PARKSIDE PLAZA

DEMOLITION

1862, 1864, 1866, 1870 AND 1884
SOUTH NORFOLK ST. SAN MATEO, CA 94403

APN: 035-381-030

TENANT
PARKSIDE PLAZA
1862, 1864, 1866, 1870 AND 1884
SOUTH NORFOLK ST. SAN MATEO, CA 94403

ARCHITECTURAL
LADC CONSULTING INC.
2380 QUME DR, STE. E
SAN JOSE, CA 95131

TEL: (408) 642-1628
EMAIL: INFO@LADC-ARCH.COM

PROJECT ADDRESS:
1862, 1864, 1866, 1870 AND 1884
SOUTH NORFOLK ST. SAN MATEO, CA 94403

BUILDING	EXISTING		SITE LOT SIZE	127,642 SF
NUMBER OF STORIES	1		SITE EXISTING FLOOR AREA	88,236 SF
ZONING DISTRIC	C1-0.5/R4		PROPOSED FLOOR AREA	80,906 SF
AREA OF WORK	7,330 SF		FLOOR AREA RATIO	0.5(EXISTING)
PERVIOUS USE	COMMERCIAL		MAXIMUM PERMITTED FLOOR AREA	63,821 SF
PROPOSED USE	N/A			
TYPE OF CONSTRUCTION	V-B			
OCCUPANCY GROUP	B			
OCCUPANCY LOAD	EXISTING(YES)			
USE ZONE	EXISTING(YES)			
FIRE SPRINKLER SYSTEM	EXISTING(YES)			
PUBLIC PARKING				
STANDARD	EXISTING	STALLS		
ACCESSIBILITY	EXISTING	STALLS		
PARKING TOTAL	EXISTING	STALLS		

PROJECT TEAM

* DEMOLITION OF EXISTING STRUCTURES 1862, 1864, 1866, 1870, AND 1884 AT THE SEPARATION BETWEEN 1860 AND 1862.
* SAFE DISCONNECTION OF ALL UTILITIES IN PREPARATION FOR DEMOLITION.
* DEMOLITION OF EXISTING STRUCTURES, STRUCTURAL SLAB TO REMAIN.
* REPAIR OF EXISTING WALL FINISHES TO MATCH ADJACENT SURFACES.
* REMOVAL OF ALL METERS WILL BE HANDLED BY THE RESPONSIBLE UTILITY COMPANIES.
* INSTALL STUCCO FINISH ON NEWLY EXPOSED EXTERIOR WALL.

BUILDING PERMIT APPLICANT HAS ACKNOWLEDGED THIS ADVISORY, "ACCESSIBILITY ADVISORY: AS REQUIRED BY SECTION 4469.5 OF THE CALIFORNIA GOVERNMENT CODE, THE BUILDING PERMIT APPLICANT IS HEREBY ADVISED TO CONSULT WITH A CASP (CERTIFIED ACCESS SPECIALIST) TO VERIFY THE EXISTING AND PROPOSED FACILITIES AND ELEMENTS FOR COMPLIANCE TO THE CONSTRUCTION RELATED ACCESSIBILITY STANDARDS COMPLIANCE ACT (CRASCA) AS REQUIRED BY SECTION 55.51 TO SECTION 55.545 OF THE CALIFORNIA CIVIL CODE."

PROJECT DATA AND ZONING

ARCHITECTURAL

A-0.0	COVER SHEET
A-1.0	EXISTING SURVEY
A-1.1	DEMOLITION SITE PLAN
A-1.2	PROPOSED SITE PLAN
A-3.0	PROPOSED ELEVATION AND ARCHITECTURAL DETAILS
A-3.1	ARCHITECTURAL DETAILS
A-4.0	SITE SAFETY PLAN
C-1	EXISTING SITE TOPOGRAPHIC MAP
C-2	DRAINAGE PLAN
C-3	EROSION CONTROL PLAN AND DETAILS
C-4	BEST MANAGEMENT PRACTICES AND NOTES

1. THE EXCAVATION AND REMEDIATION OF SOIL ARE NOT INCLUDED WITHIN THE SCOPE OF THIS DEMOLITION PERMIT. A SEPARATE PERMIT AND PLAN SUBMITTAL FOR THE EXCAVATION AND REMEDIATION WORK SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. THIS SCOPE WILL BE PROCESSED AS A DEFERRED SUBMITTAL.

2. PRIOR TO ISSUANCE OF EXCAVATION PERMIT, SUBMIT SOIL TESTING RESULTS, A DETAILED EXCAVATION PLAN INCLUDING HAZARDOUS DUST, AIR, AND GROUNDWATER CONTROL MEASURES, AND OBTAIN APPROVALS FROM APPLICABLE AGENCIES INCLUDING AIR DISTRICT, WATER BOARD, AND COUNTY HEALTH.

SCOPE OF WORK

Department of Community Development
Building Division - City of San Mateo
APPROVED

This set of plans and specifications MUST be at the job site during construction. It is unlawful to alter without approval from the Building Official.

The stamping of this plan and specification SHALL NOT be held to permit an approval of the violation of any provisions of any City Ordinance or State Law.

The City of San Mateo's Building Division only reviews the Site, Facility and Building Accessibility per the California Building Code. A full review of these plans for compliance with the Americans with Disabilities Act is beyond the scope of the California Building Code and therefore is not reviewed by the Building Division.

PERMIT NO: BD-2025-297276
APN: 035-381-030
ADDRESS: 1862 S. Norfolk St
PERMIT TYPE:
BY: &[User] H. Chu
DATE: &[Date] &[Time] 6/12/2026
WELO: ☐

DEFERRED SUBMITTALS

EXCAVATION PERMIT

DRAWING INDEX

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA ENERGY CODE (CEC)
2022 CALIFORNIA FIRE CODE (CFC)

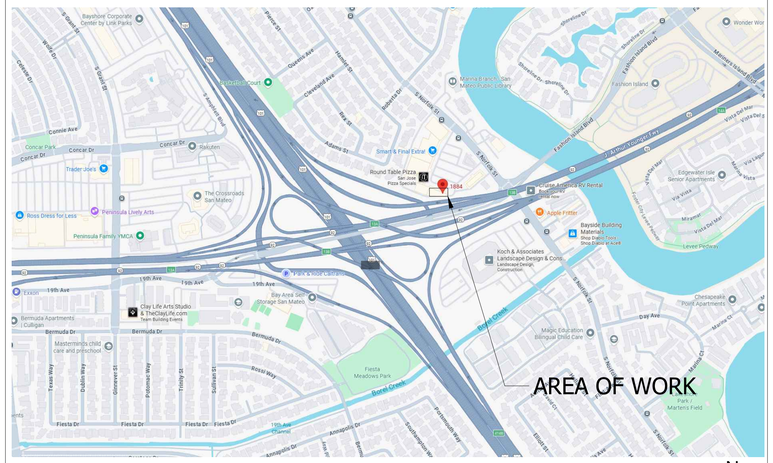
2022 CITY OF SAN MATEO MUNICIPAL CODE

ALL WORK SHALL BE CONFORM TO ALL APPLICABLE CODES, ORDINANCE AND REGULATION AS PRESCRIBED BY THE CITY
FEDERAL AND STATE DISABILITIES GUIDELINES AND REGULATIONS AND OTHER REGULATIONS. CODES OR ORDINANCE AS AMENDED BY THE STATE OF CALIFORNIA THAT ARE APPLICABLE TO THIS PROJECT

GENERAL NOTES

LANDLORD'S COMMENTS

VICINITY MAP



APPLICABLE CODES

FOR OFFICIAL CITY ONLY

PLOT DATE: 3/23/2026

LADC
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SOUTH NORFOLK ST.
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LICENSED ARCHITECT
HAU-CHING LIN
C-28947
RENEWAL: 08-31-2025
STATE OF CALIFORNIA

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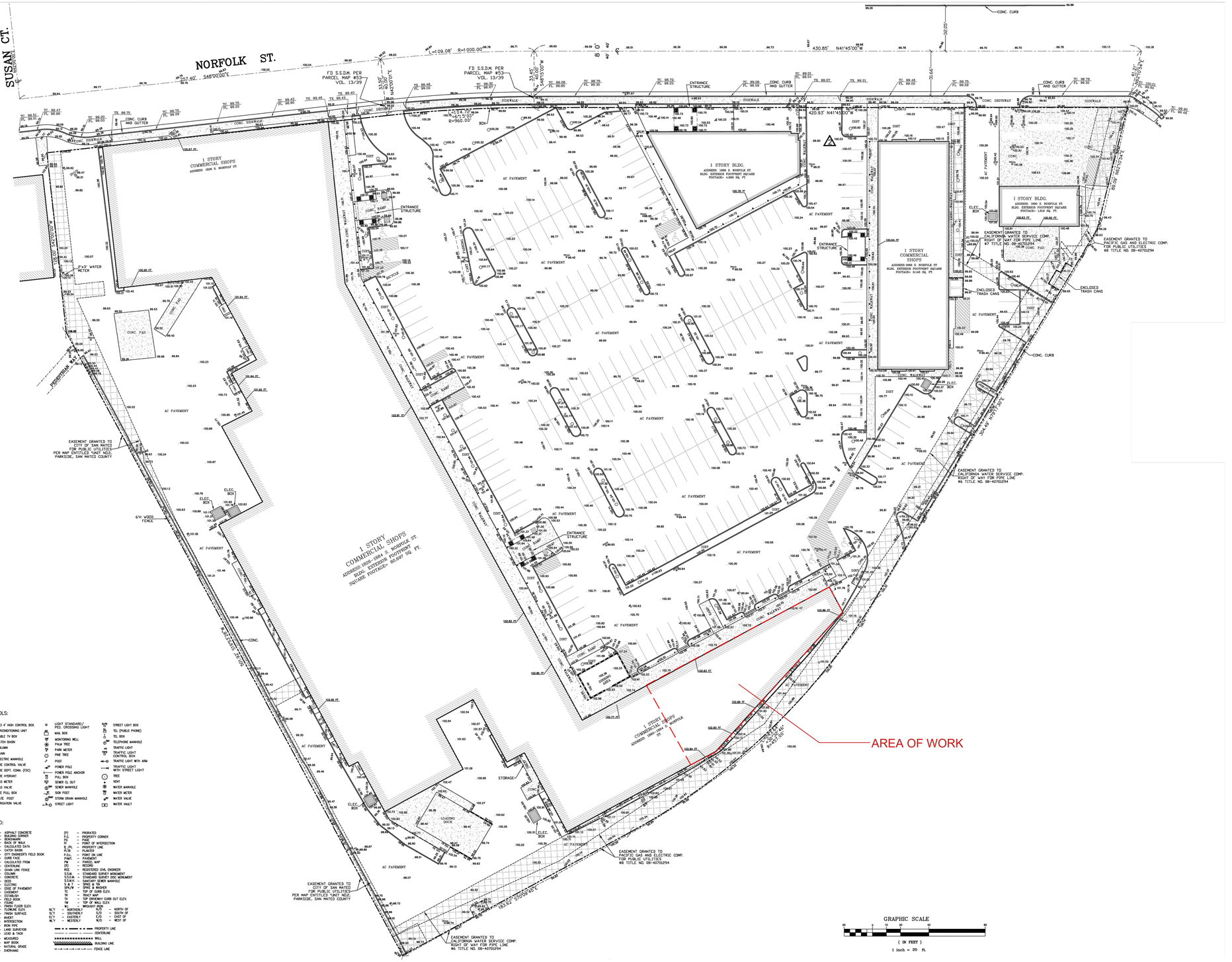
SHEET TITLE:
COVER SHEET

SHEET OF:
A-0.0

CITY OF SAN MATEO CALIFORNIA

TTBL VERSION: 10.15.2024

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SYMBOLS:

2x3 4" HIGH CONTROL BOX	LIGHT STANDARD/ PED. CROSSING LIGHT	STREET LIGHT BOX
AIRCONDITIONING UNIT	MAIL BOX	TEL (PUBLIC PHONE)
CABLE TV BOX	MONITORING WELL	TEL BOX
CATCH BASIN	PALM TREE	TELEPHONE MANHOLE
COLUMN	PARK METER	TRAFFIC LIGHT
DRAIN	PINE TREE	TRAFFIC LIGHT CONTROL BOX
ELECTRIC MANHOLE	POST	TRAFFIC LIGHT WITH ARM
FIRE CONTROL VALVE	POWER POLE	TRAFFIC LIGHT WITH STREET LIGHT
FIRE DEPT. CONN. (FDC)	POWER POLE ANCHOR	TREE
FIRE HYDRANT	PULL BOX	VENT
GAS METER	SEWER CL. OUT	WATER MANHOLE
GAS VALVE	SEWER MANHOLE	WATER METER
GTE PULL BOX	SIGN POST	WATER VALVE
GATE POST	STORM DRAIN MANHOLE	WATER VAULT
IRRIGATION VALVE	STREET LIGHT	

LEGEND:

AC	ASPHALT CONCRETE	(P)	PRORATED
B.C.	BUILDING CORNER	P.C.	PROPERTY CORNER
BW	BENCH WALL	PC	POINT OF
C&G	CURB & GUTTER	PI	POINT OF INTERSECTION
CD	CALCULATED DATA	P_(PL)	PROPERTY LINE
CB	CATCH BASIN	PLTR	PLANTER
CDFB	CITY ENGINEER'S FIELD BOOK	P.O.L.	POINT ON LINE
CF	CURB FACE	PVMT.	PAVEMENT
CFD	CENTER LINE FROM	PM	PARCEL MAP
C/L	CENTERLINE	(R)	RECORD
C.L.F.	CHAIN LINK FENCE	RCE	REGISTERED CIVIL ENGINEER
COL	COLUMN	S.S.M.	STANDARD SURVEY MONUMENT
CONC	CONCRETE	S.S.D.M.	STANDARD SURVEY DISC MONUMENT
DW	DRIVEWAY	S.S.M.H.	STORM SEWER MANHOLE
ELEC	ELECTRIC	S.A.D.	SPIKE & DISK
EP	EDGE OF PAVEMENT	SPK/W	SPIKE & WASHER
ESMT	EASEMENT	TC	TOP OF CURB ELEV.
EST	ESTABLISH	TR	TRACT MAP
FB	FIELD BOOK	TW	TOP OF WALKWAY CURB CUT ELEV.
FD	FOUND	TW	TOP OF WALL ELEV.
FF	FINISH FLOOR ELEV.	WI	WROUGHT IRON
FL	FLOWLINE ELEV.	N/Y	NORTHERLY
FS	FINISH SURFACE	S/Y	SOUTHERLY
GB	GRADE BREAK	E/Y	EASTERLY
INTER	INTERSECTION	W/Y	WESTERLY
IP	IRON PIPE	N/O	NORTH OF
LS	LAND SURVEYOR	S/O	SOUTH OF
L & T	LEAD & TACK	E/O	EAST OF
(M)	MEASURED	W/O	WEST OF
MB	MAP BOOK		
NG	NATURAL GRADE		
OH	OVERHANG		

PROPERTY LINE
CENTERLINE
WALL
BUILDING LINE
FENCE LINE

SURVEY

NTS | 1

PLOT DATE: 3/23/2026

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CLIENT:

PROJECTS:

PARKSIDE PLAZA

DEMOLITION

1862, 1864, 1866, 1870 AND 1884
SOUTH NORFOLK ST.
SAN MATEO, CA 94403

FOR PERMIT APPROVAL STAMP ONLY:

CONSULTANTS:

FOR PROFESSIONAL STAMP ONLY:

LICENSED ARCHITECT
HAI-CHING LIN
C-28947
RENEWAL: 10-31-2025
STATE OF CALIFORNIA

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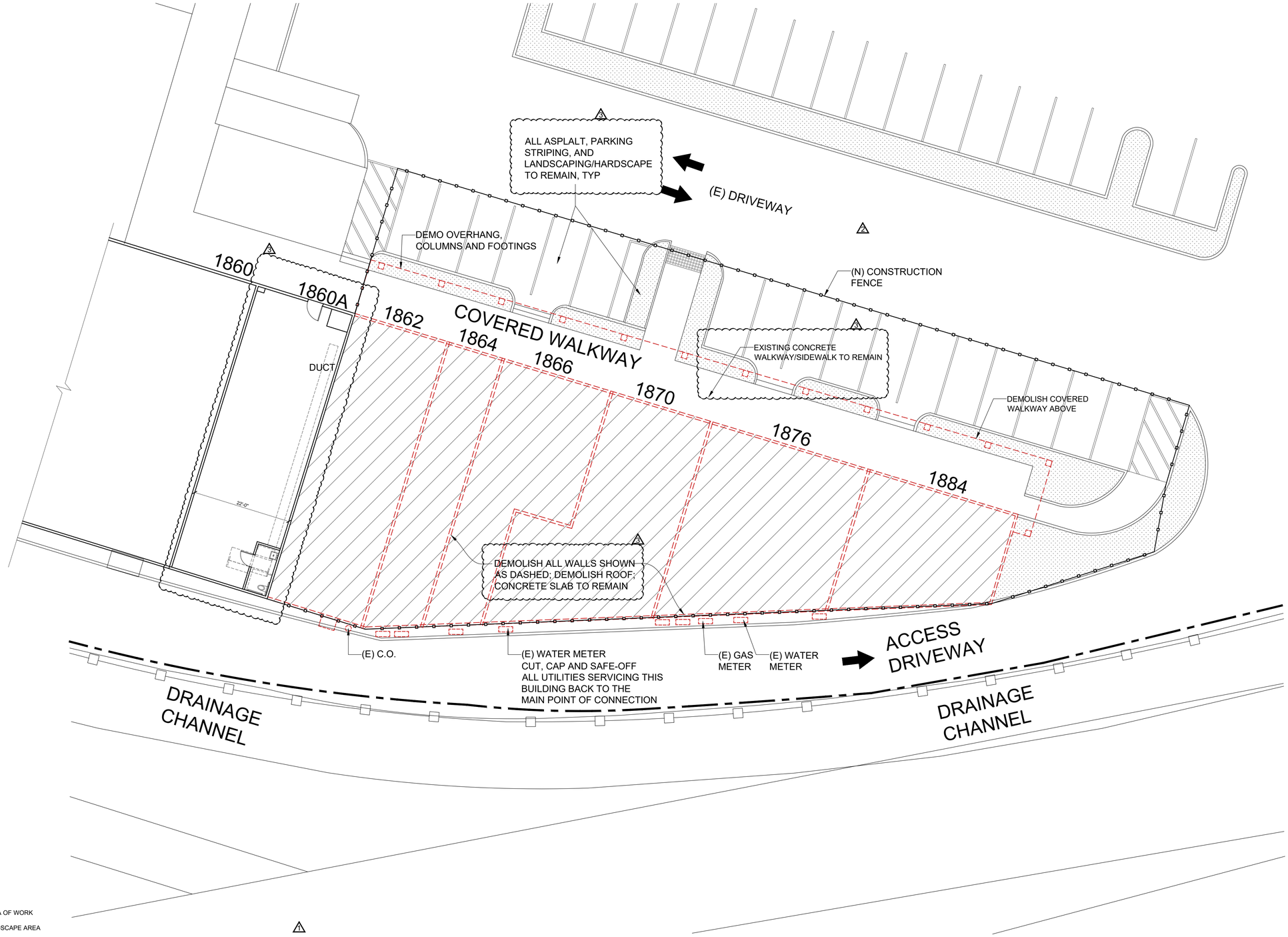
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EXISTING SURVEY

SHEET OF:

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LEGEND:

- AREA OF WORK
- LANDSCAPE AREA
- CONTINUOUS ROUTE TO ACCESSIBLE PARKING
- EXISTING WALLS TO DEMO
- EXISTING WALLS TO REMAIN

NOTE:
EXISTING AND PROPOSED PAVED AND LANDSCAPED AREAS ARE SHOWN FOR CLARITY. EXCAVATION AND REMEDIATION WORK TO BE SUBMITTED UNDER SEPARATE PERMIT AS A DEFERRED SUBMITTAL.

N

EXISTING SITE PLAN

3/32" 1

PLOT DATE: 3/23/2026

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DEMOLITION SITE PLAN

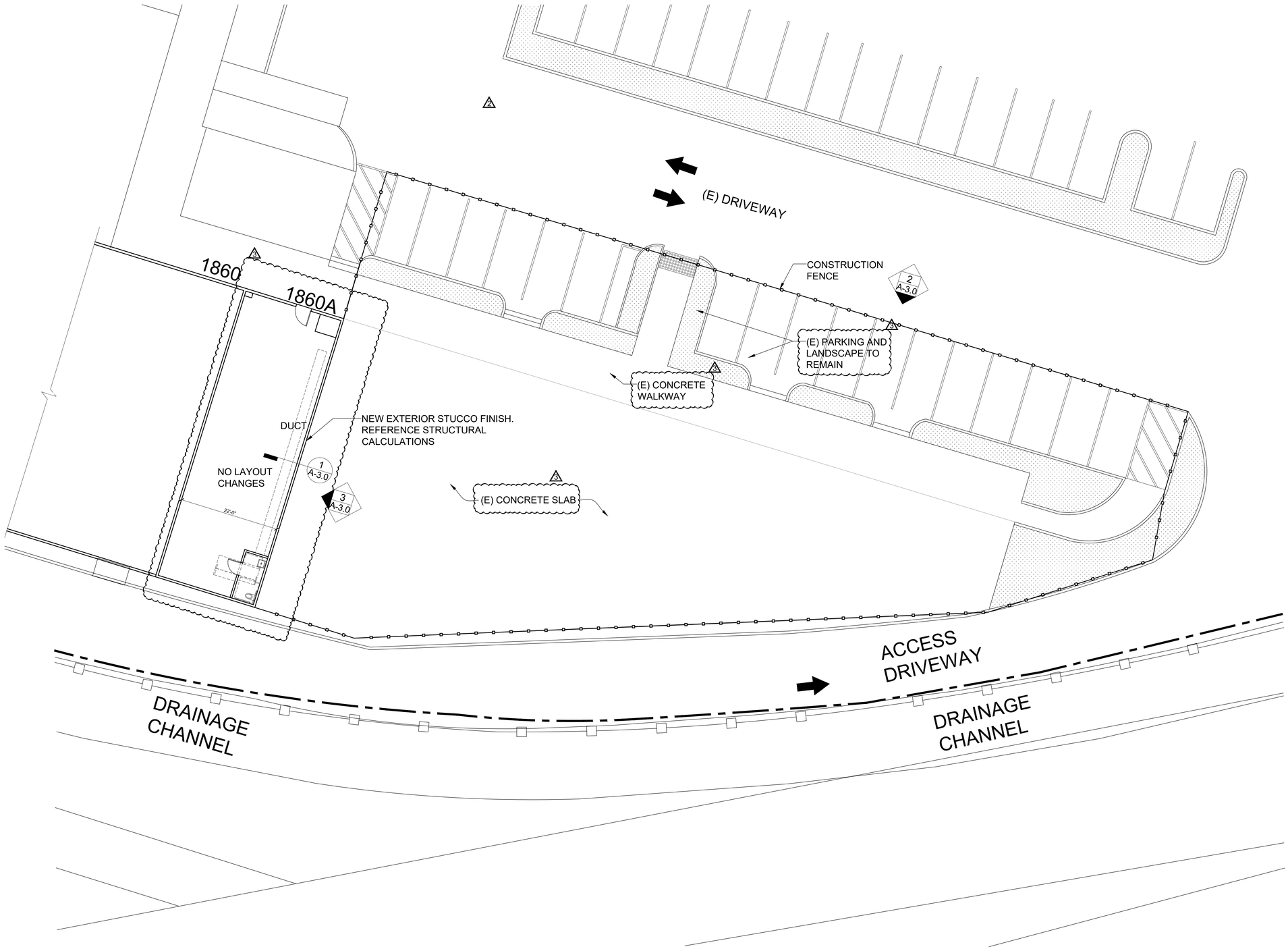
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CITY OF SAN MATEO
APPROVED
CHIEF BUILDING OFFICIAL

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LEGEND:

EXISTING WALLS TO REMAIN

N

PROPOSED SITE PLAN

3/32" 1

PLOT DATE: 3/23/2026

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PROPOSED SITE PLAN

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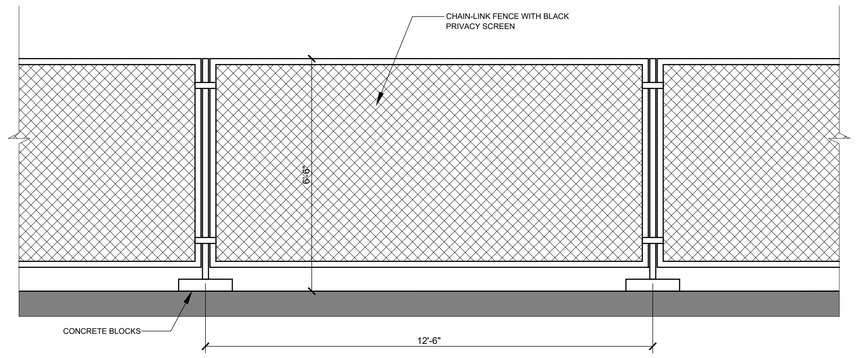
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CITY OF SAN MATEO APPROVED

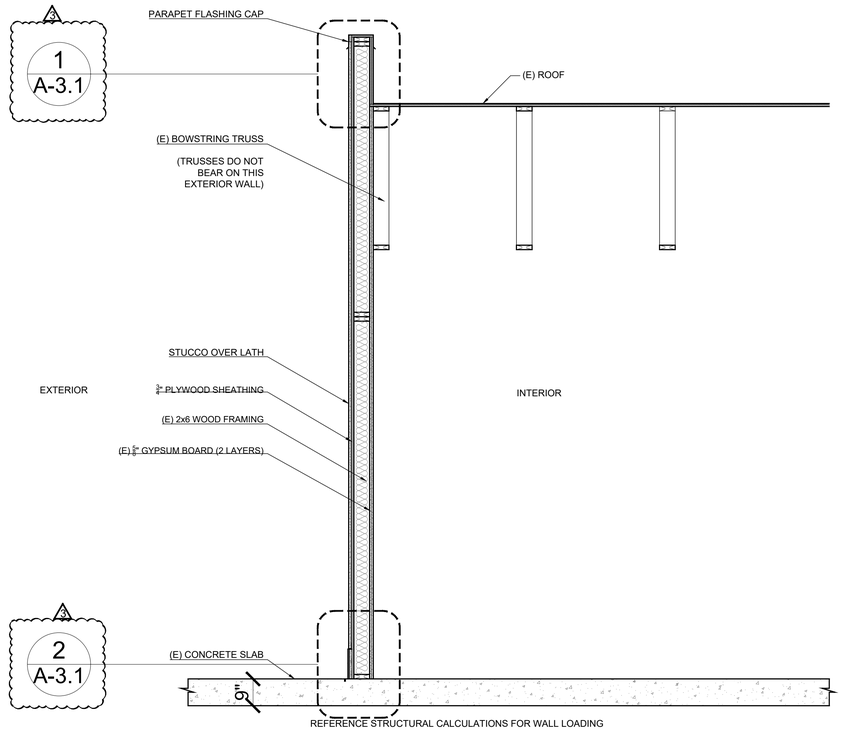
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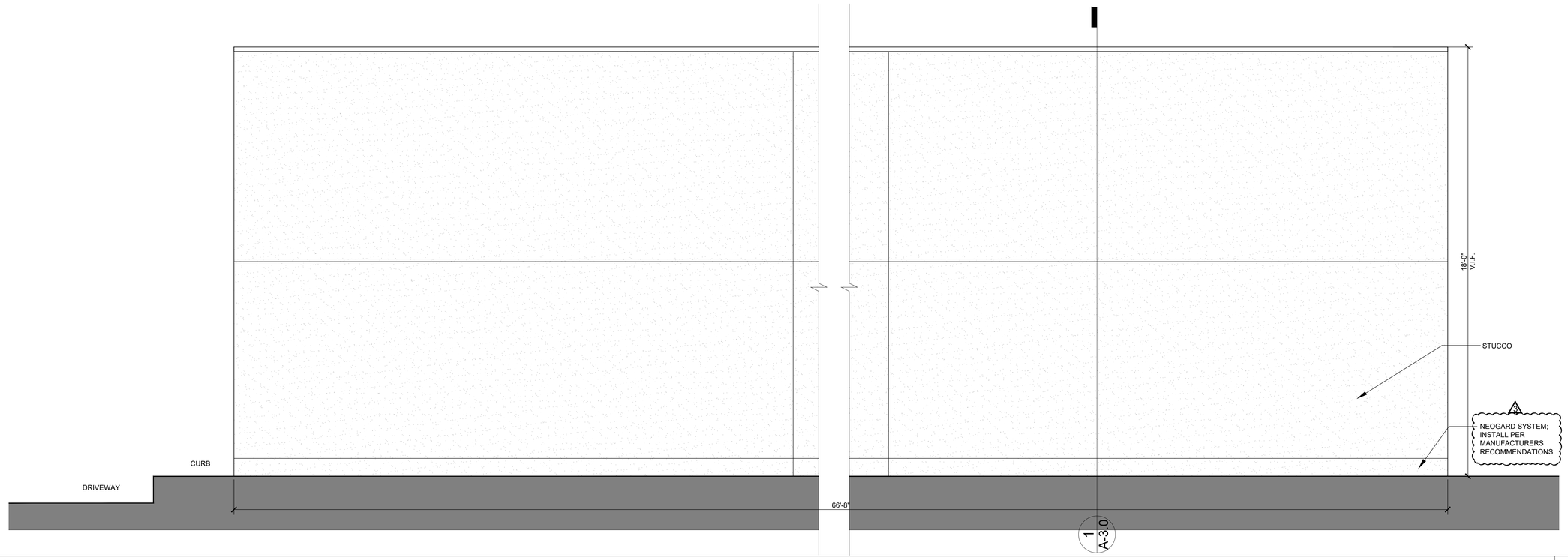




CONSTRUCTION FENCE ELEVATION | NTS | 2



WALL SECTION DETAIL | 1/2" | 1



ELEVATION | 1/2" | 3

PLOT DATE: 3/23/2026

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LICENSED ARCHITECT — HAI-CHING LIN — C-28947 — RENEWAL: 08-31-27 — STATE OF CALIFORNIA

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PROPOSED ELEVATION AND ARCHITECTURAL DETAILS

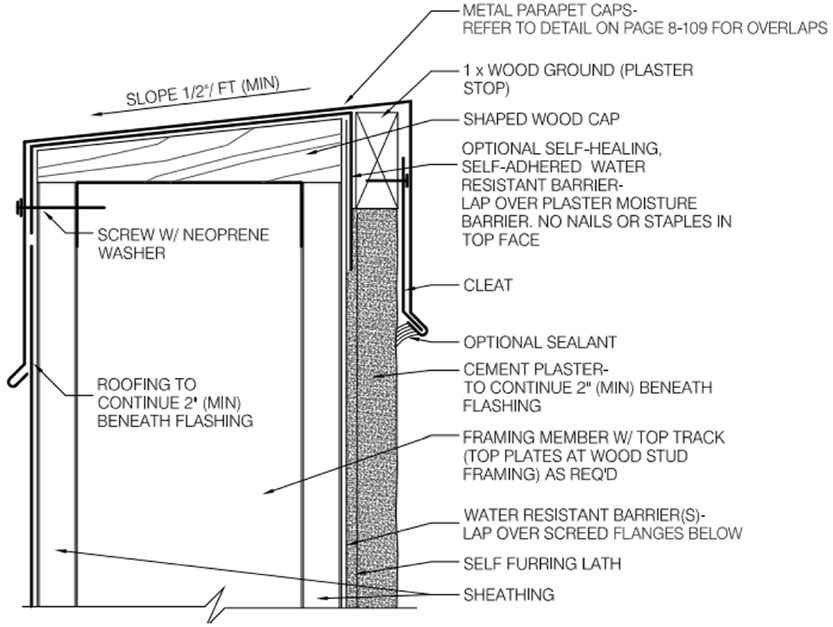
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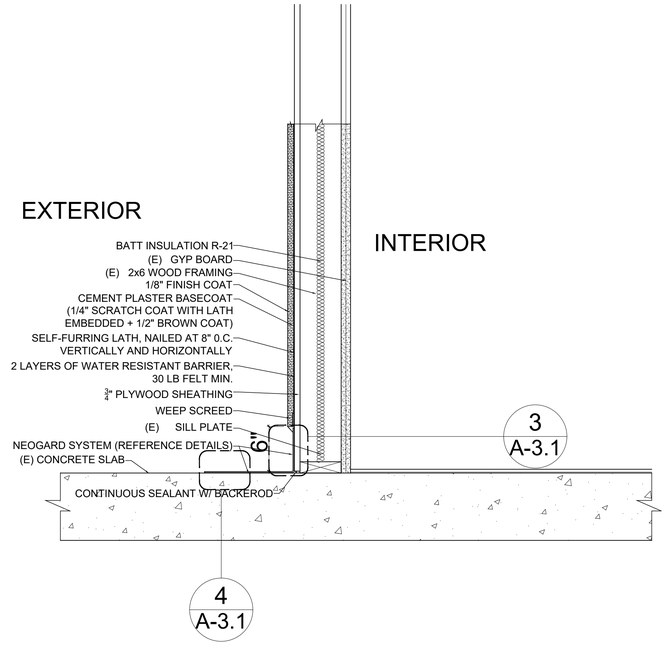
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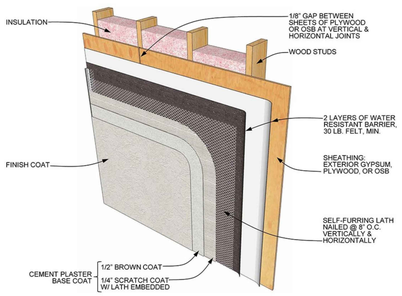
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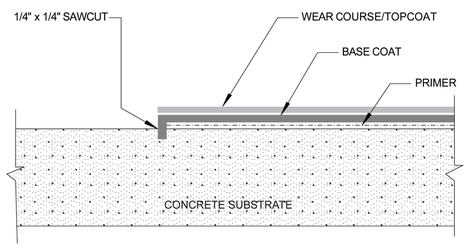
METAL CAP FLASHING | NTS | 1



BASE DETAIL FOR THE WALL | 1/2" | 2



STUCCO ASSEMBLY | NTS | 5



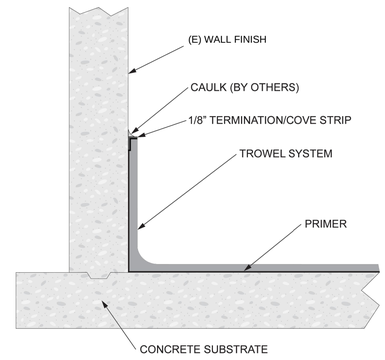
Note: This detail is utilized in the specification and design of fluid-applied waterproofing, in both new and retrofit applications. It is provided to show a generally recommended procedure for dealing with the condition shown. It will not and cannot provide a specific solution for every condition likely to be encountered in field application. Where field conditions differ, the use of applicable portions of the detail shown or its adaptation by an experienced and conscientious applicator should result in a quality project.

NEOGARD A part of HEMPEL
2728 Empire Central
Dallas, Texas 75236
(214)-353-1600
www.neogard.com

Project: Horizontal Termination

Drawn by:	Scale:	Date:	Drawing/Index No.
K. Kirby	NTS	04/01/2020	WPDC_horiz-term-04012020

NEOGARD SYSTEM DETAIL - HORIZONTAL TERMINATION | NTS | 4



Note: This detail is utilized in the specification and design of fluid-applied flooring, in both new and retrofit applications. It is provided to show a generally recommended procedure for dealing with the condition shown. It will not and cannot provide a specific solution for every condition likely to be encountered in field application. Where field conditions differ, the use of applicable portions of the detail shown or its adaptation by an experienced and conscientious applicator should result in a quality project.

NEOGARD A part of HEMPEL
2728 Empire Central
Dallas, Texas 75236
(214)-353-1600
www.neogard.com

Project: Standard Trowel Cove Base

Drawn by:	Scale:	Date:	Drawing/Index No.
K. Kirby	NTS	03/30/2020	FLOR_standard-cove-03302020

NEOGARD SYSTEM DETAIL - COVE BASE | NTS | 3

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CHECKED BY: CHK
PROJECT NO.: Project Number

SHEET TITLE:

ARCHITECTURAL DETAILS

SHEET OF:

A-3.1

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PLOT DATE: 3/23/2026



SYMBOLS:

2x3 4" HIGH CONTROL BOX	LIGHT STANDARD/ PED. CROSSING LIGHT	STREET LIGHT BOX
AIR/CONDITIONING UNIT	MAIL BOX	TEL (PUBLIC PHONE)
CABLE TV BOX	MONITORING WELL	TEL BOX
CATCH BASIN	PALM TREE	TELEPHONE MANHOLE
COLUMN	PARK METER	TRAFFIC LIGHT
DRAIN	PINE TREE	TRAFFIC LIGHT CONTROL BOX
ELECTRIC MANHOLE	POST	TRAFFIC LIGHT WITH ARM
FIRE CONTROL VALVE	POWER POLE	TRAFFIC LIGHT WITH STREET LIGHT
FIRE DEPT. CONN. (FDC)	POWER POLE ANCHOR	TREE
FIRE HYDRANT	PULL BOX	VENT
GAS METER	SEWER CL. OUT	WATER MANHOLE
GAS VALVE	SEWER MANHOLE	WATER METER
GTE PULL BOX	SIGN POST	WATER VALVE
GATE, POST	STORM DRAIN MANHOLE	WATER VAULT
IRRIGATION VALVE	STREET LIGHT	

LEGEND:

AC	– ASPHALT CONCRETE	(P)	– PRORATED
BC	– BEGIN CURVE	PC	– POINT OF CURVE
BM	– BENCHMARK	PI	– PASS
BW	– BACK OF WALK	PI	– POINT OF INTERSECTION
(C)	– CALCULATED DATA	R_/PL	– PROPERTY LINE
CB	– CATCH BASIN	PLTR	– PLANTER
CBTB	– CITY BENCHMARK'S FIELD BOOK	PUE	– PUBLIC UTILITY LINE
CF	– CURB FACE	PVMT	– PAVEMENT
(CF)	– CALCULATED FROM	PM	– PARCEL MAP
C/L	– CENTERLINE	(R)	– RECORD
C.L.F.	– CHAIN LINK FENCE	RCE	– REGISTERED CIVIL ENGINEER
CO	– CLEAN OUT	SMH	– STANDARD SURVEY MONUMENT
CONC	– CONCRETE	S.S.D.M.	– STANDARD SURVEY DISC MONUMENT
(D/d)	– DEED	S.S.M.H.	– SANITARY SEWER MANHOLE
ELEC	– ELECTRIC	S. & T.	– SPIKE & TIN
EP	– EDGE OF PAVEMENT	SPK/W	– SPIKE & WASHER
EW	– EACH WAY	TBC	– TOP BACK CURB ELEV.
EST	– ESTIMATE	TR	– TRACT MAP
FB	– FIELD BOOK	TX	– TOP DRIVEWAY CURB CUT ELEV.
FD	– FOUND	TW	– TOP OF WALL ELEV.
FF	– FINISH FLOOR ELEV.	WI	– WROUGHT IRON
FG	– FINISH GRADE	N,"Y	– NORTH OF
FS	– FINISH SURFACE	S,"Y	– SOUTH OF
INV	– INVERT	E,"Y	– EAST OF
INTER	– INTERSECTION	W,"Y	– WEST OF
IP	– IRON PIPE		
LS	– LAND SURVEYOR		
L & T	– LEAD & TACK		
(M)	– MEASURED		
MB	– MAP BOOK		
NG	– NATURAL GRADE		
OH	– OVERHANG		

	PROPERTY LINE
	CENTERLINE
	WALL
	BUILDING LINE
	FENCE LINE

LADC
DESIGN•BUILD•MANAGEMENT
LADC CONSULTING INC.
2380 QUME DR, STE. E
SAN JOSE, CA 95131

OFFICE: (408) 642-1628
FAX: (408) 642-1539
EMAIL: INFO@LADC-ARCH.COM

CLIENT:

PROJECTS:

PARKSIDE PLAZA

DEMOLITION

1862, 1864, 1866, 1870 AND 1884
SOUTH NORFOLK ST.
SAN MATEO, CA 94403

FOR PERMIT APPROVAL STAMP ONLY:

CONSULTANTS:

FOR PROFESSIONAL STAMP ONLY:

LICENSED ARCHITECT
IWU-CHING (JING) LIN
C-28947
RENEWAL: 10-31-27
STATE OF CALIFORNIA

#	DATE	DESCRIPTION
0	5/25/2023	ORIGINAL ISSUED
1	6/27/2025	1ST SUBMITTAL
2	3/18/2026	RESPONSE TO COMMENTS
3	5/26/2026	RESPONSE TO COMMENTS

DRAWN BY: DRW
CHECKED BY: CHK
PROJECT NO.: Project Number

SHEET TITLE:

SITE SAFETY PLAN

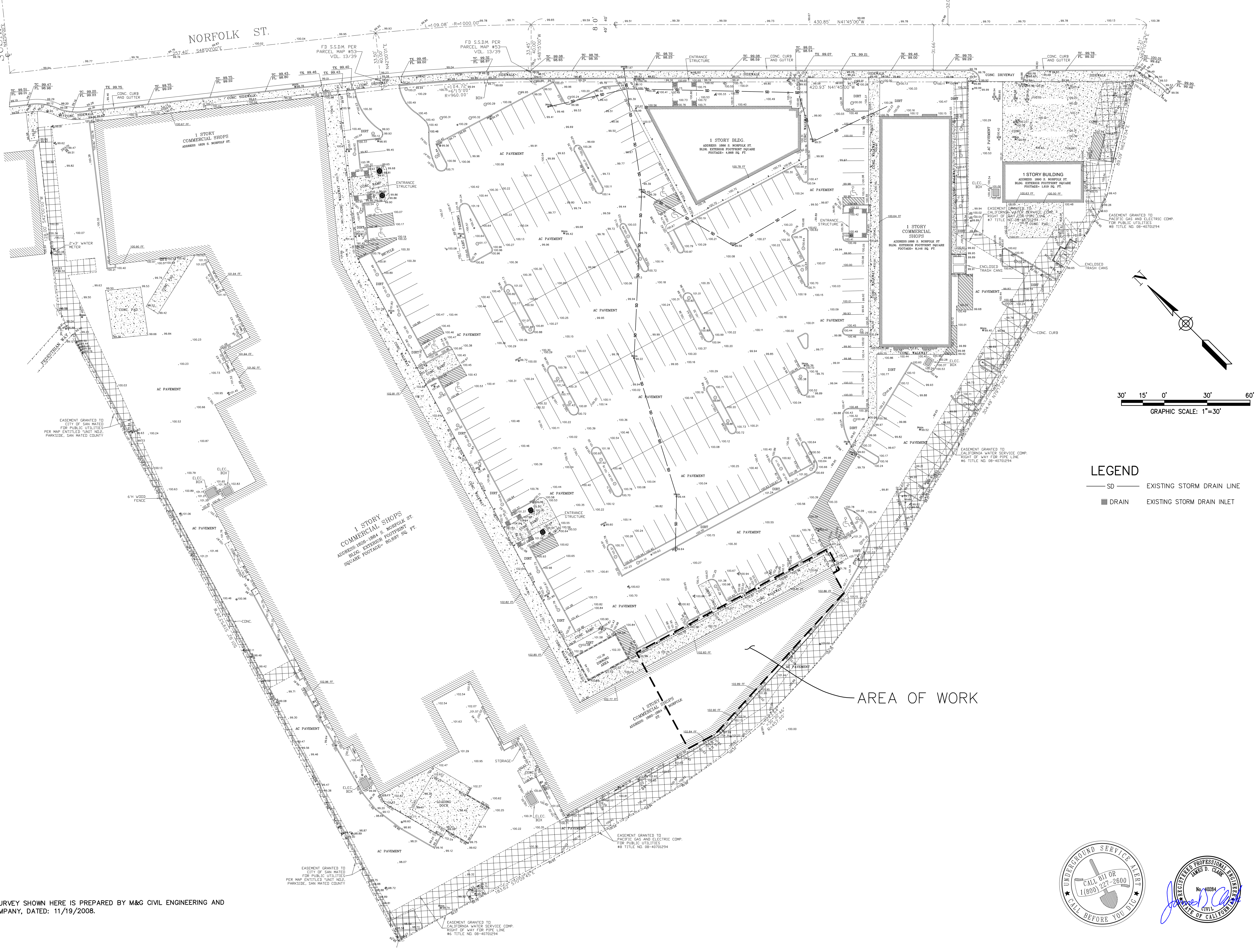
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A-4.0

CITY OF SAN MATEO
BUILDING DIVISION
APPROVED

TTBL VERSION: 10.15.2024

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NOTE:

1. THE TOPOGRAPHIC SURVEY SHOWN HERE IS PREPARED BY M&G CIVIL ENGINEERING AND LAND SURVEYING COMPANY, DATED: 11/19/2008.

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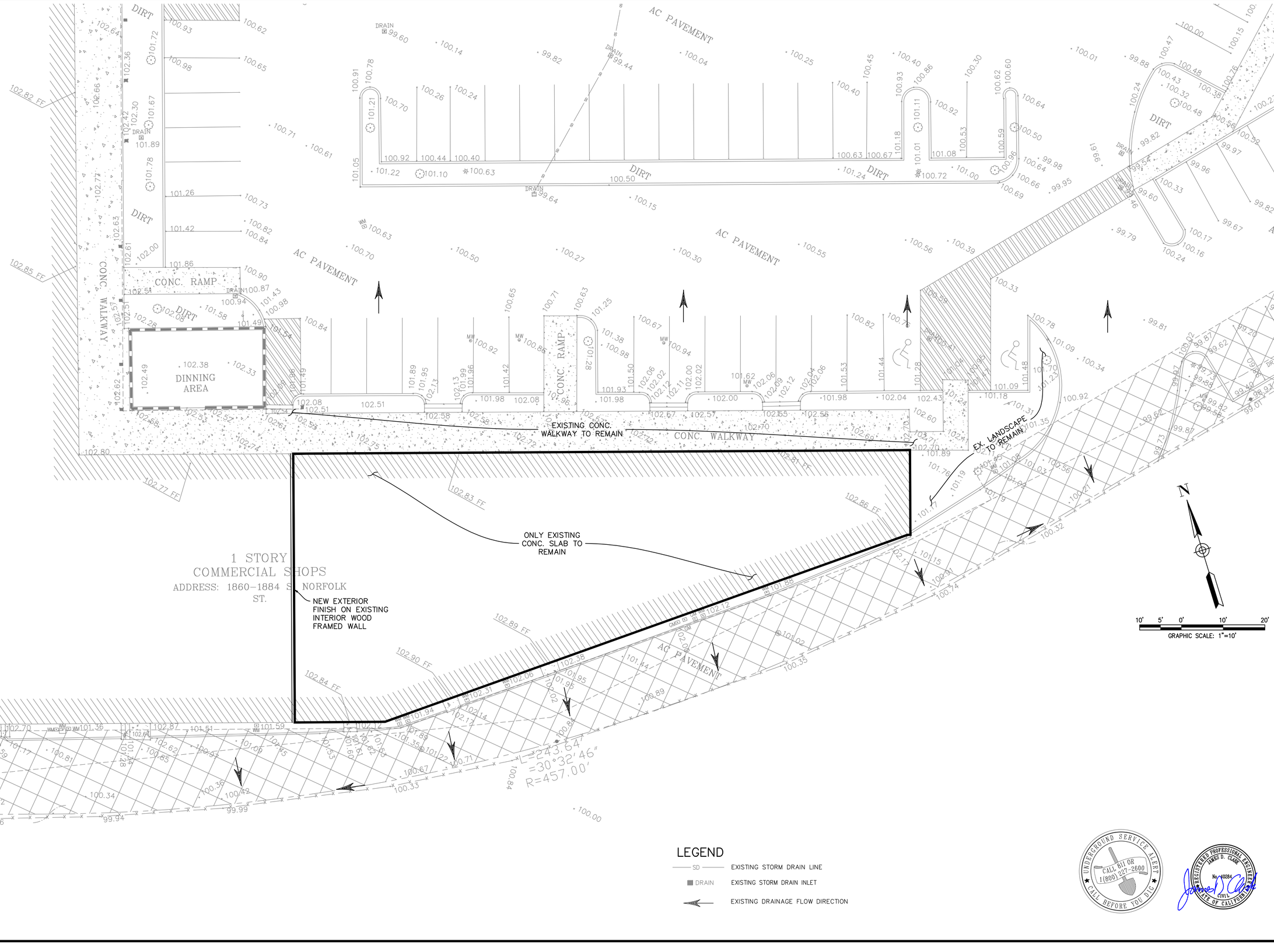
OBERKAMPER & ASSOCIATES CIVIL ENGINEERS INC.
7200 REDWOOD BLVD SUITE 308 NOVATO, CA 94945
PHONE: (415) 897-2800
WWW.OBERKAMPER.COM

EXISTING SITE TOPOGRAPHIC MAP
1862, 1864, 1866, 1870, & 1884 S. NORFOLK ST.
CITY OF SAN MATEO SAN MATEO COUNTY CALIFORNIA

Scale: 1"=30'
Drawn by: BM
Field Crew: –
Checked by: JDC
Date: 5/28/2026

SHEET
C1
1 OF 4
26-119

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LEGEND

- SD — EXISTING STORM DRAIN LINE
- DRAIN — EXISTING STORM DRAIN INLET
- EXISTING DRAINAGE FLOW DIRECTION

CALL BEFORE YOU DIG — UNDERGROUND SERVICE ALERT — CALL 811 OR 1(800) 227-2600

REGISTERED PROFESSIONAL ENGINEER — JAMES D. CLARK — No. 40284 — CIVIL — STATE OF CALIFORNIA

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DRAINAGE PLAN

1862, 1864, 1866, 1870, & 1884 S. NORFOLK ST.

CITY OF SAN MATEO — SAN MATEO COUNTY — CALIFORNIA

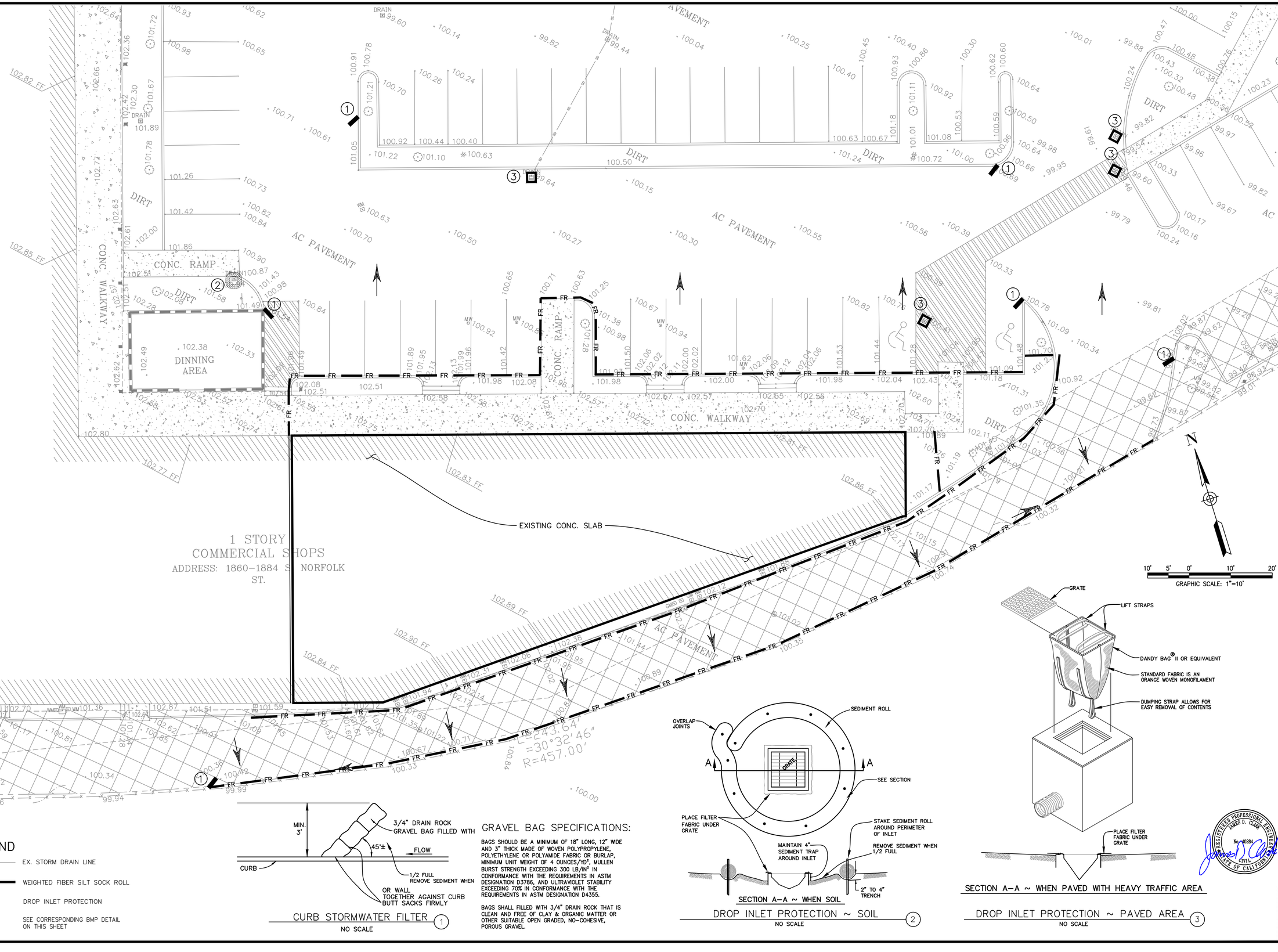
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Field Crew: --
Checked by: JDC
Date: 5/28/2026

SHEET C2 OF 4

26-119

CITY OF SAN MATEO — APPROVED — COMMUNITY DEVELOPMENT DEPARTMENT

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LEGEND

- SD — EX. STORM DRAIN LINE
- FR — WEIGHTED FIBER SILT SOCK ROLL
- DROP INLET PROTECTION
- (2) SEE CORRESPONDING BMP DETAIL ON THIS SHEET

CURB STORMWATER FILTER (1)
NO SCALE

GRAVEL BAG SPECIFICATIONS:

BAGS SHOULD BE A MINIMUM OF 18" LONG, 12" WIDE AND 3" THICK MADE OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC OR BURLAP, MINIMUM UNIT WEIGHT OF 4 OUNCES/YD², MULLEN BURST STRENGTH EXCEEDING 300 LB/IN² IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D3786, AND ULTRAVIOLET STABILITY EXCEEDING 70% IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D4355.

BAGS SHALL FILLED WITH 3/4" DRAIN ROCK THAT IS CLEAN AND FREE OF CLAY & ORGANIC MATTER OR OTHER SUITABLE OPEN GRADED, NO-COHESIVE, POROUS GRAVEL.

SECTION A–A ~ WHEN SOIL

DROP INLET PROTECTION ~ SOIL (2)
NO SCALE

SECTION A–A ~ WHEN PAVED WITH HEAVY TRAFFIC AREA

DROP INLET PROTECTION ~ PAVED AREA (3)
NO SCALE

1			
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3	5/28/26	RESPONSE TO PUBLIC WORKS COMMENTS	
4			
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EROSION CONTROL PLAN AND DETAILS

1862, 1864, 1866, 1870, & 1884 S. NORFOLK ST.

CITY OF SAN MATEO SAN MATEO COUNTY CALIFORNIA

Scale: 1"=10'
Drawn by: BM
Field Crew: –
Checked by: JDC
Date: 5/28/2026

REGISTERED PROFESSIONAL ENGINEER JAMES D. CLARK No. 10284 CIVIL STATE OF CALIFORNIA

SHEET C3 3 OF 4 26-119

CITY OF SAN MATEO APPROVED FOR CONSTRUCTION

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EROSION AND SEDIMENT CONTROL NOTES

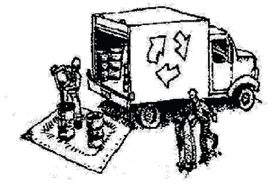
1. ALL EROSION AND SEDIMENTATION CONTROL WORK SHALL BE IN ACCORDANCE WITH THE MEASURES SHOWN ON SHEET C3 AND THIS SHEET.
2. SEE THIS SHEET FOR SAN MATEO COUNTY CONSTRUCTION BEST MANAGEMENT PRACTICES.
3. ALL STORM DRAIN INLETS IN THE VICINITY OF DEMOLITION ACTIVITIES SHALL BE PROTECTED.
4. CONTRACTOR SHALL PROVIDE SOIL STABILIZATION AND SEDIMENT CONTROL PRACTICES DURING CONSTRUCTION.
5. CONTRACTOR SHALL SCHEDULE CONSTRUCTION WORK TO AVOID EXCESS EXPOSURE DURING RAIN EVENTS.
6. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER.
7. THE SITE SHALL BE MAINTAINED SO THAT NO SEDIMENT ENTERS THE STORM DRAINAGE SYSTEM. CONTRACTOR SHALL HAVE TOOLS, EQUIPMENT AND MATERIALS TO PROVIDE EROSION CONTROL MEASURES NECESSARY FOR ANY CONSTRUCTION OPERATION ON SITE BEFORE BEGINNING THAT OPERATION.
8. WEIGHTED FIBER ROLLS AND/OR SILT FENCES SHALL BE INSTALLED BELOW ALL BARE SOIL AREAS TO PROTECT SEDIMENT FROM LEAVING THE WORK ZONE. FIBER ROLLS SHALL BE CERTIFIED WEED FREE AND PLASTIC FREE.
9. SHEET C3 PLAN IS INTENDED TO SERVE AS A CONCEPTUAL GUIDE FOR THE INSTALLATION OF EFFECTIVE SITE EROSION AND SEDIMENTATION CONTROL MEASURES. THE EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN SHALL BE MOVED, REVISED AND UPDATED AS THE SITE WORK PROGRESSES OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE IN ORDER TO PROVIDE THE MOST EFFECTIVE SITE PROTECTION. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE REGIONAL WATER QUALITY CONTROL BOARD BEST MANAGEMENT PRACTICES.
10. UNLESS DIRECTED OTHERWISE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY OCTOBER 15 AND MAINTAINED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. ALL FINAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE COMPLETION OF GRADING. REPAIRS TO THE EROSION AND SEDIMENTATION CONTROL FACILITIES SHOULD BE MADE AS REQUIRED. THE MATERIALS REQUIRED TO MAINTAIN OR REPLACE THE FACILITIES SHALL BE STOCKPILED ON SITE AT ALL TIMES BETWEEN OCTOBER 15 AND APRIL 15.
11. ALL SILT CONTAINMENT FEATURES SHALL BE CLEANED AND READY TO FUNCTION AT THE START OF THE RAINY SEASON. INSPECT AFTER EACH SIGNIFICANT RAINFALL EVENT AND DAILY DURING PROLONGED STORM EVENTS. REMOVE SEDIMENT WHEN ACCUMULATIONS REACH ONE THIRD OF THE HEIGHT OF THE BARRIER.
12. INLET PROTECTION SHALL BE MAINTAINED AROUND ALL DRAINAGE STRUCTURES UNTIL RESEEDING AND LANDSCAPING HAS BEEN ESTABLISHED TO PREVENT EROSION.
13. ALL ON-SITE AND OFF-SITE STORM DRAIN SYSTEMS AND NATURAL DRAINAGE WAYS SHALL BE PROTECTED FROM SEDIMENTATION AND EROSION DAMAGE.
14. ALL VEHICLES ENTERING ONTO A PUBLIC ROADWAY FROM THIS SITE SHALL HAVE CLEAN TIRES. WHEN A WASHING OF TIRES IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH 1 1/2" CRUSHED ROCK WHICH DRAINS INTO A SEDIMENT TRAP.
15. EROSION CONTROL PLANS TYPICALLY REQUIRE REVISION TO REFLECT CURRENT CONSTRUCTION IN THE FIELD. THE CONTRACTOR AND THE OWNER'S REPRESENTATIVE, SHALL REVIEW THE SITE PERIODICALLY TO EVALUATE THE EFFICIENCY OF THESE PLANS AND PROPOSE REVISIONS WHERE NECESSARY. ANY EROSION CONTROL PLAN REVISIONS SHALL BE APPROVED BY THE ENGINEER.
16. SITE DRAINAGE – PROVIDE ADEQUATE DRAINAGE OF THE WORK AREA AT ALL TIMES CONSISTENT WITH EROSION CONTROL PRACTICES. DISTURBED AREAS THAT WILL REMAIN UNWORKED FOR 30 DAYS OR MORE SHALL BE SEEDED OR PROTECTED WITHIN SEVEN CALENDAR DAYS OF THE DISTURBANCE. REMOVE ALL TEMPORARY SEDIMENT DEVICES AT THE CONCLUSION OF CONSTRUCTION BUT NOT BEFORE GROWTH OF PERMANENT GROUND COVER.
17. DUST CONTROL – KEEP ALL SOIL STOCKPILES ADEQUATELY PROTECTED TO PREVENT WIND FROM BLOWING SEDIMENT AND DUST INTO THE ATMOSPHERE BY COVERING STOCKPILES OR BY APPLYING WATER OR OTHER DUST PALLIATIVE.
18. HOUSEKEEPING – KEEP ALL SOILS AND FILL MATERIAL STORED AT THE CONSTRUCTION SITE IN A CLEAN AND ORDERLY FASHION. DO NOT LET EXCESS SOILS ACCUMULATE ON PAVED OR CONCRETE SURFACES. SWEEP OR CONTAIN EXCESS SOILS AT THE END OF EVERY WORKDAY.
19. PROVIDE SUBMITTALS FOR ALL EROSION CONTROL MATERIALS FOR REVIEW BY ENGINEER.

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



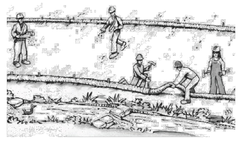
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

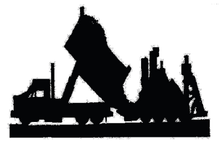


- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work



- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



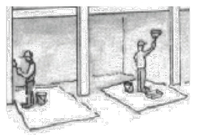
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

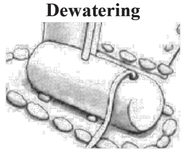
Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
CALL 811 OR 1(800) 227-2600

REGISTERED PROFESSIONAL ENGINEER
JAMES D. CLARK
No. 10284
CIVIL
STATE OF CALIFORNIA

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BEST MANAGEMENT PRACTICES AND NOTES
1862, 1864, 1866, 1870, & 1884 S. NORFOLK ST.
SAN MATEO COUNTY
CITY OF SAN MATEO
CALIFORNIA

Scale: 1"=10'
Drawn by: BM
Field Crew: –
Checked by: JDC
Date: 5/28/2026

SHEET
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CITY OF SAN MATEO CALIFORNIA

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