

REAL PROPERTY IN THE CITY OF SAN BRUNO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:  
PARCEL 7 AND PARCEL 8 AS SHOWN ON THE MAP ENTITLED, "THE CROSSING", FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, CALIFORNIA ON DECEMBER 09, 2002 IN BOOK 132 OF MAPS, PAGES 54 THROUGH 60.

PARCEL 8:  
EASEMENTS FOR INGRESS AND EGRESS AND PRIVATE UTILITY SERVICE OVER THOSE PORTIONS OF PARCEL 1 AND PARCEL 2 AS SHOWN ON THE MAP ENTITLED, "THE CROSSING", FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, CALIFORNIA ON DECEMBER 09, 2002 IN BOOK 132 OF MAPS, PAGES 54 THROUGH 60, DESIGNATED THEREON AS "RESERVATION OF PRIVATE ROADWAY EASEMENT FOR THE BENEFIT OF PARCELS 1, 2, 7, 8, 9 AND 10, AND PRIVATE UTILITY EASEMENT".

PARCEL C:  
AN EASEMENT FOR STORM DRAIN PURPOSES OVER THOSE PORTIONS OF PARCEL 2 AS SHOWN ON THE MAP ENTITLED, "THE CROSSING", FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, CALIFORNIA ON DECEMBER 09, 2002 IN BOOK 132 OF MAPS, PAGES 54 THROUGH 60, DESIGNATED THEREON AS "10' PRIVATE STORM DRAIN EASEMENT".  
THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT FOR TITLE INSURANCE NUMBER NCS-1067503-SC DATED APRIL 29, 2021.

EXISTING EASEMENTS- REFER TO CIVIL DRAWINGS  
MAX HEIGHT OF BUILDING: NOT TO EXCEED 50'-0" A.F.F.

ZONING: P-D

LAND USE: VISITOR SERVICES

AIRPORT NOISE LEVEL: 65

CURRENT DESCRIPTION: VACANT LAND

IN FLOOD ZONE: D

IN FAULT ZONE: NO

LIQUEFACTION RISK: VERY LOW

WILDLAND FIRE RISK: UNZONED

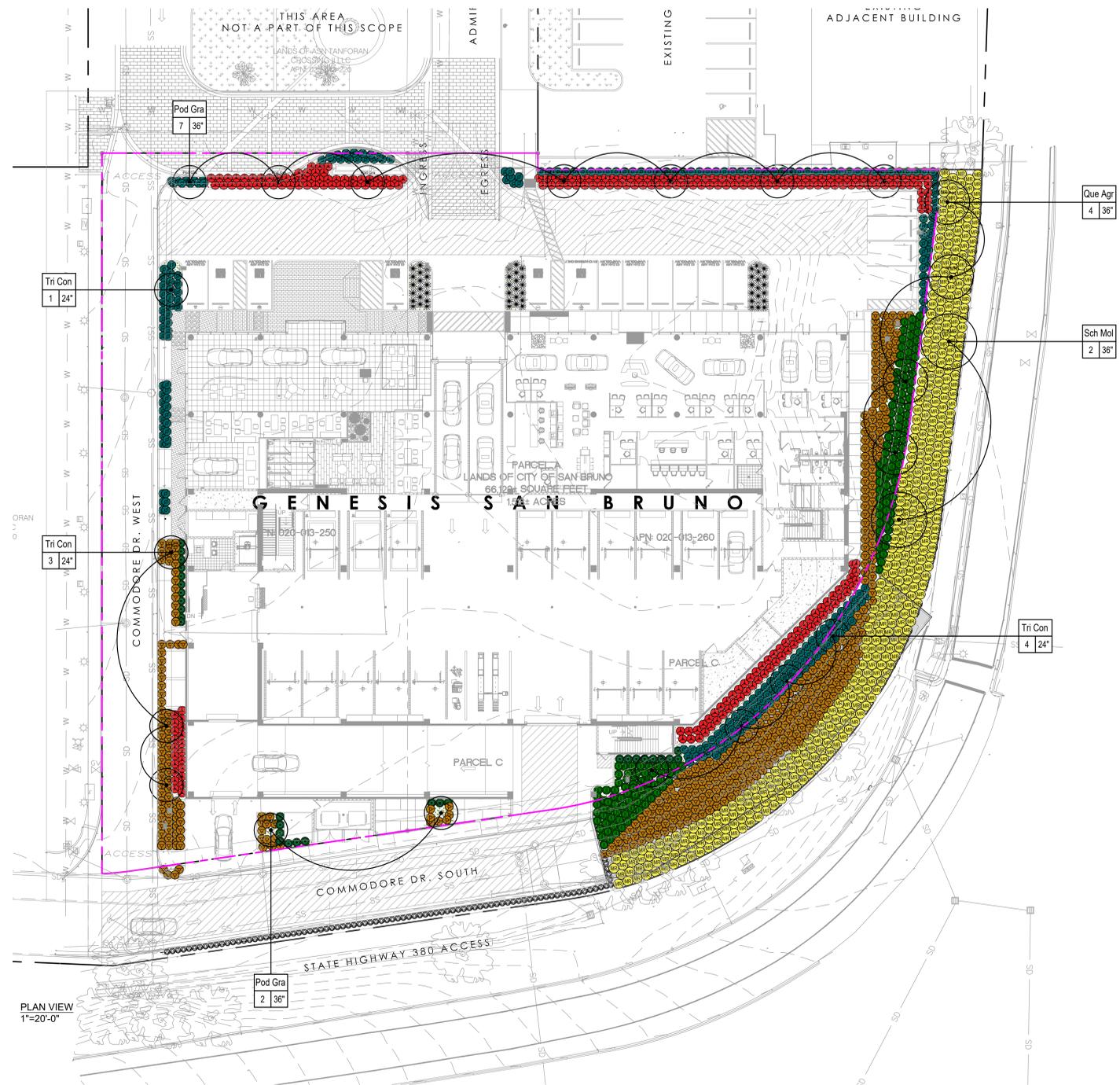
TAX RATE AREA: 010024





Google Earth





**TREE LEGEND**

SYMBOL	BOTANICAL NAME (COMMON NAME)	BOX SIZE	WUCOLS	QTY.
SCH MOL	SCHINUS MOLLE (CALIFORNIA PEPPER TREE)	36" BOX MULTI BRANCH	L	2
QUE AGR	QUERCUS AGRIFOLIA (COAST LIVE OAK)	48" BOX STANDARD	L	4
POD GRA	PODOCARPUS GRACILIOR (FERN PINE)	36" BOX STANDARD	L	9
TRI CON	TRISTANIA CONFERTA (BRISBANE BOX)	24" BOX COLUMNAR	L	8

CONTRACTOR TO PROVIDE PHOTOS FOR REVIEW AND APPROVAL PRIOR TO ORDERING.

**SHRUB LEGEND**

SYMBOL	BOTANICAL NAME (COMMON NAME)	SIZE	SPACING	WUCOLS	QTY.	DETAIL #
(Symbol)	CARISSA MACROCARPA 'GREEN CARPET' (NATAL PLUM)	5 GAL	3' O.C.	L	130	2/LPD-1
(Symbol)	CALLISTEMON 'LITTLE JOHN' (DWARF BOTTLEBRUSH)	5 GAL	3' O.C.	L	286	2/LPD-1
(Symbol)	DIANELLA 'LITTLE REV' (LITTLE REV FLAX LILY)	5 GAL	3' O.C.	M	185	2/LPD-1
(Symbol)	DIETES VEGETA (MORAEA IRIDIODES) (FORTNIGHT LILY)	5 GAL	3' O.C.	L	228	2/LPD-1
(Symbol)	LIGUSTRUM JAPONICA 'TEXANUM' (WAXLEAF PRIVET)	5 GAL	3' O.C.	M	36	2/LPD-1
(Symbol)	RHAPHIOLEPIS 'BALLERINA' (INDIAN HAWTHORNE)	5 GAL	3' O.C.	L	482	2/LPD-1
(Symbol)	LANTANA 'NEW GOLD' (YELLOW LANTANA)	1 GAL	3' O.C.	L	62	2/LPD-1
(Symbol)	MUHLENBERGIA RIGENS (DEER GRASS)	5 GAL	3' O.C.	L	430	2/LPD-1

QUANTITIES OF SHRUBS ARE FOR REFERENCE ONLY. CONTRACTOR TO SUPPLY ALL SHRUBS TO COVER SHRUB AREAS SHOWN. INCLUDE REPLACEMENT SHRUBS FOR DEAD, DYING, OR MISSING PLANT MATERIAL.

**TREE ROOT BARRIER**

PROVIDE ROOT CONTROL BARRIERS FOR TREES PLANTED WITHIN 5-FOOT OF A HARDSCAPE EDGE SUCH AS PAVING, WALLS, CURBS, STEPS, ETC.

TYPE: UB 12-2.

MFG: DEEP ROOT (800) 458-7668 (WWW.DEEPROOT.COM)  
HEIGHT/LENGTH: 12" TALL X 24" LONG.

**COMMENTS:**

- A. SET TOP OF BARRIER A MINIMUM OF 1/2" ABOVE FINISH GRADE AND BELOW SURFACE OF WOOD MULCH OR TURF.
- B. REFER TO THE LANDSCAPE PLANTING SPECIFICATION FOR ADDITIONAL ROOT BARRIER INFORMATION.
- C. ALTERNATIVES MAY BE SUBMITTED FOR REVIEW AND APPROVAL.

**WOOD MULCH**

MULCH THESE PLANTER AREAS WITH A 3-INCH DEEP LAYER OF DECORATIVE BARK MULCH (DARK BROWN COLOR). INCLUDE MINIMUM 1.5" OF MULCH UNDER GROUND COVER FROM FLATS.

- A. SHRUB AREAS.
- B. GROUND COVER AREAS.

MULCH TYPE: "FOREST FLOOR (2" MINUS), OR APPROVED EQUAL.

SUPPLIER: AQUINAGA FERTILIZER (949) 786-9558.

COMMENTS: PROVIDE OWNER'S AUTHORIZED REPRESENTATIVE WITH (1) BAGGIE OF MULCH FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF MULCH.

REFER TO THE LANDSCAPE PLANTING SPECIFICATION FOR ADDITIONAL MULCH INFORMATION.

**SOIL PREPARATION**

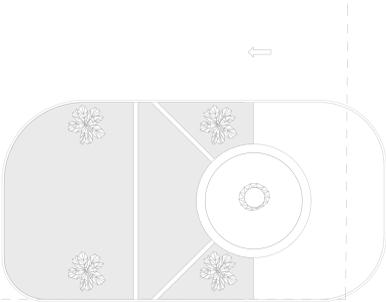
ALL SOILS AMENDMENTS SHALL BE INSTALLED PER THE PROJECT AGRONOMICS SOILS REPORT AND RECOMMENDATIONS.

CONTRACTOR TO PROVIDE TWO SEPARATE AGRONOMICS SOILS REPORTS. ONE AT THE PRE-CONSTRUCTION STAGE AND A SECOND AFTER AMENDMENTS HAVE BEEN INSTALLED. VERIFICATION FROM CONTRACTOR AMENDMENTS ARE IN COMPLIANCE WITH REPORT IS REQUIRED.

CONTRACTOR TO PROVIDE SOIL TEST FROM:

WAYPOINT ANALYTICAL  
4741 E. HUNTER AVE.  
SUITE A  
ANAHEIM, CA 92807

EXISTING ADJACENT BUILDING

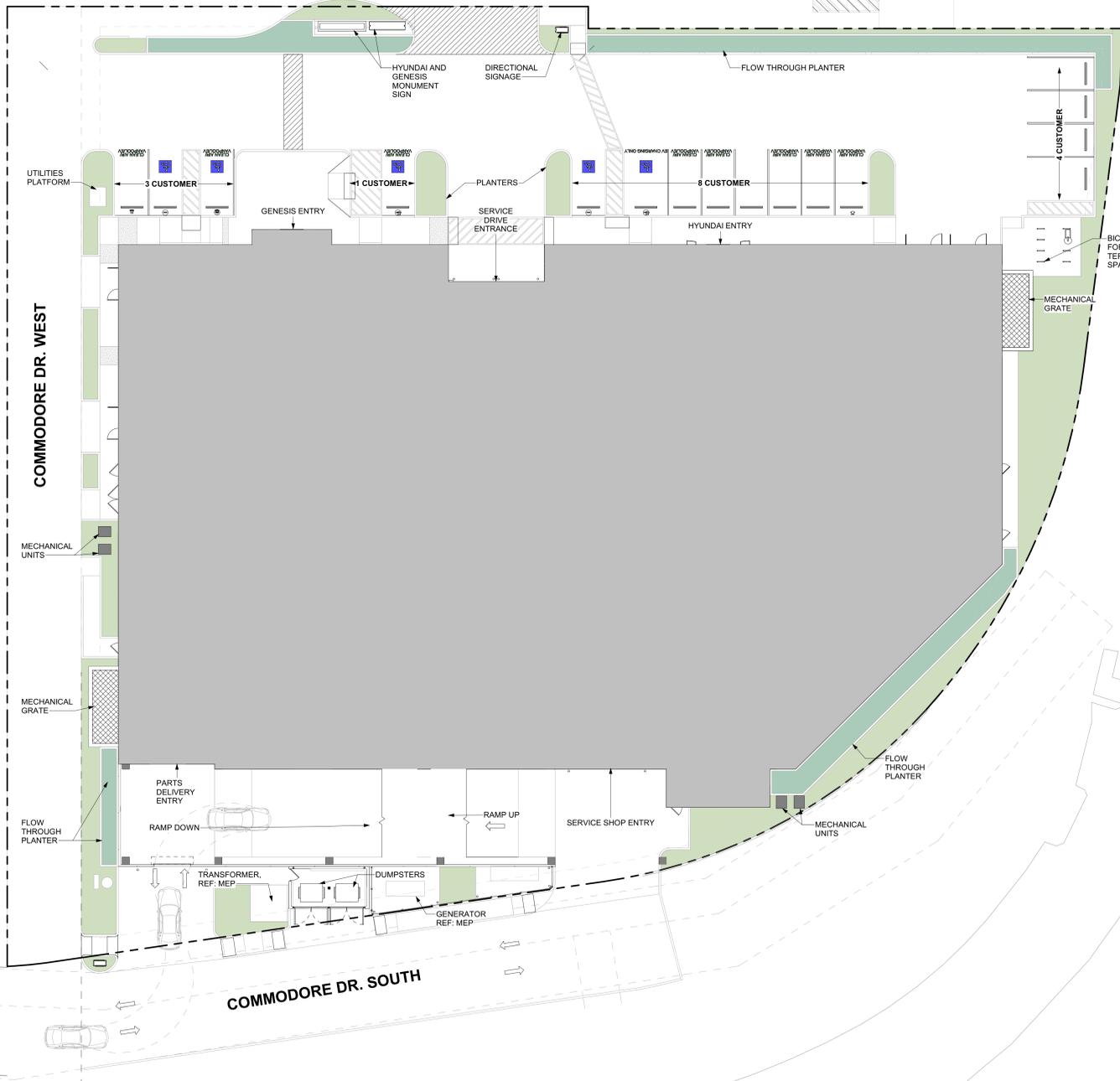


ADMIRAL CT

EXISTING PARKING

EXISTING ADJACENT BUILDING

EXISTING ADJACENT BUILDING



COMMODORE DR.

COMMODORE DR. WEST

COMMODORE DR. SOUTH

STATE HIGHWAY 380 ACCESS

1 SITE PLAN  
1/16" = 1'-0"



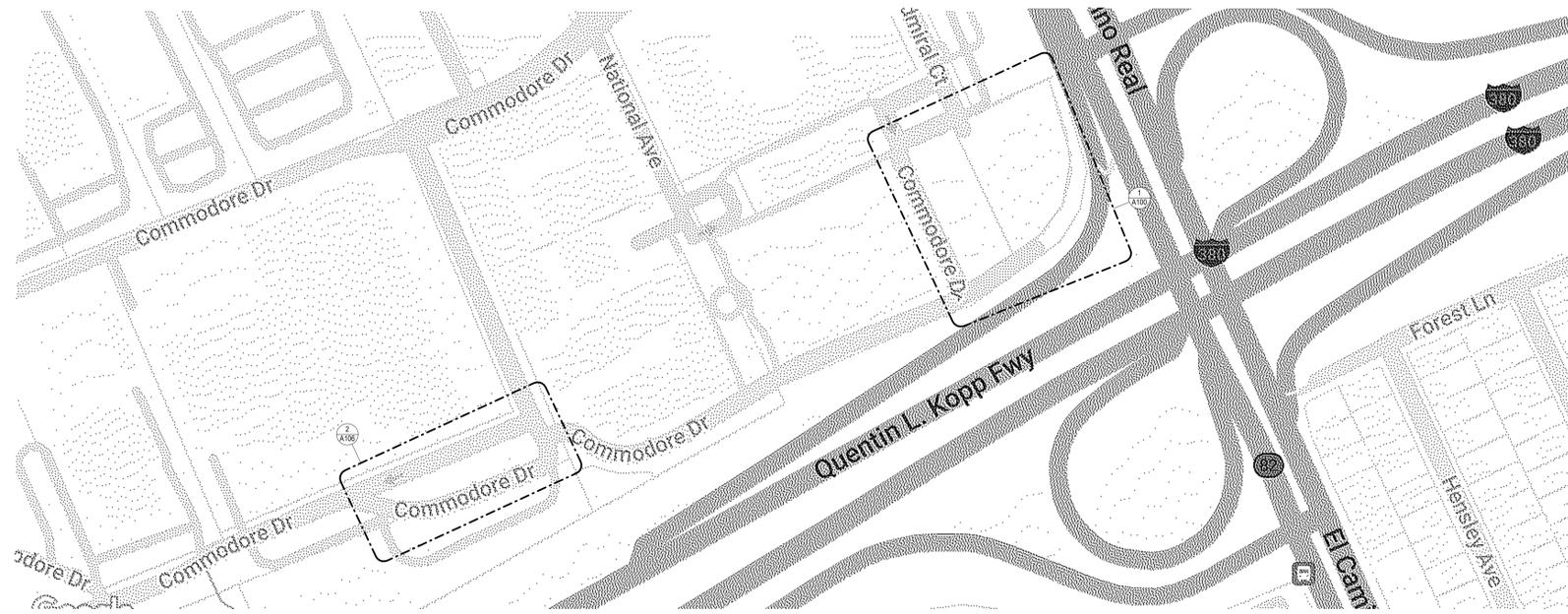
# SAN BRUNO GENESIS & HYUNDAI

1010 ADMIRAL COURT SAN BRUNO, CA 94066

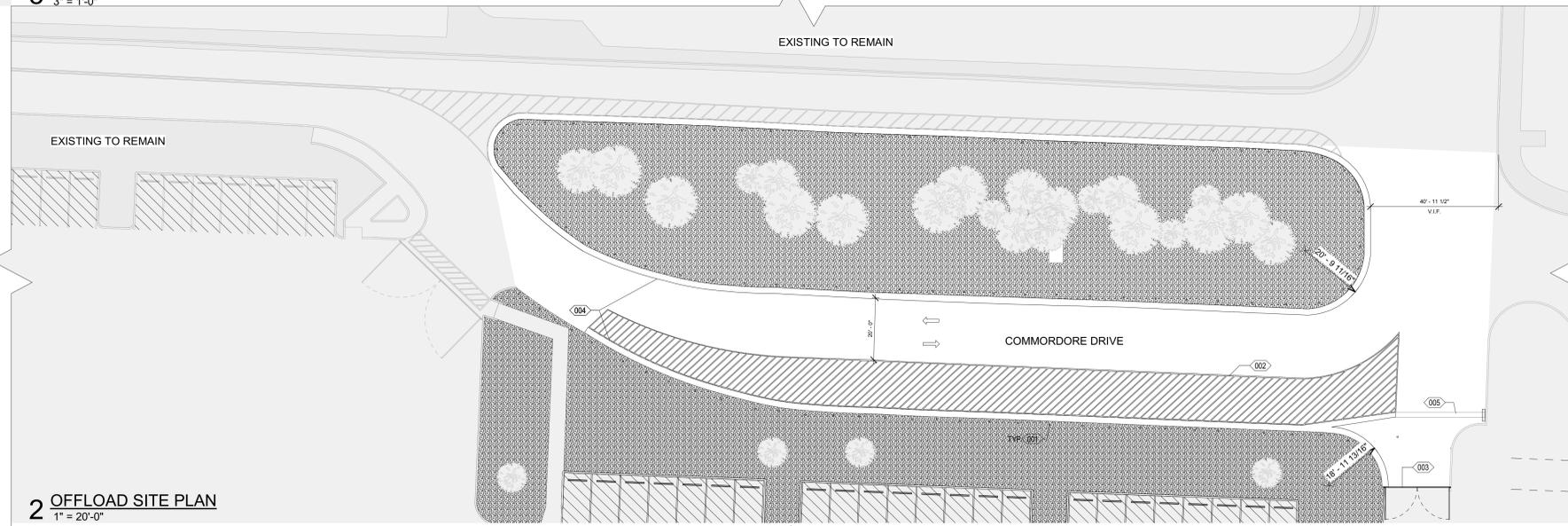
SITE PLAN

02/28/2023

THIS DRAWING AND THE BIM/CAD FILE FROM WHICH IT HAS BEEN GENERATED ARE PROVIDED AS AN INSTRUMENT OF SERVICE FOR THIS PROJECT. THESE DOCUMENTS ARE THE SOLE PROPERTY OF GOREE ARCHITECTS, INC. ANY USE OF THESE DOCUMENTS, DATA AND DESIGNS FOR PURPOSES OTHER THAN THOSE ASSOCIATED WITH THIS PROJECT WITHOUT THE EXPRESSED, WRITTEN PERMISSION OF GOREE ARCHITECTS, INC. IS PROHIBITED.



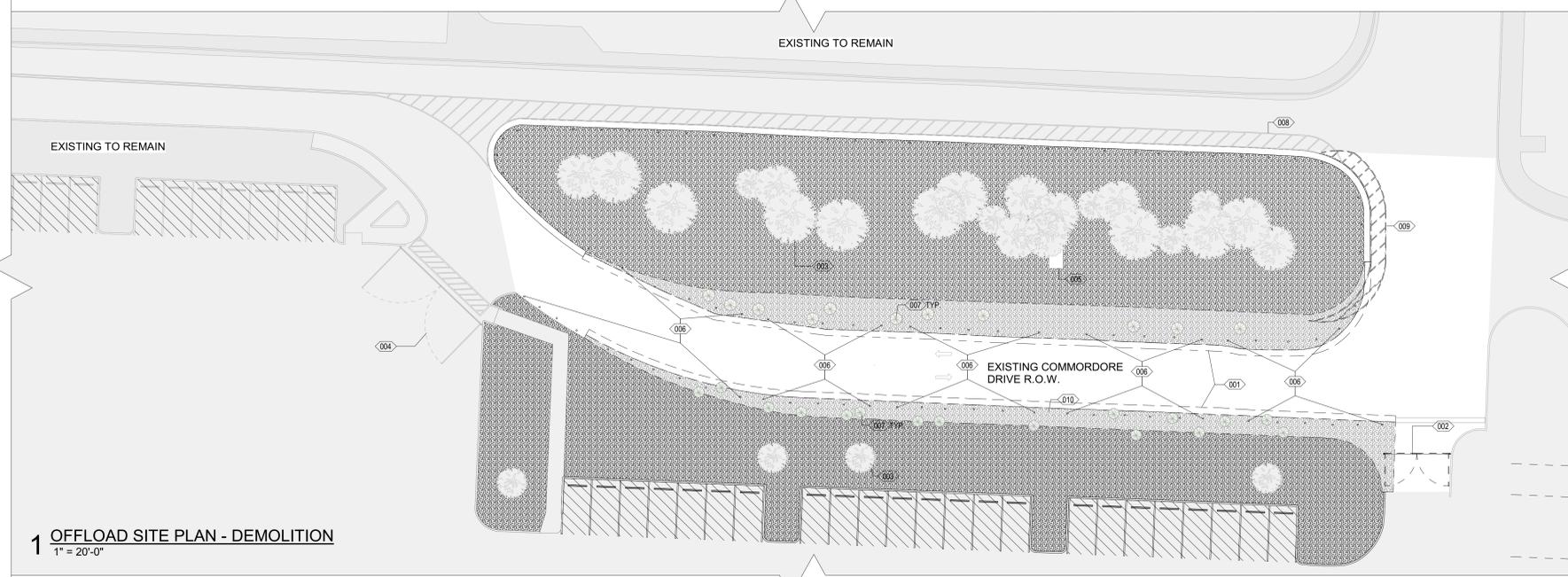
**3 OVERALL AREA PLAN**  
3" = 1'-0"



**2 OFFLOAD SITE PLAN**  
1" = 20'-0"

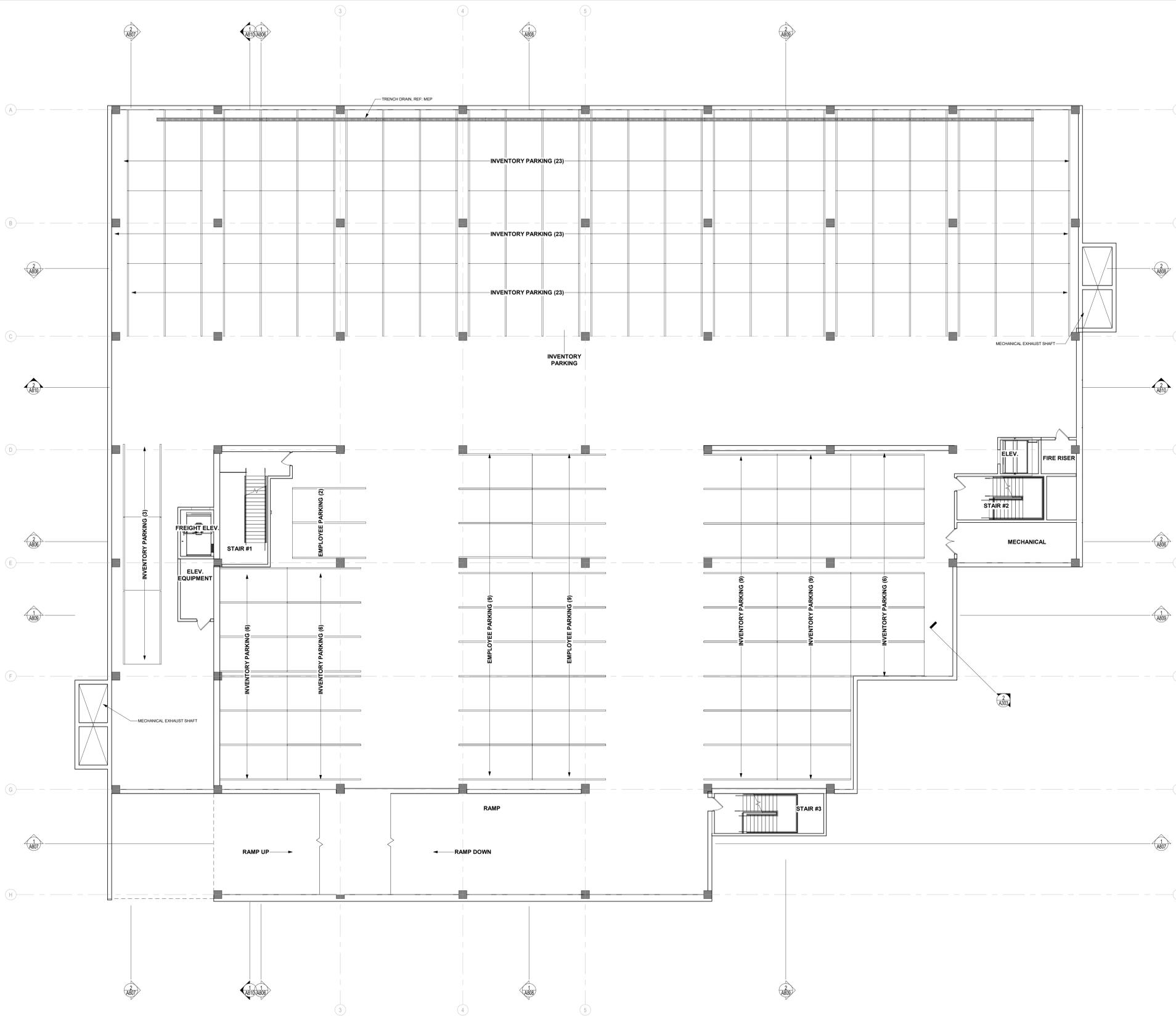
OFFLOAD SITE KEYNOTES	
001	RELOCATED EXISTING BOLLARDS, TYP.
002	NEW ROAD STRIPING, ENSURE 20'-0" CLEARANCE FOR COMMODORE DR. REF: CIVIL
003	EXISTING GATE MOVED TO NEW LOCATION, OWNER TO SPECIFY. GC TO COORDINATE
004	NEW 2'-0" CURB, REF: CIVIL
005	EXISTING GUTTER CURB AND STORM DRAIN INLET, REF: CIVIL

SITE/DEMO PLAN LEGEND	
[White Box]	NOT IN SCOPE
[Dark Grey Box]	EXISTING MULCH/LANDSCAPING
[Light Grey Box]	MULCH/LANDSCAPING TO BE DEMOLISHED

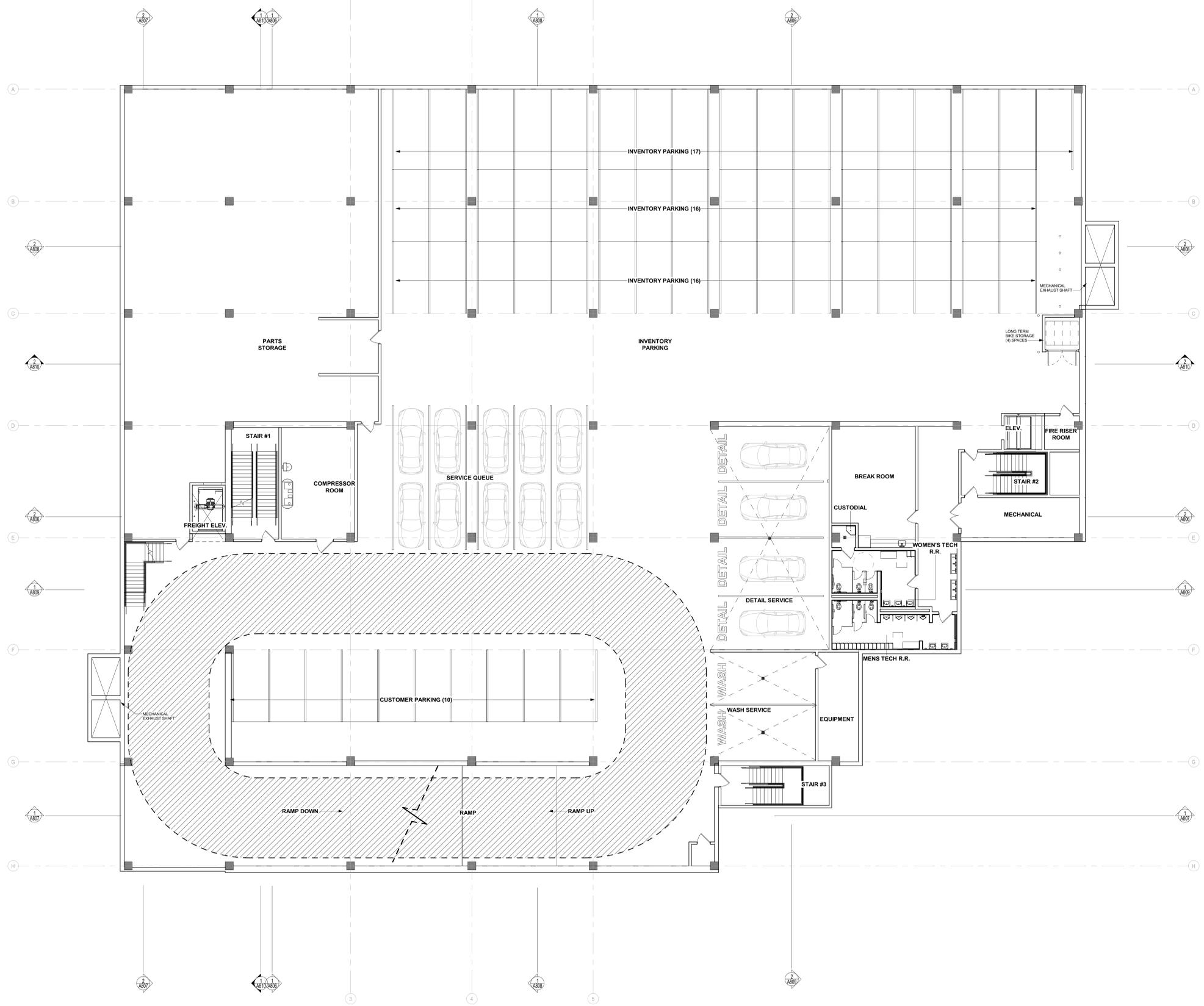


**1 OFFLOAD SITE PLAN - DEMOLITION**  
1" = 20'-0"

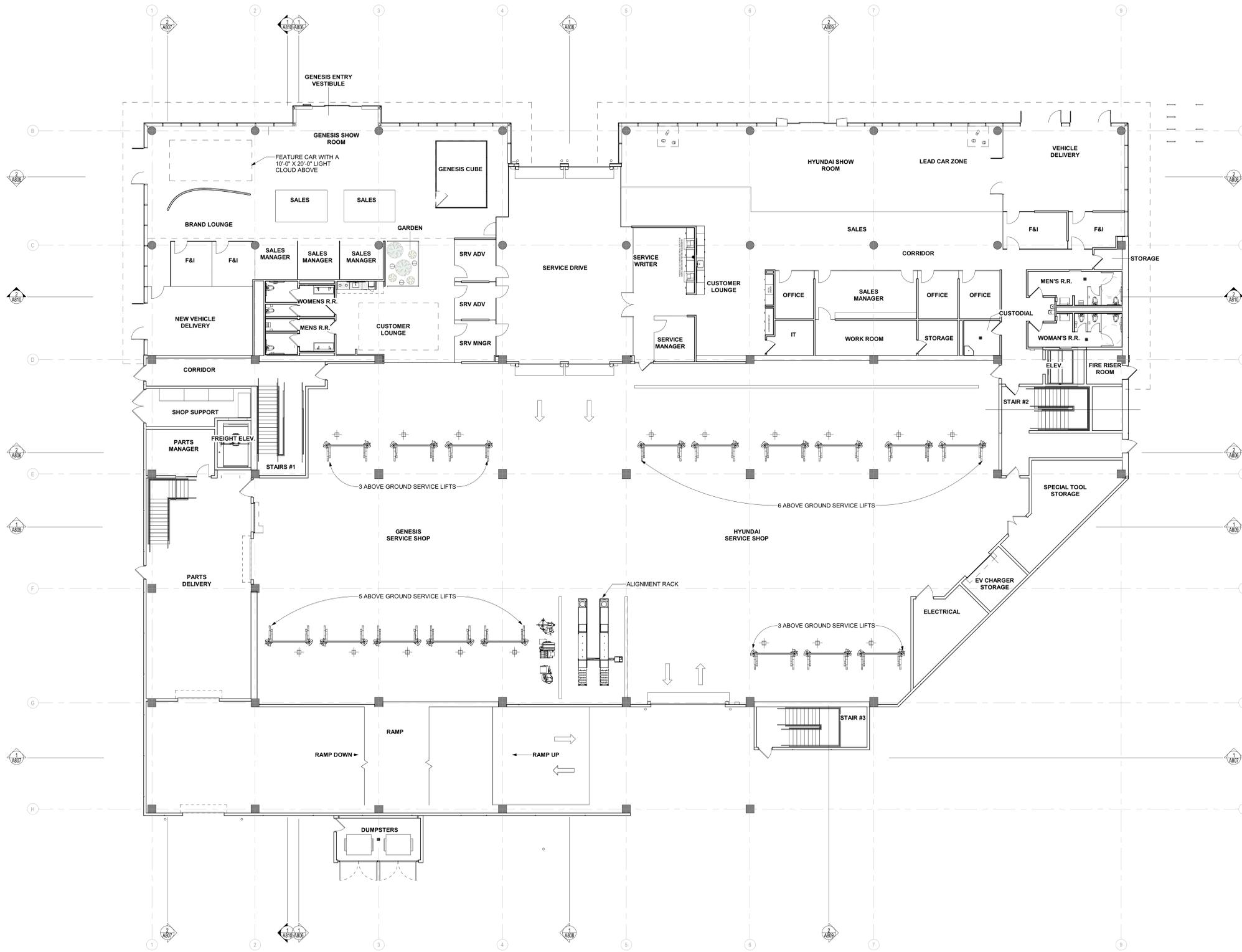
DEMOLITION SITE PLAN KEYNOTES	
001	DEMOLISH EXISTING CURB AND PREP SITE TO BE REPAVED
002	EXISTING GATE AND HARDWARE TO BE REMOVED AND RELOCATED. S.C. TO STORE AND PROTECT DURING CONSTRUCTION
003	EXISTING TREES TO REMAIN, TYP.
004	EXISTING GATE TO REMAIN
005	EXISTING CONCRETE PAD TO REMAIN
006	EXISTING CHAIN AND BALLARD SYSTEM IN SCOPE AREAS IS TO BE REMOVED AND RELOCATED
007	REMOVE EXISTING SHRUBS AS NEEDED, GC TO VERIFY.
008	EXISTING STRIPING TO REMAIN
009	EXISTING STRIPING TO BE REMOVED; PREP EXISTING TO REMAIN SURFACE FOR NEW WORK
010	REMOVE EXISTING SHRUBS AS NEEDED, GC TO VERIFY.



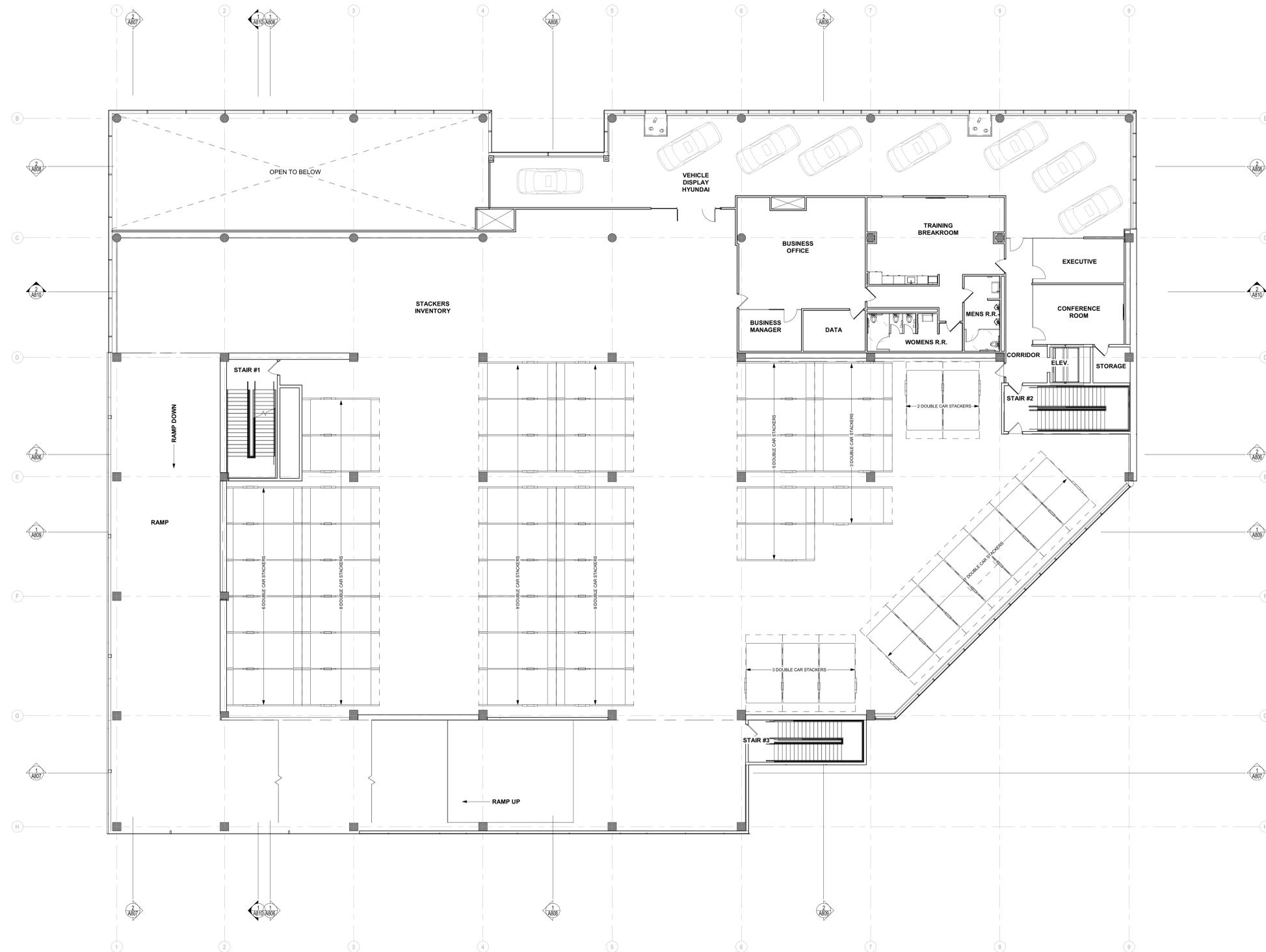
1 BASEMENT LEVEL 2  
 3/32" = 1'-0"



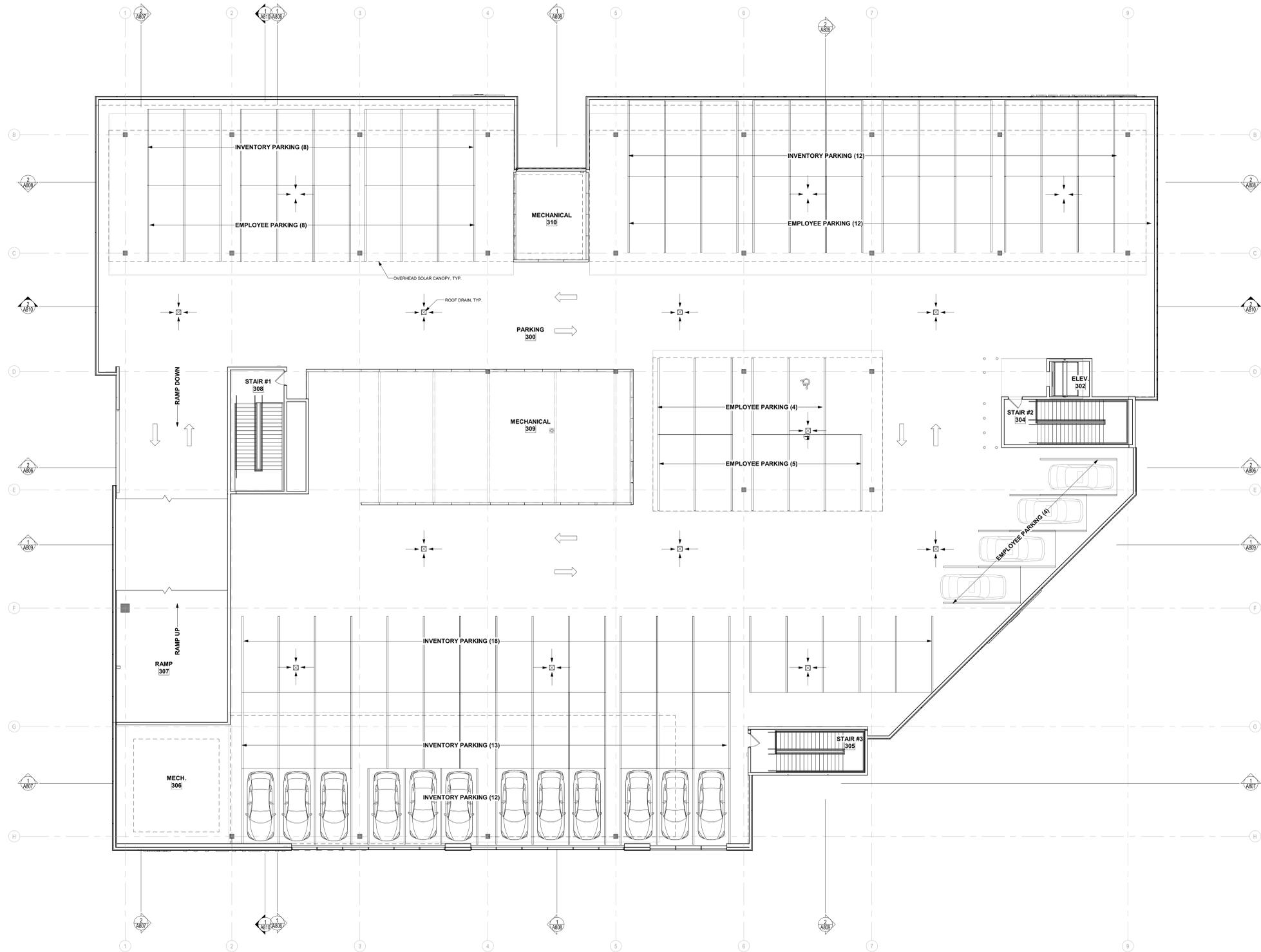
**1 BASEMENT LEVEL 01**  
 3/32" = 1'-0"



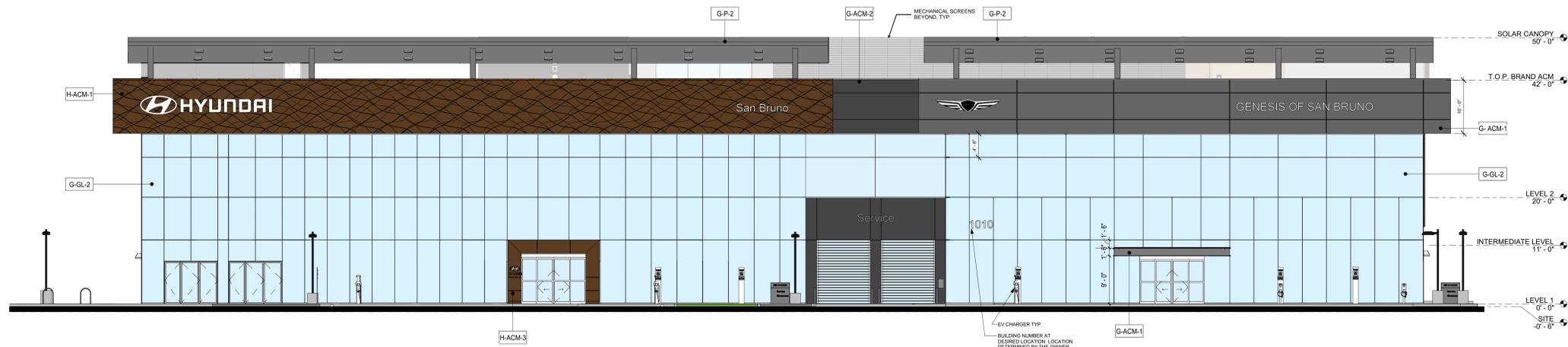
1 FIRST FLOOR PLAN  
 3/32" = 1'-0"



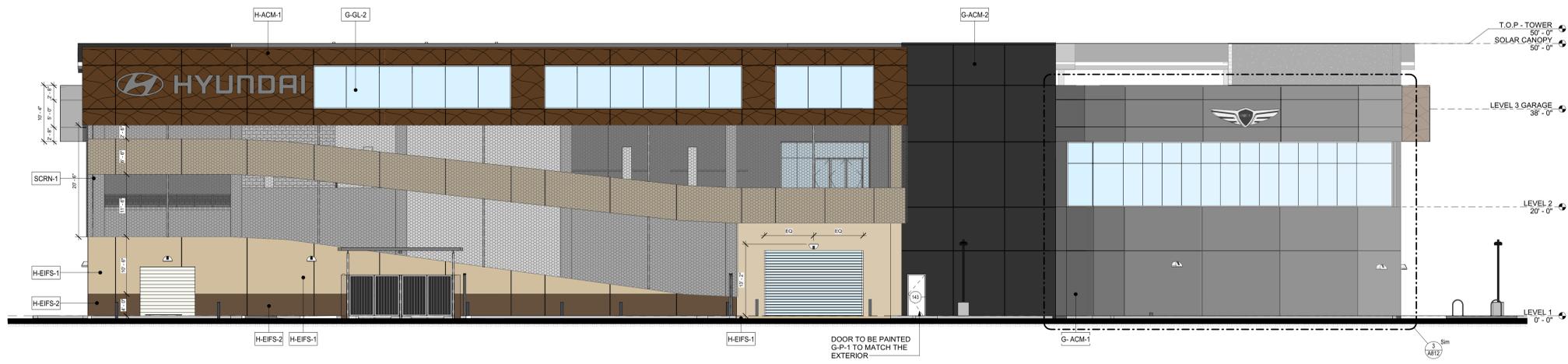
1 SECOND FLOOR PLAN  
 3/32" = 1'-0"



1 LEVEL 3 FLOOR PLAN (ROOF DECK)  
 3/32" = 1'-0"



2 PROPOSED NORTH BUILDING ELEVATION - FRONT -  
1" = 10'-0"



1 PROPOSED SOUTH ELEVATION  
1" = 10'-0"

EXTERIOR FINISHES

H-ACM-1 (HYUNDAI)

\*SHAPED SKY\* ACM PANELS, AS MANUF BY ACM VENDOR  
INSTALLED OVER BLACK ACM PANELS, DRY JOINT



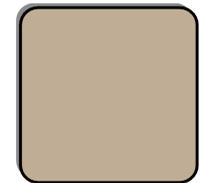
G-ACM-1 (GENESIS)

ACM WALL FINISH...



H-EIFS-1

EIFS WALL FINISH. COLOR TO MATCH  
SHERWIN WILLIAMS #9111 "ANTLER VELVET", SANBLAST FINISH.



G-ACM-2 (GENESIS)

ACM WALL FINISH.



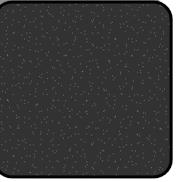
H-EIFS-2

EIFS WALL FINISH. COLOR TO MATCH  
SHERWIN WILLIAMS #6104 "KAFFEE"



G-EIFS-1 (GENESIS)

EIFS WALL FINISH. COLOR TO MATCH  
G-P-1



H-ACM-3

ENTRY ELEMENT FRAMING  
BY CONTRACTOR. ACM  
PANELS "HYUNDAI NORTH  
AMERICA BRONZE"



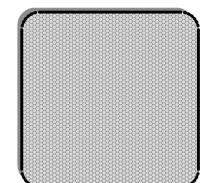
G-P-2 (GENESIS)

PAINT FINISH TO MATCH SW 7073  
NETWORK GREY



SCRN-1

PARKING GARAGE  
PREFORATED SCREEN WALL

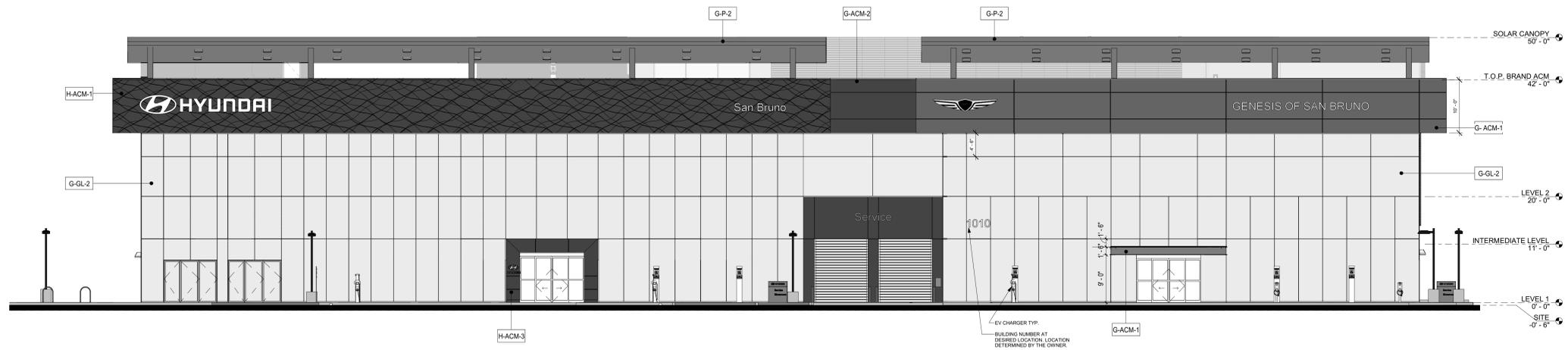


G-GL-2

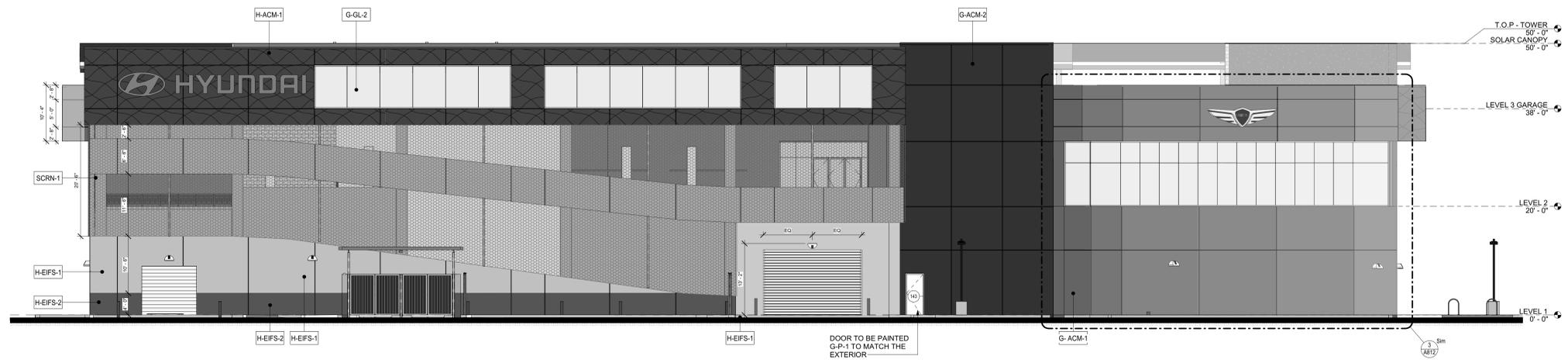
OLDCASTLE 'RELIANCE CASSETTE'  
BUTT-GLAZED SYSTEM WITH BUTT-  
JOINT GLASS AT OUTSIDE CORNERS  
SOLARBAN 70XL7Z ON STARPHIRE  
WITH A CLEAR INTERIOR LITE PER  
GRD STANDARDS



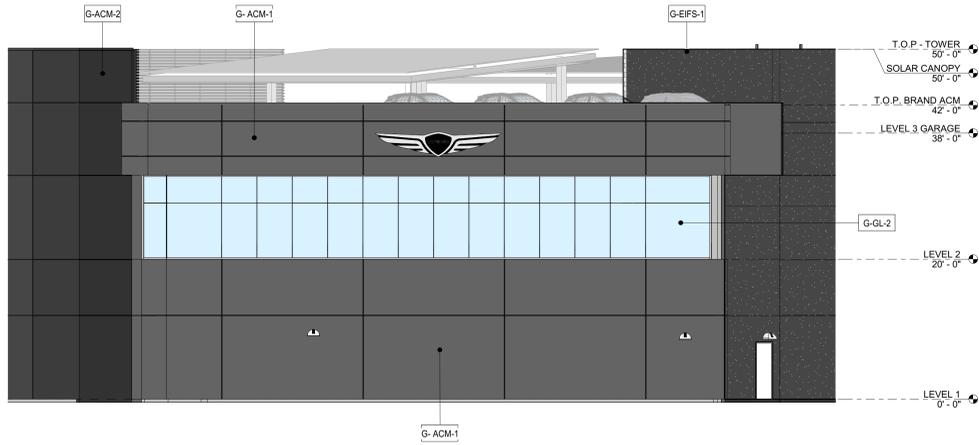
\*TO BE COMPLIANT WITH ENERGY CODE



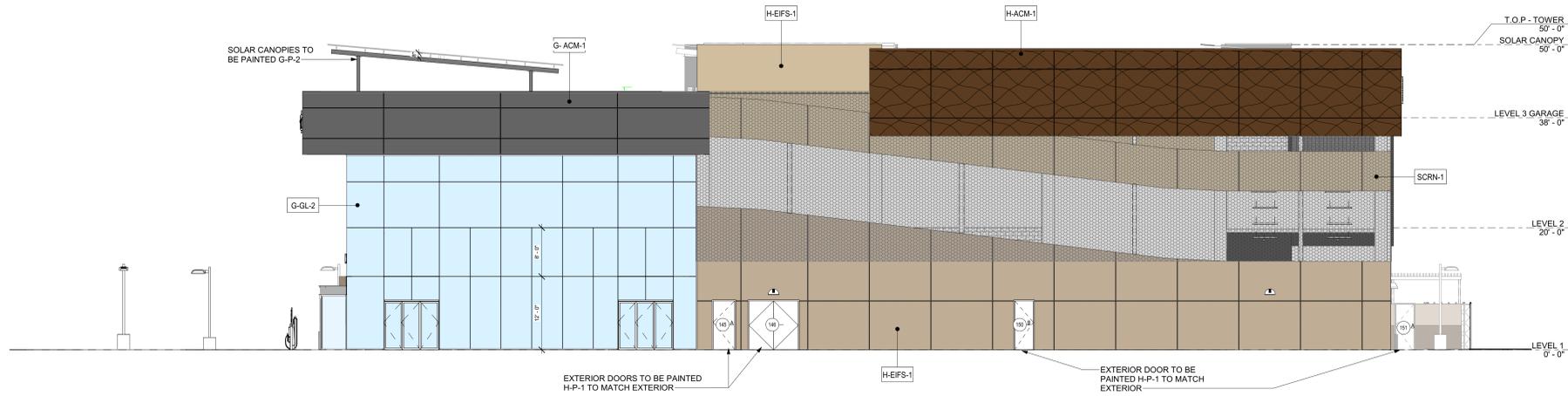
2 PROPOSED NORTH BUILDING ELEVATION - FRONT -  
1" = 10'-0"



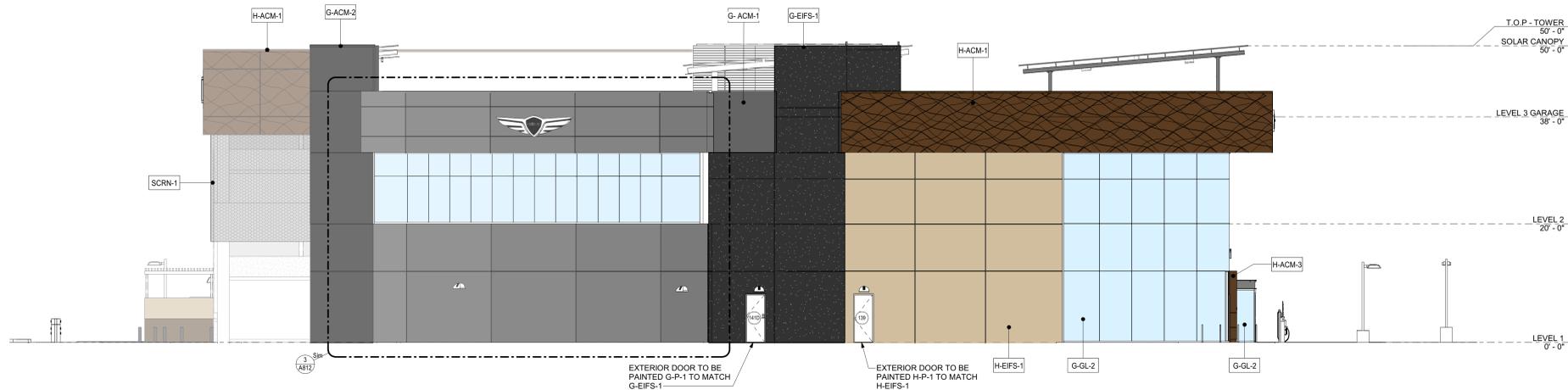
1 PROPOSED SOUTH ELEVATION  
1" = 10'-0"



**3 PROPOSED SOUTHEAST CORNER ELEVATION**  
1" = 10'-0"



**2 PROPOSED WEST ELEVATION**  
1" = 10'-0"



**1 PROPOSED EAST ELEVATION**  
1" = 10'-0"

**EXTERIOR FINISHES**

**H-ACM-1 (HYUNDAI)**  
"SHAPED SKY" ACM PANELS, AS MANUF BY ACM VENDOR  
INSTALLED OVER BLACK ACM PANELS, DRY JOINT

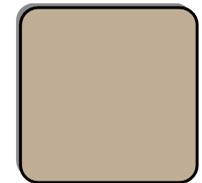


**G-ACM-1 (GENESIS)**  
ACM WALL FINISH...



**H-EIFS-1**

EIFS WALL FINISH. COLOR TO MATCH  
SHERWIN WILLIAMS #9111 "ANTLER VELVET", SANBLAST FINISH.



**G-ACM-2 (GENESIS)**  
ACM WALL FINISH.



**H-EIFS-2**

EIFS WALL FINISH. COLOR TO MATCH  
SHERWIN WILLIAMS #6104 "KAFFEE"



**G-EIFS-1 (GENESIS)**

EIFS WALL FINISH. COLOR TO MATCH  
G-P-1



**H-ACM-3**

ENTRY ELEMENT FRAMING  
BY CONTRACTOR. ACM  
PANELS "HYUNDAI NORTH  
AMERICA BRONZE"



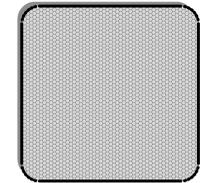
**G-P-2 (GENESIS)**

PAINT FINISH. COLOR TO MATCH SW 7073  
NETWORK GREY



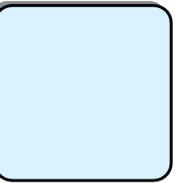
**SCRN-1**

PARKING GARAGE  
PREFORATED SCREEN WALL

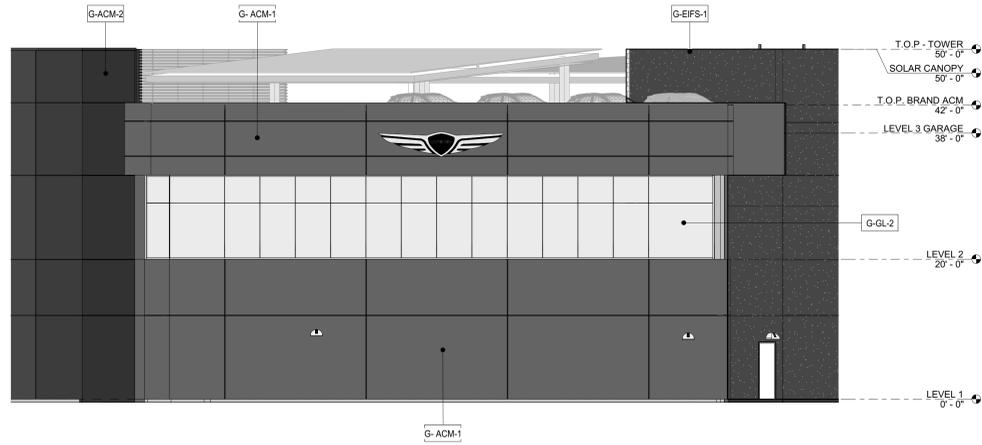


**G-GL-2**

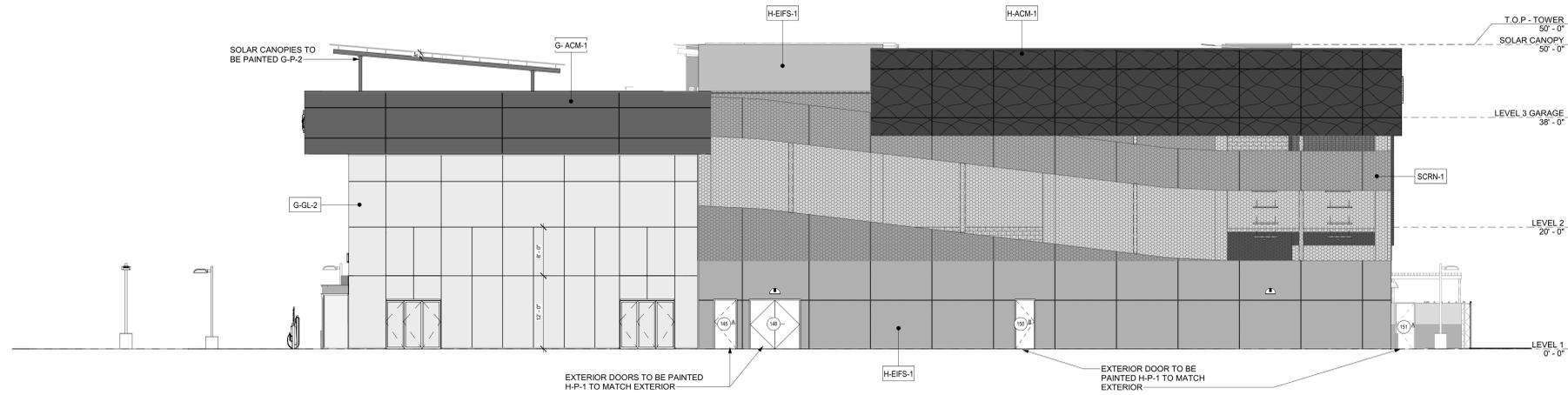
OLDCASTLE "RELIANCE CASSETTE"  
BUTT-GLAZED SYSTEM WITH BUTT-  
JOINT GLASS AT OUTSIDE CORNERS  
SOLARBAN 70XL7/2 ON STARPHIRE  
WITH A CLEAR INTERIOR LITE PER  
GRD STANDARDS



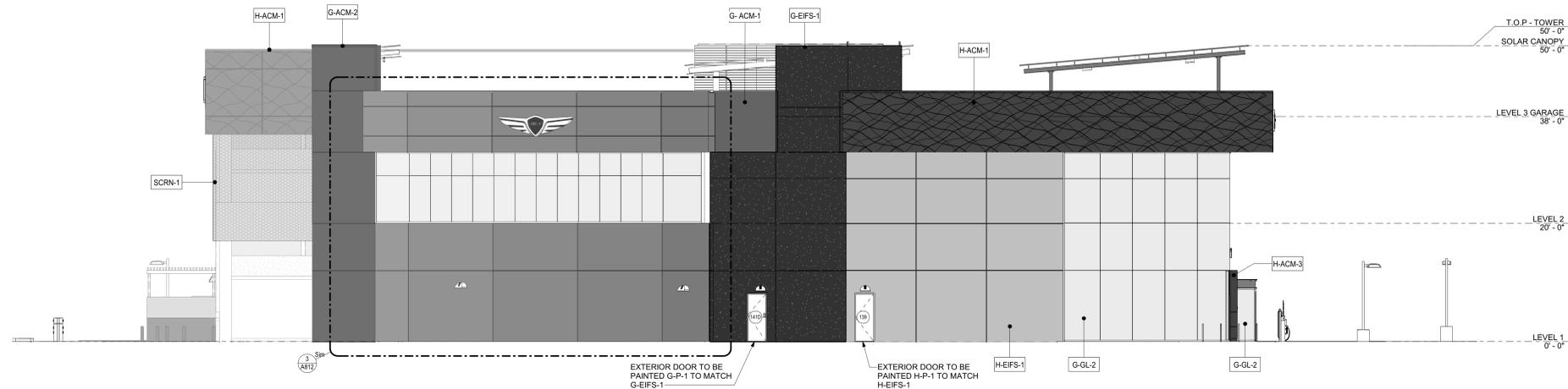
\*TO BE COMPLIANT WITH ENERGY CODE



**3 PROPOSED SOUTHEAST CORNER ELEVATION**  
1" = 10'-0"



**2 PROPOSED WEST ELEVATION**  
1" = 10'-0"



**1 PROPOSED EAST ELEVATION**  
1" = 10'-0"



2 PROPOSED NORTH BUILDING ELEVATION - FRONT Copy 1  
N.T.S.



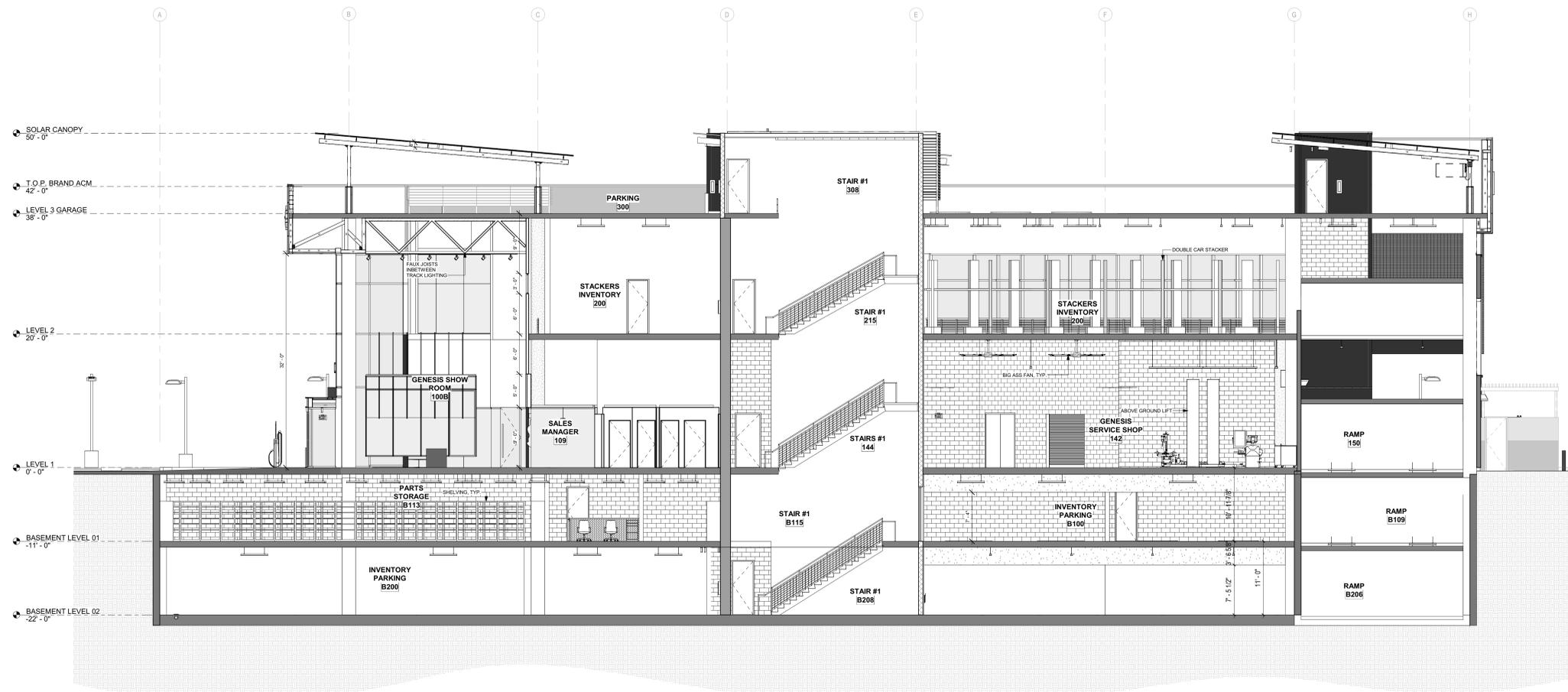
1 PROPOSED SOUTH ELEVATION  
N.T.S.



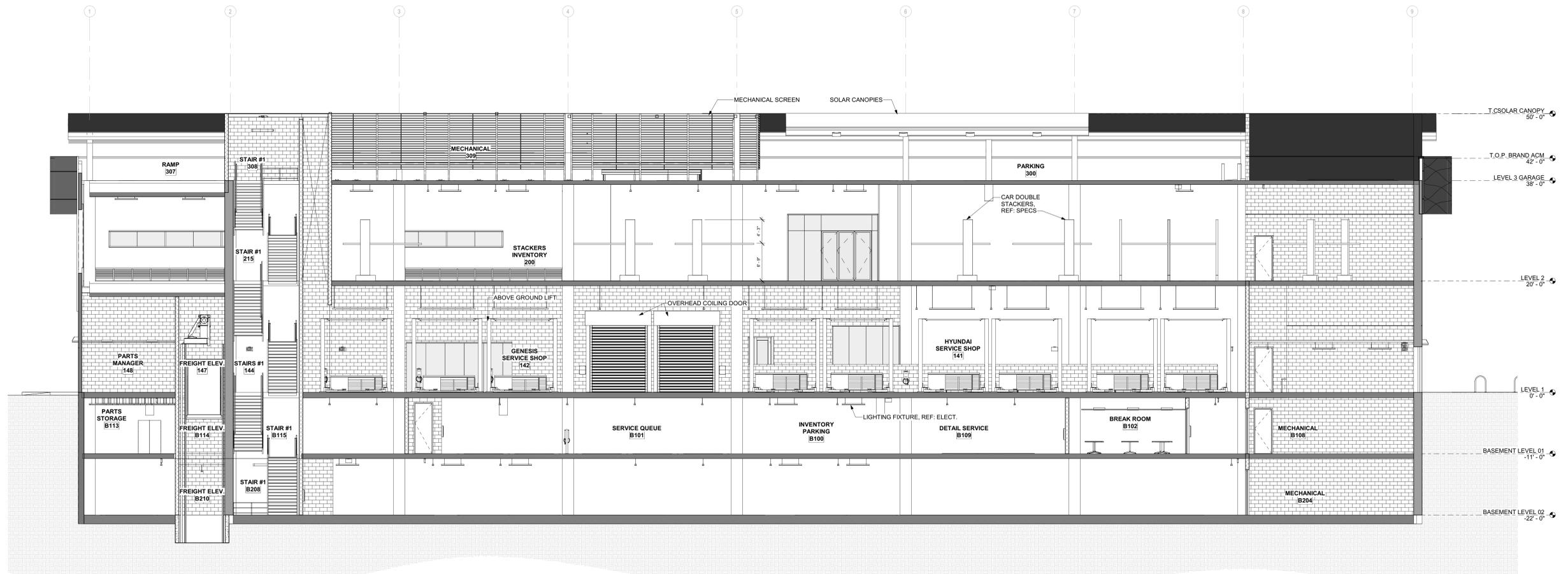
2 PROPOSED WEST ELEVATION  
N.T.S.



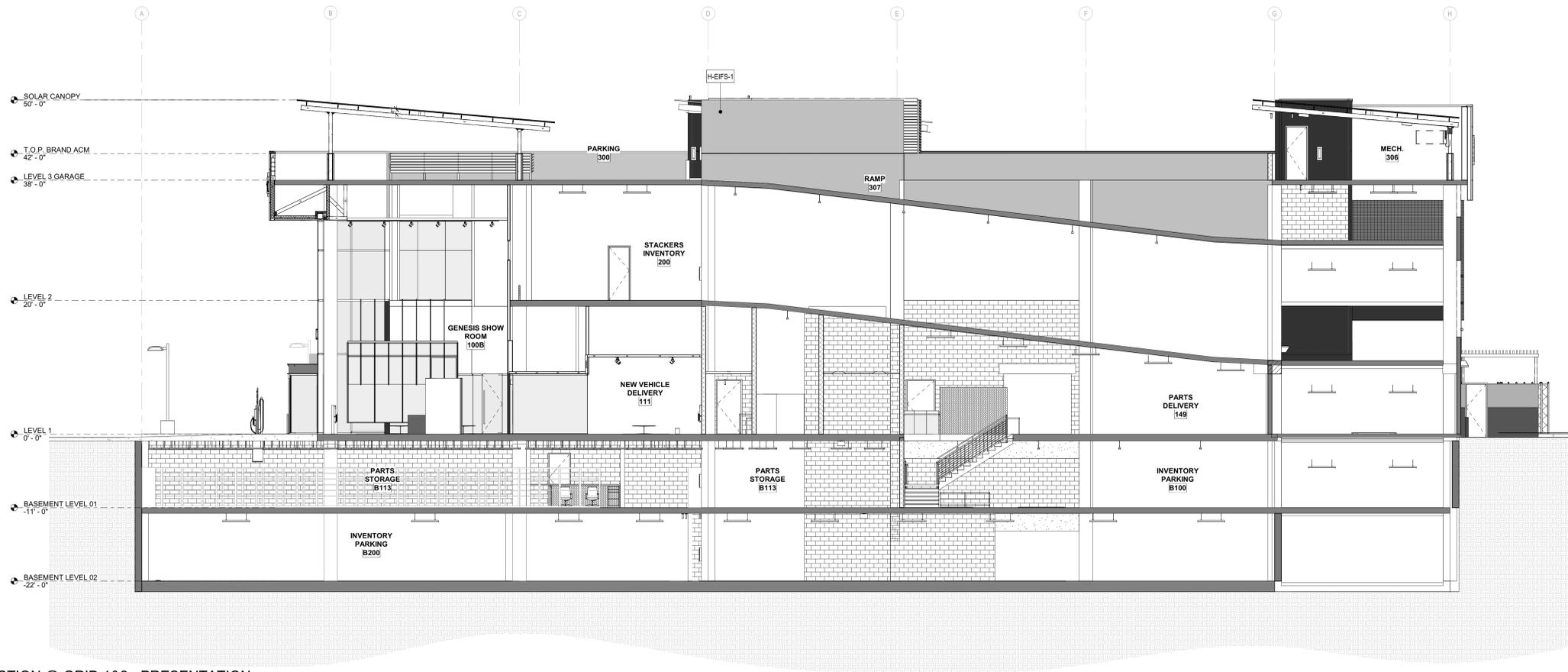
1 PROPOSED SOUTHEAST CORNER ELEVATION  
N.T.S.



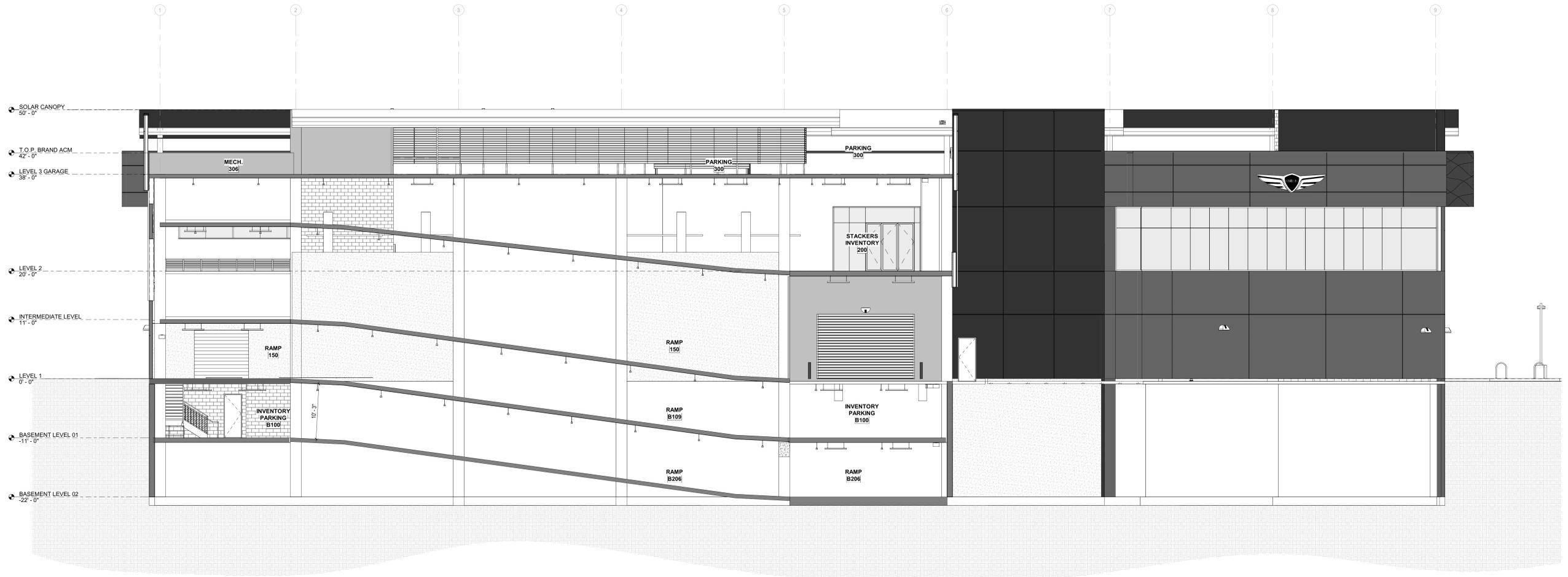
1 Section 10 - PRESENTATION  
1/8" = 1'-0"



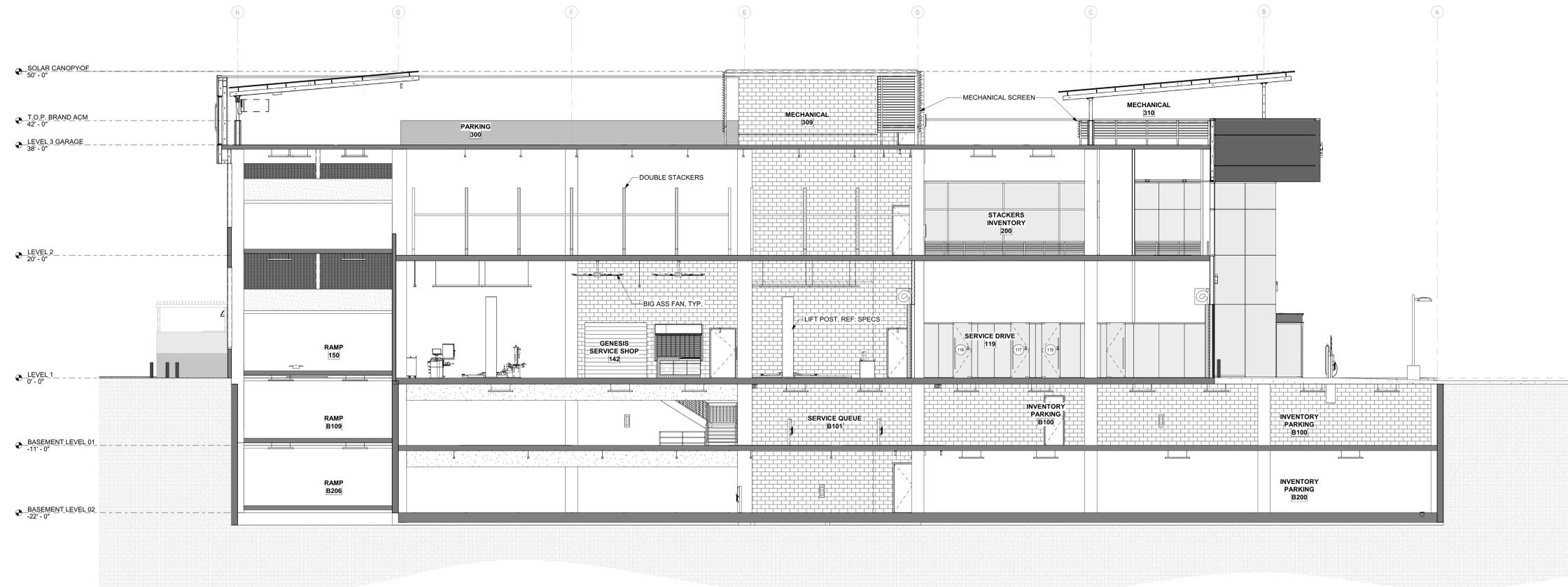
2 SECTION @ GRID D&E - PRESENTATION  
1/8" = 1'-0"



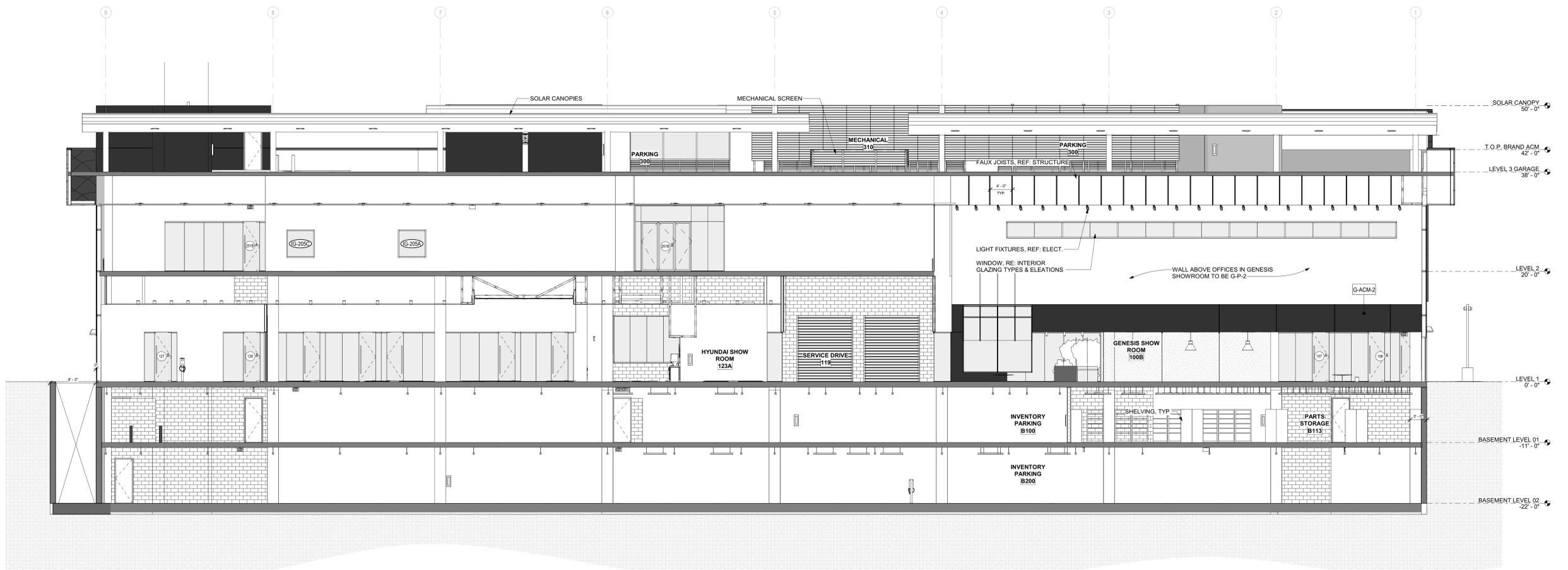
**2 SECTION @ GRID 1&2 - PRESENTATION**  
1/8" = 1'-0"



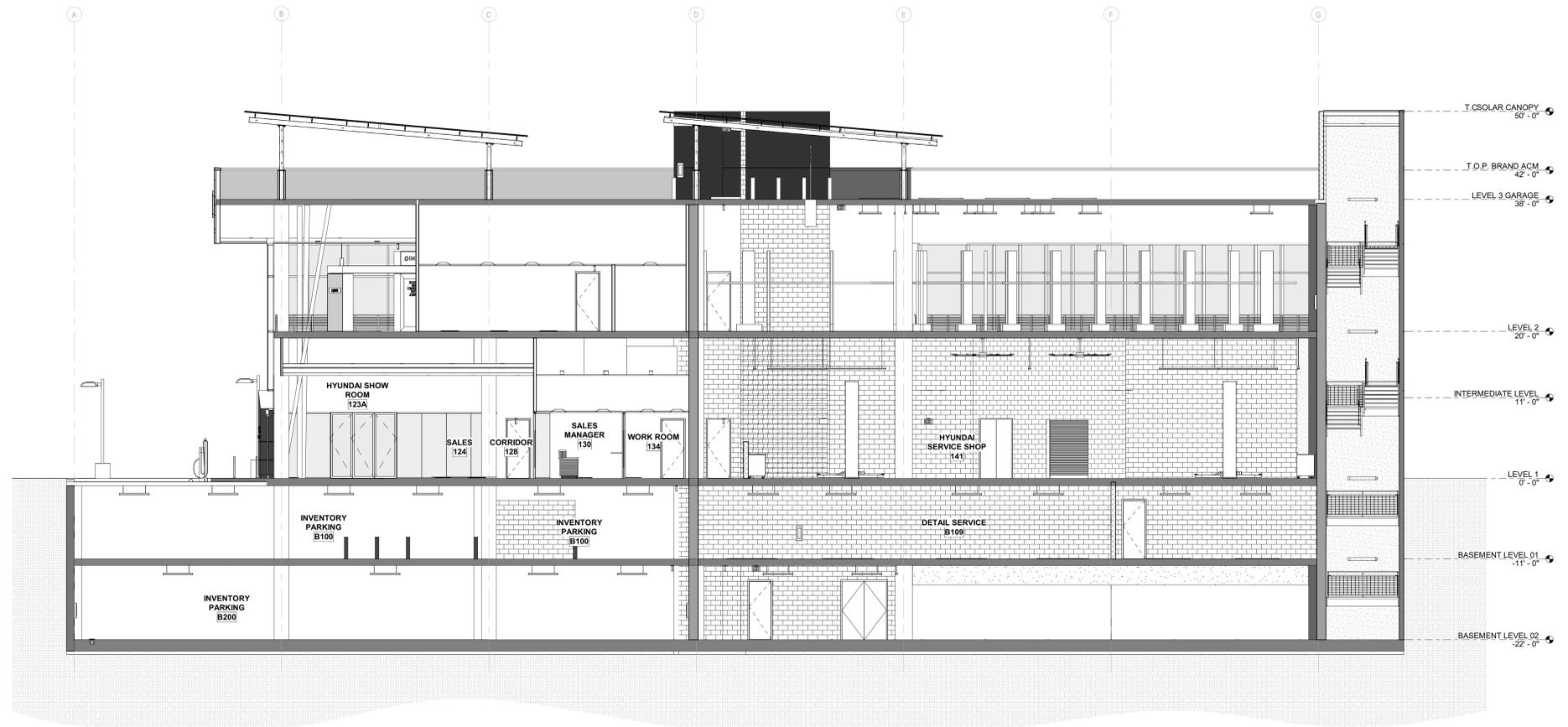
**1 SECTION @ GRID G&H - PRESENTATION**  
1/8" = 1'-0"



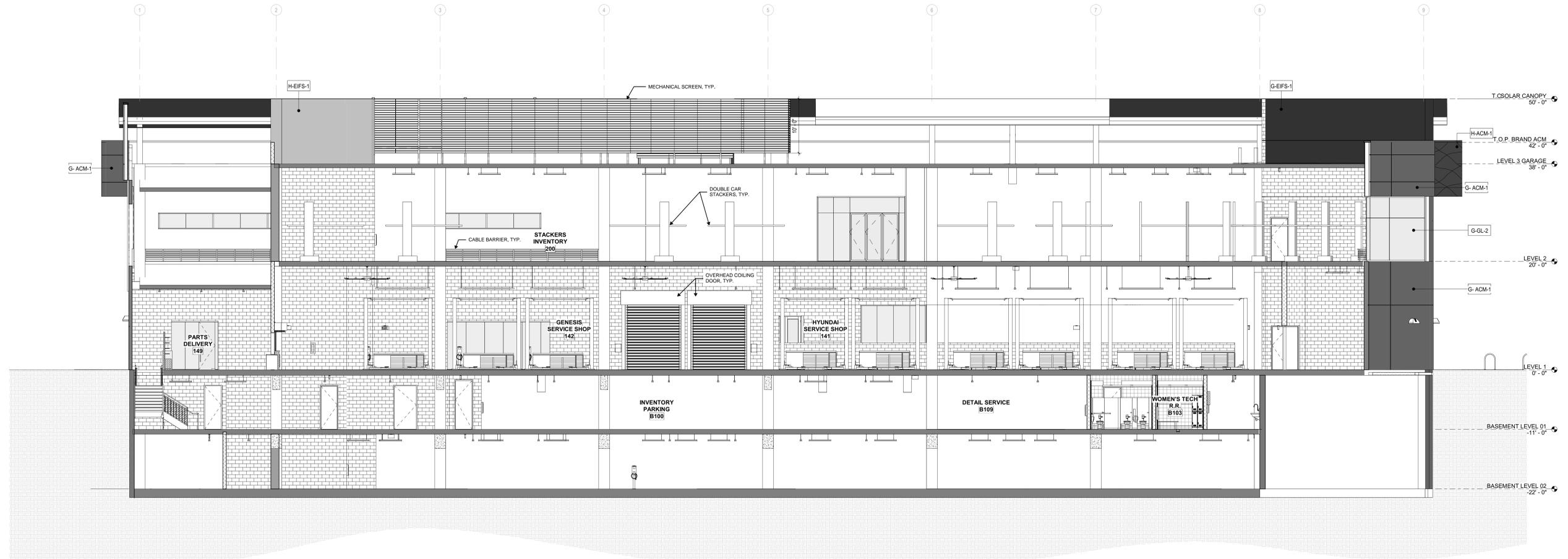
**1 SECTION @ GRID 4 & 5 - PRESENTATION**  
1/8" = 1'-0"



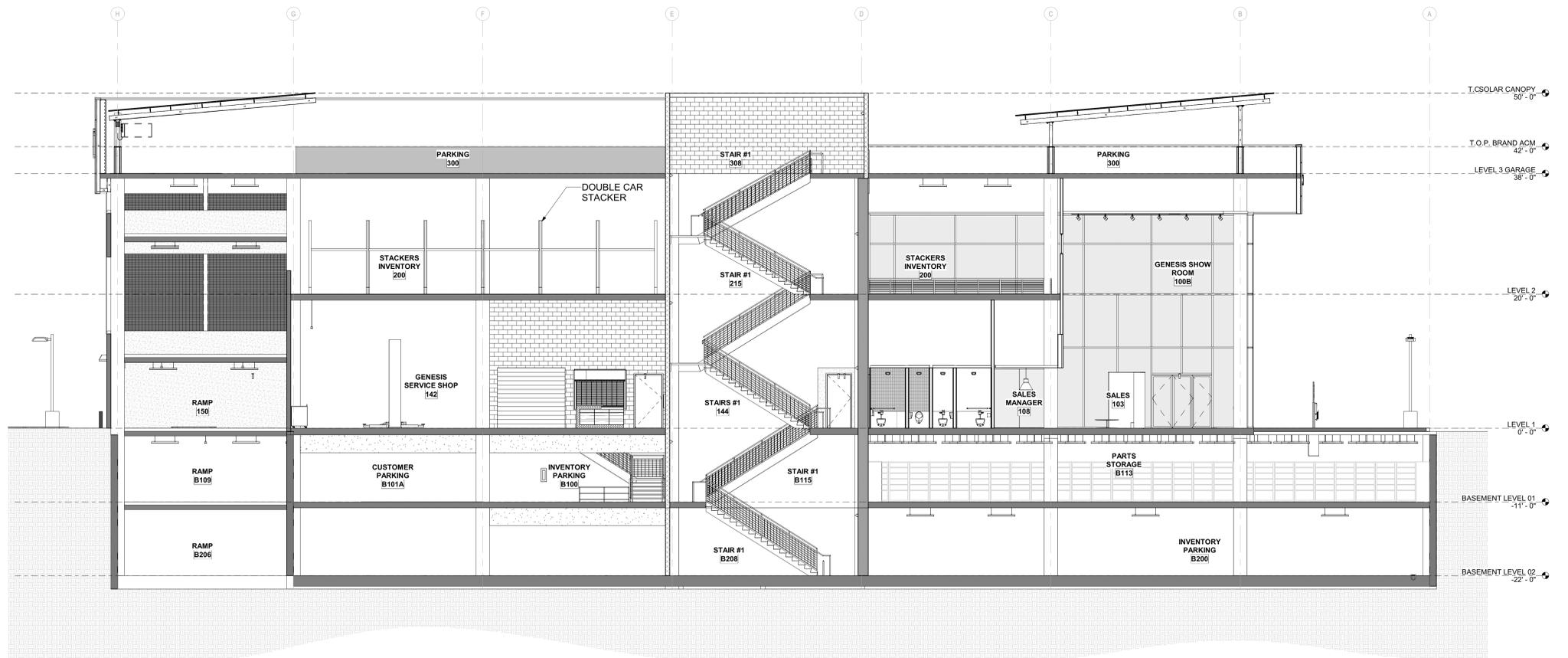
**2 SECTION @ GRID B & C - PRESENTATION**  
1/8" = 1'-0"



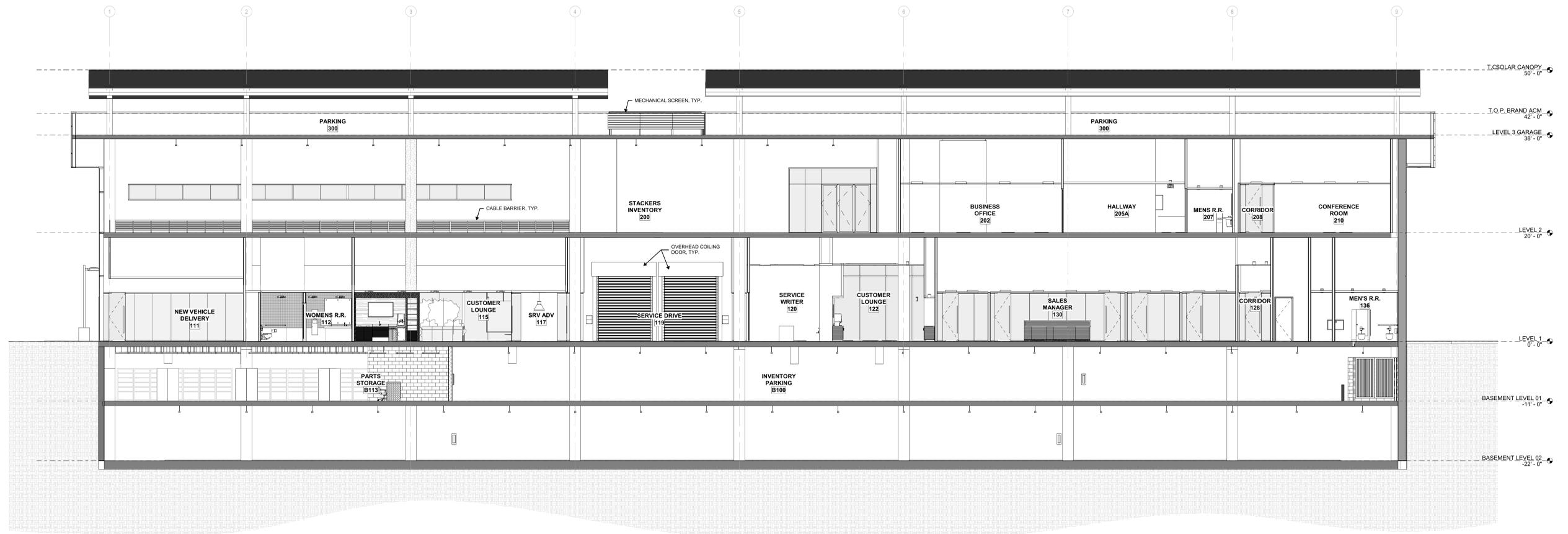
2 Section 23 - PRESENTATION  
1/8" = 1'-0"



1 SECTION @ GRID E&F - PRESENTATION  
1/8" = 1'-0"



1 SECTION @ GRID 2 & 3 - PRESENTATION  
1/8" = 1'-0"



2 Section 24 - PRESENTATION  
1/8" = 1'-0"