

# PENINSULA HEIGHTS

PLANNING APPLICATION

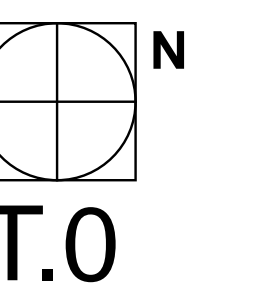


COVER SHEET

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC



JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200





PROJECT DESCRIPTION:

Existing Site Conditions:

The current site consists of four office buildings located at 2988, 2800, 2755, and 2655 Campus Drive in San Mateo spread across 15.45-acres. Located directly off Highway 92, the property is surrounded by existing residential, commercial, and office uses.

Proposed Redevelopment:

In obtaining a Special Use Permit to allow for low-density residential development, the four existing office buildings would be replaced with 290 units of new housing including the creation of a vesting tentative parcel map, allowing for more entry level home-buying opportunities for residents of San Mateo. Offering a range of unit sizes, these 3-4 story for-sale townhomes and single family detached homes will display a blend of contemporary and traditional architectural forms and materials that blend cohesively with the surrounding neighborhood. The community will be arranged over two site areas; a Northern Parcel and a Southern Parcel. Each residence will have a two-car parking garage with private outdoor space via balconies and/or roof decks. Complying with affordable housing requirements as outlined by the City of San Mateo, this project will designate 10% of the proposed units for low income households totaling 29 units and would qualify for benefits under the Density Bonus Law. These designated affordable units will also offer a range in sizes that include (7) 2-bedroom, (12) 3-bedroom, and (10) 4-bedroom options.

Transportation Component and Amenities:

Harvest Properties has and will continue to work with local transit experts to implement a robust Transportation Demand Management (TDM) plan which includes emerging mobility initiatives. The developer has been engaging with key city and community stakeholders to promote a more connected transportation ecosystem that encourages alternative transit over vehicle ownership to take cars off the road. Peninsula Heights will help increase ridership for the existing dedicated Caltrain shuttle route that is currently at risk due to lack of use. This dedicated Caltrain shuttle will serve workers and residents. In total, Peninsula Heights will have 624 on-site parking spaces, as well as bicycle parking for residents and visitors alike. The redevelopment will promote a neutral, if not positive, impact on traffic congestion in the surrounding area as determined through initial traffic studies. Lastly, the applicant through collaboration with the San Mateo Fire Marshal and Planning Staff, it's the project's proposal to keep the existing emergency vehicle access (EVA) road connecting Campus Drive to 26th Ave as-is after project implementation.

Environmental Considerations:

Peninsula Heights has committed to sustainability by installing photovoltaics on roof decks, Energy Star appliances, and low-flow plumbing fixtures.

Community Benefits and Amenities:

Through strategic planning and design, Peninsula Heights offers amenities that benefit both future residents of the project and the surrounding community. By replacing old office buildings with thoughtfully-designed, modern townhomes, Peninsula Heights will create improved views from neighboring homes and a vibrant extension of the existing residential neighborhoods surrounding the site. To ensure privacy for neighbors and residents, the site plan maintains an appropriate building setback from property lines with well-programmed landscaping. Landscaping will also line the walkways and provide shaded parking. Peninsula Heights offers community spaces that are both inwardly and outwardly facing in an effort to create an inclusive setting for both residents and neighbors. These community spaces include, playgrounds, picnic areas, fitness stations and flexible green spaces.

In addition, the new development consists of an extensive path system that will seamlessly conjoin the current neighborhood and activate the open space that covers 42% of the overall site.

SHEET INDEX:

COVER SHEET		CIVIL SHEETS		LANDSCAPE SHEETS	
T.0	COVER SHEET	C0.0	TITLE SHEET	L0.00	KEY PLAN
SITE DATA		NORTH SITE		L0.01	TREE REMOVAL+MITIGATION PLAN – NORTH
1.0	PROJECT DATA #1	C1.1	EXISTING CONDITIONS	L0.02	TREE REMOVAL+MITIGATION PLAN – SOUTH
1.1	PROJECT DATA #2	C2.1	VESTING TENTATIVE MAP	L0.03	TREE REMOVAL+MITIGATION PLAN – SOUTH
1.2	VICINITY MAP	C2.2	SITE ACCESS PLAN	L0.04	TREE EVALUATION SCHEDULE
1.3	SITE CONTEXT	C3.1	GRADING PLAN	L1.01	LANDSCAPE DESIGN – NORTH
1.4	OVERALL SITE PLAN	C4.1	UTILITY PLAN	L1.02	LANDSCAPE DESIGN – SOUTH
1.5	NORTH SITE PLAN	C5.1	SW CONTROL PLAN	L1.03	LANDSCAPE DESIGN – SOUTH
1.6	SOUTH SITE PLAN	C6.1	FIRE ACCESS PLAN	L2.01	OVERALL LANDSCAPE PLAN – NORTH
1.7	OPEN SPACE PLAN	C7.1	EROSION CONTROL PLAN	L2.02	OVERALL LANDSCAPE PLAN – SOUTH
1.8	TITLE SHEET	C8.1	SECTION	L2.03	OVERALL LANDSCAPE PLAN – SOUTH
SFD PRODUCT TYPE		C8.2	DETAILS	L2.04	LANDSCAPE PLAN ENLARGEMENTS
2.0	SFD1 UNIT PLANS	C8.3	DETAILS	L2.05	LANDSCAPE PLAN ENLARGEMENTS
2.1	SFD1 ROOF+SECT	C8.4	PRIVATE STREET PROFILE	L2.06	LANDSCAPE PLAN ENLARGEMENTS
2.2	SFD1 ELEV+PERS	C8.5	PRIVATE STREET PROFILE	L2.07	LANDSCAPE PLAN ENLARGEMENTS
2.3	SFD1 ELEV+PERS	C8.6	UNIT GRADING	L2.08	LANDSCAPE MATERIAL IMAGES
2.4	SFD1 BUILDING AREA	SOUTH SITE		L2.09	LANDSCAPE MATERIAL IMAGES AND DETAILS
2.5	SFD2 UNIT PLANS	C9.1	EXISTING CONDITIONS	L2.10	LANDSCAPE AREA CALCULATIONS
2.6	SFD2 ROOF+SECT	C9.2	EXISTING CONDITIONS	L3.00	PLANTING SCHEDULE
2.7	SFD2 ELEV+PERS	C10.1	VESTING TENTATIVE MAP	L3.01	PLANTING PLAN – NORTH
2.8	SFD2 ELEV+PERS	C10.2	VESTING TENTATIVE MAP	L3.02	PLANTING PLAN – SOUTH
2.9	SFD2 BUILDING AREA	C10.3	SITE ACCESS PLAN	L3.03	PLANTING PLAN – SOUTH
TOWNHOME PRODUCT TYPE		C10.4	SITE ACCESS PLAN	L3.04	PLANT IMAGES
3.0	4 UNIT UNIT PLANS	C11.1	GRADING PLAN	L3.05	PLANT IMAGES
3.1	4 UNIT BLDG AREA	C11.2	GRADING PLAN		
3.2	4 UNIT ELEV CS1	C12.1	UTILITY PLAN		
3.3	4 UNIT PERS CS1	C12.2	UTILITY PLAN		
3.4	6 UNIT UNIT PLANS	C13.1	SW CONTROL PLAN		
3.5	6 UNIT UNIT PLANS	C13.2	SW CONTROL PLAN		
3.6	6 UNIT BLDG AREA	C14.1	FIRE ACCESS PLAN		
3.7	6 UNIT ELEV CS2	C14.2	FIRE ACCESS PLAN		
3.8	6 UNIT PERS CS2	C15.1	EROSION CONTROL PLAN		
3.9	7 UNIT UNIT PLANS	C15.2	EROSION CONTROL PLAN		
3.10	7 UNIT UNIT PLANS	C16.1	SECTION		
3.11	7 UNIT UNIT PLANS	C16.2	DETAILS		
3.12	7 UNIT BLDG AREA	C16.3	DETAILS		
3.13	7 UNIT BLDG AREA	C16.4	PRIVATE STREETS PROFILE		
3.14	7 UNIT ELEV CS1	C16.5	PRIVATE STREETS PROFILE		
3.15	7 UNIT PERS CS1	C16.6	UNIT GRADING		
3.16	7 UNIT ELEV CS2	C16.7	UNIT GRADING		
3.17	7 UNIT PERS CS2	ROW WORK			
3.18	7 UNIT ELEV CS2 (SE)	C-1	CONCEPTUAL STRIPING PLAN		
3.19	7 UNIT PERS CS2 (SE)	C-2	CONCEPTUAL STRIPING PLAN		
3.20	8 UNIT UNIT PLANS	C-3	CONCEPTUAL STRIPING PLAN		
3.21	8 UNIT UNIT PLANS	C-4	CONSTRUCTION PHASING PLAN		
3.22	8 UNIT BLDG AREA				
3.23	8 UNIT ELEV CS1				
3.24	8 UNIT PERS CS1				
3.25	9 UNIT UNIT PLANS				
3.26	9 UNIT UNIT PLANS				
3.27	9 UNIT BLDG AREA				
3.28	9 UNIT ELEV CS1				
3.29	9 UNIT PERS CS1				
3.30	9 UNIT ELEV CS2				
3.31	9 UNIT PERS CS2				
3.32	10 UNIT UNIT PLANS				
3.33	10 UNIT UNIT PLANS				
3.34	10UNIT BLDG AREA				
3.35	10 UNIT ELEV CS2				
3.36	10 UNIT PERS CS2				
3.37	TOWNHOME SECT				
TH OVER FLATS PRODUCT TYPE					
4.0	6 UNIT PLANS				
4.1	6 ROOF PLAN				
4.2	6 UNIT BLDG AREA				
4.3	6 UNIT ELEV CS2				
4.4	6 UNIT PERS CS2				
4.5	12 UNIT PLANS				
4.6	12 UNIT PLANS				
4.7	12 UNIT PLANS				
4.8	12 UNIT PLANS				
4.9	12 UNIT PLANS				
4.10	12 UNIT BLDG AREA				
4.11	12 UNIT BLDG AREA (SE)				
4.12	12 UNIT ELEV CS1 FLAT				
4.13	12 UNIT PERP CS1 FLAT				
4.14	12 UNIT ELEV CS2 PTCH				
4.15	12 UNIT PERP CS2 PTCH				
4.16	12 UNIT ELEV CS1(SE) FLAT				
4.17	12 UNIT PERP CS1(SE) FLAT				
4.18	12 UNIT ELEV CS1(SE) PTCH				
4.19	12 UNIT PERP CS1(SE) PTCH				
4.20	12 UNIT ELEV CS2(SE)				
4.21	12 UNIT PERP CS2(SE)				
4.22	TH OVER FLATS SECT				
TRASH ENCLOSURE					
5.0	ELEVATIONS + PLAN				
MATERIAL BOARDS					
6.0	SITE CS MAP				
6.1	SFD 1 CS1				
6.2	SFD 1 CS2				
6.3	SFD 2 CS1				
6.4	SFD 2 CS2				
6.5	TOWNHOME CS1				
6.6	TOWNHOME CS2				
6.7	TH OVER FLATS CS1				
6.8	TH OVER FLATS CS2				

NOTES  
- FOR LIST OF HERITAGE TREES, SEE SHEETS L0.01 & L0.04  
- FOR CUBIC YARDS OF SOIL DISTURBANCE, SEE SHEETS C3.1 & C10.1

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

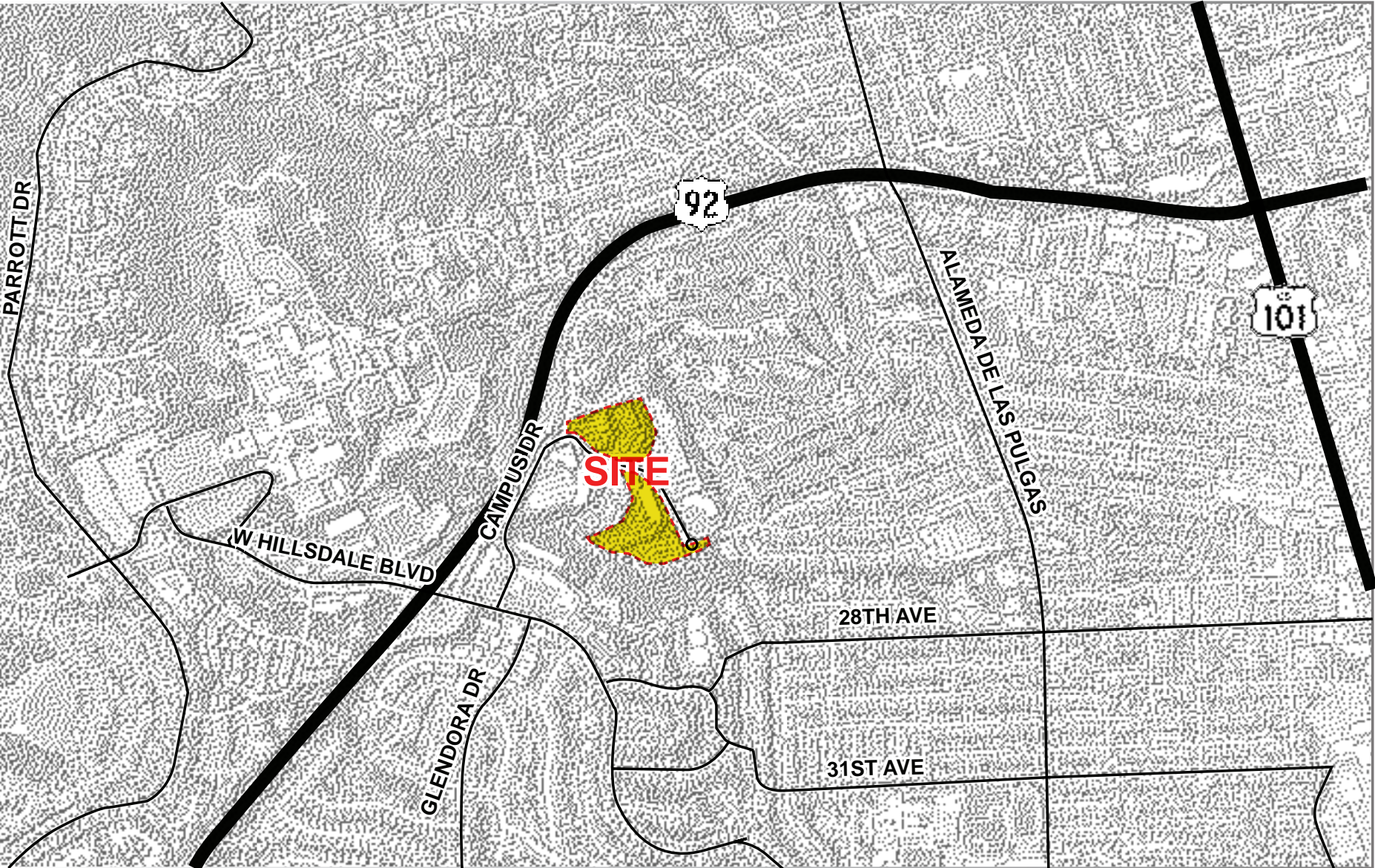
CIVIL ENGINEER:  
BKF ENGINEERS

255 Shoreline Drive, Suite 200  
Redwood City, CA 94065  
San Jose, CA 95112  
Tel: 650-435-1251  
Contact: Dale Leda

LANDSCAPE ARCHITECT:  
JETT

LANDSCAPE ARCHITECTURE + DESIGN  
2 Theatre Square, Suite 218,  
Orinda, CA 94563  
Tel: 925-254-5422  
Contact: Bruce Jett

VICINITY MAP: N.T.S



PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

PROJECT DATA #1



JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

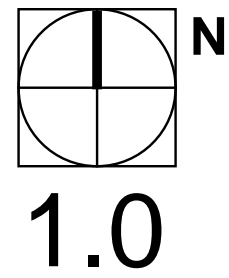
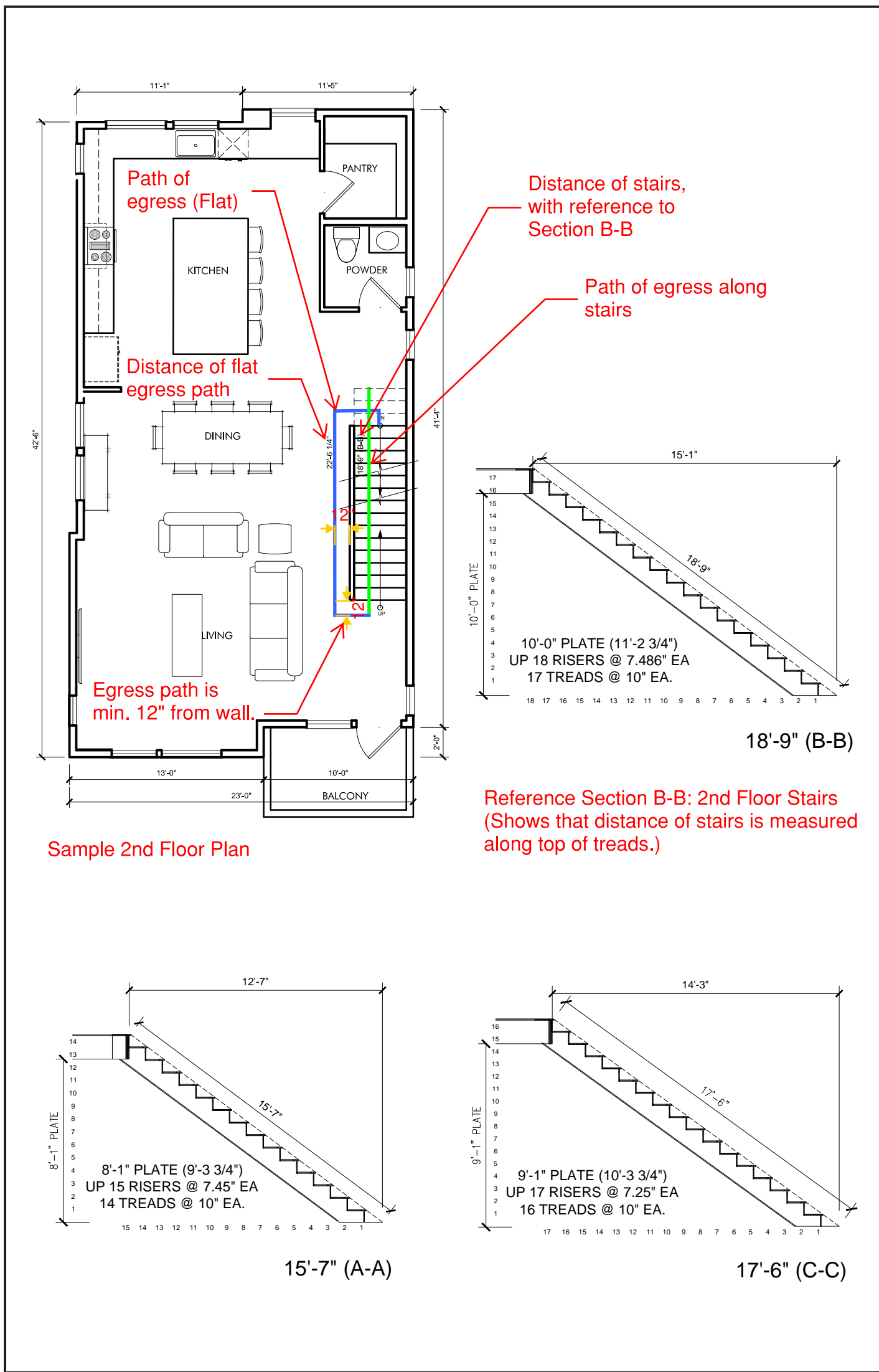




DIAGRAM 1: CHAPTER 7A KEYMAP  
(Buildings highlighted in green are subject.)



DIAGRAM 2: PATH OF TRAVEL EGRESS  
DISTANCE METHODOLOGY:



NORTH SITE PROJECT DATA:

NORTHERN PARCEL PROJECT DATA				
Development Standard	Existing:	Permitted:	Proposed:	
GP Designation:	Executive Office		Executive Office	
Zoning Classification:	E1-1 - Executive Office		E1-1 with SUP	
Floor Area Ratio:	0.29	1	1.0	
Total Floor Area (Sq. Ft.):	89,344	306,609	309,304	
Total Number of Units:			134	
Multiple-family dwelling:				
2 Bedroom Unit			32	
3 Bedroom Unit			60	
4 Bedroom Unit			12	
Single-family dwelling (detached)				
4 Bedroom Unit			30	
Density (DU / Acre):		34.85	19.03	
Bldg. Height:	55'	55'	43'	
Site Open Space Area (Sq. Ft.):		107,313	133,732	
Site Open Space Area (%):		35%	44%	
Total Parking:	Req. / Unit:	Total Req:	Proposed:	
		286.8	289	
Multiple-family dwelling:				
Resident Stalls / 2 bed under 1400 sf:	1.8 per unit	18	20	
Resident Stalls / 3 bed or any unit over 1400 sf:	2 per unit	188	188	
Uncovered (Guest) Parking Stalls:	.2 per unit	20.8	21	
Covered Parking Stalls:	1 per unit	104	208	
Van Accessible Parking Stalls:	5% Guest	1.1	2	
EV Capable Parking Stalls:	15% Guest	3.2	4	
EV Capable Accessible Parking Stalls:	1/8 EV	2 of 4	2 of 4	
Short-term Bicycle Parking Stalls / 2 bed under 1400 sf:	.1 per unit	1.0	1	
Long-term Bicycle Parking Stalls / 2 bed under 1400 sf:	1.25 per unit	12.5	20	
Short-term Bicycle Parking Stalls / 3 bed or any unit over 1400 sf:	.15 per unit	14.1	15	
Long-term Bicycle Parking Stalls / 3 bed or any unit over 1400 sf:	1.5 per unit	141.0	188	
Single-family dwelling (detached, under 3,000 sq. ft. of floor area)				
Covered Parking Stalls	2 per unit	60	60	
Loading Space (10' x 25')		1 space	2 spaces	
Setbacks:		Permitted:	Proposed:	
Street Frontage		15'	15'	
Buffer (Adjacent to Residential District)		15' (or 1/2 bldg height)	14'	
Side & Rear (Not Adjacent to Residential District)		15'	24'	

SOUTH SITE PROJECT DATA:

SOUTHERN PARCEL PROJECT DATA				
Development Standard	Existing:	Permitted:	Proposed:	
GP Designation:	Executive Office		Executive Office	
Zoning Classification:	E1-1 - Executive Office		E1-1 with SUP	
Floor Area Ratio:	0.37	1	1.0	
Total Floor Area (Sq. Ft.):	135,500	366,353	367,995	
Total Number of Units:			156	
Multiple-family dwelling:				
2 Bedroom Unit			34	
3 Bedroom Unit			62	
4 Bedroom Unit			16	
Single-family dwelling (detached)				
4 Bedroom Unit			44	
Density (DU / Acre):		34.85	18.55	
Bldg. Height:	55'	55'	43'	
Site Open Space Area (Sq. Ft.):		128,224	152,105	
Site Open Space Area (%):		35%	42%	
Total Parking:	Req. / Unit:	Total Req:	Proposed:	
		332.4	335	
Multiple-family dwelling:				
Resident Stalls / 2 bed under 1400 sf:	1.8 per unit	18.0	20	
Resident Stalls / 3 bed or any unit over 1400 sf:	2 per unit	204	204	
Uncovered (Guest) Parking Stalls:	.2 per unit	22.4	23	
Covered Parking Stalls:	1 per unit	112	224	
Van Accessible Parking Stalls:	5% Guest	1.2	2	
EV Capable Parking Stalls:	15% Guest	3.5	4	
EV Capable Accessible Parking Stalls:	1/8 EV	2 of 4	2 of 4	
Short-term Bicycle Parking Stalls / 2 bed under 1400 sf:	.1 per unit	1.0	1	
Long-term Bicycle Parking Stalls / 2 bed under 1400 sf:	1.25 per unit	12.5	20	
Short-term Bicycle Parking Stalls / 3 bed or any unit over 1400 sf:	.15 per unit	15.3	16	
Long-term Bicycle Parking Stalls / 3 bed or any unit over 1400 sf:	1.5 per unit	153.0	204	
Single-family dwelling (detached, under 3,000 sq. ft. of floor area)				
Covered Parking Stalls	2 per unit	88	88	
Loading Space (10' x 25')		1 space	2 spaces	
Setbacks:		Permitted:	Proposed:	
Street Frontage		15'	21'	
Buffer (Adjacent to Residential District)		15' (or 1/2 bldg height)	21'	
Side & Rear (Not Adjacent to Residential District)		15'	15'	

ARCHITECTURAL DATA:

Architectural Data														
Unit Name	Bed Count	Bath Count	Gross Living Area / Unit (Sq. Ft.)	San Mateo Gross Floor Area / Unit (Sq. Ft.)	Northern Parcels			Southern Parcels			Overall Project			
					Unit Count	Total Gross Living Area (Sq. Ft.)	Total San Mateo GFA (Sq. Ft.)	Unit Count	Total Gross Living Area (Sq. Ft.)	Total San Mateo GFA (Sq. Ft.)	Unit Count	Total Gross Living Area (Sq. Ft.)	Total San Mateo GFA (Sq. Ft.)	
4-Story TH over Flats (1st Level Entry)														
Fiat A	2	2	1,523	12-Unit Bldg	10	15,233	125,515	0	0		10	3.4%	15,233	125,515
Fiat B	3	2	1,669		10	16,687		0	0		10	3.4%	16,687	
Townhome A	3	3	1,302		20	26,046		0	0		20	6.9%	26,046	
Townhome B	2	2.5	1,363		10	13,632		0	0		10	3.4%	13,632	
Townhome C	3	2.5	1,453		10	14,527		0	0		10	3.4%	14,527	
4-Story TH over Flats (2nd Level Entry)														
Flat B	3	2	1,669	6-Unit Bldg	0	0		2	3,337	12,784	2	0.7%	3,337	12,784
Townhome A	3	3	1,302		0	0		2	2,605		2	0.7%	2,605	
Townhome B	2	2.5	1,363		0	0		2	2,726		2	0.7%	2,726	
4-Story TH over Flats (2nd Level Entry)														
Fiat A2	2	2	1,523	12-Unit Bldg	0	0		8	12,186	100,313	8	2.8%	12,186	100,313
Fiat B2	3	2	1,669		0	0		8	13,350		8	2.8%	13,350	
Townhome A2	3	3	1,302		0	0		16	20,837		16	5.5%	20,837	
Townhome B2	2	2.5	1,363		0	0		8	10,906		8	2.8%	10,906	
Townhome C2	3	2.5	1,453		0	0		8	11,622		8	2.8%	11,622	
4-Story TH over Flats Total					60	86,125	125,515	54	77,568	113,097	114	39.3%	163,693	238,612
3-Story Townhomes (1st Level Entry)														
Townhome A	4	3.5	1,980	2,558	12	23,759	30693.6	14	27,719	35,809	26	9.0%	51,477	66,503
Townhome B	2	2.5	1,562	2,181	12	18,747	26175.6	14	21,872	30,538	26	9.0%	40,619	56,714
Townhome C	3	3	1,545	2,152	13	20,082	27977.3	17	26,262	36,586	30	10.3%	46,344	64,563
Townhome C mid	3	3	1,545	2,171	7	10,814	15196.3	6	9,269	13,025	13	4.5%	20,082	28,222
3-Story Townhomes (2nd Level Entry)														
Townhome A2	4	3.5	1,980	2,553		0	0	2	3,960	5,105	2	0.7%	3,960	5,105
Townhome B2	2	2.5	1,562	2,181		0	0	2	3,125	4,363	2	0.7%	3,125	4,363
Townhome C2	3	3	1,545	2,152		0	0	2	3,090	4,304	2	0.7%	3,090	4,304
Townhome C2 mid	3	3	1,545	2,171		0	0	1	1,545	2,171	1	0.3%	1,545	2,171
3-Story Townhome Total					44	73,402	100,043	58	96,839	131,901	102	35.2%	170,241	231,944
SFD Buildings														
SFD 1	4	3.5	2,379	2,876	15	35,691	43138.5	23	54,726	66145.7	38	13.1%	90,417	109,284
SFD 2	4	3.5	2,184	2,707	15	32,760	40608	21	45,864	56851.2	36	12.4%	78,624	97,459
SFD Total					30	68,451	83,747	44	100,590	122,997	74	25.5%	169,041	206,743
Total					134	227,978	309,304	156	274,998	367,995	290	100.0%	502,976	677,299

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	Southern	8.41
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		

**Re-submittal #2 - 07.13.2020**  
(Sheets updated per Building Comments show red clouds surrounding sheet numbers.)

**Re-submittal #3 - 08.10.2020**  
(Sheets updated per Building Comments show red clouds surrounding sheet numbers.)

BUILDING DATA:

APPLICABLE CODES

2019 CBC - CA Building Code Parts 1 & 2  
2019 CMC - CA Mechanical Code  
2019 CPC - CA Plumbing Code  
2019 CFC - CA Fire Code  
2019 CENC - CA Energy Code

2019 CGBC - CA Green Building Code  
2019 California Referenced Standards Code  
City of San Mateo Municipal Code

BUILDING TYPE:

OCCUPANCY GROUP:

CONSTRUCTION TYPE:

EXTERIOR FIRE RESISTANCE RATING:

ALLOWABLE HEIGHT:

ALLOWABLE AREA (PER FLOOR / PER BLDG):

SPRINKLER SYSTEM:

Single Family Detached

R-3

VB

N/A

4-Stories, 40'

Unlimited / Unlimited

NFPA 13R

4-Story Townhome

R-2

VA

1-Hour

4-Stories, 60'

36,000 SF / 72,000 SF

NFPA 13

4-Story Townhome over Flat

R-2

IIIA

2-Hour

4 Stories, 65'

72,000 SF / 144,000 SF

NFPA 13

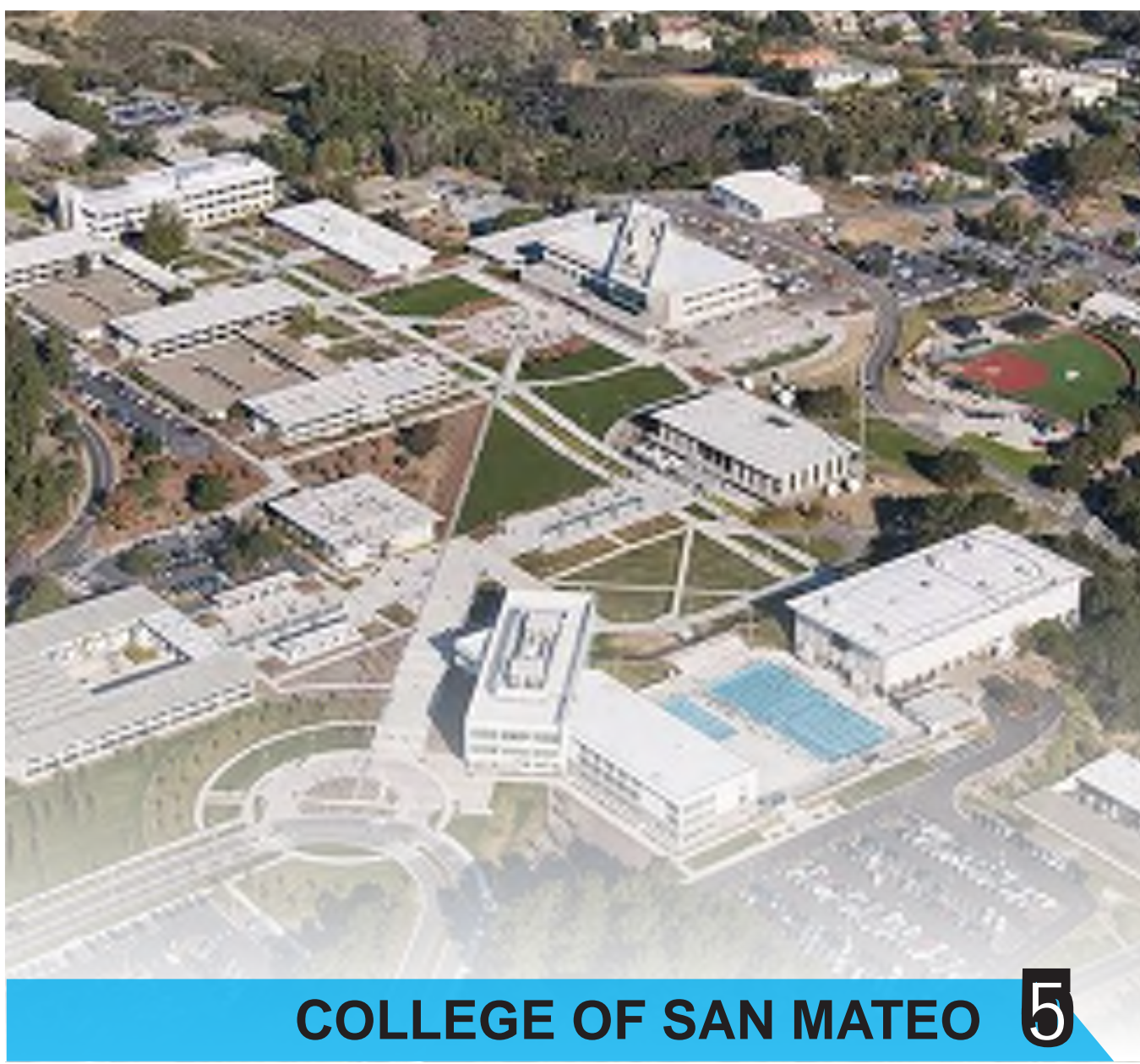
NOTES

- All townhome units will feature a NFPA 13 system with an exterior fire closet.
- Type of construction III-A for 4-Story TH over flat requires non-combustible 2-hr fire rated exterior walls.
- See KEYMAP for buildings (Highlighted in blue) subject to compliance with WUI requirements of CBC Chapter 7A.
- 4-Story Townhome buildings will use area increase per CBC Chapter 5.
- 4-Story Stacked Townhome over Flat Buildings will use area increase per CBC Chapter 5.
- All residential units will be 100% electric.





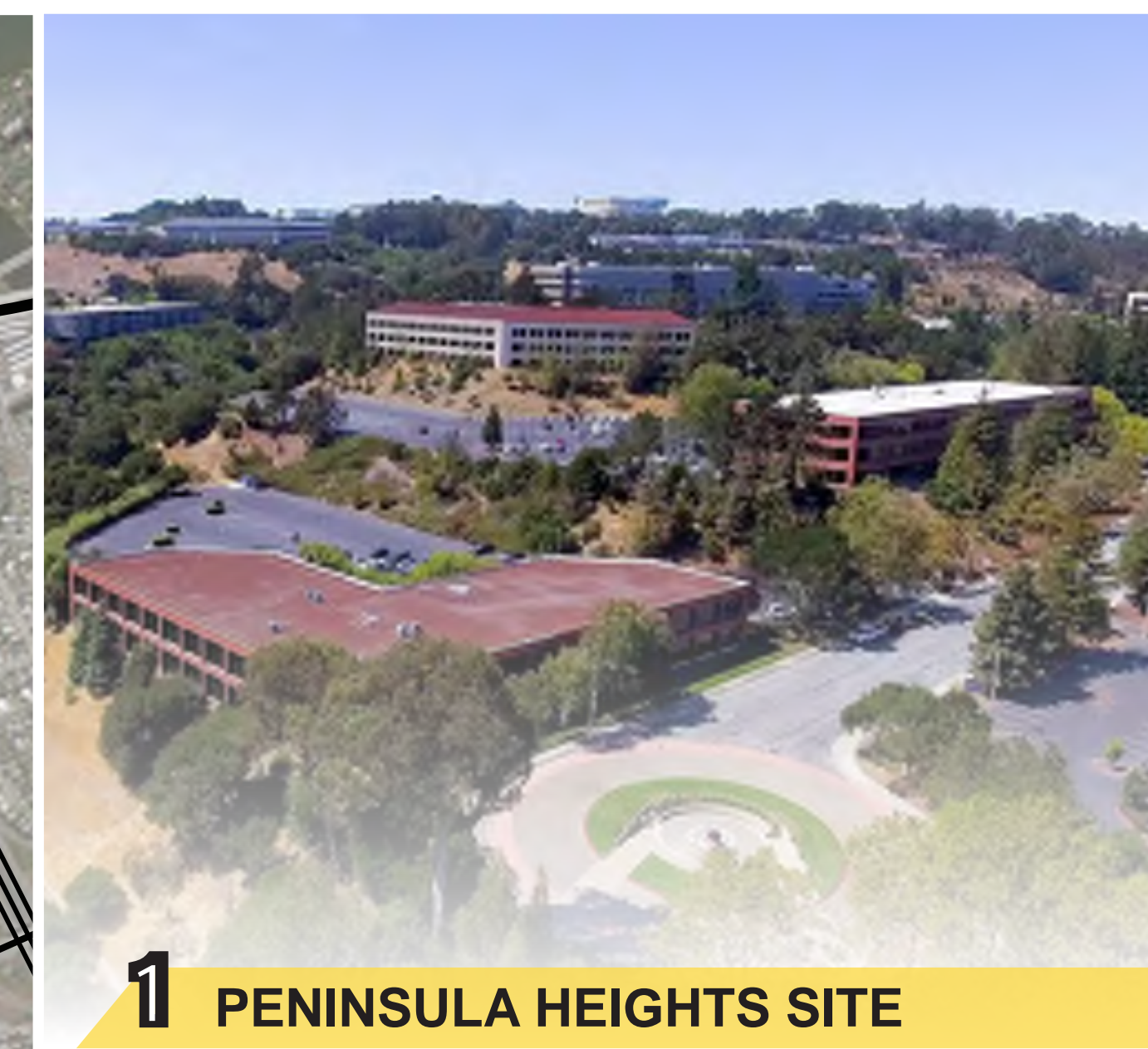
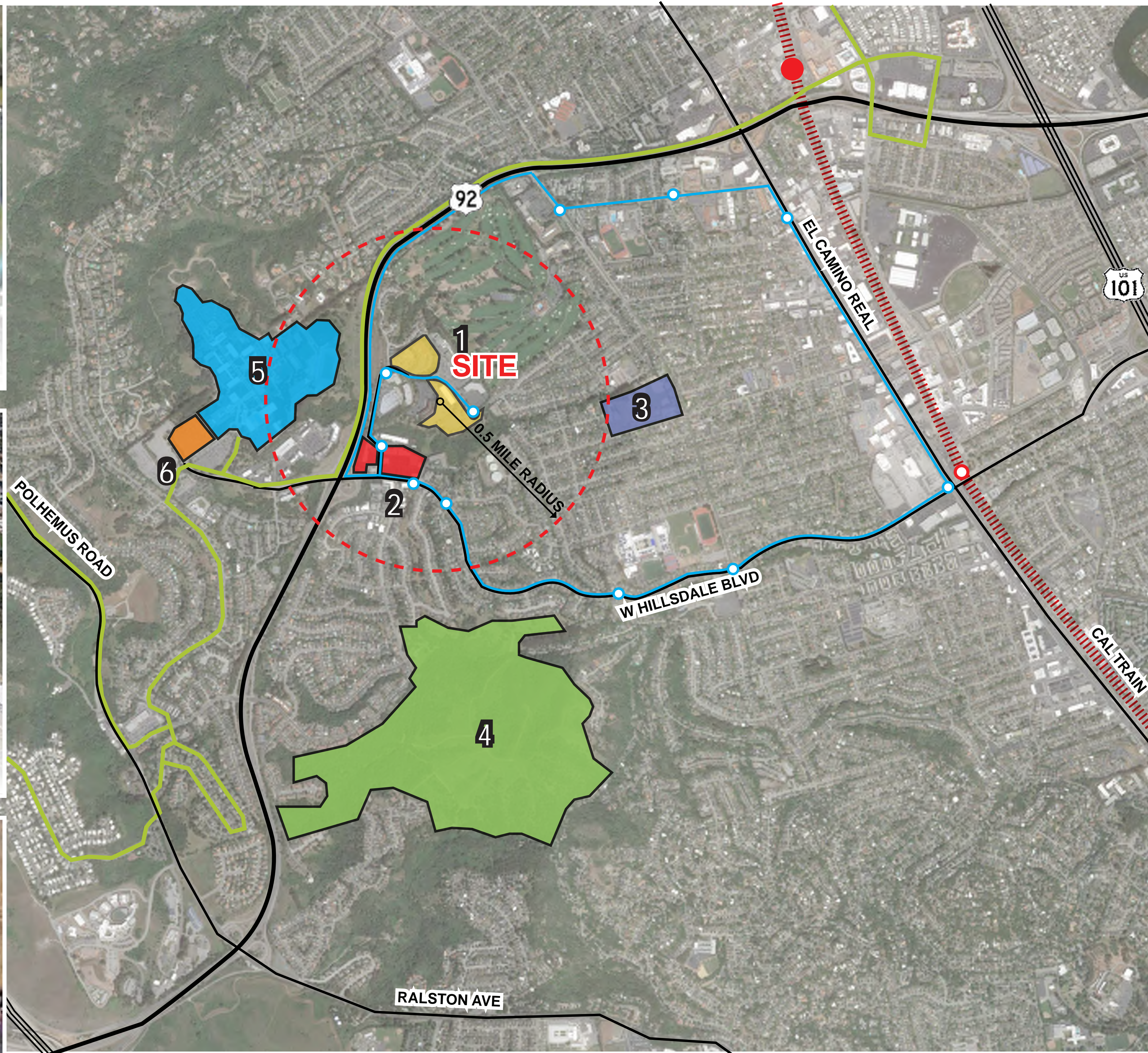
LAURELWOOD PARK 4



COLLEGE OF SAN MATEO 5



FARMER'S MARKET 6



1 PENINSULA HEIGHTS SITE



2 LAURELWOOD SHOPPING CENTER



3 BERESFORD PARK

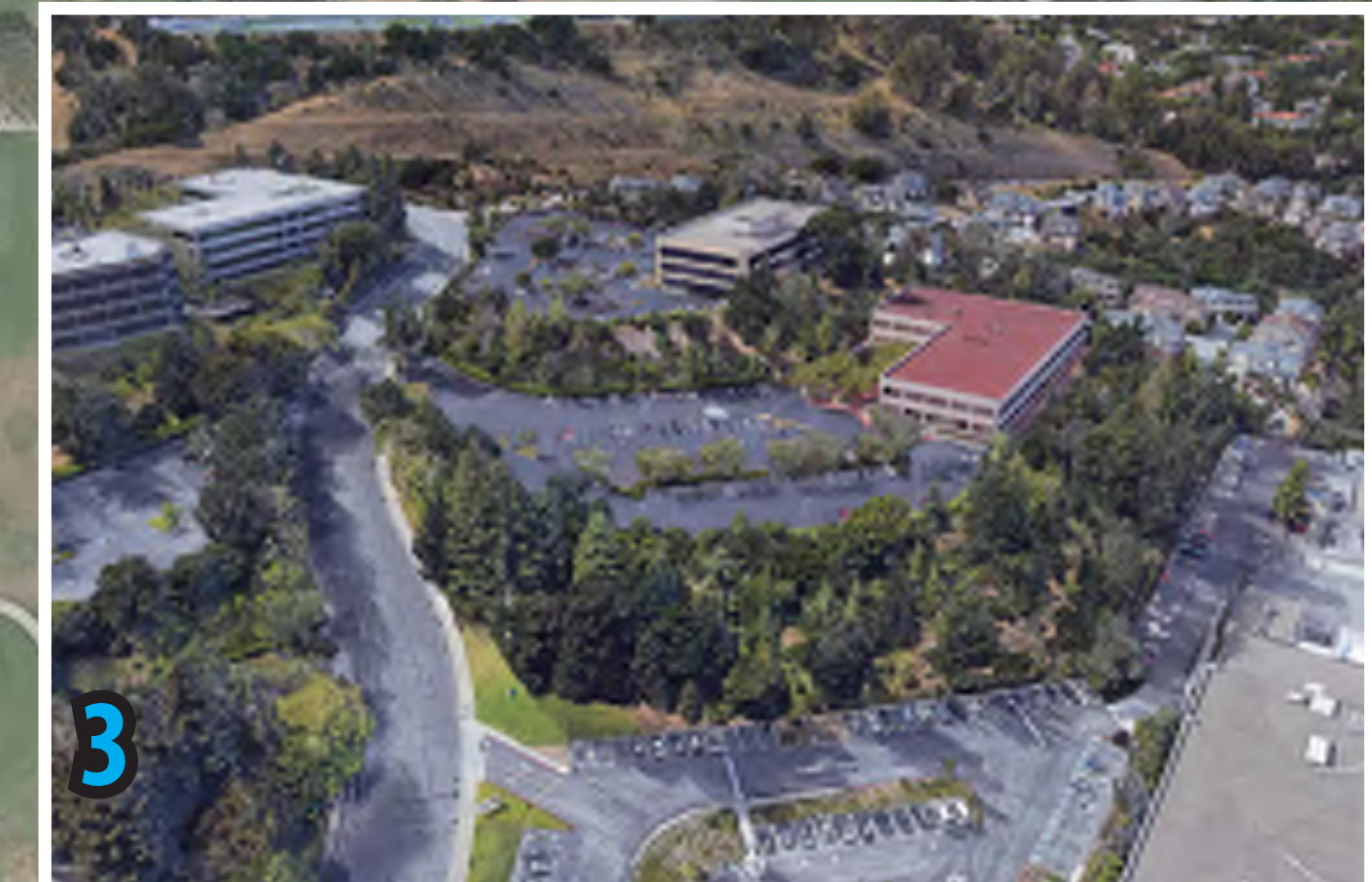
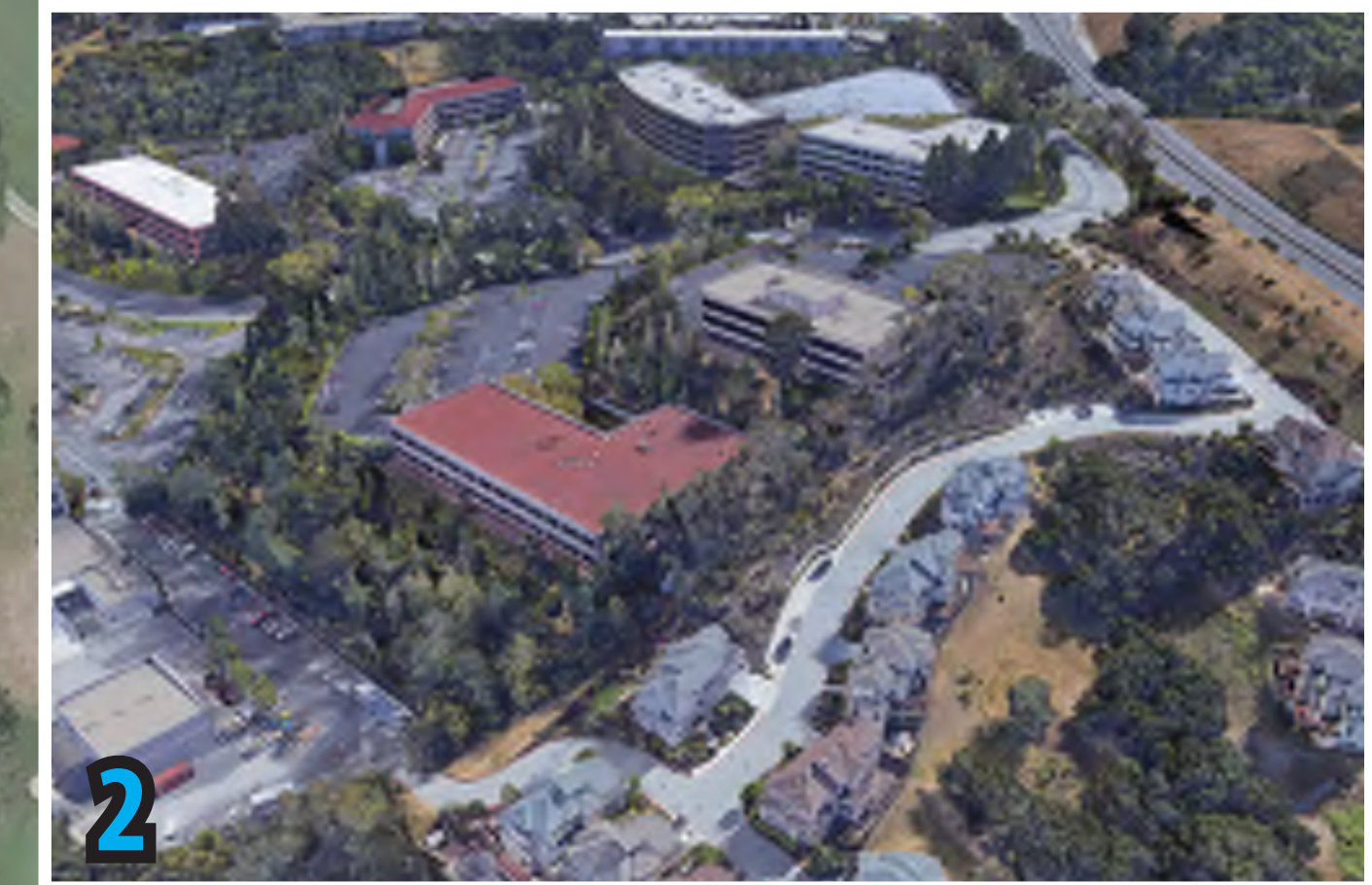
PENINSULA HEIGHTS - SAN MATEO, CA  
 CAMPUS POP INVESTOR, LLC

VICINITY MAP

JOB NO. 1483.001  
 DATE 07-13-20  
 5865 Owens Drive  
 Pleasanton, CA 94588  
 925-251-7200


1.2



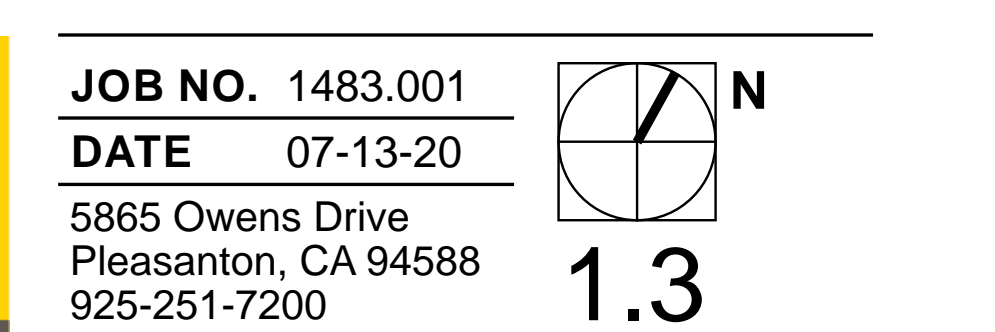


PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

SITE CONTEXT



JOB NO. 1483.001  
DATE 07-13-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200



0 16 32 64  
1.3

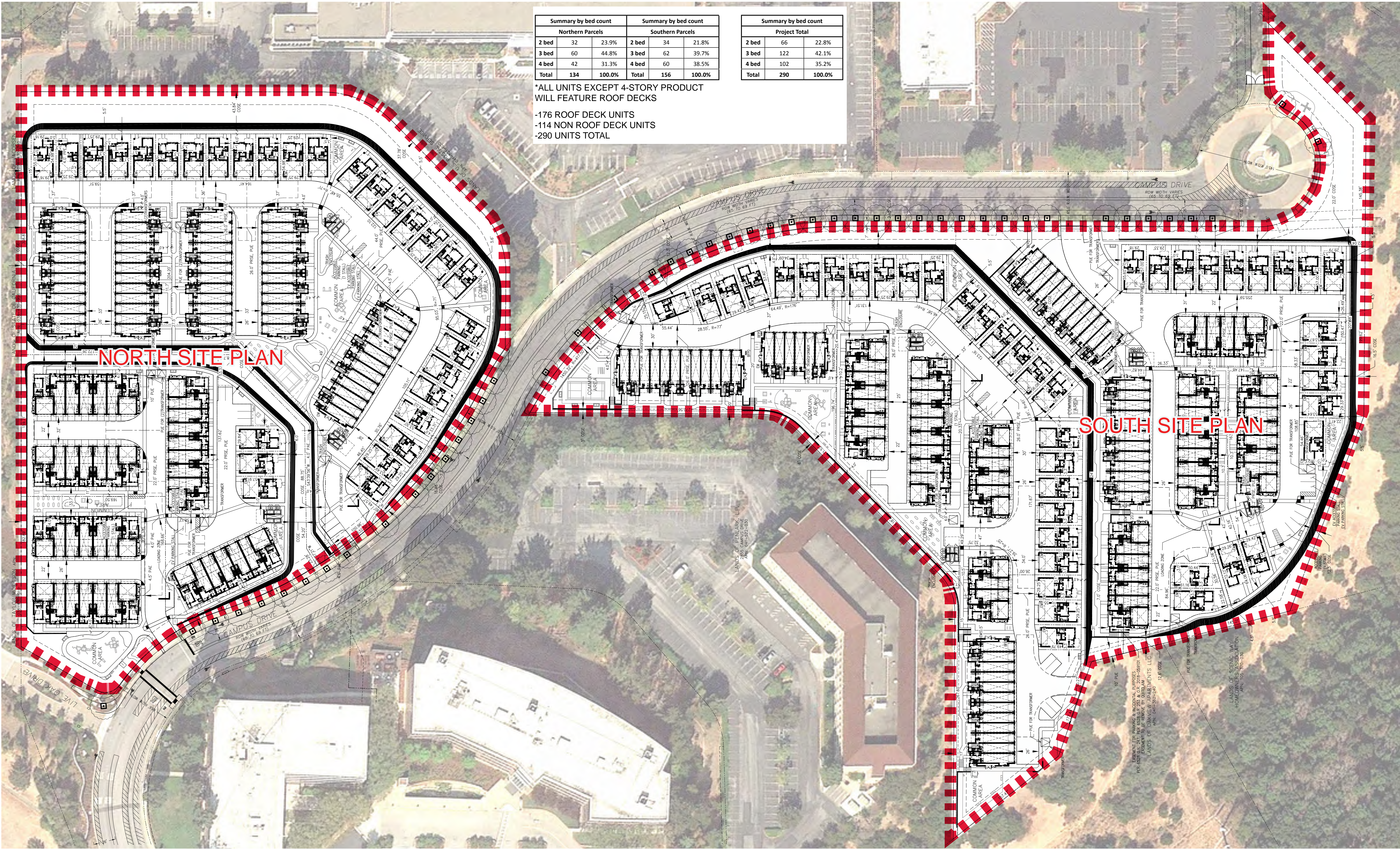


Summary by bed count			Summary by bed count		
	Northern Parcels			Southern Parcels	
2 bed	32	23.9%	2 bed	34	21.8%
3 bed	60	44.8%	3 bed	62	39.7%
4 bed	42	31.3%	4 bed	60	38.5%
Total	134	100.0%	Total	156	100.0%

\*ALL UNITS EXCEPT 4-STORY PRODUCT  
WILL FEATURE ROOF DECKS

-176 ROOF DECK UNITS  
-114 NON ROOF DECK UNITS  
-290 UNITS TOTAL

Summary by bed count		
	Project Total	
2 bed	66	22.8%
3 bed	122	42.1%
4 bed	102	35.2%
Total	290	100.0%

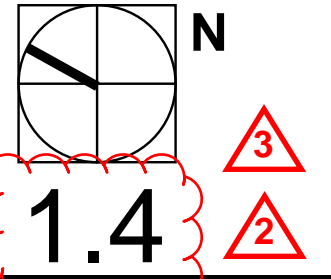


PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

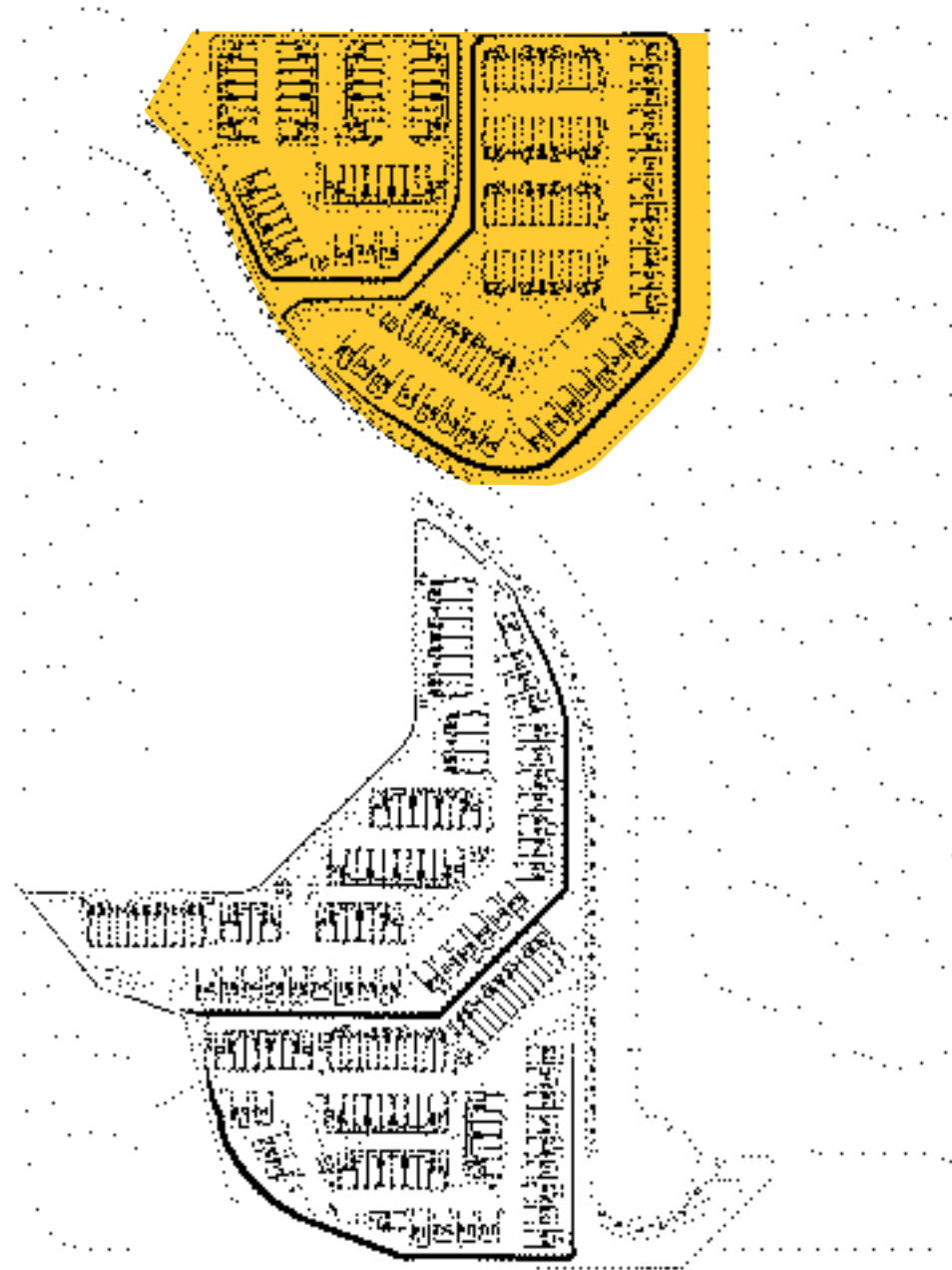
PROPOSED OVERALL SITE PLAN



JOB NO. 1483.001  
DATE 07-13-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200







ACCESSIBILITY SUMMARY

 ACCESSIBLE UNIT (23 PROVIDED)

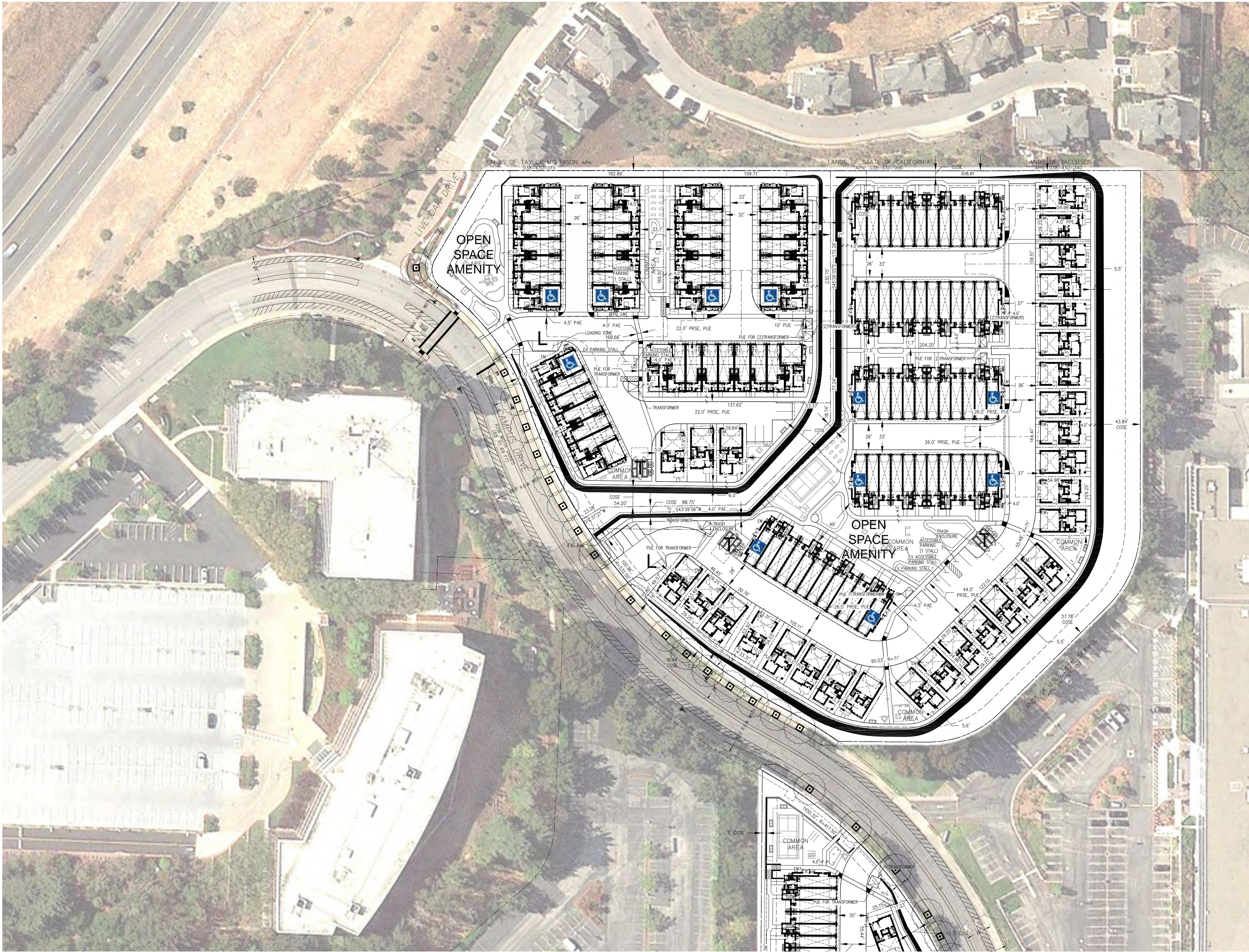
**NORTH SITE - UPPER TERRACE**  
TOTAL MULTI-FAMILY UNITS: 44 DU  
ACCESSIBLE UNITS REQUIRED: 5 DU  
ACCESSIBLE UNITS PROVIDED: 5 DU


**SOUTH SITE - LOWER TERRACE**  
TOTAL MULTI-FAMILY UNITS: 60 DU  
ACCESSIBLE UNITS REQUIRED: 6 DU  
ACCESSIBLE UNITS PROVIDED: 6 DU

**SOUTH SITE - UPPER TERRACE**  
TOTAL MULTI-FAMILY UNITS: 58 DU  
ACCESSIBLE UNITS REQUIRED: 6 DU  
ACCESSIBLE UNITS PROVIDED: 6 DU

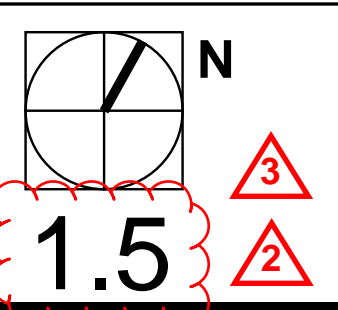
**SOUTH SITE - LOWER TERRACE**  
TOTAL MULTI-FAMILY UNITS: 54 DU  
ACCESSIBLE UNITS REQUIRED: 6 DU  
ACCESSIBLE UNITS PROVIDED: 6 DU

- NOTES:**
- 1. See SITE ACCESS PLAN for accessible path of travel.
  - 2. Accessible units will comply with requirements of CBC Chapter 11 as applicable.





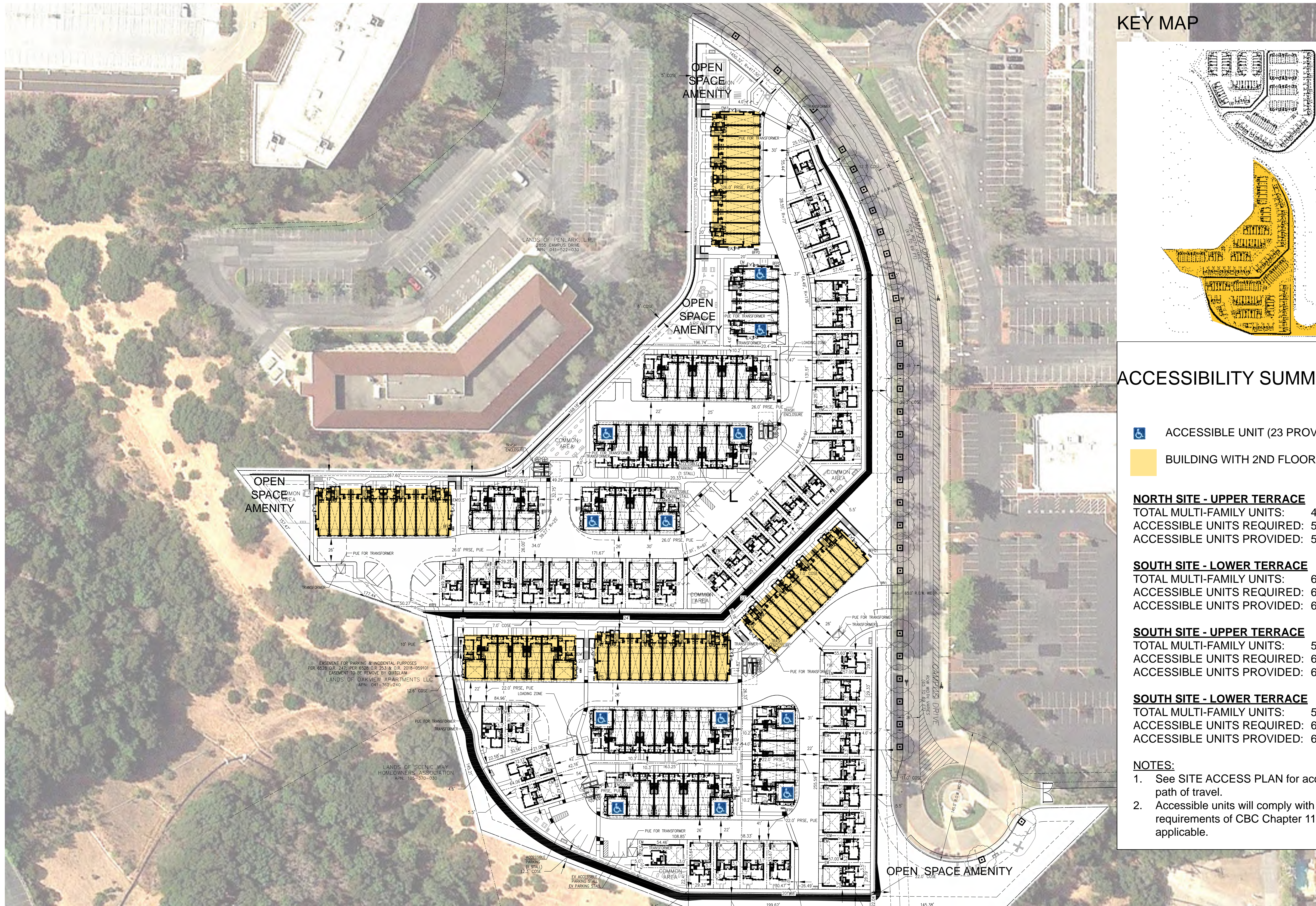
JOB NO. 1483.001  
DATE 07-13-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200



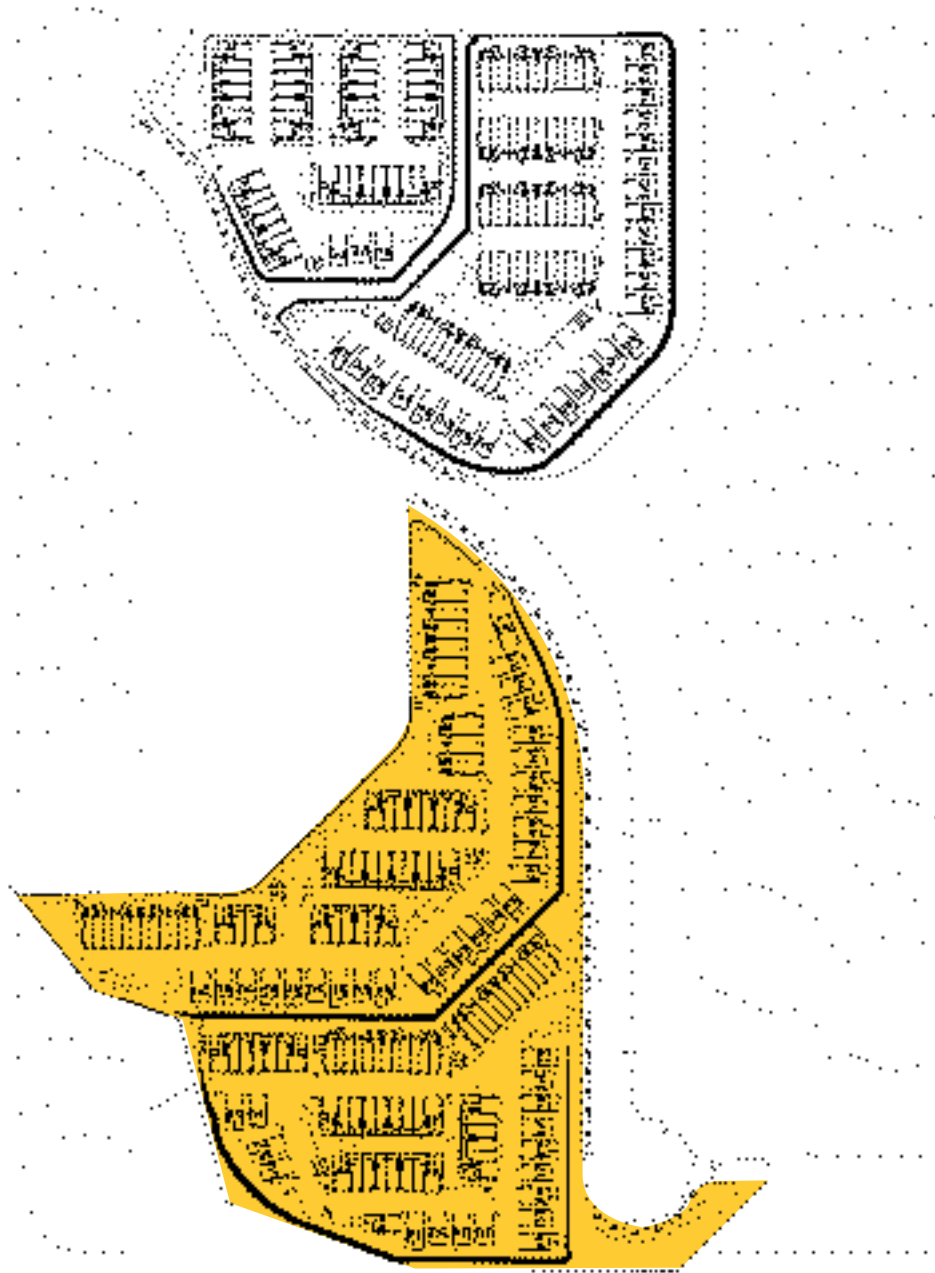
0 40 80 160

1.5





KEY MAP



ACCESSIBILITY SUMMARY

- ACCESSIBLE UNIT (23 PROVIDED)
- BUILDING WITH 2ND FLOOR ENTRY

**NORTH SITE - UPPER TERRACE**  
TOTAL MULTI-FAMILY UNITS: 44 DU  
ACCESSIBLE UNITS REQUIRED: 5 DU  
ACCESSIBLE UNITS PROVIDED: 5 DU

**SOUTH SITE - LOWER TERRACE**  
TOTAL MULTI-FAMILY UNITS: 60 DU  
ACCESSIBLE UNITS REQUIRED: 6 DU  
ACCESSIBLE UNITS PROVIDED: 6 DU

**SOUTH SITE - UPPER TERRACE**  
TOTAL MULTI-FAMILY UNITS: 58 DU  
ACCESSIBLE UNITS REQUIRED: 6 DU  
ACCESSIBLE UNITS PROVIDED: 6 DU

**SOUTH SITE - LOWER TERRACE**  
TOTAL MULTI-FAMILY UNITS: 54 DU  
ACCESSIBLE UNITS REQUIRED: 6 DU  
ACCESSIBLE UNITS PROVIDED: 6 DU

- NOTES:**
- See SITE ACCESS PLAN for accessible path of travel.
  - Accessible units will comply with requirements of CBC Chapter 11 as applicable.

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

SOUTH SITE PLAN

JOB NO. 1483.001  
DATE 07-13-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

**1.6**





## OPEN SPACE SUMMARY

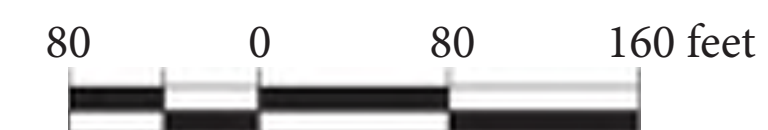
Total Open Space: 285,837 SF  
 Site Area: 672,963 sf  
 = 42.5% Open Space/Site Area



Open Space North Parcel:  
 +/- 133,732 SF



Open Space South Parcel:  
 +/- 152,105 SF



## PENINSULA HEIGHTS - SAN MATEO, CALIFORNIA

CAMPUS POP INVESTOR, LLC

## OPEN SPACE PLAN



JOB NO. 1483.001  
 DATE 08-10-20  
 2 Theatre Sq., Ste 218  
 Orinda, Ca 94563  
 925-254-5422




1.7



FLOOR PLANS AND ELEVATIONS

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC



JOB NO. 1483.001

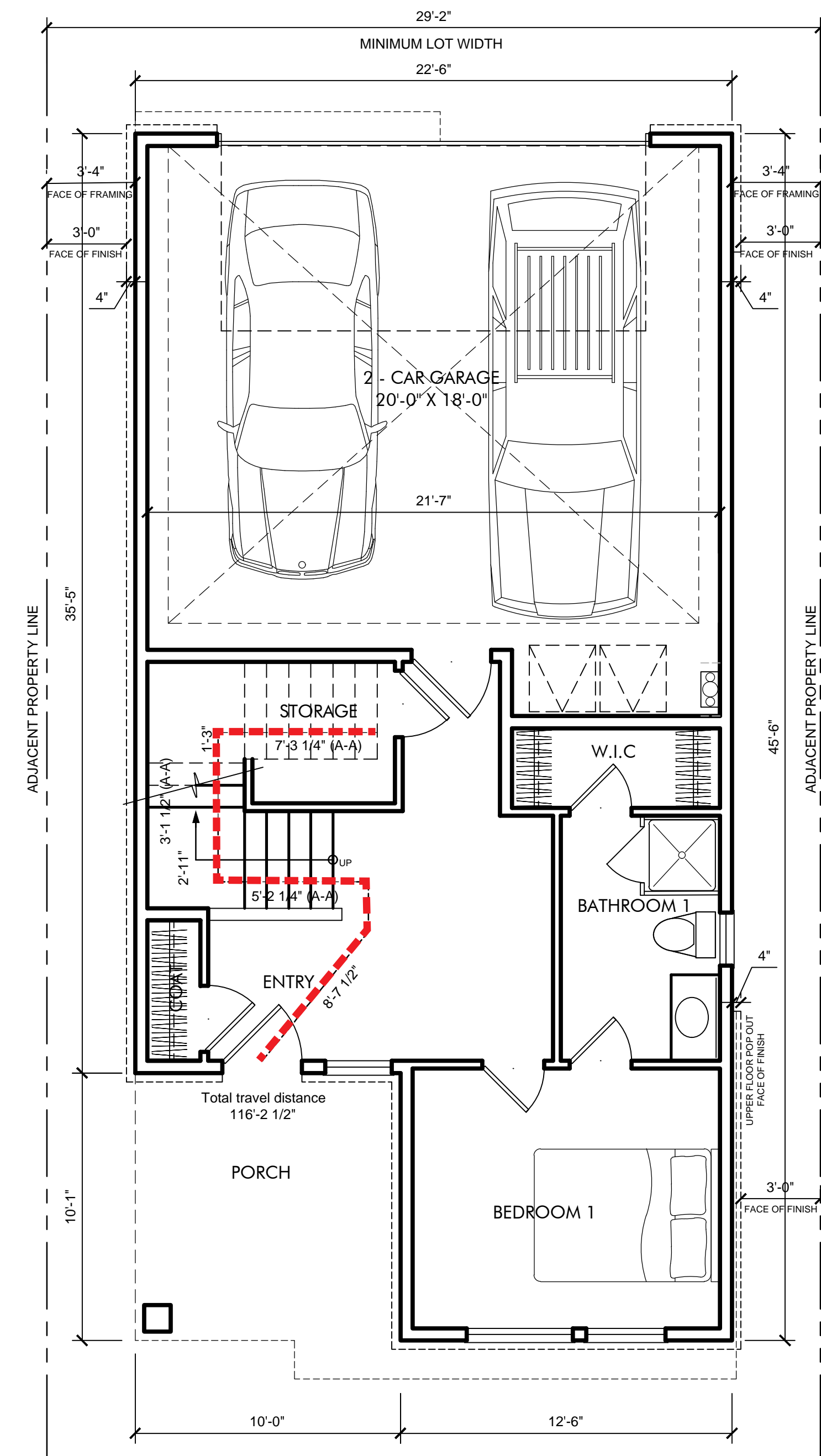
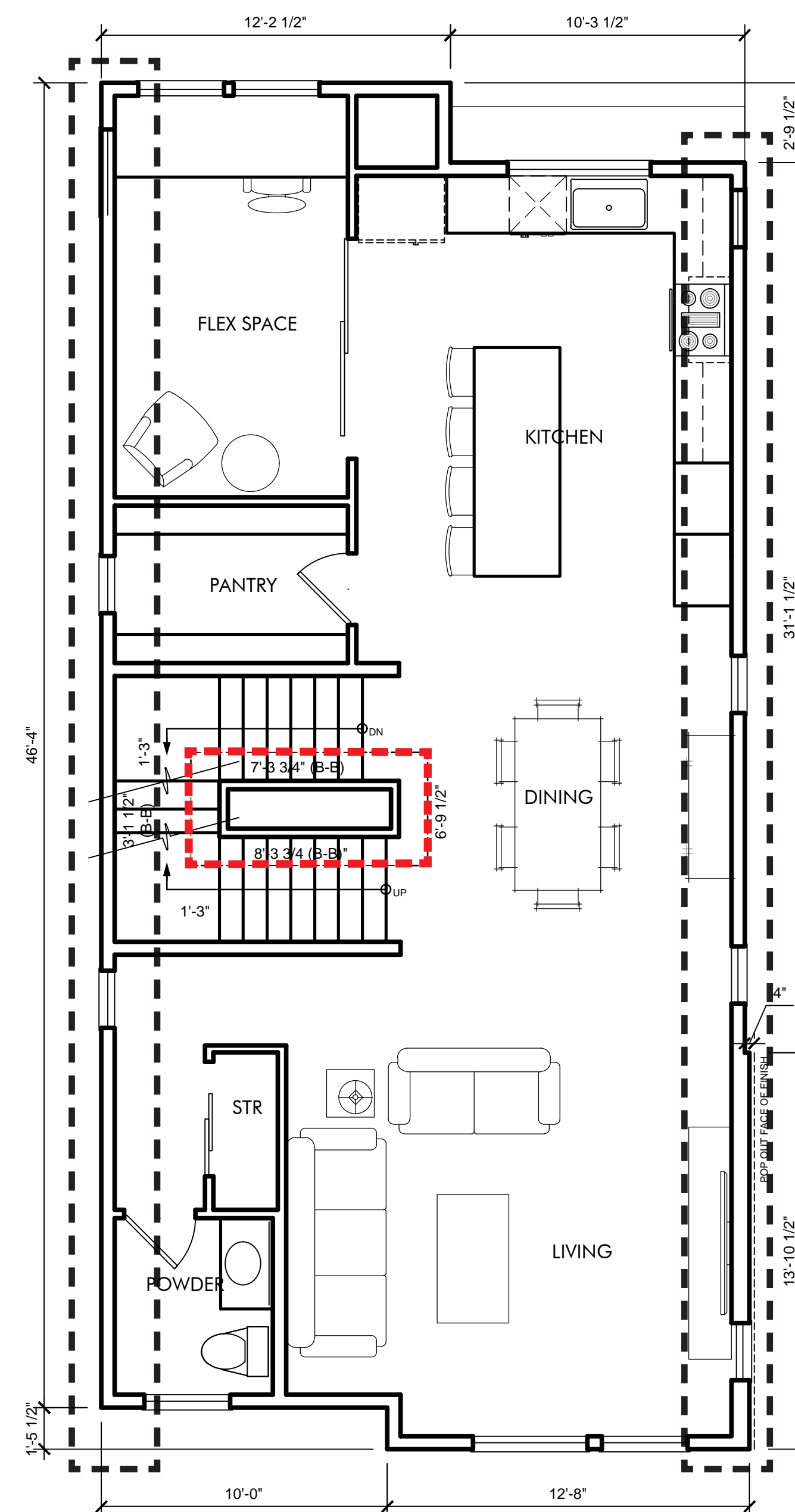
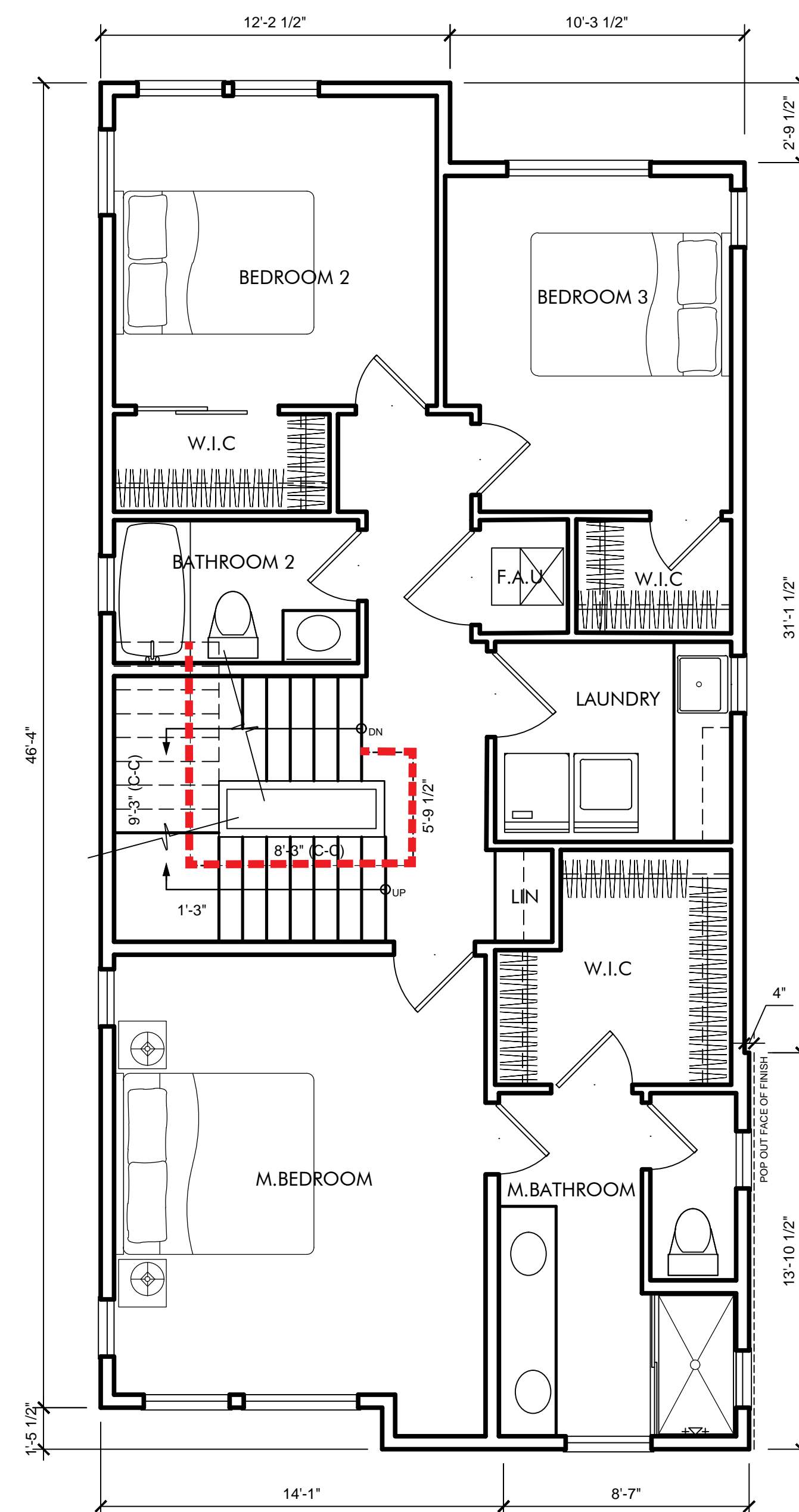
DATE 07-10-20

5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

TITLE SHEET

1.8





**--- EGRESS PATH:**  
**(MUST BE LESS THAN 125')**  
**\* SEE DIAGRAM 2**  
**ON SHEET 1.1**

## 1ST - 3RD LEVEL

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

## SFD-1 UNIT PLANS




0 4 8 16


---


**JOB NO.** 1483.001

**DATE** 07-10-20

5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

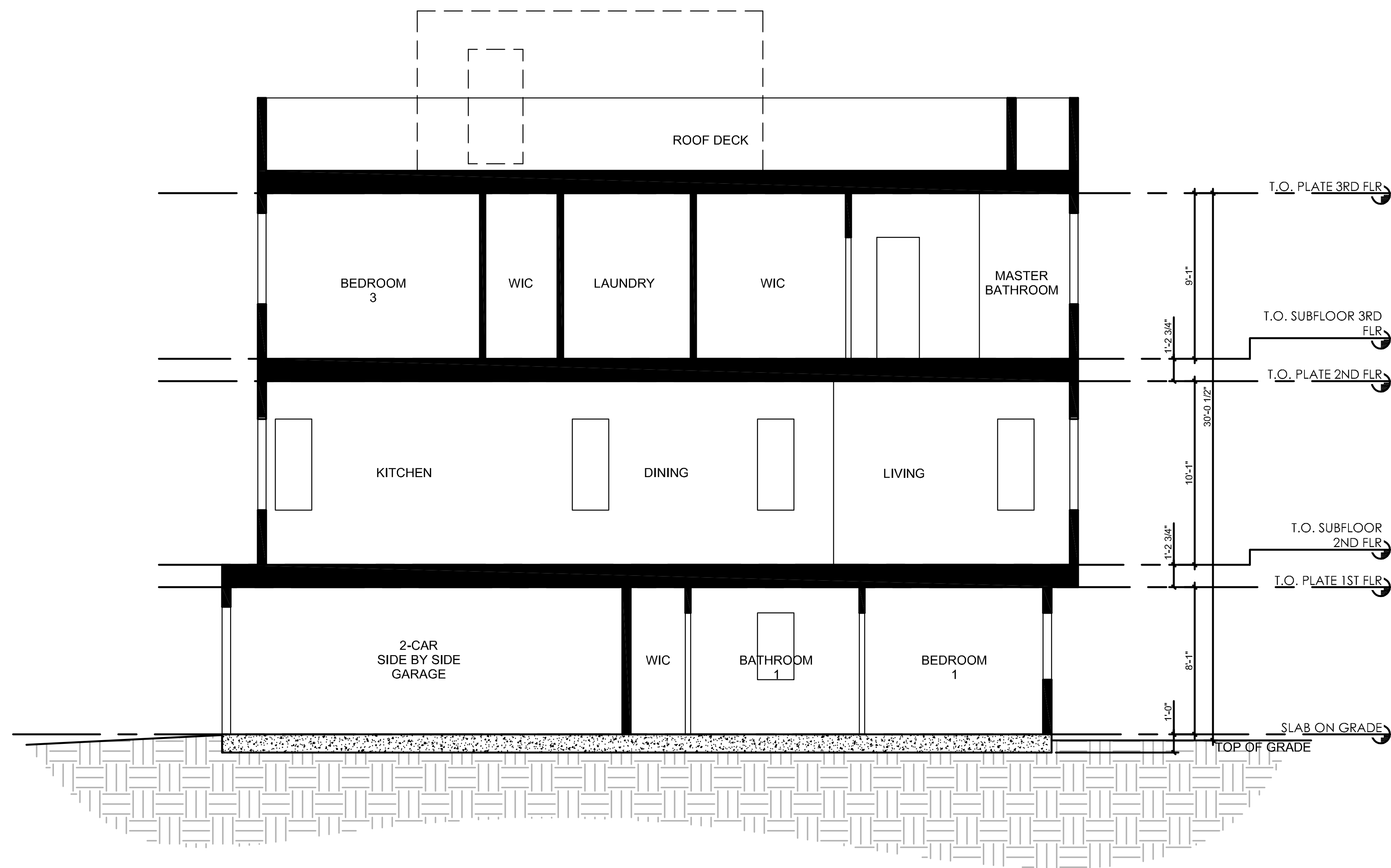
 **N**

 3

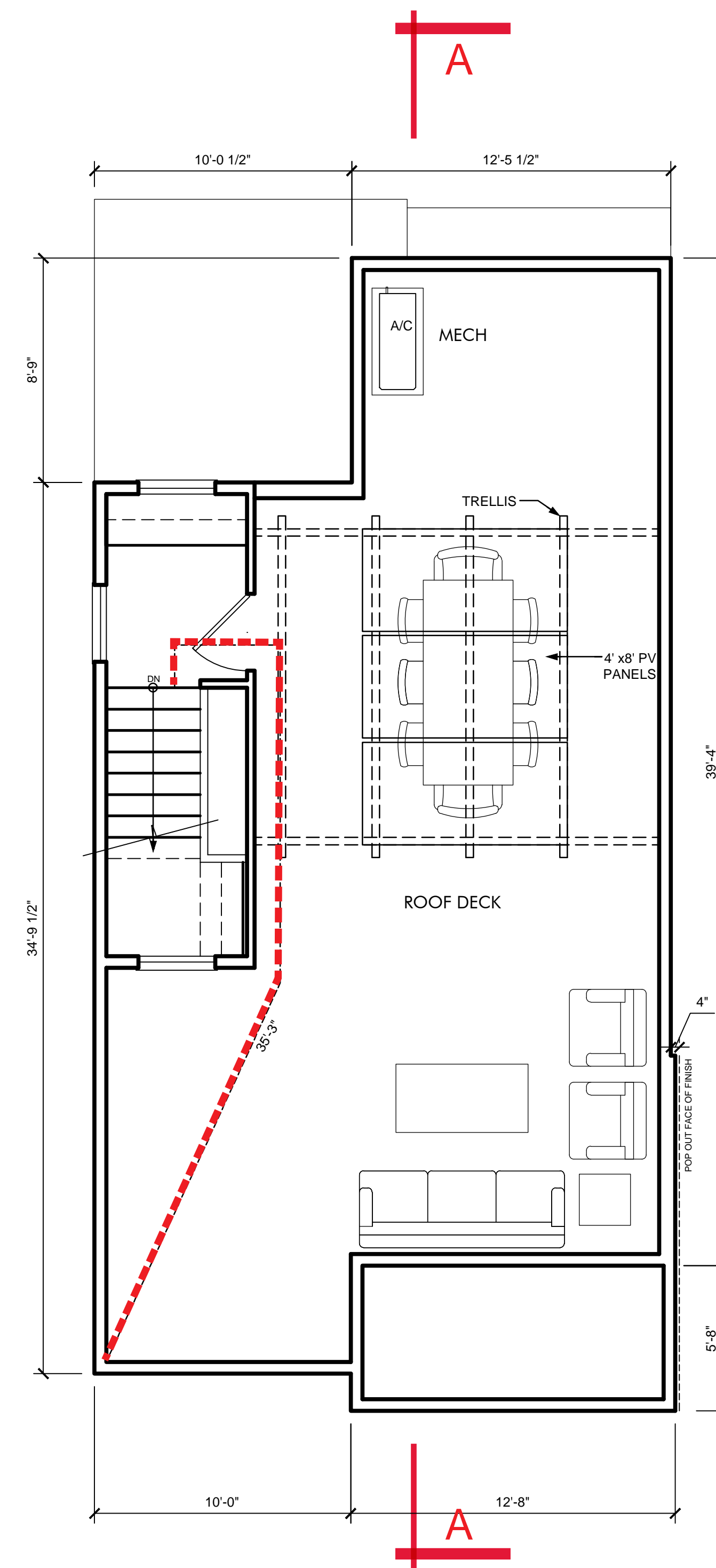
 2

**2.0**





SECTION A - A



ROOF DECK PLAN

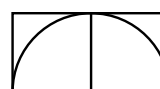
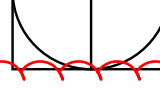


--- EGRESS PATH:  
(MUST BE LESS THAN 125')  
\* SEE DIAGRAM 2  
ON SHEET 1.1

## ROOF PLAN AND SECTION

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

SFD-1



0 4 8 16			N
JOB NO. 1483.001			
DATE 07-10-20			 
5865 Owens Drive			
Pleasanton, CA 94588			
925-251-7200		2.1	



B



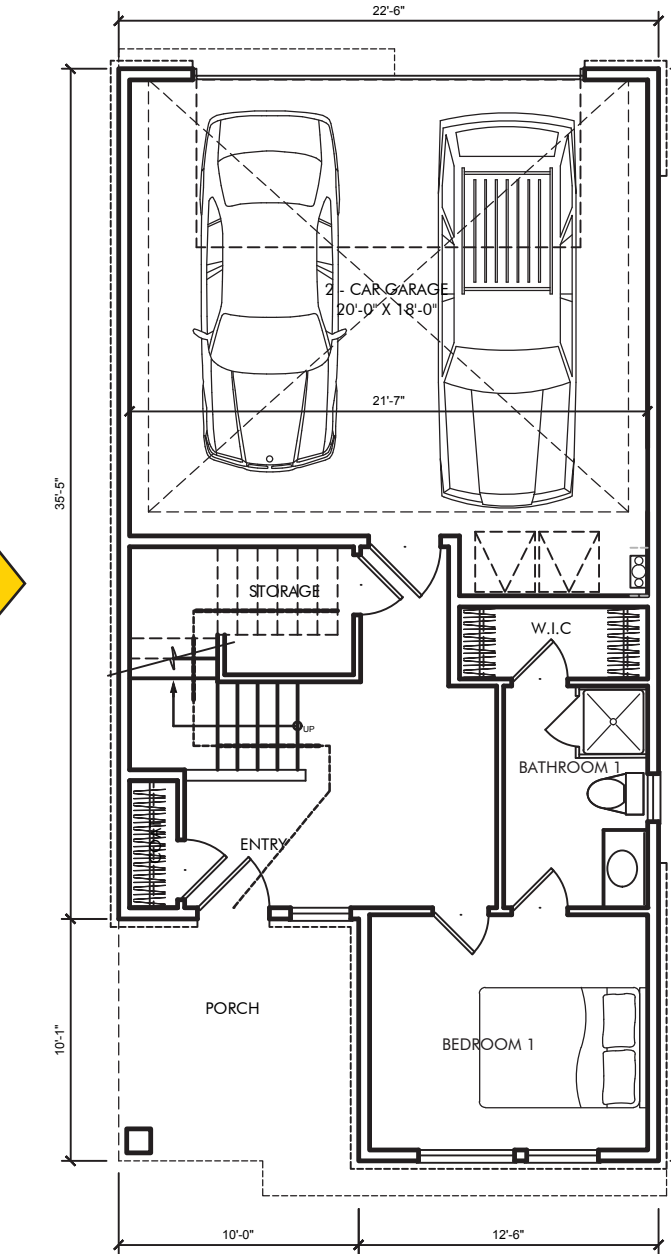
A



2

3

B



4

A

1

#### MATERIAL LIST

- 1 METAL TRELLIS
- 2 DECORATIVE METAL AWNING
- 3 STUCCO FINISH W/MTL REVEALS
- 4 VERTICLE SIDING
- 5 FIBERGLASS DOOR
- 6 NOT USED
- 7 VINYL WINDOWS
- 8 METAL GUARDRAIL
- 9 METAL GARAGE DOORS
- 10 STONE VENEER

#### RELEVATION



#### REARELEVATION



#### L ELEVATION



#### FRONT ELEVATION



#### COLOR SCHEME-1

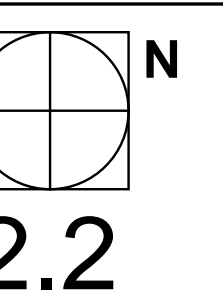


PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

SFD 1 ELEVATIONS + PERSPECTIVE



JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200





B



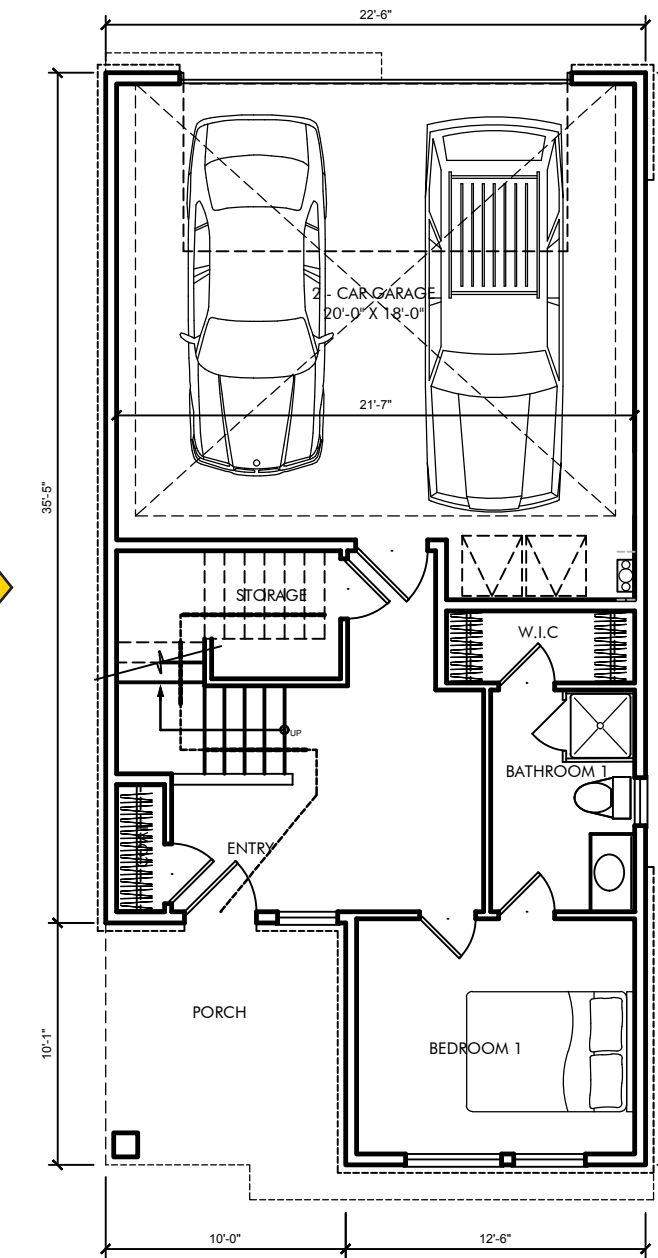
A



2

3

B



4

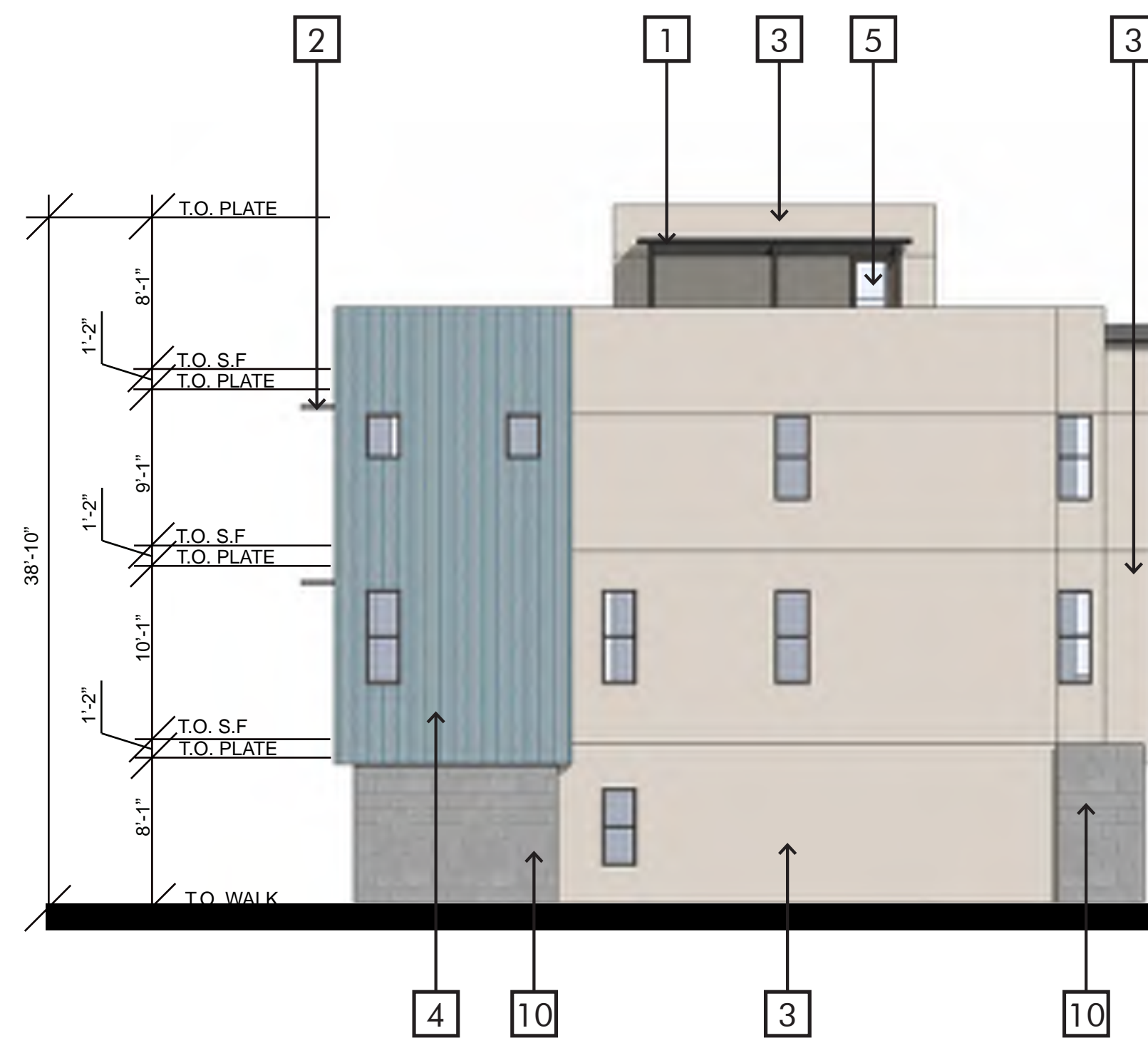
A

1

#### MATERIAL LIST

- 1 METAL TRELLIS
- 2 DECORATIVE METAL AWNING
- 3 STUCCO FINISH W/MTL REVEALS
- 4 VERTICLE SIDING
- 5 FIBERGLASS DOOR
- 6 NOT USED
- 7 VINYL WINDOWS
- 8 METAL GUARDRAIL
- 9 METAL GARAGE DOORS
- 10 STONE VENEER

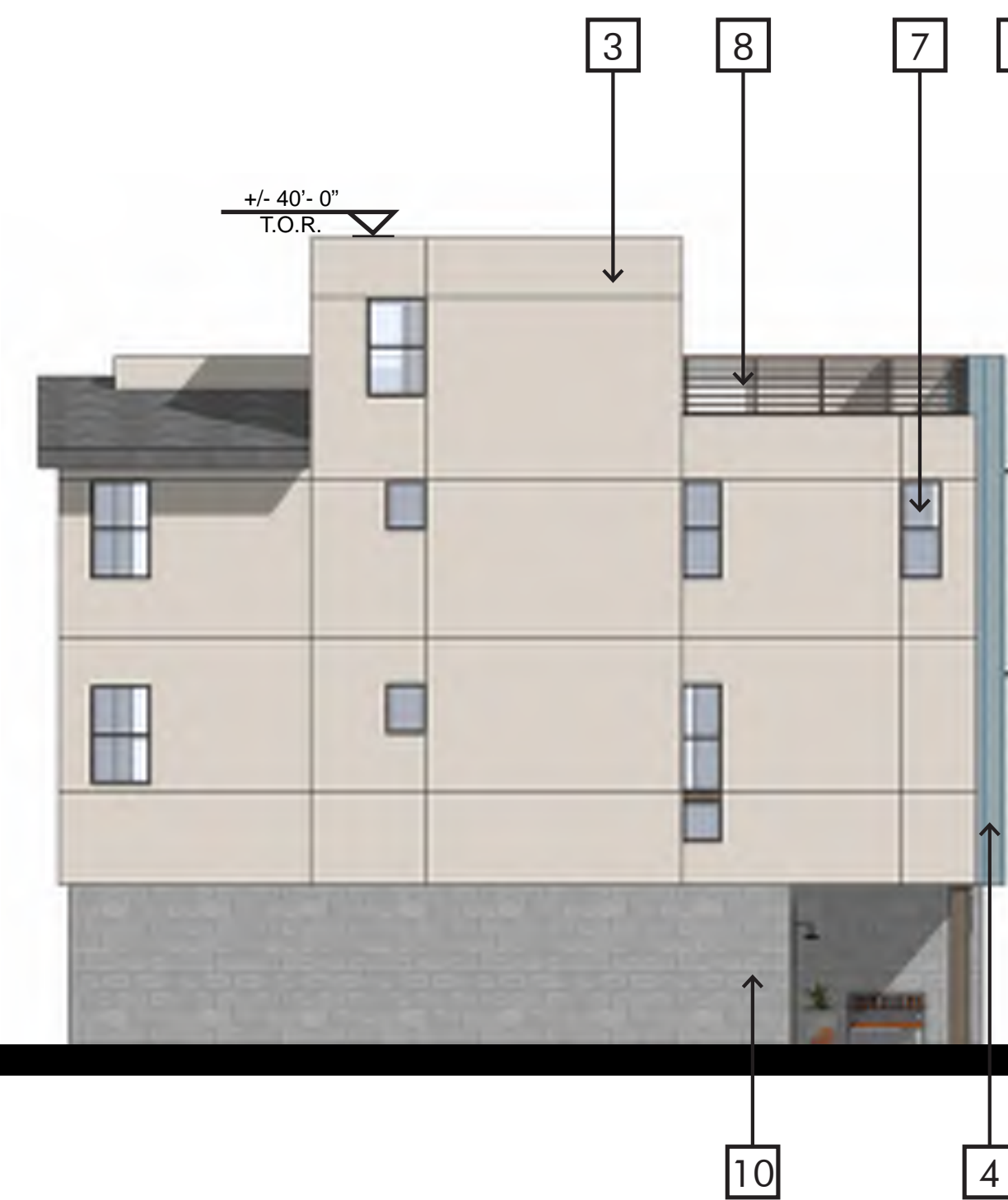
#### RELEVATION



#### REARELEVATION



#### L ELEVATION



#### FRONT ELEVATION



#### COLOR SCHEME-2

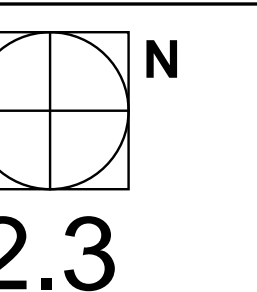


PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

SFD 1 ELEVATIONS + PERSPECTIVE

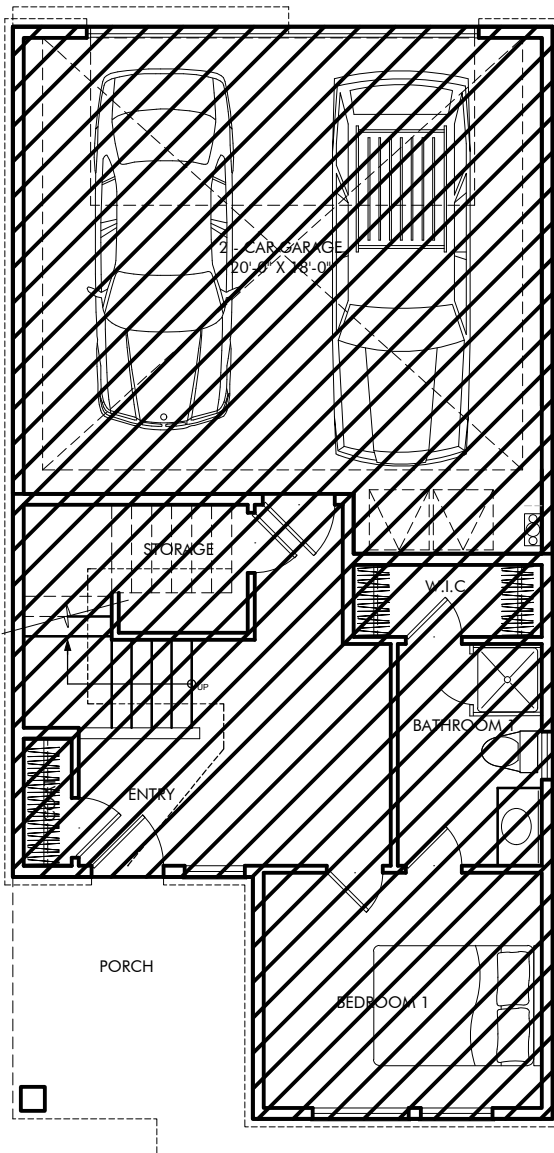


JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

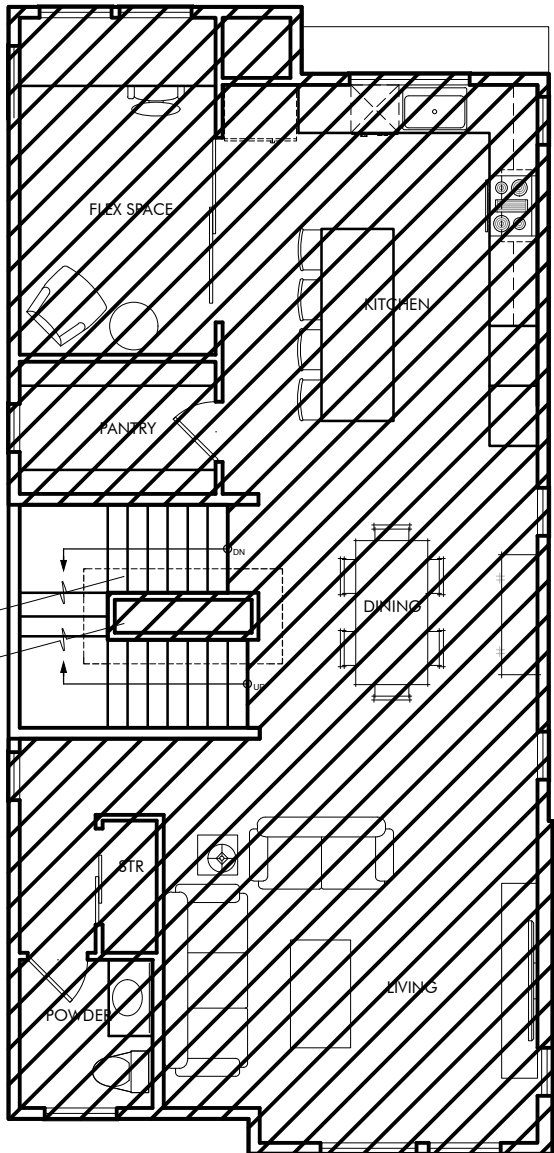




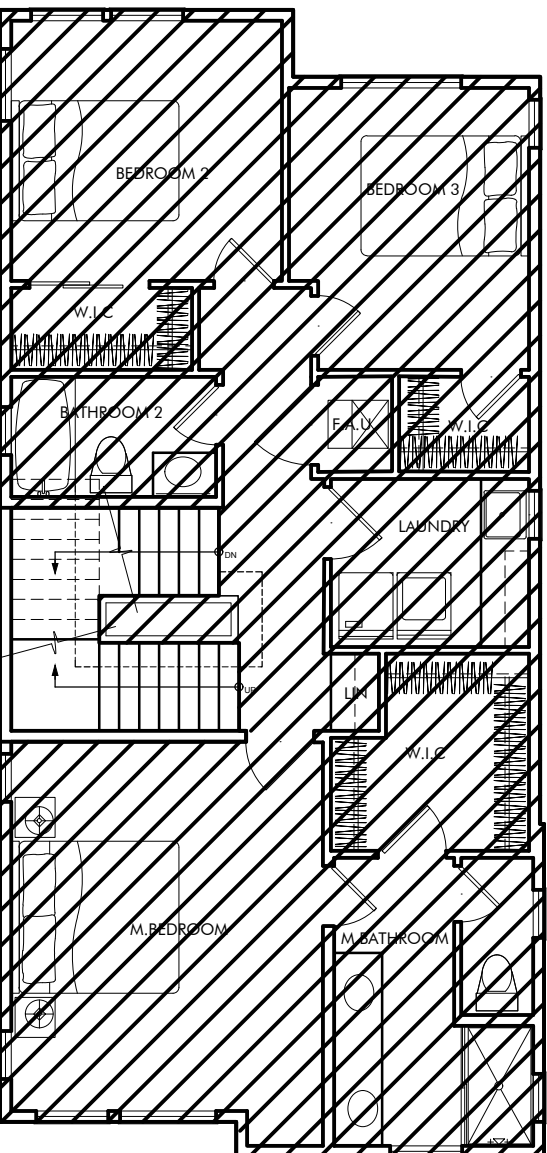
GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)



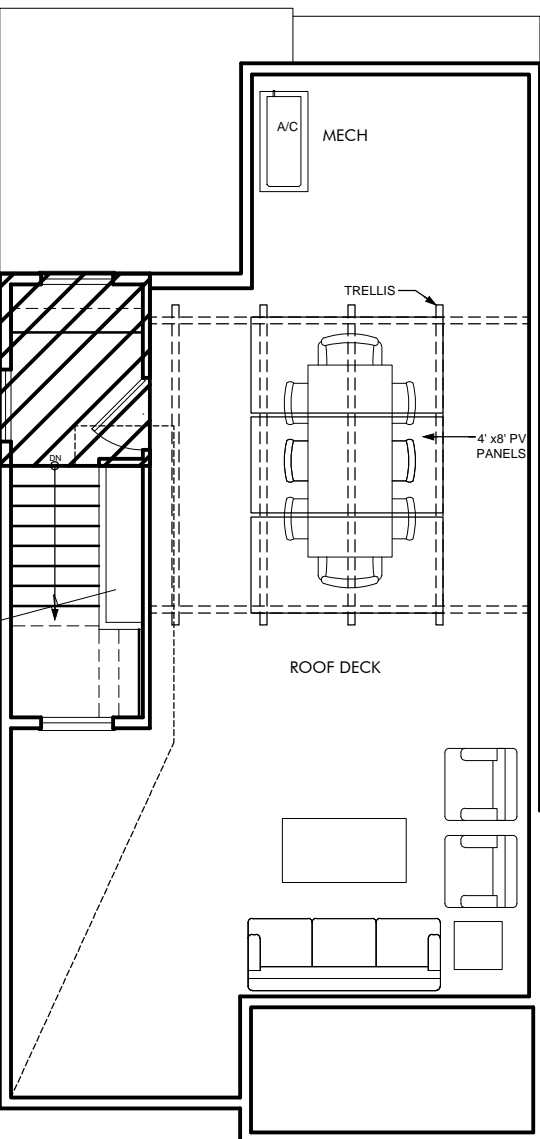
FIRST LEVEL



SECOND LEVEL

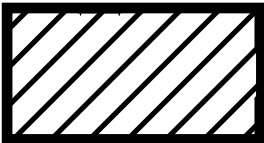


THIRD LEVEL



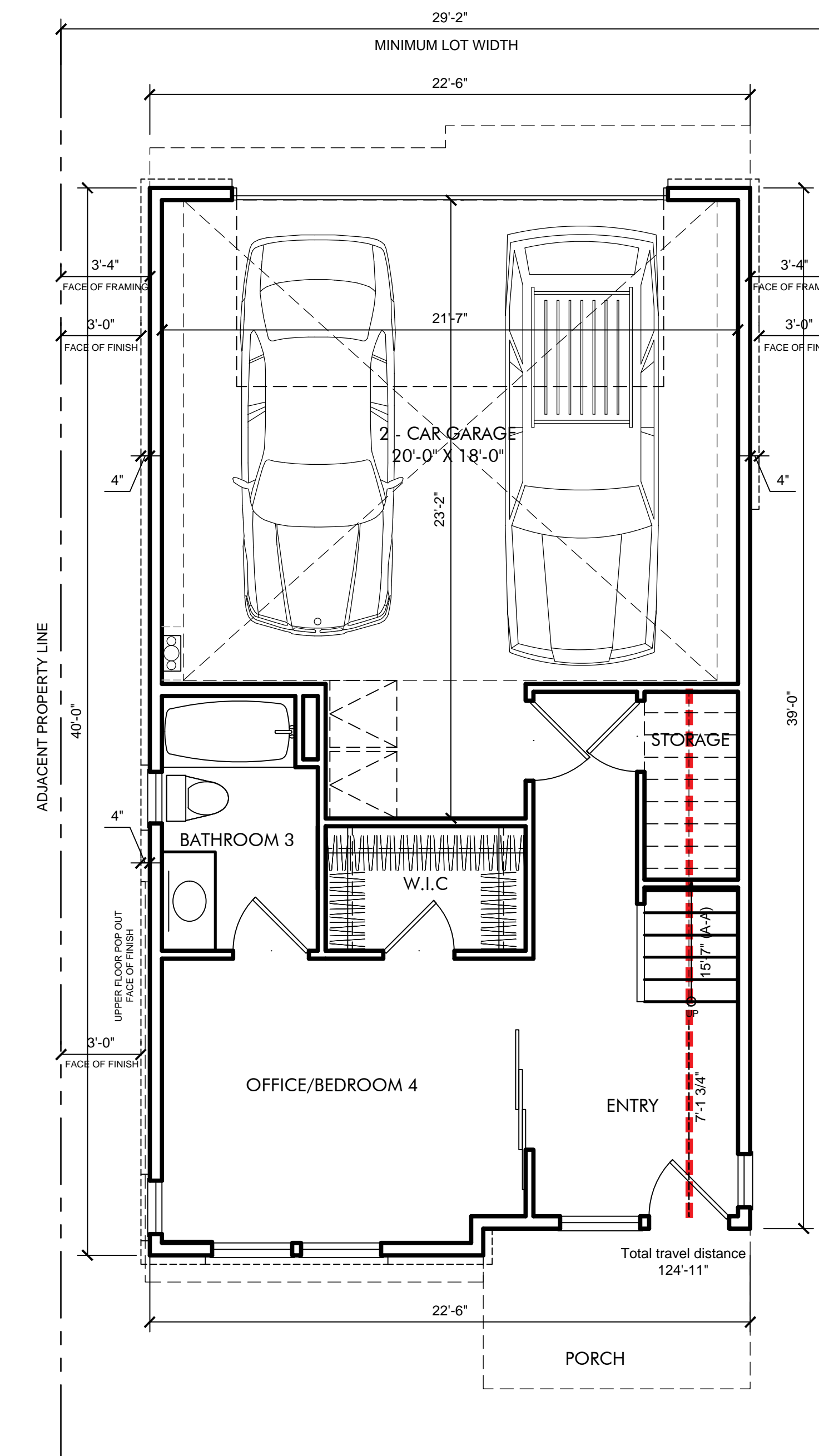
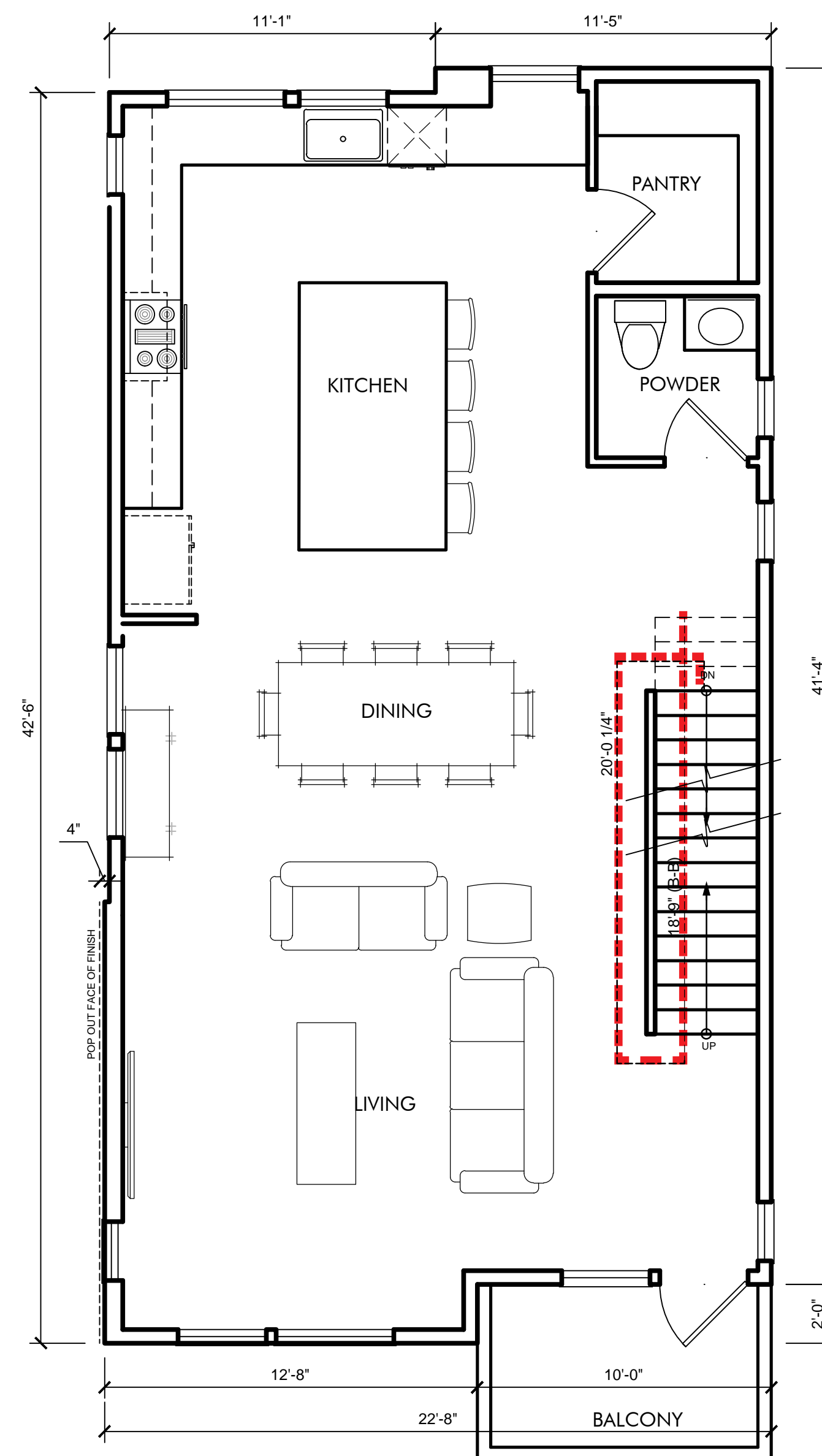
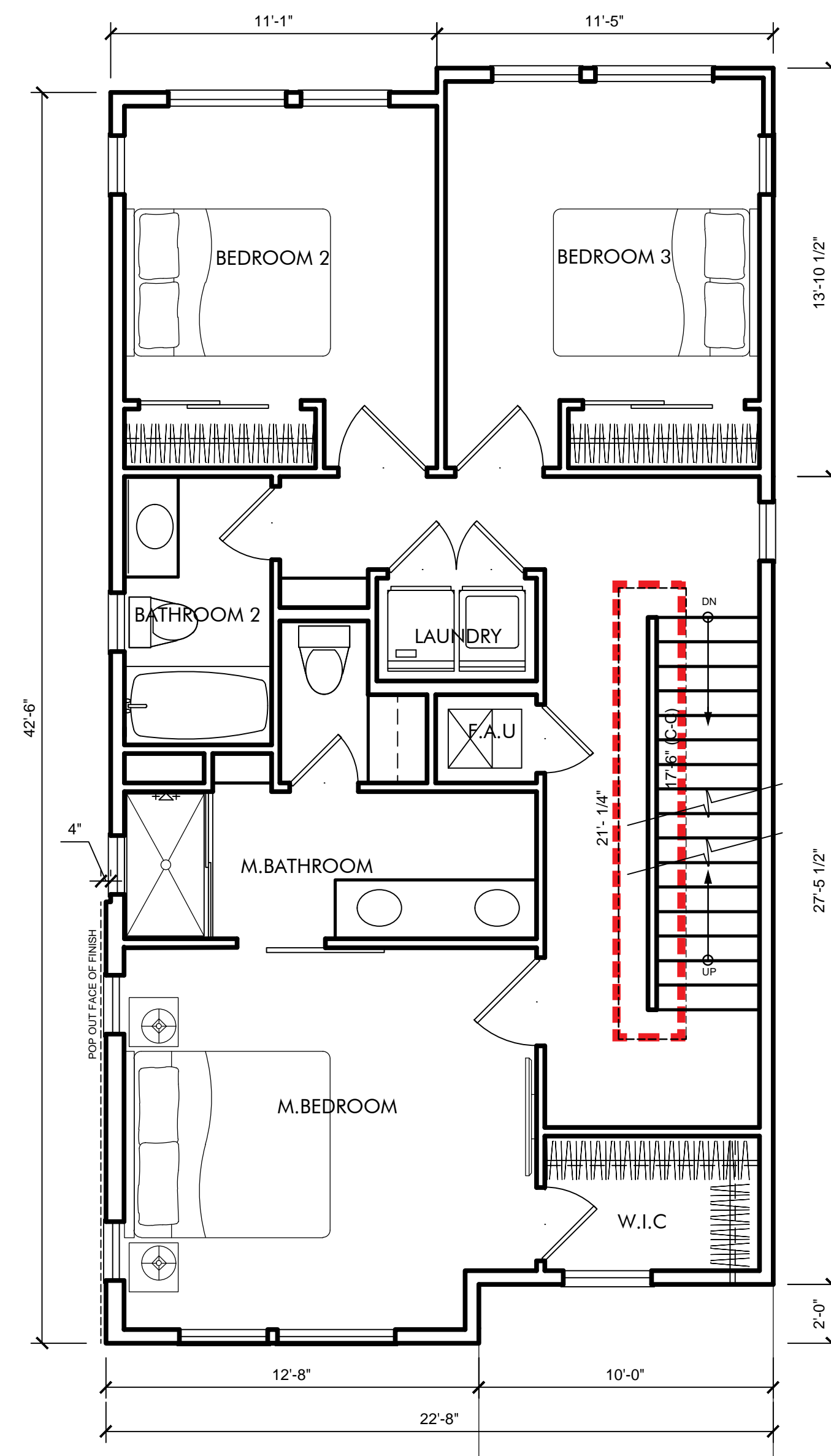
ROOF DECK

GROSS AREA



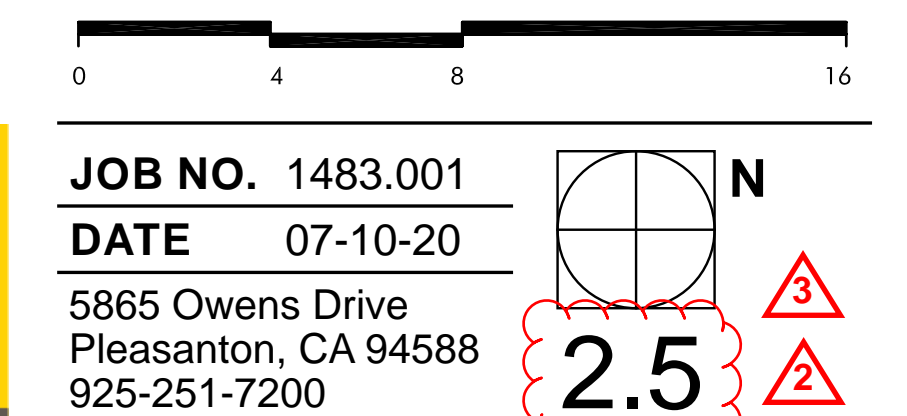
SFD 1		
Area Calcs	CBC	San Mateo Gross
Floor 1	UL (R-3)	464.3
Floor 2	UL (R-3)	951.5
Floor 3	UL (R-3)	951.5
Roof Deck	UL (R-3)	50.1
Exterior	UL (R-3)	N/A
Garage	UL (R-3)	458.5
Total	UL (R-3)	2,876





**--- EGRESS PATH:**  
(MUST BE LESS THAN 125')  
**\* SEE DIAGRAM 2**  
**ON SHEET 1.1**

1ST - 3RD LEVEL

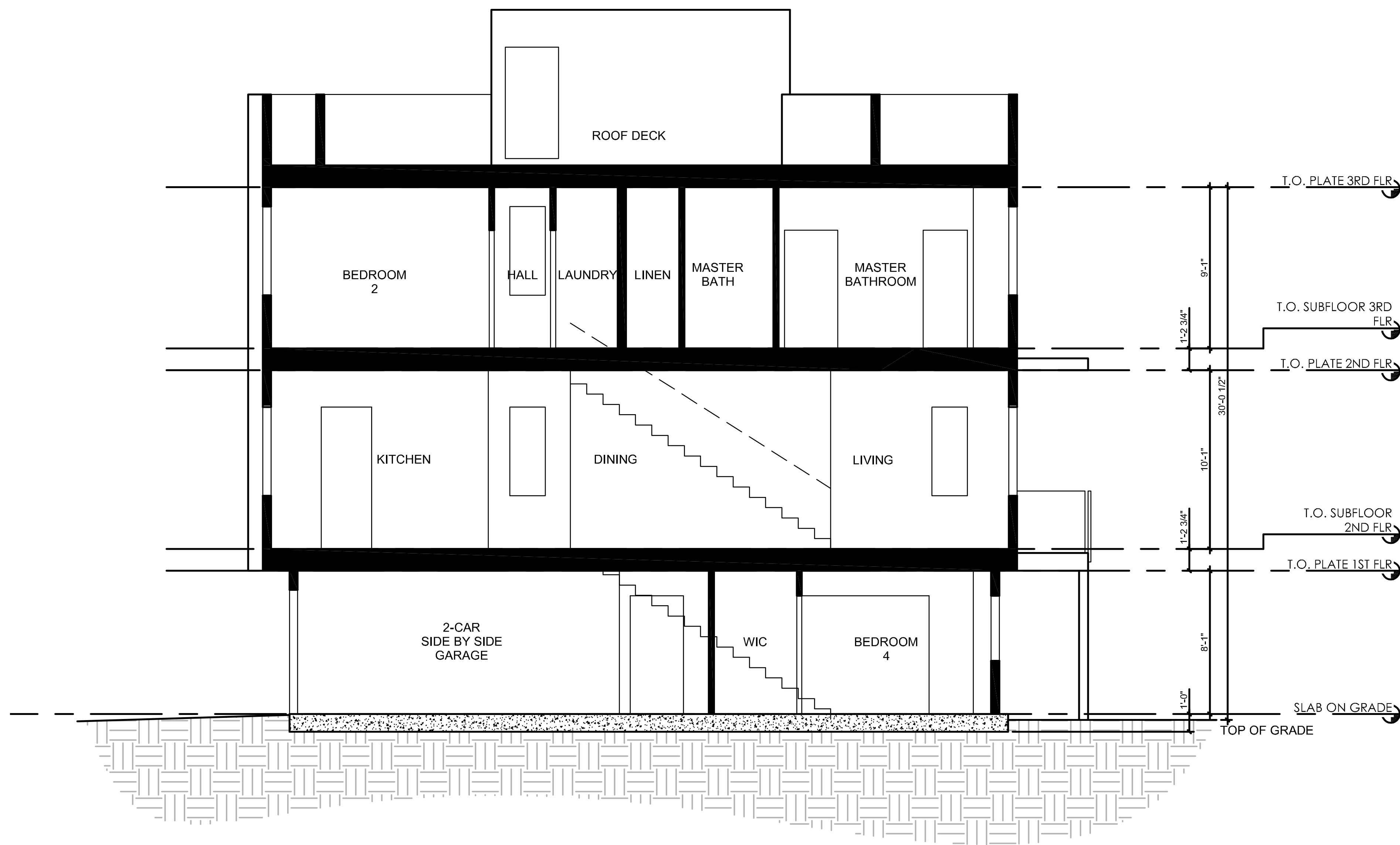


PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

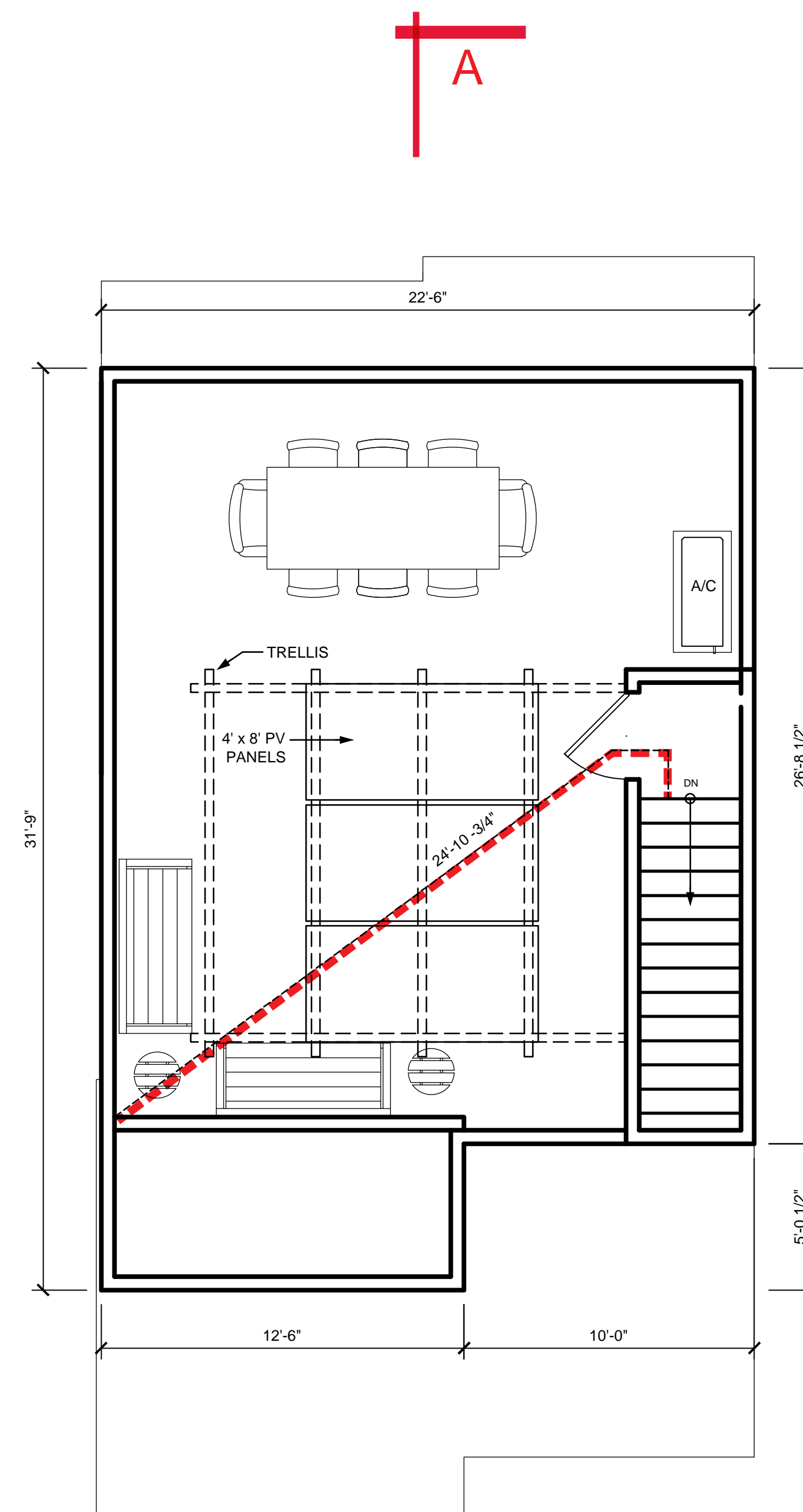
## SFD-2 UNIT PLANS







SECTION A - A



ROOF DECK PLAN

--- EGRESS PATH:  
(MUST BE LESS THAN 125')  
\* SEE DIAGRAM 2  
ON SHEET 1.1

## ROOF PLAN AND SECTION

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

SFD-2



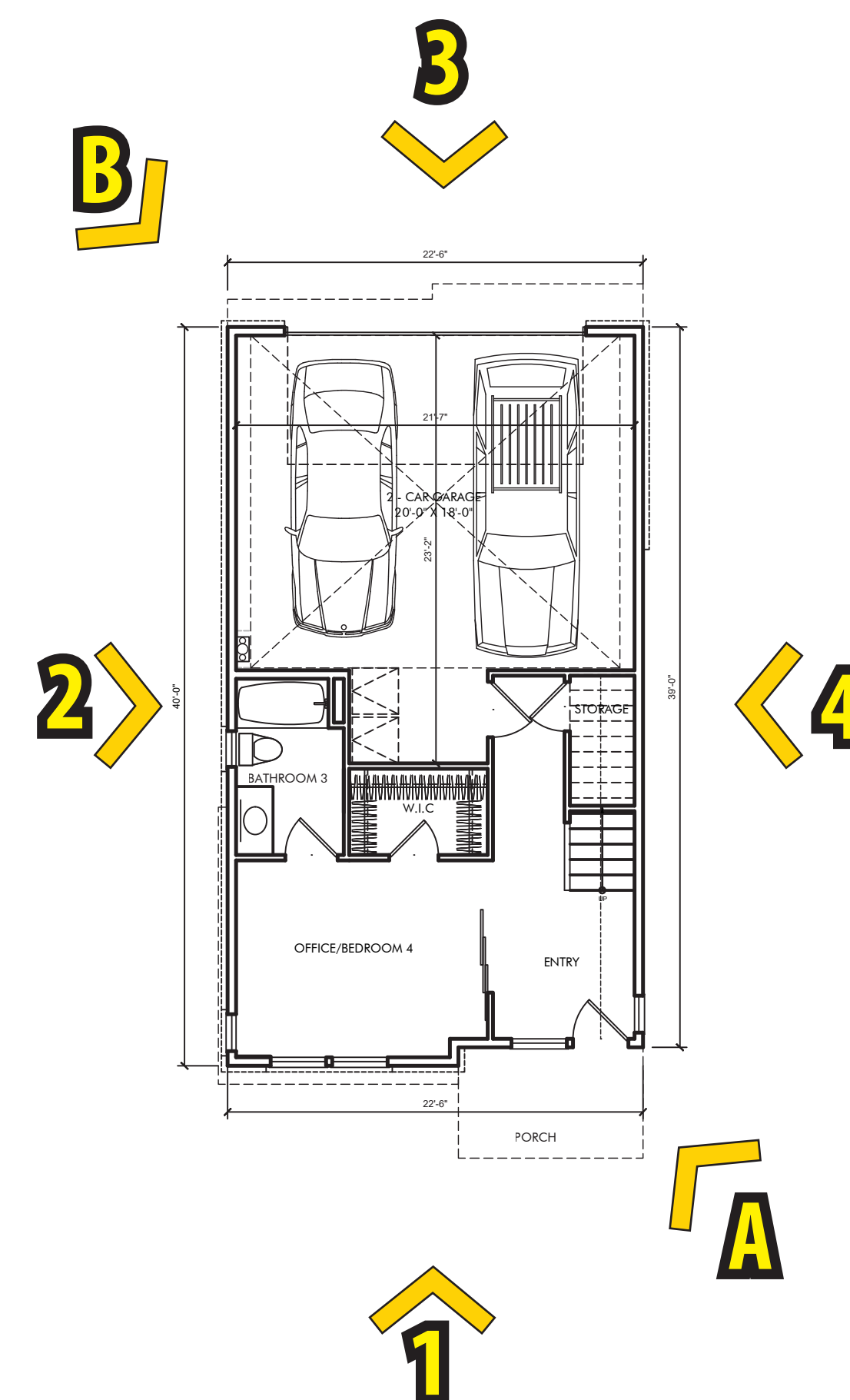
0 4 8 16

JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

N

2.6





#### MATERIAL LIST

- 1 METAL TRELLIS
- 2 DECORATIVE METAL AWNING
- 3 STUCCO FINISH W/MTL REVEALS
- 4 LAP SIDING
- 5 FIBERGLASS DOOR
- 6 SMOOTH CEMENTITIOUS PANEL/TRIM
- 7 VINYL WINDOWS
- 8 METAL GUARDRAIL
- 9 METAL GARAGE DOORS
- 10 STONE VENEER

#### RELEVATION



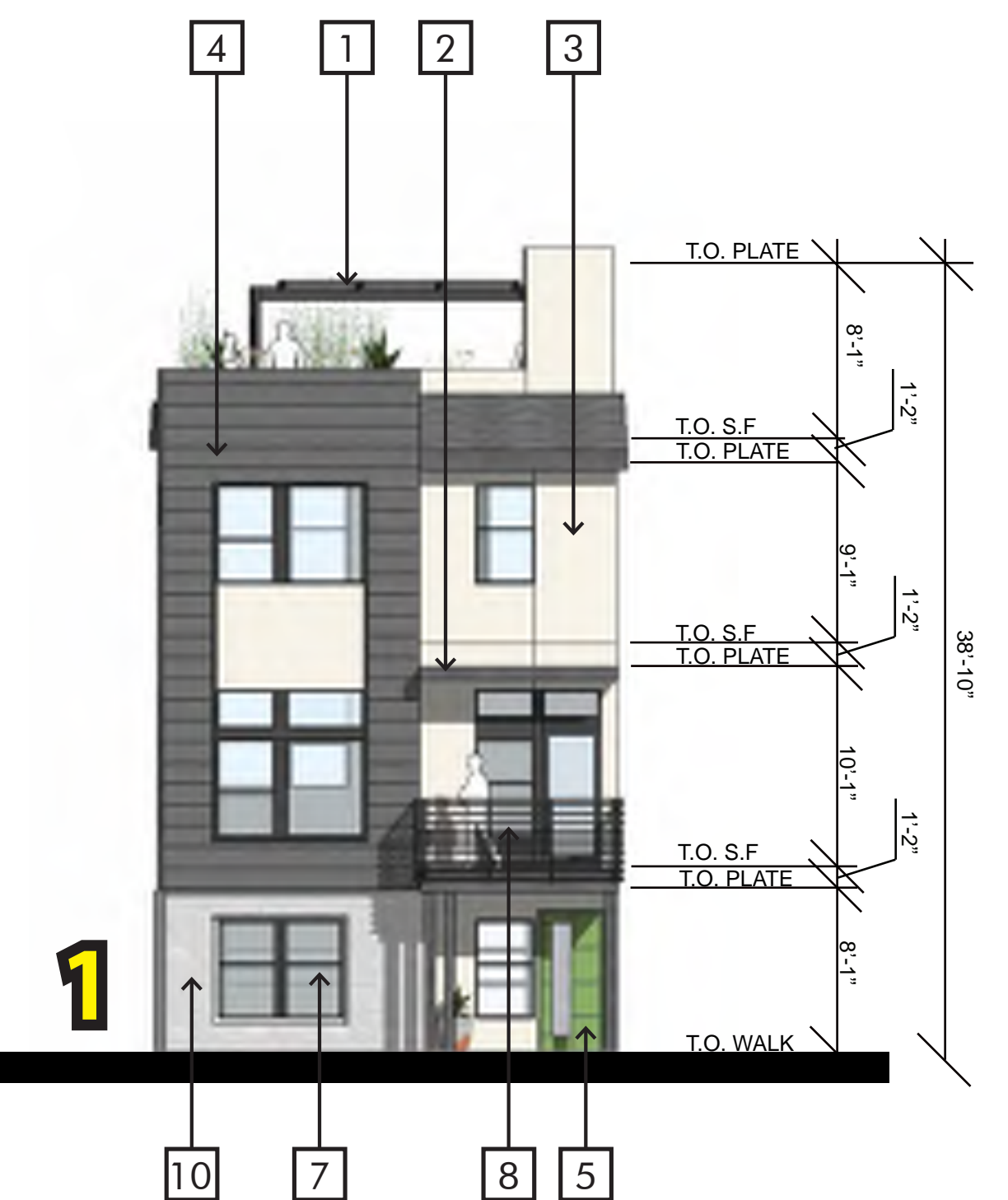
#### REARELEVATION



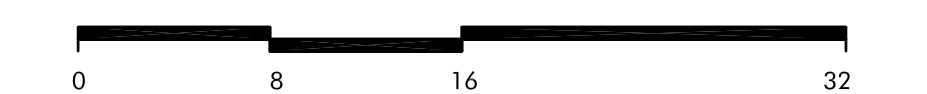
#### L ELEVATION



#### FRONT ELEVATION



#### COLOR SCHEME-1

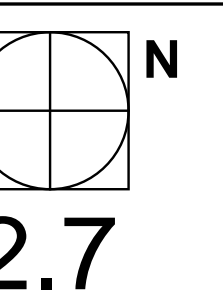


PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

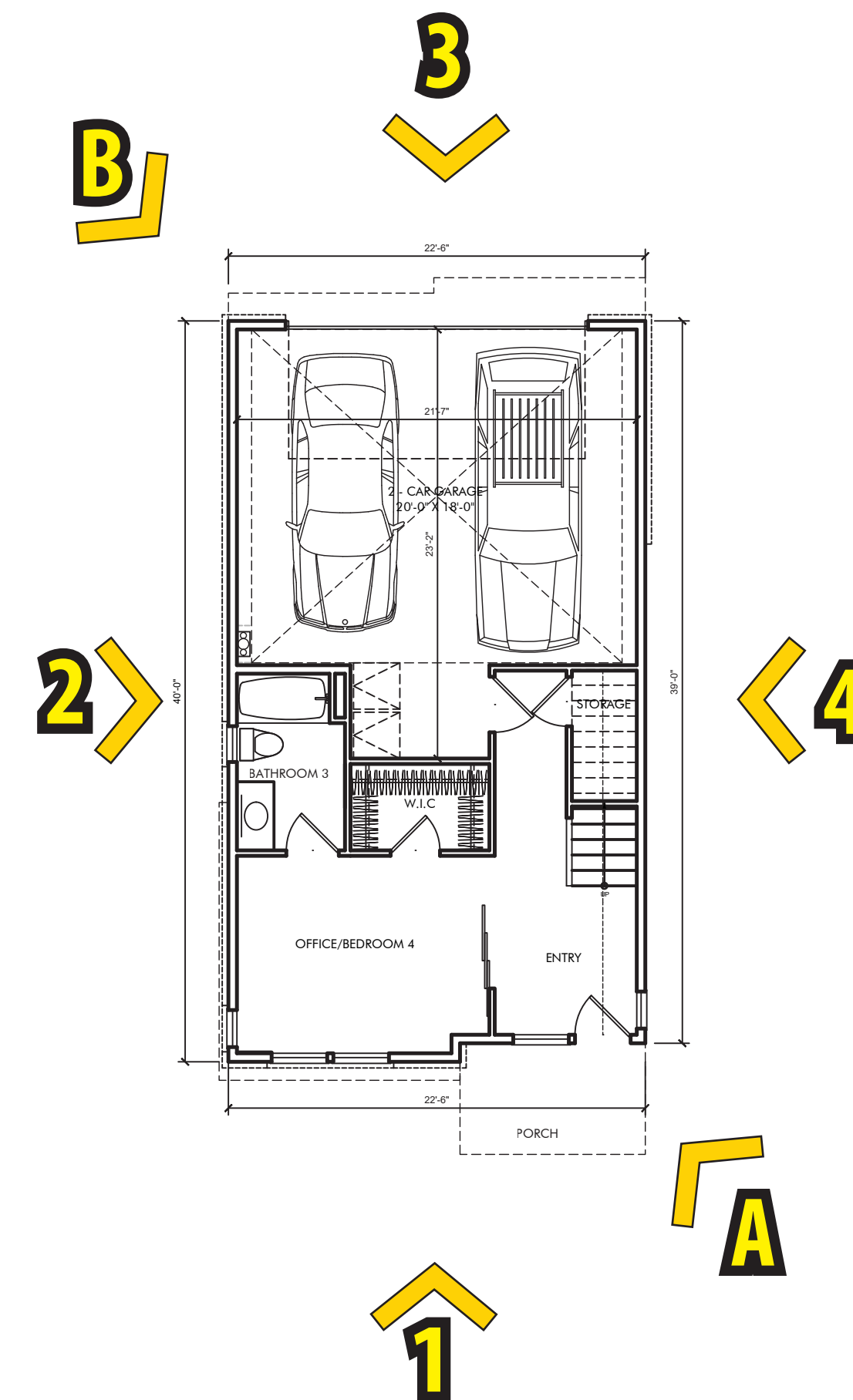
SFD 2 ELEVATIONS + PERSPECTIVE



JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200







#### MATERIAL LIST

- 1 METAL TRELLIS
- 2 DECORATIVE METAL AWNING
- 3 STUCCO FINISH W/MTL REVEALS
- 4 LAP SIDING
- 5 FIBERGLASS DOOR
- 6 SMOOTH CEMENTITIOUS PANEL/TRIM
- 7 VINYL WINDOWS
- 8 METAL GUARDRAIL
- 9 METAL GARAGE DOORS
- 10 STONE VENEER

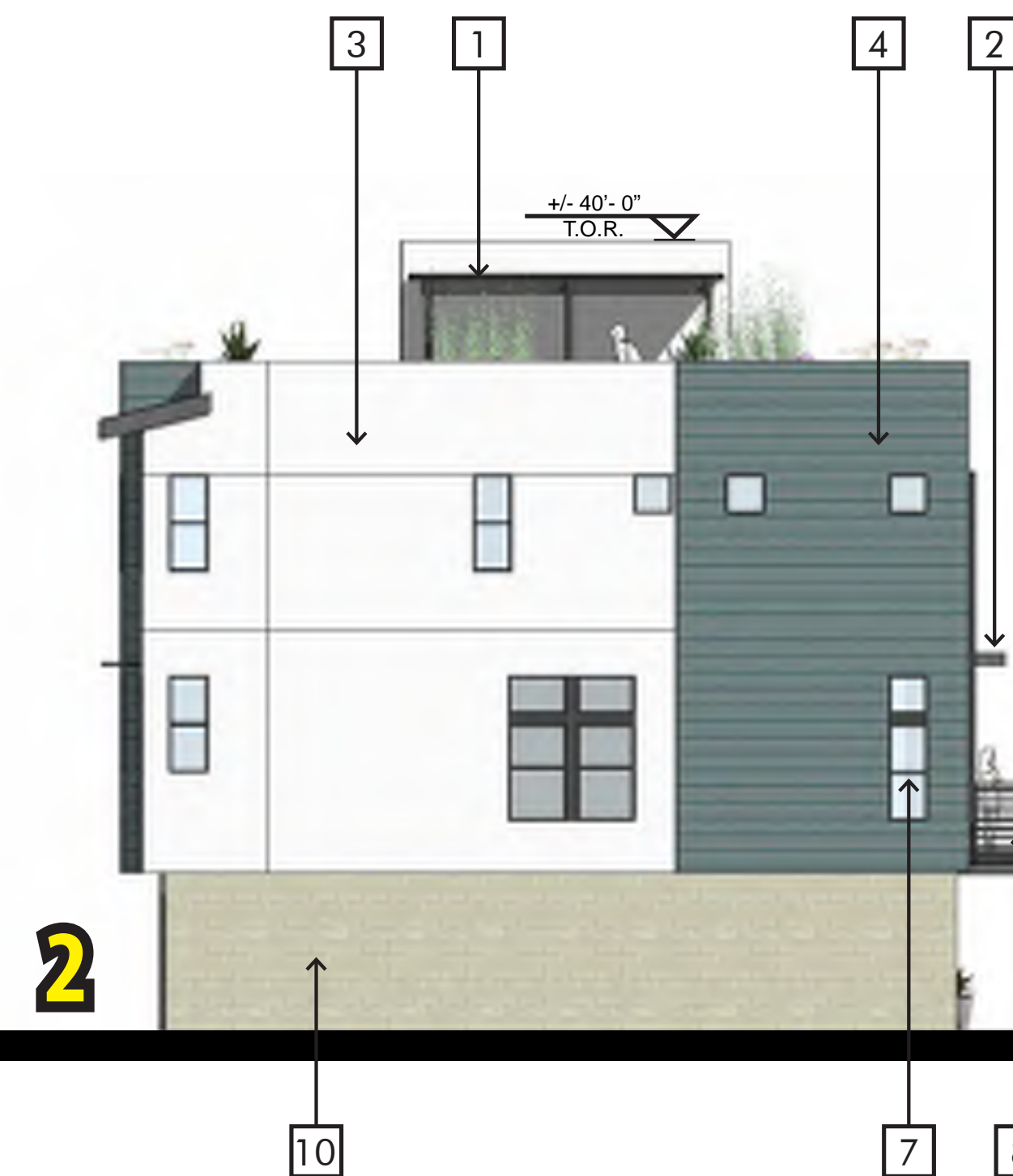
#### RELEVATION



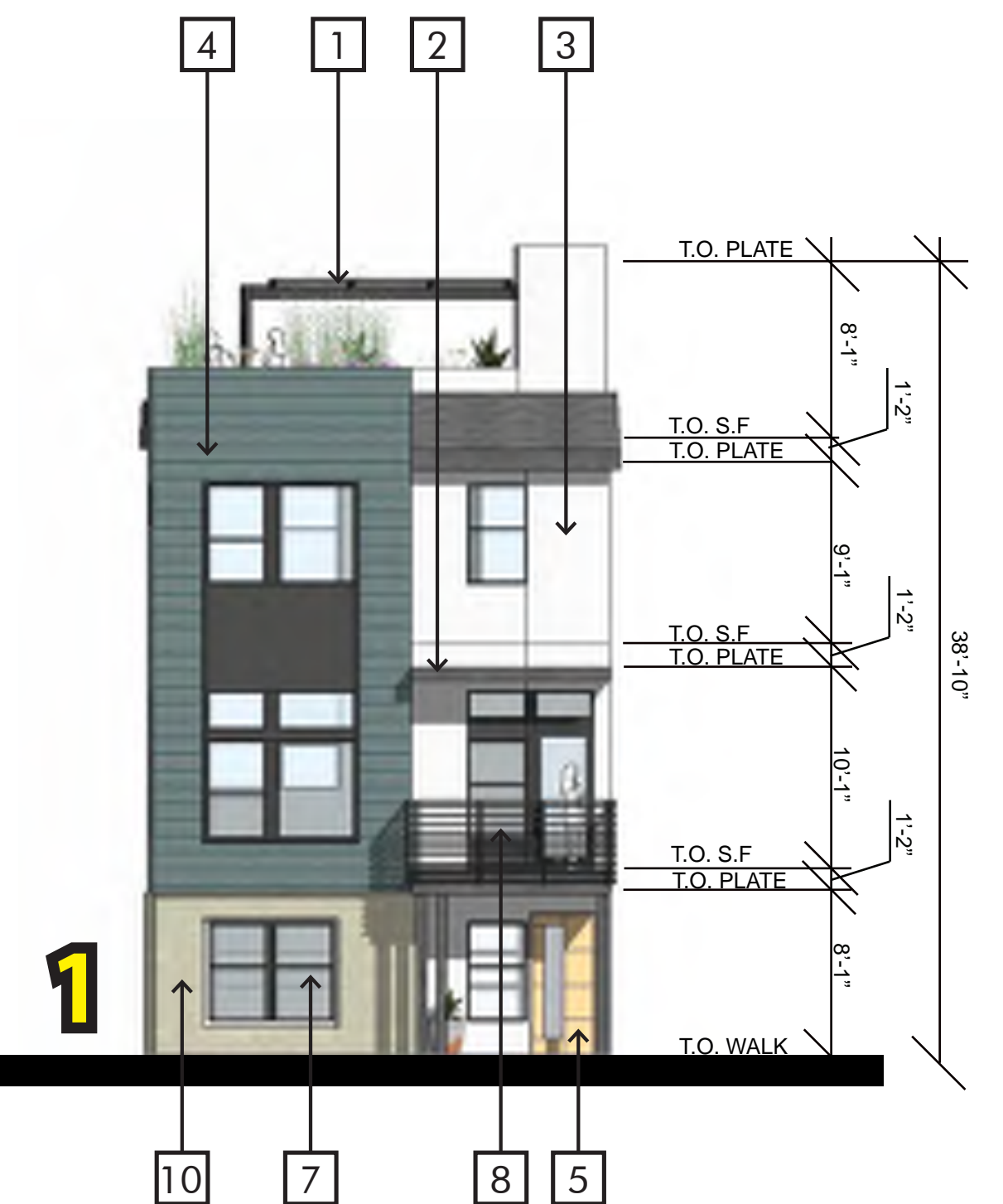
#### REAR ELEVATION



#### L ELEVATION



#### FRONT ELEVATION



#### COLOR SCHEME-2

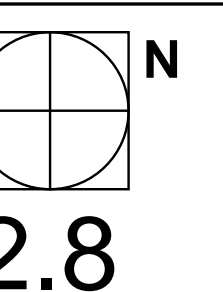


PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

SFD 2 ELEVATIONS + PERSPECTIVE

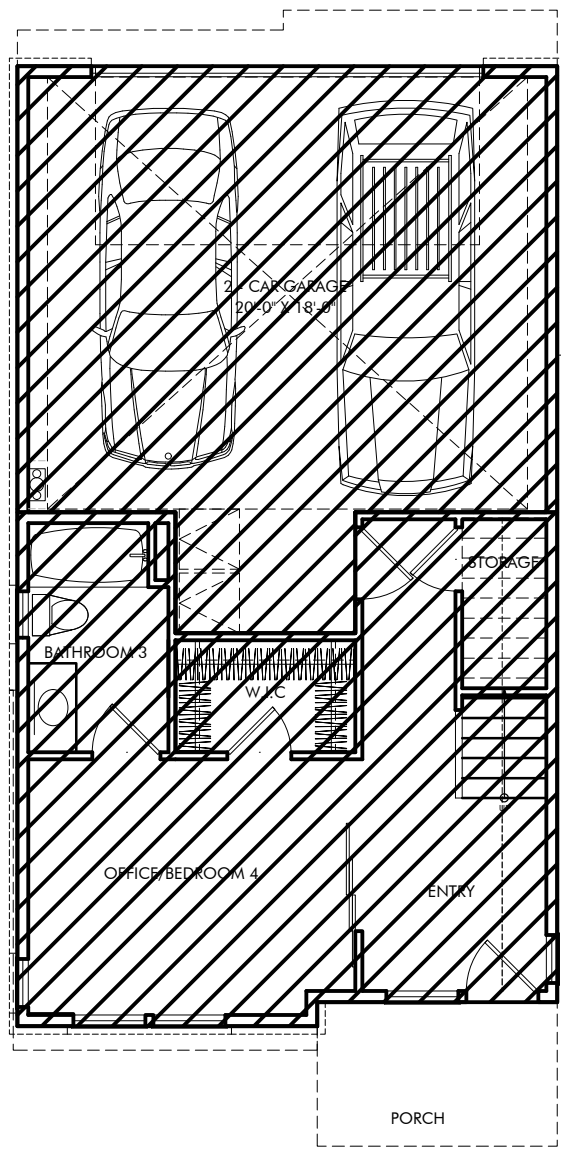


JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

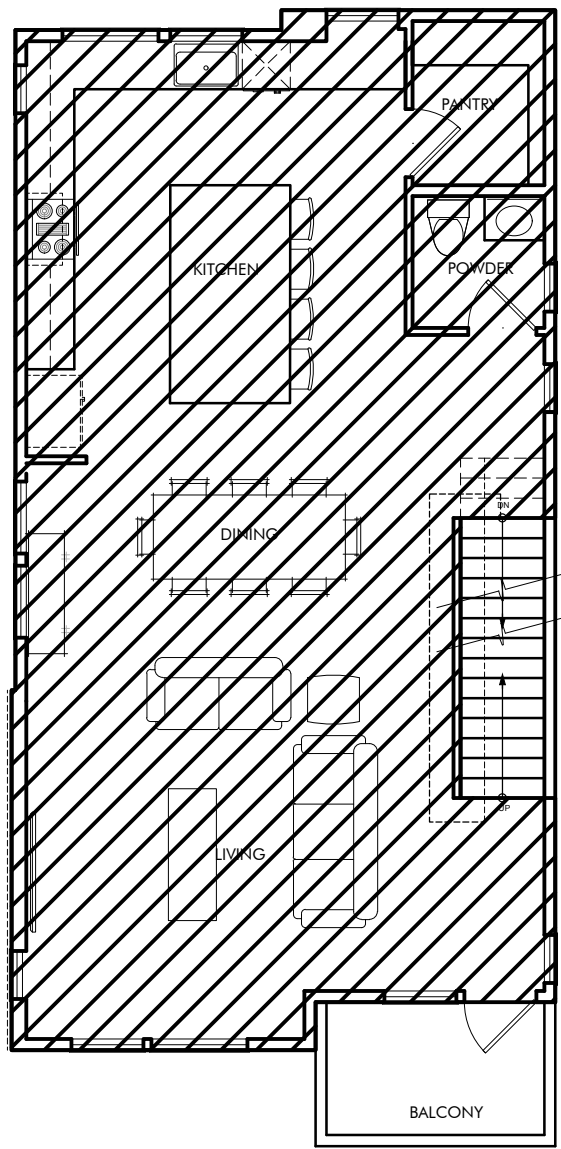




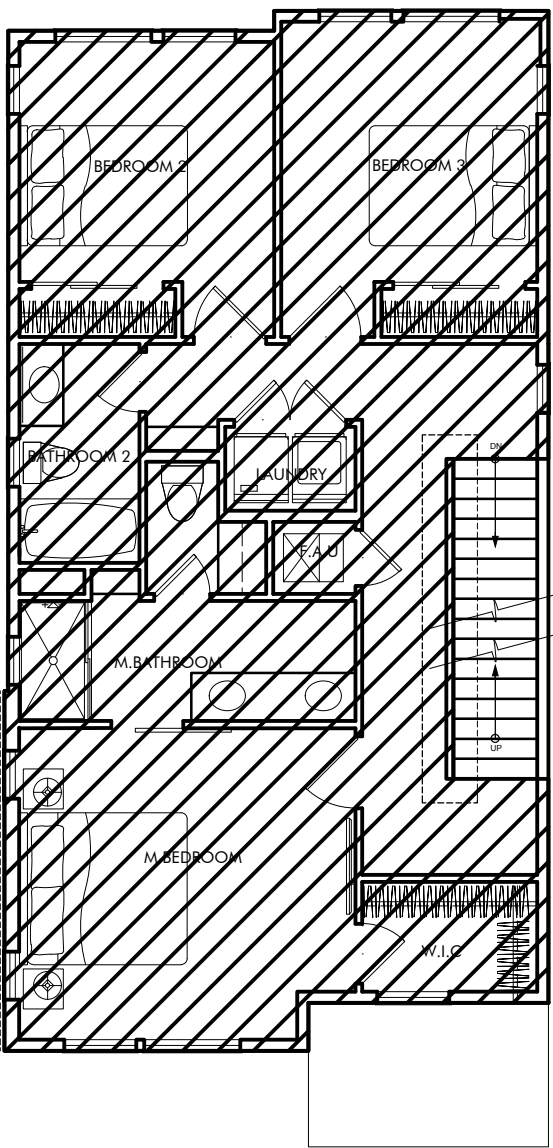
GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)



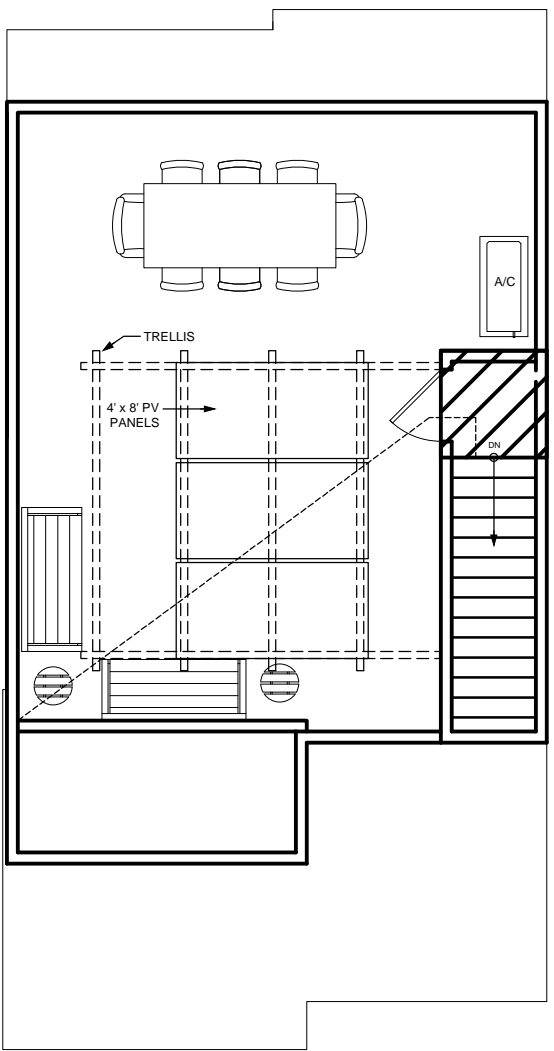
FIRST LEVEL



SECOND LEVEL

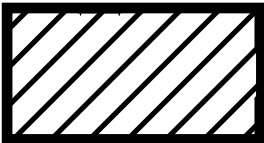


THIRD LEVEL



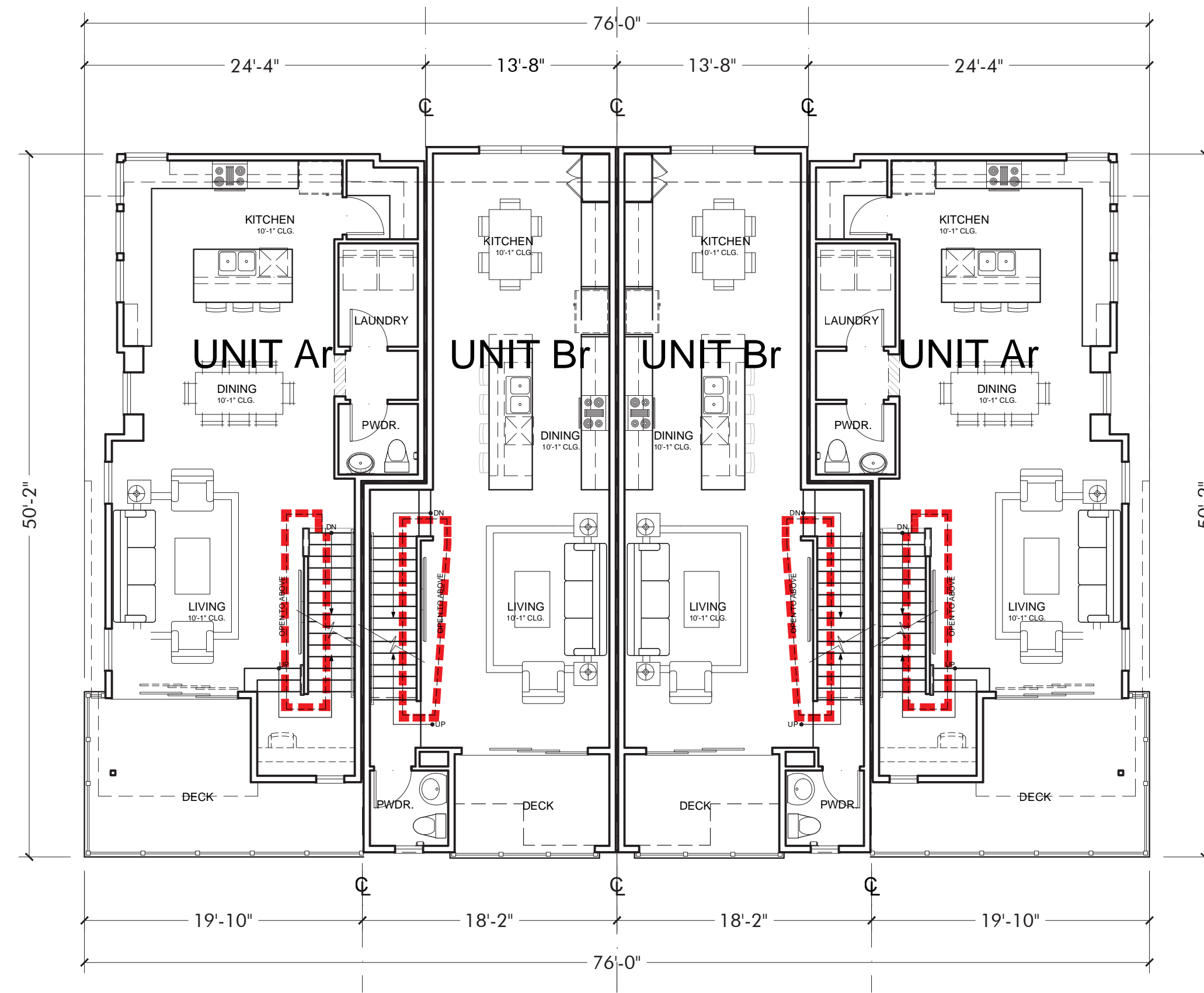
ROOF DECK

GROSS AREA

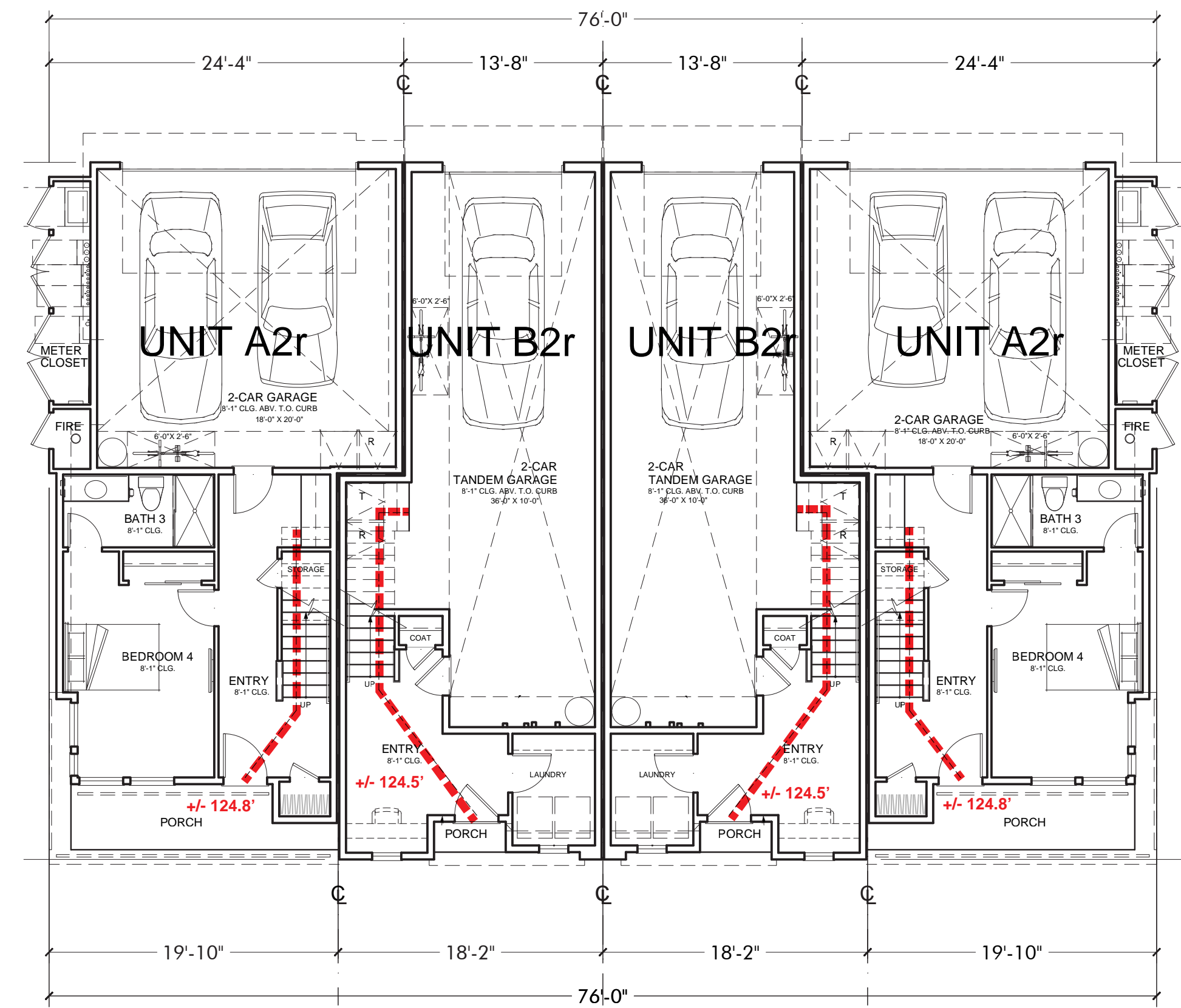


SFD 2		
Area Calcs	CBC	San Mateo Gross
Floor 1	UL (R-3)	434
Floor 2	UL (R-3)	902.1
Floor 3	UL (R-3)	895.5
Roof Deck	UL (R-3)	19.7
Exterior	UL (R-3)	N/A
Garage	UL (R-3)	455.9
Total	UL (R-3)	2,707

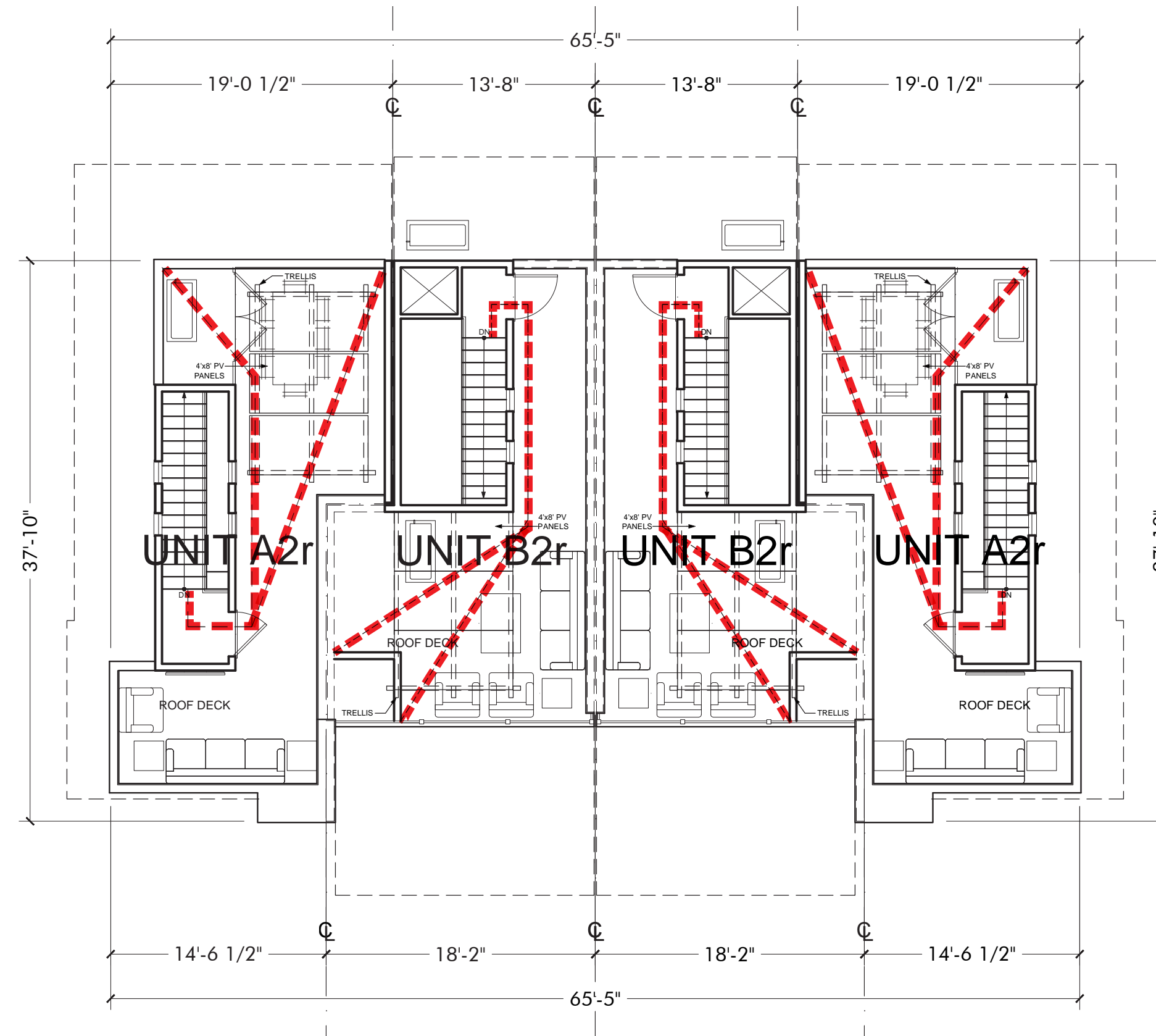




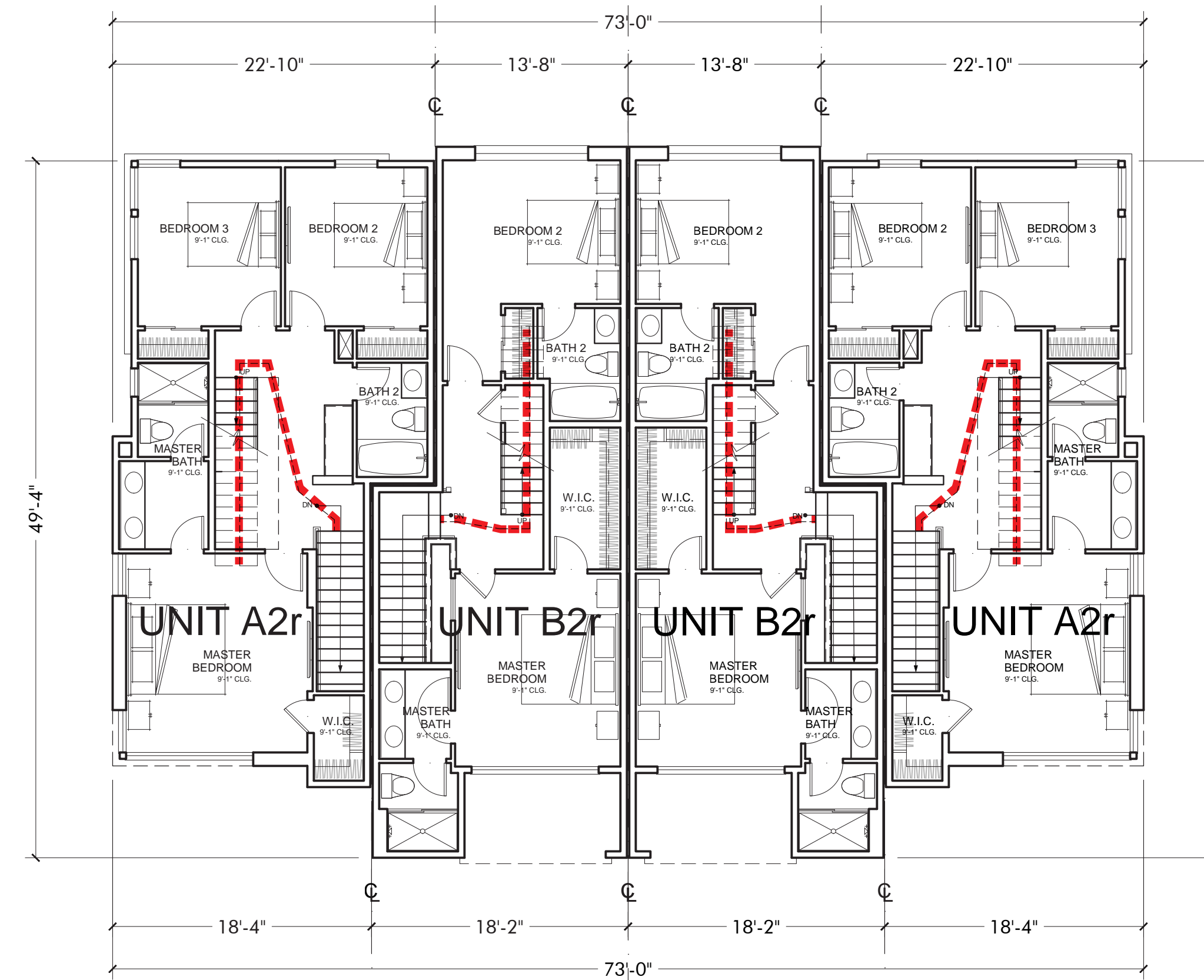
SECOND LEVEL PLAN



GROUND LEVEL PLAN

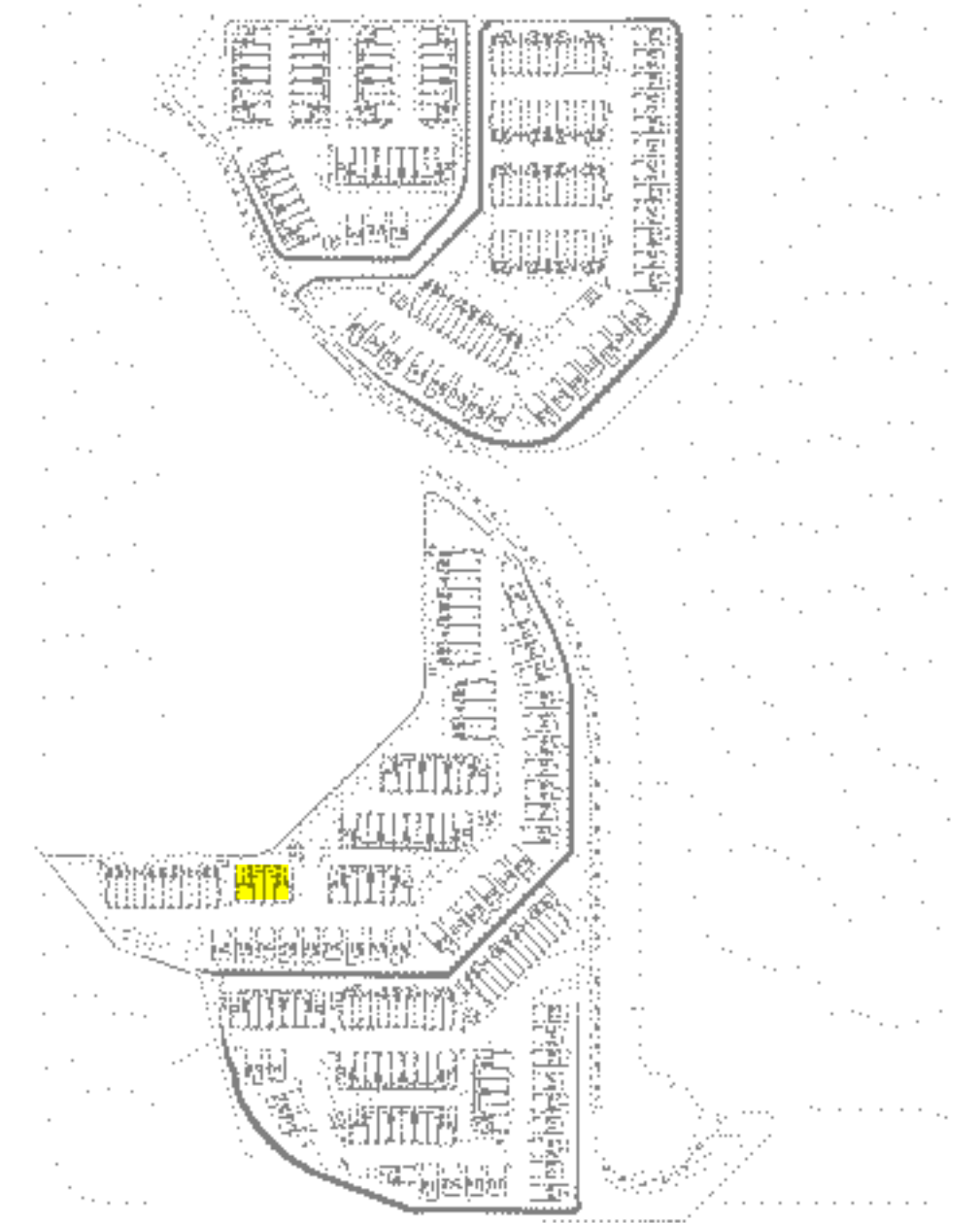


ROOF DECK PLAN



3RD LEVEL PLAN

KEY MAP



--- EGRESS PATH:  
(MAXIMUM 125')  
\* SEE DIAGRAM  
2 ON SHEET 1.1

1ST-ROOF DECK LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

4 UNIT TOWNHOME

DAHLIN

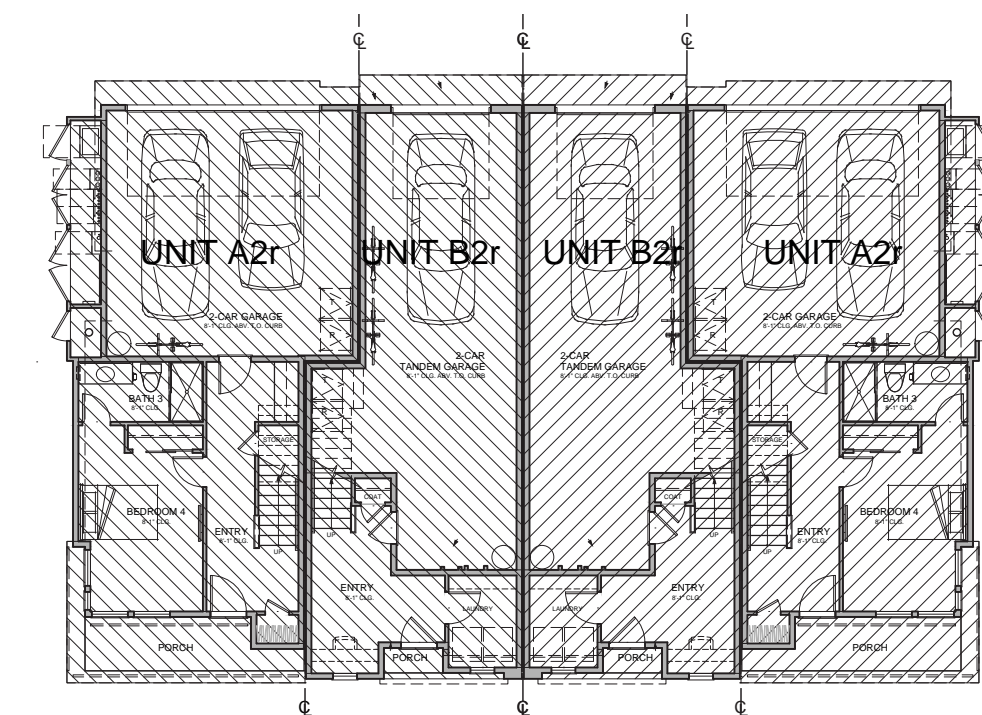
JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

3.0

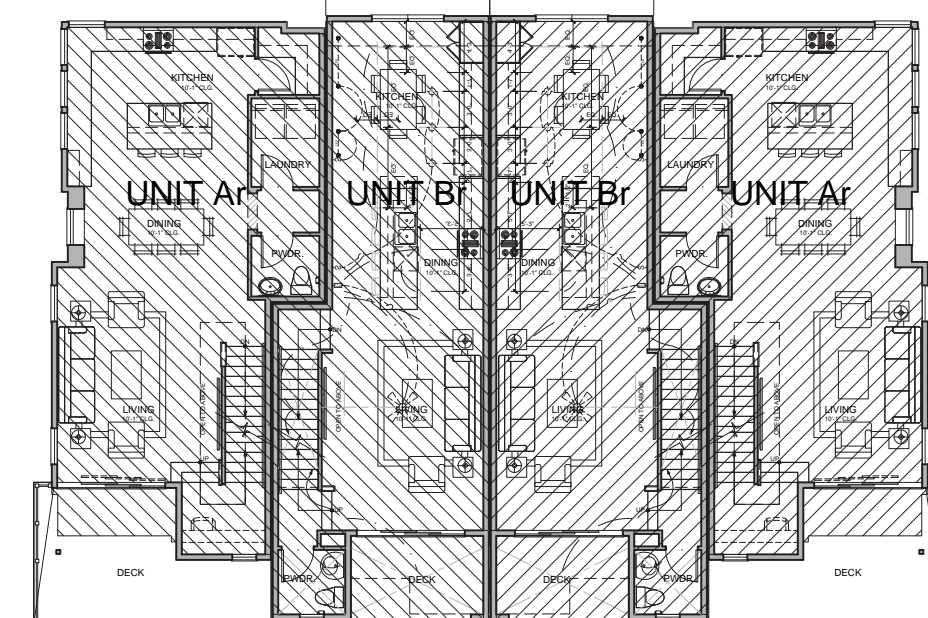
N



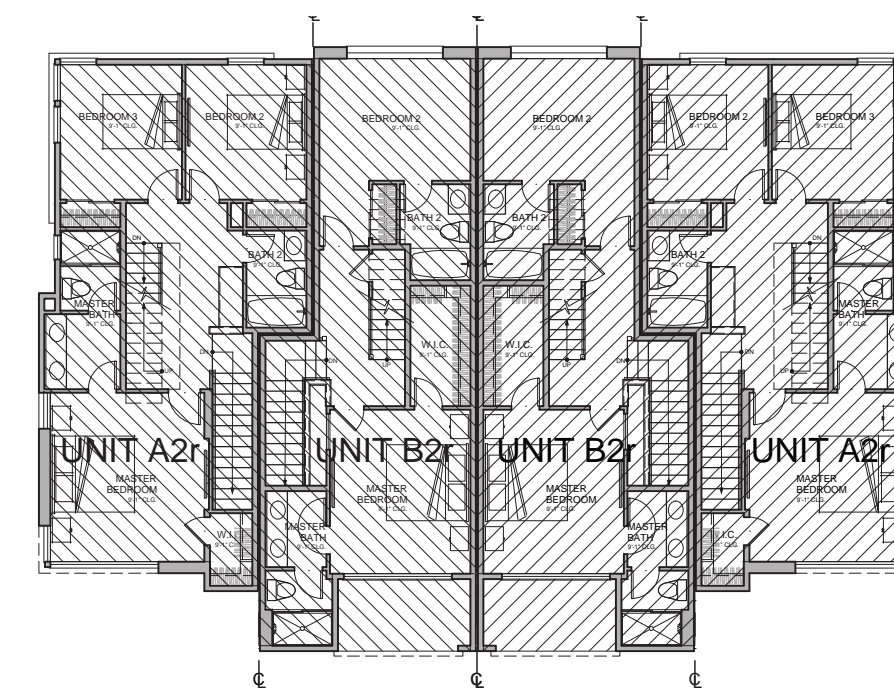
AREA DIAGRAMS (PER C.B.C.)



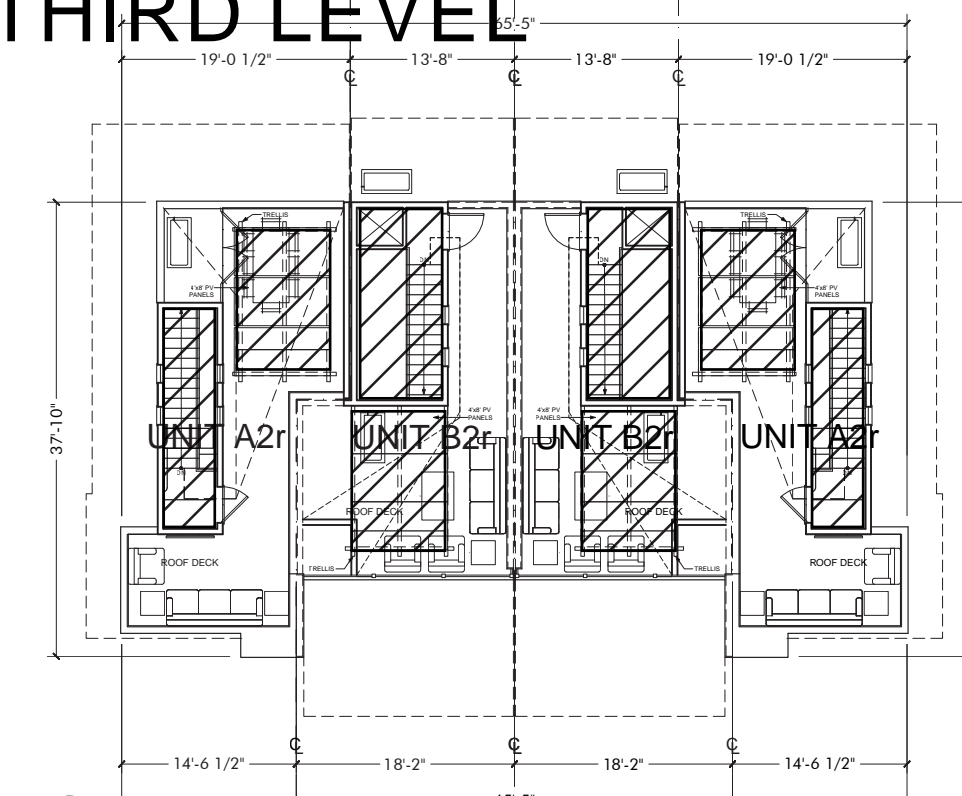
FIRST LEVEL



SECOND LEVEL

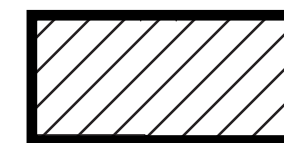


THIRD LEVEL

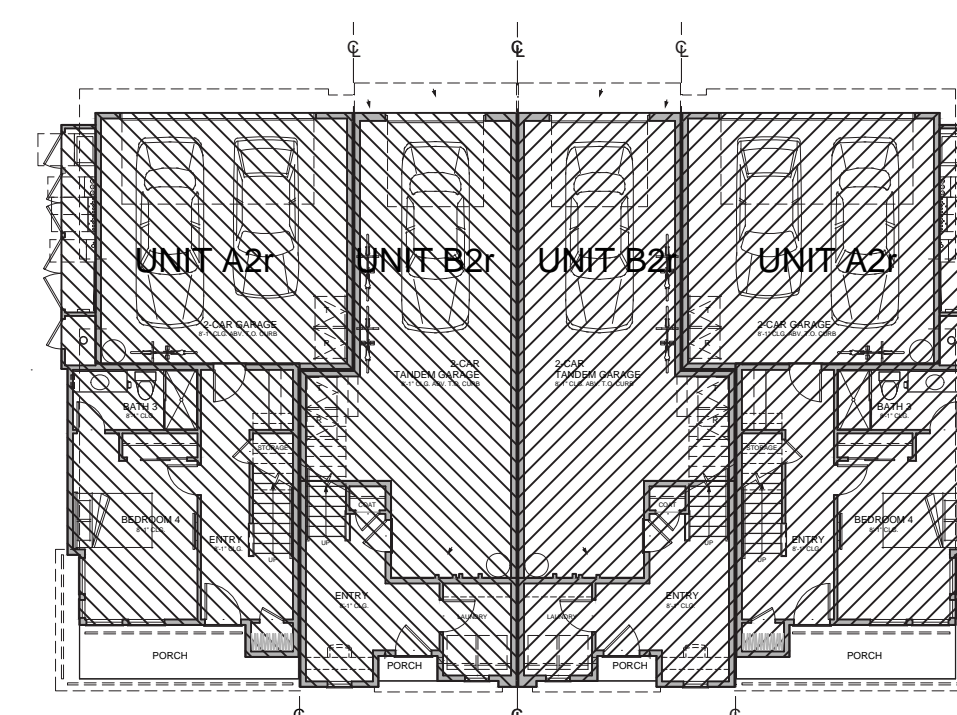


FOURTH LEVEL

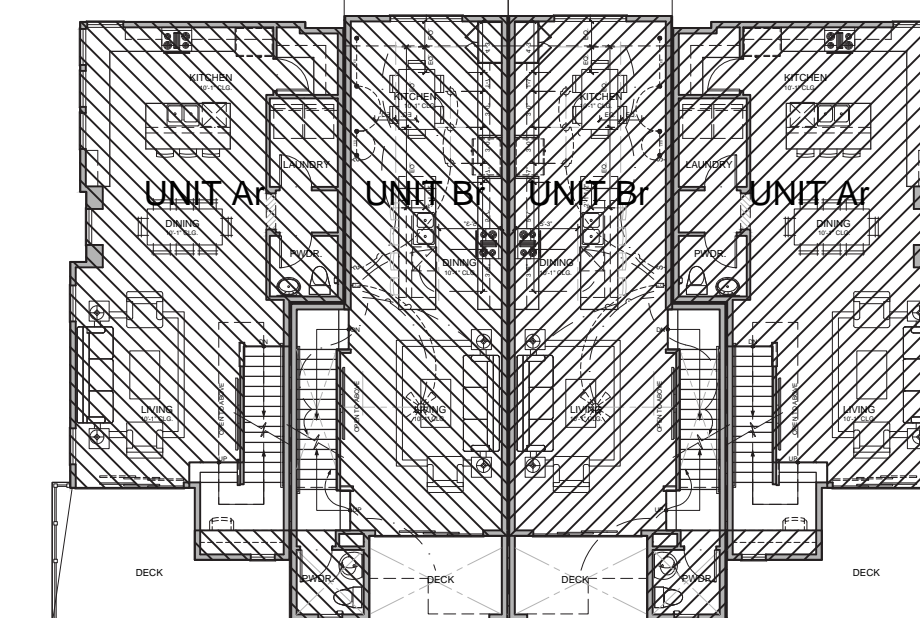
CBC AREA



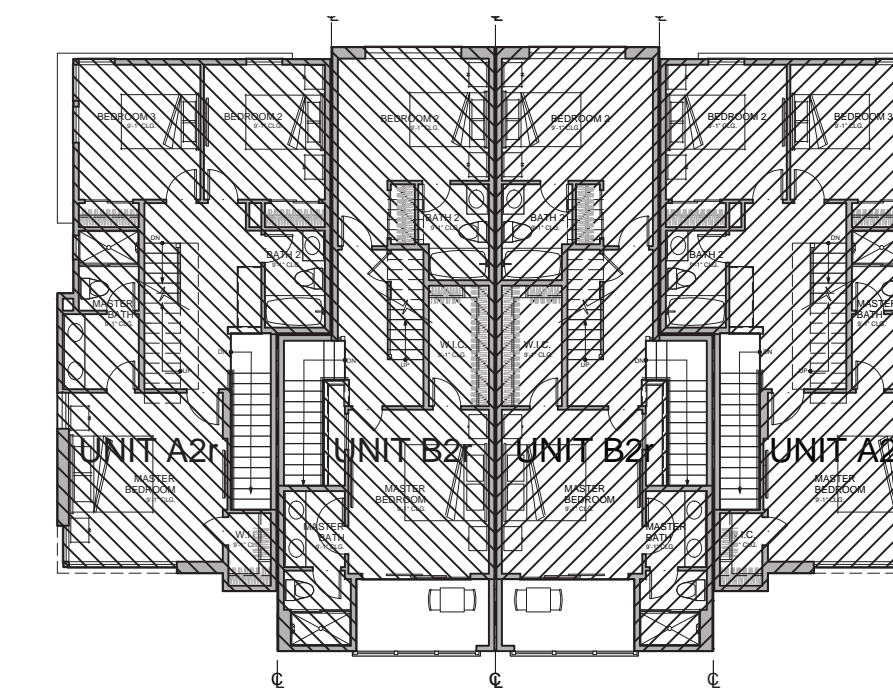
GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)



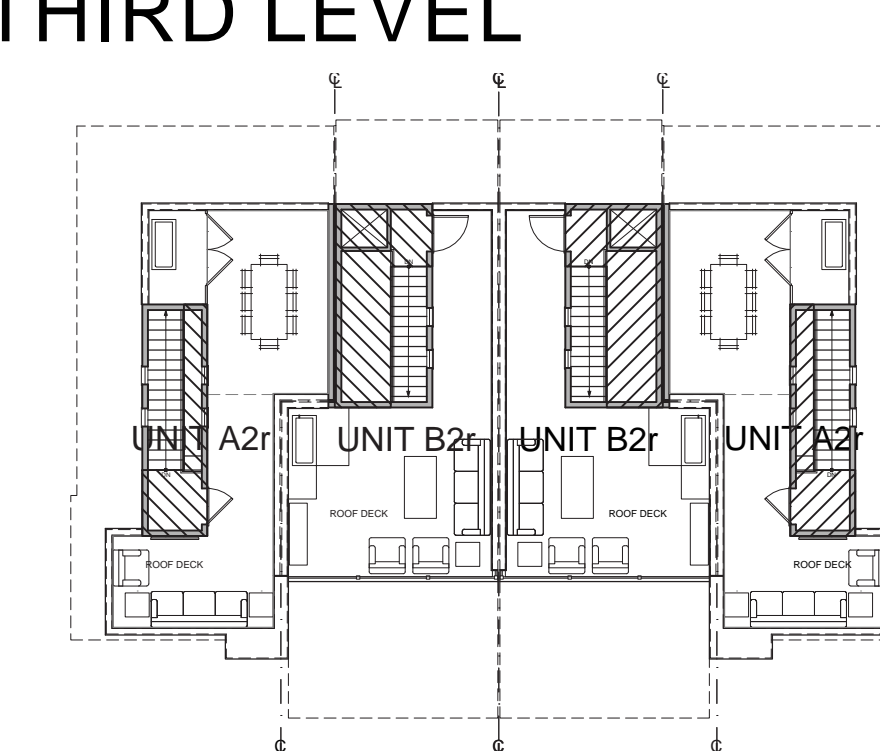
FIRST LEVEL



SECOND LEVEL

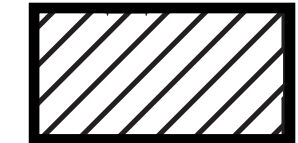


THIRD LEVEL



FOURTH LEVEL

GROSS AREA



TH - 4-Plex		
Area Calcs	CBC	San Mateo Gross
Floor 1	1211.8	1390.8
Floor 2	3011.6	2810.2
Floor 3	3055	2975.2
Floor 4	777.8	307.8
Exterior	882	N/A
Garage	1940.4	1994.2
Total	10878.6	9,478

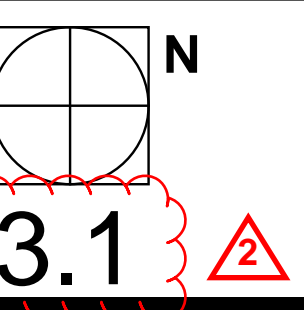
BUILDING AREA DIAGRAMS

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

4 UNIT TOWNHOME



JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200





MATERIAL LIST

- 1 METAL TRELLIS
- 2 DECORATIVE AWNING
- 3 STUCCO FINISH W/MTL REVEALS
- 4 LAP SIDING
- 5 FIBERGLASS DOOR
- 6 SMOOTH CEMENTITIOUS PANEL/TRIM
- 7 VINYL WINDOWS
- 8 METAL GUARDRAIL
- 9 METAL GARAGE DOORS
- 10 METAL ROOF
- 11 FIBERGLASS LOUVERED DOOR

L ELEVATION



REAR ELEVATION



FRONT ELEVATION



RELEVATION

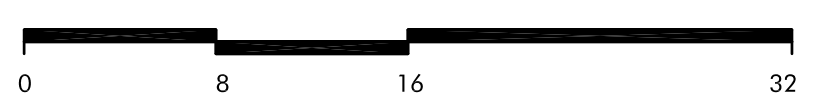


PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

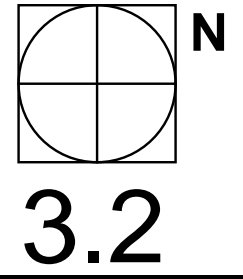
4 UNIT TOWNHOME ELEVATIONS



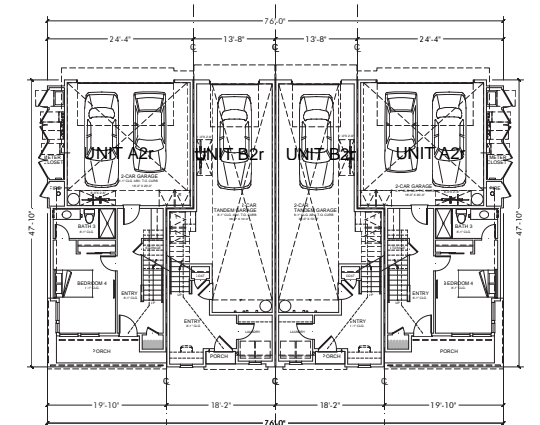
COLOR SCHEME-1



JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200







2

1

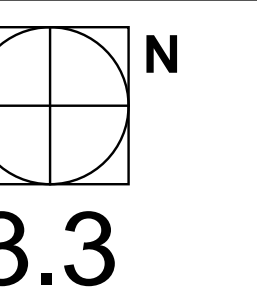
COLOR SCHEME-1

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

4 UNIT TOWNHOME PERSPECTIVE

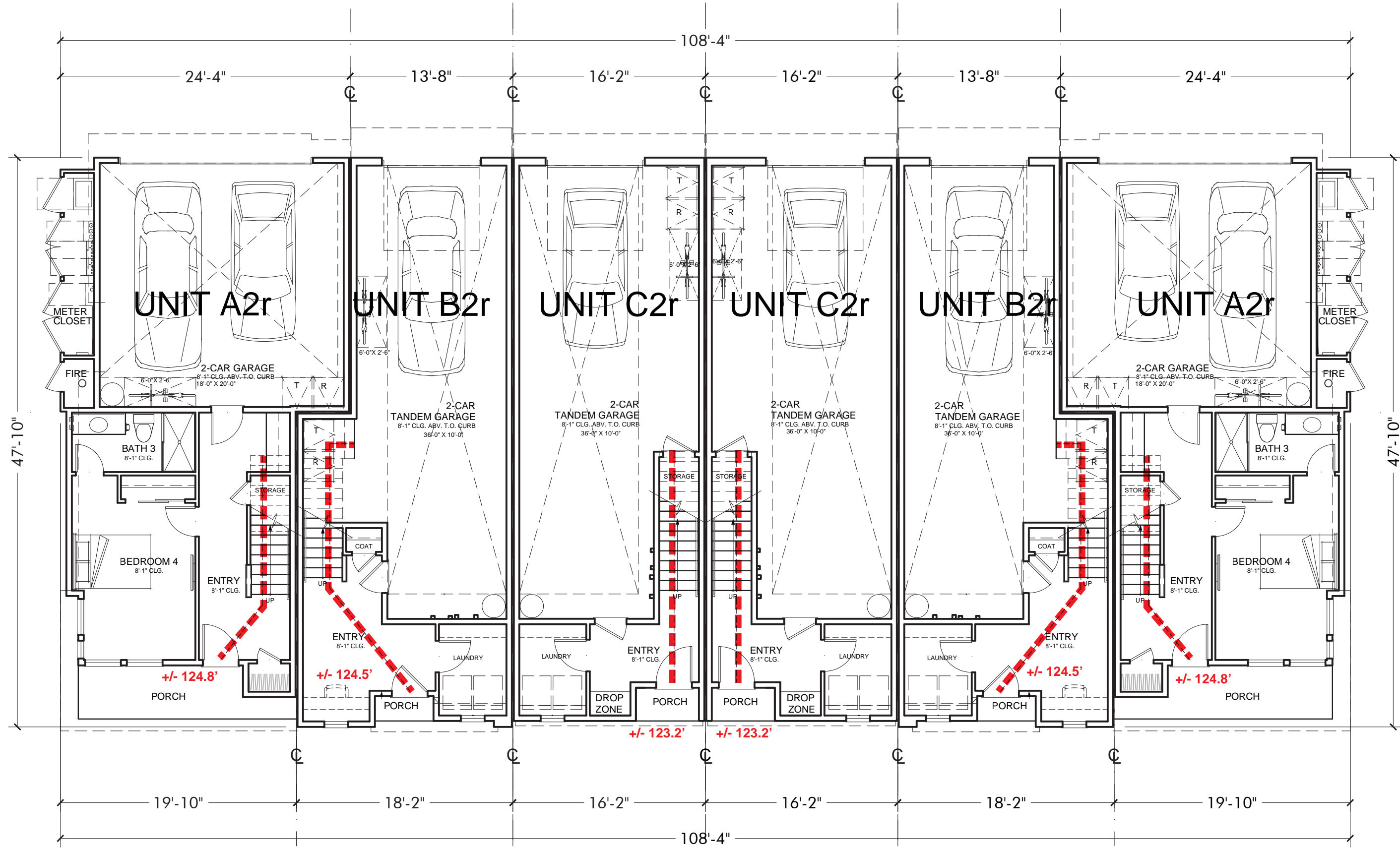
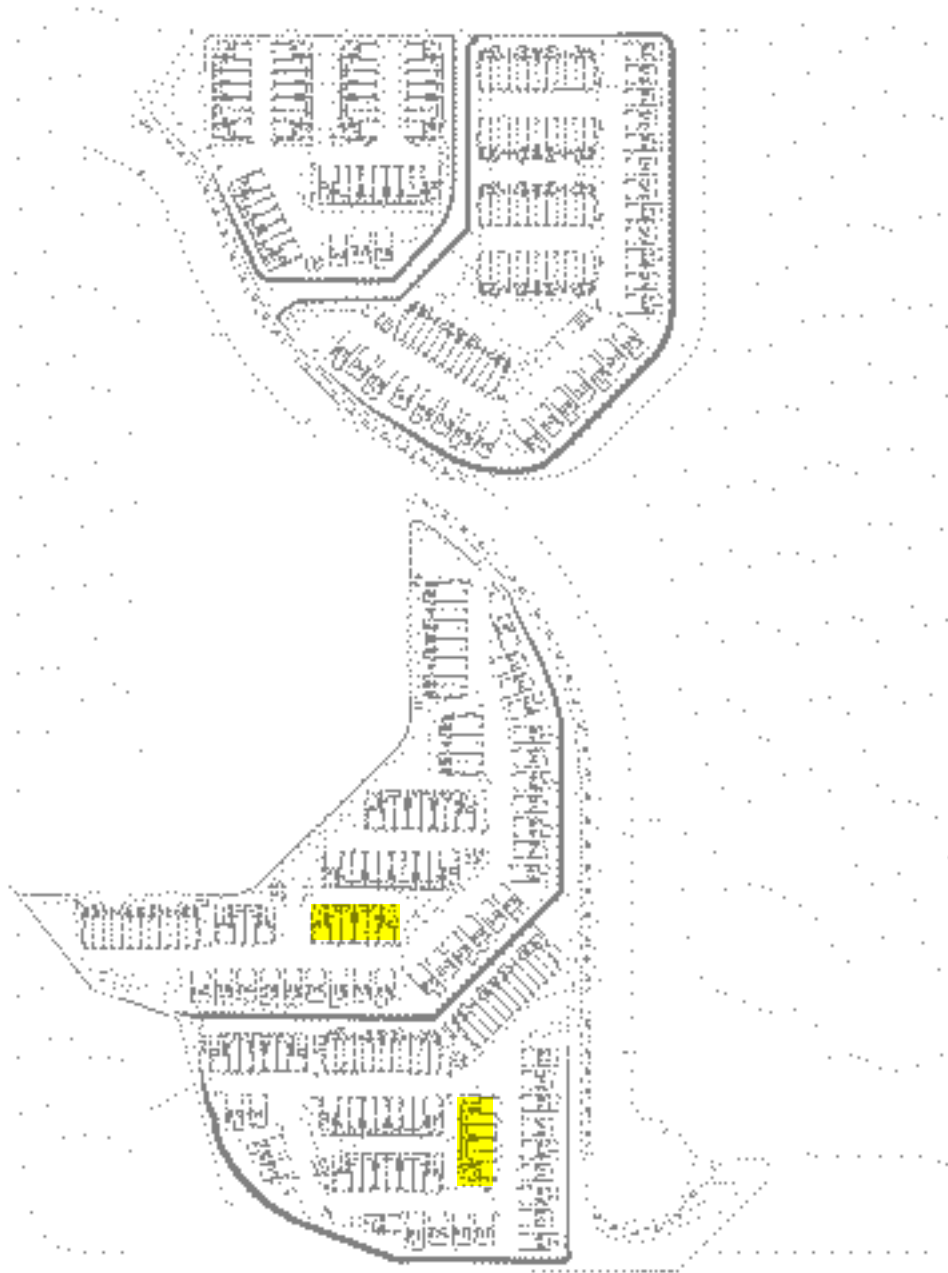


JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

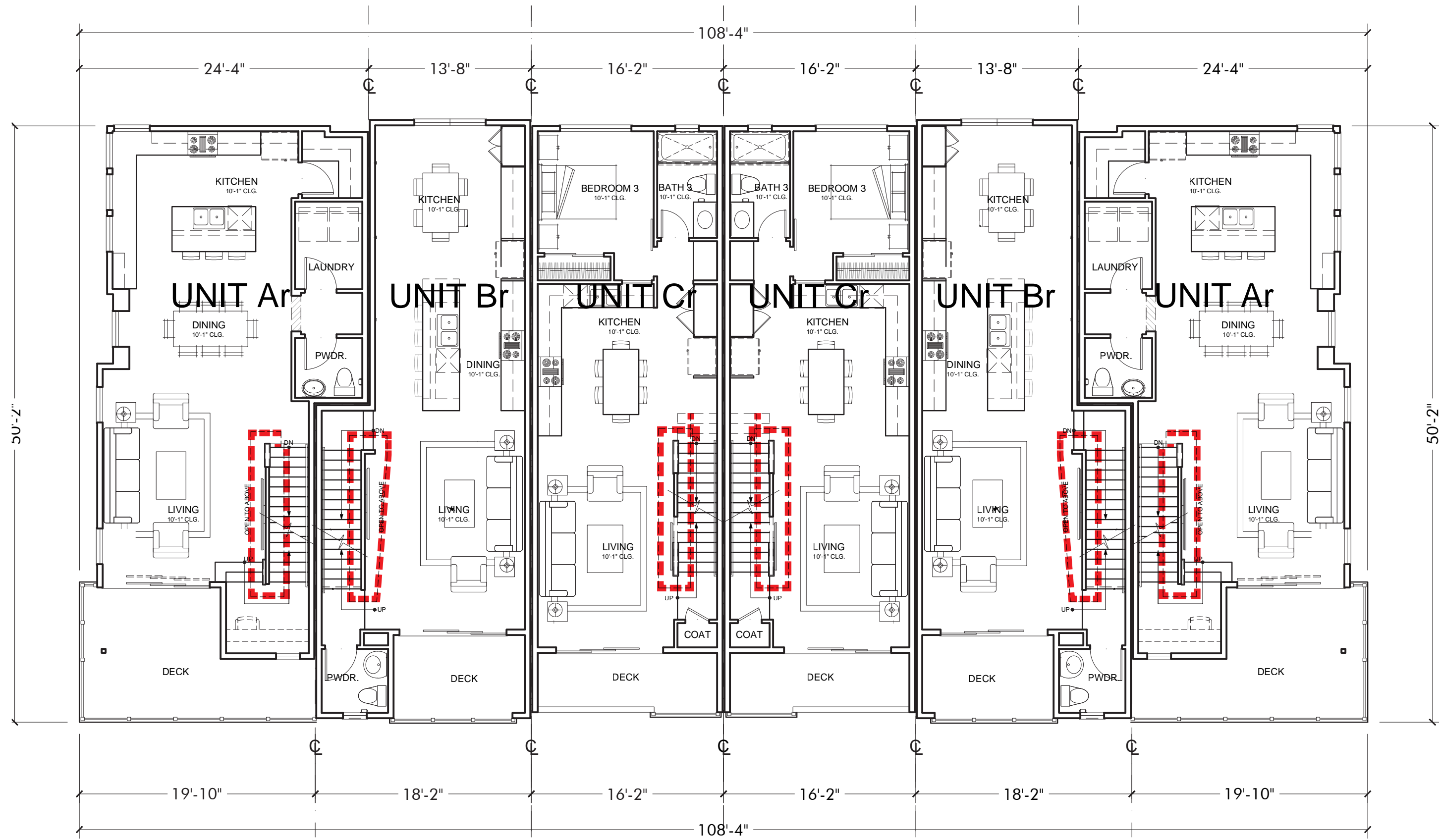




KEY MAP



GROUND LEVEL PLAN



SECOND LEVEL PLAN

--- EGRESS PATH:  
(MAXIMUM 125')  
\* SEE DIAGRAM  
2 ON SHEET 1.1

1ST-2ND LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

6 UNIT TOWNHOME



0 8 16 32

JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

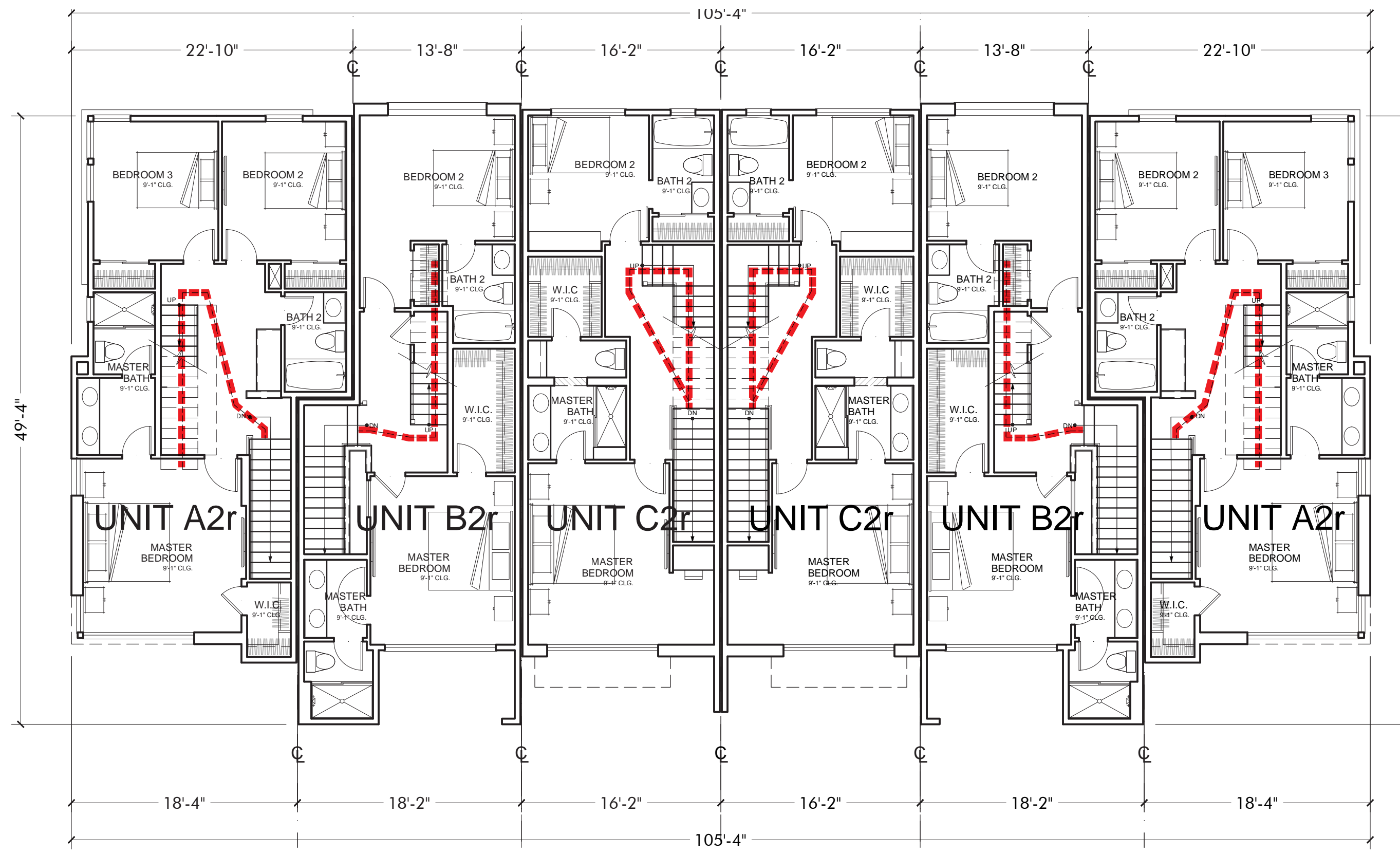
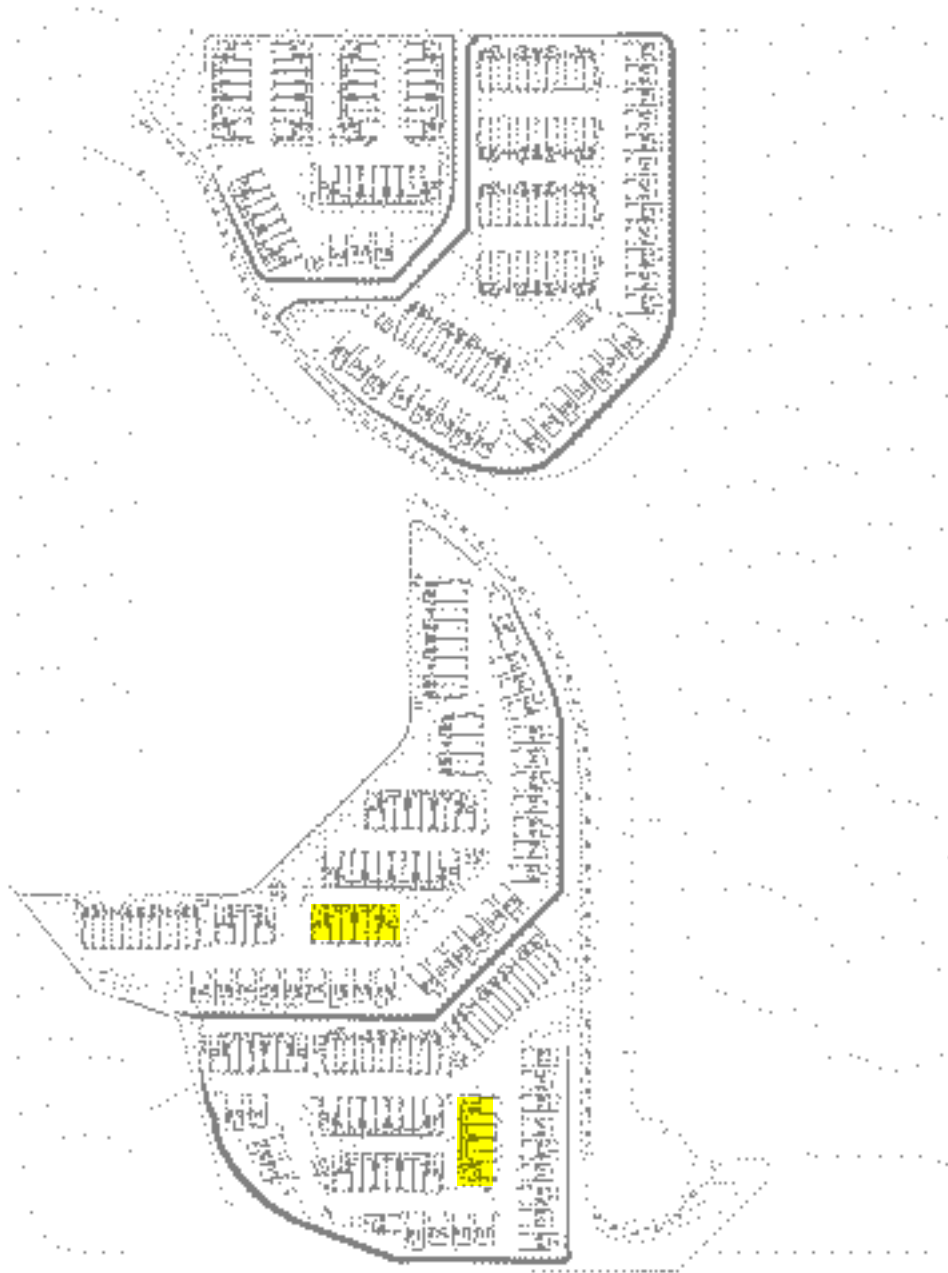
N

3.4

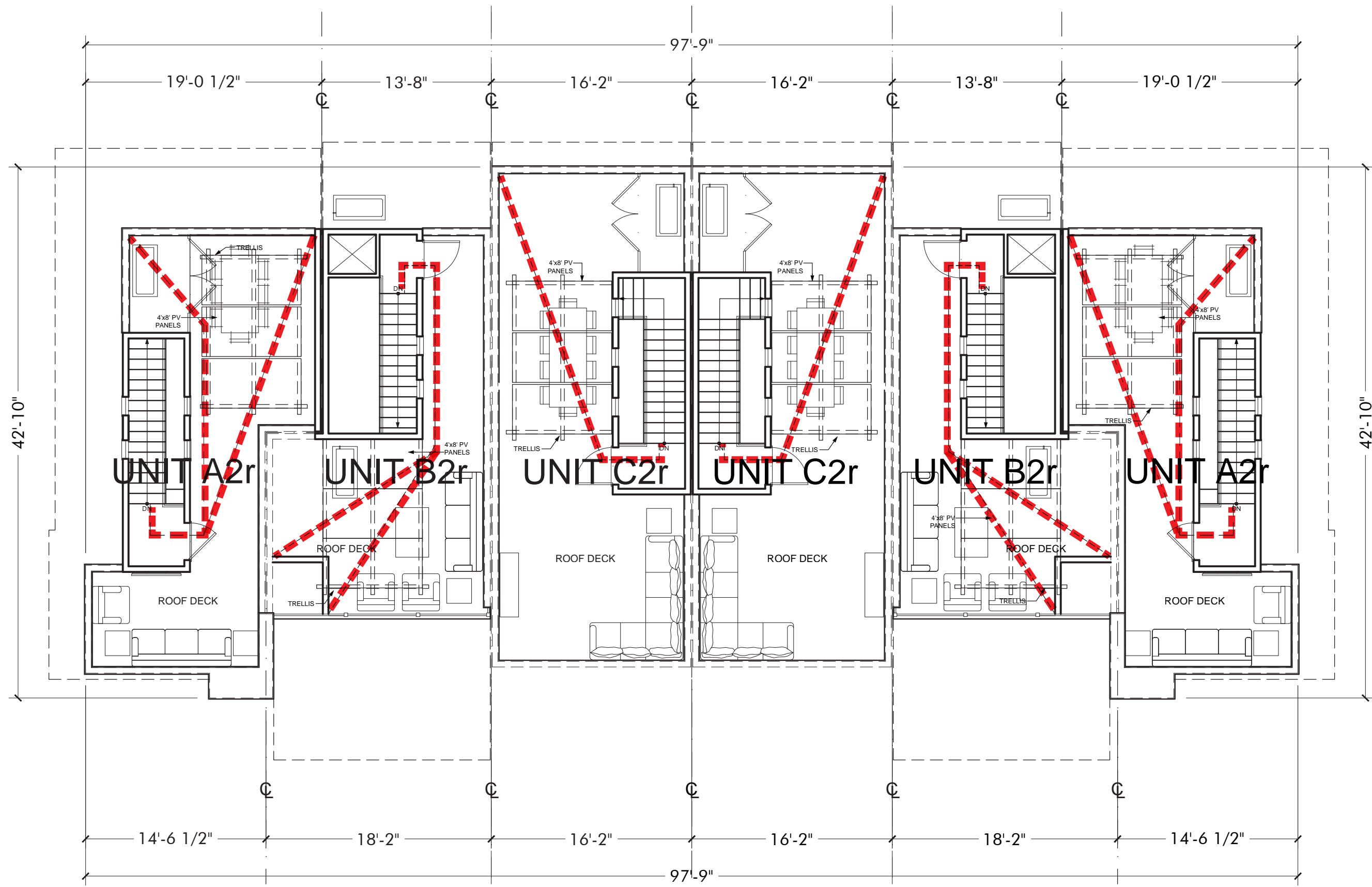
2



KEY MAP



3RD LEVEL PLAN



ROOF PLAN

--- EGRESS PATH:  
(MAXIMUM 125')  
\* SEE DIAGRAM  
2 ON SHEET 1.1

3RD-ROOF LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

6 UNIT TOWNHOME



0 8 16 32

JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

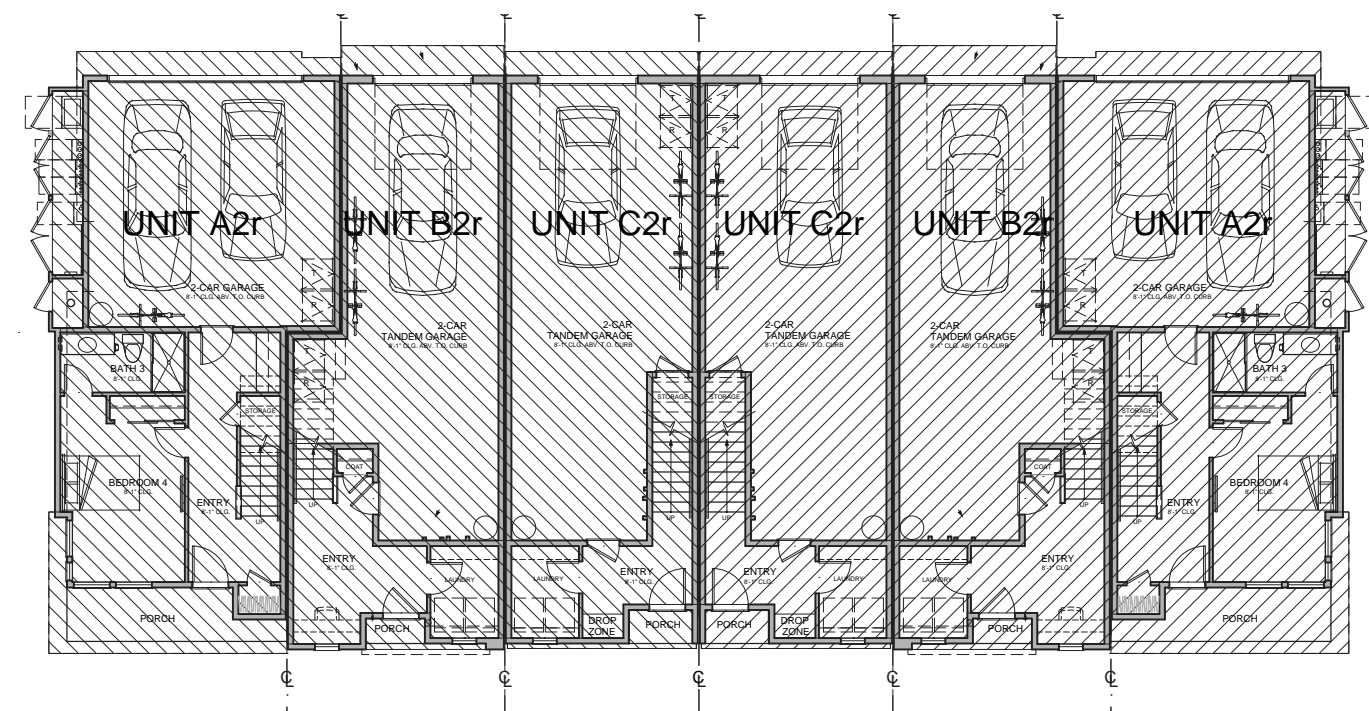
N

3.5

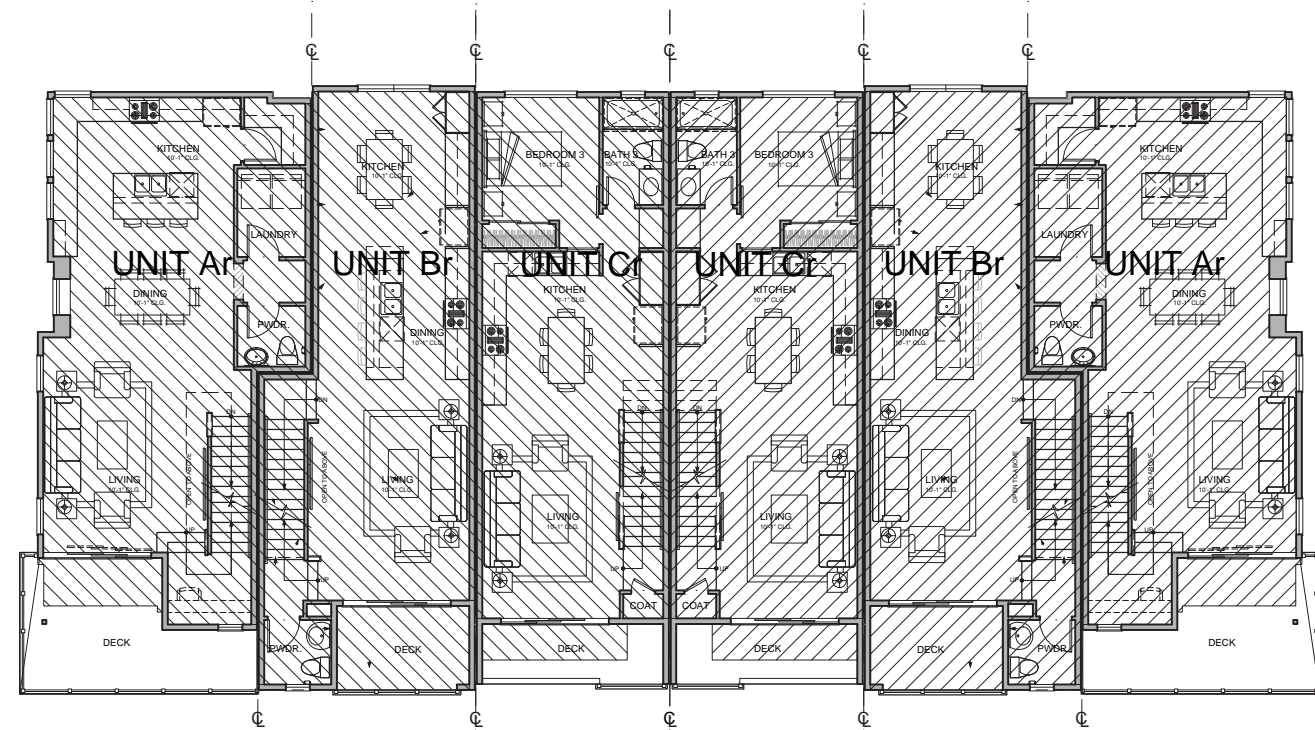
2



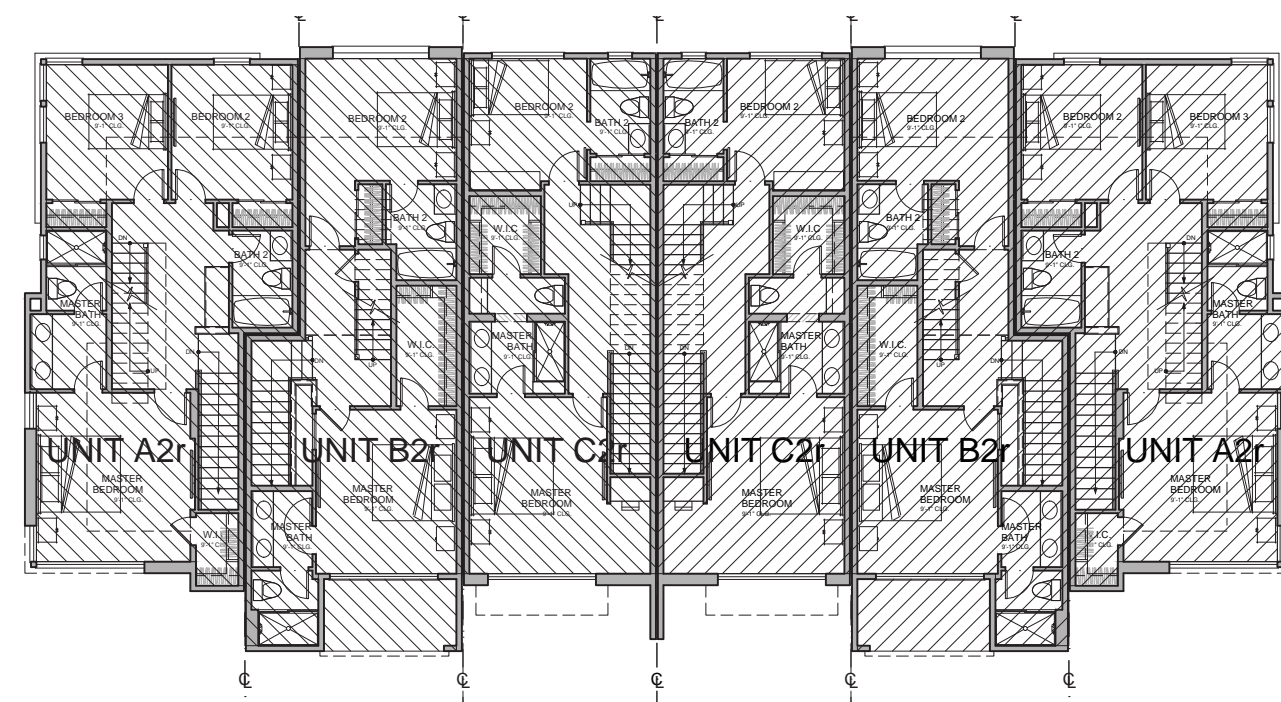
AREA DIAGRAMS (PER C.B.C.)



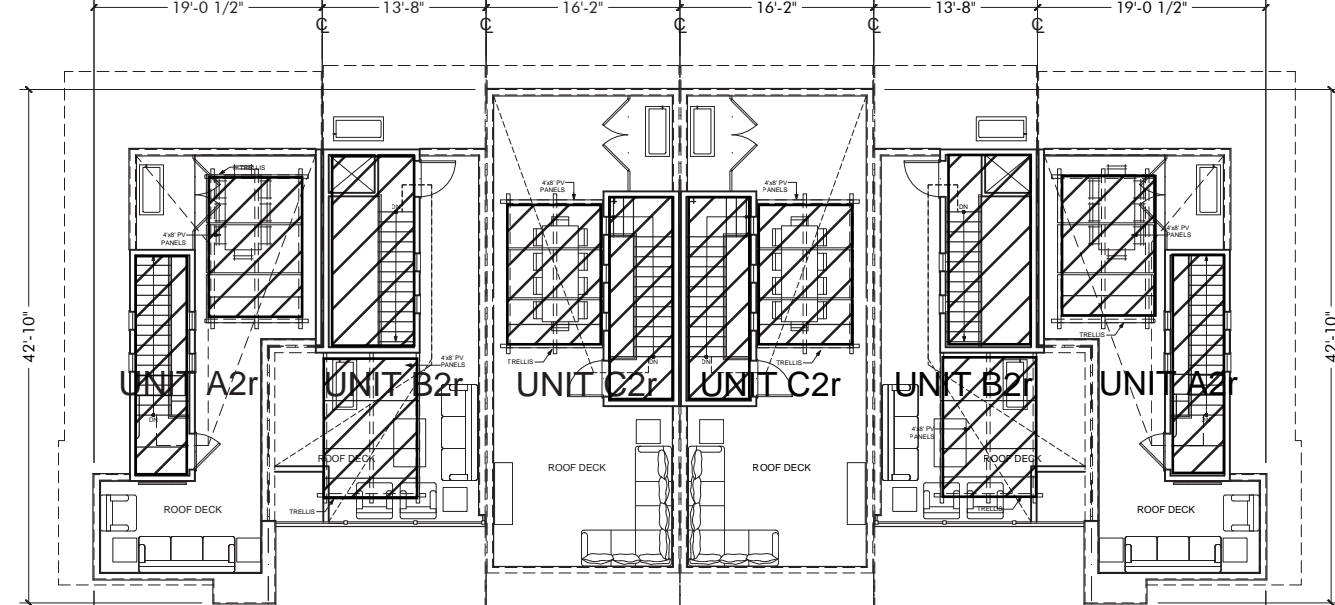
FIRST LEVEL



SECOND LEVEL

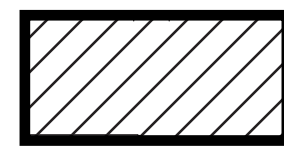


THIRD LEVEL

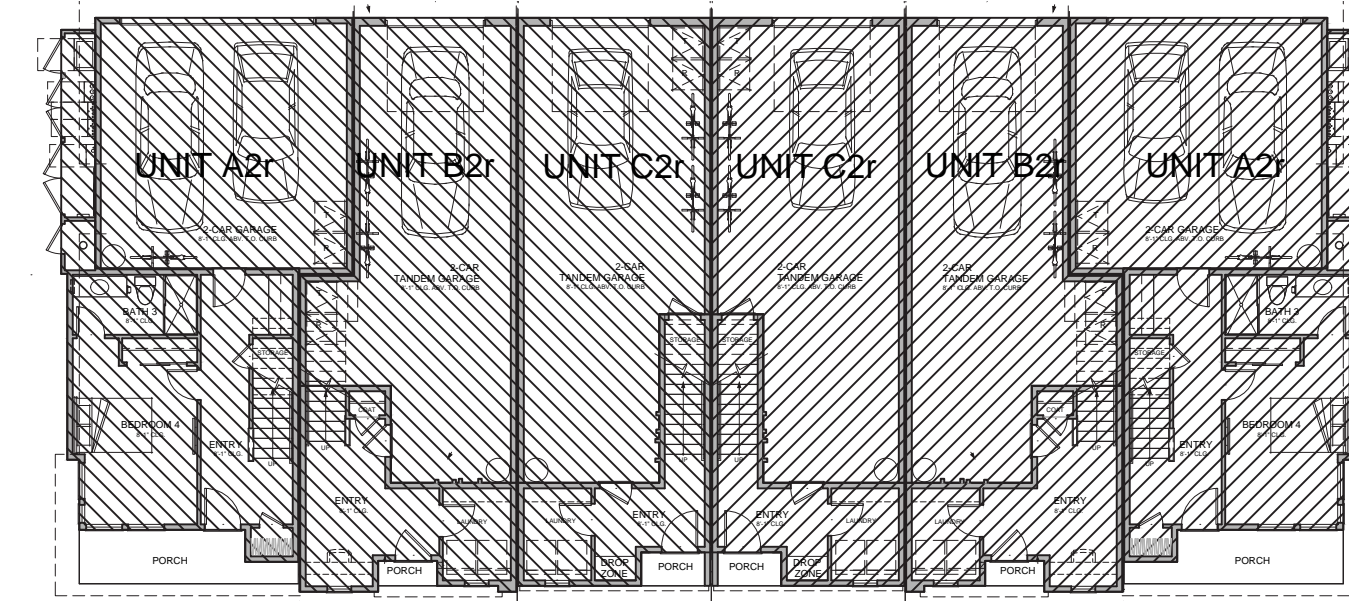


FOURTH LEVEL

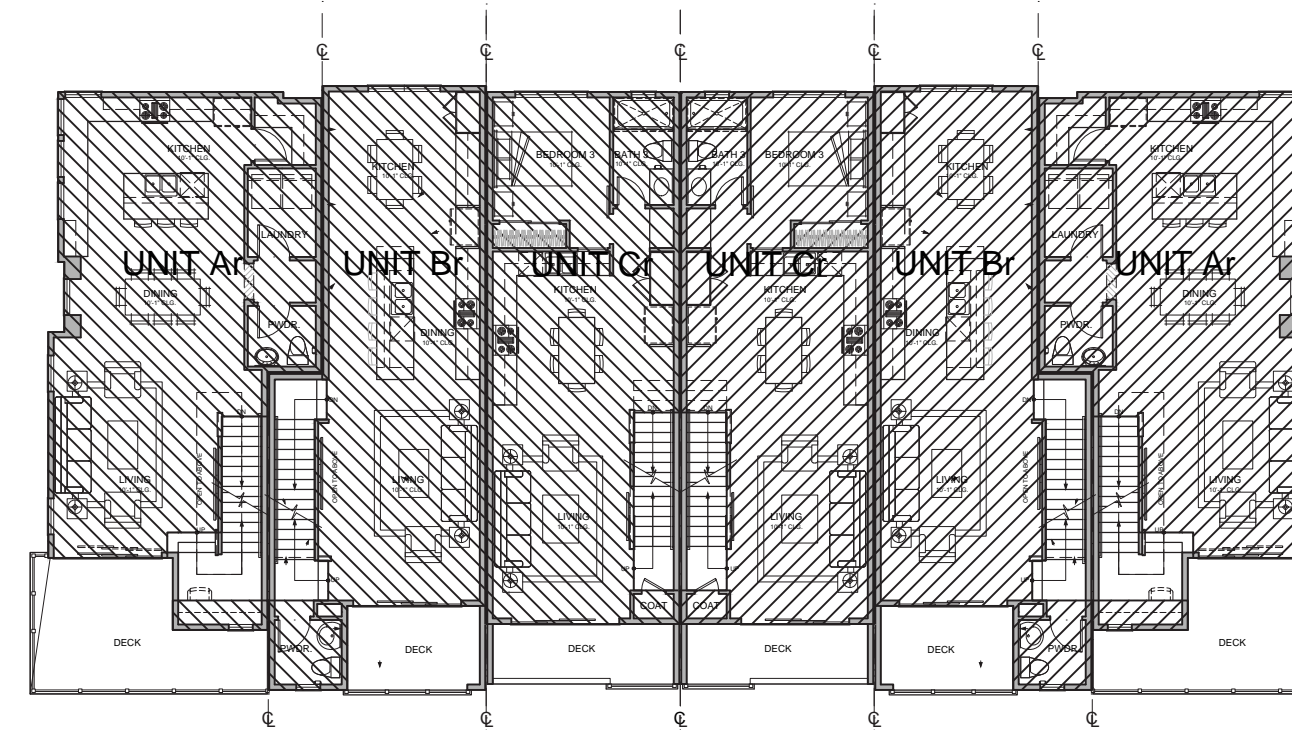
CBC AREA



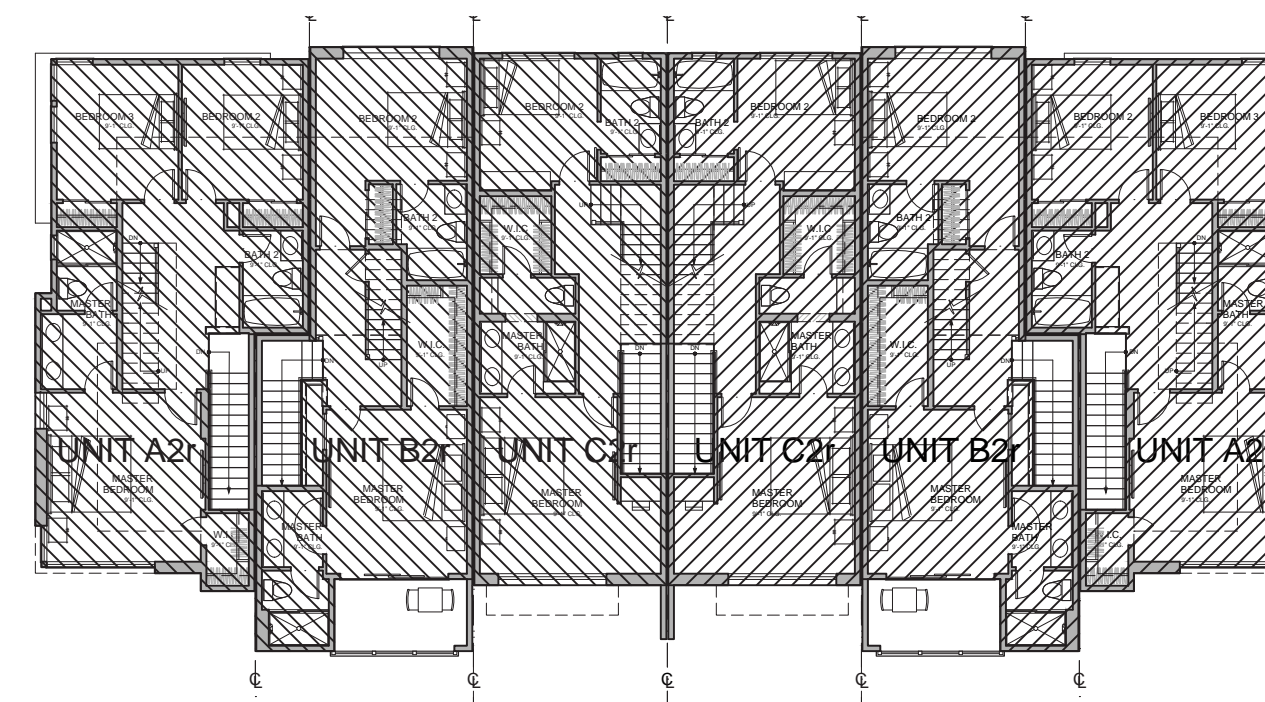
GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)



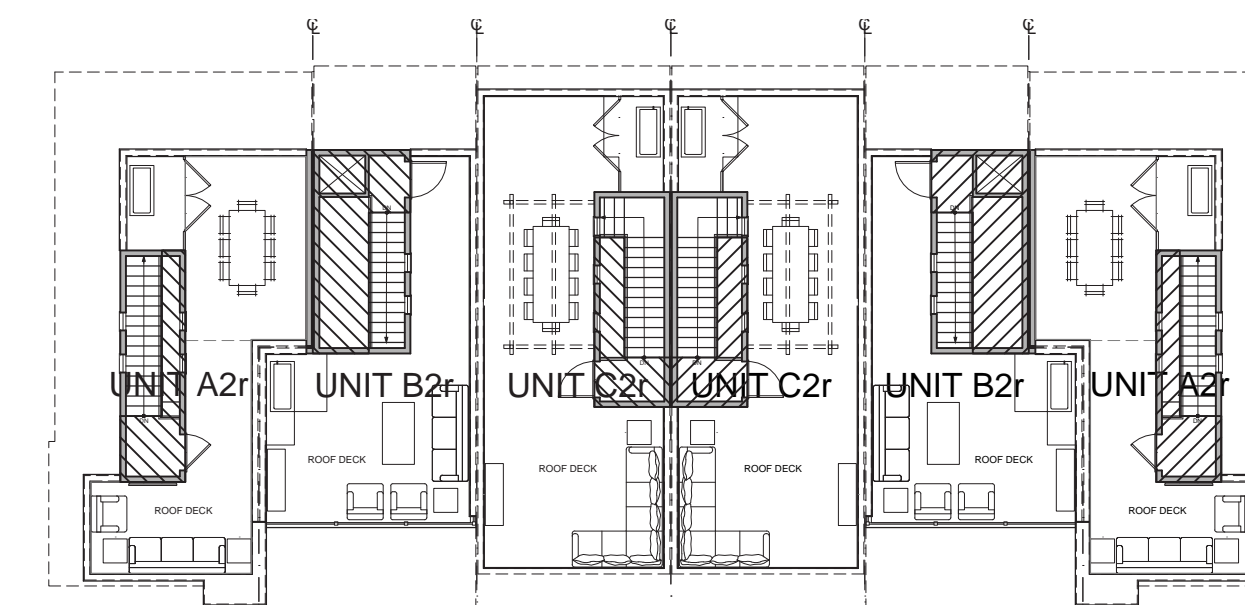
FIRST LEVEL



SECOND LEVEL

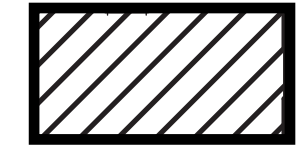


THIRD LEVEL



FOURTH LEVEL

GROSS AREA

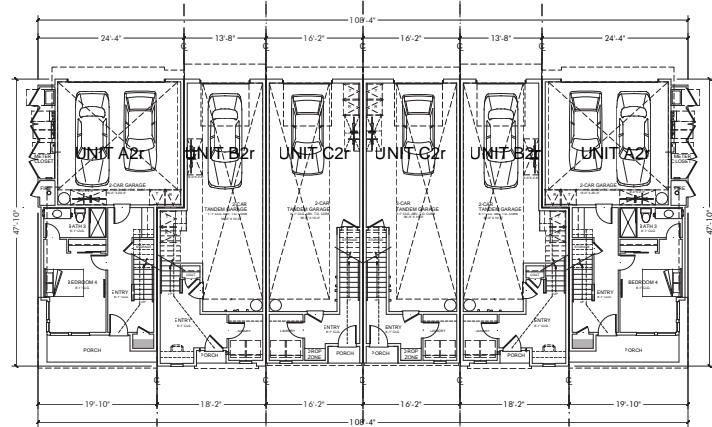


TH - 6-Plex		
Area Calcs	CBC	San Mateo Gross
Floor 1	1561	1757.4
Floor 2	4415.4	4128.6
Floor 3	4442.6	4324.6
Floor 4	1170.8	410.4
Exterior	1061.6	N/A
Garage	3050	3161.4
Total	15701.4	13,782

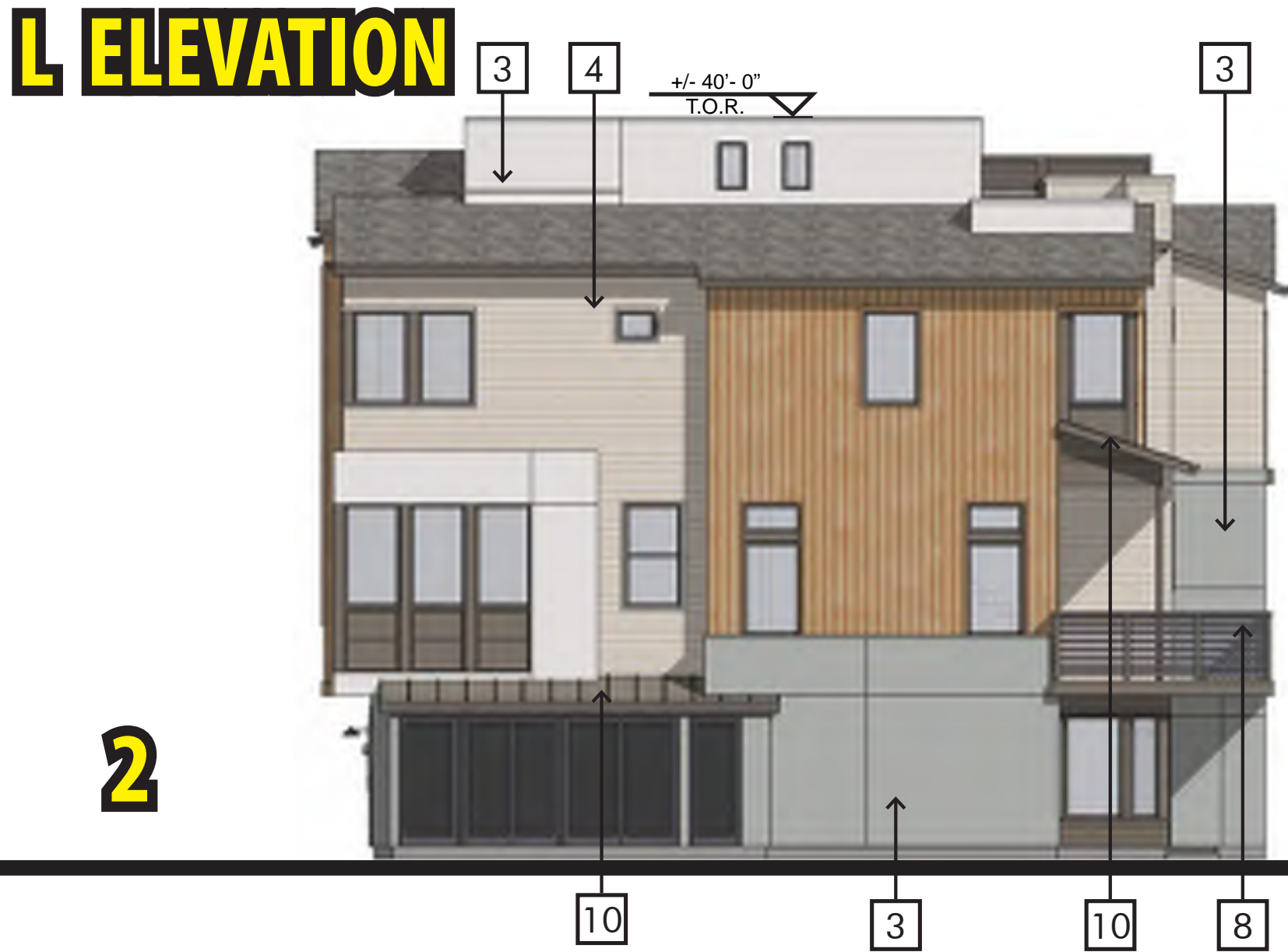


MATERIAL LIST

- 1 METAL TRELLIS
- 2 DECORATIVE AWNING
- 3 STUCCO FINISH W/MTL REVEALS
- 4 LAP SIDING
- 5 FIBERGLASS DOOR
- 6 SMOOTH CEMENTITIOUS PANEL/TRIM
- 7 VINYL WINDOWS
- 8 METAL GUARDRAIL
- 9 METAL GARAGE DOORS
- 10 METAL ROOF
- 11 FIBERGLASS LOUVERED DOOR



L ELEVATION



FRONT ELEVATION



REAR ELEVATION



RELEVATION

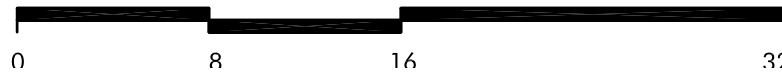


PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

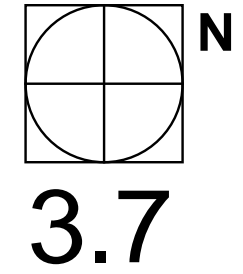
6 UNIT TOWNHOME ELEVATIONS



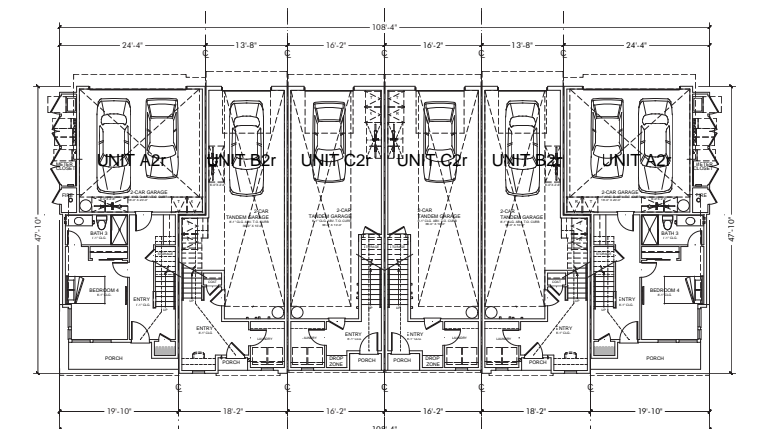
COLOR SCHEME-2



JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200







2

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

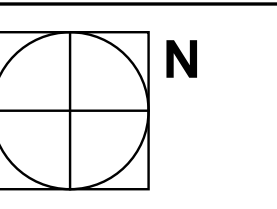
6 UNIT TOWNHOME PERSPECTIVE

1

COLOR SCHEME-2



JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200



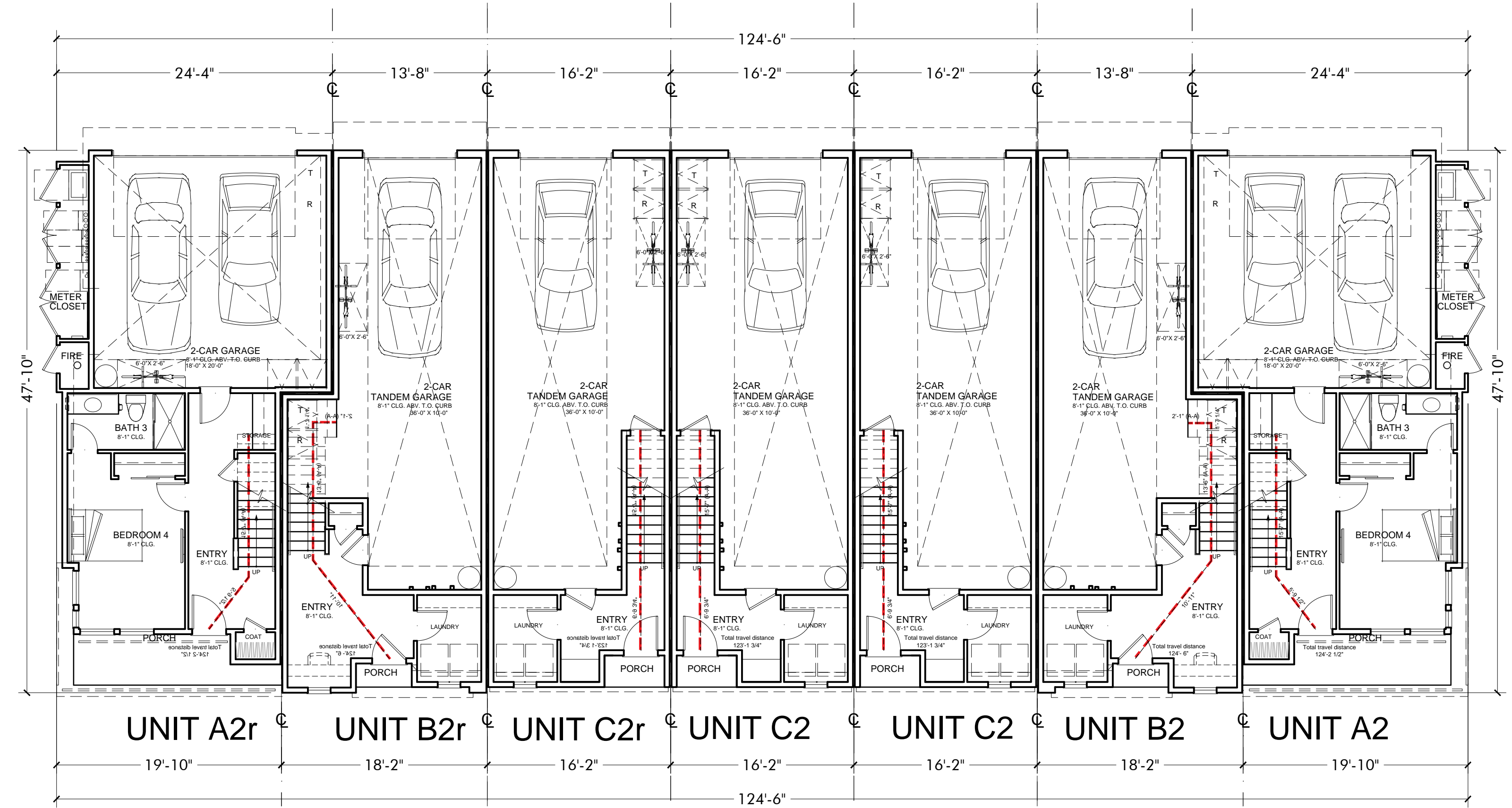
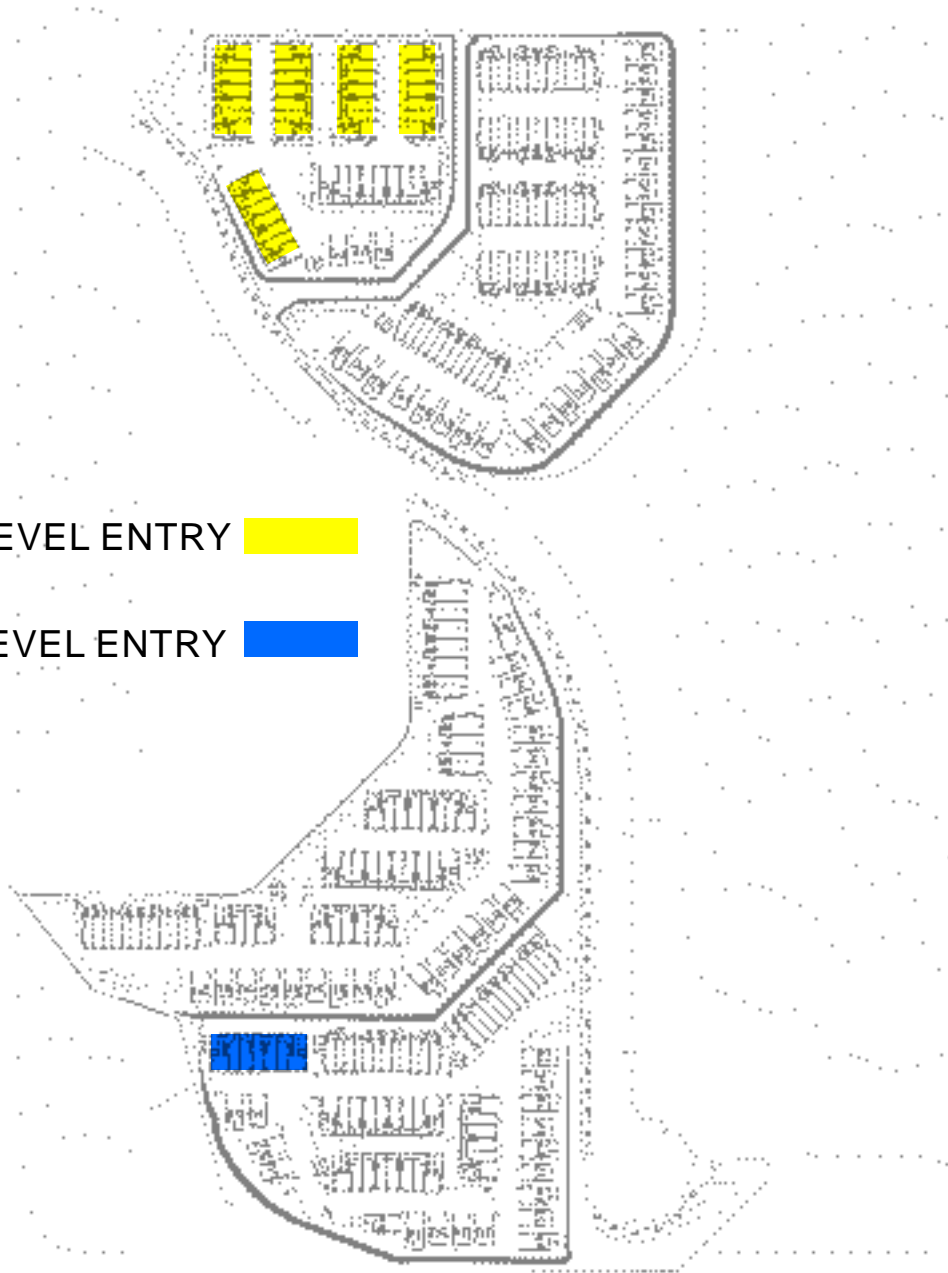
3.8



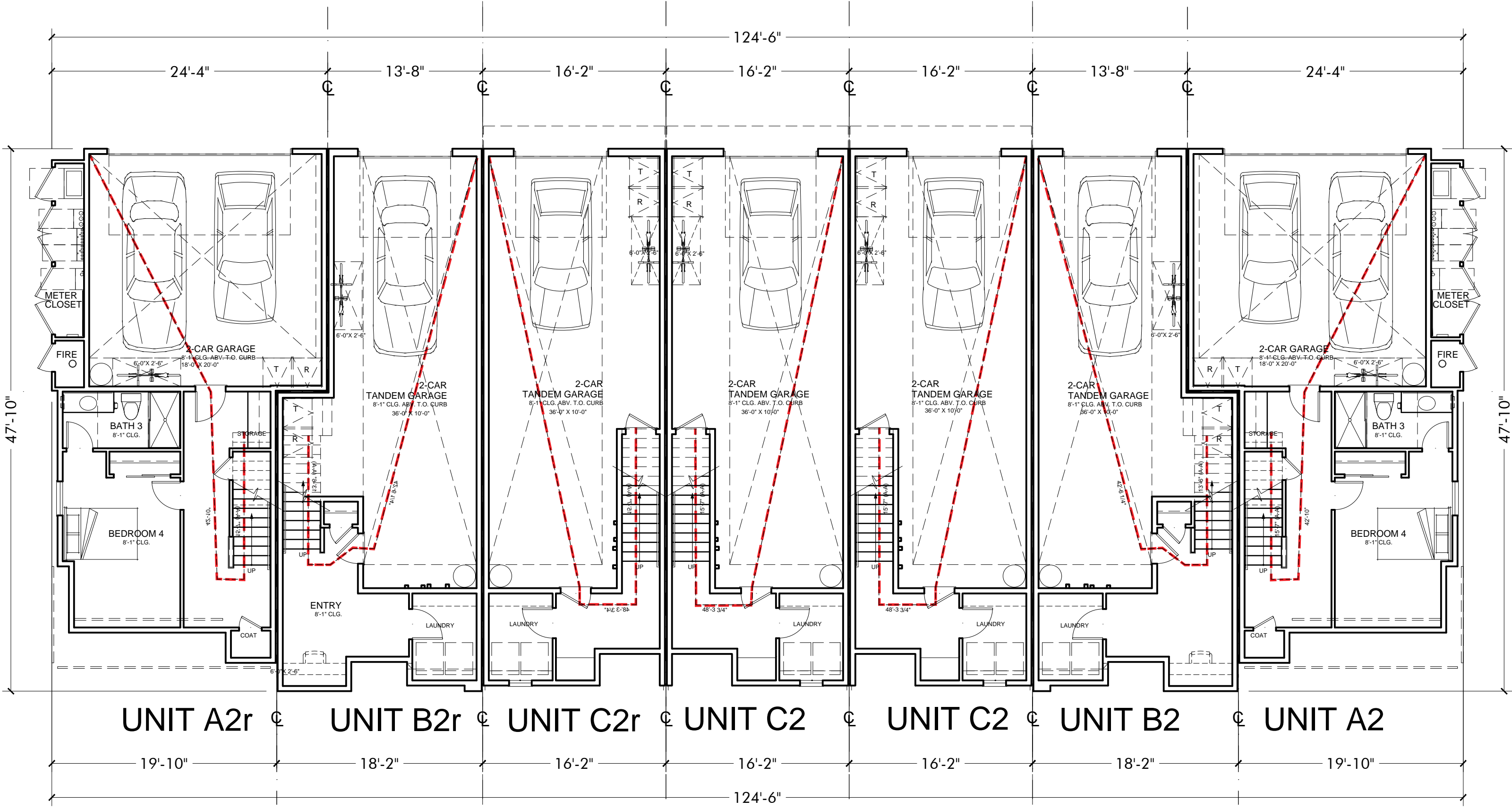


KEY MAP

GROUND LEVEL ENTRY   
SECOND LEVEL ENTRY



GROUND LEVEL PLAN



GROUND LEVEL PLAN  
(SECOND LEVEL ENTRY)

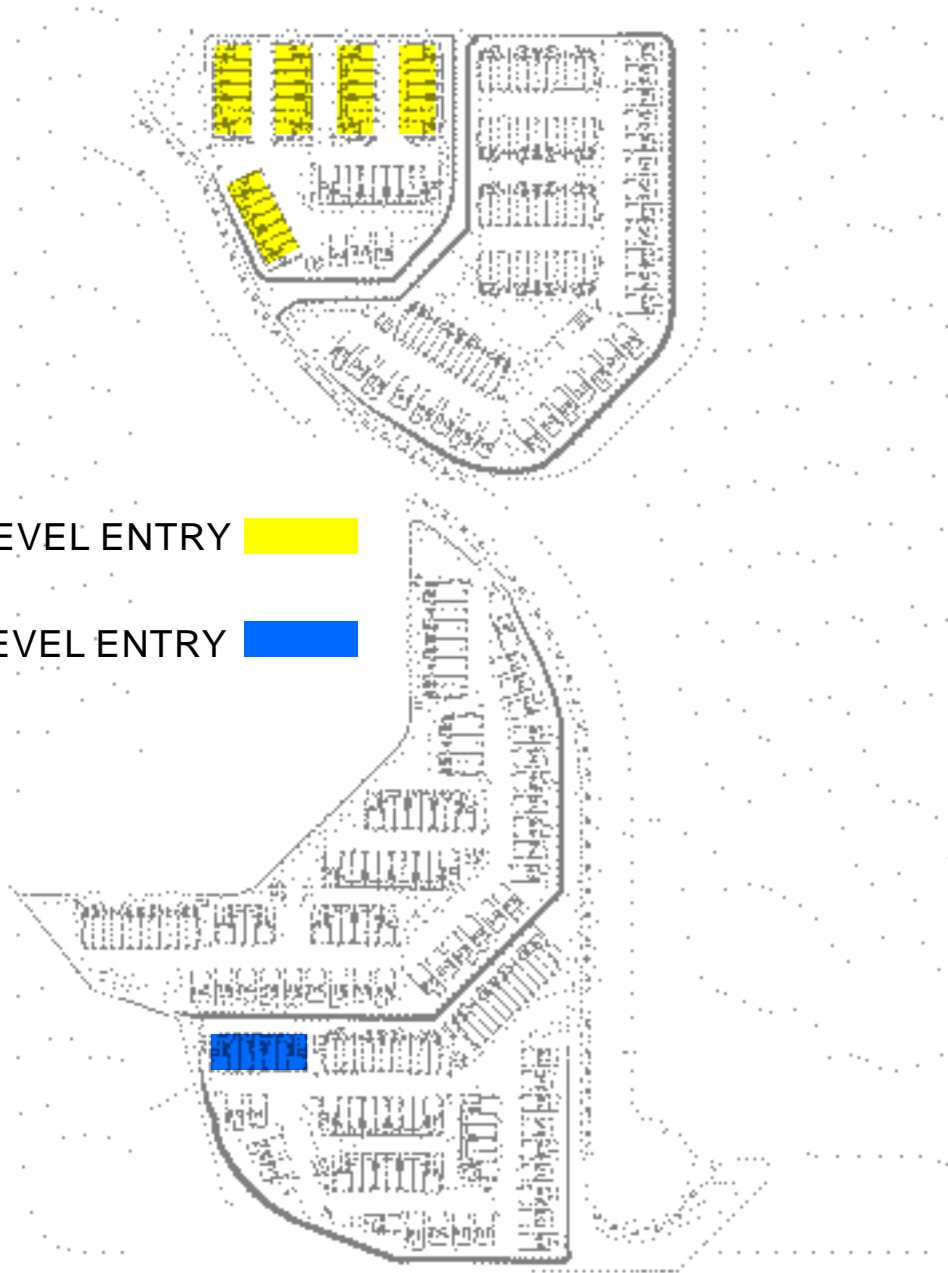
--- EGRESS PATH:  
(MUST BE LESS THAN 125')  
\* SEE DIAGRAM 2  
ON SHEET 1.1

1ST LEVELS



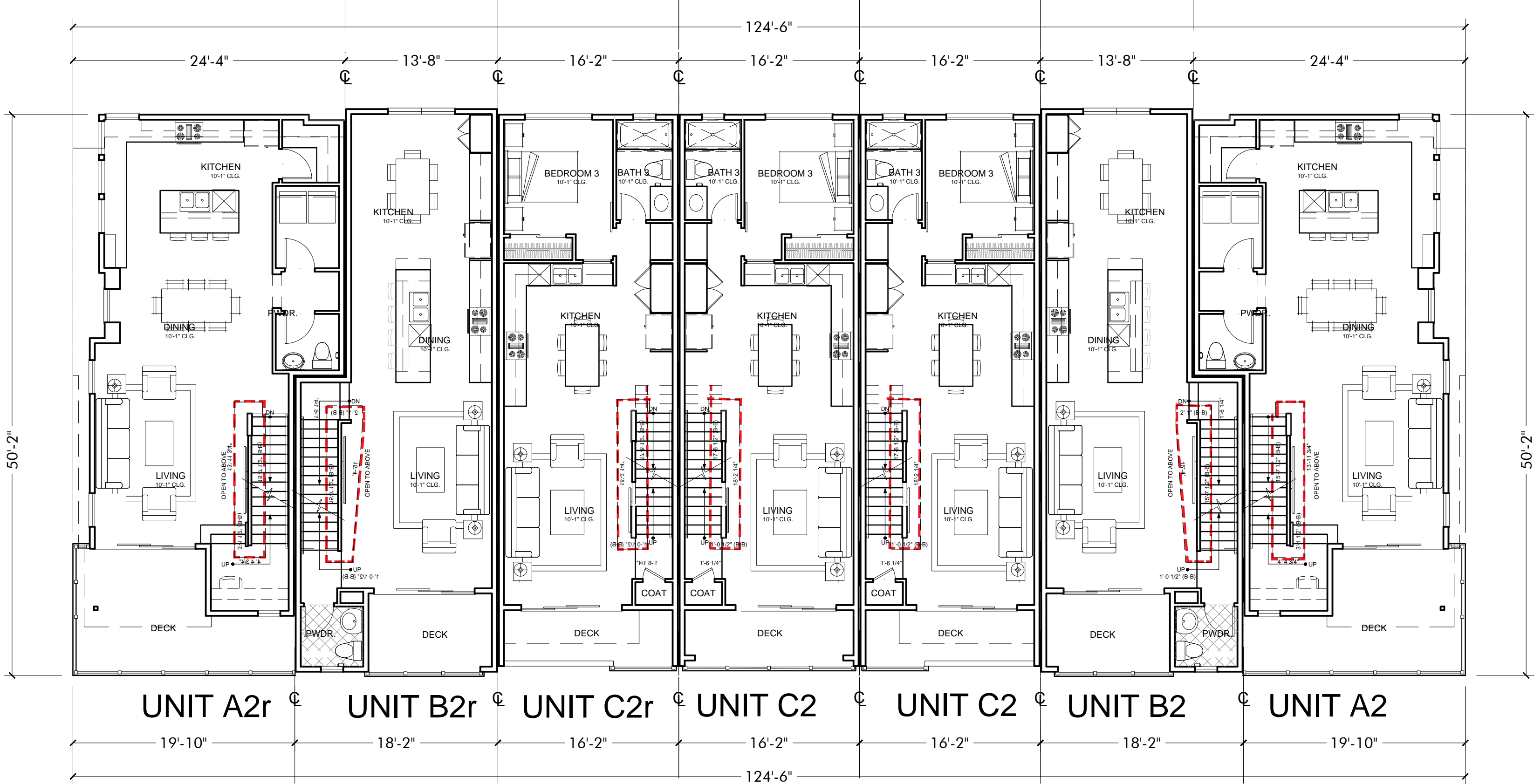


KEY MAP

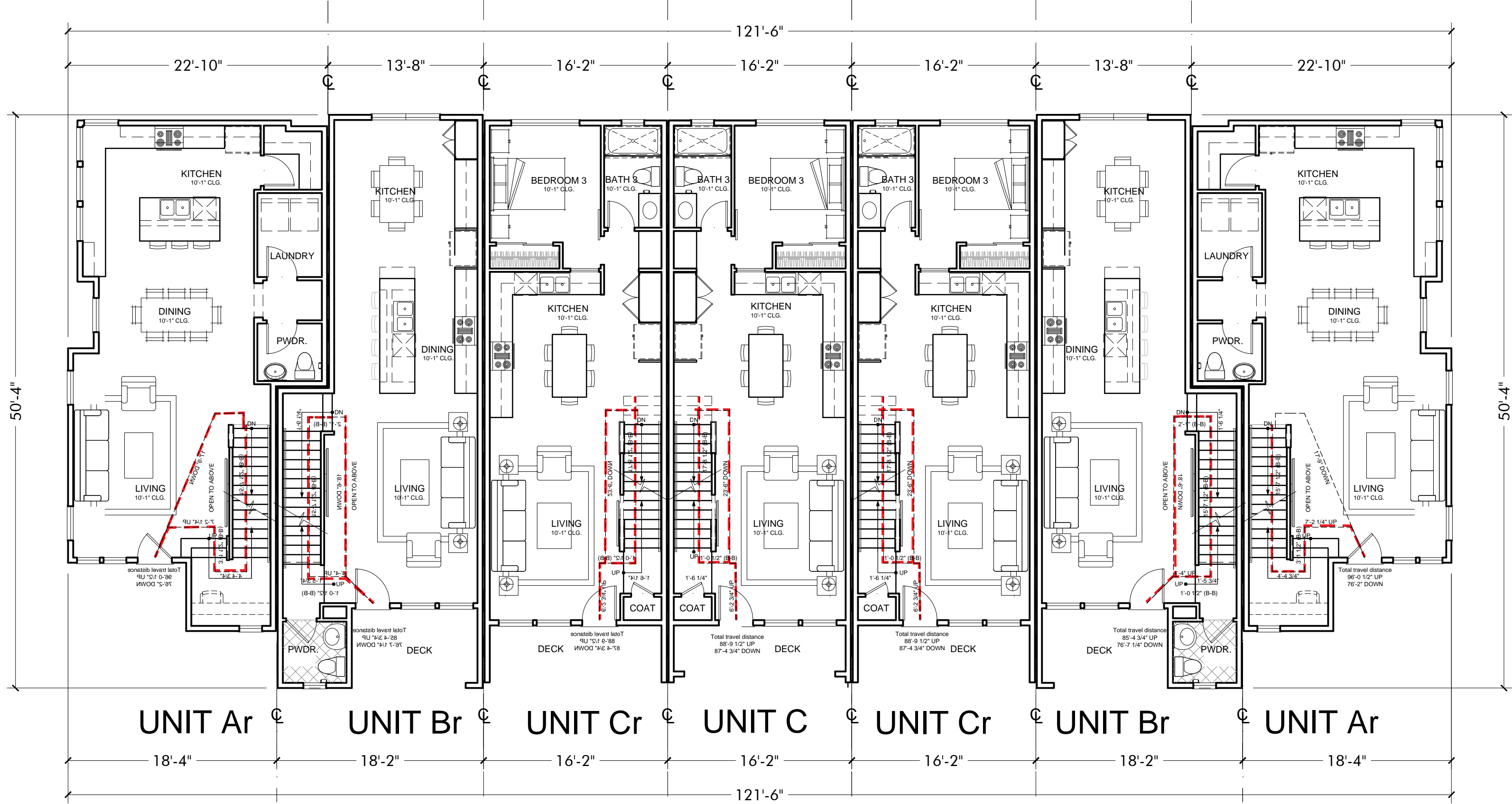


GROUND LEVEL ENTRY

SECOND LEVEL ENTRY



SECOND LEVEL PLAN



SECOND LEVEL PLAN  
(SECOND LEVEL ENTRY)

--- EGRESS PATH:  
(MUST BE LESS THAN 125')  
\* SEE DIAGRAM 2  
ON SHEET 1.1

2ND LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

7 UNIT TOWNHOME

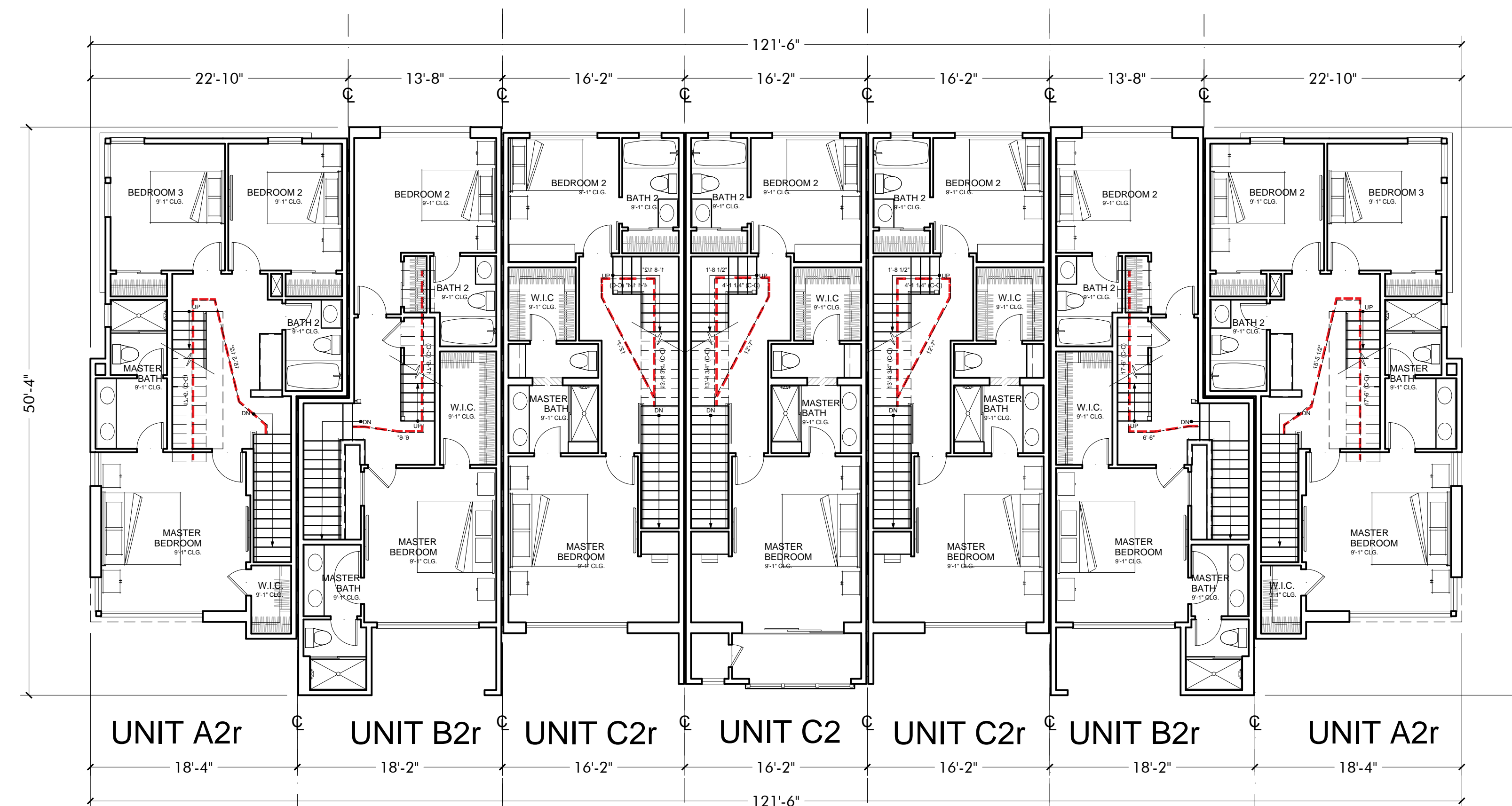
DAHLIN

JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

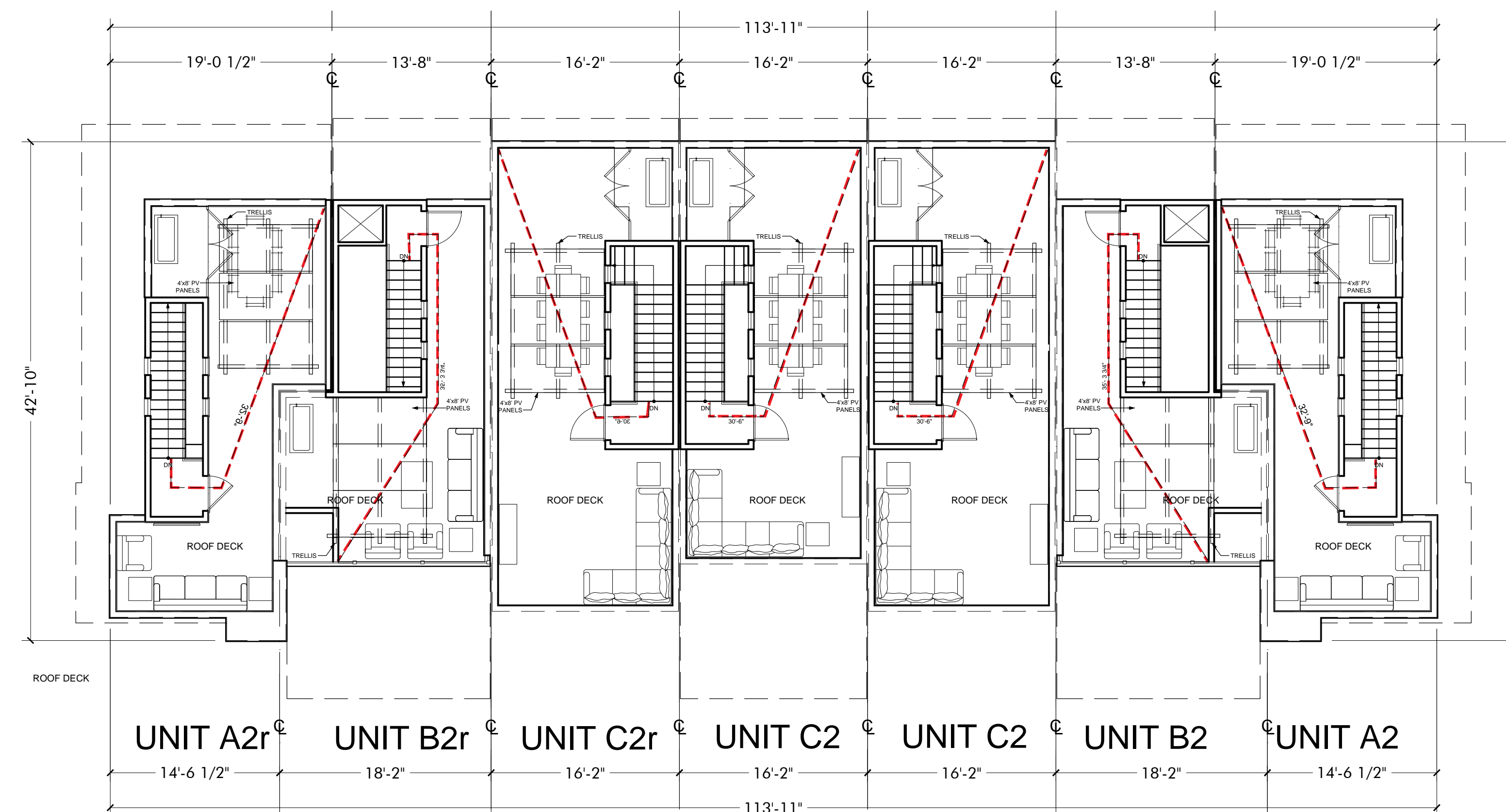
N

3.10





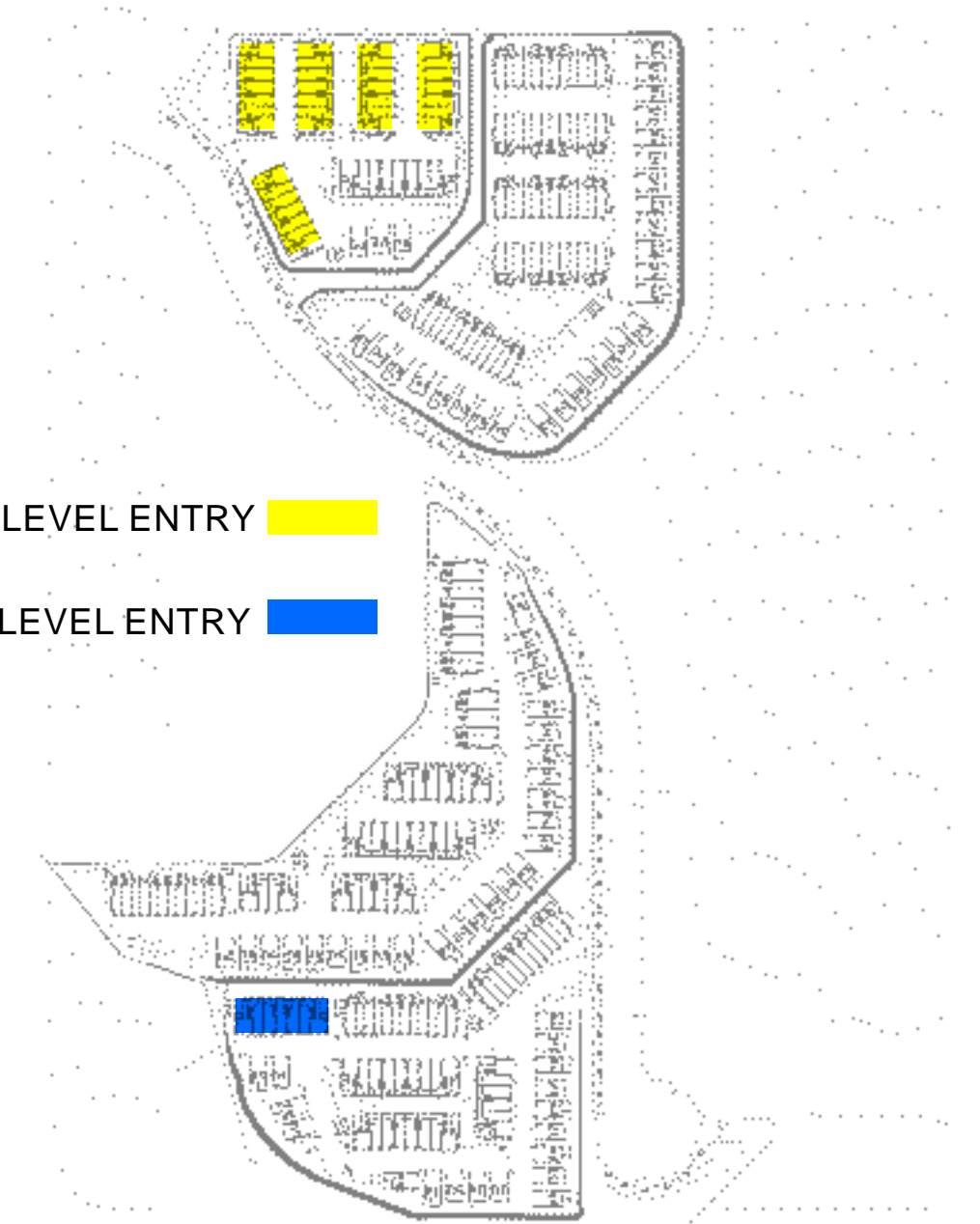
THIRD LEVEL PLAN



ROOF DECK PLAN

KEY MAP

GROUND LEVEL ENTRY ■  
SECOND LEVEL ENTRY ■




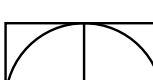

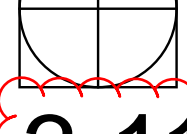

--- **EGRESS PATH:**  
(MUST BE LESS THAN 125')  
\* **SEE DIAGRAM 2**  
**ON SHEET 1.1**

3RD-ROOF LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

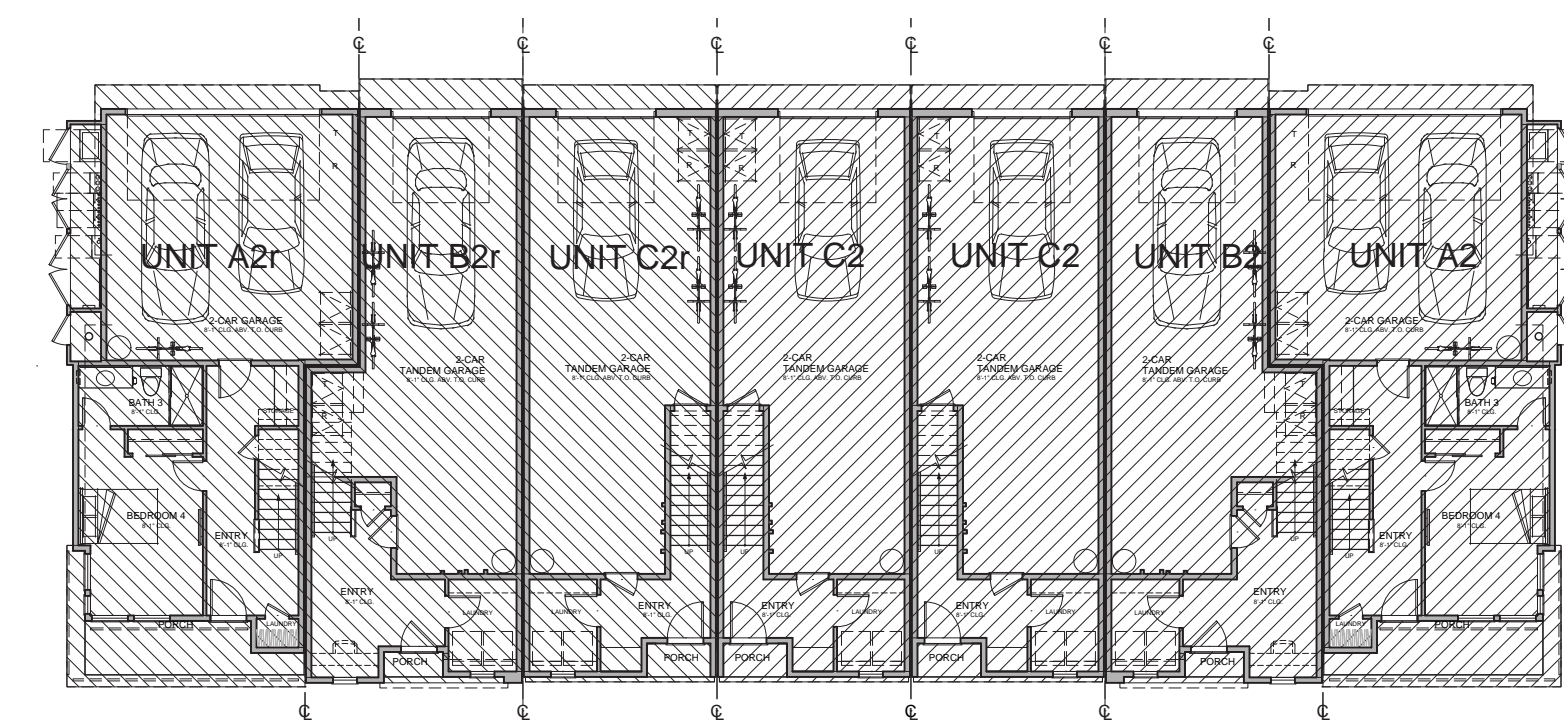
7 UNIT TOWNHOME



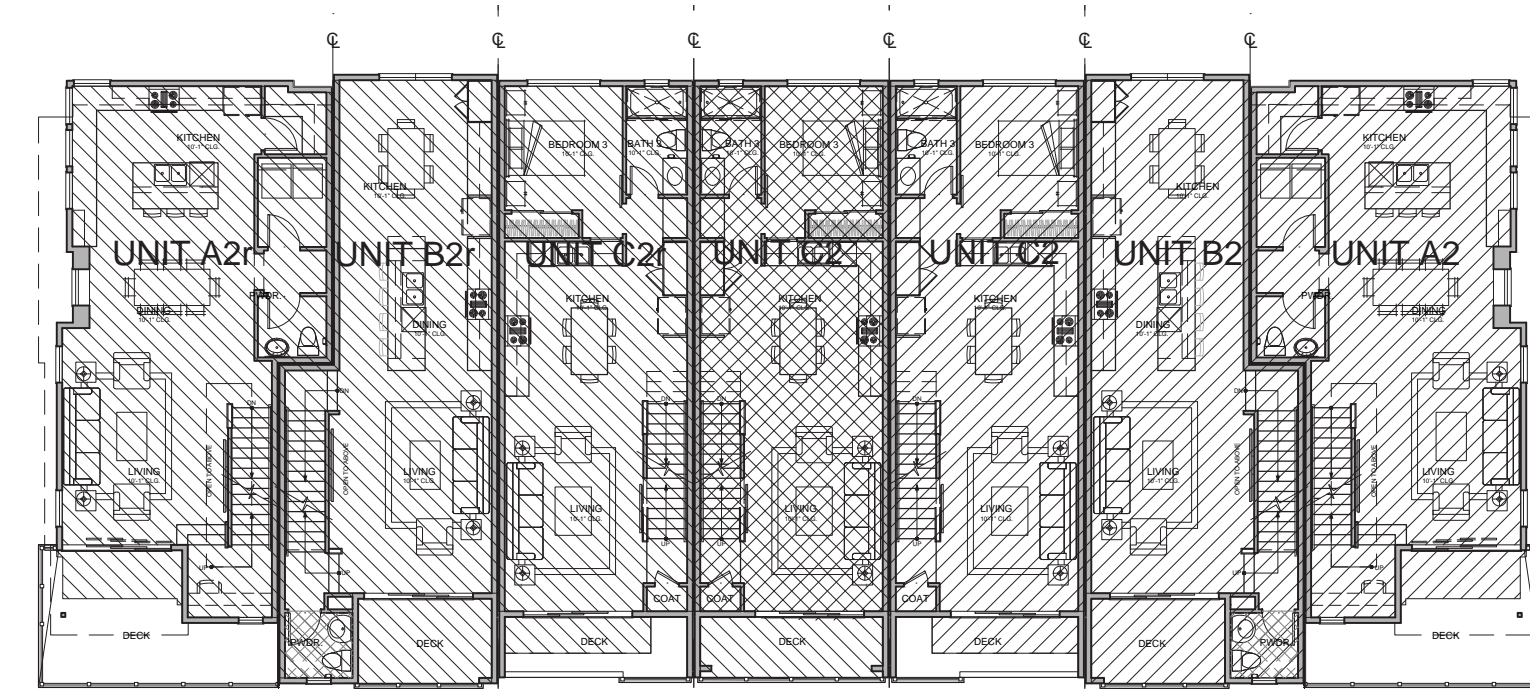
			
<b>JOB NO.</b> 1483.001			
<b>DATE</b> 07-10-20			
5865 Owens Drive			
Pleasanton, CA 94588			
925-251-7200			



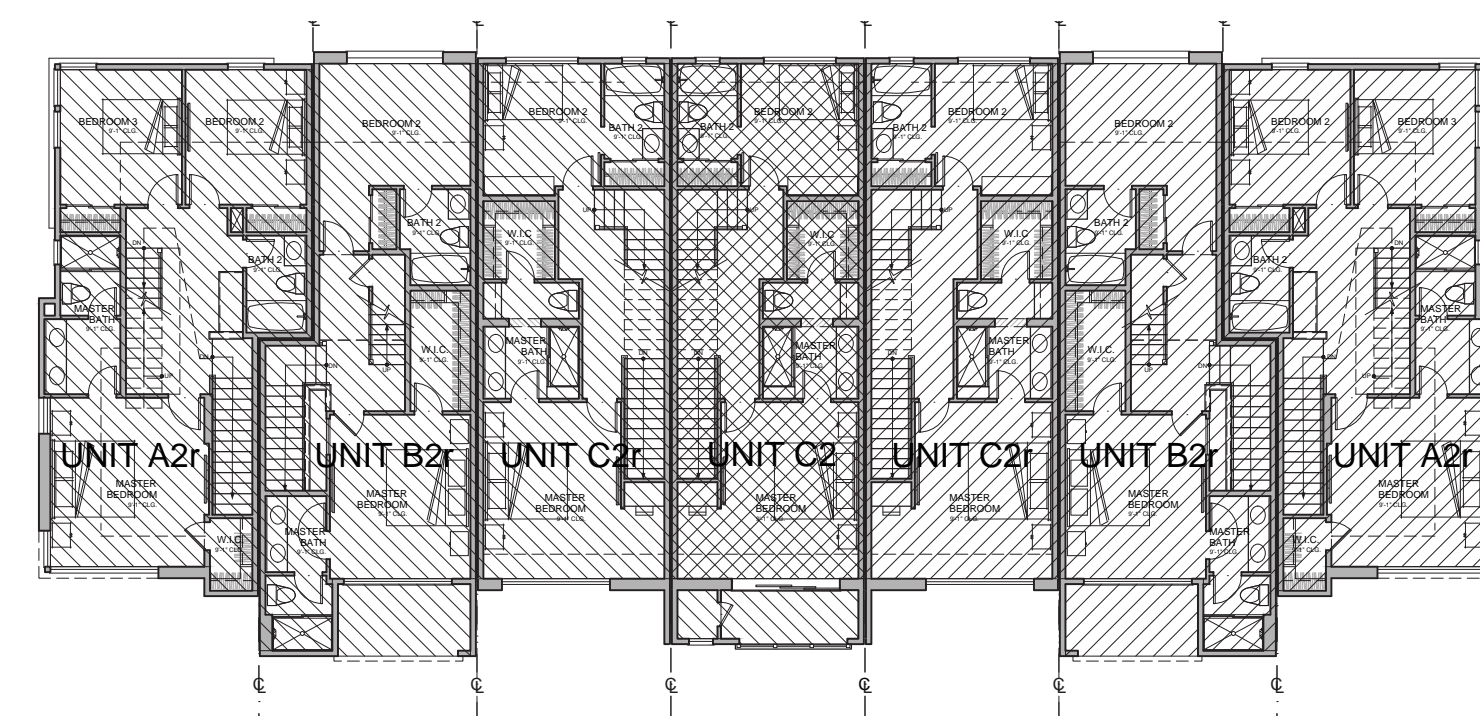
AREA DIAGRAMS (PER C.B.C.)



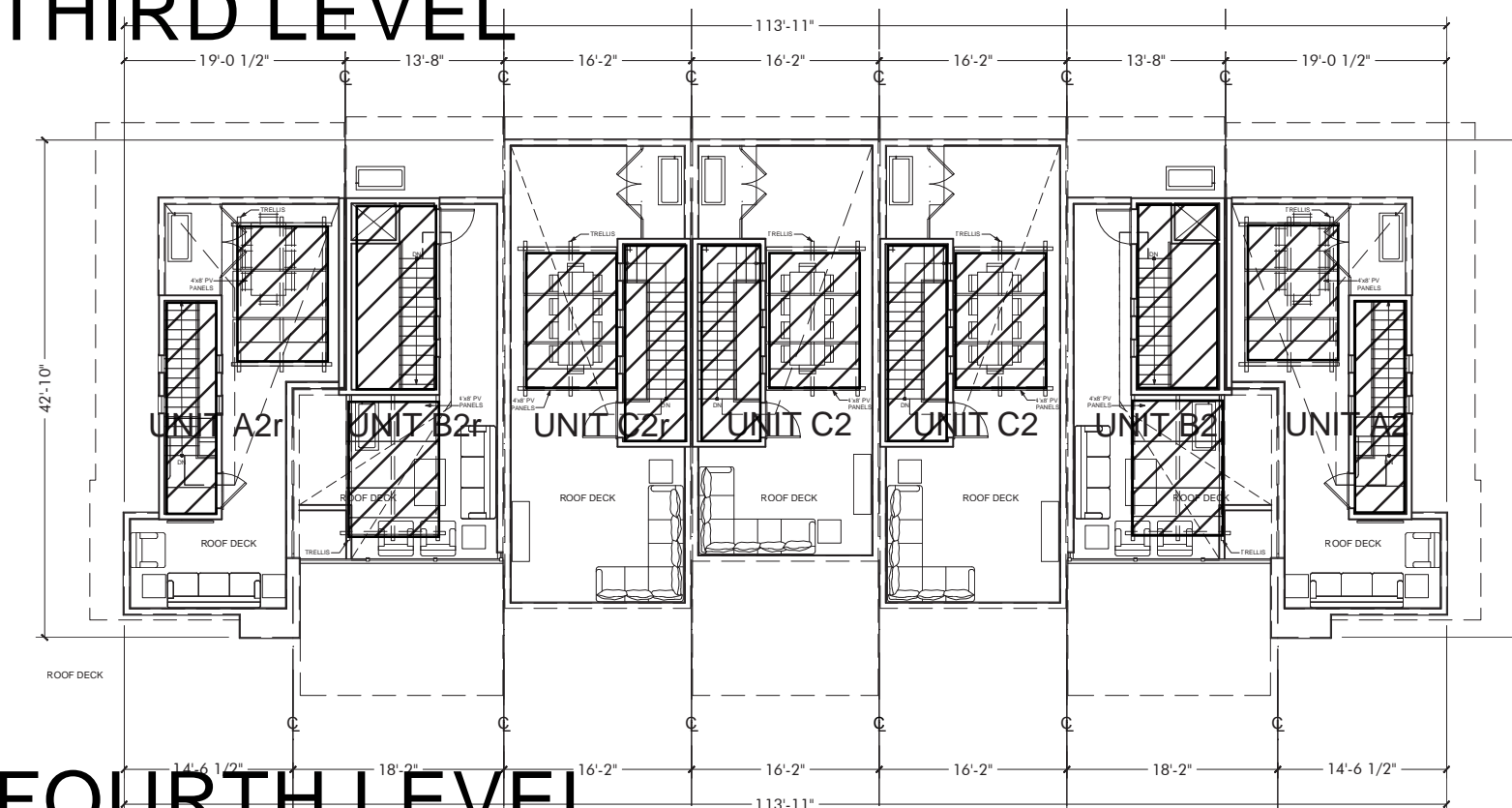
FIRST LEVEL



SECOND LEVEL

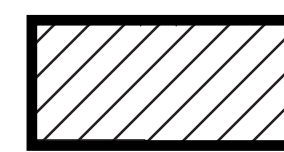


THIRD LEVEL

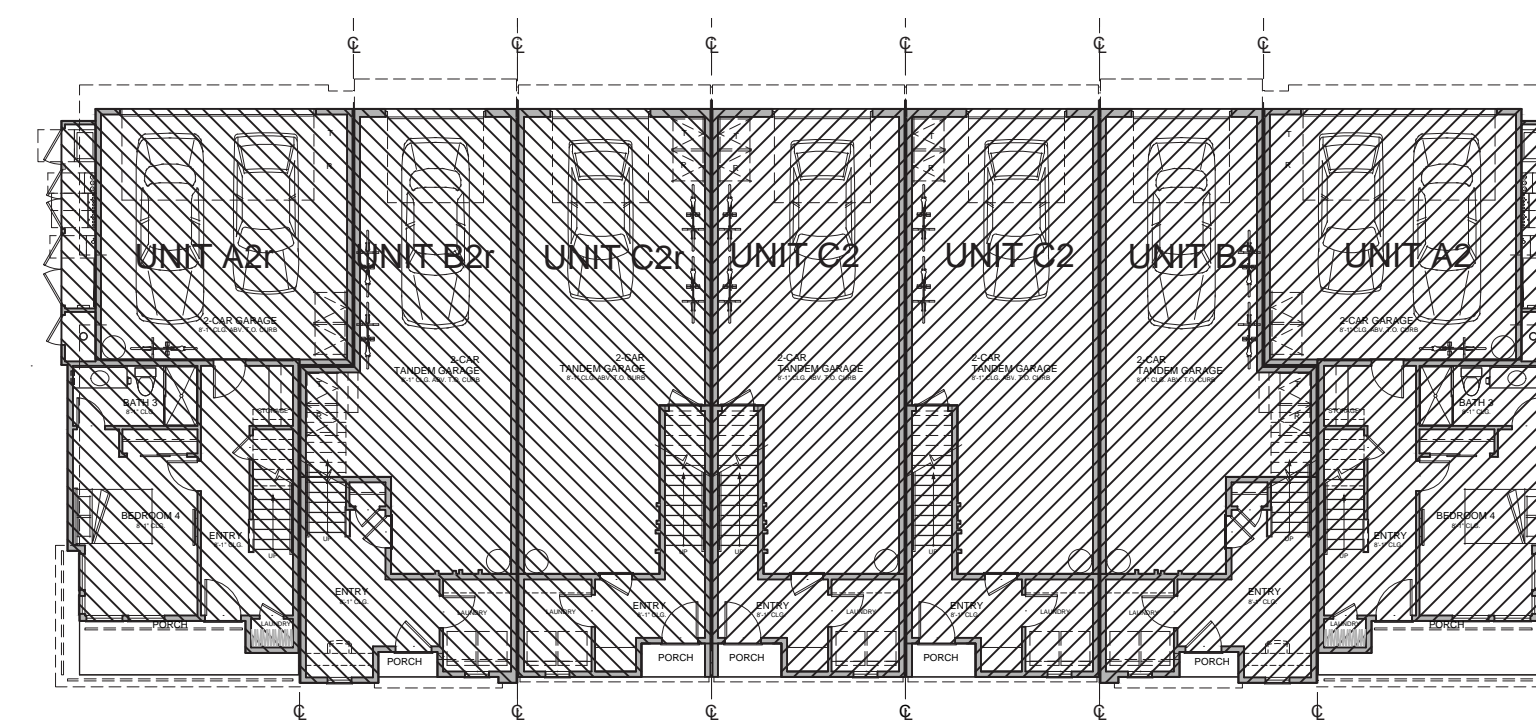


FOURTH LEVEL

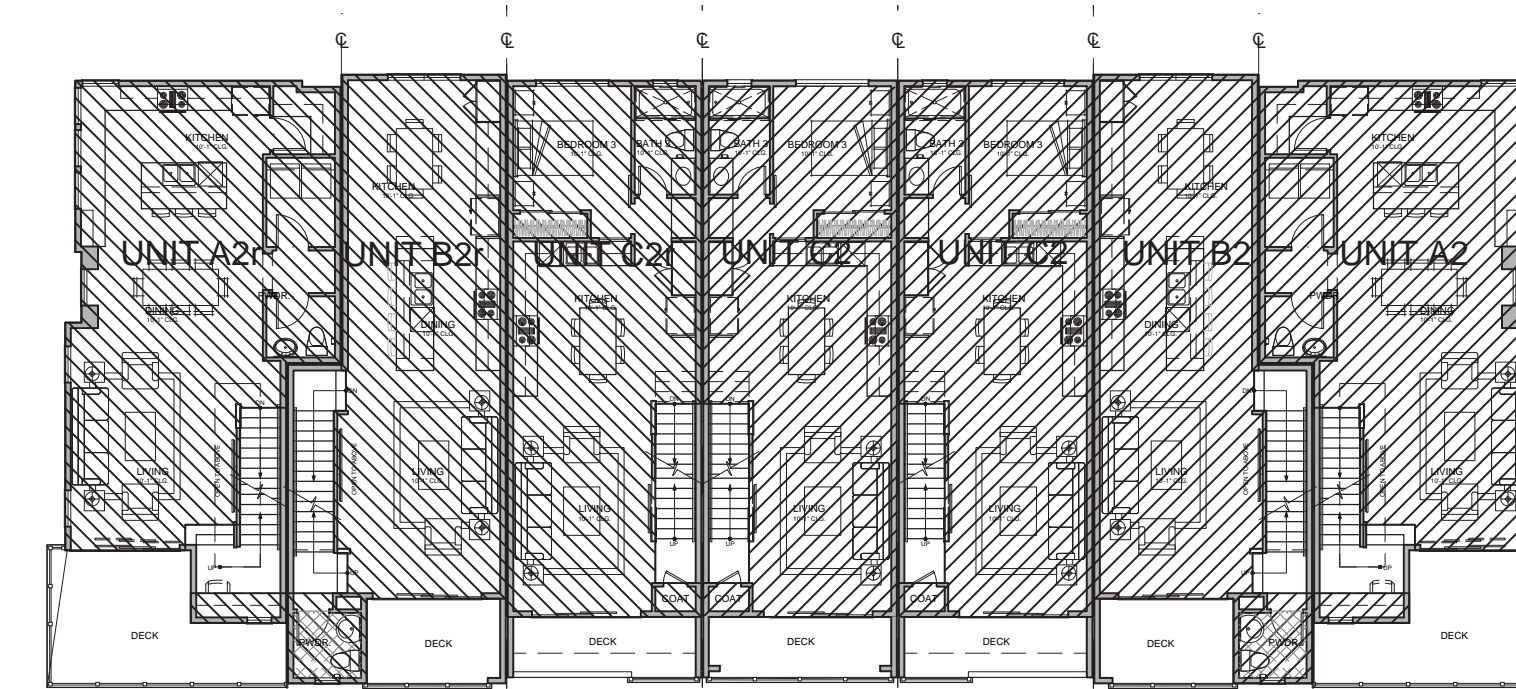
CBC AREA



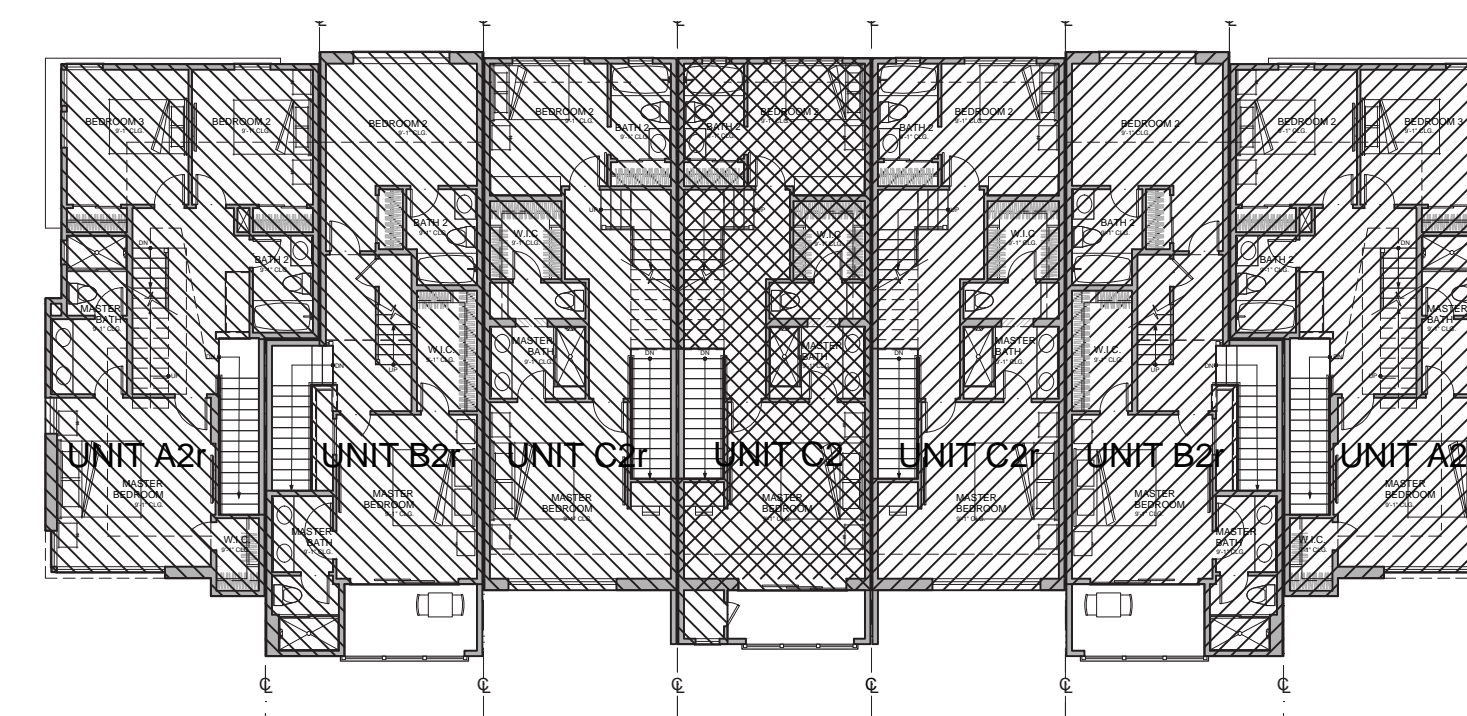
GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)



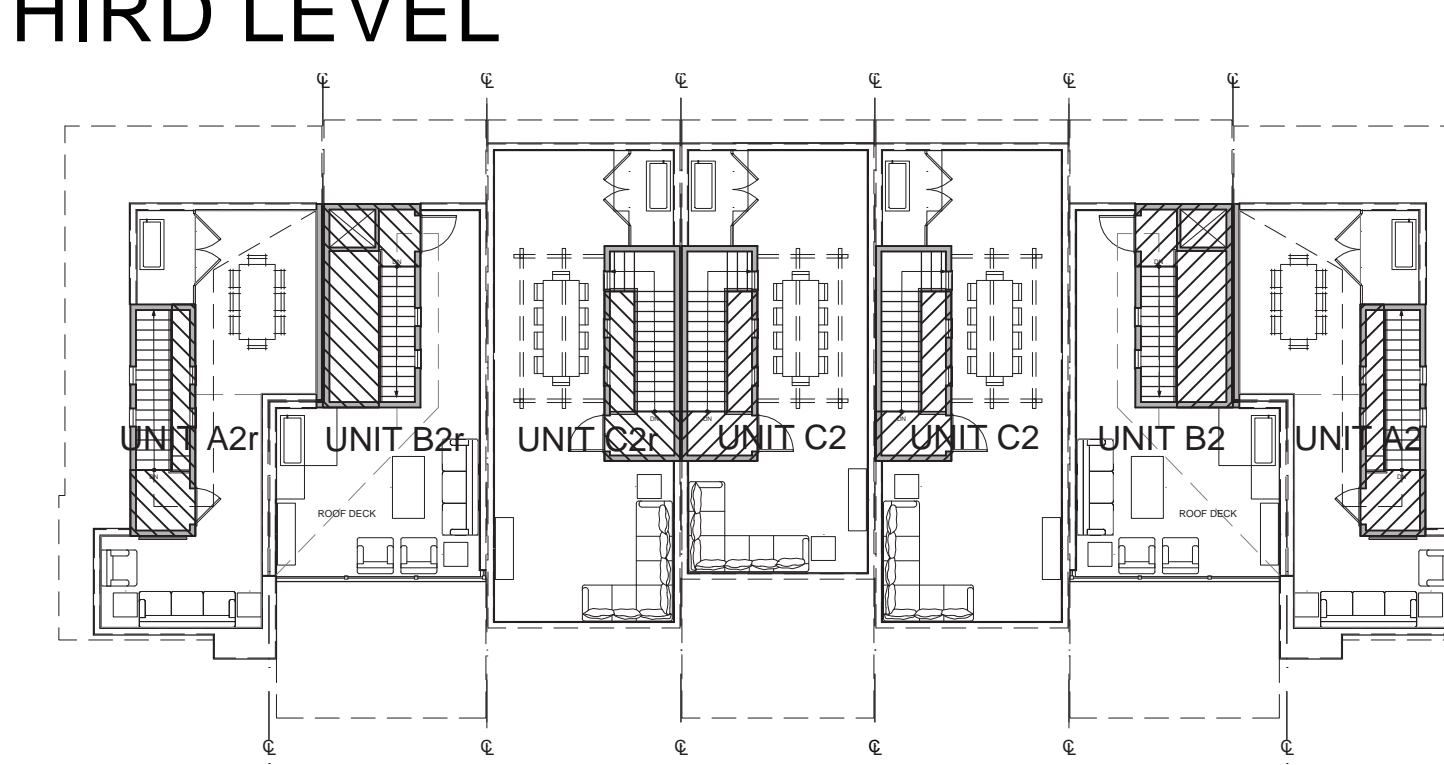
FIRST LEVEL



SECOND LEVEL

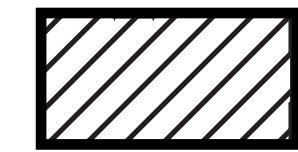


THIRD LEVEL



FOURTH LEVEL

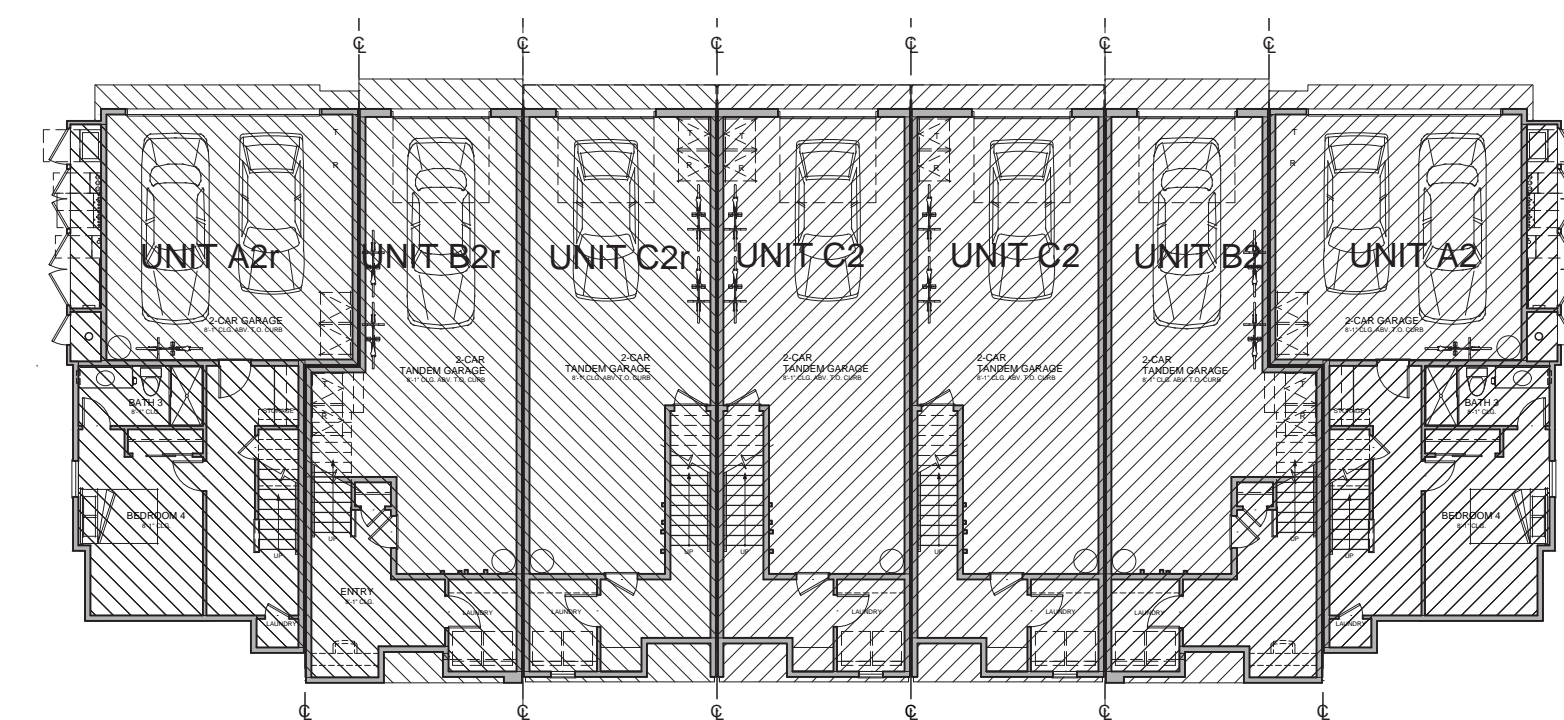
GROSS AREA



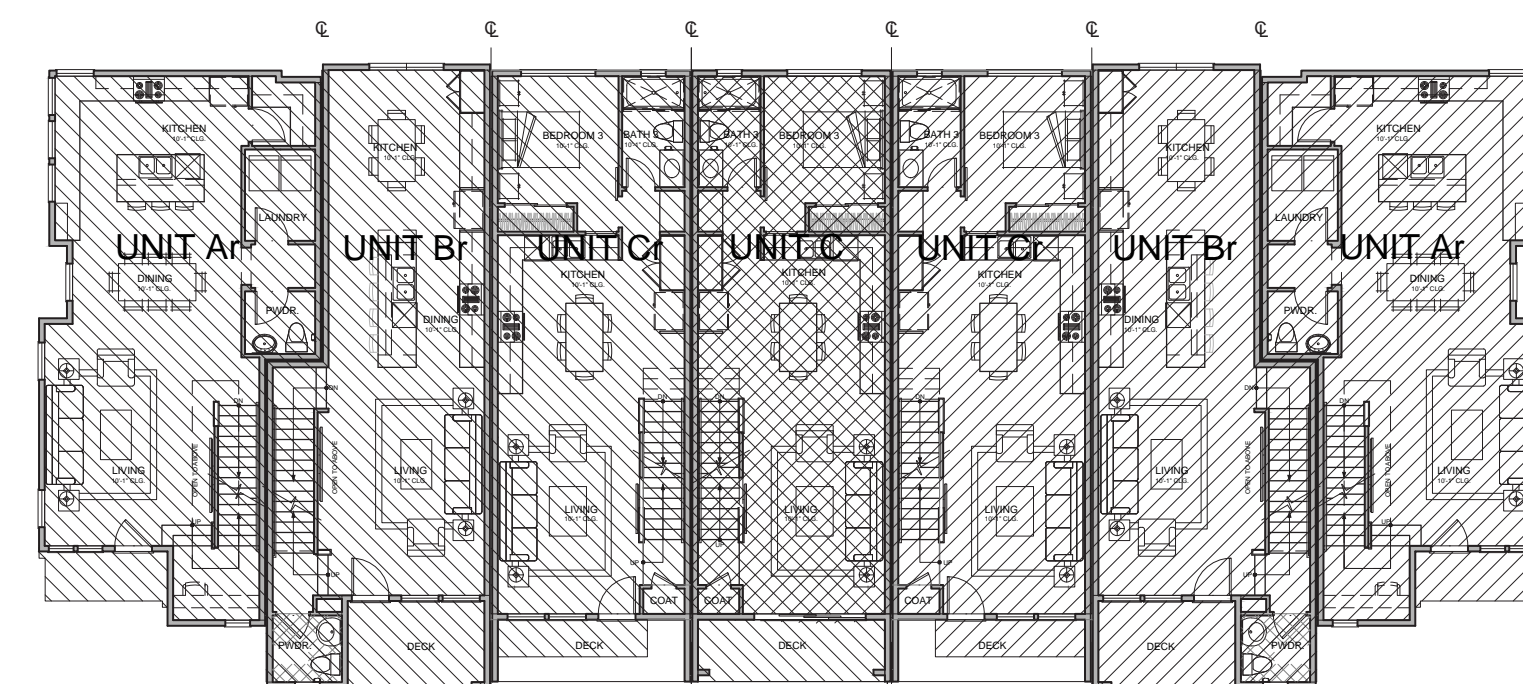
TH - 7-Plex		
Area Calcs	CBC	San Mateo Gross
Floor 1	1735.6	1940.7
Floor 2	5117.3	4787.8
Floor 3	5136.4	5018.1
Floor 4	1367.3	461.7
Exterior	1255.6	N/A
Garage	3604.8	3745
Total	18217	15,953



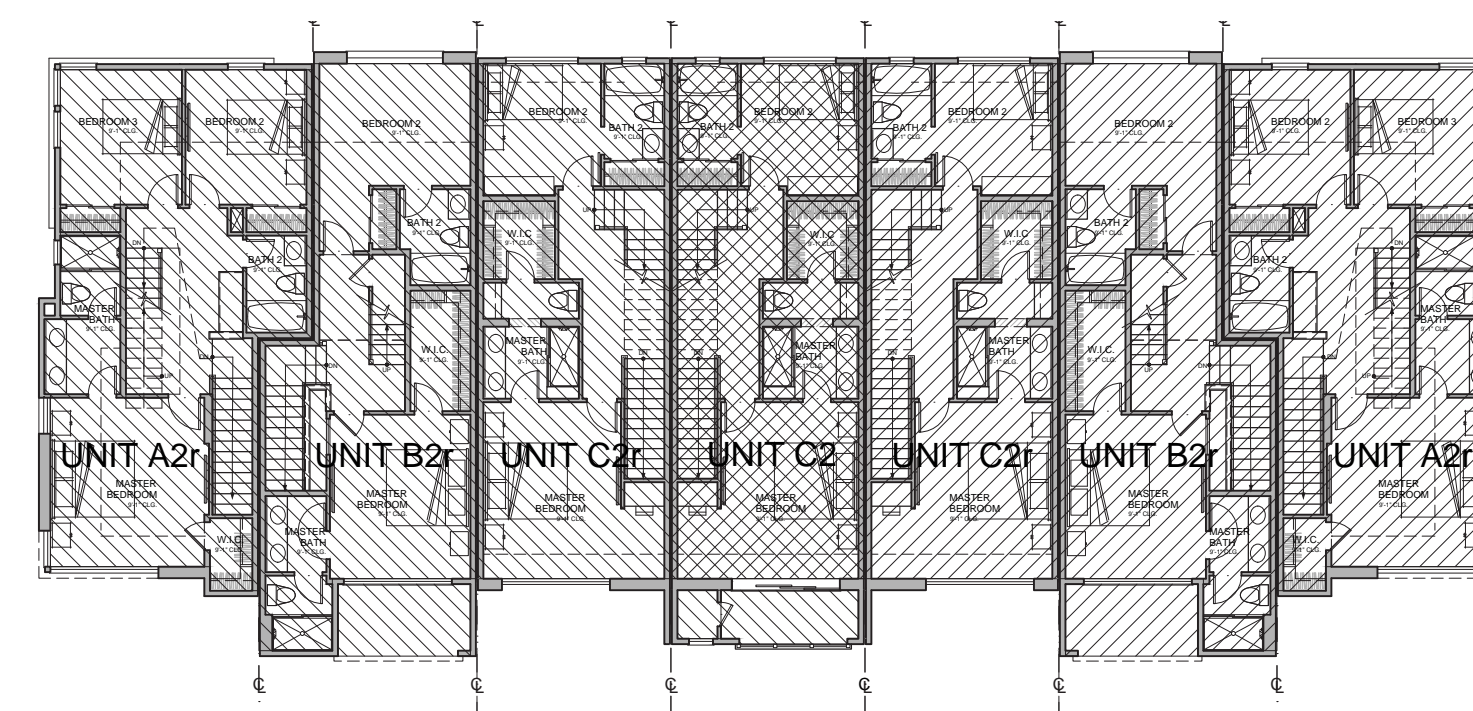
AREA DIAGRAMS (PER C.B.C.)



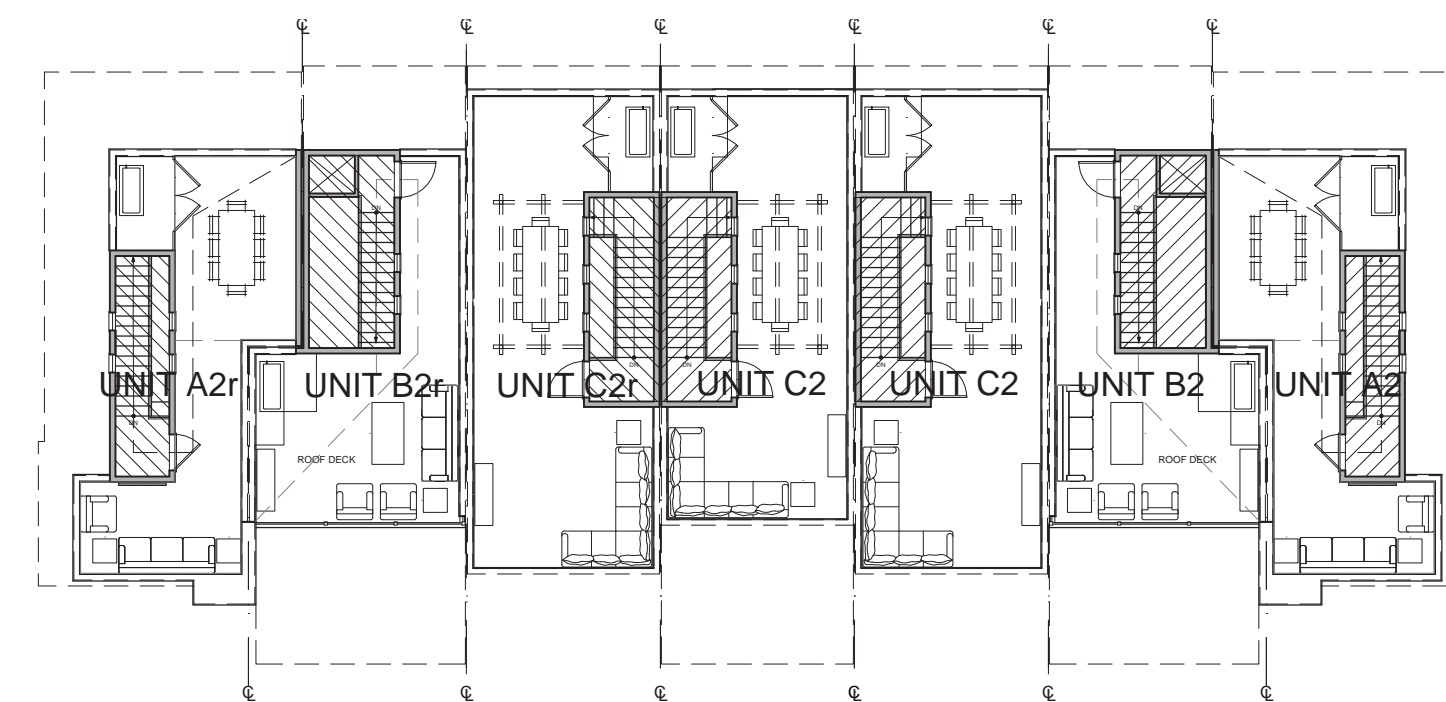
FIRST LEVEL



SECOND LEVEL

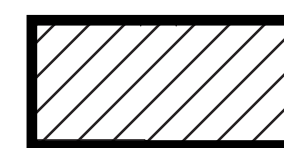


THIRD LEVEL

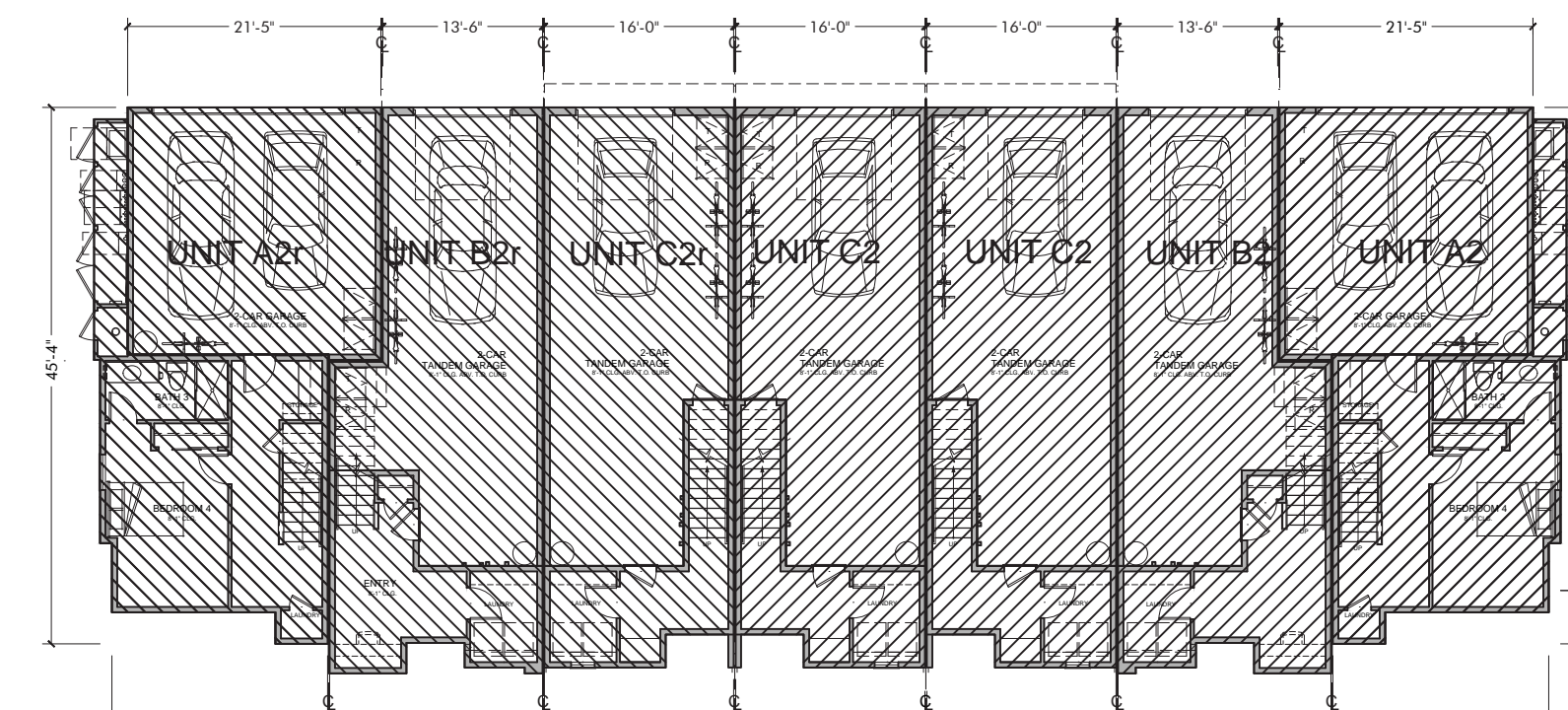


FOURTH LEVEL

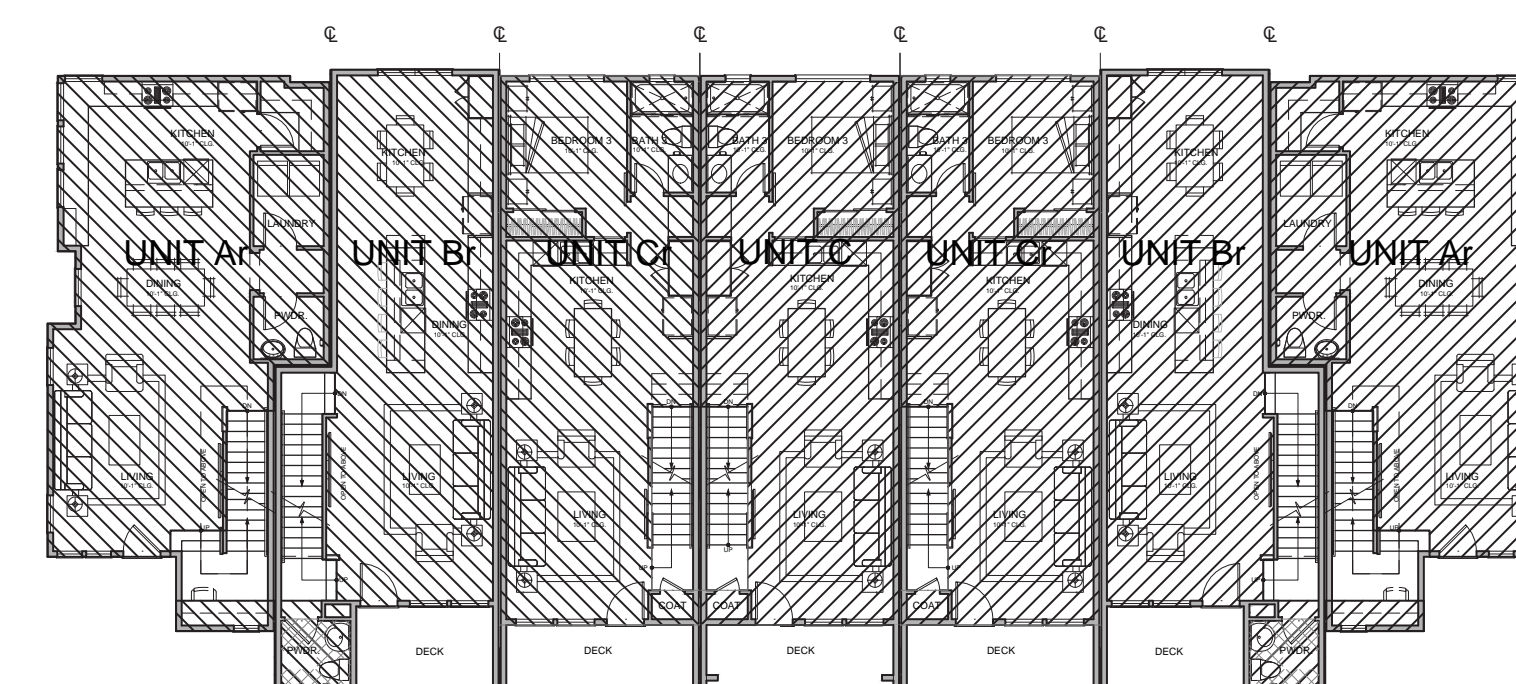
CBC AREA



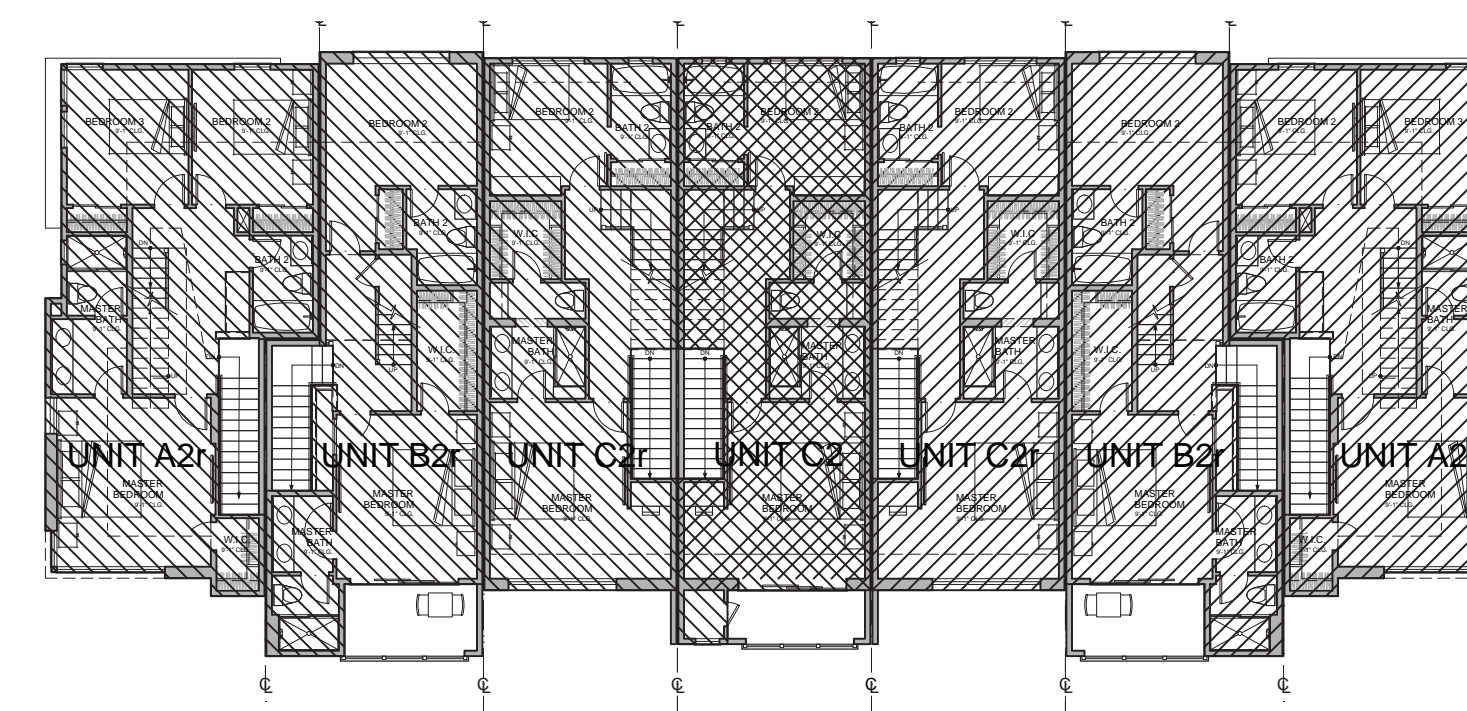
GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)



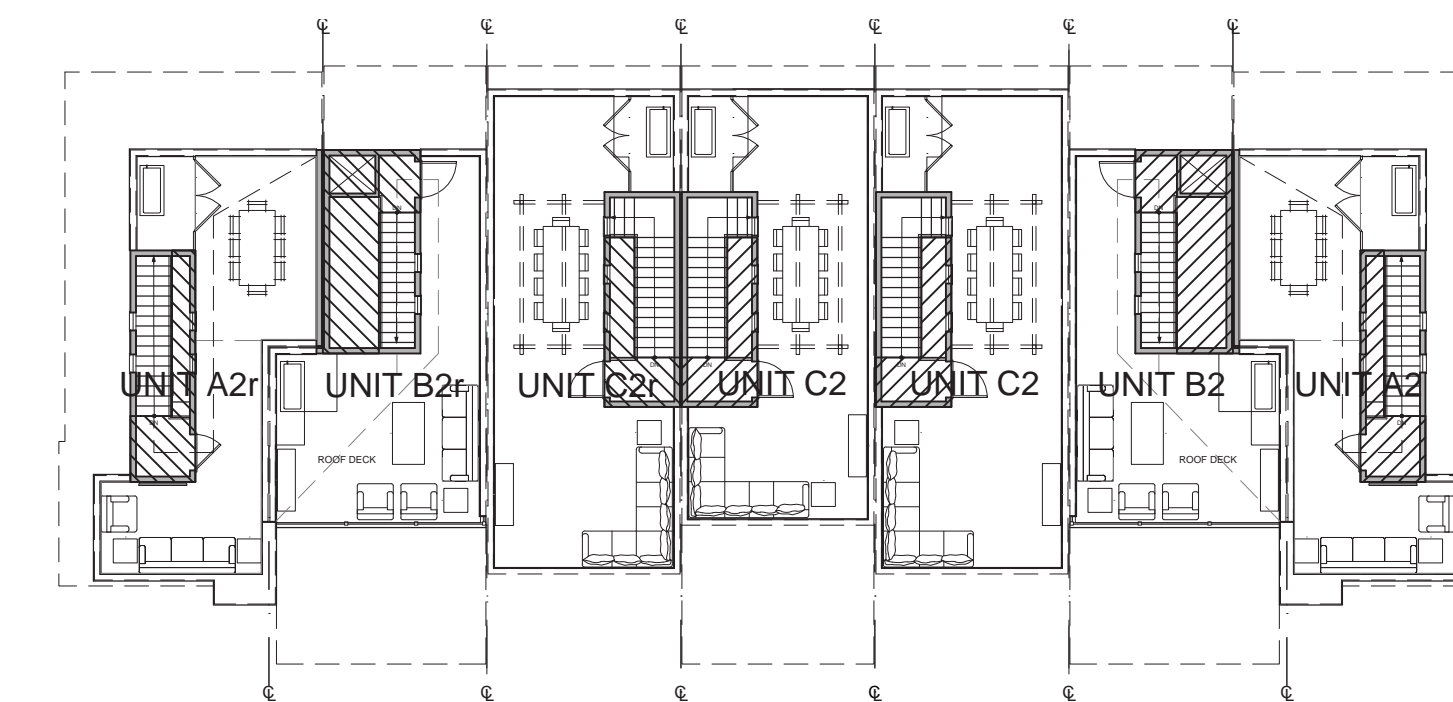
FIRST LEVEL



SECOND LEVEL

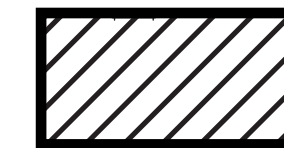


THIRD LEVEL



FOURTH LEVEL

GROSS AREA

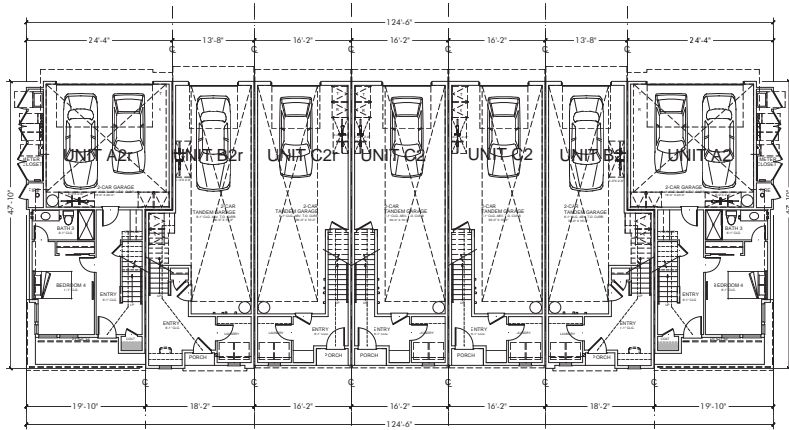


TH - 7-Plex 2nd Level Entry		
Area Calcs	CBC	San Mateo Gross
Floor 1	1735.6	1940.7
Floor 2	5117.3	4777.2
Floor 3	5136.4	5018.1
Floor 4	1367.3	461.7
Exterior	1043.4	N/A
Garage	3604.8	3745
Total	18004.8	15,943



MATERIAL LIST

- 1 METAL TRELLIS
- 2 DECORATIVE AWNING
- 3 STUCCO FINISH W/MTL REVEALS
- 4 LAP SIDING
- 5 FIBERGLASS DOOR
- 6 SMOOTH CEMENTITIOUS PANEL/TRIM
- 7 VINYL WINDOWS
- 8 METAL GUARDRAIL
- 9 METAL GARAGE DOORS
- 10 METAL ROOF
- 11 FIBERGLASS LOUVERED DOOR



L ELEVATION

FRONT ELEVATION



REAR ELEVATION

RELEVATION



COLOR SCHEME-1

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

7 UNIT TOWNHOME ELEVATIONS

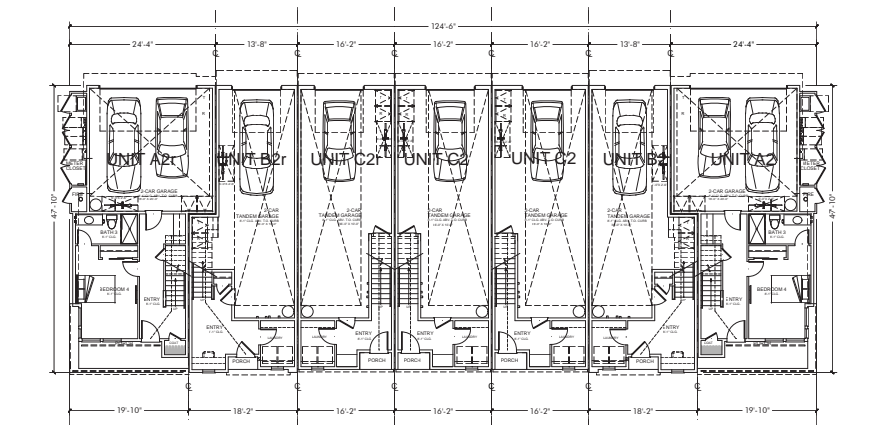


0 8 16 32

JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

N  
3.14





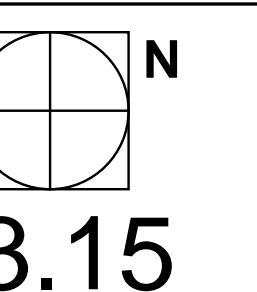
COLOR SCHEME-1

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

7 UNIT TOWNHOME PERSPECTIVES



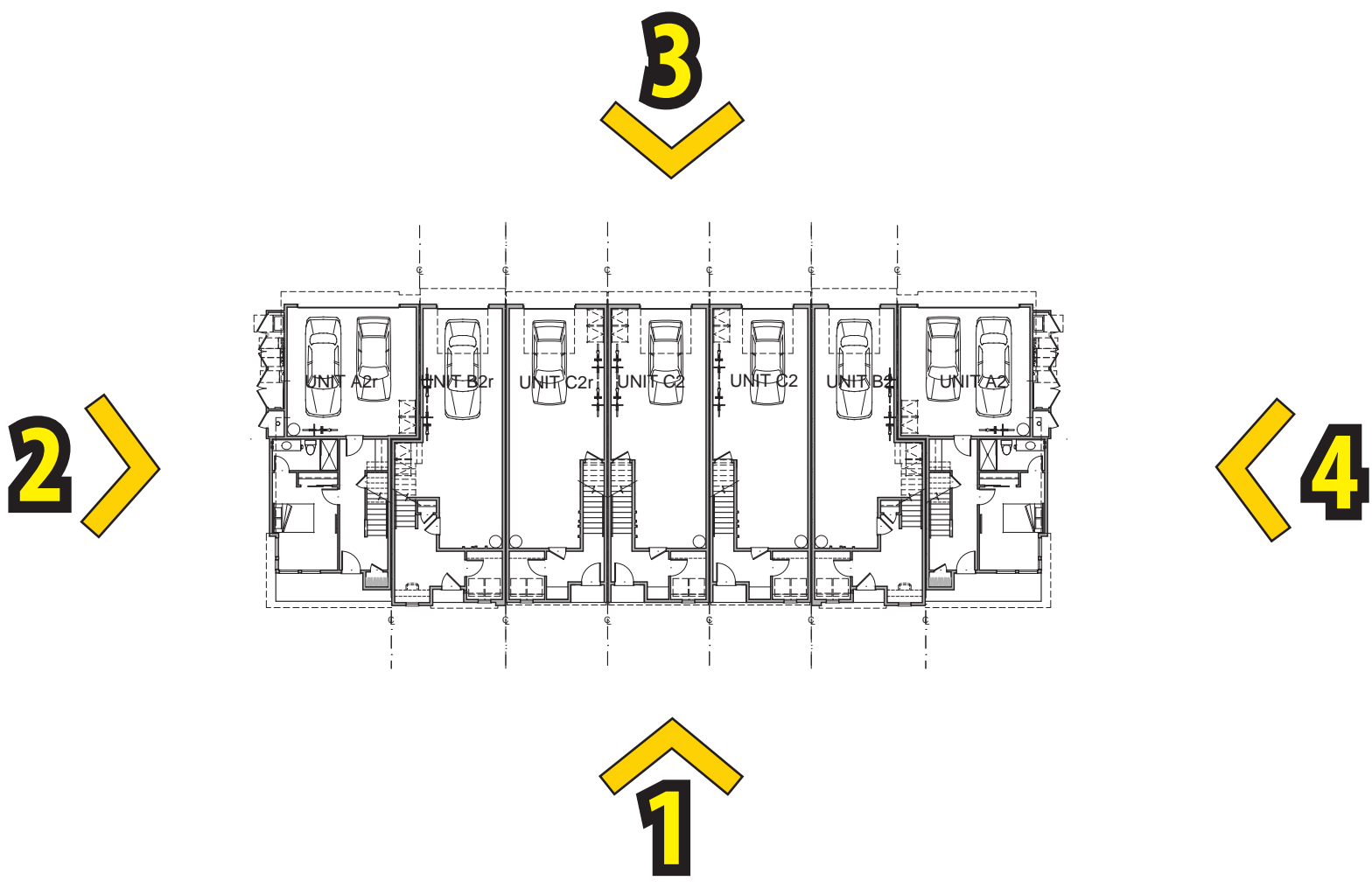
JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200





MATERIAL LIST

- 1 METAL TRELLIS
- 2 DECORATIVE AWNING
- 3 STUCCO FINISH W/MTL REVEALS
- 4 LAP SIDING
- 5 FIBERGLASS DOOR
- 6 SMOOTH CEMENTITIOUS PANEL/TRIM
- 7 VINYL WINDOWS
- 8 METAL GUARDRAIL
- 9 METAL GARAGE DOORS
- 10 METAL ROOF



L ELEVATION

FRONT ELEVATION



REAR ELEVATION

RIGHT ELEVATION



COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

7 UNIT TOWNHOME ELEVATIONS



0 8 16 32

JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

N  
3.16

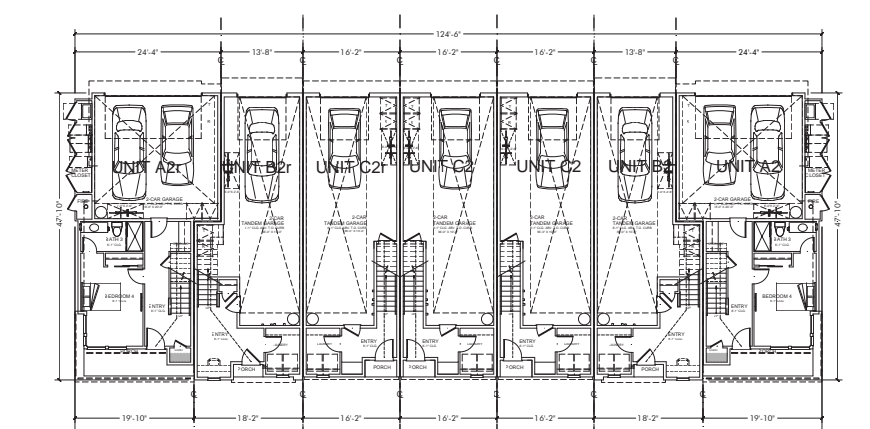




1



2



2

1

COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

7 UNIT TOWNHOME PERSPECTIVES



JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

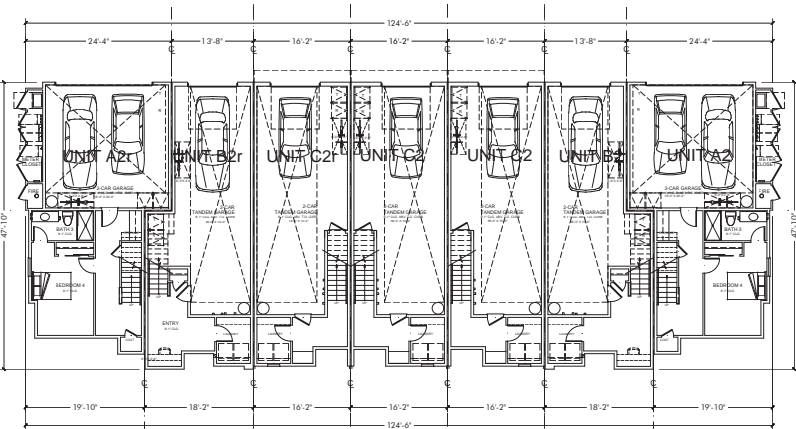


3.17



MATERIAL LIST

- 1 METAL TRELLIS
- 2 DECORATIVE AWNING
- 3 STUCCO FINISH W/MTL REVEALS
- 4 LAP SIDING
- 5 FIBERGLASS DOOR
- 6 SMOOTH CEMENTITIOUS PANEL/TRIM
- 7 VINYL WINDOWS
- 8 METAL GUARDRAIL
- 9 METAL GARAGE DOORS
- 10 METAL ROOF
- 11 FIBERGLASS LOUVERED DOOR



L ELEVATION



FRONT ELEVATION



REAR ELEVATION



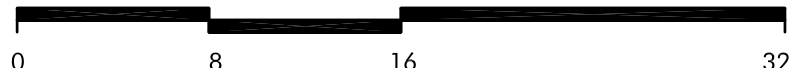
RELEVATION



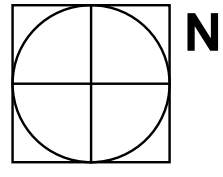
COLOR SCHEME-2  
SECOND LEVEL ENTRY

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

7 UNIT TOWNHOME ELEVATIONS

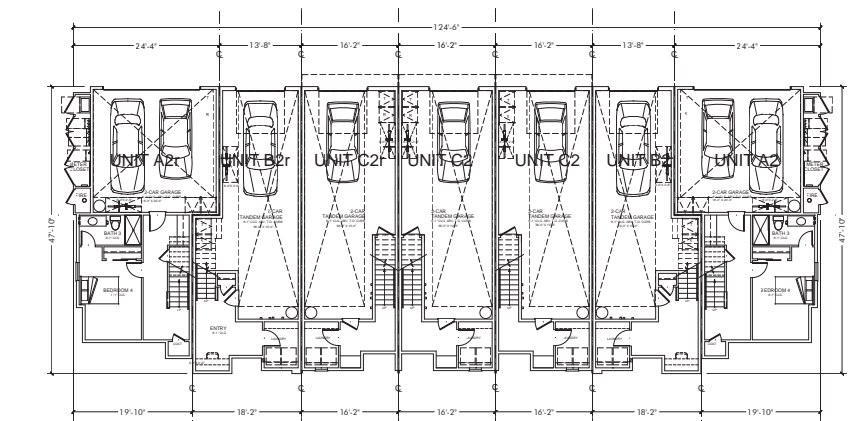


JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200



3.18





PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

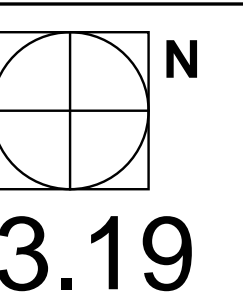
7 UNIT TOWNHOME PERSPECTIVE



COLOR SCHEME-2  
SECOND LEVEL ENTRY



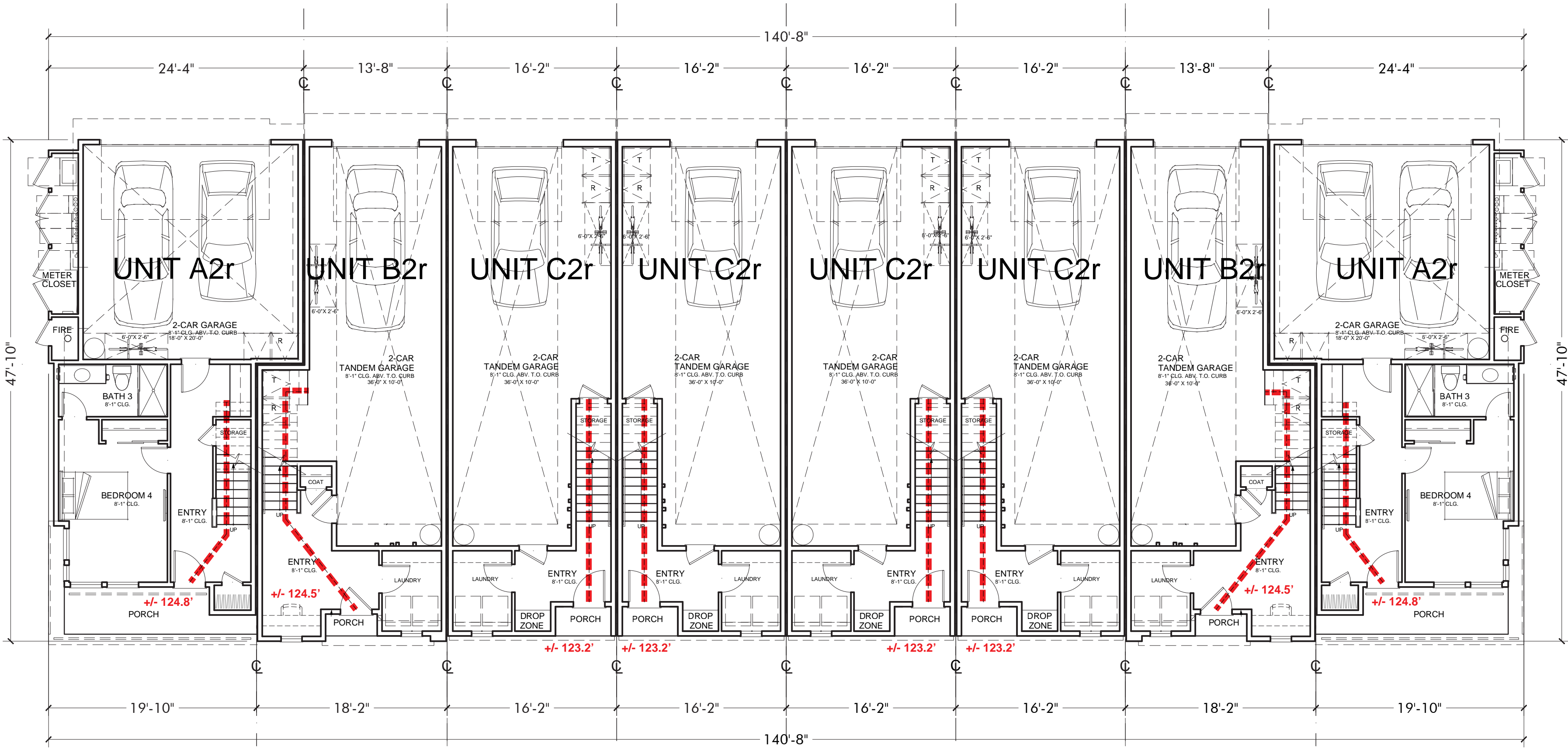
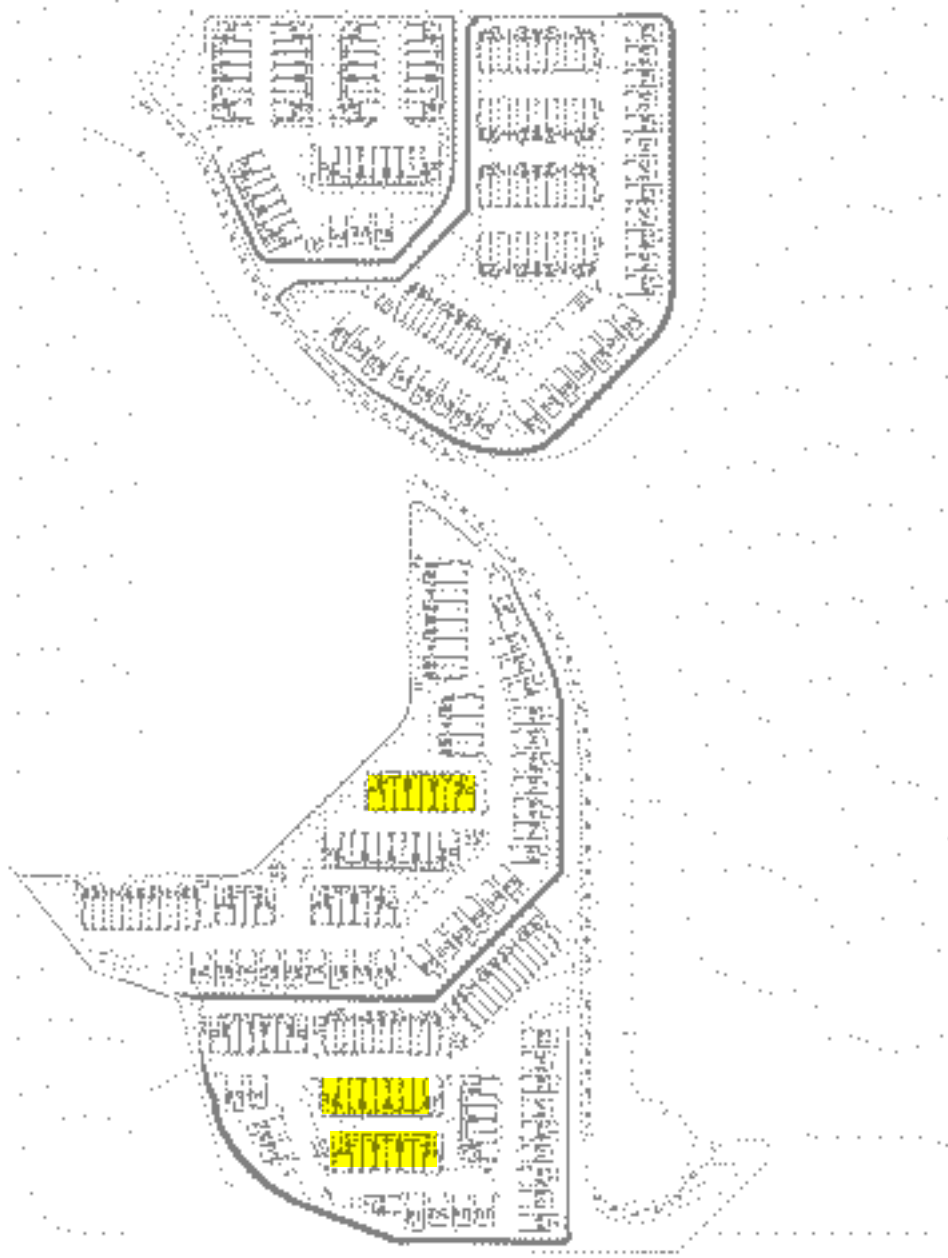
JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200



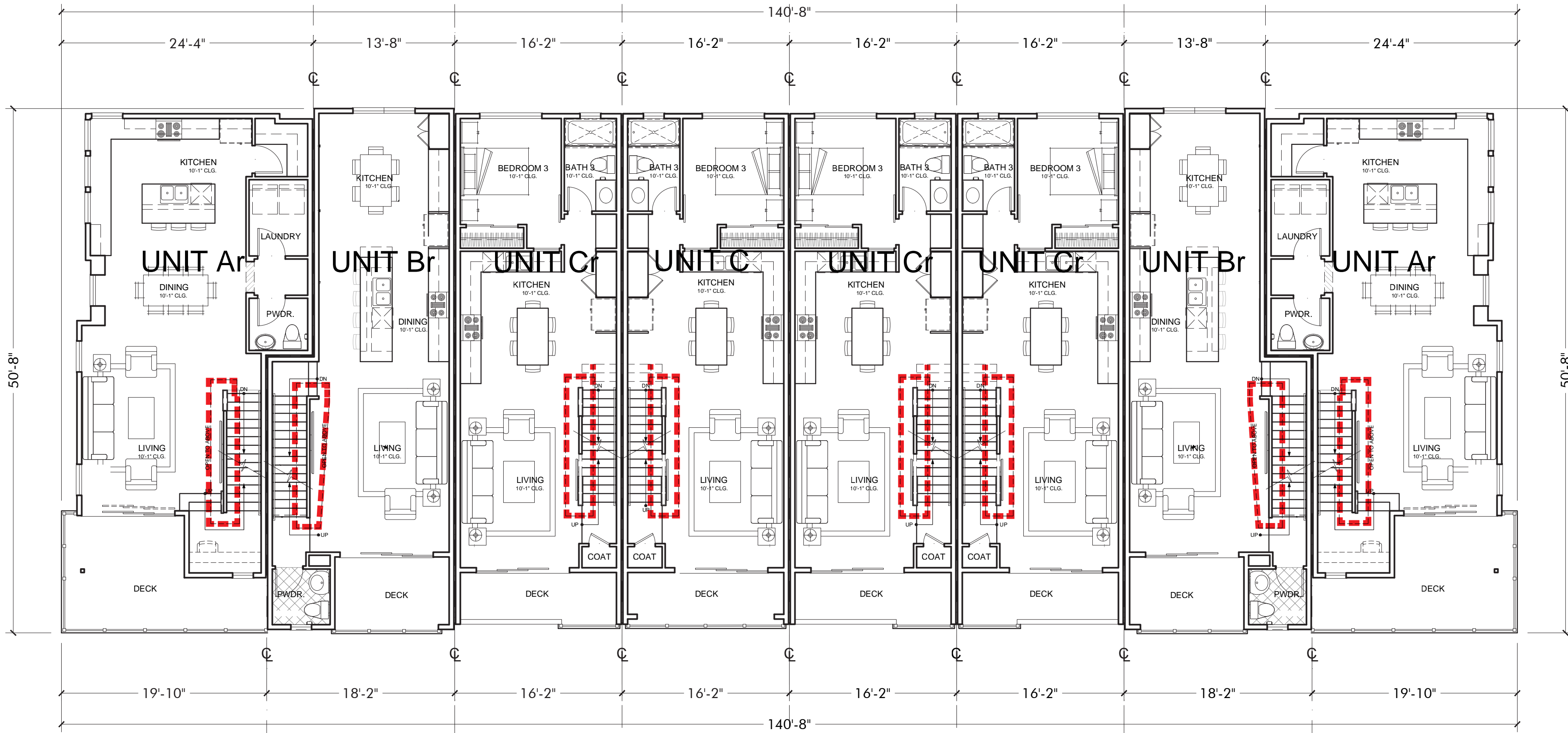
3.19



KEY MAP



GROUND LEVEL PLAN



SECOND LEVEL PLAN

--- EGRESS PATH:  
(MAXIMUM 125')  
\* SEE DIAGRAM  
2 ON SHEET 1.1

1ST-2ND LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

8 UNIT TOWNHOME



0 8 16 32

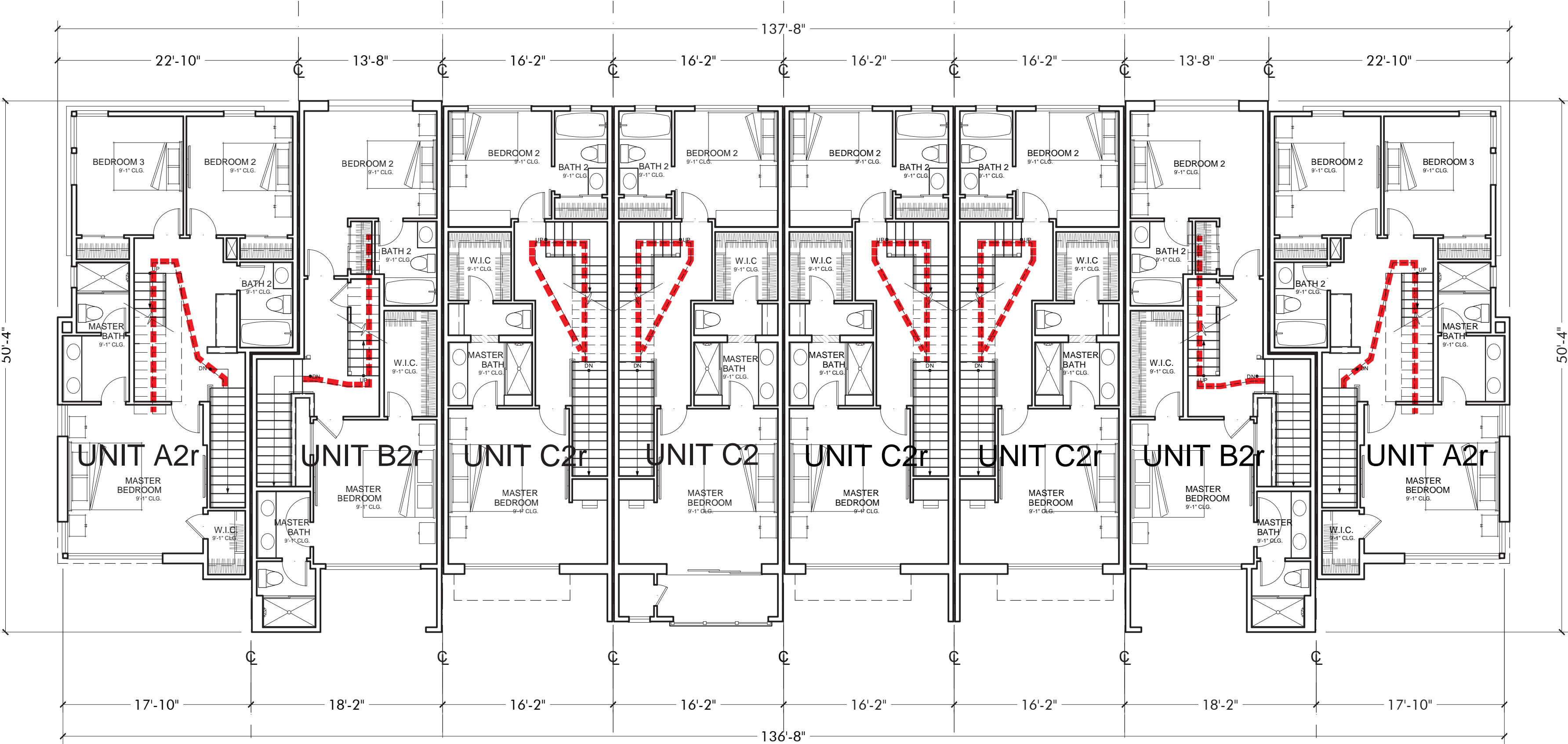
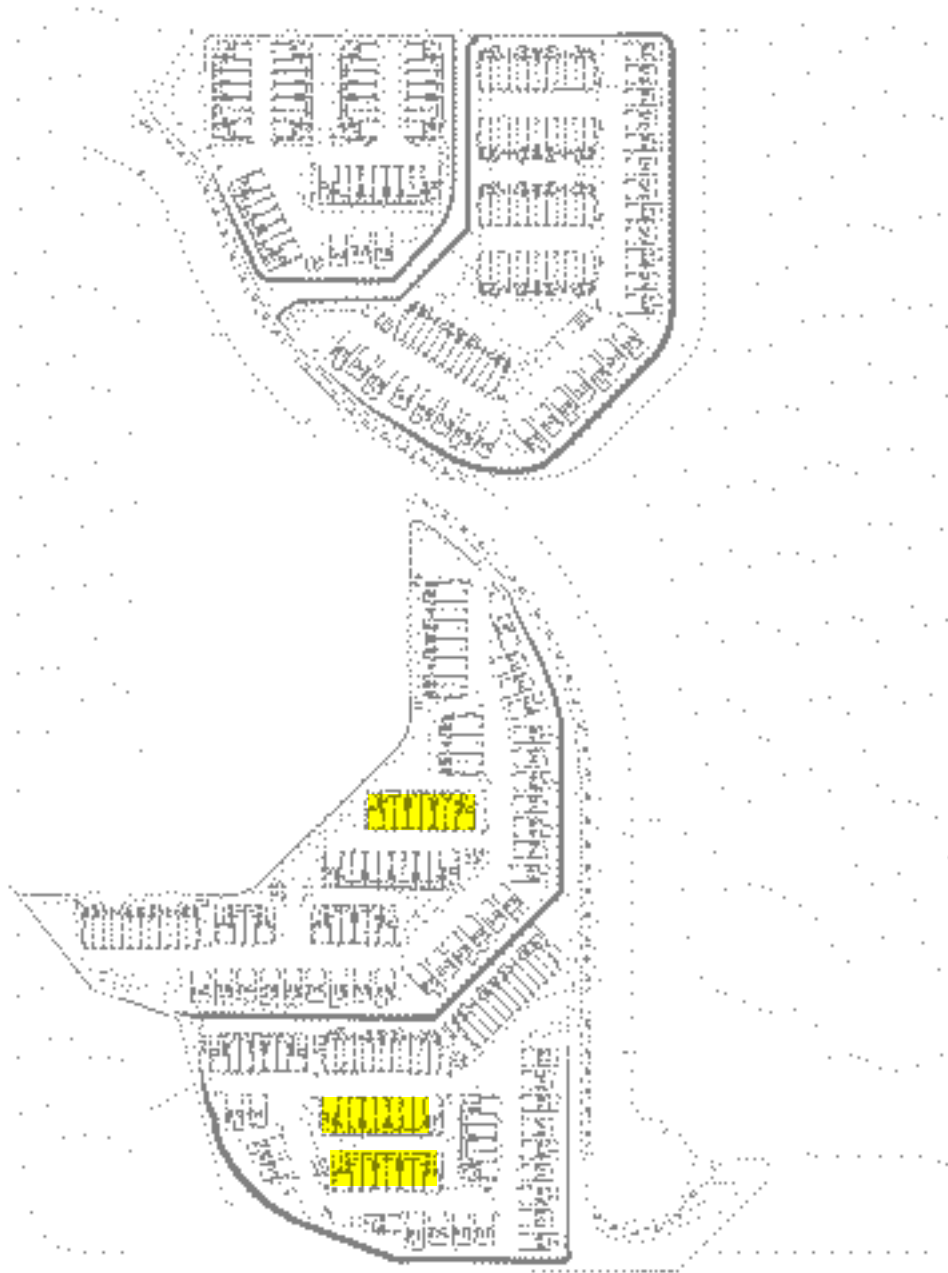
JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

N

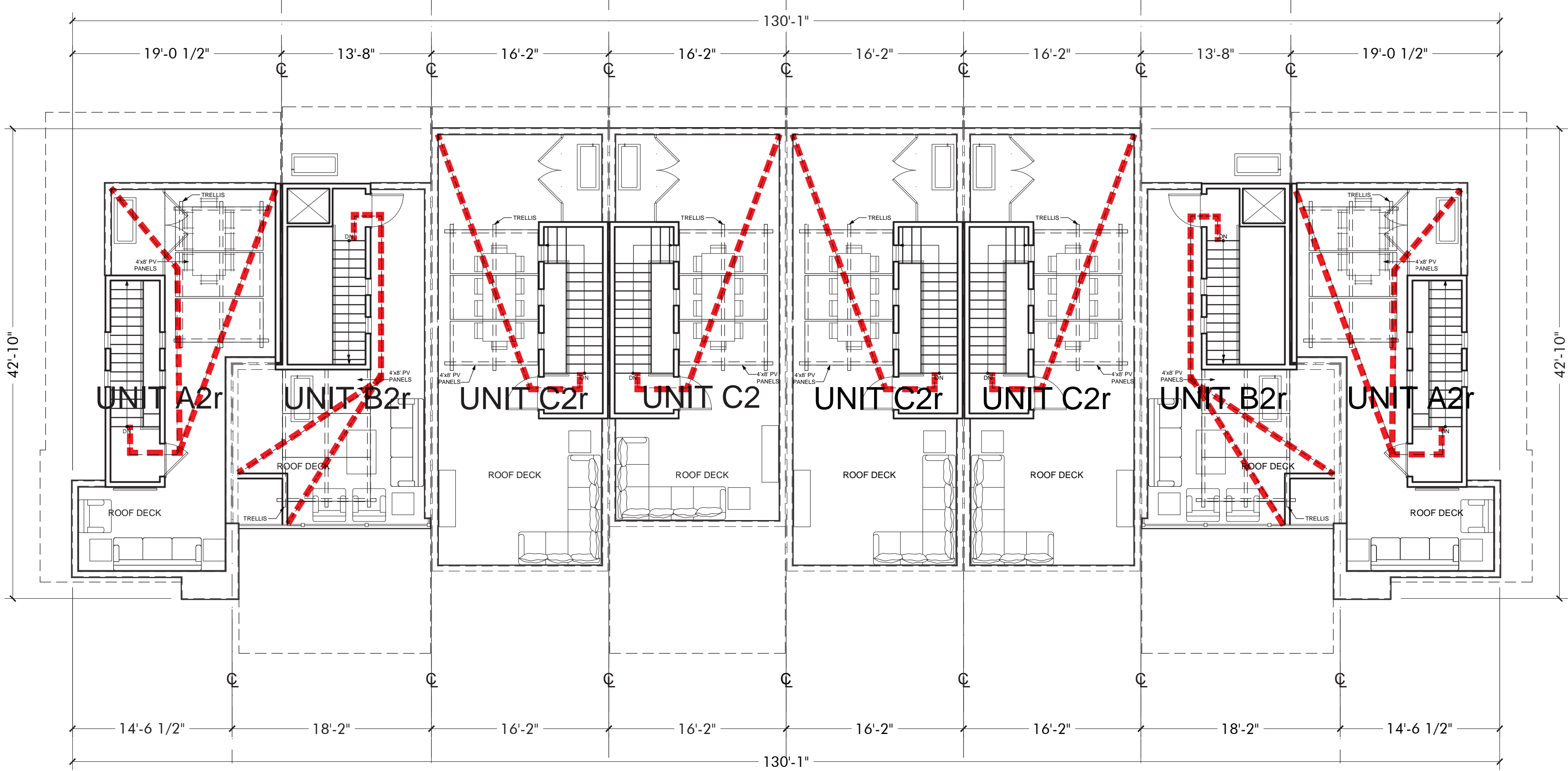
3.20



KEY MAP



3RD LEVEL PLAN




ROOF PLAN

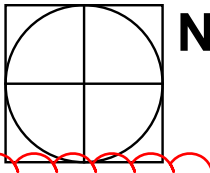
--- EGRESS PATH:  
(MAXIMUM 125')  
\* SEE DIAGRAM  
2 ON SHEET 1.1

3RD-ROOF LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

8 UNIT TOWNHOME

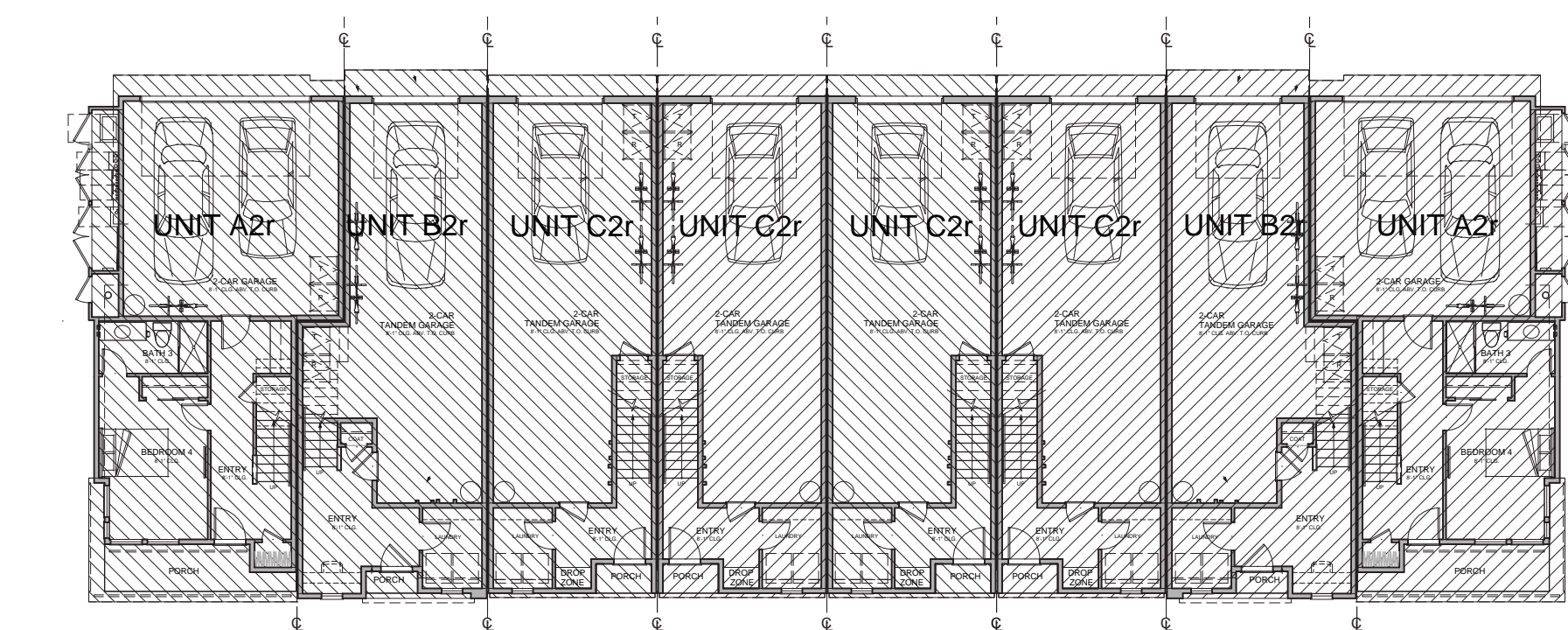


JOB NO. 1483.001		
DATE 07-10-20		
5865 Owens Drive Pleasanton, CA 94588 925-251-7200		
3.21		

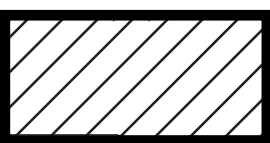


AREA DIAGRAMS (PER C.B.C.)

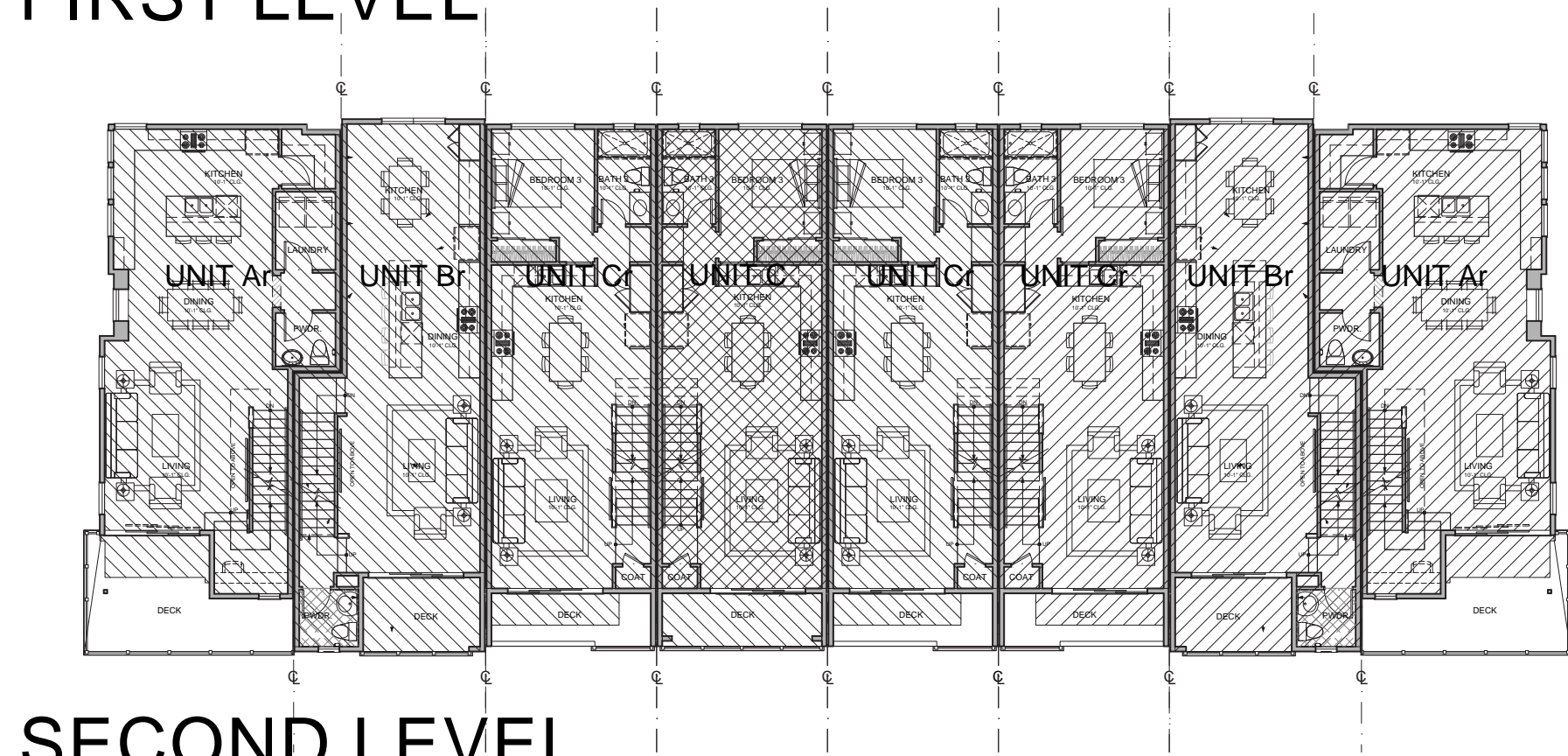
GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)



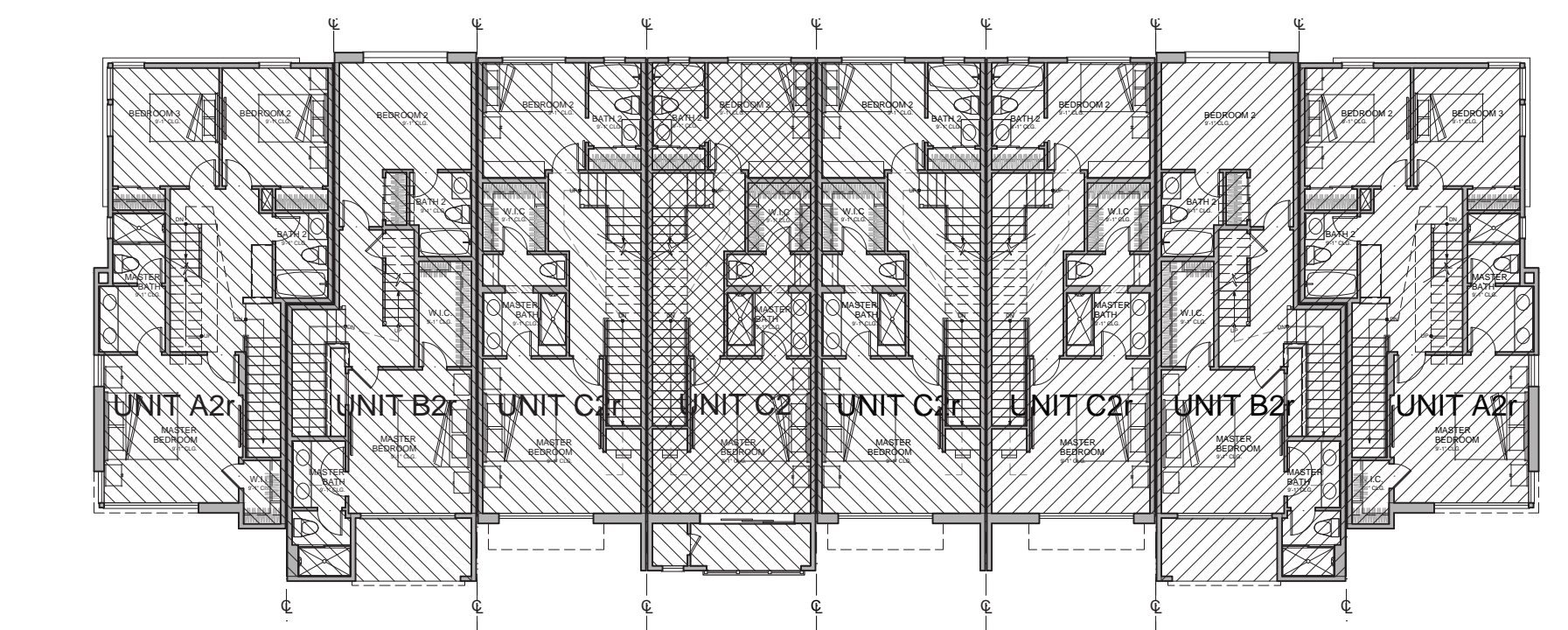
CBC AREA



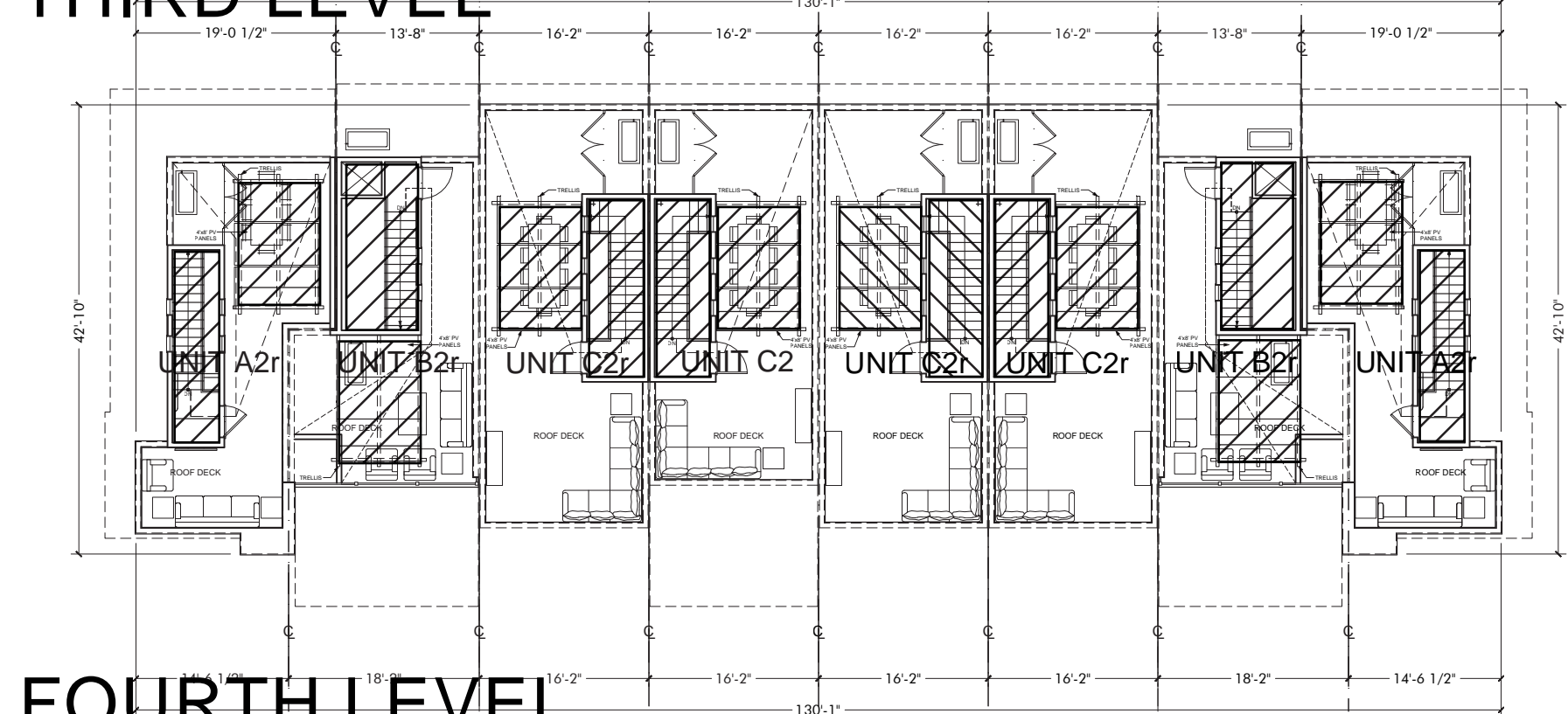
FIRST LEVEL



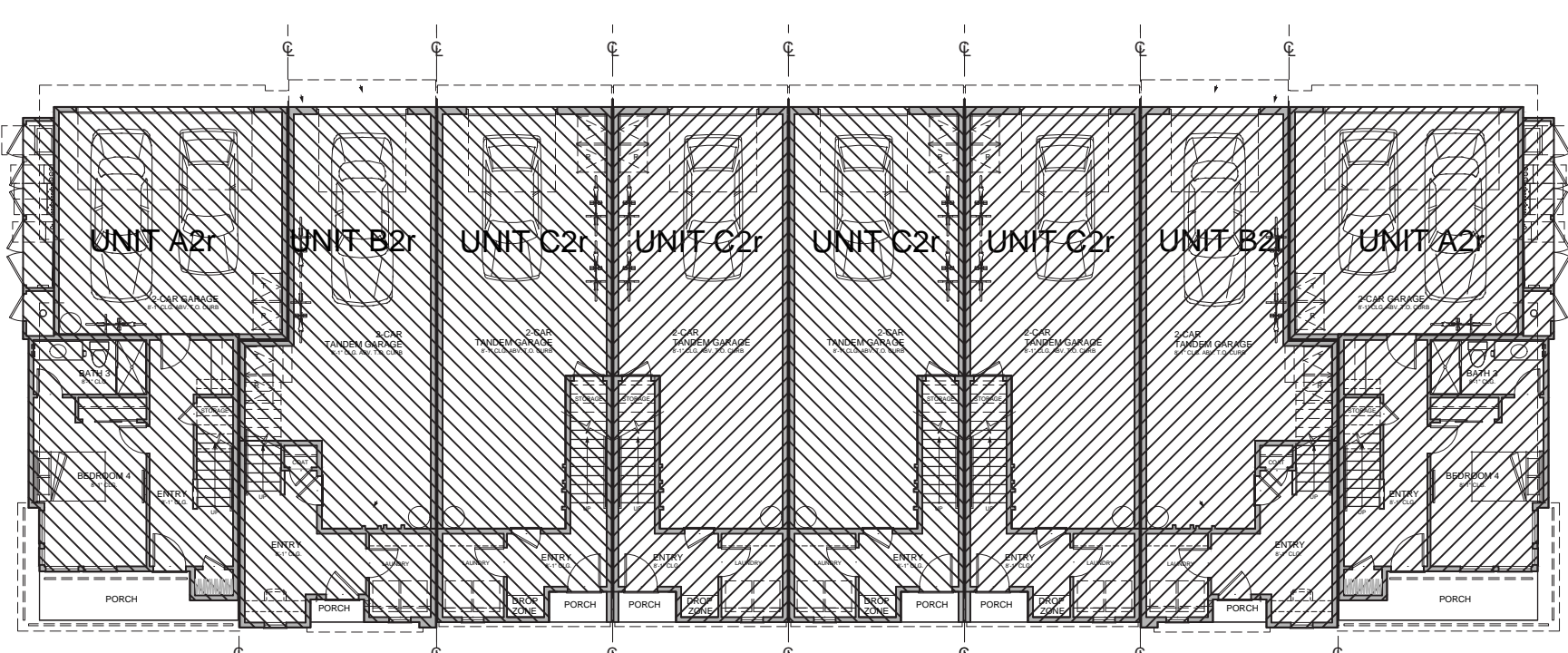
SECOND LEVEL



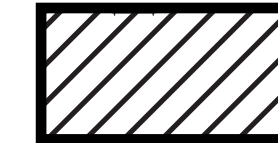
THIRD LEVEL



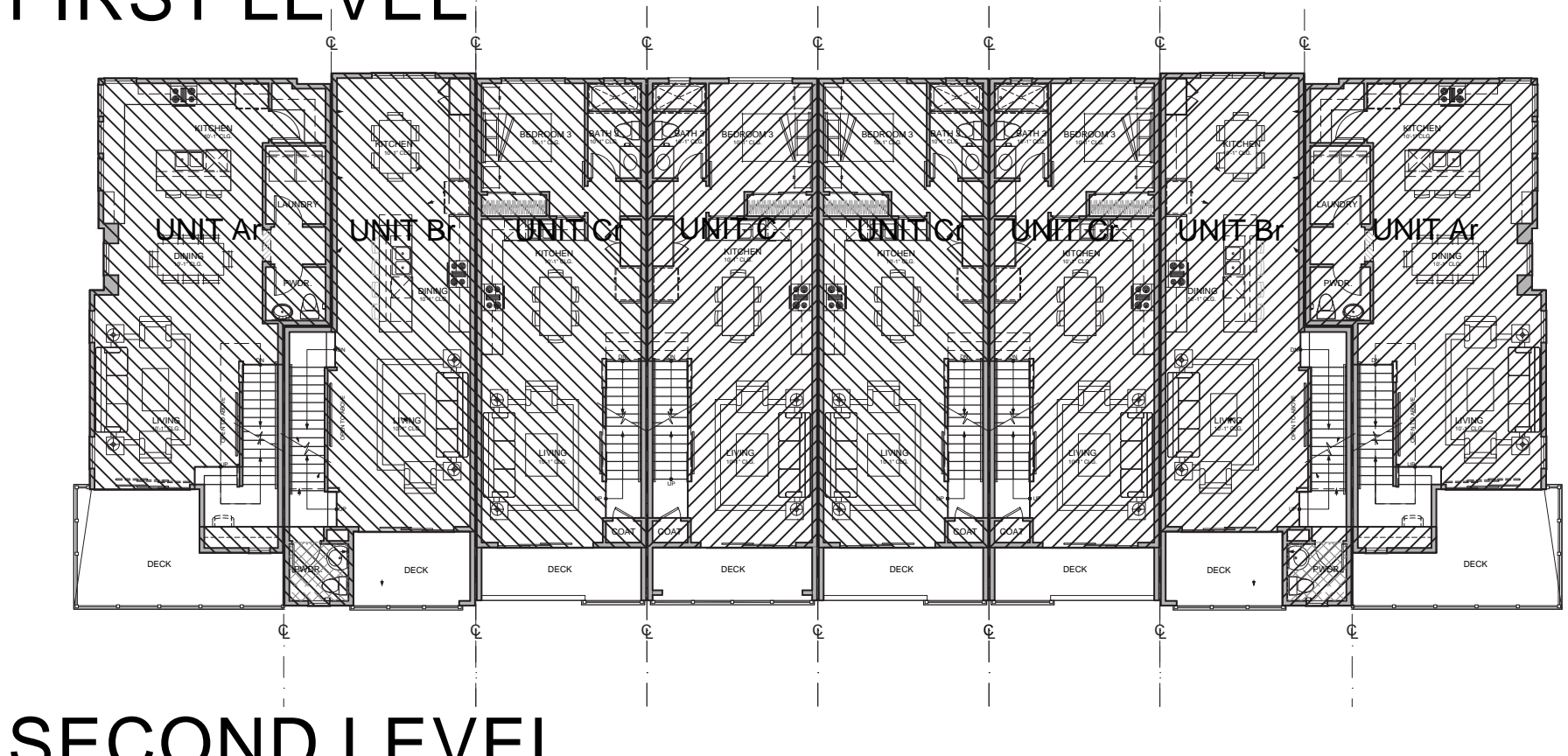
FOURTH LEVEL



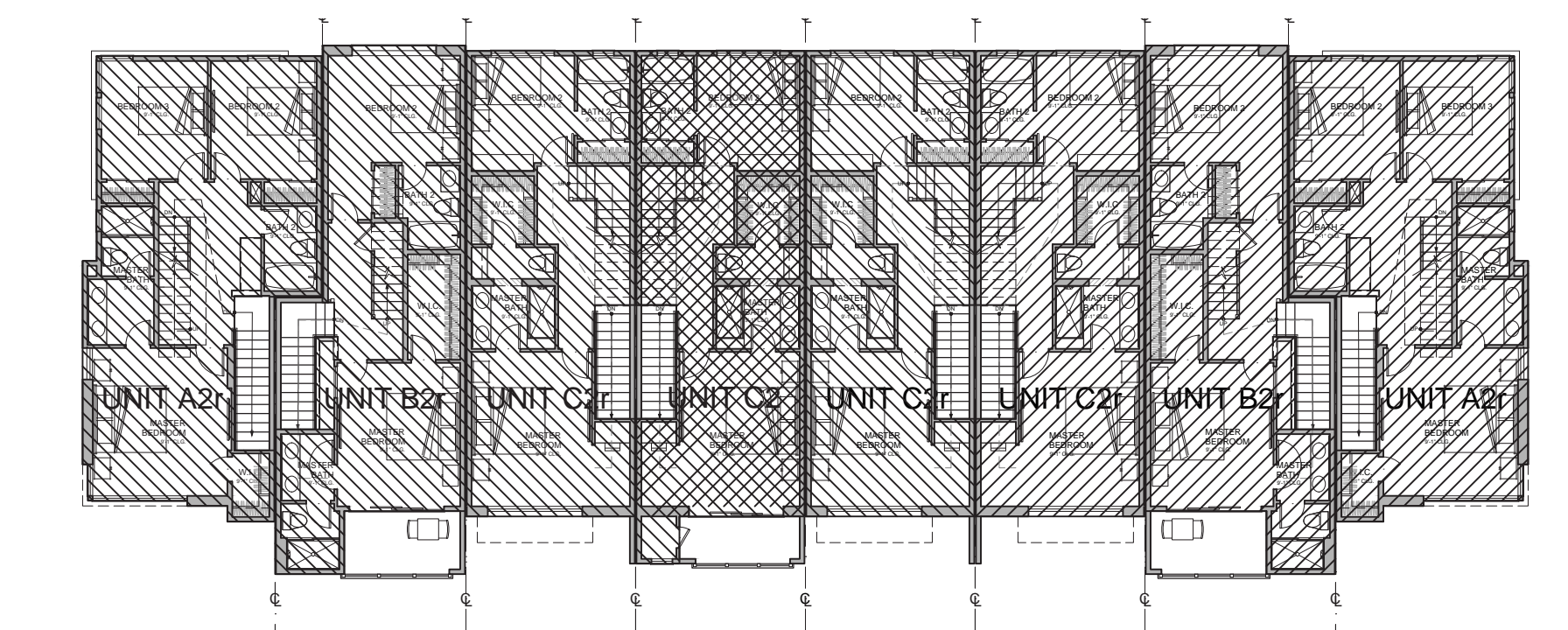
GROSS AREA



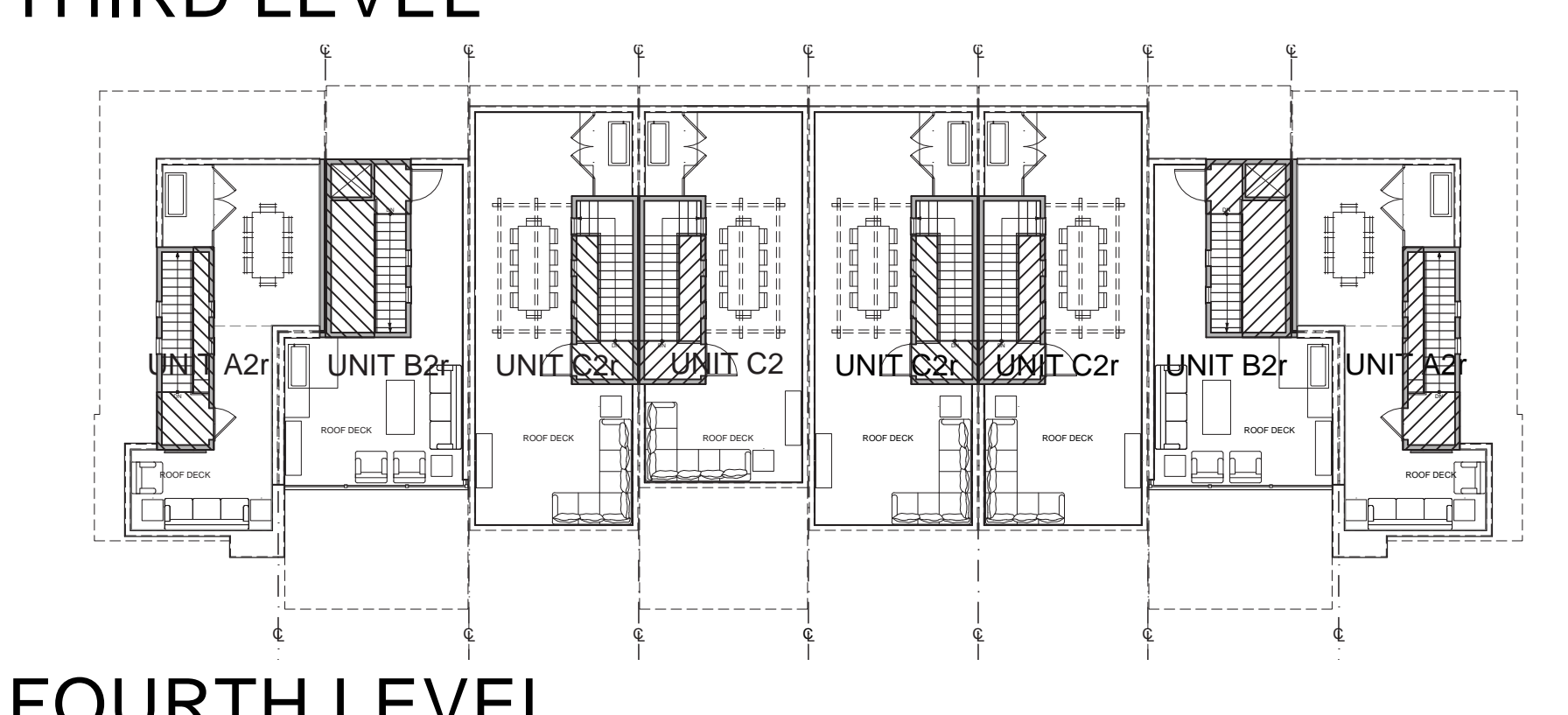
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL

TH - 8-Plex		
Area Calcs	CBC	San Mateo Gross
Floor 1	1910.2	2124
Floor 2	5819.2	5447
Floor 3	5830.2	5692.8
Floor 4	1563.8	513
Exterior	1345.4	N/A
Garage	4159.6	4328.6
Total	20628.4	18,105



MATERIAL LIST

- 1 METAL TRELLIS
- 2 DECORATIVE AWNING
- 3 STUCCO FINISH W/MTL REVEALS
- 4 LAP SIDING
- 5 FIBERGLASS DOOR
- 6 SMOOTH CEMENTITIOUS PANEL/TRIM
- 7 VINYL WINDOWS
- 8 METAL GUARDRAIL
- 9 METAL GARAGE DOORS
- 10 METAL ROOF
- 11 FIBERGLASS LOUVERED DOOR

2

3

4

1

L ELEVATION

FRONT ELEVATION



REAR ELEVATION

RELEVATION

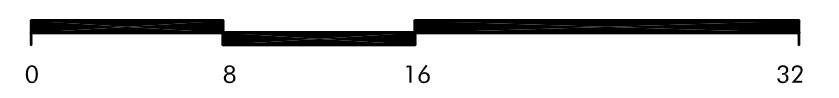


PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

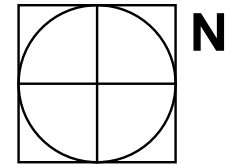
8 UNIT TOWNHOME ELEVATIONS



COLOR SCHEME-1



JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200



3.23



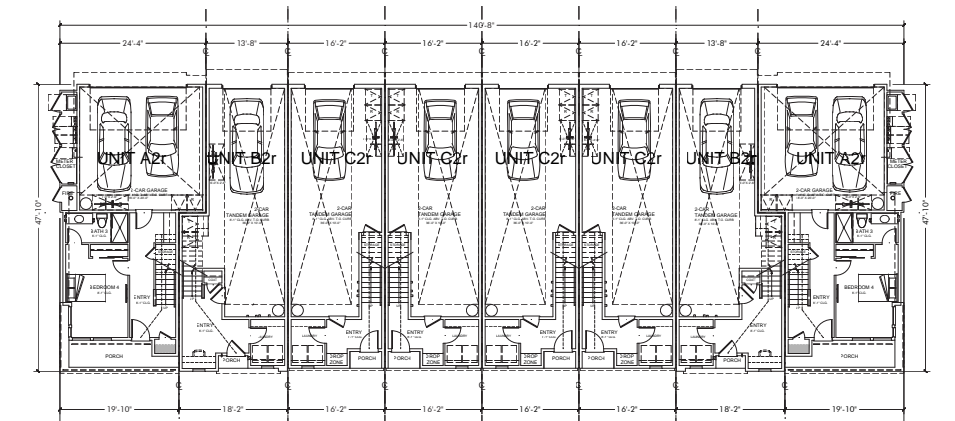


1



2

2



1

COLOR SCHEME-1

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

8 UNIT TOWNHOME PERSPECTIVE



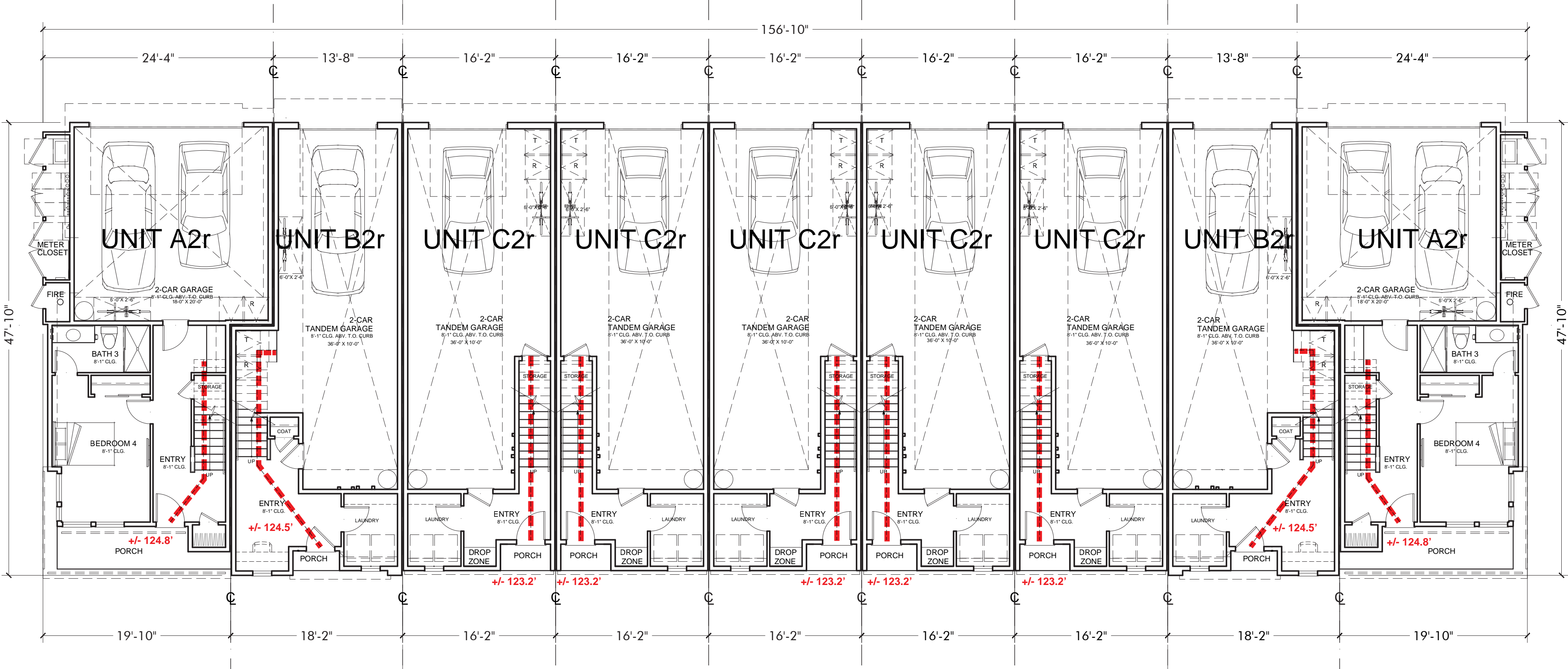
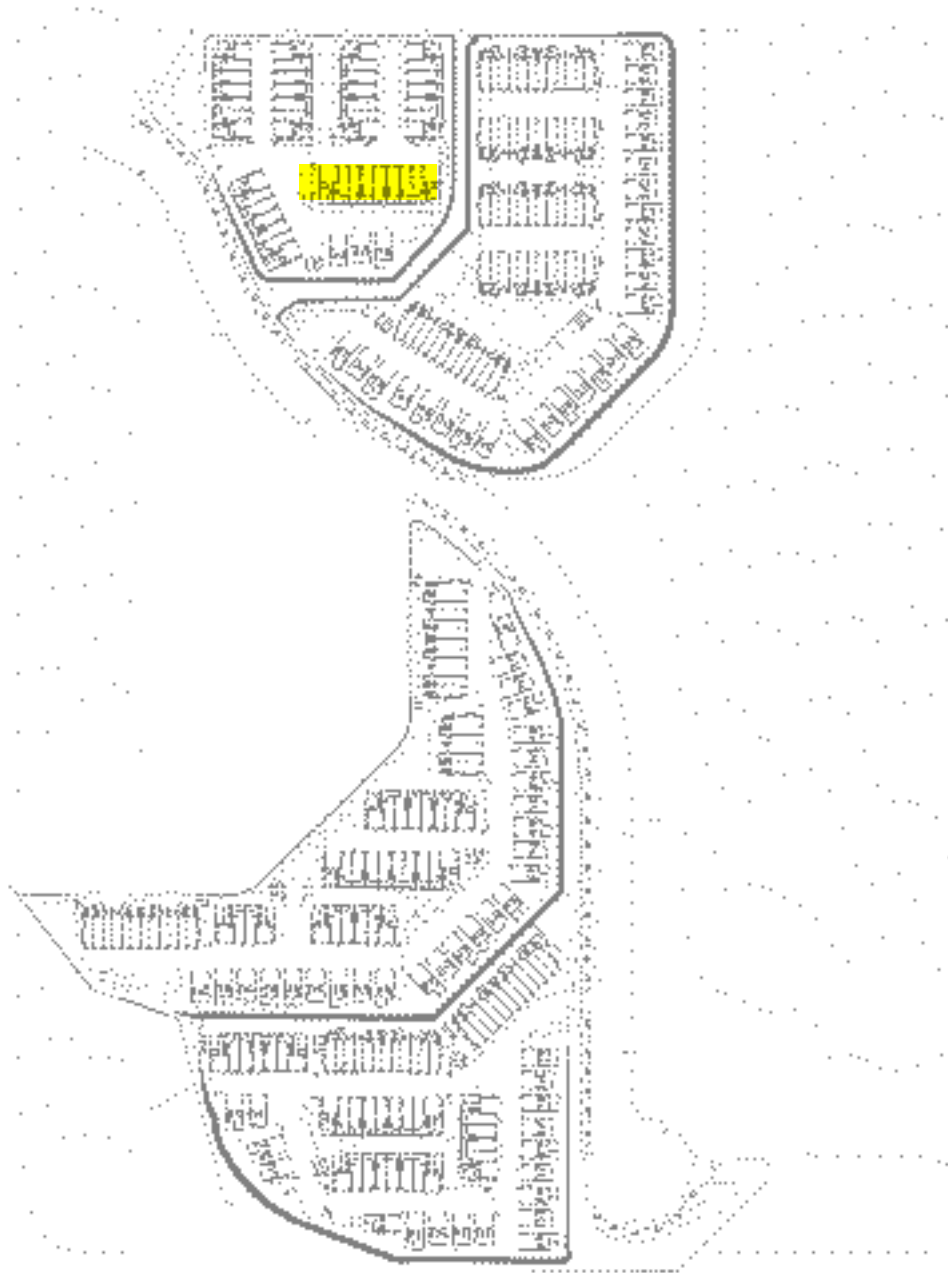
JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200



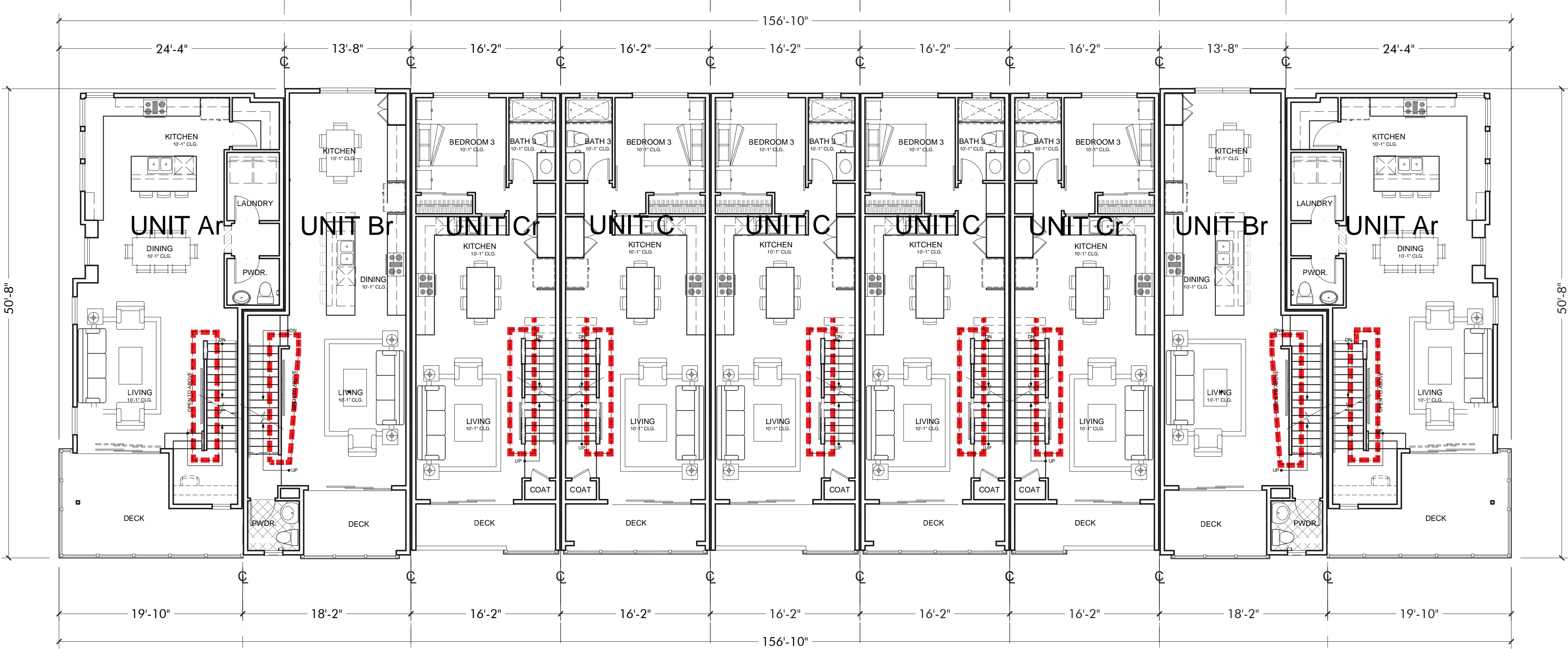
3.24



KEY MAP



GROUND LEVEL PLAN



SECOND LEVEL PLAN

--- EGRESS PATH:  
(MAXIMUM 125')  
\* SEE DIAGRAM  
2 ON SHEET 1.1

1ST-2ND LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

9 UNIT TOWNHOME

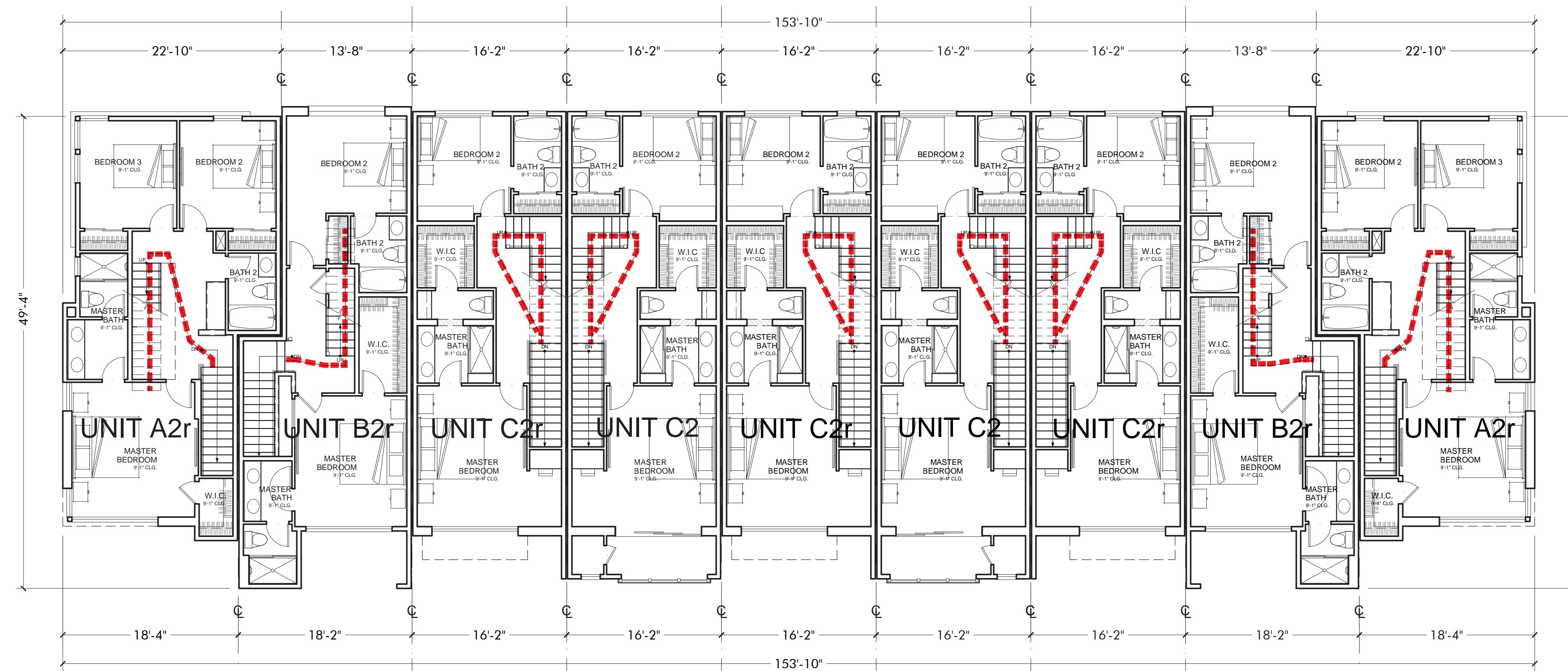
DAHLIN

JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

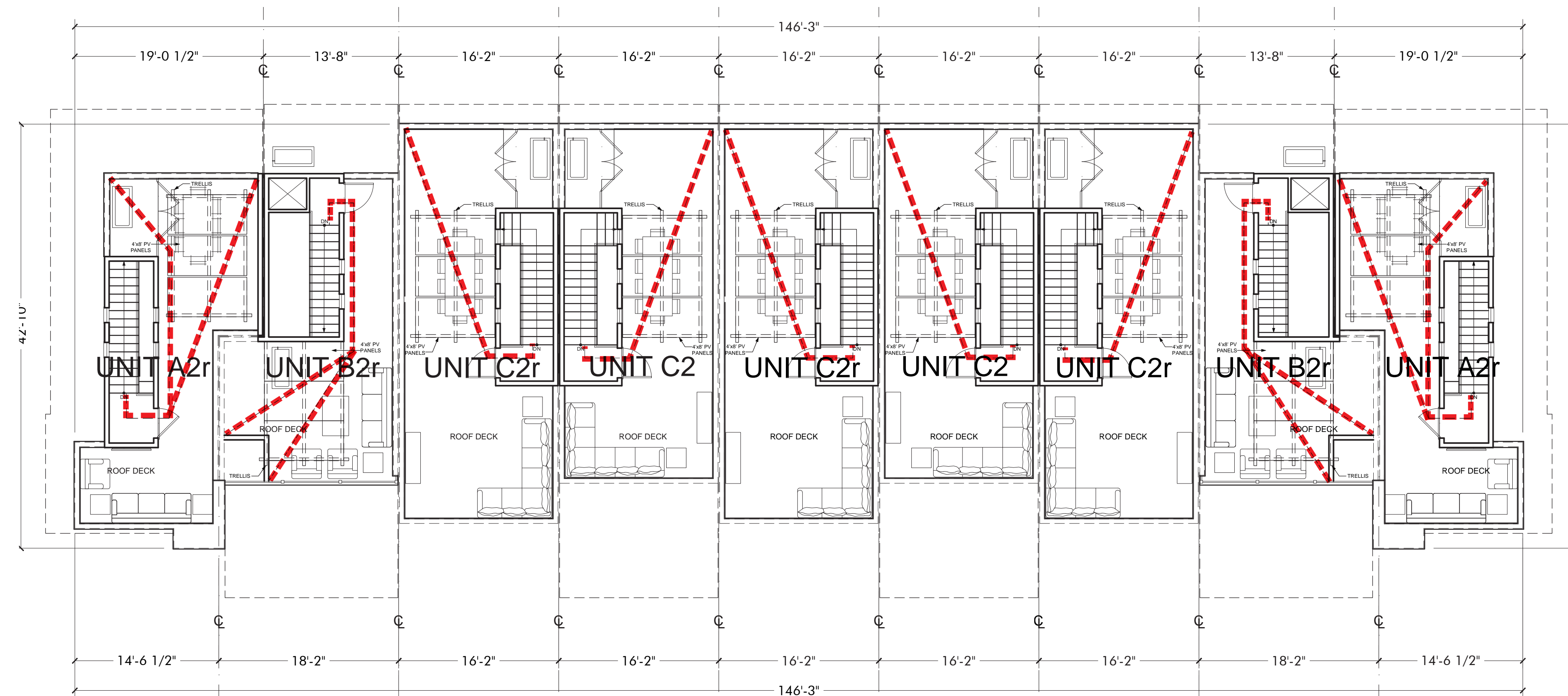
N

3.25



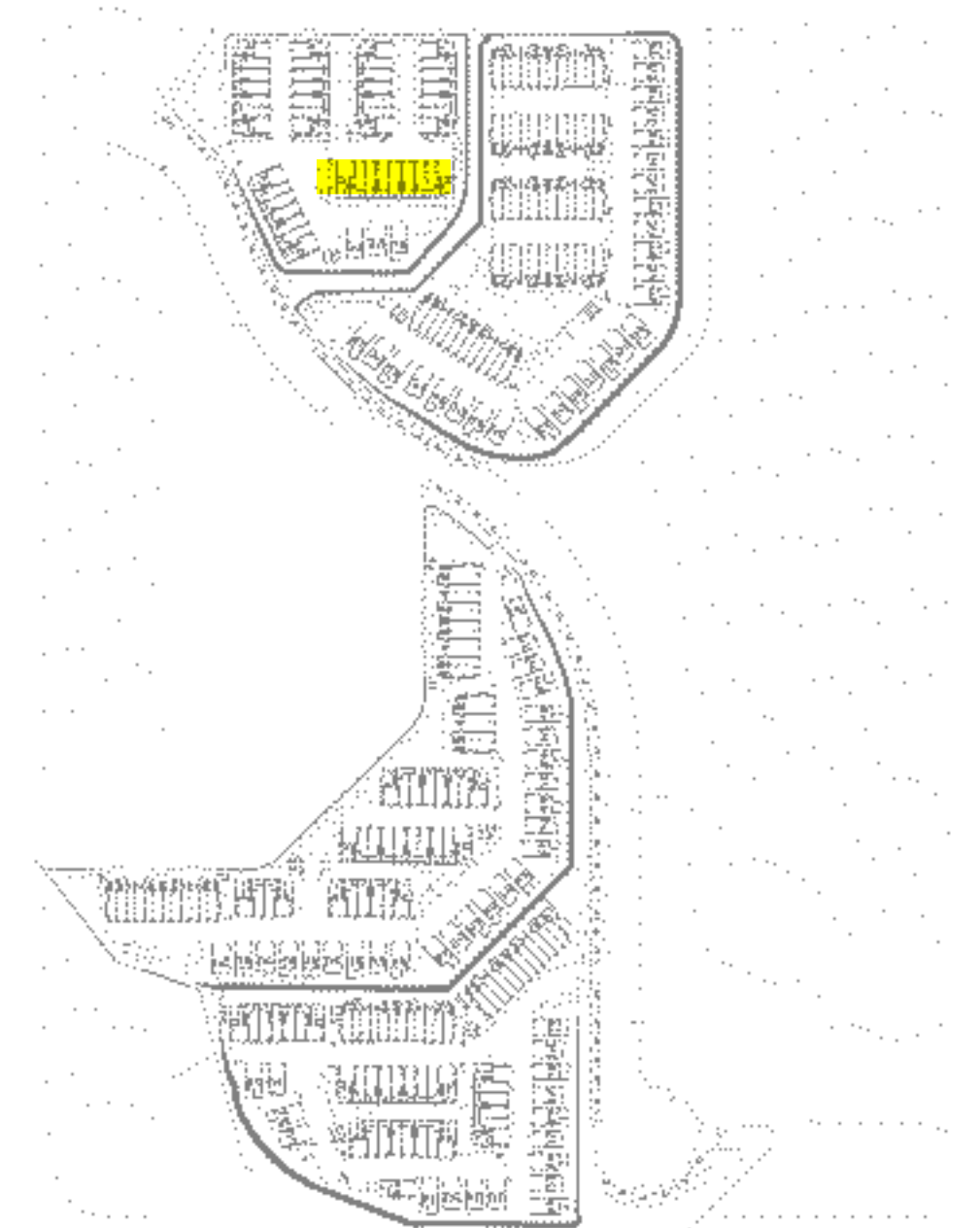


3RD LEVEL PLAN



ROOF PLAN

KEY MAP



--- EGRESS PATH:  
(MAXIMUM 125')  
\* SEE DIAGRAM  
2 ON SHEET 1.1

3RD-ROOF LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

9 UNIT TOWNHOME



0 8 16 32

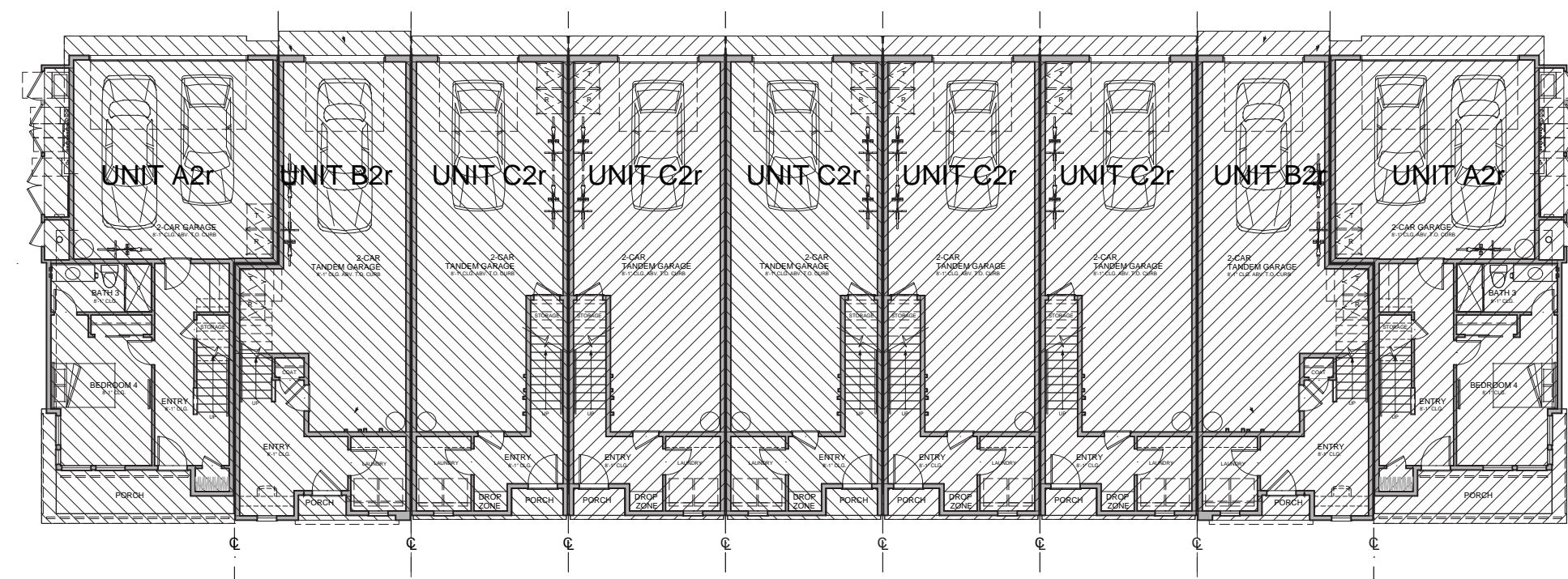
JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

N

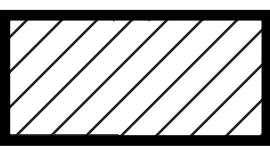
3.26



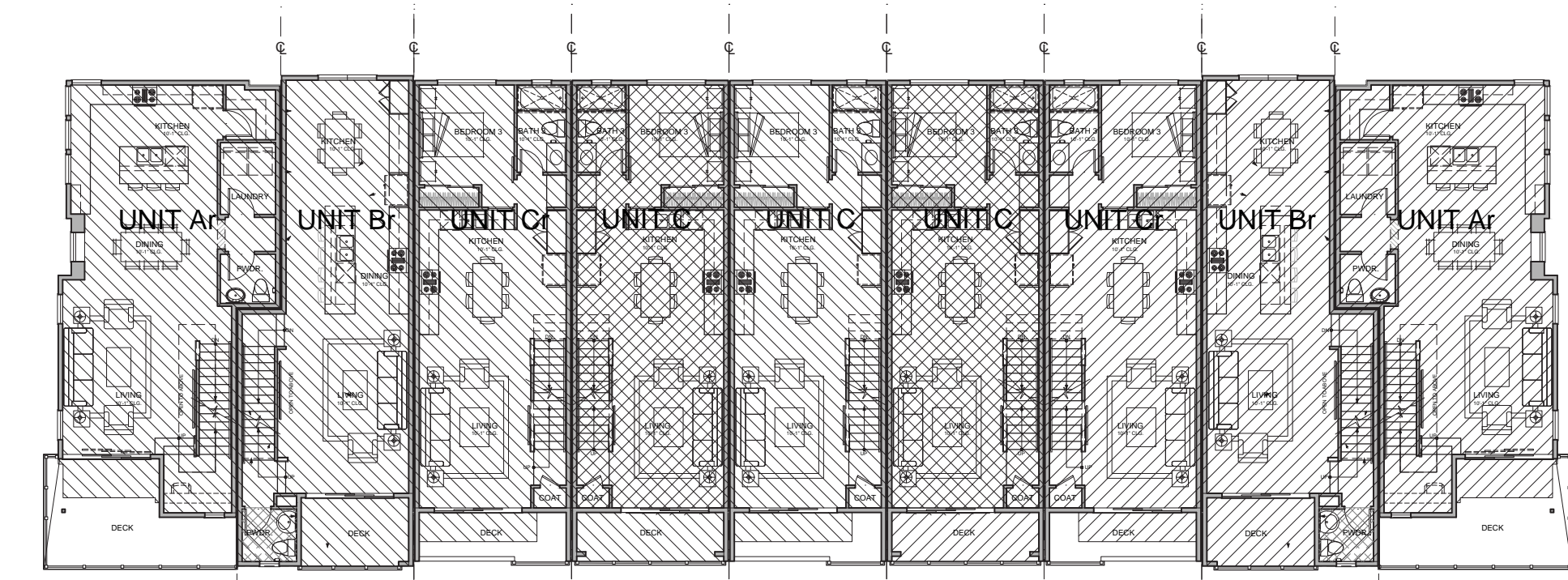
AREA DIAGRAMS (PER C.B.C.)



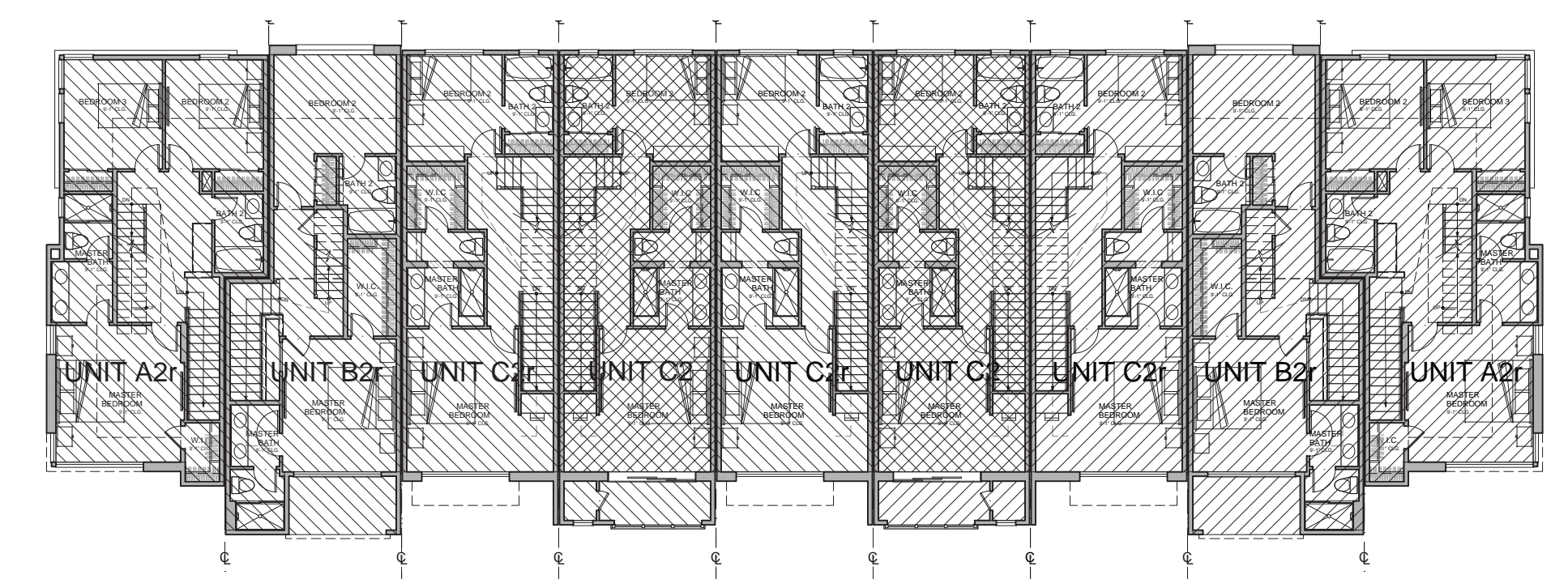
CBC AREA



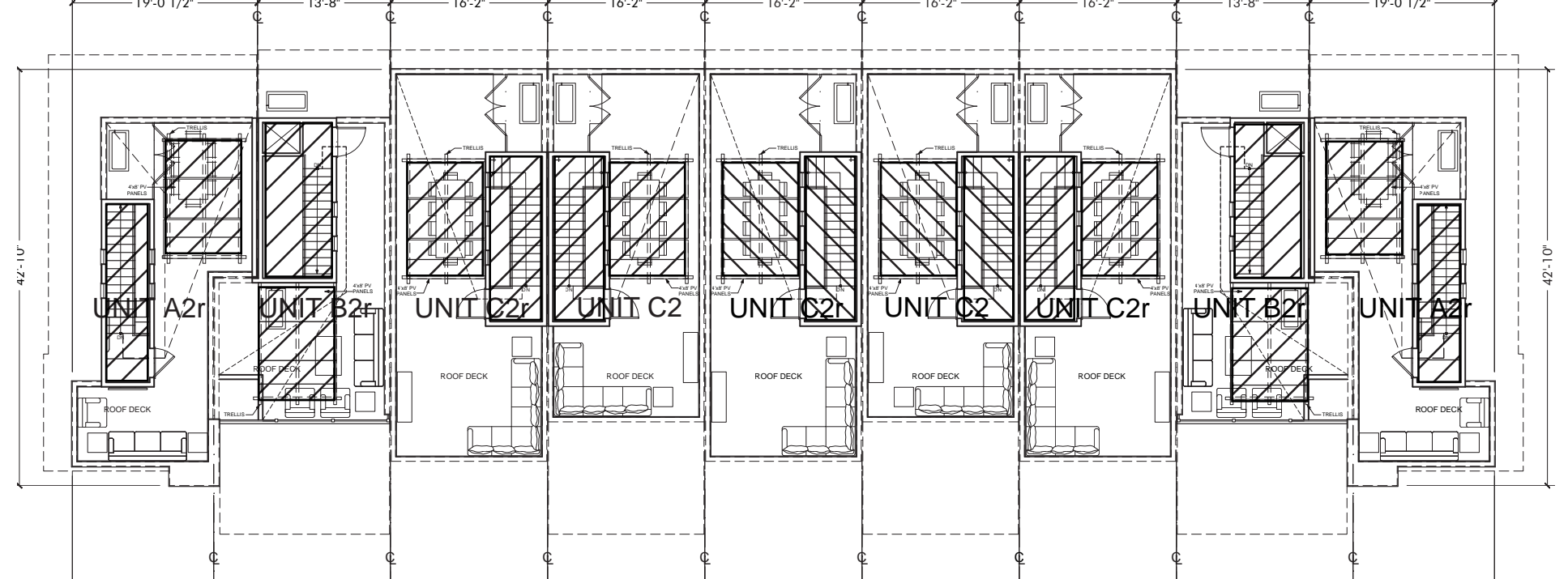
FIRST LEVEL



SECOND LEVEL

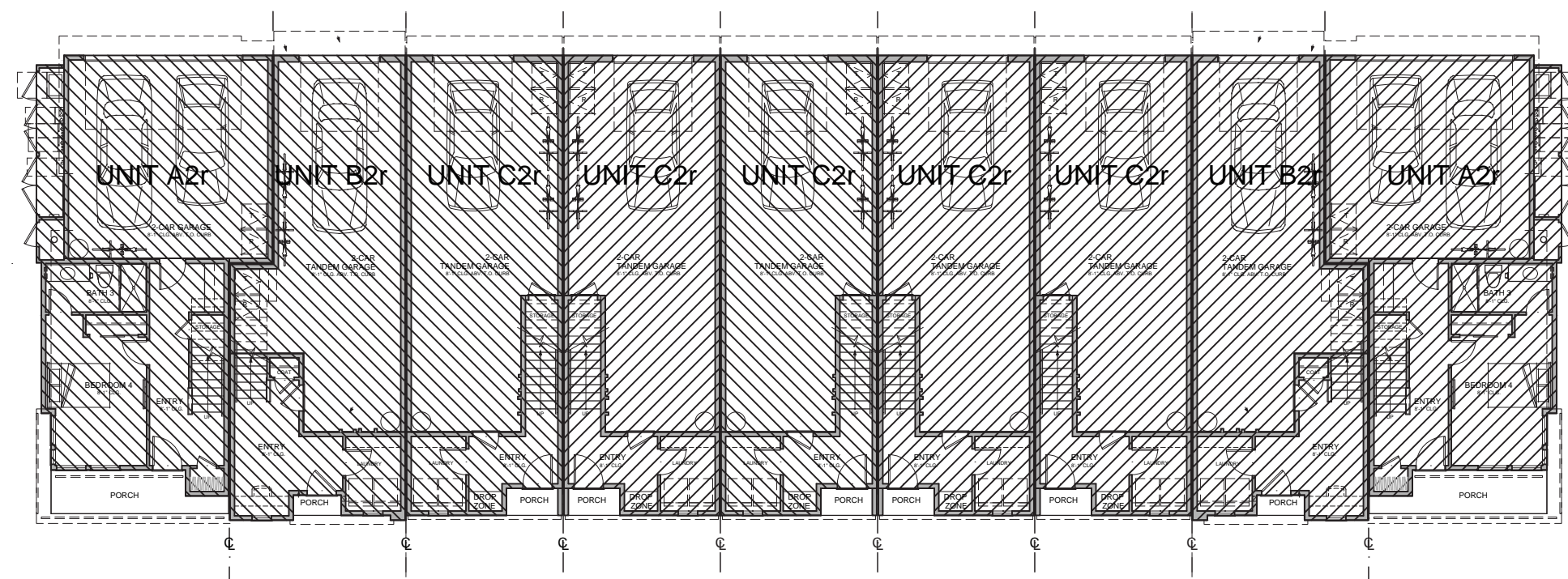


THIRD LEVEL

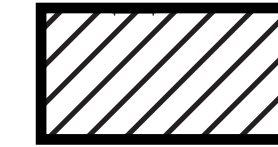


FOURTH LEVEL

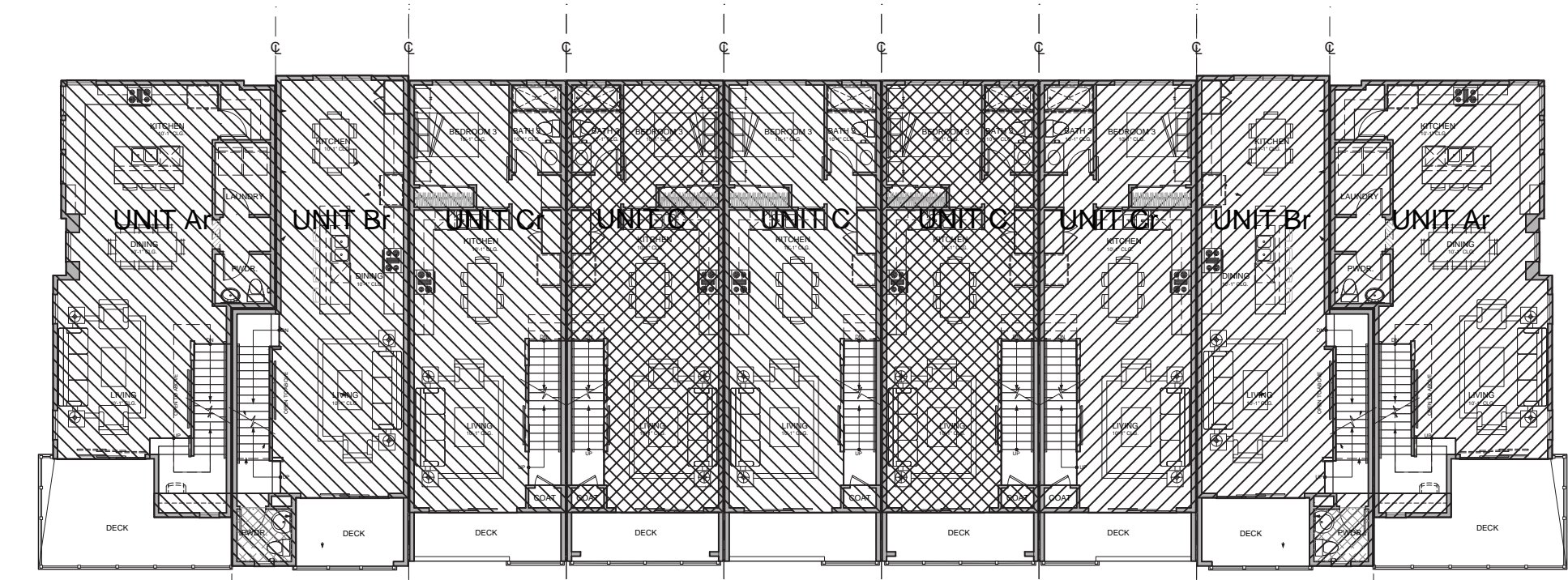
GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)



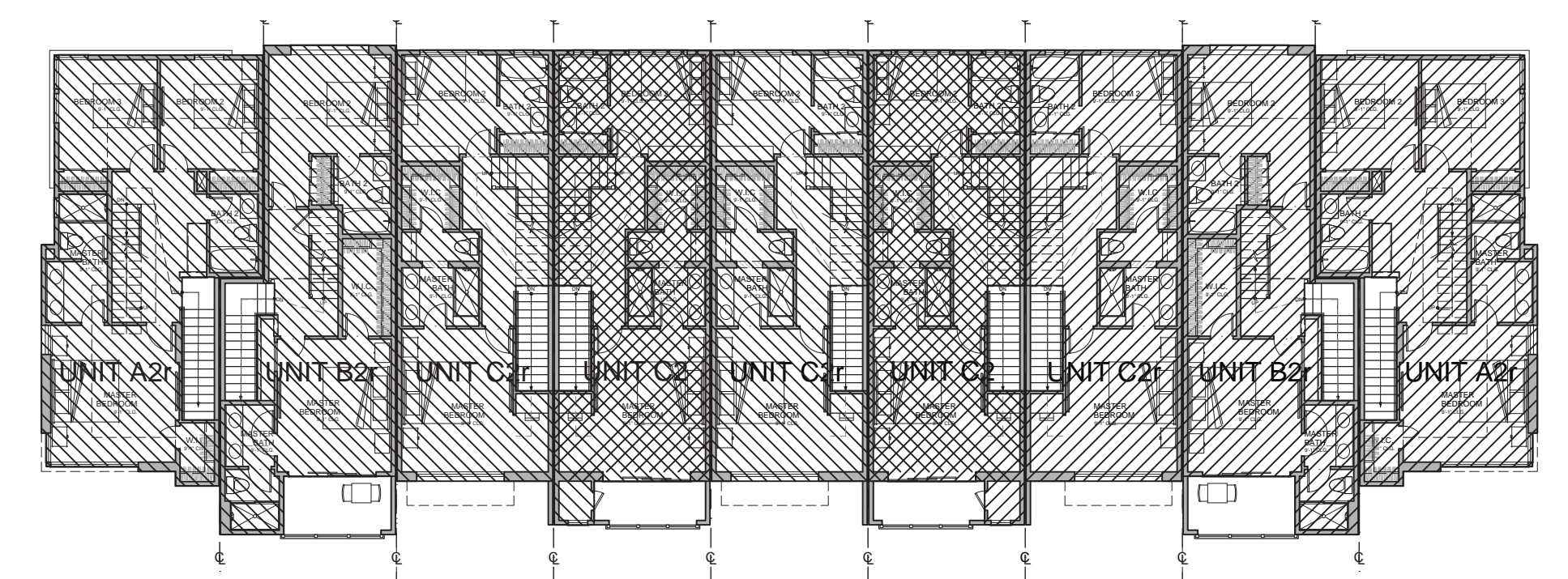
GROSS AREA



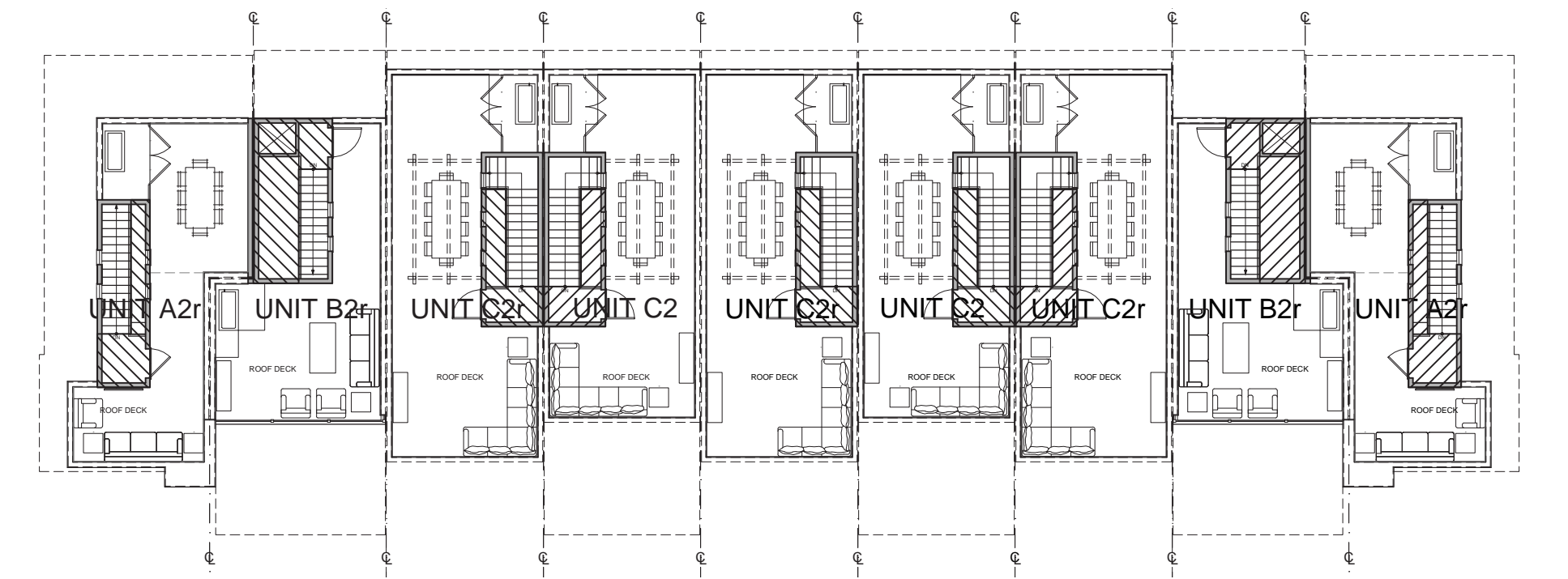
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL

TH - 9-Plex		
Area Calcs	CBC	San Mateo Gross
Floor 1	2084.8	2307.3
Floor 2	6521.1	6106.2
Floor 3	6524	6386.3
Floor 4	1760.3	564.3
Exterior	1539.4	N/A
Garage	4714.4	4912.2
Total	23144	20,276



MATERIAL LIST

- 1 METAL TRELLIS
- 2 DECORATIVE AWNING
- 3 STUCCO FINISH W/MTL REVEALS
- 4 LAP SIDING
- 5 FIBERGLASS DOOR
- 6 SMOOTH CEMENTITIOUS PANEL/TRIM
- 7 VINYL WINDOWS
- 8 METAL GUARDRAIL
- 9 METAL GARAGE DOORS
- 10 METAL ROOF
- 11 FIBERGLASS LOUVERED DOOR

2

3

4

1

L ELEVATION

FRONT ELEVATION



REAR ELEVATION

RELEVATION

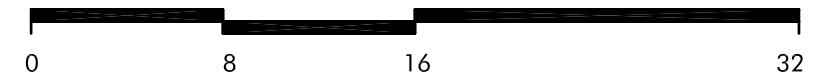


PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

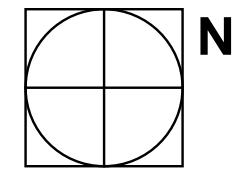
9 UNIT TOWNHOME ELEVATIONS



COLOR SCHEME-1



JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200



3.28



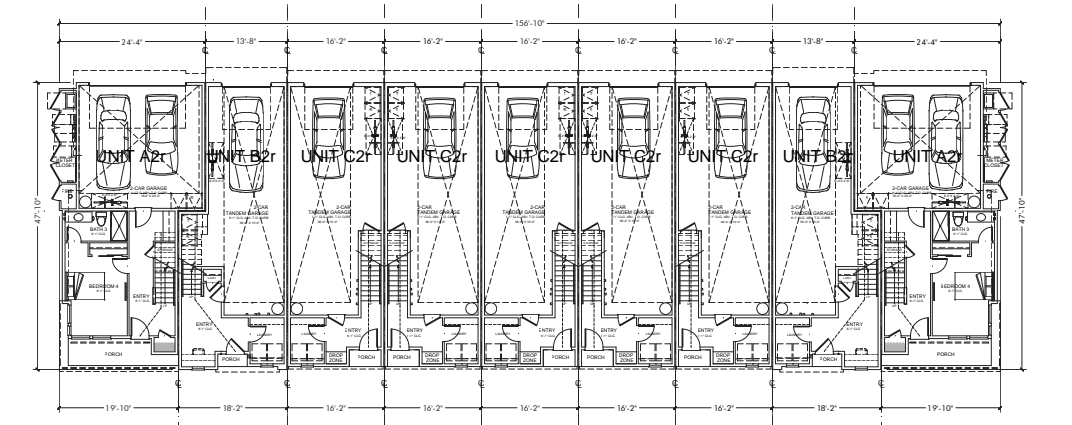


1



2

2



1

COLOR SCHEME-1

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

9 UNIT TOWNHOME PERSPECTIVE



JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200





MATERIAL LIST

- 1 METAL TRELLIS
- 2 DECORATIVE AWNING
- 3 STUCCO FINISH W/MTL REVEALS
- 4 LAP SIDING
- 5 FIBERGLASS DOOR
- 6 SMOOTH CEMENTITIOUS PANEL/TRIM
- 7 VINYL WINDOWS
- 8 METAL GUARDRAIL
- 9 METAL GARAGE DOORS
- 10 METAL ROOF
- 11 FIBERGLASS LOUVERED DOOR

2

3

4

1

L ELEVATION

FRONT ELEVATION



REAR ELEVATION

RELEVATION

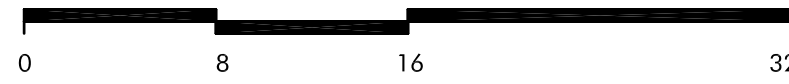


PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

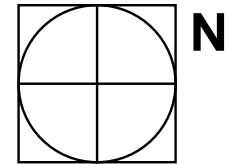
9 UNIT TOWNHOME ELEVATIONS



COLOR SCHEME-2



JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200



3.30

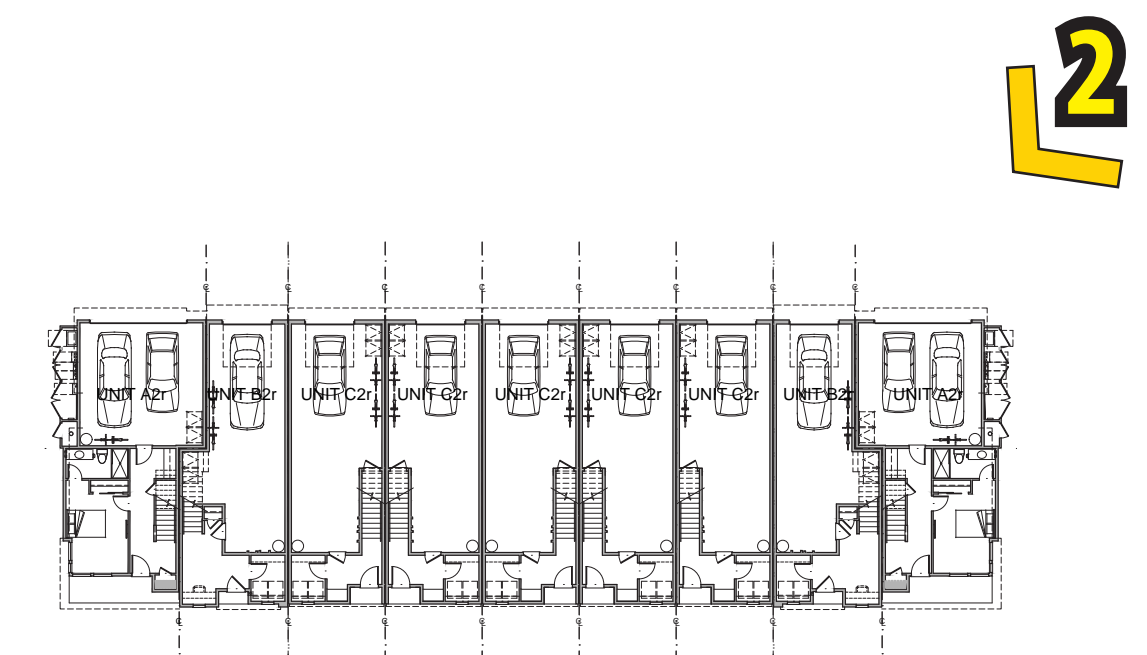




1



2



2

1

COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

9 UNIT TOWNHOME PERSPECTIVE

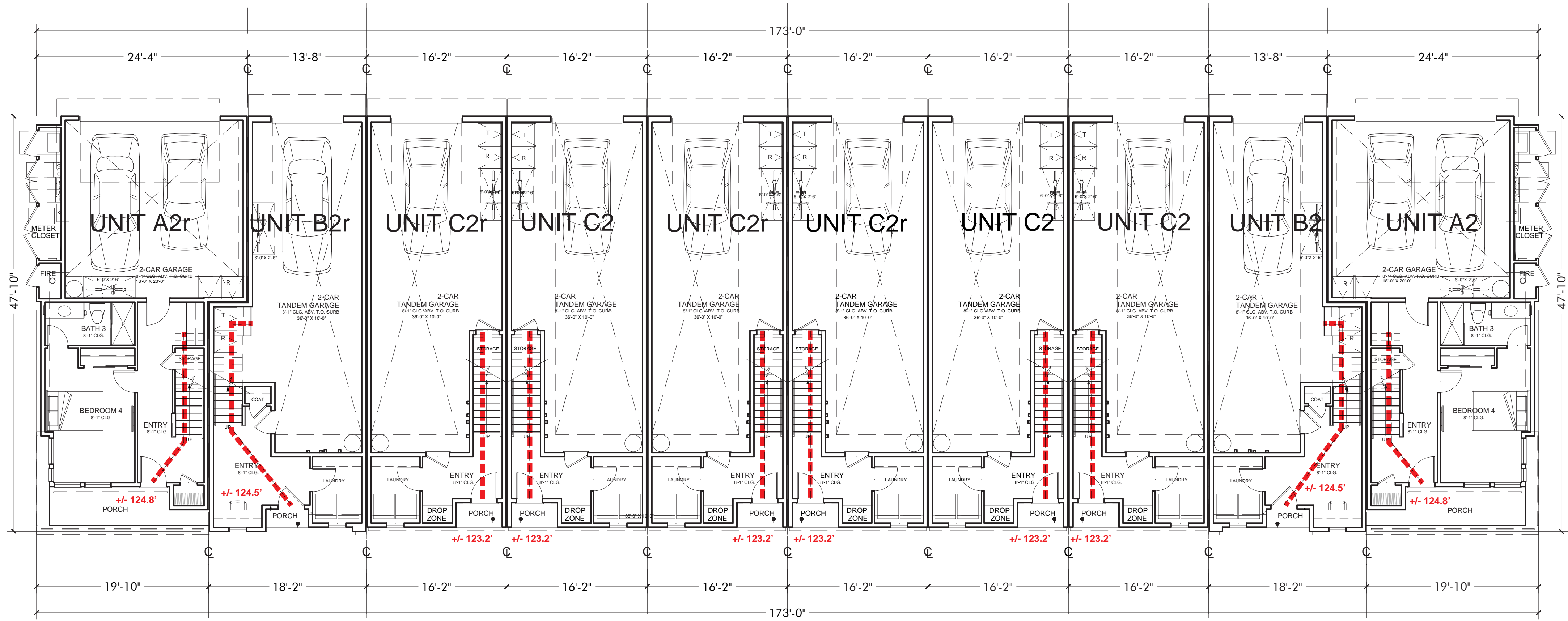
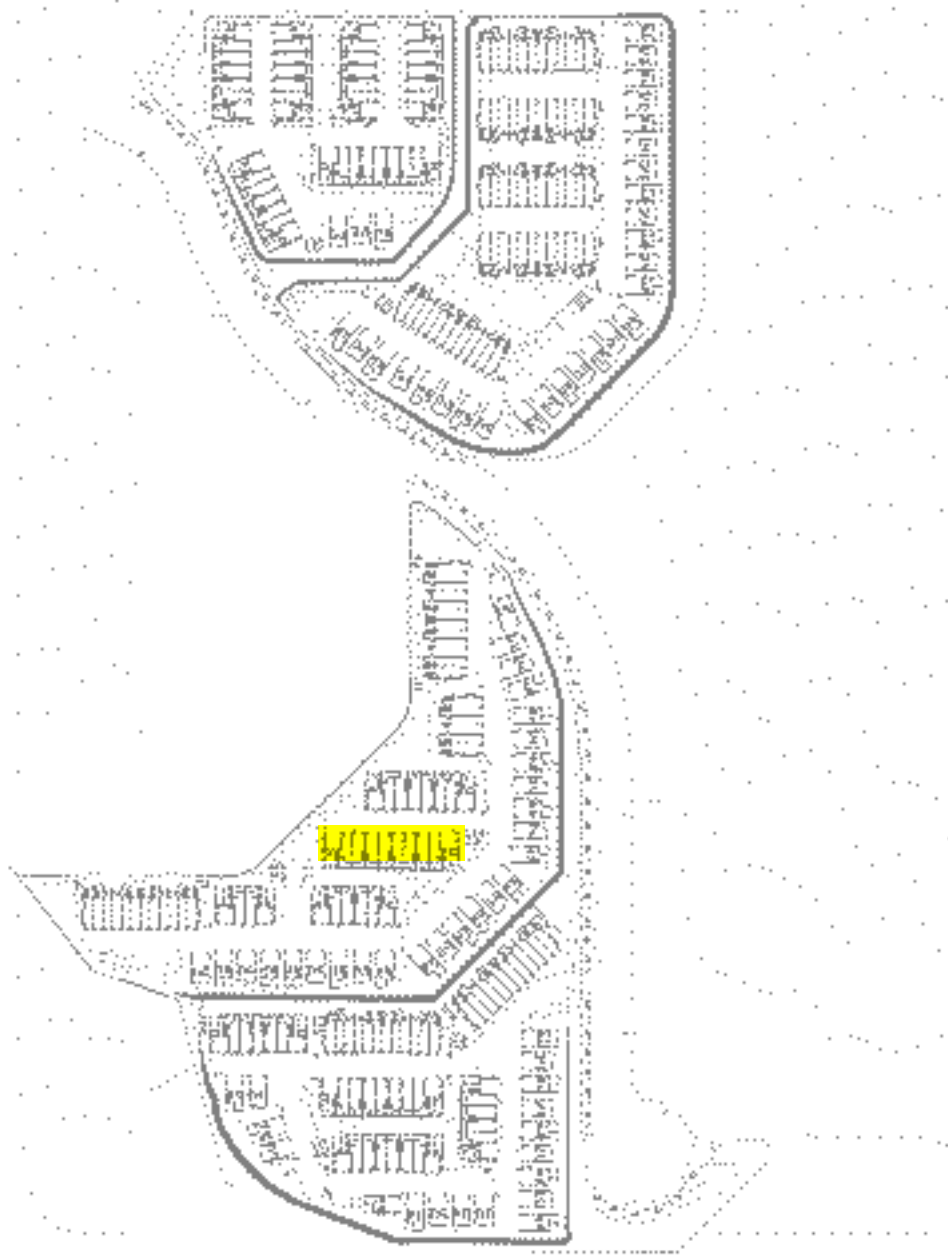


JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

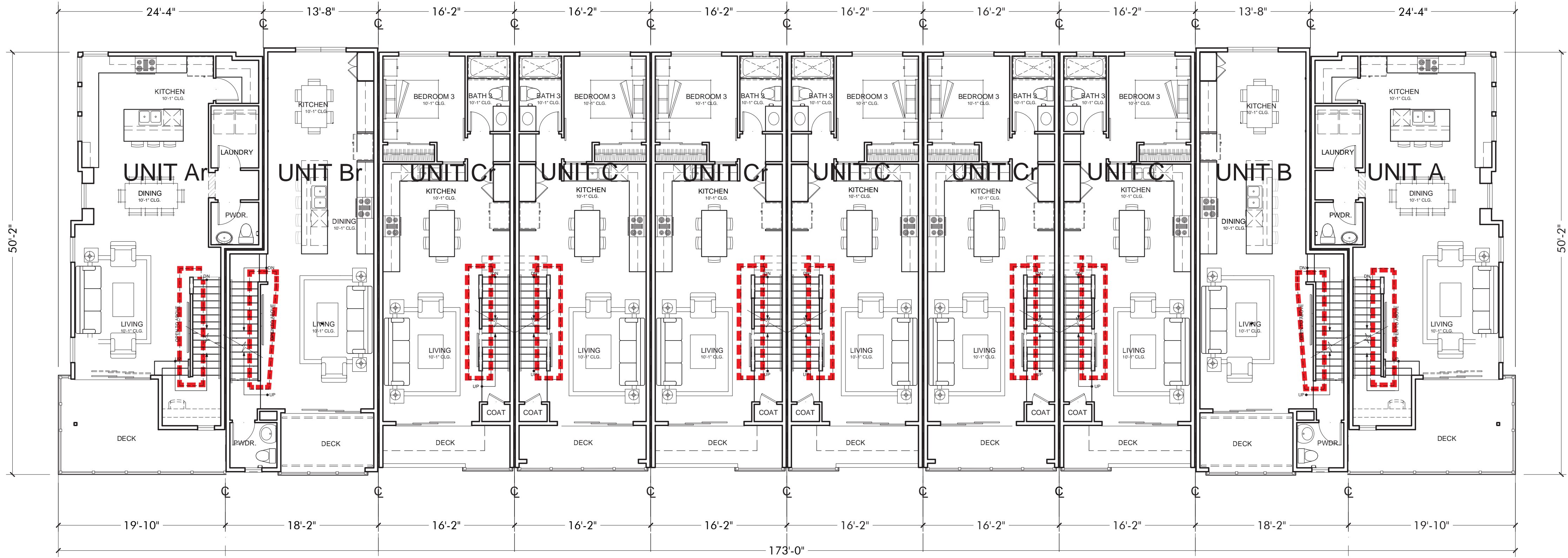




KEY MAP



GROUND LEVEL PLAN



SECOND LEVEL PLAN

--- EGRESS PATH:  
(MAXIMUM 125')  
\* SEE DIAGRAM  
2 ON SHEET 1.1

1ST-2ND LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

10 UNIT TOWNHOME



0 8 16 32

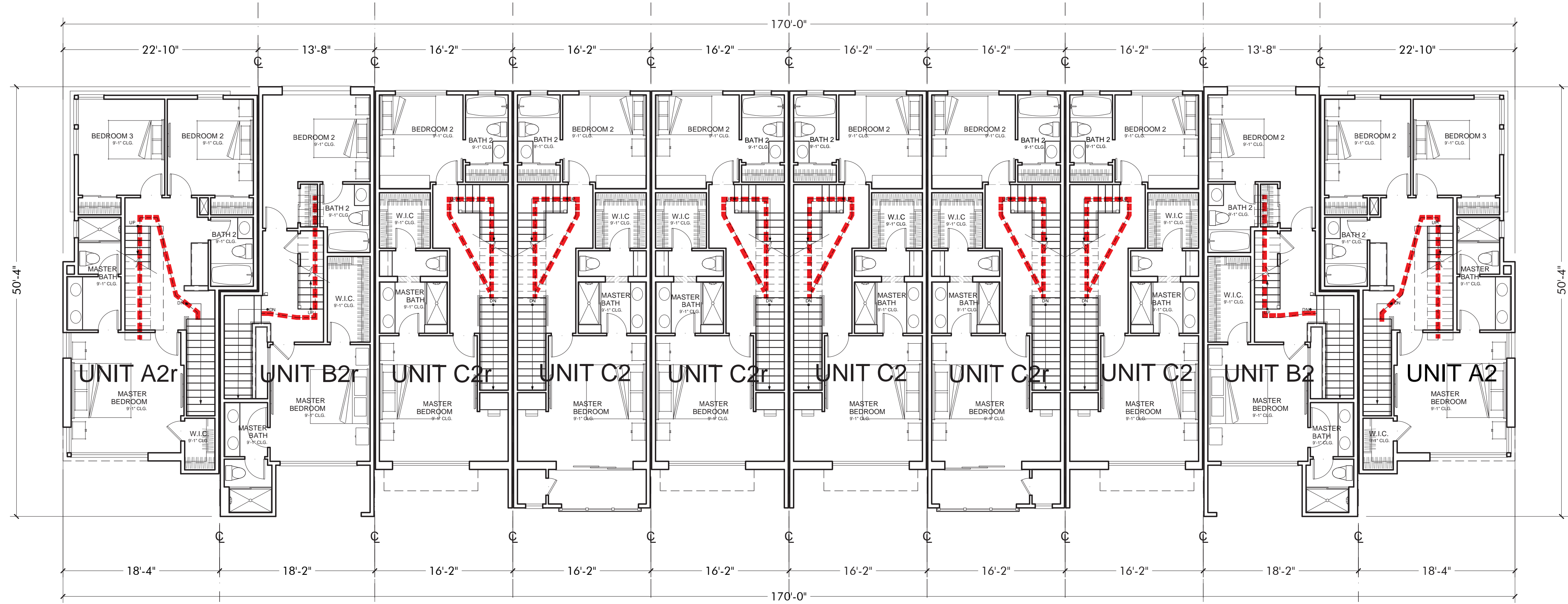
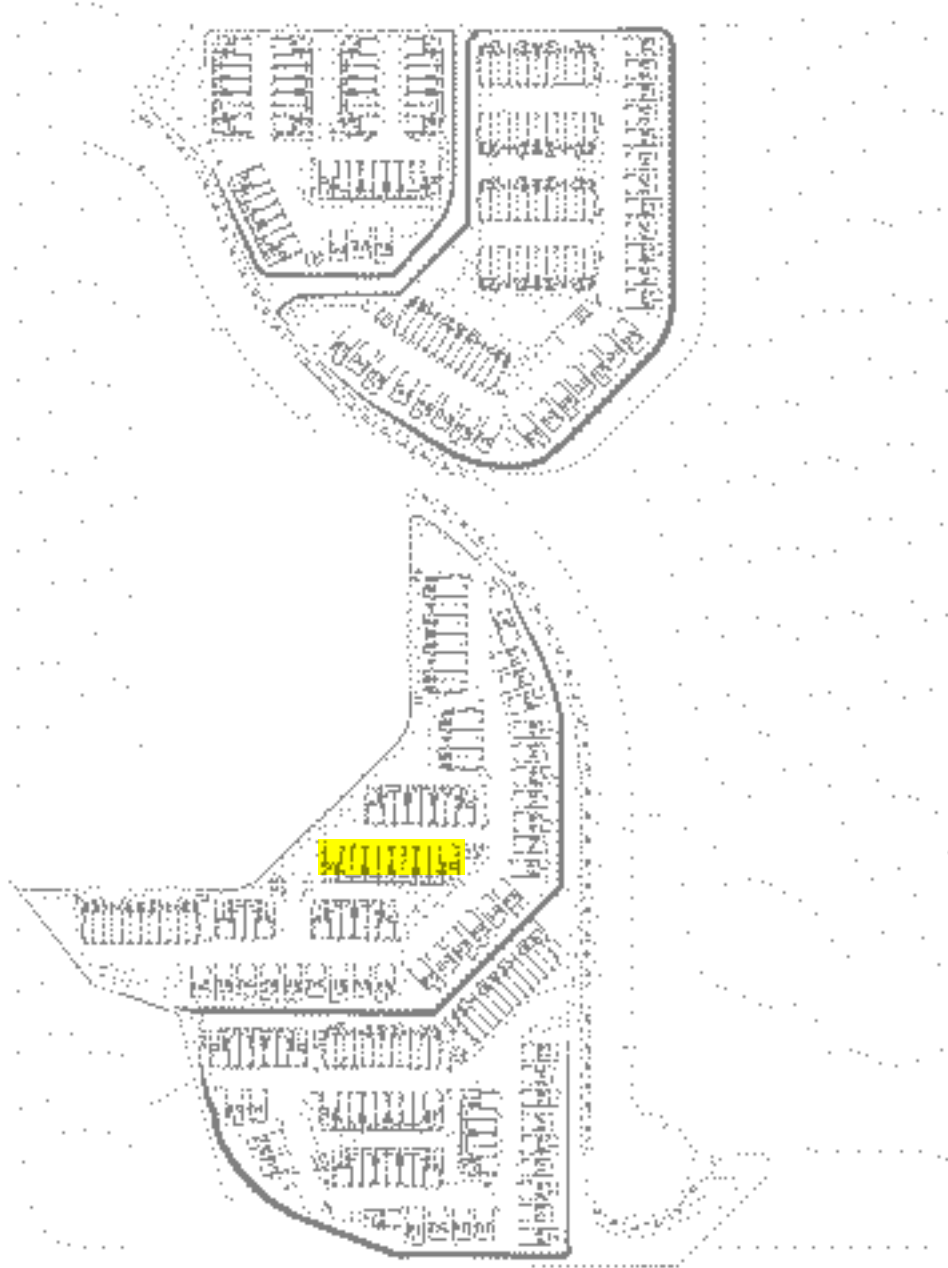
JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

N

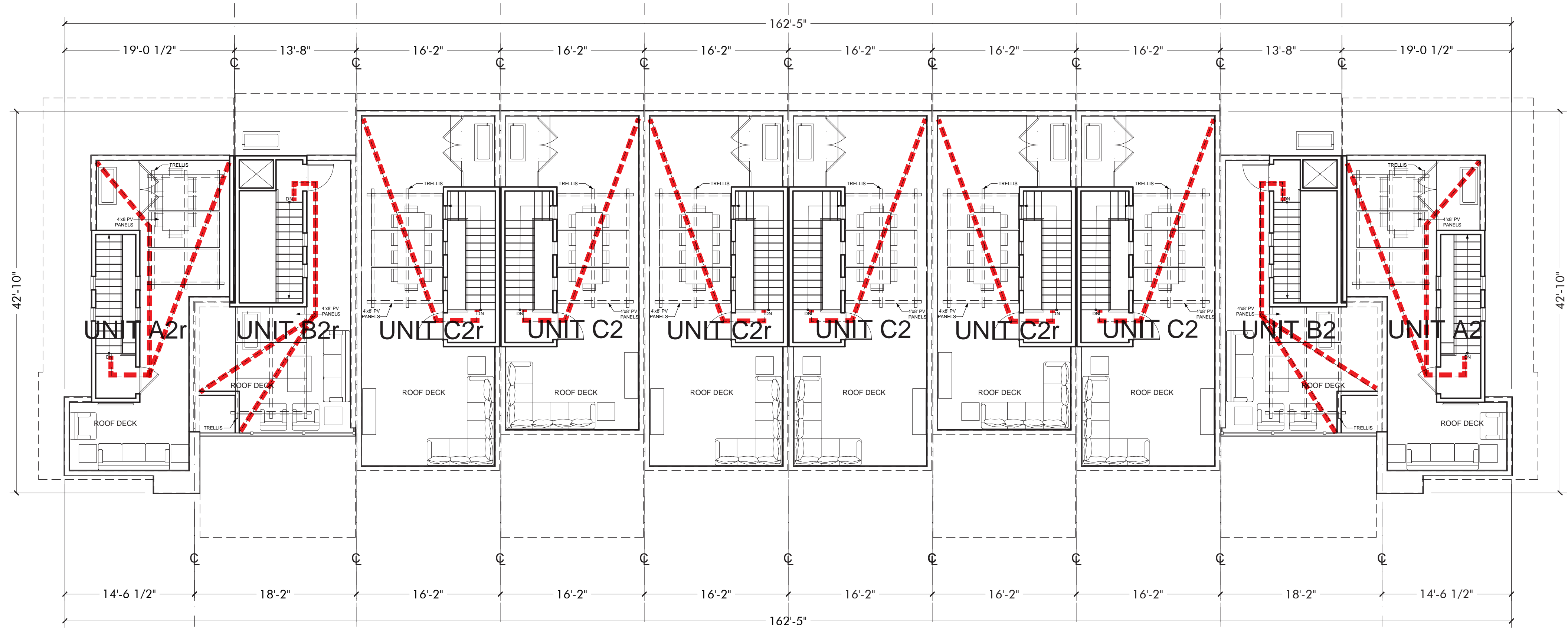
3.32



KEY MAP



3RD LEVEL PLAN



ROOF PLAN

--- EGRESS PATH:  
(MAXIMUM 125')  
\* SEE DIAGRAM  
2 ON SHEET 1.1

3RD-ROOF LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

10 UNIT TOWNHOME

01632

DAHLIN

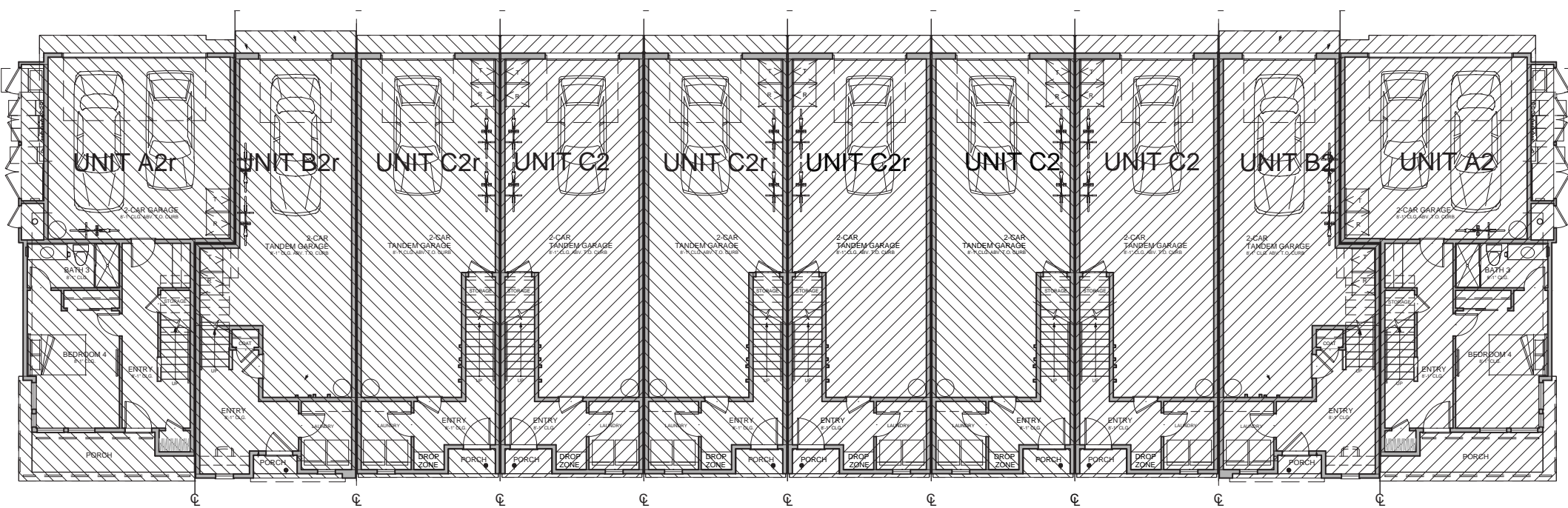
JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

N

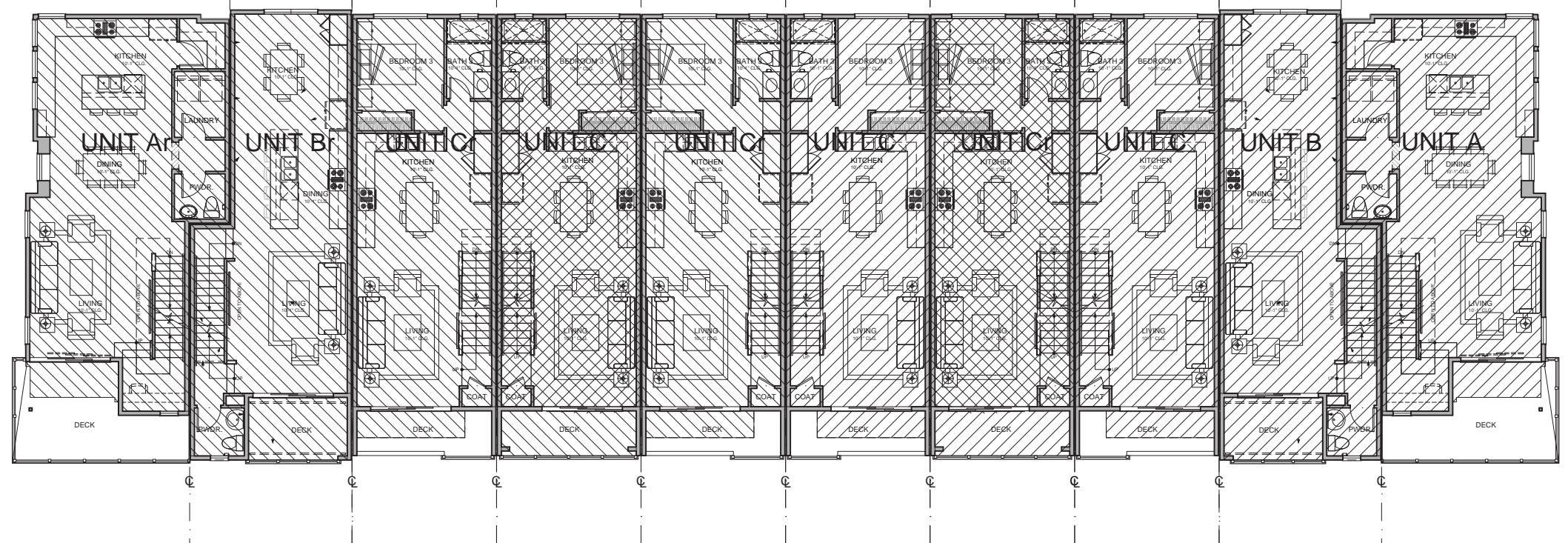
3.33



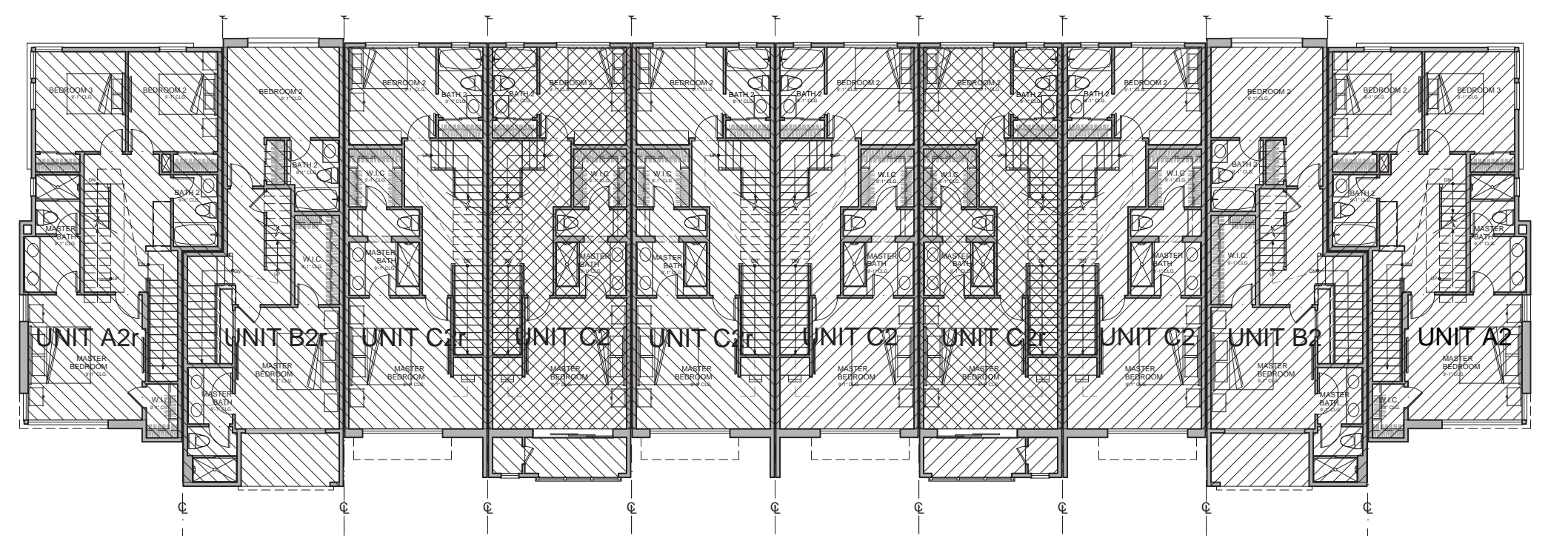
AREA DIAGRAMS (PER C.B.C.)



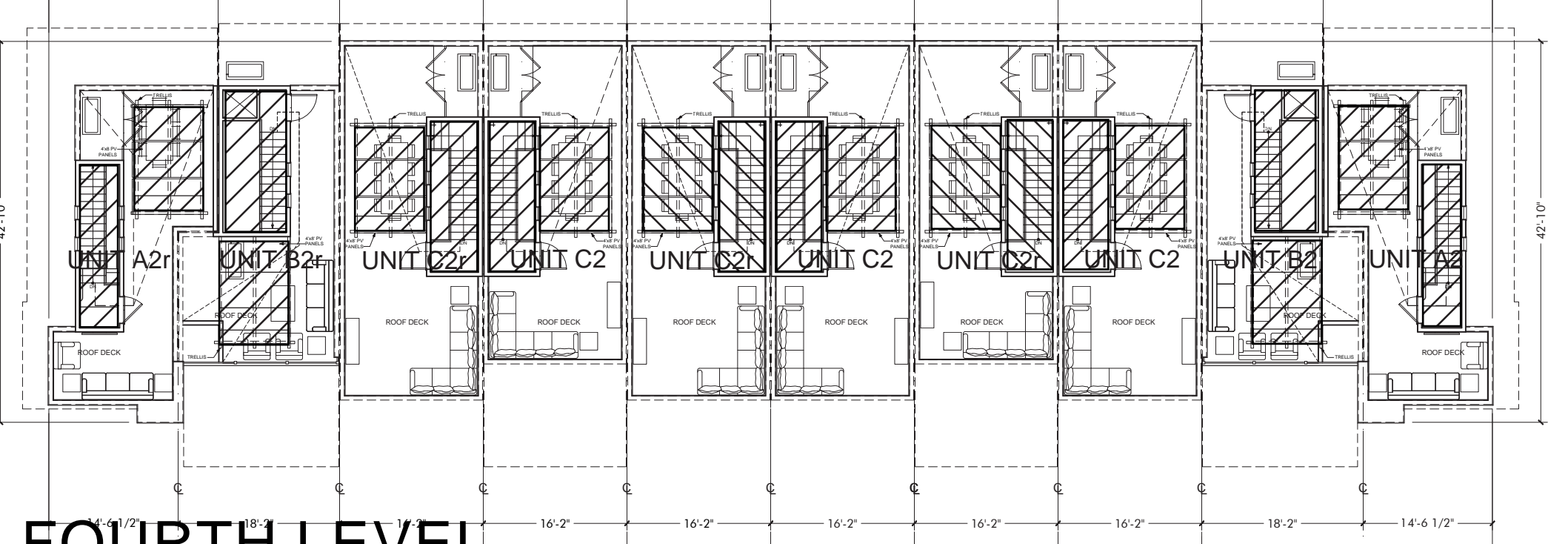
FIRST LEVEL



SECOND LEVEL

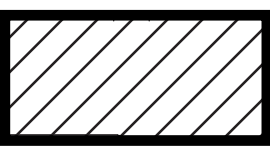


THIRD LEVEL

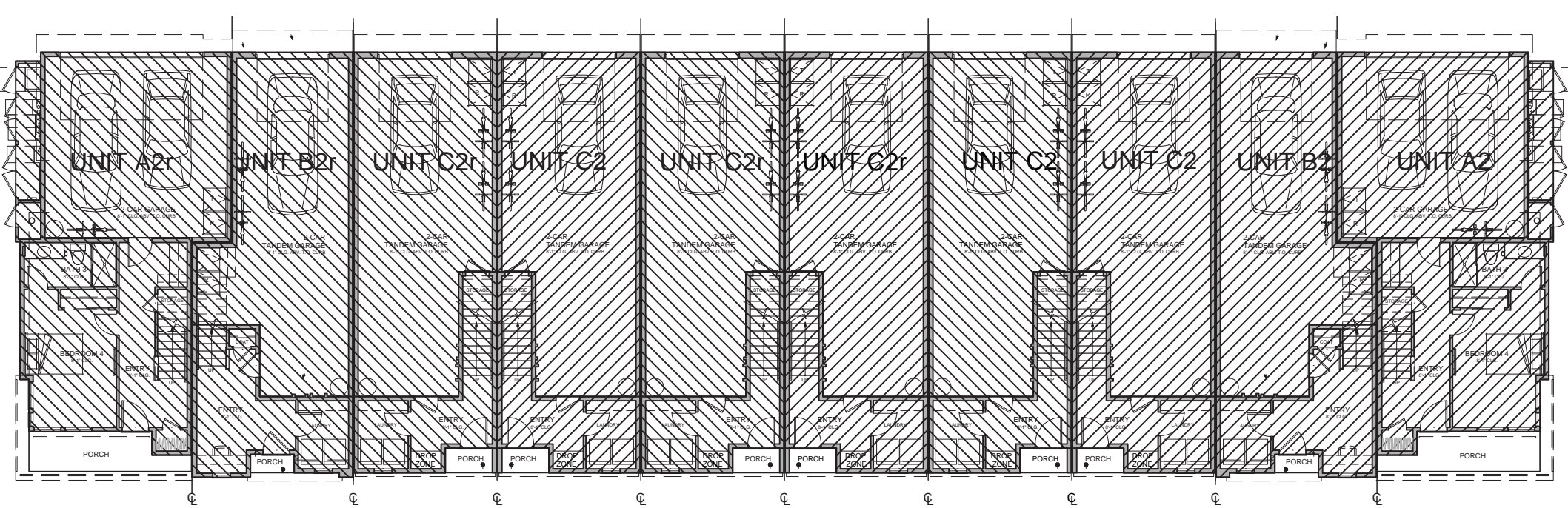


FOURTH LEVEL

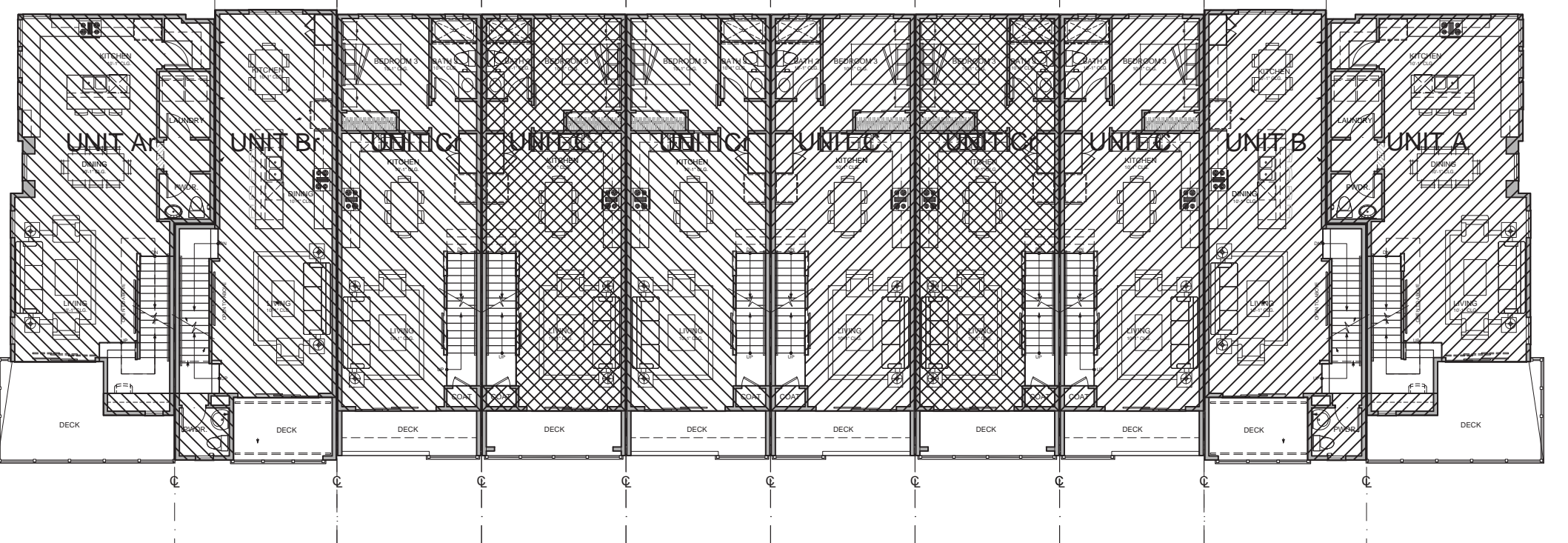
CBC AREA



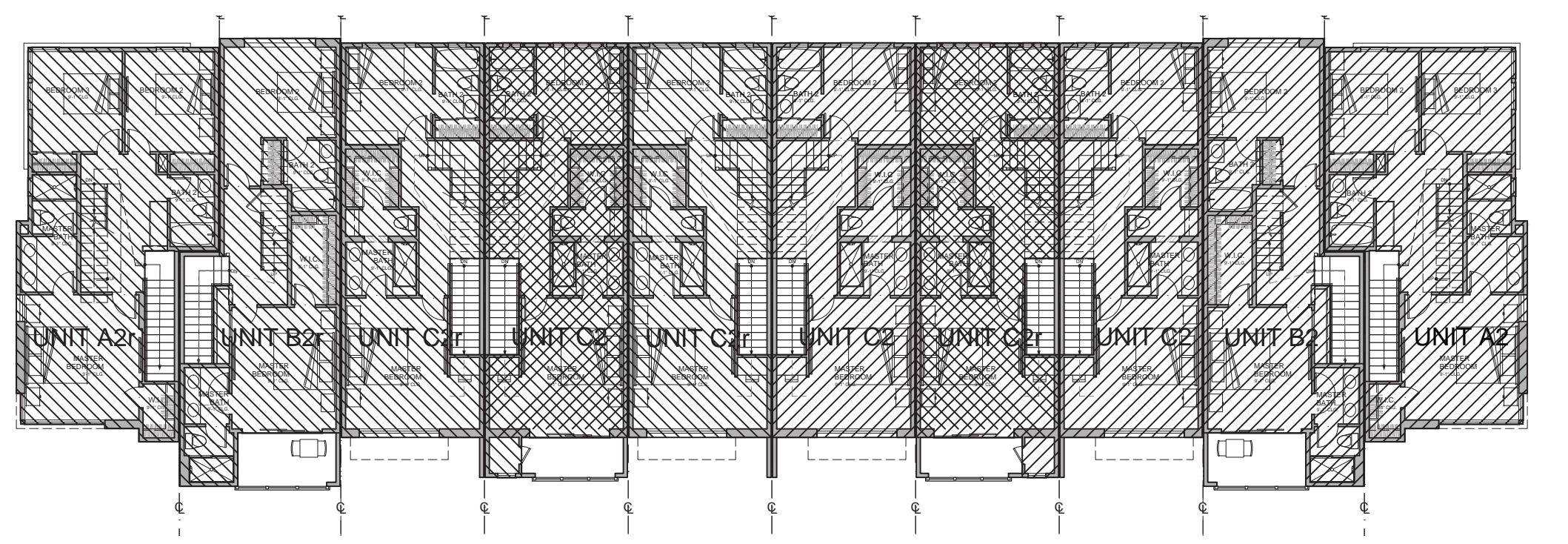
GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)



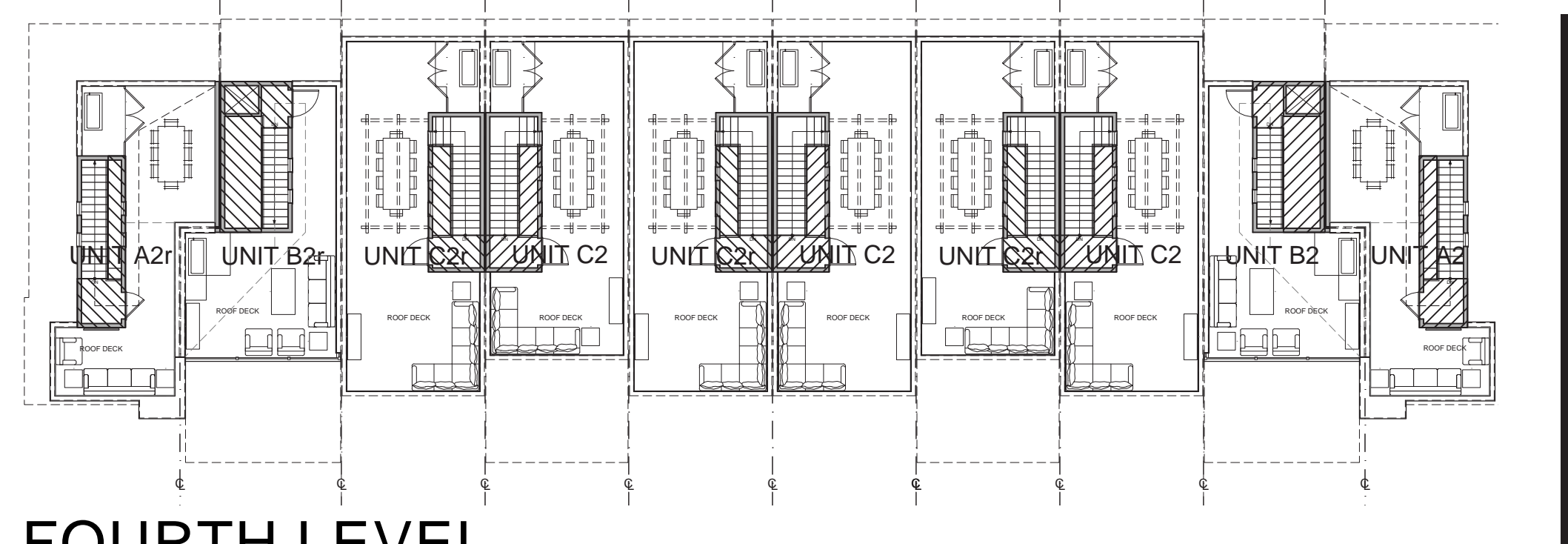
FIRST LEVEL



SECOND LEVEL

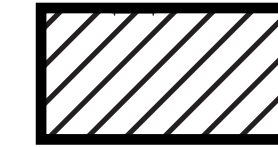


THIRD LEVEL



FOURTH LEVEL

GROSS AREA



TH - 10-Plex		
Area Calcs	CBC	San Mateo Gross
Floor 1	2084.8	2490.6
Floor 2	7223	6765.4
Floor 3	7217.8	7061
Floor 4	1956.8	615.6
Exterior	1629.2	N/A
Garage	5269.2	5495.8
Total	25380.8	22,428



MATERIAL LIST

- 1 METAL TRELLIS
- 2 DECORATIVE AWNING
- 3 STUCCO FINISH W/MTL REVEALS
- 4 LAP SIDING
- 5 FIBERGLASS DOOR
- 6 SMOOTH CEMENTITIOUS PANEL/TRIM
- 7 VINYL WINDOWS
- 8 METAL GUARDRAIL
- 9 METAL GARAGE DOORS
- 10 METAL ROOF
- 11 FIBERGLASS LOUVERED DOOR

2

1

4

1

L ELEVATION

FRONT ELEVATION



REAR ELEVATION

RELEVATION

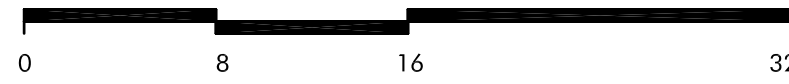


PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

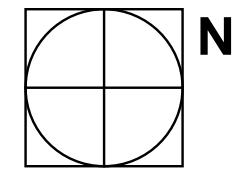
10 UNIT TOWNHOME ELEVATIONS



COLOR SCHEME-2



JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200



3.35

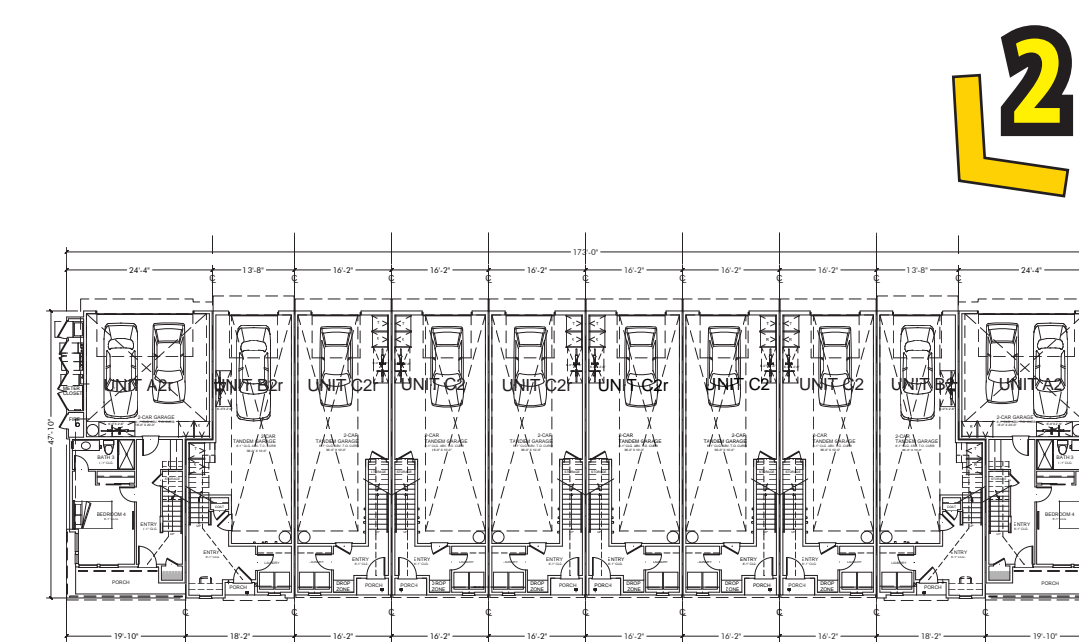




1



2



2

1

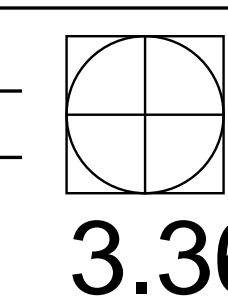
COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

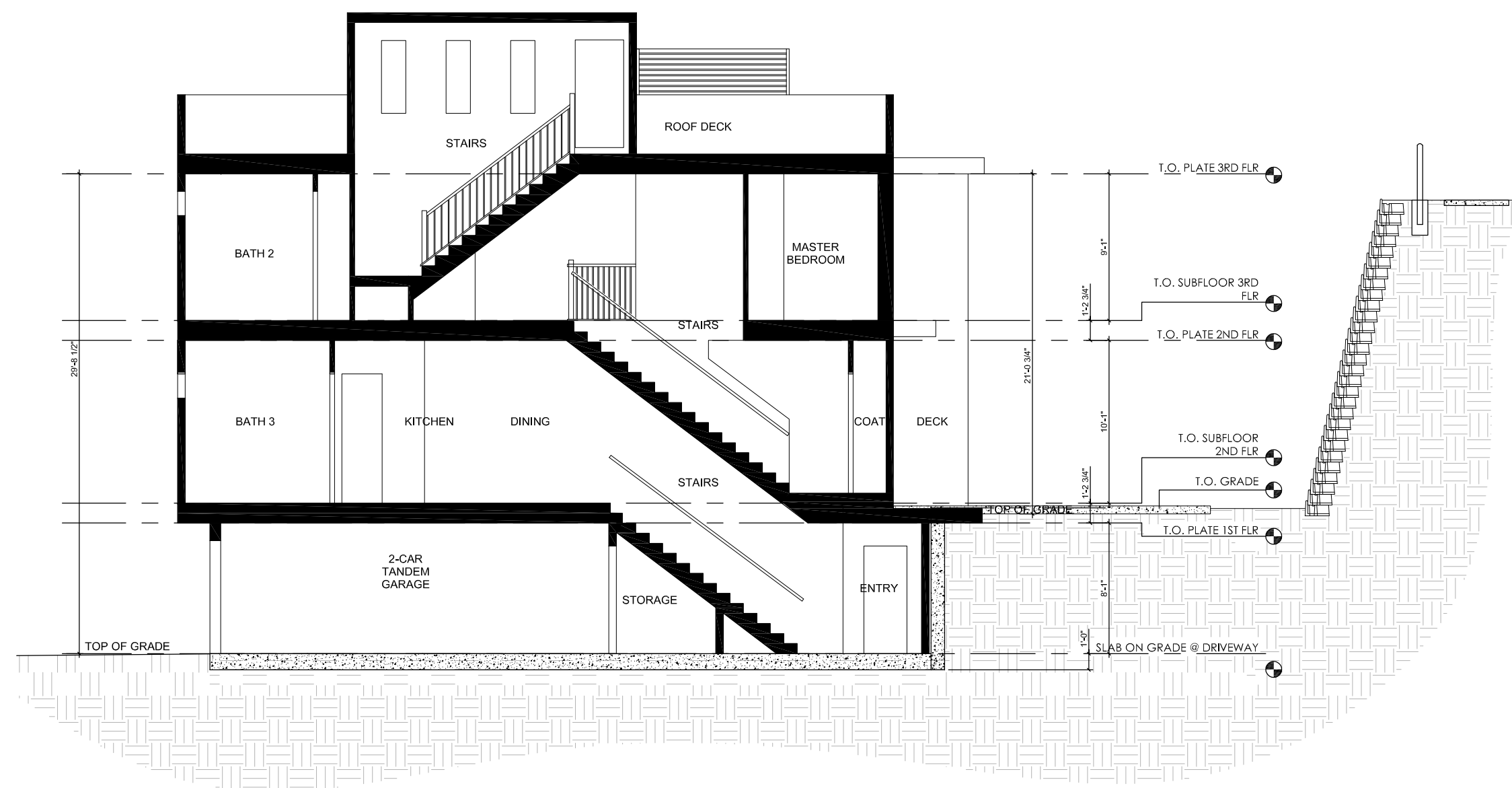
10 UNIT TOWNHOME PERSPECTIVE



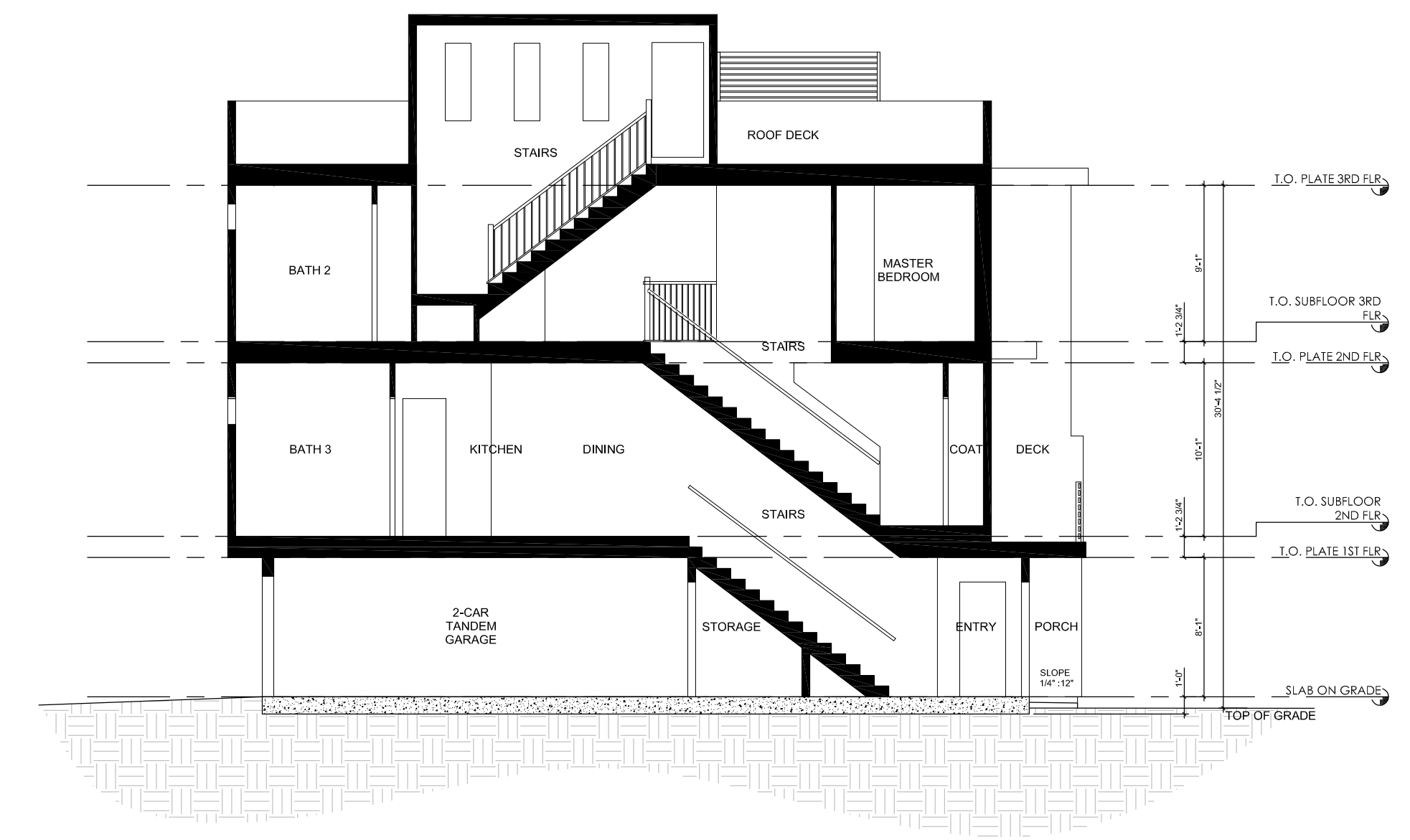
JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200







SECOND LEVEL ENTRY



GROUND LEVEL ENTRY

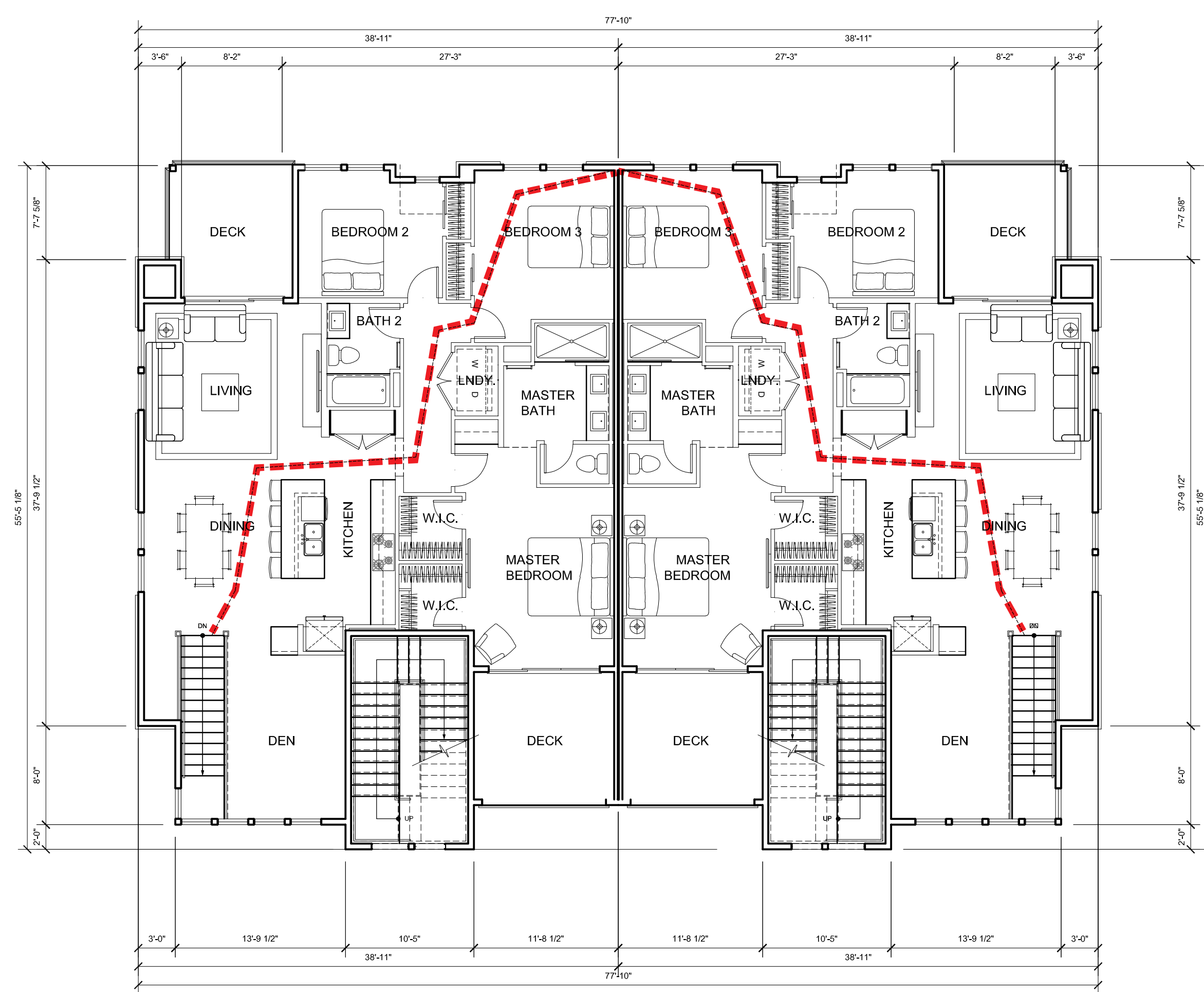
PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

TOWNHOME SECTIONS

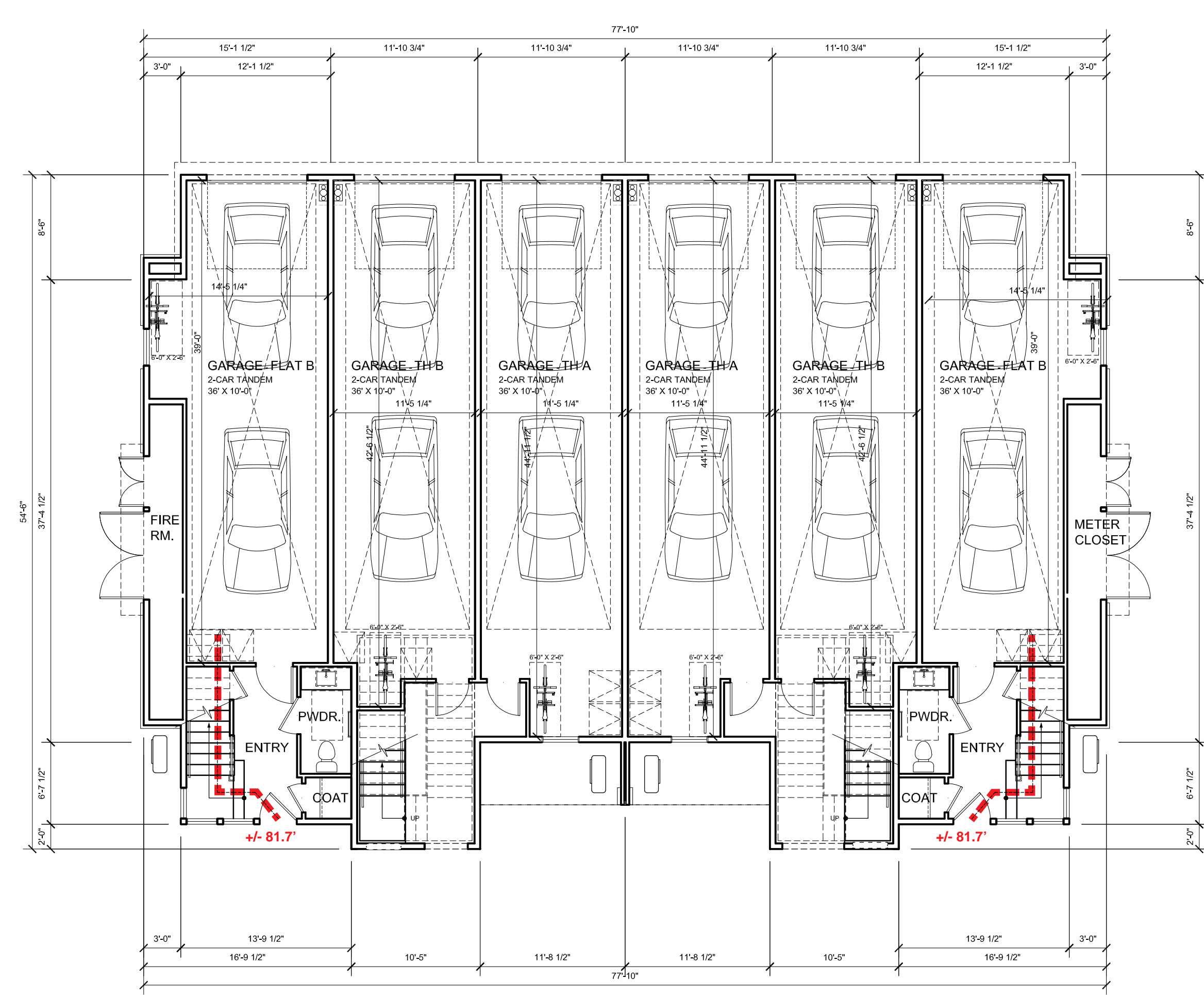


0 8 16 32		N
JOB NO. 1483.001		
DATE 07-10-20		3.37
5865 Owens Drive		
Pleasanton, CA 94588		
925-251-7200		



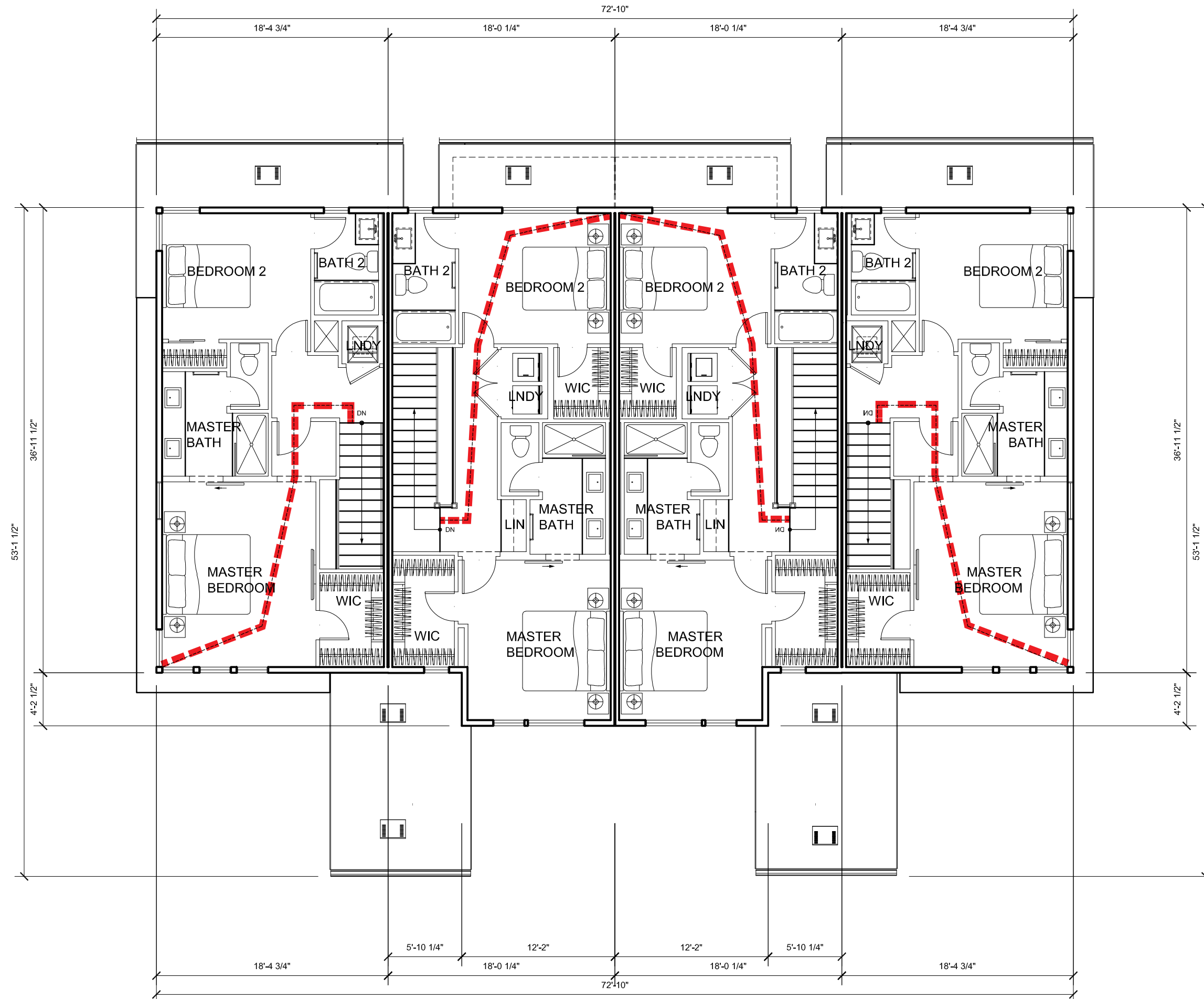
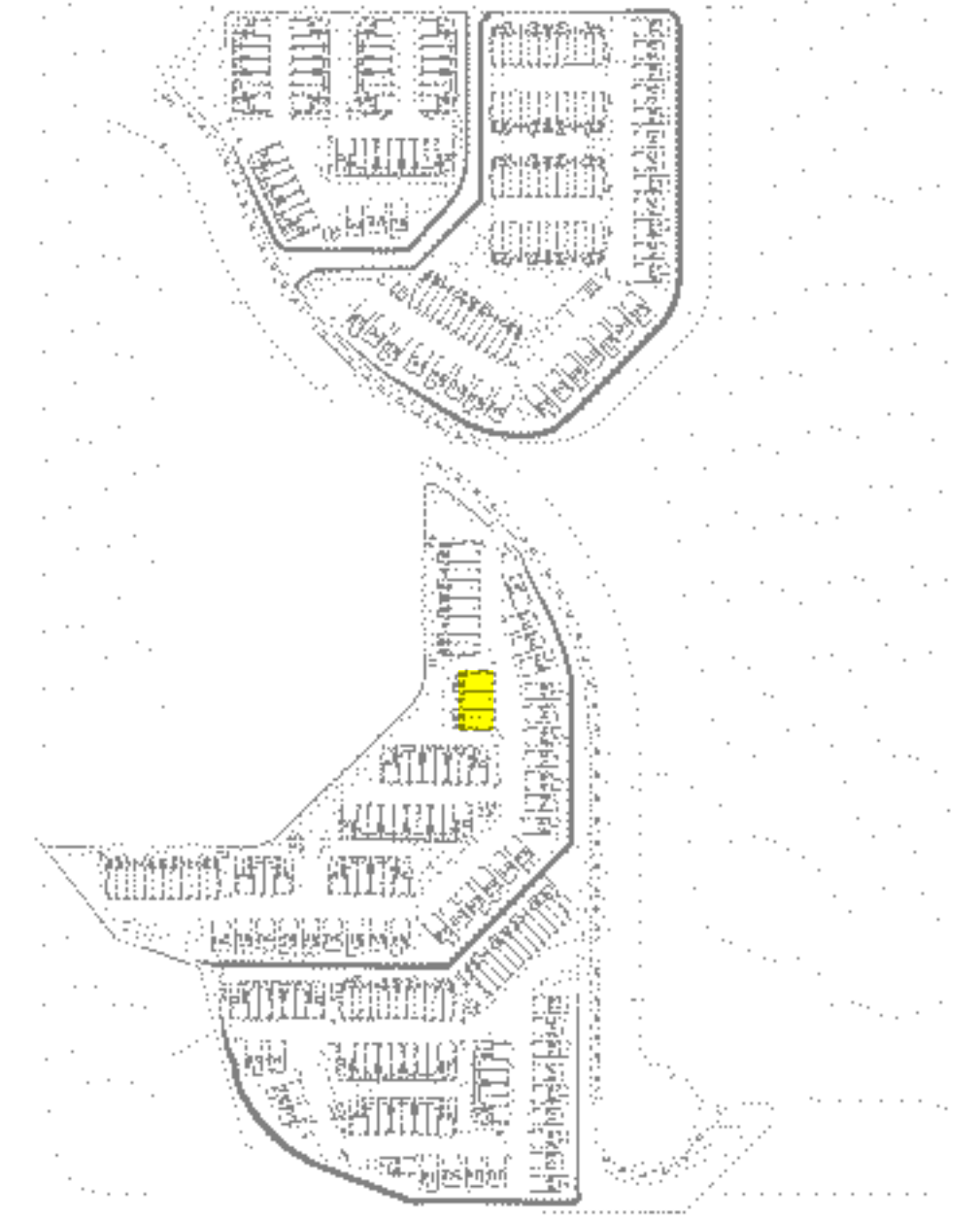


SECOND LEVEL PLAN

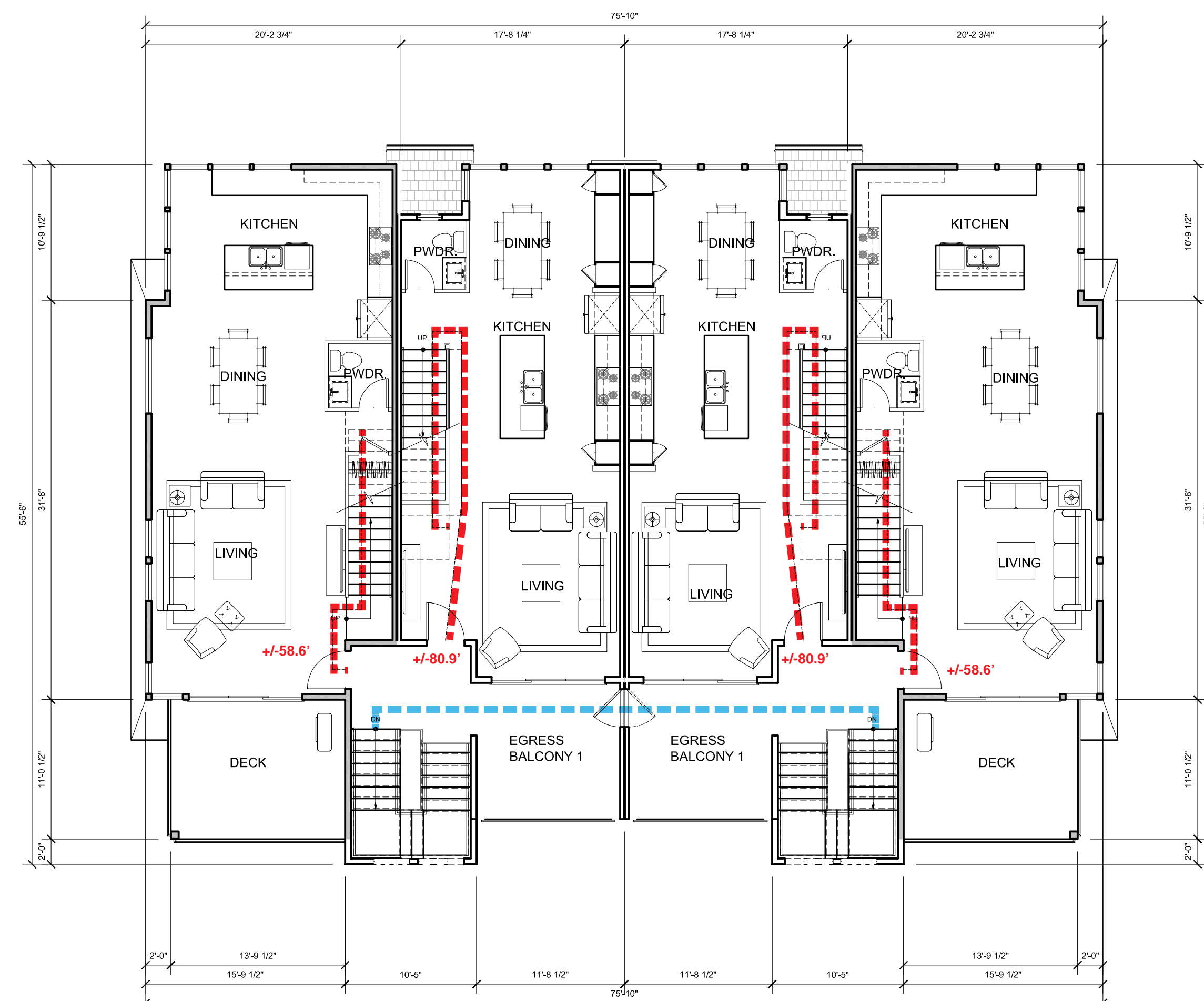


GROUND LEVEL PLAN

KEY MAP



4TH LEVEL PLAN



3RD LEVEL PLAN

- EXIT ACCESS PATH
- EGRESS PATH:  
(MAXIMUM 125')  
\* SEE DIAGRAM  
2 ON SHEET 1.1

1ST-4TH LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

6 UNIT TH OVER FLATS



0 8 16 32

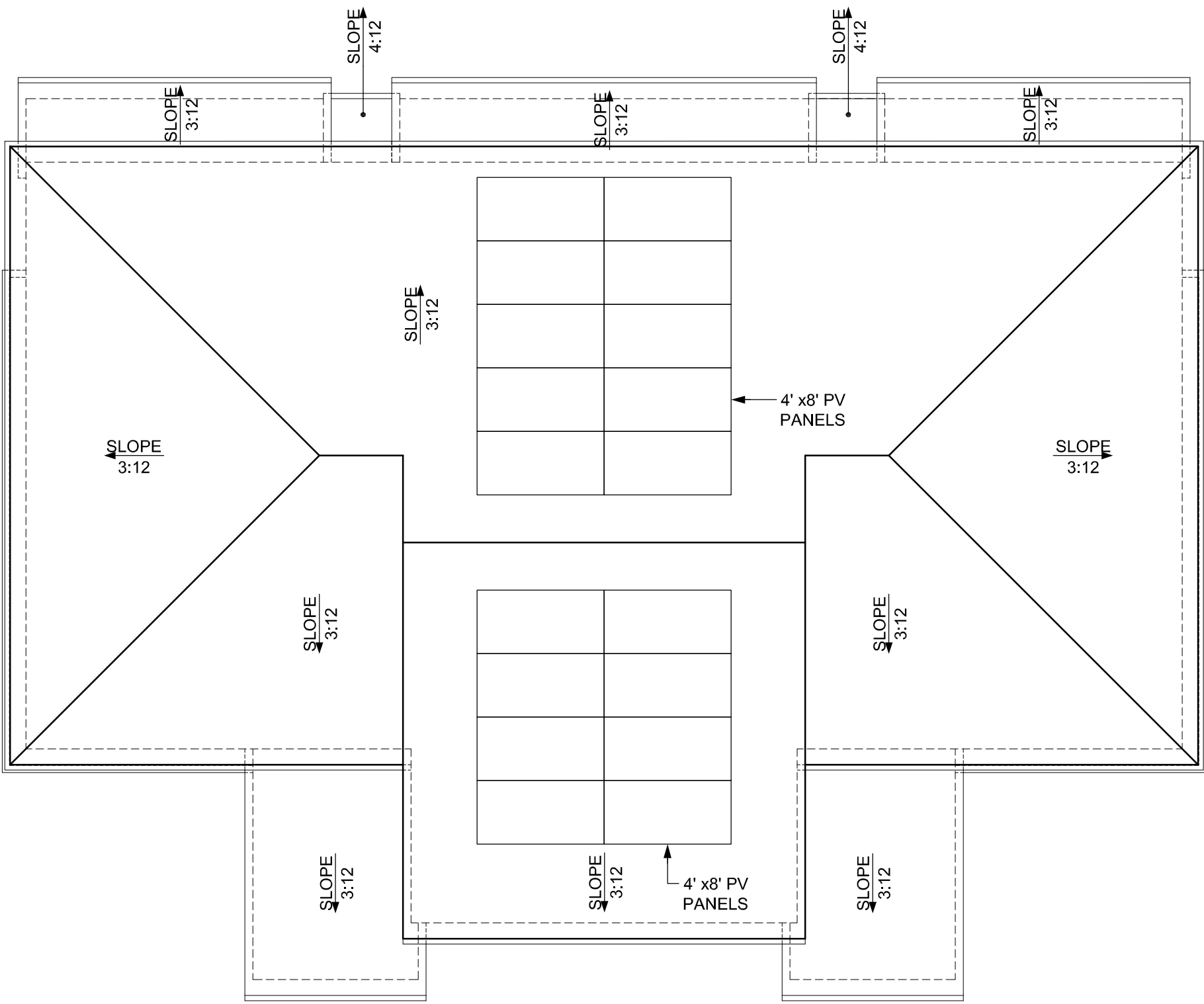
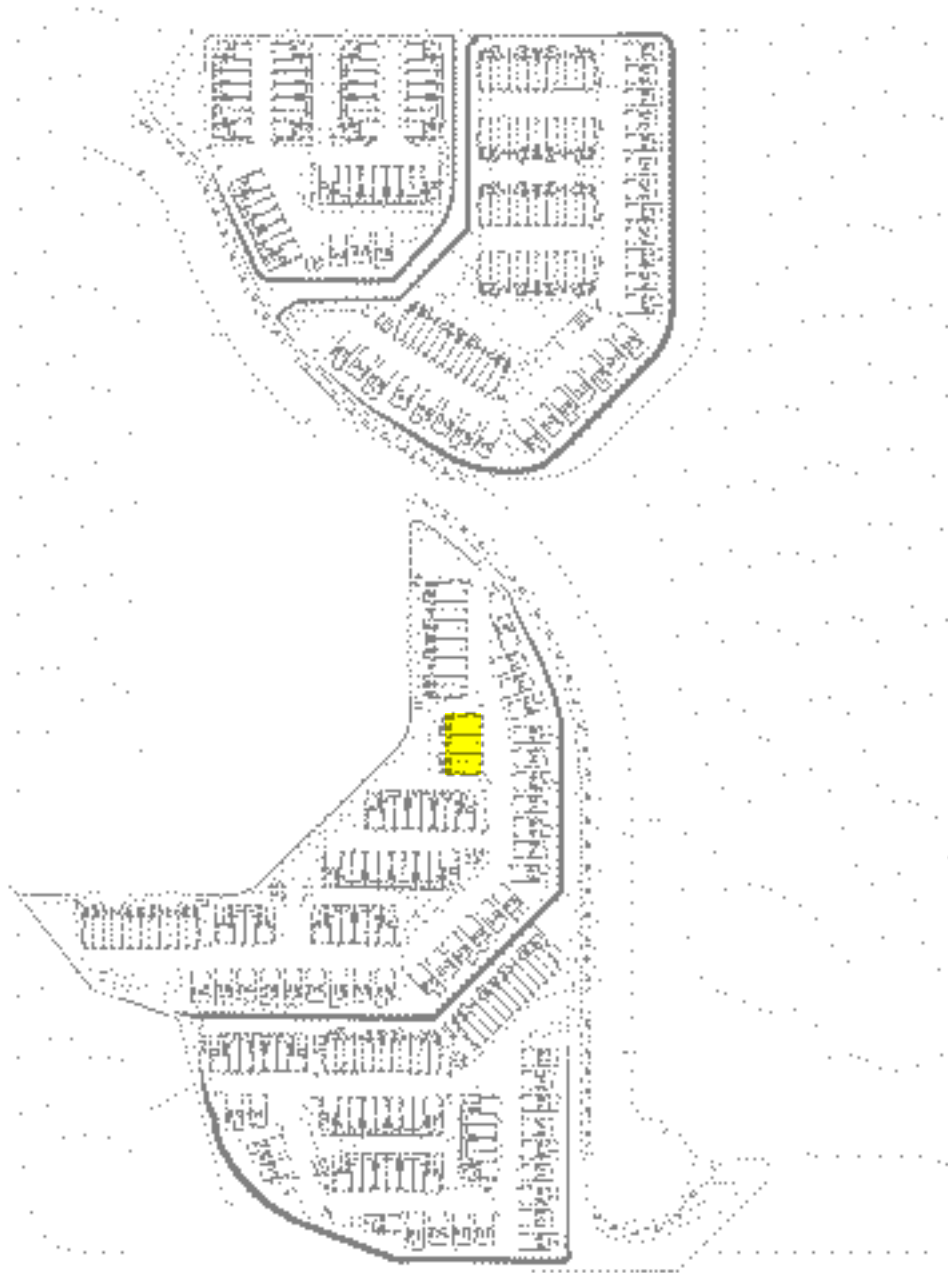
JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

N

4.0



KEY MAP



ROOF PLAN

6 UNIT TH OVER FLATS

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

ROOF PLAN

0

8

16

32

JOB NO. 1483.001

DATE 07-10-20

5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

N

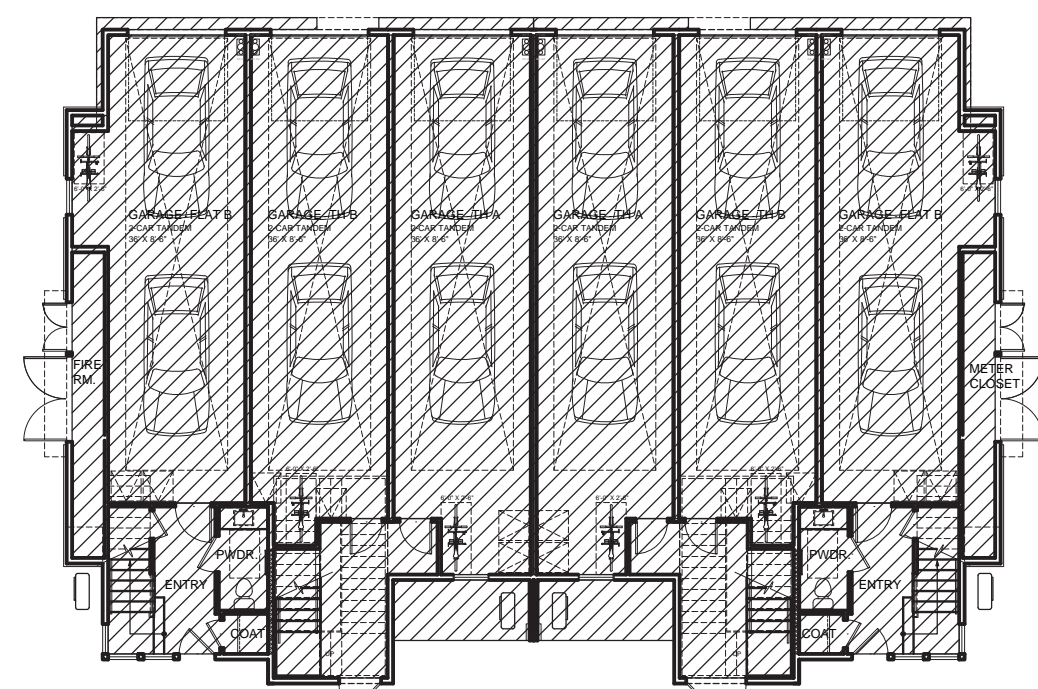
4.1

2

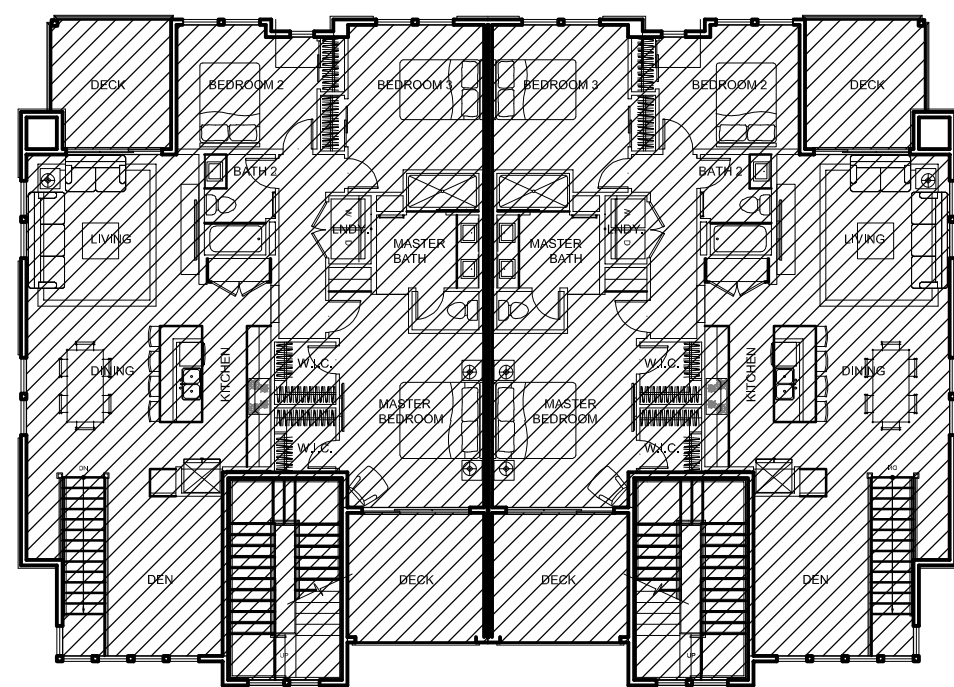




AREA DIAGRAMS (PER C.B.C.)



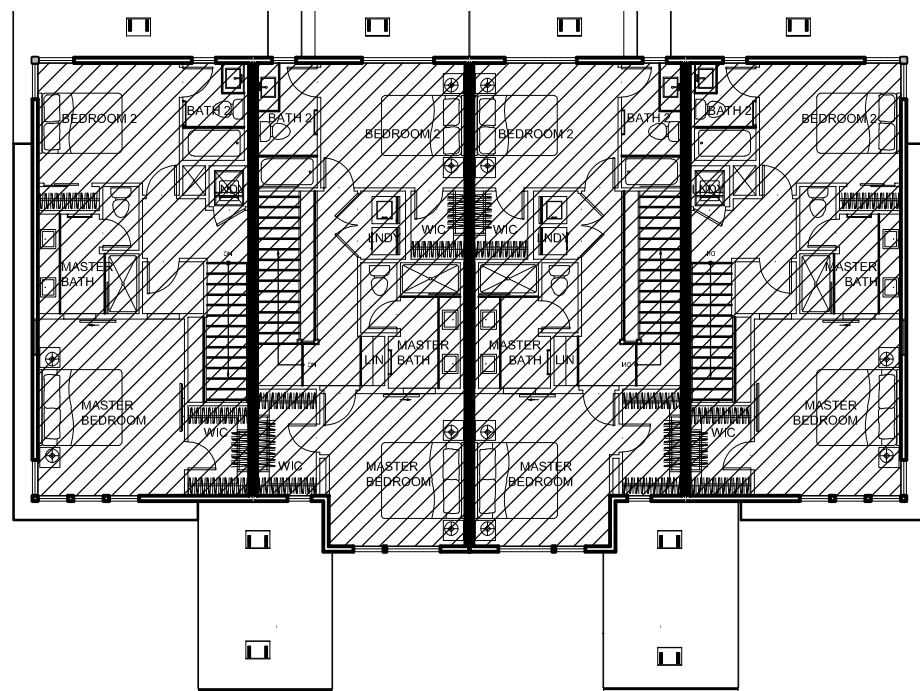
FIRST LEVEL



SECOND LEVEL

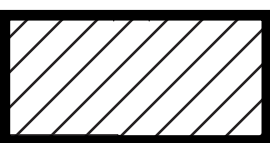


THIRD LEVEL

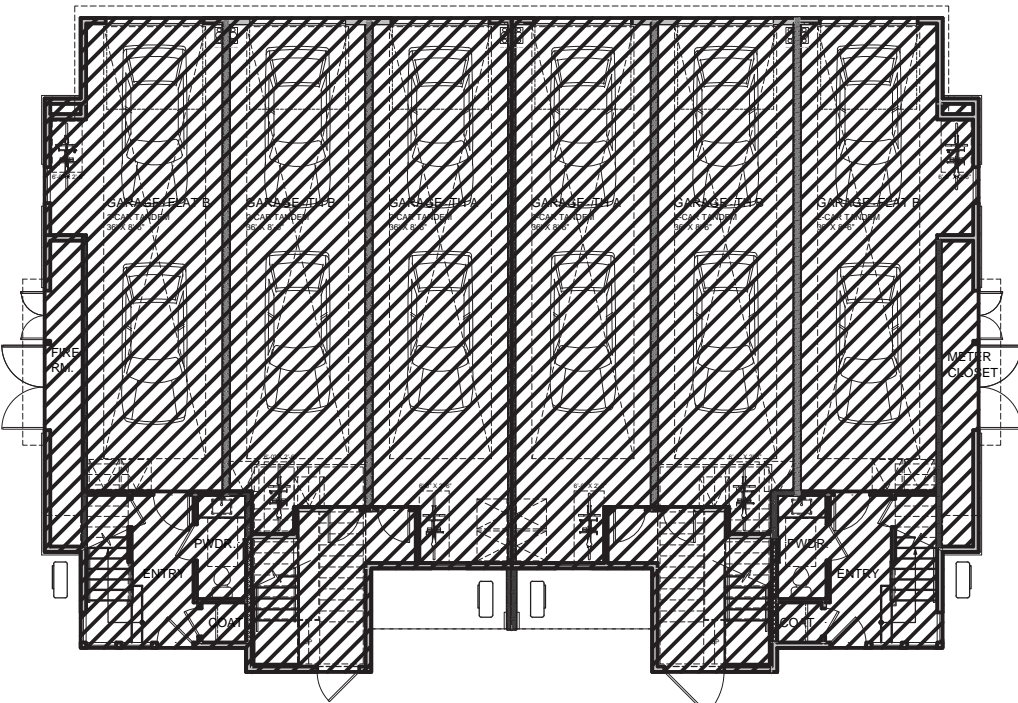


FOURTH LEVEL

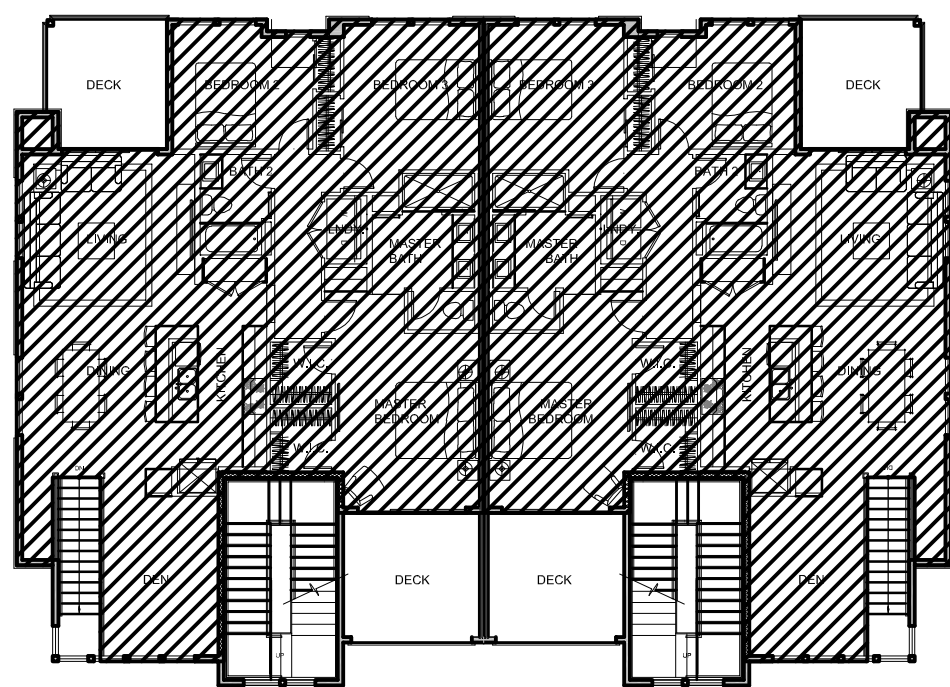
CBC AREA



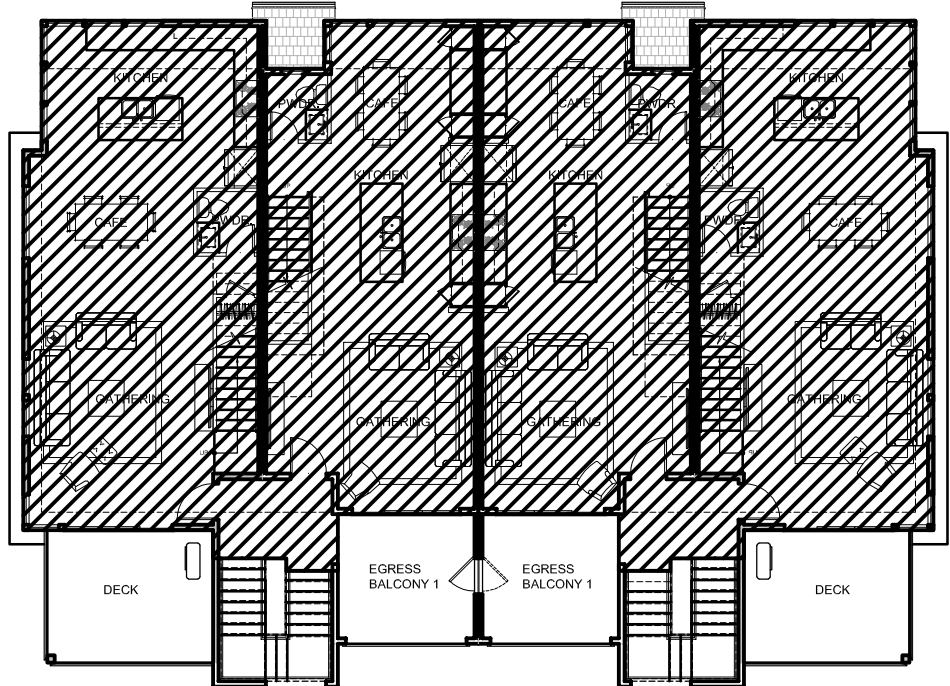
GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)



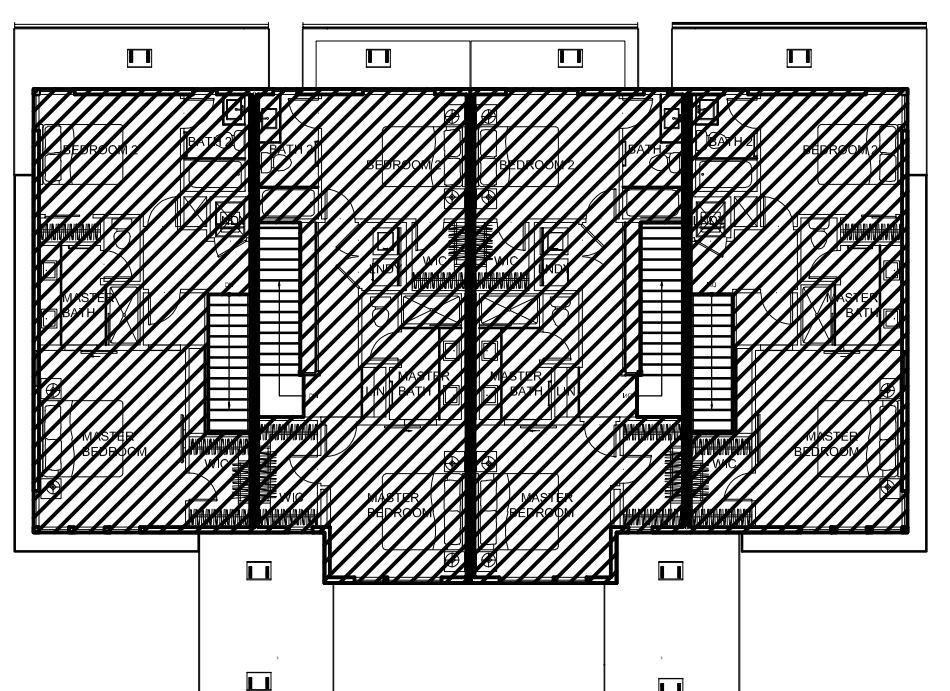
FIRST LEVEL



SECOND LEVEL

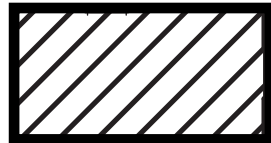


THIRD LEVEL



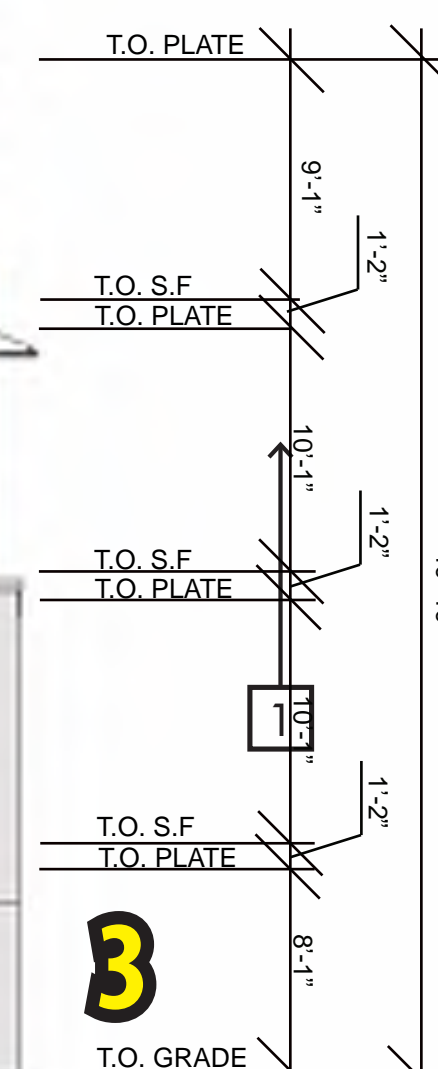
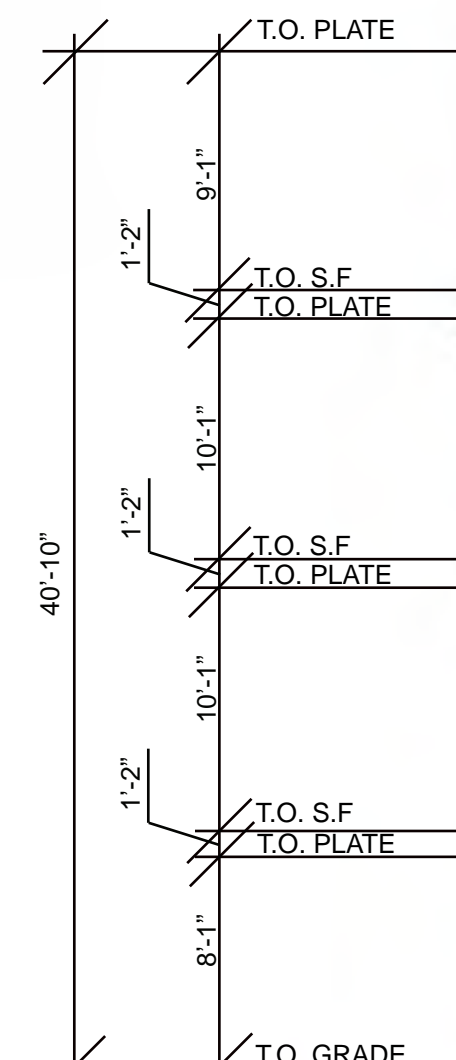
FOURTH LEVEL

GROSS AREA



Stack - 6-plex		
Area Calcs	CBC	San Mateo Gross
Floor 1	347	845
Floor 2	3,130	3,145
Floor 3	2,927	3,175
Floor 4	2,691	2,579
Exterior	1815	N/A
Garage	2,978	3,040
Total	13887.2	12,784





PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

## 6 UNIT TH OVER FLATS ELEVATIONS - PITCH ROOF




0 8 16 32



**JOB NO.** 1483.001

**DATE** 07-10-20

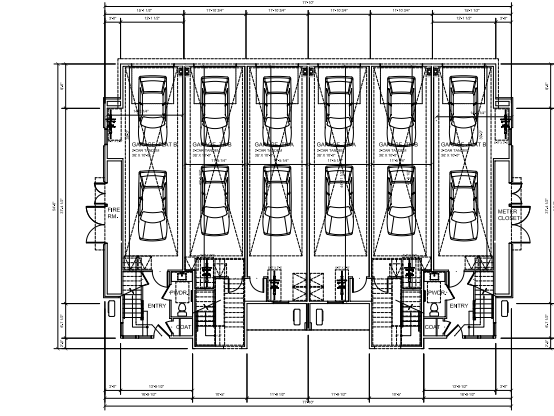
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

 N

4.3





2

1



COLOR SCHEME-2

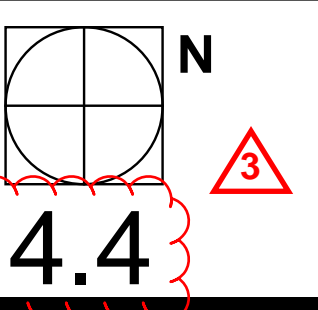
2

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

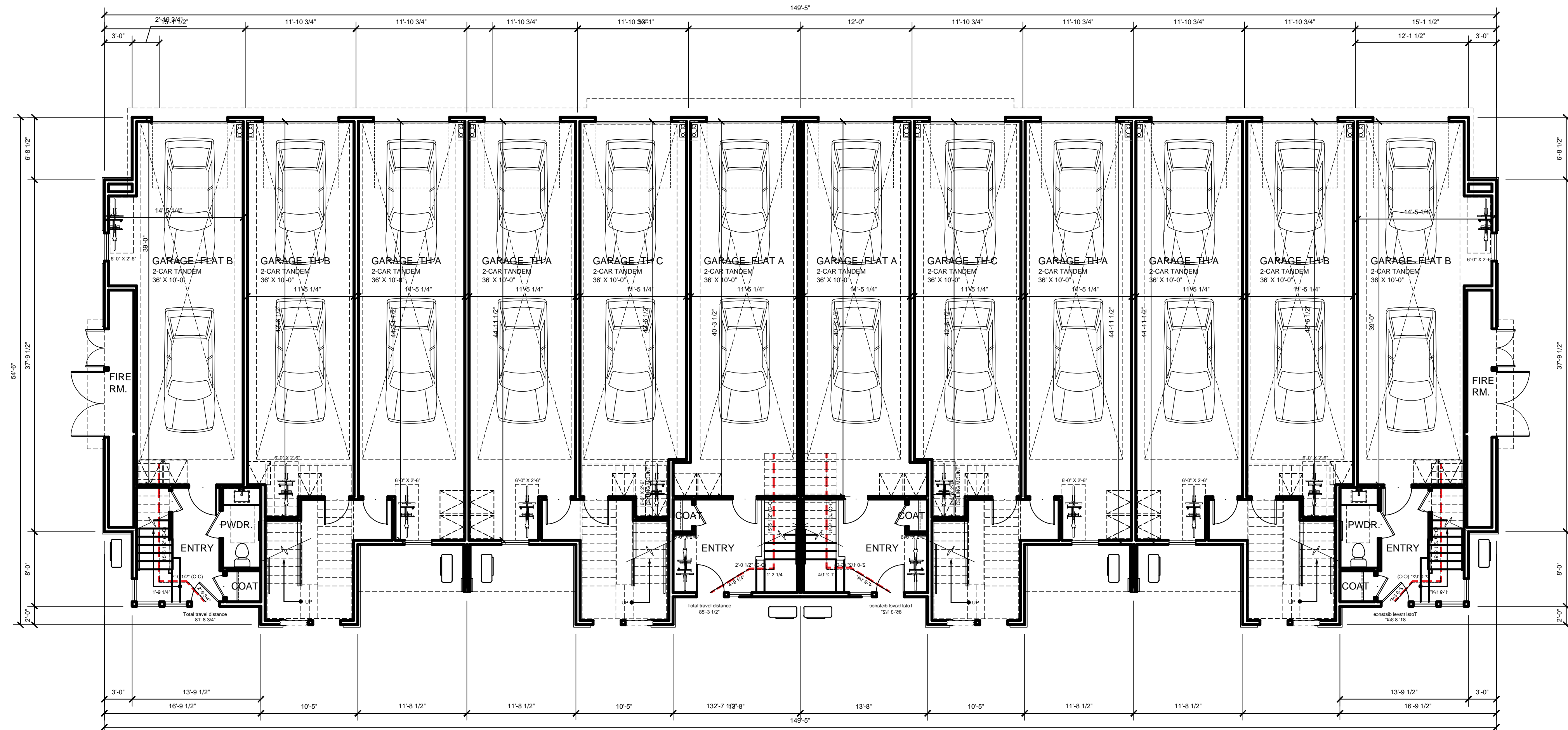
6 UNIT TH OVER FLATS PERSPECTIVES - PITCH ROOF



JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

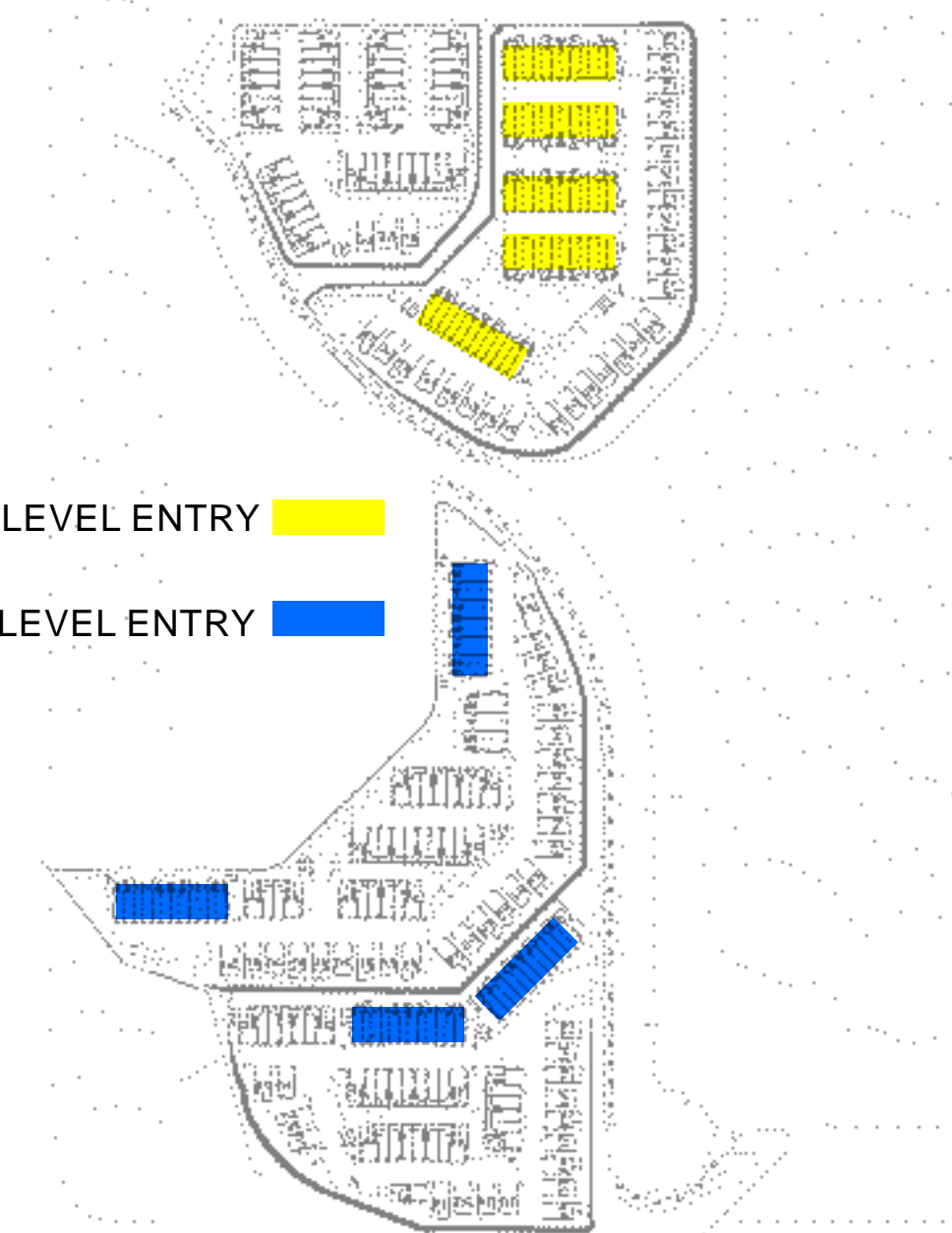




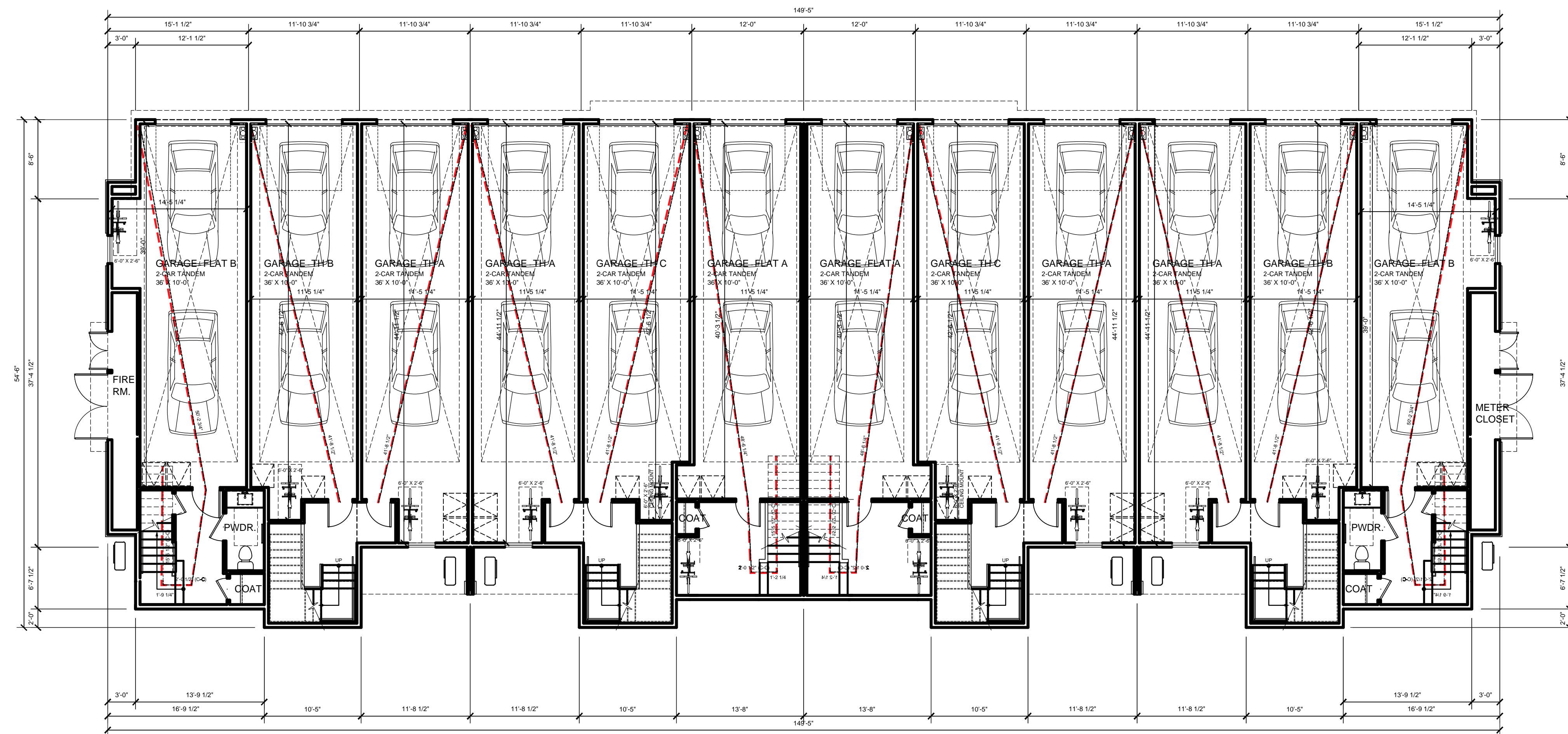


KEY MAP

GROUND LEVEL ENTRY ■  
SECOND LEVEL ENTRY ■



GROUND LEVEL PLAN



GROUND LEVEL PLAN  
(SECOND LEVEL ENTRY)

--- EGRESS PATH:  
(MUST BE LESS THAN 125')  
\* SEE DIAGRAM 2  
ON SHEET 1.1

1ST LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

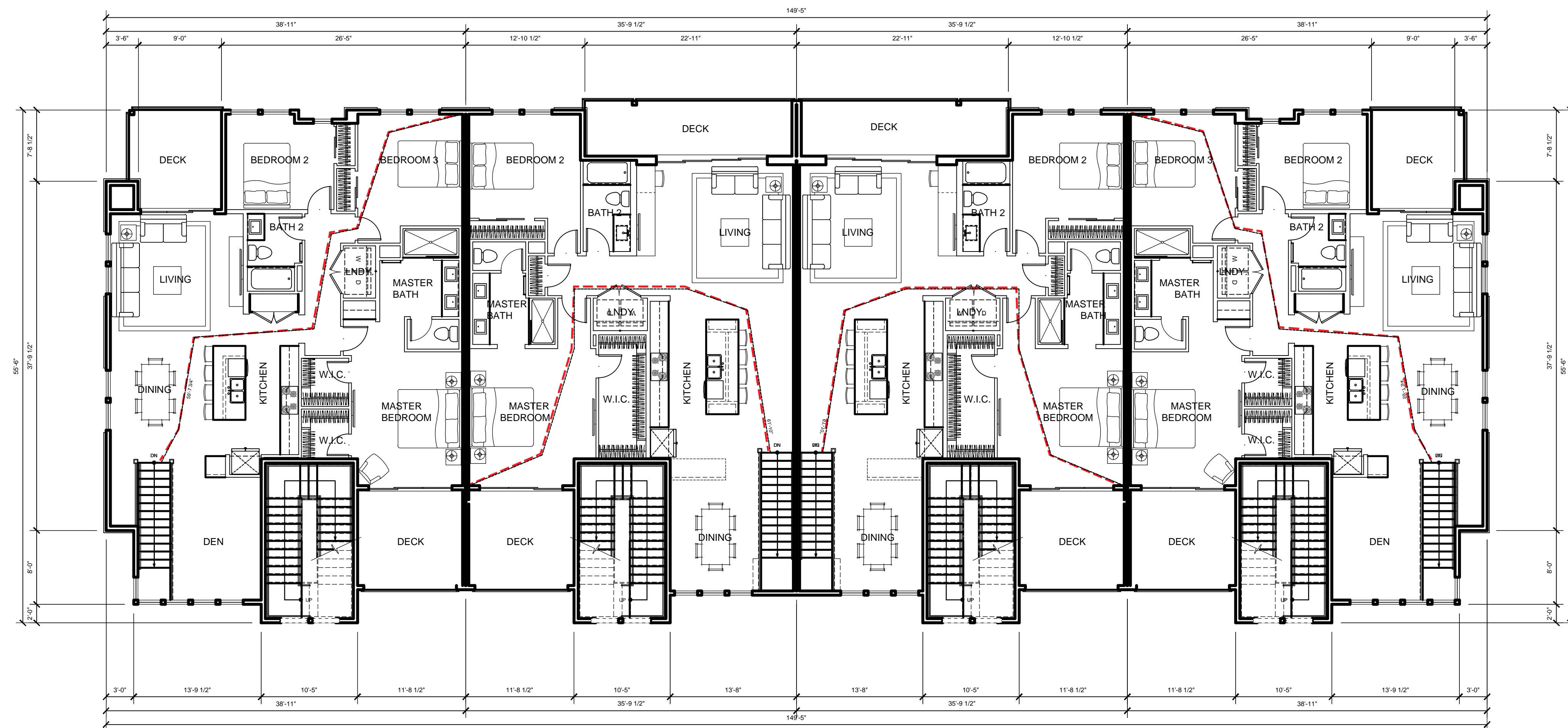
12 UNIT TH OVER FLATS

**DAHLIN**

JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

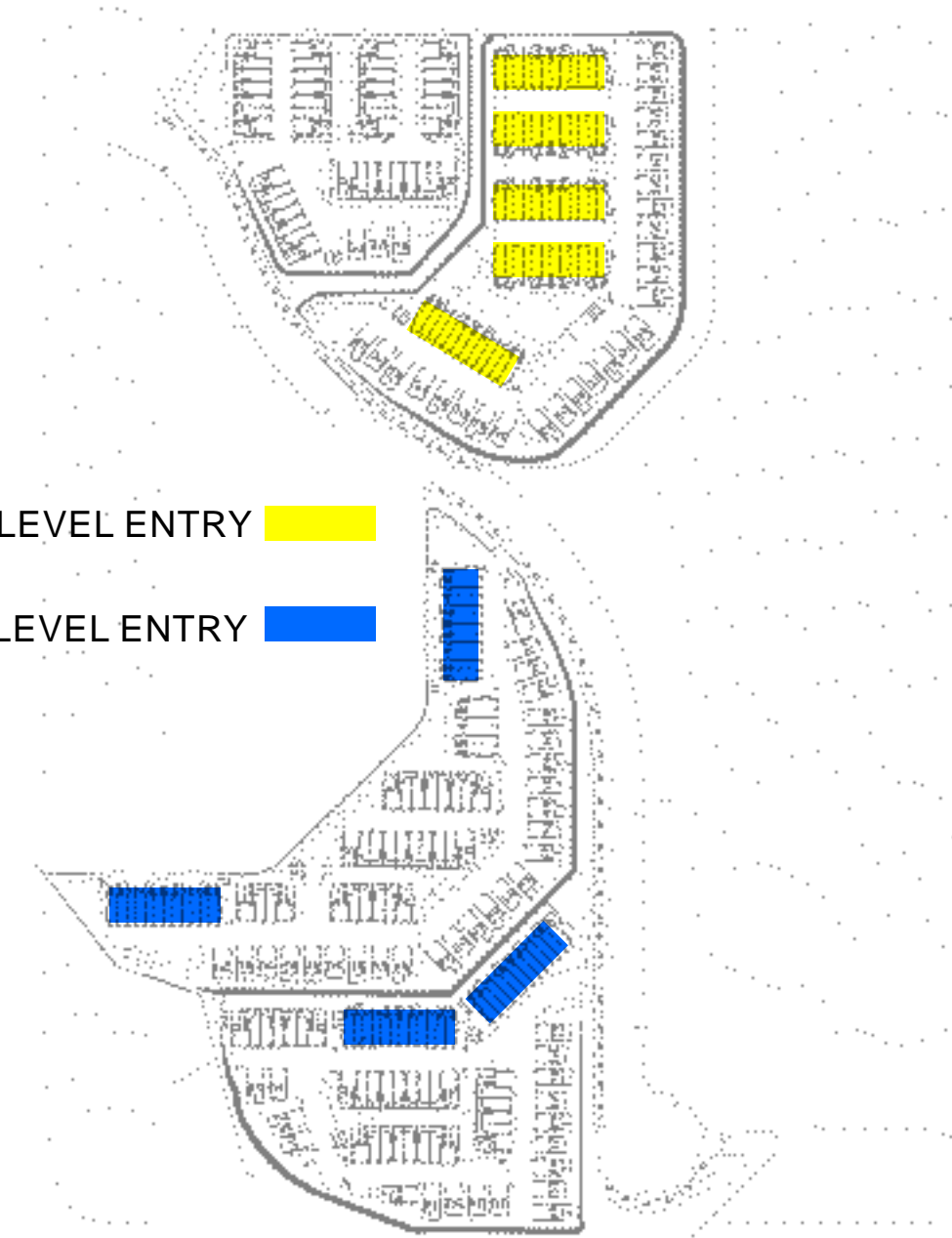
4.5



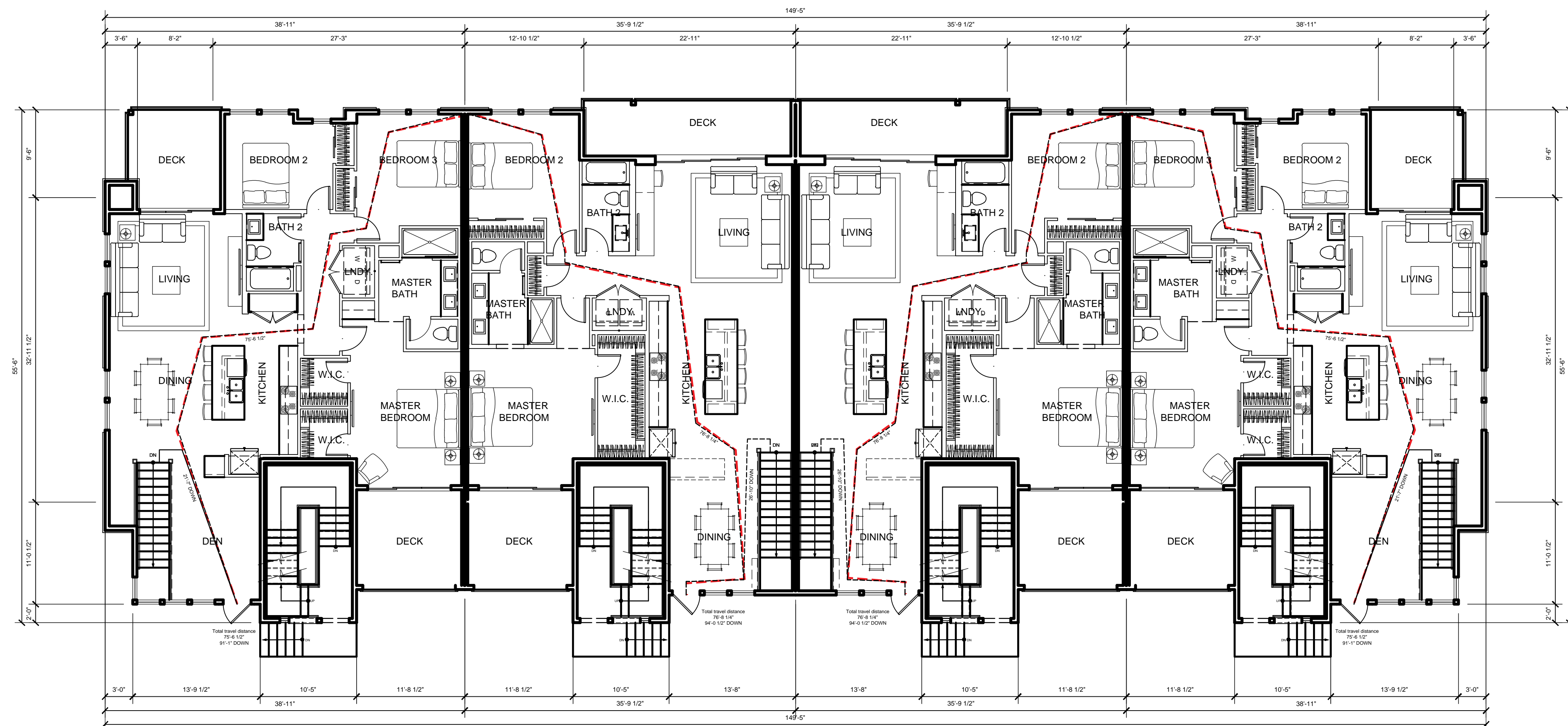


## KEY MAP

GROUND LEVEL ENTRY ■  
SECOND LEVEL ENTRY ■



## SECOND LEVEL PLAN



## SECOND LEVEL PLAN (SECOND LEVEL ENTRY)

--- EGRESS PATH:  
(MUST BE LESS THAN 125')  
\* SEE DIAGRAM 2  
ON SHEET 1.1

## 2ND LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS



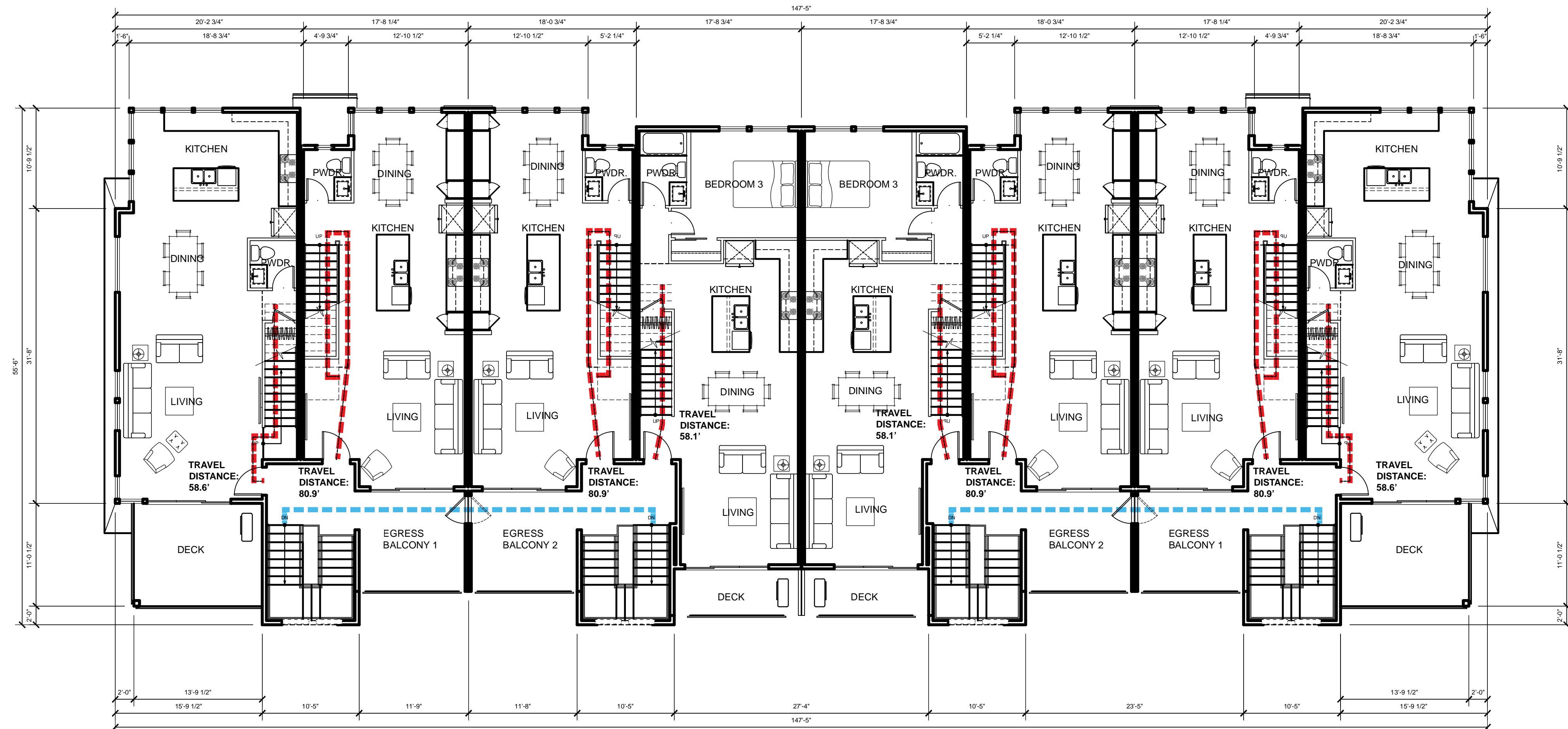
0 8 16 32

JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

N

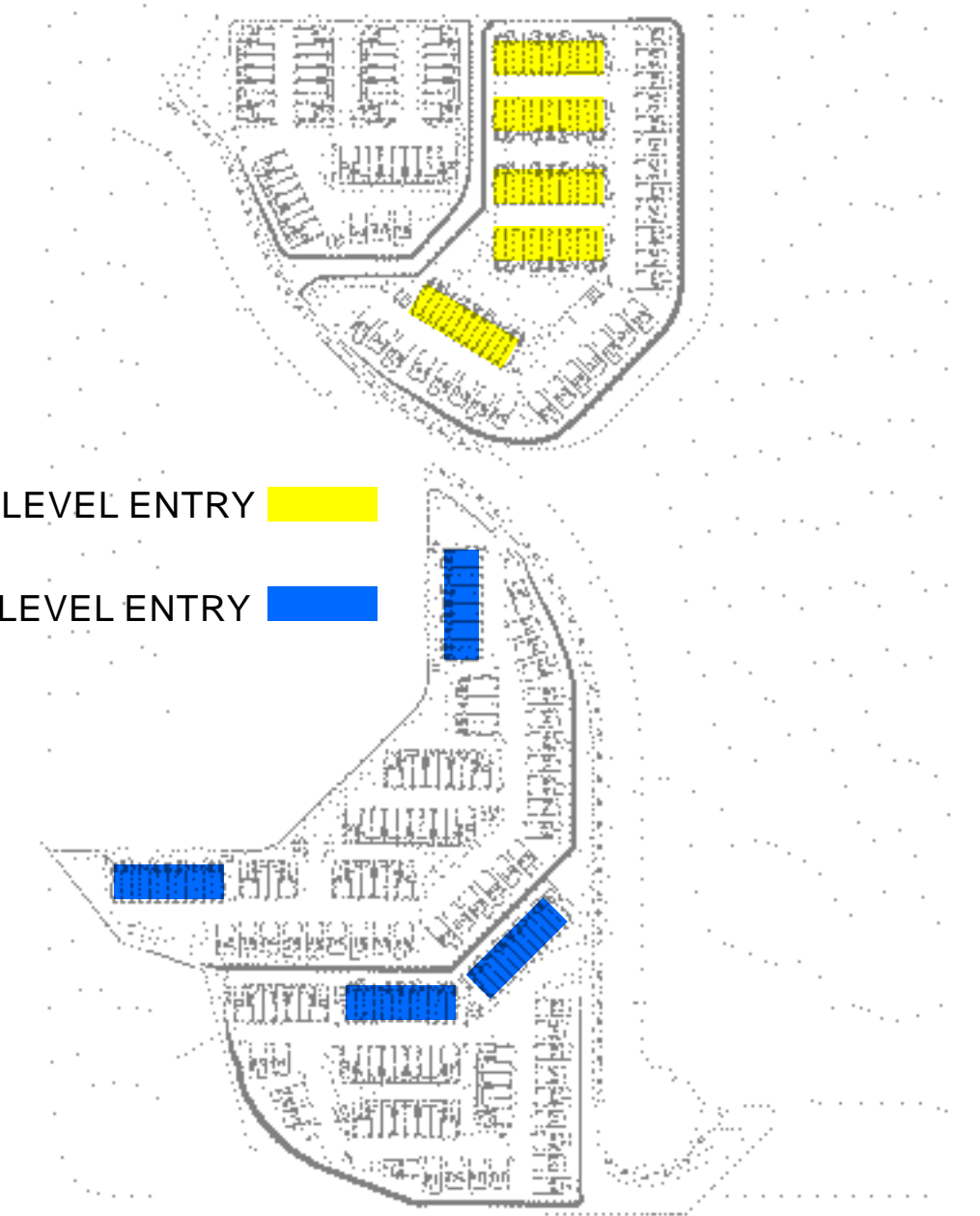
4.6



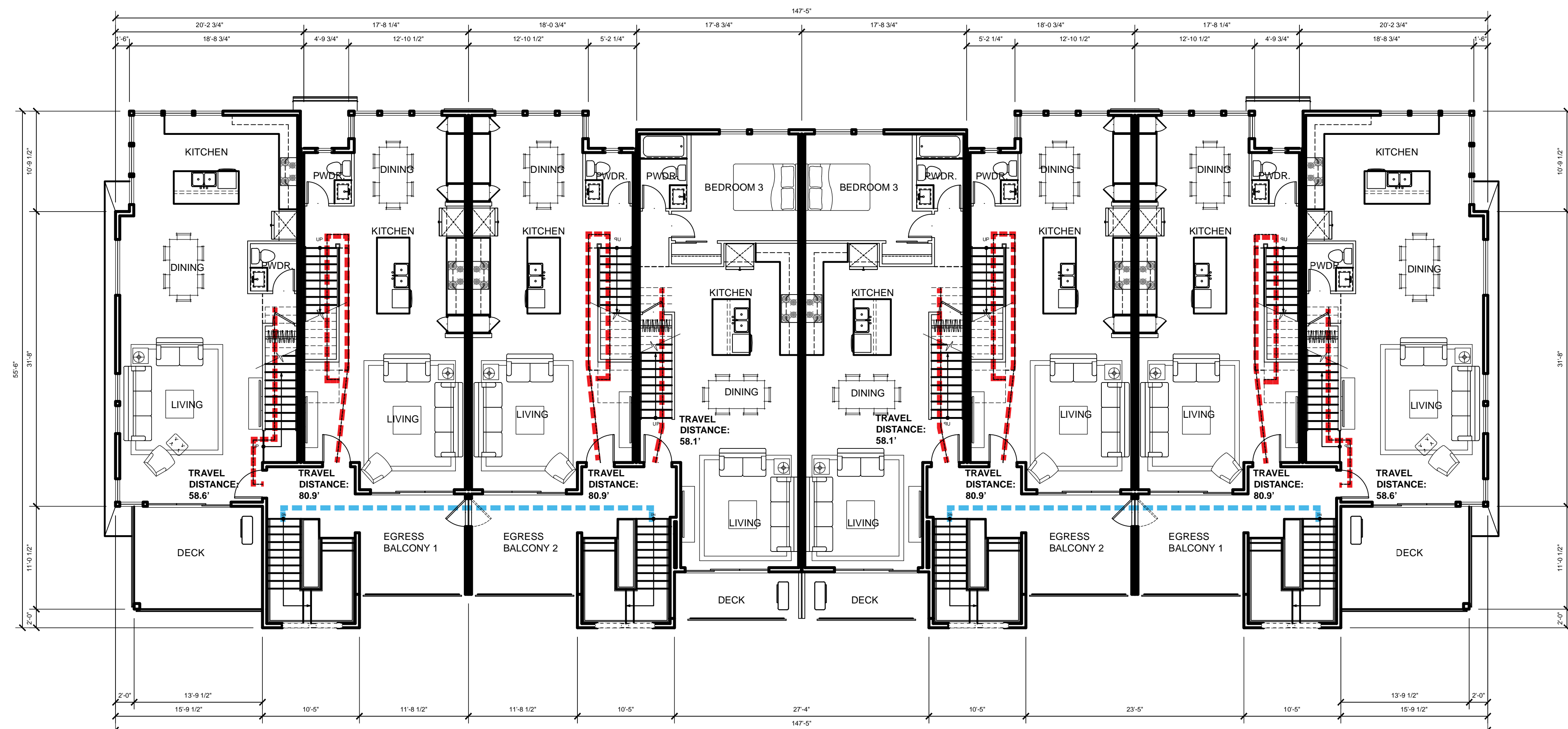


## KEY MAP

GROUND LEVEL ENTRY ■  
SECOND LEVEL ENTRY ■



## THIRD LEVEL PLAN



## THIRD LEVEL PLAN (SECOND LEVEL ENTRY)

--- EXIT ACCESS PATH  
--- EGRESS PATH:  
(MAXIMUM 125')  
\* SEE DIAGRAM  
2 ON SHEET 1.1

## 3RD LEVELS

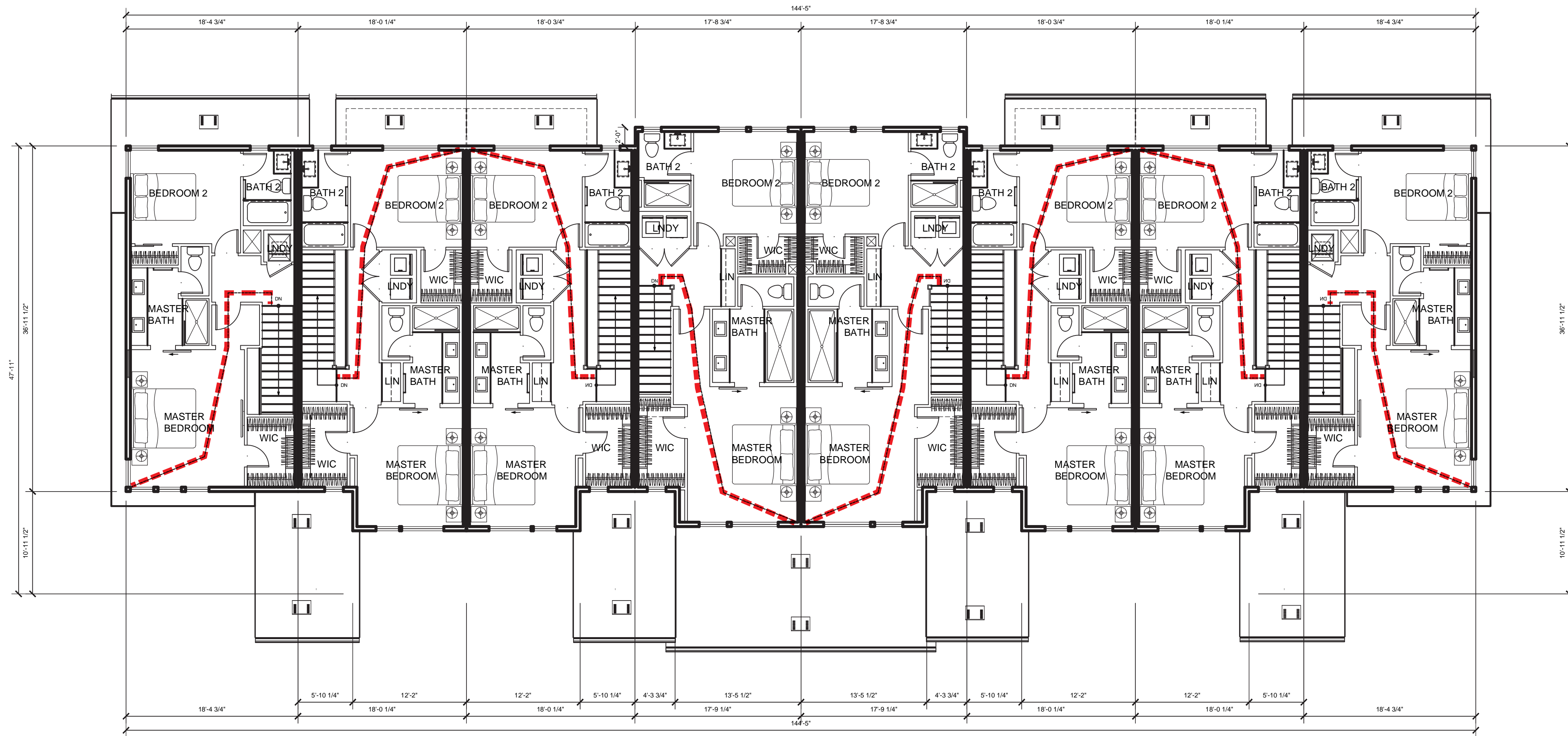
PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS

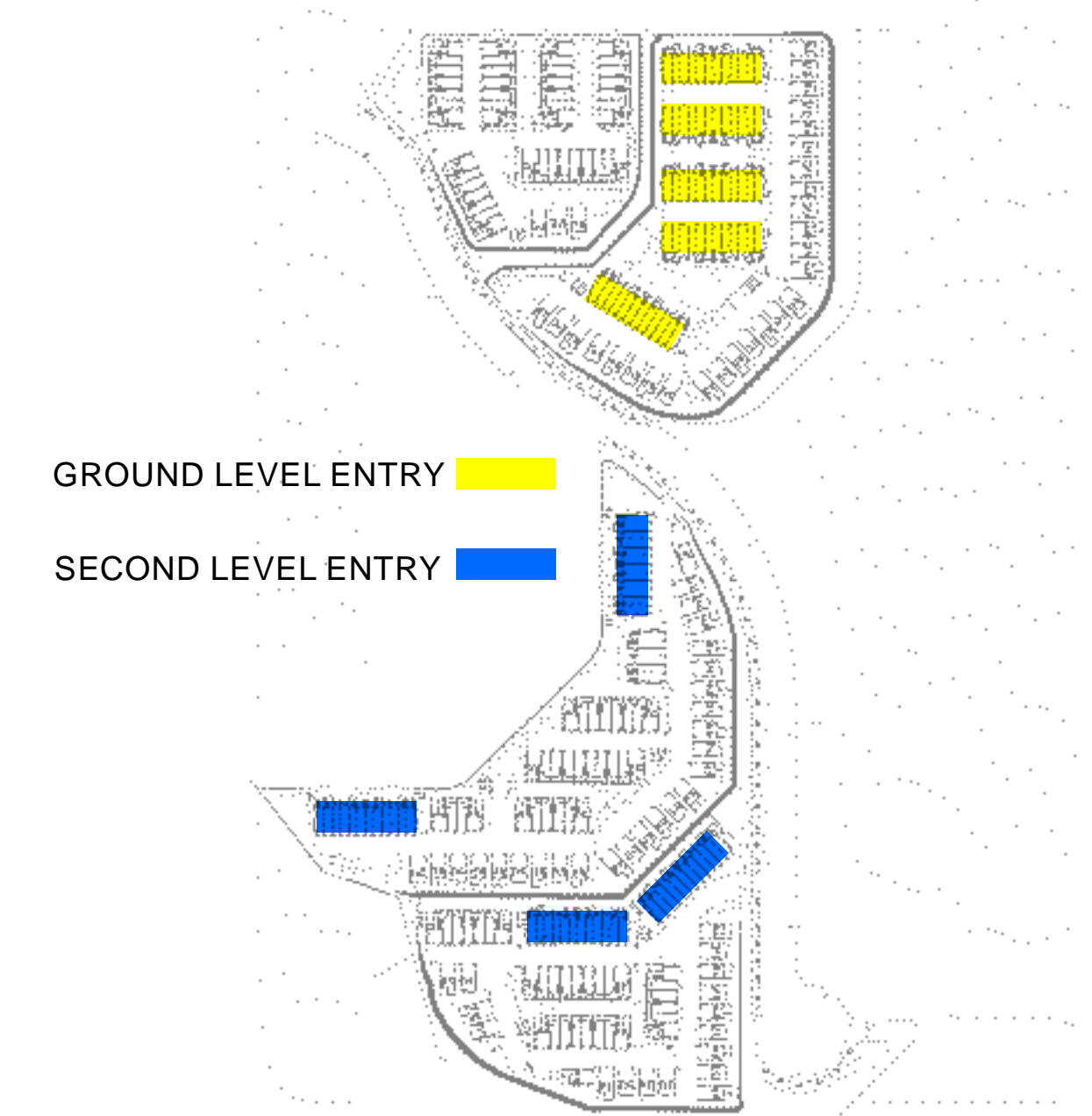


0	8	16	32
JOB NO. 1483.001	N		
DATE 07-10-20			
5865 Owens Drive			
Pleasanton, CA 94588			
925-251-7200			
4.7			

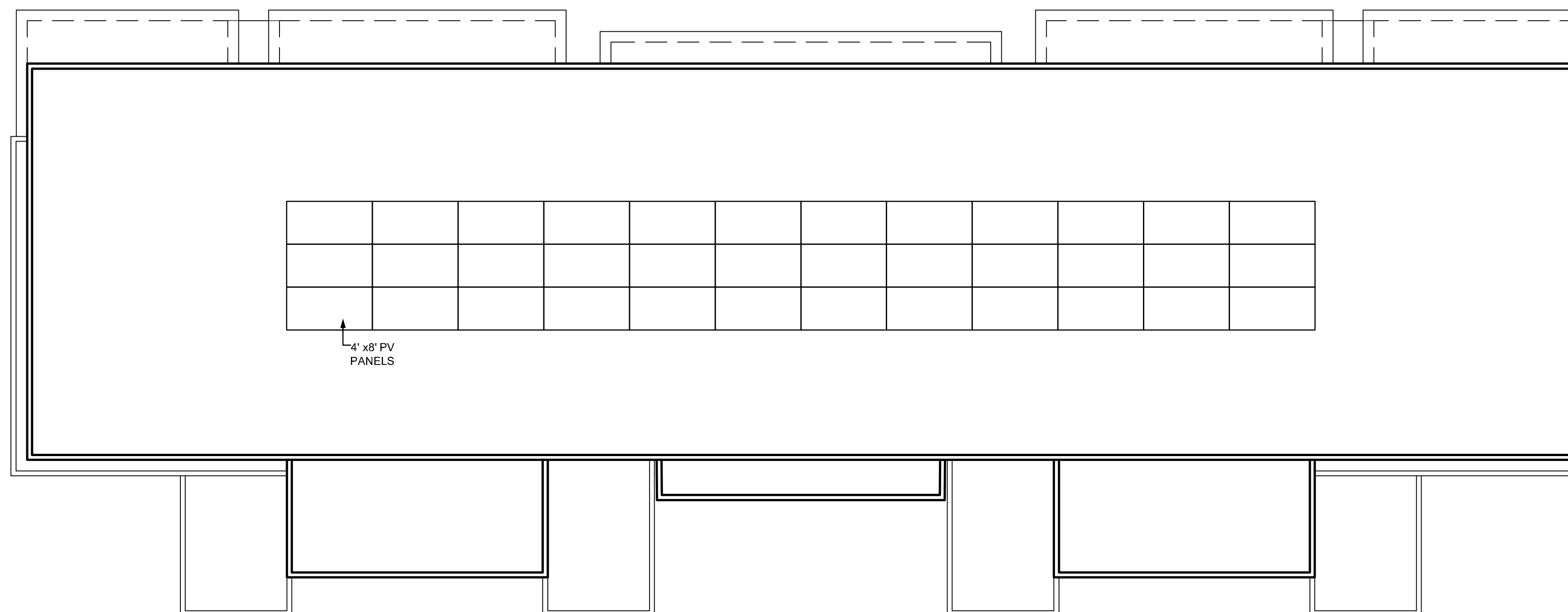




## KEY MAP



## FOURTH LEVEL PLAN



## ROOF LEVEL PLAN (FLAT)

- EXIT ACCESS PATH
- EGRESS PATH:  
(MAXIMUM 125')  
\* SEE DIAGRAM  
2 ON SHEET 1.1

## 4TH-ROOF LEVELS

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

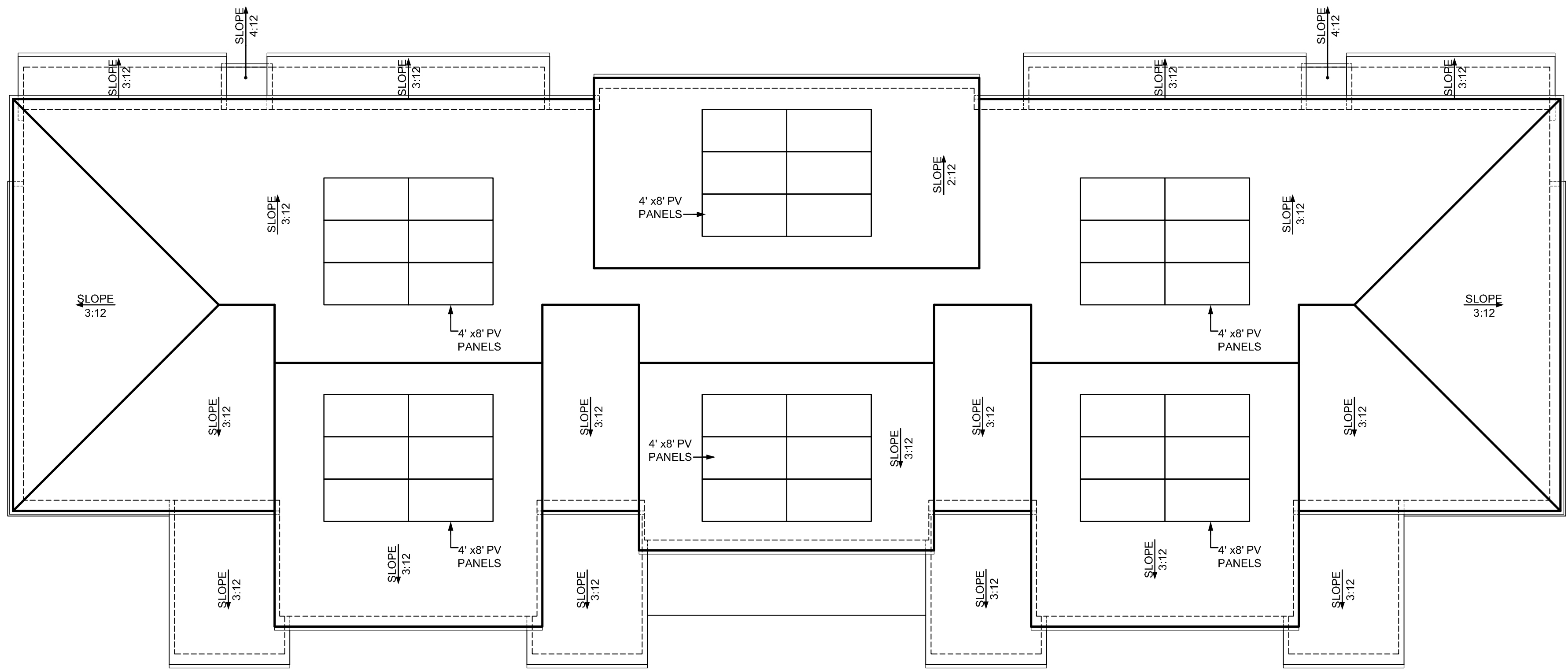
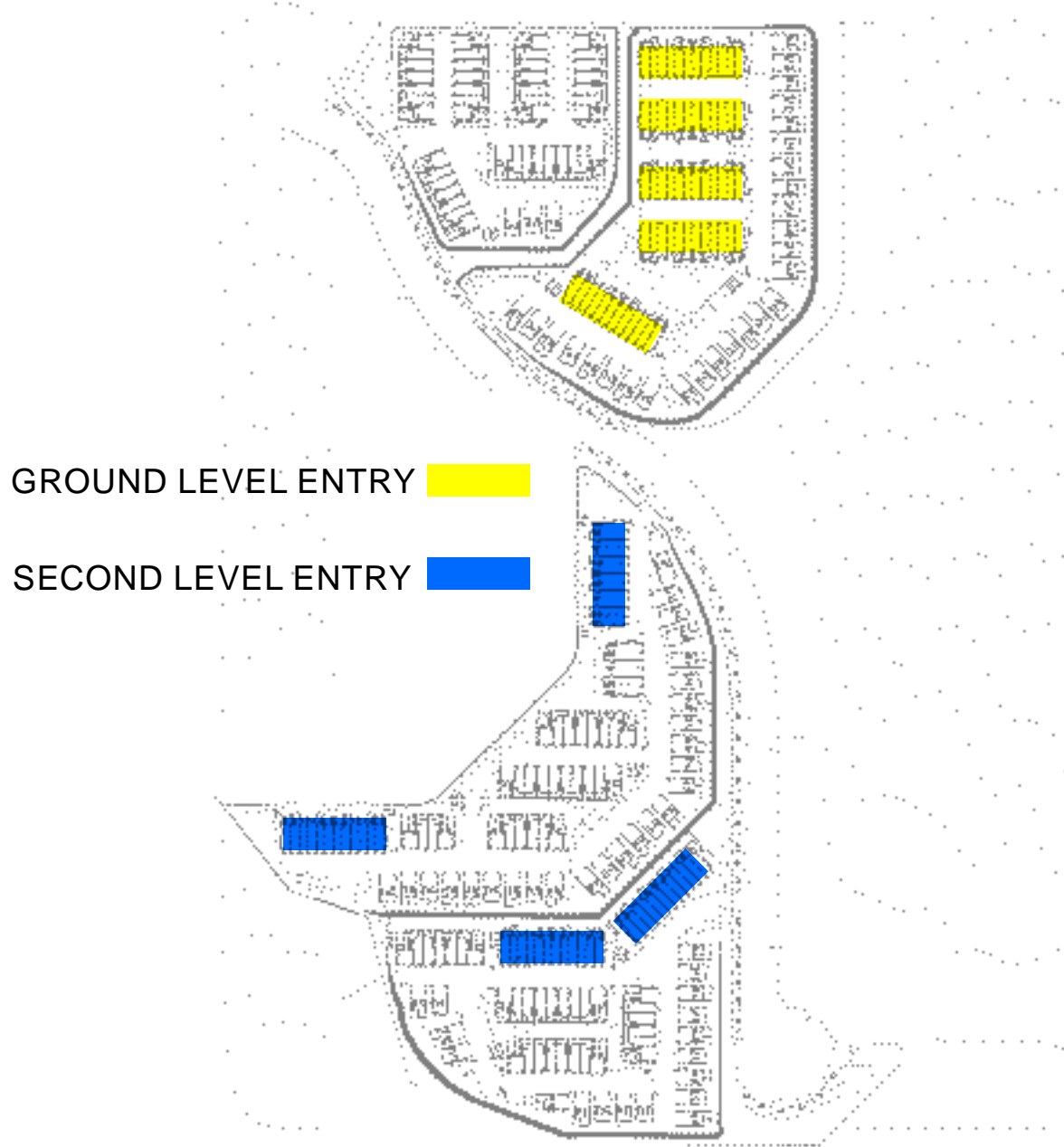
12 UNIT TH OVER FLATS



0	8	16	32
JOB NO. 1483.001			
DATE 07-10-20			
5865 Owens Drive			
Pleasanton, CA 94588			
925-251-7200			
			N
			4.8
			2



KEY MAP



ROOF LEVEL PLAN

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS

ROOF LEVELS

081632

DAHLIN

JOB NO. 1483.001

DATE 07-10-20

5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

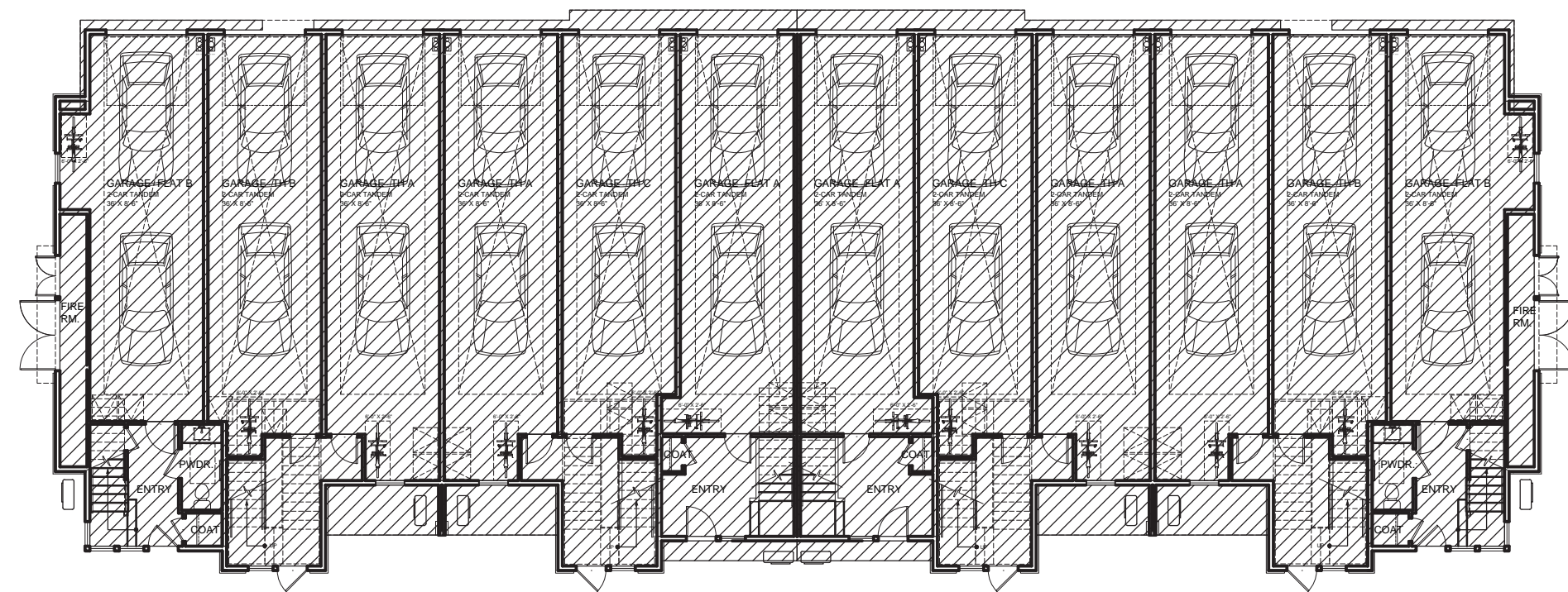
N

4.9

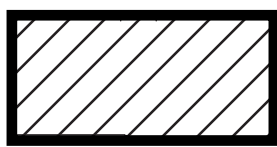
2



AREA DIAGRAMS (PER C.B.C.)



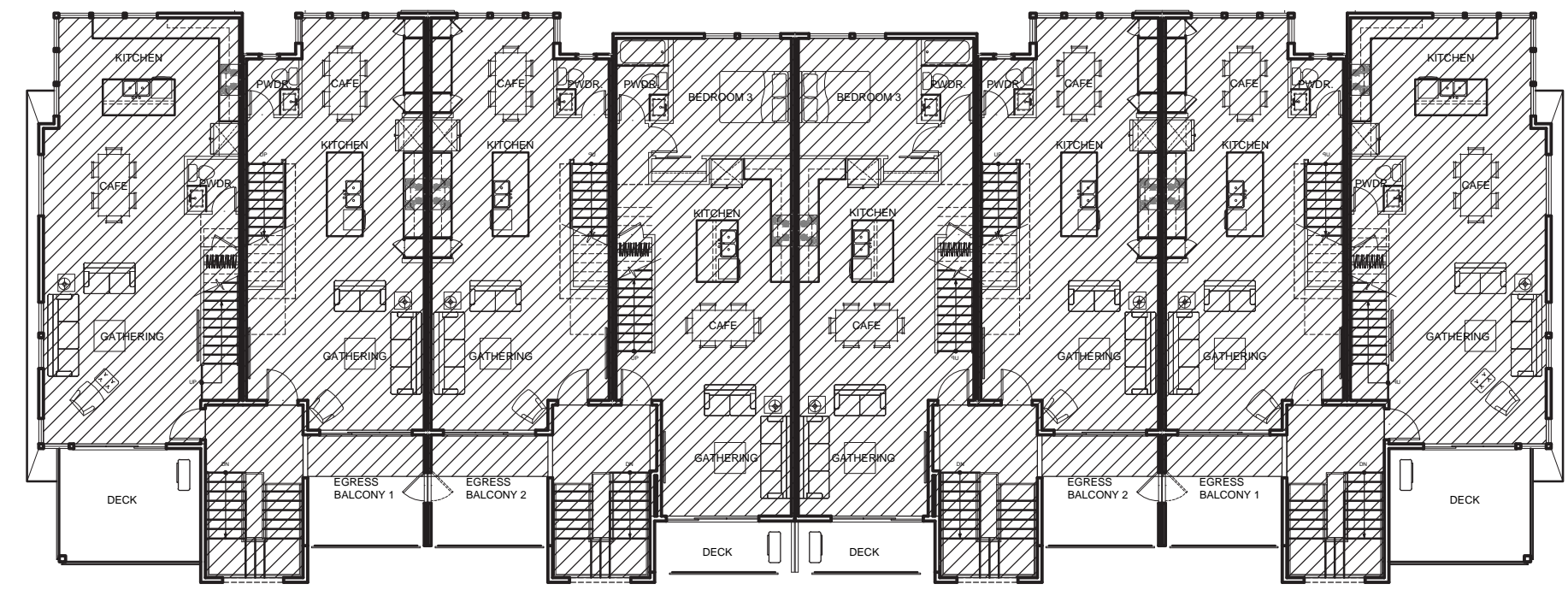
CBC AREA



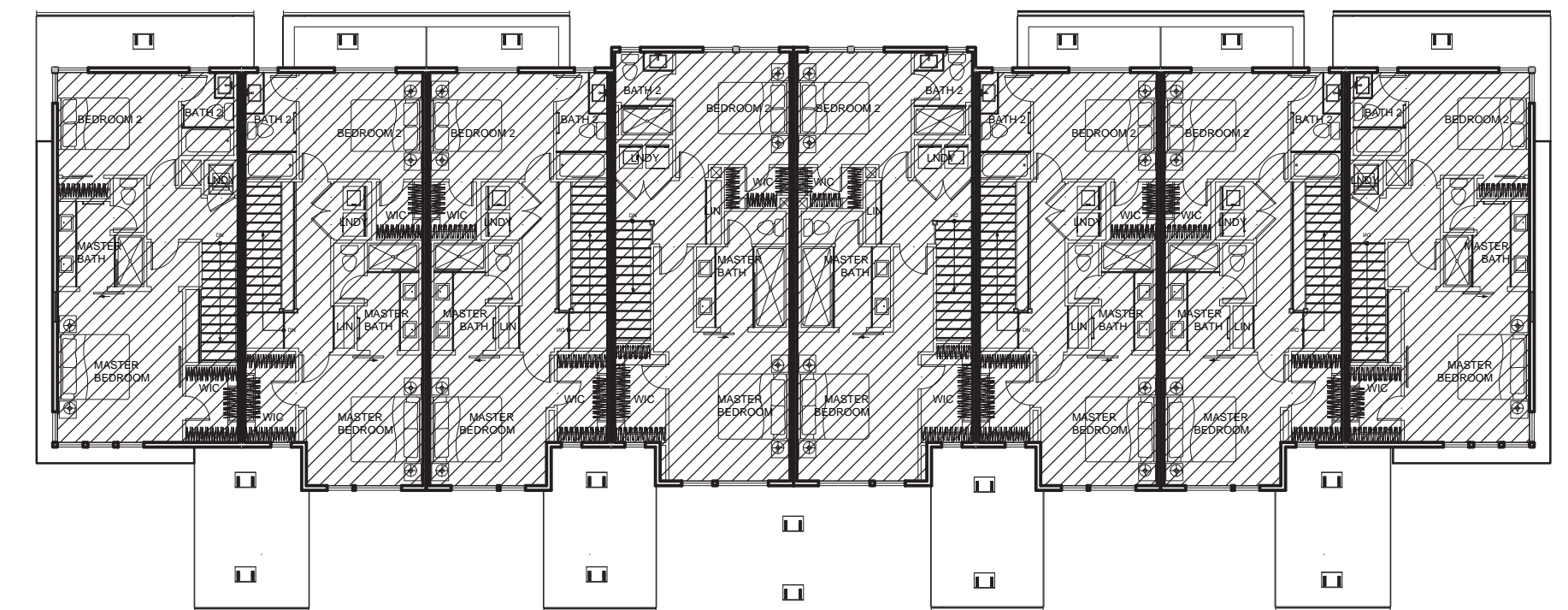
FIRST LEVEL



SECOND LEVEL

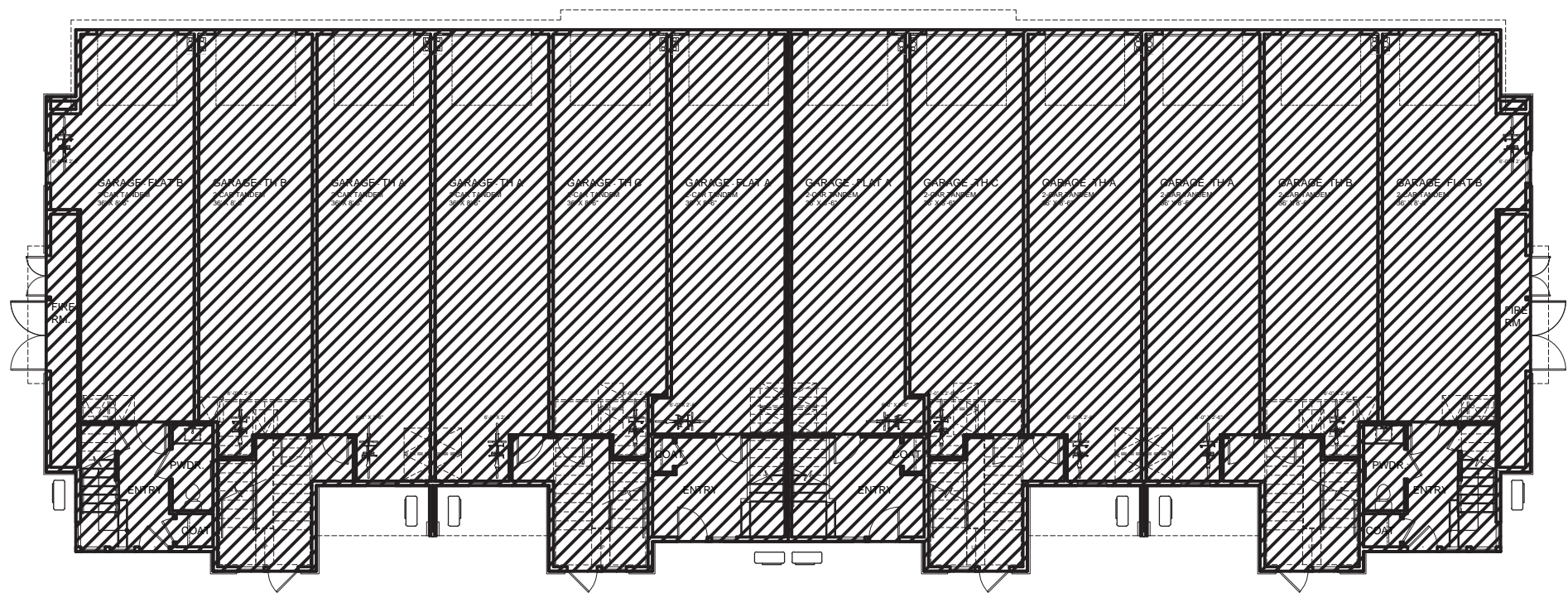


THIRD LEVEL

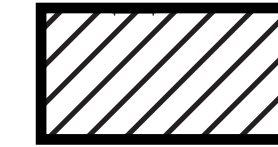


FOURTH LEVEL

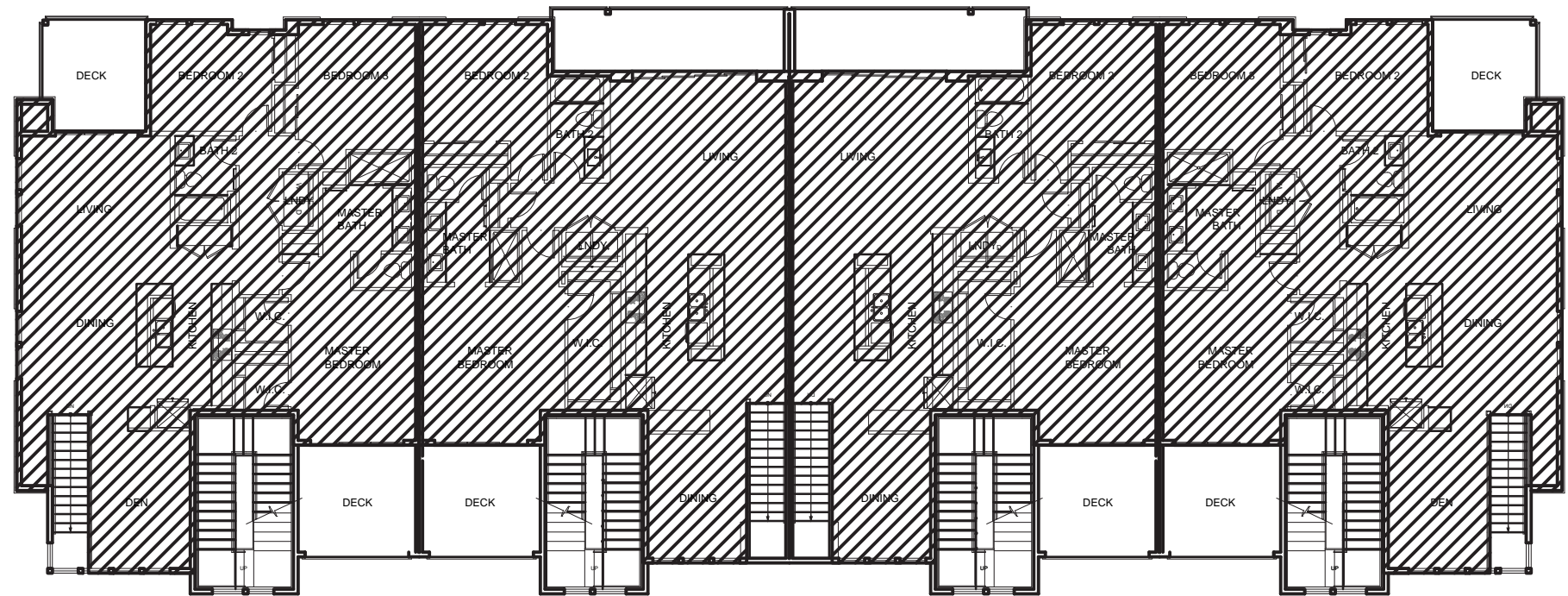
GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)



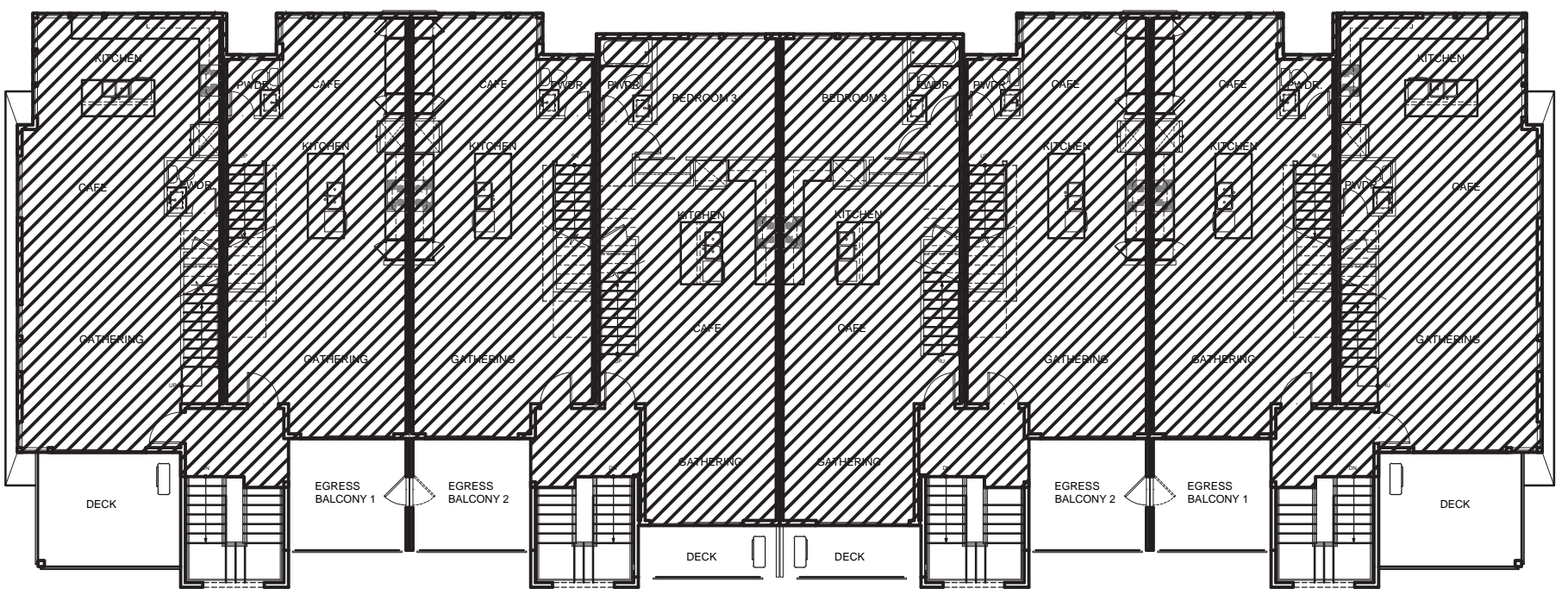
GROSS AREA



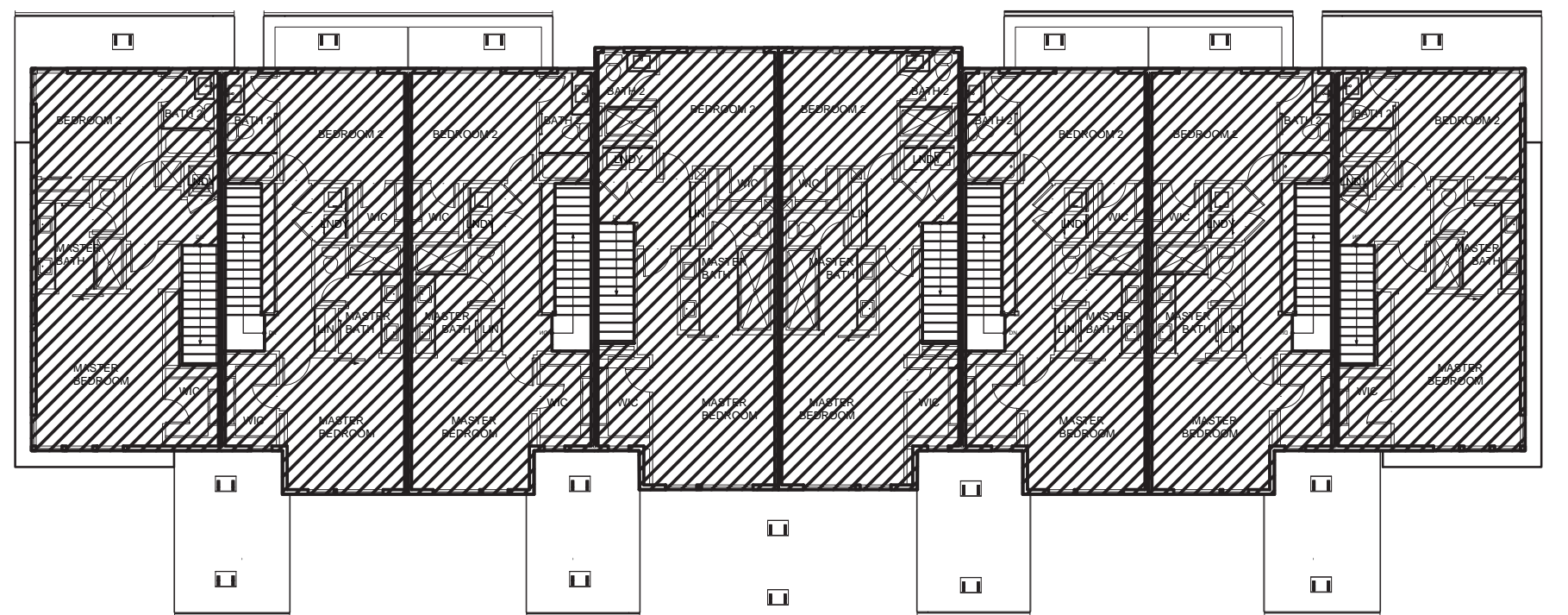
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL

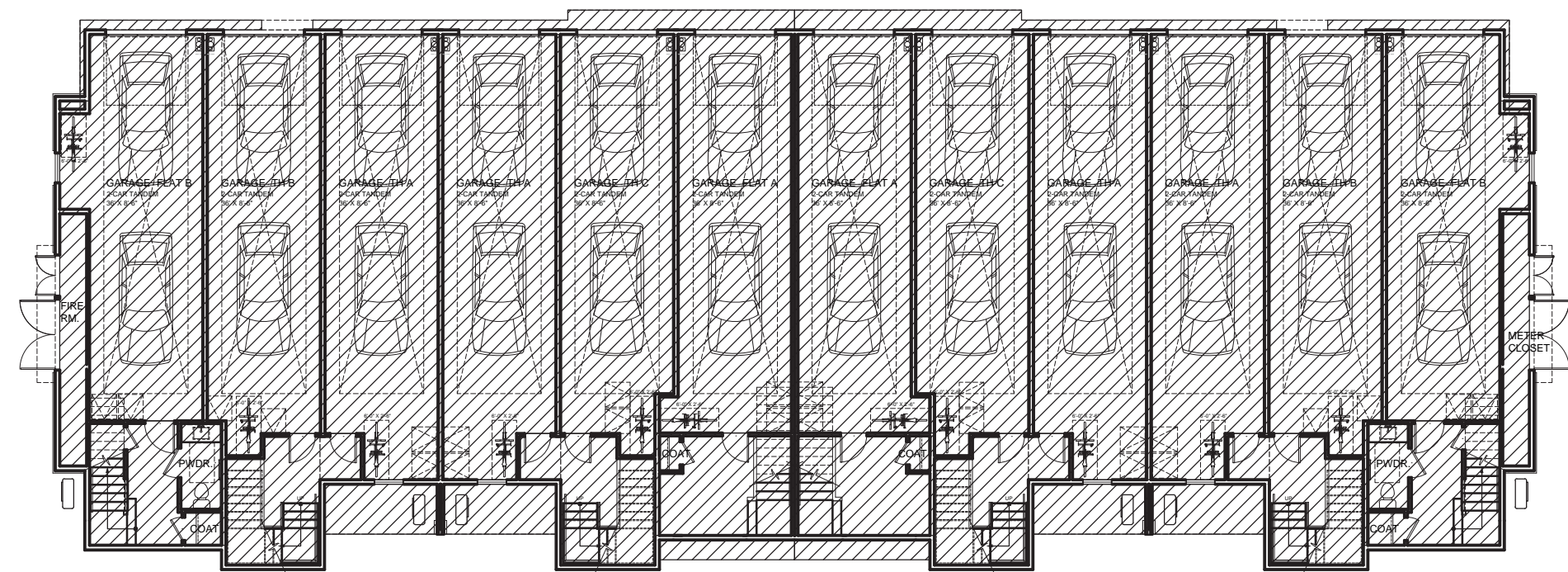


FOURTH LEVEL

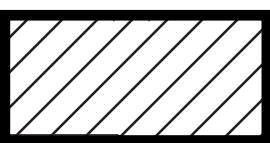
Stack - 12-plex 1st Level Entry		
Area Calcs	CBC	San Mateo Gross
Floor 1	639	1458.6
Floor 2	6032.6	5997.9
Floor 3	5876.2	6320
Floor 4	5536.2	5283.2
Exterior	3541.6	N/A
Garage	5948.8	6043.24
Total	27574.4	25,103



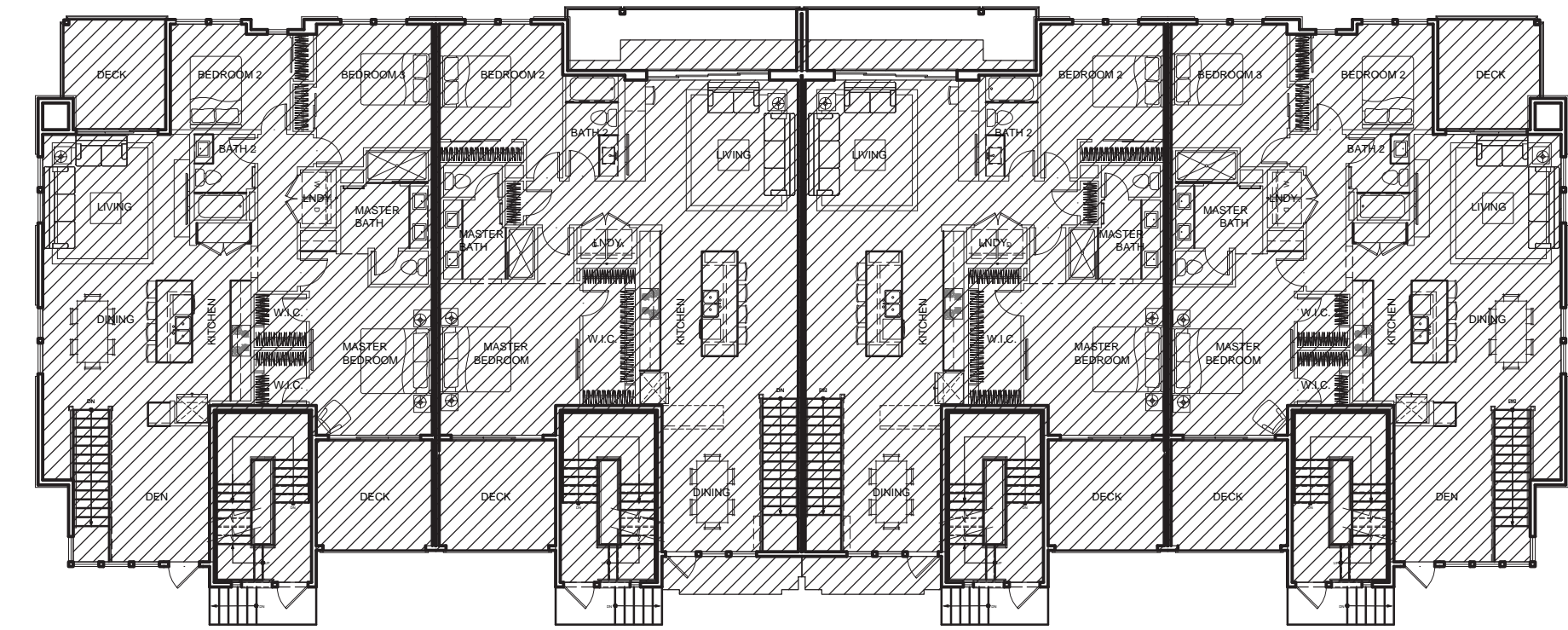
AREA DIAGRAMS (PER C.B.C.)



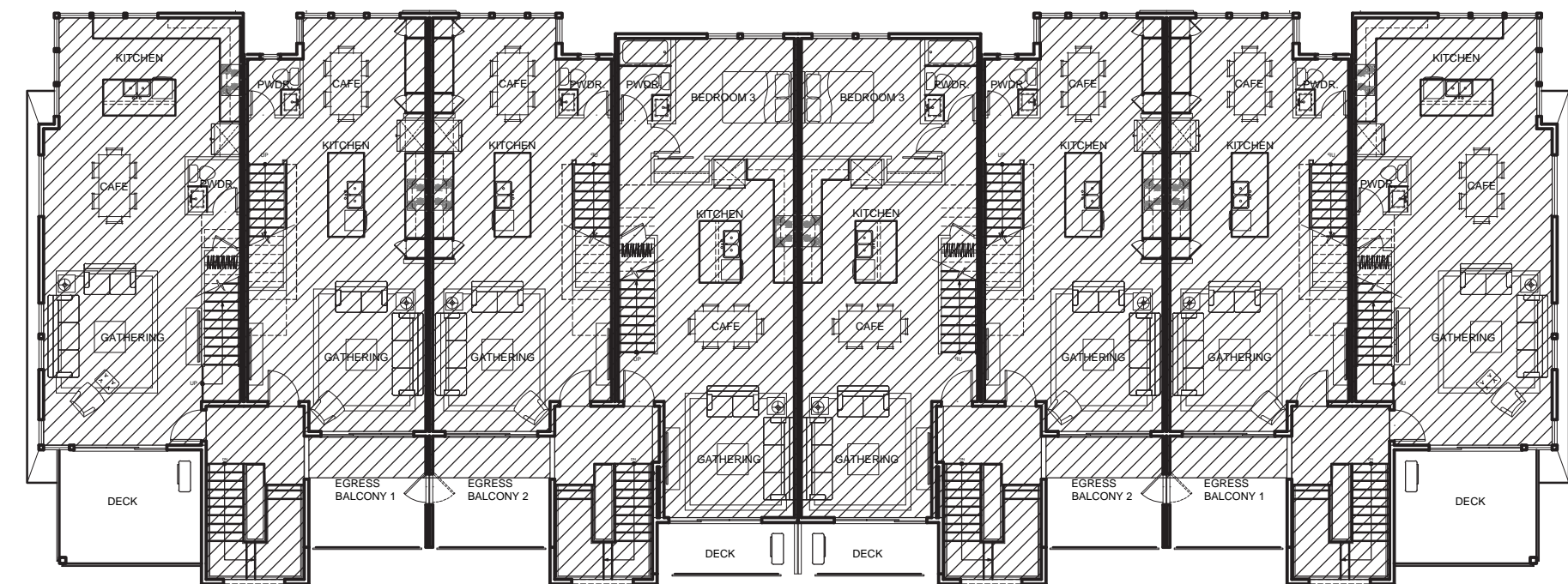
CBC AREA



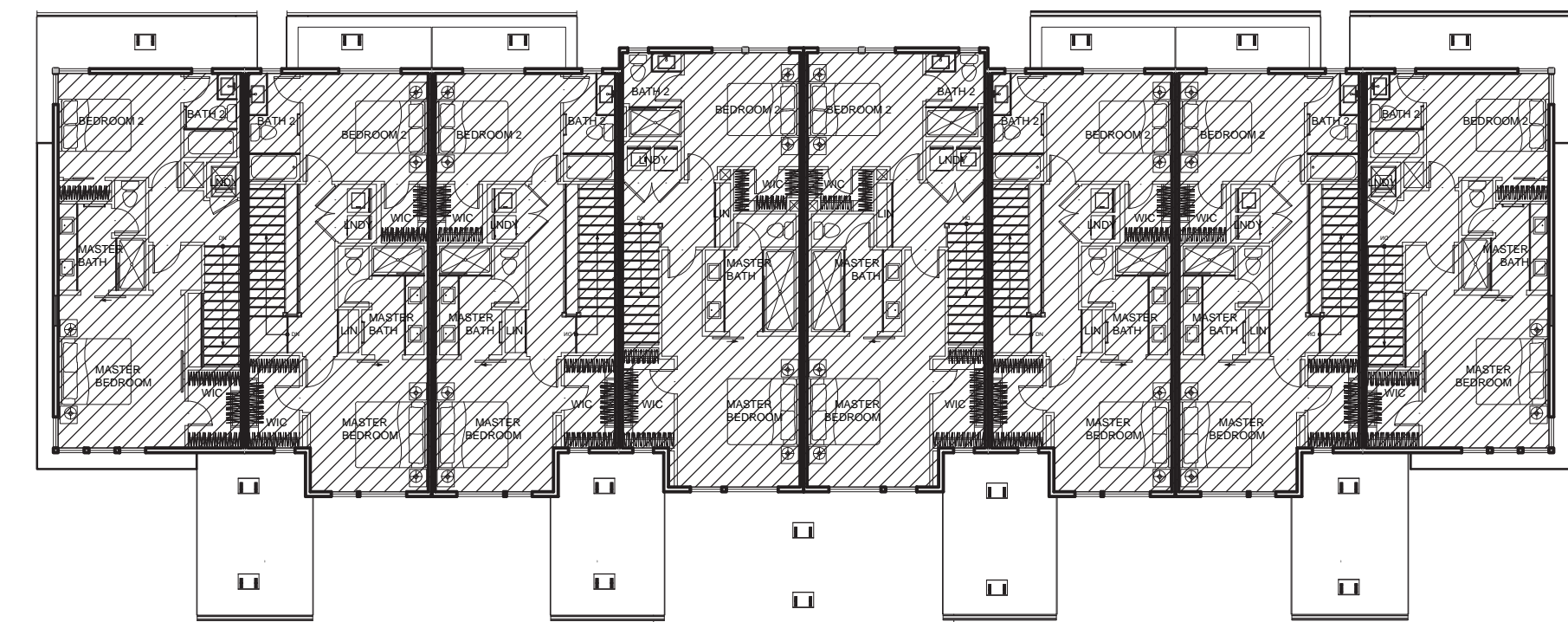
FIRST LEVEL



SECOND LEVEL

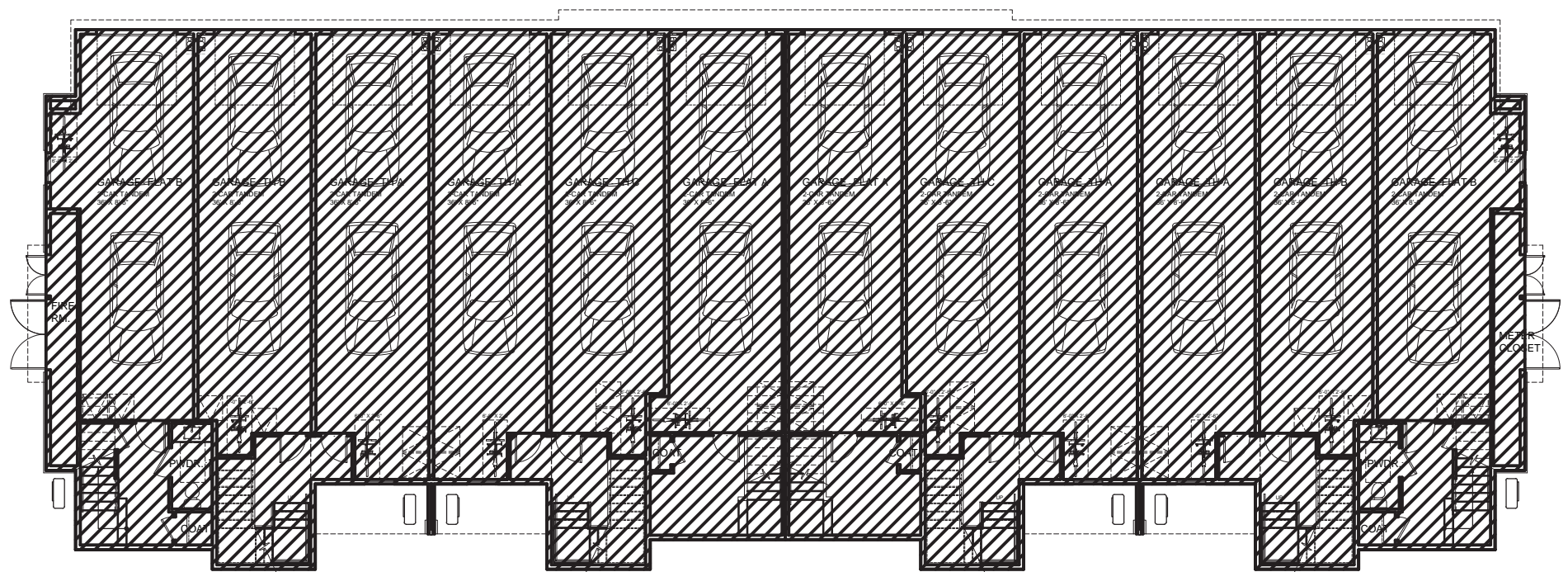


THIRD LEVEL

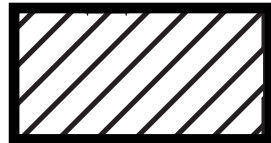


FOURTH LEVEL

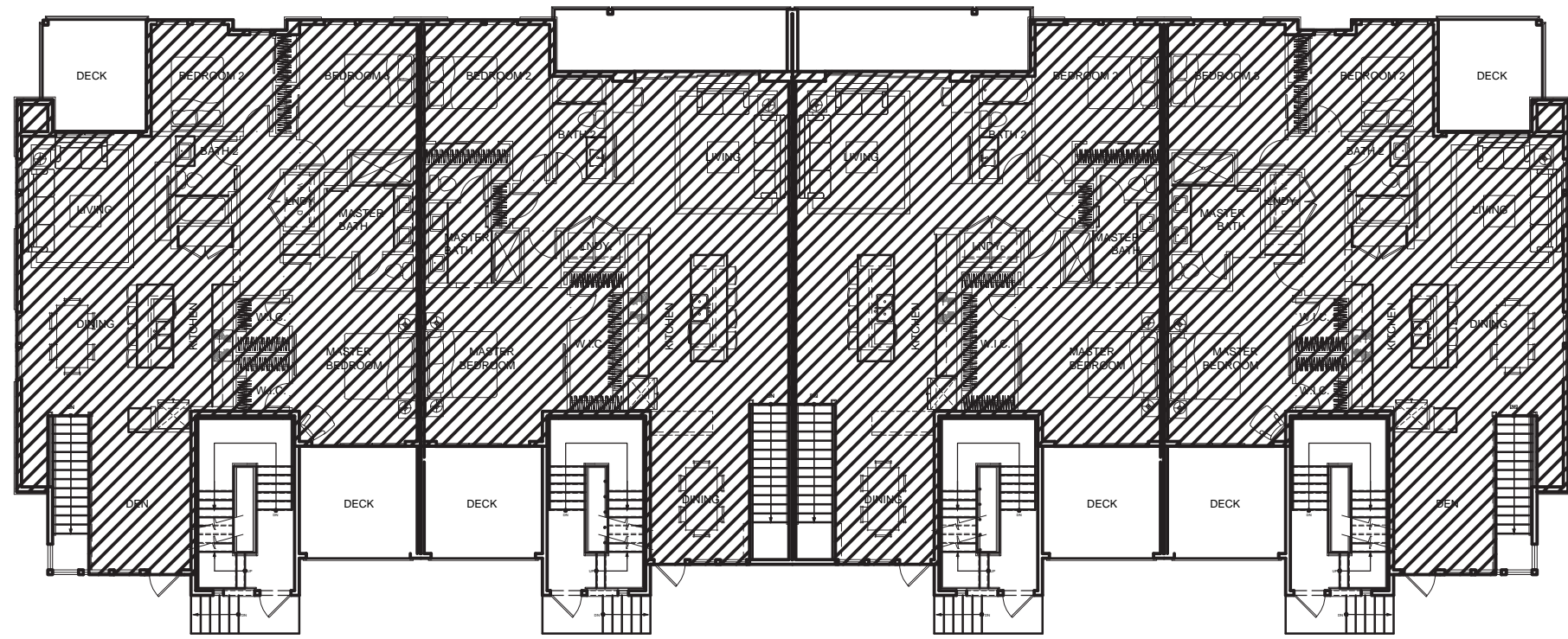
GROSS AREA DIAGRAMS (PER SAN MATEO ZONING CODE)



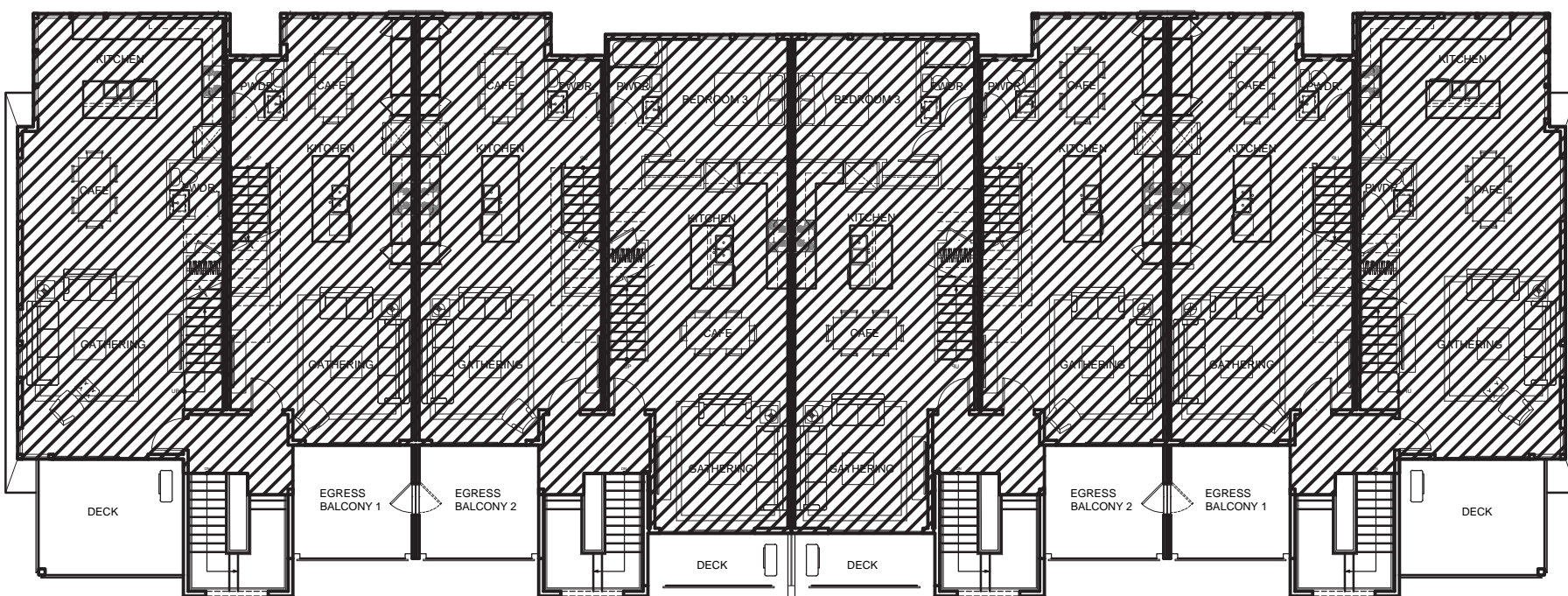
GROSS AREA



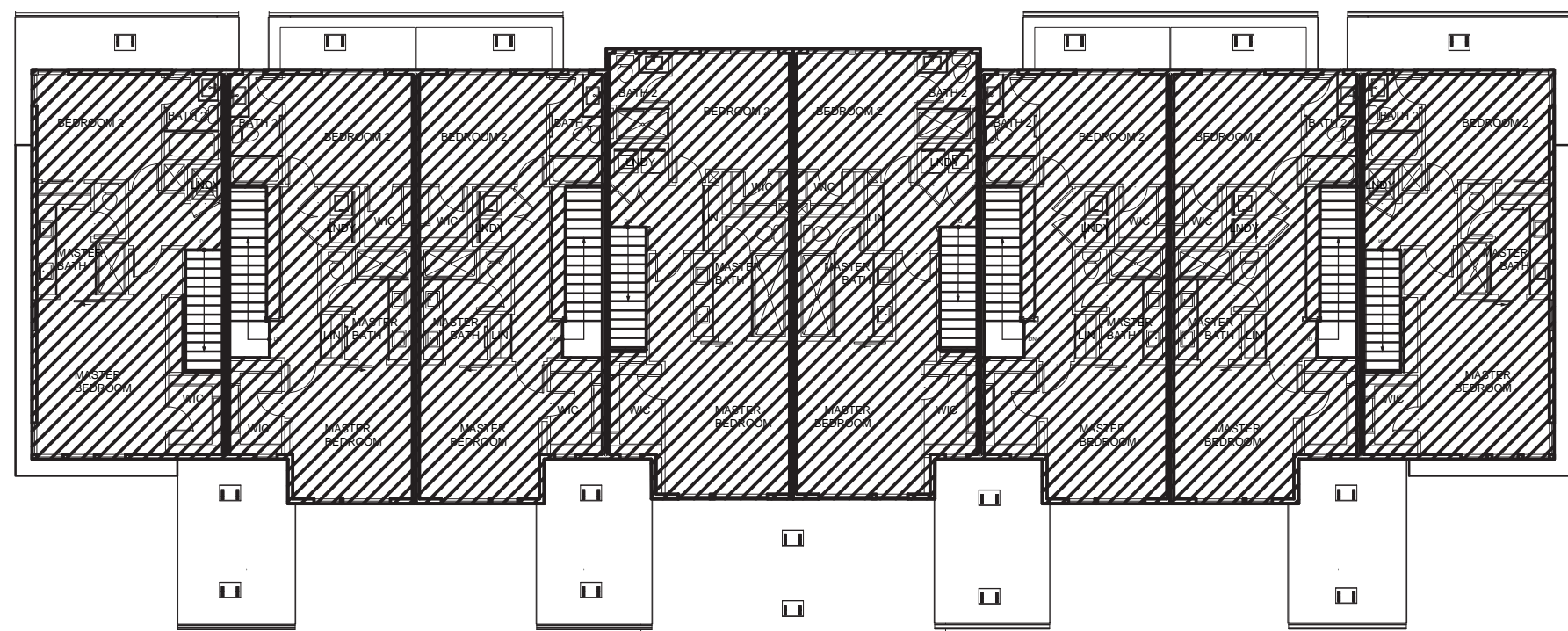
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



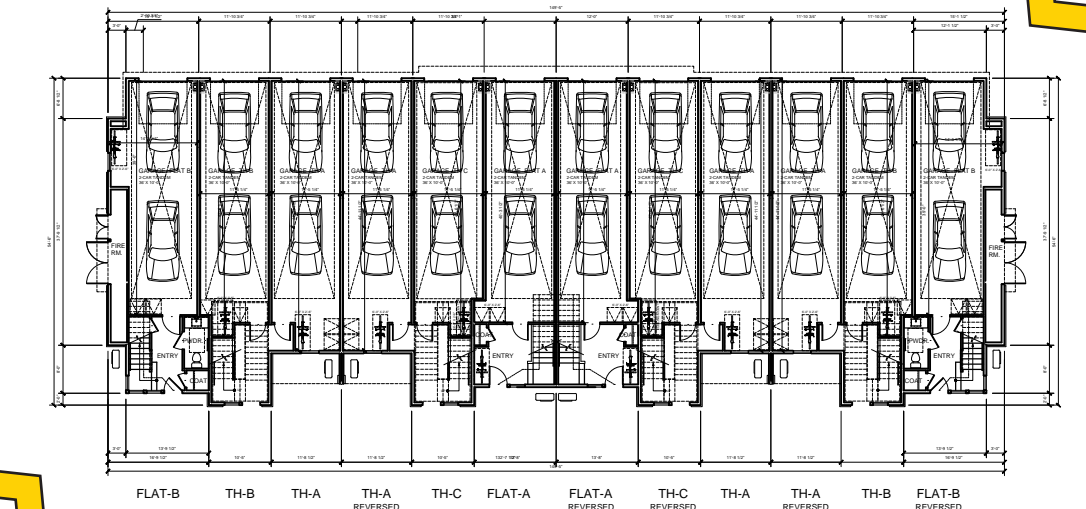
FOURTH LEVEL

Stack - 12-plex 2nd Level Entry		
Area Calcs	CBC	San Mateo Gross
Floor 1	639	1458.6
Floor 2	6032.6	5997.9
Floor 3	5876.2	6295.4
Floor 4	5536.2	5283.2
Exterior	3584.2	N/A
Garage	5948.8	6043.24
Total	27617	25,078









1



2

COLOR SCHEME-1

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS PERSPECTIVES

JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

4.13





PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS ELEVATIONS - PITCHED ROOF

DAHLIN

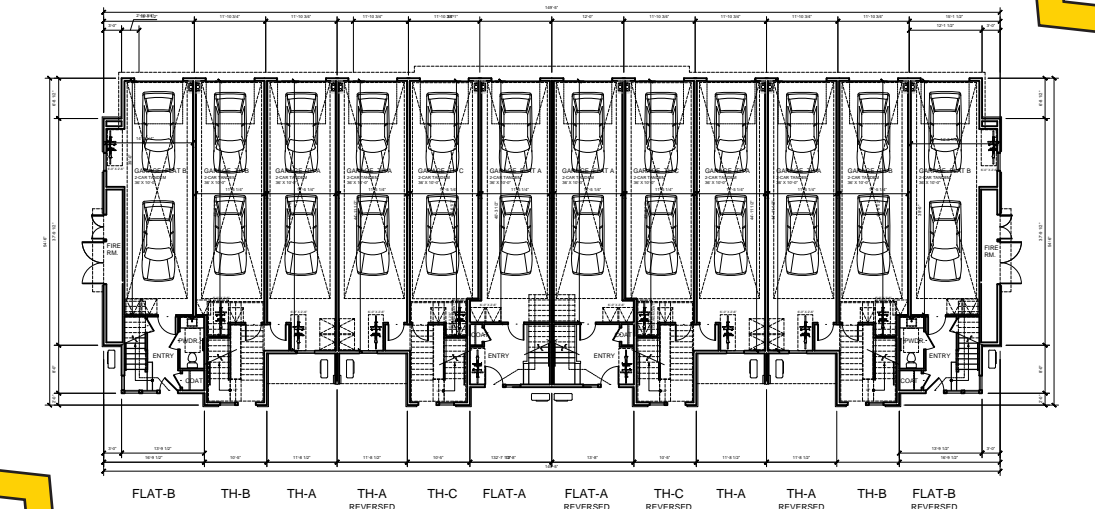
JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

0 8 16 32

N

4.14





1



2

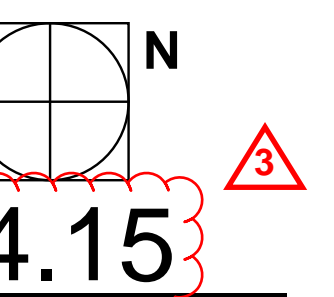
COLOR SCHEME-2

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS PERSPECTIVES - PITCHED ROOF



JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200








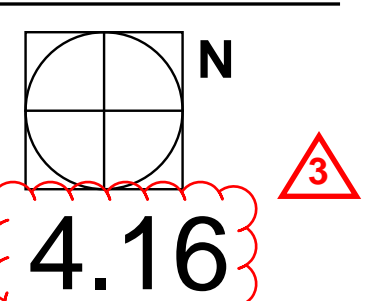
PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS ELEVATIONS



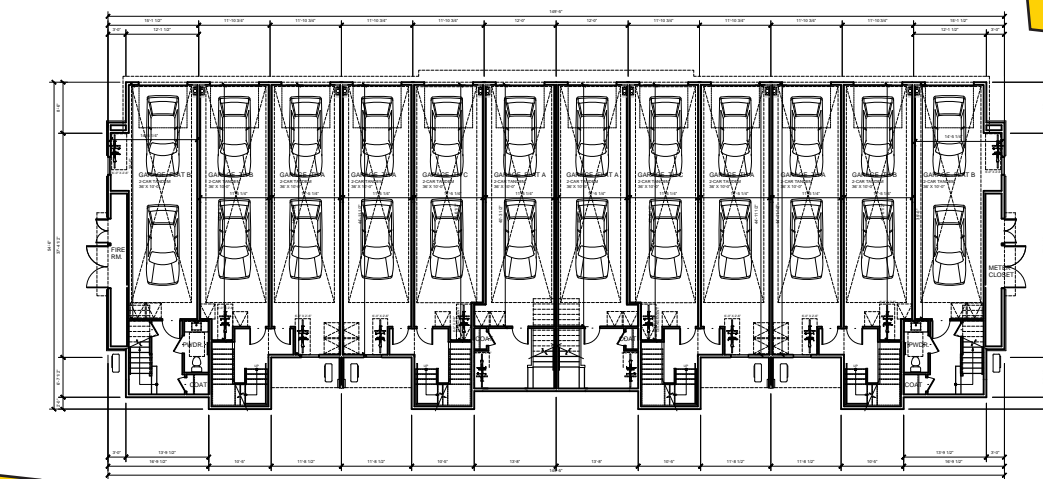
**DAHLIN**

**JOB NO.** 1483.001  
**DATE** 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200



**4.16**





1



2

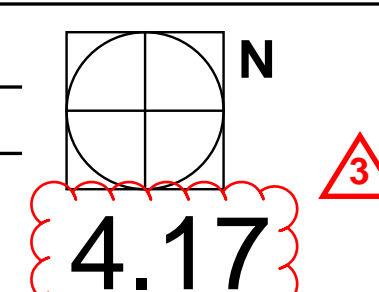
COLOR SCHEME-1  
SECOND LEVEL ENTRY

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS PERSPECTIVES



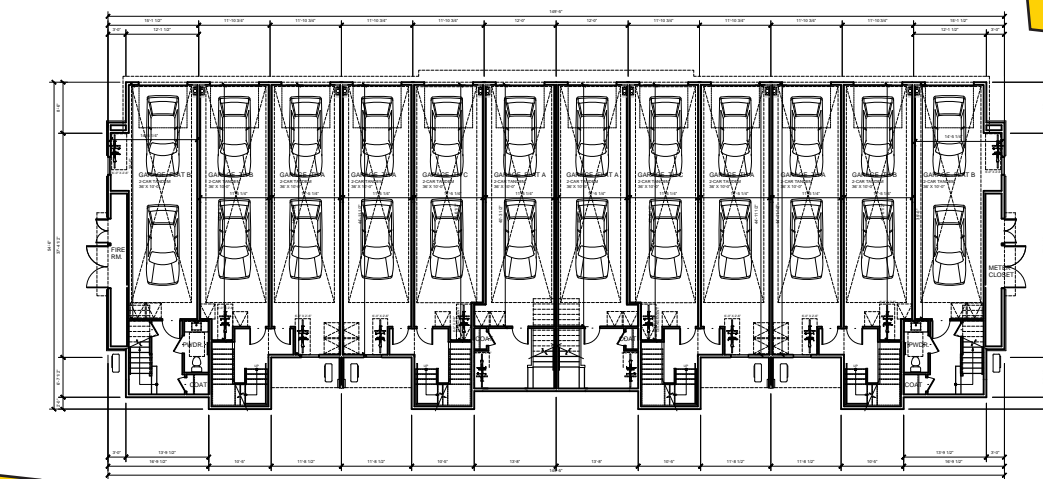
JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200











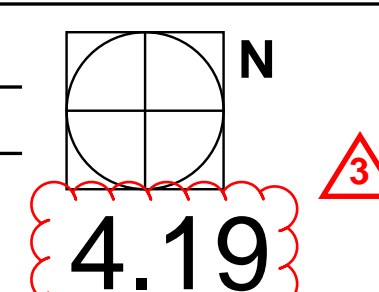
COLOR SCHEME-1  
SECOND LEVEL ENTRY

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS PERSPECTIVES - PITCHED ROOF



JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200







- MATERIAL LIST**
- 1 NOT USED
  - 2 DECORATIVE METAL AWNING
  - 3 STUCCO FINISH W/MTL REVEALS
  - 4 LAP SIDING
  - 5 FIBERGLASS DOOR
  - 6 SMOOTH CEMENTITIOUS PANEL/TRIM
  - 7 VINYL WINDOWS
  - 8 METAL GUARDRAIL
  - 9 METAL GARAGE DOORS

PENINSULA HEIGHTS - SAN MATEO, CA  
CAMPUS POP INVESTOR, LLC

12 UNIT TH OVER FLATS ELEVATIONS

DAHLIN

JOB NO. 1483.001  
DATE 07-10-20  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200

N

4.20