

A Planning Application For:

ONE HAYWARD

1 HAYWARD AVENUE

SAN MATEO, CA 94402



PROJECT DATA

BICYCLE PARKING REQUIRED: PER SAN MATEO CITY CHARTER AND MUNICIPAL CODE, 27.64.262			
MULTI-FAMILY DWELLING			
ONE BEDROOM		18 UNITS = (9) 1 SPACE	
.05 SHORT-TERM SPACE / UNIT REQUIRED		18 UNITS = (18) 18 SPACES	
1 LONG-TERM SPACE / UNIT REQUIRED			
OFFICE			
1 SHORT-TERM SPACE PER 20,000 S.F. REQUIRED	4,650 S.F. / 20,000 S.F. = (23) 1 SPACE		
1 LONG-TERM SPACE PER 10,000 S.F. REQUIRED	4,650 S.F. / 10,000 S.F. = (.47) 1 SPACE		
BICYCLE PARKING PROVIDED:			
RESIDENTIAL:	2 SHORT TERM, 18 LONG TERM		
OFFICE:	2 SHORT TERM, 1 LONG TERM		

PROJECT DATA

PROJECT ADDRESS: 1 HAYWARD AVE, SAN MATEO, CA 94402			
ASSESSOR'S PARCEL NO.: APN 034-275-130			
ZONING:	E2-1/R-4 EXECUTIVE OFFICE WITH RESIDENTIAL OVERLAY		
SITE AREA:	±12,820 S.F. / .29 ACRES		
OCCUPANCY:	B, R-2, S-2		
MAX. ALLOWABLE AREA / MAX. F.A.R. : 25,640 S.F. / 2.0			
PROPOSED F.A.R. (SEE A0.22 FOR CALCULATION):	23,275 / 12,820 = 1.82		
ALLOWABLE HEIGHT:	40'-0"/55' IF LOT DEEPER THAN 100'		
PROPOSED HEIGHT:	44'-8"		
ALLOWED DENSITY: 12,280 S.F. / 1,000 S.F. (27.26.040)	12 UNITS		
PROPOSED STATE DENSITY BONUS PROVIDING 16% VERY LOW BMR UNITS = 12 UNIT X 1.5 =	18 UNITS		
PARCEL COVERAGE ALLOWABLE (MAXIMUM):	80%		
PARCEL COVERAGE PROVIDED (SEE A0.23 FOR CALCULATION):	3,260 / 12,820 = 75%		
USABLE OPEN SPACE REQUIRED (80 S.F. X 18 UNITS) :	1,440 S.F.		
USABLE OPEN SPACE PROVIDED (SEE A0.24 FOR CALCULATION):	2,550 S.F.		
ALLOWABLE AREA AND HEIGHT CALCULATION			
TYPE OF CONSTRUCTION	VA		
AUTOMATIC SPRINKLER CONFIGURATION:	YES		
(BUILDINGS TWO OR MORE STORIES ABOVE GRADE PLANE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1)			
ALLOWABLE NUMBER OF FLOORS:	4		
ALLOWABLE BUILDING AREA:	36,000 S.F.		
ALLOWABLE HEIGHT	60' (IF BUILDING SPRINKLERED)		
FIRE RESISTANCE RATING OF EXTERIOR WALLS, SHAFTS, BEARING WALLS AND FLOOR/CEILING ASSEMBLY, PARAPETS:	1HR		
REQUIRED SEPARATION OF OCCUPANCIES			
PER CBC TABLE 508.4, THE REQUIRED SEPARATION OF BUILDING OCCUPANCIES (B, R-2, S-2) IS ONE HOUR BETWEEN EACH OCCUPANCY			

PROJECT DESCRIPTION

THIS IS A NEW 4-STORY MIXED-USE BUILDING WITH ONE STORY OF SUBTERRANEAN PARKING. THE GROUND FLOOR LEVEL WILL BE A BUSINESS OCCUPANCY, AND THE THREE UPPER FLOORS WILL HAVE 18 RENTAL RESIDENTIAL UNITS (THREE JUNIOR ONE BEDROOMS AND 15 ONE BEDROOMS). SCOPE OF WORK SHALL INCLUDE THE CONSTRUCTION OF THE BUILDING SHELL AND CORE AS WELL AS SITE IMPROVEMENTS SUCH AS SIDEWALKS, CURB/GUTTER, BICYCLE RACKS, ETC.

APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE (CCR TITLE 24, PART 2)
2019 CALIFORNIA ELECTRIC CODE (CCR TITLE 24, PART 3)
2019 CALIFORNIA MECHANICAL CODE (CCR TITLE 24, PART 4)
2019 CALIFORNIA PLUMBING CODE (CCR TITLE 24, PART 5)
2019 CALIFORNIA ENERGY CODE (CCR TITLE 24, PART 6)
2019 CALIFORNIA FIRE CODE (CCR TITLE 24, PART 9)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CCR TITLE 24, PART 11)

ALL CODES ARE SUBJECT TO LOCAL GOVERNMENT AMENDMENTS PER CALIFORNIA BUILDING STANDARDS COMMISSION BULLETIN 10-03.

PROJECT TEAM

OWNER:	ONE HAYWARD AVENUE LLC. 702 Marshall St. Ste 322 Redwood City, CA 94063	ARCHITECT:	ARC TEC INC. 1731 Technology Drive, Suite 750 San Jose, CA 95110 PHONE: 408.496.0676 CONTACT: Douglas Oliver EMAIL: doliver@arctecinc.com
LANDSCAPE ARCHITECT:	JETT LANDSCAPE AND ARCHITECTURE 2 Theatre Square Ste 218 Orinda, CA 94563 PHONE: 925.254.5422 CONTACT: Bruce Jett EMAIL: brucej@jett.land	CIVIL ENGINEER:	BKF ENIGEERS 150 California Street, Suite 600 San Francisco, CA 94111 PHONE: 415.660.6360 CONTACT: Mike O'Connell EMAIL: mocconnell@bkf.com
TRASH MANAGEMENT:	AMERICAN TRASH 1900 Powell Street, Suite 890 Emeryville, CA 94608 PHONE: 800.488.7274 CONTACT: Scott Brown EMAIL: sbrown@trashmanage.com		

PLUMBING FIXTURE TABULATIONS

GROUP B BUSINESS NET AREA: 4,397 S.F.*
* NET AREA IS FLOOR AREA LESS ACCESSORY AREAS (HALLWAYS, STAIRWAYS, STORAGE ROOMS, COPY ROOMS AND RESTROOMS)

4,397 S.F. / 200 S.F. PER PERSON = 22 PERSONS: 11 MEN / 11 WOMEN
SINCE OCCUPANT LOAD IS LESS THAN 50, THE REQUIRED URINAL CAN BE OMITTED.

MEN'S FIXTURES	REQUIRED:	PROVIDED:	WOMEN'S FIXTURES	REQUIRED:	PROVIDED:
WATER CLOSETS:	1	1	WATER CLOSETS	1	1
URINALS:	0	0	LAVATORIES:	1	1
LAVATORIES:	1	1			
DRINKING FOUNTAINS	REQUIRED:	PROVIDED:	MOP/SERVICE SINK	REQUIRED:	PROVIDED:
	1	1		1	1

PLEASE NOTE: OFFICE RESTROOMS SHOWN FOR REFERENCE ONLY. LOCATION WILL DEPEND ON FUTURE TENANT.

DRAWING INDEX AND ISSUE DATES

- PRELIMINARY OR PRICING PLANS
- FIRST FORMAL SUBMITTAL OR NO CHANGES SINCE PREVIOUS ISSUE
- MODIFICATIONS SINCE PREVIOUS ISSUE

ISSUE DATES AND DESCRIPTIONS

10.03.2019 PLANNING APP.	02.10.2020 RESUBMITTAL I	06.12.2020 RESUBMITTAL II	08.20.2021 RESUBMITTAL III	02.10.2021 RESUBMITTAL IV	07.22.2021 RESUBMITTAL V
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COVER SHEET
ARCHITECTURAL

A0.01	PROJECT RENDERINGS	•	•	+	+	+	+
A0.10	SHADOW STUDY	•	•	•	•	•	•
A0.11	NEIGHBORHOOD CONTEXT	•	•	•	•	•	•
A0.21	GROSS FLOOR AREA CALCULATIONS	•	•	•	•	•	•
A0.22	FLOOR AREA CALCULATIONS	•	•	•	•	•	•
A0.23	PARCEL COVERAGE	•	•	•	•	•	•
A0.24	USABLE OPEN SPACE AREA PLANS	•	•	•	•	•	•
A0.25	OCCUPANT EXITING PLANS	•	•	•	•	•	•
A1.01	SITE PLAN	•	•	•	•	•	•
A2.10	BELOW GRADE PARKING LEVEL PLAN	•	•	•	•	•	•
A2.11	FIRST AND SECOND LEVEL PLANS	•	•	•	•	•	•
A2.12	THIRD AND FOURTH LEVEL PLANS	•	•	•	•	•	•
A2.31	ROOF PLAN	•	•	•	•	•	•
A3.01	EXTERIOR ELEVATIONS	•	•	•	•	•	•
A3.02	EXTERIOR ELEVATIONS	•	•	•	•	•	•
A3.03	STREET CONTEXT ELEVATIONS	•	•	•	•	•	•
A4.01	BUILDING SECTIONS	•	•	•	•	•	•
L0.01	COVER SHEET	•	•	•	•	•	•
L1.01	LANDSCAPE CONSTRUCTION PLAN	•	•	•	•	•	•
L2.01	DETAILS AND IMAGES	•	•	•	•	•	•
L3.01	PLANTING PLAN	•	•	•	•	•	•
L4.01	PHOTOMETRIC PLAN	•	•	•	•	•	•
SU-1	BOUNDARY AND TOPOGRAPHIC SURVEY	•	•	•	•	•	•
C1.01	NOTES LEGENDS & ABBREVIATIONS	•	•	•	•	•	•
C2.01	EXISTING CONDITIONS	•	•	•	•	•	•
C3.01	PRELIMINARY SITE PLAN	•	•	•	•	•	•
C3.02	DRIVEWAY SIGHT TRIANGLE	•	•	•	•	•	•
C4.01	PRELIMINARY GRADING PLAN	•	•	•	•	•	•
C5.01	PRELIMINARY UTILITY PLAN	•	•	•	•	•	•
C6.01	PRELIMINARY STORMWATER CONTROL PLAN	•	•	•	•	•	•
C7.01	PRELIMINARY EROSION CONTROL PLAN	•	•	•	•	•	•
C7.02	EROSION CONTROL NOTES AND DETAILS	•	•	•	•	•	•
C7.03	SAN MATEO COUNTY CONSTRUCTION BEST MANAGEMENT PRACTICES	•	•	•	•	•	•
C8.01	DETAILS	•	•	•	•	•	•

VICINITY MAP





AERIAL VIEW OF REAR COURTYARD LOOKING NW

SCALE: NTS

3



KEY MAP

SCALE: NTS

1



VIEW FROM HAYWARD AVENUE LOOKING NORTH

SCALE: NTS

4



VIEW FROM INTERSECTION LOOKING NW

SCALE: NTS

2



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ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
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2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355

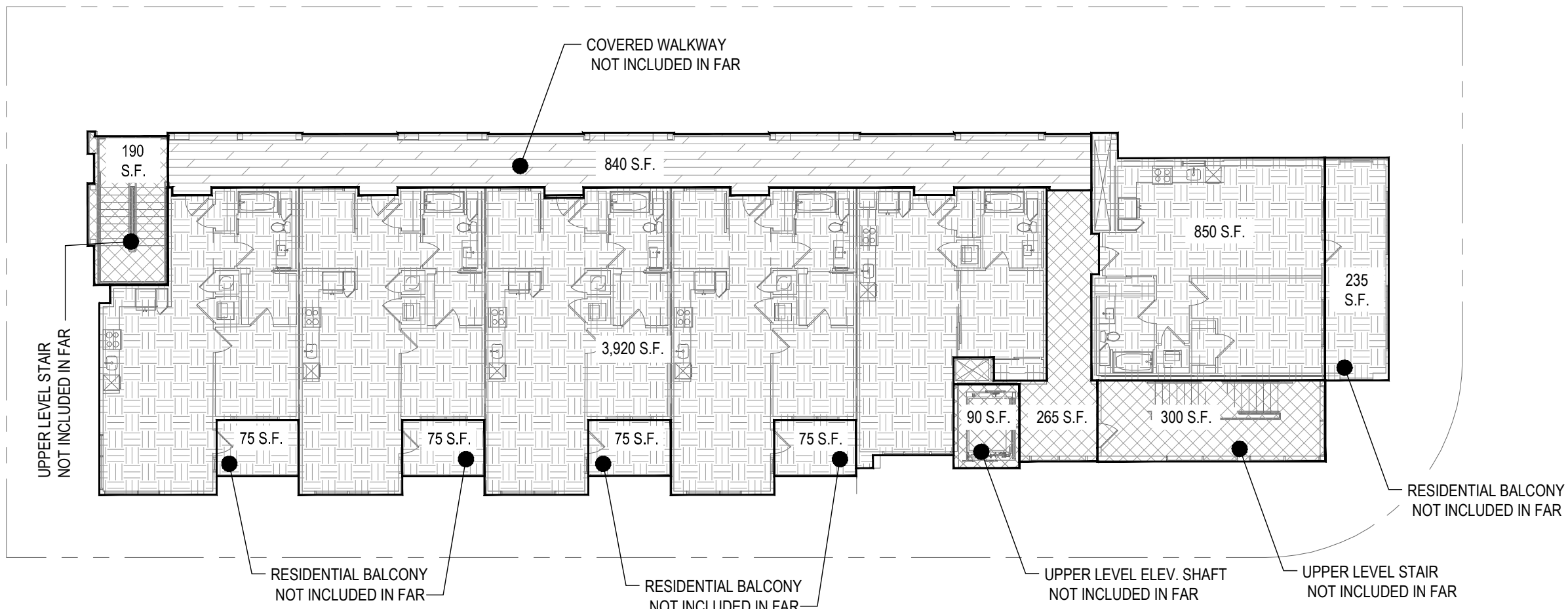
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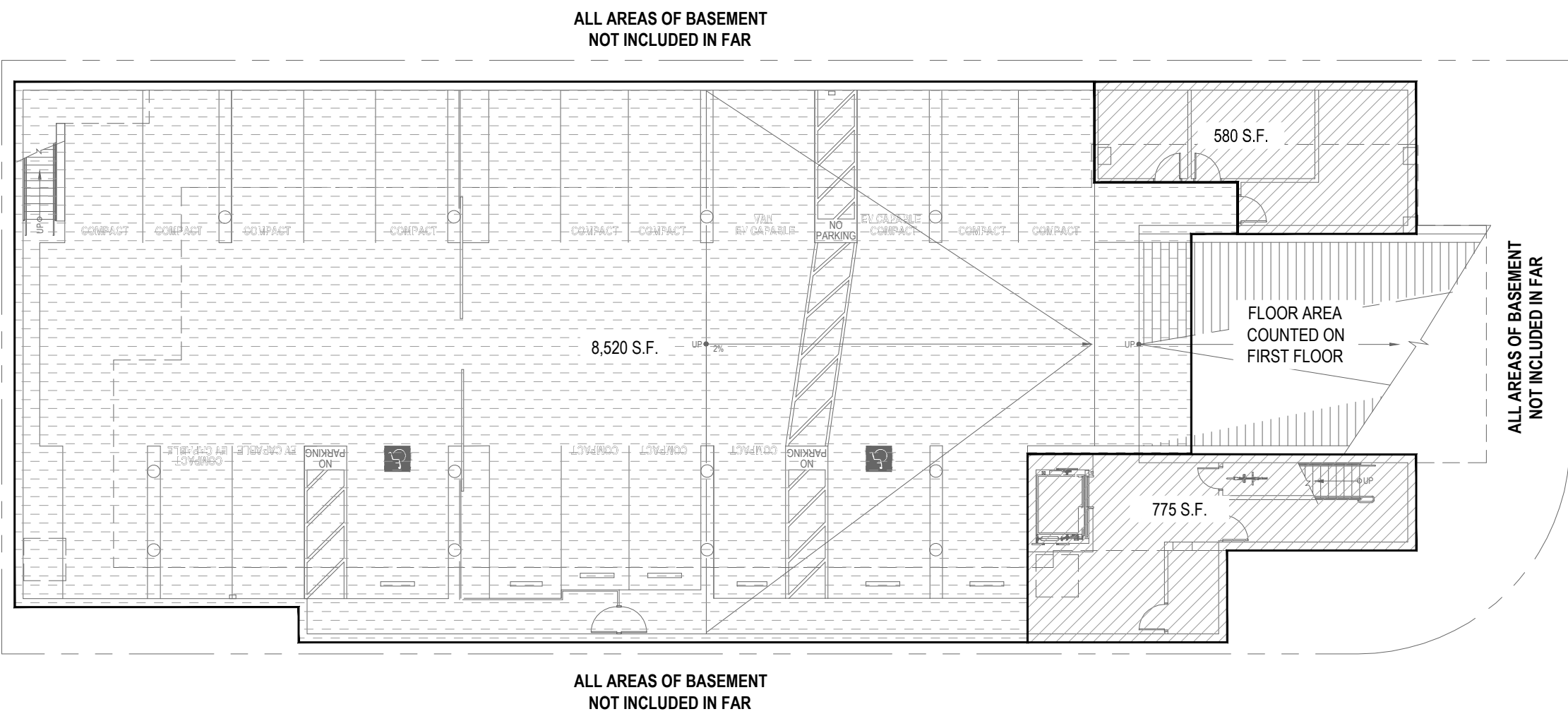
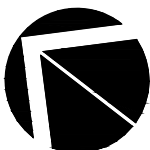
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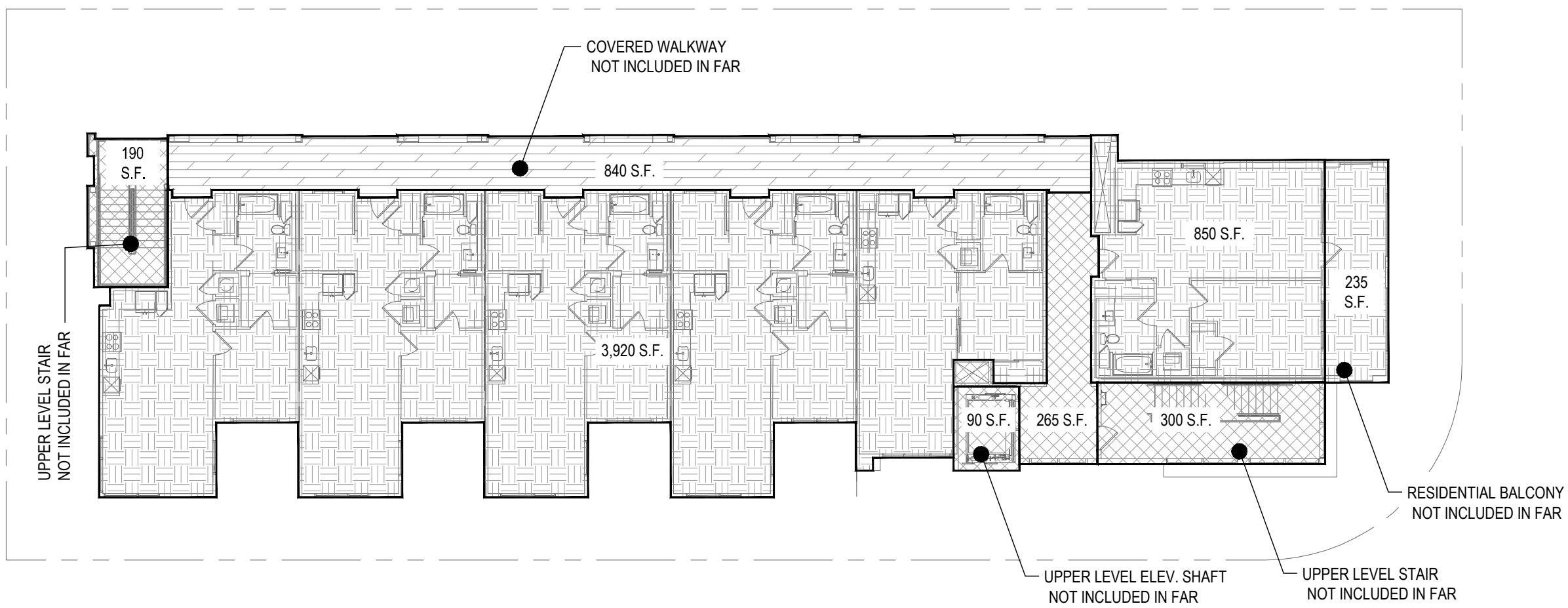
SECOND FLOOR AREA PLAN

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



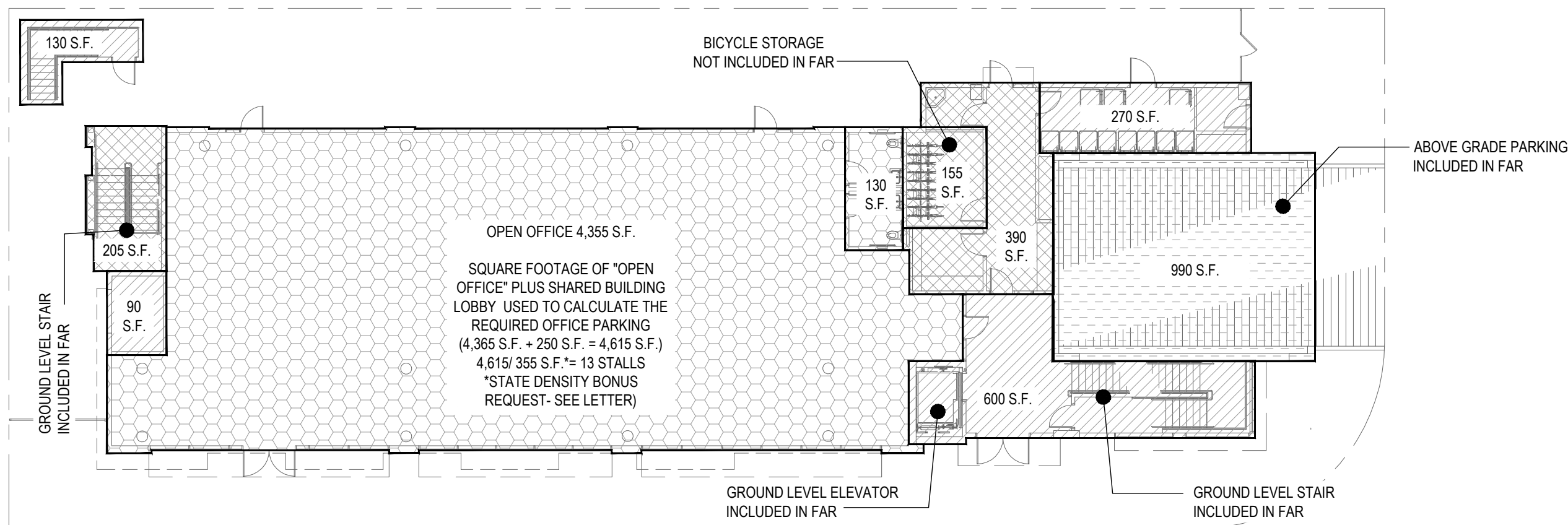
BELOW GRADE PARKING LEVEL AREA PLAN

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



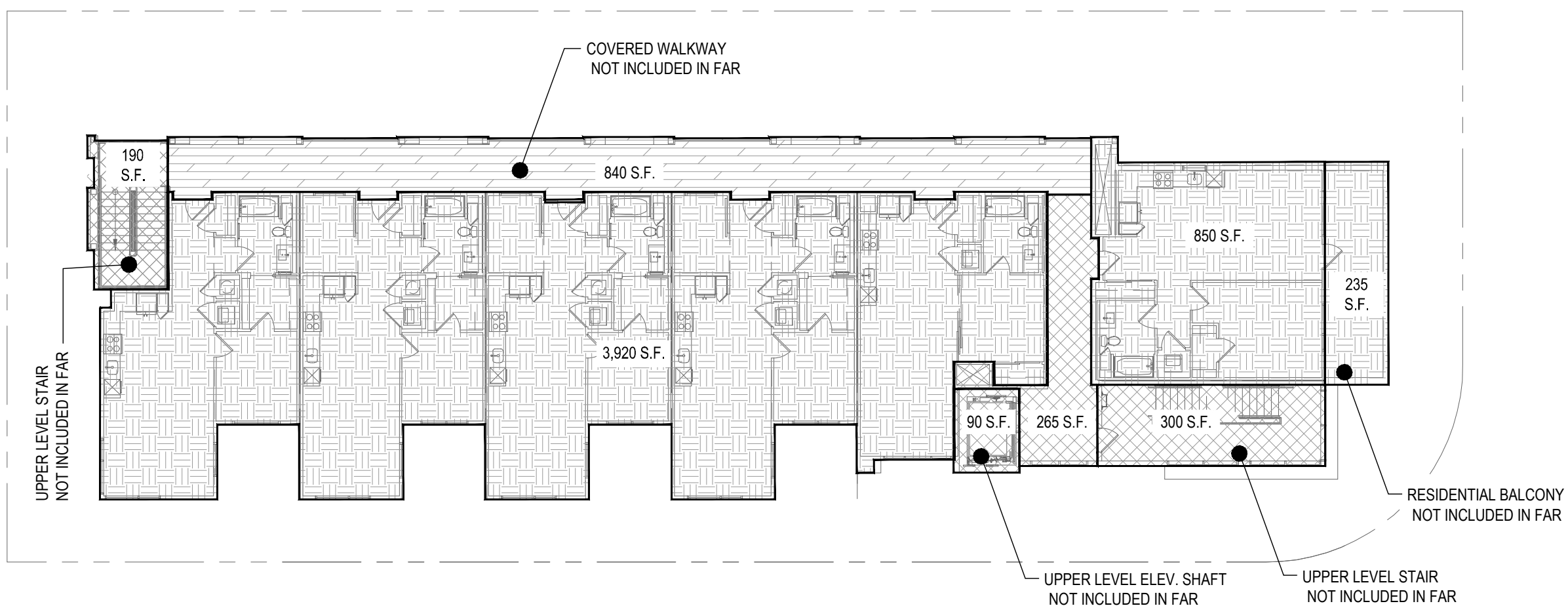
THIRD FLOOR AREA PLAN

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



FIRST FLOOR AREA PLAN

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



FOURTH FLOOR AREA PLAN

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



TOTAL GROSS BUILDING AREA:

	OFFICE	RESIDENTIAL	OFF/RES. SHARED	RES SHARED	COVERED WALK	PARKING	TOTAL
BASEMENT LEVEL	0 S.F.	0 S.F.	1,355 S.F.	0 S.F.	0 S.F.	8,520 S.F.	9,875 S.F.
FIRST LEVEL	4,495 S.F.	0 S.F.	870 S.F.	750 S.F.	0 S.F.	990 S.F.	7,105 S.F.
SECOND LEVEL	0 S.F.	5,305 S.F.	0 S.F.	845 S.F.	840 S.F.	0 S.F.	6,990 S.F.
THIRD LEVEL	0 S.F.	5,005 S.F.	0 S.F.	845 S.F.	840 S.F.	0 S.F.	6,690 S.F.
FOURTH LEVEL	0 S.F.	5,005 S.F.	0 S.F.	845 S.F.	840 S.F.	0 S.F.	6,690 S.F.
TOTAL	4,495 S.F.	15,315 S.F.	2,225 S.F.	3,285 S.F.	2,520 S.F.	9,510 S.F.	37,350 S.F.

TOTAL GROSS BUILDING AREA = 37,350 S.F.
SEE A0.22 FOR AREAS INCLUDED IN FAR

	OFFICE
	RESIDENTIAL
	OFFICE / RESIDENTIAL SHARED
	RESIDENTIAL SHARED
	COVERED WALKWAY
	PARKING

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GROSS FLOOR AREA
CALCULATIONS

A0.21

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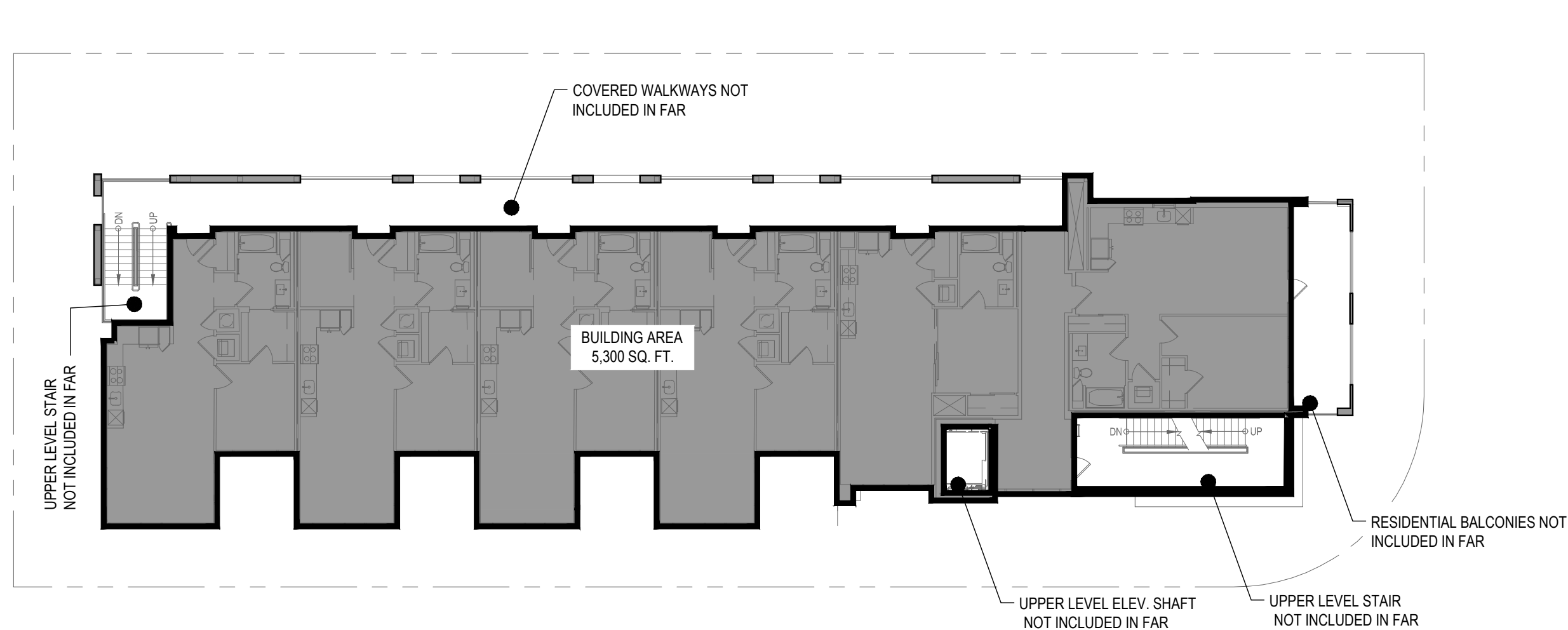
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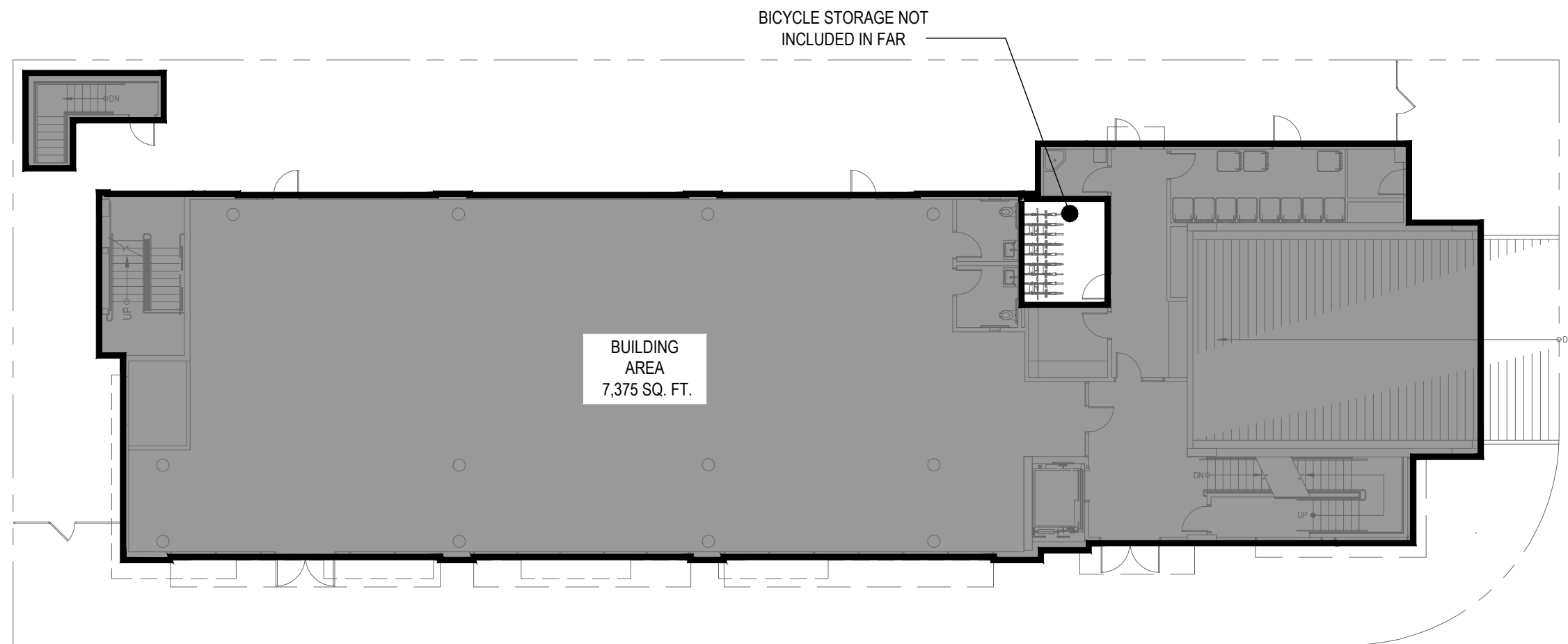
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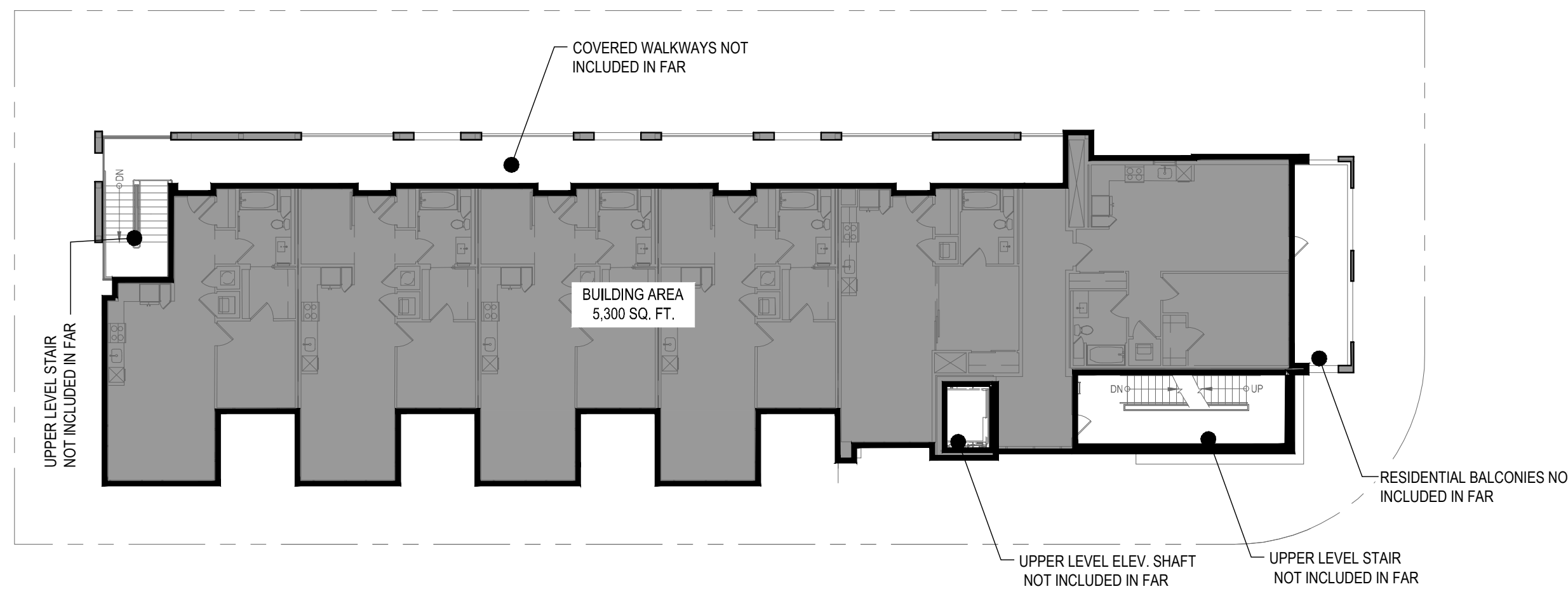
THIRD FLOOR AREA PLAN

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



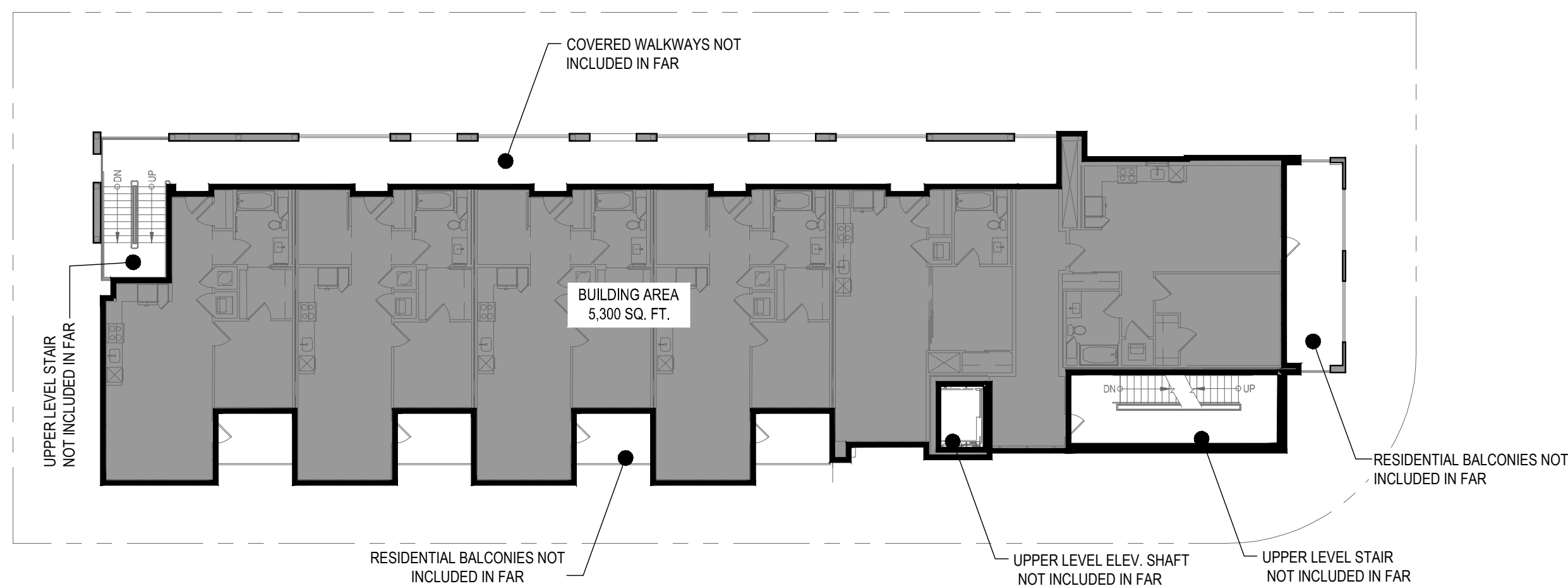
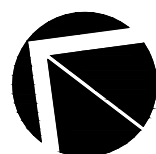
FIRST FLOOR AREA PLAN

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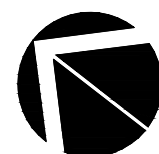
FOURTH FLOOR AREA PLAN

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



SECOND FLOOR AREA PLAN

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



FLOOR AREA RATIO*

FIRST FLOOR	7,375 SQ. FT.
SECOND FLOOR	5,300 SQ. FT.
THIRD FLOOR	5,300 SQ. FT.
FOURTH FLOOR	5,300 SQ. FT.
TOTAL:	23,275 SQ. FT.
TOTAL FLOOR AREA:	23,275 SQ. FT.
FAR (23,275 SQ. FT. / 12,820 SQ. FT.)	1.82

*PER San Mateo Municipal Code 27.04.200

(a) Definitions.

(1) Floor Area. Floor area means the sum of the gross horizontal areas of all principal and accessory buildings and above grade covered parking on a zoning plot.

(2) (b) Measurement, other than single-family dwellings in r1 zoning districts.

(1) Floor area is measured from the exterior façade of the building's wall planes, from the centerline of party walls, or from a line three feet from the edge of an eave, whichever produces the largest floor area. Stories exceeding 15 feet in height shall be counted as additional floor area, with the exception that ground floor retail may be up to 18 feet in height measured from first finish floor to second finish floor before being counted as additional floor area. Floor area also includes all accessory structures on the site and basements that meet the definition in subsection (c)(5).

(2) Exclusions. The following are not counted as floor area:

- (A) Covered or open courts, and atriums, on the ground floor, provided that the area is not used as dwelling, office, retailing, or required access;
- (B) In multiple-level buildings, covered courts, if the retailing uses are open to the public. Multiple-level stairwells and elevators shall be counted only as ground floor area;
- (C) Covered walkways and balconies;
- (D) First floors, mechanical areas, penthouse, and top floors are counted only once as floor area, regardless of height;
- (E) Bicycle parking facilities;
- (F) Floor area designated for day care centers accessory to and intended to serve a multi-family, commercial, office or manufacturing use. Such floor area may be located within the primary structure or may be in a freestanding structure accessory to the primary structure;

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FLOOR AREA CALCULATIONS

A0.22

PROJECT NO:

184688



California

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07.22.2021	PLANNING RESUBMITTAL

BUILDING SECTIONS

A4.01

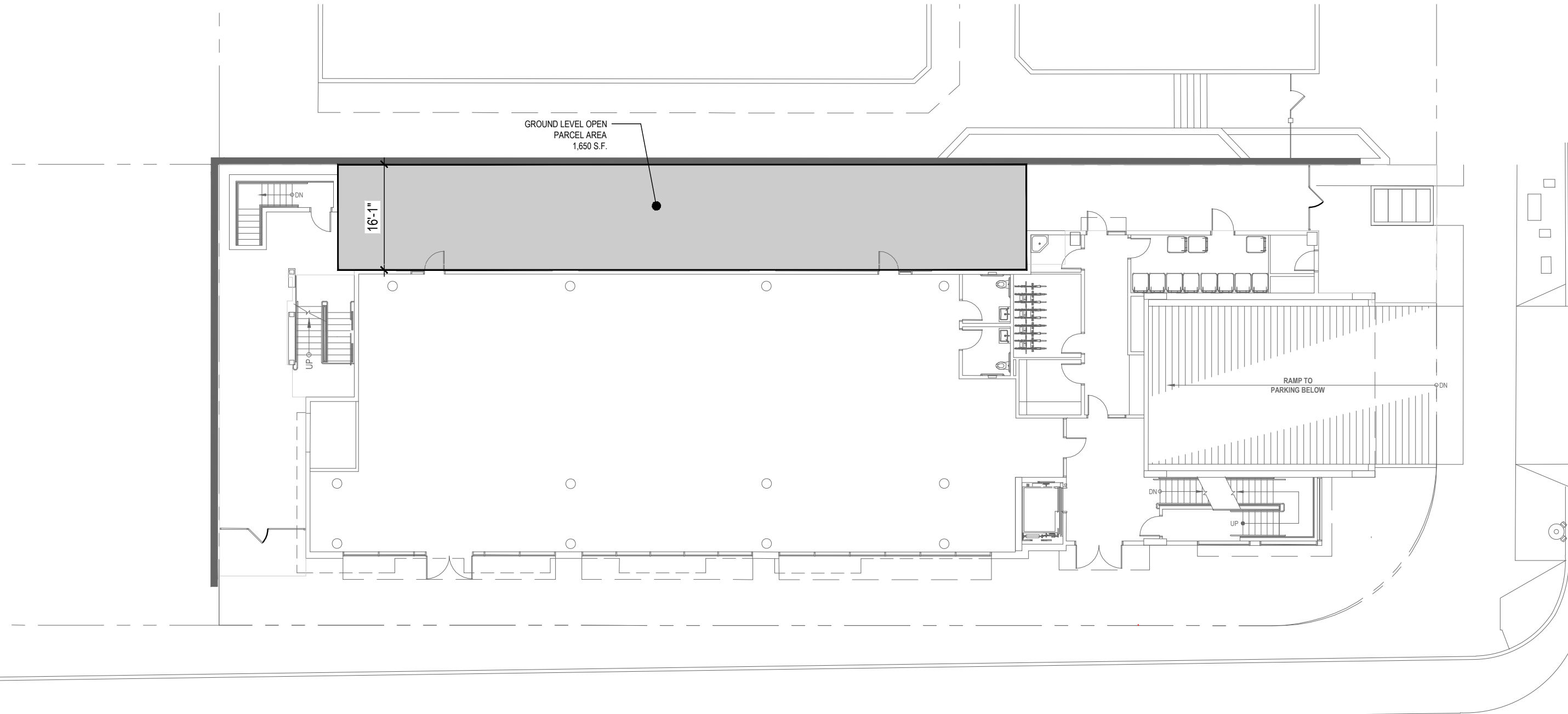
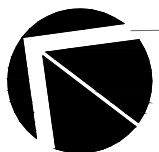
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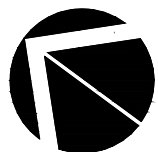
THIRD FLOOR OPEN SPACE AREA PLAN

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



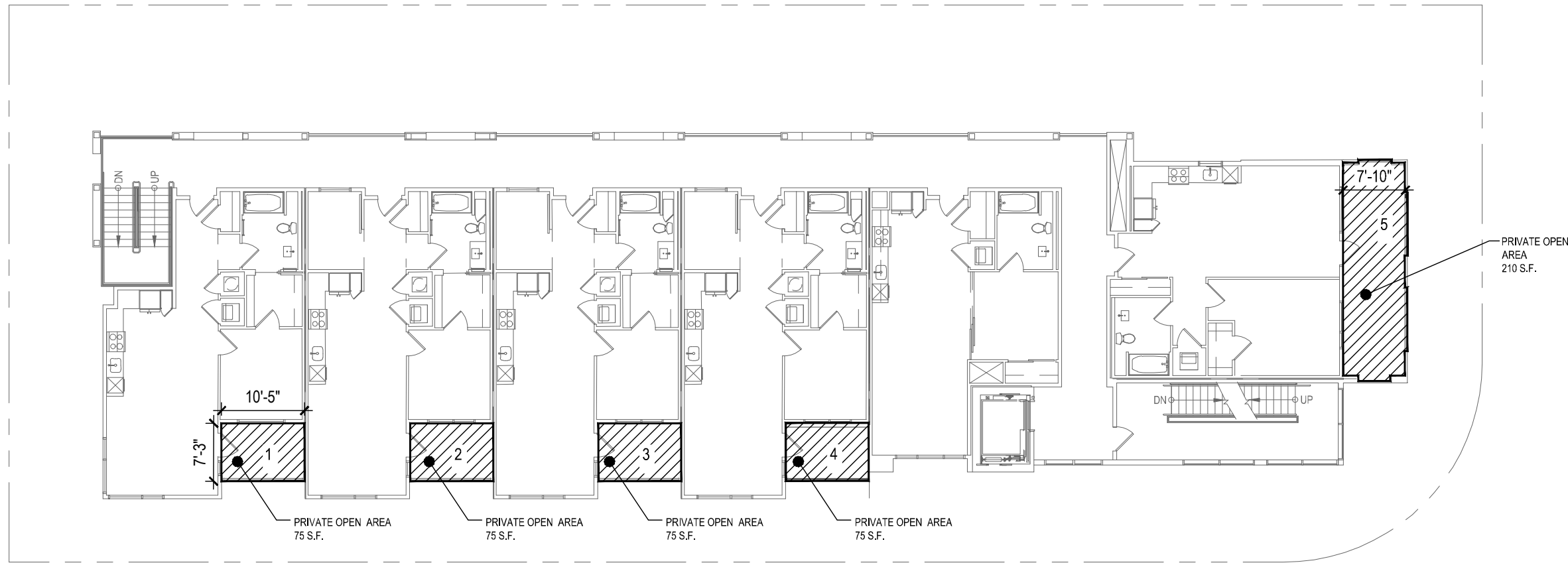
SITE / FIRST FLOOR OPEN SPACE AREA PLAN

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



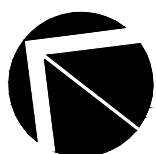
FOURTH FLOOR OPEN SPACE AREA PLAN

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



SECOND FLOOR OPEN SPACE AREA PLAN

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



USABLE OPEN SPACE CALCULATIONS

PER SMMC 27.29.114 USEABLE OPEN SPACE REQUIREMENTS

(a) THE OPEN SPACE REQUIREMENTS OF THIS DISTRICT ARE IN ADDITION TO OPEN SPACE REQUIREMENTS RESULTING FROM THE APPROVAL AND FILING OF A SUBDIVISION MAP, OR OPEN SPACE AS IMPOSED ON A PLANNED DEVELOPMENT IN ACCORD WITH THE CITY'S GENERAL PLAN OR ANY REQUIRED OFF-STREET PARKING AREAS OR DRIVEWAYS. OPEN SPACE REQUIRED BY THIS SECTION IS INTENDED TO BE FOR THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DEVELOPMENT.

(b) EACH DWELLING UNIT SHALL BE PROVIDED WITH THE FOLLOWING:

- NOT LESS THAN EIGHTY (80) SQUARE FEET PER DWELLING UNIT OF PRIVATE USABLE OPEN SPACE DIRECTLY ACCESSIBLE TO EACH UNIT PROVIDED THAT NO SINGLE CREDITABLE PRIVATE USABLE OPEN SPACE SHALL BE LESS THAN SEVENTY-FIVE (75) SQUARE FEET OR HAVE A DIMENSION OF AT LEAST SIX (6) FEET IN EACH DIRECTION, OR
- 150 PERCENT OF THE PRIVATE USABLE OPEN SPACE REQUIREMENT IN COMMON USABLE OPEN SPACES PROVIDED THAT NO CREDITABLE COMMON USABLE OPEN SPACE SHALL BE LESS THAN 300 SQUARE FEET WITH A DIMENSION NOT LESS THAN FIFTEEN (15) FEET IN EACH DIRECTION, OR
- A PROPORTIONAL COMBINATION OF BOTH OF THE ABOVE.

REQUIRED OPEN SPACE: 18 UNITS X 80 S.F. = 1,440 S.F.

7 RESIDENTIAL UNITS HAVE PRIVATE OPEN SPACE MEETING THE ABOVE REQUIREMENTS:

PROVIDED PRIVATE OPEN SPACE (BALCONIES 1-7): 900 S.F.

11 UNITS REQUIRE COMMON OPEN SPACE (11 X (80 S.F. X 1.5))= 1,320 S.F.

PROVIDED COMMON OPEN SPACE (GROUND FLOOR)= 1,650 S.F.

TOTAL REQUIRED OPEN SPACE MEET THROUGH COMBINATION OF PRIVATE AND COMMON OPEN SPACE.

TOTAL PROVIDED OPEN SPACE PRIVATE + COMMON = 2,550 S.F.

OPEN SPACE LEGEND

- PRIVATE OPEN SPACE
- COMMON OPEN

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07/22/2021	PLANNING RESUBMITTAL V

USABLE OPEN SPACE
AREA PLANS

A0.24

PROJECT NO:

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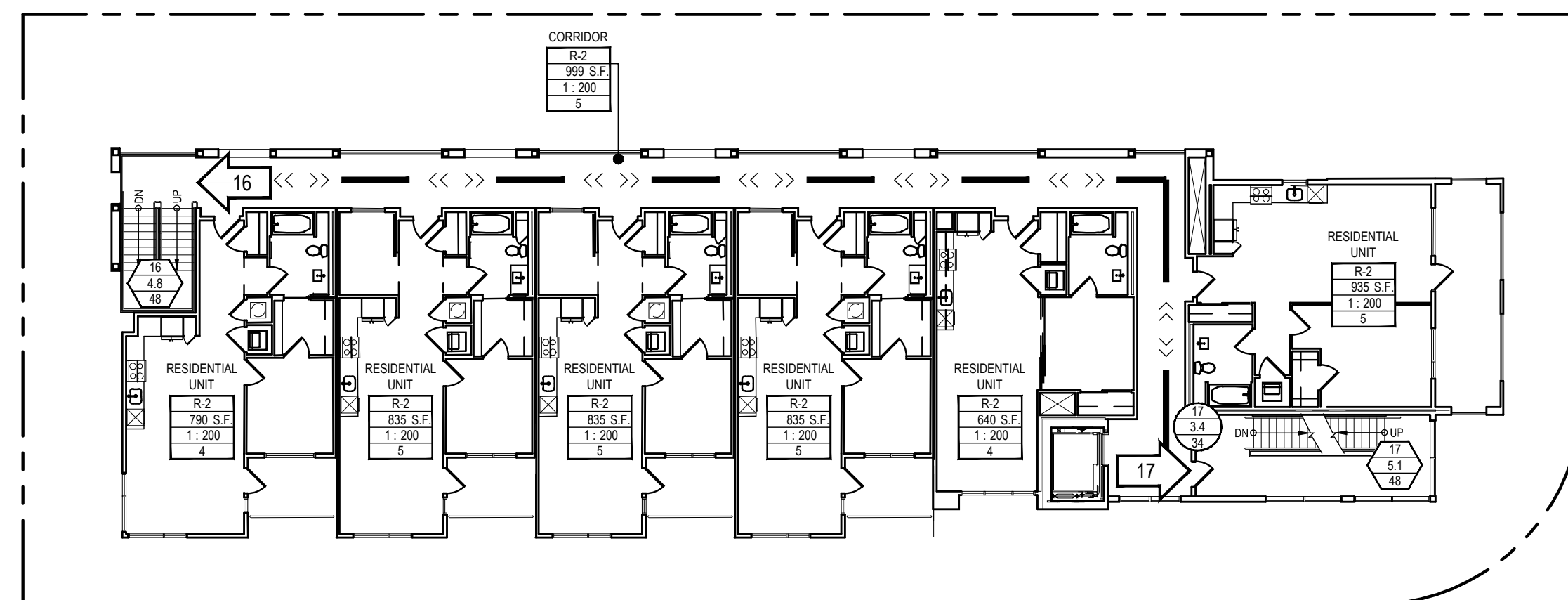
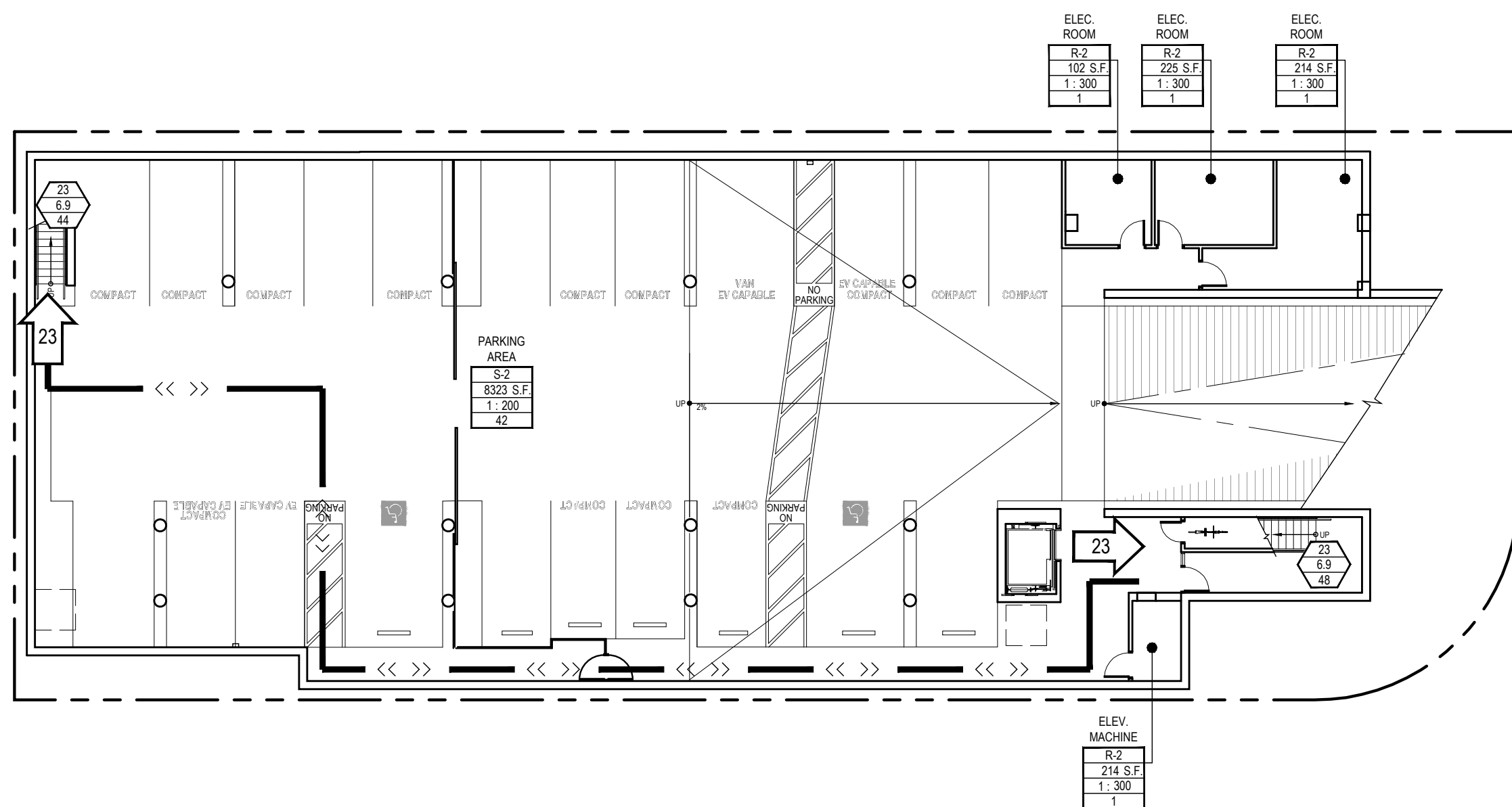
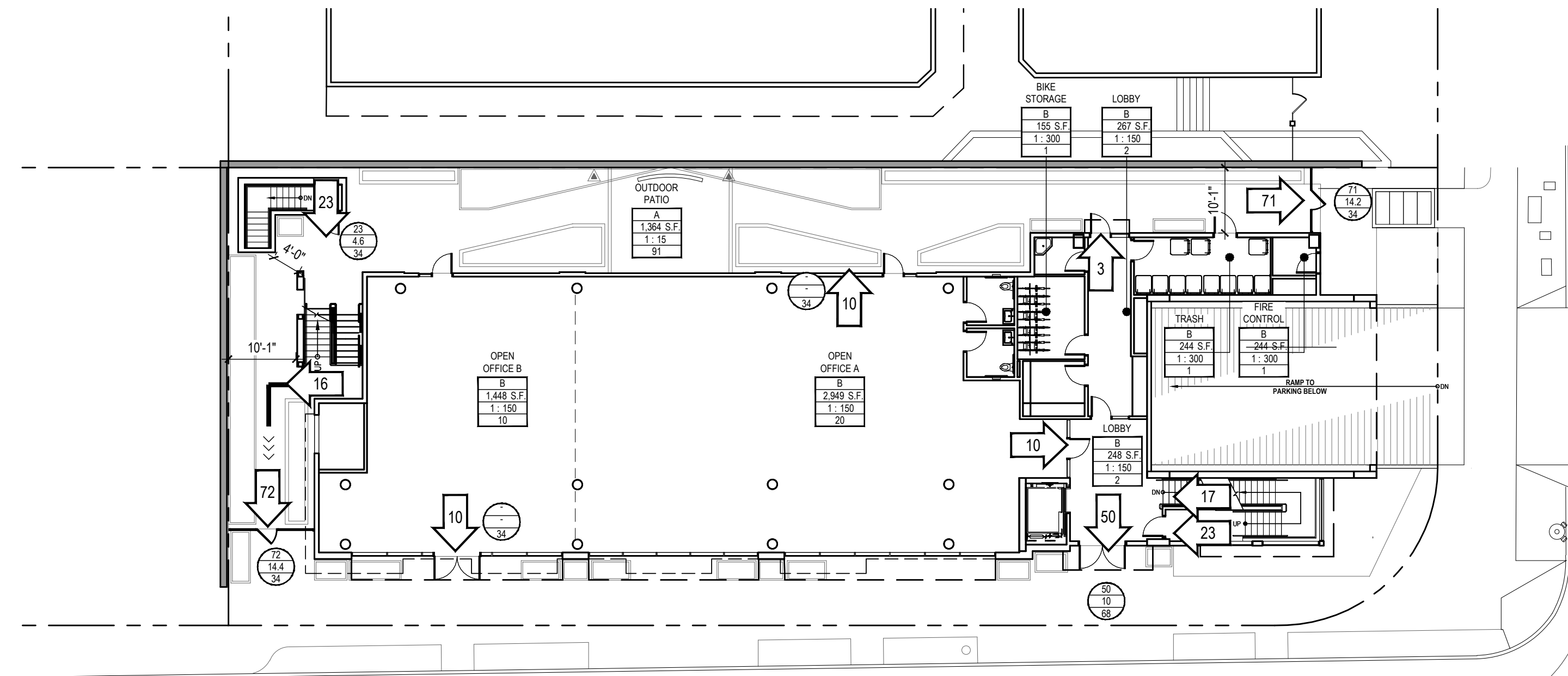
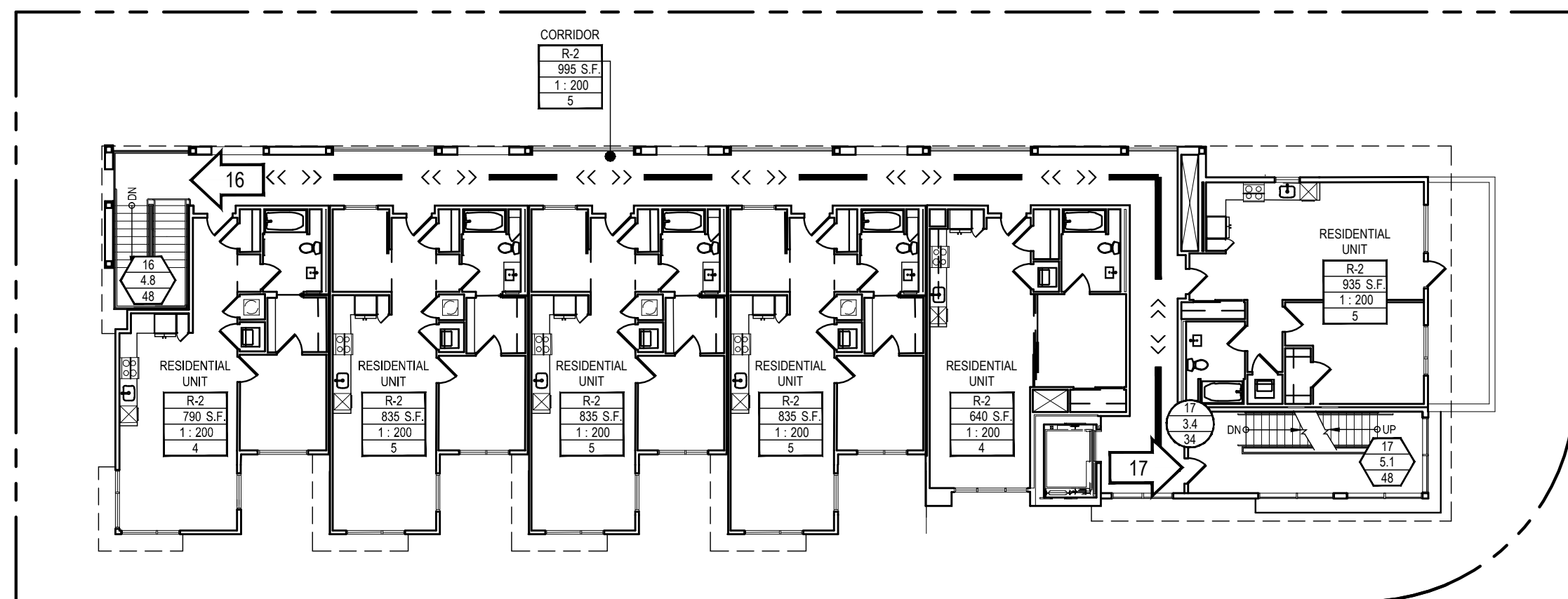
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EXITING WIDTH TABULATIONS

EXIT WIDTH REQUIRED IS 0.3" PER PERSON FOR STAIRS AND 0.2" PER DOORS AND OTHER EXIT ELEMENTS, PER CBC SECTION 1005.3.

SYMBOL KEY

AREA OCCUPANT LOAD DESIGNATION

ROOM NAME	OCCUPANCY CLASSIFICATION OF THE SPACE	SQUARE FOOTAGE	OCCUPANT LOAD FACTOR	NUMBER OF OCCUPANTS
B		12,444 S.F.	1: 100	-

DOORWAY OCCUPANT LOAD DESIGNATION

100: NUMBER OF OCCUPANTS
20.0: EXIT WIDTH REQUIRED
34: EXIT WIDTH PROVIDED

STAIRWAY OCCUPANT LOAD DESIGNATION

100: NUMBER OF OCCUPANTS
30.0: STAIR WIDTH REQUIRED (INCHES)
60: STAIR WIDTH PROVIDED (INCHES)

PATH OF TRAVEL DESIGNATION

EXIT IN ONE DIRECTION
EXIT IN BOTH DIRECTIONS

DIRECTION OF EGRESS/OCCUPANT LOAD DESIGNATION

DIRECTION OF EGRESS
OCCUPANT LOAD

FIRE EXTINGUISHERS AND FIRE HOSES

F.E. FIRE EXTINGUISHER BRACKET-MOUNTED
F.E.C. F.E.C.

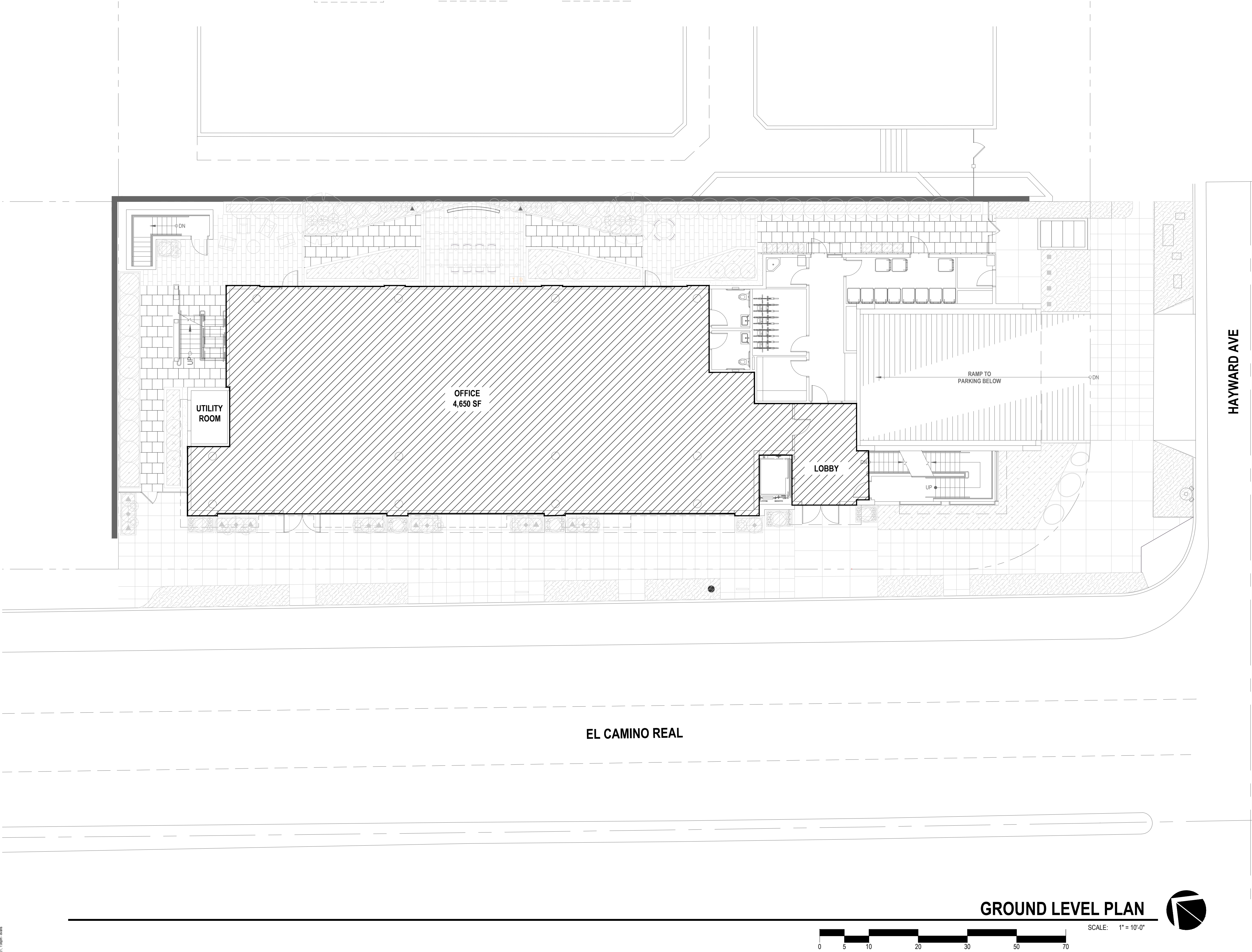
EXIT SIGNAGE DESIGNATION

SIGN FACE DIRECTION
DIRECTION OF TRAVEL

RATED SEPARATION DESIGNATION

1-HOUR RATED FIRE SEPARATION
2-HOUR RATED FIRE SEPARATION

DATE	DESCRIPTION
10.03.2019	PLANNING SUBMITTAL
02.10.2020	PLANNING RESUBMITTAL I
06.12.2020	PLANNING RESUBMITTAL II
08.20.2020	PLANNING RESUBMITTAL III
02.10.2021	PLANNING RESUBMITTAL IV
07.22.2021	PLANNING RESUBMITTAL V



FLOOR AREA, PARKING CALCULATION

- PER SMMC 27.04.200 FLOOR AREA
- (d) OFF-STREET PARKING AND LOADING. FLOOR AREA FOR DETERMINING OFF-STREET PARKING AND LOADING REQUIREMENTS AS CONTAINED IN CHAPTER 27.64, SHALL BE BASED ON PHYSICAL FLOOR SPACE AND SHALL NOT INCLUDE THE FOLLOWING:
- (1) STORAGE AREAS EXCEPT FOR AREAS LOCATED WITHIN SELLING OR WORKING SPACE SUCH AS COUNTERS, RACKS, AND CLOSETS;
 - (2) UTILITY AREAS INCLUDING, BUT NOT LIMITED TO, ELEVATOR SHAFTS, TELEPHONE SWITCHING ROOMS, STAIRWELLS, REST ROOMS, AND HEATING AND COOLING ROOMS;
 - (3) ACCESSORY FACILITIES TO BE USED ONLY BY EMPLOYEES OF THE PRINCIPAL USES;
 - (4) OFF-STREET PARKING AND LOADING FACILITIES, INCLUDING AISLES, RAMPS, AND MANEUVERING SPACE;
 - (5) BASEMENT, ATTIC, OR MEZZANINE FLOOR AREA OTHER THAN AREA DEVOTED TO RETAILING ACTIVITIES, TO THE PRODUCTION OF PROCESSING OF GOODS, OR TO BUSINESS OR PROFESSIONAL OFFICES;
 - (6) FLOOR AREA DESIGNATED FOR DAY CARE CENTERS ACCESSORY TO AND INTENDED TO SERVE A MULTI-FAMILY, COMMERCIAL, OFFICE OR MANUFACTURING USE. SUCH FLOOR AREA MAY BE LOCATED WITHIN THE PRIMARY STRUCTURE OR MAY BE IN A FREESTANDING STRUCTURE ACCESSORY TO THE PRIMARY STRUCTURE;
 - (7) FLOOR AREA COMPUTED FOR BUILDING VOLUME. ADDITIONAL PARKING SHALL BE REQUIRED IN THE EVENT OF CHANGE OF EXCLUDED FLOOR AREAS INTO USES GENERATING PARKING.
 - (e) INTERPRETATION. ALL INTERPRETATIONS OF FLOOR AREA SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE ZONING ADMINISTRATOR.
 - (f) NO CHANGE IN THE DEFINITION OR CALCULATION OF FLOOR AREA, EXCEPT TO THE EXTENT THAT THE CITY COUNCIL EXPRESSLY STATES THAT THE CHANGE ALLOWS GREATER FLOOR AREA, SHALL BE CONSTRUED TO AUTHORIZE AN EXPANSION OF THE ALLOWABLE FLOOR AREA OF A BUILDING OR STRUCTURE, WHETHER PURSUANT TO CHAPTER 27.72 OR OTHERWISE

PER SMMC 27.64.160 PARKING SCHEDULES GENERALLY
OFFICE REQUIRED PARKING:
1 STALL PER 335 S.F. (4,650 S.F. X 335) = 13.88 STALLS
PROVIDED: 13 STALLS*
*STATE DENSITY BONUS WAIVER REQUESTED TO REDUCED REQUIRED PARKING RATIO TO 1 STALL PER 360 S.F. SEE STATE DENSITY BONUS LETTER.



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1 HAYWARD AVENUE
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07.22.2021	PLANNING RESUBMITTAL V

PARKING CALCULATIONS

A0.26

PROJECT NO:

184688

KEYNOTES

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

- 1 EXTERIOR GLAZING SYSTEM; REFER TO EXTERIOR ELEVATIONS FOR SPECIFICATION
- 2 EXTERIOR WALL; REFER TO EXTERIOR ELEVATIONS FOR MATERIAL SPECIFICATION
- 3 ENTRY/EXIT DOOR
- 4 STRUCTURAL COLUMN
- 5 CANOPY, ABOVE SHOWN DASHED, BELOW SHOWN SOLID
- 6 NOT USED
- 7 EDGE OF BALCONY/EXTERIOR CORRIDOR WITH 42" HIGH GUARDRAIL, REFER TO EXTERIOR ELEVATIONS FOR GUARDRAIL SPECIFICATION
- 8 PRIVATE RESIDENTIAL EXTERIOR BALCONY
- 9 LONG-TERM RESIDENTIAL BIKE PARKING - FLOOR MOUNTED DERO DUPLEX BICYCLE RACKS; SEE 6/A2.10 FOR ADDITIONAL INFORMATION
- 10 NOT USED
- 11 ONE BEDROOM UNIT
- 12 ONE BEDROOM + OFFICE UNIT
- 13 NOT USED
- 14 NOT USED
- 15 LINE OF BUILDING FACE ABOVE SHOWN DASHED



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In Association with:

THIRD LEVEL FLOOR PLAN

SCALE: 1" = 8'-0"

FOURTH LEVEL FLOOR PLAN

SCALE: 1" = 8'-0"

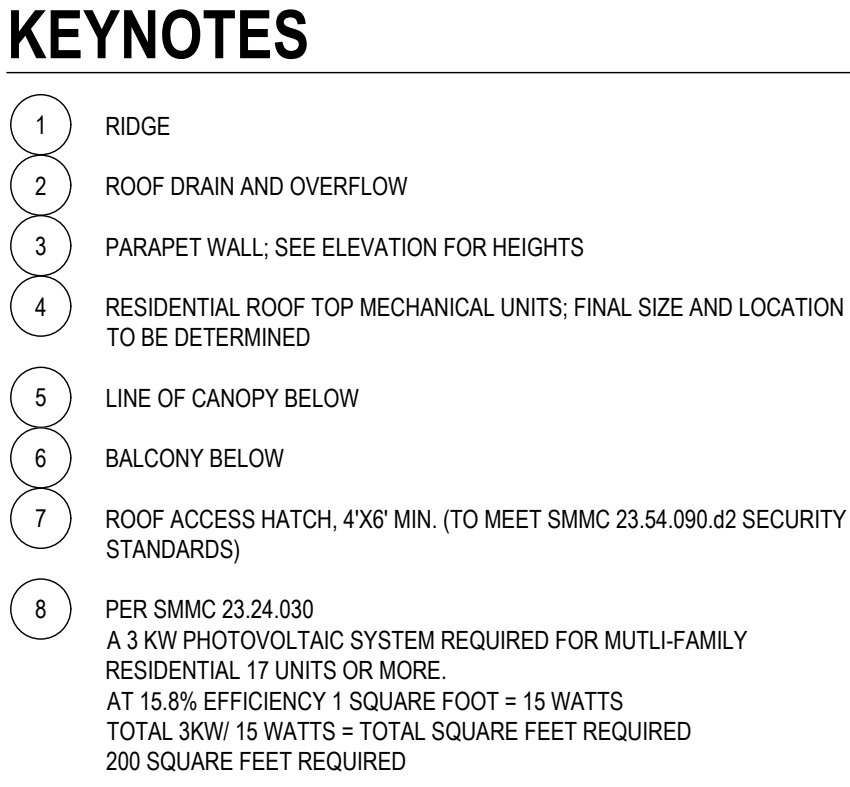
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07.22.2021	PLANNING RESUBMITTAL V

THIRD AND FOURTH LEVEL
PLANS

A2.12

PROJECT NO: 184688



1. ROOFING TO A MINIMUM AGED SOLAR REFLECTANCE OF 0.70 AND A MINIMUM THERMAL EMITTANCE OF 0.85 OR
2. A MINIMUM SOLAR REFLECTANCE INDEX (SRI) OF 85

<p>A Planning Application for:</p> <p>ONE HAYWARD</p> <p>1 HAYWARD AVENUE</p> <p>SAN MATEO, CA 94402</p>	
DATE	DESCRIPTION
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06.12.2020	PLANNING RESUBMITTAL II
08.30.2020	PLANNING RESUBMITTAL III
10.20.2021	PLANNING RESUBMITTAL IV
07.22.2021	PLANNING RESUBMITTAL V



NORTH EAST ELEVATION

SCALE: 1/8" = 1'-0"

1



NORTH WEST ELEVATION

SCALE: 1/8" = 1'-0"

2



KEYNOTES

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

- 1" INSULATED LOW E GLAZING SYSTEM WITH LOW TINT GLASS IN BLACK ALUMINUM FRAMES, KAWNEER OR SIM.
- VINYL FRAME DUAL PANE WINDOWS, BRONZE FINISH, MILGARD OR SIM
- 3A SMOOTH TROWLED STUCCO, SHERWIN WILLIAMS SW7016 MINDFUL GREY
- 3B STUCCO 30/30 FINISH, SHERWIN WILLIAMS SW7016 MINDFUL GRAY
- 4 STUCCO 30/30 FINISH, SHERWIN WILLIAMS SW7014 EIDER WHITE
- 5 STUCCO 30/30 FINISH, DUNN EDWARDS DE6378 JET (COLOR TO MATCH WINDOW FRAMES)
- 6 HORIZONTAL CEMENTITIOUS LAP SIDING, SHERWIN WILLIAMS SW7018 DOVETAIL
- 7 C CHANNEL STEEL CANOPY - DUNN EDWARDS DE6378 JET (COLOR TO MATCH WINDOW FRAMES)
- 8 METAL FRAME BALCONY, DUNN EDWARDS DE6378 JET WITH HORIZONTAL "KEBONY" WOOD GUARDRAIL
- 9 EXTERIOR WALL SCONCE, SISTEMALUX SLOT ROUND WALL SCONCE, BRONZE FINISH, 3000K COLOR TEMP
- 10 NOT USED
- 11 ENTRY/EXIT DOOR
- 12 METAL FRAME FENCE, DUNN EDWARDS DE6378 JET WITH HORIZONTAL "KEBONY" WOOD INFILL
- 13 EGRESS STAIR ACCESSORY STRUCTURE, SMOOTH TROWLED STUCCO, SHERWIN WILLIAMS SW7016 MINDFUL GREY

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EXTERIOR ELEVATIONS

A3.02

PROJECT NO:

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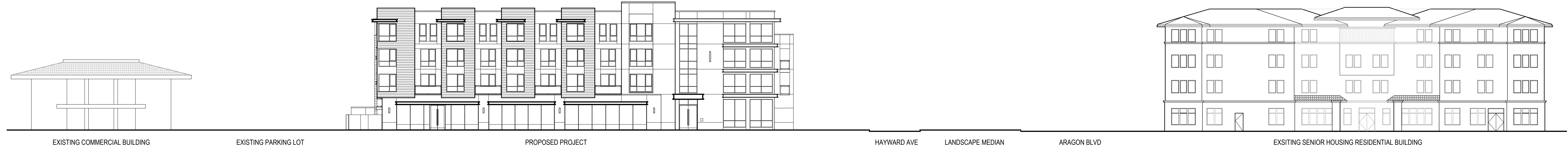
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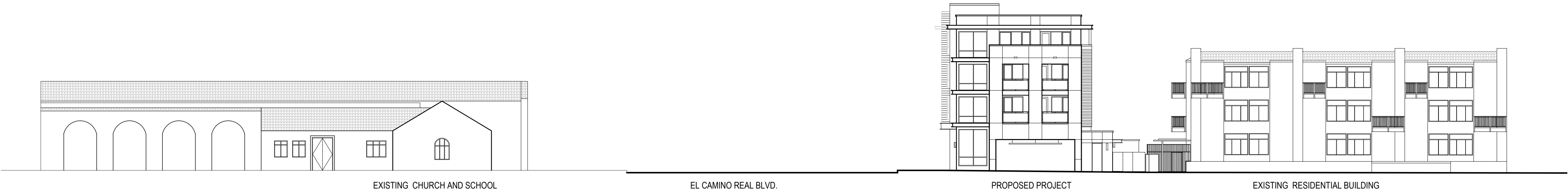


EL CAMINO REAL ELEVATION

1



SCALE: 1" = 20'-0"

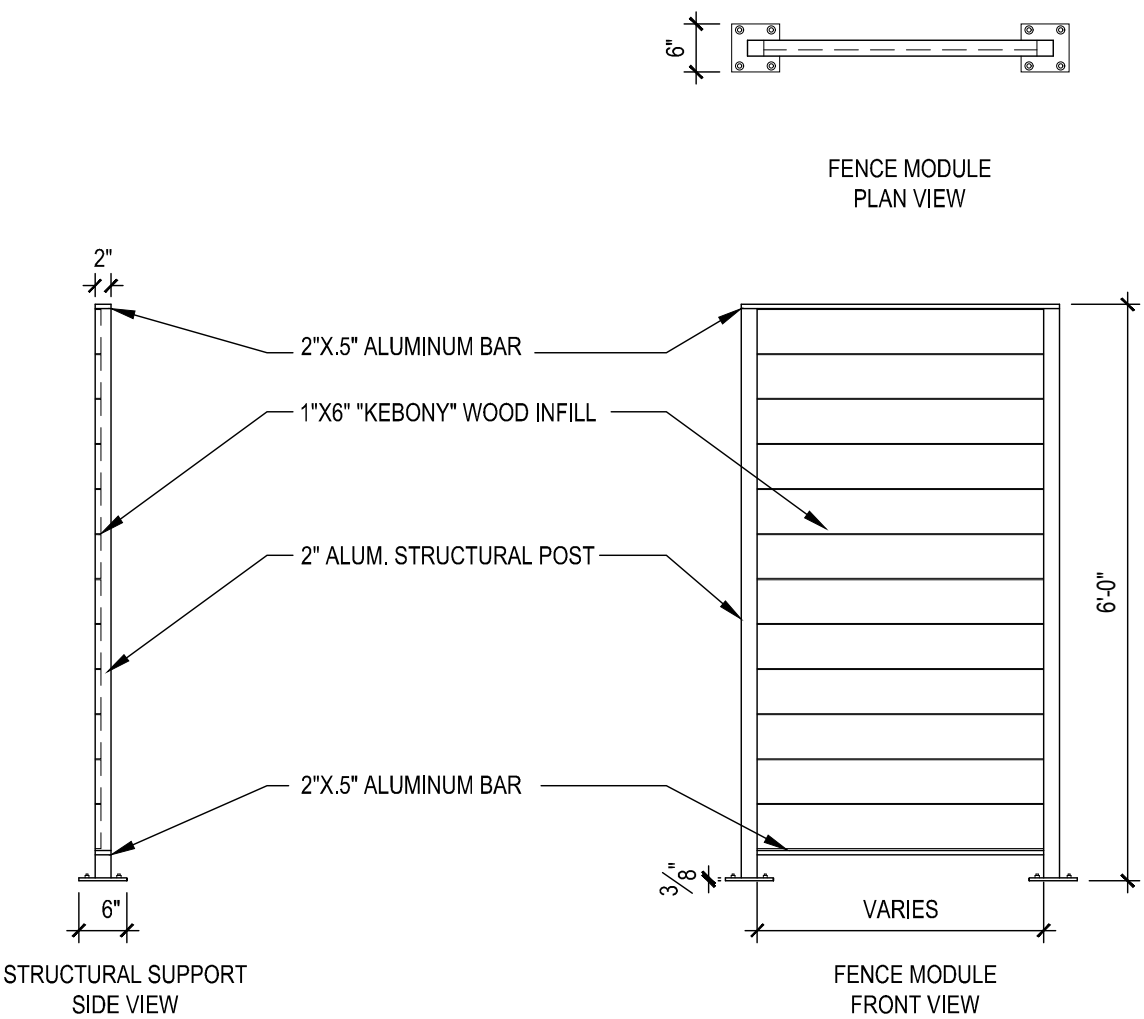


SOUTH EAST ELEVATION - HAYWARD AVENUE

2



SCALE: 1" = 20'-0"



SITE FENCE DETAILS

3

SCALE: 1/2" = 1'-0"



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STREET CONTEXT ELEVATIONS,
MATERIAL AND COLOR PALETTES

A3.03

PROJECT NO:

184688

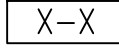
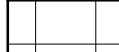


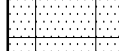

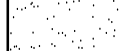
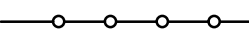
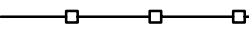




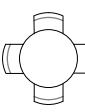
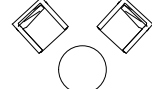






GENERAL NOTES

1. THESE PLANS SHALL COMPLY WITH THE CITY OF SAN MATEO'S MUNICIPAL CODE, CHAPTER 23.72, "WATER CONSERVATION IN LANDSCAPING" AND THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND SHALL APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
2. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF ORGANIC MULCH.
3. THE IRRIGATION SYSTEM IS TO BE FULLY AUTOMATIC, UTILIZING A WEATHER-BASED CONTROLLER AND LOW-FLOW DRIP, SUBSURFACE DRIP, AND BUBBLER DISTRIBUTION. BUBBLERS NOT TO EXCEED 1.5 GALLONS PER MINUTE PER BUBBLER.

ABBREVIATIONS

AD	AREA DRAIN	(N)	NEW
ADJ	ADJACENT	NTS	NOT TO SCALE
AGG	AGGREGATE	OC	ON CENTER
AL	ALIGN	PA	PLANTING AREA
BFP	BACK FLOW PREVENTER	PL	PROPERTY LINE
BR	BOTTOM OF RAMP	PN	PROJECT NORTH
BS	BOTTOM OF STAIR	POB	POINT OF BEGINNING
BW	BOTTOM OF WALL	PTDS	PRESSURE TREATED DOUG FIR
CB	CATCH BASIN	R	RISER
CIP	CAST IN PLACE	RE	RIM ELEVATION
CJ	CONTROL JOINT	REC	RECTANGLE
CL	CENTERLINE	ROW	RIGHT OF WAY
CLR	CLEARANCE	RWD	REDWOOD
CO	CLEAN OUT	SAD	SEE ARCHITECTURAL DRAWINGS
CONC	CONCRETE	SCD	SEE CIVIL ENGINEERING DRAWINGS
CONF	CONFIGURATION		
CONT	CONTINUOUS	SDS	STORM DRAIN SYSTEM
DBH	DIAMETER AT BREAST HT	SED	SEE ELECTRICAL ENGINEERING DRAWINGS
DG	DECOMPOSED GRANITE	SD	STORM DRAIN
DWG	DRAWING(S)	SIM	SIMILAR
(E)	EXISTING	SJ	SCORE JOINT
EJ	EXPANSION JOINT	SMD	SEE MECHANICAL ENGINEERING DRAWINGS
EQ	EQUAL		
EW	EACH WAY	SPD	SEE PLUMBING DRAWINGS
FF	FINISH FLOOR	SPECS	SPECIFICATIONS
FG	FINISHED GRADE	SQ	SQUARE
FOB	FACE OF BUILDING	SS	STRUCTURAL SLAB
FOW	FACE OF WALL	SSD	SEE STRUCTURAL ENGINEERING DRAWINGS
FP	FINISH PAVING		
GAL	GALLON	SST	STAINLESS STEEL
GFRC	GLASS FIBER REINFORCED CONCRETE	STL	STEEL
GB	GRADE BREAK	TC	TOP OF CURB
HP	HIGH POINT	TF	TOP OF FENCE
HPS	HIGH POINT SWALE	THLD	THRESHOLD
HT	HEIGHT	TP	TOP OF PLANTER
IE	INVERT ELEVATION	TR	TOP OF RAMP
INT	INTERSECTION	TS	TOP OF STAIR
INV	INVERT	TW	TOP OF WALL
LT	LIGHT	TYP	TYPICAL
LTWT	LIGHTWEIGHT	UON	UNLESS OTHERWISE NOTED
MAX	MAXIMUM	VIF	VERIFY IN FIELD
MIN	MINIMUM	WPM	WATERPROOF MEMBRANE
MFR	MANUFACTURER	WP	WATERPROOFING
		WRC	WESTERN RED CEDAR

SYMBOLS LEGEND

	KEY LETTER-#, SEE SCHEDULE OF MATERIALS
	CONCRETE PAVING - STANDARD _____ P-1
	CONCRETE PAVERS - 1 _____ P-2
	CONCRETE PAVERS - 2 _____ P-3
	DECORATIVE CONCRETE _____ P-4
	BIORETENTION AREA
	DECORATIVE GRAVEL _____ M-3
	WIRE PERGOLA _____ W-2
	FENCE _____ F-1
	BIKE RACK _____ SF-1
	TRASH & RECYCLING RECEPTACLE _____ SF-2
	SOMA STONE SEATING _____ SF-3
	COMMUNITY TABLE & CHAIRS _____ SF-4ab
	DINING TABLE & CHAIRS _____ SF-3cd
	LOUNGE CHAIRS & TABLE _____ SF-3ef
	PRECAST PLANTER, TYPICAL _____ SF-6
	UTILITY PIPING: STORM DRAIN, SCD
	UTILITY PIPING: SANITARY SEWER, SCD
	UTILITY PIPING: WATER, SCD
	UTILITY PIPING: FIRE WATER, SCD
	UTILITY PIPING: JOINT TRENCH, SED

SCHEDULE OF MATERIALS & PRODUCTS

KEY	DESCRIPTION	DETAIL	QTY.	COLOR	FINISH/MATERIAL	MFG./ SUPPLIER	PRODUCT	COMMENTS
PAVING								
P-1	CONC PAVING – STANDARD		–	NATURAL	MEDIUM BROOM	–	–	PER CITY STANDARDS
P-2	CONCRETE PAVERS – 1	1/L2.01	–	1401 GRANADA WHITE	LT. SANDBLAST CONC	STEPSTONE	LARGE SCALE CALARC PAVER, 24x24	RUNNING BOND PATTERN
P-3	CONCRETE PAVERS – 2	1/L2.01	–	1404 FRENCH GRAY	LT. SANDBLAST CONC	STEPSTONE	LARGE SCALE CALARC PAVER, 6x36	RUNNING BOND PATTERN
LANDSCAPE WALLS & STRUCTURES								
W-1	WATER WALL	11/L2.01	–	TBD	TBD	–	CUSTOM	
W-2	WIRE PERGOLA	11/L2.01	–	–	STAINLESS STEEL	JAKOB	TBD	
W-3	METAL PLANTER	12/L2.01	–	TBD	TBD	TOURNESOL SITEWORKS	TBD	
W-4	CMU PLANTER	13/L2.01	–	TBD	CMU	TBD	TBD	
FENCING & GATES								
F-1	FENCE		–	–	–	–	–	
F-2	GATE		–	–	–	–	–	
LIGHTING								
L-1	RECESSED WALL LIGHT	14/L2.01	–	ANTHRACITE	–	DESIGNPLAN	F1 PASITO 1.1-B60	SEE PHOTOMETRIC PLAN
L-2A	SCONCE	15/L2.01	–	ANTHRACITE GRAY	–	SISTEMALUX	F2A MINISLOT ROUND S.3952	SEE PHOTOMETRIC PLAN
L-2B	SCONCE	15/L2.01	–	ANTHRACITE GRAY	–	PRIMUS LIGHTING	F2B MINISLOT ROUND S.3950	SEE PHOTOMETRIC PLAN
L-3	BOLLARD	16/L2.01	–	ALUMINUM GRAY	–	SISTEMALUX	F3 COOL SQUARE BOLLARD S.7285	SEE PHOTOMETRIC PLAN
L-4	PENDANT	11,17/L2.01	–	BLACK	–	SISTEMALUX	F4 DECOSTRING	SEE PHOTOMETRIC PLAN
L-5	CEILING MOUNT	18/L2.01	–	ANTHRACITE GRAY	–	SISTEMALUX	F5 MINISLOT ROUND S.3957	SEE PHOTOMETRIC PLAN
SITE FURNISHINGS								
SF-1	BIKE RACK	3,4/L2.01	4	–	STAINLESS STEEL	BIKEPARKING.COM	WCR02-IG-SS WELLE CIRCULAR	INGROUND MOUNT
SF-2	TRASH & RECYCLING RECEPTACLES	5/L2.01	1	TBD	P.COAT CAST ALUMINUM	LANDSCAPE FORMS	SELECT DOUBLE UNIT, SOLID WALLS	MULTI-USE & 5" ROUND OPENINGS
SF-3	SOMA STONE SEATING	6/L2.01	3	TBD	CONCRETE/STANDARD	CONCRETEWORKS	SOMA STONES: (1) SM, (1) M, (1) L	
SF-4a	COMMUNITY TABLE	7/L2.01	1	TBD	P.COAT CAST ALUMINUM	LANDSCAPE FORMS	GO OUTDOOR TABLE-DINING HT BGDH-HW-PGG-PGHU-SM	HARDWIRED USB & GFCI OUTLETS, SED.
SF-4b	CHAIR	7/L2.01	8	TBD	P.COAT CAST ALUMINUM	LANDSCAPE FORMS	CHIPMAN CHAIR – NO ARMS	FREESTANDING
SF-4c	DINING TABLE	8/L2.01	1	TBD	P.COAT CAST ALUMINUM	JANUS ET CIE	BRANCH DINING TABLE ROUND 80	FREESTANDING
SF-4d	DINING CHAIR	8/L2.01	4	TBD	P.COAT CAST ALUMINUM	JANUS ET CIE	NIWA SIDE CHAIR	FREESTANDING
SF-4e	LOUNGE CHAIR	9/L2.01	3	TBD	P.COAT CAST ALUMINUM	JANUS ET CIE	ZEBRA LOUNGE CHAIR	FREESTANDING
SF-4f	LOUNGE TABLE	9/L2.01	1	TBD	P.COAT CAST ALUMINUM	LANDSCAPE FORMS	CHIPMAN 31" ROUND LOUNGE TABLE	FREESTANDING
SF-6	PRECAST PLANTER	10/L2.01	–	TBD	FRP, T-0 SMOOTH	TOURNESOL SITEWORKS	WILSHIRE 30" HT	
MISCELLANEOUS								
M-1	MULCH	–	–	NATURAL, UNDYED	TREE TRIMMINGS	RECOLOGY	ARBOR MULCH	3" DEPTH
M-2	ROOT BARRIER – ON GRADE		–	–	HDPE	DEEP ROOT	24" UNIVERSAL BARRIER: UB-24	
M-3	DECORATIVE GRAVEL		–	NATURAL	STONE	LYNGSO GARDEN	1-2" BLACK LA PAZ	

SHEET LIST TABLE	
Sheet Number	Sheet Title
L0.01	COVER SHEET
L1.01	LANDSCAPE CONSTRUCTION PLAN
L2.01	DETAILS & IMAGES
L3.01	PLANTING PLAN
L4.01	PHOTOMETRIC PLAN



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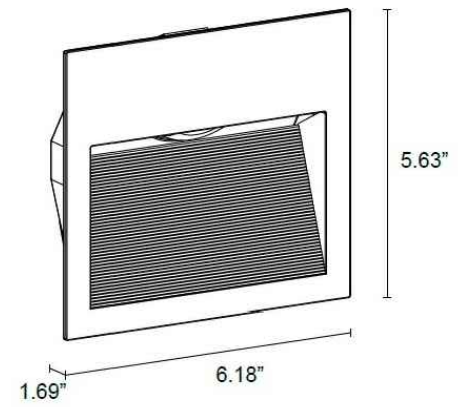
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02.10.2020	PLANNING RESUBMITTAL
06.12.2020	PLANNING RESUBMITTAL
08.20.2020	PLANNING RESUBMITTAL
01.29.2021	PLANNING RESUBMITTAL
07.22.2021	PLANNING RESUBMITTAL

COVER SHEET

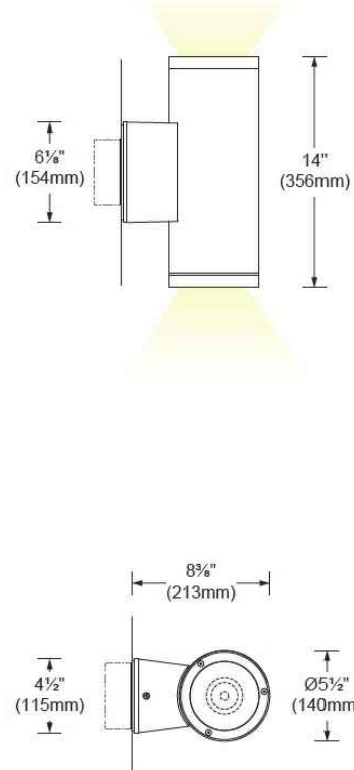
L0.01

PROJECT NO:

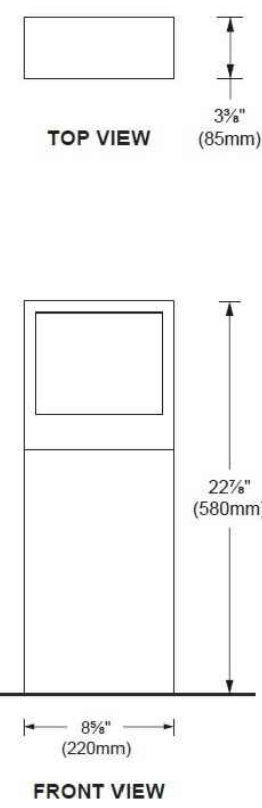
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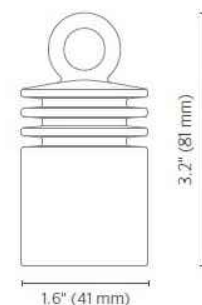
14 RECESSED WALL LIGHT
SCALE: NTS



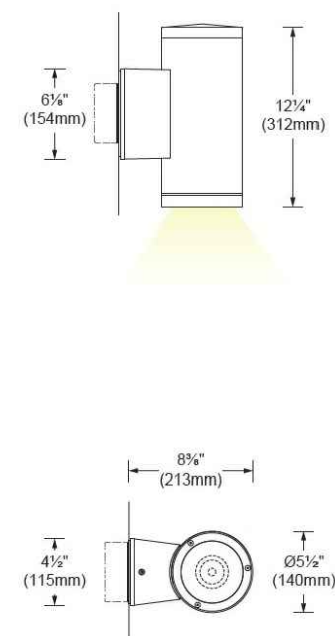
15 SCONCE
SCALE: NTS



16 BOLLARD
SCALE: NTS



17 PENDANT
SCALE: NTS



18 CEILING MOUNT
SCALE: NTS



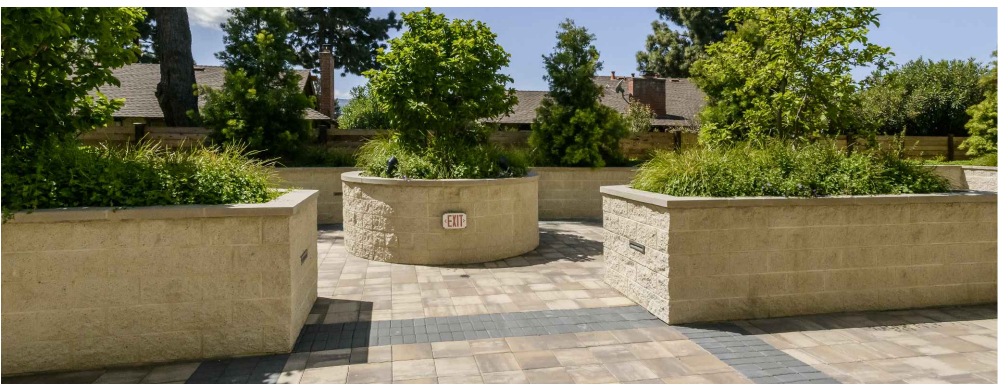
10 PRECAST PLANTER
SCALE: NTS



11 WATER WALL & WIRE PERGOLA
SCALE: NTS



12 METAL PLANTER
SCALE: NTS



13 CMU PLANTER
SCALE: NTS



6 SOMA STONE SEATING
SCALE: NTS



7 COMMUNITY TABLE & CHAIRS
SCALE: NTS



8 DINING TABLE & CHAIRS
SCALE: NTS



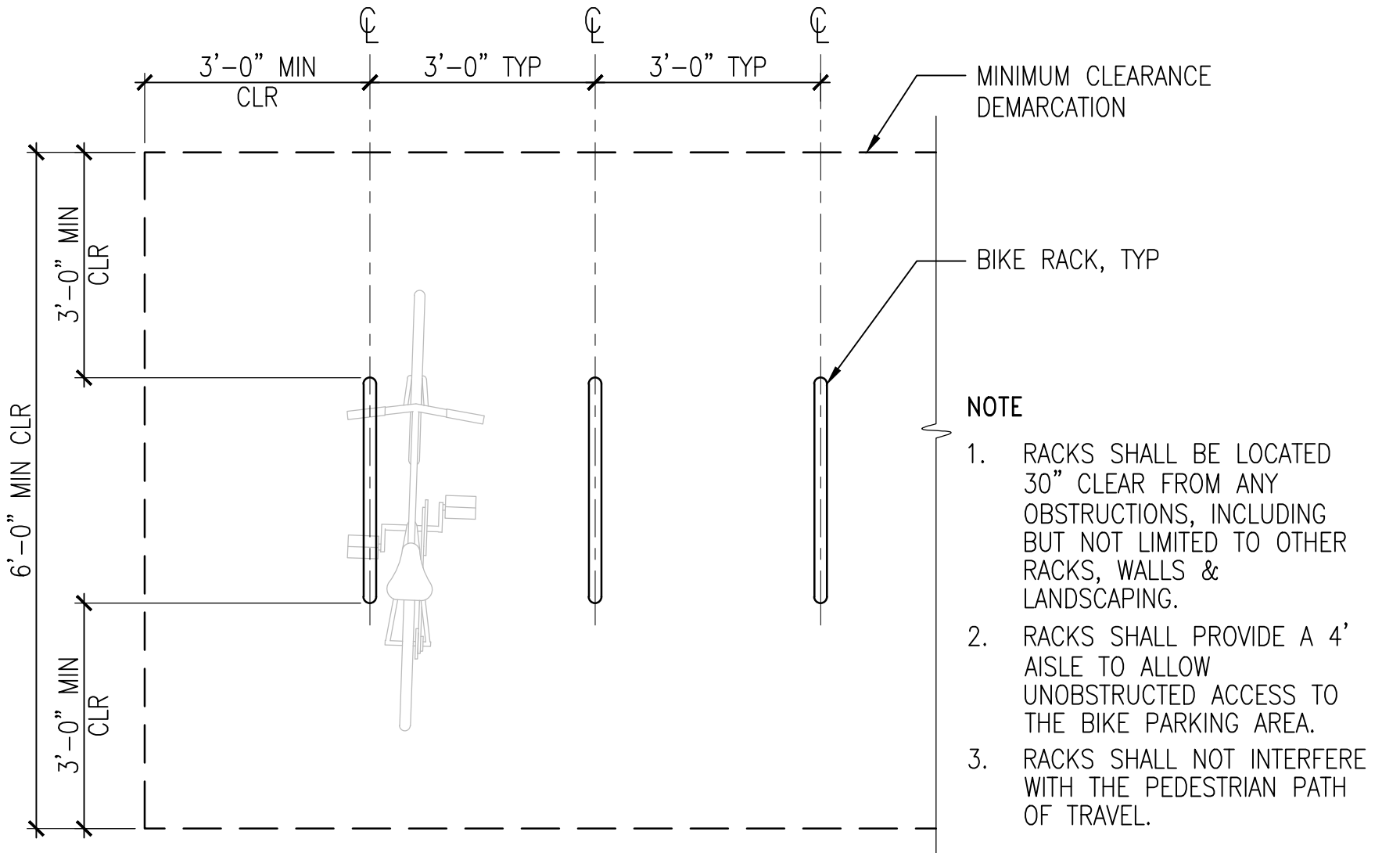
9 LOUNGE TABLE & CHAIRS
SCALE: NTS



1 CONCRETE PAVERS
SCALE: NTS



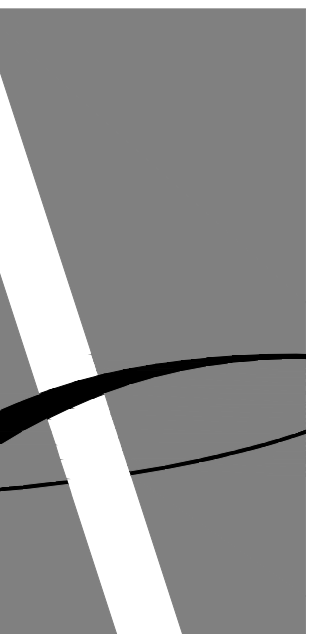
3 BIKE RACK
SCALE: NTS



4 BIKE RACKS
SCALE: 1/2" = 1'-0"



5 TRASH & RECYCLE RECEPTACLES
SCALE: NTS



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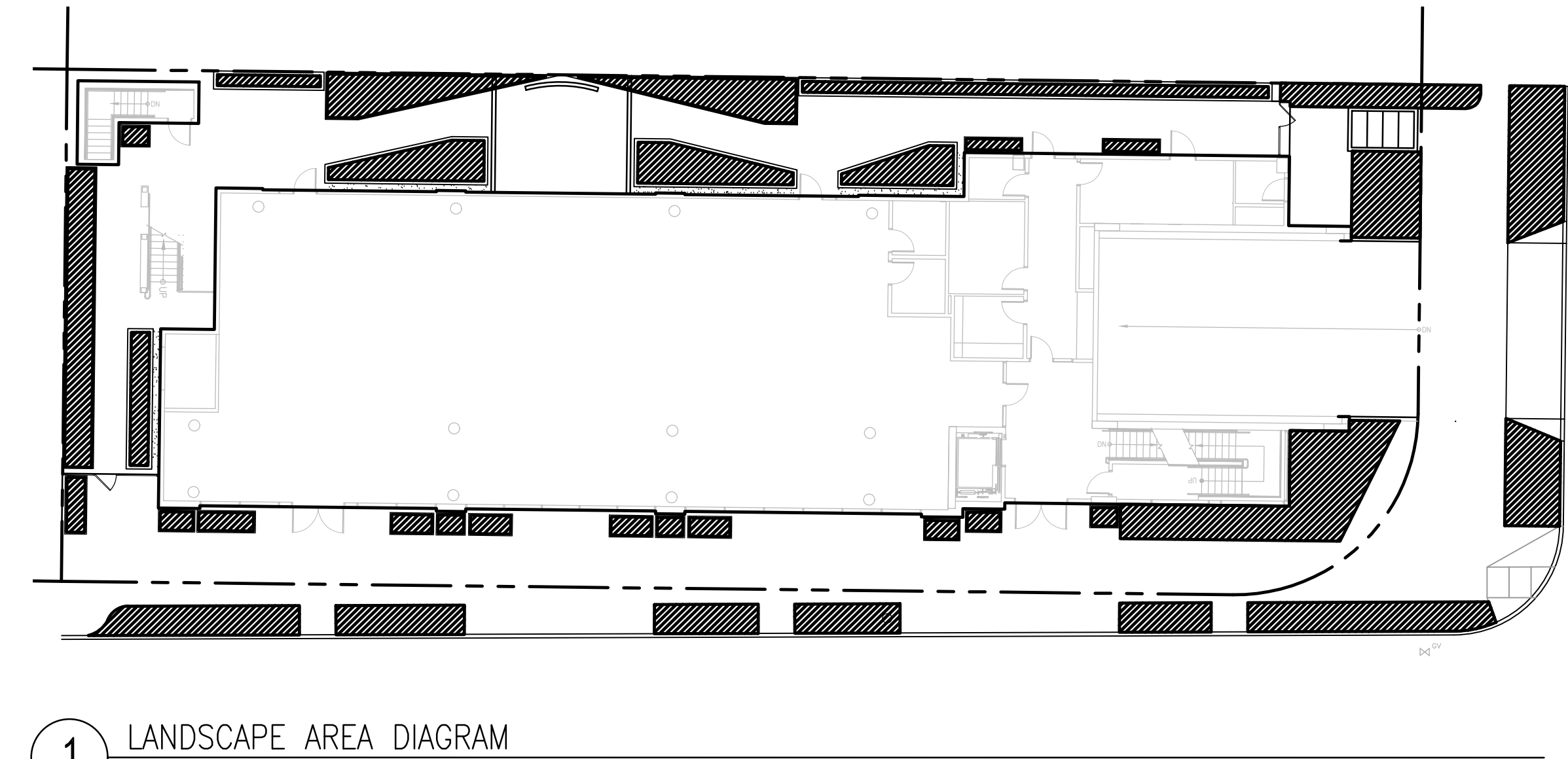
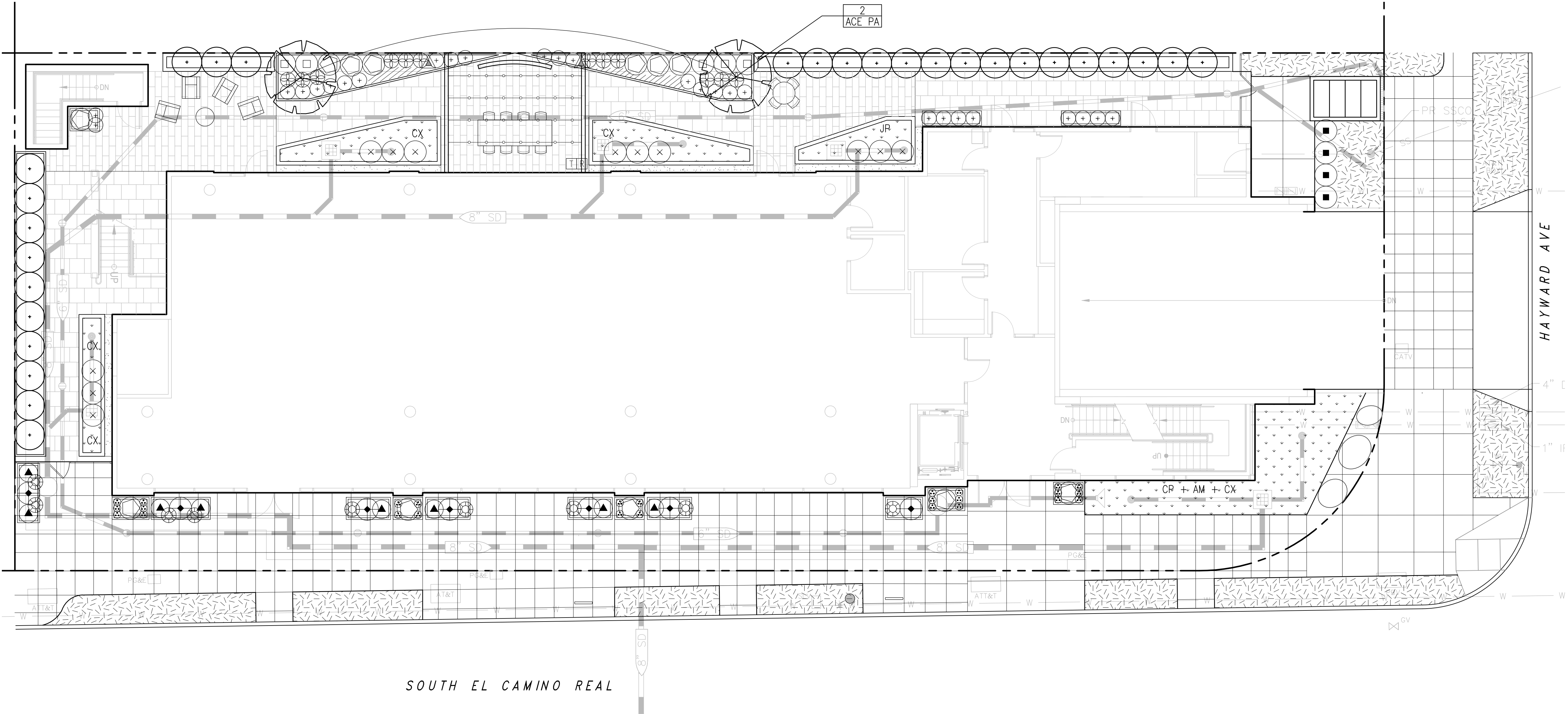
A Planning Application for:
ONE HAYWARD
1 HAYWARD AVENUE
SAN MATEO, CA 94402

DATE	DESCRIPTION
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02.10.2020	PLANNING RESUBMITTAL
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01.29.2021	PLANNING RESUBMITTAL
07.22.2021	PLANNING RESUBMITTAL

DETAILS & IMAGES

L2.01

PROJECT NO: 18



1 LANDSCAPE AREA DIAGRAM
SCALE: 1/16"=1'-0"

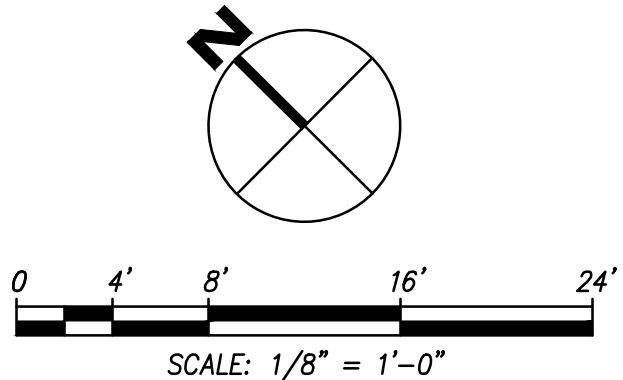
LANDSCAPE AREA CALCULATION

1. TOTAL PLANTING AREA: 2,120 SF
PRIVATE: 1,375 SF
PUBLIC: 745 SF
2. TOTAL LAWN AREA: 0 SF

PLANT LIST						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WTR USE
TREES						
ACE PA	ACER PALMATUM 'SANGO KAKU'	JAPANESE MAPLE	36" BOX	PER PLAN	2	M
SCREEN SHRUBS						
+	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	15 GAL	PER PLAN		M
	PITTOSPORUM TENUIFOLIUM 'TASMAN RUFFLES'	PITTOSPORUM	15 GAL	PER PLAN		L
SHRUBS & GRASSES						
⊞	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	3'-0" OC		L
⊞	AGAVE ATTENUATA 'NOVA'	BLUE FOX TAIL AGAVE	5 GAL	3'-0" OC		L
⊞	ALOE 'JOHNSON'S HYBRID'	JOHNSON'S ALOE	1 GAL	1'-0" OC		L
⊞	ANIGOZANTHOS 'BUSH TANGO'	KANGAROO PAW	5 GAL	3'-0" OC		L
⊞	ASPARAGUS DENSIFLORA 'MYERS'	FOXTAIL FERN	5 GAL	2'-0" OC		M
⊞	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	3'-0" OC		L
⊞	LIRIOPE SPICATA 'SILVER DRAGON'	CREEPING LILYTURF	1 GAL	2'-0" OC		M
⊞	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GAL	3'-0" OC		L
⊞	VERBENA CANADENSIS 'HOMESTEAD PURPLE'	VERBENA	1 GAL	2'-0" OC		L

STORMWATER PLANTING						
AM	ACHILLEA MILLEFOLIUM	YARROW	1 GAL	2'-0" OC		L
CX	CAREX TUMULCOLA	BERKELEY SEDGE	1 GAL	1'-0" OC		L
GP	CHONDROPETALUM TECTORUM	CAPE RUSH	1 GAL	2'-0" OC		L
JP	JUNCUS PATENS	CALIF. GRAY RUSH	1 GAL	2'-0" OC		L
×	CORNUS STOLONIFERA 'ARCTIC FIRE	RED-TWIG DOGWOOD	5 GAL	3'-0" OC		H
GROUNDCOVERS						
	CEANOTHUS 'CENTENNIAL'	CALIFORNIA LILAC	1 GAL	3'-0" OC		L
	EPILOBIUM CANUM 'SCHEFFELIN'S CHOICE'	CA FUCHSIA	1 GAL	2'-0" OC		L
	LYSMACHIA NUMMULARIA 'AUREA'	CREEPING JENNY	1 GAL	1-0" OC		H
VINES						
△	CLEMATIS 'MRS. SPENCER CASTLE'	CLEMATIS	5 GAL	PER PLAN		L

- NOTES:
1. SAD FOR VISION TRIANGLE, NO VEGETATION BETWEEN 3' & 7' IN HEIGHT. LOWER BRANCHES OF STREET TREES TO BE MIN 7' ABOVE FINISH PAVING AT MATURITY



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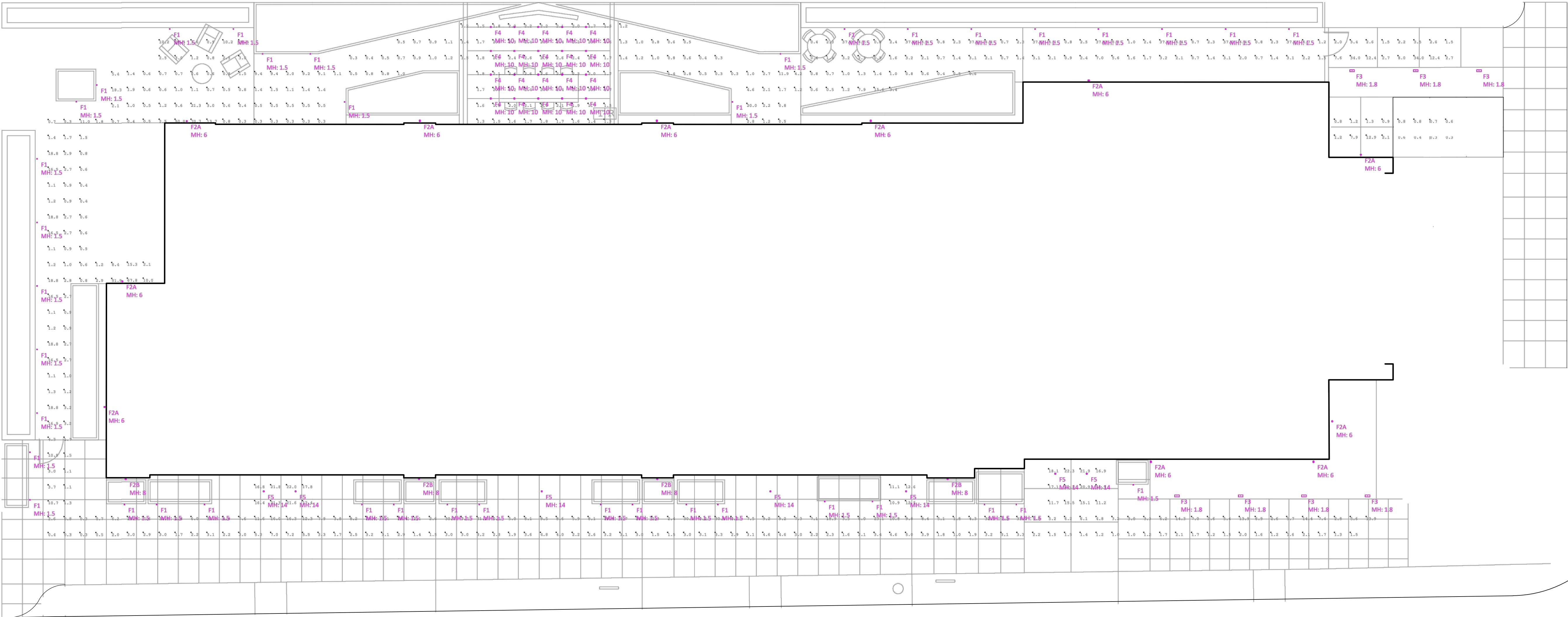
A Planning Application for:
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06.12.2020	PLANNING RESUB
08.20.2020	PLANNING RESUB
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07.22.2021	PLANNING RESUB

PLANTING PLAN

L3.01

PROJECT NO: 18



Luminaire Schedule						
Symbol	Qty	Fixture Type	Manufacturer and Part Number	LLF	Lumens	Watts
	40	F1	Designplan Pasito 1.1-B-60	0.903	254	8.5
	11	F2A	Sistemalux Mini Slot Round S.3952	0.903	1110	13.85
	20	F4	Primus Decostring	0.903	201	2
	4	F2B	Sistemalux Slot Round S.3960	0.903	1333	25.8
	7	F3	Sistemalux Cool Square Bollard S.7285	0.903	1177	28.4
	7	F5	Sistemalux Mini Slot Round S.3957	0.903	1110	13.85

NOTES:

1. The luminaire fixture types and part numbers included on the schedule above are for photometric purposes only and may need to be revised for real world conditions. Please refer to the manufacturer specification sheets and make sure to confirm voltages, finishes, mounting options, dimming and control options, accessories, etc. before specifying and/or ordering the fixtures.

2. LLF = Light Loss Factor = Lamp Lumen Depreciation (LLD) x Lamp Dirt Depreciation (LDD) = 0.95 x 0.95 = 0.90

Illuminance Calculation Summary							
Calculation Grid Description	Grid Location	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	0' 0" AFG	Fc	5.72	70.7	0.3	19.07	235.67

NOTES:

1. Room reflectances are assumed to be 80/50/20 (80% for ceilings, 50% for walls, and 20% for floors). Please advise your salesperson or the Applications Engineer who ran the calculations if the room reflectances vary from those assumptions.



www.ltgsys.com

510-982-3900
2322 6th Street
Berkeley, CA 94710

916-772-5800
1310 Blue Oaks Blvd
Suite 400
Roseville, CA, 95678

One Hayward
San Mateo

Filename: One Hayward San Mateo_HS_020620.AGI

Date: 01/29/2021

DISCLAIMER:
This lighting calculation report attempts to approximate the maintained light levels and is based on the information provided to Lighting Systems. Please verify the information provided (space dimensions, fixture mounting heights, surface reflectances, etc.) to ensure the accuracy of the report. Many factors that can affect field measured lighting levels cannot be anticipated when using the calculation software and as such Lighting Systems cannot guarantee lighting levels.

Sales Contact:
Hasan Sanli
415-613-4859
hasans@ltgsys.com

Calcs by: Alessia Pope
Phone: (510)-982-3936
alessiap@ltgsys.com

Page 1 of 1

A Planning Application for:
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08.20.2020	PLANNING RESUB
01.29.2021	PLANNING RESUB
07.22.2021	PLANNING RESUB

PHOTOMETRIC PLAN

L4.01

BASIS OF BEARINGS

THE BEARING, NORTH 48°38'00" EAST, OF HAYWARD AVENUE, AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 195 WHICH WAS FILED FOR RECORD IN BOOK 46 OF PARCEL MAPS PAGES 68-72, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON THE CITY OF SAN MATEO ELEVATION SYSTEM. BENCHMARK USED WAS THE RAMSET NAIL AND WASHER ON TOP OF CURB AT THE NORTHERLY INTERSECTION OF FRANKLIN AND PARROTT WITH AN ELEVATION OF 44.309 FEET - CITY BM #068-001

NOTES:

BGT RELIED UPON A FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. NCS-578570-SD, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

BOUNDARY SHOWN HEREON IS RESOLVED BASED UPON CURB SPLITS AROUND BLOCK. LOT FRONTAGES WERE HELD AS RECORD WIDTH FROM PALM AVENUE.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

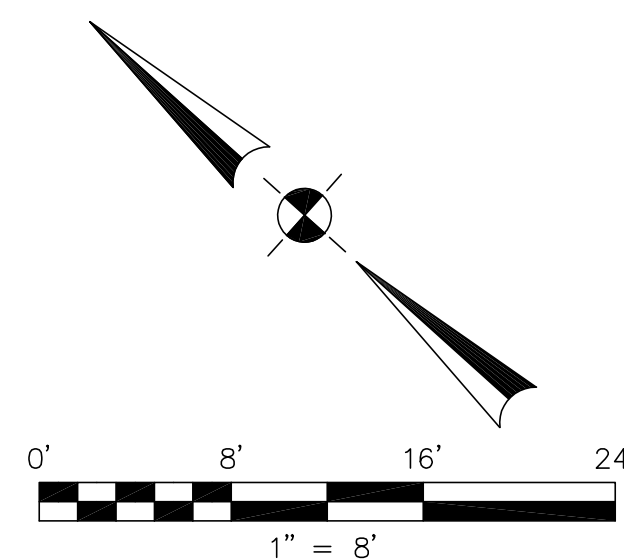
SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtlandsurveying.com

DATE OF FIELD SURVEY: MAY, 2015
JOB NUMBER: 15-080

REVISION - OCTOBER 7, 2019 - UPDATE TREE INFORMATION

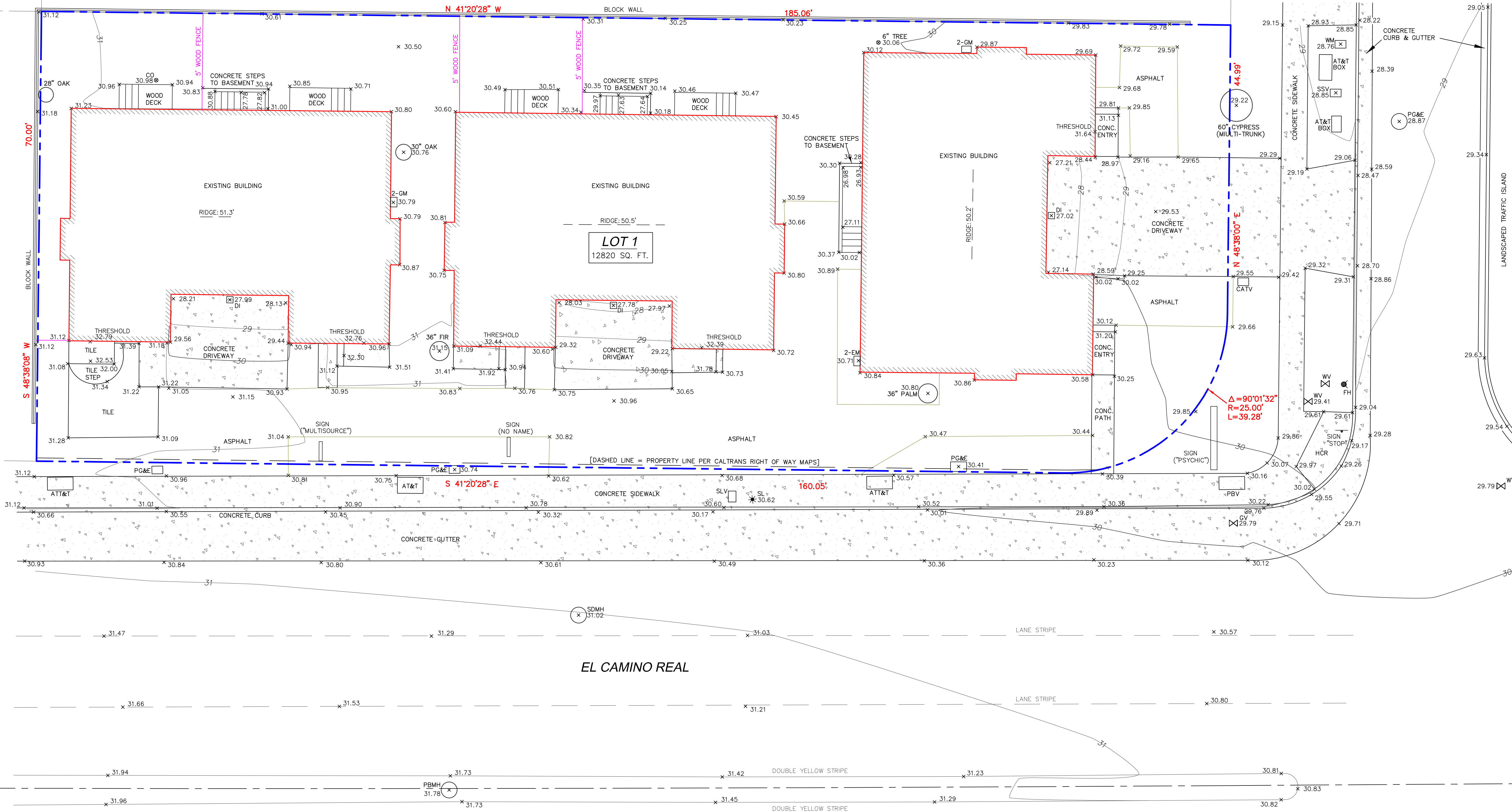
LEGEND

AC	ASPHALT CONCRETE	MH	MH (TYPE UNKNOWN)
BW	BACK OF WALK	MON-MON	MONUMENT TO MONUMENT DISTANCE
CB	CATCH BASIN	PBV	PACBELL/SBC VAULT
C/L	CENTERLINE	PGE	PG&E VAULT
CMP	CORRUGATED METAL PIPE	PIV	POST INDICATOR VALVE
CI	CAST IRON PIPE	PP	POWER POLE
CO	CLEAN OUT BOX	SDMH	STORM DRAIN MANHOLE
CP	SURVEY CONTROL POINT	SL	STREET LIGHT
CPP	CORRUGATED PLASTIC PIPE	SLB	STREET LIGHT BOX
CTV	CABLE TELEVISION LINE	SLV	STREET LIGHT VAULT
DI	DROP INLET	SSV	SANITARY SEWER VAULT
EM	ELECTRIC METER	TBC	TOP BACK OF CURB
EV	ELECTRIC VAULT	TBM	TEMPORARY BENCHMARK
FF	FINISHED FLOOR	TS	TRAFFIC SIGNAL
FL	FLOWLINE	TSB	TRAFFIC SIGNAL BOX
FH	FIRE HYDRANT	UNK	UNKNOWN TYPE
GM	GAS METER	VCP	VITRIFIED CLAY PIPE
GRD	GROUND	WBF	WATER BACK FLOW VALVE
GUY	GUY ANCHOR	WM	WATER METER BOX
GV	GAS VALVE	WV	WATER VALVE
HCR	HANDICAP RAMP	-CTV-	CABLE TELEVISION LINE
HVE	HIGH-VOLT ELECTRIC	-E-	ELECTRICAL LINE
INV	INVERT	-G-	GAS LINE
IP	IRON PIPE	-OH-	OVERHEAD LINE
JP	JOINT POLE	-SD-	STORM DRAIN LINE
KV	KILOVOLT	-SS-	SANITARY SEWER LINE
LAT	LATERAL	-T-	TELEPHONE LINE
LG	LIP OF GUTTER	-W-	WATER LINE



HAYWARD AVENUE
[120' WIDE]

MAP OF SUBDIVISION NO. 1
HAYWARD PARK
BOOK 4 MAPS 22
BLOCK A



BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 1, BLOCK A, "MAP OF SUBDIVISION NO. 1 HAYWARD PARK" (BOOK 4 MAPS 22)

919-929 EL CAMINO REAL

SAN MATEO, CALIFORNIA

Assessor Parcel Number:
034-275-130

Prepared For:
NARSAL TAILO
702 MARSHALL STREET #322
REDWOOD CITY, CA 94063

Date: MAY 2015

Scale: 1" = 8'

Contour Interval: 1'

Drawn by: LHL

Revisions:

SU-1

Job No. 15-080

\\C01B1001\1\Drawings\A-1\Drawings\A-1.dwg, 11/03/2019 10:00:00 AM, 11/03/2019 10:00:00 AM, 11/03/2019 10:00:00 AM

A. GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING REQUIRED INSPECTIONS BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVES. NO DELAY OF WORK CLAIM WILL BE ALLOWED DUE TO THE CONTRACTOR'S FAILURE TO ARRANGE FOR CITY INSPECTION IN ADVANCE.
2. ALL REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED IN WRITING BY THE ENGINEER, WHO WILL OBTAIN APPROVAL FROM THE CITY ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED ITEMS. REVISIONS SHALL BE ACCURATELY SHOWN ON REVISED PLANS, WHICH SHALL BE REVIEWED AND APPROVED BY THE ENGINEER AND CITY ENGINEER PRIOR TO INSTALLATION OF THE IMPROVEMENTS.
3. CONTRACTOR SHALL COORDINATE HIS WORK, AND THAT OF HIS SUBCONTRACTORS, WITH ONGOING GRADING OR SITE WORK OF OTHER CONTRACTORS.
4. STREET MONUMENTS, LOT CORNER PIPES AND OTHER PERMANENT MONUMENTS DISTURBED DURING THE PROCESS OF CONSTRUCTION SHALL BE REPLACED BEFORE ACCEPTANCE OF THE IMPROVEMENTS. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH THE LAND SURVEYOR'S ACT AND A CORNER RECORD FILED WITH THE CITY AND THE COUNTY.
5. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEATHED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEATHING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL COMPLETE NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH AND/OR STRUCTURE IS FIVE FEET (5') OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE SHEATHING, SHORING AND BRACING IN CONFORMANCE WITH THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL COMPLY WITH OSHA REQUIREMENTS.
6. DURING CONSTRUCTION, THE CITY STREETS SHALL BE CLEANED AS OFTEN AS REQUIRED TO REMOVE ACCUMULATION OF MUD AND DEBRIS RESULTING FROM THIS CONSTRUCTION.
7. SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR SPECIFIED IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, BKF ENGINEERS, AT (415) 930-7900 BEFORE PROCEEDING WITH THE WORK IN QUESTION.
8. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE GEOTECHNICAL ENGINEERING REPORT. GRADING WORK SHALL ALSO BE SUBJECT TO THE APPROVAL OF THE GEOTECHNICAL ENGINEER.
9. CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING PAVEMENT, ADJACENT LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALK, ETC. TO AVOID ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
10. CONTRACTOR SHALL POST 24-HOUR EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, POLICE DEPARTMENT AND FIRE DEPARTMENT ON SITE PRIOR TO START OF CONSTRUCTION.
11. NO WORK SHALL BE PERFORMED DURING HOURS OTHER THAN THE NORMAL WORKING HOURS OF THE CITY PUBLIC WORKS DEPARTMENT'S INSPECTION AND MAINTENANCE PERSONNEL WITHOUT THE APPROVAL OF THE CITY ENGINEER & WITHOUT FIRST OBTAINING A SPECIAL PERMIT FOR AFTER HOURS WORK FROM THE CITY ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ADDITIONAL FEES REQUIRED BY THE CITY FOR PERFORMING WORK BEYOND THE NORMAL WORKING HOURS. CONTRACTOR SHALL CONFORM TO REQUIREMENTS OF THE CITY NOISE ORDINANCE WHEN WORKING IN THE CITY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND PROTECTION OF ADJOINING PREMISES, TREES, LANDSCAPING, UTILITIES, SIDEWALKS AND STREETS FROM DAMAGE BY HIS OPERATIONS. CONTRACTOR SHALL REPAIR, REPLACE OR CLEAN THE ABOVE MENTIONED TO THE SATISFACTION OF THE OWNER, AT NO ADDITIONAL COST TO THE OWNER, OR THE ADJACENT PROPERTY OWNERS.
13. EQUIP INTERNAL COMBUSTION ENGINE DRIVEN EQUIPMENT WITH INTAKE AND EXHAUST MUFFLERS THAT ARE IN GOOD CONDITION AND APPROPRIATE FOR THE EQUIPMENT.
14. LOCATE STATIONARY NOISE GENERATING EQUIPMENT AS FAR AS POSSIBLE FROM SENSITIVE RECEPTORS.
15. UTILIZE "QUIET" AIR COMPRESSORS AND OTHER STATIONARY NOISE SOURCES WHERE TECHNOLOGY EXISTS.
16. WATER ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY AND MORE OFTEN DURING WINDY PERIODS; ACTIVE AREAS ADJACENT TO EXISTING SENSITIVE LAND USES SHALL BE KEPT DAMP, OR SHALL BE TREATED W/ NON-TOXIC STABILIZERS TO CONTROL DUST.
17. COVER TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST 2 FEET OF FREEBOARD.
18. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON UNPAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT CONSTRUCTION SITES.
19. SWEEP DAILY (WITH WATER SWEEPERS) PAVED ACCESS ROADS, PARKING AREAS, & STAGING AREAS AT CONSTRUCTION SITES; SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
20. HYDROSEED OR APPLY (NON-TOXIC) SOIL STABILIZERS TO INACTIVE CONSTRUCTION AREAS (PREVIOUSLY GRADED AREAS INACTIVE FOR TEN DAYS OR MORE).
21. ENCLOSE, COVER, WATER TWICE DAILY OR APPLY (NON-TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES (DIRT, SAND, ETC.)
22. LIMIT TRAFFIC SPEEDS ON UNPAVED ROADS TO 15 MPH.
23. INSTALL GRAVEL FILLED BAGS OR OTHER EROSION CONTROL MEASURES TO PREVENT SILT RUNOFF TO PUBLIC ROADWAYS.

24. REPLANT VEGETATION IN DISTURBED AREA AS QUICKLY AS POSSIBLE

25. THE CONSTRUCTION CONTRACTOR SHALL POST A SIGN AT ENTRANCES TO THE WORK SITE PRIOR TO COMMENCEMENT OF THE WORK INFORMING CONTRACTORS AND SUBCONTRACTORS, THEIR EMPLOYEES, AGENTS, MATERIAL MEN & OTHER PERSONS AT THE PROPERTY OF THE BASIC LIMITATIONS UPON NOISE AND CONSTRUCTION ACTIVITIES PROVIDED IN THE CITY'S MUNICIPAL CODE.

26. THE CONTRACTOR SHALL LOCATE EQUIPMENT STAGING IN AREAS THAT WILL CREATE THE GREATEST POSSIBLE DISTANCE BETWEEN CONSTRUCTION-RELATED NOISE SOURCES AND NOISE-SENSITIVE RECEPTORS NEAREST THE PROJECT SITE DURING PROJECT CONSTRUCTION.

27. IF PREVIOUSLY UNKNOWN CONTAMINATED SOIL AND/OR GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE PROJECT APPLICANT SHALL ENSURE THAT ALL APPROPRIATE RESPONSE MEASURES ARE TAKEN TO PROTECT HUMAN HEALTH AND ENVIRONMENT. A CONTINGENCY PLAN FOR SAMPLING AND ANALYSIS OF PREVIOUSLY UNKNOWN HAZARDOUS SUBSTANCES SHALL BE PREPARED BY THE PROJECT APPLICANT, WITH THE APPROVAL OF THE CITY, PRIOR TO SITE GRADING AND EARTHWORK ACTIVITIES.

28. IN THE EVENT THAT SUSPECTED ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING THE SITE PREPARATION OR CONSTRUCTION, PROJECT DEVELOPMENT ACTIVITY SHALL CEASE IN THE IMMEDIATE VICINITY OF THE FIND. THE DISCOVERY SHALL BE EVALUATED BY AN ARCHAEOLOGIST, AND APPROPRIATE TREATMENT OPTIONS DEVELOPED.

29. IF PALEONTOLOGICAL RESOURCES ARE IDENTIFIED WITHIN THE PROJECT AREA DURING GROUND-DISTURBING ACTIVITIES, WORK WITHIN AT LEAST 25 FEET OF THE DISCOVERY SHALL BE HALTED AND A QUALIFIED PALEONTOLOGIST CONTACTED TO EVALUATE THE FINDS AND MAKE RECOMMENDATIONS.

B. EXISTING CONDITIONS

1. EXISTING GRADES ARE BASED ON A FIELD SURVEY BY BGT LAND SURVEYING. GRADES ENCOUNTERED ON SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND SPECIFICATIONS AND CONDUCT INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
2. INFORMATION REGARDING EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES SHOWN ON THESE PLANS WAS TAKEN FROM RECORD DATA KNOWN TO THE ENGINEER AND IS NOT MEANT TO BE A FULL CATALOG OF EXISTING CONDITIONS. CONTRACTOR SHALL CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY THE LOCATION AND ELEVATION OF EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, PRIOR TO THE COMMENCEMENT OF WORK. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.
3. ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF ANY CONSTRUCTION AFFECTING SAID LINES.
4. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICES ALERT) TOLL FREE AT 1-800-642-2444, AND AFFECTED UTILITY COMPANIES, A MINIMUM OF 2 WORKING DAYS PRIOR TO STARTING WORK TO NOTIFY THEM OF CONSTRUCTION AND REQUEST UTILITIES BE MARKED. POTHOLING BY THE CONTRACTOR OR UTILITY COMPANY SHALL BE PERFORMED WHERE NEEDED TO VERIFY LOCATION OF UTILITIES.

C. UTILITIES

1. ELECTRIC, GAS, TELEPHONE, CABLE, AND JOINT TRENCH WORK, SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDER. CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY PROVIDER AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCING SUCH WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PUBLIC WORKS DEPARTMENT IF EXISTING WATER, SEWER, GAS MAINS, OR SERVICES ARE DISTURBED OR DAMAGED.
2. CONTRACTOR SHALL PROTECT UTILITIES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION.
3. UTILITY BOXES AND LIDS IN PAVED AREAS SHALL BE DESIGNED FOR H-20 LOADING.
4. THE PIPE LENGTHS SHOWN ARE FOR PURPOSES OF ENGINEERING CALCULATIONS AND ARE NOT INTENDED FOR BID QUANTITIES OR ORDERING OF MATERIALS.
5. EXISTING PG&E AND AT&T MANHOLES/VAULTS SHALL BE ADJUSTED TO GRADE BY THE UTILITY PROVIDER. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE APPROPRIATE UTILITY PROVIDER. ALL OTHER UTILITY BOXES SHALL BE ADJUSTED TO FINISH GRADE BY THE CONTRACTOR.
6. CONSTRUCTION OF GRAVITY FLOWING SYSTEMS SHALL PROCEED FROM THE DOWNSTREAM CONNECTION TO THE UPSTREAM TERMINUS.
7. THRUST RESTRAINT DEVICES SHALL BE PROVIDED AT BENDS GREATER THAN 10 DEGREES & AT ALL CROSSES, TEES, WYES, CAPS, PLUGS, VALVES, & HYDRANTS IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS AND DETAILS.

D. TRAFFIC CONTROL

1. CONTRACTOR SHALL USE STEEL PLATES TO COVER TRENCHES LEFT OPEN AT NIGHT OR DURING OFF WORK HOURS.
2. CONTRACTOR IS PROHIBITED FROM WORKING OR LEAVING TRENCHES OPEN PAST SUNSET.
3. CONTRACTOR SHALL COORDINATE CONSTRUCTION SCHEDULE AND DAILY LIMITS OF STORM DRAIN, SANITARY SEWER, AND WATER LINE UTILITY TRENCH WORK WITHIN PUBLIC STREETS WITH THE CITY PUBLIC WORKS DEPARTMENT. CONTRACTOR SHALL COORDINATE THE ABOVE WITH THE CITY FIRE DEPARTMENT, IF NECESSARY.
4. CONTRACTOR SHALL OBTAIN NECESSARY ENCROACHMENT PERMITS WITH CITY PUBLIC WORKS DEPARTMENT PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL BE AWARE THAT IT MAY BECOME NECESSARY TO USE FLAGGERS TO CONTROL TRAFFIC, IF DEEMED NECESSARY BY THE CITY ENGINEER.

E. EARTHWORK AND GRADING

1. THE CONTRACTOR SHALL STRIP THE ENTIRE AREA OF VEGETATION PRIOR TO PERFORMING GRADING OPERATIONS IN THAT AREA. STRIPPED MATERIALS SHALL BE STOCKPILED FOR PLACEMENT AS TOPSOIL AFTER GRADING OPERATION IS COMPLETE. STRIPPING SHALL BE A MINIMUM OF 2-INCHES OR AS DETERMINED IN THE FIELD BY SOILS ENGINEER. PLACE TOPSOIL TO A MAXIMUM DEPTH OF 4-INCHES. FINISH GRADE SHALL INCLUDE PLACEMENT OF TOPSOIL AND SHALL CONFORM TO THE DESIGN GRADES SHOWN ON THE DRAWINGS. ANY AREA TO RECEIVE FILL SHALL BE SCARIFIED AT LEAST 8-INCHES AND COMPACTED TO THE SPECIFIED RELATIVE COMPACTION.

2. CONTRACTOR SHALL DEWATER AREAS COVERED WITH STANDING WATER PRIOR TO PLACING FILL OR GRADING UNLESS OTHERWISE NOTED ON PLANS. CONTRACTOR SHALL MAINTAIN WORK IN PROGRESS FREE OF STANDING WATER. WATER SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

3. CONTRACTOR SHALL CLEAR DEBRIS FROM AREAS OF EARTHWORK AND GRADING PRIOR TO PLACING FILL OR STARTING GRADING OPERATIONS. DO NOT CLEAR AREAS OUTSIDE LIMIT OF WORK.

4. COMPACT FILL MATERIAL AS RECOMMENDED IN THE GEOTECHNICAL REPORT.

5. PLACE FILL MATERIAL IN LIFTS OF 8-INCH MAXIMUM UNCOMPACTED THICKNESS.

6. COMPACT FILL TO 90 PERCENT RELATIVE COMPACTION, EXCEPT AS NOTED IN THE GEOTECHNICAL REPORT. DO NOT PLACE, SPREAD OR ROLL FILL MATERIAL DURING UNFAVORABLE WEATHER CONDITIONS. SOILS ENGINEER WILL BE ON SITE AND WILL PERFORM COMPACTION TESTS PERIODICALLY DURING CONSTRUCTION. CONTRACTOR SHALL RECOMPACT AREAS OF FILL NOT MEETING COMPACTION REQUIREMENTS AS DIRECTED BY THE SOILS ENGINEER.

7. COMPACTION BY FLOODING, PONDING OR JETTING WILL NOT BE PERMITTED.

8. FOR BIDDING PURPOSES CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES.

F. STATEMENT OF RESPONSIBILITY

1. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD BOTH DESIGN PROFESSIONAL AND THE CITY OF SAN MATEO HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF EITHER THE DESIGN PROFESSIONAL OR THE CITY OF SAN MATEO, RESPECTIVELY.

H. RECORD DRAWINGS

1. KEEP ACCURATE RECORD DRAWINGS, WHICH SHOW THE FINAL LOCATION, ELEVATION, AND DESCRIPTION OF WORK ON A SET OF CONSTRUCTION DOCUMENTS.

2. PROVIDE THE LOCATION AND ELEVATION OF THE EXISTING IMPROVEMENTS ENCOUNTERED. CERTIFY THE "REDLINED" RECORD DRAWINGS FOR THE PROJECT ON A SET OF CONSTRUCTION PLAN REPRODUCIBLES, AND DELIVER THE DRAWINGS TO THE OWNER'S REPRESENTATIVE AT COMPLETION OF PROJECT AND WHEN REQUESTED BY THE OWNER'S REPRESENTATIVE.

I. UNAUTHORIZED CHANGES AND USES

1. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE OR UNAUTHORIZED CHANGES TO THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

J. CONSTRUCTION STAKING

1. ALL IMPROVEMENTS SHALL BE STAKED BY A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA.

K. MATERIAL SUBMITTALS

1. CONTRACTOR SHALL FURNISH ALL MATERIAL SUBMITTALS FOR THE IMPROVEMENTS IN THE CITY RIGHT-OF-WAY.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C1.01	NOTES, LEGEND, & ABBREVIATIONS
C2.01	EXISTING CONDITIONS
C3.01	PRELIMINARY SITE PLAN
C3.02	DRIVEWAY SIGHT TRIANGLE
C4.01	PRELIMINARY GRADING PLAN
C5.01	PRELIMINARY UTILITY PLAN
C6.01	PRELIMINARY STORMWATER CONTROL PLAN
C7.01	PRELIMINARY EROSION CONTROL PLAN
C7.02	EROSION CONTROL NOTES AND DETAILS
C7.03	SAN MATEO COUNTY CONSTRUCTION BEST MANAGEMENT PRACTICES
C8.01	DETAILS

LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SWALE
E	E	ELECTRIC LINE
G	G	GAS LINE-VALVE & METER
SS	SS	SANITARY SEWER PIPE
SL	SL	STREET LIGHT LINE
+100.00	SD	SPOT ELEVATION
T	T	STORM DRAIN PIPE
TV	TV	TELEPHONE LINE
W	W	TELEVISION LINE
W	W	WATER LINE
W	W	AUTOMATIC SPRINKLER RISER
W	W	BACKFLOW PREVENTION DEVICE
W	W	ELECTROLIER
W	W	FIRE DEPARTMENT CONNECTION
W	W	FIRE HYDRANT
W	W	WATER METER
W	W	GAS METER
W	W	TRAFFIC SIGN
W	W	TREE
W	W	UTILITY BOX
W	W	WATER VALVE
W	W	ANODE
W	W	MANHOLE

ABBREVIATIONS

AC	ASPHALT CONCRETE	MH	MH (TYPE UNKNOWN)
BW	BACK OF WALK	MON-MON	MONUMENT TO MONUMENT
CB	CATCH BASIN	PBV	PACBELL/SBC VAULT
C/L	CENTERLINE	PGE	PG&E VAULT
CMP	CORRUGATED METAL PIPE	PIV	POST INDICATOR VALVE
CI	CAST IRON PIPE	PP	POWER POLE
CO	CLEAN OUT	SDMH	STORM DRAIN MANHOLE
CP	SURVEY CONTROL POINT	SL	STREET LIGHT
CPP	CORRUGATED PLASTIC PIPE	SLB	STREET LIGHT BOX
CTV	CABLE TELEVISION LINE	SLV	STREET LIGHT VAULT
DI	DROP INLET	SSMH	SANITARY SEWER MANHOLE
EM	ELECTRIC METER	SSV	SANITARY SEWER VAULT
EV	ELECTRIC VAULT	TBC	TOP BACK OF CURB
FF	FINISHED FLOOR	TBM	TEMPORARY BENCHMARK
FL	FLOWLINE	TS	TRAFFIC SIGNAL
FH	FIRE HYDRANT	TSB	TRAFFIC SIGNAL BOX
GM	GAS METER	UNK	UNKNOWN TYPE
GRD	GROUND	VCP	VITRIFIED CLAY PIPE
GUY	GUY ANCHOR	WBF	WATER BACK FLOW VALVE
GV	GAS VALVE	WM	WATER METER BOX
HCR	HANDICAP RAMP	WV	WATER VALVE
HVE	HIGH-VOLT ELECTRIC	-CTV-	CABLE TELEVISION LINE
INV.	INVERT	-E-	ELECTRICAL LINE
IP	IRON PIPE	-G-	GAS LINE
JP	JOINT POLE	-OH-	OVERHEAD LINE
KV	KILOVOLT	-SD-	STORM DRAIN LINE
LAT.	LATERAL	-SS-	SANITARY SEWER LINE
LG	LIP OF GUTTER	-T-	TELEPHONE LINE
		-W-	WATER LINE

BASIS OF BEARING

THE BEARING, NORTH 48°38'00 EAST, OF HAYWARD AVENUE, AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 195 WHICH WAS FILED FOR RECORD IN BOOK 46 OF PARCEL MAPS PAGES 68-72, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON THE CITY OF SAN MATEO ELEVATION SYSTEM. BENCHMARK USED WAS THE RAMSET NAIL AND WASHER ON TOP OF CURB AT THE NORTHERLY INTERSECTION OF FRANKLIN AND PARROTT WITH AN ELEVATION OF 44.309 FEET - CITY BM #068-001

ENGINEER'S STATEMENT

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.



MICHAEL A. O'CONNELL, P.E.
ASSOCIATE
BKF ENGINEERS

7.14.2021

DATE



150 CALIFORNIA STREET
SUITE 600
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In Association with:

A Planning Application for:
ONE HAYWARD
1 HAYWARD AVENUE
SAN MATEO, CA 94402

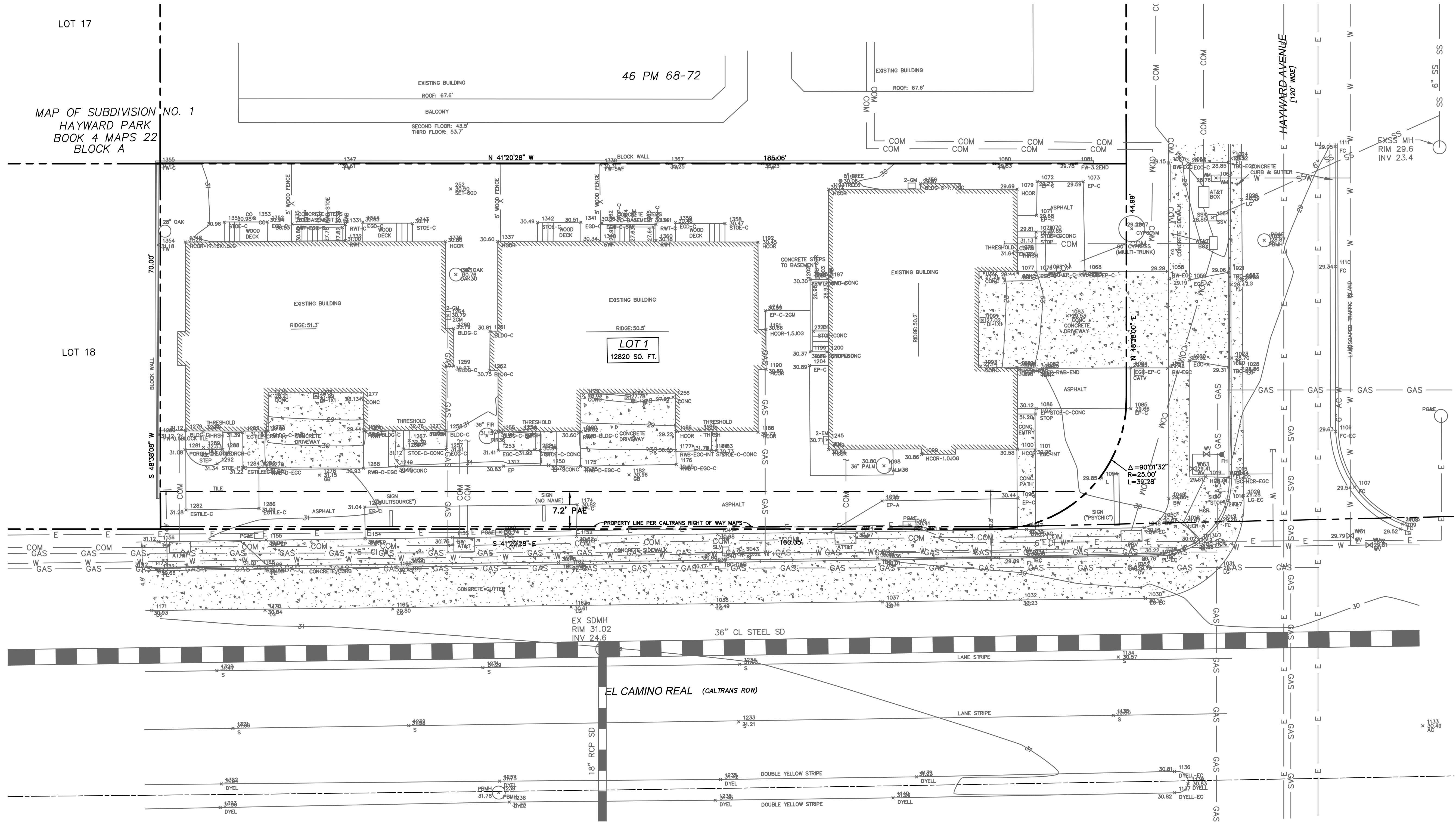
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02.10.2020	PLANNING RESUBMITTAL I
06.12.2020	PLANNING RESUBMITTAL II
08.20.2020	PLANNING RESUBMITTAL III
01.29.2021	PLANNING RESUBMITTAL IV
07.14.2021	PLANNING RESUBMITTAL V



NOTES, LEGEND, & ABBREVIATIONS

C1.01

PROJECT NO: 184688



NOTES

BGT RELIED UPON A FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. NCS-578570-SD, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

BOUNDARY SHOWN HEREON IS RESOLVED BASED UPON CURB SPLITS AROUND BLOCK. LOT FRONTAGES WERE HELD AS RECORD WIDTH FROM PALM AVENUE.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELDCREW.

SURVEY PERFORMED BY: BGT LAND SURVEYING

DATE OF FIELD SURVEY: MAY, 2015
JOB NUMBER: 15-080

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.



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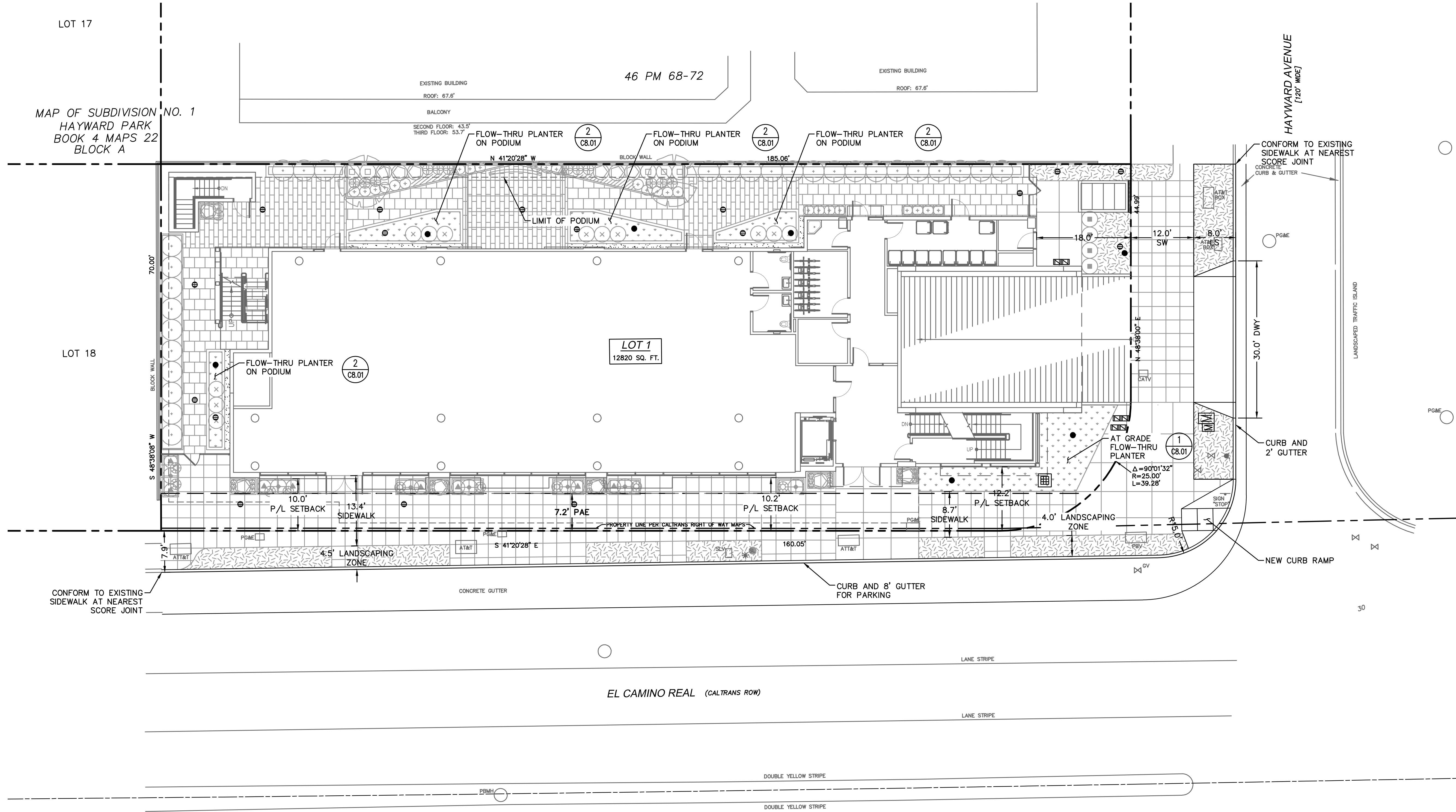
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PRELIMINARY SITE PLAN

C3.01

PROJECT NO: 184688



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11 HAYWARD AVENUE
SAN MATEO, CA 94402

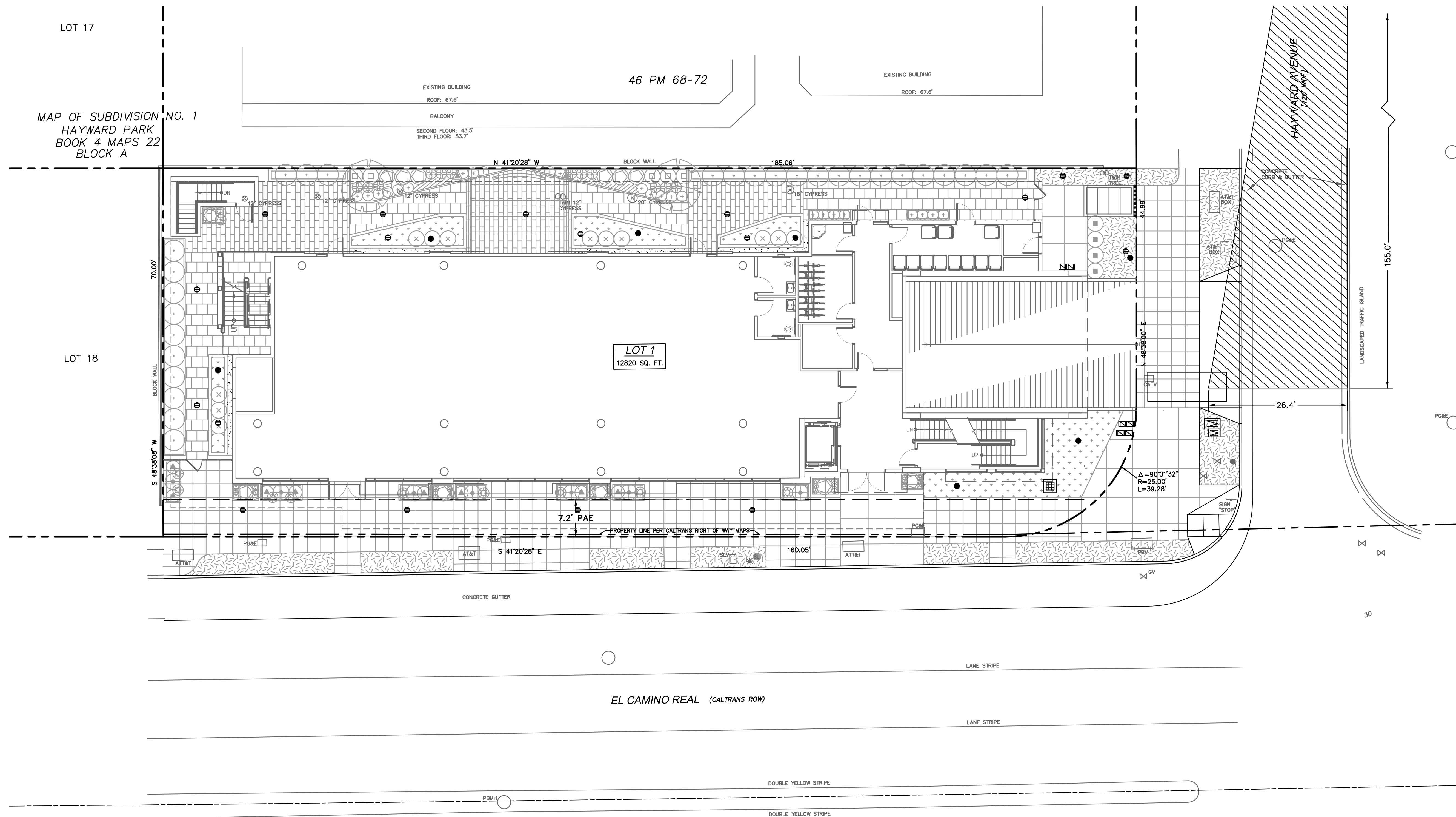
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08.20.2020	PLANNING RESUBMITT
01.29.2021	PLANNING RESUBMITT
07.14.2021	PLANNING RESUBMITT



DRIVEWAY SIGHT TRIANGLE

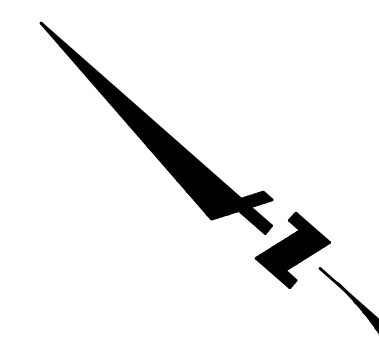
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PROJECT NO: 1846

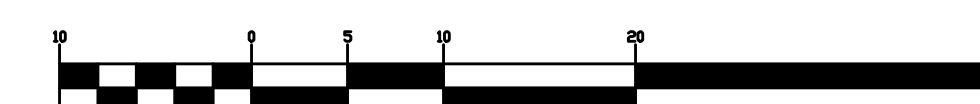


NOTE:

THE SIGHT TRIANGLE IS BASED ON CITY OF SAN MATEO CURB MARKING POLICY AND PROCEDURES, AND AASHTO MINIMUM STOPPING SIGHT DISTANCE FOR DESIGN SPEEDS OF 25 MPH.



GRAPHIC SCALE



(IN FEET)
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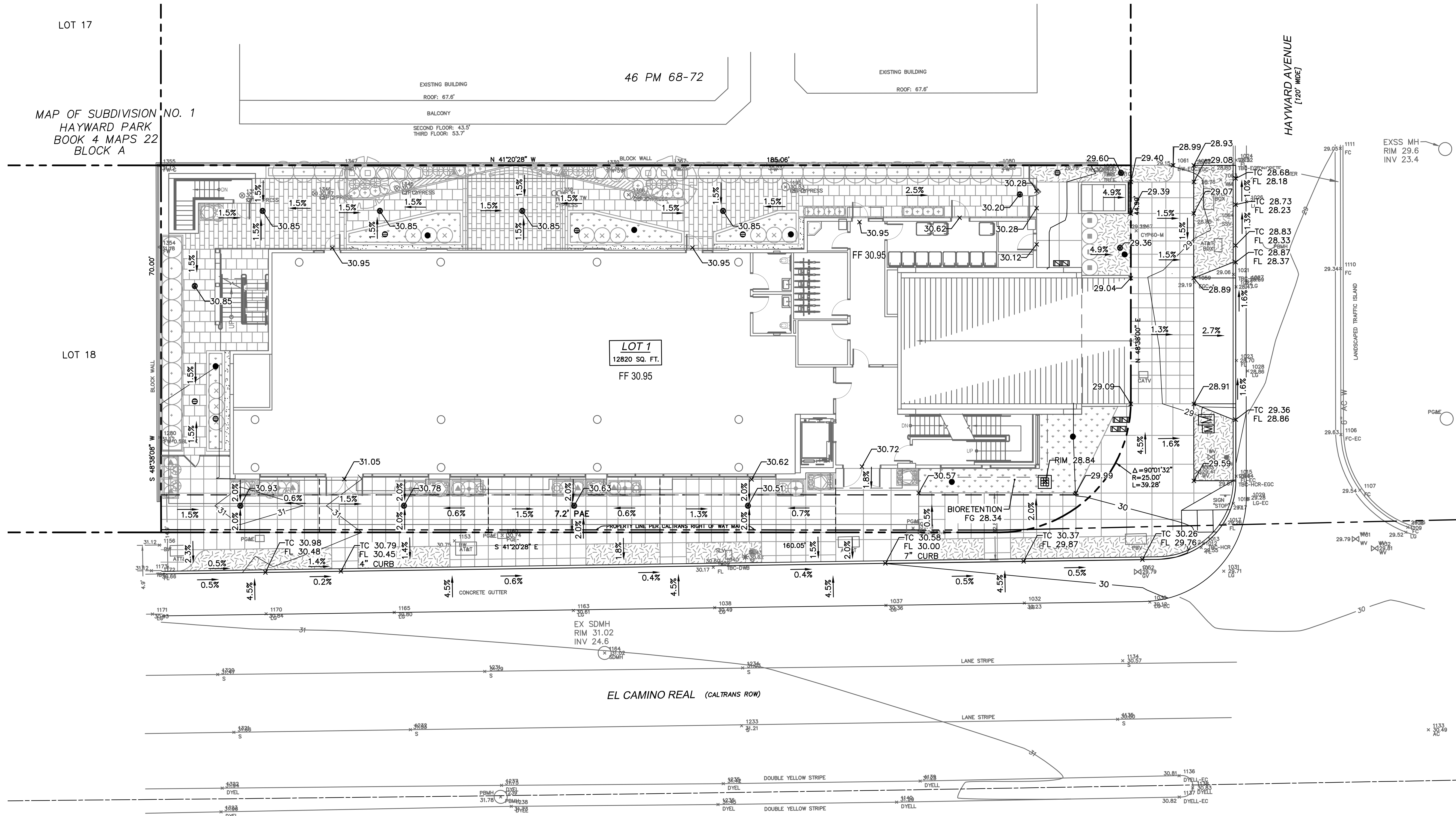
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PRELIMINARY GRADING PLAN

C4.01

PROJECT NO: 184688



GRAPHIC SCALE



(IN FEET)
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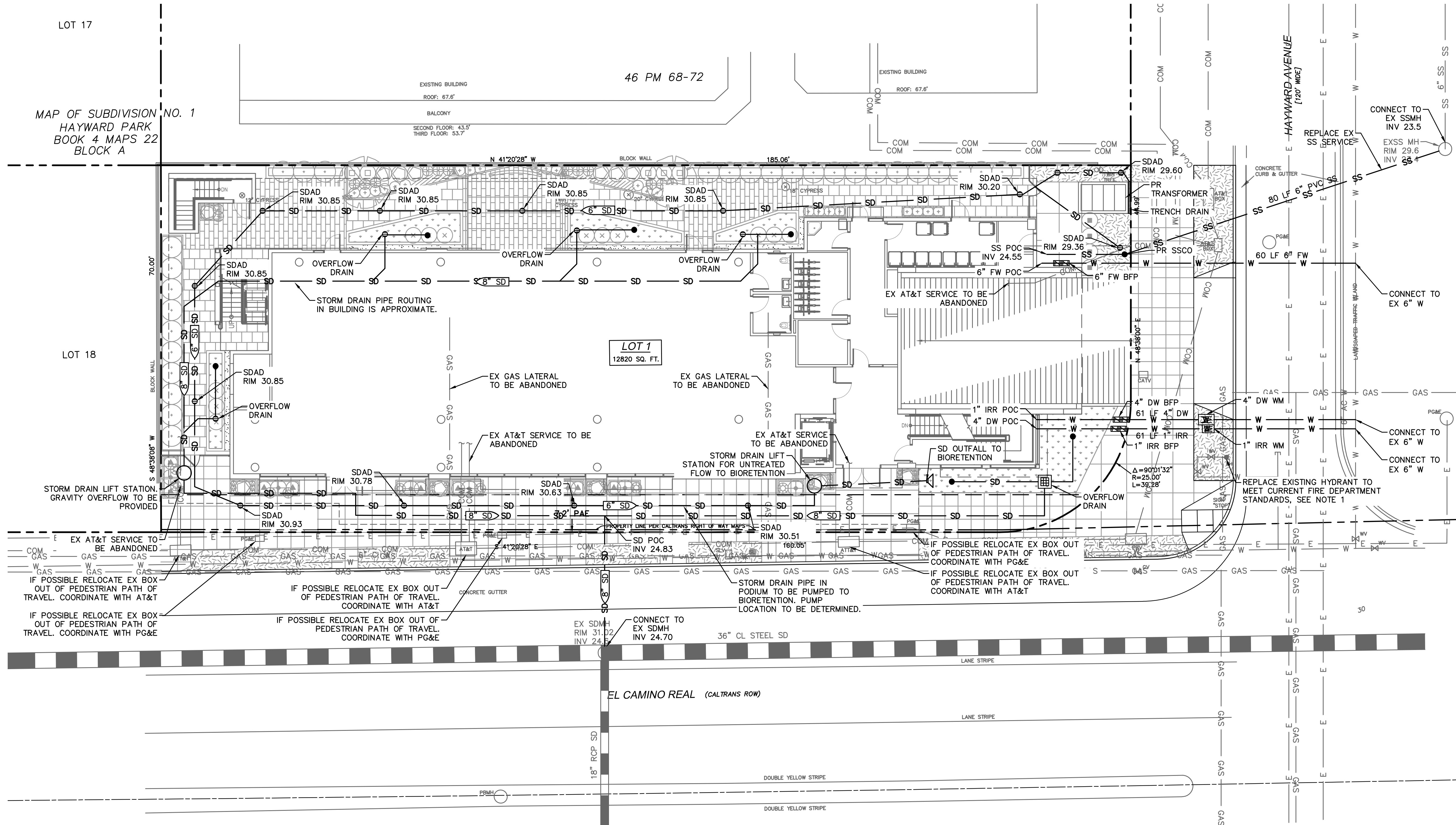
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PRELIMINARY UTILITY PLAN

C5.01

PROJECT NO: 184688



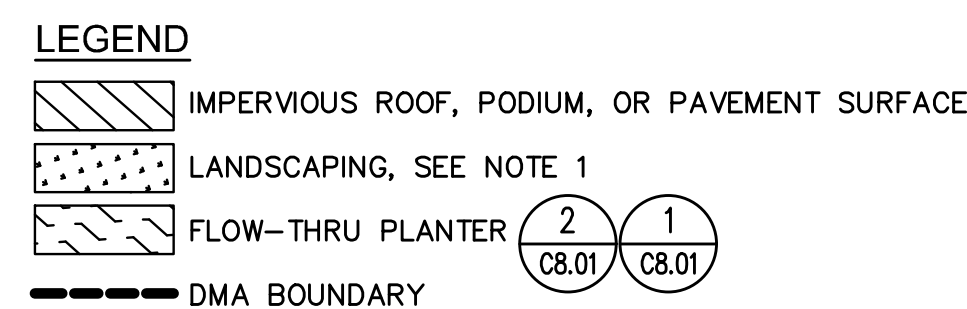
NOTES:

- ALL FIRE HYDRANTS USED FOR FIRE FLOW FOR THE PROJECT SITE SHALL BE UPGRADED TO A CLOW MODEL 960 OR EQUIVALENT CONSISTING OF (2) 2½ INCH AND (1) 4½ INCH OUTLET. EACH HYDRANT SHALL BE CAPABLE OF PROVIDING A MINIMUM FIRE FLOW OF 1500 GPM AT 20 PSI RESIDUAL PRESSURE.
- WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED IN ACCORDANCE WITH WATER PURVEYOR'S SPECIFICATIONS. THE WATER SUPPLY SHALL BE TESTED, FLUSHED AND APPROVED OPERABLE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION MATERIALS BEING PLACED ON THE SITE. STAGED CONSTRUCTION SHALL INSURE THAT THE NECESSARY WATER SUPPLY IS MAINTAINED FROM STAGE TO STAGE IN THE CONSTRUCTION PLANNING. THE LETTER SHALL BE SUBMITTED TO THE FIRE MARSHAL OR HIS/HER DESIGNEE FOR REVIEW AND APPROVAL BEFORE THE ISSUANCE OF A FIRE SPRINKLER PERMIT.

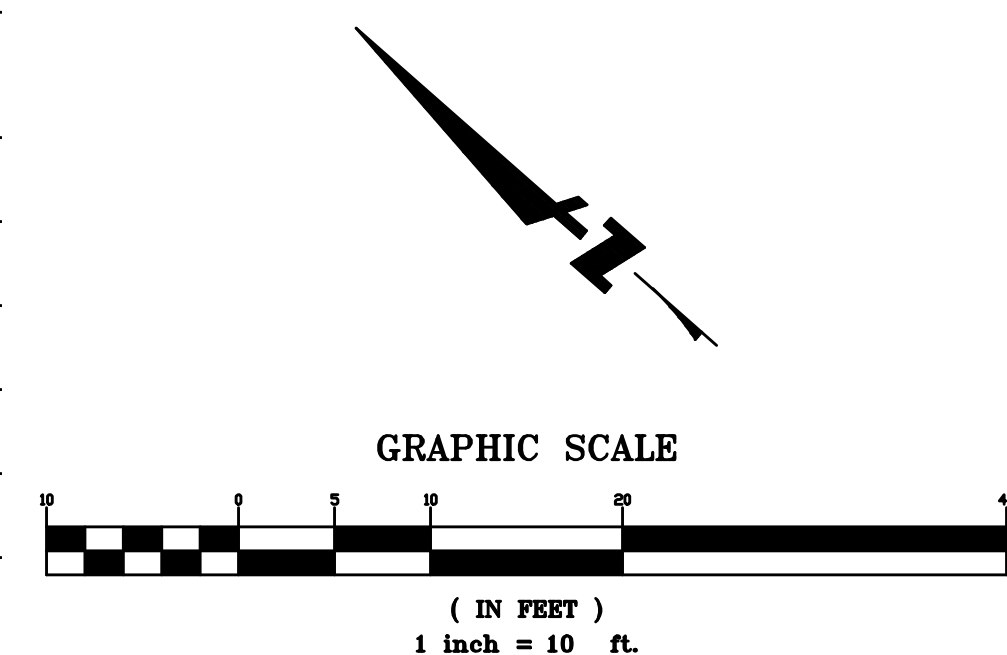
GRAPHIC SCALE



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DMA ID	BMP ID	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	PERVIOUS AREA X 0.1 (SF)	EFFECTIVE IMPERVIOUS AREA (EIA) (SF)	BMP AREA REQUIRED = EIA *0.04 (SF)	BMP AREA PROVIDED (SF)
1	FTP-1	5,515	718	72	5,587	223	276
2	FTP-2	1,358	0	0	1,358	54	59
3	FTP-3	1,927	0	0	1,927	77	85
4	FTP-4	2,032	0	0	2,032	81	85
5	FTP-5	720	0	0	720	29	45
	TOTAL	11,552	718	72	11,624	465	550





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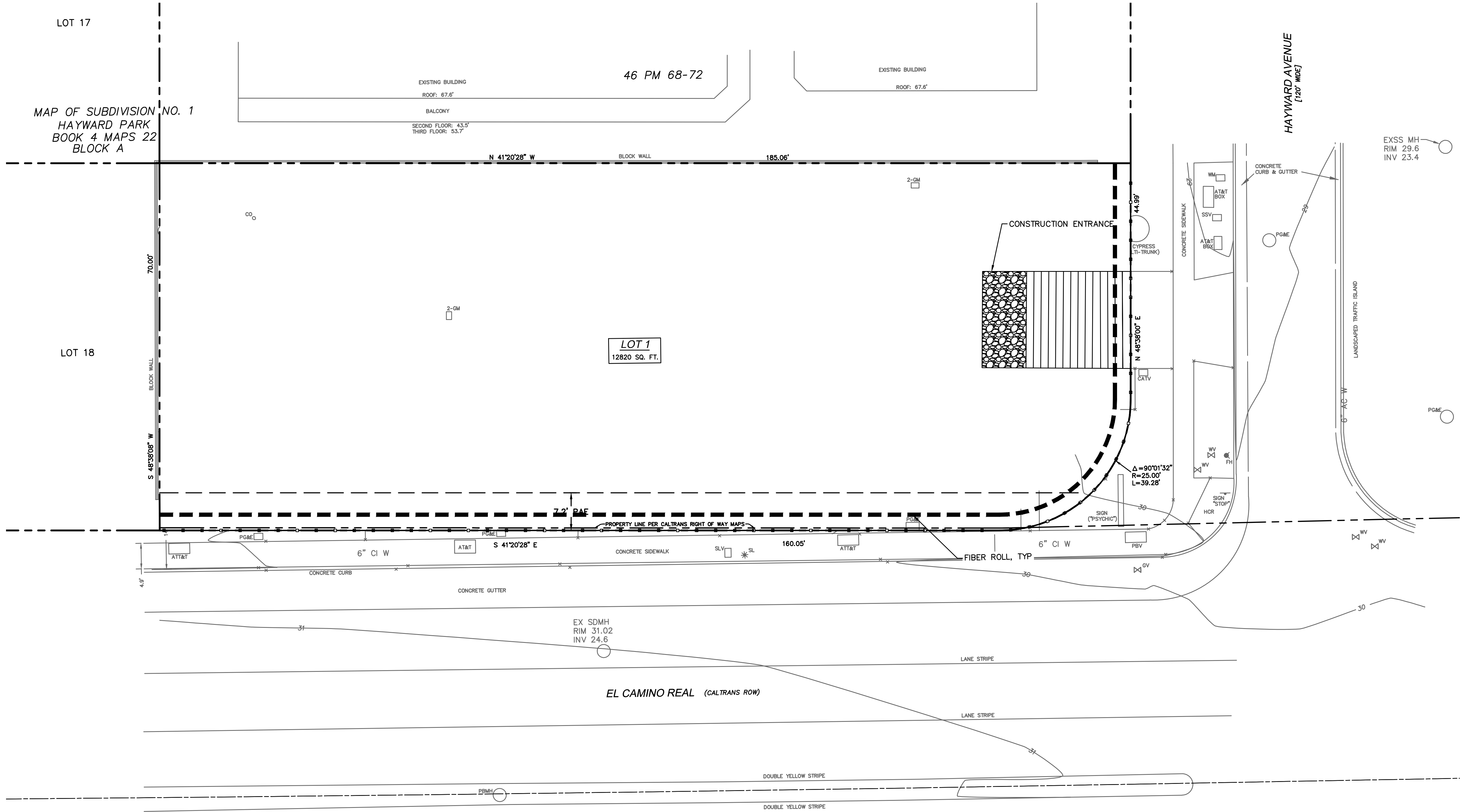
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08.29.2020	PLANNING RESUBMITTAL III
01.29.2021	PLANNING RESUBMITTAL IV
07.14.2021	PLANNING RESUBMITTAL V



PRELIMINARY EROSION
CONTROL PLAN

C7.01

PROJECT NO: 184688

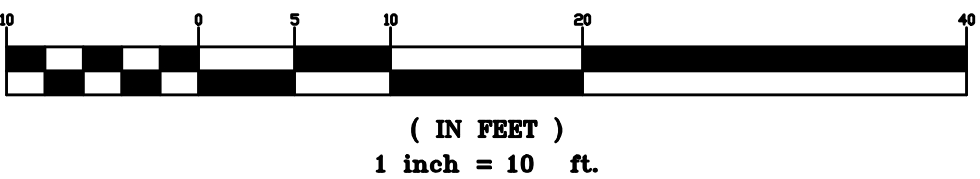


EROSION CONTROL LEGEND

- STABILIZED CONSTRUCTION ENTRANCE/EXIT (3 C7.02)
- FIBER ROLL (2 C7.02)
- CONSTRUCTION FENCE BY OTHERS

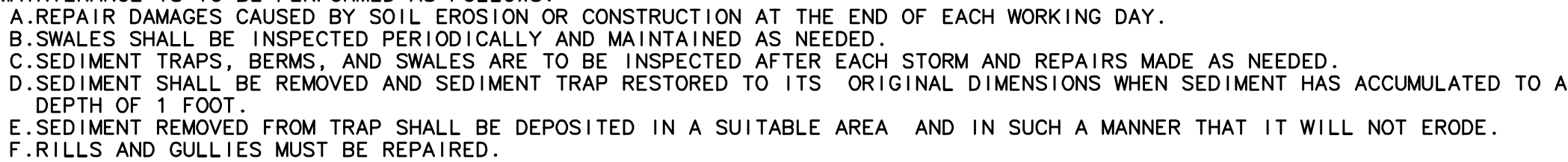
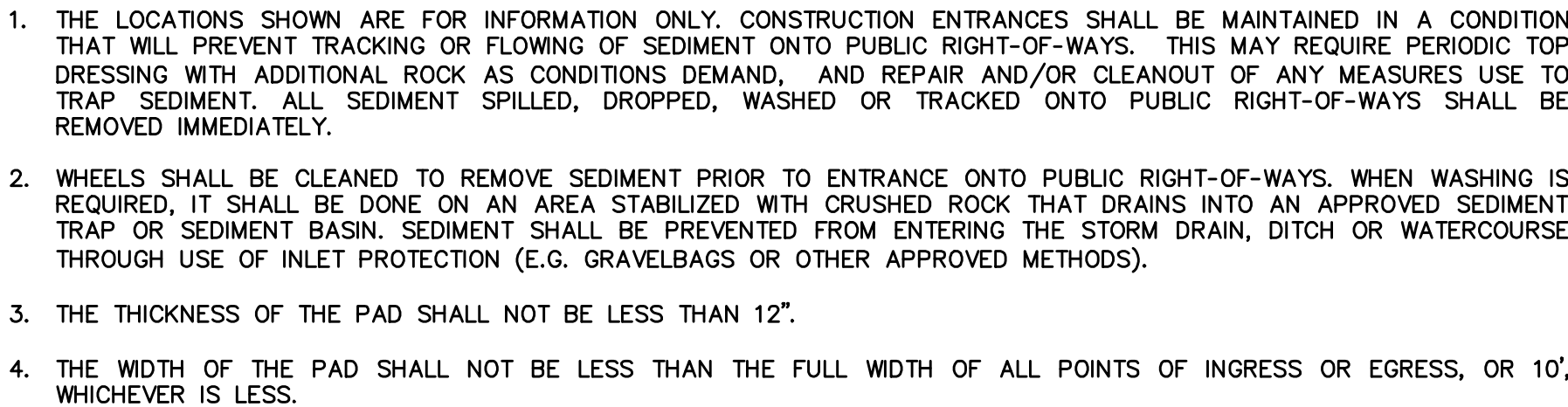
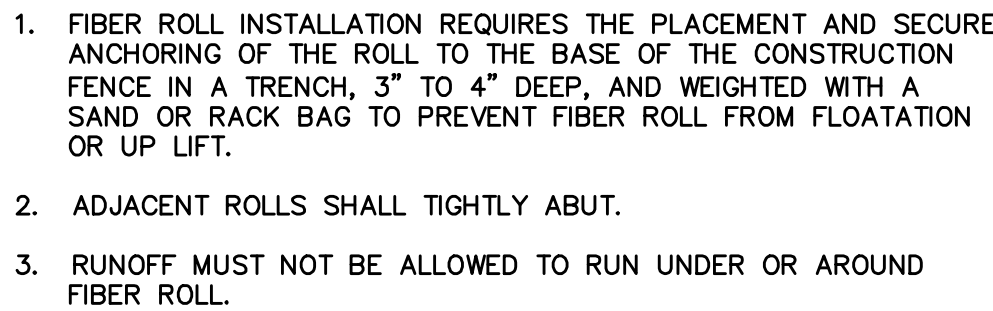
NOTE:
EROSION CONTROL PLAN REPRESENTS
INITIAL CONDITION ONLY. UPDATES TO
PLAN ARE THE RESPONSIBILITY OF
THE CONTRACTOR.

GRAPHIC SCALE





1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
2. PRIOR TO INSTALLATION, CLEAR THE AREA AROUND EACH INLET OF OBSTRUCTIONS, INCLUDING ROCKS, CLODS, AND DEBRIS GRATER THAN 1-IN DIAMETER.



DATE	DESCRIPTION
10.03.2019	PLANNING SUBMITTAL
02.10.2020	PLANNING RESUBMITTAL
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01.29.2021	PLANNING RESUBMITTAL IV
07.14.2021	PLANNING RESUBMITTAL V



EROSION CONTROL
NOTES AND DETAILS

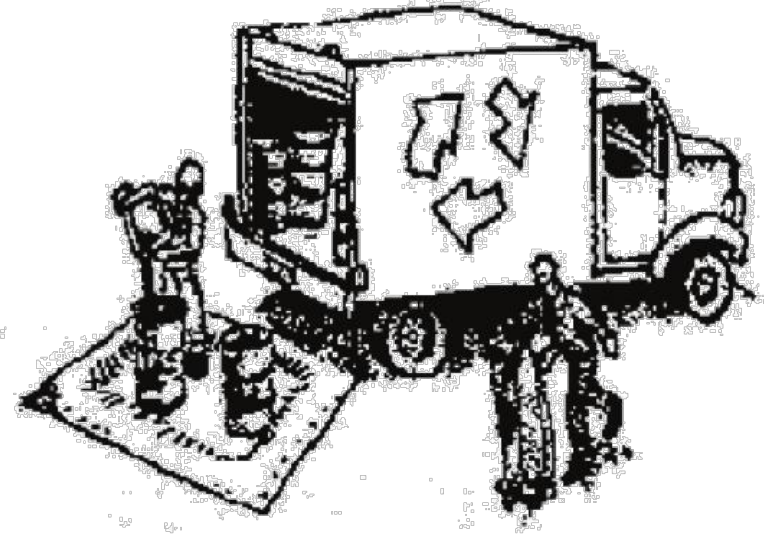
C7.02

PROJECT NO: 184688

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



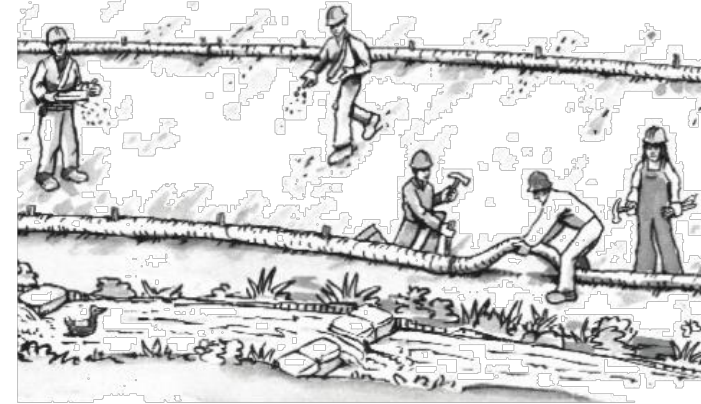
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving

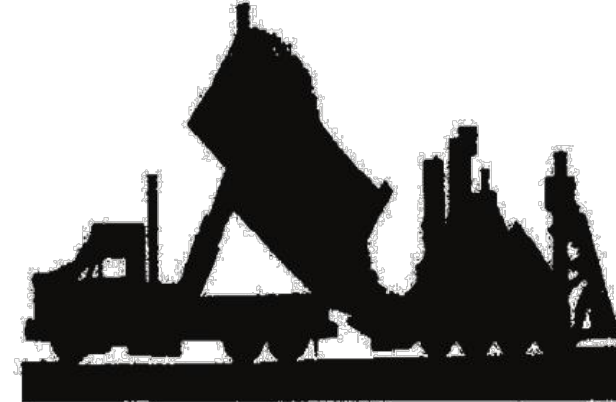


- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed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

Contaminated Soils

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

Paving/Asphalt Work



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

Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application



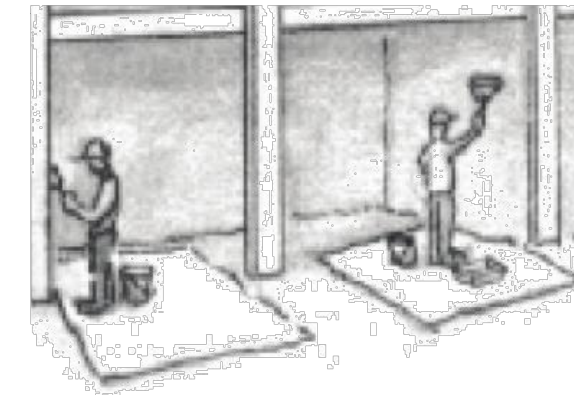
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

Landscaping



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

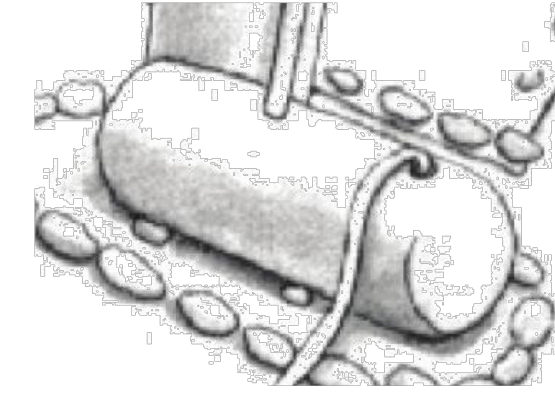
Painting & Paint Removal



Painting Cleanup and Removal

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

Dewatering



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

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

In Association with:

A Planning Application for:

ONE HAYWARD
1 HAYWARD AVENUE
SAN MATEO, CA 94402

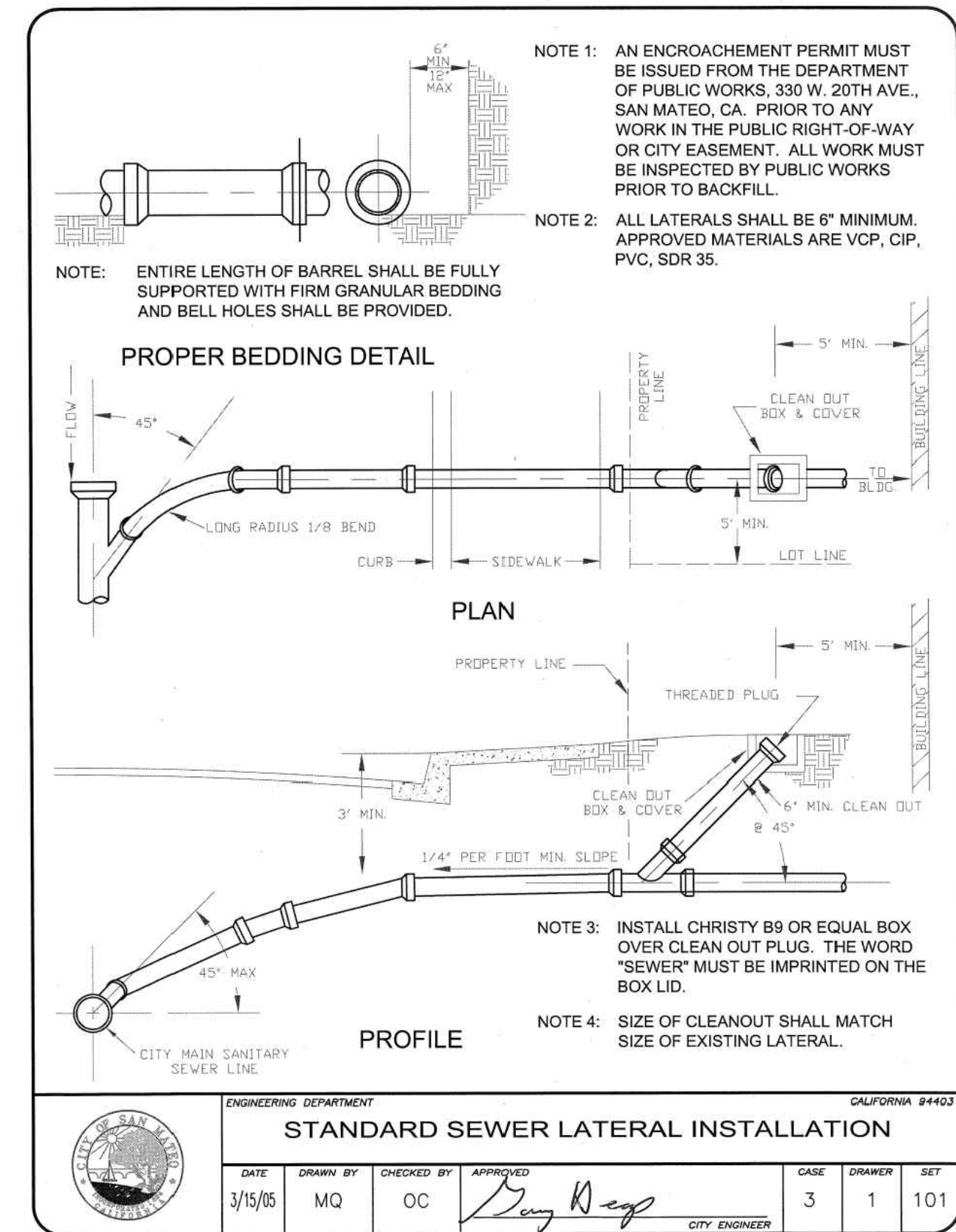
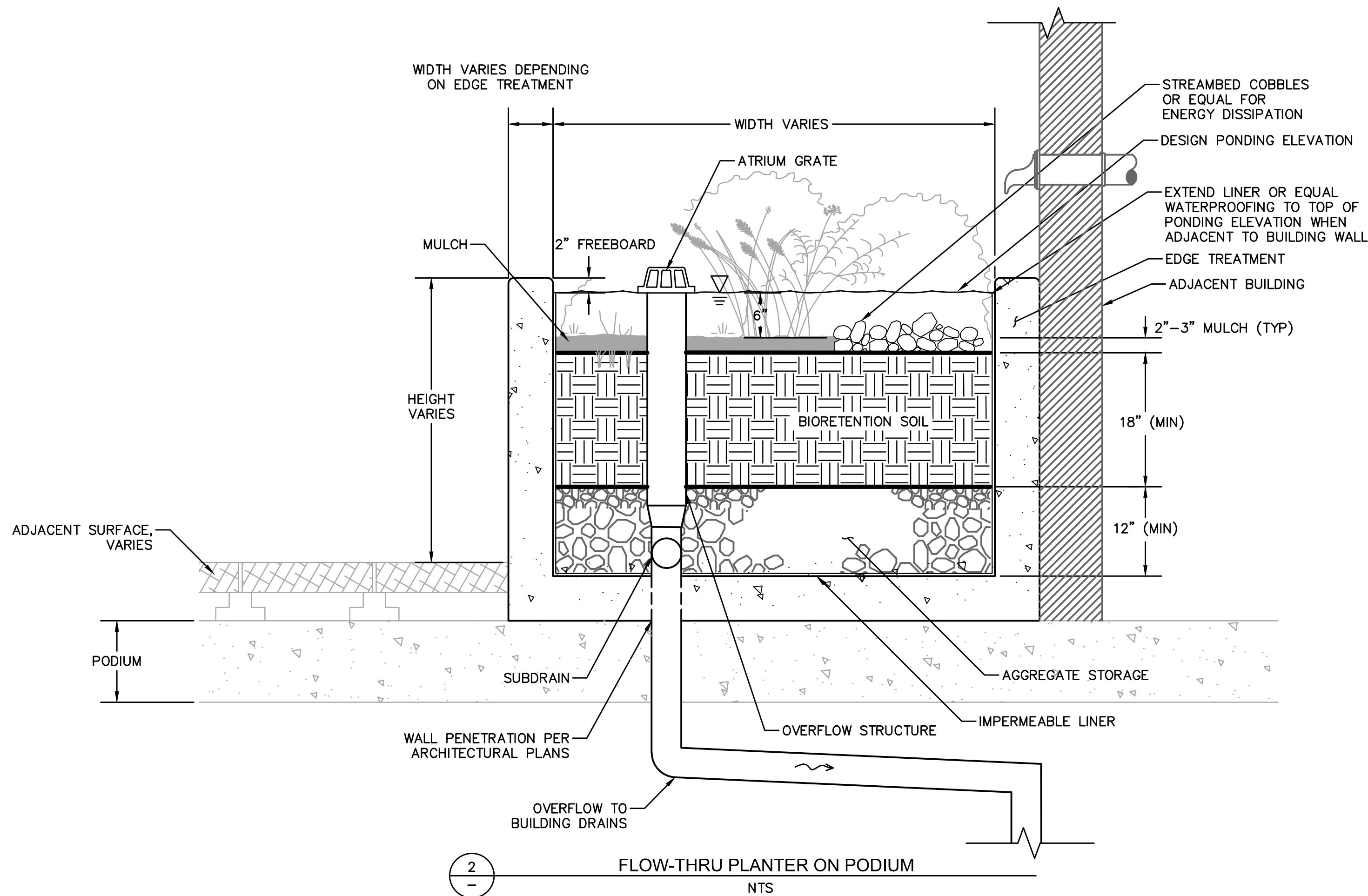
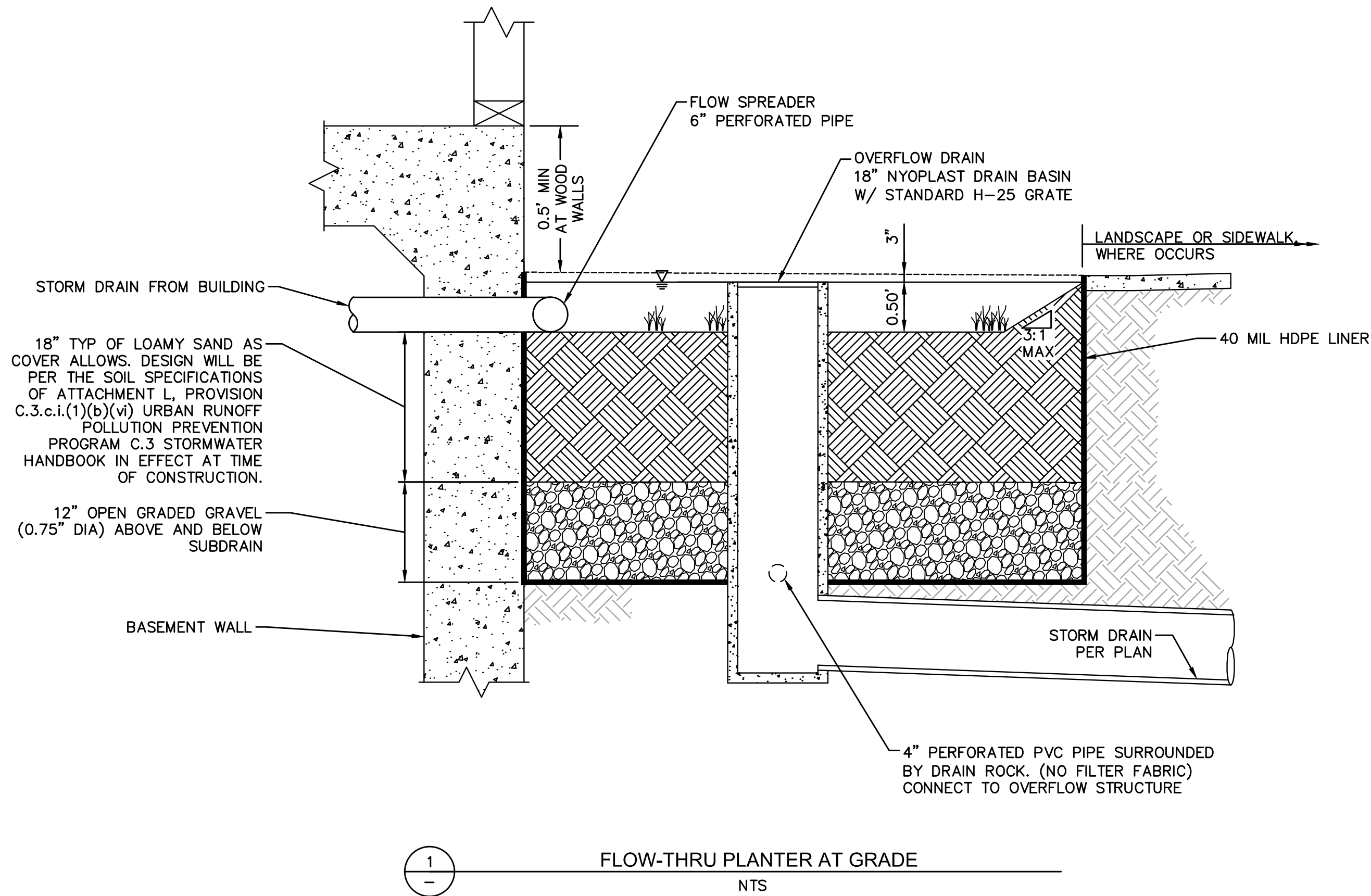
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SAN MATEO COUNTY
CONSTRUCTION BEST
MANAGEMENT PRACTICES

C7.03

PROJECT NO: 184688



A Planning Application for:
ONE HAYWARD
1 HAYWARD AVENUE
SAN MATEO, CA 94402

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DETAILS

C8.01

PROJECT NO: 184688