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DW Burlingame Venture, LLC

1200-1340 OLD BAYSHORE HIGHWAY

Burlingame, CA 94010

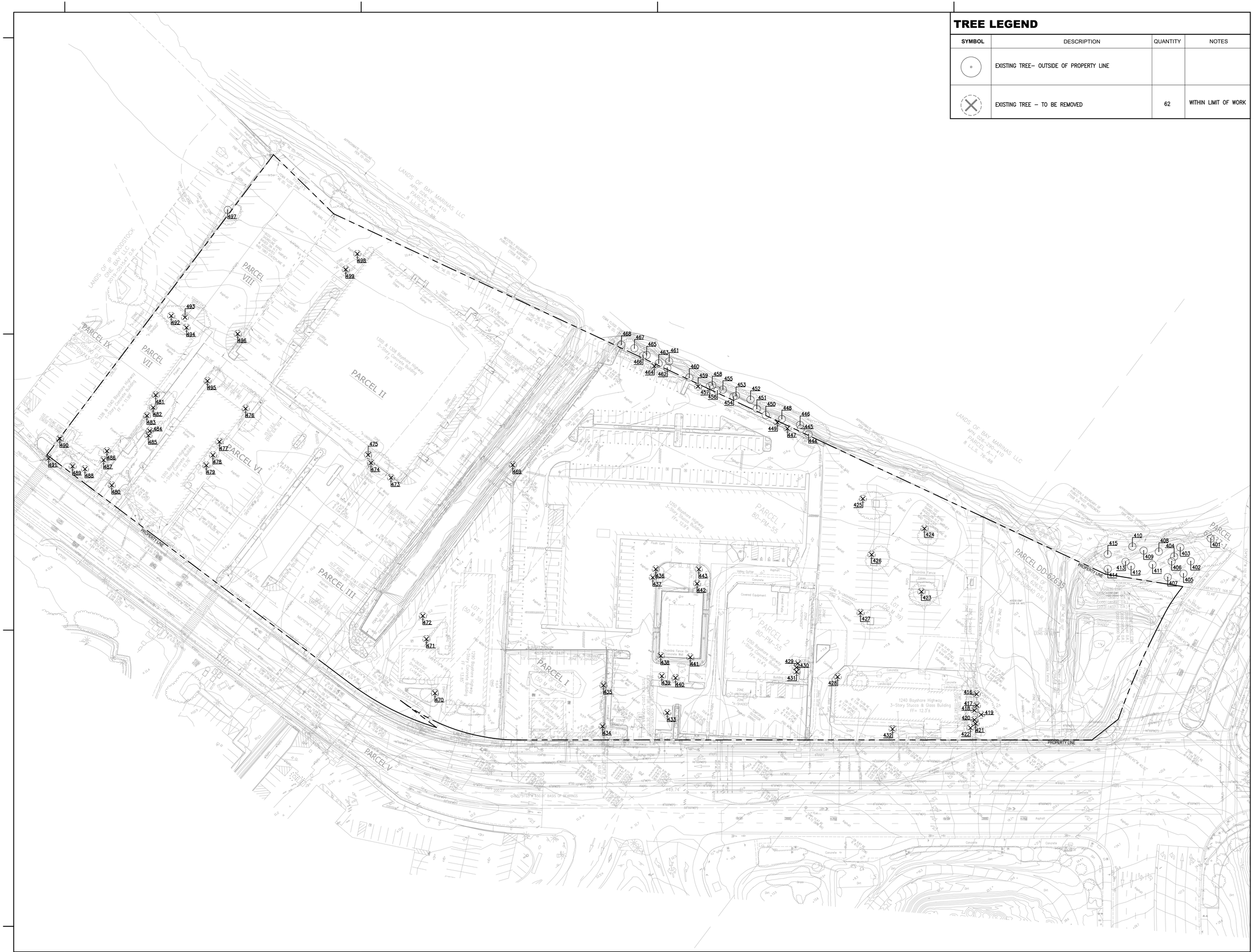
ENTITLEMENT APPLICATION

03/24/2022

VOLUME 2 OF 3: LANDSCAPE, SHORELINE STRUCTURES, & SITE LIGHTING

TREE LEGEND

SYMBOL	DESCRIPTION	QUANTITY	NOTES
○	EXISTING TREE– OUTSIDE OF PROPERTY LINE		
⊗	EXISTING TREE – TO BE REMOVED	62	WITHIN LIMIT OF WORK



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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022

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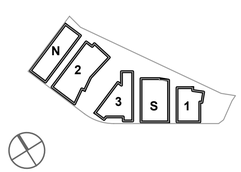
Burlingame, CA 94010

KEYPLAN



PROJECT NO.:20045.00

DATE: 03/24/2022

SCALE: 1" = 50'

SHEET TITLE:

TREE REMOVAL AND PROTECTION PLAN

0 25 50 100 300
SCALE IN FEET

SHEET NO:

ENT L-001

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Bayshore Project
Tree Data

Tag #	Botanic Name	Common Name	Diameter (in)	Circumference (in)	Height (ft)	Spread (ft)	Health	Risk	Regulated Tree
401	*Eucalyptus sideroxylon*	Red Ironbark Gum	21.8	68.5	40	70	Fair	Low	x
402	*Eucalyptus sideroxylon*	Red Ironbark Gum	23.5	73.8	40	70	Poor	Low	x
403	*Eucalyptus lehmanii*	Bushy Yate	10.5	33.0	30	30	Fair	Low	
404	*Eucalyptus lehmanii*	Bushy Yate	12.0	37.7	30	35	Fair	Low	
405	*Eucalyptus lehmanii*	Bushy Yate	9.5	29.8	25	25	Fair	Low	
406	*Eucalyptus sideroxylon*	Red Ironbark Gum	18.7	58.7	40	40	Poor	Low	x
407	*Eucalyptus sideroxylon*	Red Ironbark Gum	21.3	66.9	30	40	Fair	Low	x
408	*Eucalyptus sideroxylon*	Red Ironbark Gum	20.2	63.5	40	25	Poor	Low	x
409	*Eucalyptus sideroxylon*	Red Ironbark Gum	12.8	40.2	25	25	Very Poor	Low	
410	*Eucalyptus sideroxylon*	Red Ironbark Gum	10.1	31.7	25	20	Very Poor	Low	
411	*Acacia Baileyana*	Bailey's Acacia	5.2	16.3	10	15	Dead	Low	
412	*Eucalyptus sideroxylon*	Red Ironbark Gum	19.9	62.5	40	40	Good	Low	x
413	*Eucalyptus sideroxylon*	Red Ironbark Gum	21.3	66.9	40	40	Good	Low	x
414	*Eucalyptus sideroxylon*	Red Ironbark Gum	19.6	61.6	40	30	Poor	Low	x
415	*Eucalyptus sideroxylon*	Red Ironbark Gum	28.7	90.2	30	40	Poor	Low	x
416	*Populus nigra 'Italica'*	Lombardy Poplar	32.0	100.5	60	30	Fair	Low	x
417	*Populus nigra 'Italica'*	Lombardy Poplar	6.2	19.5	50	10	Fair	Low	
418	*Pyracantha spp.*	Firethorn	5.5	17.3	15	15	Dead	Low	
419	*Populus nigra 'Italica'*	Lombardy Poplar	44.9	141.1	60	50	Fair	Low	x
420	*Pyracantha spp.*	Firethorn	5.3	16.7	15	15	Fair	Low	
421	*Ligustrum lucidum*	Glossy Privet	6.0	18.8	15	15	Fair	Low	
422	*Unknown*	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	*Eucalyptus sideroxylon*	Red Ironbark Gum	24.8	77.9	35	35	Fair	Low	x
424	*Eucalyptus sideroxylon*	Red Ironbark Gum	20.2	63.5	25	25	Poor	Low	x
425	*Eucalyptus sideroxylon*	Red Ironbark Gum	24.9	78.2	30	30	Good	Low	x
426	*Eucalyptus sideroxylon*	Red Ironbark Gum	25.0	78.5	30	30	Fair	Low	x
427	*Eucalyptus sideroxylon*	Red Ironbark Gum	25.3	79.5	30	30	Fair	Low	x
428	*Persea americana*	Avocado	4.1	12.9	20	20	Excellent	Low	
429	*Araucaria columnaris*	Cook Pine	6.5	20.4	15	15	Good	Low	
430	*Araucaria columnaris*	Cook Pine	7.0	22.0	15	15	Good	Low	
431	*Araucaria columnaris*	Cook Pine	8.0	25.1	15	15	Good	Low	
432	*Metrosideros excelsa*	New Zealand Christmas Tree	8.7	27.3	15	10	Fair	Low	
433	*Acacia Baileyana*	Bailey's Acacia	1.0	3.1	8	4	Excellent	Low	
434	*Acacia Baileyana*	Bailey's Acacia	7.6	23.9	18	20	Fair	Low	
435	*Tristaniopsis laurina*	Small-Leaf Tristania	2.3	7.2	10	6	Good	Low	
436	*Trachycarpus fortunei*	Windmill Palm	8.8	27.6	8	6	Good	Low	
437	*Trachycarpus fortunei*	Windmill Palm	7.6	23.9	6	4	Fair	Low	
438	*Trachycarpus fortunei*	Windmill Palm	8.8	27.6	8	6	Fair	Low	
439	*Trachycarpus fortunei*	Windmill Palm	9.2	28.9	7	5	Fair	Low	
440	*Trachycarpus fortunei*	Windmill Palm	5.3	16.7	6	4	Fair	Low	
441	*Trachycarpus fortunei*	Windmill Palm	9.2	28.9	9	7	Fair	Low	
442	*Trachycarpus fortunei*	Windmill Palm	8.8	27.6	8	5	Fair	Low	
443	*Trachycarpus fortunei*	Windmill Palm	8.9	28.0	7	4	Poor	Low	
444	*Myoporum laetum*	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	*Myoporum laetum*	Ngaio	8.8	27.6	15	18	Very Poor	Low	
446	*Myoporum laetum*	Ngaio	9.3	29.2	15	15	Dead	Low	
447	*Myoporum laetum*	Ngaio	11.8	37.1	20	25	Very Poor	Low	
448	*Myoporum laetum*	Ngaio	11.4	35.8	20	20	Very Poor	Low	
449	*Myoporum laetum*	Ngaio	11.8	37.1	25	25	Very Poor	Low	
450	*Myoporum laetum*	Ngaio	8.1	25.4	25	25	Very Poor	Low	
451	*Myoporum laetum*	Ngaio	10.0	31.4	25	25	Very Poor	Low	
452	*Myoporum laetum*	Ngaio	11.8	37.1	25	25	Very Poor	Low	
453	*Myoporum laetum*	Ngaio	9.1	28.6	20	20	Very Poor	Low	
454	*Myoporum laetum*	Ngaio	11.3	35.5	20	20	Very Poor	Low	
455	*Myoporum laetum*	Ngaio	9.8	30.8	25	25	Very Poor	Low	
456	*Myoporum laetum*	Ngaio	9.7	30.5	25	25	Very Poor	Low	
457	*Myoporum laetum*	Ngaio	10.2	32.0	20	25	Very Poor	Low	
458	*Myoporum laetum*	Ngaio	7.2	22.6	15	15	Dead	Low	
459	*Myoporum laetum*	Ngaio	11.9	37.4	20	20	Very Poor	Low	
460	*Myoporum laetum*	Ngaio	10.4	32.7	15	15	Dead	Low	
461	*Myoporum laetum*	Ngaio	5.9	18.5	10	10	Dead	Low	
462	*Myoporum laetum*	Ngaio	11.8	37.1	20	25	Very Poor	Low	
463	*Myoporum laetum*	Ngaio	11.9	37.4	20	25	Very Poor	Low	
464	*Myoporum laetum*	Ngaio	10.5	33.0	20	20	Very Poor	Low	
465	*Myoporum laetum*	Ngaio	12.0	37.7	20	25	Very Poor	Low	
466	*Myoporum laetum*	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	*Myoporum laetum*	Ngaio	10.7	33.6	20	20	Very Poor	Low	
468	*Myoporum laetum*	Ngaio	15.2	47.8	20	25	Very Poor	Low	
469	*Metrosideros excelsa*	New Zealand Christmas Tree	5.3	16.7	15	15	Good	Low	
470	*Juniperus chinensis 'Torulosa'*	Hollywood Juniper	11.0	34.6	15	15	Good	Low	
471	*Magnolia soulangeana*	Saucer Magnolia	7.2	22.6	20	25	Good	Low	
472	*Myoporum laetum*	Ngaio	7.2	22.6	25	15	Very Poor	Low	
473	*Chamaerops humilis*	Mediterranean Fan Palm	12.8	40.2	10	15	Fair	Low	
474	*Pyrus Calleryana 'Aristocrat'*	Aristocrat Callery Pear	14.3	44.9	30	30	Good	Low	
475	*Yucca gloriosa*	Spanish Dagger	20.0	62.8	30	20	Good	Low	x
476	*Eucalyptus polyanthemos*	Silver-Dollar Gum	16.4	51.5	25	35	Fair	Low	x
477	*Juniperus chinensis 'Torulosa'*	Hollywood Juniper	6.1	19.2	15	15	Very Poor	Low	
478	*Juniperus chinensis 'Torulosa'*	Hollywood Juniper	7.4	23.2	15	15	Very Poor	Low	
479	*Juniperus chinensis 'Torulosa'*	Hollywood Juniper	9.2	28.9	20	20	Very Poor	Low	
480	*Eucalyptus polyanthemos*	Silver-Dollar Gum	19.6	61.6	35	25	Good	Low	x
481	*Callistemon viminalis*	Weeping Bottlebrush	20.0	62.8	30	30	Good	Low	x
482	*Eucalyptus polyanthemos*	Silver-Dollar Gum	3.0	9.4	15	6	Good	Low	
483	*Callistemon viminalis*	Weeping Bottlebrush	9.6	30.2	25	10	Fair	Low	
484	*Callistemon viminalis*	Weeping Bottlebrush	13.0	40.8	30	25	Fair	Low	
485	*Callistemon viminalis*	Weeping Bottlebrush	12.0	37.7	30	25	Fair	Low	
486	*Pinus thunbergiana*	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	*Dodonaea viscosa 'Purpurea'*	Purple Hopseed	2.1	6.6	10	8	Good	Low	
488	*Schinus terebinthifolia*	Brazilian Pepper	16.3	51.2	30	30	Good	Low	x
489	*Schinus terebinthifolia*	Brazilian Pepper	18.1	56.9	30	30	Fair	Low	x
490	*Dodonaea viscosa 'Purpurea'*	Purple Hopseed	5.1	16.0	20	15	Poor	Low	
491	*Pinus radiata*	Monterey Pine	20.1	63.1	25	25	Very Poor	Moderate	x
492	*Pinus radiata*	Monterey Pine	23.2	72.9	50	45	Fair	Low	x
493	*Pinus radiata*	Monterey Pine	21.0	66.0	50	40	Fair	Low	x
494	*Pinus radiata*	Monterey Pine	11.6	36.4	25	20	Very Poor	Low	
495	*Eucalyptus polyanthemos*	Silver-Dollar Gum	16.3	51.2	30	20	Good	Low	x
496	*Eucalyptus polyanthemos*	Silver-Dollar Gum	13.0	40.8	20	25	Fair	Low	
497	*Pinus radiata*	Monterey Pine	14.2	44.6	20	30	Very Poor	Low	
498	*Juniperus chinensis 'Torulosa'*	Hollywood Juniper	8.0	25.1	20	15	Good	Low	
499	*Juniperus chinensis 'Torulosa'*	Hollywood Juniper	4.0	12.6	15	15	Good	Low	

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ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022

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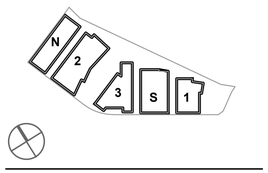
KEYPLAN



PROJECT NO.:20045.00
DATE: 03/24/2022
SCALE:N/A

SHEET TITLE:

EXISTING TREE INVENTORY

SHEET NO:

ENT L-002

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SITE FEATURES

1. BAY TRAIL
2. PLAZA AT SOUTH GATEWAY
3. TERRACED SEATING/SMALL PERFORMANCE AREA
4. WETLAND BOARDWALK, OVERLOOKS, & BRIDGE
5. OUTDOOR CAFE/RETAIL SEATING
6. PICNIC AREA
7. FITNESS FEATURE
8. OUTDOOR FITNESS STATIONS
9. DISCOVERY/NATURE PLAY AREA
10. BOARDWALK OVER NATURAL AREA
11. NATURAL AREA
12. PEDESTRIAN BRIDGE AT BAY TRAIL
13. PEDESTRIAN BRIDGE
14. TERRACE/AMPHITHEATER SEATING
15. EASTON CREEK PEDESTRIAN ACCESS
16. EASTON CREEK SEATING AREAS
17. SHORELINE OVERLOOK & STEPPED SEATING
18. ACCESSIBLE SHORELINE ACCESS – SLOPED PATH
19. BIKE SHARE & PUBLIC SEATING AREA
20. LOBBY ENTRY
21. PUBLIC BICYCLE PARKING

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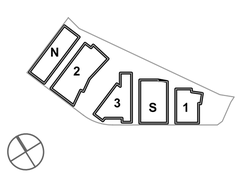
KEYPLAN



PROJECT NO.:20045.00

DATE: 03/24/2022

SCALE: 1"=50'

SHEET TITLE:

LANDSCAPE SITE PLAN - ILLUSTRATIVE

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SCALE IN FEET

SHEET NO: ENT L-101

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ISSUES	DATE
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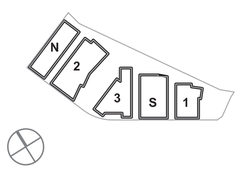
KEYPLAN



PROJECT NO.:20045.00
DATE: 03/24/2022
SCALE: 1"=50'

SHEET TITLE:
LANDSCAPE ROOF PLAN - ILLUSTRATIVE

0 25 50 100 300
SCALE IN FEET

SHEET NO:
ENT L-102

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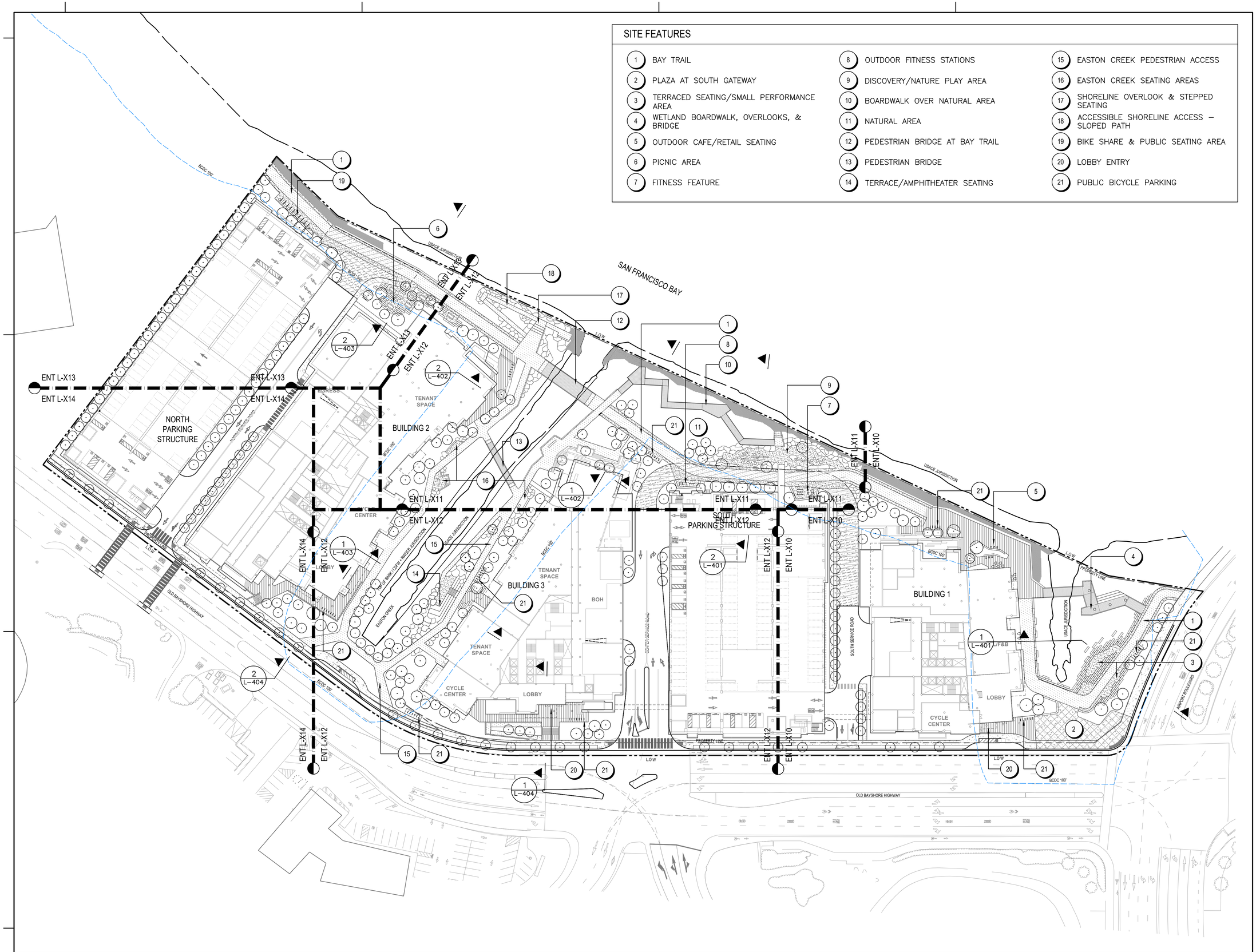
SITE FEATURES

1	BAY TRAIL	8	OUTDOOR FITNESS STATIONS	15	EASTON CREEK PEDESTRIAN ACCESS
2	PLAZA AT SOUTH GATEWAY	9	DISCOVERY/NATURE PLAY AREA	16	EASTON CREEK SEATING AREAS
3	TERRACED SEATING/SMALL PERFORMANCE AREA	10	BOARDWALK OVER NATURAL AREA	17	SHORELINE OVERLOOK & STEPPED SEATING
4	WETLAND BOARDWALK, OVERLOOKS, & BRIDGE	11	NATURAL AREA	18	ACCESSIBLE SHORELINE ACCESS – SLOPED PATH
5	OUTDOOR CAFE/RETAIL SEATING	12	PEDESTRIAN BRIDGE AT BAY TRAIL	19	BIKE SHARE & PUBLIC SEATING AREA
6	PICNIC AREA	13	PEDESTRIAN BRIDGE	20	LOBBY ENTRY
7	FITNESS FEATURE	14	TERRACE/AMPHITHEATER SEATING	21	PUBLIC BICYCLE PARKING



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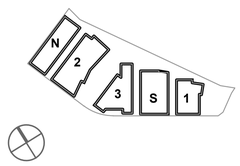

PROJECT NO.:20045.00
DATE: 03/24/2022
SCALE:1" = 50'-0"

SHEET TITLE:

LANDSCAPE PLAN - KEY PLAN

0 25 50 100 300
SCALE IN FEET

SHEET NO:

ENT L-200

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GENERAL NOTES

1. SEE CIVIL AND ARCHITECTURE DRAWINGS FOR PARKING LOT PAVING AND STRIPING, DRIVEWAYS, AND CURBS.
2. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS AND DIMENSIONING OF WALLS, RAILING AND FENCES
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.
4. 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
+17	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

PAVING

TAG	SYMBOL	TYPE	DESCRIPTION	NOTES
P1A		CIP CONCRETE –PEDESTRIAN	4" CIP CONCRETE OVER 4" AGGREGATE BASE, STANDARD GREY, TOOLED JOINTS 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.	
P2		SPECIAL CIP CONCRETE –VEHICULAR	6" CIP CONCRETE OVER 4" AGGREGATE BASE, INTEGRAL COLOR, SAW CUT JOINTS. VEHICULAR CONC. SHALL SUPPORT FIRE TRUCK LOADING – MIN. 65,000 LBS.	
P3A		BAY TRAIL CIP CONCRETE	4" CIP CONCRETE OVER 4" AGGREGATE BASE, INTEGRAL COLOR, TOP SEEDED AGGREGATE, SAW CUT JOINTS. VEHICULAR CONC. SHALL SUPPORT MAINTENANCE VEHICLE LOADING	
P3B		BAY TRAIL 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.	
P4		UNIT PAVERS	PRECAST CONCRETE UNIT PAVERS, SAND SET OVER COMPACTED AGGREGATE AND COMPACTED SUBGRADE.	
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		REINFORCED GEOBLOCK PAVING SYSTEM	PRESTO "GEOBLOCK" OR APPROVED EQUAL. FILL WITH TOP SOIL. ENGINEERD BASE, COMPACTED AGGREGATE WITH SWEPGTIN TOPSOIL.	LOCATED AT EVA ACCESS BETWEEN SERVICE DRIVES AND BAY TRAIL EVA ACCESS
P7		WOOD DECKING AT BOARDWALKS	HARDWOOD OR PRESSURE TREATED TIMBER DECKING.	

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 A	PEDESTRIAN BRIDGE AT SOUTH GATEWAY WETLAND PARK. BEAM BRIDGE WITH WOOD DECKING AND GALVANIZED STEEL RAILIINGS	
E5	BRIDGE B	PEDESTRIAN BRIDGE AT BAY TRAIL. BEAM BRIDGE WITH WOOD DECKING AND GALVANIZED STEEL RAILIINGS. RATED FOR MAINTENANCE TRUCK LOADING.	
E6	BRIDGE C	8' WIDE PEDESTRIAN BRIDGE AT EASTON CREEK. BEAM BRIDGE WITH WOOD DECKING AND GALVANIZED STEEL RAILIINGS. RATED FOR PEDESTRIAN LOADING.	
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 STIELL 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	WOOD AND GALVANIZED STEEL FITNESS STATIONS	
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	

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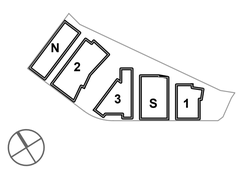
Burlingame, CA 94010

KEYPLAN



PROJECT NO.:20045.00
DATE: 03/24/2022
SCALE:N/A

SHEET TITLE:

LANDSCAPE MATERIALS SCHEDULE

SHEET NO:

ENT L-201

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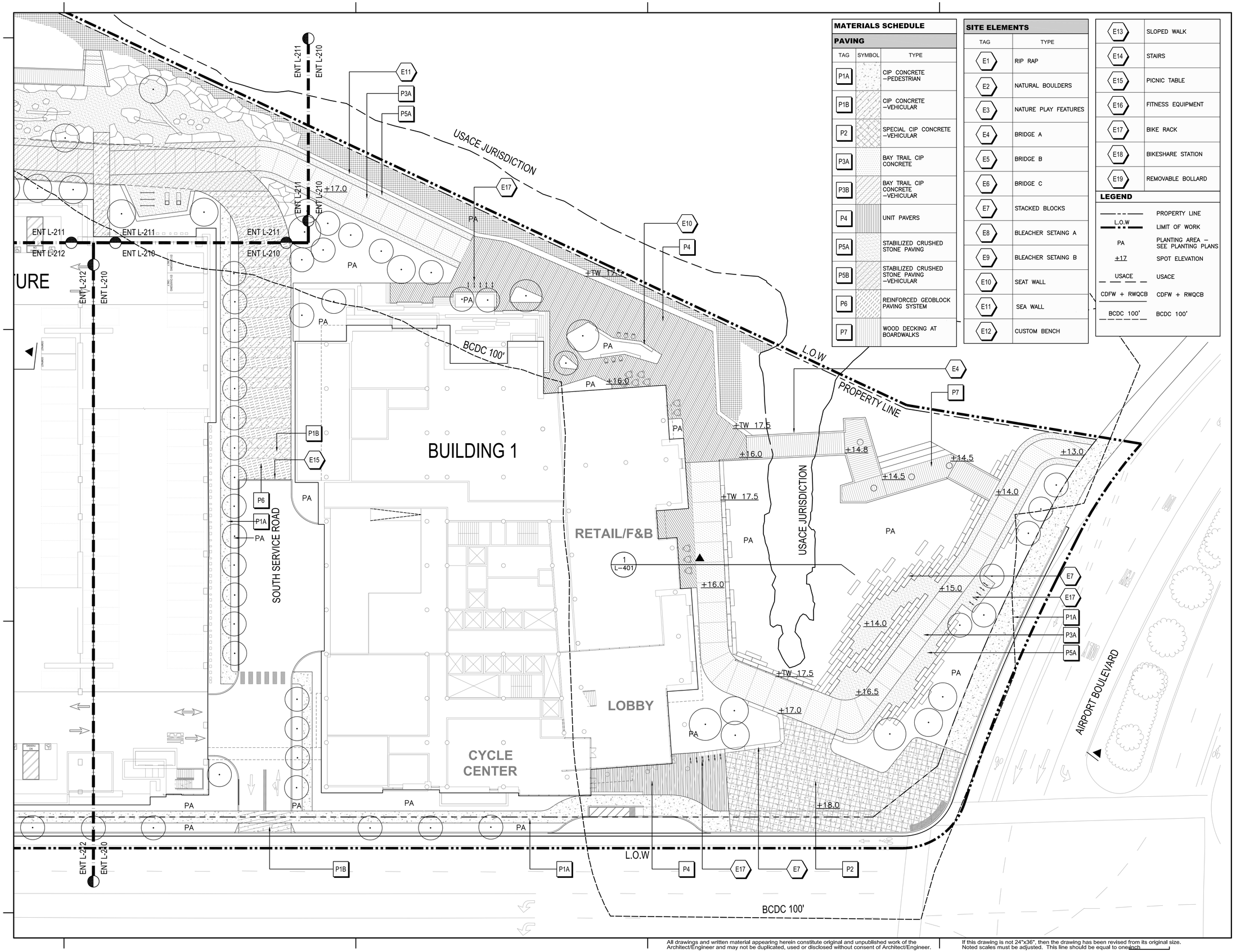

MATERIALS SCHEDULE

PAVING

TAG	SYMBOL	TYPE
P1A		CIP CONCRETE –PEDESTRIAN
P1B		CIP CONCRETE –VEHICULAR
P2		SPECIAL CIP CONCRETE –VEHICULAR
P3A		BAY TRAIL CIP CONCRETE
P3B		BAY TRAIL CIP CONCRETE –VEHICULAR
P4		UNIT PAVERS
P5A		STABILIZED CRUSHED STONE PAVING
P5B		STABILIZED CRUSHED STONE PAVING –VEHICULAR
P6		REINFORCED GEOBLOCK PAVING SYSTEM
P7		WOOD DECKING AT BOARDWALKS

SITE ELEMENTS

TAG	TYPE
E1	RIP RAP
E2	NATURAL BOULDERS
E3	NATURE PLAY FEATURES
E4	BRIDGE A
E5	BRIDGE B
E6	BRIDGE C
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

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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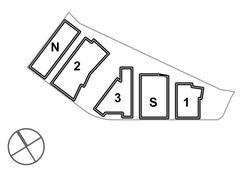

PROJECT NO.:20045.00

DATE: 03/24/2022

SCALE:1" = 20'-0"

SHEET TITLE:

LANDSCAPE PLAN ENLARGEMENT

0 10 20 40 60
SCALE IN FEET

SHEET NO:

ENT L-210

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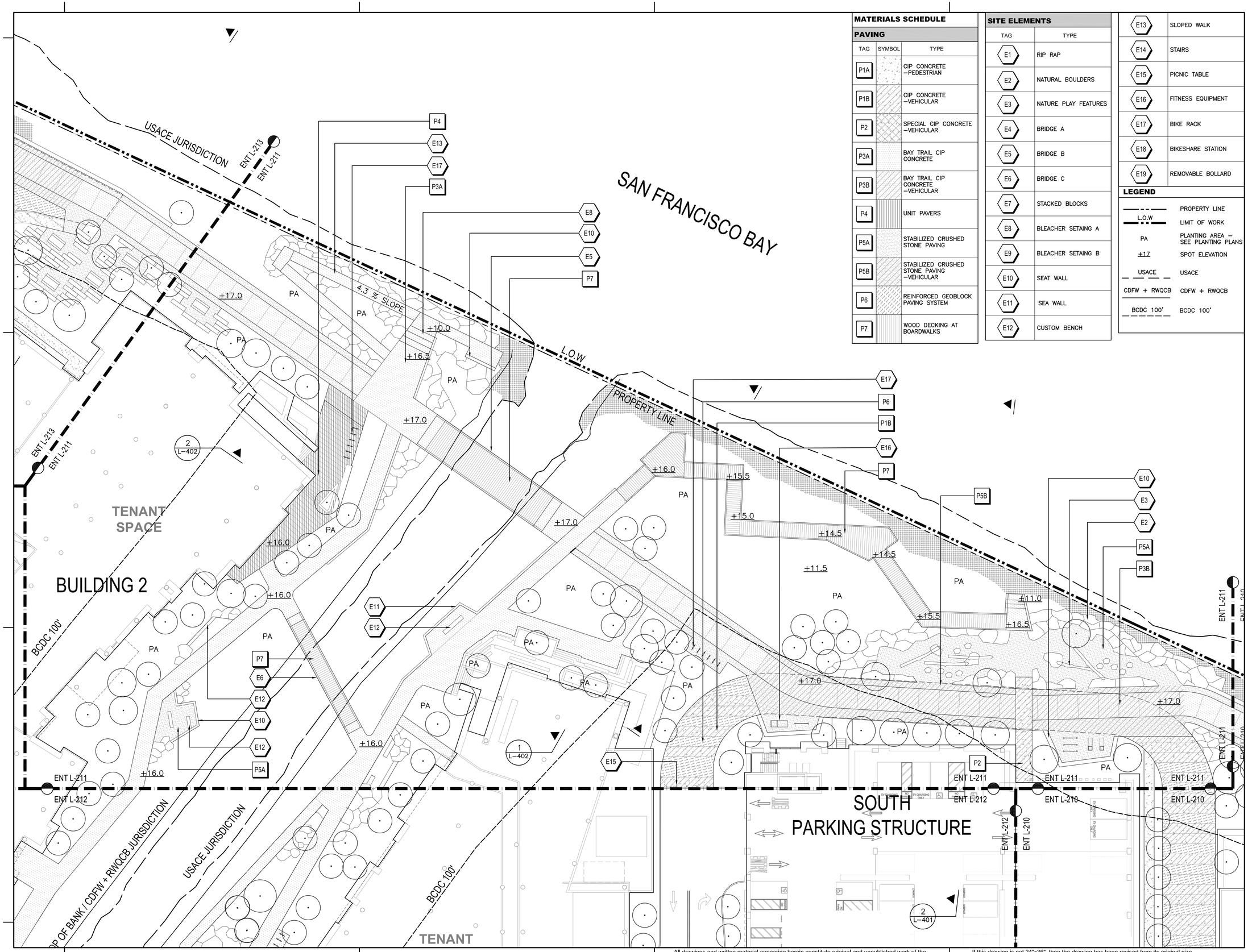

MATERIALS SCHEDULE

PAVING

TAG	SYMBOL	TYPE
P1A		CIP CONCRETE –PEDESTRIAN
P1B		CIP CONCRETE –VEHICULAR
P2		SPECIAL CIP CONCRETE –VEHICULAR
P3A		BAY TRAIL CIP CONCRETE
P3B		BAY TRAIL CIP CONCRETE –VEHICULAR
P4		UNIT PAVERS
P5A		STABILIZED CRUSHED STONE PAVING
P5B		STABILIZED CRUSHED STONE PAVING –VEHICULAR
P6		REINFORCED GEOBLOCK PAVING SYSTEM
P7		WOOD DECKING AT BOARDWALKS

SITE ELEMENTS

TAG	TYPE
E1	RIP RAP
E2	NATURAL BOULDERS
E3	NATURE PLAY FEATURES
E4	BRIDGE A
E5	BRIDGE B
E6	BRIDGE C
E7	STACKED BLOCKS
E8	BLEACHER SETAING A
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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

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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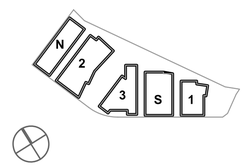

PROJECT NO.:20045.00

DATE: 03/24/2022

SCALE:1" = 20'-0"

SHEET TITLE:

LANDSCAPE PLAN ENLARGEMENT

0 10 20 40 60
SCALE IN FEET

SHEET NO:

ENT L-211

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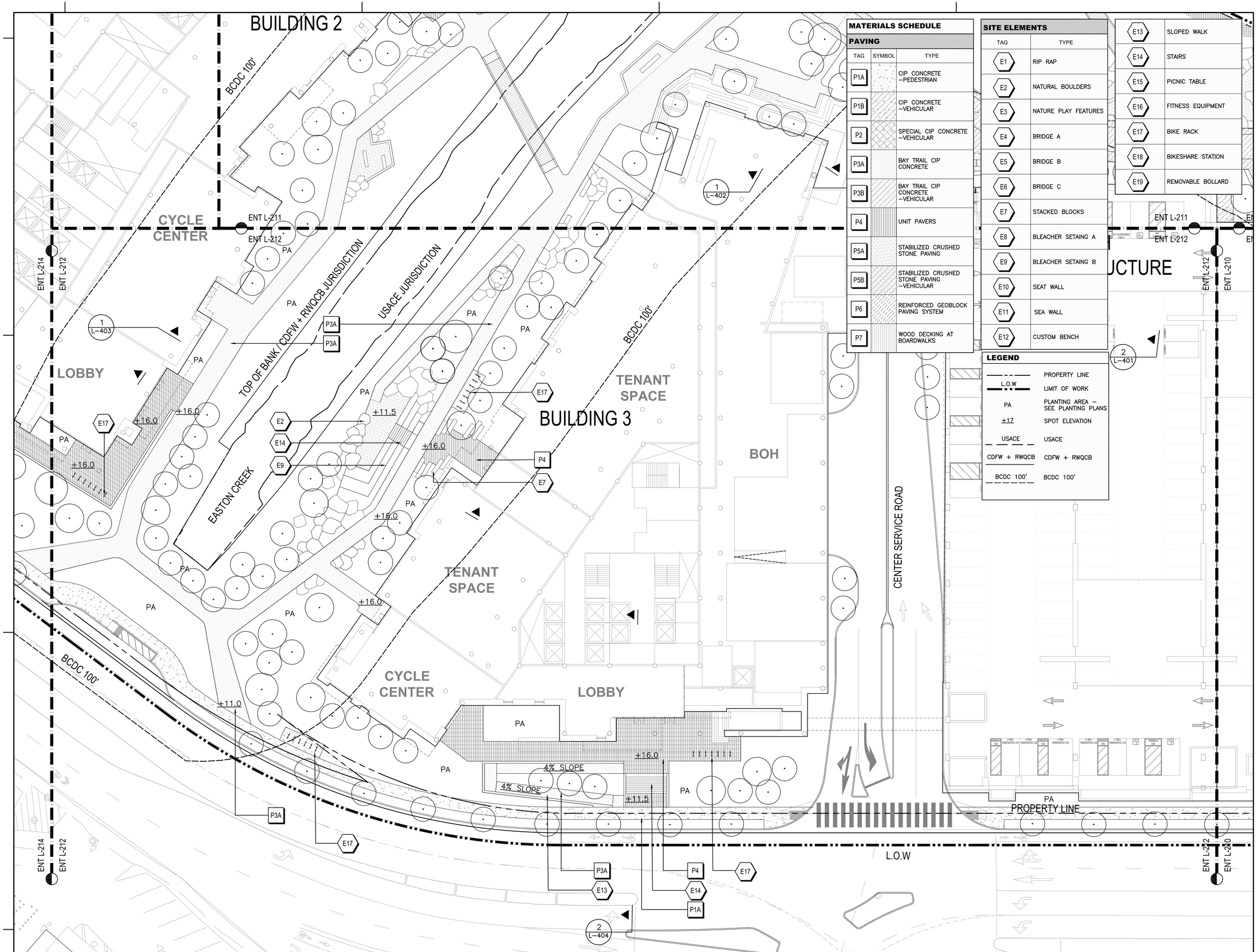

MATERIALS SCHEDULE

PAVING

TAG	SYMBOL	TYPE
P1A		CIP CONCRETE –PEDESTRIAN
P1B		CIP CONCRETE –VEHICULAR
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P3B		BAY TRAIL CIP CONCRETE –VEHICULAR
P4		UNIT PAVERS
P5A		STABILIZED CRUSHED STONE PAVING
P5B		STABILIZED CRUSHED STONE PAVING –VEHICULAR
P6		REINFORCED GEOBLOCK PAVING SYSTEM
P7		WOOD DECKING AT BOARDWALKS

SITE ELEMENTS

TAG	TYPE
E1	RIP RAP
E2	NATURAL BOULDERS
E3	NATURE PLAY FEATURES
E4	BRIDGE A
E5	BRIDGE B
E6	BRIDGE C
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

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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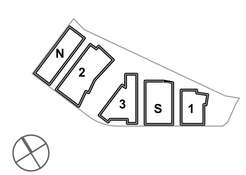

PROJECT NO.:20045.00

DATE: 03/24/2022

SCALE:1" = 20'-0"

SHEET TITLE:

LANDSCAPE PLAN ENLARGEMENT

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SCALE IN FEET

SHEET NO:

ENT L-212

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MATERIALS SCHEDULE

PAVING

TAG	SYMBOL	TYPE
P1A		CIP CONCRETE –PEDESTRIAN
P1B		CIP CONCRETE –VEHICULAR
P2		SPECIAL CIP CONCRETE –VEHICULAR
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P7		WOOD DECKING AT BOARDWALKS

SITE ELEMENTS

TAG	TYPE
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E6	BRIDGE C
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E18	BIKESHARE STATION
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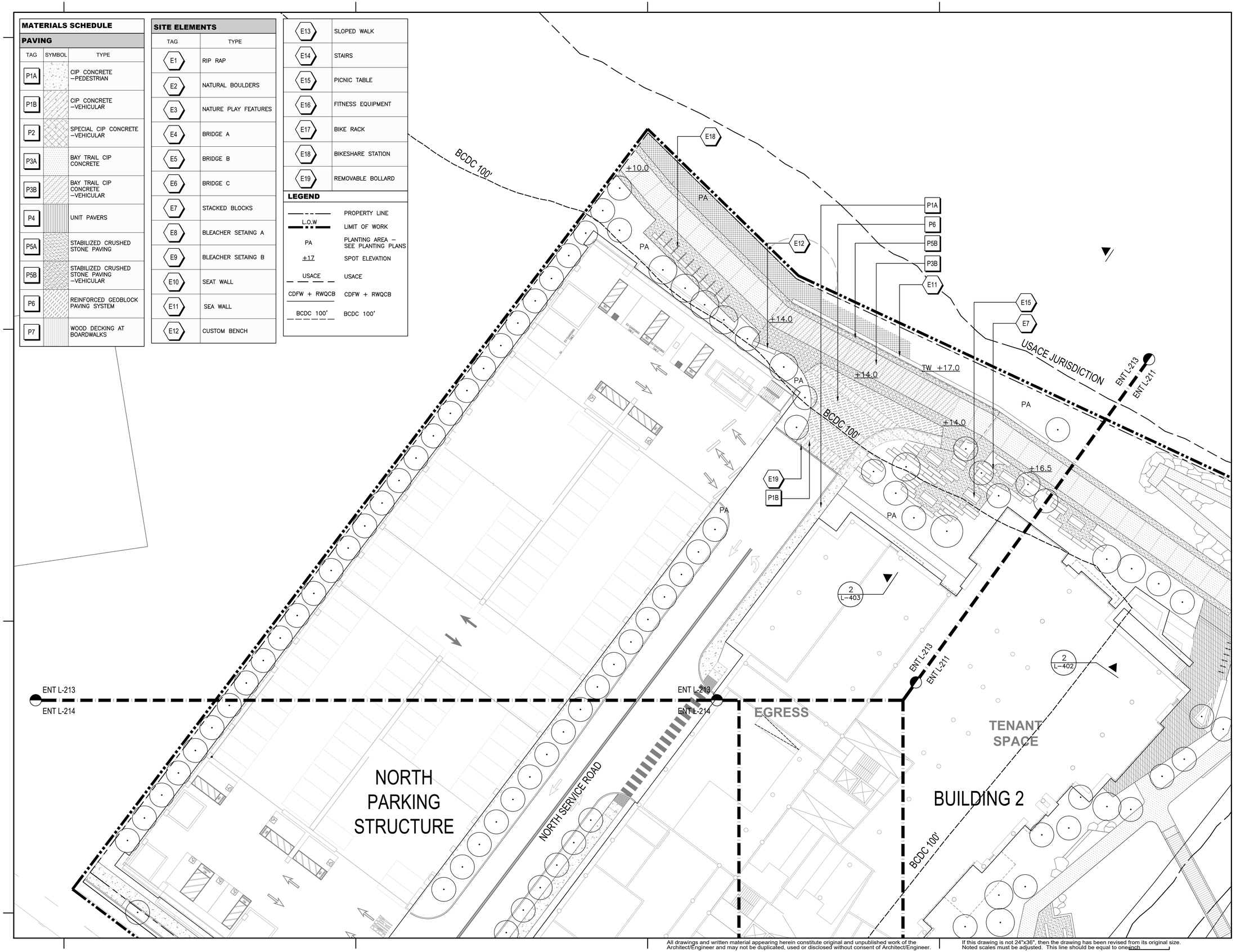
LEGEND

	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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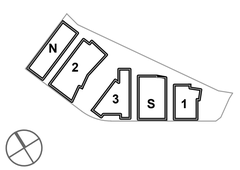

PROJECT NO.:20045.00
DATE: 03/24/2022
SCALE: 1" = 20'-0"

SHEET TITLE:

LANDSCAPE PLAN ENLARGEMENT

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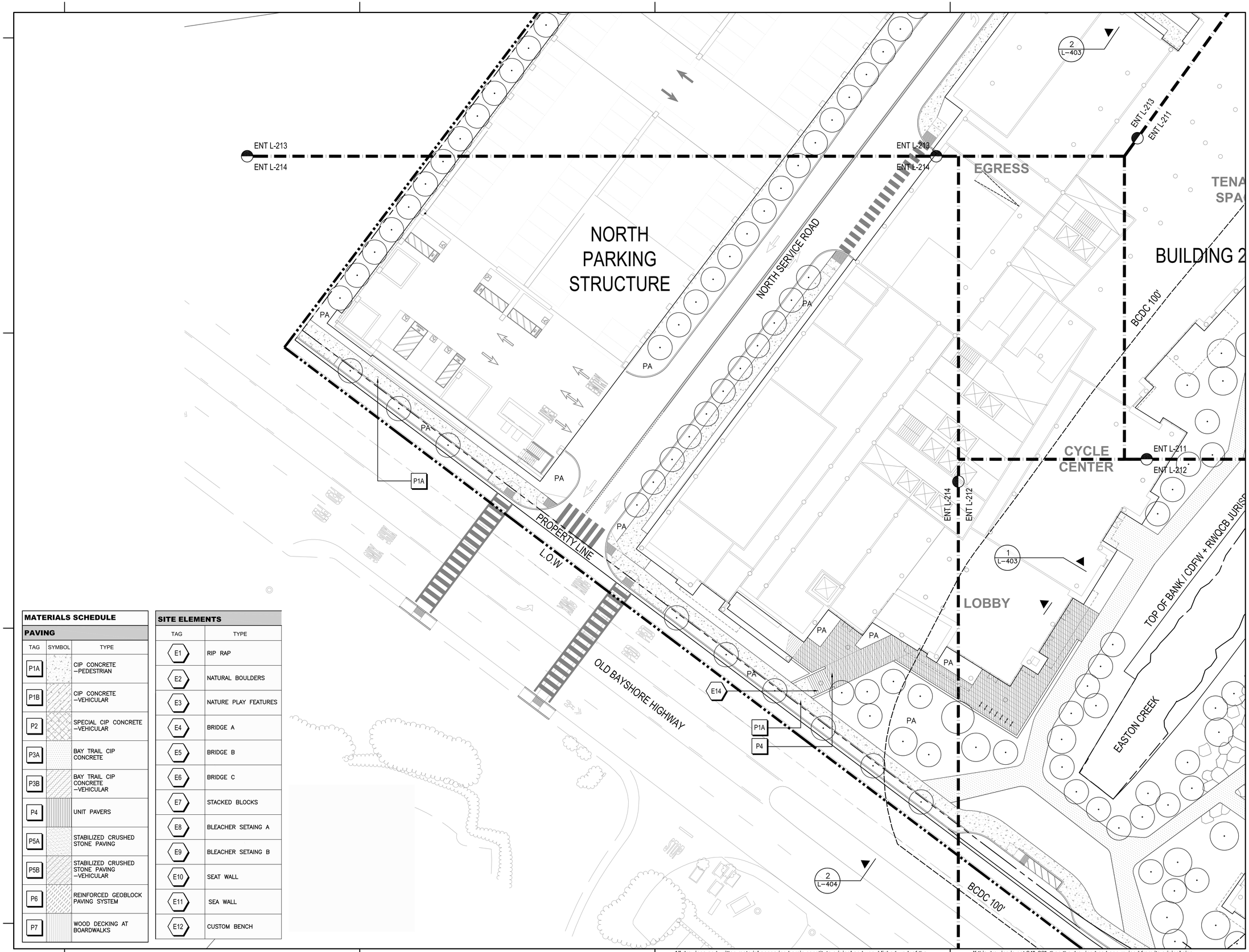
SCALE IN FEET

SHEET NO:

ENT L-213



MATERIALS SCHEDULE

PAVING

TAG	SYMBOL	TYPE
P1A		CIP CONCRETE –PEDESTRIAN
P1B		CIP CONCRETE –VEHICULAR
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SITE ELEMENTS

TAG	TYPE
E1	RIP RAP
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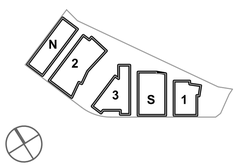

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DATE: 03/24/2022

SCALE:1" = 20'-0"

SHEET TITLE:

LANDSCAPE PLAN ENLARGEMENT

SHEET NO:

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TREE PLANTING SCHEDULE

SYMBOL	SIZE	QTY	SPECIES: LATIN NAME	SPECIES: COMMON NAME
TREE-1 24	24" Box	0	AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE
			ALNUS RHOMBIFOLIA	WHITE ALDER
			ARBUTUS MARINA	STRAWBERRY TREE
TREE-2 36	36" Box	218	BETULA N.'DURA HEAT'	DURA HEAT RIVER BIRCH
			CERCIS OCCIDENTALIS	WESTERN REDBUD
			CERCIS CANADENSIS	EASTERN REDBUD
TREE-3 48	48" Box	34	CORNUS NUTTALLII	PACIFIC DOGWOOD
			CUPRESSUS MACROCARPA	MONTEREY CYPRESS
			LAGERSTROEMIA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE
TREE-4 60	60" Box	10	LOPHOSTEMON CONFERTA	BRISBANE BOX
			MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
			MAGNOLIA 'SAMUEL SOMMER'	S.S. SOUTHERN MAGNOLIA
			PINUS ELDARICA	MONDELL PINE
			PISTACIA CHINENSIS	CHINESE PISTACHE
			QUERCUS AGRIFOLIA	COAST LIVE OAK
			QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
			SALIX LASIOLEPIS	ARROYO WILLOW
		TOTAL 262		

TREE SYMBOLOGY LEGEND:

TREE PLANTING NOTES

1. 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.
2. ALL SITE TREES SHALL HAVE SUBDRAINAGE UNLESS OTHERWISE NOTED BY LANDSCAPE ARCHITECT.
3. FINAL TREE SELECTION AND LAYOUT SHALL BE REFINED BASED ON THE FOLLOWING SELECTION CRITERIA:
   a. SOILS AND HORTICULTURAL SUITABILITY
   b. SALT AND WIND TOLERANCE
   c. WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) REQUIREMENTS
   d. AESTHETIC QUALITY
   e. ECOLOGICAL VALUE/HABITAT AND ENVIRONMENTAL CONSIDERATIONS.
   f. 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				1 GAL
	P1-05	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL
		PHORMIIUM 'SHIRAZ'	NEW ZEALAND FLAX	15 GAL
				1 GAL
NO MOW FESCUE				
	P1-06	FESTUCA IDAHOENSIS	IDAHO FESCUE	PLUGS

PLANTING NOTES

1. BIRD–SAFE DESIGN: FRUTING 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.
2. FINAL PLANT SELECTION AND LAYOUT SHALL BE REFINED BASED ON THE FOLLOWING SELECTION CRITERIA:
   A) SOILS AND HORTICULTURAL SUITABILITY
   B) SALT AND WIND TOLERANCE
   C) WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) REQUIREMENTS
   D) AESTHETIC QUALITY
   E) ECOLOGICAL VALUE/HABITAT AND ENVIRONMENTAL CONSIDERATIONS, INCLUDING ADJACENT CREEK AND WETLAND HABITAT
   F) SUN & SHADE

WATER EFFICIENT LANDSCAPING ORDINANCE (WELO)

1. 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.
2. ALL LANDSCAPE PLANTING AREAS SHALL INCLUDE A 3 INCH MINIMUM LAYER OF MULCH.
3. PROVIDE DRIP IRRIGATION TO ALL PLANTING AREAS. PROVIDE COPPER SUPPLY LINES AND CONTROL WIRE CONDUIT TO EACH PLANTER.

LANDSCAPING NOTE

1. PER CODE SECTION 25.36.020 LANDSCAPE AREAS SHALL PRIMARILY CONSIST OF GRASS, ANNUALS, PERENNIALS, GROUNDCOVER, SHRUBS, TREES AND OTHER LIVING VEGETATION.
2. ARTIFICIAL TURF IS NOT USED.

IRRIGATION NOTES

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

SOIL NOTES

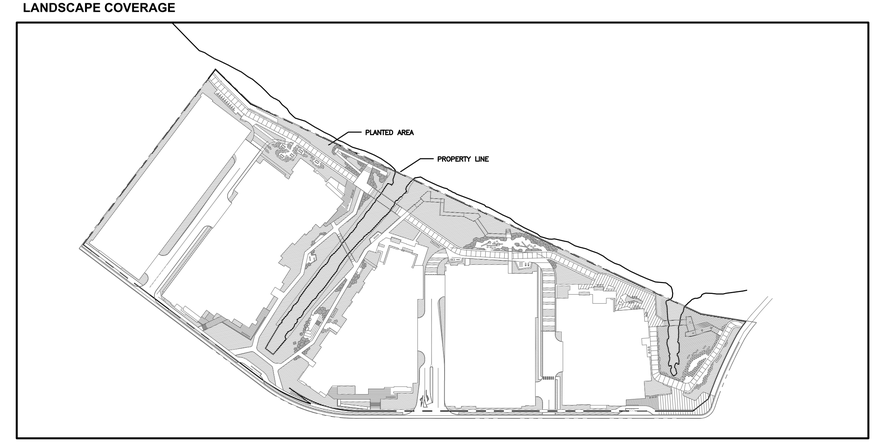
1. ALL ON–GRADE PLANTING AREAS SHALL HAVE MINIMUM 12" DEPTH OF IMPORTED HORTICULTURAL TOPSOIL.
2. ALL ON–STRUCTURE GROUNDCOVER PLANTING SHALL HAVE 12–24" DEPTH OF IMPORTED SOIL MIX ENGINEERED FOR ON STRUCTURE PLANTING.
3. TREE PLANTING ON GRADE SHALL HAVE AMENDED SOIL FOR MINIMUM 10 SQUARE FEET AT THE 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: 523,776 sq. ft. LANDSCAPE IN SITE AREA: 146,426 sq ft.	YES 28% LANDSCAPE COVERAGE

LANDSCAPE COVERAGE



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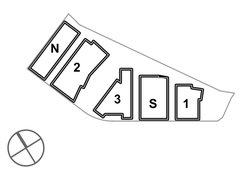
Burlingame, CA 94010

KEYPLAN



PROJECT NO.:20045.00
DATE: 03/24/2022
SCALE:N/A

SHEET TITLE:

LANDSCAPE PLANTING SCHEDULE

SHEET NO:

ENT L-301

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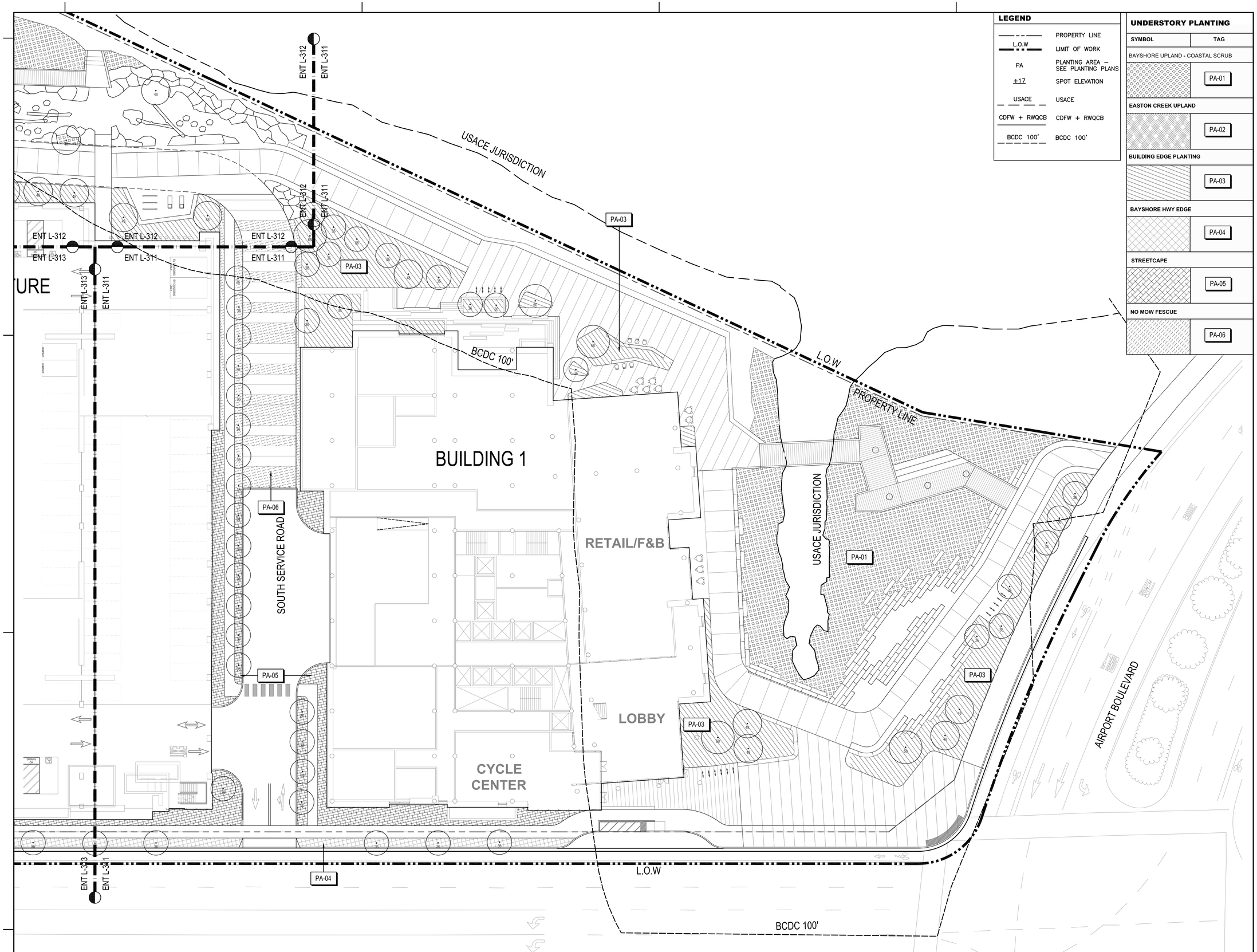

LEGEND

	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'

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
NO MOW FESCUE	
	PA-06

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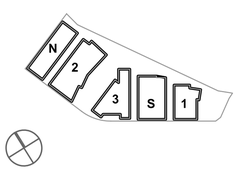

PROJECT NO.:20045.00
DATE: 03/24/2022
SCALE:1" = 20'-0"

SHEET TITLE:

PLANTING PLAN ENLARGEMENT

0 10 20 40 60
SCALE IN FEET

SHEET NO:

ENT L-310

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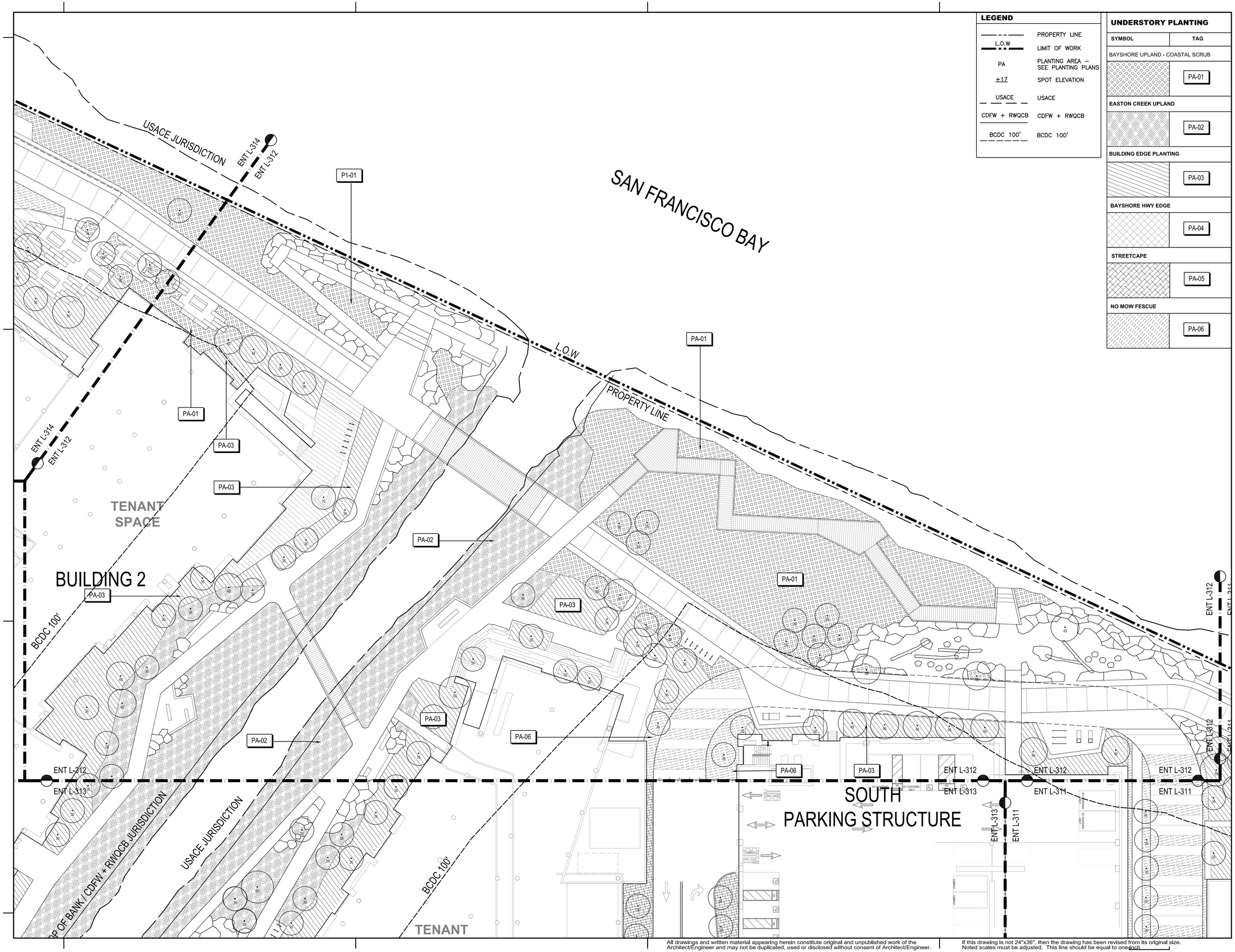

LEGEND

	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'

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
NO MOW FESCUE	
	PA-06

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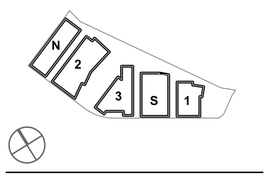

PROJECT NO.:20045.00

DATE: 03/24/2022

SCALE:1" = 20'-0"

SHEET TITLE:

PLANTING PLAN ENLARGEMENT

0 10 20 40 60
SCALE IN FEET

SHEET NO:

ENT L-311

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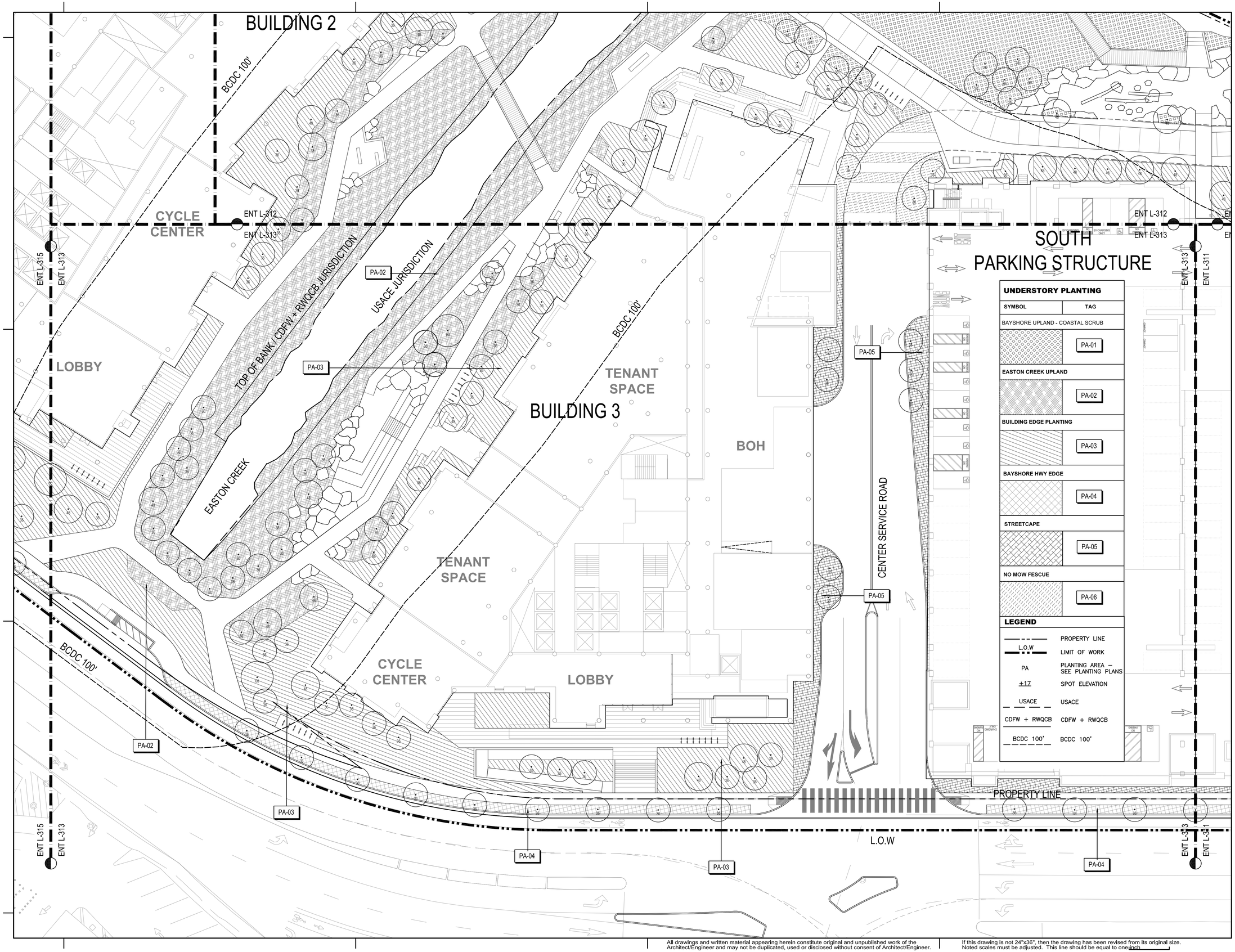

UNDERSTORY PLANTING	
SYMBOL	TAG
BAYSHORE UPLAND - COASTAL SCRUB	
	PA-01
EASTON CREEK UPLAND	
	PA-02
BUILDING EDGE PLANTING	
	PA-03
BAYSHORE HWY EDGE	
	PA-04
STREETCAPE	
	PA-05
NO MOW FESCUE	
	PA-06

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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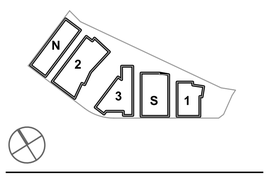

PROJECT NO.:20045.00

DATE: 03/24/2022

SCALE:1" = 20'-0"

SHEET TITLE:

PLANTING PLAN ENLARGEMENT

0 10 20 40 60
SCALE IN FEET

SHEET NO:

ENT L-312

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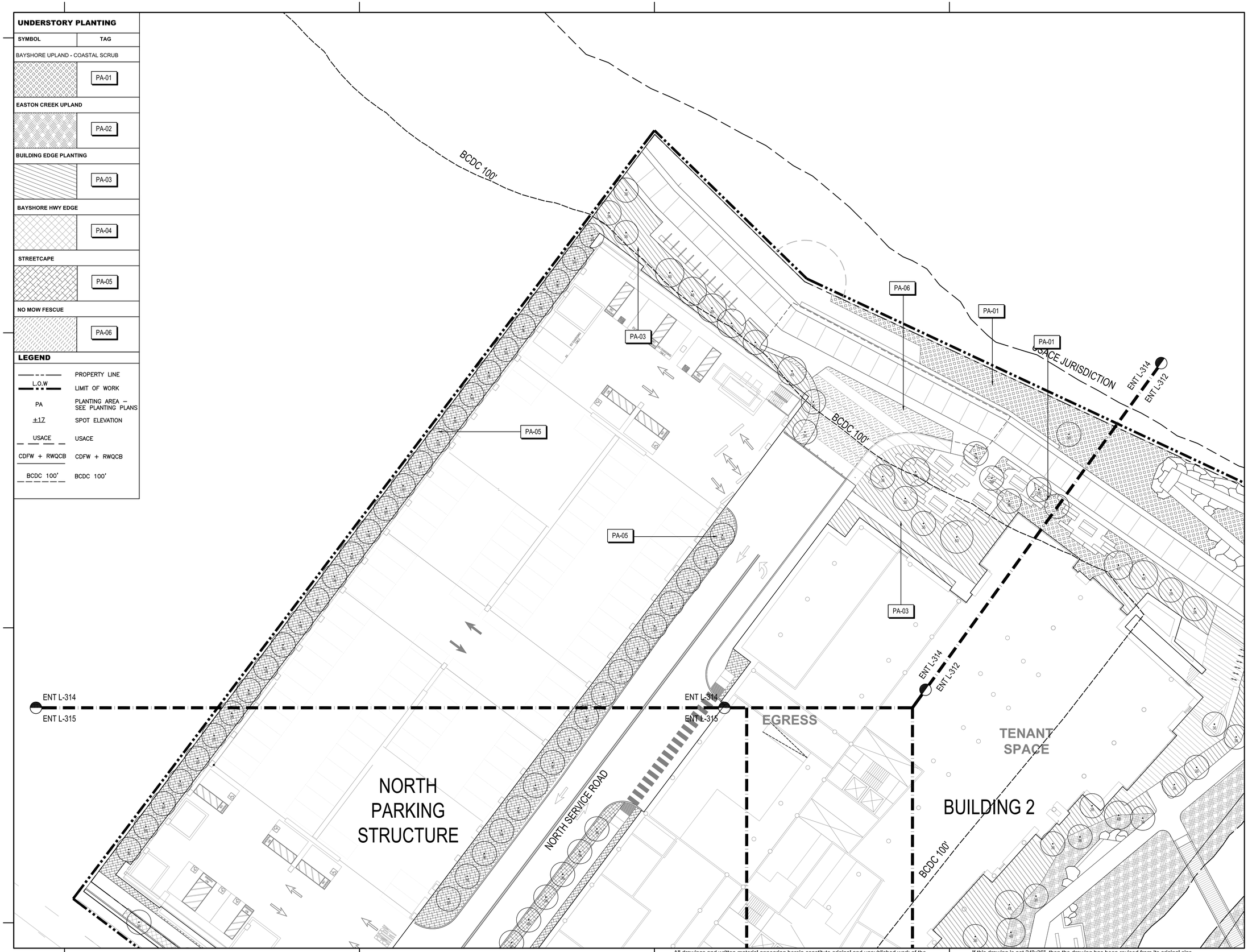
UNDERSTORY PLANTING

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
NO MOW FESCUE	
	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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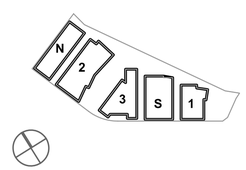

PROJECT NO.:20045.00
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SCALE:1" = 20'-0"

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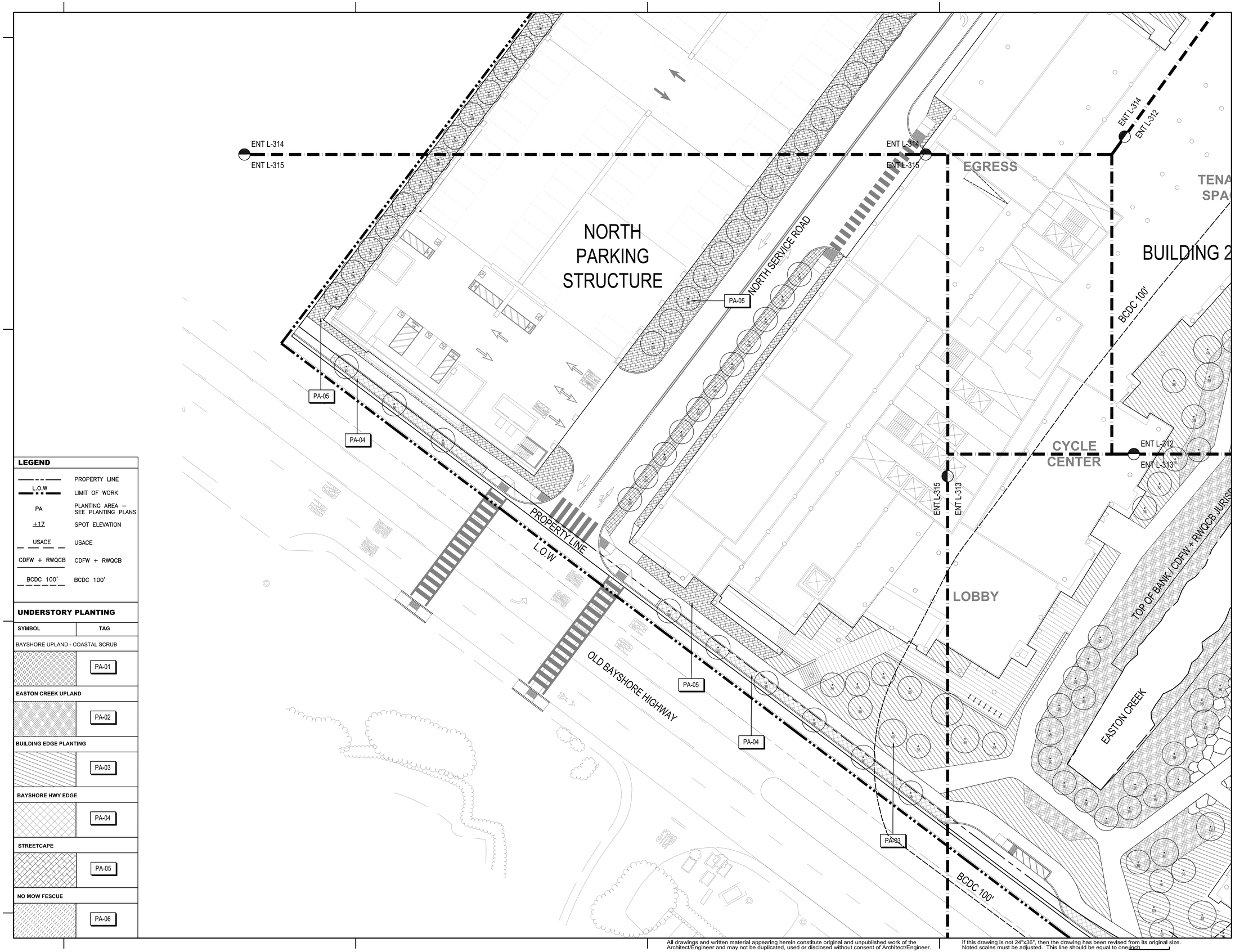

LEGEND

——— - - - ———	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'

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
NO MOW FESCUE	
	PA-06

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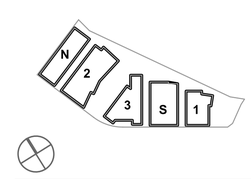

PROJECT NO.:20045.00

DATE: 03/24/2022

SCALE:1" = 20'-0"

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PLANTING PLAN ENLARGEMENT

0 10 20 40 60
SCALE IN FEET

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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

ARBUTS MARINA

CERCIS OCCIDENTALIS

MAGNOLIA GRANDIFLORA

LOPHOSTEMON CONFERTA

QUERCUS VIRGINIANA

QUERCUS AGRIFOLIA

SALIX LASIOLEPIS

CUPRESSUS MACROCARPA

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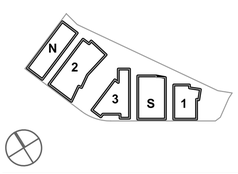

PROJECT NO.:20045.00
DATE: 03/24/2022
SCALE: N/A

SHEET TITLE:
PLANT AND TREE IMAGES

SHEET NO: ENT L-315

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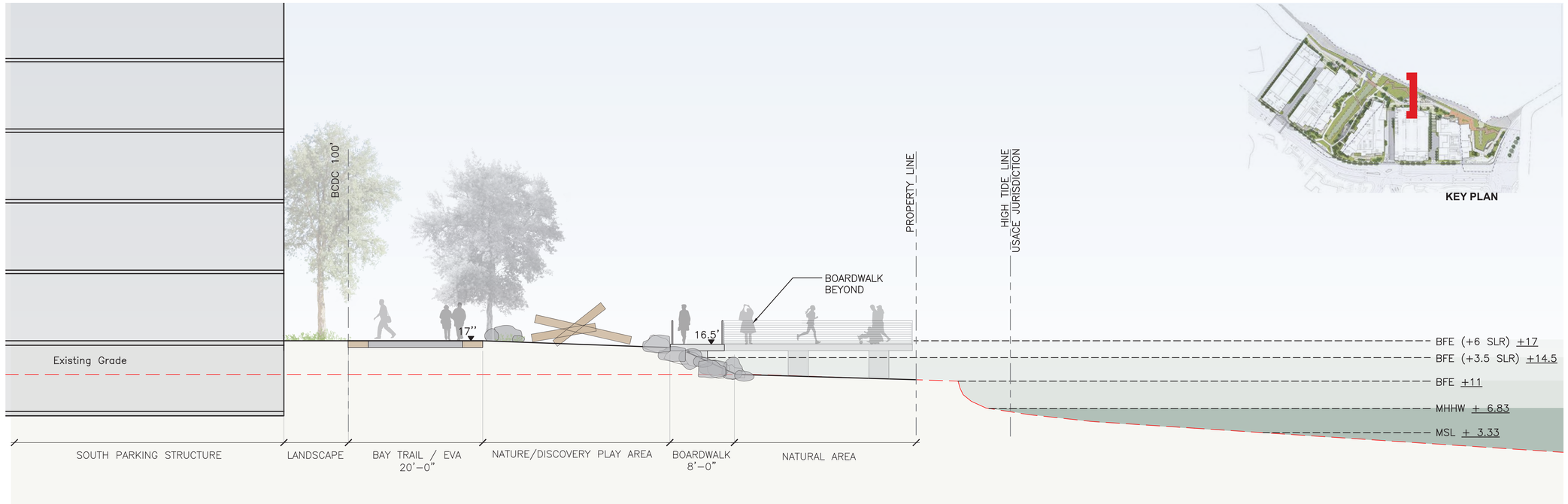


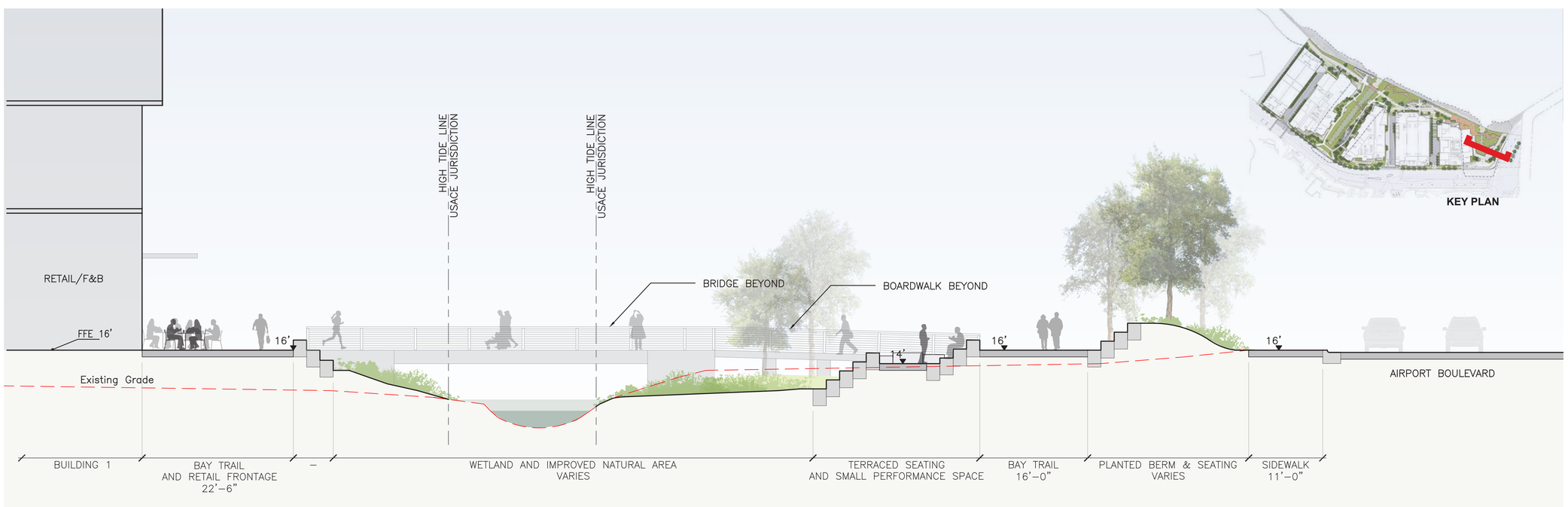
SECTION 2 - BAY TRAIL AND BOARDWALK

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

LEGEND

MSL - MEAN SEA LEVEL	**USACE**: US ARMY CORPS OF ENGINEERS
MHHW - MEAN HIGHER HIGH WATER	**CDFW** - CALIFORNIA DEPT OF FISH AND WILDLIFE
BFE - BASE FLOOD ELEVATION	**RWQCB** - REGIONAL WATER QUALITY CONTROL BOARD

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



SECTION 1 - SOUTH WETLAND

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

LEGEND

MSL - MEAN SEA LEVEL	**USACE**: US ARMY CORPS OF ENGINEERS
MHHW - MEAN HIGHER HIGH WATER	**CDFW** - CALIFORNIA DEPT OF FISH AND WILDLIFE
BFE - BASE FLOOD ELEVATION	**RWQCB** - REGIONAL WATER QUALITY CONTROL BOARD

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

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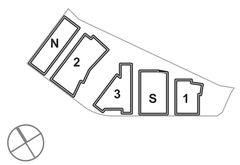
KEYPLAN



PROJECT NO.:20045.00
DATE: 03/24/2022
SCALE: 1/8" = 1'-0"

SHEET TITLE:
SITE SECTIONS

SHEET NO: ENT L-401

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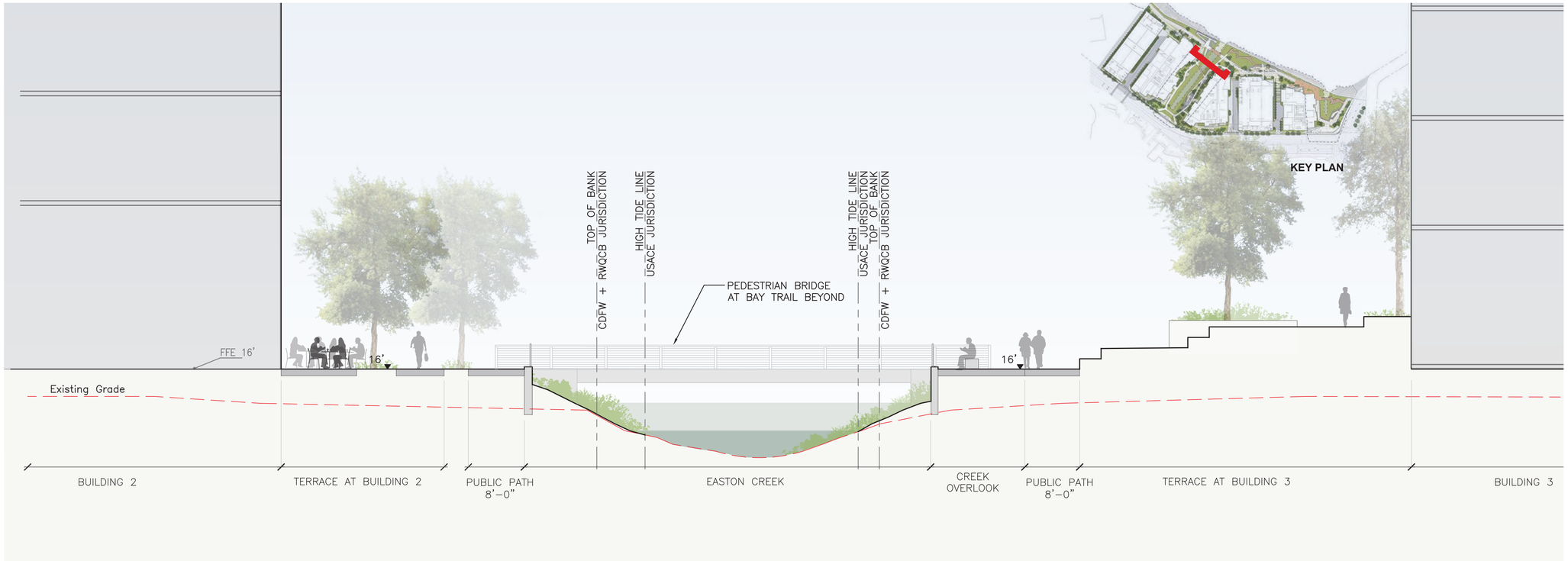


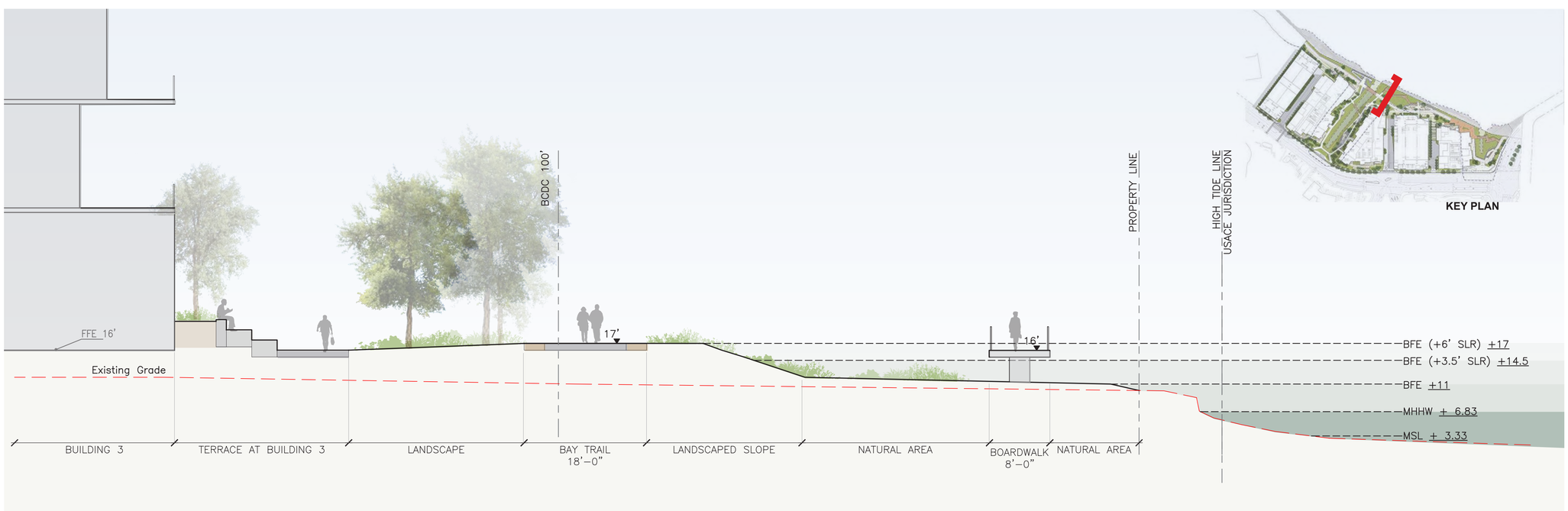
SECTION 4 - EASTON CREEK

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

LEGEND

MSL - MEAN SEA LEVEL	**USACE**: US ARMY CORPS OF ENGINEERS
MHHW - MEAN HIGHER HIGH WATER	**CDFW** - CALIFORNIA DEPT OF FISH AND WILDLIFE
BFE - BASE FLOOD ELEVATION	**RWQCB** - REGIONAL WATER QUALITY CONTROL BOARD

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



SECTION 3 - BAY TRAIL AND BOARDWALK

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

LEGEND

MSL - MEAN SEA LEVEL	**USACE**: US ARMY CORPS OF ENGINEERS
MHHW - MEAN HIGHER HIGH WATER	**CDFW** - CALIFORNIA DEPT OF FISH AND WILDLIFE
BFE - BASE FLOOD ELEVATION	**RWQCB** - REGIONAL WATER QUALITY CONTROL BOARD

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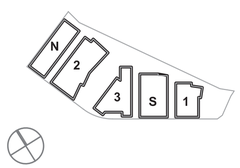
Burlingame, CA 94010

KEYPLAN



PROJECT NO.:20045.00
DATE: 03/24/2022
SCALE: 1/8" = 1'-0"

SHEET TITLE:
SITE SECTIONS

SHEET NO: ENT L-402

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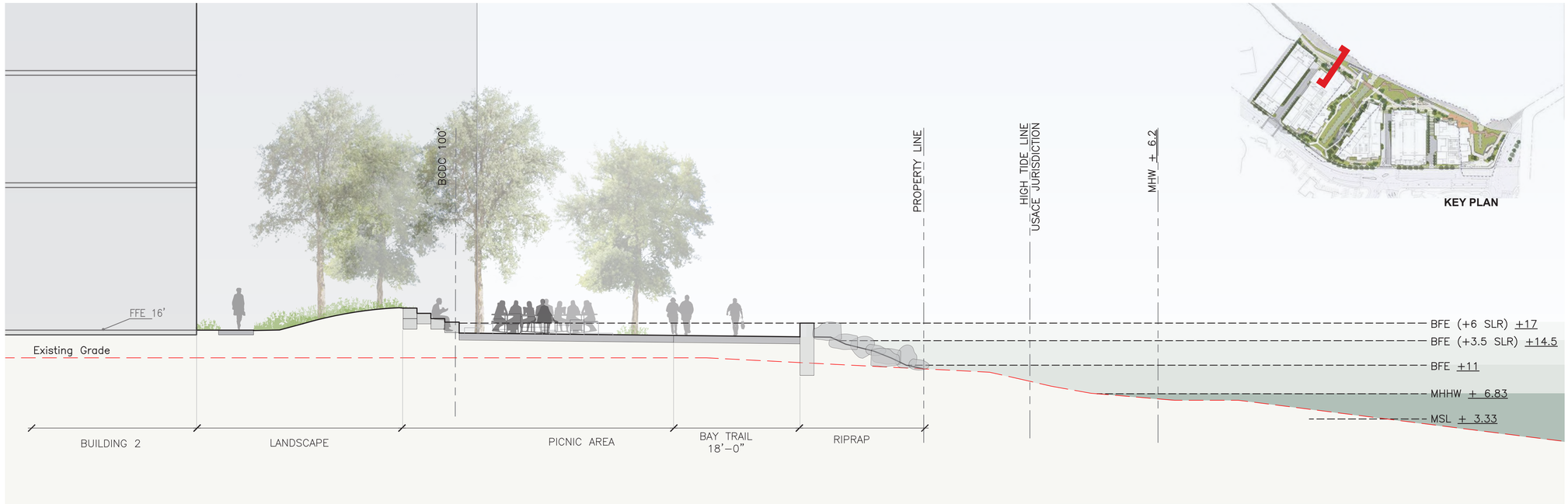


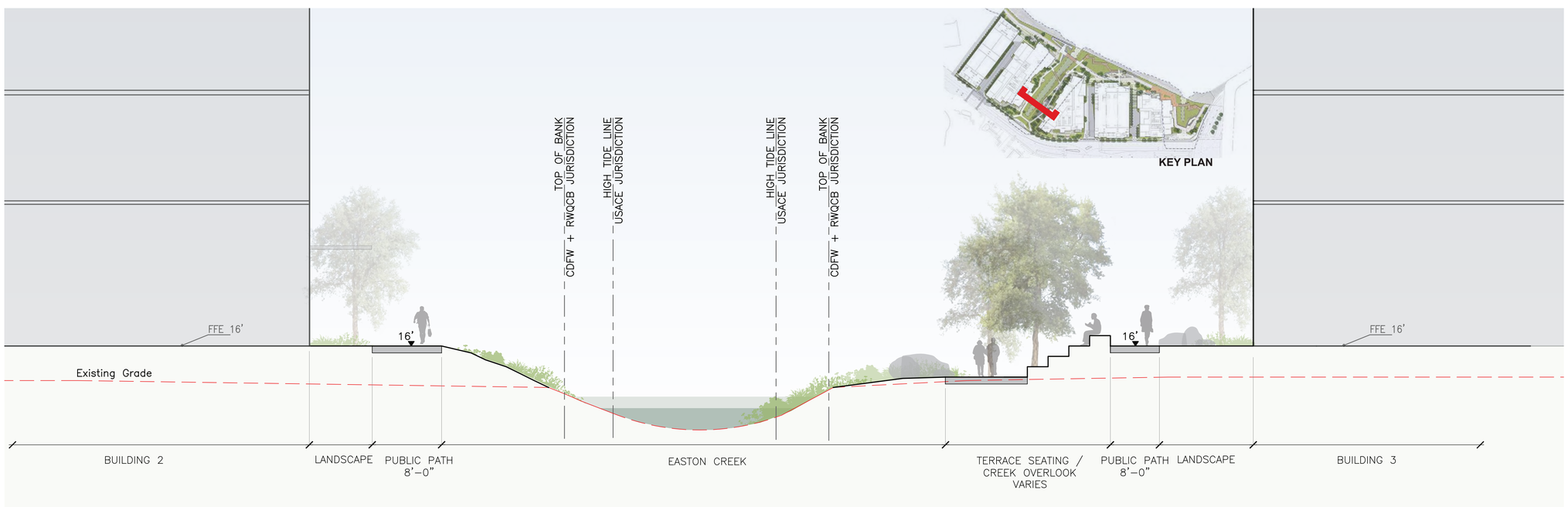
SECTION 6 - BAY TRAIL AND PICNIC AREA

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

LEGEND

MSL - MEAN SEA LEVEL	**USACE**: US ARMY CORPS OF ENGINEERS
MHHW - MEAN HIGHER HIGH WATER	**CDFW** - CALIFORNIA DEPT OF FISH AND WILDLIFE
BFE - BASE FLOOD ELEVATION	**RWQCB** - REGIONAL WATER QUALITY CONTROL BOARD

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



SECTION 5 - EASTON CREEK

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

LEGEND

MSL - MEAN SEA LEVEL	**USACE**: US ARMY CORPS OF ENGINEERS
MHHW - MEAN HIGHER HIGH WATER	**CDFW** - CALIFORNIA DEPT OF FISH AND WILDLIFE
BFE - BASE FLOOD ELEVATION	**RWQCB** - REGIONAL WATER QUALITY CONTROL BOARD

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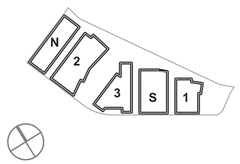

PROJECT NO.:20045.00
DATE: 03/24/2022
SCALE: 1/8" = 1'-0"

SHEET TITLE:
SITE SECTIONS

SHEET NO: ENT L-403

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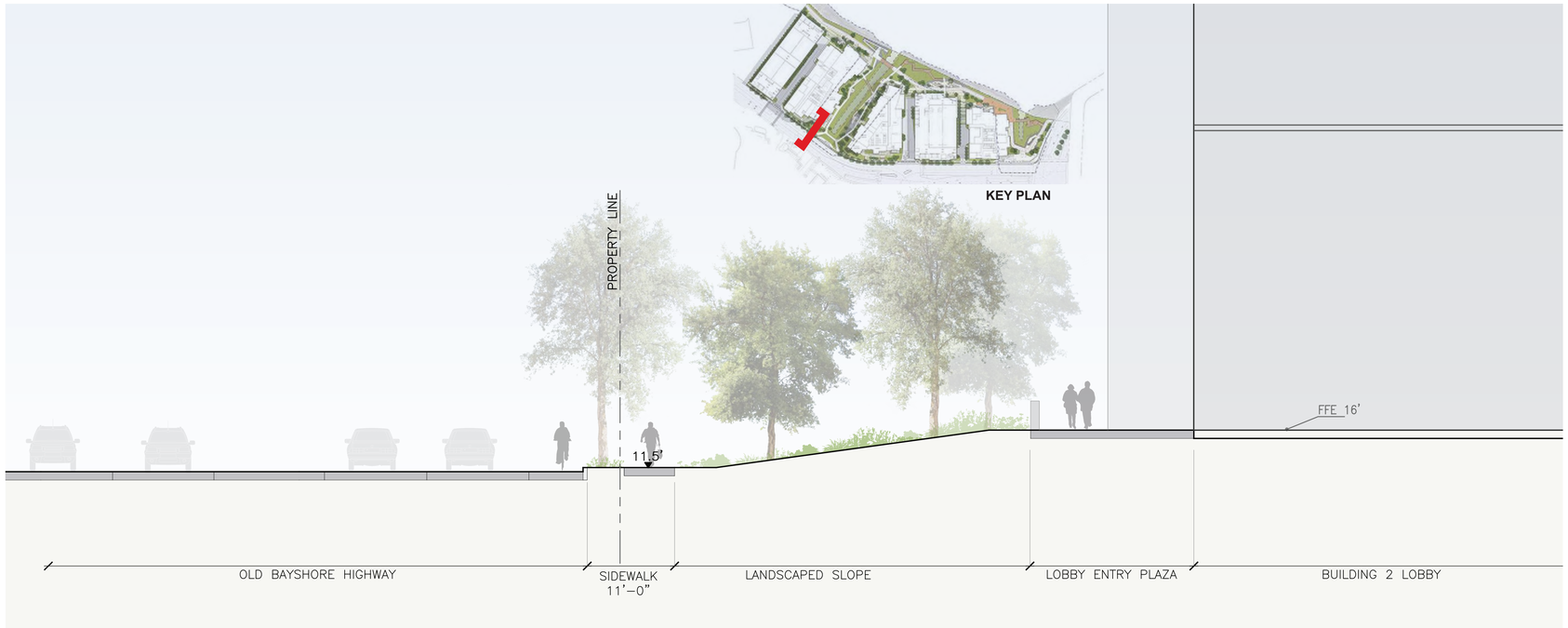
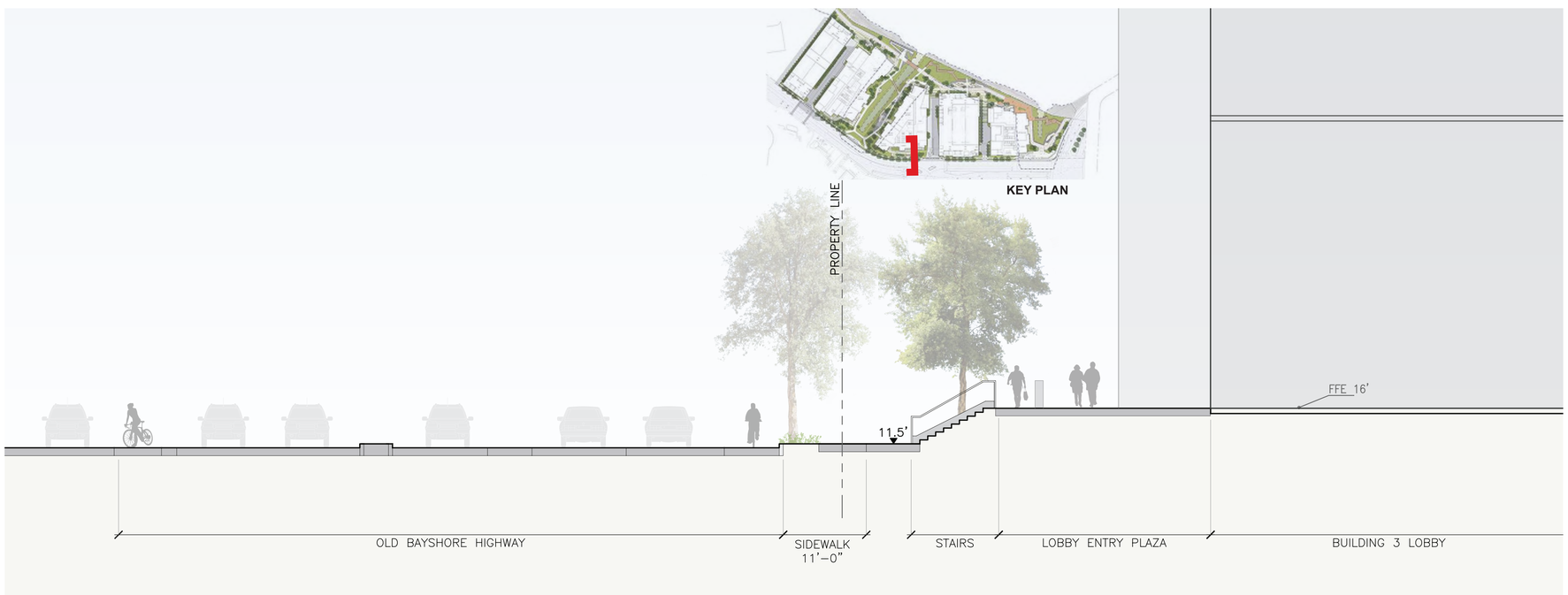


SECTION 8 - OLD BAYSHORE HWY AT BUILDING 2 Scale: 1/8" = 1'-0"



SECTION 7 - OLD BAYSHORE HWY AT BUILDING 3 Scale: 1/8" = 1'-0"

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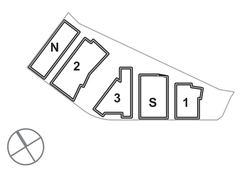

PROJECT NO.:20045.00
DATE: 03/24/2022
SCALE: 1"=50'

SHEET TITLE:
SITE SECTIONS

SHEET NO: ENT L-404

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CONCEPTUAL POTENTIALPUBLIC 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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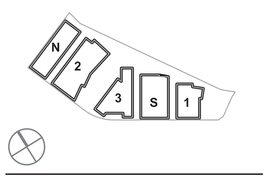

PROJECT NO.:20045.00
DATE: 03/24/2022
SCALE: 1"=50'

SHEET TITLE:
CONCEPTUAL ART PROGRAM PLAN

0 25 50 100 300
SCALE IN FEET

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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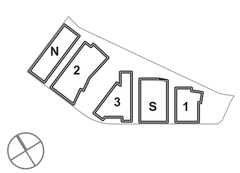

PROJECT NO.:20045.00
DATE: 03/24/2022
SCALE: 1"=50'

SHEET TITLE:
CONCEPTUAL SIGNAGE PLAN

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SCALE IN FEET

SHEET NO: ENT L-502

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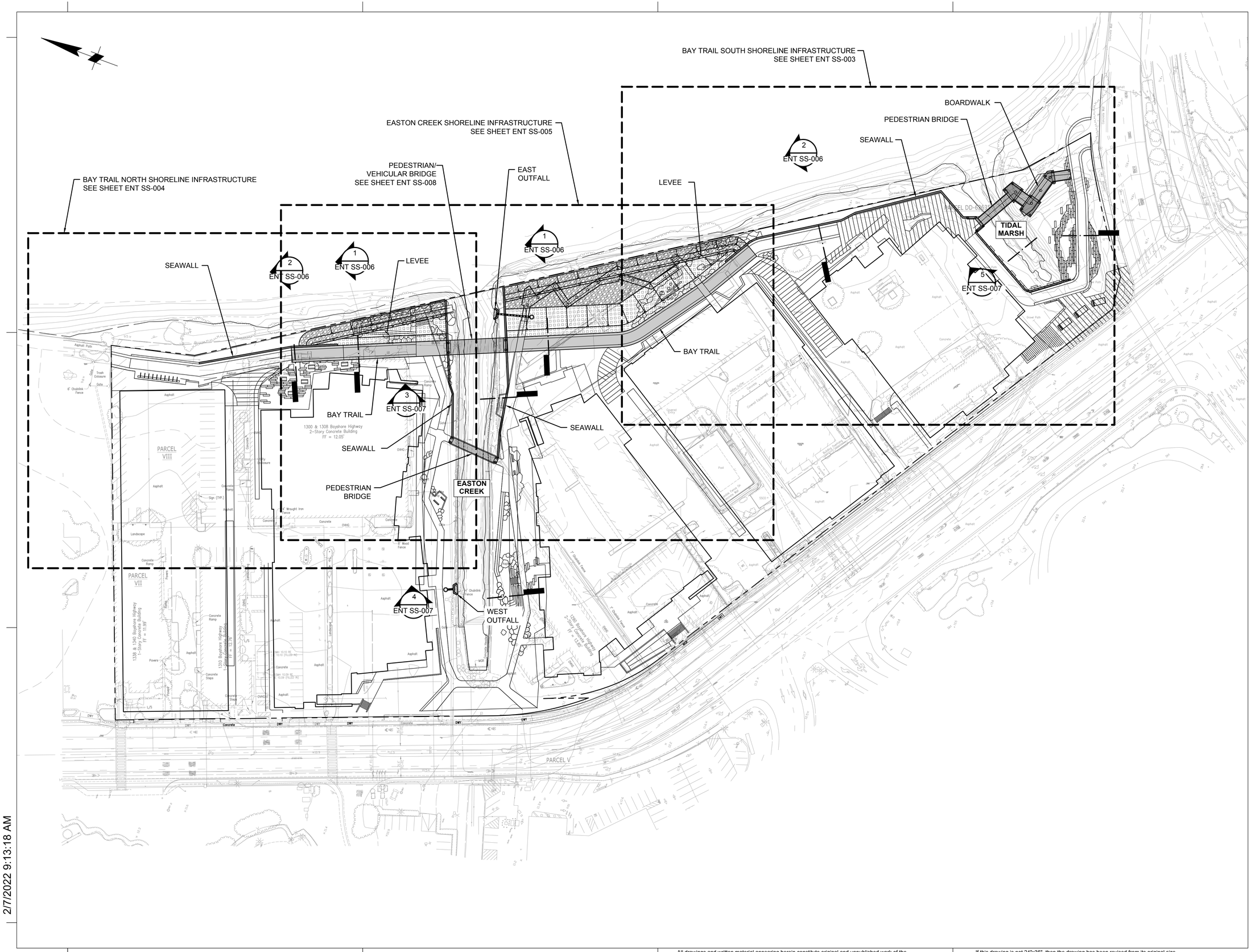

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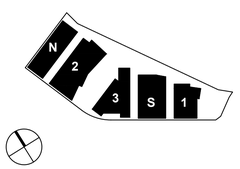

PROJECT NO.:20045.00

DATE: 03/04/2022

SCALE: 1" = 50'

SHEET TITLE:

SITE PLAN

SHEET NO:

ENT SS-001

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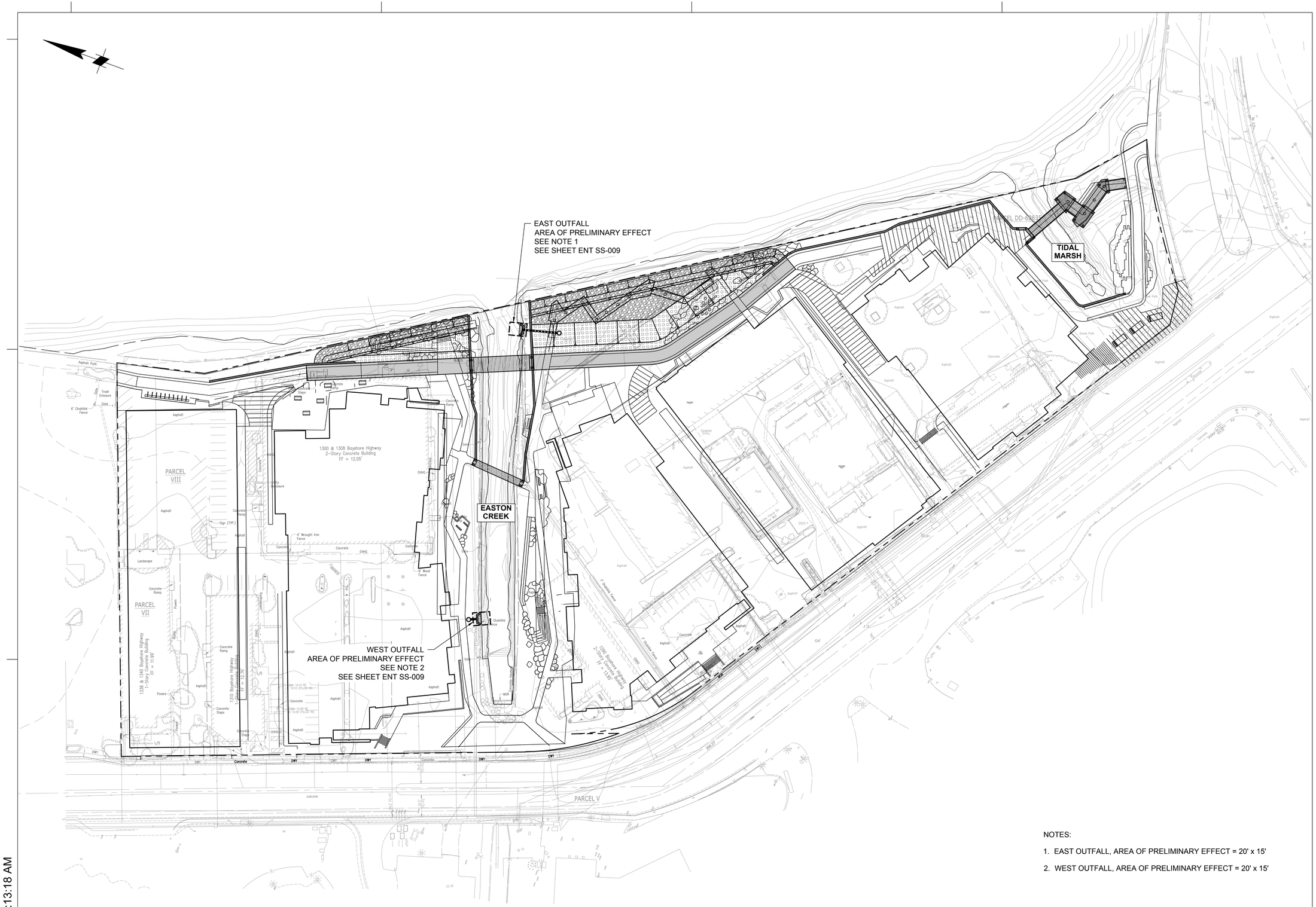
EAST OUTFALL
AREA OF PRELIMINARY EFFECT
SEE NOTE 1
SEE SHEET ENT SS-009
TIDAL MARSH
EASTON CREEK
WEST OUTFALL
AREA OF PRELIMINARY EFFECT
SEE NOTE 2
SEE SHEET ENT SS-009
PARCEL VIII
PARCEL VII
PARCEL V
1300 & 1308 Bayshore Highway
2-Story Concrete Building
FF = 12.05'
1338 & 1340 Bayshore Highway
1-Story Concrete Building
FF = 11.93'
1310 Bayshore Highway
FF = 12.20
1200 Bayshore Highway
2-Story Concrete Building
FF = 13.65
Asphalt Path
Trash Enclosure
6' Chainlink Fence
Asphalt
Concrete
Concrete Ramp
Sign (TYP.)
Landscape
Concrete Steps
Powers
L/S
DWY
OWHG
4' Wrought Iron Fence
8' Wood Fence
Chainlink Fence
7' Chainlink Fence
Pool
Concrete Equipment
Building Equipment
Gravel Path
Wood Deck
Concrete Walk
Concrete Stairs
Concrete Wall
Water Line
Sewer Line
Storm Drain
Gas Line
Electric Line
Telephone Line
Fire Line
Curb
Gutter
Edge of Pavement
Centerline
Property Line
Parcel Line
Fence
Wood Fence
Chainlink Fence
Wrought Iron Fence
Concrete Wall
Retaining Wall
Tree
Shrub
Bollard
Light Pole
Fire Hydrant
Water Valve
Sewer Manhole
Storm Drain Manhole
Cleanout
Gas Valve
Electric Box
Telephone Box
Fire Hydrant
Water Meter
Sewer Cleanout
Storm Drain Inlet
Catch Basin
Curb Inlet
Area Drain
Bollard
Light Pole
Tree
Shrub
Landscape
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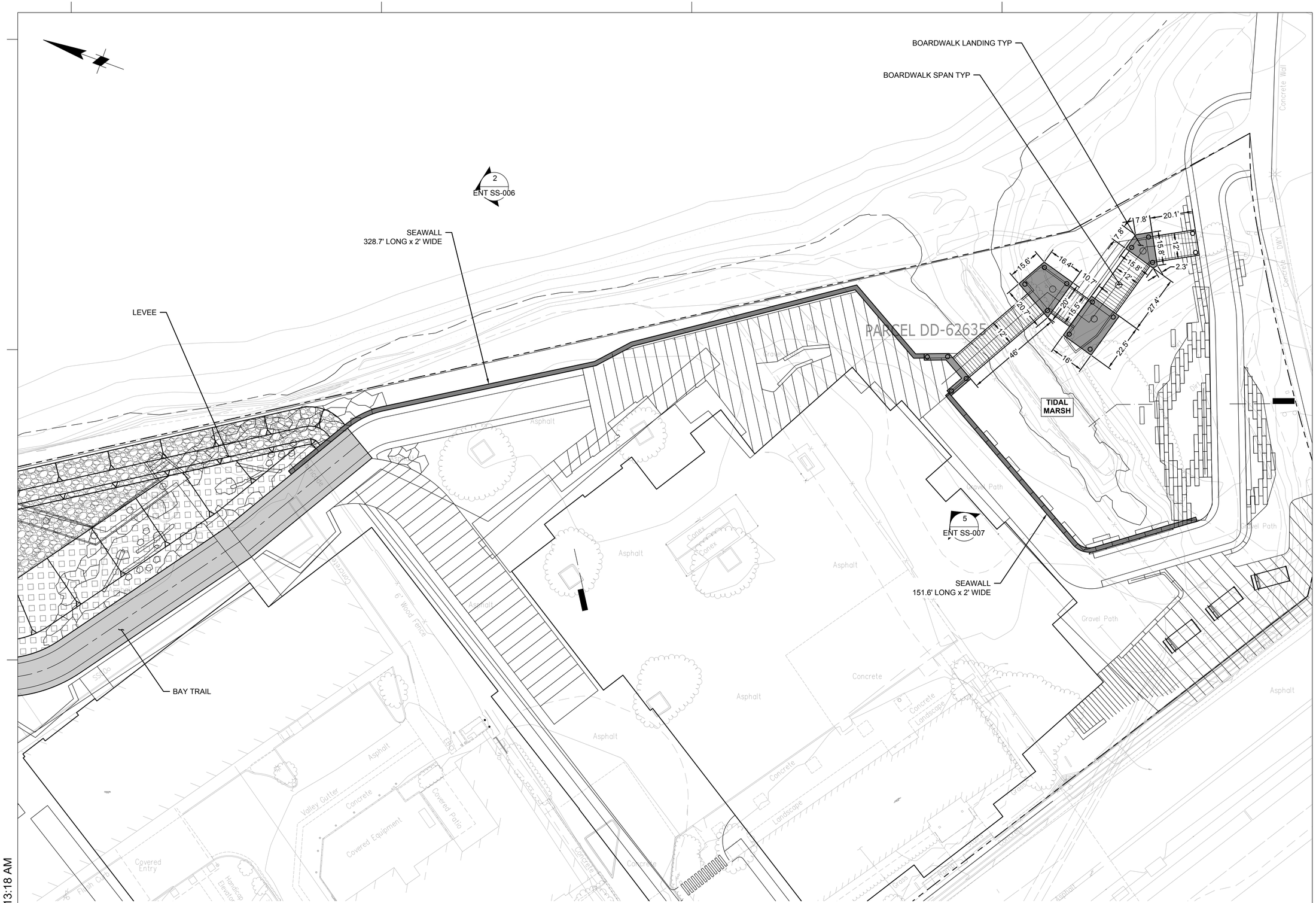
Concrete Walk
Concrete Stairs
Concrete Wall
Retaining Wall
Asphalt Path
Trash Enclosure
Gate
Sign (TYP.)



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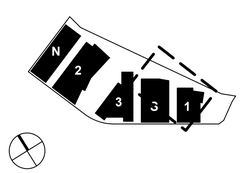

PROJECT NO.:20045.00
DATE: 03/04/2022
SCALE: 1" = 20'

SHEET TITLE:

ENLARGED PLAN - BAY TRAIL SOUTH SHORELINE INFRASTRUCTURE

SHEET NO:

ENT SS-003

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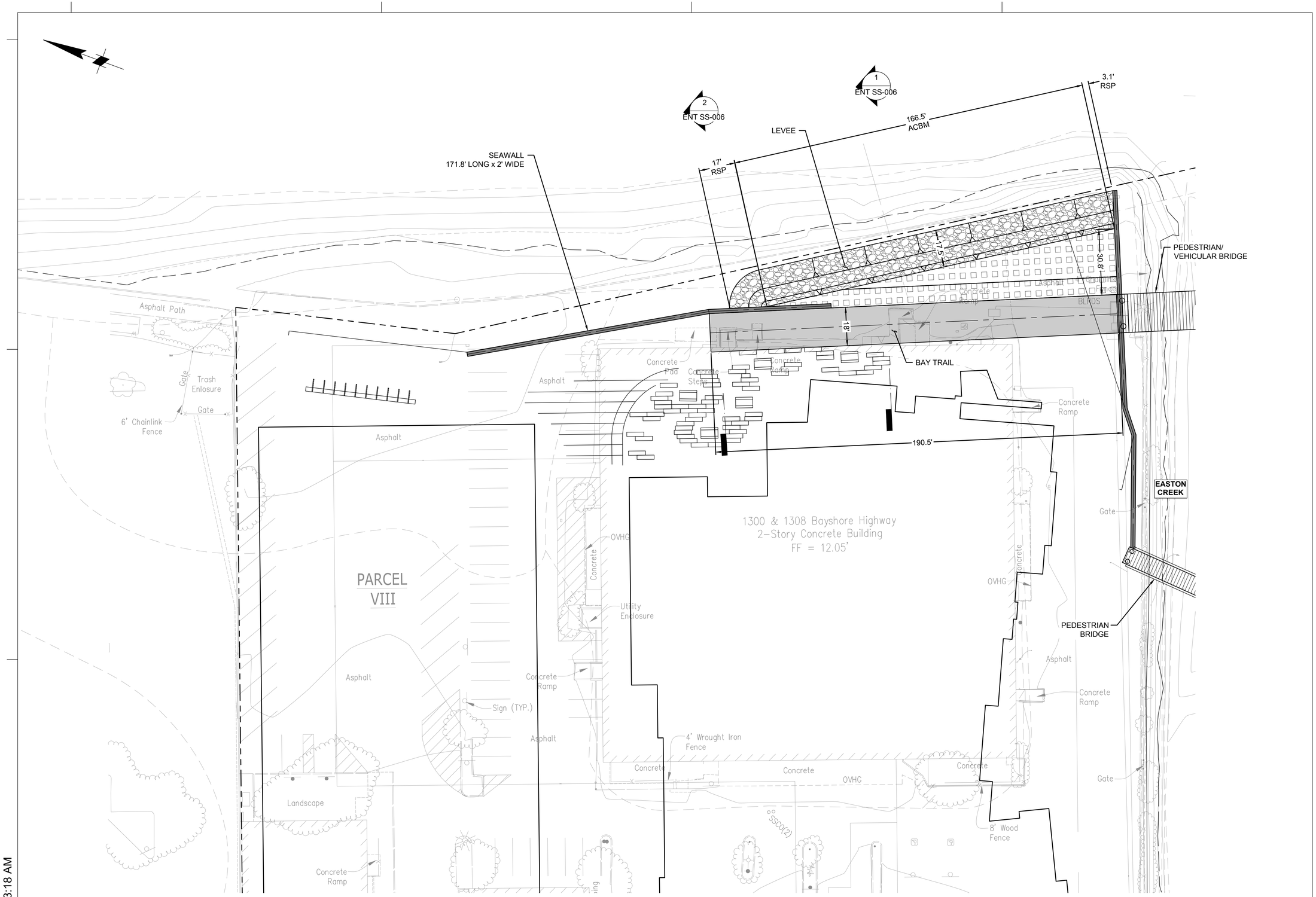

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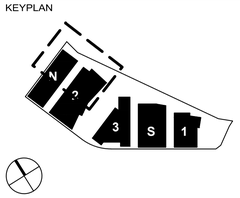

PROJECT NO.:20045.00

DATE: 03/04/2022

SCALE:1" = 20'

SHEET TITLE:

ENLARGED PLAN - BAY TRAIL NORTH SHORELINE INFRASTRUCTURE

SHEET NO:

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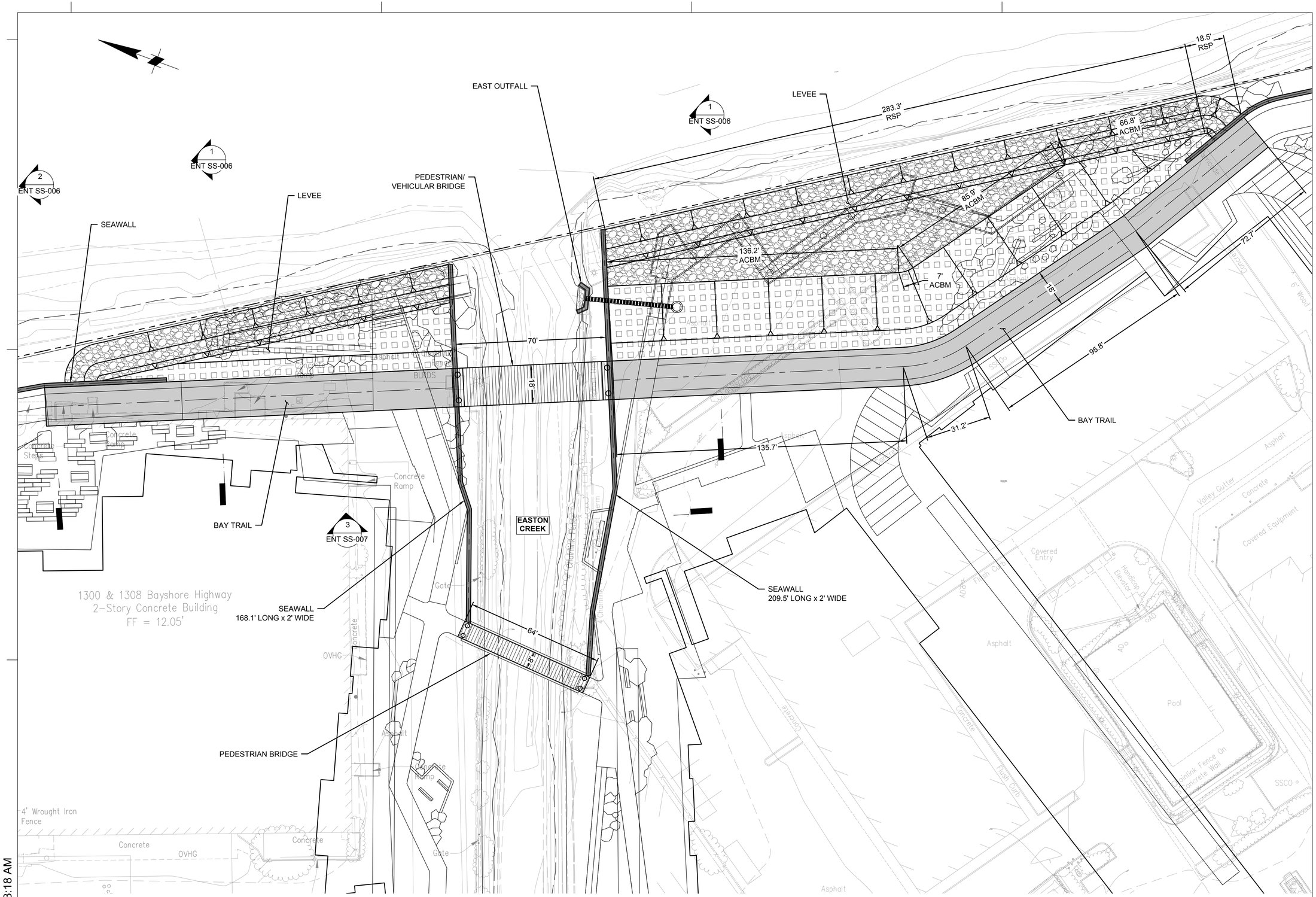

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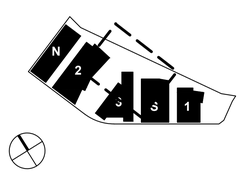

PROJECT NO.:20045.00
DATE: 03/04/2022
SCALE:1" = 20'

SHEET TITLE:

ENLARGED PLAN - EASTON CREEK SHORELINE INFRASTRUCTURE

SHEET NO:

ENT SS-005

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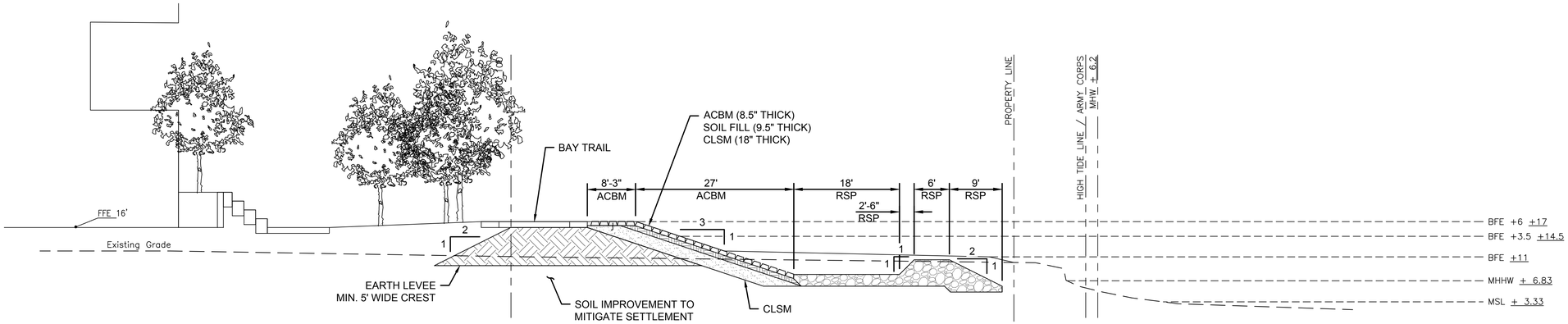
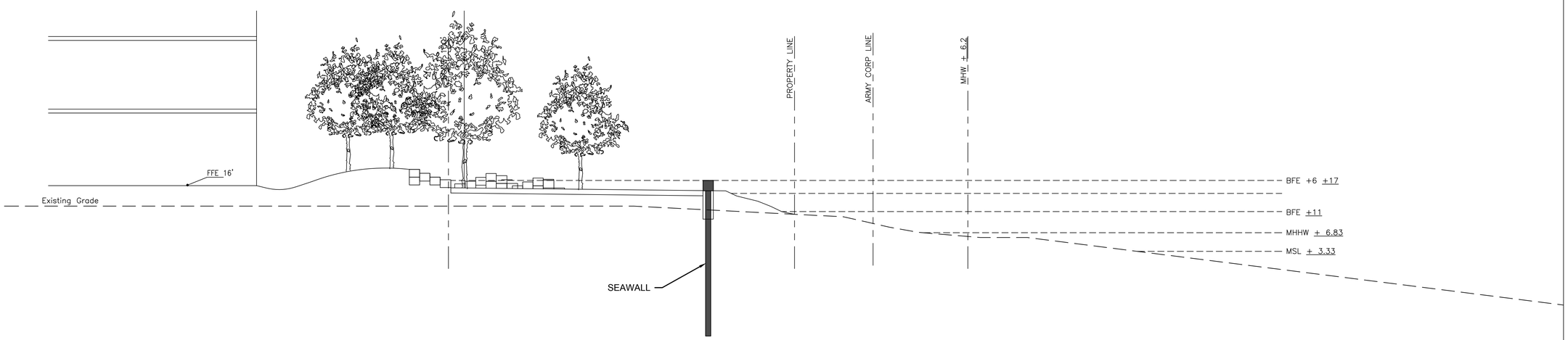


1 ENT SS-001 TYPICAL PROFILE - SHORELINE LEVEE



2 ENT SS-001 TYPICAL PROFILE - SHORELINE SEAWALL

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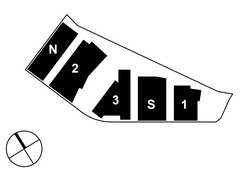
KEYPLAN



PROJECT NO.:20045.00
DATE: 03/04/2022
SCALE: #########

SHEET TITLE:

PROFILES - SHORELINE INFRASTRUCTURE - BAY TRAIL

SHEET NO:

ENT SS-006

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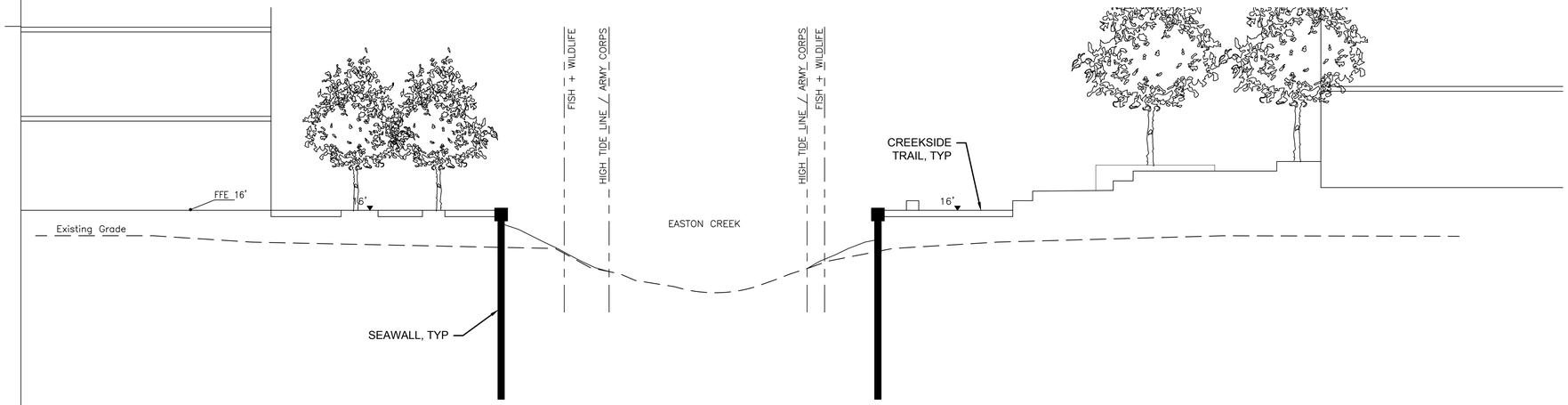
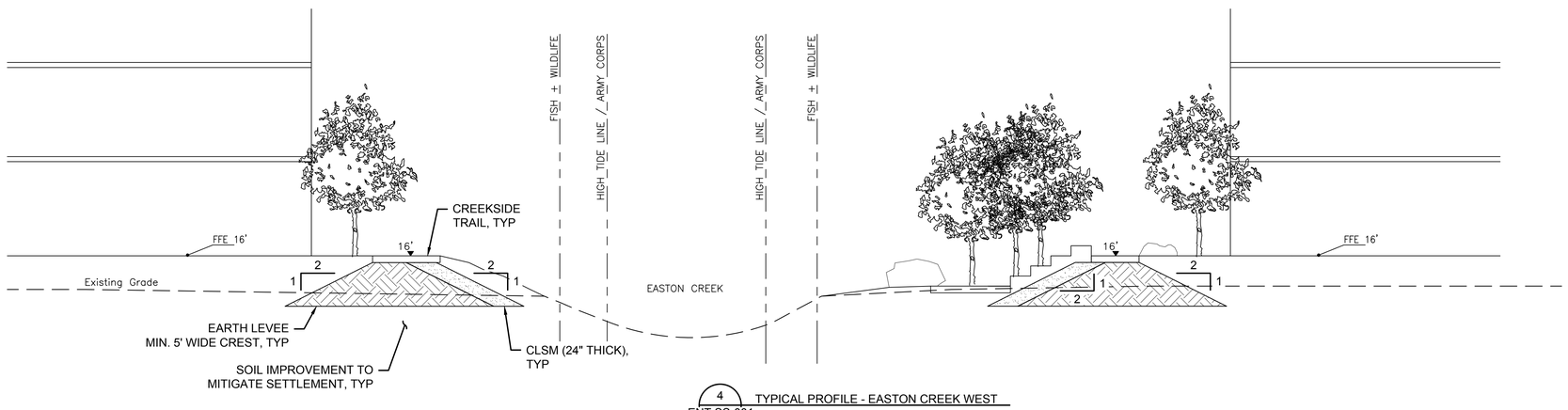


3 ENT SS-001 TYPICAL PROFILE - EASTON CREEK EAST



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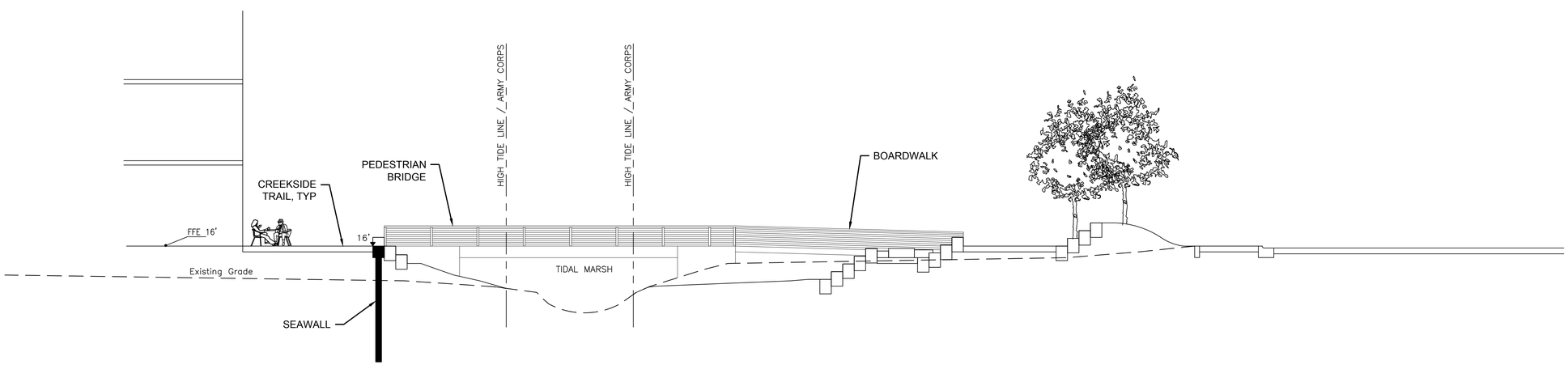

5 ENT SS-001 TYPICAL PROFILE - TIDAL MARSH

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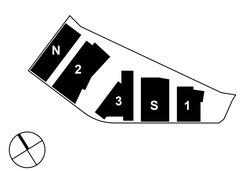
KEYPLAN



PROJECT NO.:20045.00
DATE: 03/04/2022
SCALE: 1" = 10'

SHEET TITLE:

PROFILES - SHORELINE INFRASTRUCTURE - EASTON CREEK & TIDAL MARSH

SHEET NO:

ENT SS-007

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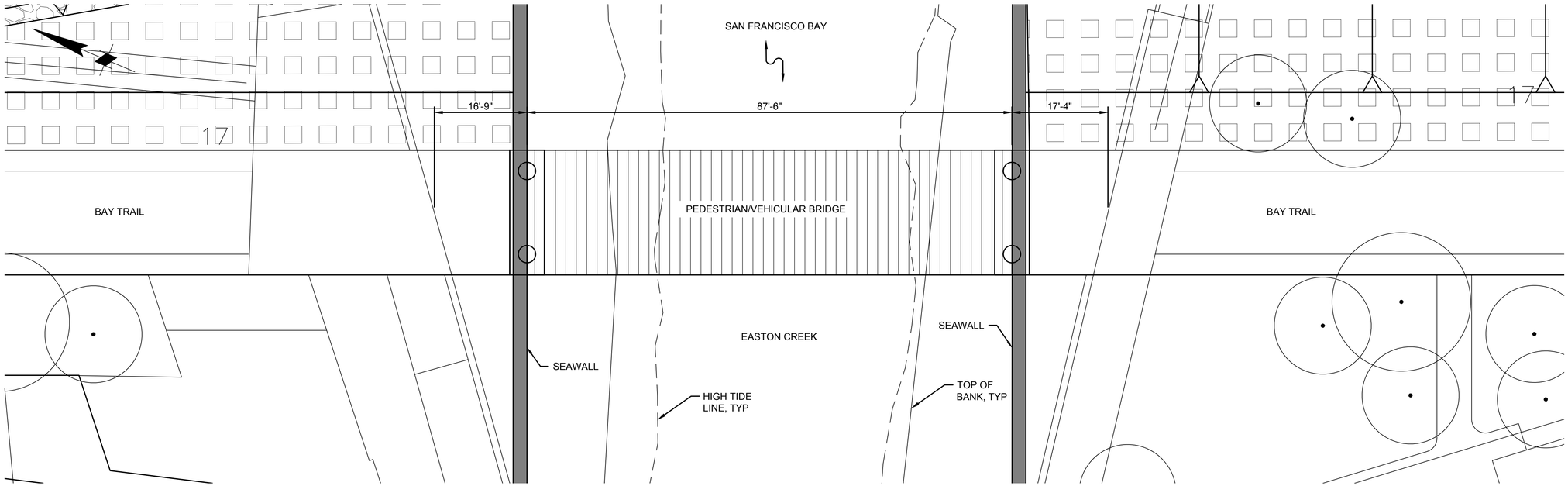

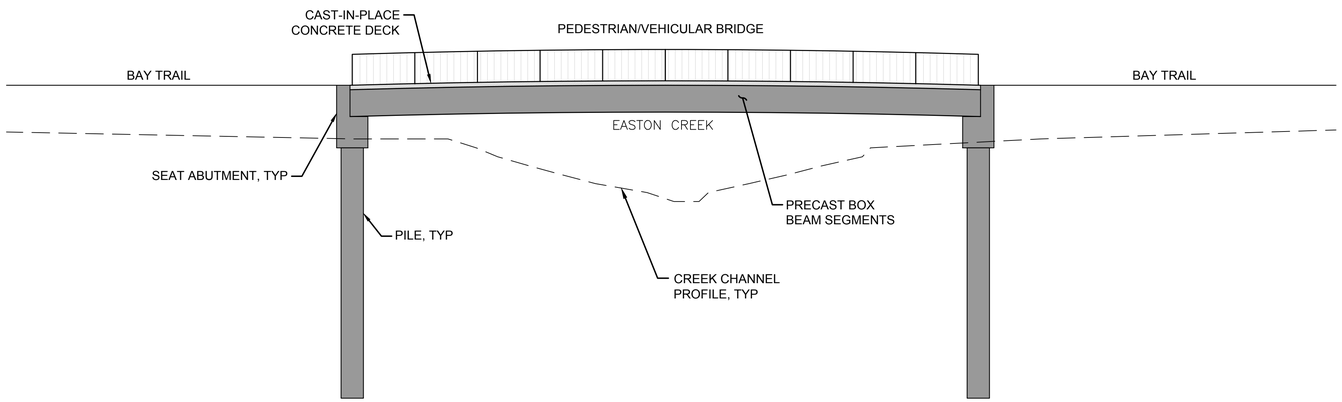

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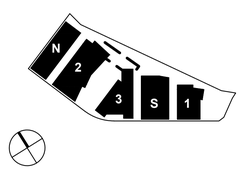

PROJECT NO.:20045.00
DATE: 03/04/2022
SCALE:1" = 8'

SHEET TITLE:

ENGLARGED PLAN & ELEVATION - BAY TRAIL VEH. BRIDGE & ABUTMENTS

SHEET NO:
ENT SS-008

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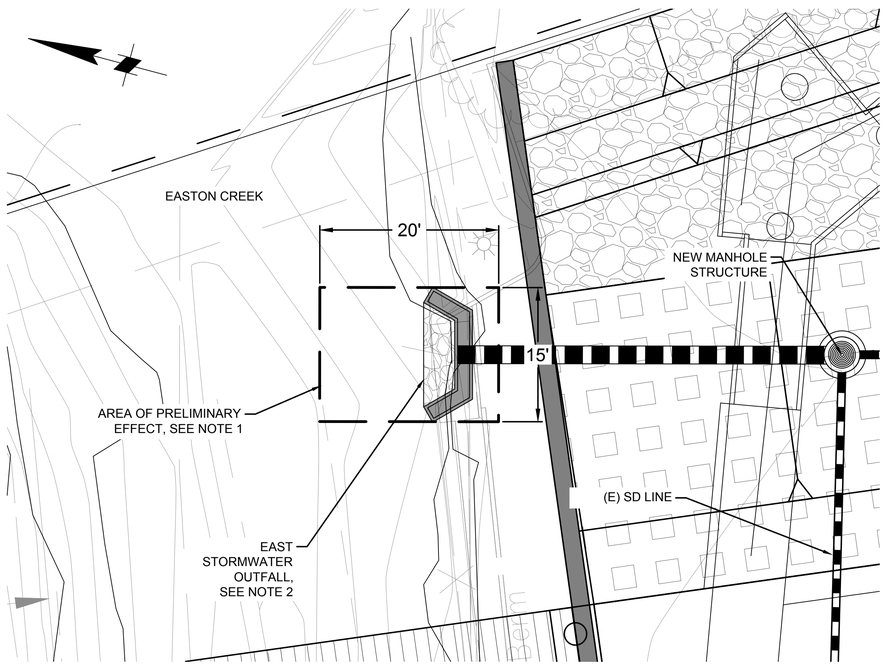
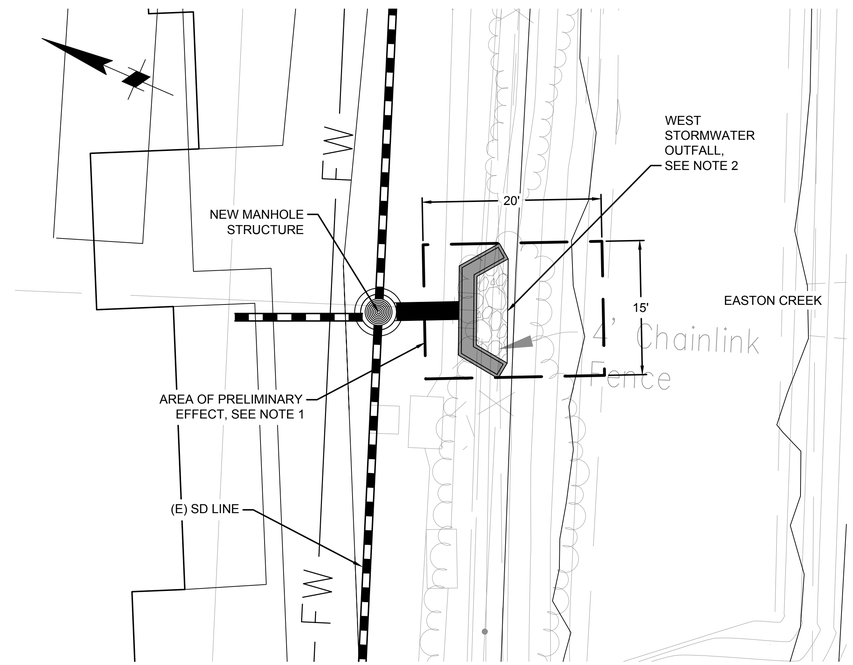


PLAN - EAST OUTFALL



PLAN - WEST OUTFALL

NOTES:

1. AREA OF POTENTIAL EFFECT. WORK BELOW MHW AND HTL. REFER TO ENT SS-002 FOR OVERVIEW.
2. REPLACE EXISTING OUTFALL WITH NEW STORMWATER OUTFALL STRUCTURE WITH HEADWALL, TYP

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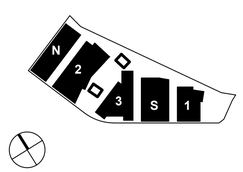

PROJECT NO.:20045.00
DATE: 03/04/2022
SCALE: 1" = 8'

SHEET TITLE:

ENLARGED PLAN - STORMWATER OUTFALLS

SHEET NO:

ENT SS-009

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1 ILLUSTRATIVE SITE LIGHTING PLAN
(not to scale)

Lighting Character - Precedent Images

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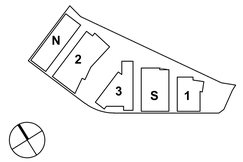

PROJECT NO.: 20045.00
DATE: 03/04/2022
SCALE: NOT TO SCALE

SHEET TITLE:
ILLUSTRATIVE SITE LIGHTING PLAN

SHEET NO:
ENT LT-101

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LEGEND:

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

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

Red circle (enclosing light fixture) indicates existing street / pedestrian light fixture location. Within project boundary, light fixture shall be renovated or replaced with new fixture in same location.

Red circle (without light fixture) indicates existing traffic-scale street light fixture to be removed and replaced by adjacent pedestrian-scale street lights to match neighborhood scale/character.

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

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

CALCULATION SUMMARY:

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bikeway - Airport Boulevard	Illuminance	Fc	1.64	3.0	0.5	3.28	6.00
Bikeway - Bayshore Highway	Illuminance	Fc	2.19	4.0	0.9	2.43	4.44
Crosswalk - North Boundary	Illuminance	Fc	1.29	1.8	0.4	3.23	4.50
Crosswalk - Service Road Middle	Illuminance	Fc	2.38	2.7	2.1	1.13	1.29
Crosswalk - Service Road North	Illuminance	Fc	2.19	3.6	0.9	2.43	4.00
Crosswalk - Service Road South	Illuminance	Fc	3.11	4.1	1.4	2.22	2.93
Intersection-Bayshore & Airport	Illuminance	Fc	2.03	3.4	1.3	1.56	2.62
Intersection-Bayshore Off Ramp	Illuminance	Fc	1.98	3.4	0.6	3.30	5.67
Intersection-Bayshore Parking N	Illuminance	Fc	1.75	2.6	1.0	1.75	2.60
Pathway - Bay Trail	Illuminance	Fc	0.28	2.7	0.0	N.A.	N.A.
Pathway - Easton Creek	Illuminance	Fc	0.80	3.7	0.1	8.00	37.00
Pathway - Tidal Marsh Park	Illuminance	Fc	1.01	3.9	0.1	10.10	39.00
Service Road_Middle	Illuminance	Fc	1.48	3.2	0.2	7.40	16.00
Service Road_North	Illuminance	Fc	1.46	3.1	0.5	2.92	6.20
Service Road_South	Illuminance	Fc	2.09	3.7	1.1	1.90	3.36
Sidewalk - Airport Blvd	Illuminance	Fc	1.34	3.0	0.4	3.35	7.50
Sidewalk - Bayshore Mid North	Illuminance	Fc	1.26	3.3	0.4	3.15	8.25
Sidewalk - Bayshore Mid South	Illuminance	Fc	1.69	2.8	1.0	1.69	2.80
Sidewalk - Bayshore North	Illuminance	Fc	1.52	2.9	0.8	1.90	3.63
Sidewalk - Bayshore South	Illuminance	Fc	1.36	2.4	0.5	2.72	4.80
Sidewalk - Service Road N	Illuminance	Fc	2.23	3.3	0.4	5.58	8.25
Sidewalk - Service Road S	Illuminance	Fc	1.30	3.9	0.2	6.50	19.50
Street - Airport Boulevard	Illuminance	Fc	1.43	2.0	0.7	2.04	2.86
Street - Old Bayshore Highway N	Illuminance	Fc	1.90	3.7	0.9	2.11	4.11
Street - Old Bayshore Highway S	Illuminance	Fc	1.74	3.6	1.0	1.74	3.60
Crosswalk Midblock_Bayshore N	Illuminance	Fc	1.29	1.8	0.4	3.23	4.50
Crosswalk_Bayshore & Airport	Illuminance	Fc	2.09	3.3	1.4	1.49	2.36
Crosswalk_Bayshore & Service Rd	Illuminance	Fc	1.64	2.5	1.0	1.64	2.50
Intersection_Bayshore & Airport	Illuminance	Fc	2.01	3.4	1.3	1.55	2.62
Intersection_Bayshore Service Rd	Illuminance	Fc	1.77	2.6	1.0	1.77	2.60

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

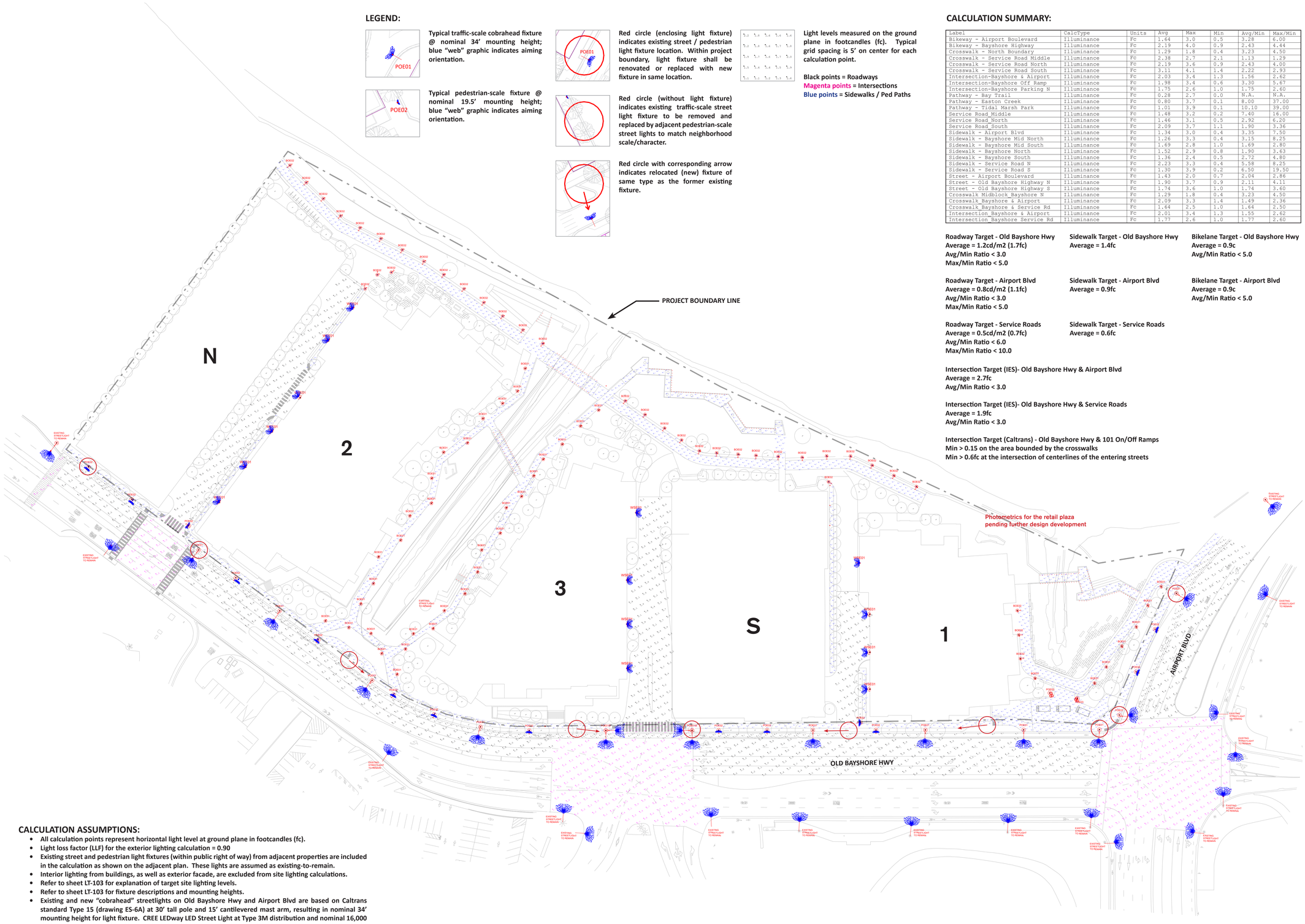
Roadway Target - Service Roads
Average = 0.5cd/m2 (0.7fc)
Avg/Min Ratio < 6.0
Max/Min Ratio < 10.0

Sidewalk Target - Service Roads
Average = 0.6fc

Intersection Target (IES)- Old Bayshore Hwy & Airport Blvd
Average = 2.7fc
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 > 0.15 on the area bounded by the crosswalks
Min > 0.6fc at the intersection of centerlines of the entering streets



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 (within public right of way) from adjacent properties 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, 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 15' cantilevered mast arm, resulting in nominal 34' mounting height for light fixture. CREE LEDway LED Street Light at Type 3M distribution and nominal 16,000 delivered lumens are utilized to meet target light levels. Burlingame Public Works to please confirm streetlight fixture standard (NEMA distribution and lumen output) for Old Bayshore Hwy and Airport Blvd.
- 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 4500 delivered lumens.

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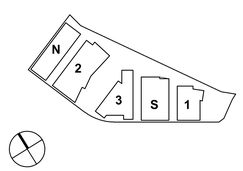

PROJECT NO.: 20045.00
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SHEET TITLE:

SITE LIGHTING PHOTOMETRICS

SHEET NO:

ENT LT-102

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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/m²)	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."

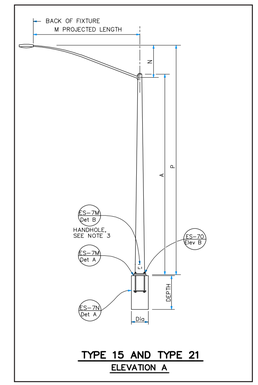
COLLECTOR = Roadways servicing traffic between major and local streets.

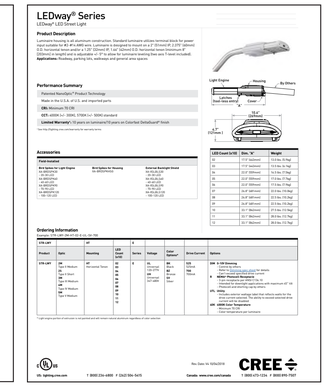
LOCAL = Primarily for direct access to residential, commercial, industrial, or other abutting property.

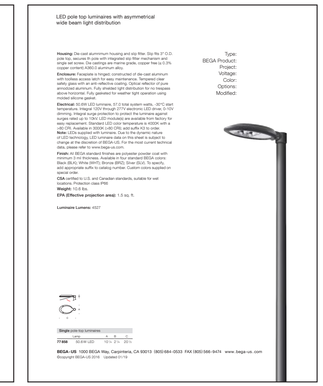
1 ROADWAY CLASSIFICATIONS

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

- Type POE01
- Caltrans "Type 15" standard pole @ nominal 30' pole height with 15' length arm (fixture mounting height @ nominal 34').
- LED "cobrahead" fixture, Type III Medium lighting distribution, 16,774 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.







POLE TYPE	POLE DATA A HEIGHT	Min. OD BASE	Min. OD TOP	WALL THICKNESS	BASE PLATE DATA C	BC — BOLT CIRCLE	THICKNESS	ANCHOR BOLT SIZE	CIDH PILE FOUNDATION DIA	DEPTH
15	30'—0"	8"	3⅛"	0.1198"	1'—0"	1'—0"	1⅝"/24"	1" A x 36" x 2"	2'—6"	7'—0"
21	30'—0"	8⅝"	3⅝"	0.1793"			2"	1¼" A x 36" x 2"		

* FOR BARRIER RAIL BOLTS, SEE STANDARD PLAN ES-6B.

LUMINAIRE MAST ARM DATA						
M PROJECTED LENGTH	RISE	N 90° AT POLE	NOMINAL THICKNESS	P TYPE 15	P TYPE 21
6'—0"	2'—0"A	3'/4"	0.1198"	31'—0"A	36'—0"A
8'—0"	2'—8"A	3'/2"		32'—0"A	37'—0"A
10'—0"	3'—3"A	3'/4"		32'—0"A	37'—0"A
12'—0"	4'—3"A	4"		33'—9"A	38'—9"A
15'—0"	4'—9"A	4'/4"		34'—2"A	39'—2"A

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

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.

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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CMG

BKF

moffatt & nichol

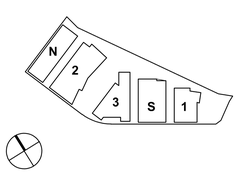
WATT

ISSUES	DATE
ENTITLEMENT APPLICATION	03/24/2022

DW Burlingame Venture, LLC

1200-1340 OLD BAYSHORE HIGHWAY
Burlingame, CA 94010

KEYPLAN



PROJECT NO.: 20045.00
DATE: 03/04/2022
SCALE: NOT TO SCALE

SHEET TITLE:
SITE LIGHTING CHARACTER

SHEET NO:
ENT LT-103

2/7/2022 9:13:18 AM

WRNS STUDIO
501 SECOND STREET
4TH FLOOR, STE. 402
SAN FRANCISCO
CALIFORNIA 94107
415.489.2224 TEL
415.358.9100 FAX
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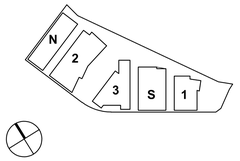

PROJECT NO.: 20045.00

DATE: 03/04/2022

SCALE: 1" = 60'

SHEET TITLE:

SITE LIGHTING DIMENSIONS

SHEET NO:

ENT LT-104

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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