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 ASSOCIATE, LP
303 VINTAGE PARK DR, SUITE 250
FOSTER CITY, CA 94404
TEL: 650-357-9766
EMAIL: MOLLIE.NABER@MIDP-HOUSING.ORG

ARCHITECT
BAR ARCHITECTS
361 BATTERY STREET, SUITE 300
SAN FRANCISCO, CA 94111
TEL: 415-293-5700
EMAIL: BSUGARMAN@BARARCH.COM

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

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

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

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

ARCHITECT
BAR ARCHITECTS
361 BATTERY STREET, SUITE 300
SAN FRANCISCO, CA 94111
TEL: 415-293-5700
EMAIL: BSUGARMAN@BARARCH.COM

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

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

JOINT TRENCH ENGINEER
VISION UTILITY PARTNERS
6400 VILLAGE PARKWAY, SUITE 204
DUBLIN, CA 94568
TEL: 925-682-1114
EMAIL: TNGUYEN@VISIONUTILITY.COM
PROJECT SUMMARY

ADDRESS: 460 EAST 4TH AVE & 460 EAST 5TH AVE, SAN MATEO, CA

ACCESSIBILITY PANEL No.: 3

ZONE: CENTRAL BUSINESS DISTRICT (CBD) - SUPPORT DISTRICT

LOT AREA: 945,215 SQ FT (4TH AVE Parcel) & 91,471 SQ FT (5TH AVE Parcel)

CONSTRUCTION TYPE: TYPICAL BOX TYPE (4TH AVE) & TYPICAL BOX (5TH AVE)

PROJECT DESCRIPTION:

MAXIMIZED OPEN SPACE WHEREVER POSSIBLE, INCLUDING SPACES ON UPPER LEVELS. THIS WOULD BE AN
REDUCTION OF OTHER AMENITIES THAT ARE DESIGNED TO SERVE THE RESIDENTS. WE HAVE, HOWEVER,
COMPLYING WITH THE OPEN SPACE REQUIREMENT WOULD RESULT IN LOSS OF UNITS OR A SIGNIFICANT
WOULD AN AMMENDMENT REGARDING SECTION 27.39.090 OF THE CITY'S MUNICIPAL CODE.

DENSITY PROPOSED AS IT WOULD RESULT IN THE LOSS OF THE PUBLIC PLAZA POSSIBLY AT 4TH AVENUE. THIS
THRESHOLD FOR TOTAL COMPACT SPACES WOULD BE COST PROHIBITIVE. THIS WOULD BE AN AMMENDMENT
66% OF THE TOTAL SPACES). UNDERGROUNDING APPROXIMATELY 123 STALLS TO AVOID EXCEEDING THE 40%
SINCE WE DECREASED THE WIDTH OF THE GARAGE STRUCTURE TO AVOID INTRUSION INTO A RAILROAD
EASEMENT, WE WILL NEED APPROVAL FOR APPROXIMATELY 459 COMPACT PARKING STALLS (APPROXIMATELY

AN ADDITIONAL 8 BEDROOMS FROM FAMILY UNITS ON THE TOP FLOOR. THIS WOULD BE AN AMMENDMENT
COMPLYING WITH THE STREET WALL PLANE REQUIREMENT WOULD PHYSICALLY PRECLUDE THE DEVELOPMENT

CONSTRUCTION:

BUILDING DENSITY PROPOSED: 225 / 2.41 ACRE = 93.36 DU/ACRE (4TH AVE PARCEL + 5TH AVE PARCEL)

BUILDING DENSITY ALLOWED: 50 DU/ACRE AS PERMITTED IN THE CBD-S (NO DENSITY LIMITATIONS AS PROVIDED BY AB 1763)

STORIES / HEIGHT PROPOSED: 74'-5" (4TH AVE) / 46'-0" (5TH AVE)

STORIES / HEIGHT ALLOWED: 55'-0" (4TH AVE) / 55'-0" (5TH AVE)

CONSTRUCTION TYPE: TYPE IIIA OVER TYPE IA (4TH AVE) & TYPE IA (5TH AVE)

EXISTING STRUCTURES: LOCATED ON PARCEL: 033-281-14

TOTAL PLOT (234,374 SQ FT + 215,099 SQ FT) / (50,587 SQ FT + 54,471 SQ FT) =

5TH AVE FAR: 215,099 SQ FT / 54,471 SQ FT = 3.95

BUILDING SETBACKS

- FAR PROPOSED: 4.28
- FAR ALLOWED: 3.00

CALIFORNIA CODE OF REGULATIONS, TITLE 24, PUBLISHED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION: ALONG WITH ANY OTHER APPLICABLE CALIFORNIA STATE LAWS AND REGULATIONS OR ANY OTHER APPLICABLE LOCAL MUNICIPAL CODES, STANDARDS, ORDINANCES OR REGULATIONS THAT APPLY TO THE CONSTRUCTION OF BUILDINGS.

APPENDIX:

E 4TH AVE
S B ST
S RAILROAD AVE
S CLAREMONT ST
S DELAWARE ST
S 4TH AVE
S 5TH AVE

1. CALIFORNIA CODE OF REGULATIONS, TITLE 24, PUBLISHED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION:

- PART 1, "2019 CALIFORNIA BUILDING CODE" (CBC)
- PART 3, "2019 CALIFORNIA MECHANICAL CODE" (CMC)
- PART 5, "2019 CALIFORNIA PLUMBING CODE" (CPC)
- PART 6, "2019 CALIFORNIA ELECTRICAL CODE" (CEC)

2. LOCAL MUNICIPAL CODES:

- PROJECT MILESTONES
- PROJECT INFORMATION
### PARKING TABULATION

**ON-SITE STALL DISTRIBUTION**

<table>
<thead>
<tr>
<th>Level</th>
<th>Non-Residential Parking Stalls</th>
<th>Residential Parking Stalls</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Compact</td>
<td>Accessible</td>
</tr>
<tr>
<td></td>
<td>9’ x 18’ MIN.</td>
<td>9’ x 18’ MIN.</td>
</tr>
<tr>
<td>1</td>
<td>6</td>
<td>2</td>
</tr>
<tr>
<td>2</td>
<td>6</td>
<td>2</td>
</tr>
<tr>
<td>3</td>
<td>6</td>
<td>2</td>
</tr>
<tr>
<td>4</td>
<td>6</td>
<td>2</td>
</tr>
<tr>
<td>5</td>
<td>6</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>24</td>
<td>8</td>
</tr>
</tbody>
</table>

**OFF-SITE PARKING**

<table>
<thead>
<tr>
<th>Level</th>
<th>Non-Residential Parking</th>
<th>Residential Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>9’ x 18’ MIN.</td>
<td>9’ x 18’ MIN.</td>
</tr>
<tr>
<td>1</td>
<td>6</td>
<td>2</td>
</tr>
<tr>
<td>2</td>
<td>6</td>
<td>2</td>
</tr>
<tr>
<td>3</td>
<td>6</td>
<td>2</td>
</tr>
<tr>
<td>4</td>
<td>6</td>
<td>2</td>
</tr>
<tr>
<td>5</td>
<td>6</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>24</td>
<td>8</td>
</tr>
</tbody>
</table>

**TOTAL**

|       | 24       | 8          | 0        | 32      | 12       | 4          | 16       | 26     |

### RESIDENTIAL PARKING STALLS

#### Residential Parking at 2% of stalls

<table>
<thead>
<tr>
<th>Level</th>
<th>Number of Minimum Controlled Parking Stalls</th>
<th>Accessible Parking Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>2</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>3</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>4</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>5</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>Total Accessible Parking Required</td>
</tr>
<tr>
<td></td>
<td>30</td>
<td>18</td>
</tr>
</tbody>
</table>

#### Residential Parking at 2% of stalls

<table>
<thead>
<tr>
<th>Level</th>
<th>Number of Minimum Controlled Parking Stalls</th>
<th>Accessible Parking Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>2</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>3</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>4</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>5</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>Total Accessible Parking Required</td>
</tr>
<tr>
<td></td>
<td>30</td>
<td>18</td>
</tr>
</tbody>
</table>

### NON-RESIDENTIAL ACCESSIBLE PARKING CALCULATION

<table>
<thead>
<tr>
<th>Non-Residential Parking</th>
<th>Accessible Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>5%</td>
<td>2</td>
</tr>
</tbody>
</table>

### NON-RESIDENTIAL ELECTRIC VEHICLE (EV) PARKING CALCULATIONS

#### Residential Parking at 2% of stalls

<table>
<thead>
<tr>
<th>Level</th>
<th>Number of Minimum Controlled Parking Stalls</th>
<th>Accessible Parking Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>2</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>3</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>4</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>5</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>Total Accessible Parking Required</td>
</tr>
<tr>
<td></td>
<td>30</td>
<td>18</td>
</tr>
</tbody>
</table>

### RESIDENTIAL ELECTRIC VEHICLE (EV) PARKING STALLS

#### Residential Parking at 2% of stalls

<table>
<thead>
<tr>
<th>Level</th>
<th>Number of Minimum Controlled Parking Stalls</th>
<th>Accessible Parking Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>2</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>3</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>4</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>5</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>Total Accessible Parking Required</td>
</tr>
<tr>
<td></td>
<td>30</td>
<td>18</td>
</tr>
</tbody>
</table>

### NON-RESIDENTIAL ACCESSIBLE PARKING (EV) CALCULATIONS

#### Non-Residential Parking at 2% of stalls

<table>
<thead>
<tr>
<th>Level</th>
<th>Number of Minimum Controlled Parking Stalls</th>
<th>Accessible Parking Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>2</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>3</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>4</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>5</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>Total Accessible Parking Required</td>
</tr>
<tr>
<td></td>
<td>30</td>
<td>18</td>
</tr>
</tbody>
</table>

### NON-RESIDENTIAL ELECTRIC VEHICLE (EV) PARKING STALLS

<table>
<thead>
<tr>
<th>Level</th>
<th>Number of Minimum Controlled Parking Stalls</th>
<th>Accessible Parking Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>2</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>3</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>4</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>5</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>Total Accessible Parking Required</td>
</tr>
<tr>
<td></td>
<td>30</td>
<td>18</td>
</tr>
</tbody>
</table>

### BICYCLE PARKING CALCULATIONS

#### Bike Parking Calculations

<table>
<thead>
<tr>
<th>Stall Type</th>
<th>Bike Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Bike Parking Provided

<table>
<thead>
<tr>
<th>Level</th>
<th>Bike Parking Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>6</td>
</tr>
<tr>
<td>2</td>
<td>6</td>
</tr>
<tr>
<td>3</td>
<td>6</td>
</tr>
<tr>
<td>4</td>
<td>6</td>
</tr>
<tr>
<td>5</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>Total</td>
</tr>
<tr>
<td></td>
<td>30</td>
</tr>
</tbody>
</table>
AREA PLAN - GARAGE

GARAGE SITE AREA
49,478 SF

LEVEL 05-G

LEVEL 04-G

LEVEL 03-G

LEVEL 02-G

LEVEL 01-G

DATE: 04.15.20
DRAWING NUMBER: G0-01
PROJECT PHASE: --

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

N

SCALE: As indicated

2" = 30'-0"
Provide bollards at pedestrian zones. Exact quantity and location to be coordinated with the City prior to building permit.
1. PUBLIC PLAZA
2. PUBLIC SEATING AREA AT PLAZA
3. CONCRETE PAVING WITH SCORING 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 BULLHORN
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

DOWNTOWN SAN MATEO OPPORTUNITY SITES
SAN MATEO, CA

LANDSCAPE PLAN - HOUSING BLOCK

LEGEND

SOUTH CLAREMONT STREET

SOUTH RAILROAD AVENUE

(OWNED BY PENINSULA CORRIDOR JOINT POWERS BOARD)
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
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

SCALE: 3/16" = 1'-0"
DOWNTOWN SAN MATEO OPPORTUNITY SITES
SAN MATEO, CA

LANDSCAPE STREETSCAPE SECTIONS

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
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.
### On-Site Planting

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Abbrev.</th>
<th>Scientific Name</th>
<th>Common Name</th>
<th>Size</th>
<th>Qty</th>
<th>Water</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>TREES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>QES SHU</td>
<td>Quercus Shumardii</td>
<td>Shumard Oak</td>
<td>24” BOX</td>
<td>4</td>
<td>LOW</td>
<td>STREET TREE ALONG EAST 4TH AVE.</td>
<td></td>
</tr>
<tr>
<td>PIS CHI</td>
<td>Pistacia chinensis</td>
<td>Chinese Pistache</td>
<td>24” BOX</td>
<td>2</td>
<td>LOW</td>
<td>STREET TREE ALONG EAST 5TH AVE. IN FRONT OF GARAGE BUILDING</td>
<td></td>
</tr>
<tr>
<td>PIS CHI</td>
<td>Picea smithiana</td>
<td>Mountain Hemlock</td>
<td>24” BOX</td>
<td>1</td>
<td>LOW</td>
<td>STREET TREE ALONG SOUTH CLAREMONT ST.</td>
<td></td>
</tr>
<tr>
<td>TREES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ONSITE PLANTING</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TREES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ACE CIR</td>
<td>Acer circinatum</td>
<td>Vine Maple</td>
<td>24” BOX</td>
<td>6</td>
<td>LOW</td>
<td></td>
<td></td>
</tr>
<tr>
<td>AFR GRA</td>
<td>Afrocarpus graecior</td>
<td>African Fern Pine</td>
<td>36” BOX</td>
<td>3</td>
<td>MEDIUM</td>
<td></td>
<td></td>
</tr>
<tr>
<td>LYO FLO</td>
<td>Lyonia fruticosa</td>
<td>Santa Cruz Island Ironwood</td>
<td>36” BOX</td>
<td>4</td>
<td>LOW</td>
<td>ON SITE ALONG SOUTH RAILROAD AVE.</td>
<td></td>
</tr>
<tr>
<td>ARC MAN</td>
<td>Arctostaphylos mandanensis &quot;Dr. Hurd&quot;</td>
<td>Dr. Hurd Manzanita</td>
<td>36” BOX</td>
<td>2</td>
<td>VERY LOW</td>
<td></td>
<td></td>
</tr>
<tr>
<td>COR NUT</td>
<td>Cornus nuttallii</td>
<td>Pacific Dogwood</td>
<td>36” BOX</td>
<td>6</td>
<td>MEDIUM</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CYA COO</td>
<td>Cyathea cooperi</td>
<td>Australian Tree Fern</td>
<td>36” BOX</td>
<td>4</td>
<td>HIGH</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CER OCC</td>
<td>Cercis occidentalis</td>
<td>Western Redbud</td>
<td>36” BOX</td>
<td>3</td>
<td>VERY LOW</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TREES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SHRUBS, PERENNIALS, GRASSES AND VINES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TREES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>QUE SHU</td>
<td>Quercus shumardii</td>
<td>Shumard Oak</td>
<td>24” BOX</td>
<td>4</td>
<td>LOW</td>
<td>STREET TREE ALONG EAST 4TH AVE.</td>
<td></td>
</tr>
<tr>
<td>CER TOB</td>
<td>Carya tomentosa</td>
<td>Black Walnut</td>
<td>24” BOX</td>
<td>2</td>
<td>LOW</td>
<td>STREET TREE ALONG EAST 5TH AVE.</td>
<td></td>
</tr>
<tr>
<td>PRU SER</td>
<td>Prunus serrulata</td>
<td>Kwanzan cherry</td>
<td>24” BOX</td>
<td>7</td>
<td>LOW</td>
<td>STREET TREE ALONG SOUTH CLAREMONT ST.</td>
<td></td>
</tr>
<tr>
<td>SHRUBS, PERENNIALS, GRASSES AND VINES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TREES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ARC SPP</td>
<td>Arctostaphylos spp.</td>
<td>Manzanita</td>
<td>24” BOX</td>
<td>2</td>
<td>VERY LOW</td>
<td></td>
<td></td>
</tr>
<tr>
<td>LOR CHU</td>
<td>Loropetalum chinense &quot;Crown of Rays&quot;</td>
<td>Crown of Rays</td>
<td>24” BOX</td>
<td>3</td>
<td>LOW</td>
<td>STREET TREE ALONG EAST 5TH AVE.</td>
<td></td>
</tr>
<tr>
<td>ERI FAS</td>
<td>Erica fasciculata</td>
<td>California Buckwheat</td>
<td>24” BOX</td>
<td>3</td>
<td>LOW</td>
<td>STREET TREE ALONG EAST 5TH AVE.</td>
<td></td>
</tr>
<tr>
<td>RUB PAR</td>
<td>Rubus parviflorus</td>
<td>Western Thimbleberry</td>
<td>24” BOX</td>
<td>3</td>
<td>LOW</td>
<td>STREET TREE ALONG EAST 5TH AVE.</td>
<td></td>
</tr>
<tr>
<td>SOL SPP</td>
<td>Solidago spp.</td>
<td>Crown of Rays</td>
<td>24” BOX</td>
<td>3</td>
<td>LOW</td>
<td>STREET TREE ALONG EAST 5TH AVE.</td>
<td></td>
</tr>
<tr>
<td>GROUND COVERS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TREES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ARC SPP</td>
<td>Arctostaphylos spp.</td>
<td>Manzanita</td>
<td>24” BOX</td>
<td>2</td>
<td>VERY LOW</td>
<td></td>
<td></td>
</tr>
<tr>
<td>LOR CHU</td>
<td>Loropetalum chinense &quot;Crown of Rays&quot;</td>
<td>Crown of Rays</td>
<td>24” BOX</td>
<td>3</td>
<td>LOW</td>
<td>STREET TREE ALONG EAST 5TH AVE.</td>
<td></td>
</tr>
<tr>
<td>ERI FAS</td>
<td>Erica fasciculata</td>
<td>California Buckwheat</td>
<td>24” BOX</td>
<td>3</td>
<td>LOW</td>
<td>STREET TREE ALONG EAST 5TH AVE.</td>
<td></td>
</tr>
<tr>
<td>RUB PAR</td>
<td>Rubus parviflorus</td>
<td>Western Thimbleberry</td>
<td>24” BOX</td>
<td>3</td>
<td>LOW</td>
<td>STREET TREE ALONG EAST 5TH AVE.</td>
<td></td>
</tr>
<tr>
<td>SOL SPP</td>
<td>Solidago spp.</td>
<td>Crown of Rays</td>
<td>24” BOX</td>
<td>3</td>
<td>LOW</td>
<td>STREET TREE ALONG EAST 5TH AVE.</td>
<td></td>
</tr>
</tbody>
</table>
DOWNTOWN SAN MATEO OPPORTUNITY SITES
SAN MATEO, CA

LANDSCAPE PLANT PALETTE

**STREET TREES**
- Shumard Oak
  Quercus shumardii
- Kwanzan Cherry
  Prunus serrulata 'Kwanzan'
- Chinese Pistache
  Pistacia chinensis
- Santa Cruz Island Ironwood
  Lyonothamnus Floribundus spp.
- Western Redbud
  Ceris occidentals
- 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 ltt Acacia
  Acacia cognata ‘Cousin ltt’
- 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

**ONSITE TREES**
- Vine Maple
  Acer circinatum
- Dr. Hurd Manzanita
  Arctostaphylos ‘Dr. Hurd’
- Western Redbud
  Ceris occidentals
- Shumard Oak
  Quercus shumardii
- Kwanzan Cherry
  Prunus serrulata ‘Kwanzan’
- Chinese Pistache
  Pitsacia chinensis
- Santa Cruz Island Ironwood
  Lyonothamnus Floribundus spp.
- Western Redbud
  Ceris occidentals
- Dr. Hurd Manzanita
  Arctostaphylos ‘Dr. Hurd’
- Vine Maple
  Acer circinatum
- Australian Tree Fern
  Cyathea Cooperi
- Pacific Dogwood
  Cornus Nuttallii

**CA NATIVE**

---

**L301**
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 AND DESIGNATED BY A CERTIFIED ARBORIST. THE RPZ IS COMMONLY DEFINED AS ONE (1) FOOT HORIZONTAL DISTANCE FOR EVERY ONE (1) INCH IN TREE DIAMETER (BD). THIS DISTANCE IS EQUIVALENT TO THE AREA COMMONLY REFERRED TO AS THE "DBP 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 GRADEING, 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. THREE IN HEELS IN DIAMETER, DRIVEN TWO FEET INTO THE GROUND AND SPACED NOT MORE THAN TEN FEET APART. WARNING SIGNS SHALL BE ATTACHED TO TREE PROTECTION FENCING EVERY 20 FT. 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 MAY NOT BE RELOCATED OR REMOVED WITHOUT PERMISSION OF ARBORIST.

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 CONTRACTING 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 SCAFFOLD PROTECTION MUST BE INSTALLED AS THE FOLLOWING:

   - A DOUBLE LAYER OF ORANGE PLASTIC CONSTRUCTION FENCING SHALL BE WRAPPED AND SECURED AROUND THE STRAW WATTLE.
   - A MINIMUM OF ONE (1) LAYER OF SUPPLEMENTAL WATERING MUST BE PROVIDED TO THE TRUNK PROTECTION BARK 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 STRAPPED WITH ORANGE WATTLE.
   - ADDITIONAL PROTECTION CAN BE PROVIDED BY EITHER STRAW BALES OF USE OF VERTICAL 2X4S STRAPPED TO THE TREE. ARBORIST MAY REQUIRE ANY OR ALL OF THE TRUNK PROTECTION MEASURES DEPENDING ON THE SITUATION.
   - DAMAGED STRAW WATTLE SHALL BE IMMEDIATELY REPLACED.

9. CONSTRUCTION TRAILERS, TRAFFIC NO STORAGE AREAS MUST REMAIN OUTSIDE TREE PROTECTION ZONES / AREAS. AS DEFINED BY FCING 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 IN A MANNER THAT IS TO BE SUPERVISED BY A CERTIFIED ARBORIST. ALL PRUNING MUST COMPLY WITH ANSI A300 PRUNING STANDARDS. PRUNING MUST BE MINIMIZED, PARTICULARLY WHEN ROOT LOSS OCCURS. PRUNING PRIOR TO CONSTRUCTION SHOULD INCLUDE: NECESSARY CLEAN UP PRUNING, DEADWOOD REMOVAL AND SAFETY PRUNING.

12. ALL TREES SHALL BE IRRIGATED ON SCHEDULE AS 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 MINIMAL 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 AND TREATED WITH A SUGAR SOLUTION (20 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 TREES TO REMAIN. IF ROOTS ARE ENTRAINED, 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.
NOTE:
1. REFER TO TREE PROTECTION AND REMOVAL NOTES ON SHEET L400.
City of San Mateo Tree Ordinance

15.30.100 DEFINITIONS. Terms used in this chapter shall be defined as follows:

(1) Heritage tree is any of the following:
  (a) Any tree (including native California) eucalyptus, buckeye (Aesculus spp.), willow (Salix spp.), oak (Quercus spp.), cedar (Cedrus) or live oak (Quercus agrifolia) whose trunk diameter is greater than six inches measured at forty-eight inches above natural grade;
  (b) Any other tree with a trunk diameter of sixteen (16) inches or more, measured at forty-eight inches above natural grade;

(2) Caliper size in inches measured at forty-eight inches above grade;

(3) Species name and species value as determined by utilizing the most recent edition of the Guide to Planted Trees published by the Council of Trees and Landscape Appurtenances;

(4) Condition and location value of trees as determined by an arborist or landscape architect;

(5) The total U/2 value of locations to be removed;

(6) The total U/2 value of replacement trees.

The U/2 value of the replacement trees is not provided with this report.

Summary

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

LU VALUE IS: 565.42

<table>
<thead>
<tr>
<th>Species</th>
<th>Amount</th>
<th>Tree Suitability</th>
<th>Retention</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eucalyptus nicholii</td>
<td>5</td>
<td>Poor structure, not structurally sound</td>
<td>0</td>
</tr>
<tr>
<td>Albizia chinensis</td>
<td>1</td>
<td>Poor structure, not structurally sound</td>
<td>0</td>
</tr>
<tr>
<td>Celtis chinensis</td>
<td>1</td>
<td>Fair-poor structural condition rating due to 3 included bark attachments</td>
<td>0</td>
</tr>
<tr>
<td>Quercus agrifolia</td>
<td>2</td>
<td>Likely volunteers, not likely to live long</td>
<td>0</td>
</tr>
<tr>
<td>Narrow-leaved Elm</td>
<td>12</td>
<td>Poor pruning, Some buttresses in contact, small and should be replaced</td>
<td>0</td>
</tr>
<tr>
<td>Pinus pinea</td>
<td>1</td>
<td>Poor structure, not structurally sound</td>
<td>0</td>
</tr>
<tr>
<td>Ash</td>
<td>5</td>
<td>Poor structure, not structurally sound</td>
<td>0</td>
</tr>
<tr>
<td>Tristaniopsis laurina</td>
<td>2</td>
<td>Likely volunteers, not likely to live long</td>
<td>0</td>
</tr>
<tr>
<td>Ash</td>
<td>5</td>
<td>Poor structure, not structurally sound</td>
<td>0</td>
</tr>
<tr>
<td>Oak</td>
<td>2</td>
<td>Ideal structure, recommended for retention if preservation if possible</td>
<td>1</td>
</tr>
<tr>
<td>Oak</td>
<td>2</td>
<td>Likely volunteers, not likely to live long</td>
<td>0</td>
</tr>
<tr>
<td>Oak</td>
<td>2</td>
<td>Poor pruning, Some buttresses in contact, small and should be replaced</td>
<td>0</td>
</tr>
<tr>
<td>Plane</td>
<td>12</td>
<td>Poor pruning, Some buttresses in contact, small and should be replaced</td>
<td>0</td>
</tr>
</tbody>
</table>

Care of Trees Designated for Retention

- 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 rated for poor structural condition rating due to its included bark attachment. 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.

- Inclined Bark is a structural defect where bark is included between the branch attachment so that the aerial vascular tissue, which delivers water and nutrients to the leaves, is obstructed. The larger branch is recommended for removal. The smaller branch is recommended for retention if preservation if possible.
<table>
<thead>
<tr>
<th>Tag</th>
<th>Species</th>
<th>Common Name</th>
<th>DBH</th>
<th>Spread</th>
<th>Health</th>
<th>Structure</th>
<th>Heritage</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>21</td>
<td>Prunus caroliniana</td>
<td>Carolina Cherry Laurel</td>
<td>10</td>
<td>F</td>
<td>F</td>
<td>P</td>
<td>4</td>
<td>Large pruning wounds, lean.</td>
</tr>
<tr>
<td>22</td>
<td>Prunus caroliniana</td>
<td>Carolina Cherry Laurel</td>
<td>15</td>
<td>F</td>
<td>F</td>
<td>N</td>
<td>14</td>
<td>Large pruning wounds, leaning.</td>
</tr>
<tr>
<td>23</td>
<td>Prunus caroliniana</td>
<td>Carolina Cherry Laurel</td>
<td>20</td>
<td>F</td>
<td>F</td>
<td>P</td>
<td>7</td>
<td>Large pruning wounds, lean.</td>
</tr>
<tr>
<td>24</td>
<td>Prunus caroliniana</td>
<td>Carolina Cherry Laurel</td>
<td>25</td>
<td>P</td>
<td>F</td>
<td>P</td>
<td>10</td>
<td>Large pruning wounds.</td>
</tr>
<tr>
<td>25</td>
<td>Prunus caroliniana</td>
<td>Carolina Cherry Laurel</td>
<td>30</td>
<td>P</td>
<td>F</td>
<td>P</td>
<td>10</td>
<td>Large pruning wounds.</td>
</tr>
<tr>
<td>26</td>
<td>Prunus caroliniana</td>
<td>Carolina Cherry Laurel</td>
<td>35</td>
<td>P</td>
<td>F</td>
<td>P</td>
<td>10</td>
<td>Large pruning wounds.</td>
</tr>
</tbody>
</table>

**Notes:**
- **Prunus caroliniana**
  - DBH range: 10-35
  - Spread range: F
  - Health range: F
  - Structure range: P
  - Heritage range: 4
  - Notes: Large pruning wounds, lean.

**Species Information:**
- **Prunus caroliniana**
  - Common Name: Carolina Cherry Laurel
  - DBH: 10-35
  - Spread: F
  - Health: F
  - Structure: P
  - Heritage: 4
  - Notes: Large pruning wounds, lean.

**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

**DBH:** Diameter measured in inches at 4.5 feet above soil grade, unless otherwise indicated.

**Spread:** In feet

**Species:** Scientific name

**Health:**
- **E** is Excellent
- **G** is Good
- **F** is Fair
- **P** is Poor
- **D** is Dead or Dying

**Notes:**
- See below

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

**Structure:**
- **EB:** Embedded Bark
- **AKA Embedded Bark:** This is a structural defect where bark is included between the branch attachment so that the wood cannot join. Such defects have a reduction of end branch end weight recommended to reduce potential for limb failure. When bark is embedded between codominant stems, failure potential is very high and pruning to mitigate the defect is recommended.

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

**ABBRIVATIONS AND DEFINITIONS:**
- **Dowser:** A device used to find tree roots.
- **Codominant:** A tree where both stems are of equal diameter and relative amounts of leaf area. Such trees have a higher propensity for failure.
- **Interference:** The distance between two trees is the distance which is too low and can result in damage to the tree. This can lead to pruning or removal of trees.

**Notes:**
- **Internal Decay:**
  - Dead Wood (DW): Noted by sounding with a mallet or visible cavities/large pruning wounds.

**Species:**
- **Eucalyptus nicholii**
  - DBH: 4-10
  - Spread: F-P
  - Health: P
  - Structure: P
  - Notes: Dysfuctional root system, Lean, Large pruning wounds, Buttress roots.

**Species:**
- **Pavement uplift:**
  - Dead Wood (DW): Noted by sounding with a mallet or visible cavities/large pruning wounds.

**Species:**
- **Narrow-Leaved Black Cherry:**
  - DBH: 10-25
  - Spread: G
  - Health: F
  - Structure: P
  - Notes: Lean, Large pruning wounds.

**Species:**
- **Narrow-Leaved Black Cherry:**
  - DBH: 10-25
  - Spread: G
  - Health: F
  - Structure: P
  - Notes: Lean, Large pruning wounds.

**Species:**
- **Narrow-Leaved Black Cherry:**
  - DBH: 10-25
  - Spread: G
  - Health: F
  - Structure: P
  - Notes: Lean, Large pruning wounds.

**Species:**
- **Narrow-Leaved Black Cherry:**
  - DBH: 10-25
  - Spread: G
  - Health: F
  - Structure: P
  - Notes: Lean, Large pruning wounds.

**Species:**
- **Narrow-Leaved Black Cherry:**
  - DBH: 10-25
  - Spread: G
  - Health: F
  - Structure: P
  - Notes: Lean, Large pruning wounds.

**Species:**
- **Narrow-Leaved Black Cherry:**
  - DBH: 10-25
  - Spread: G
  - Health: F
  - Structure: P
  - Notes: Lean, Large pruning wounds.

**Species:**
- **Narrow-Leaved Black Cherry:**
  - DBH: 10-25
  - Spread: G
  - Health: F
  - Structure: P
  - Notes: Lean, Large pruning wounds.

**Species:**
- **Narrow-Leaved Black Cherry:**
  - DBH: 10-25
  - Spread: G
  - Health: F
  - Structure: P
  - Notes: Lean, Large pruning wounds.

**Species:**
- **Narrow-Leaved Black Cherry:**
  - DBH: 10-25
  - Spread: G
  - Health: F
  - Structure: P
  - Notes: Lean, Large pruning wounds.

**Species:**
- **Narrow-Leaved Black Cherry:**
  - DBH: 10-25
  - Spread: G
  - Health: F
  - Structure: P
  - Notes: Lean, Large pruning wounds.
<table>
<thead>
<tr>
<th>Tag</th>
<th>Species</th>
<th>Fate</th>
<th>Preserve/Remove</th>
<th>DBH @ 48”</th>
<th>Bldg./Heritage Value</th>
<th>LU Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>29</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>30</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>31</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>32</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>33</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>34</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>35</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>36</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>37</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>38</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>39</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>40</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>41</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>42</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>43</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>44</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>45</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>46</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>47</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>48</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>49</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>50</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>51</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>52</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>53</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>54</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>55</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>56</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>57</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>58</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tag</th>
<th>Species</th>
<th>Fate</th>
<th>Preserve/Remove</th>
<th>DBH @ 48”</th>
<th>Bldg./Heritage Value</th>
<th>LU Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>59</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>60</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>61</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>62</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>63</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>64</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>65</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>66</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>67</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>68</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
<tr>
<td>69</td>
<td>Eucalyptus</td>
<td>Remove</td>
<td>0.7</td>
<td>0.7</td>
<td>0.6</td>
<td>0.35</td>
</tr>
</tbody>
</table>
FLOOR PLAN - LEVEL 06 - HOUSING BLOCK

DOWNTOWN SAN MATEO OPPORTUNITY SITES
SAN MATEO, CA

04.06.20
17009
BAR architects
A206
**PUBLIC PARKING STALLS**

- 24' - 0" MIN AISLE WIDTH FOR STANDARD SPACES PER SAN MATEO PARKING STANDARDS
- 22' - 0" MIN AISLE WIDTH FOR COMPACT SPACES PER SAN MATEO PARKING STANDARDS

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

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

**PARKING TABULATION - L2 PUBLIC**

<table>
<thead>
<tr>
<th>TYPE</th>
<th>COUNT ACCESSIBLE 9' x 18'</th>
<th>COMPACT 8'-6&quot; x 17'</th>
<th>EV 9' x 8'</th>
<th>EV ADA 9' x 8'</th>
<th>EV AMBULATORY 10' x 18'</th>
<th>EV VAN 12' x 18'</th>
<th>STANDARD 8'-6&quot; x 18'</th>
<th>Grand total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grand total</td>
<td>9</td>
<td>3</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>31</td>
<td>155</td>
</tr>
</tbody>
</table>

**SCALE:** 1/16" = 1'-0"
BOLLARDS AT PEDESTRIAN ZONES, EXACT QUANTITIES AND LOCATIONS TO BE COORDINATED W/ THE CITY PRIOR TO BLDG PERMIT.
FLOOR PLAN - LEVEL 04 - PARKING LOT

RESIDENTIAL PRIVATE PARKING SECURITY GATE

STRIPE ZONE INDICATES CLEAR NO PARKING SPACE
FOR GATE OPERATION AND PEDESTRIAN CIRCULATION

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

PARKING TABULATION - L4 SECURED

<table>
<thead>
<tr>
<th>TYPE</th>
<th>COUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMPACT</td>
<td>23</td>
</tr>
<tr>
<td>STANDARD</td>
<td>24</td>
</tr>
<tr>
<td>TOTAL</td>
<td>47</td>
</tr>
</tbody>
</table>

PARKING TABULATION - L4 PUBLIC

<table>
<thead>
<tr>
<th>TYPE</th>
<th>COUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMPACT</td>
<td>7</td>
</tr>
<tr>
<td>STANDARD</td>
<td>4</td>
</tr>
<tr>
<td>TOTAL</td>
<td>11</td>
</tr>
</tbody>
</table>

DOWNTOWN SAN MATEO OPPORTUNITY SITES
SAN MATEO, CA

FLOOR PLAN - LEVEL 04 - PARKING LOT
FLOOR PLAN - LEVEL 05 - PARKING LOT

LEGEND

<table>
<thead>
<tr>
<th>SPACE TYPE</th>
<th>COUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>PARALLEL</td>
<td>0</td>
</tr>
<tr>
<td>COMPACT</td>
<td>7</td>
</tr>
<tr>
<td>ACCESSIBLE</td>
<td>4</td>
</tr>
<tr>
<td>EV VAN</td>
<td>1</td>
</tr>
<tr>
<td>STANDARD</td>
<td>9</td>
</tr>
</tbody>
</table>

DASHED LINE INDICATES SOLAR SUPPORT AREAS

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

CLEAR STRIPING - NO PARKING

8'-2" MIN VERTICAL CLEARANCE

8'-6" MIN VERTICAL CLEARANCE

8'-6" TYP STANDARD

9'-0" TYP ACCESSIBLE

8'-6" TYP COMPACT

18'-0" TYP EV

18'-0" TYP EV READY

18'-0" TYP EV VAN

18'-0" TYP EV AMBULATORY

FLOOR PLAN - LEVEL 05 - PARKING LOT

DOWNTOWN SAN MATEO OPPORTUNITY SITES

SAN MATEO, CA

04.06.20

17009

BAR architects

MidPen

A215
OPEN TO BELOW
PROPERTY LINE
STRUCTURAL PV PANEL ABOVE TOP LEVEL
CAR PARKING. EXACT DESIGN AND LAYOUT TO BE PROVIDED AT LATER DATE

ELEVATOR OVERRUN
EXTERIOR STAIR
PEDESTRIAN BRIDGE
PV PANEL
CLR
150' - 0"
10' - 0"

PV PANEL
CLR
17' - 0"
28' - 6"

PV PANEL
CLR
34' - 0"
25' - 3"

PV PANEL
CLR
17' - 0"
25' - 0"

PV PANEL
CLR
27' - 11"
25' - 0"

PV PANEL
CLR
150' - 0"
10' - 0"

PV PANEL
CLR
135' - 0"
25' - 0"

PV PANEL
CLR
19' - 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, BAR)
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.

SKETCH PERSPECTIVE ACROSS PEDESTRIAN BRIDGE TO GARAGE
DOWNTOWN SAN MATEO OPPORTUNITY SITES
SAN MATEO, CA
MATERIALS
CEMENT PLASTER
FIBER CEMENT SIDING
BRICK
METAL SIDING
FIBER CEMENT PANEL
WOOD RAILING

EXTERIOR ELEVATION - WEST - EXTERIOR MATERIALS
PERSPECTIVE - E 4TH AVE & S RAILROAD AVE

DOWNTOWN SAN MATEO OPPORTUNITY SITES
SAN MATEO, CA

*UPDATED PER DESIGN REVIEW COMMENT - 1 HOUSING FACADES

WINDOWS @ CEMENT PLASTER ELEVATIONS TO BE
RECESSED 2" SIMILAR TO THE RUSSELL @ BAY MEADOWS
3000 W KYNE ST, SAN MATEO, CA

PRECEDENT IMAGE: THE RUSSELL @ BAY MEADOWS

WINDOWS @ CEMENT PLASTER ELEVATIONS TO BE
RECESSED 2" SIMILAR TO THE RUSSELL @ BAY MEADOWS
3000 W KYNE ST, SAN MATEO, CA
DOWNTOWN SAN MATEO OPPORTUNITY SITES
SAN MATEO, CA

CREAM CEMENT PLASTER
FIBER CEMENT PANEL
FIBER CEMENT SIDING

PERSPECTIVE - ALTERNATIVE COLOR SCHEME

04.06.20 17009 BAR architects
DOWNTOWN SAN MATEO OPPORTUNITY SITES
SAN MATEO, CA

PERSPECTIVE - E 5TH AVE & S RAILROAD AVE

04.06.20 17009 BAR architects A406