

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

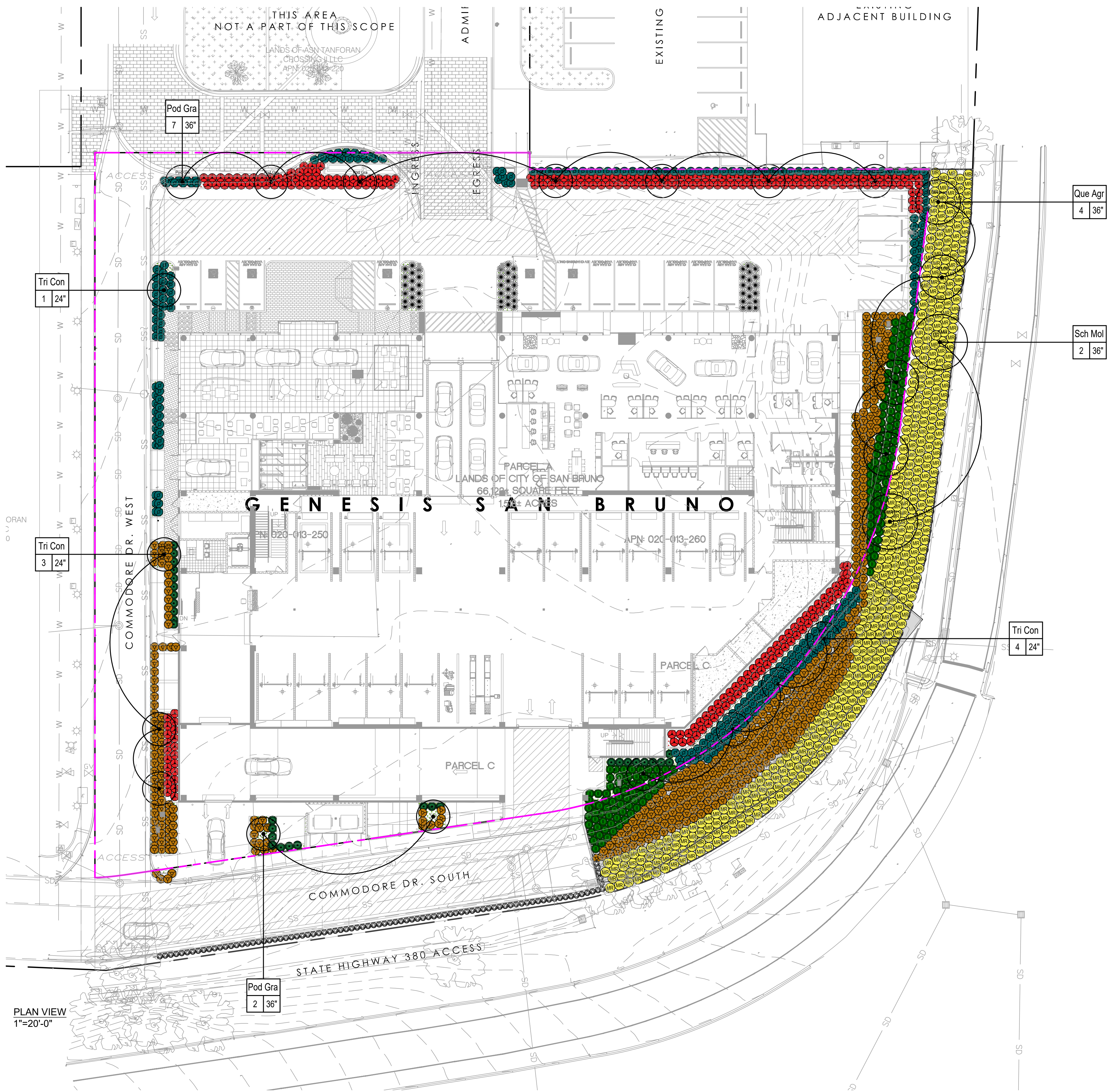
TAX RATE AREA: 010024





Google Earth
Data Sourced from
Satellite Imagery
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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 #
	CARISSA MACROCARPA 'GREEN CARPET' (NATAL PLUM)	5 GAL	3' O.C.	L	130	2/LPD-1
	CALLISTEMON 'LITTLE JOHN' (DWARF BOTTLEBRUSH)	5 GAL	3' O.C.	L	286	2/LPD-1
	DIANELLA 'LITTLE REV' (LITTLE REV FLAX LILY)	5 GAL	3' O.C.	M	185	2/LPD-1
	DIETES VEGETA (MORAEA IRIDIODES) (FORTNIGHT LILY)	5 GAL	3' O.C.	L	228	2/LPD-1
	LIGUSTRUM JAPONICA 'TEXANUM' (WAXLEAF PRIVET)	5 GAL	3' O.C.	M	36	2/LPD-1
	RHAPHIOLEPIS 'BALLERINA' (INDIAN HAWTHORNE)	5 GAL	3' O.C.	L	482	2/LPD-1
	LANTANA 'NEW GOLD' (YELLOW LANTANA)	1 GAL	3' O.C.	L	62	2/LPD-1
	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-FEET 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. GROUNDCOVER 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.

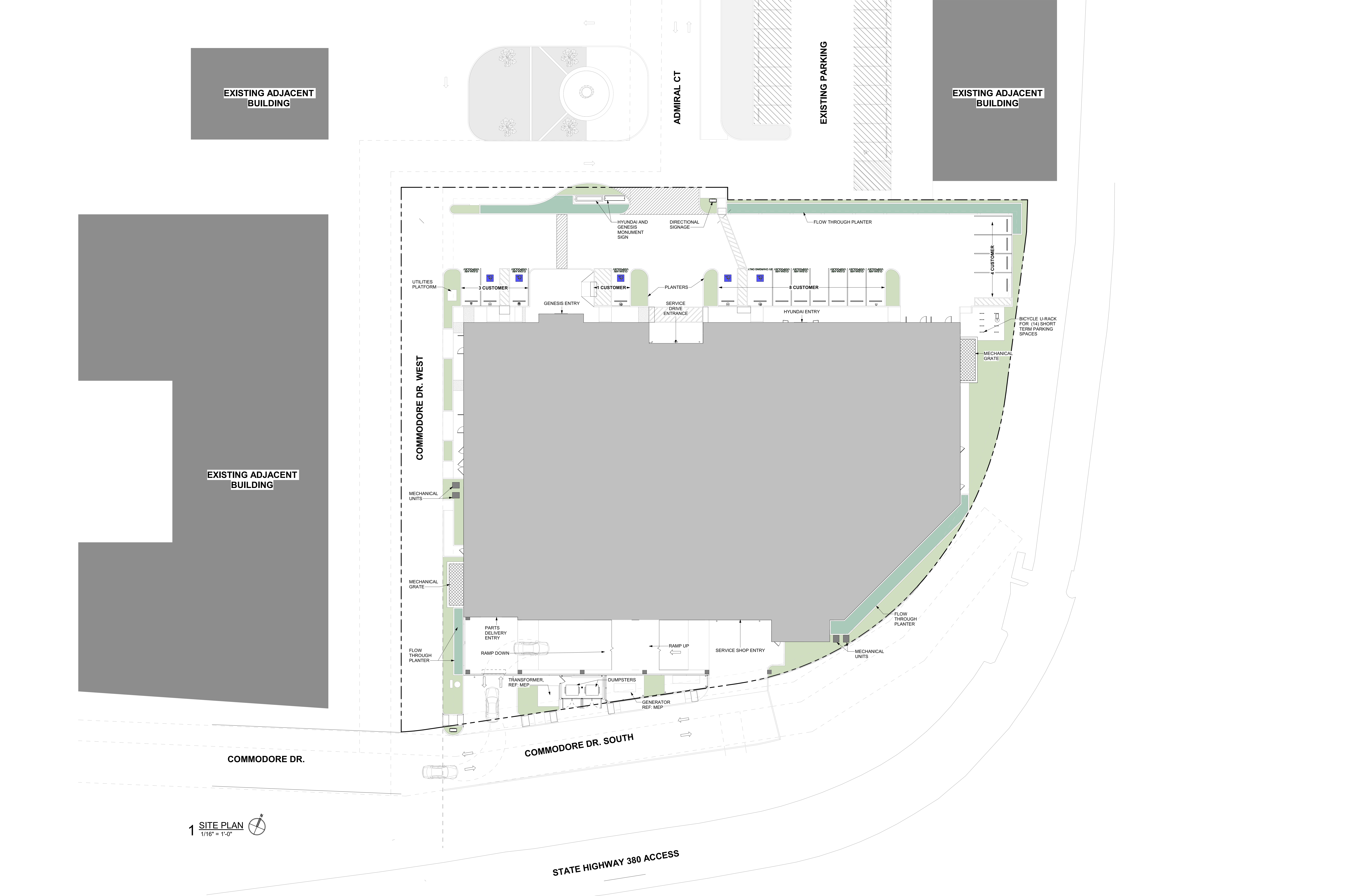
REFER TO THE LANDSCAPE PLANTING SPECIFICATION FOR ADDITIONAL MULCH INFORMATION.

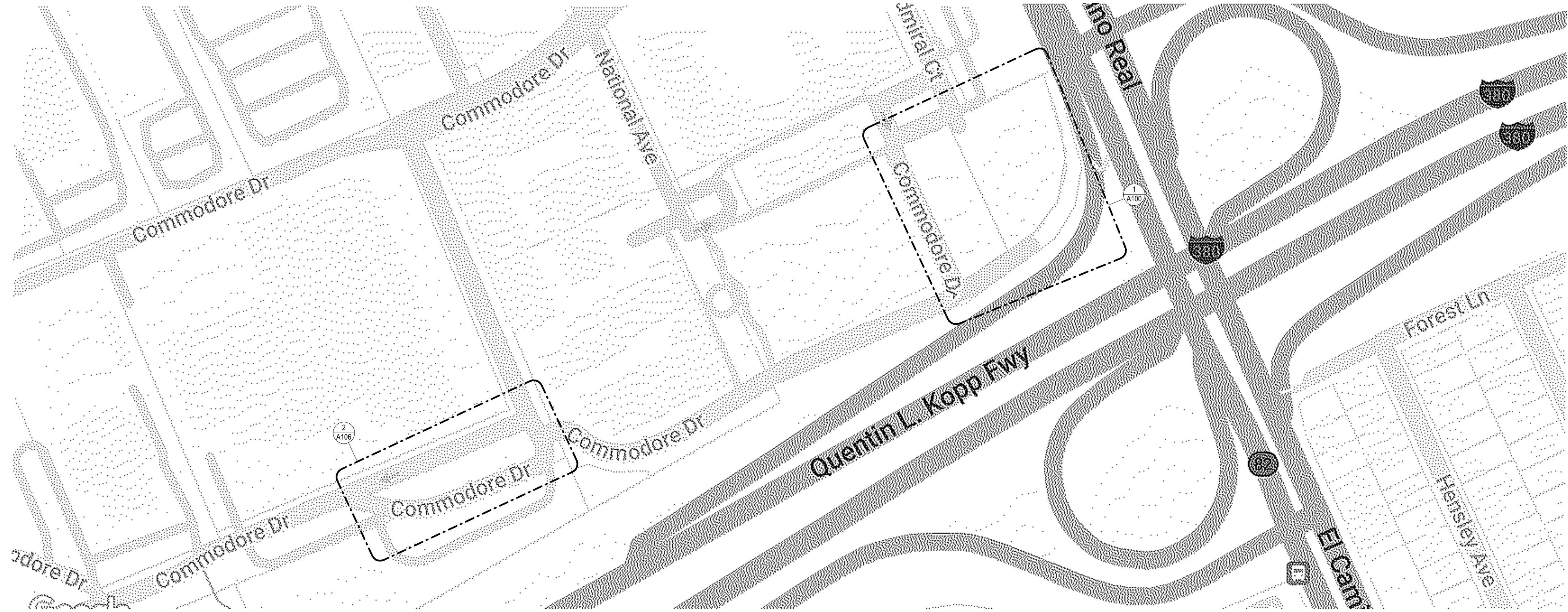
SOIL PREPARATION

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

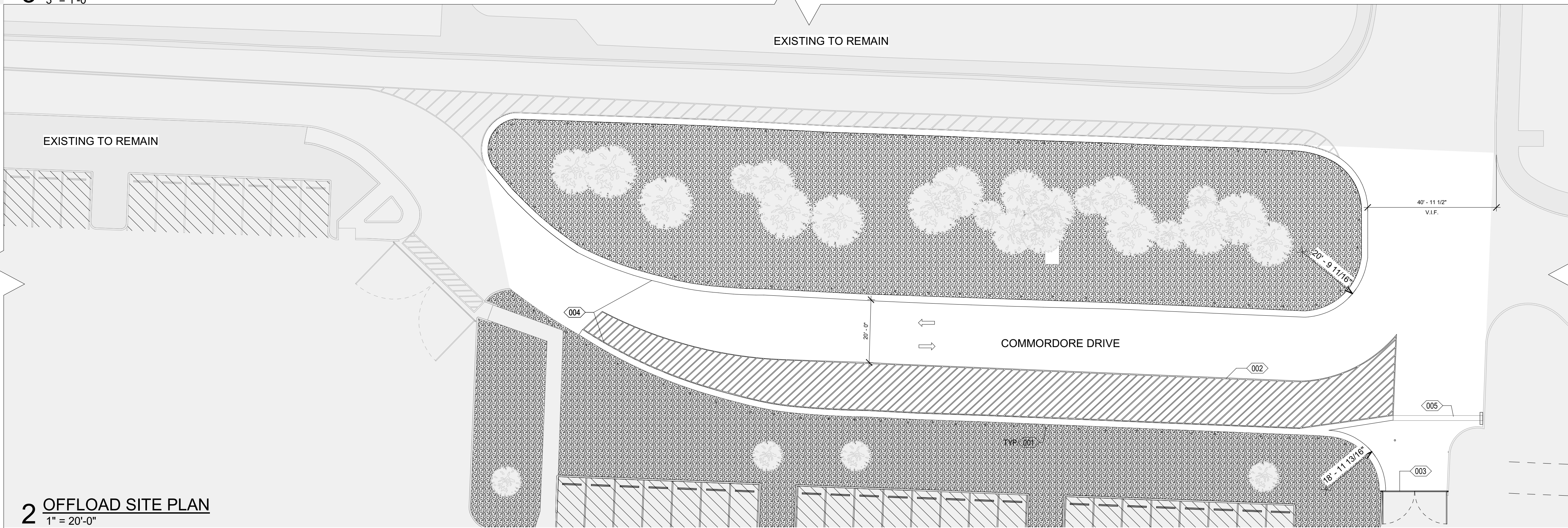
CONTRACTOR TO PROVIDE TWO SEPARATE AGRONOMICS SOILS REPORTS. ONE AT THE PRE-CONSTRUCTION STAGE AND A SECOND AFTER AMENDMENTS HAVE BEEN INSTALLED. VERIFICATION FROM CONTRACTOR AMENDMENTS ARE IN COMPLIANCE WITH REPORT IS REQUIRED.

CONTRACTOR TO PROVIDE SOIL TEST FROM:
WAYPOINT ANALYTICAL
4741 E. HUNTER AVE,
SUITE A.
ANAHEIM, CA 92807

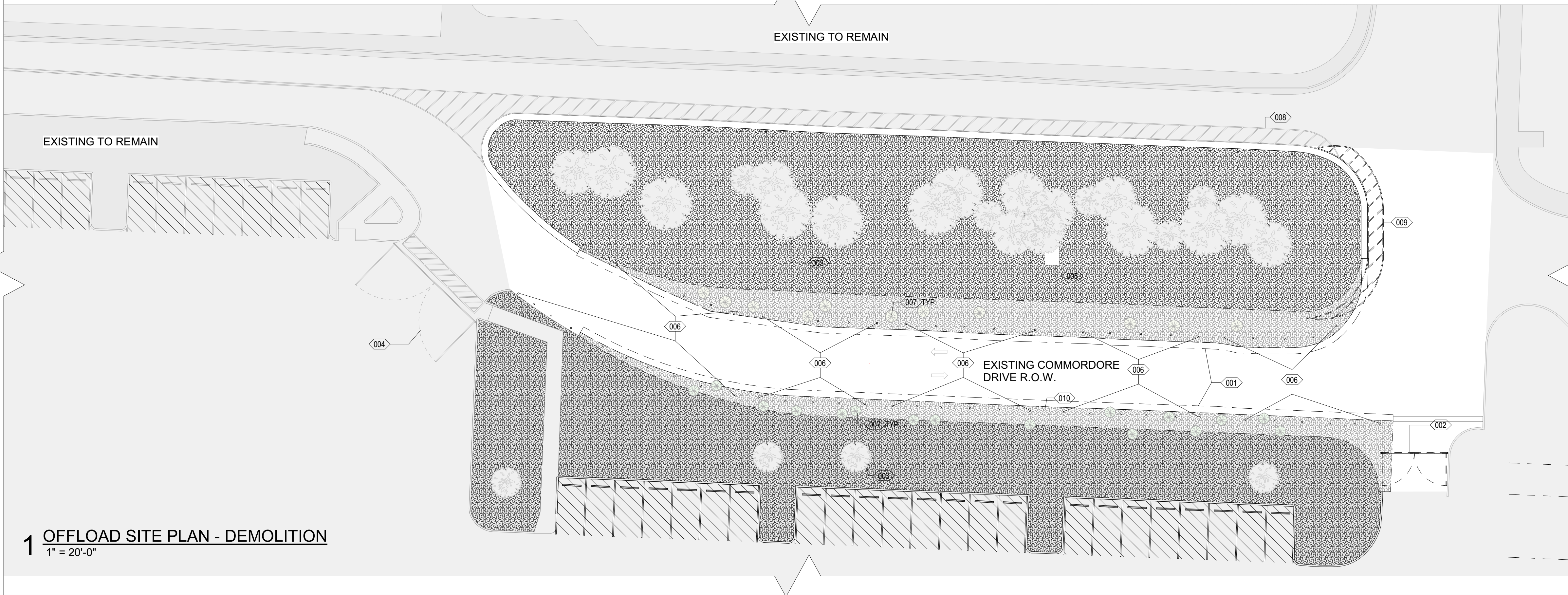




3 OVERALL AREA PLAN
3" = 1'-0"



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



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

OFFLOAD SITE KEYNOTES

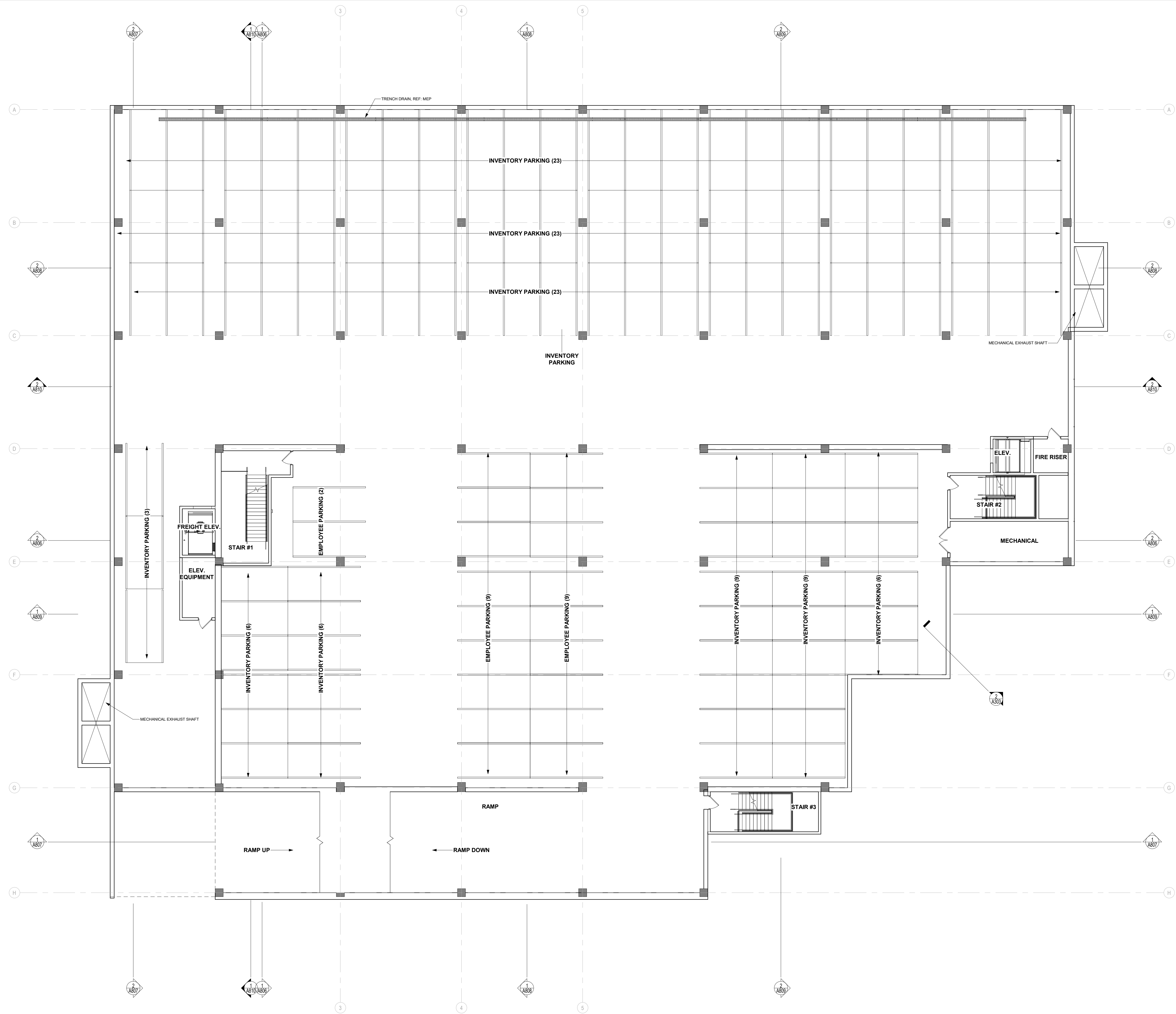
- 001 RELOCATED EXISTING BOLLARDS, TYP.
- 002 NEW ROAD STRIPING, ENSURE 20'-0" CLEARANCE FOR COMMODORE DR. REF: CIVIL
- 003 EXISTING GATE MOVED TO NEW LOCATION, OWNER TO SPECIFY. GC TO COORDINATE
- 004 NEW 2'-0" CURB, REF: CIVIL
- 005 EXISTING GUTTER CURB AND STORM DRAIN INLET, REF: CIVIL

SITE/DEMO PLAN LEGEND

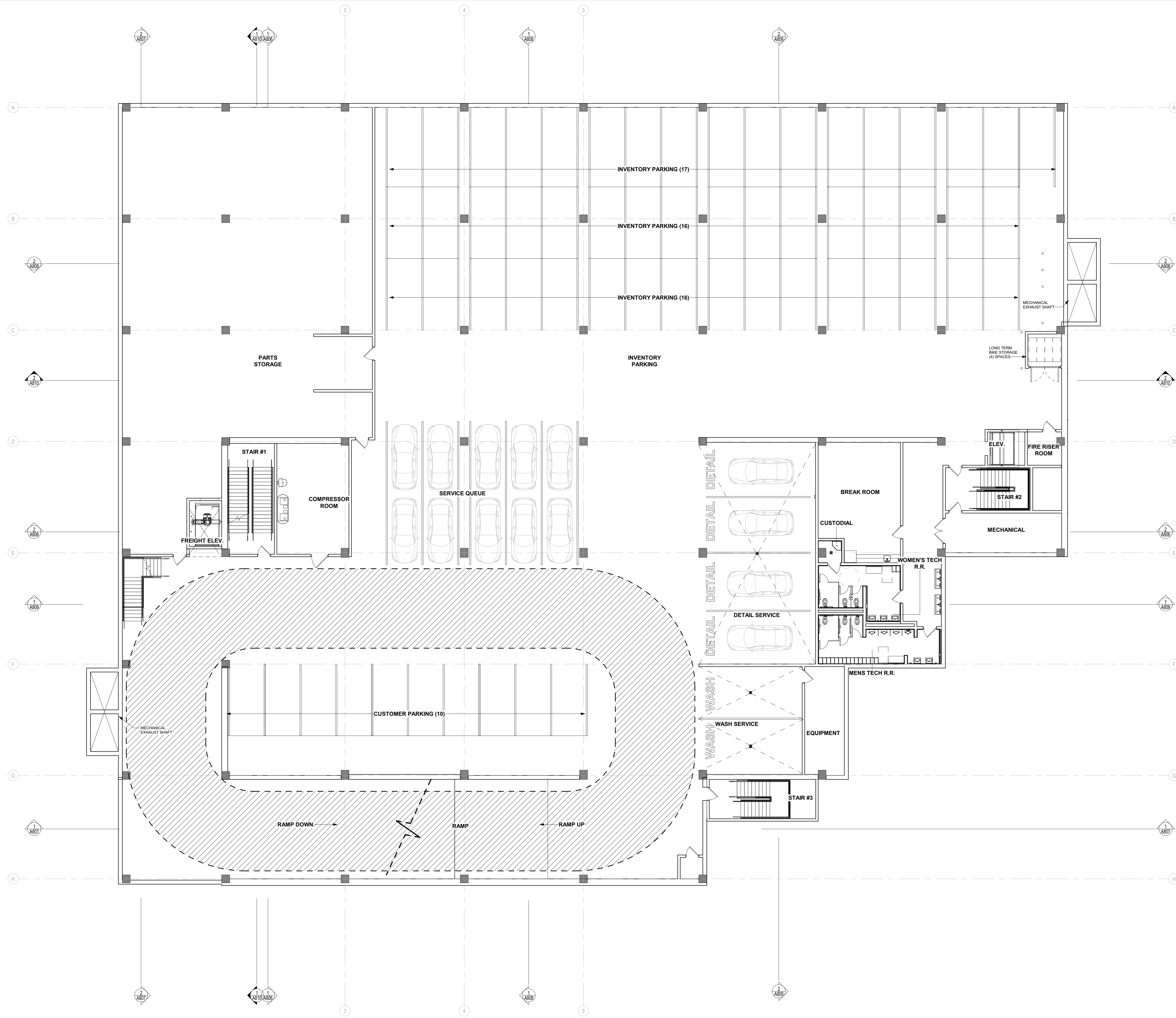
- NOT IN SCOPE
- EXISTING MULCH/LANDSCAPING
- MULCH/LANDSCAPING TO BE DEMOLISHED

DEMOLITION SITE PLAN KEYNOTES

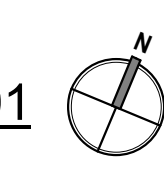
- 001 DEMOLISH EXISTING CURB AND PREP SITE TO BE REPAVED
- 002 EXISTING GATE AND HARDWARE TO BE REMOVED AND RELOCATED. G.C. TO STORE AND PROTECT DURING CONSTRUCTION
- 003 EXISTING TREES TO REMAIN, TYP.
- 004 EXISTING GATE TO REMAIN
- 005 EXISTING CONCRETE PAD TO REMAIN
- 006 EXISTING CHAIN AND BALLARD 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.

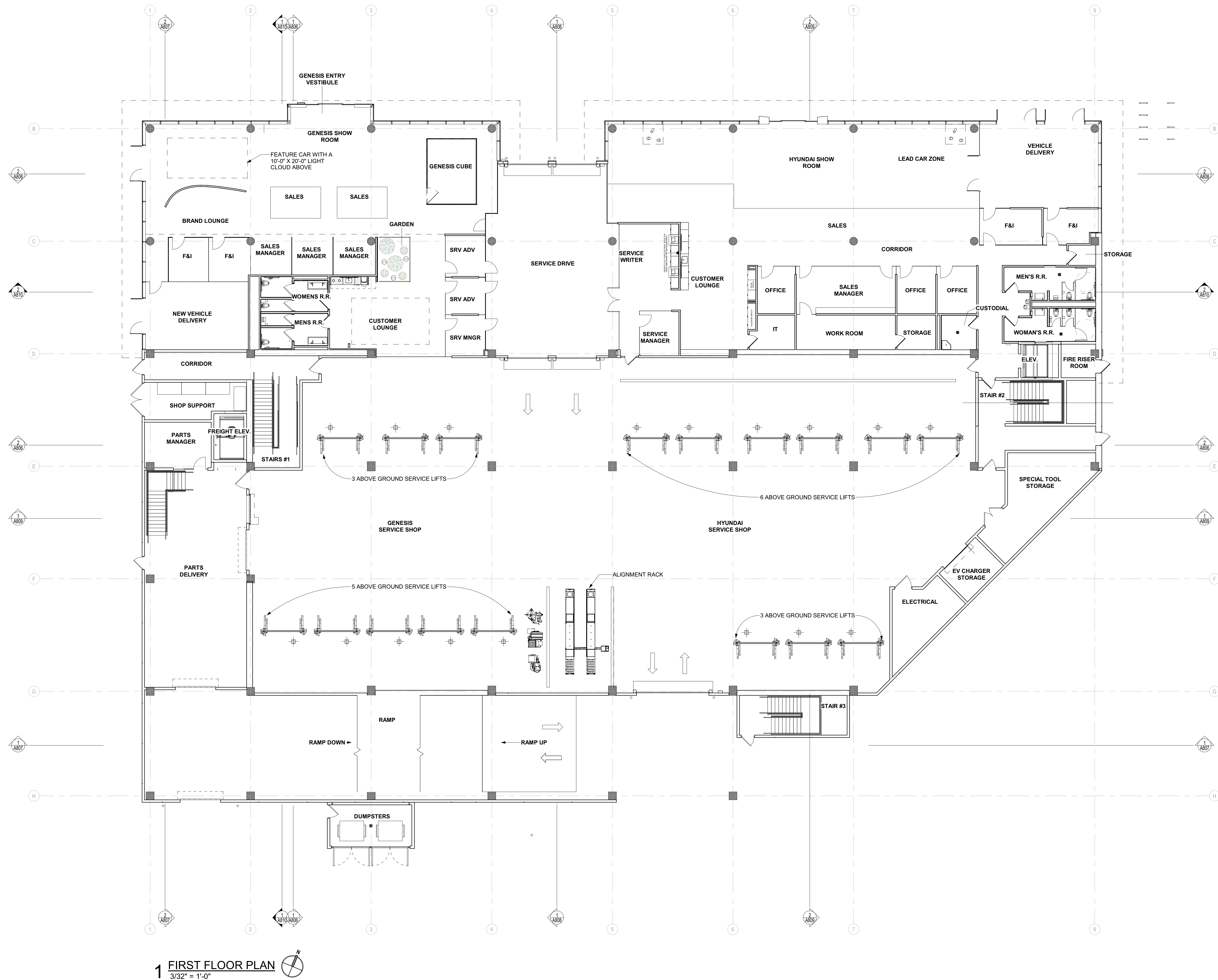


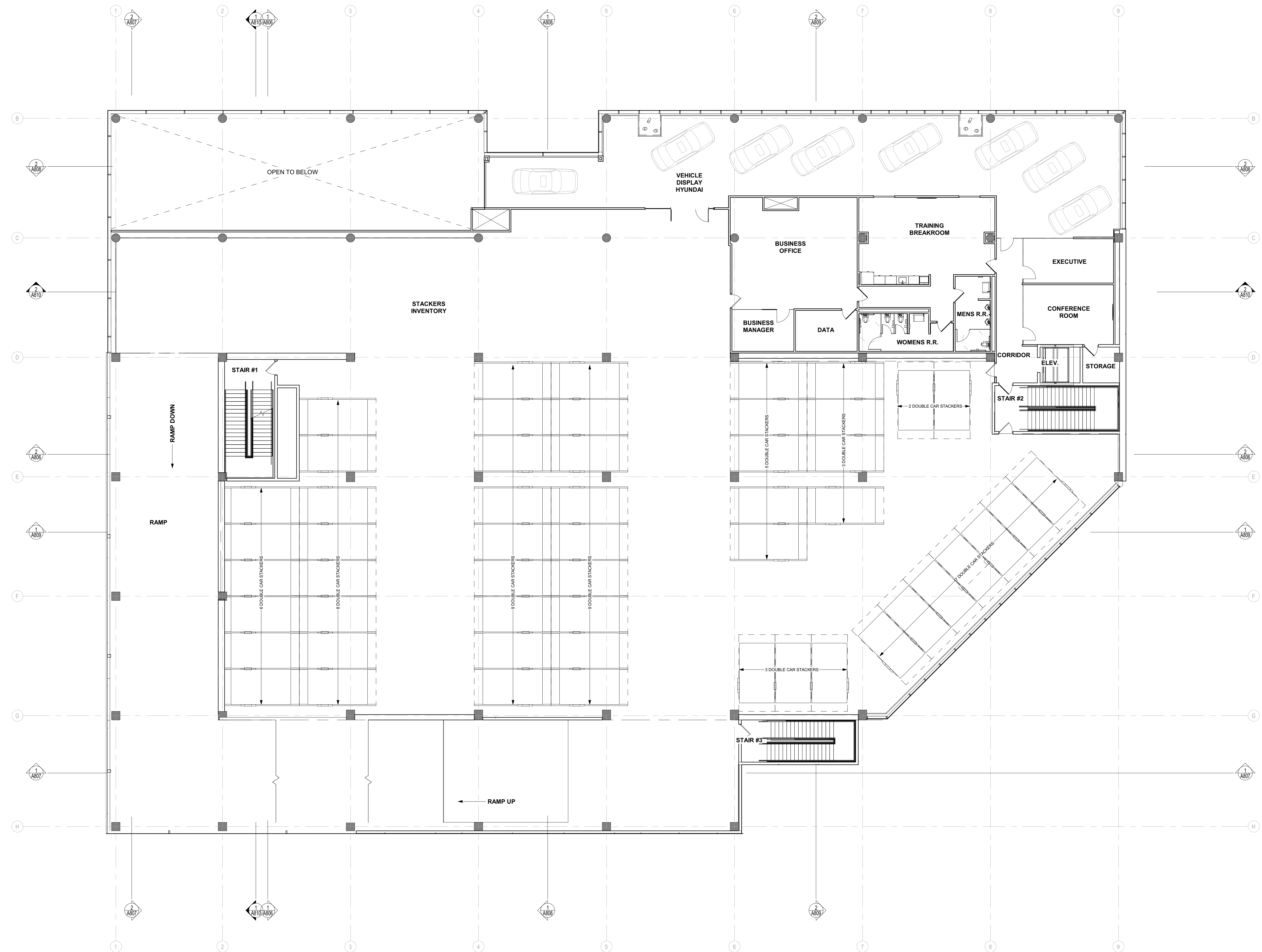
1 BASEMENT LEVEL 2
3/32" = 1'-0"



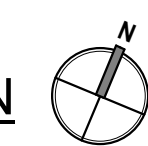
1 BASEMENT LEVEL 01
3/32" = 1'-0"

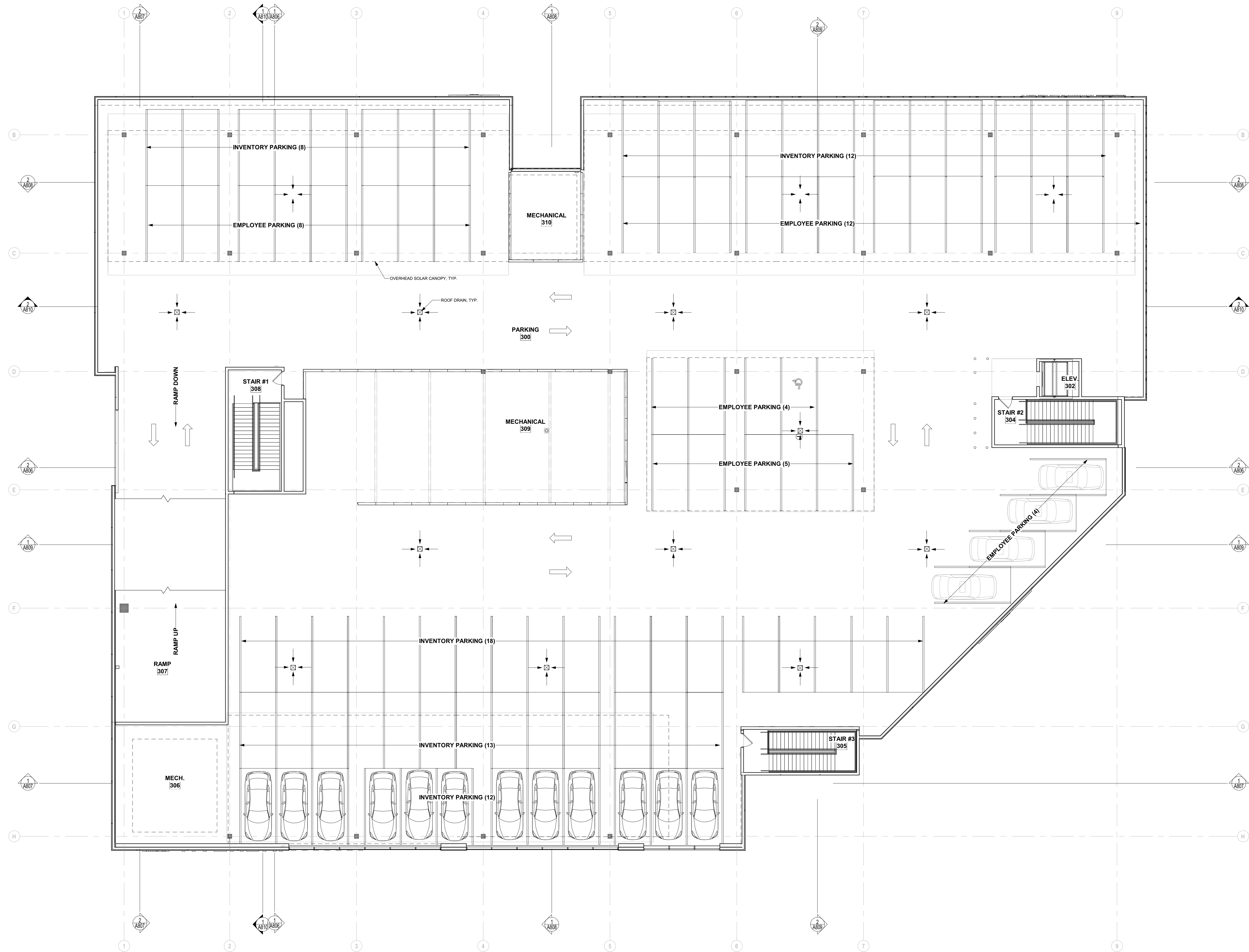




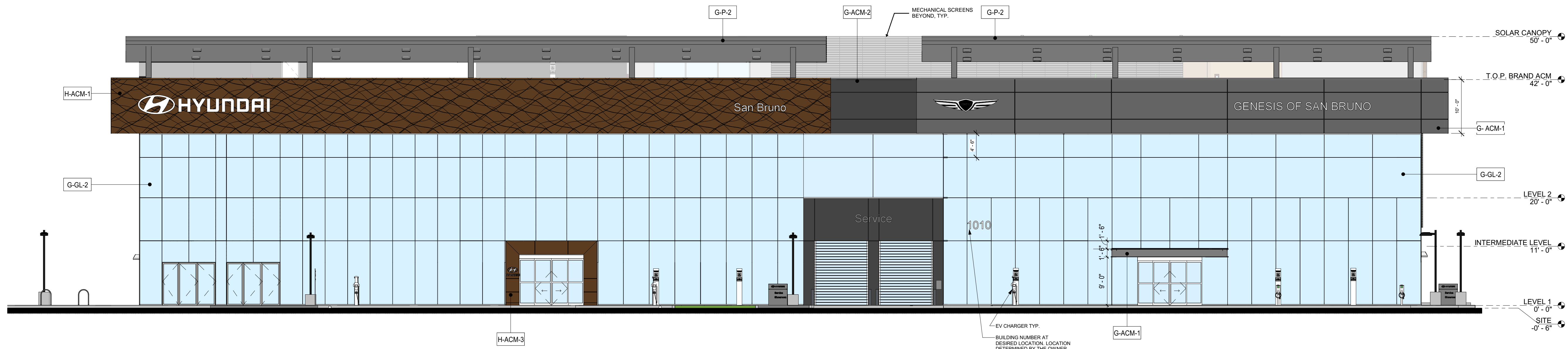


1 SECOND FLOOR PLAN
3/32" = 1'-0"

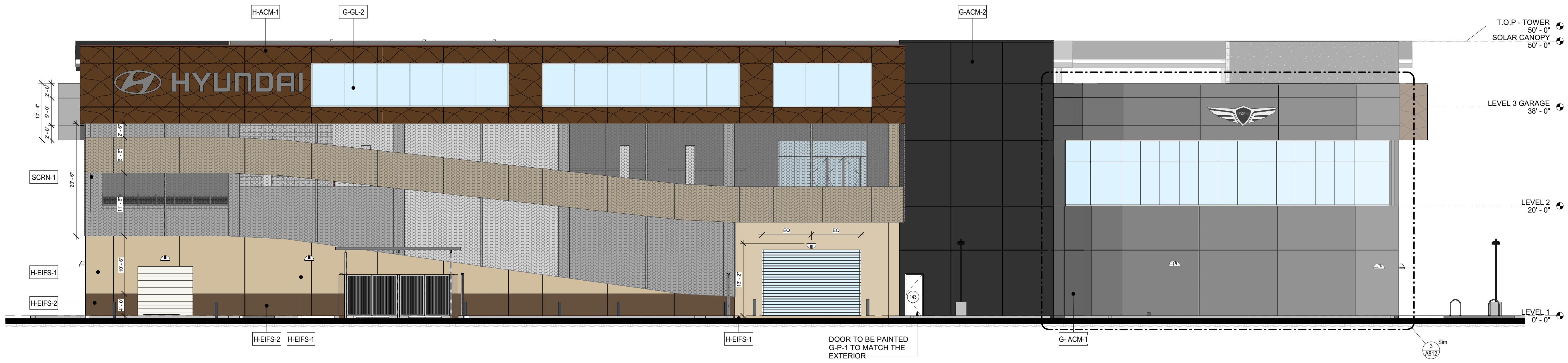




1 LEVEL 3 FLOOR PLAN (ROOF DECK)
 3/32" = 1'-0"



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

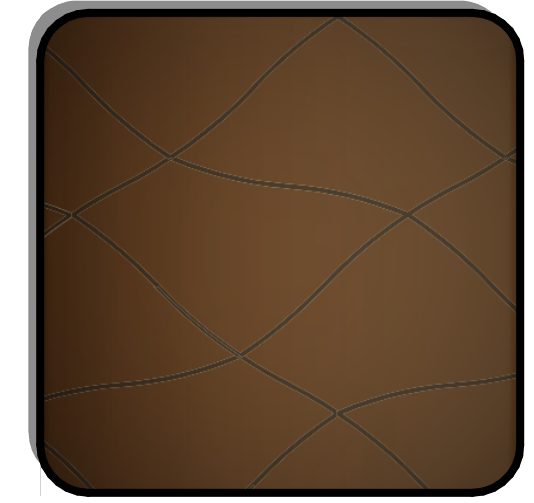


1 PROPOSED SOUTH ELEVATION
1" = 10'-0"

EXTERIOR FINISHES

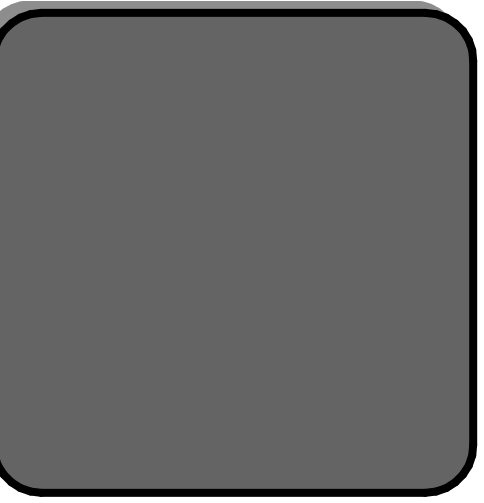
H-ACM-1 (HYUNDAI)

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



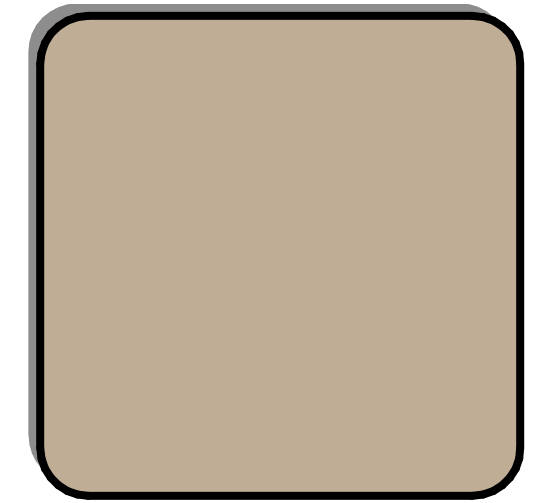
G-ACM-1 (GENESIS)

ACM WALL FINISH. .



H-EIFS-1

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



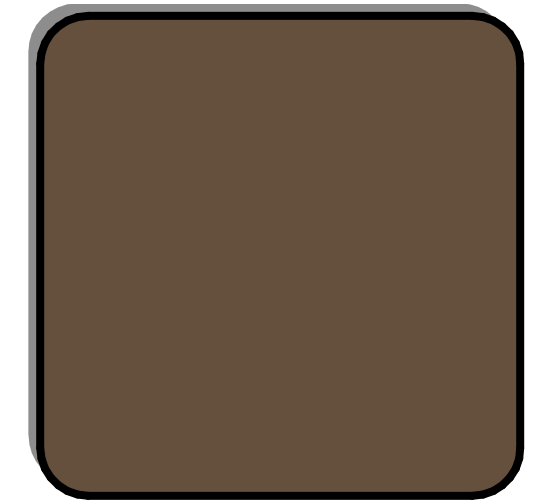
G-ACM-2 (GENESIS)

ACM WALL FINISH.



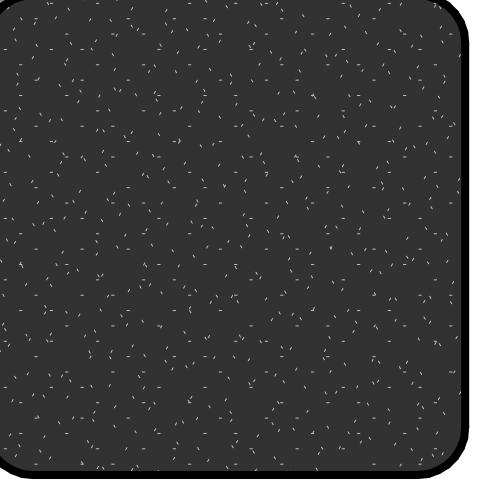
H-EIFS-2

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



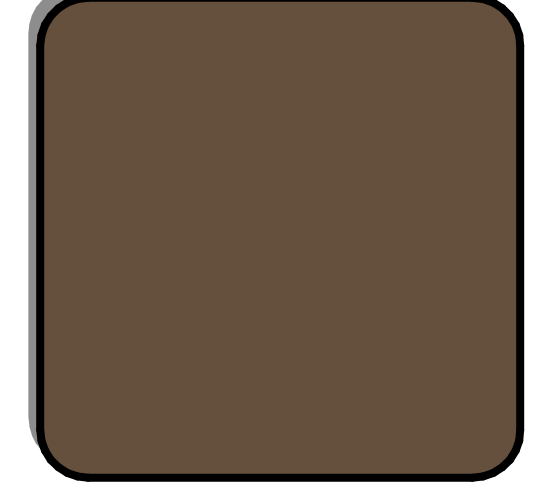
G-EIFS-1 (GENESIS)

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



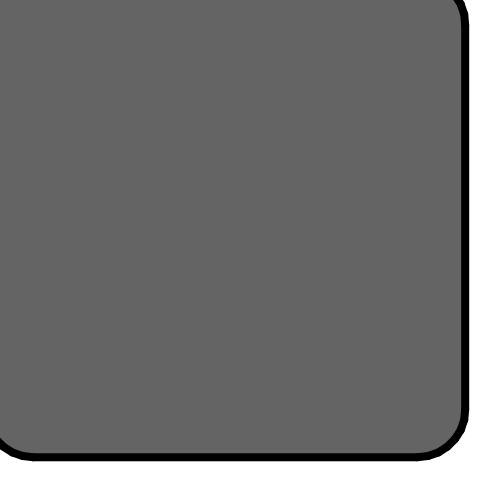
H-ACM-3

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



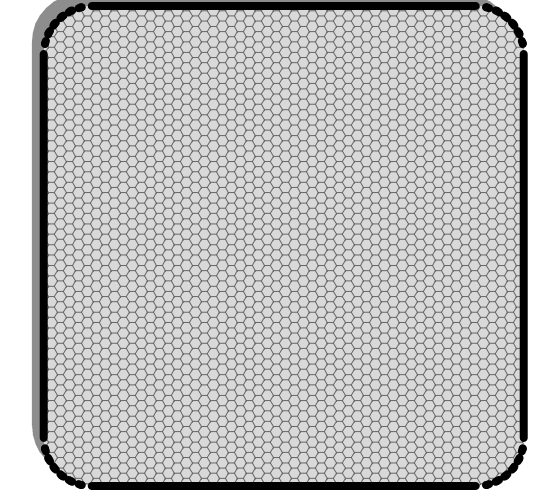
G-P-2 (GENESIS)

PAINT FINISH TO MATCH SW 7073
NETWORK GREY



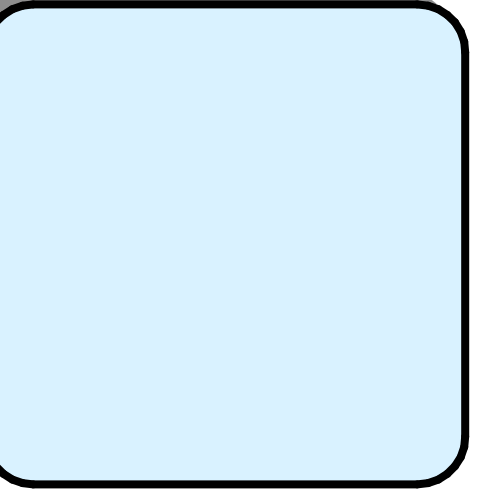
SCRN-1

PARKING GARAGE
PREFORATED SCREEN WALL

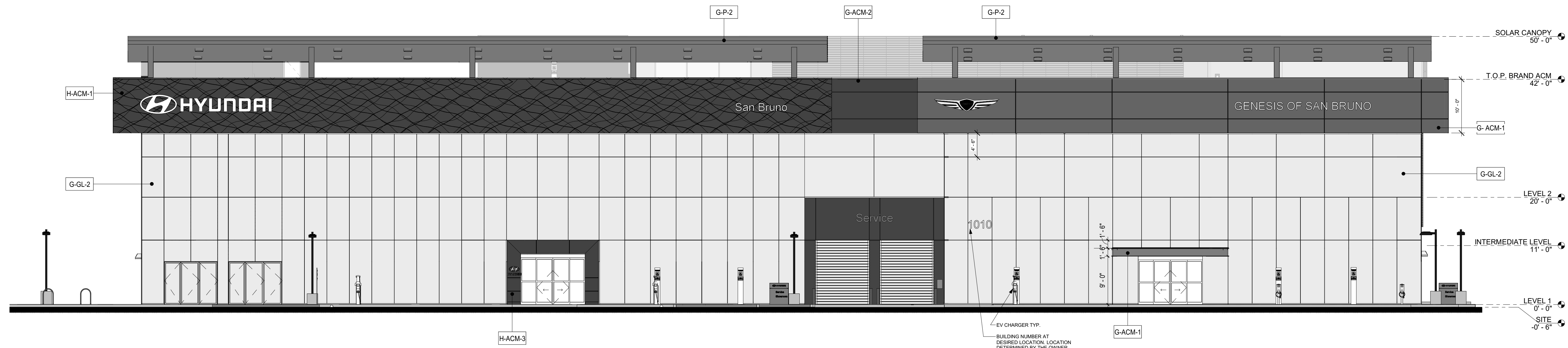


G-GL-2

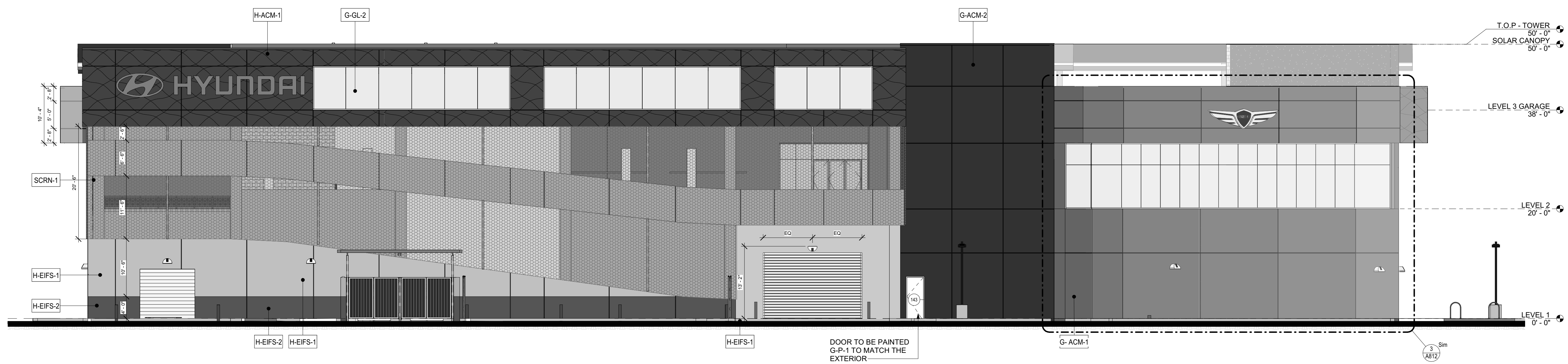
OLDCASTLE "RELIANCE CASSETTE"
BUTT-GLAZED SYSTEM WITH BUTT-
JOINT GLASS AT OUTSIDE CORNERS
SOLARBAN 70XL7/2 ON STAIRPHIRE
WITH A CLEAR INTERIOR LITE PER
GRD STANDARDS



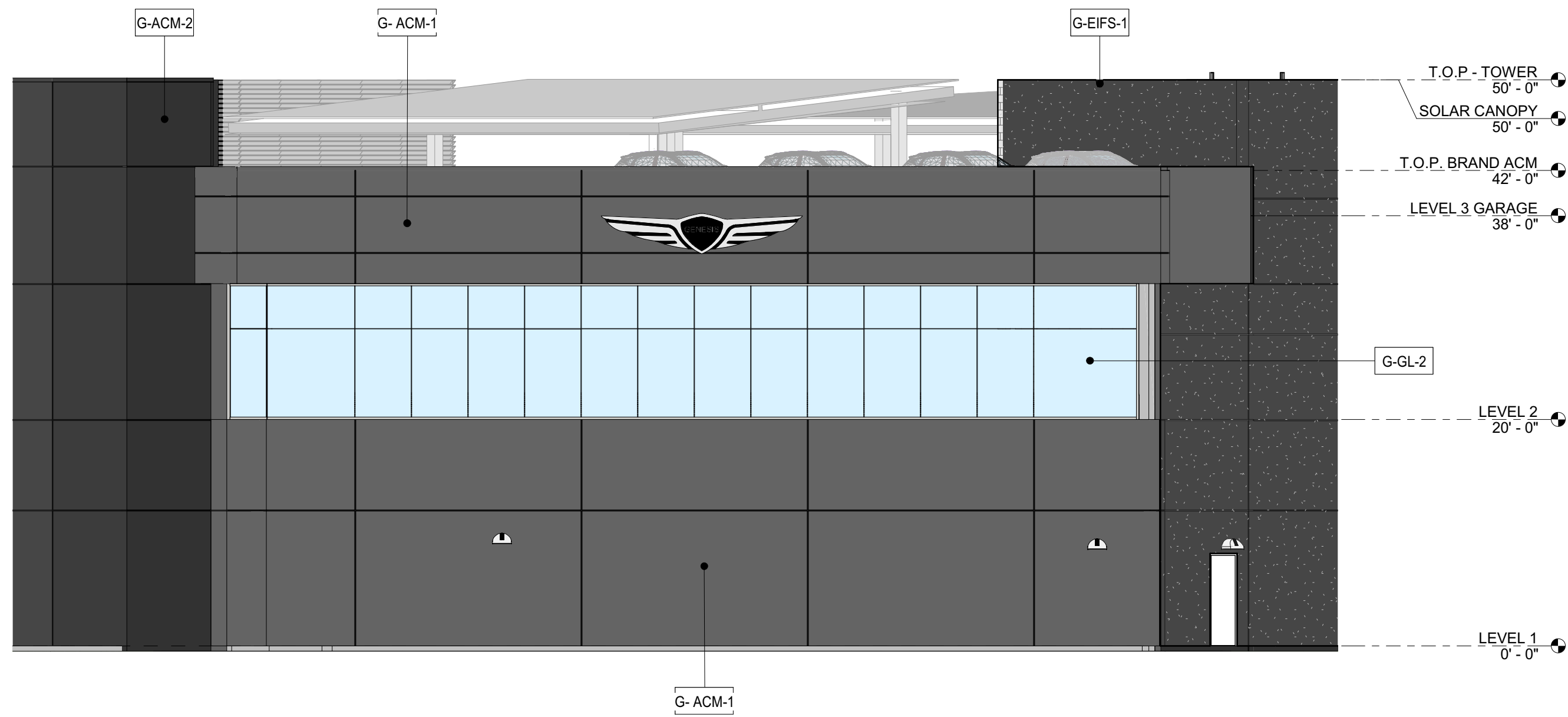
*TO BE COMPLIANT WITH ENERGY CODE



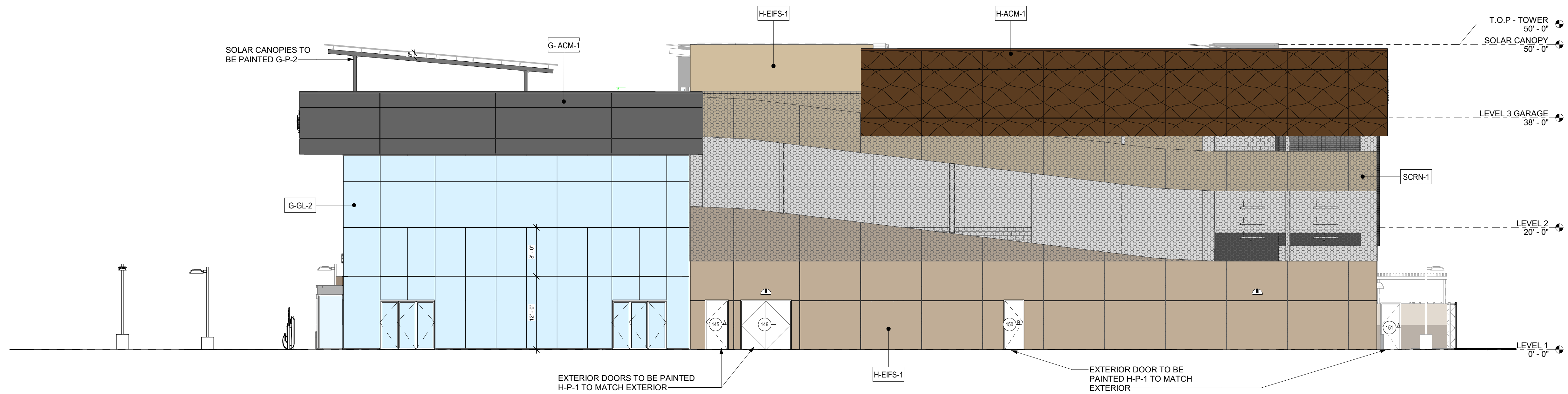
2 PROPOSED NORTH BUILDING ELEVATION - FRONT -
1" = 10'-0"



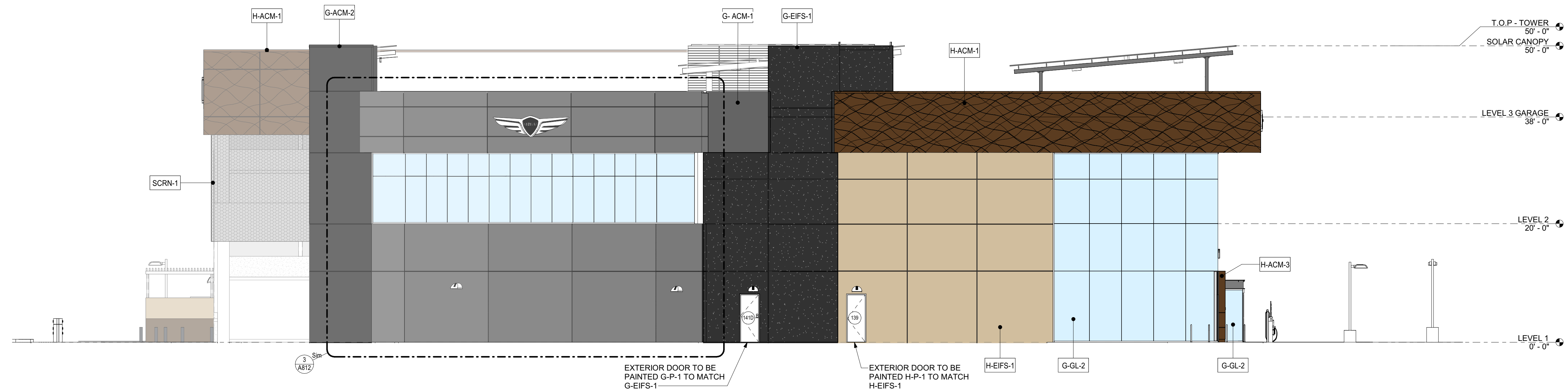
1 PROPOSED SOUTH ELEVATION
1" = 10'-0"



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



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

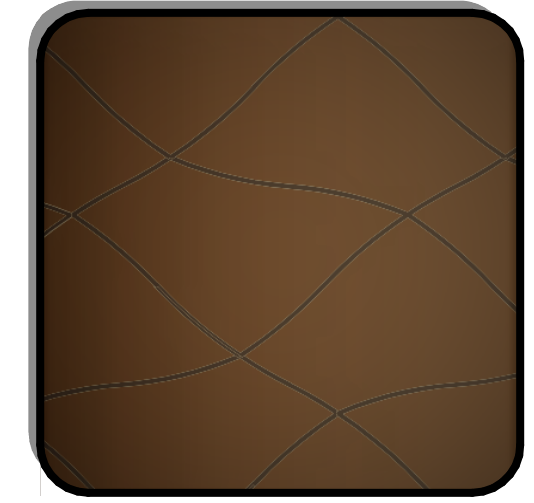


1 PROPOSED EAST ELEVATION
1" = 10'-0"

EXTERIOR FINISHES

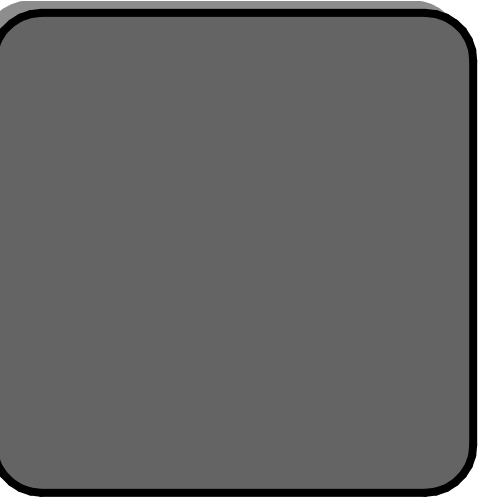
H-ACM-1 (HYUNDAI)

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



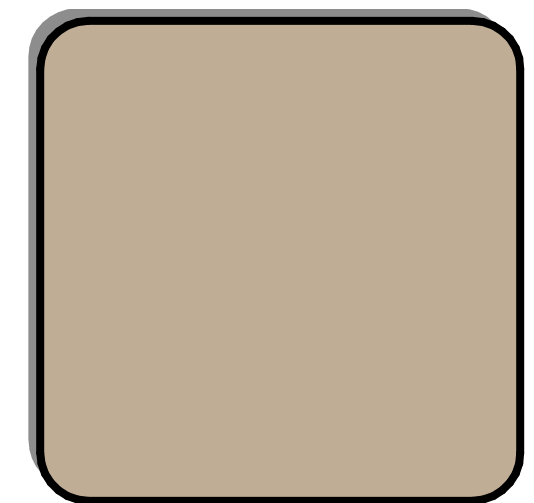
G-ACM-1 (GENESIS)

ACM WALL FINISH. .



H-EIFS-1

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



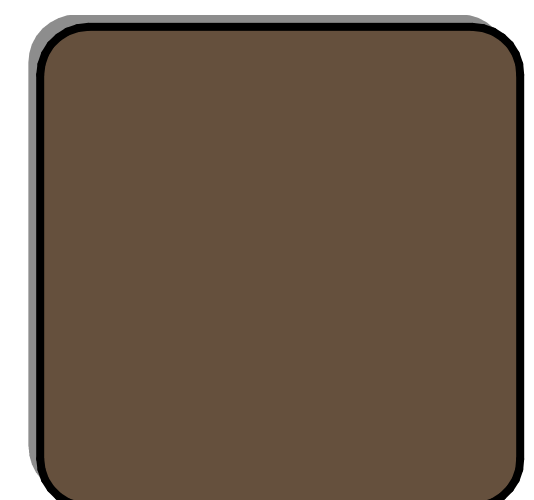
G-ACM-2 (GENESIS)

ACM WALL FINISH.



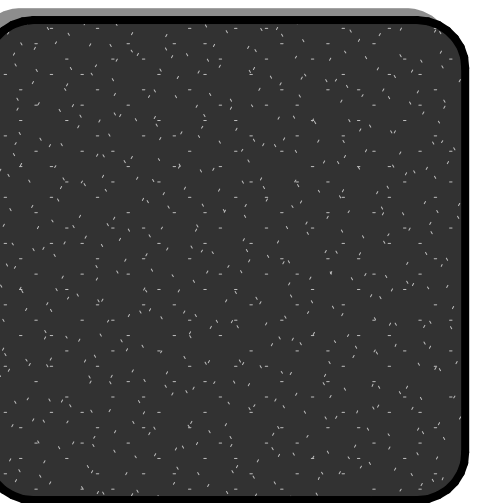
H-EIFS-2

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



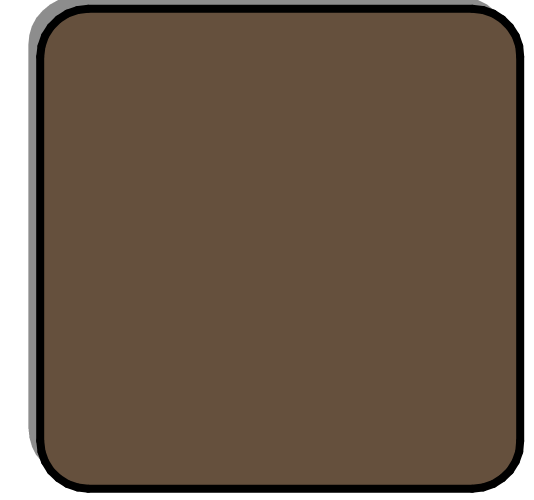
G-EIFS-1 (GENESIS)

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



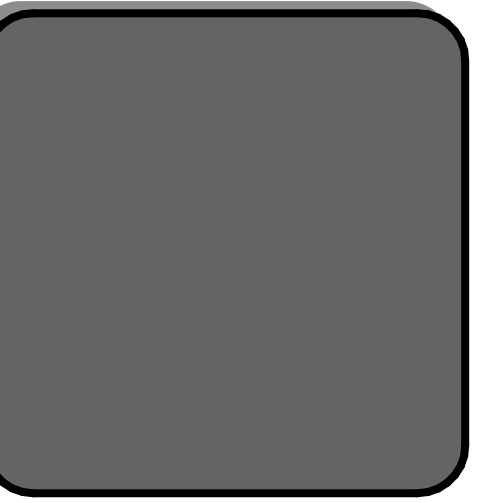
H-ACM-3

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



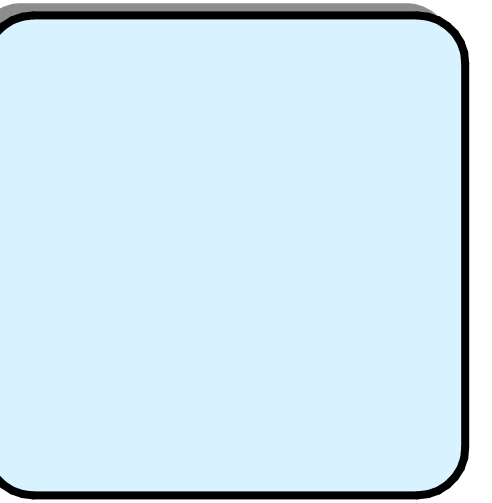
G-P-2 (GENESIS)

PAINT FINISH TO MATCH SW 7073
NETWORK GREY



G-GL-2

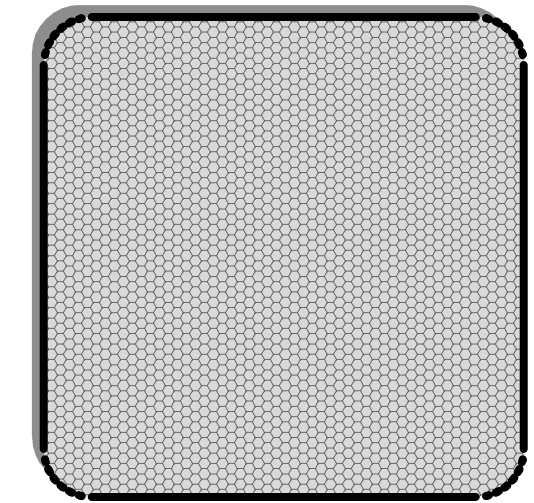
OLDCASTLE 'RELIANCE CASSETTE'
BUTT-GLAZED SYSTEM WITH BUTT-
JOINT GLASS AT OUTSIDE CORNERS
SOLARBAN 70XL7/2 ON STARPHIRE
WITH A CLEAR INTERIOR LITE PER
GRD STANDARDS

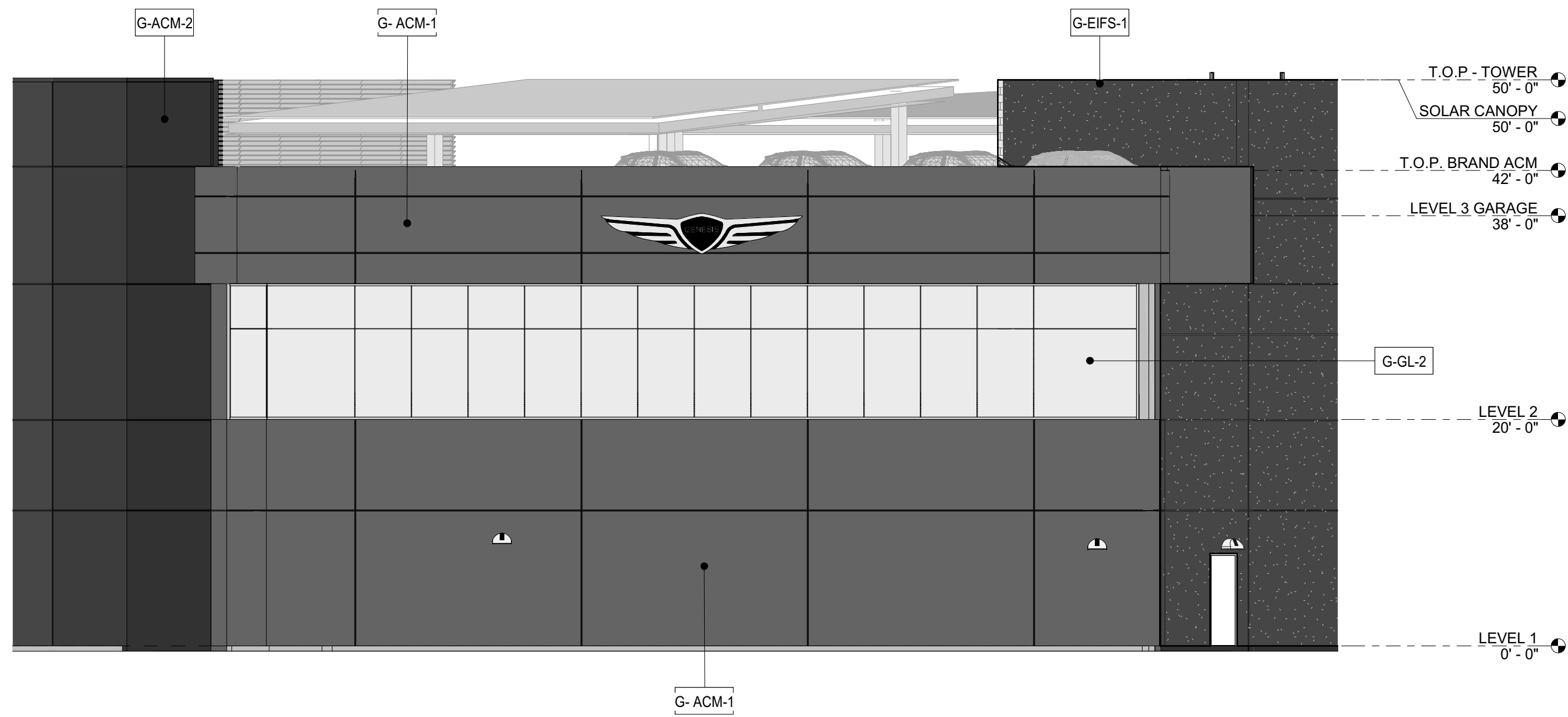


*TO BE COMPLIANT WITH ENERGY CODE

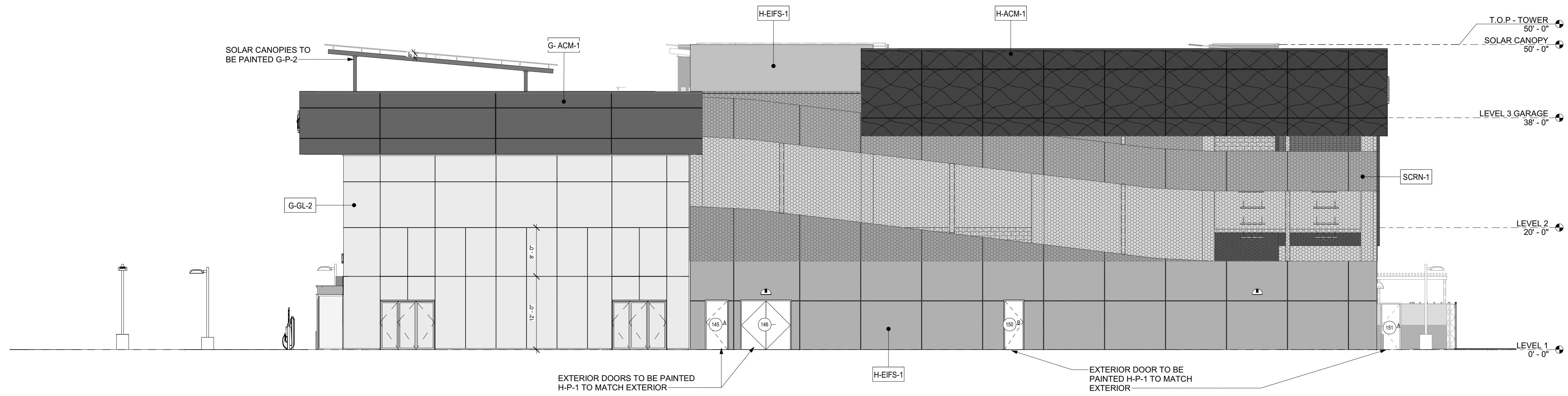
SCRN-1

PARKING GARAGE
PREFORATED SCREEN WALL

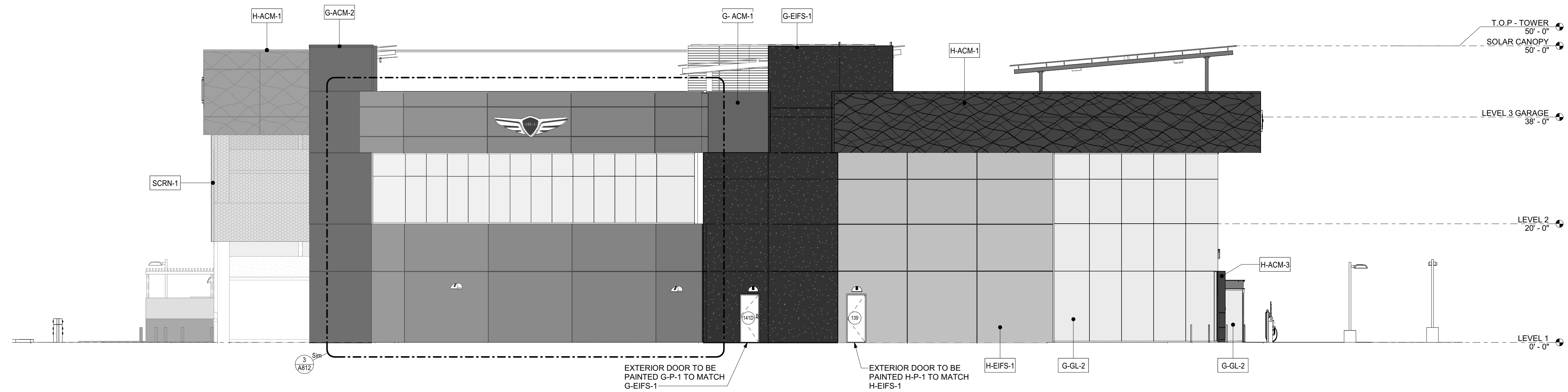




3 PROPOSED SOUTHEAST CORNER ELEVATION
1" = 10'-0"



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.



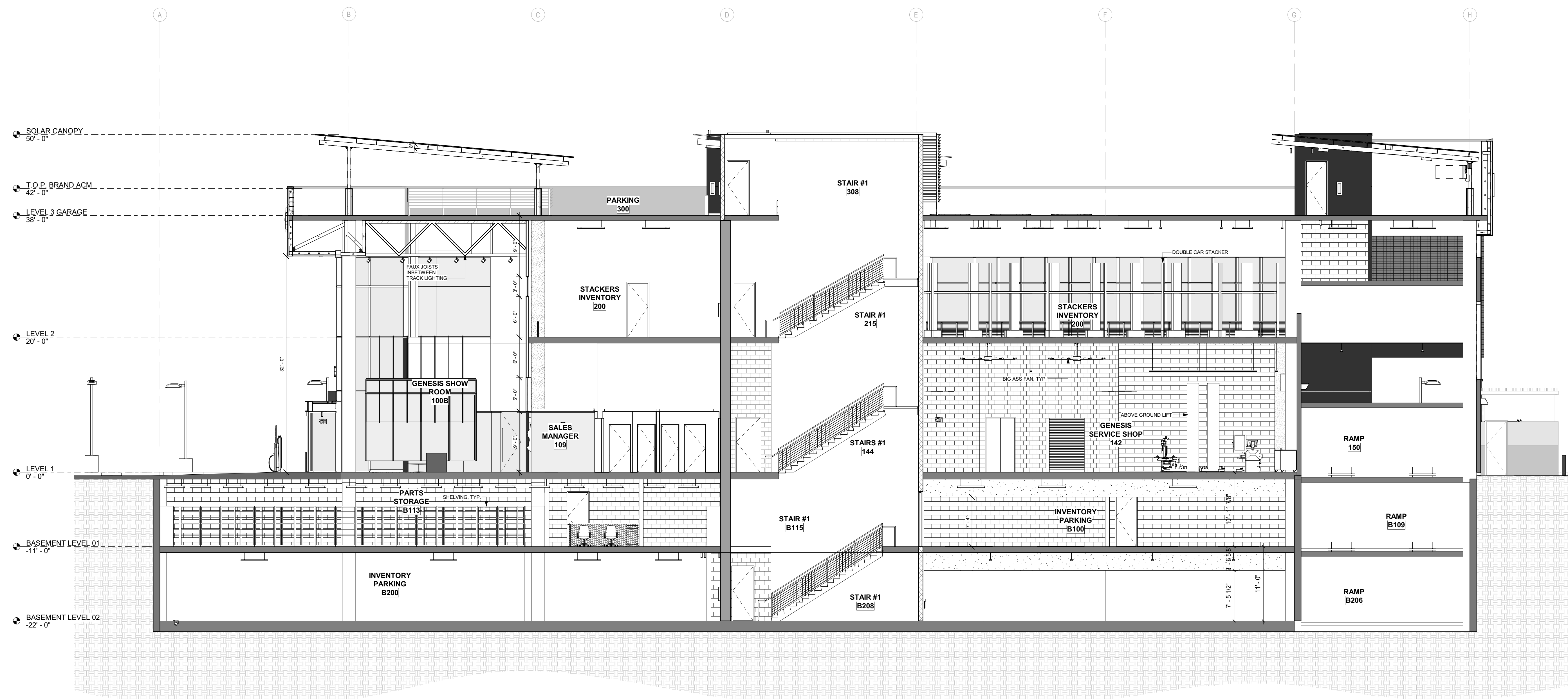
1 PROPOSED SOUTH ELEVATION
N.T.S.



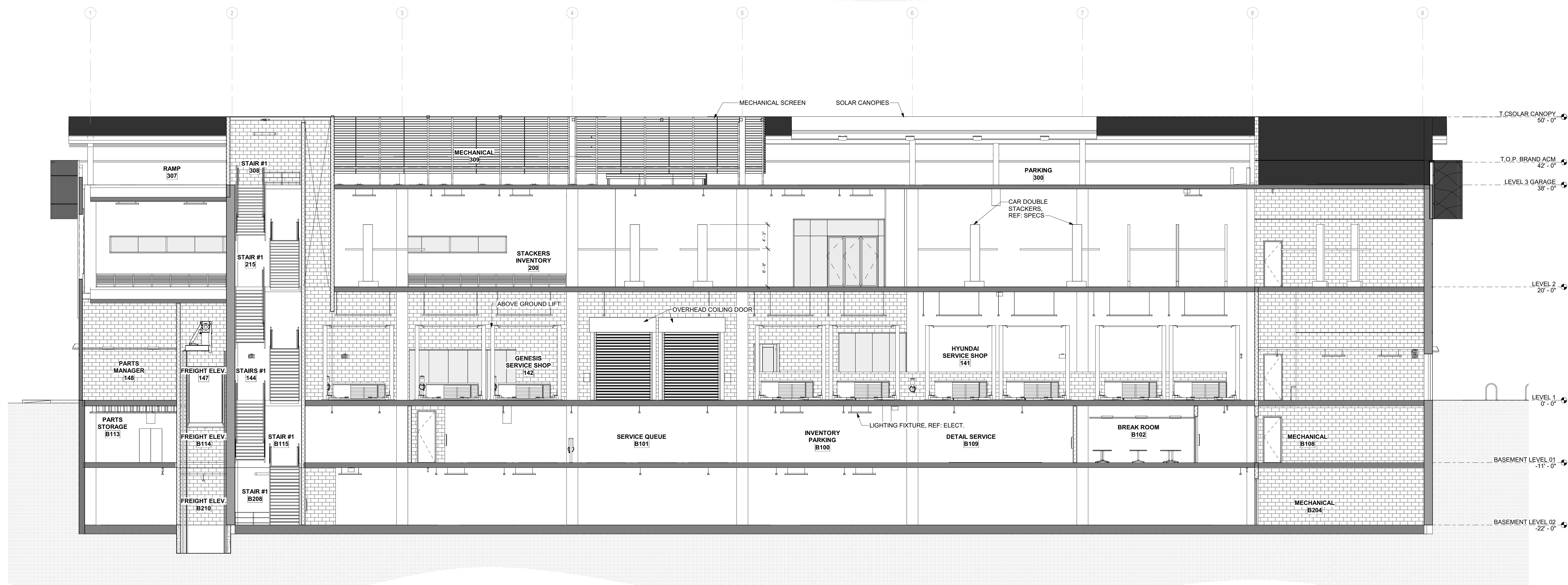
2 PROPOSED WEST ELEVATION
N.T.S.



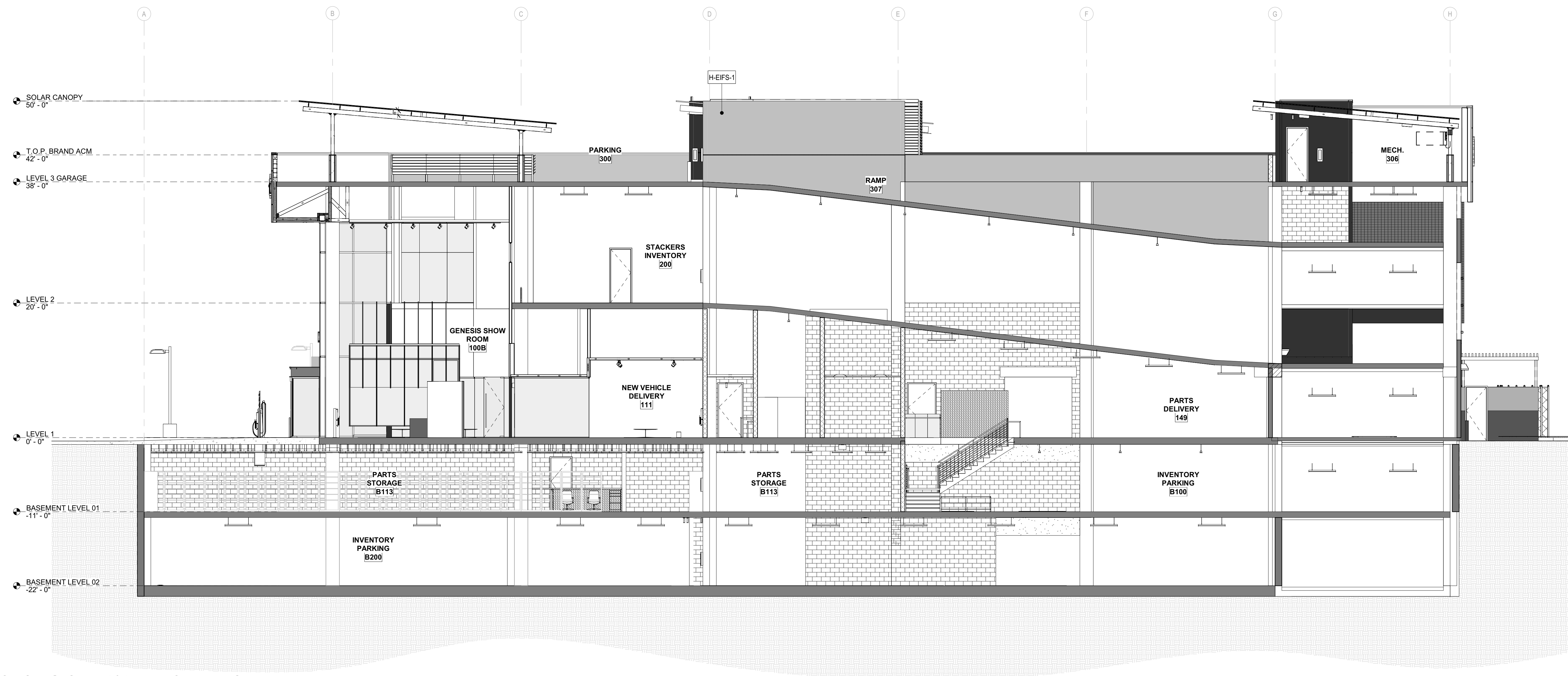
1 PROPOSED SOUTHEAST CORNER ELEVATION
N.T.S.



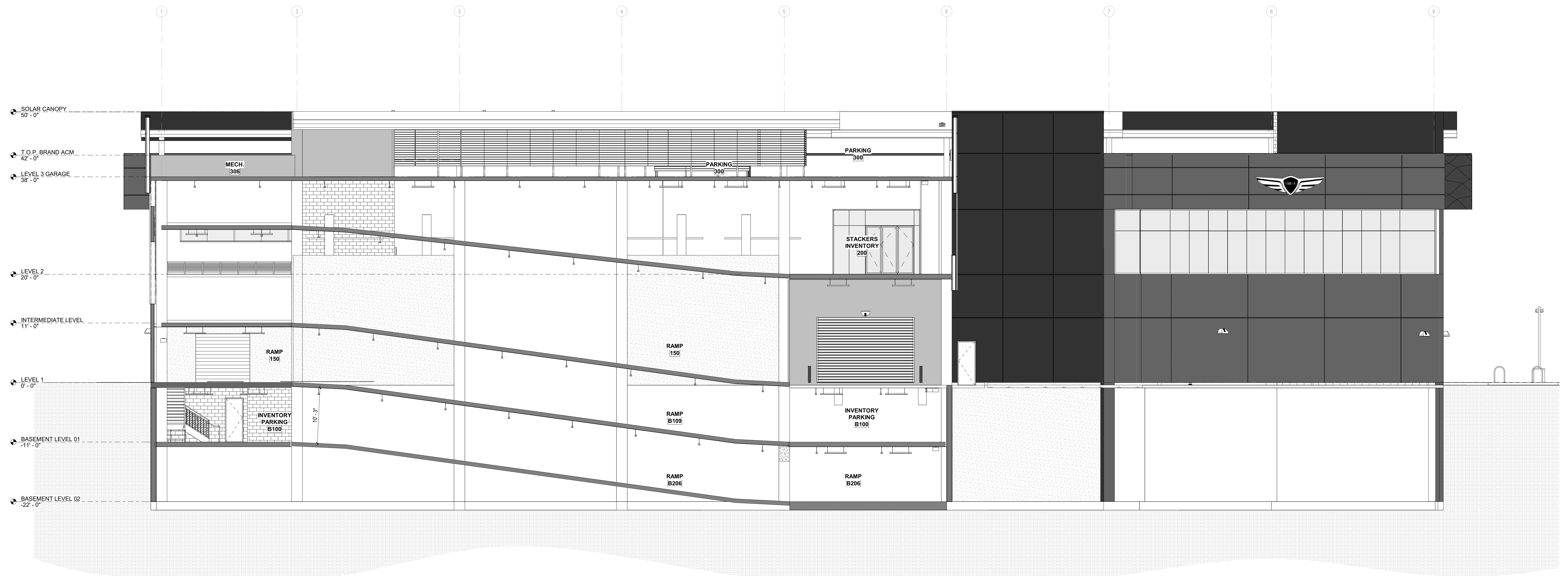
1 Section 10 - PRESENTATION
1/8" = 1'-0"



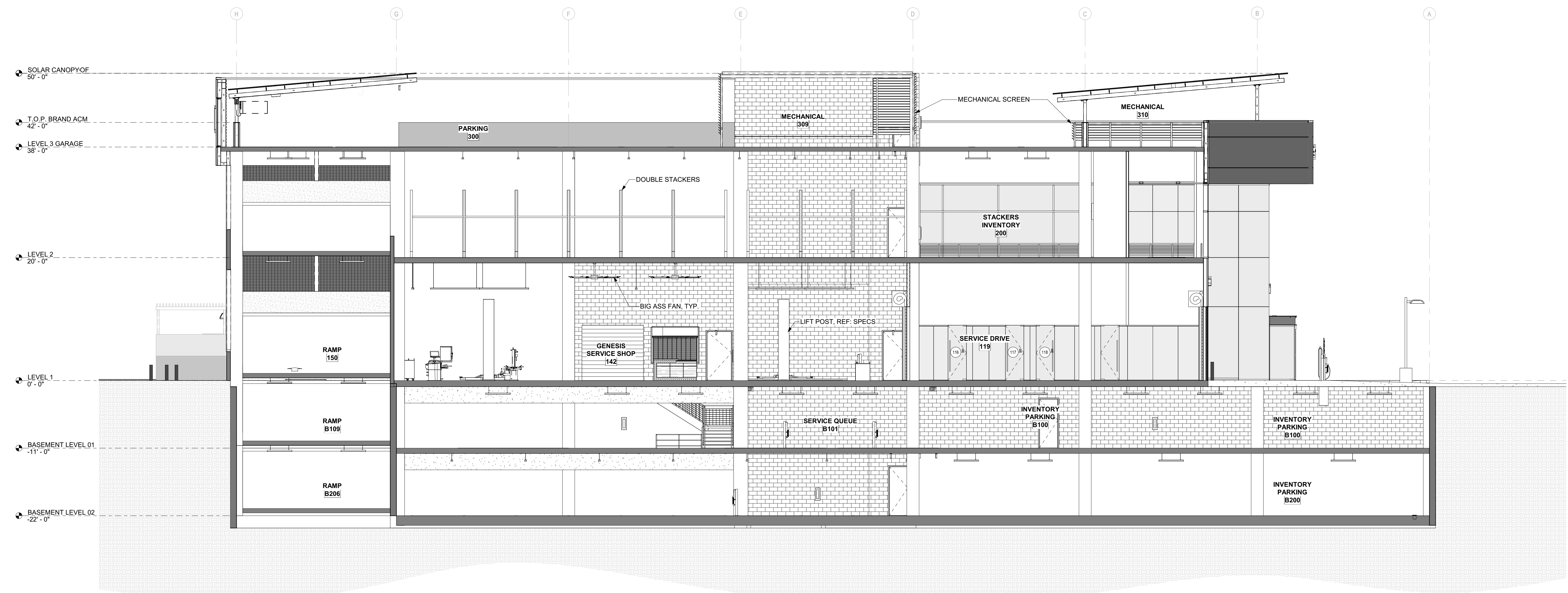
2 SECTION @ GRID D&E - PRESENTATION
1/8" = 1'-0"



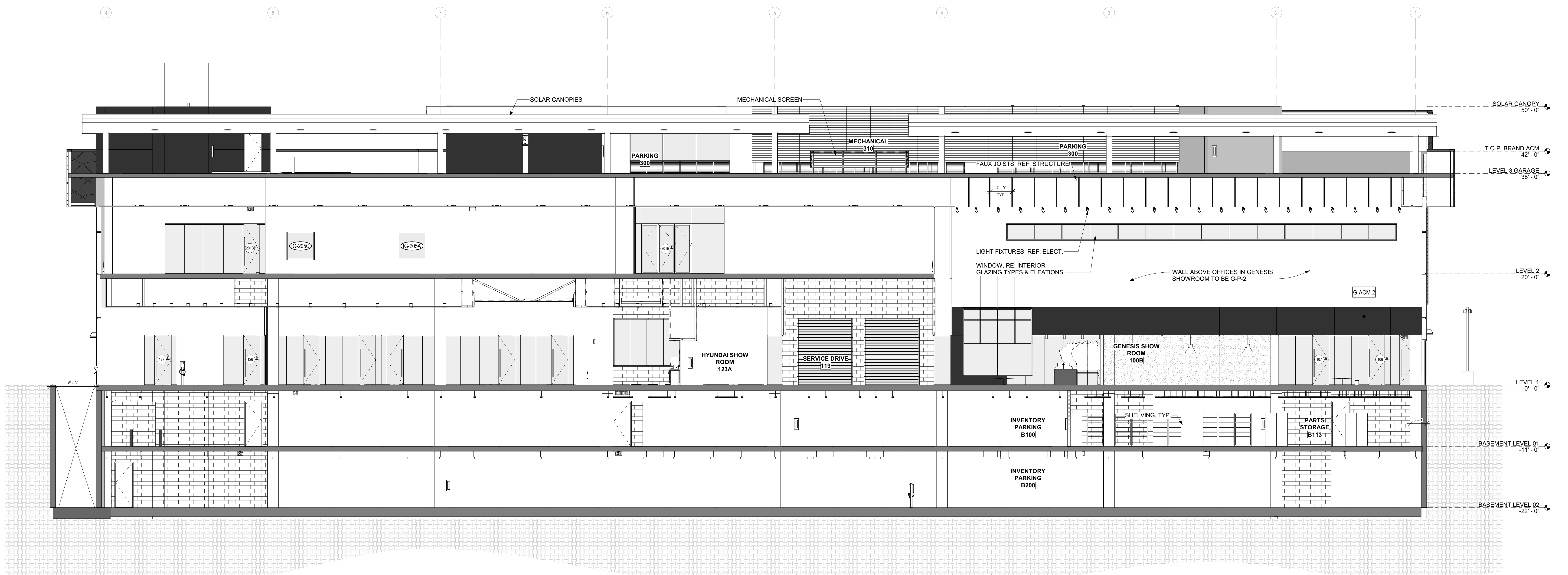
2 SECTION @ GRID 1&2 - PRESENTATION
1/8" = 1'-0"



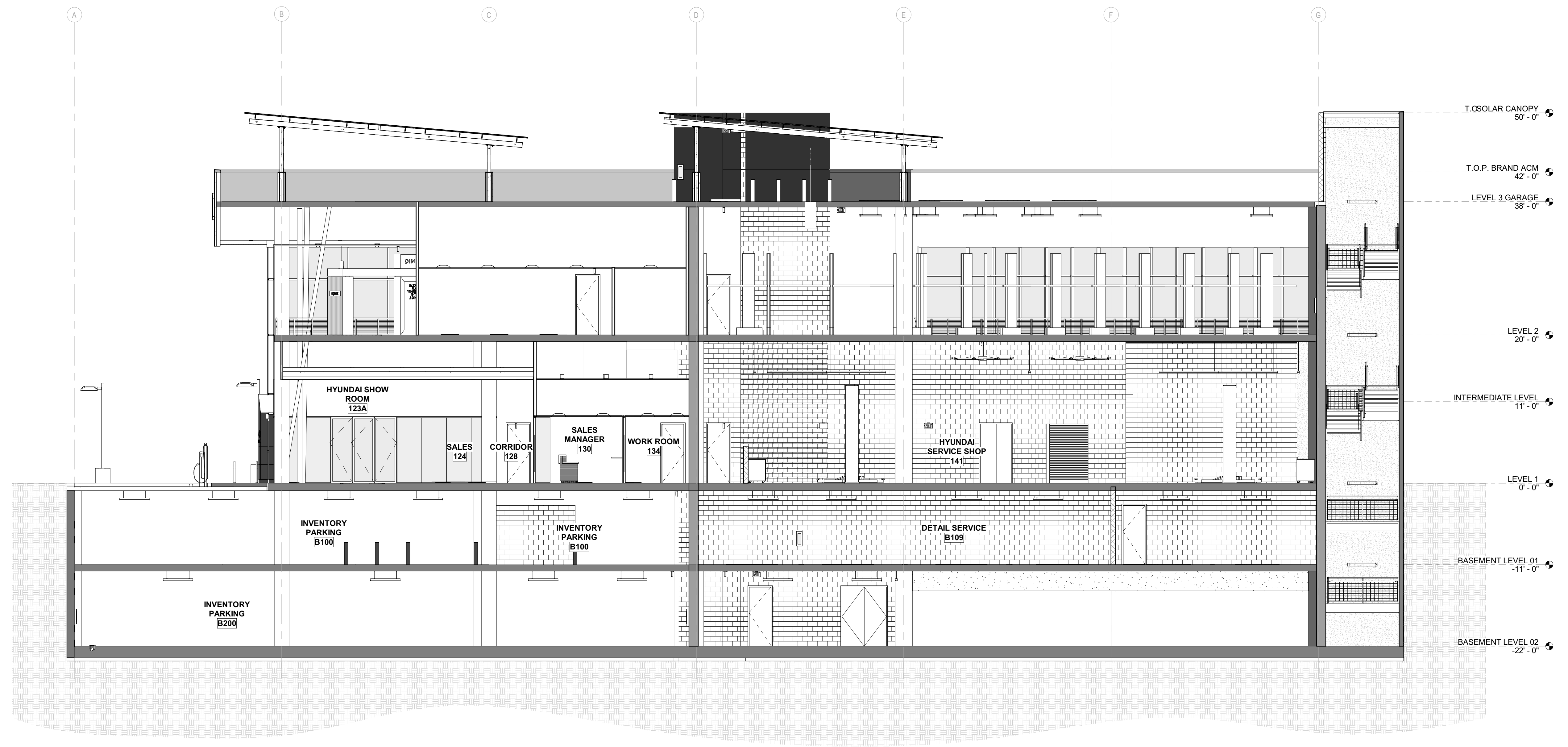
1 SECTION @ GRID G&H - PRESENTATION
1/8" = 1'-0"



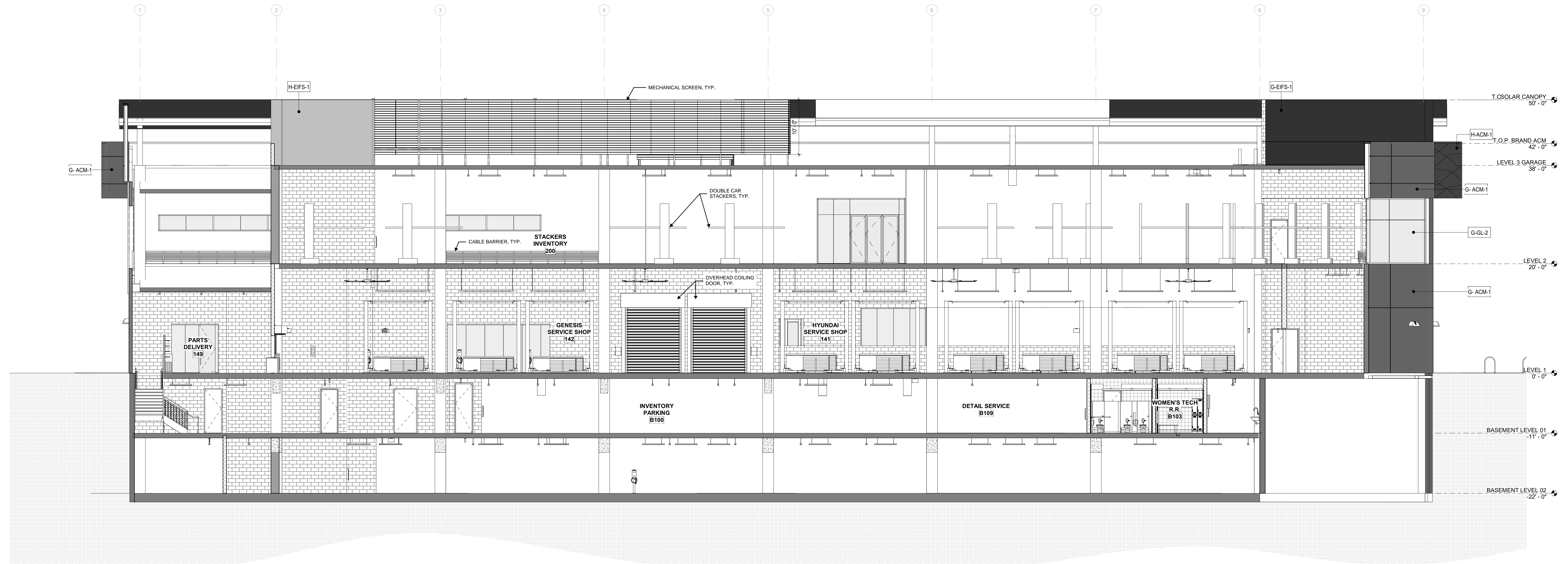
1 SECTION @ GRID 4 & 5 - PRESENTATION
1/8" = 1'-0"



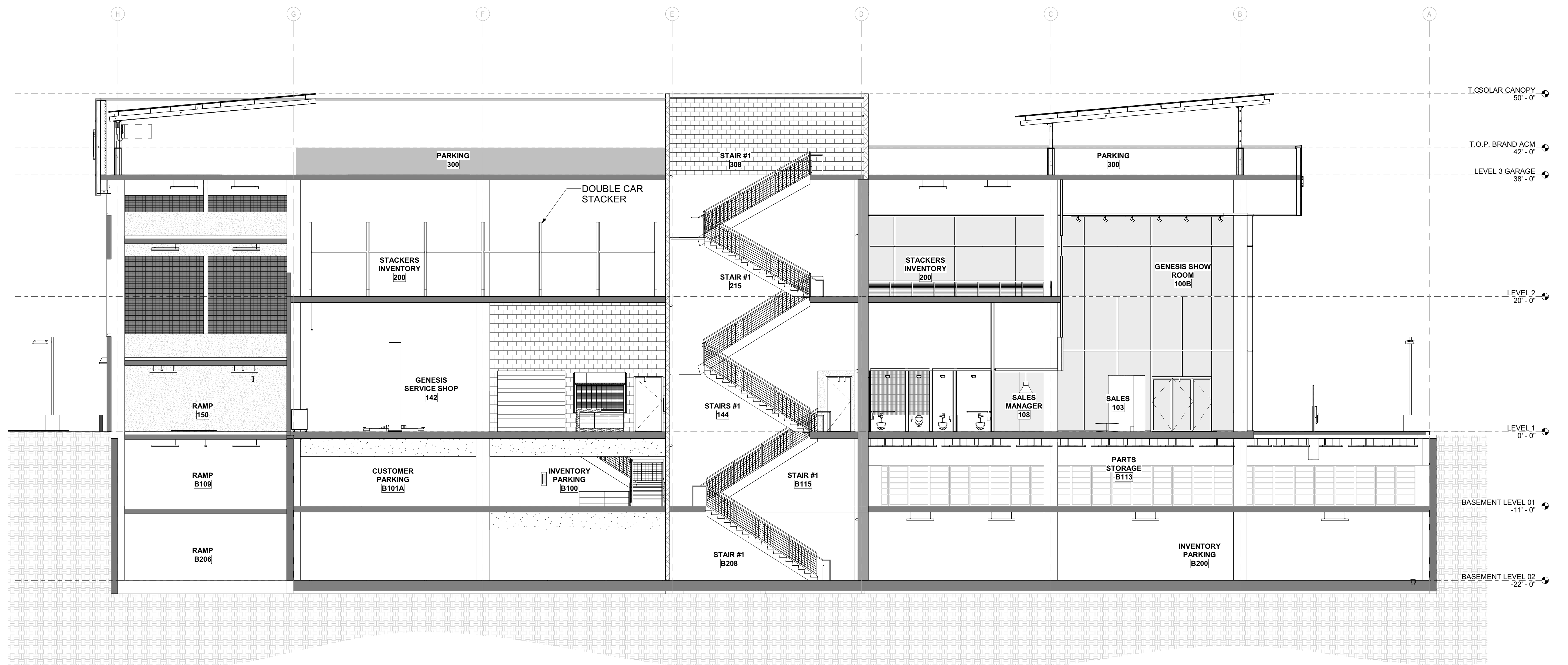
2 SECTION @ GRID B & C - PRESENTATION
1/8" = 1'-0"



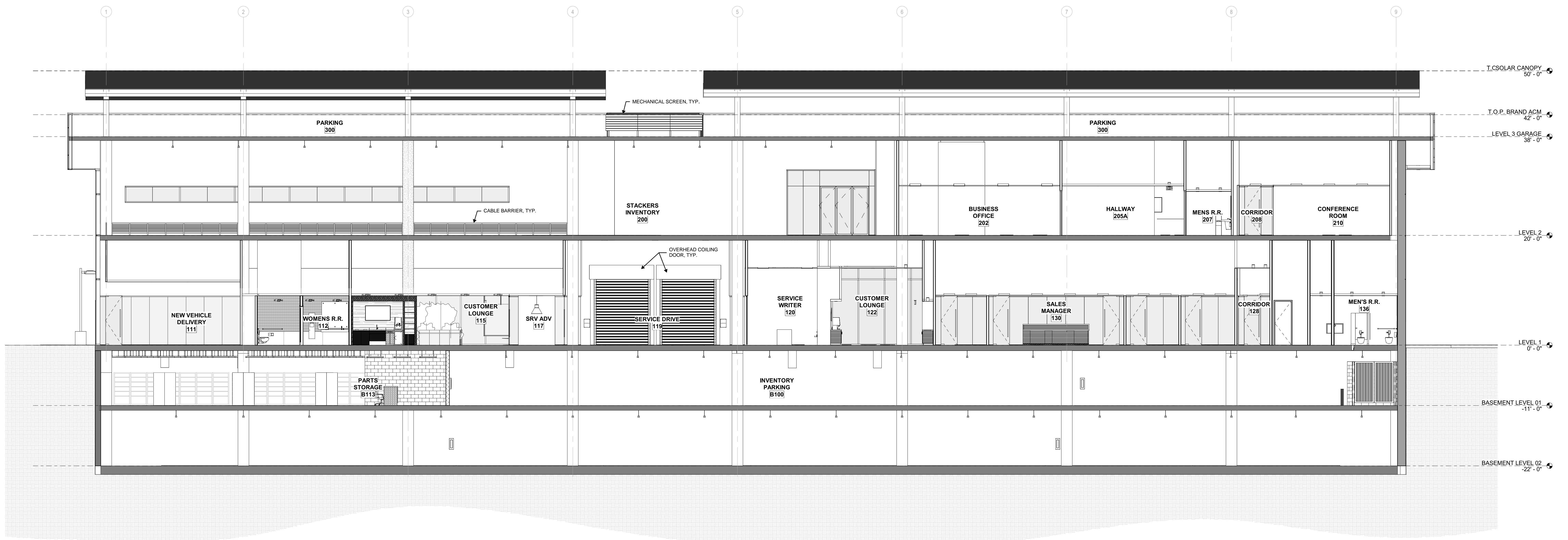
2 Section 23 - PRESENTATION
1/8" = 1'-0"



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"