



DOWNTOWN SAN MATEO OPPORTUNITY SITES

480 EAST 4TH AVE + 400 EAST 5TH AVE, SAN MATEO, CA 94401

03.04.20 ENTITLEMENT APPLICATION (7 STORY BLOCK)
04.06.20 ENTITLEMENT RESUBMITTAL (7 STORY BLOCK)

PROJECT TEAM

■ **OWNER**
MP DOWNTOWN SAN MATEO ASSOCIATES, LP
303 VINTAGE PARK DR, SUITE 250
FOSTER CITY, CA 94404
TEL: 650-357-9766
CONTACT: MOLLIE NABER
EMAIL: MOLLIE.NABER@MIDPEN-HOUSING.ORG

■ **ARCHITECT**
BAR ARCHITECTS
901 BATTERY STREET, SUITE 300
SAN FRANCISCO, CA 94111
TEL: 415-293-5700
CONTACT: BRADLEY SUGARMAN
EMAIL: BSUGARMAN@BARARCH.COM

■ **CIVIL ENGINEER**
BKF ENGINEERS
1730 NORTH FIRST STREET, SUITE 600
SAN JOSE, CA 95112
TEL: 408-467-9154
CONTACT: DOUG PETERSEN
EMAIL: DPETERSEN@BKF.COM

■ **LANDSCAPE ARCHITECT**
MILLER COMPANY LANDSCAPE ARCHITECTS
1585 FOLSOM STREET
SAN FRANCISCO, CA 94103
TEL: 415-252-7288 ext. 104
CONTACT: MAYA NAGASAKA
EMAIL: NAGASAKA@MILLERCOMP.COM

■ **JOINT TRENCH ENGINEER**
VISION UTILITY PARTNERS
6400 VILLAGE PARKWAY, SUITE 204
DUBLIN, CA 94568
TEL: 925-682-1114
CONTACT: TIM NGUYEN
EMAIL: TNGUYEN@VISIONUTILITY.COM

G001

PARKING TABULATION

ON-SITE STALL DISTRIBUTION					
NON-RESIDENTIAL PARKING STALLS					Total
Level	Standard	Compact	Accessible	EV Ready* (15%)	
	8'-6" x 18' MIN.	8'-6" x 17' MIN.	9' x 18' MIN.	9" x 18' MIN.	
5	0	0	0	0	0
4	4	73	3	24	104
3	30	98	3	24	155
2	31	98	3	23	155
1	16	88	4	10	118
Total	81	357	13	81	532

* EV count includes EV Accessible, EV Van Spaces, and EV Amblutory spaces

** Parallel spaces are included in level 01 'Standard' stall tabulation

NON-RESIDENTIAL ACCESSIBLE PARKING CALCULATION*			
PARKING STALLS			Accessible Total
	Stall count	Percent	
Non-Residential Parking at 2% of stalls	451	2%	9
Minimum number of Van Stalls (1 in ever 6)			3
Minimum number of Standard Stalls			6
Total Non-Residential Accessible Parking Required			9
Total Accessible Parking Provided			13

* Accessible stalls included in "required" and "provided" parking calculations

**Count includes Van Accessible Spaces per CBC 11B-208.2.4

NON-RESIDENTIAL ELECTRIC VEHICLE (EV) PARKING CALCULATIONS*				
PARKING STALLS				EV Total
	Stall count	Percent		
Non-Residential Future EVSE**	532	10%		54
Non-Residential equipped with level 2 EVSE***	532	5%		27
Total Non-Residential EV Compliant Parking Required				81
Total Non-Residential EV Compliant Parking Provided				81

NON-RESIDENTIAL ACCESSIBLE (EV) PARKING CALCULATIONS*				
PARKING STALLS				EV Total
	Stall count	Percent		
Non-Residential Van Accessible EVCS**	81	1%		1
Non-Residential Standard Accessible EVCS***	81	3%		3
Non-Residential Amblutory EVCS	81	3%		3
Total Non-Residential EV Compliant Parking Required				7
Total Non-Residential EV Compliant Parking Provided				7

* EV and Clean Air stalls included in "required" and "provided" parking calculations

** Per San Mateo REACH code 15% Residential spaces to be EV capable and 15% Non Residential spaces to be EV capable with 5% EVSE installed.

*** Per CAL Green Non-Residential Mandatory Measures - EV stalls to be provided for non-residential uses per table 5.106.5.3.3 (10-25 stalls : 1 EV stalls)

**** Commercial Clean Air Vehicle requirements per Cal Green Non-Residential Mandatory Measures

ON-SITE STALL DISTRIBUTION					
RESIDENTIAL PARKING STALLS					Total
Level	Standard	Compact	Accessible	EV Ready* (15%)	
	8'-6" x 18' MIN.	8'-6" x 17' MIN.	9' x 18' MIN.	9" x 18' MIN.	
5	9	79	4	25	117
4	24	23	0	0	47
3	0	0	0	0	0
2	0	0	0	0	0
1	0	0	0	0	0
Total	33	102	4	25	164

* EV Accessible Van Spaces included in count

**See Residential Accessible parking calculation of division of Accessible parking stalls

RESIDENTIAL ACCESSIBLE PARKING CALCULATION*			
PARKING STALLS			Accessible Total
	Stall count	Percent	
Residential Parking at 2% of stalls	164	2%	4
Minimum number of Van Accessible stalls (1 in every *)			1
Minimum number of Standard Accessible Stalls			3
Total Assigned Residential Accessible Parking Required			4
Total Assigned Residential Accessible Parking Provided			4

*Residential secured stalls are secured from others per SMMC Section 23.54.030

RESIDENTIAL ELECTRIC VEHICLE (EV) PARKING CALCULATIONS*				
PARKING STALLS				EV Total
	Stall count	Percent		
Residential Future EVCS	164	15%		25
Minimum Van EVCS	25	4%		1
Minimum Standard EVCS				24
Total Residential EV Compliant Parking Required				25
Total Residential EV Compliant Parking Provided				25

BICYCLE PARKING CALCULATIONS*					
BIKE PARKING*					Bike Total
TYPE	STUDIO	1 BR	2 BR	3 BR	
Short term bike parking	0.05 3.25	0.05 2.40	0.10 5.30	0.15 8.85	19.80
Long term bike parking	1.00 65.00	1.00 48.00	1.25 66.25	1.50 88.50	267.75
Total Bike Parking Required					288
Total Bike Parking Provided					288

* Long term bike parking is secured Class I spaces

* Bike parking calculated per San Mateo municipal code, 27.64.262

(Multiplier)

PRELIMINARY BUILDING AREA TABULATIONS

04/17/2020

Level	Residential Residential GSF*	Residential Amenity GSF**	Residential Exempt GSF***	Residential Total Floor Area****
7	30,233	4,181	1,992	32,422
6	34,727	470	687	34,511
5	34,727	470	687	34,511
4	34,727	470	687	34,511
3	34,727	470	687	34,511
2	33,499	470	1,012	32,957
1	28,899	4,741	2,687	30,953
Total	231,539	11,272	8,436	234,374

NOTES:

* Residential Floor Area GSF includes Exempt GSF -Residential GSF includes units, corridors, utility rooms, mechanical rooms, etc.

** Residential Amenity GSF includes entry lobby, leasing offices, community room, fitness room, laundry room, maintenance offices,...

*** Residential Exempted Area GSF excludes areas per the City of San Mateo Municipal Code Section 27.94.200

Exemptions include - Bicycle facilities, exterior walkways, and elevator shafts and stairwells on all levels above ground level

**** Total Floor Area is the sum of the Residential GSF and Amenity GSF minus the Exempt GSF

PRELIMINARY GARAGE AREA TABULATIONS

04/17/2020

Level	Garage Garage GSF*		Garage Exempt GSF***	Garage Total Floor Area****
5	47,693		21,553	26,140
4	47,693		605	47,089
3	47,693		605	47,089
2	47,693		605	47,089
1	47,693		0	47,693
Total	238,465		23,366	215,099

NOTES:

* Garage Total GSF includes all spaces inside garage footprint, such as mechanical/utility spaces, etc

*** Residential Exempted Area GSF excludes areas per the City of San Mateo Municipal Code Section 27.94.200

Exemptions include - Uncovered parking on Level 05, and elevator shafts and stairwells on all levels above ground level

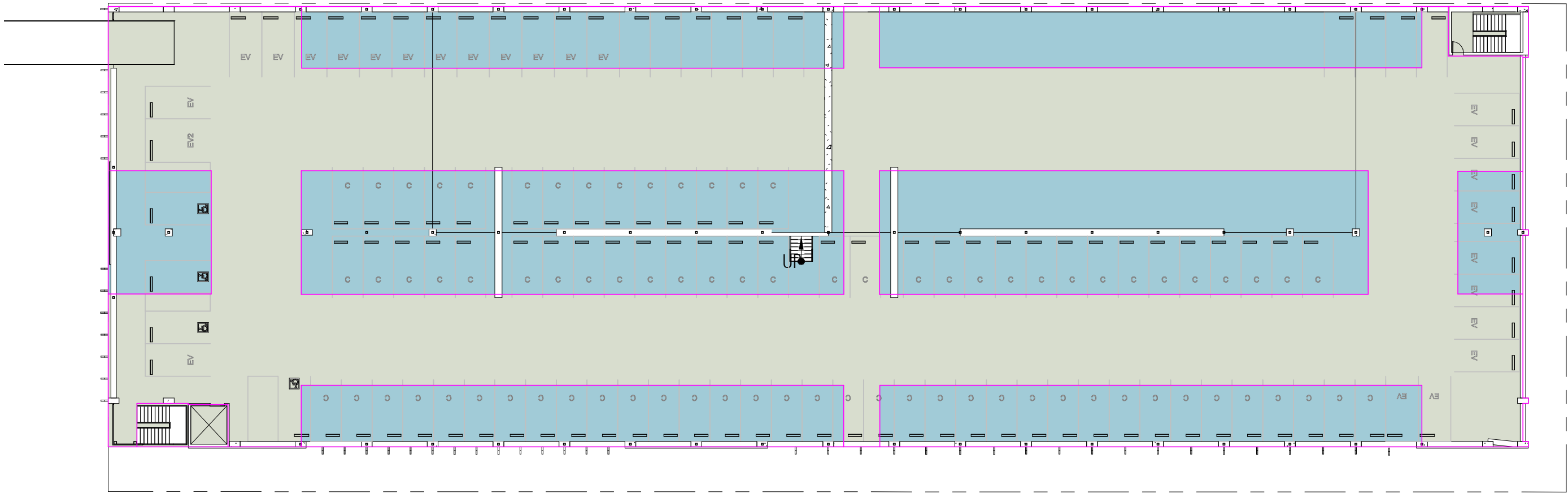
**** Total Floor Area equals the Garage GSF minus the Exempt GSF

PRELIMINARY UNIT MIX* - 7 STORY SCHEME

LEVEL	STUDIO 18'x26' 468 GSF	1 BR 24'x26' typ 624 GSF typ.	2 BR 34'x26' typ. 884 GSF typ.	3 BR 44'x26' 1,144 GSF	UNIT TOTAL
7	9	6	7	8	30
6	9	8	8	9	34
5	9	8	8	9	34
4	11	8	8	9	36
3	11	8	8	9	36
2	10	7	8	9	34
1	6	3	6	6	21
TOT...	65	48	53	59	225
%	29%	21%	24%	26%	100%
AVERAGE UNIT SIZE					184,531 820
Residential GSF**					
Average Unit Size (GSF)					

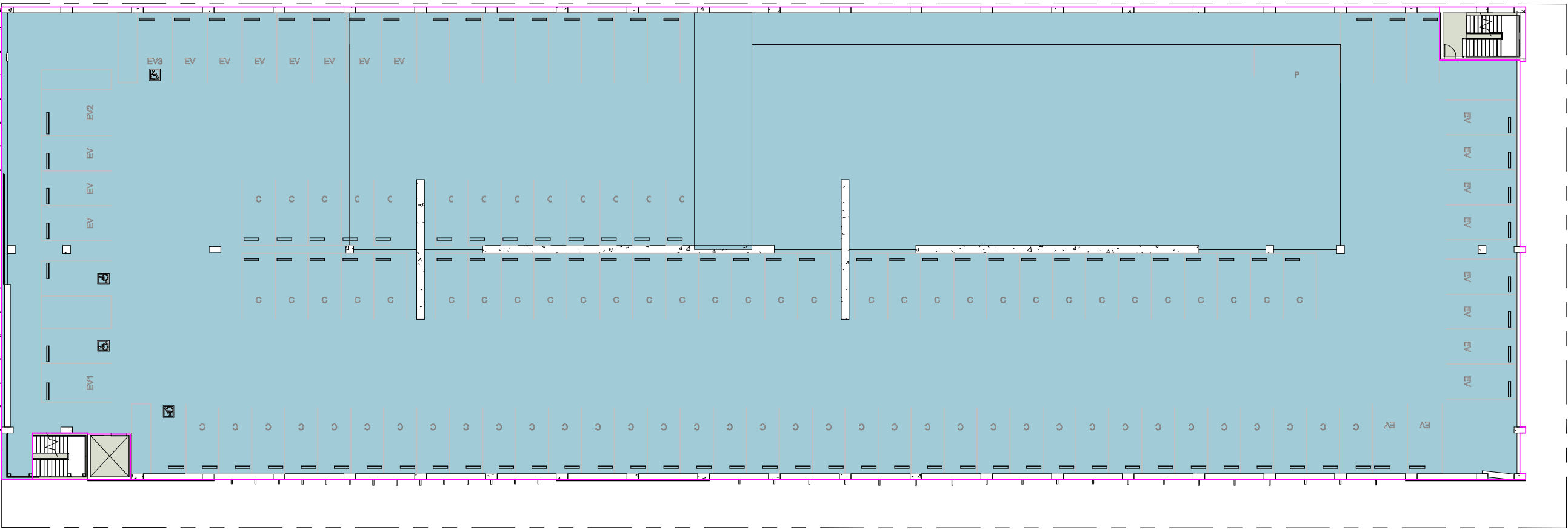
* Unit GSF includes exterior, corridor and party walls

** As calculated in the Preliminary Building Area Tabulation



LEVEL 05-G

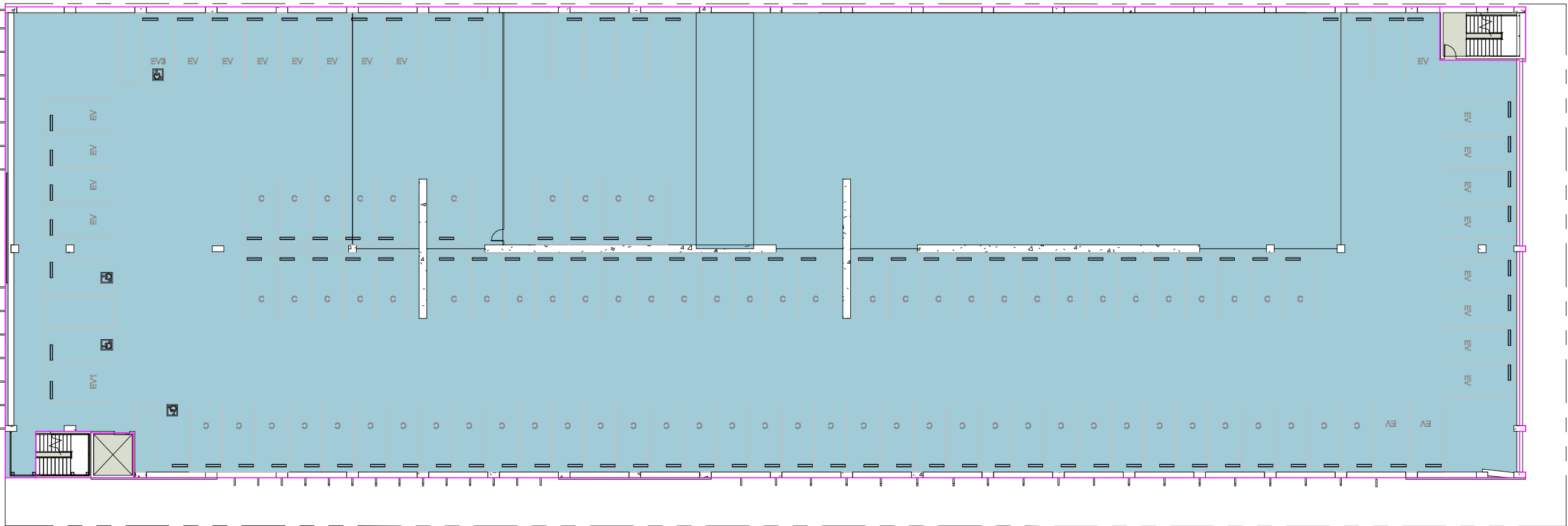
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LEVEL 02-G

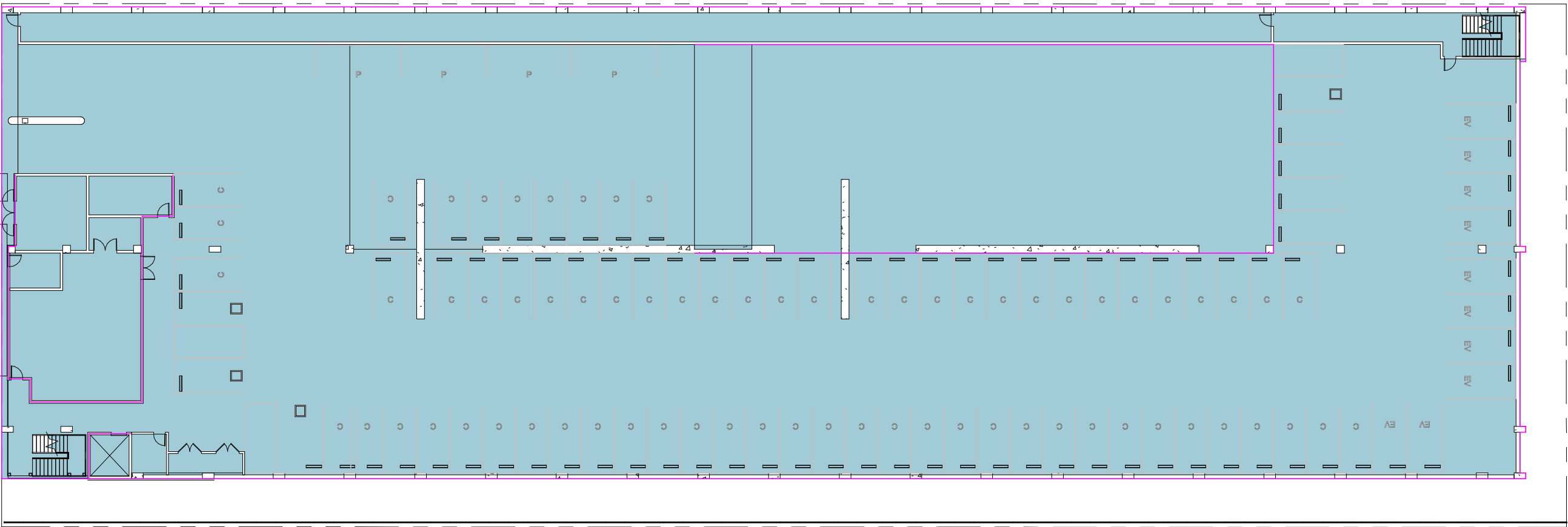
1" = 30'-0"

AREA LEGEND	
	EXEMPT
	PARKING



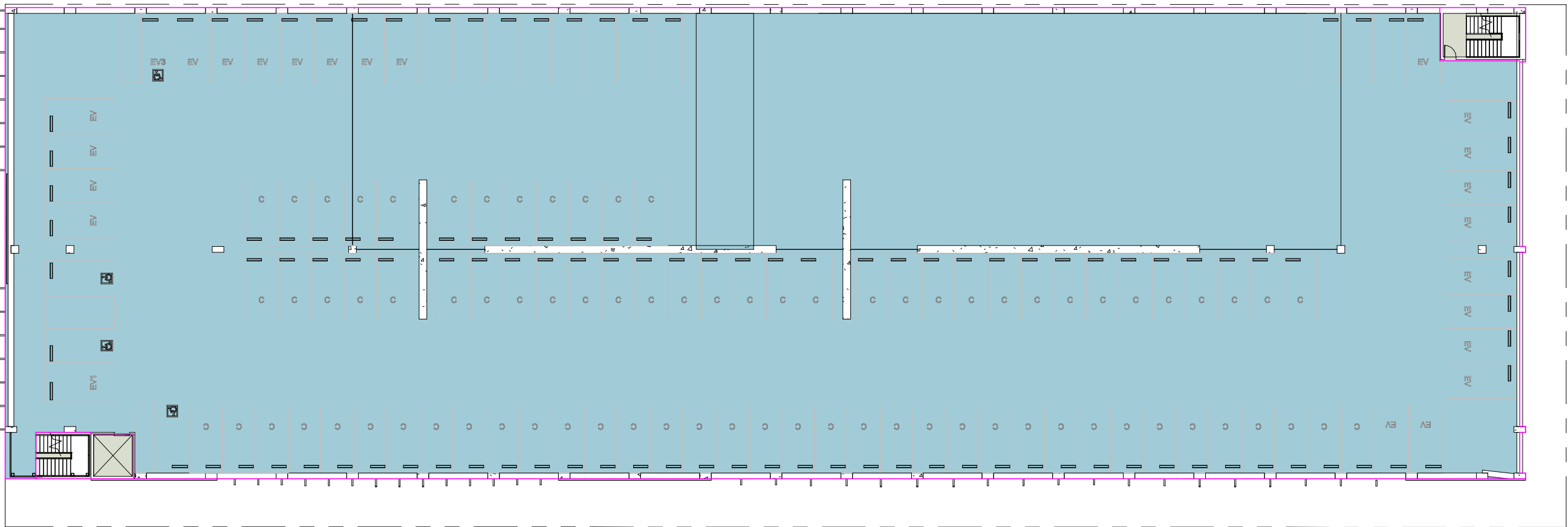
LEVEL 04-G

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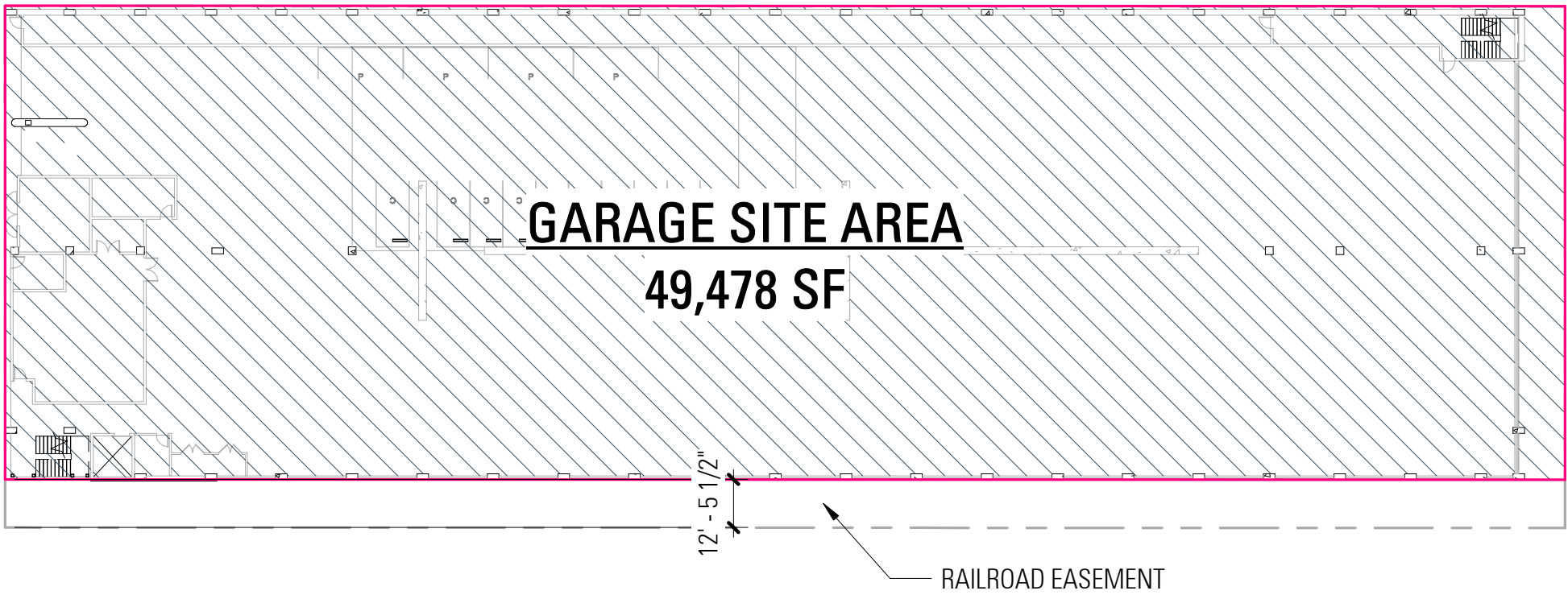
LEVEL 01-G

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LEVEL 03-G

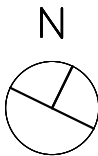
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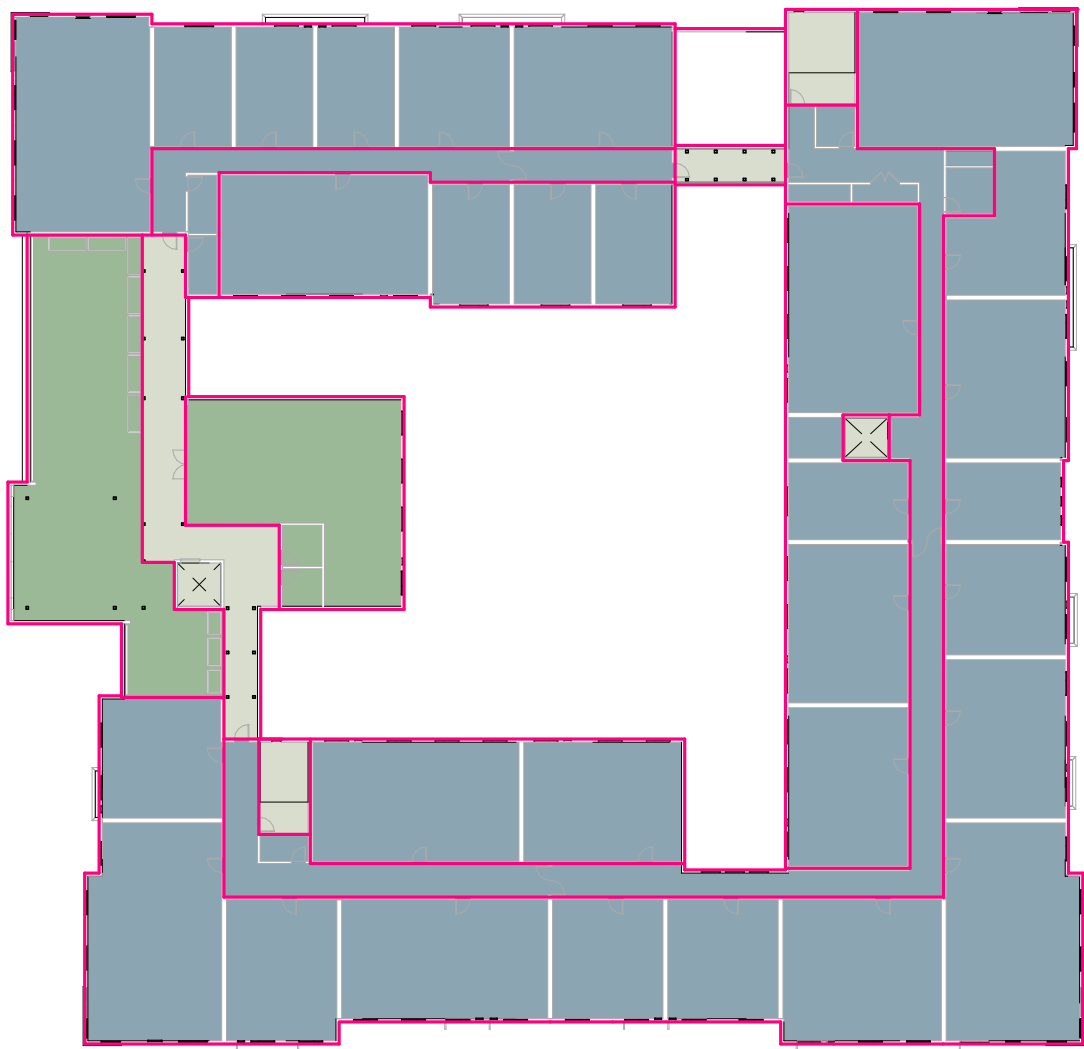


GARAGE SITE AREA

1" = 40'-0"

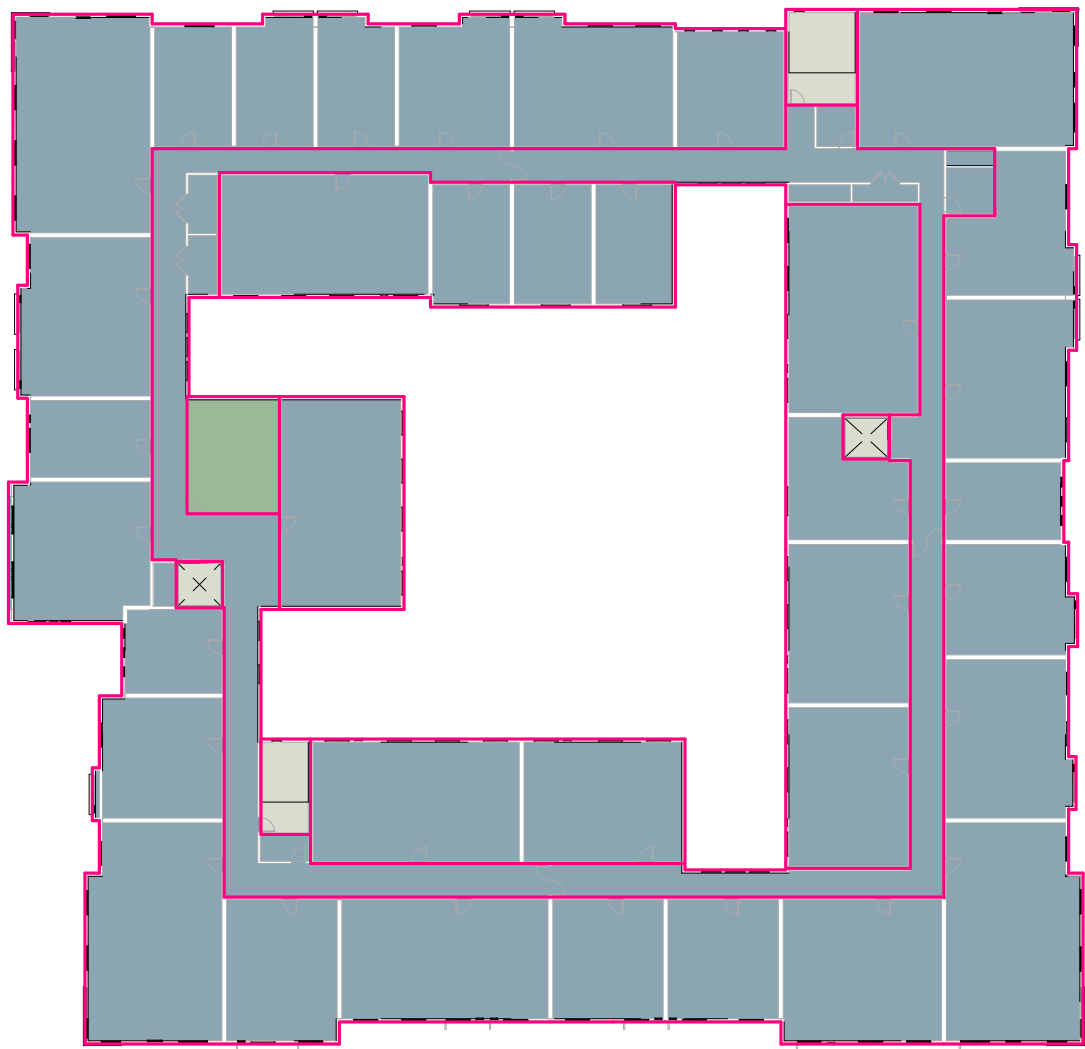
Area Schedule (Rentable) - Garage			
ze	Area	Name	Comments
LEVEL 05-G	26,140.3 SF	EXEMPT	GARAGE
LEVEL 05-G	21,552.7 SF	PARKING	GARAGE
LEVEL 05-G	47,693.0 SF		
LEVEL 04-G	604.5 SF	EXEMPT	GARAGE
LEVEL 04-G	47,088.5 SF	PARKING	GARAGE
LEVEL 04-G	47,693.0 SF		
LEVEL 03-G	604.5 SF	EXEMPT	GARAGE
LEVEL 03-G	47,088.5 SF	PARKING	GARAGE
LEVEL 03-G	47,693.0 SF		
LEVEL 02-G	604.5 SF	EXEMPT	GARAGE
LEVEL 02-G	47,088.5 SF	PARKING	GARAGE
LEVEL 02-G	47,693.0 SF		
LEVEL 01-G	47,693.0 SF	PARKING	GARAGE
LEVEL 01-G	47,693.0 SF		
Grand total:	238,465.0 SF		
21			





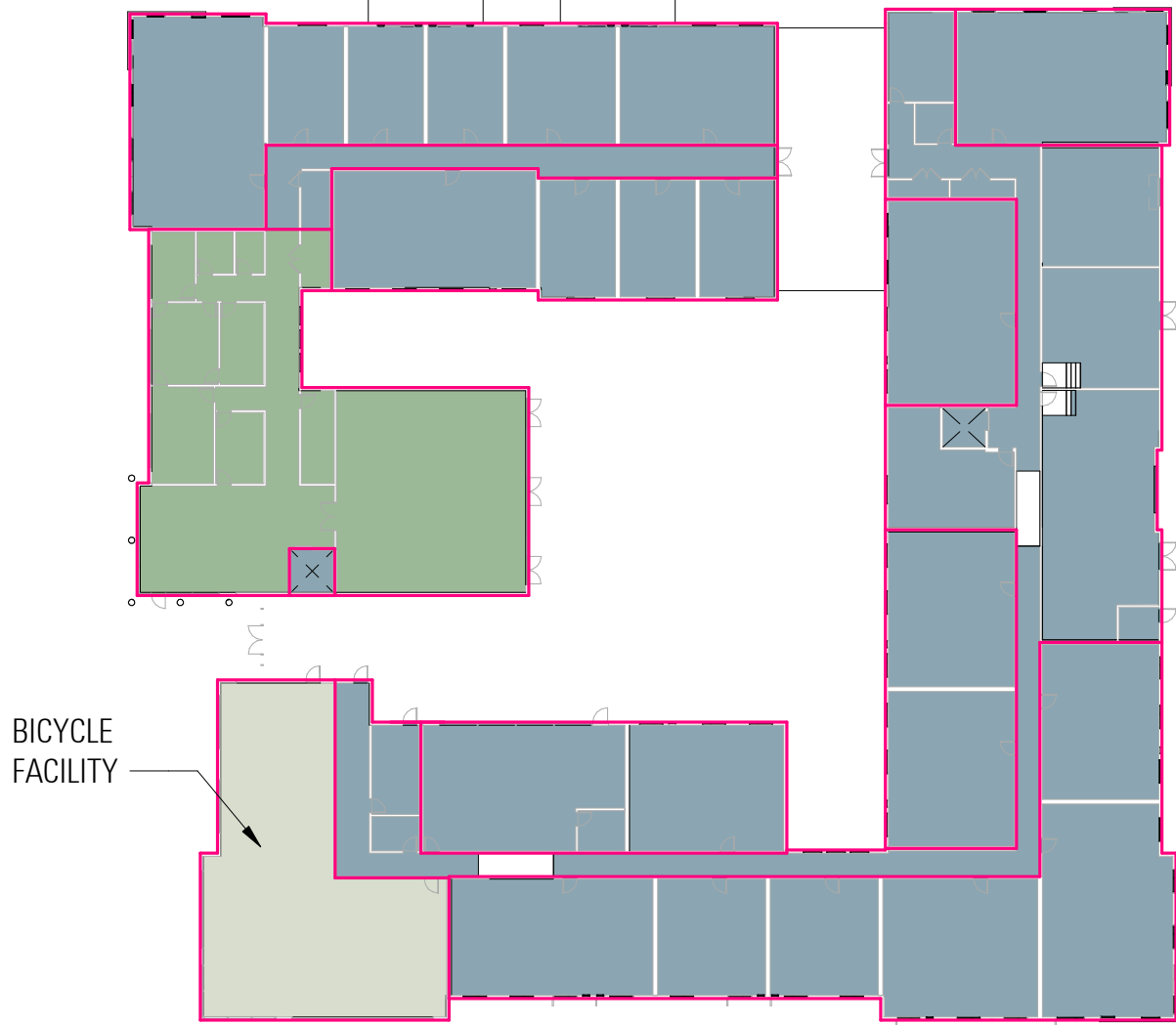
LEVEL 07

1" = 40'-0"



LEVEL 04

1" = 40'-0"



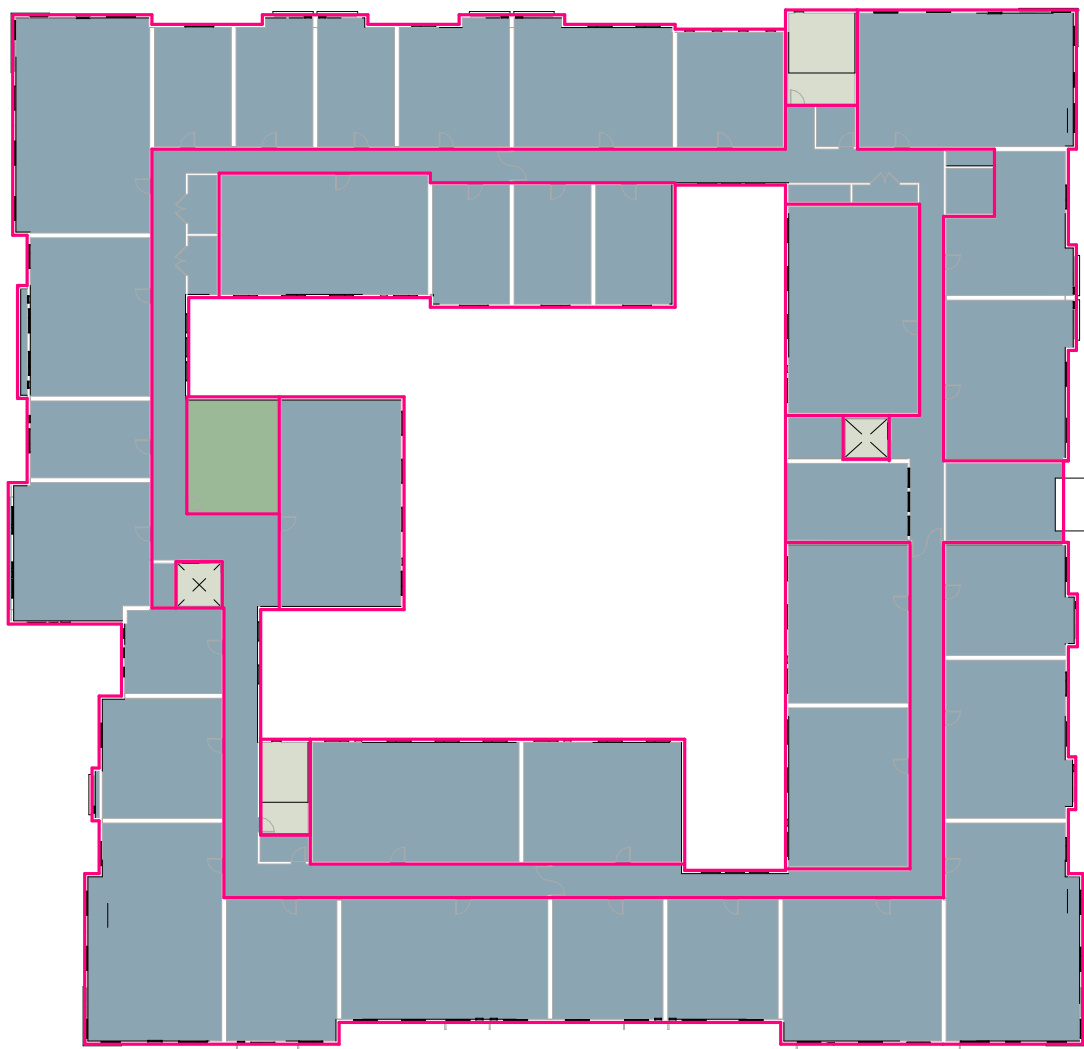
LEVEL 01

1" = 40'-0"

AREA LEGEND

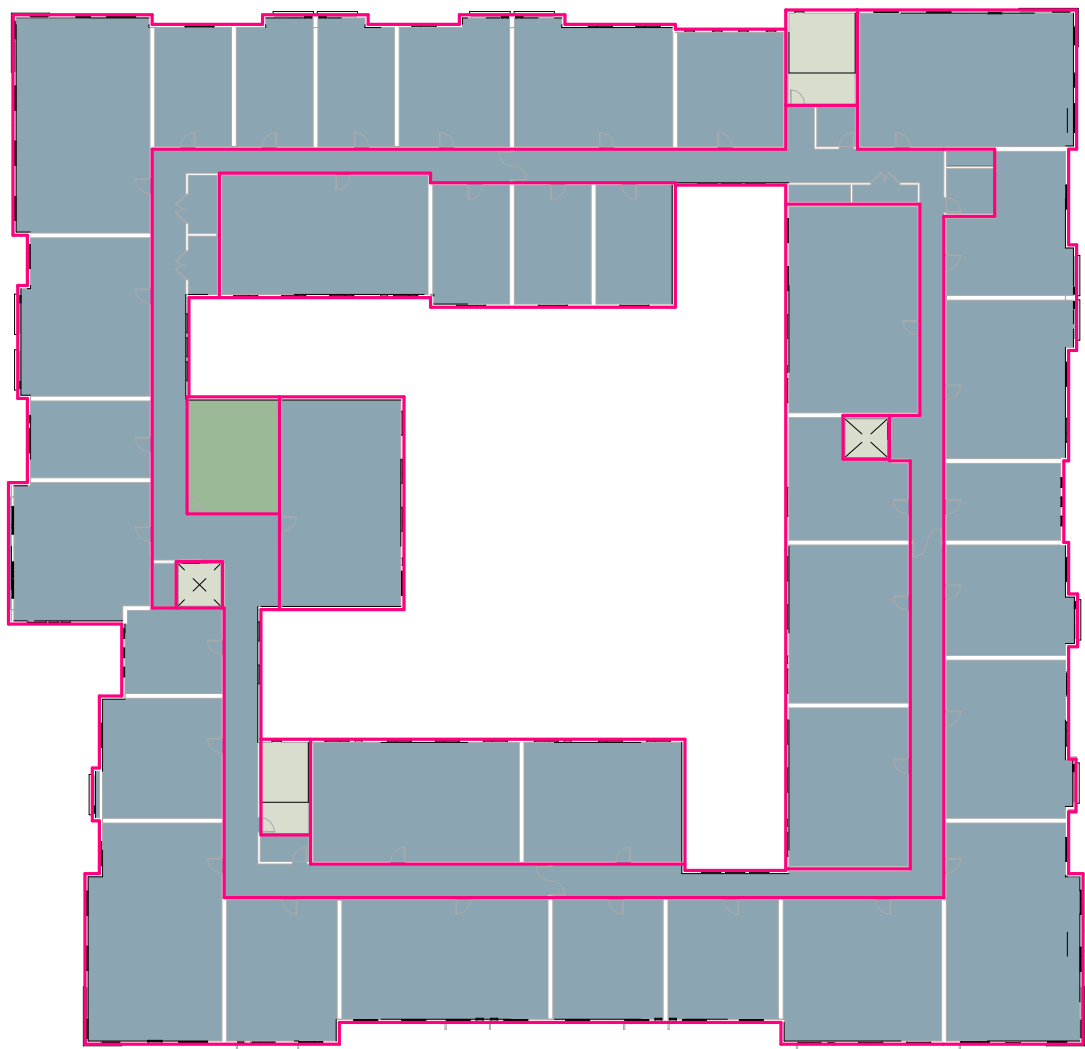
- AMENITY
- EXEMPT
- RESIDENTIAL

AREA SCHEDULE (RENTABLE)			
LEVEL	AREA	NAME	COMMENTS
LEVEL 07	4,181.1 SF	AMENITY	
LEVEL 07	1,991.5 SF	EXEMPT	
LEVEL 07	28,241.2 SF	RESIDENTIAL	
LEVEL 07	34,413.8 SF		
LEVEL 06	470.0 SF	AMENITY	
LEVEL 06	686.6 SF	EXEMPT	
LEVEL 06	34,040.5 SF	RESIDENTIAL	
LEVEL 06	35,197.1 SF		
LEVEL 05	470.0 SF	AMENITY	
LEVEL 05	686.6 SF	EXEMPT	
LEVEL 05	34,040.5 SF	RESIDENTIAL	
LEVEL 05	35,197.1 SF		
LEVEL 04	470.0 SF	AMENITY	
LEVEL 04	686.6 SF	EXEMPT	
LEVEL 04	34,040.5 SF	RESIDENTIAL	
LEVEL 04	35,197.1 SF		
LEVEL 03	470.0 SF	AMENITY	
LEVEL 03	686.6 SF	EXEMPT	
LEVEL 03	34,040.5 SF	RESIDENTIAL	
LEVEL 03	35,197.1 SF		
LEVEL 02	470.0 SF	AMENITY	
LEVEL 02	1,011.8 SF	EXEMPT	
LEVEL 02	32,487.0 SF	RESIDENTIAL	
LEVEL 02	33,968.8 SF		
LEVEL 01(121.5' DATUM)	4,740.5 SF	AMENITY	
LEVEL 01(121.5' DATUM)	2,686.7 SF	EXEMPT	
LEVEL 01(121.5' DATUM)	26,212.2 SF	RESIDENTIAL	
LEVEL 01(121.5' DATUM)	33,639.4 SF		
Grand total	242,810.4 SF		



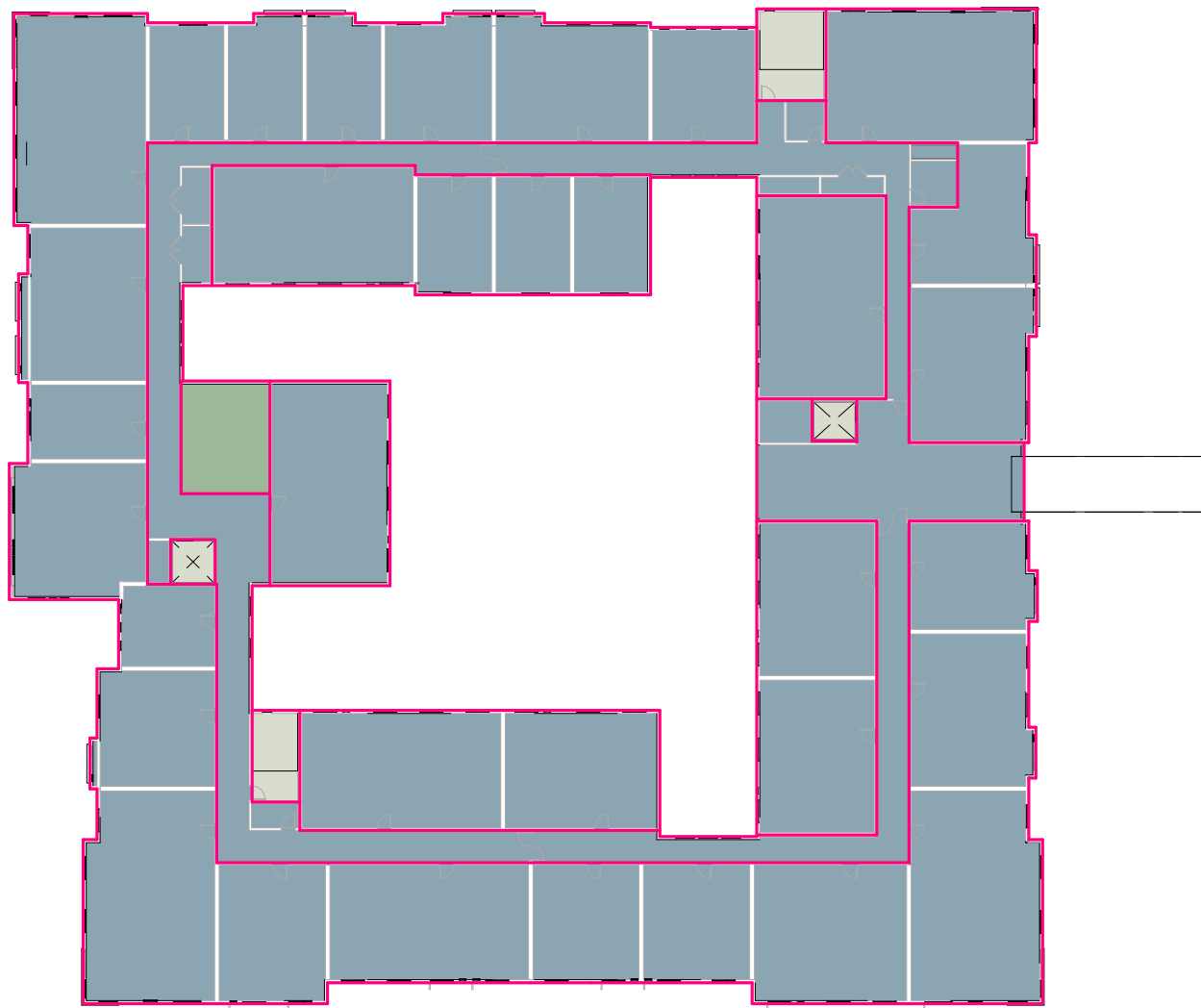
LEVEL 06

1" = 40'-0"



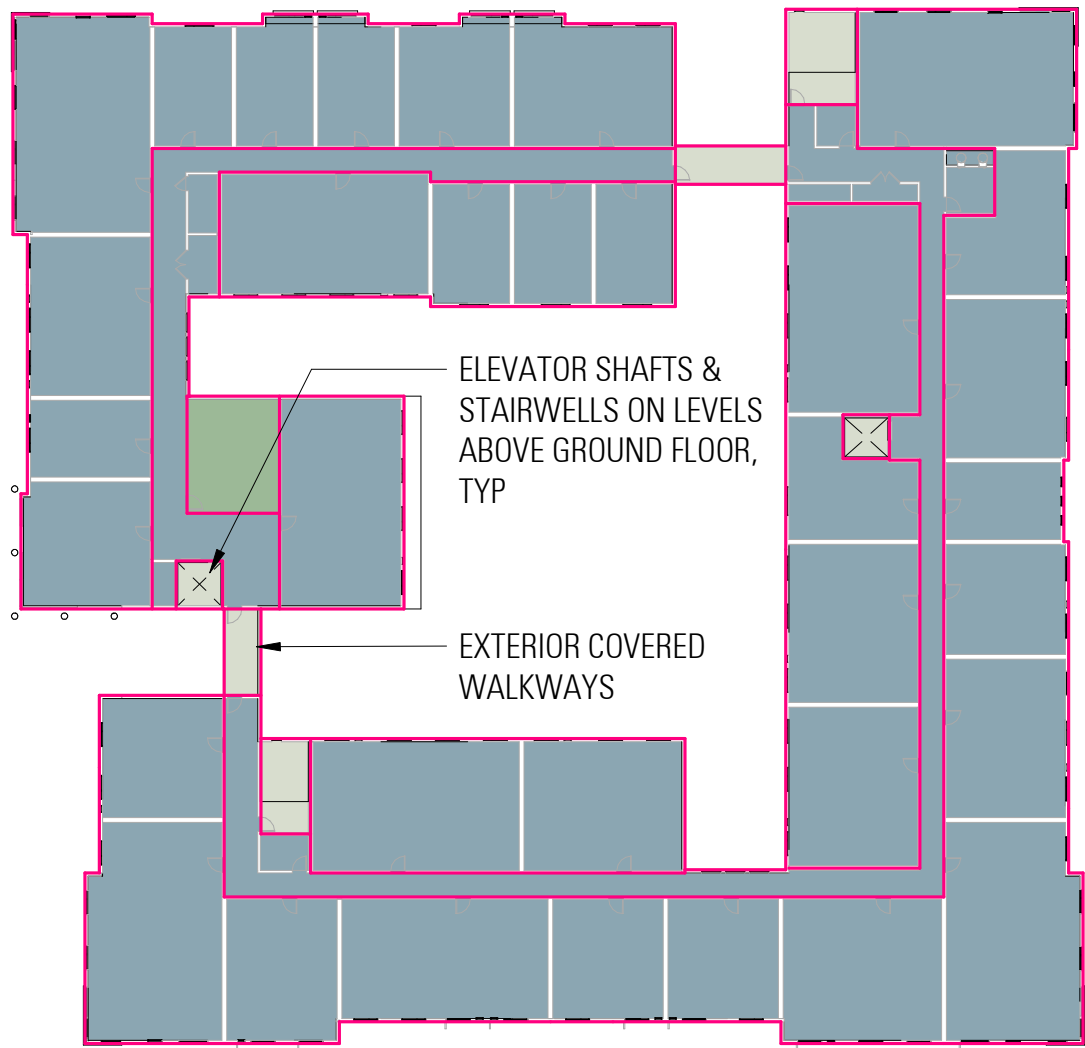
LEVEL 03

1" = 40'-0"



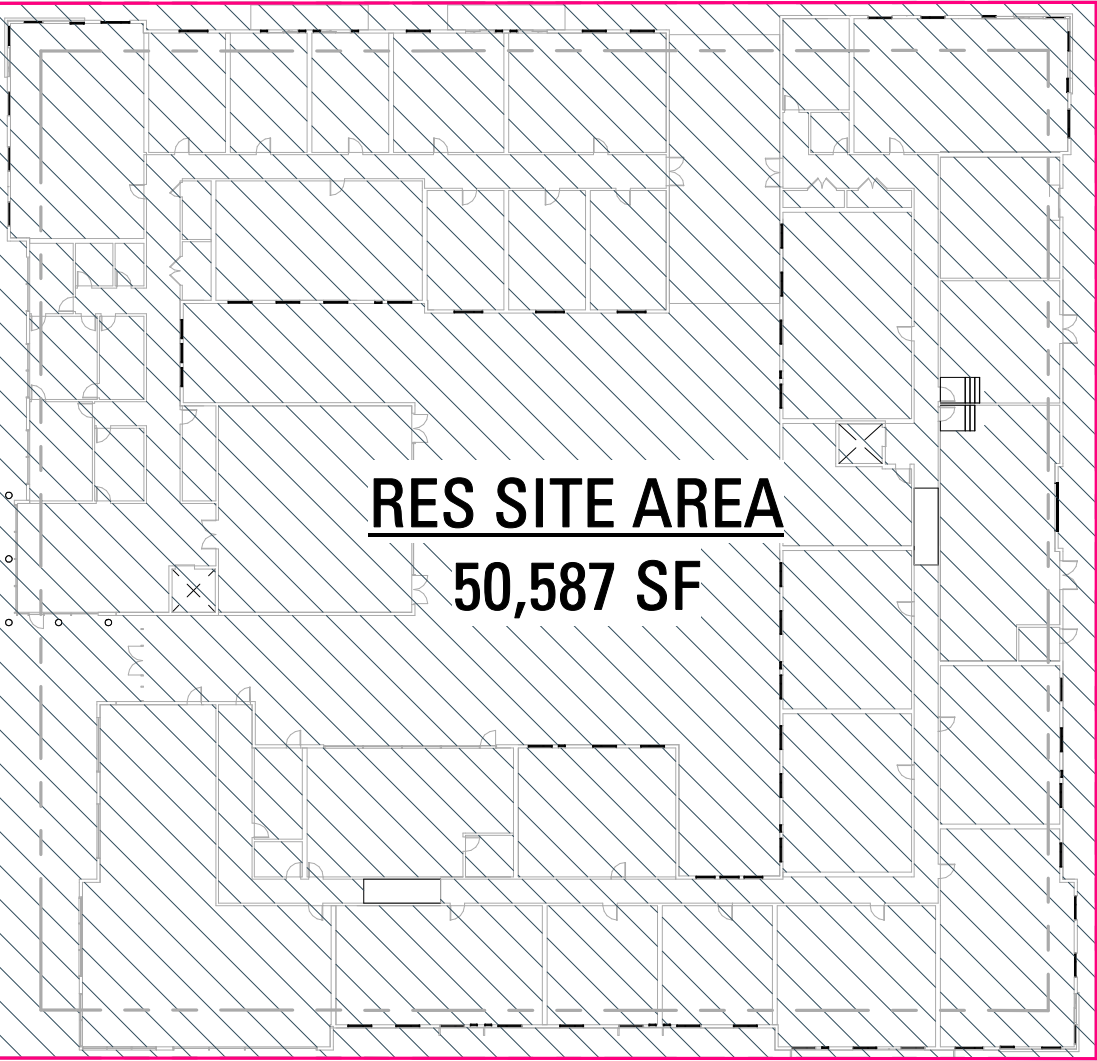
LEVEL 05

1" = 40'-0"



LEVEL 02

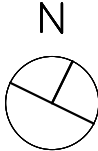
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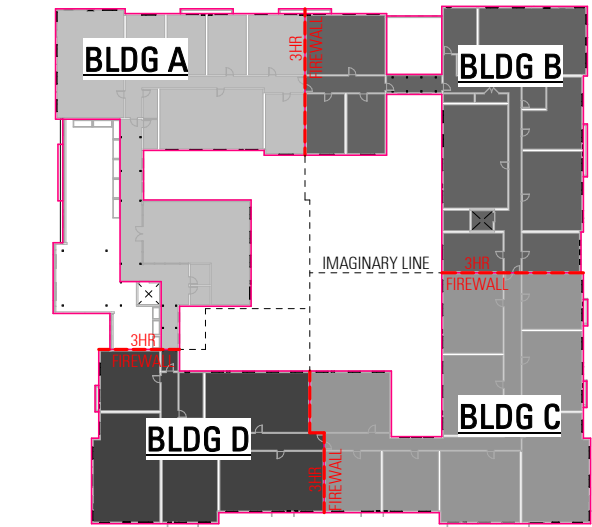


RES SITE AREA
50,587 SF

RESIDENTIAL SITE AREA

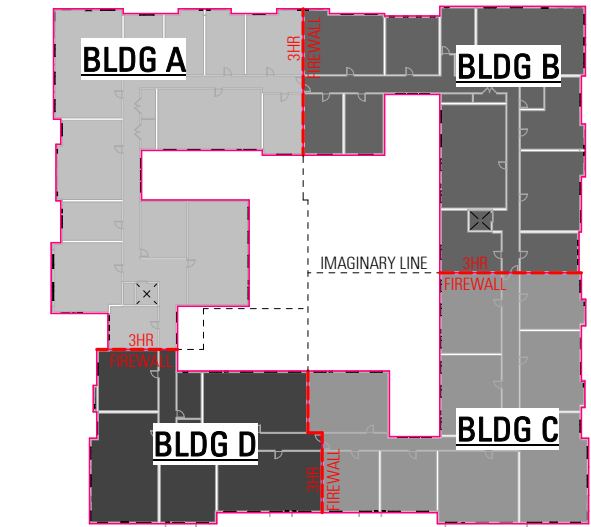
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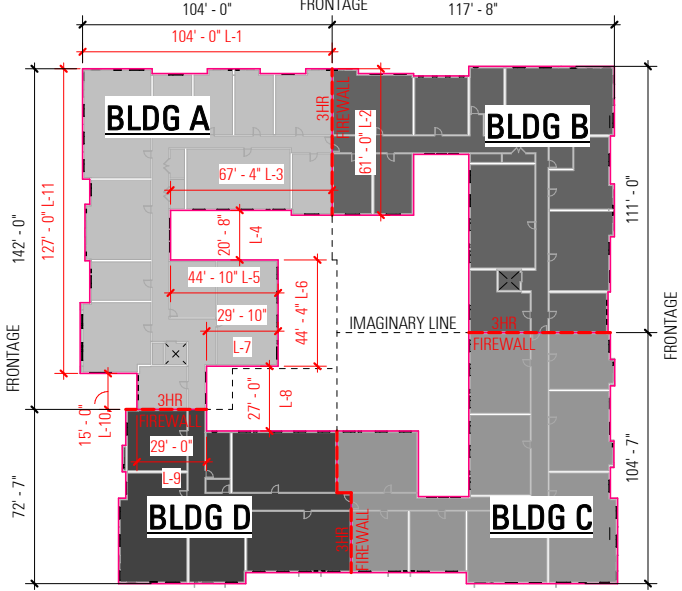
LEVEL 07 - BUILDING AREA

1" = 40'-0"



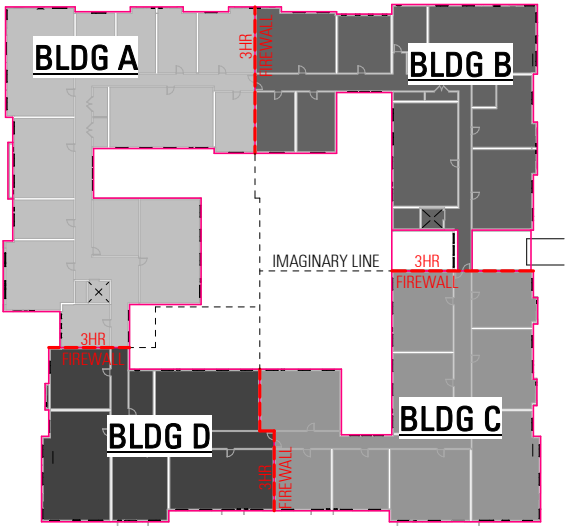
LEVEL 04 - BUILDING AREA

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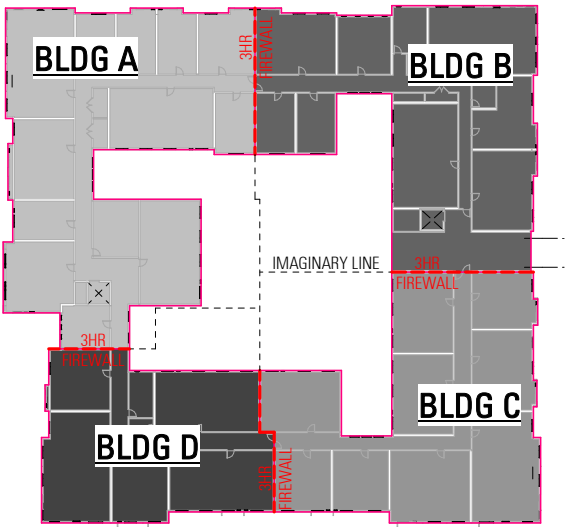
LEVEL 03 - BUILDING AREA

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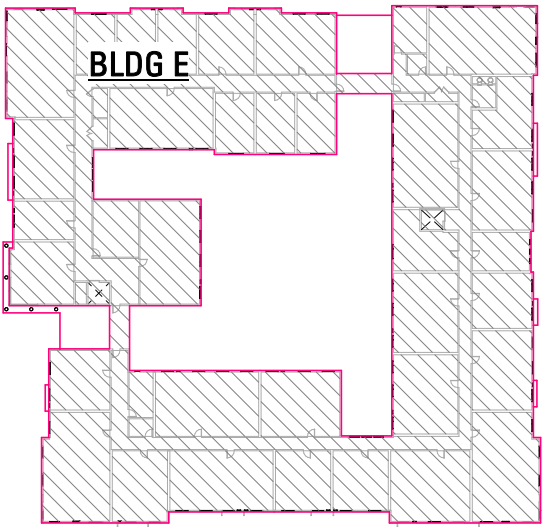
LEVEL 06 - BUILDING AREA

1" = 40'-0"



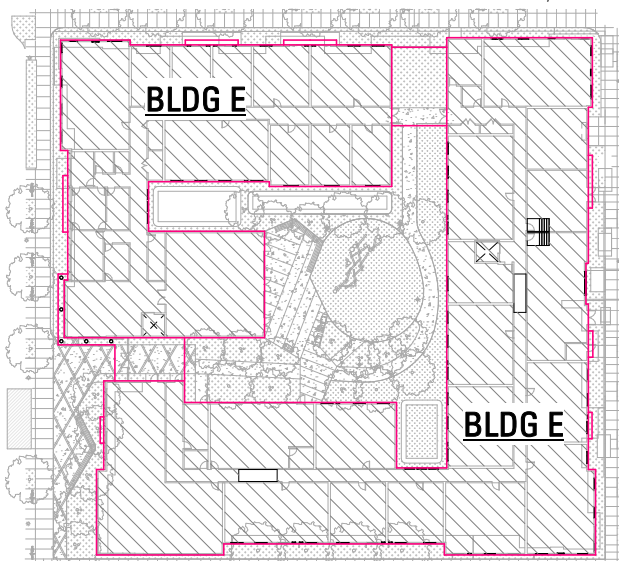
LEVEL 05 - BUILDING AREA

1" = 40'-0"



LEVEL 02 - BUILDING AREA

1" = 40'-0"



LEVEL 01 - BUILDING AREA

1" = 40'-0"

BUILDING CODE AREAS

BUILDING AREA	OCC. GROUP CONSTRUCTION TYPE	ALLOWABLE AREA FACTOR (A _t = SM) TABLE 506.2	NS	I _f	S _a	ALLOWABLE AREA PER BLDG *A _a =[A _t + (NS X I _f)] X S _a	ACTUAL AREA
BLDG AREA A	R-2, TYPE IIIA	24,000 SF	24,000	0.17	2	56,160 SF	SEE AREA TABLE
BLDG AREA B	R-2, TYPE IIIA	24,000 SF	24,000	0	2	48,000 SF	SEE AREA TABLE
BLDG AREA C	R-2, TYPE IA	24,000 SF	24,000	0	2	48,000 SF	SEE AREA TABLE
BLDG AREA D	R-2, TYPE IA	24,000 SF	24,000	0	2	48,000 SF	SEE AREA TABLE
BLDG AREA E	R-2, TYPE IA	UNLIMITED	NA	NA	NA	UNLIMITED	SEE AREA TABLE

*A_a=[24,000 + (24,000 X 0)] X 2 = **48,000 SF** = TOTAL ALLOWABLE BUILDING AREA WITH SPRINKLER INCREASE FOR HEIGHT AND NO FRONTAGE INCREASE
A_a=[24,000 + (24,000 X 0)] X 1 = **24,000 SF = TOTAL ALLOWABLE BUILDING AREA PER STORY WITH SPRINKLER INCREASE FOR HEIGHT AND NO FRONTAGE INCREASE

BUILDING AREA CALCULATION

AMOUNT OF INCREASE CALC: I _f = AREA INCREASE DUE TO FRONTAGE P = BUILDING PERIMETER F = BUILDING PERIMETER THAT FRONTS PUBLIC WAY OR OPEN SPACE HAVING 20 FT MIN WIDTH W = WIDTH: WEIGHTED AVERAGE (PER CBC 506.2.1) I _f = [F/P - 0.25] X (W/30)	BUILDING AREA A (NO FRONTAGE INCREASE) I _f = [F/P - 0.25] X (W/30) P = 583' F = 246' W = 30 I _f = [246/583 - 0.25] X (30/30) = 0.17	BUILDING AREA B = NO FRONTAGE INCREASE BUILDING AREA C = NO FRONTAGE INCREASE BUILDING AREA D = NO FRONTAGE INCREASE BUILDING AREA E = NO FRONTAGE INCREASE	ALLOWABLE BUILDING AREA PER BLDG = A _a = [A _t + (NS X I _f)] X S _a * *S _a = 2 BUILDING A: A _a = [24,000 SF + (24,000 x 0.17)] x 2 = 56,160 SF ALLOWABLE BUILDING AREA PER BLDG = A _a = [A _t + (NS X I _f)] X S _a * *S _a = 1 BUILDING A: A _a = [24,000 SF + (24,000 x 0.17)] x 1 = 28,080 SF
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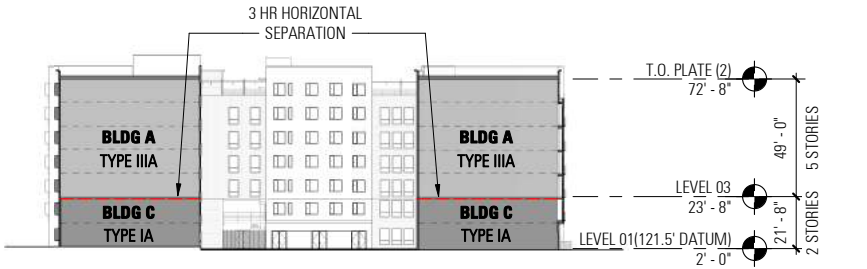
BUILDING STORY AND HEIGHT

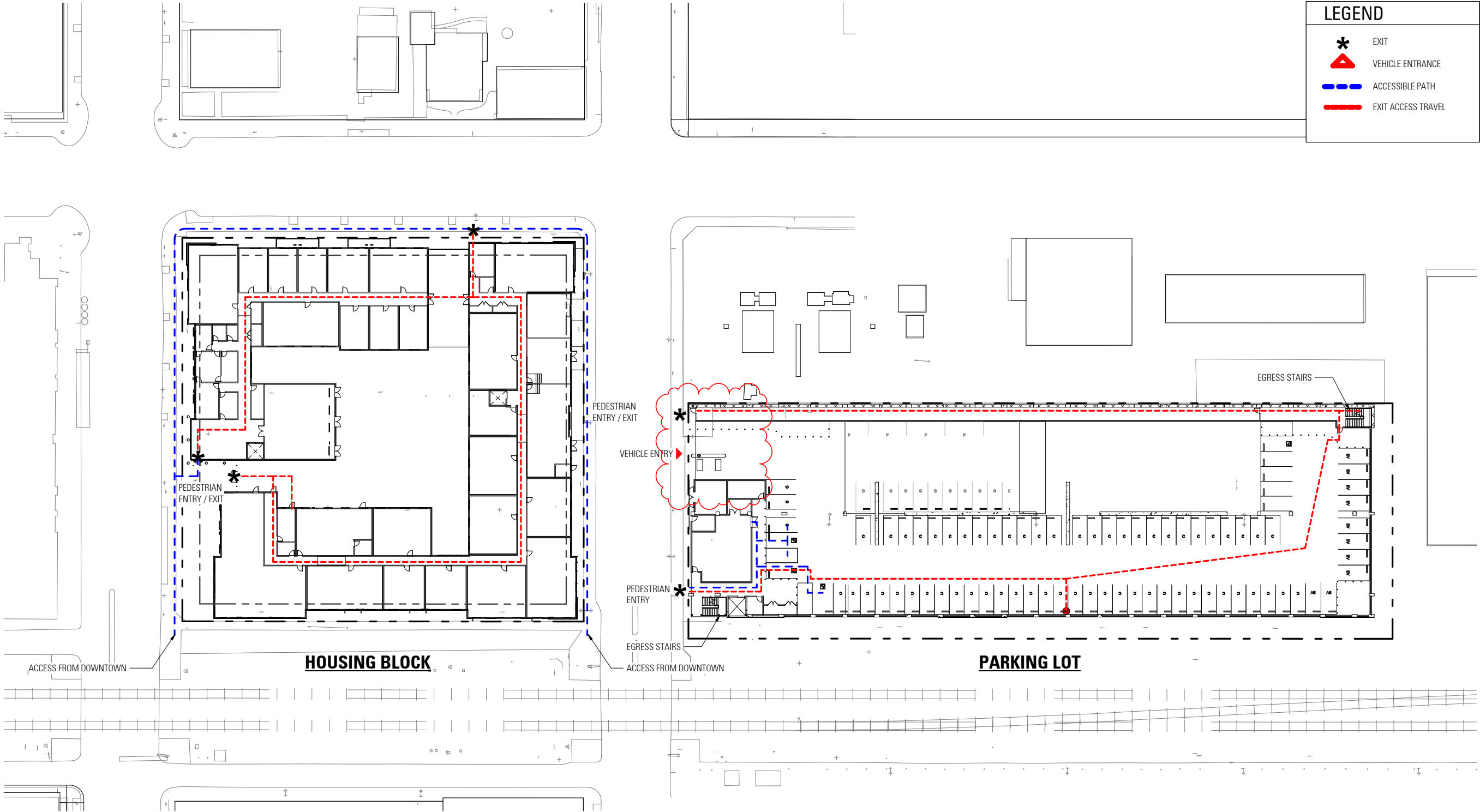
CONSTRUCTION TYPE	OCCUPANCY	***FACTOR (A _t = SM) HEIGHT (FT) TABLE 504.3	STORY TABLE 504.4	BUILDING AREA PER FLOOR (SF) TABLE 506.2.
*TYPE IA	S-2	UNLIMITED	UNLIMITED	UNLIMITED
**TYPE IIIA	R-2, A-3 (R-2 ACCESSORY)	85 FT MAX	5 STORIES MAX	24,000 SF

*INCLUDES ALLOWABLE AREA INCREASE BASED ON SPRINKLER SYSTEM (NFPA 13 SPRINKLER SYSTEM IN ACCORDANCE TO SECTION 903.3.1.1)
**INCLUDES ALLOWABLE STORY INCREASE BASE ON SPRINKLER SYSTEM. IF STORY INCREASE IS TAKEN AREA INCREASE CANNOT BE TAKEN AS WELL.
***SM = SPRINKLER SYSTEM IN ACCORDANCE TO SECTION 903.3.1.1 (NFPA 13 SPRINKLER SYSTEM)

BUILDING AREAS - E			BUILDING AREAS - C			BUILDING AREAS - A		
Level	AREA	BUILDING AREA	Level	AREA	BUILDING AREA	Level	AREA	BUILDING AREA
LEVEL 02	33,995 SF	BLDG E	LEVEL 07	8,753 SF	BLDG C	LEVEL 07	8,257 SF	BLDG A
LEVEL 01(121.5' DATUM)	33,718 SF	BLDG E	LEVEL 06	8,790 SF	BLDG C	LEVEL 06	10,922 SF	BLDG A
TOTAL	67,713 SF		LEVEL 05	8,790 SF	BLDG C	LEVEL 05	10,969 SF	BLDG A
			LEVEL 04	8,790 SF	BLDG C	LEVEL 04	10,969 SF	BLDG A
			LEVEL 03	8,790 SF	BLDG C	LEVEL 03	10,969 SF	BLDG A
			TOTAL	43,913 SF		TOTAL	52,087 SF	

BUILDING AREAS - D			BUILDING AREAS - B		
Level	AREA	BUILDING AREA	Level	AREA	BUILDING AREA
LEVEL 07	6,030 SF	BLDG D	LEVEL 07	8,778 SF	BLDG B
LEVEL 06	6,047 SF	BLDG D	LEVEL 06	8,512 SF	BLDG B
LEVEL 05	6,047 SF	BLDG D	LEVEL 05	9,396 SF	BLDG B
LEVEL 04	6,047 SF	BLDG D	LEVEL 04	9,396 SF	BLDG B
LEVEL 03	6,047 SF	BLDG D	LEVEL 03	9,396 SF	BLDG B
TOTAL	30,218 SF		TOTAL	45,479 SF	

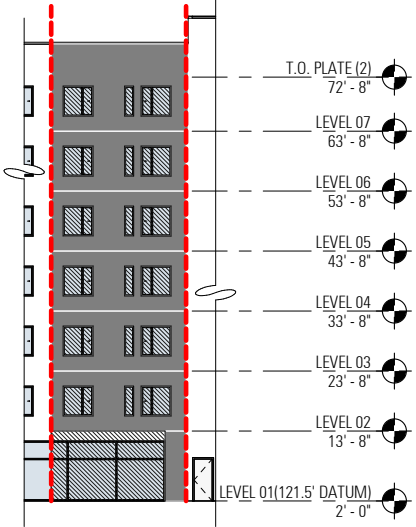




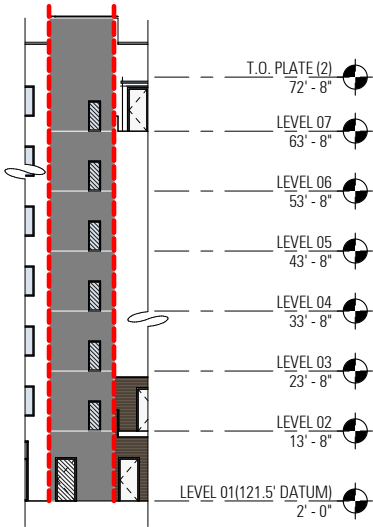
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EXTERIOR OPENING ANALYSIS 05:			
		LEVEL 04:	58 SF / 168 SF = 35%
LEVEL 07:	58 SF / 274 SF = 21%	LEVEL 03:	58 SF / 168 SF = 35%
LEVEL 06:	58 SF / 168 SF = 35%	LEVEL 02:	58 SF / 168 SF = 35%
LEVEL 05:	58 SF / 168 SF = 35%	LEVEL 01:	222 SF / 41 SF = 541%



EXTERIOR OPENING ANALYSIS 01:			
		LEVEL 04:	108 SF / 396 SF = 28%
LEVEL 07:	108 SF / 622 SF = 18%	LEVEL 03:	108 SF / 396 SF = 28%
LEVEL 06:	108 SF / 396 SF = 28%	LEVEL 02:	108 SF / 396 SF = 28%
LEVEL 05:	108 SF / 396 SF = 28%	LEVEL 01:	108 SF / 480 SF = 23%



EXTERIOR OPENING ANALYSIS 02:			
		LEVEL 04:	108 SF / 336 SF = 33%
LEVEL 07:	108 SF / 528 SF = 21%	LEVEL 03:	108 SF / 336 SF = 33%
LEVEL 06:	108 SF / 336 SF = 33%	LEVEL 02:	108 SF / 336 SF = 33%
LEVEL 05:	108 SF / 336 SF = 33%	LEVEL 01:	299 SF / 218 SF = 137%



KEY: OPENING AREA / WALL AREA = % OF OPEN AREA
*ALLOWABLE OPEN AREA PER CBC 705.8

FIRE RESISTANCE RATING REQUIREMENTS (TABLE 601 AND 602)

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLES 601)		
BUILDING ELEMENT	TYPE IA	TYPE IIIA*
STRUCTURAL FRAME	3 HR	1 HR
EXTERIOR BEARING WALL	3 HR	2 HR
INTERIOR BEARING WALL	3 HR	1 HR
EXTERIOR NON-BEARING WALL		
SEE BELOW FOR REQUIREMENTS FOR EXTERIOR WALLS BASED ON SEPARATION		
INTERIOR NON-BEARING WALL	0 HR	0 HR
FLOOR	2 HR	1 HR
ROOF	1.5 HR	1 HR

*NOTE: ALL EXTERIOR WALLS IN THE TYPE IIIA CONSTRUCTION TO BE 2 HR RATED ALL EXTERIOR WALL FRAMING AND PLYWOOD SHEATHING IN THE TYPE IIIA CONSTRUCTION TO BE FIRE RETARDANT TREATED (FRT)

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON SEPARATION (TABLE 602)

FIRE SEPARATION DISTANCE (FT)	TYPE IA	TYPE IIIA
X < 5'	1 HR*	1 HR*
5' TO 10'	1 HR*	1 HR
10' TO 30'	1 HR	1 HR
30' < X	NONE	NONE

SEE DIAGRMAS ON SHEETG005 FOR FIRE SEPARATION DISTANCES AND FIRE RATING, WHERE APPLICABLE

FIRE RESISTANCE RATING BASED ON WALL TYPES:

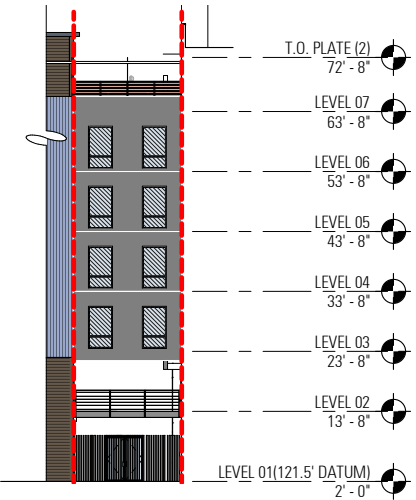
WALL TYPE	TYPE IA	TYPE IIIA
SHAFT ENCLOSURES	2 HR	2 HR
EXIT ENCLOSURES	2 HR	2 HR
CORRIDOR WALLS, AND WALLS SEPARATING DWELLING UNITS	1 HR	1 HR

EXTERIOR WALL OPENING PROTECTION

MAXIMUM AREA OF EXTERIOR WALL OPENING BASED ON FIRE SEPARATION DISTANCE PER TABLE 705.8		
FIRE SEPARATION DIST. (FT)	OPENING PROTECTION	ALLOWABLE AREA OF OPENINGS PER STORY
X < 3'	UP, S	NOT PERMITTED
3' TO 5'	UP, S	15%
5' TO 10'	UP, S	25%
10' TO 15'	UP, S	45%
15' TO 20'	UP, S	75%
20' TO 25'	UP, S	NO LIMIT

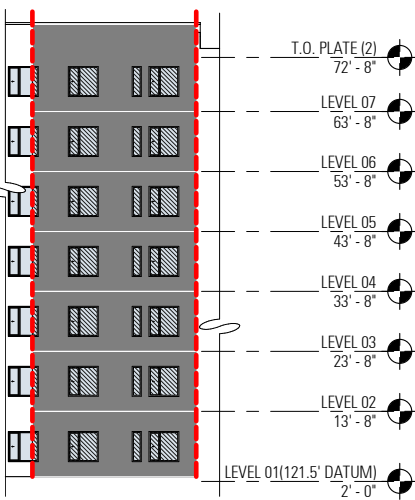
5
G005
1/16" = 1'-0"

EXTERIOR OPENING ANALYSIS 04:			
		LEVEL 04:	58 SF / 168 SF = 35%
LEVEL 07:	NA / NA = NA	LEVEL 03:	58 SF / 168 SF = 35%
LEVEL 06:	58 SF / 168 SF = 35%	LEVEL 02:	NA / NA = NA
LEVEL 05:	58 SF / 168 SF = 35%	LEVEL 01:	NA / NA = NA



4
G005
1/16" = 1'-0"

EXTERIOR OPENING ANALYSIS 03:			
		LEVEL 04:	63 SF / 211 SF = 30%
LEVEL 07:	63 SF / 334 SF = 19%	LEVEL 03:	63 SF / 211 SF = 30%
LEVEL 06:	63 SF / 211 SF = 30%	LEVEL 02:	63 SF / 211 SF = 30%
LEVEL 05:	63 SF / 211 SF = 30%	LEVEL 01:	63 SF / 235 SF = 27%



2
G005
1/16" = 1'-0"

EXTERIOR OPENING ANALYSIS 04:			
		LEVEL 04:	10 SF / 98 SF = 10%
LEVEL 07:	10 SF / 194 SF = 5%	LEVEL 03:	10 SF / 98 SF = 10%
LEVEL 06:	10 SF / 98 SF = 10%	LEVEL 02:	10 SF / 98 SF = 10%
LEVEL 05:	10 SF / 98 SF = 10%	LEVEL 01:	25 SF / 101 SF = 25%



6
G005
1/16" = 1'-0"

EXTERIOR OPENING DIAGRAM - 06			
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3
G005
1/16" = 1'-0"

EXTERIOR OPENING DIAGRAM - 03			
-------------------------------	--	--	--



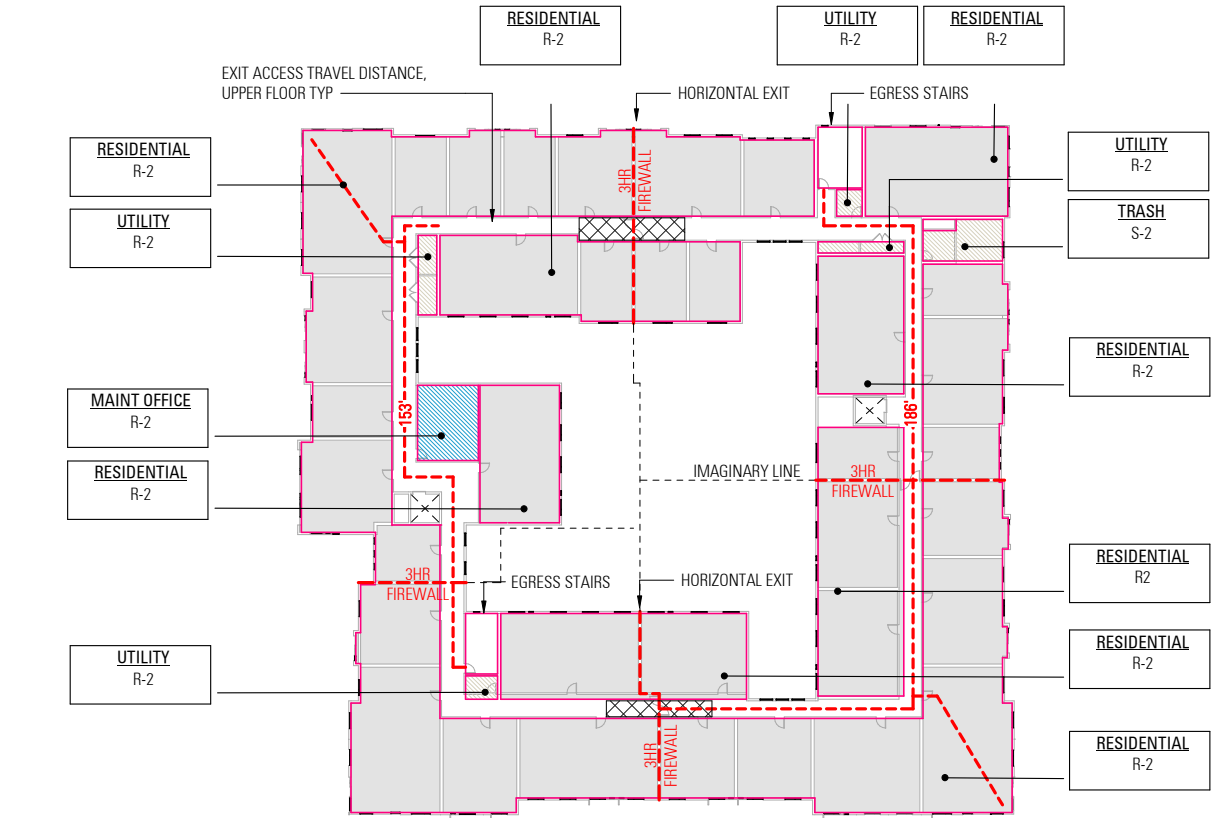
1
G005
1/16" = 1'-0"

EXTERIOR OPENING DIAGRAM - 01			
-------------------------------	--	--	--

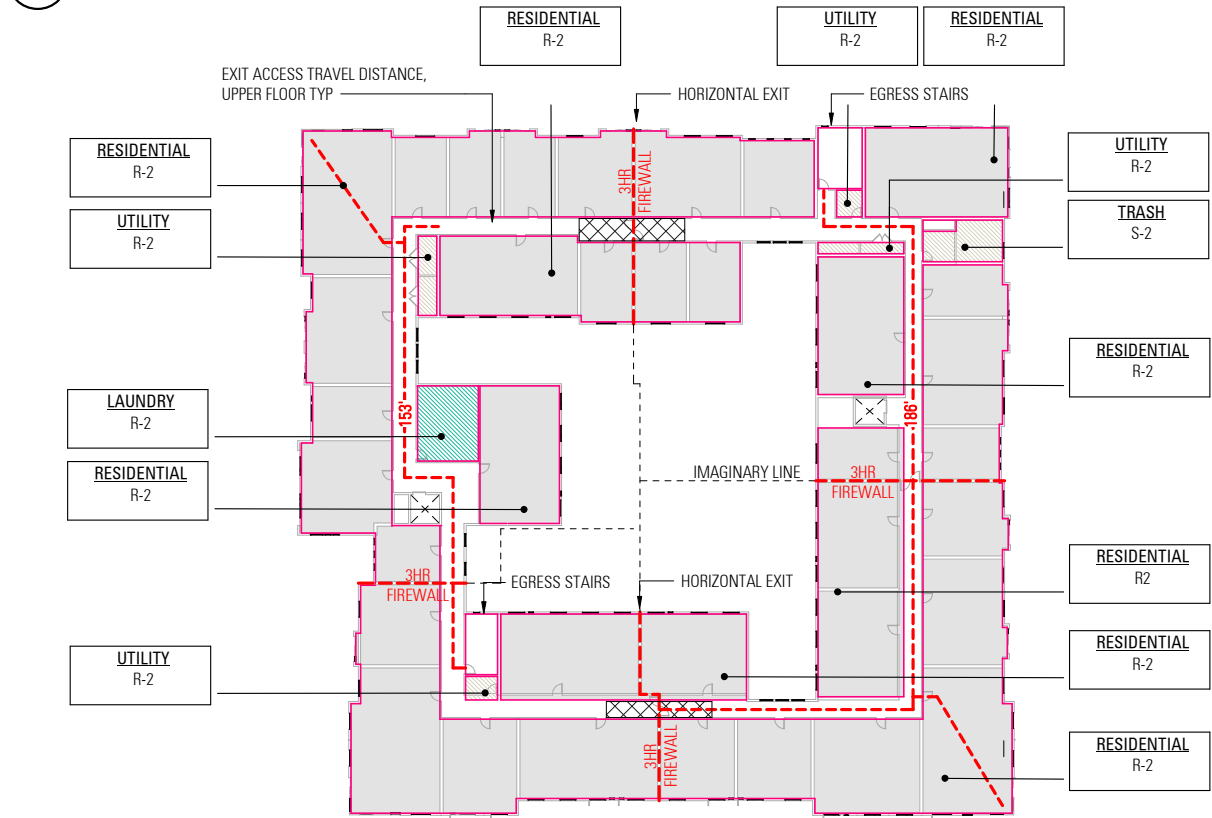


10
G005
1" = 50'-0"

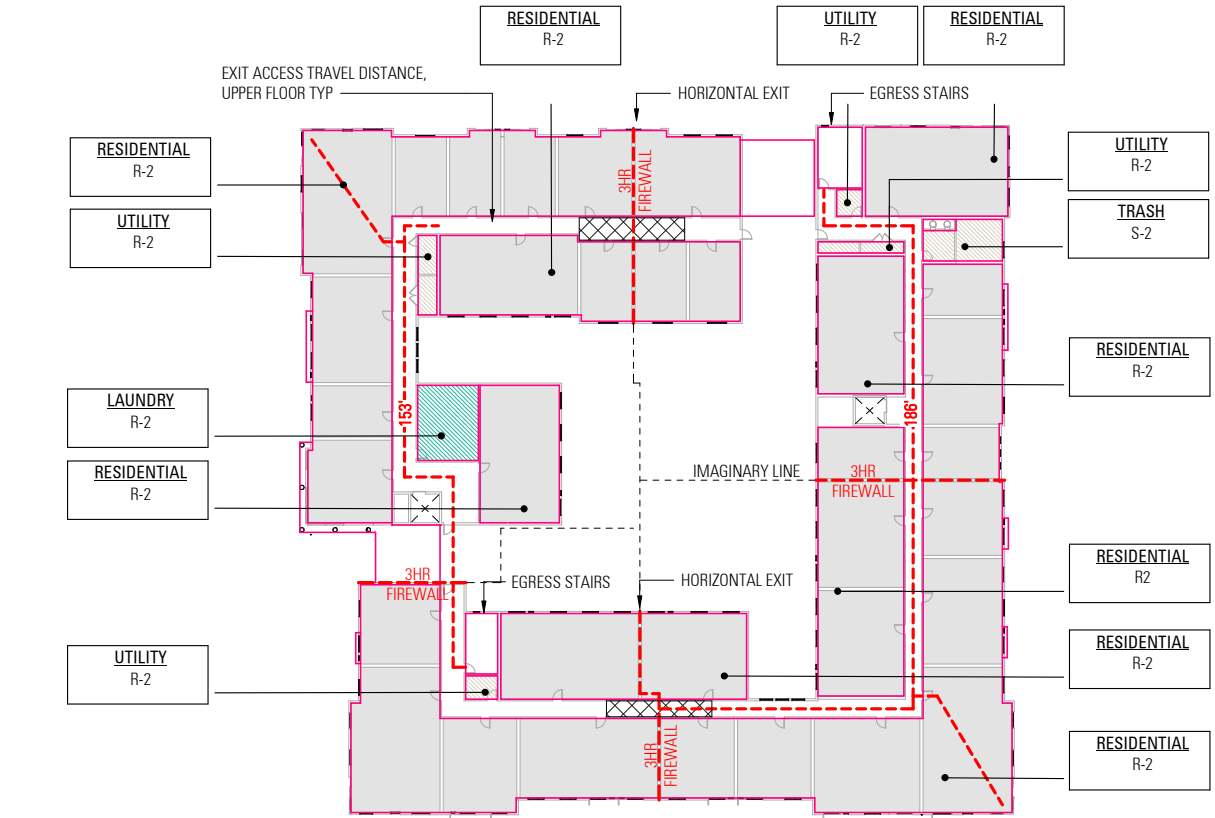




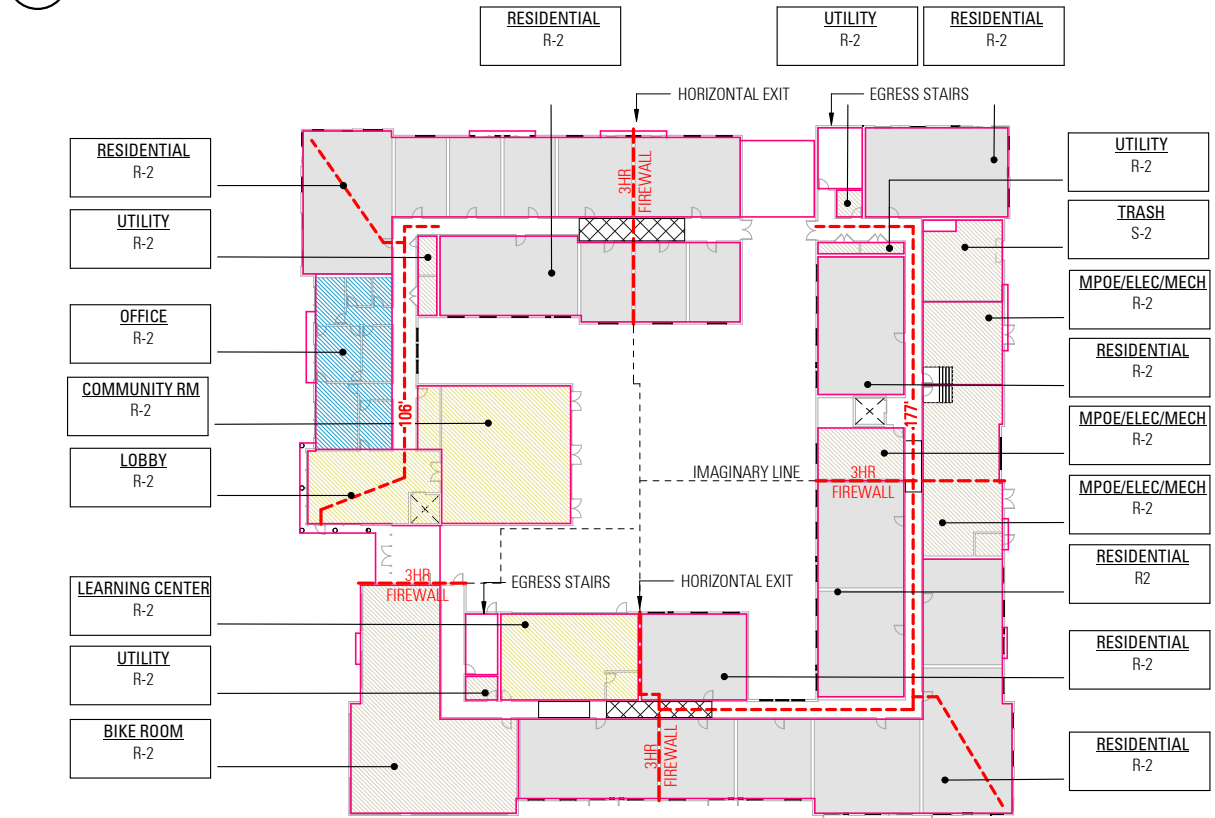
4
G006
LEVEL 04
1" = 30'-0"



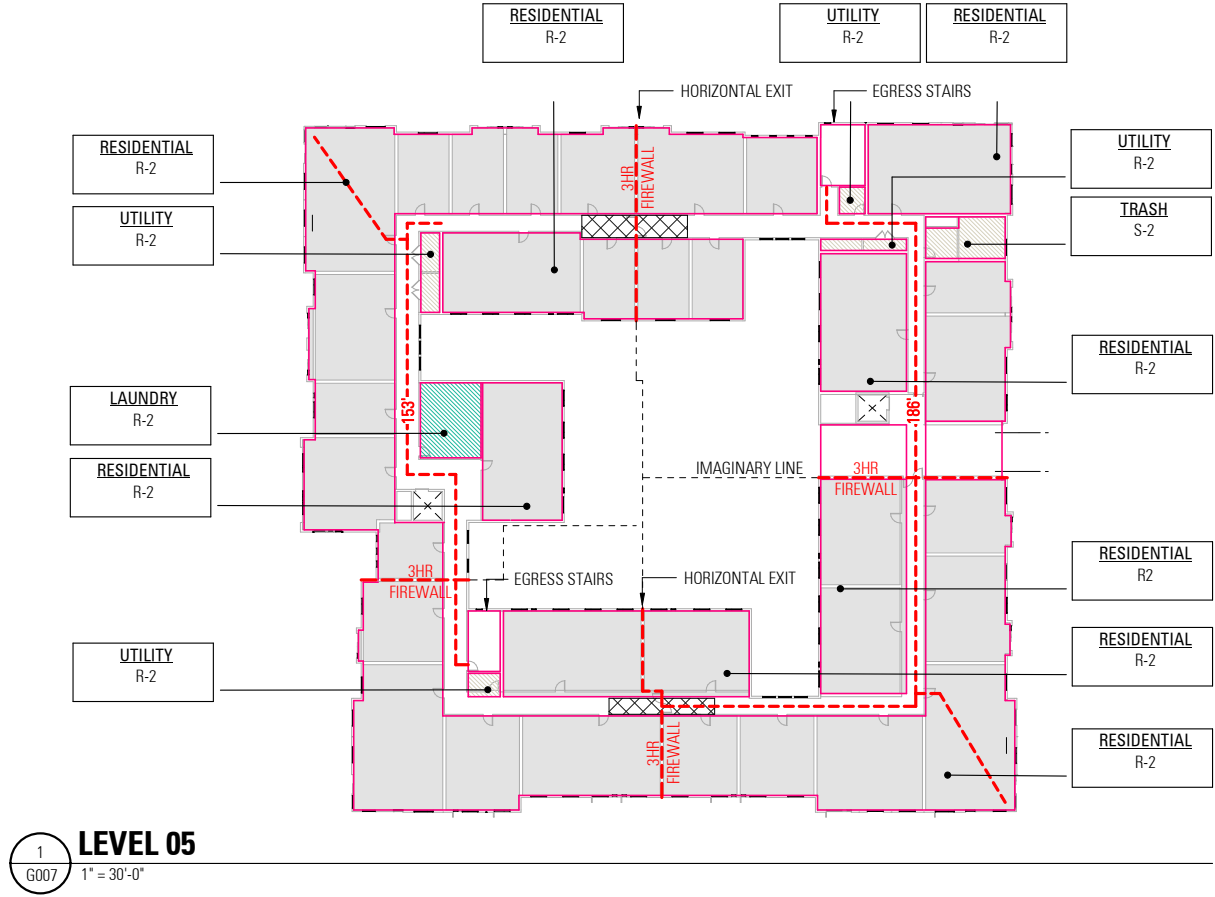
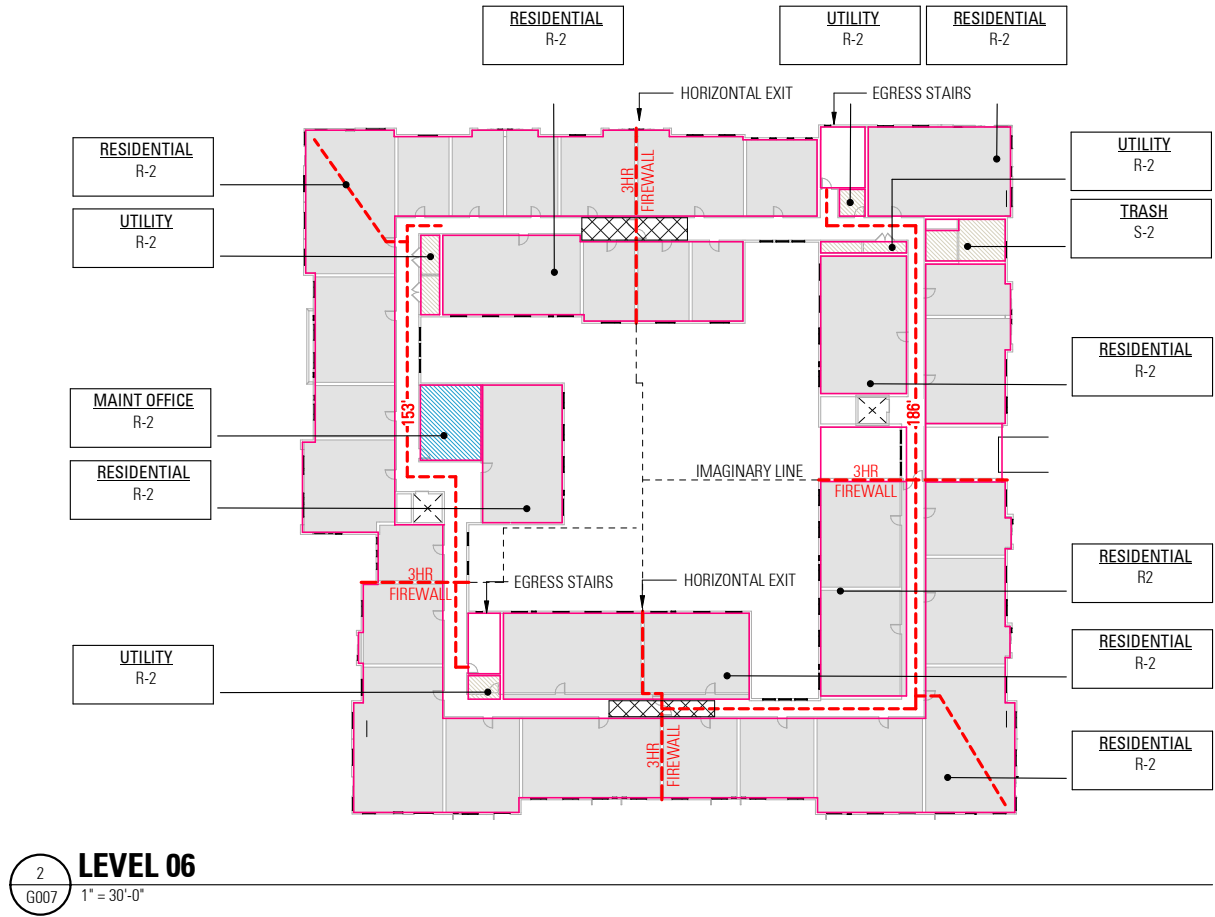
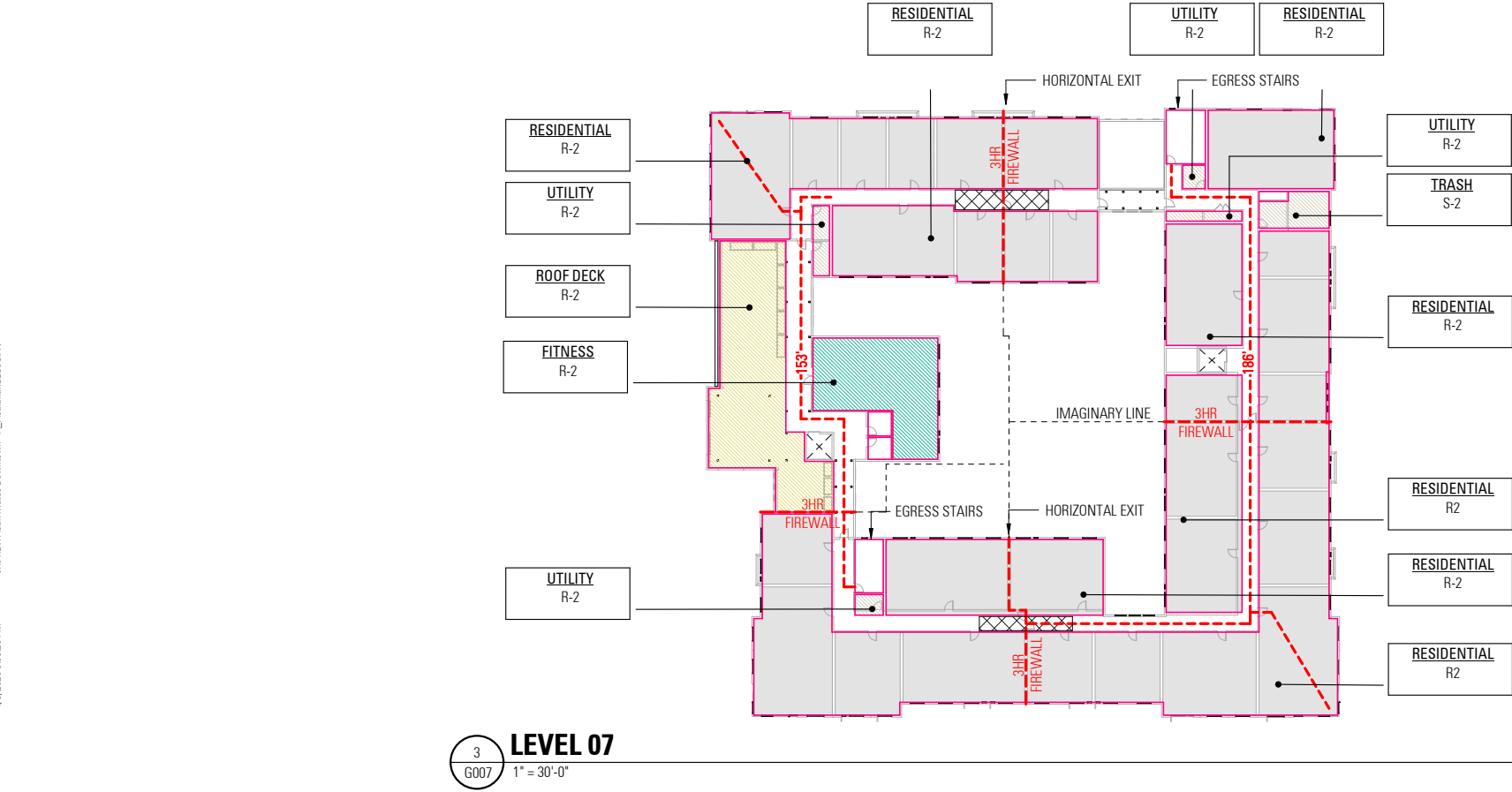
3
G006
LEVEL 03
1" = 30'-0"

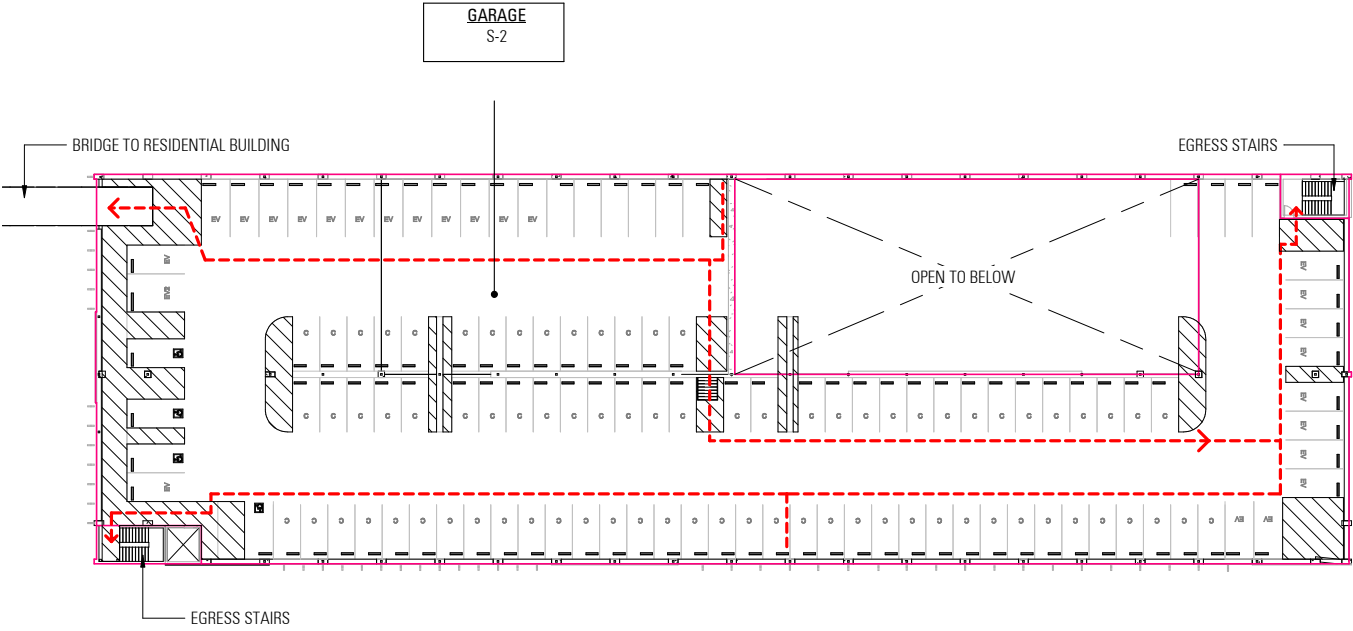


2
G006
LEVEL 02
1" = 30'-0"



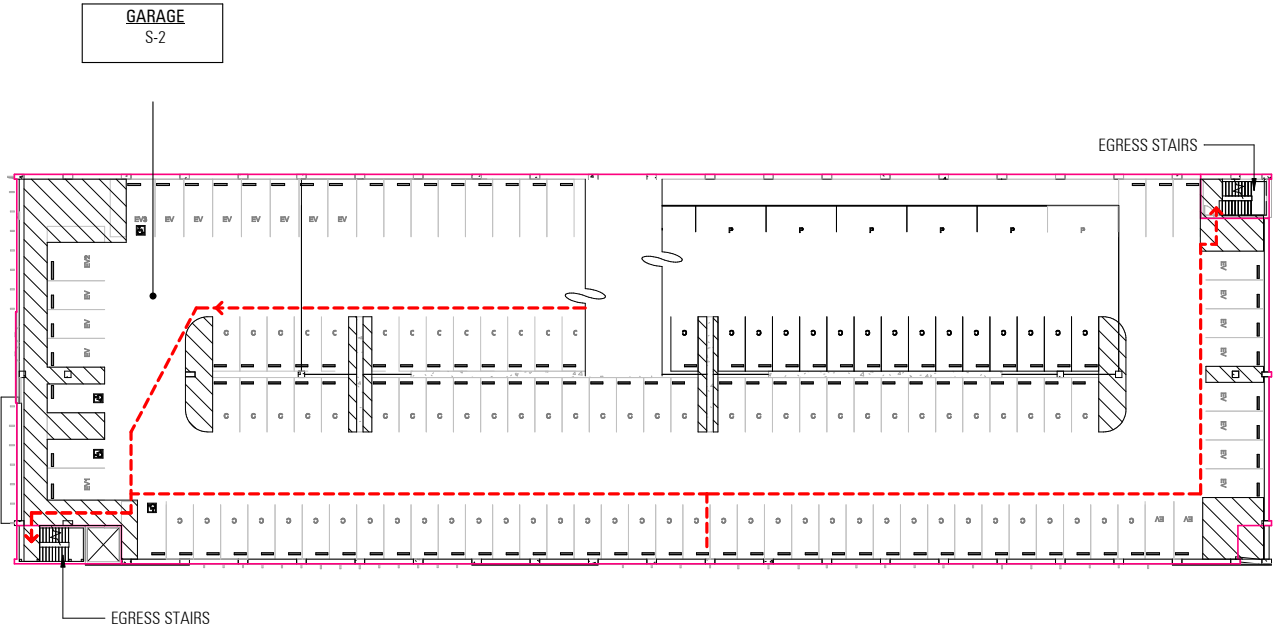
1
G006
LEVEL 01(121.5' DATUM)
1" = 30'-0"





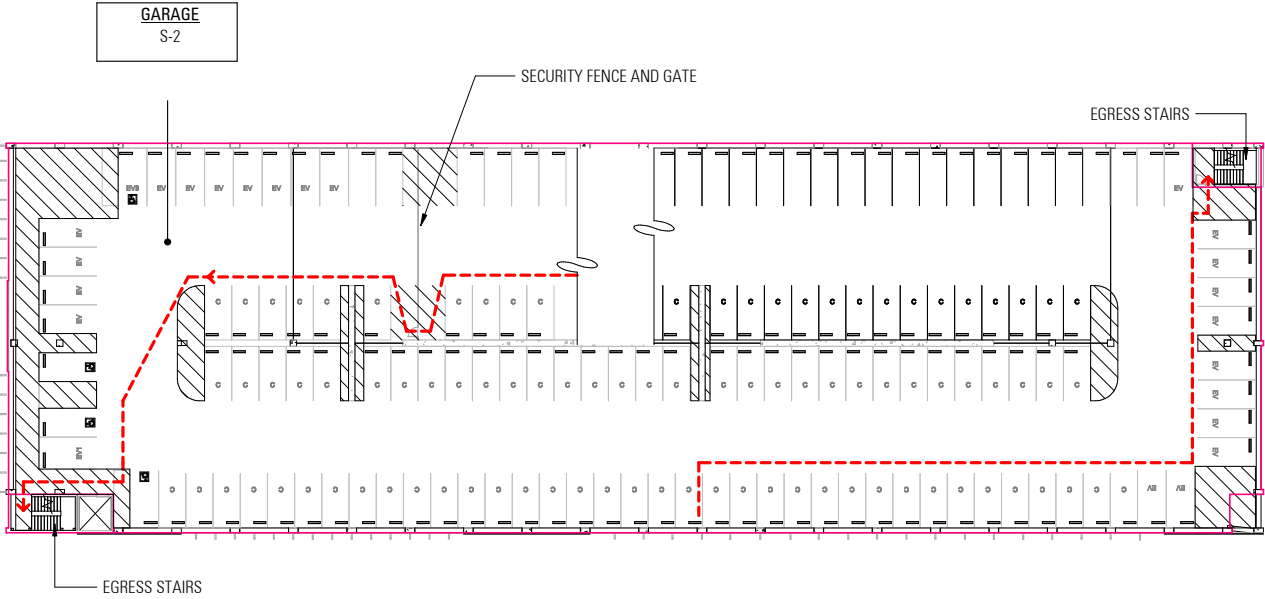
LEVEL 05-G

1" = 30'-0"



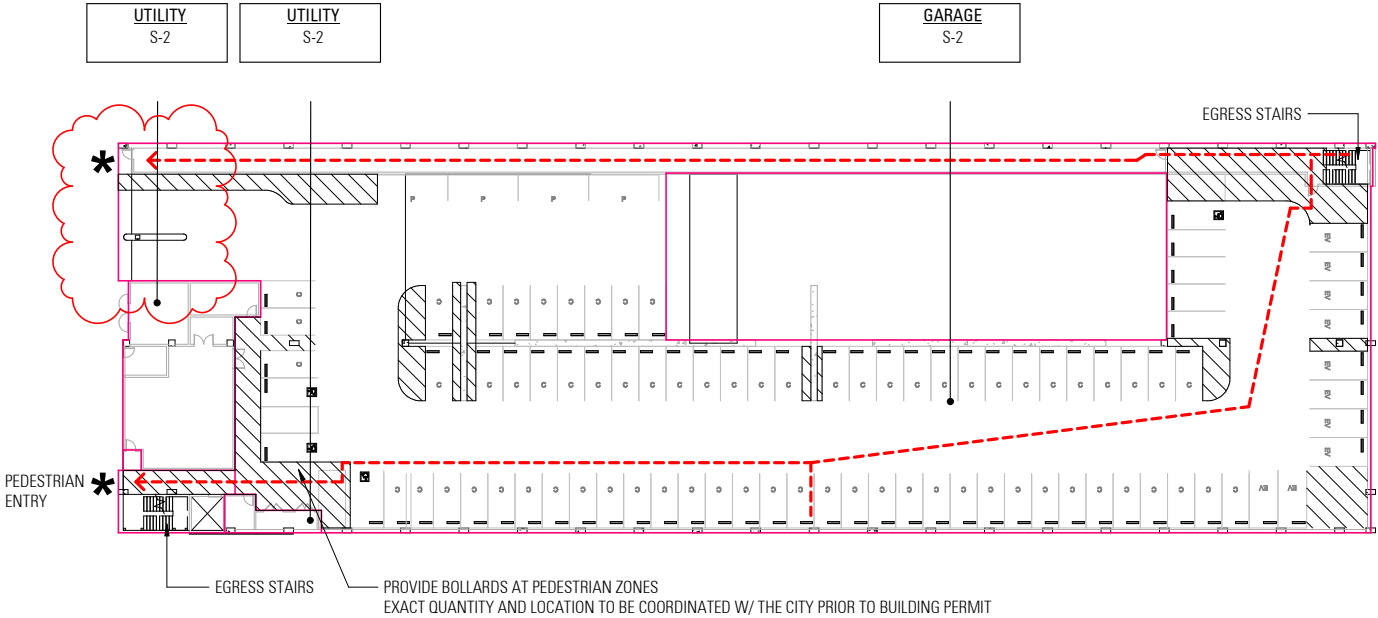
LEVEL 02-G - 03

1" = 30'-0"



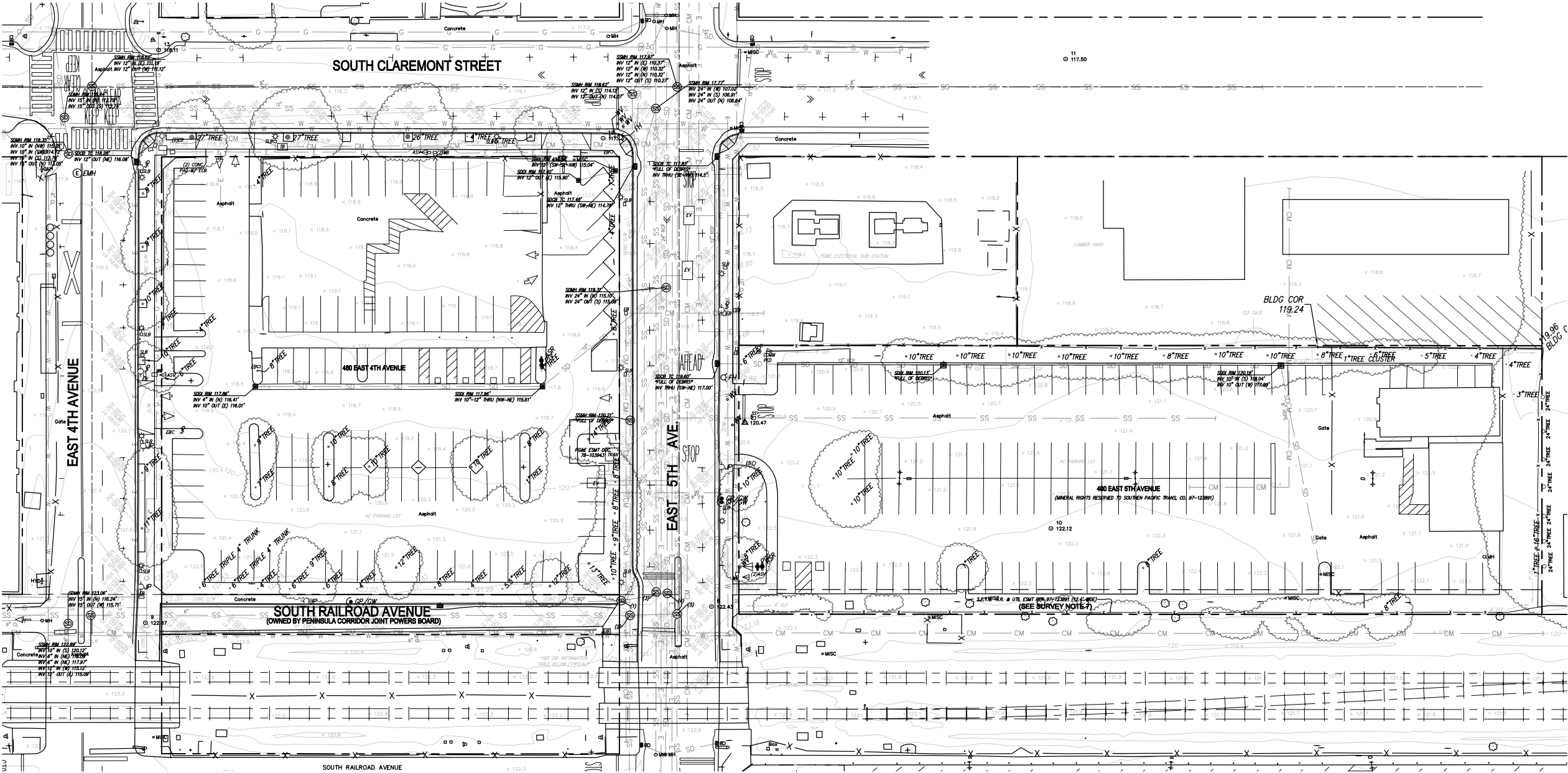
LEVEL 04-G

1" = 30'-0"



LEVEL 01-G

1" = 30'-0"



LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT
- CENTERLINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING COMMUNICATIONS
- EXISTING ELECTRICAL
- EXISTING GAS
- EXISTING FENCE
- EXISTING TREE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING STORM DRAIN INLET
- EXISTING SANITARY SEWER MANHOLE
- EXISTING ELECTROLIER
- EXISTING SIGN

ABBREVIATIONS

- AC ASPHALTIC CONCRETE
- ASR AUTO-SPRINKLER
- ASV ANTI-SIPHON VALVE
- BLDG COR BUILDING CORNER
- CLF CHAIN LINK FENCE
- COMM PED COMMUNICATIONS PEDESTAL
- CONC CONCRETE
- D/W DRIVEWAY
- EB ELECTRIC PULLBOX
- ECB ELECTRIC CABINET
- EMH ELECTRIC MANHOLE
- EV ELECTRIC VAULT
- FH FIRE HYDRANT
- FL FLOWLINE
- GP/GW GUY POLE/GUY WIRE
- INV INVERT
- JP JOINT POLE
- LG LIP OF GUTTER
- PIV PRESSURE INTAKE VALVE
- RMP SIDEWALK RAMP
- S/W SIDEWALK
- SDCB STORM DRAIN CATCH BASIN
- SDDI STORM DRAIN DRAIN INLET
- SDMH STORM DRAIN MANHOLE
- SLB STREET LIGHT BOX
- SSMH SANITARY SEWER MANHOLE
- TB COMMUNICATIONS PULLBOX
- TC TOP OF CURB
- TRAN TRANSFORMER
- UB UTILITY PULLBOX
- WB WATER PULLBOX
- WM WATER METER
- WV WATER VALVE

DIP INFORMATION

NO.	TYPE	RIM (ELV.)	INV NOTES
1	SD MH	122.54'	INV 12" IN (SW) 119.04' INV 12" IN (W) 118.60' INV 15" OUT (E) 118.47'
2	SS MH	122.71'	INV 15" IN (N) 115.79' INV 15" OUT (S) 115.71'
3	SS MH	122.25'	INV 12" IN (S) 107.99' INV 12" OUT (N) 107.95'
4	SD MH	122.38'	INV 15" IN (SW) 116.78' INV 24" IN (S) 115.68' INV 24" OUT (N) 115.56'
5	SS MH	122.75'	INV IN (N) 113.15' INV OUT (S) 112.93'

SURVEY NOTES

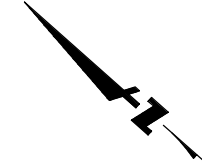
- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- DATES OF FIELD SURVEY: SEPTEMBER 28, 2018
- BENCHMARK: THE BENCHMARK USED FOR THIS SURVEY IS A CITY OF SAN MATEO BENCHMARK, BM 033-004, A RAM SET NAIL AND WASHER ON THE TOP OF CURB AT THE EASTERLY END OF NORTHEASTERLY RETURN AT THE INTERSECTION OF B STREET AND 5TH AVENUE, CITY OF SAN MATEO.

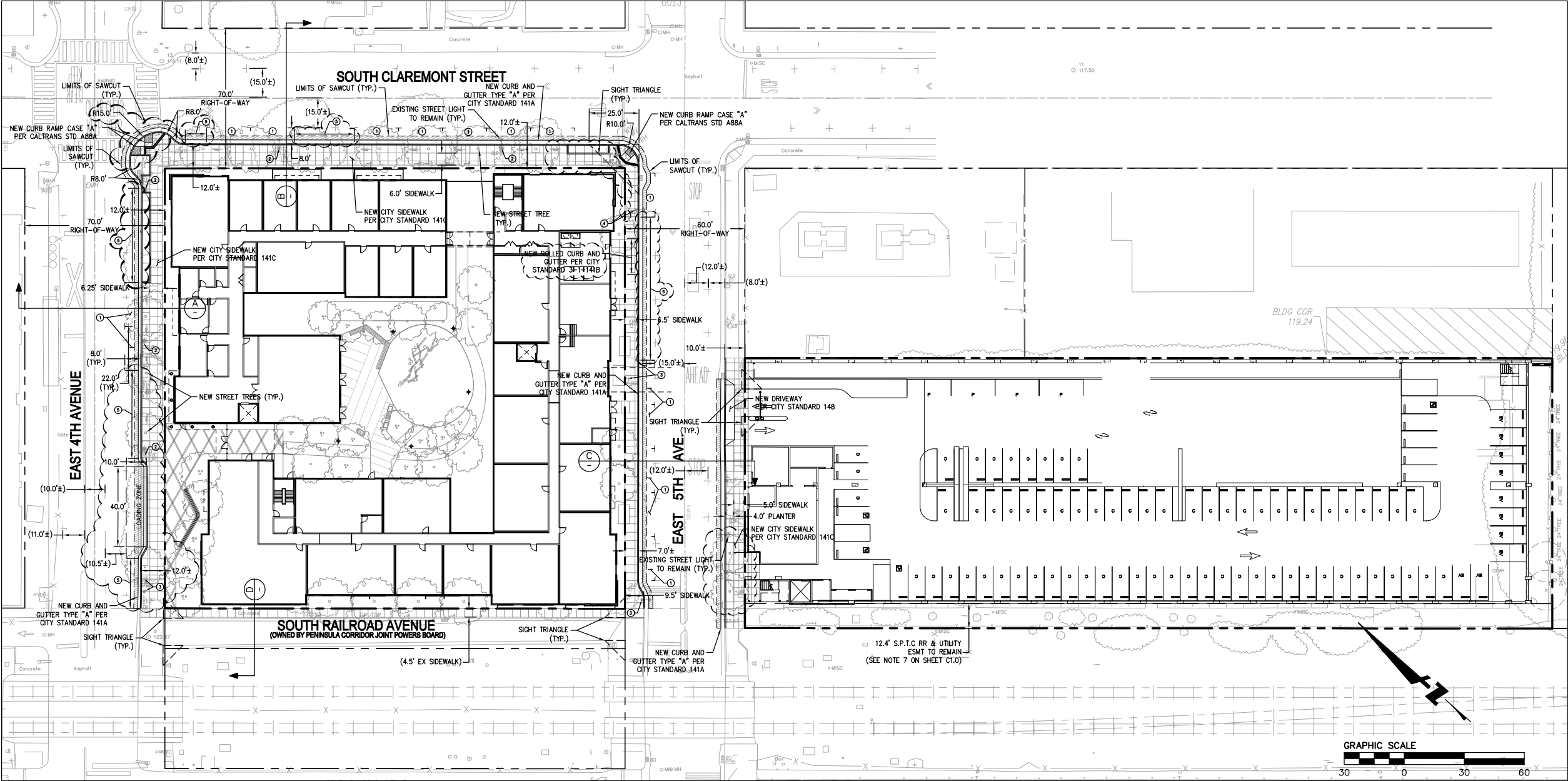
ELEV = 125.28 FEET (SAN MATEO DATUM +100 FEET)
- BASIS OF BEARINGS: THE BEARING OF N41°28'00"W ALONG THE CENTERLINE OF SOUTH DELAWARE STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED ON JULY 6, 1991 IN BOOK 19 OF LICENSED LAND SURVEYS AT PAGE 82, SAN MATEO COUNTY RECORDS, AND AS SHOWN HEREON, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
- AERIAL BASED TOPOGRAPHIC MAP SHOWN AS BACKGROUND TO THIS SURVEY PROVIDED BY 360 AERIAL SURVEYS DATED 08/31/18.
- BEARINGS AND DISTANCES ARE SHOWN AS PER THE RECORD; PM 324 VOLUME 64, PG. 53 AND PM 356 VOLUME 70, PG. 4.
- UNION PACIFIC HAS THE RIGHT TO OWN, CONSTRUCT, RECONSTRUCT, MAINTAIN, OPERATE, USE AND/OR REMOVE EXISTING AND/OR FUTURE RAILROAD, RAIL AND RAILROAD-RELATED EQUIPMENT, FACILITIES, TRANSPORTATION SYSTEMS, PIPELINES, COMMUNICATION SYSTEMS, LINES AND FACILITIES OF EVERY KIND AND NATURE.

SURVEYOR STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS ACT AT THE REQUEST OF MIDPEN HOUSING, INC. ON 11/08/2018.

David Darling NOVEMBER 8, 2018
SIGNATURE DATE
SURVEYOR L.S. 7625
TITLE LICENSE #





LEGEND

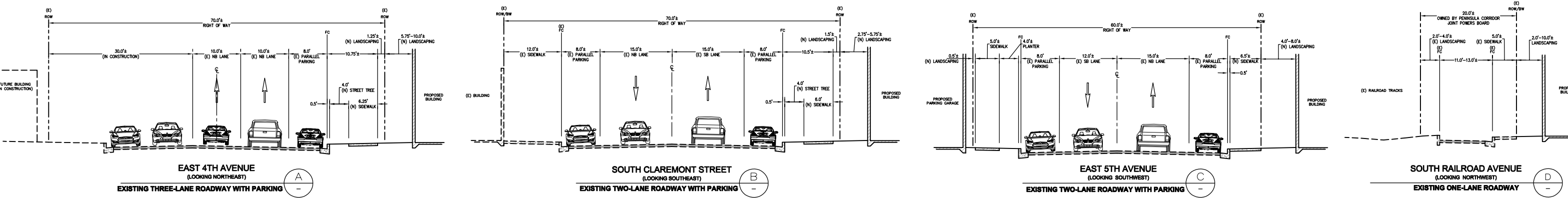
PROPERTY LINE	---
ADJACENT LOT LINE	---
STREET CENTER LINE	---
VERTICAL CURB AND GUTTER	---
ROLLED CURB AND GUTTER	---
AC DEEP LIFT	---
SAWCUT LINE	---
NEW CONCRETE PAVING	---

KEYNOTES

- ① STANDARD 8' x 22' PARALLEL PARKING STALL
- ② EXISTING STREET LIGHT TO REMAIN
- ③ RELOCATED EXISTING STREET LIGHT
- ④ EXISTING MEMORIAL STREET LIGHT TO BE PROTECTED, SALVAGED, AND RELOCATED IN SIMILAR LOCATION OUTSIDE PATH OF TRAVEL
- ⑤ PAINTED RED CURB - NO PARKING

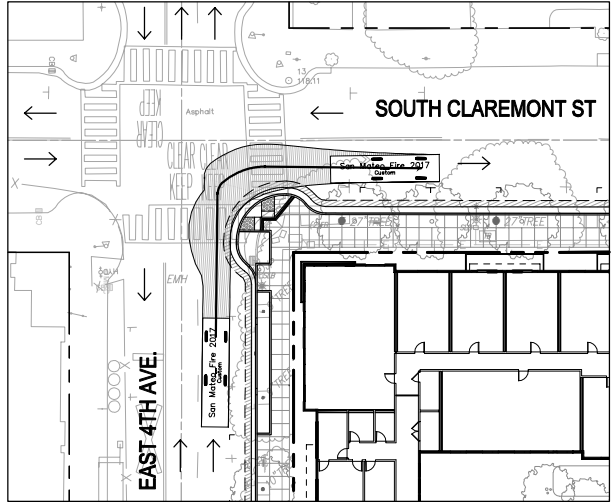
NOTES

- 1. PEDESTRIAN AND BICYCLIST IMPROVEMENTS SHALL BE CLARIFIED DURING CONDITIONS OF APPROVAL.
- 2. POTENTIAL PEDESTRIAN AND BICYCLIST IMPROVEMENTS INCLUDE IMPLEMENTATION OF SIGNAGE AND STREET MARKINGS FOR A BICYCLE BOULEVARD ON S. CLAREMONT STREET, PEDESTRIAN CROSSING IMPROVEMENTS ON E. 5TH AVENUE/S. CLAREMONT STREET, AND AN ADDITIONAL BIKE LANE ON E. 5TH AVENUE, PENDING RESULTS OF THE TRAFFIC IMPACT ANALYSIS.
- 3. SEE FIRE TRUCK TURNING AND LOADING ZONE PARKING MOVEMENTS ON SHEET C2.1.

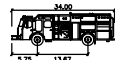


PROPOSED SECTIONS

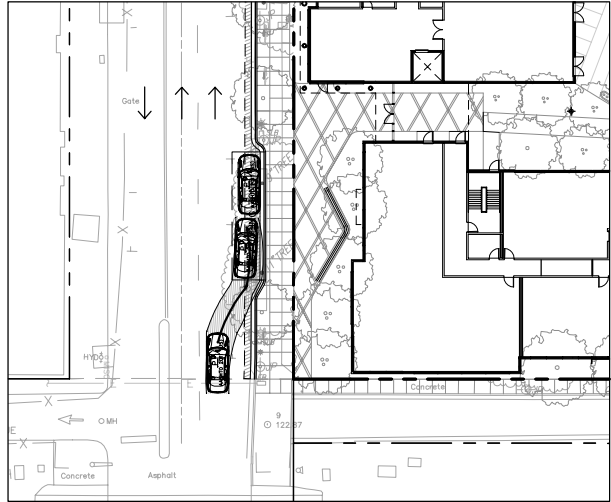
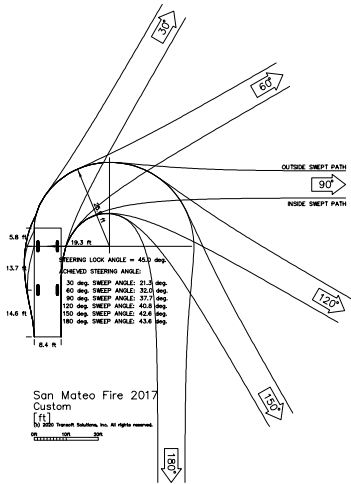
NOT TO SCALE



**FIRETRUCK TURNING MOVEMENT -
EAST 4TH AVE. & SOUTH CLAREMONT ST.**
SCALE: 1"=30'



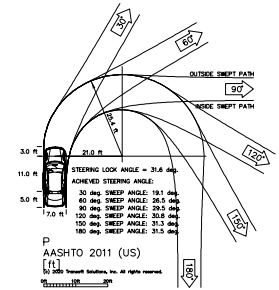
San Mateo Fire 2017
feet
Width : 5.75
Length : 34.00
Height : 13.67
Look to Look Time : 8.50
Steering Angle : 45.0

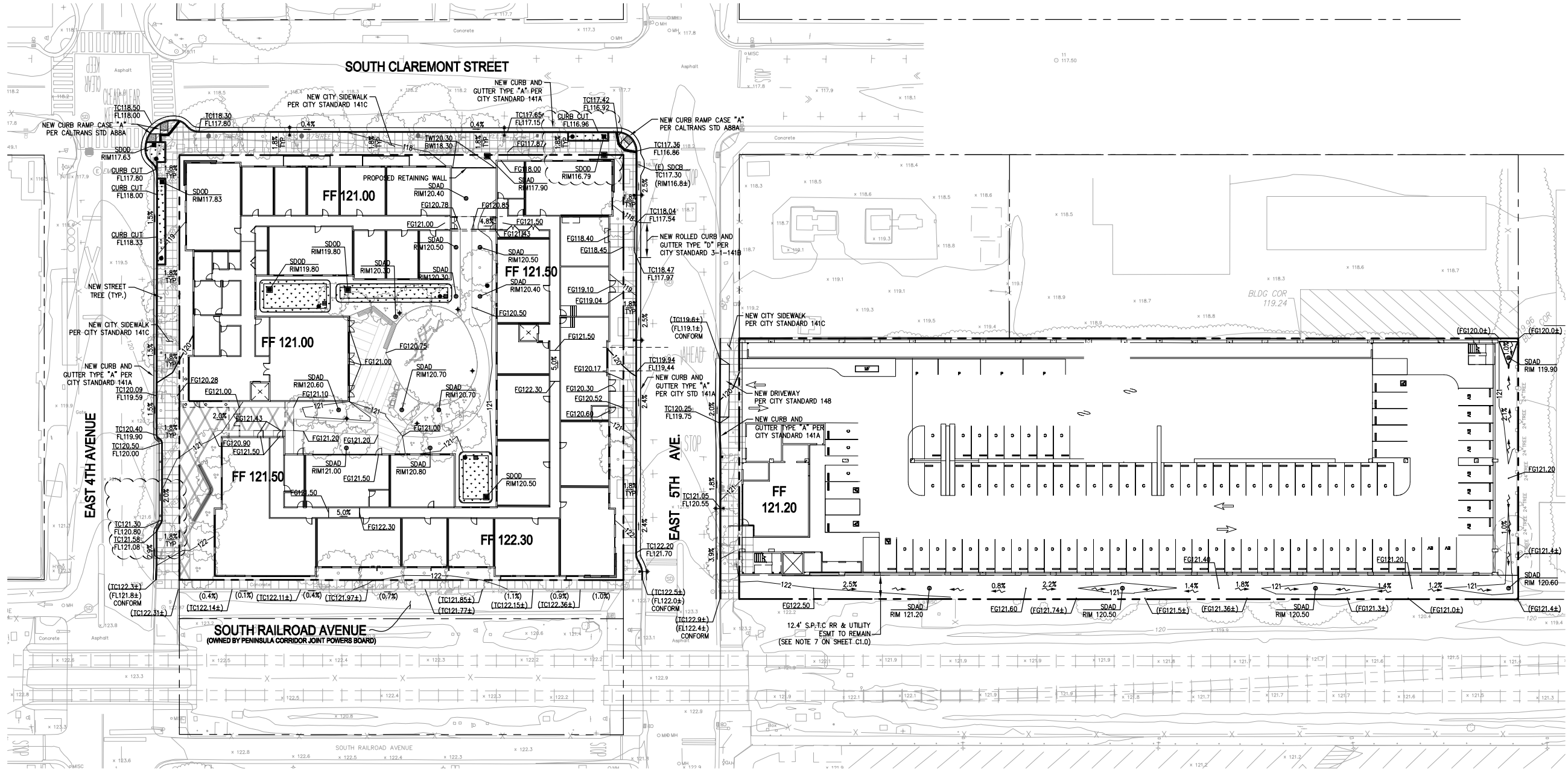


**PASSENGER CAR PARKING MOVEMENT -
EAST 4TH AVE. LOADING ZONE**
SCALE: 1"=30'



San Mateo Fire 2017
feet
Width : 5.00
Length : 18.00
Height : 11.00
Look to Look Time : 8.50
Steering Angle : 45.0



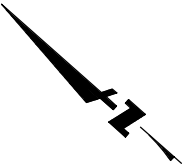


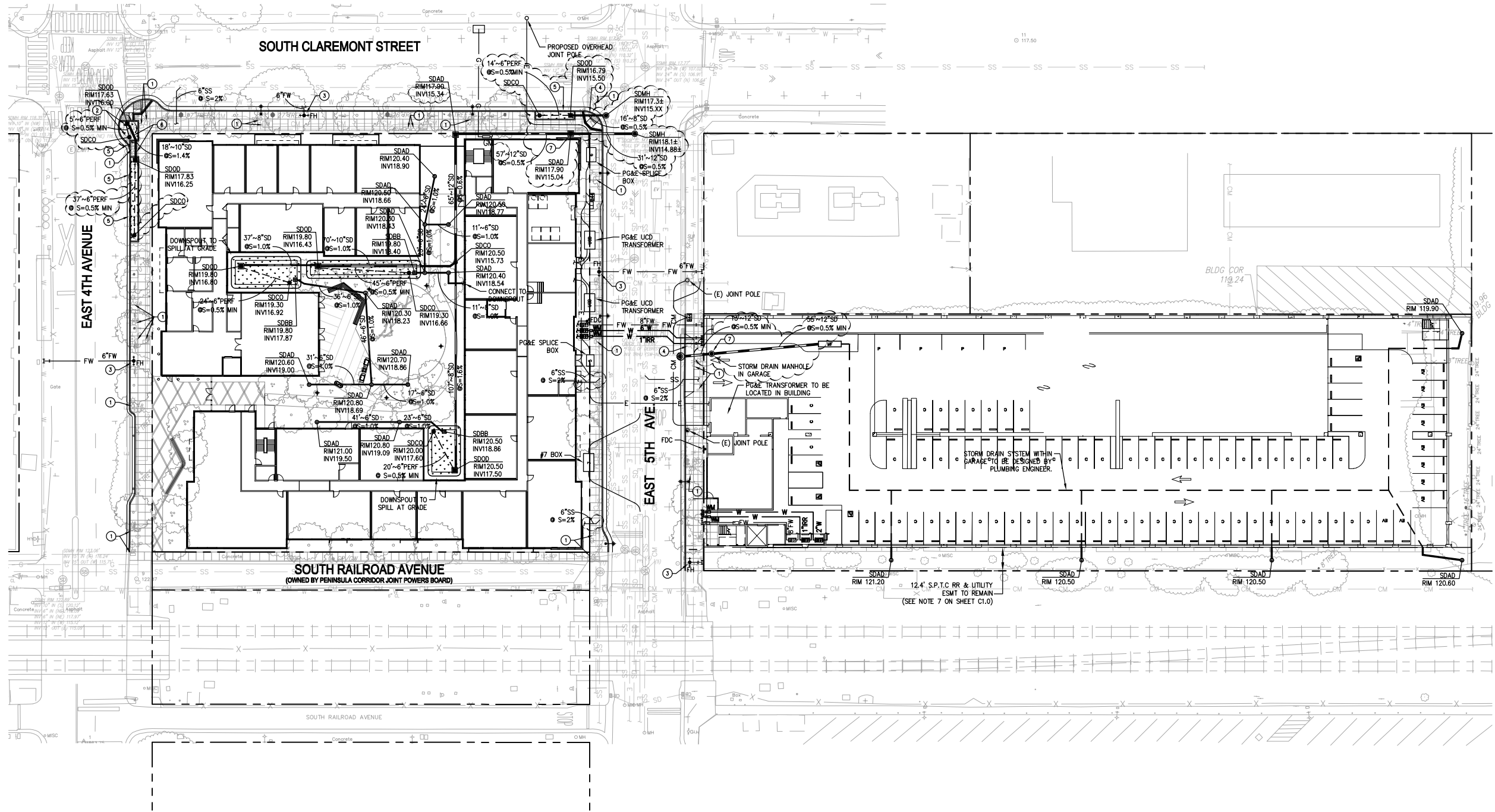
LEGEND

SOFTSCAPE	HARDSCAPE	SLOPE DIRECTION
TC50.50		PROPOSED SPOT GRADE
PV50.00		EXISTING SPOT GRADE
(TC50.50±)		OVERFLOW DRAIN RISER
(PV50.00±)		STORM DRAIN AREA DRAIN
OFR		STORM DRAIN CATCH BASIN
SDAD		
SDCB		

GRADING ESTIMATE

CUT: 7,650 CY
FILL: 600 CY



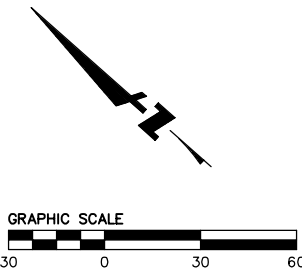


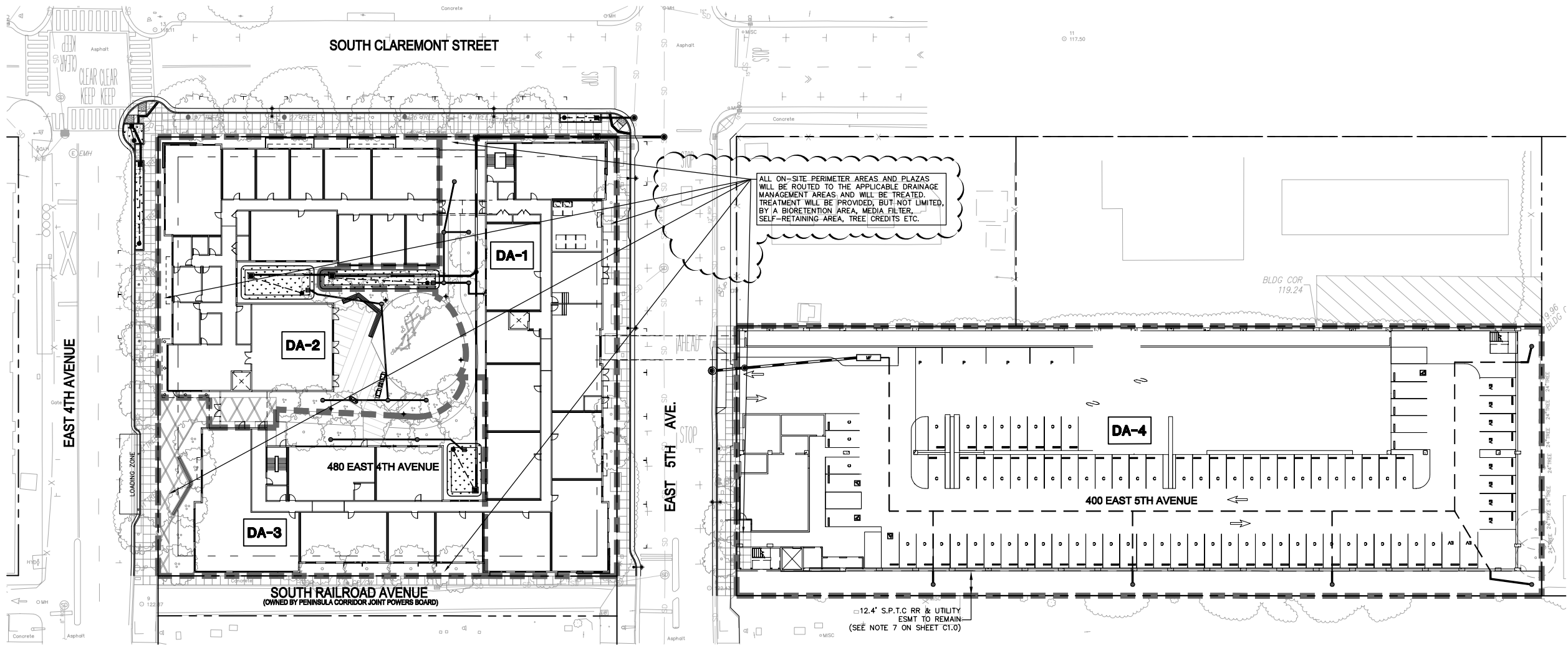
LEGEND

- SS SANITARY SEWER LINE
- SDM STORM DRAIN LINE
- W DOMESTIC WATER LINE
- FW FIRE WATER LINE
- E ELECTRICAL LINE
- CM COMMUNICATIONS LINE
- G GAS LINE
- SDOD/SDOI STORM DRAIN OVERFLOW DRAIN / DROP INLET
- SDAD STORM DRAIN AREA DRAIN
- SDCB STORM DRAIN CATCH BASIN
- WM WATER METER
- WV WATER VALVE
- BFP BACKFLOW PREVENTER
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- EV ELECTRICAL VAULT
- GM GAS METER
- BIORETENTION AREA
- MF MEDIA FILTER

KEY NOTE

- EXISTING UTILITY STRUCTURE TO BE ADJUSTED TO NEW FINISH GRADE
- REMOVE EXISTING CATCH BASIN STRUCTURE AND CONNECT TO EXISTING OUTLET STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- REMOVE EXISTING FIRE HYDRANT
- CURB CUT
- STORM DRAIN LINE TO BE ENCASED IN CONCRETE TO PROTECT FROM LOW FINISH GRADE COVER
- AS A CONDITION OF APPROVAL, A TRASH CAPTURE DEVICE, AT MINIMUM, WILL BE REQUIRED AT THE LAST PRIVATE STORM OUTLET RIGHT BEFORE ENTERING PUBLIC RIGHT-OF-WAY. TRASH CAPTURE SHALL MEET THE STATE WATER RESOURCES CONTROL BOARD DEFINITION OF FULL CAPTURE SYSTEM. REFER TO MUNICIPAL CODE 7.39.10.





LEGEND



DRAINAGE AREA BOUNDARY



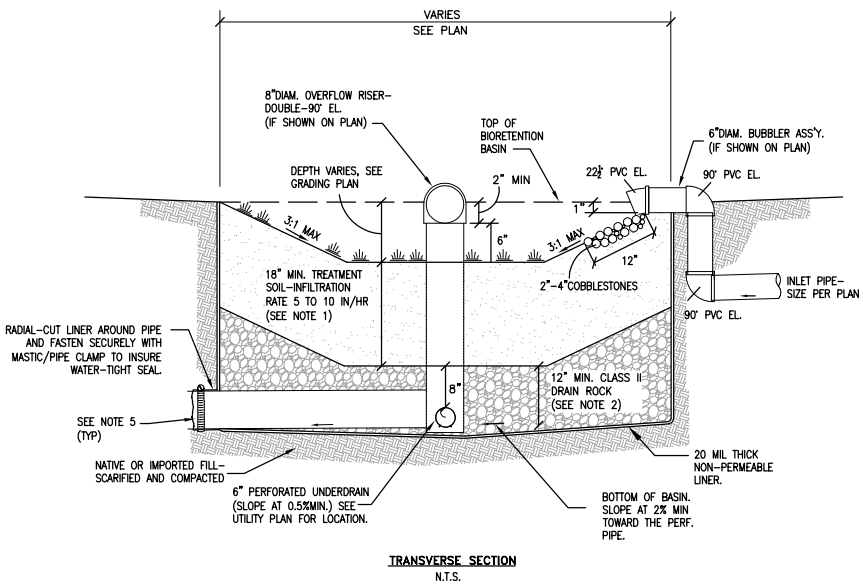
MEDIA FILTER



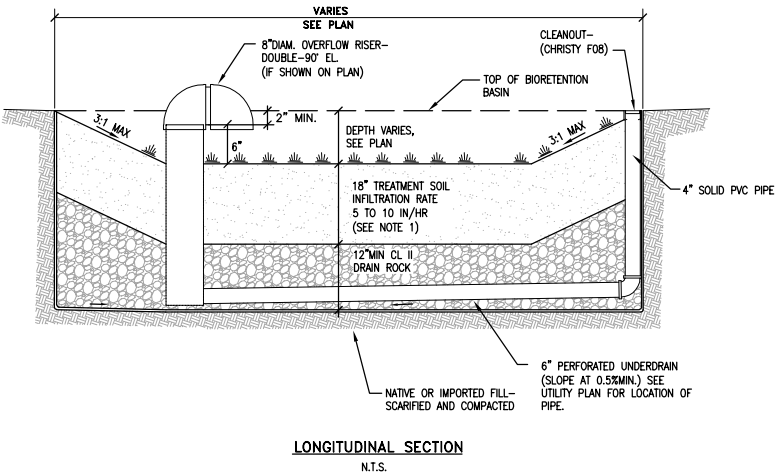
BIORETENTION TREATMENT AREA

NOTES

1. TREATMENT SOIL MIX SHALL MEET REQUIREMENTS AS SPECIFIED IN THE SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM C.3 STORMWATER HANDBOOK DATED 2014 IN APPENDIX K.
2. THE BIOTREATMENT SOIL MIX USED IN ALL BIORETENTION AREAS SHALL COMPLY WITH THE SPECIFICATIONS IN ATTACHMENT L OF THE RWQCB MUNICIPAL REGIONAL PERMIT. IF THE BIOTREATMENT SOIL MIX SUPPLIER IS INCLUDED ON SCVURPPP'S "BIOTREATMENT SOIL MIX SUPPLIER LIST" (SUPPLIER LIST), A BIOTREATMENT SOIL MIX SUPPLIER CERTIFICATION STATEMENT (CERTIFICATION STATEMENT) SHALL BE COMPLETED BY THE SUPPLIER AND SUBMITTED TO THE CITY/PROJECT ENGINEER A MINIMUM OF 14 DAYS PRIOR TO DELIVERY OF THE MATERIAL TO THE JOB SITE. IF THE BIOTREATMENT SOIL MIX SUPPLIER IS NOT INCLUDED ON THE SUPPLIER LIST, A BIOTREATMENT SOILS MIX VERIFICATION CHECKLIST (VERIFICATION CHECKLIST) SHALL BE COMPLETED BY THE SUPPLIER AND SUBMITTED TO THE CITY/PROJECT ENGINEER A MINIMUM OF 14 DAYS PRIOR TO DELIVERY OF THE MATERIAL TO THE JOB SITE. COPIES OF THE SUPPLIER LIST, CERTIFICATION STATEMENT AND VERIFICATION CHECKLIST CAN BE DOWNLOADED FROM THE COUNTYWIDE PROGRAM'S WEBSITE AT [HTTP://WWW.FLOWSTOBAY.ORG/NEWDEVELOPMENT](http://www.flowstobay.org/newdevelopment)
3. PERMEABLE DRAIN ROCK SHALL BE CLASS II, PER CALTRANS STANDARD SECTION 68-1.025. THE MATERIAL SHALL BE WASHED AND FREE FROM CLAY OR ORGANIC MATERIAL.
4. PERFORATED PIPE SHALL BE SOLVENT WELD PVC SDR 35 (OR APPROVED EQUAL) WITH PERFORATIONS FACED DOWN. LOCATION OF THE PIPE VARIES, SEE PLAN.
5. FOR ANY LINER PENETRATIONS, RADIAL-CUT THE LINER FOR PIPE. MASTIC AND SEAL WITH PIPE CLAMP TO INSURE WATER-TIGHT SEAL.

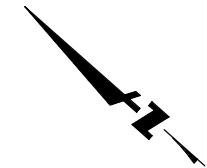


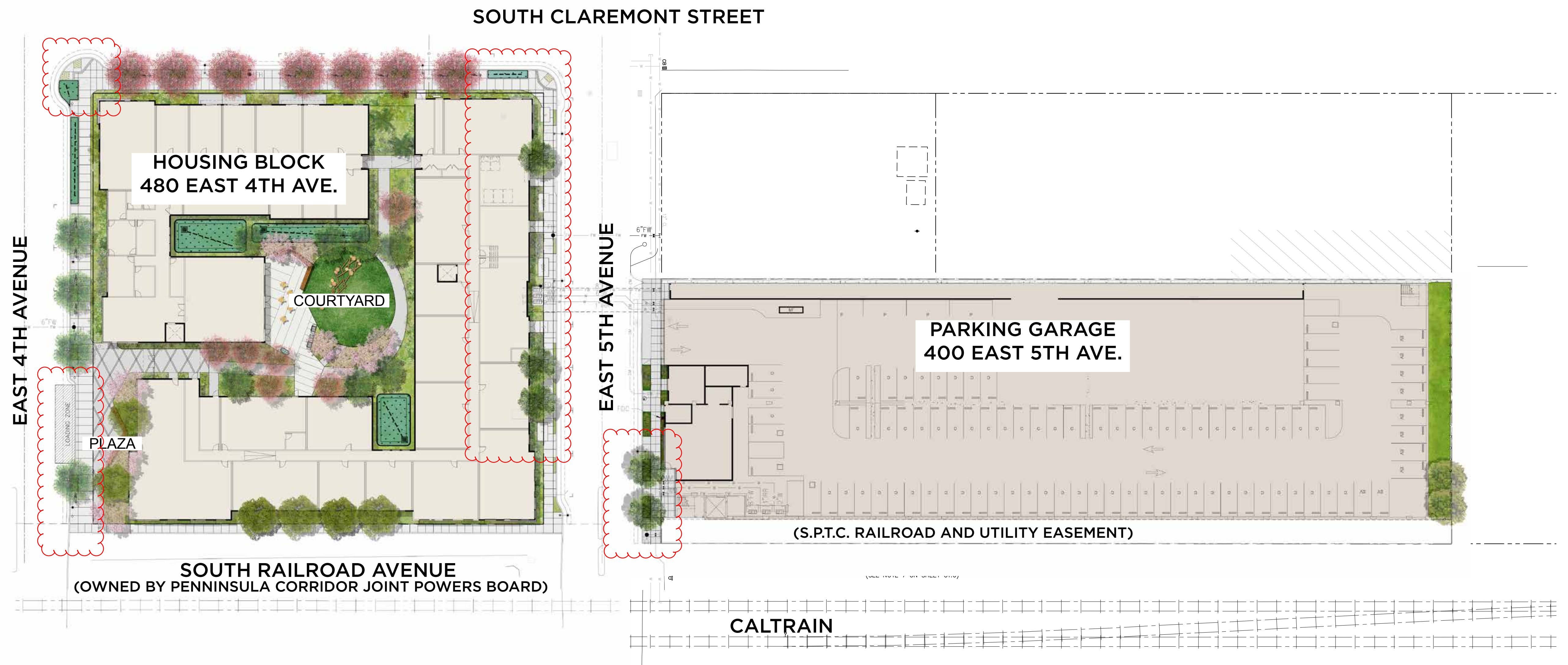
TYPICAL BIORETENTION AREA
N.T.S.



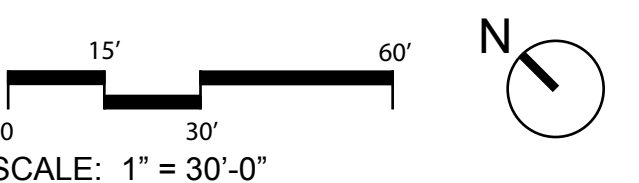
DRAINAGE AREA	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS SURFACE (SQ. FT.)	PERVIOUS SURFACE x 0.1 (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS AREA (SQ. FT.)	EFFECTIVE IMPERVIOUS AREA (SQ. FT.)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY (FLOW AND/OR VOLUME GENERATED)		PROPOSED TREATMENT CONTROLS
								REQUIRED (SQ. FT.)	PROVIDED (SQ. FT.)	
DA-1	17,535	3,809	381	LANDSCAPE	13,726	14,107	ROOF CONCRETE	564	565	BIORETENTION AREA
DA-2	19,463	4,833	483	LANDSCAPE	14,630	15,113	ROOF CONCRETE	605	605	BIORETENTION AREA
DA-3	13,589	3,032	303	LANDSCAPE	10,557	10,860	ROOF CONCRETE	434	443	BIORETENTION AREA
DA-4	54,473	6,646	665	LANDSCAPE	47,827	48,497	CONCRETE	0.19 CFS	0.70 CFS	MECHANICAL TREATMENT (MEDIA FILTER) DEVICE FLOW RATE-0.20 CFS

LID TREATMENT AREA SUMMARY			
NON-LID TREATMENT AREA	47,827 SF	PERCENTAGE (65% ALLOWED)	55%
LID TREATMENT AREA	38,913 SF	PERCENTAGE	45%

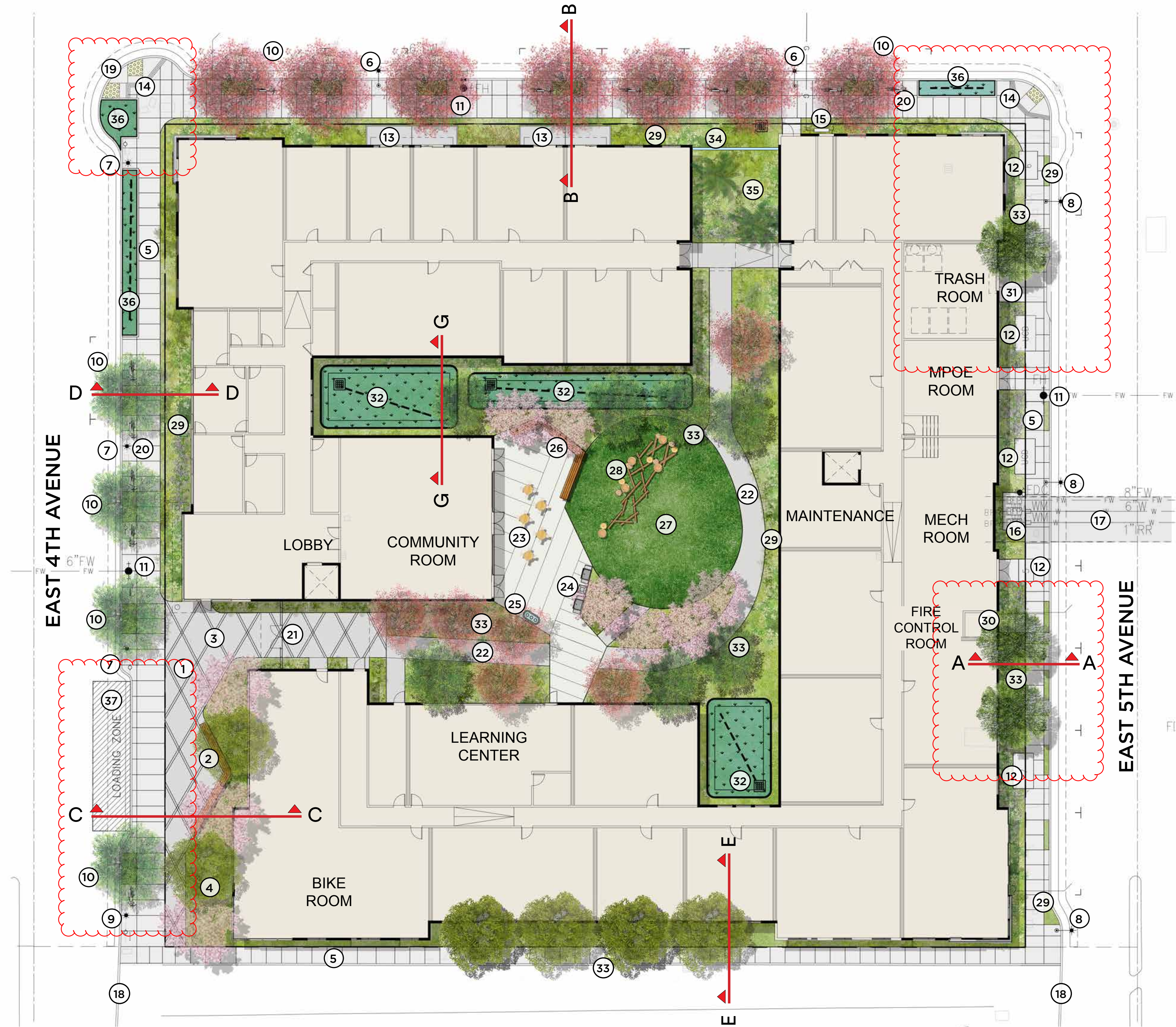




LANDSCAPE ARCHITECT:
 MILLER COMPANY LANDSCAPE ARCHITECTS
 PROJECT MANAGER: MAYA NAGASAKA
 ADDRESS: 1585 FOLSOM STREET, SAN FRANCISCO, CA 94131
 PHONE: (415) 252-7299



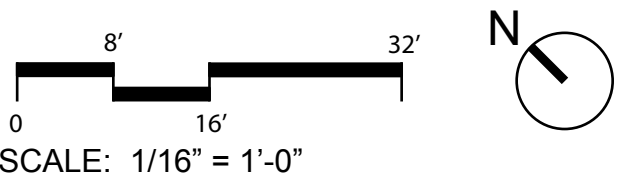
SOUTH CLAREMONT STREET

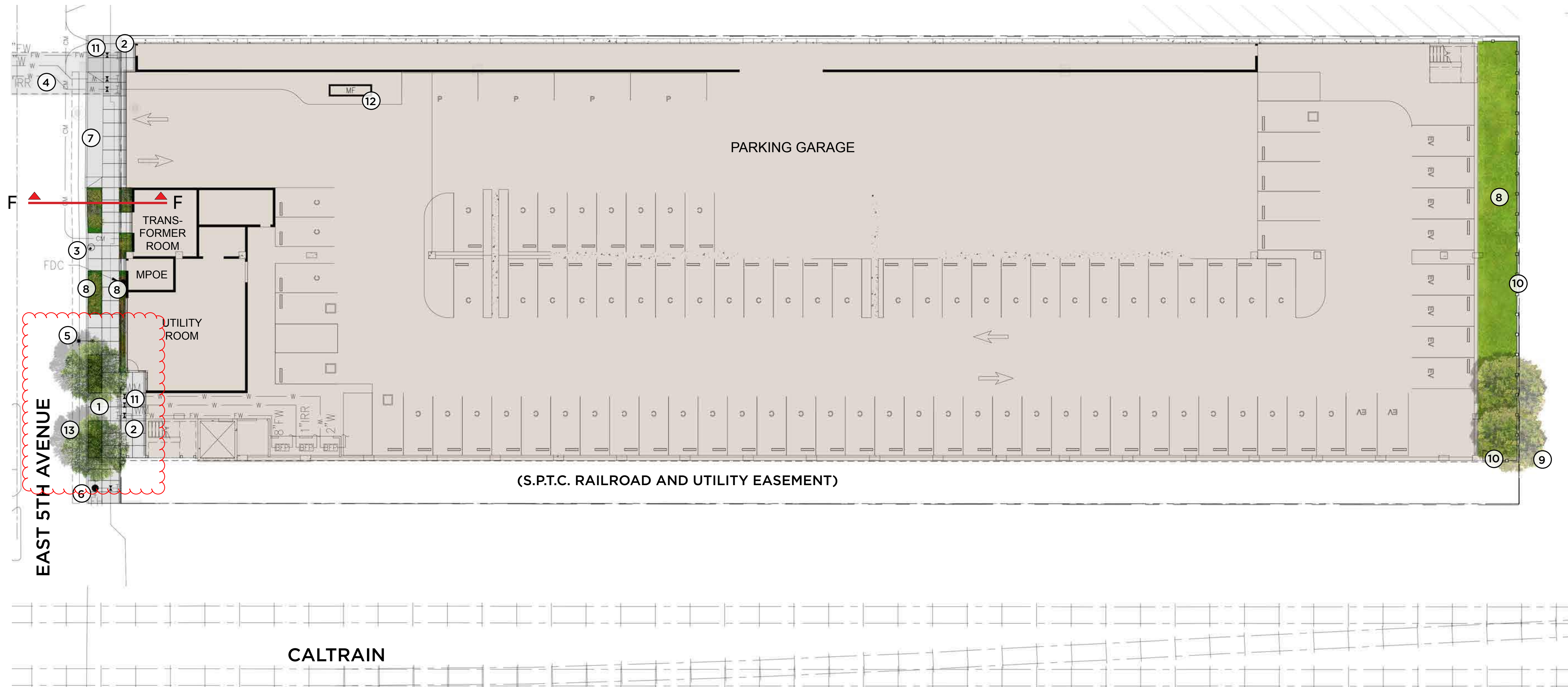


SOUTH RAILROAD AVENUE
(OWNED BY PENINSULA CORRIDOR JOINT POWERS BOARD)

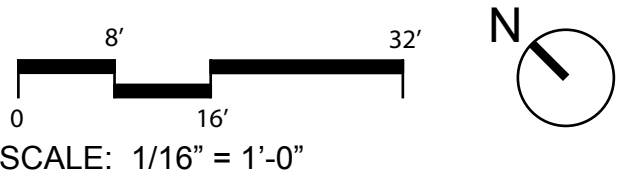
LEGEND

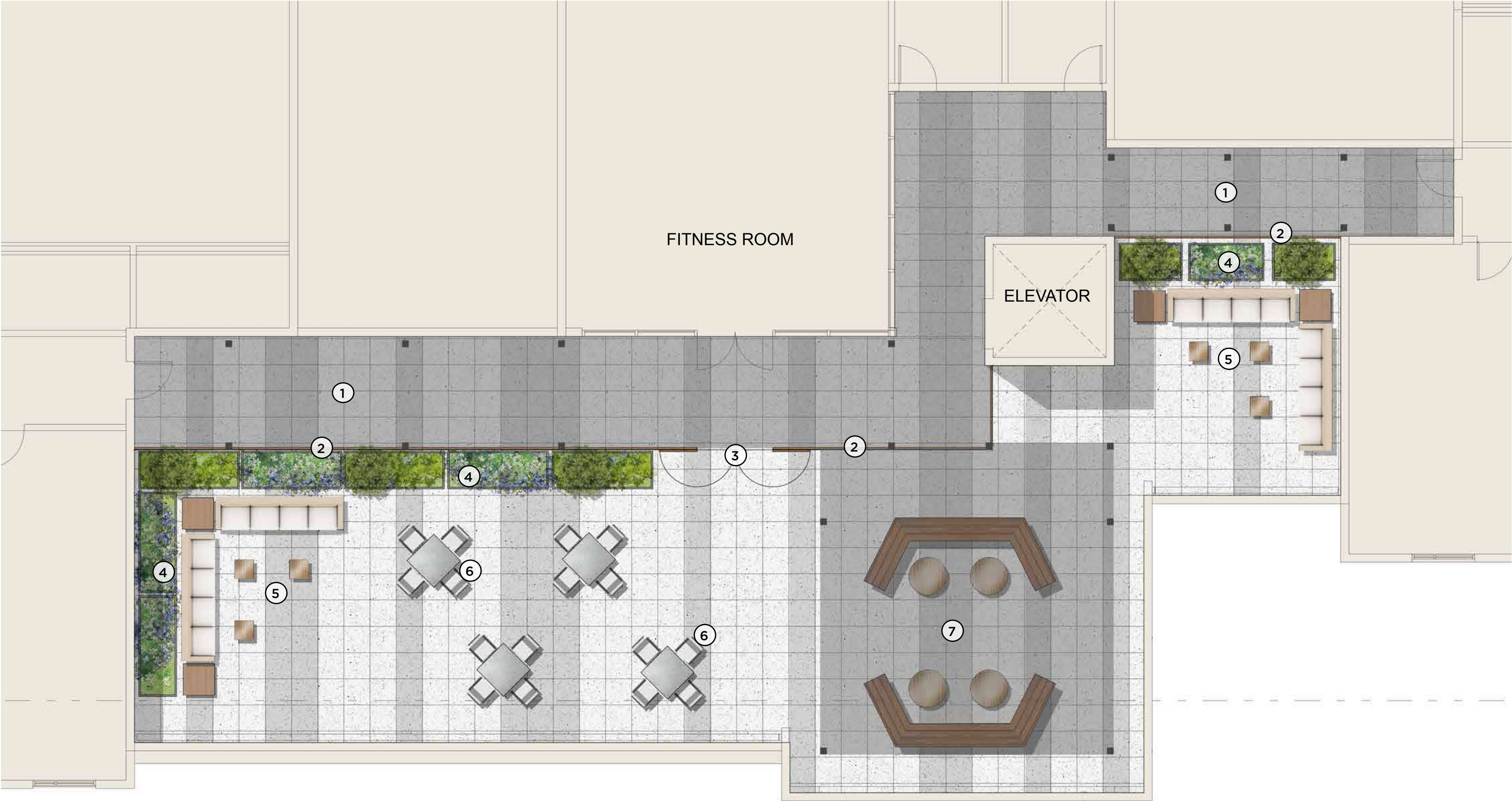
- 1. PUBLIC PLAZA
- 2. PUBLIC SEATING AREA AT PLAZA
- 3. CONCRETE PAVING WITH SCORE PATTERN
- 4. NATIVE PLANTING GARDEN W/ FLOWERING TREES
- 5. CONCRETE SIDEWALK PAVING
- 6. EXISTING STREET LIGHT POLE
- 7. EXISTING PEDESTRIAN LIGHT POLE
- 8. RELOCATED EXISTING STREET LIGHT POLE
- 9. RELOCATED EXISTING PEDESTRIAN LIGHT POLE
- 10. STREET TREE
- 11. FIRE HYDRANT
- 12. TRANSFORMER / PG&E VAULT
- 13. PATIO
- 14. CURB RAMP
- 15. GAS METER
- 16. BACKFLOW PREVENTORS
- 17. PEDESTRIAN BRIDGE ABOVE
- 18. EMERGENCY VEHICLE ACCESS
- 19. SIDEWALK BULBOUT
- 20. CLASS II SHORT TERM BIKE PARKING (TOTAL 12 BIKE RACKS)
- 21. ENTRY GATE
- 22. CONCRETE WALKWAY IN COURTYARD
- 23. COURTYARD OUTDOOR SPACE WITH MOVABLE FURNITURE
- 24. CHARCOAL BBQ GRILL AND COAL COLLECTOR
- 25. TRASH RECEPTACLE
- 26. COURTYARD SEATING AREA WITH WOOD BENCH
- 27. LAWN AREA WITH SYNTHETIC GRASS
- 28. NATURE BASED PLAY AREA
- 29. PLANTING AREA W/ NATIVE AND DROUGHT TOLERANT PLANTS
- 30. ACCESS TO FIRE CONTROL ROOM
- 31. TRASH STAGING AREA
- 32. BIOSWALE
- 33. TREES IN COURTYARD AND ONSITE PERIMETER
- 34. GLASS WALL
- 35. COVERED PLANTING AREA
- 36. BIORETENTION PLANTER
- 37. 10' x 40' LOADING ZONE



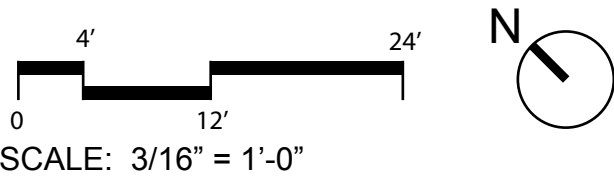


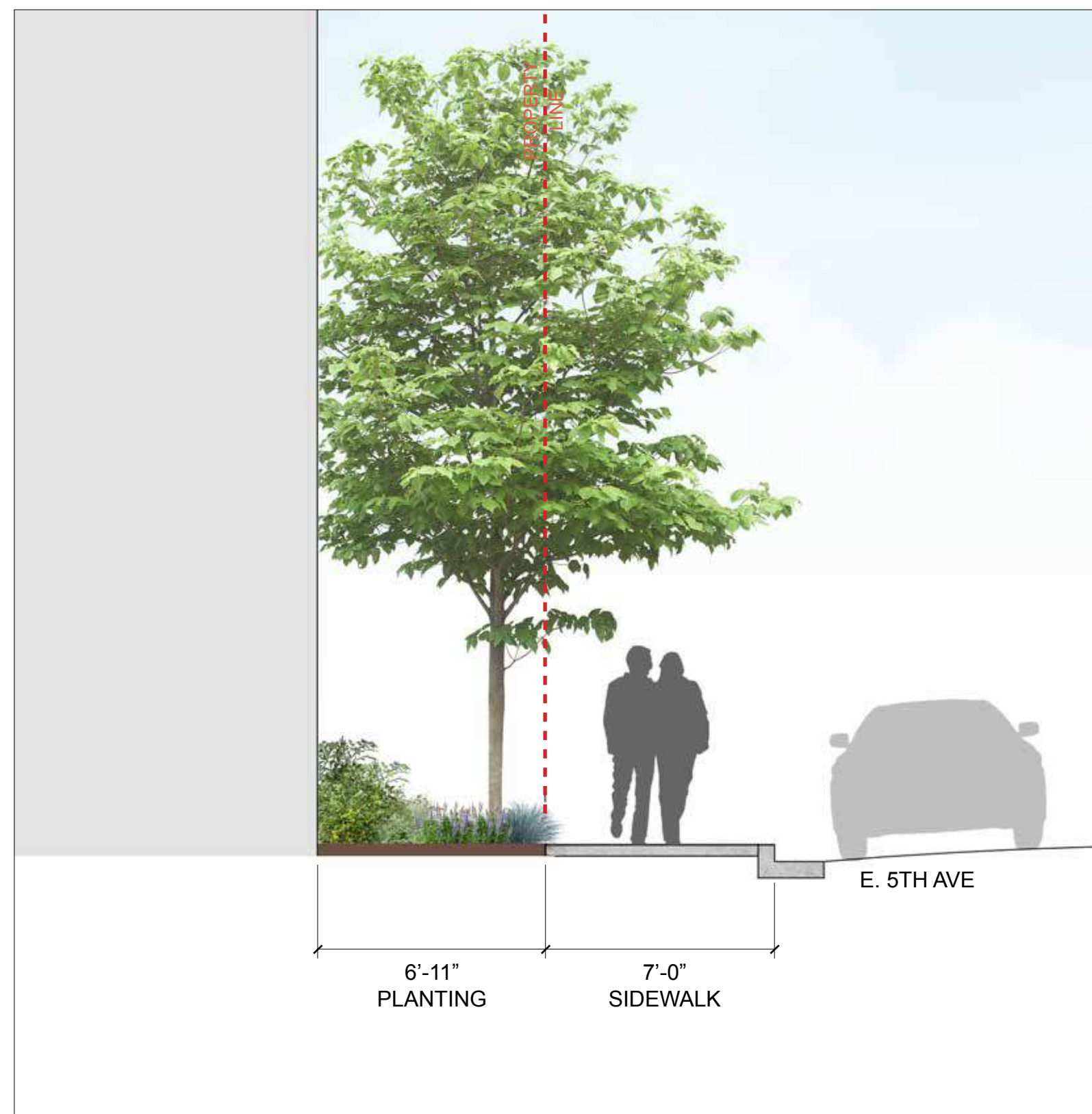
- LEGEND
- 1. CONCRETE SIDEWALK PAVING
 - 2. PEDESTRIAN GARAGE ENTRY
 - 3. EXISTING JOINT POLE
 - 4. PEDESTRIAN BRIDGE ABOVE
 - 5. EXISTING STREET LIGHT POLE
 - 6. FIRE HYDRANT
 - 7. DRIVEWAY
 - 8. PLANTING AREA
 - 9. EXISTING OAK TREES W/ GRAVEL MULCH
 - 10. 8'-0" HIGH WELDED WIRE PANEL SECURITY FENCE AND ACCESS GATE
 - 11. WATER METERS
 - 12. MECHANICAL FILTER FOR STORMWATER TREATMENT
 - 13. STREET TREES



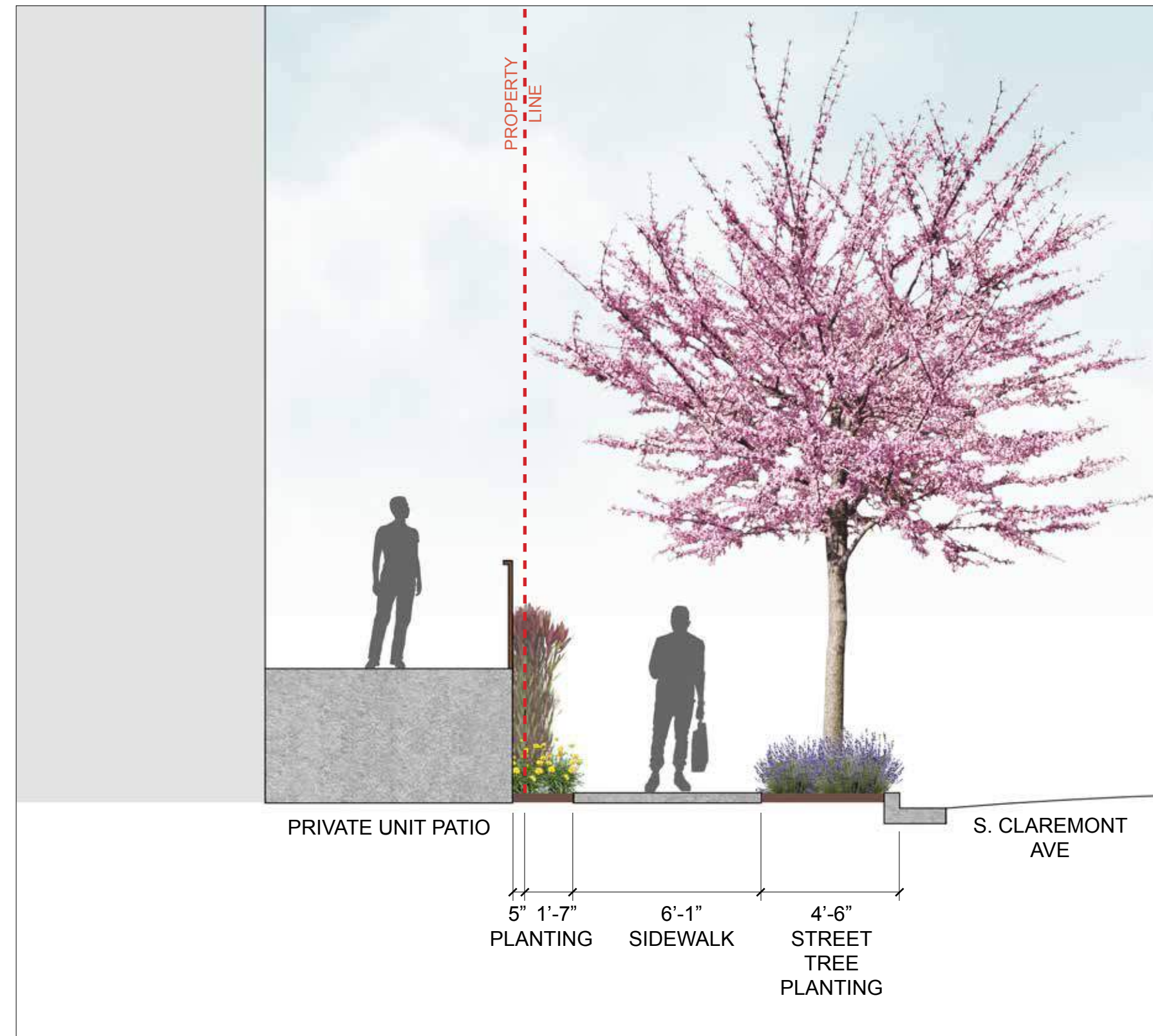


- LEGEND
- 1. OUTDOOR BREEZE WAY
 - 2. 42" HIGH PERFORATED METAL FENCE
 - 3. DOUBLE GATE
 - 4. RAISED PLANTERS
 - 5. LOUNGE SEATING AREA
 - 6. CAFE TABLES AND CHAIRS
 - 7. OVERHEAD TRELLIS AT GATHERING SPACE

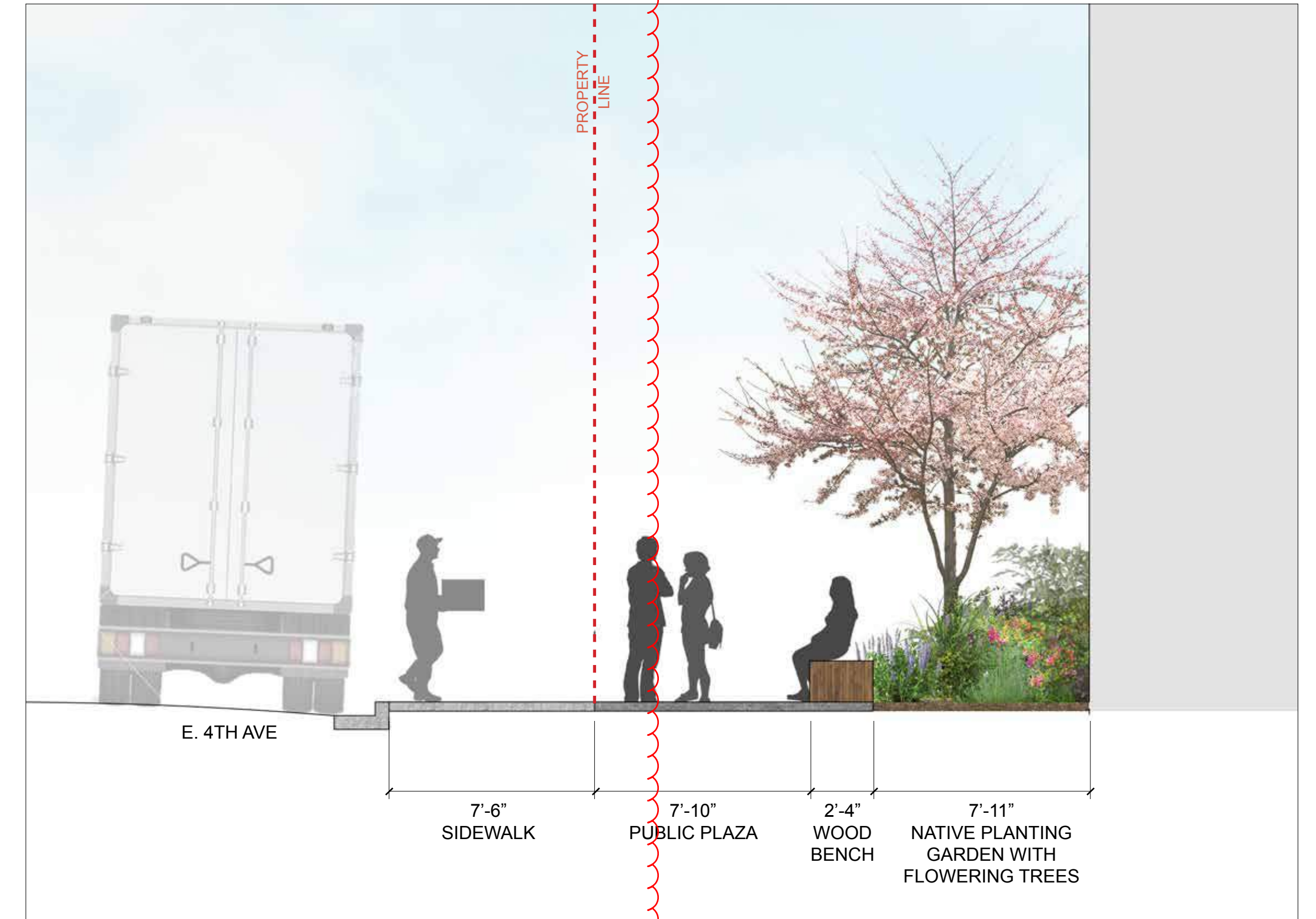




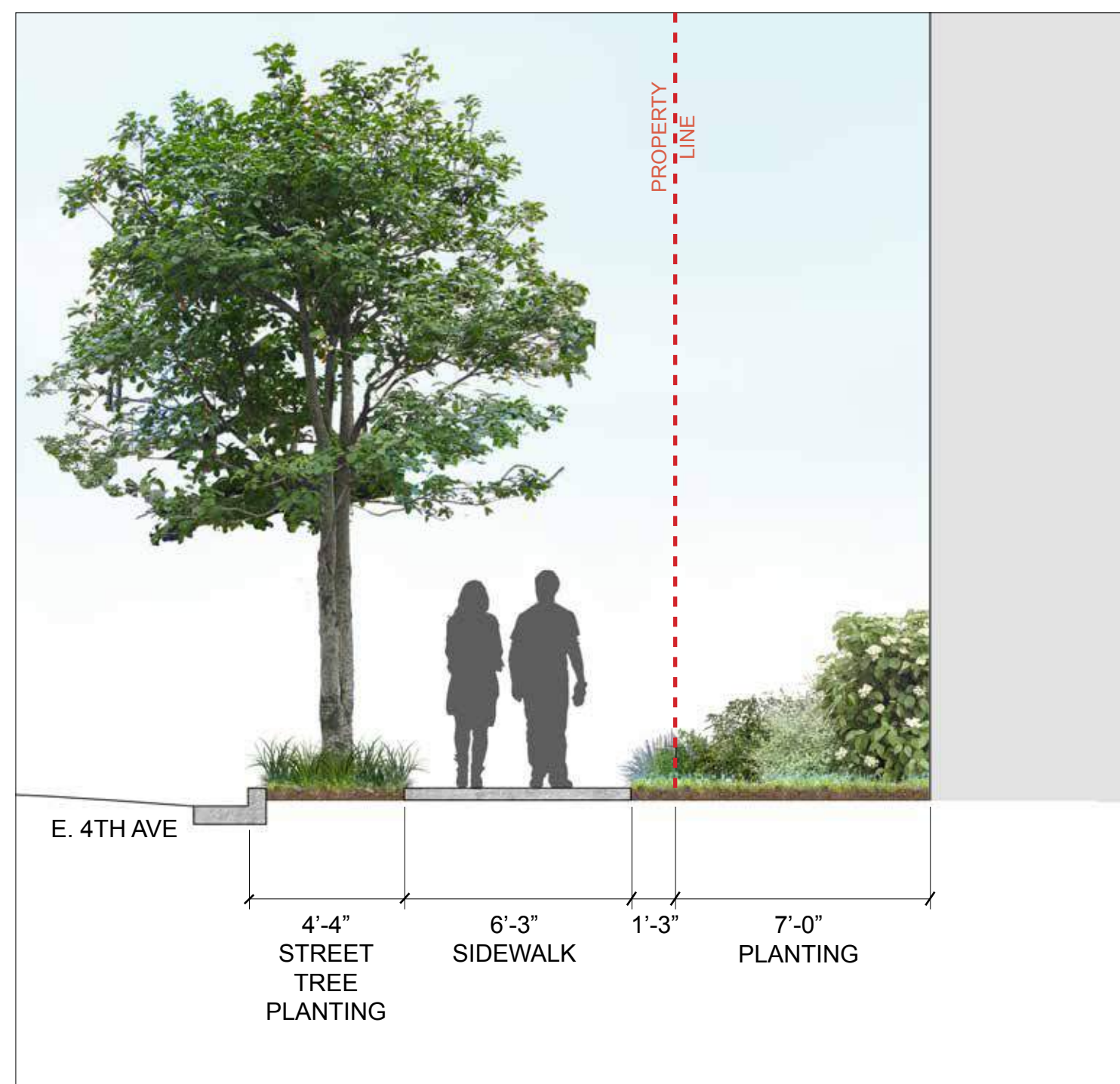
SECTION A-A: EAST 5TH AVENUE AT HOUSING LOT



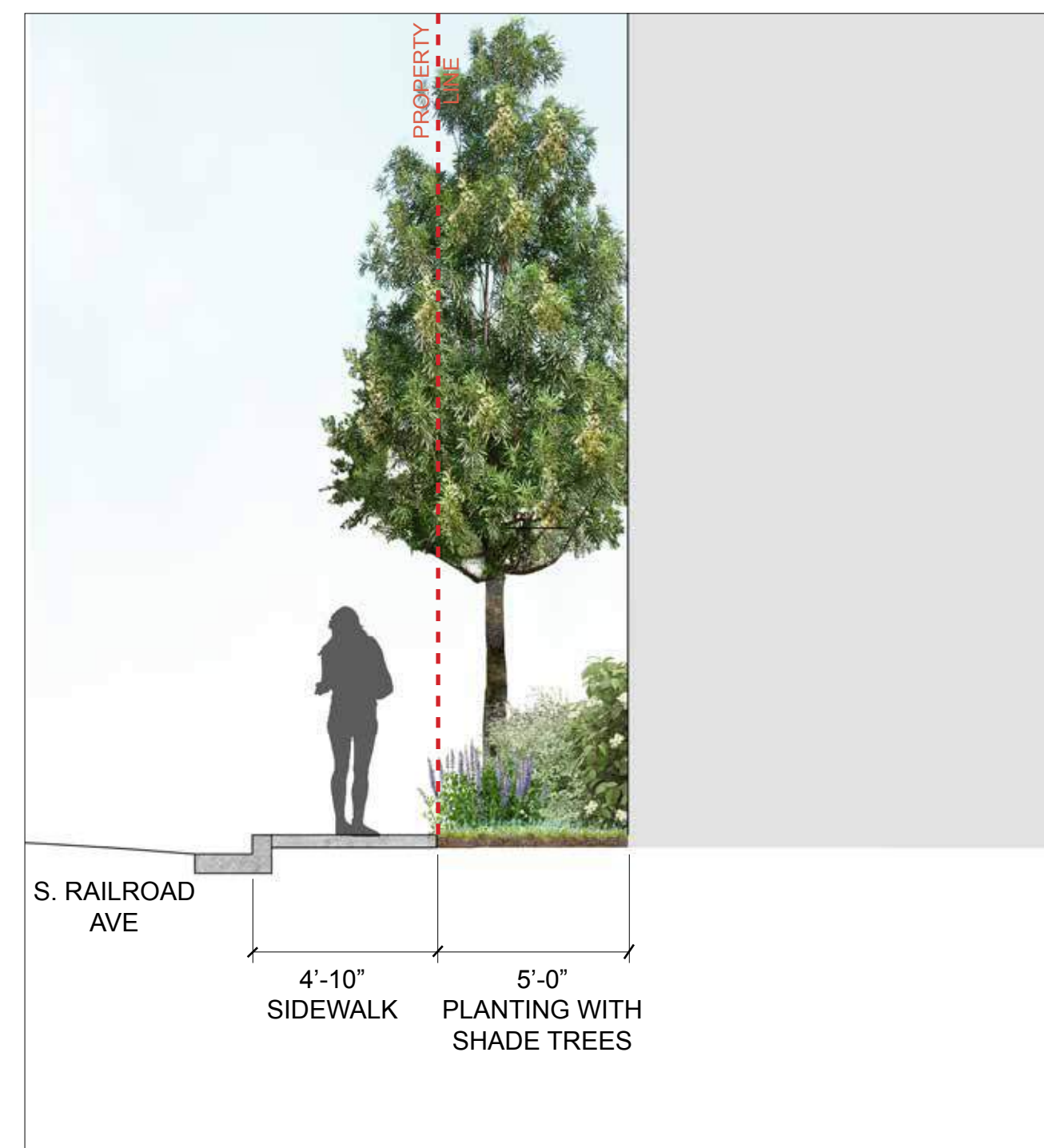
SECTION B-B: SOUTH CLAREMONT STREET



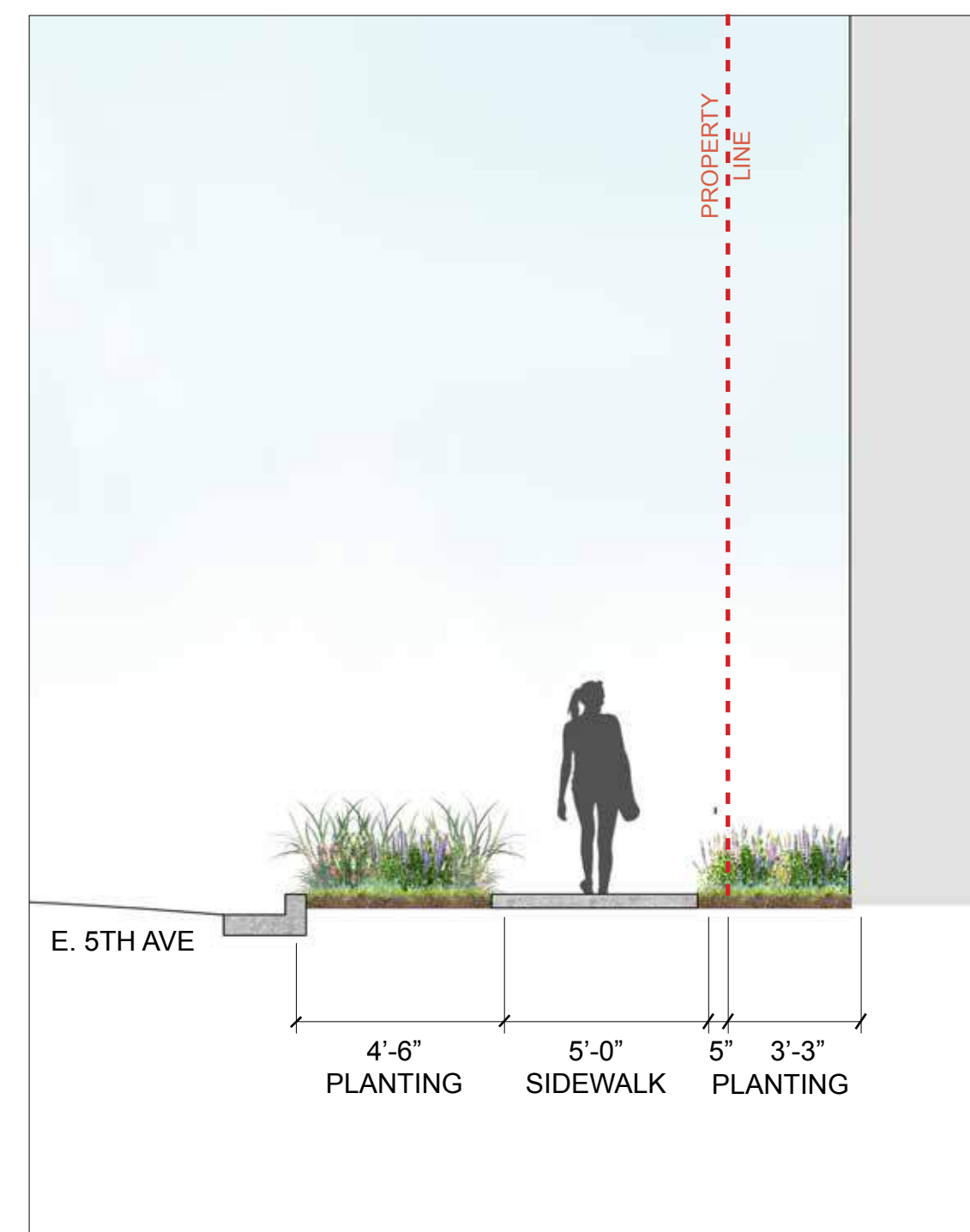
SECTION C-C: EAST 4TH AVENUE AT PLAZA



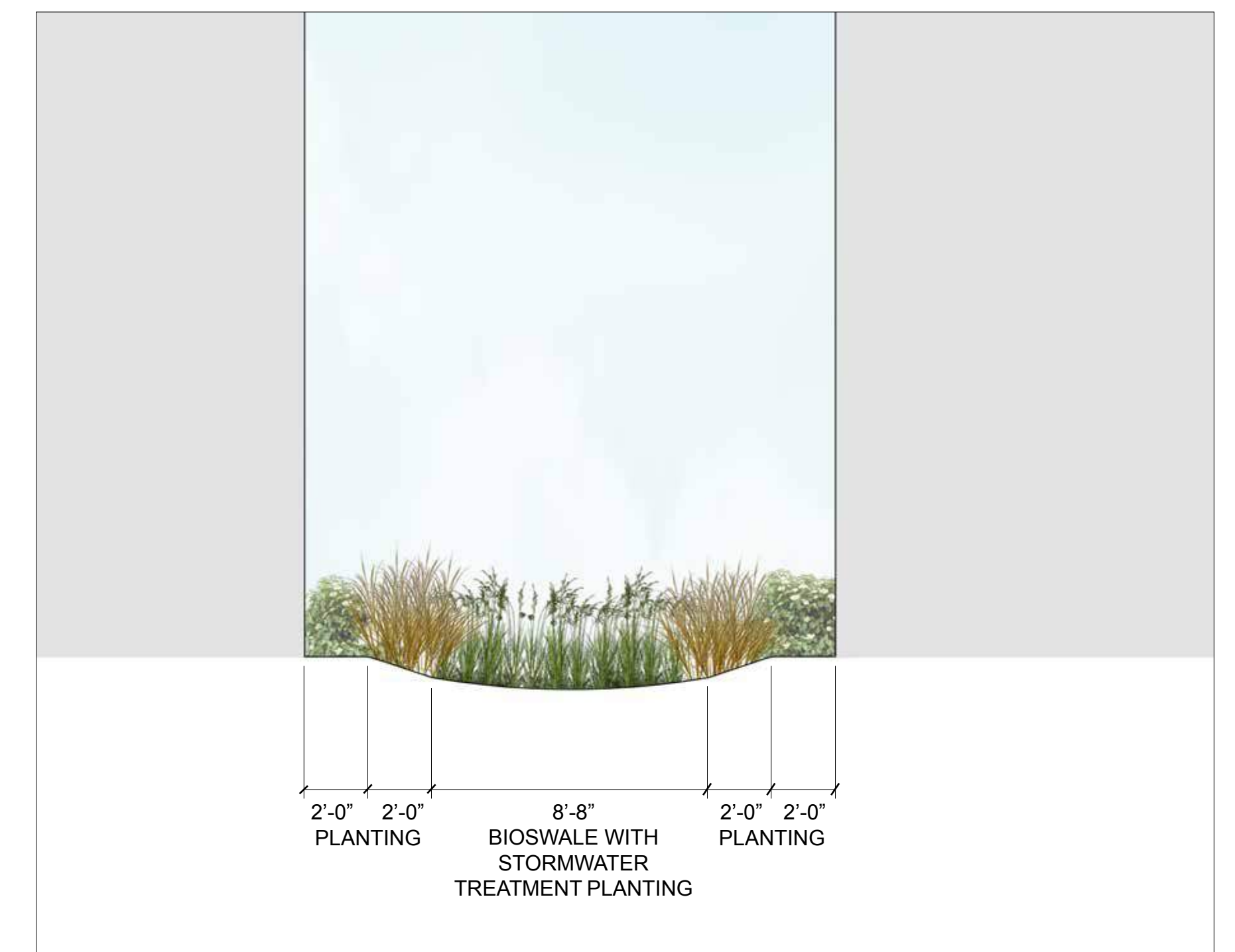
SECTION D-D: EAST 4TH AVENUE



SECTION E-E: SOUTH RAILROAD AVENUE

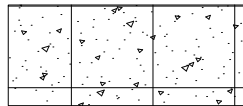
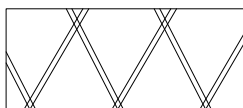
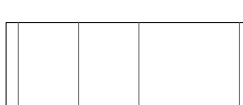
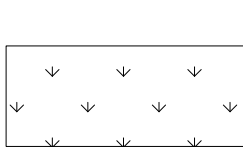
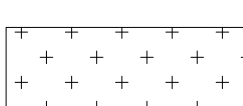
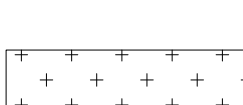
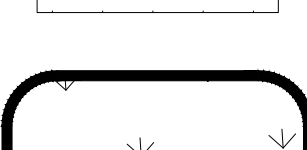
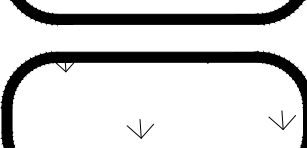


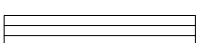
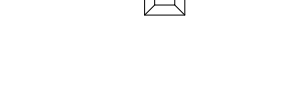
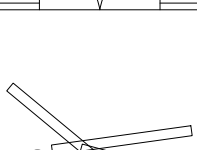
SECTION F-F: EAST 5TH AVENUE AT PARKING GARAGE



SECTION G-G: BIOSWALE AT HOUSING LOT

SCHEDULE OF MATERIALS AND FURNISHINGS

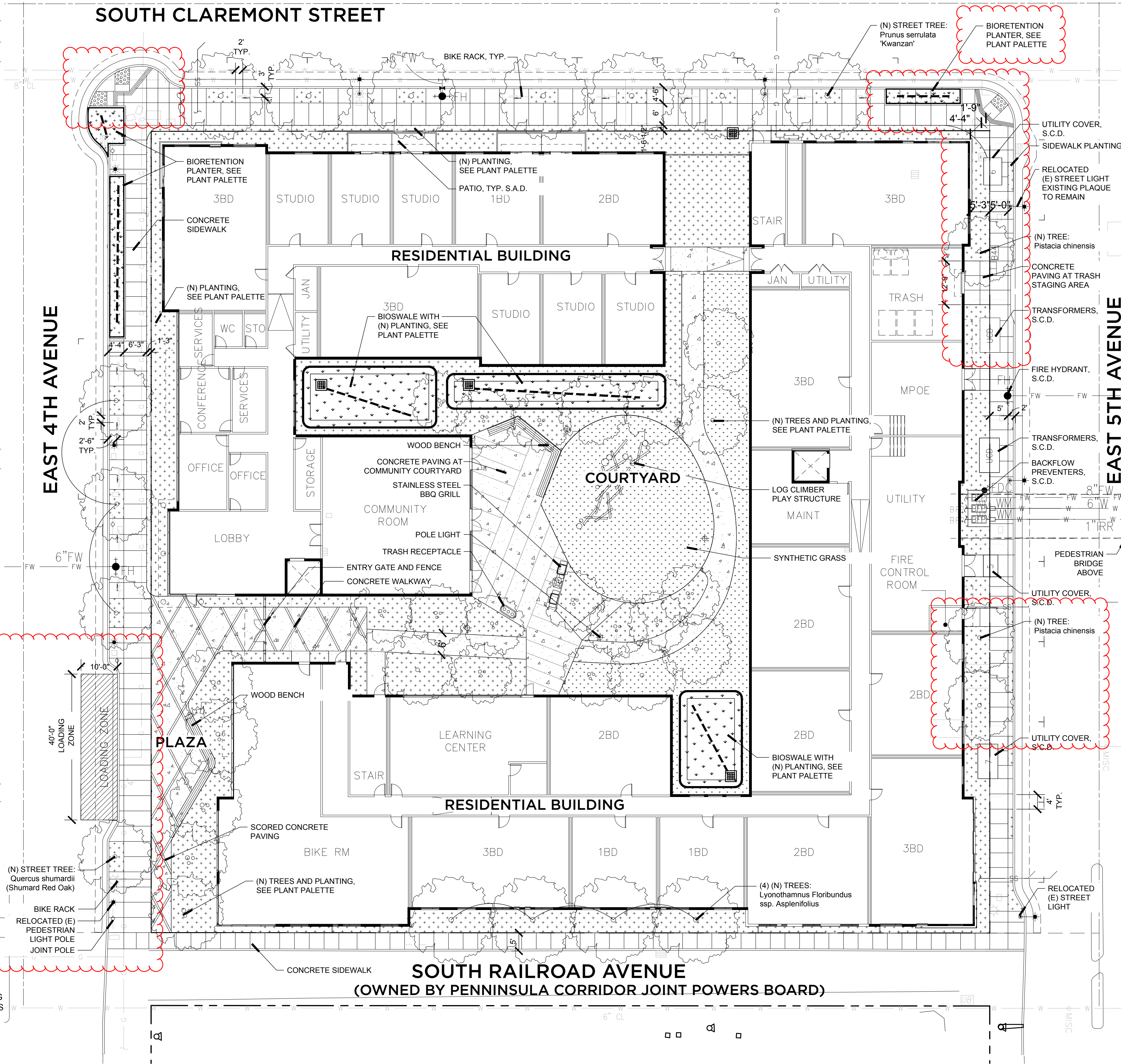
SYMBOL	TYPE	MANUFACTURER	MODEL	MATERIAL	COLOR	FINISH	NOTES	SQUARE FOOTAGE
HARDSCAPE AND LANDSCAPE								
	CONCRETE SIDEWALK PAVING PER CITY STANDARDS		CAST-IN-PLACE CONCRETE	PORTLAND CEMENT	NATURAL	MEDIUM BROOM	BROOM STRIKE PERPENDICULAR TO DIRECTION OF TRAVEL	
	CONCRETE PAVING AT PLAZA		CAST-IN-PLACE CONCRETE W/ SCORED PATTERN	PORTLAND CEMENT	NATURAL	LIGHT SANDBLAST		1,607 sq. ft.
	CONCRETE PAVING AT COURTYARD		CAST-IN-PLACE CONCRETE W/ SCORED PATTERN	PORTLAND CEMENT	NATURAL	LIGHT SANDBLAST		2,868 sq. ft.
	SYNTHETIC TURF	TOT TURF 510.433.0655	PRO PLAY ELITE	NYLON FIBERS	FIELD/FORES T/ OLIVE	STANDARD		1,841 sq. ft.
	PLANTING ON SITE							10,174 sq. ft.
	PLANTING AT ROW							1,031 sq. ft.
	BIOSWALE ON SITE							1,614 sq. ft.
	BIORETENTION PLANTER AT ROW							343 sq. ft.

SITE FURNISHING								
	BENCH AT COURTYARD AND PLAZA	DM BRAUN OR APPROVED EQUAL	PREFABRICATED TO FIT AT SITE	WOOD SLATS				
	BIKE RACK	BIKEPARKING.COM 415.333.6428	WELLE CIRCULAR RACK WCR02-1G-SS	STAINLESS STEEL		STAINLESS STEEL #4 FINISH	IN-GROUND	
	BBQ	T.B.D.	FREE STANDING CHARCOAL GRILL WITH SIDE TABLE	STAINLESS STEEL				
	TRASH RECEPTACLE	LANDSCAPE FORMS 800.430.6206	SELECT RECYCLING SYSTEM	POWDER COATED METAL	GREEN			
	HOT COAL RECEPTACLE	OUTDOOR CREATIONS INC.	300 CR					
	GATE AND FENCE AT RESIDENTIAL ENTRY	T.B.D.	8" HIGH POWDER COATED STEEL FENCE AND GATE	PAINTED OR POWDER COATED STEEL	T.B.D.			
	PLAY STRUCTURE	NORLEG BY MIRACLE PLAYSYSTEM OR EQUAL	LOG CLIMBER WITH NET	ROBINIA	NATURAL			
	FENCE ALONG SOUTH SIDE OF GARAGE BUILDING	OMEGA II FENCING SYSTEM	OMEGA ARCHITECTURAL FENCE	WELDED WIRE MESH PANEL WITH STEEL POST	STANDARD BLACK	POWDER COATED		

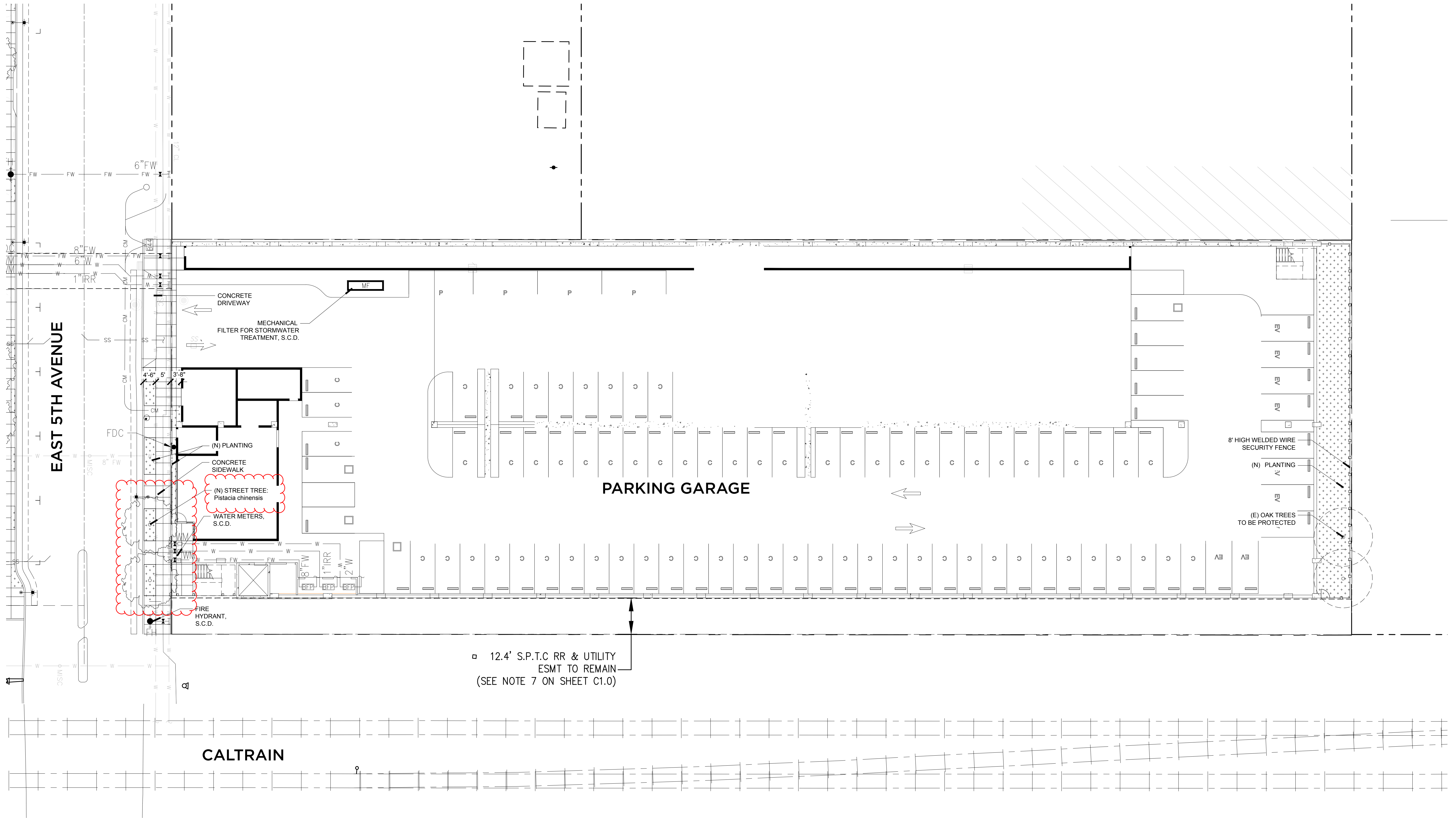
GENERAL LEGEND								
S.A.D.	SEE ARCHITECTURAL DRAWINGS							
S.C.D.	SEE CIVIL ENGINEER'S DRAWINGS							

SCHEDULE OF LIGHT FIXTURES

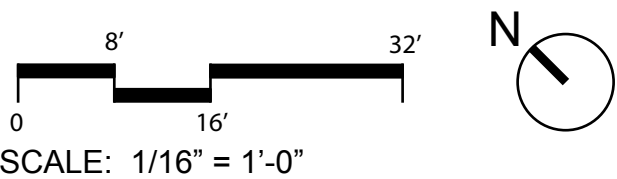
SYMBOL	TYPE	MANUFACTURER	MODEL	MATERIAL	COLOR	FINISH	NOTES
	EXISTING PEDESTRIAN STREETLIGHT						
	EXISTING STREETLIGHT						
	POLE LIGHT IN COURTYARD	LANDSCAPE FORMS OR EQUAL	LED PEDESTRIAN LIGHT: 12" HIGH FGP AREA LIGHT POLE	CAST ALUMINUM WITH LED LIGHT SOURCE	TITANIUM	POWDER COATED	EXISTING STREET LIGHTS ON EAST 5TH STREET ON HOUSING LOT SIDE TO BE RELOCATED AS SHOWN.

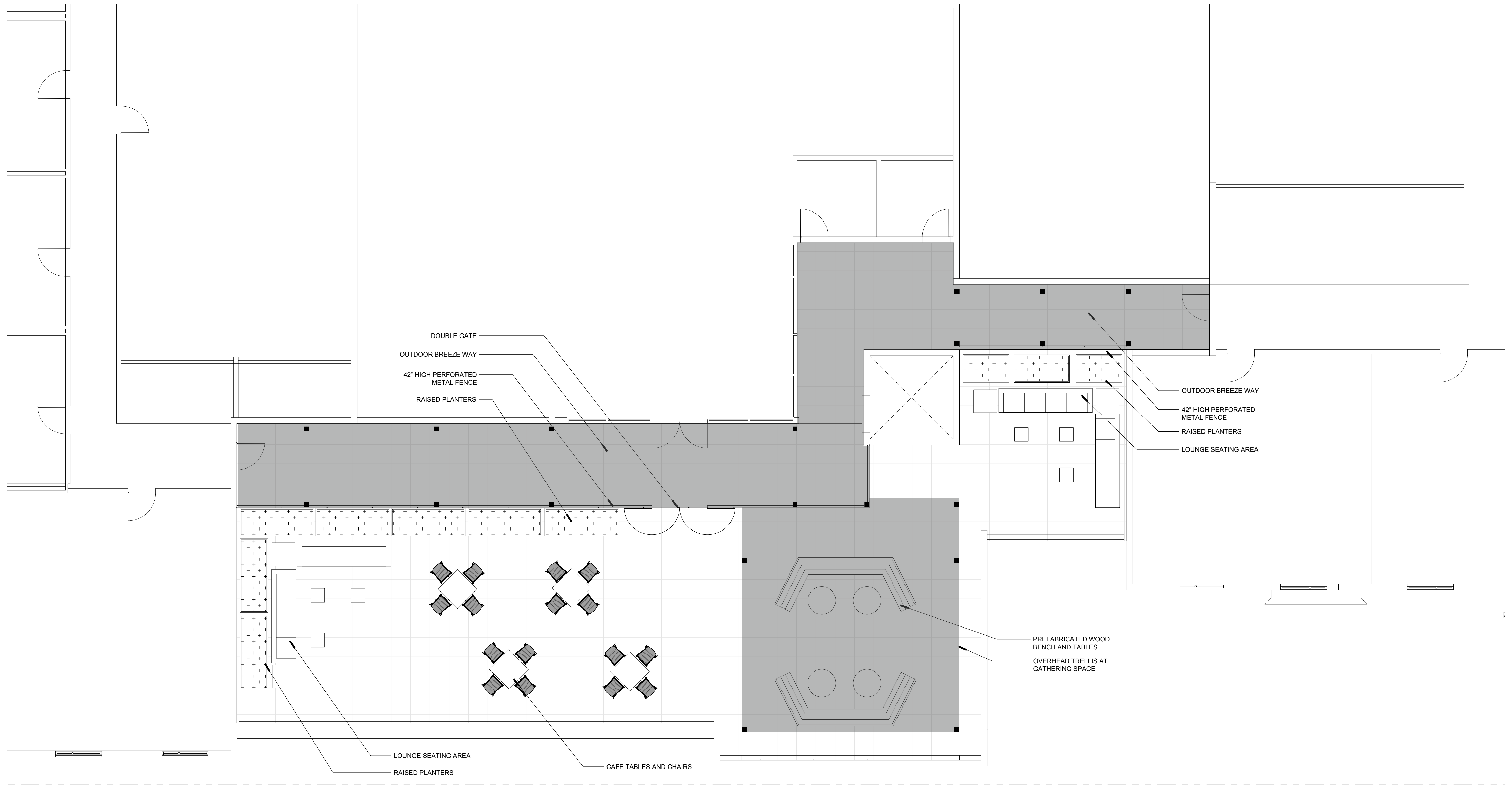


NOTE:
1. REFER TO PLANTING SCHEDULE ON SHEET L300 AND PLANTING PALETTE FOR NEW PLANTING ON SHEET L301.
2. REFER TO TREE REMOVAL AND PROTECTION PLAN L400 AND L401, ARBORIST REPORT ON SHEET L402 AND L403, AND TREE EVALUATION ON SHEET L404.

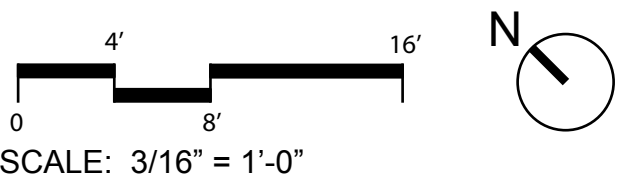


- NOTE:
1. REFER TO SCHEDULE OF MATERIALS AND FURNISHING ON SHEET L200.
 2. REFER TO PLANTING SCHEDULE ON SHEET L300 AND PLANTING PALETTE FOR NEW PLANTING ON SHEET L301.
 3. REFER TO TREE REMOVAL AND PROTECTION PLAN L400 AND L401, ARBORIST REPORT ON SHEET L402 AND L403, AND TREE EVALUATION ON SHEET L404.





NOTE:
1. REFER TO SCHEDULE OF MATERIALS AND FURNISHING ON SHEET L200.
2. REFER TO PLANTING SCHEDULE ON SHEET L300 AND PLANTING PALETTE FOR NEW PLANTING ON SHEET L301.



HARDSCAPE

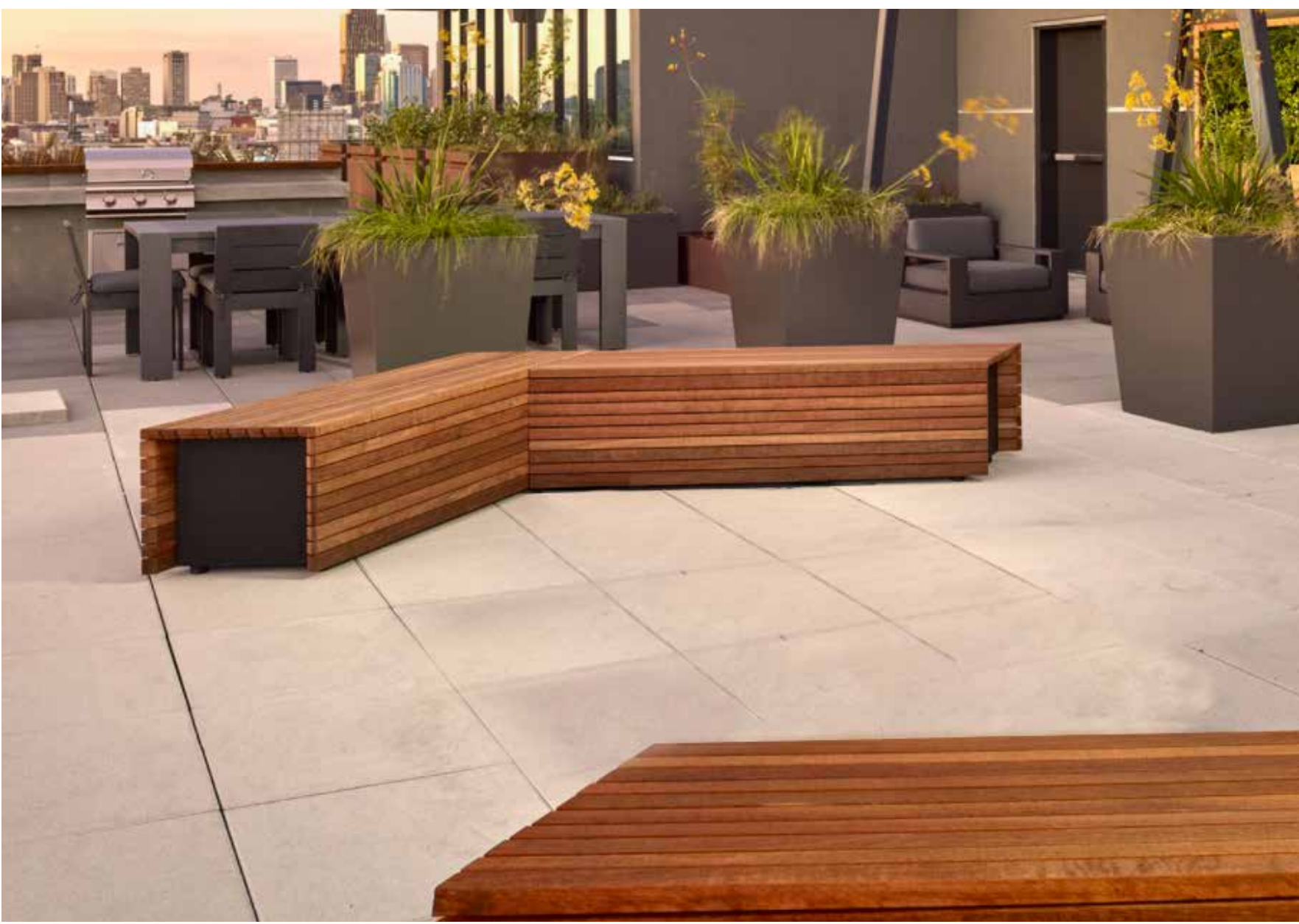


Concrete Paving with Scored Pattern



Synthetic Turf

FURNISHINGS



Wood Benches



Natural playground - Log Climber Play Structure

LIGHTING



LED Pedestrian Light at Courtyard



Bike Rack



Free standing Charcoal BBQ Grill

FENCING



Welded Wire Security Fence, Back of Parking Garage



Trash Receptacle



Hot Coal Receptacle



FRP Planters

STREET							
SYMBOL	ABBREV.	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY	WATER	NOTES
TREES							
	QUE SHU	QUERCUS SHUMARDII	SHUMARD OAK	24" BOX	4	LOW	STREET TREE ALONG EAST 4TH AVE.
	PIS CHI	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	2	LOW	STREET TREE ALONG EAST 5TH AVE. IN FRONT OF GARAGE BUILDING.
	PRU SER	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	24" BOX	7	LOW	STREET TREE ALONG SOUTH CLAREMONT ST.
SHRUBS, PERENNIALS, GRASSES AND VINES							
	DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	5 GAL		LOW	
	LOM LON	LOMONDRA LONGIFOLIA BREEZE	BASKET GRASS	5 GAL		LOW	
	WES FRU	WESTRINGIA FRUITICOSA 'GREY BOX'	COAST ROSEMARY	5 GAL		LOW	

BIOSWALE							
SYMBOL	ABBREV.	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY	WATER	NOTES
SHRUBS, PERENNIALS, GRASSES AND VINES							
	CAR TUM	CAREX TUMULICOLA	BERKELEY SEDGE			LOW	
	CHO TEC	CHONDROPETALUM TECTORUM	CAPE REED			LOW	
	EPI CAN	EPILOBIUM CANUM	CALIFORNIA FUCHSIA			LOW	
	LEY CON	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE			LOW	
	MIM AUR	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER			VERY LOW	
	RHA CAL	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY			LOW	
	RUB PAR	RUBUS PARVIFLORUS	WESTERN THIMBLEBERRY			LOW	
	SOL SPP	SOLIDAGO SPP. 'CROWN OF RAYS'	CROWN OF RAYS GOLDENROD			MOD	

ONSITE PLANTING							
SYMBOL	ABBREV.	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY	WATER	NOTES
TREES							
	ACE CIR	ACER CIRCINATUM	VINE MAPLE	36"BOX	6	MOD	
	AFR GRA	AFROCARPUS GRACILIOR	AFRICAN FERN PINE	36" BOX	3	MEDIUM	
	LYO FLO	LYONOTHAMNUS FLORIBUNDUS SSP. ASPLENIIFOLIUS	SANTA CRUZ ISLAND IRONWOOD	36" BOX	4	LOW	ON SITE ALONG SOUTH RAILROAD AVE.
	ARC MAN	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD MANZANITA	36" BOX	2	VERY LOW	
	COR NUT	CORNUS NUTTALLII	PACIFIC DOGWOOD	36" BOX	6	MEDIUM	
	CYA COO	CYATHEA COOPERI	AUSTRALIAN TREE FERN	36" BOX	4	HIGH	
	CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	36" BOX	3	VERY LOW	
	PIS CHI	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	3	LOW	ON SITE ALONG EAST 5TH AVENUE.
SHRUBS, PERENNIALS, GRASSES AND VINES							

	ACA COG	ACACIA COGNATA COUSIN ITT	LITTLE RIVER WATTLE			LOW	
	ACA MOL	ACANTHUS MOLLIS	BEAR'S BREECHES			MED	
	AGA ATT	AGAVE ATTENUATA	FOXTAIL AGAVE			LOW	
	ANE HYB	ANEMONE X HYBRIDA	JAPANESE ANEMONE			MOD	
	ARC SPP	ARCTOSTAPHYLOS SPP.	MANZANITA			LOW	
	CAR MOR	CAREX MORROWII 'ICE DANCE'	ICE DANCE SEDGE			MED	
	CAR TES	CAREX TESTACEA	ORANGE SEDGE			LOW	
	CEA SPP	CEANOTHUS SPP.	CEANOTHUS			LOW	
	ERI FAS	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT			LOW	
	FRA RAM	FRANCOA RAMOSA	BRIDAL WREATH			MED	
	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE			LOW	
	LEP CAL	LEPECHINIA CALYCINA	PITCHER SAGE			LOW	
	LOR CHI	LOROPETALUM CHINENSE 'EMERALD SNOW'	EMERALD SNOW FRINGE FLOWER			LOW	
	PIT TOB	PITTOSPORUM TOBIRA	MOCK ORANGE			LOW	
	SAR RUS	SARCOCOCCA RUSCIFOLIA	FRAGRANT SWEET BOX			LOW	
	SAT DOU	SATUREJA DOUGLASII	YERBA BUENA			LOW	
	WOO FIM	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN			MED	
GROUND COVERS							
	ARM BLO	ARMERIA MARITIMA 'BLOODSTONE'	SEA PINK			MOD	
	LAM MAC	LAMIUM MACULATUM	SPOTTED DEADNETTLE			LOW	

STREET TREES



Shumard Oak
Quercus shumardii



Kwanzan Cherry
Prunus serrulata 'Kwanzan'

ONSITE TREES



Chinese Pistache
Pistacia chinensis



Santa Cruz Island Ironwood
Lyonothamnus Floribundus ssp. Asplenifolius



Western Redbud
Cercis occidentalis



Dr. Hurd Manzanita
Arctostaphylos 'Dr. Hurd'



Vine Maple
Acer circinatum



Australian Tree Fern
Cyathea Cooperi



Pacific Dogwood
Cornus Nuttallii

BIOSWALE



Cape Rush
Chondropetalum tectorum



Canyon Prince Wild Rye
Leymus condensatus 'Canyon Prince'



California Fuchsia
Epilobium canum



Sticky Monkeyflower
Mimulus aurantiacus



Crown of Rays Goldenrod
Solidago Crown of Rays



Mound san Bruno Coffeeberry
Rhamnus californica 'Mound San Bruno'



Western Thimbleberry
Rubus parviflorus

ONSITE PLANTING



Sedge
Carex spp.



California buckwheat
Eriogonum spp.



Cousin Itt Acacia
Acacia cognata 'Cousin Itt'



Foxtail Agave
Agave attenuata



Island Alum Root
Heuchera maxima



Pitcher Sage
Lepechinia calycina



Flowering Currant
Ribes sanguineum



Bridal Wreath
Francoa Ramosa



Spotted Deadnettle
Lamium Maculatum



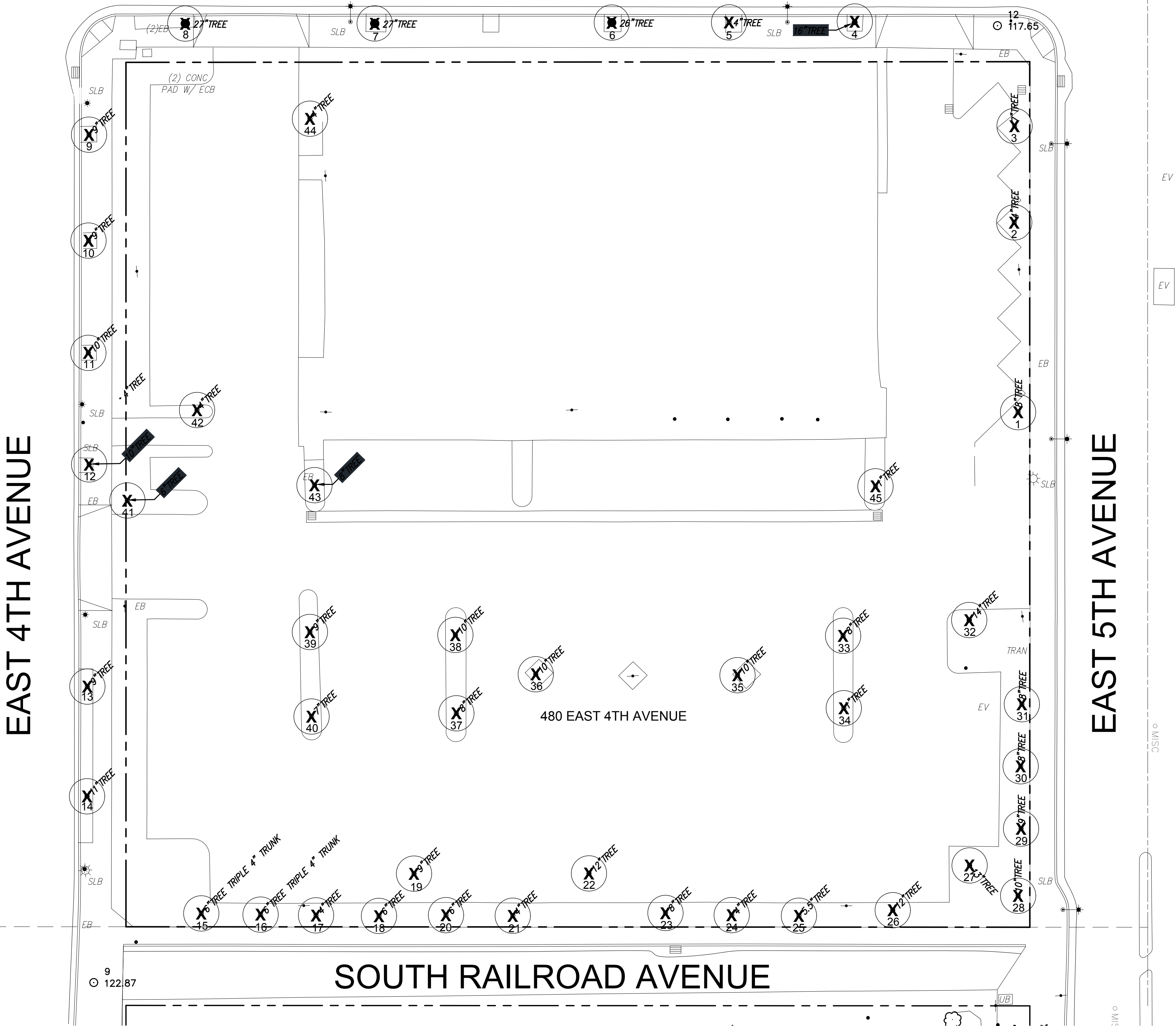
Giant Chain Fern
Woodwardia Fimbriata

TREE PROTECTION AND REMOVAL NOTES

1. CONTRACTOR SHALL MEET WITH THE CONSULTANT ARBORIST AND LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK TO REVIEW PROCEDURES, ACCESS ROUTES, STORAGE AREAS AND TREE PROTECTION MEASURES.
2. DESIGNATE TREE ROOT PROTECTION ZONE - THE TREE ROOT PROTECTION ZONE (RPZ) DESIGNATES AN AREA SURROUNDING A TREE OR GROUPING OF TREES THAT IS TO BE FENCED OFF FROM ALL ACCESS UNTIL DESIGNATED BY A CERTIFIED ARBORIST. THE RPZ IS COMMONLY DEFINED AS ONE (1) FOOT RADIAL DISTANCE FOR EVERY ONE (1) INCH IN TREE DIAMETER (DBH). THIS IS ROUGHLY EQUIVALENT TO THE AREA COMMONLY REFERRED TO AS THE "DRIP ZONE." ARBORIST CAN MODIFY THE RPZ DISTANCE FROM THE BASE OF THE TREE BASED UPON SITE CONDITIONS AND THE LEVEL OF ROOT PRESENCE. THE LARGER THE PROTECTION ZONE THAT IS PROVIDED, THE GREATER THE LIKELIHOOD OF LONG-TERM TREE SURVIVAL.
3. ANY GRADING, CONSTRUCTION, DEMOLITION OR OTHER WORK THAT IS WITHIN THE TREE ROOT PROTECTION ZONE (RPZ) SHALL BE MONITORED BY THE CONSULTING ARBORIST.
4. REQUIRED METHOD OF EXCAVATION WITHIN RPZ - CAREFULLY HAND EXCAVATION WITHIN RPZ - CAREFUL HAND EXCAVATION SHALL BE THE ACCEPTED METHOD OF EXCAVATION. THE AIR SPADE AND DITCHWITCH ARE BOTH ALTERNATIVE TOOLS THAT CAN BE USED IN THE EXCAVATION. ARBORIST IS TO SUPERVISE ANY SUCH ACTIVITY.
5. IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION, IT SHALL BE EVALUATED AS SOON AS POSSIBLE BY THE CONSULTING ARBORIST SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED.
6. TREE ROOT PROTECTION ZONE FENCING - FENCING MUST PROTECT ALL AREAS WITHIN THE DESIGNATED RPZ. FENCING IS TO BE SIX-FEET HIGH CHAIN-LINK TYPE METAL FENCING WITH EIGHT-FEET-LONG METAL POSTS, 2 INCHES IN DIAMETER, DRIVEN TWO-FEET INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART. WARNING SIGNS SHALL BE ATTACHED TO TREE PROTECTION FENCING EVERY 20' WHICH READ "TREE PROTECTION ZONE DO NOT ENTER. PROJECT ARBORIST'S CONTACT INFORMATION: SBCA TREE CONSULTING PH. 510-878-3075". TREE PROTECTION FENCES SHALL BE ERECTED TO PROTECT TREES THAT ARE TO REMAIN / BE PRESERVED. FENCES ARE TO REMAIN UNTIL ALL SITE WORK IS COMPLETED. FENCES MAY NOT BE RELOCATED OR REMOVED WITHOUT PERMISSION OF ARBORIST. STREET TREES SHALL BE PROTECTED BY CHAIN LINK FENCING THAT SHALL BE INSTALLED WITHIN THE PLANTING STRIP FOLLOWING THE EDGE OF SIDEWALK IN THE SAME MANNER DESCRIBED FOR PROTECTED ON-SITE TREES.
7. ROOT PROTECTION AREAS WHERE ROOTS CANNOT BE FENCED, OR WHEN CONSTRUCTION ACTIVITIES ARE CONDUCTED INSIDE THE RPZ, OPEN SOIL AREAS REQUIRE PROTECTION FROM CONTAMINANTS AND COMPACTION. THE EFFECTS OF FOOT TRAFFIC CAN BE MITIGATED THROUGH THE USE OF SIX (6) INCHES OF WOOD CHIP MULCH AND 3/4 INCH PLYWOOD PLACED ON TOP. SOIL PROTECTIONS FOR EQUIPMENT OPERATING WITHIN THE DESIGNATED RPZ REQUIRES 12 INCHES OF MULCH WITH EITHER METAL TRENCHING PLATES OR 1 1/8 INCH PLYWOOD PLACED ON TOP.
8. TRUNK AND SCAFFOLD PROTECTION - WHENEVER CONSTRUCTION ACTIVITY MUST OCCUR INSIDE THE TREE PROTECTION ZONE, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE PROJECT ARBORIST IN A TIMELY MANNER TO HAVE THE PROJECT ARBORIST PRESENT FOR ALL WORK PERFORMED WITHIN THE TREE PROTECTION ZONE OF PROTECTED TREES. TREE TRUNK AND AND SCAFFOLD PROTECTION MUST BE INSTALLED AS THE FOLLOWING:
 - THE BASE OF THE TREE AND THE FIRST EIGHT-FEET OF THE TRUNK MUST BE PROTECTED. THE TRUNK WRAP CONSISTS OF STRAW WATTLE COILED AROUND THE TRUNK FROM THE BASE UP TO MINIMUM HEIGHT OF EIGHT (8) FEET FROM GRADE.
 - A DOUBLE LAYER OF ORANGE PLASTIC CONSTRUCTION FENCING SHALL BE WRAPPED AND SECURED AROUND THE STRAW WATTLES.
 - MAJOR SCAFFOLD LIMBS MAY REQUIRE PROTECTION AS DETERMINED BY THE PROJECT ARBORIST SUCH AS 2 X 4 BOARDS STRAPPED TO THE BOTTOM SIDE OF THE EXPOSED SCAFFOLD LATERAL BRANCH AND THEN WRAPPED WITH ORANGE SNOW FENCING.
 - ADDITIONAL PROTECTION CAN BE PROVIDED BY EITHER STRAW BALES OF USE OF VERTICAL 2X4 BOARDS STRAPPED TO THE TREE. ARBORIST MAY REQUIRE ANY OR ALL OF THE TRUNK PROTECTION MEASURES DEPENDING UPON THE SITUATION.
 - DAMAGED STRAW WATTLE SHALL BE IMMEDIATELY REPLACED.
9. CONSTRUCTION TRAILERS, TRAFFIC ND STORAGE AREAS MUST REMAIN OUTSIDE TREE PROTECTION ZONES / AREAS, AS DEFINED BY FENCING AT ALL TIMES.
10. NO MATERIALS, EQUIPMENT, SPOIL, WASTE OR WASH-OUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN THE TREE PROTECTION ZONE (FENCED AREA).
11. ANY ADDITIONAL PRUNING NEEDED FOR CLEARANCE DURING CONSTRUCTION SHALL BE PERFORMED BY A COMPANY SPECIALIZING IN ARBORICULTURE AND UNDER THE SUPERVISION OF A CERTIFIED ARBORIST. ANY PRUNING MUST COMPLY WITH ANSI A300 PRUNING STANDARDS. PRUNING MUST BE MINIMIZED, PARTICULARLY WHEN ROOT LOSS OCCURS. PRUNING PRIOR TO CONSTRUCTION SHOULD INCLUDE: NECESSARY CLEARANCE PRUNING, DEADWOOD REMOVAL AND SAFETY PRUNING.
12. ALL TREES SHALL BE IRRIGATED ON SCHEDULE DETERMINED BY THE CONSULTING ARBORIST. EACH IRRIGATION CYCLE SHALL WET THE SOIL WITHIN THE TREE PROTECTION ZONE TO A DEPTH OF 30".
13. ROOTS ONE INCH OR GREATER IN DIAMETER SHALL BE PRUNED BY PROJECT ARBORIST OR DESIGNEE.
14. TREATMENT OF EXPOSED ROOTS - OPEN TRENCHES WITH EXPOSED ROOTS REQUIRE MINIMUM TWO LAYERS OF DAMP BURLAP OR OTHER ACCEPTABLE COVERING AT ALL TIMES. AN ARBORIST WILL DETERMINE THE AMOUNT OF SUPPLEMENTAL WATERING REQUIRED BASED UPON SOIL MOISTURE INVESTIGATION AND WEATHER CONDITIONS. SEVERED ROOTS ARE TREATED WITH A SUGAR SOLUTION (30 GRAMS OF SUGAR TO 1 LITER OF WATER FOR A 1 SQUARE METER OF SOIL SURFACE).
15. TREES TO BE REMOVED SHALL BE FELLED SO AS TO FALL AWAY FROM ANY TREE PROTECTION ZONE AND AVOID PULLING AND BREAKING OF ROOTS OF TREE(S) TO REMAIN. IF ROOTS ARE ENTWINED, IT MAY REQUIRE SEVERING THE WOODY ROOT MASS BEFORE EXTRACTING TREE, OR GRINDING STUMP BELOW GRADE. CONTRACTOR TO CONSULT WITH CONSULTING ARBORIST.

NOTE:
1. REFER TO TREE PROTECTION DETAIL ON SHEET L401.

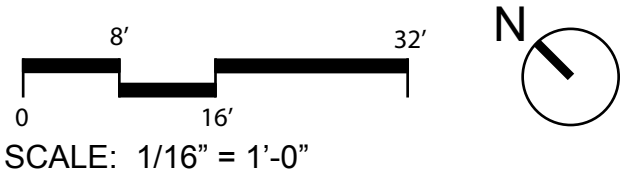
SOUTH CLAREMONT STREET

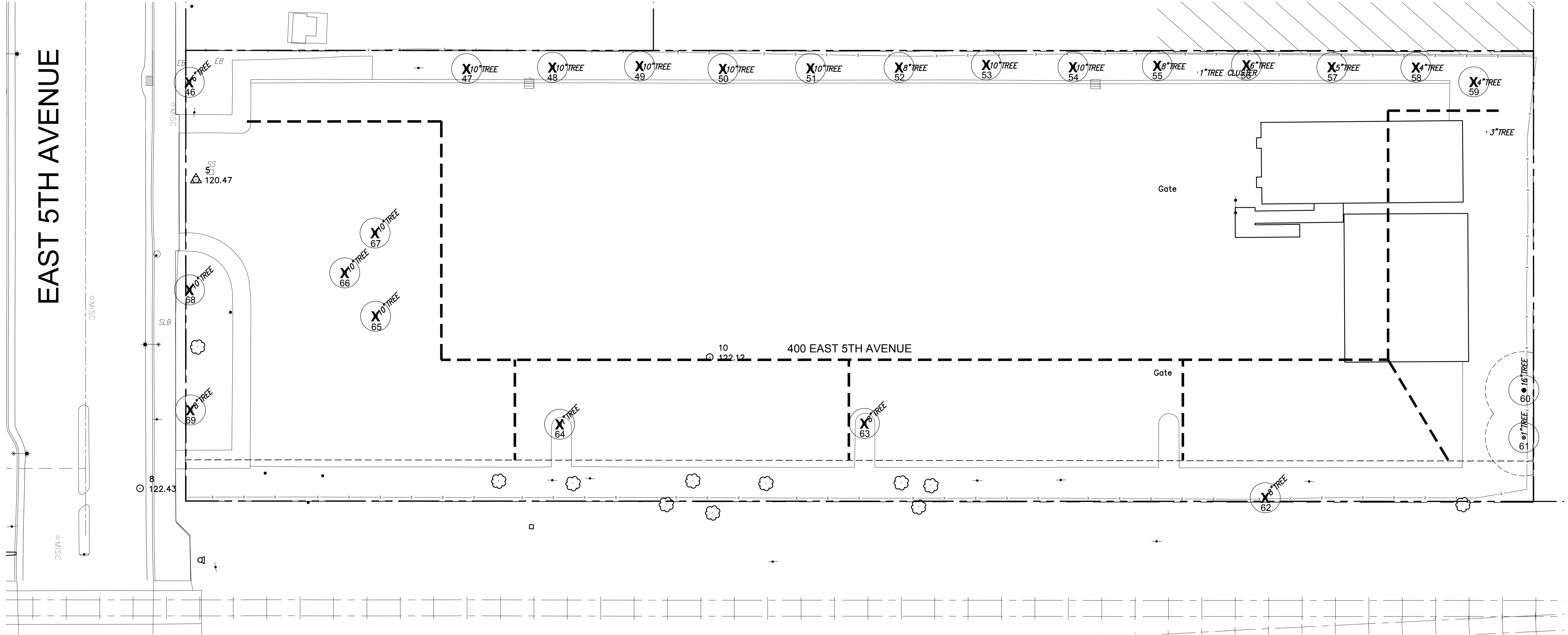


LEGEND

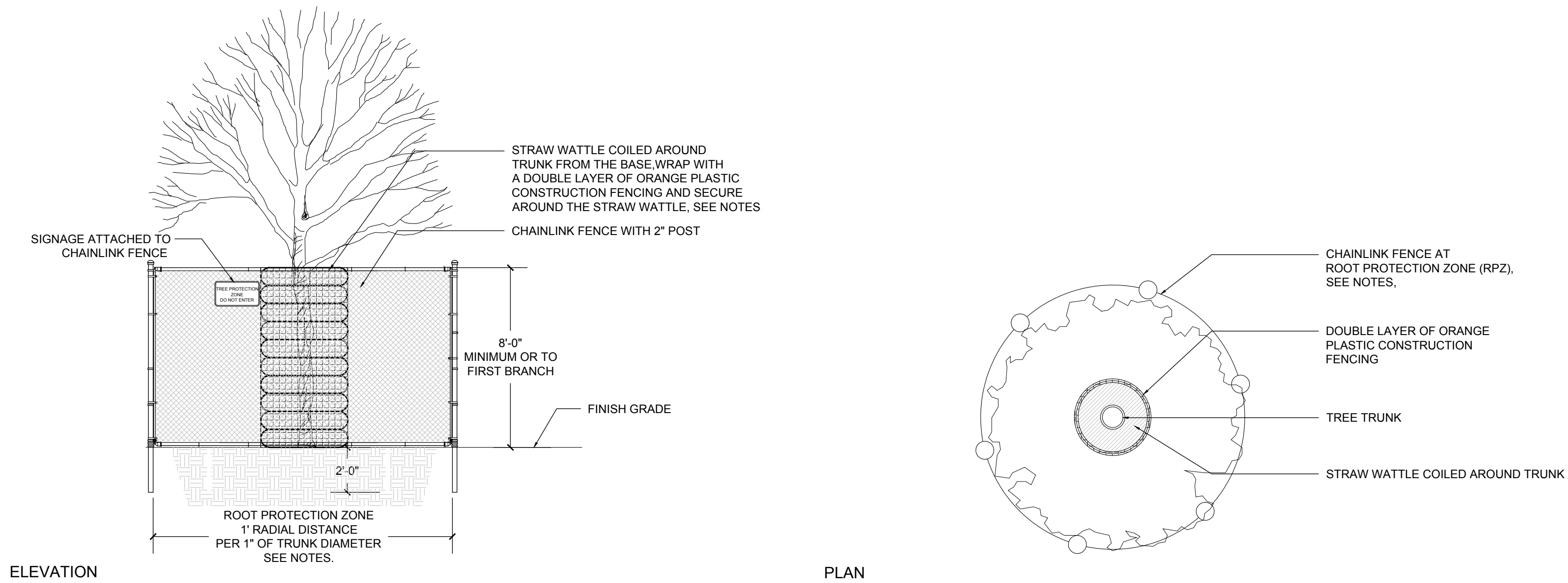
- X

REMOVE (E) TREE, GRIND STUMP
24" BELOW GRADE
- (E) TREE TO BE PROTECTED.
SEE NOTES FOR TREE PROTECTION ZONE AND TREE
PROTECTION METHOD.

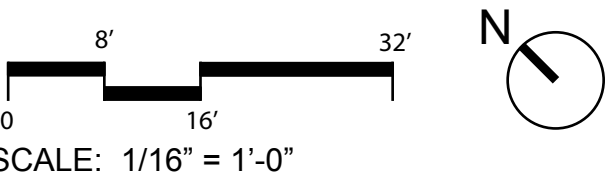




NOTE:
1. REFER TO TREE PROTECTION AND REMOVAL NOTES ON SHEET L400.



TREE PROTECTION DETAIL



SBCA TREE CONSULTING
1534 Rose Street, Crockett, CA 94525
Phone: (510) 787-3075
Fax: (510) 787-3065
Website: www.sbcatree.com

Steve Batchelder, Consulting Arborist
WC ISA Certified Arborist #228
CUCF Certified Urban Forester #134
CA Contractor License #IC-27) 53367
E-mail: steve@sbcatree.com

Molly Batchelder, Consulting Arborist
WC ISA Certified Arborist #9613A
ISA Tree Risk Assessment Qualified
E-mail: molly@sbcatree.com

Appendices:

- 1. Tree Survey Data for 69 trees*
- 2. Tree Location Plan*
- 3. Table of LU Value*

13.52.020 DEFINITION. Terms used in this chapter shall be defined as follows:

(a) Heritage tree is any of the following:

- 27.71.150 PRESERVATION OF EXISTING TREES.**

(a) Evaluation of Existing Trees. Trees over six inches in caliper shall be evaluated on the basis of species, size, condition, location and classification as a heritage tree.

(b) Required Submittals. To evaluate the existing trees the landscape plan and a tree evaluation schedule shall be submitted with the planning application showing:

- (1) The location of all existing trees six inches or greater in caliper, noting which are to be removed and which are located within the allowable building area;
- (2) Caliper size in inches measured 48 inches above grade;
- (3) Species name and species value as determined by utilizing the most recent edition of the Guide for Plant Appraisal, published by the Council of Tree and Landscape Appraisers;
- (4) Condition and location value of trees as determined by an arborist or landscape architect;
- (5) The total LU value of trees to be removed; and
- (6) The total LU value of replacement trees.

The LU value of the replacement trees is not provided with this report.

The tree survey tagged and collected data on 69 trees located on two parcels. Two trees designated for retention qualify as "heritage trees". Sixty-seven of the trees are designated for removal due to project design or poor condition.

LU Values for all surveyed trees:

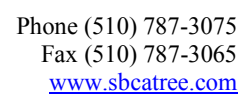
67 removed	LU VALUE IS:	533.28
2 preserved	LU VALUE IS:	32.14
69 trees total	LU VALUE IS:	565.42

Species representation

Thirteen species were identified in the survey:

	Species	Common Name	Total Amount	Heritage Tree Amount	Overall Retention Suitability	Total # to be retained	Comments
1	<i>Albizia julibrissin</i>	Silk Tree	2	0	G	0	Nice trees, Poor pruning
2	<i>Celtis sinensis</i>	Chinese Hackberry	6	0	F-P	0	Conflict with wires, Poor pruning, Some buttresses in contact with tree grate, Some buttresses shaved to fit in tree grate, Aphids
3	<i>Eucalyptus nicholii</i>	Narrow-Leaved Black Peppermint	5	4	G	0	Nice mature large trees, Require pruning to mitigate risk of branch failure, #5 is small and should be replaced due to poor root system

SBCA Tree Consulting
1534 Rose St. Crockett, CA 94525
steve@sbcatree.com

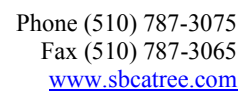


	Species	Common Name	Total Amount	Heritage Tree Amount	Overall Retention Suitability	Total # to be retained	Comments
4	<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash	5	0	P	0	Species not suitable for retention due to poor performance as a street tree
5	<i>Nerium oleander</i>	Oleander	2	0	P	0	Not suitable due to species and condition
6	<i>Pinus pinea</i>	Italian Stone Pine	1	0	P	0	Poor structure, not suitable
7	<i>Pistacia chinensis</i>	Chinese Pistache	10	0	G	0	Doing well in area
8	<i>Platanus x hispanica</i>	London Plane	12	0	G	0	Good health and structures, Recommend preservation if possible, 3 trees at end of row (north) are in poor condition due to shading of adjacent trees- replacement not recommended
9	<i>Prunus caroliniana</i>	Carolina Cherry Laurel	9	0	P	0	Not suitable due to species and condition
10	<i>Quercus agrifolia</i>	Coast Live Oak	2	2	F	2	Growing on fence line, Likely volunteers, Not ideal structure-location-form
11	<i>Rhus lancea</i>	African Sumac	13	0	G	0	Good species choice for area
12	<i>Tristaniopsis laurina</i>	Water Gum	1	0	P	0	Circling root
13	<i>Ulmus parvifolia</i>	Chinese Elm	1	0	P	0	Volunteer? Growing in fence
			69	6		2	

Quercus agrifolia – The two Coast Live Oak trees are located at the south-west end of 400 E 4th. The trees are located on the property line and belong to both property owners. The larger oak was given a fair-poor structural condition rating due to 3 included bark attachments¹. The smaller oak is growing at an angle under the canopy of the larger oak. Regular pruning will be required over the next 20 years to provide both trees with better structures.

¹ Included bark is a structural defect where bark is included between the branch attachment so that the wood cannot join. Such defects have a higher propensity for failure.

SBCA Tree Consulting
1534 Rose St. Crockett, CA 94525
steve@sbcatree.com



End Report

Report submitted by:

Steve Batchelder, Consulting Arborist
ISA Certified Arborist WE 228A
CaUFC Certified Urban Forester #138
Calif. Contractor Lic. (C-27) 533675

Amended 4-9-20
4 of 4

COLUMN HEADING DESCRIPTIONS
Tag# - Indicates the number tag attached to tree
Species - Scientific name
Common Name - Vernacular name
DBH - Diameter measured in inches at 4.5 feet above soil grade, unless otherwise indicated
Spread - In feet
Health -Tree Health: E is Excellent, G is Good, F is Fair, P is Poor, D is Dead or Dying
Structure- Tree Structural Safety: E is Excellent, G is Good, F is Fair, P is Poor, H is Hazardous
Heritage Tree- Attaining City of San Mateo Heritage Tree Status: 1 is Yes
Suitability for Retention - Based on Tree Condition: G is Good, F is Fair, P is Poor
RPZ- Root Protection Zone: The radial distance in feet from base of tree that is to be fenced off from all construction access until designated by a certified arborist.
Notes - See below

ABBREVIATIONS AND DEFINITIONS

Notes

Embedded Bark (EB) - AKA Included Bark, this is a structural defect where bark is included between the branch attachment so that the wood cannot join. Such defects have a higher propensity for failure.

Codominant (CD) - A situation where a tree has two or more stems which are of equal diameter and relative amounts of leaf area. Trees with codominant primary scaffolding stems are inherently weaker than stems, which are of unequal diameter and size.

Codominant w/ Embedded Bark (CDEB) - When bark is embedded between codominant stems, failure potential is very high and pruning to mitigate the defect is recommended.

Dead Wood (DW) - Interior dead branches noted in tree.

End Weight Reduction (EWR) - Reduction of end branch end weight recommended to reduce potential for limb failure.

Internal Decay (ID) - Noted by sounding with a mallet or visible cavities/large pruning wounds.

Multi (Multi) - Multiple trunks/stems emanate from below breast height (4.5' above soil grade).

Tag #	Species	Common name	DBH	Spread	Health	Structure	Heritage Tree	Suitability for Retention	RPZ	Notes
1	<i>Pistacia chinensis</i>	Chinese Pistache	7	15	G	P		P	7	Lean, internal decay, trunk wounds
2	<i>Pistacia chinensis</i>	Chinese Pistache	3	10	G	F-G		G	3	Structural Pruning required
3	<i>Pistacia chinensis</i>	Chinese Pistache	8	20	G	F		G	8	Large pruning wounds, Stubs, EB
4	<i>Eucalyptus nicholii</i>	Narrow-Leaved Black Peppermint	19.5	25	G	F	1	G	20	EB?, New pavement adjacent indicating possible past root damage

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Tag #	Species	Common name	DBH	Spread	Health	Structure	Heritage Tree	Suitability for Retention	RPZ	Notes
5	<i>Eucalyptus nicholii</i>	Narrow-Leaved Black Peppermint	4	10	F	P		P	4	Dysfunctional root system, Lean
6	<i>Eucalyptus nicholii</i>	Narrow-Leaved Black Peppermint	28	45	G	G	1	G	28	EWR on lateral over street, Pavement uplift
7	<i>Eucalyptus nicholii</i>	Narrow-Leaved Black Peppermint	28	50	G	G	1	G	28	EWR on lateral over street
8	<i>Eucalyptus nicholii</i>	Narrow-Leaved Black Peppermint	32	45	G	F-G	1	G	32	EB in upper canopy, Pavement uplift
9	<i>Celtis sinensis</i>	Chinese Hackberry	9	20	G	F		F	9	In wires, EB, Buttress almost touching grate, Aphids, Pruning wounds
10	<i>Celtis sinensis</i>	Chinese Hackberry	10.5	20	G	F		F	11	In wires, Poor pruning, Aphids
11	<i>Celtis sinensis</i>	Chinese Hackberry	10	20	G	F-P		F-P	10	In wires, Poor pruning, Buttress in contact with grate, Aphids
12	<i>Celtis sinensis</i>	Chinese Hackberry	12	20	G	F-P		F-P	12	In wires, Poor pruning, Large pruning wounds, Buttress roots have been damaged, Aphids
13	<i>Celtis sinensis</i>	Chinese Hackberry	10	20	G	F		F	10	In wires, Buttress in contact with grate, EB
14	<i>Celtis sinensis</i>	Chinese Hackberry	12.5	20	G	F		F	12.5	In wires, Poor pruning, Large pruning wounds, Buttress roots have been damaged, Aphids
15	<i>Prunus caroliniana</i>	Carolina Cherry Laurel	5, 3, 2, 2	10	F	P		P		EB x 3
16	<i>Prunus caroliniana</i>	Carolina Cherry Laurel	2, 2, 2.5, 2	10	F	F-P		P		Circling root
17	<i>Prunus caroliniana</i>	Carolina Cherry Laurel	2	5	f	P		P	2	Circling root, Large pruning wounds
18	<i>Prunus caroliniana</i>	Carolina Cherry Laurel	4.5	10	P	P		P	5	Foliage dieback, Serious decay in trunk
19	<i>Rhus lancea</i>	African Sumac	11	25	G	G		G	11	
20	<i>Prunus caroliniana</i>	Carolina Cherry Laurel	6	15	G	P		P	6	CDEB, Surface roots

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Tag #	Species	Common name	DBH	Spread	Health	Structure	Heritage Tree	Suitability for Retention	RPZ	Notes
21	<i>Prunus caroliniana</i>	Carolina Cherry Laurel	4	10	F	P		P	4	Large pruning wounds, Lean, Surface roots
22	<i>Rhus lancea</i>	African Sumac	13	30	G	F		G	13	Large pruning wound, Crossing branches
23	<i>Prunus caroliniana</i>	Carolina Cherry Laurel	7	10	F	F		P	7	Large pruning wounds, Surface roots
24	<i>Prunus caroliniana</i>	Carolina Cherry Laurel	3, 2.5	10	P	P		P		Trunk decay
25	<i>Prunus caroliniana</i>	Carolina Cherry Laurel	5.5	15	F	F		P	6	Circling roots, Surface roots
26	<i>Rhus lancea</i>	African Sumac	12.5	25	G	F		F	13	Lean
27	<i>Rhus lancea</i>	African Sumac	12	15	G	F		F	12	Surface roots, Dead wood, Suckers
28	<i>Pistacia chinensis</i>	Chinese Pistache	8	15	G	G		N	8	
29	<i>Pistacia chinensis</i>	Chinese Pistache	8	20	G	F		G	8	Headed for clearance
30	<i>Pistacia chinensis</i>	Chinese Pistache	8.5	25	G	G		G	9	Headed for clearance
31	<i>Pistacia chinensis</i>	Chinese Pistache	8	25	G	G		G	8	
32	<i>Rhus lancea</i>	African Sumac	13	25	G	F-G		G	13	Suckers
33	<i>Rhus lancea</i>	African Sumac	8	20	P	P		P	8	Sparse, Large EB breakout
34	<i>Rhus lancea</i>	African Sumac	12	25	G	F-G		G	12	Suckers
35	<i>Albizia julibrissin</i>	Silk Tree	10.5	35	G	G		G	11	Large pruning wound, Lean
36	<i>Albizia julibrissin</i>	Silk Tree	10	20	G	F-G		G	10	Large pruning wound, Lean

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Fax (510) 787-3065

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Fax (510) 787-3065

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1534 Rose St. Crockett, Ca 94525

Phone (510) 787-3075
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Tag #	Species	Common name	DBH	Spread	Health	Structure	Heritage Tree	Suitability for Retention	RPZ	Notes
53	<i>Platanus x hispanica</i>	London Plane	11	25	G	G		G	11	Large pruning wound, Surface roots
54	<i>Platanus x hispanica</i>	London Plane	10	25	G	G		G	10	Surface roots
55	<i>Platanus x hispanica</i>	London Plane	8	25	G	G		G	8	Large pruning wound, Surface roots
56	<i>Pinus pinea</i>	Italian Stone Pine	5, 6	15	G	P		P		CDEB, Likely someone planted their xmas tree
57	<i>Platanus x hispanica</i>	London Plane	6	20	F-P	G		F-P	6	Basal wound, Not enough sunlight
58	<i>Platanus x hispanica</i>	London Plane	4.5	20	F-P	F-P		F-P	5	Circling root, Not enough sunlight
59	<i>Platanus x hispanica</i>	London Plane	4	15	P	F		P	4	Not enough sunlight
60	<i>Quercus agrifolia</i>	Coast Live Oak	17.5	30	G	F-P	1	F	18	ID, EB x 3, Growing on fence line
61	<i>Quercus agrifolia</i>	Coast Live Oak	11	15	G	G	1	F	11	In canopy of #61, Growing on fence line
62	<i>Ulmus parvifolia</i>	Chinese Elm	5, 3, 3	30	G	F		P		Growing in fence
63	<i>Fraxinus oxycarpa 'Raywood'</i>	Raywood Ash	7.5	15	G	F		P	8	EB
64	<i>Fraxinus oxycarpa 'Raywood'</i>	Raywood Ash	11	25	G	F		P	11	Surface roots
65	<i>Fraxinus oxycarpa 'Raywood'</i>	Raywood Ash	10	30	G	F		P	10	Surface roots
66	<i>Fraxinus oxycarpa 'Raywood'</i>	Raywood Ash	10.5	30	G	F		P	11	Surface roots, EB
67	<i>Fraxinus oxycarpa 'Raywood'</i>	Raywood Ash	10	25	G	F		P	10	Surface roots
68	<i>Pistacia chinensis</i>	Chinese Pistache	7.5	20	G	G		G	8	

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Tag #	Species	Common name	DBH	Spread	Health	Structure	Heritage Tree	Suitability for Retention	RPZ	Notes
69	<i>Pistacia chinensis</i>	Chinese Pistache	9.5	20	G	G		G	10	

6

LU Values

Total Trees: 69			
63 removed	LU VALUE IS:	362.08	
6 preserved	LU VALUE IS:	203.34	
69 trees total	LU VALUE IS:	565.42	

FORMULA FOR LU VALUE: Spec. X Cond. X Loc. plus .35 x Cal. 1 X 1.0 = LU VALUE

LU Values for Trees Removed (onsite and offsite)

Tag #	Species	Fate: Preserved/Removed	Species Value %	Condition Value %	Location Value %	Plus 0.35	DBH's	Caliper@ 48"	Bldg./Setback	Heritage 1.25	LU Value
1	Pistacia chinensis	Remove	0.7	0.8	0.8	0.35	7	7.5	0.7	1	6.72
2	Pistacia chinensis	Remove	0.7	0.8	0.8	0.35	3	3	0.7	1	2.69
3	Pistacia chinensis	Remove	0.7	0.8	0.8	0.35	8	8.5	0.7	1	7.62
4	Eucalyptus nicholii	Remove	0.7	0.7	0.8	0.35	19.5	20	1	1.25	28.00
5	Eucalyptus nicholii	Remove	0.7	0.4	0.8	0.35	4	4	1	1	2.56
6	Eucalyptus nicholii	Remove	0.7	0.8	0.8	0.35	28	28.5	1	1.25	45.60
7	Eucalyptus nicholii	Remove	0.7	0.8	0.8	0.35	28	28.5	1	1.25	45.60
8	Eucalyptus nicholii	Remove	0.7	0.8	0.8	0.35	32	32.5	1	1.25	52.00
9	Celtis sinensis	Remove	0.5	0.7	0.8	0.35	9	9.5	1	1	7.60
10	Celtis sinensis	Remove	0.5	0.7	0.8	0.35	10.5	11	1	1	8.80
11	Celtis sinensis	Remove	0.5	0.6	0.8	0.35	10	10.5	1	1	7.20
12	Celtis sinensis	Remove	0.5	0.6	0.8	0.35	12	12.5	1	1	8.57
13	Celtis sinensis	Remove	0.5	0.7	0.8	0.35	10	10.5	1	1	8.40
14	Celtis sinensis	Remove	0.5	0.7	0.8	0.35	12.5	13	1	1	10.40
15	Prunus caroliniana	Remove	0.7	0.4	0.6	0.35	5, 3, 2, 2	6.5	0.7	1	2.18
16	Prunus caroliniana	Remove	0.7	0.5	0.6	0.35	2, 2, 2, 5, 2	3.5	0.7	1	1.47
17	Prunus caroliniana	Remove	0.7	0.4	0.6	0.35	2	2	0.7	1	0.67
18	Prunus caroliniana	Remove	0.7	0.2	0.6	0.35	4.5	4.5	0.7	1	0.76
19	Rhus lancea	Remove	0.7	0.8	0.6	0.35	11	11.5	0.7	1	7.73
20	Prunus caroliniana	Remove	0.7	0.5	0.6	0.35	6	6	0.7	1	2.52
21	Prunus caroliniana	Remove	0.7	0.4	0.6	0.35	4	4	0.7	1	1.34
22	Rhus lancea	Remove	0.7	0.7	0.6	0.35	13	13.5	0.7	1	7.94
23	Prunus caroliniana	Remove	0.7	0.5	0.6	0.35	7	7.5	0.7	1	3.15
24	Prunus caroliniana	Remove	0.7	0.2	0.6	0.35	3, 2, 5	4	0.7	1	0.67
25	Prunus caroliniana	Remove	0.7	0.6	0.6	0.35	5.5	5.5	0.7	1	2.77
26	Rhus lancea	Remove	0.7	0.7	0.6	0.35	12.5	13	0.7	1	7.64
27	Rhus lancea	Remove	0.7	0.7	0.6	0.35	12	12.5	0.7	1	7.35
28	Pistacia chinensis	Remove	0.7	0.8	0.6	0.35	8	8.5	0.7	1	5.71

City Street trees

City Street trees

City Street trees

City Street trees

City Street trees

City Street trees

City Street trees

City Street trees

City Street trees

City Street trees

City Street trees

City Street trees

LU Values for Trees Removed (onsite and offsite)

Tag #	Species	Fate: Preserved/Removed	Species Value %	Condition Value %	Location Value %	Plus 0.35	DBH's	Caliper@ 48"	Bldg./Setback	Heritage 1.25	LU Value
29	Pistacia chinensis	Remove	0.7	0.7	0.6	0.35	8	8	0.7	1	4.70
30	Pistacia chinensis	Remove	0.7	0.8	0.6	0.35	8.5	9	0.7	1	6.05
31	Pistacia chinensis	Remove	0.7	0.8	0.6	0.35	8	8.5	0.7	1	5.71
32	Rhus lancea	Remove	0.7	0.7	0.6	0.35	13	13.5	0.7	1	7.94
33	Rhus lancea	Remove	0.7	0.2	0.6	0.35	8	8.5	0.7	1	1.43
34	Rhus lancea	Remove	0.7	0.7	0.6	0.35	12	12.5	0.7	1	7.35
35	Albizia julibrissin	Remove	0.5	0.8	0.6	0.35	10.5	11	0.7	1	5.28
36	Albizia julibrissin	Remove	0.5	0.7	0.6	0.35	10	10.5	0.7	1	4.41
37	Rhus lancea	Remove	0.7	0.8	0.6	0.35	10.5	11	0.7	1	7.39
38	Rhus lancea	Remove	0.7	0.8	0.6	0.35	11.5	12	0.7	1	8.06
39	Rhus lancea	Remove	0.7	0.7	0.6	0.35	10	10.5	0.7	1	6.17
40	Rhus lancea	Remove	0.7	0.8	0.6	0.35	9	9.5	0.7	1	6.38
41	Nerium oleander	Remove	0.5	0.5	0.6	0.35	5.5	5.5	0.7	1	1.65
42	Nerium oleander	Remove	0.5	0.5	0.6	0.35	5	5	0.7	1	1.50
43	Rhus lancea	Remove	0.7	0.7	0.6	0.35	9	9.5	0.7	1	5.59
44	Tristaniaopsis laurina	Remove	0.9	0.5	0.6	0.35	4	4	0.7	1	2.16
45	Rhus lancea	Remove	0.7	0.7	0.6	0.35	13	13.5	0.7	1	7.94
46	Pistacia chinensis	Remove	0.7	0.8	0.7	0.35	5.5	6	1	1	6.72
47	Platanus x hispanica	Remove	0.7	0.8	0.7	0.35	10.5	11	1	1	12.32
48	Platanus x hispanica	Remove	0.7	0.8	0.6	0.35	9.5	10	1	1	9.60
49	Platanus x hispanica	Remove	0.7	0.8	0.6	0.35	9.5	10	1	1	9.60
50	Platanus x hispanica	Remove	0.7	0.8	0.6	0.35	9	9.5	1	1	9.12
51	Platanus x hispanica	Remove	0.7	0.8	0.6	0.35	9	9.5	1	1	9.12
52	Platanus x hispanica	Remove	0.7	0.8	0.6	0.35	9	9.5	1	1	9.12
53	Platanus x hispanica	Remove	0.7	0.8	0.6	0.35	11	11.5	1	1	11.04
54	Platanus x hispanica	Remove	0.7	0.8	0.6	0.35	10	10.5	1	1	10.08
55	Platanus x hispanica	Remove	0.7	0.8	0.6	0.35	8	8.5	1	1	8.16
56	Pinus pinea	Remove	0.7	0.5	0.5	0.35	5, 6	8	1	1	4.00
57	Platanus x hispanica	Remove	0.7	0.6	0.5	0.35	6	6.5	1	1	3.90
58	Platanus x hispanica	Remove	0.7	0.3	0.5	0.35	4.5	4.5	1	1	1.35

LU Values for Trees Removed (onsite and offsite)

Tag #	Species	Fate: Preserved/Removed	Species Value %	Condition Value %	Location Value %	Plus 0.35	DBH's	Caliper@ 48"	Bldg./Setback	Heritage 1.25	LU Value
59	Platanus x hispanica	Remove	0.7	0.4	0.5	0.35	4	4	1	1	1.60
62	Ulmus parvifolia	Remove	0.7	0.7	0.6	0.35	5, 3, 3	6.5	1	1	5.46
63	Fraxinus oxycarpa 'Raywood'	Remove	0.3	0.7	0.6	0.35	7.5	8	1	1	2.88
64	Fraxinus oxycarpa 'Raywood'	Remove	0.3	0.7	0.6	0.35	11	11.5	1	1	4.14
65	Fraxinus oxycarpa 'Raywood'	Remove	0.3	0.7	0.6	0.35	10	10.5	1	1	3.78
66	Fraxinus oxycarpa 'Raywood'	Remove	0.3	0.7	0.6	0.35	10.5	11	1	1	3.96
67	Fraxinus oxycarpa 'Raywood'	Remove	0.3	0.7	0.6	0.35	10	10.5	1	1	3.78
68	Pistacia chinensis	Remove	0.7	0.8	0.7	0.35	7.5	8	1	1	8.96
69	Pistacia chinensis	Remove	0.7	0.8	0.7	0.35	9.5	10	1	1	11.20

533.28

LU Values for Trees Preserved (onsite)

Tag #	Species	Fate: Preserved/Removed	Species Value %	Condition Value %	Location Value %	Plus 0.35	DBH's	Caliper@ 48"	Bldg./Setback	Heritage 1.25	LU Value
60	Quercus agrifolia	Save	0.9	0.6	0.5	0.35	17.5	18	1	1.25	17.36
61	Quercus agrifolia	Save	0.9	0.8	0.5	0.35	11	11.5	1	1.25	14.79

32.14

Required Tree Planting Form (onsite only)

Required Tree Planting

Zoning Code, Section 27.71 – Landscape, requires all projects to have a minimum ratio of **1 tree per 400 square feet** of landscaped area. Existing trees that are a minimum of 6-inch diameter may count toward this total.

Landscape Area: 11,788 sq. ft. ÷ 400 = 29.47 (a)

Number of existing trees from Tree Evaluation Schedule with a 6 inch or greater diameter **to be preserved:** 2 (b)

Landscape Unit (LU) value of trees **to be removed** from the Tree Evaluation Schedule: 308.54 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: [a – b + c = d] 336.01 (d)

New Trees:

A “landscape unit” (LU) value equivalent to (d) above, must either be planted on site, or an “in-lieu” fee paid to the city’s street tree planting fund. If the LU value shown at (e) is not equal or greater than (d), then an in-lieu fee must be paid to the City’s street tree planting fund at the rate defined annually in the City’s Comprehensive Fee Schedule for each deficient LU.

New Trees Being Planted*			
Quantity	Size	LU Value	Total LU Value
	15 gallon	1	
	24 inch box	2	
31	36 inch box	3	93
	48 inch box	4	

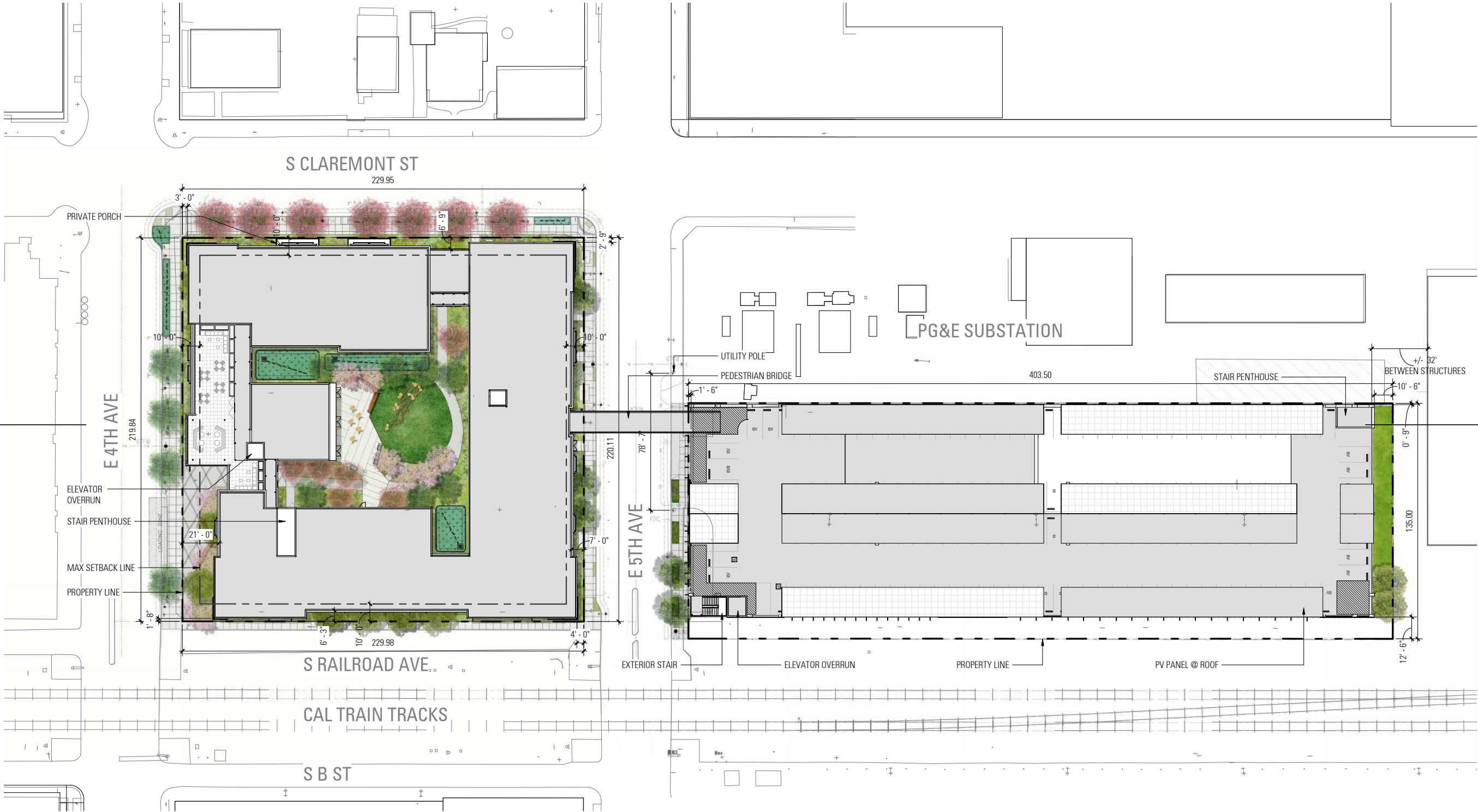
Total LU Value of new trees being proposed: 93 (e)

*New replacement trees shall be in addition to and not substitute requirements for new street trees, parking lot trees or other required trees.

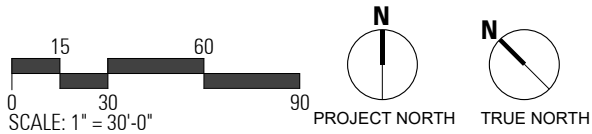
Fees Owed to the City Street Tree Planting Fund:

If (d) is greater than (e), there will be an LU value deficit calculated as follows:

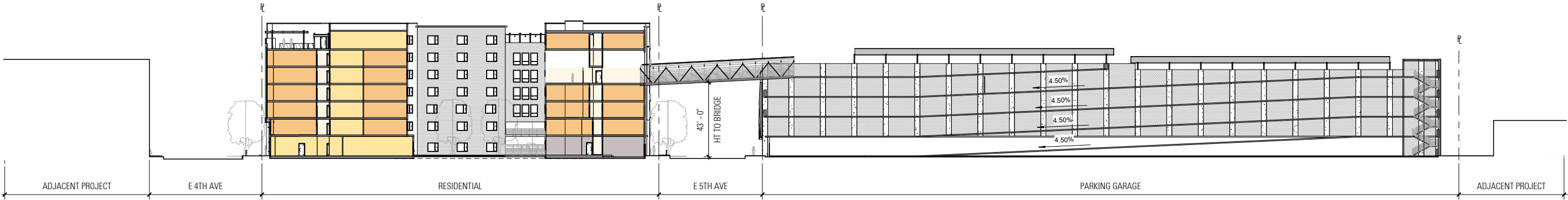
[d – e = 243.01 x (the annually defined \$ per LU value as per Current Comprehensive Fee Schedule) = \$ 78,006.21



1 SITE PLAN
A102 1" = 30'-0"



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4/9/2020 3:41:25 PM



1 SITE SECTION
A103 1" = 30'-0"



SUMMER SOLSTICE @ 9AM

1" = 100'-0"



SUMMER SOLSTICE @ NOON

1" = 100'-0"



SUMMER SOLSTICE @ 3PM

1" = 100'-0"



EQUINOX @ 9AM

1" = 100'-0"



EQUINOX @ NOON

1" = 100'-0"



EQUINOX @ 3PM

1" = 100'-0"



WINTER SOLSTICE @ 9AM

1" = 100'-0"



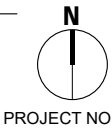
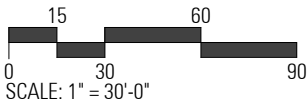
WINTER SOLSTICE @ NOON

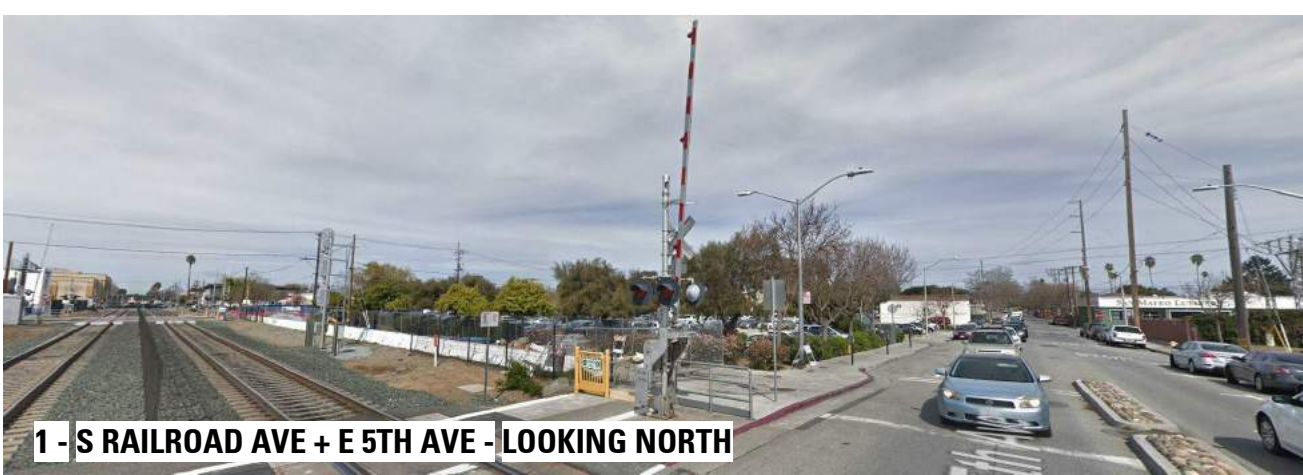
1" = 100'-0"



WINTER SOLSTICE @ 3PM

1" = 100'-0"





1 - S RAILROAD AVE + E 5TH AVE - LOOKING NORTH



2 - E 4TH AVE + S RAILROAD - LOOKING EAST



3 - E 4TH AVE + S CLAREMONT ST - LOOKING SOUTH



4 - E 5th AVE + CLAREMONT ST LOOKING WEST



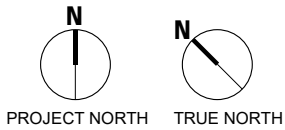
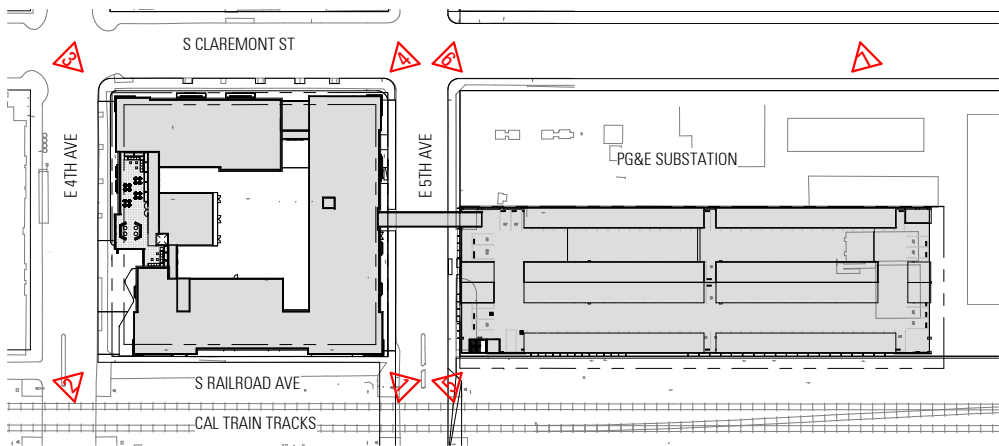
5 - S CLAREMONT ST + E 5TH AVE - LOOKING EAST

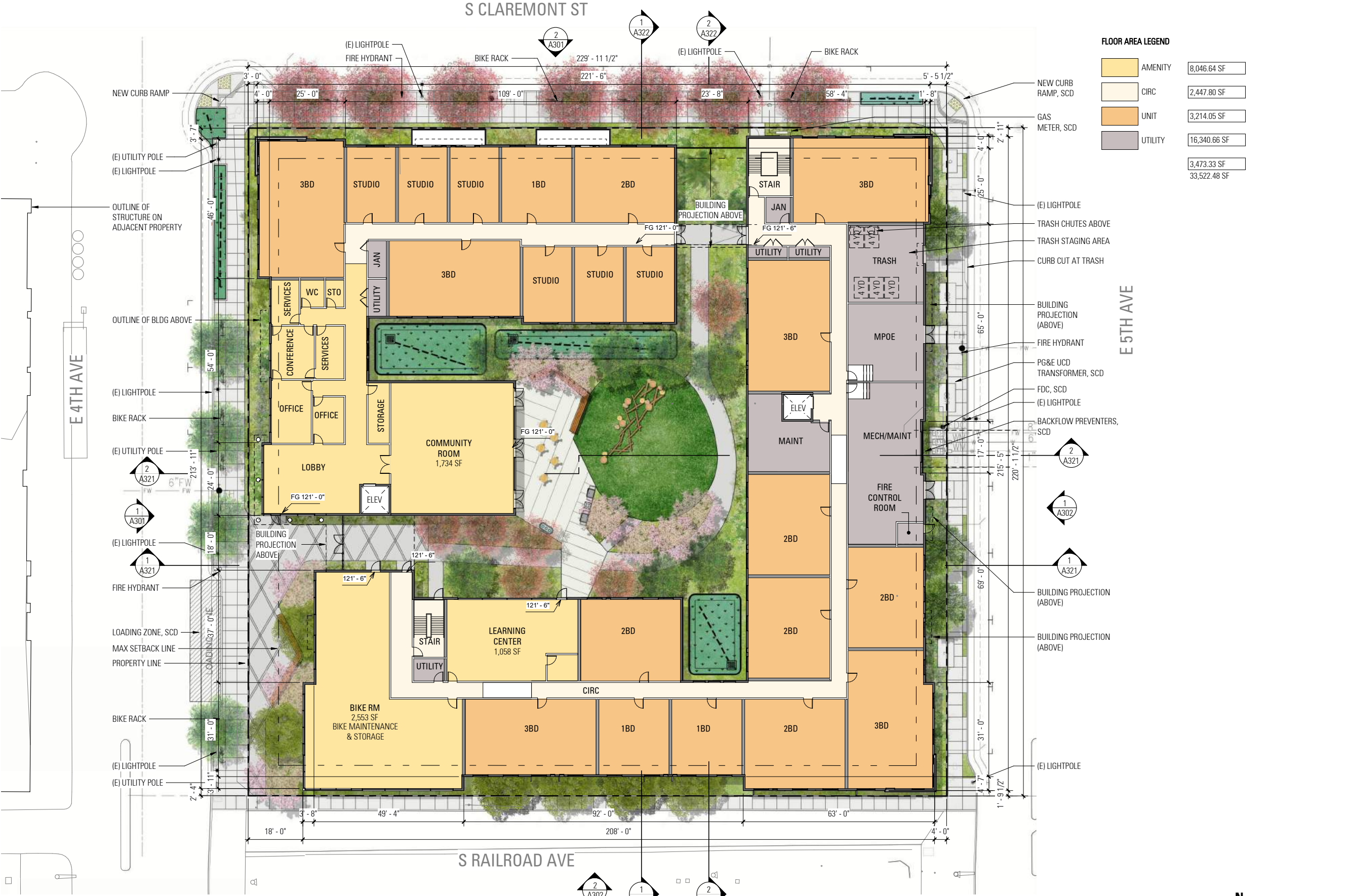


6 - E 5th AVE + S CLAREMONT ST LOOKING SOUTH

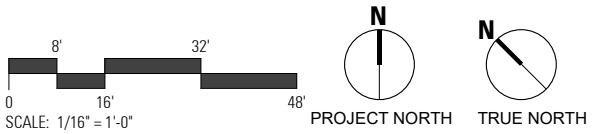


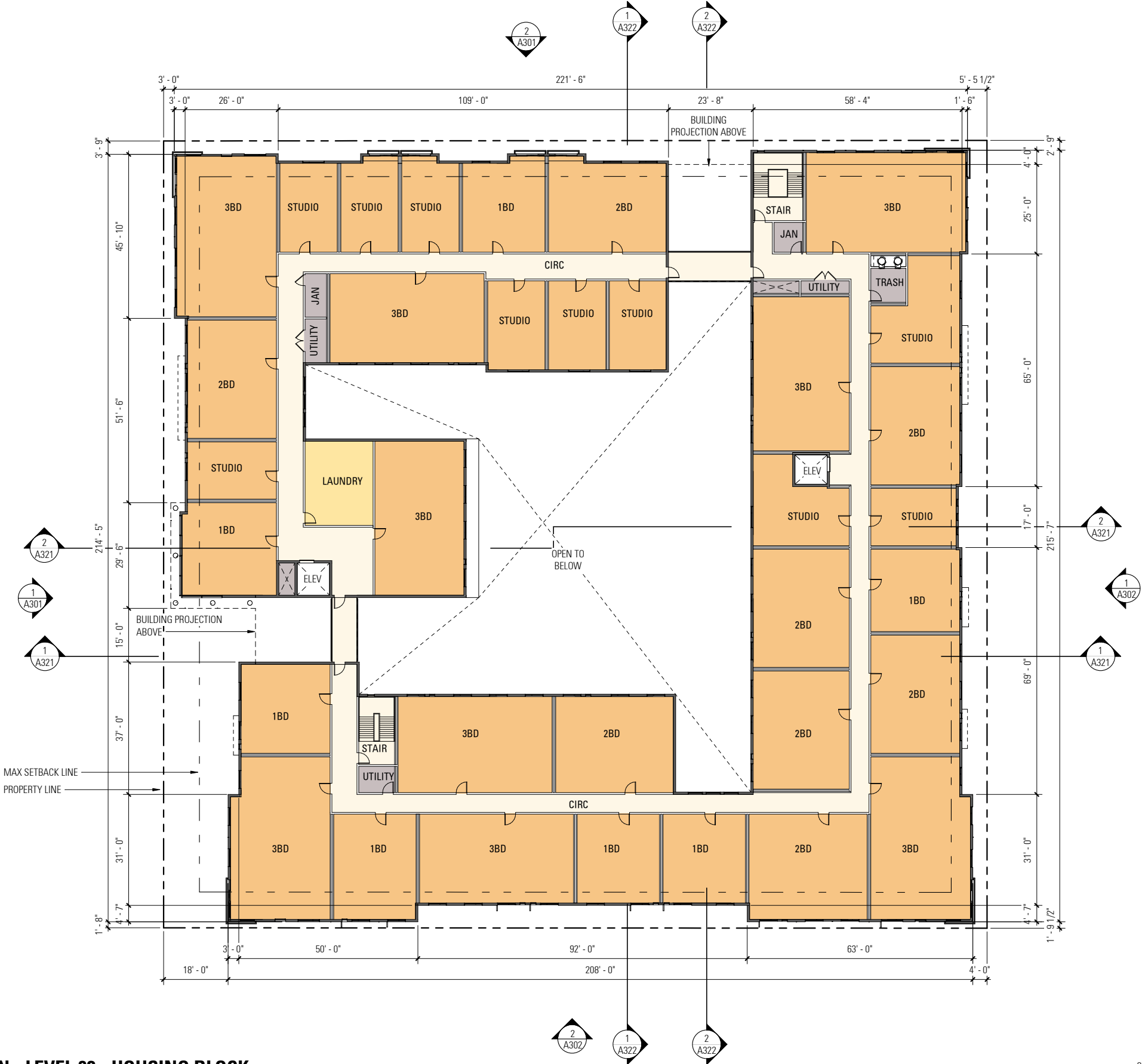
7 - S CLAREMONT ST - LOOKING WEST





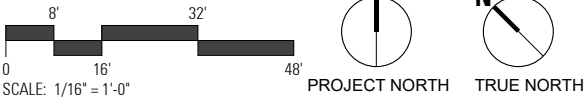
FLOOR PLAN - LEVEL 01 - HOUSING BLOCK
1 A201 1/16" = 1'-0"





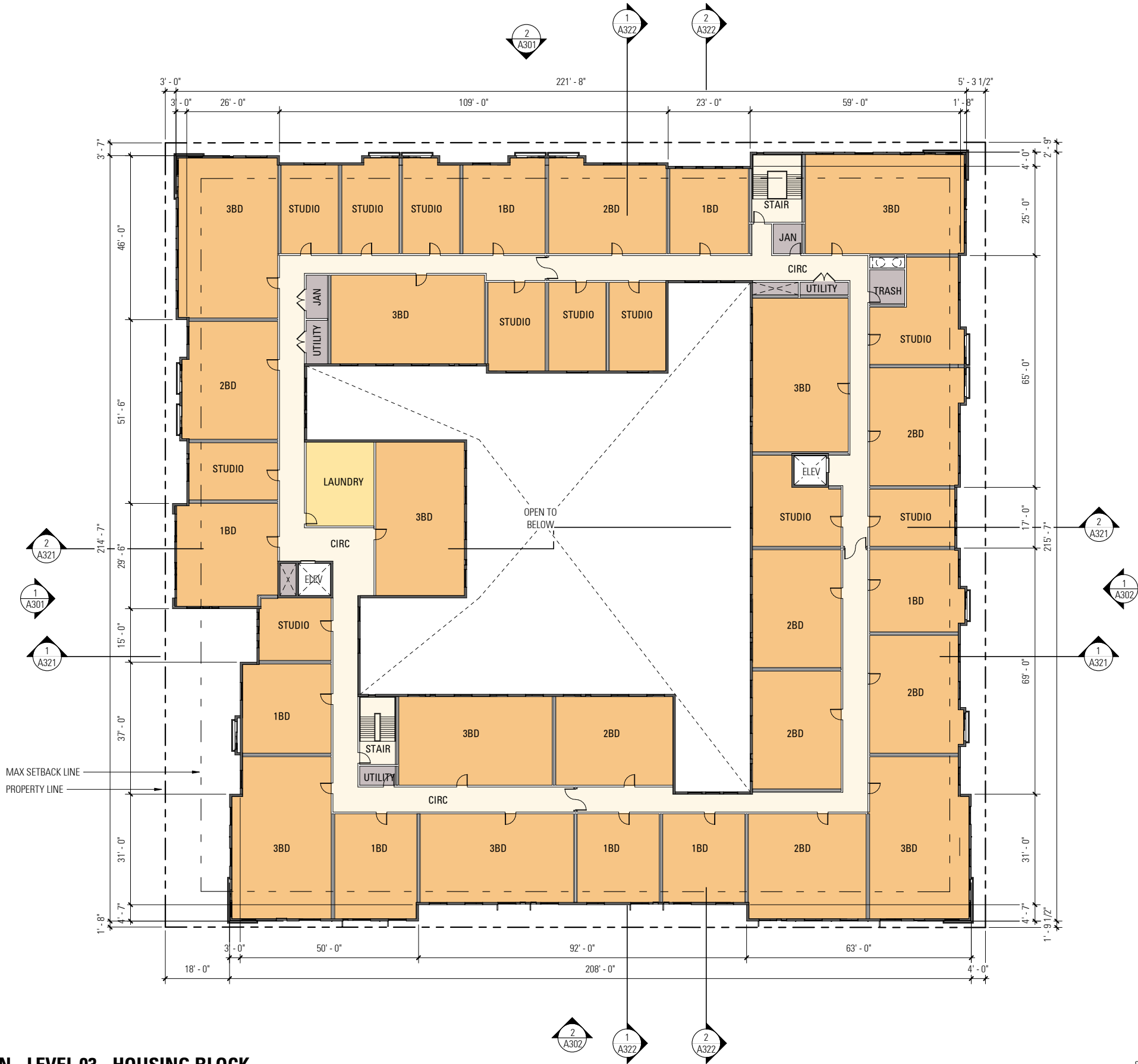
FLOOR AREA LEGEND		
AMENITY	4,652.81 SF	
CIRCULATION	446.50 SF	
UNIT	26,760.17 SF	
UTILITY	492.08 SF	
	32,351.55 SF	

1 A202 FLOOR PLAN - LEVEL 02 - HOUSING BLOCK
1/16" = 1'-0"



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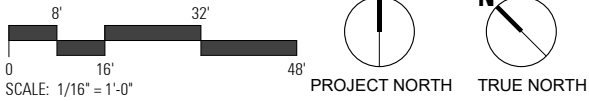
4/9/2020 3:42:05 PM

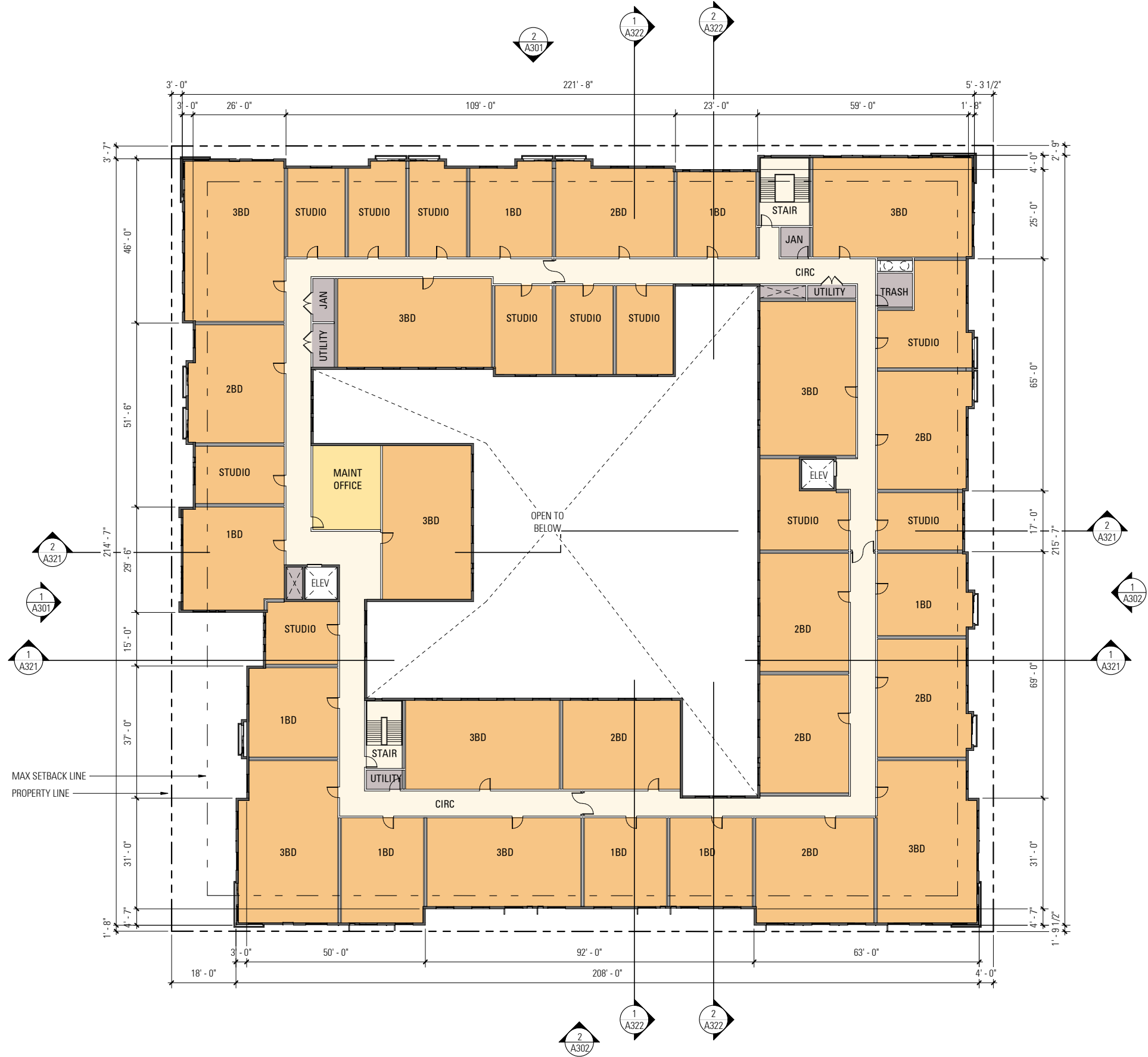


FLOOR AREA LEGEND

CIRC	4,652.81 SF
MAINT OFFICE	446.50 SF
UNIT	26,760.17 SF
UTILITY	492.08 SF
	32,351.55 SF

1 A203 FLOOR PLAN - LEVEL 03 - HOUSING BLOCK 1/16" = 1'-0"

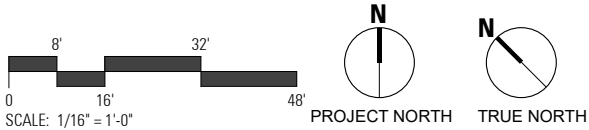


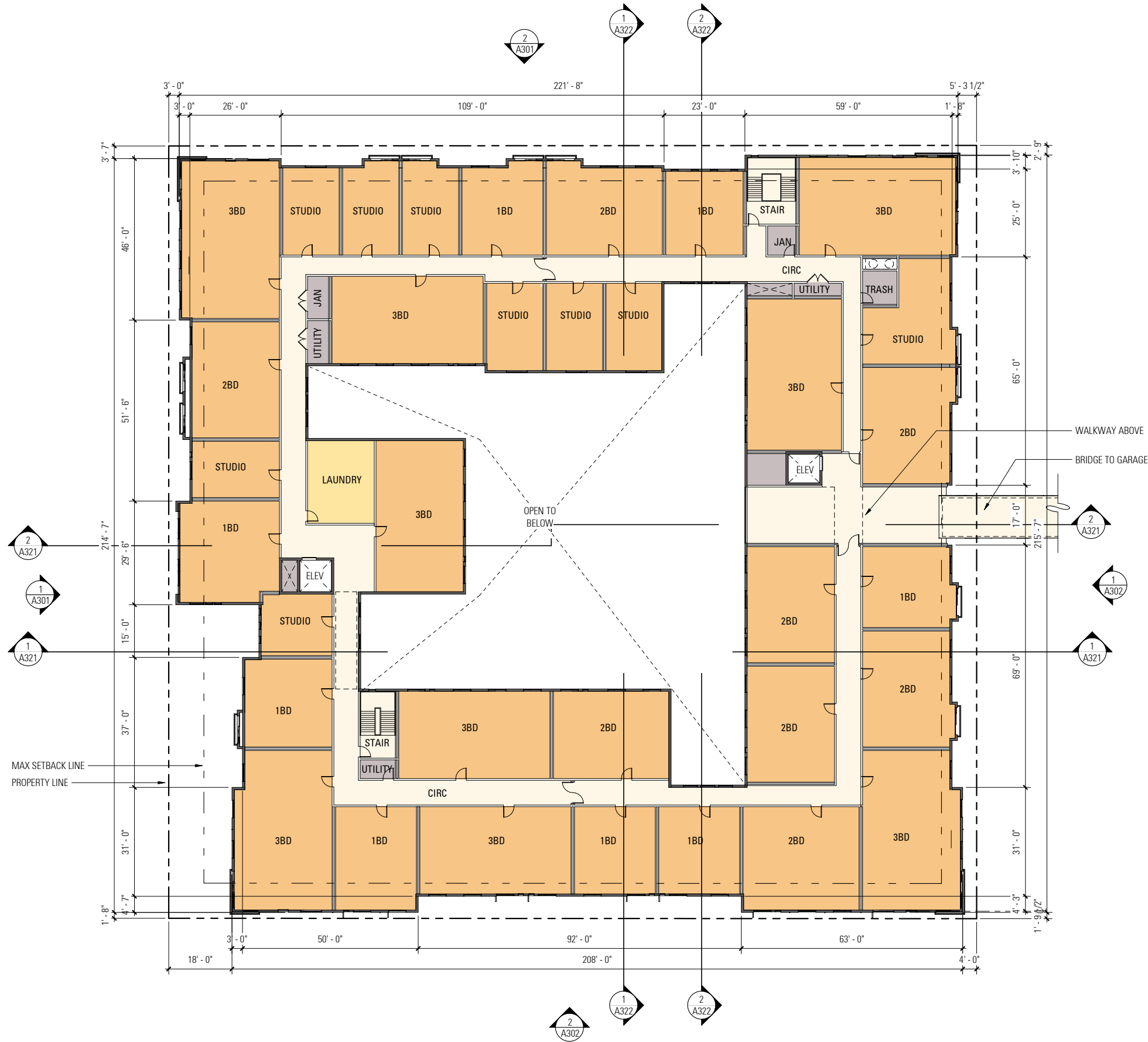


FLOOR AREA LEGEND

AMENITY	446.50 SF
CIRC	4,652.81 SF
UNIT	26,757.59 SF
UTILITY	492.08 SF
	32,348.98 SF

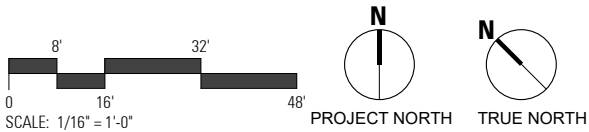
1 A204 FLOOR PLAN - LEVEL 04 - HOUSING BLOCK 1/16" = 1'-0"

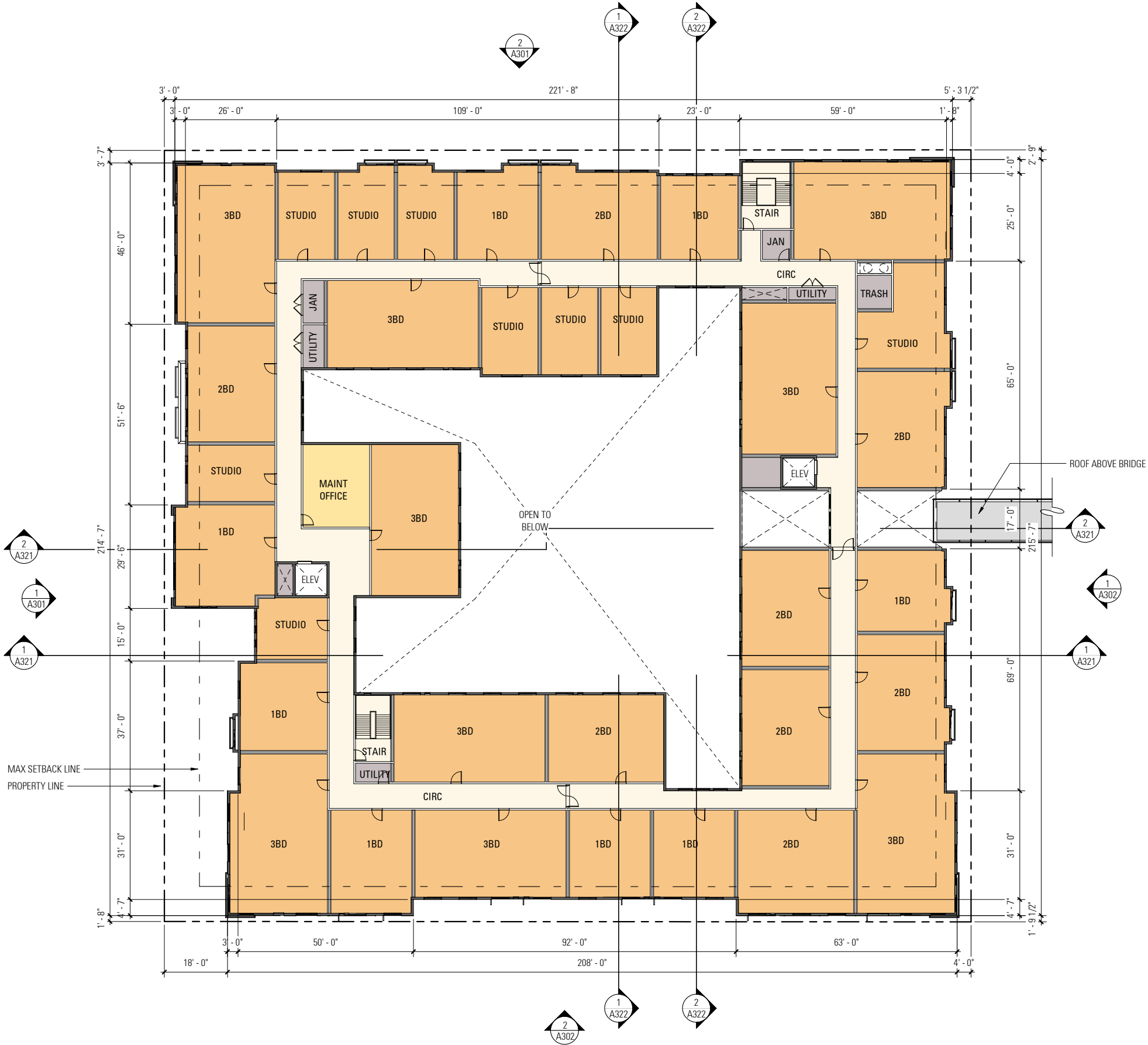




FLOOR AREA LEGEND		
AMENITY	446.50 SF	
CIRC	5,426.14 SF	
UNIT	25,826.72 SF	
UTILITY	591.08 SF	
	32,290.44 SF	

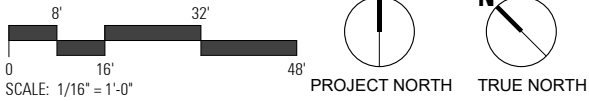
1 A205 FLOOR PLAN - LEVEL 05 - HOUSING BLOCK 1/16" = 1'-0"

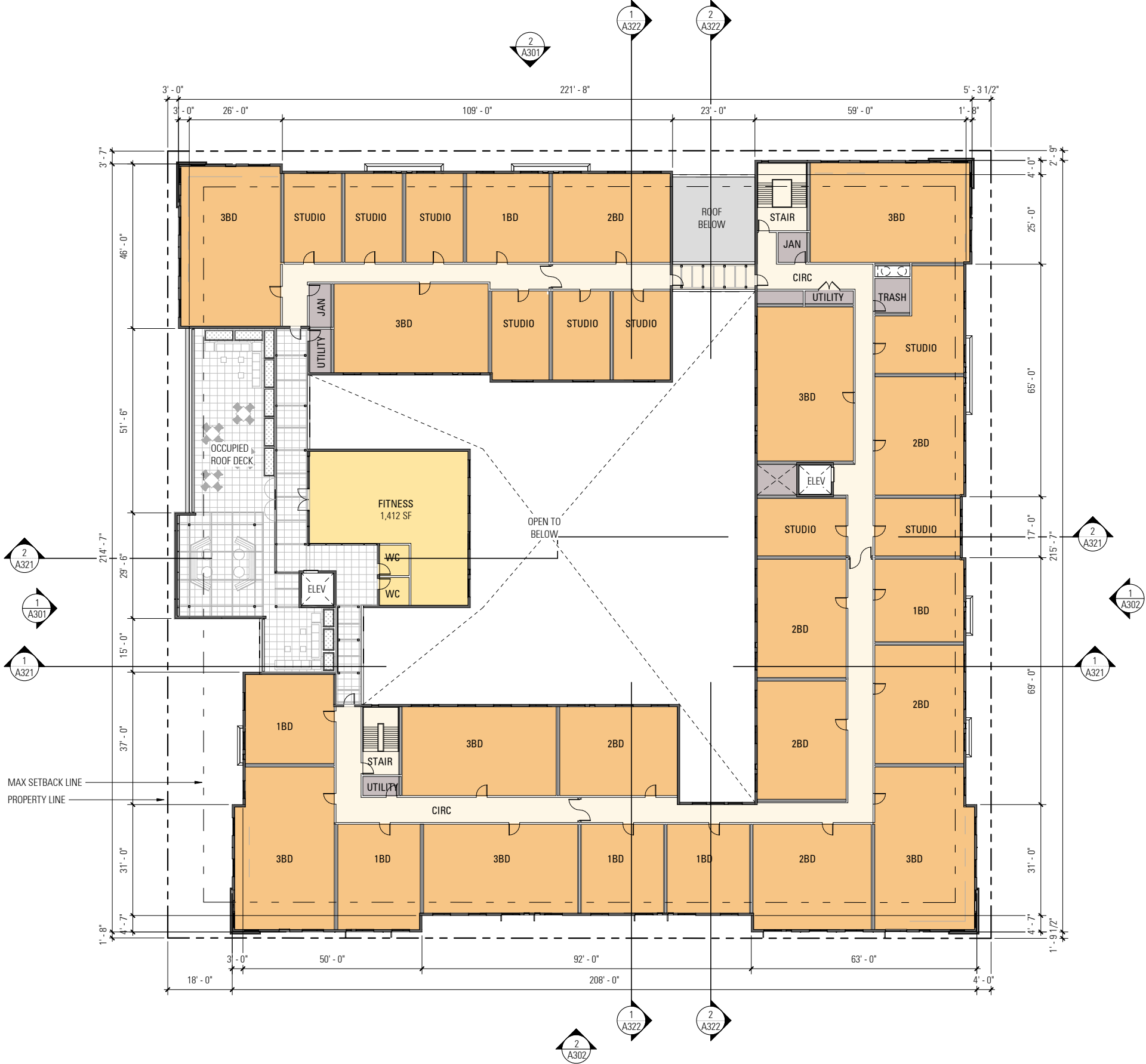




FLOOR AREA LEGEND		
	AMENITY	446.50 SF
	CIRC	5,426.14 SF
	UNIT	25,826.72 SF
	UTILITY	591.08 SF 32,290.44 SF

1 FLOOR PLAN - LEVEL 06 - HOUSING BLOCK
A206 1/16" = 1'-0"

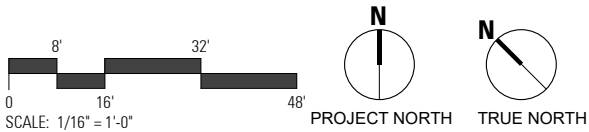


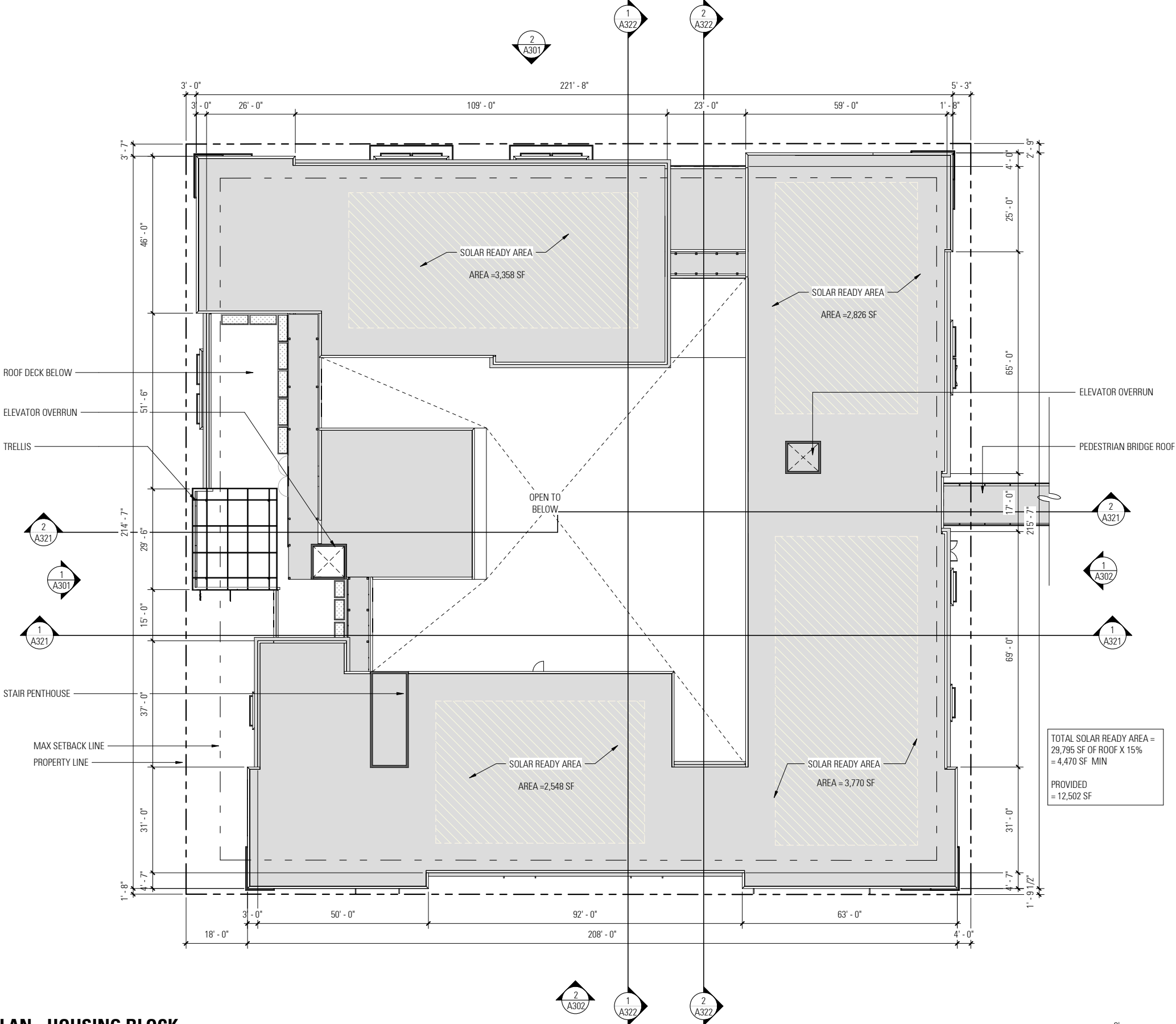


FLOOR AREA LEGEND

AMENITY	1,546.60 SF
CIRC	3,669.61 SF
UNIT	22,489.80 SF
UTILITY	543.05 SF
	28,249.07 SF

1 A207 FLOOR PLAN - LEVEL 07 - HOUSING BLOCK 1/16" = 1'-0"



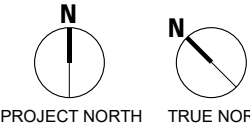
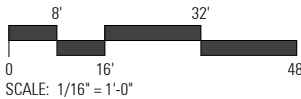


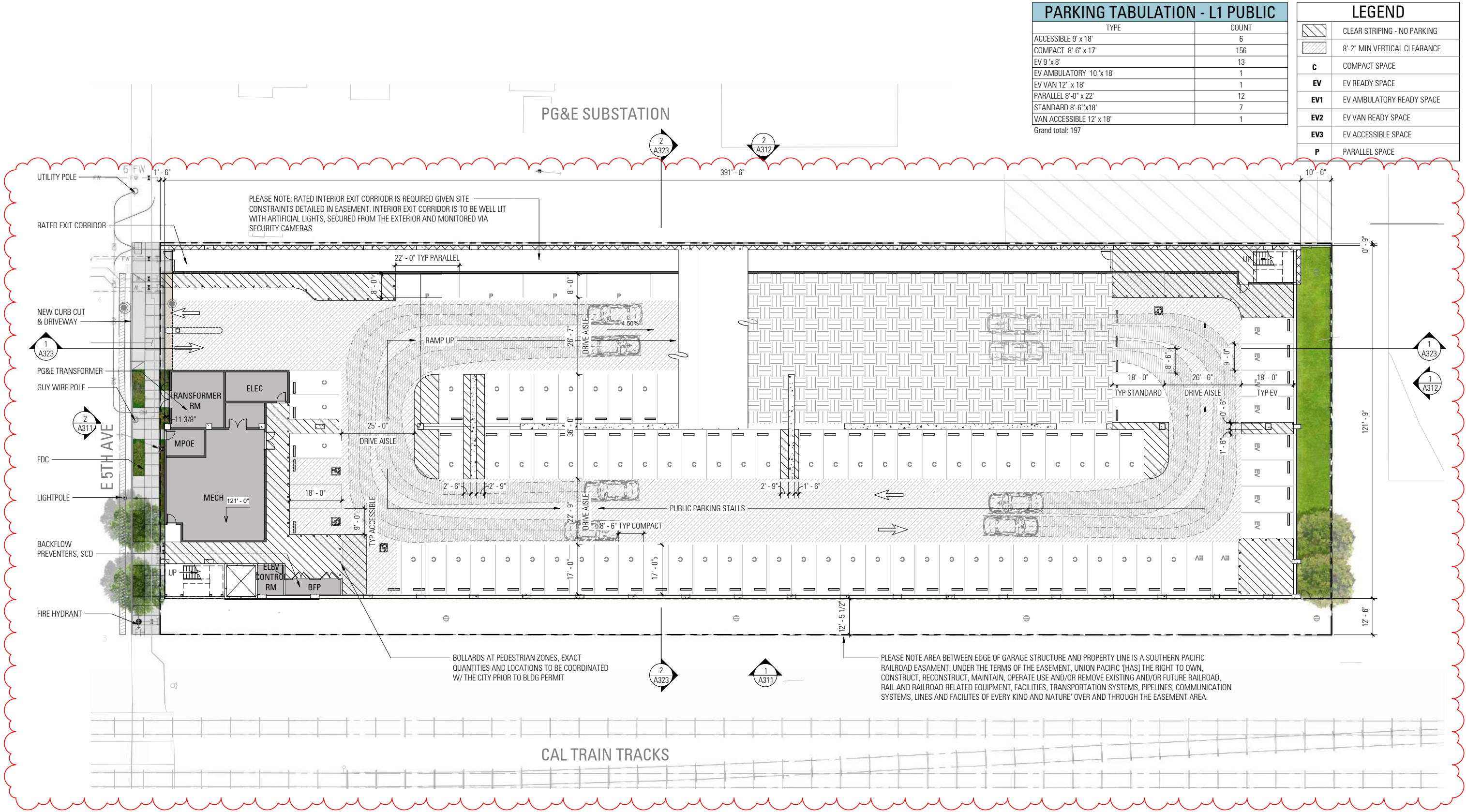
TOTAL SOLAR READY AREA =
29,795 SF OF ROOF X 15%
= 4,470 SF MIN

PROVIDED
= 12,502 SF

1
A208
1/16" = 1'-0"

ROOF PLAN - HOUSING BLOCK

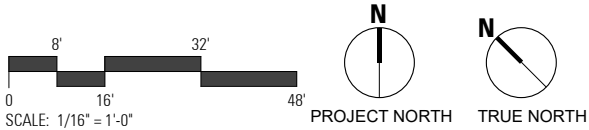




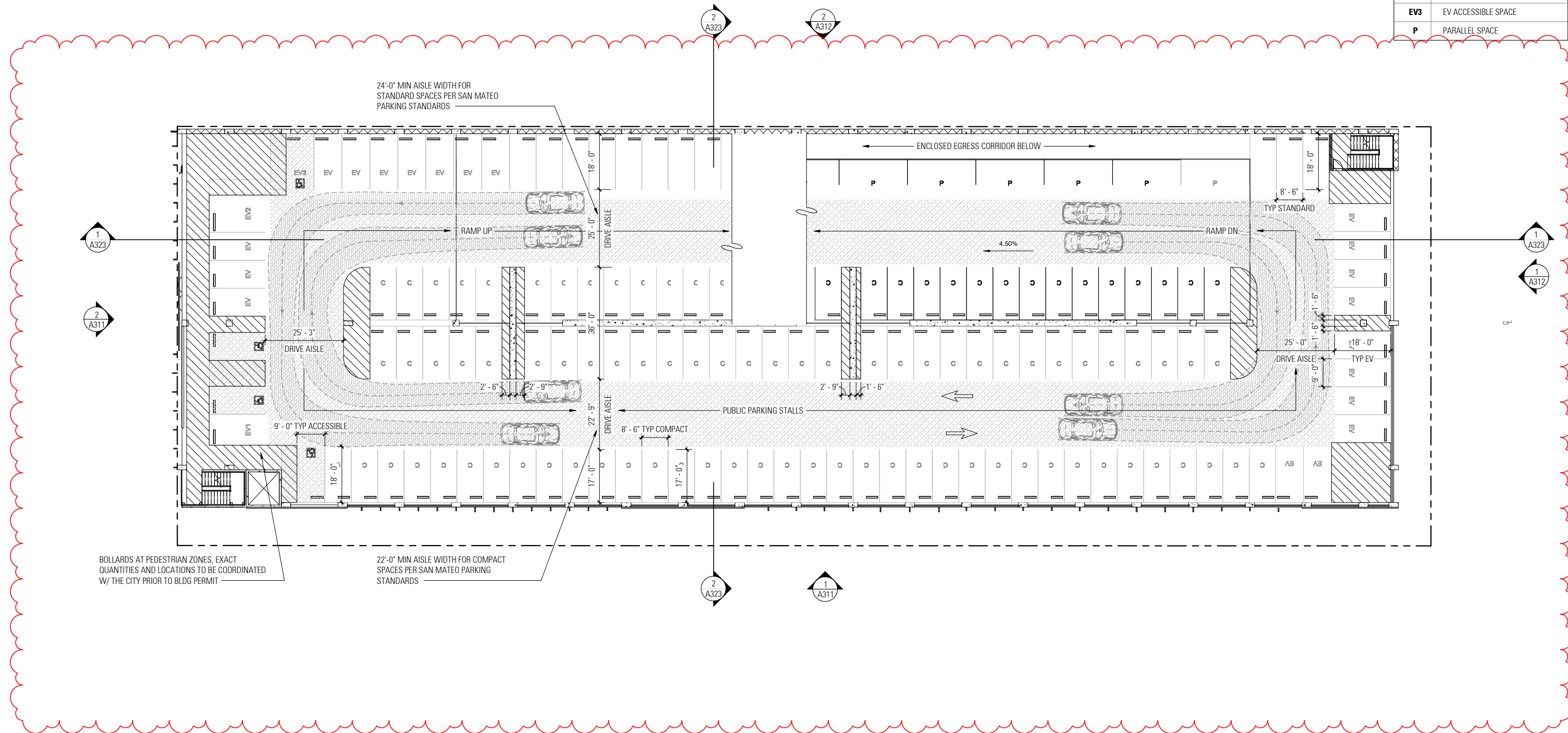
PARKING TABULATION - L1 PUBLIC	
TYPE	COUNT
ACCESSIBLE 9' x 18'	6
COMPACT 8'-6" x 17'	156
EV 9' x 8'	13
EV AMBULATORY 10' x 18'	1
EV VAN 12' x 18'	1
PARALLEL 8'-0" x 22'	12
STANDARD 8'-6"x18'	7
VAN ACCESSIBLE 12' x 18'	1
Grand total: 197	

LEGEND	
	CLEAR STRIPING - NO PARKING
	8'-2" MIN VERTICAL CLEARANCE
C	COMPACT SPACE
EV	EV READY SPACE
EV1	EV AMBULATORY READY SPACE
EV2	EV VAN READY SPACE
EV3	EV ACCESSIBLE SPACE
P	PARALLEL SPACE

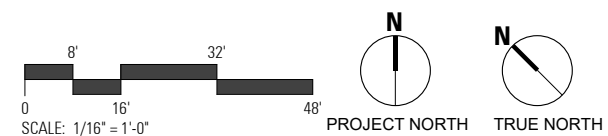
2
A211
FLOOR PLAN - LEVEL 01 - PARKING LOT
1/16" = 1'-0"



LEGEND	
	CLEAR STRIPING - NO PARKING
	8'-2" MIN VERTICAL CLEARANCE
C	COMPACT SPACE
EV	EV READY SPACE
EV1	EV AMBULATORY READY SPACE
EV2	EV VAN READY SPACE
EV3	EV ACCESSIBLE SPACE
P	PARALLEL SPACE

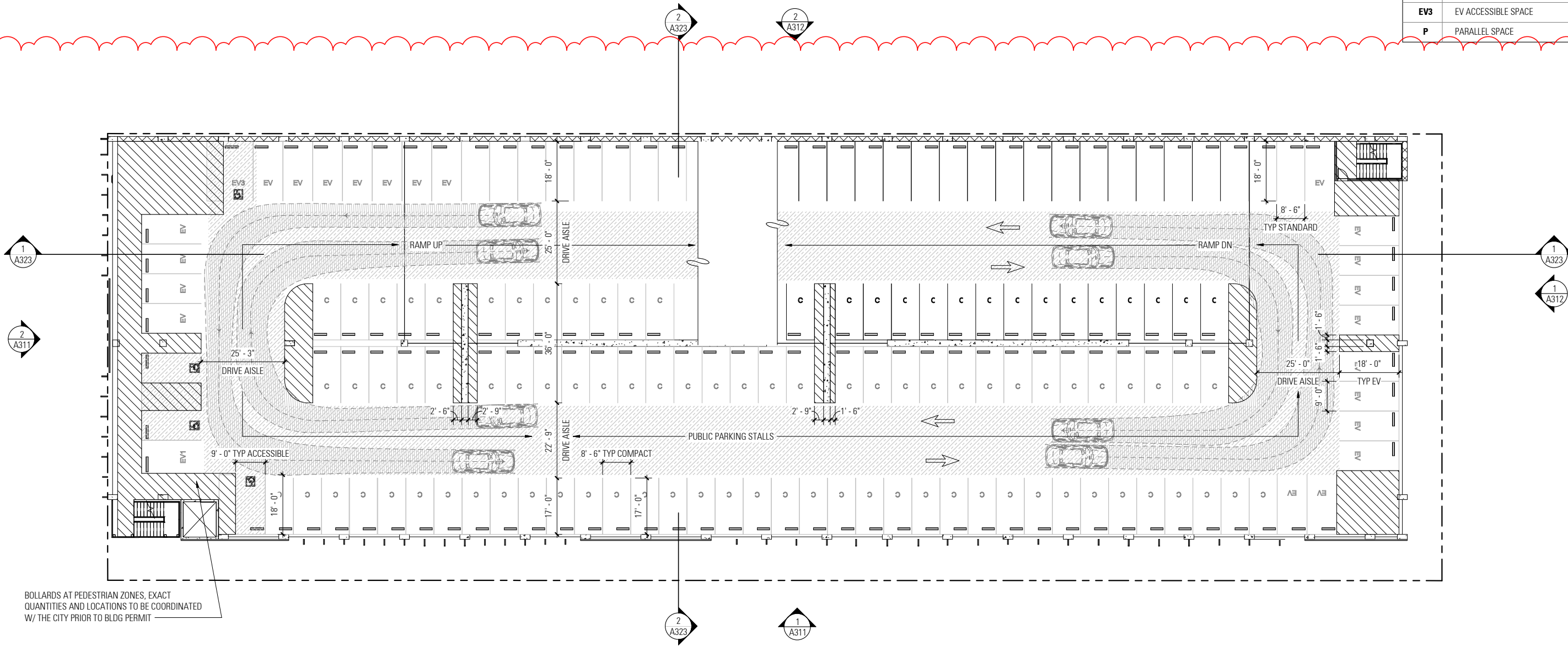


FLOOR PLAN - LEVEL 02 - PARKING LOT



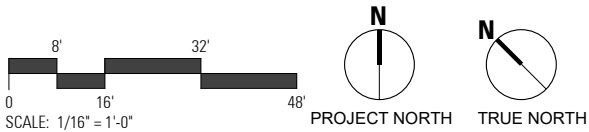
PARKING TABULATION - L3 PUBLIC	
TYPE	COUNT
ACCESSIBLE 9' x 18'	3
COMPACT 8'-6" x 17'	98
EV 9' x 8'	22
EV ADA 9' x 8'	1
EV AMBULATORY 10' x 18'	1
STANDARD 8'-6" x 18'	30
Grand total: 155	

LEGEND	
	CLEAR STRIPING - NO PARKING
	8'-2" MIN VERTICAL CLEARANCE
C	COMPACT SPACE
EV	EV READY SPACE
EV1	EV AMBULATORY READY SPACE
EV2	EV VAN READY SPACE
EV3	EV ACCESSIBLE SPACE
P	PARALLEL SPACE



BOLLARDS AT PEDESTRIAN ZONES, EXACT QUANTITIES AND LOCATIONS TO BE COORDINATED W/ THE CITY PRIOR TO BLDG PERMIT

FLOOR PLAN - LEVEL 03 - PARKING LOT
2 A213 1/16" = 1'-0"



PARKING TABULATION - L4 SECURED

TYPE	COUNT
COMPACT 8'-6" x 17'	23
STANDARD 8'-6"x18'	24
Grand total: 47	

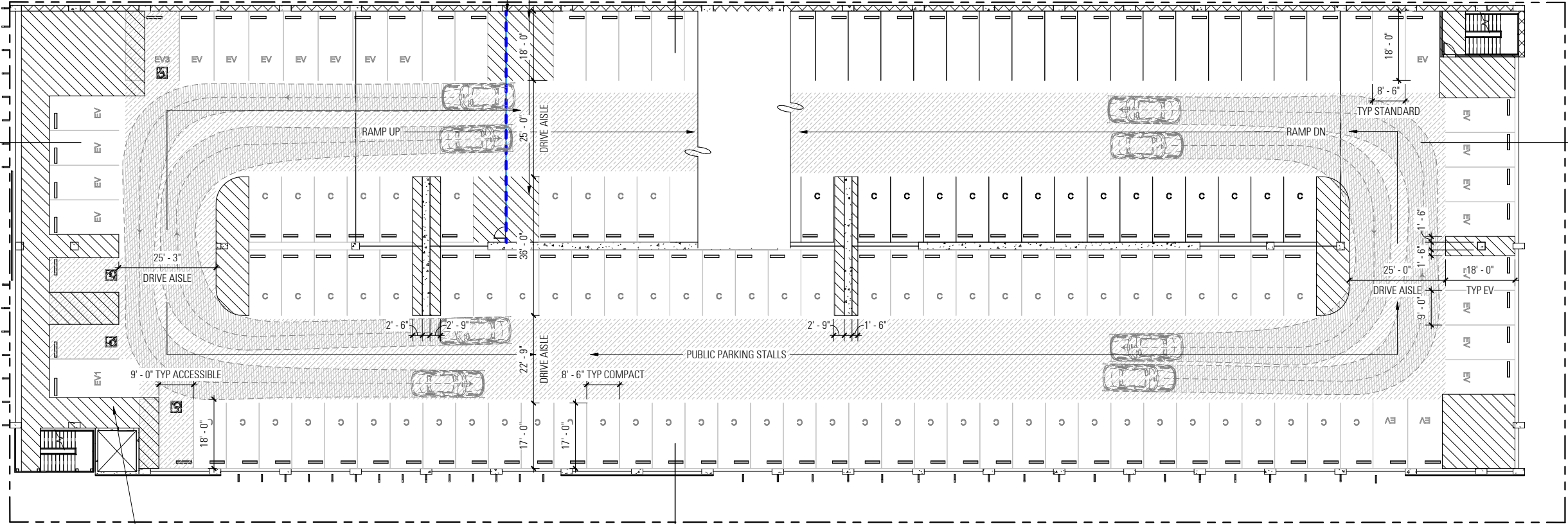
PARKING TABULATION - L4 PUBLIC

TYPE	COUNT
ACCESSIBLE 9' x 18'	3
COMPACT 8'-6" x 17'	73
EV 9' x 8'	22
EV ADA 9' x 8'	1
EV AMBULATORY 10' x 18'	1
STANDARD 8'-6"x18'	4
Grand total: 104	

LEGEND

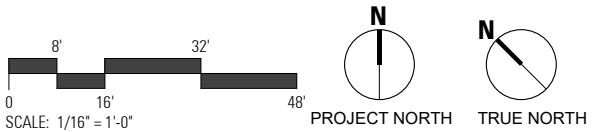
	CLEAR STRIPING - NO PARKING
	8'-2" MIN VERTICAL CLEARANCE
C	COMPACT SPACE
EV	EV READY SPACE
EV1	EV AMBULATORY READY SPACE
EV2	EV VAN READY SPACE
EV3	EV ACCESSIBLE SPACE
P	PARALLEL SPACE

STRIPED ZONE INDICATES CLEAR NO PARKING SPACE
FOR GATE OPERATION AND PEDESTRIAN CIRCULATION
RESIDENTIAL PRIVATE PARKING SECURITY GATE



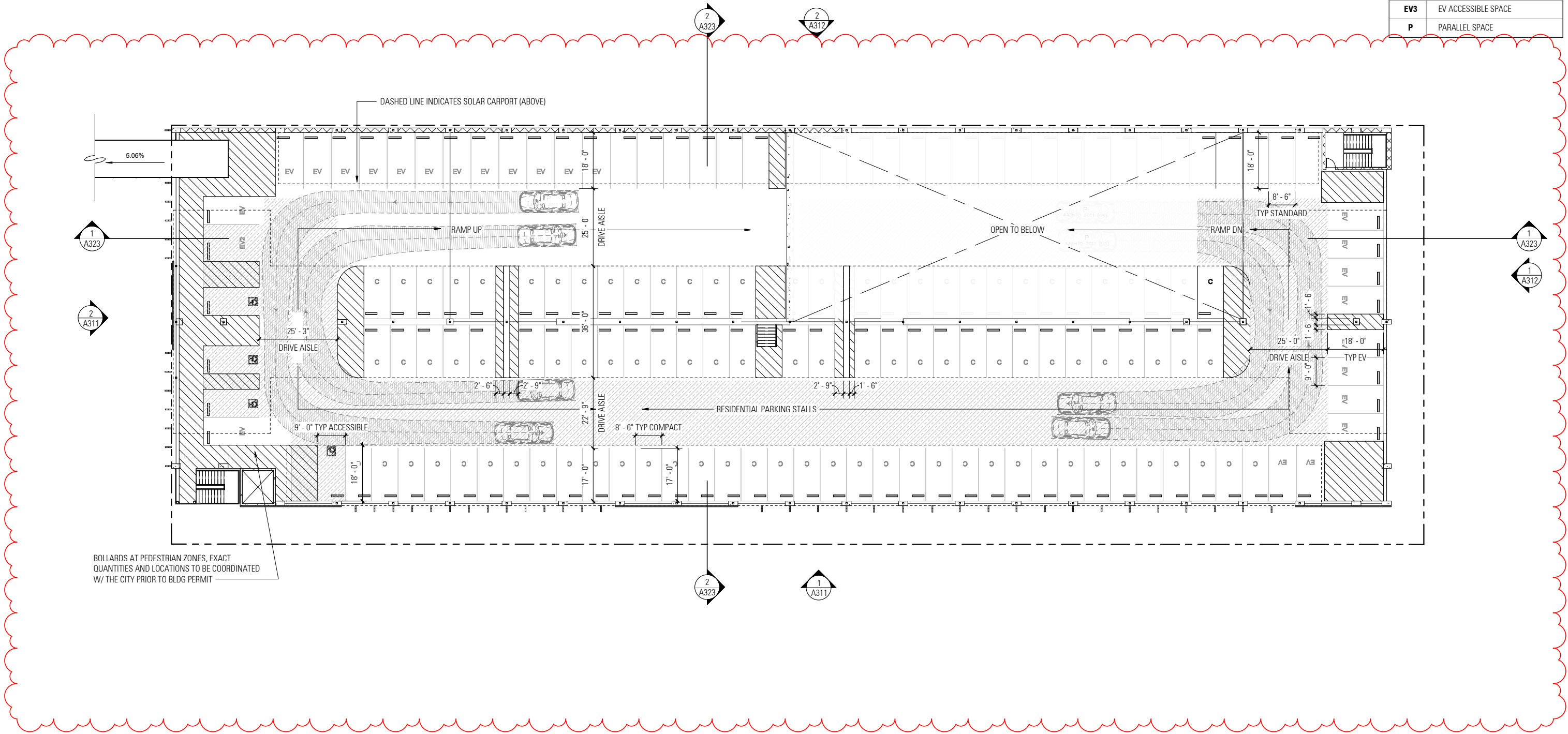
BOLLARDS AT PEDESTRIAN ZONES, EXACT
QUANTITIES AND LOCATIONS TO BE COORDINATED
W/ THE CITY PRIOR TO BLDG PERMIT

2
A214
FLOOR PLAN - LEVEL 04 - PARKING LOT
1/16" = 1'-0"

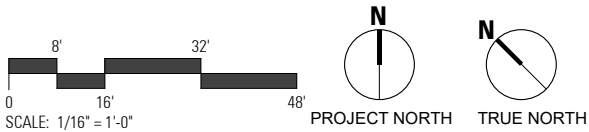


PARKING TABULATION - L5 SECURED	
TYPE	COUNT
ACCESSIBLE 9' x 18'	4
COMPACT 8'-6" x 17'	79
EV 9' x 8'	24
EV VAN 12' x 18'	1
STANDARD 8'-6"x18'	9
TOTAL: 117	

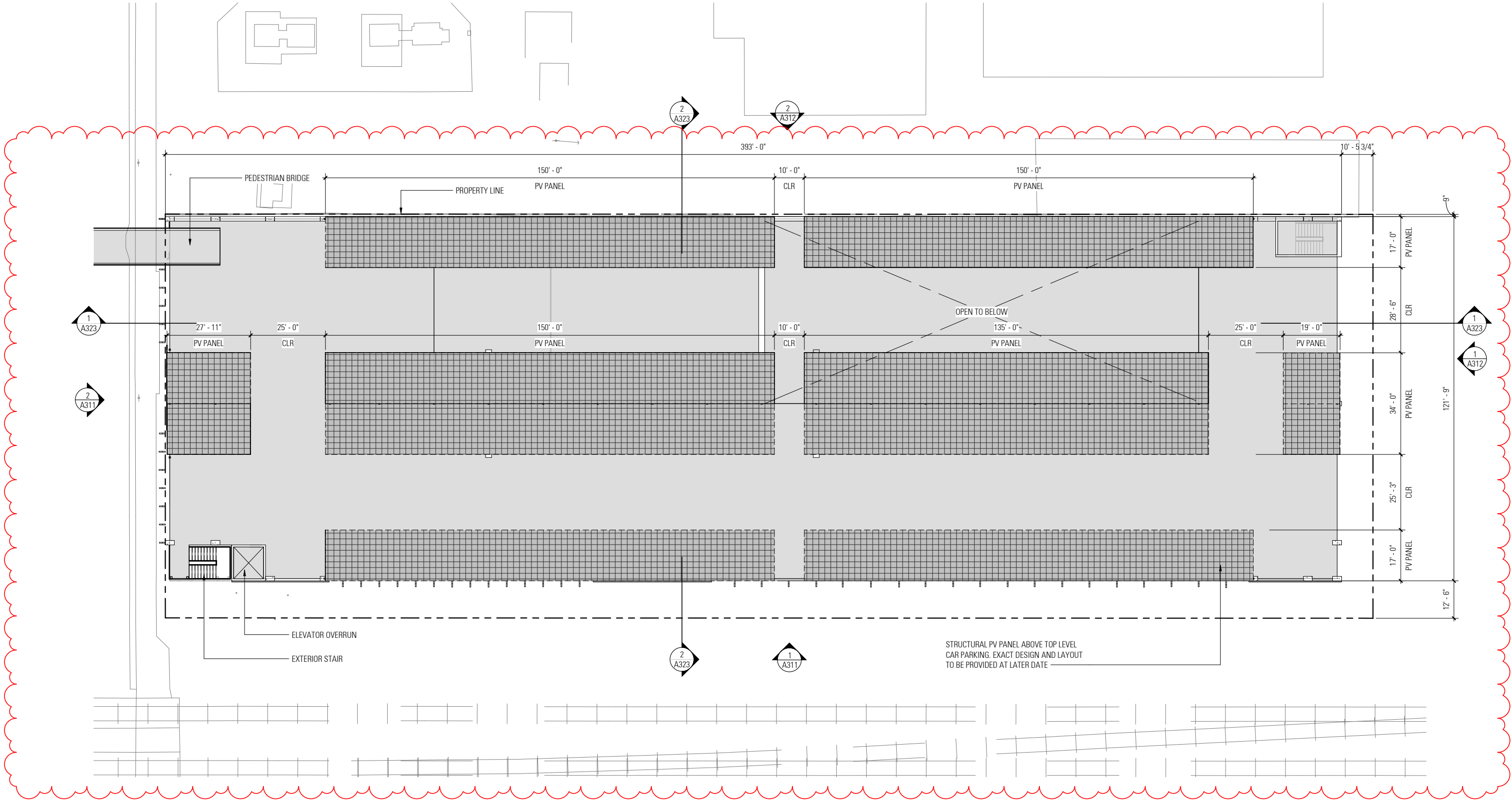
LEGEND	
	CLEAR STRIPING - NO PARKING
	8'-2" MIN VERTICAL CLEARANCE
C	COMPACT SPACE
EV	EV READY SPACE
EV1	EV AMBULATORY READY SPACE
EV2	EV VAN READY SPACE
EV3	EV ACCESSIBLE SPACE
P	PARALLEL SPACE



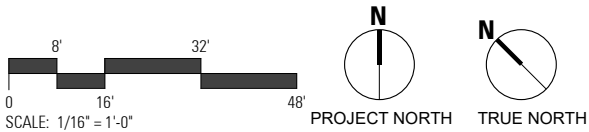
2
A215
FLOOR PLAN - LEVEL 05 - PARKING LOT
1/16" = 1'-0"



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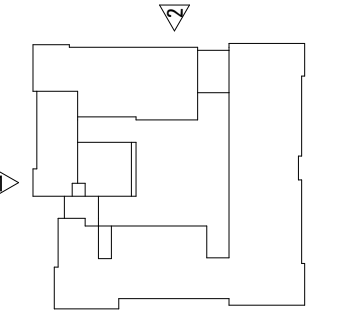
1
A216
ROOF PLAN - PARKING LOT
1/16" = 1'-0"



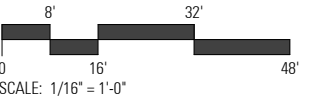


KEY	DESCRIPTION
1	WOOD RAILING
2	FIBER-REINFORCED CEMENTITIOUS PANEL
3	EXTERIOR CEMENT PLASTER
4	BRICK - LIGHT COLOR
5	METAL SIDING
6	METAL CANOPY & ADDRESS SIGNAGE
9	FIBER CEMENT LAP SIDING
10	PEDESTRIAN BRIDGE
11	ALUMINUM STOREFRONT
12	VINYL WINDOW
26	TRELLIS AT ROOF
30	METAL FENCE & GATE
34	EXPOSED ARCHITECTURAL CONCRETE COLUMN

2
A301
EXTERIOR ELEVATION - NORTH - HOUSING BLOCK - STREET
1/16" = 1'-0"



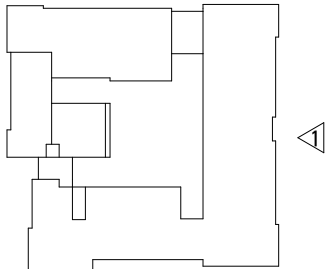
1
A301
EXTERIOR ELEVATION - WEST - HOUSING BLOCK - STREET
1/16" = 1'-0"



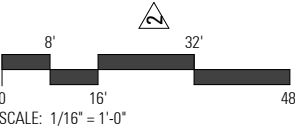


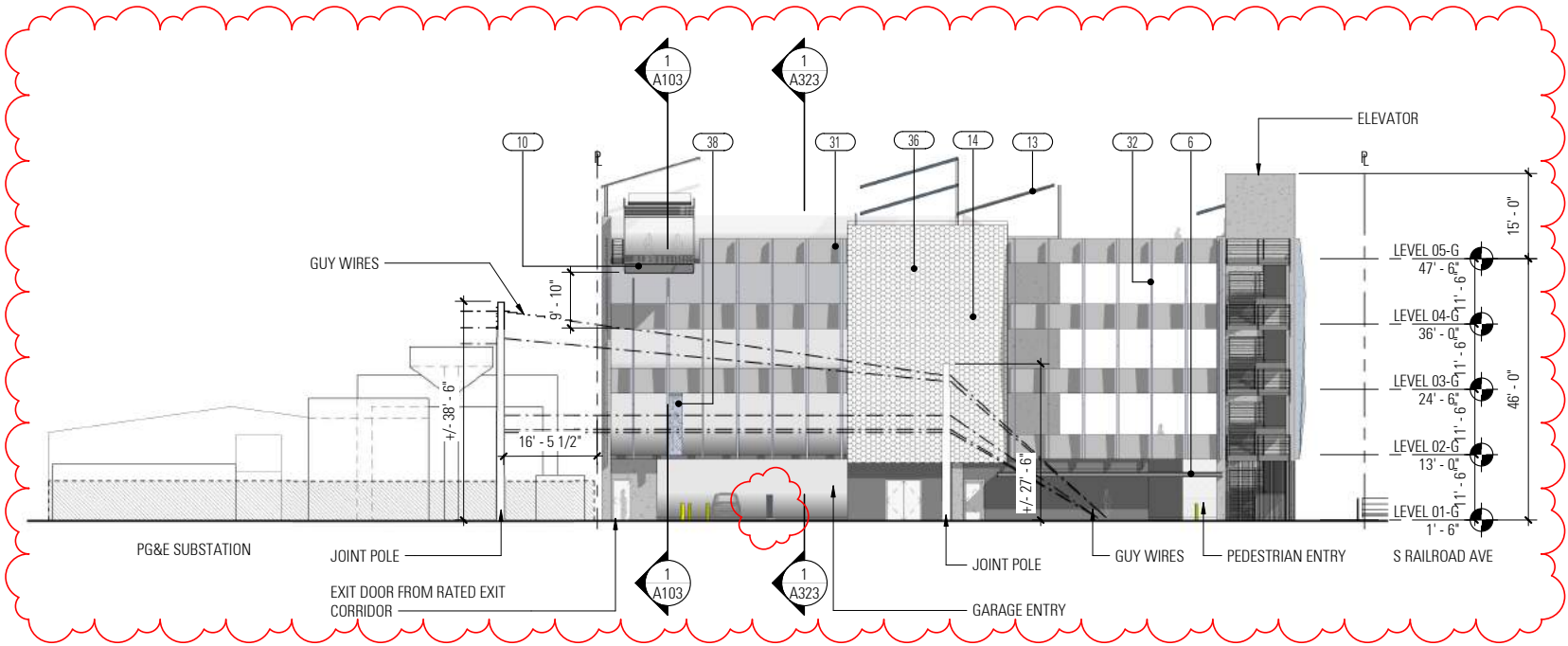
KEY	DESCRIPTION
1	WOOD RAILING
2	FIBER-REINFORCED CEMENTITIOUS PANEL
3	EXTERIOR CEMENT PLASTER
5	METAL SIDING
8	METAL SOLAR SUN SHADE DEVICE
9	FIBER CEMENT LAP SIDING
10	PEDESTRIAN BRIDGE
12	VINYL WINDOW

2
A302
EXTERIOR ELEVATION - SOUTH - HOUSING BLOCK - STREET
1/16" = 1'-0"



1
A302
EXTERIOR ELEVATION - EAST - HOUSING BLOCK - STREET
1/16" = 1'-0"

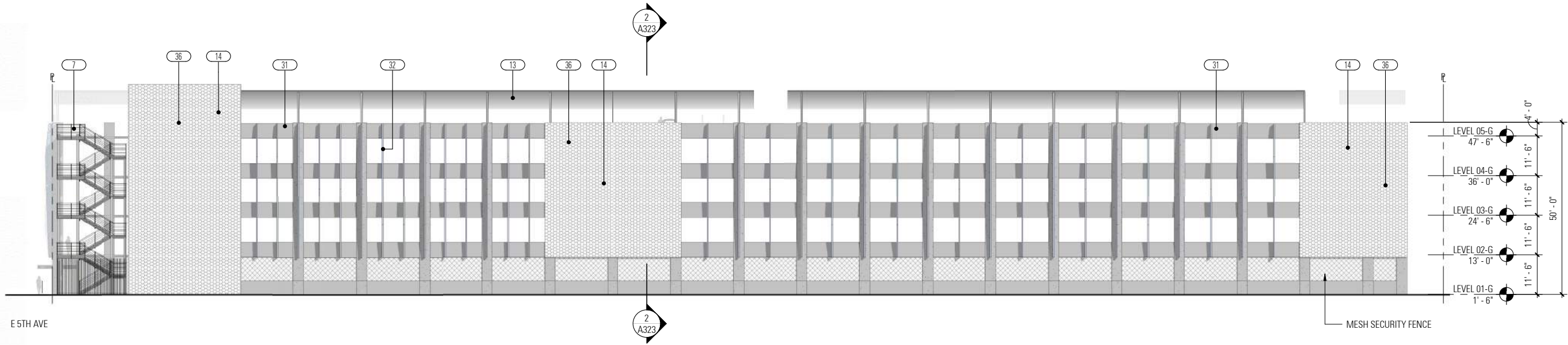




KEY	DESCRIPTION
6	METAL CANOPY & ADDRESS SIGNAGE
7	METAL GUARDRAIL
10	PEDESTRIAN BRIDGE
13	PV PANEL AT ROOF
14	POTENTIAL PUBLIC ART LOCATION
31	UPTRUNED CONC BEAM
32	VERTICAL FAÇADE SCREENING ELEMENT
36	VENTILATED FAÇADE SCREEN PANEL(S)
38	ENTRANCE SIGNAGE - TBD AT A LATER DATE

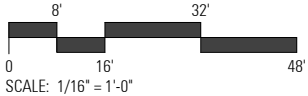
2 A311
1/16" = 1'-0"

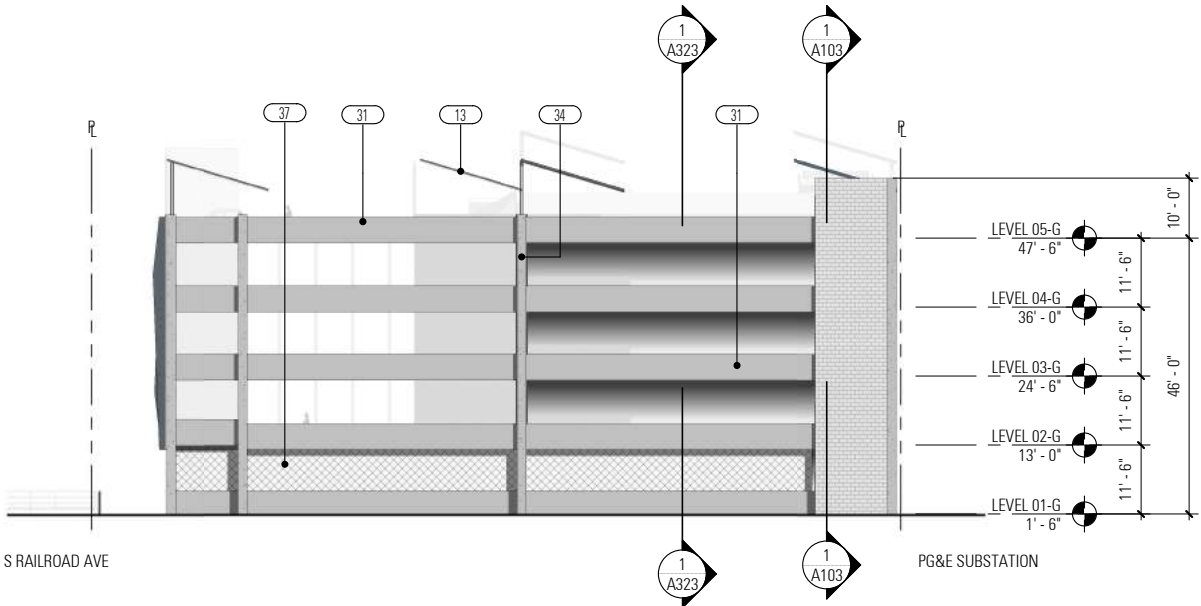
EXTERIOR ELEVATION - WEST - GARAGE



1 A311
1/16" = 1'-0"

EXTERIOR ELEVATION - SOUTH - GARAGE

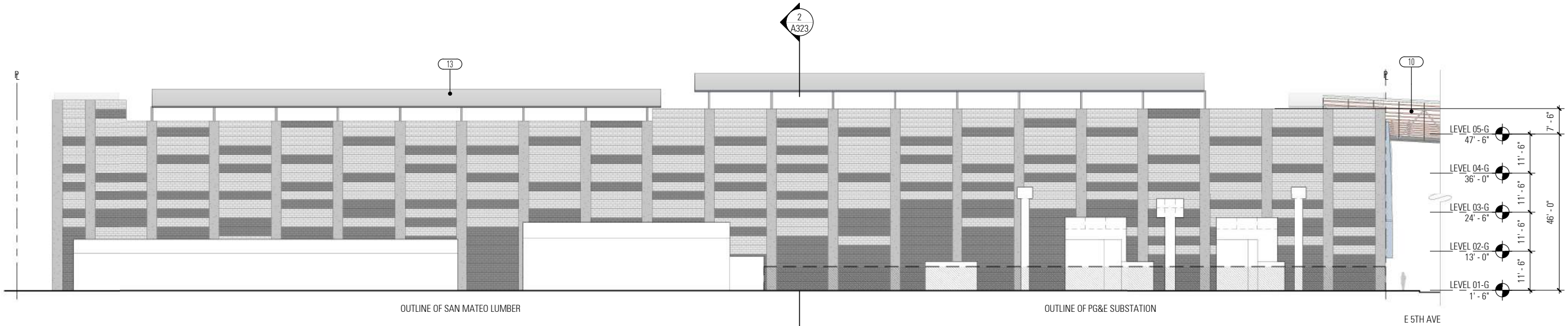




KEY	DESCRIPTION
10	PEDESTRIAN BRIDGE
13	PV PANEL AT ROOF
31	UPTRUNED CONC BEAM
34	EXPOSED ARCHITECTURAL CONCRETE COLUMN
37	MESH SECURITY FENCE

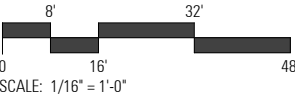
1
A312
1/16" = 1'-0"

EXTERIOR ELEVATION - EAST - PARKING LOT



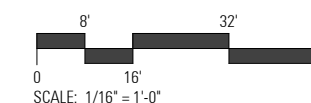
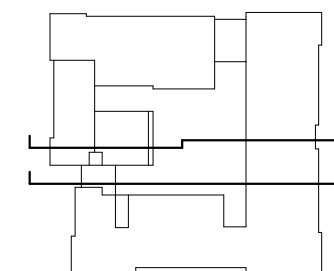
2
A312
1/16" = 1'-0"

EXTERIOR ELEVATION - NORTH - GARAGE



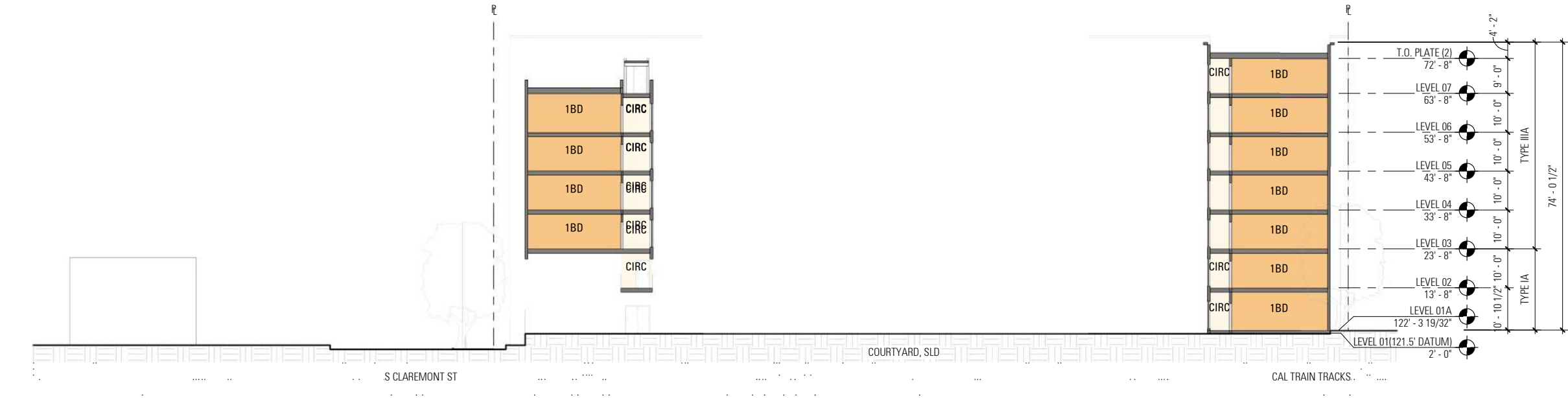
SCALE: 1/16" = 1'-0"

1. FINISH FLOOR TO FINISH CEILING HEIGHTS:
 - A. 8'-9" CH TYP
 - B. 10'-8" CH AT ALL GROUND FLOOR AMENITY SPACES (LOBBY, COMMUNITY RM, BIKE RM)

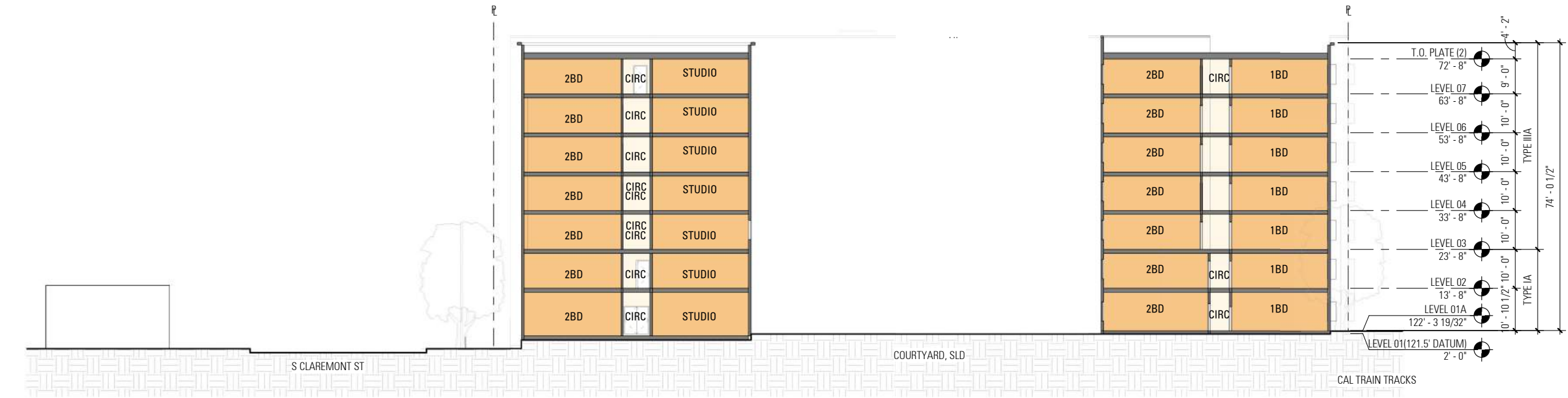


SHEET NOTES

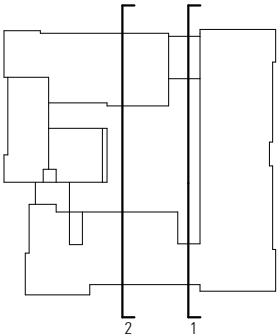
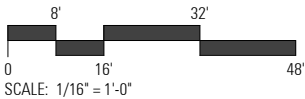
1. FINISH FLOOR TO FINISH CEILING HEIGHTS:
A. 8'-9" CH TYP
B. 10'-8" CH AT ALL GROUND FLOOR AMENITY SPACES (LOBBY, COMMUNITY RM, BIKE RM)

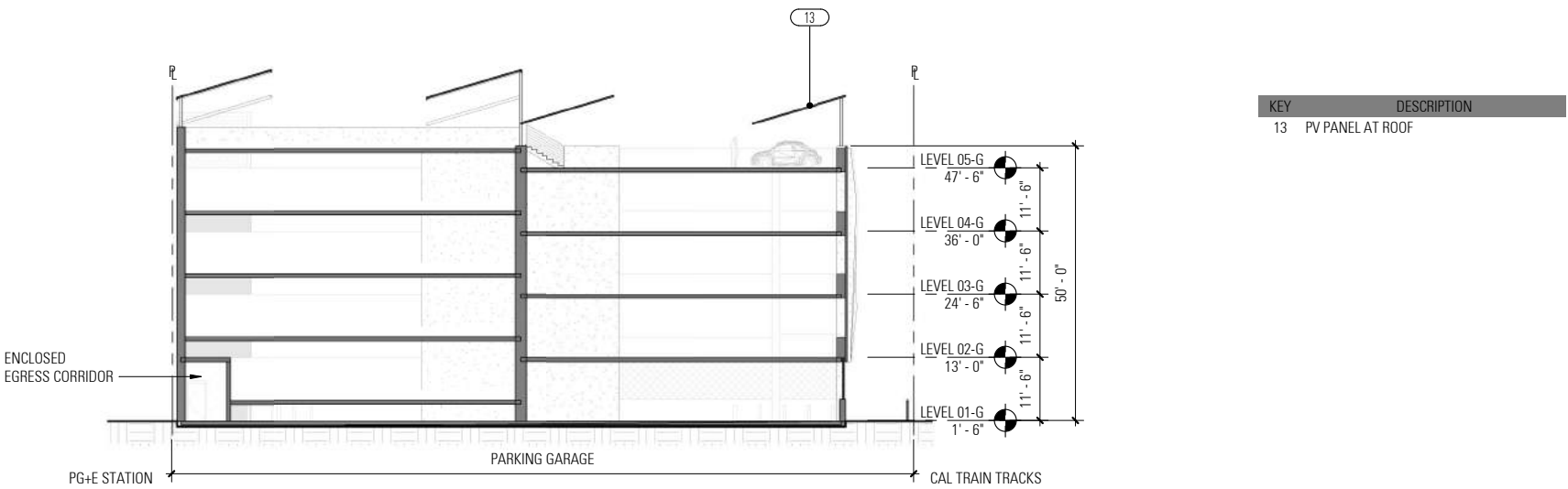


BUILDING SECTION - HOUSING BLOCK - 04
1/16" = 1'-0"

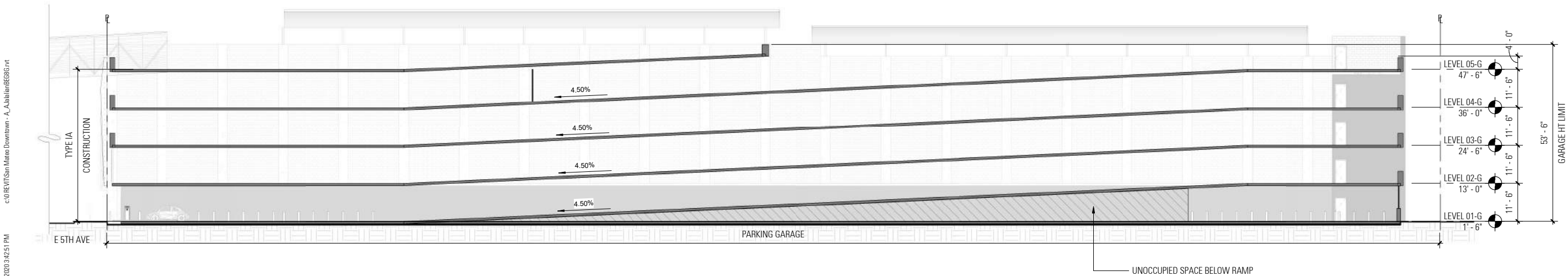


BUILDING SECTION - HOUSING BLOCK - 03
1/16" = 1'-0"

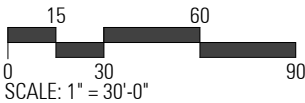




2
A323
BUILDING SECTION - GARAGE - 02
1/16" = 1'-0"



1
A323
BUILDING SECTION - GARAGE - 01
1/16" = 1'-0"





PARKING GARAGE SCREENING PRECEDENT



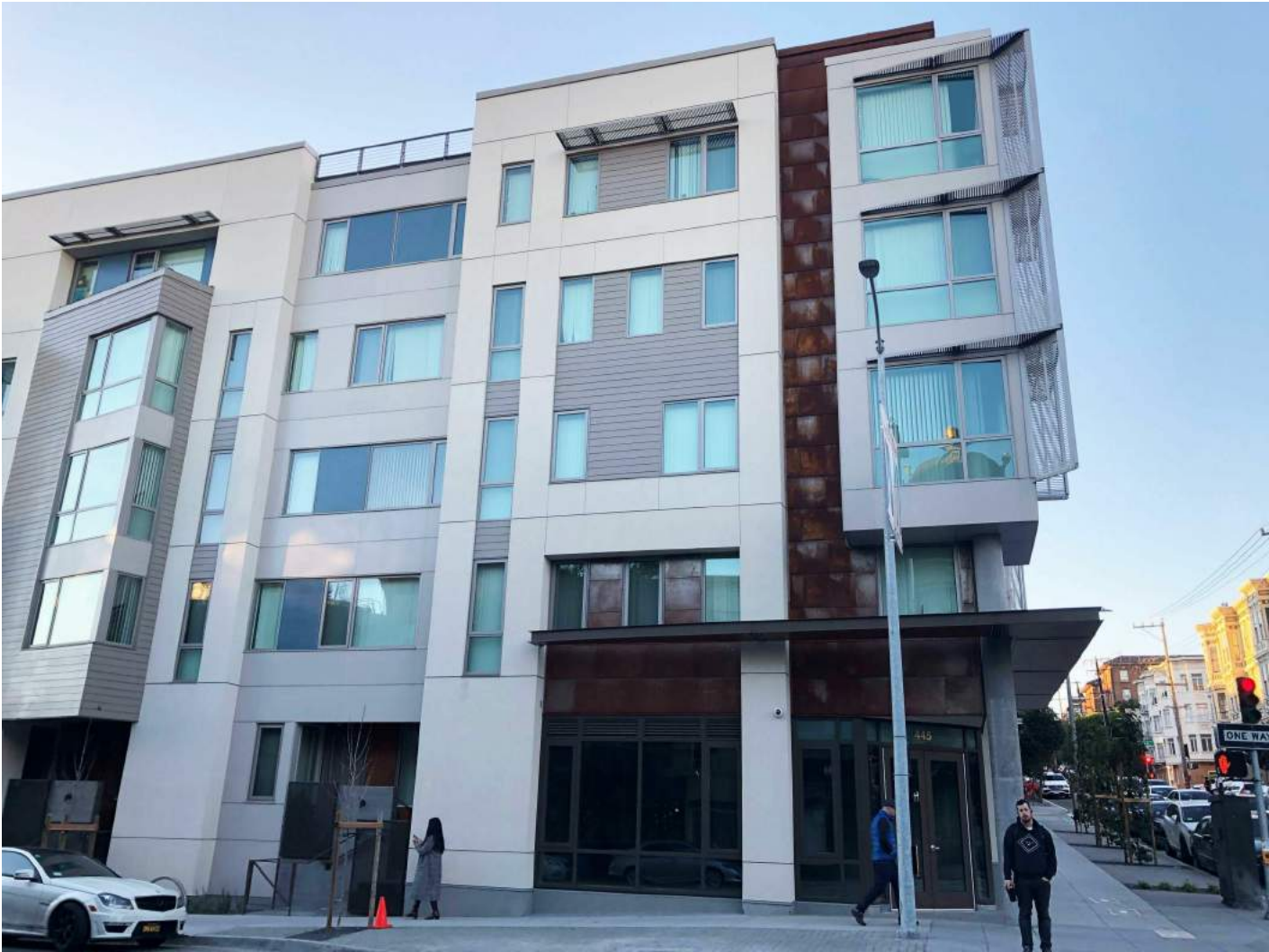
BALCONY/STOOP PRECEDENTS



FAÇADE MATERIAL PRECEDENTS



FAÇADE MATERIAL PRECEDENTS



FAÇADE MATERIAL PRECEDENTS

PEDESTRIAN BRIDGE PRECEDENT IMAGE:
DESIGN INTENT IS TO PROVIDE SCREENING THAT CREATES SECURE PEDESTRIAN
BRIDGE ENCLOSURE. SCREENING ELEMENTS WOULD ALLOW FOR VISIBILITY TO
AND FROM BRIDGE WHILE PREVENTING CLIMBING OR JUMPING



PEDESTRIAN BRIDGE PRECEDENT IMAGERY - BRIDGE INTERIOR



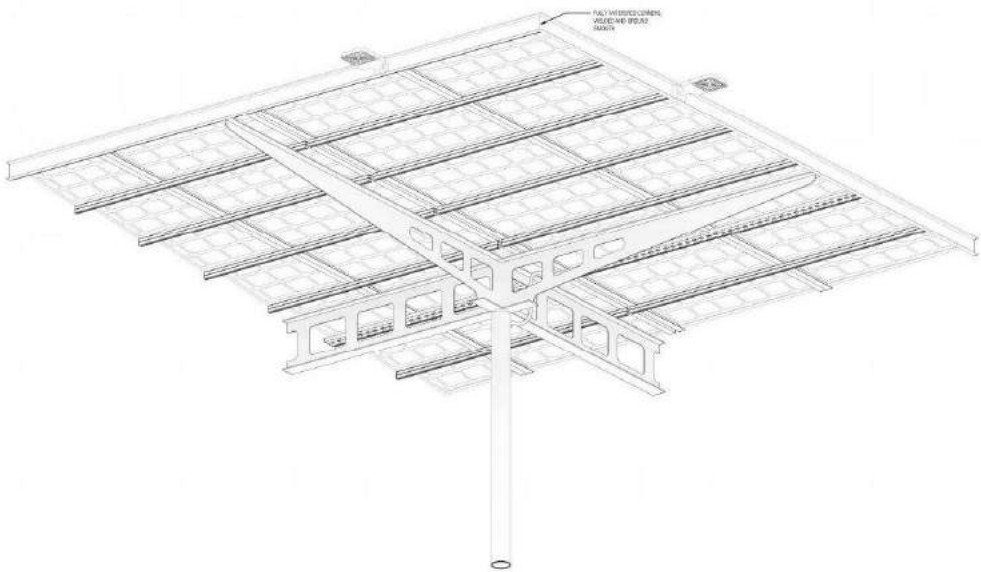
2
A332
SKETCH PERSPECTIVE ACROSS PEDESTRIAN BRIDGE TO GARAGE



PEDESTRIAN BRIDGE PRECEDENT IMAGERY - BRIDGE EXTERIOR



PEDESTRIAN BRIDGE PRECEDENT IMAGERY - BRIDGE INTERIOR



PV CARPORT PRECEDENTS

PV CARPORT - CORNER AXON



PV CARPORT PRECEDENTS



MATERIALS

CEMENT PLASTER

FIBER CEMENTDT
SIDING

BRICK

METAL SIDING

FIBER CEMENT PANEL

WOOD RAILING

1
A334

EXTERIOR ELEVATION - WEST - EXTERIOR MATERIALS

1/16" = 1'-0"

WINDOWS @ CEMENT PLASTER ELEVATIONS TO BE
RECESSED 2" SIMILAR TO THE RUSSELL @ BAY MEADOWS
3098 W KYNE ST, SAN MATEO, CA



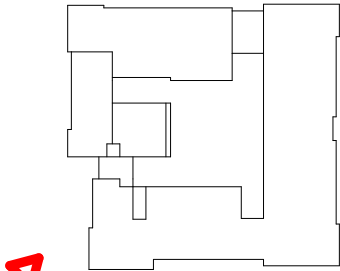
PRECEDENT IMAGE: THE RUSSELL @ BAY MEADOWS



*UPDATED PER DESIGN REVIEW COMMENT - 1 HOUSING FACADES

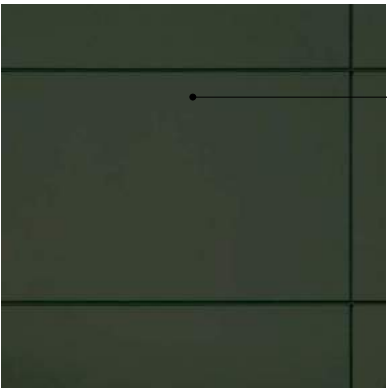
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4/9/2020 3:42:59 PM

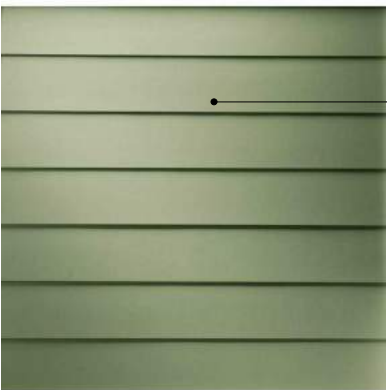




CREAM CEM
PLASTER



FIBER CEM
PANEL



FIBER CEM
SIDING



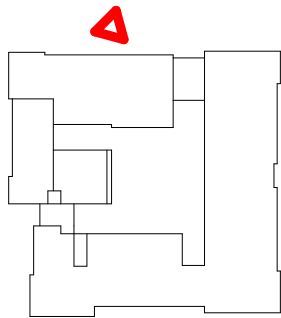
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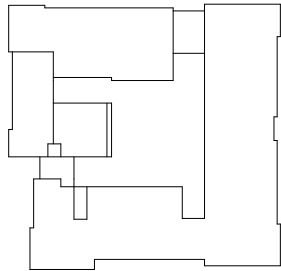
*UPDATED PER DESIGN REVIEW COMMENT - 2 HOUSING STREET FACADES A-D

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4/9/2020 3:43:00 PM



*UPDATED PER DESIGN REVIEW COMMENT - 2 HOUSING STREET FACADES A-D

c:\0 REV\San Mateo Downtown - A\Asst\barB5305.rvt
4/9/2020 3:43:00 PM



*UPDATED PER DESIGN REVIEW COMMENT - 3 HOUSING: SOUTH RAILROAD AVENUE FACADE

DOWNTOWN SAN MATEO OPPORTUNITY SITES
SAN MATEO, CA

PERSPECTIVE - E 5TH AVE & S CLAREMONT ST

04.06.20

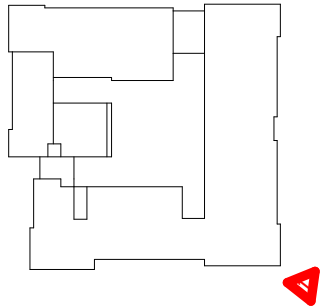
17009

BAR architects



A405

c:\0 REV\San Mateo Downtown - A_AshliamB5305.rvt
4/9/2020 3:43:01 PM



DOWNTOWN SAN MATEO OPPORTUNITY SITES
SAN MATEO, CA

PERSPECTIVE - E 5TH AVE & S RAILROAD AVE

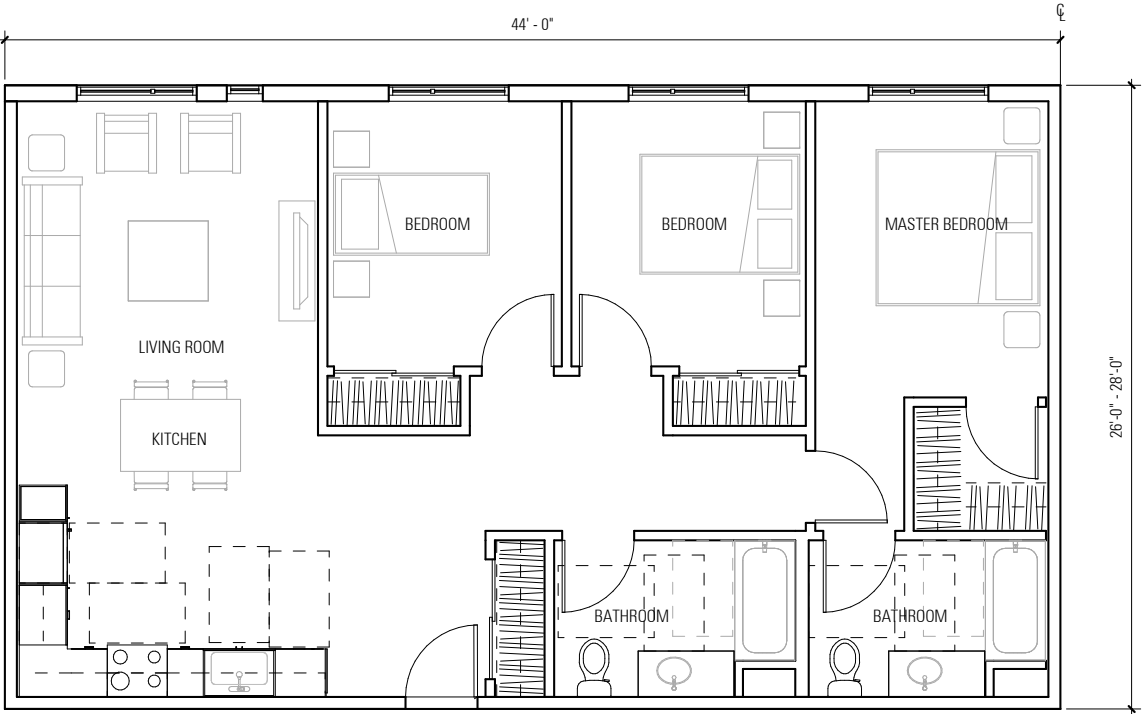
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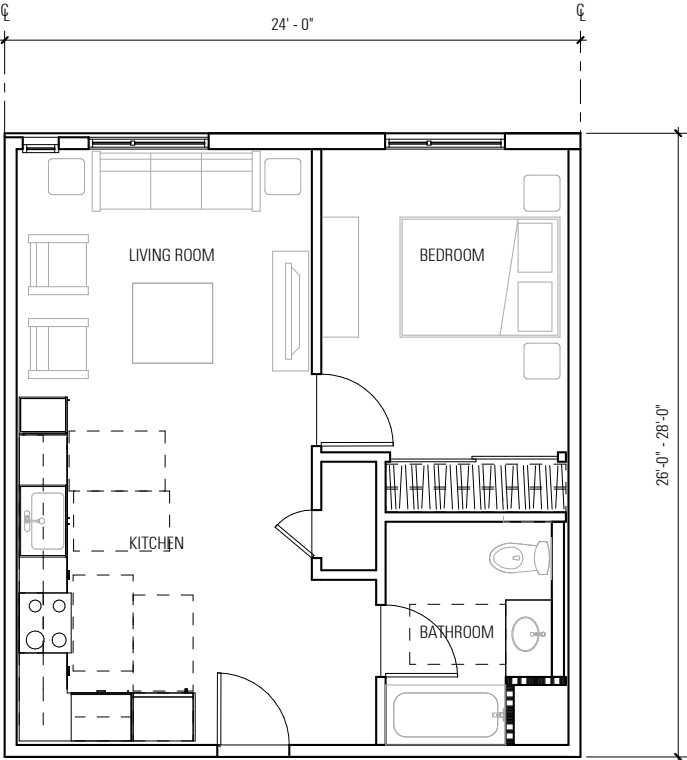
BAR architects

MidPen
HOUSING

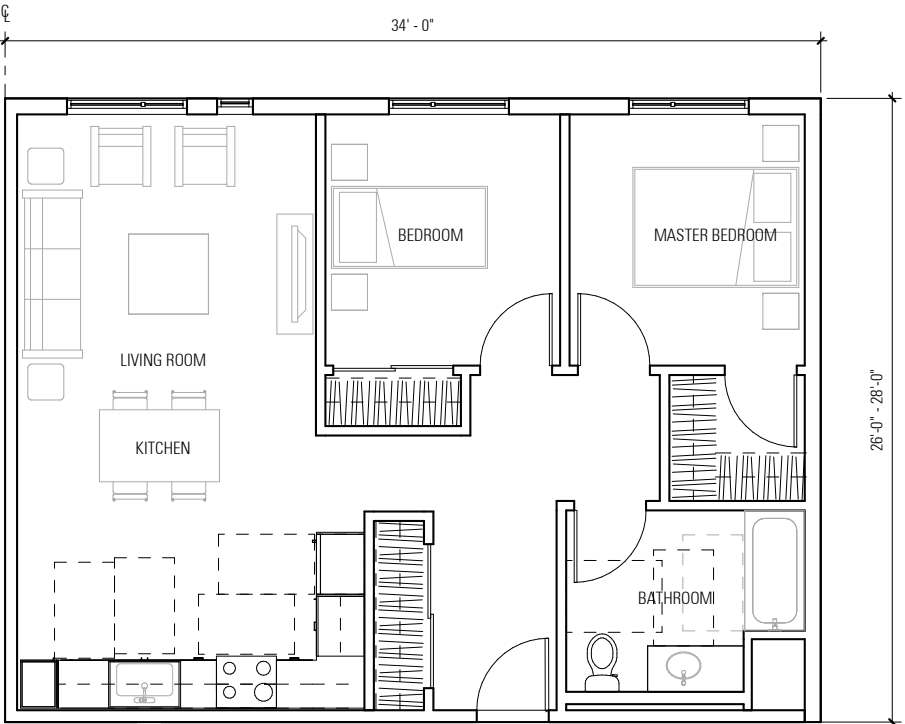
A406



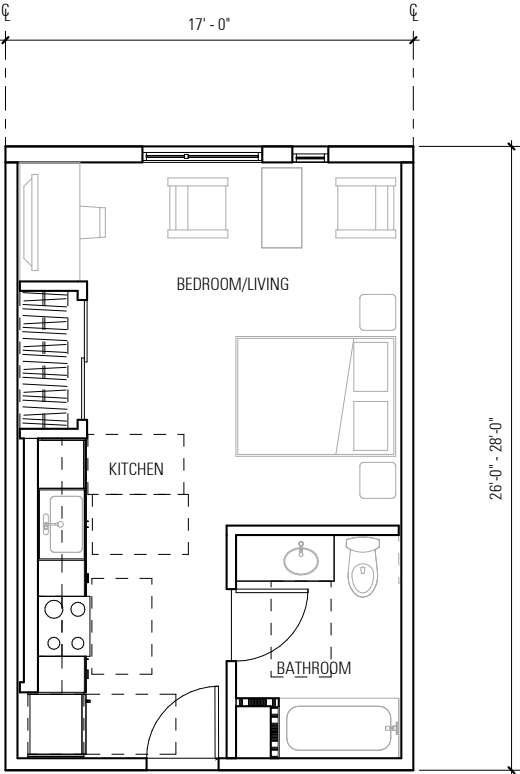
4
A501
TYPICAL 3 BEDROOM
1/4" = 1'-0"



2
A501
TYPICAL 1 BEDROOM
1/4" = 1'-0"

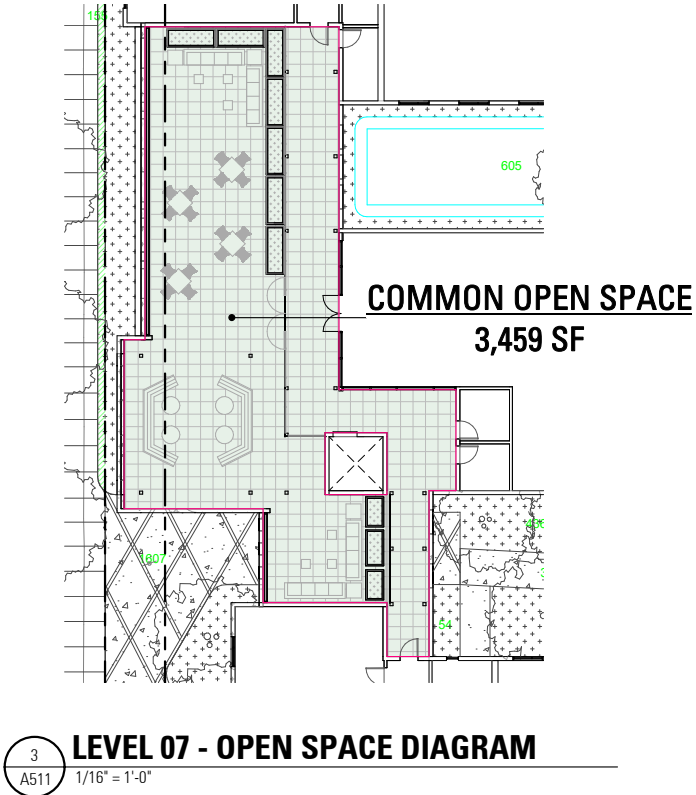
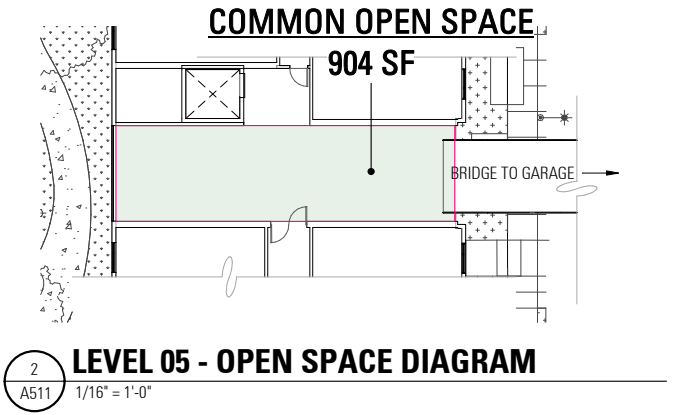
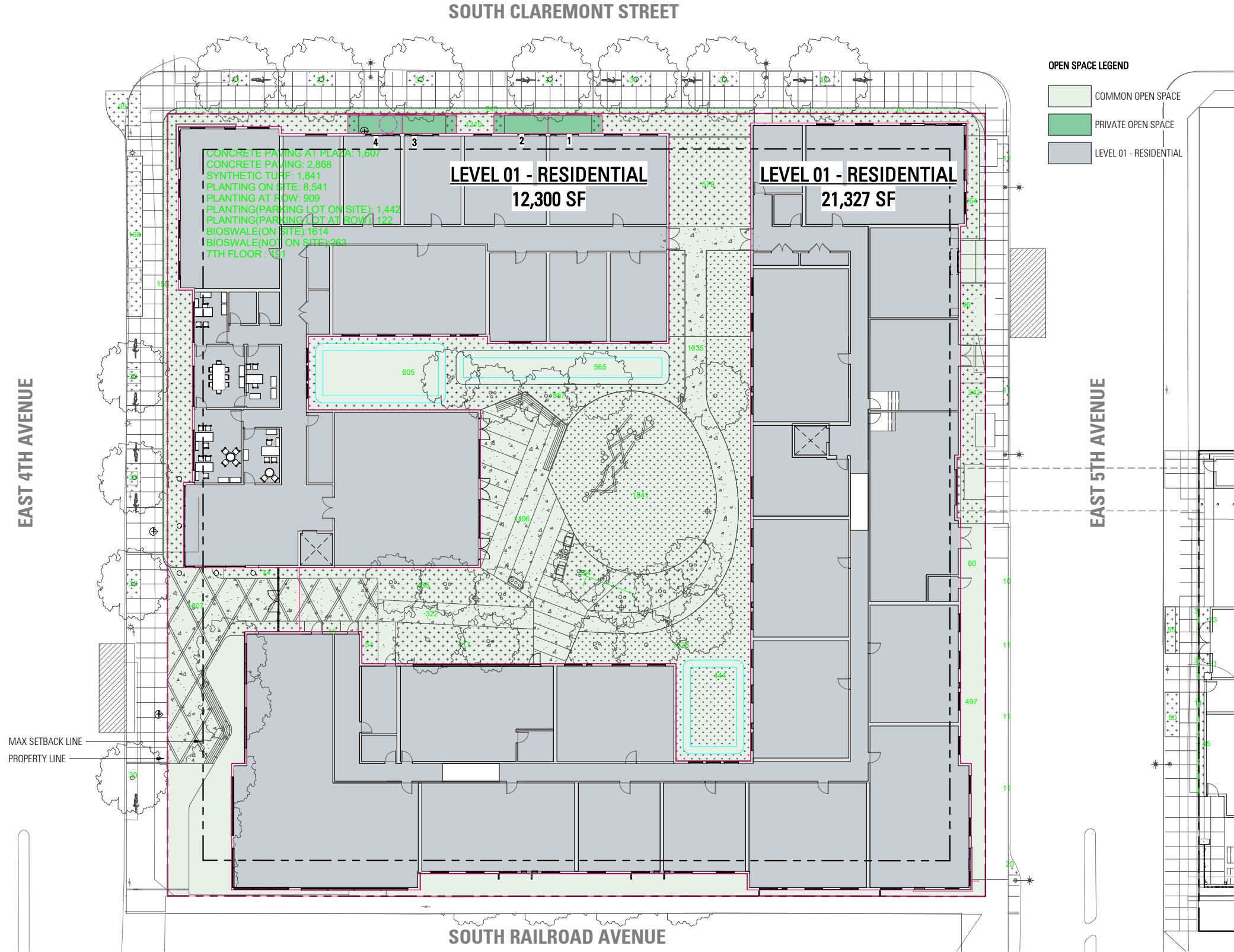


3
A501
TYPICAL 2 BEDROOM
1/4" = 1'-0"



1
A501
TYPICAL STUDIO
1/4" = 1'-0"

1 LEVEL 01 - OPEN SPACE DIAGRAM
A511 1/16" = 1'-0"



OPEN SPACE AREAS		
LEVEL	NAME	AREA
LEVEL 05	COMMON OPEN SPACE	904 SF
LEVEL 07	COMMON OPEN SPACE	3,459 SF
LEVEL 01(121.5' DATUM)	COMMON OPEN SPACE	16,641 SF
3		21,004 SF
LEVEL 01(121.5' DATUM)	PRIVATE OPEN SPACE	80 SF
LEVEL 01(121.5' DATUM)	PRIVATE OPEN SPACE	80 SF
LEVEL 01(121.5' DATUM)	PRIVATE OPEN SPACE	80 SF
LEVEL 01(121.5' DATUM)	PRIVATE OPEN SPACE	80 SF
4		320 SF
Grand total: 7		21,323 SF

OPEN SPACE TABULATION

TOTAL NUMBER OF UNITS: 225
UNITS W/ PRIVATE OPEN SPACE (80sf MIN) = 4
UNITS W/O QUALIFIED OPEN SPACE = 225 - 4 = 221
REQUIRED COMMON OPEN SPACE: 221 UNITS x (80sf x 1.5) = 26,520 sf

TOTAL COMMON OPEN SPACE PROVIDED = 21,323 SF < 26,520 sf

