

HAYWARD PARK

SAN MATEO, CALIFORNIA - PLANNING APPLICATION - DESIGN REVIEW COMMITTEE - 05.27.2022



SARES REGIS

WILSEY HAM
Engineering, Surveying & Planning

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PROJECT DESCRIPTION

PLANNING & BUILDING CODE SUMMARY

PROJECT DESCRIPTION
THE NEW APARTMENT PROJECT IS LOCATED ON THE SOUTH SIDE OF A LONG NARROW LOT ADJACENT TO THE CALTRAIN STATION AND FACING CONCAR DR. IT IS A NEW 5 STORY BUILDING CONSISTING OF 4 LEVELS OF TYPE V-A CONSTRUCTION OVER 1 LEVEL OF TYPE 1-A CONSTRUCTION. THE PROJECT HOLDS 189 HOMES AND IS PARKED WITH 192 CARS.

PROJECT ADDRESS: 401 CONCAR DR
SAN MATEO, CA

PERMIT APPLICATION NUMBER: PA-2021-033

ASSESSOR'S PARCEL NUMBER: 035-200-998

LAND USE:
EXISTING: CALTRAIN PARKING LOT / 225 PARKING SPACES
PROVIDED: RESIDENTIAL MULTI-FAMILY

ZONING: TOD ZONING DISTRICT

LOT SIZE:
TOTAL (GROSS) LOT AREA: 138,521 SF / 3.180 ACRES
PROPOSED (NET) LOT AREA: 122,875 SF / 2.821 ACRES
*See Civil drawings for easement deduction

LOT DENSITY:
PROVIDED: 67.70 DU / AC or 191 UNITS

FLOOR AREA RATIO:
ALLOWABLE: 3.0
PROVIDED: 1.84 (226,965 SF BASED ON TOTAL BUILDING FLOOR AREA)

NOTE: AREA MEASURED TO THE EXTERIOR FACE OF BUILDING WALLS, INCLUDING DECKS THAT ARE NOT OPEN TO THE SKY. EXCLUDES PORTIONS OF DECKS WHICH PROJECT BEYOND THE FACE OF THE BUILDING. NO DEDUCTIONS FOR SHAFTS OR STAIRWAYS.

LOT COVERAGE:
BUILDING AREA: 45 %
LOT AREA: 55 %

DENSITY BONUS CALCULATIONS
SITE ACREAGE (AC) 2.821
BASE DENSITY PER SPECIFIC PLAN 50 DU/AC
BASE UNITS 141
VERY LOW INCOME UNITS PROVIDED 16
% OF BASE 11.3%
DENSITY BONUS @ 11% VLI 35%
BONUS HOUSING 50
MAX UNITS FOR THE PROJECT 191

NUMBER OF UNITS PROPOSED:

STUDIO	(517 SF Avg):	17 (9%)
1 BEDROOM	(668 SF Avg):	119 (63%)
2 BEDROOM	(1067 SF Avg):	55 (28%)
TOTAL:		191 (100%)

BYCICLE PARKING

RESIDENTIAL SHORT-TERM REQUIRED:
STUDIO (17 DU @ 0.05/DU) = 0.85
1BR (119 DU @ 0.05/DU) = 5.95
2BR (55 DU @ 0.1/DU) = 5.50
TOTAL 12.3

RESIDENTIAL LONG-TERM REQUIRED:
STUDIO (17 DU @ 1/DU) = 17
1BR (119 DU @ 1/DU) = 119
2BR (55 DU @ 1.25/DU) = 68.75
TOTAL 204.75

PROJECT TOTAL REQUIRED BYCICLE PARKING = 217.05

PROVIDED:

RESIDENTIAL SHORT-TERM (SIDEWALK)	= 16
RESIDENTIAL LONG-TERM (BIKE ROOMS)	= 205
PROJECT TOTAL PROVIDED BYCICLE PARKING	= 221

VEHICLE PARKING

(Parking per 2021 State Bonus Density Law)

RESIDENTIAL:

STUDIO	(17 DU @ 0.5/DU)	= 8.5
1BR	(119 DU @ 0.5/DU)	= 59.5
2BR	(55 DU @ 0.5/DU)	= 27.5
TOTAL		95.5

CITY OF SAN MATEO PARKING REQUIREMENTS FOR REFERENCE:

(City of San Mateo parking requirements do not apply because this is a State Density Bonus Project)

RESIDENTIAL:

STUDIO	(17 DU @ 1.5/DU)	= 25.5
1BR	(119 DU @ 1.8/DU)	= 214.2
2BR	(55 DU @ 2.0/DU)	= 110
TOTAL		349.7

REQUIRED: 96 SPACES

PROVIDED: 192 SPACES

TOTAL FLR AREA FOR PKG REQUIREMENTS: 58,356 SF

VEHICLE PARKING BREAKDOWN:

ASSIGNED RESIDENTIAL STALLS:

	GARAGE	LOT	TOTAL
STANDARD AND COMPACT STALLS	76	67	142
ACCESSIBLE STALLS (CBC 1109A)	2	1	3
VAN ACCESSIBLE STALLS	1	1	2
EVCS STALLS	25	1	26
EVCS VAN ACCESSIBLE STALLS	2	0	2

UNASSIGNED (GUEST) RESIDENTIAL STALLS:

	GARAGE	LOT	TOTAL
STANDARD AND COMPACT STALLS	10	0	12
VAN ACCESSIBLE STALLS (CBC 1109A)	1	0	1
EVCS STALLS	2	0	2
EVCS VAN ACCESSIBLE STALLS	1	0	1

CALTRAIN PUBLIC STALLS:

	GARAGE	LOT	TOTAL
ACCESSIBLE STALLS (CBC 1109A)	0	1	1
VAN ACCESSIBLE STALLS	0	1	1
TOTAL PARKING STALLS	120	72	192

MAXIMUM BUILDING HEIGHT:

ALLOWABLE:	55' (to top of top floor top plate)
PROVIDED:	53' - 11 7/8" (existing grade to top of plate at worst case scenario)

TOTAL OVERALL HEIGHT: 63' - 1 1/4"

(ROOF PEAK FROM EXISTING GRADE)

NOTE: BUILDING HEIGHT IS MEASURED FROM EXISTING GRADE PLANE TO TOP OF PLATE OF TOP FLOOR

OCCUPANCY GROUPS:

RESIDENTIAL STORAGE (GARAGE)	R-2, B, A-3
	S-2

CONSTRUCTION TYPE:

R-2	TYPE I-A / VA, FULLY SPINKLERED
S-2	TYPE I-A, FULLY SPINKLERED

THE BUILDING SHALL COMPLY WITH THE 2019 CFC SECTION 510 FOR ERRC.

PROPOSED AREA BY CONSTRUCTION TYPE:

SEE SHEET 1 FOR BUILDING AREAS BY CONSTRUCTION TYPE

FIRE-RESISTANCE RATING REQUIREMENTS:

OCCUPANCY SEPARATION - R-2 TO S-2 [TABLE 508.4]: 1HR

FIRE-RESISTANCE RATING REQUIREMENTS FOR TYPE I-A CONSTRUCTION [PER

TABLE 601]:

STRUCTURAL FRAME	3-HR REDUCE TO 1 1/2-HR FOR ROOF SUPPORT
EXTERIOR BEARING WALLS	3-HR
INTERIOR BEARING WALLS	3-HR REDUCE TO 1 1/2-HR FOR ROOF SUPPORT
INT. NONBEARING WALLS	0-HR
FLOOR CONSTRUCTION	2-HR
ROOF CONSTRUCTION	1 1/2-HR

FIRE-RESISTANCE RATING REQUIREMENTS TYPE V-A [PER TABLE 602]:

FIRE SEP. DIST.	OCCUPANCIES: GROUP A, M, R-2 & S-2
X < 5	1 HR.
5 ≤ X < 10	1 HR.
10 ≤ X < 30	1 HR.
X ≥ 30	0 HR.

ACCESSIBILITY

100% OF UNITS SHALL BE ADAPTABLE, PER CBC 2019 CHAPTER 11A
ALL COMMON USE AREAS SHALL BE ACCESSIBLE PER CBC 2019 CHAPTER 11A
ALL PUBLIC AREAS SHALL BE ACCESSIBLE PER CBC 2019 CHAPTER 11B

APPLICABLE CODES

2019 SAN MATEO BUILDING CODE & BULLETINS (SFBC)
2019 SAN MATEO FIRE CODE & BULLETINS (SFFC)
2019 CALIFORNIA BUILDING CODE & AMENDMENTS (CBC)
2019 CALIFORNIA MECHANICAL CODE & AMENDMENTS (CMC)
2019 CALIFORNIA PLUMBING CODE & AMENDMENTS (CPC)
2019 CALIFORNIA ELECTRICAL CODE & AMENDMENTS (CEC)
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE & AMENDMENTS (CFC)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA BUILDING CODE CHAPTER 11A
2019 CALIFORNIA BUILDING CODE CHAPTER 11B
2019 NFPA 13
2019 NFPA 14
2019 NFPA 72

FLOOR AREA:

MAIN STRUCTURES (E) - NONE (N) - 235,195 SF
DET. ACCESS STRUCT. (E) - NONE (N) - NONE
TOTAL FLR AREA (E) - NONE (N) - 235,195 SF

EXISTING INT FLOOR AREA TO BE REMODELED: NONE

BUILDING HEIGHT: (GREATEST DELTA BETWEEN GRADE AND TOP OF PLATE):

53'-11 7/8" - SEE BUILDING HEIGHT EXHIBIT ON A-31

BUILDING TOTAL HEIGHT: (MEASURED TO TOP OF PARAPET OF HIGHEST ELEMENT):

63'-1 1/4" - SEE BUILDING HEIGHT EXHIBIT ON A-31

SOLAR:

ANY FUTURE SOLAR PROPOSED AT THE ADDRESS SHALL HAVE THE ABILITY TO BE SHUT OFF USING EPO SWITCH INSTALLED IN THE FIRE CONTROL ROOM.

SITE LOCATION



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5 NEIGHBORHOOD CONNECTIVITY

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L-2 2ND FLOOR PODIUM PLAN
L-3 SITE CIRCULATION DIAGRAM
L-4 SITE SECTIONS AND FIFTH FLOOR PATIO PLAN
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L-6 SITE HARDCAPES AND FURNISHINGS PLAN
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C-3.2 SCHEMATIC GRADING & DRAINAGE PLAN
C-4 SCHEMATIC SITE UTILITY PLAN

PROJECT TEAM

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SAN MATEO CITY CHARTER AND MUNICIPAL CODE

TITLE 27: ZONING
CHAPTER 27.04: DEFINITIONS

27.04.200 FLOOR AREA.
(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) FLOOR AREA RATIO (FAR). FLOOR AREA RATIO MEANS THE GROSS FLOOR AREA OF THE BUILDINGS ON A ZONING PLOT DIVIDED BY THE NET LOT AREA.

(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;

(G) COVERED PARKING FOR OFFICE USE SHALL NOT BE COUNTED AS FLOOR AREA IN AREAS DELINEATED FOR EXCLUSION WITHIN AN ADOPTED PLAN, SUCH AS THE MARINER'S ISLAND SPECIFIC PLAN OR THE BAY MEADOWS SPECIFIC PLAN.

UNIT AND AREA SUMMARY

Date 03/18/2022

CONSTRUCTION TYPE:

TYPE IA / TYPE VA

FLOORS:

1 CONCRETE / 4 WOOD

UNIT TYPE	NAME	DESCRIB	Unit Area						Unit	Area
			1ST	2ND	3RD	4TH	5TH	Total		
STUDIO	S1	STUDIO	535	0	3	2	2	2	9	5% 4,815
	S2	STUDIO	499	0	1	1	1	1	4	2% 1,996
	S3	STUDIO	627	0	1	1	1	1	4	2% 2,508
STUDIO SUB-TOTAL				0	2731	2196	2196	2196	17	9% 9,319
1 BEDROOM	A1	1 BDRM	750	0	4	5	5	5	19	10% 14,250
	A2	1 BDRM	667	0	6	5	5	5	21	11% 14,007
	A3	1 BDRM	688	0	1	1	1	1	4	2% 2,752
	A4	1 BDRM	619	0	4	4	4	4	16	8% 9,904
	A5	1 BDRM	794	0	0	1	1	1	3	2% 2,382
	A6	1 BDRM	562	0	1	1	1	1	4	2% 2,248
	J1	JR 1 BDRM	592	0	7	7	7	7	28	15% 16,576
	J2	JR 1 BDRM	787	0	1	1	1	1	4	2% 3,148
	J3	JR 1 BDRM	677	0	3	3	3	3	12	6% 8,124
	J4	JR 1 BDRM	657	0	1	1	1	1	4	2% 2,628
	J5	JR 1 BDRM	628	0	1	1	1	1	4	2% 2,512
1 BDRM SUB-TOTAL				0	18975	19852	19852	19852	119	62% 78,531
2 BEDROOM	B1	2 BDRM/ 2 BATH	1000	0	8	8	8	8	32	17% 32,000
	B2	2 BDRM/ 2 BATH	1187	0	1	1	1	0	3	2% 3,561
	B3	2 BDRM/ 2 BATH	1178	0	1	1	1	1	4	2% 4,712
	B4	2 BDRM/ 2 BATH	1217	0	1	1	1	0	3	2% 3,651
	B5	2 BDRM/ 2 BATH	1140	0	1	1	1	1	4	2% 4,560
	B6	2 BDRM/ 2 BATH	1227	0	1	1	1	1	4	2% 4,908
	B7	2 BDRM/ 2 BATH	1020	0	1	1	1	0	3	2% 3,060
	B8	2 BDRM/ 2 BATH	1271	0	0	0	1	1	2	1% 2,542
2 BDRM SUB-TOTAL				0	14969	14969	16240	12816	55	29% 58,994
TOTAL UNITS		Avg SqFt	769	0	36675	37017	38288	34864	191	100% 146,844

Residential Unit Areas are measured per SMMC 27.04.200 (b)(1)

	1ST	2ND	3RD	4TH	5TH	SF
Residential Unit Floor Area (units only, excl. decks)	0	36,675	37,017	38,288	34,864	146,844
Residential Floor Area (circulation, lobbies, mail, gym, rec & other amenities, etc...)	9,282	8,513	6,089	6,089	7,505	37,478
Garage Floor Area	42,643	0	0	0	0	42,643
Total Building Floor Area (used for FAR calculation, per SMMC 27.04.200)	51,925	45,188	43,106	44,377	42,369	226,965
Additional Building Floor areas (as excluded per SMMC 27.04.200)	3,535	1,844	1,844	1,844	1,973	11,041
(mech, Elec, Plumb, MPOE & IDF rooms, Bicycle parking, stair and elevator shafts)						
Total Building Areas (excl. decks, patios and courtyards)	55,460	47,033	44,950	46,221	44,341	238,005

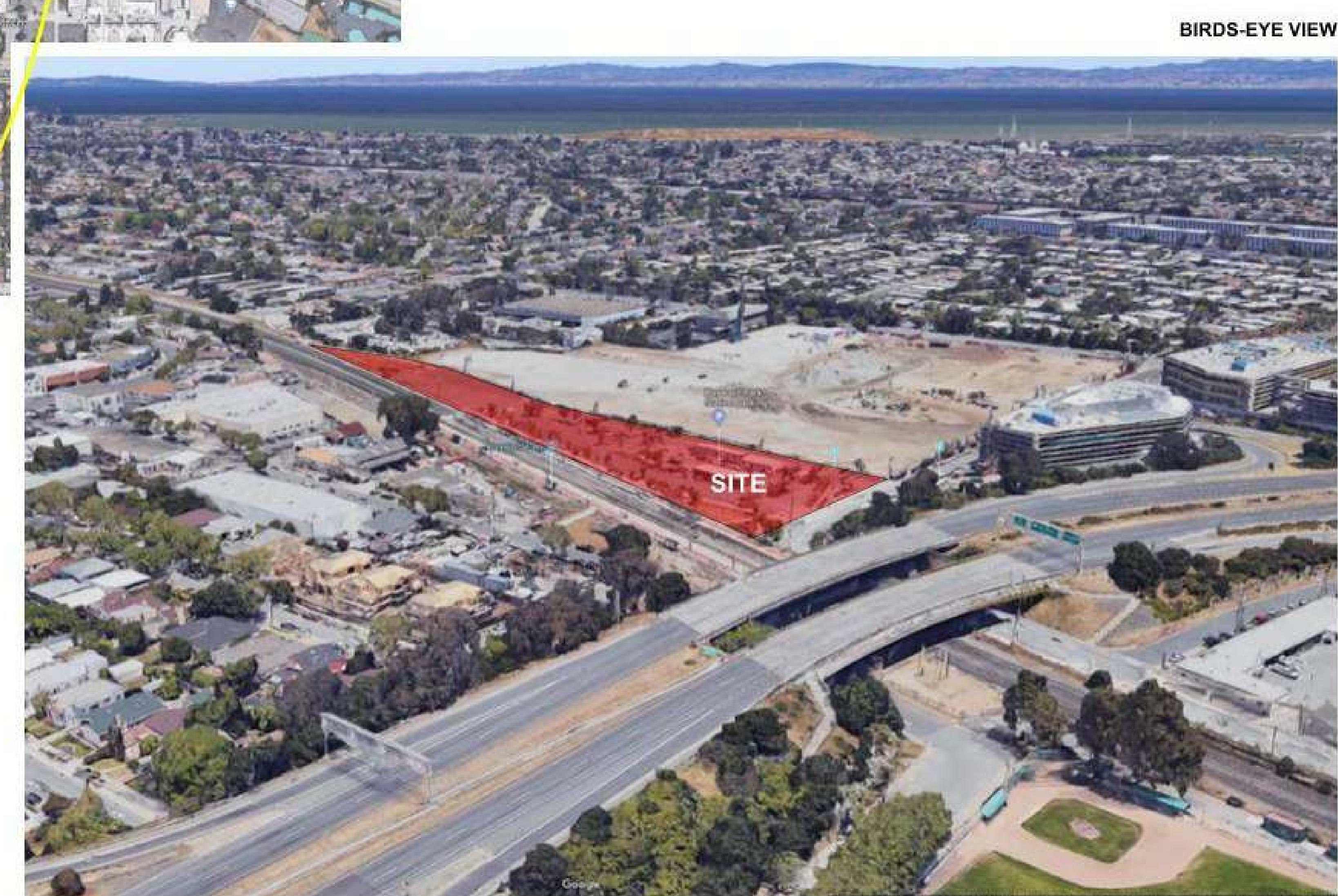
OFF STREET PARKING - RESIDENTIAL

RESIDENTIAL PARKING REQUESTED (STATE DENSITY BONUS - CA STATE PARKING REQUIREMENTS WITHIN 1/2 MILE OF TRANSIT)

UNIT TYPE	PKG RATIO	#UNITS	PKG REQ'D	FLOOR	STANDARD	COMPACT	EV	ACCESS	VAN ACCES	TOTAL
STUDIO	0.5	17	8.5							
1 BDRM	0.5	119	59.5							
2 BDRM	0.5	55	27.5							
GUEST	0	191	0							
TOTAL		191	96	GARAGE	62	25	29	2	2	120
TOTAL PARKING PROVIDED		192		LOT	16	51	1	2	2	72
PARKING RATIO PROVIDED		1		TOTAL	78	76	30	4	4	192



AERIAL CONTEXT MAP



BIRDS-EYE VIEW



STREET VIEW #1

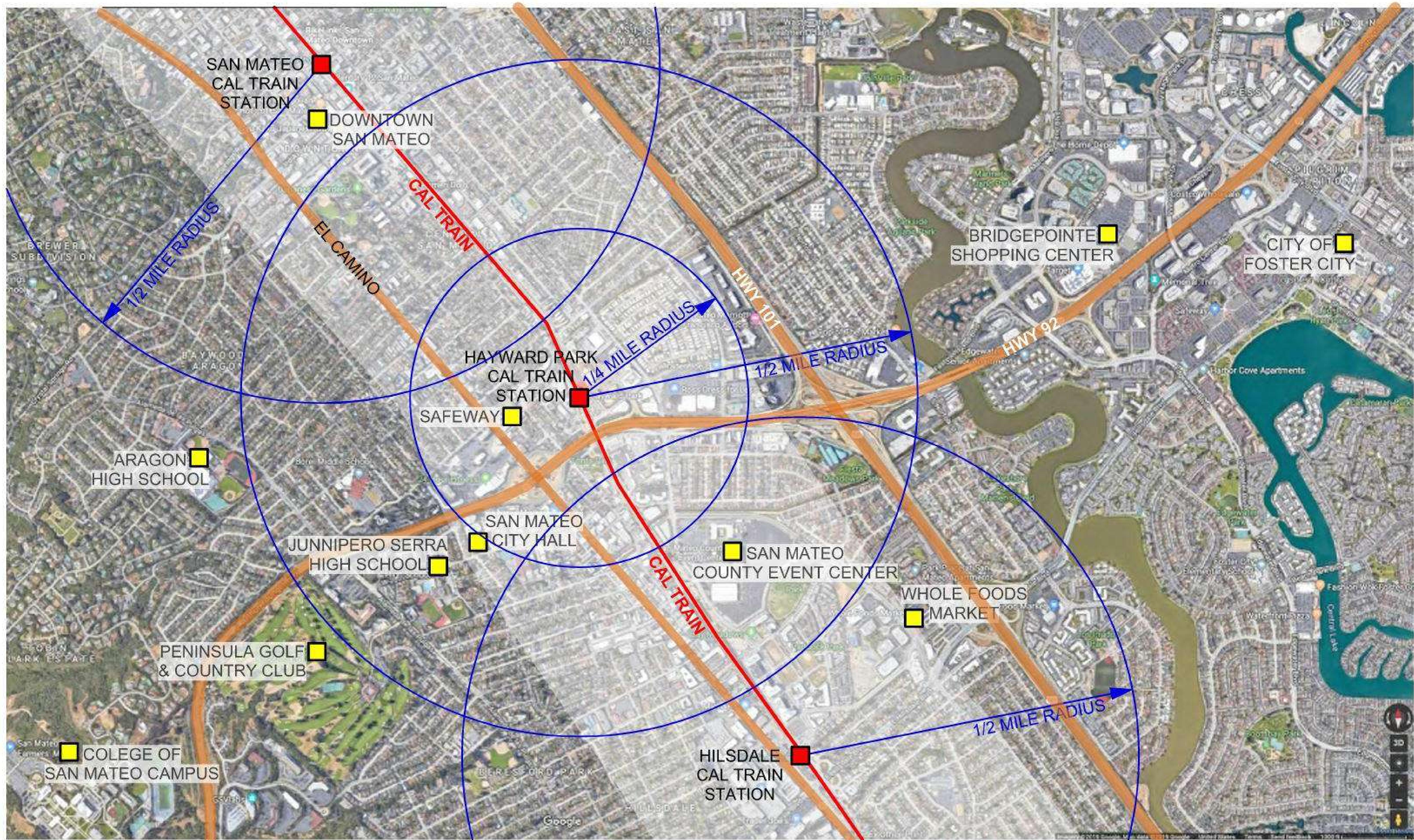


STREET VIEW #2

STREET VIEW #3



STREET VIEW #4

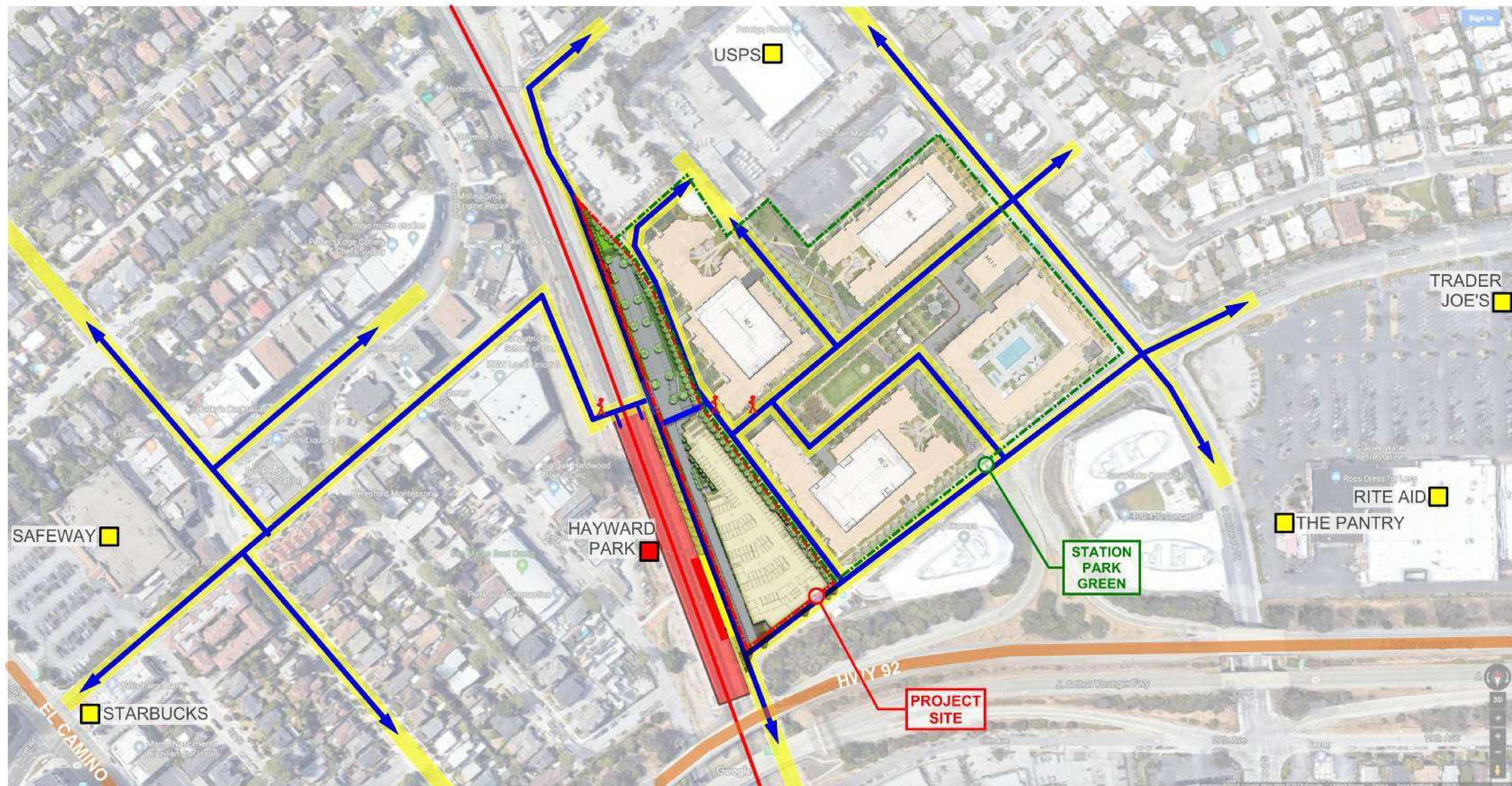


CAL TRAIN RAILROAD

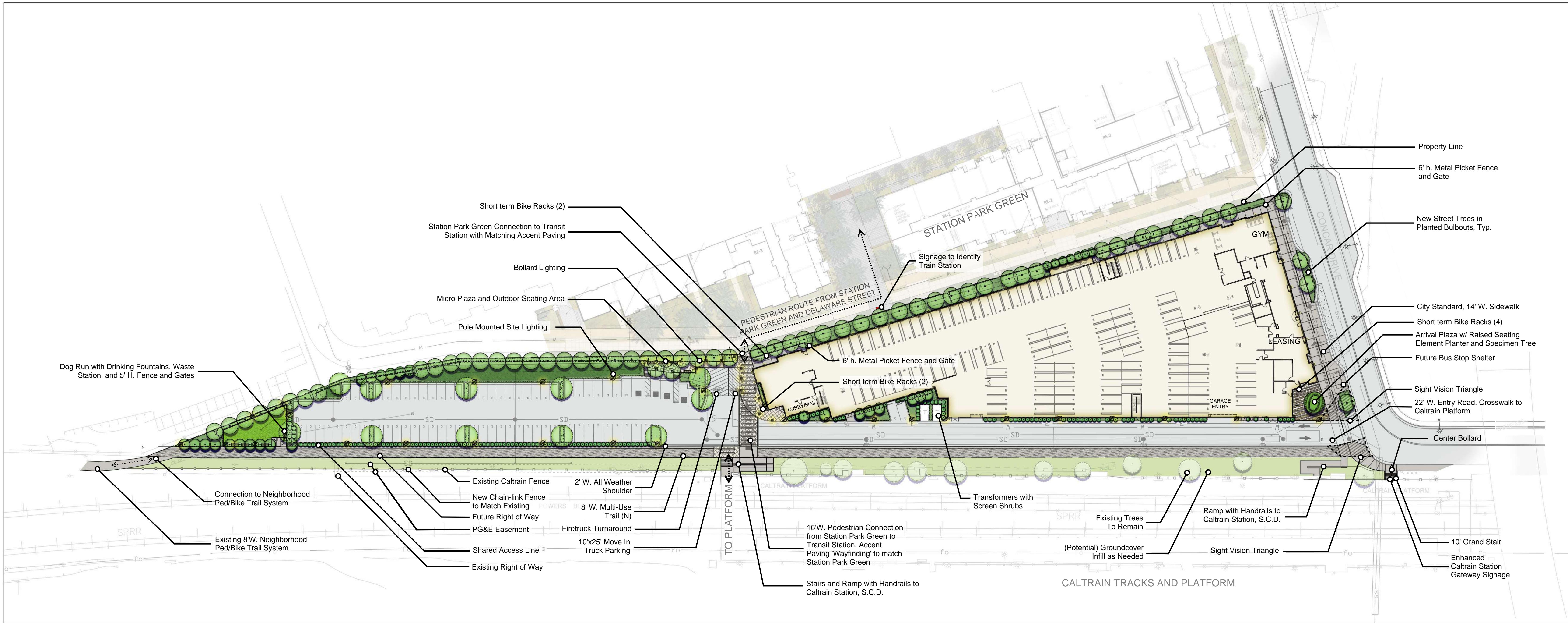
CAL TRAIN STATION

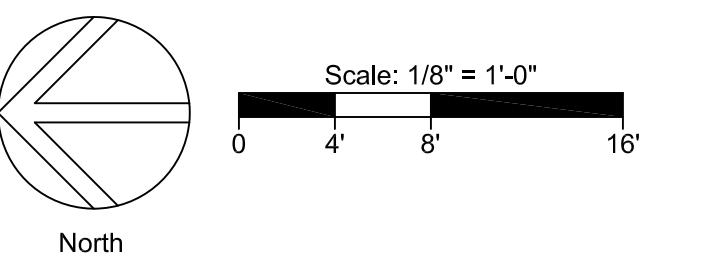
LANDMARK

1000 FEET

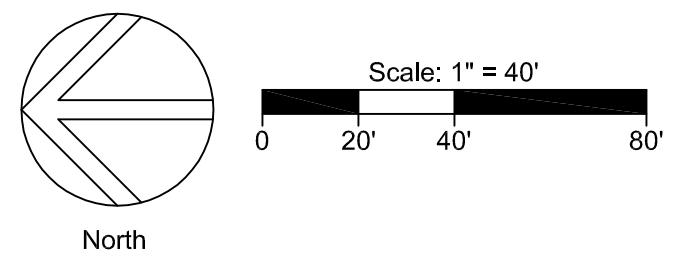
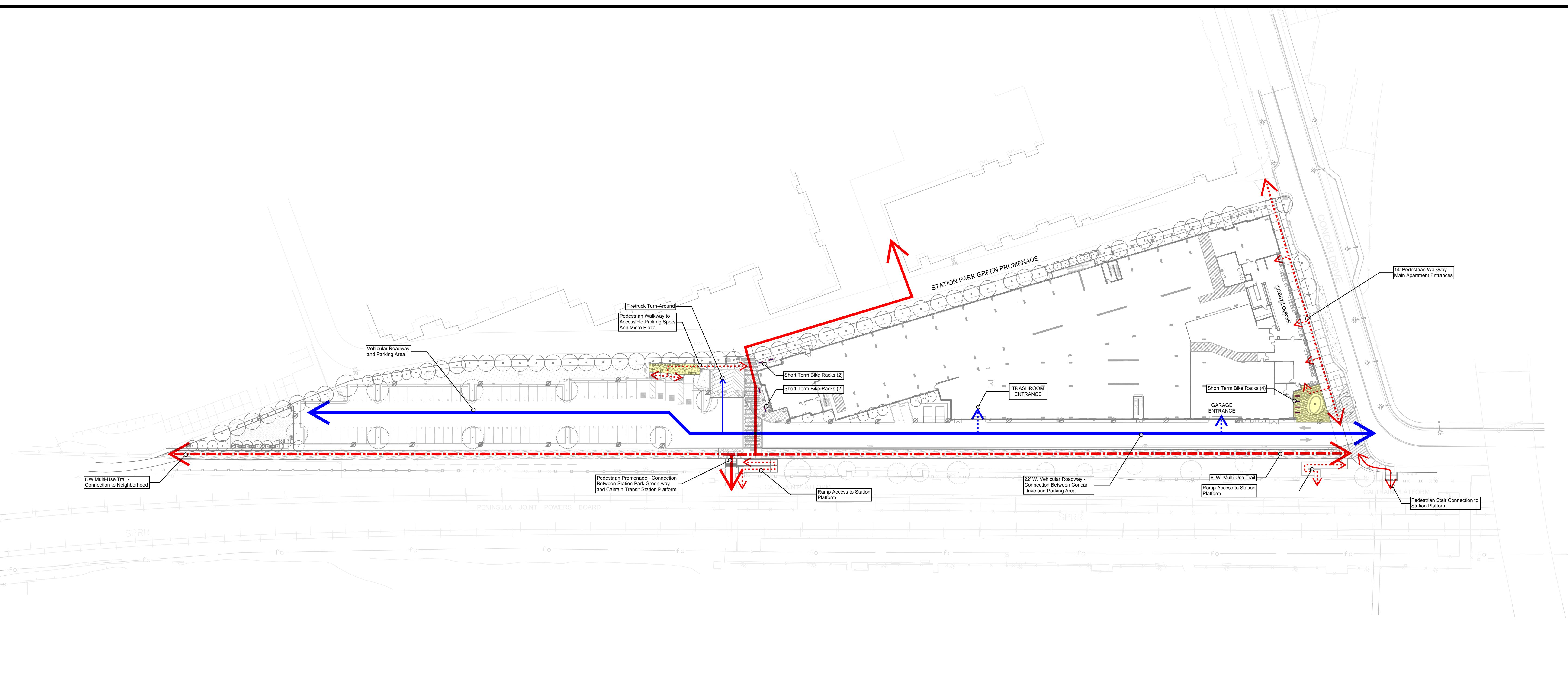


■ PEDESTRIAN CIRCULATION ■ CAL TRAIN STATION
 ■ CAL TRAIN RAILROAD ■ LANDMARK
 ■ CAL TRAIN PLATFORM

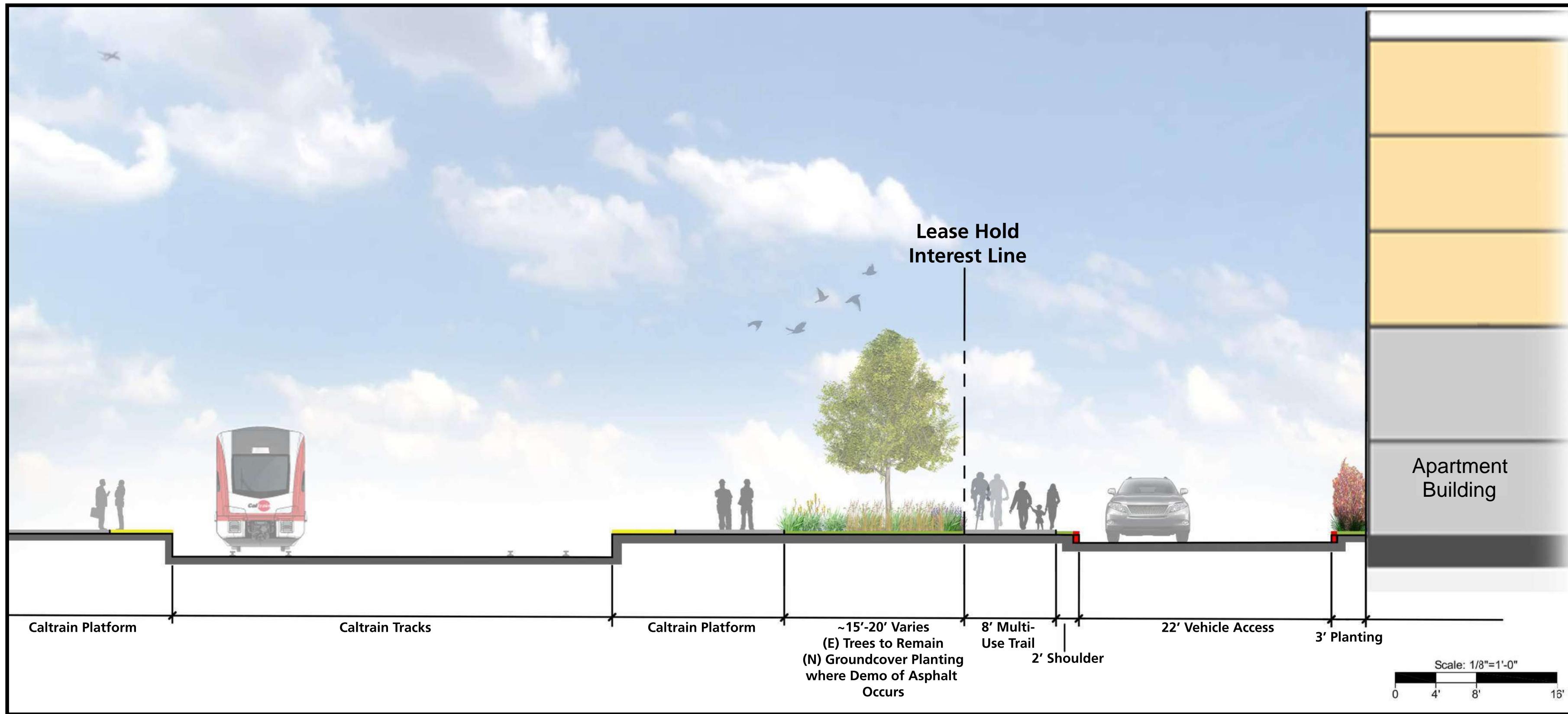




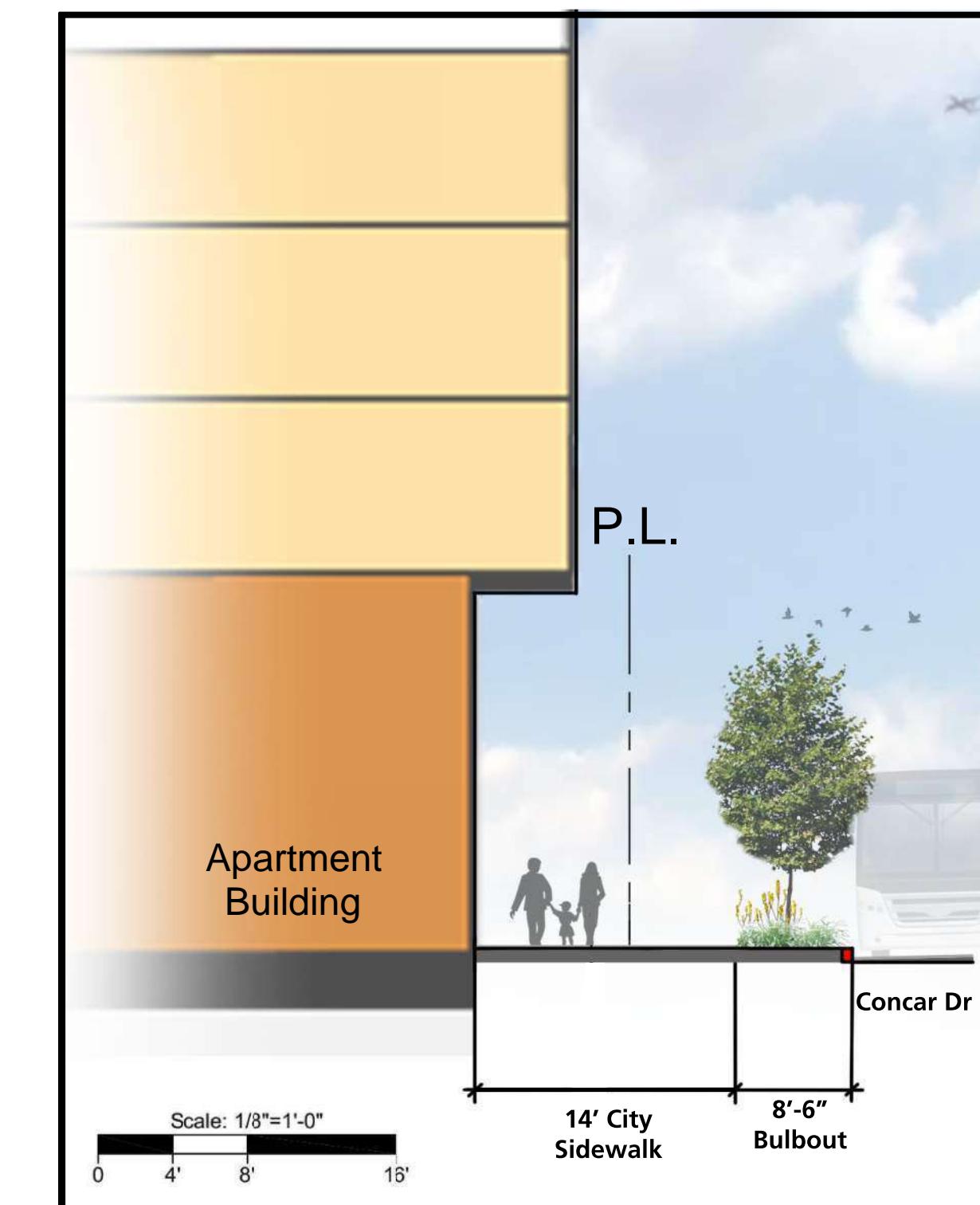
SECOND FLOOR PODIUM PLAN



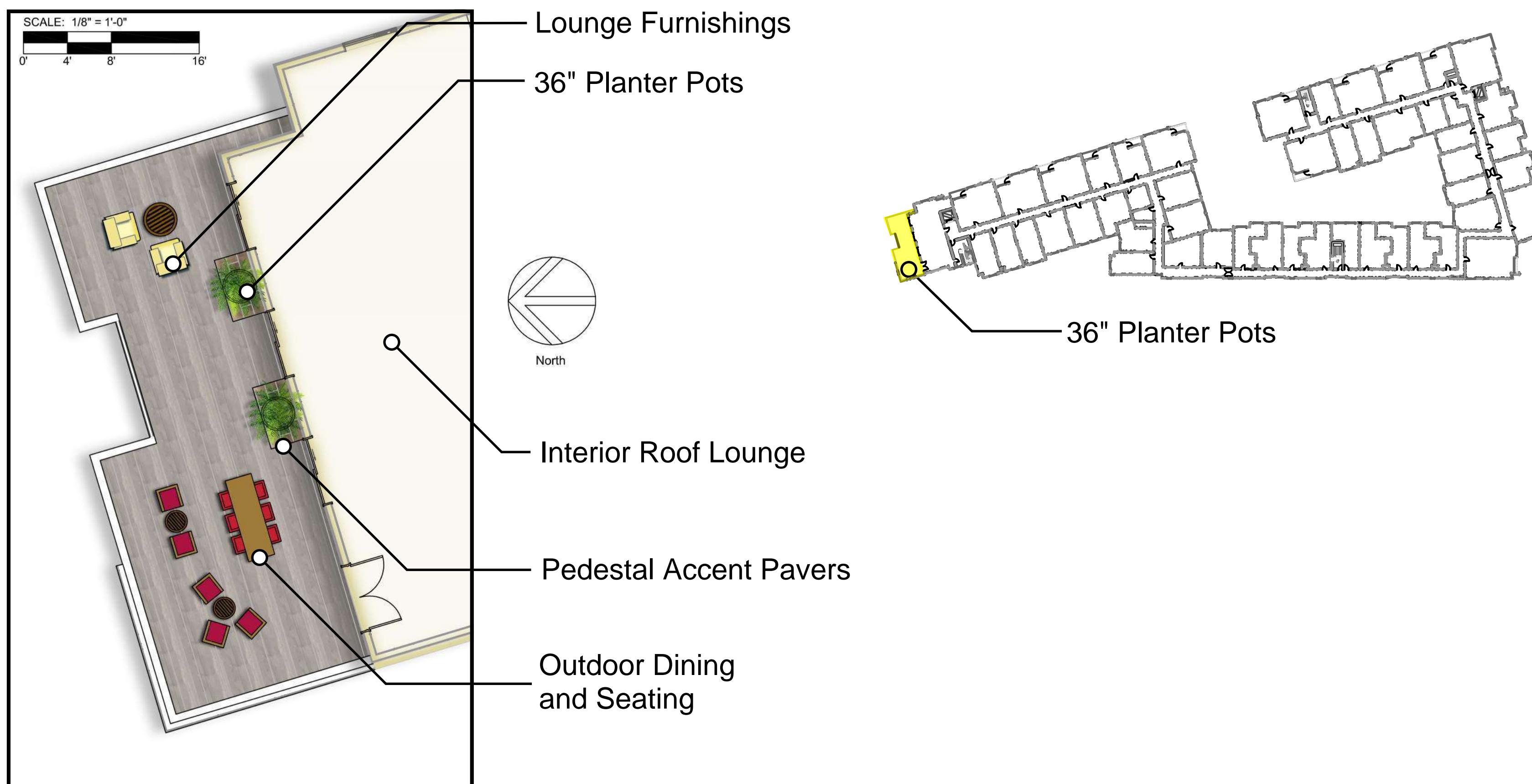
SITE CIRCULATION DIAGRAM



APARTMENT BUILDING / CALTRAIN STATION SECTION



CONCAR DRIVE
FRONTAGE SECTION



5th FLOOR OUTDOOR PATIO DECK

SITE SECTIONS AND FIFTH FLOOR PATIO PLAN

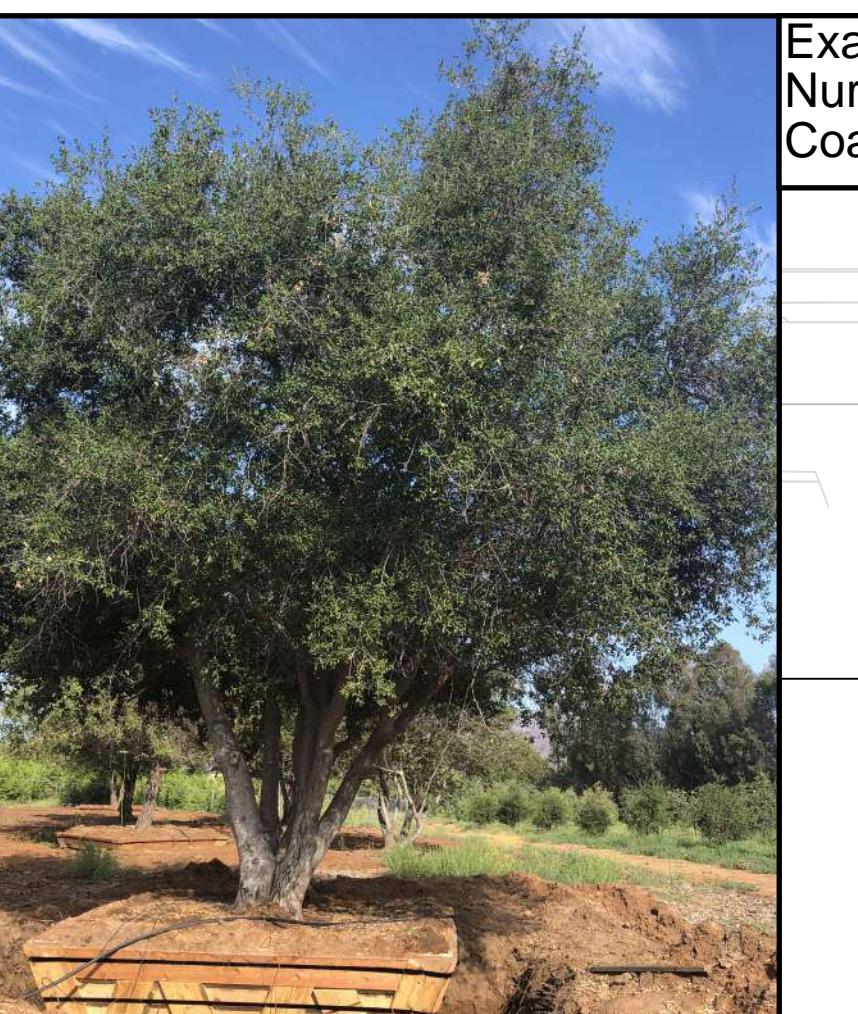
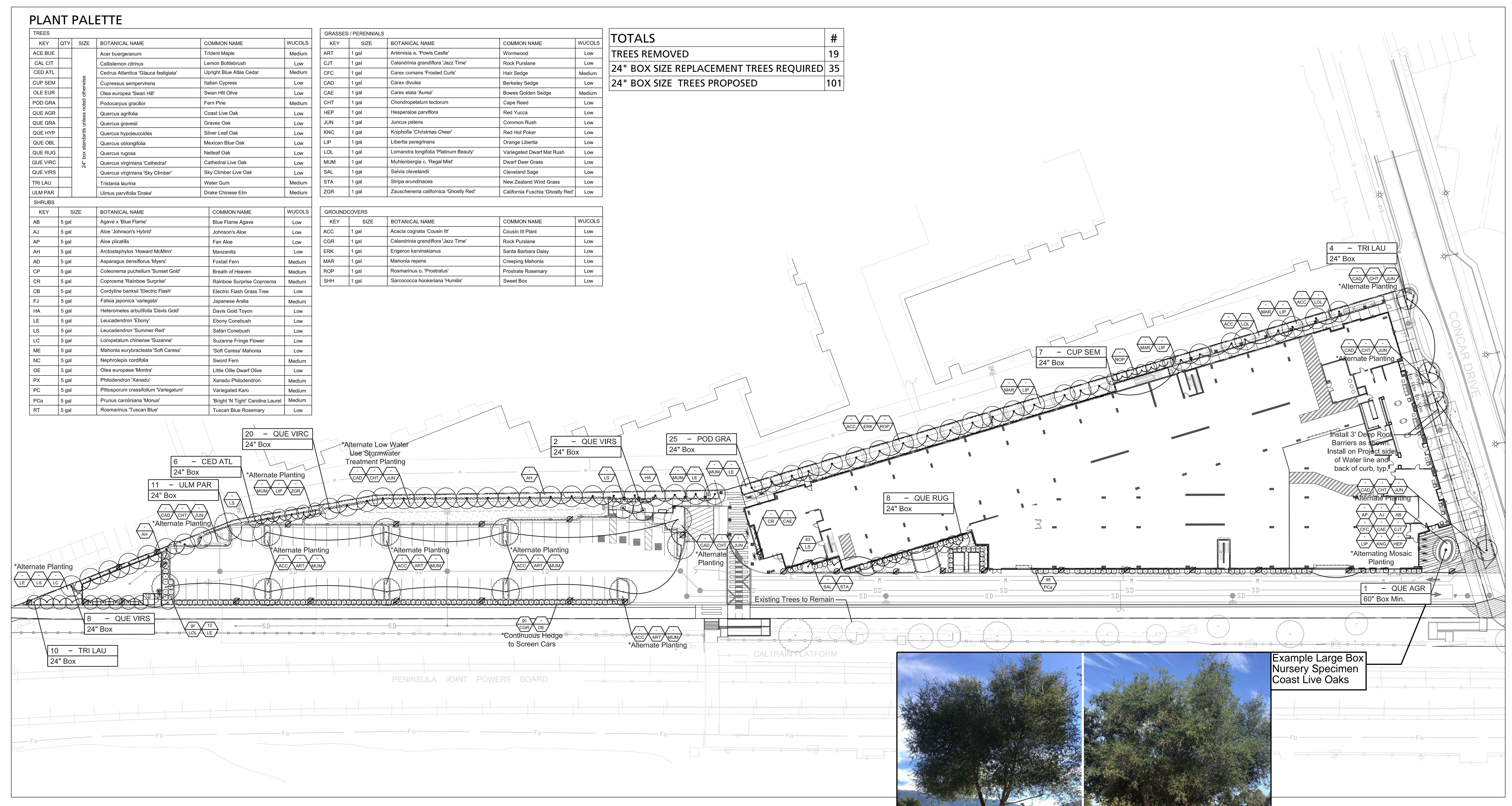
PLANT PALETTE

TREES					
KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS
ACE BUE		24" box standards unless noted otherwise	<i>Acer buergerianum</i>	Trident Maple	Medium
CAL CIT			<i>Callistemon citrinus</i>	Lemon Bottlebrush	Low
CED ATL			<i>Cedrus Atlantica 'Glauca fastigiata'</i>	Upright Blue Atlas Cedar	Medium
CUP SEM			<i>Cupressus sempervirens</i>	Italian Cypress	Low
OLE EUR			<i>Olea europea 'Swan Hill'</i>	Swan Hill Olive	Low
POD GRA			<i>Podocarpus gracilior</i>	Fern Pine	Medium
QUE AGR			<i>Quercus agrifolia</i>	Coast Live Oak	Low
QUE GRA			<i>Quercus gravesii</i>	Graves Oak	Low
QUE HYP			<i>Quercus hypoleucoides</i>	Silver Leaf Oak	Low
QUE OBL			<i>Quercus oblongifolia</i>	Mexican Blue Oak	Low
QUE RUG			<i>Quercus rugosa</i>	Netleaf Oak	Low
QUE VIRC			<i>Quercus virginiana 'Cathedral'</i>	Cathedral Live Oak	Low
QUE VIRS			<i>Quercus virginiana 'Sky Climber'</i>	Sky Climber Live Oak	Low
TRI LAU			<i>Tristaniopsis laurina</i>	Water Gum	Medium
ULM PAR			<i>Ulmus parvifolia 'Drake'</i>	Drake Chinese Elm	Medium

1

GRASSES / PERENNIALS				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	WUCOL
ART	1 gal	<i>Artemisia</i> a. 'Powis Castle'	Wormwood	Low
CJT	1 gal	<i>Calandrinia grandiflora</i> 'Jazz Time'	Rock Purslane	Low
CFC	1 gal	<i>Carex comans</i> 'Frosted Curls'	Hair Sedge	Medium
CAD	1 gal	<i>Carex divulsa</i>	Berkeley Sedge	Low
CAE	1 gal	<i>Carex elata</i> 'Aurea'	Bowes Golden Sedge	Medium
CHT	1 gal	<i>Chondropetalum tectorum</i>	Cape Reed	Low
HEP	1 gal	<i>Hesperaloe parviflora</i>	Red Yucca	Low
JUN	1 gal	<i>Juncus patens</i>	Common Rush	Low
KNC	1 gal	<i>Kniphofia</i> 'Christmas Cheer'	Red Hot Poker	Low
LIP	1 gal	<i>Libertia peregrinans</i>	Orange Libertia	Low
LOL	1 gal	<i>Lomandra longifolia</i> 'Platinum Beauty'	Variegated Dwarf Mat Rush	Low
MUM	1 gal	<i>Muhlenbergia</i> c. 'Regal Mist'	Dwarf Deer Grass	Low
SAL	1 gal	<i>Salvia clevelandii</i>	Cleveland Sage	Low
STA	1 gal	<i>Stipa arundinacea</i>	New Zealand Wind Grass	Low
ZGR	1 gal	<i>Zauschneria californica</i> 'Ghostly Red'	California Fuschia 'Ghostly Red'	Low

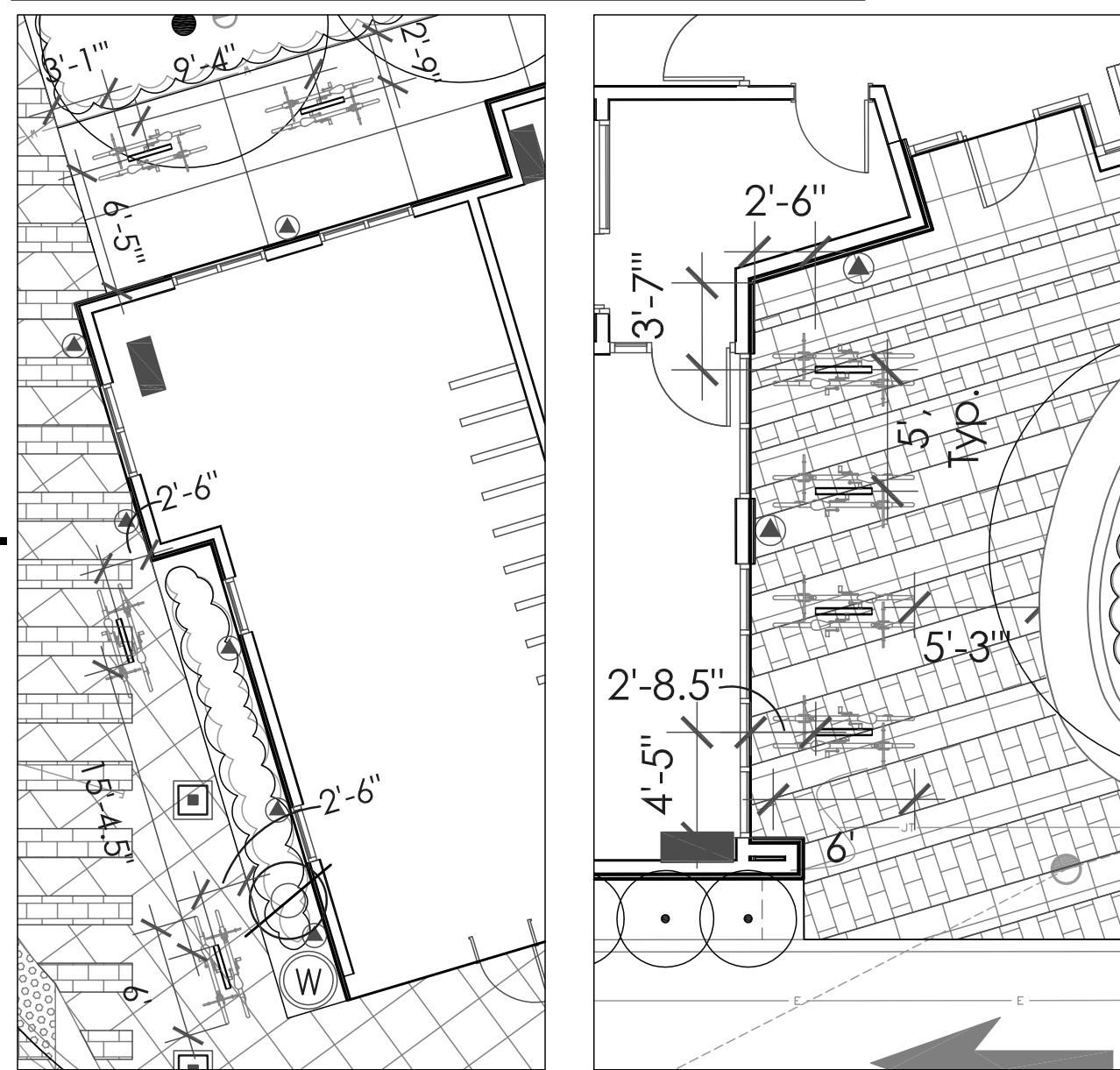
TOTALS	#
TREES REMOVED	19
24" BOX SIZE REPLACEMENT TREES REQUIRED	35
24" BOX SIZE TREES PROPOSED	101



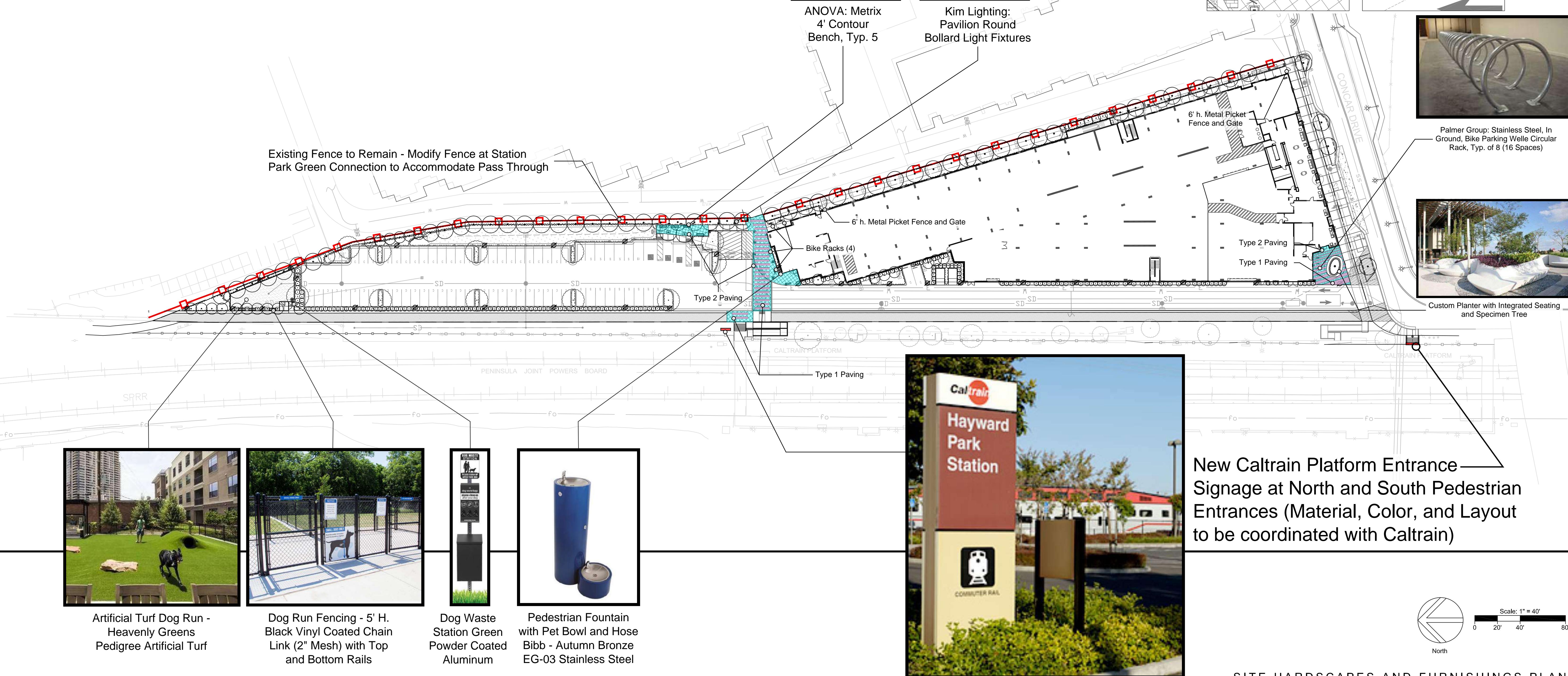
Example Large Box Nursery Specimen Coast Live Oaks

Scale: 1" = 30'

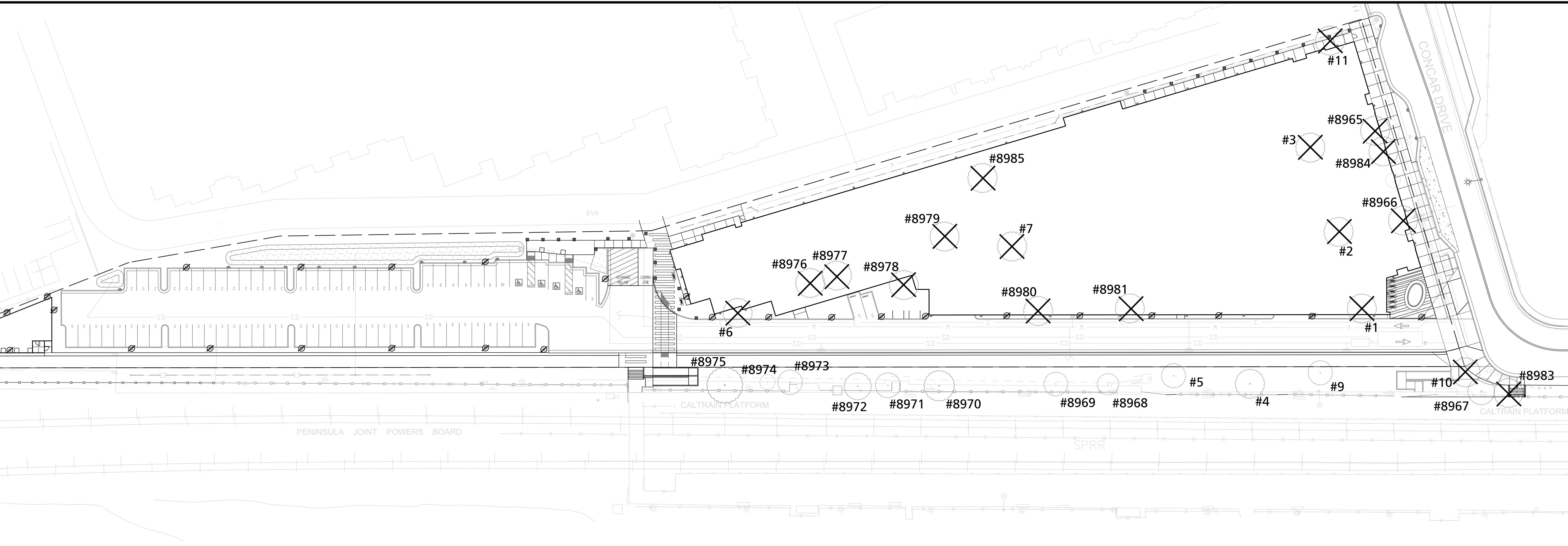
BIKE RACK DIMENSIONING



ACCENT PAVING LEGEND



SITE HARDSCAPES AND FURNISHINGS PLAN



DISPOSITION TABLE

#	SPECIES	DBH (in)	SAVE/REMOVE	LU REMOVED
1	Common Crepe Myrtle (Lagerstroemia indica)	4.0	Remove	
2	Common Crepe Myrtle (Lagerstroemia indica)	4.0	Remove	
3	Common Crepe Myrtle (Lagerstroemia indica)	4.0	Remove	
4			Save	
5	Chinese Pistache (Pistacia chinensis)	5.9	Save	
6	Common Crepe Myrtle (Lagerstroemia indica)	4.5	Remove	
7	Common Crepe Myrtle (Lagerstroemia indica)	4.0	Remove	
8	Common Crepe Myrtle (Lagerstroemia indica)	4.0	Remove	
9	Chinese Pistache (Pistacia chinensis)	5.5	Save	
10	Common Crepe Myrtle (Lagerstroemia indica)	3.0	Remove	
11	Bamboo	6.1	Remove	
8965	Brisbane Box (Lophostoma conferta)	7.5	Remove	4.36
8966	Brisbane Box (Lophostoma conferta)	11.4	Remove	4.67
8967	Brisbane Box (Lophostoma conferta)	9.2	Save	
8968	Brisbane Box (Lophostoma conferta)	7.6	Save	
8969	Brisbane Box (Lophostoma conferta)	7.4	Save	

* 21 Trees on Site of 6" and Larger; Undersized Trees Listed; Bamboo Off Property Behind Fence Some are 6" stems.

REQUIRED TREE PLANTING CALCULATION

a. 15,535.8 sq. ft. Total Landscape Area / 400 = 38.84	38.84
b. # of Existing Trees from Tree Evaluation with at Least a 6" diam. to be Preserved	9
c. Landscape Unit (LU) Value of Trees to be Removed from the Tree Evaluation	38.92
d. Min. LU Value to be Replaced [a - b + c = d], 38.84 - 9 + 38.92 =	86.76

NEW TREES

QUANTITY	SIZE	LU VALUE	TOTAL LU VALUE
0	15 gal.	1	0
101	24" box	2	202
0	36" box	3	0
0	48" box	4	0
101			202

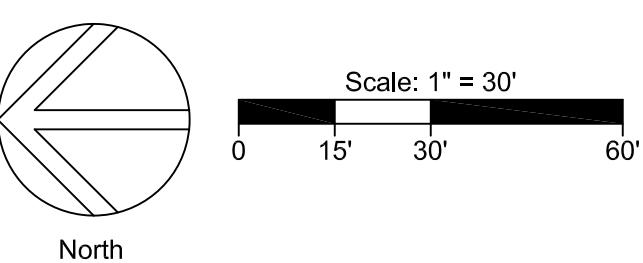
TOTALS

TREES REMOVED	#
24" BOX SIZE REPLACEMENT TREES REQUIRED	35
24" BOX SIZE TREES PROPOSED	101



TREE PROTECTION/DISPOSITION NOTES

1. See Disposition Plan for trees to be removed and to remain.
2. Tree drip zone areas shall be protected with a 5' high fence enclosure mounted on 2 inch diameter galvanized iron posts driven into the ground to a depth of at least 2 feet at no more than 10 foot spacing. The fence shall enclose the entire area under the dripline. Spray paint the top of the fence with bright orange paint before unrolling the fabric to ensure visibility of the barrier. In no case shall any vehicles or equipment be permitted to be stored within this enclosed area. Fence shall be erected before construction begins and remain in place until time for relocation.
3. No materials or topsoil shall be stored within the tree enclosure area.
4. No trenching within enclosure shall be permitted. Any tree roots encountered outside of the enclosure smaller than 2" shall be cut clean with the approved tree pruning tools and sealed with an approved fungicidal tree sealant. Tree roots 2" or larger shall not be cut. Route pipes into alternate location to avoid conflict. Any damaged or torn roots are to be root pruned and sealed with orange shellac.
5. No grading or trenching shall be permitted within the fenced zone or under the dripline except as specifically noted on the plans.
6. No soil sterilants shall be applied under pavement near existing trees.
7. Regular irrigation, fertilizing, and other tree care shall continue in accordance with Arborist recommendations.
8. Above ground surface runoff shall not be directed into the tree canopy area from adjacent areas.
9. Periodic inspections by a qualified Arborist are recommended during construction activities, particularly as trees are impacted by trenching/grading operations. Any recommendations by the Arborist for maintaining the health of trees are to be implemented.



TREE DISPOSITION PLAN

Tree #	Common Name	Latin Name	DBH (in)	Ht Dia Meas at (ft)	Condition	Condition Rating (%)	Crown Radius	Observation Comments	Project Status	Landscape Units
1	Common Crape Myrtle	<i>Lagerstroemia indica</i>	4	4.0				4 crape under 6", one undersized crape myrtle to W	remove	0
2	Common Crape Myrtle	<i>Lagerstroemia indica</i>	4	4.0				5 7 crape myrtle under 6"	remove	0
3	Common Crape Myrtle	<i>Lagerstroemia indica</i>	4	4.0				5 crape myrtle under 6"	retain and protect	N/A
4	Chinese pistache	<i>Pistacia chinensis</i>	5.9	4.5				Co dom at 6', undersized, 2 poor condition Magnolias S, 1 poor condition magnolia N	retain and protect	0
5	Chinese pistache	<i>Pistacia chinensis</i>	5.9	4.0				Co dom at 6', undersized, 2 poor condition Magnolias S, 1 poor condition magnolia N	retain and protect	N/A
6	Common Crape Myrtle	<i>Lagerstroemia indica</i>	4.5	4.0				5 2 crape myrtle in planter under	remove	0
7	Common Crape Myrtle	<i>Lagerstroemia indica</i>	4	4.0				5 3 undersized trees in island	remove	0
8	Common Crape Myrtle	<i>Lagerstroemia indica</i>	4	4.0				4 undersized crape myrtle in planter, small root barrier	remove	0
9	Chinese pistache	<i>Pistacia chinensis</i>	5.5	4.0				8 Co dom at 6', undersized group of 3 undersized crape myrtles	retain and protect	N/A
10	Common Crape Myrtle	<i>Lagerstroemia indica</i>	3	4.0				4 myrtles	remove	0

Page 1 of 6

Tree #	Common Name	Latin Name	DBH (in)	Ht Dia Meas at (ft)	Condition	Condition Rating (%)	Crown Radius	Observation Comments	Project Status	Landscape Units
11	Bamboo	Bamboo	6.1	4.0	Fair	50	13	Row of bamboo berthing east side property fence, some foliage extends into property less than 5'	remove	0
8965	Brisbane Box	<i>Lophostoma conferta</i>	7.5	4.0	Fair	55	8	Leans east, swollen graft spot; in large planter zone, next to 4 inch crape Myrtle.	remove	4.36
8966	Brisbane Box	<i>Lophostoma conferta</i>	11.4	4.0	Poor	30	10	Top mostly dead lower north branch still green sprouts on trunk to 12 feet, leans east, swollen graft point, surface roots, trunk wound on N bark, possibly hit by vehicle, 3 crape myrtles to E	remove	4.67
8967	Brisbane Box	<i>Lophostoma conferta</i>	9.2	4.0	Good	70	9	Growing in planter next to bus stop shelter, co dom at 8 feet, growing under power lines will likely need it like there is pruning in near future	retain and protect	N/A

Page 2 of 6

Tree #	Common Name	Latin Name	DBH (in)	Ht Dia Meas at (ft)	Condition	Condition Rating (%)	Crown Radius	Observation Comments	Project Status	Landscape Units
8968	Brisbane Box	<i>Lophostoma conferta</i>	7.6	4.0	Good	70	7	Growing in 5 foot wide planter between parking curb and train pad, slight lean north, self correcting, co dom leaders at 10 feet, growing under power lines will need line clearance pruning, thinning foliage 10%	retain and protect	N/A
8969	Brisbane Box	<i>Lophostoma conferta</i>	7.4	4.0	Good	70	8	Growing in 5 foot wide planter between parking curb and train pad, slight lean north, self correcting, 16 inches from curb, 4 undersized tristana to N	retain and protect	N/A
8970	Brisbane Box	<i>Lophostoma conferta</i>	6.3	4.0	Fair	60	10	Leans S, self correcting approximately 20°, co dom at 10 feet, growing under power lines next to station light, circular root barrier	retain and protect	N/A
8971	Brisbane Box	<i>Lophostoma conferta</i>	7.8	4.0	Fair	60		Central leader, growing under power lines will need line clearance pruning, thinning foliage 10%	retain and protect	N/A

Page 3 of 6

Tree #	Common Name	Latin Name	DBH (in)	Ht Dia Meas at (ft)	Condition	Condition Rating (%)	Crown Radius	Observation Comments	Project Status	Landscape Units
8972	Brisbane Box	<i>Lophostoma conferta</i>	7.8	4.0	Fair	60		Growing in 5.5 foot wide planter, co doms at 12 feet, growing under power lines will need line clearance pruning, thinning foliage 10%	retain and protect	N/A
8973	Brisbane Box	<i>Lophostoma conferta</i>	7.3	4.0		60	8	Leans S, self correcting, 16 inches from curb, 4 undersized tristana to N, circular root barrier	retain and protect	N/A
8974	Brisbane Box	<i>Lophostoma conferta</i>	6.2	4.0	Fair	60	5	Growing in 5 foot wide planter, co doms at 12 feet, growing under power lines will need line clearance pruning, thinning foliage 10%	retain and protect	N/A

Page 4 of 6

Tree #	Common Name	Latin Name	DBH (in)	Ht Dia Meas at (ft)	Condition	Condition Rating (%)	Crown Radius	Observation Comments	Project Status	Landscape Units
8975	Brisbane Box	<i>Lophostoma conferta</i>	8.3	4.0	Fair	60	12	Growing in 5.5 foot wide planter, co dom at 15 feet, self correcting, lean E, surface roots, growing under power lines will need line clearance pruning, thinning foliage 10%	retain and protect	N/A
8976	Callery pear 'Bradford'	<i>Pyrus calleryana</i> 'Bradford'	6.7	4.0	Good	65	11	Large planter, upright branches, no included bark, surface roots.	remove	2.5
8977	Callery pear 'Bradford'	<i>Pyrus calleryana</i> 'Bradford'	6.2	4.0	Good	65	7	Large planter, upright branches, no included bark, surface roots.	remove	2.15
8978	Callery pear 'Bradford'	<i>Pyrus calleryana</i> 'Bradford'	7.9	4.0	Fair	60	12	Growing in large planter, upright crowded leaders, included bark, good crown density and leaf size and color, low NW lateral at 6', under sized poor condition	remove	2.64

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Tree #	Common Name	Latin Name	DBH (in)	Ht Dia Meas at (ft)	Condition	Condition Rating (%)	Crown Radius	Observation Comments	Project Status	Landscape Units
8979	Brisbane Box	<i>Lophostoma conferta</i>	8	4.0	Good	70	9	Slight lean north, moderate crown density, codoms at 10 feet, surface roots, small dead branches, undersized crape myrtle in other side of planter to W	remove	5.54
8980	Brisbane Box	<i>Lophostoma conferta</i>	7	4.0	Fair	50	9	Swollen flare, thinner foliage, some small dead branches	remove	3.47
8981	Callery pear 'Bradford'	<i>Pyrus calleryana</i> 'Bradford'	7	4.0	Fair	45	6	Code dominant stems at 6 feet, narrow crown, minor dead foliage, in landscape planter by parking lot light, undersized callers pear to N	remove	1.73
8982	Callery pear 'Bradford'	<i>Pyrus calleryana</i> 'Bradford'	6.1	4.0	Good	70	9	no tree	remove	0

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Landscape Unit Chart

CATTLC Hayward Park Station, San Mateo Amended LU Value Worksheet										
Tree Tag No.	Species	Preserve or Remove	Species Rating %	Condition Value %	Location Value %	Divided by 0.35	Adjusted Trunk Caliper	.70 If in Bldg. Area OR 1.0 if not in Bldg. Area	1.25 Heritage Tree	LU Value
8965	Brisbane Box <i>Lophostemon confertus</i>	Remove	90%	55%	55%	0.78	8.0	0.70	1.00	4.36
8966	Brisbane Box <i>Lophostemon confertus</i>	Remove	90%	30%	55%	0.42	11.0	1.00	1.00	4.67
8967	Brisbane Box <i>Lophostemon confertus</i>	Remove	90%	70%	55%	0.99	9.0	1.00	1.00	8.91
8976	Flowering Pear <i>Pyrus calleryana</i>	Remove	50%	55%	0.51	7.0	0.70	1.00	1.00	2.50
8977	Flowering Pear <i>Pyrus calleryana</i>	Remove	50%	65%	55%	0.51	6.0	0.70	1.00	2.15
8978	Flowering Pear <i>Pyrus</i>	Remove	50%	60%	55%	0.47	8.0	0.70	1.00	2.64
8979	Brisbane Box <i>Lophostemon confertus</i>	Remove	90%	70%	55%	0.99	8.0	0.70	1.00	5.54
8980	Brisbane Box <i>Lophostemon confertus</i>	Remove	90%	50%	55%	0.71	7.0	0.70	1.00	3.47
8981	Flowering Pear <i>Pyrus</i>	Remove	50%	45%	55%	0.35	7.0	0.70	1.00	1.73
8982	Brisbane Box <i>Lophostemon confertus</i>	Remove	90%	70%	55%	0.99	10.0	0.70	1.00	6.93
8983	Brisbane Box <i>Lophostemon confertus</i>	Remove	90%	70%	55%	0.99	6.0	0.70	1.00	4.16
8984	Chinese Pistache <i>Pistacia chinensis</i>	Remove	70%	50%	55%	0.55	6.0	0.70	1.00	

Luminaire Schedule						
Symbol	Qty	Fixture Type	Manufacturer and Part Number			
			LLF	Lumens	Watts	
○	9	E1	Kim Lighting - UR20-96L-70-3K7-3 (on 24' pole)	0.803	7818	69.1
○	1	E2	Kim Lighting - UR20-192L-85-3K7-5W (on 24' pole)	0.803	9250	73.6
○	6	E3	Kim Lighting - UR20-192L-30-3K7-5W (on 10' pole)	0.803	3459	27.5
○	13	E4	Kim Lighting - PA7R-NUS-12L-010-3K7-44IRB-S20-xxx	0.803	908	14
○	31	E5	Ragni Lighting - IRY-S-2-3-50-CIR12 (on 16' pole)	0.803	3680	38
+	40	E6	Brownlee - 7177-18-xx-H08-30K	0.803	698	8
○	9	E7	Kim Lighting - PA7R-NUS-12L-010-3K7-42xx-xxx	0.803	908	14
○	6	E8	Prescolite - LTR-6RD-H-SL10L-DM1-xx-LTR-6RD-T-SL30K8XW-S	0.803	1063	12

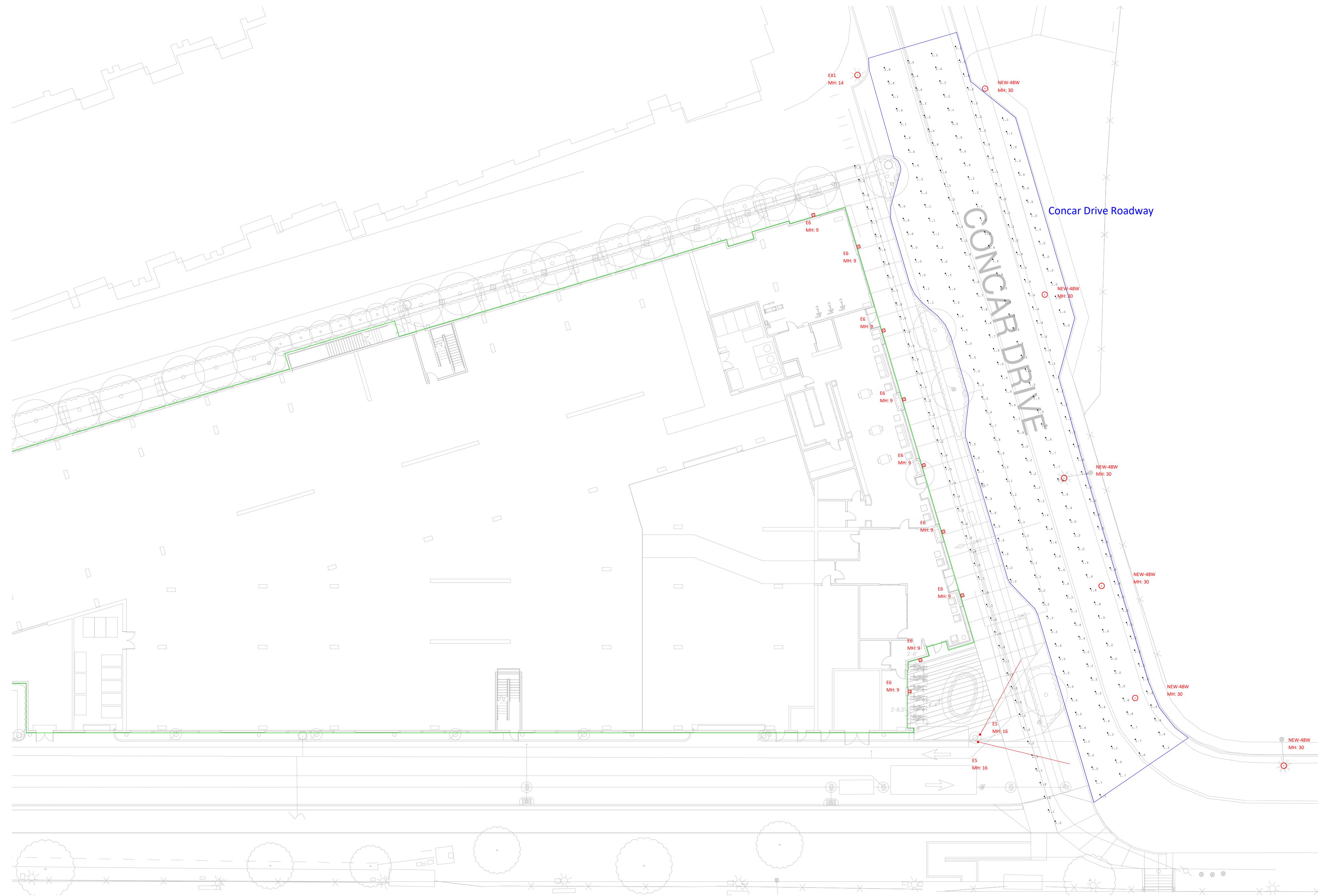
NOTES:
1. The luminaire fixture types and part numbers included on the schedule above are for photometric purposes only and may need to be revised for real world conditions. Please refer to the manufacturer specification sheets and make sure to confirm voltages, finishes, mounting options, dimming and 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) = $0.896 \times 0.896 = 0.803$

3. The "MH" tag beneath the fixture type designations shown in plan view indicates fixture mounting height AFG (above finished grade).

Illuminance Calculation Summary						
Calculation Grid Description	Units	Avg	Max	Min	Avg/Min	Max/Min
North Walkway	Fc	2.77	5.6	0.7	3.96	8.00
Bike Path	Fc	1.15	3.3	0.4	2.88	8.25
Bus Shelter Area	Fc	0.73	1.1	0.5	1.46	2.20
Dog Run Area	Fc	2.82	4.0	1.1	2.56	3.64
North Walkway	Fc	2.77	5.6	0.7	3.96	8.00
Parking Lot and Drive Aisles	Fc	2.35	7.8	0.6	3.92	13.00

NOTES:
1. The illuminance criteria for the site lighting from the San Mateo Municipal Code is as follows:
"Site lighting shall comply with the requirement of an average illuminance of 1 foot-candle, a minimum illuminance of 0.3 foot-candle, and a uniformity ratio not to exceed 4:1 average to minimum."



Luminaire Schedule

Symbol	Qty	Fixture Type	Manufacturer and Part Number	LLF	Lumens	Watts
●	2	E5	Ragni Lighting - IRY-S-2-3-50-CIR12 (on 16' pole)	0.803	3680	38
□	9	E6	Brownlee - 7177-18-xx-H08-30K	0.803	698	8
○	3	EX1	King Luminaire - K118R-B3AR-IV-100(SSL)-1054-120:277-K23-3000K-GRS-PR7	0.803	4224	103
●	6	NEW-48W	Cree - XSPMD-D-HT-2ME-12L-30K7-UL-SV-N-Q1	0.469	11475	48

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. with the City of San Mateo Public Works Department.

2. LLF = Light Loss Factor:
- For the type EX1 King Luminaire post top fixture the total LLF = 0.803 per the City of San Mateo Public Works Department.
- For the type NEW-48W Cree cobra head arm mounted fixture the total LLF = 0.803 per the City of San Mateo Public Works Department.
- For all other fixture types LLF = 0.803

3. The "MH" tag beneath the fixture type designations shown in plan view indicates fixture mounting height AFG (above finished ground).

Illuminancr Calculation Summary

Calculation Grid Description	Units	Avg	Max	Min	Avg/Min	Max/Min
Concar Drive Multiuse Path	Fc	1.50	3.6	0.5	3.00	7.20
Concar Drive Roadway	Fc	1.70	3.1	0.9	1.89	3.44

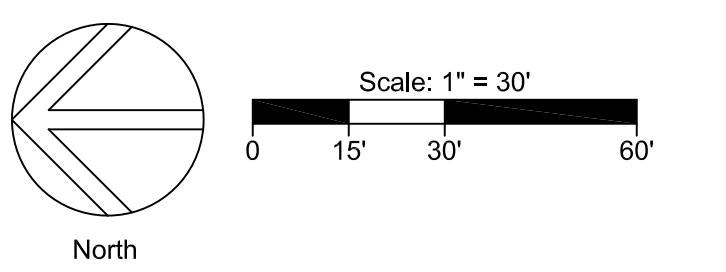
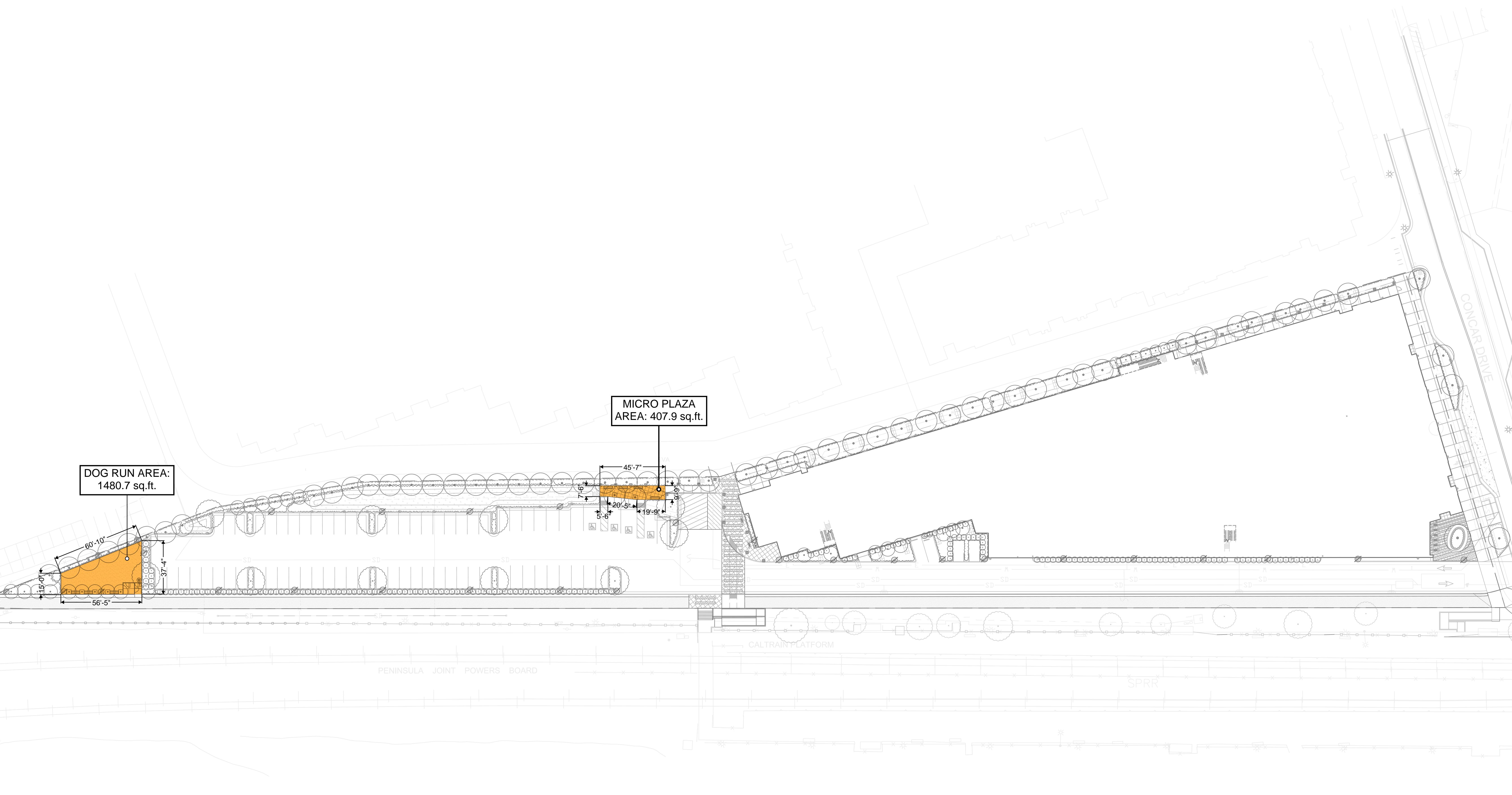
NOTES:

1. Illuminance grid lines on Concar Drive are positioned such that there are two grid lines per vehicle lane and one grid line per pull out as directed by the City of San Mateo Public Works Department.

2. Illuminance Criteria per the City of San Mateo Public Works Department:

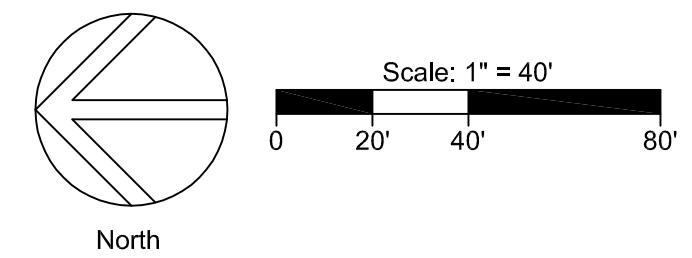
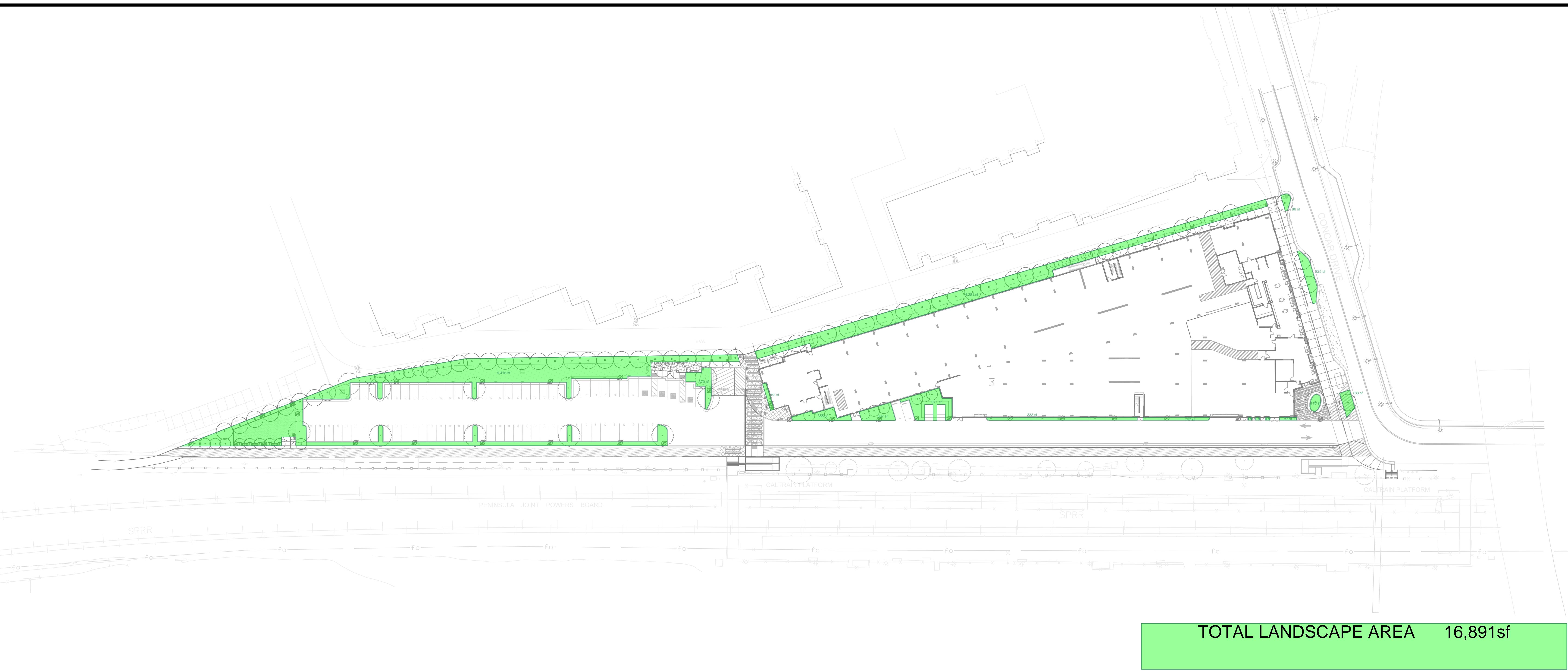
- Concar Drive Roadway:
 - Average = 1.7 footcandles
 - Avg/Min Uniformity = 3.0
 - Max/Min Uniformity = 5.0
- Concar Drive Multiuse Path:
 - Average = 0.9fc
 - Avg/Min = 4.0

3. The illuminance criteria for the site lighting from the San Mateo Municipal Code is as follows:
"Site lighting shall comply with the requirement of an average illuminance of 1 foot-candle, a minimum illuminance of 0.3 foot-candle, and a uniformity ratio not to exceed 4:1 average to minimum."

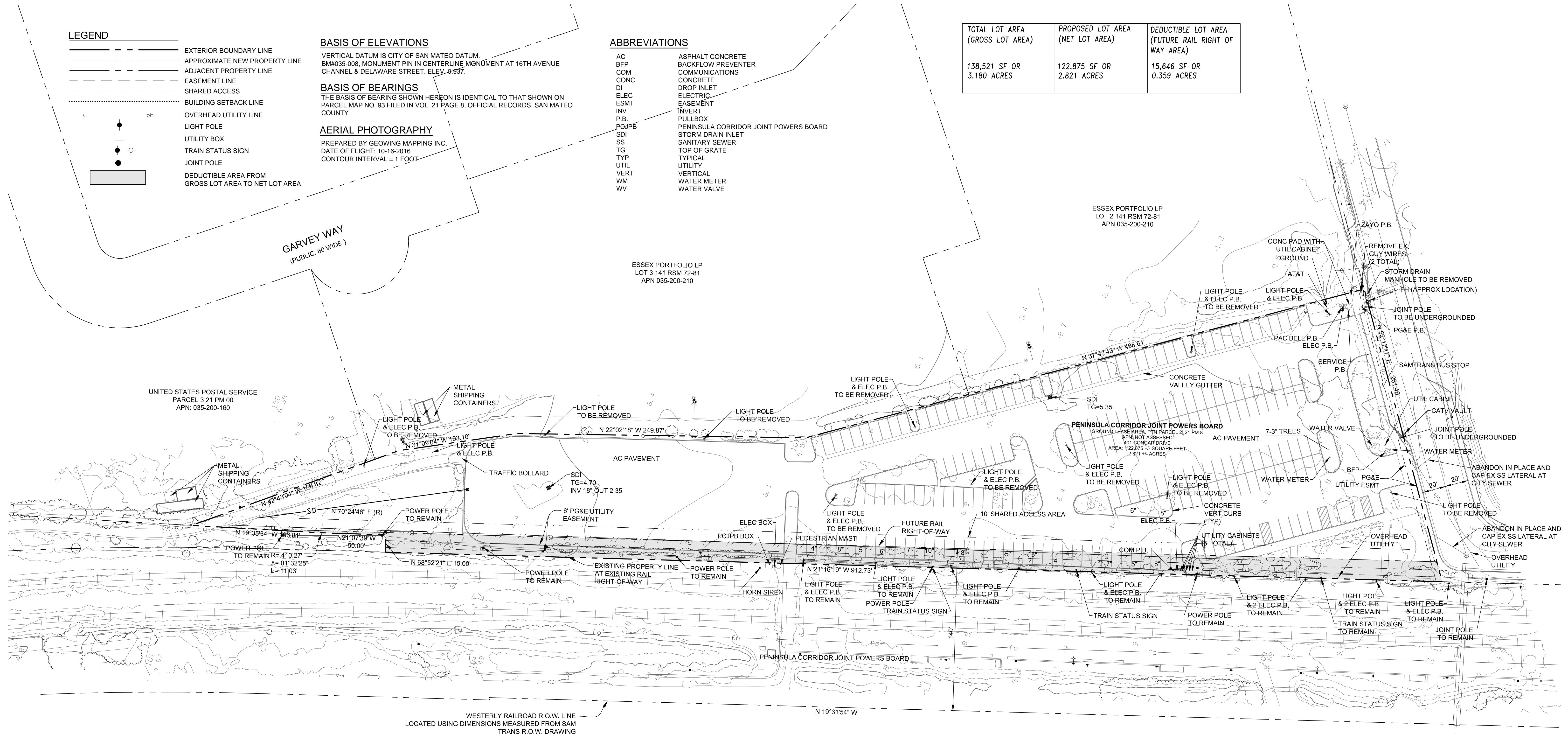


SITE PLAN PARK CREDIT AREAS





LANDSCAPE AREA DIAGRAM

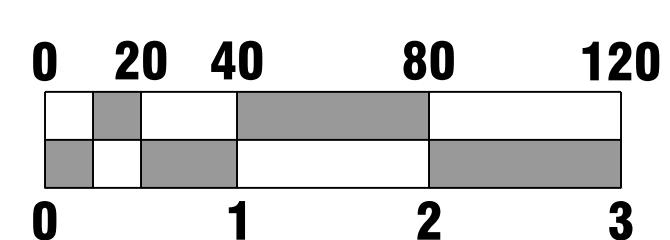


NOTES

- THE REAL PROPERTY DEPICTED HEREIN IS THE SAME AS THAT DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES AMENDED & UPDATED REPORT, ORDER NO: NCS-747456-SC, DATED JANUARY 13, 2021 AND UPDATED 2/10/2021.
- PARCEL DIMENSIONS ARE PER PARCEL MAP NO. 93, VOL. 21 PG. 8, OFFICIAL RECORDS, SAN MATEO COUNTY.
- THE FOLLOWING EASEMENT AS LISTED IN THE TITLE REPORT IS NOT PLOTTABLE, EXCEPTION #5- AN EASEMENT FOR GAS AND PIPELINES RECORDED JULY 18, 1929 N BOOK 429 OF OFFICIAL RECORDS AT PAGE 140, IN FAVOR OF PG&E.
- ALL DIMENSIONED PROPERTY LINES CONSISTENT WITH COUNTY ASSESSOR'S PARCEL MAP OR SITE SURVEY.

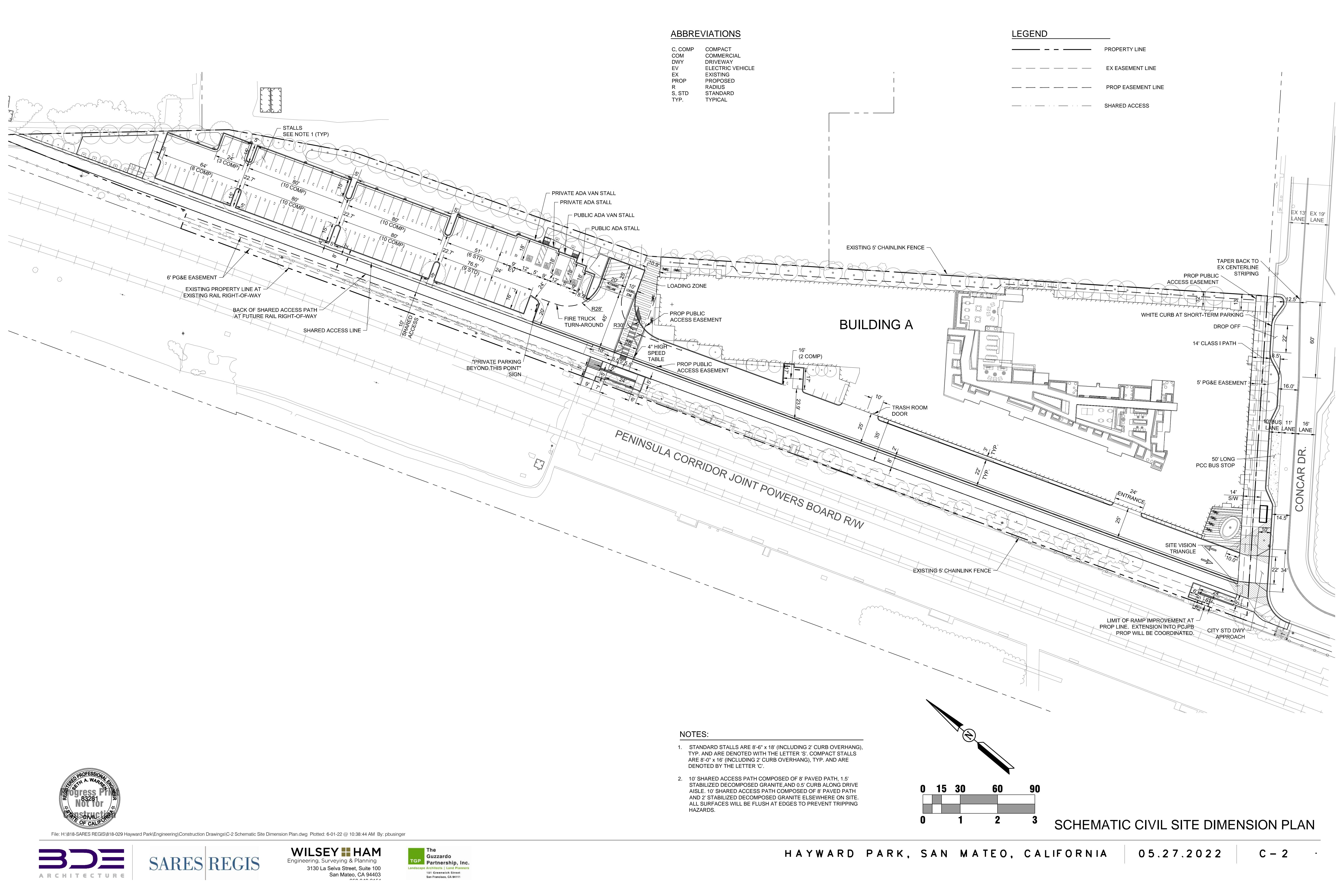
TREE PROTECTION/DISPOSITION NOTES

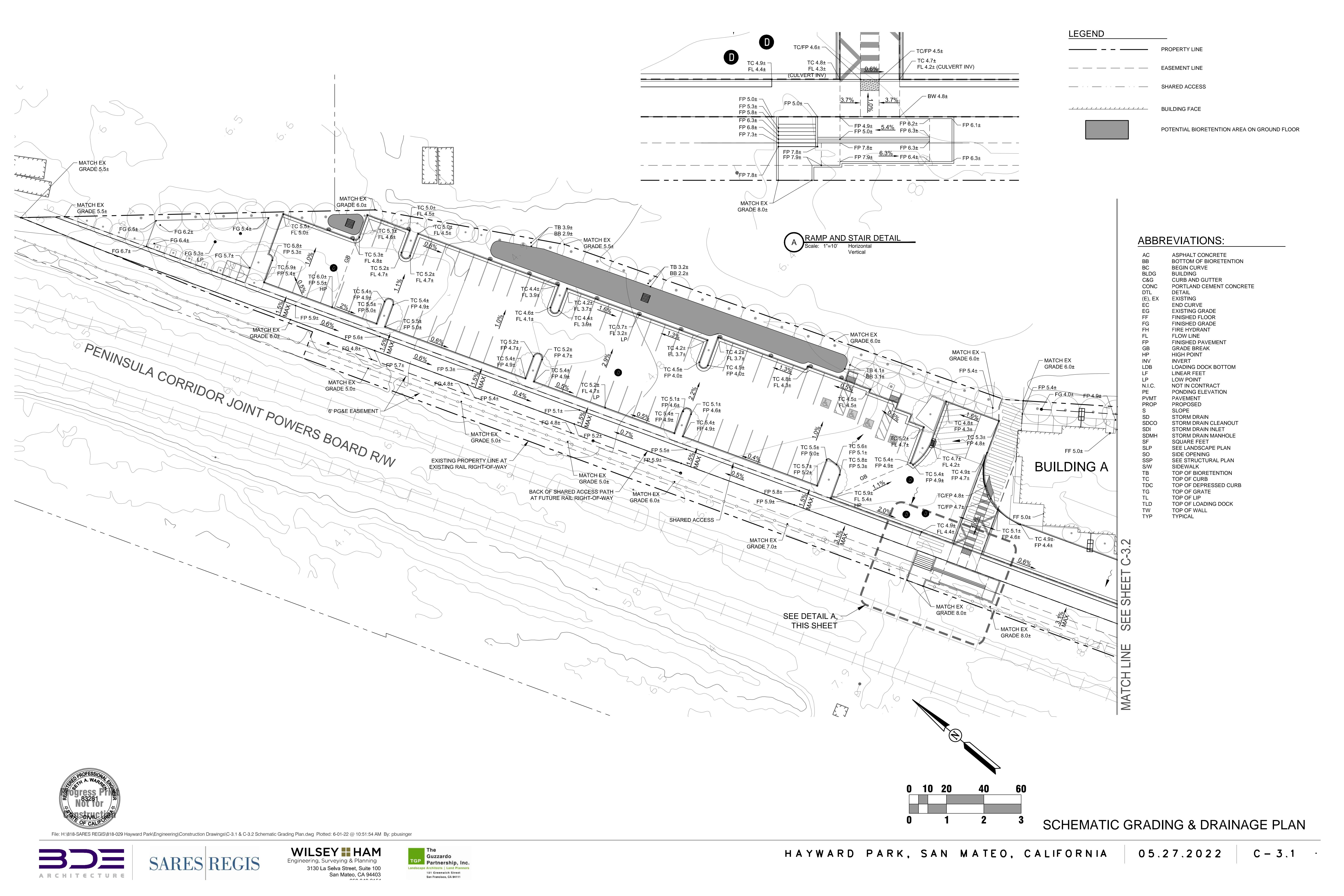
- See Disposition Plan for trees to be removed and to remain.
- Tree drip zone areas shall be protected with a 5' high fence mounted on 2 inch diameter galvanized iron posts driven into the ground to a depth of at least 2 feet at no more than 10 foot spacing. The fence shall enclose the entire area under the dripline. Spray paint the top of the fence with bright orange paint before unrolling the fabric to ensure visibility of the barrier. In no case shall any vehicles or equipment be permitted to be stored within this enclosed area. Fence shall be erected before construction begins and remain in place until time for relocation.
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- Regular irrigation, fertilizing, and other tree care shall continue in accordance with Arborist recommendations.
- Above ground surface runoff shall not be directed into the tree canopy area from adjacent areas.
- Periodic inspections by a qualified Arborist are recommended during construction activities, particularly as trees are impacted by trenching/grading operations. Any recommendations by the Arborist for maintaining the health of trees are to be implemented.

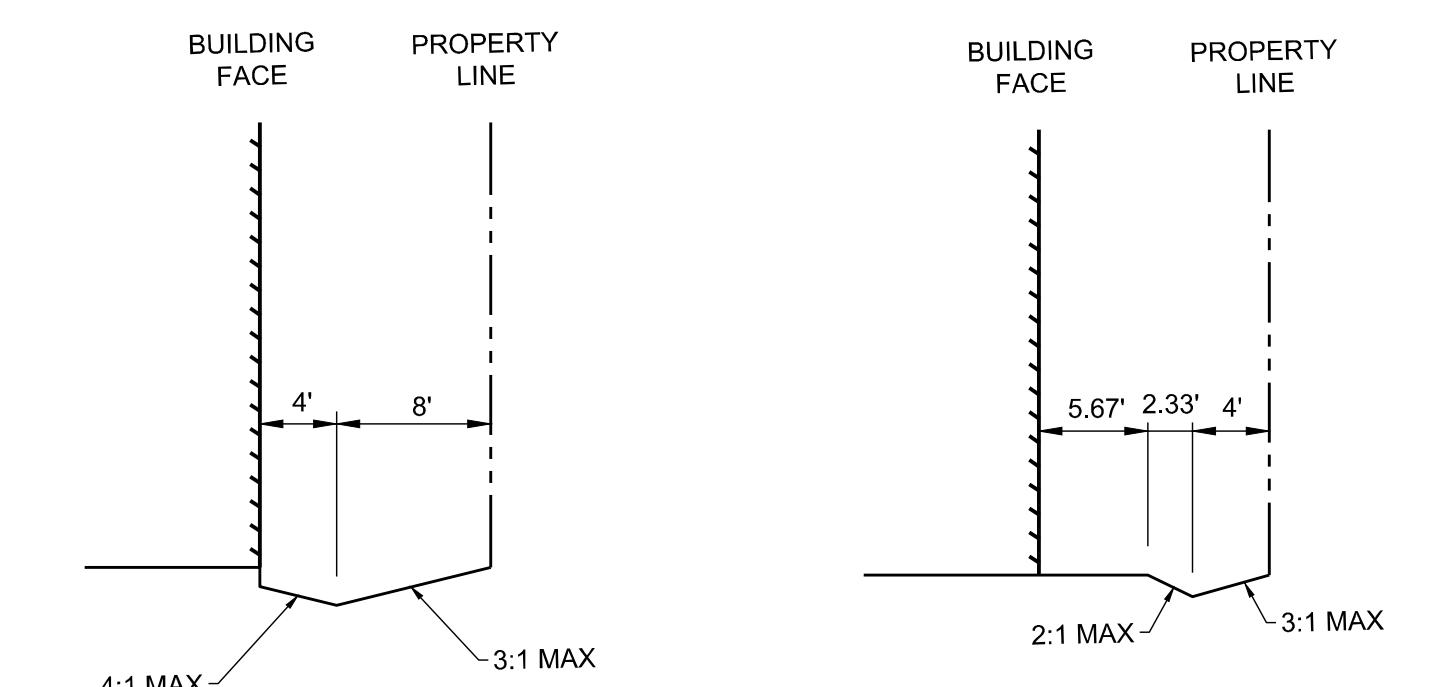
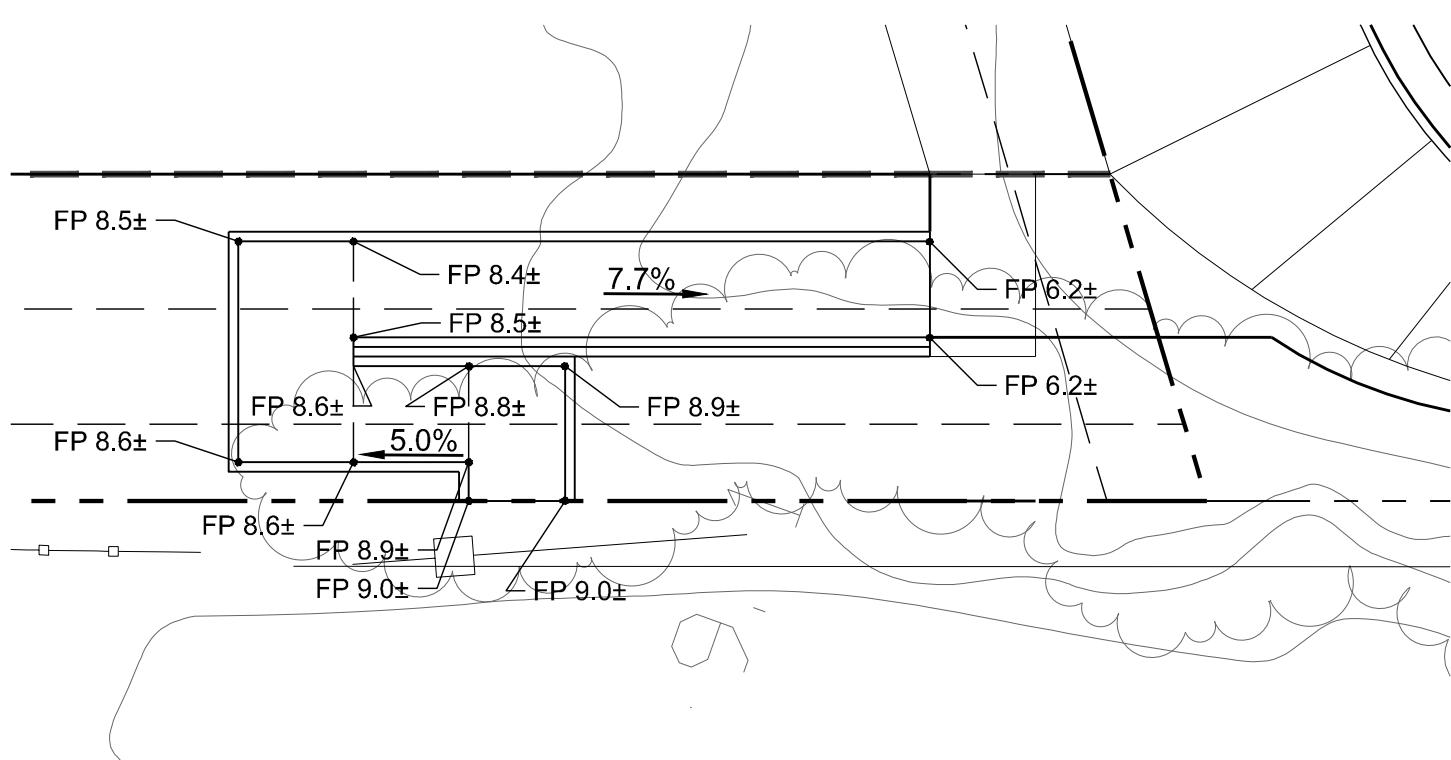
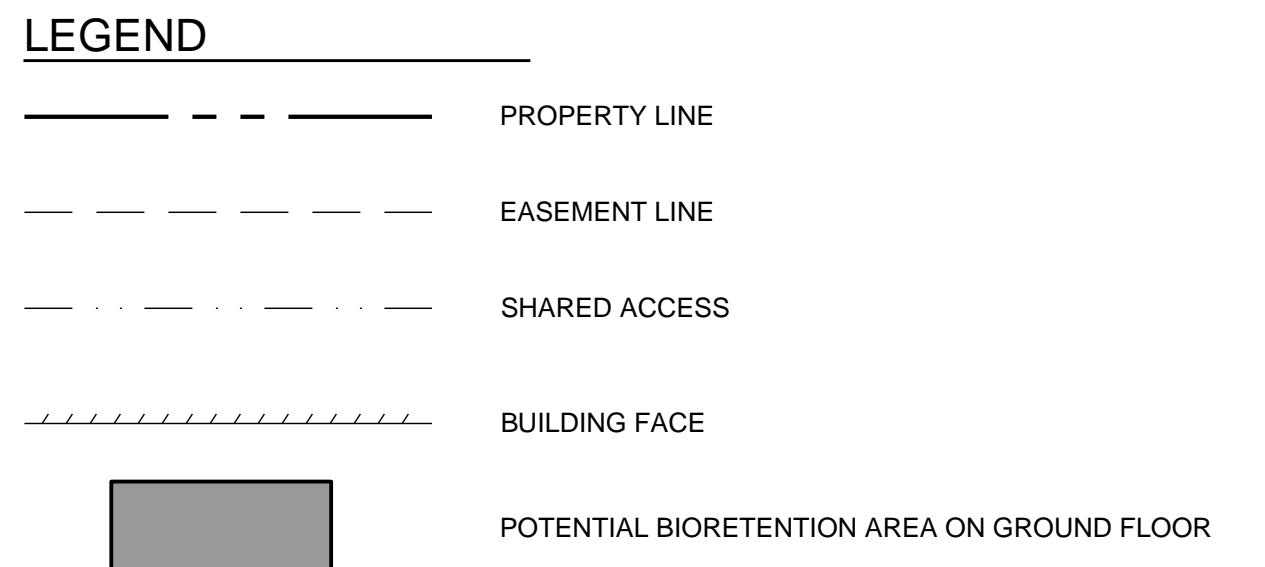
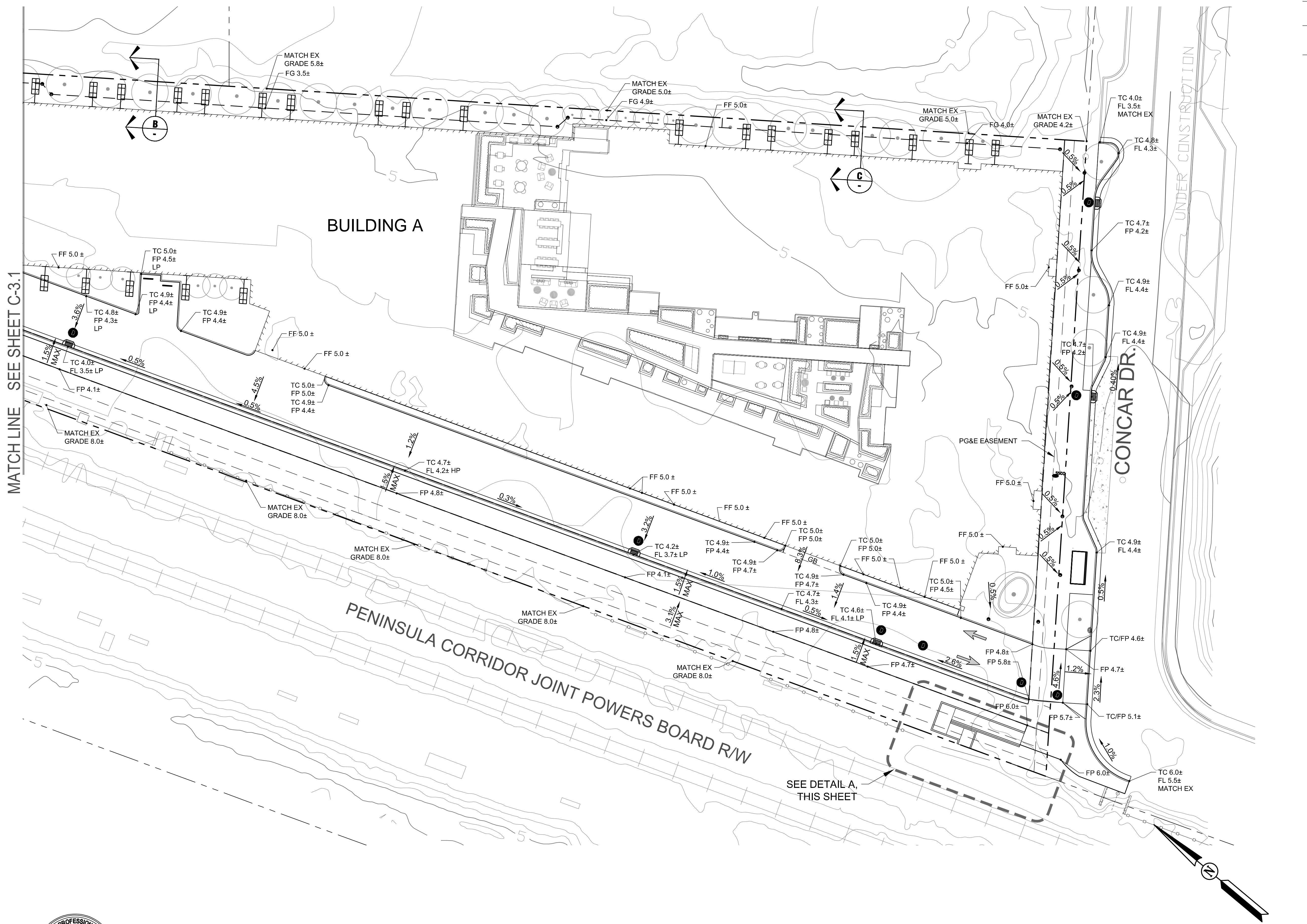


SCHEMATIC EXISTING SITE PLAN









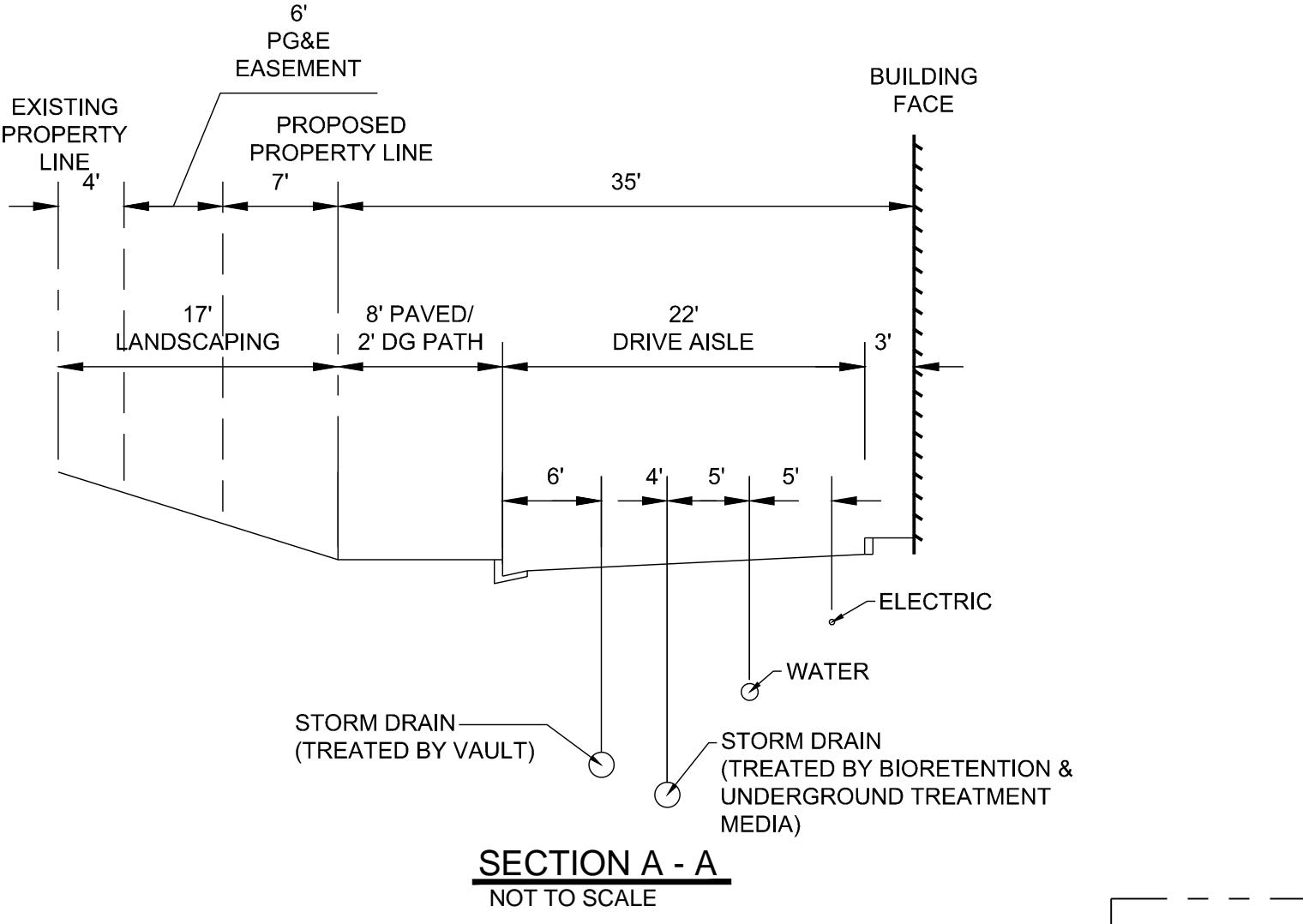
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NOTES

1. MINIMUM 1' VERTICAL CLEAR SEPARATION TO BE MAINTAINED BETWEEN UTILITIES.
2. MINIMUM 5' HORIZONTAL CLEAR SEPARATION BETWEEN WET AND DRY UTILITIES.
3. MINIMUM 10' HORIZONTAL CLEAR SEPARATION BETWEEN DOMESTIC WATER AND SEWER UTILITIES.

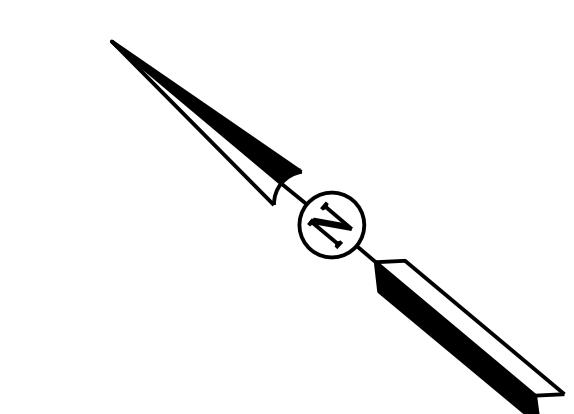
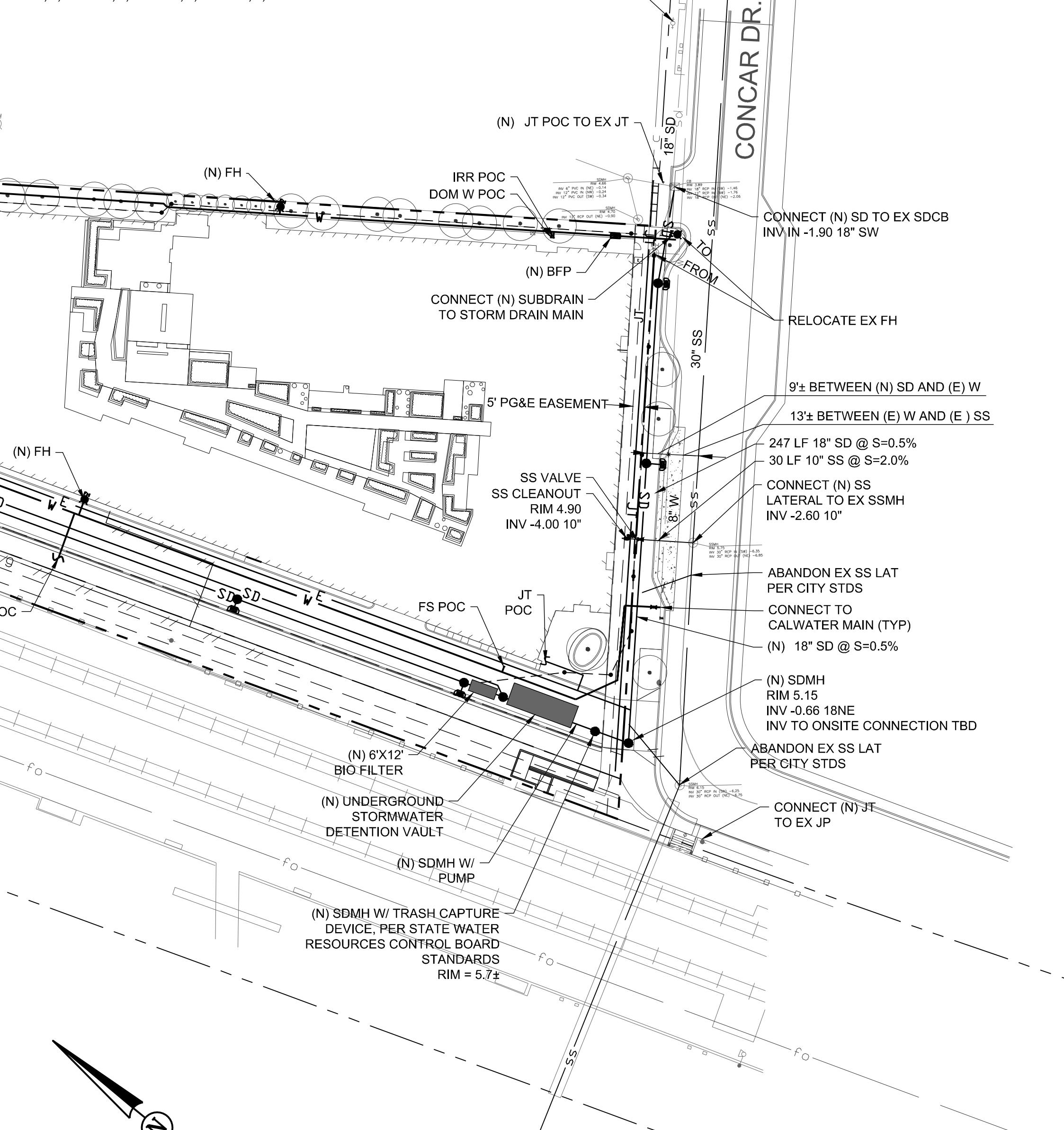
ABBREVIATIONS

BFP	BACKFLOW PREVENTER
BLDG	BUILDING
CATV	CABLE TELEVISION
DG	DECOMPOSED GRANITE
DOM	DOMESTIC
E	ELECTRIC
EX	EXISTING
FH	FIRE HYDRANT
FS	FIRE SERVICE
JP	JOINT POLE
JT	JOINT TRENCH
IRR	IRRIGATION
LAT	LATERAL
(N)	NEW
PG&E	PACIFIC GAS & ELECTRIC
POC	POINT OF CONNECTION
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BAS
SDI	STORM DRAIN INLET
SDFM	STORM DRAIN FORCE MA
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
W	WATER



LEGEND

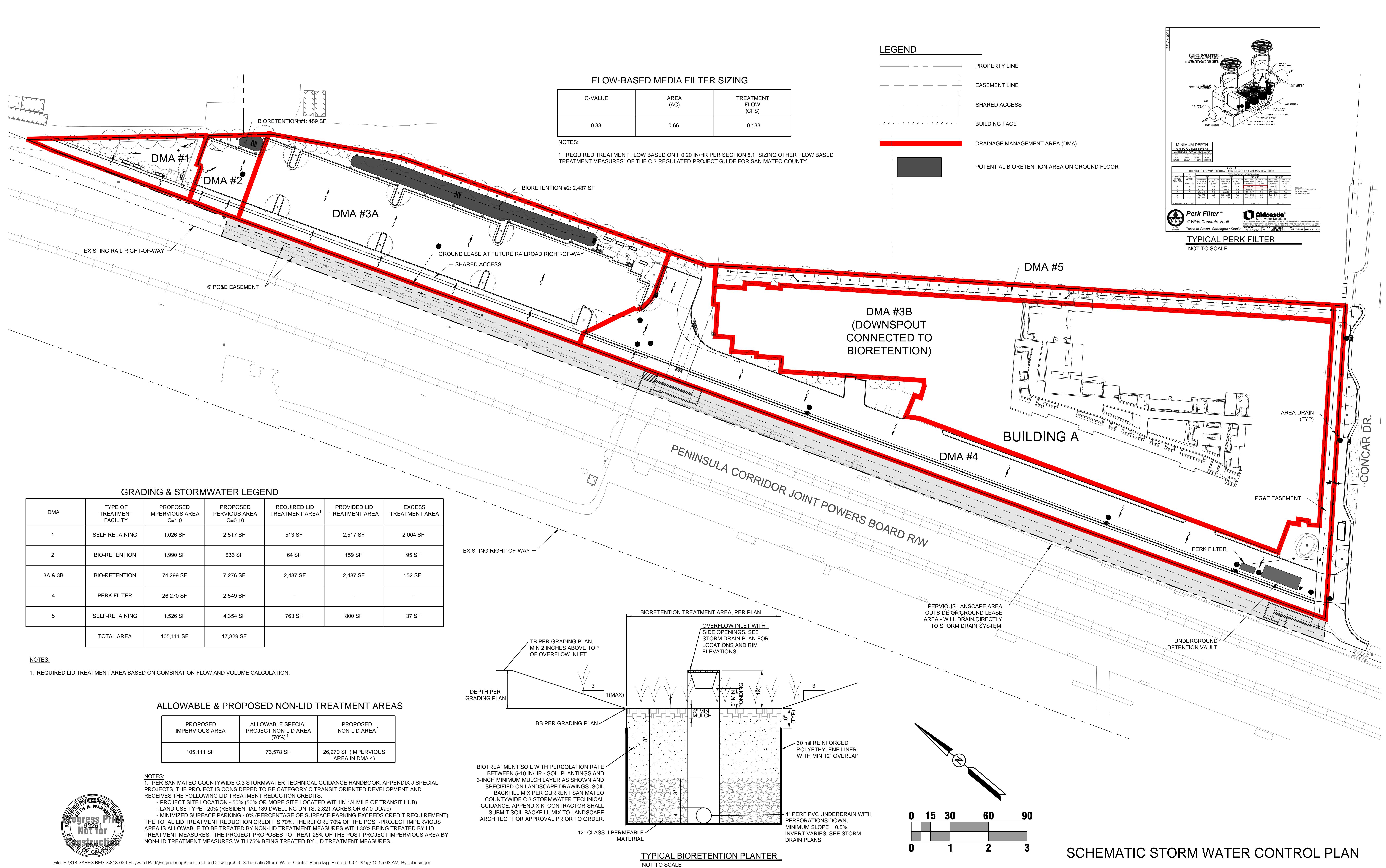
— — — — —	PROPERTY LINE		PROPOSED STORM DRAIN PUMP
— — — — —	EASEMENT LINE		PROPOSED STORM DRAIN MANHOLE
— — — — —	SHARED ACCESS		PROPOSED STORM DRAIN INLET W/ TRASH CAPTURE DEVICE
— w — — — —	EX WATER		PROPOSED STORM DRAIN BIOFILTER
— ss — — — —	EX SANITARY SEWER		PROPOSED FIRE HYDRANT
— sd — — — —	EX STORM DRAIN		PROPOSED BACKFLOW PREVENTER
— JT — — — —	PROPOSED JT		
— E — — — —	PROPOSED ELECTRICAL		
— W — — — —	PROPOSED WATER		
— — — — —	PROPOSED STORM DRAIN		
— ss — — — —	PROPOSED SANITARY SEWER		
— — — — —	PROPOSED STORM DRAIN SUBDRAIN CAPTURE SYSTEM PER MC 7.39.210		
— / / / / / / —	ABANDON EXISTING UTILITY		

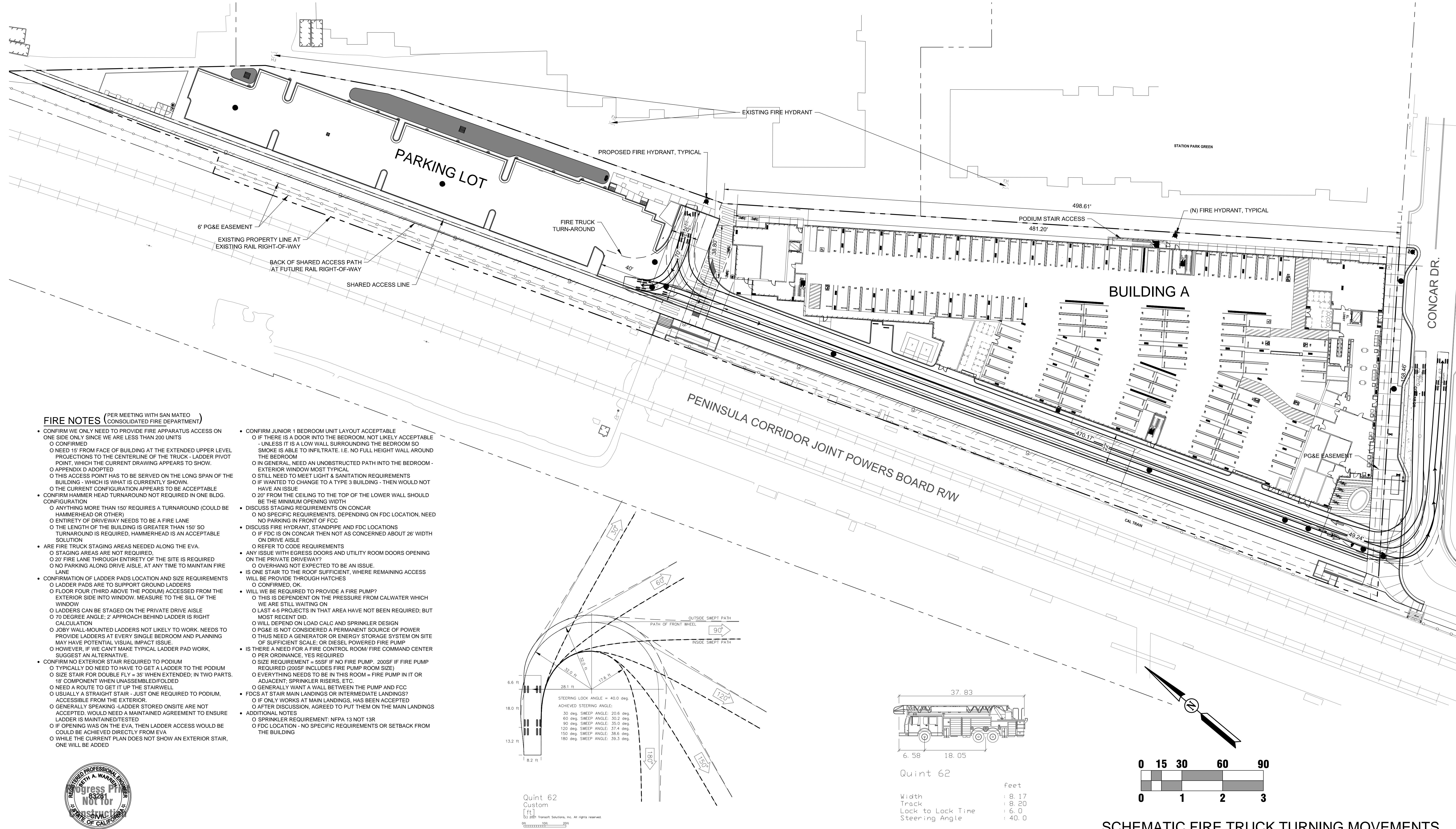


A horizontal bar chart with a scale from 0 to 120. The bar is divided into four segments. The first segment (0-20) is white. The second segment (20-40) is grey. The third segment (40-80) is white. The fourth segment (80-120) is grey. Below the bar, there are four boxes labeled 0, 1, 2, and 3, corresponding to the segments.

SCHEMATIC SITE UTILITY PLAN







SCHEMATIC FIRE TRUCK TURNING MOVEMENTS

File: H:\818-SARES REGIS\818-029 Hayward Park\Engineering\Construction Drawings\C-6.1 Fire Truck Turning.dwg Plotted: 6-01-22 @ 11:07:40 AM By: pbusinger



The logo for BDE Architecture features the letters 'BDE' in a large, bold, black sans-serif font. To the left of 'BDE' are three thick horizontal bars of varying lengths, and to the right are three shorter horizontal bars of varying lengths, all in black. Below 'BDE' is the word 'ARCHITECTURE' in a smaller, all-caps, black sans-serif font.

SARES REGIS

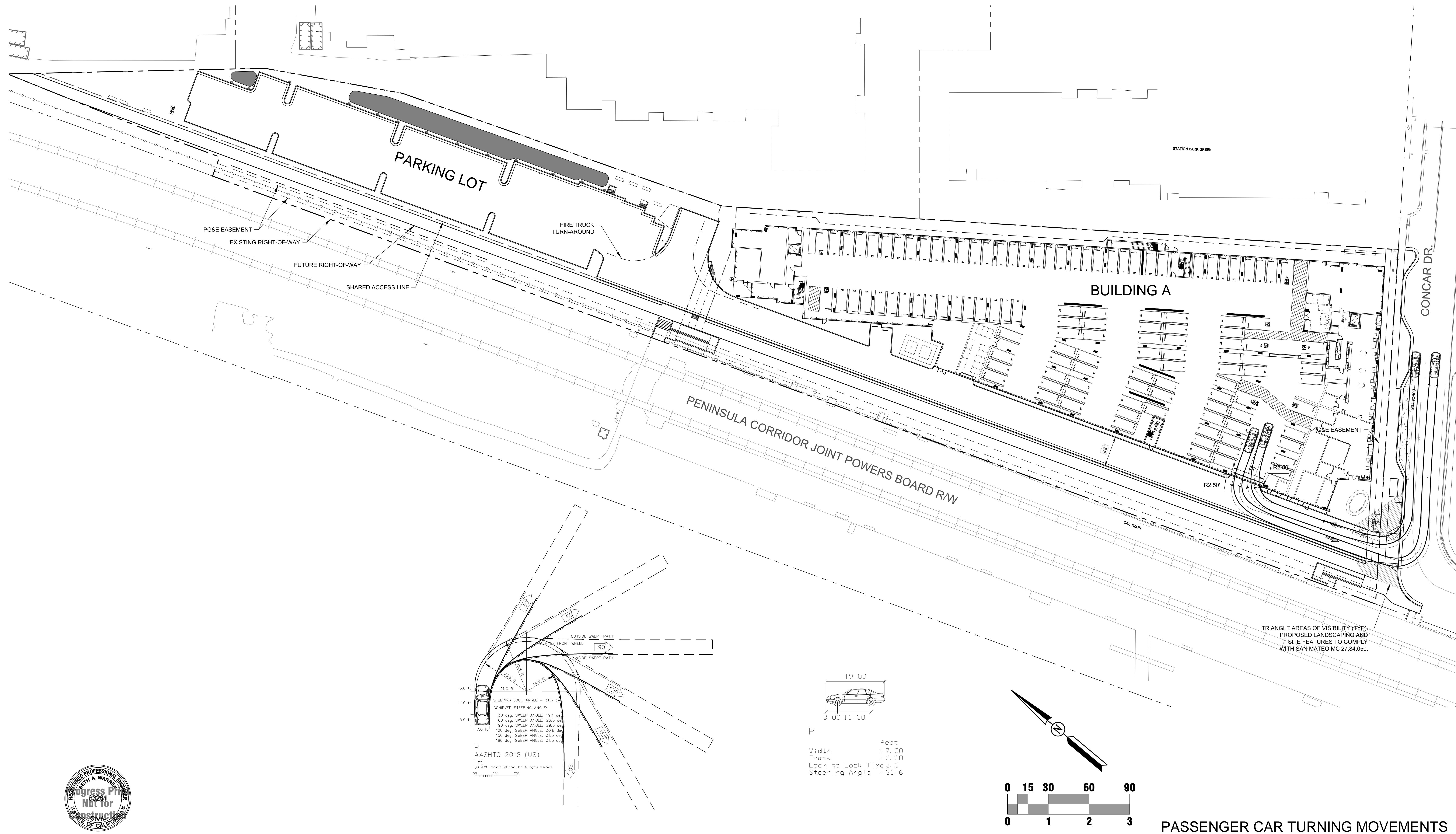
The logo for Wilsey Ham consists of the company name in a bold, sans-serif font. The letters 'W', 'I', 'L', 'S', 'E', 'Y' are in a dark blue-grey color, while 'H' and 'A' are in a light beige color. To the right of 'H' is a graphic element of four squares arranged in a 2x2 grid: the top-left is light beige, the top-right is dark blue-grey, the bottom-left is dark blue-grey, and the bottom-right is light beige.

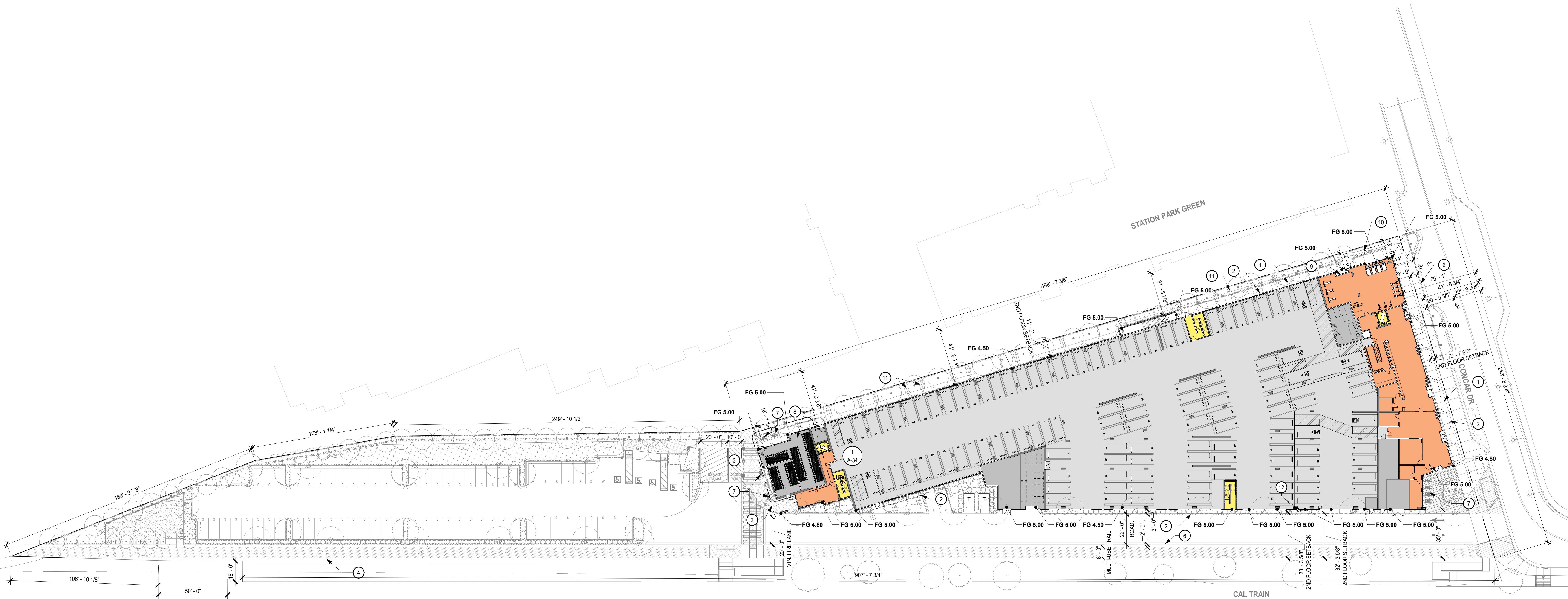
TGP The
Guzzardo
Partnership, Inc.
Landscape Architects | Land Planners
181 Greenwich Street
San Francisco, CA 94111

HAYWARD PARK, SAN MATEO, CALIFORNIA

05.27.2022

C - 6.1





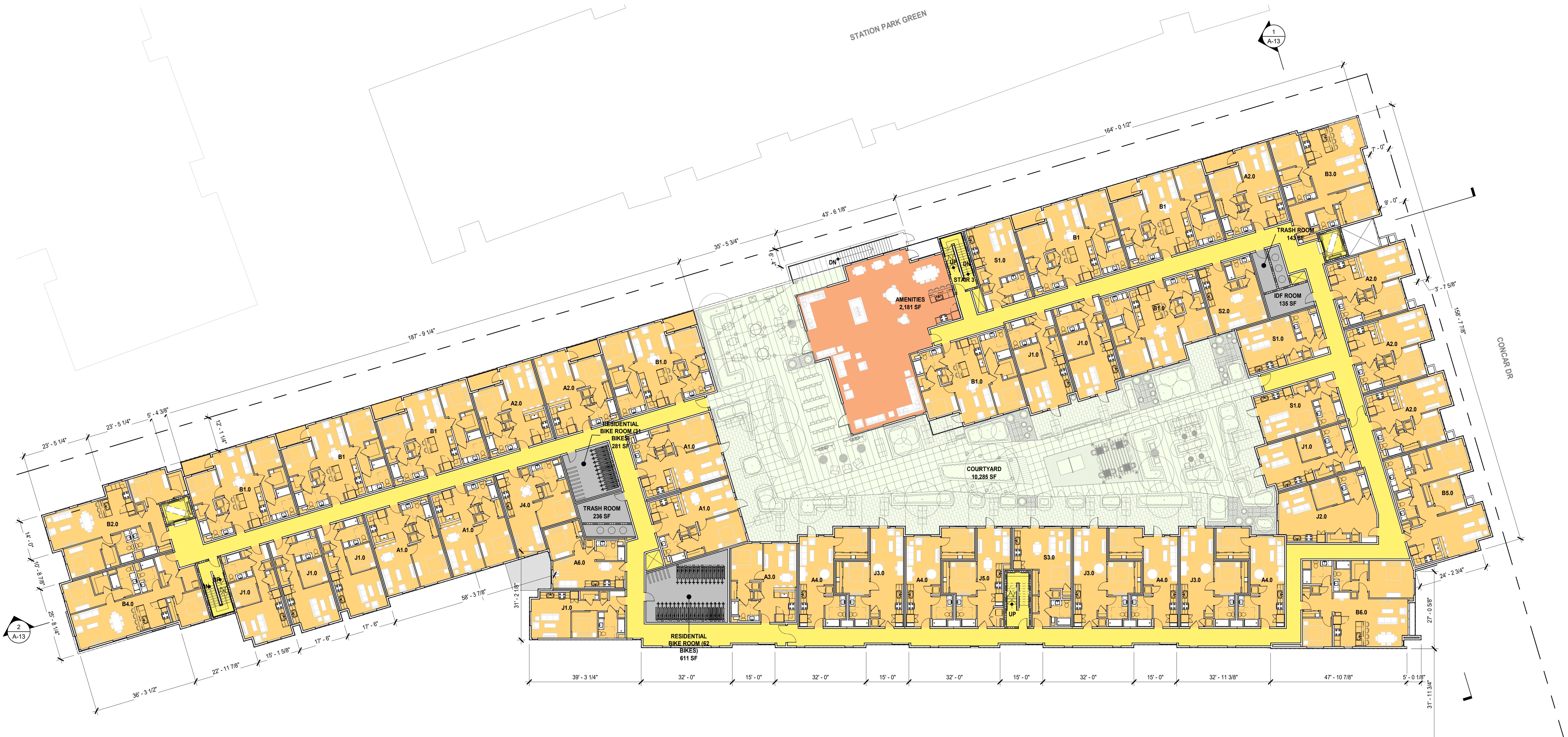
NOTES:

- A. SEE CIVIL DRAWINGS FOR TOPOGRAPHIC INFORMATION
- B. SEE LANDSCAPE PLANS FOR LANDSCAPE INFORMATION
- C. SEE LANDSCAPE PLAN FOR TREE INFORMATION
- D. SEE LANDSCAPE DRAWINGS FOR SHORT TERM BIKE DETAILS
- E. FG = FINISH GRADE; SEE BUILDING HEIGHT EXHIBIT ON A-32
- F. TOP OF SLAB/ARCH 0'-0" = CIVIL 5.00

① SIDEWALK, SCD	⑪ LADDER PADS, SLD
② BUILDING PROJECTION ABOVE	⑫ WATER METERS, SCD
③ LOADING ZONE, SCD	
④ FENCE, SLD	
⑤ TRASH STAGING AREA, SLD	
⑥ CURB LINE, SCD	
⑦ SHORT TERM BIKE PARKING, SLD	
⑧ LONG TERM BIKE PARKING, SEE A-34	
⑨ GAS ALCOVE, SCD	
⑩ BACKFLOW VAULTS	

1/32" = 1'-0" 0' 16' 32' 64'







CAL TRAIN

A horizontal scale bar with four segments. The first segment is black and labeled '0''. The second segment is white and labeled '8''. The third segment is black and labeled '16''. The fourth segment is white and labeled '32''. The total length of the scale bar is 32 feet.

1

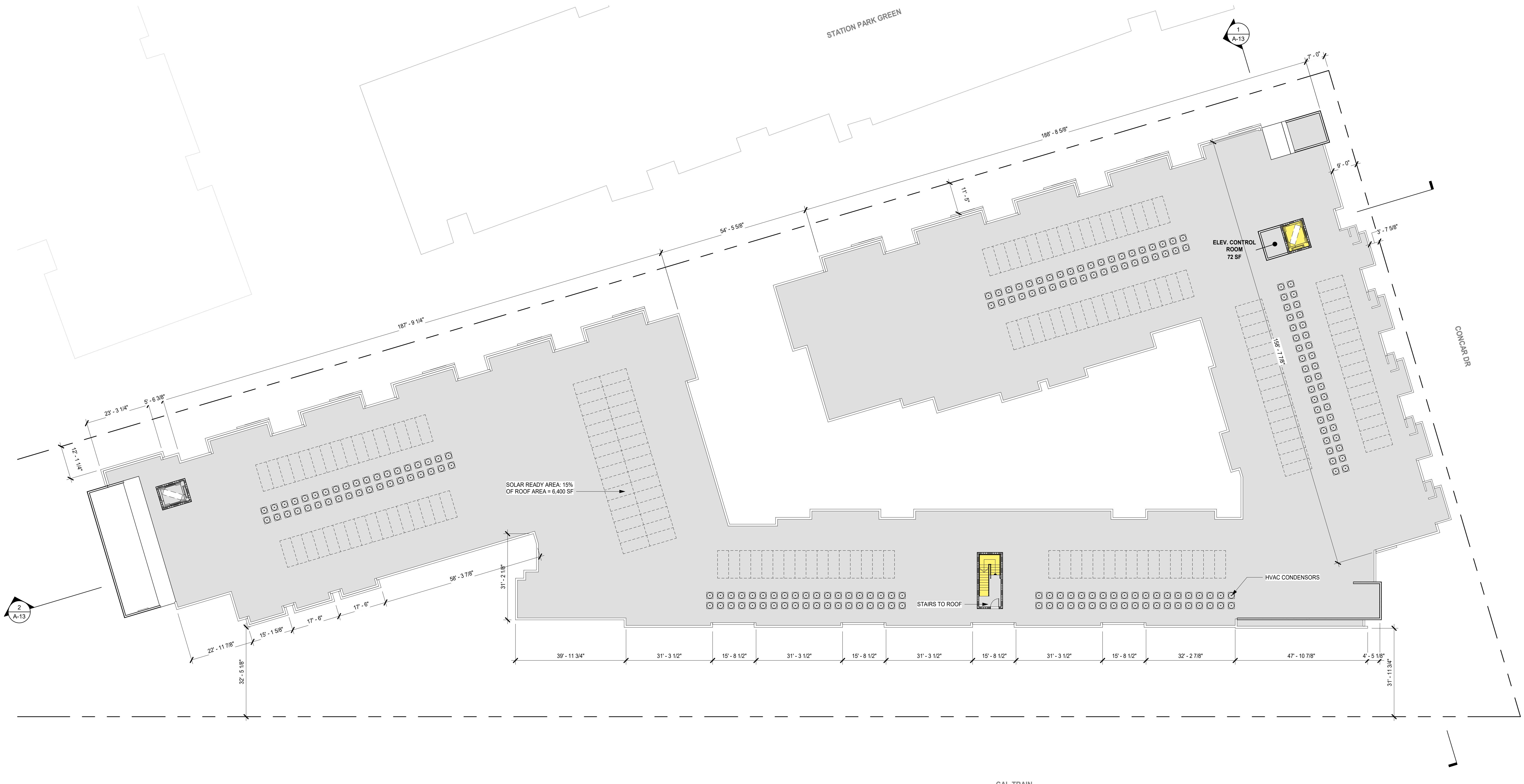


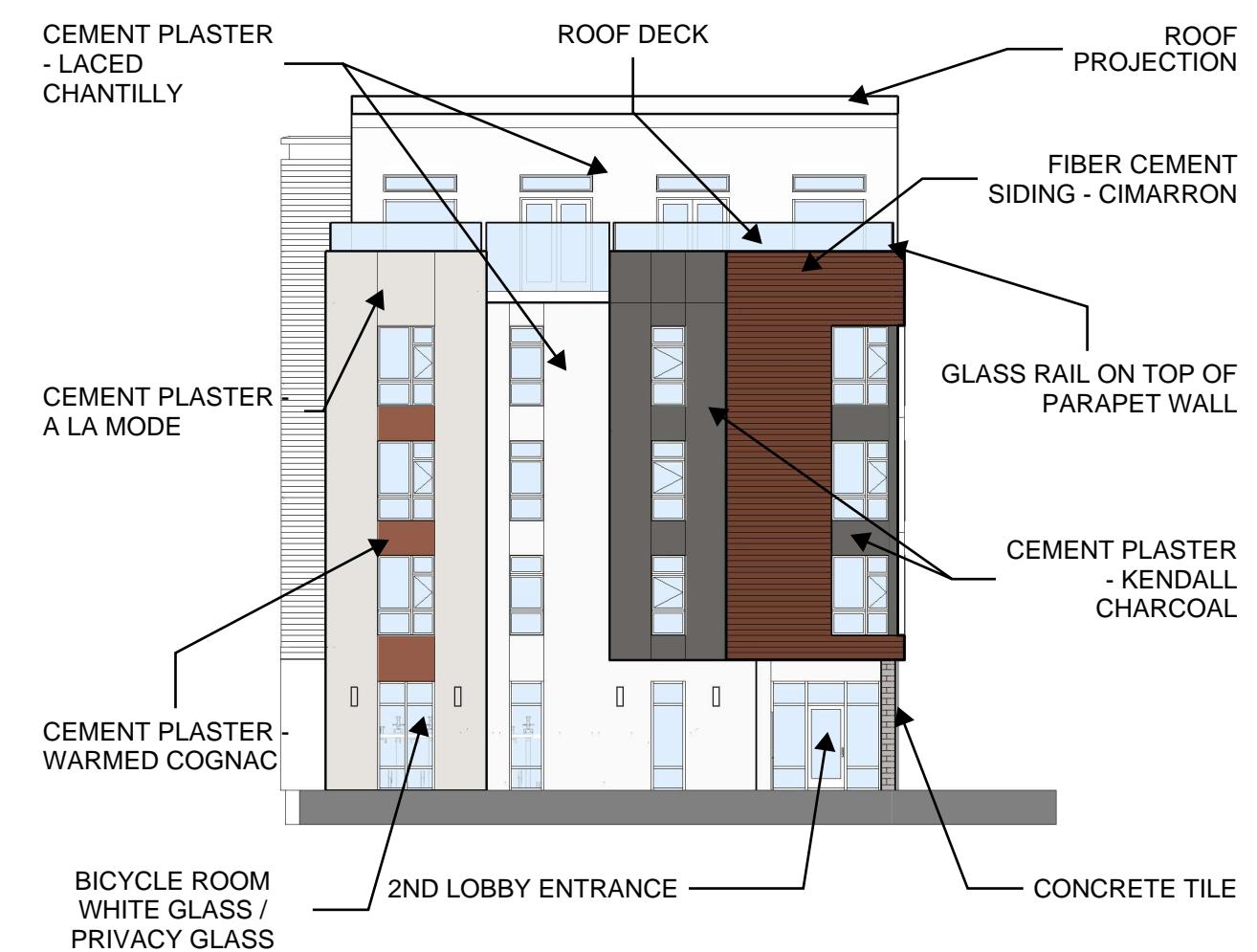
CAL TRAIN

1/16" = 1'-0"

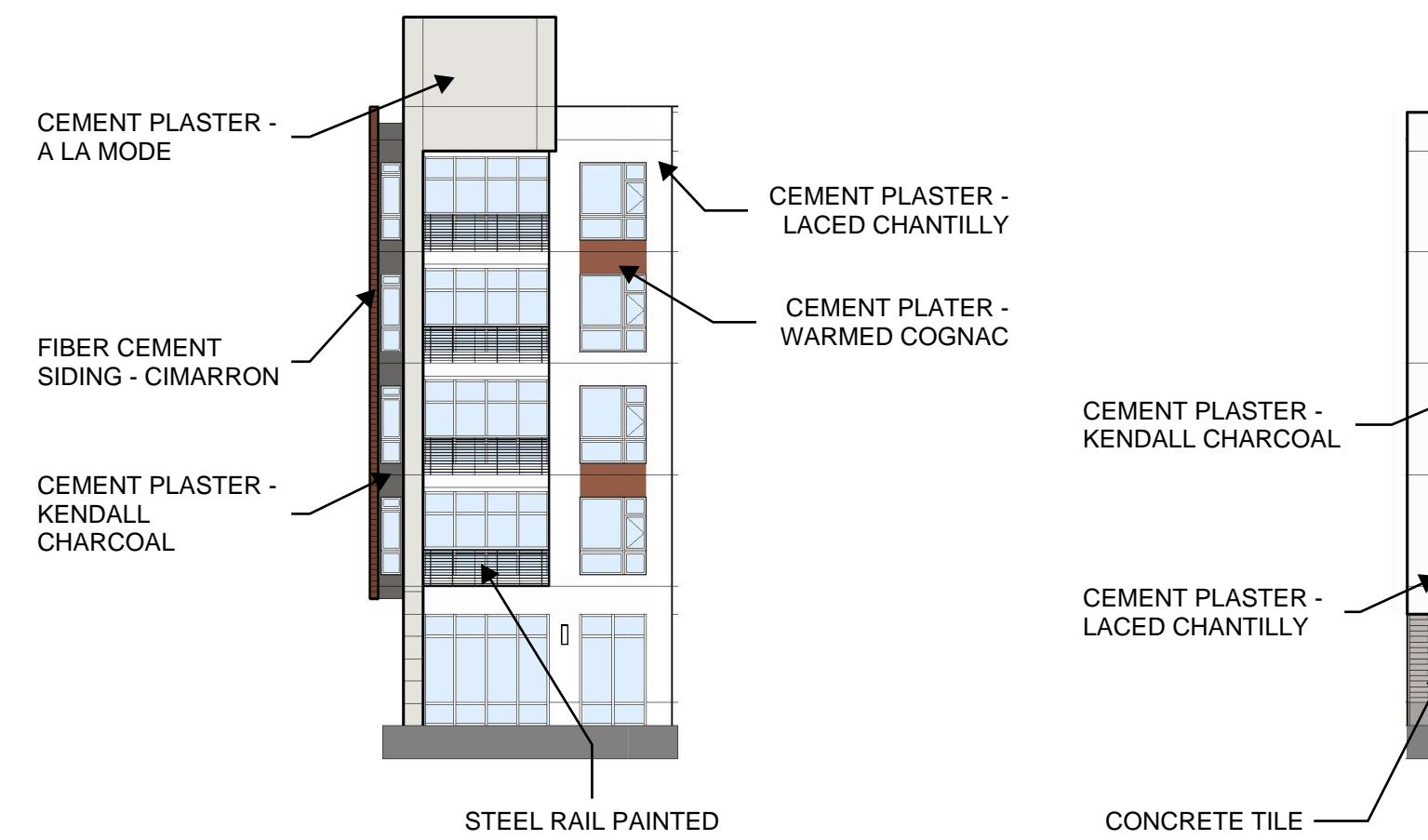
0' 8' 16' 32'



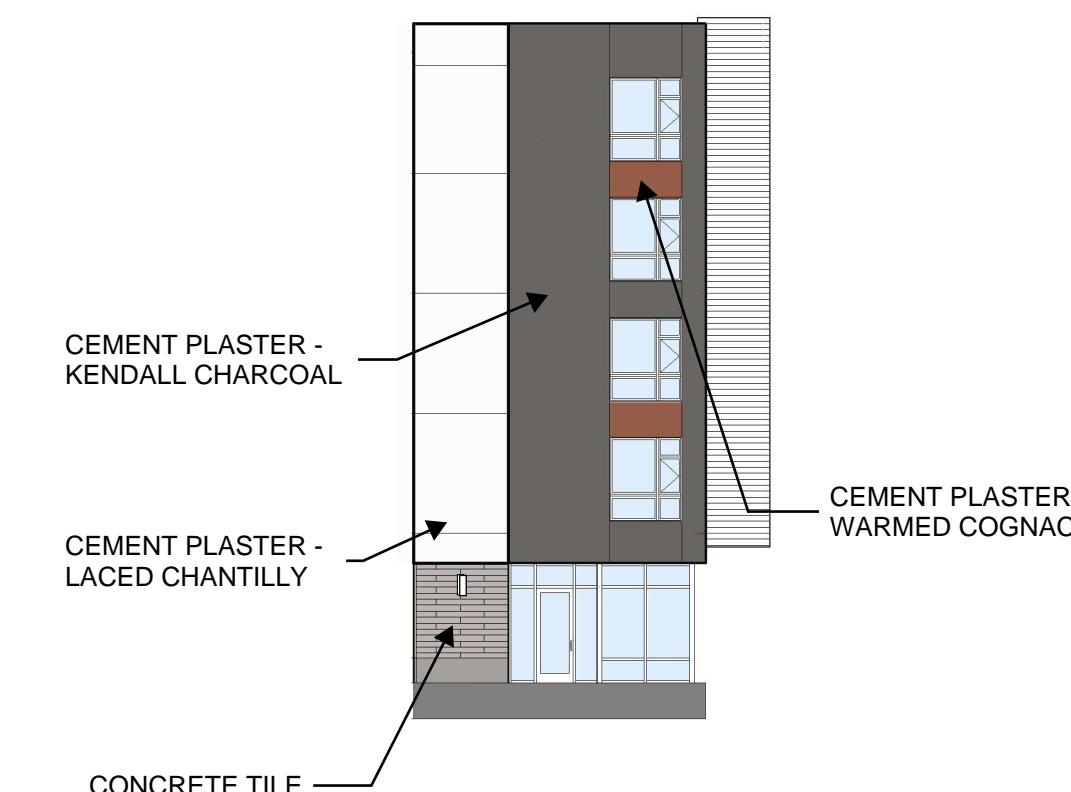




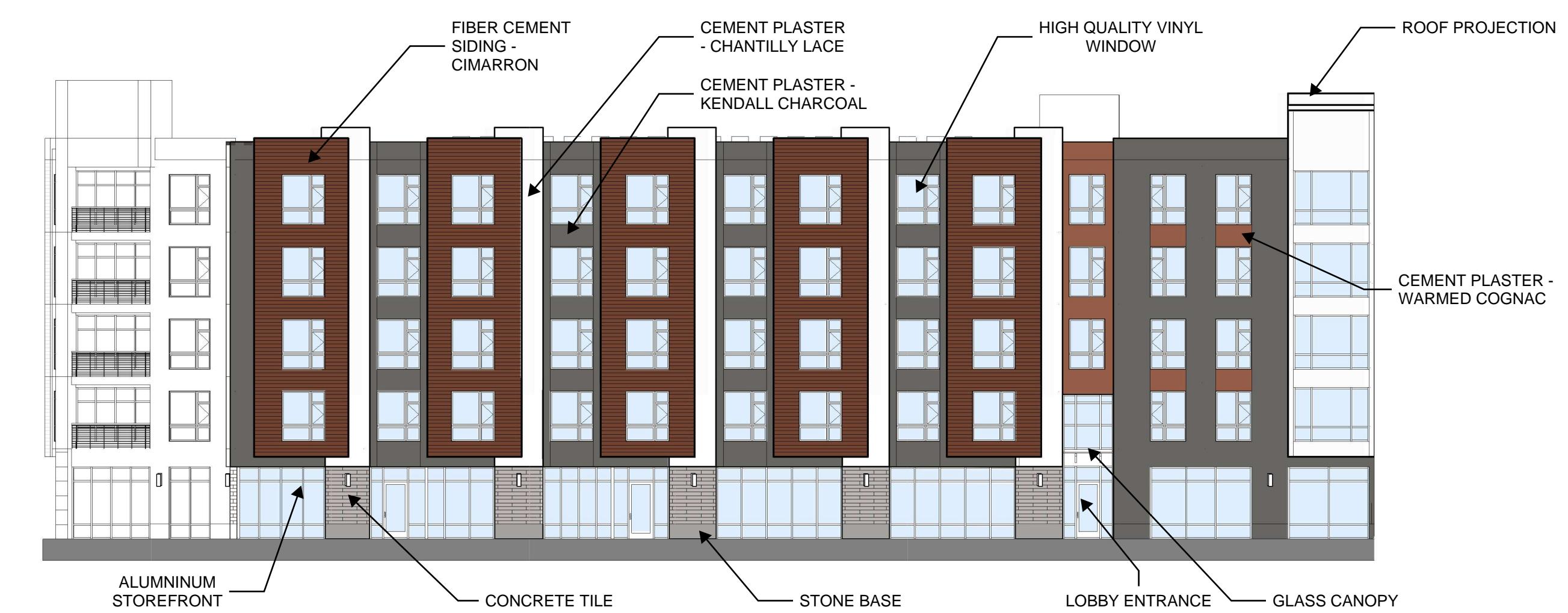
NORTH ELEVATION - COLOR 8



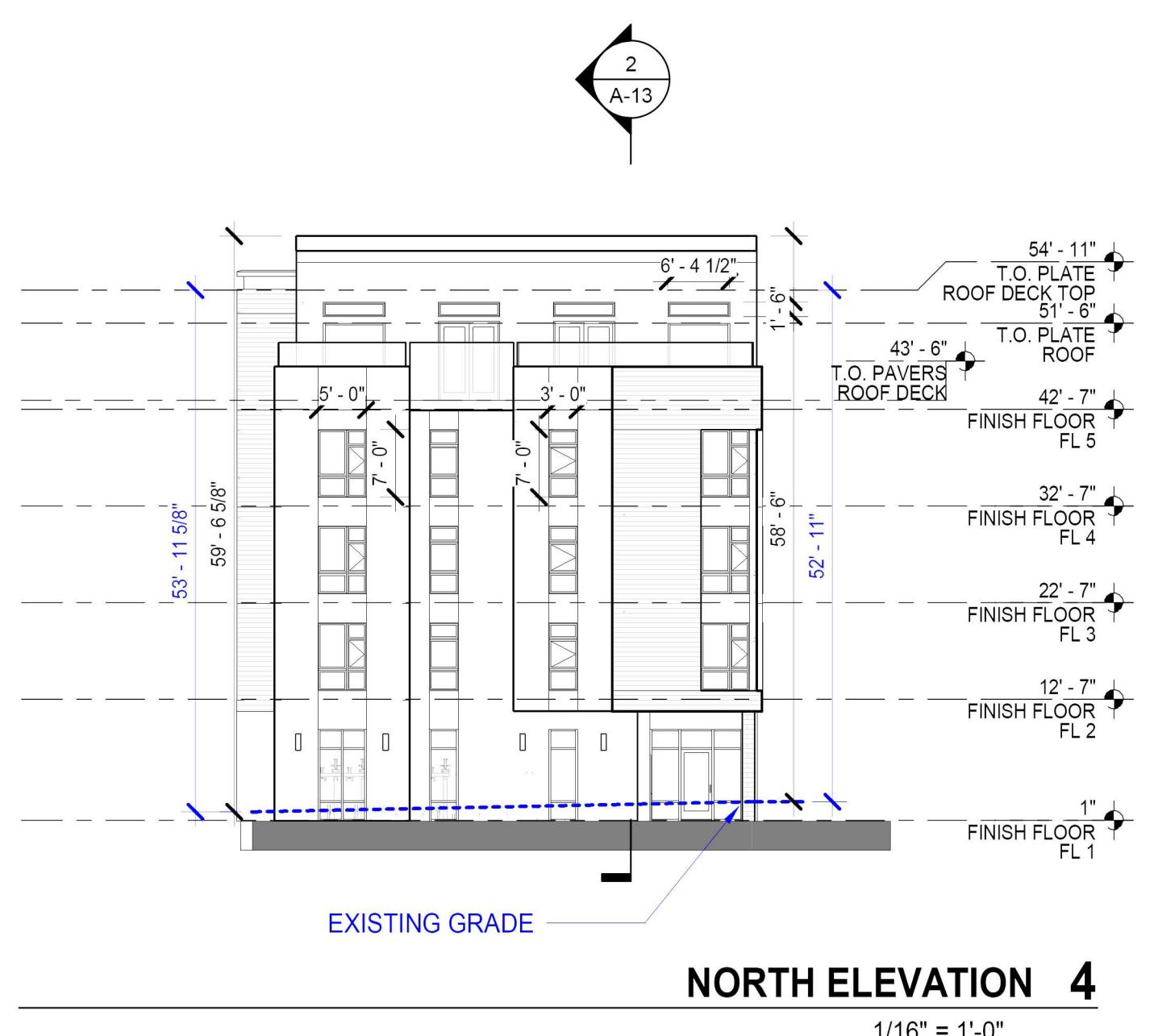
SOUTH ELEVATION - COLOR 7



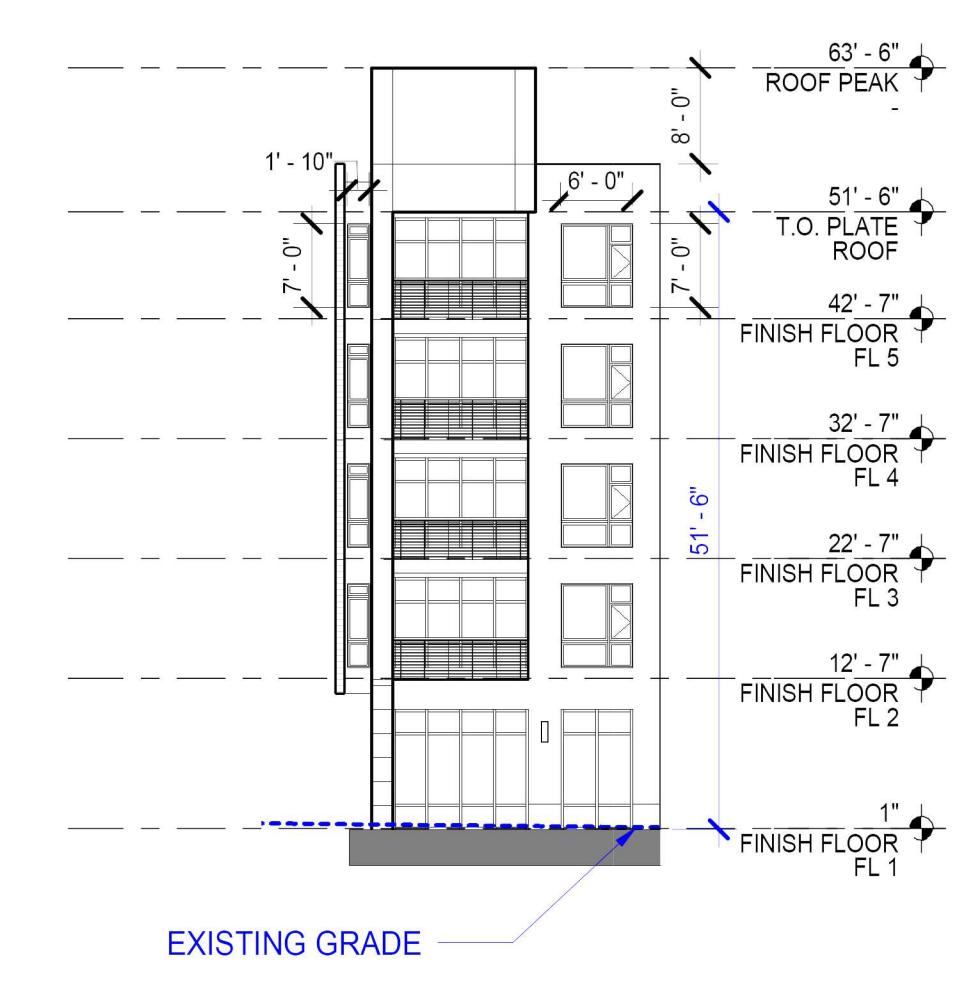
WEST ELEVATION - COLOR 6



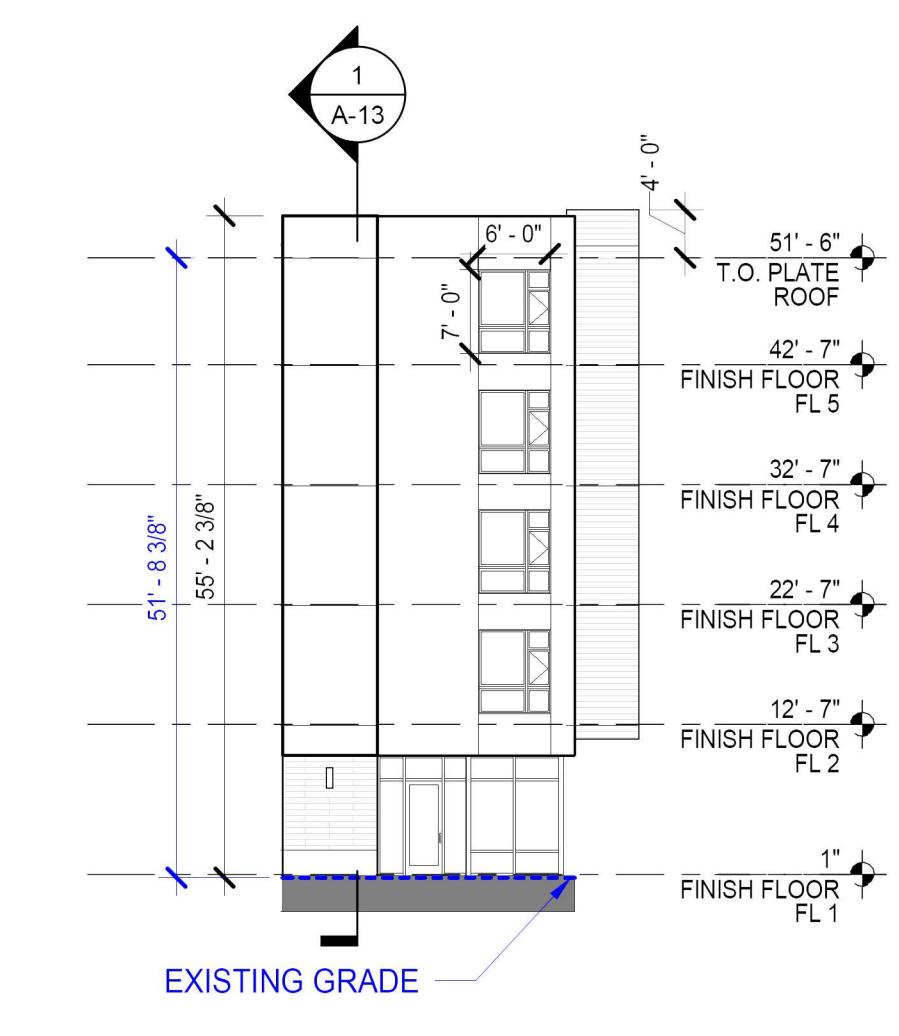
SOUTH ELEVATION - COLOR 5



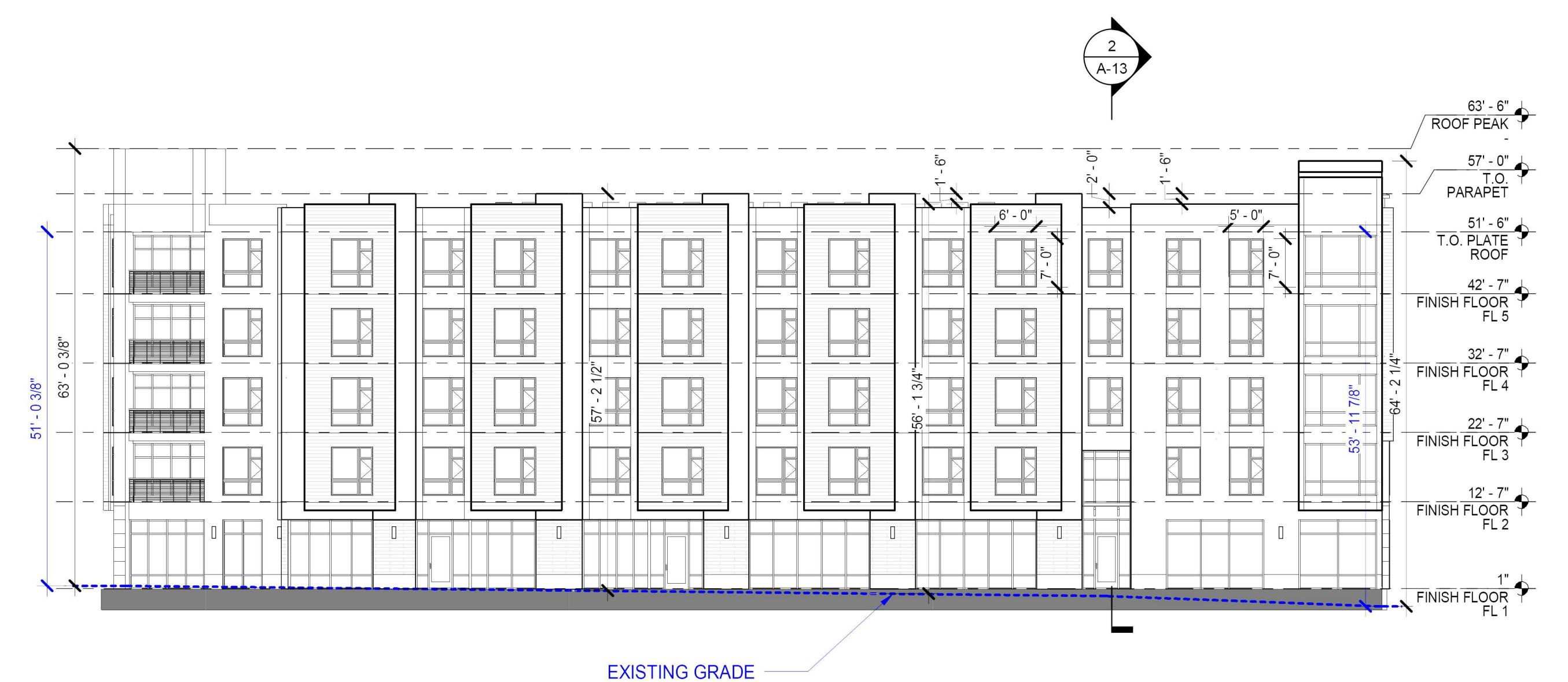
NORTH ELEVATION 4



SOUTH ELEVATION 3

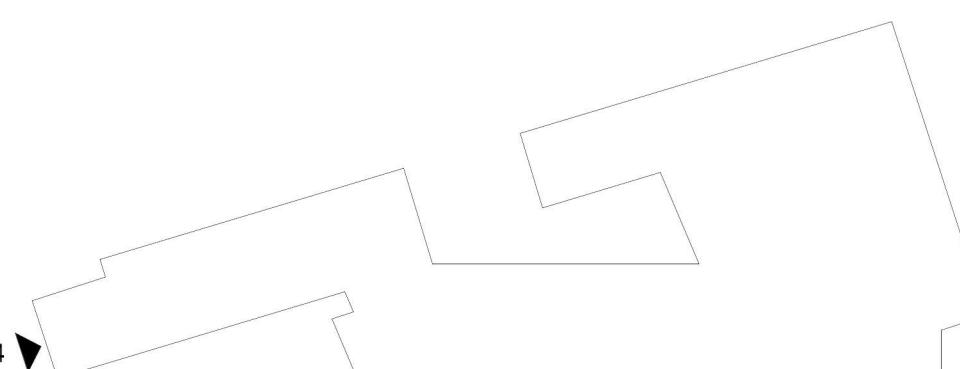


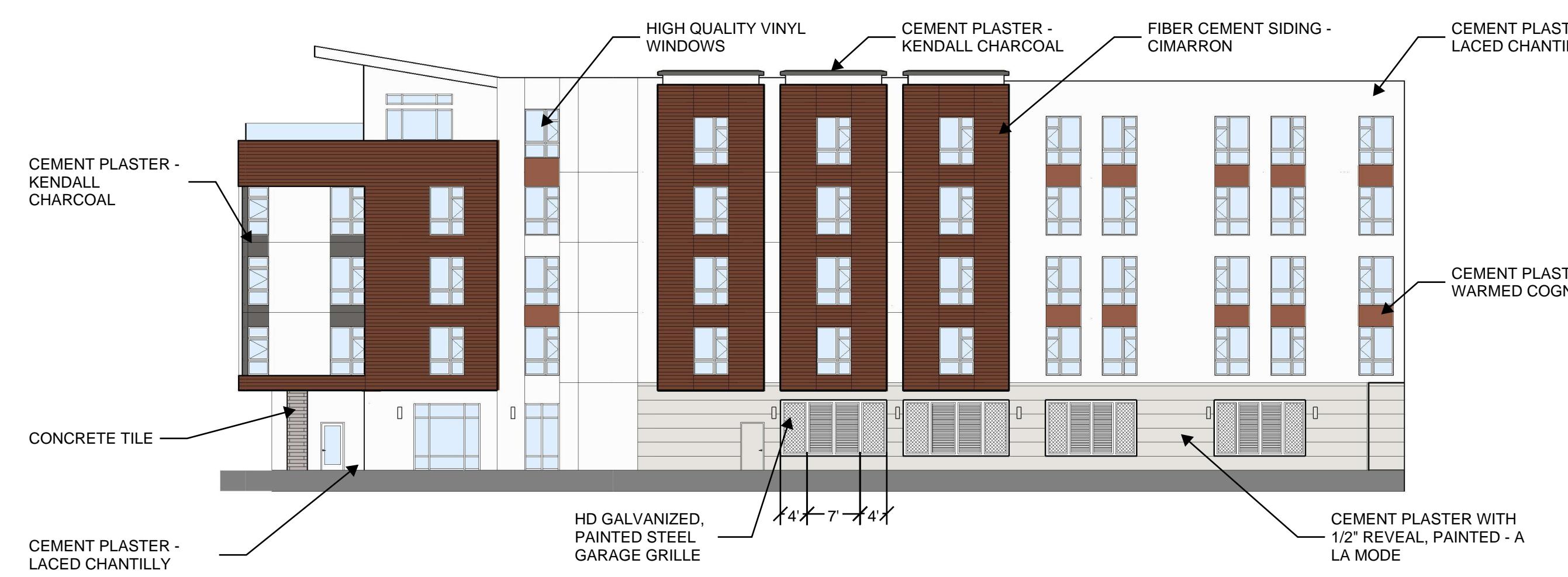
WEST ELEVATION 2



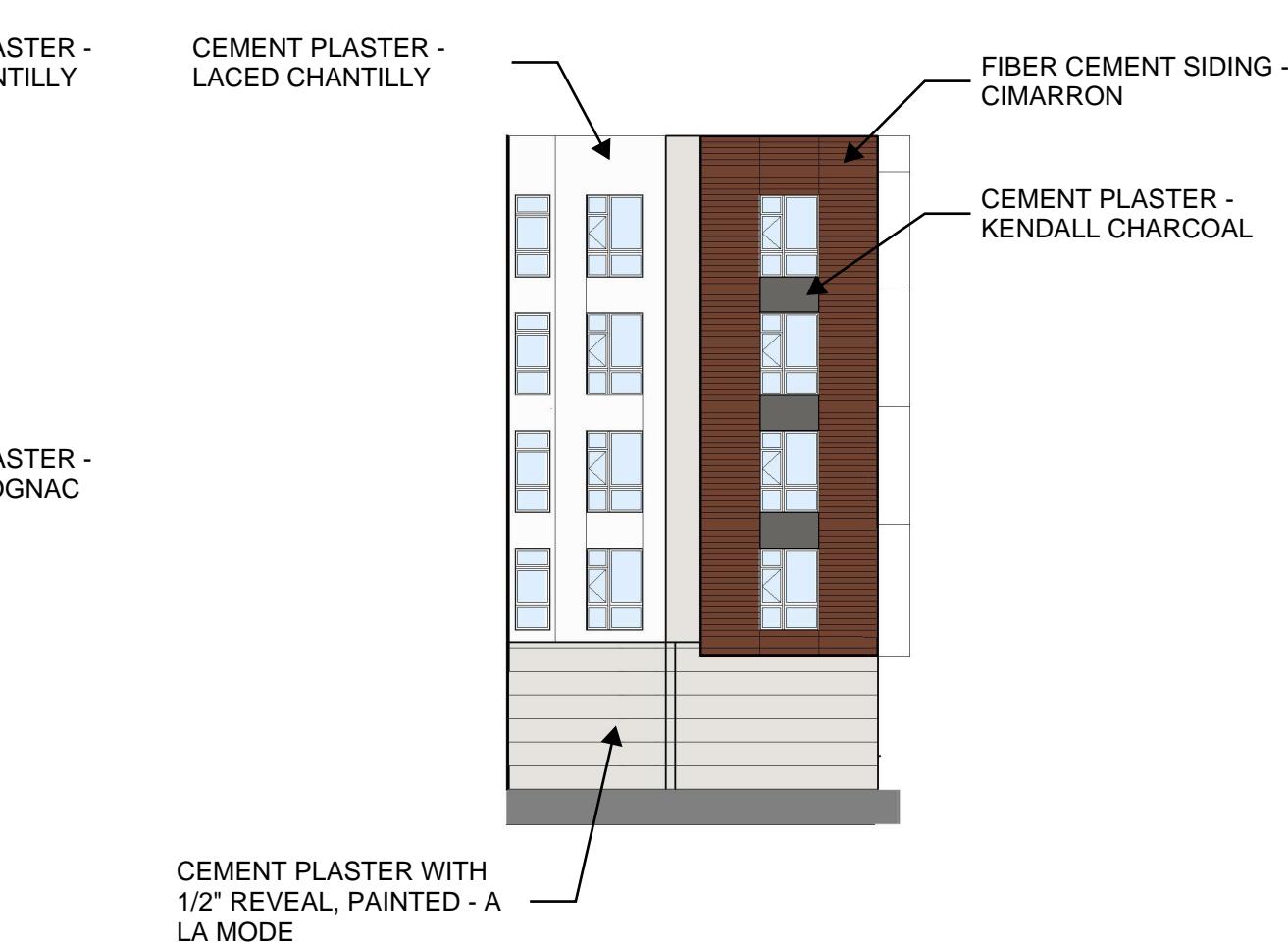
SOUTH ELEVATION 1

NOTE: TOP OF SLAB/ARCH 0'-0" = CIVIL 5.00





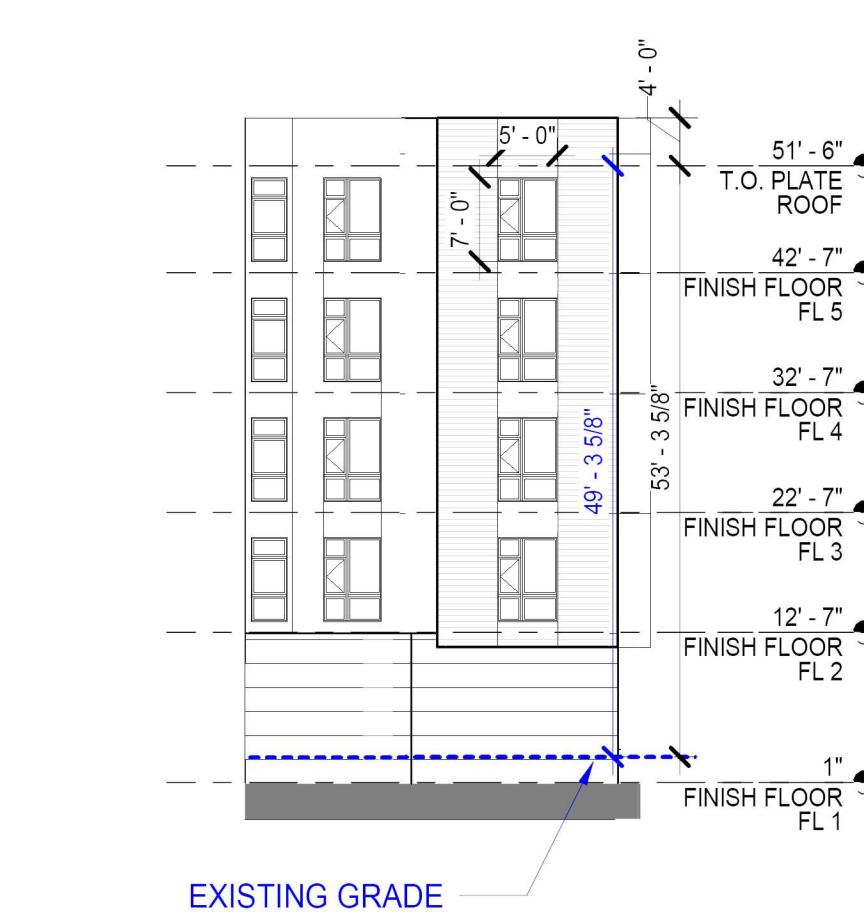
WEST ELEVATION - COLOR 4



NORTH ELEVATION - COLOR 3



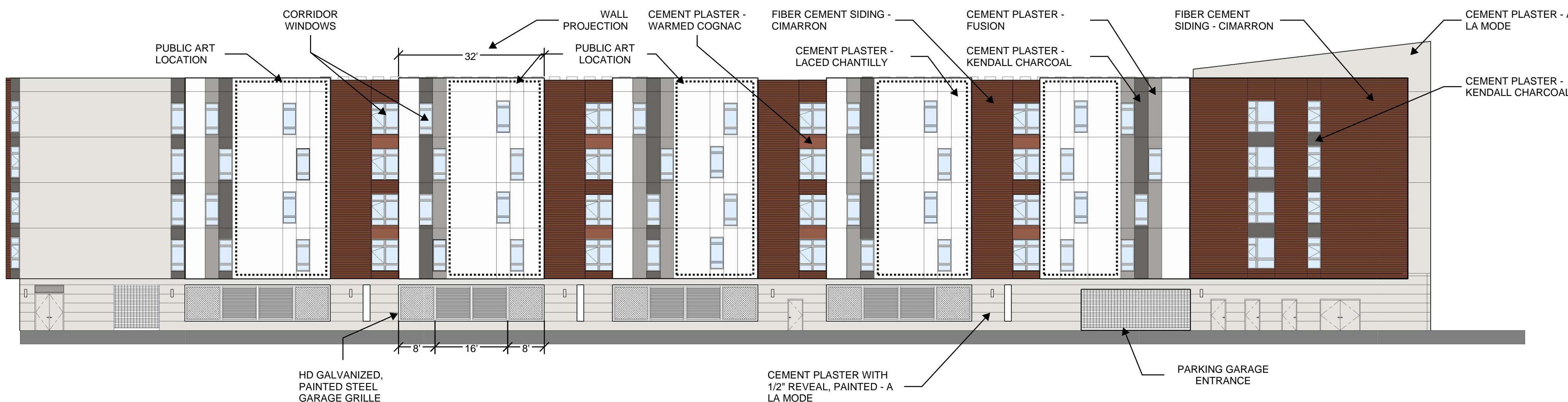
WEST ELEVATION 2



NORTH ELEVATION 1

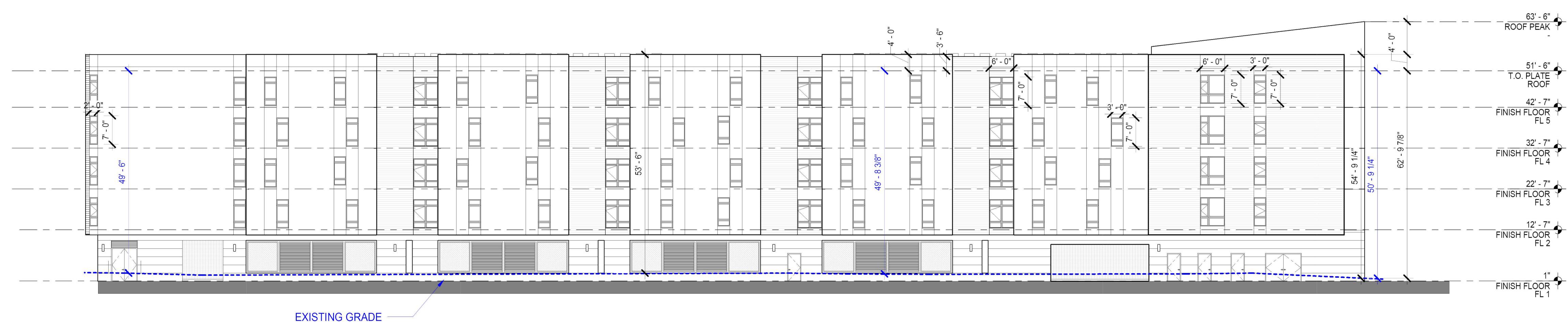
NOTE: TOP OF SLAB/ARCH 0'-0" = CIVIL 5.00

1/16" = 1'-0"



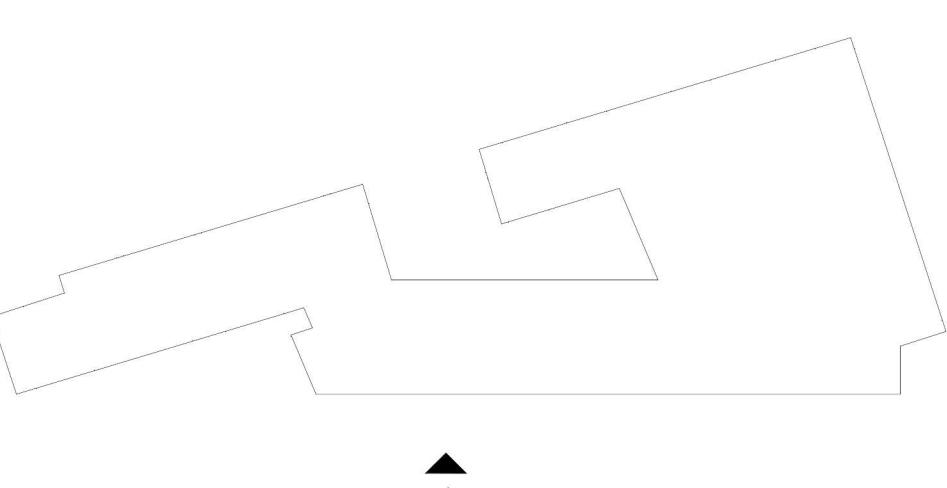
WEST ELEVATION - COLOR 2

1/16" = 1'-0"



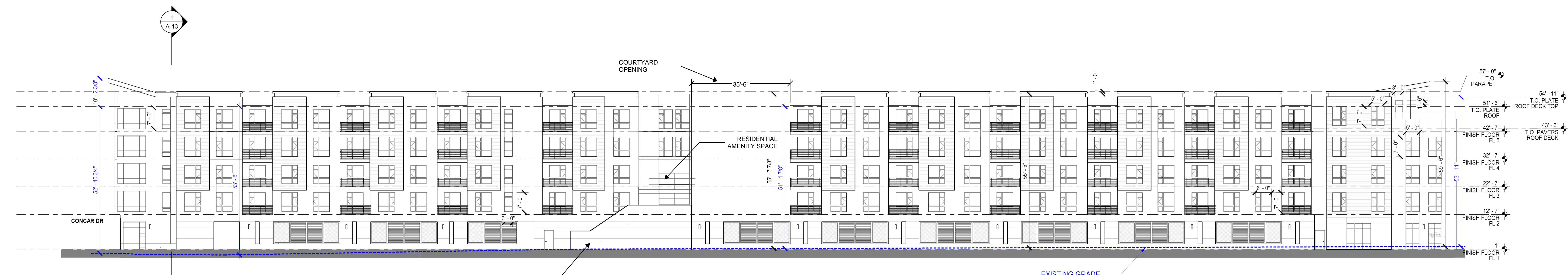
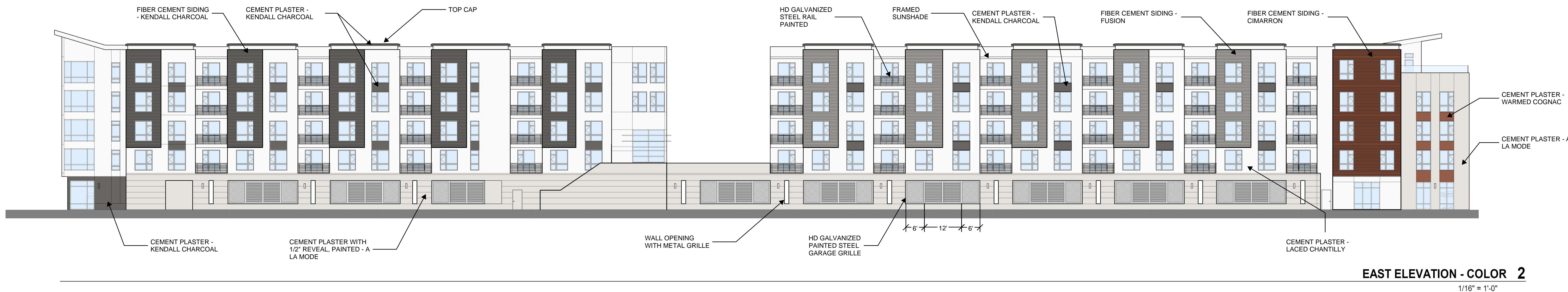
WEST ELEVATION 1

1/16" = 1'-0"

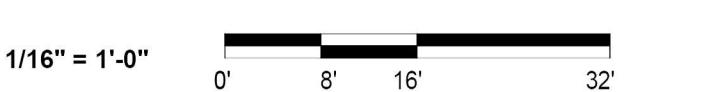


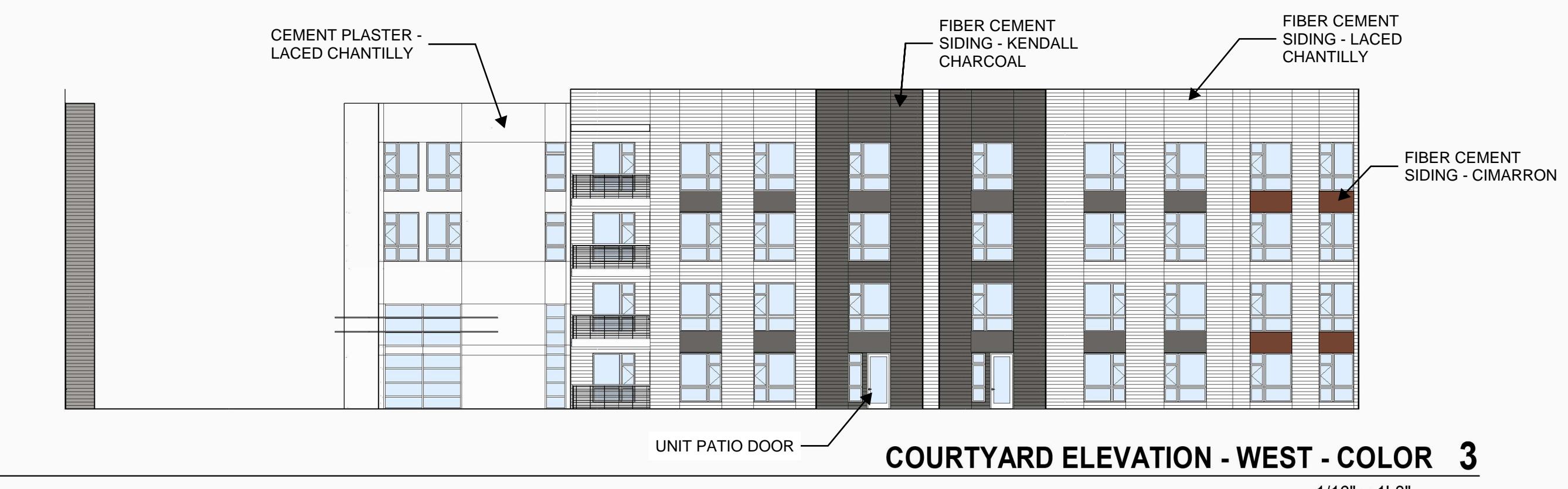
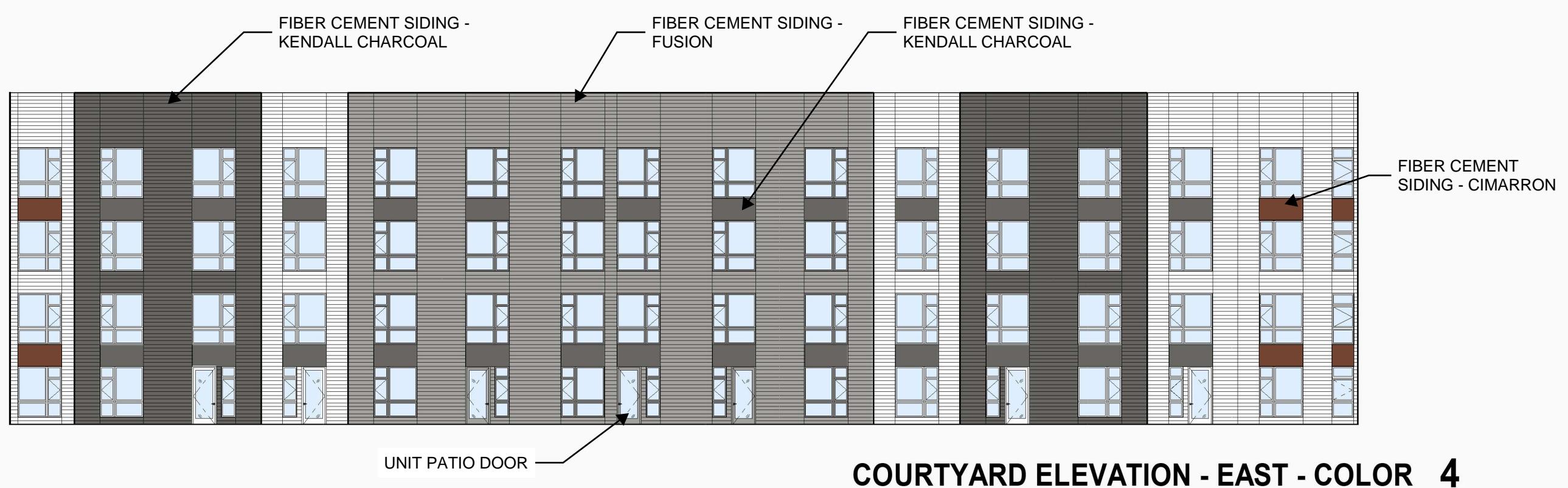
NOTE: TOP OF SLAB/ARCH 0'-0" = CIVIL 5.00

1/16" = 1'-0" 0' 8' 16' 32'

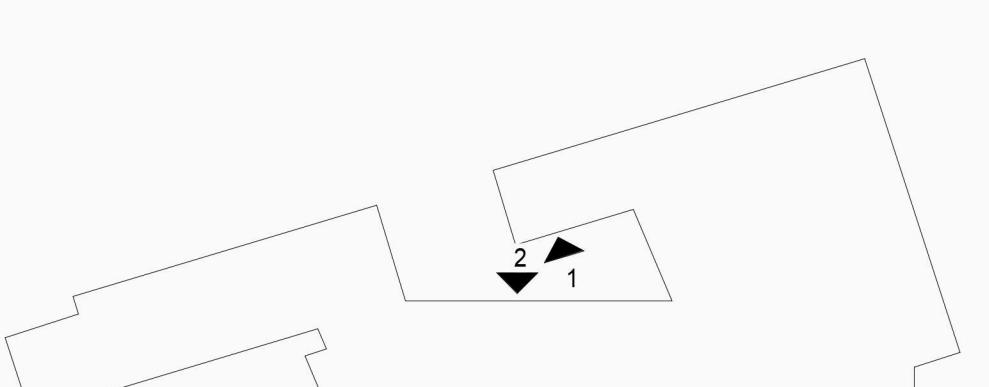


NOTE: TOP OF SLAB/ARCH 0'-0" = CIVIL 5.00

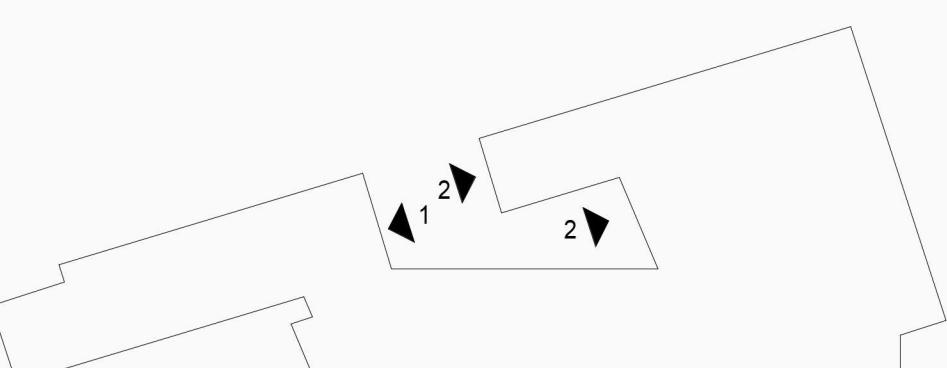
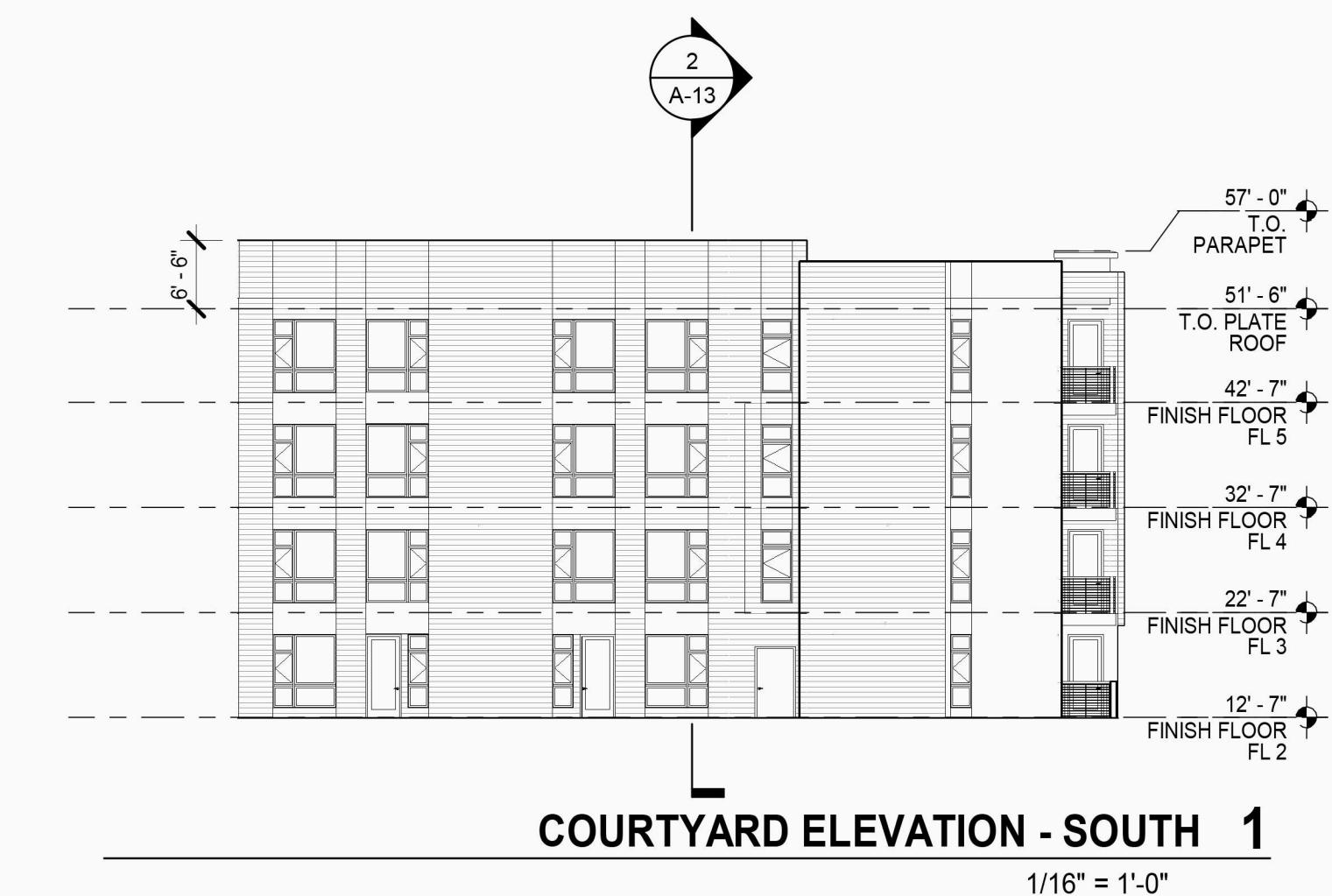
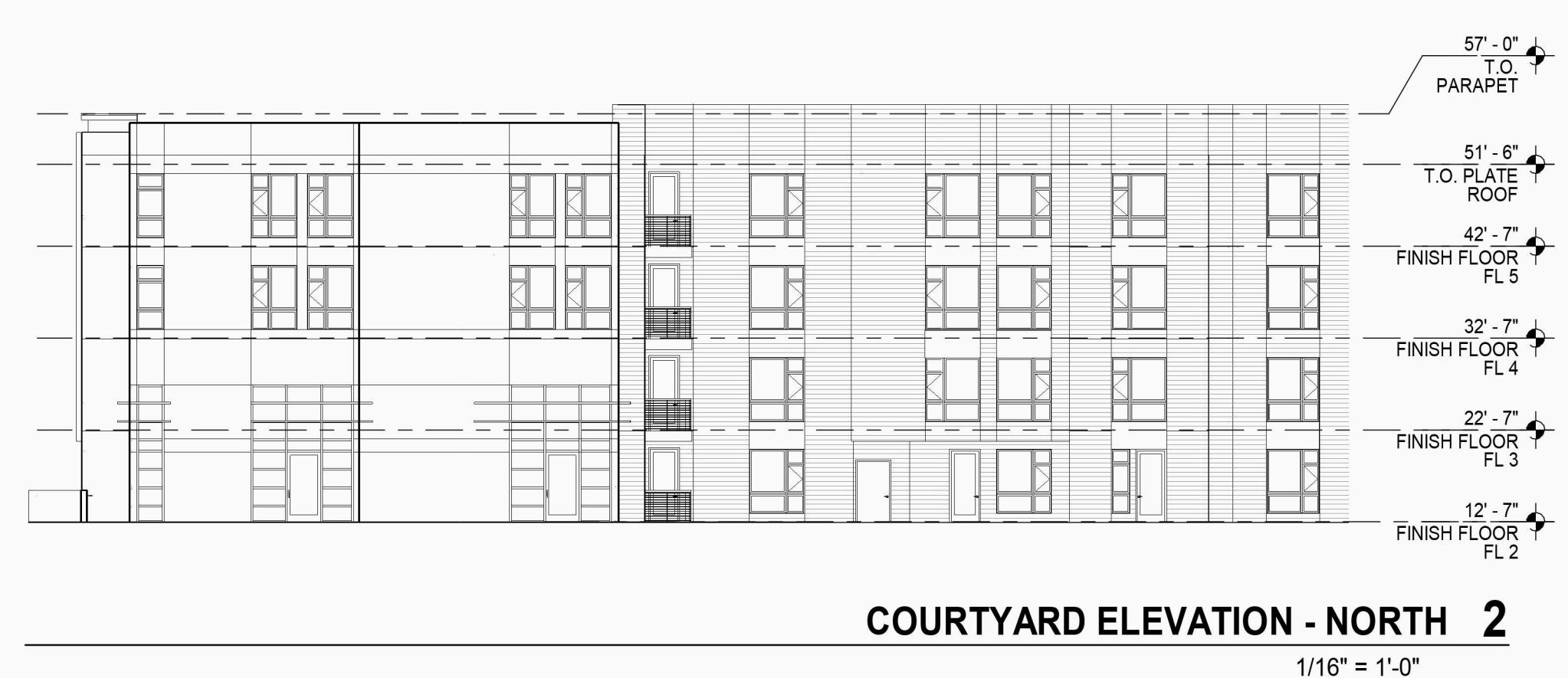
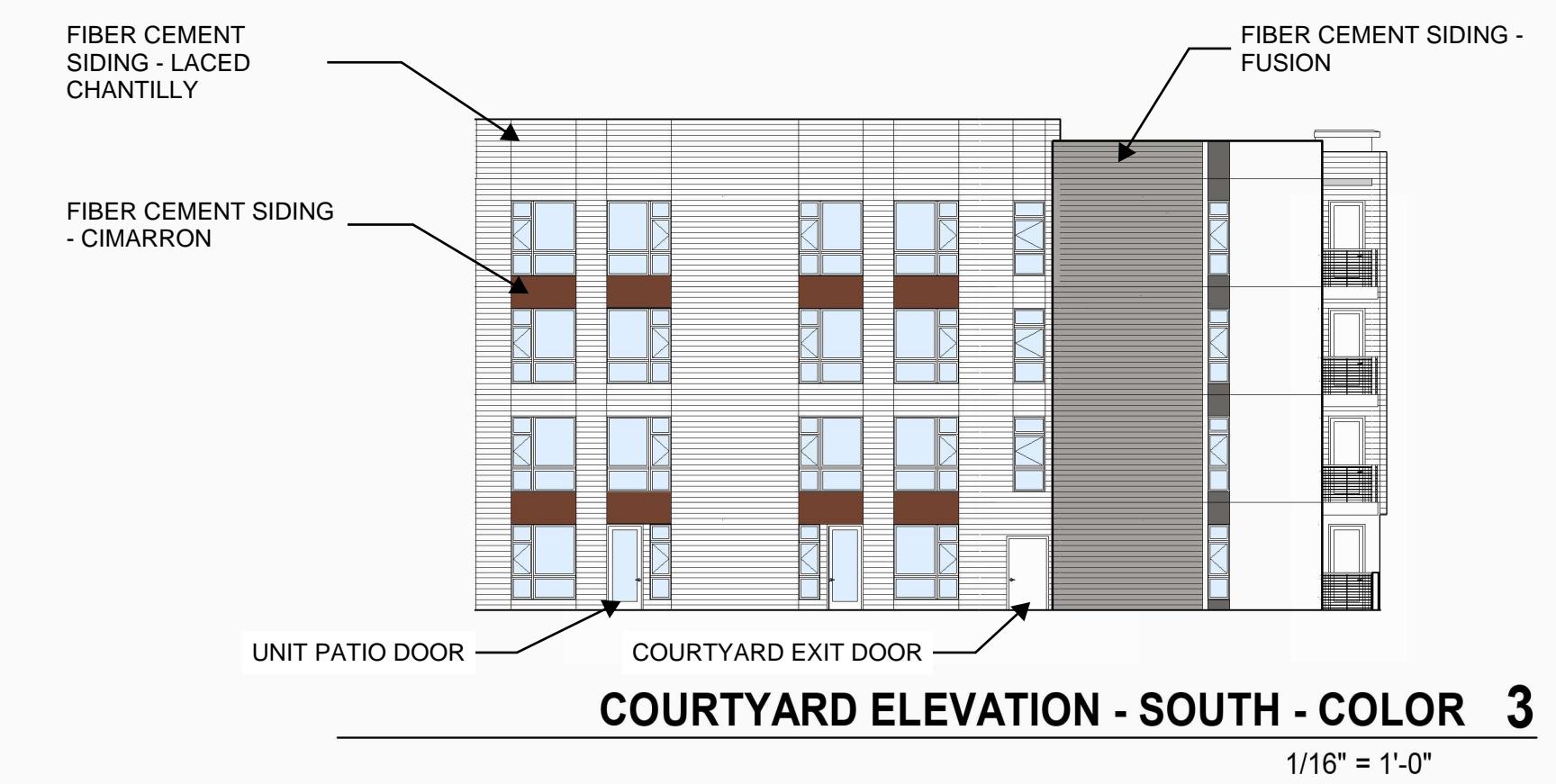
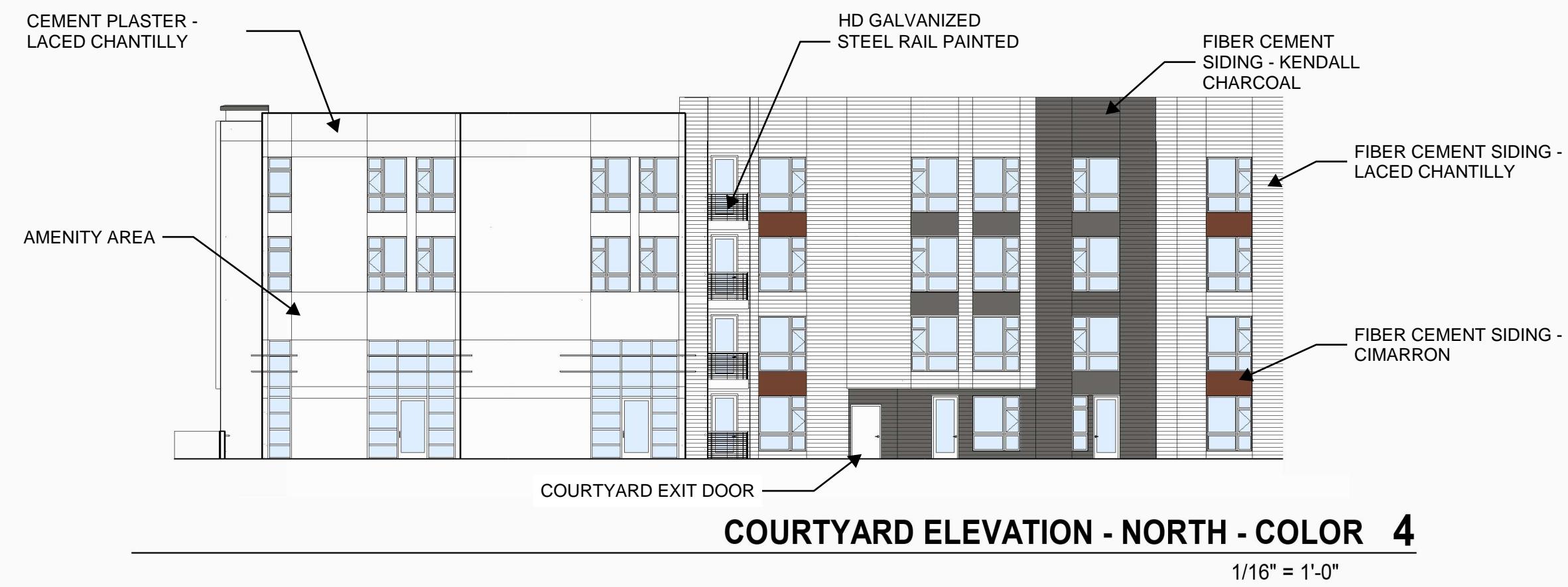




NOTE: TOP OF SLAB/ARCH 0'-0" = CIVIL 5.00

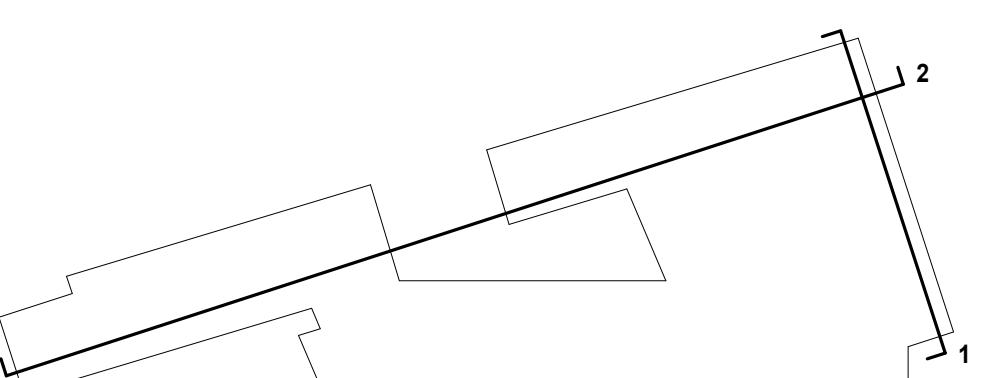
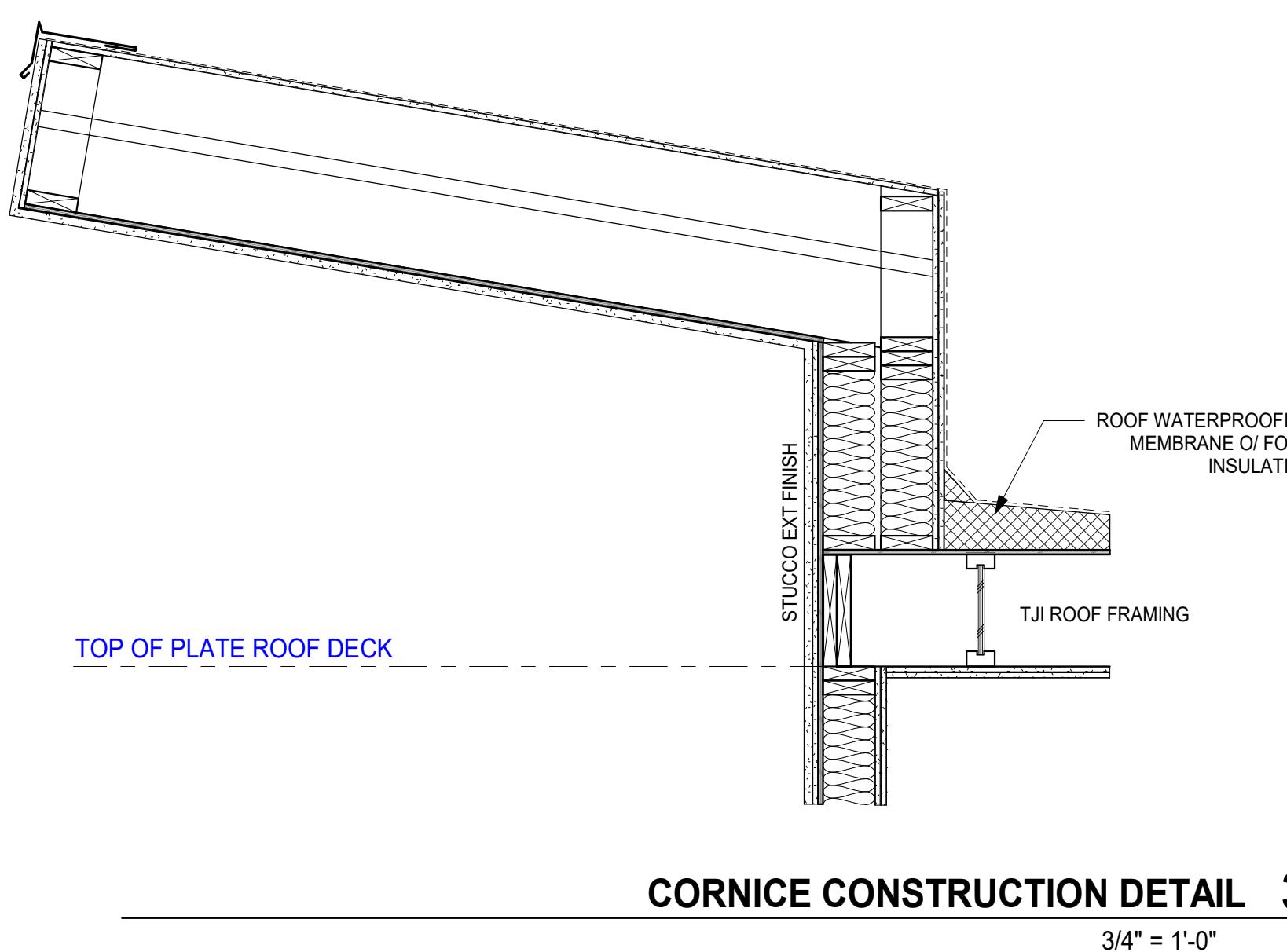
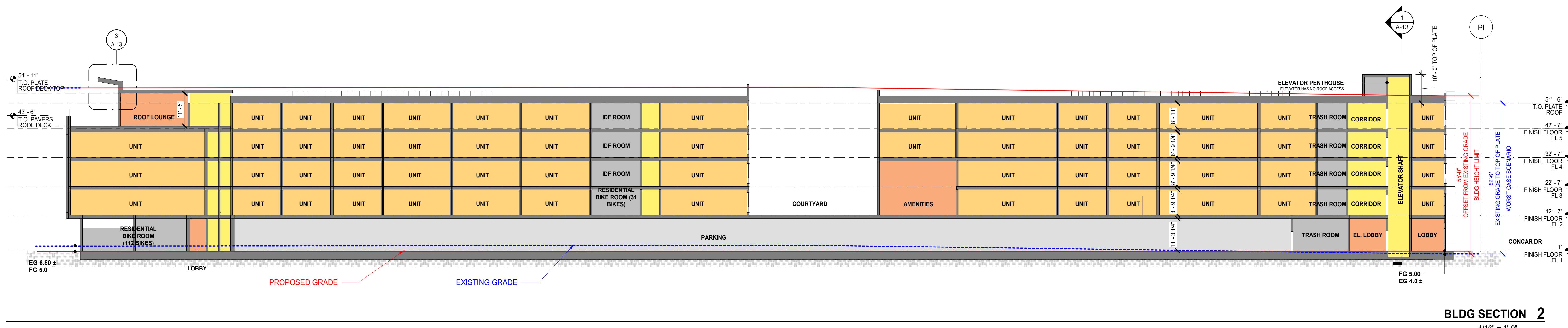


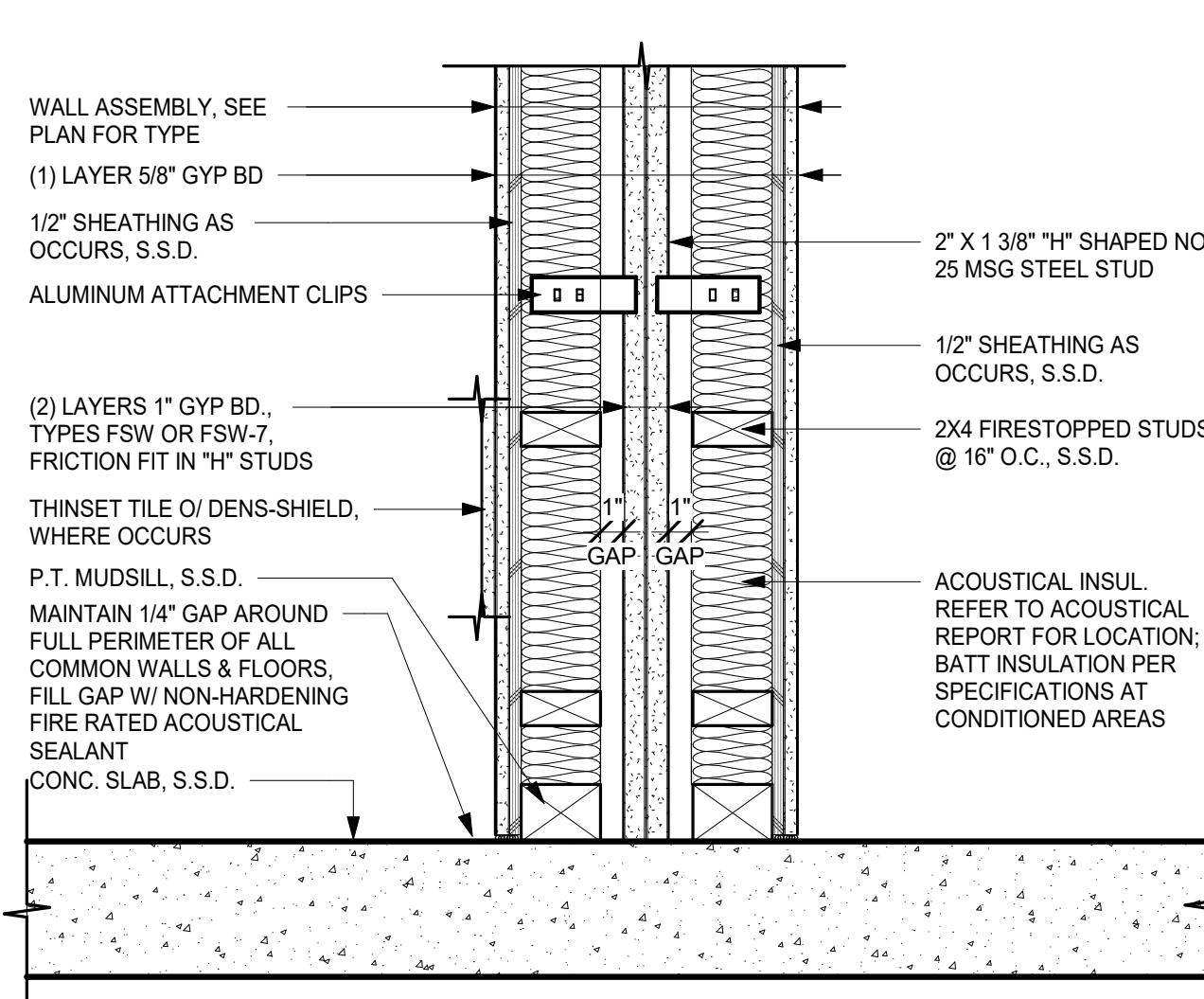
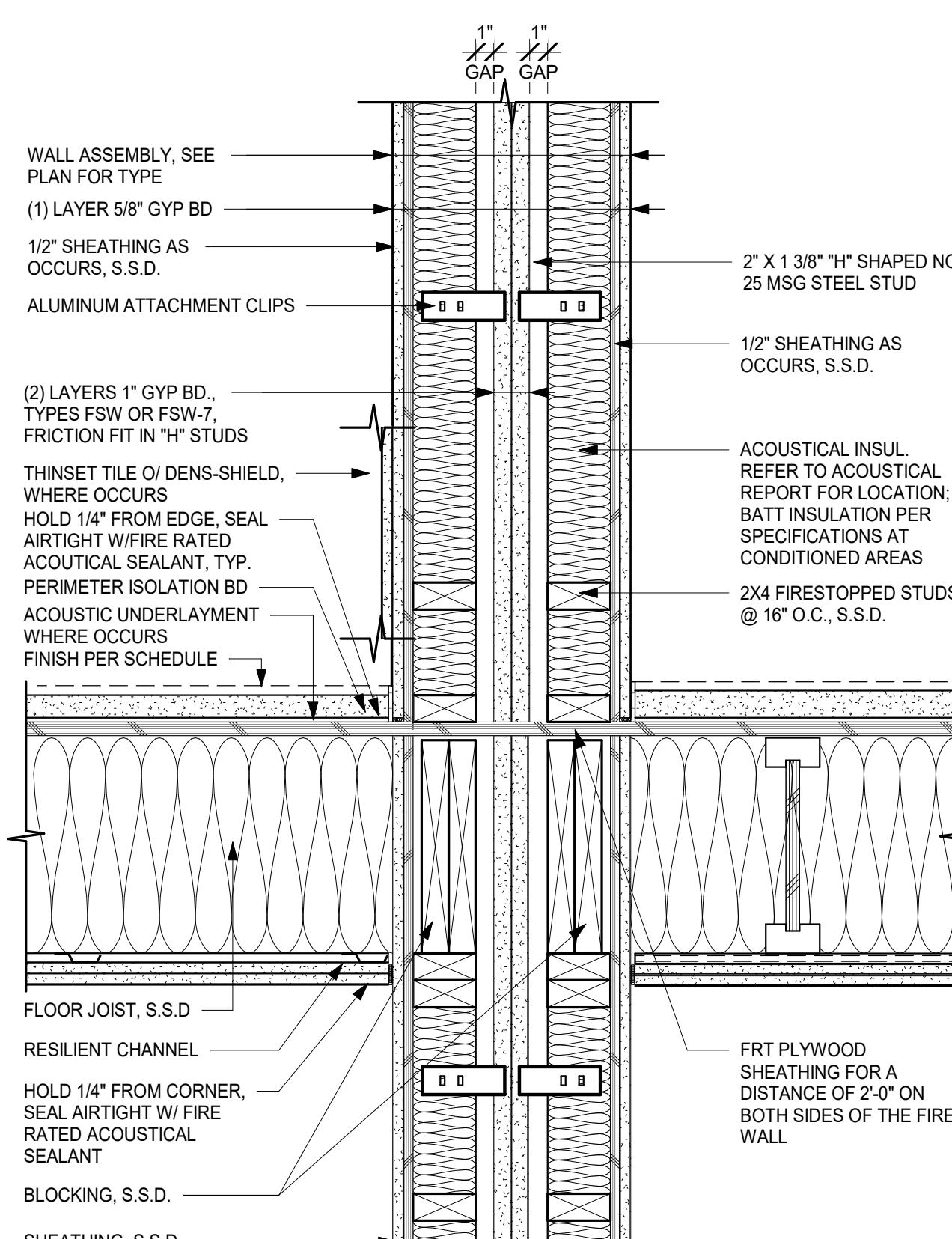
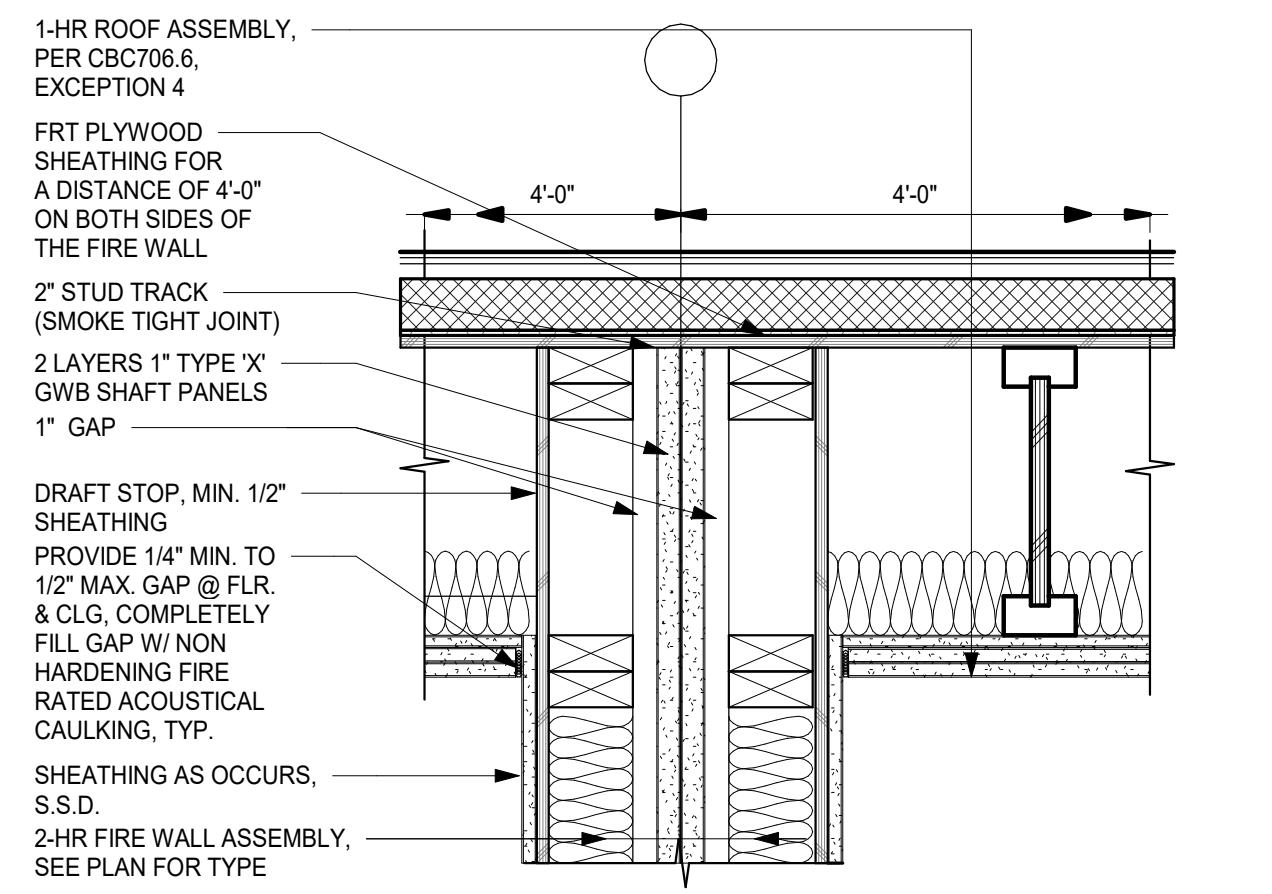
0' 8' 16' 32'



NOTE: TOP OF SLAB/ARCH 0'-0" = CIVIL 5.00

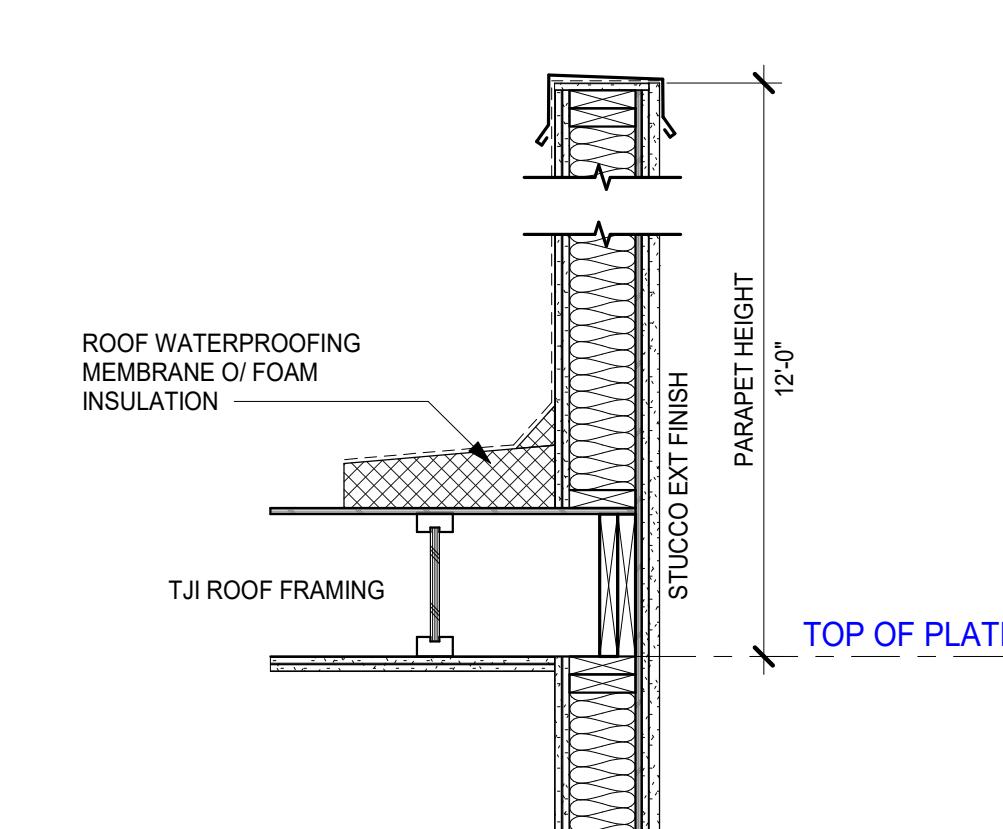
0' 8' 16' 32'





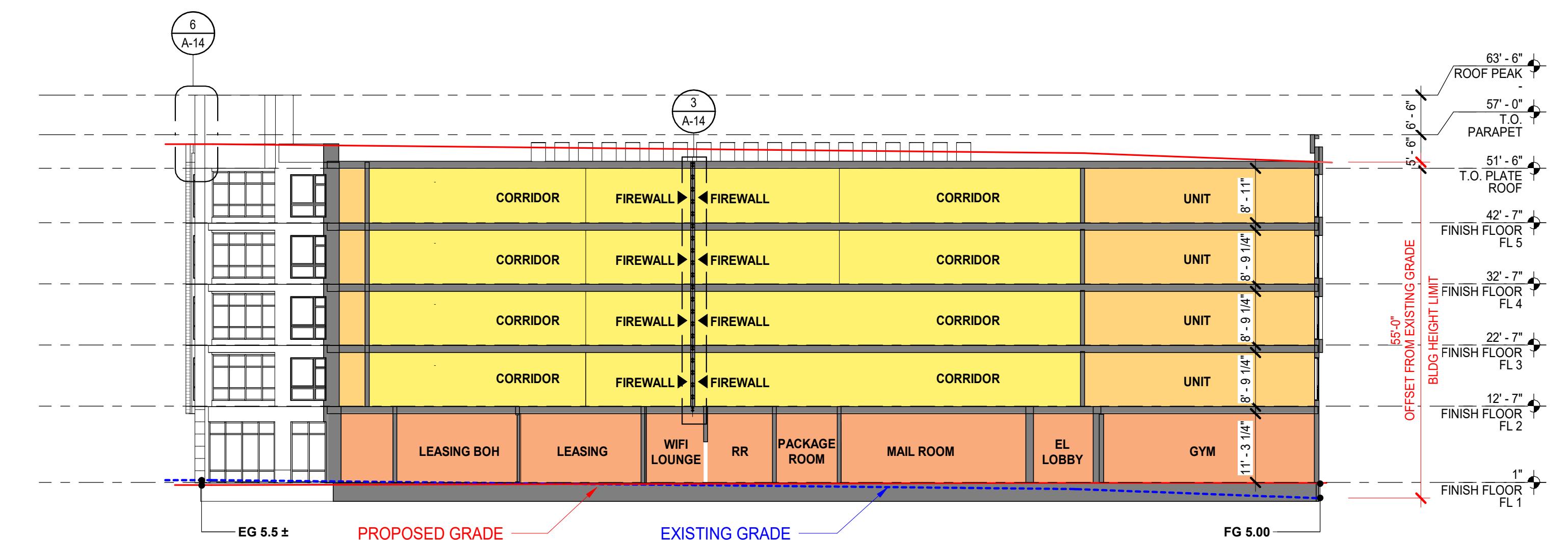
2-HR FIRE WALL DETAILS 3

1 1/2" = 1'-0"



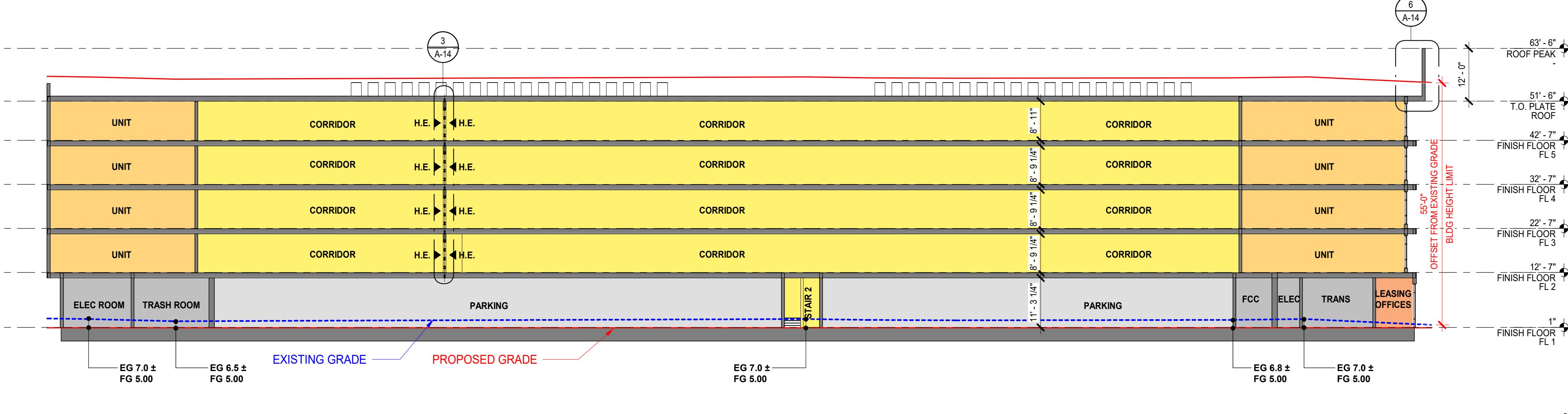
PARAPET CONSTRUCTION DETAIL 6

3/4" = 1'-0"



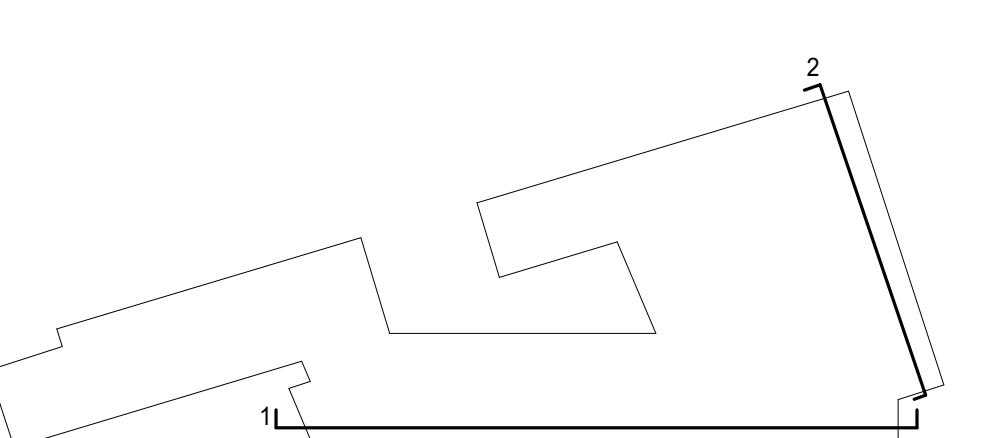
BLDG SECTION @ HORIZONTAL EXIT 2 2

1/16" = 1'-0"



BLDG SECTION @ HORIZONTAL EXIT 1 1

1/16" = 1'-0"



1/16" = 1'-0"

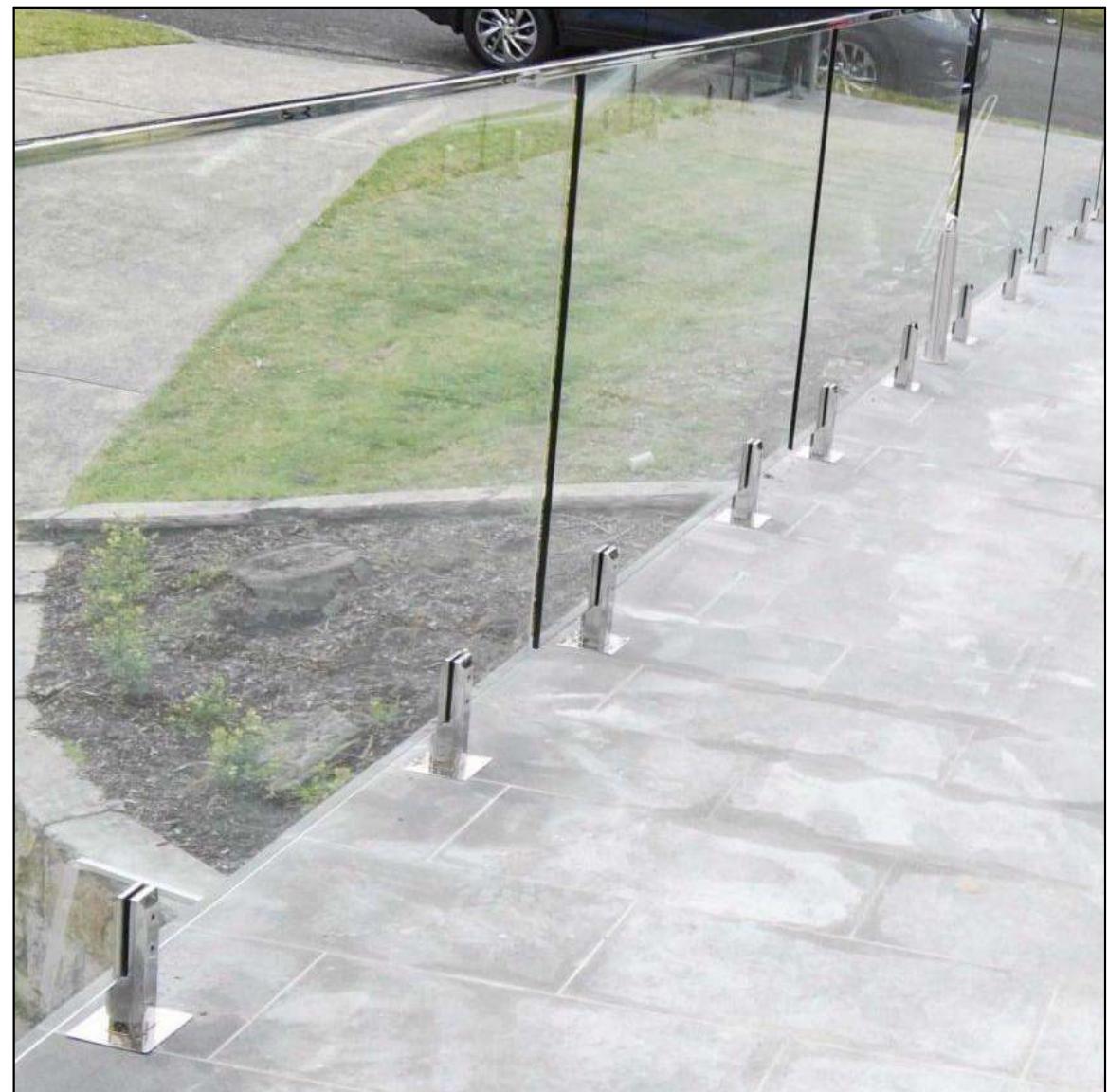
0' 8' 16' 32'



EXTERIOR LIGHT FIXTURE



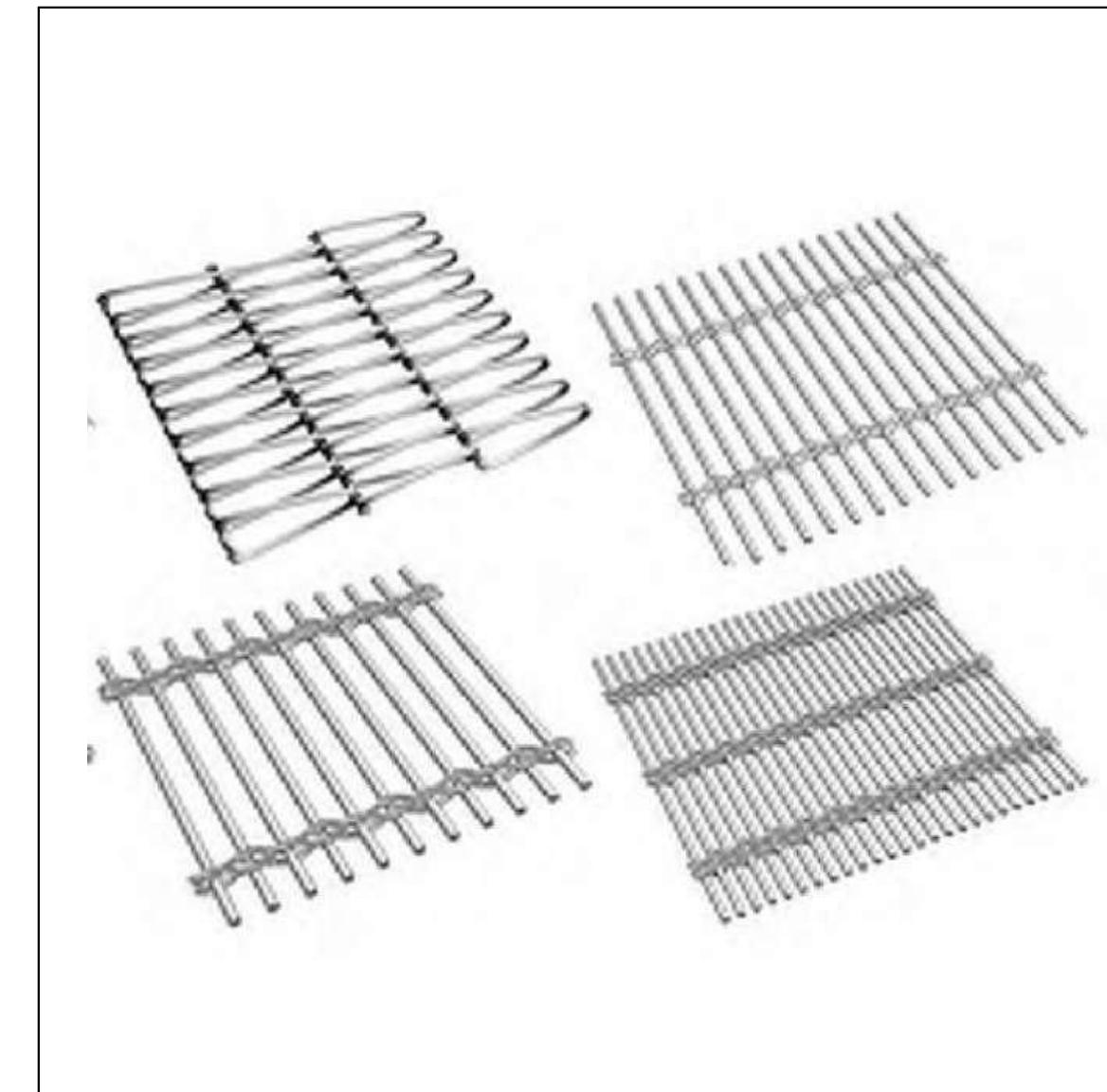
TYPICAL METAL GUARDRAIL



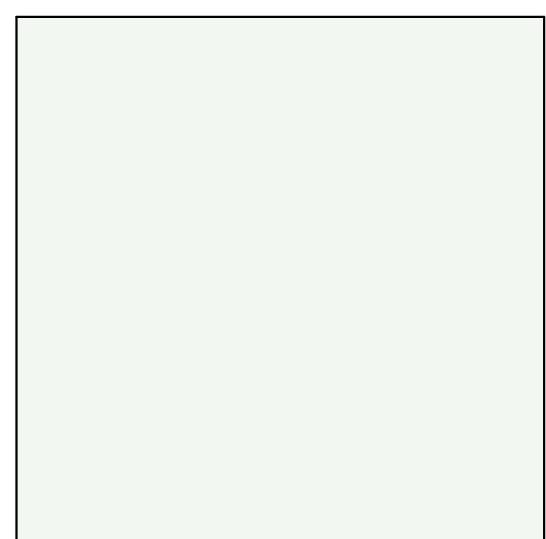
GLASS GUARDRAIL



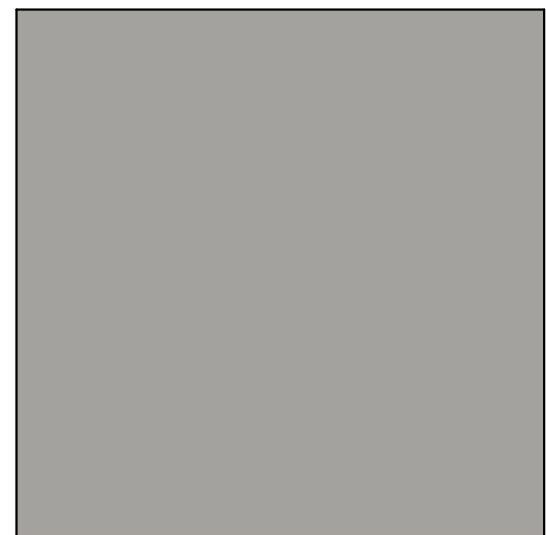
GARAGE GRILLE EXAMPLE



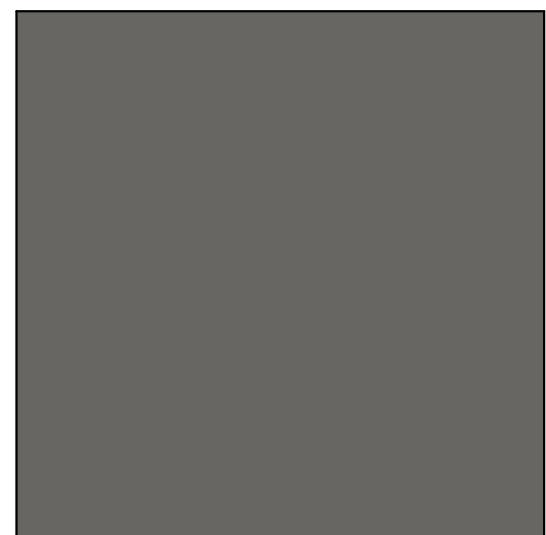
GARAGE GRILLE PATTERNS



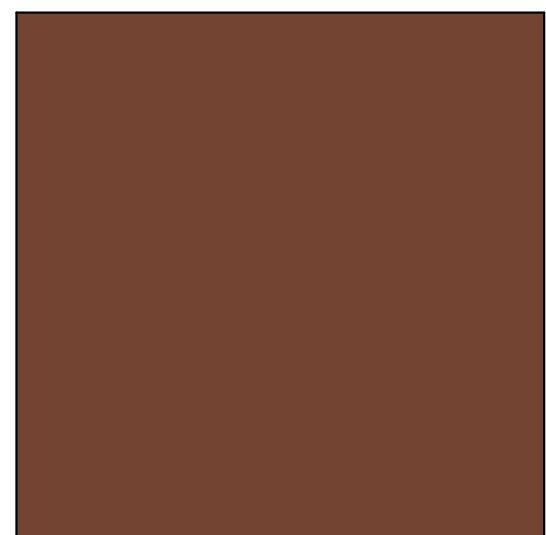
BM - CHANTILLY LACE



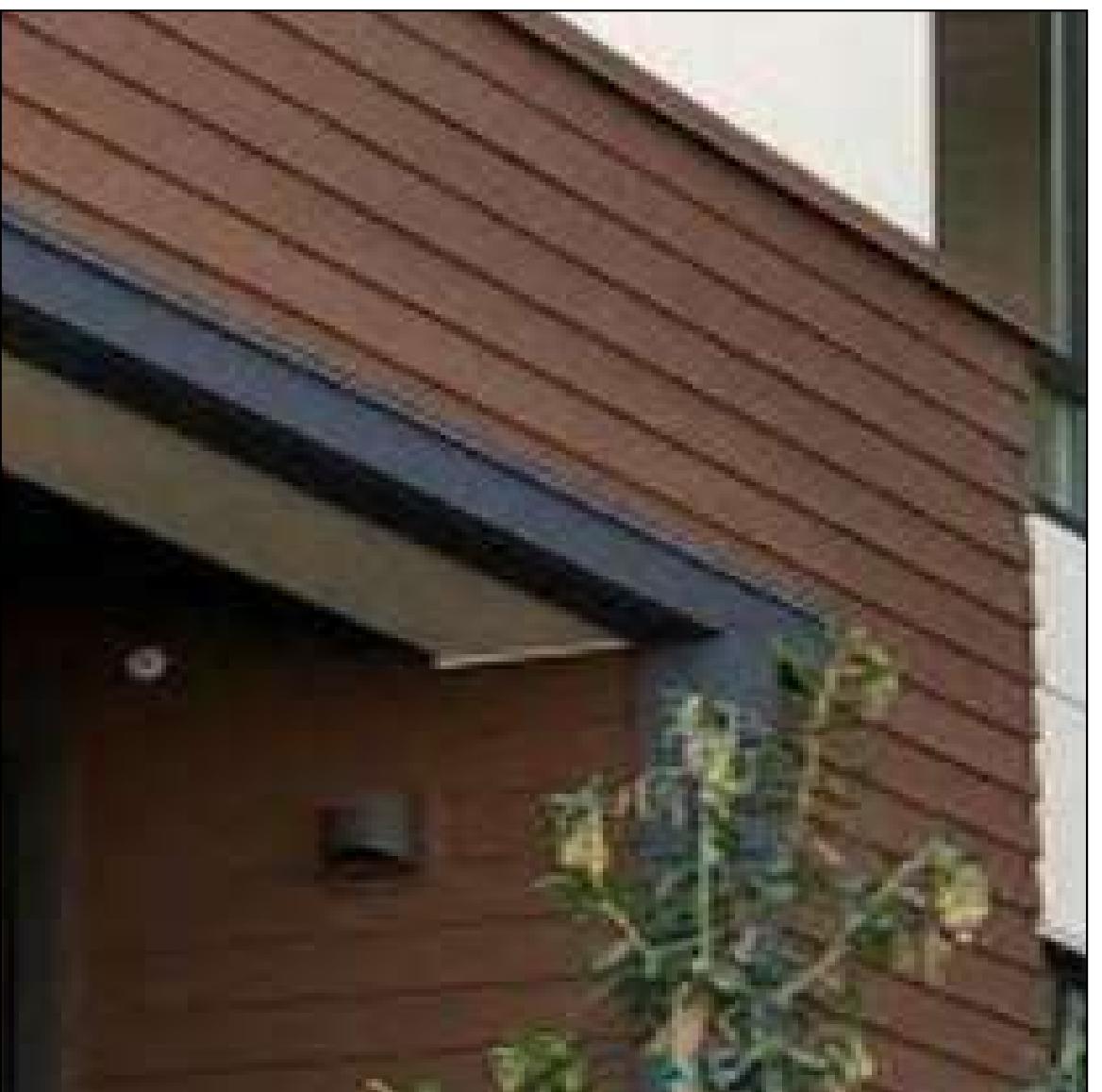
BM - FUSION



BM - KENDALL CHARCOAL



BM - CIMARRON



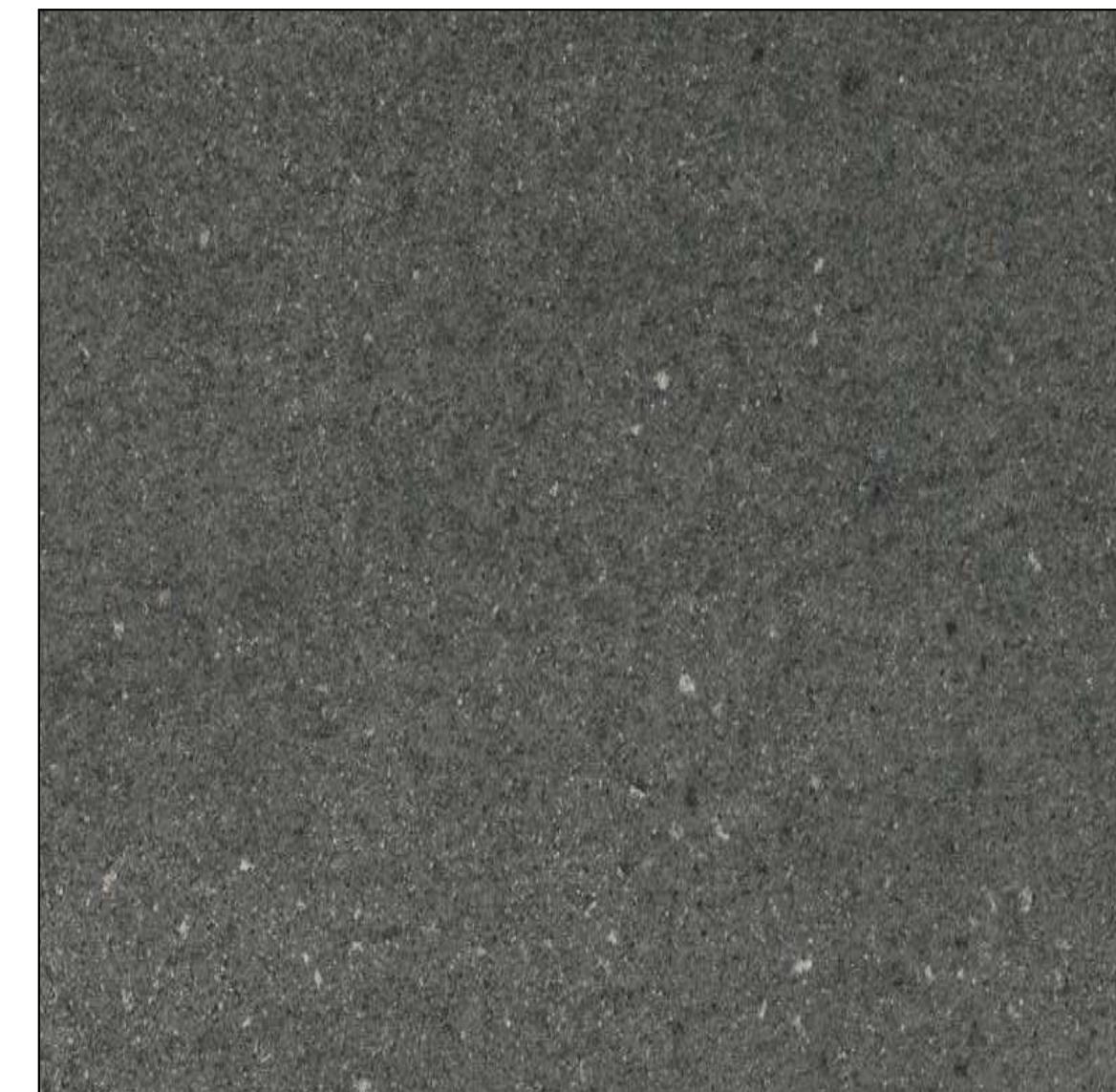
FIBER CEMENT SIDING COLORS



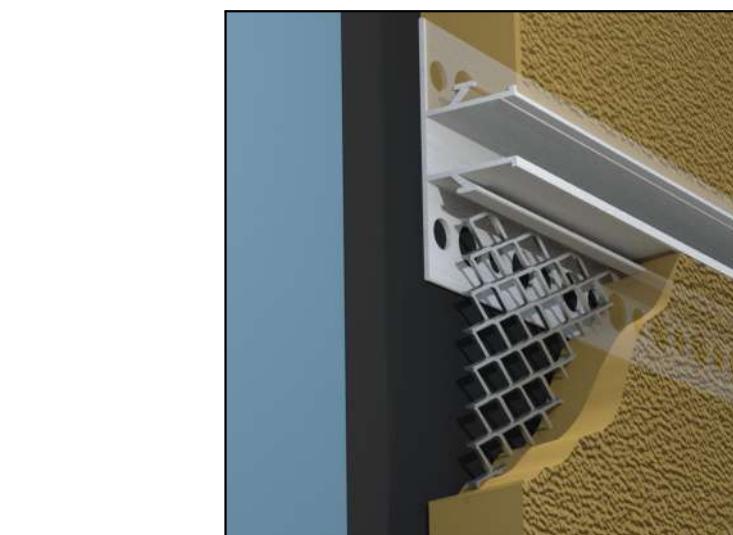
CONCRETE TILE



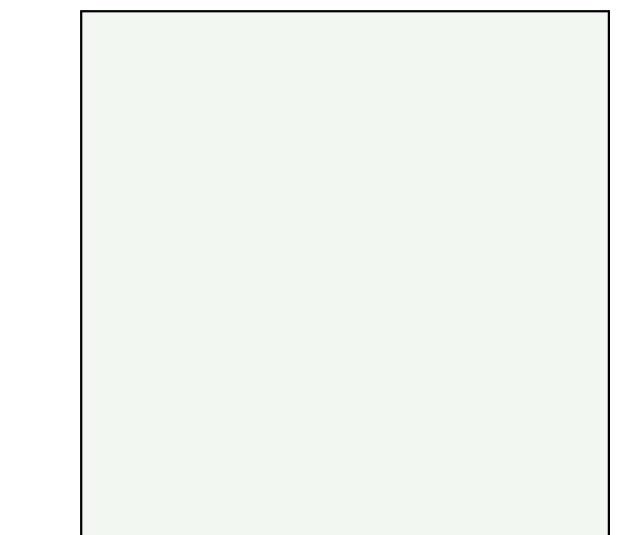
GRANITE BASE EXAMPLE



GRANITE BASE TEXTURE



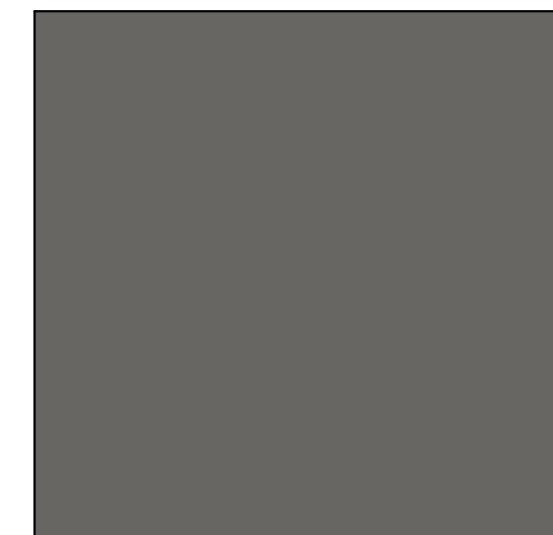
REVEAL DETAIL



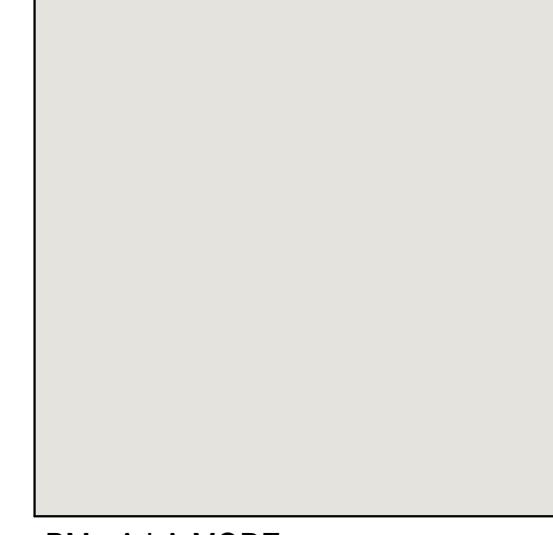
BM - CHANTILLY LACE



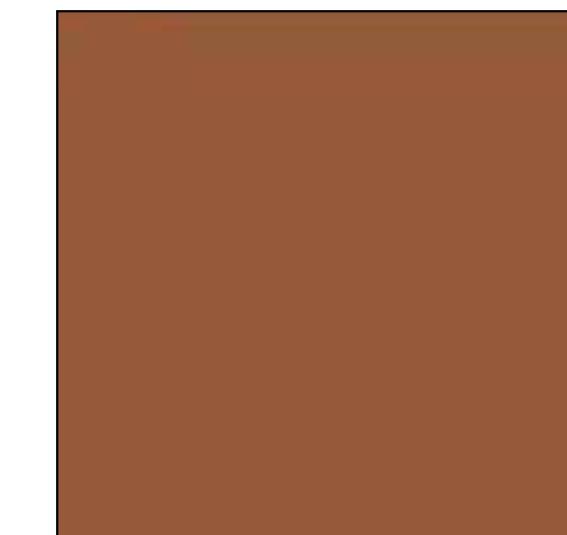
REVEAL EXAMPLE



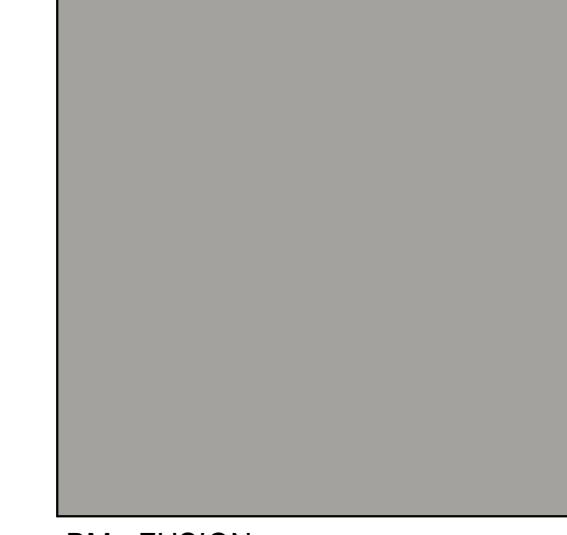
BM - KENDALL CHARCOAL



BM - A LA MODE



BM - WARMED COGNAC



BM - FUSION



STUCCO TEXTURE

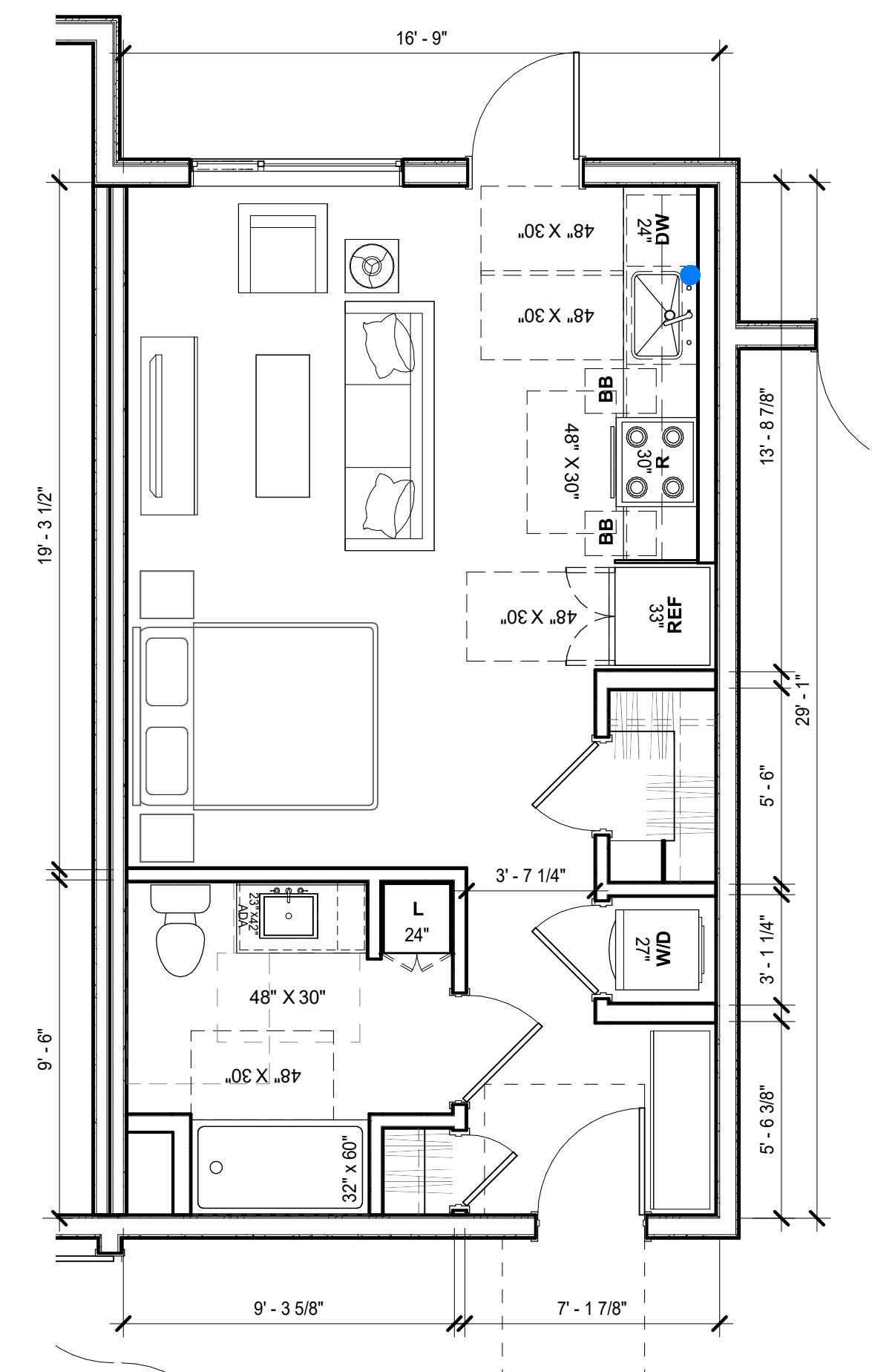
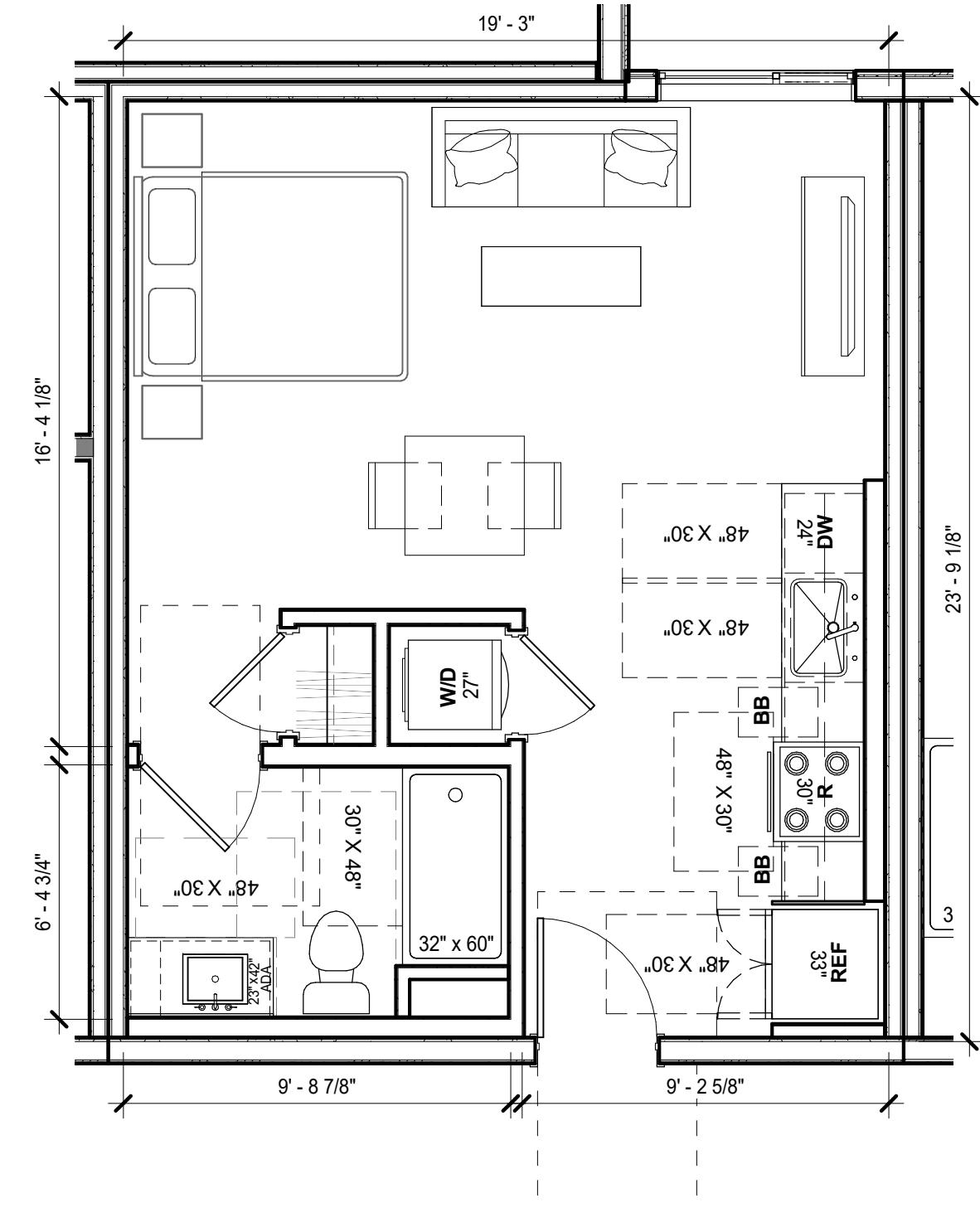
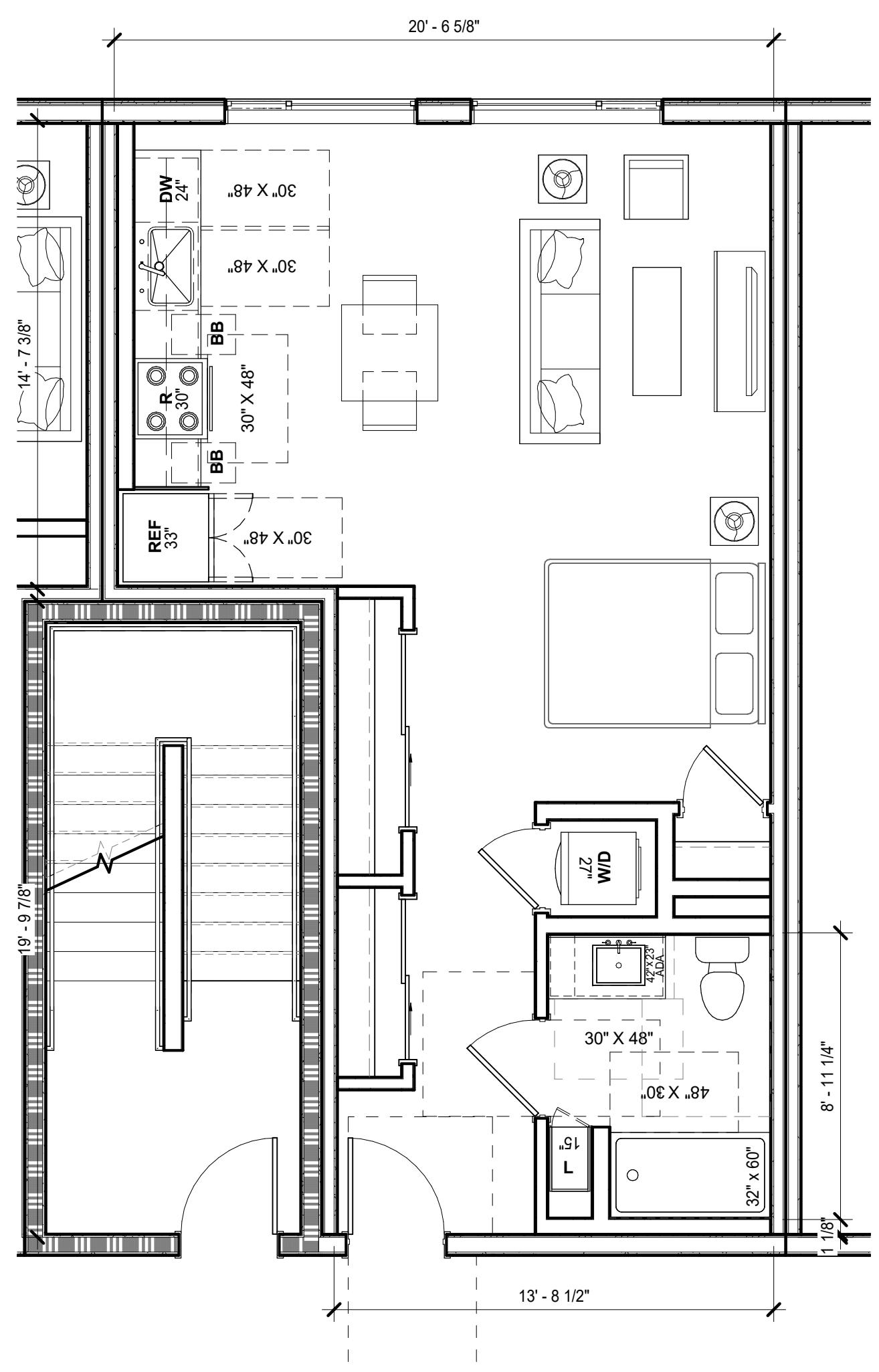


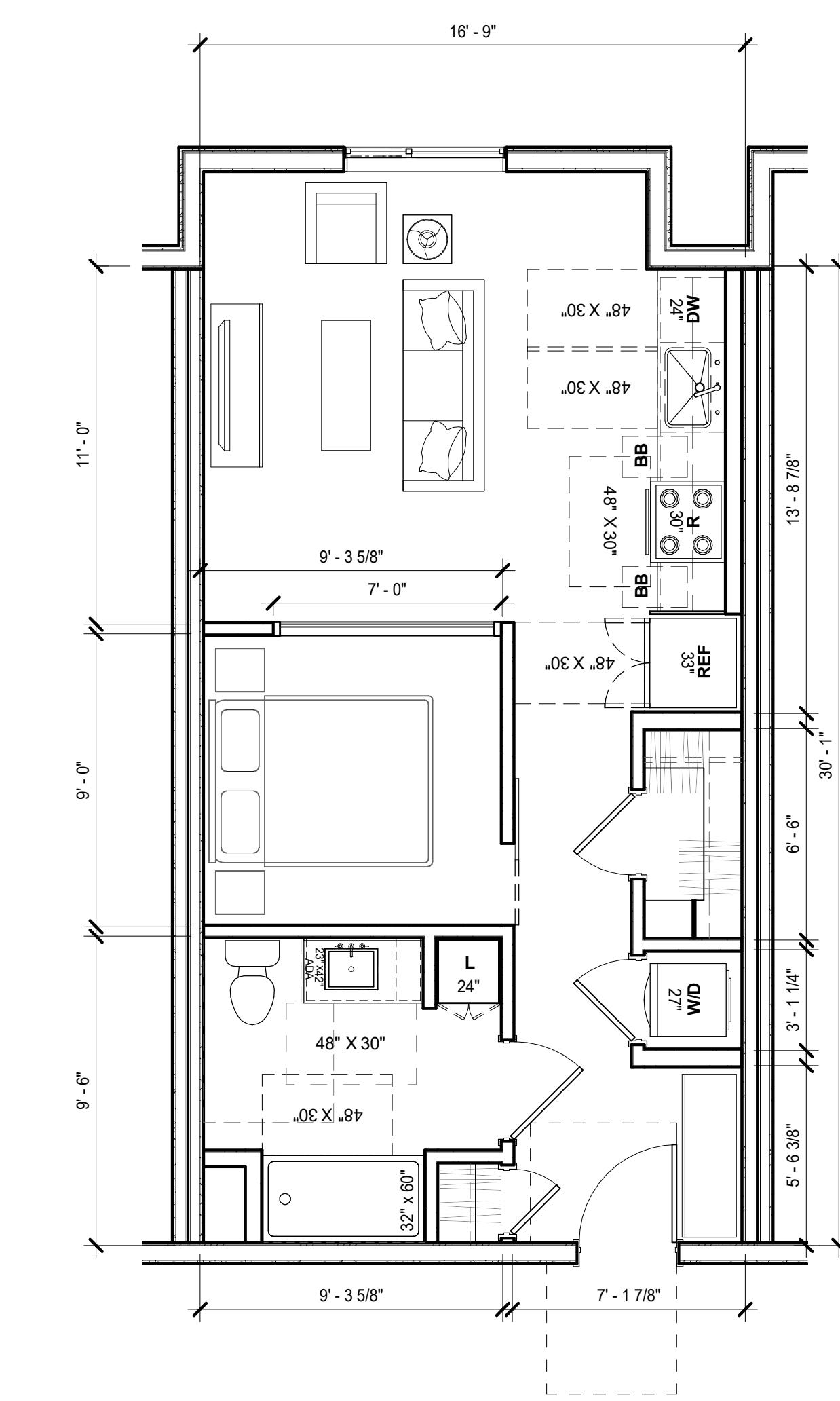
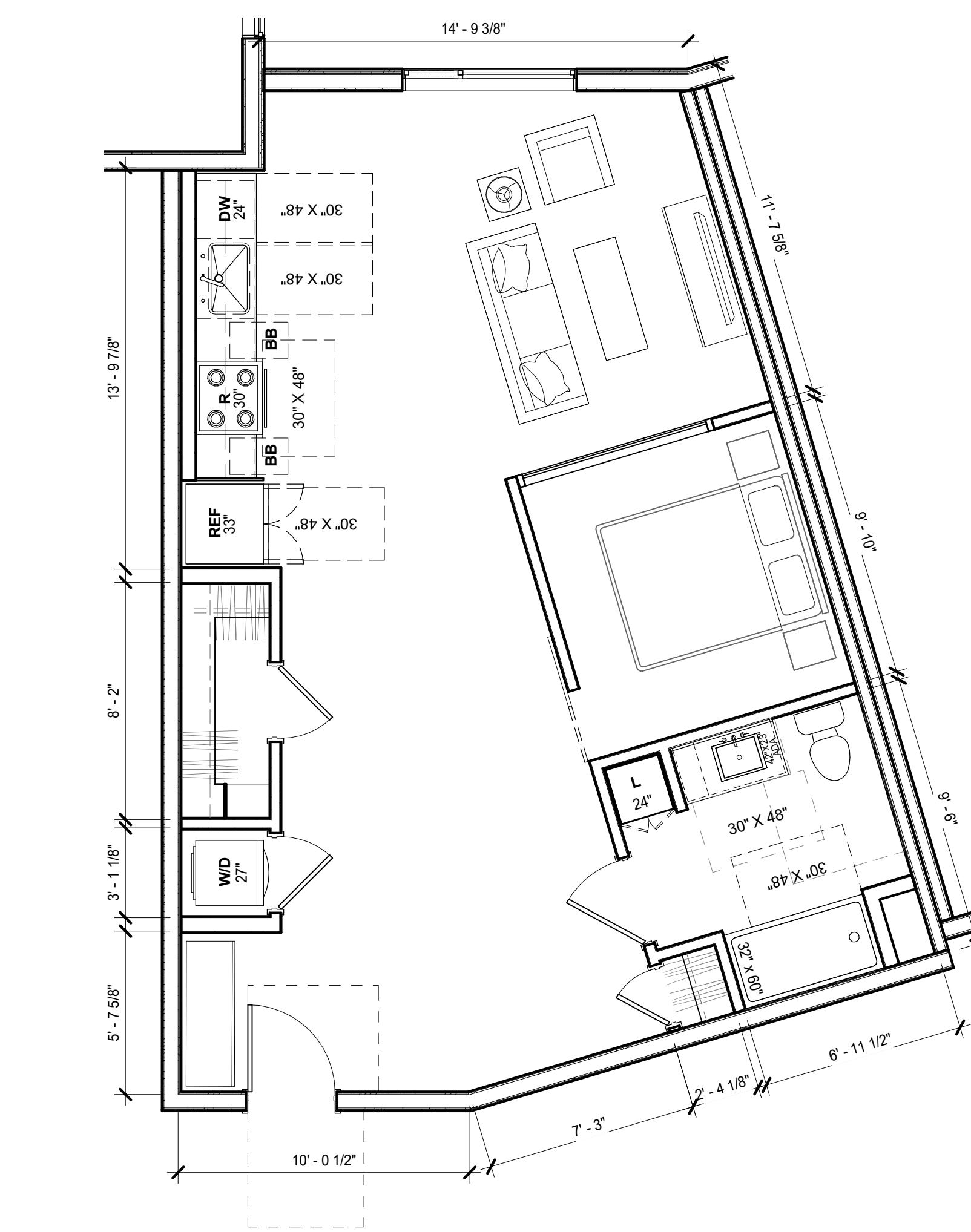
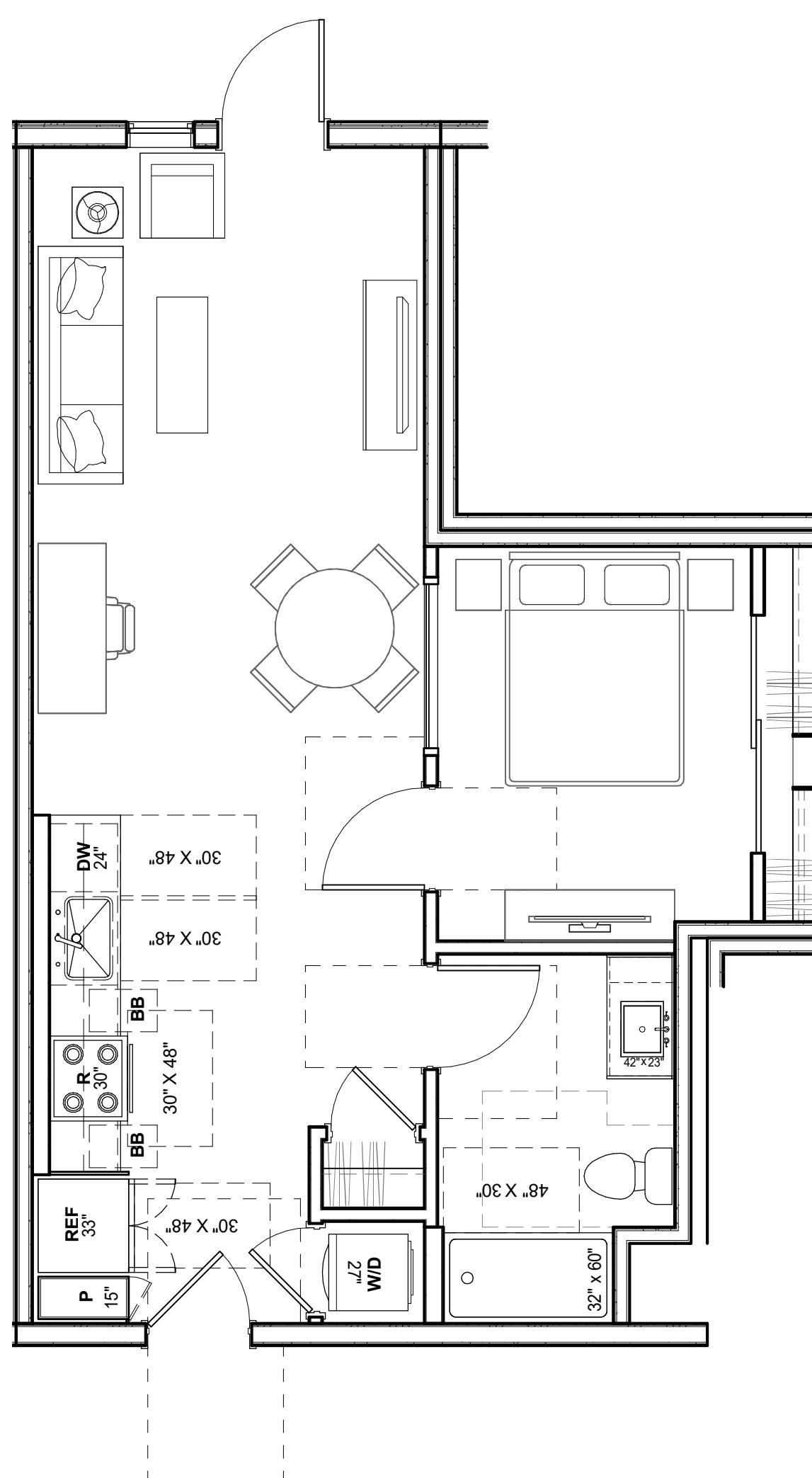
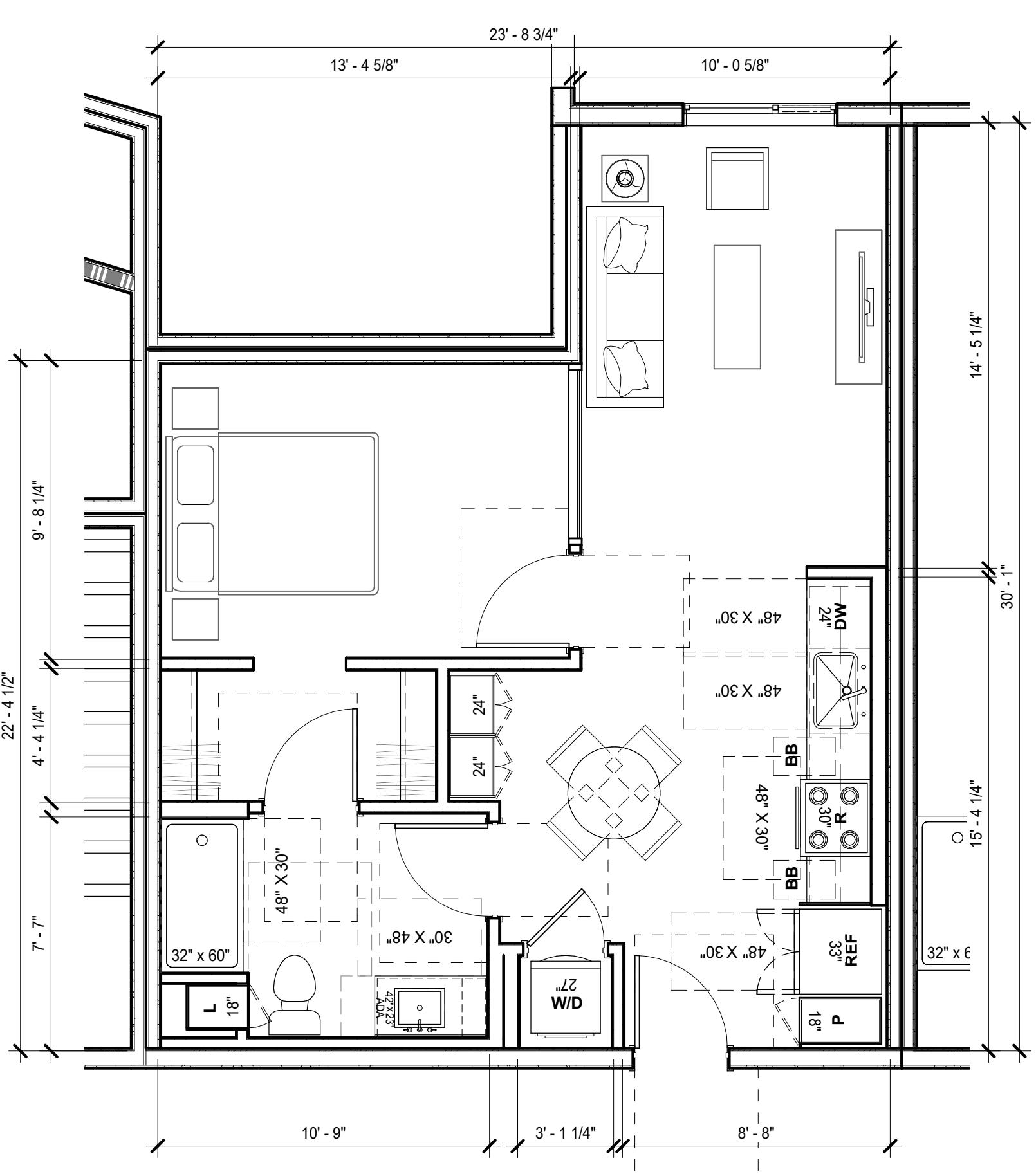
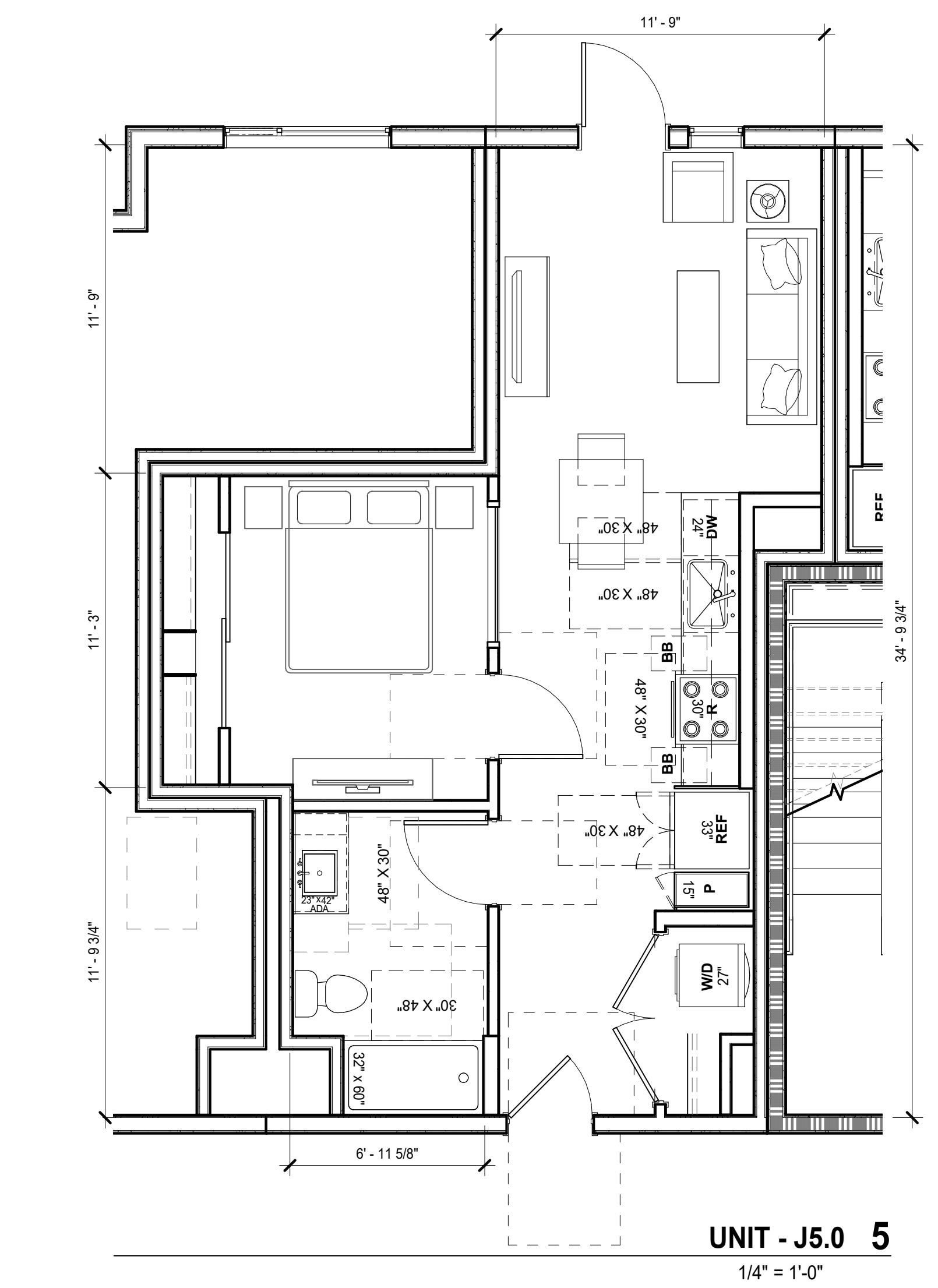


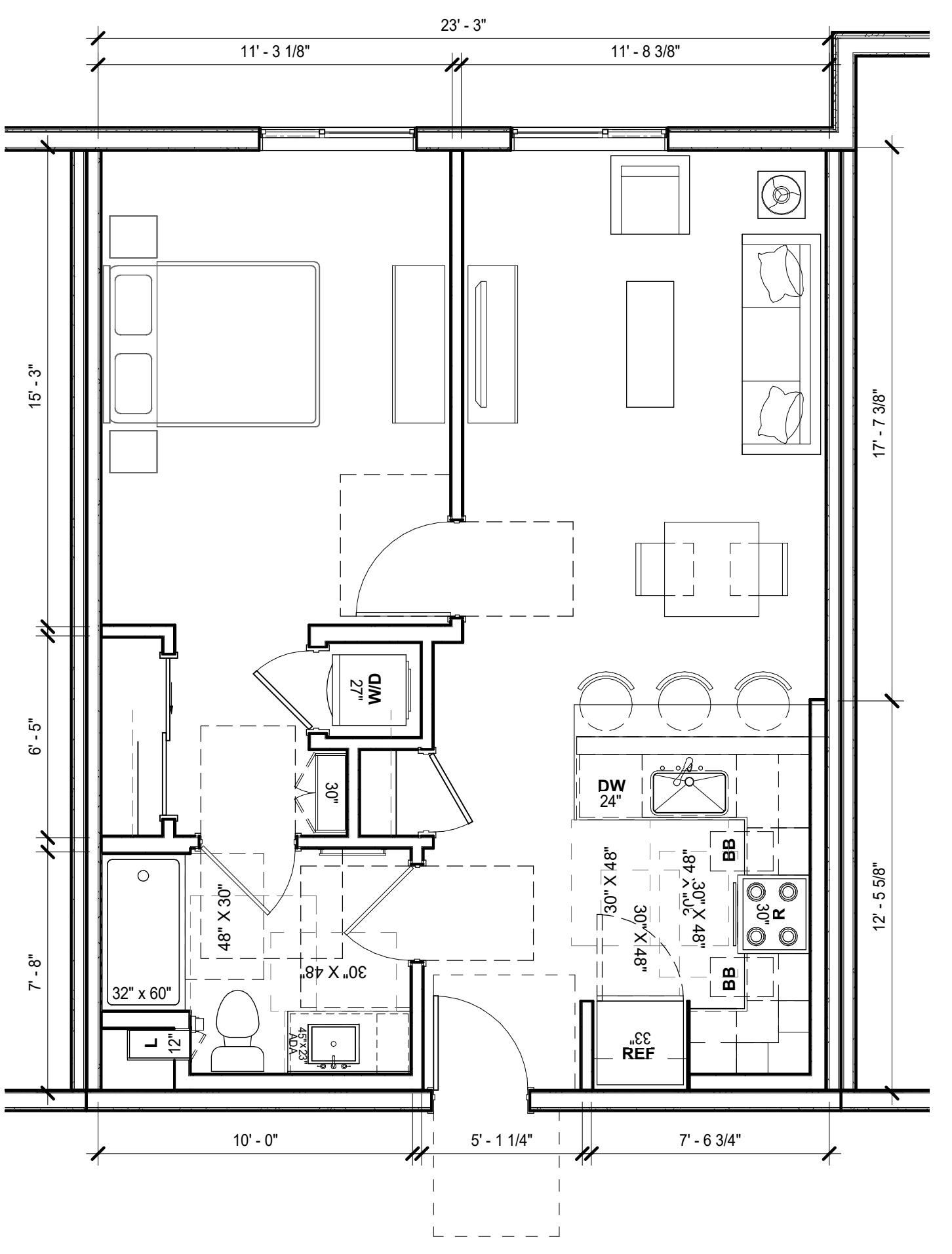
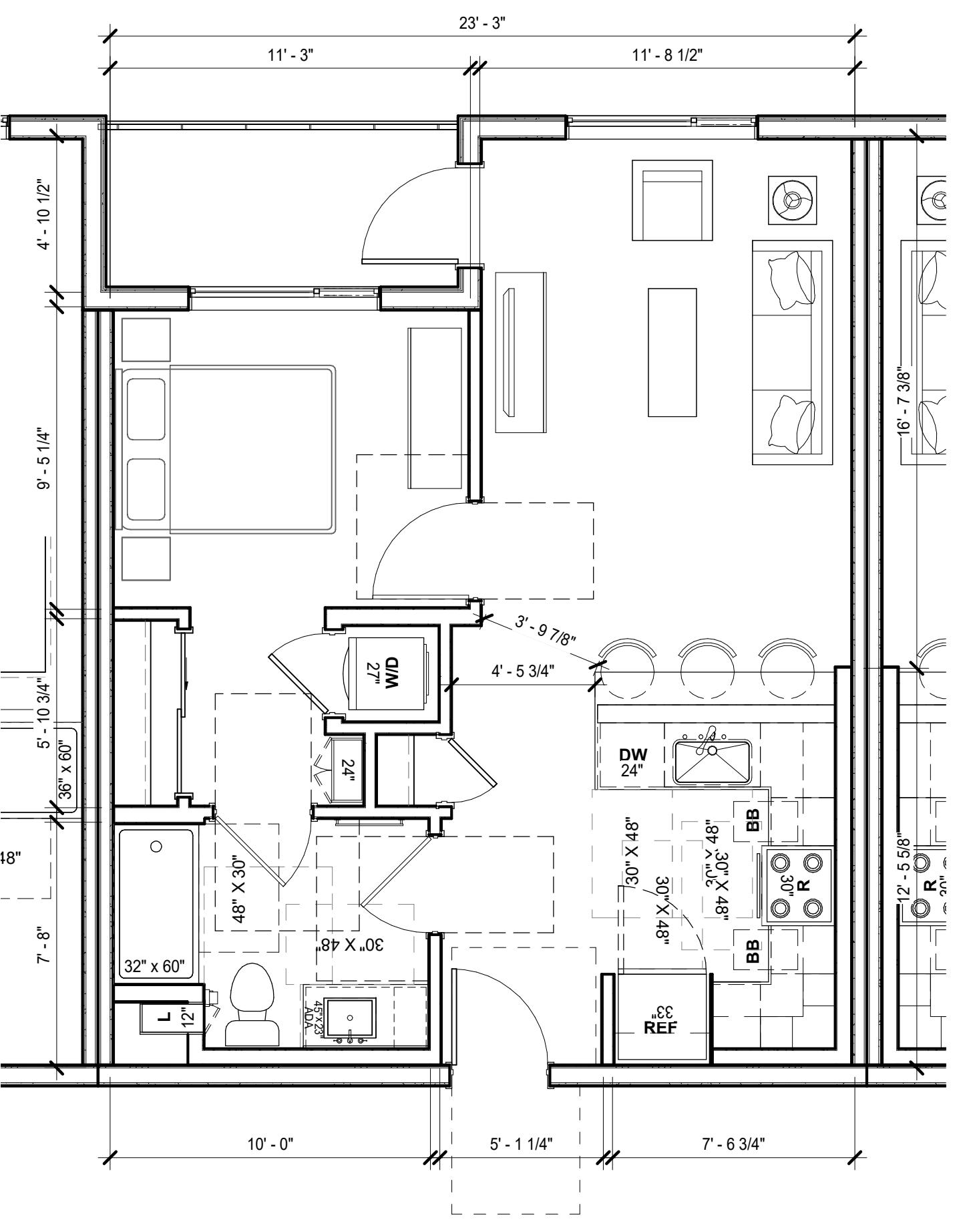
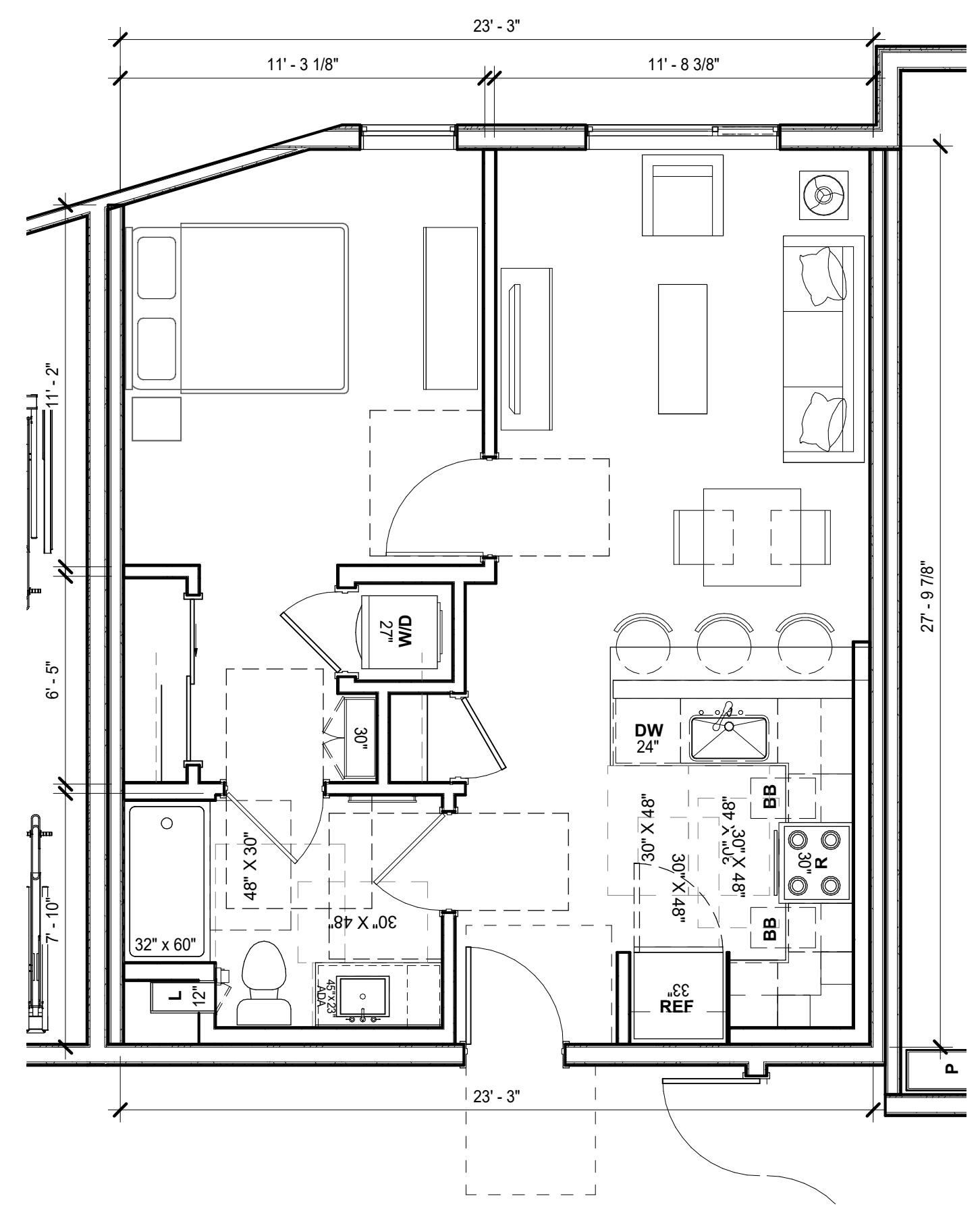
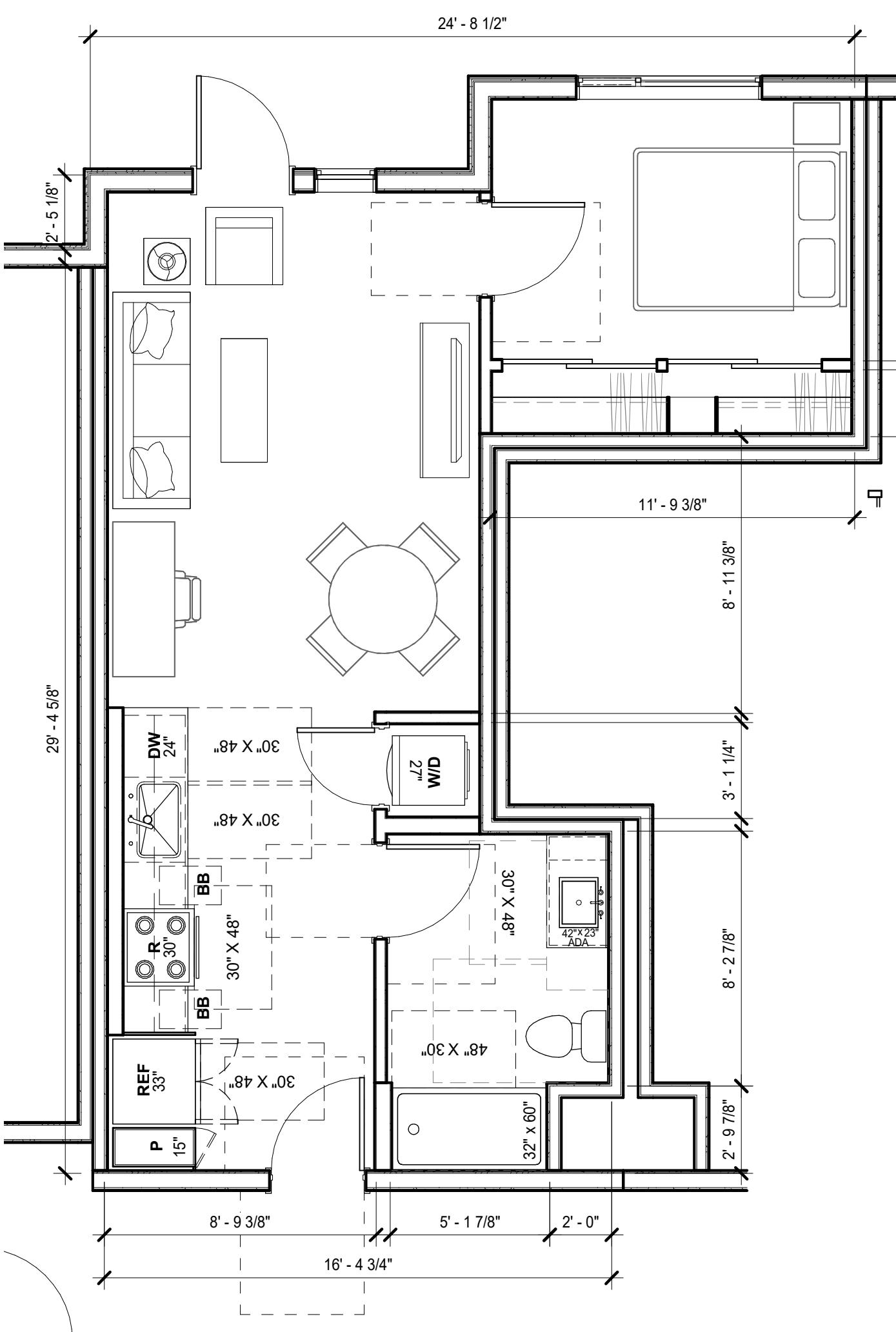
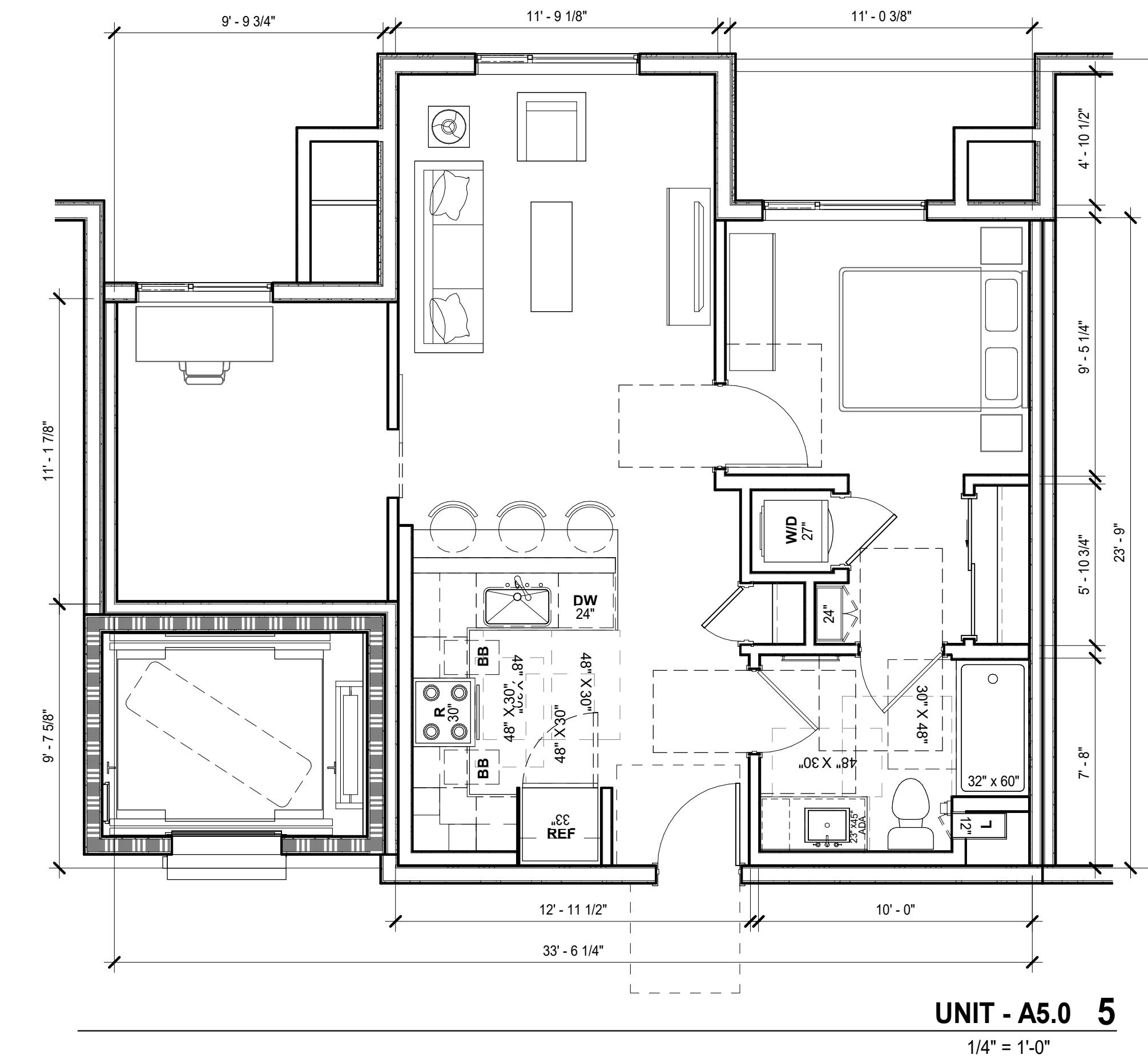
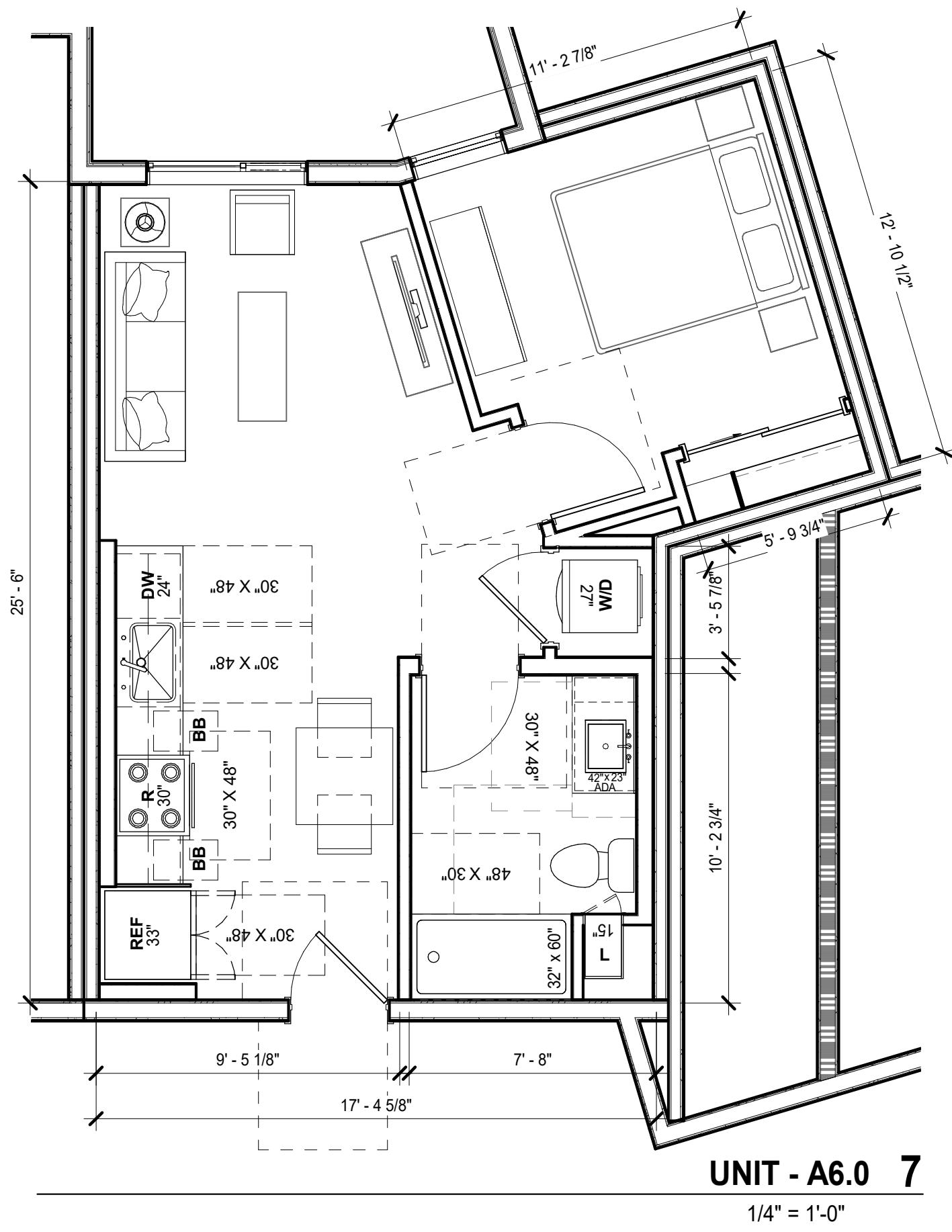


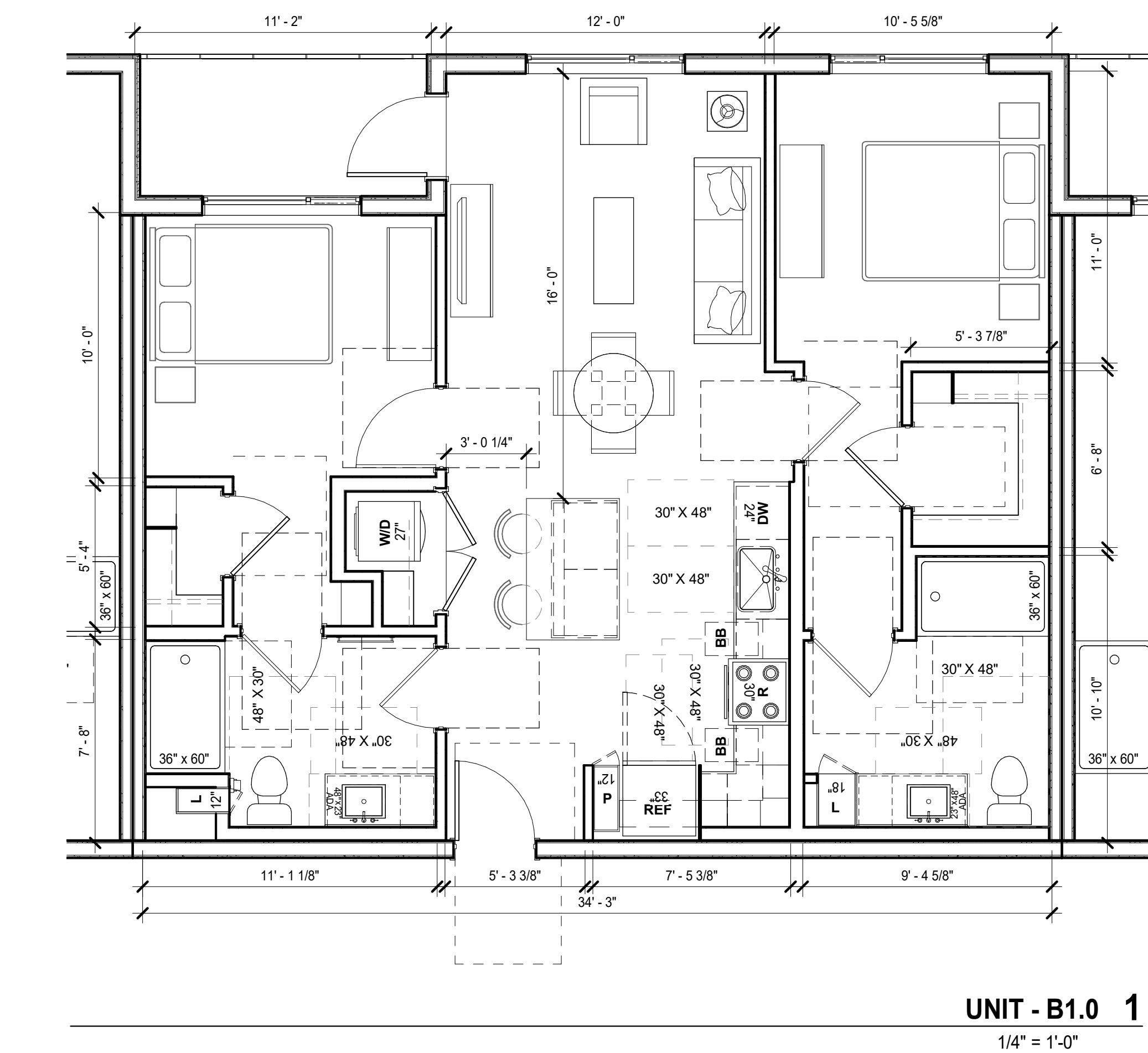
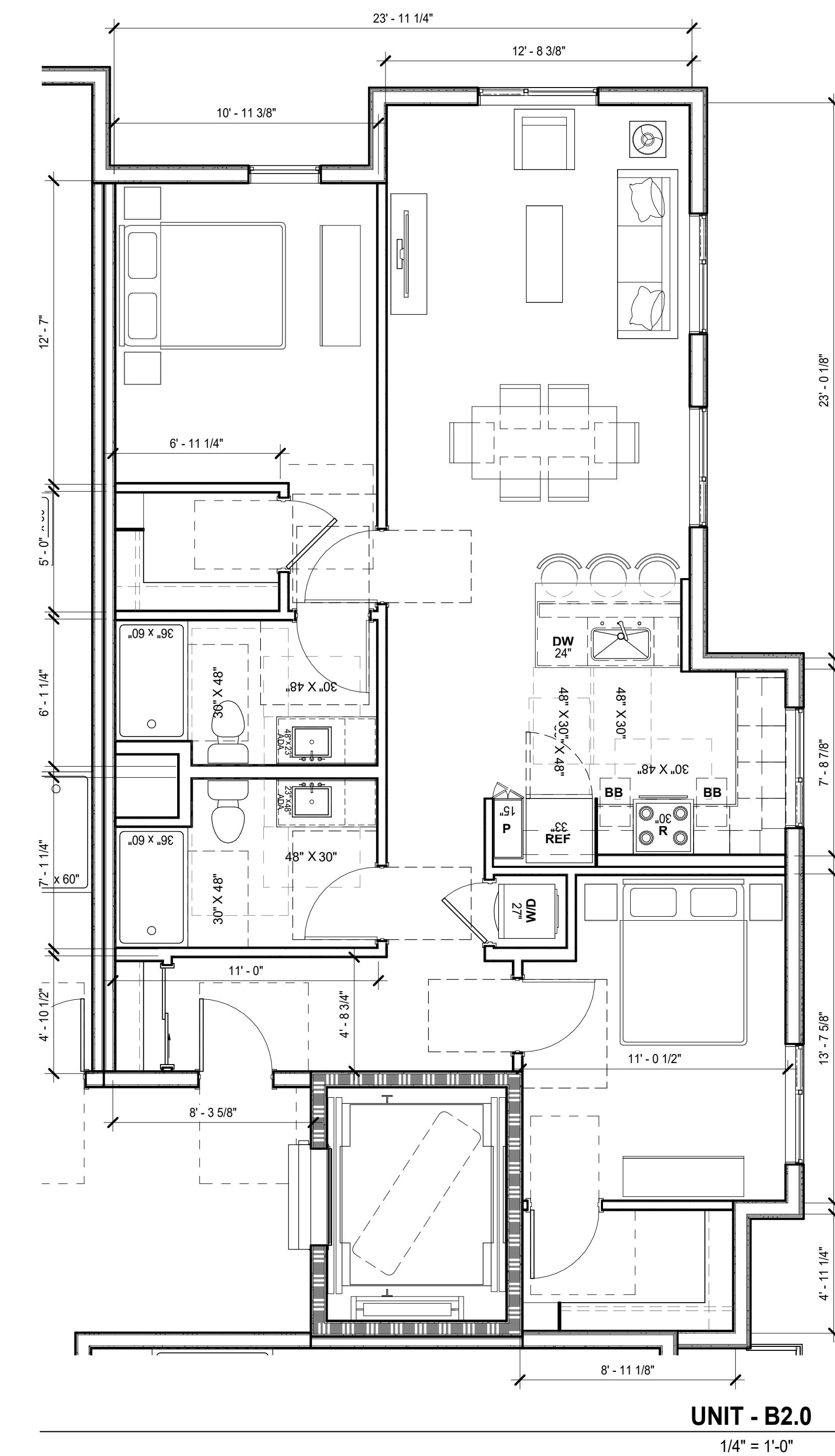
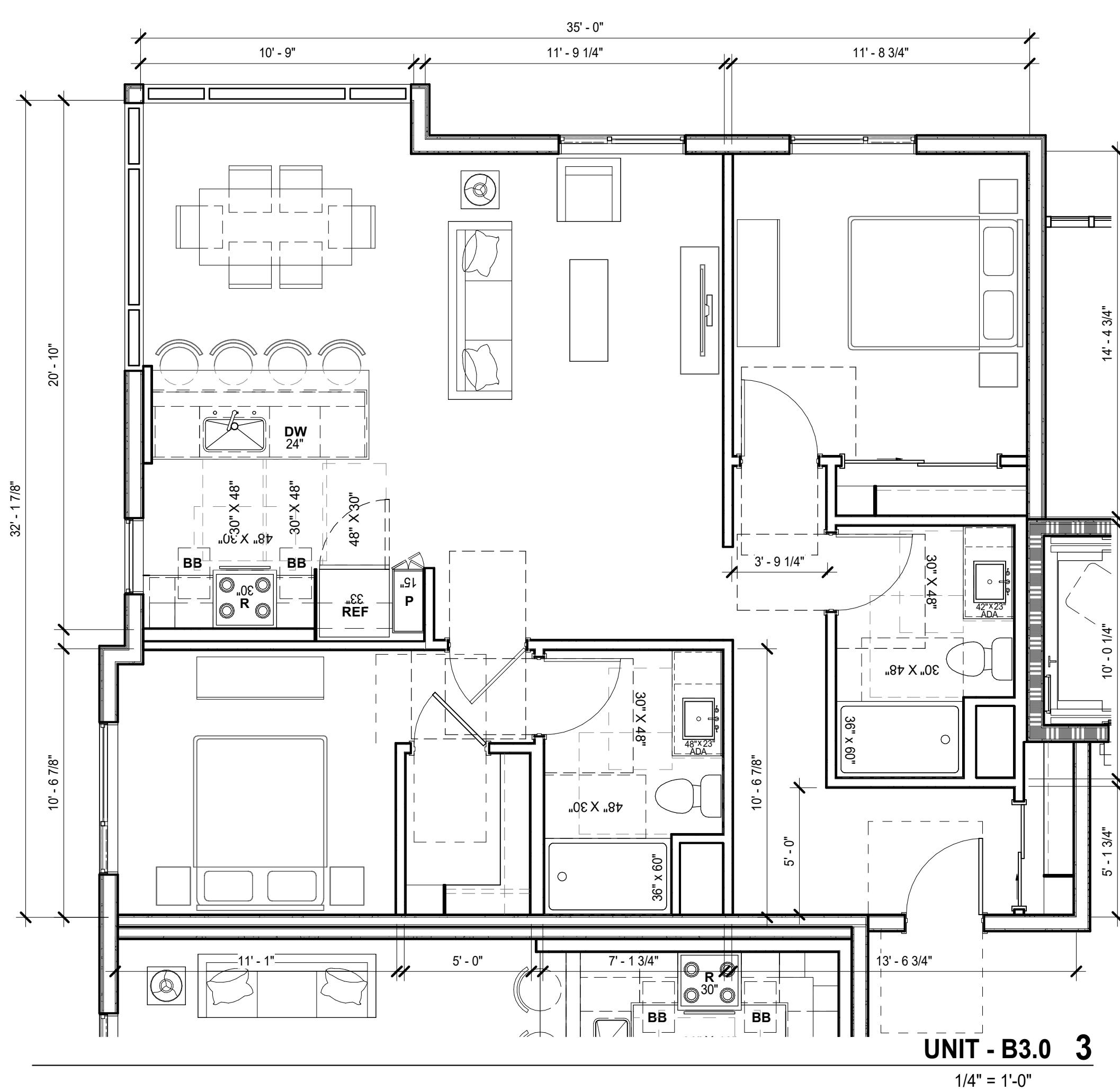


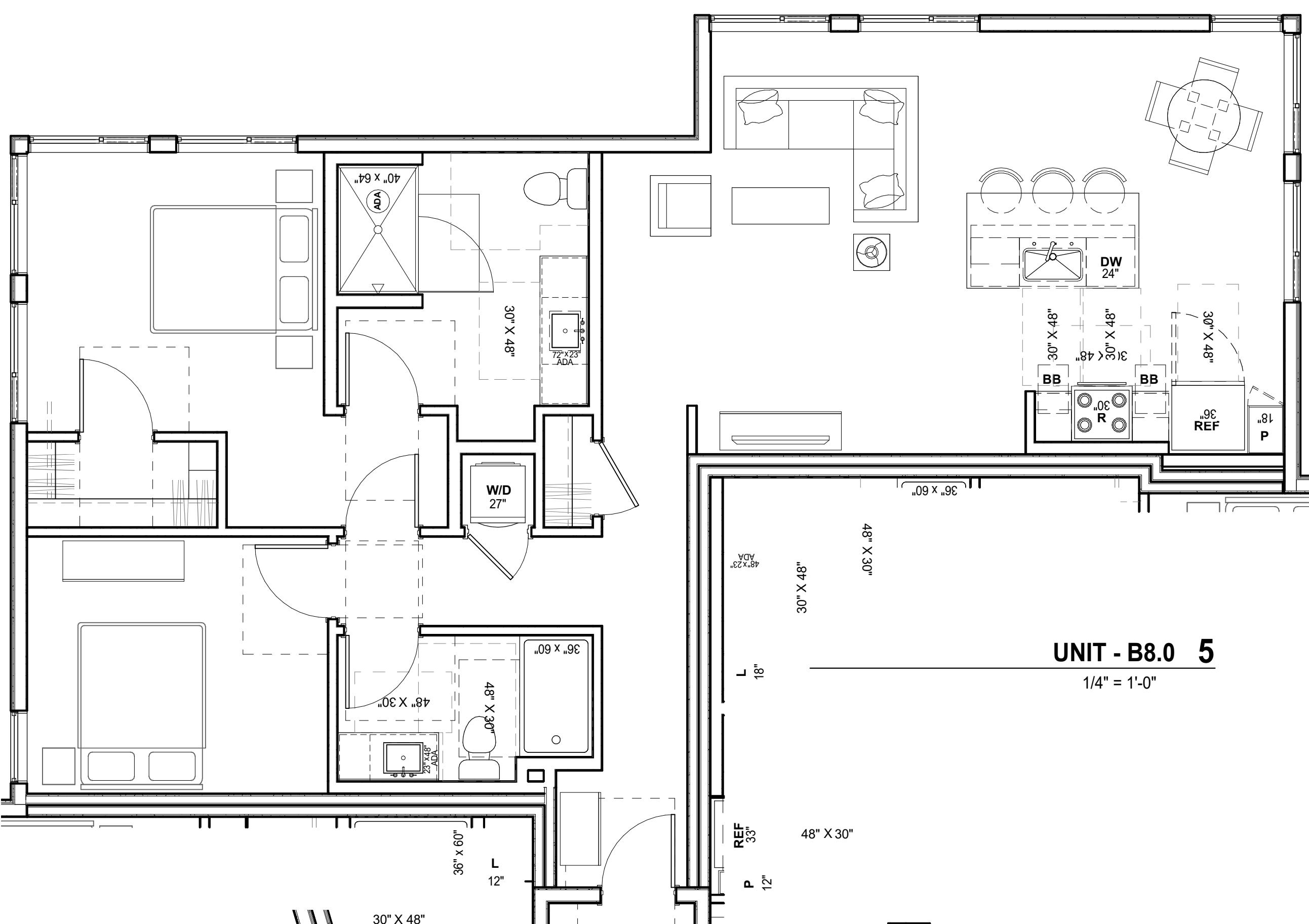






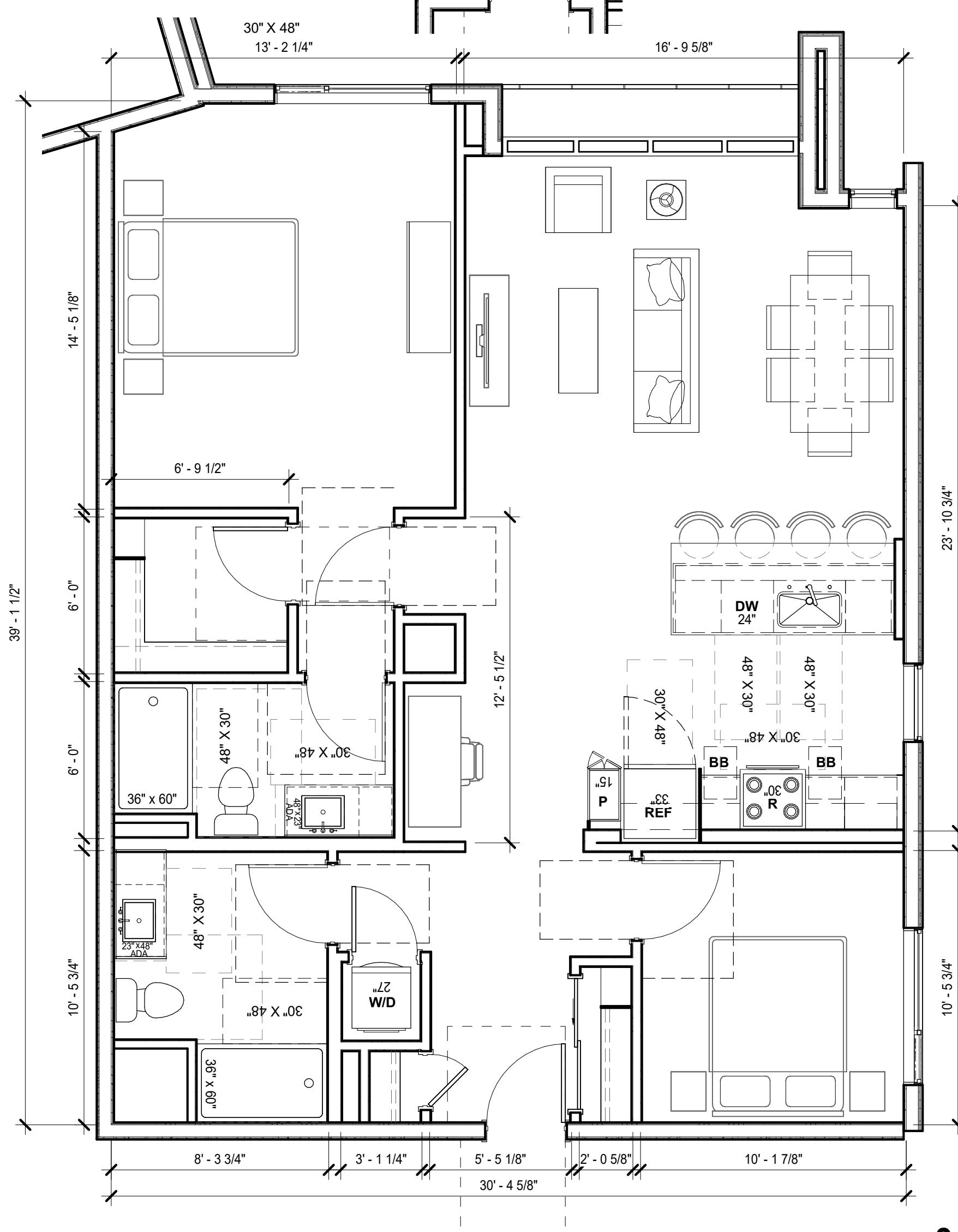






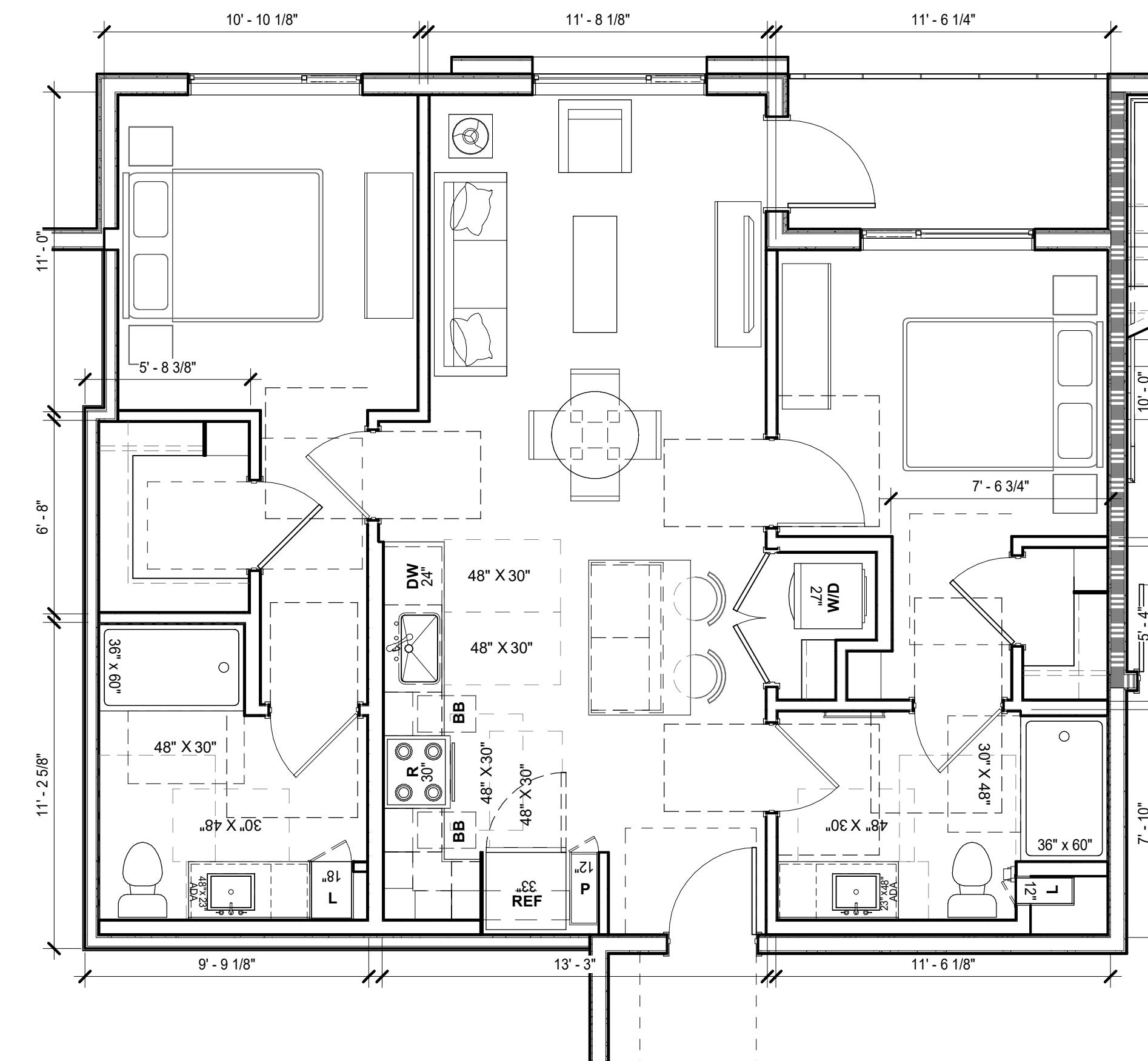
UNIT - B8.0 5

$$1/4" = 1'-0"$$



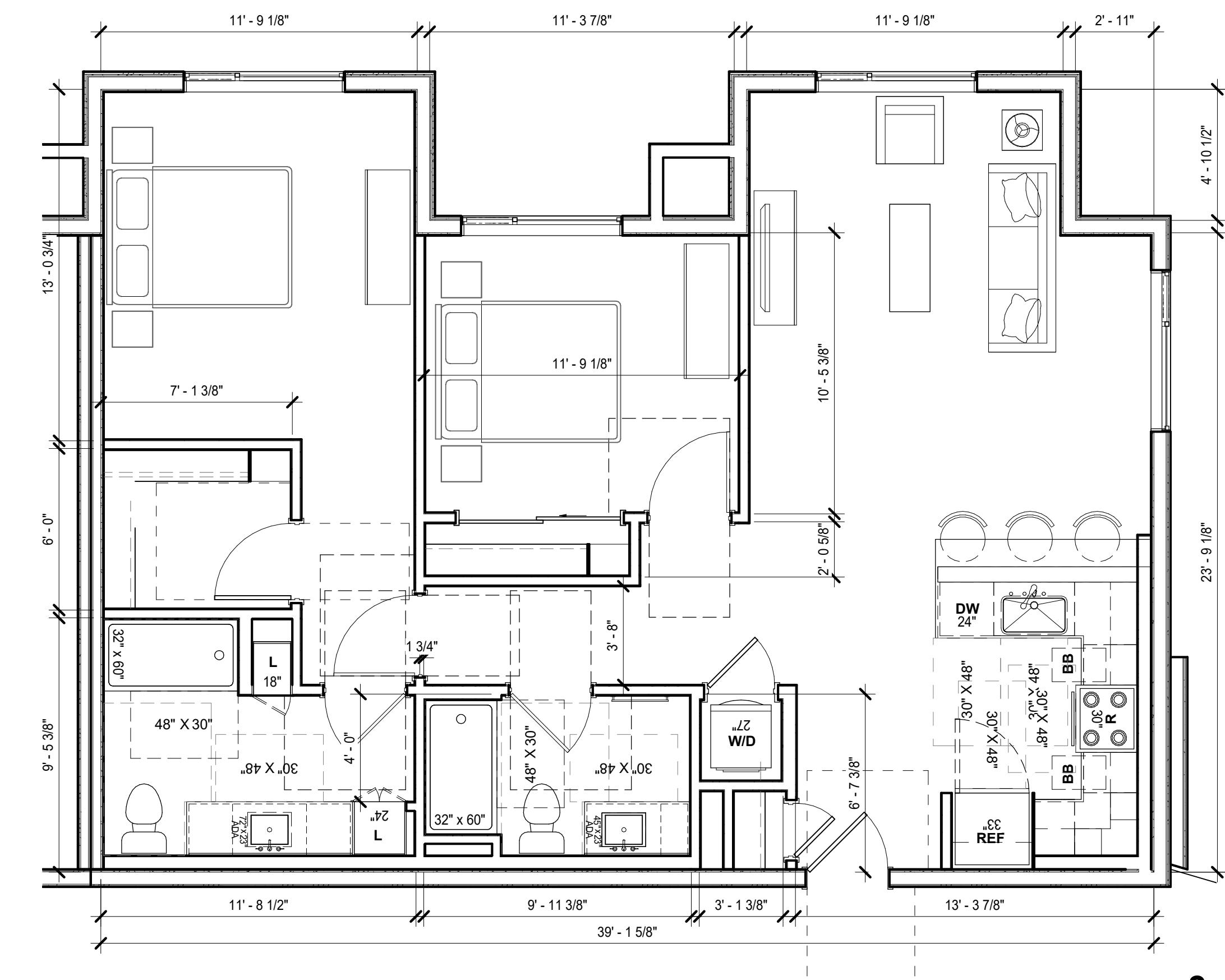
UNIT - B6.0

1/4" = 1'-0"



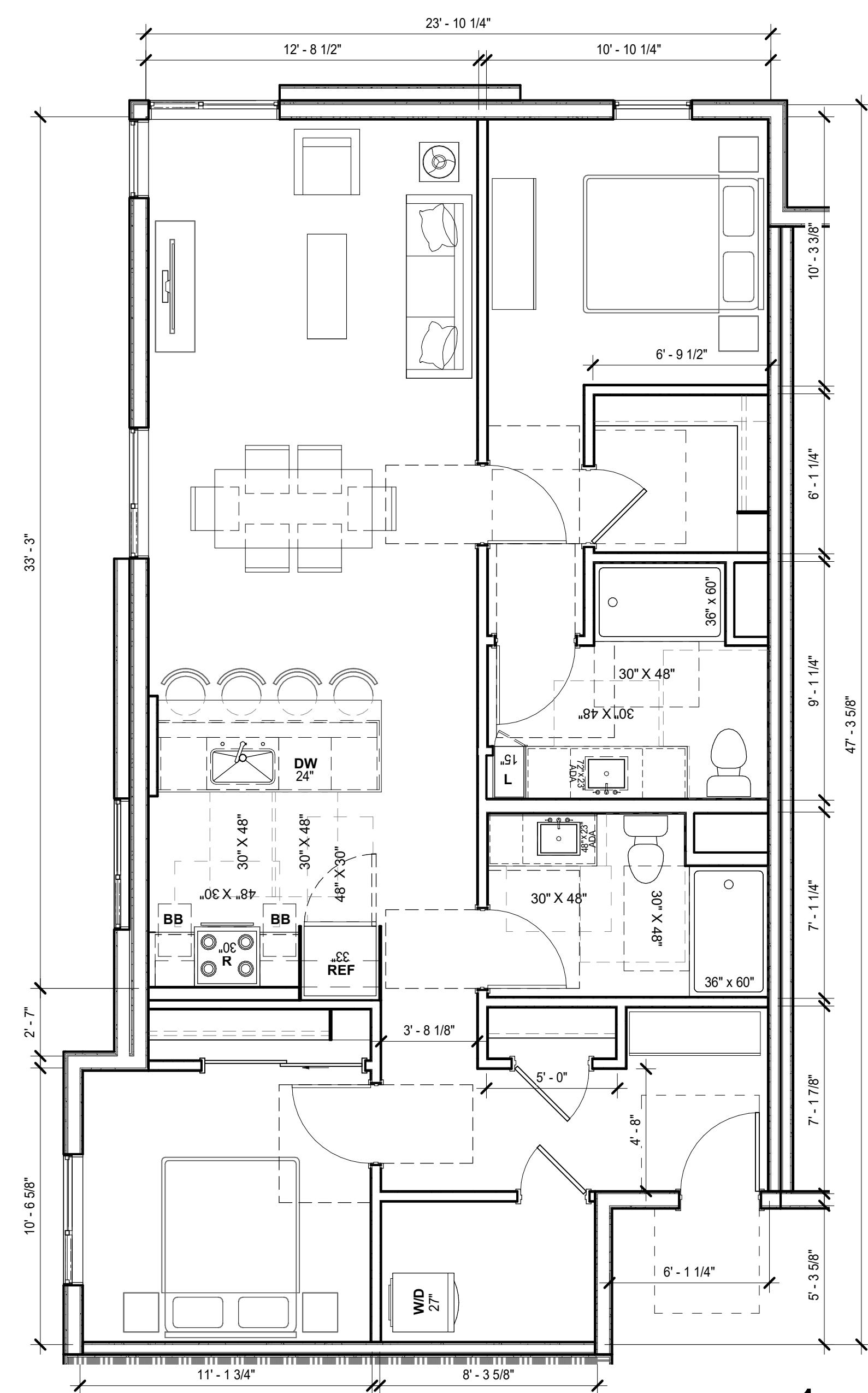
UNIT - B7.0 4

1/4" = 1'-0"



UNIT - B5.0 2

1/4" = 1'-0"



UNIT - B4.0 1

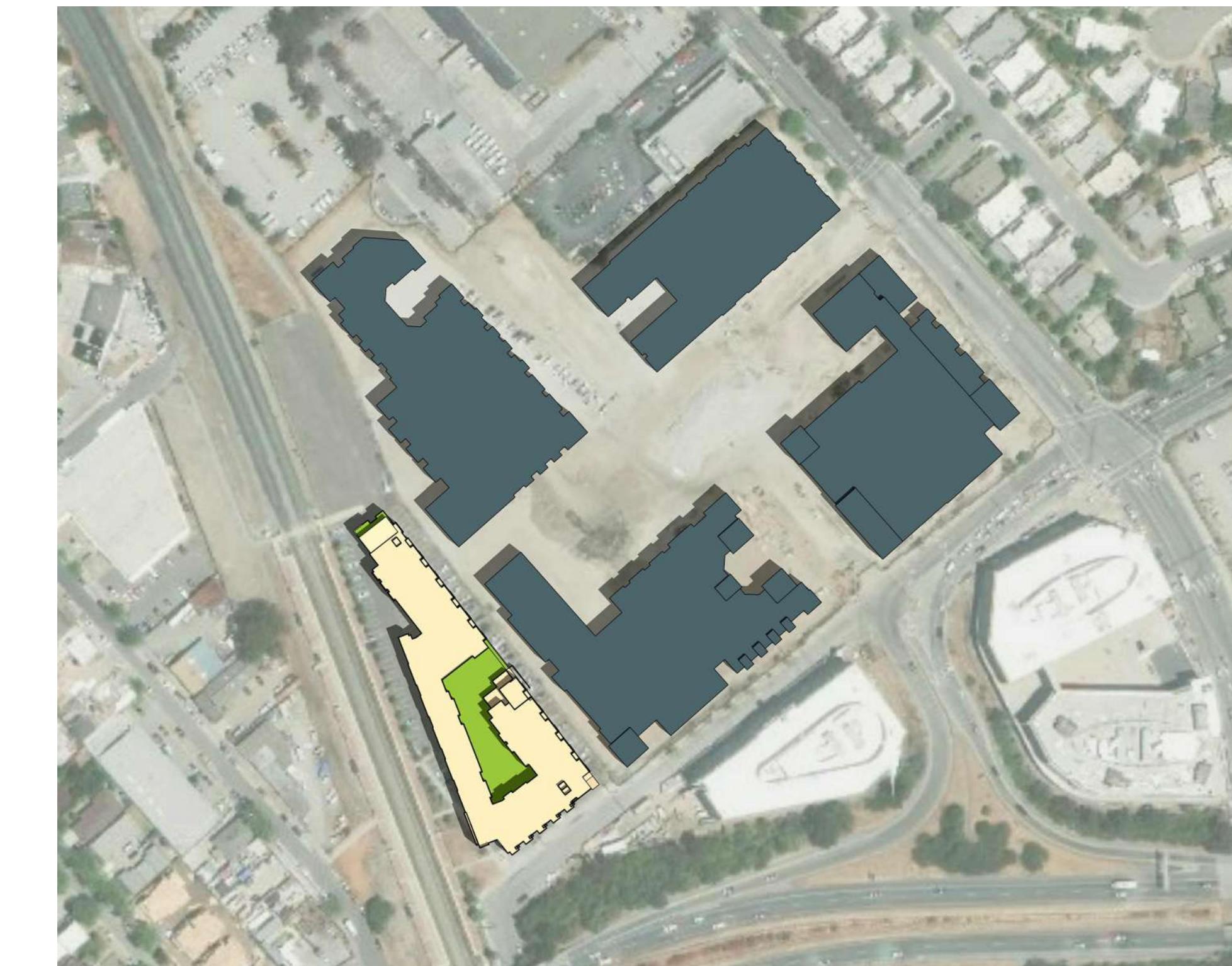
1/4" = 1'-0"



SUMMER SOLSTICE - 8AM 1



SUMMER SOLSTICE - 10AM 2



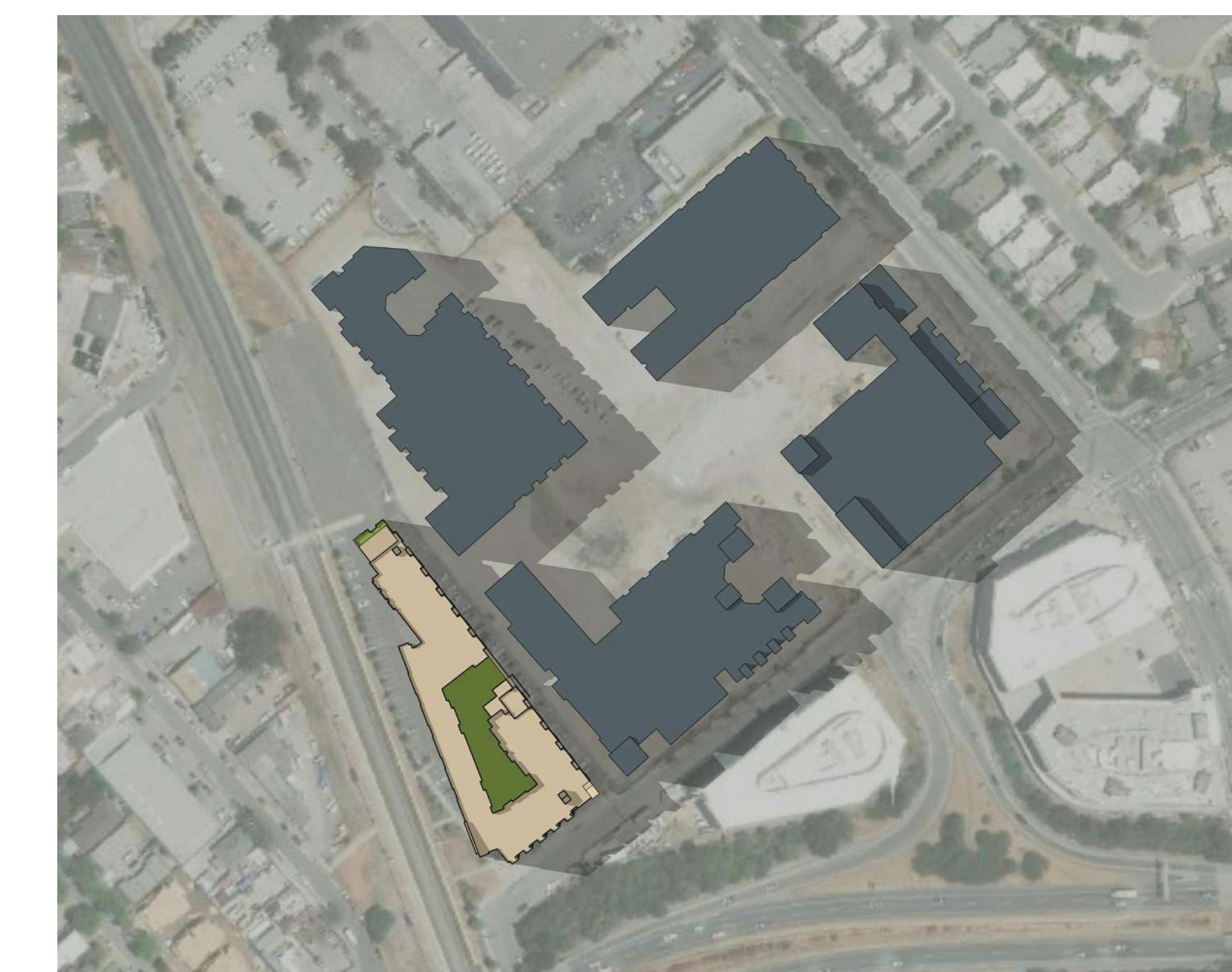
SUMMER SOLSTICE - 12PM 3



SUMMER SOLSTICE - 2PM 4



SUMMER SOLSTICE - 4PM 5



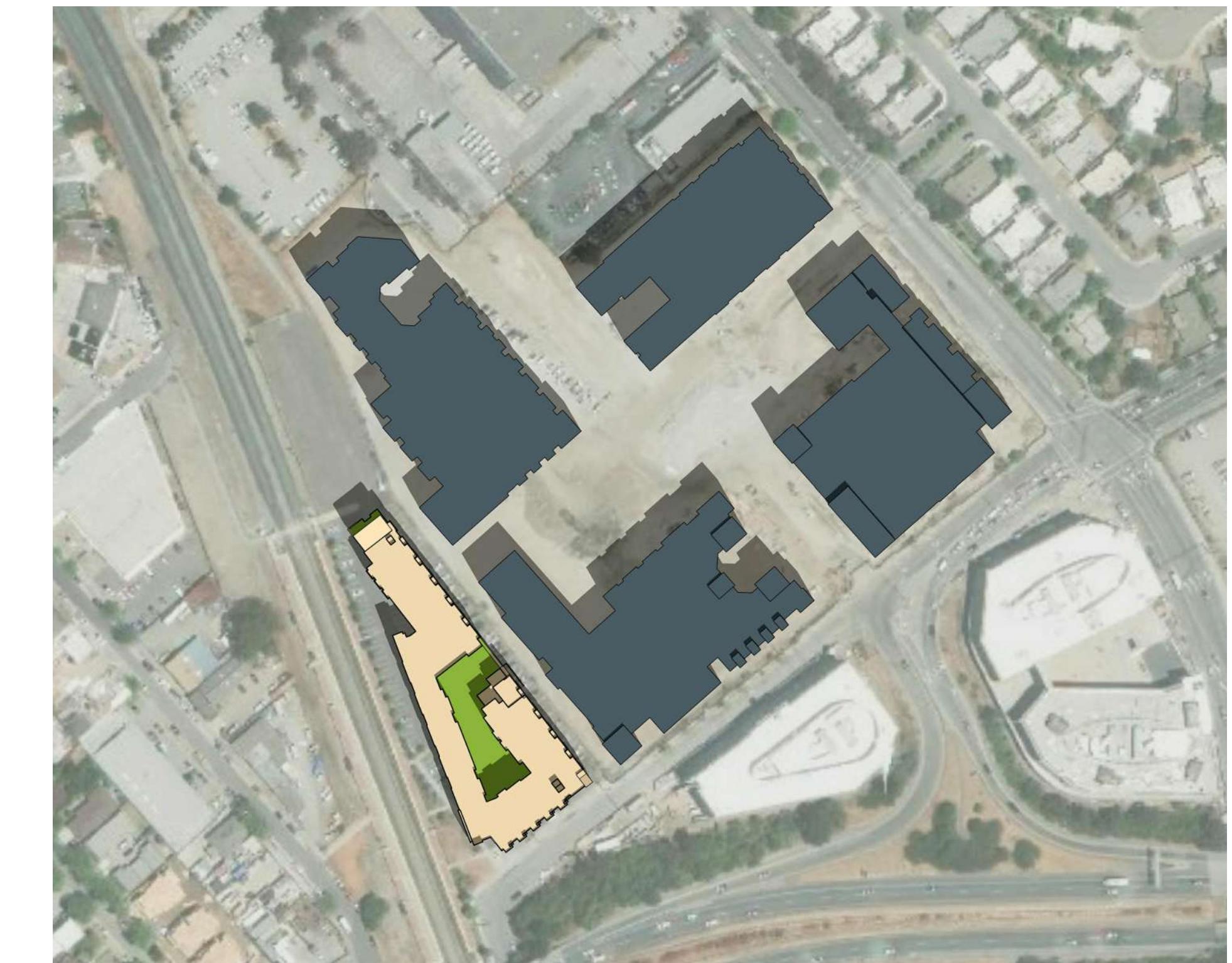
SUMMER SOLSTICE - 6PM 6



EQUINOX - 8AM 1



EQUINOX - 10AM 2



EQUINOX - 12PM 3



EQUINOX - 2 PM 4



EQUINOX - 4PM 5



EQUINOX - 6PM 6



WINTER SOLSTICE - 8AM 1



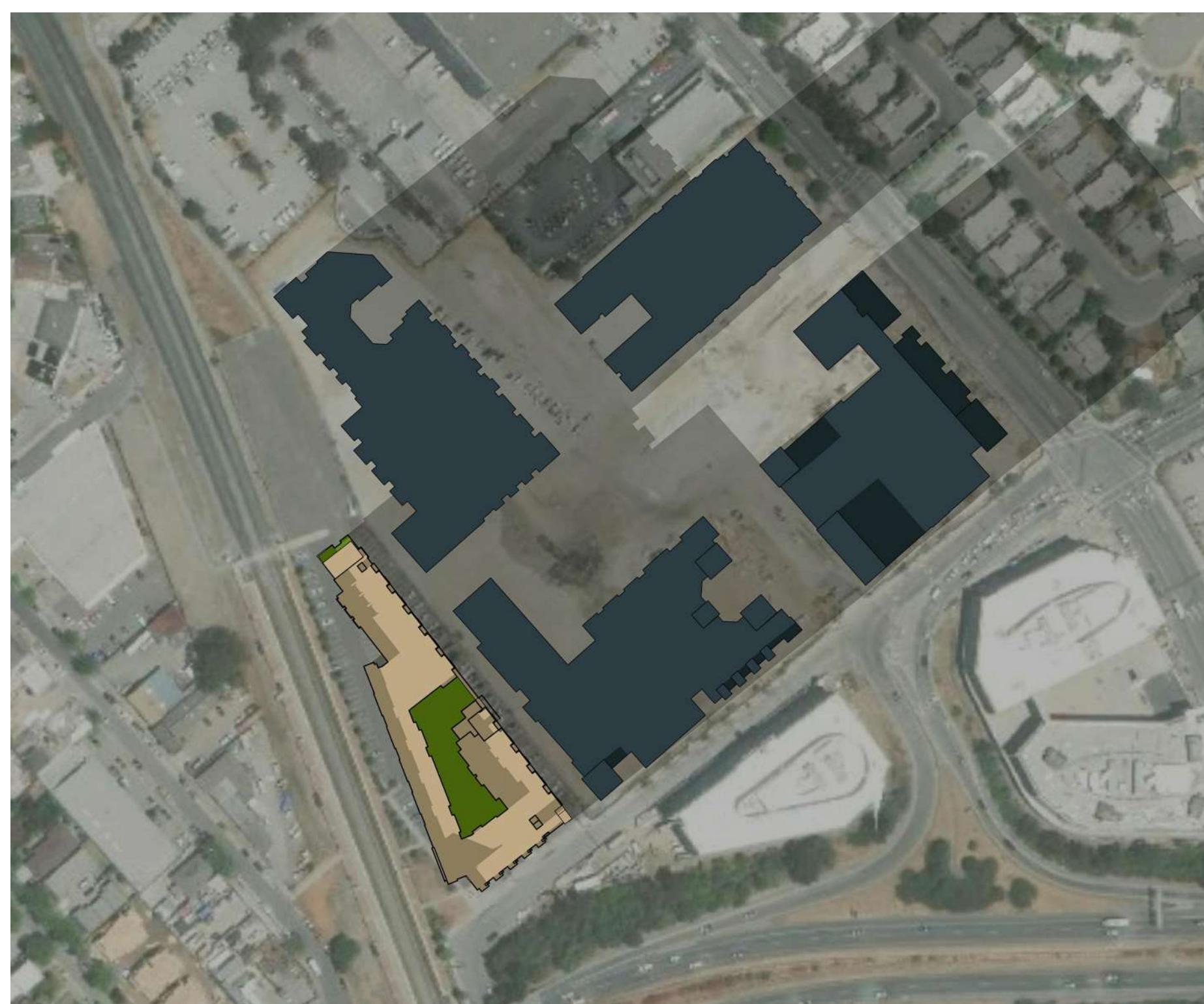
WINTER SOLSTICE - 10AM 2



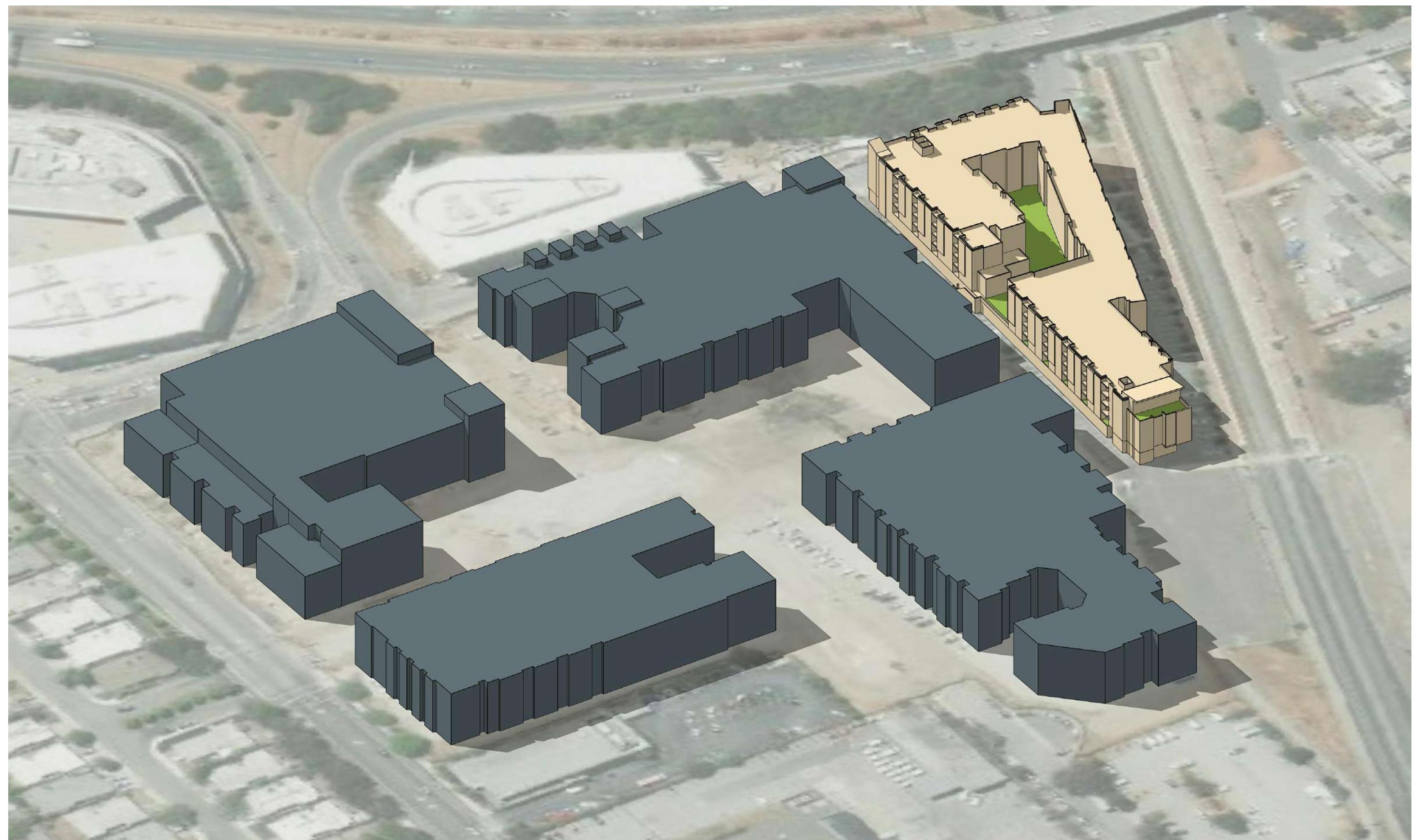
WINTER SOLSTICE - 12PM 3



WINTER SOLSTICE - 2PM 4



WINTER SOLSTICE - 4PM 5



VEHICLE PARKING
(Parking per 2021 State Bonus Density Law)

RESIDENTIAL:				
STUDIO	(17 DU @ 0.5/DU)	=	8.5	
1BR	(119 DU @ 0.5/DU)	=	59.5	
2BR	(55 DU @ 0.5/DU)	=	27.5	
TOTAL			95.5	

CITY OF SAN MATEO PARKING REQUIREMENTS FOR REFERENCE:
(City of San Mateo parking requirements do not apply because this is a State Density Bonus Project)

RESIDENTIAL:				
STUDIO	(17 DU @ 1.5/DU)	=	25.5	
1BR	(119 DU @ 1.8/DU)	=	214.2	
2BR	(55 DU @ 2.0/DU)	=	110	
TOTAL			349.7	

REQUIRED: 96 SPACES
PROVIDED: 192 SPACES

TOTAL FLR AREA FOR PKG REQUIREMENTS: 58,356 SF

VEHICLE PARKING BREAKDOWN:

ASSIGNED RESIDENTIAL STALLS:

	GARAGE	LOT	TOTAL
STANDARD AND COMPACT STALLS	76	67	142
ACCESSIBLE STALLS (CBC 1109A)	2	1	3
VAN ACCESSIBLE STALLS	1	1	2
EVCS STALLS	25	1	26
EVCS VAN ACCESSIBLE STALLS	2	0	2

UNASSIGNED (GUEST) RESIDENTIAL STALLS:

STANDARD AND COMPACT STALLS	10	0	12
VAN ACCESSIBLE STALLS (CBC 1109A)	1	0	1
EVCS STALLS	2	0	2
EVCS VAN ACCESSIBLE STALLS	1	0	1

CALTRAIN PUBLIC STALLS:

ACCESSIBLE STALLS (CBC 1109A)	0	1	1
VAN ACCESSIBLE STALLS	0	1	1

TOTAL PARKING STALLS

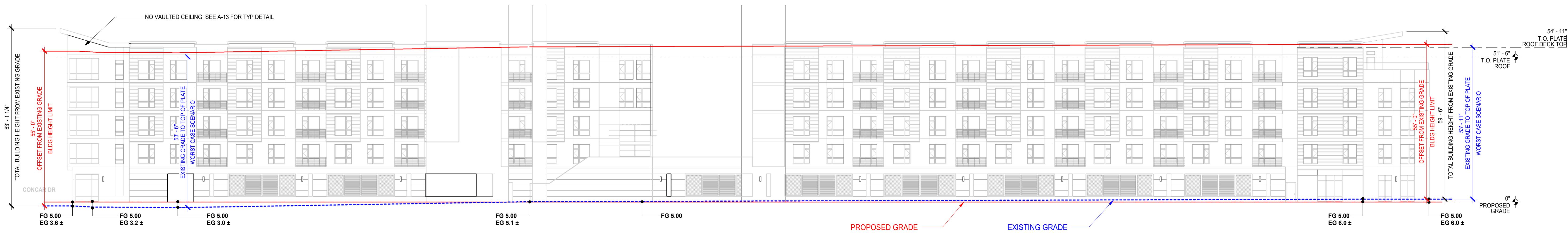
120 72 192

GARAGE PLAN

	DIMENSION	COUNT
COMPACT STALL	8'-0" x 18'-0"	61
STANDARD STALL	8'-6" x 18'-0"	25
EV STALL (includes ADA)	9'-0" x 18'-0"	30
ADA STALL	9'-0" x 18'-0"	04
TOTAL		120

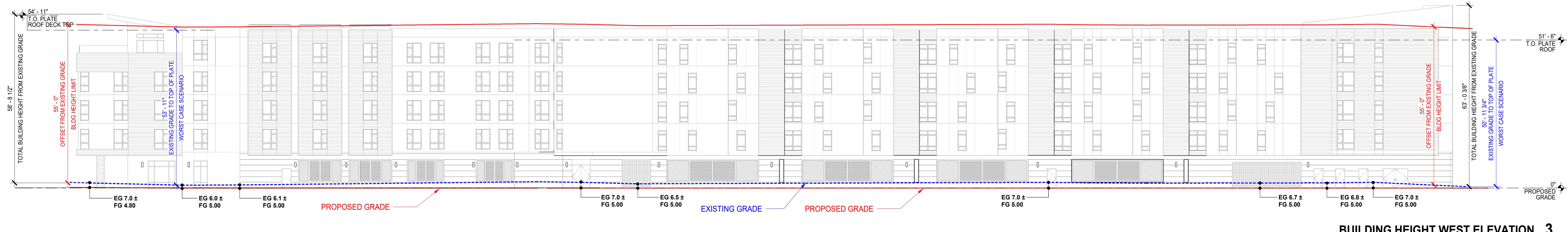
All dimensions per City of San Mateo Parking Standards.





BUILDING HEIGHT EAST ELEVATION 4

6" = 1'-0"



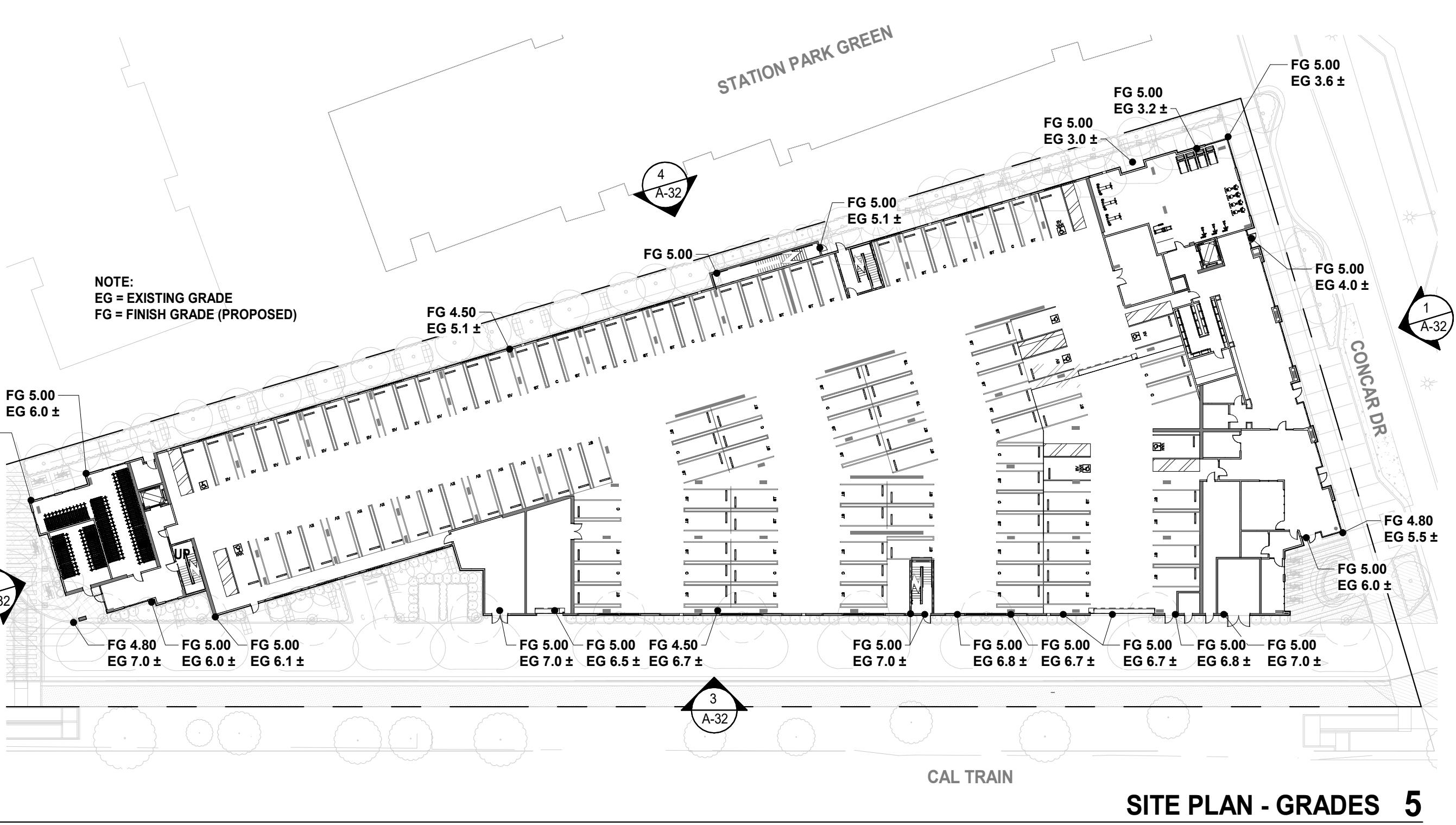
BUILDING HEIGHT WEST ELEVATION 3

6" = 1'-0"



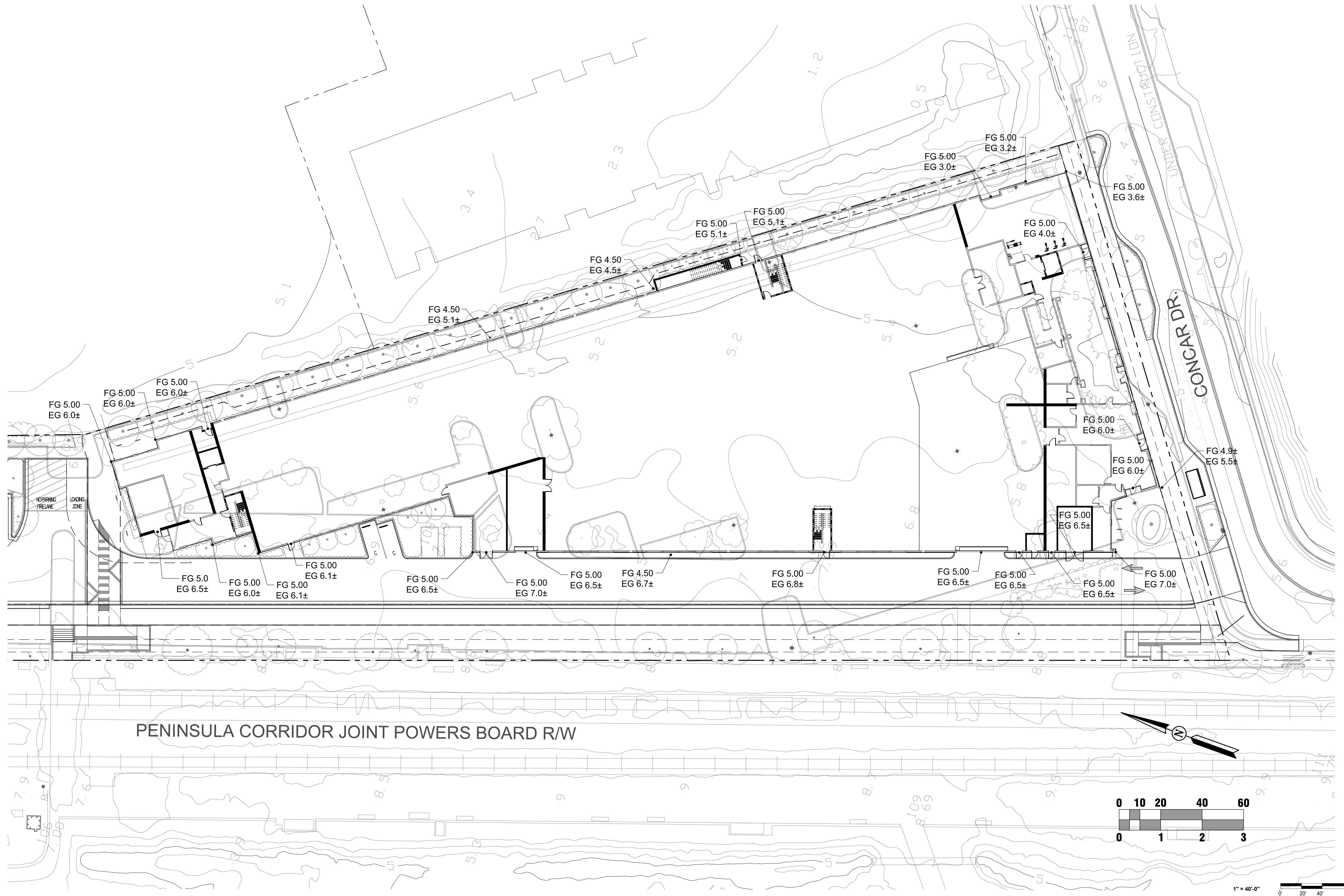
BUILDING HEIGHT NORTH ELEVATION 2

NOTE: TOP OF SLAB/ARCH 0'-0" = CIVIL 5.00

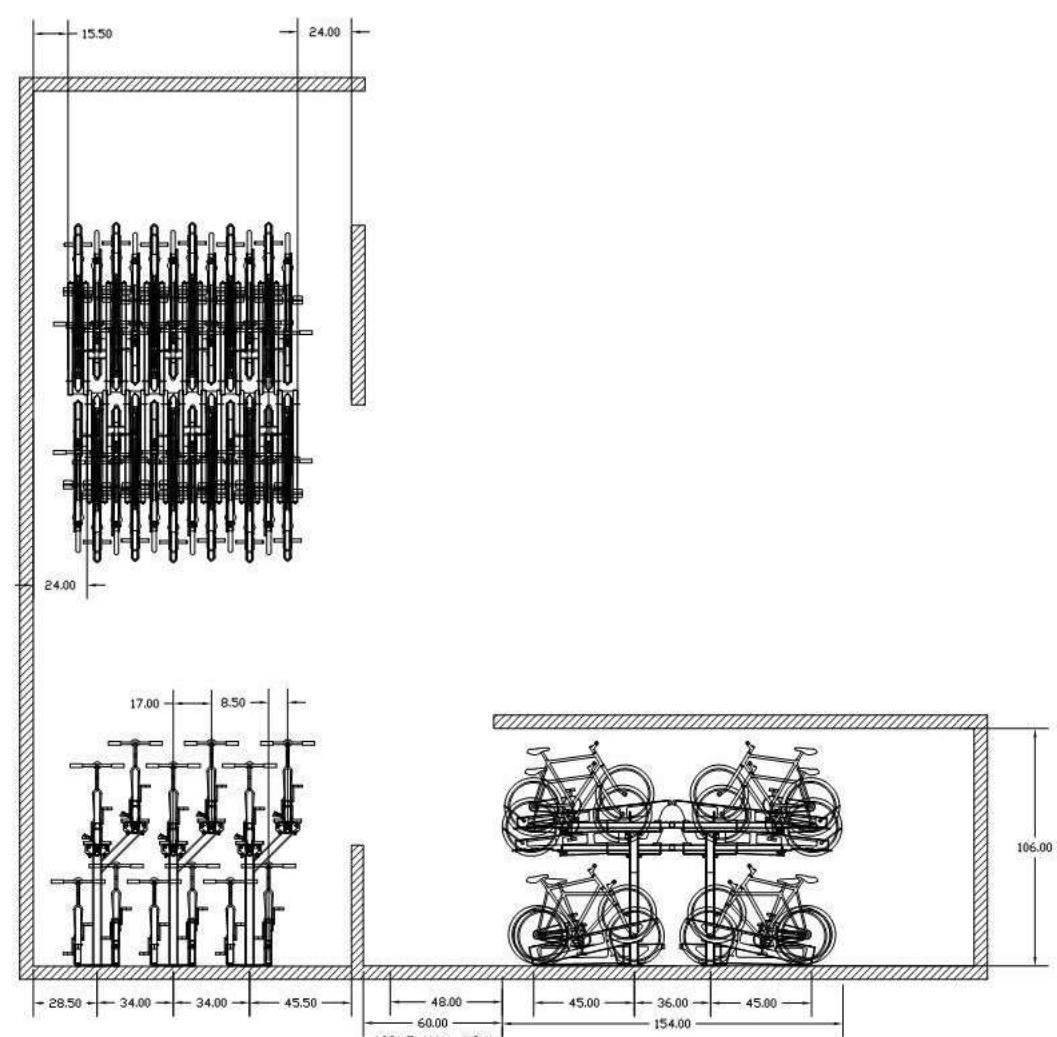


SITE PLAN - GRADES 5

" = 40'-0"

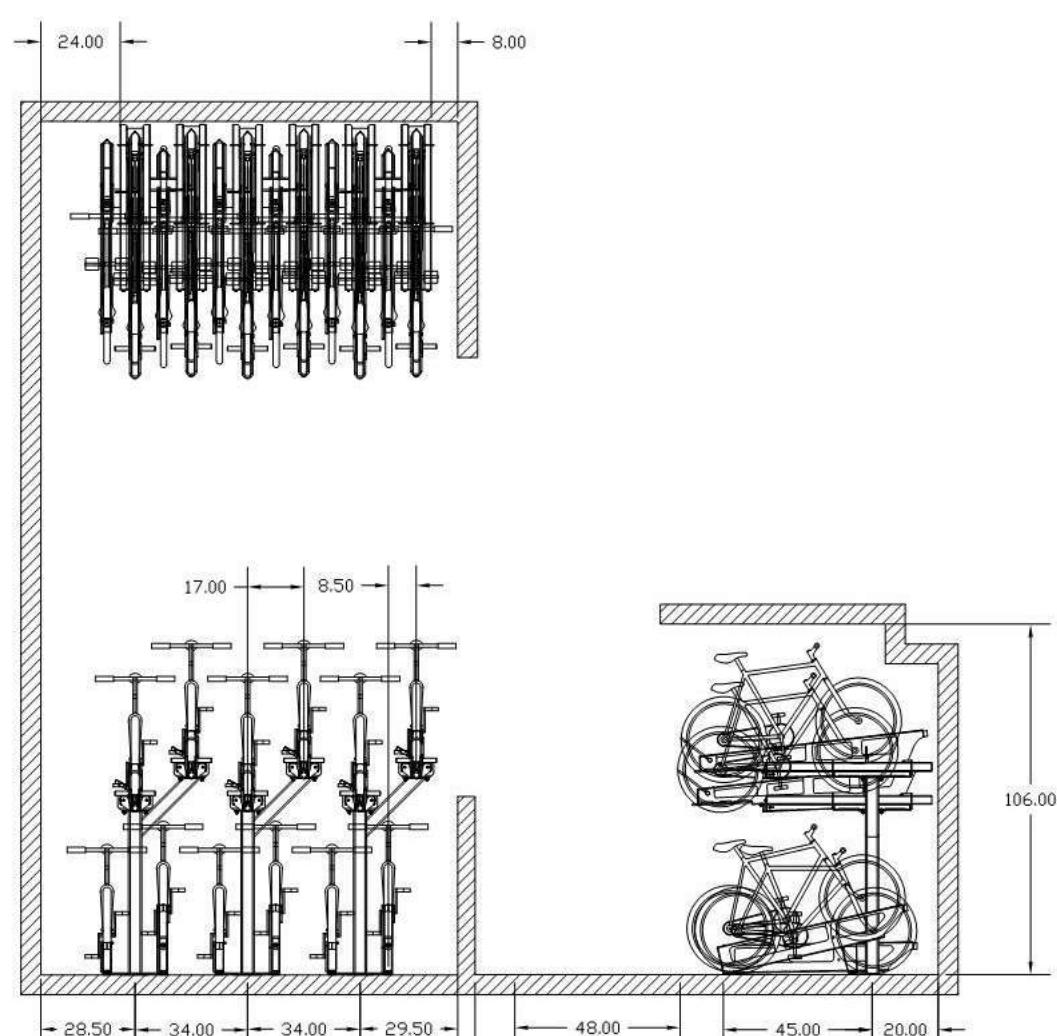


DERO DECKER
Installation Instructions – Setbacks, Double Sided



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DERO DECKER
Installation Instructions – Setbacks, Single Sided



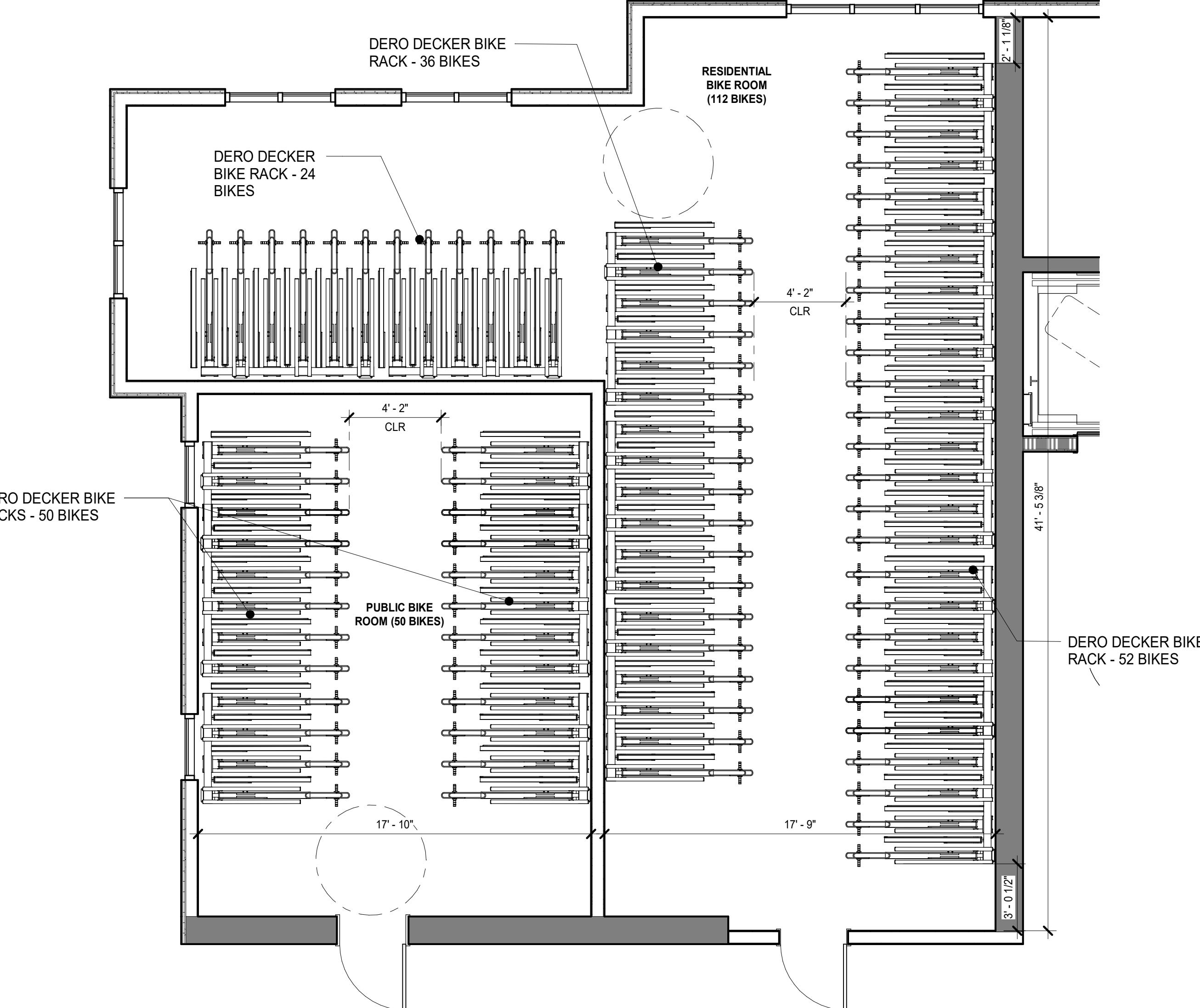
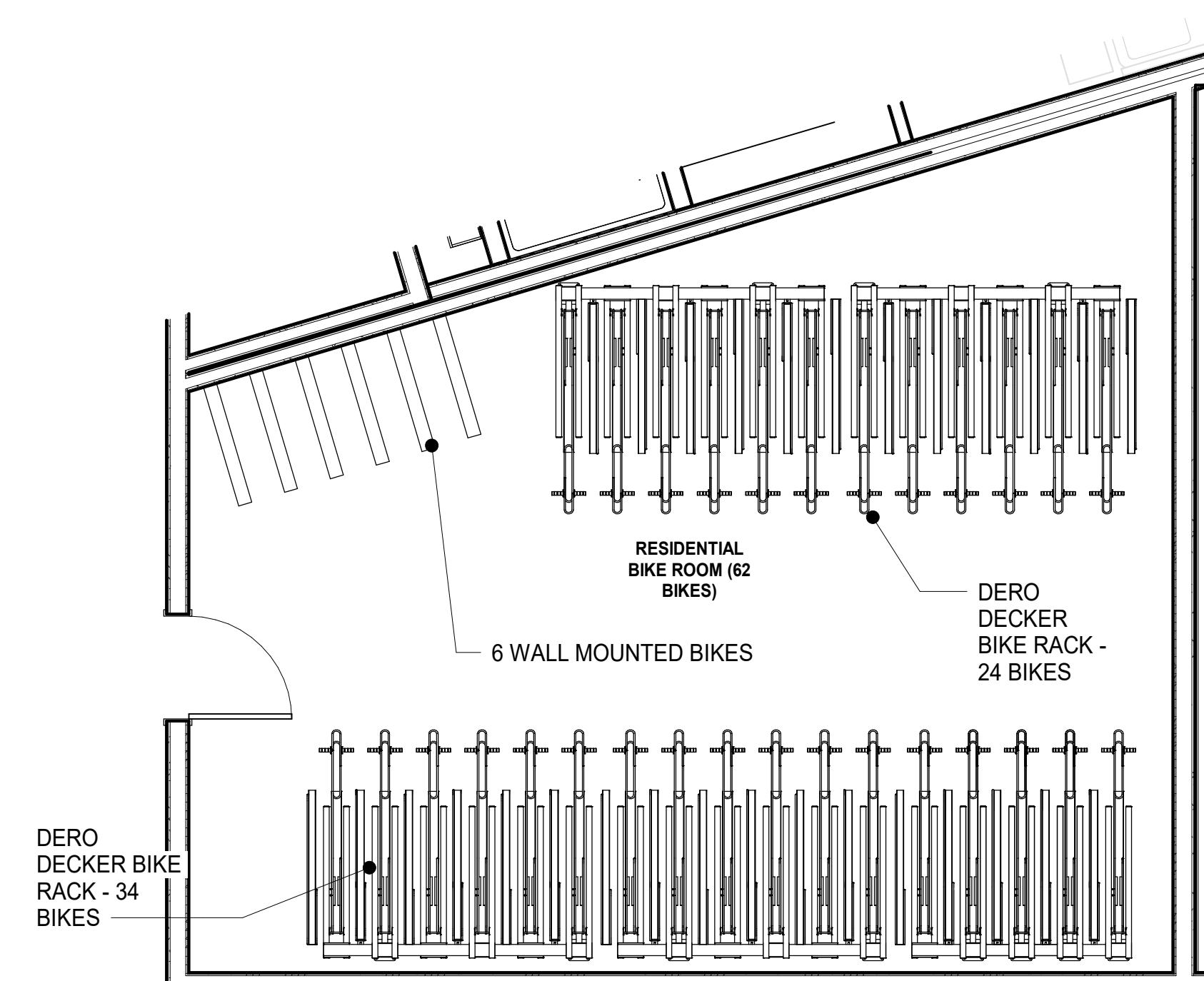
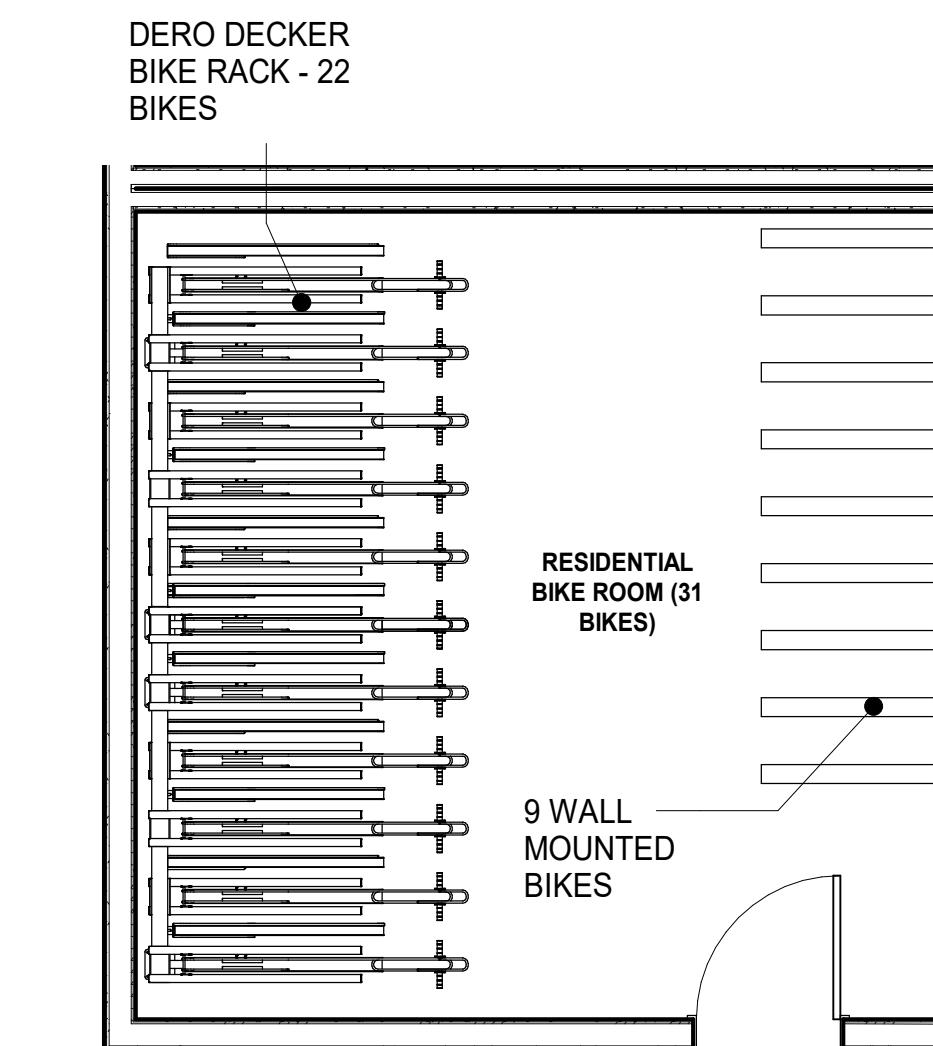
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BIKE RACK SPECS 3

1/8" = 1'-0"

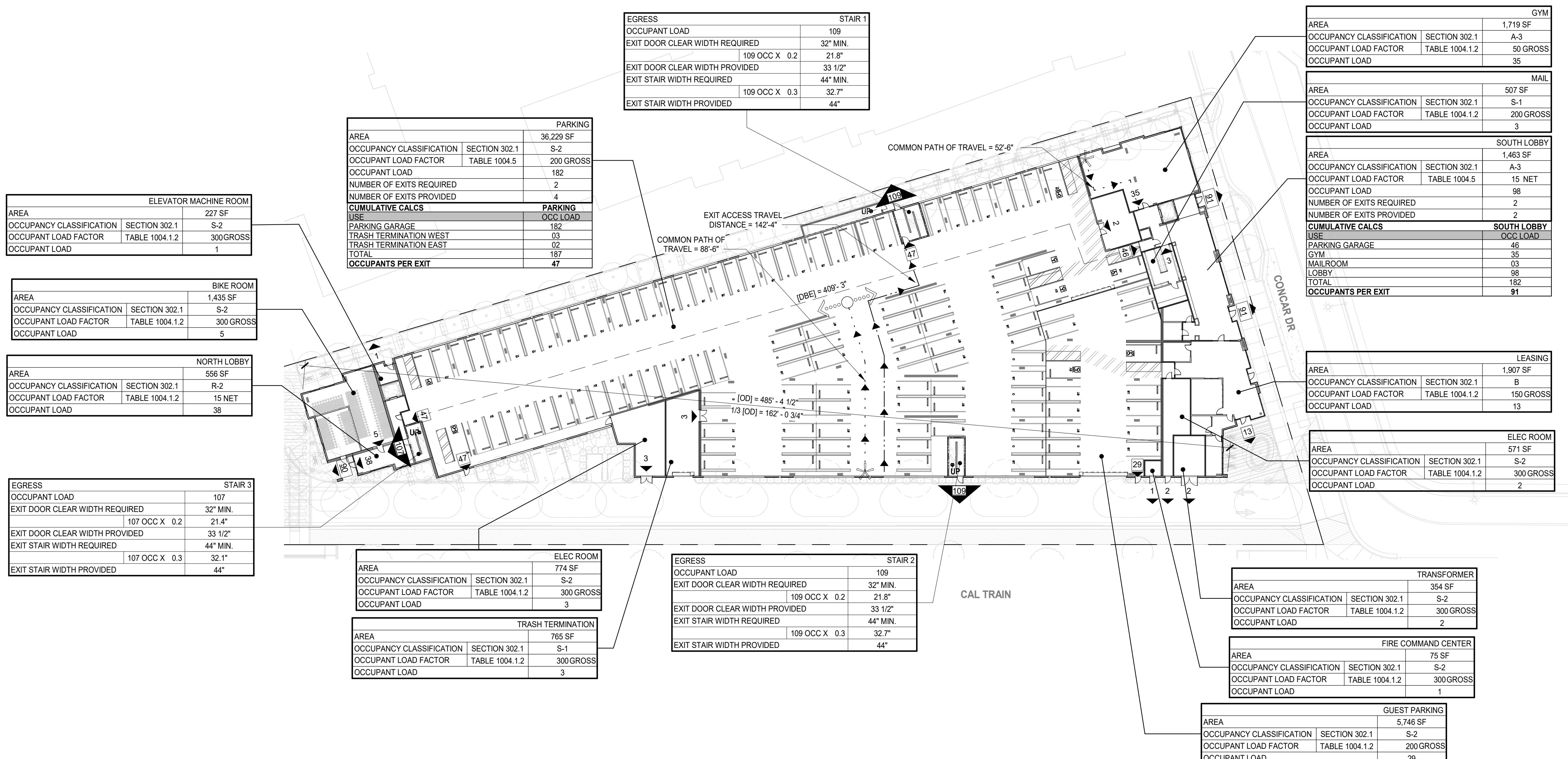
RESIDENTIAL LONG-TERM BIKE PARKING FLOOR 2 2

1/4" = 1'-0"



RESIDENTIAL LONG-TERM BIKE PARKING FLOOR 1 1

1/4" = 1'-0"

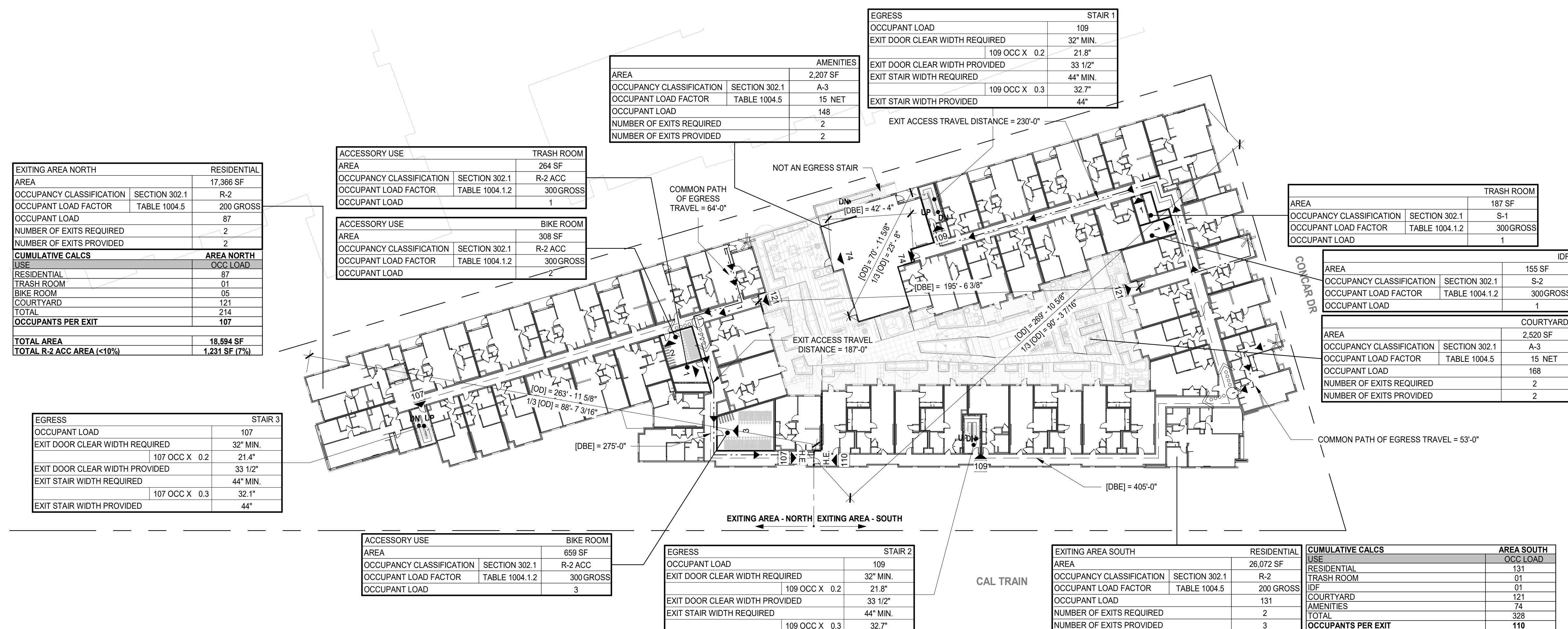


EGRESS DIAGRAM - FLOOR 1 1

1/32" = 1'-0"

1/32" = 1'-0"

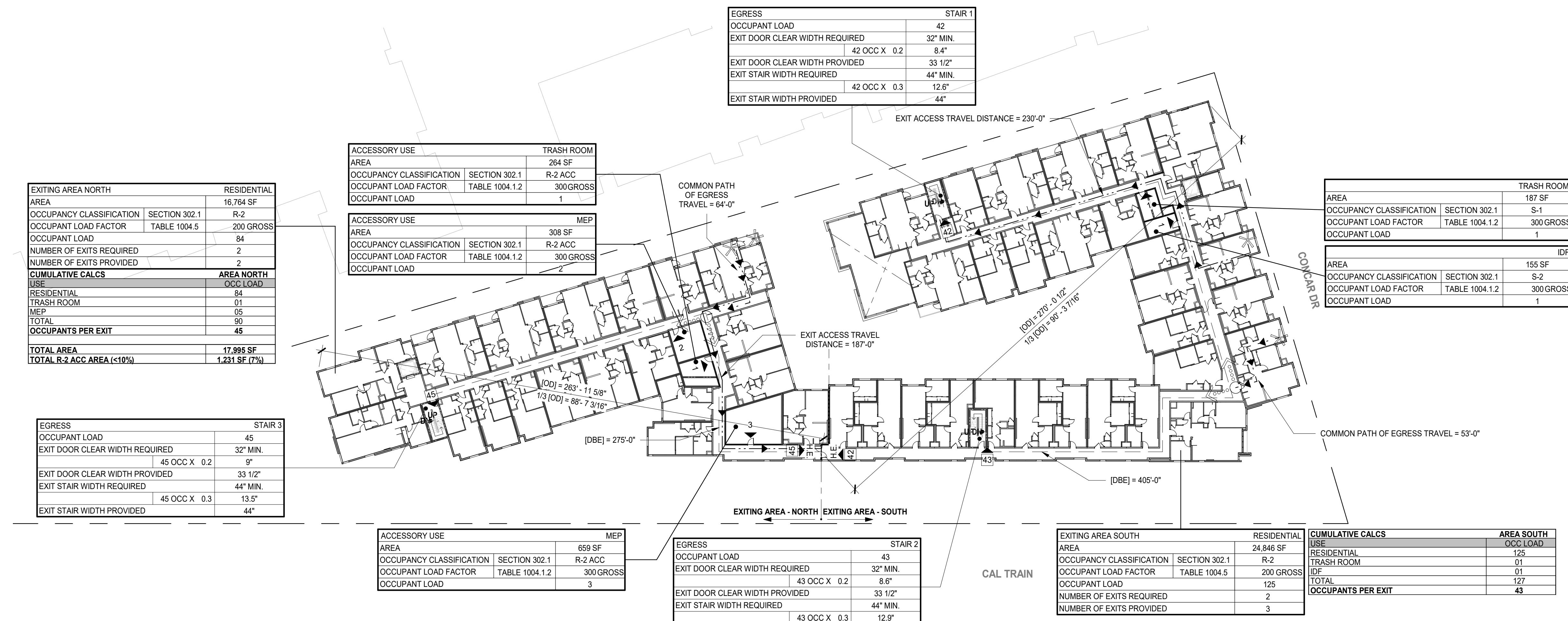
0' 16' 32' 64'



EGRESS DIAGRAM - FI OOR 2 1

1/32" = 1' 0"

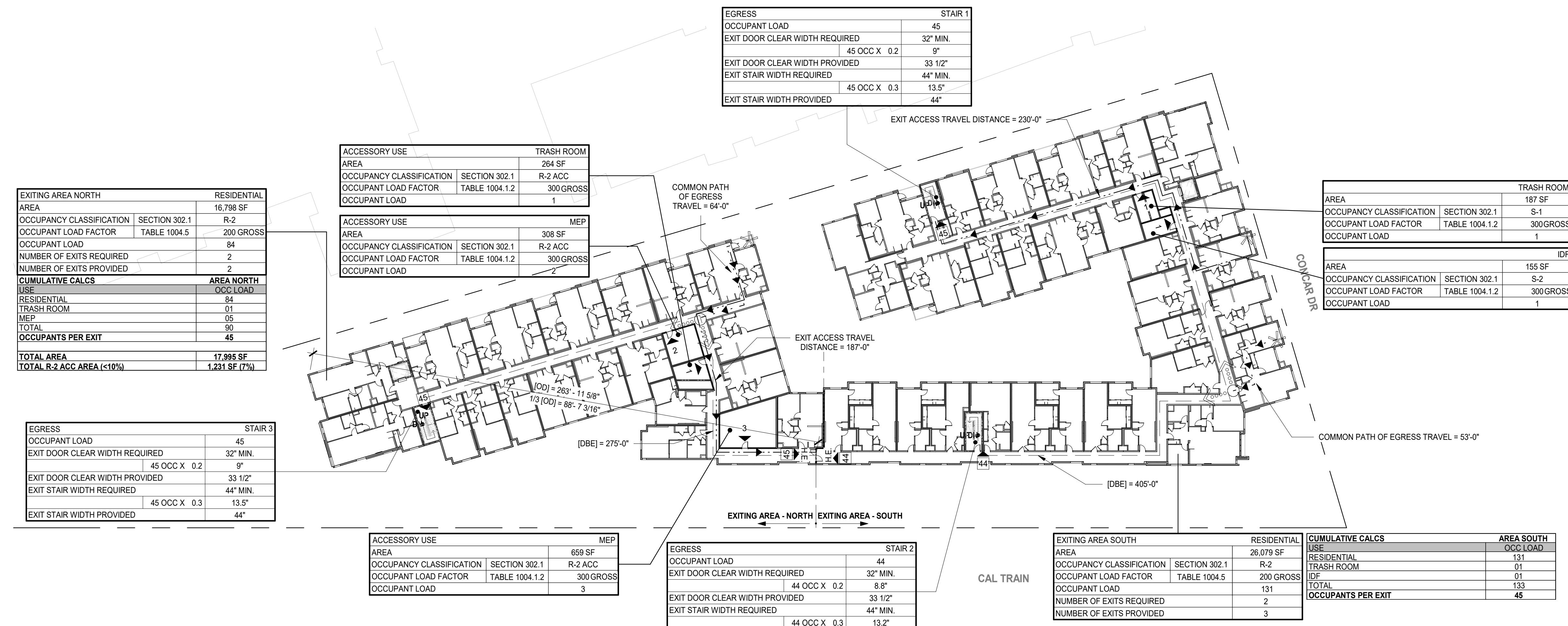
1/20" = 1L 2"



EGRESS DIAGRAM - FLOOR 3 1

1/32" = 1'-0"

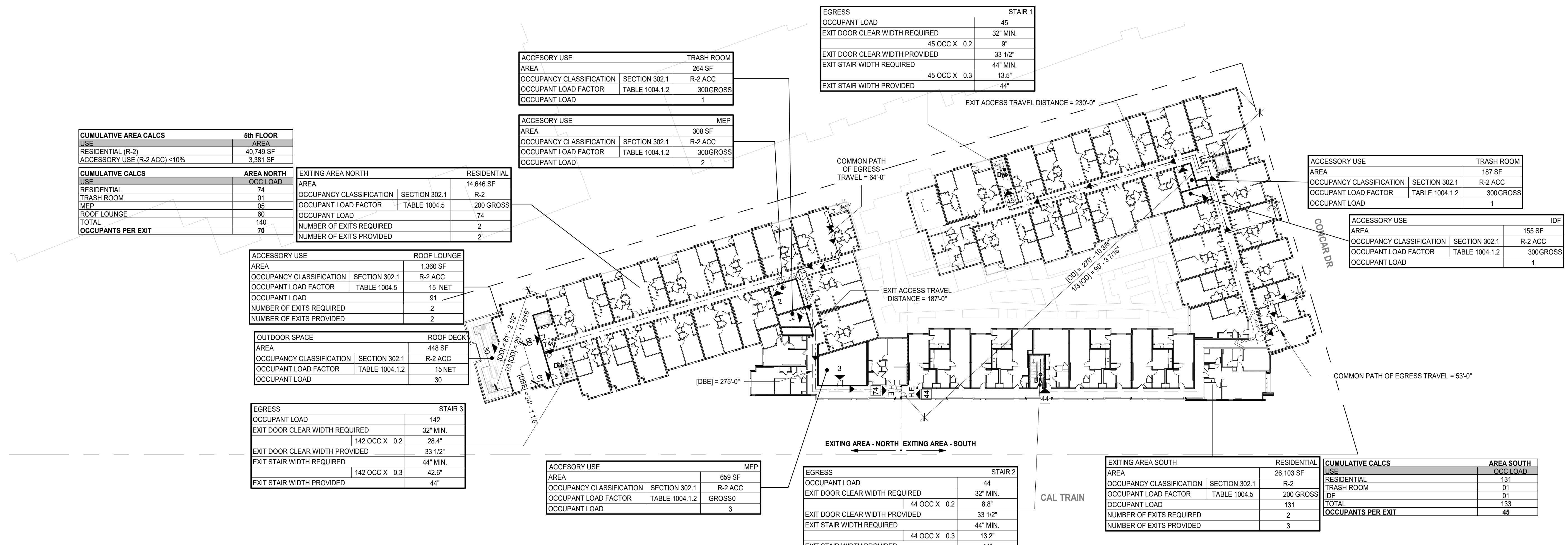
1/32" = 1'-0" 0' 16' 32' 64'



EGRESS DIAGRAM - FLOOR 4 1

1/32" = 1'-0"

1/32" = 1'-0" 0' 16' 32' 64'



EGRESS DIAGRAM - FLOOR 5 1

1/32" = 1'-0"

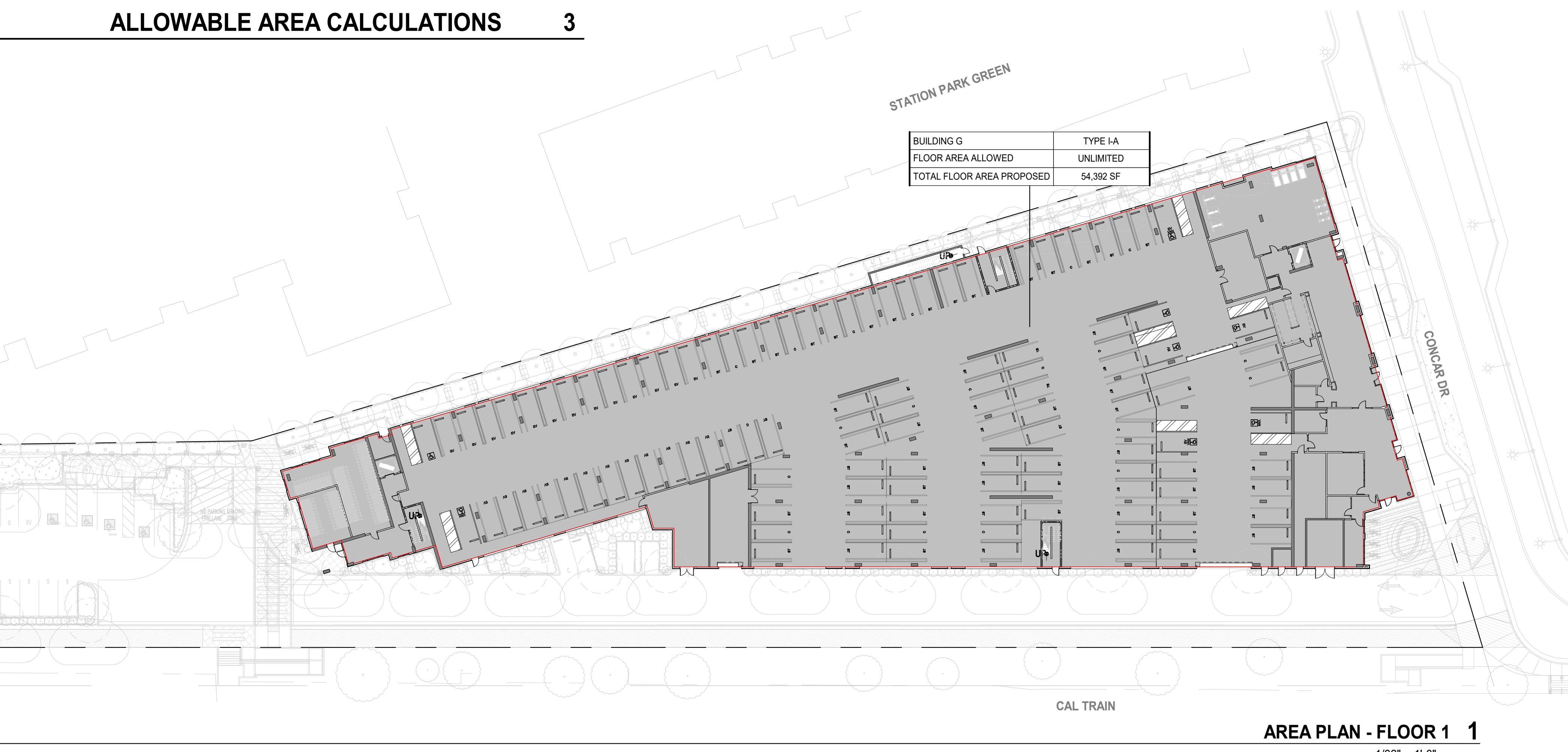
1/32" = 1'-0" 0' 16' 32' 64'

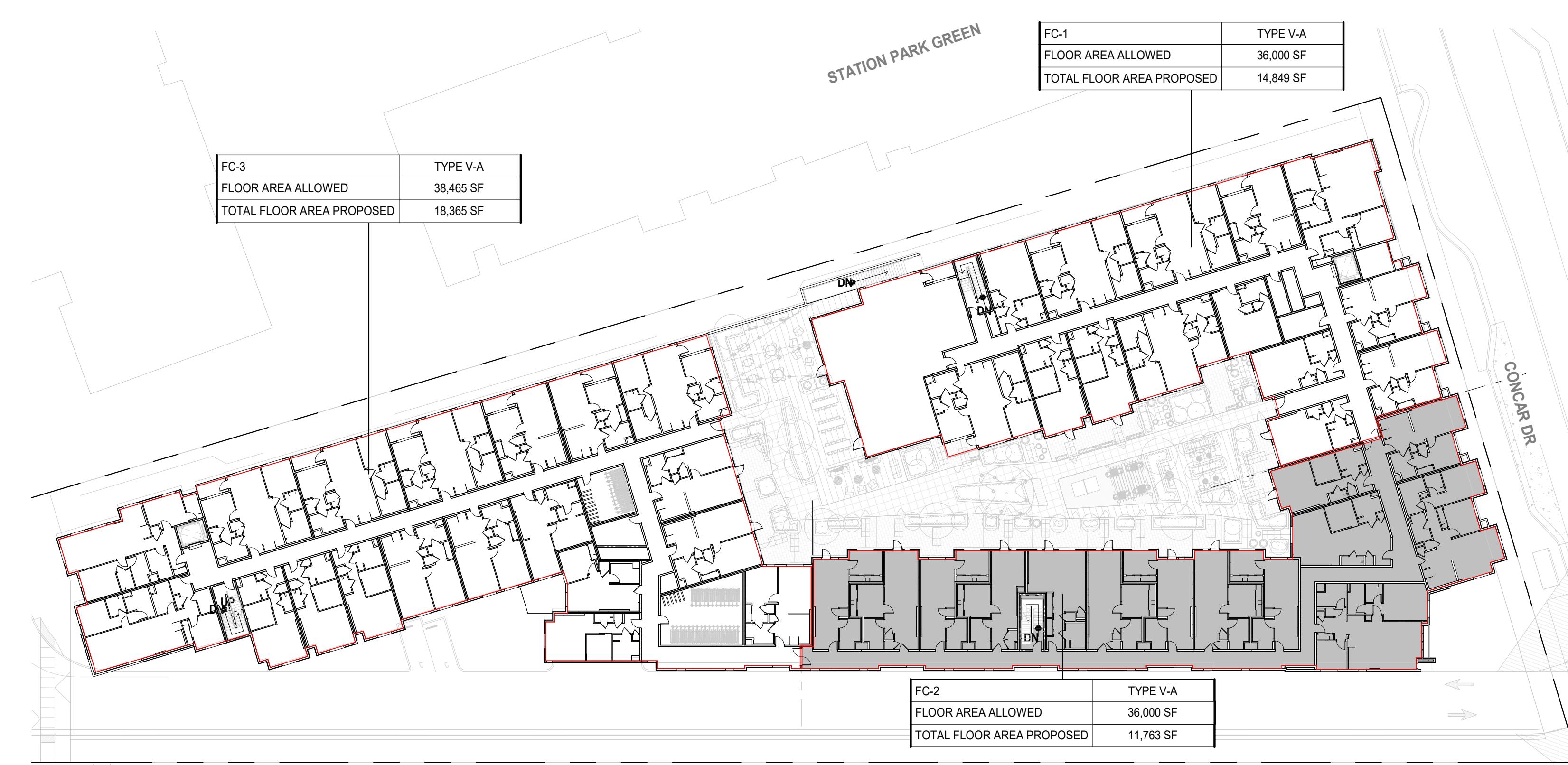
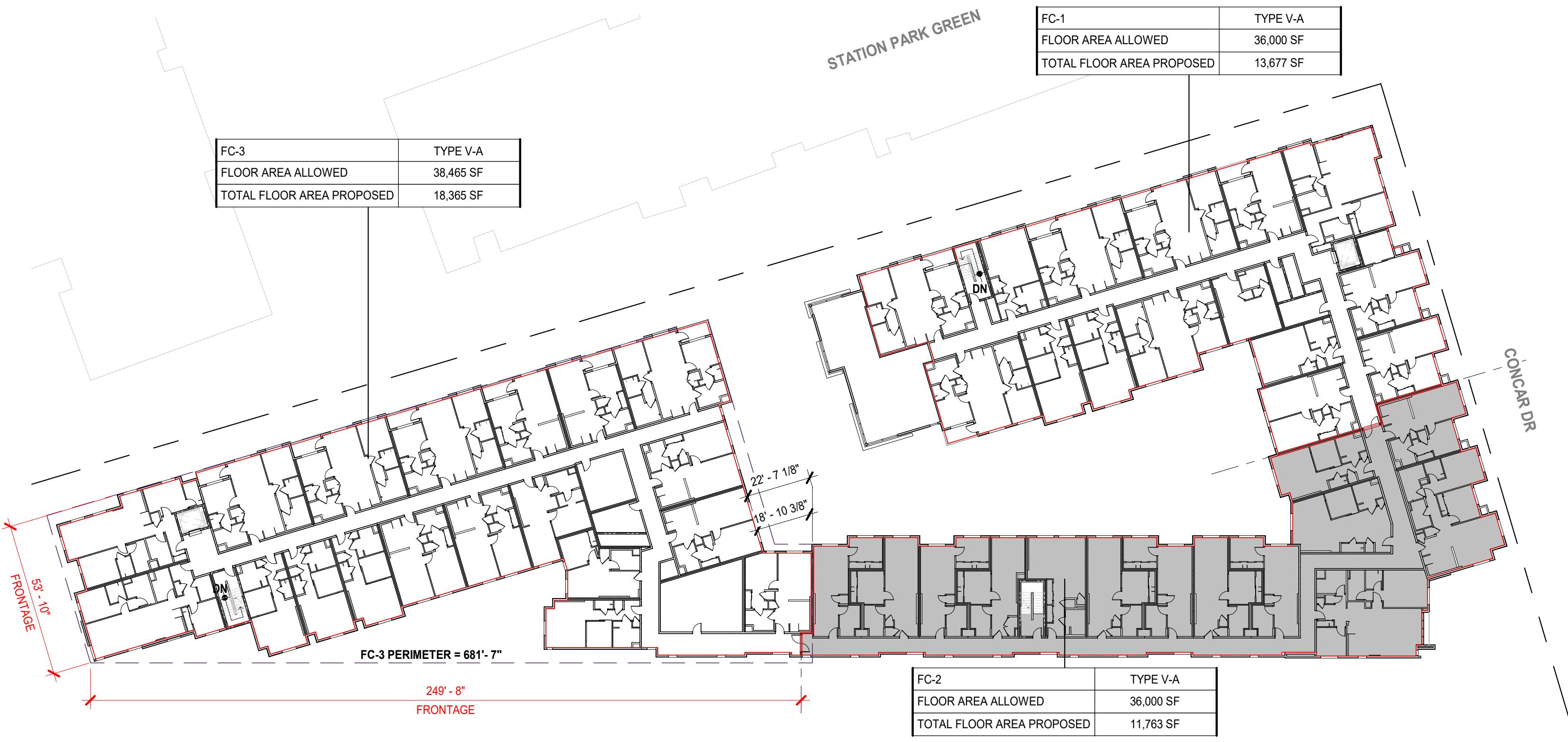
ALLOWABLE...																																			
HAYWARD PARK		SAN MATEO, CA																																	
LATEST UPDATE: MARCH 4, 2022																																			
CALIFORNIA BUILDING CODE: 2019 INTERVENING CODE CYCLE																																			
NOTE: ALL BUILDINGS ARE FULLY SPRINKLERED PER NFPA 13																																			
NOTE: PER TABLE 506.2, FOOTNOTE J, SPRINKLERED TYPE V-A R-2 OCCUPANCIES ARE ALLOWED AREA INCREASE IN ADDITION TO HEIGHT INCREASE TO 60 FEET AND STORY INCREASE TO 4																																			
OCCUPANCY	USE	CONSTRUCTION	ALLOWABLE	FRONTAGE	ALLOWABLE	FRONTAGE	ALLOWABLE	MULTI-STORY	ALLOWABLE	ALLOWABLE	SPRINKLER	FLOOR	AREA PER	TOTAL																					
CHAPTER 3	TABLE 1004.5	TYPE	TABULAR AREA	ALLOWED %	AREA FACTOR	ALLOWED SF	FLOOR AREA	ALLOWABLE	AREA	NO. STORIES	INCREASE	FLOOR NUMBER	FLOOR (SQ FT)	SF																					
			TABLE 506.2	SEC. 506.3	SEC. 506.2.3	SEC. 506.2.3	SEC. 506.2.3	SEC. 506.2.3	TABLE 504.4	STORIES / HT.	PROPOSED			PROPOSED																					
			At for SM	If	NS	(NS x If)		Sa	Equation 5-2			TABLE 504.3		TABLE 504.4																					
			with HT increase	SEE PERIMETER/FRONTAGE TABLE THIS SHEET																															
BUILDING R - TYPE V-A																																			
3 FIRE COMPARTMENTS (FC)																																			
EXITING AREA - SOUTH																																			
FC-1	R-2	RESIDENTIAL	TYPE V-A	36,000	0.00%	12,000	0	36,000	2	72,000	3	4 STORIES	FLOOR 2	14,849	58,344																				
	A-3	AMENITIES			FRONTAGE							60 FEET	FLOOR 3	13,677																					
	R-2 ACCESSORY	TRASH, MEP			NOT USED							FLOOR 4	14,909																						
	MIXED USE OCCUPANCY TABLE											FLOOR 5	14,909																						
FC-2	R-2	RESIDENTIAL	TYPE V-A	36,000	0.00%	12,000	0	36,000	2	72,000	3	4 STORIES	FLOOR 2	11,763	47,052																				
					FRONTAGE							60 FEET	FLOOR 3	11,763																					
					NOT USED							FLOOR 4	11,763																						
												FLOOR 5	11,763																						
EXITING AREA - NORTH																																			
FC-3	R-2	RESIDENTIAL	TYPE V-A	36,000	19.53%	12,000	2,343	38,343	2	76,687	3	4 STORIES	FLOOR 2	18,365	72,667																				
	R-2 ACCESSORY	ROOF LOUNGE										60 FEET	FLOOR 3	18,365																					
	R-2 ACCESSORY	TRASH, MEP										FLOOR 4	18,365																						
	MIXED USE OCCUPANCY TABLE											FLOOR 5	17,572																						
								74,343		148,687	ALLOWABLE		BUILDING R:	119,719	PROPOSED																				
BUILDING G - TYPE I-A																																			
GARAGE	S-2	PARKING	TYPE I-A	UNLIMITED		UNLIMITED		UNLIMITED		UNLIMITED		UNLIMITED	FLOOR 1	54,932	54,932																				
	A-3	LOBBIES		UNLIMITED		UNLIMITED		UNLIMITED		UNLIMITED		UNLIMITED																							
	A-3	AMENITIES		UNLIMITED		UNLIMITED		UNLIMITED		UNLIMITED		UNLIMITED																							
	B	LEASING OFFICE		UNLIMITED		UNLIMITED		UNLIMITED		UNLIMITED		UNLIMITED																							
								BUILDING G:		UNLIMITED	ALLOWABLE		BUILDING G:	54,932	PROPOSED																				

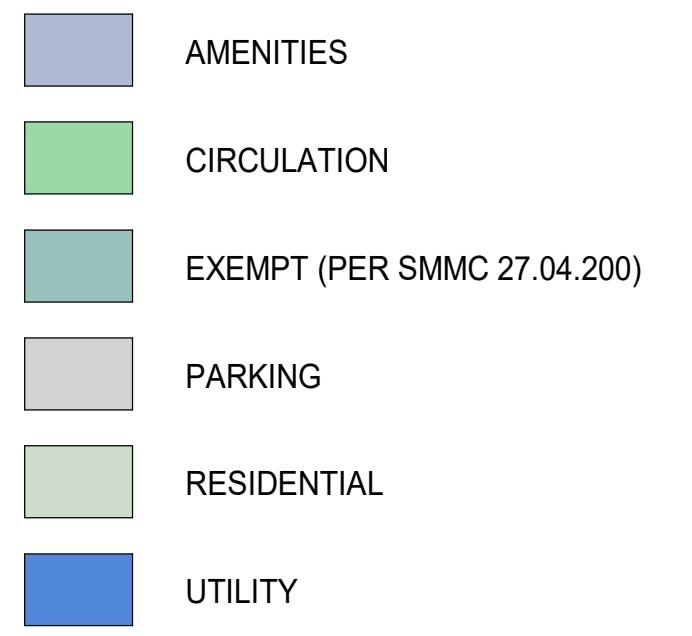
ALLOWABLE AREA CALCULATIONS 3

PERIMETER / FRONTAGE CALCULATION TABLE														
HAYWARD PARK		SAN MATEO, CA												
TOTAL	30' WIDE	30' WIDE	30' WIDE	30' WIDE	TOTAL WITH		DEDUCT		NET	WEIGHTED				
PERIMETER	FRONTAGE	FRONTAGE	FRONTAGE	FRONTAGE	FRONTAGE		CONSTANT		NET	WIDTH	IF VALUE			
FIRE COMPARTMENTS		EAST	SOUTH	WEST	NORTH	SUM								
TYPE V-A														
EXITING AREA - NORTH														
FC-3	681.58	0.00	0.00	249.66	53.83	303.49	0.4453	0.2500	0.1953	1.00	19.53%			

FRONTAGE CALCULATIONS 2







LEVEL 1	
AREA TYPE	AREA (SQFT)
PARKING	42,642.89
EXEMPT	3,534.79
AMENITY	7,167.89
UTILITY	1,313.88
CIRCULATION	800.31

LEVEL 3	
AREA TYPE	AREA (SQFT)
UTILITY	453.46
EXEMPT	1,844.38
AMENITY	-
RESIDENTIAL	37,017.00
CIRCULATION	5,635.30

LEVEL 5	
AREA TYPE	AREA (SQFT)
UTILITY	453.46
EXEMPT	1,972.67
AMENITY	-
RESIDENTIAL	34,864.00
CIRCULATION	5,635.30

LEVEL 2	
AREA TYPE	AREA (SQFT)
UTILITY	453.46
EXEMPT	1,844.38
AMENITY	2,307.52
RESIDENTIAL	36,675.00
CIRCULATION	5,752.26

LEVEL 4	
AREA TYPE	AREA (SQFT)
UTILITY	453.46
EXEMPT	1,844.38
AMENITY	-
RESIDENTIAL	38,288.00
CIRCULATION	5,635.30

TOTAL	
LEVEL	AREA (SQFT)
LEVEL 1	51,924.97
LEVEL 2	45,188.24
LEVEL 3	43,105.76
LEVEL 4	44,376.76
LEVEL 5	42,368.78
TOTAL	226,964.51



FAR - FLOOR 3 3

1" = 40'-0"



FAR - FLOOR 5 5

1" = 40'-0"



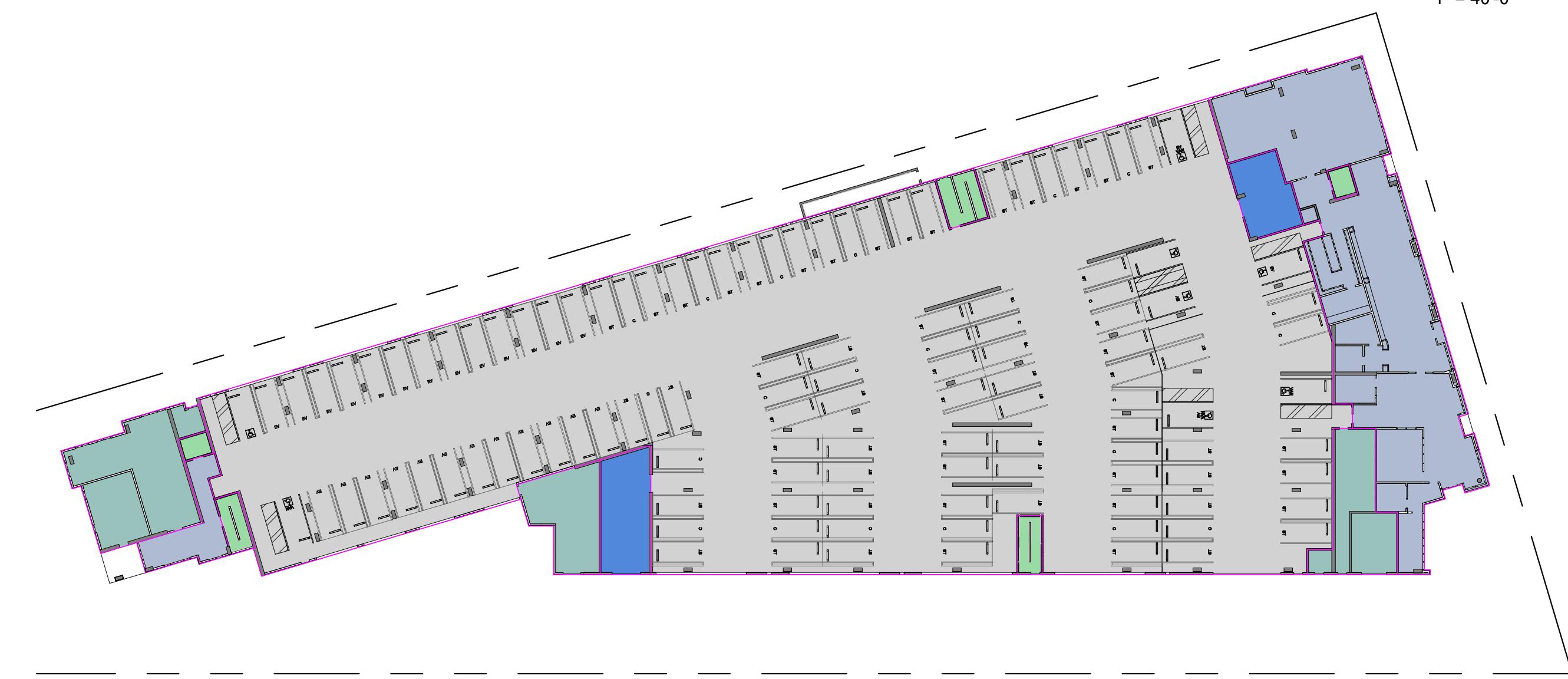
FAR - FLOOR 2 2

1" = 40'-0"



FAR - FLOOR 4 4

1" = 40'-0"



FAR - FLOOR 1 1

1" = 40'-0"



ACCESSIBLE ROUTES - FLOOR 5 4

1/32" = 1'-0"



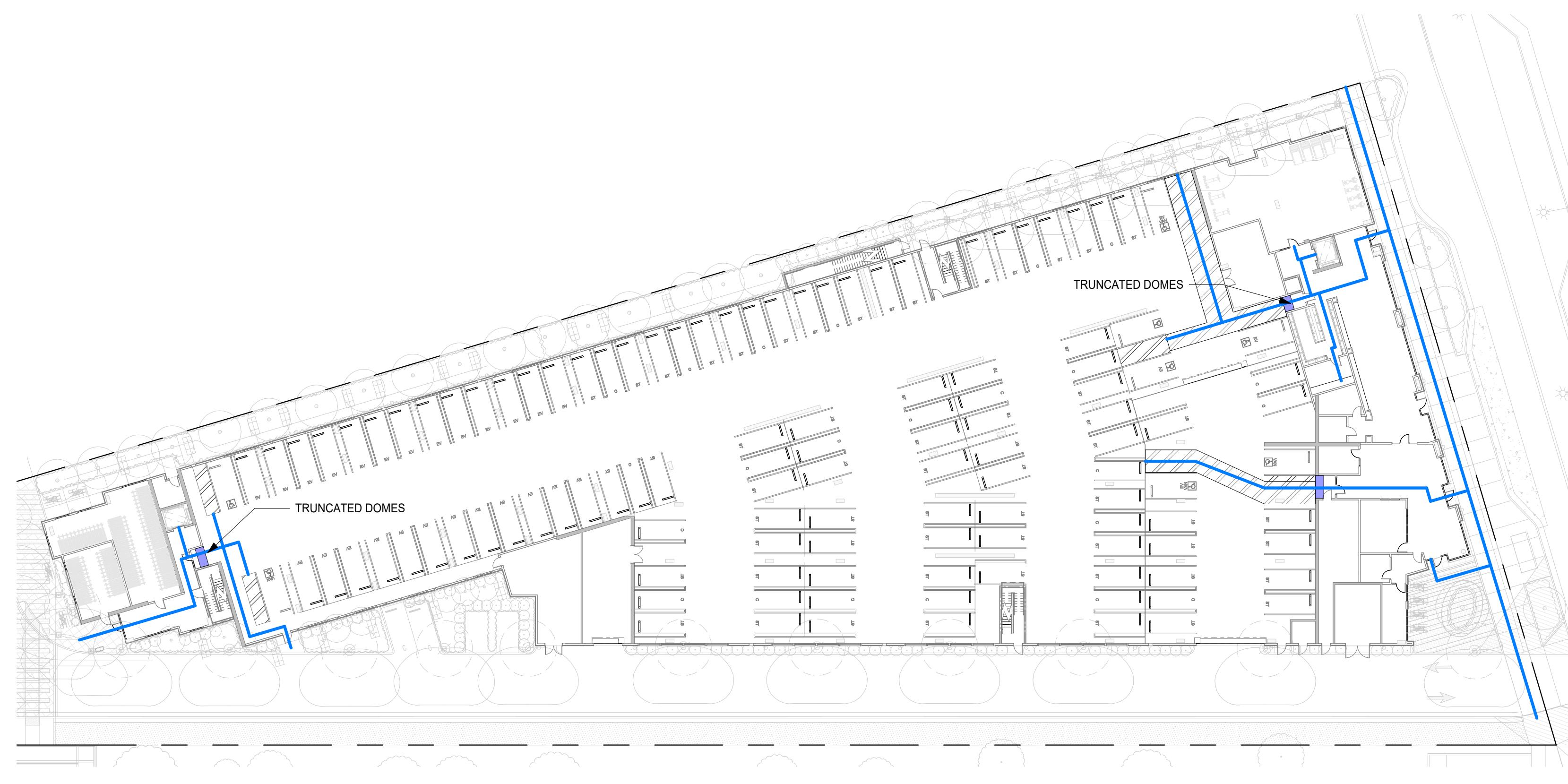
ACCESSIBLE ROUTES - FLOOR 2 2

1/32" = 1'-0"



ACCESSIBLE ROUTES - FLOORS 3 AND 4, TYP 3

1/32" = 1'-0"



ACCESSIBLE ROUTES - FLOOR 1 1

1/32" = 1'-0"

1/32" = 1'-0" 0' 16' 32' 64'