

PENINSULA HEIGHTS

PRE - APPLICATION PACKAGE

Att 1 - Project Plans



PENINSULA HEIGHTS - SAN MATEO, CA
HARVEST PROPERTIES, INC



COVER SHEET

JOB NO. 1483.001
DATE 08-06-19
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



PENINSULA HEIGHTS
PRE - APPLICATION PACKAGE

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APPLICABLE CODES:

2016 CBC - CA Building Code Parts 1 & 2
2016 CRC (for SFD) – CA Residential Code
2016 CMC - CA Mechanical Code
2016 CPC - CA Plumbing Code
2016 CFC – CA Fire Code
2016 CEC - CA Energy Code
2016 CGBSC – CA Green Building Standards Code
2016 California Referenced Standards Code - City of San Mateo Municipal Code

PROJECT TEAM:

Applicant Representative:
Harvest Properties, Inc.
180 Grand Avenue, Suite 1400
Oakland, CA 94610
Tel 510.466.1485
Contact : Preston O'Connell

Owner:
• 2988 Campus POP Owner, LLC
• 2800 Campus POP Owner, LLC
• 2755 Campus POP Owner, LLC
• 2655 Campus POP Owner, LLC

Architect:
DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
Tel 925.251.7200
Contact : Padru C Kang

Landscape Architect:
JETT
2 Theater Square, Suite 218
Orinda, CA 94563
Tel 925.254.5422
Contact : Bruce Jett

Civil Engineer:
BKF Engineers
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
Tel 650.482.6457
Contact : Dale Leda

PROJECT DATA:

PROJECT DATA			
Site Address:	APN	Parcel	Area (AC)
2988 Campus Dr	41521010	Northern	7.04
2800 Campus Dr	41521020		
2755 Campus Dr	41522020		
2655 Campus Dr	41522010		
Total Site Area (Sq. Ft.):			672,962
Northern Site Area (Sq. Ft.):			306,609
Southern Site Area (Sq. Ft.):			366,353
Total Site Area (Acres):			15.45
NORTHERN PARCEL PROJECT DATA			
Development Standard	Existing:	Required	Proposed:
GP Designation:	Executive Office		Medium Density Residential
Zoning Classification:	E1-1 - Executive Office		R3
Floor Area Ratio:	1	0.85	0.87
Floor Area (Sq. Ft.):			266,799
Total Number of Units:			128
2 Bedroom Unit			39
3 Bedroom Unit			89
Density (DU / Acre):		34.85	18.18
Bldg. Height:	55'	55'	41'
Site Open Space Area (Sq. Ft.):			137,394
Total Parking:		281.6	283
3 bed or any unit over 1400 sf	2.2 per unit	281.6	
Covered Parking Stalls	1 per unit	128.0	256
Setbacks:			
Front		15' (or 1/2 bldg height, 25' max)	17'
Side		15' (or 1/2 bldg height, 25' max)	64'-4"
Rear		15' (or 1/2 bldg height, 25' max)	15'-6"
SOUTHERN PARCEL PROJECT DATA			
Development Standard	Existing:	Required	Proposed:
GP Designation:	Executive Office		Medium Density Residential
Zoning Classification:	E1-1 - Executive Office		R3
Floor Area Ratio:	1	0.85	0.93
Floor Area (Sq. Ft.):			339,765
Total Number of Units:			139
2 Bedroom Unit			50
3 Bedroom Unit			89
Density (DU / Acre):		34.85	16.53
Bldg. Height:	55'	55'	41'
Site Open Space Area (Sq. Ft.):			145,306
Total Parking:		305.8	310
3 bed or any unit over 1400 sf	2.2 per unit	305.8	
Covered Parking Stalls	1 per unit	139.0	278
Uncovered Parking Stalls:			32
Setbacks:			
Front		15' (or 1/2 bldg height, 25' max)	24'-8"
Side		15' (or 1/2 bldg height, 25' max)	20'-4"
Rear		15' (or 1/2 bldg height, 25' max)	15'

PROJECT DESCRIPTION:

Replace a portion of existing office property with new residences that will contribute to and enhance the existing, neighboring communities.

Existing Site Conditions:

Office Park consisting of a six-buildings (2 to 4-stories), on a 26-acre campus Located directly off Highway 92, near existing residential, commercial and office land uses. Project site currently zoned Executive Office.

Proposed Redevelopment:

Demolish 4 of the existing 6 office buildings and obtain a Special Use permit to allow for residential development. Construct 3 to 4-story townhomes with roof decks, arranged into two areas; a Northern Parcel and a Southern Parcel. Proposed open space covers 41% of overall site area, and the site plan maintains a 15-foot building setback from property lines with well-programmed landscaping to ensure privacy. The project includes 10% of the proposed units for lower income households, and would qualify for benefits under the Density Bonus Law.

The new, for-sale townhomes will display a blend of contemporary and traditional architectural forms and materials. All units proposed have a two-car parking garage with ground level entries. Each unit shall have a combination of useable private open space, via balconies and 4th level roof decks.

A series of 6 pocket parks will include: dog park, playground, communal garden, viewpoint overlooks, picnic areas, and flexible green spaces. An extensive path system will link the new development to the surrounding neighborhood. Landscaping will line walkways, shade surface parking, and screen the perimeter of the site.

The project proposes 641 on-site parking spaces, and will also provide bicycle parking for residents and visitors. The redevelopment will promote a neutral if not positive impact on traffic in the surrounding area through traffic studies and a transportation management plan. Harvest Properties will work with local transit experts to implement bikeshare, carshare, and other emerging mobility options for the community.

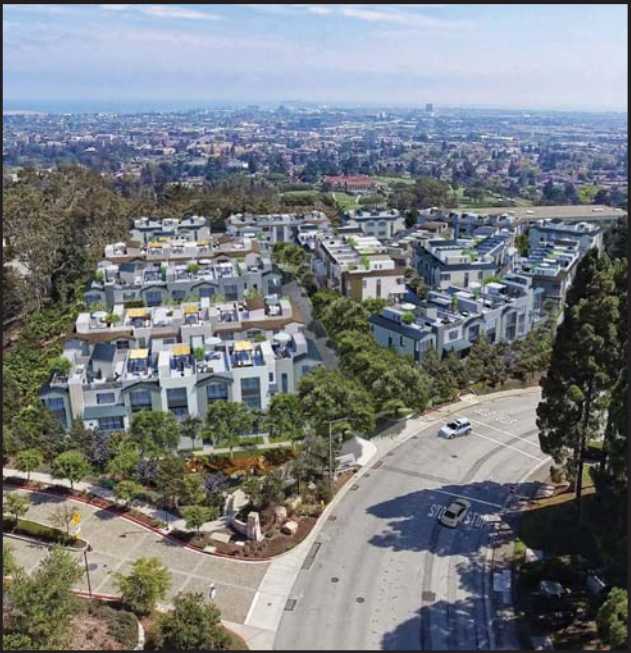
By transforming underused office buildings into thoughtfully designed townhomes, Peninsula Heights will help improve the views from neighboring homes and create a vibrant expansion of the existing residential neighborhoods surrounding the site. The proposed low density housing will also have a meaningful impact on inventory for entry level homebuyers.

UNIT MATRIX:

Proposed Unit Matrix							
Unit Name	Bed Count	Bath Count	Gross Living Area / Unit (Sq. Ft.)	Unit Count	Roof Deck Area / Unit (Sq. Ft.)	Total Gross Living Area (Sq. Ft.)	Total Roof Deck Area (Sq. Ft.)
Northern Parcels							
TOWNHOMES							
Unit A	3	3.5	1,937	36	383	69,732	13,788
Unit B	2	2.5	1,471	36	417	52,956	15,012
Unit C1	2	2.5	1,498		585	0	0
Unit C2	3	2.5	1,498	53	585	79,394	31,005
Unit D	2	2.5	1,446	3	300	4,338	900
Northern Parcels Total				128		206,420	60,705
Southern Parcels							
TOWNHOMES							
Unit A	3	3.5	1,937	44	383	85,228	16,852
Unit B	2	2.5	1,471	44	417	64,724	18,348
Unit C1	2	2.5	1,498	4	585	5,992	2,340
Unit C2	3	2.5	1,498	69	585	103,362	40,365
Unit D	2	2.5	1,446	2	300	2,892	600
Southern Parcels Total				163		262,198	78,505
Overall Project Totals							
Unit A	3	3.5	1,937	80	27.5%	154,960	30,640
Unit B	2	2.5	1,471	80	27.5%	117,680	33,360
Unit C1	2	2.5	1,498	4	1.4%	5,992	2,340
Unit C2	3	2.5	1,498	122	41.9%	182,756	71,370
Unit D	2	2.5	1,446	5	1.7%	7,230	900
TOTAL				291	100.0%	468,618	138,610

OPEN SPACE CALCULATIONS:

Northern Parcel Open Space Area Calculations		
	SF REQ	SF PROVIDED
Open Space Required	47,300	
2 bedroom unit/39 Units x 300 sf	11,700	
3 bedroom unit/89 Units x 400 sf	35,600	
Open Space Proposed		137,394
Common Open Space		67,684
Natural Area Landscaping		69,710
Southern Parcel Open Space Area Calculations		
	SF REQ	SF PROVIDED
Open Space Required	60,200	
2 bedroom unit/50 Units x 300 sf	15,000	
3 bedroom unit/113 Units x 400 sf	45,200	
Open Space Proposed		145,306
Common Open Space		75,425
Natural Area Landscaping		69,881



VICINITY MAP: N.T.S



TITLE SHEET

PENINSULA HEIGHTS - SAN MATEO, CA
HARVEST PROPERTIES, INC



JOB NO. 1483.001
DATE 08-06-19
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

T-1



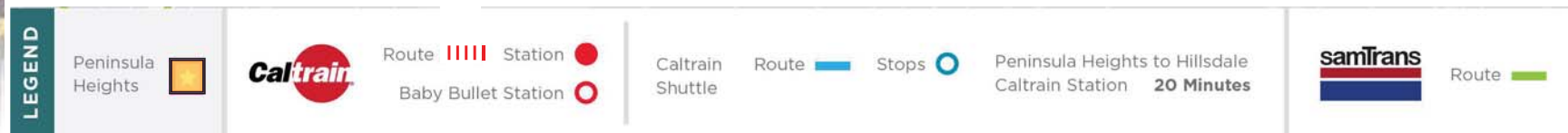
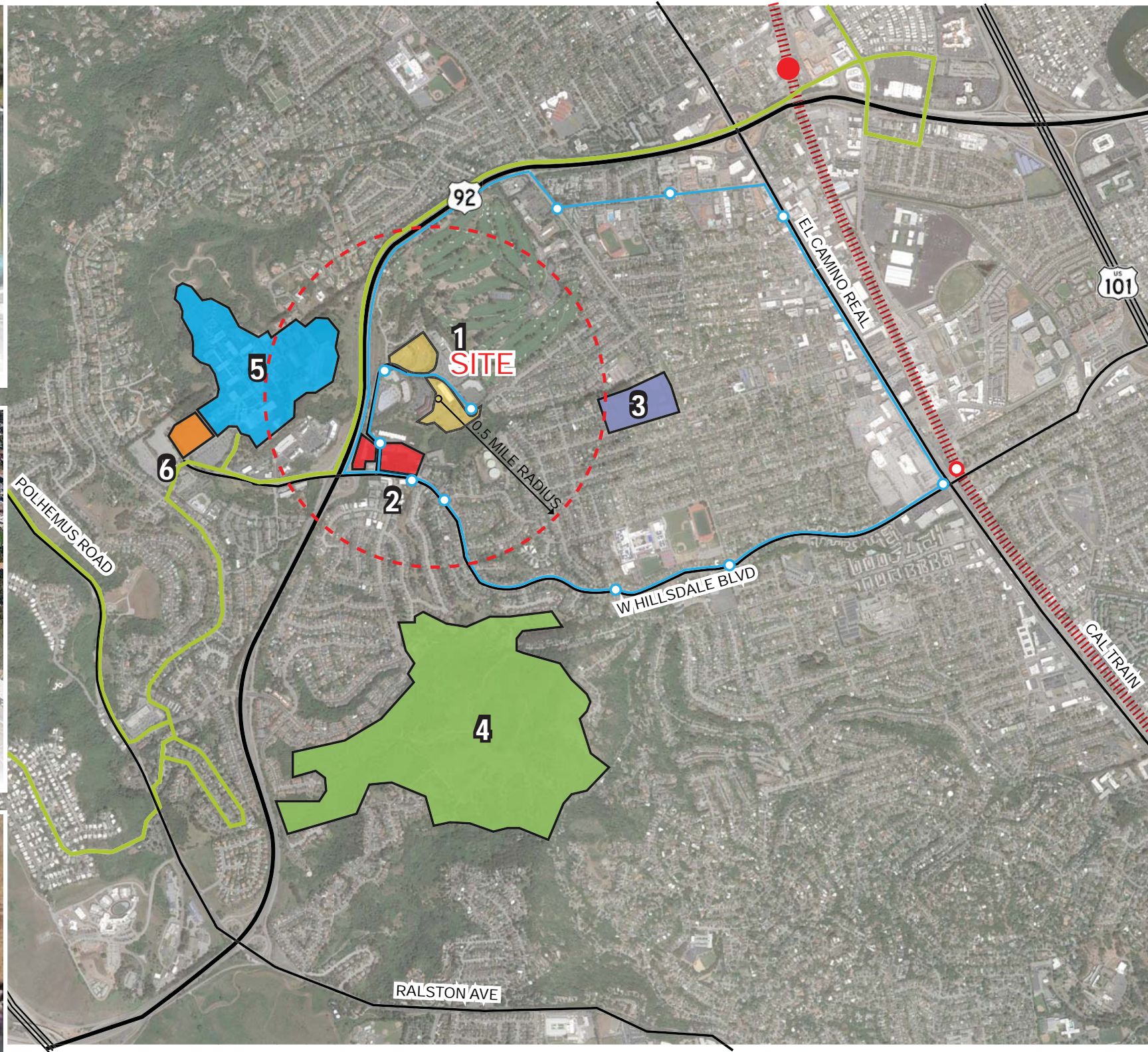
LAURELWOOD PARK 4



COLLEGE OF SAN MATEO 5



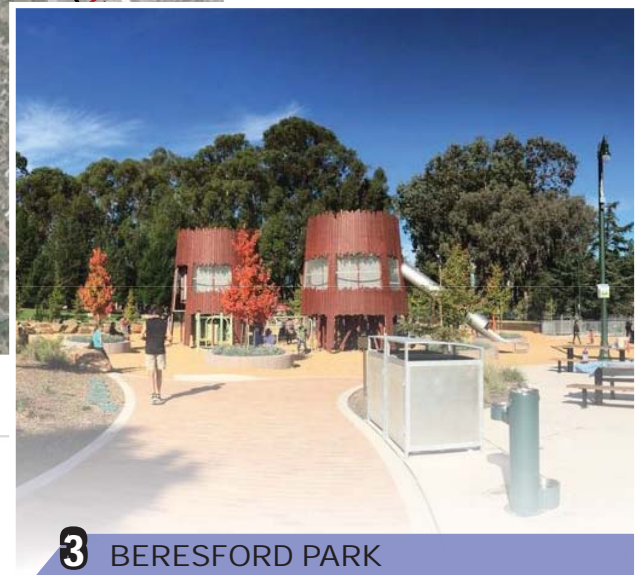
FARMER'S MARKET 6



1 PENINSULA HEIGHTS SITE



2 LAURELWOOD SHOPPING CENTER



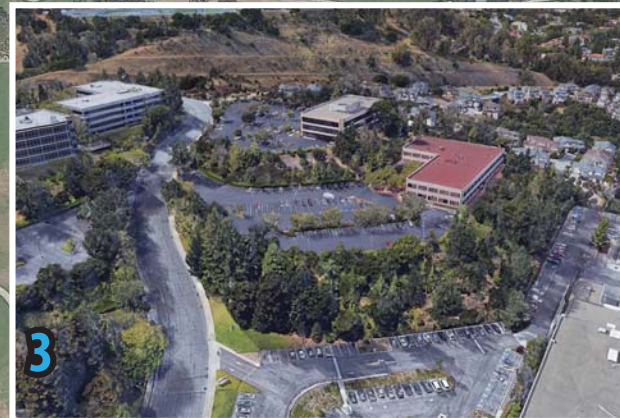
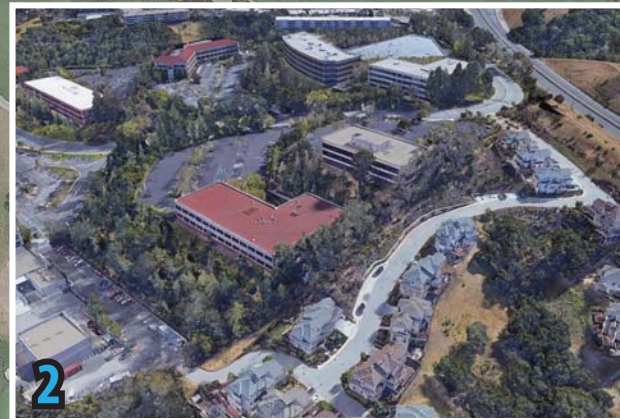
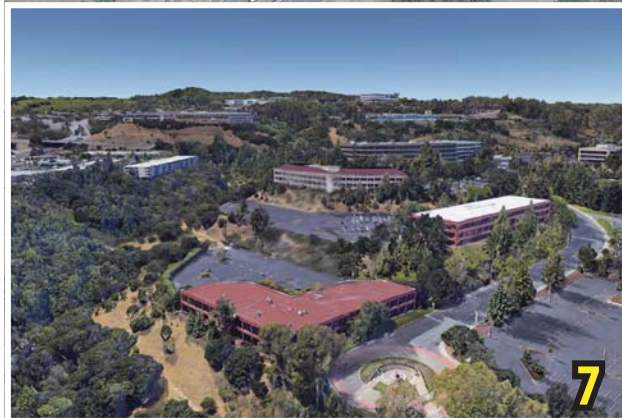
3 BERESFORD PARK

PENINSULA HEIGHTS - SAN MATEO, CA
HARVEST PROPERTIES, INC

VICINITY MAP

JOB NO. 1483.001
DATE 08-06-19
 5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

1.0



PENINSULA HEIGHTS - SAN MATEO, CA
AR E PROPER E

SITE CONTEXT



0	16	32	64
DA E	1483.001	08-06-19	
5865 Owens Drive			
Pleasanton, CA 94588			
925-251-7200			
			2.0



PENINSULA HEIGHTS - SAN MATEO, CA
AR E PROPER E

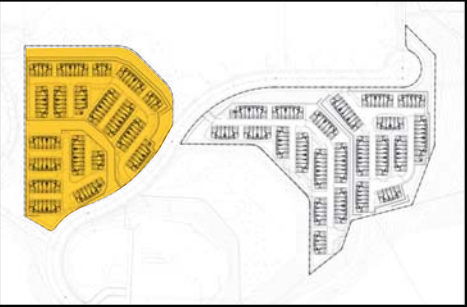
CONCEPTUAL SITE PLAN



0	30	60	120
DA E	1483.001	08-06-19	
5865 Owens Drive Pleasanton, CA 94588 925-251-7200			
			3.0



KEY MAP



PENINSULA HEIGHTS - SAN MATEO, CA
AR E PROPER E

NORTHERN PARCEL SITE PLAN



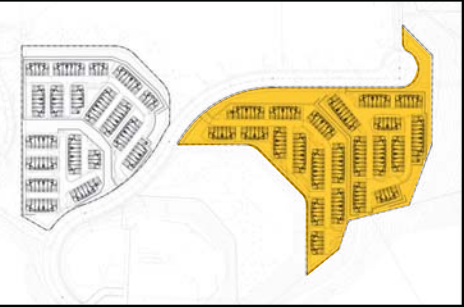
0 64 128 256

DAHLIN 1483.001
DAHLIN 08-06-19
5865 Owens Drive
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925-251-7200

3.1



KEY MAP



PENINSULA HEIGHTS - SAN MATEO, CA
HARVEST PROPERTIES, INC

SOUTHERN PARCEL SITE PLAN



0 64 128 256

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N
3.2



EXISTING VIEW

NORTHERN PARCEL
WEST VIEW

PROPOSED AERIAL



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EXISTING VIEW

NORTHERN PARCEL
EAST VIEW

PROPOSED AERIAL



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HARVEST PROPERTIES, INC





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EXISTING VIEW

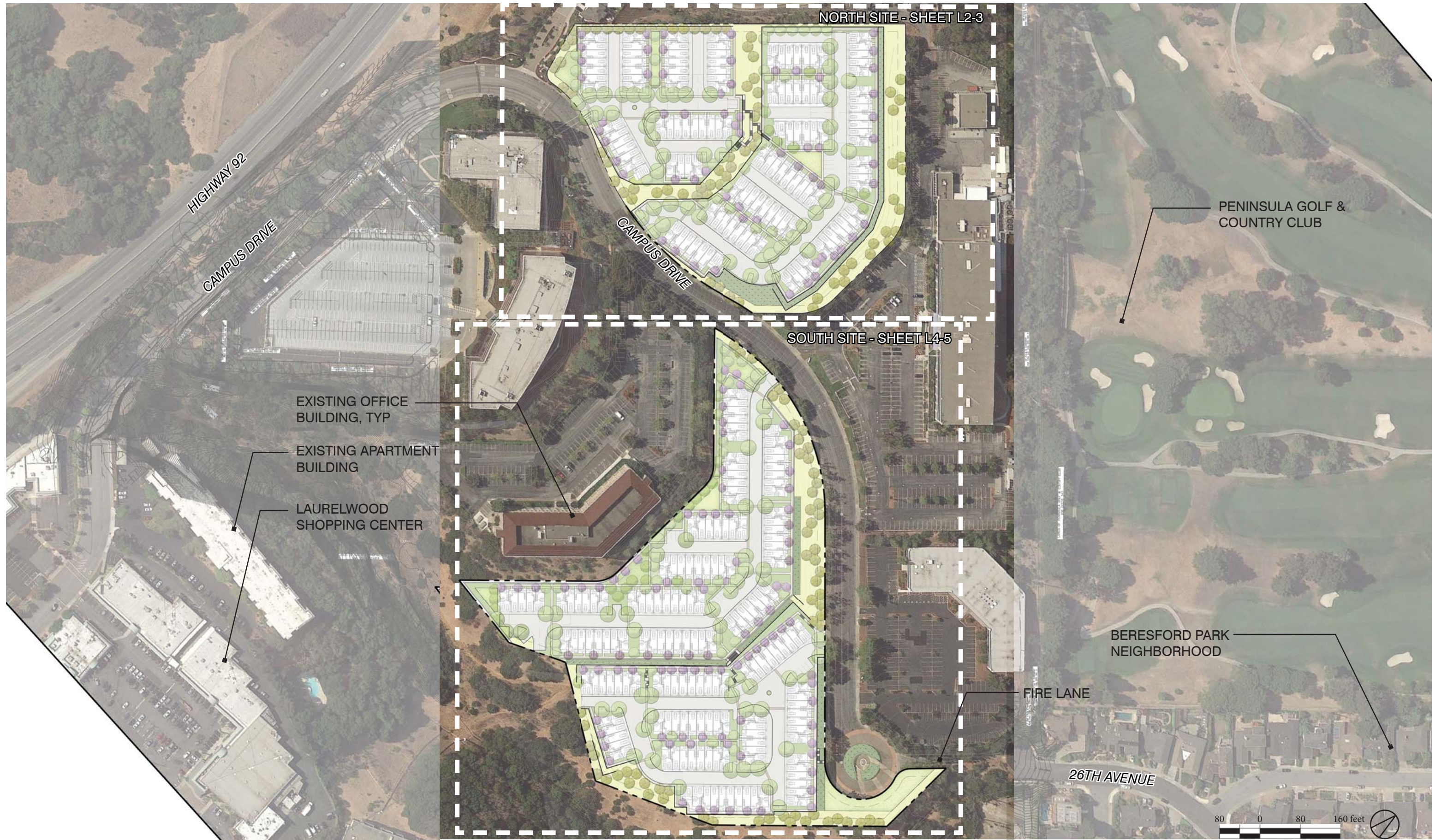
PROPOSED AERIAL

SOUTHERN PARCEL
 WEST VIEW



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HARVEST PROPERTIES, INC

KEY PLAN







JOB NO. 1483.001
DATE 07-29-2019
2 Theatre Sq Ste 218
Orinda, CA 94563
925.254.5422

5.1



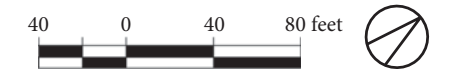
LEGEND

	COMMON OPEN SPACE
	NATURAL AREA LANDSCAPING
	PLAY AREA
	BIOTREATMENT AREA

KEY LABELS

- ① VIEWING OVERLOOK
- ② MINI PARK
- ③ ENTRY FEATURE
- ④ TOWNHOME GARAGE ENTRIES
- ⑤ PEDESTRIAN MEWS
- ⑥ MAILBOX CLUSTER
- ⑦ ENHANCED PAVING





PENINSULA HEIGHTS - SAN MATEO, CA
HARVEST PROPERTIES, INC

LANDSCAPE REFERENCE IMAGES - NORTH SITE


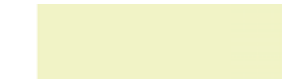




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DATE 07-29-2019
2 Theatre Sq Ste 218
Orinda, CA 94563
925.254.5422

5.3

MATCHLINE - SEE SHEET L1-3

LEGEND

	COMMON OPEN SPACE
	NATURAL AREA LANDSCAPING
	PLAY AREA
	BIOTREATMENT AREA

KEY LABELS

- ① VIEWING OVERLOOK
- ② MINI PARK
- ③ ENTRY FEATURE
- ④ TOWNHOME GARAGE ENTRIES
- ⑤ PEDESTRIAN MEWS
- ⑥ MAILBOX CLUSTER
- ⑦ ENHANCED PAVING

10' HT RETAINING WALL,
TYP
STAIR ACCESS TO
TOWNHOMES, TYP

CAMPUS DRIVE

UPPER TERRACE
TOWNHOME ENTRY
LOWER TERRACE
TOWNHOME
ENTRY

POSSIBLE MEDIAN WITH ROLLED
CURB AND LOW PLANTING

(E) SCULPTURE

POTENTIAL BIOTREATMENT TO
REPLACE EXISTING TURF



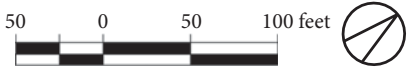
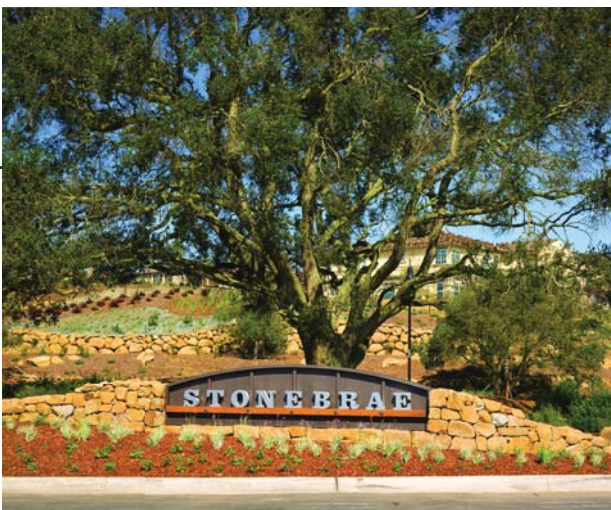
PENINSULA HEIGHTS - SAN MATEO, CA
HARVEST PROPERTIES, INC

LANDSCAPE PLAN - SOUTH SITE

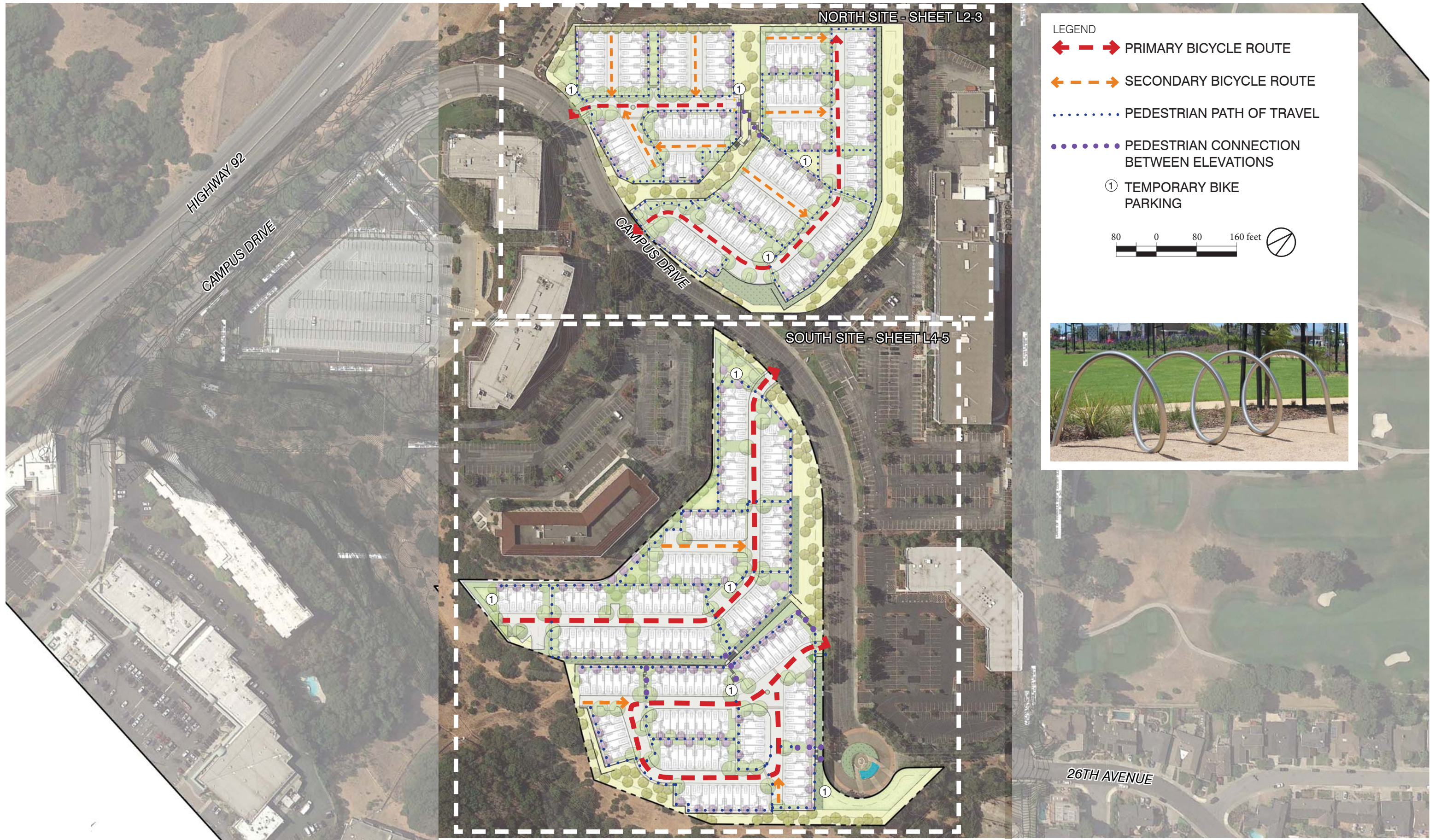


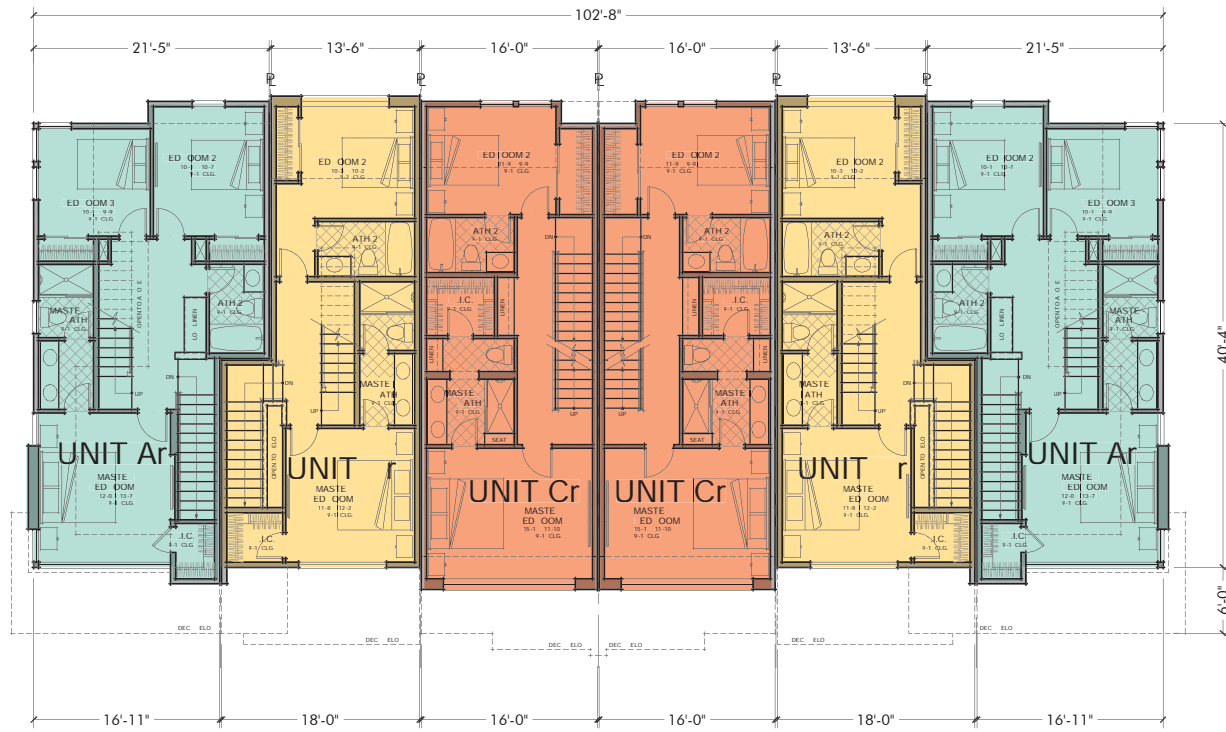
JOB NO. 1483.001
DATE 07-29-2019
2 Theatre Sq Ste 218
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925.254.5422

5.4

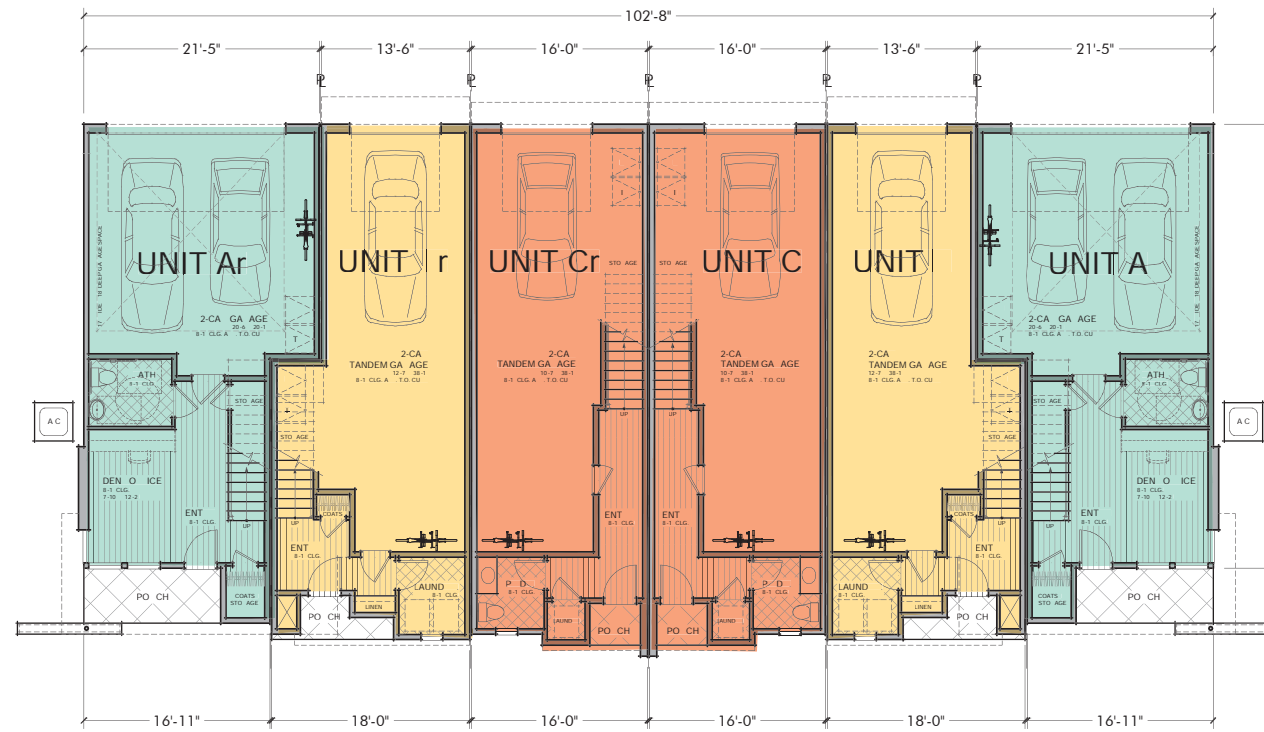


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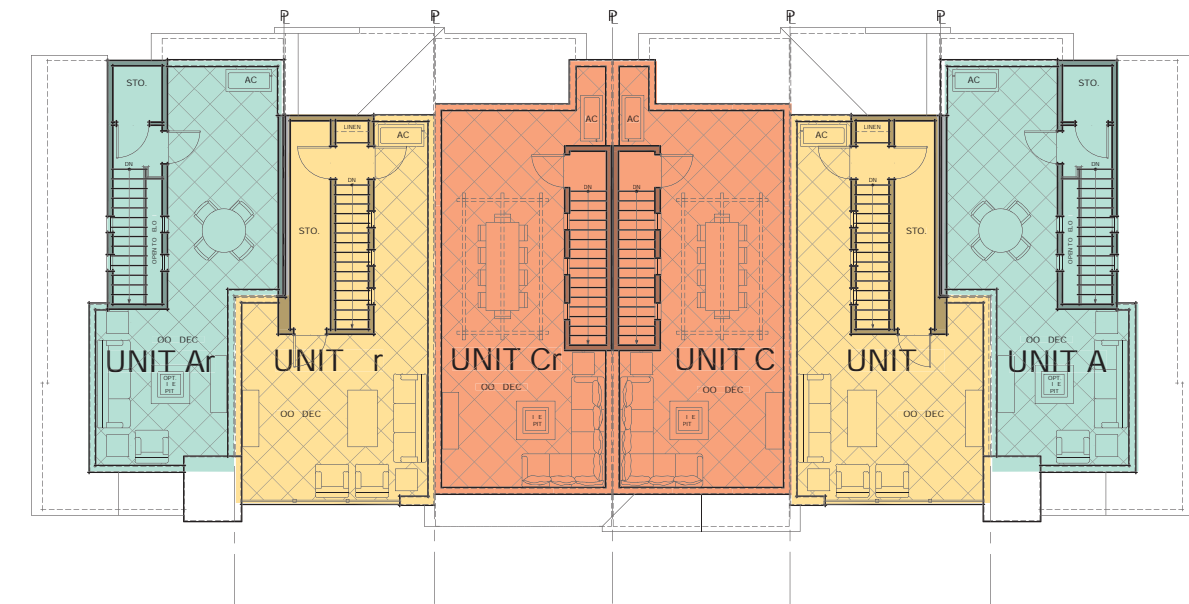




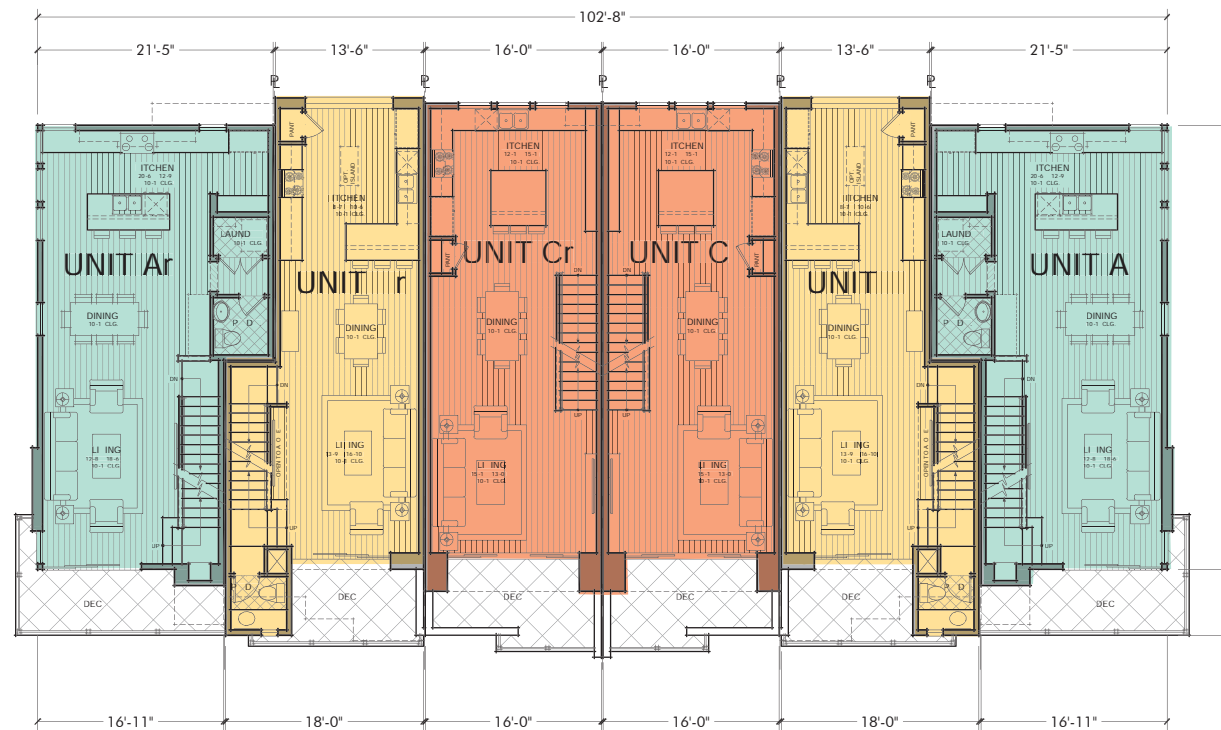
THIRD LEVEL PLAN



FIRST LEVEL PLAN



ROOF PLAN



SECOND LEVEL PLAN

6 PLEX TOWNHOME ROOF OPTION LIVING AREA

UNIT A - 3BD/3.5BA
FIRST LEVEL: 329 SF
SECOND LEVEL: 785 SF
THIRD LEVEL: 823 SF
*ROOF DECK: 383 SF

TOTAL NET SF: 1,937 SF

UNIT B - 2BD/2.5BA
FIRST LEVEL: 201 SF
SECOND LEVEL: 688 SF
THIRD LEVEL: 582 SF
*ROOF DECK: 417 SF

TOTAL NET SF: 1,471 SF

UNIT C - 2-3 BD/2.5BA
FIRST LEVEL: 229 SF
SECOND LEVEL: 661 SF
THIRD LEVEL: 608 SF
*ROOF DECK: 585 SF

TOTAL NET SF: +/- 1,498 SF

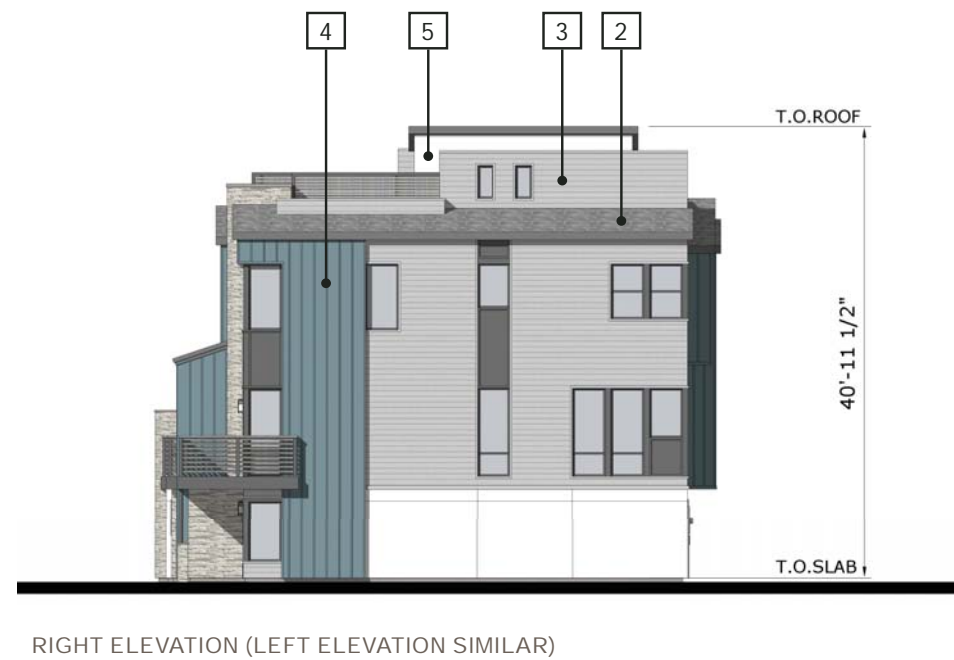
*NOT INCLUDED IN TOTAL NET

PENINSULA HEIGHTS - SAN MATEO, CA
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EXAMPLE BUILDING PLANS



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DATE 08-06-19	
5865 Owens Drive Pleasanton, CA 94588 925-251-7200	



- MATERIAL LIST**
- 1 AWNING
 - 2 COMPOSITE SHINGLE ROOF
 - 3 LAP SIDING
 - 4 BOARD AND BATTEN
 - 5 STUCCO FINISH W/CONTROL JOINTS
 - 6 METAL RAILING
 - 7 VINYL WINDOW
 - 8 STONE VENEER
 - 9 METAL GARAGE DOOR
 - 10 COMPOSITE DOOR



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HARVEST PROPERTIES, INC

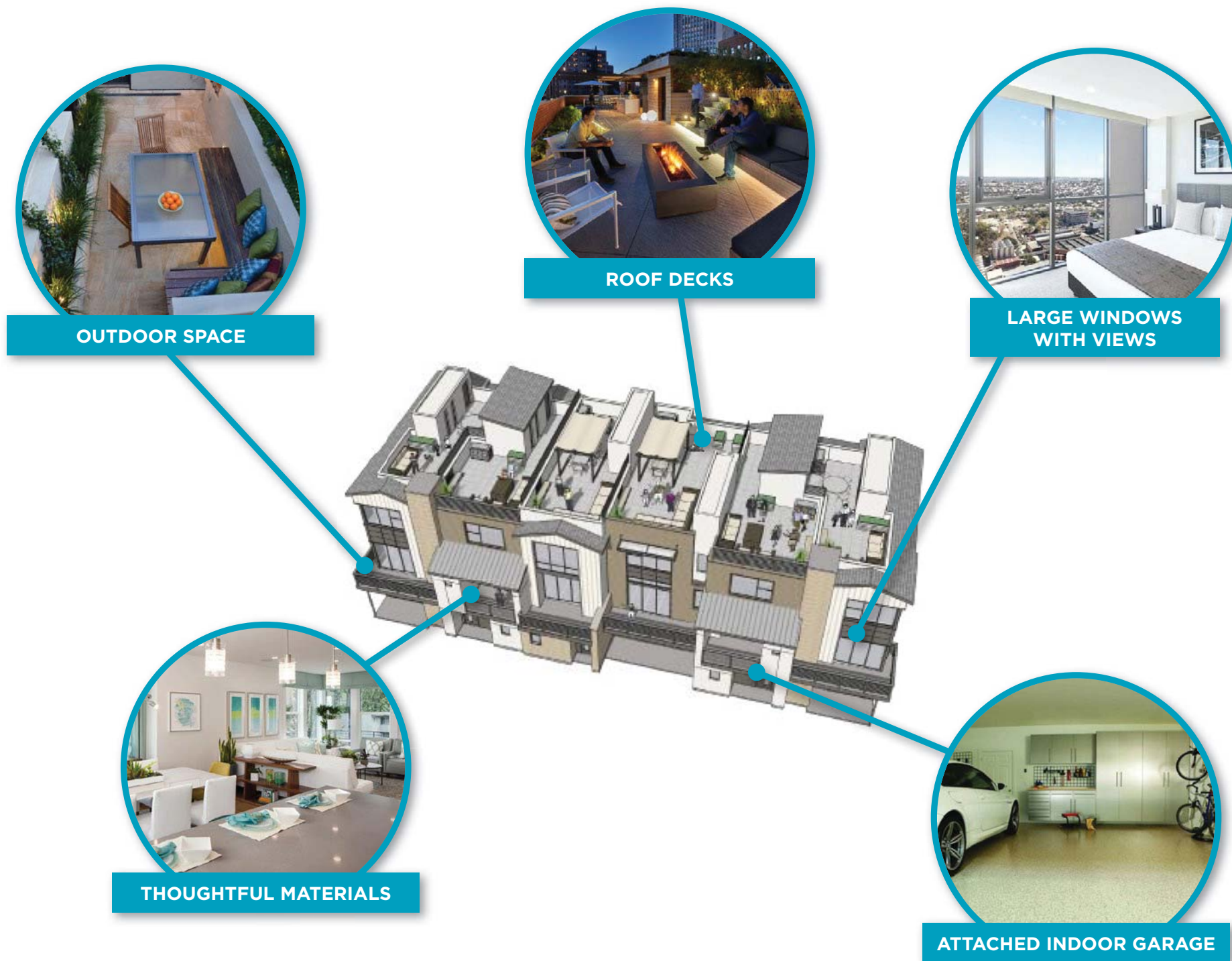
EXAMPLE BUILDING ELEVATIONS

DAHLIN

6-PLEX BUILDING

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DATE 08-06-19
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6.2



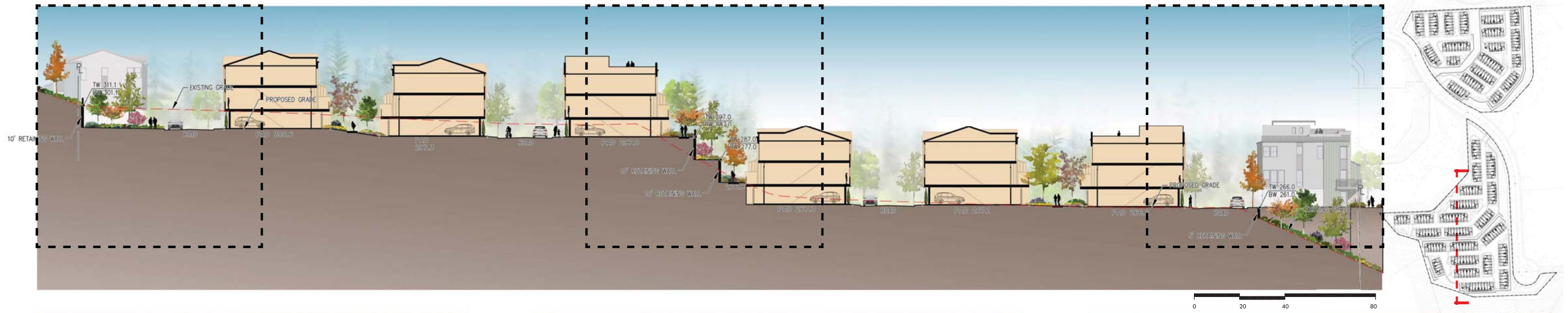
PENINSULA HEIGHTS - SAN MATEO, CA
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DESIGN FEATURES & ARCHITECTURAL CHARACTER



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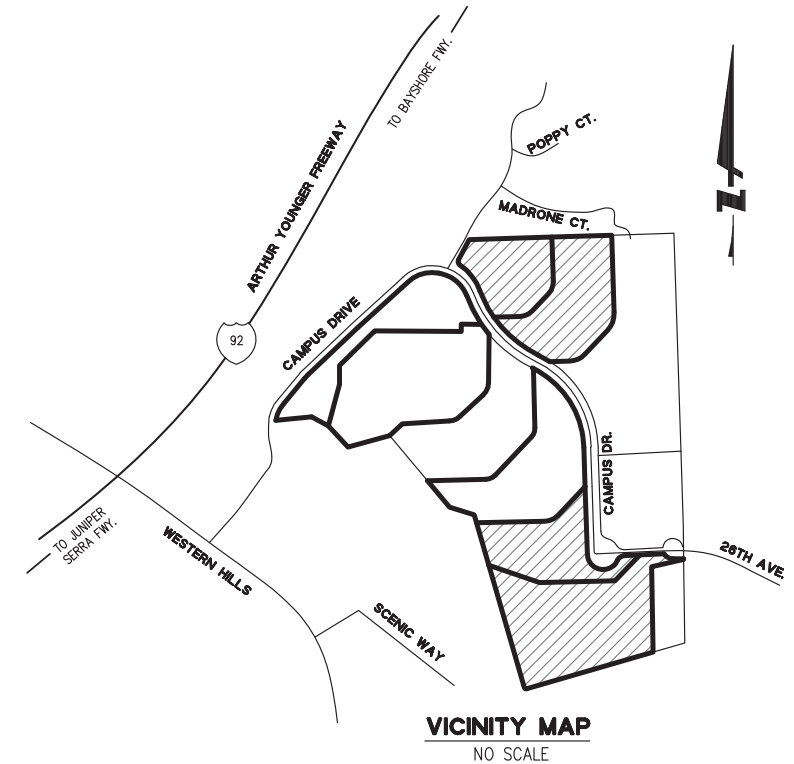
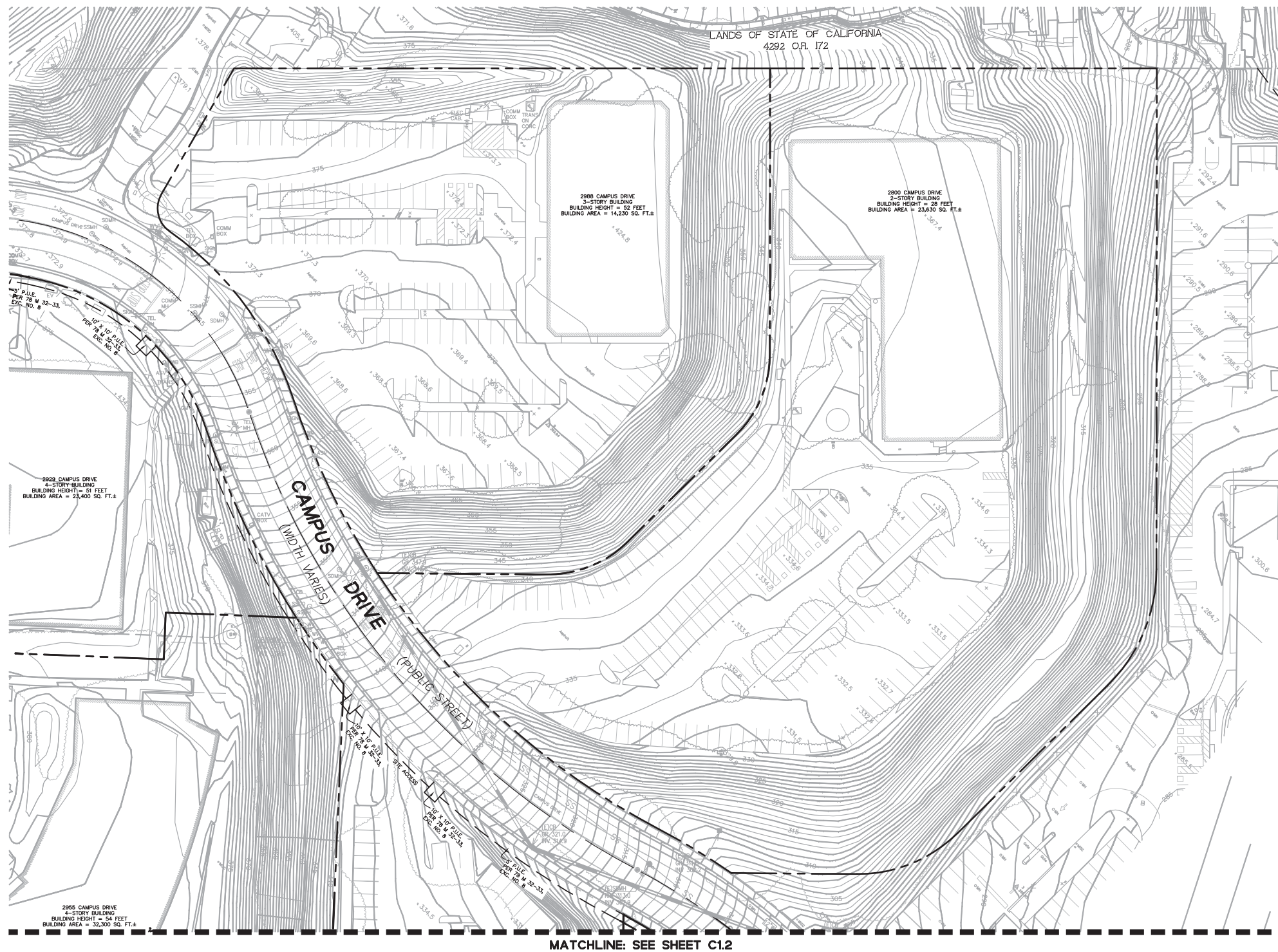


PENINSULA HEIGHTS - SAN MATEO, CA
AR E PROPER E

SITE SECTION



0	10	20	40
DA E	1483.001	08-06-19	7.0
5865 Owens Drive			
Pleasanton, CA 94588			
925-251-7200			














BASIS OF BEARINGS:

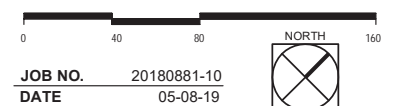
THE BEARING N03°01'11"E OF THE MONUMENT LINE OF CAMPUS DRIVE, BETWEEN FOUND MONUMENTS, AS SAID BEARING IS SHOWN ON THAT CERTAIN MAP ENTITLED "PENINSULA OFFICE PARK", FILED OCTOBER 2, 1972 IN BOOK 78 OF MAPS AT PAGES 32 AND 33, RECORDS OF SAN MATEO COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

MAP NOTES:

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF TITLE REPORT PARCELS.
3. THE LOCATION OF UTILITIES SHOWN ON THIS SURVEY ARE DERIVED FROM SURFACE OBSERVATION ONLY AND SHOWN AT GROUND LEVEL LOCATION.

LEGEND:

	CENTER LINE
	EASEMENT LINE
	FENCE LINE
	OVERHEAD ELECTRIC
	PAINT MARKINGS, "E" - RED PAINT
	PAINT MARKINGS, "CCTY" - ORANGE PAINT
	FOUND STREET MONUMENT, AS NOTED
	FOUND MONUMENT, AS NOTED
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	STREET LIGHT
ASV	ANTI-SIPHON VALVE
BNDRY	BOUNDARY
CB	CATCH BASIN
CHD	CORD
CHD BRG	CORD BEARING
EV	ELECTRICAL VAULT
EXC. NO.	TITLE REPORT EXCEPTION NUMBER
HCR	HANDICAPPED RAMP
IN	DISTANCE INSIDE SUBJECT PROPERTY
L.S.E.	LANDSCAPE EASEMENT
M-M	MONUMENT TO MONUMENT DISTANCE
O.R.	OFFICIAL RECORDS
OUT	DISTANCE OUTSIDE SUBJECT PROPERTY
P.U.E.	PUBLIC UTILITY EASEMENT
SLB	STREET LIGHTING BOX
TSB	TRAFFIC SIGNAL BOX
WM	WATER METER
(R)	RADIAL BEARING
()	RECORD DATA PER 78 MAPS 32-33



JOB NO.	20180881-10
DATE	05-08-19

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

C1.1

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HARVEST PROPERTIES, INC

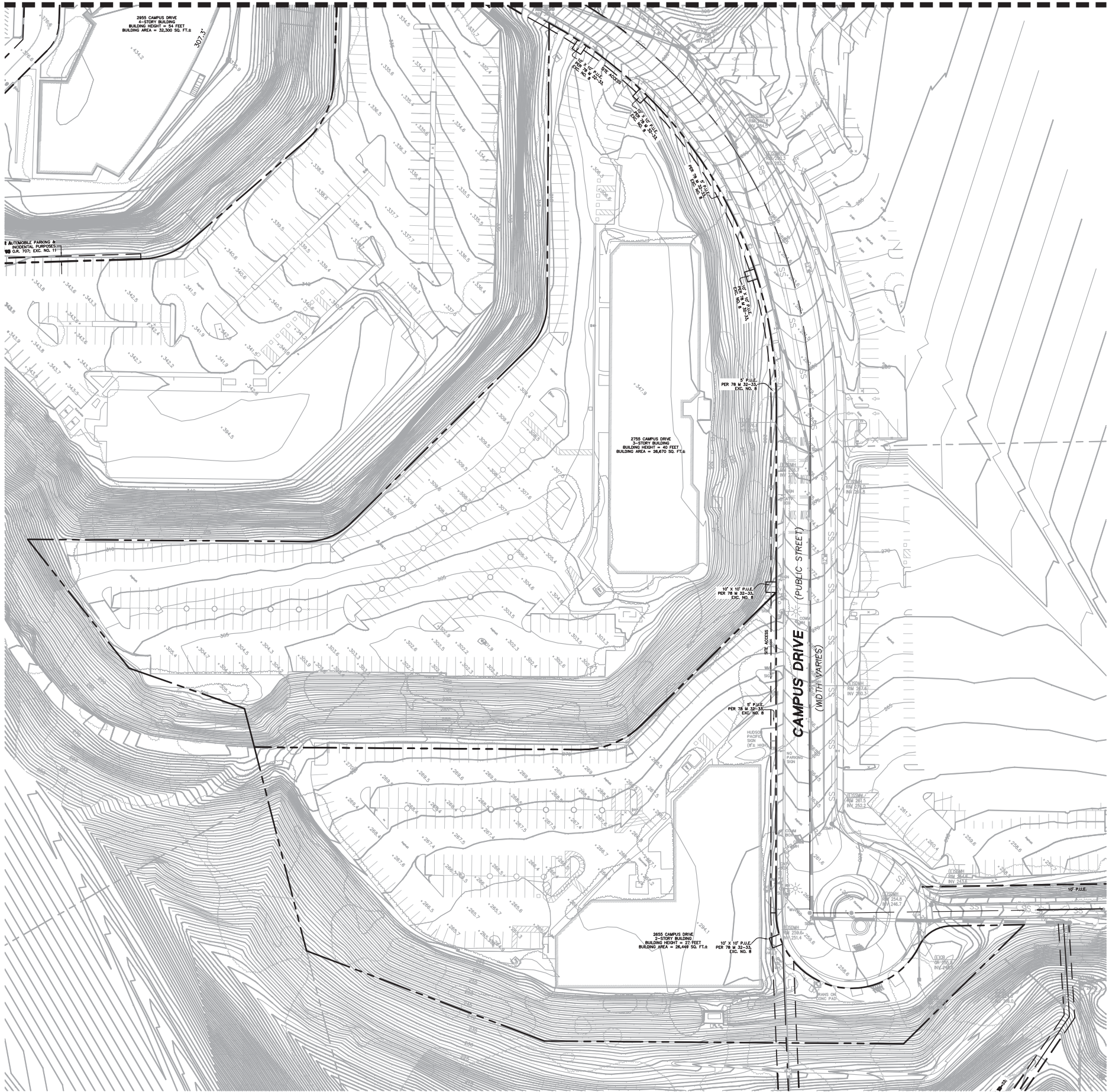
EXISTING CONDITIONS



BKF 100+
YEARS
ENGINEERS . SURVEYORS . PLANNERS

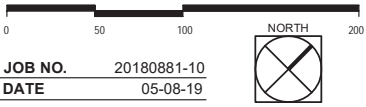
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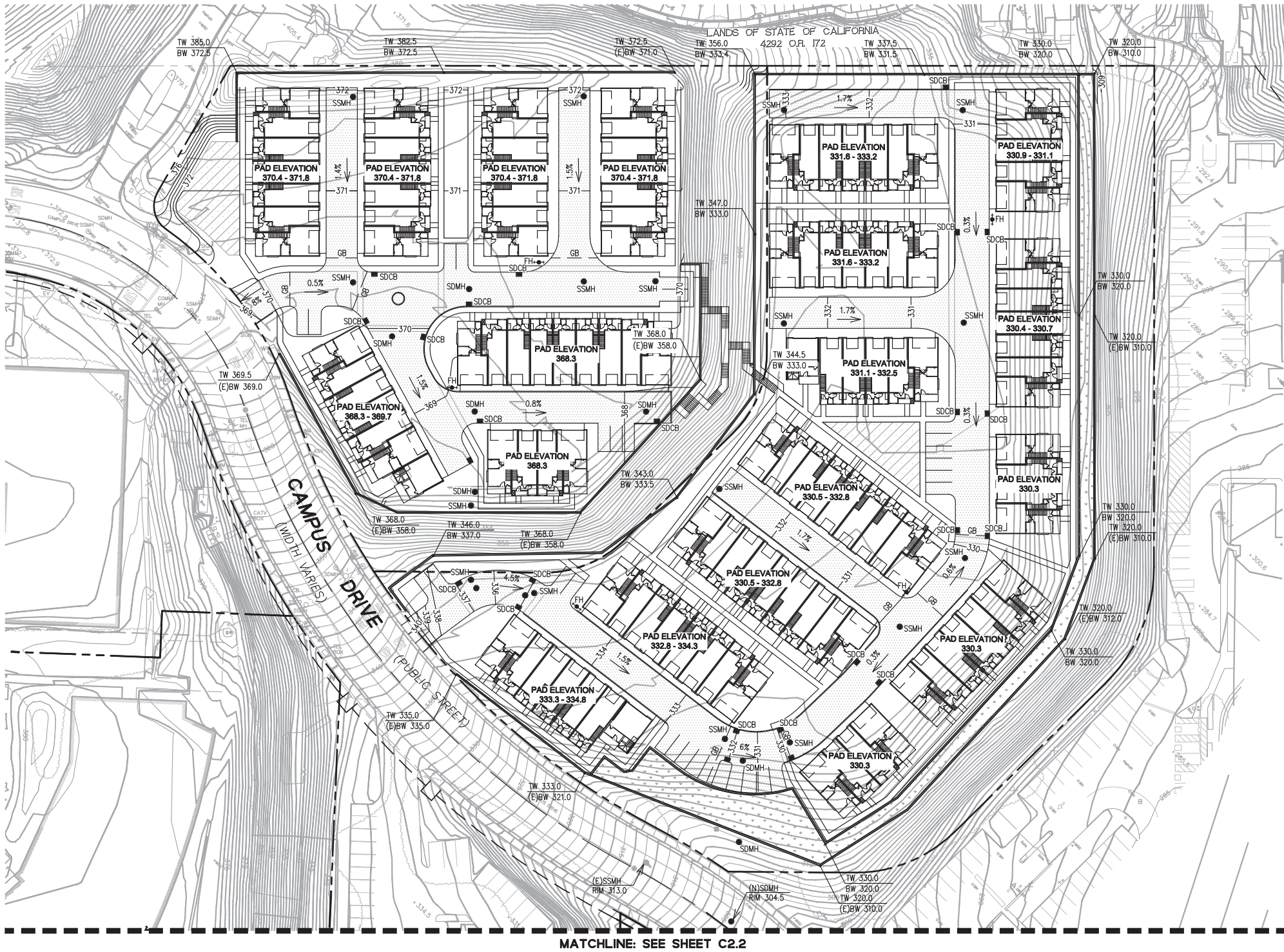
PENINSULA HEIGHTS - SAN MATEO, CA
HARVEST PROPERTIES, INC

EXISTING CONDITIONS



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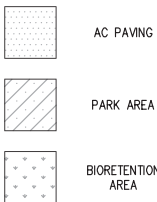
C1.2



GRADING NOTES:

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT 5% FOR A DISTANCE OF 10', WHERE POSSIBLE, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE PORCHES, LANDINGS AND TERRACES 2% (1/4" PER FOOT) AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
4. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE CLIENT'S GEOTECHNICAL ENGINEER TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
5. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
6. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
7. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
8. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
10. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
11. DISTURBED AREAS OF THE SITE SHOULD BE STABILIZED DURING THE RAINY SEASON USING STRAW MULCH (EC-6) OR WOOD MULCHING (EC-8).
12. PERMANENT EROSION CONTROL SHALL BE PROVIDED BY LANDSCAPING SUCH AS SHRUBS, SOD OR MULCH. LANDSCAPE DESIGN MAY BE SUBJECT TO CHANGE.

HATCH LEGEND:



IMPERVIOUS AREAS

TOTAL PROPERTY AREA (NORTH LOTS + SOUTH LOTS)	673,000 SF
IMPERVIOUS AREAS:	
PRE-CONSTRUCTION	377,700 SF
POST-CONSTRUCTION (NORTH LOTS + SOUTH LOTS)	405,300 SF

EARTHWORK QUANTITIES

GROSS FIGURES	QUANTITY BREAKDOWN	
CUT	NORTH LOTS	
FILL	CUT	27,000 CUBIC YARDS
TOTAL	FILL	11,000 CUBIC YARDS
BALANCE	SOUTH LOTS	
66,000 CUBIC YARDS OF EXPORT	CUT	55,000 CUBIC YARDS
	FILL	5,000 CUBIC YARDS

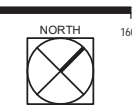
EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION, AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

PENINSULA HEIGHTS - SAN MATEO, CA
HARVEST PROPERTIES, INC

GRADING PLAN



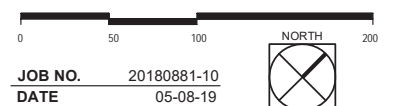
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C2.1

This detailed site plan illustrates the proposed 100-unit residential development at 2400 Campus Drive. The plan features several building footprints, each labeled with its 'PAD ELEVATION' and a range of elevations (e.g., 299.8 - 300.1, 299.1 - 299.5, 298.3 - 299.5, 298.5 - 299.5, 298.4 - 297.8, 298.8 - 297.8, 298.4 - 298.5, 298.4 - 298.6, 298.2 - 297.8, 298.1 - 298.5, 298.9 - 297.8, 297.2 - 297.8, 294.8 - 295.7, 294.3 - 295.3, 294.0 - 294.5). The plan also shows parking spaces, setbacks, and various engineering notes. Key notes include: 'AUTOMATIC GATE OR AUTOMATIC BOLLARDS, TO BE INSTALLED.', 'REPLACE (E)CURB AND GUTTER WITH ROLLED CURB AND GUTTER PER CITY STANDARDS. (205 LF)', and '(E)GATE TO BE REMOVED'. The plan is bounded by Campus Drive to the east and a residential area to the west. Topographic contours are shown throughout the site, and various elevation points are marked (e.g., TW 301.5, TW 311.0, TW 311.5, TW 299.5, TW 299.0, TW 298.5, TW 298.0, TW 288.5, TW 288.0, TW 278.0, TW 268.5, TW 268.0, TW 266.0, TW 266.5, TW 264.5, TW 264.0, TW 263.0, TW 262.5, TW 262.0, TW 261.5, TW 261.0, TW 260.5, TW 260.0, TW 259.5, TW 259.0, TW 258.5, TW 258.0, TW 257.5, TW 257.0, TW 256.5, TW 256.0, TW 255.5, TW 255.0, TW 254.5, TW 254.0, TW 253.5, TW 253.0, TW 252.5, TW 252.0, TW 251.5, TW 251.0, TW 250.5, TW 250.0, TW 249.5, TW 249.0, TW 248.5, TW 248.0, TW 247.5, TW 247.0, TW 246.5, TW 246.0, TW 245.5, TW 245.0, TW 244.5, TW 244.0, TW 243.5, TW 243.0, TW 242.5, TW 242.0, TW 241.5, TW 241.0, TW 240.5, TW 240.0, TW 239.5, TW 239.0, TW 238.5, TW 238.0, TW 237.5, TW 237.0, TW 236.5, TW 236.0, TW 235.5, TW 235.0, TW 234.5, TW 234.0, TW 233.5, TW 233.0, TW 232.5, TW 232.0, TW 231.5, TW 231.0, TW 230.5, TW 230.0, TW 229.5, TW 229.0, TW 228.5, TW 228.0, TW 227.5, TW 227.0, TW 226.5, TW 226.0, TW 225.5, TW 225.0, TW 224.5, TW 224.0, TW 223.5, TW 223.0, TW 222.5, TW 222.0, TW 221.5, TW 221.0, TW 220.5, TW 220.0, TW 219.5, TW 219.0, TW 218.5, TW 218.0, TW 217.5, TW 217.0, TW 216.5, TW 216.0, TW 215.5, TW 215.0, TW 214.5, TW 214.0, TW 213.5, TW 213.0, TW 212.5, TW 212.0, TW 211.5, TW 211.0, TW 210.5, TW 210.0, TW 209.5, TW 209.0, TW 208.5, TW 208.0, TW 207.5, TW 207.0, TW 206.5, TW 206.0, TW 205.5, TW 205.0, TW 204.5, TW 204.0, TW 203.5, TW 203.0, TW 202.5, TW 202.0, TW 201.5, TW 201.0, TW 200.5, TW 200.0, TW 199.5, TW 199.0, TW 198.5, TW 198.0, TW 197.5, TW 197.0, TW 196.5, TW 196.0, TW 195.5, TW 195.0, TW 194.5, TW 194.0, TW 193.5, TW 193.0, TW 192.5, TW 192.0, TW 191.5, TW 191.0, TW 190.5, TW 190.0, TW 189.5, TW 189.0, TW 188.5, TW 188.0, TW 187.5, TW 187.0, TW 186.5, TW 186.0, TW 185.5, TW 185.0, TW 184.5, TW 184.0, TW 183.5, TW 183.0, TW 182.5, TW 182.0, TW 181.5, TW 181.0, TW 180.5, TW 180.0, TW 179.5, TW 179.0, TW 178.5, TW 178.0, TW 177.5, TW 177.0, TW 176.5, TW 176.0, TW 175.5, TW 175.0, TW 174.5, TW 174.0, TW 173.5, TW 173.0, TW 172.5, TW 172.0, TW 171.5, TW 171.0, TW 170.5, TW 170.0, TW 169.5, TW 169.0, TW 168.5, TW 168.0, TW 167.5, TW 167.0, TW 166.5, TW 166.0, TW 165.5, TW 165.0, TW 164.5, TW 164.0, TW 163.5, TW 163.0, TW 162.5, TW 162.0, TW 161.5, TW 161.0, TW 160.5, TW 160.0, TW 159.5, TW 159.0, TW 158.5, TW 158.0, TW 157.5, TW 157.0, TW 156.5, TW 156.0, TW 155.5, TW 155.0, TW 154.5, TW 154.0, TW 153.5, TW 153.0, TW 152.5, TW 152.0, TW 151.5, TW 151.0, TW 150.5, TW 150.0, TW 149.5, TW 149.0, TW 148.5, TW 148.0, TW 147.5, TW 147.0, TW 146.5, TW 146.0, TW 145.5, TW 145.0, TW 144.5, TW 144.0, TW 143.5, TW 143.0, TW 142.5, TW 142.0, TW 141.5, TW 141.0, TW 140.5, TW 140.0, TW 139.5, TW 139.0, TW 138.5, TW 138.0, TW 137.5, TW 137.0, TW 136.5, TW 136.0, TW 135.5, TW 135.0, TW 134.5, TW 134.0, TW 133.5, TW 133.0, TW 132.5, TW 132.0, TW 131.5, TW 131.0, TW 130.5, TW 130.0, TW 129.5, TW 129.0, TW 128.5, TW 128.0, TW 127.5, TW 127.0, TW 126.5, TW 126.0, TW 125.5, TW 125.0, TW 124.5, TW 124.0, TW 123.5, TW 123.0, TW 122.5, TW 122.0, TW 121.5, TW 121.0, TW 120.5, TW 120.0, TW 119.5, TW 119.0, TW 118.5, TW 118.0, TW 117.5, TW 117.0, TW 116.5, TW 116.0, TW 115.5, TW 115.0, TW 114.5, TW 114.0, TW 113.5, TW 113.0, TW 112.5, TW 112.0, TW 111.5, TW 111.0, TW 110.5, TW 110.0, TW 109.5, TW 109.0, TW 108.5, TW 108.0, TW 107.5, TW 107.0, TW 106.5, TW 106.0, TW 105.5, TW 105.0, TW 104.5, TW 104.0, TW 103.5, TW 103.0, TW 102.5, TW 102.0, TW 101.5, TW 101.0, TW 100.5, TW 100.0, TW 99.5, TW 99.0, TW 98.5, TW 98.0, TW 97.5, TW 97.0, TW 96.5, TW 96.0, TW 95.5, TW 95.0, TW 94.5, TW 94.0, TW 93.5, TW 93.0, TW 92.5, TW 92.0, TW 91.5, TW 91.0, TW 90.5, TW 90.0, TW 89.5, TW 89.0, TW 88.5, TW 88.0, TW 87.5, TW 87.0, TW 86.5, TW 86.0, TW 85.5, TW 85.0, TW 84.5, TW 84.0, TW 83.5, TW 83.0, TW 82.5, TW 82.0, TW 81.5, TW 81.0, TW 80.5, TW 80.0, TW 79.5, TW 79.0, TW 78.5, TW 78.0, TW 77.5, TW 77.0, TW 76.5, TW 76.0, TW 75.5, TW 75.0, TW 74.5, TW 74.0, TW 73.5, TW 73.0, TW 72.5, TW 72.0, TW 71.5, TW 71.0, TW 70.5, TW 70.0, TW 69.5, TW 69.0, TW 68.5, TW 68.0, TW 67.5, TW 67.0, TW 66.5, TW 66.0, TW 65.5, TW 65.0, TW 64.5, TW 64.0, TW 63.5, TW 63.0, TW 62.5, TW 62.0, TW 61.5, TW 61.0, TW 60.5, TW 60.0, TW 59.5, TW 59.0, TW 58.5, TW 58.0, TW 57.5, TW 57.0, TW 56.5, TW 56.0, TW 55.5, TW 55.0, TW 54.5, TW 54.0, TW 53.5, TW 53.0, TW 52.5, TW 52.0, TW 51.5, TW 51.0, TW 50.5, TW 50.0, TW 49.5, TW 49.0, TW 48.5, TW 48.0, TW 47.5, TW 47.0, TW 46.5, TW 46.0, TW 45.5, TW 45.0, TW 44.5, TW 44.0, TW 43.5, TW 43.0, TW 42.5, TW 42.0, TW 41.5, TW 41.0, TW 40.5, TW 40.0, TW 39.5, TW 39.0, TW 38.5, TW 38.0, TW 37.5, TW 37.0, TW 36.5, TW 36.0, TW 35.5, TW 35.0, TW 34.5, TW 34.0, TW 33.5, TW 33.

GRADING PLAN



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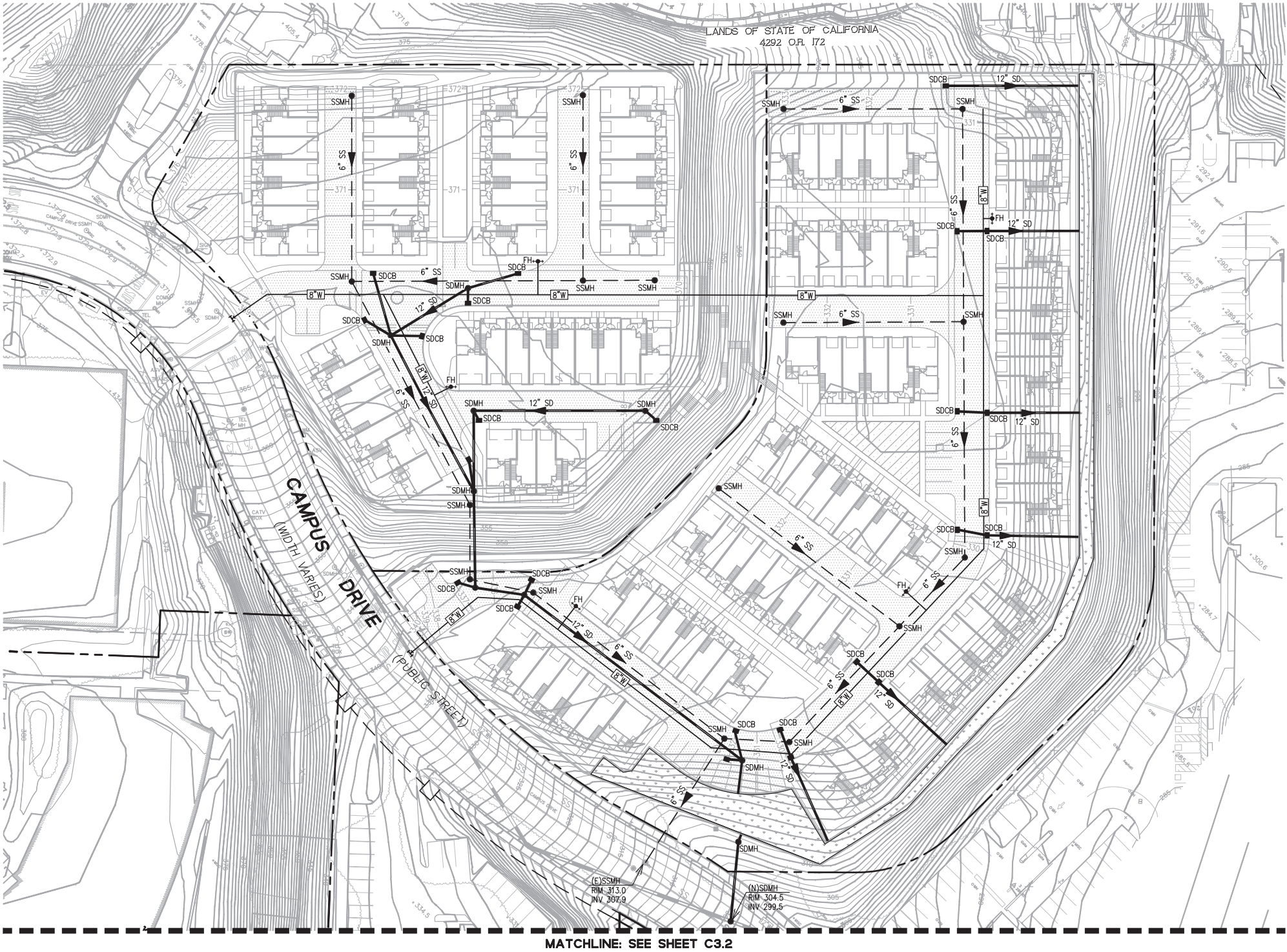
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EXISTING SEWER DEMAND					
ADDRESS	GROSS FLOOR AREA (FT²)	WATER DEMAND RATE² (GPD/FT²)	WATER DEMAND (GPD _W)	WASTEWATER GENERATION³ (GPD _S)	PEAK HOUR FLOW RATE⁴ (CFS _S)
2655 CAMPUS DRIVE	57,400	0.13	7,462	7,089	0.06
2755 CAMPUS DRIVE	84,700	0.13	11,011	10,460	0.08
2800 CAMPUS DRIVE	48,800	0.13	6,344	6,027	0.05
2988 CAMPUS DRIVE	40,200	0.13	5,226	4,965	0.04
TOTAL			30,043	28,541	0.23

²COMMERCIAL WATER DEMAND RATE = 0.13 GPD/GROSS FT² PER REDWOOD CITY STANDARDS – ATTACHMENT Q.
³WASTEWATER GENERATION ESTIMATED FROM WATER DEMAND BY MULTIPLYING BY A FACTOR OF 0.95 PER REDWOOD CITY STANDARDS – ATTACHMENT L.
⁴PEAK HOUR FLOW RATE = 2.5 X (WASTEWATER GENERATION/12 HOURS/60 MINUTES/60 SECONDS/7.48052 GALLONS).
PEAK HOURLY FLOWS ASSUME AN EFFECTIVE 12-HOUR DAY PER REDWOOD CITY STANDARDS – ATTACHMENT L.

PROPOSED SEWER DEMAND						
ADDRESS	# OF UNITS	PERSONS PER UNIT¹	WATER DEMAND RATE² (GPD/PERSON)	WATER DEMAND (GPD _W)	WASTEWATER GENERATION³ (GPD _S)	PEAK HOUR FLOW RATE⁴ (CFS _S)
2655 CAMPUS DRIVE	76	2.2	60	10,032	9,530	0.07
2755 CAMPUS DRIVE	87	2.2	60	11,484	10,910	0.08
2800 CAMPUS DRIVE	80	2.2	60	10,560	10,032	0.08
2988 CAMPUS DRIVE	48	2.2	60	6,336	6,019	0.05
TOTAL				38,412	36,491	0.28

¹PERSONS PER MULTI-FAMILY HOUSING UNIT = 2.2 PER REDWOOD CITY STANDARDS – ATTACHMENT Q.
²RESIDENTIAL MULTI-FAMILY WATER DEMAND = 0.13 GPD/GROSS FT² PER REDWOOD CITY STANDARDS – ATTACHMENT Q.
³WASTEWATER GENERATION ESTIMATED FROM WATER DEMAND BY MULTIPLYING BY A FACTOR OF 0.95 PER REDWOOD CITY STANDARDS – ATTACHMENT L.
⁴PEAK HOUR FLOW RATE = 2.5 X (WASTEWATER GENERATION/12 HOURS/60 MINUTES/60 SECONDS/7.48052 GALLONS).
PEAK HOURLY FLOWS ASSUME AN EFFECTIVE 12-HOUR DAY PER REDWOOD CITY STANDARDS – ATTACHMENT L.

STORM DRAIN NOTES:

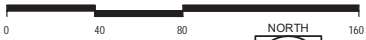
- PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 WHITE PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
- PRIVATE STORM DRAIN LINE 6-INCH THROUGH 12-INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH IN ACCORDANCE WITH CITY/TOWN STANDARDS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
- ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
- ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
- FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
- DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER.

SANITARY SEWER NOTES:

- ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE CITY/TOWN OR APPROPRIATE SANITARY SEWER DISTRICT.
- PRIVATE SANITARY SEWER SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45° ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED. PUBLIC SANITARY SEWER LINES AND MAINS SHALL BE PER CITY/TOWN STANDARDS.
- ALL LATERALS SHALL HAVE A CLEANOUT AT FACE OF BUILDING PER THE CITY STANDARD OR APPROPRIATE SANITARY SEWER DISTRICT.
- IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS. EXTEND (N) OR (E) SEWER LINE AS SHOWN ON THE PLANS SLOPED AT 2% MINIMUM. INSTALL CLEANOUT AT FACE OF BUILDING AND AT PROPERTY LINE.

WATER SYSTEM NOTES:

- MAINTAIN WATER LINES 10' AWAY FROM SANITARY SEWER LINES.
- WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
- WATER LINES ARE SHOWN SCHEMATICALLY, CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
- ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY/TOWN OR APPLICABLE WATER DISTRICT STANDARDS.
- CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE CITY/TOWN. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE, VALVE AND ALL THRUST BLOCKS, BACKFILL, RESTORE THE SURFACE, AND CLEAN UP. THE CITY/TOWN WILL PROVIDE THE CLIENT WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.
- ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
- CONTRACTOR SHALL SIZE AND INSTALL ALL NEW DESIGN BUILD DOMESTIC IRRIGATION AND FIRE WATER LINE(S) IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM/CALIFORNIA PLUMBING AND FIRE CODES. (ALL FIXTURE UNIT COUNTS SHALL BE REVIEWED AND APPROVED BY THE CITY/TOWN'S BUILDING AND/OR WATER DEPARTMENT PRIOR TO CONSTRUCTION.)
- CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER CITY/TOWN STANDARD, AWWA C600, SECTION 3.8 UNLESS NOTED OTHERWISE.
- ALL ON AND OFF-SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.
- INSTALL CITY/TOWN APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING. REFERENCE PLUMBING PLANS FOR MORE DETAIL.

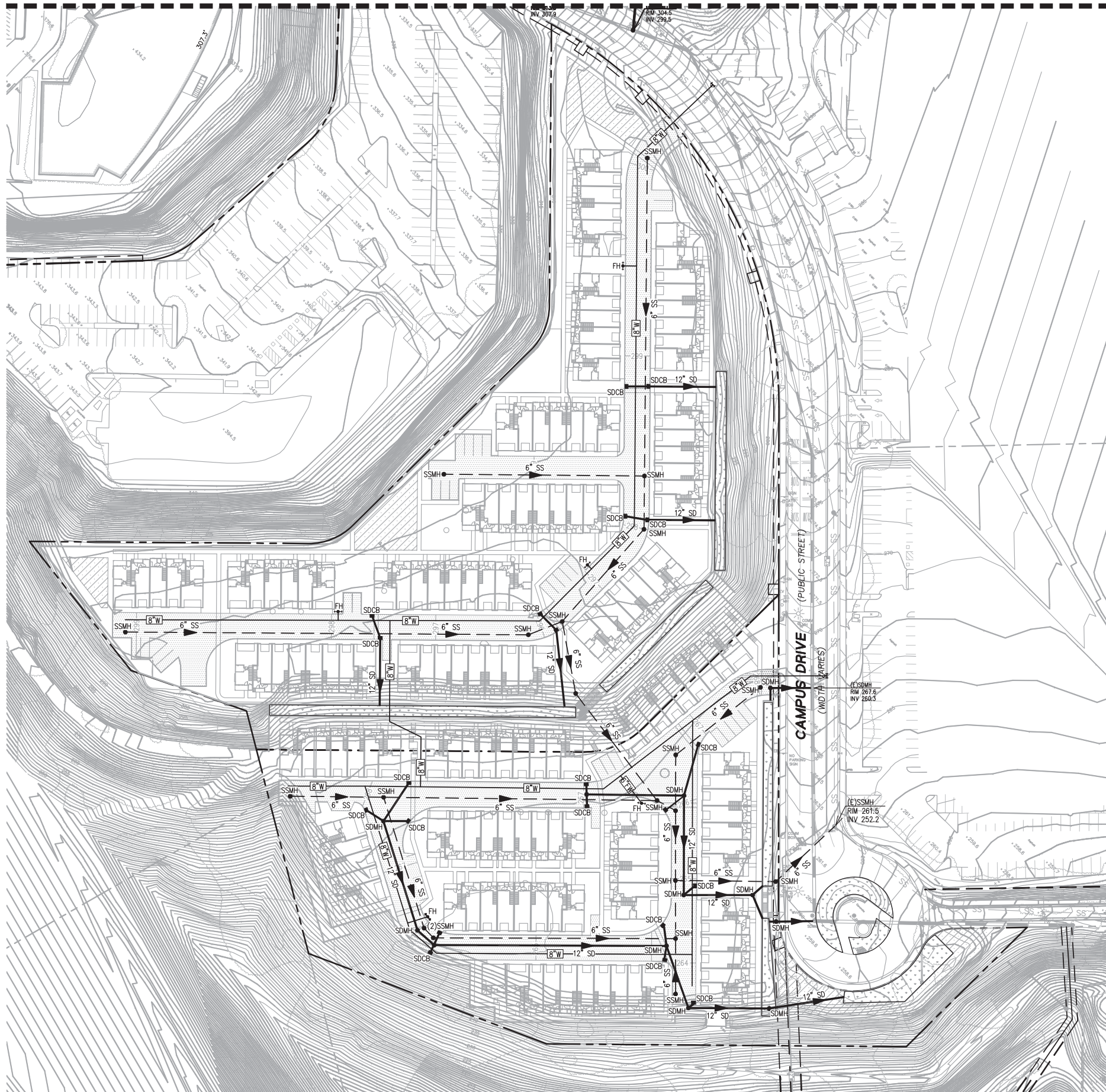


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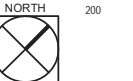


PENINSULA HEIGHTS - SAN MATEO, CA
HARVEST PROPERTIES, INC

UTILITY PLAN

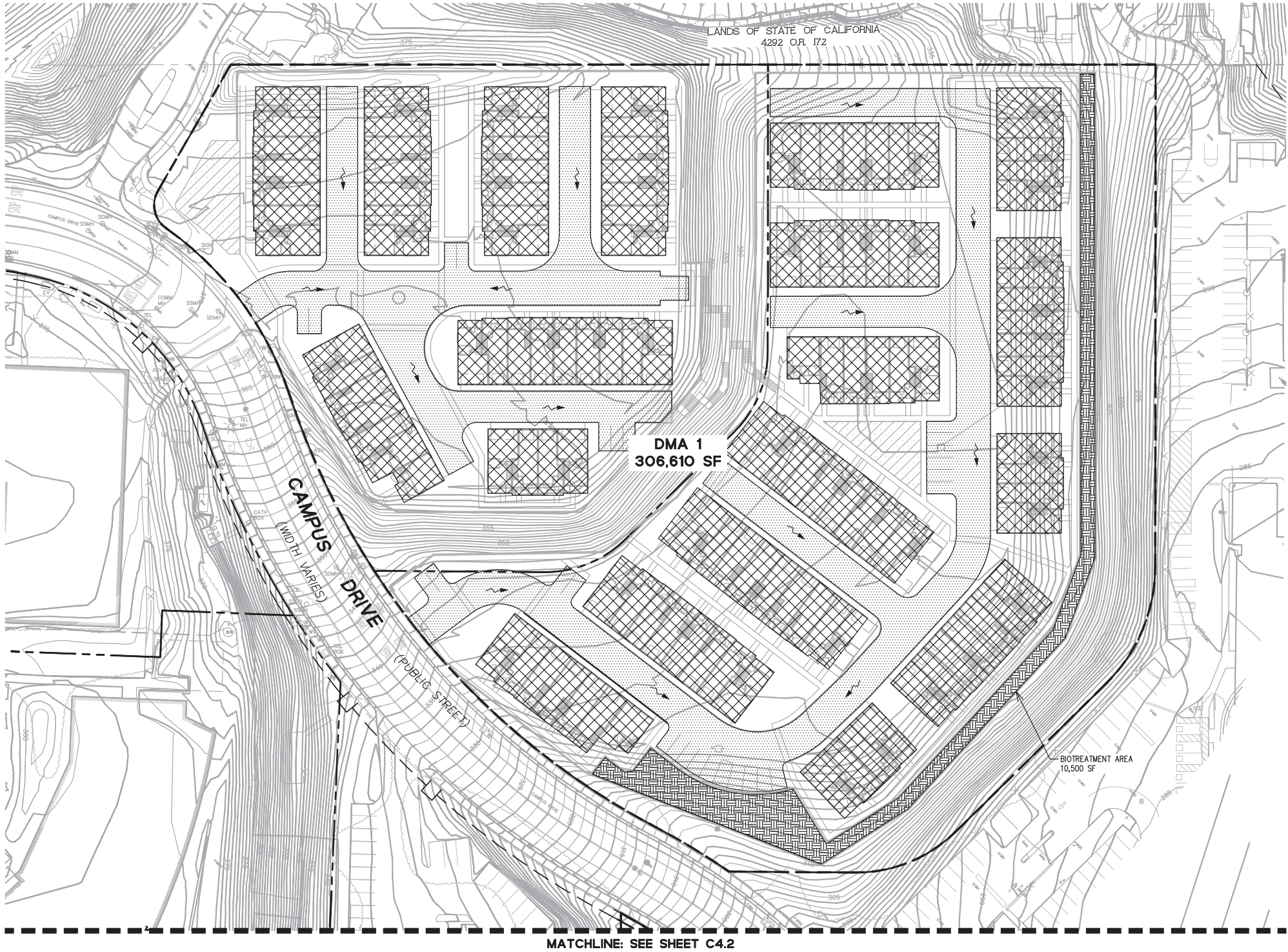


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LEGEND

(P) PERVIOUS LANDSCAPE

(P) BIOTREATMENT AREA

(P) IMPERVIOUS HARDSCAPE

(P) IMPERVIOUS BUILDING

	DMA 1	DMA 2	DMA 3	TOTAL
TOTAL AREA	306,600 SQ FT	198,900 SQ FT	167,500 SQ FT	673,000 SQ FT
(P) PERVIOUS AREA				
PERVIOUS LANDSCAPE	108,700 SQ FT	83,800 SQ FT	54,150 SQ FT	246,000 SQ FT
BIOTREATMENT AREA	10,500 SQ FT	6,200 SQ FT	4,550 SQ FT	21,700 SQ FT
TOTAL:	119,200 SQ FT	89,800 SQ FT	58,700 SQ FT	267,700 SQ FT
(P) IMPERVIOUS AREA				
HARDSCAPE:	86,300 SQ FT	40,300 SQ FT	48,900 SQ FT	175,500 SQ FT
BUILDINGS:	101,100 SQ FT	68,800 SQ FT	59,900 SQ FT	229,800 SQ FT
TOTAL:	187,400 SQ FT	109,100 SQ FT	108,800 SQ FT	405,300 SQ FT
REQUIRED LID TREATMENT AREA ^{1,2}	7,500 SQ FT	4,365 SQ FT	4,355 SQ FT	16,220 SQ FT
PROVIDED LID TREATMENT AREA ^{2,3}	10,500 SQ FT	6,200 SQ FT	4,550 SQ FT	21,100 SQ FT

- NOTES:
- LID TREATMENT LOCATIONS (BIOTREATMENT AREAS) TO BE DETERMINED.
 - BIOTREATMENT AREAS ARE SIZED TO TREAT 4% OF IMPERVIOUS AREAS IN DMA 1, 2, AND 3.

PENINSULA HEIGHTS - SAN MATEO, CA
HARVEST PROPERTIES, INC

STORMWATER CONTROL PLAN

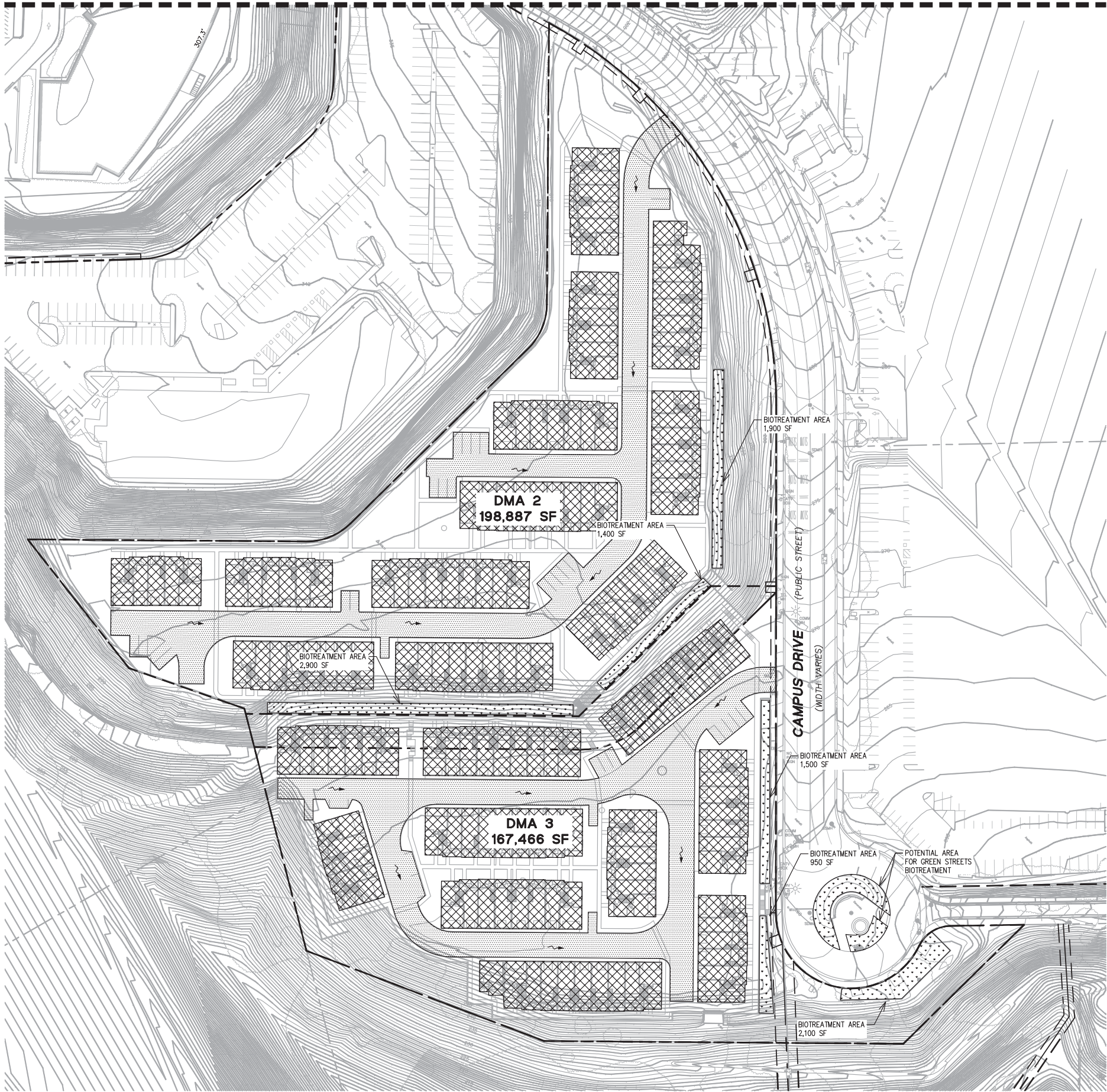
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LEGEND	
	(P) PERVIOUS LANDSCAPE
	(P) BIOTREATMENT AREA
	(P) IMPERVIOUS HARDSCAPE
	(P) IMPERVIOUS BUILDING

	DMA 1	DMA 2	DMA 3	TOTAL
TOTAL AREA	306,600 SQ FT	198,900 SQ FT	167,500 SQ FT	673,000 SQ FT
(P) PERVIOUS AREA				
PERVIOUS LANDSCAPE	108,700 SQ FT	83,600 SQ FT	54,150 SQ FT	246,000 SQ FT
BIOTREATMENT AREA	10,500 SQ FT	6,200 SQ FT	4,550 SQ FT	21,700 SQ FT
TOTAL:	119,200 SQ FT	89,800 SQ FT	58,700 SQ FT	267,700 SQ FT
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NOTES:
1. LID TREATMENT LOCATIONS (BIOTREATMENT AREAS) TO BE DETERMINED.
2. BIOTREATMENT AREAS ARE SIZED TO TREAT 4% OF IMPERVIOUS AREAS IN DMA 1, 2, AND 3.

PENINSULA HEIGHTS - SAN MATEO, CA
HARVEST PROPERTIES, INC

STORMWATER CONTROL PLAN

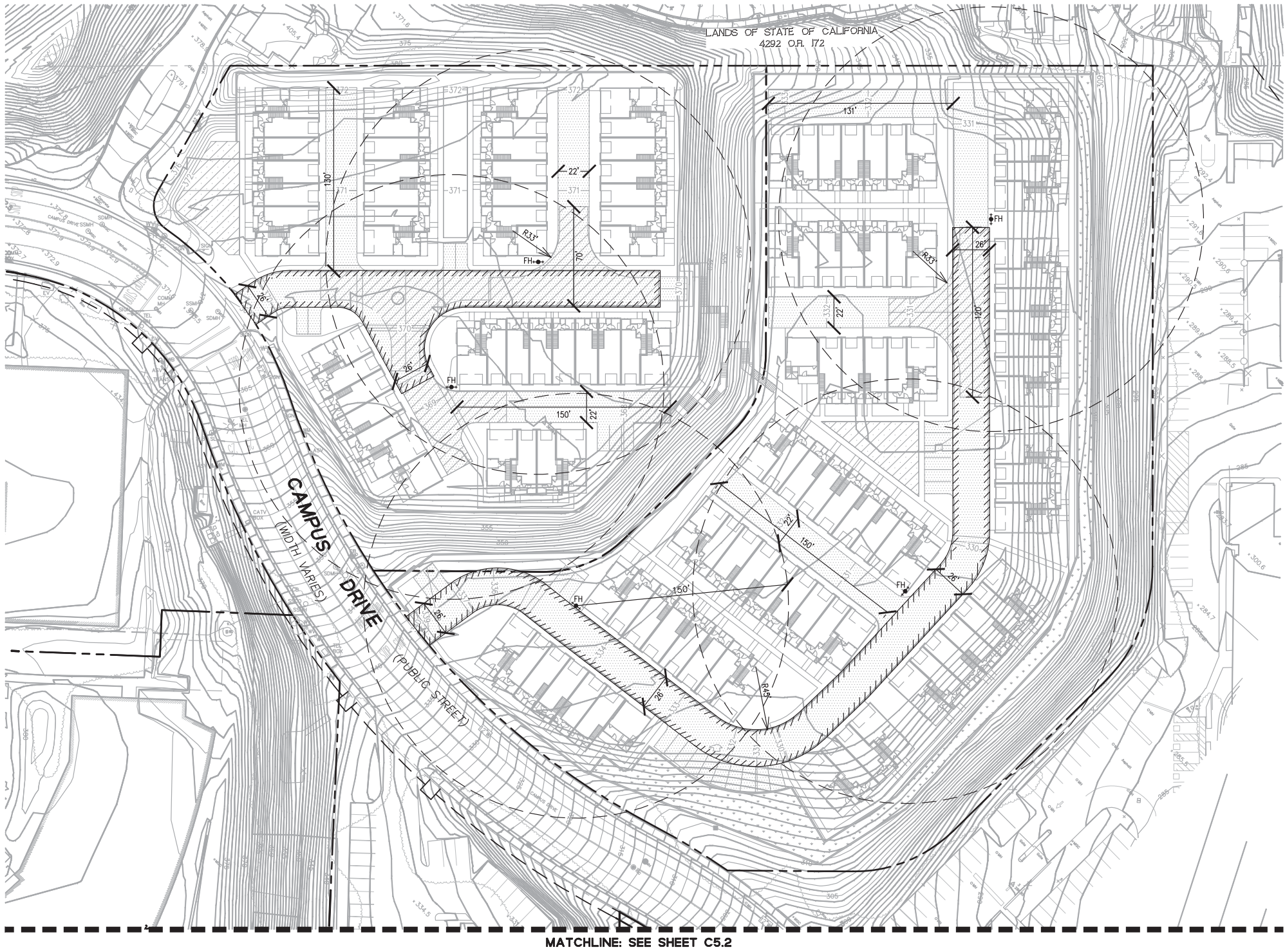


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FIRE ACCESS NOTES:

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DESIGNATES 26-FT UNOBSTRUCTED FIRE LANE WIDTH FOR AERIAL APPARATUS ACCESS. ALL CURBS WITHIN SHALL BE RED PAINTED AND MARKED WITH WHITE CURB LETTERING "NO PARKING. FIRE LANE" AT NO LESS THAN 25-FT INTERVALS.

FIRE TRUCK TURNAROUND PER SAN MATEO FIRE DEPARTMENT. ALL CURBS ALONG FIRE TRUCK TURNAROUNDS SHALL BE RED PAINTED AND MARKED WITH WHITE CURB LETTERING "NO PARKING. FIRE LANE" AT NO LESS THAN 25-FT INTERVALS.

PENINSULA HEIGHTS - SAN MATEO, CA
HARVEST PROPERTIES, INC

FIRE ACCESS PLAN



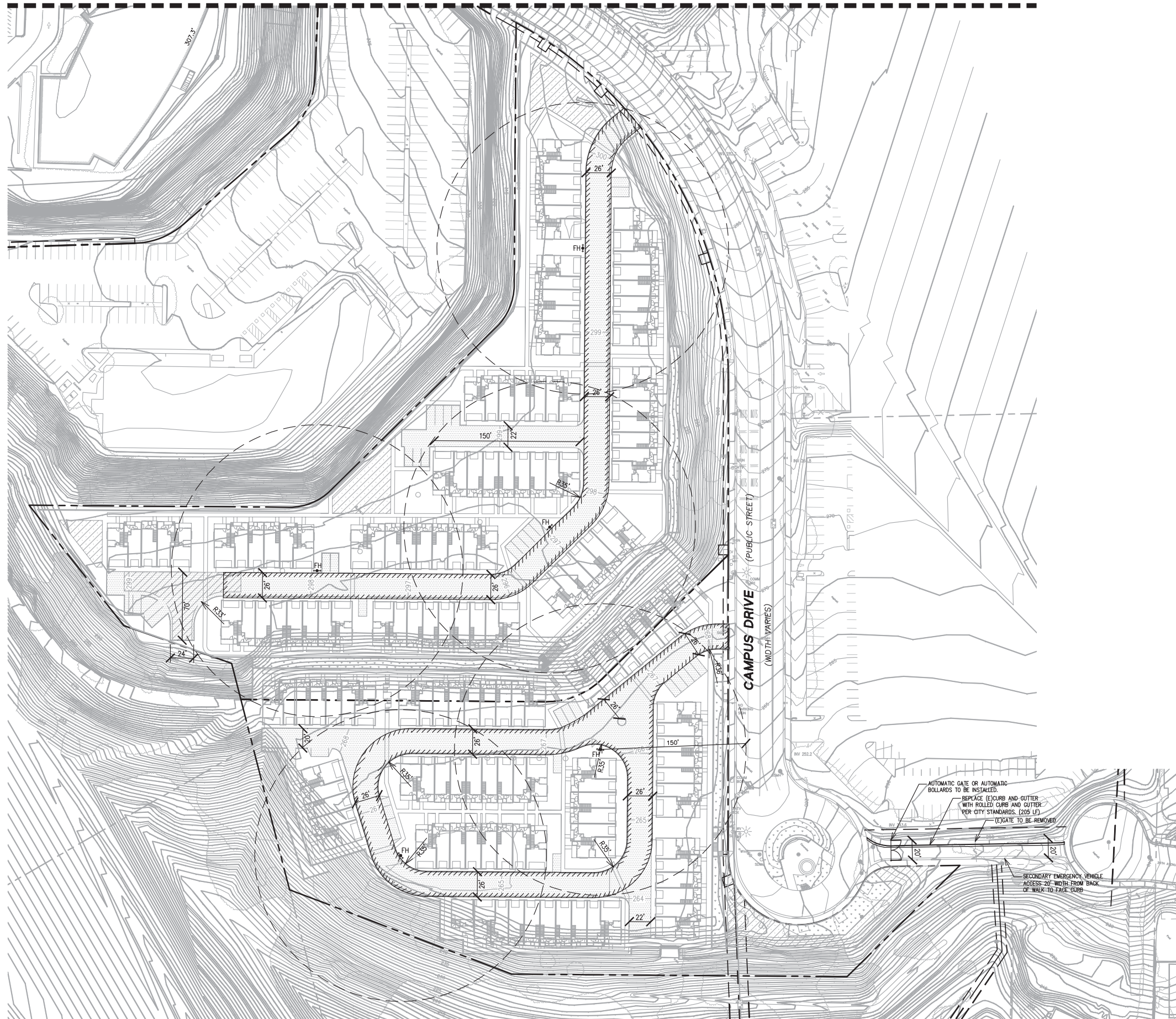
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MATCHLINE: SEE SHEET C5.1



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