PENINSULA INNOVATION POINT

555, 567, & 577 AIRPORT BOULEVARD
BURLINGAME, CA

PLANNING RESUBMITTAL

09.17.2021

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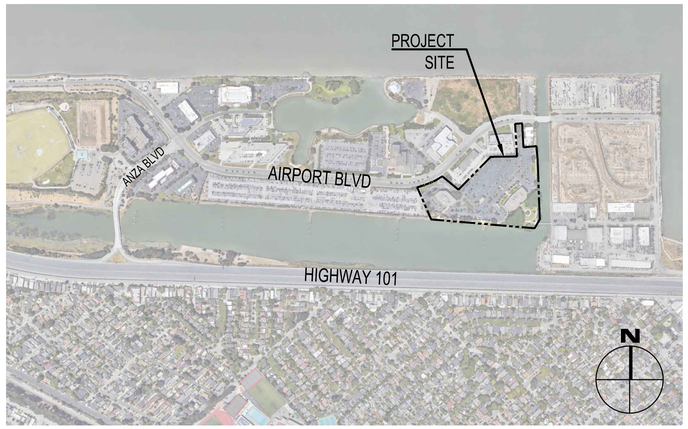
VICINITY MAPS



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PROJECT DATA

SITE INFORMATION

	EXISTING	PROPOSED
ZONING DESIGNATION	ANZA AREA (AA)	
PARCEL NO.	APN NO. 026-363-590, APN NO. 025-290-470	
SITE AREA	558,962 SF (12.832 AC)	

ZONING INFORMATION

	EXISTING	PROPOSED
BUILDING HEIGHT *		
555 AIRPORT BLVD	69'-0"	
577 AIRPORT BLVD	90'-0"	
567 AIRPORT BLVD		133'-0" TO T.O. PARAPET 144'-0" TO T.O. PENTHOUSE
PARKING STRUCTURE		57'-6" TO T.O. PARAPET 69'-6" TO T.O. ELEVATOR
PROJECT USE	OFFICE	OFFICE / R&D
BUILDING AREA	259,733 SF	501,412 SF
555 AIRPORT BLVD	120,579 SF	
577 AIRPORT BLVD	139,154 SF	
567 AIRPORT BLVD		241,679 SF
FAR	0.46	0.90
PARKING STRUCTURE		317,042 SF

	PARCEL 1 **		PARCEL 2 **	
BUILDING SETBACKS	REQUIRED	PROVIDED	REQUIRED	PROPOSED
REAR	25'-0"	77'-10"	25'-0"	142'-0"/130'-0"
FRONT	30'-0"	104'-8"	30'-0"	280'-7"/575'-5"
SIDE	30'-0"	41'-2"	30'-0"	30'-0"
DESIGNATED INTERIOR SIDE	-	-	10'-0"	10'-0"
BURLINGAME LAGOON	99'-5"	127'-10"	69'-0"/133'-0"	142'-0"/130'-0"
SANCHEZ CHANNEL	-	-	69'-0"	119'-6"

* FOR STRUCTURES TALLER THAN FORTY (40) FEET, THE MINIMUM SETBACK FROM THE BCDC BAYSIDE JURISDICTION LINE SHALL BE EQUAL TO THE HEIGHT OF THE STRUCTURE
** PROPOSED PARCEL 1 AND 2 - REFER TO SHEET A3.1 AND VESTING TENTATIVE MAP PACKAGE, DATED 09.08.2020

PARKING REQUIREMENTS

	REQUIRED	PROPOSED/PROVIDED
PARKING RATIO	1/300	3/1000 *
555 AIRPORT BLVD	402	362
577 AIRPORT BLVD	464	418
567 AIRPORT BLVD	806	725
BCDC PARKING	15	15
TOTAL	1687	1520

* 10% REDUCTION WITH TRANSPORTATION DEMAND MANAGEMENT PLAN

SURFACE STALLS TOTAL	-	376
ADA STALLS	-	10
STANDARD STALLS	-	344
COMPACT STALLS **	-	22
PARKING STRUCTURE TOTAL	-	1144
ADA STALLS	-	22
STANDARD STALLS	-	844
COMPACT STALLS **	-	278
TOTAL***	-	1520

** PER ZONING CODE SECTION 25.70.044 20% COMPACT STALLS IS ALLOWABLE AND THUS PROVIDED
*** TOTAL PARKING STALLS ARE SHARED AMONG BOTH PARCEL 1 AND PARCEL 2

EV / CLEAN AIR / VANPOOL	58	59
CLEAN AIR / VANPOOL	14	14
EV INSTALLED	31	32
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SHORT TERM BIKE PARKING	4	4
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Project Information

PENINSULA INNOVATION POINT
Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Planning Submittal 09.17.2021

A1

Project Number: 10192.002

Sep 16, 2021 - 5:46pm PSoto P:\BaringsLLC\BurlingameBay\+Compus_Cen\10192002\Dwg\Arch\A1_Index.dwg

PROJECT NOTES:

1. CONSTRUCTION HOURS
   WEEKDAYS: 8:00AM-7:00PM
   SATURDAYS: 9:00AM - 6:00PM
   SUNDAYS AND HOLIDAYS: NO WORK ALLOWED
   CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00 AM AND 5:00 PM

2. THIS PROJECT WILL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA RESIDENTIAL CODE (WHERE APPLICABLE), 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, AND 2019 CALIFORNIA PLUMBING CODE, INCLUDING ALL AMENDMENTS AS ADOPTED IN ORDINANCE 1889.

3. PROJECT WILL SUBMIT AN ALTERNATE MEANS OF PROTECTION APPLICATION FOR APPROVAL PRIOR TO FINAL PLANNING APPROVAL.

4. THIS PROJECT WILL BE REPLACING THE EXISTING FIRE WATER STORAGE TANK AND PUMP WITH A NEW STORAGE TANK AND PUMP TO BE SHARED BETWEEN 577 AIRPORT AND 567 AIRPORT BLVD. THE TANK WILL BE SIZED FOR THE LARGER OF THE 2 BUILDINGS. THE PUMP WILL BE ELECTRIC AND POWERED BY THE LIFE SAFETY GENERATOR FOR 567 AIRPORT BLVD.

577 AIRPORT BLVD

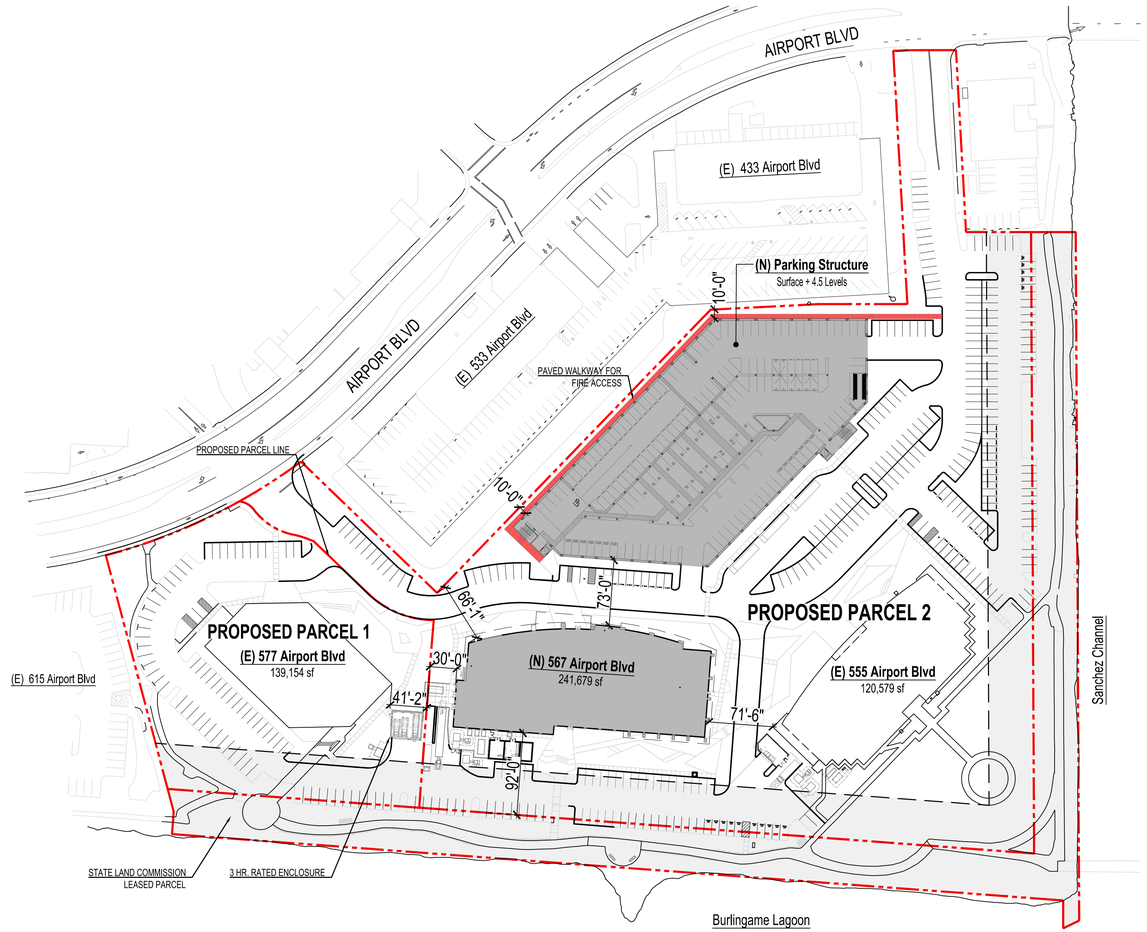
- CONSTRUCTED 1983; APPLICABLE CODE; 1979 UBC
- BUILDING AREA: 139,154 SF, FULLY SPRINKLERED (APPROX. 17,900 SF/FL)
- BUILDING HEIGHT: 8 STORIES
- OCCUPANCY TYPE: B-BUSINESS, DIVISION 2, OFFICE BUILDING
- CONSTRUCTION TYPE: II-F.R.
  MAXIMUM HEIGHT ALLOWED = 12 STORIES
  ALLOWABLE AREA = 39,900 SF/FL

- SECTION 1903 (A) EXCEPTION 1: NONBEARING WALLS FRONTING ON STREETS OR YARDS HAVING A WIDTH OF AT LEAST 40 FEET MAY BE OF UNPROTECTED NONCOMBUSTIBLE CONSTRUCTION.

555 AIRPORT BLVD

- CONSTRUCTED 1998; APPLICABLE CODE; 1997 UBC
- BUILDING AREA: 120,579 SF, FULLY SPRINKLERED (APPROX. 24,115 SF/FL)
- BUILDING HEIGHT: 5 STORIES
- OCCUPANCY TYPE: B-BUSINESS
- CONSTRUCTION TYPE: II-F.R.
  MAXIMUM HEIGHT ALLOWED = 12 STORIES
  ALLOWABLE AREA = 39,900 SF/FL

- TABLE 5-A EXTERIOR WALL AND OPENING PROTECTION BASED ON LOCATION ON PROPERTY FOR ALL CONSTRUCTION TYPES: NONBEARING WALLS > 40 FEET; NONRATED, NONCOMBUSTIBLE; AND OPENINGS, PROTECTED LESS THAN 20 FEET



NEW BUILDING - 567 AIRPORT BLVD*

	OCCUPANCY GROUP	CONSTRUCTION TYPE	FOOTPRINT AREA		BUILDING AREA	BUILDING HEIGHT		FIRE SEPARATION DISTANCE	EXTERIOR/ OPENING PROTECTION			
			ALLOWABLE	PROPOSED		ALLOWABLE	PROPOSED		ALLOWABLE		PROPOSED	
567 AIRPORT BLVD	GROUP B	TYPE 1A, SPRINKLERED	UNLIMITED	30,449 SF	241,679 SF	UNLIMITED	133'-0" TO T.O. PARAPET 144'-0" TO T.O. PENTHOUSE 8 STORIES	NORTH: 32'-1"	UNPROTECTED/ PROTECTED	UNLIMITED	UNPROTECTED/ PROTECTED	72%/NONE
								EAST: 31'-6"	UNPROTECTED/ PROTECTED	UNLIMITED	UNPROTECTED/ PROTECTED	60%/NONE
								SOUTH: 92'-0"	UNPROTECTED/ PROTECTED	UNLIMITED	UNPROTECTED/ PROTECTED	64%/NONE
								WEST: 30'-0"	UNPROTECTED/ PROTECTED	UNLIMITED	UNPROTECTED/ PROTECTED	64%/NONE

*567 Airport Blvd is a high-rise structure and all applicable life-safety features per Building and Fire Code will be provided.

OPEN PARKING GARAGE

	OCCUPANCY GROUP	CONSTRUCTION TYPE	FOOTPRINT AREA		BUILDING AREA	BUILDING HEIGHT		FIRE SEPARATION DISTANCE	EXTERIOR/ OPENING PROTECTION			
			ALLOWABLE	PROPOSED		ALLOWABLE	PROPOSED		ALLOWABLE		PROPOSED	
567 AIRPORT BLVD	GROUP S-2	TYPE 1A, SPRINKLERED	UNLIMITED	65,800 SF	317,042 SF	UNLIMITED	57'-6" TO T.O. PARAPET 69'-6" TO T.O. ELEVATOR 6 TIERS	NORTH: 10'-0"	UNPROTECTED/ PROTECTED	UNLIMITED	UNPROTECTED/ PROTECTED	48%/NONE
								EAST 183'-3"	UNPROTECTED/ PROTECTED	UNLIMITED	UNPROTECTED/ PROTECTED	63%/NONE
								SOUTH: 41'-6"	UNPROTECTED/ PROTECTED	UNLIMITED	UNPROTECTED/ PROTECTED	65%/NONE
								WEST: 10'-0"	UNPROTECTED/ PROTECTED	UNLIMITED	UNPROTECTED/ PROTECTED	40%/NONE

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Building Code Analysis

PENINSULA INNOVATION POINT

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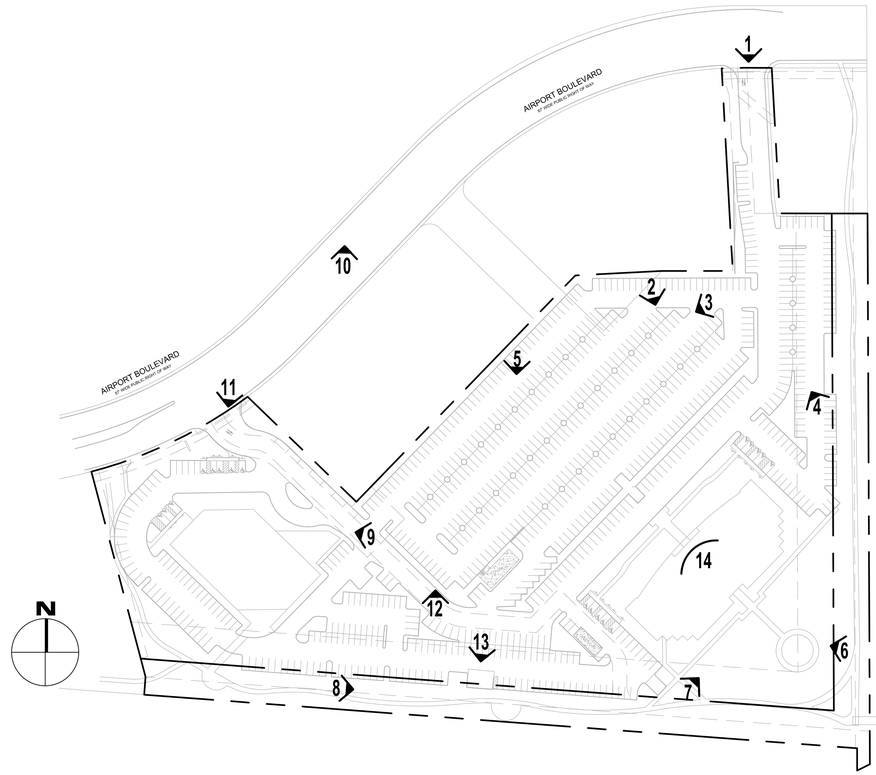

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Existing Site Photos

PENINSULA INNOVATION POINT

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A2

Project Number: 10192.002

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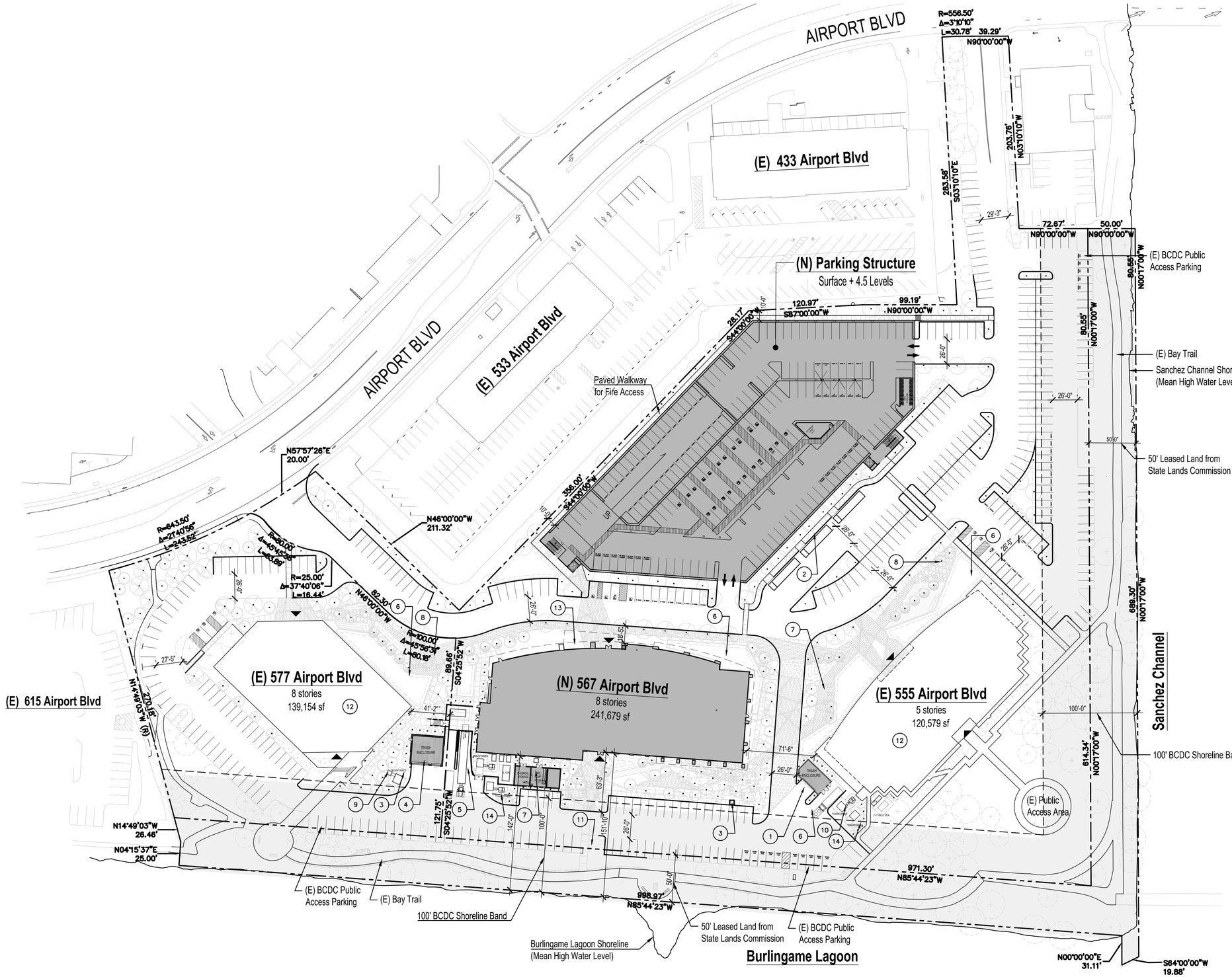

Key Notes

Landscape Design Features

6 Stormwater Treatment Area

7 Outdoor Patios

8 Outdoor Seating Area

Parking and Pedestrian Circulation

2 Bus/ Shuttle Stop

13 Short-term Bike Parking

Trash Enclosures, Service Yards, and Utilities Structures

1 (N) Trash Enclosure for 555 Airport Blvd

3 (E) Transformer to be Relocated

4 (N) Trash Enclosure for 577 Airport Blvd and New Building

5 New Building Service Yard/ Truck Parking Area

9 (N) Transformer to Service 577 Airport Blvd

10 (N) Transformer and (N) Emergency Generator to Service 555 Airport Blvd

11 Storm Drain Pumps to Remain and be Screened. (E) Trash Enclosure to be Removed

12 555 and 577 Airport Buildings to Remain, No Work Proposed to the Buildings

14 Landscape Screened Service Yard and Equipment

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Proposed Site Plan

PENINSULA INNOVATION POINT

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A3

Project Number: 10192.002

Sep. 21, 2021 - 10:41am SCarr P:\BaringsLLC\BurlingameBay\1-Campus_Gen\10192002\dwg\Arch\A3_Proposed Site Plan.dwg

STREET FRONTAGE

R=556.50'
Δ=3°10'10"
L=30.78'

39.29'
N90°00'00"W

30'-0"

203.76'
N03°10'10"W

283.58'
S03°10'10"E

575'-5"

72.67'
N90°00'00"W

50.00'
N90°00'00"W

80.55'
N00°17'00"W

(E) 433 Airport Blvd

Parking Structure
Surface + 4.5 Levels

(E) 533 Airport Blvd

120.97'
S87°00'00"W

99.19'
N90°00'00"W

28.17'
S44°00'00"W

10'-0"

PER CBC TABLE 705, OPENING PARKING GARAGE WITH 10 FEET SETBACK HAS UNLIMITED OPENINGS.

INTERIOR SIDE PROPERTY LINE

N57°57'26"E
20.00'

STREET FRONTAGE

30'-0"

R=643.50'
Δ=21°40'56"
L=243.52'

R=50.00'
Δ=45°45'38"
L=39.94'

R=25.00'
Δ=37°40'06"
L=16.44'

104'-9"

N46°00'00"W
211.32'

356.00'
S44°00'00"W

10'-0"

UP

280'-7"

82.30'
N46°00'00"W

10'-0"

73'-0"

PARCEL 1

PARCEL 2

R=100.00'
Δ=46°56'31"
L=80.18'

89.66'
S04°25'52"W

(E) 577 Airport Blvd
8 stories
139,154 sf

(N) 567 Airport Blvd
8 stories
241,679 sf

(E) 555 Airport Blvd
5 stories
120,579 sf

(E) 615 Airport Blvd

N14°49'03"W (R)
270.18'

41'-2"

30'-0"

71'-6"

119'-6"

100'-0"

100' BCDC SHORELINE BAND

50'-0"

50' STATE LANDS COMMISSION

699.30'
N00°17'00"W

614.34'
N00°17'00"W

127'-10"

177'-10"

25'-0"

N14°49'03"W
26.46'

N04°15'37"E
25.00'

121.75'
S04°25'52"W

25'-0"

92'-0"

142'-0"

100'-0"

971.30'
N85°44'23"W

998.97'
N85°44'23"W

130'-0"

50'-0"

N00°00'00"E
31.11'

S64°00'00"W
19.88'

ON ONE SIDE DESIGNATED BY THE OWNER, THE CLOSEST PART OF THE STRUCTURE SHALL BE SETBACK AT LEAST 30'-0" FROM THE SIDE PROPERTY LINE, ON THE OTHER SIDES OF THE LOTS AS THE CLOSEST PART OF THE STRUCTURE SHALL BE SETBACK AT LEAST 10'-0" FROM THE SIDE PROPERTY LINE, DESIGNATED BY THE LOT OWNER.

41'-2" SETBACK AT 577 AIRPORT BLVD COMPLIES, 30'-0" SETBACK AT 567 AIRPORT BLVD COMPLIES.

FOR STRUCTURES TALLER THAN 40 FEET, THE MINIMUM SETBACK FROM BCDC BAYSIDE JURISDICTION LINE SHALL BE EQUAL TO THE HEIGHT OF THE STRUCTURE. 133'-0" FROM FIRST FLOOR FINISH FLOOR TO TOP OF PARAPET, 142'-0" SETBACK, COMPLIES

ON BURLINGAME LAGOON, AN AVERAGE OF 65 FEET SETBACK BETWEEN ANY STRUCTURES AND THE SHORELINE AS DEFINED BY BCDC. 71'-6" BETWEEN (N) 567 AIRPORT BLVD AND (E) 555 AIRPORT BLVD, COMPLIES

N

0' 25' 50' 100'

SCALE: 1" = 50'-0"

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Building Setback Diagram

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A3.1

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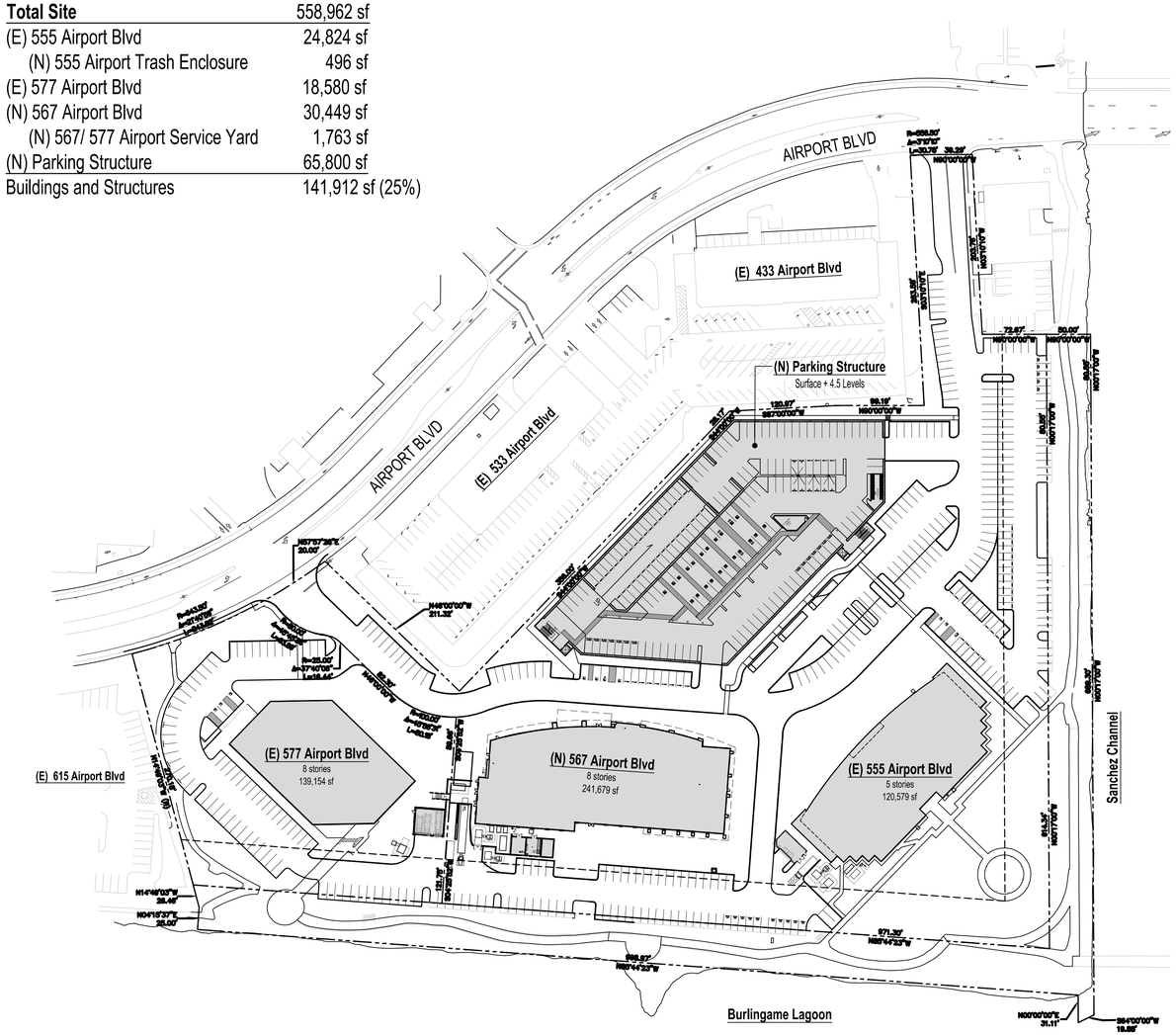
Total Site	558,962 sf
(E) 555 Airport Blvd	24,824 sf
(N) 555 Airport Trash Enclosure	496 sf
(E) 577 Airport Blvd	18,580 sf
(N) 567 Airport Blvd	30,449 sf
(N) 567/ 577 Airport Service Yard	1,763 sf
(N) Parking Structure	65,800 sf
Buildings and Structures	141,912 sf (25%)

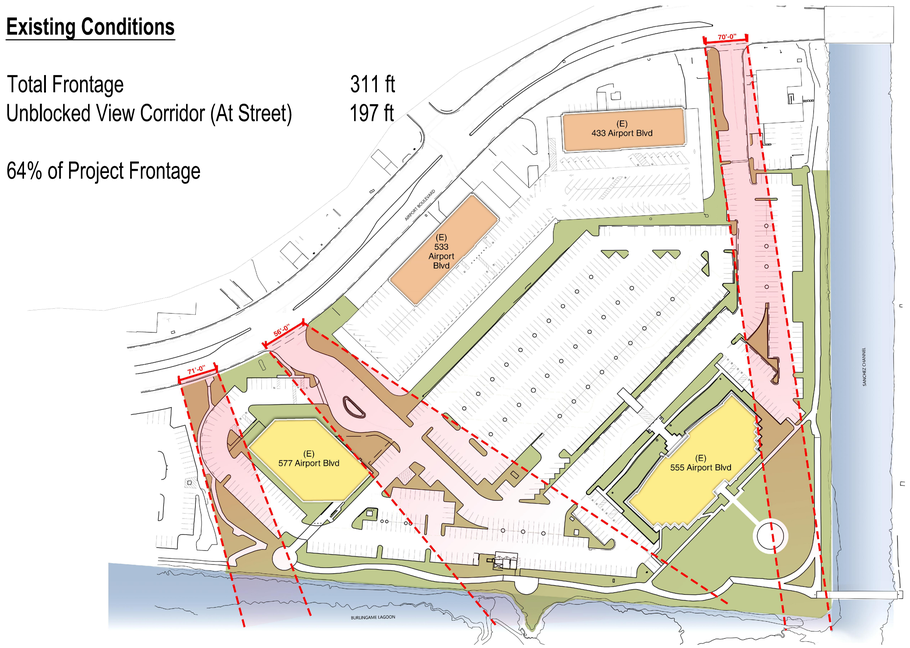


1 Site Coverage Diagram

Existing Conditions

Total Frontage	311 ft
Unblocked View Corridor (At Street)	197 ft

64% of Project Frontage

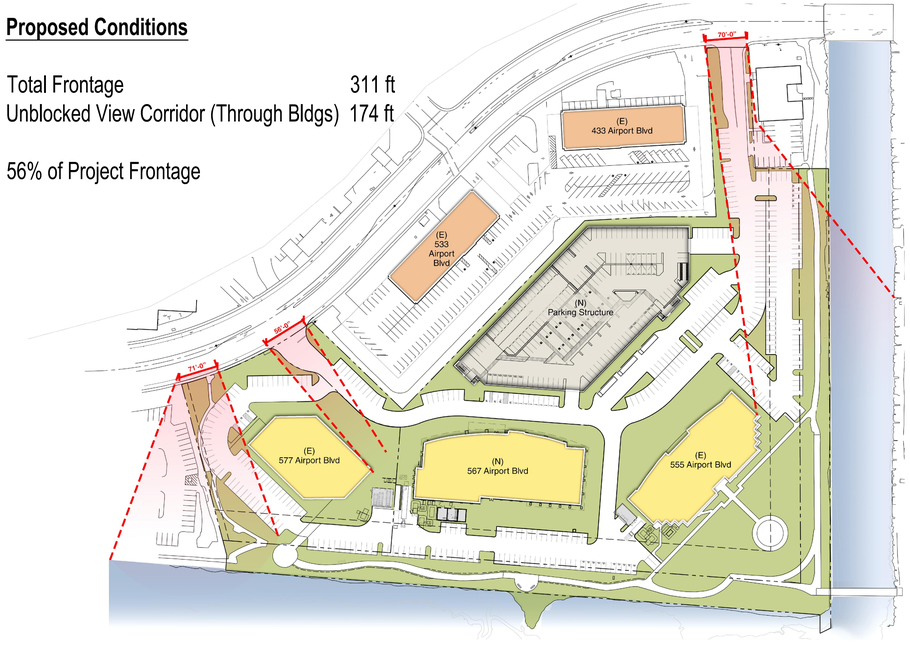


2 View Corridor Exhibit - Existing Conditions

Proposed Conditions

Total Frontage	311 ft
Unblocked View Corridor (Through Bldgs)	174 ft

56% of Project Frontage



3 View Corridor Exhibit - Proposed Conditions

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View Corridor and Site Coverage Diagrams

PENINSULA INNOVATION POINT

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A3.2

Project Number: 10192.002

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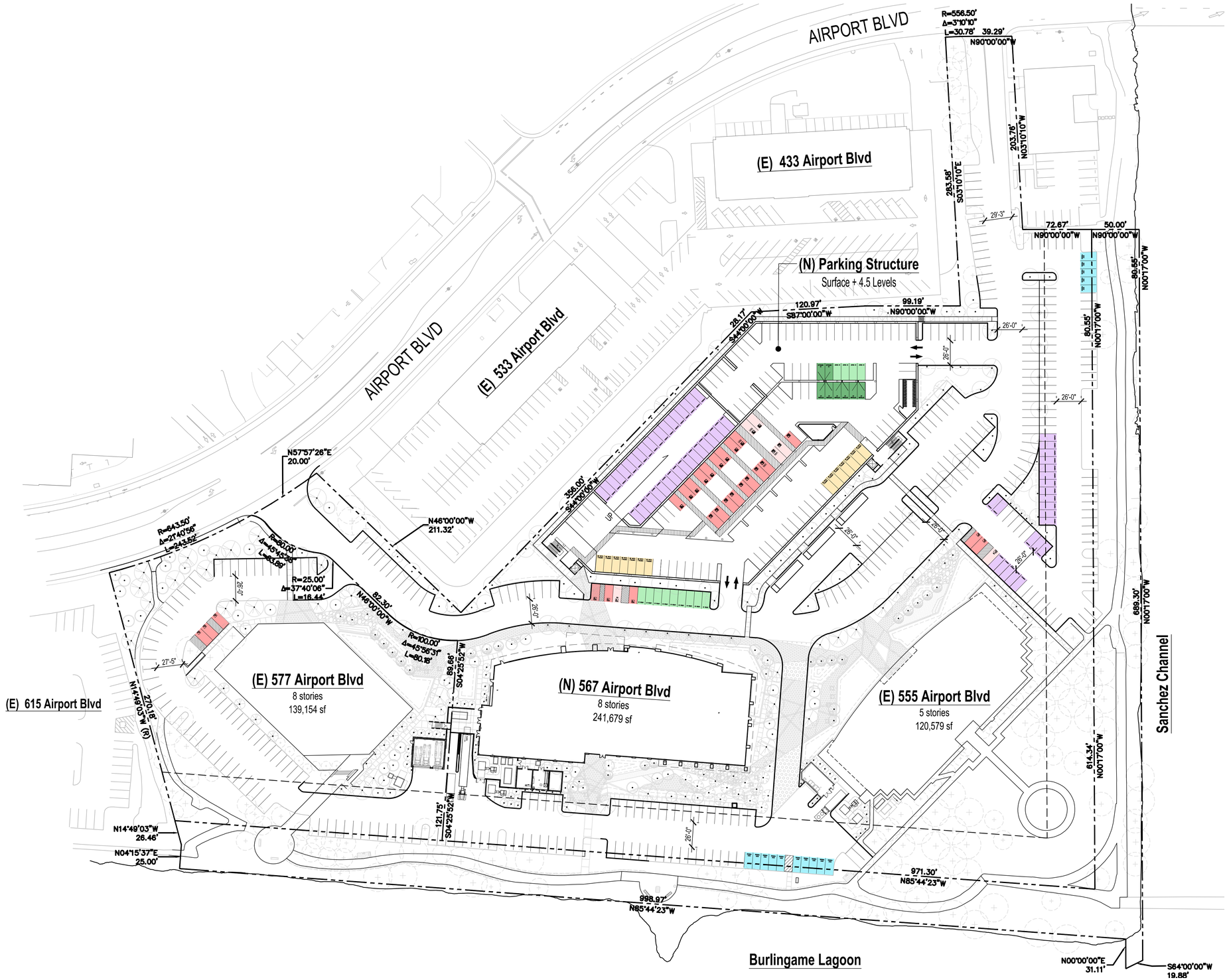
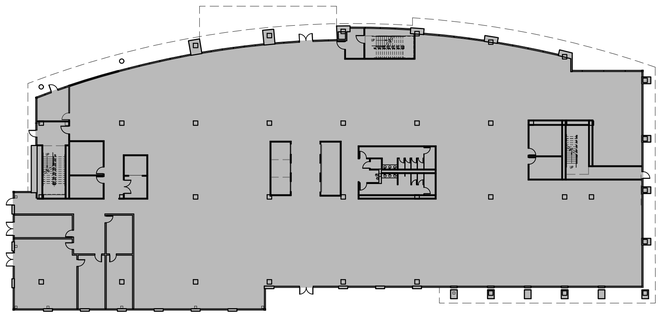
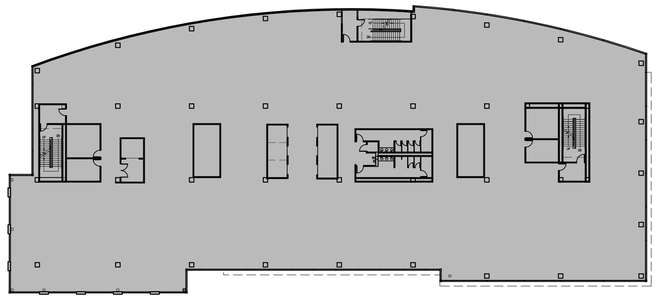
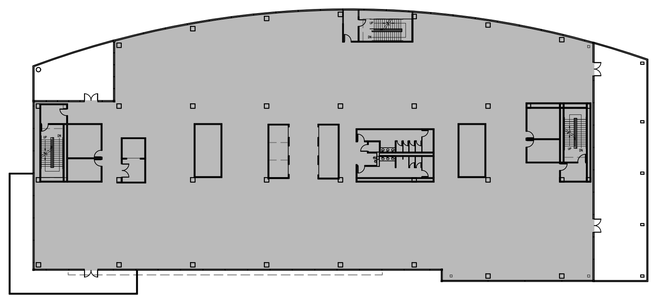

AIRPORT BLVD
(E) 433 Airport Blvd
(N) Parking Structure
Surface + 4.5 Levels
(E) 533 Airport Blvd
AIRPORT BLVD
(E) 577 Airport Blvd
8 stories
139,154 sf
(N) 567 Airport Blvd
8 stories
241,679 sf
(E) 555 Airport Blvd
5 stories
120,579 sf
(E) 615 Airport Blvd
Sanchez Channel
Burlingame Lagoon
R=556.50'
Δ=3°10'10"
L=30.78'
39.29'
N90°00'00"W
283.55'
S03°10'10"E
203.76'
N03°10'10"W
72.67'
N90°00'00"W
50.00'
N90°00'00"W
99.55'
N00°17'00"W
120.97'
S87°00'00"W
99.19'
N90°00'00"W
28.17'
S44°00'00"W
80.55'
N00°17'00"W
356.00'
S44°00'00"W
N46°00'00"W
211.32'
N57°57'26"E
20.00'
R=643.50'
Δ=21°40'56"
L=243.52'
R=50.00'
Δ=45°45'30"
L=39.94'
R=25.00'
Δ=37°40'06"
L=16.44'
82.30'
N46°00'00"W
R=100.00'
Δ=45°56'31"
L=80.16'
89.66'
S04°25'52"W
121.75'
S04°25'52"W
N14°49'03"W
270.18'
N14°49'03"W
26.46'
N04°15'37"E
25.00'
971.30'
N85°44'23"W
998.97'
N85°44'23"W
689.30'
N00°17'00"W
614.34'
N00°17'00"W
N00°00'00"E
31.11'
S64°00'00"W
19.88'
29'-3"
27'-5"
26'-0"
26'-0"
26'-0



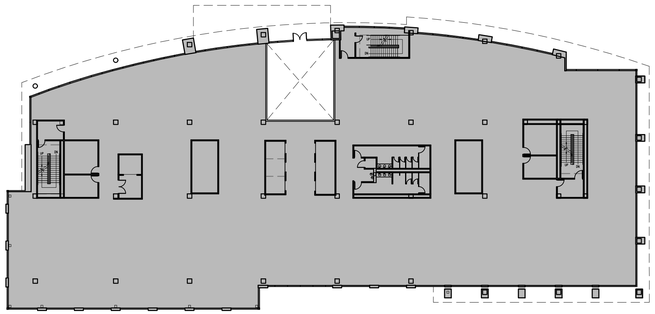
FIRST FLOOR - 30,449 sf



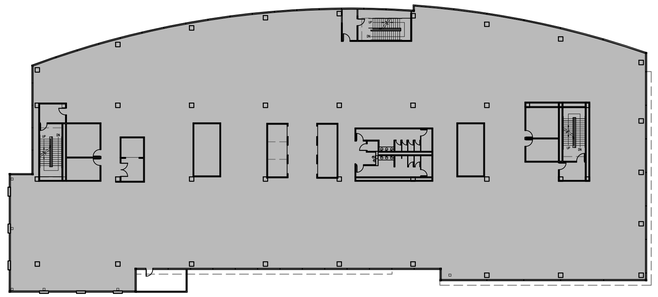
FOURTH FLOOR - 31,979 sf



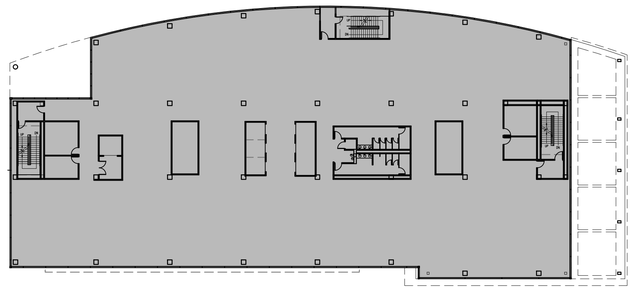
SEVENTH FLOOR - 27,199 sf



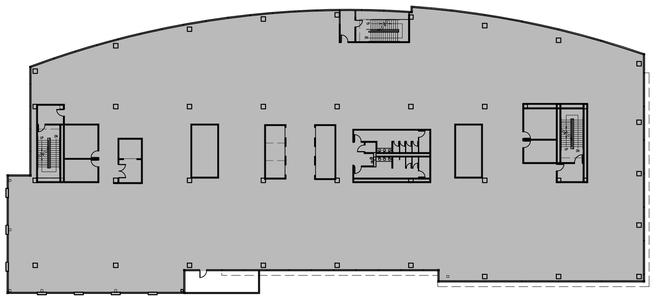
SECOND FLOOR - 29,380 sf



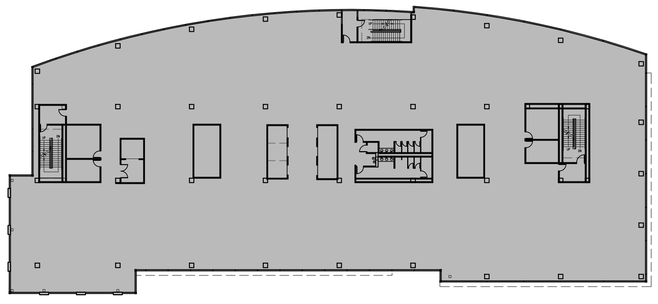
FIFTH FLOOR - 31,747 sf



EIGTH FLOOR - 27,199 sf



THIRD FLOOR - 31,979 sf



SIXTH FLOOR - 31,747 sf

PLANNING SUBMITTAL AREA

First Floor	30,449 sf
Second Floor	29,380 sf
Third Floor	31,979 sf
Fourth Floor	31,979 sf
Fifth Floor	31,747 sf
Sixth Floor	31,747 sf
Seventh Floor	27,199 sf
Eigth Floor	27,199 sf
Total Gross Area	**241,679 sf**

DES ARCHITECTS ENGINEERS | BARINGS | LANE PARTNERS

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Building Area Diagrams

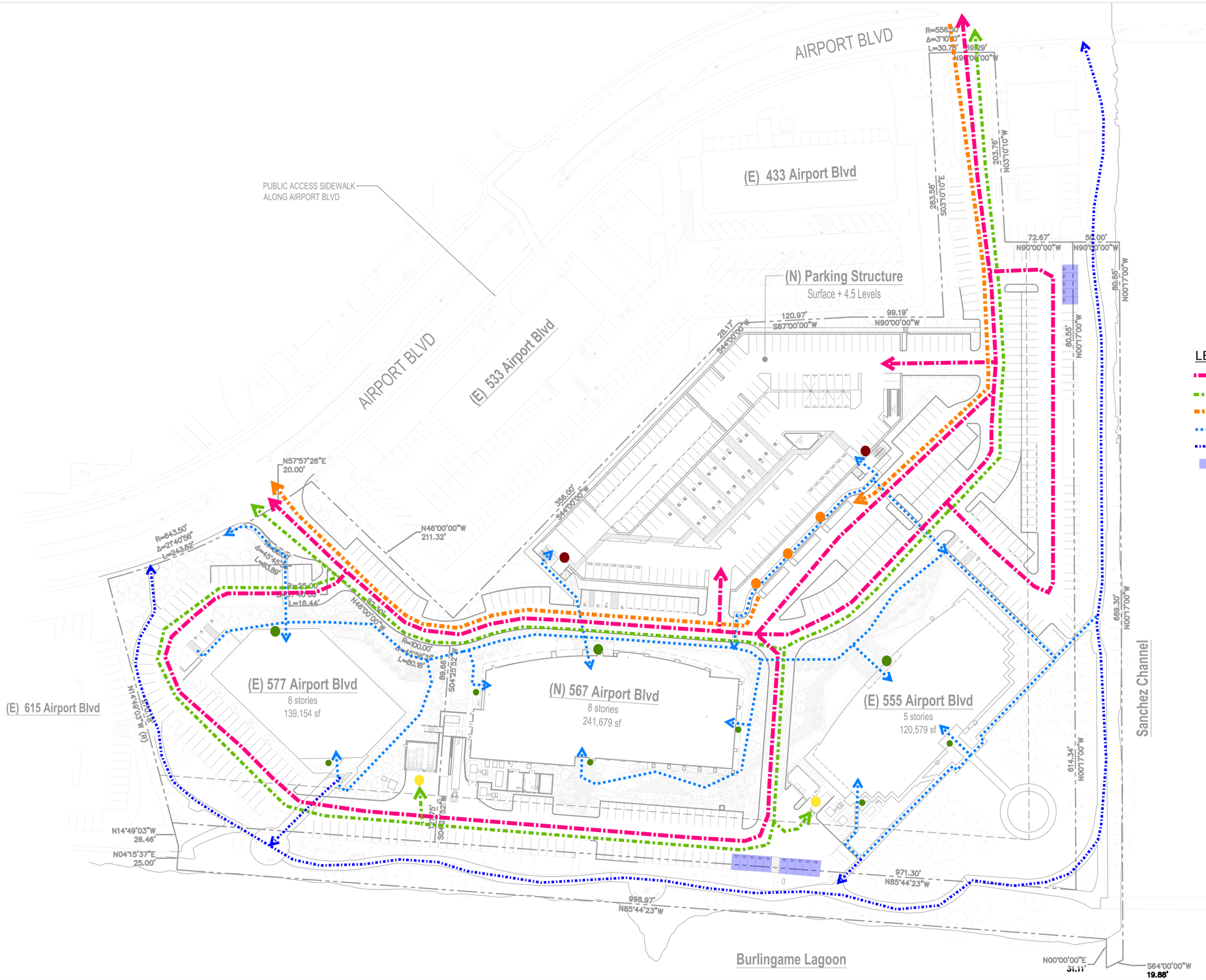
PENINSULA INNOVATION POINT

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Planning Submittal 09.17.2021

A3.4

Project Number: 10192.002

Sep. 16, 2021 - 3:38pm PSatio P:\BaringsLLC\BaringsmenBay\+Campus_Gen\10192002\Dwg\Arch\A3.4_Gross Building Area.dwg



LEGEND

- VEHICULAR ACCESS ROUTE
- SERVICE / DELIVERY TRUCK ROUTE
- SHUTTLE ROUTE
- ACCESSIBLE PEDESTRIAN ROUTE
- BAY TRAIL PEDESTRIAN ROUTE
- DESIGNATED BAY TRAIL PARKING
- PRIMARY BLDG ENTRANCE/EXIT
- SECONDARY BLDG ENTRANCE/EXIT
- SHUTTLE STOP
- BUILDING SERVICE/ TRASH ENCLOSURES
- PARKING GARAGE PEDESTRIAN ENTRY

N

0' 25' 50' 100'

SCALE: 1" = 50'-0"

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Site Circulation and Exiting Diagram

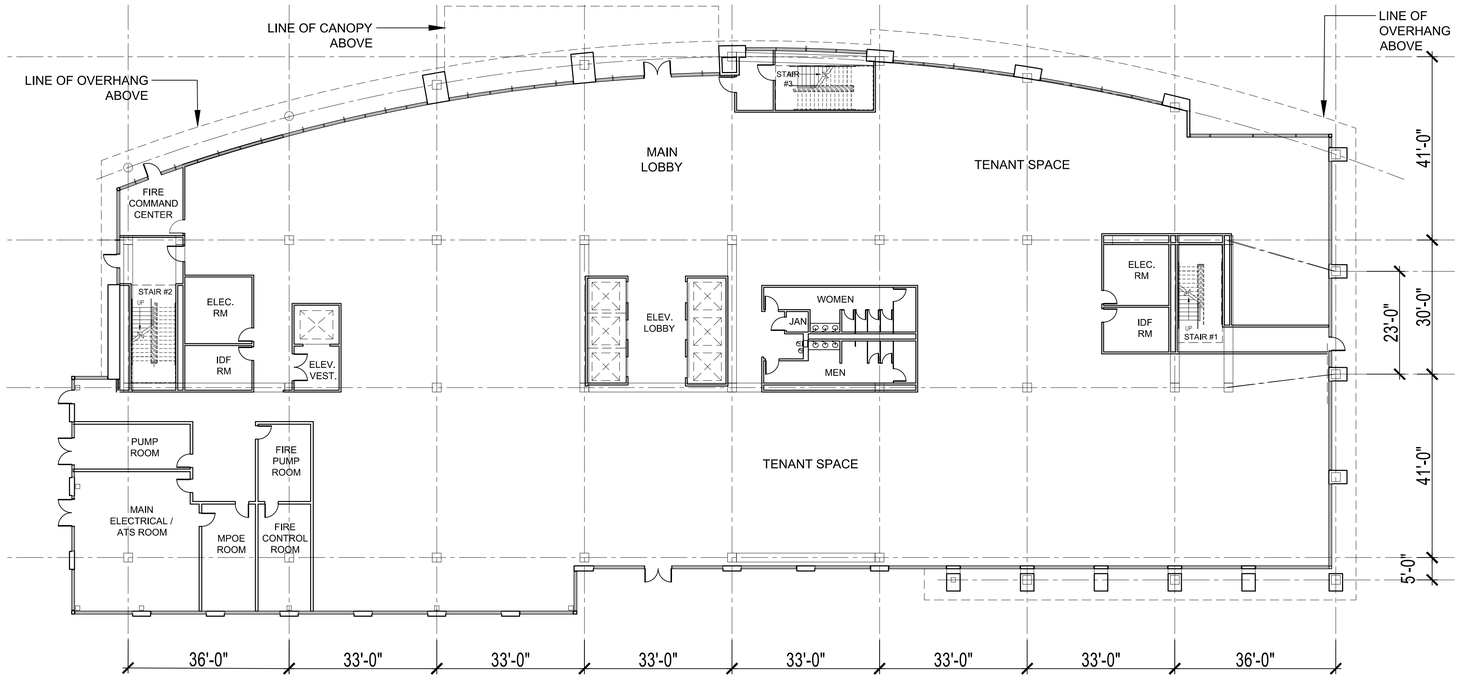
PENINSULA INNOVATION POINT

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Planning Submittal 09.17.2021

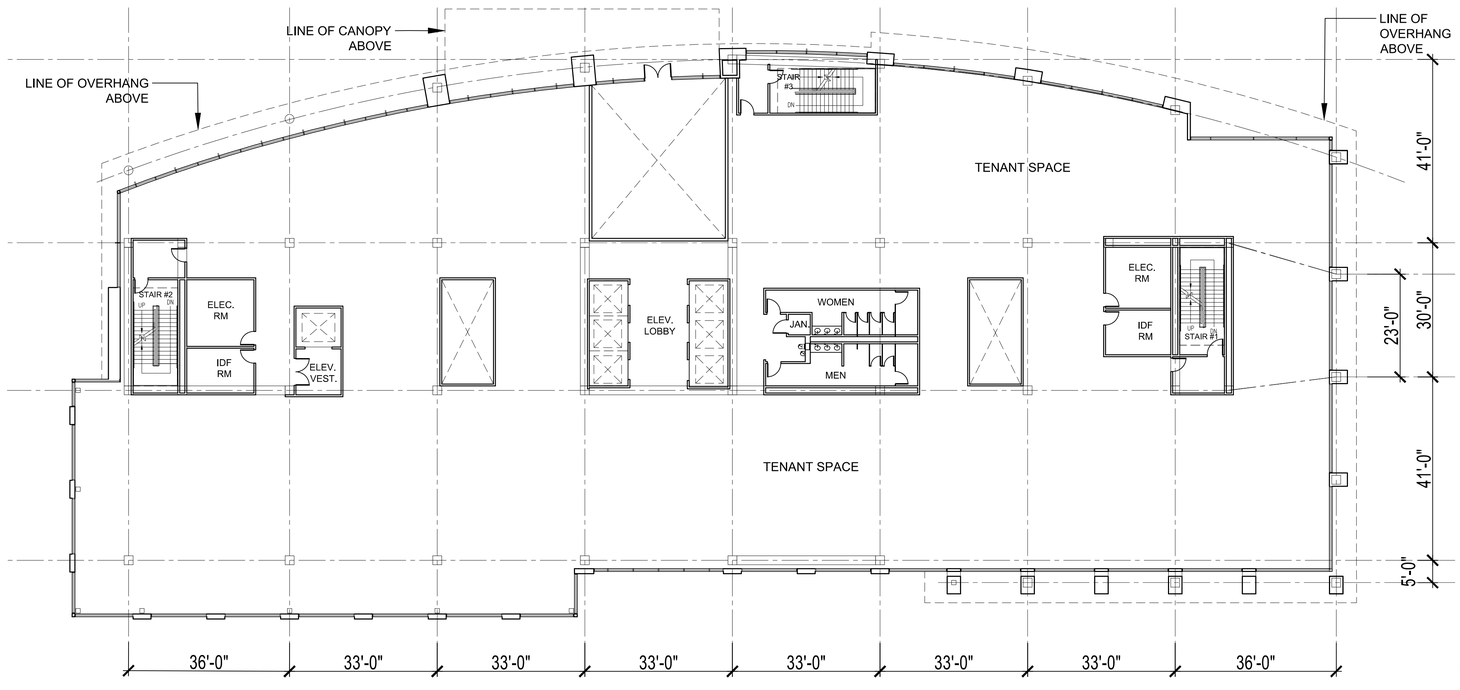
A4

Project Number: 10192.002

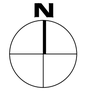
Sep 21, 2021 - 10:46am SCarl P:\BaringsLLC\BurlingameBay\+Campus_Gen\10192002\Dwg\Arch\A4_Site Circulation Plan.dwg



1 New Building - 1st Floor Plan
1/16"=1'-0"



2 New Building - 2nd Floor Plan
1/16"=1'-0"



DES ARCHITECTS ENGINEERS | BARINGS | LANE PARTNERS

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New Building - 1st and 2nd Floor Plans

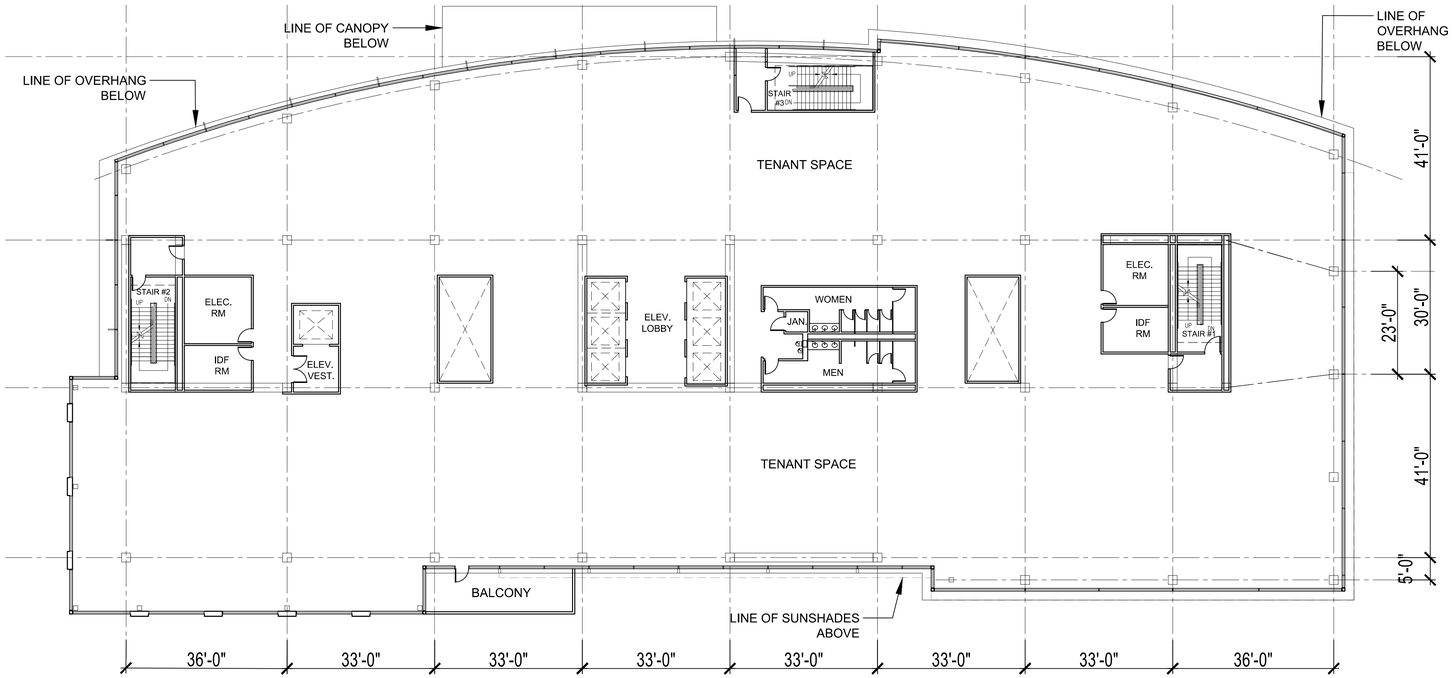
PENINSULA INNOVATION POINT

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Planning Submittal 09.17.2021

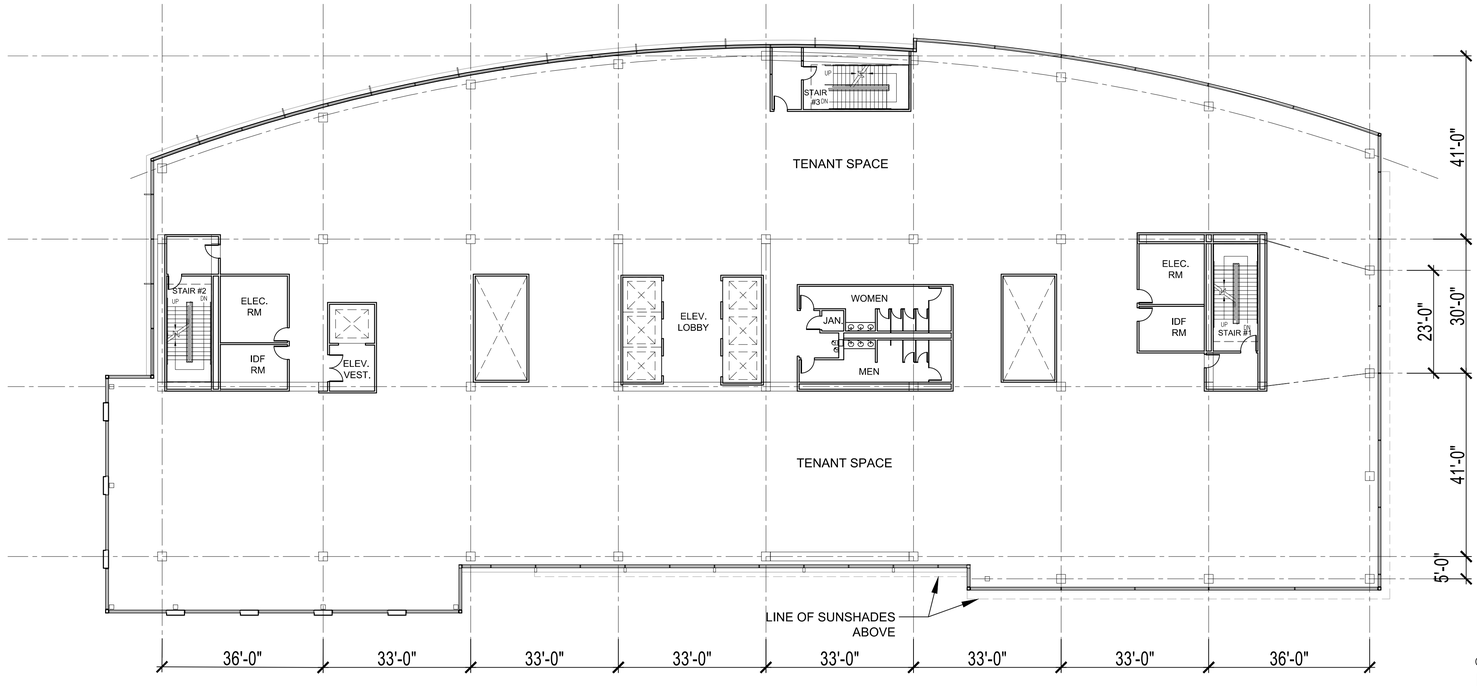
A5.1

Project Number: 10192.002

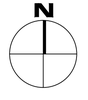
Sep 16, 2021 - 10:17am SCurl P:\BaringsLLC\BuringameBay\+Campus_Cert\10192002\Dwg\Arch\A5_Floor Plans.dwg



1 New Building - 3rd Floor Plan
1/16"=1'-0"



2 New Building - 4th Floor Plan
1/16"=1'-0"



0' 8' 16' 32'
SCALE: 1/16" = 1'-0"

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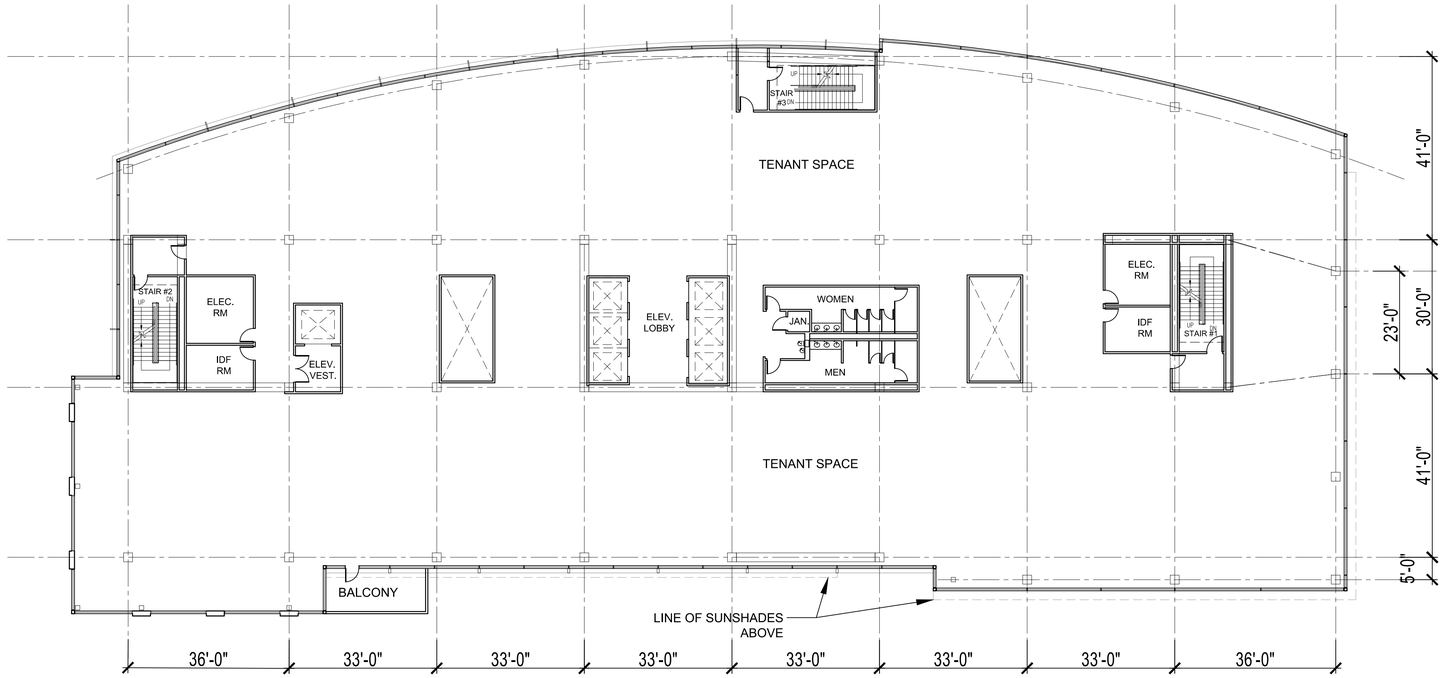
New Building - 3rd and 4th Floor Plans

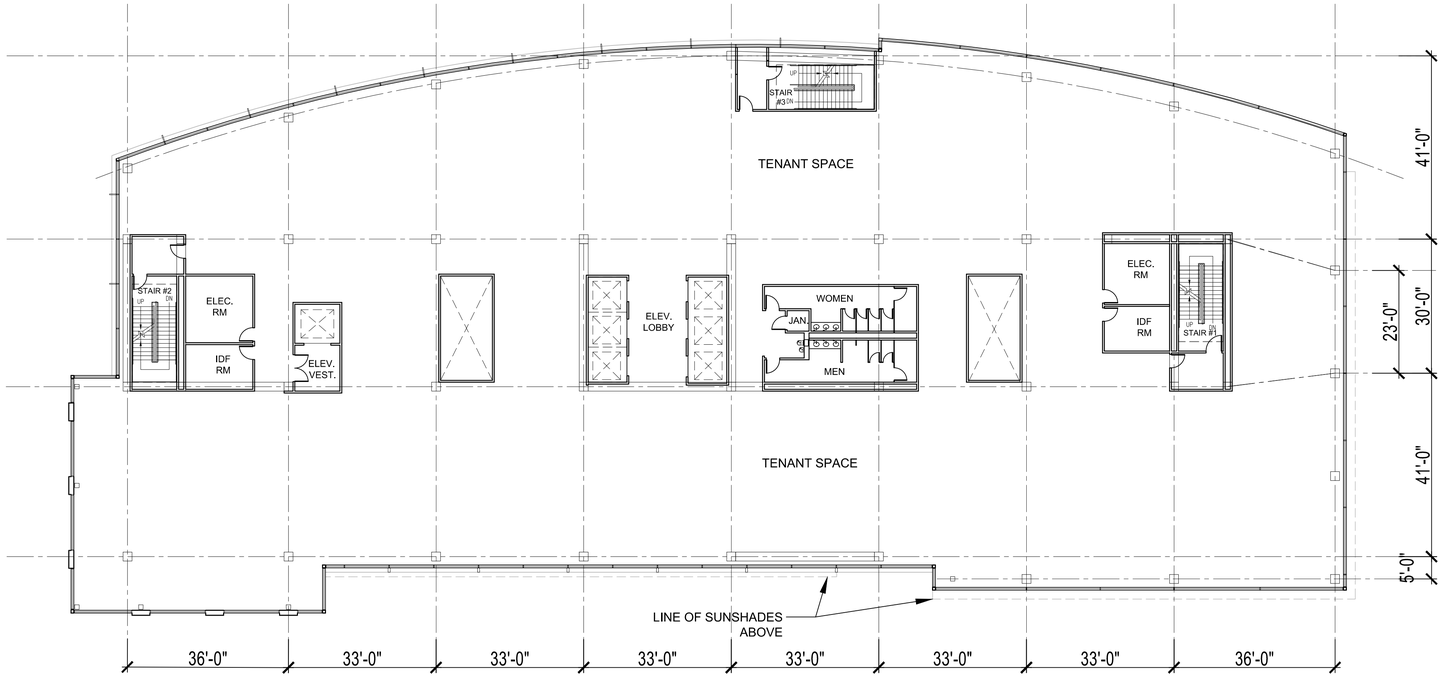
PENINSULA INNOVATION POINT
Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Planning Submittal 09.17.2021

A5.2
Project Number: 10192.002

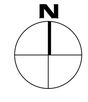
Sep 16, 2021 - 10:17am SCort P:\BaringsLLC\BaringsmeBay\+Campus_Gen\10192002\Dwg\Arch\A5_Floor Plans.dwg

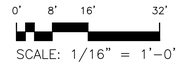


1 New Building - 5th Floor Plan
1/16"=1'-0"



2 New Building - 6th Floor Plan
1/16"=1'-0"





SCALE: 1/16" = 1'-0"

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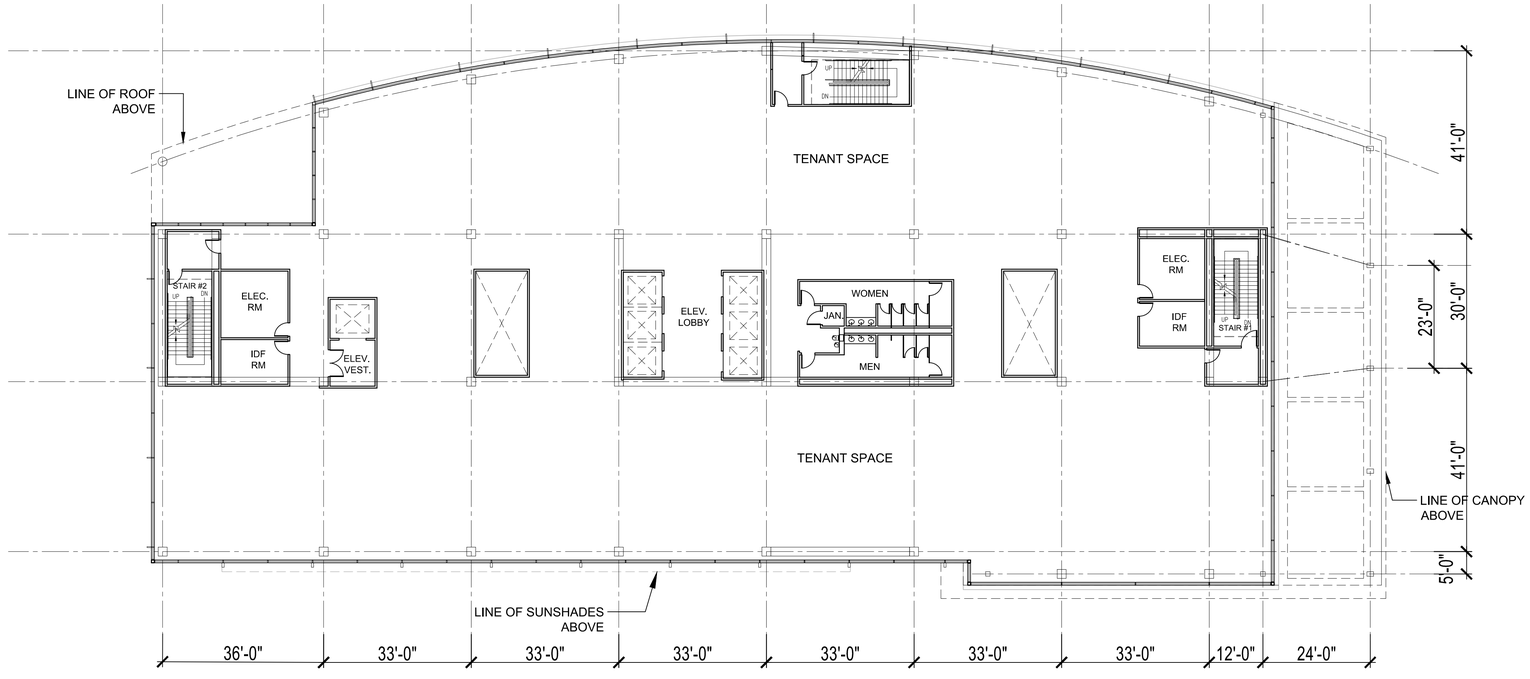
New Building - 5th and 6th Floor Plans

PENINSULA INNOVATION POINT
Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Planning Submittal 09.17.2021

A5.3
Project Number: 10192.002

Sep 16, 2021 - 10:18am SCarl P:\BaringsLLC\BurlingameBldg\+Campus_Gen\10192002\Dwg\Arch\A5_Floor Plans.dwg

1 New Building - 7th Floor
1/16"=1'-0"



2 New Building - 8th Floor Plan
1/16"=1'-0"

N

0' 8' 16' 32'

SCALE: 1/16" = 1'-0"

DES ARCHITECTS ENGINEERS

BARINGS

LANE PARTNERS

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New Building - 7th and 8th Floor Plans

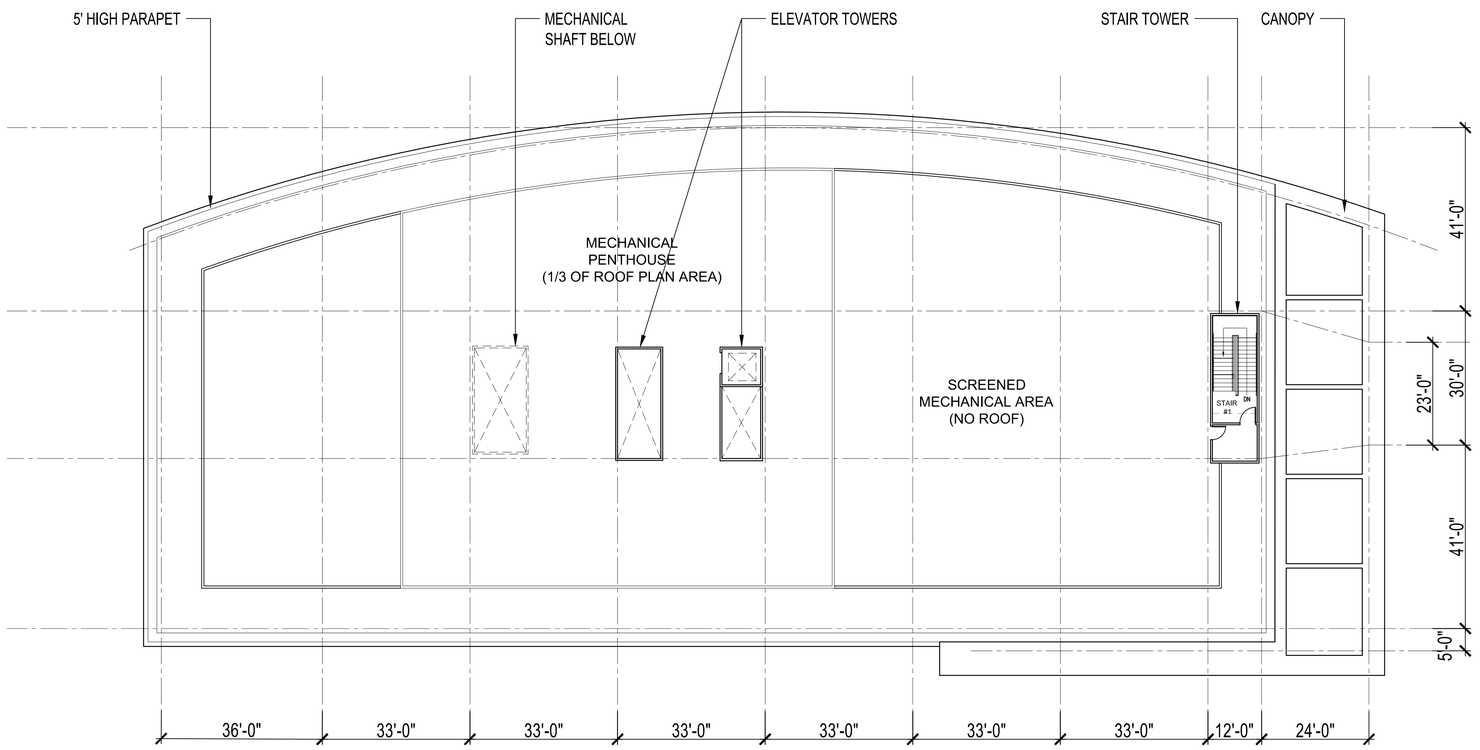
PENINSULA INNOVATION POINT

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Planning Submittal 09.17.2021

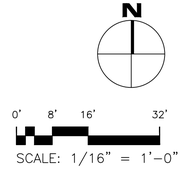
A5.4

Project Number: 10192.002

Sep 16, 2021 - 10:18am SCarl P:\BaringsLLC\BaringsmentBldg\+Campus_Gen\10192002\Dwg\Arch\A5_Floor Plans.dwg



1 New Building - Roof Plan
1/16"=1'-0"



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New Building - Roof Plan

PENINSULA INNOVATION POINT
Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Planning Submittal 09.17.2021

A5.5

Project Number: 10192.002

Sep 16, 2021 - 10:19am SCarl P:\BaringsLLC\BuringameBay\+Campus_Cen\10192002\Dwg\Arch\A5_Floor Plans.dwg

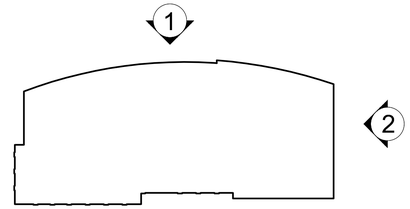
Materials/ Finishes

- Low-E Slightly Blue-Tinted Vision Glazing - Viracon VUE 1-50
- Low-E Matching Spandrel - Viracon VUE 1-50
- Low-E Green-Blue-Tinted Vision Glazing - Viracon VNE 1-63
- Low-E Matching Spandrel - Viracon VNE 1-63
- Clear Structural Glass
- Pre-Finish Metal Panel Fins/Breakshapes - Off-White
- Pre-Finish Metal Panel/ Aluminum Mullions and Sunshades - Dark Grey
- Pre-Finish Metal Panel - Mechanical Penthouse Enclosure and Roof Screen

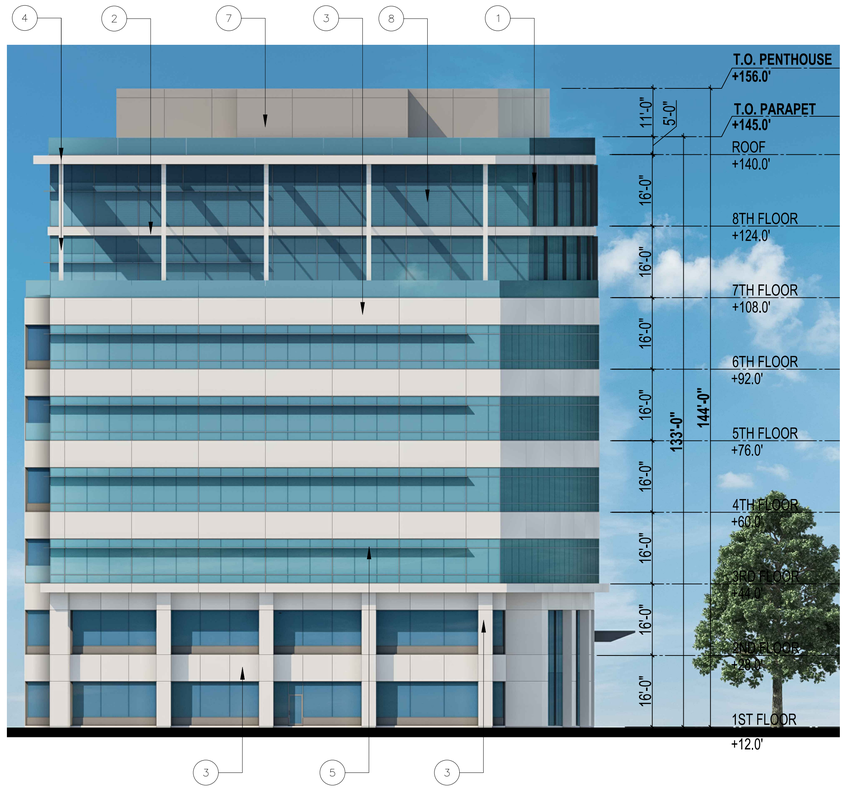
Key Notes

1. 18" Deep Metal Fin
2. Pre-Finish Metal Band/ Break-Shape
3. Pre-Finish Metal Panel
4. Pre-Finish Metal-Clad Column and Trellis w/ Perforated or Solid Metal Infill Panels
5. 24" Deep Metal Sunshade, Dark Grey
6. Metal Canopy
7. Mechanical Penthouse Enclosure and Roof Screen
8. Captured or Blind Joint at Curtain Wall

Key Plan



1 North Elevation
1/16" = 1'-0"



2 East Elevation
1/16" = 1'-0"

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New Building - Exterior Elevations

PENINSULA INNOVATION POINT

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Planning Submittal 09.17.2021

A6

Project Number: 10192.002

Sep 21, 2021 - 2:12pm PSoto P:\BaringsLLC\BurlingameBay\1-Campus_Gen\10192002\Dwg\Arch\A6_Elevations.dwg

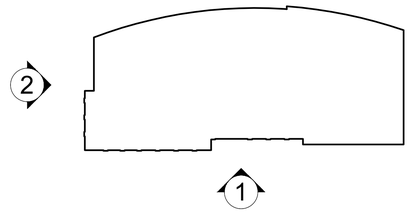
Materials/ Finishes

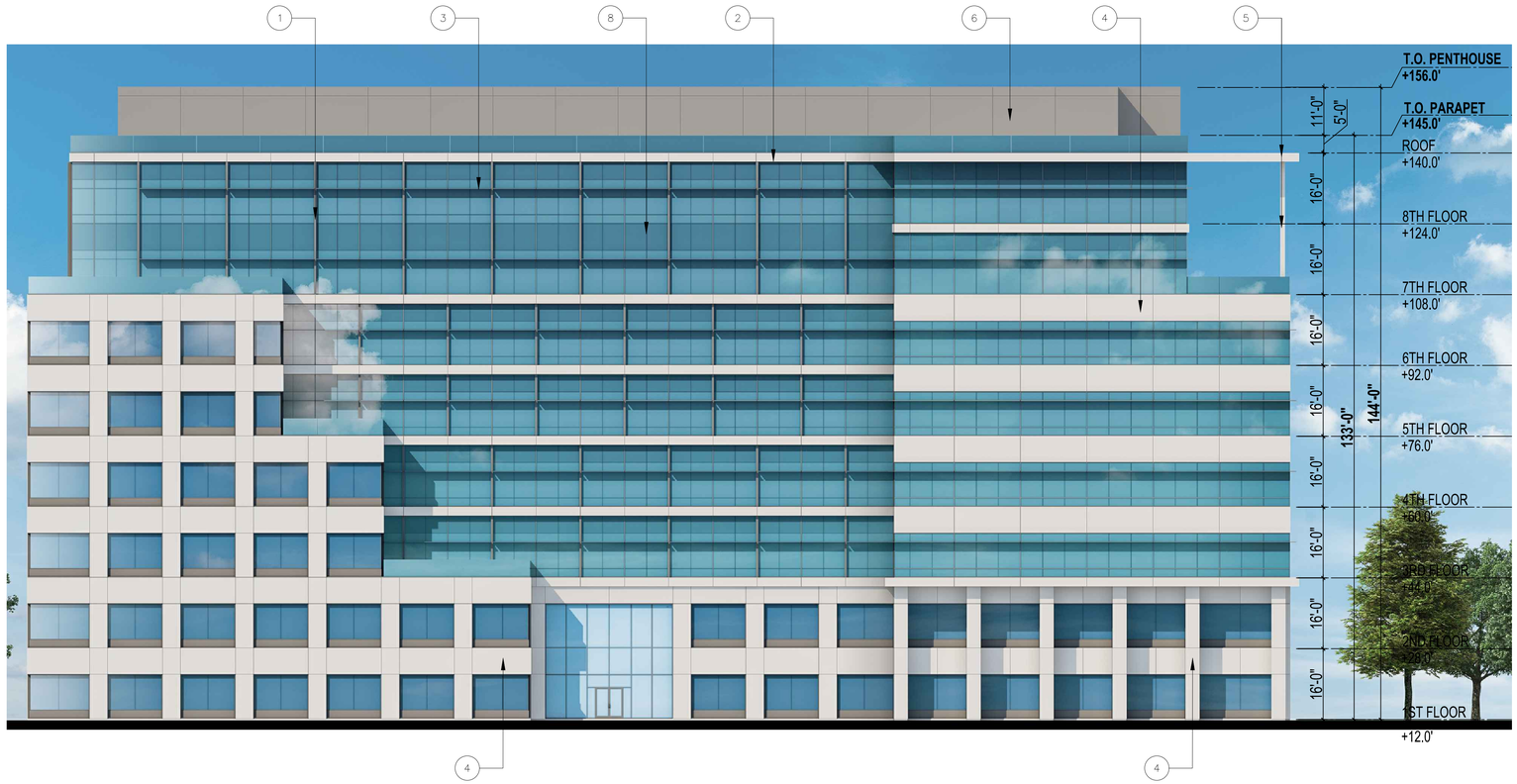
- Low-E Slightly Blue-Tinted Vision Glazing - Viracon VUE 1-50
- Low-E Matching Spandrel - Viracon VUE 1-50
- Low-E Green-Blue-Tinted Vision Glazing - Viracon VNE 1-63
- Low-E Matching Spandrel - Viracon VNE 1-63
- Clear Structural Glass
- Pre-Finish Metal Panel Fins/Breakshapes - Off-White
- Pre-Finish Metal Panels/ Aluminum Mullions and Sunshades - Dark Grey
- Pre-Finish Metal Panel - Mechanical Penthouse Enclosure and Roof Screen

Key Notes

1. 12" Deep Metal Fin
2. 12" Deep Metal Horizontal Break-Shape
3. 24" Deep Metal Sunshade, Dark Grey
4. Pre-Finish Metal Panel
5. Pre-Finish Metal-Clad Column and Trellis w/ Perforated or Solid Metal Infill Panels
6. Mechanical Penthouse Enclosure and Roof Screen
7. Metal Canopy
8. Captured or Blind Joint at Curtain Wall

Key Plan





1 South Elevation
1/16" = 1'-0"

2 West Elevation
1/16" = 1'-0"

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New Building - Exterior Elevations

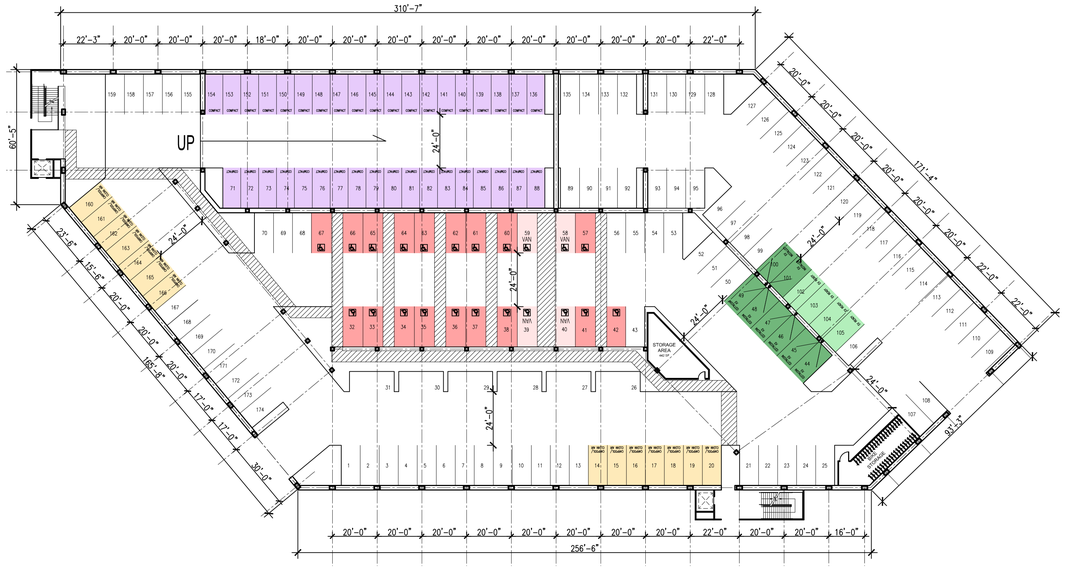
PENINSULA INNOVATION POINT

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Planning Submittal 09.17.2021

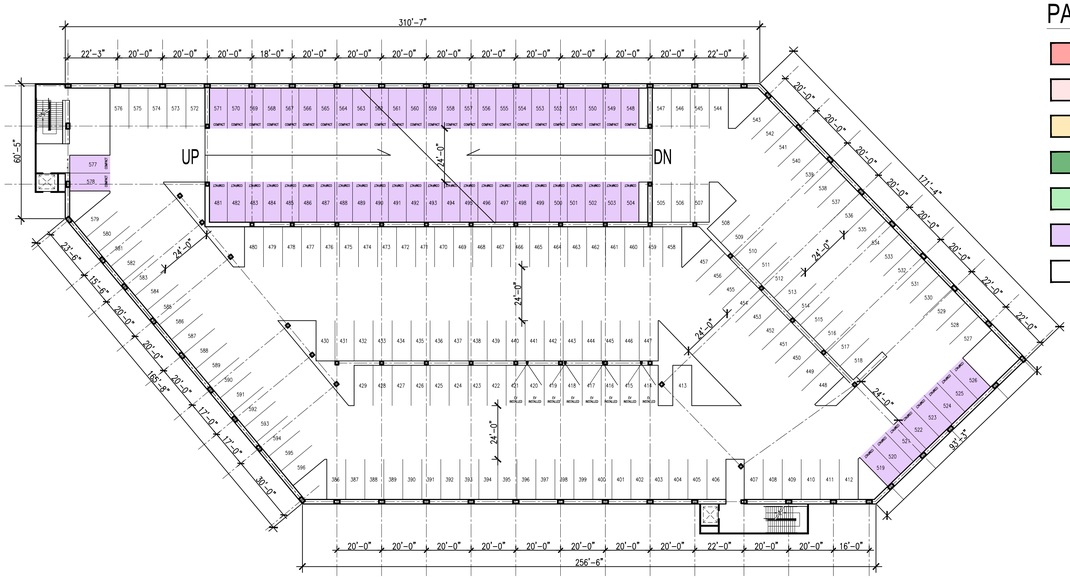
A6.1

Project Number: 10192.002

Sep. 21, 2021 - 2:31pm PSoto P:\BaringsLLC\BurlingameBay\+Campus_Gen\10192002\Dwg\Arch\A6_Elevations.dwg



1 Parking Structure Floor Plan - Surface Level
1/32"=1'-0"



3 Parking Structure Floor Plan - Level 3
1/32"=1'-0"

2 Parking Structure Floor Plan - Level 2
1/32"=1'-0"

4 Parking Structure Floor Plan - Level 4
1/32"=1'-0"

PARKING STALL TYPES

- ADA STALL (9' X 18')
- ADA VAN STALL (9' X 18')
- VANPOOL / CLEAN AIR STALL
- EV INSTALLED STALL
- EV READY STALL
- COMPACT STALL (8' X 17')
- STANDARD STALL (8.5' X 18')

0' 16' 32' 64'
SCALE: 1/32" = 1'-0"

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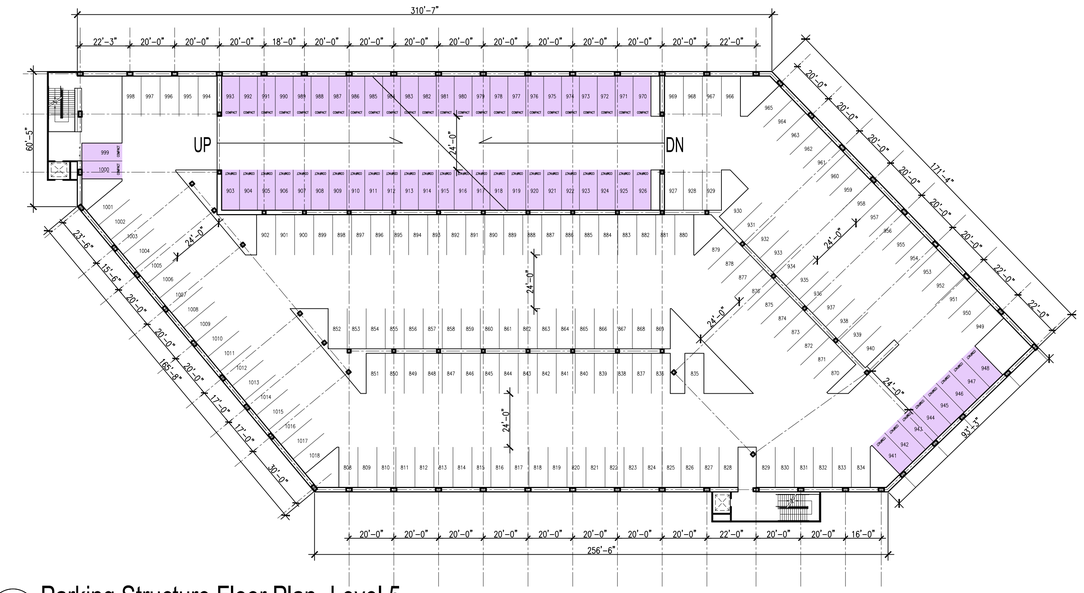
Parking Structure - Floor Plans

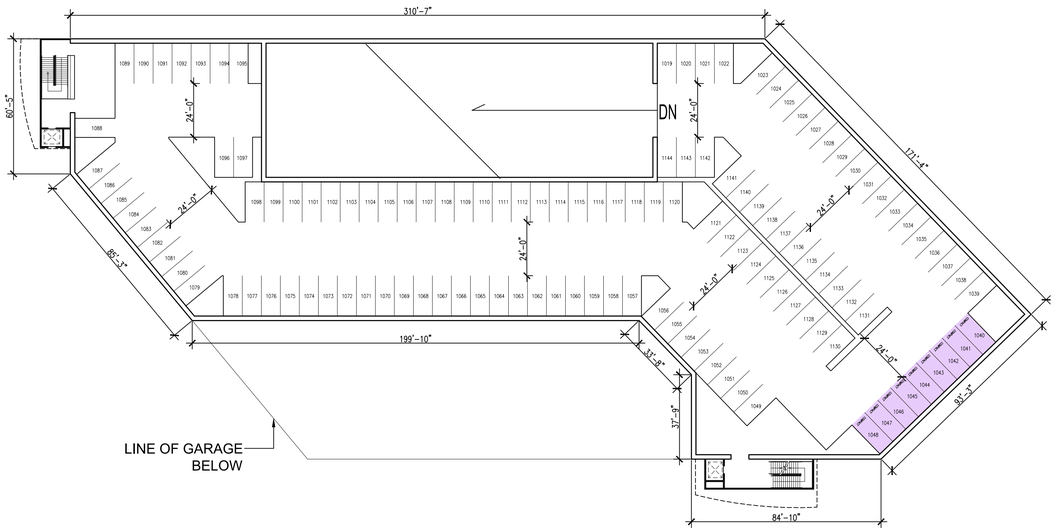
PENINSULA INNOVATION POINT
Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Planning Submittal 09.17.2021

A7
Project Number: 10192.002

Sep. 16, 2021 - 11:36pm SCort P:\BaringsLLC\BurlingameBay\+Campus_Gen\10192002\Dwg\Arch\A7_Parking Structure Floor plans.dwg



1 Parking Structure Floor Plan -Level 5
1/32"=1'-0"



2 Parking Structure Floor Plan - Level 5.5
1/32"=1'-0"

PARKING STALL TYPES

- ADA STALL (9' X 18')
- ADA VAN STALL (9' X 18')
- VANPOOL / CLEAN AIR STALL
- EV INSTALLED STALL
- EV READY STALL
- COMPACT STALL (8' X 17')
- STANDARD STALL (8.5' X 18')

0' 16' 32' 64'
SCALE: 1/32" = 1'-0"

DES ARCHITECTS ENGINEERS | BARINGS | LANE PARTNERS

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Parking Structure - Floor Plans

PENINSULA INNOVATION POINT
Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Planning Submittal 09.17.2021

A7.1
Project Number: 10192.002

Sep 16, 2021 - 11:38am SCarl P:\BaringsLLC\BaringsmntBldg1+Campus_Cert\10192002\Dwg\Arch\A7_Parking Structure Floor plans.dwg

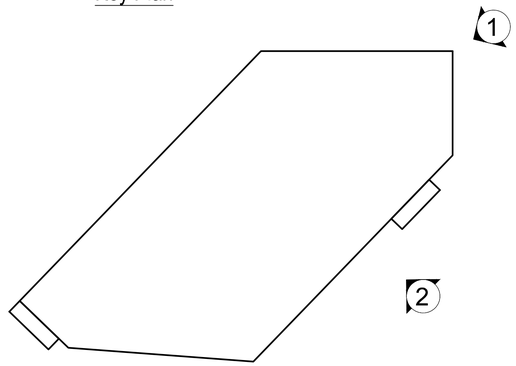
Materials/ Finishes

- Low-E Green-Blue-Tinted Vision Glazing - Viracon VNE 1-63
- Pre-FInish Metal Panel - Off-White
- Metal Wire Mesh - Silver-Grey
- Painted Concrete - Dark Grey
- Painted Concrete - Off White

Key Notes

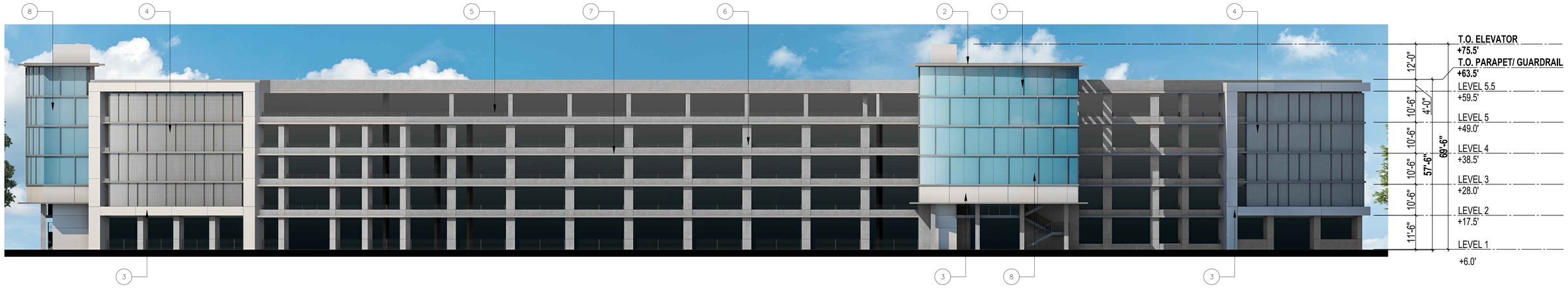
1. 6" Deep Metal Fin
2. Metal Clad Column and Canopy with Perforated or Solid Metal Infill Panels
3. Pre-Finish Metal Panel - Clad Portal
4. Metal Wire Mesh or Perforated Metal Panels
5. Cable Rail Crash Barrier
6. Painted Concrete Columns and Spandrels
7. Painted Concrete Projection - Off White Color
8. Low-E Green-Blue-Tinted Vision Glazing
9. Green Screen

Key Plan



1 Northeast Elevation

1/16" = 1'-0"



2 Southeast Elevation

1/16" = 1'-0"

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Parking Structure - Exterior Elevations

PENINSULA INNOVATION POINT

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Planning Submittal 09.17.2021

A8

Project Number: 10192.002

Sep 21, 2021 - 2:09pm PStolo P:\BaringsLLC\BuringameBay\1-Campus_Cen\10192002\Dwg\Mch\A8_Parking Structure Elevations.dwg

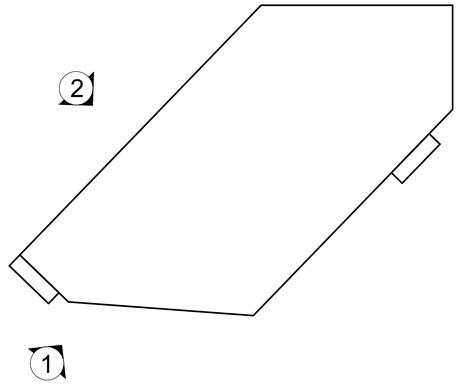
Materials/ Finishes

- Low-E Green-Blue-Tinted Vision Glazing - Viracon VNE 1-63
- Pre-FInish Metal Panel - Off-White
- Metal Wire Mesh - Silver-Grey
- Painted Concrete - Dark Grey
- Painted Concrete - Off White

Key Notes

1. 6" Deep Metal Fin
2. Metal Clad Column and Canopy with Perforated or Solid Metal Infill Panels
3. Pre-Finish Metal Panel - Clad Portal
4. Metal Wire Mesh or Perforated Metal Panels
5. Cable Rail Crash Barrier
6. Painted Concrete Columns and Spandrels
7. Painted Concrete Projection - Off White Color
8. Low-E Green-Blue-Tinted Vision Glazing
9. Green Screen

Key Plan



1 Southwest Elevation
1/16" = 1'-0"

2 Northwest Elevation
1/16" = 1'-0"

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Parking Structure - Exterior Elevations

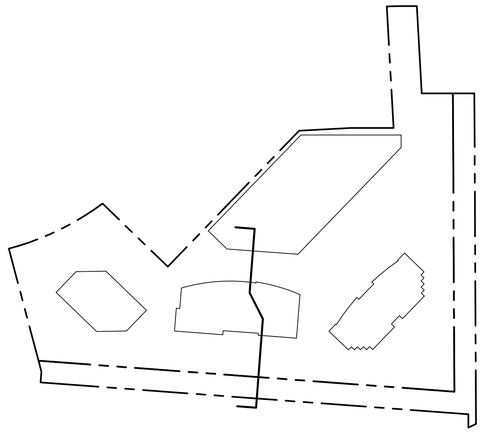
PENINSULA INNOVATION POINT

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Planning Submittal 09.17.2021

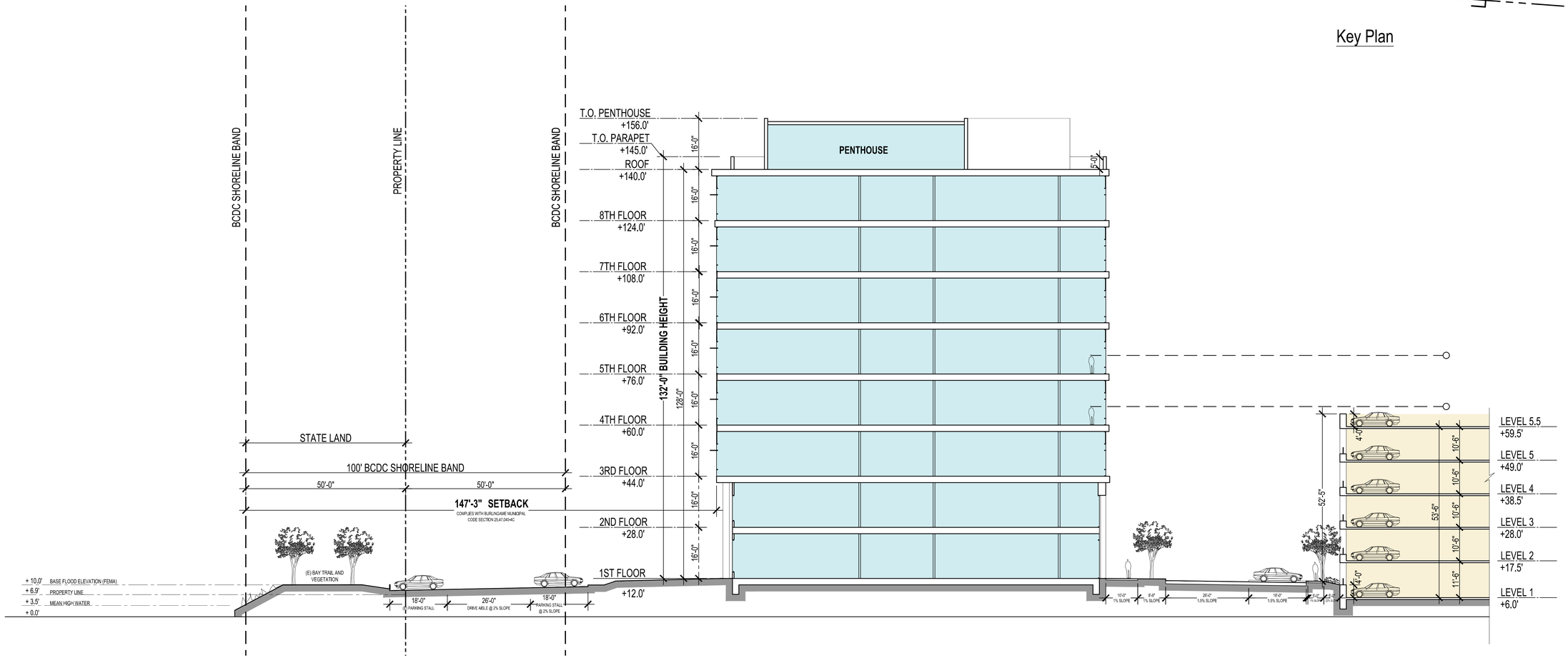
A8.1

Project Number: 10192.002

Sep 21, 2021 - 6:41pm SCarl P:\BaringsLLC\BurlingameBoy\+Campus_Gen\10192002\Dwg\Arch\A8_Parking Structure Elevations.dwg



Key Plan



1 Section: Site Connection from New Building to Parking Structure
1/16"=1'-0"

0' 8' 16' 32'
SCALE: 1/16" = 1'-0"

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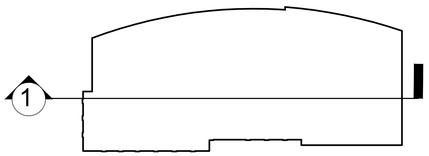
Site Section

PENINSULA INNOVATION POINT
Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Planning Submittal 09.17.2021

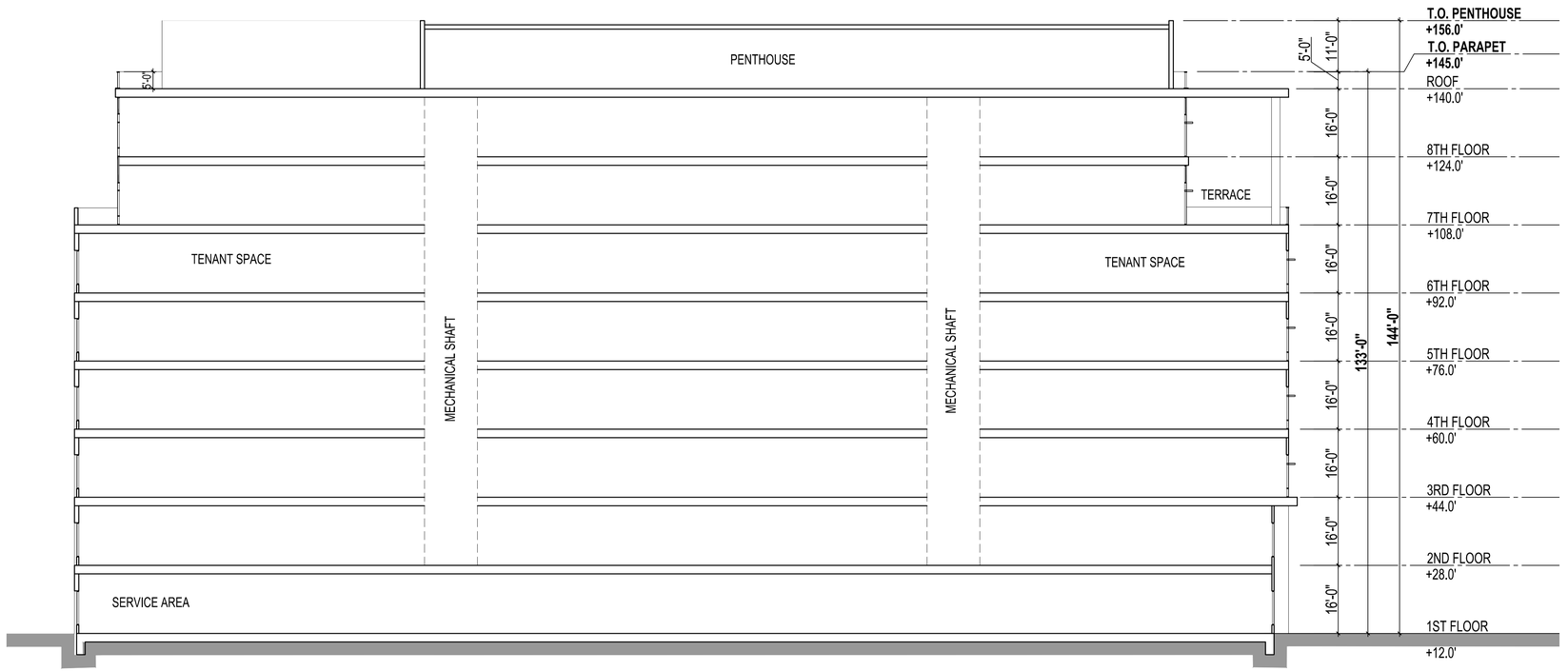
A9

Project Number: 10192.002

Sep 16, 2021 - 11:51am SCarl P:\BaringsLLC\BurlingameBay\+Campus_Cen\10192002\Dwg\Arch\A9_Site Sections.dwg



Key Plan



1 New Building - Section
1/16" = 1'-0"

0' 8' 16' 32'
SCALE: 1/16" = 1'-0"

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Building Section - New Building

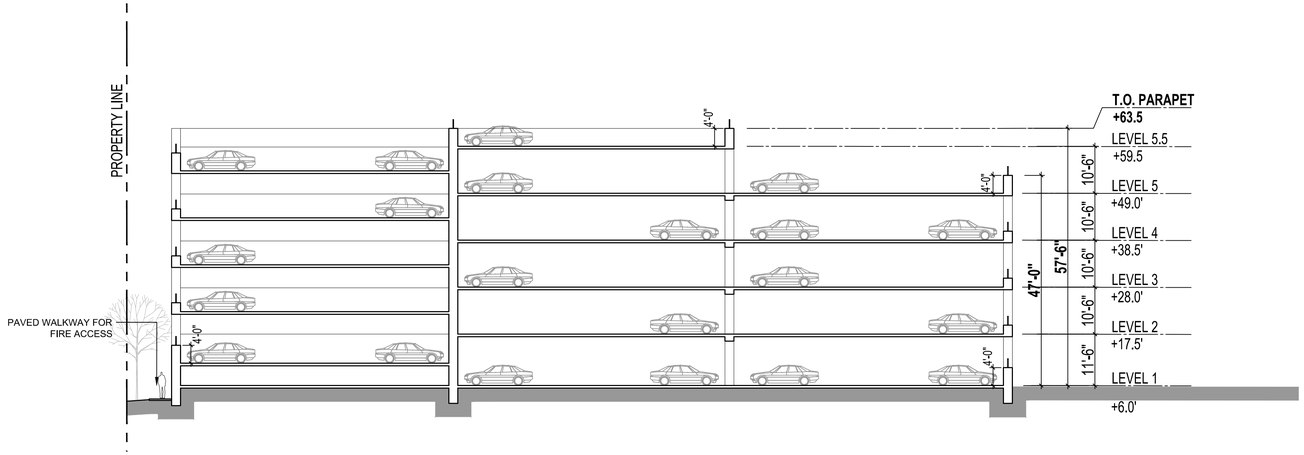
PENINSULA INNOVATION POINT

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Planning Submittal 09.17.2021

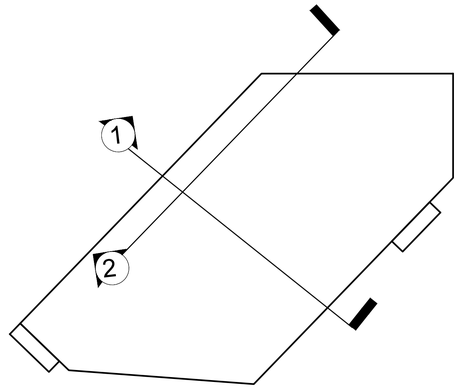
A10

Project Number: 10192.002

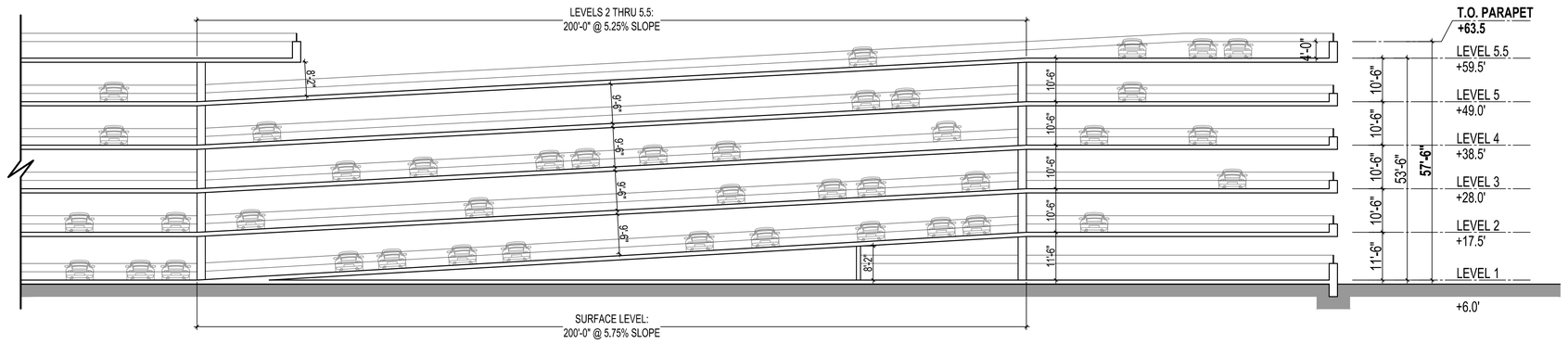
Sep 16, 2021 - 11:51am SCarl P:\BaringsLLC_BurlingameBay\+Campus_Gen\10192002\Dwg\Arch\A10_Building_Sections.dwg



1 Parking Structure - Section
1/16" = 1'–0"



Key Plan



2 Parking Structure - Section thru Ramp
1/16" = 1'–0"

0' 8' 16' 32'
SCALE: 1/16" = 1'–0"

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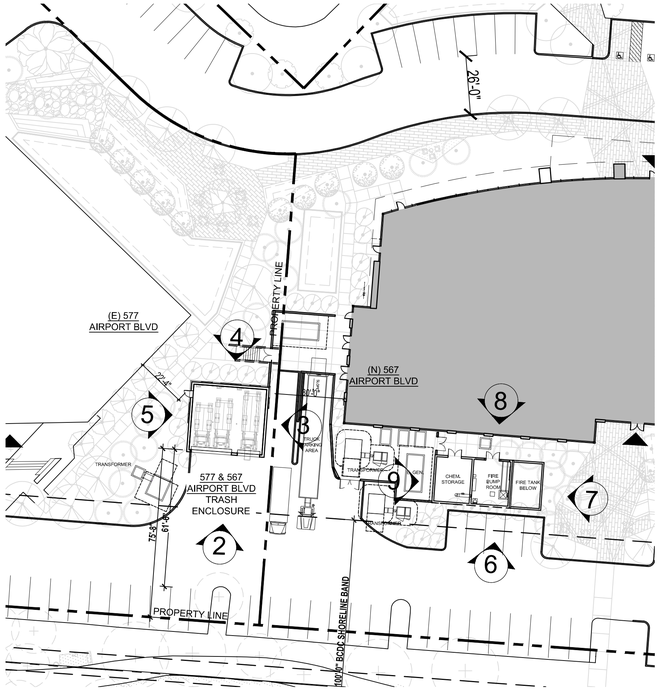
Building Sections - Parking Structure

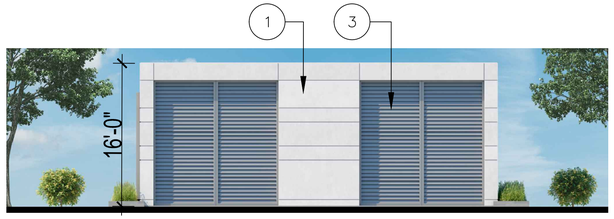
PENINSULA INNOVATION POINT
Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Planning Submittal 09.17.2021

A10.1
Project Number: 10192.002

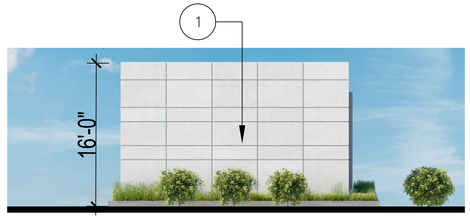
Sep 16, 2021 - 11:52am SCort P:\BaringsLLC\Burlingame4Bay\1-Campus_Gen\10192002\Dwg\Arch\A10_Building Sections.dwg



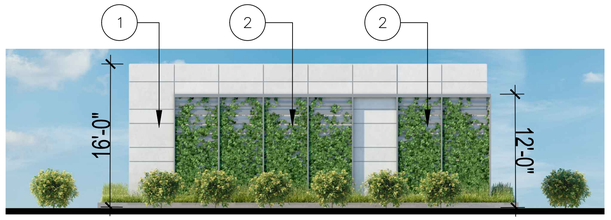
1 577 and New Building - Service Yard Plan
1/16" = 1'-0"



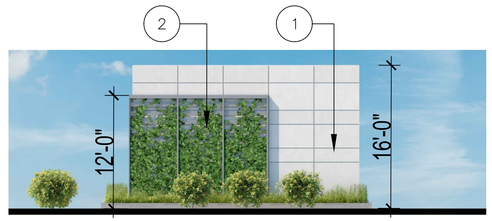
2 Trash Enclosure Front Elevation
1/8" = 1'-0"



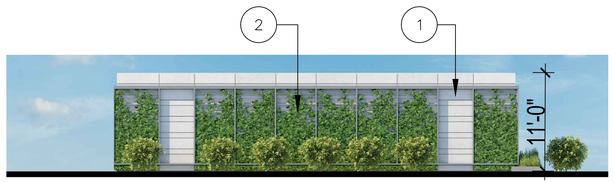
3 Trash Enclosure Side Elevation
1/8" = 1'-0"



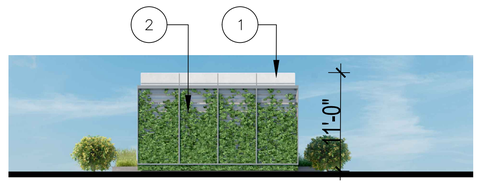
4 Trash Enclosure Rear Elevation
1/8" = 1'-0"



5 Trash Enclosure Side Elevation
1/8" = 1'-0"



6 Chemical Storage/Fire Tank Front Elevation
1/8" = 1'-0"



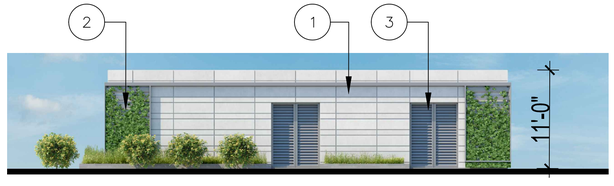
7 Chemical Storage/Fire Tank Side Elevation
1/8" = 1'-0"

Materials/ Finishes

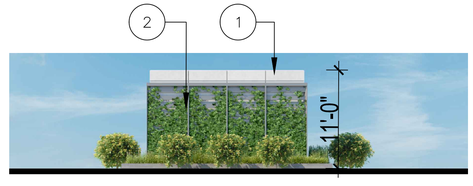
- Painted Cement Plaster - Off-White
- Green Screen - Dark-Grey
- Metal Door/ Gate - Dark-Grey
- Board-Form Concrete - Light Grey

Key Notes

1. Painted Cement Plaster Finish Over CMU Wall, Scorelines to Match Building Aesthetics
2. Green Screen
3. Metal Double-Louvered Gate/ Door



8 Chemical Storage/Fire Tank Rear Elevation
1/8" = 1'-0"



9 Chemical Storage/Fire Tank Side Elevation
1/8" = 1'-0"

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577 Airport and New Building - Service Yard Elevations

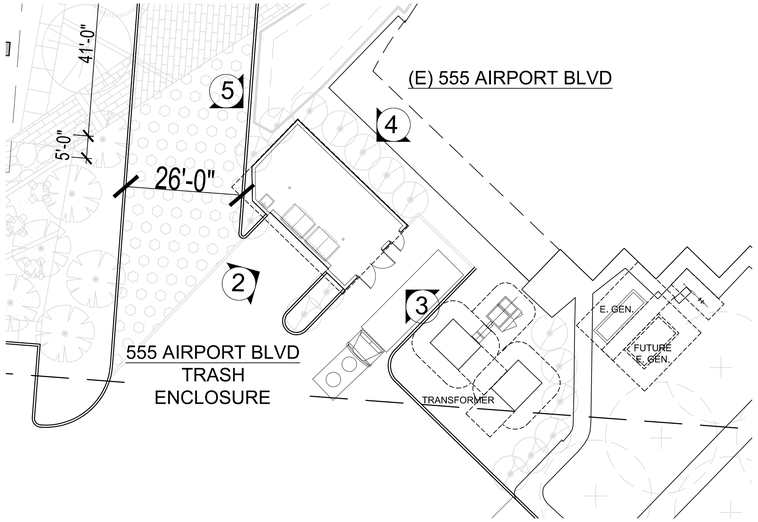
PENINSULA INNOVATION POINT

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Planning Submittal 09.17.2021

A11

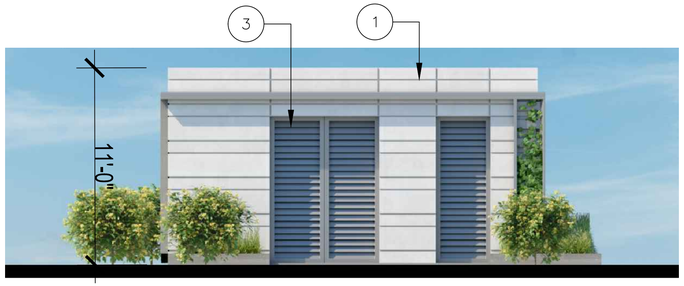
Project Number: 10192.002

Sep 29, 2021 - 9:30am SCarl P:\BaringsLLC\BaringsmedBoy\+Campus_Gen\10192002\Dwg\Arch\A11_Service Yard.dwg



1 555 Airport Blvd - Trash Enclosure Plan
1/16" = 1'-0"

2 Trash Enclosure Front Elevation
1/4" = 1'-0"



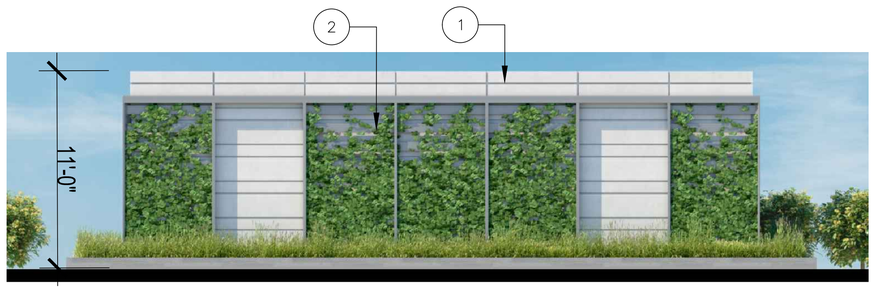
3 Trash Enclosure Side Elevation
1/4" = 1'-0"

Materials/ Finishes

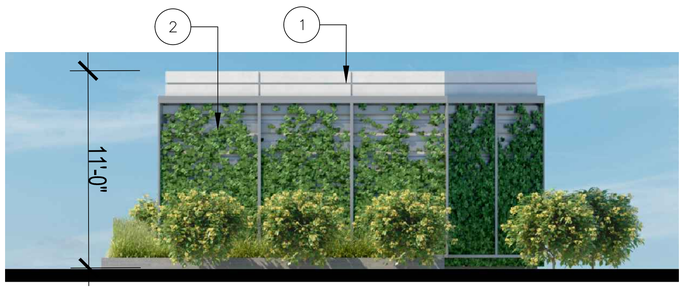
- Painted Cement Plaster - Off-White
- Green Screen - Dark-Grey
- Metal Door/ Gate - Dark-Grey
- Board-Form Concrete - Light Grey

Key Notes

1. Painted Cement Plaster Finish Over CMU Wall, Scorelines to Match Building Aesthetics
2. Green Screen
3. Metal Double-Louvered Gate/ Door



4 Trash Enclosure Rear Elevation
1/4" = 1'-0"



5 Trash Enclosure Side Elevation
1/4" = 1'-0"

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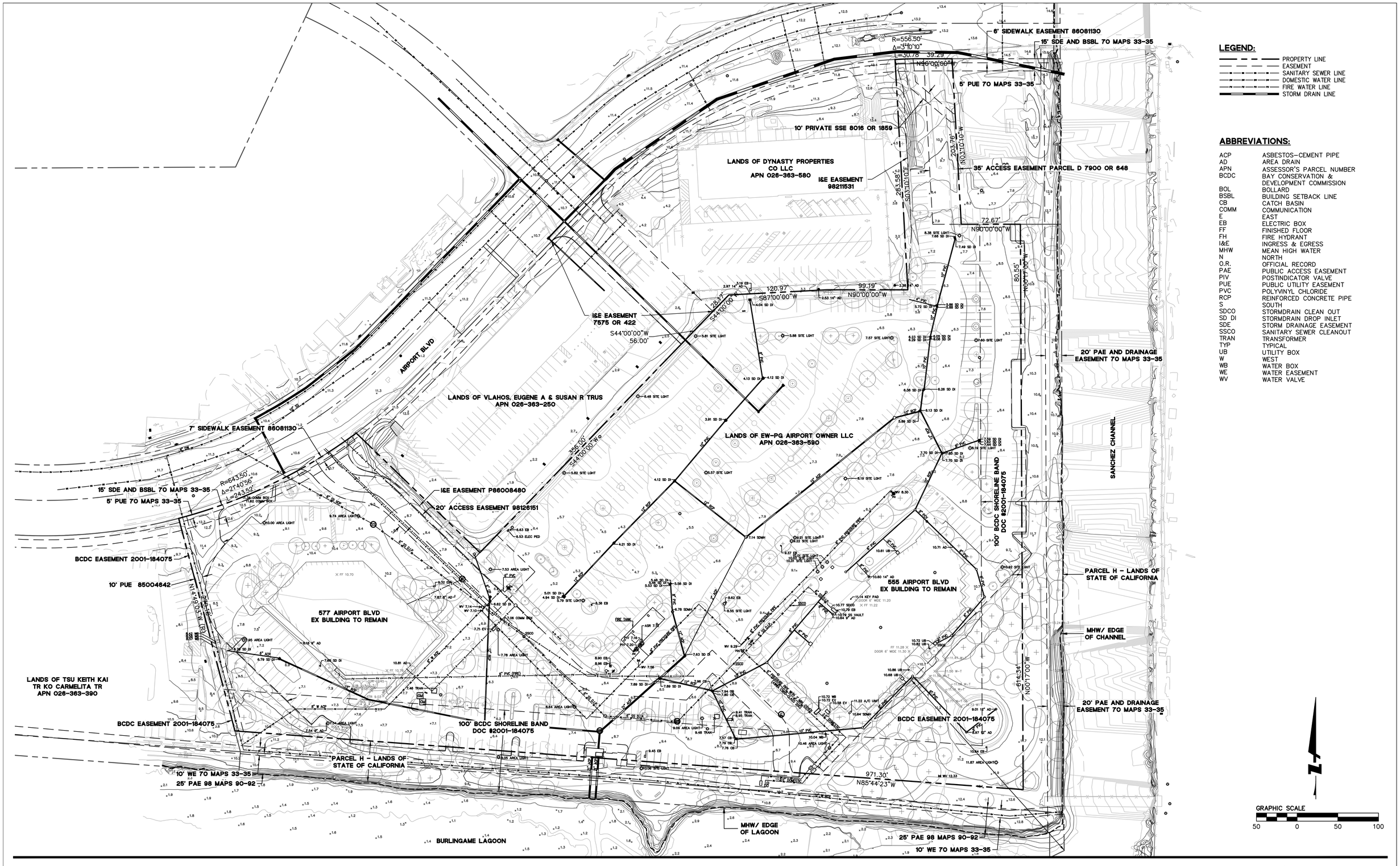
555 Airport Blvd - Trash Enclosure Plans and Elevations

PENINSULA INNOVATION POINT
Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Planning Submittal 09.17.2021

A11.1
Project Number: 10192.002

Sep 29, 2021 - 9:32am SCort P:\BaringsLLC\Baringsmelboy\+Campus_Gen\10192000\Dwg\Arch\A11_Service Yard.dwg



DES ARCHITECTS ENGINEERS

EverWest REAL ESTATE PARTNERS

BkF ENGINEERS/SURVEYORS/PLANNERS

255 SHORELINE DR, STE. 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

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EXISTING CONDITIONS PLAN

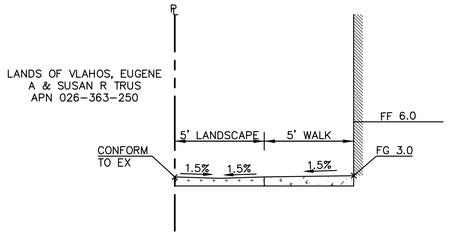
BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Revision 09.15.2021

C1.0

1" = 50'

Project Number: 10192.002



SECTION 1
NTS

LEGEND:

- PROJECT BOUNDARY
- PROPERTY LINE
- LIMIT OF GRADING

ABBREVIATIONS:

BOS	BOTTOM OF STAIR
EG	EXISTING GRADE
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
TC	TOP OF CURB
TOS	TOP OF STAIR

AIRPORT BLVD

SANCHEZ CHANNEL

565 AIRPORT BLVD
PARKING GARAGE FF 6.0

577 AIRPORT BLVD
EXISTING BUILDING
TO REMAIN
FF 10.7±

567 AIRPORT BLVD
FF 12.0

555 AIRPORT BLVD
EXISTING BUILDING
TO REMAIN
FF 11.3±

LIMIT OF GRADING

100' BCDC
SETBACK

BURLINGAME LAGOON

GRAPHIC SCALE
50 0 50 100

DES ARCHITECTS ENGINEERS
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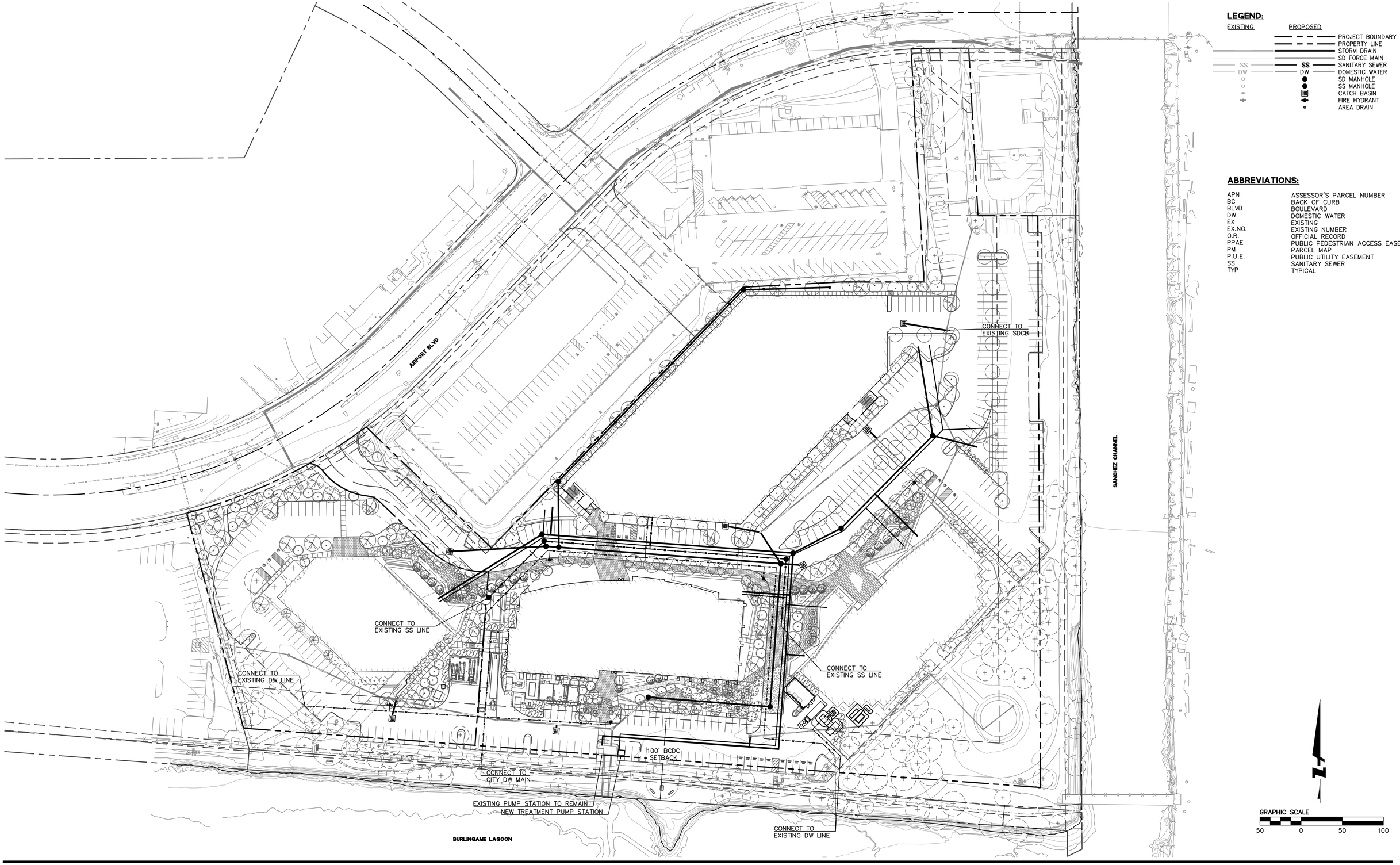
PROPOSED GRADING PLAN

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Revision 09.17.2021

C2.0
1" = 50'
Project Number: 10192.002

Sep 17, 2021 - 1:48pm sode K:\2019\191138_Bay_Park_Plaza\ENG\SD\S02.0-BBPRGR40.dwg



LEGEND:

EXISTING	PROPOSED	
		PROJECT BOUNDARY
		PROPERTY LINE
		STORM DRAIN
		SD FORCE MAIN
SS	SS	SANITARY SEWER
DW	DW	DOMESTIC WATER
○	●	SD MANHOLE
○	●	SS MANHOLE
▪	▣	CATCH BASIN
⊕	⊕	FIRE HYDRANT
⊙	⊙	AREA DRAIN

ABBREVIATIONS:

APN	ASSESSOR'S PARCEL NUMBER
BC	BACK OF CURB
BLVD	BOULEVARD
DW	DOMESTIC WATER
EX	EXISTING
EX.NO.	EXISTING NUMBER
O.R.	OFFICIAL RECORD
PPAE	PUBLIC PEDESTRIAN ACCESS EASE
PM	PARCEL MAP
P.U.E.	PUBLIC UTILITY EASEMENT
SS	SANITARY SEWER
TYP	TYPICAL

DES ARCHITECTS ENGINEERS
EverWest REAL ESTATE PARTNERS
BKF ENGINEERS / SURVEYORS / PLANNERS
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PROPOSED UTILITY PLAN

BURLINGAME BAY

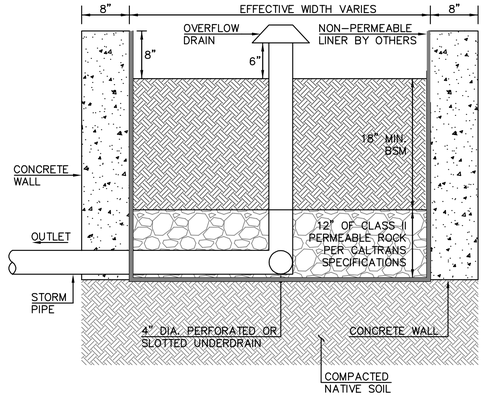
Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Revision 09.17.2021

C3.0

1" = 50'

Project Number: 10192.002

Sep 17, 2021 - 1:49pm sade K:\2019\191138_Bay_Park_Plaza\ENG\SD\SD3.0-BBPRUTIL.dwg



TYPICAL ON GRADE FLOW-THROUGH PLANTER
NOT TO SCALE

STORMWATER QUALITY SIZING SUMMARY

CATCHMENT ID	CATCHMENT AREA	LID TREATMENT AREA	LID TREATMENT AREA	TREATMENT AREA REQUIRED
DMA 1	363,082 SF	1	16,433 SF	14,523 SF

STRA — SELF TREATING/RETAINING AREA (92,614 SF)

TOTAL SITE AREA (472,811 SF)

ABBREVIATIONS:

DMA	DRAINAGE MANAGEMENT AREA
LID	LOW IMPACT DEVELOPMENT
SF	SQUARE FEET
STRA	SELF TREATING RETAINING AREA

ADRIAN RD
ABBOTT BLVD
SANCHEZ CHANNEL
DRAINAGE AREA 1
BURLINGAME LAGOON

GRAPHIC SCALE
50 0 50 100

DES ARCHITECTS ENGINEERS
EverWest REAL ESTATE PARTNERS
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255 SHORELINE DR, STE. 200
REDWOOD CITY, CA 94065
650/482-6300
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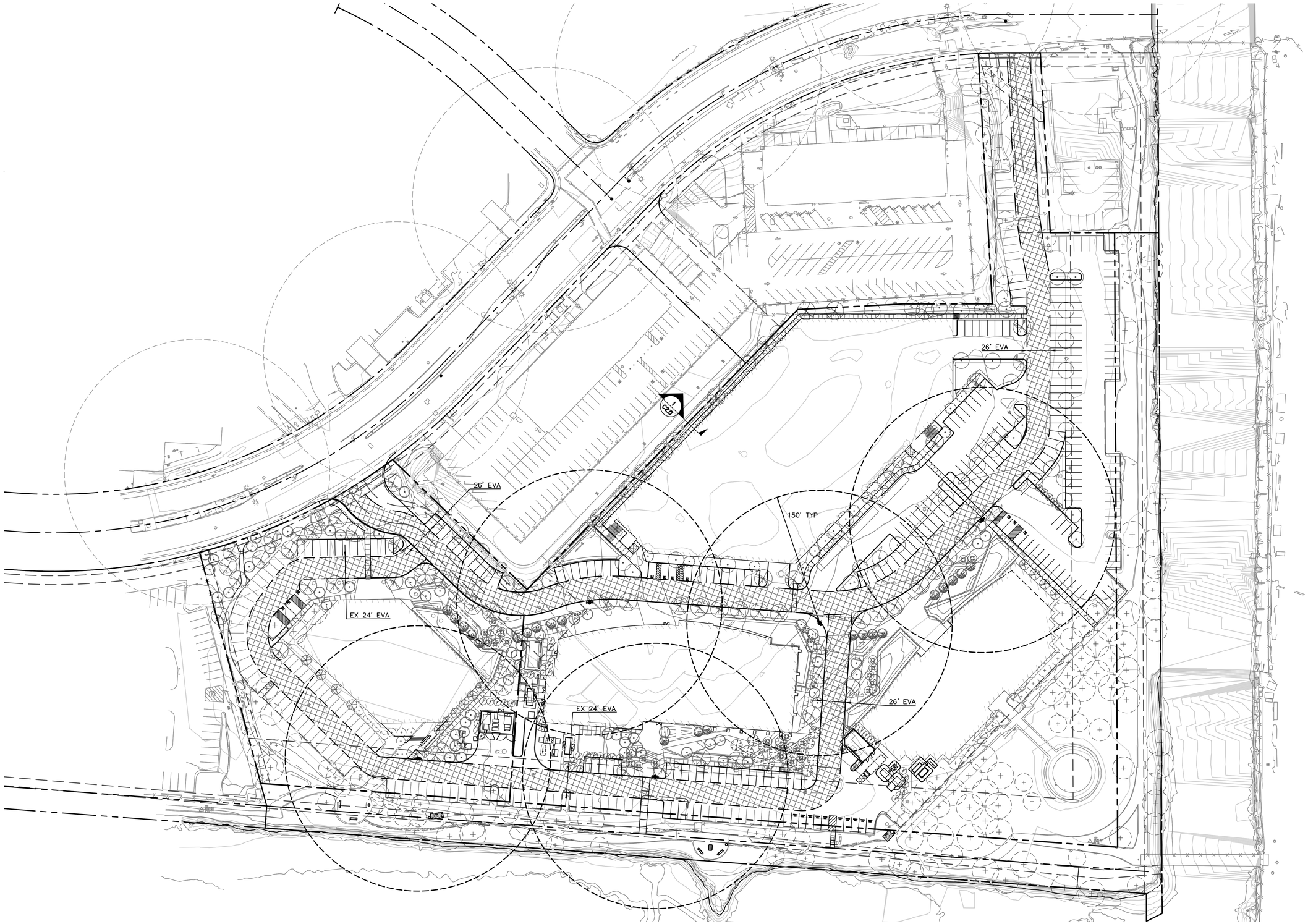
PROPOSED STORMWATER MANAGEMENT PLAN

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Revision 09.17.2021

C4.0
1" = 50'
Project Number: 10192.002



LEGEND:

EVA

PROPOSED FIRE HYDRANT RADIUS

EXISTING FIRE HYDRANT RADIUS

ABBREVIATIONS:

EVA	EMERGENCY VEHICLE ACCESS
TYP	TYPICAL

GRAPHIC SCALE

50 0 50 100

DES ARCHITECTS ENGINEERS

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255 SHORELINE DR, STE. 200
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PROPOSED FIRE ACCESS PLAN

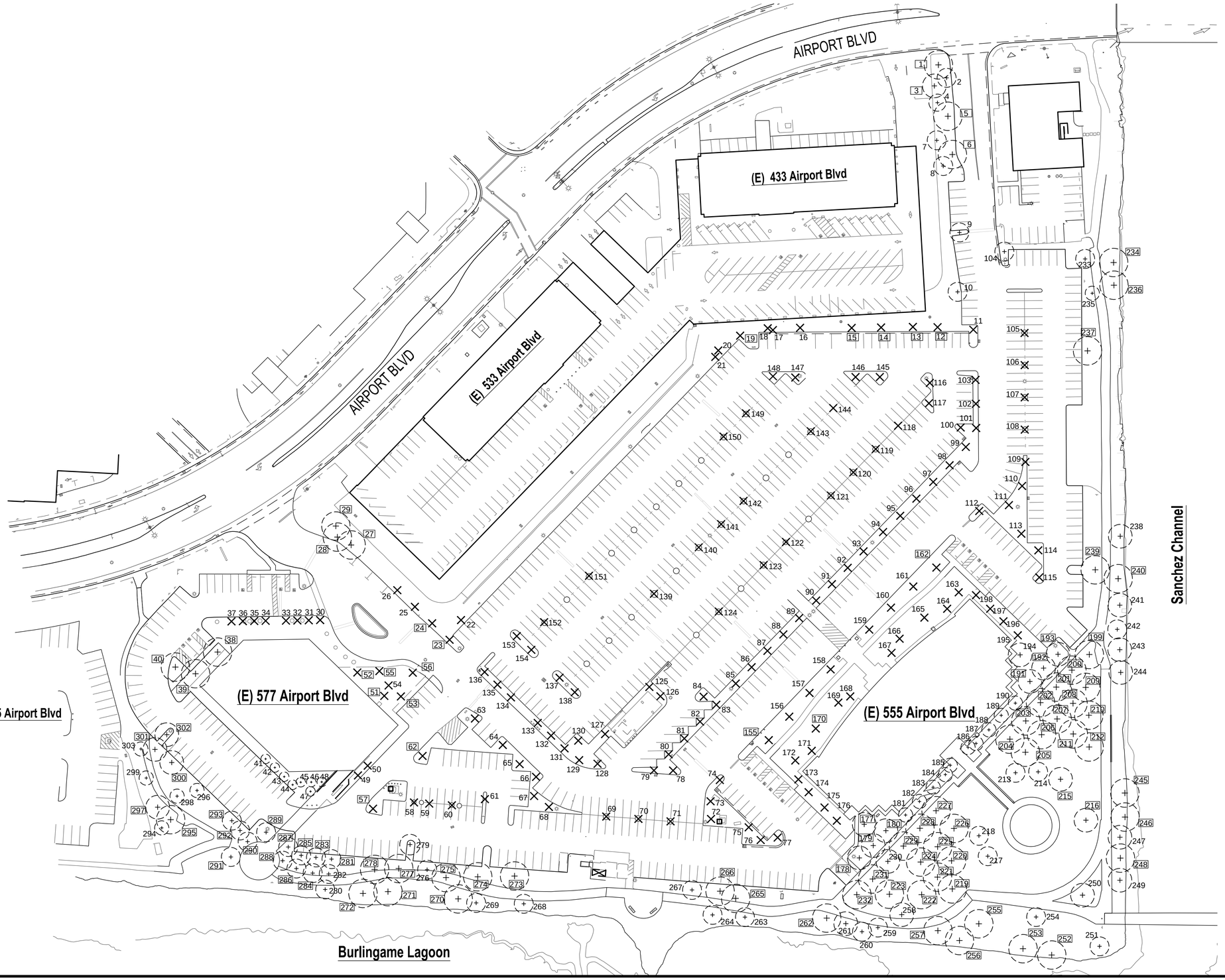
BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Revision 09.15.2021

C5.0

1" = 50'

Project Number: 10192.002



PROTECTED TREES TO BE REMOVED INVENTORY LIST:
(Arborist Report on 01/25/2020)

TREE/ TAG NO.	TREE NAME	SIZE: Trunk Diameter (in.)	CONDITION: Health Condition [100%=Best, 0%=Worst]	CONDITION: Structural Integrity [100%=Best, 0%=Worst]	CONDITION: Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (High/Moderate/Low)	Protected Tree
12	Fremont cottonwood (*Populus fremontii*)	18	60%	60%	Fair	Moderate	X
	Comments: Has a slight easterly lean. Ivy along trunk and dripline. Deadwood.						
13	Fremont cottonwood (*Populus fremontii*)	16	40%	50%	Poor	Low	X
	Comments: Deadwood. Ivy along trunk and dripline.						
14	Fremont cottonwood (*Populus fremontii*)	16	50%	50%	Fair	Moderate	X
	Comments: Ivy along trunk and dripline. Trunk surrounded by shrubs. Slight NE lean. Deadwood.						
15	Fremont cottonwood (*Populus fremontii*)	16	0%	0%	Dead	Low	X
	Comments: Roughly 90% dead, and for all practical purposes, consider dead. Extensive root decay, and should be removed immediately.						
19	Fremont cottonwood (*Populus fremontii*)	18	40%	60%	Poor	Moderate	X
	Comments: Leans east. Decayed surface roots throughout planter. Deadwood.						
23	Fremont cottonwood (*Populus fremontii*)	19	30%	30%	Poor	Low	X
	Comments: Deadwood. Slight SE lean. Advanced decline.						
24	Fremont cottonwood (*Populus fremontii*)	16	30%	30%	Poor	Low	X
	Comments: Slight NE lean. Deadwood. Small girdling root. Adjacent to retaining wall.						
51	Fremont cottonwood (*Populus fremontii*)	21	30%	30%	Poor	Low	X
	Comments: Adjacent to and leans away from building. Small girdling root. Extremely thin canopy. High canopy and top heavy.						
52	Fremont cottonwood (*Populus fremontii*)	26	30%	20%	Poor	Low	X
	Comments: Pronounced lean away from adjacent building. Extremely thin canopy. High canopy and top heavy.						
53	Fremont cottonwood (*Populus fremontii*)	27	30%	20%	Poor	Low	X
	Comments: Has a large basal canker with extensive decay. Leans east. Buttress root alongside walk. Small girdling roots. High canopy and top heavy.						
55	Fremont cottonwood (*Populus fremontii*)	21	20%	20%	Poor	Low	X
	Comments: Pronounced SE lean. Girdling roots. Basal canker. Deadwood. High canopy and top heavy.						
56	Fremont cottonwood (*Populus fremontii*)	29	40%	40%	Poor	Low	X
	Comments: Leans SE, and opposite lean is a mound, indicating it likely partially uprooted in past. Girdling roots. Deadwood. Thin canopy. Adjacent walkway raised in past (repaired now). High canopy and top heavy.						
57	Blackwood acacia (*Acacia melanoxylon*)	16	20%	20%	Poor	Low	X
	Comments: Advanced decline with at least 50% of canopy being dead. Surface roots. Deadwood.						
62	Blackwood acacia (*Acacia melanoxylon*)	28	30%	10%	Poor	Low	X
	Comments: Adjacent curb is cracked and raised. Fungal body (Ganoderma) at base, indicating an advanced level of internal decay. Asymmetrical, broad canopy. Poor lateral root development. Multiple leaders originate at 5.5' high forming a weak attachment. Mounds in lot from roots.						
155	London plane tree (*Platanus × hispanica*)	18	60%	70%	Fair	Moderate	X
	Comments: Has an old trunk wound. Generally good condition relative to all other London planes.						
162	London plane tree (*Platanus × hispanica*)	18	60%	80%	Fair	Moderate	X
	Comments: Generally good condition relative to all other London planes.						
170	Japanese maple (*Acer palmatum*)	5, 5, 4, 4, 3(3), 2, 1	70%	30%	Fair	Moderate	X
	Comments: Multi-trunk. In front of building.						

Project: Burlingame Bay, Burlingame
Prepared for: DES Architects + Engineers, Inc.
Prepared by: David L. Babby ***January 25, 2020***

TREE EVALUATION NOTES:

1. REFER TO ARBORIST REPORT DATED 01/25/2020 , PREPARED BY ARBOR RESOURCES FOR COMPLETE TREE INVENTORY TABLE AND EXISTING TREE PROTECTION MEASURES.
2. REFER TO SHEET L3b CONCEPTUAL LANDSCAPE PLAN FOR TREE REPLACEMENTS.
3. 155 TREES TO BE REMOVED
   148 TREE TO REMAIN
   17 PROTECTED TREES TO BE REMOVED
   251 PROPOSED TREES TO BE ADDED

LEGEND:

- × EXISTING TREE TO BE REMOVED
- + EXISTING TREE TO REMAIN
- [19] EXISTING TREE OF PROTECTED SIZE

N

0' 25 50' 100'

SCALE: 1" = 50'-0"

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Existing Tree Plan

BURLINGAME BAY
Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Planning Submittal 09.15.2021

L1

Project Number: 10192.002

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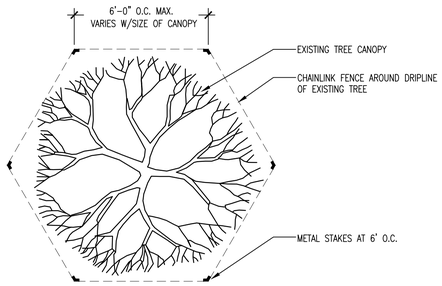
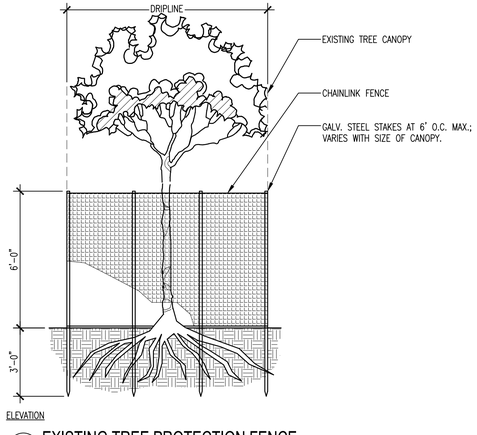
TREE PROTECTION MEASURES:

Tree protection measures taken from Arborist Report dated 01/25/2020. Refer to full report for additional information.

NOTES:
1. DO NOT REMOVE OR MOVE FENCE ONCE IN PLACE, UNLESS AUTHORIZED BY OWNER.
2. PLAN VIEW ONLY APPLIES WHEN FENCE ENCLOSES TREE. FENCE MAY BE USED AS A CONTINUOUS FENCE/BARRIER TO PROTECT TREE FROM ADJACENT CONSTRUCTION.



PLAN



ELEVATION

1 EXISTING TREE PROTECTION FENCE
3/8"=1'-0" (32) FILE NAME: FN-TREE DRAWN BY: LNDSCPE

4.0 TREE PROTECTION MEASURES

Recommendations presented within this section serve as measures to help mitigate or avoid impacts to trees being retained, and should be carefully followed throughout the entire demolition and construction process. They are subject to change upon reviewing future project plans, and I (hereinafter, "project arborist") should be consulted in the event any cannot be feasibly implemented.

4.1 Design Guidelines

1. A Tree Protection Zone (TPZ) is necessary to restrict or confine the following activities to help achieve a reasonable assurance of a tree's vigor, longevity and anchoring capacity: trenching, soil scraping, compaction, mass and finish-grading, overexcavation, subexcavation, tilling, ripping, swales, bioswales, storm drains, dissipaters, equipment cleaning, removal of underground utilities and vaults, altering existing water/drainage flows, stockpiling and dumping of materials, and equipment and vehicle operation. For general design purposes, the TPZ of a particular tree should be a minimum distance from its trunk of 7 to 10 times its trunk diameter in all directions away from existing foundations, tall retaining/planter walls, and streets (strive towards 10 times the diameter, and/or, beyond the actual canopy); for trees with multiple trunks, utilize the largest diameter. In the event an impact encroaches slightly within a setback, it can be reviewed on a case-by-case basis by the project arborist to determine whether measures can sufficiently mitigate the impacts to less-than-significant levels.

2. All site-related plans should contain notes referencing this report for tree protection measures.

3. Abandon all existing, unused lines or pipes within a TPZ, and any above-ground section should be cut off at existing soil grade (rather than being dug up and causing subsequent root damage); this provision should be specified on the demolition plan.

4. Design and route future utilities, irrigation, storm drains, dissipaters, bioswales (or other bioretention device/structure) and swales beyond TPZs. Dictated by the proximity to tree trunks, an alternative installation method may be warranted, such as hand-digging, a pneumatic air device (such as an Air-Spade®), or directional boring. For directional-boring, the ground above any tunnel must remain undisturbed, and access pits and any infrastructure (e.g. splice boxes, meters and vaults) established beyond TPZs.

5. Where within 10 feet from TPZ, confine grading (cut and fill), overexcavation, subexcavation, trenching, compaction, and other ground disturbance to within 12 to 24 inches from any foundation, footing, curb, gutter, pavement, drive or retaining wall.

6. Any wall constructed beneath a canopy for the purposes of retaining fill away from a TPZ should be, preferably, established on top of existing soil grade with no footing (e.g. drystack), or alternatively, using a pier and above-grade beam foundation, where the piers are minimized in diameter, spaced as far apart as possible, and the beams or spans between the piers established on top or above existing soil grade (i.e. a no-dig design except vertically for the piers). The ground beneath the beams or wall must not be compacted or dug.

7. Structures should consider avoiding the need to remove large limbs (e.g. >3" in diameter) or sections of canopies contributing to a tree's overall form, including to erect construction scaffolding or needing manlifts.

8. The future staging area and route(s) of access should be routed beyond canopies and unpaved areas of TPZs.

9. Avoid specifying the use of herbicides use within a TPZ; where used on site, they should be labeled for safe use near trees. Also avoid prescribing liming within 50 feet of a tree.

10. Erosion control should consider that any straw wattle or fiber rolls require no more than a 2-inch deep, vertical soil cut for their embedment, and are established as close to canopy edges as possible (and not against a tree's trunk).

11. The landscape design should conform to the following additional guidelines:
    a. Large growing trees, such as those that can exceed the height of retained trees, should be installed beyond TPZs, and be at least 10 to 15 feet from a future foundation, wall and hardscape.
    b. Plant material installed beneath tree canopies should be at least 24 to 36 inches from their trunks.
    c. Irrigation and lighting features (e.g. main line, lateral lines, valve boxes, wiring and controllers) should be established so that no trenching occurs within a TPZ. In the event this is not feasible, they may require being installed in a radial direction to a tree's trunk, and terminate a specific distance from a trunk (versus crossing past it).
    d. Ground cover beneath canopies should consist of a 3-inch layer of coarse wood chips or other high-quality mulch (avoid gorilla hair, rock, stone, gravel, black plastic or other synthetic ground cover). Keep mulch off the trees' trunks.
    e. New fence posts (posts) should be placed at least 5 feet from a tree's trunk (depends on trunk size and growth pattern); the post layout should be guided by where large roots are likely located, which can be predetermined using a bully probe (or similar), and collaborating with the project arborist.
    f. Tilling, ripping and compaction within TPZs should be avoided.
    g. Bender board or other edging material proposed beneath the canopies should be established on top of existing soil grade (such as by using vertical stakes).

4.2 Before Demolition, Grading and Construction

12. Pruning for any retained tall or large tree is needed, and should only be performed in accordance with the most recent ANSI A300 standards, and by a California licensed and bonded tree-service contractor (D-49) which has an ISA certified arborist in a supervisory role and carries General Liability and Worker's Compensation insurance. Also, the rubber wire cable within #187's canopy should be removed.

13. Where feasible, manually spread a 4- to 5-inch layer of coarse wood chips, ¼- to ¾-inch in size, over exposed ground beneath canopies; the type and source of these wood chips should be from a professional and licensed tree service, and absent of Sudden Oak Death infection (or the possibility thereof). The chips should not be piled against the trunks, and any existing leaf litter should remain in place and the chips spread on top.

14. Where within a TPZ, the removal of plant material and groundcover must be manually performed versus using heavy equipment operating and traveling on unpaved ground. Additionally, the removal of stumps shall only be performed using a stump grinder (versus excavating into the ground and inadvertently damaging roots).

15. Begin applying supplemental irrigation during the dry months of the year (e.g. May thru October), at a rate of approximately 10 gallons per inch of trunk diameter every two to three weeks via flooding the inside of a 12-inch tall berm established around the canopy perimeters (or as close to the perimeters as possible). Alternatives include using soaker hoses or through deep-root injection. Note, ultimately, the methodology, amount and frequency of irrigation can be best outlined closer to construction commencing, and any applicable dewatering may require a more intensive supplemental watering program than otherwise needed.

16. Install tree protection fencing prior to demolition or other site work for the purpose of restricting access into unpaved sections of ground within a TPZ. Fencing does not need to enclose any pavement remaining within a TPZ (in effect, the pavement allows access within a TPZ, while serving as a superior root zone buffer). Fencing should consist of 5- to 6-foot tall chain link mounted on 2-inch diameter steel posts, which are driven into the ground for vertical alignment. Fencing shall remain in place throughout site development, and will need to be installed, as needed, in various phases (e.g. demolition is phase 1, grading and construction phase 2). Also, note that removing hardscape within a TPZ may trigger fencing being modified to capture the newly exposed area.

4.3 During Demolition, Grading and Construction

17. Take great care during demolition of existing pavement and other features to avoid damaging a tree's trunk, crown and roots within a TPZ.

18. Great care must also be taken by equipment operators to position their equipment to avoid trunks and branches, including the scorching of foliage. Any tree damage or injury should be reported to the project arborist for review of treatment.

19. Avoid using the trees' trunks as winch supports for moving or lifting heavy loads.

20. Removing existing hardscape (including curbs and gutters) within a TPZ should be carefully performed to avoid excavating roots and soil during the process, and removal of base material shall be performed under direction of the project arborist (and where necessary, shall remain in place and utilized as future base course).

21. Any authorized access, digging or trenching within designated-fenced areas shall be foot-traffic only and manually performed without using heavy equipment or tractors.

22. Avoid damaging or cutting roots with diameters ≥2 inches without prior assessment by the project arborist. Should roots of this size become encountered, within one hour of exposure, either bury them with soil or wrap in moistened burlap, to remain continually moist until ultimately covered by soil. If approved for cutting, cleanly severe at 90° to the angle of root growth against the cut line (using loppers or a sharp hand saw), and then immediately after, bury the cut end with soil or cover with a plastic sandwich bag (and secured using a rubber band, and removed just before backfilling). Roots encountered with diameters less than 2 inches and require removal can be cleanly severed, using a new handsaw or loppers, at 90° to the direction of root growth.

23. Spoils created during digging shall not be piled or spread on unpaved ground within a TPZ. If essential, temporarily pile spoils on plywood or a tarp.

24. New irrigation and lighting features (e.g. main line, laterals, valve boxes, wiring and controllers) should be established so that no trenching occurs within a TPZ. In the event this is not feasible, the trenches may require being installed in a radial direction to a tree's trunk, and terminate a specific distance from a trunk (versus crossing past it). The use of a pneumatic air device (such as an Air-Spade®) may be needed to avoid root damage. Additionally, any Netafim tubing used should be placed on grade, and header lines installed as mentioned above. All routes within or near a TPZ shall be reviewed with the project arborist several weeks/months prior to installation.

25. Digging holes for any new fence within a TPZ shall be manually performed, and in the event a root of ≥2 inches in diameter is encountered during the process, the hole should be shifted over by 12 inches and the process repeated.

26. Dust accumulating on trunks and canopies during dry weather periods should be periodically washed away (e.g. every three to four months).

27. Avoid disposing harmful products (such as cement, paint, chemicals, oil and gasoline) beneath canopies or anywhere on site that allows drainage within or near TPZs. Herbicides should not be used with a TPZ; where used on site, they should be labeled for safe use near trees.

28. Fertilization may benefit a tree's health, vigor and appearance. If applied, however, soil samples should first be obtained to identify the pH levels and nutrient levels so a proper fertilization program can be established. I further recommend any fertilization is performed under the direction and supervision of a certified arborist, and in accordance with the most recent ANSI A300 standards.

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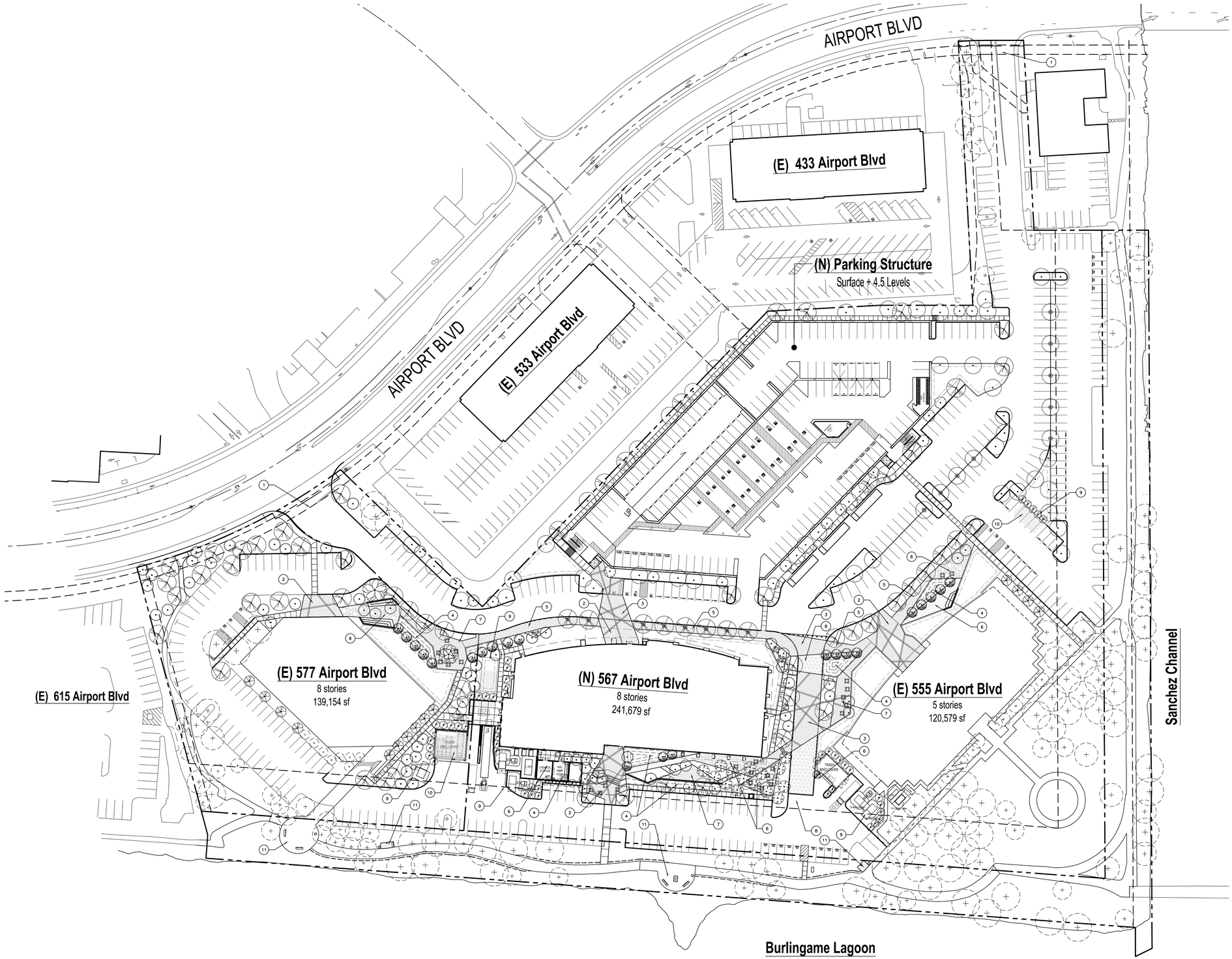
Tree Protection Measures

BURLINGAME BAY
Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Planning Submittal 09.15.2021

L1.1
Project Number: 10192.002



GENERAL NOTES:

1. ALL TREES TO BE A MINIMUM OF 15 GAL. IN SIZE WITH A MIXTURE OF 24", 36", AND 48" BOX SIZES.
2. LANDSCAPE MAINTENANCE AND ESTABLISHMENT PROGRAMS TO BE PROVIDED AT COMPLETION OF PROJECT.
3. A WATER CONSERVING AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED IN PROPOSED LANDSCAPE AREAS IN ACCORDANCE WITH THE CITY OF BURLINGAME AND MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AND IRRIGATION TO CONFORM TO SMC 19.37.
5. NO TREES PLANTED WITHIN 10' OF CITY SEWER LINES.
6. FOR CONCEPTUAL LANDSCAPE DETAILS AND FULL LIST OF PROPOSED TREE, SHRUB AND GROUNDCOVER, REFER TO SHEET L3.
7. WATER CALCULATIONS TO BE PROVIDED WITH SUBMITTAL FOR BUILDING PERMIT.

SHEET NOTES:

REFER TO L3 FOR PLANTING SCHEDULE AND DETAILS,
REFER TO L4.1 & L4.2 FOR IMAGERY.

KEY NOTES:

1. SITE ENTRY
2. BUILDING ENTRY PLAZA W/ SPECIAL PAVING
3. VEHICULAR RATED SPECIAL PAVING
4. GEOMETRIC BERM
5. CAMPUS PEDESTRIAN CIRCULATION W/ SPECIAL PAVING
6. FLEX SPACE (PAVING MATERIAL - FLAGSTONE, DG, ARTIFICIAL TURF)
7. OUTDOOR DINING W/ SPECIAL PAVING
8. TURF BLOCK (GRASSPAVE2 BY INVISIBLE STRUCTURES)
9. SCREEN PLANTING AT TRASH ENCLOSURES / UTILITY AREA
10. TRASH ENCLOSURES
11. IMPROVEMENTS WITHIN BCDC AREA

LEGEND:

STREET TREE - 48" BOX
- ACER RUBRUM 'OCTOBER GLORY'
- POPULUS FREMONTII
- ULMUS PARVIFOLIA

SPECIMEN TREE - 60" BOX
- QUERCUS RUBRA

CANOPY TREE - 36" BOX
- PISTACIA CHINENSIS

TREE GROVE AT FLEX AREA - 36" BOX
- GINKGO BILOBA 'AUTUMN GOLD'

ACCENT TREE - 24" BOX
- CERCIS OCCIDENTALIS
- ACER X FREEMANII 'ARMSTRONG'

EVERGREEN TREE - 24" BOX
- MAGNOLIA GRANDIFLORA 'LITTLE GEM'
- ARBUTUS 'MARINA'
- DODONAEA VISOSA 'PURPUREA' (SCREENING FOR TRASH ENCLOSURES / UTILITY)

EXISTING TREE ON SITE

BIO RETENTION
REFER TO CIVIL DRAWINGS FOR DETAIL
REFER TO L3 & L4.1 FOR PLANTING IN BIO

N

0' 25 50' 100'

SCALE: 1" = 50'-0"

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Conceptual Landscape Plan

PENINSULA INNOVATION POINT

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
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L2

Project Number: 10192.002

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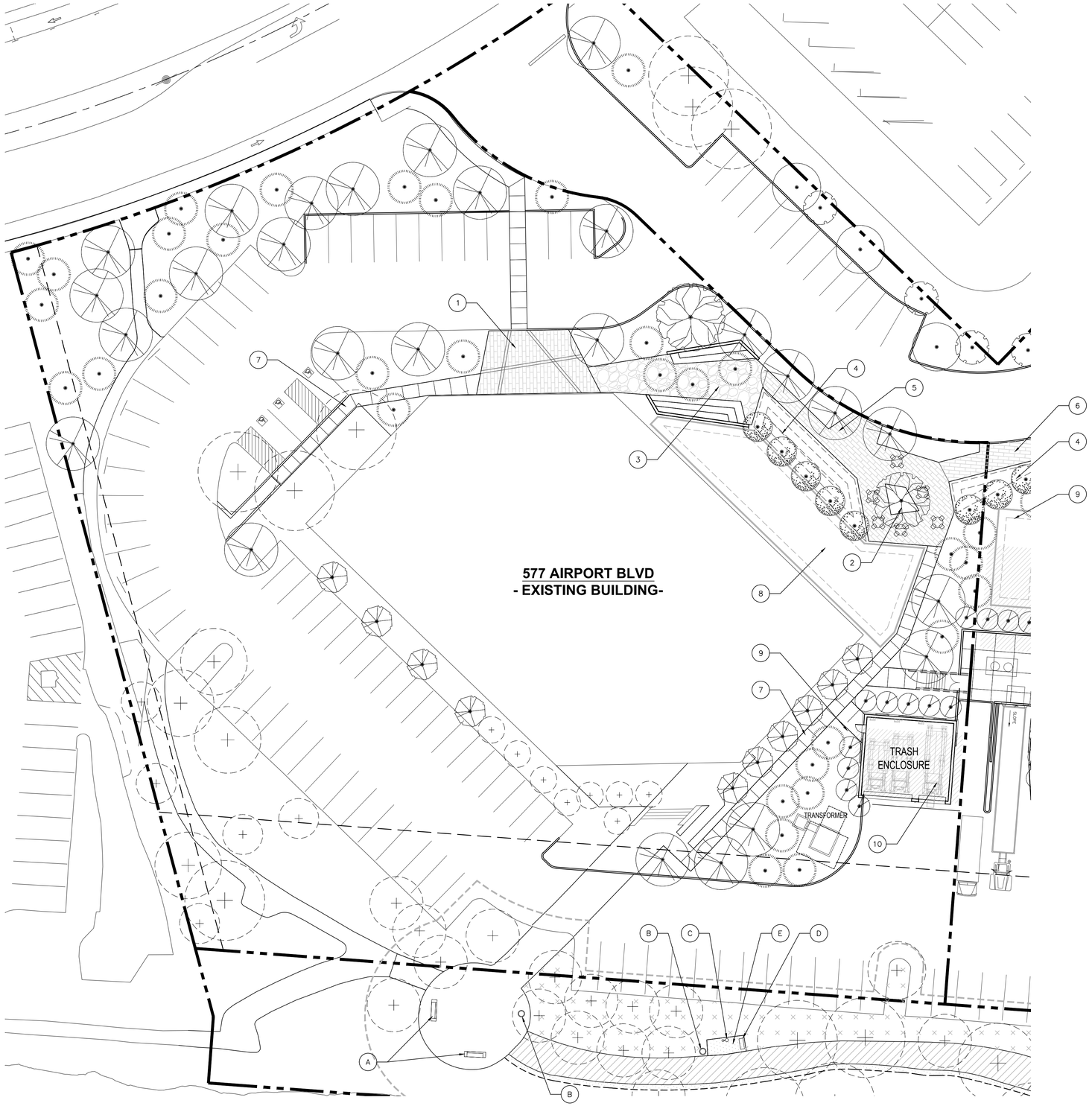

KEY NOTES:

1. BUILDING ENTRY PLAZA W/ SPECIAL PAVING
2. OUTDOOR DINING W/ SPECIAL PAVING AND SPECIMEN OAK IN CENTER
3. FLEX SPACE W/ TERRACED SEATING
4. GEOMETRIC BERM W/ EVERGREEN TREE ALIGNED
5. SECONDARY CURBSIDE DROP-OFF
6. CAMPUS PEDESTRIAN CIRCULATION W/ SPECIAL PAVING
7. NEW CONCRETE WALKWAY
8. BIO RETENTION AREA
9. SCREEN PLANTING AT TRASH ENCLOSURE / UTILITY AREA
10. TRASH ENCLOSURE

BCDC KEY NOTES:

- A. PREFABRICATED WOOD BENCH TOPS WITH BACKS ADDED TO EXISTING CONCRETE BENCHES
- B. TRASH RECEPTACLE
- C. BIKE STATION- DERO FIXIT STATION AND AIR PUMP
- D. BENCH
- E. DG PAVING
- F. PICNIC TABLE
- G. COMBINATION DRINKING FOUNTAIN WITH BOTTLE FILLER, DOG FOUNTAIN, AND ACCESSIBLE FOUNTAIN
- H. RELOCATE BCDC PARKING, ADD ONE ACCESSIBLE STALL, CONNECT TO TRAIL

REPAIR (GRIND EXISTING ASPHALT DOWN AS NEEDED TO MAKE COMPLIANT) SLURRY COAT WHOLE EXTENT

GENERAL LANDSCAPE CLEAN UP INCLUDING: WEED REMOVAL, DEBRIS/ TRASH REMOVAL, LIGHT PRUNING FOR HEALTH AND AESTHETICS, AND NEW MULCH

NEW LANDSCAPE PLANTING AREA

N

0' 10' 20' 40'

SCALE: 1" = 20'-0"

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Enlarged Conceptual Landscape Plan

PENINSULA INNOVATION POINT

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L2.1

Project Number: 10192.002

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New Parking Garage
- Surface + 4.5 Levels -

567 AIRPORT BLVD
- NEW BUILDING-

TRASH ENCLOSURE

TRANSFORMER

E. GEN

CHEMICAL STORAGE

FIRE PUMP ROOM

TRANSFORMER

TRASH ENCLOSURE

TRANSFORMER

TRANSFORMER

KEY NOTES:

1. BUILDING ENTRY PLAZA W/ SPECIAL PAVING
2. TERRACED OUTLOOK W/ SPECIAL PAVING
3. TREE BOSQUE W/ FLAGSTONE, DG & ARTIFICIAL TURF FLEX SPACE BELOW
4. GEOMETRIC BERM
5. DG SEATING AREA FLANKED W/ ACCENT TREES AND SPECIMEN OAK IN CENTER
6. DG POCKET SEATING AREA FLANKED W/ ACCENT TREES
7. CAMPUS PEDESTRIAN CIRCULATION W/ SPECIAL PAVING & TREE GRATES
8. REMOVABLE BOLLARD, TYP.
9. VEHICULAR RATED SPECIAL PAVING
10. TURF BLOCK
11. OUTDOOR DINING W/ SPECIAL PAVING
12. STAIRS AT WALKWAY
13. SCREEN PLANTING AT TRASH ENCLOSURE / UTILITY AREA
14. BIO RETENTION AREA
15. NEW CONCRETE WALKWAY
16. TRASH ENCLOSURE

BCDC KEY NOTES:

- A. PREFABRICATED WOOD BENCH TOPS WITH BACKS ADDED TO EXISTING CONCRETE BENCHES
- B. TRASH RECEPTACLE
- C. BIKE STATION- DERO FIXIT STATION AND AIR PUMP
- D. BENCH
- E. DG PAVING
- F. PICNIC TABLE
- G. COMBINATION DRINKING FOUNTAIN WITH BOTTLE FILLER, DOG FOUNTAIN, AND ACCESSIBLE FOUNTAIN
- H. RELOCATE BCDC PARKING, ADD ONE ACCESSIBLE STALL, CONNECT TO TRAIL

REPAIR (GRIND EXISTING ASPHALT DOWN AS NEEDED TO MAKE COMPLIANT) SLURRY COAT WHOLE EXTENT

GENERAL LANDSCAPE CLEAN UP INCLUDING: WEED REMOVAL, DEBRIS/ TRASH REMOVAL, LIGHT PRUNING FOR HEALTH AND AESTHETICS, AND NEW MULCH

NEW LANDSCAPE PLANTING AREA

N

0' 10' 20' 40'

SCALE: 1" = 20'-0"

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PENINSULA INNOVATION POINT

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L2.2

Project Number: 10192.002

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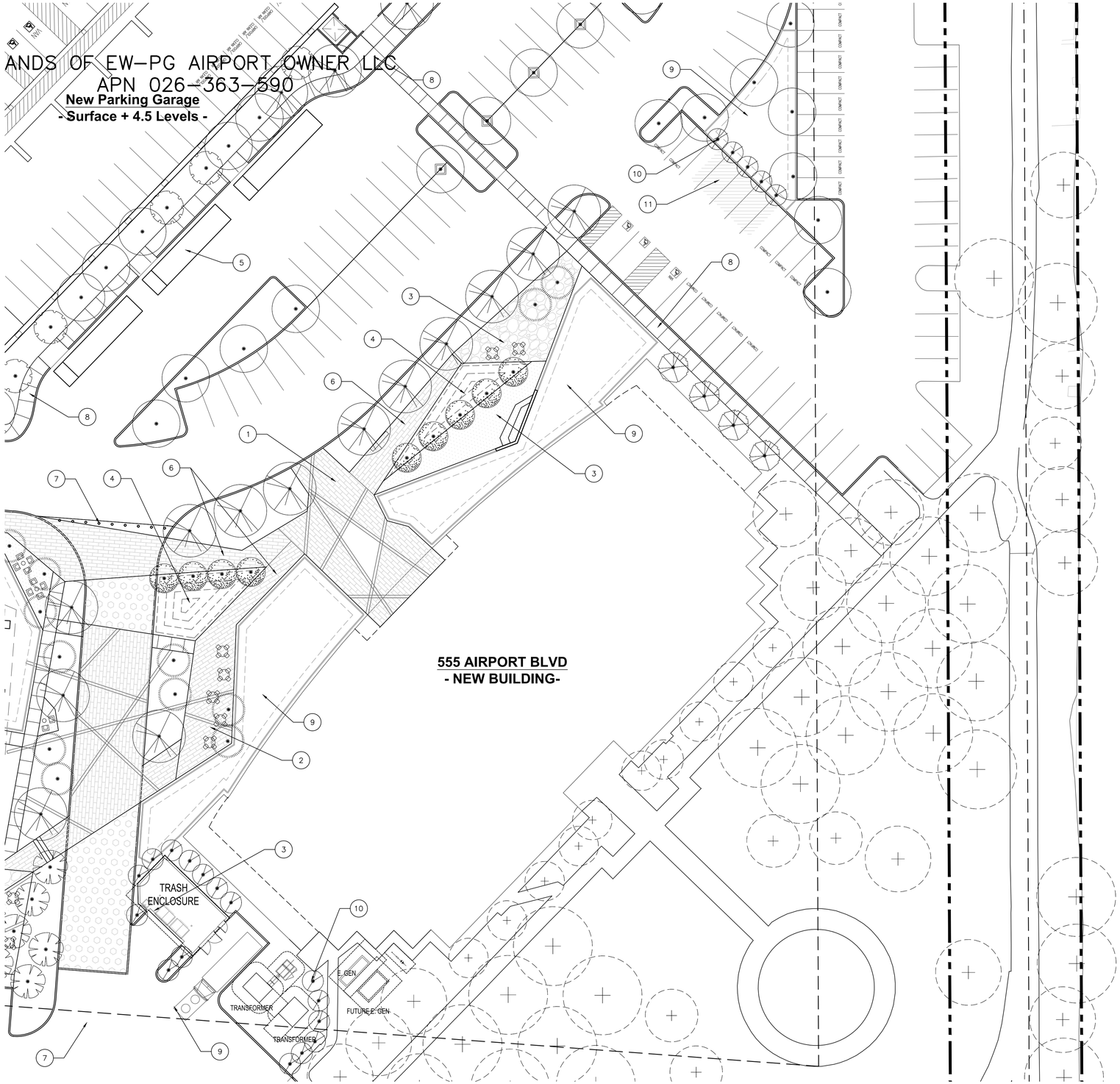

KEY NOTES:

1. BUILDING ENTRY PLAZA W/ SPECIAL PAVING
2. OUTDOOR DINING W/ SPECIAL PAVING AND ACCENT TREES
3. FLEX SPACE W/ FLAGSTONE, DG PAVING OR TERRACED SEATING
4. GEOMETRIC BERM W/ EVERGREEN TREE ALIGNED
5. SHUTTLE STOP
6. CAMPUS PEDESTRIAN CIRCULATION W/ SPECIAL PAVING
7. REMOVABLE BOLLARD, TYP.
8. NEW CONCRETE WALKWAY
9. BIO RETENTION AREA
10. SCREEN PLANTING AT TRASH ENCLOSURE / UTILITY AREA
11. TRASH ENCLOSURE

N

0' 10' 20' 40'

SCALE: 1" = 20'–0"

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PENINSULA INNOVATION POINT

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L2.3

Project Number: 10192.002

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PROPOSED PLANTING LIST

Code	Botanical Name	Common Name	Size	WUCOLS*	Type	Comments
TREES						
ACE RUB	Acer rubrum 'October Glory'	Red Maple	36"	Moderate	Street Tree	Standard Form
POP FRE	Populus fremontii	Fremont Poplar	36"	Moderate	Street Tree	Standard Form
ULM PAR	Ulmus parvifolia	Chinese Elm	48"	Low	Street Tree/Evergreen	Standard Form
QUE RUB	Quercus rubra	Northern Red Oak	48"	Moderate	Specimen Tree	Standard form
PIS CHI	Pistacia chinensis 'Keith Davey'	Chinese Pistache	36"	Low	Canopy Tree	Standard Form
ARB MAR	Arbutus 'Marina'	Marina Strawberry Tree	36"	Low	Accent Tree/Evergreen	Multi-trunk / Standard
GIK AUT	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	48"	Moderate	Accent Tree	
CER OCC	Cercis occidentalis	Western Redbuds	36"	Very Low	Accent Tree	
MAG GRA	Magnolia grandiflora 'Little Gem'	Southern Magnolia	36"	Moderate	Accent Tree/Evergreen	
ACE ARM	Acer x freemanii 'Armstrong'	Freeman Maple	36"	Moderate	Screen/Accent Tree	Standard Form
DOD VIS	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	24"	Low	Screen/Evergreen	

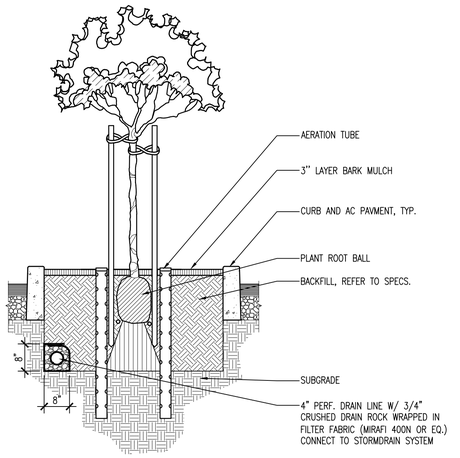
	Botanical Name	Common Name	Size	WUCOLS*	BR**	Comments
Shrub & Groundcover						
	Coleonema pulchellum	Confetti Bush	1 Gal	Moderate		
	Correa species	Australian Fuchsia	1 Gal	Low		
	Dietes bicolor	Fortnight Lily	1 Gal	Low		
	Phormium 'Dark Delight'	Red New Zealand Flax	5 Gal	Low		
	Phormium 'Jubilee'	New Zealand Flax	5 Gal	Low		
	Polystichum munitum	Western sword fern	1 Gal	Moderate		
	Rhamnus californica	Coffee Berry	1 Gal	Low		
	Achillea millefolium	Common Yarrow	1 Gal	Low	X	
	Ceanothus 'Diamond Heights'	Diamond Heights Ceanothus	1 Gal	Low	X	
	Ceanothus 'Yankee Point'	Yankee Point Ceanothus	1 Gal	Low	X	
	Rosa 'Flower Carpet'	Carpet Rose	2 Gal	Moderate		
GRASSES AND GRASS-LIKE						
	Calamagrostis x a. 'Karl Foerster'	Feather Reed Grass	1 Gal	Low		
	Calamagrostis brachytricha	Korean Feather Reed Grass	1 Gal	Low		
	Carex tumulicola	Berkeley sedge	1 Gal	Low	X	
	Chondropetalum tectorum	Cape Rush	5 Gal	Low	X	
	Dietes iridioides	African Iris	1 Gal	Low		
	Juncus patens	California Grey Rush	1 Gal	Low	X	
	Miscanthus s. 'Variegatus'	Variegated Japanese Silver Grass	5 Gal	Moderate		
	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	5 Gal	Moderate		
	Muhlenbergia capillaris	Pink Muhly	1 Gal	Low		
	Pennisetum setaceum 'Rubrum'	Purple Fountain Grass	1 Gal	Low	X	
VINES						
	Distictis buccinatoria	Red Trumpet Vine	5 Gal	Moderate		
	Trachelospermum jasminoides	Star Jasmine	5 Gal	Moderate		

WUCOLS* = Water Use Classifications of Landscape Species
BR** = Compatible plantings for flow-through and/or bioretention, per San Mateo County C3 Manual Plant Appendix A

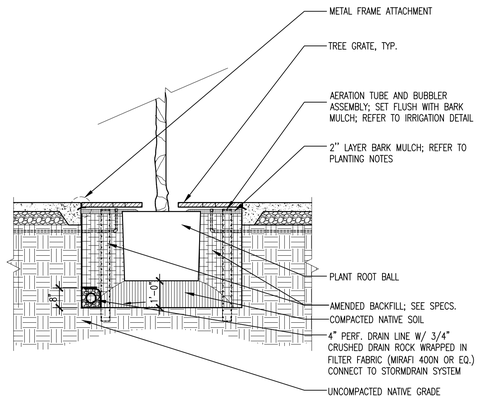
PLANTING NOTES

1. GENERAL CONTRACCTOR SHALL BE RESPONSIBLE FOR ALL SUBCONTRACTORS.
2. PLANTING PLAN IS DIAGRAMMATIC. SOME ADJUSTMENTS TO PLANT MATERIAL PLACEMENT MAY BE REQUIRED DUE TO OBSTRUCTIONS OR ELEMENTS NOT SHOWN ON PLANTING PLAN. ADJUSTMENTS ARE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL GRAPHICALLY SHOWN PLANT MATERIAL.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A HORTICULTURAL SOILS REPORT FOR ALL PLANTING AREAS, AND TO AMEND PER HORTICULTURAL SOILS REPORT PRIOR TO PLANTING.
4. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF PLANT UNAVAILABILITY WITHIN THIRTY DAYS AFTER BID AWARD.
5. TOP DRESS ALL NON-TURF AND NON-BIORETENTION AREAS WITH SLOPES LESS THAN 3:1 WITH "BFI DECORATIVE MULCH", 3" DEPTH. ON SLOPES GREATER THAN 3:1 USE SHREDDED BARK; SUBMIT SAMPLE(S).
6. TOP DRESS ALL BIORETENTION AREAS WITH 2" MIN. DEPTH LIN CREEK COBBLE. SUBMIT SAMPLE(S).
7. LANDSCAPE ARCHITECT SHALL APPROVE ALL PROPOSED PLANT SUBSTITUTIONS PRIOR TO DELIVERY OF NURSERY STOCK.
8. LANDSCAPE CONTRACTOR SHALL LAY OUT PLANTING CONTROL LINES AND HEADERS (IF REQUIRED) FOR EVIEW AND APPROVAL PRIOR TO PROCEEDING WITH PLANTING OPERATIONS.
9. KEEP 3' CLEAR OF ALL PLANTINGS AROUND FIRE HYDRANTS.

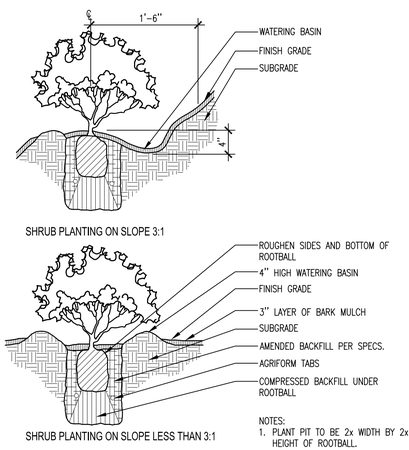
PLANTING DETAILS



1 TREE PLANTING TYPICAL
1/2"=1'-0" (24) FILE NAME: PL-TREE2 DRAWN BY: LNDSCPE



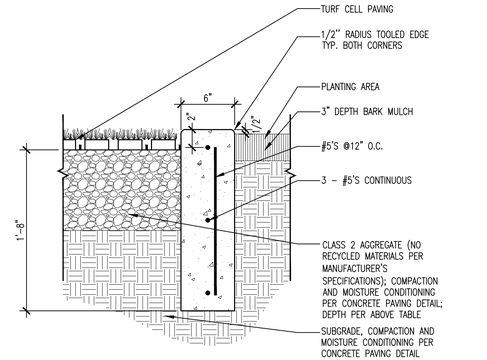
2 TREE GRATE PLANTING TYPICAL
3/8"=1'-0" (32) FILE NAME: PL-TREE-GRAT-DRAIN DRAWN BY: LNDSCPE



NOTES:
1. PLANT PIT TO BE 2x WIDTH BY 2x HEIGHT OF ROOTBALL.

3 SHRUB PIT AND PLANTING TYPICAL
N.T.S. (01) FILE NAME: PL-SHRB DRAWN BY: LANDSCPE

NOTE:
1. PROVIDE EXP. JOINTS AT 16' O.C. AND AT ALL CHANGES IN DIRECTION; ALIGN W/ JOINTS IN ADJACENT PAVING/ CURBS
2. DEPTH OF AGGREGATE BASE PER GEOTECH



4 TURF CELL TYPICAL
1 1/2"=1'-0" (08) FILE NAME: CU-FLUSH DRAWN BY: LNDSCPE

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LANDSCAPE SCHEDULE AND DETAILS

BURLINGAME BAY
Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Planning Submittal 09.15.2021

L3
Project Number: 10192.002

Sep 01, 2021 - 10:35am GCain P:\BaringsLLC\Burlingame Bay\+Campus_Gen\10192002\Dwg\Land\L3_Landscape Schedule and Details.dwg

TREE PALETTE

ACER RUBRUM 'OCTOBER GLORY'
SUMMER| STREET TREE

ACER RUBRUM 'OCTOBER GLORY'
FALL| STREET TREE

ULMUS PARVIFOLIA
SEMI-EVERGREEN| STREET TREE

POPULUS FREMONTII
STREET TREE

PISTACIA CHINENSIS
SUMMER| CANOPY

PISTACIA CHINENSIS
FALL| CANOPY

GINKGO BILOBA 'AUTUMN GOLD'
SUMMER|ACCENT

GINKGO BILOBA 'AUTUMN GOLD'
FALL|ACCENT

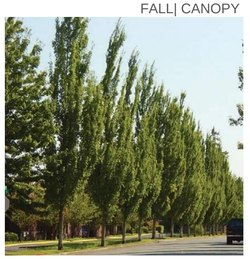
QUERCUS RUBRA
SUMMER| SPECIMEN TREE

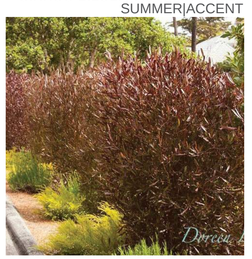
QUERCUS RUBRA
FALL| SPECIMEN TREE

MAGNOLIA GRANDIFLORA
EVERGREEN| ACCENT

ARBUTUS 'MARINA'
EVERGREEN| ACCENT

CERCIS OCCIDENTALIS
ACCENT


ACER X FREEMANII 'ARMSTRONG'
ACCENT


DODONAEA VISCOSA 'PURPUREA'
EVERGREEN|SCREEN

SHRUB AND GROUNDCOVER PALETTE

COLEONEMA PULCHRUM

CORREA SPECIES

DIETES BICOLOR

PHORMIUM 'DARK DELIGHT'

PHORMIUM 'JUBILEE'

POLYSTICHUM MUNITUM

RHAMNUS CALIFORNICA

ROSA 'FLOWER CARPET'

JUNCUS PATENS

MISCANTHUS S. 'VARIEGATUS'

MISCANTHUS S. 'ADAGIO'

MUHLENBERGIA CAPILLARIS

ACHILLEA MILLEFOLIUM

CEANOTHUS G. H. 'DIAMOND HEIGHT'

CEANOTHUS G. H. 'YANKEE POINT'

DIETES IRIDIOIDES

CALAMAGROSTIS A. 'KARL FOERSTER'

CALAMAGROSTIS BRACHYTRICHA

CAREX TUMULICOLA

CHONDROPETALUM TECTORUM

PENNISETUM RUBRUM

DISTICTIS BUCCINATORIA

TRACHELOSPERMUM JASMINOIDES

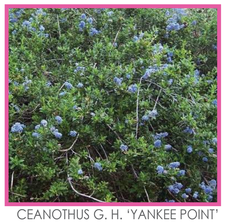
BCDC PLANTING PALETTE

* Plant recommended in 'Shoreline Pl

*CAREX TUML

*CARPENTERIA CA

*CEANOTHUS GRIS HORIZONTALIS


CEANOTHUS G. H. 'YANKEE POINT'

CAREX TUMULICOLA

JUNCUS PATENS

BIORETENTION PLANTING

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Landscape Imagery

BURLINGAME BAY
Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Planning Submittal 09.15.2021

L4.1

Project Number: 10192.002

Aug 30, 2021 - 1:32pm GCohn P:\BaringsLLC\BurlingameBay\+Campus_Gen\10192002\Dwg\Land\21-0901_PlanningSubmittalDraft\L3_Landscape Schedule and Details.dwg

PAVING PALETTE

CONCRETE PAVING - OPTIONS

PLAZA/PEDESTRAIN PAVING UNIT PAVERS - OPTIONS

CERAMIC PAVER W/ WOOD LOOK - OPTIONS

DG PAVING - OPTIONS

DG WITH FLAGSTONE - OPTIONS

FURNITURE PALETTE

MOVABLE TABLES & CHAIRS OPTION

MOVABLE TABLES & CHAIRS OPTION

HIGH TABLES & CHAIRS OPTION

HIGH TABLES & CHAIRS OPTION

CORNHOLE - FLEX SPACE

PING PONG TABLE - FLEX SPACE

TREE GRATE OPTION

TREE GRATE OPTION

BCDC MATERIALS

PREFABRICATED WOOD BENCH TOPS WITH BACKS ADDED TO EXISTING CONCRETE BENCHES

TRASH RECEPTACLE

BIKE STATION- DERO FIXIT STATION AND AIR PUMP

BENCH

DG PAVING

PICNIC TABLE

COMBINATION DRINKING FOUNTAIN

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Landscape Imagery

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
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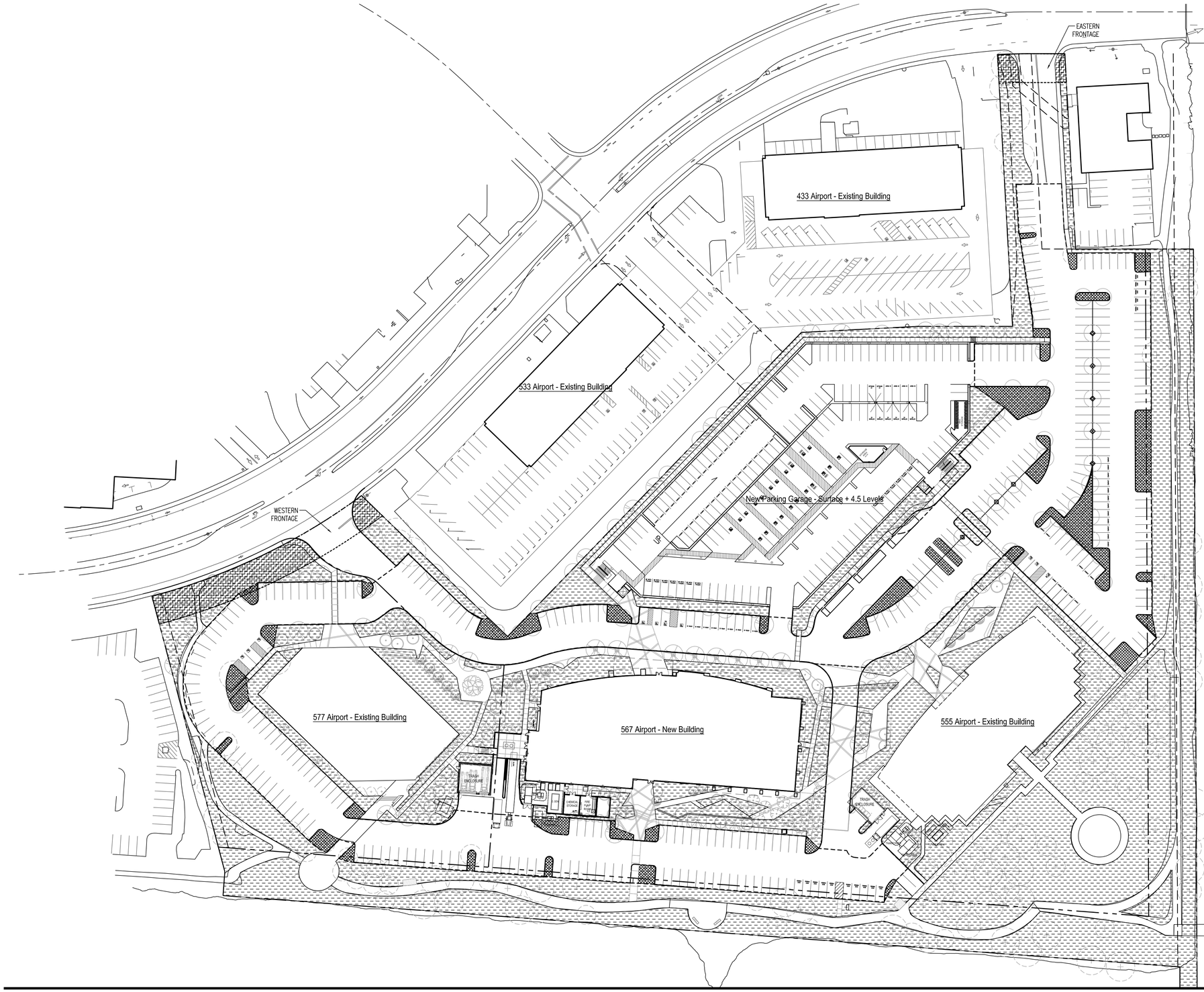
L4.2

Project Number: 10192.002

Aug 30, 2021 - 1:32pm GCalin P:\BaringsLLC\Burlingame Bay\+Campus_Gen\10192002\Dwg\Land\21-0901_PlanningSubmittalSet\L3_Landscape Schedule and Details.dwg



SHEET NOTES:

LANDSCAPING AND DESIGN REQUIREMENTS (CS 25.47.050)

TOTAL SITE:

	PROPOSED	ALLOWED/REQUIRED	PROVIDED	COMPLIANT?
TOTAL SITE:	PROVIDE A DIAGRAM AND CALCULATIONS SHOWING ALL LANDSCAPING ON THE SITE.	15% OF TOTAL SITE	SITE AREA: 558,962 SF LANDSCAPE IN SITE AREA: 196,743 SF	35% YES

PARKING AREA:

	PROPOSED	ALLOWED/REQUIRED	PROVIDED	COMPLIANT?
PARKING AREA:	PROVIDE A DIAGRAM AND CALCULATIONS SHOWING LANDSCAPING WITHIN THE SURFACE PARKING AREAS. LANDSCAPING MUST EQUAL TO 10% WITHIN THE SURFACE PARKING AREAS.	10% OF PARKING AREA:	TOTAL PARKING AREA: 161,384 SF LANDSCAPE IN PARKING AREA: 17,100 SF	11% YES

FRONT SETBACK

EXISTING CONDITION

	PROPOSED	ALLOWED/REQUIRED	PROVIDED	COMPLIANT?
WESTERN FRONTAGE SETBACK:	LANDSCAPE PLANTS WILL BE UPDATED TO MATCH CAMPUS, NO CHANGE TO SQUARE FOOTAGE.	80% OF FRONT SETBACK	SETBACK AREA: 7,547 SF LANDSCAPE & WALKWAYS: 5,770 SF	76.5% NO
EASTERN FRONTAGE SETBACK:	LANDSCAPE PLANTS WILL BE UPDATED TO MATCH CAMPUS, NO CHANGE TO SQUARE FOOTAGE.	80% OF FRONT SETBACK	SETBACK AREA: 2,097 SF LANDSCAPE & WALKWAYS: 879 SF	41.9% NO

N

0' 25 50' 100'

SCALE: 1" = 50'-0"

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Landscape Area Calculations

PENINSULA INNOVATION POINT

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020
Planning Submittal 09.17.2021

L5

Project Number: 10192.002

Sep 17, 2021 - 2:44pm CMateo P:\BaringsLLC\Burlingame\Bay1+Campus_Gen\10192002\Dwg\Land\L5_Landscape Area Calculation.dwg

TYPE E1 SERIES
ARCHITECTURAL AREA LIGHTING KICK
AREA LIGHT

TYPE E2 SERIES
PERFORMANCE IN LIGHTING MIMIK
WALL SCONCE

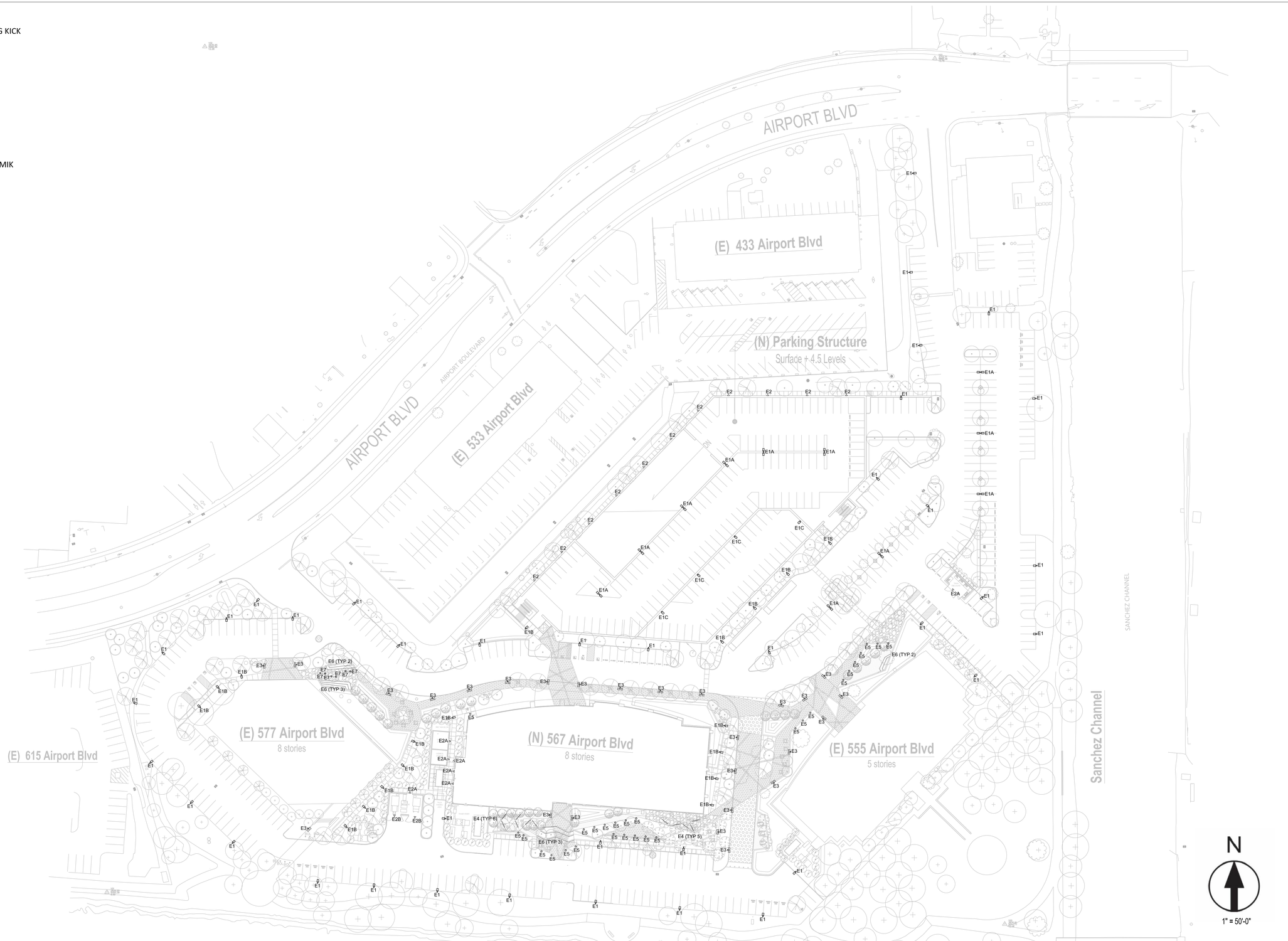
TYPE E3
NERI NEBULA
ADJUSTABLE ACCENT LIGHT

TYPE E4
STRUCTURA AURA LINEAR
CATENARY LIGHT

TYPE E5
SELUX NOTCH
BOLLARD

TYPE E6
LUMINII KENDO WET
ACCENT LIGHT

TYPE E7
WE-EF
IN-GRADE TREE UPLIGHT



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SITE LIGHTING PLAN

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

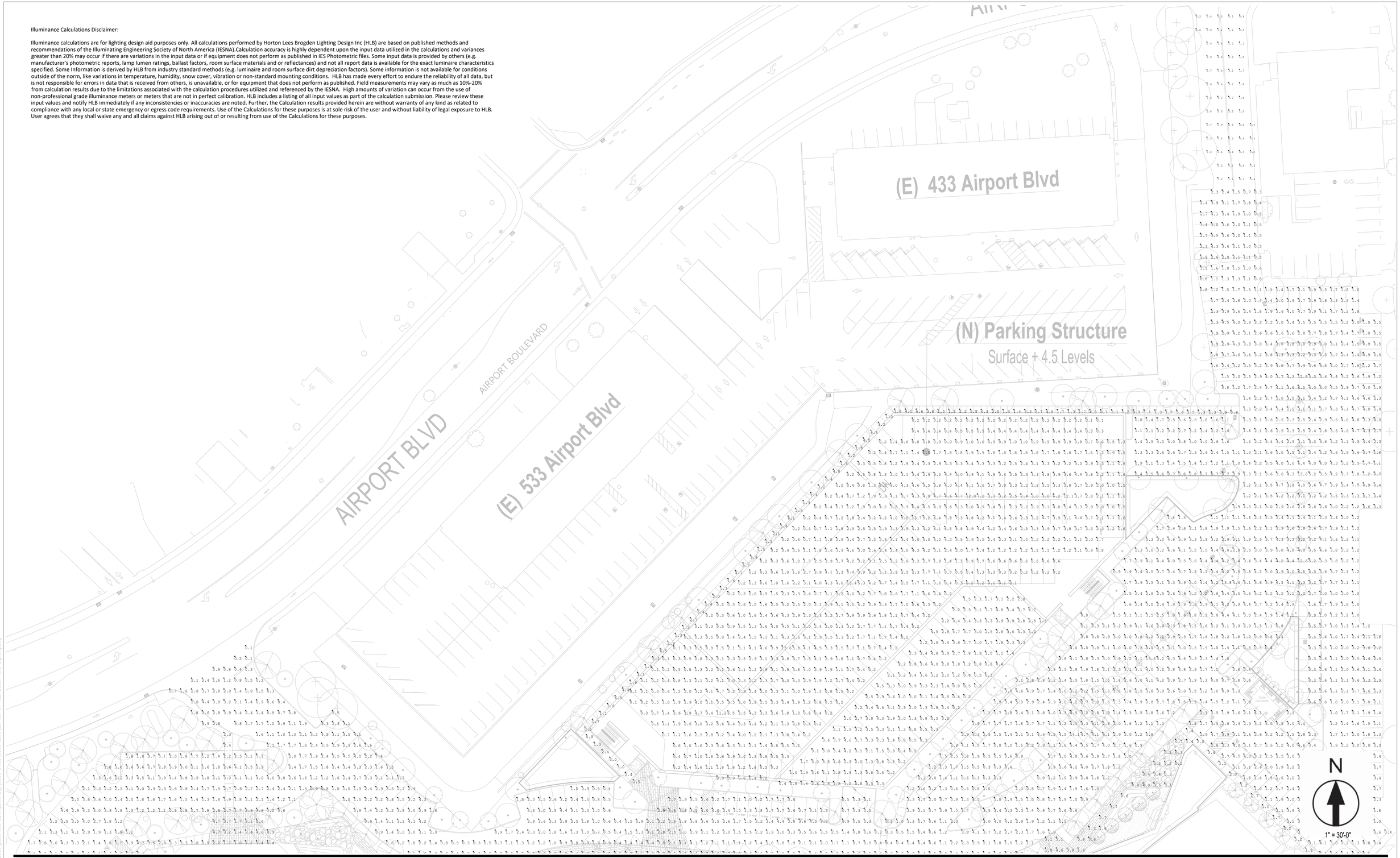
LT-1

Project Number: 10192.002

Sep 02, 2020 - 8:18pm eatern P:\2020\20001.00 Burlingame Bay\05\00 DWGS\05.10 ELTG\20-09-01 HLB 20001 Site Lighting.dwg

Illuminance Calculations Disclaimer:

Illuminance calculations are for lighting design aid purposes only. All calculations performed by Horton Lees Brogden Lighting Design Inc (HLB) are based on published methods and recommendations of the Illuminating Engineering Society of North America (IESNA).Calculation accuracy is highly dependent upon the input data utilized in the calculations and variances greater than 20% may occur if there are variations in the input data or if equipment does not perform as published in IES Photometric files. Some input data is provided by others (e.g. manufacturer's photometric reports, lamp lumen ratings, ballast factors, room surface materials and or reflectances) and not all report data is available for the exact luminaire characteristics specified. Some Information is derived by HLB from industry standard methods (e.g. luminaire and room surface dirt depreciation factors). Some information is not available for conditions outside of the norm, like variations in temperature, humidity, snow cover, vibration or non-standard mounting conditions. HLB has made every effort to endure the reliability of all data, but is not responsible for errors in data that is received from others, is unavailable, or for equipment that does not perform as published. Field measurements may vary as much as 10%-20% from calculation results due to the limitations associated with the calculation procedures utilized and referenced by the IESNA. High amounts of variation can occur from the use of non-professional grade illuminance meters or meters that are not in perfect calibration. HLB includes a listing of all input values as part of the calculation submission. Please review these input values and notify HLB immediately if any inconsistencies or inaccuracies are noted. Further, the Calculation results provided herein are without warranty of any kind as related to compliance with any local or state emergency or egress code requirements. Use of the Calculations for these purposes is at sole risk of the user and without liability of legal exposure to HLB. User agrees that they shall waive any and all claims against HLB arising out of or resulting from use of the Calculations for these purposes.



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PHOTOMETRIC PLAN - NORTH

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

LT-2A

Project Number: 10192.002

Sep 01, 2020 - 4:25pm omoore P:\2020\20001.00 Burlingame Bay\05 DWGS\05b ELTG\20-09-01 HLB 20001 Site Lighting.dwg

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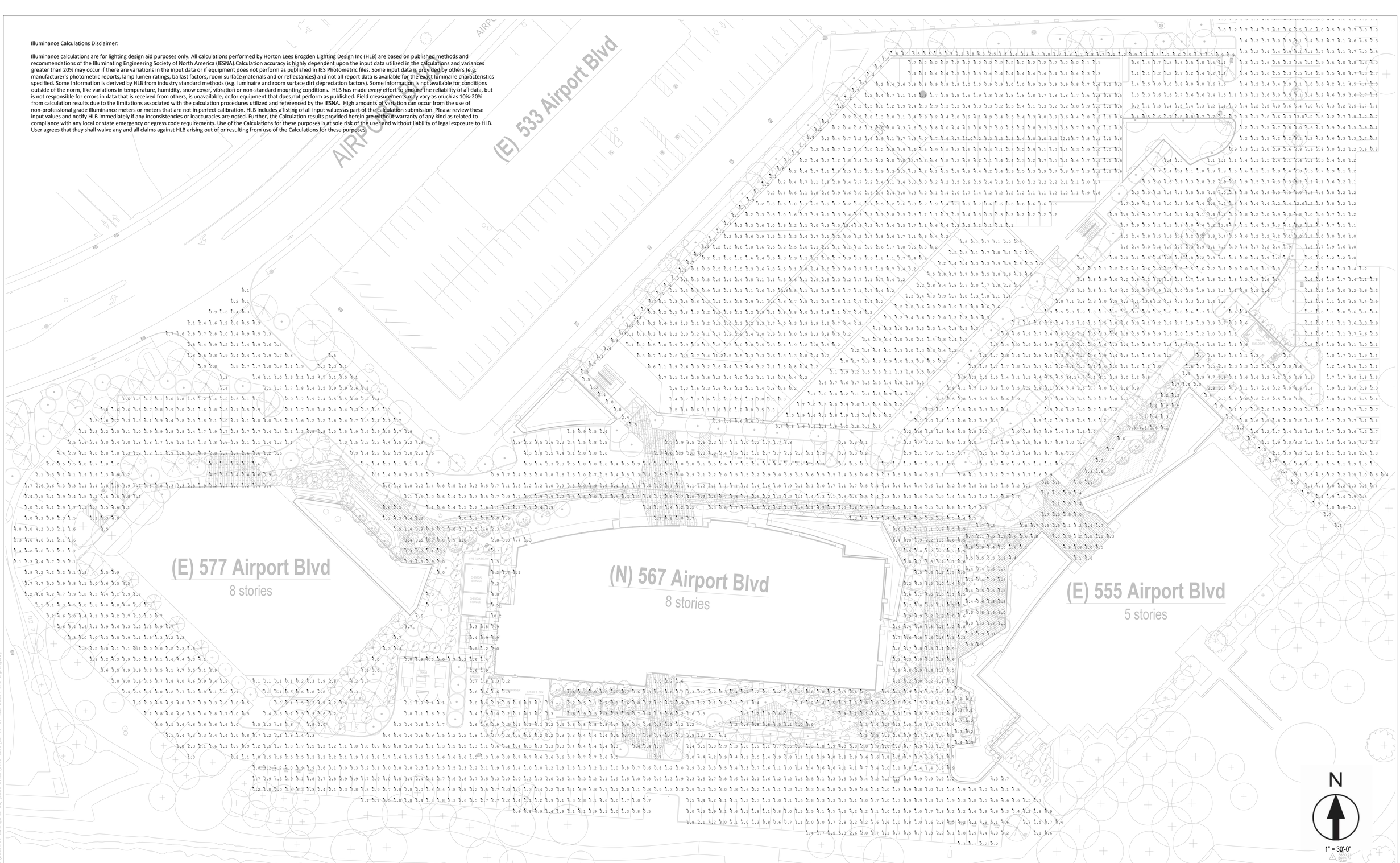

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PHOTOMETRIC PLAN - SOUTH

BURLINGAME BAY

Planning Submittal 05.11.2020
Planning Submittal 09.10.2020

LT-2B

Project Number: 10192.002

Sep 03, 2020 - 4:34pm omoore P:\2020\20001.00 Burlingame Bay\0500 DWGS\DCSD E1\V20-09-01 HLB 20001 Site Lighting.dwg