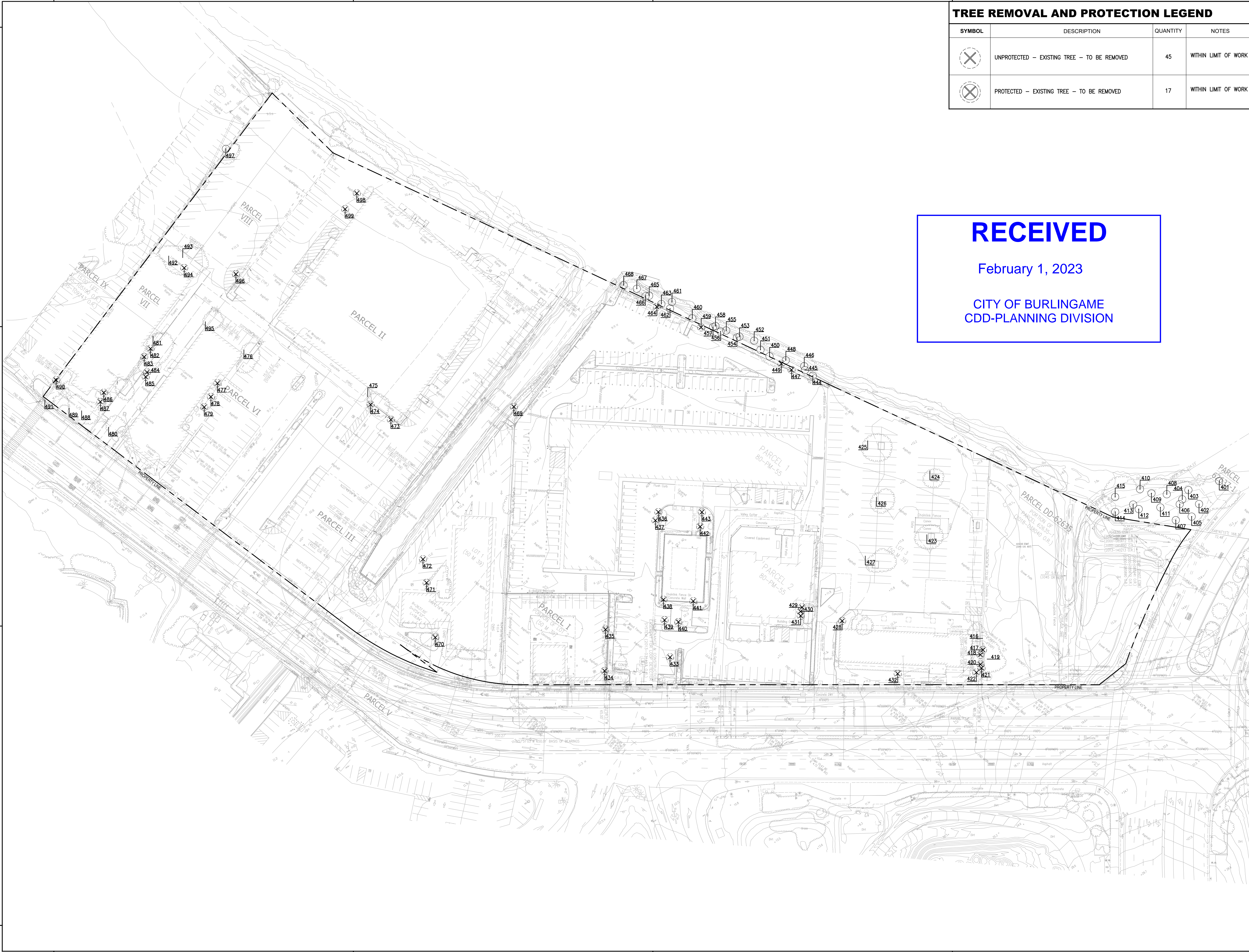


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TREE REMOVAL AND PROTECTION LEGEND

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

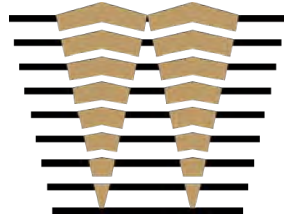
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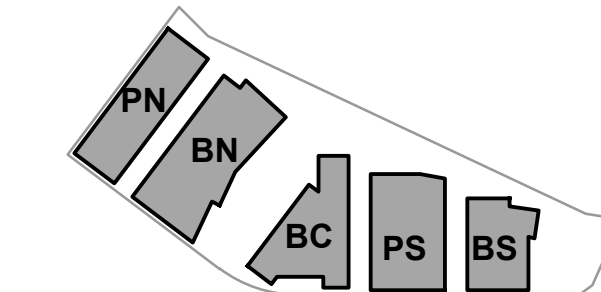
WATT

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

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

Bayshore Project Tree Data									
Tag #	Botanic Name	Common Name	Diameter (in)	Circumference (in)	Height (ft)	Spread (ft)	Health	Risk	Regulated Tree
401	<i>Eucalyptus sideroxylon</i>	Red Ironbark Gum	21.8	68.5	40	70	Fair	Low	x
402	<i>Eucalyptus sideroxylon</i>	Red Ironbark Gum	23.5	73.8	40	70	Poor	Low	x
403	<i>Eucalyptus lehmanii</i>	Bushy Yate	10.5	33.0	30	30	Fair	Low	
404	<i>Eucalyptus lehmanii</i>	Bushy Yate	12.0	37.7	30	35	Fair	Low	
405	<i>Eucalyptus lehmanii</i>	Bushy Yate	9.5	29.8	25	25	Fair	Low	
406	<i>Eucalyptus sideroxylon</i>	Red Ironbark Gum	18.7	58.7	40	40	Poor	Low	x
407	<i>Eucalyptus sideroxylon</i>	Red Ironbark Gum	21.3	66.9	30	40	Fair	Low	x
408	<i>Eucalyptus sideroxylon</i>	Red Ironbark Gum	20.2	63.5	40	25	Poor	Low	x
409	<i>Eucalyptus sideroxylon</i>	Red Ironbark Gum	12.8	40.2	25	25	Very Poor	Low	
410	<i>Eucalyptus sideroxylon</i>	Red Ironbark Gum	10.1	31.7	25	20	Very Poor	Low	
411	<i>Acacia Baileyana</i>	Bailey's Acacia	5.2	16.3	10	15	Dead	Low	
412	<i>Eucalyptus sideroxylon</i>	Red Ironbark Gum	19.9	62.5	40	40	Good	Low	x
413	<i>Eucalyptus sideroxylon</i>	Red Ironbark Gum	21.3	66.9	40	40	Good	Low	x
414	<i>Eucalyptus sideroxylon</i>	Red Ironbark Gum	19.6	61.6	40	30	Poor	Low	x
415	<i>Eucalyptus sideroxylon</i>	Red Ironbark Gum	28.7	90.2	30	40	Poor	Low	x
416	<i>Populus nigra 'Italica'</i>	Lombardy Poplar	32.0	100.5	60	30	Fair	Low	x
417	<i>Populus nigra 'Italica'</i>	Lombardy Poplar	6.2	19.5	50	10	Fair	Low	
418	<i>Pyracantha spp. Populus nigra 'Italica'</i>	Firethorn	5.5	17.3	15	15	Dead	Low	
419	<i>Populus nigra 'Italica'</i>	Lombardy Poplar	44.9	141.1	60	50	Fair	Low	x
420	<i>Pyracantha spp. Ligustrum lucidum</i>	Firethorn	5.3	16.7	15	15	Fair	Low	
421	<i>Ligustrum lucidum</i>	Glossy Privet	6.0	18.8	15	15	Fair	Low	
422	<i>Unknown</i>	Unknown	9.1	28.6	25	20	Very Poor	Low	

Bayshore Project Tree Data									
Tag #	Botanic Name	Common Name	Diameter (in)	Circumference (in)	Height (ft)	Spread (ft)	Health	Risk	Regulated Tree
423	<i>Eucalyptus sideroxylon</i>	Red Ironbark Gum	24.8	77.9	35	35	Fair	Low	x
424	<i>Eucalyptus sideroxylon</i>	Red Ironbark Gum	20.2	63.5	25	25	Poor	Low	x
425	<i>Eucalyptus sideroxylon</i>	Red Ironbark Gum	24.9	78.2	30	30	Good	Low	x
426	<i>Eucalyptus sideroxylon</i>	Red Ironbark Gum	25.0	78.5	30	30	Fair	Low	x
427	<i>Eucalyptus sideroxylon</i>	Red Ironbark Gum	25.3	79.5	30	30	Fair	Low	x
428	<i>Persea americana</i>	Avocado	4.1	12.9	20	20	Excellent	Low	
429	<i>Araucaria columnaris</i>	Cook Pine	6.5	20.4	15	15	Good	Low	
430	<i>Araucaria columnaris</i>	Cook Pine	7.0	22.0	15	15	Good	Low	
431	<i>Araucaria columnaris</i>	Cook Pine	8.0	25.1	15	15	Good	Low	
432	<i>Metrosideros excelsa</i>	New Zealand Christmas Tree	8.7	27.3	15	10	Fair	Low	
433	<i>Acacia Baileyana</i>	Bailey's Acacia	1.0	3.1	8	4	Excellent	Low	
434	<i>Acacia Baileyana</i>	Bailey's Acacia	7.6	23.9	18	20	Fair	Low	
435	<i>Tristaniaopsis laurina</i>	Small-Leaf Tristania	2.3	7.2	10	6	Good	Low	
436	<i>Trachycarpus fortunei</i>	Windmill Palm	8.8	27.6	8	6	Good	Low	
437	<i>Trachycarpus fortunei</i>	Windmill Palm	7.6	23.9	6	4	Fair	Low	
438	<i>Trachycarpus fortunei</i>	Windmill Palm	8.8	27.6	8	6	Fair	Low	
439	<i>Trachycarpus fortunei</i>	Windmill Palm	9.2	28.9	7	5	Fair	Low	
440	<i>Trachycarpus fortunei</i>	Windmill Palm	5.3	16.7	6	4	Fair	Low	
441	<i>Trachycarpus fortunei</i>	Windmill Palm	9.2	28.9	9	7	Fair	Low	
442	<i>Trachycarpus fortunei</i>	Windmill Palm	8.8	27.6	8	5	Fair	Low	
443	<i>Trachycarpus fortunei</i>	Windmill Palm	8.9	28.0	7	4	Poor	Low	
444	<i>Myoporum laetum</i>	Ngaio	15.5	48.7	20	20	Very Poor	Low	x

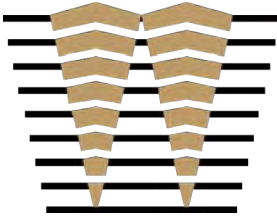
Bayshore Project Tree Data									
Tag #	Botanic Name	Common Name	Diameter (in)	Circumference (in)	Height (ft)	Spread (ft)	Health	Risk	Regulated Tree
445	<i>Myoporum laetum</i>	Ngaio	8.8	27.6	15	18	Very Poor	Low	
446	<i>Myoporum laetum</i>	Ngaio	9.3	29.2	15	15	Dead	Low	
447	<i>Myoporum laetum</i>	Ngaio	11.8	37.1	20	25	Very Poor	Low	
448	<i>Myoporum laetum</i>	Ngaio	11.4	35.8	20	20	Very Poor	Low	
449	<i>Myoporum laetum</i>	Ngaio	11.8	37.1	25	25	Very Poor	Low	
450	<i>Myoporum laetum</i>	Ngaio	8.1	25.4	25	25	Very Poor	Low	
451	<i>Myoporum laetum</i>	Ngaio	10.0	31.4	25	25	Very Poor	Low	
452	<i>Myoporum laetum</i>	Ngaio	11.8	37.1	25	25	Very Poor	Low	
453	<i>Myoporum laetum</i>	Ngaio	9.1	28.6	20	20	Very Poor	Low	
454	<i>Myoporum laetum</i>	Ngaio	11.3	35.5	20	20	Very Poor	Low	
455	<i>Myoporum laetum</i>	Ngaio	9.8	30.8	25	25	Very Poor	Low	
456	<i>Myoporum laetum</i>	Ngaio	9.7	30.5	25	25	Very Poor	Low	
457	<i>Myoporum laetum</i>	Ngaio	10.2	32.0	20	25	Very Poor	Low	
458	<i>Myoporum laetum</i>	Ngaio	7.2	22.6	15	15	Dead	Low	
459	<i>Myoporum laetum</i>	Ngaio	11.9	37.4	20	20	Very Poor	Low	
460	<i>Myoporum laetum</i>	Ngaio	10.4	32.7	15	15	Dead	Low	
461	<i>Myoporum laetum</i>	Ngaio	5.9	18.5	10	10	Dead	Low	
462	<i>Myoporum laetum</i>	Ngaio	11.8	37.1	20	25	Very Poor	Low	
463	<i>Myoporum laetum</i>	Ngaio	11.9	37.4	20	25	Very Poor	Low	
464	<i>Myoporum laetum</i>	Ngaio	10.5	33.0	20	20	Very Poor	Low	
465	<i>Myoporum laetum</i>	Ngaio	12.0	37.7	20	25	Very Poor	Low	
466	<i>Myoporum laetum</i>	Ngaio	13.7	43.0	20	25	Very Poor	Low	

Bayshore Project Tree Data									
Tag #	Botanic Name	Common Name	Diameter (in)	Circumference (in)	Height (ft)	Spread (ft)	Health	Risk	Regulated Tree
467	<i>Myoporum laetum</i>	Ngaio	10.7	33.6	20	20	Very Poor	Low	
468	<i>Myoporum laetum</i>	Ngaio	15.2	47.8	20	25	Very Poor	Low	
469	<i>Metrosideros excelsa</i>	New Zealand Christmas Tree	5.3	16.7	15	15	Good	Low	
470	<i>Juniperus chinensis 'Torulosa'</i>	Hollywood Juniper	11.0	34.6	15	15	Good	Low	
471	<i>Magnolia soulangeana</i>	Saucer Magnolia	7.2	22.6	20	25	Good	Low	
472	<i>Myoporum laetum</i>	Ngaio	7.2	22.6	25	15	Very Poor	Low	
473	<i>Chamaerops humilis</i>	Mediterranean Fan Palm	12.8	40.2	10	15	Fair	Low	
474	<i>Pyrus Calleryana 'Aristocrat'</i>	Aristocrat Callery Pear	14.3	44.9	30	30	Good	Low	
475	<i>Yucca gloriosa</i>	Spanish Dagger	20.0	62.8	30	20	Good	Low	x
476	<i>Eucalyptus polyanthemos</i>	Silver-Dollar Gum	16.4	51.5	25	35	Fair	Low	x
477	<i>Juniperus chinensis 'Torulosa'</i>	Hollywood Juniper	6.1	19.2	15	15	Very Poor	Low	
478	<i>Juniperus chinensis 'Torulosa'</i>	Hollywood Juniper	7.4	23.2	15	15	Very Poor	Low	
479	<i>Juniperus chinensis 'Torulosa'</i>	Hollywood Juniper	9.2	28.9	20	20	Very Poor	Low	
480	<i>Eucalyptus polyanthemos</i>	Silver-Dollar Gum	19.6	61.6	35	25	Good	Low	x
481	<i>Callistemon viminalis</i>	Weeping Bottlebrush	20.0	62.8	30	30	Good	Low	x
482	<i>Eucalyptus polyanthemos</i>	Silver-Dollar Gum	3.0	9.4	15	6	Good	Low	
483	<i>Callistemon viminalis</i>	Weeping Bottlebrush	9.6	30.2	25	10	Fair	Low	
484	<i>Callistemon viminalis</i>	Weeping Bottlebrush	13.0	40.8	30	25	Fair	Low	
485	<i>Callistemon viminalis</i>	Weeping Bottlebrush	12.0	37.7	30	25	Fair	Low	
486	<i>Pinus thunbergiana</i>	Japanese Black Pine	14.8	46.5	30	30	Poor	Low	

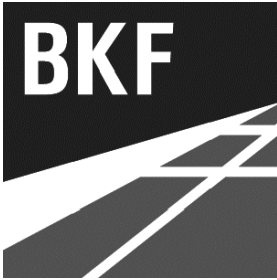
Bayshore Project Tree Data									
Tag #	Botanic Name	Common Name	Diameter (in)	Circumference (in)	Height (ft)	Spread (ft)	Health	Risk	Regulated Tree
487	<i>Dodonaea viscosa 'Purpurea'</i>	Purple Hopseed	2.1	6.6	10	8	Good	Low	
488	<i>Schinus terebinthifolia</i>	Brazilian Pepper	16.3	51.2	30	30	Good	Low	x
489	<i>Schinus terebinthifolia</i>	Brazilian Pepper	18.1	56.9	30	30	Fair	Low	x
490	<i>Dodonaea viscosa 'Purpurea'</i>	Purple Hopseed	5.1	16.0	20	15	Poor	Low	
491	<i>Pinus radiata</i>	Monterey Pine	20.1	63.1	25	25	Very Poor	Moderate	x
492	<i>Pinus radiata</i>	Monterey Pine	23.2	72.9	50	45	Fair	Low	x
493	<i>Pinus radiata</i>	Monterey Pine	21.0	66.0	50	40	Fair	Low	x
494	<i>Pinus radiata</i>	Monterey Pine	11.6	36.4	25	20	Very Poor	Low	
495	<i>Eucalyptus polyanthemos</i>	Silver-Dollar Gum	16.3	51.2	30	20	Good	Low	x
496	<i>Eucalyptus polyanthemos</i>	Silver-Dollar Gum	13.0	40.8	20	25	Fair	Low	
497	<i>Pinus radiata</i>	Monterey Pine	14.2	44.6	20	30	Very Poor	Low	
498	<i>Juniperus chinensis 'Torulosa'</i>	Hollywood Juniper	8.0	25.1	20	15	Good	Low	
499	<i>Juniperus chinensis 'Torulosa'</i>	Hollywood Juniper	4.0	12.6	15	15	Good	Low	

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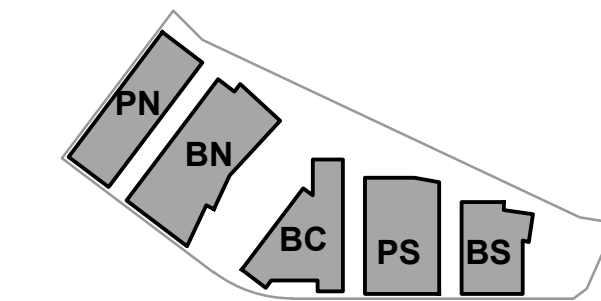


ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: N/A

SHEET TITLE:

EXISTING TREE INVENTORY

SHEET NO:

ENT L-002

SITE FEATURES

- 1

BAY TRAIL
- 2

PLAZA AT SOUTH GATEWAY
- 3

TERRACED SEATING/GATHERING SPACE
- 4

ENHANCED NATURAL AREA
- 5

OUTDOOR CAFE/RETAIL SEATING
- 6

PICNIC AREA
- 7

OUTDOOR FITNESS FEATURE
- 8

NOT USED
- 9

DISCOVERY/NATURE PLAY AREA
- 10

ENHANCED NATURAL AREA
- 11

PEDESTRIAN BRIDGE AT BAY TRAIL
- 12

TERRACE/AMPHITHEATER SEATING
- 13

EASTON CREEK PEDESTRIAN ACCESS
- 14

EASTON CREEK SEATING AREAS
- 15

SHORELINE OVERLOOK & STEPPED SEATING
- 16

ACCESSIBLE SHORELINE ACCESS – SLOPED PATH
- 17

BIKE SHARE
- 18

LOBBY ENTRY
- 19

PUBLIC BICYCLE PARKING
- 20

FIRE ACCESS LANE



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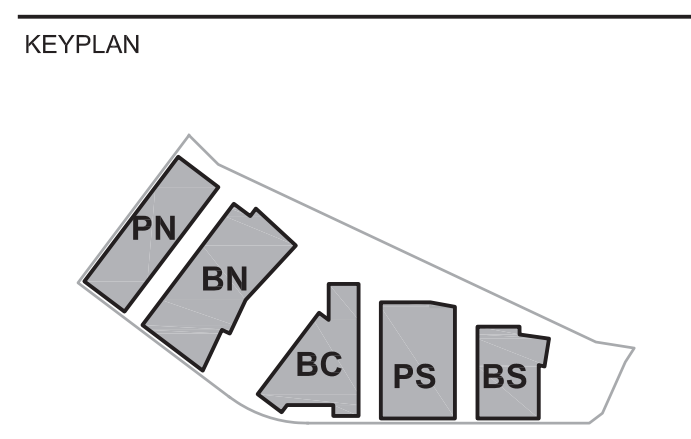
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ISSUES	DATE
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Peninsula Crossing
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010



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

LANDSCAPE SITE PLAN -
ILLUSTRATIVE



SHEET NO:
ENT L-101

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If this drawing is not 24"x36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.



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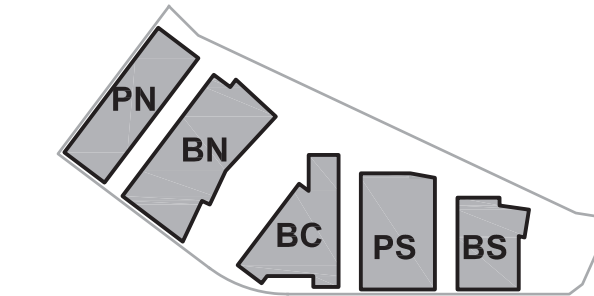
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ISSUES	DATE
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ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



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

SHEET TITLE:

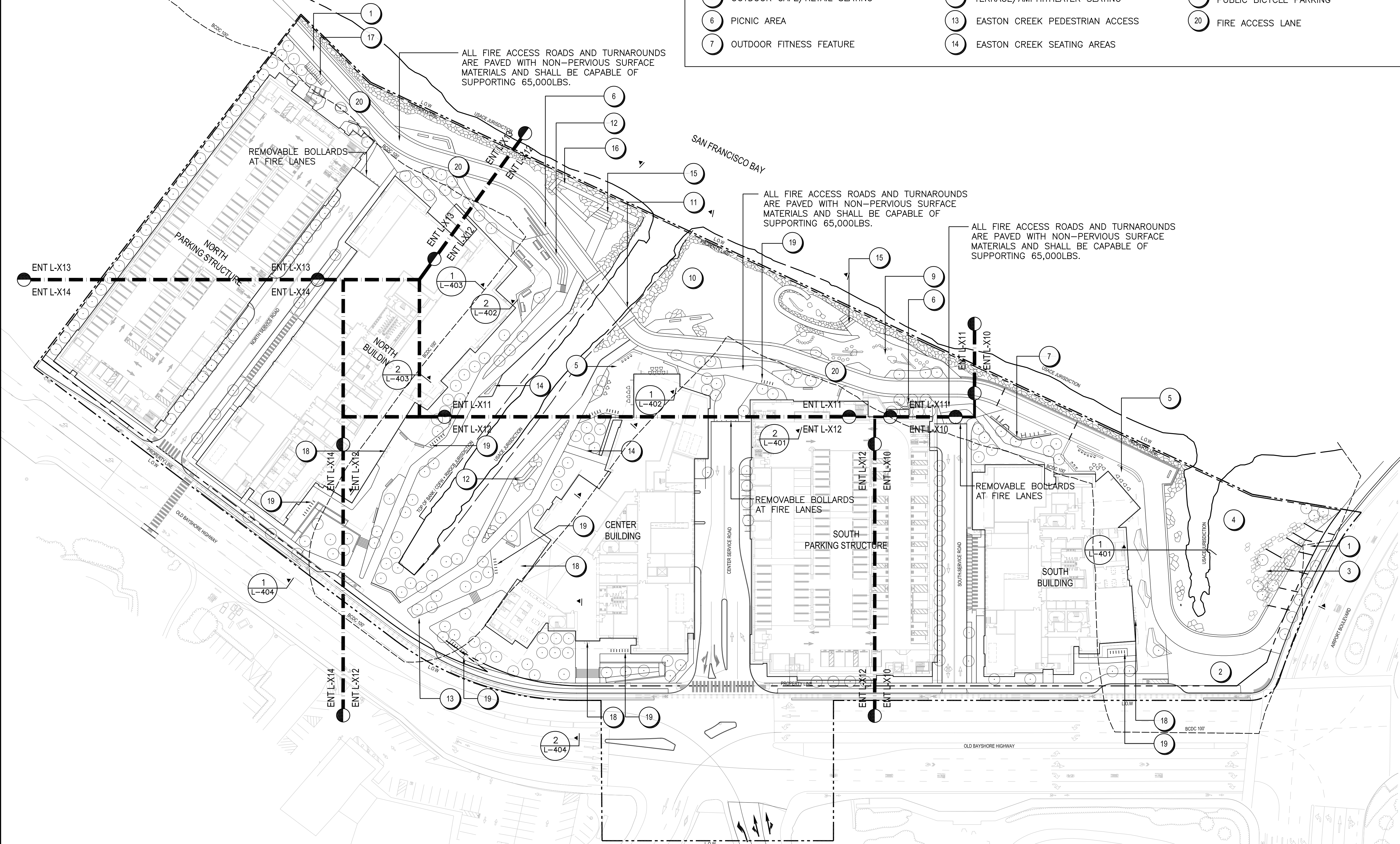
LANDSCAPE ROOF PLAN
- ILLUSTRATIVE



SHEET NO:

ENT L-102

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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 | |

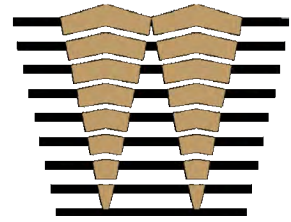
ALL FIRE ACCESS ROADS AND TURNAROUNDS ARE PAVED WITH NON-PERVIOUS SURFACE MATERIALS AND SHALL BE CAPABLE OF SUPPORTING 65,000LBS.

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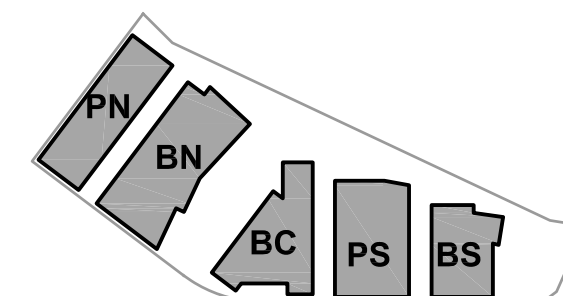


ISSUES	DATE
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Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



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

SHEET TITLE:

LANDSCAPE PLAN -
KEY PLAN



SHEET NO:

ENT L-200

GENERAL NOTES		MATERIALS SCHEDULE				
<div>1. SEE CIVIL AND ARCHITECTURE DRAWINGS FOR PARKING LOT PAVING AND STRIPING, DRIVEWAYS, AND CURBS.</div> <div>2. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS AND DIMENSIONING OF WALLS, RAILING AND FENCES</div> <div>3. EXTERIOR BIKE PARKING: CALGREEN BUIDING CODE REQUIRES EXTERIOR BIKE PARKING TO EQUAL 5% OF PUBLIC CAR PARKING. PROJECT WILL COMPLY WITH GALGREEN BUILDING CODE BIKE PARKING REQUIREMENTS.</div> <div>4. VEHICULAR PAVING AT ALL FIRE ACCESS LANES TO BE RATED FOR FIRE TRUCK LOADING, MINIMUM 65,000 LBS.</div>		PAVING				
		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		
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 NATRUAL BOULDERS -- SONOMA FIELD STONE OR GRANITE BOULDERS		
E3		NATURE PLAY FEATURES		LARGE SCALE NATUUAL 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		

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

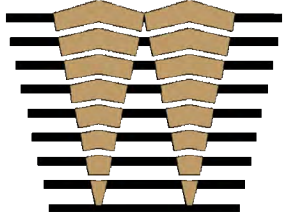
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE JURISDICTION
REGIONAL WATER QUALITY CONTROL BOARD

BCDC 100'

SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT
COMMISSION 100' JURISDICTION

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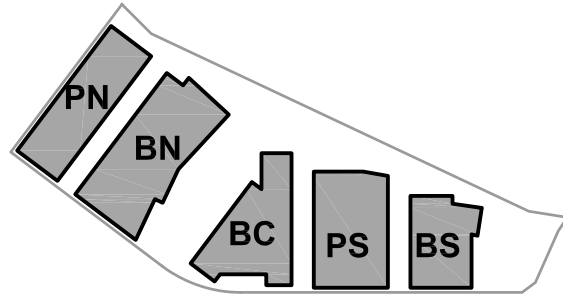


ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: N/A

SHEET TITLE:

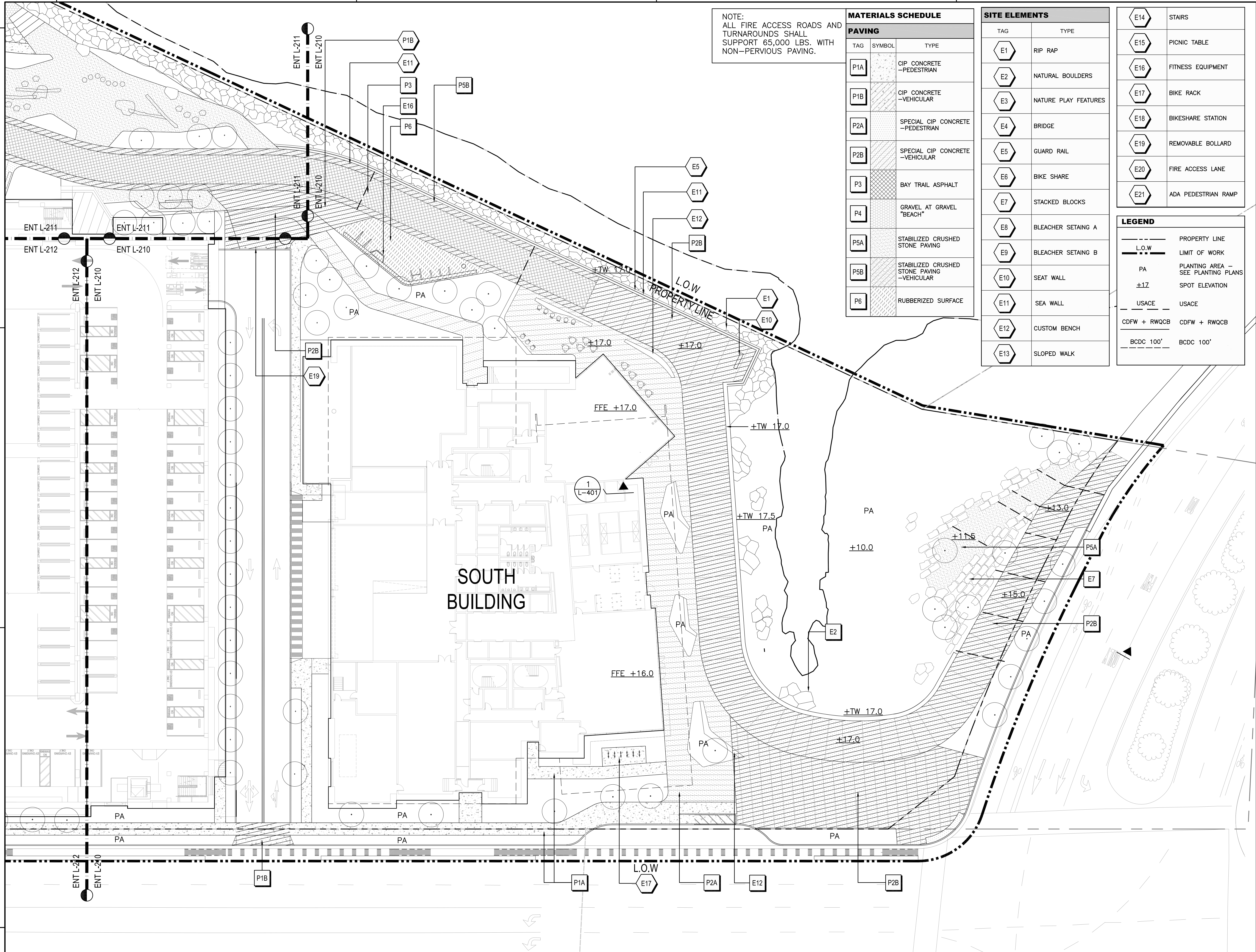
LANDSCAPE MATERIALS
SCHEDULE



SHEET NO:

ENT L-201

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

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

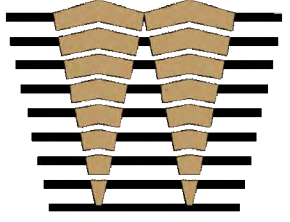
SITE ELEMENTS	
TAG	TYPE
E1	RIP RAP
E2	NATURAL BOULDERS
E3	NATURE PLAY FEATURES
E4	BRIDGE
E5	GUARD RAIL
E6	BIKE SHARE
E7	STACKED BLOCKS
E8	BLEACHER SETAING A
E9	BLEACHER SETAING B
E10	SEAT WALL
E11	SEA WALL
E12	CUSTOM BENCH
E13	SLOPED WALK

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	
---	PROPERTY LINE
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'

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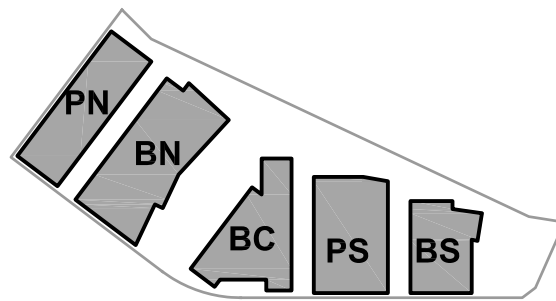


ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
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Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

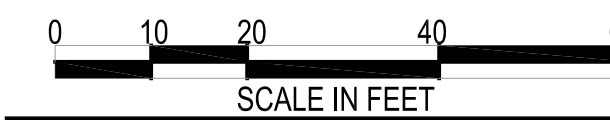
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PROJECT NO.: 20045.00
DATE: 08/19/2022
SCALE: 1" = 20'

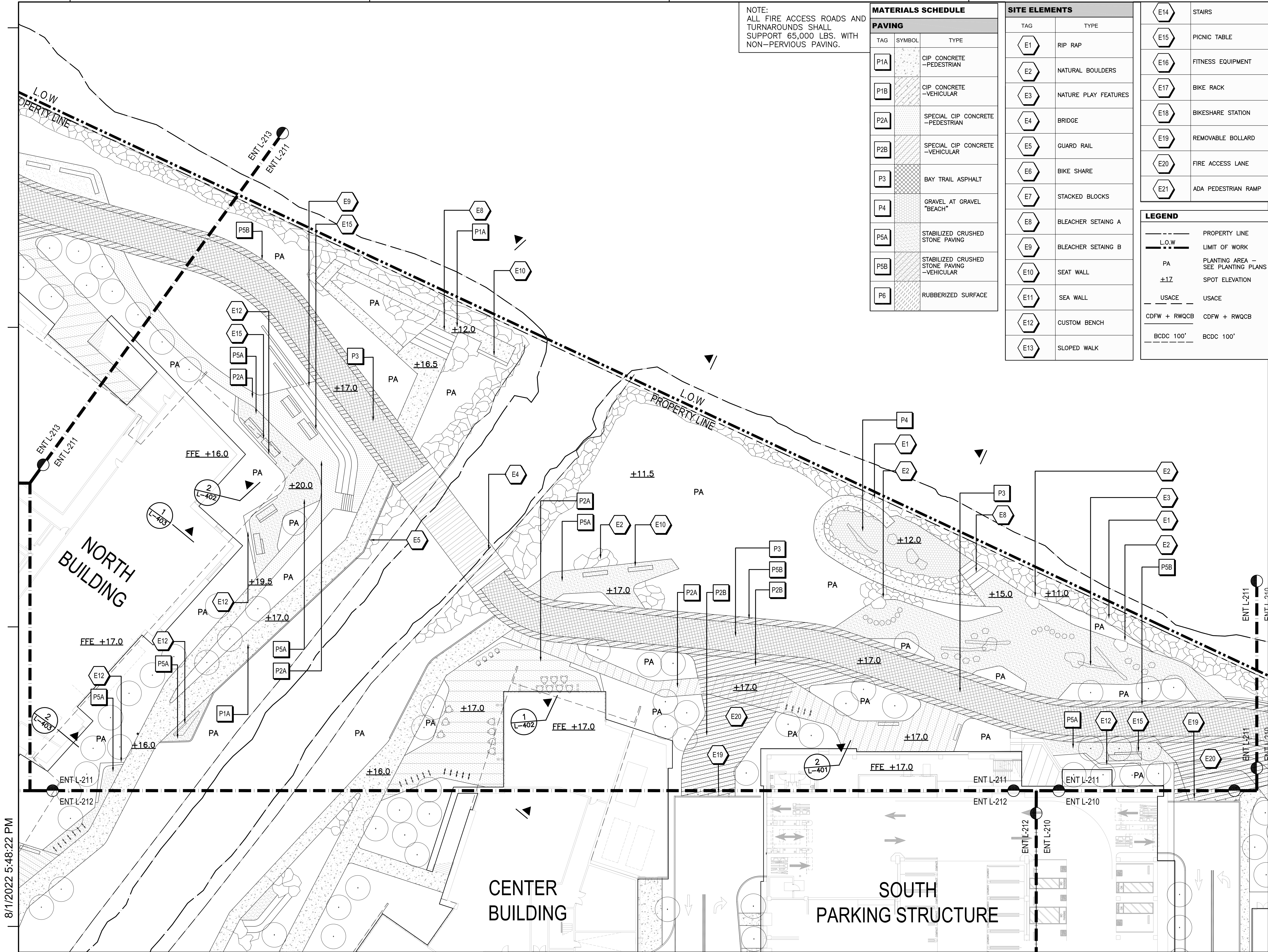
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LANDSCAPE PLAN
ENLARGEMENT

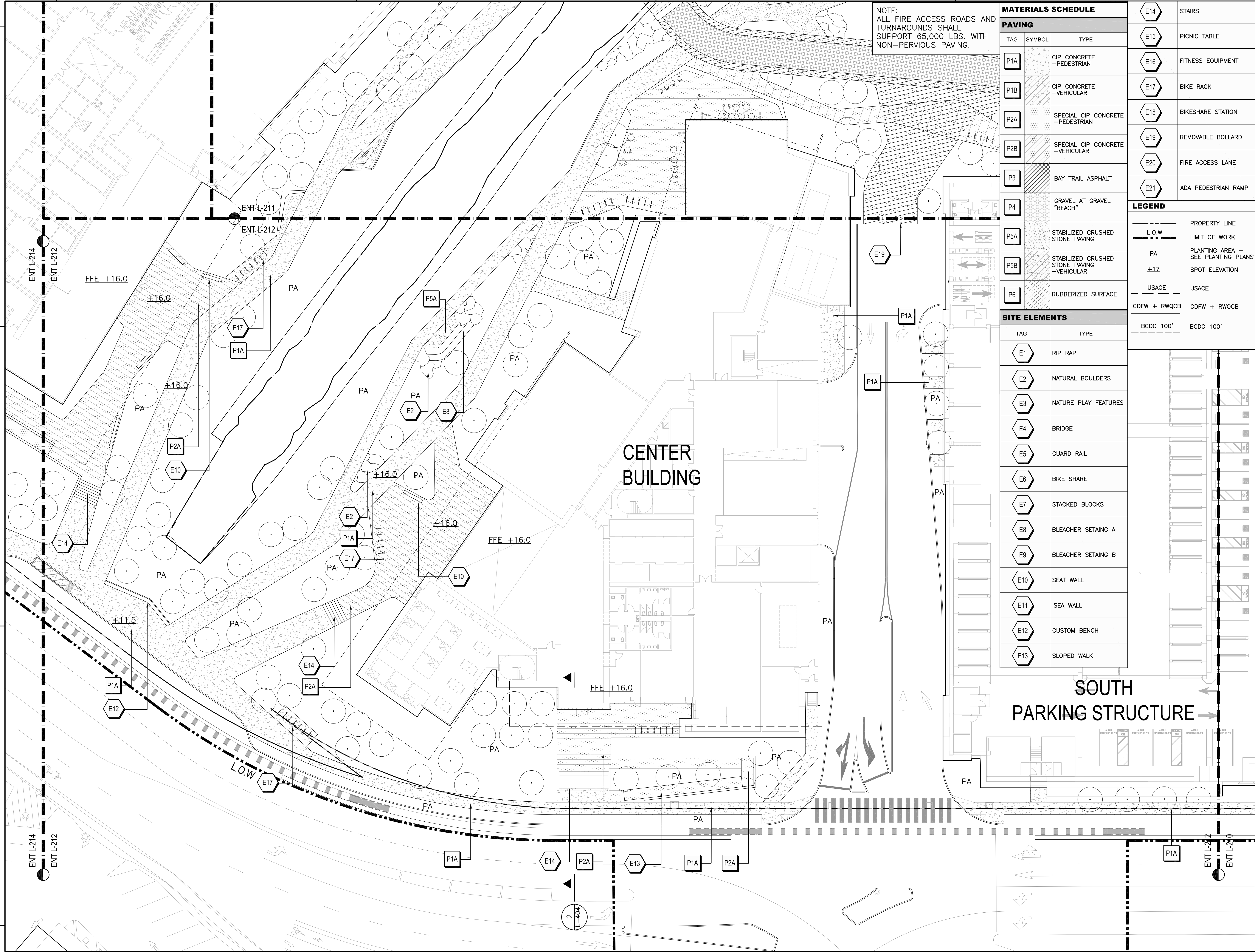


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ENT L-210



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

MATERIALS SCHEDULE		
PAVING		
TAG	SYMBOL	TYPE
P1A		CIP CONCRETE -PEDESTRIAN
P1B		CIP CONCRETE -VEHICULAR
P2A		SPECIAL CIP CONCRETE -PEDESTRIAN
P2B		SPECIAL CIP CONCRETE -VEHICULAR
P3		BAY TRAIL ASPHALT
P4		GRAVEL AT GRAVEL "BEACH"
P5A		STABILIZED CRUSHED STONE PAVING
P5B		STABILIZED CRUSHED STONE PAVING -VEHICULAR
P6		RUBBERIZED SURFACE
SITE ELEMENTS		
TAG	TYPE	
E1	RIP RAP	
E2	NATURAL BOULDERS	
E3	NATURE PLAY FEATURES	
E4	BRIDGE	
E5	GUARD RAIL	
E6	BIKE SHARE	
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E9	BLEACHER SETAING B	
E10	SEAT WALL	
E11	SEA WALL	
E12	CUSTOM BENCH	
E13	SLOPED WALK	

LEGEND	
---	PROPERTY LINE
---	LIMIT OF WORK
PA	PLANTING AREA - SEE PLANTING PLANS
±1Z	SPOT ELEVATION
---	USACE
CDFW + RWQCB	CDFW + RWQCB
BCDC 100'	BCDC 100'

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CMG

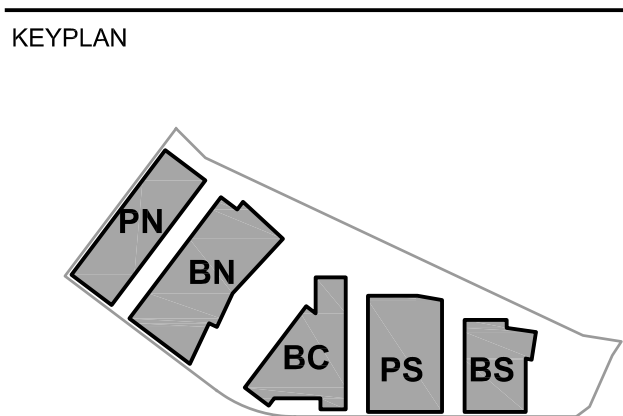
BKF

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WATT

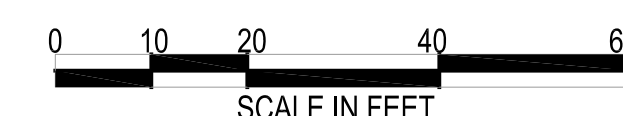
ISSUES	DATE
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Peninsula Crossing
1200-1340 Old Bayshore Hwy, Burlingame, CA 94010



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

SHEET TITLE:
LANDSCAPE PLAN
ENLARGEMENT



SHEET NO.:
ENT L-212

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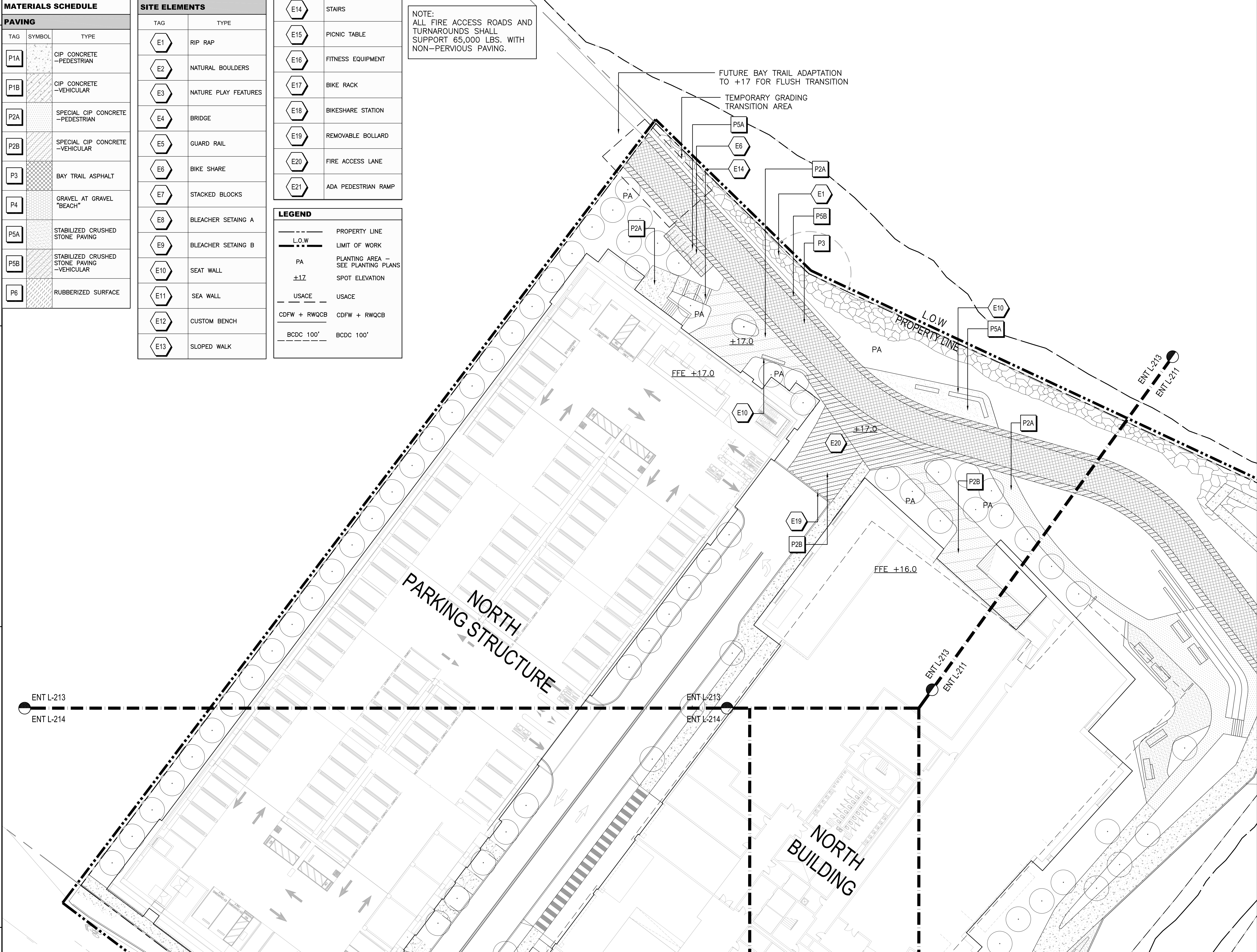
MATERIALS SCHEDULE		
PAVING		
TAG	SYMBOL	TYPE
P1A		CIP CONCRETE —PEDESTRIAN
P1B		CIP CONCRETE —VEHICULAR
P2A		SPECIAL CIP CONCRETE —PEDESTRIAN
P2B		SPECIAL CIP CONCRETE —VEHICULAR
P3		BAY TRAIL ASPHALT
P4		GRAVEL AT GRAVEL "BEACH"
P5A		STABILIZED CRUSHED STONE PAVING
P5B		STABILIZED CRUSHED STONE PAVING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

SITE ELEMENTS	
TAG	TYPE
E1	RIP RAP
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E20	FIRE ACCESS LANE
E21	ADA PEDESTRIAN RAMP

LEGEND	
	PROPERTY LINE
	LIMIT OF WORK
	PLANTING AREA — SEE PLANTING PLANS
	SPOT ELEVATION
	USACE
	CDFW + RWQCB
	BCDC 100'

NOTE:
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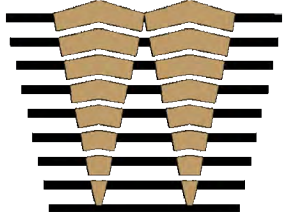
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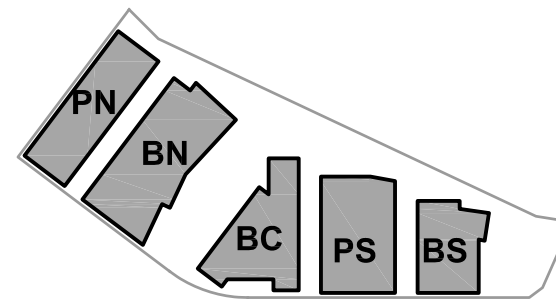


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Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



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

SHEET TITLE:

LANDSCAPE PLAN
ENLARGEMENT

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SCALE IN FEET

SHEET NO:

ENT L-213

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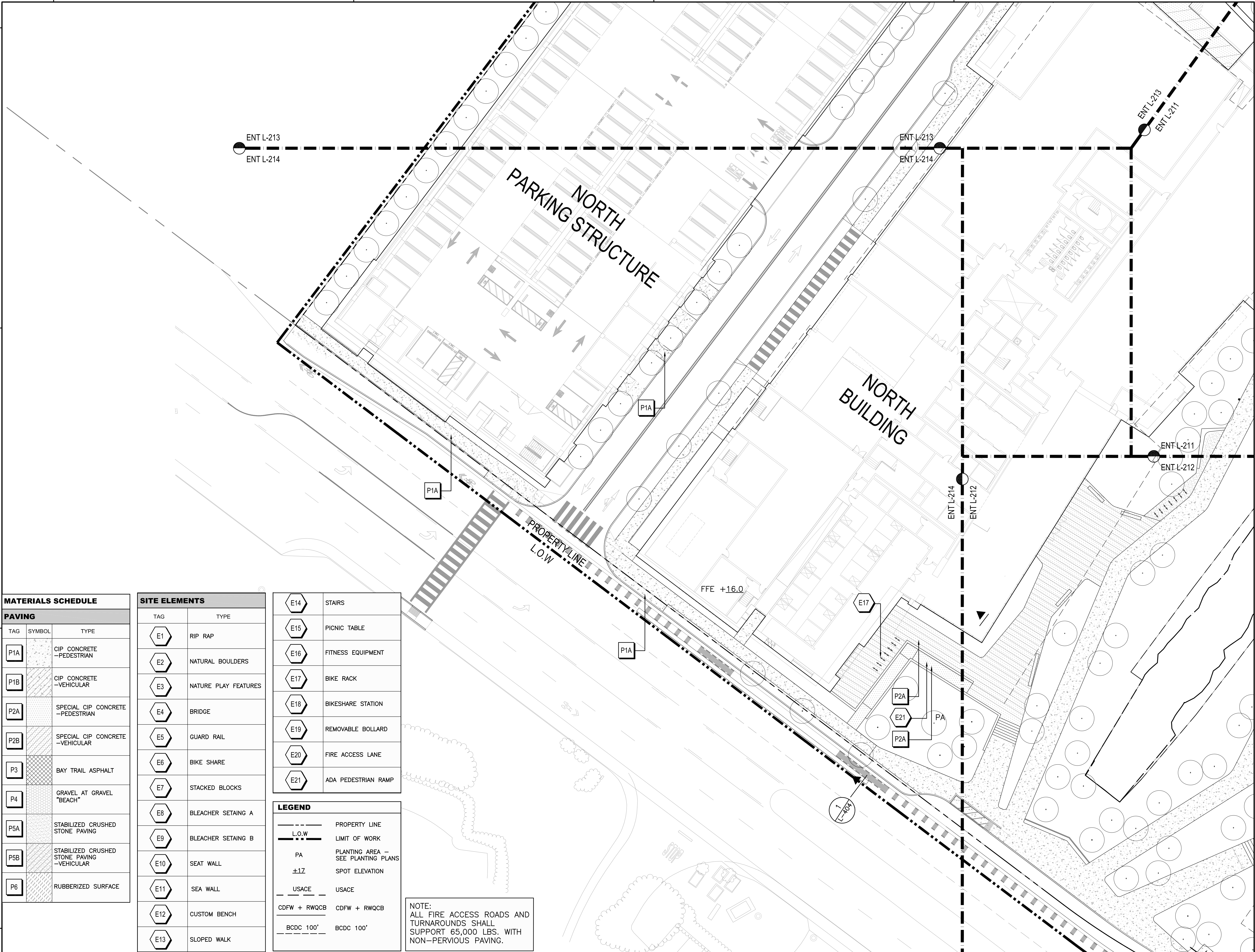
MATERIALS SCHEDULE		
PAVING		
TAG	SYMBOL	TYPE
P1A		CIP CONCRETE —PEDESTRIAN
P1B		CIP CONCRETE —VEHICULAR
P2A		SPECIAL CIP CONCRETE —PEDESTRIAN
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P5B		STABILIZED CRUSHED STONE PAVING —VEHICULAR
P6		RUBBERIZED SURFACE

SITE ELEMENTS	
TAG	TYPE
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E19	REMOVABLE BOLLARD
E20	FIRE ACCESS LANE
E21	ADA PEDESTRIAN RAMP

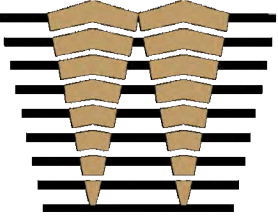
LEGEND	
	PROPERTY LINE
	LIMIT OF WORK
	PLANTING AREA — SEE PLANTING PLANS
	SPOT ELEVATION
	USACE
	CDFW + RWQCB
	BCDC 100'

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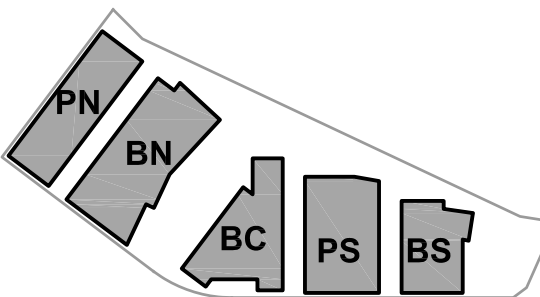


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Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: 1" = 20'

SHEET TITLE:

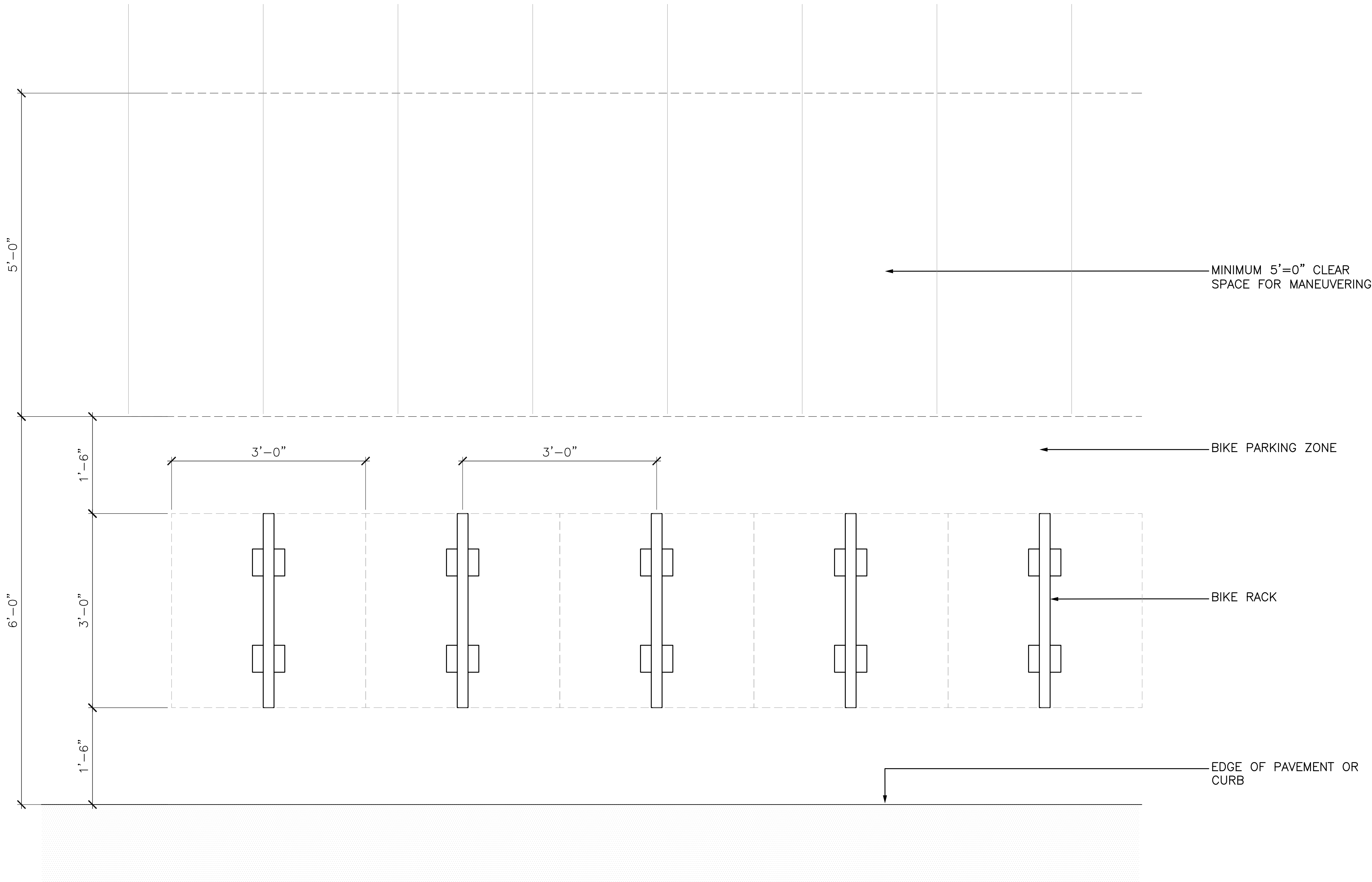
LANDSCAPE PLAN
ENLARGEMENT



SHEET NO:

ENT L-214

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1 BICYCLE RACK - TYPICAL LAYOUT

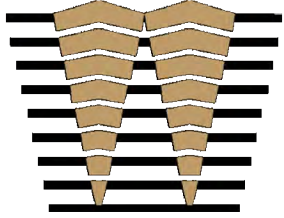
SCALE: 1"=1'-0"

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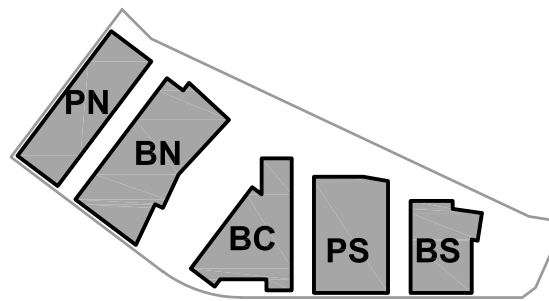


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KEYPLAN



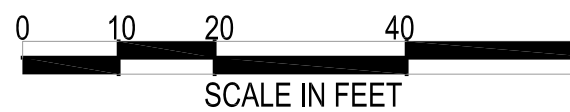
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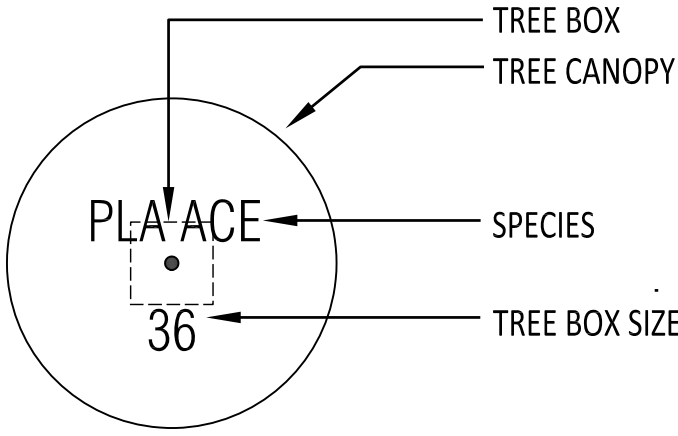
BIKE RACK PLAN ENLARGEMENT



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	13	24" BOX
	CERCUS OCCIDENTALIS	WESTERN REDBUD	6	24" BOX
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	93	24" BOX
			11	36" BOX
	PISTACIA CHINENSIS 'KIETH DAVEY'	CHINESE PISTACHE	20	24" BOX
			2	36" BOX
	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	8	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				
	P1-01	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

	P1-02	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

	P1-03	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

	P1-04	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

	P1-05	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL
		PHORMIUM 'SHIRAZ'	NEW ZEALAND FLAX	15 GAL
				1 GAL

TURF GRASS

	P1-06	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

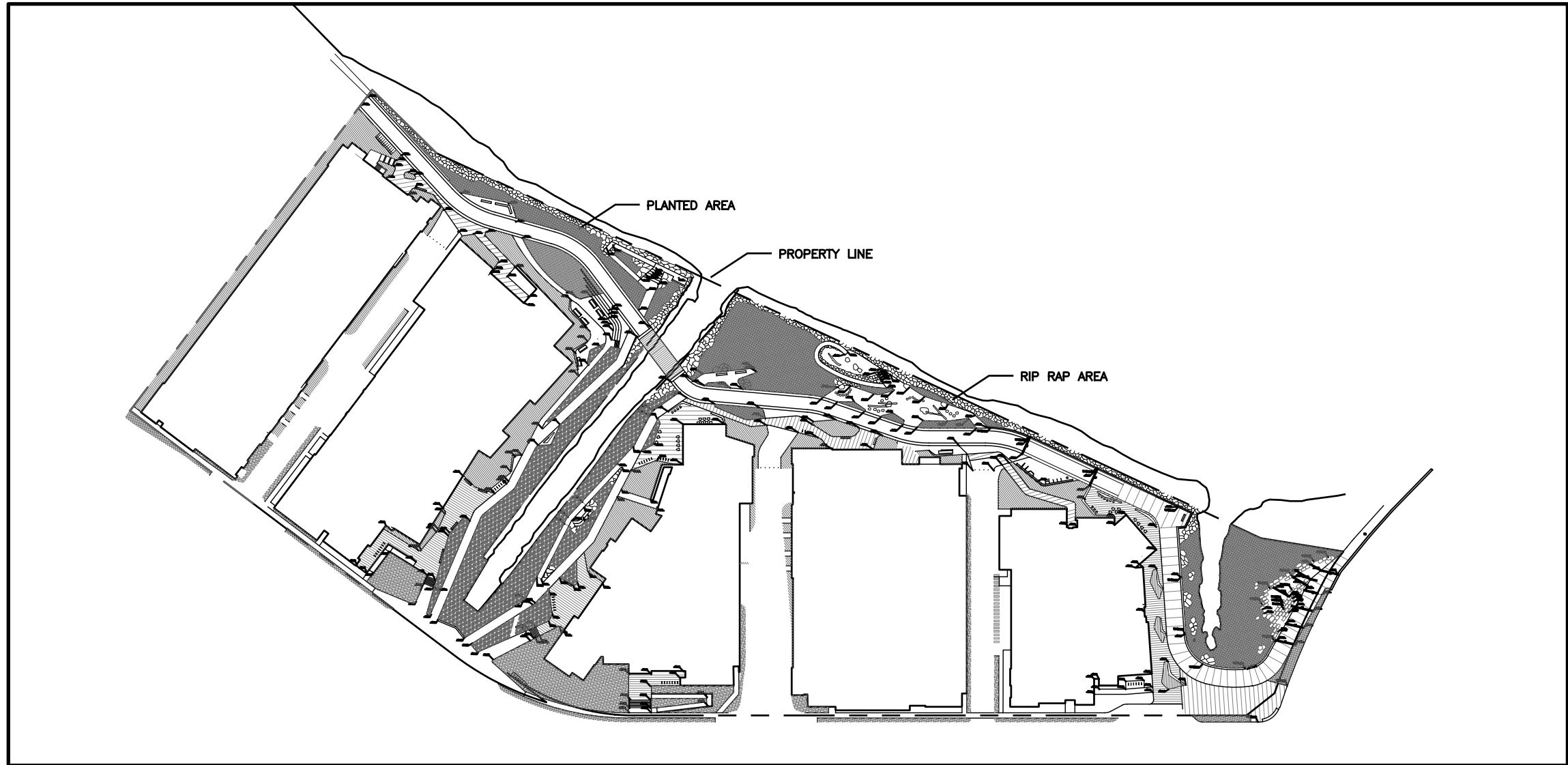
- ALL ON-GRADE PLANTING AREAS SHALL HAVE MINIMUM 12" DEPTH OF IMPORTED HORTICULTURAL TOPSOIL.
- ALL ON-STRUCTURE GROUNDCOVER PLANTING SHALL HAVE 12-24" DEPTH OF IMPORTED SOIL MIX ENGINEERED FOR ON STRUCTURE PLANTING.
- TREE PLANTING ON GRADE SHALL HAVE AMENDED SOIL FOR MINIMUM 10 SQUARE FEET AT THE DEPTH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

LANDSCAPING COVERAGE REQUIREMENTS

TOTAL SITE:

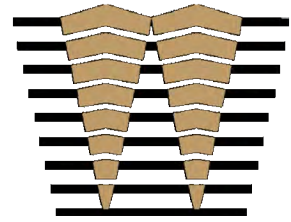
	LANDSCAPING DEFINITION	ALLOWED/REQUIRED	LANDSCAPING PROVIDED	COMPLIANT?
TOTAL SITE:	PER C.S. 25.36.020(B) LANDSCAPING CONSISTS "PRIMARILY OF GRASS, ANNUALS, PERENNIALS, GROUNDCOVER, SHRUBS, TREES, AND OTHER LIVING VEGETATION." THERE IS NO ARTIVICIAL TURF IN THIS PROPOSED PLAN.	20% OF TOTAL SITE AREA WITHIIN 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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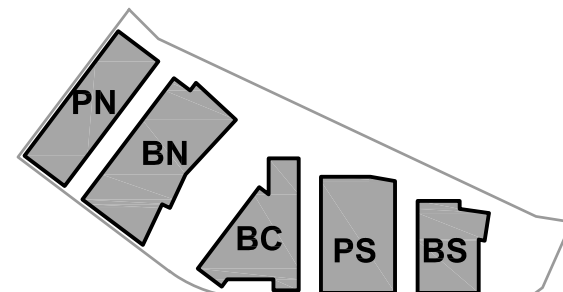
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



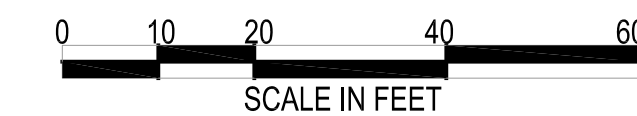
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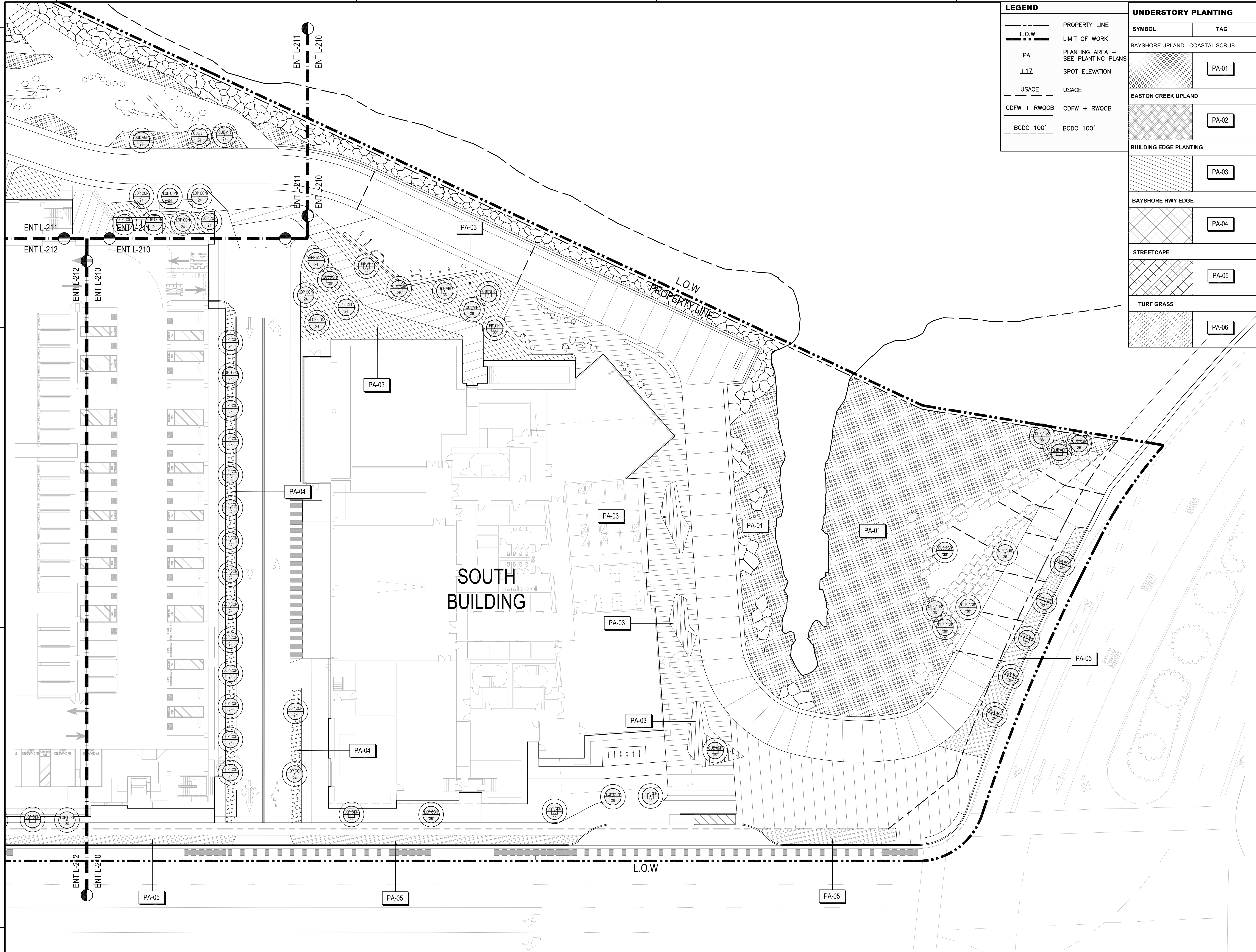
LANDSCAPE PLANTING SCHEDULE



SHEET NO:

ENT L-301

8/1/2022 5:48:22 PM



LEGEND	
---	PROPERTY LINE
---	L.O.W.
PA	PLANTING AREA - SEE PLANTING PLANS
+1Z	SPOT ELEVATION
USACE	USACE
CDFW + RWQCB	CDFW + RWQCB
BCDC 100'	BCDC 100'

UNDERSTORY PLANTING	
SYMBOL	TAG
BAYSHORE UPLAND - COASTAL SCRUB	PA-01
EASTON CREEK UPLAND	PA-02
BUILDING EDGE PLANTING	PA-03
BAYSHORE HWY EDGE	PA-04
STREETCAPE	PA-05
TURF GRASS	PA-06

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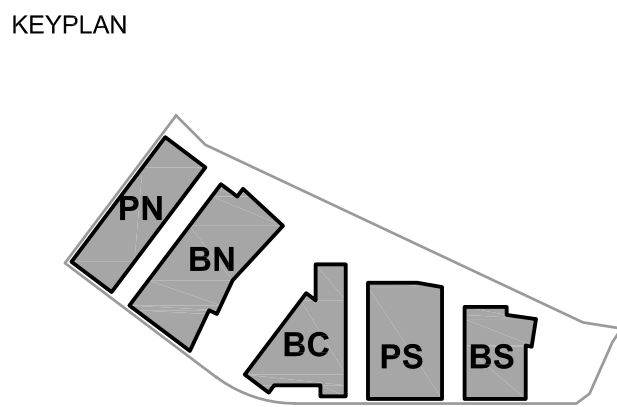
CMG

BKF

moffatt & nichols

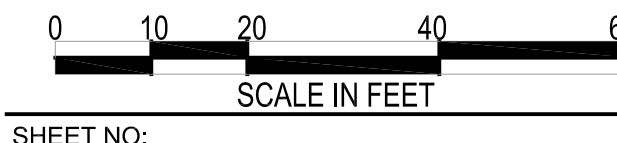
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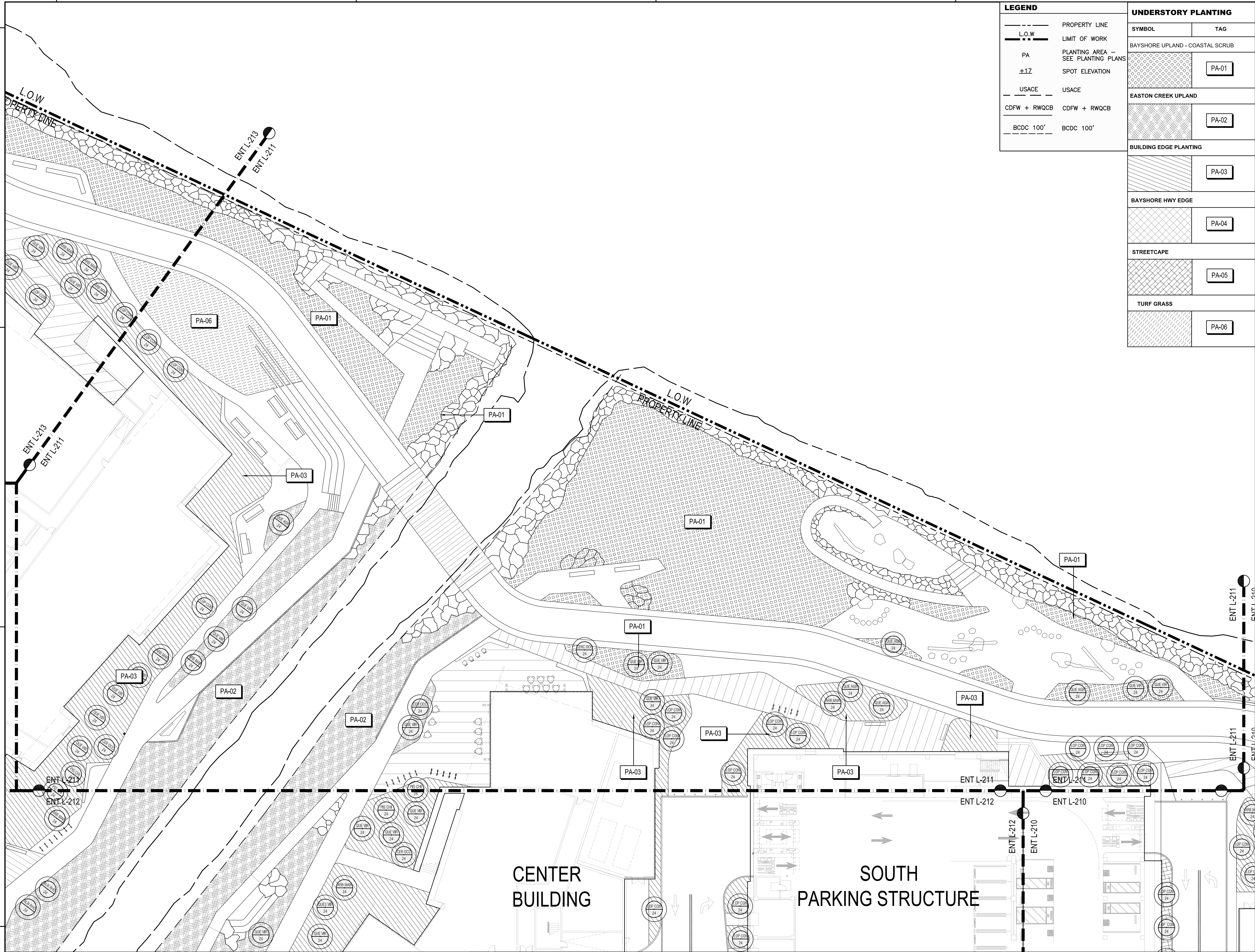
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DATE: 08/19/2022
SCALE: 1" = 20'
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PLANTING PLAN
ENLARGEMENT



SHEET NO: ENT L-310

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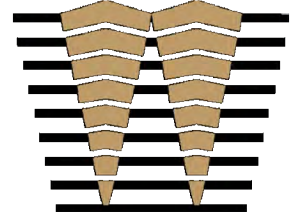
---	PROPERTY LINE
---	L.O.W
---	PA
---	±1Z
---	USACE
---	CDFW + RWQCB
---	BCDC 100'
---	LIMIT OF WORK
---	PLANTING AREA - SEE PLANTING PLANS
---	SPOT ELEVATION
---	USACE
---	CDFW + RWQCB
---	BCDC 100'

UNDERSTORY PLANTING

SYMBOL	TAG
BAYSHORE UPLAND - COASTAL SCRUB	PA-01
EASTON CREEK UPLAND	PA-02
BUILDING EDGE PLANTING	PA-03
BAYSHORE HWY EDGE	PA-04
STREETCAPE	PA-05
TURF GRASS	PA-06

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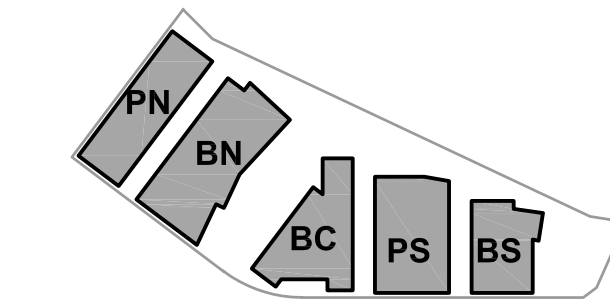


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ENTITLEMENT APPLICATION #3	12/09/2022

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



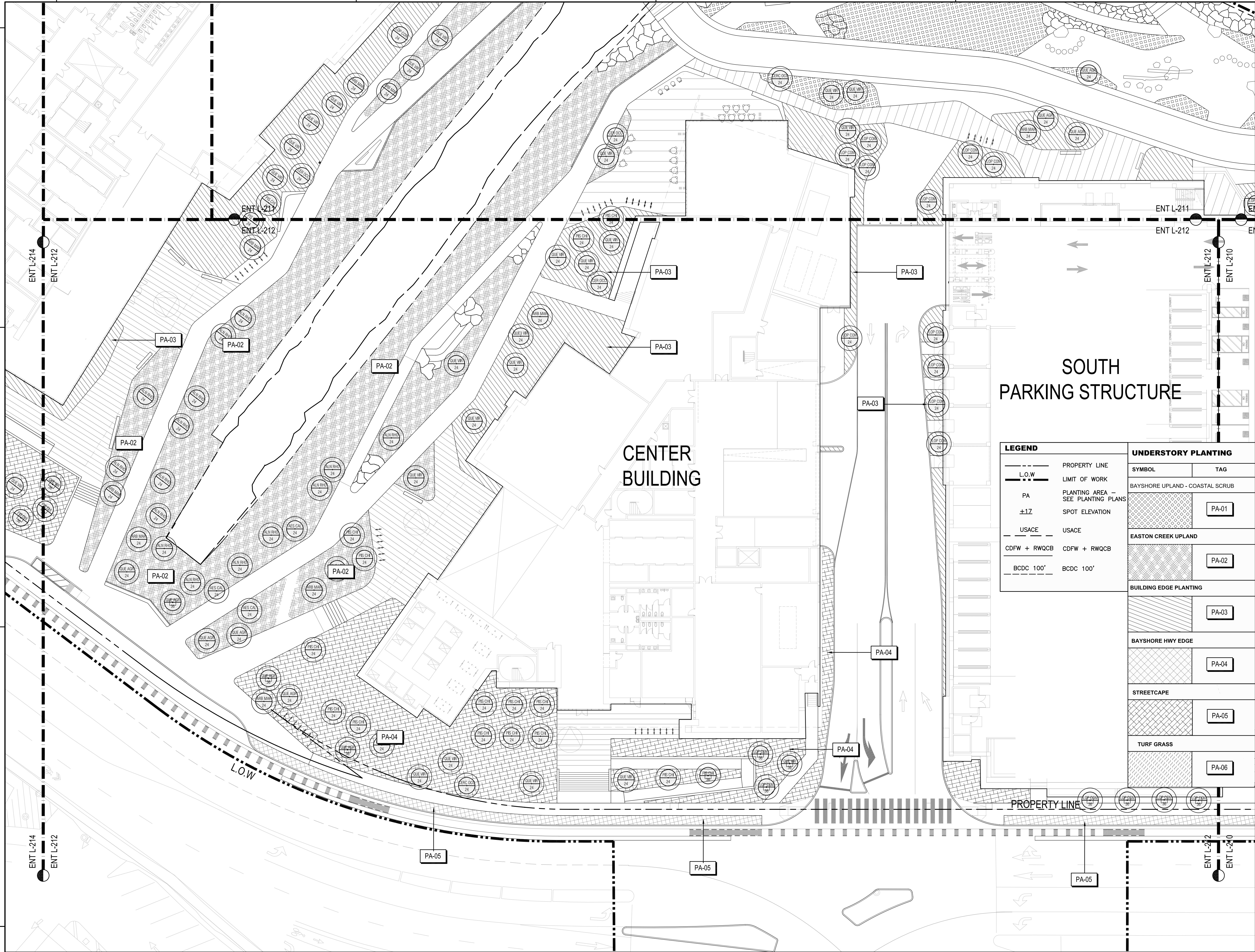
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SOUTH PARKING STRUCTURE

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

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

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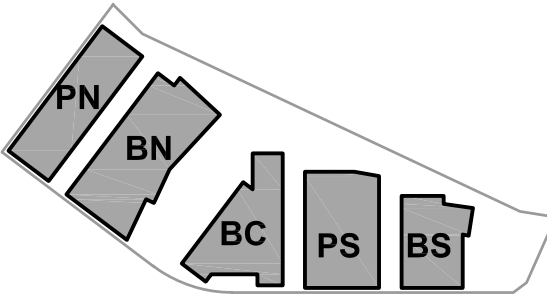


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PROJECT NO.: 20045.00
DATE: 08/19/2022
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**PLANTING PLAN
ENLARGEMENT**

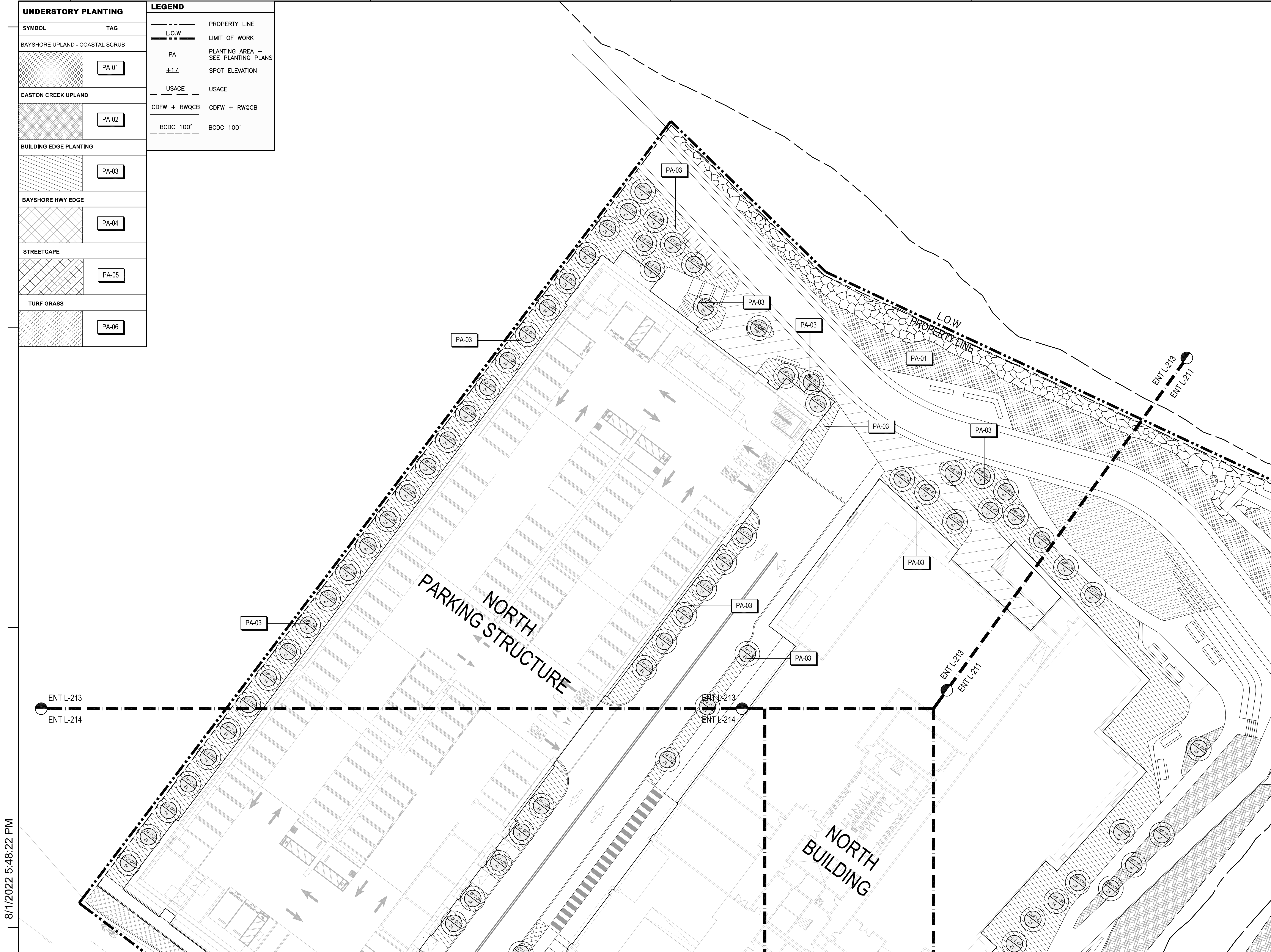


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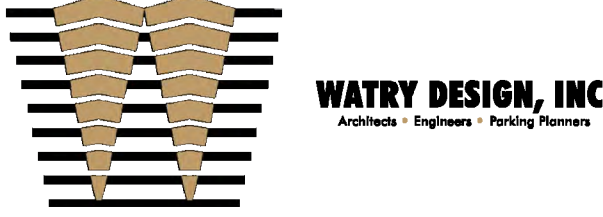


UNDERSTORY PLANTING	
SYMBOL	TAG
BAYSHORE UPLAND - COASTAL SCRUB	PA-01
EASTON CREEK UPLAND	PA-02
BUILDING EDGE PLANTING	PA-03
BAYSHORE HWY EDGE	PA-04
STREETCAPE	PA-05
TURF GRASS	PA-06

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

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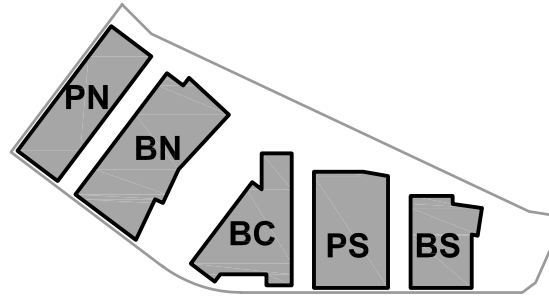
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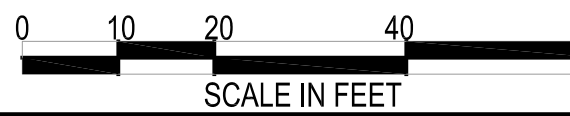
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DATE: 08/19/2022
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SHEET TITLE:

PLANTING PLAN ENLARGEMENT



SHEET NO:

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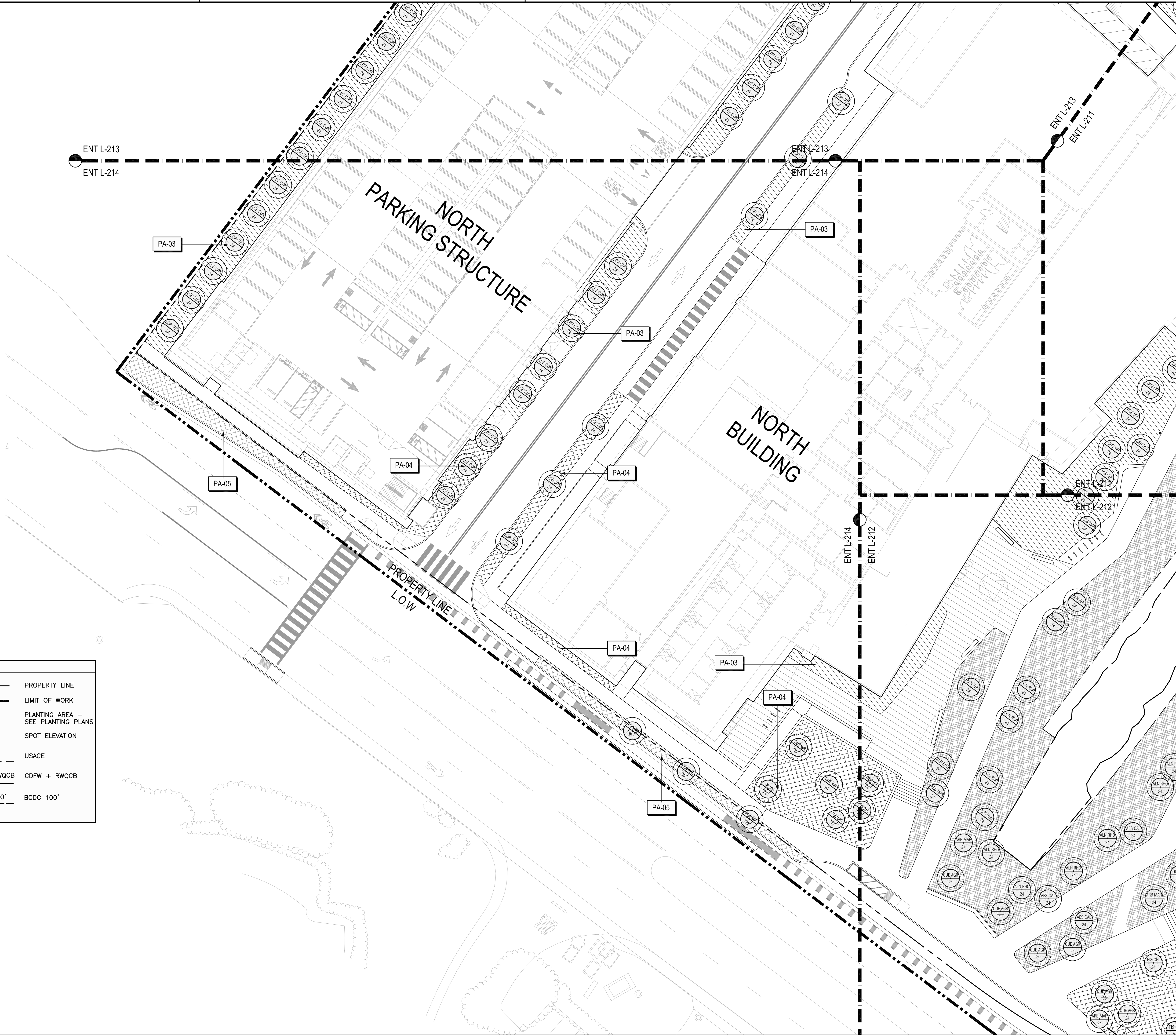
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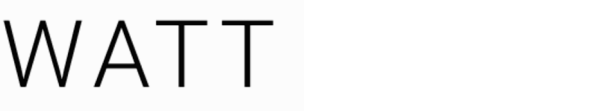
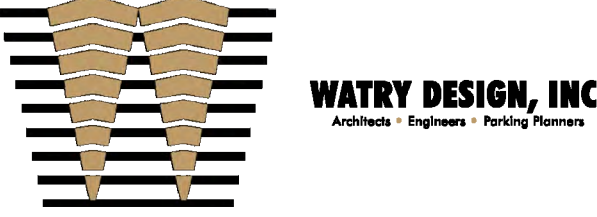
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UNDERSTORY PLANTING		LEGEND	
SYMBOL	TAG		
BAYSHORE UPLAND - COASTAL SCRUB	PA-01	---	PROPERTY LINE
EASTON CREEK UPLAND	PA-02	---	L.O.W.
BUILDING EDGE PLANTING	PA-03	PA	PLANTING AREA - SEE PLANTING PLANS
BAYSHORE HWY EDGE	PA-04	±17	SPOT ELEVATION
STREETCAPE	PA-05	USACE	USACE
TURF GRASS	PA-06	CDFW + RWQCB	CDFW + RWQCB
		BCDC 100'	BCDC 100'



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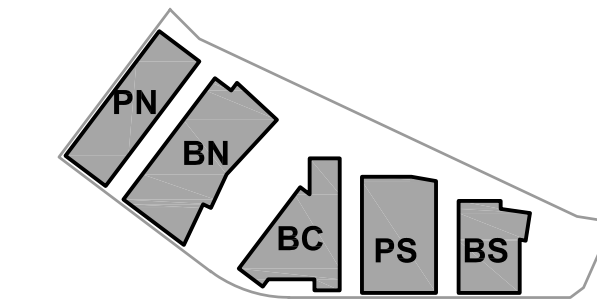


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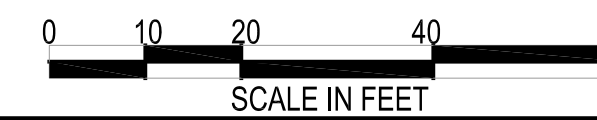
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SHEET TITLE:

PLANTING PLAN
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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



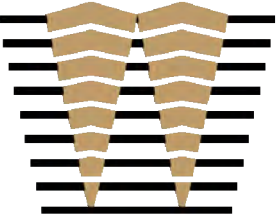
QUERCUS AGRIFOLIA



PLATANUS X ACERIFOLIA

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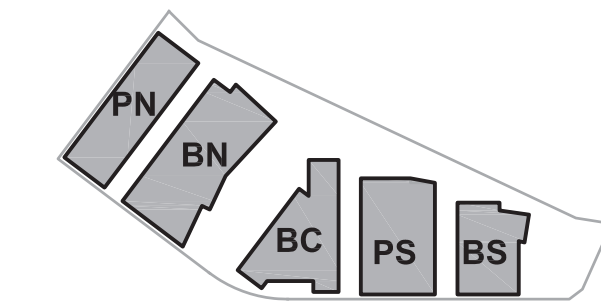
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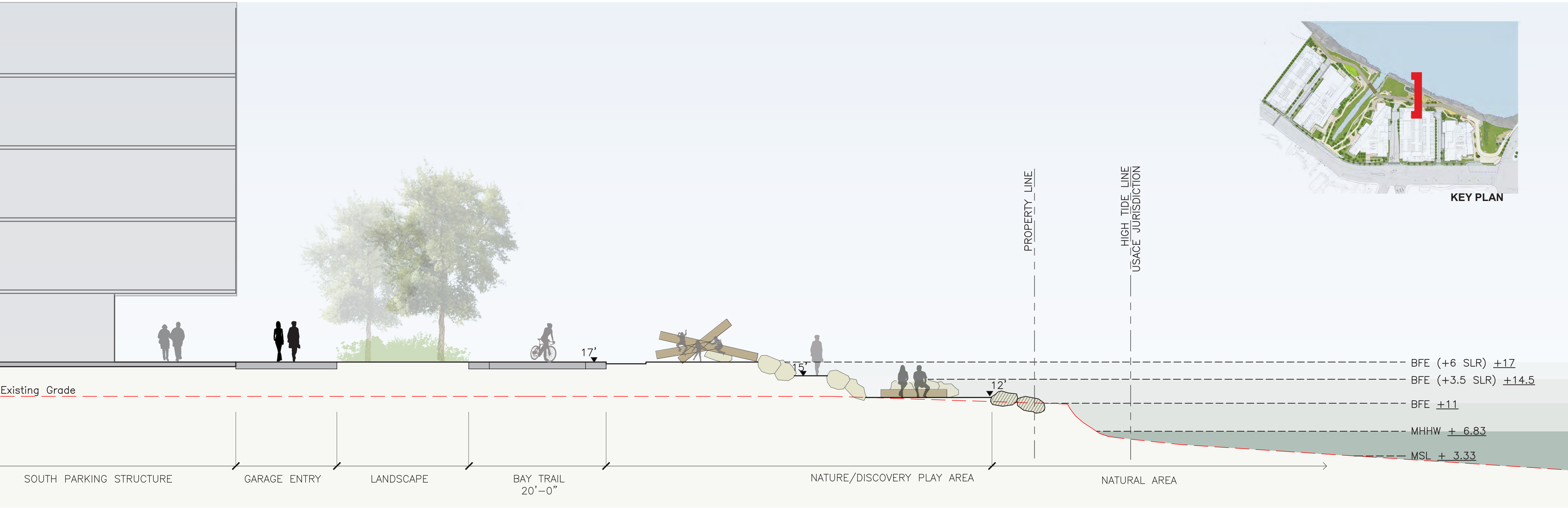
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PLANT AND TREE IMAGES

SHEET NO:

ENT L-315



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

LEGEND

MSL - MEAN SEA LEVEL

MHHW - MEAN HIGHER HIGH WATER

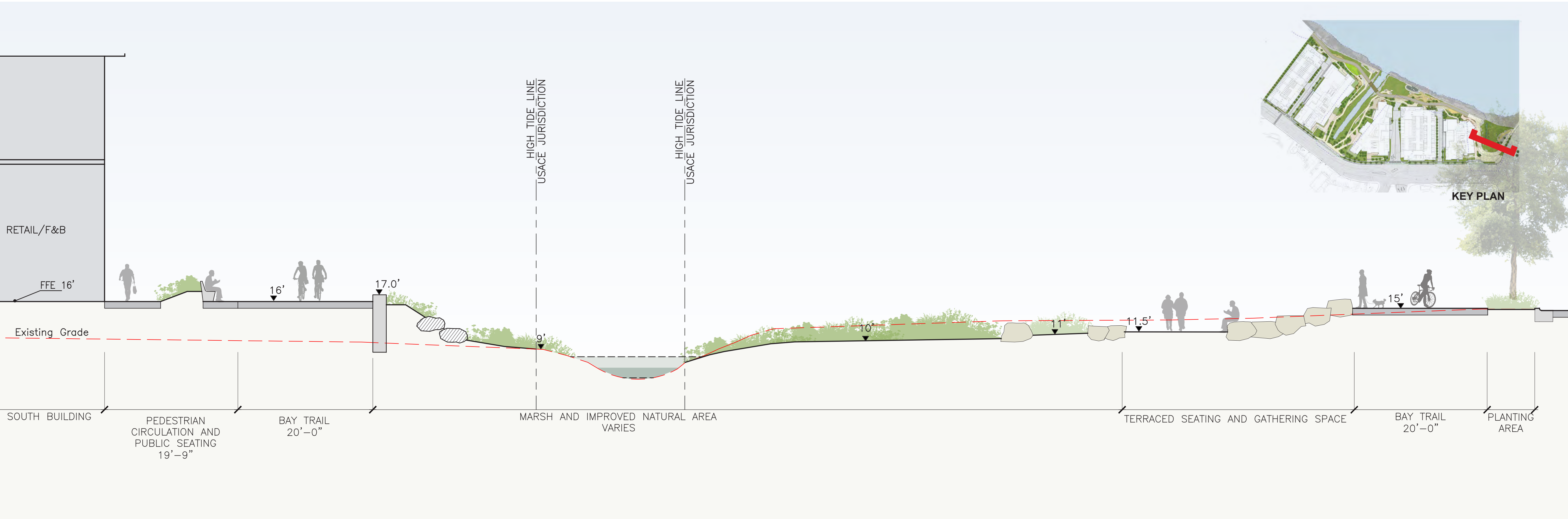
BFE - BASE FLOOD ELEVATION

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

RWQCB - REGIONAL WATER QUALITY CONTROL BOARD

REFER TO SHORELINE ENGINEERING DRAWINGS FOR SEA-LEVEL RISE RESILIENCY ENGINEERING

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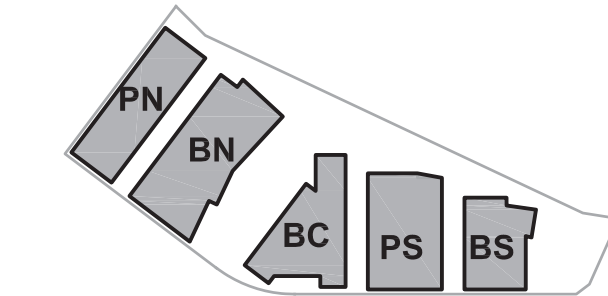
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Peninsula Crossing

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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-401



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

LEGEND

MSL - MEAN SEA LEVEL

MHHW - MEAN HIGHER HIGH WATER

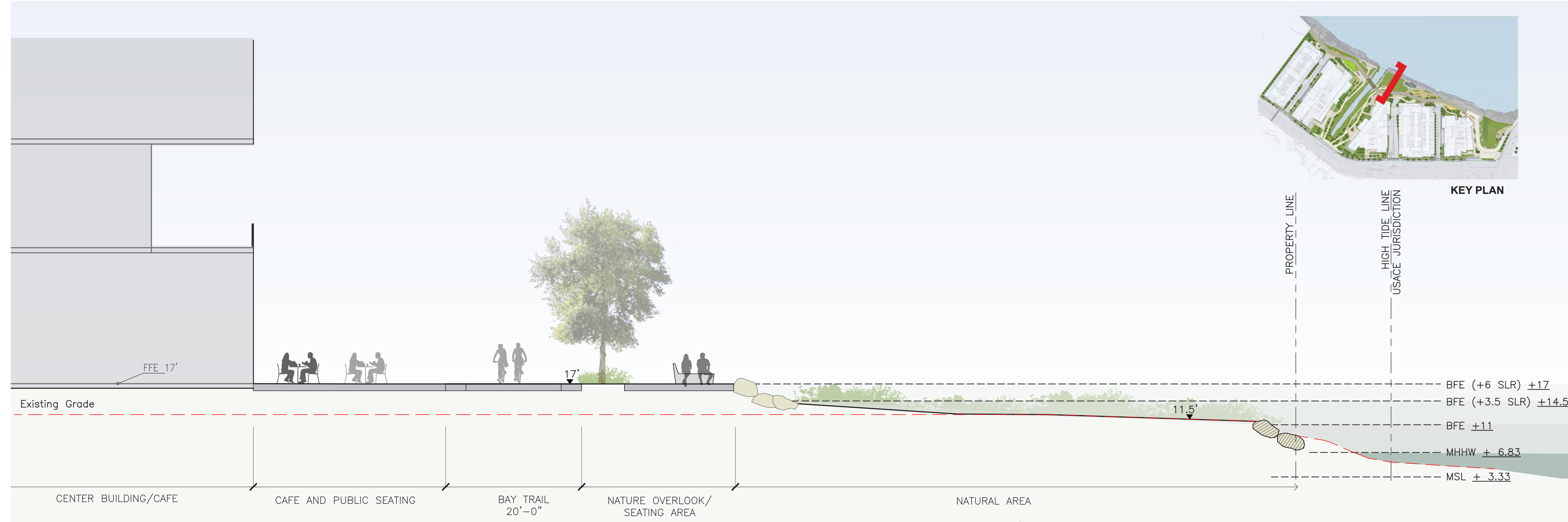
BFE - BASE FLOOD ELEVATION

REFER TO SHORELINE ENGINEERING DRAWINGS FOR SEA-LEVEL RISE RESILIENCY ENGINEERING

USACE: US ARMY CORPS OF ENGINEERS

CDFW - CALIFORNIA DEPT OF FISH AND WILDLIFE

RWQCB - REGIONAL WATER QUALITY CONTROL BOARD



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

REFER TO SHORELINE ENGINEERING DRAWINGS FOR SEA-LEVEL RISE RESILIENCY ENGINEERING

USACE: US ARMY CORPS OF ENGINEERS

CDFW - CALIFORNIA DEPT OF FISH AND WILDLIFE

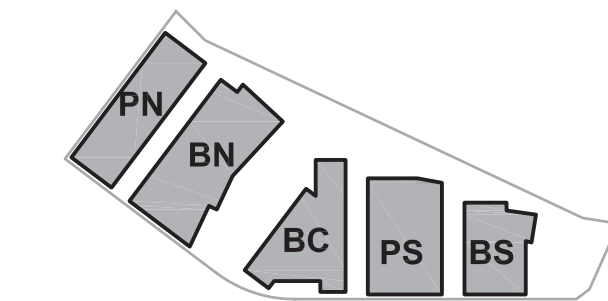
RWQCB - REGIONAL WATER QUALITY CONTROL BOARD

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KEYPLAN



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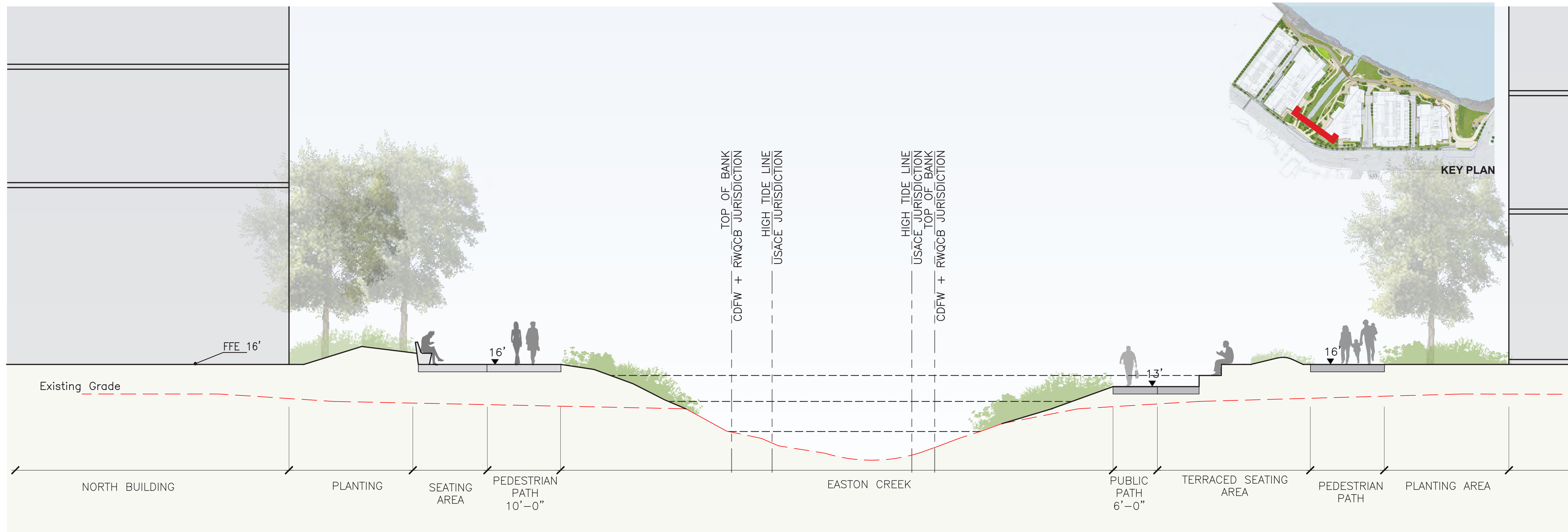
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SHEET TITLE:

SITE SECTIONS

SHEET NO:

ENT L-402



SECTION 2 - EASTON CREEK_PLAZA

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

LEGEND

MSL - MEAN SEA LEVEL

MHHW - MEAN HIGHER HIGH WATER

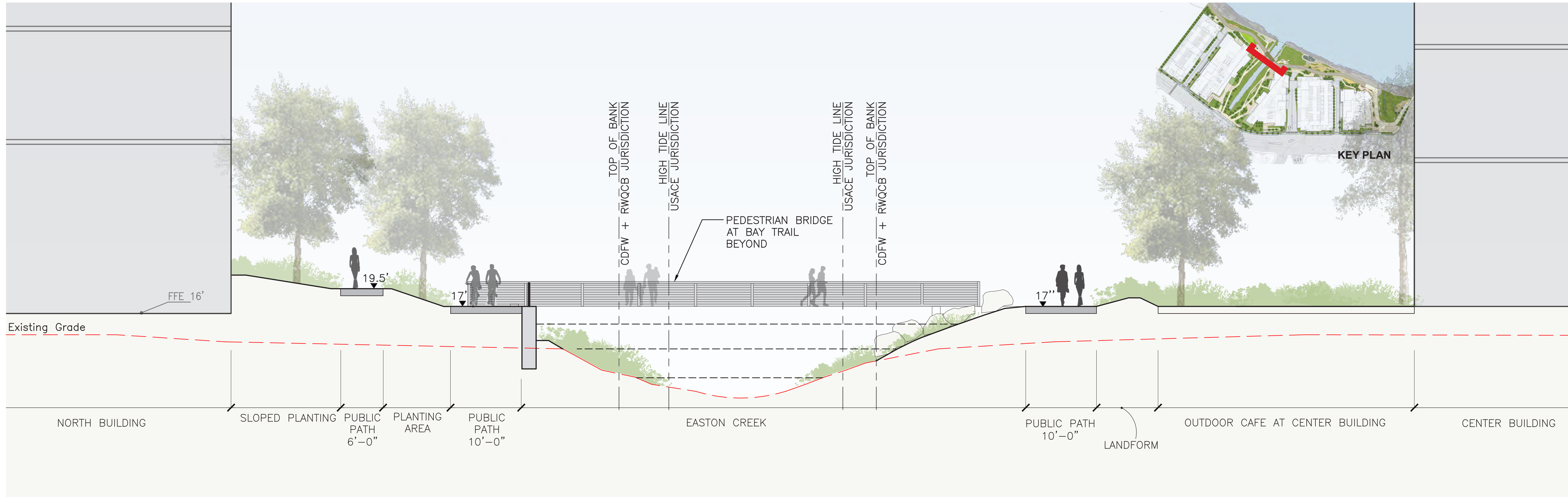
BFE - BASE FLOOD ELEVATION

REFER TO SHORELINE ENGINEERING DRAWINGS FOR SEA-LEVEL RISE RESILIENCY ENGINEERING

USACE: US ARMY CORPS OF ENGINEERS

CDFW - CALIFORNIA DEPT OF FISH AND WILDLIFE

RWQCB - REGIONAL WATER QUALITY CONTROL BOARD



SECTION 1 - EASTON CREEK_EAST

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

LEGEND

MSL - MEAN SEA LEVEL

MHHW - MEAN HIGHER HIGH WATER

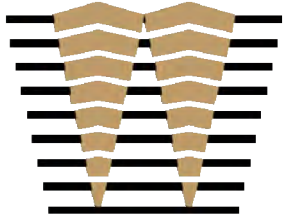
BFE - BASE FLOOD ELEVATION

REFER TO SHORELINE ENGINEERING DRAWINGS FOR SEA-LEVEL RISE RESILIENCY ENGINEERING

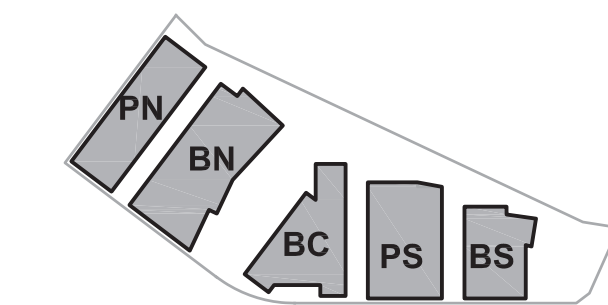
USACE: US ARMY CORPS OF ENGINEERS

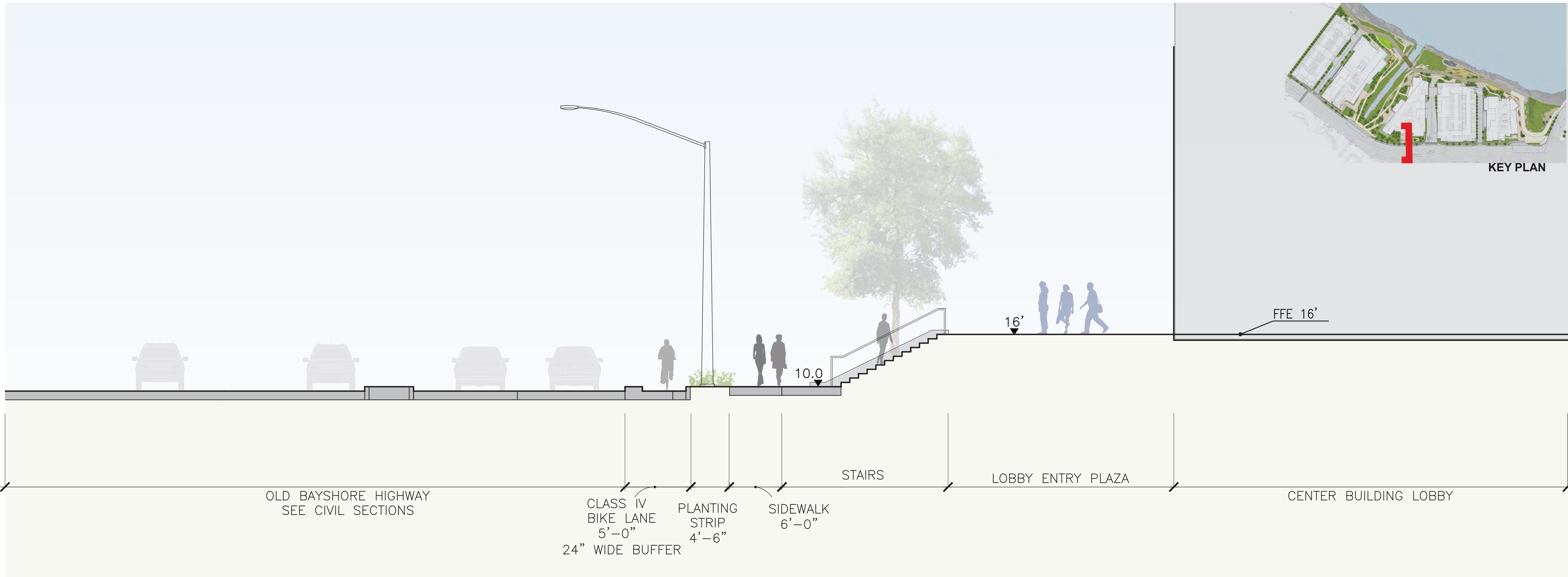
CDFW - CALIFORNIA DEPT OF FISH AND WILDLIFE

RWQCB - REGIONAL WATER QUALITY CONTROL BOARD



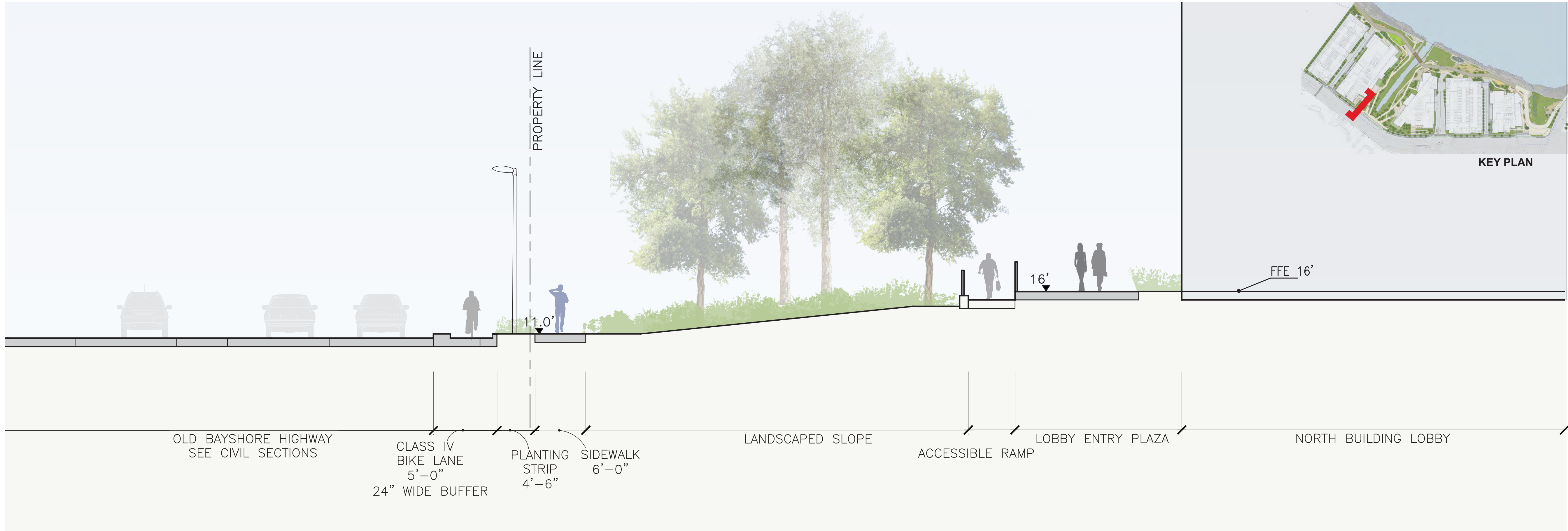
ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022





SECTION 2 - OLD BAYSHORE HWY AT CENTER BUILDING

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



SECTION 1 - OLD BAYSHORE HWY AT NORTH BUILDING

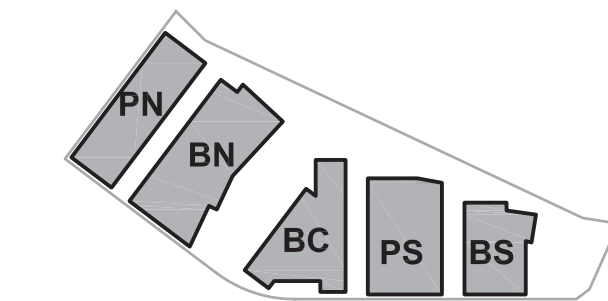
Scale: 1/8" = 1'-0"

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

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

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

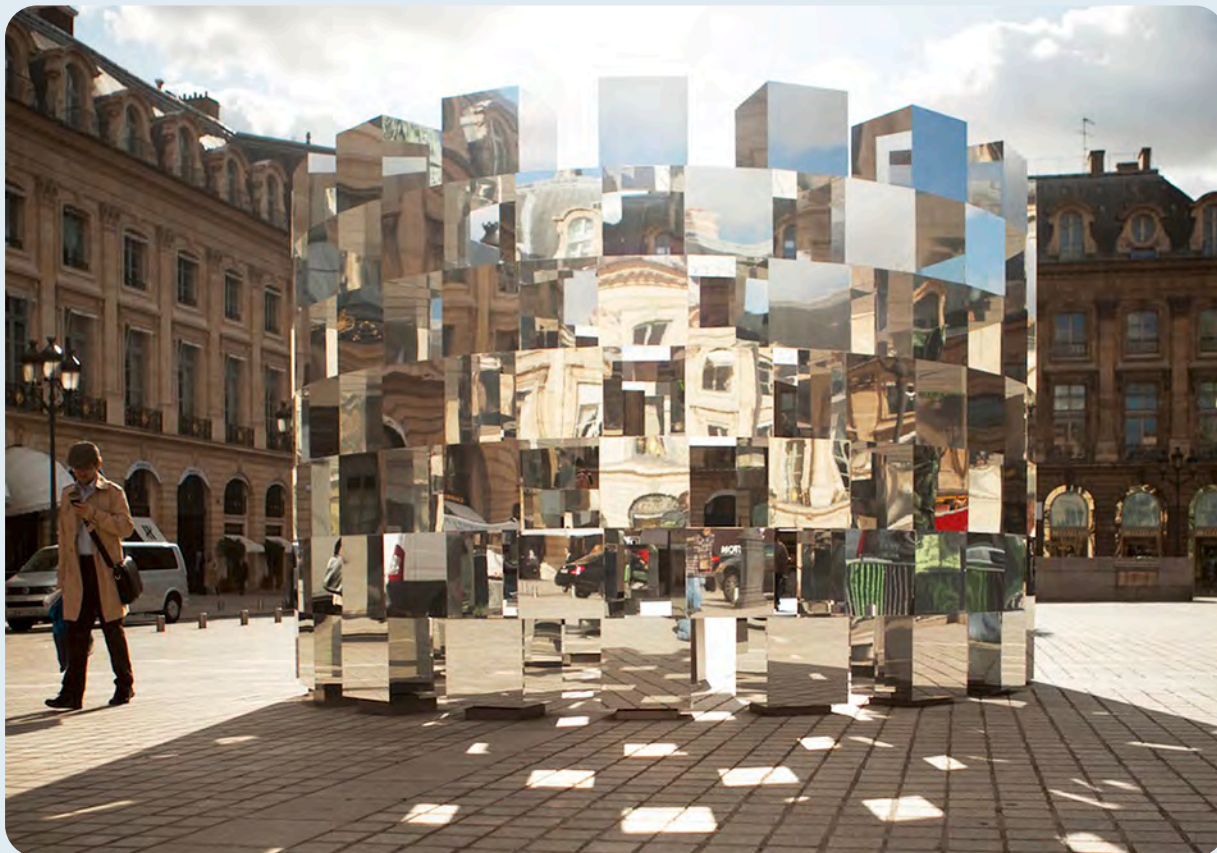
SHEET TITLE:

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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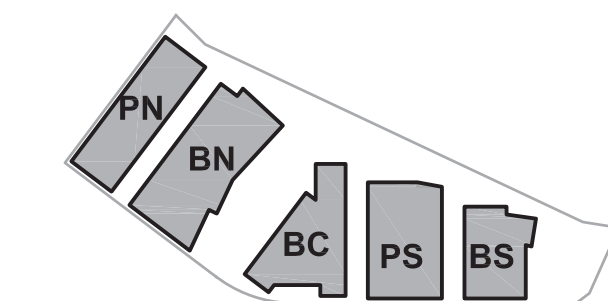
WATT

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

Peninsula Crossing

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

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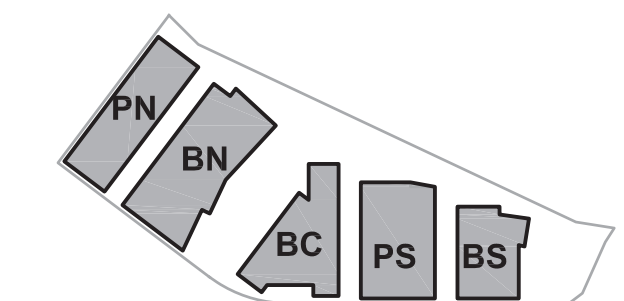
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

1200-1340 Old Bayshore Hwy, Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: 1"=50'

SHEET TITLE:

CONCEPTUAL SIGNAGE PLAN



SHEET NO: **ENT L-502**



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

CIVIL NOTES:

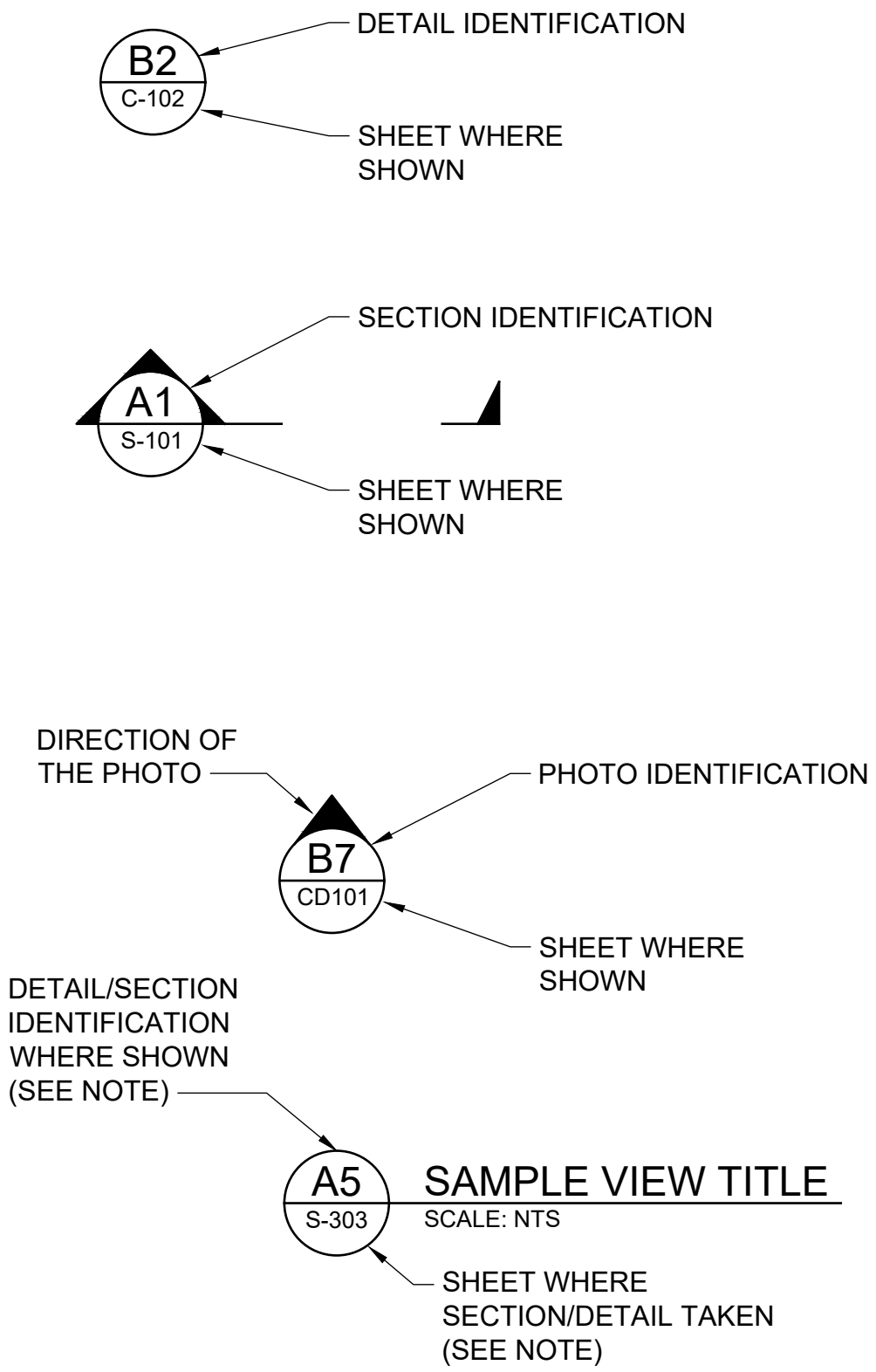
TIDAL PLANE	NAVD88 DATUM (FEET)
KING TIDE	+8.41
MEAN HIGHER HIGH WATER (MHHW)	+6.83
MEAN HIGH WATER (MHW)	+6.21
MEAN SEA LEVEL (MSL)	+3.33
MEAN LOW WATER (MLW)	+0.40
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)	0.00
MEAN LOWER LOW WATER (MLLW)	-0.79

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

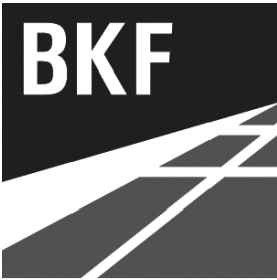


ABBREVIATIONS:

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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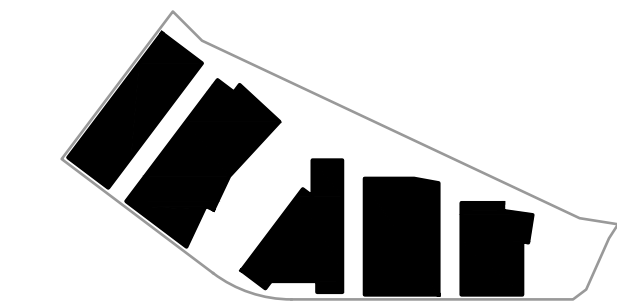
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ISSUES	DATE
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KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

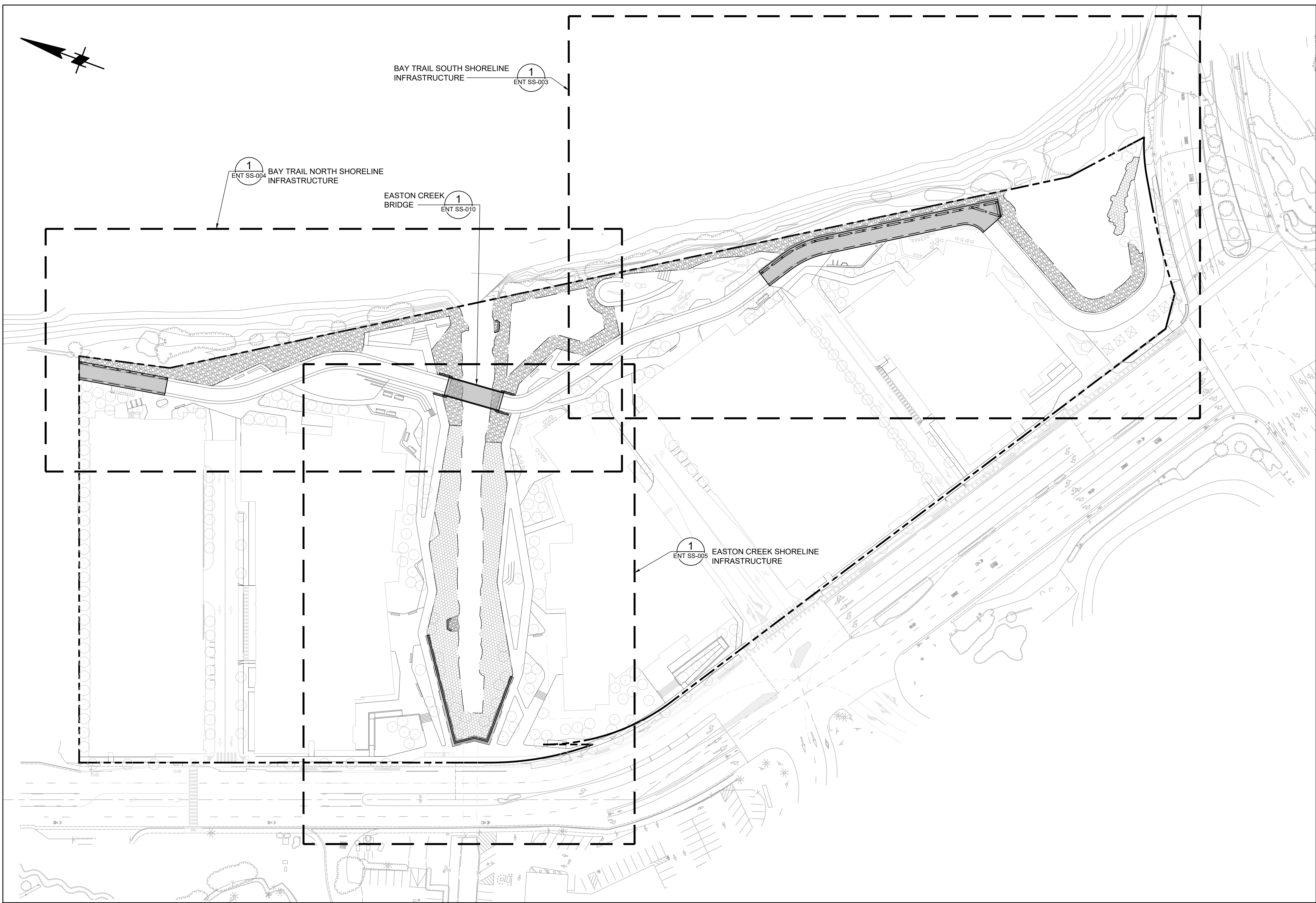
SCALE: NTS

SHEET TITLE:

NOTES, LEGEND, AND
ABBREVIATIONS

SHEET NO:

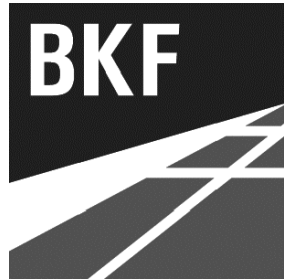
ENT SS-001



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

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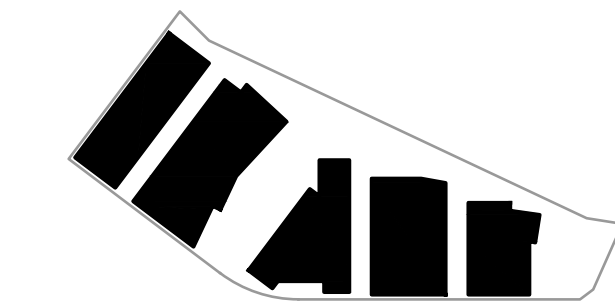


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ENTITLEMENT APPLICATION #2	08/19/2022
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KEYPLAN



PROJECT NO.: 20045.00

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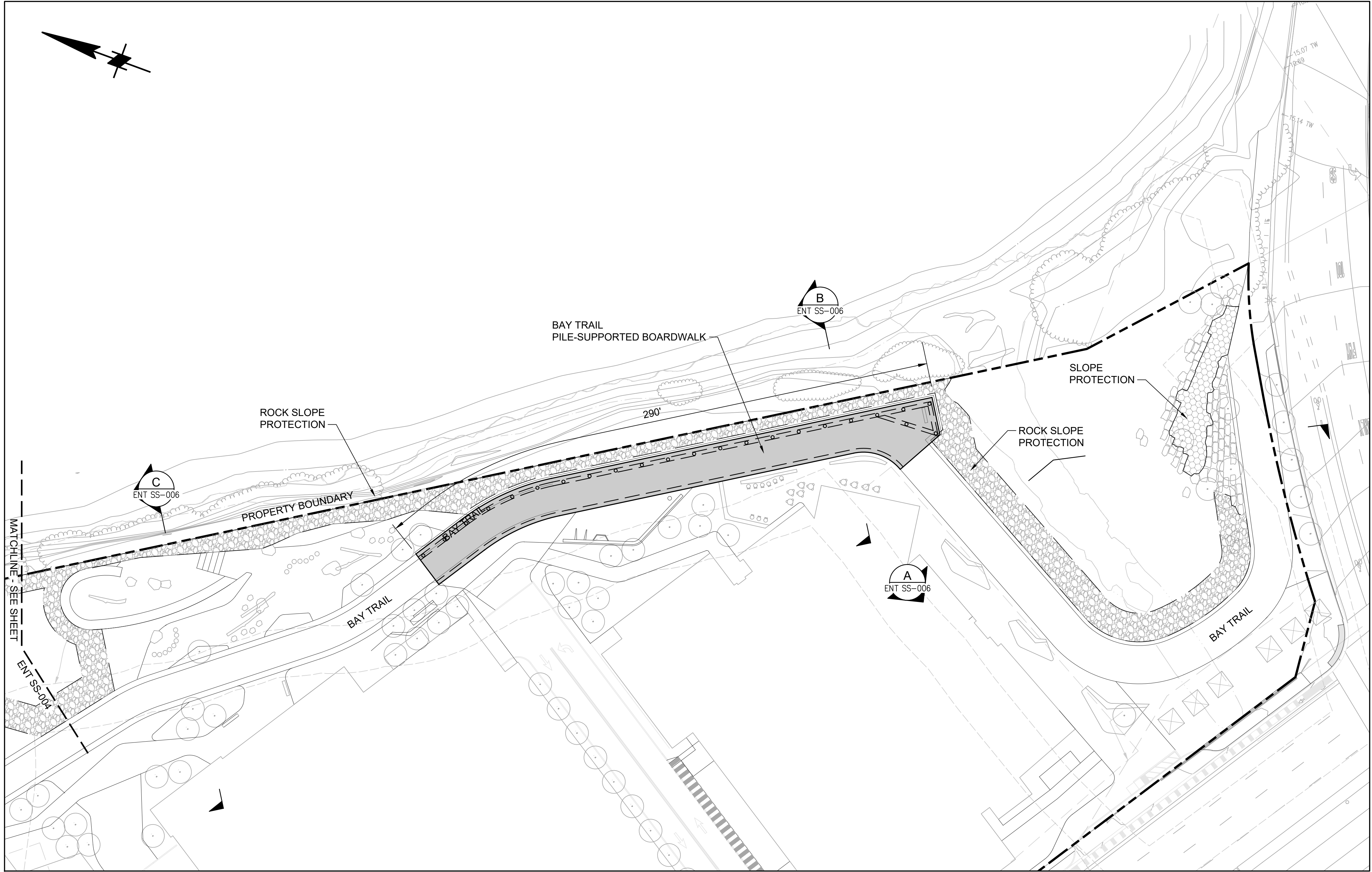
SCALE: 1" = 50'

SHEET TITLE:

SHORELINE
STRUCTURES - SITE
PLAN

SHEET NO:

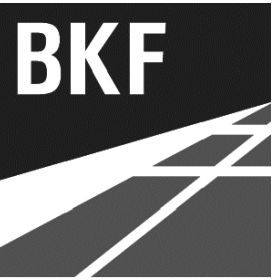
ENT SS-002



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

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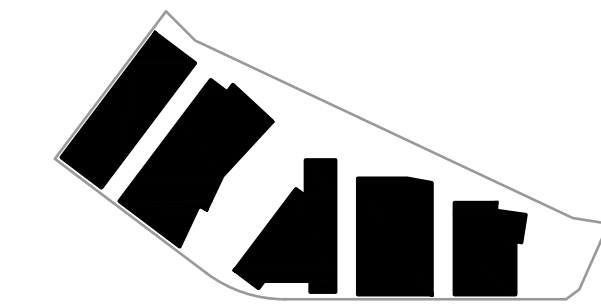


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ISSUES	DATE
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ENTITLEMENT APPLICATION #3	12/09/2022

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

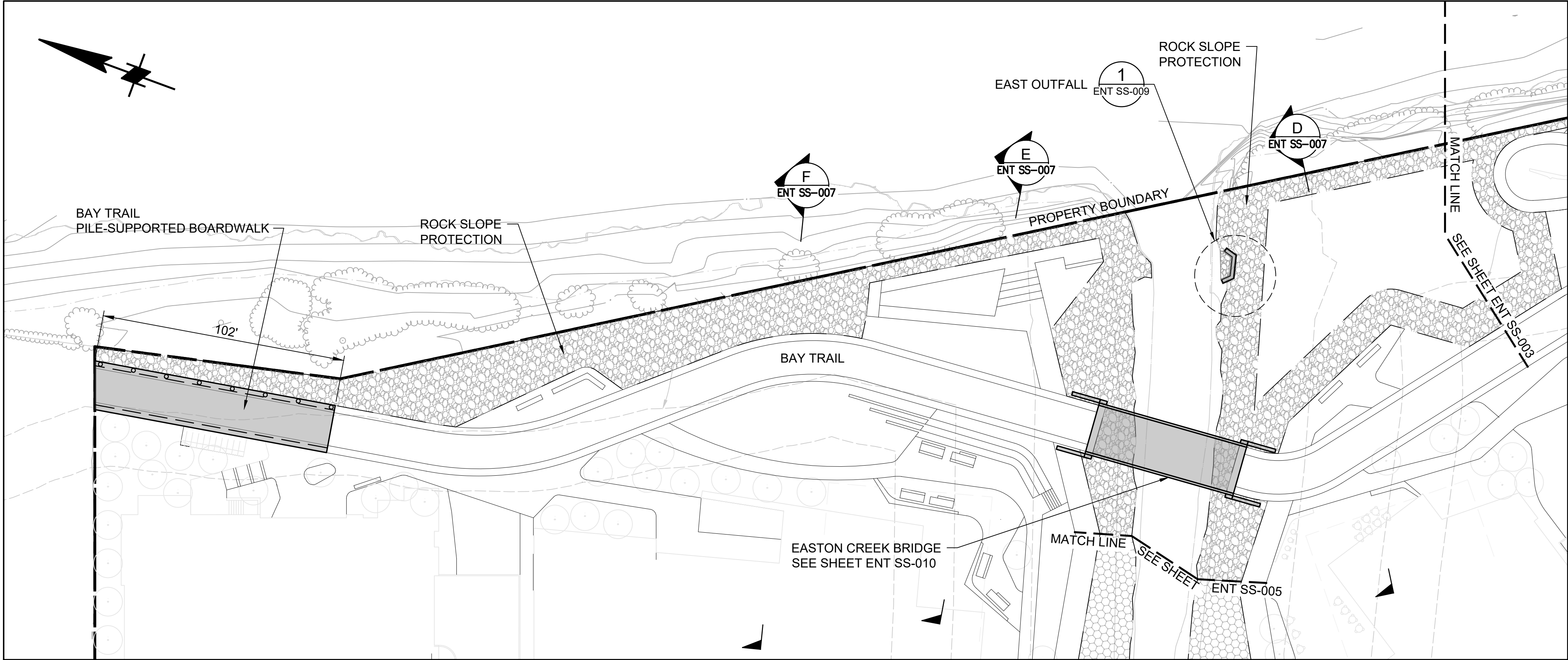
SCALE: 1:30

SHEET TITLE:

SHORELINE STRUCTURES
PLAN - SOUTH

SHEET NO:

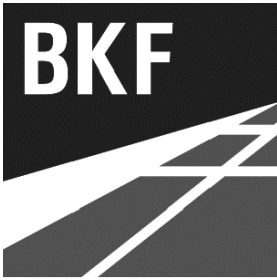
ENT SS-003



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

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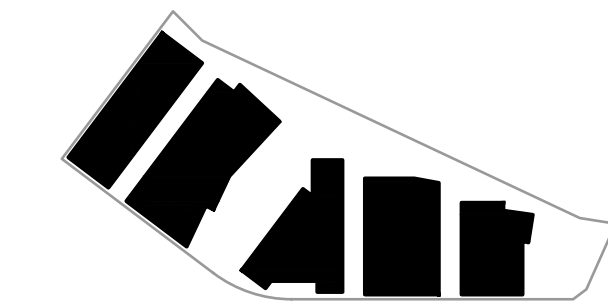


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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: 1:30

SHEET TITLE:

SHORELINE
STRUCTURES PLAN -
NORTH

SHEET NO:

ENT SS-004

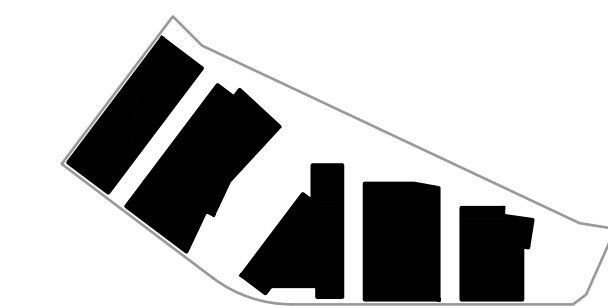


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KEYPLAN



PROJECT NO.: 20045.00

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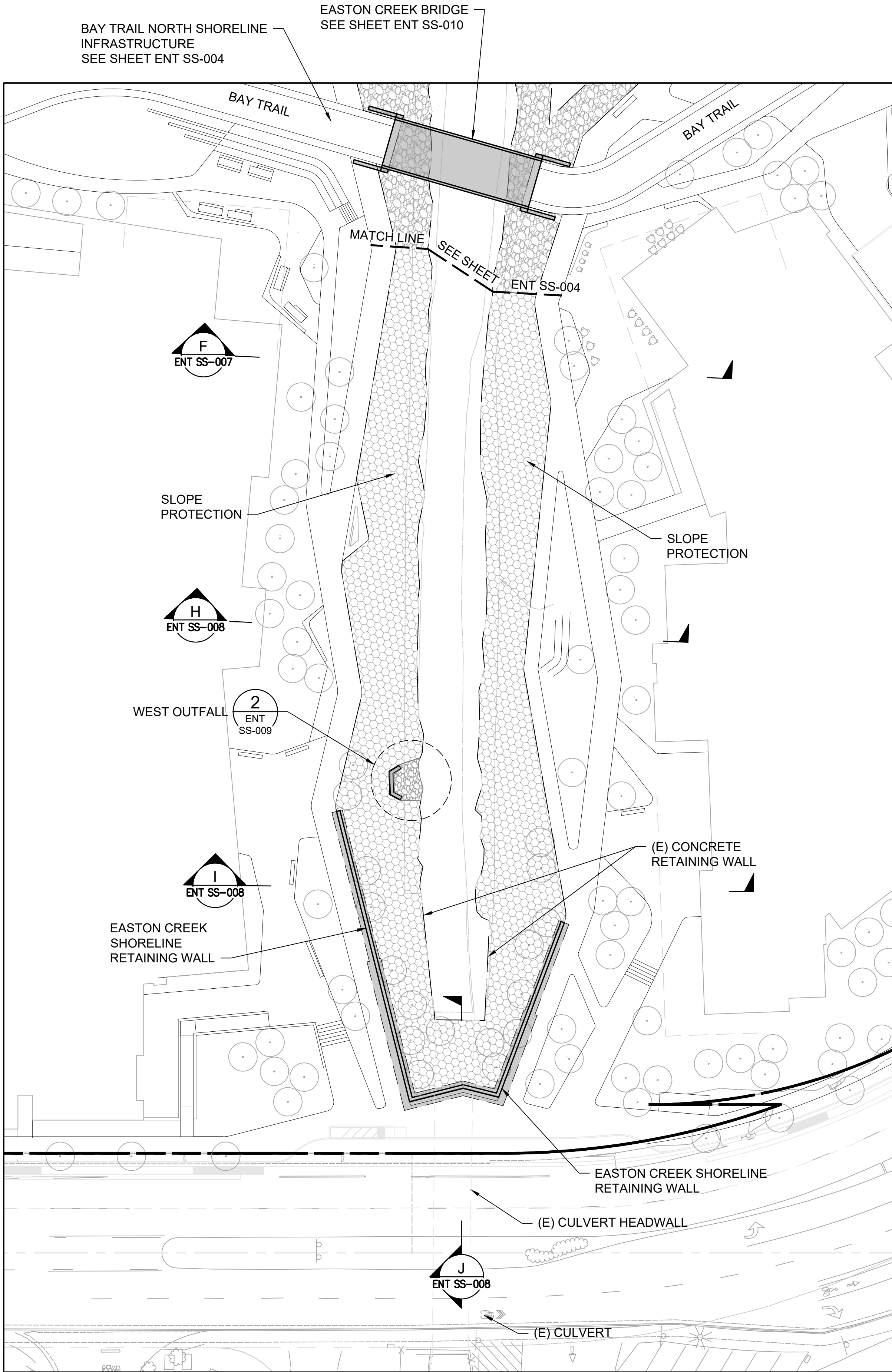
SCALE: 1:30

SHEET TITLE:

SHORELINE
STRUCTURES PLAN -
EASTON CREEK

SHEET NO:

ENT SS-005

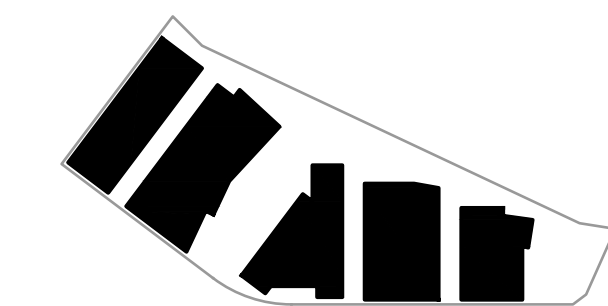


1 SHORELINE PLAN
ENT SS-002 SCALE: 1" = 30'



ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
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KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

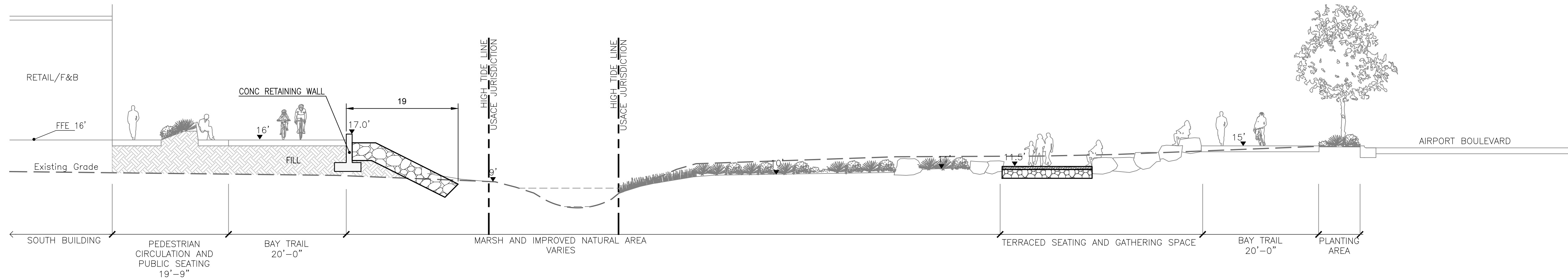
SCALE: 1" = 10'

SHEET TITLE:

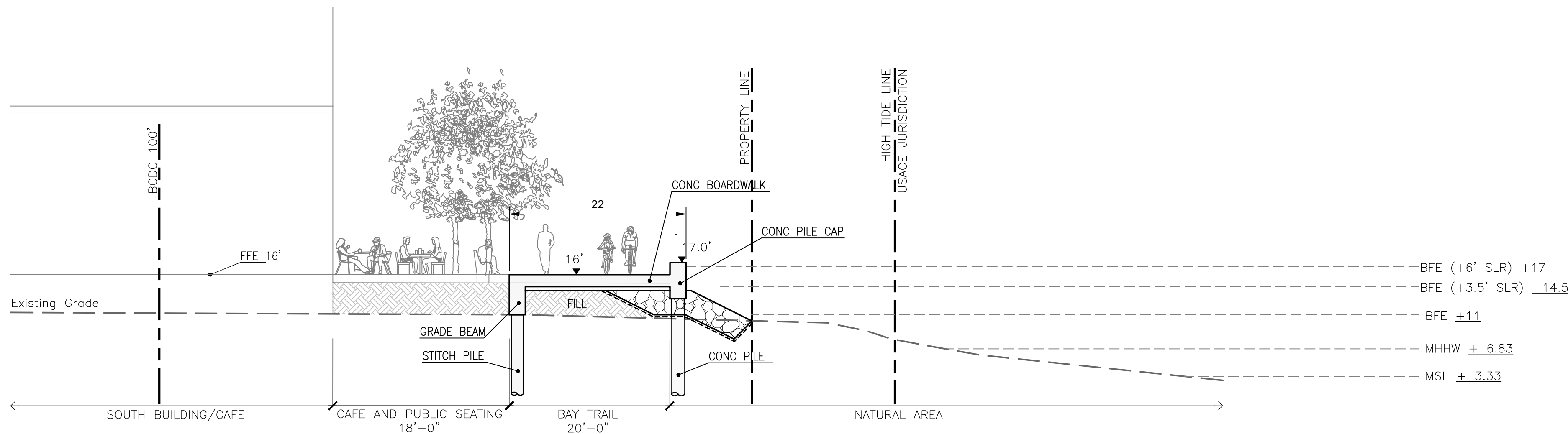
SHORELINE SECTIONS 1
OF 3

SHEET NO:

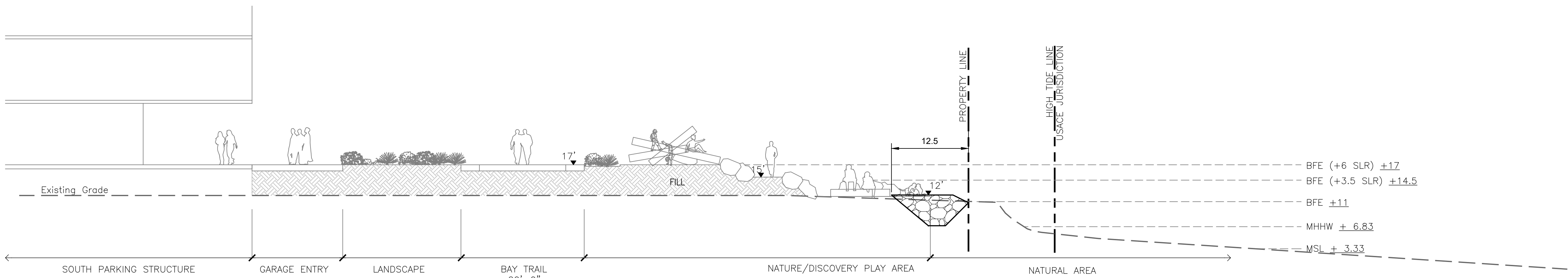
ENT SS-006



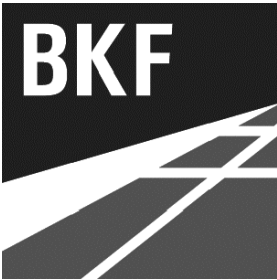
A SECTION - SOUTH WETLAND
ENT SS-003



B SECTION - BUILDING ONE PLAZA
ENT SS-003



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

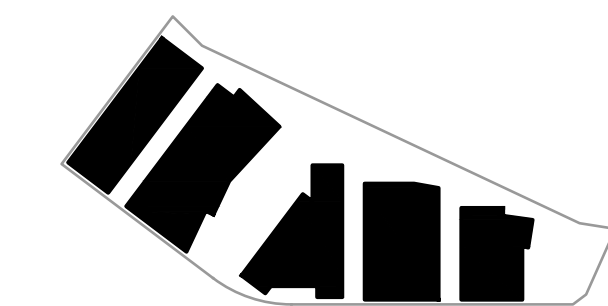


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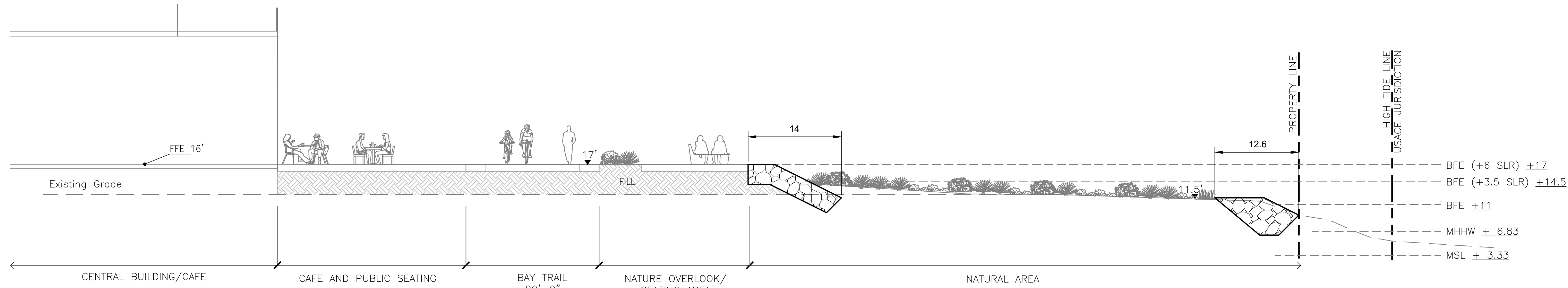
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SHEET TITLE:

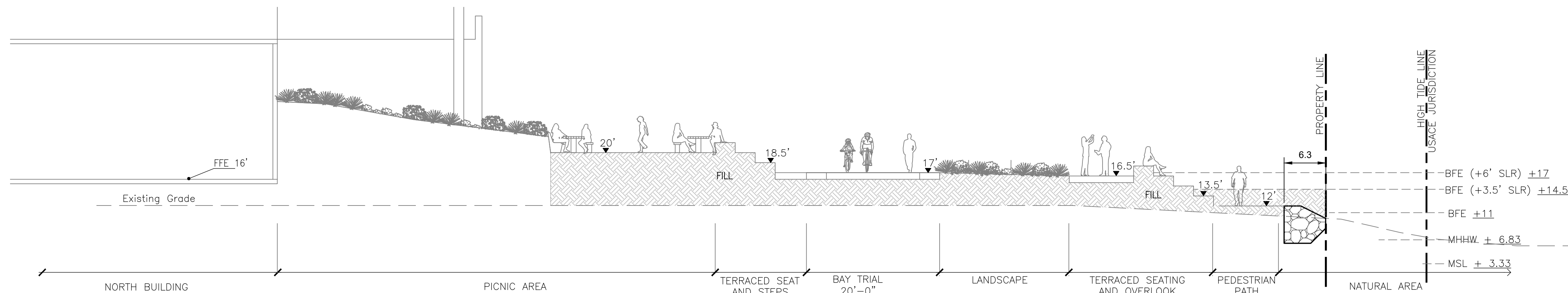
SHORELINE SECTIONS 2
OF 3

SHEET NO:

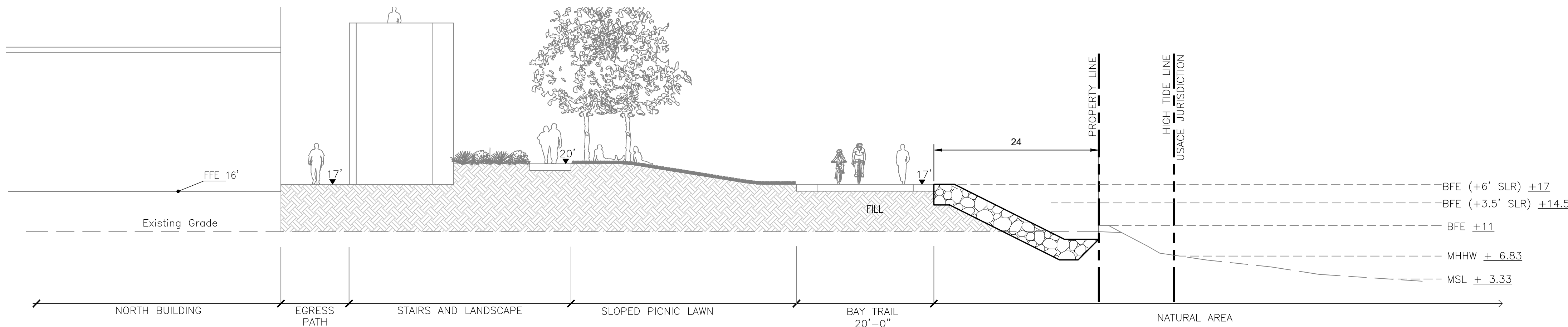
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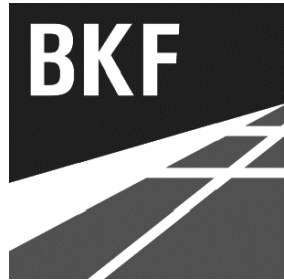
D SECTION - BUILDING TWO CAFE AND BAYTRAIL OVERLOOK
ENT SS-004



E BAY TRAIL AT PICNIC AREA
ENT SS-004



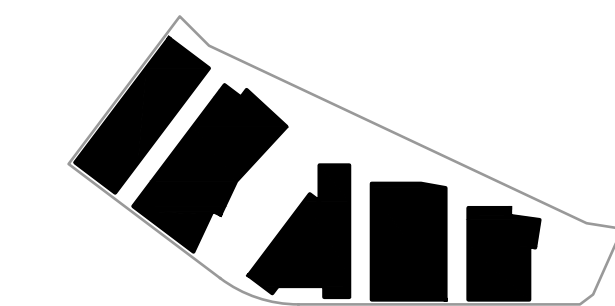
F BUILDING TWO LAWN
ENT SS-004



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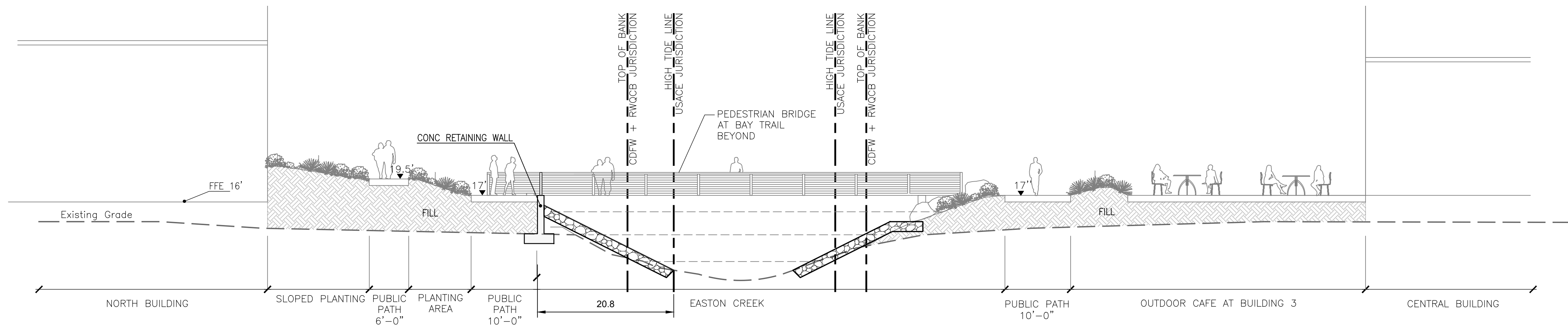
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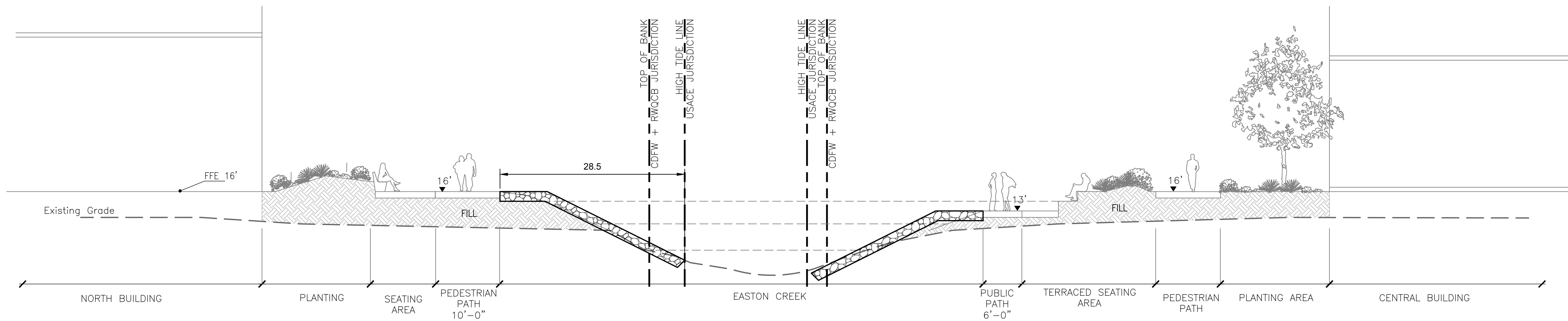
SHORELINE SECTIONS 3
OF 3

SHEET NO:

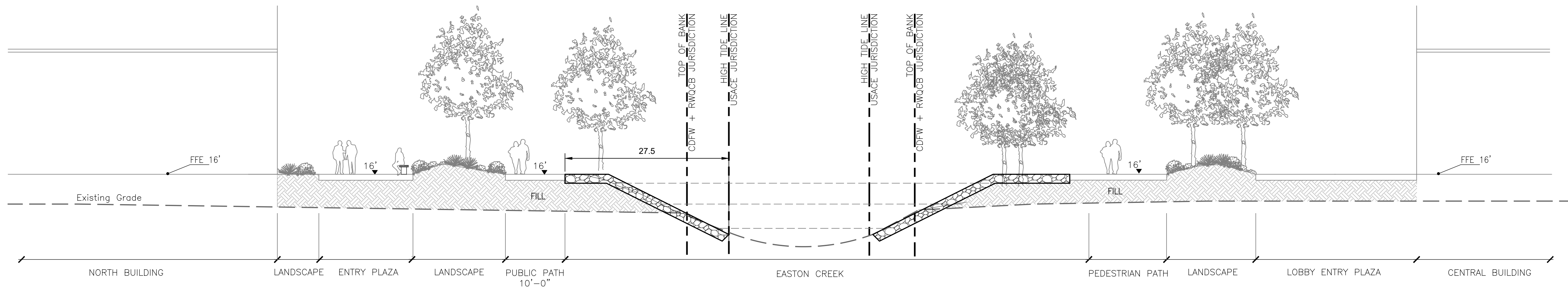
ENT SS-008



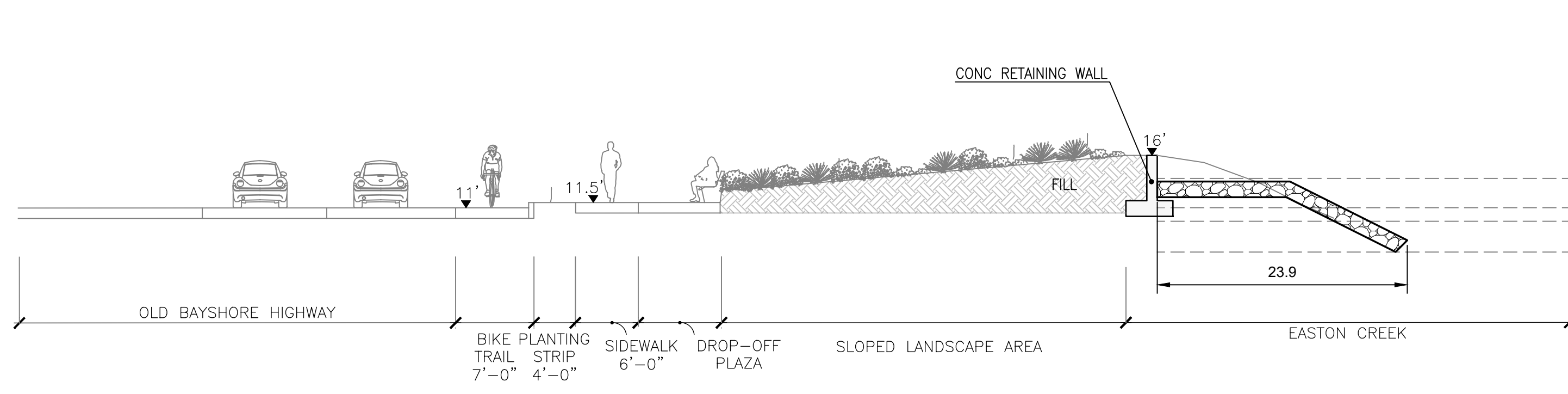
G SHORELINE STRUCTURES PLAN - EASTON CREEK
ENT SS-005



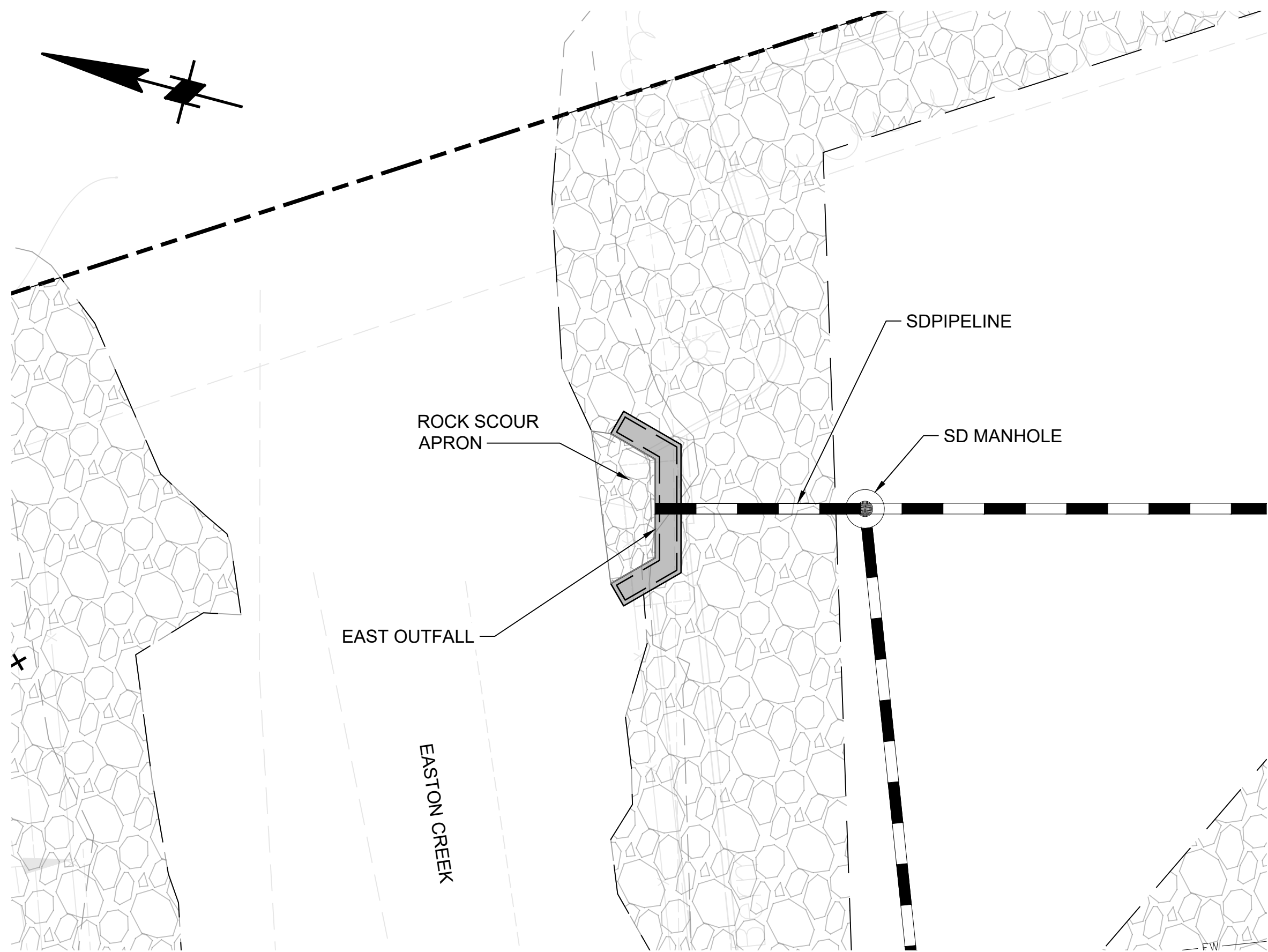
H EASTON CREEK - PLAZA
ENT SS-005



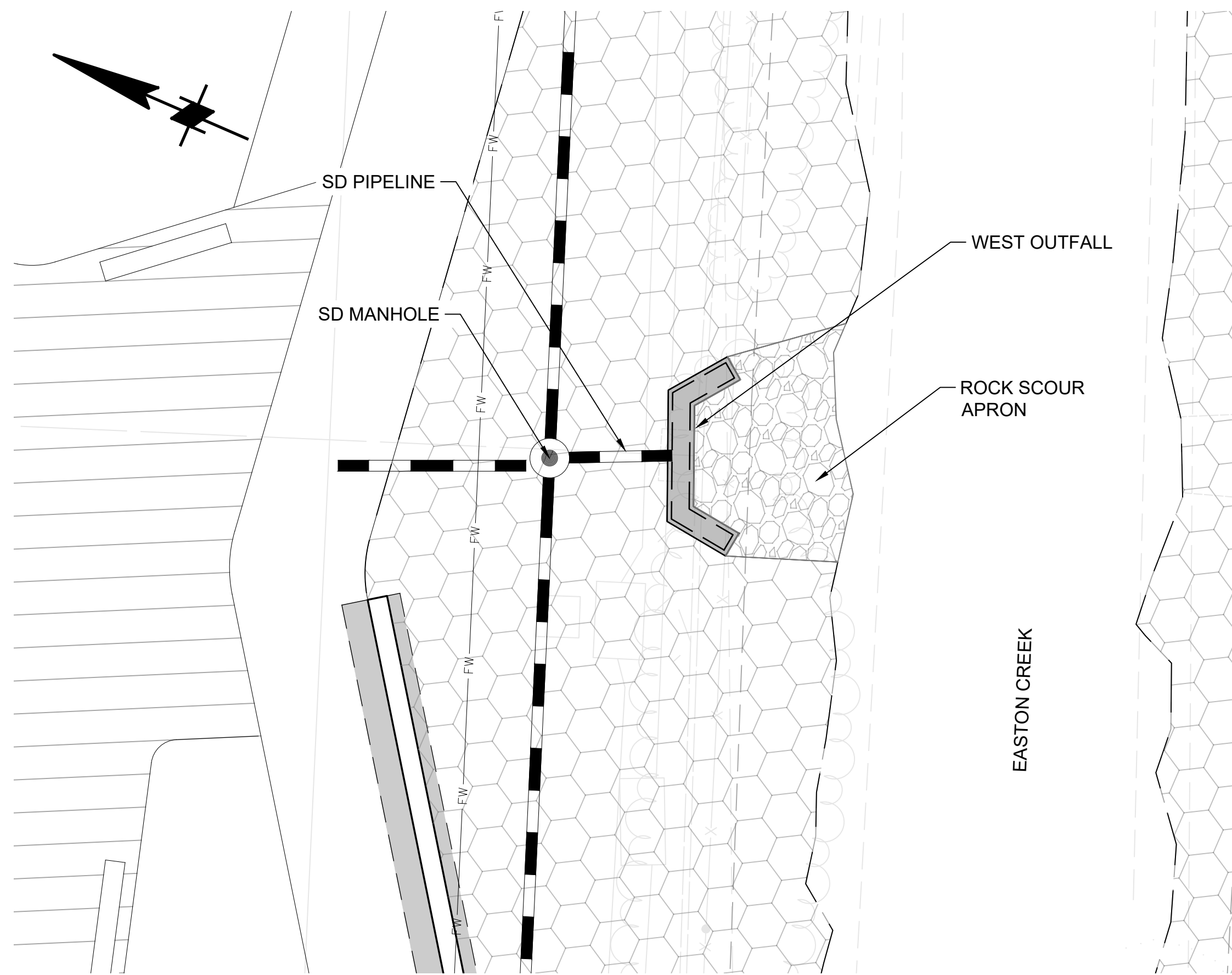
I EASTON CREEK - WEST
ENT SS-005



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



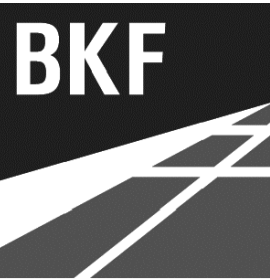
1 EAST OUTFALL - PLAN
ENT SS-009 SCALE: 1" = 8'



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

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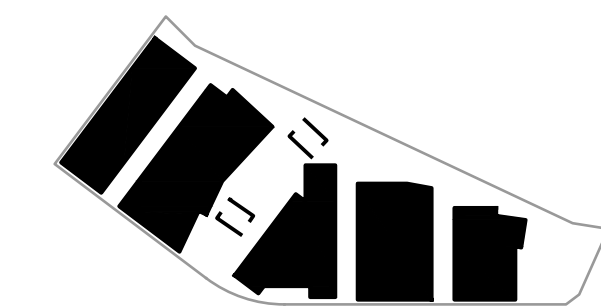


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ISSUES	DATE
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ENTITLEMENT APPLICATION #3	12/09/2022

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: AS SHOWN

SHEET TITLE:

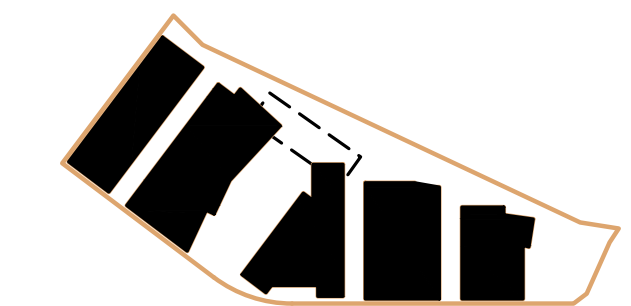
STORMWATER OUTFALL

SHEET NO:

ENT SS-009



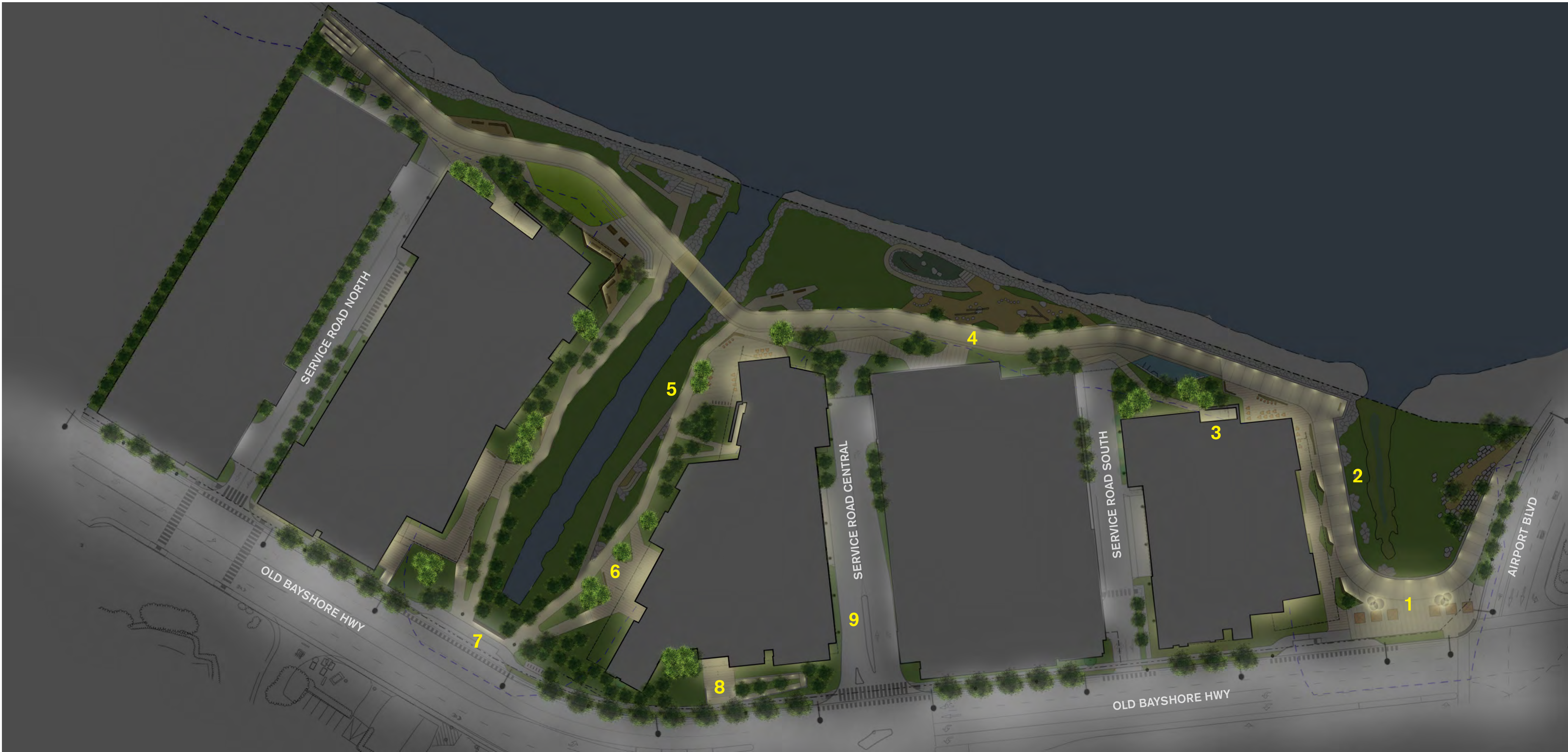
ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
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ENTITLEMENT APPLICATION #3	12/14/2022



EASTON CREEK BRIDGE

ENT SS-010





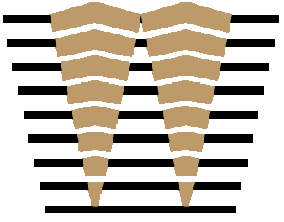
1 ILLUSTRATIVE SITE LIGHTING PLAN
(not to scale)

Lighting Character - Precedent Images



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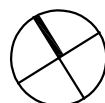
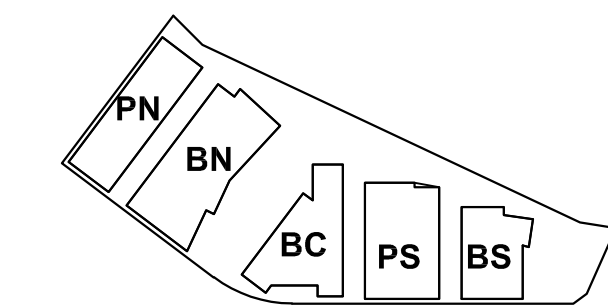
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ENTITLEMENT APPLICATION #3	12/09/2022

1200-1340 OLD BAYSHORE HIGHWAY
Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: NOT TO SCALE

SHEET TITLE:

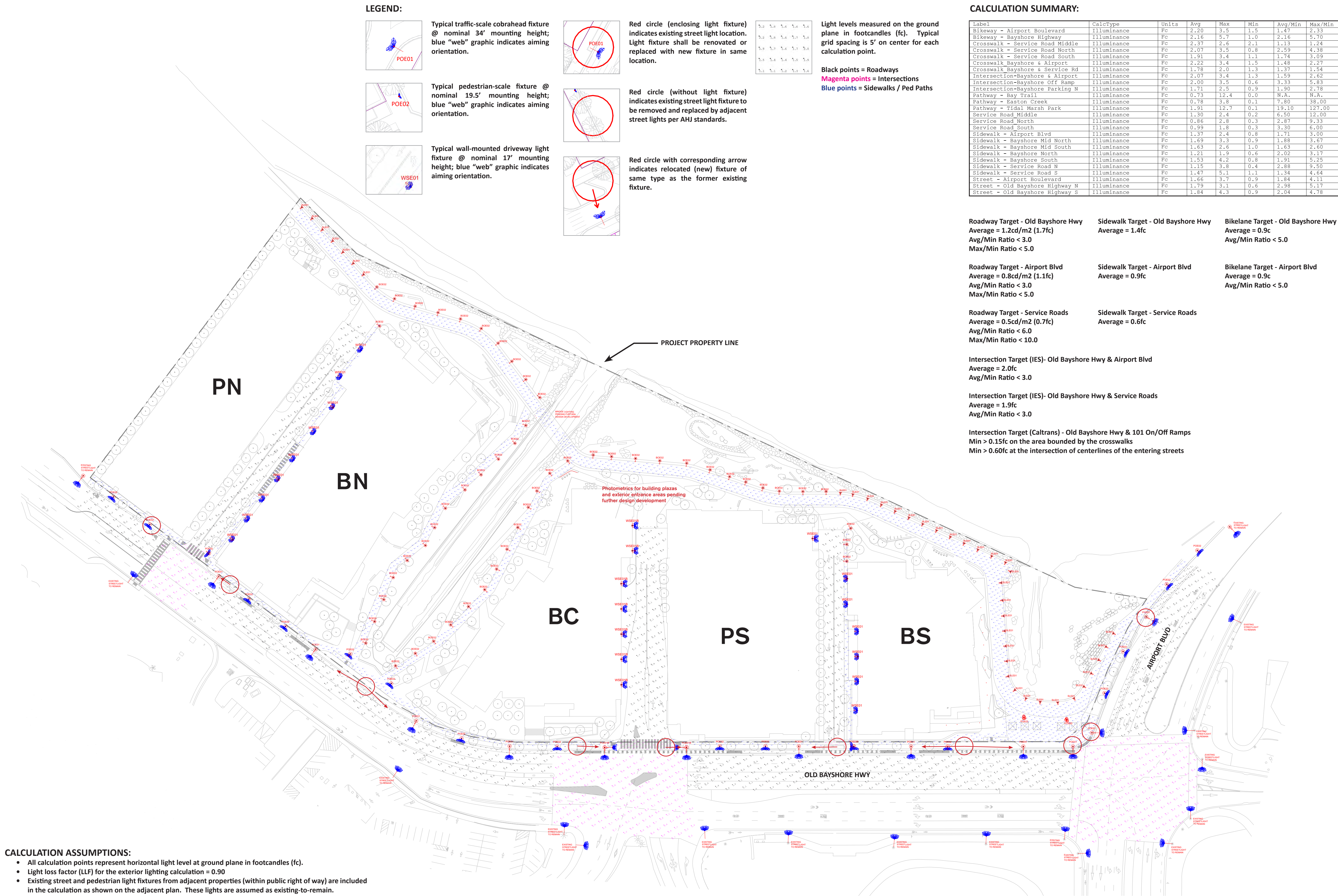
ILLUSTRATIVE SITE LIGHTING PLAN

SHEET NO:

ENT LT-101

8/1/2022 5:48:22 PM

8/1/2022 5:48:22 PM

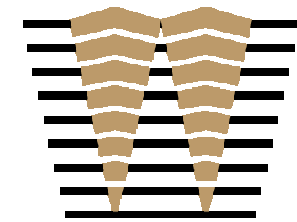


CALCULATION ASSUMPTIONS:

- 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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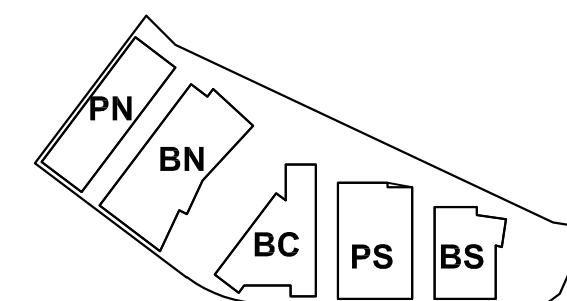
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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022
ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

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

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
	Low	0.4	4.0	8.0
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."

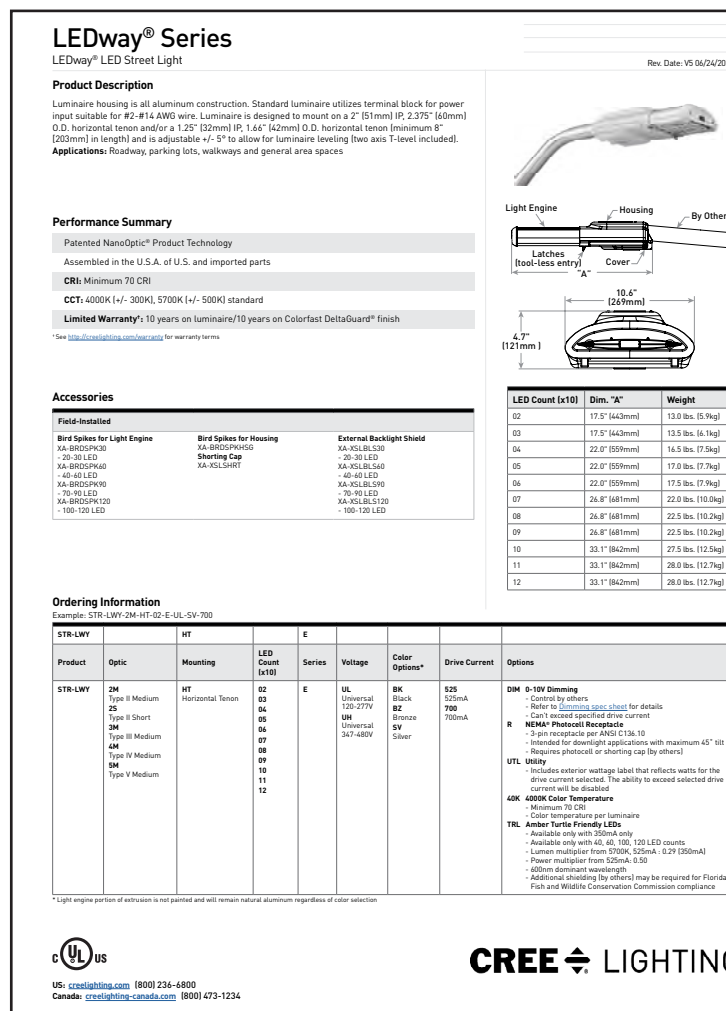
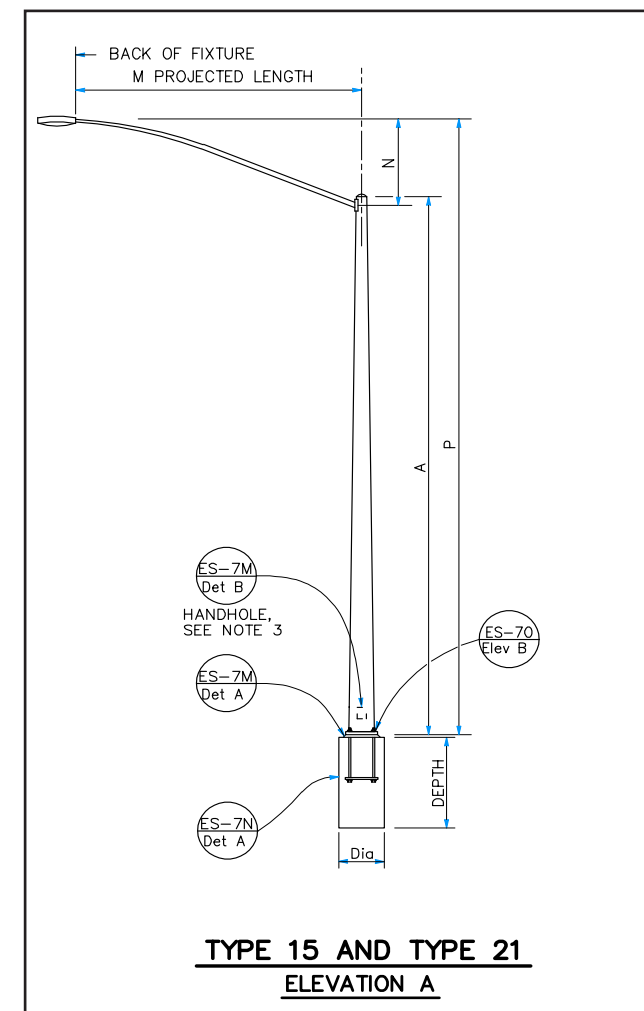
COLLECTOR = Roadways servicing traffic between major and local streets.

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.



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.



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

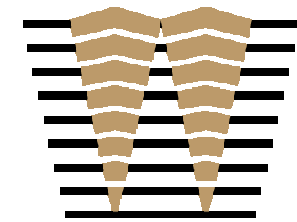
Table 11-2. Recommended Design Criteria for Walkways [and Bikeways] Within Road Right of Way
(Source: IES-RP8-2021, Recommended Practice: Lighting Roadway and Parking Facilities)

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)

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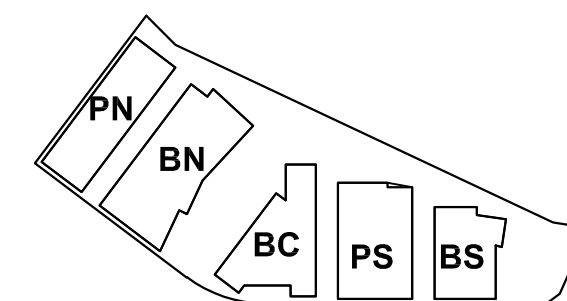


ISSUES	DATE
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ENTITLEMENT APPLICATION #2	08/19/2022
ENTITLEMENT APPLICATION #3	12/09/2022

1200-1340 OLD BAYSHORE HIGHWAY

Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00

DATE: 08/19/2022

SCALE: NOT TO SCALE

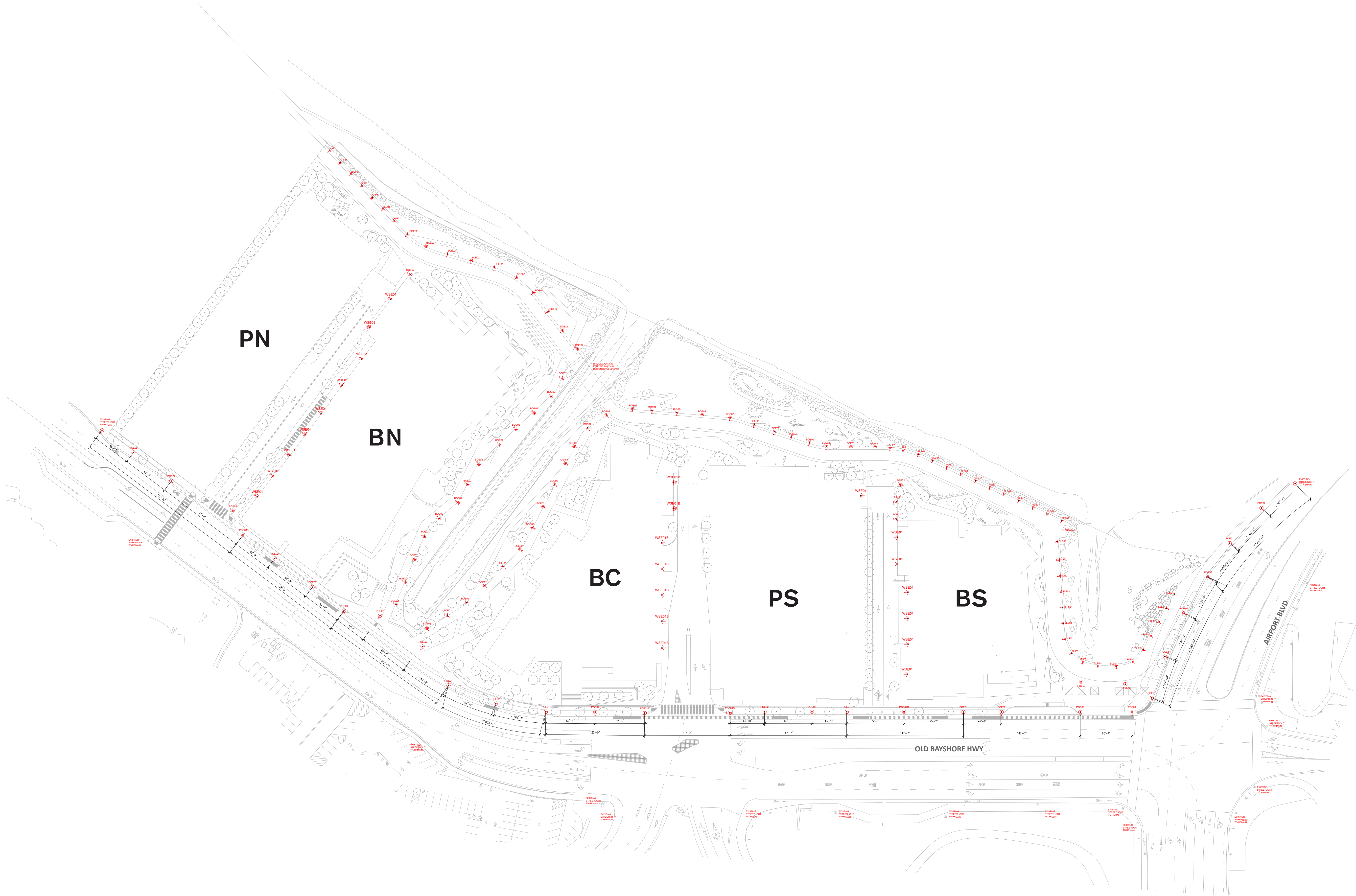
SHEET TITLE:

SITE LIGHTING CHARACTER

SHEET NO:

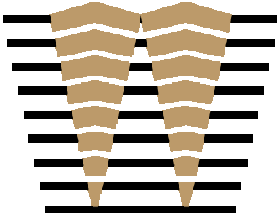
ENT LT-103

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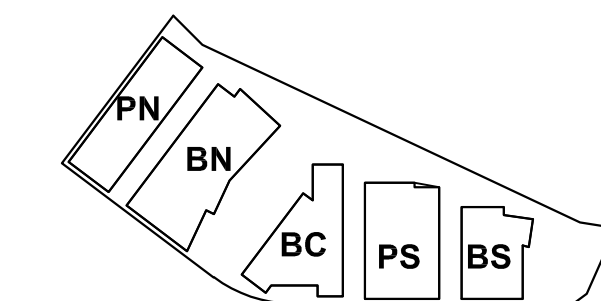
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1200-1340 OLD
BAYSHORE
HIGHWAY

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