





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

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

DATE  
02.10.2020  
06.12.2020  
08.20.2020  
02.10.2021  
07.22.2021

DESCRIPTION  
PLANNING SUBMITTAL  
PLANNING RESUBMITTAL I  
PLANNING RESUBMITTAL II  
PLANNING RESUBMITTAL III  
PLANNING RESUBMITTAL IV  
PLANNING RESUBMITTAL V

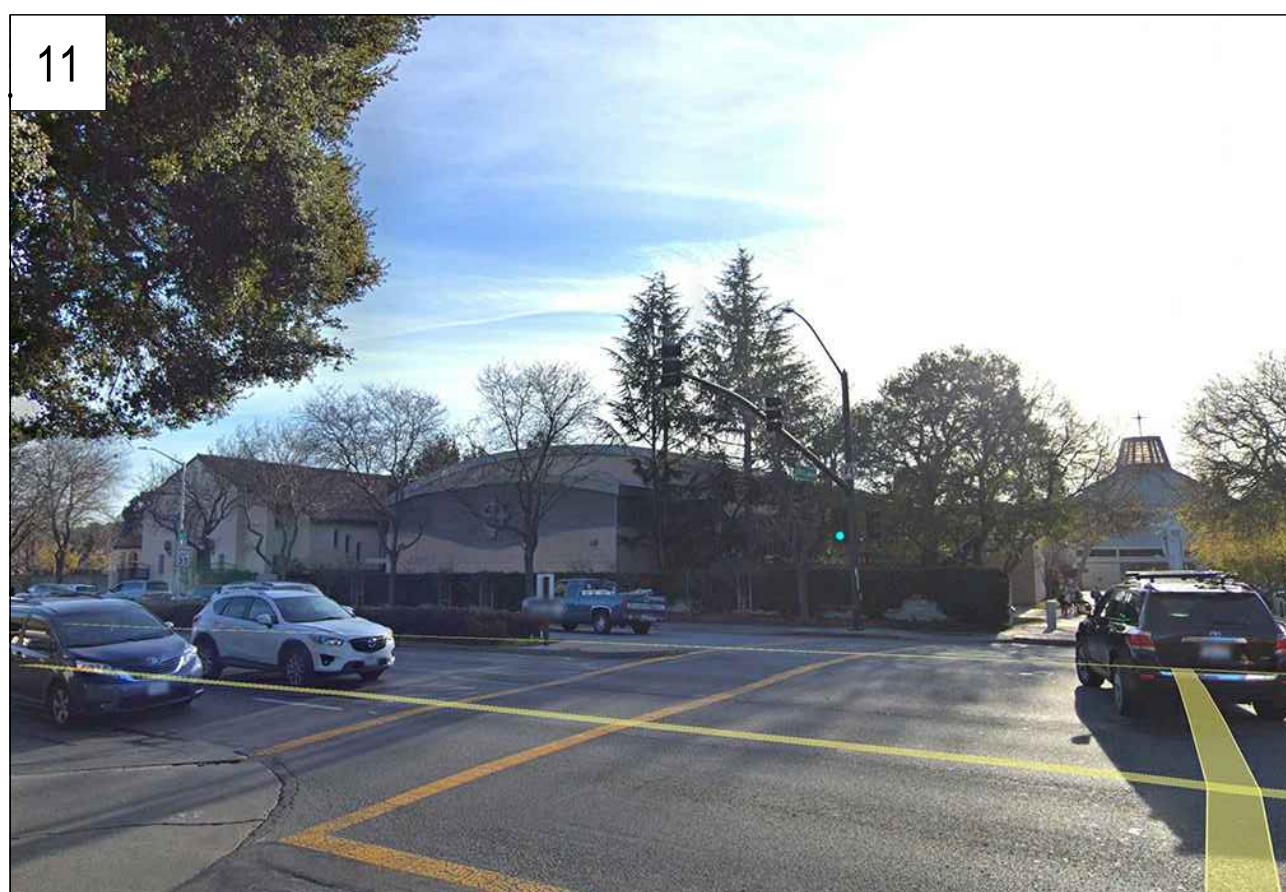
PROJECT RENDERINGS

**A0.01**

PROJECT NO: 184688



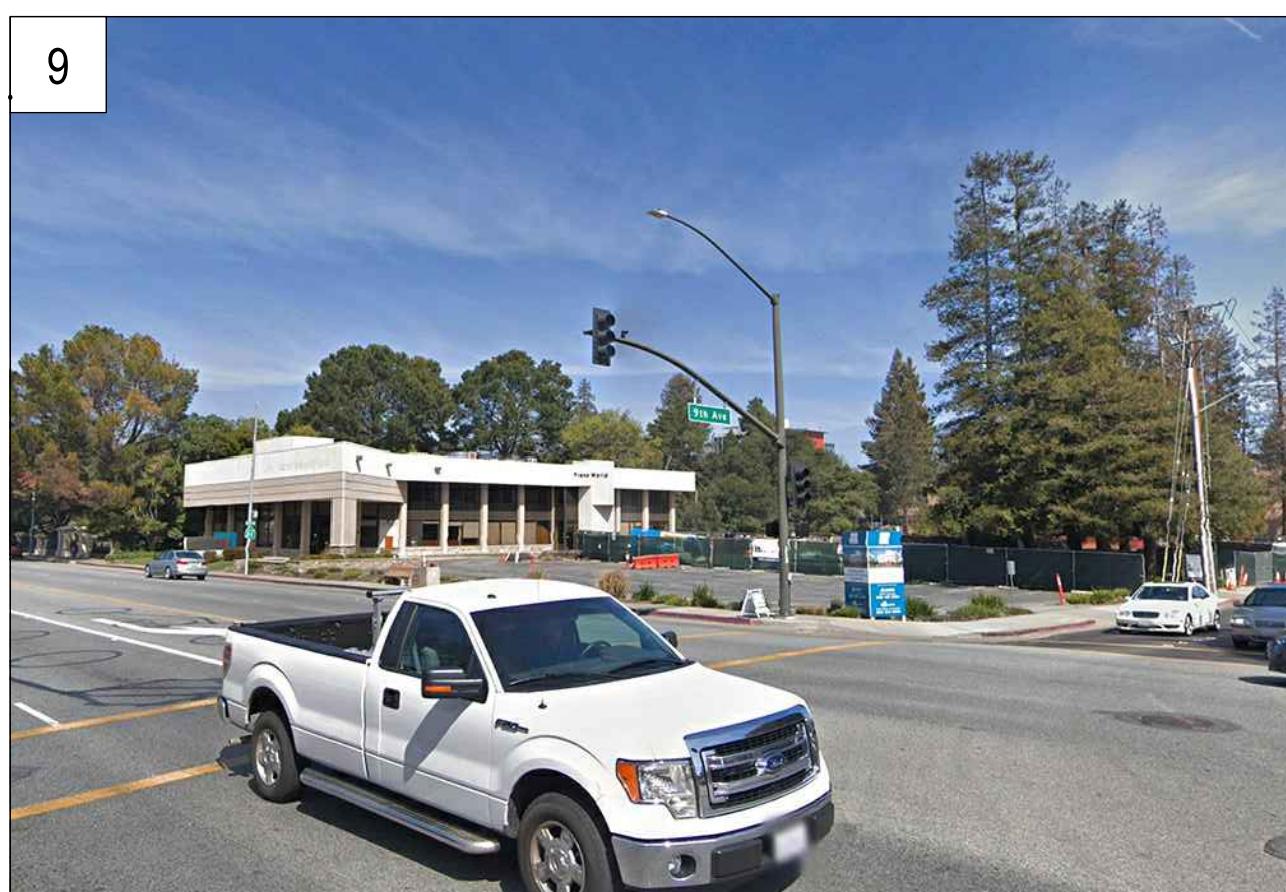
4 STORY MULTI-FAMILY BUILDING



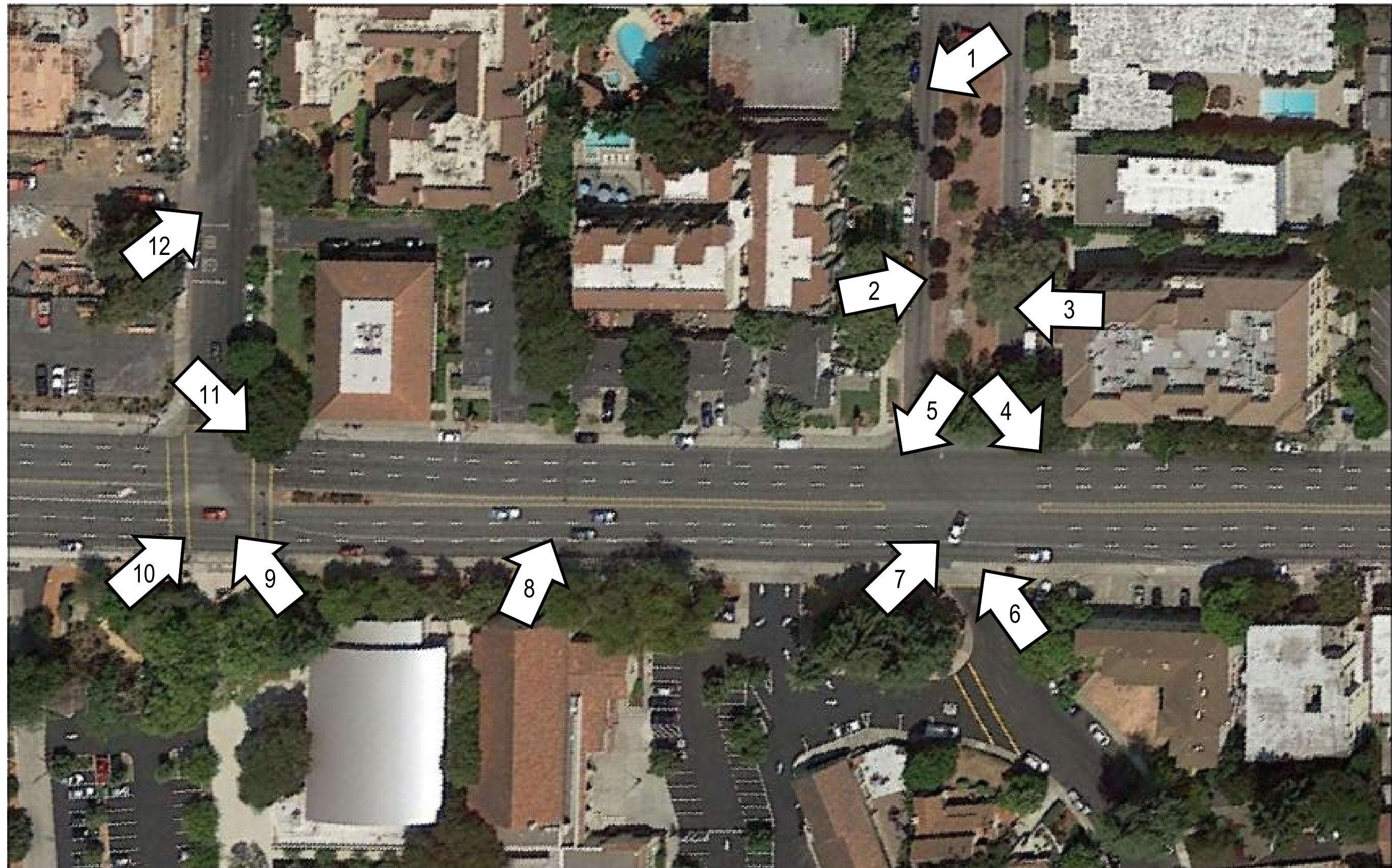
TWO STORY CIVIC AND RELIGIOUS CENTER



2 STORY COMMERCIAL BUILDING

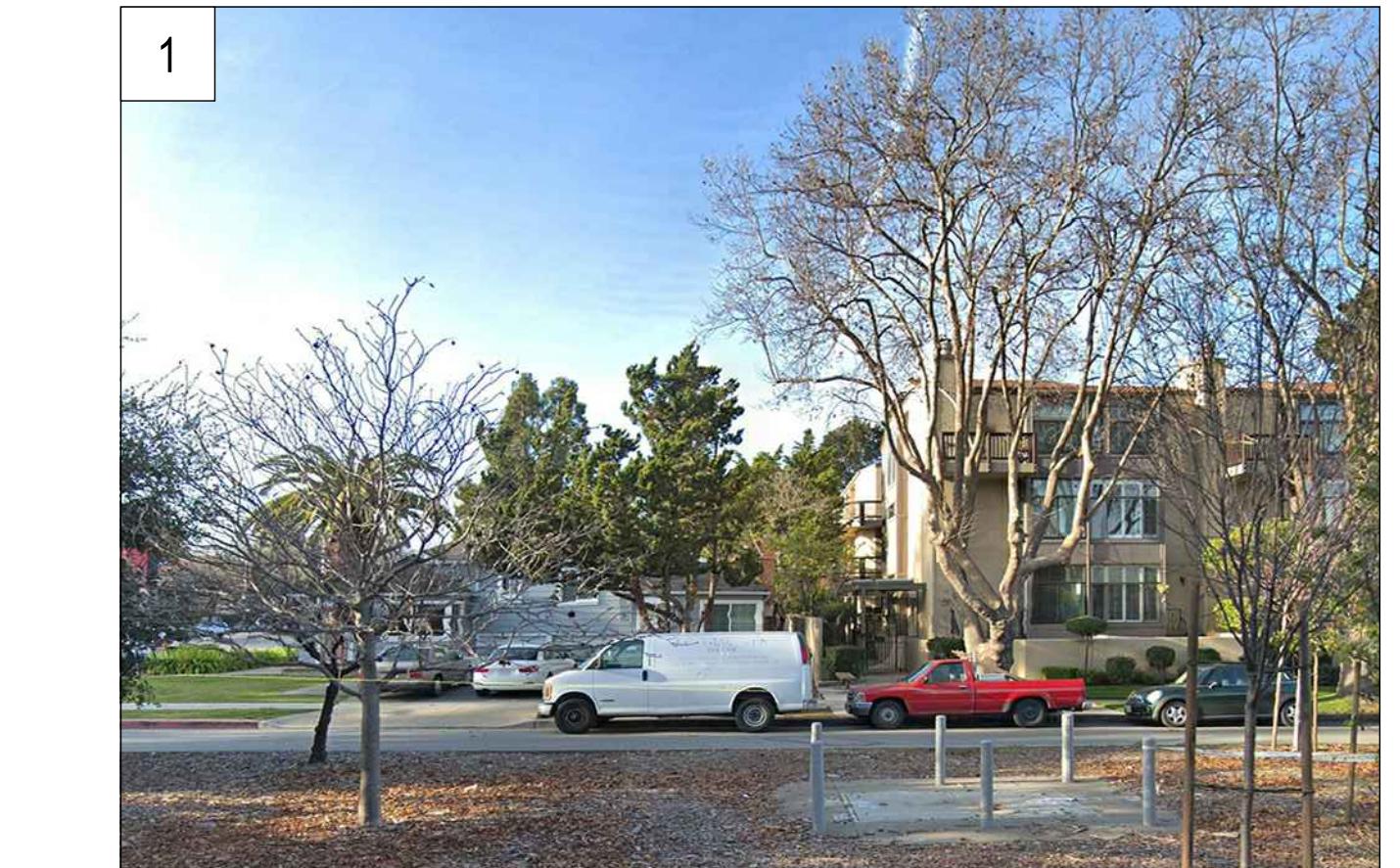


CORNER OF 9TH & ECR, NEW 4 STORY BUILDING COMING SOON



REFERENCE SITE PLAN

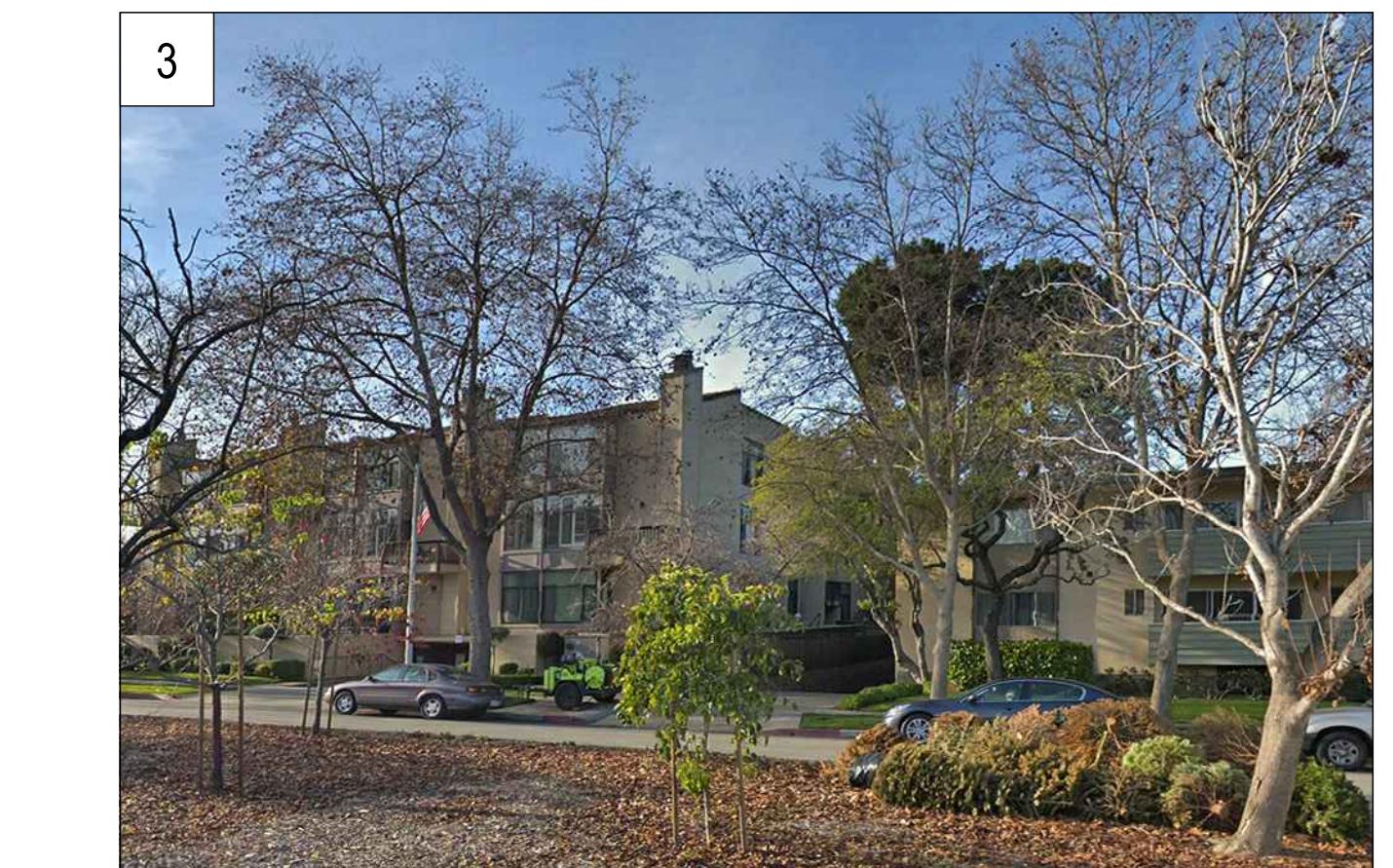
SCALE: NTS



SITE AND 3 STORY MULTI-FAMILY BUILDING



4 STORY SENIOR HOUSING AND 3 STORY MULTI-FAMILY



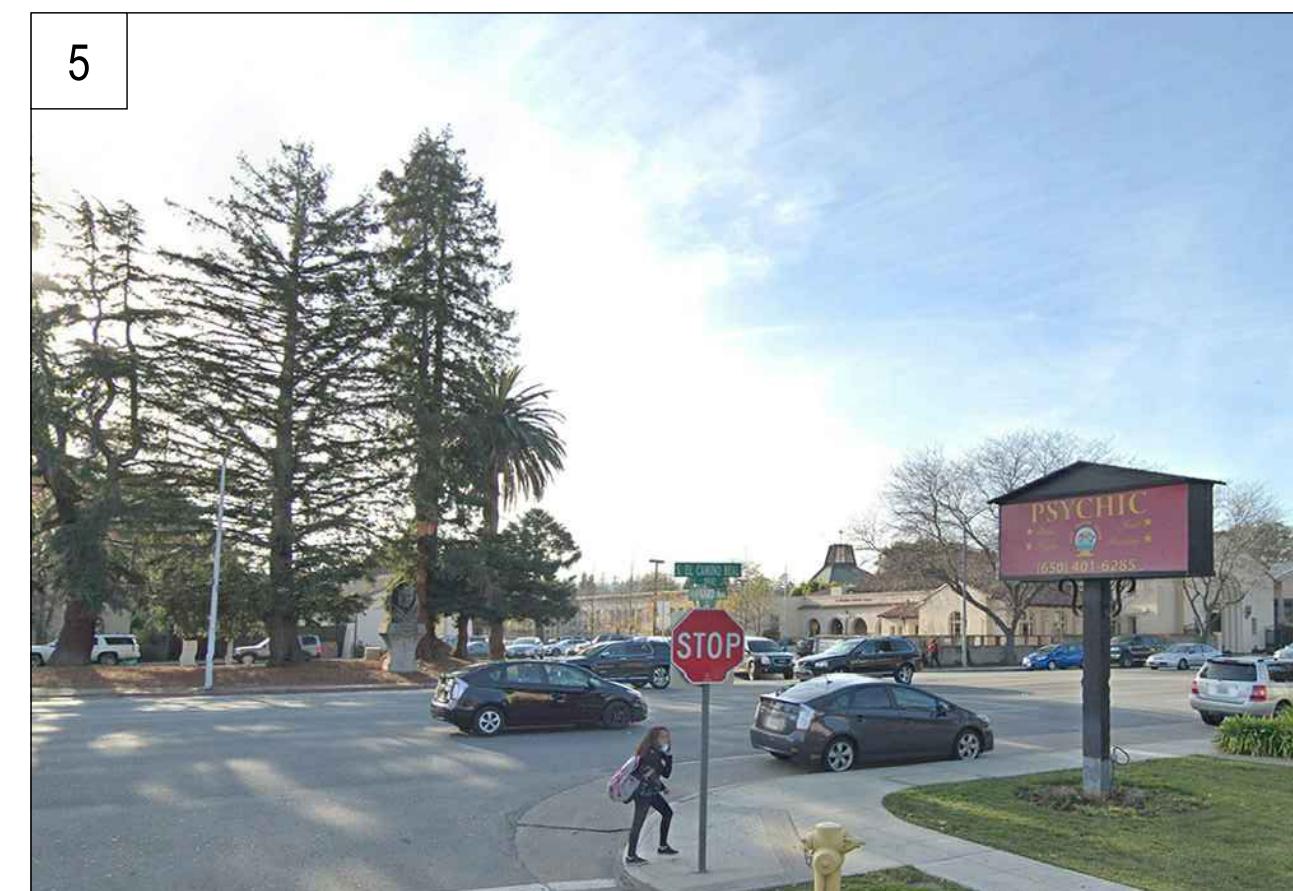
3 STORY AND 2 STORY MULTI-FAMILY HOUSING



3 STORY MULTI-FAMILY BUILDING



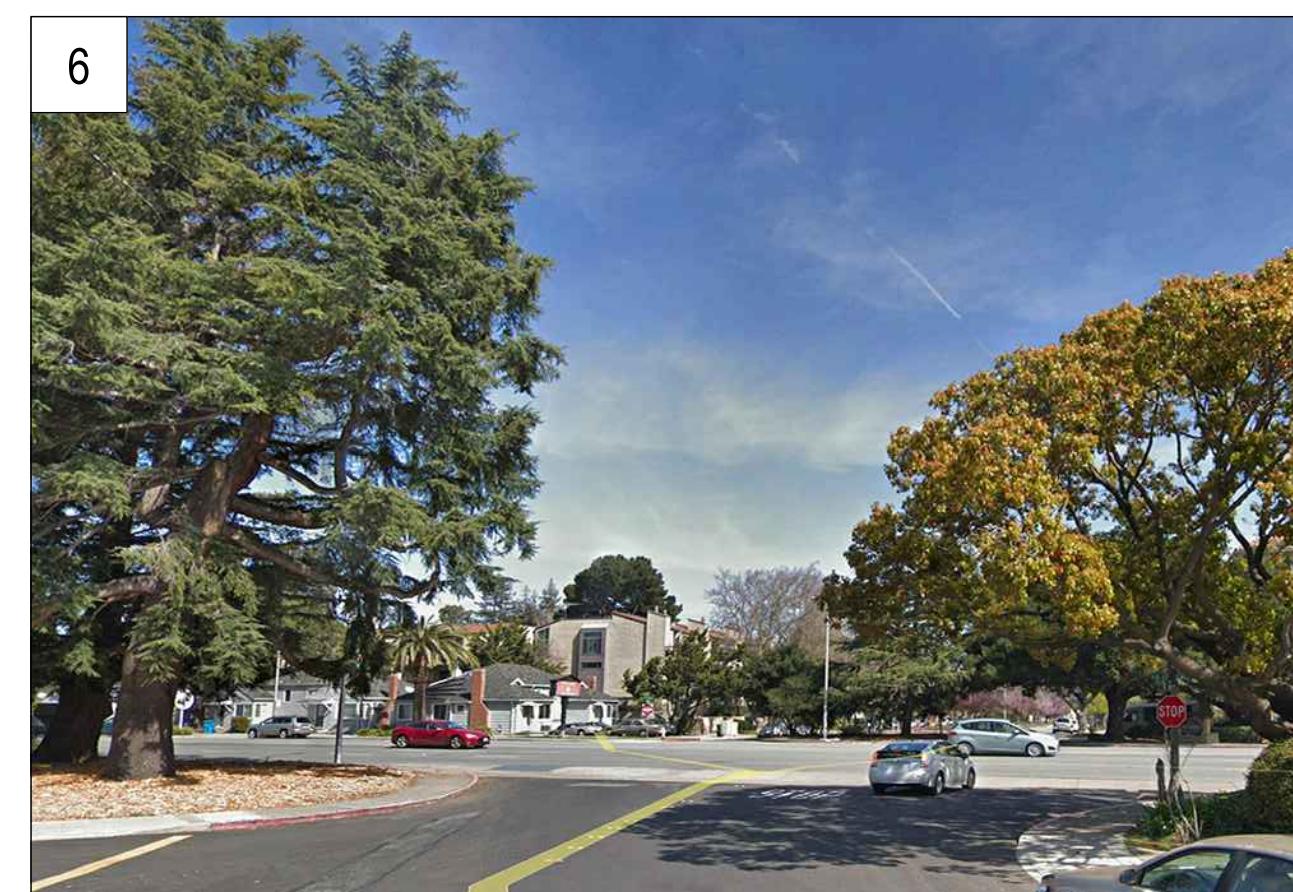
4 STORY SENIOR HOUSING BUILDING



VIEW LOOKING SOUTH FROM HAYWARD AVE



SITE, 1 STORY COMMERCIAL USE BUILDINGS



SITE FROM ACROSS INTERSECTION

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NEIGHBORHOOD CONTEXT

**A0.11**

PROJECT NO: 184688

P-2019-Jobs184688-100 S S 01 | Current | Planning | Apr 2020 | www.184688.com | Page: 74 of 117 | Status: Summarized | 184688-A011 | Page: 74 of 117 | Status:

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## PARCEL COVERAGE

PER SMMC 27.48.065 PARCEL COVERAGE  
A MINIMUM OF 20 PERCENT AT-GRADE OPEN SPACE SHALL BE PROVIDED ON THE PARCEL, EXCEPT IN THE I/R  
OVERLAY DISTRICT WHERE 10% MINIMUM AT-GRADE OPEN SPACE IS REQUIRED. OPEN SPACE SHALL CONTAIN  
LANDSCAPING AND/OR DECORATIVE OUTDOOR LANDSCAPE ELEMENTS, WATER FEATURES, PAVED OR DECORATED  
SURFACES OF ROCK, STONE, BRICK OR OTHER SIMILAR MATERIAL (EXCLUDING DRIVEWAYS, PARKING, LOADING, OR  
STORAGE AREAS), AND SCULPTURAL ELEMENTS

REQUIRED 20% SITE AREA (12,820 S.F. X .2) = 2,564 S.F.  
PROVIDED: 3,260 S.F.



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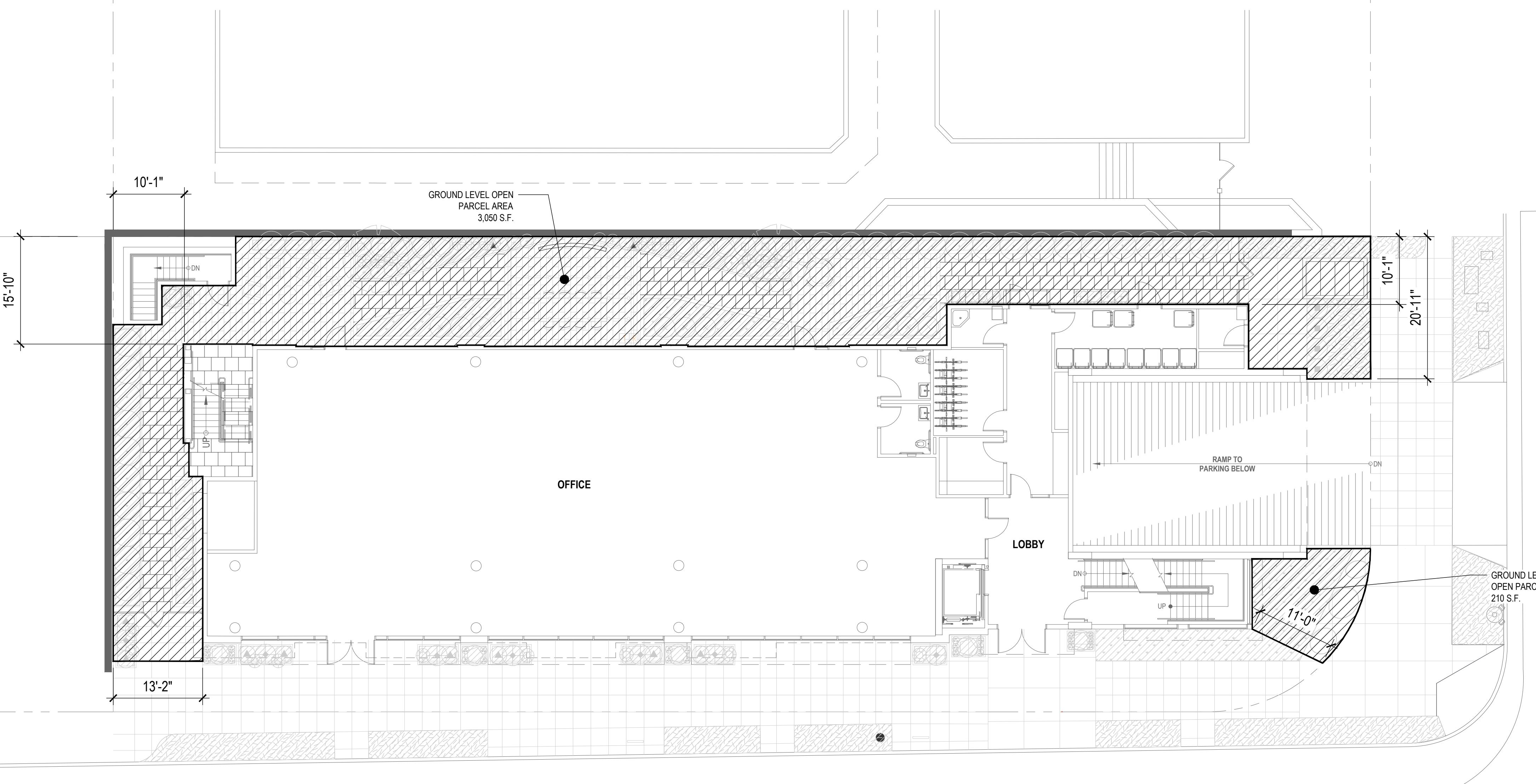
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GROUND LEVEL PLAN

SCALE: 1" = 10'-0"

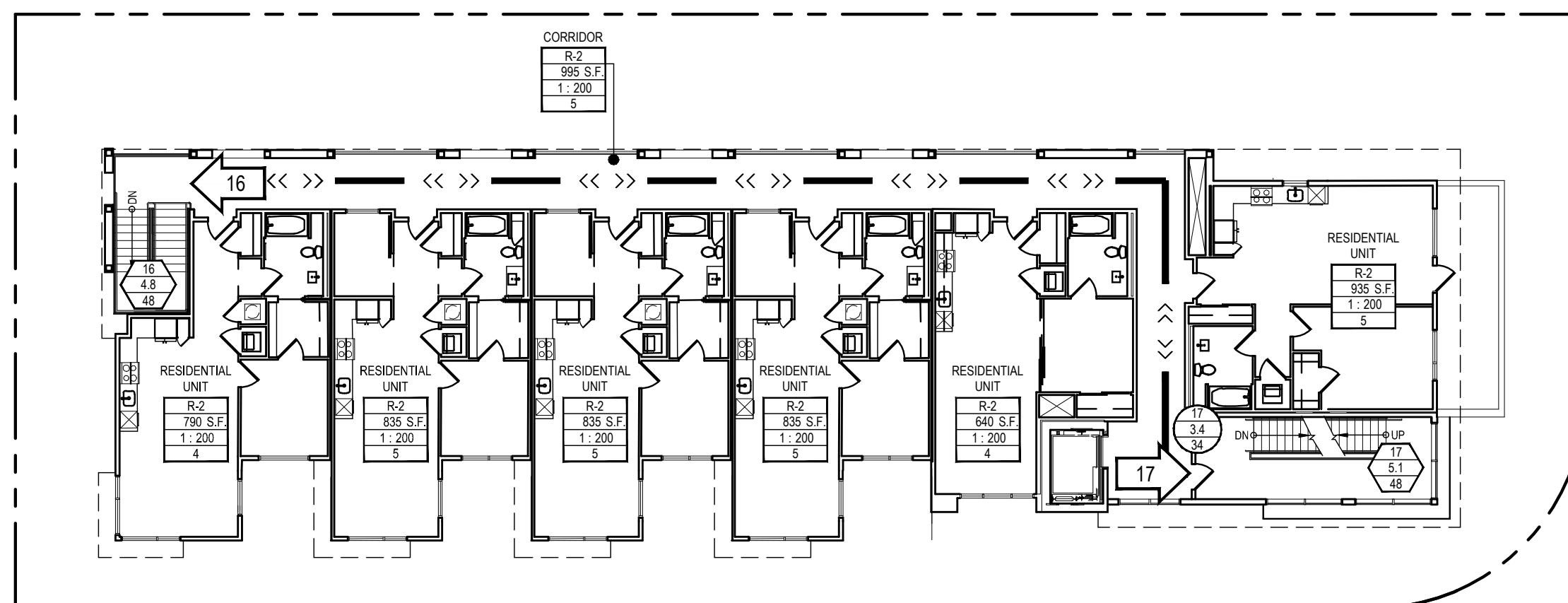
PARCEL COVERAGE

A0.23

PROJECT NO: 184688

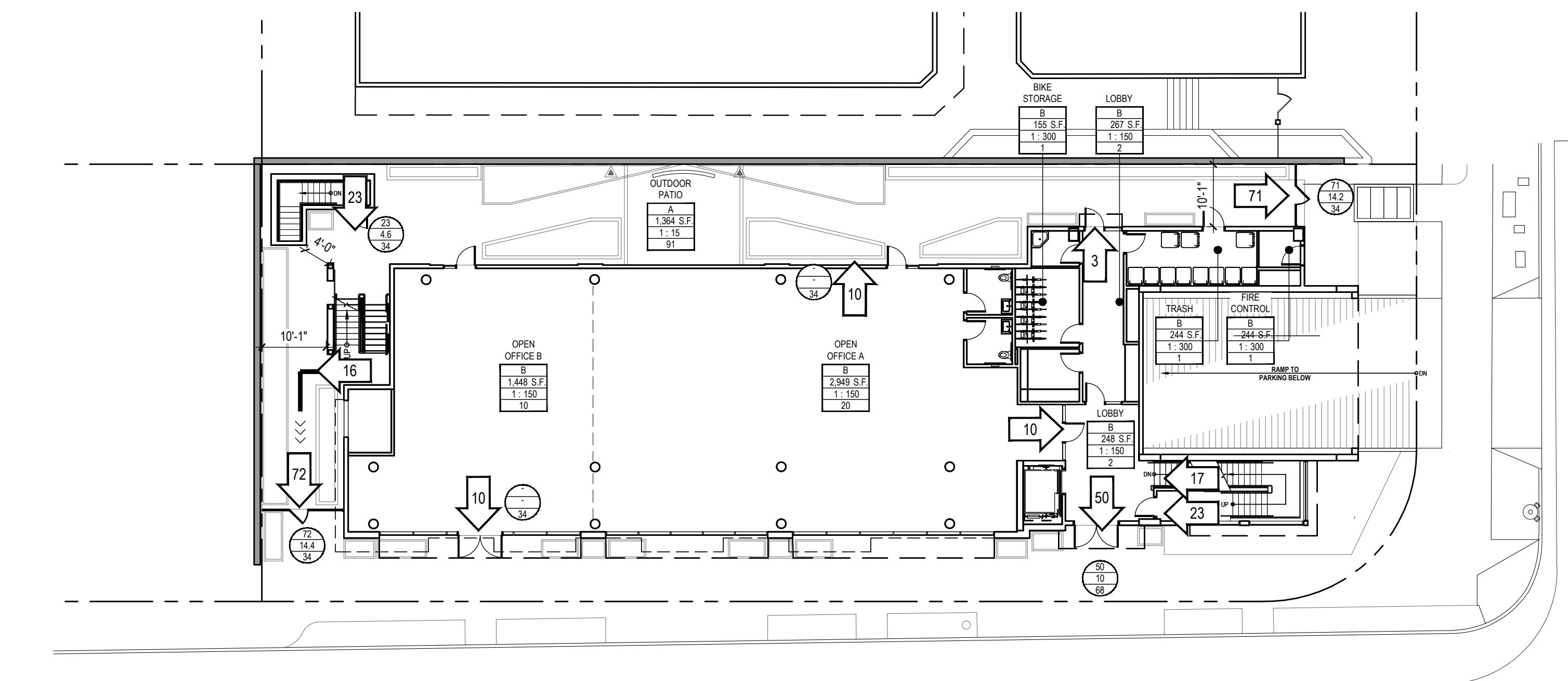






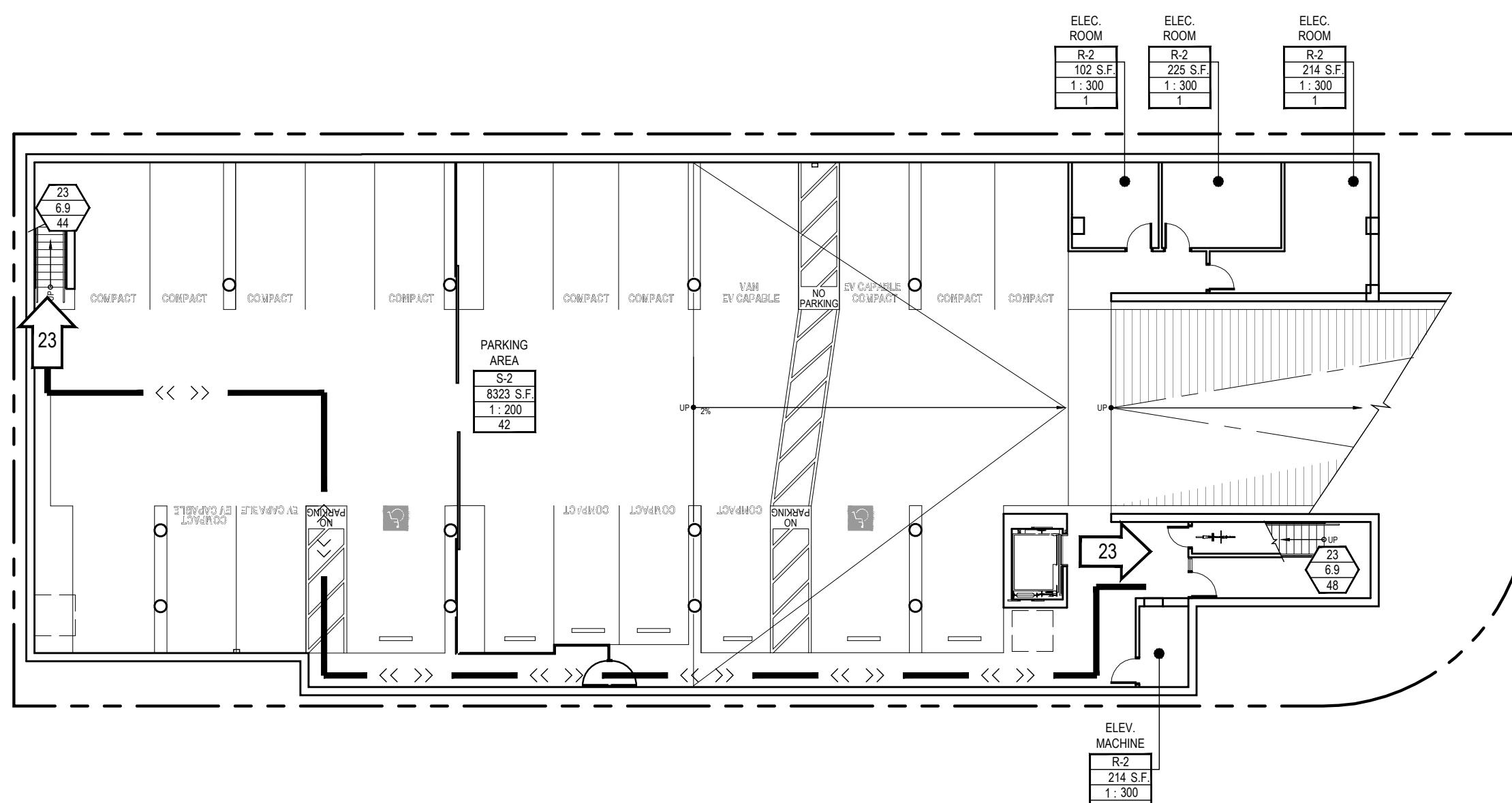
FOURTH LEVEL OCCUPANT EXITING PLAN

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



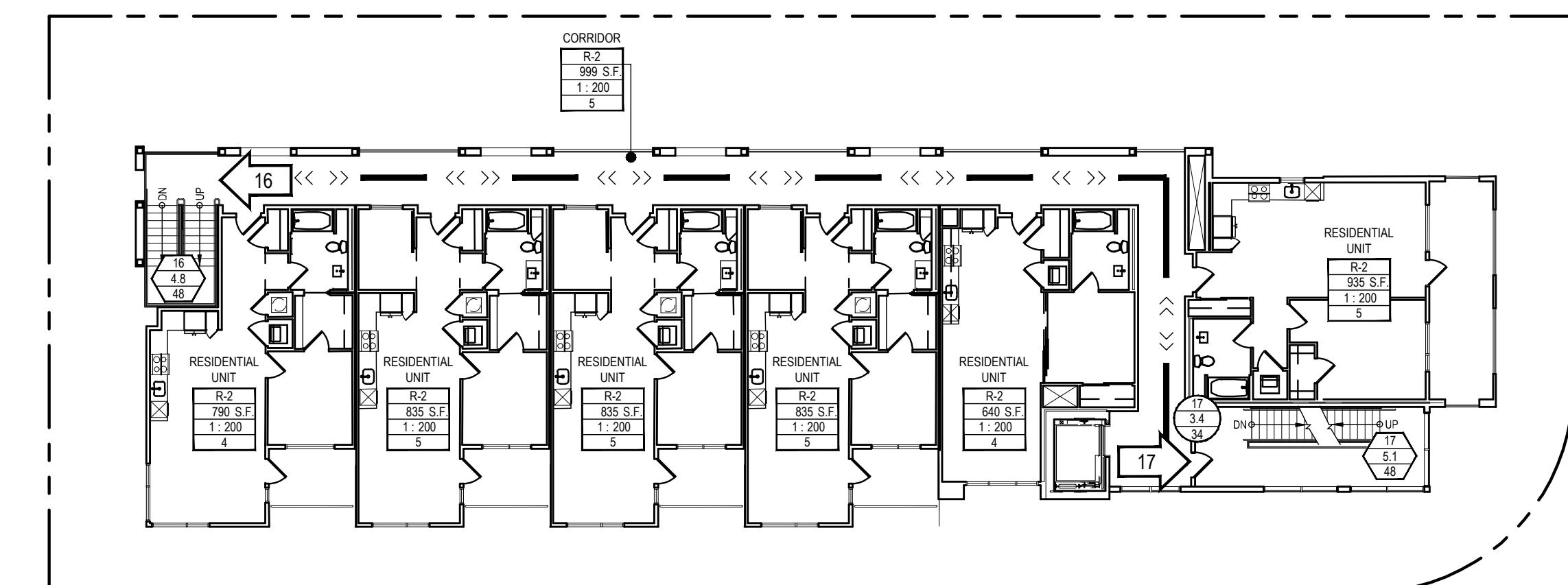
SITE / FIRST FLOOR LEVEL OCCUPANT EXITING PLAN

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



BELOW GRADE PARKING LEVEL OCCUPANT EXITING PLAN

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



SECOND/THIRD LEVEL OCCUPANT EXITING PLAN

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

## 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	NUMBER OF OCCUPANTS
B	20.0
12,444 S.F.	34
1:100	

SQUARE FOOTAGE  
OCCUPANT LOAD FACTOR  
NUMBER OF OCCUPANTS

### DOORWAY OCCUPANT LOAD DESIGNATION

NUMBER OF OCCUPANTS	EXIT WIDTH REQUIRED
20.0	0.3"

NUMBER OF OCCUPANTS  
EXIT WIDTH PROVIDED

### STAIRWAY OCCUPANT LOAD DESIGNATION

NUMBER OF OCCUPANTS	STAIR WIDTH REQUIRED (INCHES)
30.0	30.0"

STAIR WIDTH PROVIDED (INCHES)

### PATH OF TRAVEL DESIGNATION

EXIT IN ONE DIRECTION	EXIT IN BOTH DIRECTIONS
<< >>	<< >>

### DIRECTION OF EGRESS/OCCUPANT LOAD DESIGNATION

NUMBER OF OCCUPANTS	DIRECTION OF EGRESS
25	25°

OCCUPANT LOAD

### FIRE EXTINGUISHERS AND FIRE HOSES

F.E.	BRACKET-MOUNTED
F.E.C.	PIPE

### EXIT SIGNAGE DESIGNATION

SIGN FACE DIRECTION	1-HOUR RATED FIRE SEPARATION
25°	25°

DIRECTION OF TRAVEL

### RATED SEPARATION DESIGNATION

1-HOUR RATED FIRE SEPARATION	2-HOUR RATED FIRE SEPARATION
100%	200%

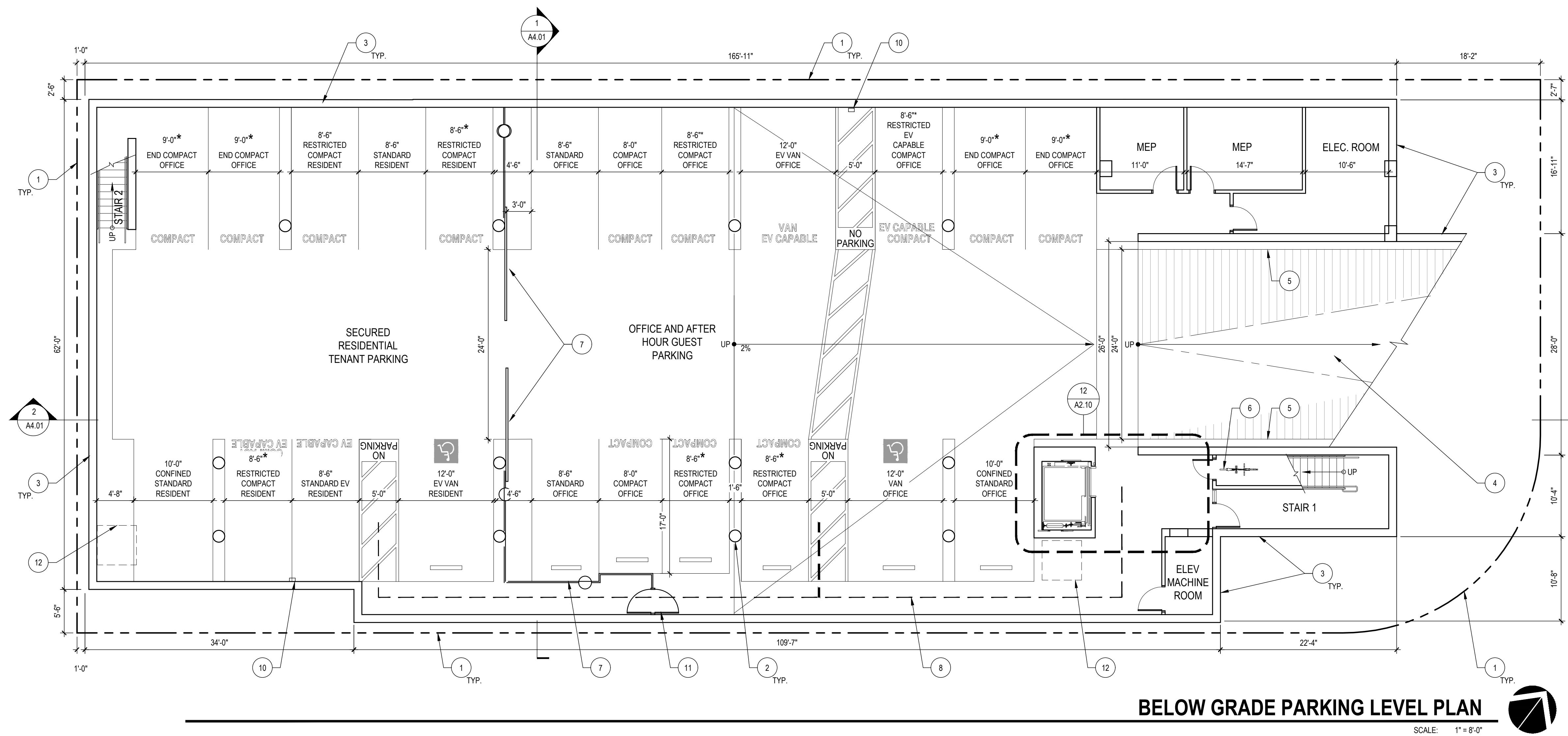
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## PARKING ANALYSIS

PARKING PROVIDED: (27.64,100):  
 COMMERCIAL: 4,650 S.F. (1 / 360 S.F.) = 13 SPACES\*  
 RESIDENTIAL: 18 BEDROOMS (.5 SPACES PER BEDROOM) 9 SPACES  
 TOTAL PARKING SPACES 22 SPACES\*\*  
 \*DENSITY BONUS WAIVER REQUESTED: MODIFY COMMERCIAL PARKING RATIO FROM 1 STALL PER 335 S.F. TO 1 STALL PER 360 S.F. - SEE STATE DENSITY BONUS LETTER  
 \*\*DENSITY BONUS WAIVER REQUESTED: 66% (15) VARIOUS SIZED "COMPACT" SPACES PROVIDED, WHILE 30% ALLOWED PER SMMC 27.64. - SEE STATE DENSITY BONUS LETTER

EV CAPABLE & EVSE INSTALLED SPACES:  
 COMMERCIAL: 10% EV CAPABLE PLUS 5% EVSE INSTALLED REQUIRED (13 X 15=195). ALL SPACES PROVIDED WILL BE EVSE INSTALLED  
 RESIDENTIAL: 15% EV CAPABLE REQUIRED (9 X .15=135)  
 TOTAL EV CAPABLE AND EVSE INSTALLED REQUIRED

PER CBC CHAPTER 11B, TABLE 11B-228.3.2.1, MINIMUM NUMBER OF EVCS REQUIRED TO COMPLY WITH SECTION 11B-812:

TOTAL EVCS	VAN	STANDARD	AMBULATORY
1-4	1	0	0

PROVIDED: 4 TOTAL SPACES: ONE VAN, TWO 8'-6"X18' STALLS, ONE 10'-0"X18' STALLS

### AUTOMOBILE PARKING STALL DIMENSIONS (SECTION 27.64.120 & PW PARKING STANDARDS SPECIFICATIONS)

STALL TYPE	WIDTH	DEPTH	AISLE
STANDARD	8'-6"	18'-0"	24'-0"
COMPACT	8'-0"	17'-0"	22'-8"
RESTRICTED STALL STANDARD	9'-0"	18'-0"	24'-0"
RESTRICTED STALL COMPACT	8'-0"	17'-0"	22'-8"
END STALL STANDARD	10'-0"	18'-0"	24'-0"
END STALL COMPACT	9'-0"	17'-0"	22'-8"
CONFINED STALL STANDARD	10'-0"	18'-0"	24'-0"
CONFINED STALL COMPACT	9'-0"	17'-0"	22'-8"

\* 8'-6" X 18' WITH 24' AISLE PROVIDED

\*\* 9'-0" X 18' WITH 24' AISLE PROVIDED

REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS (CBC TABLE 11B-208.2)

TOTAL PARKING SPACES	MINIMUM REQUIRED	COMPLIANT
1-25	1	YES

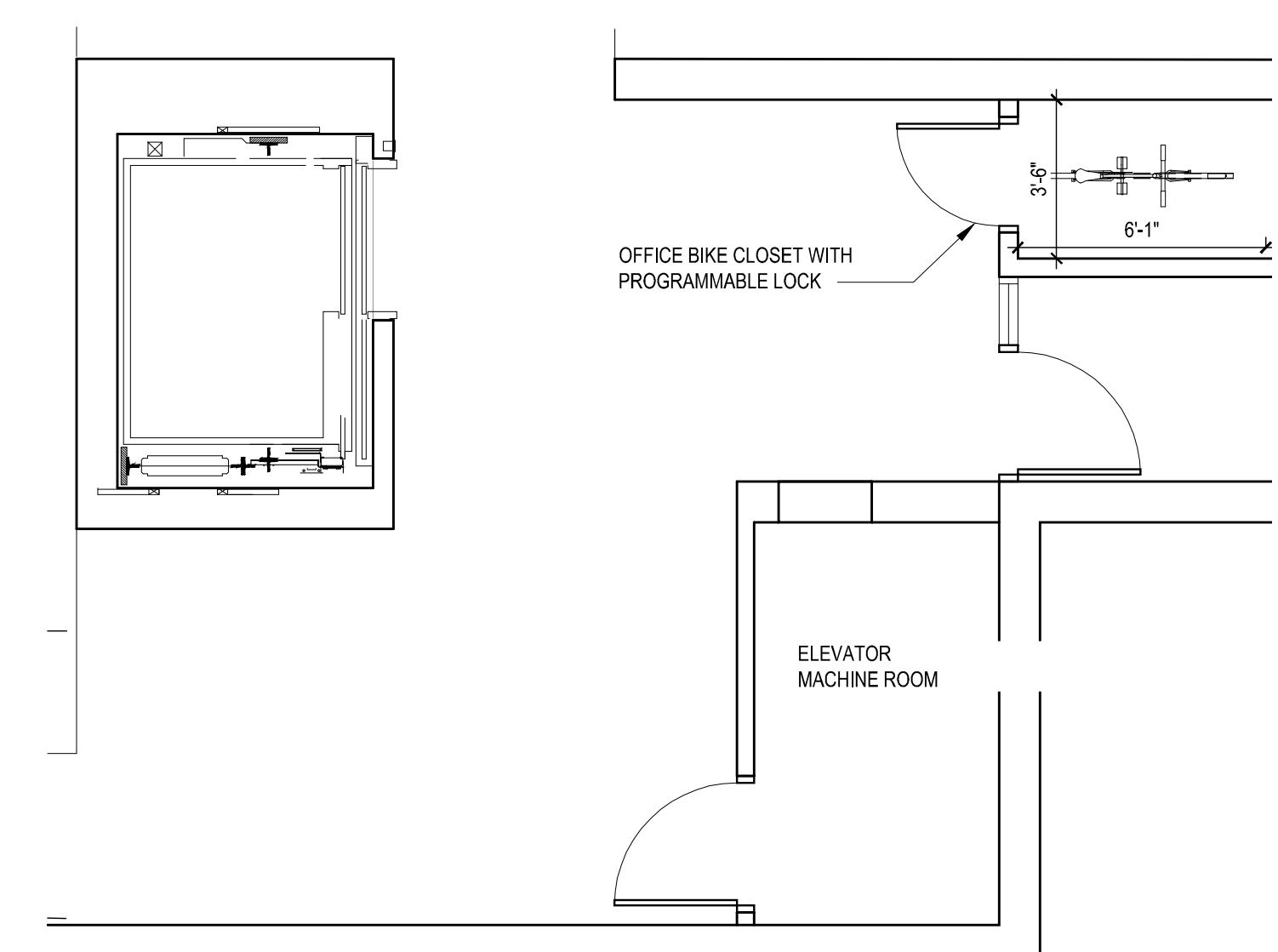
PROVIDED: TWO VAN ACCESSIBLE SPACES

## KEYNOTES

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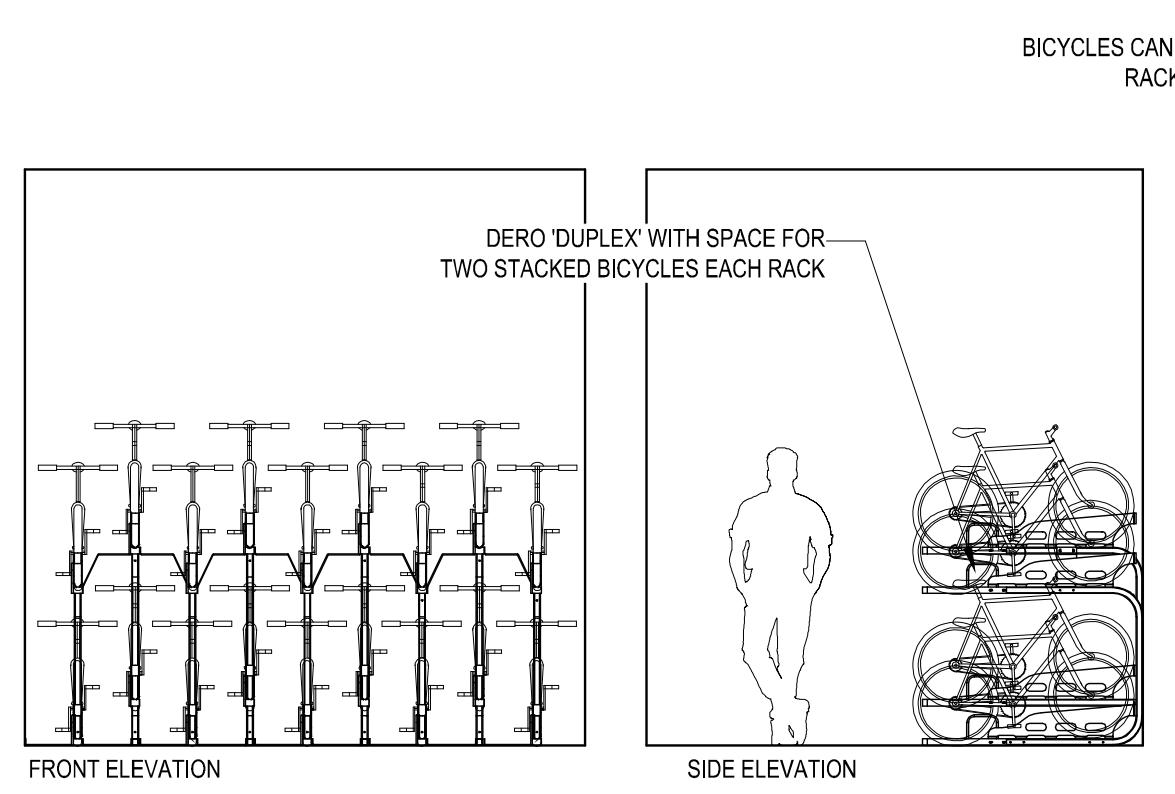
- 1 PROPERTY LINE
- 2 CONCRETE COLUMN
- 3 CAST-IN-PLACE CONCRETE WALLS
- 4 CONCRETE RAMP
- 5 CONCRETE CURB
- 6 LONG-TERM SECURE OFFICE BICYCLE PARKING CLOSET; SEE DETAIL 12/A2.10
- 7 ELECTRONICALLY OPERATED SLIDING GATE AND FENCE ENCLOSURE FOR SECURE PARKING
- 8 ACCESSIBLE PATH OF TRAVEL PER CBC 11B-402, SHOWN DASHED
- 9 NOT USED
- 10 WALL MOUNTED EV CHARGER
- 11 MAN DOOR IN FENCE, WILL SWING IN EITHER DIRECTION WHEN FIRE ALARM TRIGGERED
- 12 C3 WATER PUMP 5X5' CLEARANCE REQUIRED

UNLESS OTHERWISE NOTED, PARKING STALLS ARE 18' LONG



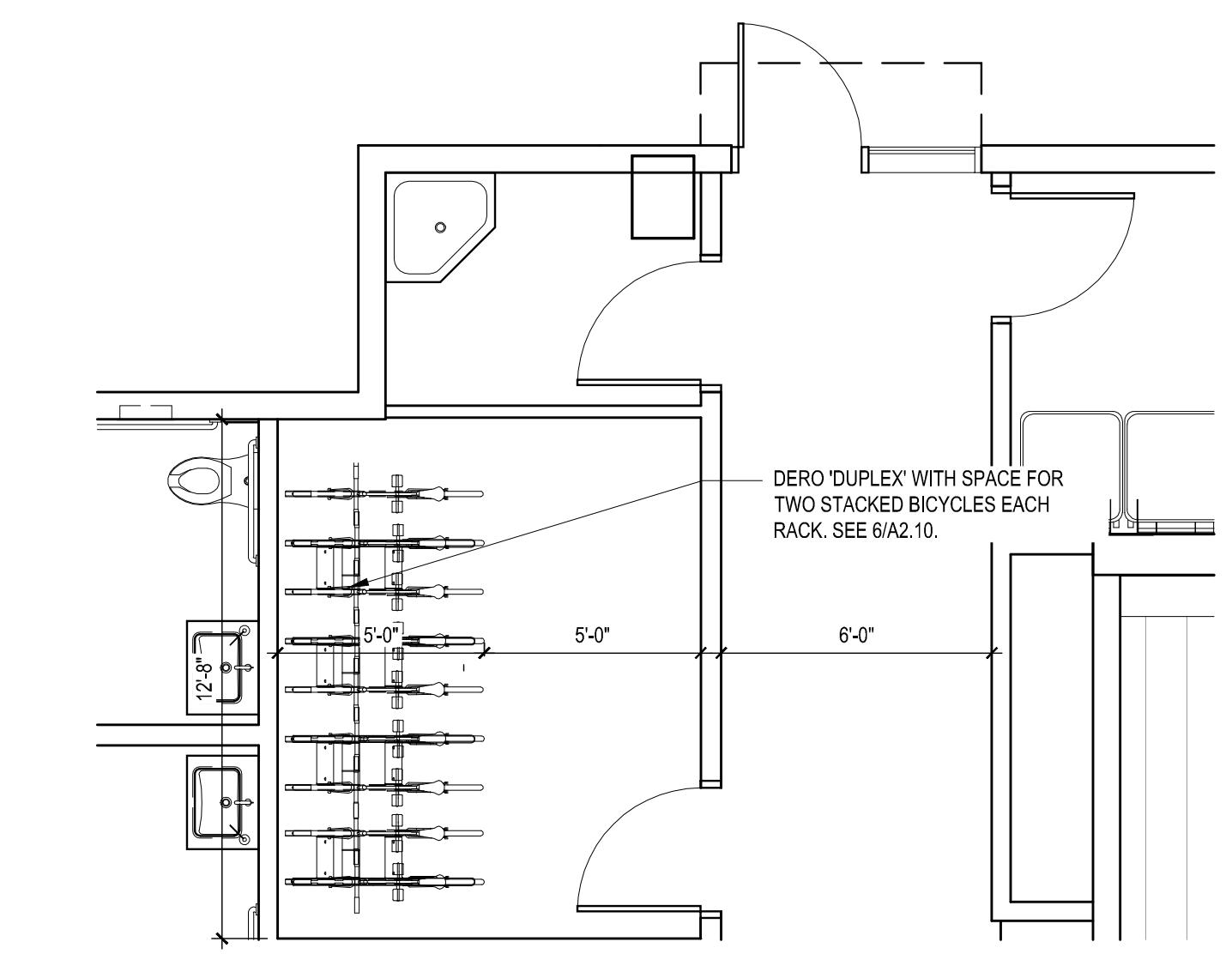
ENLARGED OFFICE  
LONG-TERM BICYCLE PARKING PLAN

12



6 DERO DUPLEX  
LONG-TERM BICYCLE PARKING

SCALE: 1/4" = 1'-0"



ENLARGED RESIDENTIAL  
LONG-TERM BICYCLE PARKING PLAN

3

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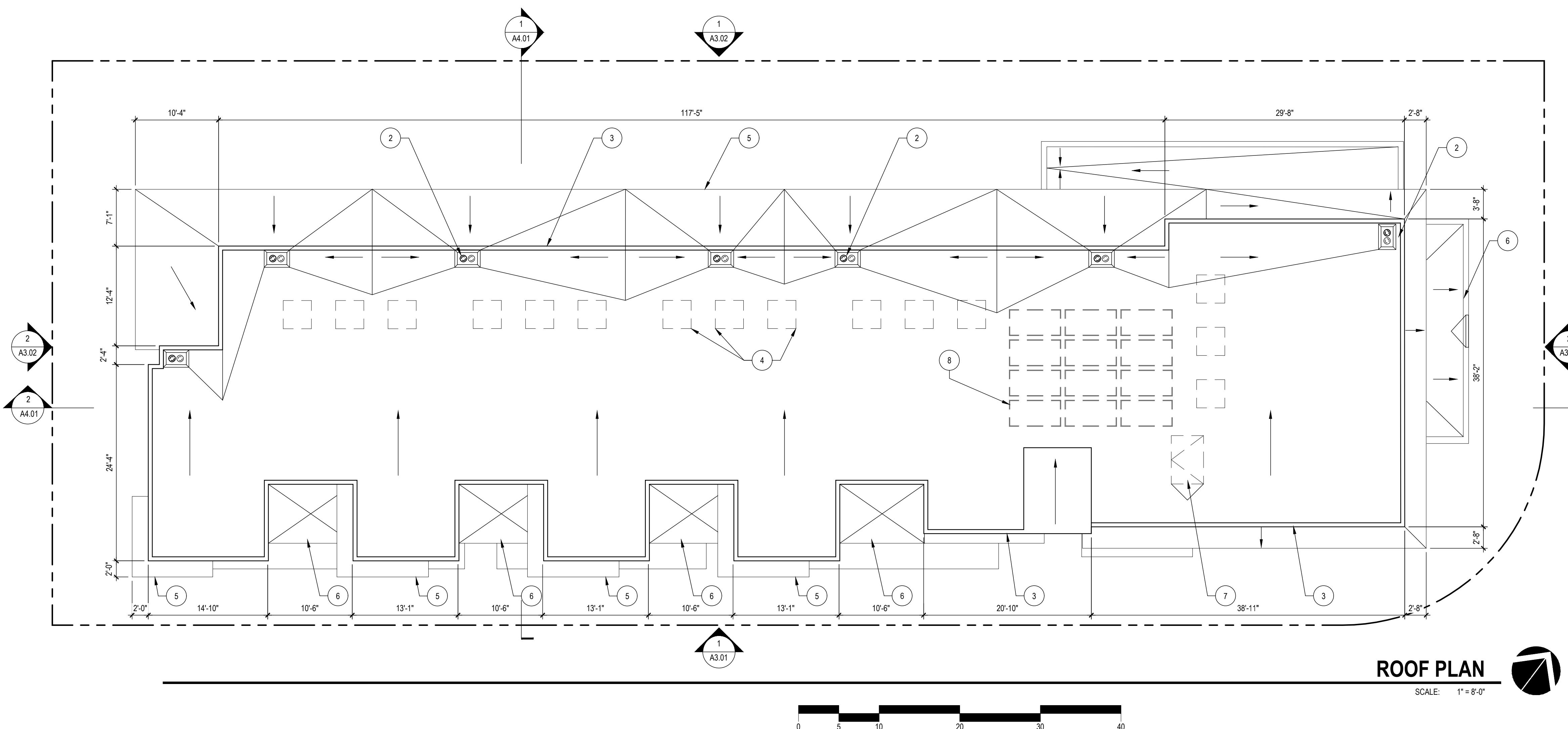
Below Grade Parking  
Level Plan

**A2.10**

PROJECT NO: 184688







## KEYNOTES

- 1 RIDGE
- 2 ROOF DRAIN AND OVERFLOW
- 3 PARAPET WALL; SEE ELEVATION FOR HEIGHTS
- 4 RESIDENTIAL ROOF TOP MECHANICAL UNITS; FINAL SIZE AND LOCATION TO BE DETERMINED
- 5 LINE OF CANOPY BELOW
- 6 BALCONY BELOW
- 7 ROOF ACCESS HATCH 4'X6' MIN. (TO MEET SMMC 23.54.090.d2 SECURITY STANDARDS)
- 8 PER SMMC 23.24.030

A 3 KW PHOTOVOLTAIC SYSTEM REQUIRED FOR MULTI-FAMILY RESIDENTIAL 17 UNITS OR MORE.  
AT 15.8% EFFICIENCY 1 SQUARE FOOT = 15 WATTS  
TOTAL 3KW/ 15 WATTS = TOTAL SQUARE FEET REQUIRED  
200 SQUARE FEET REQUIRED

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In Association with:

SOUTH WEST ELEVATION - EL CAMINO REAL

1

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



## KEYNOTES

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- 1 1" INSULATED LOW E GLAZING SYSTEM WITH LOW TINT GLASS IN BLACK ALUMINUM FRAMES, KAWNEER OR SIM.
- 2 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 GRAY

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SOUTH EAST ELEVATION - HAYWARD AVE

2

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

EXTERIOR ELEVATIONS

A3.01

PROJECT NO: 184688



NORTH EAST ELEVATION

1

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

0 5 10 20 30 40



NORTH WEST ELEVATION

2

0 5 10 20 30 40

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EXTERIOR ELEVATIONS

**A3.02**

PROJECT NO: 184688

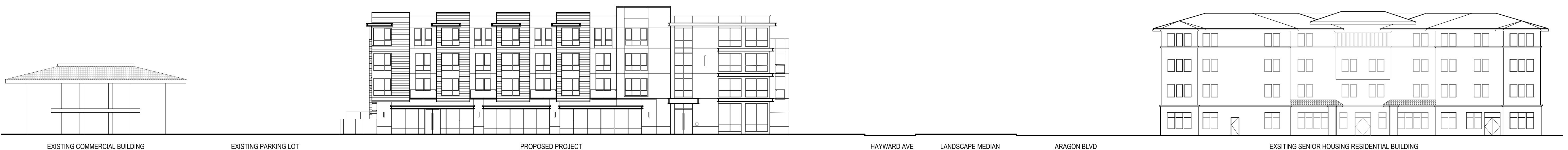


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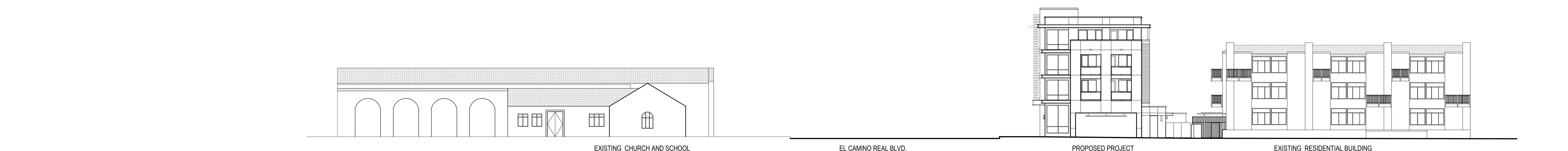
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### EL CAMINO REAL ELEVATION

1



### SOUTH EAST ELEVATION - HAYWARD AVENUE

2



### SITE FENCE DETAILS

3

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1 HAYWARD AVENUE  
SAN MATEO, CA 94402

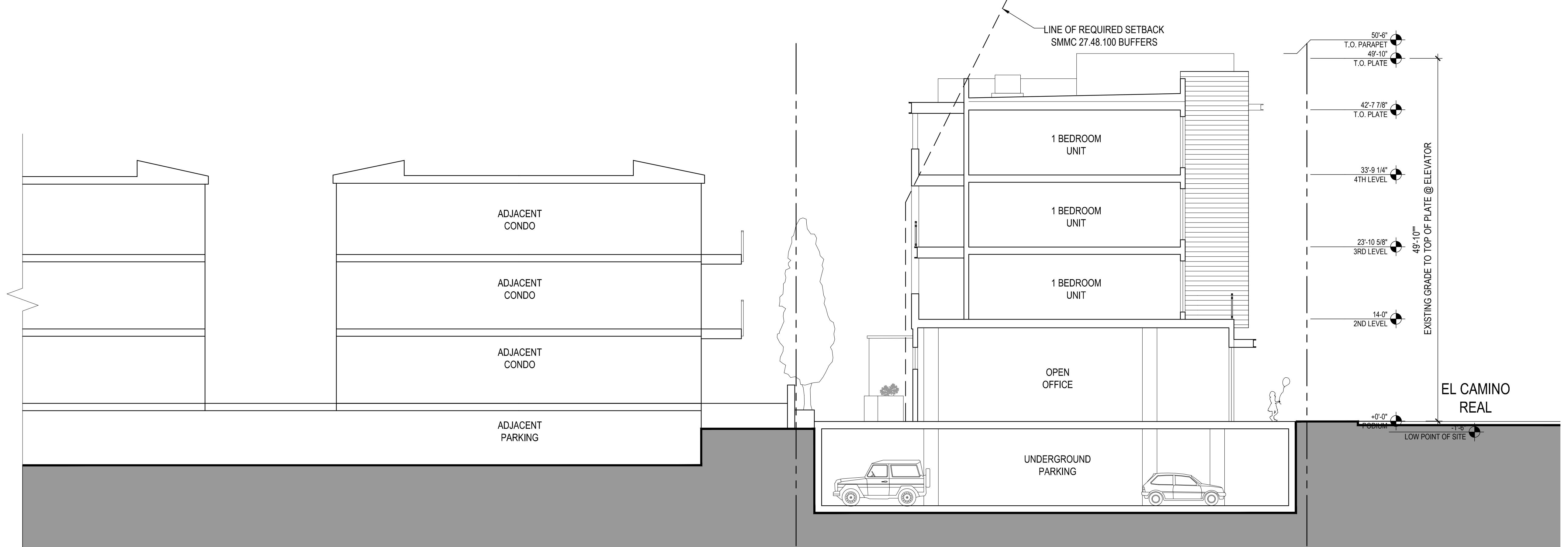
DATE  
02.10.2019  
06.12.2020  
08.20.2020  
02.10.2021  
07.22.2021

DESCRIPTION  
PLANNING SUBMITTAL  
PLANNING RESUBMITTAL I  
PLANNING RESUBMITTAL II  
PLANNING RESUBMITTAL III  
PLANNING RESUBMITTAL IV  
PLANNING RESUBMITTAL V

STREET CONTEXT ELEVATIONS,  
MATERIAL AND COLOR PALETTES

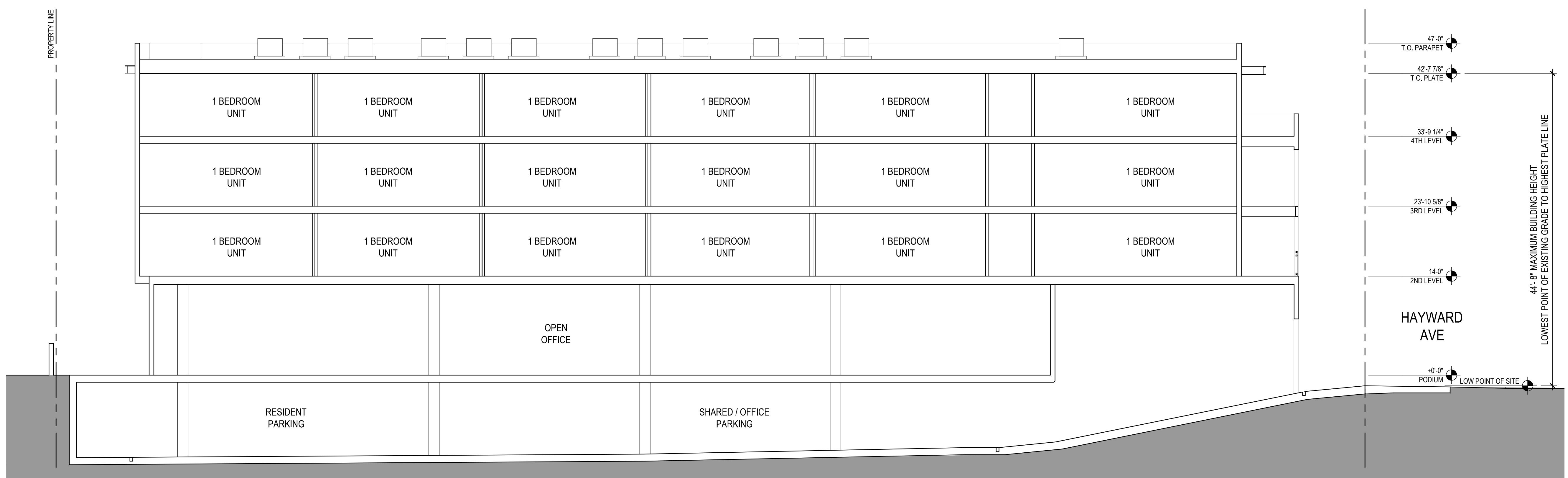
**A3.03**

PROJECT NO: 184688


**BUILDING SECTION 1**

1

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


**BUILDING SECTION 2**

2

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

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

 DATE: 10.03.2019  
 DESCRIPTION: 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

BUILDING SECTIONS

**A4.01**

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.

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

## 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	SDS	STORM DRAIN SYSTEM
CONT	CONTINUOUS	SED	SEE ELECTRICAL ENGINEERING DRAWINGS
DBH	DIAMETER AT BREAST HT	SD	STORM DRAIN
DG	DECOMPOSED GRANITE	SIM	SIMILAR
DWG	DRAWING(S)	SJ	SCORE JOINT
(E)	EXISTING	SMD	SEE MECHANICAL ENGINEERING DRAWINGS
EJ	EXPANSION JOINT	SPD	SEE PLUMBING DRAWINGS
EQ	EQUAL	SPECS	SPECIFICATIONS
EW	EACH WAY	SQ	SQUARE
FF	FINISH FLOOR	SS	STRUCTURAL SLAB
FG	FINISHED GRADE	SSD	SEE STRUCTURAL ENGINEERING DRAWINGS
FOB	FACE OF BUILDING	SST	STAINLESS STEEL
FOW	FACE OF WALL	STL	STEEL
FP	FINISH PAVING	TC	TOP OF CURB
GAL	GALLON	TF	TOP OF FENCE
GFRC	GLASS FIBER REINFORCED CONCRETE	THLD	THRESHOLD
GB	GRADE BREAK	TP	TOP OF PLANTER
HP	HIGH POINT	TR	TOP OF RAMP
HPS	HIGH POINT SWALE	TS	TOP OF STAIR
HT	HEIGHT	TW	TOP OF WALL
IE	INVERT ELEVATION	TYP	TYPICAL
INT	INTERSECTION	UON	UNLESS OTHERWISE NOTED
INV	INVERT	VIF	VERIFY IN FIELD
LT	LIGHT	WPM	WATERPROOF MEMBRANE
LTWT	LIGHTWEIGHT	WP	WATERPROOFING
MAX	MAXIMUM	WRC	WESTERN RED CEDAR
MIN	MINIMUM		
MFR	MANUFACTURER		

## SYMBOLS LEGEND

X-X 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
<b>PAVING</b>								
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
<b>LANDSCAPE WALLS &amp; STRUCTURES</b>								
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	
<b>FENCING &amp; GATES</b>								
F-1	FENCE		–	–	–	–	–	
F-2	GATE		–	–	–	–	–	
<b>LIGHTING</b>								
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
<b>SITE FURNISHINGS</b>								
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	MULIT-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	
<b>MISCELLANEOUS</b>								
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	

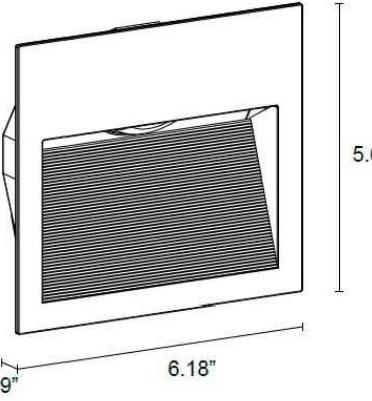
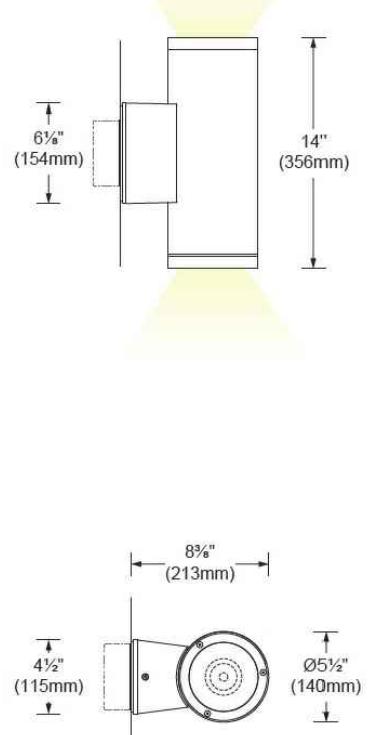
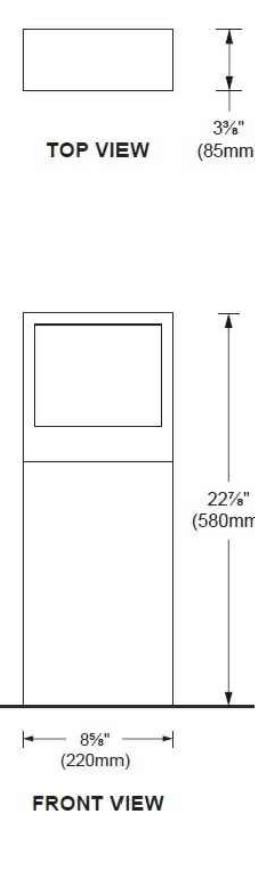
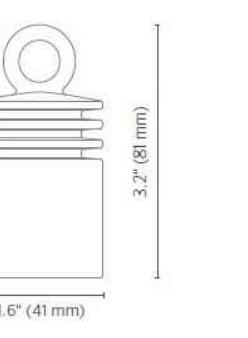
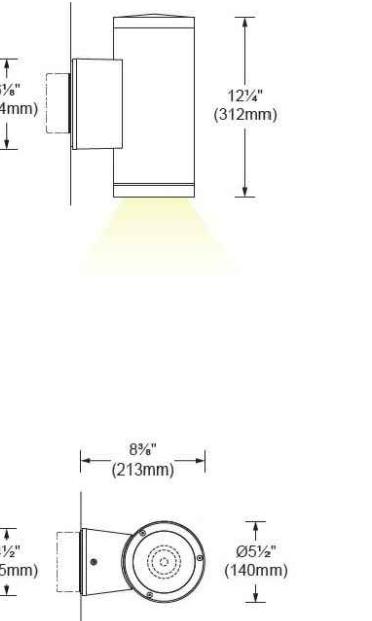
A Planning Application for:  
**ONE HAYWARD**  
1 HAYWARD AVENUE  
SAN MATEO, CA 94402

DATE	DESCRIPTION
03.2019	PLANNING SUB
10.2020	PLANNING RESUBM
12.2020	PLANNING RESUBM
20.2020	PLANNING RESUBMI
29.2021	PLANNING RESUBMI
22.2021	PLANNING RESUBMITAL

## COVER SHEET

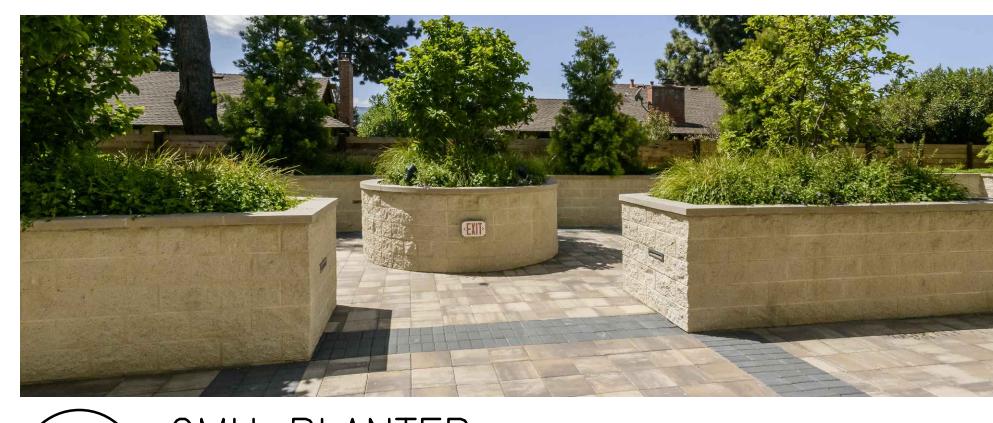
L0.01

CT NO: 184


**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

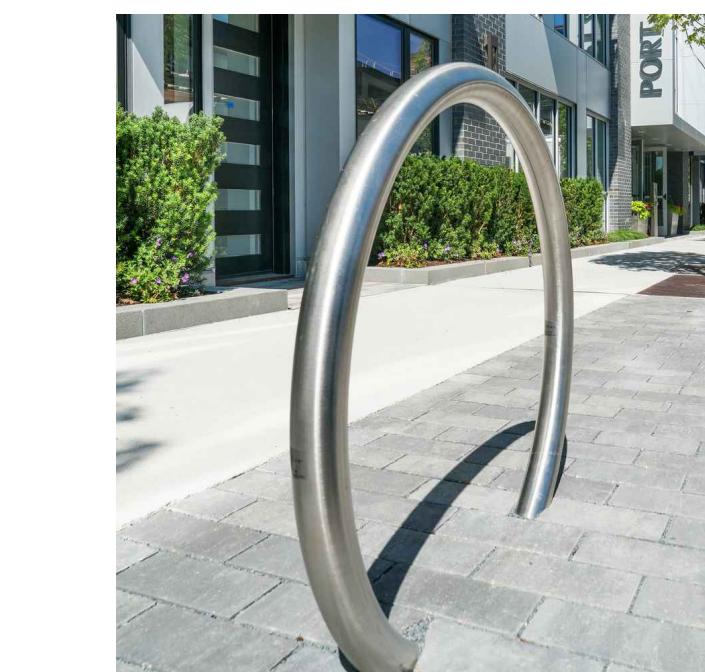
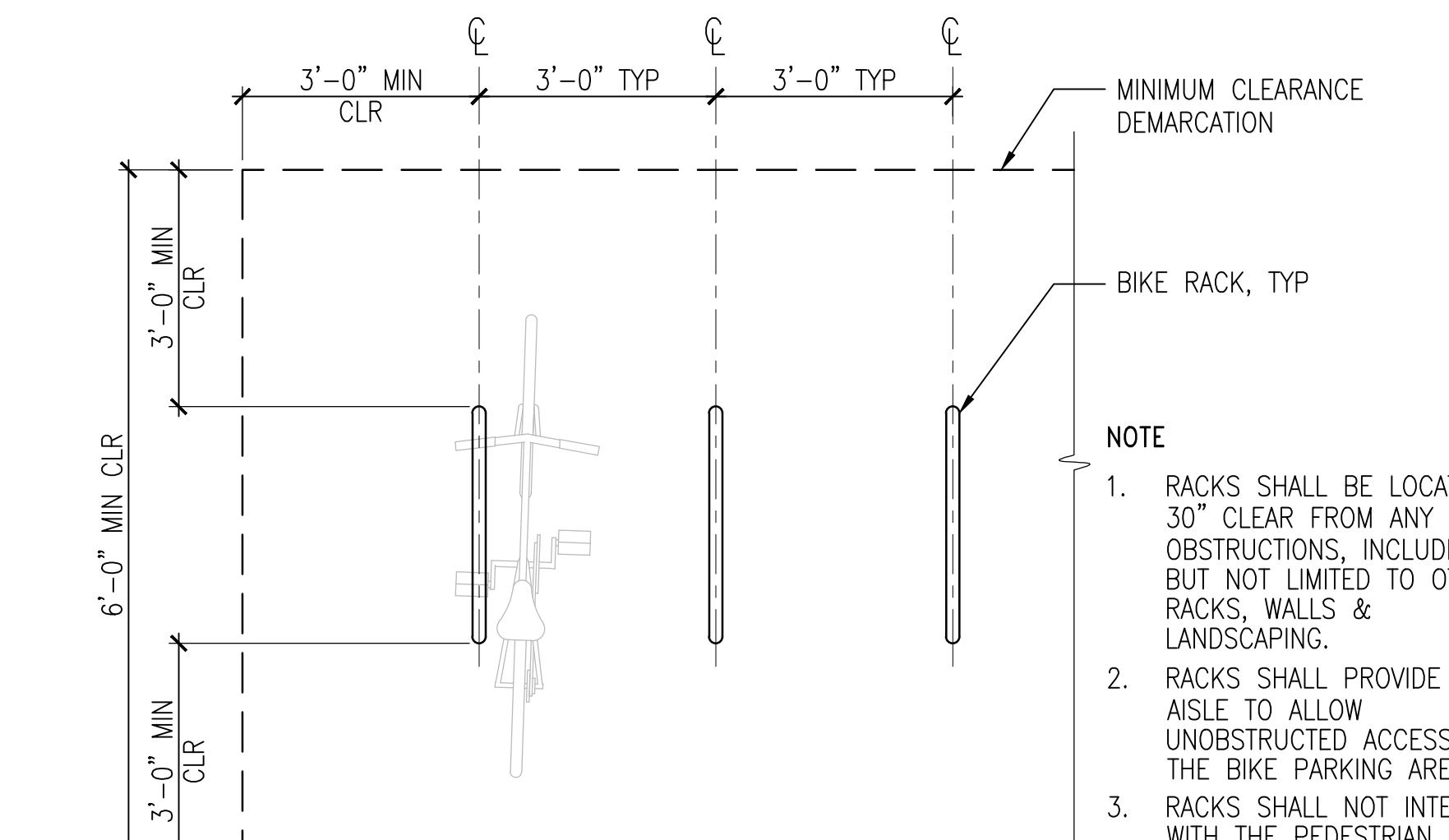
**12** METAL PLANTER  
 SCALE: NTS

**13** CMU PLANTER  
 SCALE: NTS

**6** SOMA STONE SEATING  
 SCALE: NTS

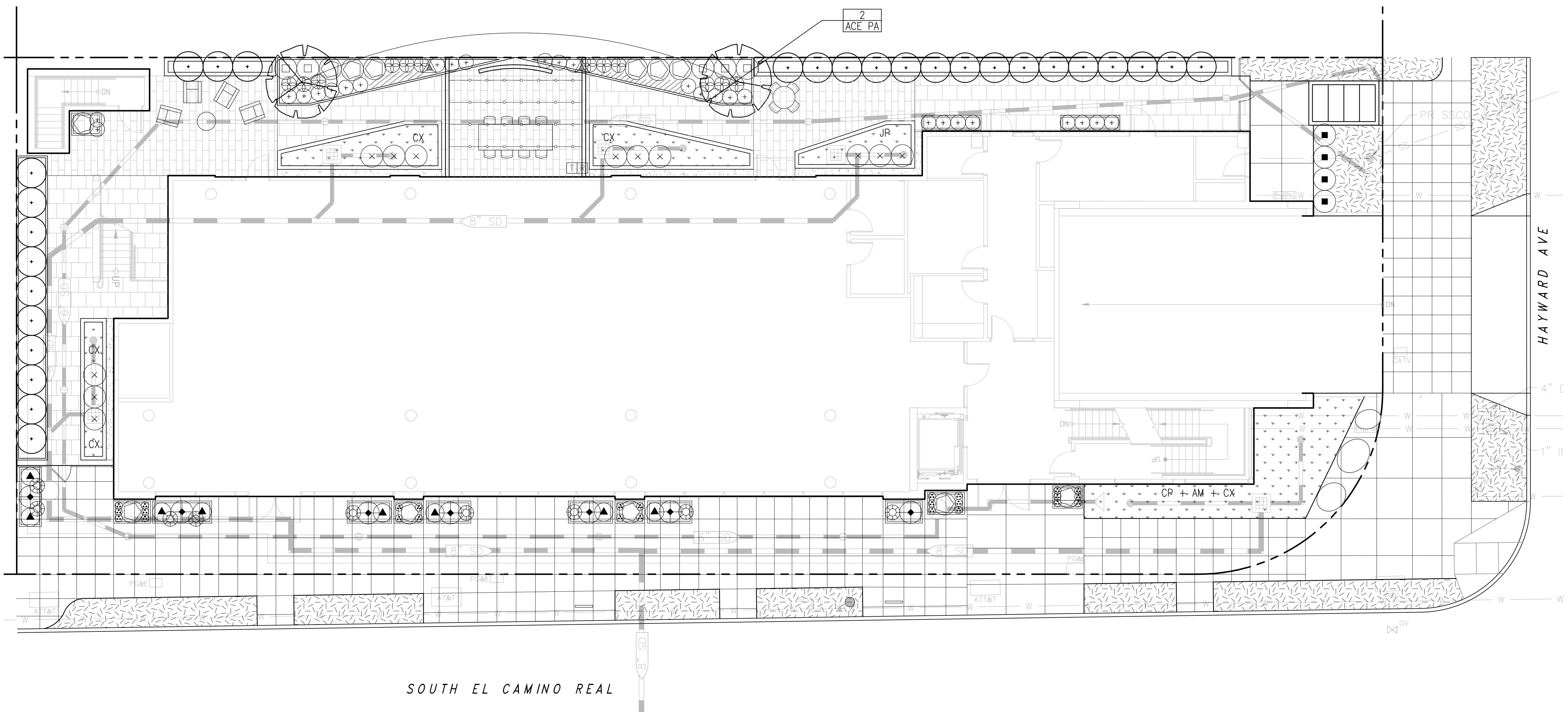
**7** COMMUNITY TABLE & CHAIRS  
 SCALE: NTS

**8** DINING TABLE & CHAIRS  
 SCALE: NTS

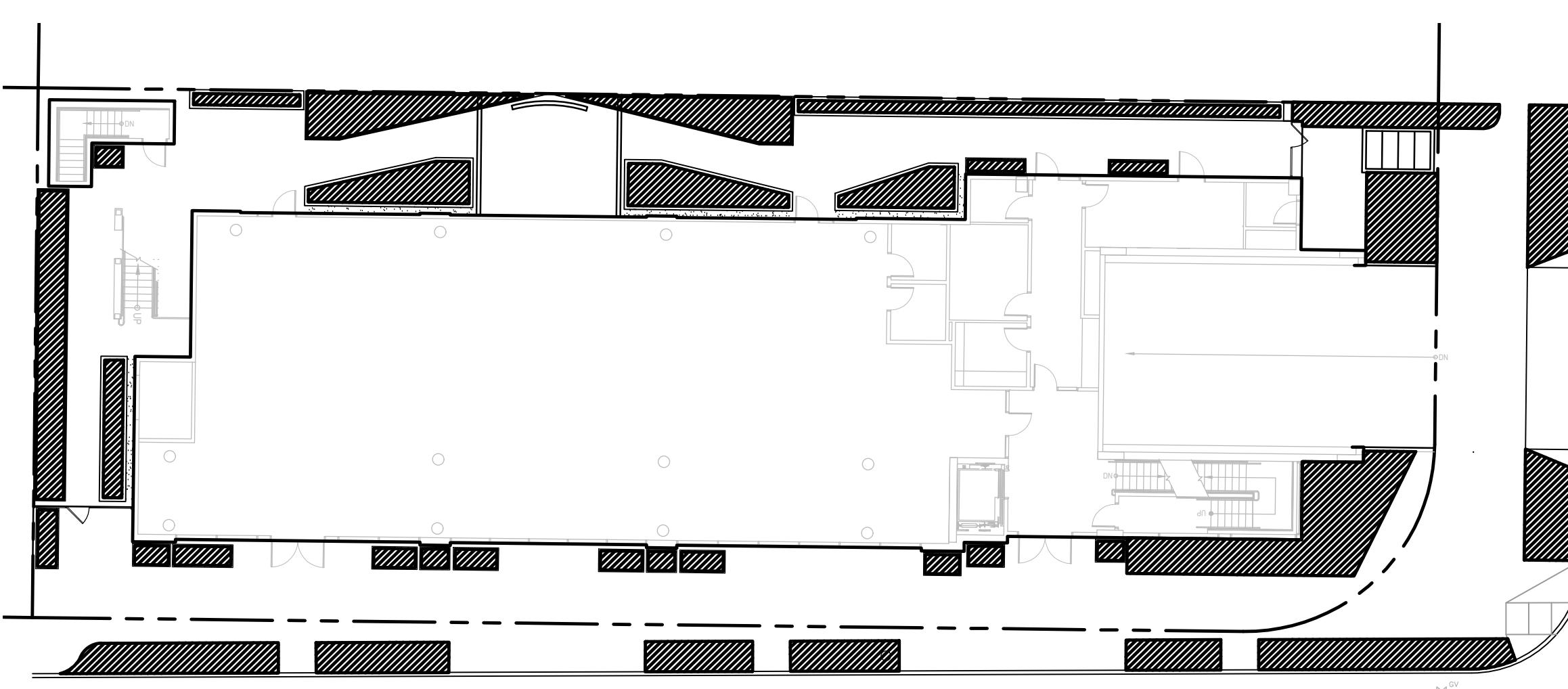
**9** LOUNGE TABLE & CHAIRS  
 SCALE: NTS

**1** CONCRETE PAVERS  
 SCALE: NTS

**3** BIKE RACK  
 SCALE: NTS

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

**5** TRASH & RECYCLE RECEPTACLES  
 SCALE: NTS



SOUTH EL CAMINO REAL



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
<b>TREES</b>						
ACE PA	ACER PALMATUM 'SANGO KAKU'	JAPANESE MAPLE	36" BOX	PER PLAN	2	M
<b>SCREEN SHRUBS</b>						
+	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	15 GAL	PER PLAN		M
	PITTOSPORUM TENUIFOLIUM 'TASMAN RUFFLES'	PITTOSPORUM	15 GAL	PER PLAN		L
<b>SHRUBS &amp; GRASSES</b>						
□	ACACIA COGNATA 'COUSIN IT'	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

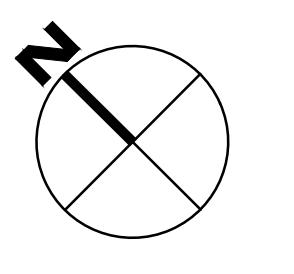
STORMWATER PLANTING

AM	ACHILLEA MILLEFOLIUM	YARROW	1 GAL	2'-0" OC	L
CX	CAREX TUMULCOLA	BERKELEY SEDGE	1 GAL	1'-0" OC	L
CP	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
<b>GROUNDCOVERS</b>					
	CEANOTHUS 'CENTENNIAL'	CALIFORNIA LILAC	1 GAL	3'-0" OC	L
	EPILOBIUM CANUM 'SCHIEFFELIN'S CHOICE'	CA FUCHSIA	1 GAL	2'-0" OC	L
	LYSMACHIA NUMMULARIA 'AUREA'	CREEPING JENNY	1 GAL	1-0" OC	H
<b>VINES</b>					
△	CLEMATIS 'MRS. SPENCER CASTLE'	CLEMATIS	5 GAL	PER PLAN	L

A Planning Application for:  
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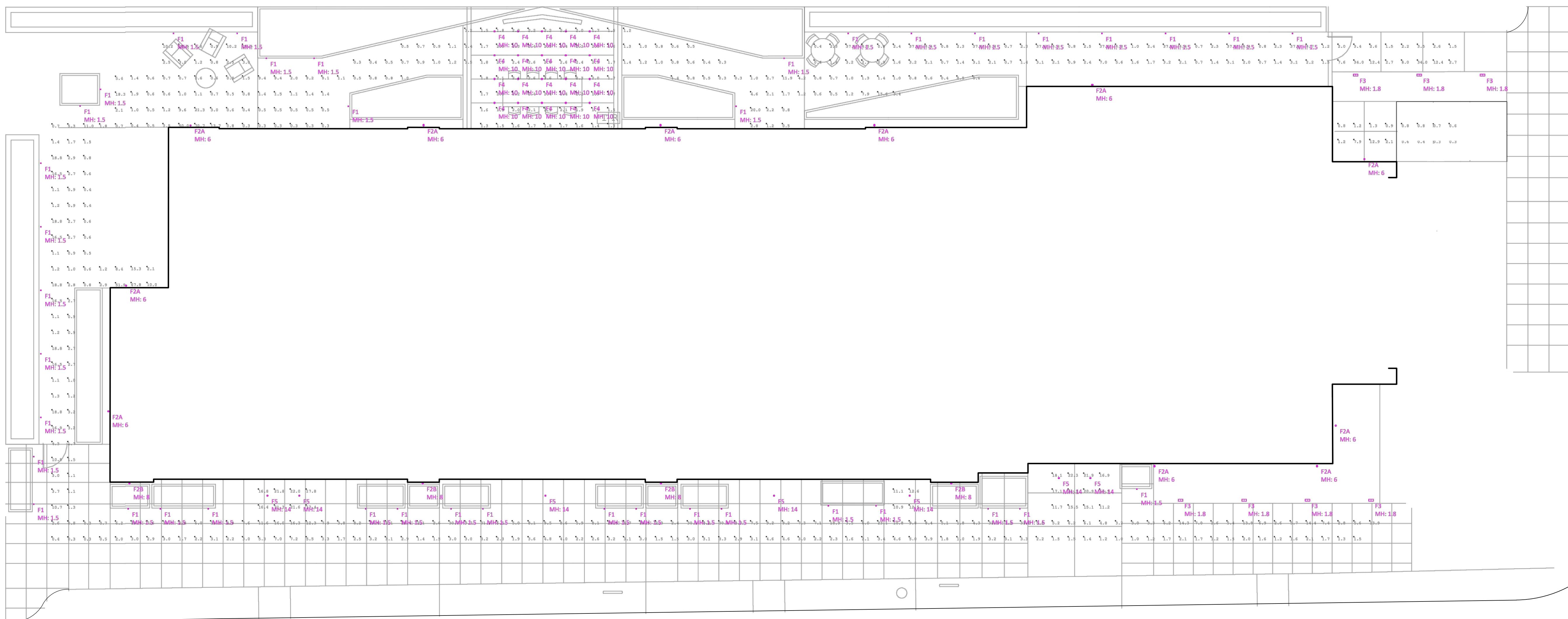
PLANTING PLAN  
L3.01  
SCALE: 1/8" = 1'-0"

PROJECT NO: 18

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

**ARC TEC**  
ARCHITECTURAL TECHNOLOGY  
www.arc tecinc.com  
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2960 East Northern Avenue, Building 602, 602.953.1  
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1731 Technology Drive, Suite 7  
San Jose, CA 95113 408.996.1

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CRLA #3335 2 Theatre Square #218-Orinda CA  
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#### 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 = Lamp Light Loss Factor = Lamp Lumen Depreciation (LLD) x Lamp Dirt Depreciation (LDD) =  $0.95 \times 0.95 = 0.90$

#### 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](http://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](mailto:hasans@ltgsys.com)

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

Page 1 of 1

A Planning Application for:  
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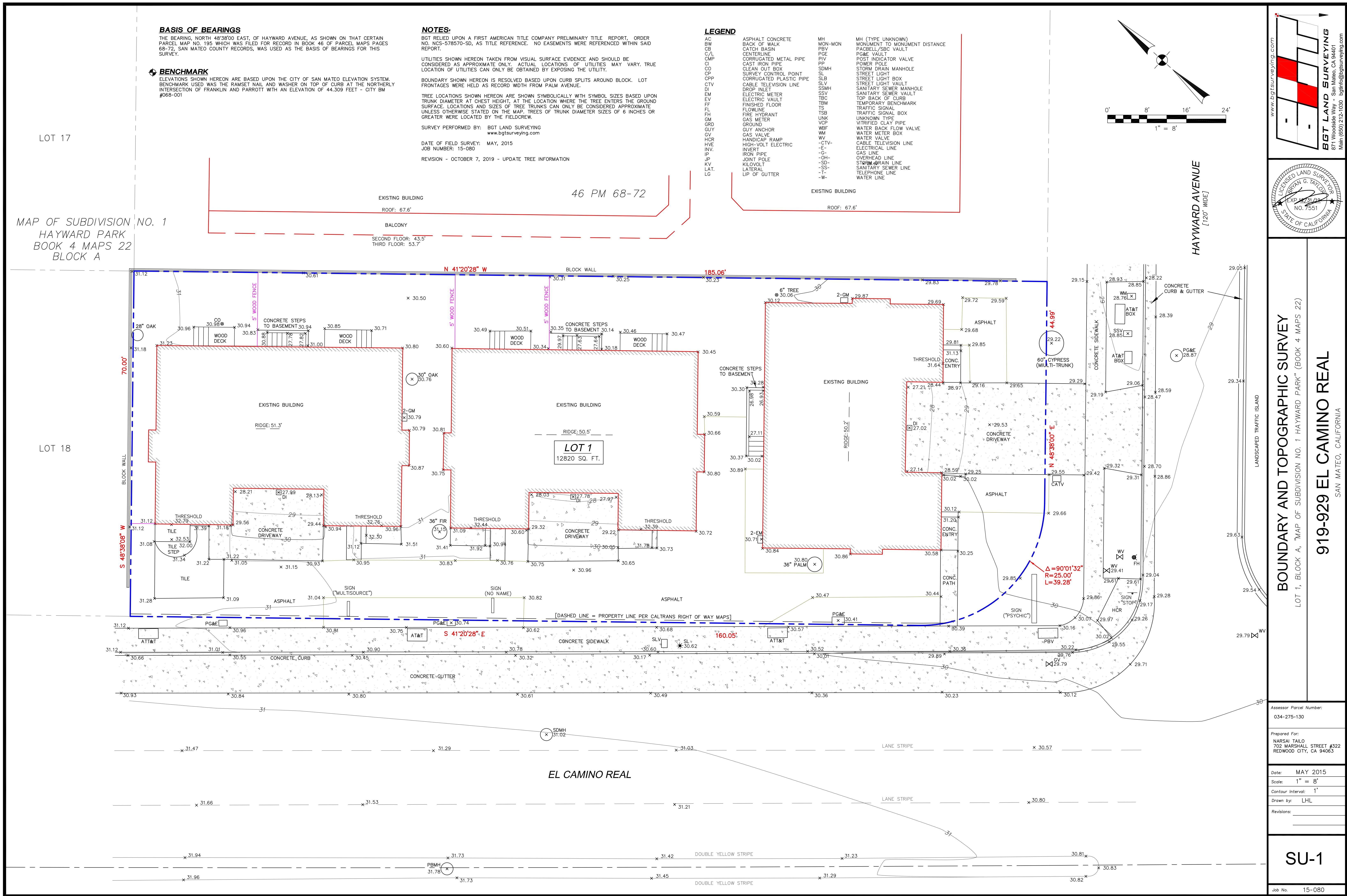
PHOTOMETRIC PLAN  
L4.01

PROJECT NO: 18

**ARC TEC**  
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California  
7371 Technology Drive, Suite 7  
San Jose, CA 95113 408.496.1  
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**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 COMPAKTED TO THE SPECIFIED RELATIVE COMPAKATION.

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 COMPAKATION, 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 COMPAKATION TESTS PERIODICALLY DURING CONSTRUCTION. CONTRACTOR SHALL RECOMPACT AREAS OF FILL NOT MEETING COMPAKATION REQUIREMENTS AS DIRECTED BY THE SOILS ENGINEER.

7. COMPAKATION 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

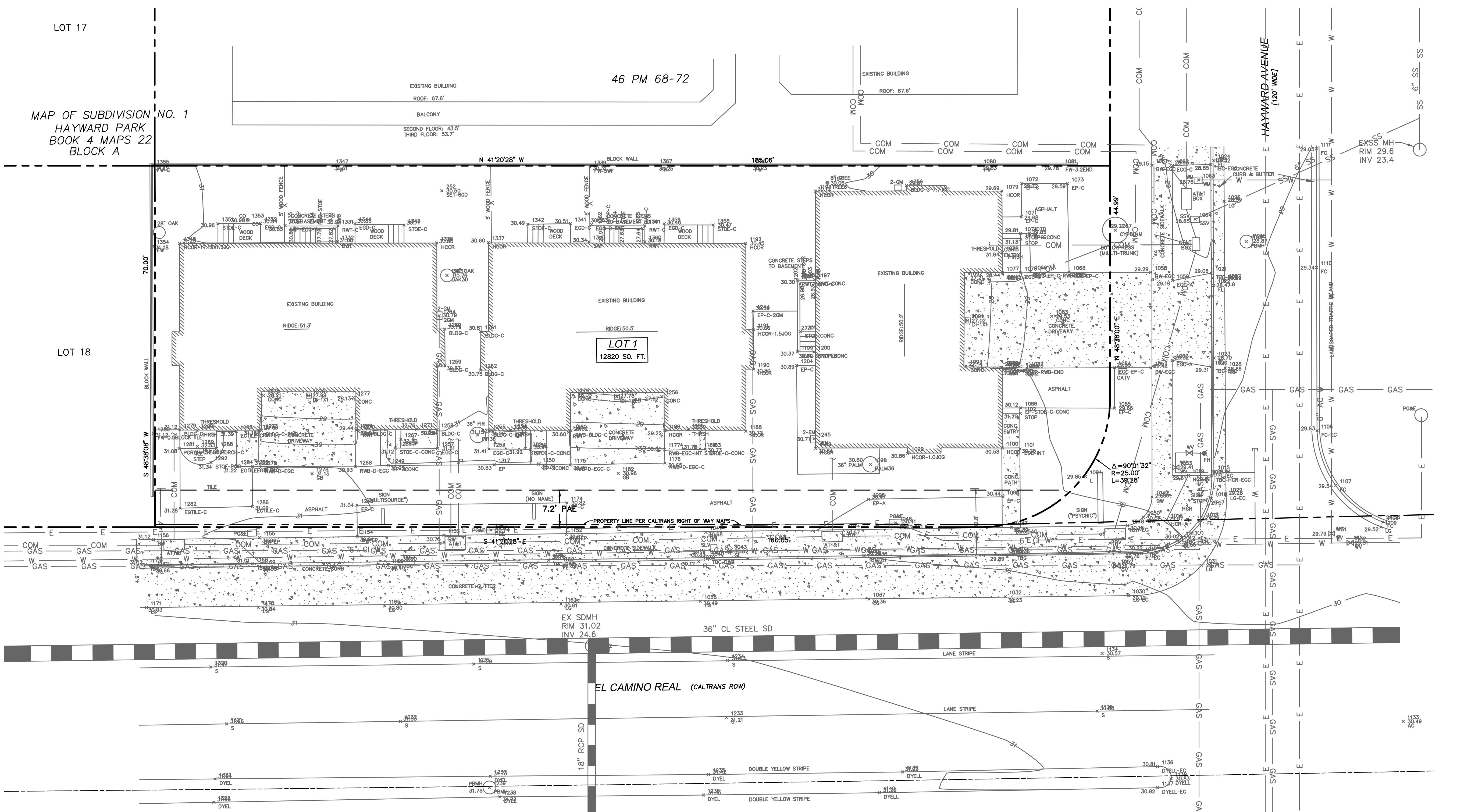
**LEGEND**

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

In Association with:

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

MH	MH	MH (TYPE UNKNOWN)
MON-MON	MON-MON	MONUMENT TO MONUMENT DISTANCE
PBV	PBV	PACBELL/SBC VAULT
PGE	PGE	PG&E VAULT
PIV	PIV	POST INDICATOR VALVE
PP	PP	POWER POLE
SDMH	SDMH	STORM DRAIN MANHOLE
SL	SL	STREET LIGHT
SLB	SLB	STREET LIGHT BOX
SLV	SLV	STREET LIGHT VAULT
SSMH	SSMH	SANITARY SEWER MANHOLE
SSV	SSV	SANITARY SEWER VAULT
TBC	TBC	TOP BACK OF CURB
TBM	TBM	TEMPORARY BENCHMARK
TS	TS	TRAFFIC SIGNAL
TSB	TSB	TRAFFIC SIGNAL BOX
UNK	UNK	UNKNOWN TYPE
VCP	VCP	VITRIFIED CLAY PIPE
WBF	WBF	WATER BACK FLOW VALVE
WBW	WBW	WATER METER BOX
WV	WV	WATER VALVE
—CTV—	—CTV—	





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

46 PM 68-72

**EXISTING BUILDING**

**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.

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

DATE	DESCRIPTION
03.2019	PLANNING SUBMITT.
10.2020	PLANNING RESUBMITT.
12.2020	PLANNING RESUBMITT.
20.2020	PLANNING RESUBMITT.
29.2021	PLANNING RESUBMITT.
14.2021	PLANNING RESUBMITT.



#### DRIVEWAY SIGHT TRIANGLE

## GRAPHIC SCALE

( IN FEET )  
1 inch = 10 ft.

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

46 PM 68-7

## EXISTING BUILDING

# HAYWARD AVENUE [120' wide]

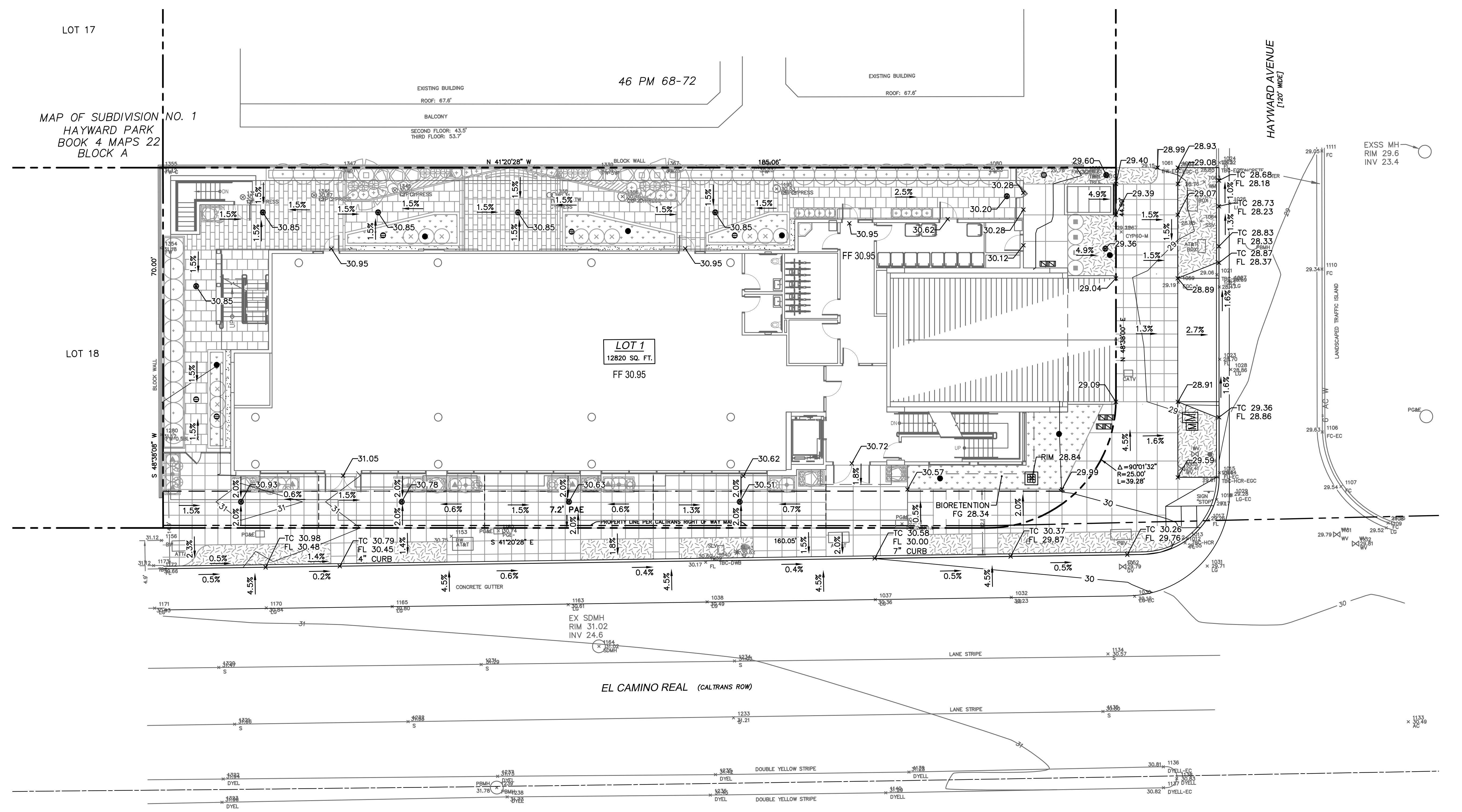
EXSS MH  
RIM 29.6  
INV 23.4

A Planning Application for:  
**ONE HAYWARD**

DATE	DESCRIPTION
10.03.2019	PLANNING SUBMITTAL
02.10.2020	PLANNING RESUBMITTAL
06.12.2020	PLANNING RESUBMITTAL
08.20.2020	PLANNING RESUBMITTAL
01.29.2021	PLANNING RESUBMITTAL
07.14.2021	PLANNING RESUBMITTAL

## PRELIMINARY GRADING PLAN

C4.01



# GRAPHIC SCALE



A horizontal scale bar divided into three equal segments by vertical tick marks. The first segment is labeled '10' at its right end. The third segment is labeled '20' at its left end. Below the scale bar, the text '( IN FEET )' is centered.

PROJECT NO. 104000

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

46 PM 68-72

MAP OF SUBDIVISION  
HAYWARD PARK  
BOOK 4 MAPS 22  
BLOCK A

EXISTING B  
ROOF: 6  
BALCON  
SECOND FLOOR  
THIRD FLOOR

### EXISTING BU

**AYWARD AVENUE**  
[120' WDE]

EXSS MH-  
RIM 29.6  
INV 23.4

A Planning Application for:  
**ONE HAYWARD**

DATE	DESCRIPTION
10.03.2019	PLANNING SUBMITTAL
02.10.2020	PLANNING RESUBMITTAL
06.12.2020	PLANNING RESUBMITTAL
08.20.2020	PLANNING RESUBMITTAL II
01.29.2021	PLANNING RESUBMITTAL IV
07.14.2021	PLANNING RESUBMITTAL V

A circular registration stamp for Michael A. O'Connell, Professional Engineer, No. 75811, EXP. 6/30/22, State of California.

## PRELIMINARY STORMWATER CONTROL PLAN

PROJECT NO: 184688

[REDACTED]

## DMA SUMMARY

## LEGEND

---

 IMPERVIOUS ROOF, PODIUM, OR PAVEMENT SURFACE

 LANDSCAPING, SEE NOTE 1

 FLOW-THRU PLANTER 2  
C8.01 1  
C8.01

DRM BOUNDARY

NOT

**NOTE:**

1. DRAINAGE FROM NON-TREATMENT PLANTERS SHALL BE Routed DIRECTLY TO THE STORMDRAIN SYSTEM

E	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	
	<b>TOTAL</b>	11,552	718	72	11,624	465	550	

( IN FEET )



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

46 PM 68-7

## EXISTING BUILDING

# HAYWARD AVENUE [120' wide]

EXSS MH  
RIM 29.6  
INV 23.4

ssociation with:

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

DATE	DESCRIPTION
3.2019	PLANNING SUBMIT
0.2020	PLANNING RESUBMIT
2.2020	PLANNING RESUBMIT
0.2020	PLANNING RESUBMIT
9.2021	PLANNING RESUBMIT
4.2021	PLANNING RESUBMIT

A circular registration stamp for Michael A. O'Connor, Professional Engineer, No. 75811, EXP. 6/30/22, CIVIL ENGINEER, State of California.

# PRELIMINARY EROSION CONTROL PLAN

PROJECT NO: 18468

## EROSION CONTROL LEGEND

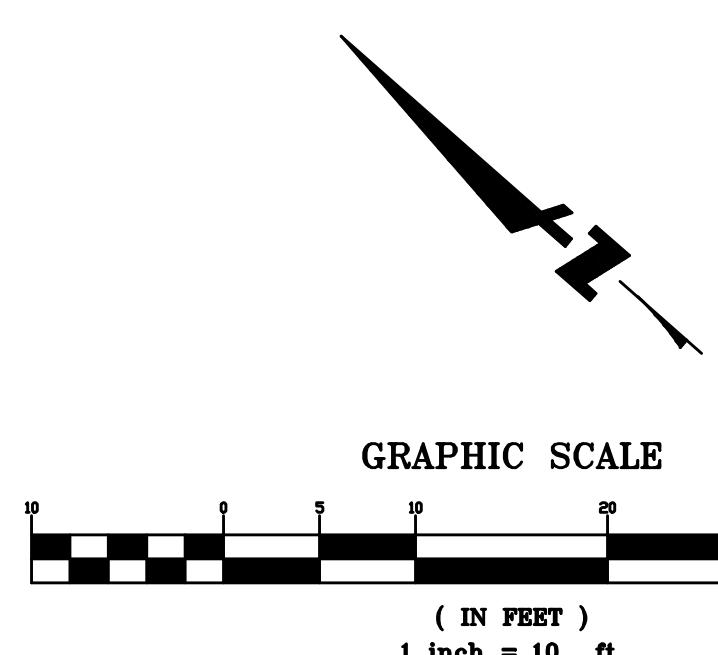


STABILIZED CONSTRUCTION  
ENTRANCE / EXIT



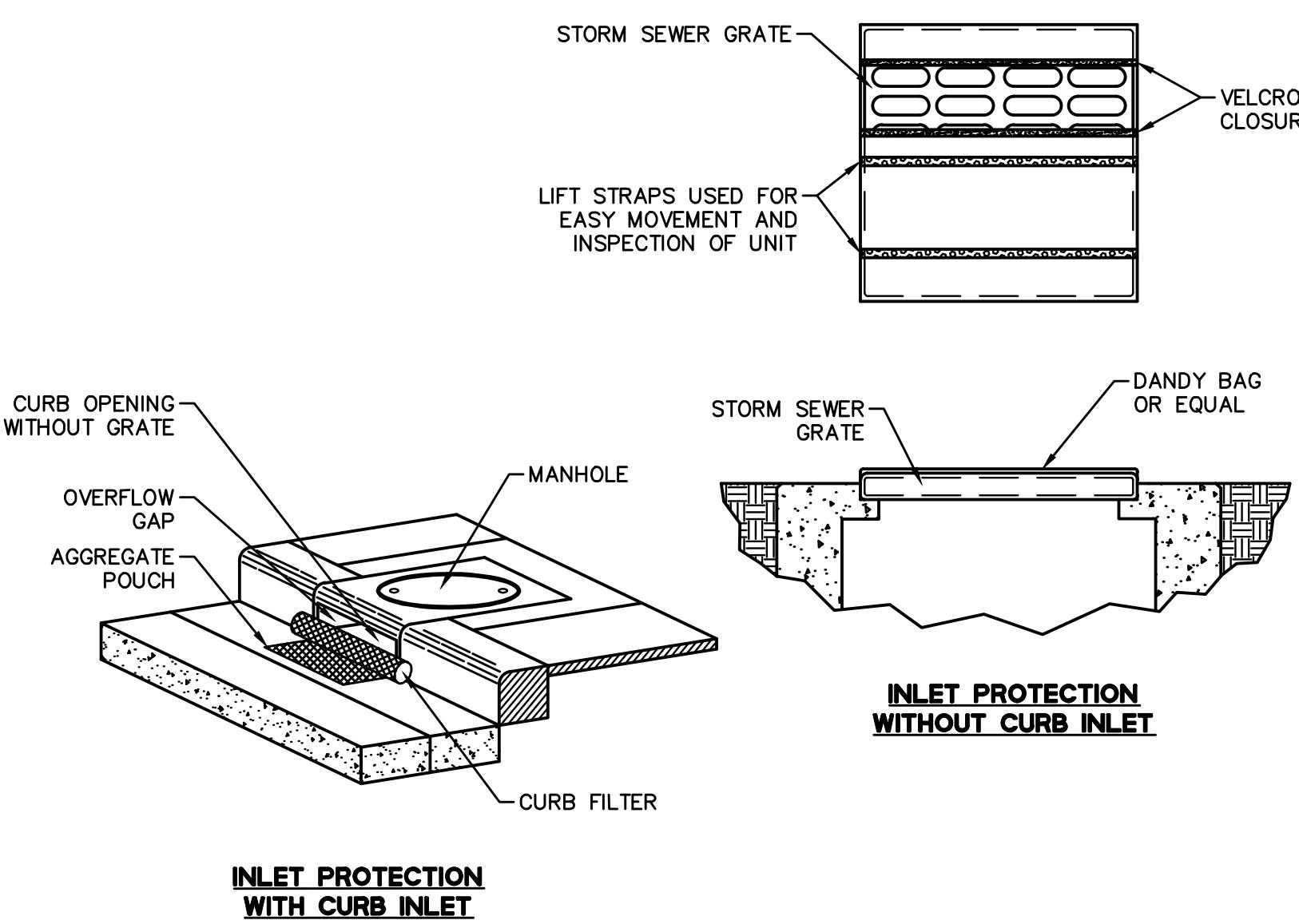
CONSTRUCTION FENCE BY OTHERS

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



## GRAPHIC SCALE

( IN FEET )

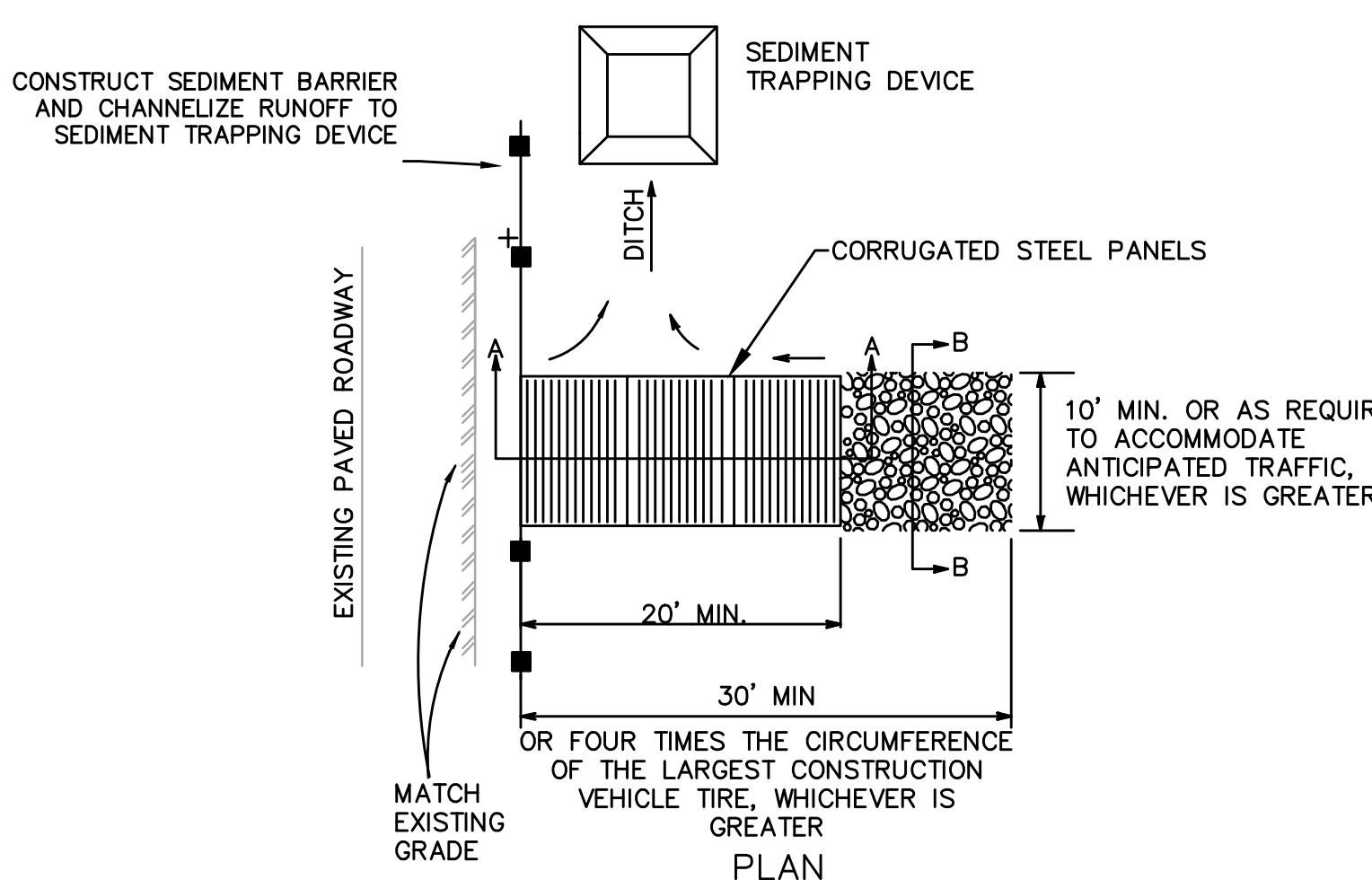


NOTES:

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.

**1 CURB INLET SEDIMENT FILTER BAG PROTECTION**  
NTS

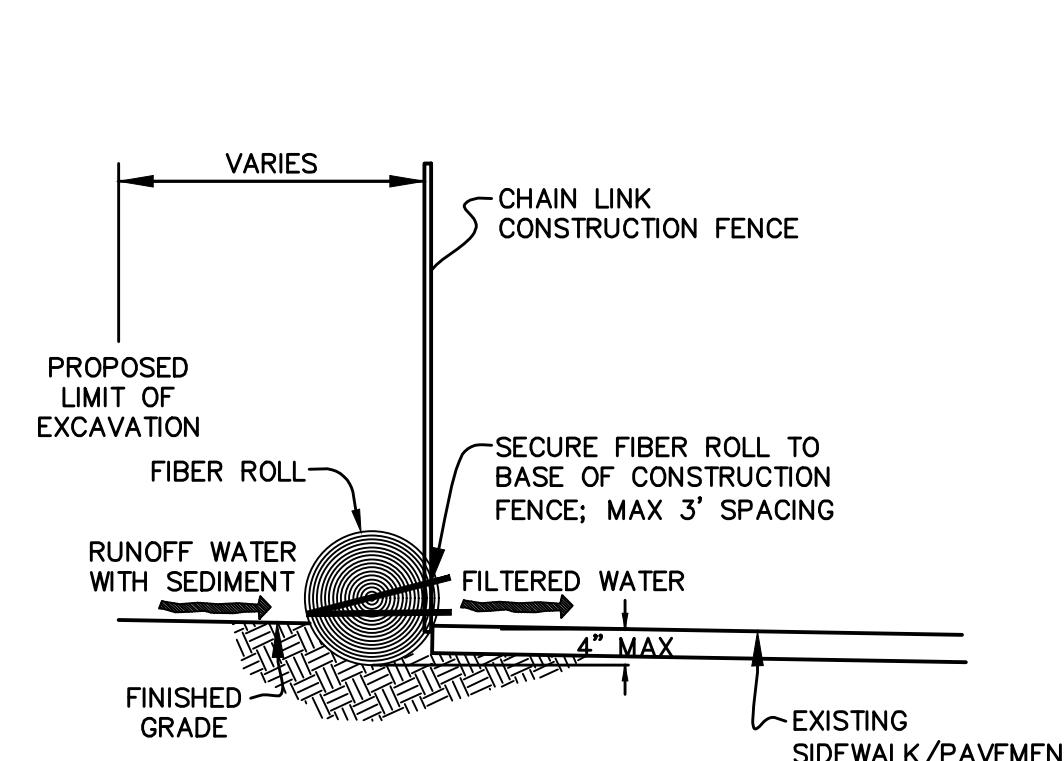
**2 FIBER ROLL**  
NTS



NOTES:

1. THE LOCATIONS SHOWN ARE FOR INFORMATION ONLY. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USE TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE REMOVED IMMEDIATELY.
2. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. SEDIMENT SHALL BE PREVENTED FROM ENTERING THE STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF INLET PROTECTION (E.G. GRAVELBAGS OR OTHER APPROVED METHODS).
3. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12".
4. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS, OR 10', WHICHEVER IS LESS.

**3 STABILIZED CONSTRUCTION ENTRANCE**  
NTS



NOTES:

1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE ANCHORING OF THE ROLL TO THE BASE OF THE CONSTRUCTION FENCE IN A TRENCH, 3" TO 4" DEEP, AND WEIGHTED WITH A SAND OR RACK BAG TO PREVENT FIBER ROLL FROM FLOATATION OR UP LIFT.
2. ADJACENT ROLLS SHALL TIGHTLY ABUT.
3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

EROSION AND SEDIMENT CONTROL NOTES:

1. DEVELOPER: MERIDIAN INVESTMENT MANAGEMENT  
702 MARSHALL STREET #322  
REDWOOD CITY, CA 94063  
CONTACT: NARSAI TALO (650) 868-4584  
IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
2. CIVIL ENGINEER: BKF ENGINEERS  
150 CALIFORNIA STREET, SUITE 600  
SAN FRANCISCO, CA 94111  
(415) 930-7900
3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
4. DEVELOPER WILL SUBMIT TO THE CITY MONTHLY (AT THE FIRST OF EACH MONTH BETWEEN OCTOBER 15TH AND APRIL 15TH) CERTIFICATIONS THAT ALL EROSION/SEDIMENT MEASURES IDENTIFIED ON THE APPROVED EROSION CONTROL PLAN ARE IN PLACE. IF MEASURES ARE NOT IN PLACE, DEVELOPER SHALL PROVIDE THE CITY WITH A WRITTEN EXPLANATION OF WHY THE MEASURE IS NOT PLACE AND WHAT WILL BE DONE TO REMEDY THIS SITUATION.
- 5.
6. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING AND AFTER STORM EVENTS.
7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR OTHER SUBSTANCE OVER A PUBLIC STREET, ALLEY, OR OTHER PUBLIC PLACE. SHOULD THE HAUL MATERIAL BLOW, SPILL, OR TRACK OVER UPON SAID PUBLIC OR AND ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
8. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
9. DURING THE RAINY SEASON, PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LANDED RUNOFF TO THE STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING THE POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
11. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
12. THE CONTRACTOR SHALL UPDATE THE PLANS TO REFLECT CHANGING SITE CONDITIONS. PLAN UPDATES SHALL BE BASED UPON GENERAL SURVEY DATA. EROSION CONTROL EFFECTIVENESS SHALL ALSO BE MONITORED AND THE PLANS UPGRADED AS REQUIRED TO PREVENT SIGNIFICANT QUANTITIES OF SEDIMENT FROM ENTERING THE DOWNSTREAM DRAINAGE SYSTEM.
13. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STORM RUNOFF FROM LEAVING THE SITE. GRAVELBAGS, SILT FENCES AND FIBER ROLLS SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. EXISTING, TEMPORARY, OR PERMANENT CATCH BASINS SHALL USE ONE OF THE SEDIMENT BARRIERS SHOWN.
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO PUBLICLY AND/OR PRIVATELY OWNED AND MAINTAINED ROADS CAUSED BY THE CONTRACTOR'S GRADING ACTIVITIES, AND WILL BE RESPONSIBLE FOR THE CLEANUP OF MATERIAL SPILLED ON PUBLIC ROADS ON THE HAUL ROUTE, ADJACENT PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORKING DAY.
15. BEST MANAGEMENT PRACTICES AS DEFINED IN THE SWPPP SHALL BE OPERABLE YEAR ROUND.
16. THE NAME, ADDRESS AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE PROVIDED TO THE CONSTRUCTION MANAGER AND THE CITY.
17. TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE PROPERTY.

18. STOCKPILED MATERIAL

- A-EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
- B-EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY, UNLESS STOCKPILING IS NECESSARY.
- C-SURROUND STOCKPILES WITH PERIMETER SILT FENCES, FIBER ROLLS, APPROPRIATELY SIZED SECONDARY CONTAINMENT, OR OTHER RUNOFF CONTROLS.
- D-STABILIZE INACTIVE STOCKPILES WITH SOIL STABILIZER AND/OR MULCH, OR COVER WITH A TARPAULIN.
- E-COVER STOCKPILES OF CRUSHED AC OR PCC PAVEMENT WITH A TARPAULIN OR PROVIDE CASE-SPECIFIC DESIGNED SECONDARY CONTAINMENT AND SURROUND WITH APPROPRIATE RUNOFF CONTROLS.
- F-USE INLET PROTECTION FOR STORM DRAIN STRUCTURES ADJACENT TO THE MATERIAL.
- G-THOROUGHLY SWEEP PAVED AREAS EXPOSED TO SOIL EXCAVATION PLACEMENT.

19. IF NO WORK HAS PROGRESSED FOR A PERIOD OF 6-WEEKS, FINAL DRAINAGE AND EROSION CONTROL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH AN APPROVED WINTERIZATION PLAN.

20. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM TEMPORARY BASINS AND DRAIN INLETS AFTER EACH STORM. SLOPES SHALL BE REPAIRED AS SOON AS POSSIBLE WHEN DAMAGED.

21. PADS SHALL BE GRADED TO MINIMIZE STANDING WATER. SPECIFIC LOCATIONS REQUIRING SUPPLEMENTAL GRADED TO ACHIEVE ACCEPTABLE DRAINAGE SHALL BE DETERMINED BY THE CONSTRUCTION MANAGER.

22. STUBBED OUT ENDS OF PARTIALLY COMPLETED SUBDRAINS SHALL BE WRAPPED WITH AN APPROVED FABRIC TO PREVENT SOIL AND DEBRIS FROM ENTERING THE PIPE.

23. HAUL ROADS ARE CURRENTLY NOT SHOWN ON THE PLANS. EROSION CONTROL MEASURES SHALL BE TAKEN TO MINIMIZE EROSION RELATED TO HAUL ROADS.

24. DISPOSAL AREAS FOR SEDIMENT TO BE DETERMINED IN FIELD. WHEN MATERIAL IS STOCKPILED, IT SHALL BE SURROUNDED BY FIBER ROLLS.

25. TEMPORARY AND PERMANENT SLOPES GREATER THAN 5 FEET SHALL BE SEEDED UNLESS OTHERWISE SHOWN ON THE PLAN.

26. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DURING GRADING OPERATION, BEFORE OCTOBER 1 AND PRIOR TO INSTALLATION OF STORM DRAINAGE SYSTEM. SUCH ADDITIONAL MEASURES WILL BE CONTINGENT UPON THE STAGE OF GRADING OPERATION. CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED BY THE ENGINEER.

EROSION AND SEDIMENT CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADED OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.

2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.

3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.

4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS TO EXISTING PAVED STREETS. MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.

5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.

6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.

Maintenance Notes

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
  - A-REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
  - B-SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
  - C-SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
  - D-SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
  - E-SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
  - F-RILLS AND GULLIES MUST BE REPAIRED.

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

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
01.29.2021	PLANNING RESUBMITTAL IV
07.14.2021	PLANNING RESUBMITTAL V



EROSION CONTROL  
NOTES AND DETAILS

**C7.02**

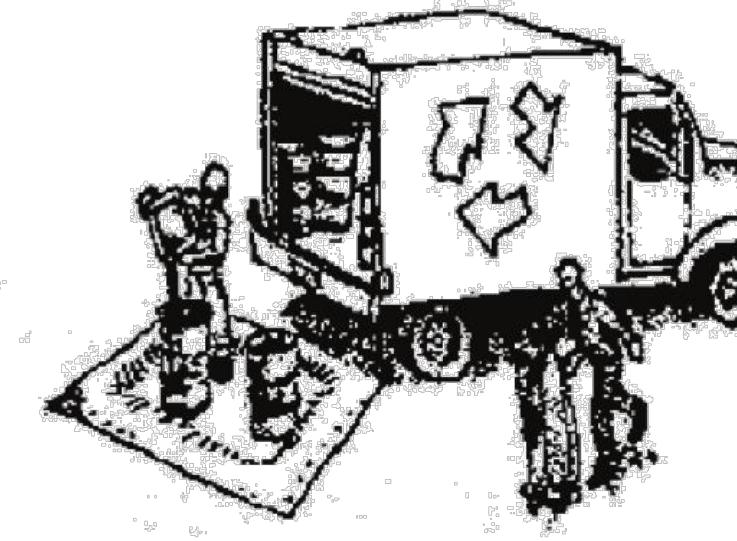
PROJECT NO: 184688



# 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



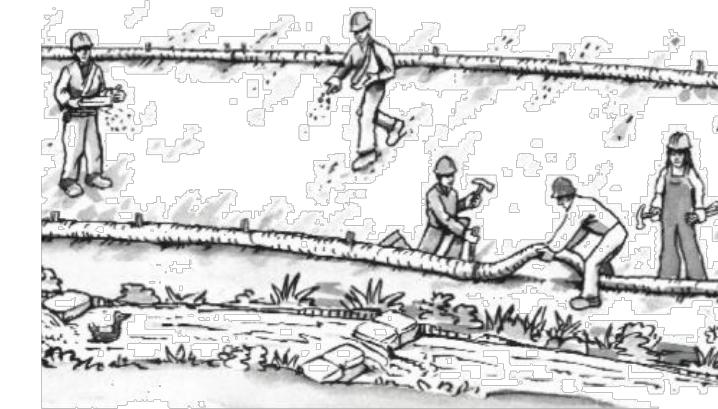
### Maintenance and Parking

- 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



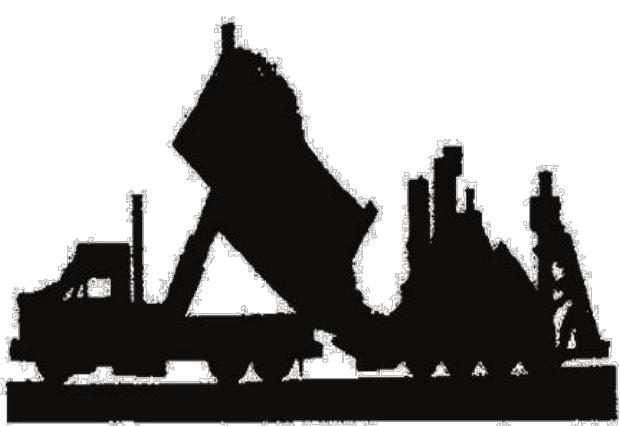
- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant 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

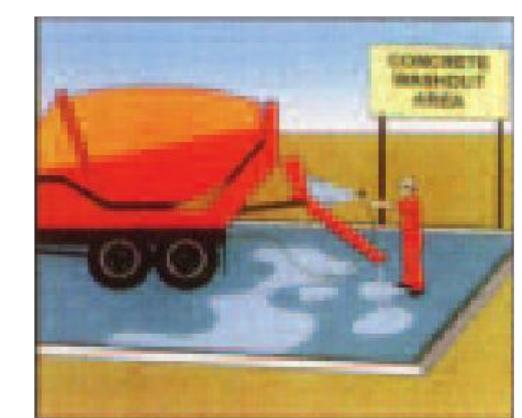


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of 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

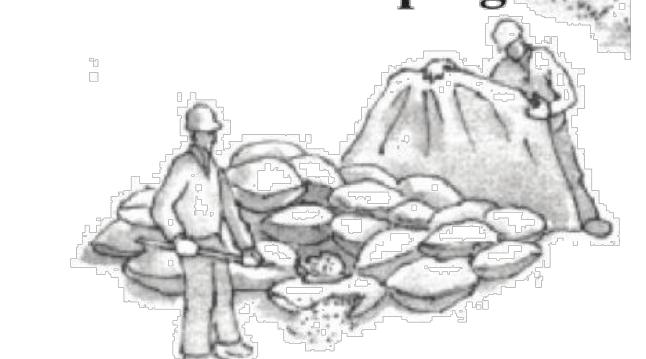
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day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

## Concrete, Grout & Mortar Application



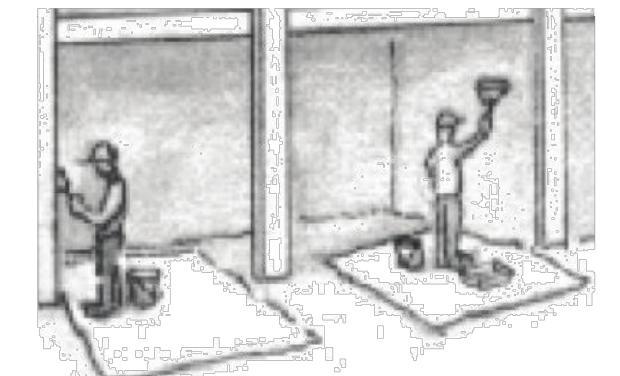
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will 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



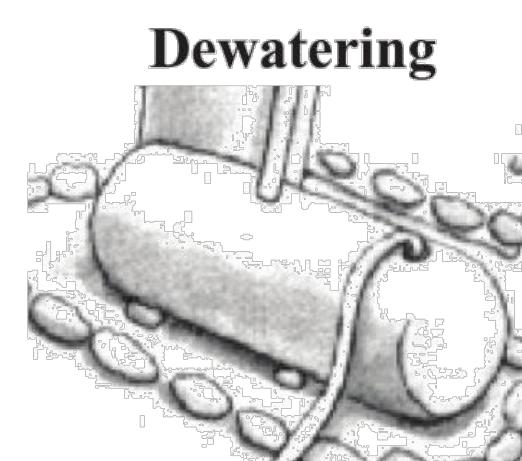
- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

## 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.



- 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.

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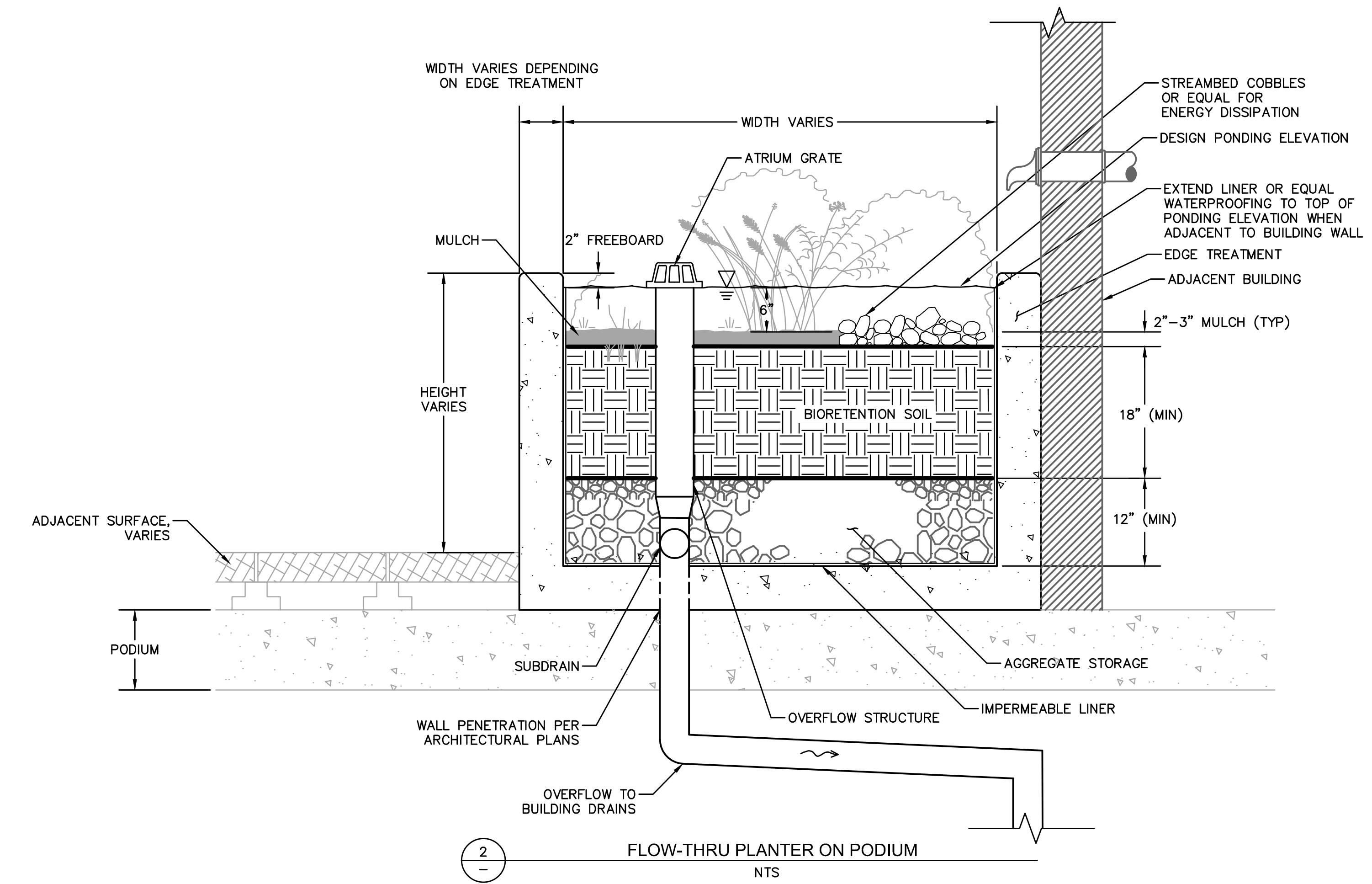
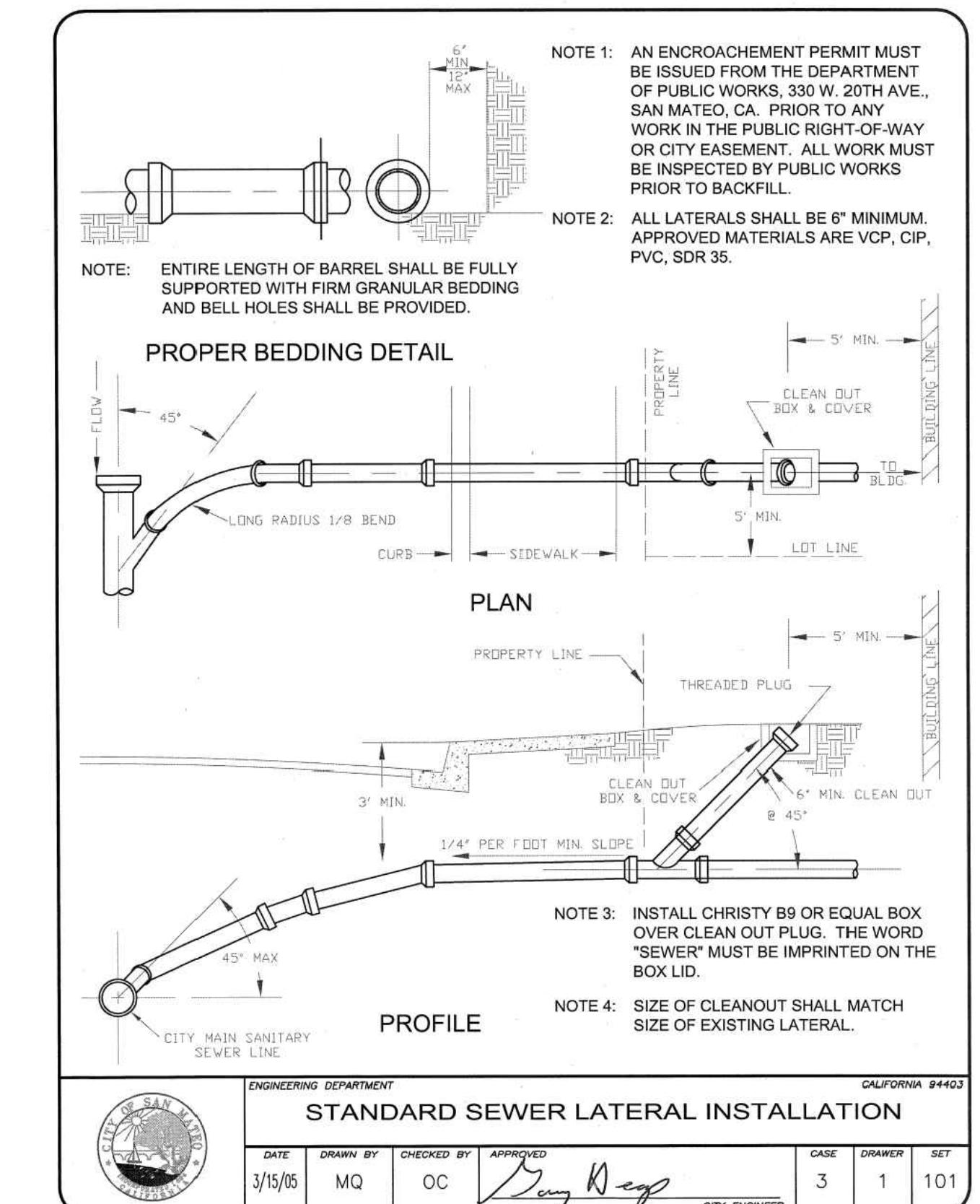
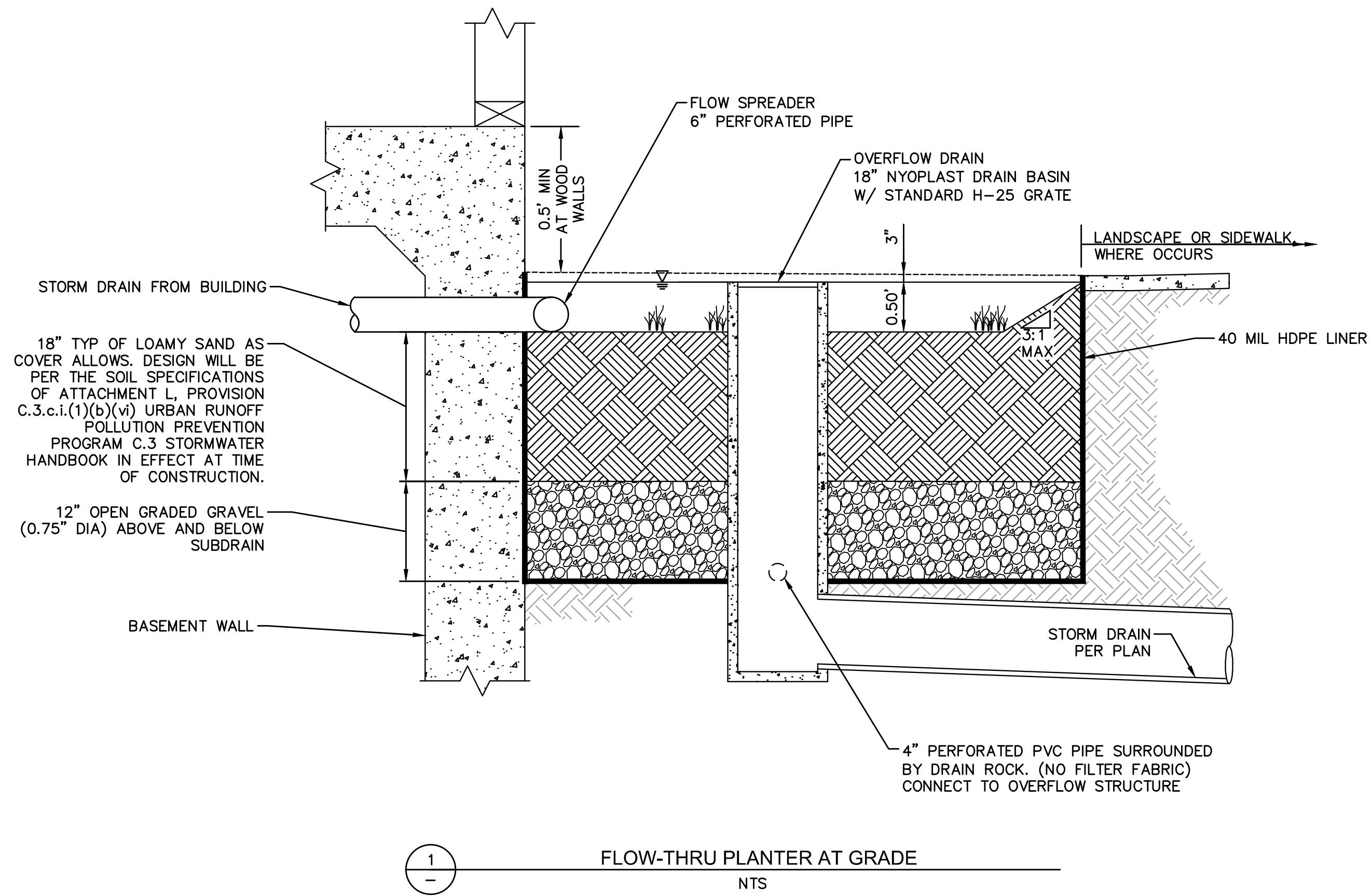
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PLANNING SUBMITTAL I  
PLANNING SUBMITTAL II  
PLANNING SUBMITTAL III  
PLANNING SUBMITTAL IV  
PLANNING SUBMITTAL V



SAN MATEO COUNTY  
CONSTRUCTION BEST  
MANAGEMENT PRACTICES

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



A Planning Application for:  
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019	PLANNING SUBMITTAL
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