

BAY RISE PARK

PLANNING APPLICATION

REVISED

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OCT 27, 2025

CITY OF BURLINGAME
CDD-PLANNING DIVISION



BAY RISE PARK
410 AIRPORT BLVD
BURLINGAME, CA 94010



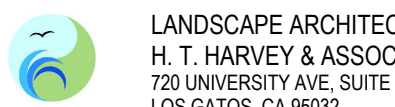
THE SPHERE INSTITUTE
500 AIRPORT BLVD #34
BURLINGAME, CA 94010

IN COLLABORATION WITH:



SAN MATEO RESOURCE CONSERVATION DISTRICT
80 STONE PINE ROAD, SUITE 100
HALF MOON BAY, CA 94019

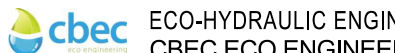
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LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 488 3200



CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300



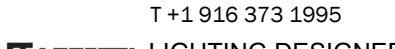
ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052



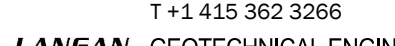
ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200



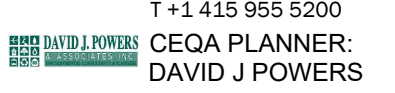
STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR #1
WEST SACRAMENTO, CA 95691
T+1 916 373 1995



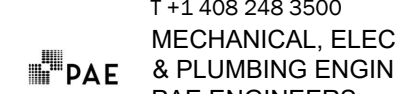
LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST, SUITE 650
SAN FRANCISCO, CA 94104
T+1 415 362 3266



GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200



CEQA PLANNER:
DAVID J. POWERS
1871 THE ALAMEDA #200
SAN JOSE, CA 95126
T+1 408 248 3500



MECHANICAL, ELECTRICAL
& PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204
T+1 503 226 2921

CONSULTANT



H. T. HARVEY & ASSOCIATES

Ecological Consultants

REVISIONS

DRAWN BY: RV, CS, MW, AK, DT
CHECKED BY: JMH
ISSUE DATE: 27 OCT 2025
PROJECT NO: 4113-02

COVER

GO.0

1 OF 64 SHEETS

PLANNING APPLICATION

GENERAL NOTES

1. ESTIMATED POSITION ESTABLISHES THE MLLW AT APPROXIMATELY -0.80' (NAVD88) PER THE MUTUAL TOPOGRAPHIC SURVEYS PREFORMED BY BKF ENGINEERS AND CBEC, INC. SOURCE CITED FOR THIS ESTABLISHMENT IS THE APPROXIMATE LOCATION OF THE PROJECT SITE PER "THE SAN FRANCISCO BAY TIDAL DATUMS AND EXTREME TIDES STUDY - THE FINAL REPORT - FEBRUARY 2016" (PAGES 128-130), WHICH ESTABLISHES THE MLLW AT -0.80'(NAVD88) AND THE MEAN LOW WATER (MLW) AT 0.40'(NAVD88).

VICINITY MAP



PREPARED FOR

THE SPHERE INSTITUTE
500 AIRPORT BLVD, SUITE 340
BURLINGAME, CA 94010
T +1 650 931 9444

PROJECT MANAGER:
WILL JOHNSON
WJOHNSON@SPHEREINSTITUTE.ORG

IN COLLABORATION WITH:

SAN MATEO RESOURCE
CONSERVATION DISTRICT
80 STONE PINE ROAD, SUITE 100
HALF MOON BAY, CA 94019
T +1 650 712 7765

PROJECT TEAM

LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T +1 408 458 3200

CIVIL ENGINEER:
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
T +1 650 482 6300

ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BOULEVARD
WEST SACRAMENTO, CA 95691
T +1 916 231 6052

ARCHITECT:
DEVCON CONSTRUCTION
INCORPORATED
690 GIBALTAR DR
MILPITAS, CA 95035
T +1 916 373 1995

STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DRIVE #1
WEST SACRAMENTO, CA 95691
T +1 916 373 1995

LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST, SUITE 650
SAN FRANCISCO, CA 94104
T +1 415 362 3266

GEOTECHNICAL ENGINEER:
LANGAN
135 MAIN STREET, SUITE 1500
SAN FRANCISCO, CA 94105
T +1 415 955 5200

CEQA PLANNER:
DAVID J POWERS
1871 THE ALAMEDA #200
SAN JOSE, CA 95126
T +1 408 248 3500

MECHANICAL ELECTRICAL &
PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 1500
PORTLAND, OR 97204
T +1 503 226 2921

ECOLOGY:
H. T. HARVEY & ASSOCIATES
983 UNIVERSITY AVE, BLDG D
LOS GATOS, CA 95032
T +1 408 458 3200

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HALF MOON BAY, CA 94019



LANDSCAPE ARCHITECT:
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LOS GATOS, CA 95032
T +1 408 458 3200



CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T +1 650 482 6300



ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T +1 916 231 6052



ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T +1 408 942 8200



STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR #1
WEST SACRAMENTO, CA 95691
T +1 916 373 1995



LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST, SUITE 650
SAN FRANCISCO, CA 94104
T +1 415 362 3266



GEOTECHNICAL ENGINEER:
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1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T +1 415 955 5200



CEQA PLANNER:
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1871 THE ALAMEDA #200
SAN JOSE, CA 95126
T +1 408 248 3500



MECHANICAL, ELECTRICAL & PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204
T +1 503 226 2921

CONSULTANT



H. T. HARVEY & ASSOCIATES

Ecological Consultants

REVISIONS

1	07/18/2024
2	12/19/2024
3	10/27/2025

DRAWN BY: RV, CS, MW, AK, DT
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PROJECT NO: 4113-02

PROJECT INFORMATION (1)

G0.1
2 OF 64 SHEETS

PLANNING APPLICATION

ABBREVIATIONS

-	NONE
&	AND
@	AT
±	APPROXIMATELY
Ø	DIAMETER
#	NUMBER
"	INCH(ES)
'	FOOT (FEET)
AC	ASBESTOS CEMENT
ACP	ASBESTOS CEMENT PIPE
ACSF	ACCESS FLOORING
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AVE	AVENUE
B/	BOTTOM OF
BFP	BACKFLOW PREVENTOR
BLDG	BUILDING
BLVD	BOULEVARD
BOB	BOTTOM OF BEAM
BOT	BOTTOM
BOS	BOTTOM OF STEEL
BSBL	BUILDING SET BACK LINE
BW	BACK OF WALK, BOARDWALK
CATV	CABLE TELEVISION
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CMP	CAP MAINTENANCE PLAN
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CODE	APPLICABLE REGULATIONS GOVERNING CONTRACT SCOPE OF WORK, SEE CODE COMPLIANCE SUMMARY SHEETS
CONC	CONCRETE

CRWQCB	CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
DBH	DIAMETER AT BREAST HEIGHT
DG	DECOMPOSED GRANITE
DIP	DUCTILE IRON PIPE
DP	DIMENSION POINT
DS	DOWN SPOUT
DW	DISHWASHER, DOMESTIC WATER
DWG	DRAWING
(E), E	EAST, ELECTRICAL, EXIST(ING)
EB	ELECTRICAL BOX
EG	EXISTING GRADE
EJ	EXPANSION JOINT
EL, ELEV	ELEVATION
EQ	EQUAL
EV	ELECTRICAL VAULT, ELECTRICAL VEHICLE
EX	EXISTING
EXP	EXPOSED STRUCTURE
F/	FACE OF
FAA	FEDERAL AVIATION ADMINISTRATION
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF EL, FFE	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FOB	FACE OF BEAM
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOW	FACE OF WALL
FT	FEET
FW	FIRE WATER

GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GB	GYPSUM BOARD
GNSS	GLOBAL NAVIGATION SATELLITE SYSTEM
HB	HOSE BIB
HDPE	HIGH DENSITY POLYETHYLENE
HS	HEAT STRENGTHENED
HWY	HIGHWAY
ID	INSIDE DIAMETER
INV	INVERT
IRR	IRRIGATION
JP	JOINT POLE
L	LENGTH
LF	LINEAR FEET
MAX	MAXIMUM
MEP	MECHANICAL ELECTRICAL PLUMBING
MH	MANHOLE
MIN	MINIMUM
MLLW	MEAN LOWER LOW WATER
MO	MASONRY OPENING
MTL	MATERIAL
MW	MICROWAVE
(N), N	NORTH
(NE)	NORTH EAST
(NW)	NORTH WEST
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OAE	OR APPROVED EQUAL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFD	OVERFLOW DRAIN
Of/Ci	OWNER FURNISHED, CONTRACTOR INSTALLED
Of/Oi	OWNER FURNISHED, OWNER INSTALLED
OH	OVERHEAD

OPH	OPPOSITE HAND
PCC	PORTLAND CEMENT CONCRETE
PFN	PREFINISHED (ALTERNATE PREFIN)
PIV	POST INDICATOR VALVE
PLAS	PLASTER
POC	POINT OF CONNECTION
PR	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE, REFLECTED CEILING PLAN
RCRA	RESOURCE CONSERVATION AND RECOVERY ACT
RD	ROOF DRAIN
REF	REFRIGERATOR
RIM	TOP OF MANHOLE ELEVATION
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RWQCB	REGIONAL WATER QUALITY CONTROL BOARD
(S), S	SOUTH
(SE)	SOUTH EAST
(SW)	SOUTH WEST
S/W	SIDEWALK
SAP	SEE ARCHITECTURAL PLANS
SD	STORM DRAIN
SDAD	STORM DRAIN AREA DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDDI	STORM DRAIN DROP INLET
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SHTHG	SHEATHING
SIM	SIMILAR
SL	SITE LIGHT
SLB	SITE LIGHT BOX

SLP	SEE LANDSCAPE PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSFD	SANITARY SEWER FLOOR DRAIN
SSFM	SANITARY SEWER FORCE MAIN
SSMH	SANITARY SEWER MANHOLE
SST	STAINLESS STEEL (BASE, WALL PANEL, OR COVERING)
ST	STREET
STN	STAIN
T	TEMPERED
T/	TOP OF
T/M	TO MATCH
TBD	TO BE DETERMINED
TC	TOP OF CURB
TG	TOP OF GRATE ELEVATION
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOD	TOP OF STEEL DECK
TOP	TOP OF PARAPET
TOS	TOP OF STEEL
TOW	TOP OF WALL
TW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
(W), W	WEST, WATER
WM	WATER METER

PROJECT DATA

PROJECT NAME	BAY RISE PARK
PROJECT SITE	410 AIRPORT BOULEVARD, BURLINGAME, CA 94010
NEIGHBORHOOD	BURLINGAME
PARCEL NUMBER	026-363-060, 026-363-061
ZONING DISTRICT	ANZA AREA
LOT SIZE*	445,490 SF
LEASE AREA*	476,765 SF
FRONT SET BACK	30'-0"
SIDE SET BACK	30'-0"
REAR SET BACK	25'-0"
HEIGHT ALLOWED	40'-0" MAX WITHIN 100' OF BAY SHORELINE
MAX LOT COVERAGE	30%
PROPOSED	
USE	PUBLIC PARK, EDUCATION CENTER, EVENTS, AND PARKING
OCCUPANCY	A-3
CONSTRUCTION	TYPE VB (AUTOMATIC SPRINKLER REQUIRED)
HEIGHT ALLOWED	32'-6" ABOVE GRADE
NO. OF STORIES	1 STORY
GROSS EDUCATION CENTER (INCLUDING ROOF OVERHANG)**	13,591 SF
GROSS TRASH ENCLOSURE AREA**	1,596 SF
TOTAL GROSS BUILDING AREA**	14,034 SF
PROJECT LOT COVERAGE	3.20%
PROJECT FAR	0.03

*LOT SIZE IS BASED ON THE PROPERTY LINES SHOWN ON SHEET C1.0. LEASE AREA IS BASED ON LEASE BOUNDARY SHOWN ON SHEET C1.0. PROJECT CALCULATIONS USE LOT SIZE (NOT LEASE SIZE).

**SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS

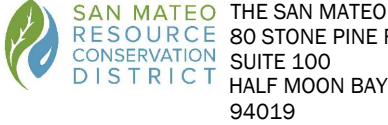
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IN COLLABORATION WITH:



NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T +1 408 488 3200

CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T +1 650 482 6300

ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T +1 916 231 6052

ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T +1 408 942 8200

STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR #1
WEST SACRAMENTO, CA 95691
T +1 916 373 1995

LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST, SUITE 650
SAN FRANCISCO, CA 94104
T +1 415 362 3266

GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T +1 415 955 5200

CEQA PLANNER:
DAVID J POWERS
1871 THE ALAMEDA #200
SAN JOSE, CA 95126
T +1 408 248 3500

MECHANICAL, ELECTRICAL
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522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204
T +1 503 226 2921

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G0.2

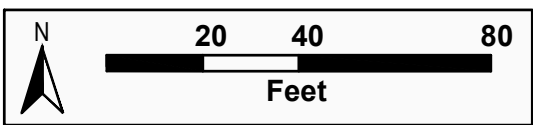


LEGEND

- (A) CONCRETE KITESURFING RAMP AND BAY OVERLOOK
- (B) WESTERN LAWN AND KITESURFING RIGGING AREA WITH MOW CURB
- (C) RESTORED MARSH
- (D) ECOTONE (MARSH-UPLAND TRANSITION ZONE HABITAT)
- (E) EDUCATION CENTER
- (F) UPPER BOARDWALK

- (G) LOWER BOARDWALK
- (H) WATER RESCUE / KAYAK RAMP
- (I) FAA TOWER & ENCLOSURE
- (J) EASTERN LAWN
- (K) BAY TRAIL

- (L) FIRE DEPARTMENT WATER RESCUE STORAGE AND RINSE STATION
- (M) PARKING LOT (ONE WAY)
- (N) OVERLOOK GROVE
- (O) PICNIC AREAS



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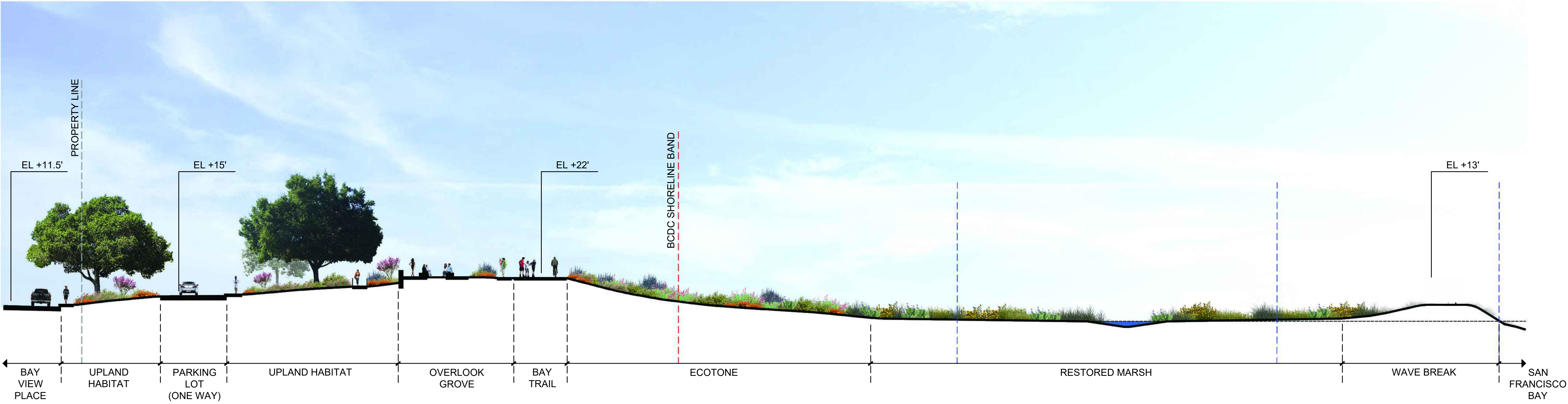
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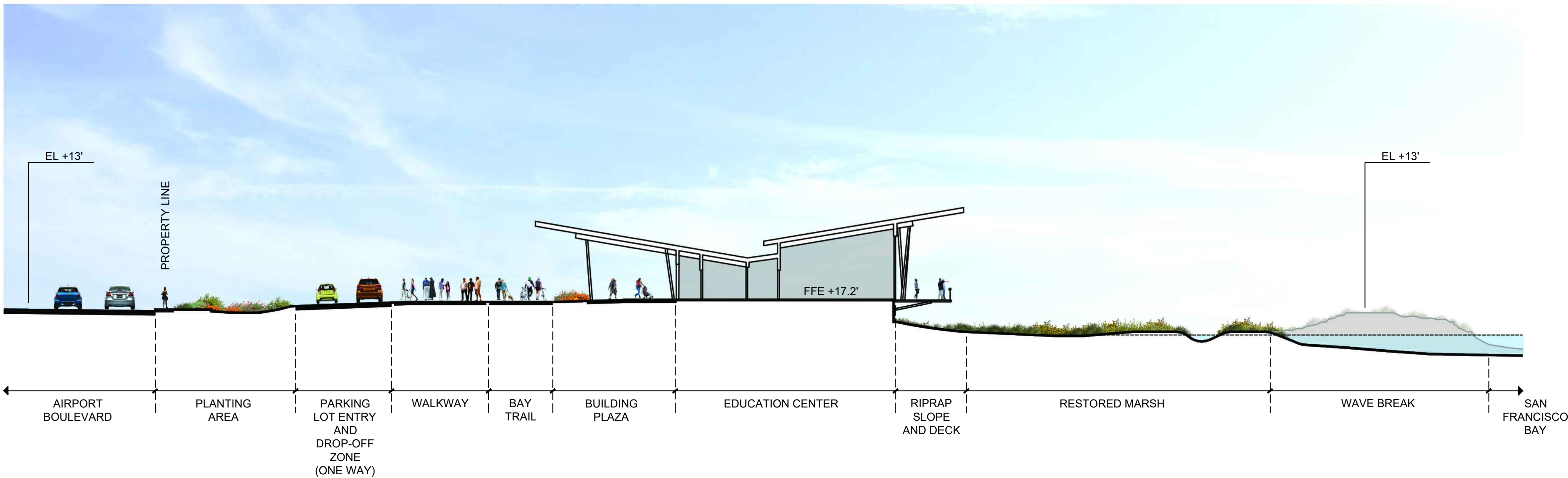
ILLUSTRATIVE SITE PLAN

G0.3
4 OF 64 SHEETS

PLANNING APPLICATION



SECTION A-A'
NTS



SECTION B-B'
NTS

1 SECTIONS

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T+1 650 482 6300

ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052

ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200

STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR#1
WEST SACRAMENTO, CA 95691
T+1 916 373 1995

LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST, SUITE 650
SAN FRANCISCO, CA 94104
T+1 415 362 3266

GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200

CEQA PLANNER:
DAVID J. POWERS
1871 THE ALAMEDA#200
SAN JOSE, CA 95126
T+1 408 248 3500

MECHANICAL, ELECTRICAL
& PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204
T+1 503 226 2921

CONSULTANT



H. T. HARVEY & ASSOCIATES
Ecological Consultants

REVISIONS

DRAWN BY: RV, CS, MW, AK, DT
CHECKED BY: JMH
ISSUE DATE: 27 OCT 2025
PROJECT NO: 4113-02

ILLUSTRATIVE
SECTIONS

G0.4
5 OF 64 SHEETS

PLANNING APPLICATION



NORTHWEST

SOUTHEAST



WEST

EAST

1 KINCAID'S PARKING LOT (TERMINUS OF BAY VIEW PLACE)



2 BAY VIEW PLACE



WEST

EAST

3 AIRPORT BOULEVARD (AT PARCEL)

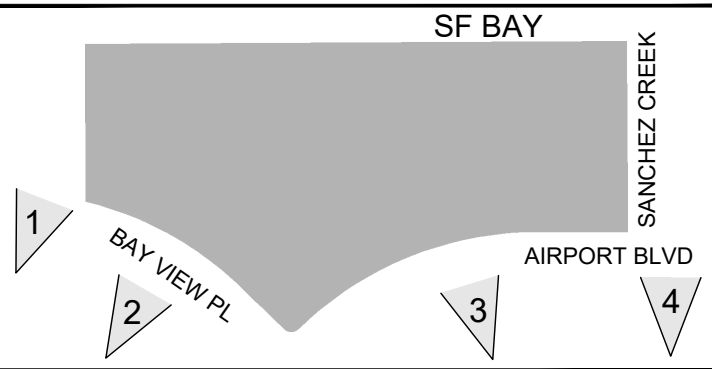


WEST

EAST

4 AIRPORT BOULEVARD (EAST OF PARCEL)

KEY MAP



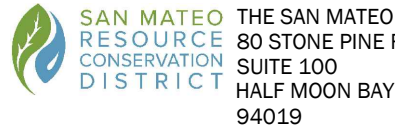
APN: 026-363-060, 026-363-061

BAY RISE PARK
410 AIRPORT BLVD
BURLINGAME, CA 94010



THE SPHERE INSTITUTE
500 AIRPORT BLVD #34
BURLINGAME, CA 94010

IN COLLABORATION WITH:



SAN MATEO RESOURCE CONSERVATION DISTRICT
80 STONE PINE ROAD, SUITE 100
HALF MOON BAY, CA 94019

LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 458 3200

CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300

ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052

ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
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MIYAMOTO
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SAN FRANCISCO, CA 94104
T+1 415 362 3266

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SAN JOSE, CA 94105
T+1 415 955 5200

CEQA PLANNER:
DAVID J. POWERS
1871 THE ALAMEDA#200
SAN JOSE, CA 95126
T+1 408 248 3500

MECHANICAL, ELECTRICAL
& PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204
T+1 503 226 2921

CONSULTANT



H. T. HARVEY & ASSOCIATES
Ecological Consultants

REVISIONS

DRAWN BY: RV, CS, MW, AK, DT
CHECKED BY: JMH
ISSUE DATE: 27 OCT 2025
PROJECT NO: 4113-02

**EXISTING
CONDITIONS
PHOTOS**

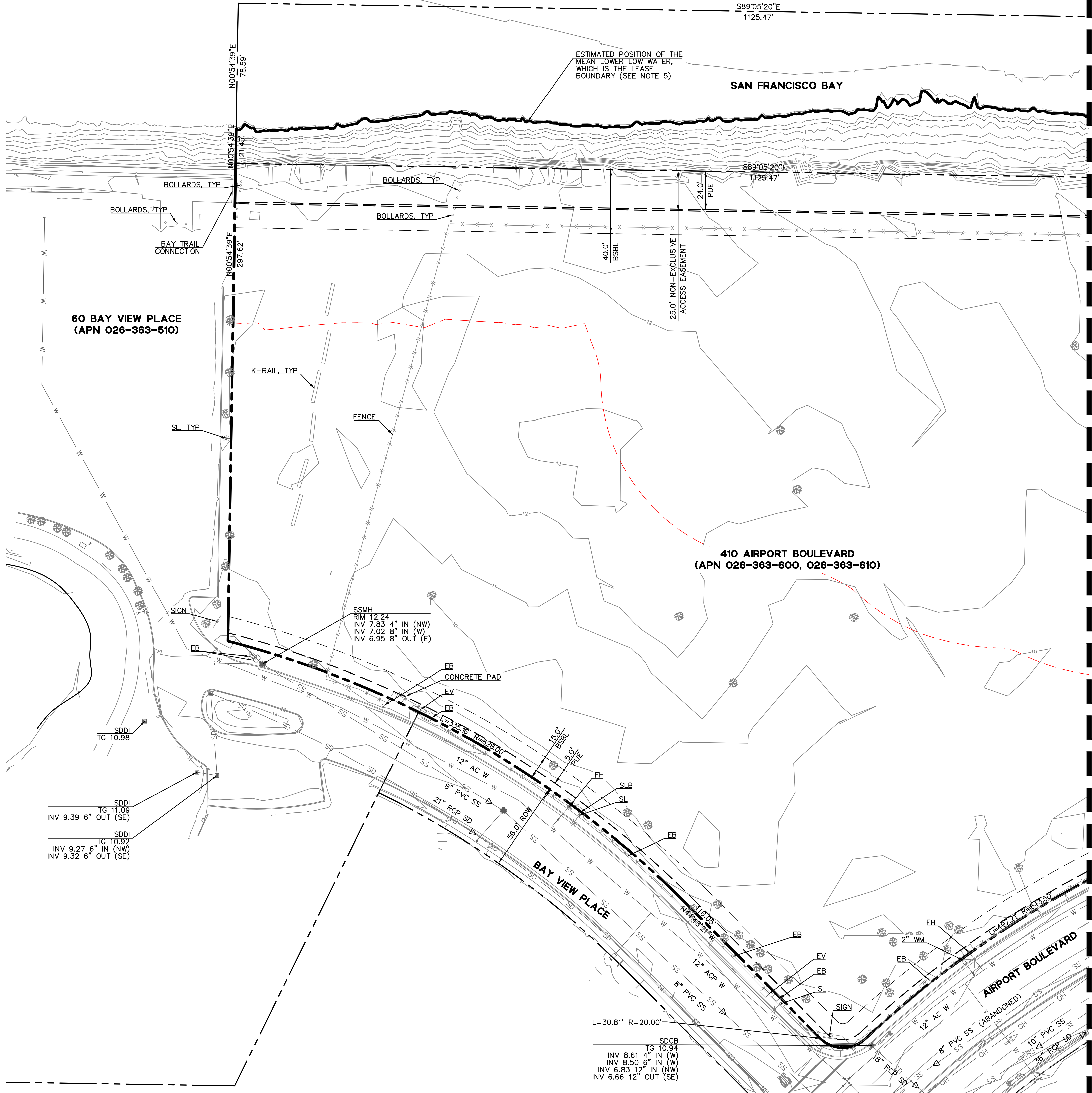
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6 OF 64 SHEETS

PLANNING APPLICATION

DRAWING NAME: \\BKF-RC\VOL4\2019\190899_410_Airport_Bur\I\ngone\ENG\DD\SHETS\C1.0 - EXCOND.dwg
PLOT DATE: 07-16-24 PLOTTED BY: pnc

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NOTES:

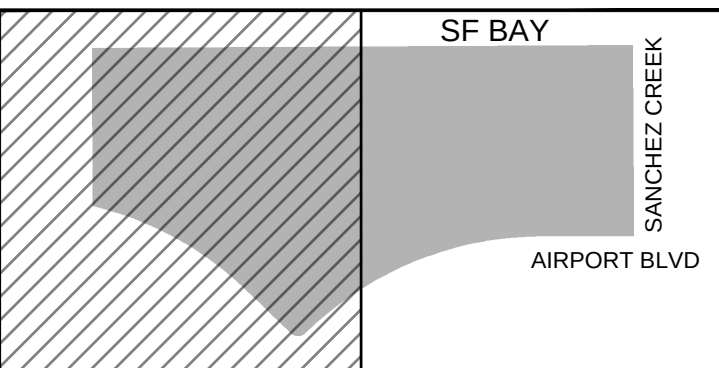
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THE SITE BENCHMARK IS A FOUND 2" ALUMINUM DISK, ALSO BEING BKF CONTROL PT. NO. 208
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- DIMENSIONS SHOWN REFERS TO THE FACE OF CURB OR EDGE OF PATHWAY, UNLESS OTHERWISE NOTED.

LEGEND:

- PROPERTY LINE
- BCDC JURISDICTION LINE
- EASEMENT
- SD STORM DRAIN LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- E ELECTRICITY LINE
- OH OVERHEAD ELECTRICAL LINE
- TREE/SHRUB

KEY MAP



APN: 026-363-060, 026-363-061

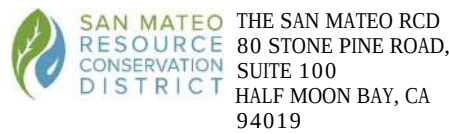
BAY RISE PARK

410 AIRPORT BLVD
BURLINGAME, CA 94010



THE SPHERE INSTITUTE
500 AIRPORT BLVD #34
BURLINGAME, CA 94010

IN COLLABORATION WITH:



NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 488 3200
CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300

ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052
ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200

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MIYAMOTO
1450 HALYARD DR#1
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1871 THE ALAMEDA#200
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T+1 408 248 3500

MECHANICAL, ELECTRICAL
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PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204

CONSULTANT

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

REVISIONS

DRAWN BY: CP, JM
CHECKED BY: JD, JY
ISSUE DATE: 27 OCT 2025
PROJECT NO: 20190899-30

EXISTING
CONDITIONS
PLAN

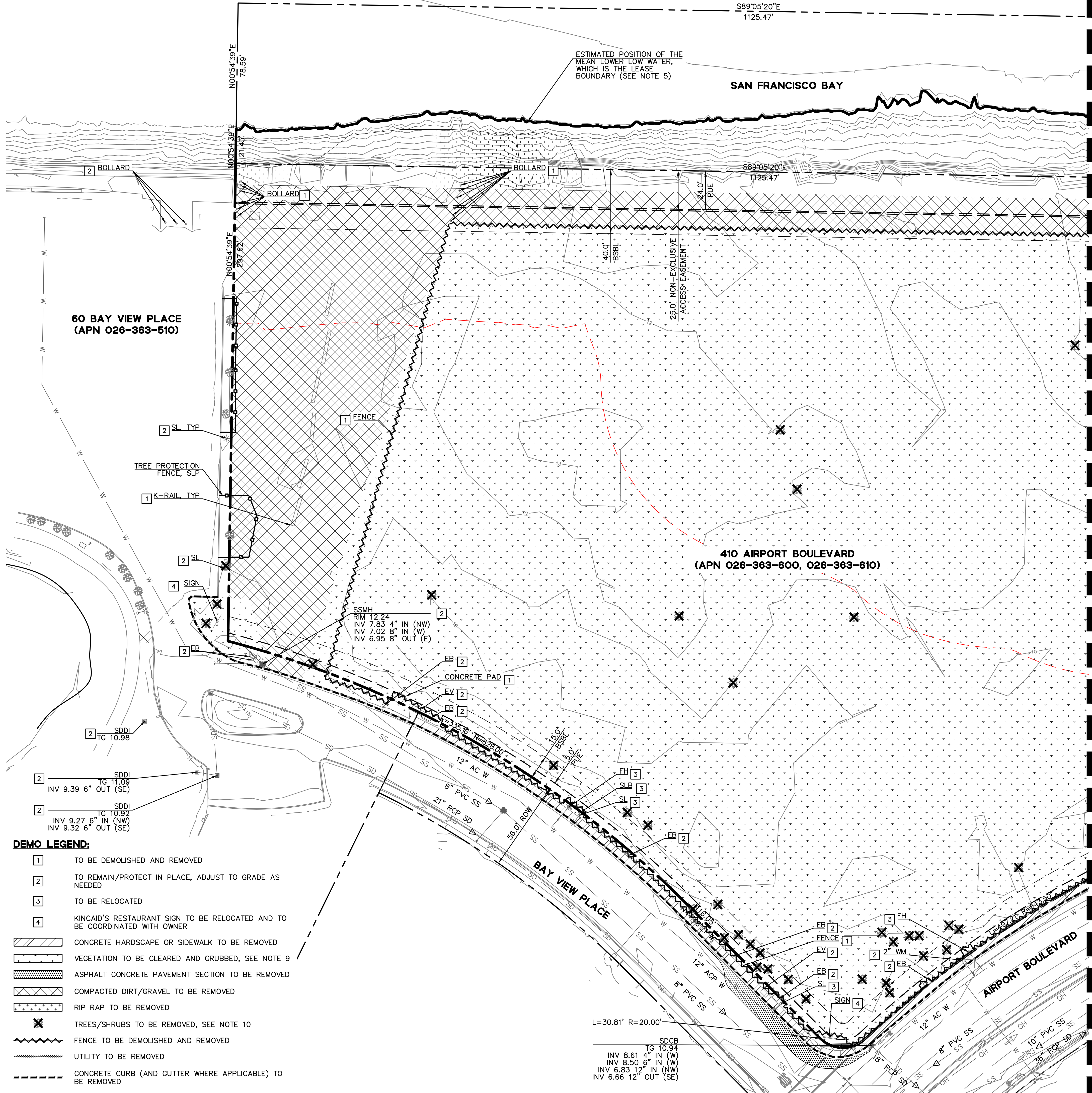
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7 OF 64 SHEETS

PLANNING APPLICATION

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DRAWING NAME: \\BKF-RCV04\2019\190899_410_Airport_Bur\I\ngome\ENG\DD\SHETS\C2.0 - DEMO.dwg
PLOT DATE: 07-16-24
PLOTED BY: pnc



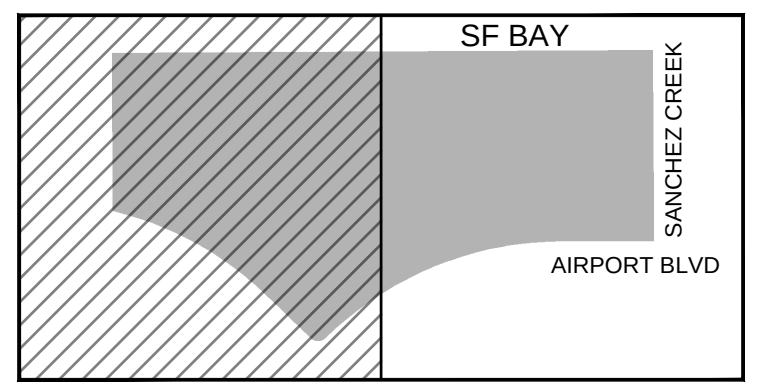
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 - DIMENSIONS SHOWN REFERS TO THE FACE OF CURB OR EDGE OF PATHWAY, UNLESS OTHERWISE NOTED.
 - PLANTING REMOVAL SHOWN HEREON FOR REFERENCE ONLY. EXISTING VEGETATION TO BE CLEARED AND GRUBBED. REFER TO LANDSCAPE PLANS FOR GRUB DEPTH AND ADDITIONAL PLANTING REMOVAL NOTES AND DETAILS, AS WELL AS DISPOSITION OF EXISTING TREES AND SHRUBS AND INSTALLATION OF TREE PROTECTION ZONE FENCING.

LEGEND:

- PROPERTY LINE
- BCDC JURISDICTION LINE
- EASEMENT
- SD STORM DRAIN LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- E ELECTRICITY LINE
- OH OVERHEAD ELECTRICAL LINE
- TREE/SHRUB

KEY MAP



APN: 026-363-060, 026-363-061

BAY RISE PARK
410 AIRPORT BLVD
BURLINGAME, CA 94002

SPHERE INSTITUTE
THE SPHERE INSTITUTE
500 AIRPORT BLVD #34
BURLINGAME, CA 94010

IN COLLABORATION WITH:

SAN MATEO RESOURCE DISTRICT
80 STONE PINE ROAD,
SUITE 100
HALF MOON BAY, CA
94019

LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 458 3200
CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300
ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052
ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200
STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR #1
WEST SACRAMENTO, CA 95691
T+1 916 373 1995
LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST, SUITE 650
SAN FRANCISCO, CA 94104
T+1 415 362 3266
GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200
CEQA PLANNER:
DAVID J POWERS
1871 THE ALAMEDA #200
SAN JOSE, CA 95126
T+1 408 248 3500
MECHANICAL, ELECTRICAL & PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204

CONSULTANT

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

REVISIONS

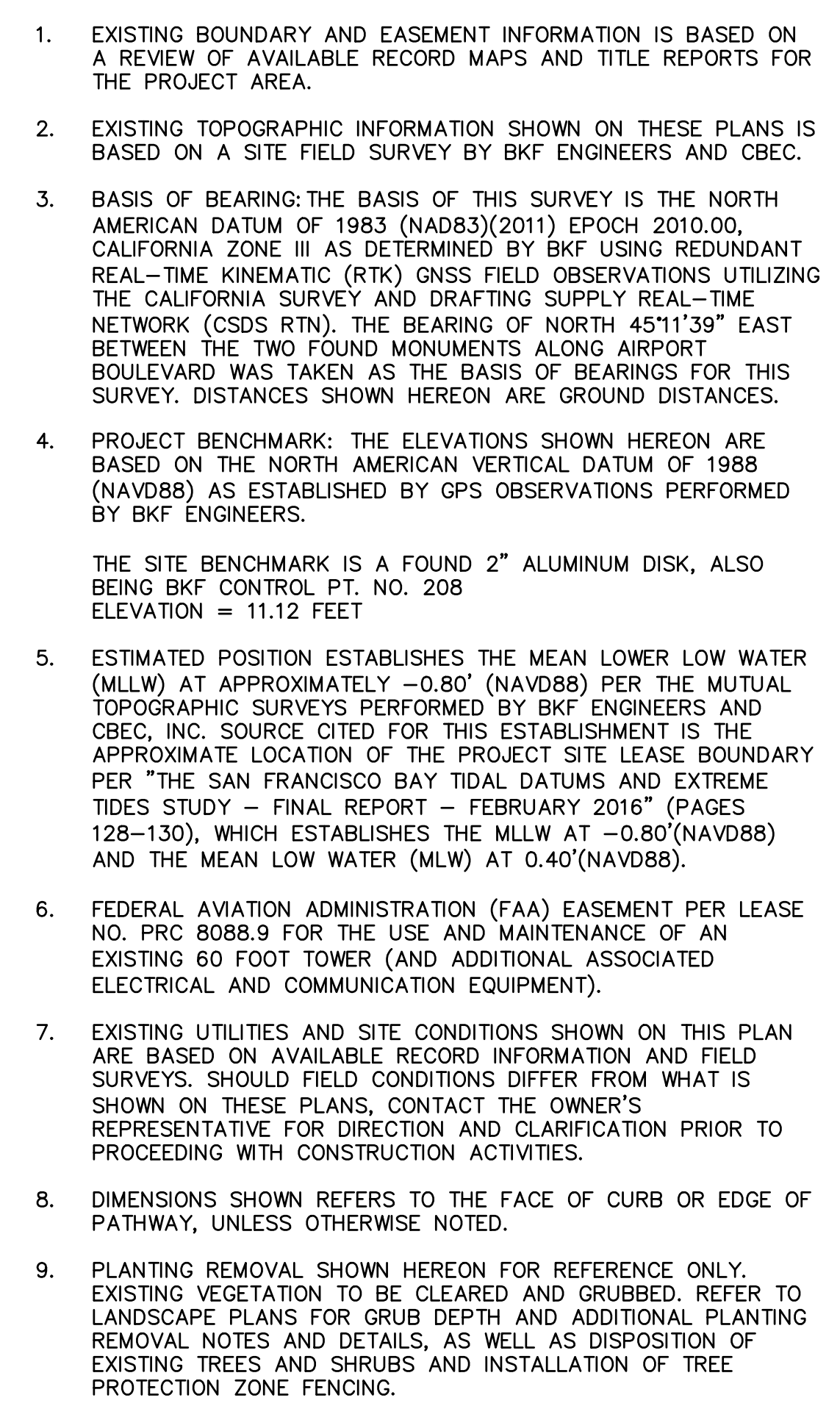
1 07/18/2024

DRAWN BY: CP, JM
CHECKED BY: JD, JY
ISSUE DATE: 27 OCT 2025
PROJECT NO: 20190899-30

DEMOLITION PLAN

C2.0
9 OF 64 SHEETS

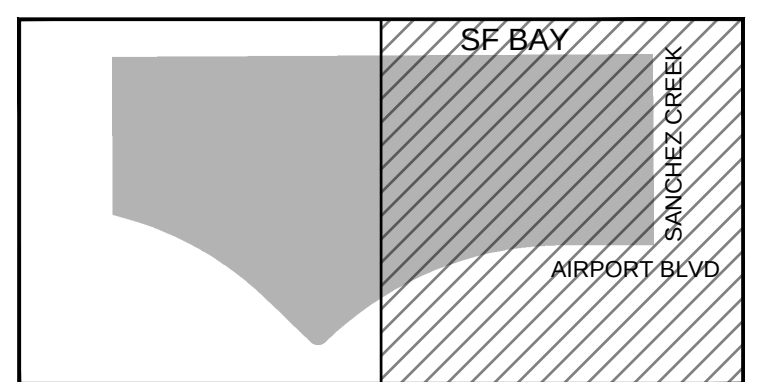
PLANNING APPLICATION



	PROPERTY LINE
	BCDC JURISDICTION LINE
	EASEMENT
	STORM DRAIN LINE
	SANITARY SEWER LINE
	WATER LINE
	ELECTRICITY LINE
	OVERHEAD ELECTRICAL LINE
	TREE/SHRUB

1	TO BE DEMOLISHED AND REMOVED
2	TO REMAIN/PROTECT IN PLACE, ADJUST TO GRADE AS NEEDED
3	TO BE RELOCATED
4	KINCAID'S RESTAURANT SIGN TO BE RELOCATED AND TO BE COORDINATED WITH OWNER

KEY MAP



APN: 026-363-060, 026-363-061



THE SPHERE INSTITUTE
500 AIRPORT BLVD #34
BURLINGAME, CA 94010

 **SAN MATEO
RESOURCE
CONSERVATION
DISTRICT** THE SAN MATEO RCD
80 STONE PINE ROAD,
SUITE 100
HALF MOON BAY, CA
94019

 **LANDSCAPE ARCHITECT:**
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T +1 408 458 3200

 **CIVIL ENGINEER:**
BKF
255 SHORELINE DR, STE 200

miyamoto. STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR#1
WEST SACRAMENTO, CA 95691
T +1 916 373 1995

LANGAN GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200

DAVID J. POWERS
CEQA PLANNER:
DAVID J POWERS
1871 THE ALAMEDA#200
SAN JOSE, CA 95126
T+1 408 248 3500

**MECHANICAL, ELECTRICAL
& PLUMBING ENGINEER:
PAE ENGINEERS**
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204

CONSULTANT



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

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ISSUE DATE: 27 OCT 20
PROJECT NO: 20190899-3

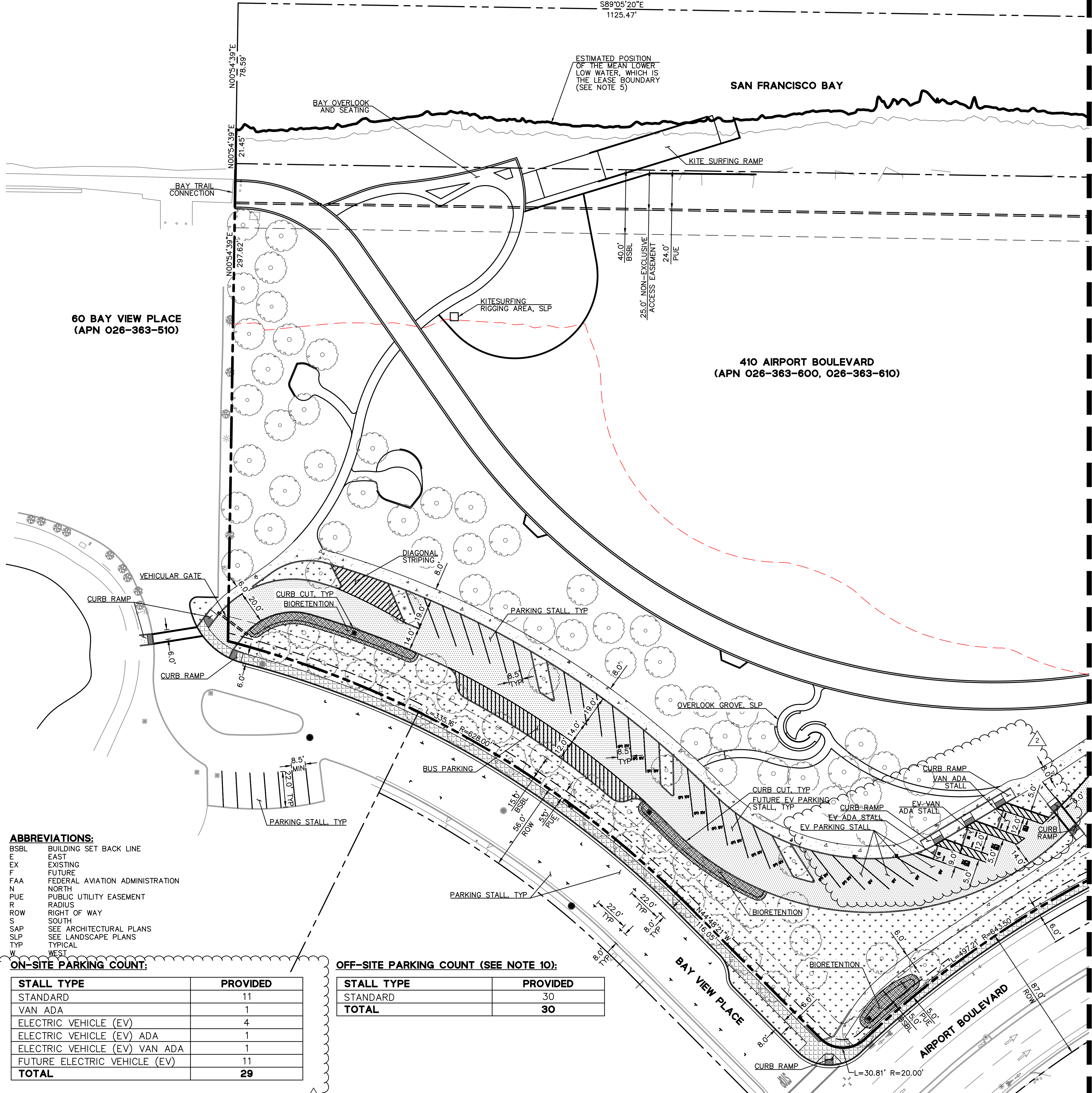
DEMOLITION
PLAN

C2.1
10 OF 64 SHEETS 

PLANNING APPLICATION

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DRAWING NAME: \\BKF-cv\vol14\2019\190899_410_Airport_Bur\lingame\ENG\DD\SHEETS\C3.0 - PRPLAN.dwg
PLOT DATE: 12-17-24 PLOTTED BY: jmsyer



ABBREVIATIONS:

BSBL BUILDING SET BACK LINE
E EAST
EX EXISTING
F FUTURE
FAA FEDERAL AVIATION ADMINISTRATION
N NORTH
PUE PUBLIC UTILITY EASEMENT
R RADIUS
ROW RIGHT OF WAY
S SOUTH
SAP SEE ARCHITECTURAL PLANS
SLP SEE LANDSCAPE PLANS
TYP TYPICAL
W WEST

ON-SITE PARKING COUNT:

STALL TYPE	PROVIDED
STANDARD	11
VAN ADA	1
ELECTRIC VEHICLE (EV)	4
ELECTRIC VEHICLE (EV) ADA	1
ELECTRIC VEHICLE (EV) VAN ADA	1
FUTURE ELECTRIC VEHICLE (EV)	11
TOTAL	29

OFF-SITE PARKING COUNT (SEE NOTE 10):

STALL TYPE	PROVIDED
STANDARD	30
TOTAL	30

NOTES:

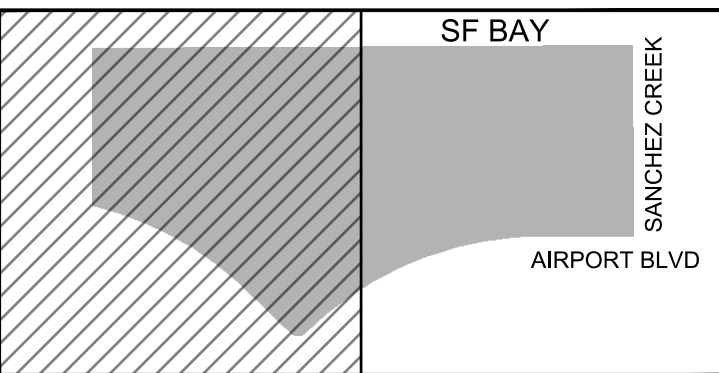
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- DIMENSIONS SHOWN REFERS TO THE FACE OF CURB OR EDGE OF PATHWAY, UNLESS OTHERWISE NOTED.
- REFER TO LANDSCAPE PLANS BY H.T. HARVEY & ASSOCIATES FOR SITE PLAN LAYOUT BEYOND THE VEHICULAR PARKING LOT.
- OFF-SITE PARKING COUNT ON BAY VIEW PLACE SHOWN FOR REFERENCE ONLY AND IS NOT USED TO MEET THE PARKING DEMANDS FOR PARK/OUTDOOR USE.

LEGEND:

- PROPERTY LINE
BCDC JURISDICTION LINE
EASEMENT
EXISTING TREE/SHRUB
PROPOSED TREE
CITY STANDARD SIDEWALK AND DRIVEWAY
6" PCC VEHICULAR CONCRETE SECTION
4" PCC PEDESTRIAN CONCRETE SECTION
ASPHALT CONCRETE PAVEMENT SECTION
VEHICULAR LOADING DECOMPOSED GRANITE
LANDSCAPE, SLP
BIORETENTION

KEY MAP



APN: 026-363-060, 026-363-061

BAY RISE PARK

410 AIRPORT BLVD
BURLINGAME, CA 94010



THE SPHERE INSTITUTE
300 AIRPORT BLVD #34
BURLINGAME, CA 94010

IN COLLABORATION WITH:



NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T +1 408 458 3200

CIVIL ENGINEER:
BKF
255 SHORELINE DR. STE 200
REDWOOD CITY, CA 94065
T +1 650 482 6300

ECO-HYDRAULIC ENGINEER:
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REVISIONS

- 1 07/18/2024
2 12/19/2024

DRAWN BY: CP, JM
CHECKED BY: JD, JY
ISSUE DATE: 27 OCT 2025
PROJECT NO: 20190899-30

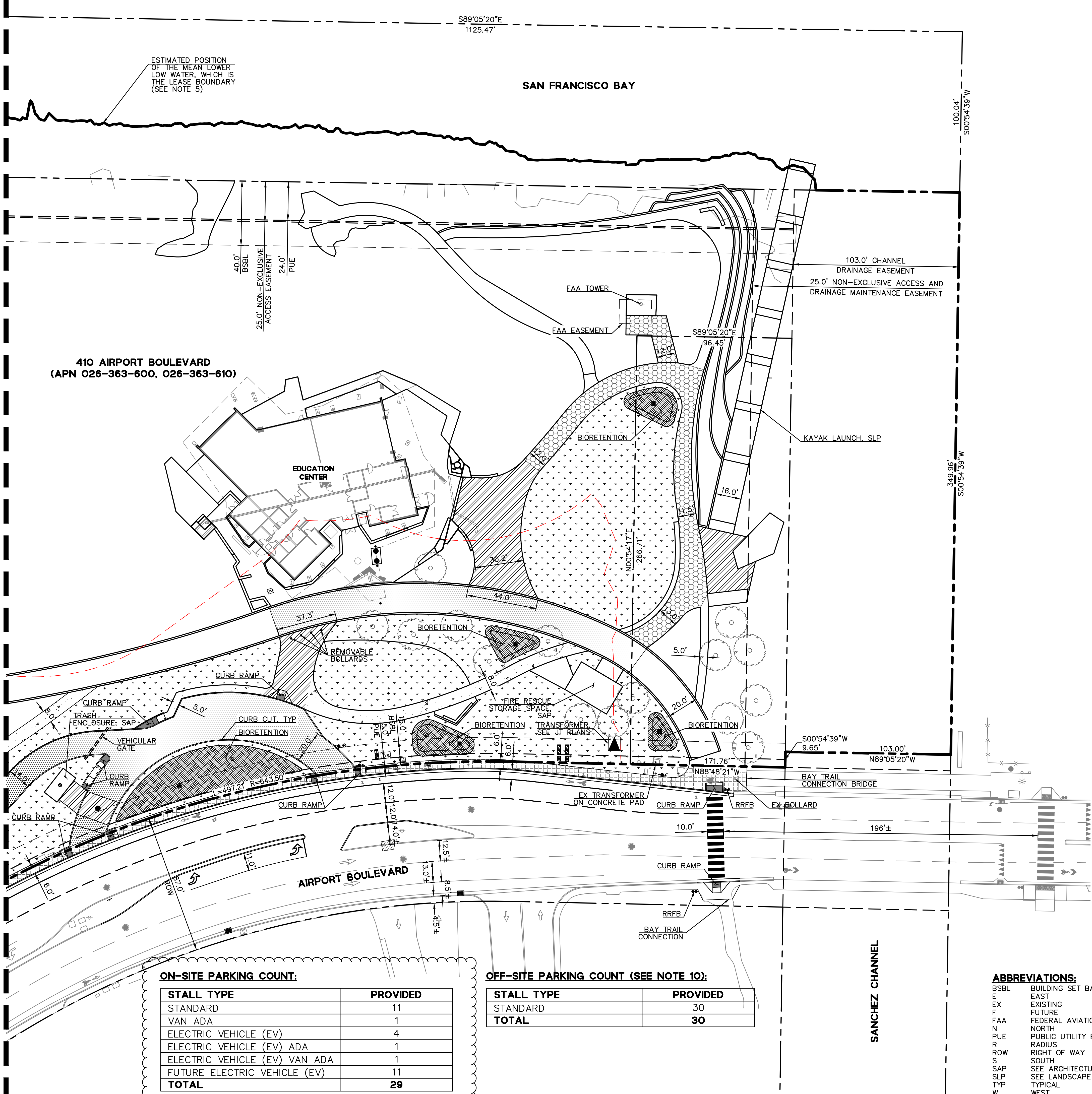
**CONCEPTUAL
PARKING LAYOUT
AND VEHICULAR
CIRCULATION PLAN**

C3.0

11 OF 64 SHEETS

PLANNING APPLICATION

MATCH LINE, SEE SHEET C3.0



ON-SITE PARKING COUNT:

STALL TYPE	PROVIDED
STANDARD	11
VAN ADA	1
ELECTRIC VEHICLE (EV)	4
ELECTRIC VEHICLE (EV) ADA	1
ELECTRIC VEHICLE (EV) VAN ADA	1
FUTURE ELECTRIC VEHICLE (EV)	11
TOTAL	29

OFF-SITE PARKING COUNT (SEE NOTE 10):

STALL TYPE	PROVIDED
STANDARD	30
TOTAL	30

ABBREVIATIONS:

BSBL	BUILDING SET BACK LINE
E	EAST
EX	EXISTING
F	FUTURE
FAA	FEDERAL AVIATION ADMINISTRATION
N	NORTH
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
ROW	RIGHT OF WAY
S	SOUTH
SAP	SEE ARCHITECTURAL PLANS
SLP	SEE LANDSCAPE PLANS
TYP	TYPICAL
W	WEST

NOTES:

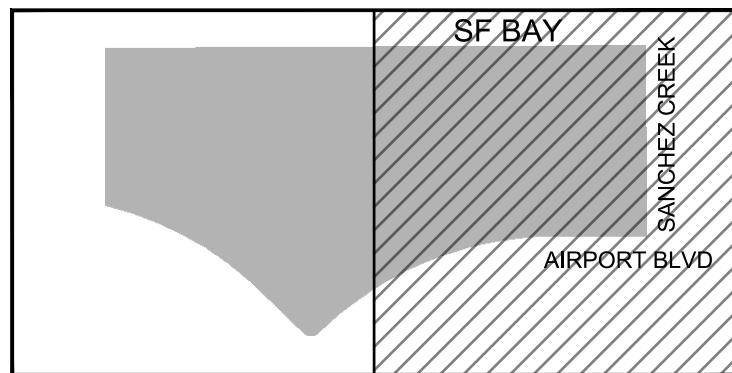
- EXISTING BOUNDARY AND EASEMENT INFORMATION IS BASED ON A REVIEW OF AVAILABLE RECORD MAPS AND TITLE REPORTS FOR THE PROJECT AREA.
- EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON A SITE FIELD SURVEY BY BKF ENGINEERS AND CBEC.
- BASIS OF BEARING: THE BASIS OF THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD83)(2011) EPOCH 2010.00, CALIFORNIA ZONE III AS DETERMINED BY BKF USING REDUNDANT REAL-TIME KINEMATIC (RTK) GNSS FIELD OBSERVATIONS UTILIZING THE CALIFORNIA SURVEY AND DRAFTING SUPPLY REAL-TIME NETWORK (CSDS RTN). THE BEARING OF NORTH 45°11'39" EAST BETWEEN THE TWO FOUND MONUMENTS ALONG AIRPORT BOULEVARD WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- PROJECT BENCHMARK: THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS ESTABLISHED BY GPS OBSERVATIONS PERFORMED BY BKF ENGINEERS.

THE SITE BENCHMARK IS A FOUND 2" ALUMINUM DISK, ALSO BEING BKF CONTROL PT. NO. 208
ELEVATION = 11.12 FEET
- ESTIMATED POSITION ESTABLISHES THE MEAN LOWER LOW WATER (MLLW) AT APPROXIMATELY -0.80' (NAVD88) PER THE MUTUAL TOPOGRAPHIC SURVEYS PERFORMED BY BKF ENGINEERS AND CBEC, INC. SOURCE CITED FOR THIS ESTABLISHMENT IS THE APPROXIMATE LOCATION OF THE PROJECT SITE LEASE BOUNDARY PER "THE SAN FRANCISCO BAY TIDAL DATUMS AND EXTREME TIDES STUDY - FINAL REPORT - FEBRUARY 2016" (PAGES 128-130), WHICH ESTABLISHES THE MLLW AT -0.80'(NAVD88) AND THE MEAN LOW WATER (MLW) AT 0.40'(NAVD88).
- EXISTING UTILITIES AND SITE CONDITIONS SHOWN ON THIS PLAN ARE BASED ON AVAILABLE RECORD INFORMATION AND FIELD SURVEYS. SHOULD FIELD CONDITIONS DIFFER FROM WHAT IS SHOWN ON THESE PLANS, CONTACT THE OWNER'S REPRESENTATIVE FOR DIRECTION AND CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.
- FEDERAL AVIATION ADMINISTRATION (FAA) EASEMENT PER LEASE NO. PRC 8088.9 FOR THE USE AND MAINTENANCE OF AN EXISTING 60 FOOT TOWER (AND ADDITIONAL ASSOCIATED ELECTRICAL AND COMMUNICATION EQUIPMENT).
- DIMENSIONS SHOWN REFERS TO THE FACE OF CURB OR EDGE OF PATHWAY, UNLESS OTHERWISE NOTED.
- REFER TO LANDSCAPE PLANS BY H.T. HARVEY & ASSOCIATES FOR SITE PLAN LAYOUT BEYOND THE VEHICULAR PARKING LOT.
- OFF-SITE PARKING COUNT ON BAY VIEW PLACE SHOWN FOR REFERENCE ONLY AND IS NOT USED TO MEET THE PARKING DEMANDS FOR PARK/OUTDOOR USE.

LEGEND:

	PROPERTY LINE
	BCDC JURISDICTION LINE
	EASEMENT
	EXISTING TREE/SHRUB
	PROPOSED TREE
	CITY STANDARD SIDEWALK AND DRIVEWAY
	6" PCC VEHICULAR CONCRETE SECTION
	4" PCC PEDESTRIAN CONCRETE SECTION
	ASPHALT CONCRETE PAVEMENT SECTION
	VEHICULAR LOADING DECOMPOSED GRANITE
	LANDSCAPE, SLP
	BIORETENTION

KEY MAP



APN: 026-363-060, 026-363-061

BAY RISE PARK

410 AIRPORT BLVD
BURLINGAME, CA 94010

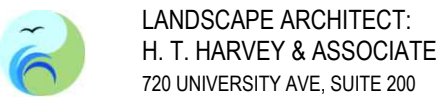


THE SPHERE INSTITUTE
300 AIRPORT BLVD #34
BURLINGAME, CA 94010

IN COLLABORATION WITH:



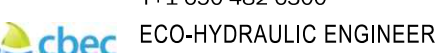
SAN MATEO RESOURCE DISTRICT
80 STONE PINE ROAD,
SUITE 100
HALF MOON BAY, CA
94019



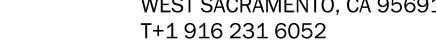
LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T +1 408 488 3200



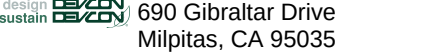
CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T +1 650 482 6300



ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T +1 916 231 6052



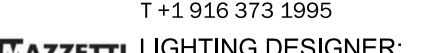
ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T +1 408 942 8200



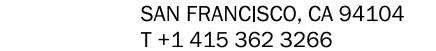
STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR#1
WEST SACRAMENTO, CA 95691
T +1 916 373 1995



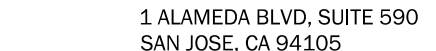
LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST, SUITE 650
SAN FRANCISCO, CA 94104
T +1 415 362 3266



GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T +1 415 955 5200



CEQA PLANNER:
DAVID J POWERS
1871 THE ALAMEDA #200
SAN JOSE, CA 95126
T +1 408 248 3500



MECHANICAL, ELECTRICAL
& PLUMBING ENGINEER:
P&E ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204

CONSULTANT



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

REVISIONS

1	07/18/2024
2	12/19/2024

DRAWN BY: CP, JM
CHECKED BY: JD, JY
ISSUE DATE: 27 OCT 2025
PROJECT NO: 20190899-30

CONCEPTUAL
PARKING LAYOUT
AND VEHICULAR
CIRCULATION PLAN

C3.1

12 OF 64 SHEETS

PLANNING APPLICATION

DRAWING NAME: \\BKF-RC\VOL4\2019\190899_410_Airport_Bur\Ingame\ENG\DD\SHEETS\C3.2 - PRF fire.dwg
PLOT DATE: 12-17-24
PLOTTED BY: cpeng

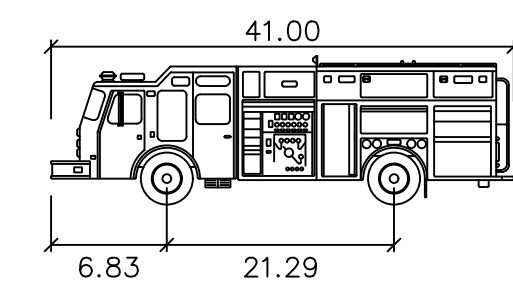
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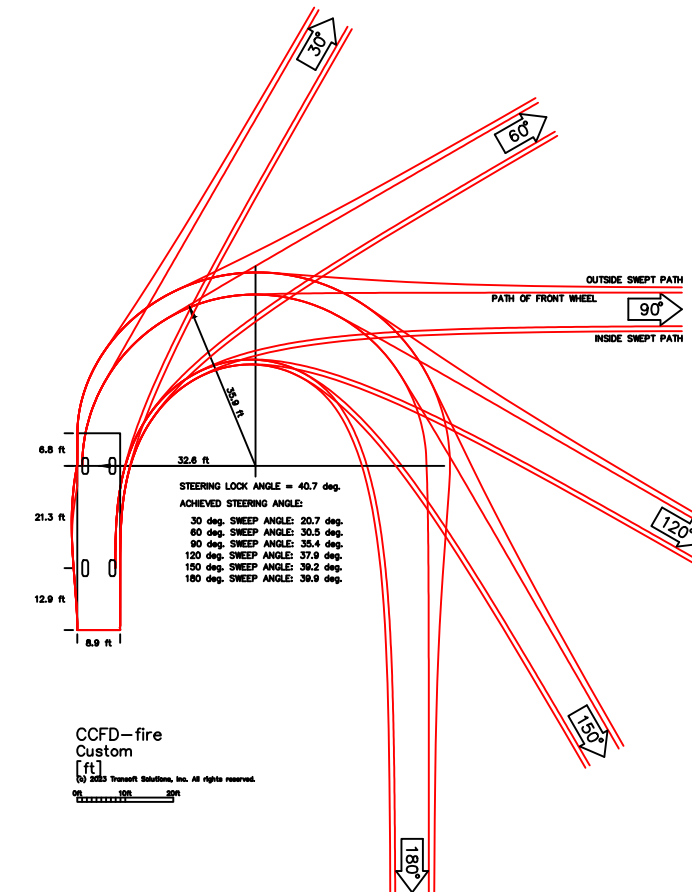
1. REFER TO DETAIL A FOR THE CENTRAL COUNTY FIRE DEPARTMENT FIRE TRUCK TURNING TEMPLATE.
2. ALL FIRE APPARATUS ACCESS ROUTES SHALL BE A NON-PERMEABLE DRIVING SURFACE CAPABLE OF SUPPORTING 65,000 LBS. REFER TO SHEETS C3.0-C3.1 FOR PAVEMENT DESIGNATION.

LEGEND:

- EXISTING FIRE HYDRANT
- PROPOSED DCDA (DOUBLE CHECK DETECTOR ASSEMBLY)
- PROPOSED FDC (FIRE DEPARTMENT CONNECTION) AND PIV (POST INDICATOR VALVE)
- FIRE HOSE ROUTING
- PEDESTRIAN EMERGENCY EGRESS TO PUBLIC WAY
- FIRE APPARATUS ACCESS ROAD WITH VEHICULAR LOADING PAVEMENT

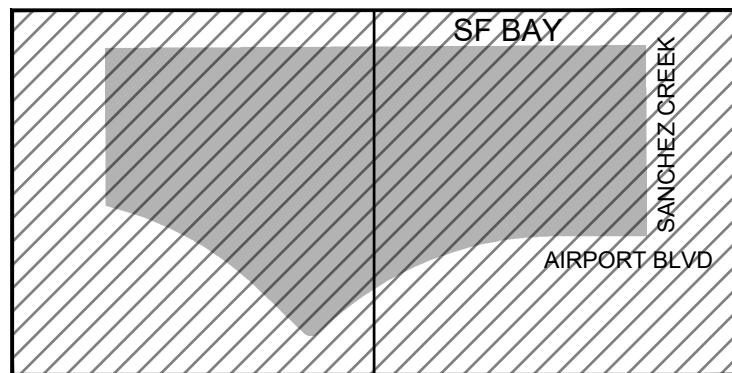


CCFD—fire	feet
Width	: 8.93
Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 40.7



DETAIL A - FIRE TRUCK TURNING TEMPLATE

KEY MAP



APN: 026-363-060, 026-363-061

BAY RISE PARK

410 AIRPORT BLVD
BURLINGAME, CA 94010



THE SPHERE INSTITUTE
300 AIRPORT BLVD #34
BURLINGAME, CA 94010

IN COLLABORATION WITH:



SAN MATEO RESOURCE DISTRICT
80 STONE PINE ROAD,
CONSERVATION SUITE 100
HALF MOON BAY, CA
94019

NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 488 3200

CIVIL ENGINEER:
BKF
255 SHORELINE DR. STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300

ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052

ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200

STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR #1
WEST SACRAMENTO, CA 95691
T+1 916 373 1995

LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST, SUITE 650
SAN FRANCISCO, CA 94104
T+1 415 362 3266

GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200

CEQA PLANNER:
DAVID J. POWERS
1871 THE ALAMEDA #200
SAN JOSE, CA 95126
T+1 408 248 3500

MECHANICAL, ELECTRICAL
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PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204

CONSULTANT

BKF ENGINEERS
255 SHORELINE DRIVE
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| 1 | 07/18/2024 |
| 2 | 12/19/2024 |

DRAWN BY: CP, JM
CHECKED BY: JD, JY
ISSUE DATE: 27 OCT 2025
PROJECT NO: 20190899-30

**CONCEPTUAL
FIRE ACCESS
PLAN**

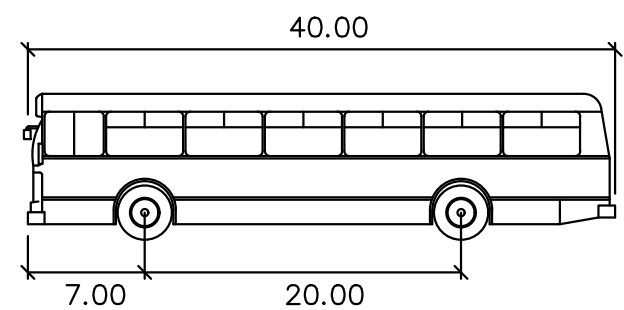
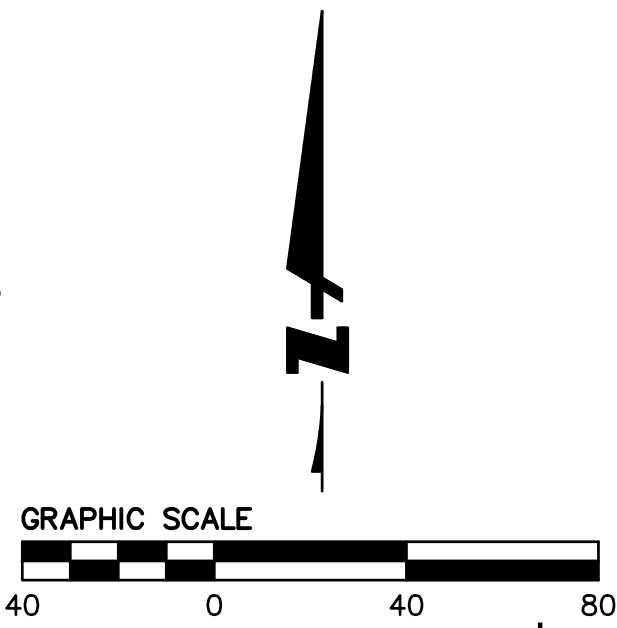
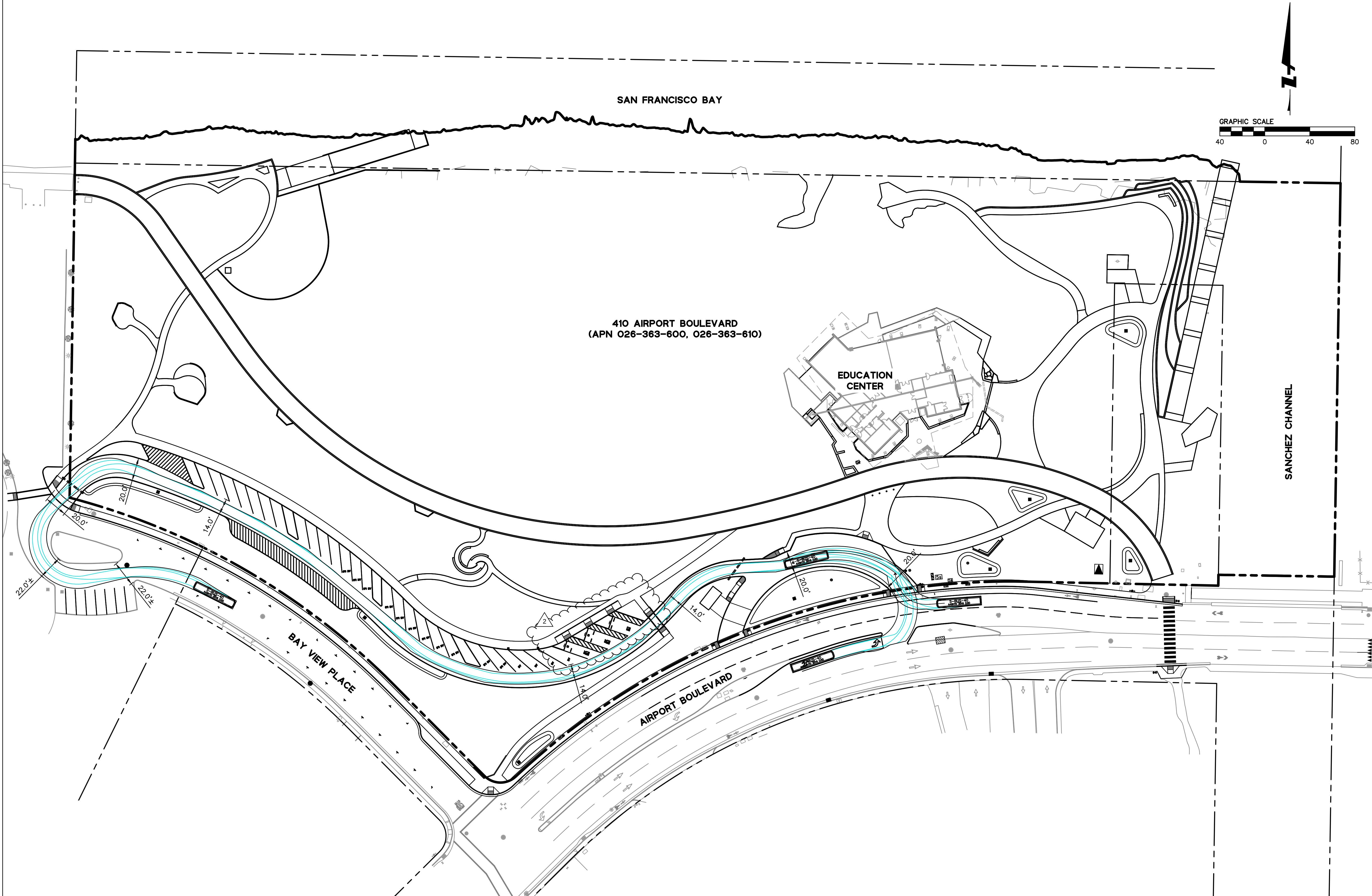
C3.2

13 OF 64 SHEETS

PLANNING APPLICATION

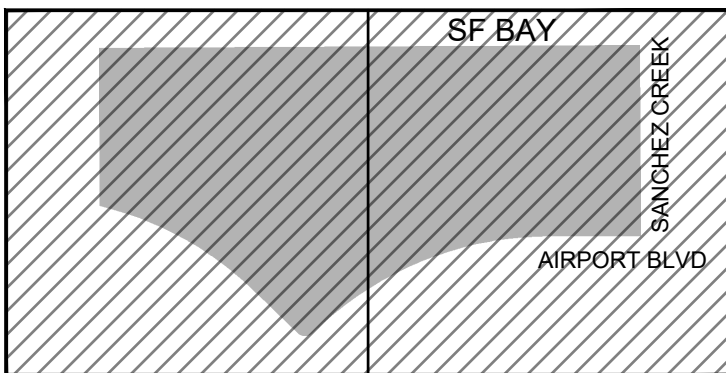
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DRAWING NAME: \\BKF-RC\VOL4\2019\190899_410_airport_bur\ingoma\ENG\DD\SHEETS\C3.3 - PRBUS.dwg
PLOT DATE: 12-17-24 PLOTTED BY: cpeng



S-BUS-40	
feet	
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 34.4

KEY MAP



APN: 026-363-060, 026-363-061

BAY RISE PARK

410 AIRPORT BLVD
BURLINGAME, CA 94010



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IN COLLABORATION WITH:

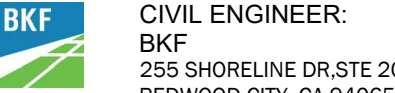


SAN MATEO RESOURCE DISTRICT
80 STONE PINE ROAD,
HALF MOON BAY, CA
94019

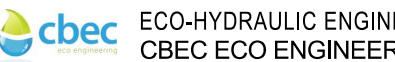
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LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 488 3200



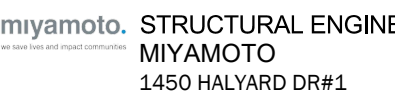
CIVIL ENGINEER:
BKF
255 SHORELINE DR. STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300



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CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
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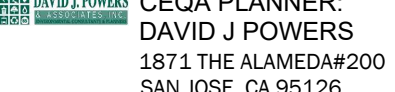
STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR #1
WEST SACRAMENTO, CA 95691
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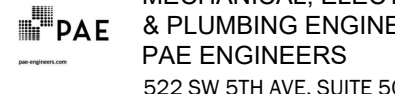
LIGHTING DESIGNER:
MAZZETTI
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SAN FRANCISCO, CA 94104
T+1 415 362 3266



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DAVID J. POWERS
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CONSULTANT



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REVISIONS

2 12/19/2024

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CHECKED BY: JD, JY
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PROJECT NO: 20190899-30

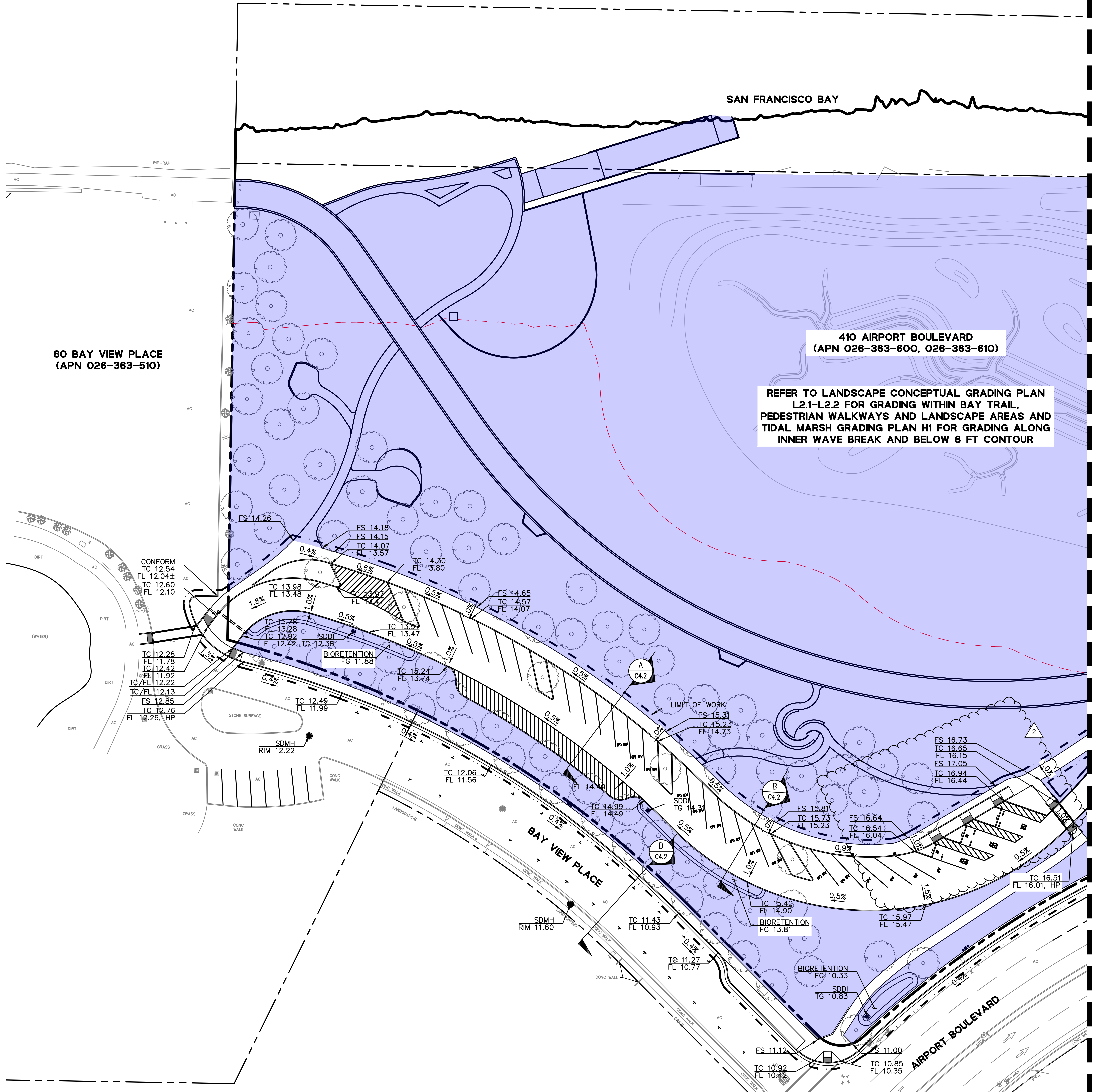
CONCEPTUAL BUS ACCESS PLAN

C3.3

14 OF 64 SHEETS

PLANNING APPLICATION

DRAWING NAME: \\BKF-rc\vol14\2019\190899_410_Airport_Bur\ingome\ENG\DD\SHEETS\C4.0 - GRADE.dwg
PLOT DATE: 12-17-24
PLOTTED BY: jmsyer
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NOTES:

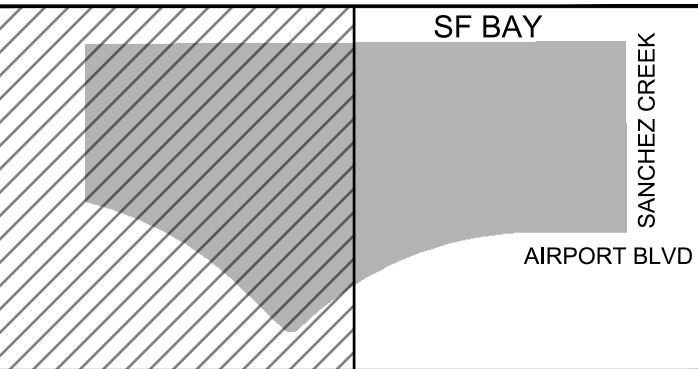
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- GRADING CONTOURS BEYOND VEHICULAR PARKING LOT SHOWN HEREON FOR REFERENCE ONLY. REFER TO LANDSCAPE GRADING BY H.T. HARVEY & ASSOCIATES AND TIDAL MARSH GRADING BY CBEC FOR ADDITIONAL DETAIL.
- GRADES SHOWN ON THIS PLAN REFER TO FINISHED GRADE OF IMPROVEMENTS.

LEGEND:

- | | |
|--|------------------------|
| | PROPERTY LINE |
| | BCDC JURISDICTION LINE |
| | LIMIT OF WORK |
| | PROPOSED GRADE |
| | PROPOSED SLOPE |
| | EXISTING GRADE |
| | EXISTING SLOPE |

KEY MAP



APN: 026-363-060, 026-363-061

BAY RISE PARK

410 AIRPORT BLVD
BURLINGAME, CA 94010



THE SPHERE INSTITUTE
800 AIRPORT BLVD #34
BURLINGAME, CA 94010

IN COLLABORATION WITH:



NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE., SUITE 200
LOS GATOS, CA 95032
T+1 408 458 3200

CIVIL ENGINEER:
BKF
255 SHORELINE DR. STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300

ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052

ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200

STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR#1
WEST SACRAMENTO, CA 95691
T+1 916 373 1995

LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST., SUITE 650
SAN FRANCISCO, CA 94104
T+1 415 362 3266

GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD., SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200

CEQA PLANNER:
DAVID J. POWERS
1871 THE ALAMEDA #200
SAN JOSE, CA 95126
T+1 408 248 3500

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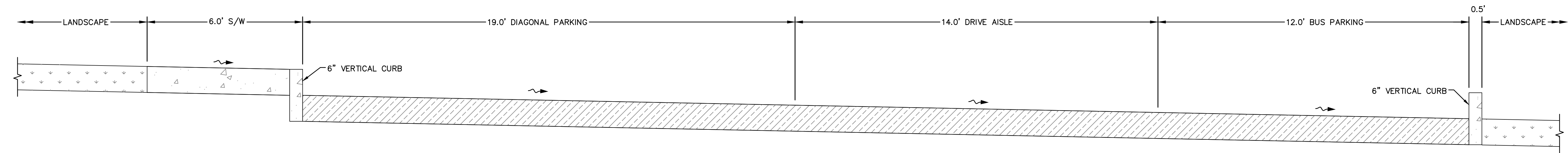
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| 1 | 07/18/2024 |
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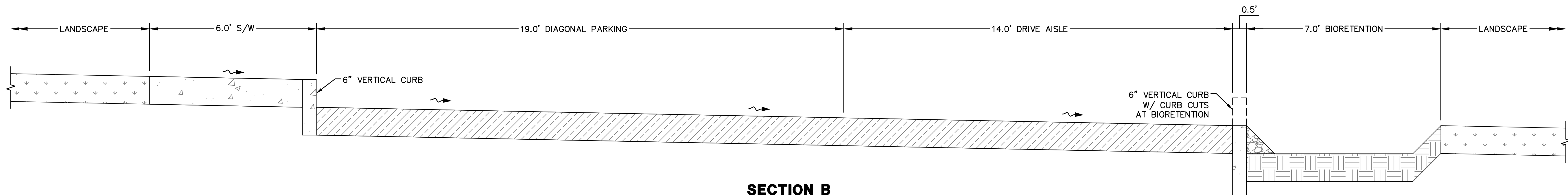
DRAWN BY: CP, JM
CHECKED BY: JD, JY
ISSUE DATE: 27 OCT 2025
PROJECT NO: 20190899-30

**CONCEPTUAL
VEHICULAR PAVING
GRADING AND
DRAINAGE PLAN
C4.0**

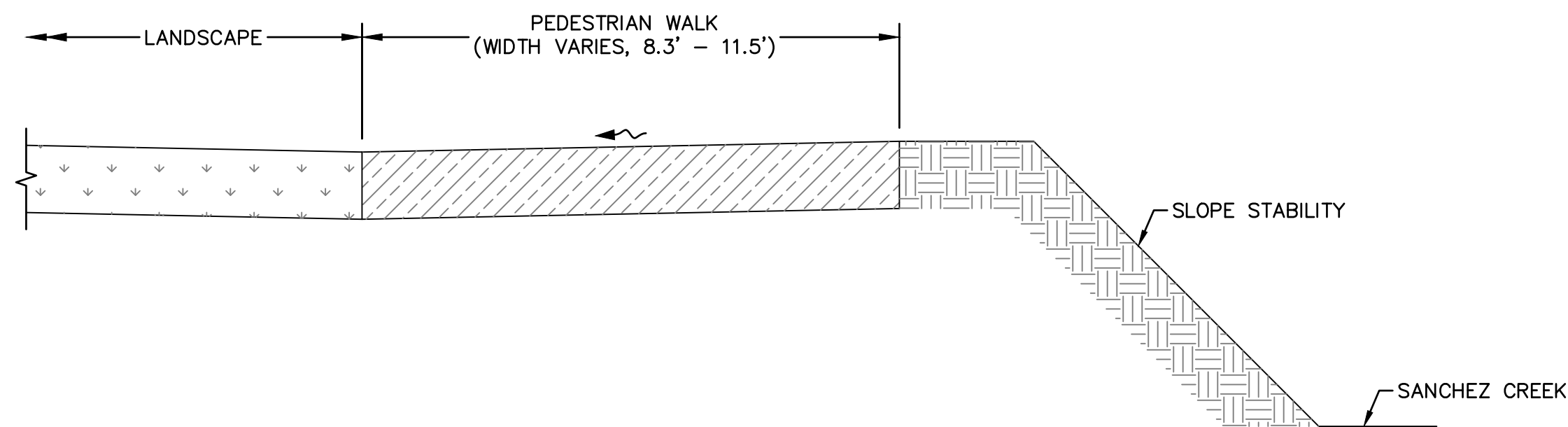
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PLOT DATE: 07-16-24
PLOT BY: pnc



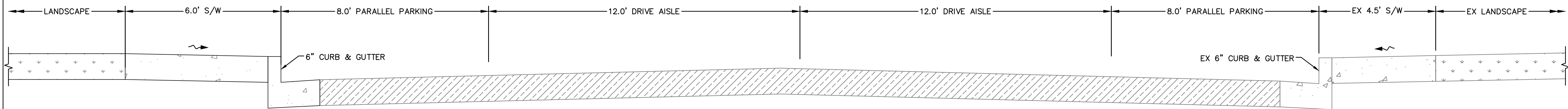
SECTION A
NTS



SECTION B
NTS



SECTION C
NTS



SECTION D
NTS

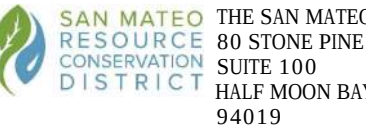
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410 AIRPORT BLVD
BURLINGAME, CA 94010



THE SPHERE INSTITUTE
500 AIRPORT BLVD #34
BURLINGAME, CA 94010

IN COLLABORATION WITH:



NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 488 3200

CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300

ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052

ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200

STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR #1
WEST SACRAMENTO, CA 95691
T+1 916 373 1995

LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST, SUITE 650
SAN FRANCISCO, CA 94104
T+1 415 362 3266

GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200

CEQA PLANNER:
DAVID J POWERS
1871 THE ALAMEDA #200
SAN JOSE, CA 95126
T+1 408 248 3500

MECHANICAL, ELECTRICAL
& PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204

CONSULTANT

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

REVISIONS

1 07/18/2024

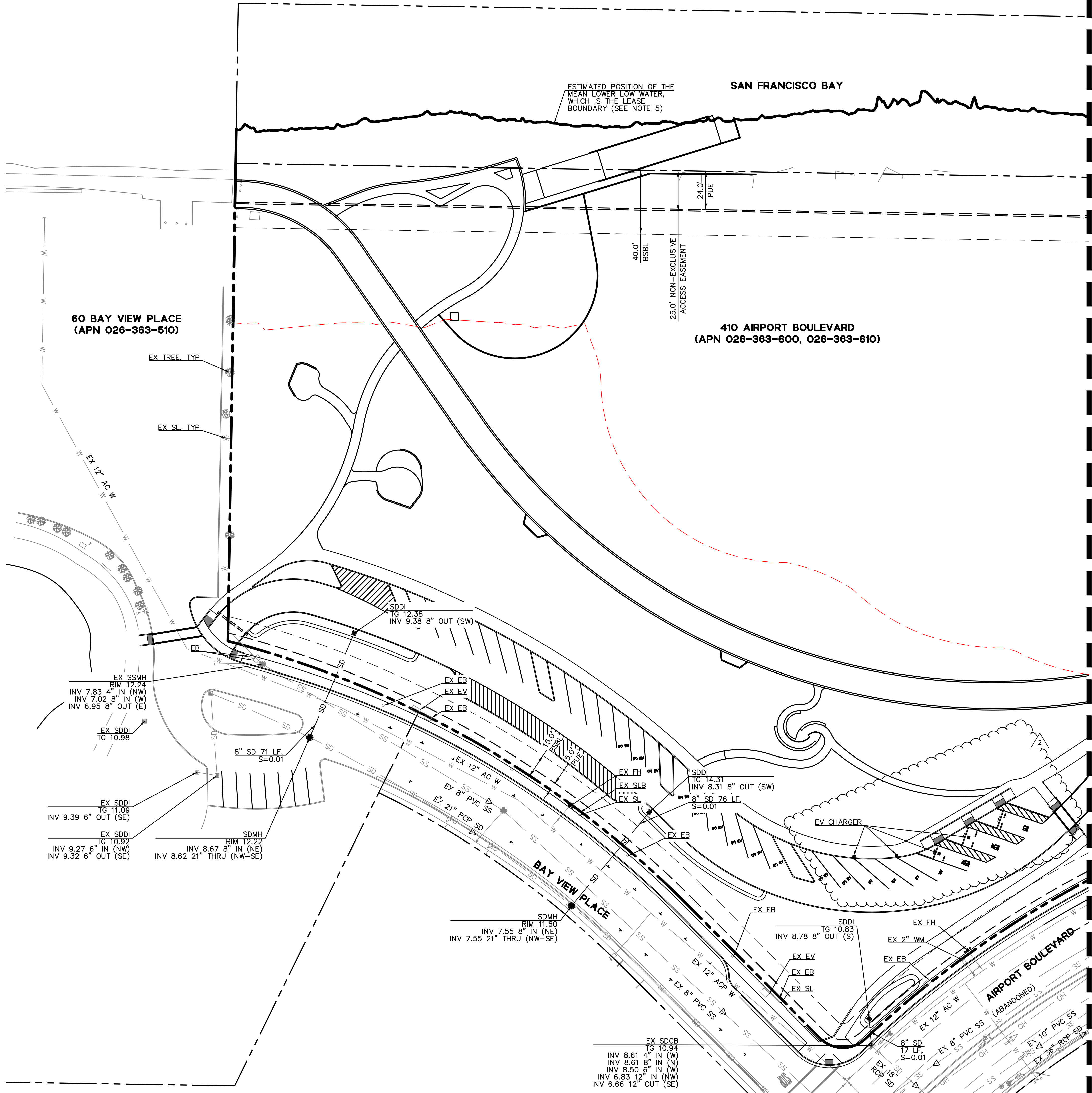
DRAWN BY: CP, JM
CHECKED BY: JD, JY
ISSUE DATE: 27 OCT 2025
PROJECT NO: 20190899-30

CONCEPTUAL
SECTIONS

C4.2
17 OF 64 SHEETS

PLANNING APPLICATION

DRAWING NAME: \\BKF-rc\vol14\2019\190899_410_Airport_Bur\ingome\ENG\DD\SHEETS\C5.0 - PRUTIL.dwg
PLOT DATE: 12-17-24
PLOTTED BY: jmsyer
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MATCH LINE, SEE SHEET C5.1

NOTES:

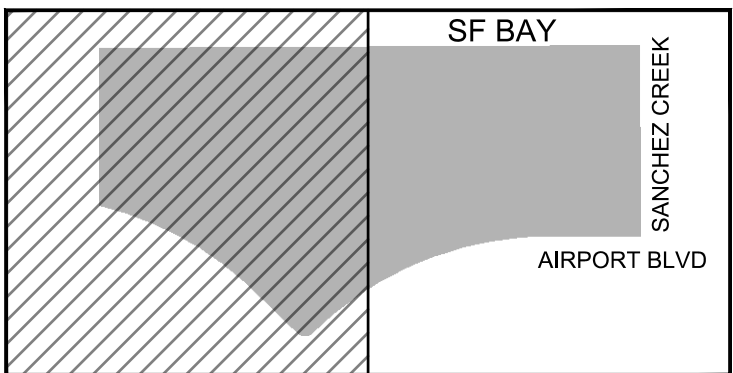
- EXISTING BOUNDARY AND EASEMENT INFORMATION IS BASED ON A REVIEW OF AVAILABLE RECORD MAPS AND TITLE REPORTS FOR THE PROJECT AREA.
- EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON A SITE FIELD SURVEY BY BKF ENGINEERS AND CBEC.
- BASIS OF BEARING: THE BASIS OF THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD83)(2011) EPOCH 2010.00, CALIFORNIA ZONE III AS DETERMINED BY BKF USING REDUNDANT REAL-TIME KINEMATIC (RTK) GNSS FIELD OBSERVATIONS UTILIZING THE CALIFORNIA SURVEY AND DRAFTING SUPPLY REAL-TIME NETWORK (CSDS RTN). THE BEARING OF NORTH 45°11'39" EAST BETWEEN THE TWO FOUND MONUMENTS ALONG AIRPORT BOULEVARD WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- PROJECT BENCHMARK: THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS ESTABLISHED BY GPS OBSERVATIONS PERFORMED BY BKF ENGINEERS.

THE SITE BENCHMARK IS A FOUND 2" ALUMINUM DISK, ALSO BEING BKF CONTROL PT. NO. 208
ELEVATION = 11.12 FEET
- ESTIMATED POSITION ESTABLISHES THE MEAN LOWER LOW WATER (MLLW) AT APPROXIMATELY -0.80' (NAVD88) PER THE MUTUAL TOPOGRAPHIC SURVEYS PERFORMED BY BKF ENGINEERS AND CBEC, INC. SOURCE CITED FOR THIS ESTABLISHMENT IS THE APPROXIMATE LOCATION OF THE PROJECT SITE LEASE BOUNDARY PER "THE SAN FRANCISCO BAY TIDAL DATUMS AND EXTREME TIDES STUDY - FINAL REPORT - FEBRUARY 2016" (PAGES 128-130), WHICH ESTABLISHES THE MLLW AT -0.80'(NAVD88) AND THE MEAN LOW WATER (MLW) AT 0.40'(NAVD88).
- EXISTING UTILITIES AND SITE CONDITIONS SHOWN ON THIS PLAN ARE BASED ON AVAILABLE RECORD INFORMATION AND FIELD SURVEYS. SHOULD FIELD CONDITIONS DIFFER FROM WHAT IS SHOWN ON THESE PLANS, CONTACT THE OWNER'S REPRESENTATIVE FOR DIRECTION AND CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.
- FEDERAL AVIATION ADMINISTRATION (FAA) EASEMENT PER LEASE NO. PRC 8088.9 FOR THE USE AND MAINTENANCE OF AN EXISTING 60 FOOT TOWER (AND ADDITIONAL ASSOCIATED ELECTRICAL AND COMMUNICATION EQUIPMENT).
- DIMENSIONS SHOWN REFERS TO THE FACE OF CURB OR EDGE OF PATHWAY, UNLESS OTHERWISE NOTED.
- REFER TO LANDSCAPE PLANS BY H.T. HARVEY & ASSOCIATES FOR SITE PLAN LAYOUT BEYOND THE VEHICULAR PARKING LOT AND PROMENADE.

LEGEND:

	PROPERTY LINE
	BCDC JURISDICTION LINE
	EASEMENT
	STORM DRAIN LINE
	SANITARY SEWER LINE
	WATER LINE
	ELECTRICITY LINE
	OVERHEAD ELECTRICAL LINE
	EXISTING TREE/SHRUB
	PROPOSED TREE

KEY MAP



APN: 026-363-060, 026-363-061

BAY RISE PARK

410 AIRPORT BLVD
BURLINGAME, CA 94010



THE SPHERE INSTITUTE
300 AIRPORT BLVD #34
BURLINGAME, CA 94010

IN COLLABORATION WITH:



NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T +1 408 458 3200

CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T +1 650 482 6300

ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T +1 916 231 6052

ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T +1 408 942 8200

STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR #1
WEST SACRAMENTO, CA 95691
T +1 916 373 1995

LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST, SUITE 650
SAN FRANCISCO, CA 94104
T +1 415 362 3266

GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T +1 415 955 5200

CEQA PLANNER:
DAVID J POWERS
1871 THE ALAMEDA #200
SAN JOSE, CA 95126
T +1 408 248 3500

MECHANICAL, ELECTRICAL
& PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204

CONSULTANT

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

REVISIONS

1	07/18/2024
2	12/19/2024

DRAWN BY: CP, JM
CHECKED BY: JD, JY
ISSUE DATE: 27 OCT 2025
PROJECT NO: 20190899-30

CONCEPTUAL
UTILITY PLAN

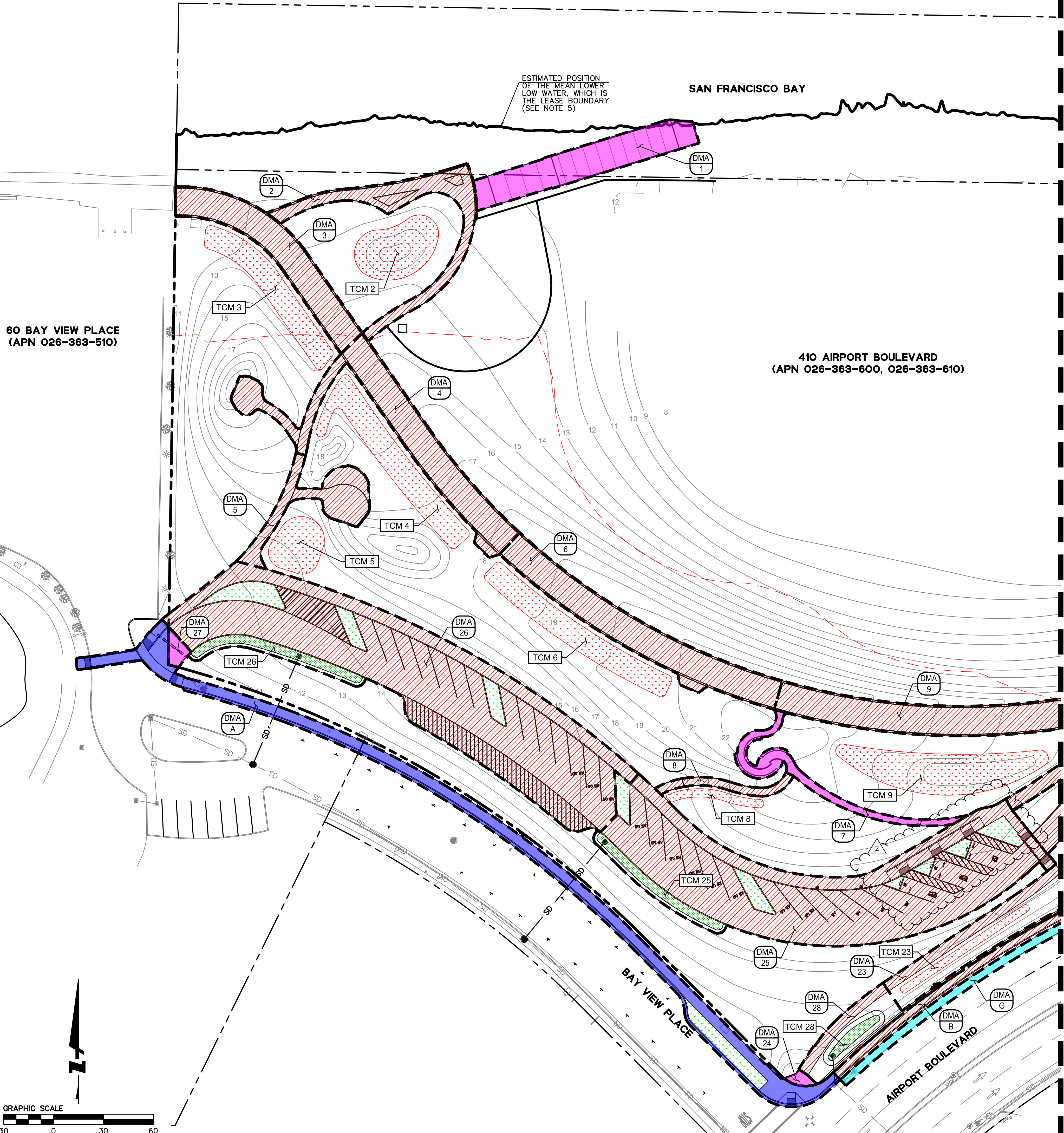
C5.0

18 OF 64 SHEETS

PLANNING APPLICATION

DRAWING NAME: \\BKF-RC\VOL4\2019\190899_410_airport_bur\ingome\ENG\DD\SHSHEETS\C6.0 - SWMP.dwg
PLOT DATE: 12-17-24 PLOTTED BY: cpeng

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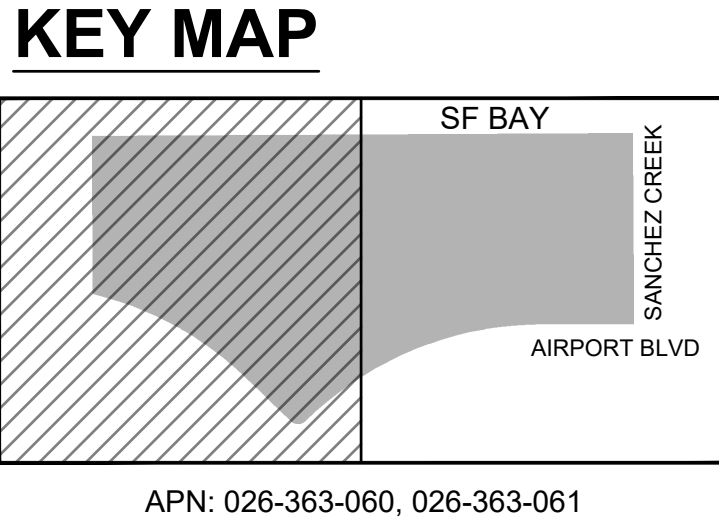


- NOTES:**
- EXISTING BOUNDARY AND EASEMENT INFORMATION IS BASED ON A REVIEW OF AVAILABLE RECORD MAPS AND TITLE REPORTS FOR THE PROJECT AREA.
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 - GRADING CONTOURS SHOWN HEREON FOR REFERENCE ONLY. REFER TO LANDSCAPE GRADING BY H.T. HARVEY & ASSOCIATES AND TIDAL MARSH GRADING BY CBEC FOR ADDITIONAL DETAIL.

LEGEND:

	PROPERTY LINE
	BCDC JURISDICTION LINE
	DRAINAGE MANAGEMENT AREA (DMA)
	DMA ID
	TREATMENT CONTROL MEASURE ID
	IMPERVIOUS AREA
	PERVIOUS SURFACE
	ON-SITE IMPERVIOUS AREA TO BE TREATED IN-LIEU
	OFF-SITE IMPERVIOUS AREA TO BE TREATED IN-LIEU
	EQUIVALENT IN-LIEU AREA
	LANDSCAPE
	BIORETENTION AREA, SEE TABLE BELOW
	ADJACENT LANDSCAPE AREA CAPTURING SELF-RETAINING AREAS, SEE TABLE BELOW



BAY RISE PARK
410 AIRPORT BLVD
BURLINGAME, CA 94010

THE SPHERE INSTITUTE
300 AIRPORT BLVD #34
BURLINGAME, CA 94010

IN COLLABORATION WITH:
 THE SAN MATEO RCD
80 STONE PINE ROAD,
CONSERVATION SUITE 100
HALF MOON BAY, CA
94019

NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 488 3200
CIVIL ENGINEER:
BKF
255 SHORELINE DR. STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300

ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052

ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200

STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR #1
WEST SACRAMENTO, CA 95691
T+1 916 373 1995

LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST, SUITE 650
SAN FRANCISCO, CA 94104
T+1 415 362 3266

GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200

CEQA PLANNER:
DAVID J POWERS
1871 THE ALAMEDA #200
SAN JOSE, CA 95126
T+1 408 248 3500

MECHANICAL, ELECTRICAL
& PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204

CONSULTANT

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

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1	07/18/2024
2	12/19/2024

DRAWN BY: CP, JM
CHECKED BY: JD, JY
ISSUE DATE: 27 OCT 2025
PROJECT NO: 20190899-30

**CONCEPTUAL
STORMWATER
TREATMENT**

C6.0

20 OF 64 SHEETS

PLANNING APPLICATION

TREATMENT SUMMARY TABLE

DMA	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	TREATMENT TYPE
1	2,534	2,534	–	101	–	IN–LIEU ¹
2	2,123	2,123	–	1,062	1,399	SELF–RETAINING
3	2,583	2,583	–	1,292	1,512	SELF–RETAINING
4	3,776	3,776	–	1,888	1,973	SELF–RETAINING
5	1,459	1,459	–	730	867	SELF–RETAINING
6	3,455	3,455	–	1,728	1,804	SELF–RETAINING
7	1,045	1,045	–	42	–	IN–LIEU ¹
8	426	426	–	213	290	SELF–RETAINING
9	4,864	4,864	–	2,432	2,452	SELF–RETAINING
10	27,130	19,961	7,169	798	2,375	BIORETENTION ³
11	717	–	717	–	–	SELF–TREATING
12	17,792	9,068	8,723	363	395	BIORETENTION ²
13	12,633	5,292	7,341	212	236	BIORETENTION
14	7,021	7,021	–	281	310	BIORETENTION
15	957	–	957	–	–	SELF–TREATING
16	1,725	–	1,725	–	–	SELF–TREATING
17	414	414	–	17	–	IN–LIEU ¹
18	2,237	2,237	–	1,119	1,274	SELF–RETAINING
19	531	–	531	–	–	SELF–TREATING
20	5,466	5,466	–	219	–	IN–LIEU ¹
21	3,102	3,102	–	124	146	BIORETENTION
22	146	146	–	6	2,375	BIORETENTION ³
23	4,518	756	3,762	378	410	SELF–RETAINING
24	103	103	–	4	–	IN–LIEU ¹
25	13,014	11,452	1,563	458	465	BIORETENTION
26	14,491	12,875	1,616	515	536	BIORETENTION
27	191	191	–	8	–	IN–LIEU ¹
28	2,020	1,101	919	44	219	BIORETENTION ⁴
A	5,118	4,630	488	185	–	IN–LIEU ¹
B	1,474	1,474	–	59	219	BIORETENTION ⁴
C	2,930	2,930	–	117	2,375	BIORETENTION ³
D	1,662	1,662	–	67	–	IN–LIEU ¹
E	303	303	–	12	–	IN–LIEU ¹
F	15,895	15,895	–	636	2,375	BIORETENTION ³
G	1,218	1,218	–	49	219	BIORETENTION ⁴
TOTAL	165,073	129,562	35,511	15,159		

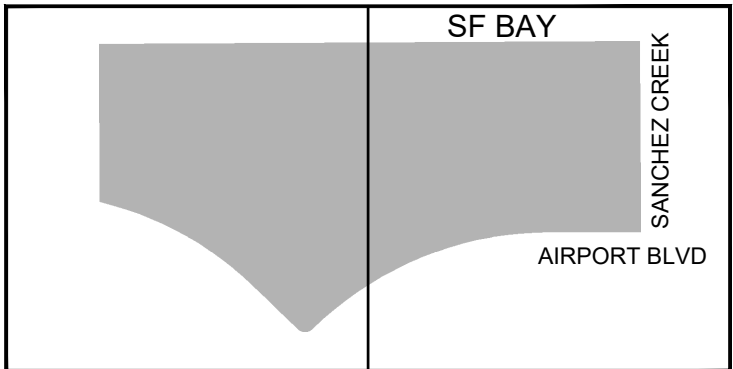
¹ALL AREAS TO BE TREATED IN–LIEU ARE ACCOUNTED FOR IN DMAs F & G AS THE TOTAL EQUIVALENT IN–LIEU AREA TO BE TREATED BY TCM 10 & 23.

²THE IMPERVIOUS AREA INCLUDES THE PORTION OF THE ROOF TO BE TREATED THROUGH A RAINWATER CISTERN LEADING TO THE TREATMENT AREA.

³TCM 10 INCLUDES TREATMENT FOR DMAs 10, 22, C, AND F. THEREFORE, THE TOTAL REQUIRED TREATMENT AREA IS 798 SF + 6 SF + 117 SF + 636 SF = 1,557 SF.

⁴TCM 28 INCLUDES TREATMENT FOR DMAs 28, B, AND G. THEREFORE, THE TOTAL REQUIRED TREATMENT AREA IS 44 SF + 59 SF + 49 SF = 152 SF.

KEY MAP



APN: 026-363-060, 026-363-061

BAY RISE PARK
410 AIRPORT BLVD
BURLINGAME, CA 94010



IN COLLABORATION WITH:



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LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T +1 408 488 3200



CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300



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2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052



ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200



STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR#1
WEST SACRAMENTO, CA 95691
T +1 916 373 1995



LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST, SUITE 650
SAN FRANCISCO, CA 94104
T +1 415 362 3266



GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T +1 415 955 5200



CEQA PLANNER:
DAVID J. POWERS
1871 THE ALAMEDA#200
SAN JOSE, CA 95126
T +1 408 248 3500



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PORTLAND, OR 97204

CONSULTANT



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255 SHORELINE DRIVE
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REDWOOD CITY, CA 94065
(650) 482-6300
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REVISIONS

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DRAWN BY: CP, JM
CHECKED BY: JD, JY
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TREATMENT
SUMMARY
TABLE

C6.2

PROTECTED TREE REMOVAL SUMMARY

	TOTAL
PROTECTED TREES (PRIVATE PROPERTY)* TO BE REMOVED	10
PROTECTED TREES (STREET)** TO BE REMOVED	4

EXISTING TREES - SHEET L1.1

TREE TAG #	BOTANICAL NAME	COMMON NAME	DBH	PROTECTED TREE*	REMOVED BY PROJECT?
7101	OLEA EUROPAEA	OLIVE	6	NOT PROTECTED	X
7102	HESPEROCYPARIS MACROCARPA	MONTEREY CYPRESS	34	PROTECTED	X
7103	HESPEROCYPARIS MACROCARPA	MONTEREY CYPRESS	28	PROTECTED	X
7104	HESPEROCYPARIS MACROCARPA	MONTEREY CYPRESS	26	PROTECTED	X
7105	HESPEROCYPARIS MACROCARPA	MONTEREY CYPRESS	25	PROTECTED	X
7107	HETEROMELES ARBUTIFOLIA	TOYON	7	NOT PROTECTED	X
7108	ACACIA CYCLOPS	WESTERN COASTAL WATTLE	9	NOT PROTECTED	X
7174	METROSIDEROS EXCELSA	NEW ZEALAND PŌHUTUKAWA	19	PROTECTED	X
7175	ACACIA MELANOXYLON	BLACKWOOD ACACIA	13	NOT PROTECTED	X
7176	ACACIA MELANOXYLON	BLACKWOOD ACACIA	5	NOT PROTECTED	X
7177	EUCALYPTUS CONFERRUMINATA	SPIDER GUM	11	NOT PROTECTED	X
7178	ACACIA MELANOXYLON	BLACKWOOD ACACIA	8	NOT PROTECTED	X
7179	EUCALYPTUS CONFERRUMINATA	SPIDER GUM	29	PROTECTED	X
7180	EUCALYPTUS CONFERRUMINATA	SPIDER GUM	26	PROTECTED	X
7182	EUCALYPTUS CONFERRUMINATA	SPIDER GUM	27	PROTECTED	X
7183	EUCALYPTUS CONFERRUMINATA	SPIDER GUM	34	PROTECTED	
NO TAG	MYOPORUM LAETUM	NGAIO	12	NOT PROTECTED	

EXISTING TREES - SHEET L1.2

TREE TAG #	BOTANICAL NAME	COMMON NAME	DBH	PROTECTED TREE*	REMOVED BY PROJECT?
7169	ACACIA MELANOXYLON	BLACKWOOD ACACIA	13	NOT PROTECTED	X
7170	ACACIA MELANOXYLON	BLACKWOOD ACACIA	8	NOT PROTECTED	X
7171	ACACIA MELANOXYLON	BLACKWOOD ACACIA	11	NOT PROTECTED	X
2901	PLATANUS × HISPANICA	LONDON PLANETREE	8	PROTECTED - STREET	X
2902	PLATANUS × HISPANICA	LONDON PLANETREE	10	PROTECTED - STREET	X
2903	PLATANUS × HISPANICA	LONDON PLANETREE	9	PROTECTED - STREET	X
2904	PLATANUS × HISPANICA	LONDON PLANETREE	11	PROTECTED - STREET	X
7109	MYOPORUM LAETUM	NGAIO	11	NOT PROTECTED	X
7110	MYOPORUM LAETUM	NGAIO	12	NOT PROTECTED	X
7118	MYOPORUM LAETUM	NGAIO	16	PROTECTED	X
7121	MYOPORUM LAETUM	NGAIO	7	NOT PROTECTED	X
7124	MYOPORUM LAETUM	NGAIO	10	NOT PROTECTED	X
7126	MYOPORUM LAETUM	NGAIO	12	NOT PROTECTED	X
7128	MYOPORUM LAETUM	NGAIO	7	NOT PROTECTED	X
7130	MYOPORUM LAETUM	NGAIO	6	NOT PROTECTED	X
7131	MYOPORUM LAETUM	NGAIO	7	NOT PROTECTED	X
7134	MYOPORUM LAETUM	NGAIO	6	NOT PROTECTED	X
7146	MYOPORUM LAETUM	NGAIO	5	NOT PROTECTED	X
7152	MYOPORUM LAETUM	NGAIO	4	NOT PROTECTED	X
7154	MYOPORUM LAETUM	NGAIO	12	NOT PROTECTED	X
7158	MYOPORUM LAETUM	NGAIO	6	NOT PROTECTED	X
7161	MYOPORUM LAETUM	NGAIO	9	NOT PROTECTED	X
7165	MYOPORUM LAETUM	NGAIO	20	PROTECTED	X
7166	MYOPORUM LAETUM	NGAIO	13	NOT PROTECTED	X

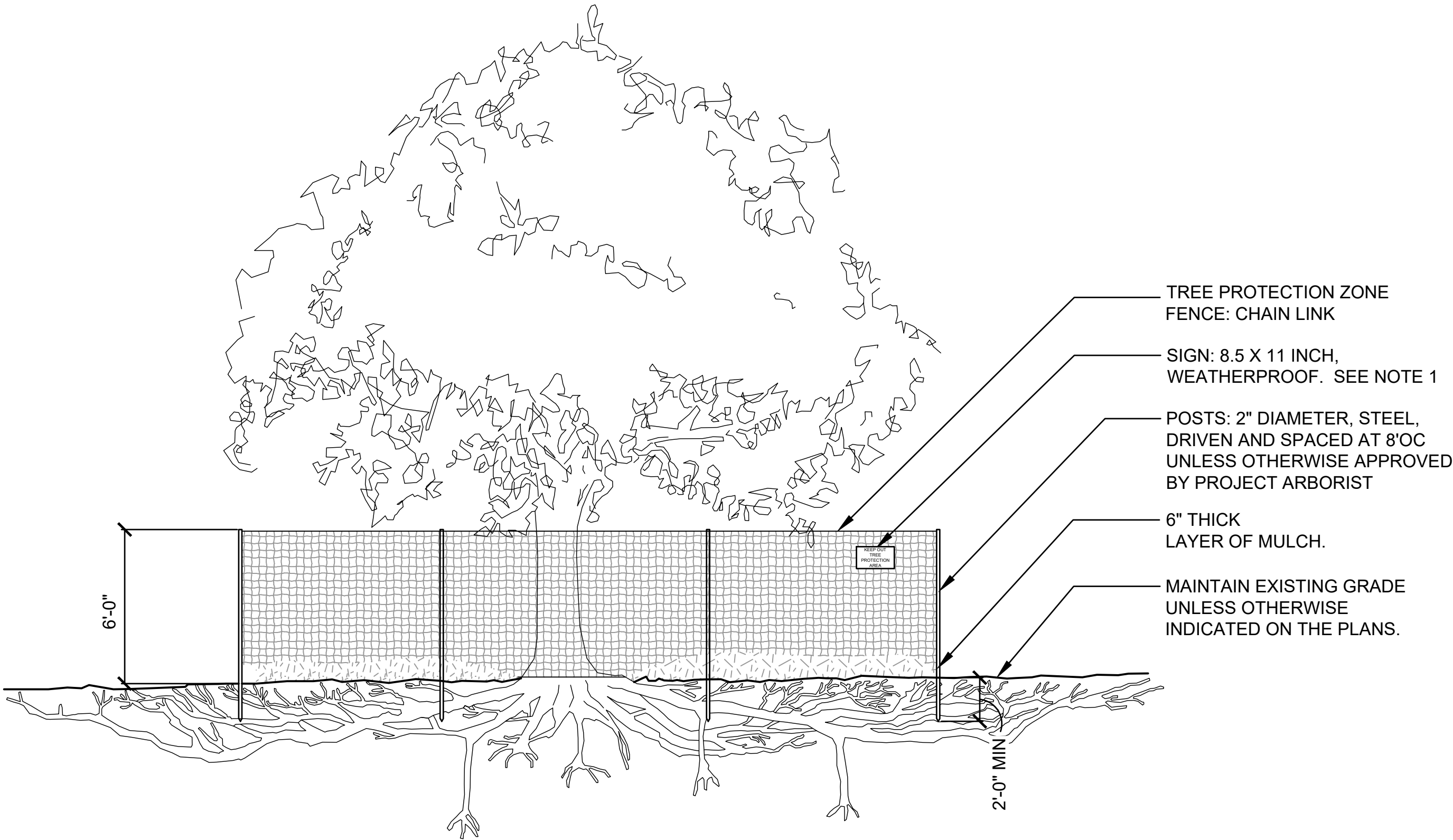
* PER CITY OF BURLINGAME MUNICIPAL CODE, A PROTECTED TREE IS DEFINED AS ANY TREE WITH A CIRCUMFERENCE OF FORTY-EIGHT (48) INCHES (FIFTEEN (15) INCHES IN DIAMETER) OR MORE WHEN MEASURED FIFTY-FOUR (54) INCHES ABOVE NATURAL GRADE; OR A TREE OR STAND OF TREES SO DESIGNATED BY THE CITY COUNCIL BASED UPON FINDINGS THAT IT IS UNIQUE AND OF IMPORTANCE TO THE PUBLIC DUE TO ITS UNUSUAL APPEARANCE, LOCATION, HISTORICAL SIGNIFICANCE OR OTHER FACTOR; OR A STAND OF TREES IN WHICH THE DIRECTOR HAS DETERMINED EACH TREE IS DEPENDENT UPON THE OTHERS FOR SURVIVAL.

** EXISTING TREES IN THE PUBLIC RIGHT OF WAY ARE CLASSIFIED AS PROTECTED (STREET TREES). NO PROTECTED OR STREET TREE MAY BE REMOVED WITHOUT A REMOVAL PERMIT FROM THE PARKS DEPARTMENT OF THE CITY OF BURLINGAME.

TREE PROTECTION AND REMOVAL NOTES

1. INSTALL TREE PROTECTION ZONE FENCING PER DETAIL

1
2. PRIOR TO TREE REMOVAL:
- 2.1. TREES TO BE REMOVED SHALL BE FLAGGED AND APPROVED PER SPECIFICATIONS. TREES LABELED AS TREE TO BE REMOVED ON PLANS HAVE A DBH OF 4 INCHES OR GREATER, AND ARE LISTED IN THE TREE REMOVAL SCHEDULES ON THIS SHEET.
- 2.2. TREES TO REMAIN SHALL BE FLAGGED AND PROTECTED PER SPECIFICATIONS AND AS SHOWN ON PLANS. TREES LABELED AS TREES TO REMAIN HAVE A DBH OF 4 INCHES OR GREATER.
3. STUMPS SHALL BE GROUND TO MINIMUM 12 INCHES BELOW PROPOSED GRADE OR DEPTH OF PROPOSED IMPROVEMENT.
4. TREES WERE SURVEYED AND NUMBERED IN FEBRUARY 2021. TREES MAY HAVE BEEN REMOVED OR REPLACED SINCE THIS SURVEY WAS CONDUCTED. NOTE THAT SOME TREES MAY HAVE ADDITIONAL TREE TAG NUMBERS AS A RESULT OF MULTIPLE SURVEYS OR THE TAGGING OF MULTIPLE TRUNKS ON THE SAME TREE.
5. UTILITIES:
- 5.1. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES, IRRIGATION MAINLINES, CONTROL WIRES, AND VALVES AS NECESSARY TO PERFORM WORK SHOWN ON IRRIGATION PLANS AND TO PROVIDE CONTINUOUS IRRIGATION TO VEGETATION REMAINING WITHIN THE WORK AREA & ALL OTHER AREAS ADJACENT TO WORK.
- 5.2. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING POST INDICATOR VALVES, HYDRANTS, PAVING TO REMAIN, AND OTHER OBJECTS WITHIN WORK AREA UNLESS OTHERWISE NOTED.
- 5.3. IN THE EVENT THAT EXISTING UTILITIES ARE AN OBSTRUCTION OF WORK PROPOSED WITHIN THESE SPECIFICATIONS OR PLANS, CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE TO FIND AN ACCEPTABLE MEANS OF ACCOMMODATING WORK.
6. TREE PROTECTION FENCING HAS BEEN PLACED WITHIN LANDSCAPE AREAS AND SUCH THAT THE CONTRACTOR WILL BE ABLE TO ACCESS AREAS IN WHICH PAVEMENT DEMOLITION OR OTHER PROJECT WORK IS OCCURRING. HOWEVER, THE TREE PROTECTION ZONE EXTENDS TO THE DRIPLINE OF EXISTING TREES TO REMAIN, AND ALL TREE PROTECTION MEASURES APPLY WITHIN THE ENTIRE TREE PROTECTION ZONE, INCLUDING THOSE AREAS OUTSIDE THE TREE PROTECTION FENCE.
7. SHRUBS TO BE REMOVED INCLUDE 44 NGAIO (MYOPORUM LAETUM). MYOPORUM LAETUM GROWS ON THE SITE IN THE FORM OF A LARGE, MULTI-STEMMED, WOODY SHRUB, WHICH CAN BE UP TO 35 FEET TALL. SEE ARBORIST REPORT.
8. SHRUBS TO REMAIN THAT ARE SHOWN ON THE PLANS ARE NGAIO (MYOPORUM LAETUM).
9. SEE SPECIFICATIONS FOR TIMING RESTRICTIONS ON TREE AND VEGETATION REMOVAL.



- SECTION NTS
- NOTES:
1. SIGNS: SPACE EVERY 50 FEET ALONG THE FENCE, AND SHALL BE LEGIBLE FROM A DISTANCE OF 20 FEET BY A PERSON WITH 20/20 VISION. TEXT SHALL READ "KEEP OUT TREE PROTECTION AREA".

1

TREE PROTECTION ZONE FENCE

L_TREE PROTECTION_SAFETY NETTING_32

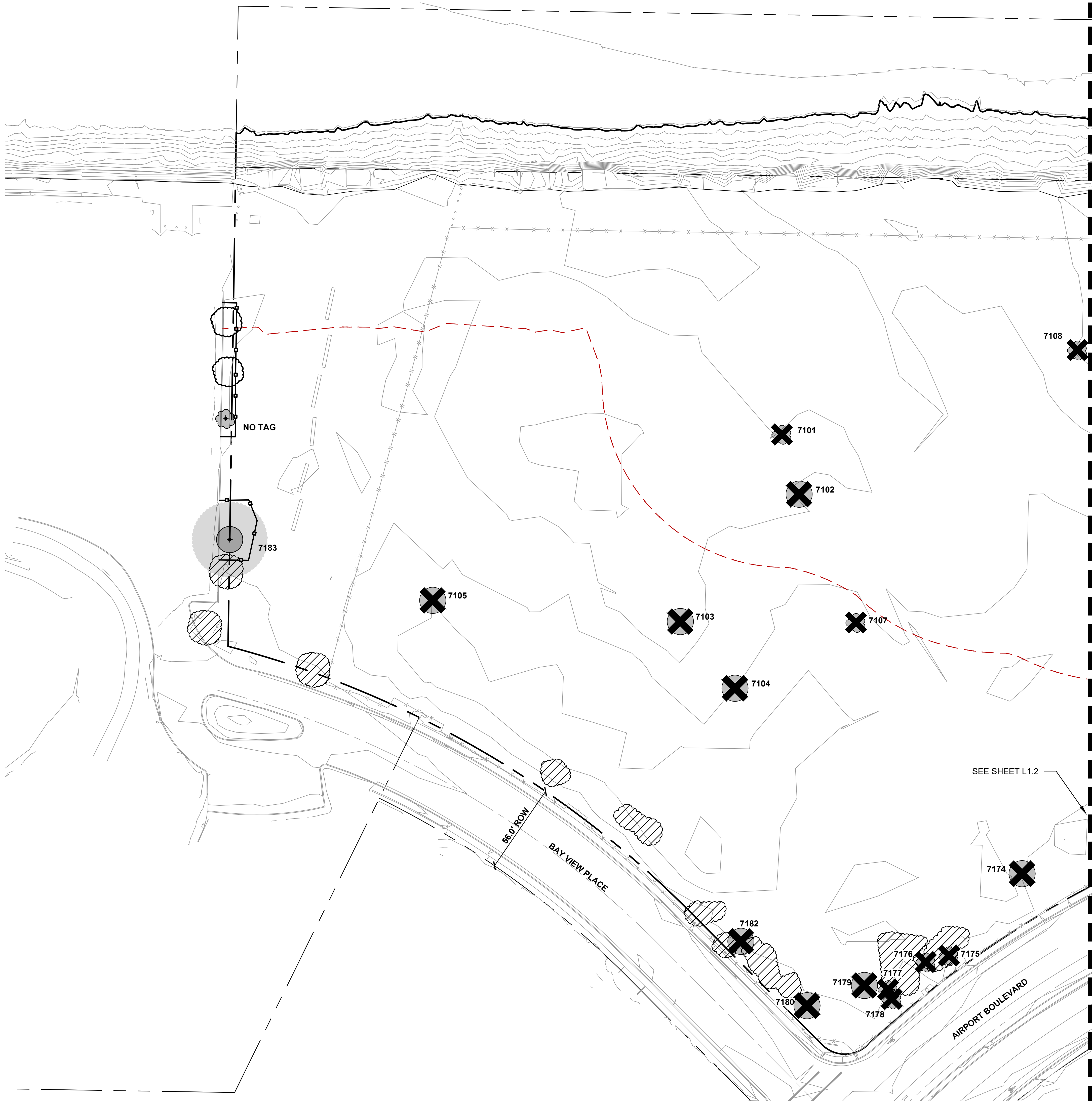
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REVISIONS



LEGEND

- 0000 PROTECTED TREE TO REMAIN
- 0000 OTHER TREE TO REMAIN
- 0000 PROTECTED TREE TO BE REMOVED
- 0000 OTHER TREE TO BE REMOVED*
- SHRUBS TO REMAIN
- SHRUBS TO BE REMOVED
- TREE PROTECTION ZONE

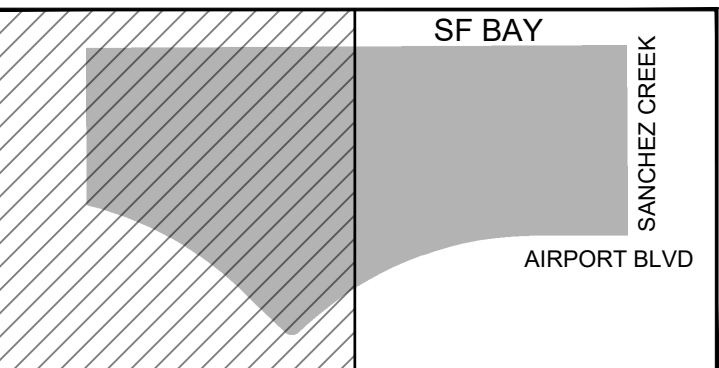
- TREE PROTECTION ZONE FENCING
- PROPERTY BOUNDARY
- EXISTING FENCE TO BE REMOVED
- BCDC SHORELINE BAND

* OTHER TREES INCLUDE ON SITE TREES MEASURING 4" DBH OR GREATER BUT LESS THAN WHAT WOULD QUALIFY AS A PROTECTED TREE.

NOTES

- ALL VEGETATED AREAS TO BE CLEARED AND GRUBBED TO A DEPTH OF 6".

KEY MAP



APN: 026-363-060, 026-363-061

BAY RISE PARK

410 AIRPORT BLVD
BURLINGAME, CA 94010



THE SPHERE INSTITUTE
500 AIRPORT BLVD #34
BURLINGAME, CA 94010

IN COLLABORATION WITH:



SAN MATEO RESOURCE CONSERVATION DISTRICT
THE SAN MATEO RESOURCE CONSERVATION DISTRICT
500 AIRPORT BLVD #34
BURLINGAME, CA 94010

NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 458 3200

CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300

ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052

ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200

STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR#1
WEST SACRAMENTO, CA 95691
T+1 916 373 1995

LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST, SUITE 650
SAN FRANCISCO, CA 94104
T+1 415 362 3266

GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200

CEQA PLANNER:
DAVID J. POWERS
1871 THE ALAMEDA#200
SAN JOSE, CA 95126
T+1 408 248 3500

MECHANICAL, ELECTRICAL
& PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204
T+1 503 226 2921

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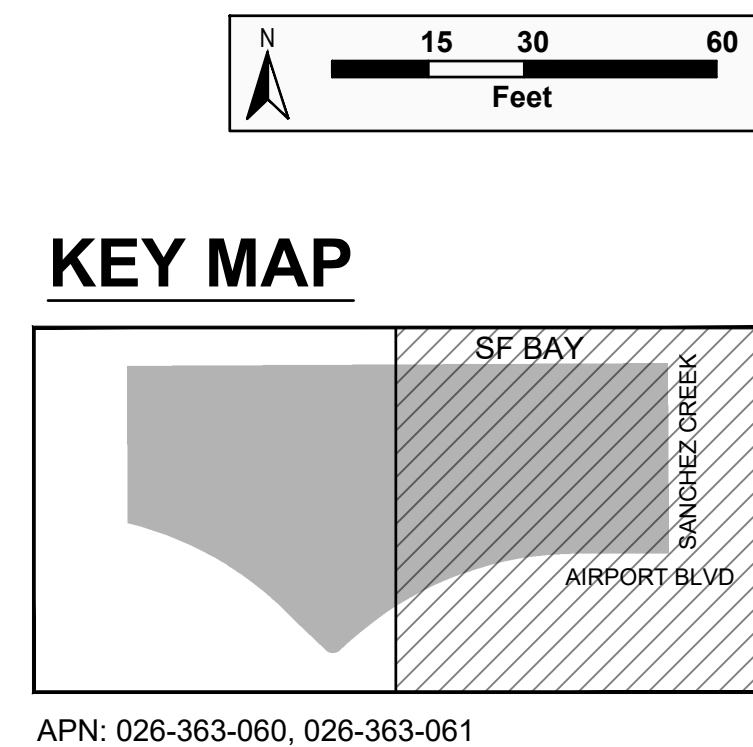
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**TREE DISPOSITION
PLAN - WEST**

L1.1

24 OF 64 SHEETS

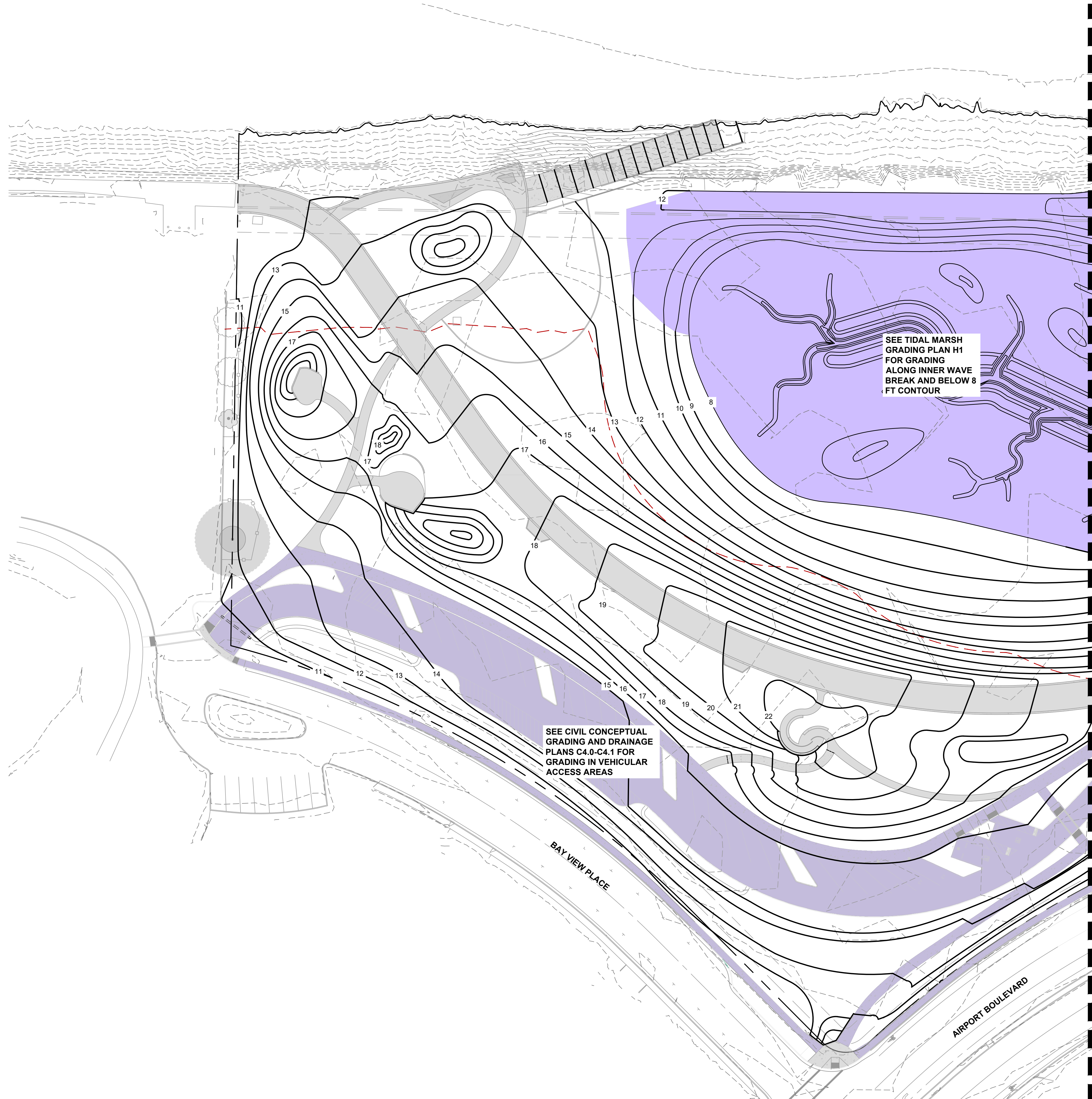
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1. ALL VEGETATED AREAS TO BE CLEARED AND GRUBBED TO A DEPTH OF 6".

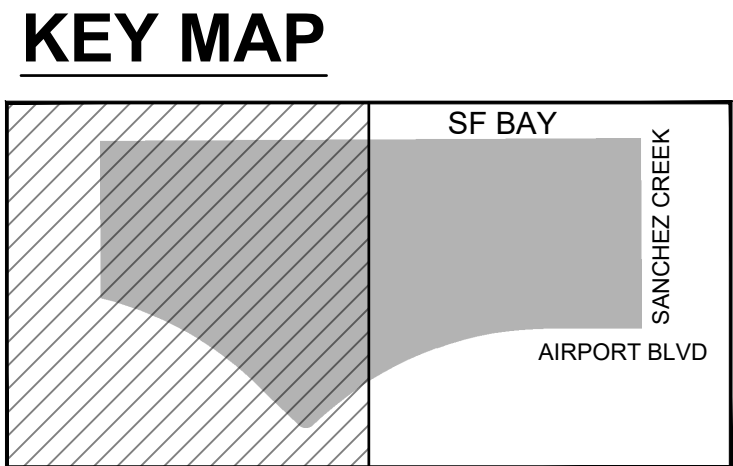
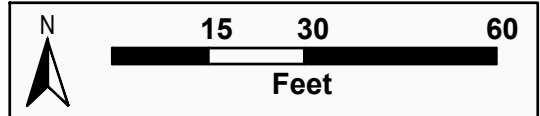
The map shows a project area (shaded gray) located adjacent to San Francisco Bay (SF BAY). The project area is bounded by Sanchez Creek to the east and Airport Blvd to the south. The map also shows the location of the project area relative to the city of San Francisco.

PLANNING APPLICATION



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SEE C-SHEETS AND H-SHEETS
- SLOPE BREAK
- PROPERTY BOUNDARY
- TREE PROTECTION ZONE FENCE
- PROTECTED TREE TO REMAIN
- SHRUBS TO REMAIN
- TREE PROTECTION ZONE
- EXTENTS OF PAVING - SEE SITE LAYOUT PLAN
- BCDC SHORELINE BAND



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94019

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LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 458 3200

CIVIL ENGINEER:
BKF
255 SHORELINE DR. STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300

ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052

ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200

STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR#1
WEST SACRAMENTO, CA 95691
T+1 916 373 1995

LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST., SUITE 650
SAN FRANCISCO, CA 94104
T+1 415 362 3266

GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200

CEDA PLANNER:
DAVID J. POWERS
1871 THE ALAMEDA#200
SAN JOSE, CA 95126
T+1 408 248 3500

MECHANICAL, ELECTRICAL
& PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204
T+1 503 226 2921

CONSULTANT

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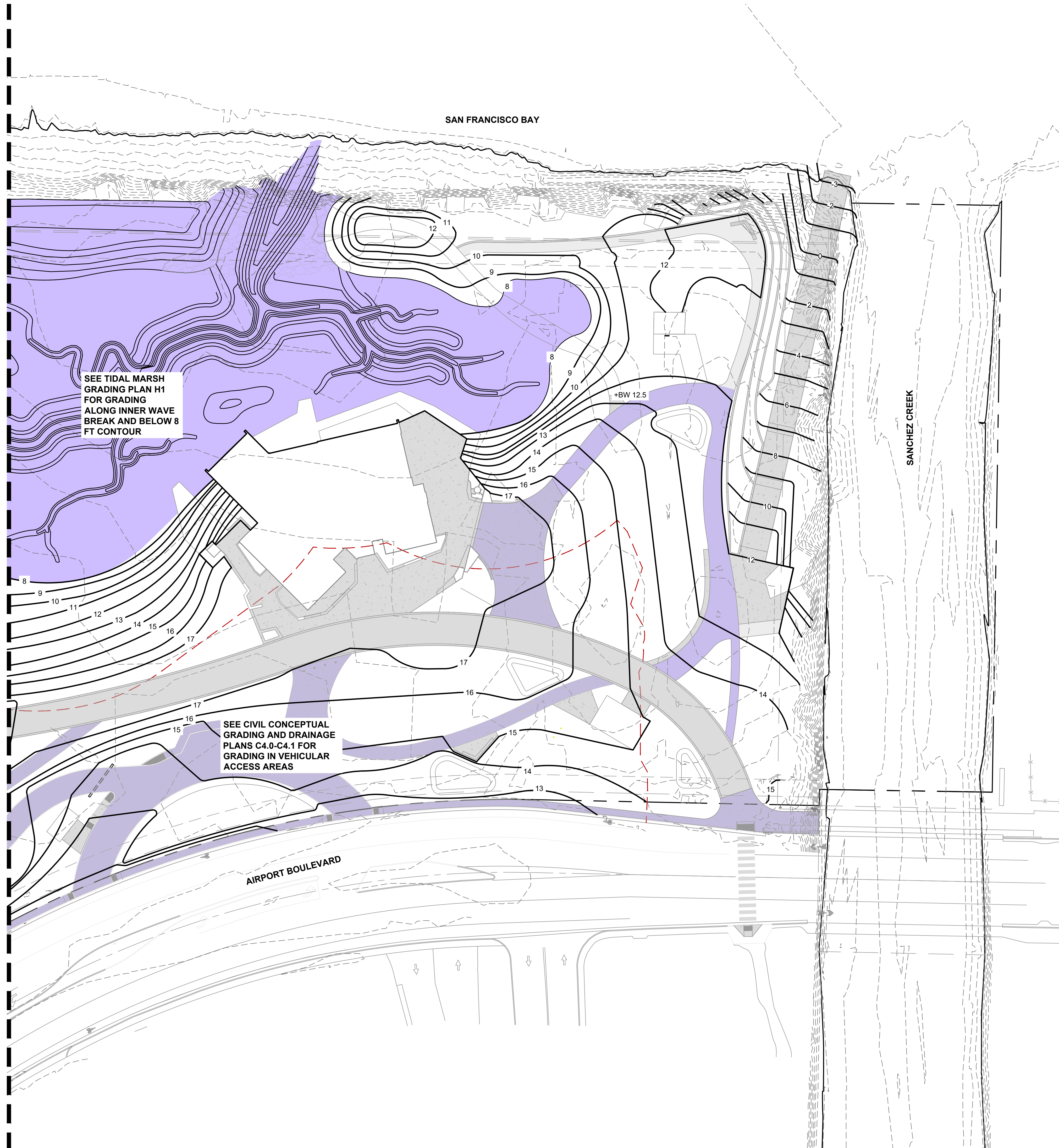
**CONCEPTUAL
LANDSCAPE GRADING
PLAN - WEST**

L2.1

26 OF 64 SHEETS

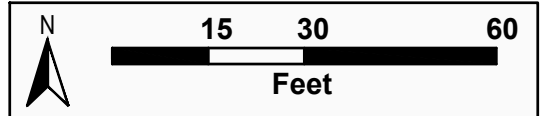
PLANNING APPLICATION

MATCHLINE, SEE SHEET L2.1

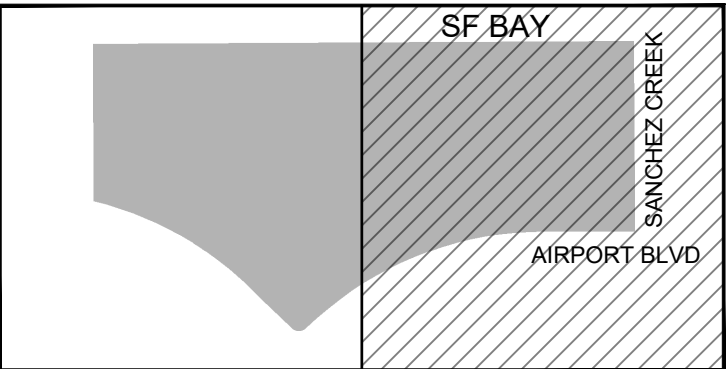


LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SEE C-SHEETS AND H-SHEETS
- SLOPE BREAK
- PROPERTY BOUNDARY
- TREE PROTECTION ZONE FENCE
- PROTECTED TREE TO REMAIN
- SHRUBS TO REMAIN
- TREE PROTECTION ZONE
- EXTENTS OF PAVING - SEE SITE LAYOUT PLAN
- BCDC SHORELINE BAND



KEY MAP



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THE SAN MATEO RD
80 STONE PINE ROAD,
SUITE 100
HALF MOON BAY, CA
94019

NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 458 3200
CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300
ECO-HYDRAULIC ENGINEER:
cbec
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052
ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200
STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR#1
WEST SACRAMENTO, CA 95691
T+1 916 373 1995
LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST, SUITE 650
SAN FRANCISCO, CA 94104
T+1 415 362 3266
GEOTECHNICAL ENGINEER:
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SAN JOSE, CA 94105
T+1 415 955 5200
CEDA PLANNER:
DAVID J POWERS
1871 THE ALAMEDA#200
SAN JOSE, CA 95126
T+1 408 248 3500
MECHANICAL, ELECTRICAL
& PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204
T+1 503 226 2921

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PROJECT NO: 4113-02

CONCEPTUAL LANDSCAPE GRADING PLAN - EAST
L2.2
27 OF 64 SHEETS

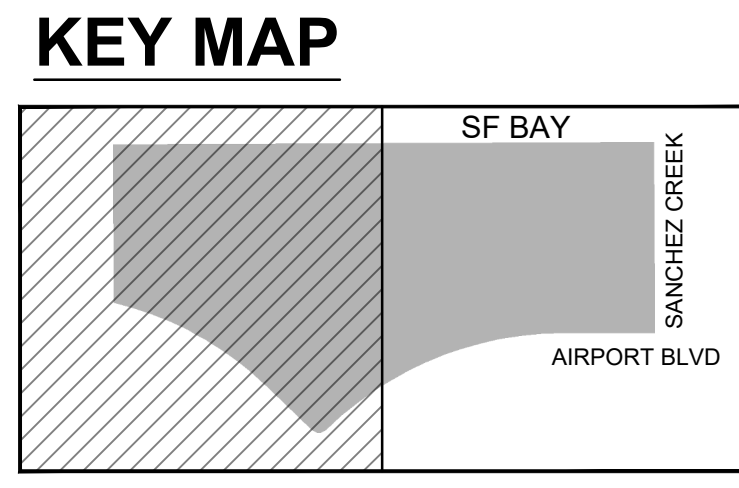
PLANNING APPLICATION



LEGEND

- UPLAND VEGETATION
- ECOTONE / BAYSIDE SCRUB VEGETATION
- MARSH
- LAWN
- ASPHALT
- CONCRETE
- STABILIZED DECOMPOSED GRANITE
- FIRE APPARATUS ACCESS ROAD WITH VEHICULAR LOADING PAVEMENT*
- WOODEN DECKING / BOARDWALK
- GRASSPAVE
- RIPRAP
- PROPOSED TREE SEE SHEETS L4.1-L4.2
- EXISTING TREE TO REMAIN
- EXISTING SHRUB TO REMAIN
- BOULDER / CONCRETE SPOILS FROM WAVEBREAK
- LOW LANDSCAPE FENCE OR GUARDRAIL WHERE REQUIRED
- PEDESTRIAN GATE
- VEHICULAR GATE, SEE CIVIL PLANS
- PROPERTY LINE
- BCDC SHORELINE BAND

* FIRE ROAD APPARATUS ACCESS ROAD WITH VEHICULAR LOADING (65,000 LBS) - SEE CIVIL SHEETS



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BURLINGAME, CA 94010

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500 AIRPORT BLVD #34
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IN COLLABORATION WITH:

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80 STONE PINE ROAD, SUITE 100
HALF MOON BAY, CA 94019

LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 458 3200

CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300

ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052

ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200

STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR #1
WEST SACRAMENTO, CA 95691
T+1 916 373 1995

MAZZETTI
LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST, SUITE 650
SAN FRANCISCO, CA 94104
T+1 415 362 3266

LANGAN
GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200

DAVID J. POWERS
CEDA PLANNER:
DAVID J. POWERS
1871 THE ALAMEDA #200
SAN JOSE, CA 95126
T+1 408 248 3500

PAE
MECHANICAL, ELECTRICAL & PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204
T+1 503 226 2921

CONSULTANT

H. T. HARVEY & ASSOCIATES
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SITE LAYOUT PLAN - WEST

L3.1

32 OF 64 SHEETS

PLANNING APPLICATION

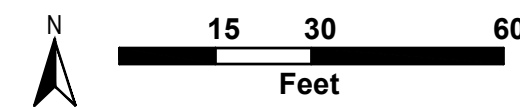
MATCHLINE, SEE SHEET L3.1



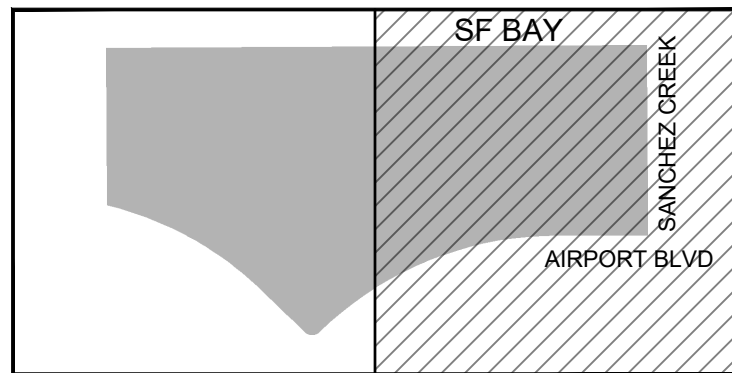
LEGEND

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- ECOTONE / BAYSIDE SCRUB VEGETATION
- MARSH
- LAWN
- ASPHALT
- CONCRETE
- STABILIZED DECOMPOSED GRANITE
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- EXISTING SHRUB TO REMAIN
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- LOW LANDSCAPE FENCE OR GUARDRAIL WHERE REQUIRED
- PEDESTRIAN GATE
- VEHICULAR GATE, SEE CIVIL PLANS
- PROPERTY LINE
- BCDC SHORELINE BAND

* FIRE ROAD APPARATUS ACCESS ROAD WITH VEHICULAR LOADING (65,000 LBS) - SEE CIVIL SHEETS



KEY MAP



APN: 026-363-060, 026-363-061

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BURLINGAME, CA 94010



THE SPHERE INSTITUTE
500 AIRPORT BLVD #34
BURLINGAME, CA 94010

IN COLLABORATION WITH:



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LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T +1 408 458 3200

CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T +1 650 482 6300

ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T +1 916 231 6052

ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T +1 408 942 8200

STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR #1
WEST SACRAMENTO, CA 95691
T +1 916 373 1995

LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST, SUITE 650
SAN FRANCISCO, CA 94104
T +1 415 362 3266

GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T +1 415 955 5200

CEQA PLANNER:
DAVID J POWERS
1871 THE ALAMEDA #200
SAN JOSE, CA 95126
T +1 408 248 3500

MECHANICAL, ELECTRICAL
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PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204
T +1 503 226 2921

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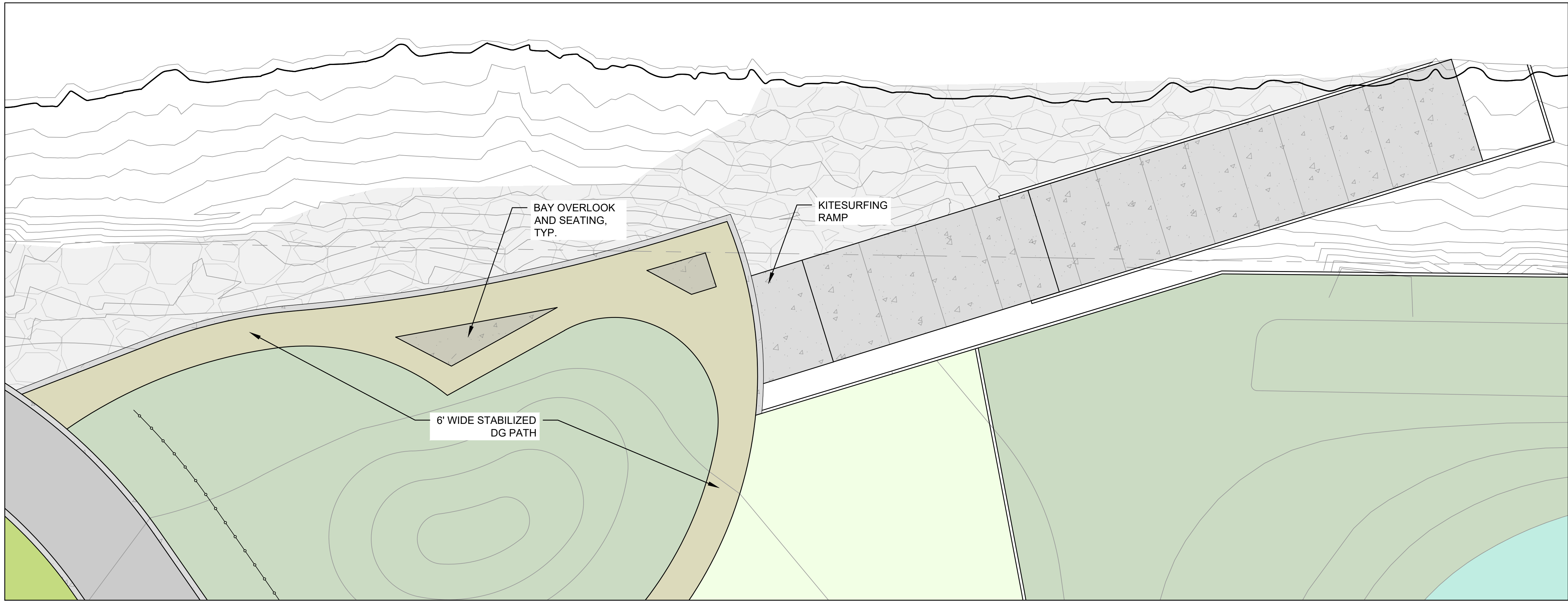
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SITE LAYOUT
PLAN - EAST

L3.2

29 OF 64 SHEETS

PLANNING APPLICATION



1 DETAIL PLAN 1



LEGEND	
	UPLAND VEGETATION
	ECOTONE / BAYSIDE SCRUB VEGETATION
	MARSH
	LAWN
	ASPHALT
	CONCRETE
	DECOMPOSED GRANITE
	PAVERS
	WOODEN DECKING / BOARDWALK
	GRASSPAVE
	RIPRAP
	BOULDER / CONCRETE SPOILS FROM WAVEBREAK
	LOW LANDSCAPE FENCE OR GUARDRAIL WHERE REQUIRED
	VEHICULAR OR PEDESTRIAN GATE
	PROPERTY LINE

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BURLINGAME, CA 94010



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LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 458 3200
CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300

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SAN FRANCISCO, CA 94104
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1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
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1871 THE ALAMEDA#200
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T+1 408 248 3500

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& PLUMBING ENGINEER:
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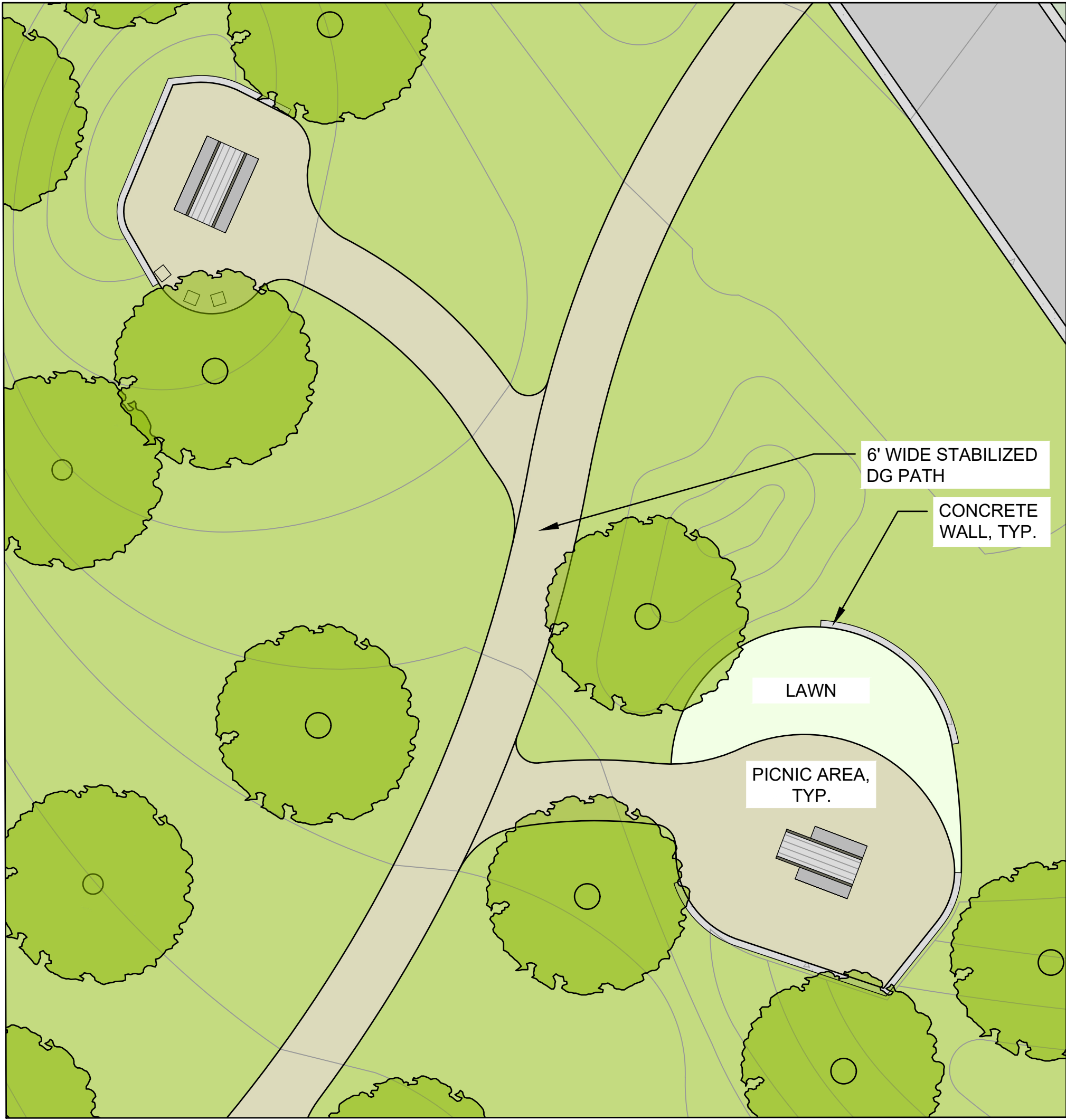
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SITE DETAILS (1)



2 DETAIL PLAN 3



1 DETAIL PLAN 2

LEGEND

- UPLAND VEGETATION
- ECOTONE / BAYSIDE SCRUB VEGETATION
- MARSH
- LAWN
- ASPHALT
- CONCRETE
- DECOMPOSED GRANITE
- PAVERS
- WOODEN DECKING / BOARDWALK
- GRASSPAVE
- RIPRAP
- BOULDER / CONCRETE SPOILS FROM WAVEBREAK
- LOW LANDSCAPE FENCE OR GUARDRAIL WHERE REQUIRED
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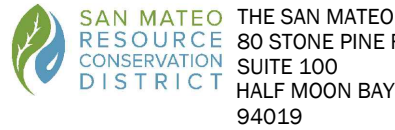
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720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 458 3200

CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300

ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052

ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200

STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR#1
WEST SACRAMENTO, CA 95691
T+1 916 373 1995

LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST, SUITE 650
SAN FRANCISCO, CA 94104
T+1 415 362 3266

GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200

CEQA PLANNER:
DAVID J POWERS
1871 THE ALAMEDA#200
SAN JOSE, CA 95126
T+1 408 248 3500

MECHANICAL, ELECTRICAL
& PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204
T+1 503 226 2921

CONSULTANT



H. T. HARVEY & ASSOCIATES
Ecological Consultants

REVISIONS

DRAWN BY: RV, CS, MW, AK, DT
CHECKED BY: JMH
ISSUE DATE: 27 OCT 2025
PROJECT NO: 4113-02

SITE DETAILS (2)

L3.4

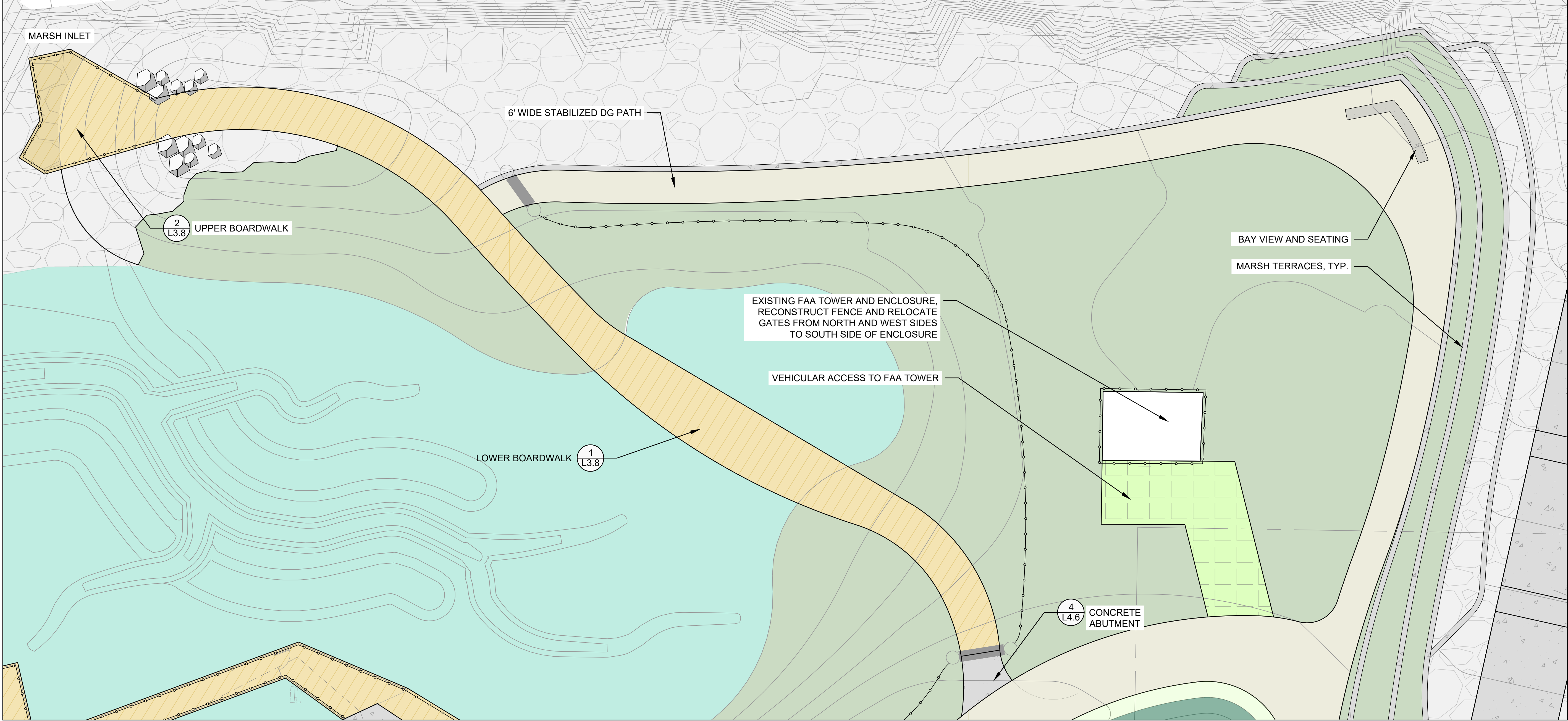
31 OF 64 SHEETS



1 DETAIL PLAN 4



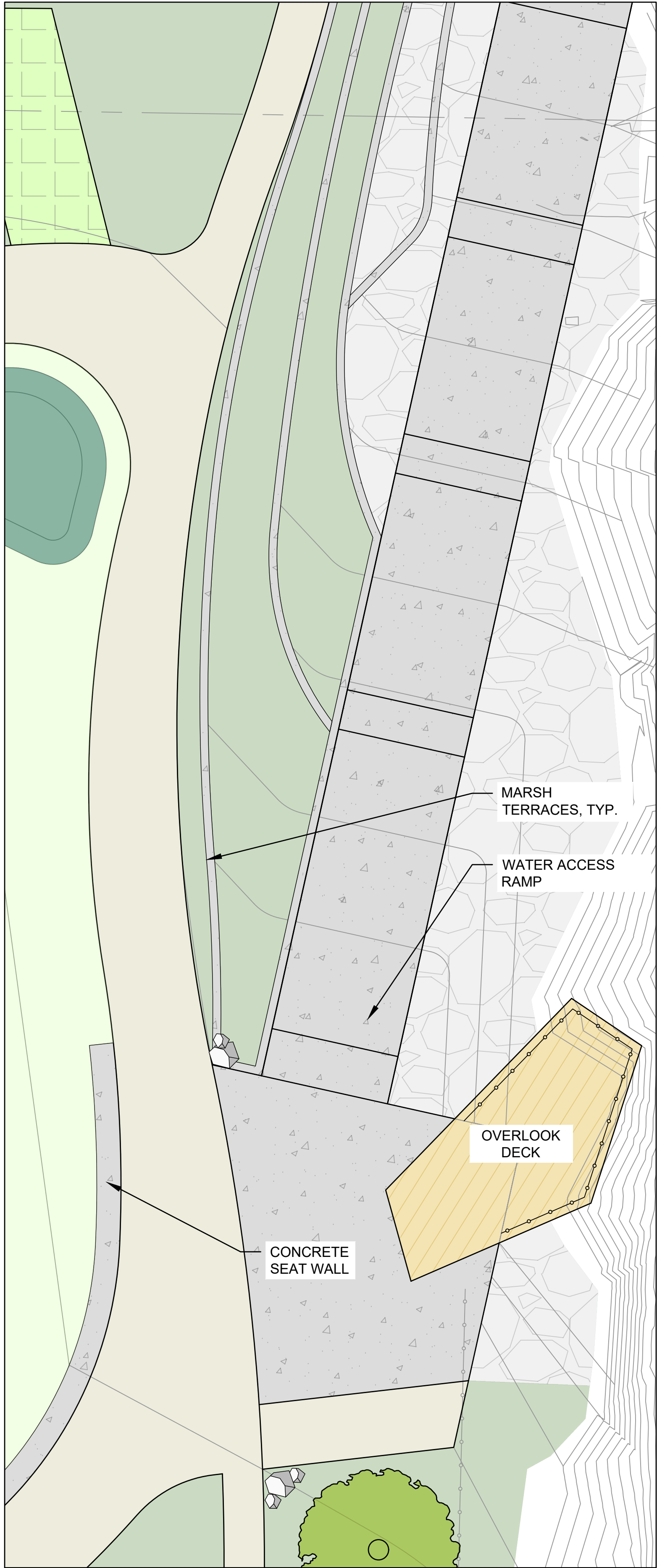
LEGEND	
	UPLAND VEGETATION
	ECOTONE / BAYSIDE SCRUB VEGETATION
	MARSH
	LAWN
	ASPHALT
	CONCRETE
	DECOMPOSED GRANITE
	PAVERS
	WOODEN DECKING / BOARDWALK
	GRASSPAVE
	RIPRAP
	BOULDER / CONCRETE SPOILS FROM WAVEBREAK
	LOW LANDSCAPE FENCE OR GUARDRAIL WHERE REQUIRED
	VEHICULAR OR PEDESTRIAN GATE
	PROPERTY LINE



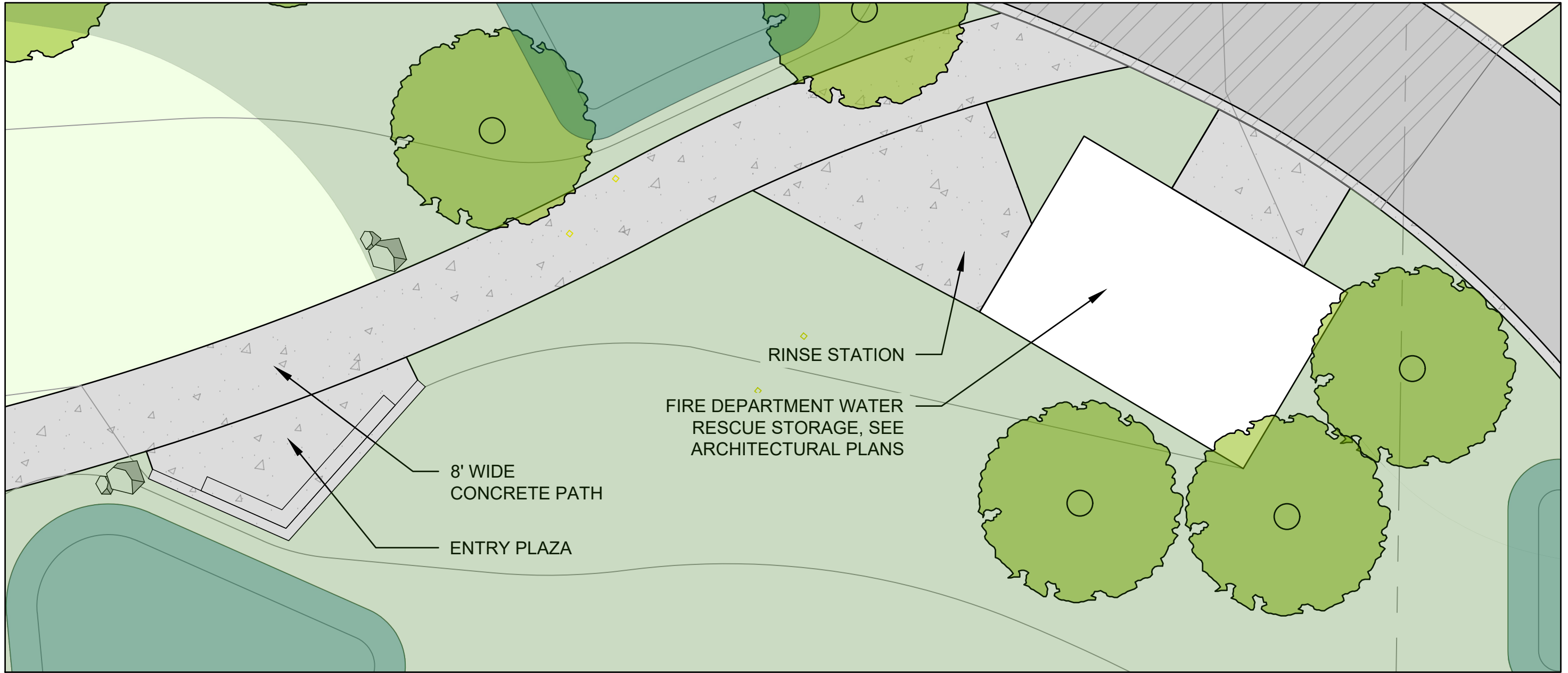
1 DETAIL PLAN 5

LEGEND

- UPLAND VEGETATION
- ECOTONE / BAYSIDE SCRUB VEGETATION
- MARSH
- LAWN
- ASPHALT
- CONCRETE
- DECOMPOSED GRANITE
- PAVERS
- WOODEN DECKING / BOARDWALK
- GRASSPAVE
- RIPRAP
- BOULDER / CONCRETE SPOILS FROM WAVEBREAK
- LOW LANDSCAPE FENCE OR GUARDRAIL WHERE REQUIRED
- VEHICULAR OR PEDESTRIAN GATE
- PROPERTY LINE



2 DETAIL PLAN 7



1 DETAIL PLAN 6

LEGEND

UPLAND VEGETATION

ECOTONE / BAYSIDE SCRUB VEGETATION

MARSH

LAWN

ASPHALT

CONCRETE

DECOMPOSED GRANITE

PAVERS

WOODEN DECKING / BOARDWALK

GRASSPAVE

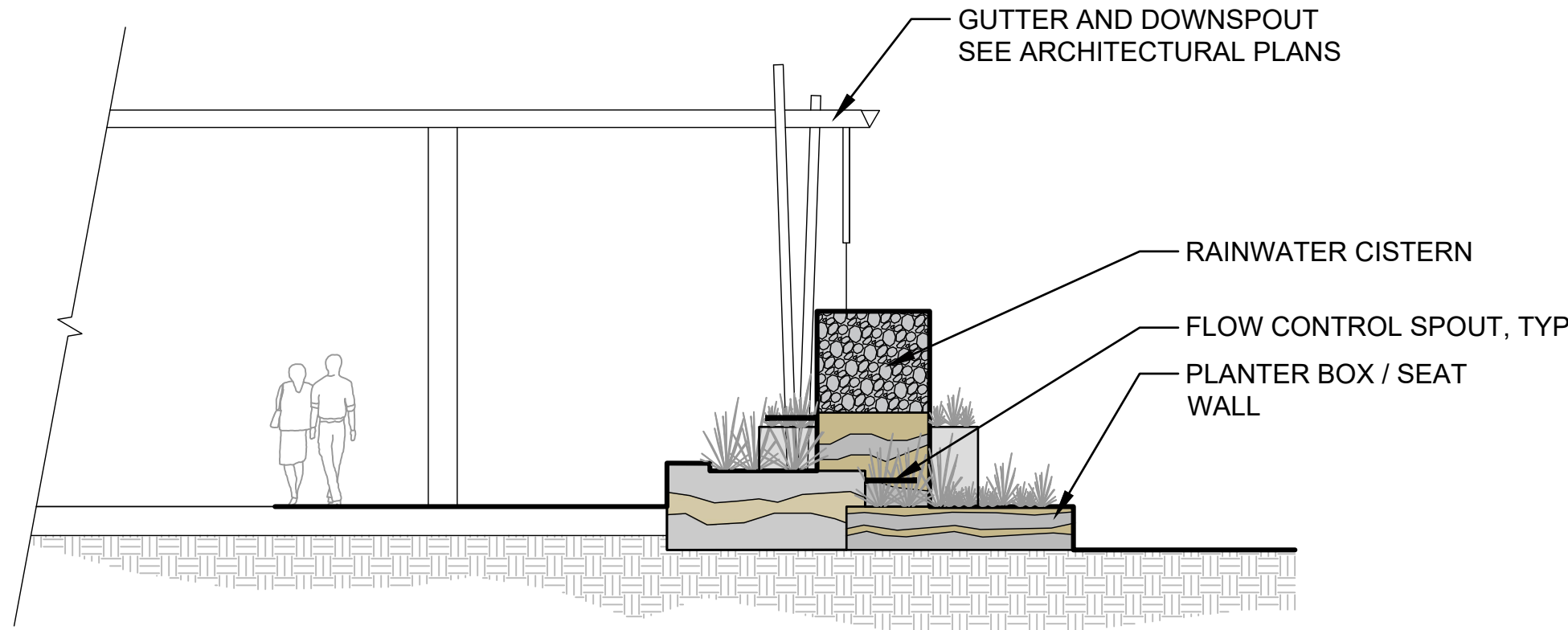
RIPRAP

BOULDER / CONCRETE SPOILS FROM WAVEBREAK

LOW LANDSCAPE FENCE OR GUARDRAIL WHERE REQUIRED

VEHICULAR OR PEDESTRIAN GATE

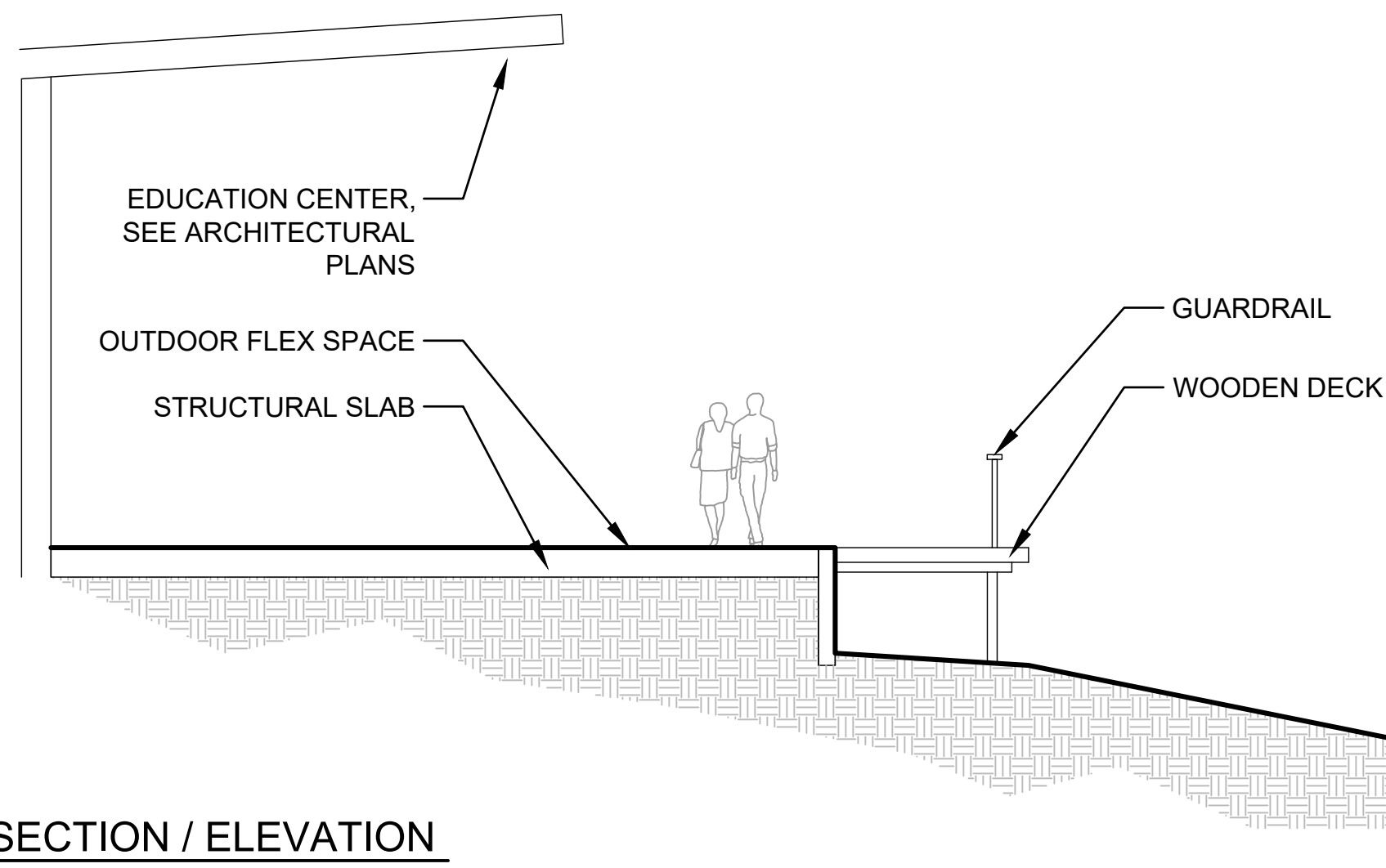
PROPERTY LINE



SECTION / ELEVATION
NTS

3 SECTION A-A' RAINWATER PLANTER

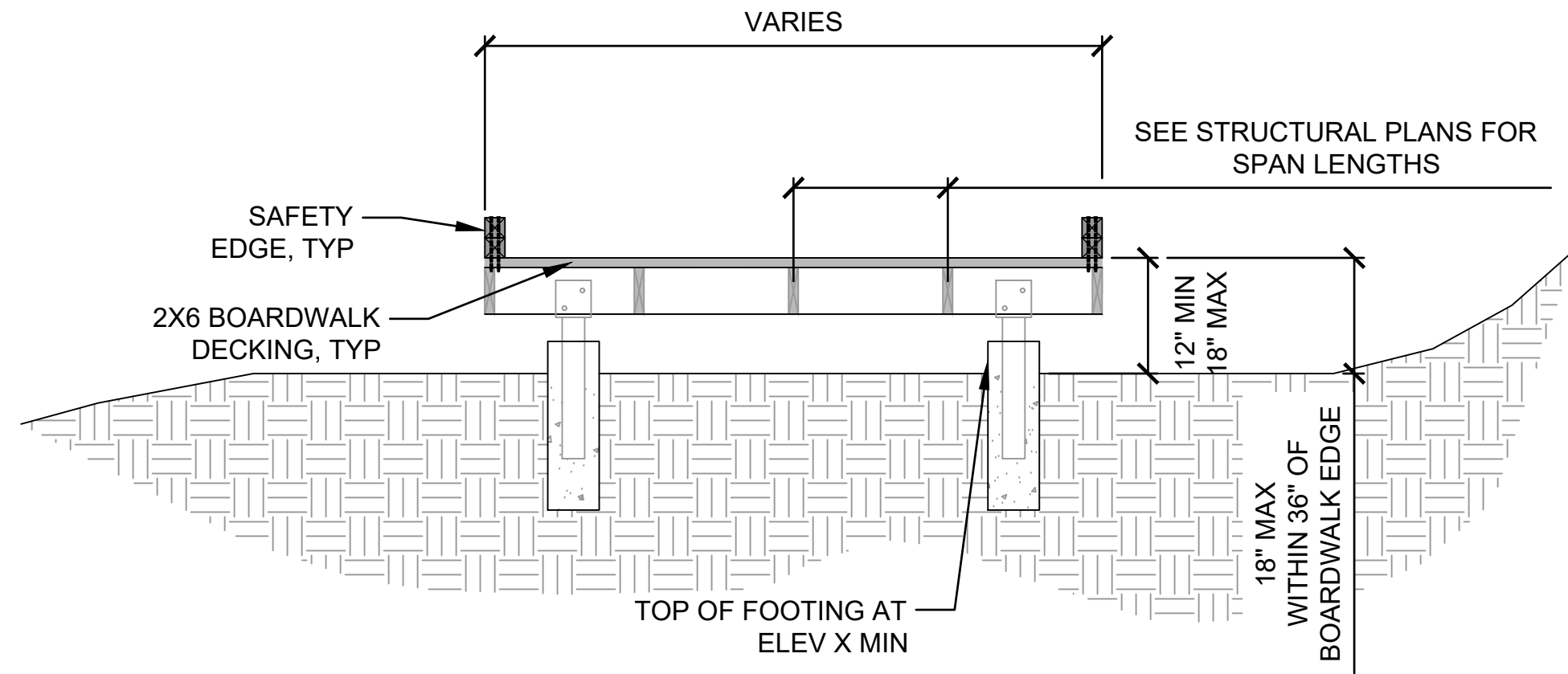
BOARDWALK-UPPER ELEVATION_64



SECTION / ELEVATION
NTS

4 SECTION B-B' OUTDOOR FLEX SPACE

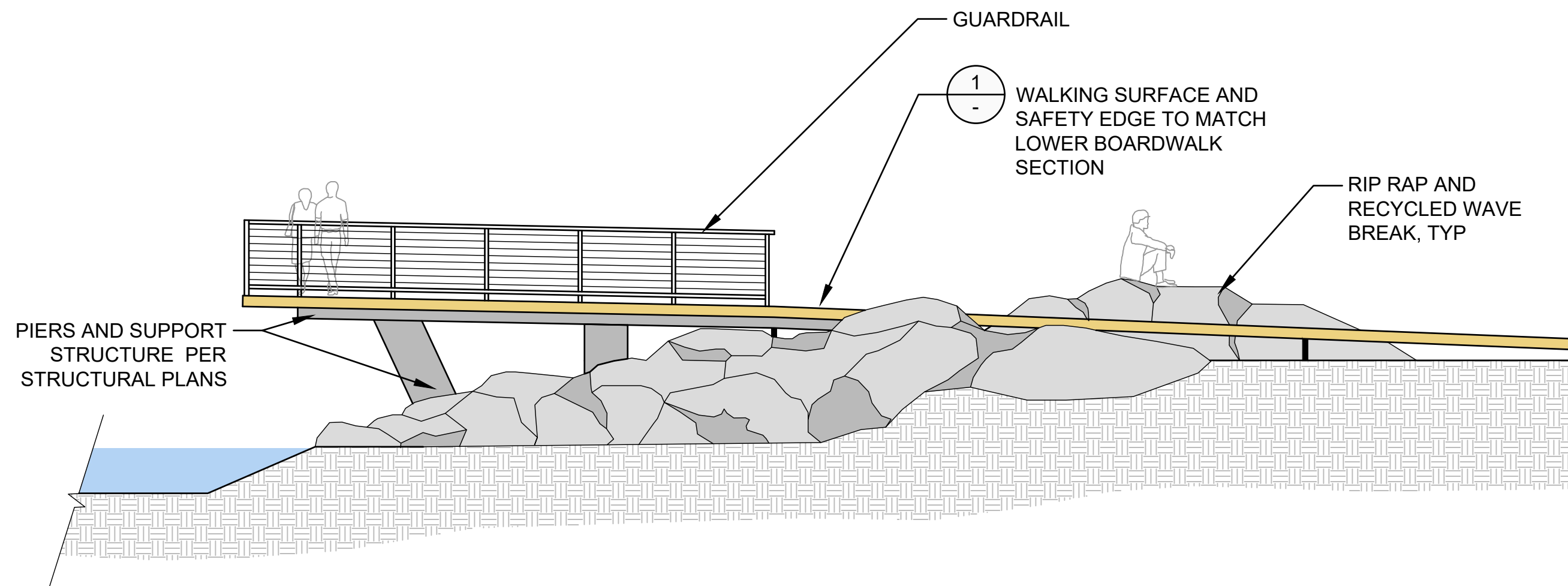
BOARDWALK-UPPER ELEVATION_64



SECTION
NTS

1 LOWER BOARDWALK SECTION

BOARDWALK-SECTION B_24



SECTION / ELEVATION
NTS

2 UPPER BOARDWALK

BOARDWALK-UPPER ELEVATION_64

BAY RISE PARK

410 AIRPORT BLVD
BURLINGAME, CA 94010



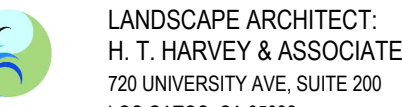
THE SPHERE INSTITUTE
500 AIRPORT BLVD #34
BURLINGAME, CA 94010

IN COLLABORATION WITH:

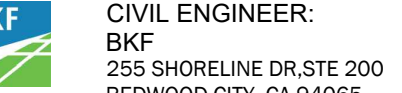


SAN MATEO RESOURCE DISTRICT
80 STONE PINE ROAD,
SUITE 100
HALF MOON BAY, CA
94019

NOT FOR CONSTRUCTION



LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 458 3200



CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300



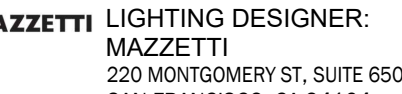
ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052



ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200



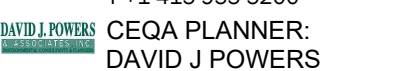
STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR#1
WEST SACRAMENTO, CA 95691
T+1 916 373 1995



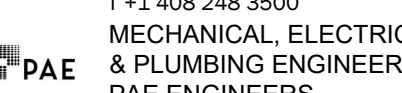
LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST, SUITE 650
SAN FRANCISCO, CA 94104
T+1 415 362 3266



GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200



CEQA PLANNER:
DAVID J. POWERS
1871 THE ALAMEDA#200
SAN JOSE, CA 95126
T+1 408 248 3500



MECHANICAL, ELECTRICAL
& PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204
T+1 503 226 2921

CONSULTANT



H. T. HARVEY & ASSOCIATES

Ecological Consultants

REVISIONS

DRAWN BY: RV, CS, MW, AK, DT
CHECKED BY: JMH
ISSUE DATE: 27 OCT 2025
PROJECT NO: 4113-02

SITE DETAILS (6)

L3.8

35 OF 64 SHEETS

PLANNING APPLICATION

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TIDAL CHANNEL PLANTING

PATCH SCHEDULE

SYMBOL	NUMBER OF PATCHES
	37

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	PERCENT COMPOSITION	OC SPACING	QUANTITY PER PATCH	TOTAL QUANTITY
<i>DISTICHLIS SPICATA</i>	SALTGRASS	TB2	5%	2	1	37
<i>GRINDELIA STRICTA</i>	GUMPLANT	TB2	70%	2	12	444
<i>JAUMEA CARNOSA</i>	FLESHY JAUMEA	TB2	5%	2	1	37
<i>LIMONIUM CALIFORNICUM</i>	MARSH ROSEMARY	TB2	10%	2	2	74
<i>SALICORNIA PACIFICA</i>	PERENNIAL PICKLEWEED	TB3	35%	2	6	222
<i>TRIGLOCHIN MARITIMA</i>	SEASIDE ARROW GRASS	TB2	5%	2	1	37
TOTAL PLANTS						851

HIGH MARSH PLANTING

PATCH SCHEDULE

SYMBOL	NUMBER OF PATCHES
	48

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	PERCENT COMPOSITION	OC SPACING	QUANTITY PER PATCH	TOTAL QUANTITY
<i>DISTICHLIS SPICATA</i>	SALTGRASS	TB2	30%	2	9	432
<i>FRANKENIA SALINA</i>	ALKALI HEATH	TB2	10%	2	3	144
<i>GRINDELIA STRICTA</i>	GUMPLANT	D40	30%	2	9	432
<i>LIMONIUM CALIFORNICUM</i>	MARSH ROSEMARY	TB2	10%	2	3	144
<i>PLANTAGO MARITIMA</i>	SEASIDE PLANTAIN	TB2	10%	2	3	144
<i>SPERGULARIA MARINA</i>	SALT MARSH SAND SPURRY	TB2	10%	2	3	144
TOTAL PLANTS						1440

LOWER ECOTONE PLANTING

MIXED SPECIES PATCH SCHEDULE

SYMBOL	NUMBER OF PATCHES
	12

MIXED SPECIES PATCH PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	PERCENT COMPOSITION	OC SPACING	QUANTITY PER PATCH	TOTAL QUANTITY
<i>BACCHARIS GLUTINOSA</i>	MARSH BACCHARIS	D16	20%	2	13	156
<i>ERIOPHYLLUM STAECHADIFOLIUM</i>	LIZARD TAIL	D16	10%	2	6	72
<i>EUTHAMIA OCCIDENTALIS</i>	GOLDENROD	D16	20%	2	13	156
<i>GRINDELIA STRICTA</i>	MARSH GUMPLANT	D16	20%	2	13	156
<i>HELIANTHUS CALIFORNICUS</i>	CALIFORNIA SUNFLOWER	D16	10%	2	6	72
<i>SCROPHULARIA CALIFORNICA</i>	CALIFORNIA BEE PLANT	D16	10%	2	6	72
<i>SYMPHOTRICHUM SUBULATUM</i>	MARSH ASTER	D16	20%	2	13	156
TOTAL PLANTS						840

MONOSPECIFIC PATCH PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	PATCH SIZE (SF)	SPACING BETWEEN PATCHES (FT)	NUMBER OF PATCHES	OC SPACING	QUANTITY PER PATCH	TOTAL QUANTITY
	<i>AMBROSIA PSILOSTACHYA</i>	WESTERN RAGWEED	D16	200	30	6	2	58	348
	<i>ARTEMISIA DOUGLASIANA</i>	MUGWORT	D16	100	20	6	2	29	174
	<i>DISTICHLIS SPICATA</i>	SALTGRASS	D16	100	20	8	2	29	232
	<i>ELYMUS TRITICOIDES</i>	CREEPING WILDRYE	D16	600	40	6	2	173	1038
	<i>FRANKENIA SALINA</i>	ALKALI HEATH	D16	100	20	8	2	29	232
	<i>JUNCUS BALTICUS</i>	WIRE RUSH	D16	100	20	6	2	29	174
TOTAL PLANTS									2198

UPPER ECOTONE PLANTING

MONOSPECIFIC PATCH PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	PATCH SIZE (SF)	SPACING BETWEEN PATCHES (FT)	NUMBER OF PATCHES	OC SPACING	QUANTITY PER PATCH	TOTAL QUANTITY
	<i>BACCHARIS GLUTINOSA</i>	MARSH BACCHARIS	D16	25	15	12	2	7	84
	<i>CAREX BARBARAE</i>	VALLEY SEDGE	D16	25	15	17	2	7	119
	<i>CHLOROGALUM POMERIDIANUM</i>	SOAP PLANT	D16	25	15	17	2	7	119
	<i>ELYMUS TRITICOIDES</i>	CREEPING WILDRYE	D16	600	40	16	2	173	2768
	<i>IRIS DOUGLASIANA</i>	DOUGLAS IRIS	D16	25	15	16	1.5	13	208
	<i>PTERIDIUM AQUILINUM</i>	WESTERN BRACKEN FERN	D16	25	15	15	2	7	105
	<i>SCROPHULARIA CALIFORNICA</i>	BEE PLANT	D16	25	15	17	2	7	119
TOTAL PLANTS									3522

COASTAL SCRUB SEED PATCH SCHEDULE

SYMBOL	NUMBER OF PATCHES
	10

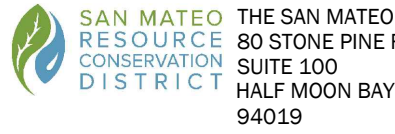
COASTAL SCRUB PATCH SEED MIX

BOTANICAL NAME	COMMON NAME	LBS OF LIVE SEED/PER ACRE	LBS/PER ACRE PER PATCH	TOTAL QUANTITY
<i>ERIOGONUM FASCICULATUM</i>	CALIFORNIA BUCKWHEAT	TBD	TBD	TBD
<i>ERIOPHYLLUM STAECHADIFOLIUM</i>	LIZARD TAIL	TBD	TBD	TBD
<i>LUPINUS ALBIFRONS</i>	SILVER BUSH LUPINE	TBD	TBD	TBD
<i>MIMULUS AURANTIACUS</i>	STICKY MONKEY FLOWER	TBD	TBD	TBD
<i>SALVIA MELLIFERA</i>	BLACK SAGE	TBD	TBD	TBD

BAY RISE PARK
410 AIRPORT BLVD
BURLINGAME, CA 94010



IN COLLABORATION WITH:



NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T +1 408 458 3200

CIVIL ENGINEER:
BKF
255 SHORELINE DR,STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300

ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052

ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200

STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR#1
WEST SACRAMENTO, CA 95691
T +1 916 373 1995

LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST, SUITE 650
SAN FRANCISCO, CA 94104
T +1 415 362 3266

GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T +1 415 955 5200

CEQA PLANNER:
DAVID J POWERS
1871 THE ALAMEDA#200
SAN JOSE, CA 95126
T +1 408 248 3500

MECHANICAL, ELECTRICAL
& PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204
T+ 1 503 226 2921

CONSULTANT



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REVISIONS

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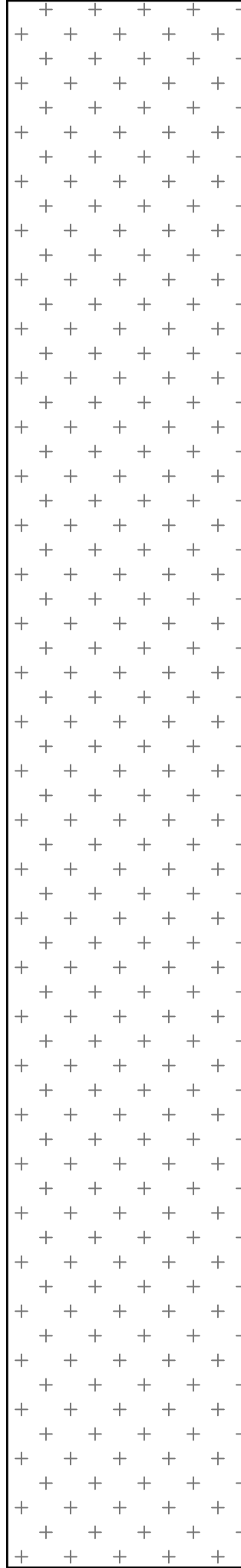
PLANT SCHEDULES (1)

L4.01

36 OF 64 SHEETS

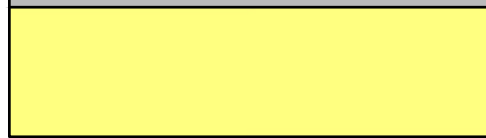
PLANNING APPLICATION

ECOTONE ZONE SEED MIX

SYMBOL	BOTANICAL NAME	COMMON NAME	BROADCAST SEED APPLICATION RATE (PLS LBS/ACRE)	HYDROSEED APPLICATION RATE FOR MIX A (PLS LBS/ACRE)	HYDROSEED TOTAL LBS OF SEED
	ACHILLEA MILLEFOLIUM	YARROW	TBD	TBD	TBD
	AMSINCKIA MENZIESII	MENZIES' FIDDLENECK	TBD	TBD	TBD
	ARTEMISIA DOUGLASIANA	MUGWORT	TBD	TBD	TBD
	BROMUS CARINATUS	CALIFORNIA BROME	TBD	TBD	TBD
	CALANDRINIA MENZIESII	RED MAIDS	TBD	TBD	TBD
	CASTILLEJA DENSIFLORA	DENSE FLOWER OWLS CLOVER	TBD	TBD	TBD
	CHLOROGALUM POMERIDIANUM	SOAP PLANT	TBD	TBD	TBD
	COLLINSIA HETEROPHYLLA	PURPLE CHINESE HOUSES	TBD	TBD	TBD
	DEINANDRA CORYMBOSA	COASTAL TARWEED	TBD	TBD	TBD
	ELYMUS GLAUCUS	BLUE WILDRYE	TBD	TBD	TBD
	ELYMUS TRITICOIDES	CREEPING WILDRYE	TBD	TBD	TBD
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	TBD	TBD	TBD
	FESTUCA IDAHOENSIS	IDAHO FESCUE	TBD	TBD	TBD
	FESTUCA MICROSTACHYS	SMALL FESCUE	TBD	TBD	TBD
	FESTUCA RUBRA VAR. MOLATE	RED MOLATE FESCUE	TBD	TBD	TBD
	HEMIZONIA CONGESTA	HAYFIELD TARWEED	TBD	TBD	TBD
	HORDEUM BRACHYANTHERUM VAR. SALT	MEADOW BARLEY	TBD	TBD	TBD
	HORDEUM DEPRESSUM	ALKALI BARLEY	TBD	TBD	TBD
	LASTHENIA CALIFORNICA	CALIFORNIA GOLDFIELDS	TBD	TBD	TBD
	LASTHENIA GLABRATA	YELLOW RAYED GOLDFIELDS	TBD	TBD	TBD
	LAYIA PLATYGLOSSA	TIDY TIPS	TBD	TBD	TBD
	LUPINUS BICOLOR	MINIATURE LUPINE	TBD	TBD	TBD
	LUPINUS SUCCULENTUS	ARROYO LUPINE	TBD	TBD	TBD
	MELICA IMPERFECTA	SMALL FLOWERED MELICA	TBD	TBD	TBD
	NEMOPHILA MENZIESII	MENZIES' BABY BLUE EYES	TBD	TBD	TBD
	RANUNCULUS CAILFORNICA	CALIFORNIA BUTTERCUP	TBD	TBD	TBD
	SIDALCEA CALYCOSA	ANNUAL CHECKERBLOOM	TBD	TBD	TBD
	SISYRINCHIUM BELLUM	BLUE EYED GRASS	TBD	TBD	TBD
	STIPA PULCHRA	PURPLE NEEDLEGRASS	TBD	TBD	TBD

NOTE: FOR PRICING, ASSUME THE SEED MIX WILL COST TWICE AS MUCH AS A TRADITIONAL SEED MIX.

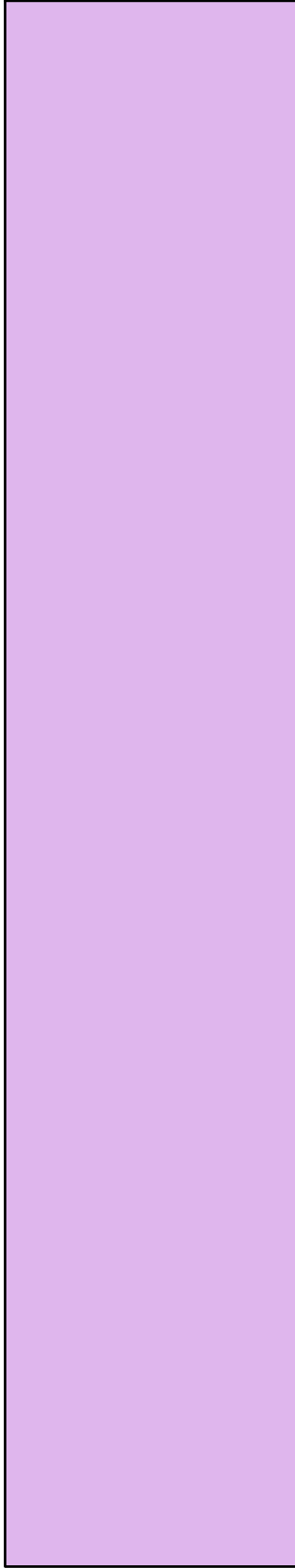
GRASSPAVE PLANTING PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER TYPE	SQ FT
	TBD	TBD	TBD	660
	TOTAL PLANTS			TBD

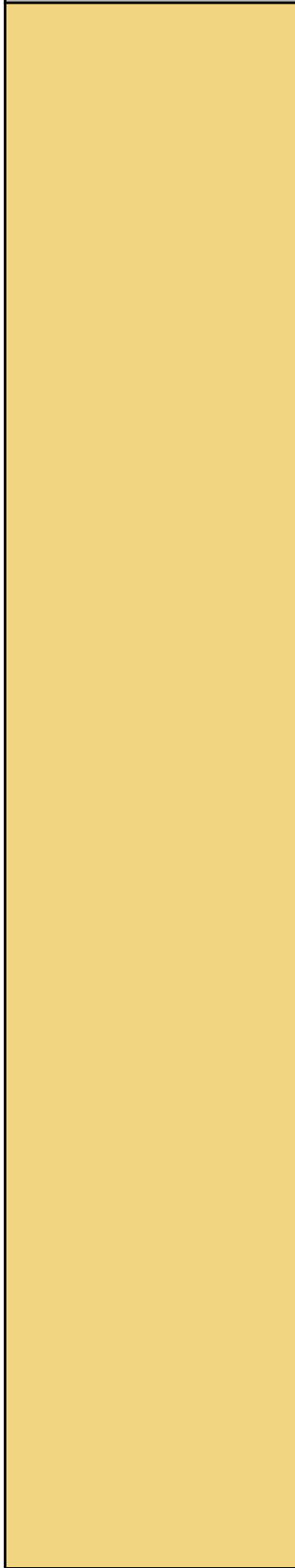
TURF PLANTING PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER TYPE	SQ FT
	TBD	TBD	TBD	37837
	TOTAL PLANTS			TBD

BUILDING DETAIL PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER TYPE	OC SPACING (FT)	TOTAL QUANTITY
	AQUILEGIA FORMOSA	COLUMBINE	1 GAL	1.5	58
	ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	1 GAL	8	2
	ASCLEPIAS FASCICULARIS	NARROW LEAF MILKWEED	1 GAL	1	52
	ASCLEPIAS SPECIOSA	SHOWY MILKWEED	1 GAL	1.5	58
	CHLOROGALUM POMERIDIANUM	SOAP PLANT	1 GAL	2	33
	CIRSIUM OCCIDENTALE	COBWEB THISTLE	1 GAL	6	4
	ELYMUS TRITICOIDES	CREEPING WILDRYE	1 GAL	2	33
	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL	4	8
	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 GAL	3	14
	ERIOPHYLLUM STAECHADIFOLIUM	LIZARD TAIL	1 GAL	5	5
	EUTHAMIA OCCIDENTALIS	WESTERN GOLDENROD	1 GAL	2	33
	FESTUCA RUBRA	RED FESCUE	1 GAL	2	33
	GRINDELIA CAMPORUM	COMMON GUMPLANT	1 GAL	3	14
	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	1	52
	JUNCUS EFFUSUS	SOFT RUSH	1 GAL	3	14
	LUPINUS ALBIFRONS	SILVER BUSH LUPINE	1 GAL	3	14
	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL	5	5
	MONARDELLA VILLOSA	COYOTE MINT	1 GAL	4	8
	RANUNCULUS CALIFORNICA	CALIFORNIA BUTTERCUP	1 GAL	1	52
	SALVIA MELLIFERA	BLACK SAGE	1 GAL	7	3
	SCROPHULARIA CALIFORNICA	BEE PLANT	1 GAL	2	33
	SOLIDAGO VELUTINA SSP. CALIFORNICA	CALIFORNIA GOLDENROD	1 GAL	8	2
	SYMPHYOTRICHUM CHILENSE	PACIFIC ASTER	1 GAL	4	8
	TOTAL PLANTS				538

UPPER ECOTONE DETAIL PLANT PALETTE

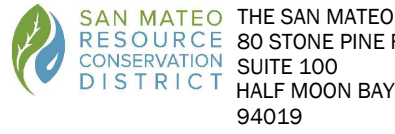
SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER TYPE	OC SPACING (FT)	TOTAL QUANTITY
	AQUILEGIA FORMOSA	COLUMBINE	1 GAL	1.5	534
	ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	1 GAL	8	47
	ASCLEPIAS FASCICULARIS	NARROW LEAF MILKWEED	1 GAL	1	1201
	ASCLEPIAS SPECIOSA	SHOWY MILKWEED	1 GAL	1.5	1335
	CHLOROGALUM POMERIDIANUM	SOAP PLANT	1 GAL	2	751
	CIRSIUM OCCIDENTALE	COBWEB THISTLE	1 GAL	6	83
	ELYMUS TRITICOIDES	CREEPING WILDRYE	1 GAL	2	751
	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL	4	188
	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 GAL	3	334
	ERIOPHYLLUM STAECHADIFOLIUM	LIZARD TAIL	1 GAL	5	120
	EUTHAMIA OCCIDENTALIS	WESTERN GOLDENROD	1 GAL	2	751
	FESTUCA RUBRA	RED FESCUE	1 GAL	2	751
	GRINDELIA CAMPORUM	COMMON GUMPLANT	1 GAL	3	334
	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	1	1201
	JUNCUS EFFUSUS	SOFT RUSH	1 GAL	3	334
	LUPINUS ALBIFRONS	SILVER BUSH LUPINE	1 GAL	3	334
	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL	5	120
	MONARDELLA VILLOSA	COYOTE MINT	1 GAL	4	188
	RANUNCULUS CALIFORNICA	CALIFORNIA BUTTERCUP	1 GAL	1	1201
	SALVIA MELLIFERA	BLACK SAGE	1 GAL	7	61
	SCROPHULARIA CALIFORNICA	BEE PLANT	1 GAL	2	751
	SOLIDAGO VELUTINA SSP. CALIFORNICA	CALIFORNIA GOLDENROD	1 GAL	8	47
	SYMPHYOTRICHUM CHILENSE	PACIFIC ASTER	1 GAL	4	188
	TOTAL PLANTS				11605

BAY RISE PARK
410 AIRPORT BLVD
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THE SPHERE INSTITUTE
500 AIRPORT BLVD #34
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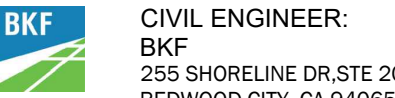


SAN MATEO RESOURCE CONSERVATION DISTRICT
THE SAN MATEO ROAD
SUITE 100
HALF MOON BAY, CA 94019

NOT FOR CONSTRUCTION



LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T +1 408 458 3200



CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T +1 650 482 6300



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T +1 916 231 6052



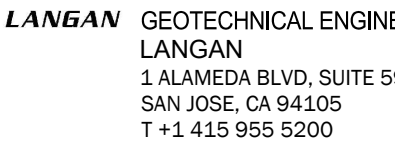
ARCHITECT:
DEVCON CONSTRUCTION
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Milpitas, CA 95035
T +1 408 942 8200



STRUCTURAL ENGINEER:
MIYAMOTO
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WEST SACRAMENTO, CA 95691
T +1 916 373 1995



LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST, SUITE 650
SAN FRANCISCO, CA 94104
T +1 415 362 3266



GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T +1 415 955 5200



CDDA PLANNER:
DAVID J POWERS
1871 THE ALAMEDA #200
SAN JOSE, CA 95126
T +1 408 248 3500



MECHANICAL, ELECTRICAL
& PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204
T +1 503 226 2921

CONSULTANT



H. T. HARVEY & ASSOCIATES
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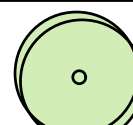
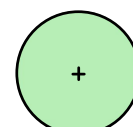
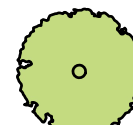
PLANT SCHEDULES (2)

L4.02

37 OF 64 SHEETS

PLANNING APPLICATION

OAK WOODLAND PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	OC SPACING	TOTAL QUANTITY	
	TREES (OVERSTORY)					
	AESCULUS CALIFORNICA	BUCKEYE	24" BOX	SEE DRAWINGS FOR SPACING	19	
	ARBUTUS MENZIESII	MADRONE	24" BOX		18	
			48" BOX		2	
			60" BOX		2	
	MORELLA CALIFORNICA	CALIFORNIA WAX MYRTLE	15 GAL		35	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX		28	
			48" BOX		2	
			60" BOX		2	
SUBTOTAL					108	
	LARGE STATURED SHRUB/SMALL TREE (MID-STORY)					
	CEANOTHUS THYRSIFLORUS	BLUEBLOSSOM	15 GAL	10	64	
	CORNUS SERICEA	AMERICAN DOGWOOD	15 GAL	12	45	
	FREMONTODENDRON CALIFORNICUM	FLANNEL BUSH	15 GAL	12	45	
	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	10	64	
	RIBES SANGUINEUM	FLOWERING CURRENT	15 GAL	10	64	
	SAMBUCUS NIGRA	BLUE ELDERBERRY	15 GAL	12	45	
	SUBTOTAL					327
	SMALL-MEDIUM STATURED SHRUBS (IN GAPS BETWEEN OVERSTORY/MIDSTORY)					
	ARCTOSTAPHYLOS GLANDULOSA	EASTWOOD MANZANITA	5 GAL	8	50	
	ARTEMESIA CALIFORNICA	CALIFORNIA SAGE	1 GAL	4	201	
	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	5 GAL	6	89	
	ERIODICTYON CALIFORNICUM	YERBA SANTA	1 GAL	4	201	
	ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	1 GAL	4	201	
	LEPECHINIA CALYCINA	WHITE PITCHER SAGE	1 GAL	4	201	
	LONICERA INVOLUCRATA	TWINBERRY	1 GAL	4	201	
	LUPINUS ALBIFRONS	SILVER BUSH LUPINE	1 GAL	4	201	
	PRUNUS ILICIFOLIA	CALIFORNIA CHERRY	5 GAL	6	89	
	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	8	50	
	ROSA CALIFORNICA	CALIFORNIA ROSE	5 GAL	6	89	
	RUBUS PARVIFLORUS	THIMBLEBERRY	5 GAL	6	89	
	RUBUS URSINUS	CALIFORNIA BLACKBERRY	1 GAL	6	89	
	SUBTOTAL					1751
TOTAL PLANTS					2186	

BAY RISE PARK

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80 STONE PINE ROAD, SUITE 100
HALF MOON BAY, CA 94019

NOT FOR CONSTRUCTION



LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T +1 408 458 3200



CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300



ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052



ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200



STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR#1
WEST SACRAMENTO, CA 95691
T +1 916 373 1995



LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST, SUITE 650
SAN FRANCISCO, CA 94104
T +1 415 362 3266



GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T +1 415 955 5200



CEQA PLANNER:
DAVID J. POWERS
1871 THE ALAMEDA#200
SAN JOSE, CA 95126
T +1 408 248 3500



MECHANICAL, ELECTRICAL
& PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204
T+ 1 503 226 2921

CONSULTANT



H. T. HARVEY & ASSOCIATES

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PLANT
SCHEDULES (3)

L4.03

38 OF 64 SHEETS

PLANNING APPLICATION

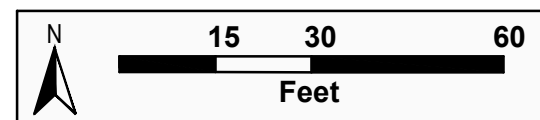


MATCHLINE, SEE SHEET L4.2

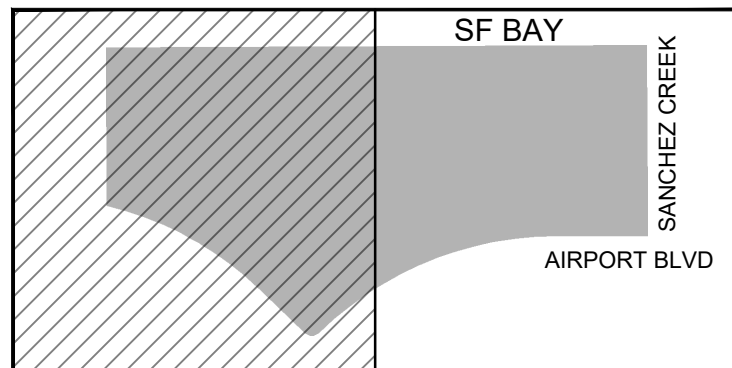
- LEGEND**
- TIDAL CHANNEL - ELEVATION 4.5-7FT (NAVD-88)
 - HIGH MARSH - ELEVATION 7-8FT (NAVD-88)
 - LOWER ECOTONE - ELEVATION 8-11FT (NAVD-88)
 - UPPER ECOTONE - ELEVATION 11-17FT (NAVD-88)
 - UPPER ECOTONE DETAIL PLANTING
 - ECOTONE SEEDING
 - BUILDING DETAIL PLANTING
 - OAK WOODLAND
 - OAK WOODLAND DETAIL PLANTING
 - TURF
 - RIPRAP
 - BIORETENTION

- CALIFORNIA BUCKEYE
- MADRONE
- CALIFORNIA WAX MYRTLE
- COAST LIVE OAK
- EXISTING TREE
- EXISTING SHRUB
- VISION TRIANGLES
- PROPOSED CONTOUR
- PROPERTY LINE
- BCDL SHORELINE BAND

NOTE: NO PROPOSED TREES WILL BE PLANTED IN THE PUBLIC ROW



KEY MAP

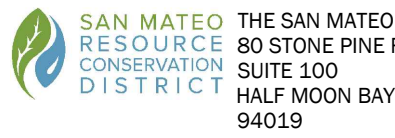


APN: 026-363-060, 026-363-061

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IN COLLABORATION WITH:



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LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 458 3200

CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300

ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052

ARCHITECT:
DEVCON CONSTRUCTION
690 GIBRALTAR DRIVE
MILPITAS, CA 95035
T+1 408 942 8200

STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR #1
WEST SACRAMENTO, CA 95691
T+1 916 373 1995

LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST, SUITE 650
SAN FRANCISCO, CA 94104
T+1 415 362 3266

GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200

CEQA PLANNER:
DAVID J. POWERS
1871 THE ALAMEDA #200
SAN JOSE, CA 95126
T+1 408 248 3500

MECHANICAL, ELECTRICAL
& PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204
T+1 503 226 2921

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**PLANTING
PLAN - WEST**

L4.1

43 OF 64 SHEETS

PLANNING APPLICATION



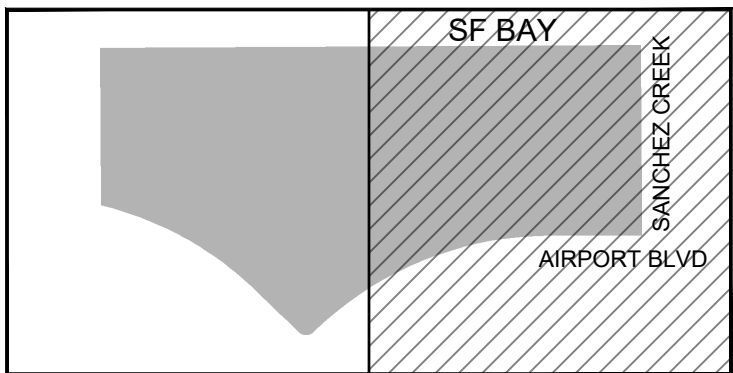
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NOTE: NO PROPOSED TREES WILL BE PLANTED IN THE PUBLIC ROW

KEY MAP



APN: 026-363-060, 026-363-061

BAY RISE PARK

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BURLINGAME, CA 94010



THE SPHERE INSTITUTE
500 AIRPORT BLVD #34
BURLINGAME, CA 94010

IN COLLABORATION WITH:



THE SAN MATEO RCD
80 STONE PINE ROAD,
SUITE 100
HALF MOON BAY, CA
94019

NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 458 3200

CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300

ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052

ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200

STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR #1
WEST SACRAMENTO, CA 95691
T+1 916 373 1995

LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST, SUITE 650
SAN FRANCISCO, CA 94104
T+1 415 362 3266

GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200

CEQA PLANNER:
DAVID J. POWERS
1871 THE ALAMEDA #200
SAN JOSE, CA 95126
T+1 408 248 3500

MECHANICAL, ELECTRICAL
& PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204
T+1 503 226 2921

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PLANTING
PLAN - EAST

L4.2

40 OF 64 SHEETS

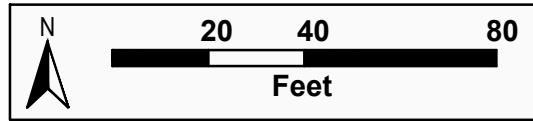
PLANNING APPLICATION

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LANDSCAPE AREA SCHEDULE			
	PROPOSED LANDSCAPE AREA (SF)	PROPOSED LANDSCAPE AREA (%)	REQUIRED LANDSCAPE AREA (%)
TOTAL SITE	289608	65%	15%
FRONT SETBACK	17735	74%	8%

- LEGEND**
- LANDSCAPE AREA
 - PROPERTY BOUNDARY
 - BCDC SHORELINE BAND



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NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 458 3200
CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300

ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052

ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200

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MIYAMOTO
1450 HALYARD DR#1
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SAN FRANCISCO, CA 94104
T+1 415 362 3266

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LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200

CEQA PLANNER:
DAVID J. POWERS
1871 THE ALAMEDA#200
SAN JOSE, CA 95126
T+1 408 248 3500

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204
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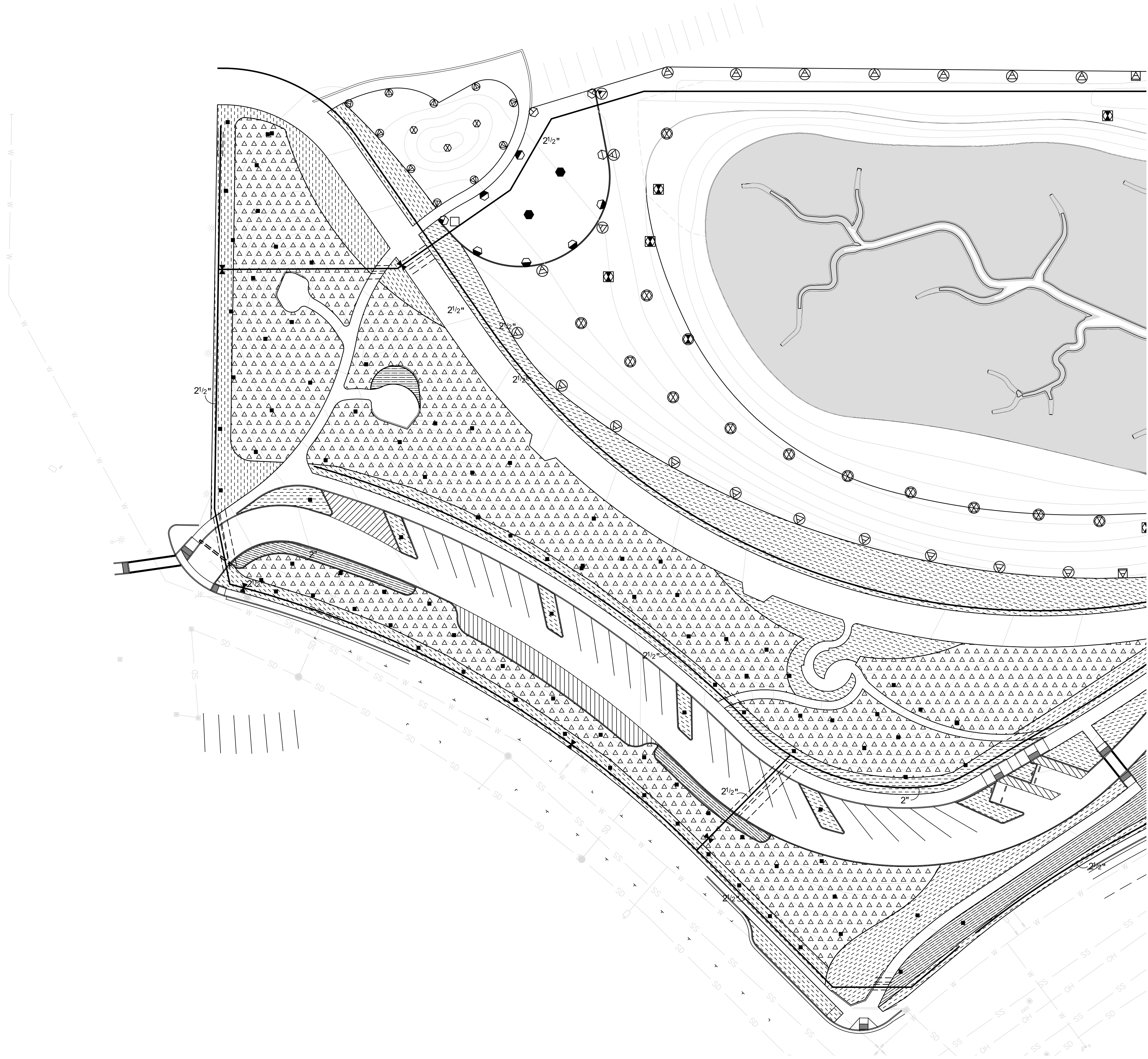
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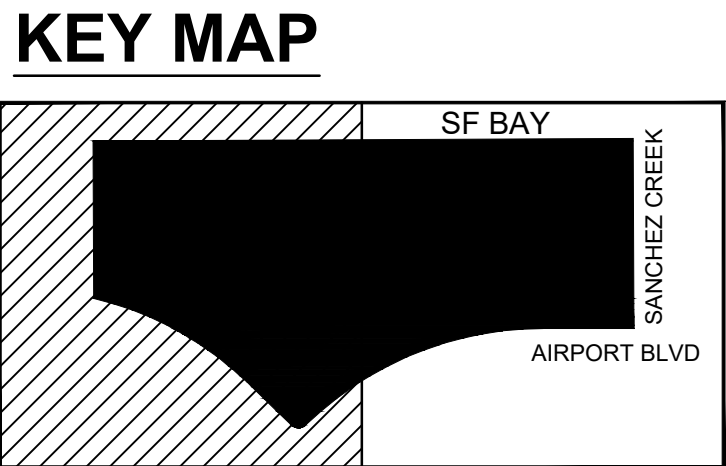
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LANDSCAPE AREA CALCULATIONS

L4.3
45 OF 64 SHEETS
PLANNING APPLICATION



- SLEEVING NOTES:
1. SLEEVING IS SHOWN AT MAJOR SIDEWALK AND STREET CROSSINGS. SLEEVES SHALL BE INSTALLED UNDER PAVING WHERE EVER PIPING CROSSES PAVING.
 2. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL.
 3. EXTEND SLEEVES 18" BEYOND EDGES OF PAVING.
 4. ALL MAINLINE PIPE TWO WIRE PATH SHALL BE INSTALLED IN A SINGLE 6" SLEEVE.
 5. LATERAL PIPE SHALL BE IN A SEPARATE 4" SLEEVE UNLESS THERE IS ONLY ONE 3/4" OR 1" LATERAL, WHICH MAY BE INSTALLED IN THE 6" SLEEVE WITH MAINLINE AND WIRE.



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 SAN MATEO RESOURCE DISTRICT
80 STONE PINE ROAD, SUITE 100
HALF MOON BAY, CA 94019

 LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 458 3200

 CIVIL ENGINEER:
BK F
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300

 ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052

 ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200

 STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR #1
WEST SACRAMENTO, CA 95691
T+1 916 373 1995

 LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST, SUITE 650
SAN FRANCISCO, CA 94104
T+1 415 362 3266

 GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200

 CEQA PLANNER:
DAVID J. POWERS
1871 THE ALAMEDA #200
SAN JOSE, CA 95126
T+1 408 248 3500

 MECHANICAL, ELECTRICAL & PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204
T+1 503 226 2921

CONSULTANT

IRRIGATION CONSULTANTS
1228 QUARRY LANE, SUITE E
PLEASANTON, CALIFORNIA 94566
TEL 925 855 0417
E-MAIL: OFFICE@BROOKWATER.COM

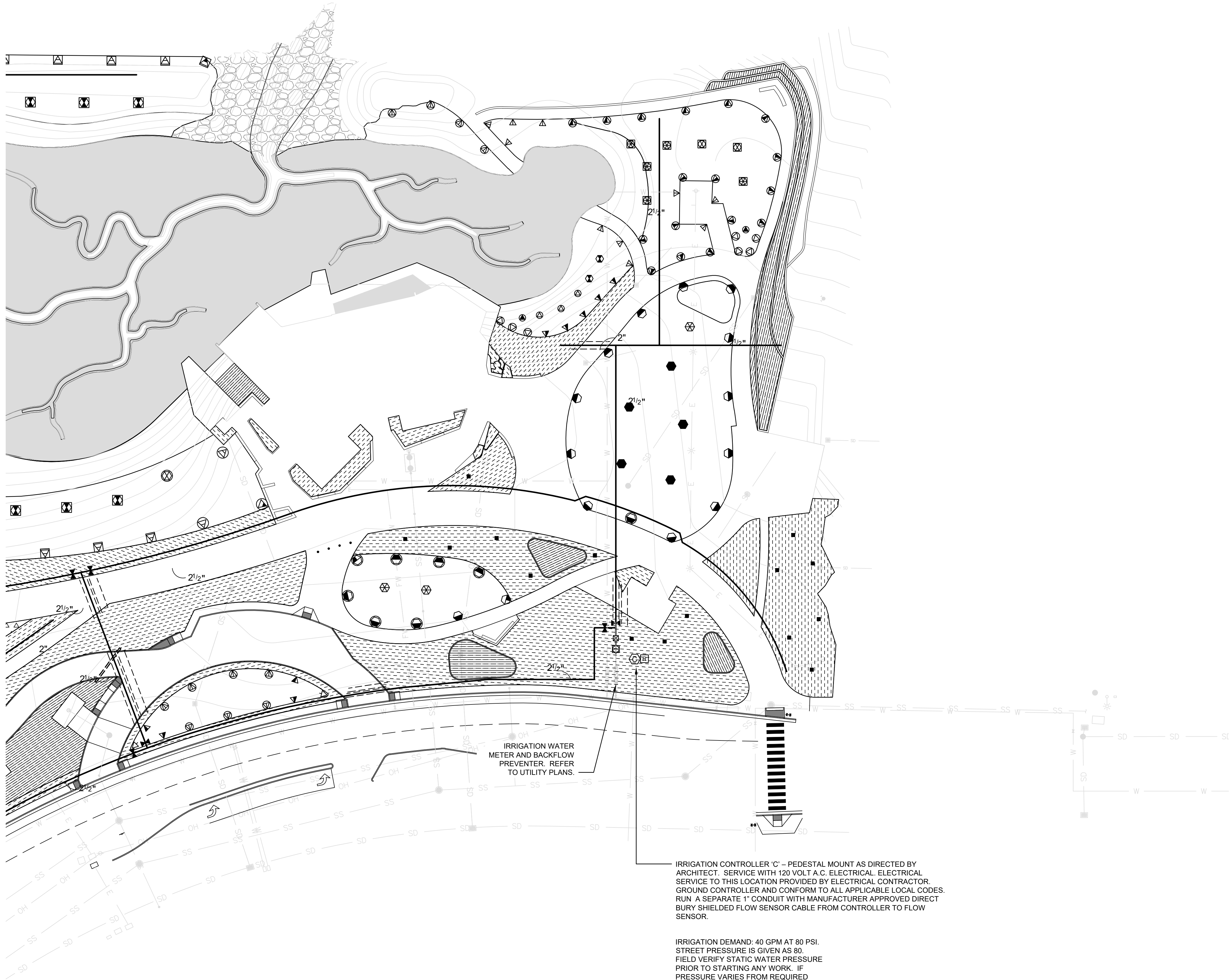
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IRRIGATION
PLAN - WEST
L5.1
42 OF 64 SHEETS

PLANNING APPLICATION

MATCHLINE - L5.1



SLEEVEING NOTES:

1. SLEEVEING IS SHOWN AT MAJOR SIDEWALK AND STREET CROSSINGS. SLEEVES SHALL BE INSTALLED UNDER PAVING WHERE EVER PIPING CROSSES PAVING.
2. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVEING MATERIAL.
3. EXTEND SLEEVES 18" BEYOND EDGES OF PAVING.
4. ALL MAINLINE PIPE TWO WIRE PATH SHALL BE INSTALLED IN A SINGLE 6" SLEEVE. LATERAL PIPE SHALL BE IN A SEPARATE 4" SLEEVE UNLESS THERE IS ONLY ONE 3/4" OR 1" LATERAL, WHICH MAY BE INSTALLED IN THE 6" SLEEVE WITH MAINLINE AND WIRE.

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LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 458 3200

CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300

ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
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ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200

STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR#1
WEST SACRAMENTO, CA 95691
T+1 916 373 1995

LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST, SUITE 650
SAN FRANCISCO, CA 94104
T+1 415 362 3266

GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200

CEQA PLANNER:
DAVID J. POWERS
1871 THE ALAMEDA#200
SAN JOSE, CA 95126
T+1 408 248 3500

MECHANICAL, ELECTRICAL
& PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204
T+1 503 226 2921

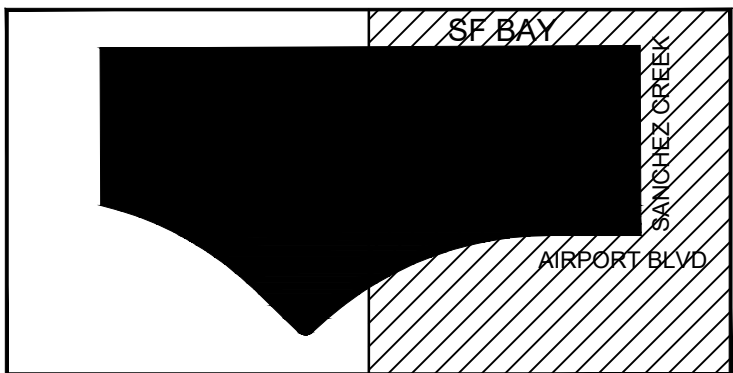
CONSULTANT



IRRIGATION CONSULTANTS
1228 QUARRY LANE, SUITE E
PLEASANTON, CALIFORNIA 94566
TEL 925 855 0417
E-MAIL: OFFICE@BROOKWATER.COM

REVISIONS

KEY MAP



APN: 026-363-060, 026-363-061

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IRRIGATION
PLAN - EAST

L5.2

43 OF 64 SHEETS

PLANNING APPLICATION

IRRIGATION NOTES

1. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKMEN. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO THEIR WORK.
3. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
4. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER. TRENCHES SHALL BE AMPLE SIZE TO PERMIT THE PIPES TO BE LAID AT HE ELEVATIONS INTENDED AND TO PERMIT SPACE FOR JOINING.
5. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.
7. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL WORK AND PLAN WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED.
8. ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION TWO-WIRE PATH SHALL BE MANUFACTURER RECOMMENDED #14, U.L. APPROVED FOR DIRECT BURIAL. (REFER TO TWO-WIRE NOTES.)
9. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUNDING ROD OR PLATE. CONTROLLER AND VALVE GROUNDING SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
10. REMOTE CONTROL VALVES SHALL BE PROGRAMMED IN SEQUENCE AS SHOWN ON PLANS.
11. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE.
12. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA.)
13. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, LAWN, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND BOXES SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.
14. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
15. LOCATE QUICK COUPLING VALVE 12" FROM HARDSCAPE AREA.
16. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
17. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR. FOR DRIP OR BUBBLER CIRCUITS, INSTALL KING BROS. CV SERIES CHECK VALVES IN LATERAL LINES FOR EVERY 10' OF ELEVATION CHANGE.
18. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF FIXED ARC (OR AN ADJUSTABLE ARC IF FIXED ARC DOES NOT MATCH THE ARC TO BE IRRIGATED) TO FIT THE SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION HEADS. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.
19. FOR PROPER SOLVENT WELD OF PVC A SUITABLE PRIMER AND SOLVENT CEMENT SHALL BE USED. APPLICATION PRACTICE AND TECHNIQUE SHALL BE IN ACCORDANCE WITH THE PRIMER/CEMENT MANUFACTURER'S RECOMMENDATIONS. THE JOINING SURFACES MUST BE SOFTENED (WITH PRIMER/CEMENT) AND THE PIPE AND FITTING MUST BE ASSEMBLED WHILE THE SURFACES ARE STILL WET AND FLUID.
20. WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
21. NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS INSTRUCTIONS ARE OBTAINED.
22. LOCATE BUBBLERS ON UPHILL SIDE OF TREES. TREE BUBBLERS ARE FOR ESTABLISHMENT AND DROUGHT CONDITIONS. THEY ARE TO BE TURNED OFF AFTER TREES ARE ESTABLISHED AND TURNED ON DURING DROUGHT CONDITIONS.
23. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
24. ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK.
25. CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.
26. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
27. IRRIGATION DEMAND: REFER TO IRRIGATION POINTS OF CONNECTION.
28. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.
29. NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
30. NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
31. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
32. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
33. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION. THE IRRIGATION CONTRACTOR SHALL ARRANGE AND PAY FOR THE AUDIT. THE AUDIT MUST BE PERFORMED BY A THIRD PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR.

TWO-WIRE CONTROLLER NOTES:

1. REFER TO MANUFACTURER'S DOCUMENTATION FOR COMPLETE INSTALLATION INSTRUCTIONS.
2. PROVIDE EARTH GROUND PROTECTION. THE GROUND PATH MUST BE AS DIRECT AS POSSIBLE WITH NO SHARP BENDS AND MUST NOT EXCEED 12 OHM RESISTANCE. USE A 5/8" X 8' COPPER-CLAD STEEL ROD OR 4" X 36" SOLID COPPER PLATE AND INSTALL NOT LESS THAN 8' AND NOT MORE THAN 12' FROM THE CONTROLLER. INSTALL ROD USING THE SLCONN CONNECTOR. INSTALL TOP OF ROD IN A 10" VALVE BOX. INSTALLATION MUST MEET OR EXCEED THE ASIC EARTH GROUNDING GUIDELINE 100-2002 (<http://www.asic.org>)
3. LIGHTNING ARRESTERS (TW-LA-1) SHALL BE INSTALLED A MINIMUM OF EVERY 600' ALONG THE TWO-WIRE PATH, IN A VALVE BOX, AND GROUNDED ACCORDINGLY.
4. THE STATION DECODER MODULES ARE AVAILABLE IN 1-STATION, 2-STATION, AND 4-STATION CONFIGURATIONS. INSTALL DECODERS IN VALVE BOX WITH A REMOTE CONTROL VALVE. MAXIMUM DISTANCE BETWEEN DECODER AND SOLENOID IS 200'. FOR UNUSED OUTPUT WIRES, INSTALL A WIRE NUT ON EACH WIRE AND PLACE IN A TW-SPLICE-14 WIRE CONNECTOR.
5. USE ONLY MANUFACTURER RECOMMENDED TWO WIRE CABLE (PAIGE P7072D SIZE 2C VOLTAGE DIRECT BURIAL SUNLIGHT RESISTANT.)
6. USE RAINMASTER TW-SPLICE-14 WIRE CONNECTORS ONLY.
7. THE QUALITY OF WIRE SPLICES IN DECODER SYSTEMS IS EXTREMELY IMPORTANT. DECODER SYSTEMS HAVE SENSITIVE ELECTRONICS EASILY EFFECTED BY NICKS TO THE CONDUCTOR WIRE AND MOISTURE IN SPLICES. FOLLOW THESE INSTRUCTIONS FOR WIRE SPLICES:
a. CAREFULLY SCORE THE OUTER JACKET. BEND WIRE UNTIL OUTER JACKET SNAPS. AVOID USING A KNIFE.
b. USING APPROPRIATE TOOL, CAREFULLY REMOVE THE INSULATION FROM CONDUCTOR WIRE WITHOUT NICKING THE WIRE.
c. TWIST ON WIRE NUTS AND TEST THE CONNECTION BEFORE ADDING THE WATER PROOFING. ENSURE WIRE NUT AND WIRE ARE PUSHED ALL THE WAY INTO THE WATERPROOF CAP.
8. CABLE SHOULD BE BURIED NO LESS THAN 24" DEEP.
9. LOOP TWO WIRE PATH AT ALL CORNERS, SPLICES (2' LOOP) AND IN PULL BOX IF DISTANCE FROM VALVE TO VALVE EXCEEDS 100'.

DRIPLINE NOTES:

1. PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURERS INSTRUCTIONS AND INSTALLATION DETAILS.
2. INSTALL DRIPLINE A MAXIMUM OF 18" APART (12" IN BIORETENTION/TURF AREAS) WITH EMITTERS TRIANGULARLY SPACED. INSTALL 2" FROM PERIMETER OF PLANTED AREA. THERE SHOULD BE A MINIMUM OF TWO DRIPLINE LATERALS IN EACH PLANTED AREA. DRIPLINE SHALL BE INSTALLED AT A CONSISTANT DEPTH THROUGHOUT THE CIRCUIT.
3. PLACE AIR/VACUUM RELIEF VALVES AT THE HIGHEST POINTS OF EACH ZONE AND JUST BELOW CHECK VALVES ON SLOPES. INSTALL ONE AIR/VACUUM RELIEF VALVE FOR EVERY 750' OF TOTAL DRIPLINE PER ZONE.
4. PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES. INSTALL MINIMUM OF ONE FOR EVERY 15 GPM.
5. INSTALL IN-LINE CHECK VALVES ON SLOPES GREATER THAN 3% AND WHERE LOW-LINE DRAINAGE COULD CAUSE WET AREAS IN THE LOWEST AREAS OF AN IRRIGATION ZONE. CHECK VALVES SHALL BE PLACED EVERY 4-5 FEET BETWEEN DRIPLINE LATERALS AND BEFORE THE FLUSH VALVE.
6. ON ALL SLOPES AND MOUNDS, PLACE THE DRIPLINE LATERALS PARALLEL TO THE SLOPE CONTOUR WHERE POSSIBLE. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.
7. PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):
 - 0-5 GPM – 3/4"
 - 5.1-10 GPM – 1"
 - 10.1-20 GPM – 1 1/4"
 - 20.1-28 GPM – 1 1/2"
8. FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE.
9. STAPLE DRIPLINE TO GROUND EVERY 3 FEET. USE ADDITIONAL STAPLES OVER EACH TEE, ELBOW OR CROSS. USE U-SHAPED STAPLES TO AVOID PINCHING THE DRIPLINE.
10. THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.
11. IN TURF OR NOW-MOW GRASS AREAS, A TEMPORARY OVERHEAD SPRAY SYSTEM WILL NEED TO BE PROVIDED UNTIL THE TURF SEED OR SOD IS ESTABLISHED. OVERHEAD WATERING CAN BE DISCONTINUED WHEN EDGES OF THE SOD CANNOT BE PULLED UP. RUN THE DRIPLINE SYSTEM SEVERAL TIMES DAILY IN ADDITION TO THE TEMPORARY OVERHEAD SYSTEM.
12. RUN THE DRIPLINE SYSTEM EVERY DAY OR EVERY OTHER DAY TO ESTABLISH PLANT MATERIAL. MAINTAIN A CONSISTENT MOISTURE BALANCE IN THE SOIL. IT IS IMPORTANT TO KEEP THE SOIL MOIST WITHOUT SATURATION.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	FLOW RATE (GPM)	MAX. RADIUS	MAX. SPACING	DETAIL #
	T5PCK-6.0-RS (H)	TORO 6" ROTARY POP-UP SPRINKLER	45	6.05	46"	38"	LX/X
	T5PCK-3.0-RS (Q)	TORO 6" ROTARY POP-UP SPRINKLER	45	3.05	40"	38"	LX/X
	T5PCK3.0-RS (F)	TORO 6" ROTARY POP-UP SPRINKLER	45	3.05	40"	33"	LX/X
	T5PCK3.0-RS (H)	TORO 6" ROTARY POP-UP SPRINKLER	45	3.05	40"	33"	LX/X
	T5PCK1.5-RS (Q)	TORO 6" ROTARY POP-UP SPRINKLER	45	1.59	35"	33"	LX/X
	T5PCK2.0LA-RS (F)	TORO 6" ROTARY POP-UP SPRINKLER	45	2.05	32"	26'-24"	LX/X
	T5PCK2.0LA-RS (H)	TORO 6" ROTARY POP-UP SPRINKLER	45	2.05	32"	26'-24"	LX/X
	T5PCK1.0LA-RS (Q)	TORO 6" ROTARY POP-UP SPRINKLER	45	1.02	29"	26'-24"	LX/X
	T5HPCK6.0-RS (F)	TORO 12" ROTARY POP-UP SPRINKLER	45	6.05	46"	40"	LX/X
	T5HPCK6.0-RS (H)	TORO 12" ROTARY POP-UP SPRINKLER	45	6.05	46"	40"	LX/X
	T5HPCK3.0-RS (Q)	TORO 12" ROTARY POP-UP SPRINKLER	45	3.05	40"	40"	LX/X
	T5HPCK4.0-RS (F)	TORO 12" ROTARY POP-UP SPRINKLER	45	4.10	42"	36"	LX/X
	T5HPCK2.5-RS (F)	TORO 12" ROTARY POP-UP SPRINKLER	45	4.10	42"	31"	LX/X
	T5HPCK2.5-RS (H)	TORO 12" ROTARY POP-UP SPRINKLER	45	6.05	46"	31"	LX/X
	T5HPCK1.5-RS (Q)	TORO 12" ROTARY POP-UP SPRINKLER	45	3.05	40"	31"	LX/X
	PROS-12-PRS40-CV / MP3000-360	HUNTER 12" POP-UP SHRUB SPRAY W/ MP NOZZLE	40	3.64	30"	28"	LX/X
	PROS-12-PRS40-CV / MP3000-90	HUNTER 12" POP-UP SHRUB SPRAY W/ MP NOZZLE	40	.86-2.12	30"	28"	LX/X
	PROS-12-PRS30-CV / MP3000-360	HUNTER 12" POP-UP SHRUB SPRAY W/ MP NOZZLE	30	3.15	30"	28"	LX/X
	PROS-12-PRS30-CV / MP3000-90	HUNTER 12" POP-UP SHRUB SPRAY W/ MP NOZZLE	30	.76-1.84	30"	28"	LX/X
	PROS-12-PRS40-CV / MP2000-360	HUNTER 12" POP-UP SHRUB SPRAY W/ MP NOZZLE	40	1.48	19"	18"	LX/X
	PROS-12-PRS40-CV / MP2000-90	HUNTER 12" POP-UP SHRUB SPRAY W/ MP NOZZLE	40	.43-.86	19"	18"	LX/X
	PROS-12-PRS40-CV / MP1000-360	HUNTER 12" POP-UP SHRUB SPRAY W/ MP NOZZLE	40	.84	14"	13"	LX/X
	PROS-12-PRS40-CV / MP1000-90	HUNTER 12" POP-UP SHRUB SPRAY W/ MP NOZZLE	40	.21-.49	14"	13"	LX/X
	PROS-12-PRS30-CV / MP1000-360	HUNTER 12" POP-UP SHRUB SPRAY W/ MP NOZZLE	30	.69	12"	10"	LX/X
	PROS-12-PRS30-CV / MP1000-90	HUNTER 12" POP-UP SHRUB SPRAY W/ MP NOZZLE	30	.17-.40	12"	10"	LX/X
	PROS-12-PRS40-CV / MP-CORNER	HUNTER 12" POP-UP SHRUB SPRAY W/ MP NOZZLE	40	.19	14"	13"	LX/X
	DB-04-PC-CV	TORO PRESSURE COMPENSATING DRIP BUBBLER INSTALL ONE BUBBLER PER SHRUB	40	4 GPH	-	-	LX/X
	DB-09-PC-CV	TORO PRESSURE COMPENSATING DRIP BUBBLER INSTALL TWO BUBBLERS PER TREE	40	9 GPH	-	-	LX/X
NOT SHOWN	EBV-0500-S	NDS 1/2" BALL VALVE FOR FLUSHING					LX/X
NOT SHOWN	T-YD-500-34	TORO DL2000 AIR VENT					LX/X
NOT SHOWN	570-DRIP-IND	TORO POP-UP SPRAY OPERATION INDICATOR					LX/X
NOT SHOWN	700-OMR-100 SERIES/LT-T SERIES / TW-D-x	IRRITROL REMOTE CONTROL VALVE WITH PRESSURE REGULATION / NDS PVC BALL VALVE / RAIN MASTER DECODER					LX/X
NOT SHOWN	DZK-700 / LT-1000-T TW-D-x	TORO DRIP ZONE VALVE KIT - INCL. REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN, AND PRESET PRESSURE REGULATOR / NDS SCH 80 PVC BALL VALVE / RAIN MASTER DECODER					LX/X
NOT SHOWN	100-22SLVC/100-MHS	TORO QUICK COUPLING VALVE WITH 1" HOSE SWIVEL					LX/X
	T-113-LF	NIBCO LEAD FREE GATE VALVE (LINE SIZE)					LX/X
	FSI-T15-001	CST 1 1/2" FLOW SENSOR					LX/X
	2160-L	GRISWOLD 2" MASTER CONTROL VALVE (NORMALLY OPEN)					LX/X
SEE UTIL PLAN	975XL2-2" / GS-1	WILKINS LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER IN GUARDSHACK ENCLOSURE					LX/X
	RS1000	IRRITROL WIRELESS RAIN SENSOR					LX/X
	EGP-TW-SPED / EGP-ICENTRAL	RAIN MASTER TWO-WIRE EAGLE CONTROLLER WITH ICENTRAL SOFTWARE IN STAINLESS STEEL PEDESTAL					LX/X
	PROMAX-KIT	PRO MAX MAINTENANCE REMOTE KIT					
	C-1	CONTROLLER AND STATION NUMBER					
	1.6	APPLICATION RATE (INCHES)					
	15	OPERATING PRESSURE (PSI)					
	30	APPROXIMATE GALLONS PER MINUTE					
	15	REMOTE CONTROL VALVE SIZE					
	15	MAIN LINE: 2 1/2" AND LARGER: 1120-CLASS 315 PVC PLASTIC PIPE, 2" AND SMALLER: 1120-SCHEDULE 40 PVC PLASTIC PIPE. USE SCHEDULE 80 AND SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.					LX/X
	15	LATERAL LINE: 1120-SCHEDULE 40 PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.					LX/X
	15	SUB-SURFACE DRIPLINE: TORO DL2000 RGP-212-10 DRIPLINE WITH ROOT GUARD. USE ONLY DL2000 DRIPLINE INSERT BARB FITTINGS. 2" COVER. (12" EMITTER SPACING; .53 GPH PER EMITTER)					LX/X
	15	SUB-SURFACE DRIPLINE (BIORETENTION, SEED, AND TURF): TORO DL2000 RGP-412-10 DRIPLINE WITH ROOT GUARD. USE ONLY DL2000 DRIPLINE INSERT BARB FITTINGS. 2" COVER. (12" EMITTER SPACING; 1.0 GPH PER EMITTER)					LX/X
	15	SLEEVE (SL): 1120-CLASS 200 PVC PLASTIC PIPE. 24" COVER.					LX/X



LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T +1 408 488 3200

CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300

ECO-HYDRAULIC ENGINEER:
CBCEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052

ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200

STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR#1
WEST SACRAMENTO, CA 95691
T +1 916 373 1995

LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST, SUITE 650
SAN FRANCISCO, CA 94104
T +1 415 362 3266

GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T +1 415 955 5200

CEQA PLANNER:
DAVID J POWERS
1871 THE ALAMEDA#200
SAN JOSE, CA 95126
T +1 408 248 3500

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204
T+1 503 226 2921

CONSULTANT

BROOKWATER
IRRIGATION CONSULTANTS
1228 QUARRY LANE, SUITE E
PLEASANTON, CALIFORNIA 94566
TEL 925 855 0417
E-MAIL: OFFICE@BROOKWATER.COM

REVISIONS

DRAWN BY: JL

CHECKED BY: JL

ISSUE DATE: 27 OCT 2025

PROJECT NO: 4113-02

IRRIGATION
NOTES AND
LEGEND

L5.3

THE PARK AT 410 AIRPORT BOULEVARD WATER EFFICIENT LANDSCAPE WORKSHEET										
Reference Evapotranspiration (Eto)			42.9							
ZONE NO.	PLANT TYPE	HYDROZONE* (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD**	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	HYDROZONE AREA (HA) (Sq Ft)	ETAF x HA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA										
HZ-02	UNDERSTORY - TEMP	LW	0.30	MR	0.75	0.40	45,847	18,339	487,775	20.9%
HZ-03	UNDERSTORY - TEMP	LW	0.30	DL	0.81	0.37	478	177	4,709	0.2%
HZ-04	UNDERSTORY - TEMP	LW	0.30	MR	0.75	0.40	32,690	13,078	347,795	14.9%
HZ-05	UNDERSTORY - TEMP	LW	0.30	DL	0.81	0.37	6,512	2,412	64,150	3.0%
HZ-06	TREES & SHRUBS	LW	0.30	DL	0.81	0.37	2,055	761	20,244	0.9%
HZ-07	TREES & SHRUBS - TEMP	LW	0.30	B	0.81	0.37	47,030	17,419	463,298	21.5%
HZ-08	TREES & SHRUBS	LW	0.30	DL	0.81	0.37	38,310	14,189	377,396	17.5%
HZ-09	TREES & SHRUBS	LW	0.30	DL	0.81	0.37	19,293	7,146	190,057	8.8%
HZ-10	TURF	LW	0.30	DL	0.81	0.37	284	105	2,798	0.1%
HZ-11	BIORETENTION	LW	0.30	DL	0.81	0.37	2,818	1,044	27,760	1.3%
HZ-12	BIORETENTION	LW	0.30	MR	0.75	0.40	2,302	921	24,491	1.1%
HZ-13	TREE	LW	0.30	B	0.81	0.37	1,433	531	14,117	0.7%
TOTALS (REGULAR LANDSCAPE AREAS)							199,052	76,118	2,024,592	90.9%
SPECIAL LANDSCAPE AREA										
HZ-01	TURF	CST		PC-R		1.00	19,908	19,908	529,513	9.1%
TOTALS (SPECIAL LANDSCAPE AREAS)							19,908	19,908	529,513	9.1%
TOTALS FOR ALL AREAS							218,960	96,026	2,554,105	100%

HYDROZONE SUMMARY

*Hydrozone Description	Total Sq. Ft.	% of Landscape
Cool Season Turf (CST)	0	0.0%
Warm Season Turf (WST)	0	0.0%
High Water Use Plants (HW)	0	0.0%
Bioretention Plants (BR)	0	0.0%
Medium Water Use Plants (MW)	0	0.0%
Low Water Use Plants (LW)	199,052	90.9%
Very Low Water Use Plants (VLW)	0	0.0%
Water Feature	0	0.0%
Special Landscape Area (SLA)	19,908	9.1%
TOTAL	218,960	100.0%

**Irrigation Method	Total Sq. Ft.	% of Landscape
Rotor (FC-R, PC-R)	19,908	9.1%
Multi-Stream Rotator (MR)	80,839	36.9%
Spray (S)	0	0.0%
Bubbler (B)	48,463	22.1%
Drip (D)	0	0.0%
In-Line Drip (DL)	69,750	31.9%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%

CITY OF BURLINGAME LANDSCAPE WATER USE STATEMENT	
PROJECT NAME:	THE PARK AT 410 AIRPORT BOULEVARD
PROJECT ADDRESS:	410 AIRPORT BOULEVARD
PREPARED BY:	JANET LUEHRS (CID, CLIA #43274) BROOKWATER INC., IRRIGATION CONSULTANTS 480 SAINT JOHN STREET, SUITE 220 PLEASANTON, CA 94566 925-855-0417 925-855-0357 (FAX) Janet@Brookwater.com (e-mail)
"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."	
Signed: Janet Luehrs	
PART ONE	MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
MAWA = ETo x .62 x [(ETAFx HA) + ((1-ETAF) x SLA)]	
YEARLY ETo	42.9
CONVERSION FACTOR	0.62
ETAF	0.45
TOTAL IRRIGATED LANDSCAPE AREA (HA)	218,960 SQUARE FEET
SPECIAL LANDSCAPE AREA (SLA)	19,908 SQUARE FEET
LANDSCAPE WATER ALLOWANCE	2,911,986 GALLONS PER YEAR
TOTAL ACRE FEET	8.94 ACRE FEET
PART TWO	ESTIMATED TOTAL WATER USE (ETWU)
(AVERAGE ETAF AND ETWU FROM WATER EFFICIENT LANDSCAPE WORKSHEET)	
AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS (TOTAL ETAF x AREA / TOTAL AREA)	0.38
ETWU FOR REGULAR LANDSCAPE AREAS	2,024,592 GALLONS PER YEAR
SITE WIDE ETAF	0.44
ETWU FOR ALL LANDSCAPE AREAS	2,554,105 GALLONS PER YEAR
TOTAL ACRE FEET	7.84 ACRE FEET



IN COLLABORATION WITH:

SAN MATEO RESOURCE DISTRICT
80 STONE PINE ROAD, SUITE 100
HALF MOON BAY, CA 94019

THE SAN MATEO RCD
500 AIRPORT BLVD #34
BURLINGAME, CA 94010

NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T +1 408 458 3200

CIVIL ENGINEER:
BKF
255 SHORELINE DR,STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300

ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052

ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200

STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR#1
WEST SACRAMENTO, CA 95691
T +1 916 373 1995

LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST., SUITE 650
SAN FRANCISCO, CA 94104
T +1 415 362 3266

GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T +1 415 955 5200

CEQA PLANNER:
DAVID J POWERS
1871 THE ALAMEDA#200
SAN JOSE, CA 95126
T +1 408 248 3500

MECHANICAL, ELECTRICAL
& PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204
T+ 1 503 226 2921

CONSULTANT

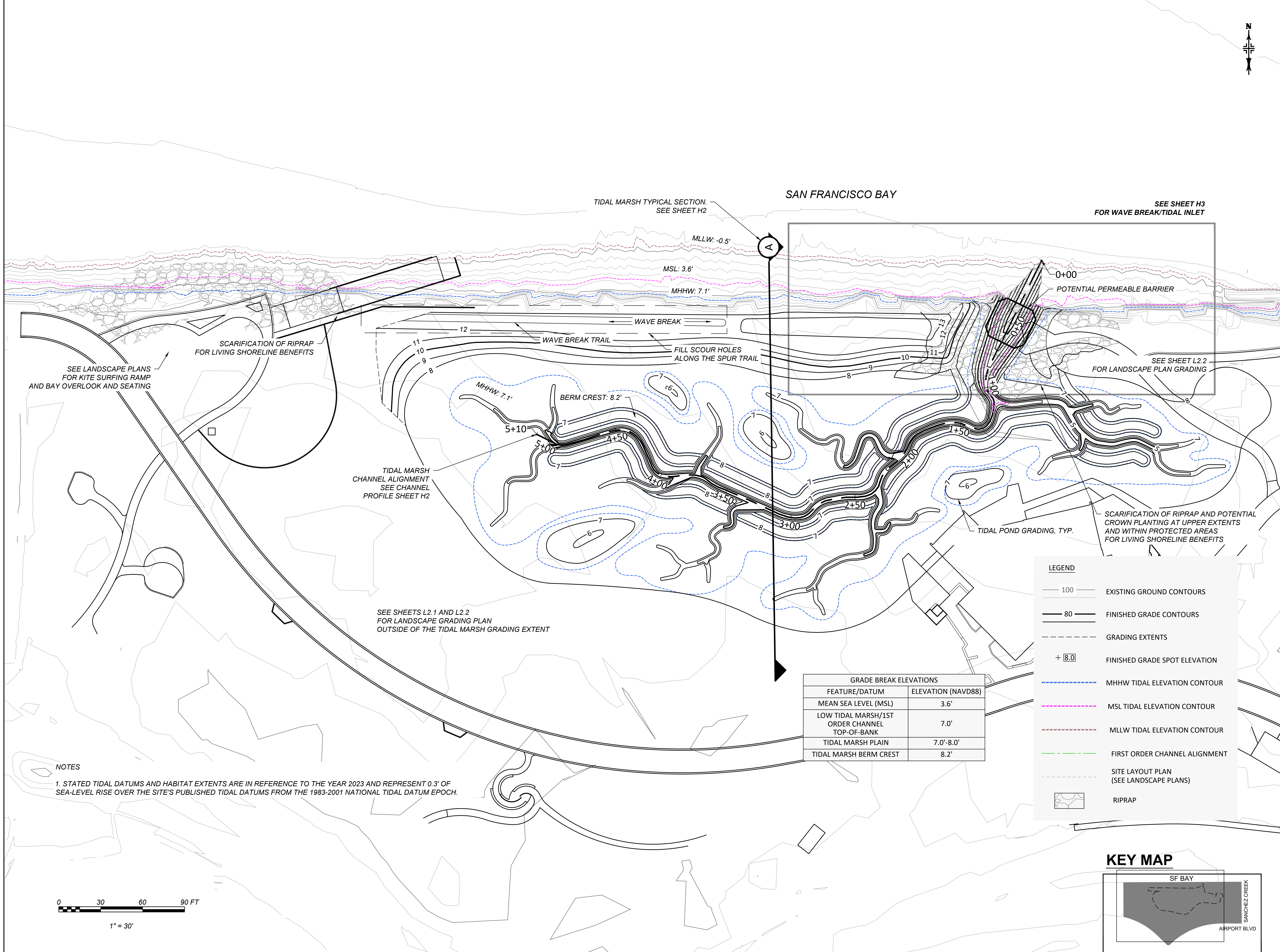
BROOKWATER
IRRIGATION CONSULTANTS
1228 QUARRY LANE, SUITE E
PLEASANTON, CALIFORNIA 94566
TEL 925-855-0417
E-MAIL: OFFICE@BROOKWATER.COM

REVISIONS

DRAWN BY: JL
CHECKED BY: JL
ISSUE DATE: 27 OCT 2025
PROJECT NO: 4113-02

DRAWING NAME: D:\Work_D\18-1012-4_Bay_Rise_Park\403_CAD_DWGSProduction\PLOT_CHANNEL_PLANVIEW.dwg
PLOT DATE: 2024-4-30

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410 AIRPORT BLVD
BURLINGAME, CA 94010

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500 AIRPORT BLVD #34
BURLINGAME, CA 94010

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80 STONE PINE ROAD, SUITE 100
HALF MOON BAY, CA 94019

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NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE., SUITE 200
LOS GATOS, CA 95032
T+1 408 458 3200

CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300

ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052

ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200

STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR#1
WEST SACRAMENTO, CA 95691
T+1 916 373 1995

LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST., SUITE 650
SAN FRANCISCO, CA 94104
T+1 415 362 3266

GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200

CEQA PLANNER:
DAVID J. POWERS
1871 THE ALAMEDA#200
SAN JOSE, CA 95126
T+1 408 248 3500

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204
T+1 503 226 2921

CONSULTANT

cbec
eco engineering

REVISIONS

DRAWN BY: DG
CHECKED BY: LT, NS
ISSUE DATE: 27 OCT 2025
PROJECT NO: 4113-02

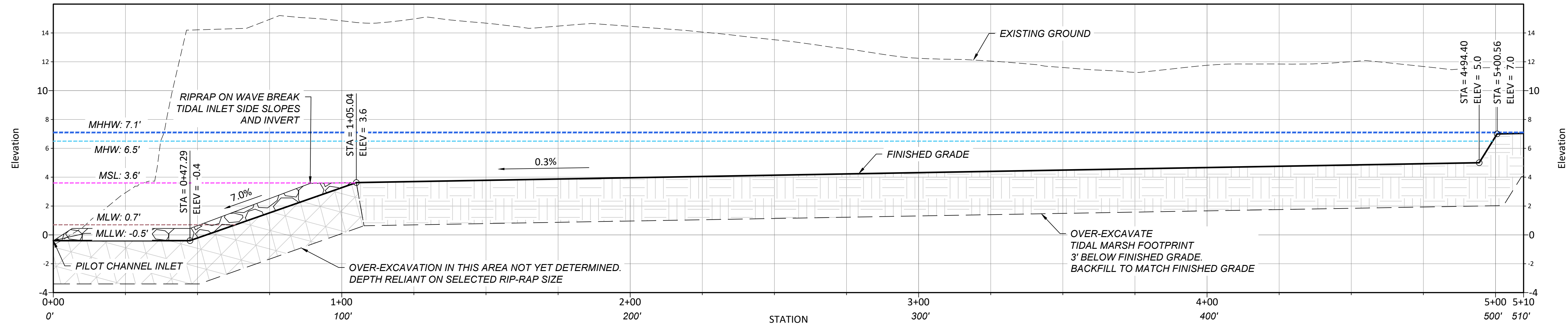
TIDAL MARSH GRADING PLAN

H1

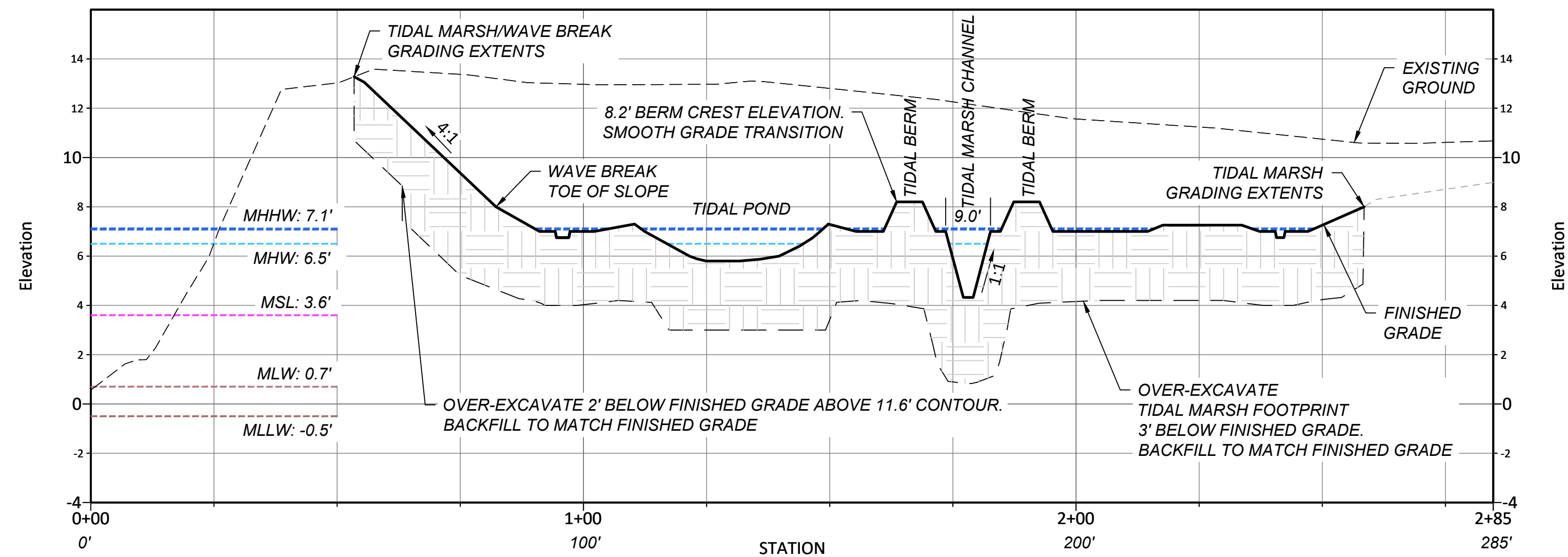
APN: 026-36-060, 026-36-061

46 OF 64 SHEETS

PLANNING APPLICATION



TIDAL MARSH PROFILE
HORIZ: 1" = 20', VERT: 1" = 4'

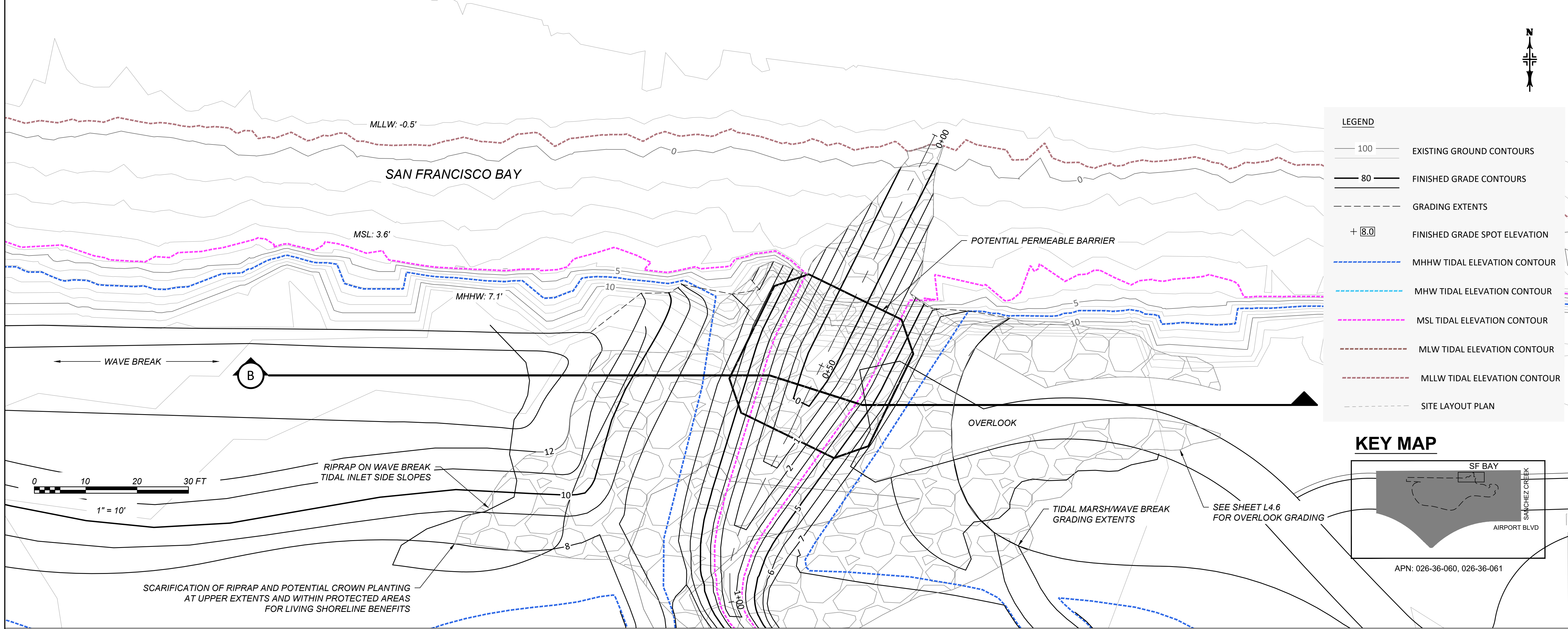


TIDAL MARSH TYPICAL SECTION
HORIZ: 1" = 20', VERT: 1" = 4'

HABITAT EXTENTS		
HABITAT TYPE	MINIMUM ELEVATION	MAXIMUM ELEVATION
OPEN WATER/LOW MUDFLAT	-0.5	+2.3
UPPER MUDFLAT	+2.3	+4.6
LOW MARSH/SPARTINA	+4.8	+6.3
MID-HIGH MARSH	+6.3	+8.3

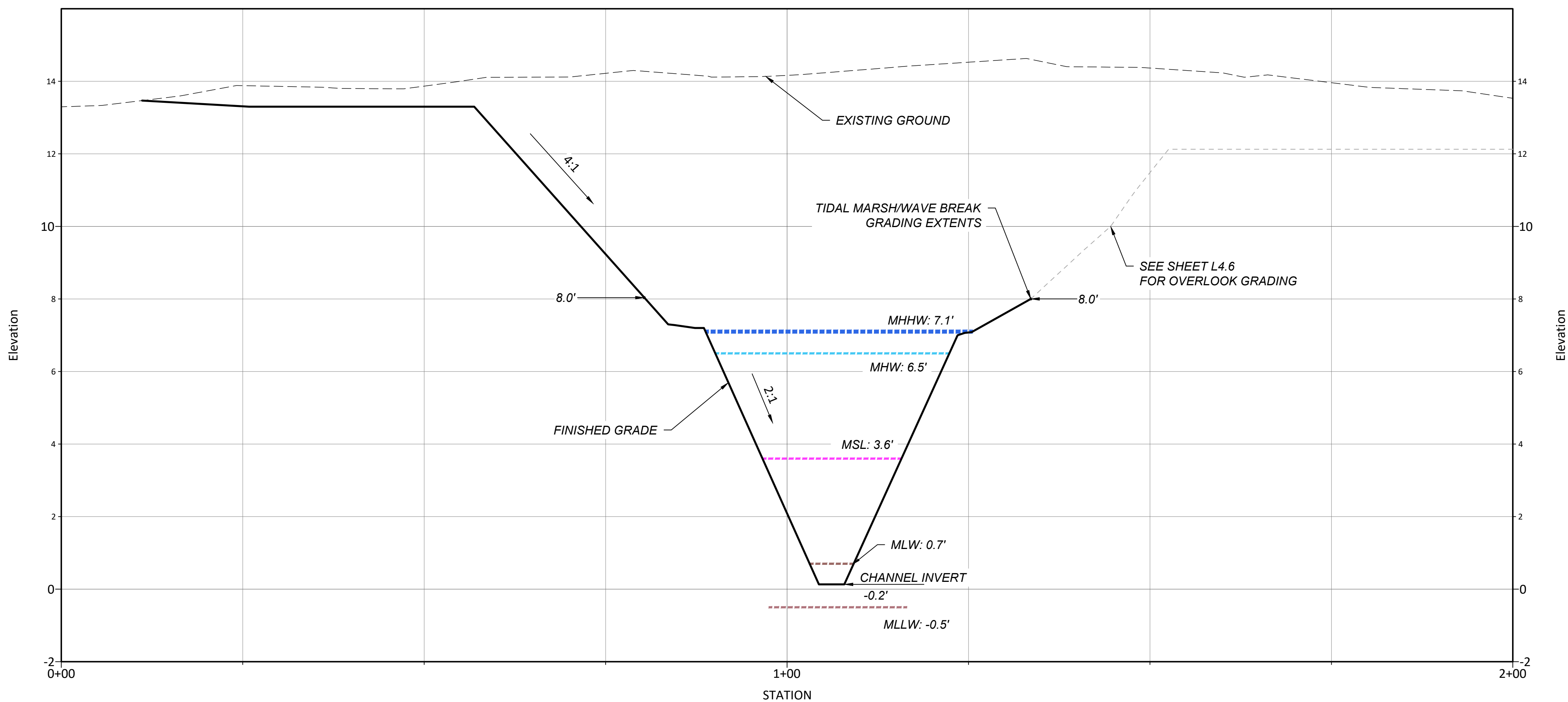
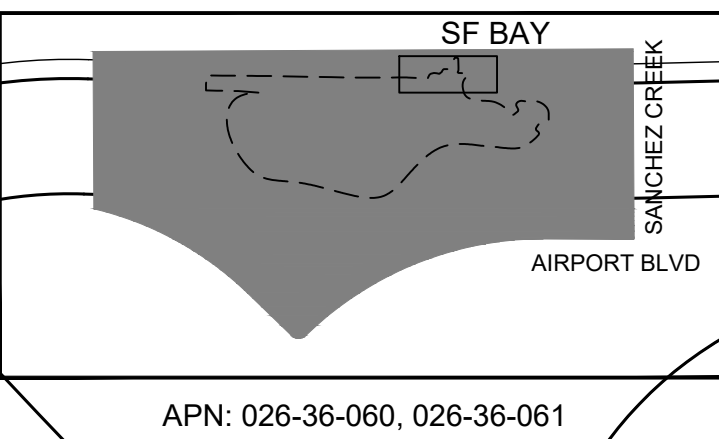
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PLOT DATE: 2024-4-30

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LEGEND	
	EXISTING GROUND CONTOURS
	FINISHED GRADE CONTOURS
	GRADING EXTENTS
	FINISHED GRADE SPOT ELEVATION
	MHHW TIDAL ELEVATION CONTOUR
	MHW TIDAL ELEVATION CONTOUR
	MSL TIDAL ELEVATION CONTOUR
	MLW TIDAL ELEVATION CONTOUR
	MLLW TIDAL ELEVATION CONTOUR
	SITE LAYOUT PLAN

KEY MAP



WAVE BREAK AND TIDAL INLET TYPICAL SECTION
HORIZ: 1" = 10', VERT: 1" = 2'

BAY RISE PARK
410 AIRPORT BLVD
BURLINGAME, CA 94010



IN COLLABORATION WITH:

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LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE., SUITE 200
LOS GATOS, CA 95032
T +1 408 458 3200
CIVIL ENGINEER:
BKF
255 SHORELINE DR. STE 200
REDWOOD CITY, CA 94065
T +1 650 482 6300

ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T +1 916 231 6052

ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T +1 408 942 8200

STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALLWAY DR #1
WEST SACRAMENTO, CA 95691
T +1 916 373 1995

LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST., SUITE 650
SAN FRANCISCO, CA 94104
T +1 415 362 3266

GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD., SUITE 590
SAN JOSE, CA 94105
T +1 415 955 5200

CEDA PLANNER:
DAVID J. POWERS
1871 THE ALAMEDA #200
SAN JOSE, CA 95126
T +1 408 248 3500

MECHANICAL, ELECTRICAL
& PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE., SUITE 5000
PORTLAND, OR 97204
T +1 503 226 2921

CONSULTANT



REVISIONS

DRAWN BY: LT, NS
CHECKED BY: DG
ISSUE DATE: 27 OCT 2025
PROJECT NO: 4113-02

WAVE BREAK AND TIDAL INLET PLAN AND TYPICAL SECTION

H3
48 OF 64 SHEETS

PLANNING APPLICATION

LUMINAIRE SYMBOLS	
	RECESSED DOWNLIGHT
	RECESSED ADJUSTABLE DOWNLIGHT
	SURFACE DOWNLIGHT
	SURFACE ADJUSTABLE DOWNLIGHT
	RECESSED TROFFER
	SURFACE TROFFER
	WALL MOUNT
	PENDANT MOUNT LINEAR
	PENDANT MOUNT
	SURFACE LINEAR
	SURFACE STRIP
	CONCEALED LED STRIP / TAPE
	EXTERIOR POLE MOUNT
	FLOOD / ACCENT
	ROUND BOLLARD
	SQUARE BOLLARD
	TRACK
	CEILING MOUNTED FAN WITH CLEARANCE
	EMERGENCY BATTERY UNIT
	EXIT SIGN CEILING MOUNT - ARROW AND FACES AS SHOWN ON PLANS
	EXIT SIGN WALL MOUNT - ARROW AND FACES AS SHOWN ON PLANS
	WALL MOUNTED EXIT SIGN LOW LEVEL

EMERGENCY SYMBOLS	
	EMERGENCY SURFACE STRIP
	EMERGENCY RECESSED
	EMERGENCY SURFACE
	EMERGENCY PENDANT
REFER TO LUMINAIRE DESIGNATIONS FOR FURTHER DIFFERENTIATION.	

LUMINAIRE DESIGNATIONS	
	E - EXTERIOR P - PENDANT R - RECESSED (CEILING OR WALL) S - SURFACE MOUNTED (CEILING OR WALL) T - TRACK U - UNDERCABINET W - WALL MOUNTED X - EXIT / EMERGENCY PANEL NAME - CIRCUIT, SWITCH LEG OR CONTROL ZONE (WHERE SHOWN) BLANK - NORMAL EM - EMERGENCY

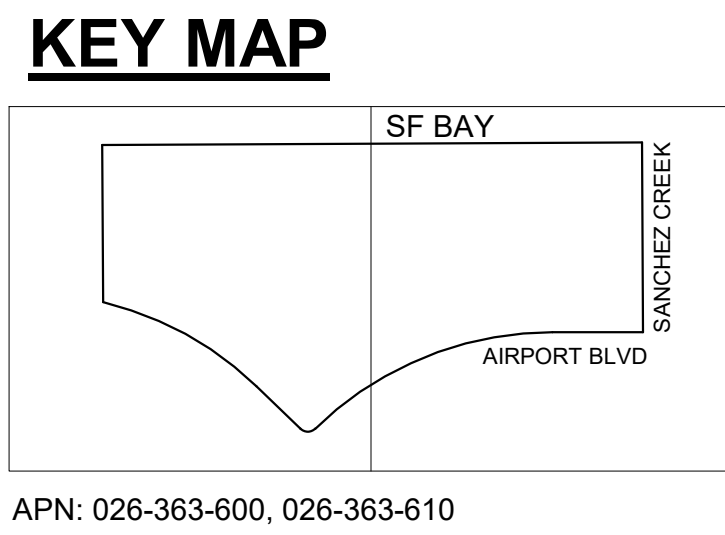
LIGHTING CONTROL SYMBOLS	
	a - SWITCH LEG(S) BLANK - SINGLE POLE SWITCH 3 - 3 WAY SWITCH 4 - 4 WAY SWITCH D - DIMMER D3 - DIMMER, 3 WAY DOS - DIMMER OCCUPANCY SENSOR SWITCH OS - OCCUPANCY SENSOR SWITCH T - TIMER SWITCH
	# - DEVICE NUMBER a.b - SWITCH LEG(S) z# - CONTROL ZONE(S) CS - CONTROL STATION OS - OCCUPANCY SENSOR VS - VACANCY SENSOR TS - TOUCH SCREEN PC - PHOTOCELL WITH STEM - WALL MOUNT WITHOUT STEM - CEILING MOUNT
NOTES: A. SWITCH LEG DESIGNATION USED FOR ROOM WITH STANDALONE LIGHTING CONTROLS. B. CONTROL ZONE DESIGNATION USED FOR LIGHTING CONTROL ZONES PART OF PROGRAMMABLE LIGHTING CONTROL PANEL.	

ABBREVIATIONS			
A, AMP	AMPERE	IG	ISOLATED GROUND.
AC	ALTERNATING CURRENT	HOA	HAND - OFF - AUTO
ACT	ABOVE COUNTER TOP	HP	HORSEPOWER
AIC	AMPERE INTERRUPTING CAPACITY	HPF	HIGH POWER FACTOR
AFF	ABOVE FINISHED FLOOR	LED	LIGHT EMITTING DIODE
AFG	ABOVE FINISHED GRADE	LLF	LIGHT LOSS FACTOR
ATS	AUTOMATIC TRANSFER SWITCH	LRC	LIGHTING RELAY CABINET
AF	FRAME RATING IN AMPERES	MCB	MAIN CIRCUIT BREAKER
AS	SWITCH RATING IN AMPERES	MLO	MAIN LUGS ONLY
AT	TRIP RATING IN AMPERES	MCA	MINIMUM CIRCUIT AMPS
AWG	AMERICAN WIRE GAUGE	MOCP	MAXIMUM OVER CURRENT PROTECTION
AV	AUDIO VISUAL	(N)	NEW
C	CONDUIT	N	NEUTRAL
CFOI	CONTRACTOR FURNISHED OWNER INSTALLED	NC	NORMALLY CLOSED
CKT	CIRCUIT	NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
CLG	CEILING	NL	NIGHT LIGHT
CL	CONNECTED LOAD	NO	NORMALLY OPEN
CCT	CORRELATED COLOR TEMPERATURE	NTS	NOT TO SCALE
CRI	COLOR RENDERING INDEX	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
(D)	DEMOLISH EXISTING	OC	OVER CURRENT
DF	DEMAND FACTOR	PB	PULL BOX
DL	DESIGN LOAD	ØPH	PHASE
DC	DIRECT CURRENT	PNL	PANEL
DPDT	DOUBLE POLE, DOUBLE THROW	PVC	POLYVINYL CHLORIDE CONDUIT
DPST	DOUBLE POLE SINGLE THROW	P	POLE
DIST	DISTRIBUTION	PWR	POWER
(E)	EXISTING TO REMAIN	(R)	RELOCATE EXISTING
EC	EMPTY CONDUIT	RCP	REFLECTED CEILING PLAN
ELEC	ELECTRICAL	RSC	RIGID STEEL CONDUIT
ELEV	ELEVATOR	SPDT	SINGLE POLE, DOUBLE THROW
E, EM	EMERGENCY	SPST	SINGLE POLE, SINGLE THROW
EMT	ELECTRO METALLIC TUBING	SWBD	SWITCHBOARD
EMS	EMERGENCY MANAGEMENT SYSTEM	SWGR	SWITCH GEAR
FA	FIRE ALARM	TB, TTB	TERMINAL BACKBOARD
FSD	FIRE SMOKE DAMPER	TC	TERMINAL CABINET
FVNR	FULL-VOLTAGE, NON-REVERSING	TEL	TELEPHONE
FVR	FULL-VOLTAGE, REVERSING	V	VOLT
FLA	FULL LOAD AMPS (NAME PLATE)	VD	VOLTAGE DROP
FLC	FULL LOAD CURRENT (NEC)	VFD	VARIABLE FREQUENCY DRIVE
(F)	FUTURE	VA	VOLT AMPERES
GFCI	GROUND FAULT CIRCUIT INTERRUPTING	W	WATT
G, GND	GROUND	W	WIRE
GEN	GENERATOR	XFMR	TRANSFORMER

APPLICABLE CODES	
- 2017 NFPA 70, NATIONAL ELECTRICAL CODE (NEC) - 2018 NFPA 101, LIFE SAFETY CODE - 2019 NFPA 110, STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS - 2018 I-CODES (INTERNATIONAL CODES) - LOCAL CITY AND STATE AMENDMENTS	

2015 INTERNATIONAL ENERGY CONSERVATION CODE	
1. ALL LIGHTING CONTROLS SHALL COMPLY WITH SECTION C405.2 OF THE 2015 IECC. 2. AS REQUIRED BY SECTION C405 ALL LIGHTING SYSTEMS SHALL BE COMMISSIONED IN AND COMPLETED IN ACCORDANCE WITH SECTION C408. THE COMMISSIONING OF THE LIGHTING CONTROLS SHALL FOLLOW THE MANUFACTURER'S INSTRUCTIONS AND BE PERFORMED BY AN APPROVED THIRD PARTY AGENCY. 3. OCCUPANCY SENSORS SHALL BE TESTED TO VERIFY THEY DETECT OCCUPANTS AND CONTROL THE LIGHTS INDICATED ON THE PLANS. 4. AS REQUIRED BY SECTION C408.3.2 THE COMMISSIONING DOCUMENTS DESCRIBED IN SECTION C408 SHALL BE PROVIDED TO THE OWNER WITHIN 90 DAYS OF THE DATE OF RECEIPT OF THE CERTIFICATE OF OCCUPANCY.	

ELECTRICAL LIGHTING DRAWING INDEX	
EL001	LIGHTING COVER SHEET
EL010	SITE LIGHTING PLAN



APN: 026-363-600, 026-363-610

BAY RISE PARK
410 AIRPORT BLVD
BURLINGAME, CA 94010

THE SPHERE INSTITUTE
500 AIRPORT BLVD #34
BURLINGAME, CA 94010

IN COLLABORATION WITH:

SAN MATEO RESOURCE CONSERVATION DISTRICT
80 STONE PINE ROAD, SUITE 100
HALF MOON BAY, CA 94019

THE SAN MATEO RCD
80 STONE PINE ROAD, SUITE 100
HALF MOON BAY, CA 94019

NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T +1 408 458 3200

CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T +1 650 482 8300

ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T +1 916 231 6052

ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T +1 408 942 8200

STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR #1
WEST SACRAMENTO, CA 95691
T +1 916 373 1995

LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST., SUITE 650
SAN FRANCISCO, CA 94104
T +1 415 362 3266

GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T +1 415 955 5200

CEQA PLANNER:
DAVID J POWERS
1871 THE ALAMEDA #200
SAN JOSE, CA 95126
T +1 408 248 3500

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204
T +1 503 226 2921

CONSULTANT

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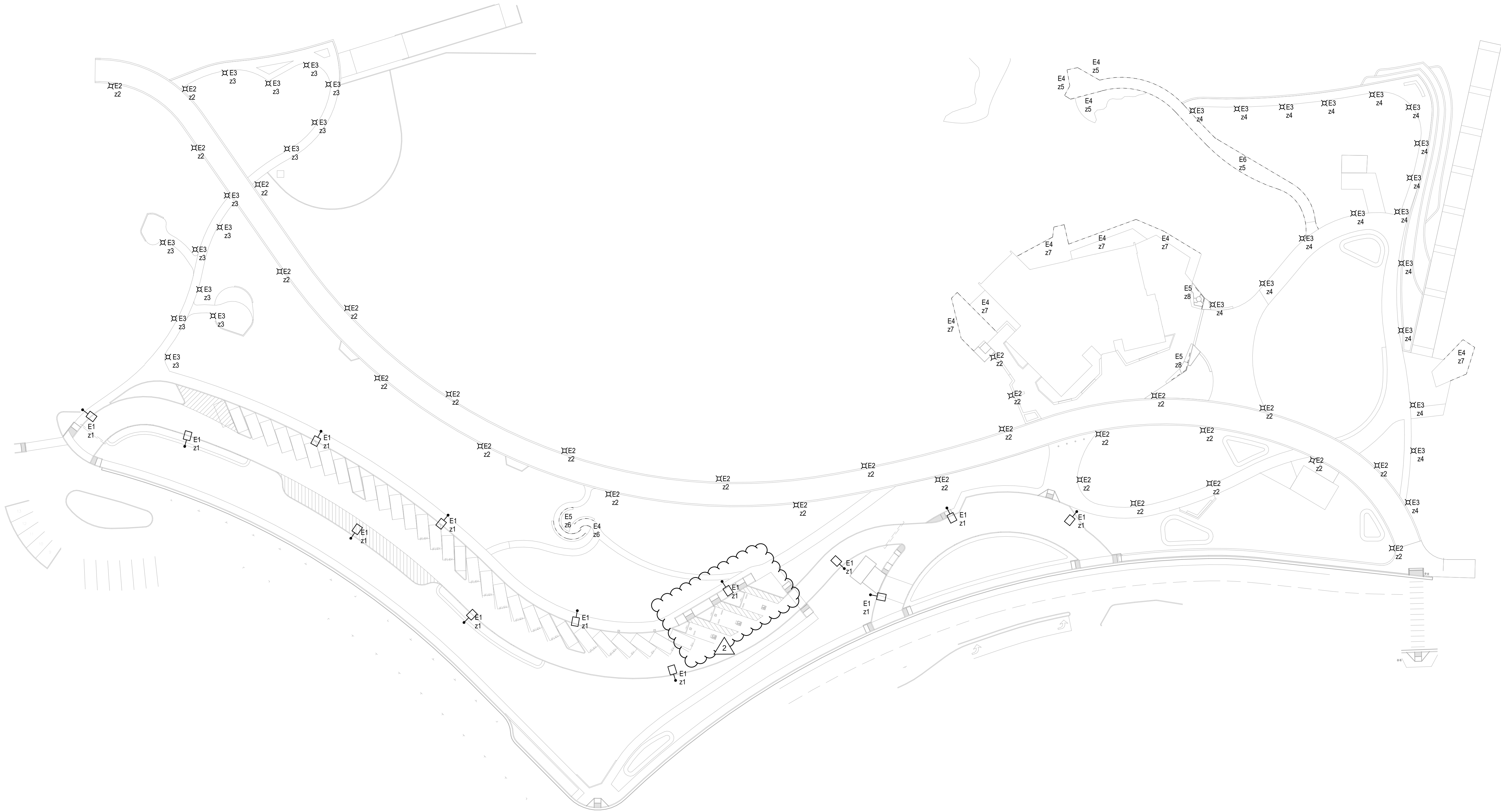
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LIGHTING COVER SHEET
EL001

49 OF 64 SHEETS

PLANNING APPLICATION

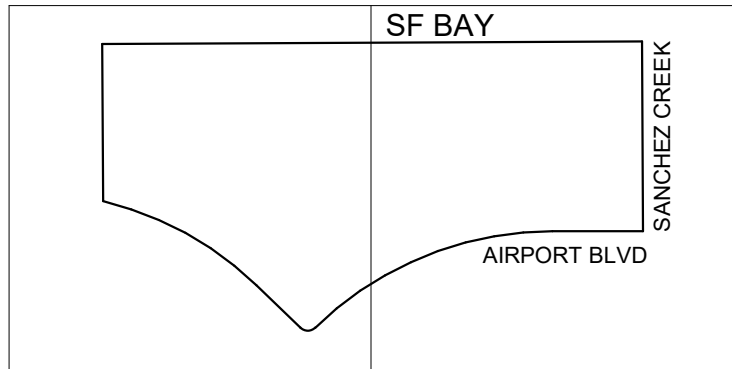
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1 SITE LIGHTING PLAN
1" = 40'-0"

LUMINAIRE SCHEDULE - SITE					
MARK	DESCRIPTION	CCT	CRI	FINISH	NOTES
E1	EXTERIOR 20' POLE MOUNTED STANDARD FOR DRIVE LANE AND PARKING AREAS. FULL CUTOFF LUMINAIRE WITH INTEGRAL OCCUPANCY SENSOR.	2700K	90	BLACK	
E2	EXTERIOR PHOTOVOLTAIC PEDESTRIAN 11" COLUMN LIGHT FOR PRIMARY PEDESTRIAN TRAILS. FULL CUTOFF LUMINAIRE WITH INTEGRAL OCCUPANCY SENSOR.	2700K	90	BLACK	
E3	EXTERIOR PHOTOVOLTAIC PEDESTRIAN BOLLARD. FULL CUTOFF LUMINAIRE WITH INTEGRAL OCCUPANCY SENSOR.	2700K	90	BLACK	
E4	EXTERIOR HANDRAIL LIGHTING WITH REMOTE DIMMING DRIVER. CONFIRM FINAL HANDRAIL SIZE PRIOR TO ORDERING VIA SHOP DRAWINGS. PROVIDE LED PODS 3 FEET ON CENTER.	2700K	90	GREY	
E5	EXTERIOR LED TAPE INTEGRATED WITH BENCHES WITH REMOTE DIMMING POWER SUPPLY.	2700K	90	GREY	
E6	EXTERIOR LED TAPE LOCATED ON UNDERSIDE OF RAIL AT BRIDGE WITH REMOTE DIMMING POWER SUPPLY.	2700K	90	GREY	

KEY MAP



APN: 026-363-600, 026-363-610

BAY RISE PARK
410 AIRPORT BLVD
BURLINGAME, CA 94010



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500 AIRPORT BLVD #34
BURLINGAME, CA 94010

IN COLLABORATION WITH:

SAN MATEO RESOURCE CONSERVATION DISTRICT
90 STONE PINE ROAD, SUITE 100
HALF MOON BAY, CA 94019

NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T +1 408 458 3200

CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T +1 650 482 6300

ECO-HYDRAULIC ENGINEER:
CBEC ECO ENGINEERING
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T +1 916 231 6052

ARCHITECT:
DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T +1 408 942 8200

STRUCTURAL ENGINEER:
MIYAMOTO
1450 HALYARD DR #1
WEST SACRAMENTO, CA 95691
T +1 916 373 1995

LIGHTING DESIGNER:
MAZZETTI
220 MONTGOMERY ST., SUITE 650
SAN FRANCISCO, CA 94104
T +1 415 362 3266

GEOTECHNICAL ENGINEER:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T +1 415 955 5200

CEQA PLANNER:
DAVID J POWERS
1871 THE ALAMEDA #200
SAN JOSE, CA 95126
T +1 408 248 3500

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER:
PAE ENGINEERS
522 SW 5TH AVE, SUITE 5000
PORTLAND, OR 97204
T +1 503 226 2921

CONSULTANT

REVISIONS

2 12/19/2024

DRAWN BY: MC
CHECKED BY: MAZ
ISSUE DATE: 27 OCT 2025
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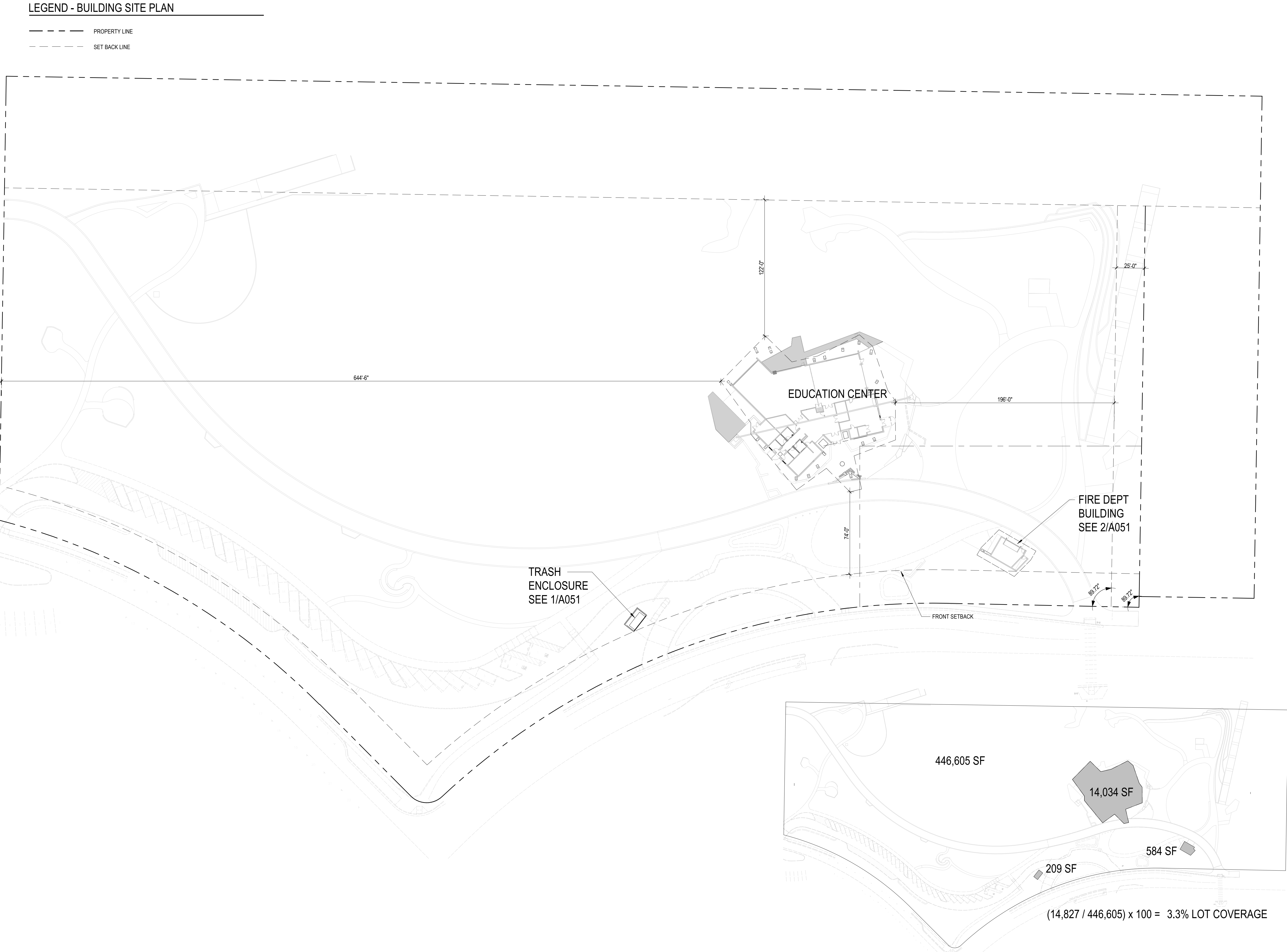
SITE LIGHTING PLAN

EL010

54 OF 64 SHEETS

PLANNING APPLICATION

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1 BUILDING SITE PLAN
1" = 40'-0"

2 LOT COVERAGE DIAGRAM
1" = 100'-0"

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BURLINGAME, CA 94010

THE SPHERE INSTITUTE

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80 STONE PINE ROAD,
SUITE 100
HALF MOON BAY, CA
94019

NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 458 3200

CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300

HYDROLOGY:
CBEC
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052

DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200

STRUCTURAL:
MIYAMOTO
1450 HALYARD DR#1
WEST SACRAMENTO, CA 95691
T+1 916 373 1985

GEOTECHNICAL
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200

CEQA:
DAVID J POWERS
1871 THE ALAMEDA#200
SAN JOSE, CA 95126
T+1 408 248 3500

MAZZETTI:
DAVID J POWERS
1999 Broadway, Suite
2205, Denver, CO 80202
T+1 720 644 5042

PAE ENGINEERS
522 SW 5th Avenue, Suite
1500, Portland, OR 97204
T+1 503 226 2921

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build perform design sustain

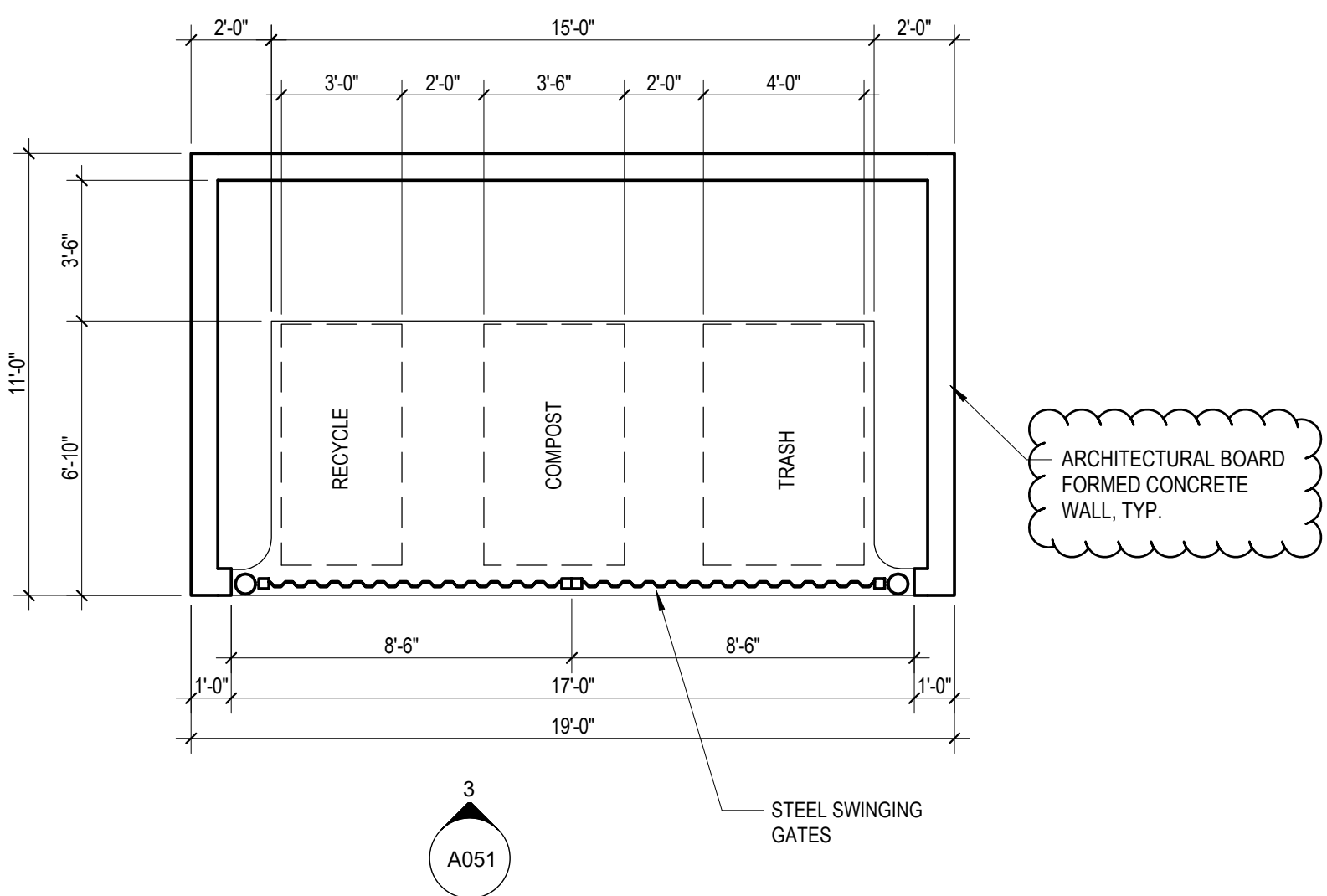
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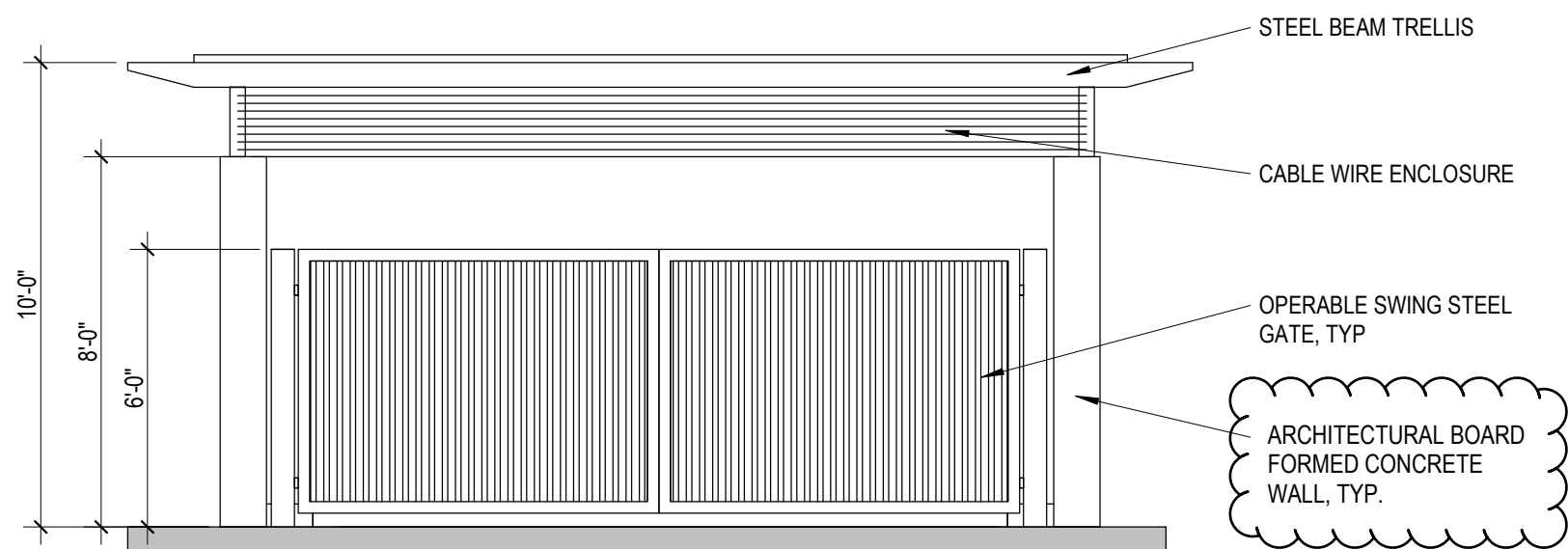
BUILDING SITE PLAN
A050

51 OF 64 SHEETS

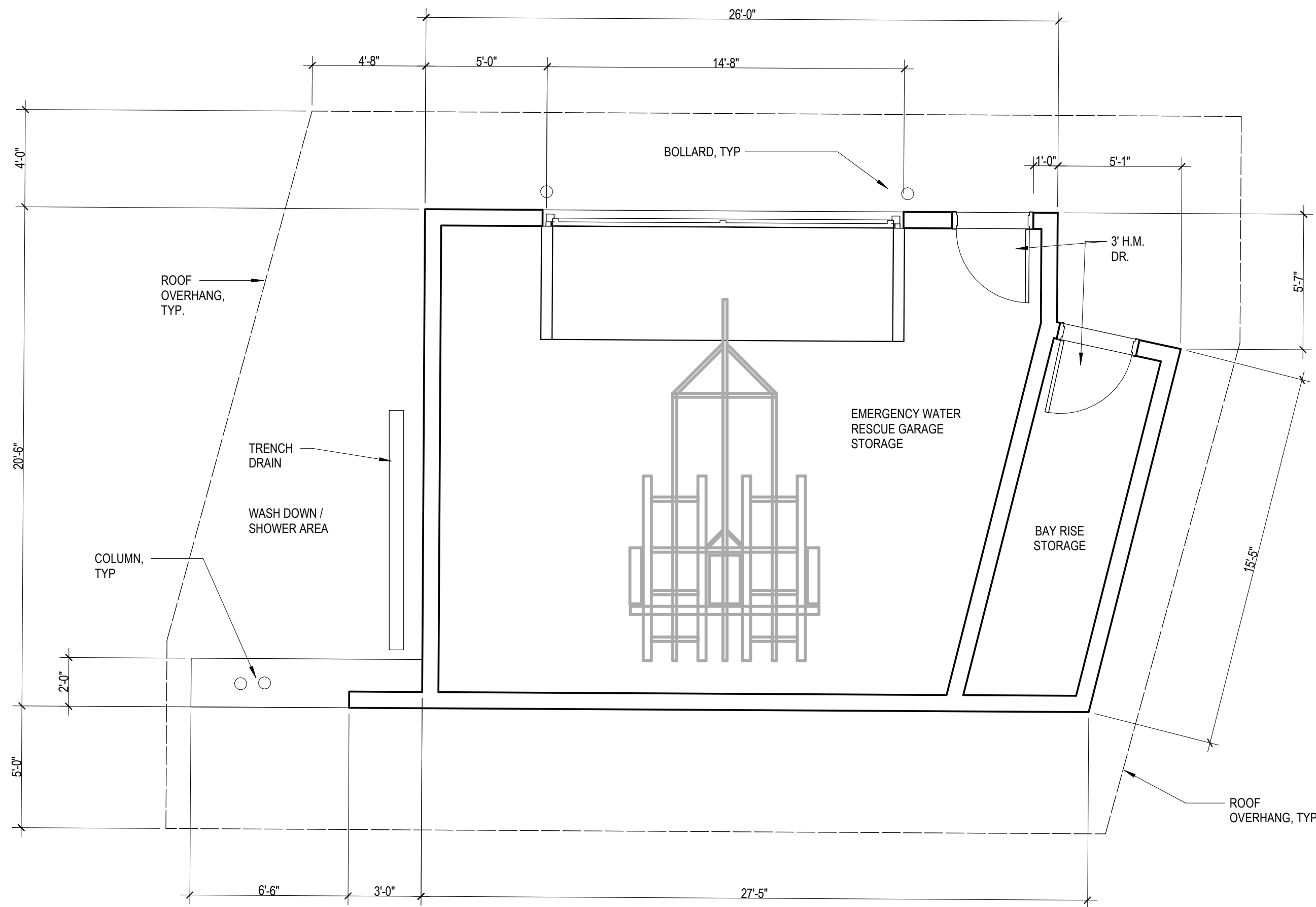
PLANNING APPLICATION



1 TRASH ENCLOSURE PLAN
1/4" = 1'-0" NOTE: OVERALL GROSS ROOF AREA: 210 SF



3 TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



2 FIRE DEPARTMENT BUILDING
1/4" = 1'-0" NOTE: OVERALL GROSS ROOF AREA: 1,180 SF

BAY RISE PARK

410 AIRPORT BLVD
BURLINGAME, CA 94010



THE SPHERE INSTITUTE
500 AIRPORT BLVD #34
BURLINGAME, CA 94010

IN COLLABORATION WITH:

SAN MATEO
RESOURCE
CONSULTANTS
DISTRICT
THE SAN MATEO RCD
SUITE 100
80 STONE PINE ROAD,
HALF MOON BAY, CA
94019

NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT:

H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 482 3300



CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300



HYDROLOGY:
CBEC
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052



DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200

STRUCTURAL:
MIYAMOTO
1450 HALYARD DR#1
WEST SACRAMENTO, CA 95691
T+1 916 373 1995

GEOTECHNICAL
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200



CEQA:
DAVID J POWERS
1871 THE ALAMEDA#200
SAN JOSE, CA 95126
T+1 408 248 3500

MAZZETTI:
DAVID J POWERS
1999 Broadway, Suite
2205, Denver, CO 80202
T+1 720 644 5042



PAE ENGINEERS
522 SW 5th Avenue, Suite
1500, Portland, OR 97204
T+1 503 226 2921

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TRASH
ENCLOSURE &
FIRE DEPT BLDG

A051
32 OF 64 SHEETS

PLANNING APPLICATION



Request for Alternate Means of Protection or Methods of Construction

Date Submitted: 07.11.2024 Planning/Building Dept. Appl. Number: DSR21-0040

In accordance with section §104.9, California Fire Code, the undersigned requests approval of alternate means of protection for:

Project Name: Bay Rise Park

Project Address: 410 Airport Blvd, Burlingame (APN: 026-363-600)

Subject of Alternative (separate forms must be completed for each different subject):

Fire Access Hose Reach

Code Requirement Requesting Mitigation For (specify code edition and section):

2022 California Fire Code with City of Burlingame amendments – Section 503.1.1

Proposed Mitigations (may also attach separate justifying documents):

We propose that the building fire sprinkler system design be increased from the required light hazard system to an ordinary hazard system.

See attached AMP document.

Alternate Requested By: R. Scott Smithwick

Requestor Address: 690 Gibraltar Drive, Milpitas, CA 95035

Requestor Phone: 408.519.8485 Email: rsmithwick@devcon-const.com

Date Reviewed: 7/15/2024 For Staff Use Only

Findings: approved with attached mitigations. Fire sprinkler system will be upgraded to Ordinary Hazard through out building.

AMP #: AMP24-0008

Approved [X] Denied [] Review Fee Paid: 423.00

Fire Marshal: Patricia A Koch

1399 Rollins Road | Burlingame, CA 94010
(650) 558-7600 | www.ccfid.org | @centralcounttyfd



690 Gibraltar Drive
Milpitas, CA 95035
Phone (408) 942-8200
Fax (408) 262-2342
Lic. #399163

Central County Fire Department
1399 Rollins Road
Burlingame, CA 94010

Attention: Patricia Koch, Fire Marshal
Reference: Bay Rise Park – 410 Airport Blvd
Alternate Means of Protection Request: Fire Access Hose Reach

Dear Patricia:

By way of introduction, Devcon Construction has been recently selected by Sphere to be the Construction Manager at Risk and Architect of Record for the Bay Rise Park project. We understand that the review and approval of the AMP addressing the deficiency of 150-foot hose length reach is the primary remaining comment to resolve. We have reviewed all prior documents and communication and have gotten up to speed on the remaining outstanding Planning comments.

Please find the attached revised AMP addressing your written comments dated May 1, 2024. For clarity, we are providing written responses to your comments below:

- Statement "note" that only an AMP draft is required at this time is incorrect. Fire Access is included in the planning process. The agreed upon terms of the agreement will be included in the planning review and included in the terms of agreement for approval of the project.
Response: Noted and agreed.
- Item number 2 is required by code. CFC 1010.2.13. A smoke detection system would be required for the entire occupancy to apply CFC 1010.2.13. not an area. This will not be accepted as mitigation.
Response: Noted and agreed.
- A fire alarm system will be required per CFC 907.2.1 based on the given square footage of the A-3 areas. Considered mitigation would need to exceed these requirements. Suggested mitigation would be to meet the requirements of 907.2.1.1. Voice/alarm communication system.
Response: Noted and we appreciate the suggested mitigation.
- Item number 3 is not approved as it is not specific. Please provide details regarding the required ratings and what the increase provided. Alternatively, the exterior of the building could also be protected.
Response: Noted and we appreciate the suggested mitigation.

We thank you for your time at our June 24th meeting. As discussed in that meeting, you verbally accepted our proposed mitigation measure for alternate means of protection as outlined in this letter.

Page | 2
July 11, 2024
Ms. Patricia Koch



RE: Bay Rise Park – 410 Airport Blvd
Alternate Means of Protection Request: Fire Access Hose Reach

Additionally, you enquired of the occupancy and egress plan, which we also reviewed at this meeting. Our initial evaluation considered the assembly occupancy at 1 person per 15 square feet occupant load factor. You stated that based on what you understood from the program that this factor should be evaluated at the most concentrated use of 1 person per 5 square feet. Upon further discussions with Sphere and evaluating both the 1 person per 5 square feet and the 1 person per 7 square feet, we have concluded that the most appropriate factor to use is the 1 person per 15 square feet. An Occupancy and Egress plan has been included in the revised Planning submittal (refer to sheet A102). This sheet includes two of the most dense anticipated programming layouts – a banquet style and a lecture style. These layouts prove out the use of 1 person per 15 square feet.

Should you have any questions, please feel free to contact me.

Very truly yours,

DEVCON CONSTRUCTION, INC.

R. Scott Smithwick
Design Principal
California Licensed Architect (C-31434)

R. Scott Smithwick
Design Principal
California Licensed Architect (C-31434)

cc: William Johnson, Sphere
Rachel Visscher, HT Harvey & Associates,
Jennie Yee, BKF Engineers
John Castagnoli, Devcon Construction, Vice President
Justin Crick, Devcon Construction, Senior Project Engineer
Erik Piedad, Devcon Construction, Project Architect

encl: Revised Alternate Means of Protection Request: Fire Access Hose Reach
Refer to the revised Planning submittal for revised sheet C3.2 and newly added sheets A052 (this AMP letter inserted on a sheet) and A102 for the occupancy and egress plan.

Page | 3
July 11, 2024
Ms. Patricia Koch

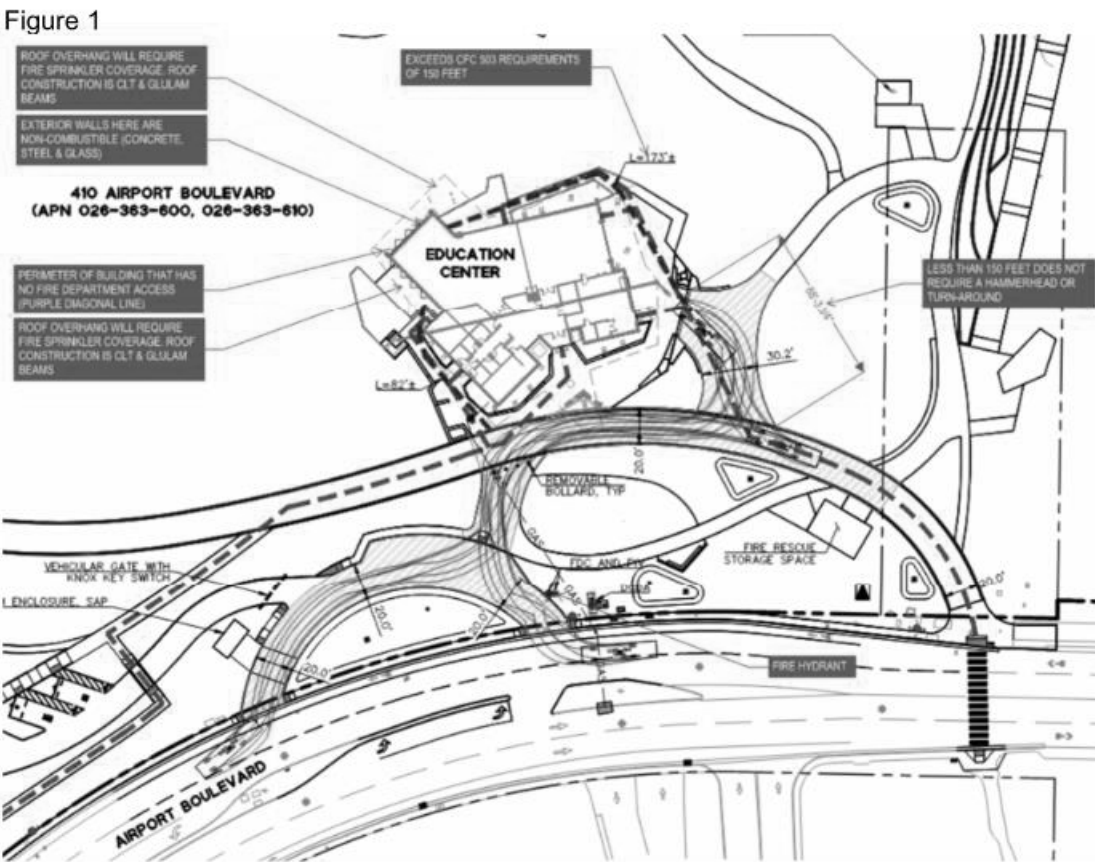


RE: Bay Rise Park – 410 Airport Blvd
Alternate Means of Protection Request: Fire Access Hose Reach

Alternate Means of Protection Request: Fire Access Hose Reach

Building Summary
The proposed new Bay Rise Park event center building will be a single-story building of Type VB of approximately 8,000 square feet. The building use as an event center without fixed seating falls under an A-3 occupancy classification. The building will sit on a site being redeveloped as a new ecological park which includes new tidal marsh land. The building is envisioned to be utilized as an educational event center to teach residents and visitors about the ecology of the bay and local habitats.

Reason for the Alternate Means of Protection Request
Due to the environmental restrictions and the creation of new tidal marsh habitat and the building's purpose to connect to that habitat and educate the public about its benefits, there is a portion of the perimeter façade of the that is inaccessible and in excess of 150 feet from the fire apparatus road. See Figure 1 (also refer to attached reference sheet C3.2 Exhibit)



Relevant Code Sections
2022 California Fire Code with City of Burlingame amendments – Section 503.1.1

Page | 4
July 11, 2024
Ms. Patricia Koch



RE: Bay Rise Park – 410 Airport Blvd
Alternate Means of Protection Request: Fire Access Hose Reach

SECTION 503
FIRE APPARATUS ACCESS ROADS

503.1 Where required.
Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

503.1.1 Buildings and facilities.

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

- The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:
 - The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
 - Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
 - There are not more than two Group R-3 or Group U occupancies.
- Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

The code intent is clear that the purpose of this requirement is to provide proper and adequate building access for emergency personnel to respond to emergencies and be able to fight fires in the effort to protect life and property.

Request for Alternate Means of Protection

In order to mitigate the inaccessibility of portion of the building (northwest corner) as shown in Figure 1 (and attached C3.2 Exhibit) and the excess length beyond 150 feet from the end of the fire apparatus road on the east side, we are proposing to utilize Exception 1.2 due to the property site topography and the tidal marsh lands that lie directly to the north/north west and directly about this portion of the building.

Proposed Mitigation

We propose that the building fire sprinkler system design be increased from the required light hazard system to an ordinary hazard system.

Justification

The increase to the ordinary hazard fire sprinkler system provides the building with enhanced fire protection throughout, but especially in the area that is inaccessible and over 150 feet from the end of the fire apparatus access road. This mitigation satisfies the intent of the code and provides a building that is safe both for occupants and for firefighters and emergency personnel.

We respectfully request your concurrence and approval of this Alternate Means of Protection request with the understanding that the proposed fire/life safety strategy outlined will meet the level of safety intended by the code.

R. Scott Smithwick, California Licensed Architect (C-31434)

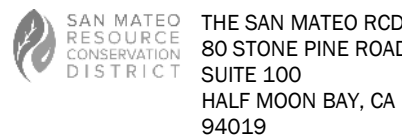
BAY RISE PARK

410 AIRPORT BLVD
BURLINGAME, CA 94010



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500 AIRPORT BLVD #34
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IN COLLABORATION WITH:



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LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES

720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 488 3300

CIVIL ENGINEER:
BKF

255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300

HYDROLOGY:
CBEC

2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052

DEVCON CONSTRUCTION

690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200

STRUCTURAL:
MIYAMOTO

1450 HALYARD DR#1
WEST SACRAMENTO, CA 95691
T+1 916 373 1995

GEOTECHNICAL:
LANGAN

1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200

CEQA:
DAVID J POWERS

1871 THE ALAMEDA#200
SAN JOSE, CA 95126
T+1 408 248 3500

MAZZETTI:
DAVID J POWERS

1999 Broadway, Suite
2205, Denver, CO 80202
T+1 720 544 5042

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522 SW 5th Avenue, Suite
1500, Portland, OR 97204
T+1 503 226 2921

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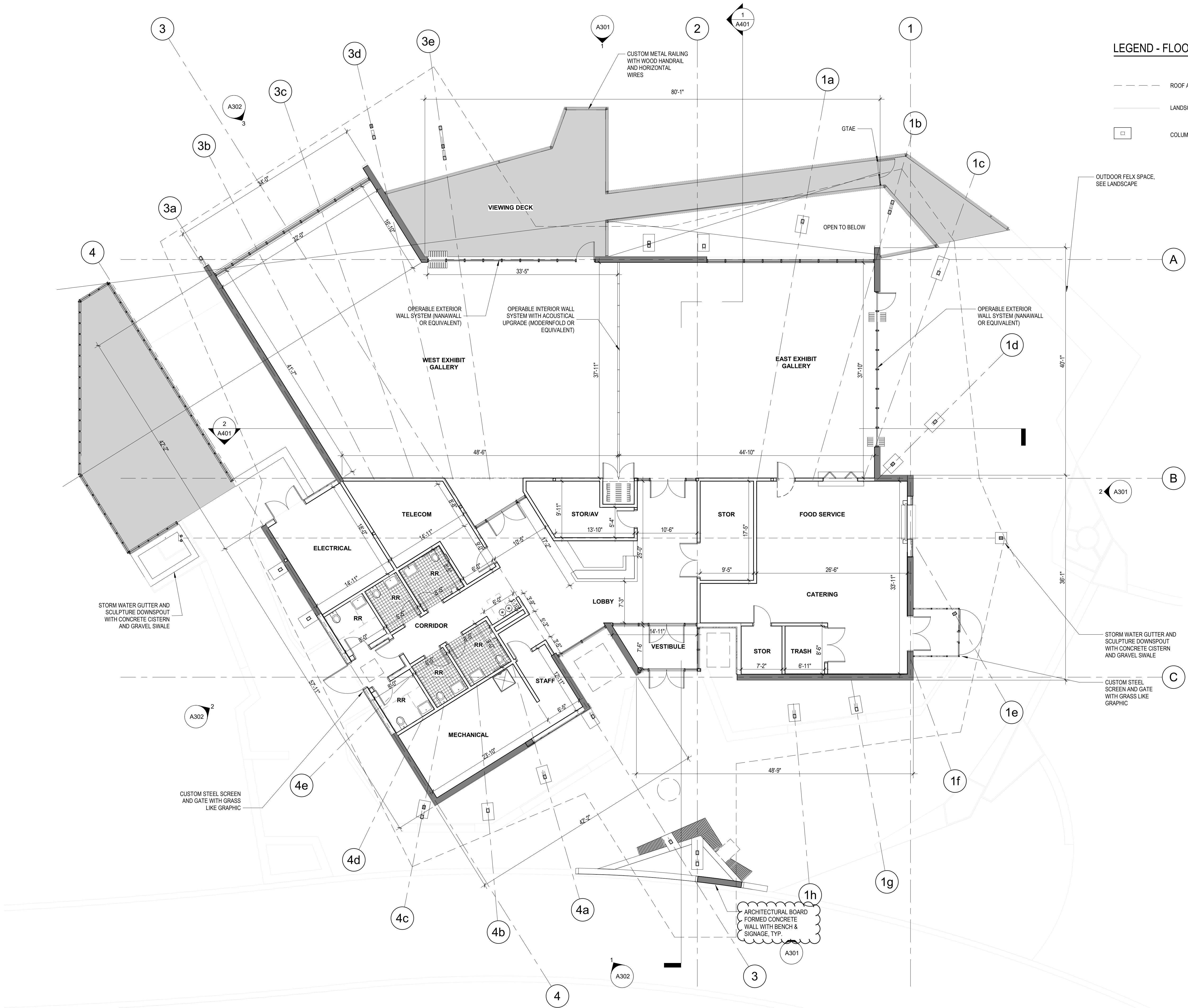
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ALTERNATE
MEANS OF
PROTECTION

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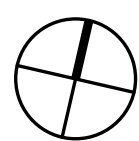
53 OF 64 SHEETS

PLANNING APPLICATION



LEGEND - FLOOR PLAN

- ROOF ABOVE
- LANDSCAPE, SEE LANDSCAPE DRAWINGS
- COLUMN AND COLUMN BASE, SIZE VARIES



1 FLOOR PLAN LEVEL 01
1/8" = 1'-0"

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94019

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LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 488 3300



CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300



HYDROLOGY:
CBEC
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052



DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200



STRUCTURAL:
MIYAMOTO
1450 HALYARD DR#1
WEST SACRAMENTO, CA 95691
T+1 916 373 1995



GEOTECHNICAL
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200



CEOA:
DAVID J POWERS
1871 THE ALAMEDA#200
SAN JOSE, CA 95126
T+1 408 248 3500



MAZZETTI:
DAVID J POWERS
1999 Broadway, Suite
2205, Denver, CO 80202
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PAE ENGINEERS
522 SW 5th Avenue, Suite
1500, Portland, OR 97204
T+1 503 226 2921

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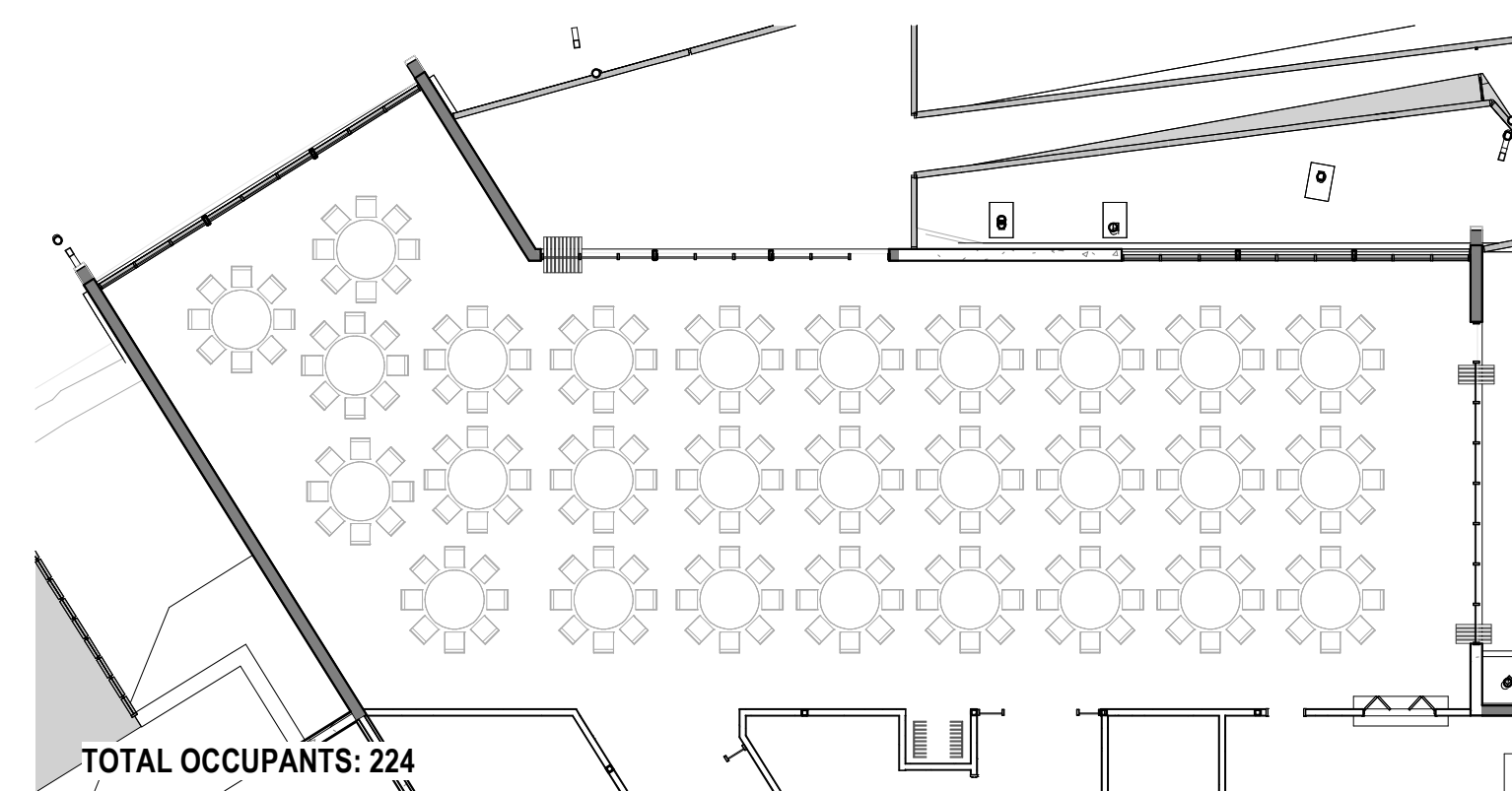
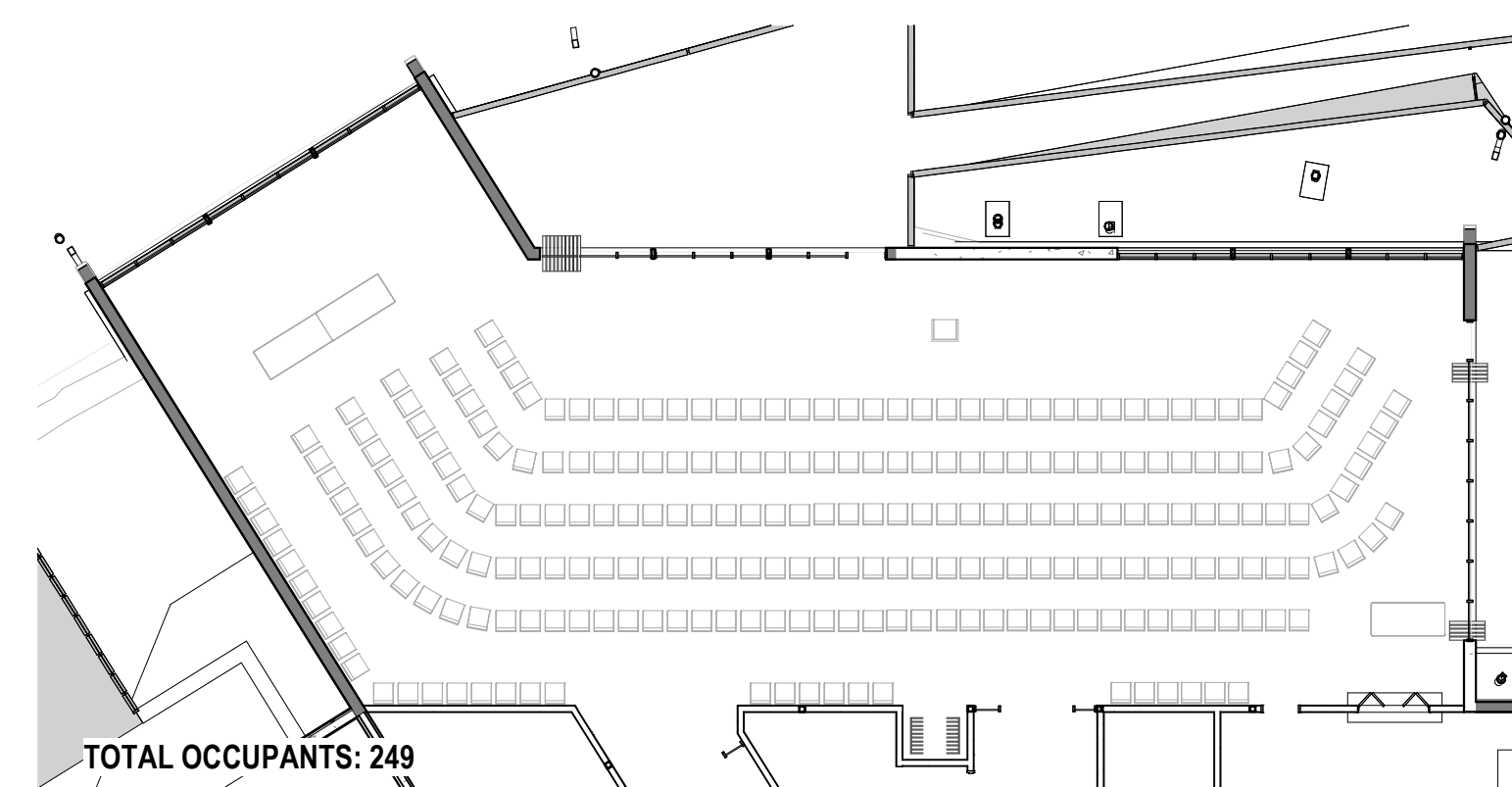
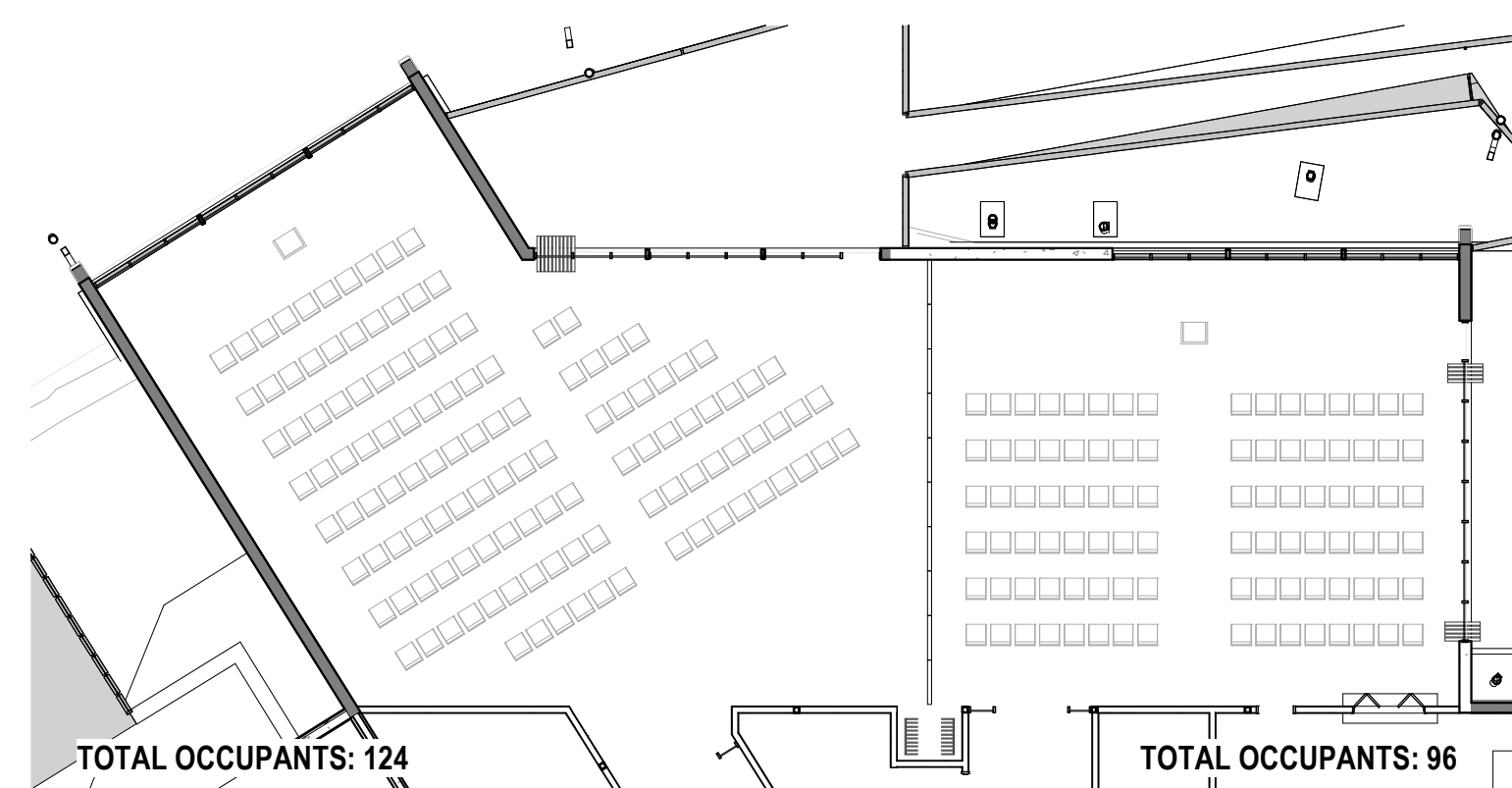
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FLOOR PLAN -
LEVEL 01

A101
32 OF 64 SHEETS

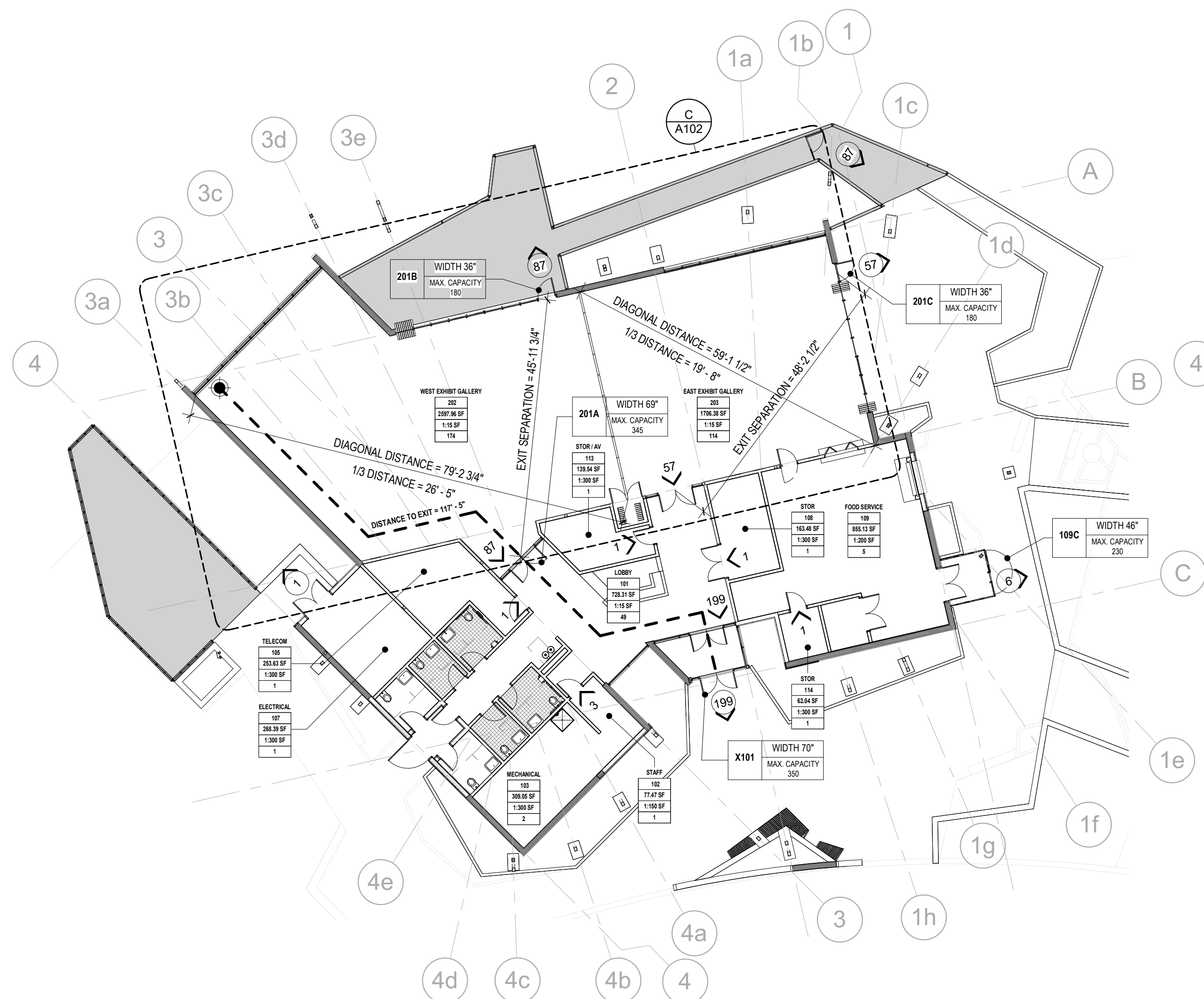
PLANNING APPLICATION



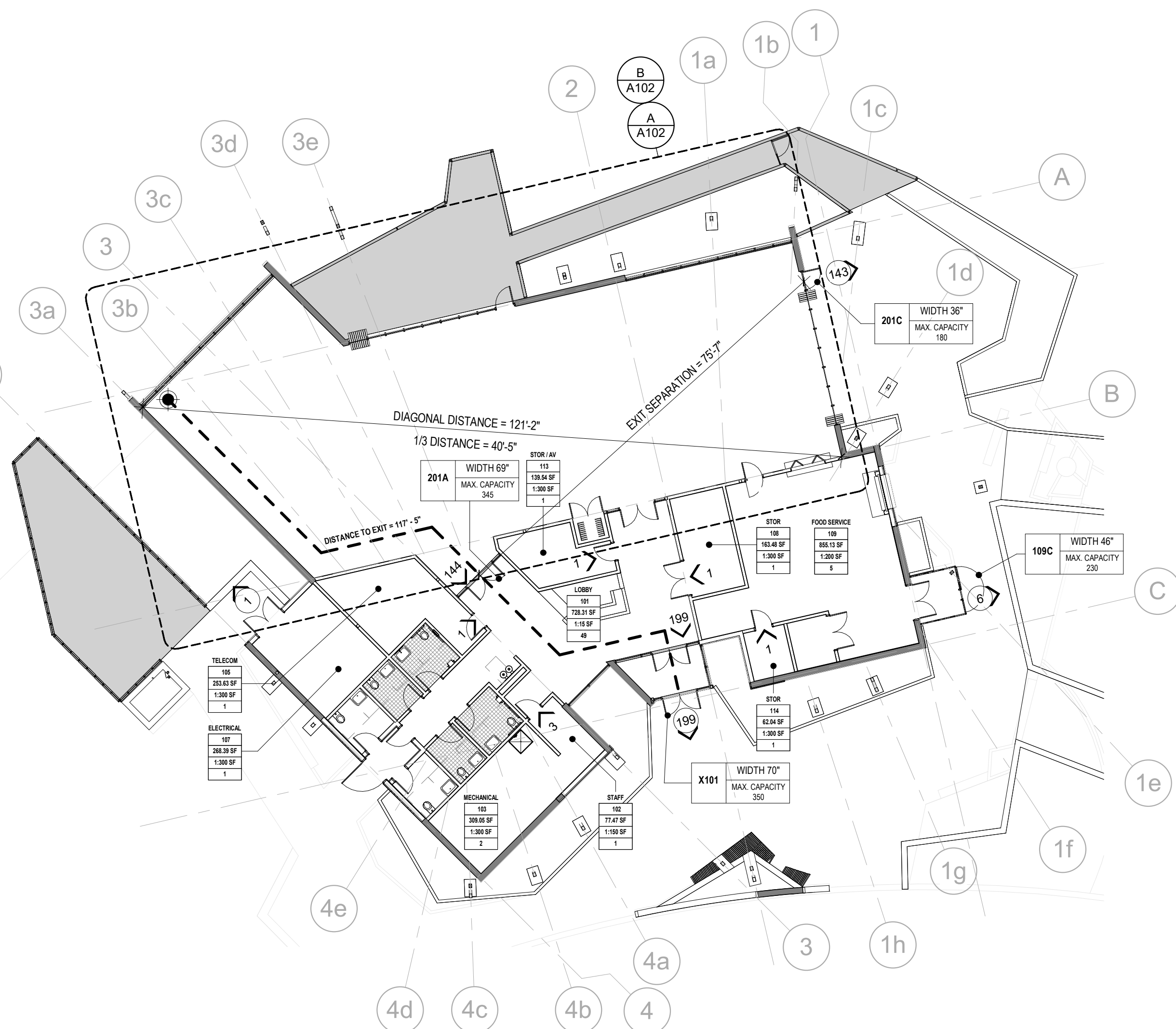
C FURNITURE LAYOUT - EXHIBIT C
1/16" = 1'-0"

B FURNITURE LAYOUT - EXHIBIT B
1/16" = 1'-0"

A FURNITURE LAYOUT - EXHIBIT A
1/16" = 1'-0"



2 OCCUPANCY / EGRESS PLAN - DUAL EVENT SPACE



1 OCCUPANCY / EGRESS PLAN - SINGLE EVENT SPACE
1/16" = 1'-0"

OCCUPANCY / EGRESS LEGEND

The diagram illustrates the following symbols and their meanings:

- X000**: A symbol consisting of a box with "X000" on the left and a box containing "WIDTH XX" and "MAX. CAPACITY ##" on the right. Meaning: **EXIT DOOR TAG**.
- ##**: A symbol consisting of two hash marks. Meaning: **EXIT AND OCCUPANT QUANTITY**.
- RM, NAME**: A label above a box containing "RM #", "AREA", "SQ. FT.", and "OCC. LOAD". Meaning: **ROOM TAG**.
- SQ. FT.** and **OCC. LOAD**: Labels with arrows pointing to the "SQ. FT." and "OCC. LOAD" fields in the Room Tag box. Meaning: **OCCUPANT LOAD FACTOR PER CBC TABLE 1004.5** and **CALCULATED LOAD**.
- — — — —**: A symbol consisting of five horizontal dashes. Meaning: **PATH OF TRAVEL DISTANCE**.

GENERAL NOTES

1. BUILDING PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH CBC SECTION 903.2
2. EGRESS CAPACITY REQUIREMENT IS BASED ON A FACTOR OF 0.2 PER CBC SECTION 1005.3
3. EXIT ACCESS TRAVEL DISTANCE NOT TO EXCEED 250' PER CBC TABLE 1017.2

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BURLINGAME, CA 94010



THE SPHERE INSTITUTE
500 AIRPORT BLVD #34
BURLINGAME, CA 94010

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THE SAN MATEO RCD
80 STONE PINE ROAD
SUITE 100
HALF MOON BAY, CA
94019

NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATE
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T +1 408 458 3200



255 SHORELINE DR,STE 200
REDWOOD CITY, CA94065
T+1 650 482 6300



2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052



1450 HALYARD DR#1
WEST SACRAMENTO, CA 95691
T +1 916 373 1995

LANGAN

1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA94105
T +1 415 955 5200



1871 THE ALAMEDA#200
SAN JOSE, CA 95126
T +1 408 248 3500



1999 Broadway, Suite
2205, Denver, CO 80202
T + 1 720 644 5042



322 SW 3rd Avenue, Suite
1500, Portland, OR 97204
T+ 1 503 226 2921

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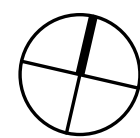
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OCCUPANCY / EGRESS PLAN

A102

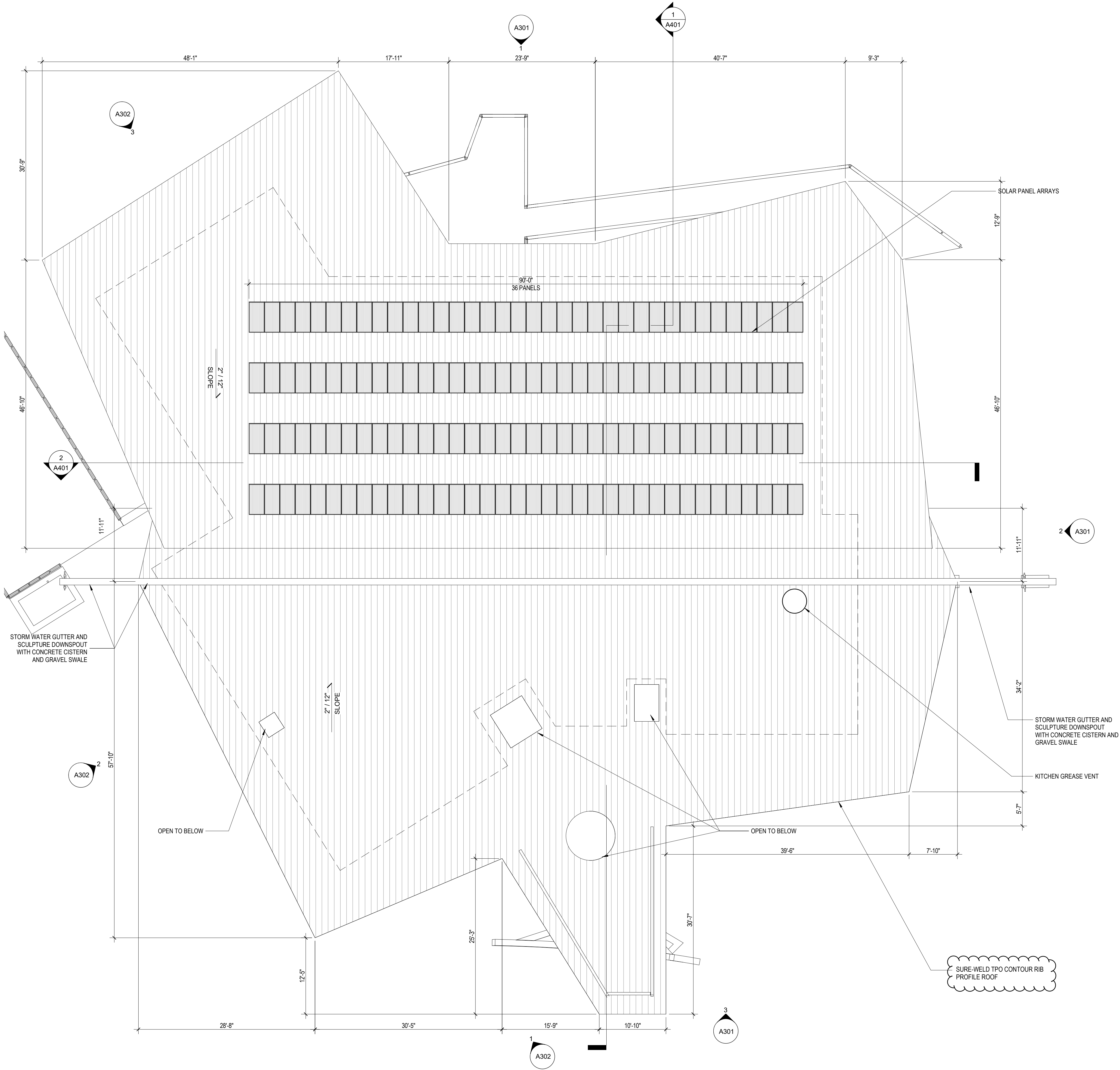
55 OF 64 SHEETS

PLANNING APPLICATION



1

ROOF PLAN
1/8" = 1'-0"



LEGEND - ROOF PLAN

- TAPERED INSULATION
- ROOF CRICKET
- ROOF ANCHOR
- FALL PROTECTION CABLE
- WINDOW WASHING DAVIT
- VENT THROUGH ROOF
- ROOF DRAIN
- BUILDING BELOW

NOTE: OVERALL GROSS ROOF AREA: 13,951 SF

BAY RISE PARK

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THE SPHERE INSTITUTE
500 AIRPORT BLVD #34
BURLINGAME, CA 94010

IN COLLABORATION WITH:



THE SAN MATEO RCD
80 STONE PINE ROAD,
SUITE 100
HALF MOON BAY, CA
94019

NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT:

H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 488 3300

CIVIL ENGINEER:

BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300

HYDROLOGY:

CBEC
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052

DEVCON CONSTRUCTION

690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200

STRUCTURAL:

MIYAMOTO
1450 HALYARD DR#1
WEST SACRAMENTO, CA 95691
T+1 916 373 1985

GEOTECHNICAL

LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200

CEQA:

DAVID J POWERS
1871 THE ALAMEDA#200
SAN JOSE, CA 95126
T+1 408 248 3500

MAZZETTI:

DAVID J POWERS
1999 Broadway, Suite
2205, Denver, CO 80202
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PAE ENGINEERS

522 SW 5th Avenue, Suite
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T+1 503 226 2921

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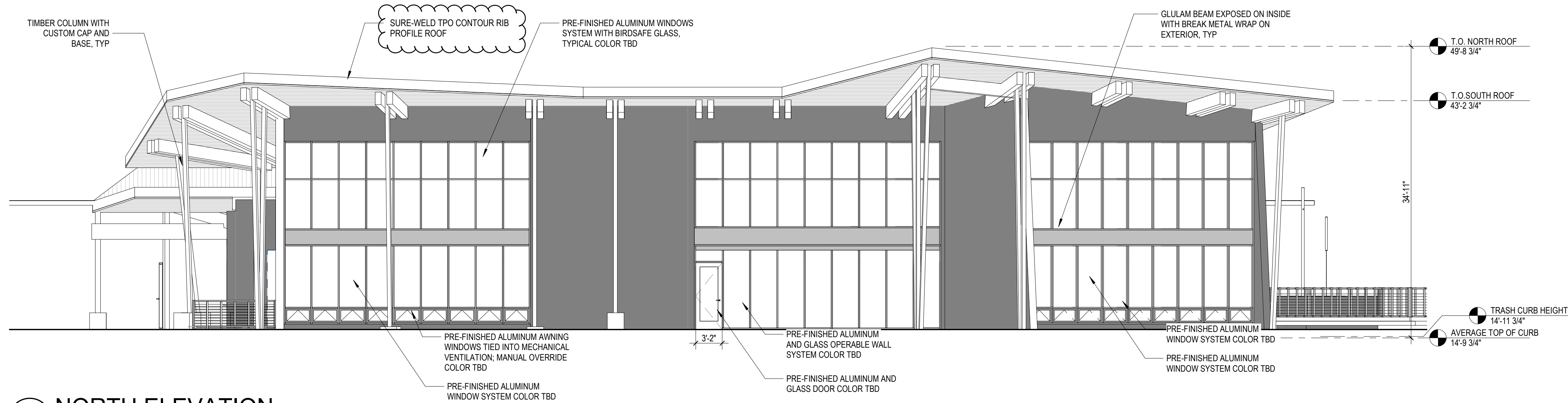
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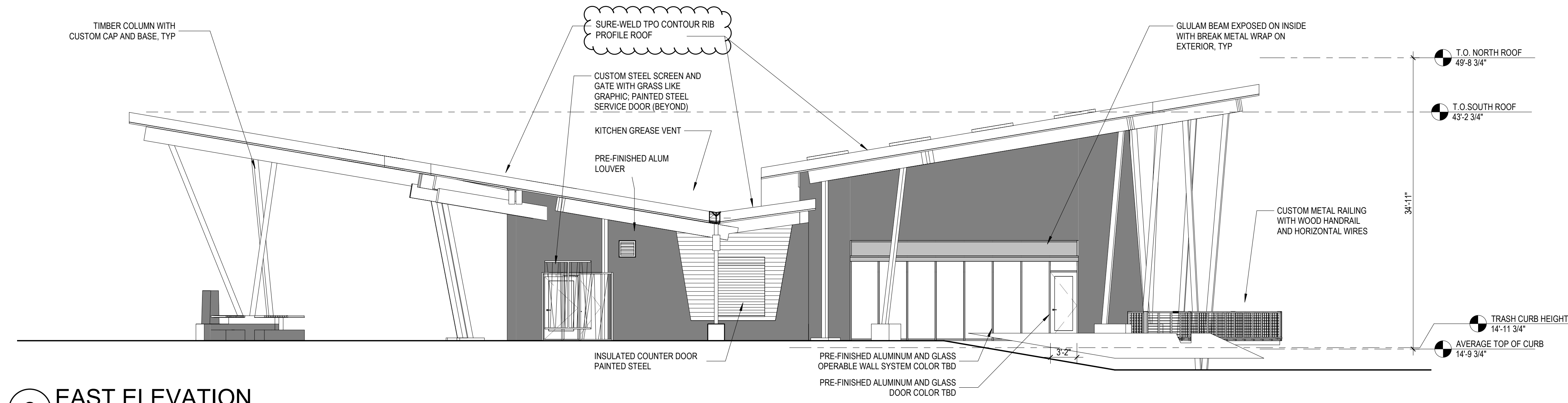
ROOF PLAN

A103
32 OF 64 SHEETS

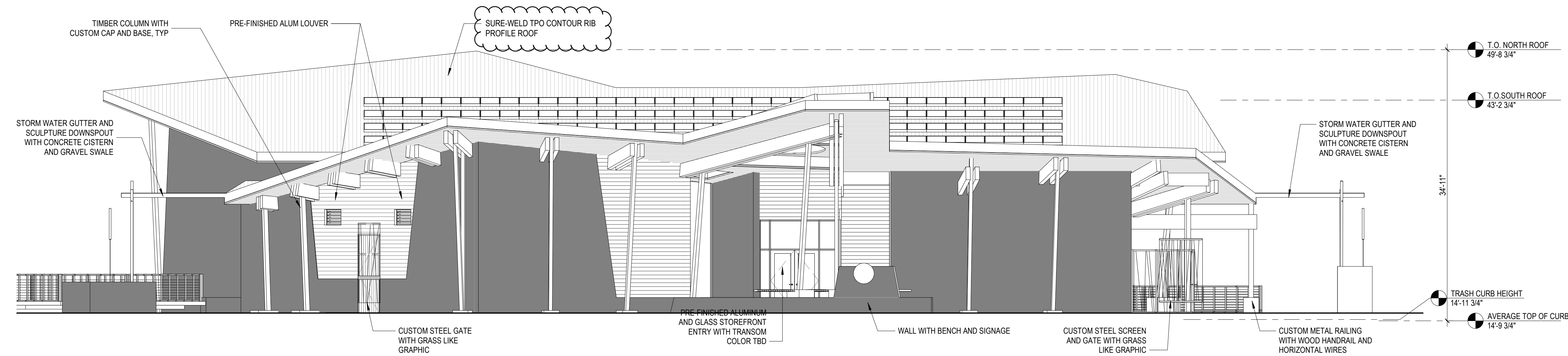
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1 NORTH ELEVATION
1/8" = 1'-0"

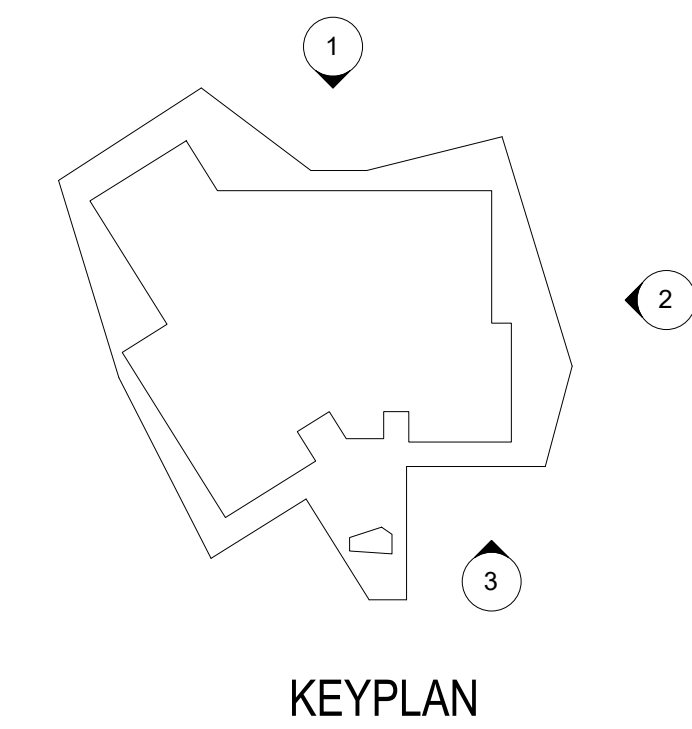
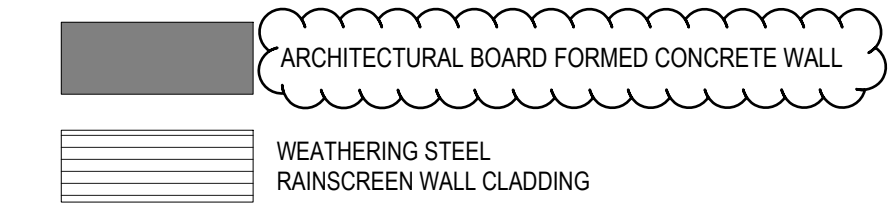


2 EAST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

LEGEND - EXTERIOR ELEVATION MATERIALS



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410 AIRPORT BLVD
BURLINGAME, CA 94010



THE SPHERE INSTITUTE
500 AIRPORT BLVD #34
BURLINGAME, CA 94010

IN COLLABORATION WITH:



NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT:

H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 482 3300

CIVIL ENGINEER:

BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300

HYDROLOGY:

CBEC
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052

DEVCON CONSTRUCTION

690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200

STRUCTURAL:

MIYAMOTO
1450 HALYARD DR#1
WEST SACRAMENTO, CA 95691
T+1 916 373 1995

GEOTECHNICAL

LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200

CEQA:

DAVID J POWERS
1871 THE ALAMEDA#200
SAN JOSE, CA 95126
T+1 408 248 3500

MAZZETTI:

DAVID J POWERS
1999 Broadway, Suite
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522 SW 5th Avenue, Suite
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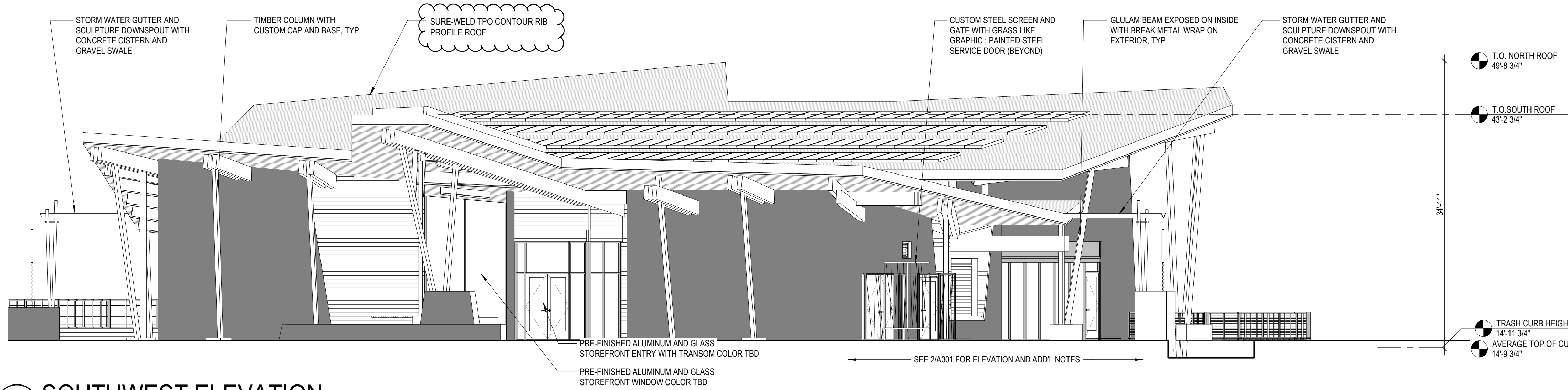
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ISSUE DATE: 27 OCT 2025
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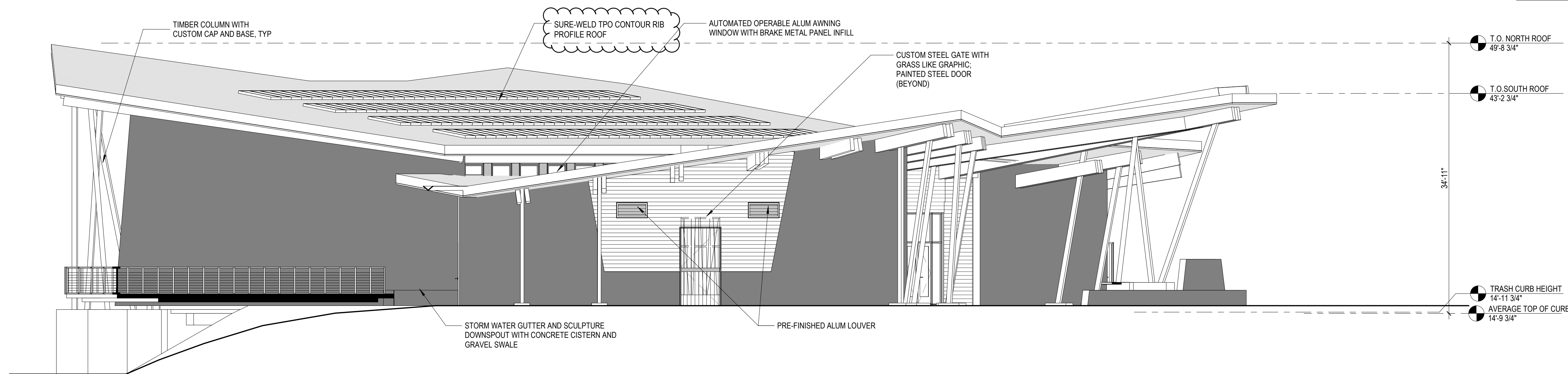
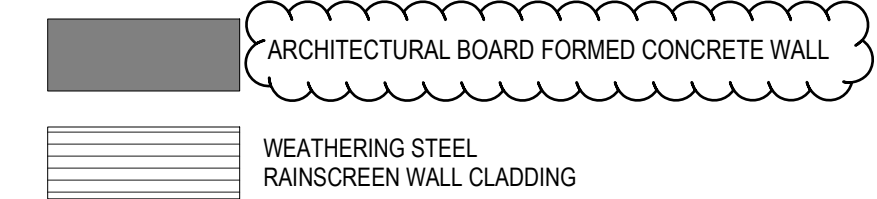
BUILDING ELEVATION

A301
32 OF 64 SHEETS

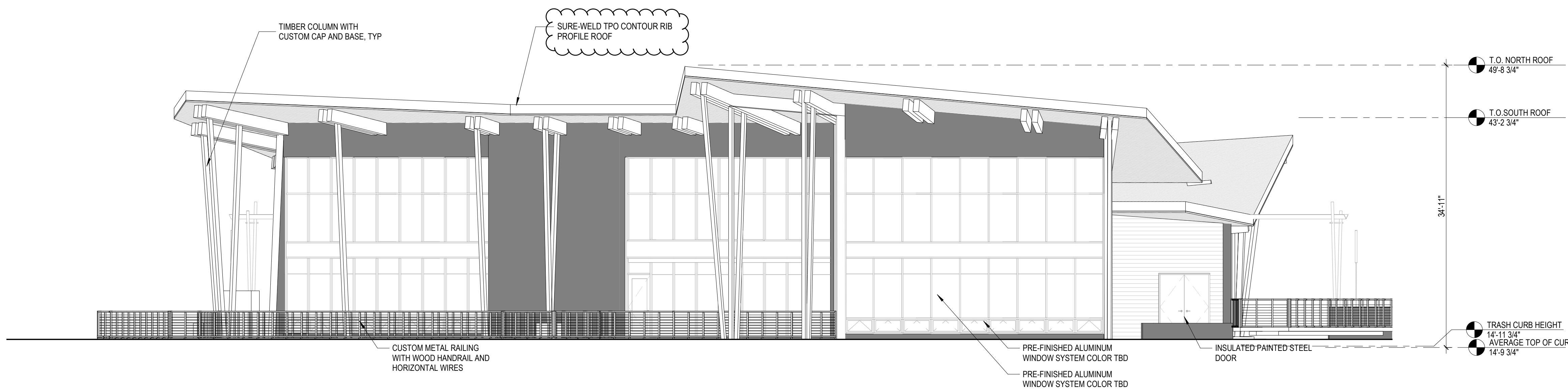


1 SOUTHWEST ELEVATION
1/8" = 1'-0"

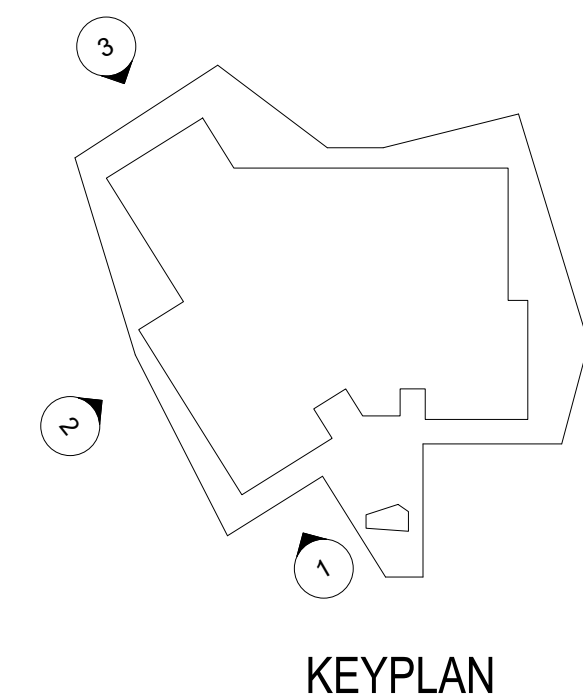
LEGEND - EXTERIOR ELEVATION MATERIALS



2 WEST ELEVATION
1/8" = 1'-0"



3 NORTHWEST ELEVATION
1/8" = 1'-0"



BAY RISE PARK

410 AIRPORT BLVD
BURLINGAME, CA 94010



THE SPHERE INSTITUTE
500 AIRPORT BLVD #34
BURLINGAME, CA 94010

IN COLLABORATION WITH:



THE SAN MATEO RCD
80 STONE PINE ROAD,
SUITE 100
HALF MOON BAY, CA
94019

NOT FOR CONSTRUCTION



LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 482 3300



CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300



HYDROLOGY:
CBEC
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052



DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200



STRUCTURAL:
MIYAMOTO
1450 HALYARD DR#1
WEST SACRAMENTO, CA 95691
T+1 916 373 1995



GEOTECHNICAL:
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200



CEOA:
DAVID J. POWERS
1871 THE ALAMEDA#200
SAN JOSE, CA 95126
T+1 408 248 3500



MAZZETTI:
DAVID J. POWERS
1999 Broadway, Suite
2205, Denver, CO 80202
T+1 720 644 5042



PAE ENGINEERS
522 SW 5th Avenue, Suite
1500, Portland, OR 97204
T+1 503 226 2921

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build perform design sustain

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BUILDING

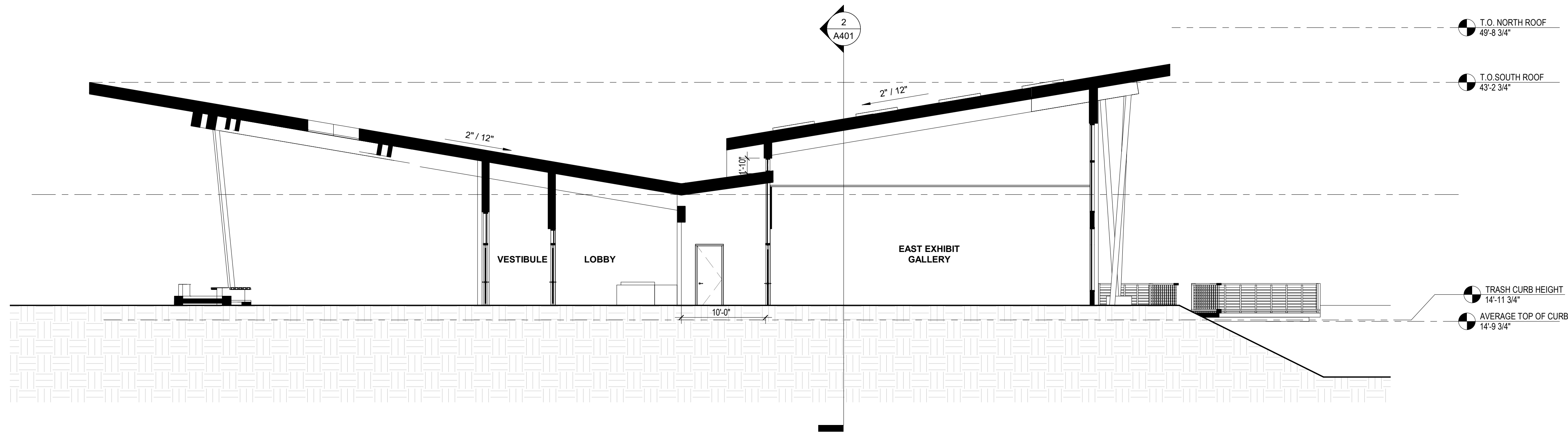
ELEVATION

A302

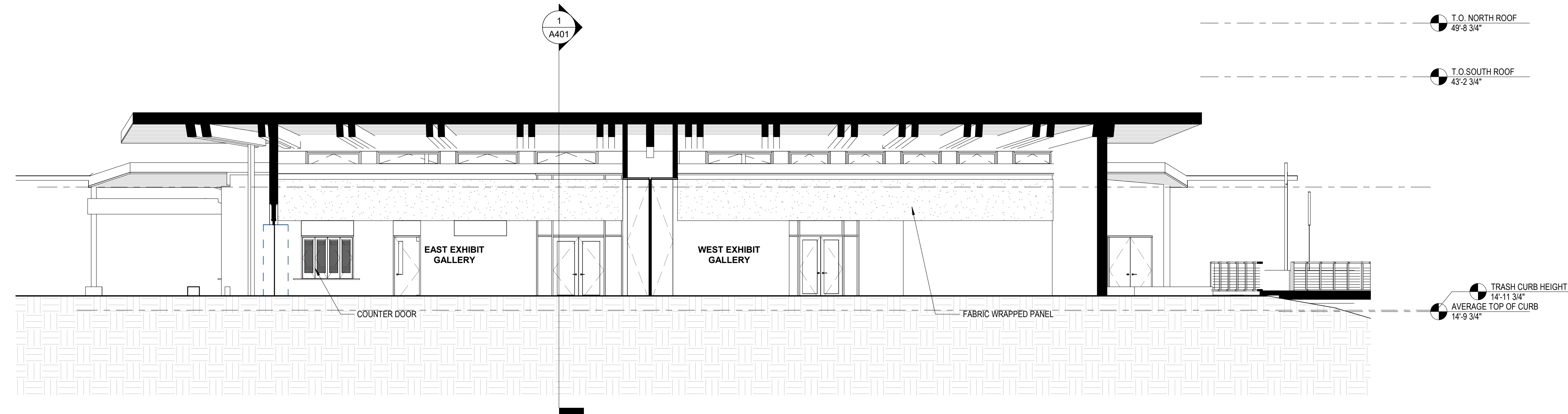
32 OF 64 SHEETS

3

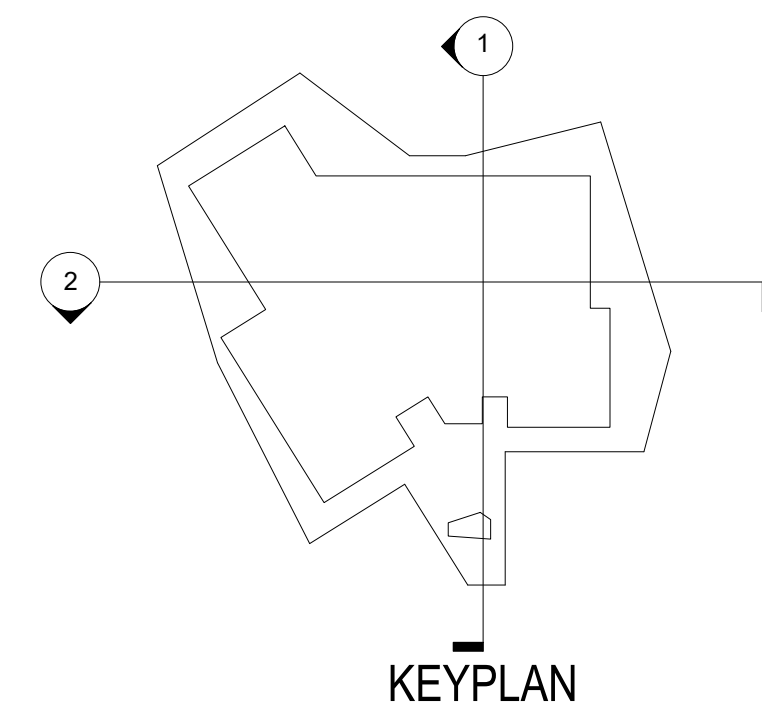
PLANNING APPLICATION



1 BUILDING SECTION-ENTRY
1/8" = 1'-0"



2 BUILDING SECTION-EAST/WEST
1/8" = 1'-0"



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DISTRICT
THE SAN MATEO RCD
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SUITE 100
HALF MOON BAY, CA
94019

NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT:

H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 482 3300

CIVIL ENGINEER:

BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300

HYDROLOGY:

CBEC
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052

DEVCON CONSTRUCTION

690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200

STRUCTURAL:

MIYAMOTO
1450 HALYARD DR#1
WEST SACRAMENTO, CA 95691
T+1 916 373 1995

GEOTECHNICAL

LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200

CEQA:

DAVID J POWERS
1871 THE ALAMEDA#200
SAN JOSE, CA 95126
T+1 408 248 3500

MAZZETTI:

DAVID J POWERS
1999 Broadway, Suite
2205, Denver, CO 80202
T+1 720 644 5042

PAE ENGINEERS

522 SW 5th Avenue, Suite
1500, Portland, OR 97204
T+1 503 226 2921

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sustain

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BUILDING
SECTIONS

A401

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PROJECT RENDERING 1- NORTH WEST SIDE LOOKING SOUTH EAST

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94019

NOT FOR CONSTRUCTION



LANDSCAPE ARCHITECT:
H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 482 3300



CIVIL ENGINEER:
BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300



HYDROLOGY:
CBEC
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052



DEVCON CONSTRUCTION
690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200



STRUCTURAL:
MIYAMOTO
1450 HALYARD DR#1
WEST SACRAMENTO, CA 95691
T+1 916 373 1995



GEOTECHNICAL
LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
T+1 415 955 5200



CEQA:
DAVID J. POWERS
1871 THE ALAMEDA#200
SAN JOSE, CA 95126
T+1 408 248 3500



MAZZETTI: DAVID J. POWERS
1999 Broadway, Suite
2205, Denver, CO 80202
T+1 720 644 5042



PAE ENGINEERS
522 SW 5th Avenue, Suite
1500, Portland, OR 97204
T+1 503 226 2921

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PROJECT
RENDERING

A490A

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PLANNING APPLICATION

BEFORE



AFTER



BAY RISE PARK

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THE SPHERE INSTITUTE
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H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 482 3300



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BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
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CBEC
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690 Gibraltar Drive
Milpitas, CA 95035
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GEOTECHNICAL
LANGAN
1 ALAMEDA BLVD, SUITE 590
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DAVID J. POWERS
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1999 Broadway, Suite
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PLANNING APPLICATION



PROJECT RENDERING 2- BUILDING ENTRY LOOKING NORTH WEST

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80 STONE PINE ROAD,
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94019

NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT:

H. T. HARVEY & ASSOCIATES
720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
T+1 408 488 3300

CIVIL ENGINEER:

BKF
255 SHORELINE DR, STE 200
REDWOOD CITY, CA 94065
T+1 650 482 6300

HYDROLOGY:

CBEC
2544 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
T+1 916 231 6052

DEVCON CONSTRUCTION

690 Gibraltar Drive
Milpitas, CA 95035
T+1 408 942 8200

STRUCTURAL:

MIYAMOTO
1450 HALYARD DR#1
WEST SACRAMENTO, CA 95691
T+1 916 373 1995

GEOTECHNICAL

LANGAN
1 ALAMEDA BLVD, SUITE 590
SAN JOSE, CA 94105
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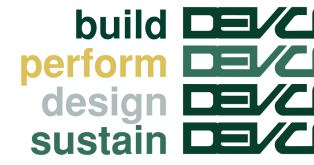
MAZZETTI:

DAVID J. POWERS
1999 Broadway, Suite
2205, Denver, CO 80202
T+1 720 644 5042

PAE ENGINEERS

522 SW 5th Avenue, Suite
1500, Portland, OR 97204
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PLANNING APPLICATION

BEFORE



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720 UNIVERSITY AVE, SUITE 200
LOS GATOS, CA 95032
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REDWOOD CITY, CA 94065
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DAVID J. POWERS
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PLANNING APPLICATION

PROJECT MATERIALS BOARD



PROJECT TEAM TO SELECT ONE TO TWO CONCRETE COLORS FOR FINAL ARCHITECTURAL BOARD FORMED CONCRETE WALLS