PLANNING SUBMISSION FOR:

1ST & B
57 S. B STREET
SAN MATEO, CA 94401

SHEET INDEX

ISSUE LOG KEY:
X ISSUED AS PART OF THIS SET
R ISSUED FOR REFERENCE ONLY

SHEET #	SHEET NAME	PLANNING APPLICATION 11/16/2022	PLANNING RESUBMISSION #1 03/10/2023	PLANNING RESUBMISSION #2 07/21/2023	PLANNING RESUBMISSION #3 11/03/2023	PLANNING RESUBMISSION #4	REMARKS
ARCHITECTURAL							
A0.1	COVER SHEET	X	X	X	X	X	
A0.2	FIRST AND SECOND FLOOR CODE PLANS	X	X	X	X	X	
A0.3	THIRD AND FOURTH FLOOR CODE PLANS	X	X	X	X	X	
A0.4	RENDERINGS	X	X	X	X	X	
A0.5	RENDERINGS	X	X	X	X	X	
A0.6	RENDERINGS	X	X	X	X	X	
A0.7	NEIGHBORHOOD CONTEXT	X	X	X	X	X	
A0.8	SHADOW STUDIES	X	X	X	X	X	
A0.9	SHADOW STUDIES	X	X	X	X	X	
A0.10	SHADOW STUDIES	X	X	X	X	X	
A0.11	FLOOR AREA PLANS		X	X	X	X	
A0.12	FLOOR AREA PLANS		X	X	X	X	
A1.0	EXISTING SITE PLAN	X	X	X	X	X	
A1.1	PROPOSED SITE PLAN	X	X	X	X	X	
A2.0	FIRST FLOOR PLAN	X	X	X	X	X	
A2.1	SECOND FLOOR PLAN	X	X	X	X	X	
A2.2	THIRD FLOOR PLAN	X	X	X	X	X	
A2.3	FOURTH FLOOR PLAN	X	X	X	X	X	
A2.4	ROOF PLAN	X	X	X	X	X	
A3.0	EXTERIOR ELEVATIONS	X	X	X	X	X	
A3.1	STOREFRONT OPTIONS, SECTIONS, ENLARGED PLANS AND ELEVATIONS	X	X	X	X	X	
A3.2	MATERIAL BOARD			X	X	X	
A4.0	BUILDING SECTIONS	X	X	X	X	X	
A5.0	ACCESSIBILITY DETAILS	X	X	X	X	X	
A5.1	ACCESSIBILITY DETAILS	X	X	X	X	X	
SURVEY							
	TOPOGRAPHIC SURVEY	X	X		X	X	
CIVIL							
C1.00	EXISTING CONDITIONS	X	X	X	X	X	
C2.00	CONCEPT GRADING AND DRAINAGE	X	X	X	X	X	
C2.10	CONCEPT SITE DEVELOPMENT PLAN		X	X	X	X	
C2.50	CONCEPT UTILITIES	X	X	X	X	X	
C3.00	CONCEPT ONSITE STORMWATER MANAGEMENT PLAN	X	X	X	X	X	
C3.01	CONCEPT OFFSITE STORMWATER MANAGEMENT PLAN		X	X	X	X	
C4.00	CONCEPT STORM DRAIN CAPACITY STUDY	X	X	X	X	X	
C5.00	CONCEPT TURNING ANALYSIS		X	X	X	X	
LANDSCAPE							
L0.00	OPEN SPACE CALCULATIONS PLAN	X	X	X	X	X	
L0.01	ARBORIST REPORT		X	X	X	X	
L0.02	ARBORIST REPORT		X	X	X	X	
L0.03	TREE PLANTING FORM		X	X	X	X	
L1.00	LANDSCAPE PLAN - GROUND FLOOR	X	X	X	X	X	
L1.01	LANDSCAPE & PLANTING PLAN – LEVEL 2 TERRACE	X	X	X	X	X	
L1.02	LANDSCAPE & PLANTING PLAN – LEVEL 3 TERRACE	X	X	X	X	X	
L1.03	LANDSCAPE & PLANTING PLAN – LEVEL 4 TERRACE	X	X	X	X	X	
L2.00	PLANTING PLAN - GROUND FLOOR	X	X	X	X	X	
L3.00	IRRIGATION PLAN - GROUND FLOOR	X	X	X	X	X	
L3.01	IRRIGATION PLAN LEVEL 2 TERRACE	X	X	X	X	X	
L3.02	IRRIGATION PLAN LEVEL 3 TERRACE	X	X	X	X	X	
L3.03	IRRIGATION PLAN LEVEL 4 TERRACE	X	X	X	X	X	
L3.04	IRRIGATION NOTES AND LEGEND	X	X	X	X	X	
L3.05	IRRIGATION DETAILS		X	X	X	X	
L3.06	IRRIGATION DETAILS		X	X	X	X	
L3.07	IRRIGATION DETAILS		X	X	X	X	
L3.08	IRRIGATION DETAILS		X	X	X	X	
L4.00	LANDSCAPE RENDERINGS - GROUND LEVEL	X	X	X	X	X	
L4.01	LANDSCAPE RENDERINGS - GROUND LEVEL	X	X	X	X	X	
TRASH							
TR0.1	OVERALL SITE PLAN LEVEL ONE			X	X	X	
TR1.0	COMMERCIAL TRASH COLLECTION ROOM			X	X	X	

SHEET TOTAL: 56

PROJECT TEAM

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MOANA REYNAU - SR. ASSOCIATE

PROJECT DESCRIPTION

THIS SET OF DRAWINGS IS FOR A NEW 4-STORY MASS TIMBER OFFICE BUILDING OF APPROXIMATELY 41,190 SF AT THE INTERSECTION OF S. B STREET AND 1ST AVENUE IN THE DOWNTOWN CORE OF SAN MATEO, CA. THIS PROJECT INCLUDES ON- AND OFF-SITE IMPROVEMENTS INCLUDING GROUND-LEVEL AND TERRACE LANDSCAPING, A CORNER RETAIL PLAZA, AND PUBLIC RIGHT-OF-WAY IMPROVEMENTS.

NEW BUILDING CONSTRUCTION WILL PURSUE USGBC LEED GOLD LEVEL, AND WILL BE IN FULL COMPLIANCE WITH CALIFORNIA GREEN BUILDING CODE. THE BUILDING IS ALSO EXPECTED TO RUN ON ALL-ELECTRIC SYSTEMS WITH A POTENTIAL EXCEPTION FOR A FUTURE RESTAURANT TENANT.

PLUMBING FIXTURE CALCULATIONS

LEVEL	OCC GROUP	AREA	LOAD FACTOR	OCC (M/W)	FIXTURES REQUIRED		
					WOMEN	MEN	DF
FLR 1	M	11,612 SF	100	26/25	1 WC / 1 LAVS	1WC / 0 UR / 1 LAVS	0
FLR 2	B	10,239 SF	150	35/35	3 WC / 1 LAVS	1WC / 1 UR / 1 LAVS	1
FLR 3	B	8,950 SF	150	30/30	2 WC / 1 LAVS	1WC / 1 UR / 1 LAVS	1
FLR 4	B	7,988 SF	150	27/27	2 WC / 1 LAVS	1WC / 1 UR / 1 LAVS	1
	FIXTURES REQUIRED TOTAL			117/112	8 WC / 4 LAVS	4 WC / 3 UR / 4 LAVS	3
	FIXTURES PROVIDED				7 WC / 7 LAVS	7 WC / 0 UR / 7 LAVS	6

NOTES:
1. REQUIREMENTS PER 2022 CPC TABLE 422.1.
2. SQUARE FEET AREAS SHOWN ARE USABLE SPACES LESS ACCESSORY AREAS (HALLWAYS, RESTROOMS, STAIR ENCLOSURE, UTILITY ROOMS AND STORAGE .) PER CPC TABLE A EXCEPTION
3. OCCUPANT LOAD FACTORS:
   A. ASSEMBLY; A2 30 SF
   B. OFFICE; B 150 SF
   C. MERCANTILE; M 100 SF
4. CPC 2019 - 422.0 - 3 THE TOTAL NUMBER OF REQUIRED WATER CLOSETS FOR FEMALES SHALL BE NOT LESS THAN THE TOTAL NUMBER OF REQUIRED WATER CLOSETS AND URINALS FOR MALES. [BSC] THIS REQUIREMENT SHALL NOT APPLY WHEN SINGLE OCCUPANCY TOILET FACILITIES ARE PROVIDED FOR EACH SEX IN AN A OR E OCCUPANCY WITH AN OCCUPANT LOAD OF LESS THAN 50. EITHER THE REQUIRED URINAL SHALL BE PERMITTED TO BE OMITTED OR IF INSTALLED, THE URINAL SHALL NOT REQUIRE A SECOND WATER CLOSET TO BE PROVIDED FOR THE FEMALE.
5. RESTROOMS ARE PROVIDED AS SINGLE-OCCUPANT FACILITIES. 50% ARE PROVIDED AS ACCESSIBLE.
6. FIXTURES SERVING RETAIL SPACES TO BE PROVIDED AS PART OF RETAIL TENANT IMPROVEMENTS.

PARKING CALCULATIONS

PARKING ZONE: CPID LIMITED PARKING ZONE (LPZ)

REQUIRED (SMMC 27.64.100)
RETAIL(RESTAURANT) (1.9/1,000): 10 STALLS
OFFICE (2.8/1,000) 95 STALLS

PROVIDED: 0 PER AB-2097

BIKE PARKING
SHORT TERM REQ'D - OFFICE (1/20,000 SF): 2
SHORT TERM REQ'D - RETAIL (1/2,000 SF): 4
LONG TERM REQ'D - OFFICE (1/10,000 SF): 4
LONG TERM REQ'D - RETAIL (1/12,000 SF): 1
TOTAL REQUIRED: 11

PROVIDED SHORT TERM: 6
PROVIDED LONG TERM: 18
TOTAL PROVIDED: 24

APPLICABLE CODES

2022 CALIFORNIA BUILDING STANDARDS CODE (TITLE 24), EFFECTIVE JANUARY 1, 2023:
- PART 1 - CALIFORNIA ADMINISTRATIVE CODE
- PART 2 - CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2
- PART 3 - CALIFORNIA ELECTRICAL CODE
- PART 4 - CALIFORNIA MECHANICAL CODE
- PART 5 - CALIFORNIA PLUMBING CODE
- PART 6 - CALIFORNIA ENERGY CODE
- PART 7 - VACANT/ NOT USED
- PART 8 - CALIFORNIA HISTORICAL BUILDING CODE
- PART 9 - CALIFORNIA FIRE CODE
- PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE)
- PART 12 - CALIFORNIA REFERENCED STANDARDS CODE
- CAL/ OSHA – TITLE 8, 2019 ELEVATOR SAFETY CODE
- STANDARD SPECIFICATIONS AND DETAILS AND OTHER APPLICABLE REGULATIONS ISSUED BY AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- THE WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CODES AND REGULATIONS LISTED ABOVE, NCLUDING SUPPLEMENTS AND AMENDMENTS IN EFFECT AT THE TIME THE DOCUMENTS WERE ISSUED

PROPOSED BUILDING DATA

NUMBER OF BUILDINGS ON SITE: 1

OCCUPANCY TYPE: B, M, A (GENERAL OFFICE, RETAIL/RESTAURANT)

CONSTRUCTION TYPE: III-B (CBC TABLE 503, 601) (SEE A0.2 FOR TABLE OF RATING REQMNTS.)

SPRINKLERED: YES (TO MEET NFPA 13 STANDARDS)

ALLOWABLE HEIGHT: 75'-0" (CBC TABLE 504.3)

PROPOSED HEIGHT: 55' - 0"

ALLOWABLE NUMBER OF STORIES: 4 (CBC TABLE 504.4) (SEE A0.3 FOR MORE INFO)

PROPOSED NUMBER OF STORIES: 4

ALLOWABLE BUIDLING AREA: 57,000 SF (CBC TABLE 506.2) (SEE A0.3 FOR AREA CALCS)

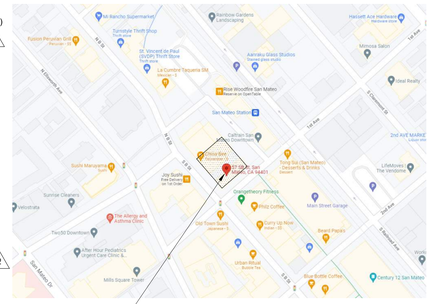
PROPOSED SEPARATED BUILDING AREA:

	OCC.	AREA	RATIO
1ST FLOOR	A	4,134 SF	
	M	4,910 SF	
	B	2,706 SF	0.35 = <1
2ND FLOOR	B	11,606 SF	0.21 = <1
3RD FLOOR	B	9,811 SF	0.18 = <1
4TH FLOOR	B	9,125 SF	0.16 = <1
TOTAL:		42,380 SF	0.90 = <2

ALLOWABLE EXTERIOR OPENINGS BASED ON FIRE SEPARATION DISTANCE:

PORTION OF NORTH FACADE:	FSD 10'-2"	45% ALLOWED (CBC 705.8)
	FLOOR 2:	(9'-0" x 14'-5") / (13'-0" x 22'-6") = 44% PROVIDED
	FLOOR 3:	(9'-0" x 14'-5") / (13'-0" x 22'-6") = 44% PROVIDED
	FLOOR 4:	(8'-8" x 13'-6") / (13'-0" x 21'-9") = 42% PROVIDED
REMAINDER OF NORTH FACADE:		NO OPENINGS ALLOWED
EAST FACADE:		NO LIMIT
SOUTH FACADE:		NO LIMIT
WEST FACADE:		NO LIMIT
	NOTE:	REFER TO A3.0 FOR IDENTIFIED OPENINGS

VICINITY MAP



GENERAL INFORMATION

ADDRESS OF PROJECT:	31, 35, 43, 47, 57 S. B STREET SAN MATEO, CA 94401
ASSESSOR'S PARCEL NUMBER:	034-054-030
EXISTING ZONING DISTRICT:	CENTRAL BUSINESS DISTRICT (CBD)
2009 DOWNTOWN PLAN AREA:	DOWNTOWN RETAIL CORE
LOT SIZE (SQ. FT.):	+/- 13,887 SQ. FT.
FLOOR AREA RATIO (FAR):	3.0
ALLOWABLE BUILDING AREA:	41,661 SQ. FT.
EXISTING GROSS BUILDING AREA:	BUILDING 1 (57 S B ST): 3,728 SF BUILDING 2 (43 S B ST): 5,608 SF TOTAL: 9,336 SF
PROPOSED BUILDING AREA: (SMCC 27.04.200)	1ST FLOOR 11,609 SF 2ND FLOOR 11,130 SF 3RD FLOOR 9,811 SF 4TH FLOOR 8,640 SF TOTAL: 41,190 SF (2.97 FAR) (SMMC 27.04.200)
NET INCREASE FLOOR AREA:	31,854 SF
ALLOWABLE BUILDING HEIGHT:	55'-0" (DOWNTOWN AREA PLAN, FIGURE 14)
BUILDING HEIGHT PROVIDED:	54'-9" TO TOP OF PLATE 64'-0" TOTAL HEIGHT TO TOP OF MECHANICAL ENCLOSURE
FRONT SETBACK REQUIRED:	NONE
FRONT SETBACK PROVIDED:	NONE
SIDE SETBACK REQUIRED:	NONE
SIDE SETBACK PROVIDED:	6'-6"
REAR SETBACK REQUIRED:	NONE
REAR SETBACK PROVIDED:	NONE

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CLIENT:
HARVEST PROPERTIES

PROJECT NAME & ADDRESS:
1ST & B

57 S. B STREET
SAN MATEO, CA 94401

ISSUE: PLANNING APPLICATION RESUBMITTAL #4
ISSUE DATE: 05/06/2024

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	11/16/2022
1	PLANNING APPLICATION RESUBMITTAL	03/10/2023
2	PLANNING APPLICATION RESUBMITTAL #2	07/21/2023
3	PLANNING APPLICATION RESUBMITTAL #3	11/03/2023
4	PLANNING APPLICATION RESUBMITTAL #4	05/06/2024

SCALE: 12" = 1'-0"

PROJECT NUMBER: 2202017.00
DRAWN BY: Author
CHECKED BY: Checker

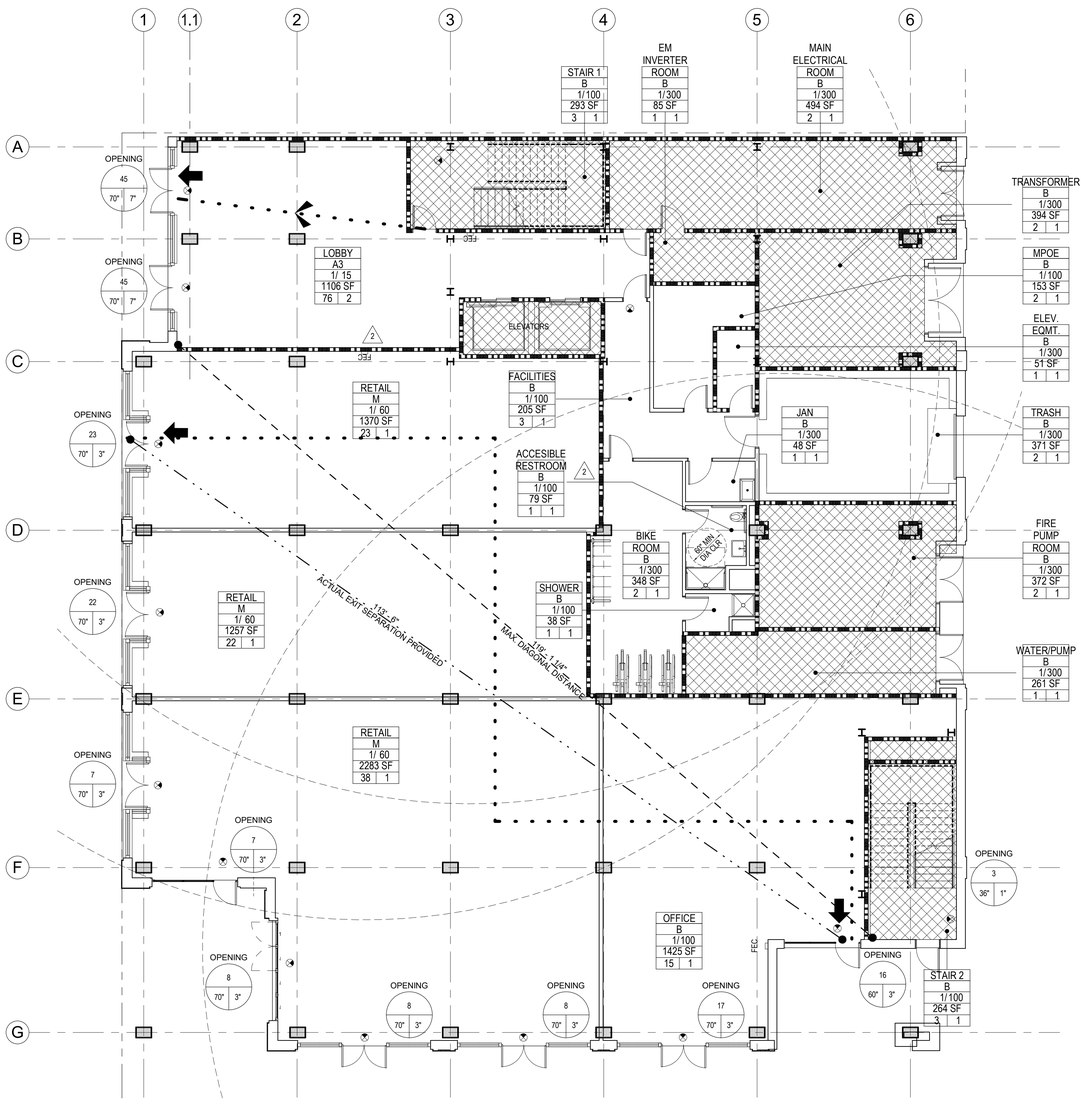
STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
COVER SHEET

SHEET NUMBER:
A0.1

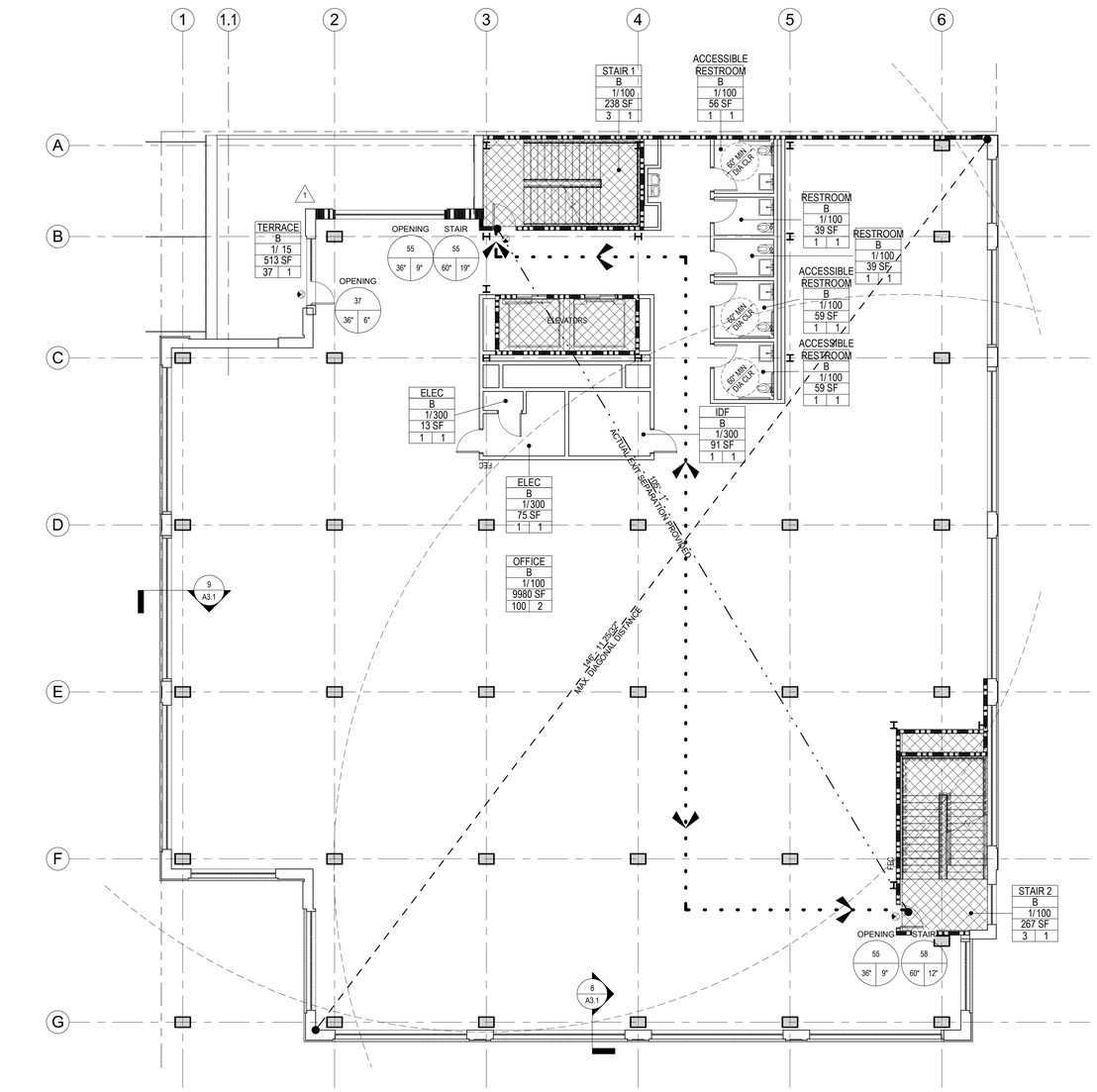
5/3/2024 2:02:21 PM



CODE PLAN LEVEL 1

1/8" = 1'-0"

1



CODE PLAN LEVEL 2

1/8" = 1'-0"

2

SHEET NOTES

1. SHEET NOTES AND KEY NOTES ARE FOR THE C+S SCOPE OF WORK AND ARE SPECIFIC TO THIS SHEET ONLY, UON THE ITEMS BELOW ARE HIGHLIGHTS ONLY. ALL 2019 CBC REQUIREMENTS SHALL BE ADHERED TO.
2. THE OCCUPANCIES FOR THE TENANT SPACES WERE CALCULATED PER CBC TABLE 1004.1.2.
3. REQUIRED EXITS ARE PLACED AT LEAST 1/3 THE CALCULATED DISTANCE FROM THE FARTHEST POINTS OF THE NEW SPACE. (CBC SECTION 1007.1.1 EXCEPTION 2).
4. MAXIMUM EXIT TRAVEL DISTANCE IS 250'-0" FOR A OCCUPANCY AND 300'-0" FOR B OCCUPANCY, CBC TABLE 1017.2.
5. EGRESS WIDTH CALCULATIONS FOR OPENINGS AND STAIRS IS BASED UPON CBC, SECTION 1005.3.1 AND 1005.3.2.
6. EXCEPTION 1
   - EXIT OPENING WIDTH FACTOR = 0.15 X OCCUPANT LOAD
   - STAIR WIDTH FACTOR = 0.2 X OCCUPANT LOAD
7. EGRESS WIDTH AND EXIT COMPONENTS IS BASED UPON CBC SECTION 1005.3.
8. THE NUMBER OF REQUIRED EXITS IS BASED UPON CBC TABLE 1006.2.1.
9. REFER TO DOOR SCHEDULE FOR DOOR AND FRAME TYPES, RATINGS, SIZE AND HARDWARE TYPES.
10. ALL DOORS SHALL HAVE CLEAR WIDTH NOT LESS THAN 32" PER CBC SECTION 1010.1.1, UON.
11. PROVIDE TEMPORARY FIRE EXTINGUISHERS FOR C+S SCOPE OR WORK. LOCATE A MAXIMUM OF 75 FEET FROM ANY
12. LOCATION WITHIN THE PROJECT AREA AND 100 FEET BETWEEN INDIVIDUAL FEC UNITS; 3,000 SF PER CABINET. LOCATE UNITS WHERE SHOWN OR AS DIRECTED BY THE FIRE MARSHAL. FIRE EXTINGUISHERS SHALL COMPLY WITH 2019 CBC SECTION 906 AND TABLE 906.3.1. FIRE EXTINGUISHERS TO BE MOUNTED ON FREE STANDING PEDESTALS. LARSEN'S MP5 WITH RATING 2A 10B:C, 5 LBS CAPACITY.
13. SIGNAGE SHALL COMPLY WITH CBC 11B-703 FOR SIGNAGE.
14. PROVIDE SYMBOL OF ACCESSIBILITY AT FRONT ENTRANCE.
15. PROVIDE STAIRWELL TACTILE EXIT SIGNAGE PER CODE REQUIREMENT. REFER TO TACTILE SIGNAGE NOTES (2019 CBC SECTION 1023.9 AND 11B-504.8). REFER TO ENLARGED STAIR PLANS.
16. ALL INTERIOR TACTILE EGRESS SIGNAGE TO BE PROVIDE DURING FUTURE TI PHASE.
17. ALL FIRE PROTECTION EQUIPMENT AND ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED BY APPROVED SIGNAGE AND ACCESSIBLE BY FIRE DEPARTMENT PER SECTION 509, 2019 CALIFORNIA FIRE CODE. COORDINATE SIGNAGE REQUIREMENTS AND ACCESS WITH LOCAL FIRE MARSHAL JURISDICTION.
18. PROVIDE EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM.
19. THE MAXIMUM REQUIRED EXIT SEPARATION IS BASED UPON CBC, SECTION 1007.1.
20. RESTROOM FIXTURE CALCULATION BASED UPON 2019 CPC CODE:
    A. REQUIREMENTS PER 1029 CPC TABLE 422.1.
    B. AREA SQUARE FOOTAGE SHOWN INCLUDES USABLE SPACES, LESS ACCESSORY AREAS, (HALLWAYS, CIRCULATION, RESTROOM, STAIR ENCLOSURE, UTILITY/STORAGE ROOMS, PER TABLE A EXCEPTION.
    C. OCCUPANCY LOAD FACTORS USED INCLUDE:
       - ASSEMBLY: A2, A3 = 1/30
       - BUSINESS: B = 1/200
21. ALL REQUIRED OCCUPANCY SEPARATIONS FOR THE FUTURE MIXED OCCUPANCY ZONES TO BE DETERMINED DURING THE FUTURE TI SCOPE OF WORK.

EXIT WIDTH CALCULATION

LEVEL	OCCUPANT LOAD	TOTAL NUMBER OF EXITS		TOTAL EGRESS WIDTH		TOTAL STAIR WIDTH	
				FACTOR = 0.15		FACTOR = 0.2	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
FLR 1	211 OCC	2	13	31.7"	900"	NA	NA
FLR 2	143 OCC	2	2	21.45"	72"	28.6"	120"

NOTES:
1. CALCULATIONS IN THIS TABLE ARE BASED ON 2022 CBC SECTION 1005.3
2. EGRESS WIDTHS BASED ON CBC SECTION 1005.3.1 AND 1005.3.2
3. EGRESS WIDTH MEETS CBC SECTION 1005.5 FOR DISTRIBUTION OF MINIMUM WIDTH AND REQUIRED CAPACITY

RATING REQUIREMENTS

TABLE 601

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III			TYPE IV				TYPE V	
	A	B	A	B	A	B		A	B	C	HT	A	B
Primary structural frame[i] (see Section 202)	3[a, b]	2[a, b, c]	1[b, c]	0[c]	1[b, c]	0		3[e]	2[e]	2[e]	HT	1[b, c]	0
Bearing walls													
Exterior[e, f]	3	2	1	0	2	2		3	2	2	2	1	0
Interior	3[a]	2[a]	1	0	1	0		3	2	2	1/HT[g]	1	0
Nonbearing walls and partitions Exterior	See Table 705.5												
Nonbearing walls and partitions Interior[d]	0	0	0	0	0	0		0	0	0	See Section 2304.11.2	0	0
Floor construction and associated secondary structural members (see Section 202)	2	2	1	0	1	0		2	2	2	HT	1	0
Roof construction and associated secondary structural members (see Section 202)	1 1/2[b]	1[b, c]	1[b, c]	0[c]	1[b, c]	0		1 1/2	1	1	HT	1[b, c]	0

For SI: 1 foot = 304.8 mm.

2

OCCUPANT LOAD CALCULATION

Code Plan-Occupancy Schedule - Level 1

NAME	OCCUPANCY	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
ACCESIBLE RESTROOM	B	79 SF	100	1
BIKE ROOM	B	348 SF	300	2
EM INVERTER ROOM	B	85 SF	300	
FACILITIES	B	205 SF	100	3
FIRE PUMP ROOM	B	372 SF	300	2
JAN	B	48 SF	300	
LOBBY	A3	1106 SF	15	74
MAIN ELECTRICAL ROOM	B	494 SF	300	2
MPOE	B	153 SF	100	2
OFFICE	B	1425 SF	100	15
RETAIL	M	2283 SF	60	39
RETAIL	M	1257 SF	60	21
RETAIL	M	1370 SF	60	24
SHOWER	B	38 SF	100	
TRANSFORMER	B	394 SF	300	2
TRASH	B	371 SF	300	2
WATER/PUMP	B	261 SF	300	1
		10289 SF		192

Code Plan-Occupancy Schedule - Level 2

NAME	OCCUPANCY	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
ACCESSIBLE RESTROOM	B	59 SF	100	1
ACCESSIBLE RESTROOM	B	56 SF	100	1
ACCESSIBLE RESTROOM	B	59 SF	100	1
ELEC	B	13 SF	300	1
ELEC	B	75 SF	300	1
IDF	B	91 SF	300	1
OFFICE	B	9980 SF	100	100
RESTROOM	B	39 SF	100	1
RESTROOM	B	39 SF	100	1
TERRACE	B	513 SF	15	35
		10925 SF		143

LEGEND

OFFICE / Occupancy / 1/100 / 150 SF / 15 | 1 — ROOM TYPE, OCCUPANCY TYPE, LOAD FACTOR, ROOM AREA, NO. OF REQ'D EXITS — CODE ROOM TAG

CALCULATED OCCUPANCY LOAD

171 / 72" / 35" — OCC LOAD SERVED, PROVIDED WIDTH, REQ'D WIDTH — EGRESS LOADS/WIDTHS FOR EXIT OPENING AND STAIR

OP-XX — EGRESS LOADS/WIDTHS FOR EXIT OPENING AND STAIR (SEE EXIT WIDTH CALCS AT POINT OF EGRESS CHART)

REQUIRED POINT OF EGRESS

PATH OF EGRESS ROUTE

22' - 4 1/8" MAX. DIAGONAL DISTANCE — MAX DIAGONAL DISTANCE

22' - 4" ACTUAL EXIT SEPARATION PROVIDED — ACTUAL EXIT SEPARATION, CBC SECTION 1007.1.1, EXCEPTION 2

COMMON PATH OF EGRESS TRAVEL, (MAX 100 FEET PER CBC TBL1006.3.2(2)

MAXIMUM EXIT TRAVEL DISTANCE ROUTE (MAX 300 FEET PER CBC TBL 1017.2)

TRAVEL ROUTE AND DISTANCE TO NEAREST FEC (MAX 75')

ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROWS (WHERE SHOWN)

AE — ACCESSIBLE ENTRANCE / EXIT WITH ADA COMPLIANT SIGNAGE

FEC — FIRE EXTINGUISHER CABINET - RECESSED MOUNTED, UON

R = 75' NTS — FIRE EXTINGUISHER SEPARATION - ACCESS RADIUS RANGE OF 75' MAXIMUM

NEW PARTITION, SEE FLOOR PLANS FOR PARTITION TYPE

1 - HOUR RATED PARTITION, SEE FLOOR PLANS FOR PARTITION TYPE

2 - HOUR RATED PARTITION, SEE FLOOR PLANS FOR PARTITION TYPES

TI AREA NON-RATED

1 - HOUR RATED ROOM

2 - HOUR RATED ROOM

EXIT ROUTE SIGNAGE

A	E	- TACTILE SIGNAGE: "EXIT" (SEE DETAIL 11/A9.6.1)
B	ER	- TACTILE SIGNAGE: "EXIT ROUTE" (SEE DETAIL 11/A9.6.1)
C	ESD	- TACTILE SIGNAGE: " EXIT STAIR DOWN" (SEE DETAIL 11/A9.6.1)
D		OCCUPANT LOAD SIGN TO BE MINIMUM 8-1/2 "X 11" WITH CONTRASTING BLOCK CAPITAL LETTERS NOT LESS THAN 3/4" HIGH AND 1/16" STROKE. SIGN SHALL INDICATE USE OF ROOM AND ADDRESS OF OCCUPANCY
	[PH]	PANIC HARDWARE REQUIRED FOR NON-RATED DOORS
	[PHR]	PANIC HARDWARE - RATED REQUIRED FOR RATED DOORS
	CR	ELECTRONIC CARD READER DEVICE

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CLIENT:

HARVEST PROPERTIES

PROJECT NAME & ADDRESS:

1ST & B

57 S. B STREET
SAN MATEO, CA 94401

ISSUE: PLANNING APPLICATION RESUBMITTAL #4
ISSUE DATE: 05/06/2024

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	11/16/2022
1	PLANNING APPLICATION RESUBMITTAL	03/10/2023
2	PLANNING APPLICATION RESUBMITTAL #2	07/21/2023
3	PLANNING APPLICATION RESUBMITTAL #3	11/03/2023
4	PLANNING APPLICATION RESUBMITTAL #4	05/06/2024

SCALE: As indicated
PROJECT NUMBER: 2202017.00
DRAWN BY: Author
CHECKED BY: Checker

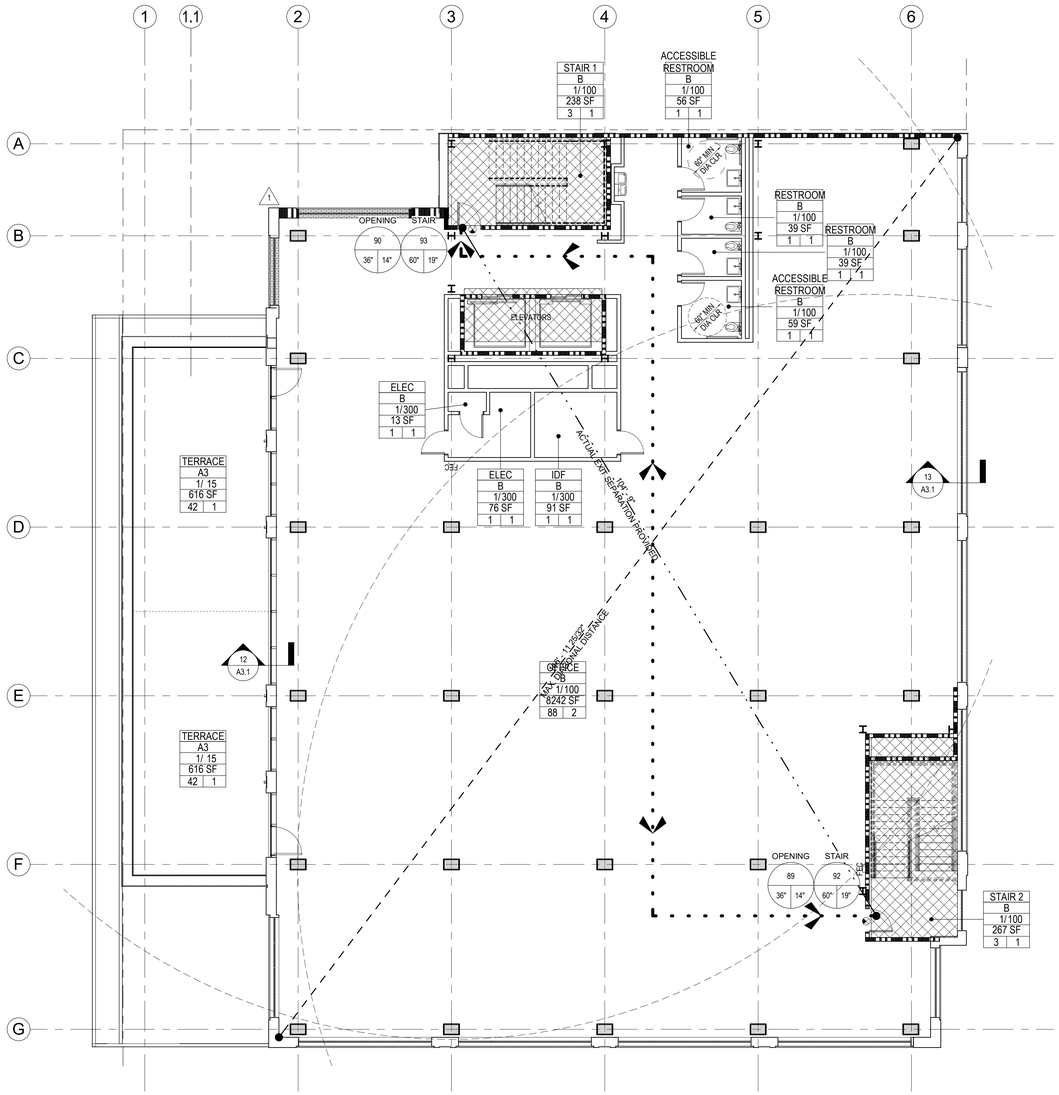
STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
FIRST AND SECOND FLOOR CODE PLANS

SHEET NUMBER:
A0.2

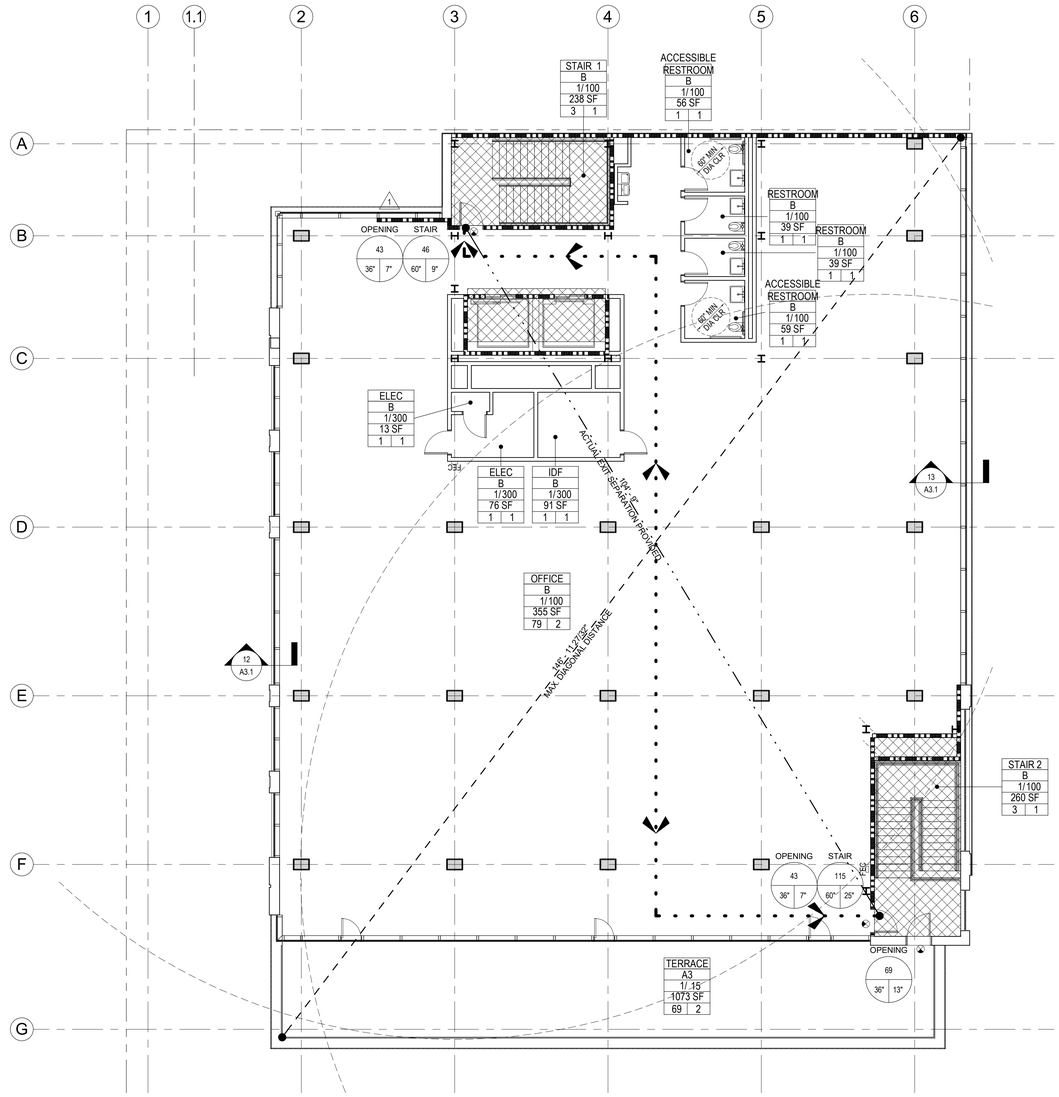
plot date: 5/6/2024 2:00:25 PM



CODE PLAN LEVEL 3

1/8" = 1'-0"

1



CODE PLAN LEVEL 4

1/8" = 1'-0"

2

SHEET NOTES

1. SHEET NOTES AND KEY NOTES ARE FOR THE C+S SCOPE OF WORK AND ARE SPECIFIC TO THIS SHEET ONLY, UON THE ITEMS BELOW ARE HIGHLIGHTS ONLY. ALL 2019 CBC REQUIREMENTS SHALL BE ADHERED TO.
2. THE OCCUPANCIES FOR THE TENANT SPACES WERE CALCULATED PER CBC TABLE 1004.1.2.
3. REQUIRED EXITS ARE PLACED AT LEAST 1/3 THE CALCULATED DISTANCE FROM THE FARTHEST POINTS OF THE NEW SPACE. (CBC SECTION 1007.1.1 EXCEPTION 2).
4. MAXIMUM EXIT TRAVEL DISTANCE IS 250'-0" FOR A OCCUPANCY AND 300'-0" FOR B OCCUPANCY; CBC TABLE 1017.2.
5. EGRESS WIDTH CALCULATIONS FOR OPENINGS AND STAIRS IS BASED UPON CBC, SECTION 1005.3.1 AND 1005.3.2.
6. EXCEPTION 1
   - EXIT OPENING WIDTH FACTOR = 0.15 X OCCUPANT LOAD
   - STAIR WIDTH FACTOR = 0.2 X OCCUPANT LOAD
7. EGRESS WIDTH AND EXIT COMPONENTS IS BASED UPON CBC SECTION 1005.3.
8. THE NUMBER OF REQUIRED EXITS IS BASED UPON CBC TABLE 1006.2.1.
9. REFER TO DOOR SCHEDULE FOR DOOR AND FRAME TYPES, RATINGS, SIZE AND HARDWARE TYPES.
10. ALL DOORS SHALL HAVE CLEAR WIDTH NOT LESS THAN 32" PER CBC SECTION 1010.1.1, UON.
11. PROVIDE TEMPORARY FIRE EXTINGUISHERS FOR C+S SCOPE OR WORK. LOCATE A MAXIMUM OF 75 FEET FROM ANY
12. LOCATION WITHIN THE PROJECT AREA AND 100 FEET BETWEEN INDIVIDUAL FEC UNITS; 3,000 SF PER CABINET. LOCATE UNITS WHERE SHOWN OR AS DIRECTED BY THE FIRE MARSHAL. FIRE EXTINGUISHERS SHALL COMPLY WITH 2019 CBC SECTION 906 AND TABLE 906.3.1. LARSEN'S MP5 WITH RATING 2A 10B:C, 5 LBS CAPACITY.
13. SIGNAGE SHALL COMPLY WITH CBC 11B-703 FOR SIGNAGE.
14. PROVIDE SYMBOL OF ACCESSIBILITY AT FRONT ENTRANCE.
15. PROVIDE STAIRWELL TACTILE EXIT SIGNAGE PER CODE REQUIREMENT. REFER TO TACTILE SIGNAGE NOTES (2019 CBC SECTION 1023.9 AND 11B-504.8). REFER TO ENLARGED STAIR PLANS.
16. ALL INTERIOR TACTILE EGRESS SIGNAGE TO BE PROVIDE DURING FUTURE TI PHASE.
17. ALL FIRE PROTECTION EQUIPMENT AND ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED BY APPROVED SIGNAGE AND ACCESSIBLE BY FIRE DEPARTMENT PER SECTION 509, 2019 CALIFORNIA FIRE CODE. COORDINATE SIGNAGE REQUIREMENTS AND ACCESS WITH LOCAL FIRE MARSHAL JURISDICTION.
18. PROVIDE EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM.
19. THE MAXIMUM REQUIRED EXIT SEPARATION IS BASED UPON CBC, SECTION 1007.1.
20. RESTROOM FIXTURE CALCULATION BASED UPON 2019 CPC CODE:
    A. REQUIREMENTS PER 1029 CPC TABLE 422.1.
    B. AREA-SQUARE FOOTAGE SHOWN INCLUDES USABLE SPACES, LESS ACCESSORY AREAS, (HALLWAYS, CIRCULATION, RESTROOM, STAIR ENCLOSURE, UTILITY/STORAGE ROOMS, PER TABLE A EXCEPTION.
    C. OCCUPANCY LOAD FACTORS USED INCLUDE:
       - ASSEMBLY: A2, A3 = 1/30
       - BUSINESS: B = 1/200
21. ALL REQUIRED OCCUPANCY SEPARATIONS FOR THE FUTURE MIXED OCCUPANCY ZONES TO BE DETERMINED DURING THE FUTURE TI SCOPE OF WORK.

EXIT WIDTH CALCULATION

LEVEL	OCCUPANT LOAD	TOTAL NUMBER OF EXITS		TOTAL EGRESS WIDTH		TOTAL STAIR WIDTH	
				FACTOR = 0.15		FACTOR = 0.2	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
FLR 3	179 OCC	2	2	26.9"	72"	35.8"	120"
FLR 4	155 OCC	2	2	23.3"	72"	31"	120"

NOTES:
1. CALCULATIONS IN THIS TABLE ARE BASED ON 2019 CBC SECTION 1005.3
2. EGRESS WIDTHS BASED ON CBC SECTION 1005.3.1 AND 1005.3.2
3. EGRESS WIDTH MEETS CBC SECTION 1005.5 FOR DISTRIBUTION OF MINIMUM WIDTH AND REQUIRED CAPACITY

BUILDING AREA CALCULATION

TYPE III-B CONSTRUCTION, SPRINKLERED, SEPARATED OCCUPANCIES

ALLOWABLE AREAS PER FLOOR (CBC TABLE 506.2) (SM):

A-3: 9,500 SF (HEIGHT INCREASE UTILIZED)
M: 37,500 SF (WITHOUT HEIGHT INCREASE)
B: 57,000 SF (WITHOUT HEIGHT INCREASE)

ALLOWABLE STORIES (WITHOUT AREA INCREASE) (PER CBC TABLE 504.4) (SM):

A-3: 3 STORIES
M: 3 STORIES
B: 4 STORIES

DESIGNED AREAS (PER FLOOR) (SM):

1ST FLOOR: A-3: 1,138 SF M: 3,410 SF B: 5,795 SF
2ND FLOOR: B: 11,605 SF
3RD FLOOR: B: 9,811 SF
4TH FLOOR B: 9,125 SF

RATIO CHECK PER FLOOR (<1 = ALLOWABLE):

1ST FLOOR: 1,138/9,500 + 3,410/37,500 + 5,795/57,000 = 0.12 + 0.13 + 0.10 = 0.35 = <1
2ND FLOOR: 11,605/57,000 = 0.21 = <1
3RD FLOOR: 9,811/57,000 = 0.18 = <1
4TH FLOOR: 9,125/57,000 = 0.16 = <1

BUILDING TOTAL AREA (SUM OF STORY RATIOS < 2.0 = ALLOWABLE):

0.35 + 0.21 + 0.18 + 0.16 = 0.90 = <2.0

PROPOSED BUILDING STORIES:
TOTAL STORIES: 4

A-3: ALLOWABLE: 3 STORIES > 1ST STORY (HIGHEST STORY A-3)
M: ALLOWABLE: 3 STORIES > 1ST STORY (HIGHEST STORY M)
B: ALLOWABLE: 4 STORIES = 4TH STORY (HIGHEST STORY B)

NOTE: FLOORS BETWEEN LEVELS WILL BE PROVIDED TO RATING REQUIRED FOR SEPARATED OCCUPANCIES.

OCCUPANT LOAD CALCULATION

Code Plan-Occupancy Schedule - Level 3

NAME	OCCUPANCY	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
ACCESSIBLE RESTROOM	B	59 SF	100	1
ACCESSIBLE RESTROOM	B	56 SF	100	1
ELEC	B	13 SF	300	1
ELEC	B	76 SF	300	1
IDF	B	91 SF	300	1
OFFICE	B	8242 SF	100	83
RESTROOM	B	39 SF	100	1
RESTROOM	B	39 SF	100	1
TERRACE	A3	616 SF	15	42
TERRACE	A3	616 SF	15	42
		9848 SF		174

Code Plan-Occupancy Schedule - Level 4

NAME	OCCUPANCY	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
ACCESSIBLE RESTROOM	B	59 SF	100	1
ACCESSIBLE RESTROOM	B	56 SF	100	1
ELEC	B	76 SF	300	1
ELEC	B	13 SF	300	1
IDF	B	91 SF	300	1
OFFICE	B	355 SF	100	4
RESTROOM	B	39 SF	100	1
RESTROOM	B	39 SF	100	1
TERRACE	A3	1073 SF	15	72
		1801 SF		83

LEGEND

OFFICE / Occupancy / 1/100 / 150 SF / 15 | 1 — ROOM TYPE, OCCUPANCY TYPE, LOAD FACTOR, ROOM AREA, NO. OF REQD EXITS — CODE ROOM TAG

CALCULATED OCCUPANCY LOAD

171 / 72" / 35" — OCC LOAD SERVED, PROVIDED WIDTH, REQ'D WIDTH — EGRESS LOADS/WIDTHS FOR EXIT OPENING AND STAIR

OPENING OR STAIR (WHERE INDICATED)

OP-XX — EGRESS LOADS/WIDTHS FOR EXIT OPENING AND STAIR (SEE EXIT WIDTH CALCS AT POINT OF EGRESS CHART)

REQUIRED POINT OF EGRESS

PATH OF EGRESS ROUTE

22' - 4 1/8" MAX. DIAGONAL DISTANCE — MAX DIAGONAL DISTANCE

22' - 4" ACTUAL EXIT SEPARATION PROVIDED — ACTUAL EXIT SEPARATION, CBC SECTION 1007.1.1, EXCEPTION 2

COMMON PATH OF EGRESS TRAVEL, (MAX 100 FEET PER CBC TBL1006.3.2(2)

MAXIMUM EXIT TRAVEL DISTANCE ROUTE (MAX 300 FEET PER CBC TBL 1017.2)

TRAVEL ROUTE AND DISTANCE TO NEAREST FEC (MAX 75')

ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROWS (WHERE SHOWN)

AE — ACCESSIBLE ENTRANCE / EXIT WITH ADA COMPLIANT SIGNAGE

FEC — FIRE EXTINGUISHER CABINET - RECESSED MOUNTED, UON

R = 75' NTS — FIRE EXTINGUISHER SEPARATION - ACCESS RADIUS RANGE OF 75' MAXIMUM

NEW PARTITION, SEE FLOOR PLANS FOR PARTITION TYPE

1 - HOUR RATED PARTITION, SEE FLOOR PLANS FOR PARTITION TYPES

2 - HOUR RATED PARTITION, SEE FLOOR PLANS FOR PARTITION TYPES

TI AREA NON-RATED

1 - HOUR RATED ROOM

2 - HOUR RATED ROOM

EXIT ROUTE SIGNAGE

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CLIENT:

HARVEST PROPERTIES

PROJECT NAME & ADDRESS:

1ST & B

57 S. B STREET
SAN MATEO, CA 94401

ISSUE:	PLANNING APPLICATION RESUBMITTAL #4
ISSUE DATE:	05/06/2024

REVISIONS :

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3	PLANNING APPLICATION RESUBMITTAL #3	11/03/2023

SCALE:	As indicated
PROJECT NUMBER:	2202017.00
DRAWN BY:	Author
CHECKED BY:	Checker

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:

THIRD AND FOURTH FLOOR CODE PLANS

SHEET NUMBER:

A0.3

plot date: 5/3/2024 2:05:28 PM

CORNER VIEW
NO SCALE

1

NOTE: RETAIL AWNINGS AND STOREFRONTS ARE EXAMPLES OF POSSIBLE CONFIGURATION IF PRE-LEASED. SEE SHEET A3.1 FOR STOREFRONT AND AWNING OPTIONS.

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4	PLANNING APPLICATION RESUBMITTAL #4	05/06/2024

SCALE:

PROJECT NUMBER: 2202017.00
DRAWN BY: Author
CHECKED BY: Checker

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
RENDERINGS

SHEET NUMBER:
A0.4

plot date: 5/6/2024 2:00:29 PM

1ST AVE VIEW
NO SCALE

1

B ST VIEW
NO SCALE

1

NOTE: RETAIL AWNINGS AND STOREFRONTS ARE EXAMPLES OF POSSIBLE CONFIGURATION IF PRE-LEASED. SEE SHEET A3.1 FOR STOREFRONT AND AWNING OPTIONS.

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SCALE:

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STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
RENDERINGS

SHEET NUMBER:
A0.5

Plot date: 5/28/2024 3:00:30 PM

OFFICE ENTRY ELEVATION
NO SCALE
1

1ST AVE RETAIL APPROACH
NO SCALE
2

APPROACH FROM CAL-TRAIN
NO SCALE
3

CORNER PLAZA VIEW
NO SCALE
4

B STREET ELEVATION
NO SCALE
5

NOTE: RETAIL AWNINGS AND STOREFRONTS ARE EXAMPLES OF POSSIBLE CONFIGURATION IF PRE-LEASED. SEE SHEET A3.1 FOR STOREFRONT AND AWNING OPTIONS.

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SCALE:	12" = 1'-0"
PROJECT NUMBER:	2202017.00
DRAWN BY:	Author
CHECKED BY:	Checker

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
RENDERINGS

SHEET NUMBER:
A0.6

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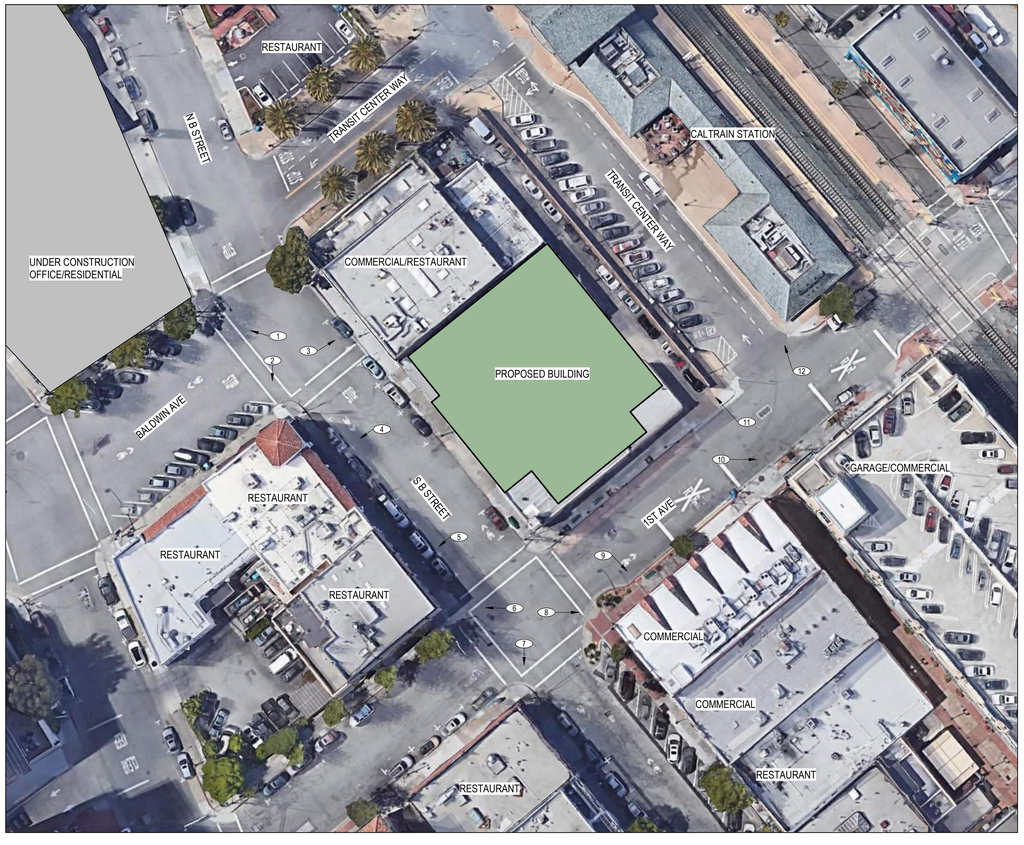

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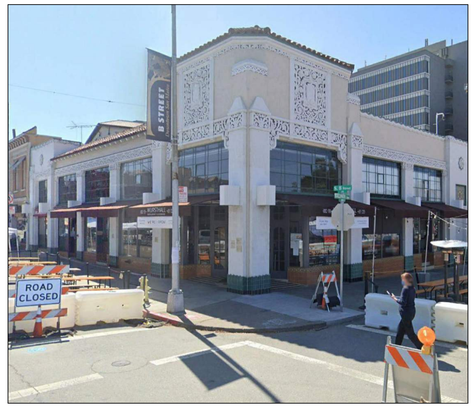
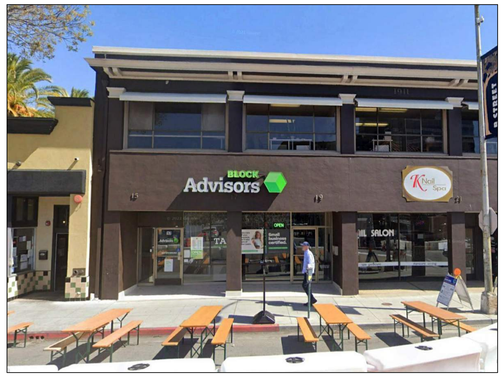
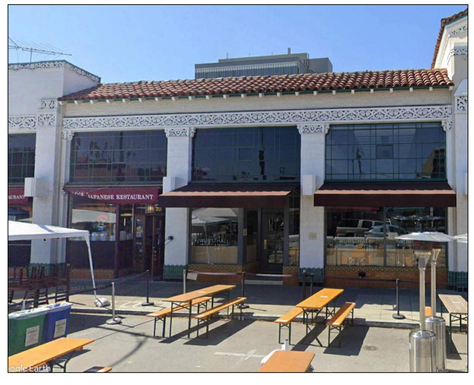


2. RESTAURANT



3. COMMERCIAL/RESTAURANT



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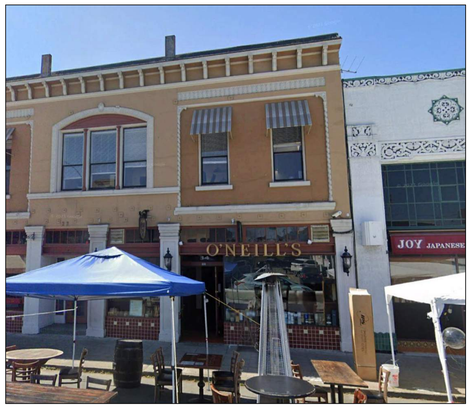
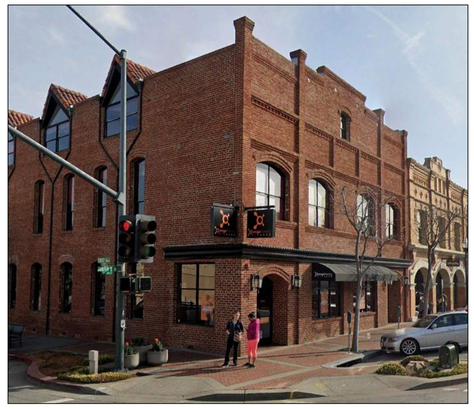


5. RESTAURANT

6. RESTAURANT

7. RESTAURANT



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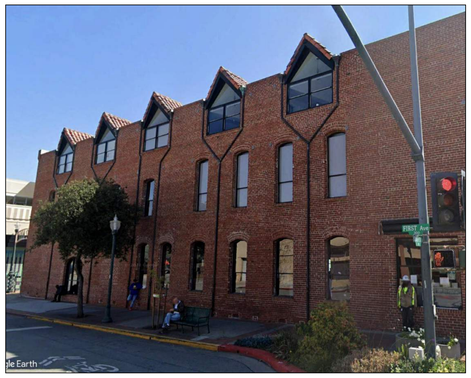

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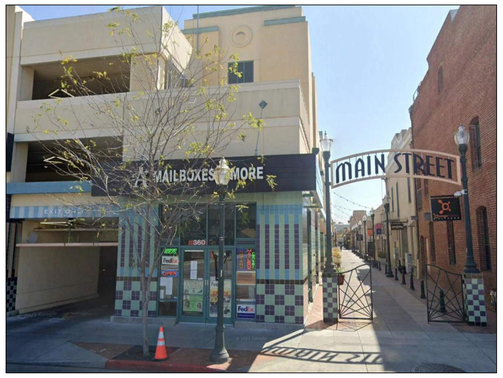
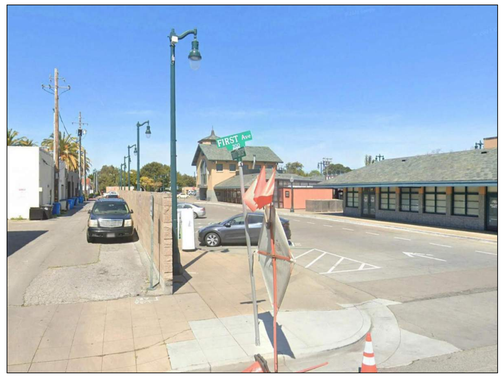


10. PARKING GARAGE/COMMERCIAL



11. PARKING LOT/ALLEY

12. CALTRAIN STATION

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SCALE:	12" = 1'-0"
PROJECT NUMBER:	2202017.00
DRAWN BY:	Author
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STAMP:

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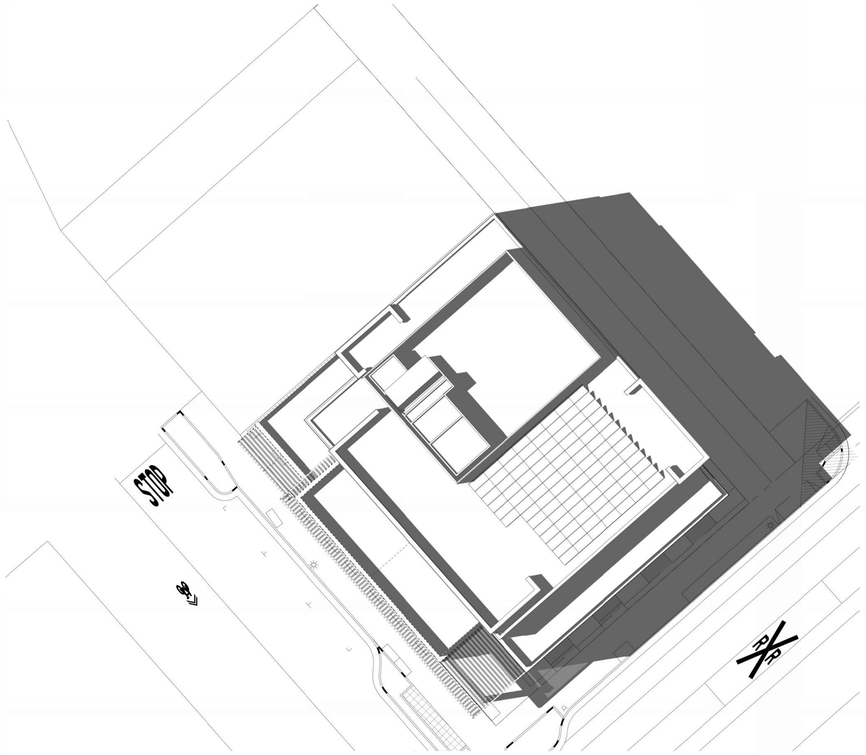
SHEET NAME:
NEIGHBORHOOD CONTEXT

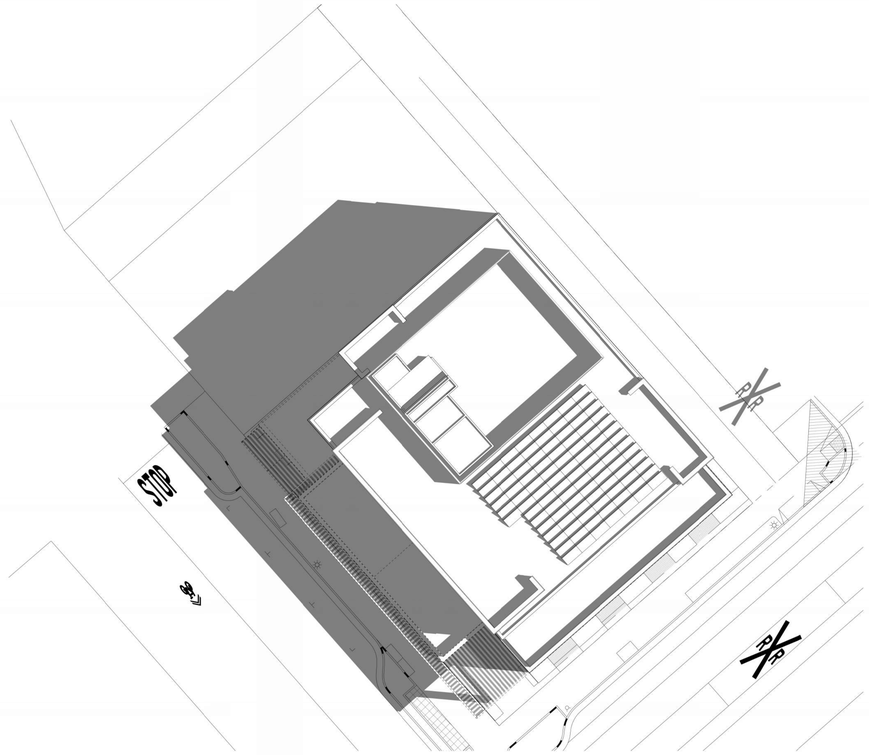
SHEET NUMBER:
A0.7

5/28/2024 2:00:23 PM



SOLAR STUDY - JUNE 21 - 3 PM
1" = 20'-0"

3



SOLAR STUDY - JUNE 21 - 9 AM
1" = 20'-0"

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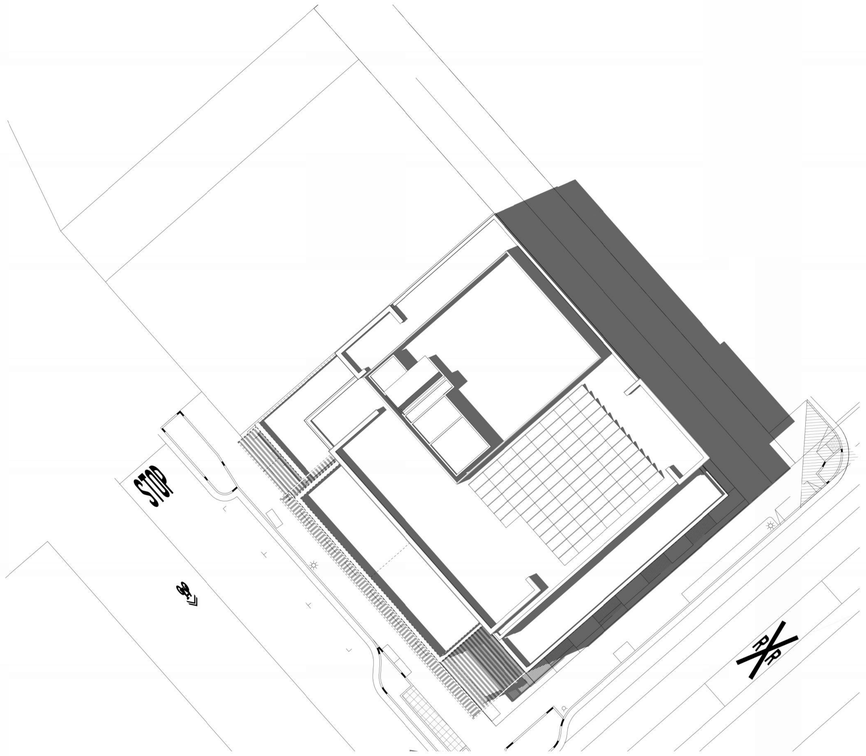
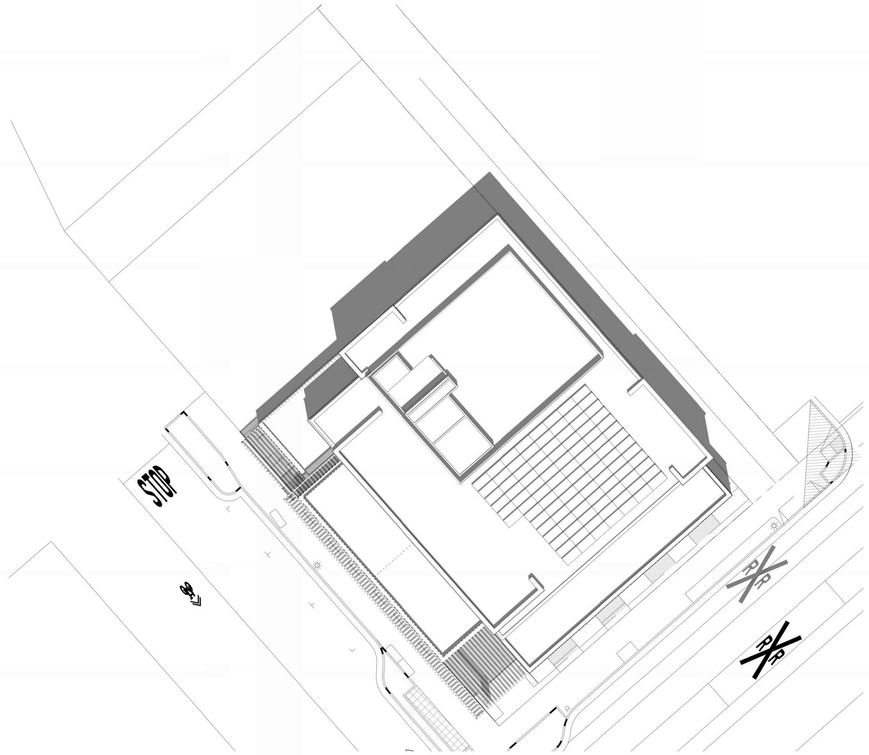


SOLAR STUDY - JUNE 21 - 2 PM
1" = 20'-0"

4



SOLAR STUDY - JUNE 21 - 12 PM
1" = 20'-0"

2

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PROPERTIES

PROJECT NAME & ADDRESS:

1ST & B

57 S. B STREET
SAN MATEO, CA 94401

ISSUE:	PLANNING APPLICATION RESUBMITTAL #4
ISSUE DATE:	05/06/2024

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	11/16/2022
1	PLANNING APPLICATION RESUBMITTAL	03/10/2023
2	PLANNING APPLICATION RESUBMITTAL #2	07/21/2023
3	PLANNING APPLICATION RESUBMITTAL #3	11/03/2023
4	PLANNING APPLICATION RESUBMITTAL #4	05/06/2024

SCALE:	1" = 20'-0"
PROJECT NUMBER:	2202017.00
DRAWN BY:	Author
CHECKED BY:	Checker

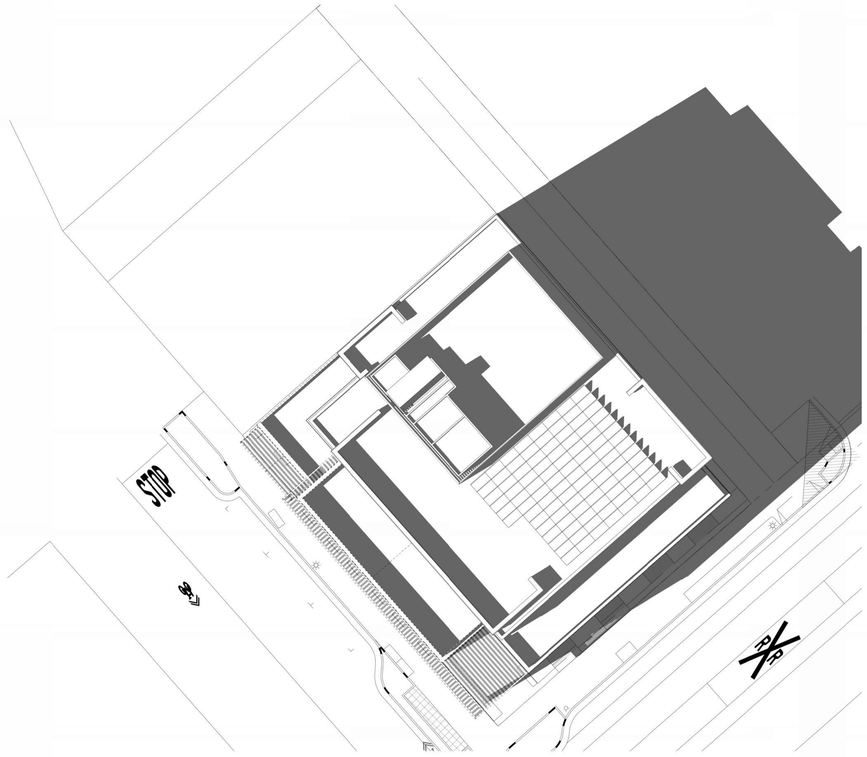
STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
SHADOW STUDIES

SHEET NUMBER:
A0.8

Plot date - 5/29/2024 2:00:49 PM



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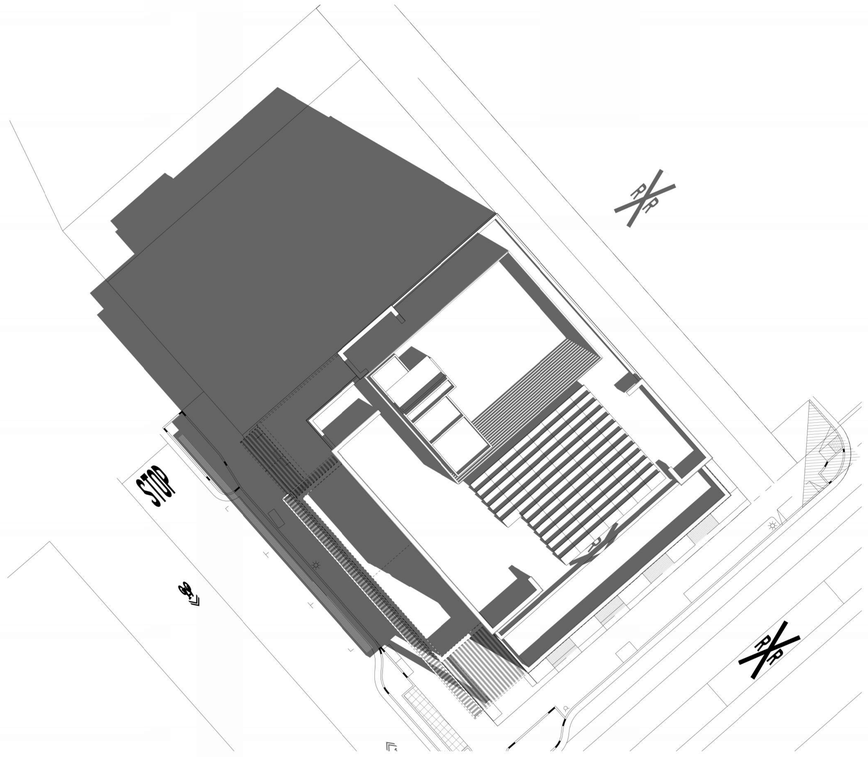

SOLAR STUDY - MARCH/SEPTEMBER 21 - 9 AM
1" = 20'-0"

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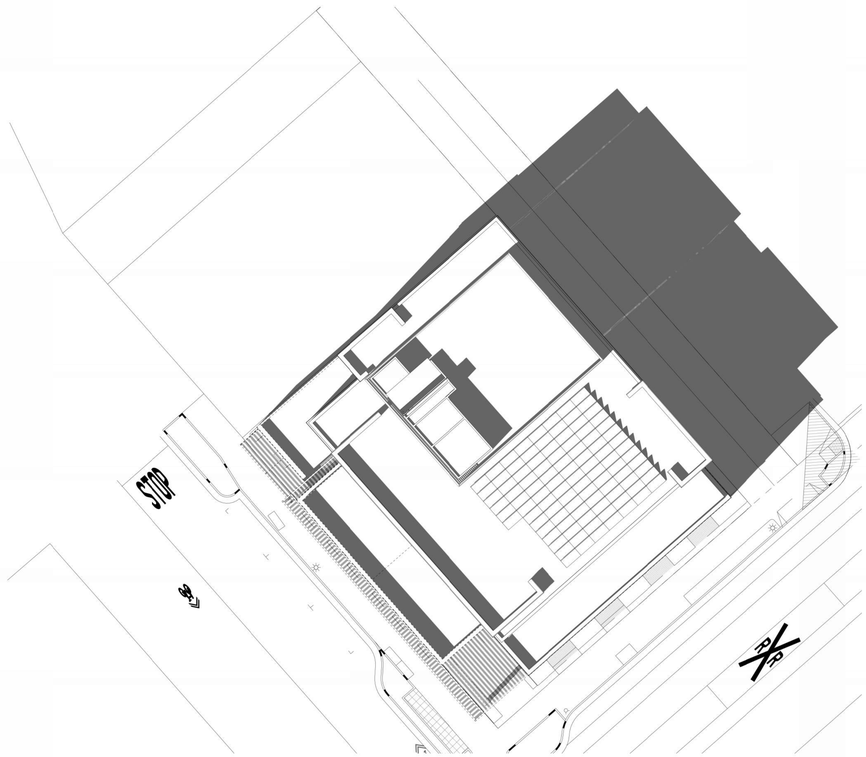

SOLAR STUDY - MARCH/SEPTEMBER 21 - 2 PM
1" = 20'-0"

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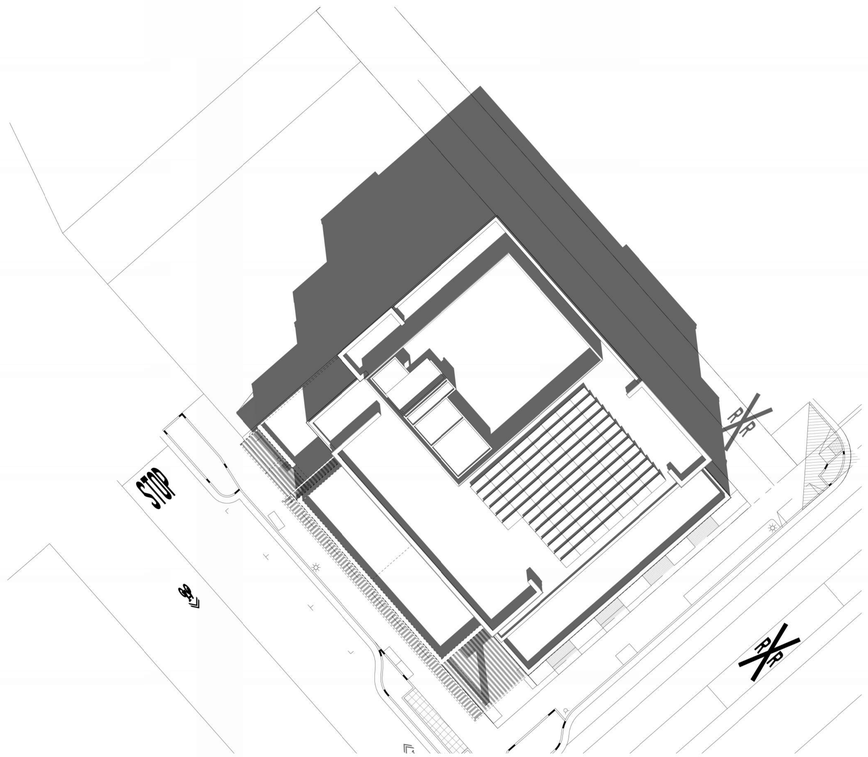

SOLAR STUDY - MARCH/SEPTMEBER 21 - 12 PM
1" = 20'-0"

2

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SHEET NAME:
SHADOW STUDIES

SHEET NUMBER:
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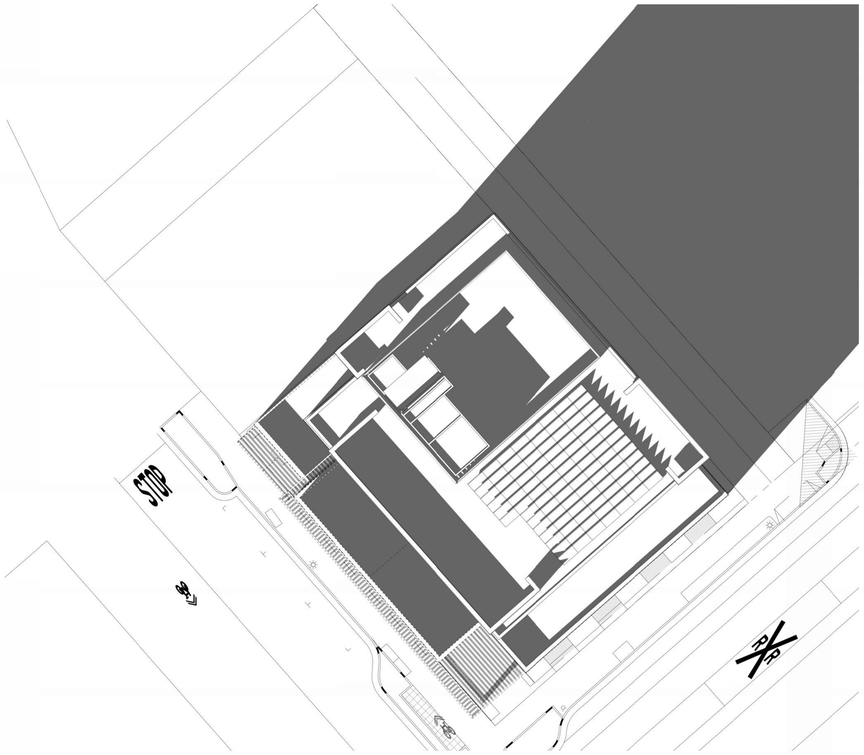

SOLAR STUDY - DEC 21 - 3 PM

1" = 20'-0"

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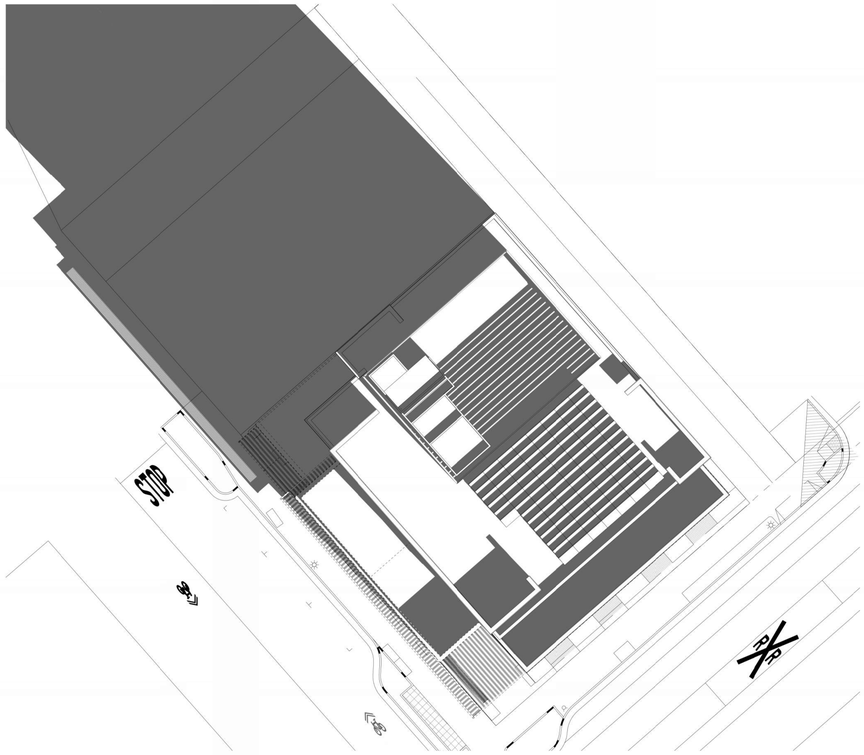

SOLAR STUDY - DEC 21 - 9 AM

1" = 20'-0"

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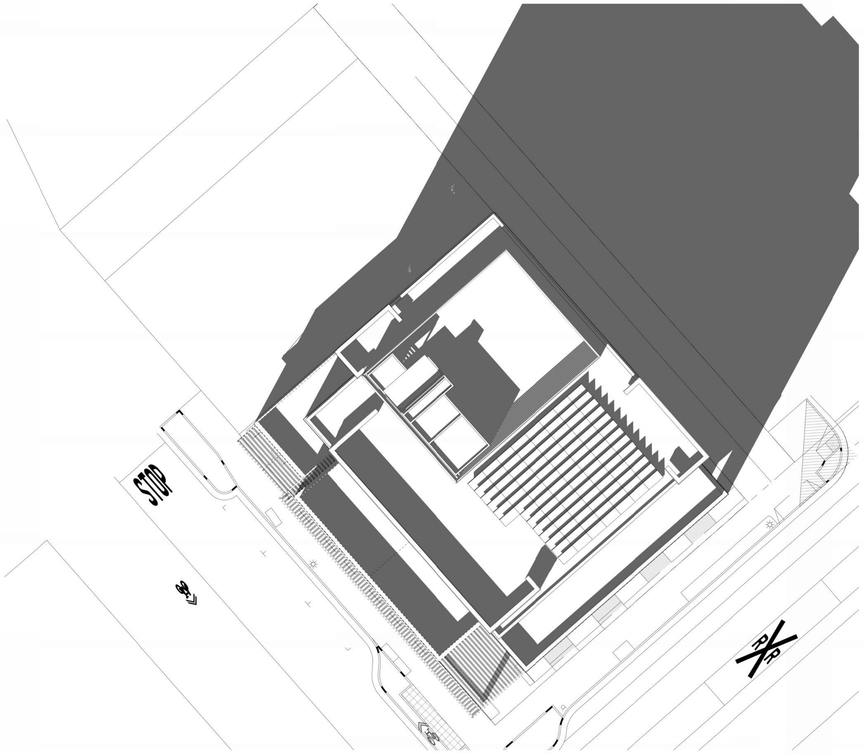

SOLAR STUDY - DEC 21 - 2 PM

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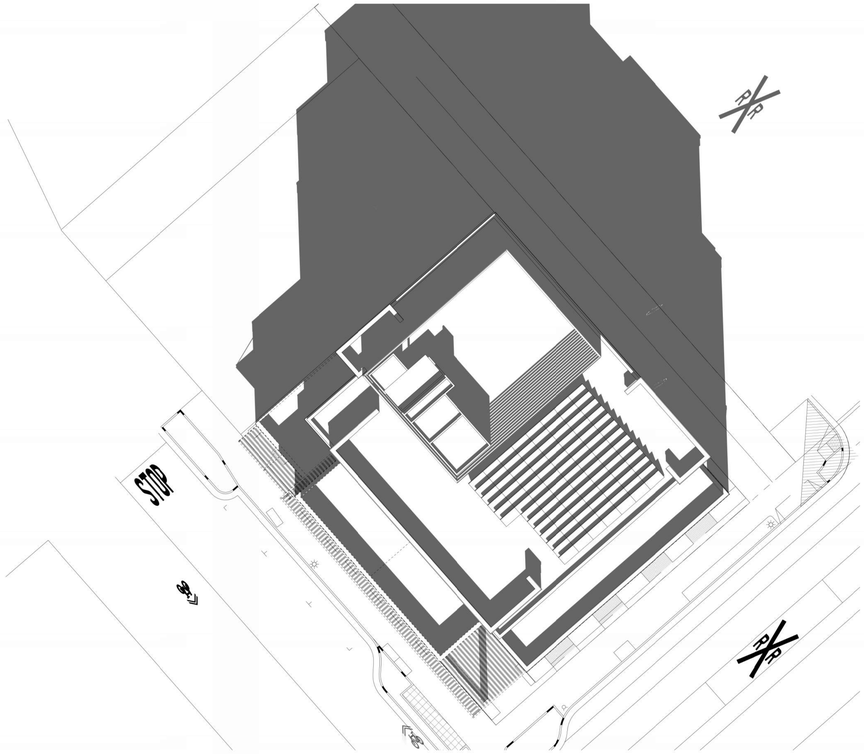

SOLAR STUDY - DEC 21 - 12 PM

1" = 20'-0"

2

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SHEET NUMBER:
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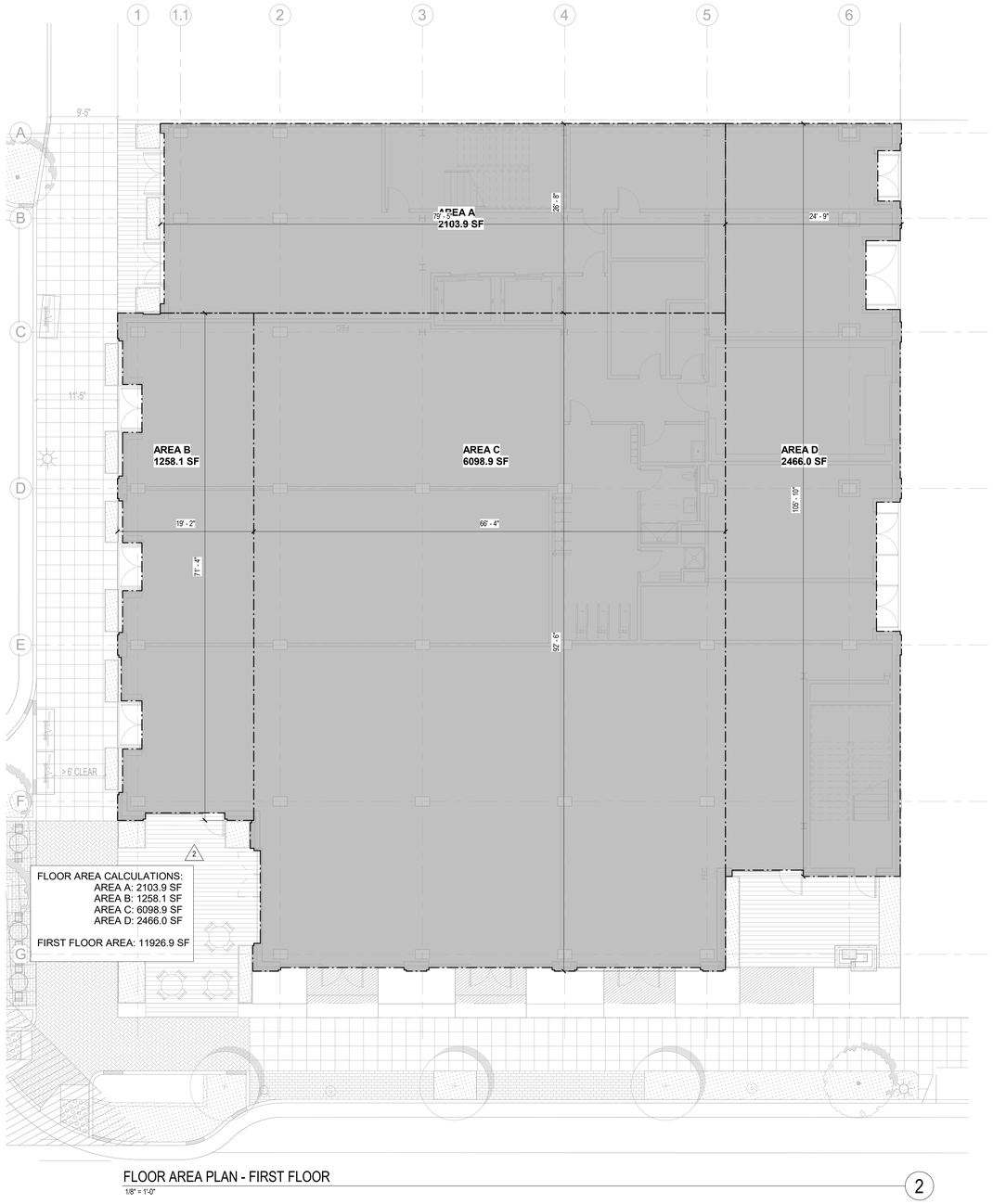
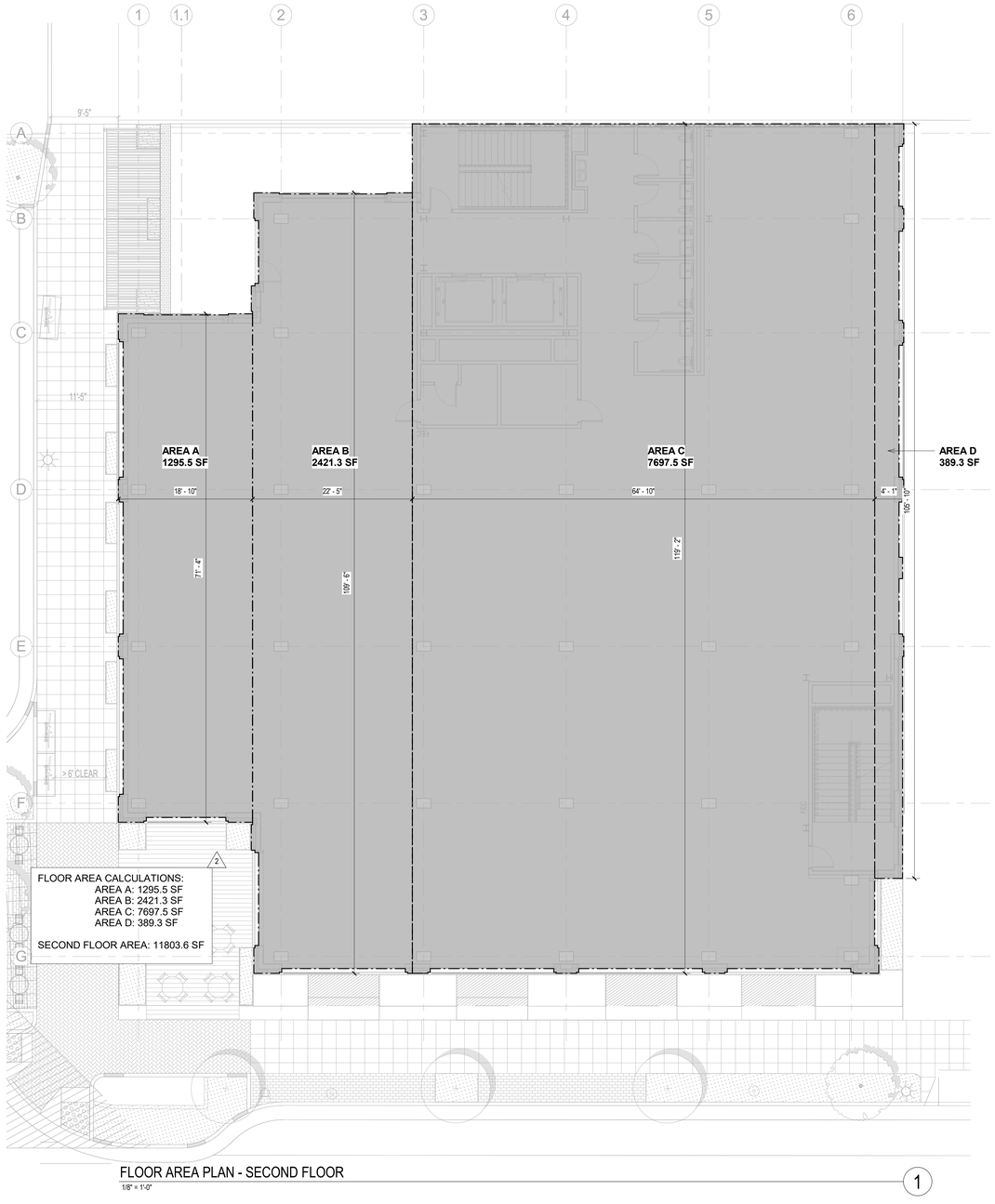


FLOOR AREA PLAN - FIRST FLOOR

1/8" = 1'-0"

2



FLOOR AREA PLAN - SECOND FLOOR

1/8" = 1'-0"

1

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SCALE:	1/8" = 1'-0"
PROJECT NUMBER:	2202017.00
DRAWN BY:	Author
CHECKED BY:	Checker

STAMP:

NOT FOR CONSTRUCTION

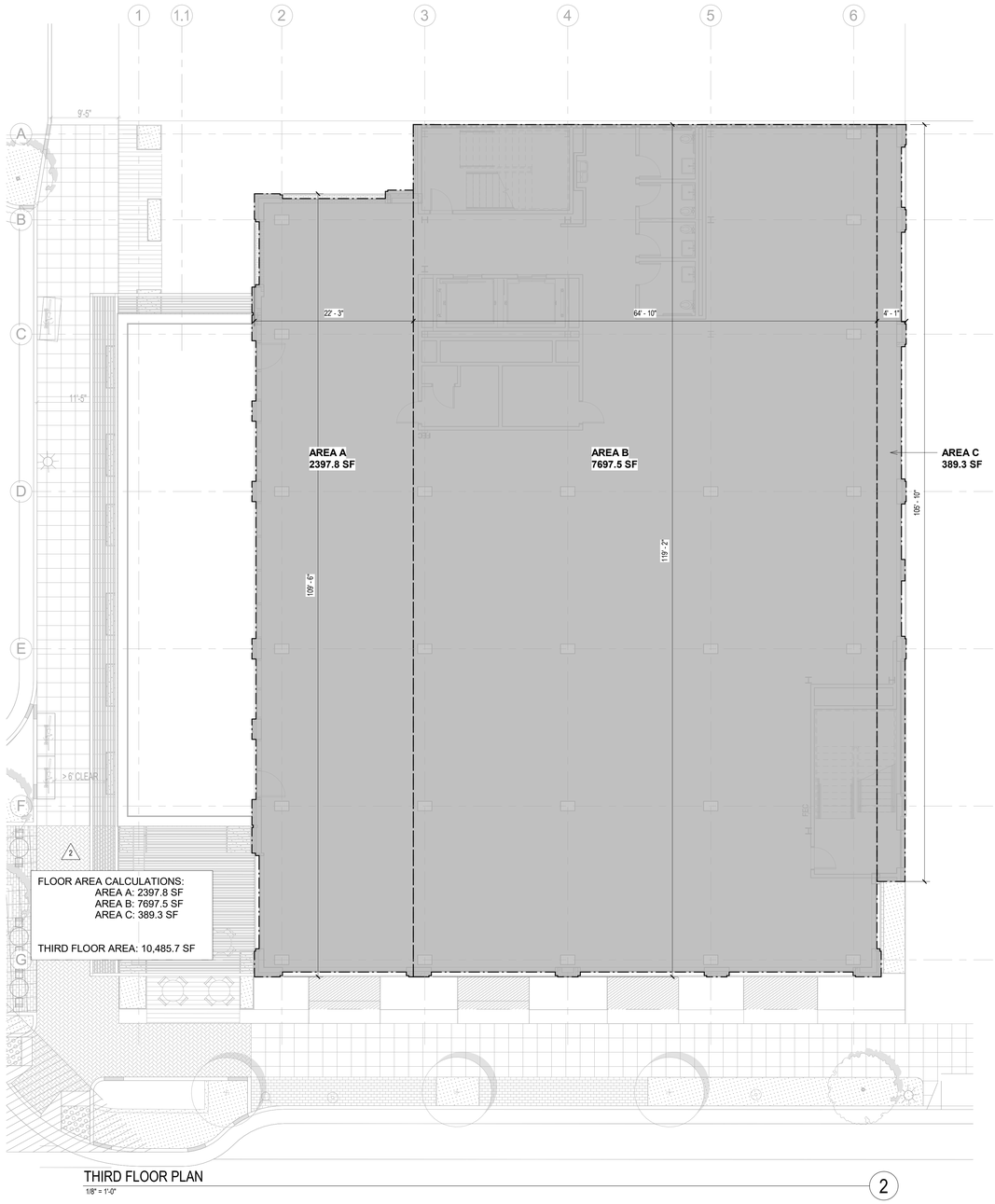
SHEET NAME:

FLOOR AREA PLANS

SHEET NUMBER:

A0.11

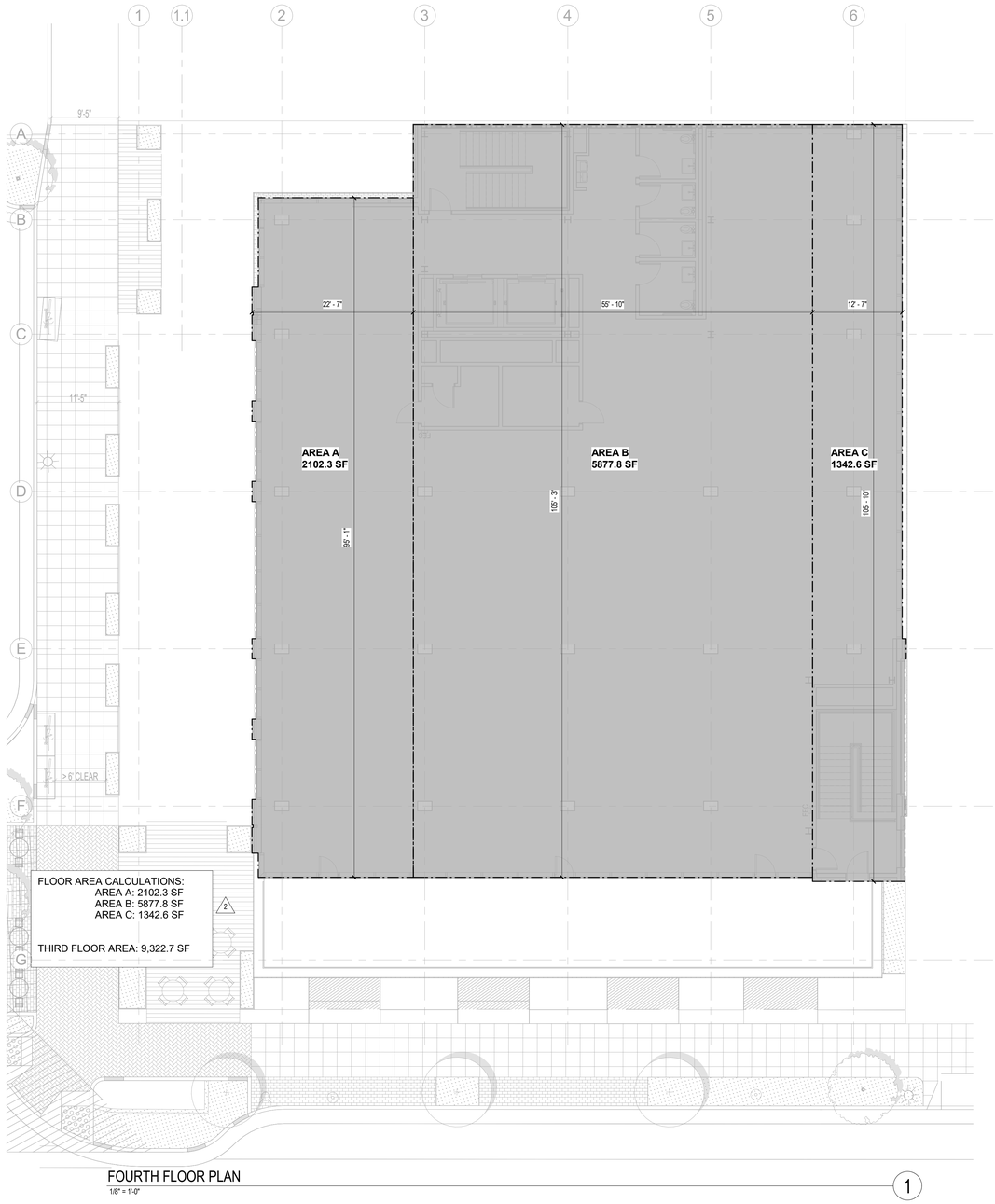
plot date - 5/28/2024 2:01:40 PM



THIRD FLOOR PLAN

1/8" = 1'-0"

2



FOURTH FLOOR PLAN

1/8" = 1'-0"

1

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

PROJECT NUMBER: 2202017.00
DRAWN BY: Author
CHECKED BY: Checker

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
FLOOR AREA PLANS

SHEET NUMBER:
A0.12

plot date: 5/28/2024 2:01:42 PM

KEYNOTES

#	KEYNOTE DESCRIPTION
1	EXISTING BUILDING TO BE REMOVED
2	EXISTING PAVEMENT AND PARKING AREA TO BE REMOVED
3	NEIGHBORING BUILDING
4	EXISTING DRIVEWAY TO BE REMOVED
5	EXISTING CURB TO BE MODIFIED PER CIVIL DRAWINGS
6	EXISTING PORTION OF CMU WALL TO BE REMOVED

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SCALE:	1" = 10'-0"
PROJECT NUMBER:	2202017.00
DRAWN BY:	Author
CHECKED BY:	Checker

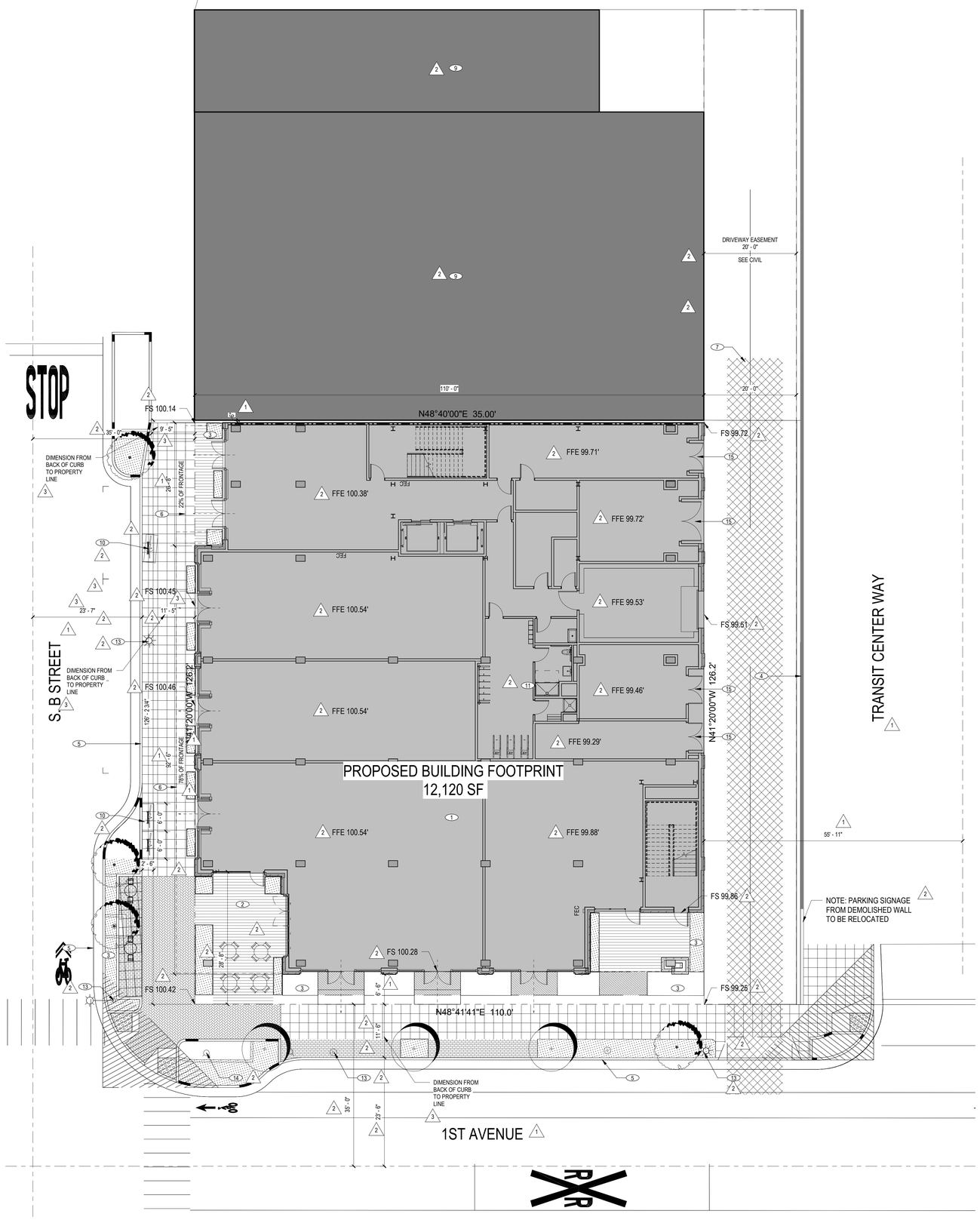
STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
EXISTING SITE PLAN

SHEET NUMBER:
A1.0

5/28/2024 2:01:43 PM



SITE PLAN

1" = 10'-0"

1

KEYNOTES

#	KEYNOTE DESCRIPTION
1	PROPOSED BUILDING
2	PROPOSED OUTDOOR PLAZA
3	PROPOSED PLANTING AREAS. REFER TO LANDSCAPE AND CIVIL DRAWINGS
4	PORTION OF EXISTING CMU WALL TO REMAIN
5	PROPOSED IMRPOVEMENTS TO PUBLIC R.O.W. REFER TO CIVIL DRAWINGS
6	PROPOSED CANOPY ABOVE
7	PROPOSED EVA ACCESS
8	NOT USED
9	NEIGHBORING BUILDING
10	SHORT TERM BICYCLE PARKING
11	LONG TERM BICYCLE PARKING ROOM - SEE A3.1 FOR ENLARGED PLAN AND ELEVATION
13	STREET LIGHT, SEE CIVIL
14	EXISTING FIRE HYDRANT, SEE CIVIL
15	RECESSED DOWNLIGHTS (ABOVE)

LEGEND

- PROPERTY LINE
- EMERGENCY VEHICLE ACCESS
- ACCESSIBLE PATH OF TRAVEL 1
- CENTERLINE OF STREET

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SCALE:	As indicated
PROJECT NUMBER:	2202017.00
DRAWN BY:	Author
CHECKED BY:	Checker

STAMP:

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SHEET NAME:
PROPOSED SITE PLAN

SHEET NUMBER:
A1.1

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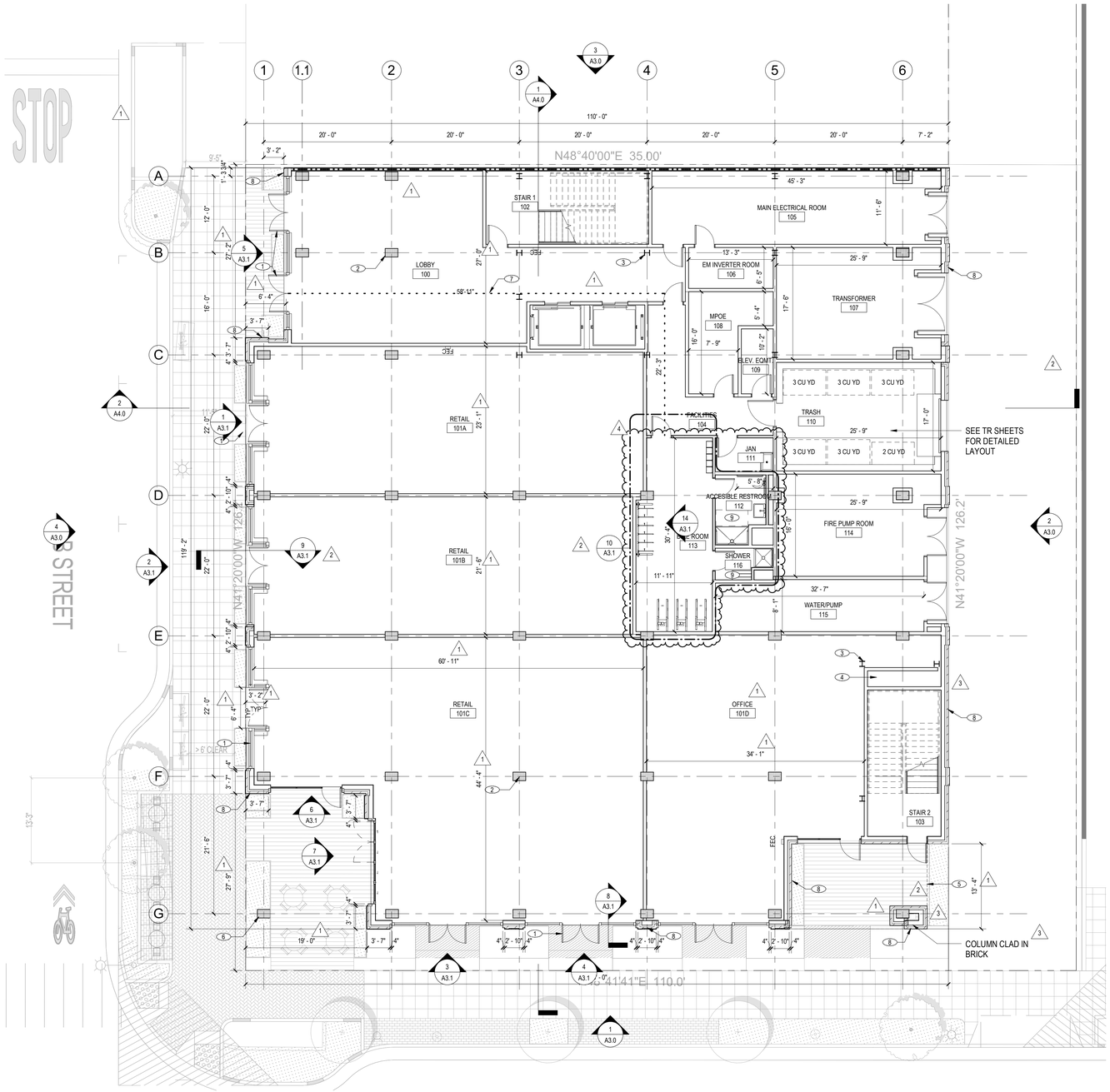

FIRST FLOOR PLAN
1/8" = 1'-0"

1

KEYNOTES

#	KEYNOTE DESCRIPTION
1	METAL STOREFRONT GLAZING, TYP.
2	MASS TIMBER STRUCTURAL COLUMN, TYP.
3	STEEL BRACE FRAME
4	MECHANICAL SHAFT
5	OUTLINE OF FLOOR ABOVE
6	WOOD-CLAD STEEL COLUMN, MIN. 2 HR RATED
7	BIKE ROOM TRAVEL DISTANCE
8	EXTERIOR BRICK FACADE
9	BICYCLE AMENITY - SHOWER ROOM

LEGEND

- NIC (NOT IN CONTRACT)
- NEW PARTITION / CONSTRUCTION WITH TAG, SEE SHEET
- NEW FIRE RATED PARTITION / CONSTRUCTION WITH TAG
- FEC — NEW FIRE EXTINGUISHER AND CABINET
- NEW DOOR ASSEMBLY

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

PROJECT NUMBER: 2202017.00
DRAWN BY: Author
CHECKED BY: Checker

STAMP:

NOT FOR CONSTRUCTION

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FIRST FLOOR PLAN

SHEET NUMBER:
A2.0

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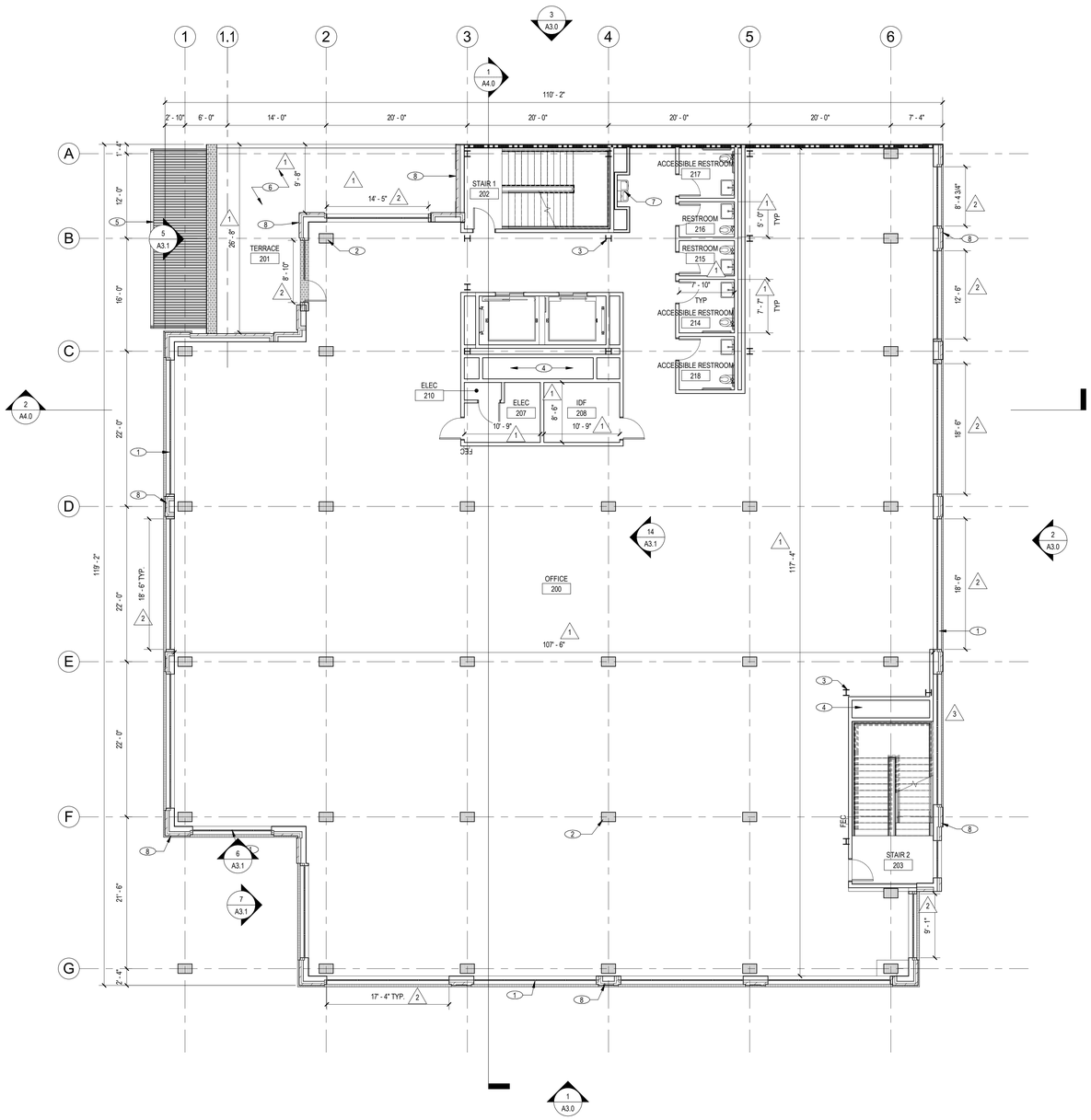

SECOND FLOOR PLAN
1/8" = 1'-0"

1

KEYNOTES

#	KEYNOTE DESCRIPTION
1	DARK FRAMED STOREFRONT GLAZING, TYP.
2	MASS TIMBER STRUCTURAL COLUMN, TYP.
3	STEEL BRACE FRAME
4	MECHANICAL SHAFT
5	LOBBY ENTRY CANOPY BELOW
6	UNCOVERED TENANT TERRACE
7	HI-LOW DRINKING FOUNTAIN
8	EXTERIOR BRICK FACADE

LEGEND

- NIC (NOT IN CONTRACT)
- NEW PARTITION / CONSTRUCTION WITH TAG, SEE SHEET
- NEW FIRE RATED PARTITION / CONSTRUCTION WITH TAG
- FEC — NEW FIRE EXTINGUISHER AND CABINET
- NEW DOOR ASSEMBLY

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SCALE:	1/8" = 1'-0"
PROJECT NUMBER:	2202017.00
DRAWN BY:	Author
CHECKED BY:	Checker

STAMP:

NOT FOR CONSTRUCTION

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SECOND FLOOR PLAN

SHEET NUMBER:
A2.1

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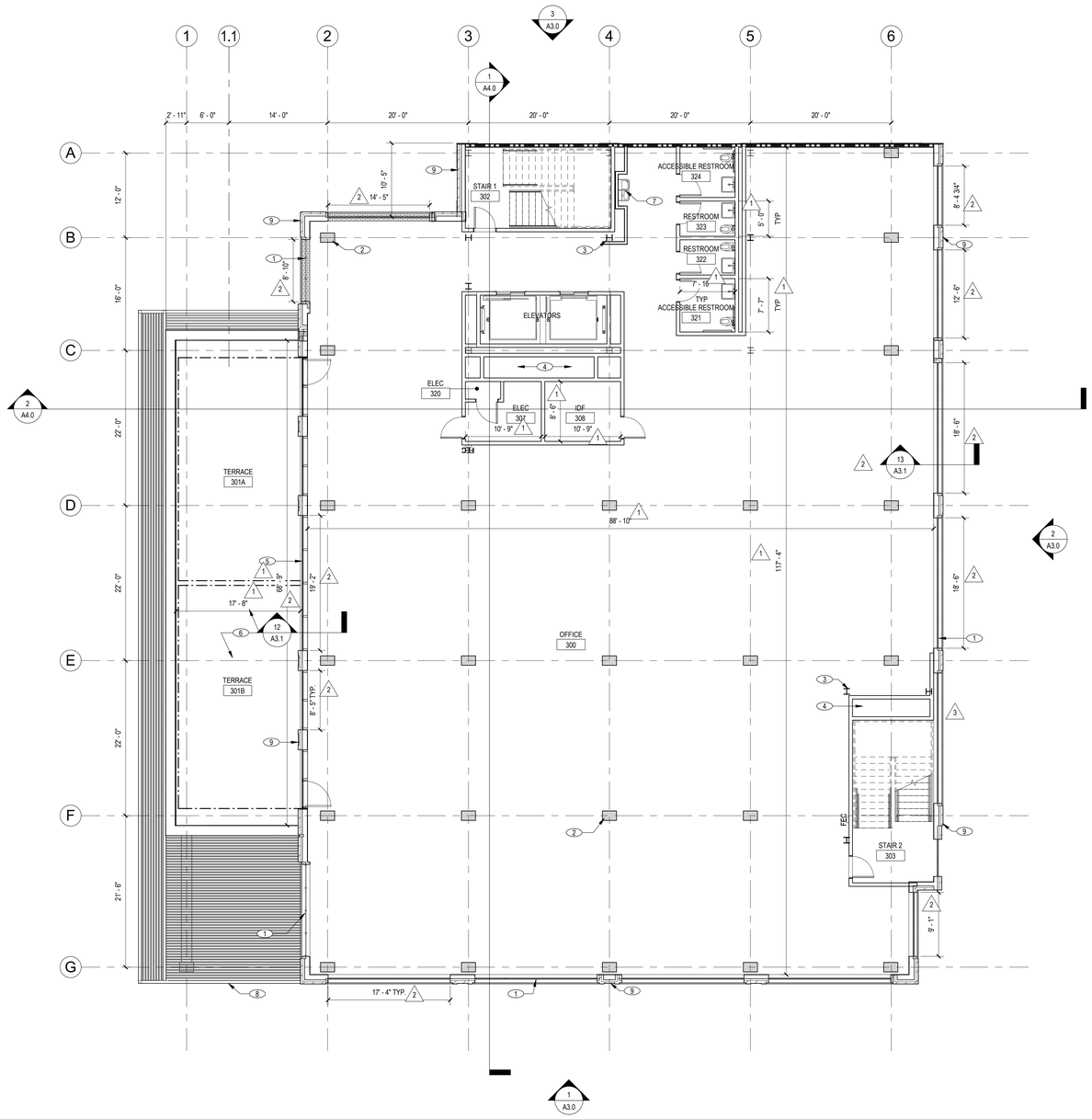

THIRD FLOOR PLAN

1/8" = 1'-0"

1

KEYNOTES

#	KEYNOTE DESCRIPTION
1	DARK FRAMED STOREFRONT GLAZING, TYP.
2	MASS TIMBER STRUCTURAL COLUMN, TYP.
3	STEEL BRACE FRAME
4	MECHANICAL SHAFT
5	CURTAIN WALL GLAZING SYSTEM
6	UNCOVERED TENANT TERRACE (TO BE SUBDIVIDED AS PART OF FUTURE TENANT IMPROVEMENTS)
7	HI-LOW DRINKING FOUNTAIN
8	PLAZA CANOPY BELOW
9	EXTERIOR BRICK FACADE

LEGEND

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SCALE:	1/8" = 1'-0"
PROJECT NUMBER:	2202017.00
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THIRD FLOOR PLAN

SHEET NUMBER:

A2.2

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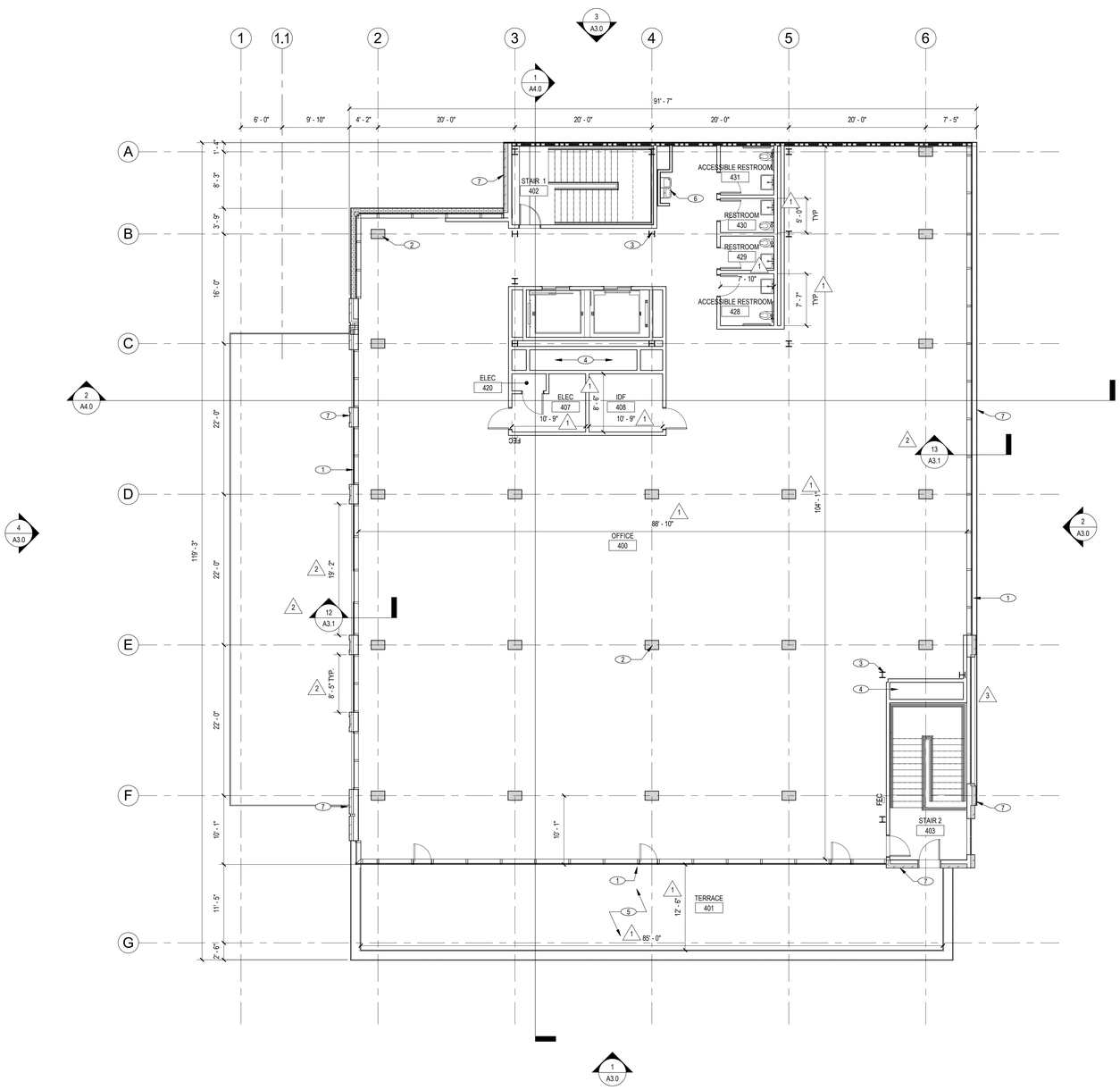

FOURTH FLOOR PLAN

1/8" = 1'-0"

1

KEYNOTES

#	KEYNOTE DESCRIPTION
1	CURTAIN WALL GLAZING SYSTEM
2	MASS TIMBER STRUCTURAL COLUMN, TYP.
3	STEEL BRACE FRAME
4	MECHANICAL SHAFT
5	UNCOVERED TENANT TERRACE
6	HI-LOW DRINKING FOUNTAIN
7	EXTERIOR BRICK FACADE

LEGEND

- NIC (NOT IN CONTRACT)
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SCALE:	1/8" = 1'-0"
PROJECT NUMBER:	2202017.00
DRAWN BY:	Author
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SHEET NAME:
FOURTH FLOOR PLAN

SHEET NUMBER:
A2.3

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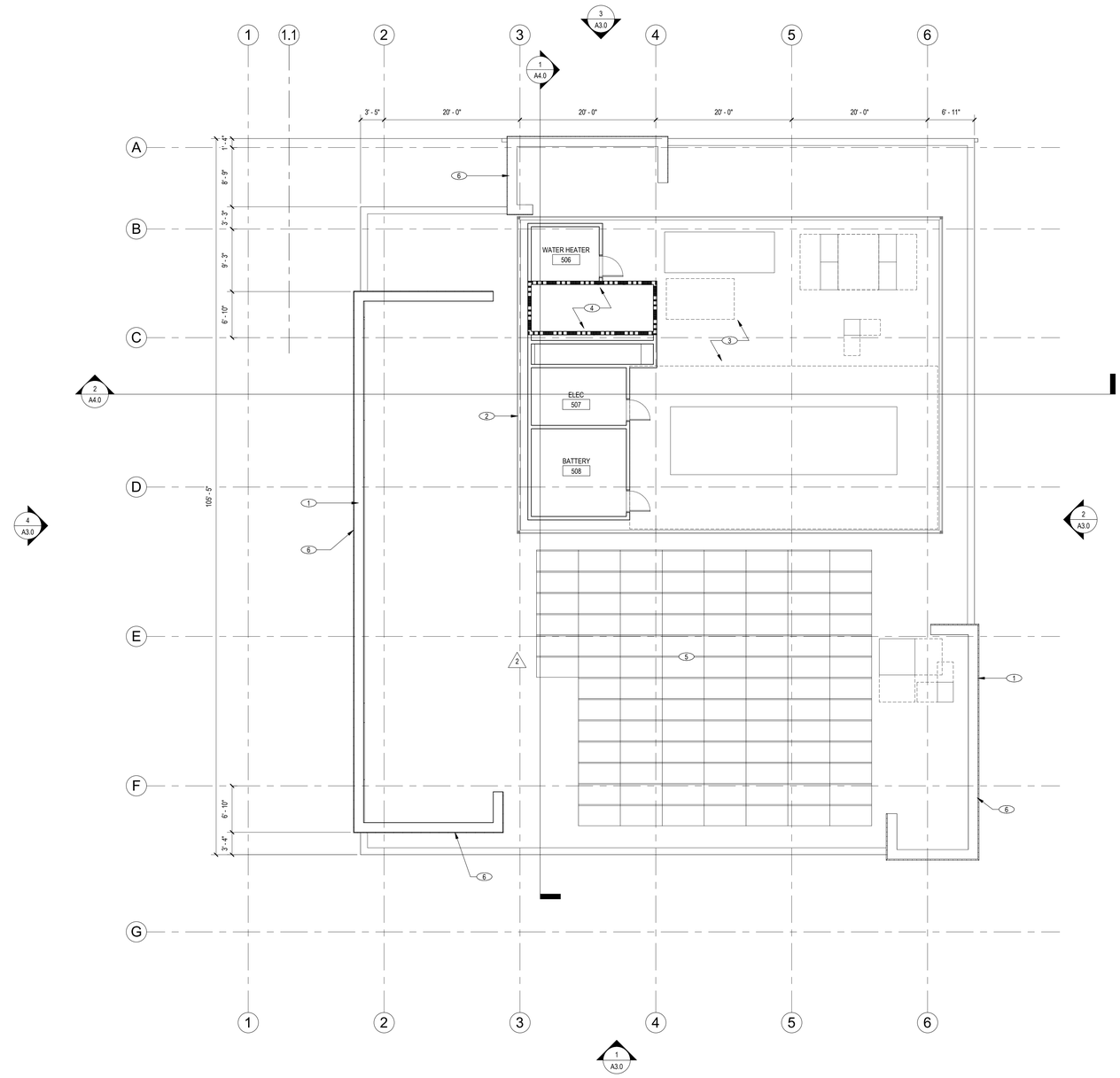

ROOF PLAN
1/8" = 1'-0"

KEYNOTES

#	KEYNOTE DESCRIPTION
1	ROOF PARAPET
2	MECHANICAL EQUIPMENT SCREEN
3	ROOFTOP MECHANICAL EQUIPMENT
4	ELEVATOR PENTHOUSE
5	PROPOSED SOLAR ARRAY (FINAL LAYOUT AND CAPACITY TO BE DETERMINED)
6	EXTERIOR BRICK FACADE

LEGEND

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SAN MATEO, CA 94401

ISSUE:	PLANNING APPLICATION RESUBMITTAL #4
ISSUE DATE:	05/06/2024

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	11/16/2022
1	PLANNING APPLICATION RESUBMITTAL	03/10/2023
2	PLANNING APPLICATION RESUBMITTAL #2	07/21/2023
3	PLANNING APPLICATION RESUBMITTAL #3	11/03/2023

SCALE:	1/8" = 1'-0"
PROJECT NUMBER:	2202017.00
DRAWN BY:	Author
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STAMP:

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SHEET NAME:
ROOF PLAN

SHEET NUMBER:
A2.4

Plot date - 5/28/2024 2:02:15 PM

NOTE: EXISITING GRADE AND PROPOSED GRADE ARE THE SAME AT 1ST & B CORNER

S. B STREET - WEST ELEVATION

1/8" = 1'-0"

4

NOTE: EXISITING GRADE AND PROPOSED GRADE ARE THE SAME AT 1ST & B CORNER

1ST AVENUE - SOUTH ELEVATION

1/8" = 1'-0"

1

MID-BLOCK - NORTH ELEVATION

1/8" = 1'-0"

3

RAILROAD - EAST ELEVATION

1/8" = 1'-0"

2

LEGEND

NEIGHBORING BUILDING EXTENTS

AREA AVAILABLE FOR TENANT SIGNANGE

RESTRICTED OPENINGS PER CBC 705.8

MATERIAL PALETTE

METAL PANEL: MT-1

ROOF MECHANICAL SCREEN: MS-1

GLASS GUARDRAIL: GL-4

WOOD CLADDING: WD-1

STEEL CANOPY: ST-1

CURTAINWALL GLAZING: GL-1

DARK-FRAMED STOREFRONT: GL-2

STOREFRONT GLAZING: GL-3 NOT USED

EXTERIOR CLADDING: BR-1

CEMENT PLASTER: CP-1

BI-FOLDING DOOR SYSTEM: GL-5

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HARVEST PROPERTIES

PROJECT NAME & ADDRESS:

1ST & B

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EXTERIOR ELEVATIONS

SHEET NUMBER:

A3.0

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STOREFRONT OPTIONS

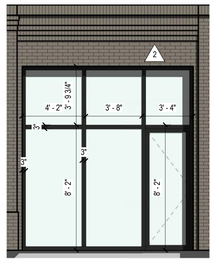
STOREFRONT OPTION 1
1/4" = 1'-0"
1

STOREFRONT OPTION 2
1/4" = 1'-0"
2

STOREFRONT OPTION 3
1/4" = 1'-0"
3

STOREFRONT OPTION 4
1/4" = 1'-0"
4

OFFICE ENTRY
1/4" = 1'-0"
5

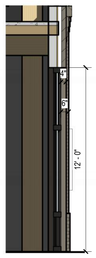


CORNER PLAZA ENTRY 1
1/4" = 1'-0"
6

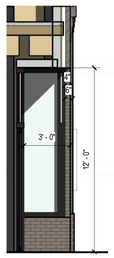
CORNER PLAZA ENTRY 2
1/4" = 1'-0"
7

*NOTE: AWNING CONFIGURATIONS ARE EXAMPLES OF DESIGNS TO BE CHOSEN BY TENANTS IF RETAIL SPACE IS PRE-LEASED. DEFAULT CONFIGURATION IS WITHOUT AWNING.

STOREFRONT & WINDOW SECTIONS

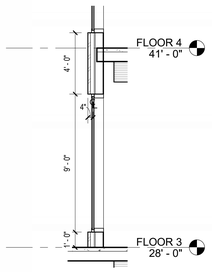


STOREFRONT OPTIONS 3 & 4 SECTION
1/4" = 1'-0"
8

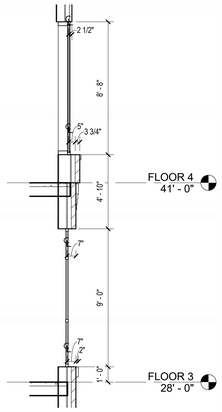


NOTE: ONLY THE DOOR IS RECESSED ON STOREFRONT OPTION 1

STOREFRONT OPTION 1 & 2 SECTION
1/4" = 1'-0"
9

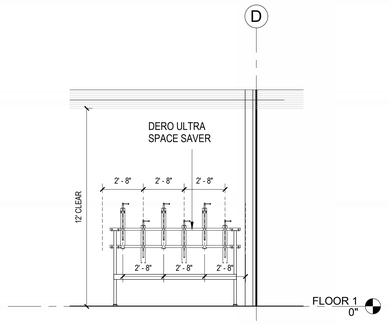


1ST & B STREET TYP. WINDOW SECTION
1/4" = 1'-0"
12

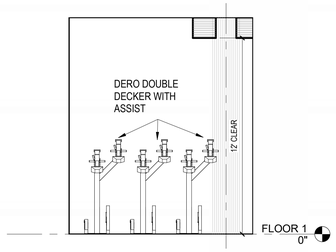


ALLEY TYP. WINDOW SECTION
1/4" = 1'-0"
13

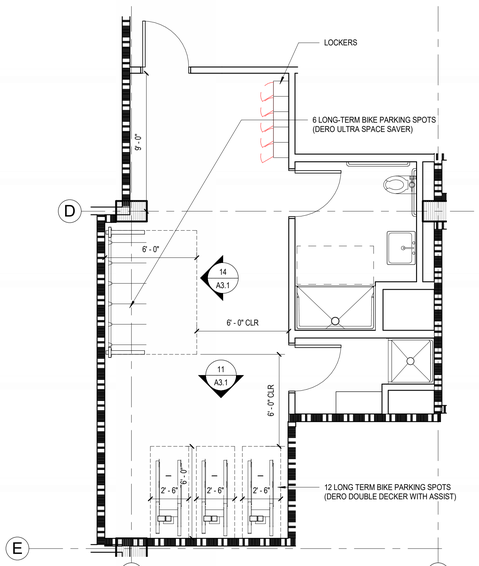
ENLARGED PLANS & ELEVATIONS



BIKE ROOM EAST ELEVATION
1/4" = 1'-0"
14



BIKE ROOM SOUTH ELEVATION
1/4" = 1'-0"
11



ENLARGED BIKE ROOM PLAN
1/4" = 1'-0"
10

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SHEET NAME:
STOREFRONT OPTIONS, SECTIONS, ENLARGED PLANS AND ELEVATIONS

SHEET NUMBER:
A3.1

plot date - 5/29/2024 2:03:05 PM

METAL PANEL: (MT-1)

CURTAINWALL GLAZING: (GL-1)

DARK-FRAMED STOREFRONT: (GL-2)

EXTERIOR CLADDING: (BR-1)

ROOF MECHANICAL SCREEN: (MS-1)

STOREFRONT GLAZING: (GL-3)

NOT USED 3

GLASS GUARDRAIL: (GL-4)

BI-FOLDING DOOR SYSTEM: (GL-5)

STEEL CANOPY: (ST-1)

EXPOSED WOOD: (WD-1)

CEMENT PLASTER: (CP-1)

FINISH PLAN SCHEDULE PLANNING ENLARGED

1/2" = 1'-0"

1

3 4

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MATERIAL BOARD

SHEET NUMBER:

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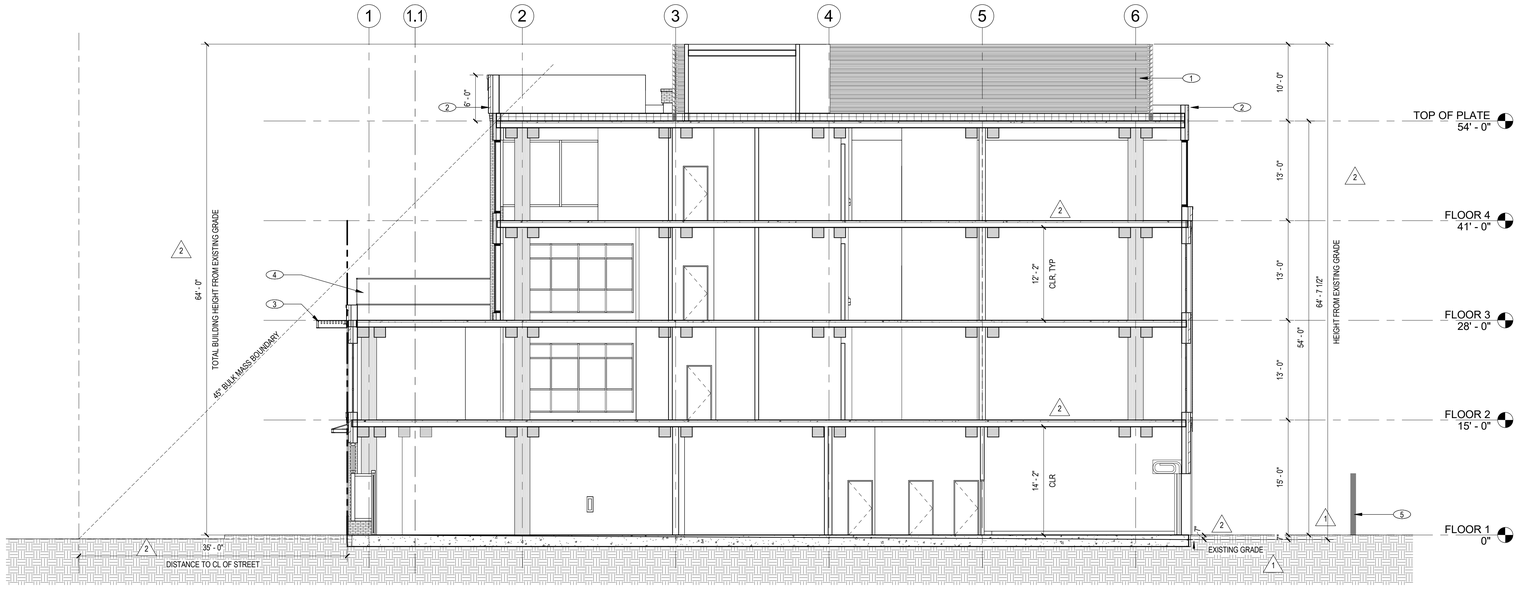
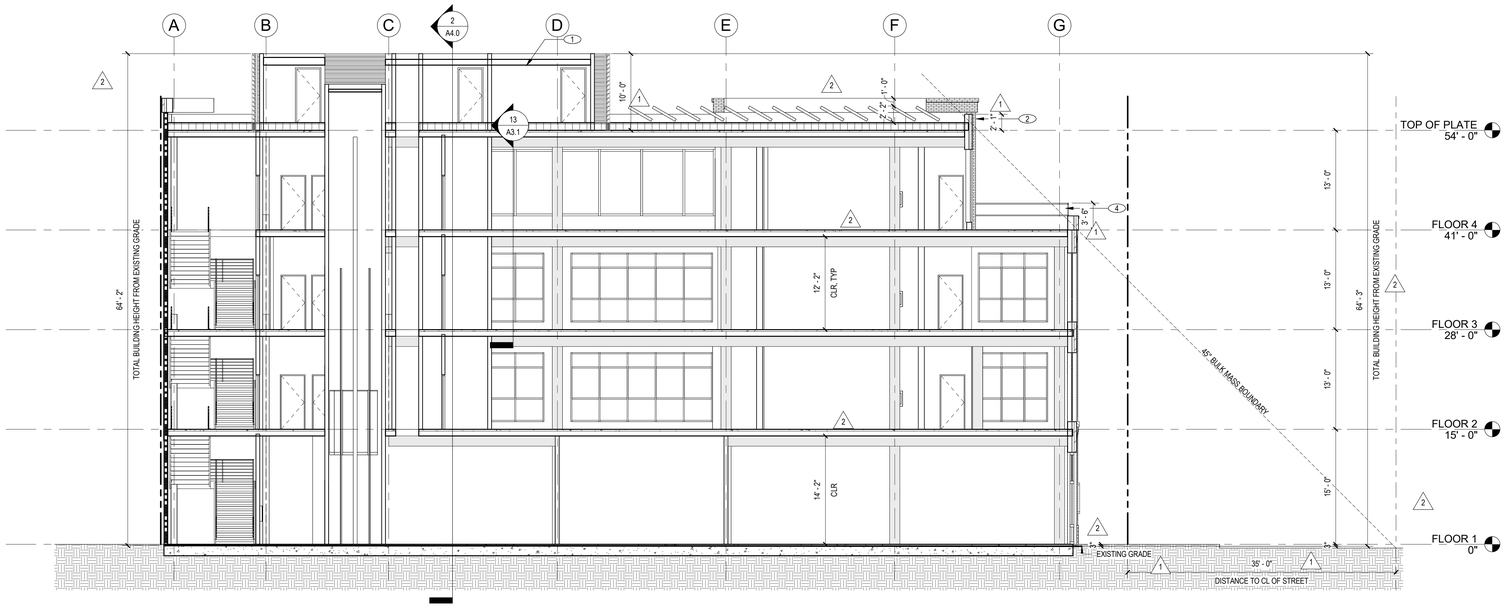


EAST-WEST SECTION

1/8" = 1'-0"

2



NORTH-SOUTH SECTION

1/8" = 1'-0"

1

KEYNOTES

#	KEYNOTE DESCRIPTION
1	METAL LOUVERED MECHANICAL SCREEN
2	ROOF PARAPET WALL
3	STEEL SHADE CANOPY
4	GLASS RAILING AT BALCONY
5	REMAINING WALL AT ALLEY

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BUILDING SECTIONS

SHEET NUMBER:

A4.0

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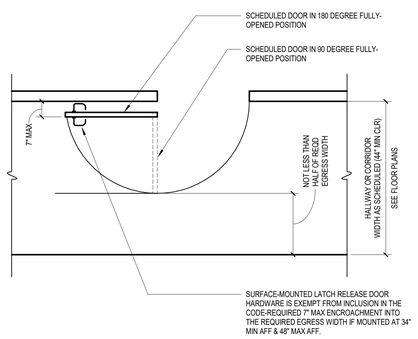
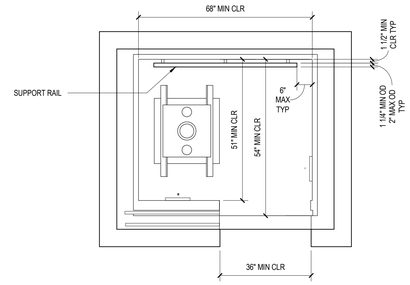


DR ENCROACHMENT @ HALLWAYS & CORRIDORS

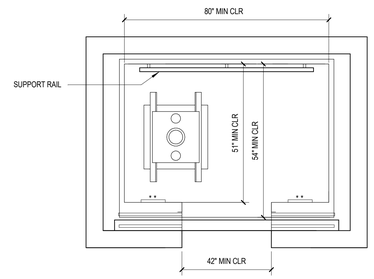
1/2" = 1'-0"

6



PLAN VIEW WITH SIDE OPENING DOOR

* ALTERNATE LOCATION OF CAR CONTROL PANEL WITH SIDE OPENING DOOR



PLAN VIEW WITH CENTER OPENING DOOR

* * ALTERNATE LOCATION OF CAR CONTROL PANEL WITH CENTER OPENING DOOR

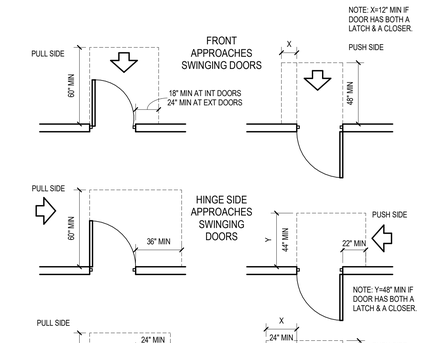
NOTES:

1. PROVIDE SUPPORT RAILS ON AT LEAST ONE WALL OF ELEVATOR CAR, W/ CLEARANCE BETWEEN SUPPORT RAILS & ADJACENT SURFACES AS INDICATED. ITS SURFACE SHALL BE SMOOTH & ADJACENT SURFACES FREE OF SHARP OR ABRASIVE ELEMENTS.
2. MOUNT SUPPORT RAILS AT 31" AFF MIN & 33" AFF MAX AS MEASURED TO TOP OF SUPPORT RAILS.
3. ALLOWABLE STRESSES ON SUPPORT RAILS SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 LBS IS APPLIED AT ANY POINT ON THE SUPPORT RAIL, FASTENER, MOUNTING DEVICE OR SUPPORTING STRUCTURE.
4. OUTSIDE DIAMETERS (OD) INDICATED FOR SUPPORT RAILS ARE NOT SPECIFICALLY STATED IN CBC TO BE REQD FOR ELEVATOR CABS; OD INDICATED ARE BASED ON CBC REQUIREMENTS FOR HANDRAILS AND GRAB BARS.

ACCESSIBLE ELEVATOR PLAN CLEARANCES

1/2" = 1'-0"

4



DOORS IN SERIES

NOTES:

1. COMPLY WITH REQD FRONT APPROACH CLEARANCES AT DOORS IN ALCOVES.
2. EXIT DOOR SIZE REQD: 35" MIN & 48" MAX DR LEAF WIDTH, 80" MIN HIGH & 32" MIN CLR OPENING WIDTH.
3. FORCE REQD MAX FOR PULLING OR PUSHING HINGED DOORS:
   - 5 LBS. FOR INT DOORS
   - 5 LBS FOR EXT DOORS
   - 15 LBS FOR FIRE DOORS

MANEUVERING CLEARANCE AT DOORWAYS

1/4" = 1'-0"

1

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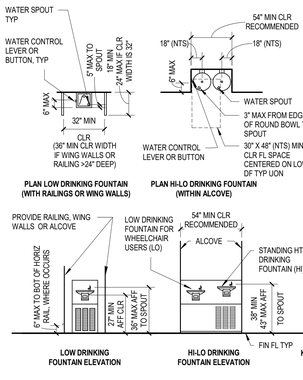


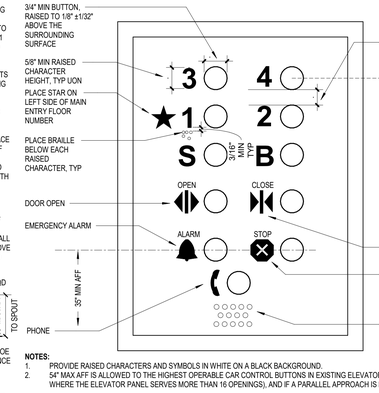
NOTES:

1. PROVIDE MIN 2 DRINKING FOUNTAINS AT EACH FLOOR, 1 ACCESSIBLE TO WHEELCHAIR USERS & 1 AT STANDING HT (HI-LO DRINKING FOUNTAINS); CONFIRM CLEARANCE. CONFIRM REQUIREMENTS WITH AUTHORITY HAVING JURISDICTION, PARTICULARLY CLEAR DIMENSIONS FOR HI-LO DRINKING FOUNTAINS WITHIN ALCOVES. DIMENSIONS ARE TO FACE OF PTN FINISH & TOP OF FIN FLOOR TYP, UON. CBC IS SILENT ON REQD MIN CLR WIDTH FOR BOTH HI-LO DF

ACCESSIBLE DRINKING FOUNTAIN CLEARANCES

1/4" = 1'-0"

7



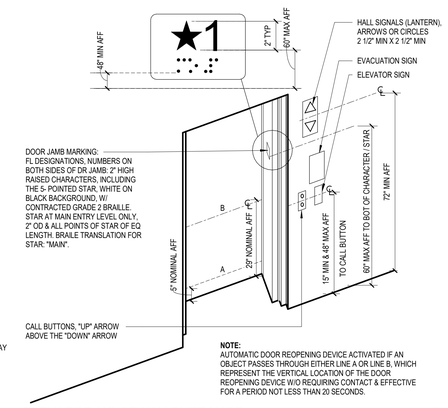
NOTES:

1. PROVIDE RAISED CHARACTERS AND SYMBOLS IN WHITE ON A BLACK BACKGROUND.
2. 54" MAX AFF IS ALLOWED TO THE HIGHEST OPERABLE CAR CONTROL BUTTONS IN EXISTING ELEVATORS (OR WHERE THE ELEVATOR PANEL SERVES MORE THAN 16 OPENINGS), AND IF A PARALLEL APPROACH IS PROVIDED.

ELEVATOR CAR CONTROLS

12" = 1'-0"

5

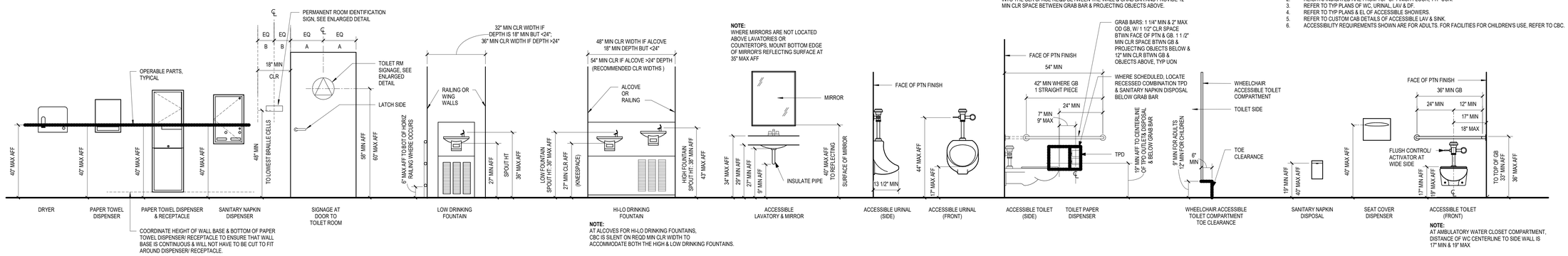


NOTE:
AUTOMATIC DOOR REOPENING DEVICE ACTIVATED IF AN OBJECT PASSES THROUGH EITHER LINE A OR LINE B, WHICH REPRESENT THE VERTICAL LOCATION OF THE DOOR REOPENING DEVICE W/O REQUIRING CONTACT & EFFECTIVE FOR A PERIOD NOT LESS THAN 20 SECONDS.

ELEVATOR HOISTWAY ENTRANCE

12" = 1'-0"

2



NOTE:
AT ALCOVES FOR HI-LO DRINKING FOUNTAINS, CBC IS SILENT ON REQD MIN CLR WIDTH TO ACCOMMODATE BOTH THE HIGH & LOW DRINKING FOUNTAINS.

NOTE:
WHERE MIRRORS ARE NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS, MOUNT BOTTOM EDGE OF MIRROR'S REFLECTING SURFACE AT 35" MAX AFF

NOTE:
WHERE SCHEDULED, COMBINATION ACCESSORY UNITS SHALL NOT ENCROACH INTO THE CLR SPACE REQD BETWEEN THE WALL & GRAB BAR AND PROVIDE 12" MIN CLR SPACE BETWEEN GRAB BAR & PROJECTING OBJECTS ABOVE.

NOTES:

1. MAX FORCE REQD TO ACTIVATE PLUMBING FIXTURE CONTROLS IS 5 POUNDS - FORCE, TYP UON.
2. HEIGHTS INDICATED ARE FROM TOP OF FINISH FLOOR, TYP UON.
3. REFER TO TYP PLANS OF WC, URINAL, LAV & DF.
4. REFER TO TYP PLANS & EL OF ACCESSIBLE SHOWERS.
5. REFER TO CUSTOM CAB DETAILS OF ACCESSIBLE LAV & SINK.
6. ACCESSIBILITY REQUIREMENTS SHOWN ARE FOR ADULTS. FOR FACILITIES FOR CHILDREN'S USE, REFER TO CBC.

NOTE:
AT AMBULATORY WATER CLOSET COMPARTMENT, DISTANCE OF WC CENTERLINE TO SIDE WALL IS 17" MIN & 19" MAX

RESTROOM FIXTURE AND ACCESSORY MOUNTING HEIGHTS

1/2" = 1'-0"

3

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ACCESSIBILITY DETAILS

SHEET NUMBER:

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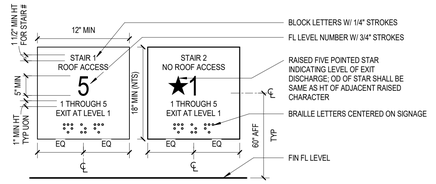
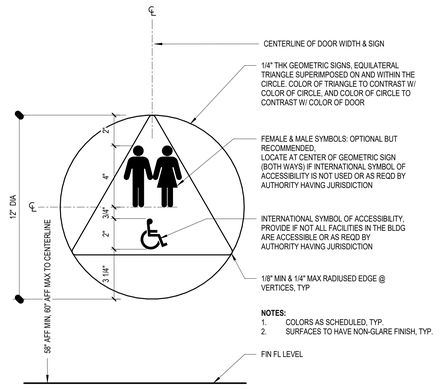
SIGNAGE NOTES:

1. CHARACTER TYP: CHARACTERS ON SIGNS SHALL BE RAISED 1/32" MIN & SHALL BE SANS SERIF UPPER CASE CHARACTERS ACCOMPANIED BY CALIFORNIA GRADE 2 BRAILLE IN COMPLIANCE W/ CBC CHAPTER 11B. TEXT SHALL BE IN HORIZ FORMAT.
2. CHARACTER SIZE: RAISED CHARACTER SIZES SHALL BE AS INDICATED BELOW.
3. CHARACTER PROPORTIONS: CHARACTERS ON SIGNS SHALLL HAVE FONTS WHERE WIDTH OF UPPERCASE LETTER "O" IS 60% MIN AND 110% MAX OF THE HT OF UPPERCASE LETTER "I".
4. STROKE THICKNESS: THICKNESS OF UPPERCASE LETTER "I" SHALL BE 15% MAX OF THE CHARACTERS HEIGHT.
5. FINISH AND CONTRAST: CHARACTERS, SYMBOLS & THEIR BACKGROUND SHALL HAVE NON-GLARE FINISH. CHARACTERS & SYMBOLS SHALL CONTRAST W/ THEIR BACKGROUND EITHER LIGHT ON DARK BACKGROUND OR DARK CHARACTERS ON LIGHT BACKGROUND.
6. BRAILLE: CONTRACTED CALIFORNIA GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE IS REQD IN OTHER PORTIONS OF THESE STANDARDS. DOTS SHALL BE DOMED OR ROUNDED.
7. LOCATION: LOCATE SIGN AT EA FLOOR LEVEL LANDING AT LATCH SIDE OF DOOR OR NEAREST ADJACENT WALL.
8. COMPLIANCE: SIGNAGE SHALL COMPLY WITH CBC CHAPTER 11B.



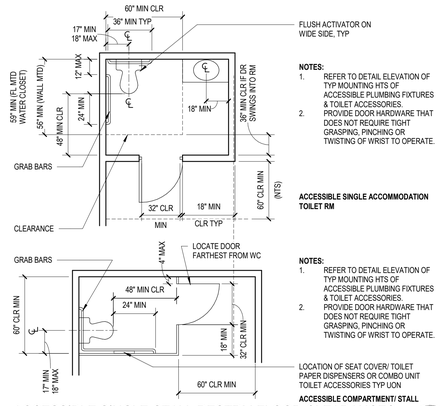
SIGNAGE - TACTILE EXIT SIGNS @ ENCL STAIRS WALL MTD 12

1 1/2" = 1'-0"



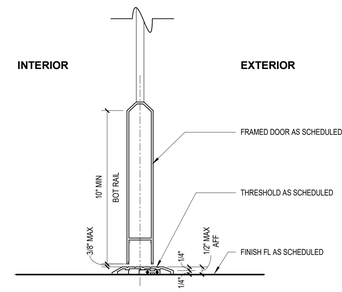
SIGNAGE - UNISEX RESTRM SIGN DOOR MTD 8

3" = 1'-0"



ACCESSIBLE SINGLE-STALL RESTRM FLOOR CLEARANCES 4

1/4" = 1'-0"

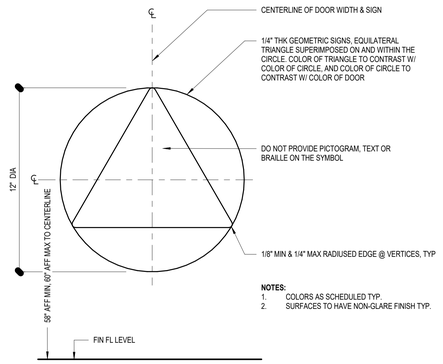


DOOR THRESHOLD & BOT RAIL @ EXT OR INT 1

3" = 1'-0"

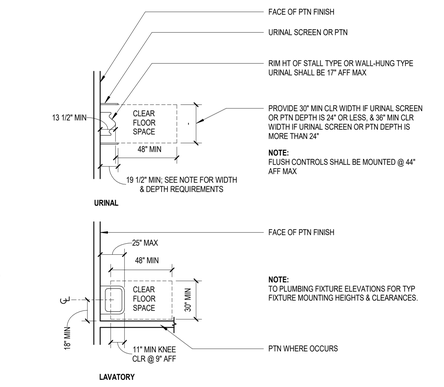
SIGNAGE - EMER ELEVATOR LOBBY EXIT SIGN WALL MTD 13

3" = 1'-0"



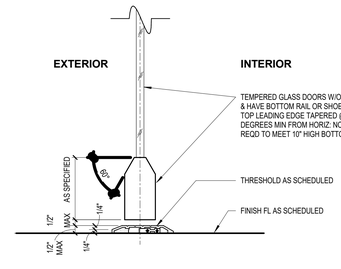
SIGNAGE - ALL-GENDER RESTROOM DOOR MTD 9

3" = 1'-0"



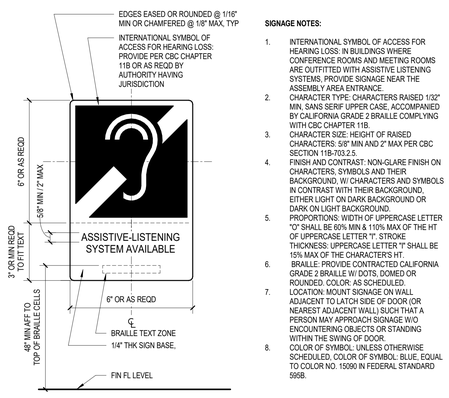
ACCESSIBLE URINAL AND LAVATORY PLAN CLEARANCES 5

1/4" = 1'-0"



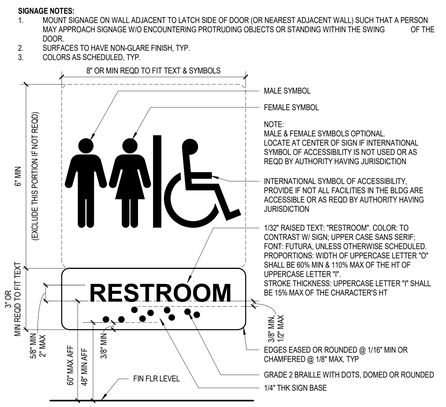
DOOR THRESHOLD & TAPERED BOT RAIL @ EXT OR INT 2

3" = 1'-0"



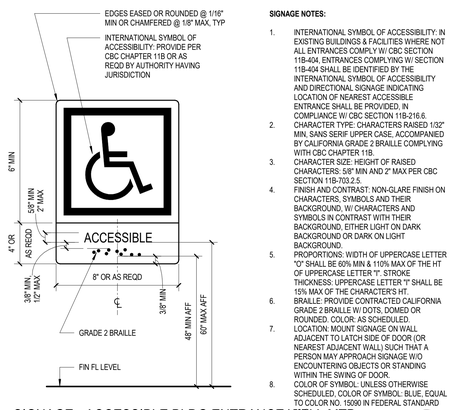
SIGNAGE - ASSISTIVE LISTENING WALL MTD 14

3" = 1'-0"



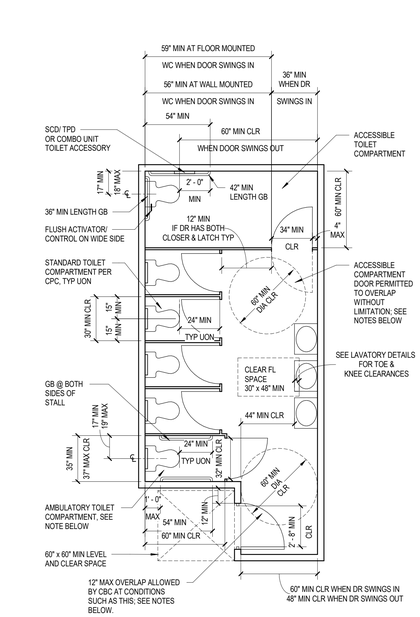
SIGNAGE - UNISEX RESTRM PICTORGRAM WALL SIGN 10

3" = 1'-0"



SIGNAGE - ACCESSIBLE BLDG ENTRANCE WALL MTD 6

3" = 1'-0"



NOTES:

1. WHERE SIX OR MORE WATER CLOSETS OR COMBINED WATER CLOSETS & URINALS ARE PROVIDED, AT LEAST ONE AMBULATORY TOILET COMPARTMENT SHALL BE PROVIDED, IN ADDITION TO THE ACCESSIBLE TOILET COMPARTMENT AS SHOWN.
2. REFER TO RELATED DETAIL PLANS AND ELEVATIONS OF ACCESSIBLE SINGLE TOILET COMPARTMENTS FOR ADDITIONAL INFO AND TYP MOUNTING HT OF TOILET ACCESORIES.
3. REQUIRED CLEAR FLOOR SPACE (30" X 48" MIN), CLEARANCE AT FIXTURES, AND TURNING SPACE SHALL BE PERMITTED TO OVERLAP, PER CBC 11B-603.2.
4. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE (30" X 48" MIN) OR CLEARANCE REQUIRED FOR ANY FIXTURE. DOORS TO ACCESSIBLE WATER CLOSET COMPARTMENTS SHALL BE PERMITTED TO ENCROACH INTO THE TURNING SPACE WITHOUT LIMITATION. OTHER THAN THE DOOR TO ACCESSIBLE WATER CLOSET COMPARTMENTS, A DOOR, IN ANY POSITION, SHALL BE PERMITTED TO ENCROACH INTO THE TURNING SPACE BY 12" MAX, PER CBC 11B-603.2.3

ADA INT RESTROOM MULTI-STALL PLAN CLEARANCES 3

1/4" = 1'-0"

SIGNAGE - ASSISTIVE LISTENING WALL MTD 14

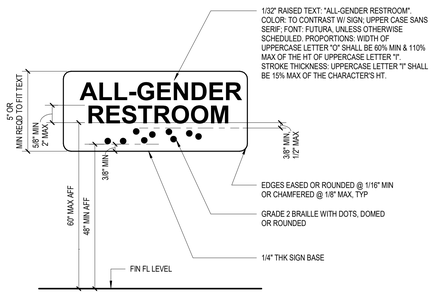
3" = 1'-0"

SIGNAGE - UNISEX RESTRM PICTORGRAM WALL SIGN 10

3" = 1'-0"

NOTES:

1. MOUNT SIGNAGE ON WALL ADJACENT TO LATCH SIDE OF DOOR (OR NEAREST ADJACENT WALL) SUCH THAT A PERSON MAY APPROACH SIGNAGE W/O ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.
2. SURFACES TO HAVE NON-GLARE FINISH TYP.
3. COLORS AS SCHEDULED TYP.
4. DO NOT PROVIDE PICTOGRAM.



SIGNAGE - ALL-GENDER RESTRM WALL MTD 11

3" = 1'-0"

SIGNAGE - TACTILE EXIT SIGNS WALL MTD 7

6" = 1'-0"

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CLIENT:

HARVEST PROPERTIES

PROJECT NAME & ADDRESS:

1ST & B

57 S. B STREET
SAN MATEO, CA 94401

ISSUE:	PLANNING APPLICATION RESUBMITTAL #4
ISSUE DATE:	05/06/2024

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	11/16/2022
1	PLANNING APPLICATION RESUBMITTAL	03/10/2023
2	PLANNING APPLICATION RESUBMITTAL #2	07/21/2023
3	PLANNING APPLICATION RESUBMITTAL #3	11/03/2023

SCALE:	As indicated
PROJECT NUMBER:	2202017.00
DRAWN BY:	Author
CHECKED BY:	Checker

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:

ACCESSIBILITY DETAILS

SHEET NUMBER:

A5.1

5/28/2024 2:03:05 PM

BALDWIN AVENUE
(PUBLIC STREET ~ WIDTH VARIES)

SOUTH 'B' STREET (70' WIDE PUBLIC STREET)

N48°40'00"E 35.00'

N41°20'00"W 126.2'

N48°41'41"E 110.0'

EX BUILDING

EX BUILDING

CONCRETE DRIVE ISLE / PARKING AREA

CONCRETE DRIVE ISLE / PARKING AREA

AC PVMT/PARKING AREA

DRIVEWAY

DRIVEWAY

ADA RAMP

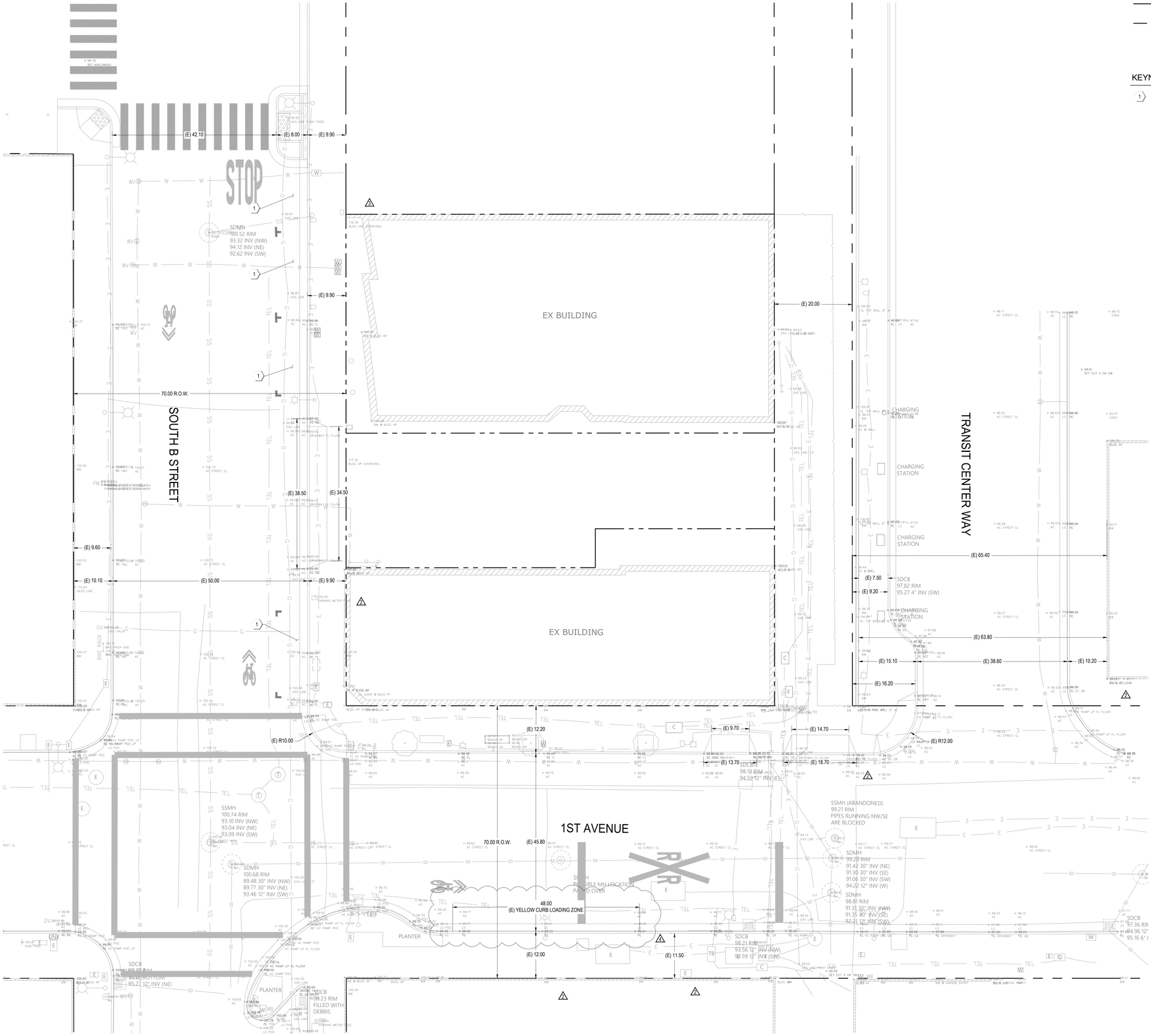
ADA RAMP

AC CONC WALL

FACE WALL

FACE WALL

FACE



LEGEND

(P) PROPERTY LINE

(P) ADJACENT PROPERTY LINE

KEYNOTES

1 EXISTING PUBLIC PARKING SPACE

NORTH

0 5' 10' 20'

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San Francisco, CA 94110
www.sherwoodengineers.com

CLIENT:

HARVEST
PROPERTIES

PROJECT NAME & ADDRESS:

57 S. B STREET

57 S. B STREET
SAN MATEO, CA 94401

ISSUE:

ISSUE DATE:

REVISIONS :

	DESCRIPTION	DATE
1	PLANNING APPLICATION	11/16/2022
1	PLANNING APPLICATION RESUBMITTAL	03/10/2023
2	PLANNING APPLICATION RESUBMITTAL #2	07/21/2023
3	PLANNING APPLICATION RESUBMITTAL #3	11/03/2023
4	PLANNING APPLICATION RESUBMITTAL #4	5/06/2024

SCALE: 1"=10'

PROJECT NUMBER: 21-034
DRAWN BY: TP
CHECKED BY: RA

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
EXISTING CONDITIONS

SHEET NUMBER:
C1.00

plot date : 12/7/2021 11:12:18 PM
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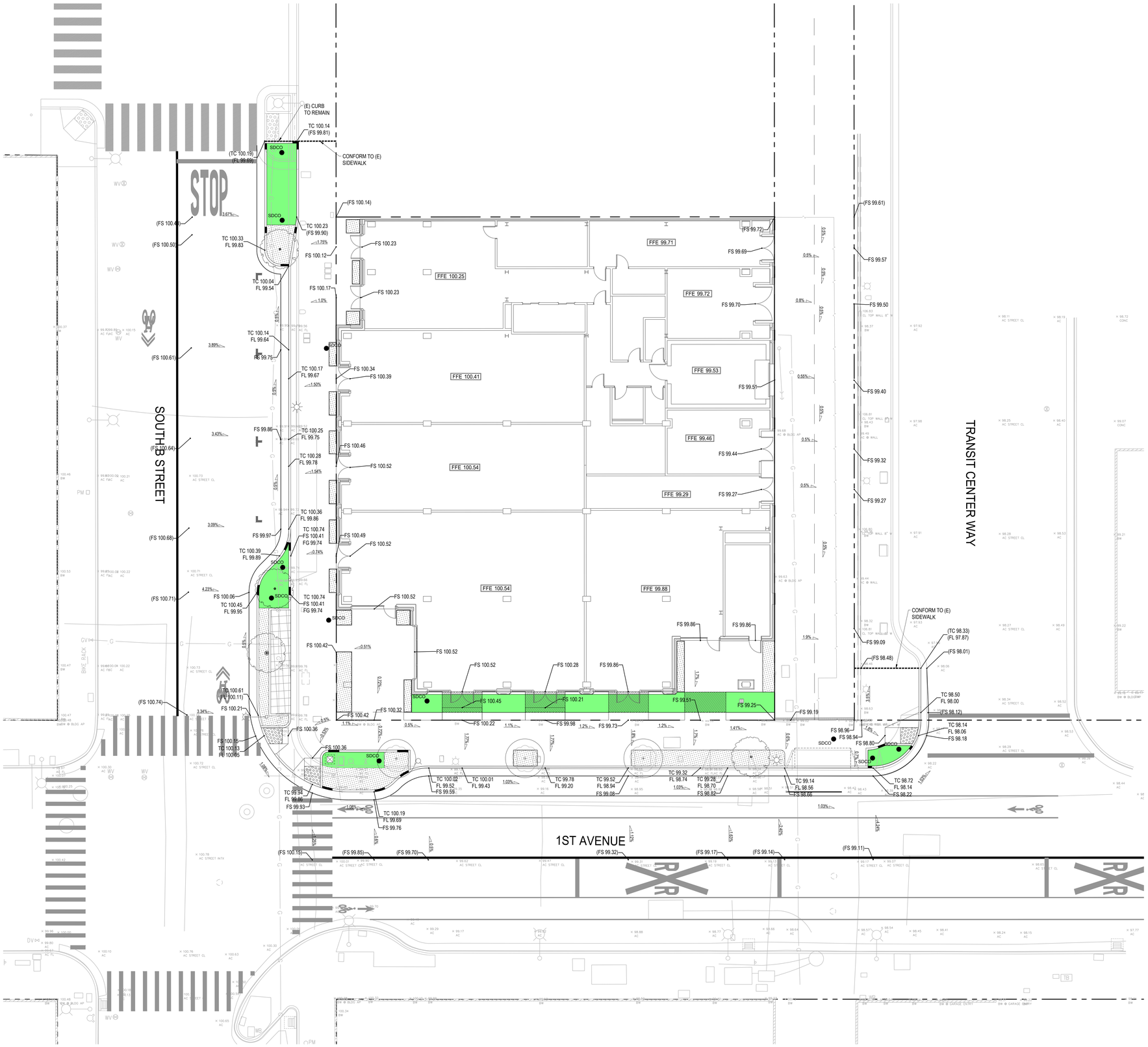

LEGEND

- (P) PROPERTY LINE
- (P) ADJACENT PROPERTY LINE
- (P) BACK OF CURB
- (P) FACE OF CURB
- (P) DRIVEWAY
- (P) TRUNCATED DOMES
- (P) CURB RAMP
- (P) TREE
- (P) LOADING ZONE
- (P) LANDSCAPE
- (P) BIORETENTION PLANTER
- CURB OPENING
- FS 100.00 — HARDSCAPE SPOT ELEVATION
- FG 100.00 — SOFTSCAPE SPOT ELEVATION
- 1.0% — HARDSCAPE SLOPE
- 1.0% — SOFTSCAPE SLOPE
- (E) DRAINAGE INLET
- (P) HYDRODYNAMIC SEPARATOR
- (P) SD MANHOLE

NOTES

1. PROPOSED GRADES AND UTILITIES SHOWN ARE CONCEPTUAL. FINAL GRADES TO BE DEVELOPED DURING THE DESIGN PHASE.
2. FUTURE GRADING WILL CONFORM TO EXISTING CONDITIONS AT THE PROJECT PERIMETER.
3. ALL GRADING SHALL COMPLY WITH APPLICABLE PERMITS, LOCAL ORDINANCES AND RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

NORTH

0 5' 10' 20'

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www.sherwoodengineers.com

CLIENT:

HARVEST
PROPERTIES

PROJECT NAME & ADDRESS:

57 S. B STREET

57 S. B STREET
SAN MATEO, CA 94401

ISSUE:

ISSUE DATE:

REVISIONS :

	DESCRIPTION	DATE
1	PLANNING APPLICATION	11/16/2022
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2	PLANNING APPLICATION RESUBMITTAL #2	07/21/2023
3	PLANNING APPLICATION RESUBMITTAL #3	11/03/2023
4	PLANNING APPLICATION RESUBMITTAL #4	5/06/2024

SCALE:	1"=15'
PROJECT NUMBER:	21-034
DRAWN BY:	TP
CHECKED BY:	RA

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:

CONCEPT GRADING AND DRAINAGE

SHEET NUMBER:

C2.00

plot date: 12/7/2021 1:12:18 PM
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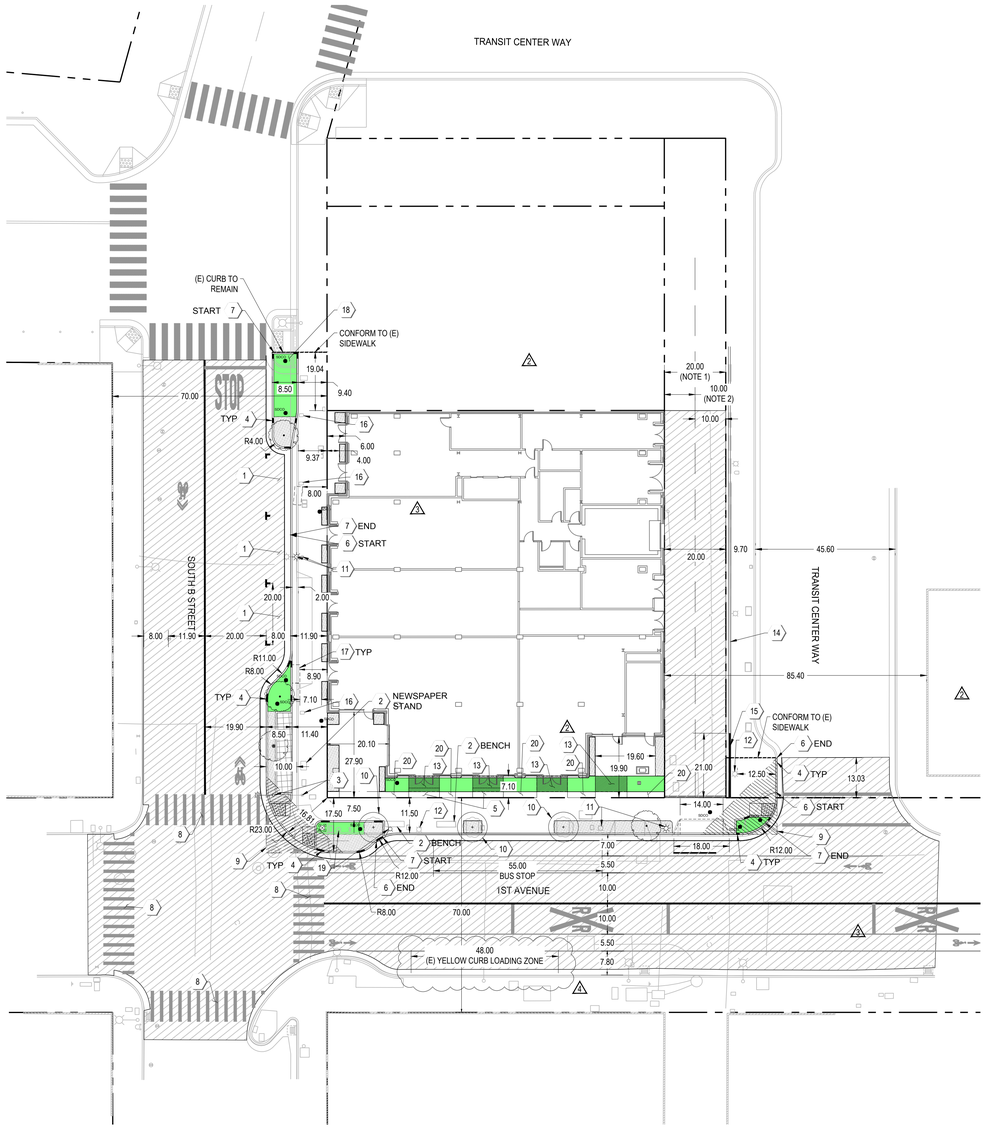

LEGEND

- (P) PROPERTY LINE
- (P) ADJACENT PROPERTY LINE
- (P) BACK OF CURB
- (P) FACE OF CURB
- (P) DRIVEWAY
- (P) TRUNCATED DOMES
- (P) CURB RAMP
- (P) TREE
- (P) LOADING ZONE
- (P) LANDSCAPE
- (P) BIORETENTION PLANTER
- MILL & OVERLAY
- CURB OPENING
- CONFORM LINE
- (P) TREE GRATE (CONSIDERED PERMEABLE)
- (P) PERMEABLE PAVEMENT

NOTES

1. DRIVEWAY EASEMENT ESTABLISHED IN DOCUMENT NO. 27972-D IN BOOK 786, PAGE 128 OF OFFICIAL RECORDS.
2. GAS PIPELINE EASEMENT ESTABLISHED IN DOCUMENT NO. 56325-H IN BOOK 1573, PAGE 365 OF OFFICIAL RECORDS.
3. PROPOSED STRIPING PLAN ALONG PROJECT FRONTAGE AT 1ST AVENUE PROVIDED BY CITY OF SAN MATEO.

KEYNOTES

1. 22FT X 8FT PROPOSED PUBLIC PARKING SPACE
2. EXISTING STRUCTURE TO BE REMOVED
3. EXISTING TRAFFIC SIGNAL TO BE RELOCATED
4. CURB OPENING
5. RAMP AND HANDRAILS
6. 6-INCH CURB
7. 7-INCH CURB
8. HIGH VISIBILITY CROSSWALK PER CITY OF SAN MATEO PEDESTRIAN MASTER PLAN AND MUTCD STANDARDS
9. 25-FOOT SIGHT TRIANGLE
10. EXISTING TREE TO REMAIN. PROTECT IN PLACE. REFER TO ARBORIST REPORT PER SHEET L0.01-L0.02.
11. EXISTING STREET LIGHT TO BE RELOCATED
12. EXISTING STREET LIGHT TO REMAIN
13. BRIDGE CROSSING
14. EXISTING WALL TO REMAIN
15. PORTION OF WALL TO BE REMOVED, SLP. SIGNS AT WALL REMOVAL TO BE RELOCATED.
16. EXISTING PARKING METER TO BE REMOVED AND RELOCATED.
17. 2.5FT X 6FT CLEAR BIKE RACK SPACE
18. PORTION OF (E) BULBOUT, CURB, AND GUTTER TO BE DEMOLISHED AND REBUILT PER PLANS
19. EXISTING FIRE HYDRANT TO BE RELOCATED
20. PROPOSED BENCH, SLP

NORTH

0 10' 20' 40'

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PROPERTIES

PROJECT NAME & ADDRESS:

57 S. B STREET

57 S. B STREET
SAN MATEO, CA 94401

ISSUE:

ISSUE DATE:

REVISIONS :

	DESCRIPTION	DATE
1	PLANNING APPLICATION	11/16/2022
1	PLANNING APPLICATION RESUBMITTAL	03/10/2023
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3	PLANNING APPLICATION RESUBMITTAL #3	11/03/2023
4	PLANNING APPLICATION RESUBMITTAL #4	5/06/2024

SCALE:

PROJECT NUMBER: 21-034
DRAWN BY: PC
CHECKED BY: RA

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:

CONCEPT STREET IMPROVEMENT SITE PLAN

SHEET NUMBER:

C2.10

plot date: 12/7/2021 1:12:18 PM
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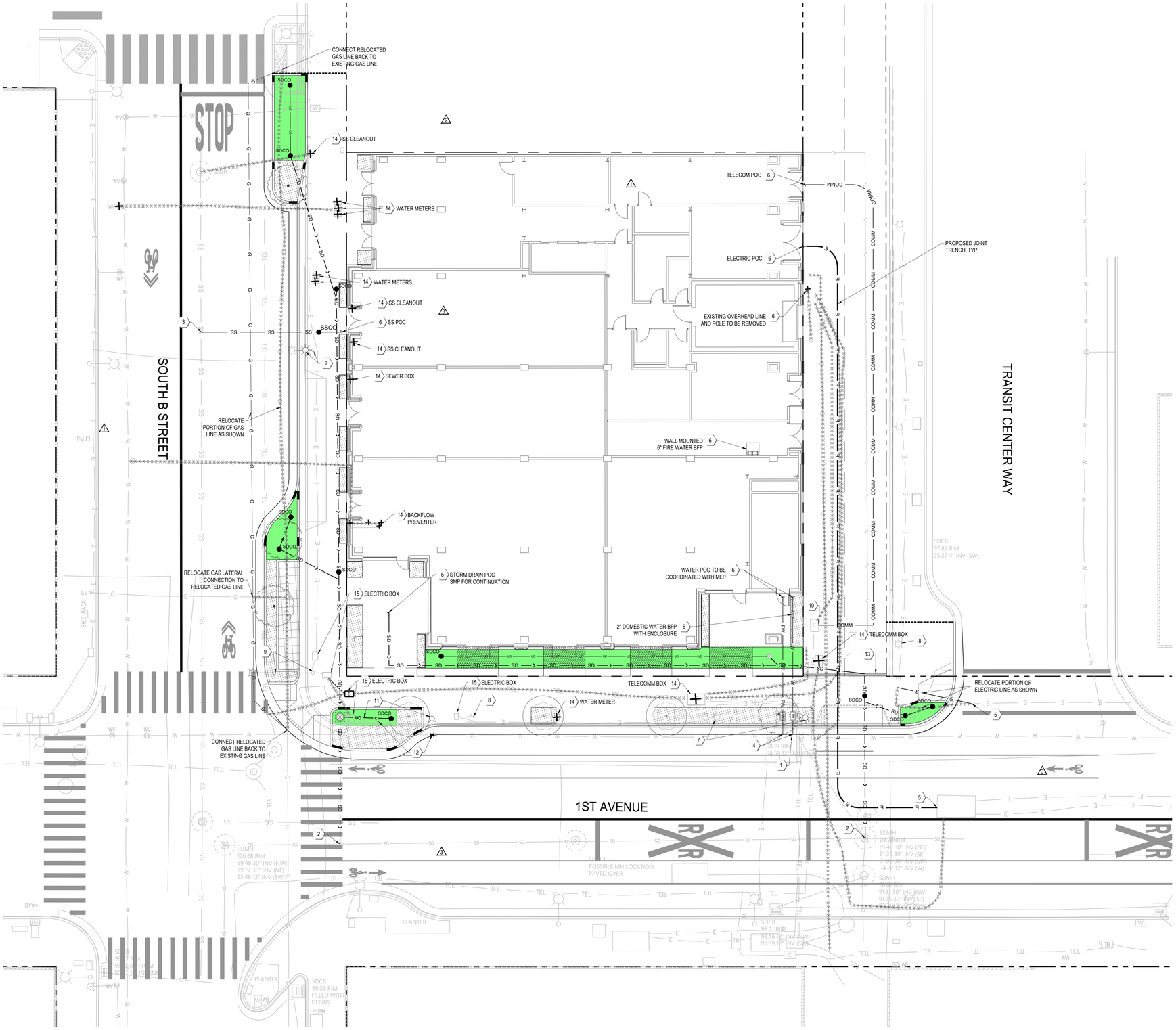

LEGEND

- (P) PROPERTY LINE
- (P) ADJACENT PROPERTY LINE
- (P) BACK OF CURB
- (P) FACE OF CURB
- (P) DRIVEWAY
- (P) TRUNCATED DOMES
- (P) CURB RAMP
- (P) TREE
- (P) LANDSCAPE
- (P) BIORETENTION PLANTER
- (P) ELECTRIC TRENCH
- (P) ELECTRIC POC
- (P) SANITARY SEWER LINE
- (P) GAS POC
- (P) WATER PIPE
- (P) WATER POC
- (P) FIRE WATER PIPE
- (P) FIRE WATER POC
- (P) IRRIGATION WATER PIPE
- (P) IRRIGATION WATER POC
- (P) TELECOMMUNICATIONS TRENCH
- (P) TELECOMMUNICATIONS POC
- (P) WATER VAULT
- (P) SANITARY SEWER CLEAN OUT
- (E) UTILITY TO BE REMOVED
- (E) UTILITY LINE TO BE ABANDONED
- FIRE HYDRANT
- (P) SD POC
- (P) STORM DRAIN PIPE
- TRENCH DRAIN

UTILITY KEYNOTES

1. (E) CATCH BASIN TO REMAIN
2. CONNECT TO (E) STORM DRAIN PIPE
3. CONNECT TO (E) SANITARY SEWER FORCE MAIN
4. CONNECT TO (E) WATER MAIN
5. CONNECT TO (E) ELECTRIC LINE
6. TO BE COORDINATED WITH MEP
7. EXISTING STREET LIGHT TO BE RELOCATED
8. EXISTING STREET LIGHT TO REMAIN
9. EXISTING TRAFFIC SIGNAL TO BE RELOCATED
10. CONNECT TO (E) TELECOMMUNICATIONS LINE
11. RELOCATE (E) FIRE HYDRANT
12. RELOCATE (E) WATER VALVE
13. PROPOSED TRASH CAPTURE DEVICE
14. (E) STRUCTURE TO BE REMOVED
15. (E) STRUCTURE TO REMAIN
16. (E) STRUCTURE TO BE RELOCATED

NOTES

1. PROPOSED UTILITIES SHOWN ARE CONCEPTUAL. FINAL UTILITIES TO BE COORDINATED WITH MEP.
2. UTILITY SERVICE SIZES TO BE DETERMINED BY MEP.
3. TRASH CAPTURE DEVICES PER STATE WATER RESOURCES BOARD TO BE PROVIDED.
4. BIORETENTION UNDERDRAIN IN THE R.O.W. WILL BE DETAILED AND DOCUMENTED AS PART OF A FUTURE ENCROACHMENT PERMIT.

NORTH

0 5' 10' 20'

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HARVEST PROPERTIES

PROJECT NAME & ADDRESS:

57 S. B STREET

57 S. B STREET
SAN MATEO, CA 94401

ISSUE:

ISSUE DATE:

REVISIONS :

	DESCRIPTION	DATE
1	PLANNING APPLICATION	11/16/2022
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4	PLANNING APPLICATION RESUBMITTAL #4	5/06/2024

SCALE:

PROJECT NUMBER: 21-034
DRAWN BY: PC
CHECKED BY: TP

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:

CONCEPT UTILITIES

SHEET NUMBER:

C2.50

P:\2021\21-034_Tomar_Site_Matters\03_Design\01_CADD\1_Pre-Dep\C2.00 CONCEPT UTILITIES.dwg C2.50 Piper Crawford 5/2024 12:01:33 PM LAYOUT=1 Sheet:E1 (30.00 x 42.00 Inches) 1:1

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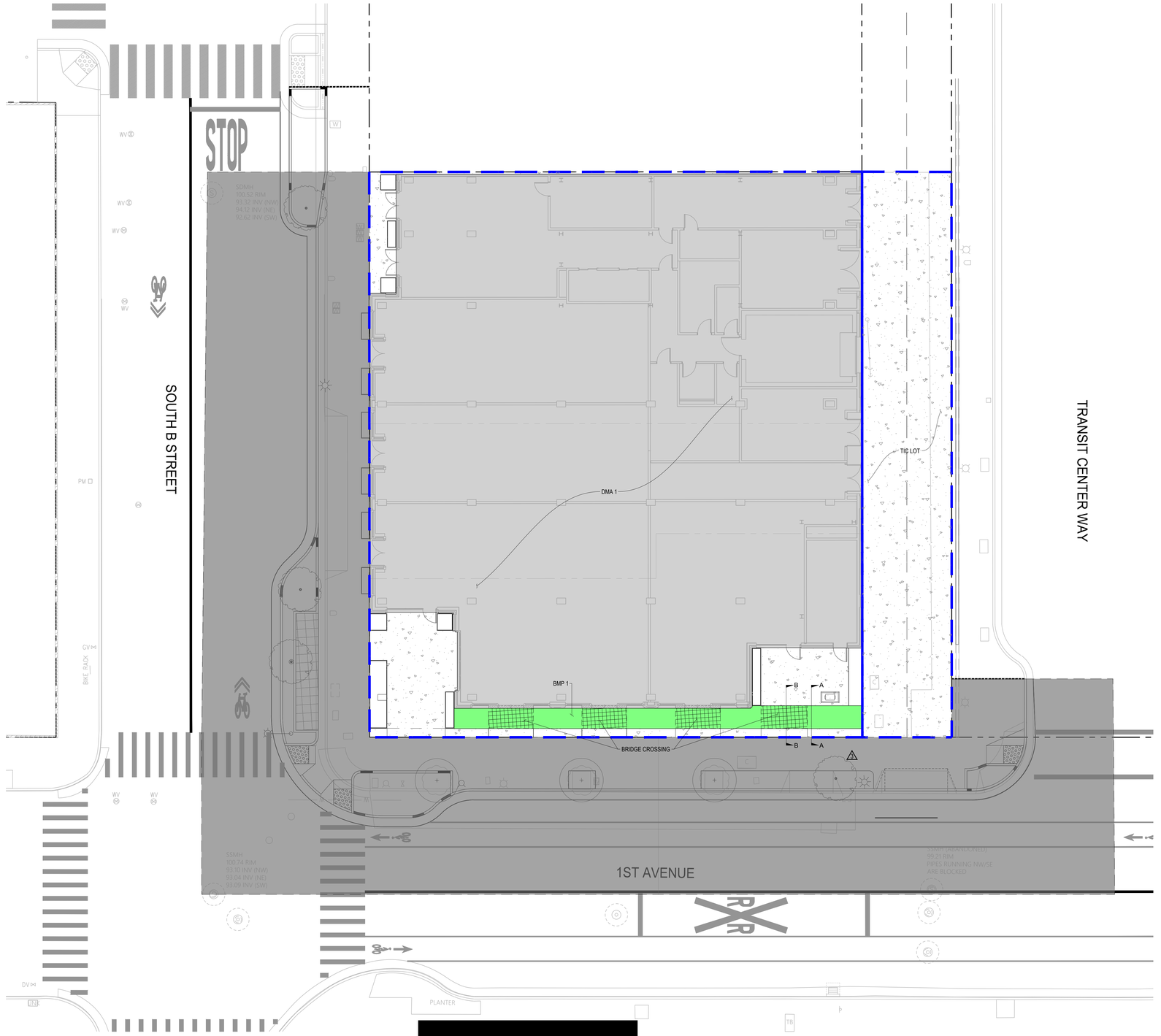
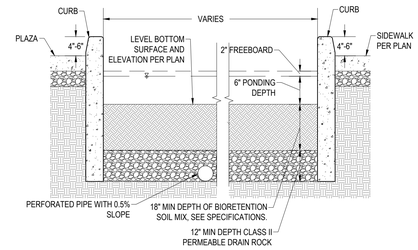


LEGEND

- DRAINAGE AREA BOUNDARY
- PROPERTY LINE
- ROOF
- TREATMENT AREA
- SOFTSCAPE
- HARDSCAPE
- BRIDGE CROSSING
- LANDSCAPE ON STRUCTURE
- AREA OUTSIDE OF CALCULATIONS

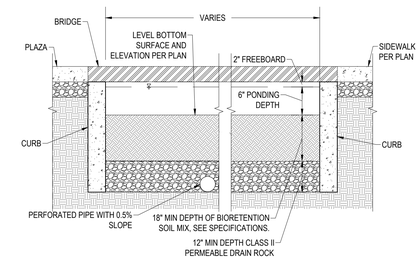
NOTES

1. THIS PLAN REPRESENTS METHODS FOR FULFILLING THE REQUIREMENTS FOR THE SAN MATEO WATER POLLUTION PREVENTION PROGRAM.
2. THE INTENT OF THE PROJECT IS TO TREAT STORMWATER RUNOFF USING LID AND BMPS. STORMWATER COMPLIANCE STRATEGY SHOWN IS CONCEPTUAL. AS THE PROJECT DESIGN IS FURTHER REFINED, THESE BMPS WILL BE REVISED ACCORDINGLY.
3. O&M PLAN TO BE PROVIDED AND RECORDED PRIOR TO THE ISSUE OF THE CERTIFICATE OF OCCUPANCY.



A AT-GRADE BIORETENTION PLANTER WITH CURB

SCALE: 1" = 1'



B AT-GRADE BIORETENTION PLANTER WITH BRIDGE

SCALE: 1" = 1'

1st & B On-Site Existing Conditions			
Area	*Impermeable Area (sf)*	*Permeable Area (sf)*	*Total Area (sf)*
57 S. B Street	13,892	0	13,892
TIC Lot	2,521	0	2,521
Total	**16,413**	**0**	**16,413**

1st & B On-Site Proposed Conditio							
Area	*Roof (sf)*	*Hardscape (sf)*	*Permeable Area (sf)*	*Total Area (sf)*	*Ponding Depth (inch)*	*Treatment Area Req*	*d of Treatment*
DMA 1	12,221	1,055	616	13,892	6	416	RETENTION
TIC Lot	-	2,521	0	2,521	-	*MILL & OVERLAY ON*	-
Total	**12,221**	**3,576**	**616**	**16,413**	**-**	**416**	**-**

[redacted]

1ST & B ON-SITE C.3 SPECIAL PROJECT CONDITIONS

	ZONE	IMPERVIOUS AREA (AC)	SURFACE PARKING	COVERAGE OF SITE BY PERMANENT STRUCTURES (%)	TOTAL ALLOWABLE CREDIT	TOTAL USED CREDIT[1]
CATEGORY A	DOWNTOWN RETAIL CORE	0.32 ACRES	NO SURFACE PARKING	88%	100%	0%

[1] THE PROJECT TO PRESERVE THE RIGHT IN THE FUTURE FOR FULL USE OF ALLOWABLE STORMWATER CREDITS TO USE NON-LID TREATMENT SUCH AS HIGH FLOW MEDIA FILTERS AND/OR HIGH FLOW RATE TREE WELL FILTERS AS ALLOWED PER C.3 REGULATION FOR SPECIAL PROJECTS.

NORTH

0 5' 10' 20'

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HARVEST
PROPERTIES

PROJECT NAME & ADDRESS:

57 S. B STREET

57 S. B STREET
SAN MATEO, CA 94401

ISSUE:

ISSUE DATE:

REVISIONS :

	DESCRIPTION	DATE
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4	PLANNING APPLICATION RESUBMITTAL #4	5/06/2024

SCALE:

PROJECT NUMBER: 21-034
DRAWN BY: ---
CHECKED BY: ---

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:

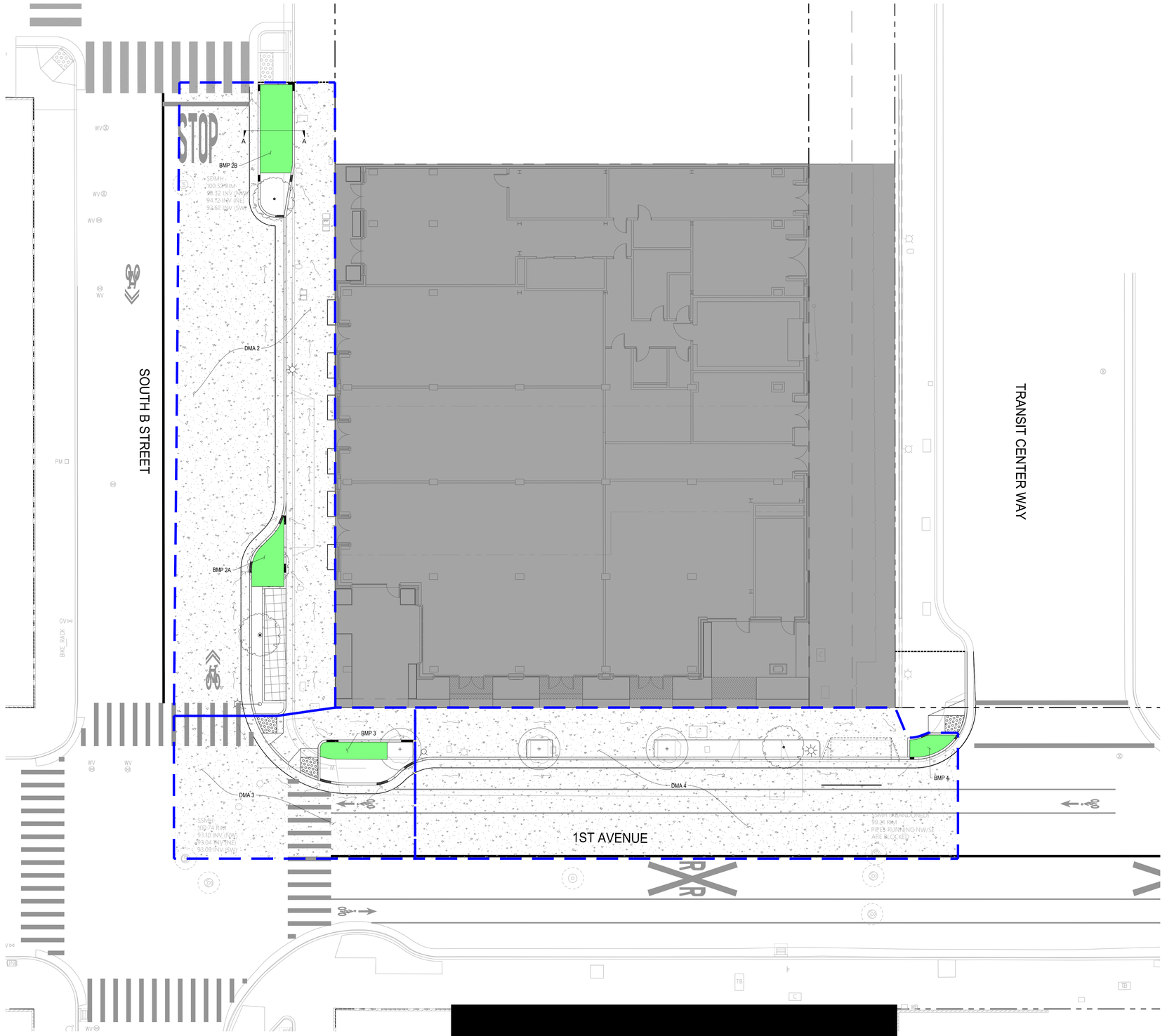
CONCEPT ON-SITE STORMWATER MANAGEMENT PLAN

SHEET NUMBER:

C3.00

P:\2021\21-034_Timber_Sun_Media\01_Design\01_CAD\21_Pre-App\C3.00 CONCEPT STORMWATER MANAGEMENT PLAN.dwg C3.00 Pyan Crawford 5/3/2024 12:03:15 PM (ARCH full bleed E (30.00 x 42.00 inches)) 1:1

plot date: 12/7/2021 1:12:18 PM

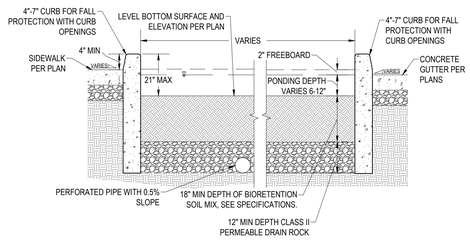


LEGEND

- DRAINAGE AREA BOUNDARY
- PROPERTY LINE
- ROOF
- TREATMENT AREA
- SOFTSCAPE
- HARDSCAPE
- BRIDGE CROSSING
- LANDSCAPE ON STRUCTURE
- AREA OUTSIDE OF CALCULATIONS
- PERMEABLE PAVEMENT
- FLOW DIRECTION

NOTES

1. THIS PLAN REPRESENTS METHODS FOR FULFILLING THE REQUIREMENTS FOR THE SAN MATEO WATER POLLUTION PREVENTION PROGRAM.
2. THE INTENT OF THE PROJECT IS TO TREAT STORMWATER RUNOFF USING LID AND BMPS. STORMWATER COMPLIANCE STRATEGY SHOWN IS CONCEPTUAL, AS THE PROJECT DESIGN IS FURTHER REFINED, THESE BMPS WILL BE REVISED ACCORDINGLY.
3. O&M PLAN TO BE PROVIDED AND RECORDED PRIOR TO THE ISSUE OF THE CERTIFICATE OF OCCUPANCY.



A AT-GRADE BIORETENTION PLANTER

SCALE: 1" = 1'

1st & B Off-Site Existing Conditions			
Area	*Impermeable Area (sf)*	*Permeable Area (sf)*	*Total Area (sf)*
Off-Site	11,596	49	11,645
Total	**11,596**	**49**	**11,645**

[redacted]

1st & B Off-Site Proposed Conditions								
Area	*Impermeable Area (sf)*	*Permeable Area (sf)*	*Total Area (sf)*	*Ponding Depth (inch)*	*Treatment Area Required (sf)*	*Treatment Area Provided (sf)*	*Excess Treatment Provided for Alternative Compliance (sf)*	*Method of Treatment*
DMA 2	4,891	507	5,398	8	144	234	90	Bioretention Treatment Train
DMA 3	1,722	184	1,906	6	55	61	-	Bioretention
DMA 4	1,195	216	1,411	6	38	38	-	Bioretention
DMA 4 - Remaining	2,930	0	2,930	8	86	-	-	Alternative Compliance
Total	**10,738**	**907**	**11,645**	**-**	**323**	**333**		**-**

PER CITY OF

NORTH

0 5' 10' 20'

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CLIENT:

HARVEST
PROPERTIES

PROJECT NAME & ADDRESS:

57 S. B STREET

57 S. B STREET
SAN MATEO, CA 94401

ISSUE:

ISSUE DATE:

REVISIONS :

	DESCRIPTION	DATE
1	PLANNING APPLICATION	11/16/2022
1	PLANNING APPLICATION RESUBMITTAL	03/10/2023
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SCALE:

PROJECT NUMBER: 21-034
DRAWN BY: ---
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SHEET NAME:

CONCEPT OFF-SITE STORMWATER MANAGEMENT PLAN

SHEET NUMBER:

C3.01

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plot date - 12/7/2021 1:12:18 PM

LEGEND

(E) DRAINAGE INLET

(P) HYDRODYNAMIC SEPARATOR

(P) SD MANHOLE

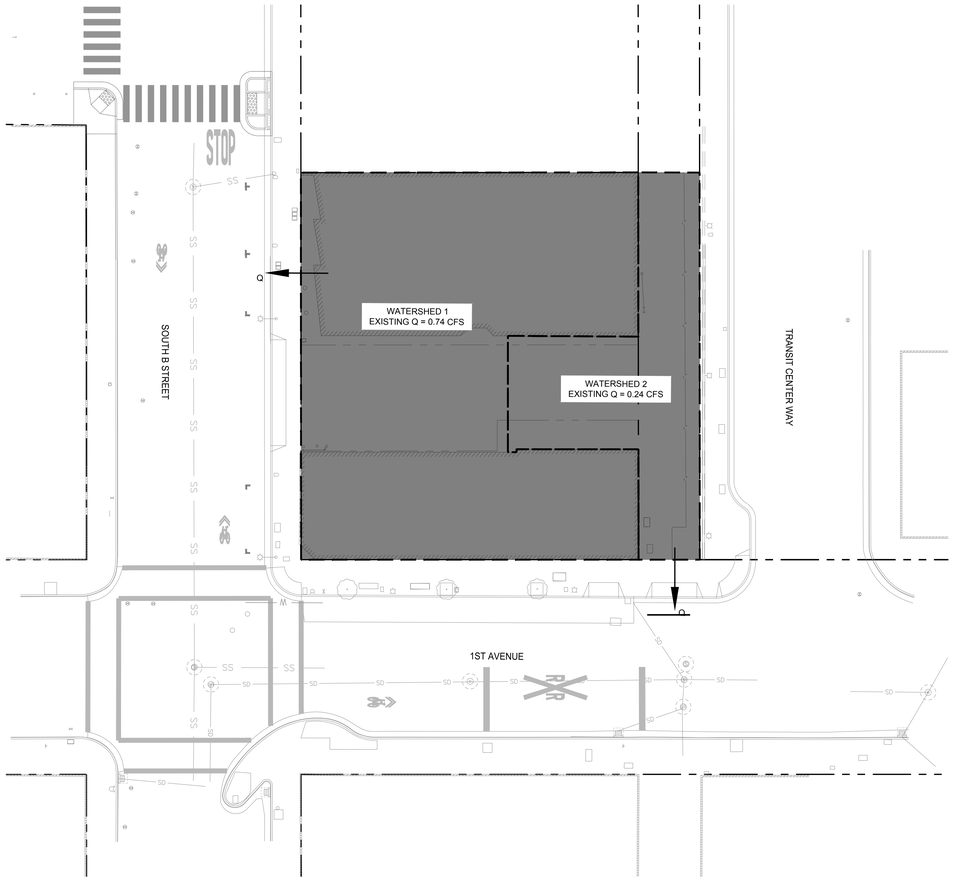
(P) SD POC

(P) STORM DRAIN PIPE

TRENCH DRAIN

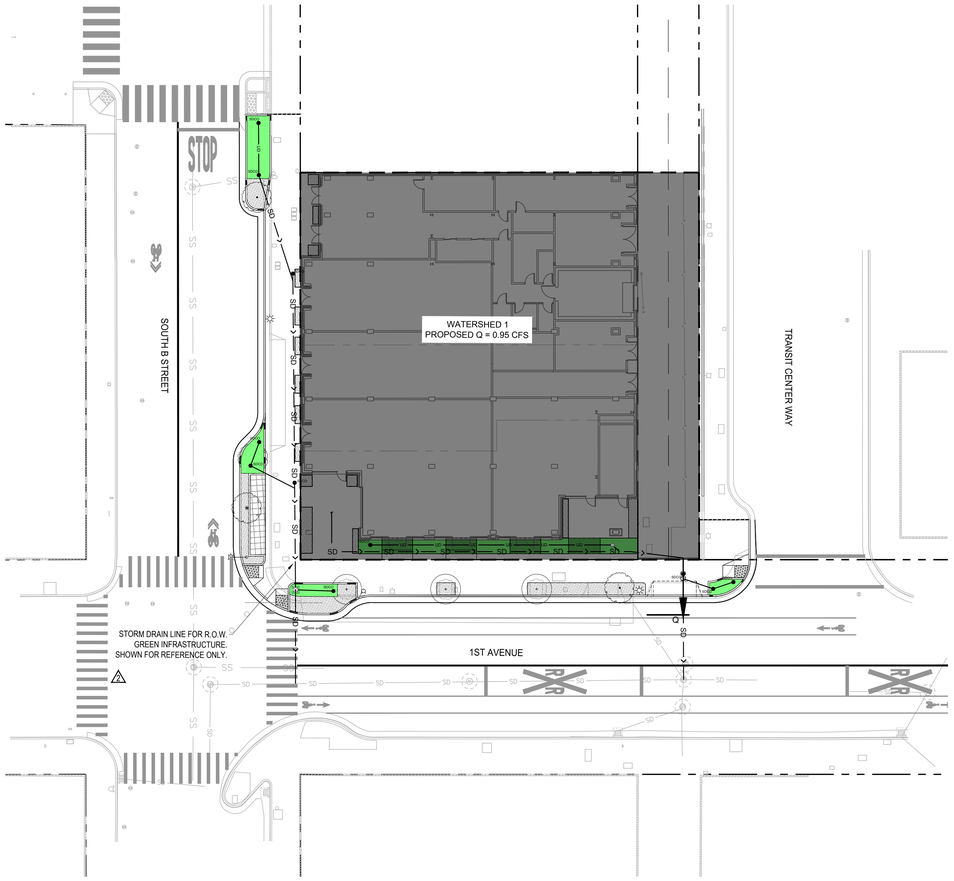
WATERSHED BOUNDARY

TREATMENT AREA



EXISTING CONDITIONS

SCALE: 1"=20'



PROPOSED CONDITIONS

SCALE: 1"=20'

EXISTING CONDITIONS 1ST & B STORM DRAIN FLOW CALCULATIONS							
DMA		AREAS (sf)	AVERAGE RUNOFF COEFFICIENT	TIME OF CONCENTRATION (mins)	INTENSITY (in/hr)	10-YR STORM EVENT RUNOFF (cfs)	DRAINAGE LOCATION
EXISTING ON-SITE WATERSHED-1	IMPERVIOUS	12,319	1	5	2.6	0.74	SHEET FLOW TO STORM DRAIN CATCH BASIN ON S B ST
	PERVIOUS	0					
EXISTING ON-SITE WATERSHED-2	IMPERVIOUS	4,094	1	5	2.6	0.24	SHEET FLOW TO STORM DRAIN CATCH BASIN ON 1ST AVE
	PERVIOUS	0					
TOTAL DRAINING TO MUNICIPAL SYSTEMS		16,413	-	-	-	0.98	

PROPOSED CONDITIONS 1ST & B STORM DRAIN FLOW CALCULATIONS							
DMA		AREAS (sf)	AVERAGE RUNOFF COEFFICIENT	TIME OF CONCENTRATION (mins)	INTENSITY (in/hr)	10-YR STORM EVENT RUNOFF[1] (cfs)	DRAINAGE LOCATION
PROPOSED ON-SITE WATERSHED-2	IMPERVIOUS	15,797	0.97	5	2.60	0.95	SHEET+CHANNEL FLOW TO STORM DRAIN CATCH BASIN ON 1ST AVE
	PERVIOUS	616					
TOTAL		16,413	-	-	-	0.95	

[1] GIVEN THE ABSENCE OF A STORM DRAIN ON S. B STREET THE SITE CONNECTION MUST BE LOCATED ON 1ST AVENUE, HOWEVER, THE TOTAL PEAK FLOW GENERATED FROM THE SITE IS LOWER THAN THE EXISTING CONDITIONS.

NORTH

0 10' 20' 40'

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HARVEST
PROPERTIES

PROJECT NAME & ADDRESS:

57 S. B STREET

57 S. B STREET
SAN MATEO, CA 94401

ISSUE:

ISSUE DATE:

REVISIONS :

	DESCRIPTION	DATE
1	PLANNING APPLICATION	11/16/2022
1	PLANNING APPLICATION RESUBMITTAL	03/10/2023
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4	PLANNING APPLICATION RESUBMITTAL #4	5/06/2024

SCALE:

PROJECT NUMBER: 21-034
DRAWN BY: PC
CHECKED BY: RA

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
CONCEPT STORM DRAIN CAPACITY STUDY

SHEET NUMBER:
C4.00

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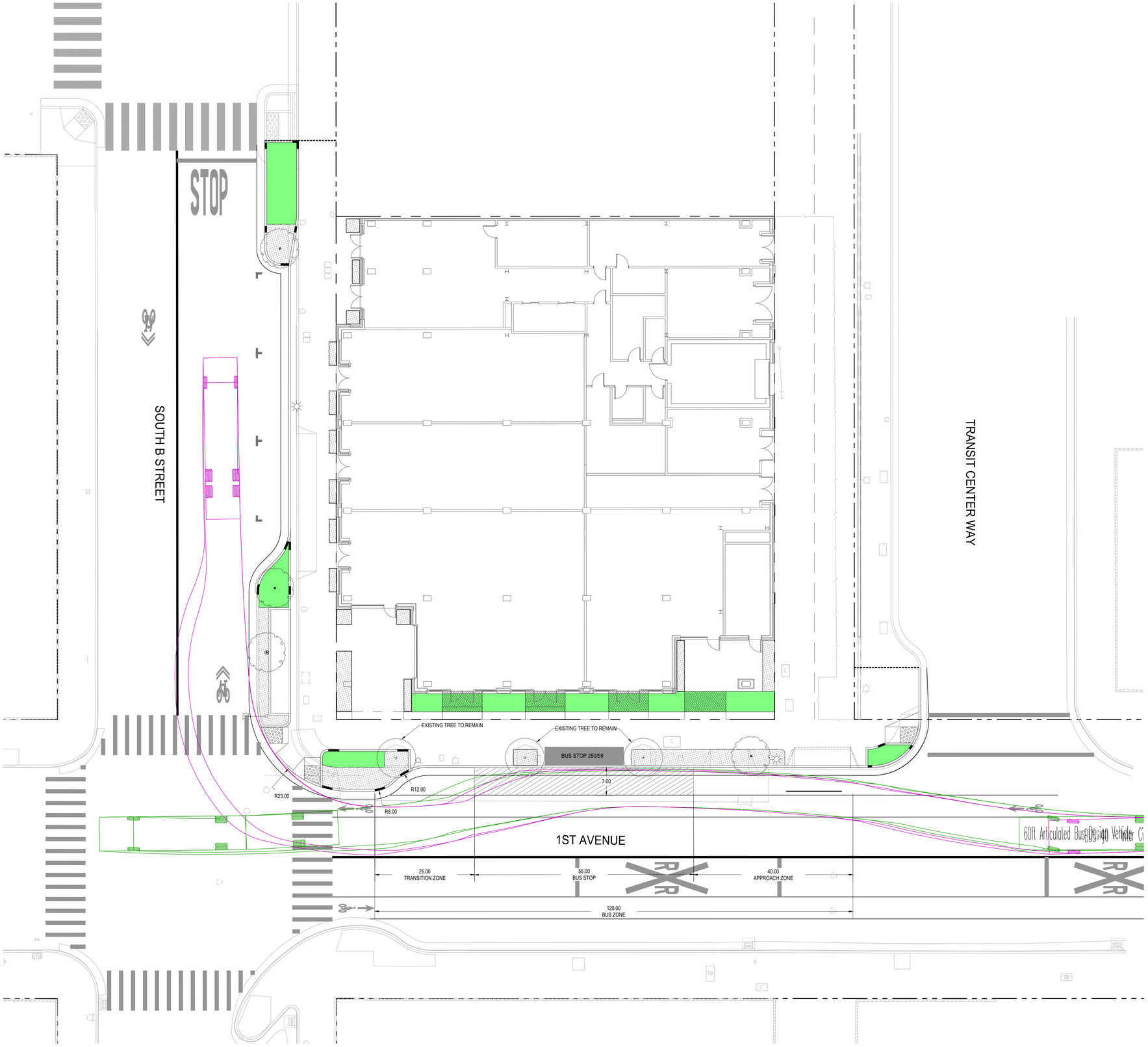
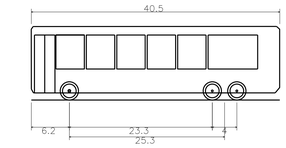


LEGEND

- (P) PROPERTY LINE
- (P) ADJACENT PROPERTY LINE
- (P) BACK OF CURB
- (P) FACE OF CURB
- (P) DRIVEWAY
- (P) TRUNCATED DOMES
- (P) CURB RAMP
- (P) TREE
- (P) LOADING ZONE
- (P) LANDSCAPE
- (P) BIORETENTION PLANTER
- 40-FOOT BUS
- 60-FOOT BUS

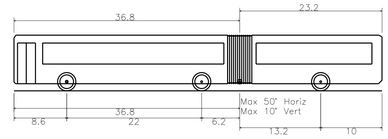
NOTES

1. 40-FOOT BUS VEHICLE TEMPLATE IS TO BE REPRESENTATIVE OF CITY OF SAN MATEO SAMTRANS ROUTE 59, AND 60-FT BUS VEHICLE TEMPLATE IS TO BE REPRESENTATIVE OF CITY OF SAN MATEO SAMTRANS ROUTE 250.
2. BUS PULLOUT WIDTH SHOWN ON THE PLANS IS PER CITY OF SAN MATEO 1ST AVENUE IMPROVEMENT PLANS, CITY OF SAN MATEO WILL BE COORDINATING WITH SAMTRANS FOR ANY ADJUSTMENTS OF SAID WIDTH. THE PROPOSED RIGHT OF WAY IMPROVEMENT PROPOSED BY THE PROJECT WON'T IMPACT 1ST AVENUE IMPROVEMENT THAT ARE PROPOSED BY THE CITY OF SAN MATEO .



BUS-40 – Inter City Bus	
Overall Length	40.500ft
Overall Width	8.500ft
Overall Body Height	12.000ft
Min Body Ground Clearance	1.158ft
Track Width	8.500ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	41.90°

A 40-FT BUS VEHICLE PROFILE USED FOR BUS ROUTE 250
SCALE: 1" = 10'



60ft Articulated Bus Design Vehicle	
Overall Length	60.000ft
Overall Width	8.500ft
Overall Body Height	9.076ft
Min Body Ground Clearance	1.159ft
Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	38.30°

B 60-FT ARTICULATED BUS VEHICLE PROFILE
SCALE: 1" = 10'

NORTH
0 5' 10' 20'

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PROJECT NAME & ADDRESS:
57 S. B STREET

57 S. B STREET
SAN MATEO, CA 94401

ISSUE:
ISSUE DATE:

REVISIONS :

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SCALE: 1" = 10'
PROJECT NUMBER: 21-034
DRAWN BY: PC
CHECKED BY: RA
STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
CONCEPT TURNING ANALYSIS

SHEET NUMBER:
C5.00

Plot date - 12/7/2021 1:12:18 PM
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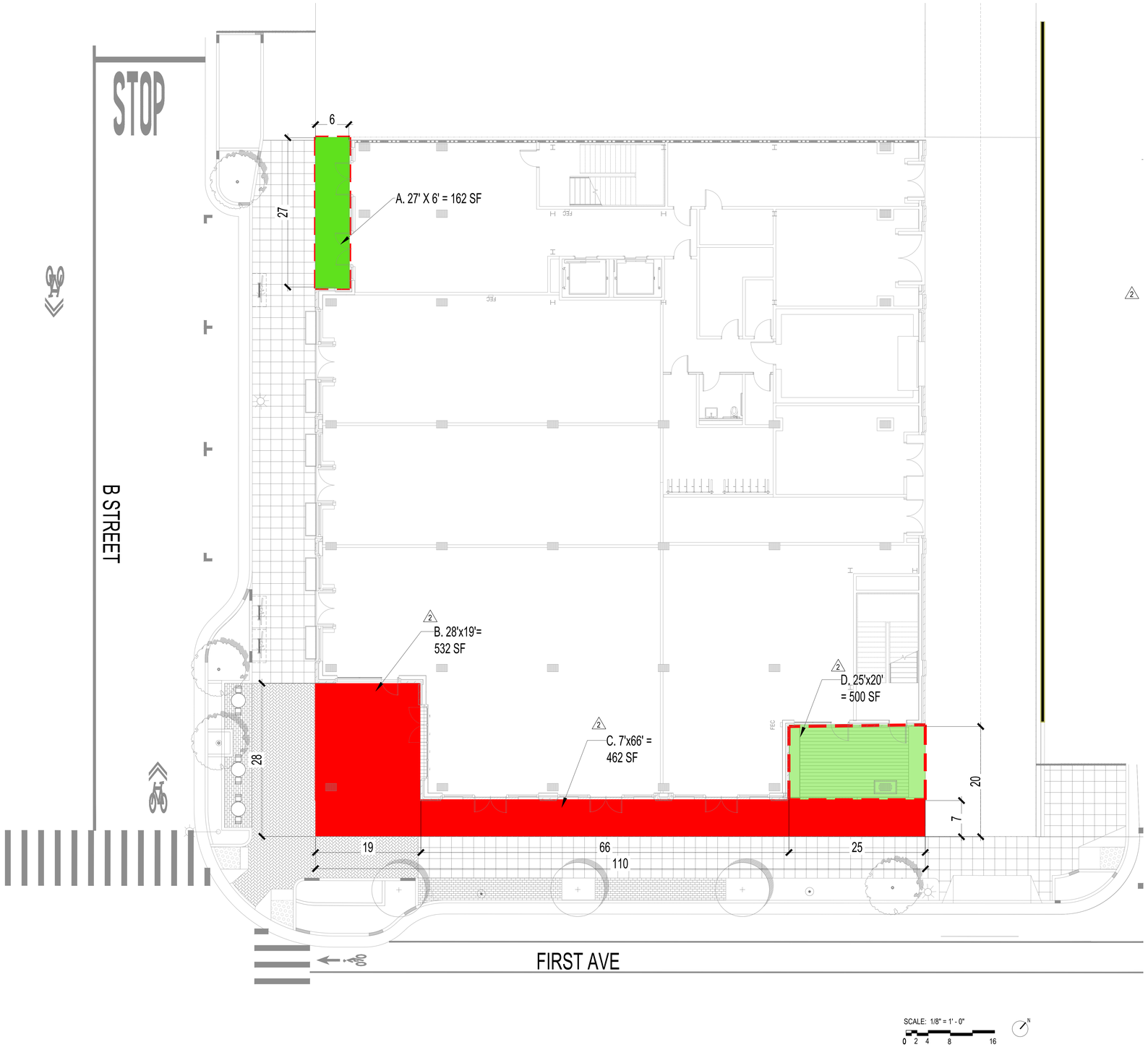

OPEN SPACE CALCULATIONS

PER SMMC 27.38.090 OPEN SPACE REQUIREMENTS
OPEN SPACE TO HAVE 25'-0" MIN WIDTH

TOTAL OFFICE AREA:	41,523 SF
REQUIRED OPEN SPACE (1% OF OFFICE AREA):	416 SF
(50% OF REQUIRED) OPEN SPACE IN SUN BETWEEN NOON AND 2PM ON THE SPRING AND FALL EQUINOX PER SMMC 27.38.090:	1169 SF
PROVIDED OPEN SPACE THAT IS COVERED	662 SF
TOTAL OPEN SPACE PROVIDED	1656 SF

A. 162 SF (27'x6')
B. 532 SF (28'x19')
C. 462 SF (66'x7')
D. 500 SF (25'x20')

TOTAL OPEN SPACE THAT IS ABOVE REQUIRED	1240 SF

COVERED OPEN SPACE

OPEN SPACE IN SUN BETWEEN NOON AND 2PM THE SPRING AND FALL EQUINOX PER SMMC 27.38.090

COVERED OPEN SPACE (24' WIDTH ADJACENT TO SIDEWALK)

TOTAL OPEN SPACE	1656 SF
OPEN SPACE IN SUN BETWEEN NOON AND 2PM ON THE SPRING AND FALL EQUINOX PER SMMC 27.38.090	1169 SF

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PROJECT NAME & ADDRESS:
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57 S. B STREET
SAN MATEO, CA 94401

ISSUE:	PLANNING APPLICATION RESUBMITTAL #4
ISSUE DATE:	05/06/2024

REVISIONS :

#	DESCRIPTION	DATE
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3	PLANNING APPLICATION RESUBMITTAL #3	11/03/2023
4	PLANNING APPLICATION RESUBMITTAL #4	05/06/2024

SCALE:

PROJECT NUMBER:	2202017.00
DRAWN BY:	YW
CHECKED BY:	MMc

STAMP:

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SHEET NAME:
OPEN SPACE DIAGRAM 3

SHEET NUMBER:
L0.00

November 18, 2021
Revised February 14, 2023
Revised June 16, 2023

Harvest Properties
C/O Claire Wang
180 Grand Avenue, Suite 1400
Oakland, CA 94612

Monarch Consulting Arborists
Richard Gessner
P.O. Box 1010 ~ Felton, CA 95018
t 831.331.8982
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Summary

There are no "Heritage Trees" as defined by the ordinance and all three trees are black locust (*Robinia pseudoacacia*) "Street Trees" with five inch trunk diameters. The trees are young and in good condition with fair suitability for preservation. All three trees are to be retained. The average L/U Value is 1.1025 or 1.575 depending on wether or not street trees are considered in the "allowable building area". The totals are either 3.3075 or 4.725 dependent on the building area status.

Introduction

Background

Harvest Properties asked me to assess the site, trees, and proposed footprint plan, and to provide a report with my findings and recommendations to help satisfy planning requirements.

Assignment

- Provide an arborist's report that includes an assessment of the trees within the project area and on the adjacent sites. The assessment is to include the species, size (trunk diameter), condition (health, structure, and form), and suitability for preservation ratings.
- Provide LU values according to the City of San Mateo ordinance 27.71.150.

Limits of the assignment

- The information in this report is limited to the condition of the trees and site during my inspection on November 17, 2020 and February 7, 2023. No tree risk assessments were performed.
- Only conceptual designs were provided for this assignment.

Table 1: Plans Reviewed Checklist

Plan	Date	Sheet	Reviewed	Source	Notes
Existing Site Topographic Map or A.L.T.A with tree locations			No		
Proposed Sit Plan			Yes		
Demolition Plan			No		
Construction Staging			No		
Grading and Drainage			No		
Utility Plan and Hook-up locations			No		
Exterior Elevations			No		
Landscape Plan			No		
Irrigation Plan			No		
T-1 Tree Protection Plan			No		

Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the property owners, owner's agents, and the City of San Mateo as a reference for existing tree and site conditions to help satisfy planning requirements.

Tree Inventory

The inventory contains all the trees six inches in diameter and greater measured at forty-eight inches above grade. The City of San Mateo ordinance 13.40 defines "Heritage Trees" as the following:

13.40.030 Definition

K. Heritage Tree means any of the following:

1. Any oak (Quercus spp.) tree with a trunk that has a diameter of ten inches or more (31.4 inches in circumference) measured at 54 inches above natural grade;
2. Any other tree with a trunk diameter of fifteen inches (47.1 inches in circumference) or more, measured at 54 inches above natural grade.
3. Multi-stem trees. Trees with more than one stem (arising at or below 54 inches) shall be measured at the smallest diameter point below the main union of all stems unless the union occurs below grade, in which case each stem shall be measured as a stand-alone tree. For oak trees, if one stem is ten inches or more in diameter, the tree will constitute one Heritage Tree. For all other species, if one stem is fifteen inches or more in diameter, the tree will constitute one Heritage Tree.
4. Any tree or stand of trees designated by resolution of the City Council to be of special historical value or of significant community benefit; or
5. A stand of trees, the nature of which makes each dependent on the others for survival.

There are no "Heritage Trees" as defined by the ordinance and all three trees are "Street Trees". The three trees are all black locust (*Robinia pseudoacacia*) with 5 inch trunk diameters and approximately 25 feet tall with crown diameters of about 15-20 feet.

IMAGE 1: BLACK LOCUST STREET TREES ALONG FIRST STREET

Analysis

27.71.150 PRESERVATION OF EXISTING TREES.

Landscape Unit Value (LU)

1. The tree species, condition, and location values of the trees shall be based on an evaluation by an experienced landscape appraiser recognized by the American Society of Consulting Arborists utilizing the most recent Guide for Plant Appraisal, published by the Council of Tree and Landscape Appraisers; and approved by the Zoning Administrator.
2. Trees not within the allowable building area shall receive a location factor of 1.0 (100%). Trees located within the allowable building area shall receive a location factor of .70 (70%).
3. Trees designated as heritage trees shall receive a bonus percentage value of 1.25 (125%). Trees located within the allowable building area shall receive a location factor of .70 (70%).
4. Trees designated as heritage trees shall receive a bonus percentage value of 1.25 (125%).

All existing trees to be removed shall be given a LU value based upon the following calculation:

(species value% X condition value% X location value%) /.35 X (caliper inches x bldg./ setback% x heritage tree%) = LU

Tree condition ratings and percentages are defined in the "Condition Rating" section of this report. The location rating were established at 63 percent (the average of site (90%), placement (50%), and contribution (50%)).

The average L/U Value is 1.1025 or 1.575 depending on wether or not street trees are considered in the "allowable building area". The totals are either 3.3075 or 4.725 dependent on the building area status.

Discussion

Condition Rating

A tree's condition is a determination of its overall health, structure, and form (ISA 2018). The assessment considered all three characteristics for a combined condition rating.

- 100% - Exceptional = Good health and structure with significant size, location or quality.
- 61-80% - Good = Normal vigor, well-developed structure, function and aesthetics not compromised with good longevity for the site.
- 41-60 % - Fair = Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.
- 21-40% - Poor = Unhealthy and declining appearance with poor vigor, abnormal foliar color, size or density with potential irreversible decline. One serious structural defect or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.
- 6-20% - Very Poor = Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.
- 0-5% - Dead/Unstable = Dead or imminently ready to fail.

All three trees are young and in good condition.

Suitability for Preservation

A tree's suitability for preservation is determined based on its condition (health, structure, form), age, species, tolerance to disturbance, external and functional limitations, and potential longevity for the site using a scale of good, fair, or poor. The following list defines the rating scale (Fite, K, and Smiley, E. T., 2016):

- Good = Trees with good health, structural stability and longevity after construction.
- Fair = Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, before, during, and after construction, and may have shorter life expectancy after development.
- Poor = Trees are expected to decline during or after construction regardless of management. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

The trees have fair suitability for preservation.

Expected Impact Level

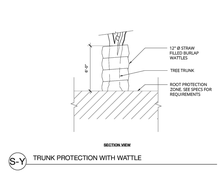
Impact level defines how a tree may be affected by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

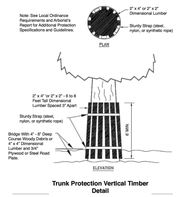
- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

All three street trees will be retained on this site with limited to no impact.

Tree Protection

Tree protection focuses on avoiding damage to the roots, trunk, or scaffold branches from heavy equipment. Either method indicated below will accomplish the required protection by bracing with vertical timbers or wrapping with wattle.





Trunk Protection Vertical Timber Detail

Conclusion

There are no "Heritage Trees" as defined by the ordinance and all three trees are black locust "Street Trees". The trees are young and in good condition with fair suitability for preservation. The average L/U Value is 1.1025 or 1.575 depending on wether or not street trees are considered in the "allowable building area". The totals are either 3.3075 or 4.725 dependent on the building area status.

Recommendations

1. Protect the trunks of the trees from mechanical damage by wrapping with wattle or bracing with timbers.

2. All tree maintenance, care, and removals shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.

Bibliography

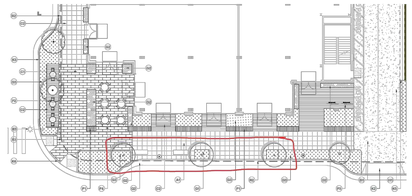
American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management : Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction)(Part 5). Londonderry, NH: Secretariat, Tree Care Industry Association, 2019. Print.

Fite, Kelby, and Edgar Thomas. Smiley. *Managing trees during construction*, second edition. Champaign, IL: International Society of Arboriculture, 2016.

ISA. *Guide For Plant Appraisal*. Savoy, IL: International Society Of Arboriculture, 2000. Print.

ISA. Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement. Western Chapter ISA

Appendix A: Proposed Streetscape



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PROPERTIES

PROJECT NAME & ADDRESS:

57 S. B STREET

57 S. B STREET
SAN MATEO, CA 94401

ISSUE: PLANNING APPLICATION RESUBMITTAL #4
ISSUE DATE: 05/06/2024

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	11/16/2022
1	PLANNING APPLICATION RESUBMITTAL	03/10/2023
2	PLANNING APPLICATION RESUBMITTAL #2	07/21/2023
3	PLANNING APPLICATION RESUBMITTAL #3	11/03/2023
4	PLANNING APPLICATION RESUBMITTAL #4	05/06/2024

SCALE:

PROJECT NUMBER: 2202017.00
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NOT FOR CONSTRUCTION

SHEET NAME:

ARBORIST REPORT

SHEET NUMBER:

L0.01

Appendix B: Tree Summary Table

Table 2: Inventory Summary-1

Tree Species	#	Trunk Diameter (in.)	Condition	Expected Impact	Disposition	L/U Value
black locust (*Robinia pseudoacacia*)	1	5	Good	Low/ Retain	Street Tree	1.1025 or 1.575
black locust (*Robinia pseudoacacia*)	2	5	Good	Low/ Retain	Street Tree	1.1025 or 1.575
black locust (*Robinia pseudoacacia*)	3	5	Good	Low/ Retain	Street Tree	1.1025 or 1.575

Appendix C: Tree Protection Guidelines

Pre-Construction Meeting with the Project Arborist

Tree protection locations should be marked before any fencing contractor arrives.

Prior to beginning work, all contractors involved with the project should attend a pre construction meeting with the project arborist to review the tree protection guidelines. Access routes, storage areas, and work procedures will be discussed.

Tree Protection Zones and Fencing

Tree protection fencing should be established prior to the arrival of construction equipment or materials on site. Fencing should be comprised of six-foot high chain link fencing mounted on eight-foot tall, 1 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart. Once established, the fencing must remain undisturbed and be maintained throughout the construction process until final inspection.

The fencing should be maintained throughout the site during the construction period and should be inspected periodically for damage and proper functions.

Fencing should be repaired, as necessary, to provide a physical barrier from construction activities.

A final inspection by the city arborist at the end of the project will be required prior to removing any tree protection fence and replacement tree shall be planted at this time.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited. Text on the signs should be in both English and Spanish (Appendix D).

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Restrictions Within the Tree Protection Zone

No storage of construction materials, debris, or excess soil will be allowed within the Tree Protection Zone. Spoils from the trenching shall not be placed within the tree protection zone either temporarily or permanently. Construction personnel and equipment shall be routed outside the tree protection zones.

Root Pruning

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Timing

If the construction is to occur during the summer months supplemental watering and treatments should be applied to help ensure survival during and after construction.

31 S. B Street, San Mateo Arborist's Assessment November 18, 2021
Revised February 14, 2023
Revised June 16, 2023

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Restrictions Within the Tree Protection Zone

No storage of construction materials, debris, or excess soil will be allowed within the Tree Protection Zone. Spoils from the trenching shall not be placed within the tree protection zone either temporarily or permanently. Construction personnel and equipment shall be routed outside the tree protection zones.

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Timing

If the construction is to occur during the summer months supplemental watering and treatments should be applied to help ensure survival during and after construction.

Appendix D: Tree Protection Signs

D1: English

WARNING
Tree Protection Zone

This Fence Shall not be moved without approval. Only authorized personnel may enter this area!

Project Arborist

D2: Spanish

CUIDADO
Zona De Arbol Pretejido

Esta cerca no sera removida sin aprobacion. Solo personal autorizado entrara en esta area!

Project Arborist

Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist® and Tree Risk Assessor Qualified. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner

ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B

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SHEET NUMBER:

L0.02

Please see L0.02 (PAGE 9) for Tree Inventory Table in Arborist Report

Existing Tree Evaluation Schedule with Landscape Unit Values

****Must be Completed and Attached to Arborist Report**

Required For Projects Involving the Removal of Trees 6" or More in Diameter for the Construction of New Residential Dwelling Units, Building Additions or Parking Lot Additions.

An Arborist Report and an Existing Tree Evaluation Schedule with Landscape Unit Values is required **for all trees with a diameter of 6 inches or more proposed for removal**. This Inventory must be prepared by an Arborist or Licensed Landscape Architect consistent with SMMC 27.71.150 PRESERVATION OF EXISTING TREES. Please submit an excel file with the information below.

Existing Tree Evaluation Schedule:

Formula for Calculating LU Value: (_____ x _____ x _____) ÷ 0.35 x (_____ x _____ x _____) = _____

Ref.	Species Name	Fate: Preserved / Removed	Species Value %	Condition Value %	Location Value %	0.35	Caliper Size (inches)	0.70 if in allowable bldg. area	1.25 if Heritage Tree	LU Value
						0.35				
						0.35				
						0.35				
						0.35				
						0.35				

Total LU Value of Trees to be Removed: _____

Required Tree Planting (On-site Trees)

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

Landscape Area: 498 sq. ft. ÷ 400 = 1.245 (a)

Number of existing trees from Tree Evaluation Schedule with a 6 inch or greater diameter **to be preserved:** 0 (b)

Landscape Unit (LU) value of trees **to be removed** from the Tree Evaluation Schedule: 0 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a – b + c = d]** 1.245 (d)

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

New Trees Being Planted*

Quantity	Size	LU Value	Total LU Value
	15 gallon	1	
	24 inch box	2	
0	36 inch box	3	0
	48 inch box	4	
	Total LU Value of new trees being proposed:		0 (e)

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

Fees Owed to the City Street Tree Planting Fund:
If (d) is greater than (e), there will be an LU value deficit calculated as follows:

[d – e = 1.245 **x (the annually defined $ per LU value as per Current Comprehensive Fee Schedule)** = $ 419.40

1.245 x $336.86* = $419.40
* Landscape Unit In-lieu fee (per LU) $336.86

Required Tree Planting (Street Trees)

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

Landscape Area: _____ sq. ft. ÷ 400 = 0 (a)

Number of existing trees from Tree Evaluation Schedule with a 6 inch or greater diameter **to be preserved:** 0 (b)

Landscape Unit (LU) value of trees **to be removed** from the Tree Evaluation Schedule: 0 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a – b + c = d]** 0 (d)

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

New Trees Being Planted*

Quantity	Size	LU Value	Total LU Value
	15 gallon	1	
	24 inch box	2	
4	36 inch box	3	12
	48 inch box	4	
	Total LU Value of new trees being proposed:		12 (e)

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

Fees Owed to the City Street Tree Planting Fund:
If (d) is greater than (e), there will be an LU value deficit calculated as follows:

[d – e = -12 **x (the annually defined $ per LU value as per Current Comprehensive Fee Schedule)** = $ 0

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TREE PLANTING FORM

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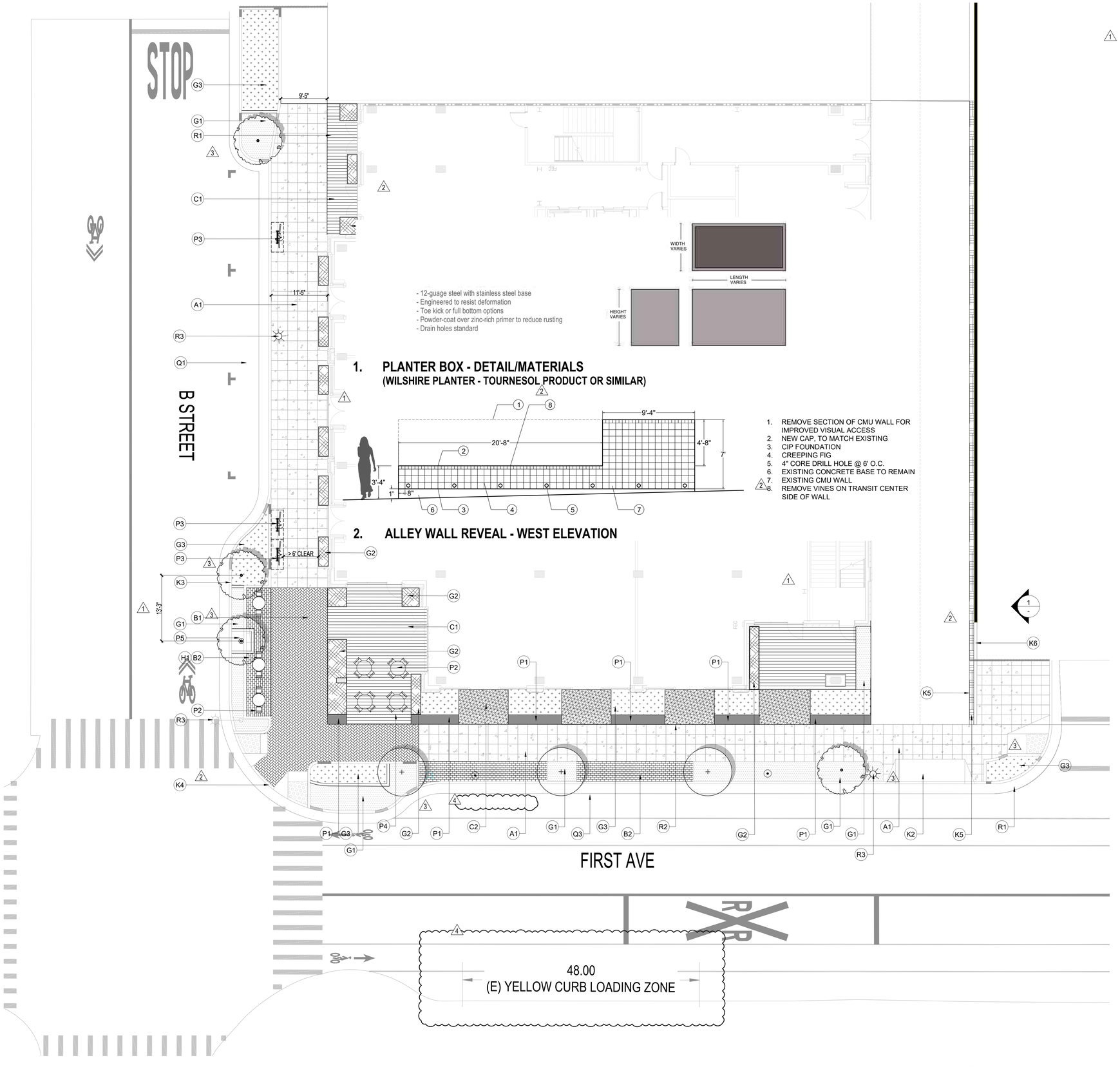


- 12-guage steel with stainless steel base
- Engineered to resist deformation
- Toe kick or full bottom options
- Powder-coat over zinc-rich primer to reduce rusting
- Drain holes standard

1. PLANTER BOX - DETAIL/MATERIALS
(WILSHIRE PLANTER - TOURNESOL PRODUCT OR SIMILAR)

1. REMOVE SECTION OF CMU WALL FOR IMPROVED VISUAL ACCESS
2. NEW CAP, TO MATCH EXISTING
3. CIP FOUNDATION
4. CREEPING FIG
5. 4" CORE DRILL HOLE @ 6' O.C.
6. EXISTING CONCRETE BASE TO REMAIN
7. EXISTING CMU WALL
8. REMOVE VINES ON TRANSIT CENTER SIDE OF WALL

2. ALLEY WALL REVEAL - WEST ELEVATION

MATERIALS SCHEDULE

PAVEMENTS

- A1 CONCRETE PAVING, CITY STANDARD MED. BROOM FINISH
- B1 SPECIALTY PAVING AT INTERSECTION, CITY STANDARD BRICK HERRINGBONE
- B2 SPECIALTY PAVING AT FURNISHING ZONE, CITY STANDARD BRICK RUNNING BOND W/ PERPENDICULAR BRICK BAND
- C1 PRECAST CONCRETE UNIT PAVER
- C2 BRIDGE OVER STORMWATER PLANTER

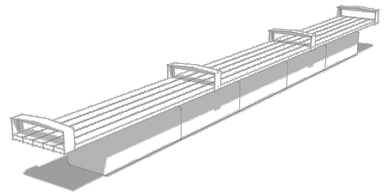
PLANTER, CURBS & WALLS

- G1 AT GRADE PLANTING AREA
- G2 RAISED PLANTING AREA
- G3 STORMWATER PLANTING AREA
- G4 NOT USED
- H1 PERMEABLE PAVING, SEE CIVIL
- K2 CURB CUT
- K3 CURB EXTENSION
- K4 BULB-OUT
- K5 PLANTING AREA FOR VINES
- K6 PARTIAL WALL REMOVAL AT CORNER (SEE DETAIL 1)

SITE FURNISHINGS, PARKING

- P1 SITE BENCH (SEE DETAIL 2)
- P2 MOVEABLE FURNITURE (TBD BY TENANT)
- P3 CITY STD WELLE CIRCLE BIKE RACK (6 SPACES TOTAL)
- P4 FENCE ENCLOSURE (36" HT)
- P5 TREE GRATE, CITY STANDARD URBAN ACCESSORIES
- Q1 PARKING (3 SPACE)
- Q2 NOT USED
- Q3 BUS STOP
- R1 EXISTING CURBLINE
- R2 PROPERTY LINE
- R3 STREET LIGHT

SCALE: 1/8" = 1' - 0"
0 2 4 8 16



3. BENCH DETAIL, WITH ARM RESTS AT 4' O.C.
(LINK BENCH - LANDSCAPE FORMS)

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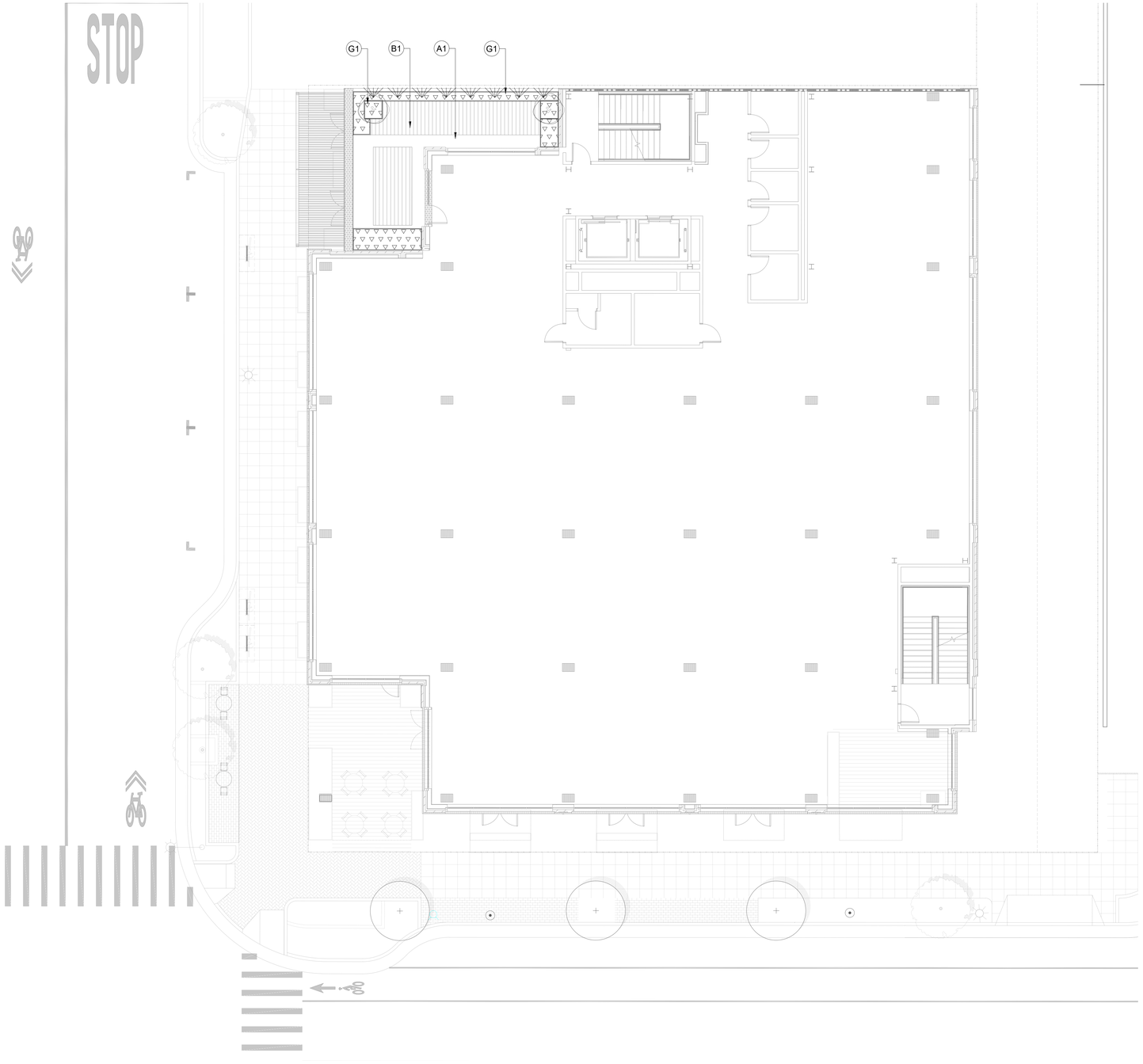
LANDSCAPE PLAN - GROUND FLOOR

SHEET NUMBER:
L1.00



LARGE SHRUB (UPPER TERRACES)					
	CITRUS KUMQUAT 'NAGAMI' DWARF	DWARF NAGAMI KUMQUAT	15 GALLON		UPPER TERRACES

PLANT SCHEDULE						
RAISED PLANTERS (UPPER FLOOR TERRACES)						
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT.X SPRD.)	SPACING	NOTES
		BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMMA GRASS	#1	12"O.C.	
		NANDINA DOMESTICA 'GULF STREAM'	COMPACT HEAVENLY BAMBOO	#5	24" O.C.	
		MAHONIA AQUIFOLIUM 'COMPACTA'	LOW ORANGE GRAPE	#3	12" O.C.	
		CISTUS SPP.	ROCKROSE	#5	3' O.C.	
		TRACHELOSPERMUM JASMINOIDES	JASMINE VINE		4' O.C.	USED AT 2ND FLOOR TERRACE

MATERIALS SCHEDULE

PAVEMENTS

A1 CONCRETE PAVER ON PEDESTAL,TYP

B1 WOOD DECKING ON PEDESTAL,TYP

PLANTER

G1 RAISED PLANTING AREA, 36"

G2 RAISED PLNATING AREA, 48"

NOTE: TERRACE TO BE FURNISHED BY OWNER

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

0 2 4 8 16

N

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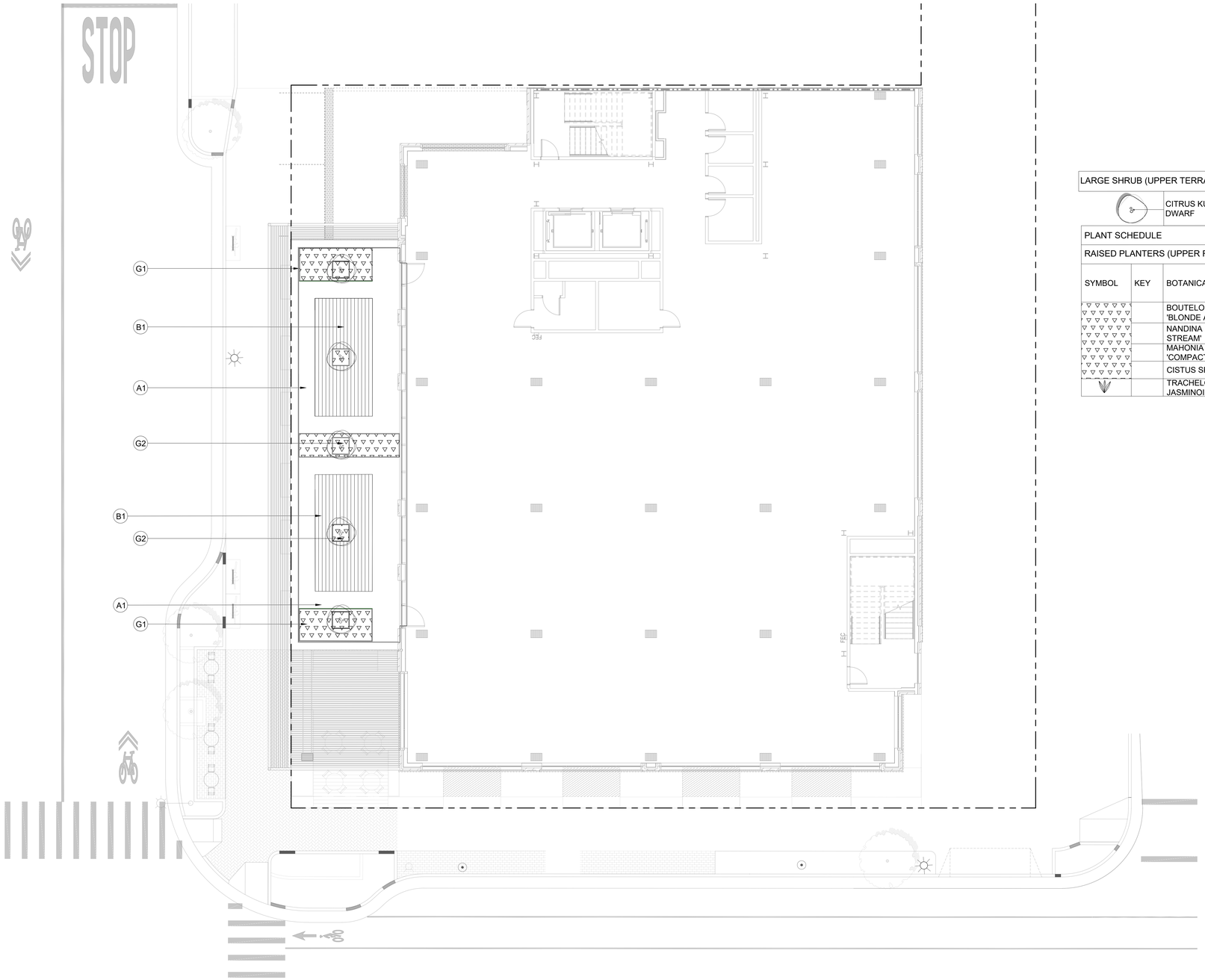
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A1
G2
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G2
A1
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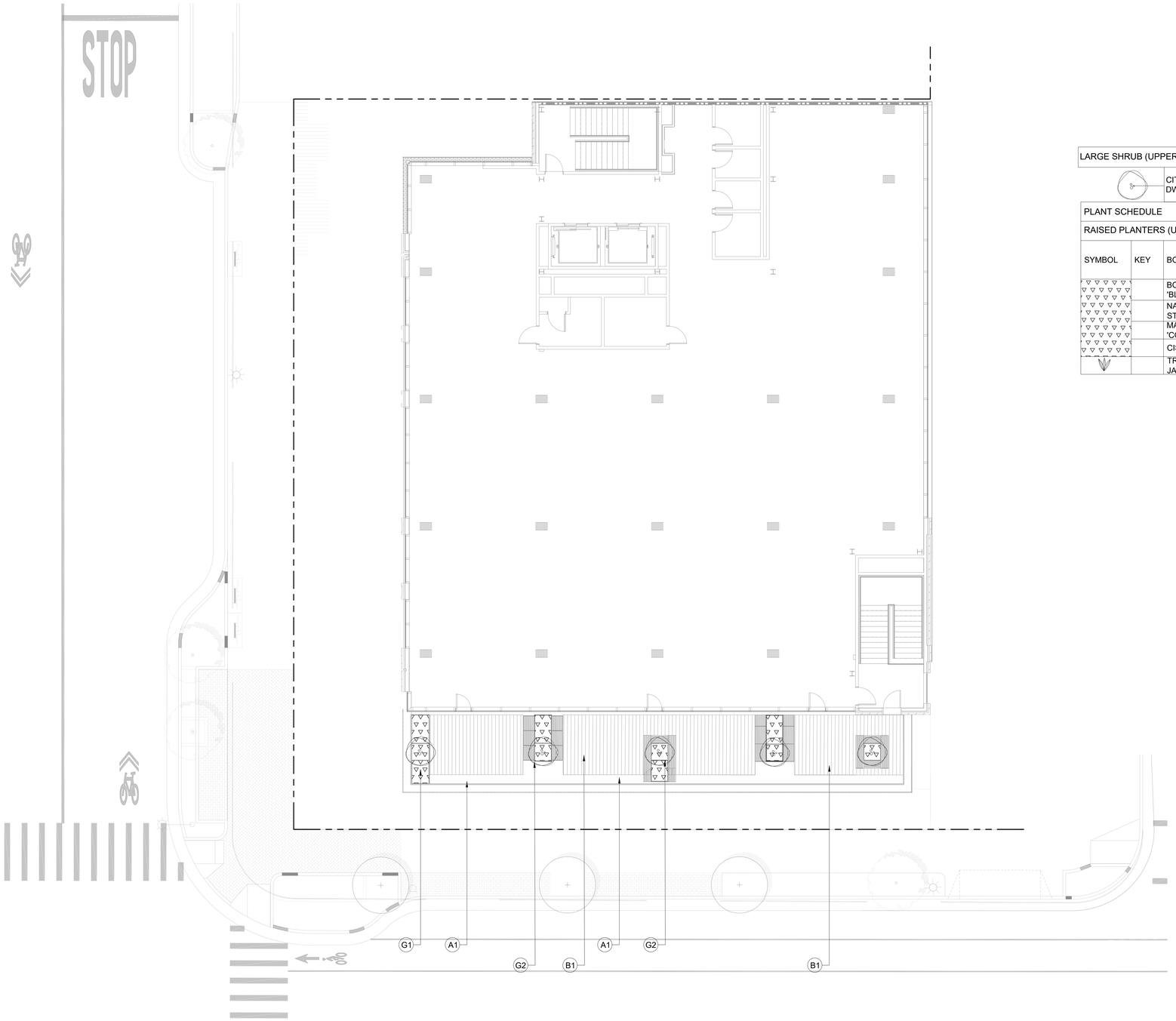

LARGE SHRUB (UPPER TERRACES)					
		CITRUS KUMQUAT 'NAGAMI' DWARF	DWARF NAGAMI KUMQUAT	15 GALLON	UPPER TERRACES

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B1 WOOD DECKING ON PEDESTAL,TYP

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G1 RAISED PLANTING AREA, 36"

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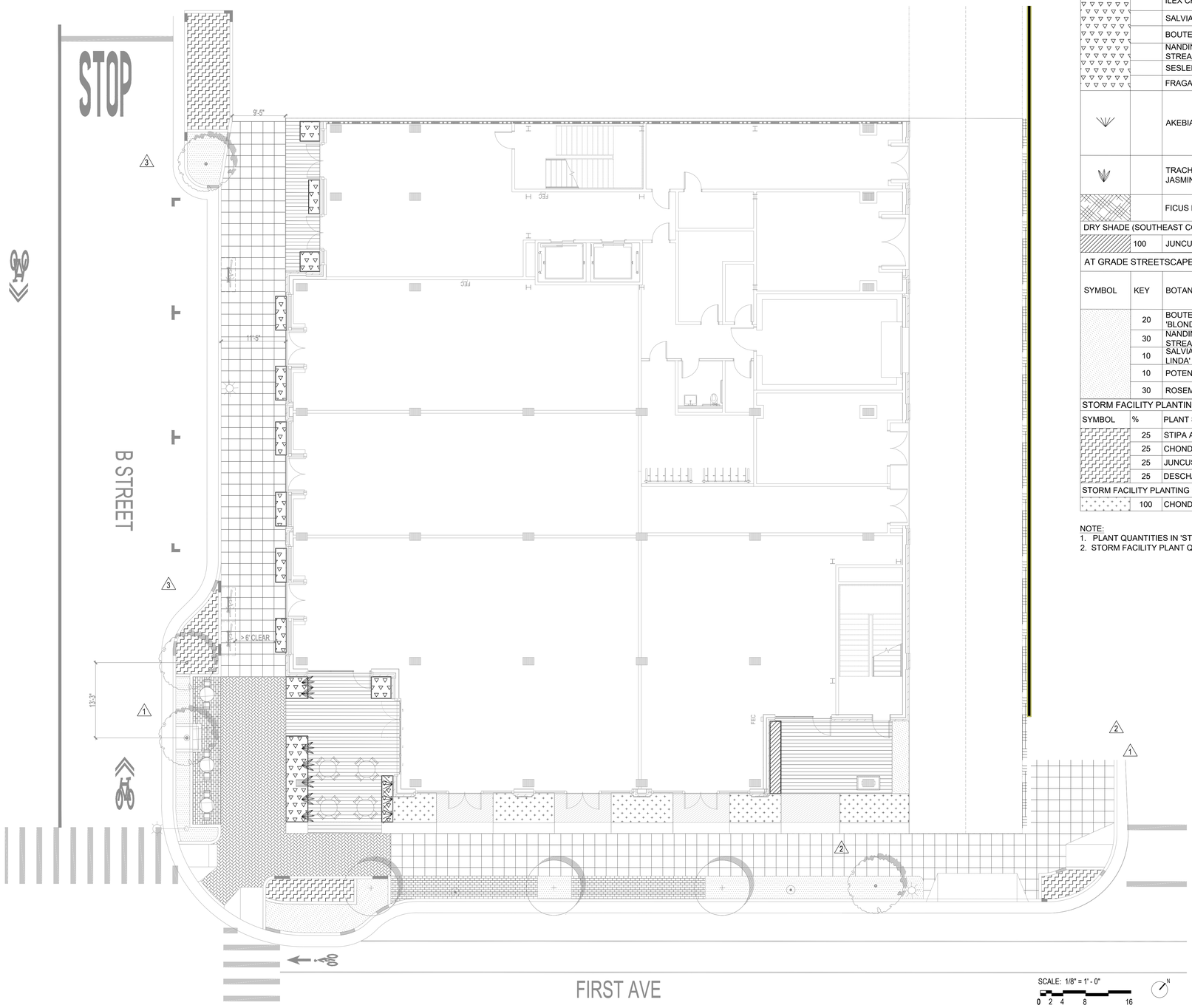
SHEET NUMBER:

L1.03



TREE SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	SPACING	QUANTITY	NOTES
	EXISTING TREE TO REMAIN				3	SEE L (3 TREES ON 1ST AVE)
	HANDROANTHUS HEPTAPHYLLUS	PINK TRUMPET TREE	36" BOX	AS SHOWN	4	STREET TREE REQ. SOUTH B STREET(3) & 1ST AVENUE(1)
LARGE SHRUB (UPPER TERRACES)						
	CITRUS KUMQUAT 'NAGAMI' DWARF	DWARF NAGAMI KUMQUAT	15 GALLON			UPPER TERRACES

RAISED PLANTERS						
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT.X SPRD.)	SPACING	NOTES
		ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH COMPACT JAPANESE HOLLY	#3	36" O.C.	
		SALVIA NEMOROSA	WOODLAND SAGE	#3	18" O.C.	
		BOUTELOUA GRACILIS	BLUE GRAMA GRASS	#3	18" O.C.	
		NANDINA DOMESTICA 'GULF STREAM'	DWARF NANDINA	#3	18" O.C.	
		SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	#3	18" O.C.	
		FRAGARIA CHILOENSIS	BEACH STRAWBERRY	#3	6" O.C.	
		AKEBIA QUINATA	CHOCOLATE VINE		AS SHOWN	SW CORNER PLAZA & 2ND LEVEL TERRACE
		TRACHELOSPERMUM JASMINOIDES	STAR JASMINE		AS SHOWN	SW CORNER PLAZA
		FICUS PUMILA	CREEPING FIG		AT 4' O.C.	USED AT ALLEY WALL
DRY SHADE (SOUTHEAST CORNER RAISED PLANTERS)						
	100	JUNCUS PATENS	CALIFORNIA RUSH		12" O.C.	
AT GRADE STREETSCAPE PLANTING						
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT.X SPRD.)	SPACING	NOTES
	20	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMMA GRASS	#1	12"O.C.	
	30	NANDINA DOMESTICA 'GULF STREAM'	COMPACT HEAVENLY BAMBOO	#5	24" O.C.	
	10	SALVIA GREGII 'SIERRA LINDA'	PINK AUTUMN SAGE	#5	24" O.C.	
	10	POTENTILLA FRUTICOSA	SHRUBBY CINQUEFOIL	#5	24" O.C.	
	30	ROSEMARINUS 'FORESTERI'	FORESTERI ROSEMARY	#5	24" O.C.	

STORM FACILITY PLANTING SCHEDULE					
SYMBOL	%	PLANT SPECIES	MINIMUM SIZE	SPACING	QUANTITY
	25	STIPA ARUNDINACEA	#1 CONT.	1.5' O.C.	
	25	CHONDRAPETALUM TECHTORUM	#1 CONT.	1.5' O.C.	
	25	JUNCUS PATENS 'ELK BLUE'	#1 CONT.	1.5' O.C.	
	25	DESCHAMPSIA CESPITOSA	#1 CONT.	1.5' O.C.	
STORM FACILITY PLANTING SCHEDULE					
	100	CHONDRAPETALUM TECHTORUM	#1 CONT.	1.5' O.C.	

NOTE:
1. PLANT QUANTITIES IN 'STORM FACILITY PLANTING SCHEDULE' ARE BROKEN OUT FOR PERMIT REVIEW.
2. STORM FACILITY PLANT QUANTITIES ARE CALCULATED TO OVERFLOW LEVEL OF BASIN.

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HARVEST PROPERTIES

PROJECT NAME & ADDRESS:
57 S. B STREET

57 S. B STREET
SAN MATEO, CA 94401

ISSUE:	PLANNING APPLICATION RESUBMITTAL #4
ISSUE DATE:	05/06/2024

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	11/16/2022
1	PLANNING APPLICATION RESUBMITTAL	03/10/2023
2	PLANNING APPLICATION RESUBMITTAL #2	07/21/2023
3	PLANNING APPLICATION RESUBMITTAL #3	11/03/2023
4	PLANNING APPLICATION RESUBMITTAL #4	05/06/2024

SCALE:

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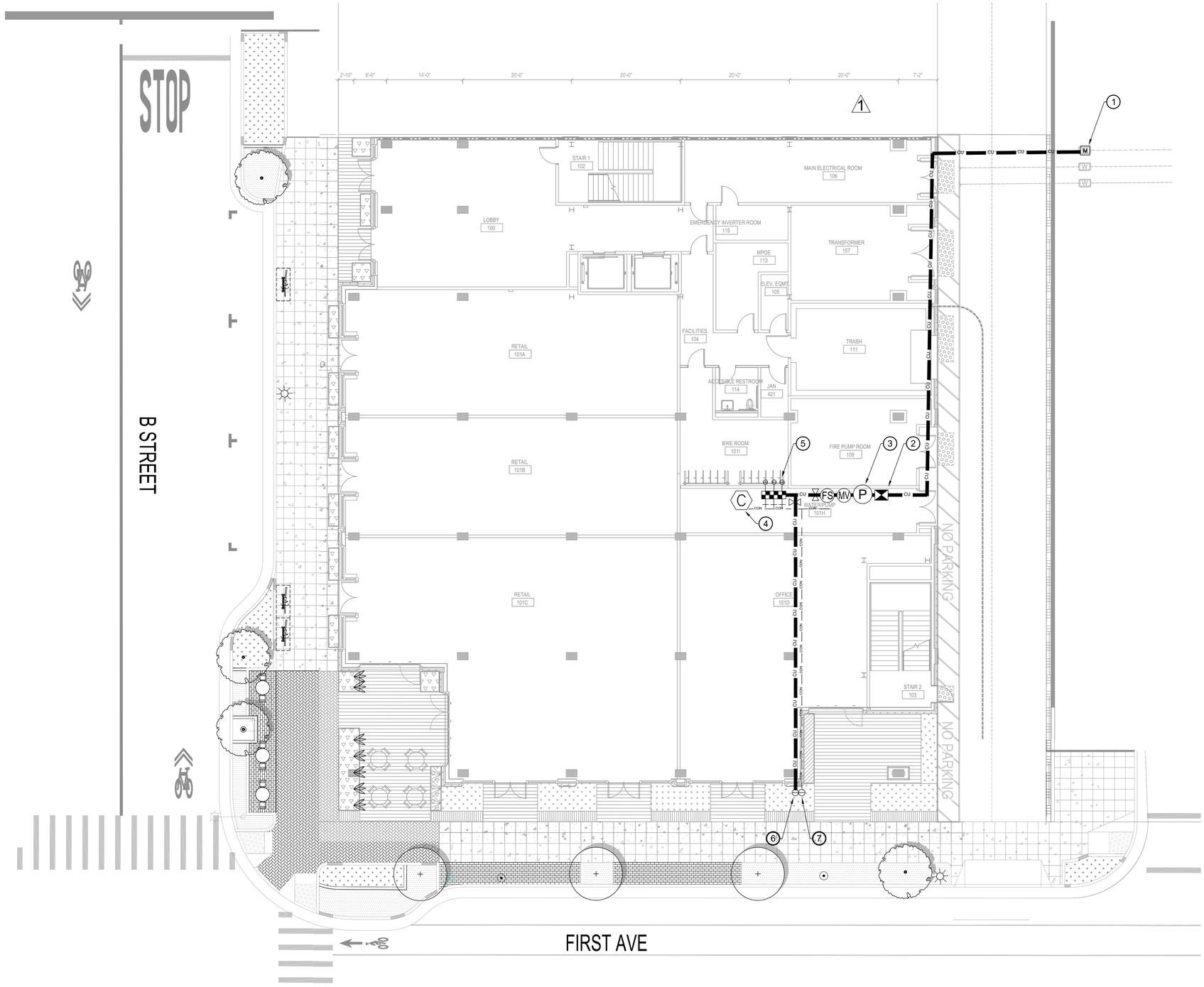
SHEET NAME:
PLANTING PLAN - GROUND FLOOR

SHEET NUMBER:
L2.00



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PLAN NOTES LEGEND

1. 1" METER FOR IRRIGATION AT THIS APPROXIMATE LOCATION. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION OF METER. MAXIMUM IRRIGATION DEMAND: 13 GPM AT APPROXIMATELY XX PSI STATIC PRESSURE AT WATER METER LOCATION.
2. 1" BACKFLOW PREVENTER FOR IRRIGATION SYSTEM.
3. APPROXIMATE LOCATION OF IRRIGATION BOOSTER PUMP BY OTHERS. PRESSURE ON DISCHARGE SIDE OF BOOSTER PUMP SHALL BE 55 PSI.
4. IRRIGATION CONTROLLER "C". MOUNT ON INTERIOR WALL AT THIS LOCATION AS DETAILED AND AS DIRECTED BY ARCHITECT. CONNECT TO 120 VOLT A.C. ELECTRICAL SERVICE INSTALLED AT THIS LOCATION UNDER ELECTRICAL CONTRACT. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF ELECTRICAL SERVICE PRIOR TO CONSTRUCTION.
5. 1" COPPER PIPE STUB-OUTS FOR IRRIGATION FOR PLANTERS AT LEVELS 2, 3 & 4 TO BE PROVIDED AND INSTALLED UNDER PLUMBING CONTRACT. COORDINATE INSTALLATION OF PIPES WITH GENERAL/PLUMBING CONTRACTOR(S) PRIOR TO CONSTRUCTION .
6. 1.25" COPPER PIPE STUB-OUT FOR IRRIGATION FROM MECHANICAL ROOM TO THIS APPROXIMATE LOCATION TO SERVICE SITE LEVEL PLANTERS TO BE PROVIDED AND INSTALLED UNDER PLUMBING CONTRACT . COORDINATE INSTALLATION OF PIPES WITH GENERAL/PLUMBING CONTRACTOR(S) PRIOR TO CONSTRUCTION .
7. 1.25" ELECTRICAL CONDUIT AND SPLICE BOX FOR IRRIGATION 2-WIRE CABLE TO BE PROVIDED AND INSTALLED FROM IRRIGATION CONTROLLER "C" TO THIS APPROXIMATE LOCATION UNDER ELECTRICAL CONTRACT. COORDINATE INSTALLATION OF CONDUIT WITH GENERAL/ELECTRICAL CONTRACTOR(S) PRIOR TO CONSTRUCTION.

NOTE: PLEASE REFER TO LANDSCAPE SHEETS FOR COMPLETE REVISIONS TO LANDSCAPE BASE.

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IRRIGATION PLAN - GROUND FLOOR

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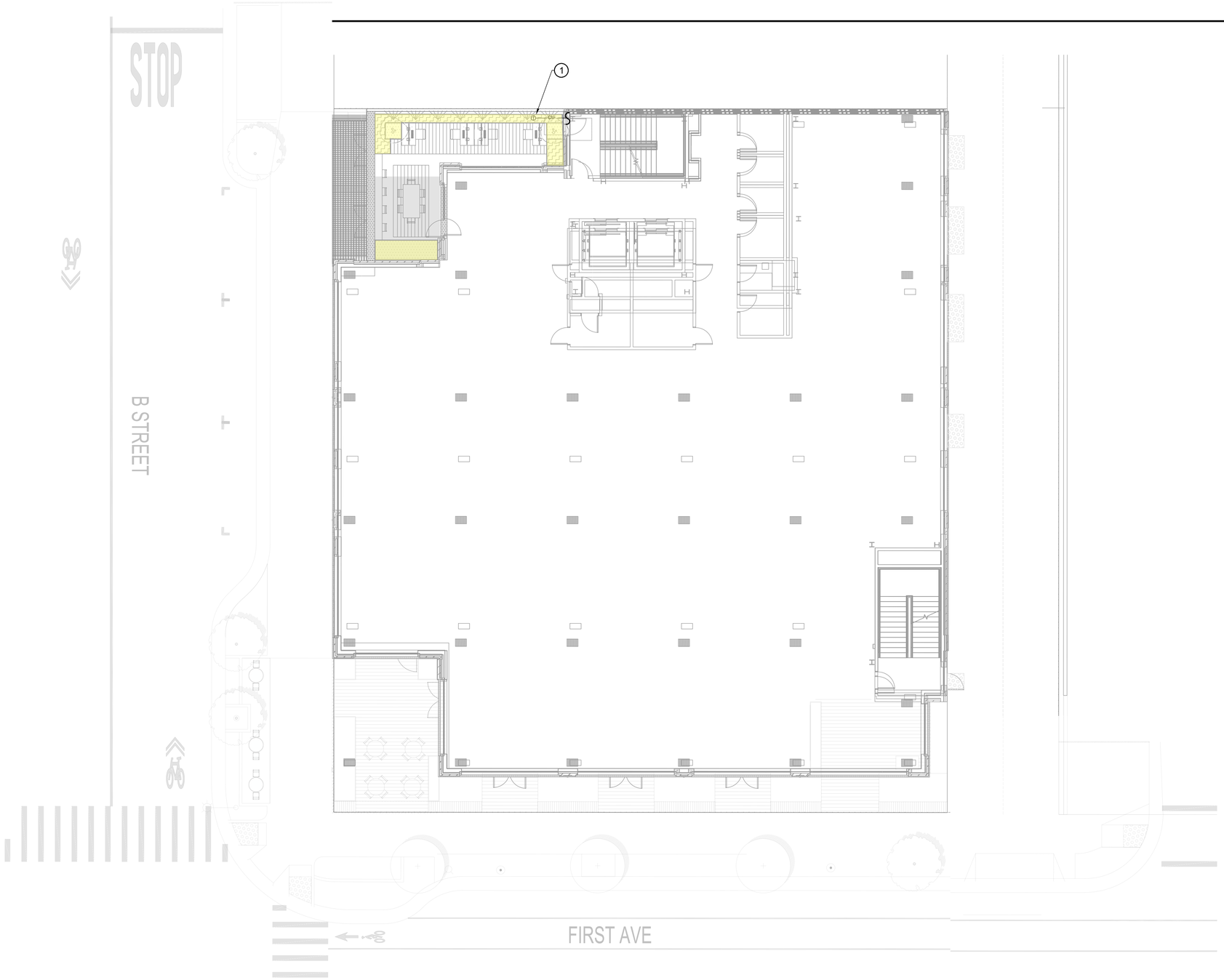

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WATER USAGE LEGEND		
	HYDROZONE A	LOW WATER-USE PLANTS
	HYDROZONE B	MODERATE WATER-USE PLANTS

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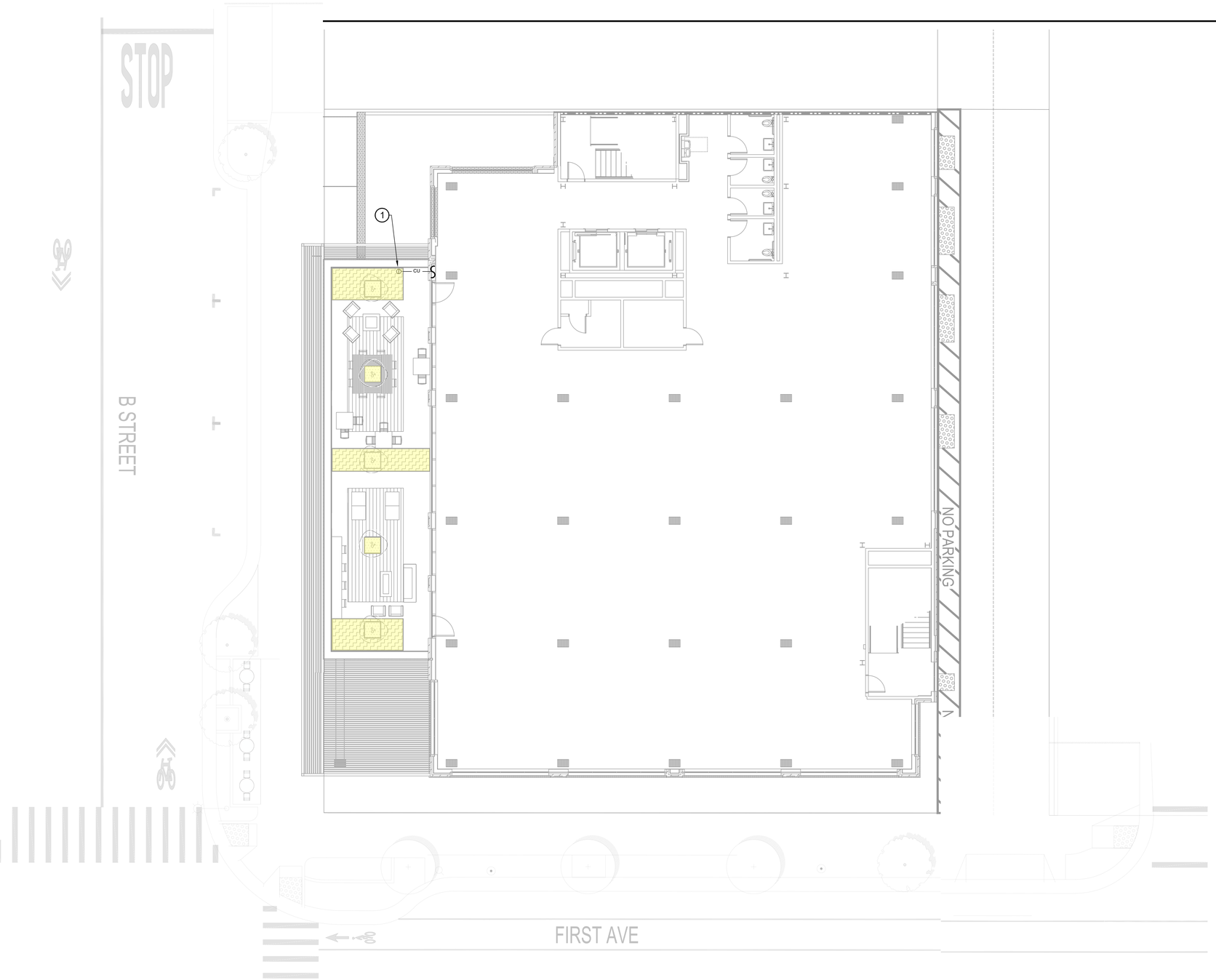
SHEET NAME:

IRRIGATION PLAN - LEVEL 2 TERRACE

SHEET NUMBER:

L3.01

plot date:



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IRRIGATION PLAN - LEVEL 3 TERRACE

SHEET NUMBER:
L3.02

plot date :

PLAN NOTES LEGEND

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WATER USAGE LEGEND		
	HYDROZONE A	LOW WATER-USE PLANTS
	HYDROZONE B	MODERATE WATER-USE PLANTS

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IRRIGATION PLAN - LEVEL 4 TERRACE

SHEET NUMBER:

L3.03

plot date :

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.

3. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.

4. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

5. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.

6. IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.

7. INSTALL NEW BATTERIES IN THE IRRIGATION CONTROLLER(S) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

8. SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.

9. INSTALL 2-WIRE CABLE ALONG THE MAIN LINE. CONTACT CONTROLLER REPRESENTATIVE FOR A PRE-CONSTRUCTION MEETING.

10. INSTALL 2-WIRE CABLE WITHIN 1.25" CONDUIT WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.

11. INSTALL A 14"X19" GREY ELECTRICAL PULL BOX EVERY 200' AND AT EVERY CHANGE IN DIRECTION. ONLY SPLICE TWO WIRE CABLE AT THREE WAY WIRE CONNECTIONS.

12. IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS THE PAIGE IRRIGATION WIRE, SPEC P7072D. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KIT.

13. DECODER GROUNDING SHALL BE PROVIDED EVERY 600 FEET, AT THE CONTROLLER AND AT THE LAST DECODER OR AT THE END OF THE 2 WIRE PATH. GROUND WITH A 5/8" X 8' COPPER CLAD GROUNDING ROD. #6 COPPER WIRE TO SURGE DEVICE/DECODER. INCLUDE A SURGE ARRESTOR AT EACH GROUNDING LOCATION. A SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH A DBR/Y-6 WATERPROOF CONNECTOR.

14. SPLICING OF JACKETED 2-WIRE IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 24" LONG COIL OF WIRE AT EACH SPLICE AND A 24" LONG EXPANSION LOOP IN ALL PULL BOXES.

15. INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION CONTROL VALVE". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.

16. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.

17. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS (AVOID LAWN AREAS WHERE POSSIBLE).

18. THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.

19. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.

20. LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.

21. INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

22. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.

23. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

24. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

25. IRRIGATION DEMAND: REFER TO PLANS.

26. THE EXISTING MAIN LINE SHOWN ON THE DRAWINGS IS DIAGRAMMATIC. VERIFY AND LOCATE EXISTING MAIN LINE IN FIELD. REPORT TO ARCHITECT IN WRITING ANY DEVIATION OF EXISTING MAIN LINE LOCATION FROM THAT SHOWN ON THE DRAWINGS.

27. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.

28. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

29. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.

30. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

31. WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.

32. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.

33. VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.

IRRIGATION COORDINATION NOTES

1. PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL ALL PIPING WITHIN THE STRUCTURE. PIPE MATERIAL SHALL BE APPROVED FOR USE WITHIN A STRUCTURE PER PLUMBING CODE. REFER TO MEP OR PLUMBING DRAWING FOR EXACT ROUTING THOUGH THE STRUCTURE. REFER TO IRRIGATION PLANS FOR APPROXIMATE LOCATION OF STUB OUT LOCATIONS. EXIT OF PIPE TO BE WITHIN PLANTERS WHERE POSSIBLE. ALL PENETRATION POINTS SHALL BE WATERPROOFED AS REQUIRED.

2. IRRIGATION SLEEVES OR CONDUITS WITHIN PRECAST OR POURED IN PLACE PLANTERS SHALL BE COORDINATED AND INSTALLED PRIOR TO THE CONSTRUCTION. ALL PENETRATION POINTS SHALL BE WATERPROOFED AS REQUIRED.

3. ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT, PULL BOXES AND WIRE IN STRUCTURE. THE DRAWINGS INDICATE REQUIRED CONDUIT SIZE AND TYPE OF LOW VOLTAGE CABLE. FINAL CONNECTION OR WIRING TO REMOTE CONTROL VALVES AND CONTROLLER SHALL BE COMPLETED BY IRRIGATION CONTRACTOR.

IRRIGATION WATER USE CALCULATIONS

WATER USE ESTIMATION

WATER TYPE	POTABLE
SITE ETO=	42.7

REGULAR LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	SHRUBS/GC	LOW	0.2	DRIP	0.81	0.247	594	147	3,883	0.01	5.19	28%
2	SHRUBS/GC	MOD	0.5	DRIP	0.81	0.617	574	354	9,380	0.03	12.54	27%
3	BIORETENTION	LOW	0.2	DRIP	0.81	0.247	603	149	3,942	0.01	5.27	29%
4	TREES	LOW	0.2	BUBBLER	0.81	0.247	80	20	523	0.00	0.70	4%
5	TREES	MOD	0.5	BUBBLER	0.81	0.617	240	148	3,922	0.01	5.24	11%
						TOTALS	2,091	818	21,650	0.07	28.94	100%

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME											
-						1						0%
						TOTALS	0					0%

MAWA		
	GALLONS/YR	24,911
	ACRE FEET/YR	0.08
	HCF/YR	33.30

ETWU		
	GALLONS/YR	21,650
	ACRE FEET/YR	0.07
	HCF/YR	28.94

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.32	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	818
TOTAL AREA	2,091
AVG. ETAF	39.11%

MAWA FORMULA

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR

MAWA = (ETo)(0.62)[(LA x 0.45) + (0.55 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA

ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR

ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

IRRIGATION DESIGN NARRATIVE

THE PROPOSED IRRIGATION SYSTEM FOR THIS SITE WILL BE DESIGNED WITH THE LATEST TECHNOLOGY IN WATER CONSERVATION AND EFFICIENCY. THE SYSTEM WILL CONSIST OF THE FOLLOWING TYPES OF IRRIGATION METHODS AND EQUIPMENT COMPLYING WITH THE STATE WATER ORDINANCE. ALL SMALL PLANTING BEDS WILL BE IRRIGATED WITH WATER CONSERVING AND HIGHLY EFFICIENT INLINE DRIP. ALL BIORETENTION WILL BE IRRIGATED WITH INLINE DRIP SPACED AT 12" O.C. SINCE BIORETENTION AREAS ARE LESS THAN 10 FT WIDE. THE CONTROLLER THAT WILL MANAGE THIS SYSTEM USES LOCAL WEATHER TO ADJUST THE RUN TIMES OF THE VALVES BASED ON DAILY WEATHER CONDITIONS. UTILIZING THIS TYPE OF WEATHER-BASED SYSTEM WILL HELP THE LANDSCAPE MANAGER SAVE 25% MORE WATER THAN WITH A CONVENTIONAL CONTROLLER.

IRRIGATION ZONES

1. LOW AND MODERATE WATER-USE SHRUBS/GROUNDCOVER/FLOWERING PLANTS: TO BE IRRIGATED WITH INLINE DRIP
2. LARGE SHRUBS AND TREES: TO BE IRRIGATED USING POINT SOURCE BUBBLERS.
3. STORMWATER TREATMENT: TO BE IRRIGATED WITH INLINE DRIP SPACED AT 12" O.C.

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

Chris Mitchell

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
■	DB-15-PC-CV	TORO BUBBLER, MIN. 2 PER TREE. REFER TO BUBBLER DETAIL FOR QUANTITY OF BUBBLERS PER TREE SIZE.	0.25	30	TRICKLE
●▶	T-YD-500-34	TORO DRIPLINE AIR RELIEF VALVE			
●─┼	WLT-0500-T	NDS SCH 40 BALL VALVE OR APPROVED EQUAL			
▣	570-DRIP-IND	TORO POP-UP DRIPLINE INDICATOR WITH SIDE INLET.			
●●	T-FJQ16	TORO FIGURE EIGHT END CLAMP			
◔	P-220-26 SERIES	TORO REMOTE CONTROL VALVE			
▩	DZK-700-MF	TORO DRIP ZONE KIT WITH IRRITROL 700 SERIES REMOTE CONTROL VALVE, PRESSURE REGULATOR (40 PSI) AND A 1" FILTER			
┼▩	220-27-04/ T-ALFS10150-S	TORO BRASS REMOTE CONTROL VALVE WITH PRESSURE REGULATOR (40 PSI) AND A 1" SCREEN FILTER			
◂▸	33-DRC	RAIN BIRD 3/4" TWO-PIECE QUICK COUPLING VALVE (YELLOW LOCKING RUBBER COVER)			
⋈	T-FP600A-LF-1"	NIBCO 1" BRASS BALL VALVE			
▙	975XL2SEU-1"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY WITH FREEZE BLANKET.			
MV	3100100	SUPERIOR MASTER VALVE-1" (NORMALLY OPEN)			
FS	QS200-10	FLOMEC 1" PVC FLOW SENSOR			
C	EGP-TW-S/ EGP-ICENTRAL	RAIN MASTER EAGLE PLUS CONTROLLER IN A STAINLESS STEEL PEDESTAL ENCLOSURE; INCLUDES I-CARD, CELL COMMUNICATION KIT AND FIVE YEARS RAIN MASTER I-CENTRAL SERVICE.			
—	TW-D-1	RAIN MASTER SINGLE STATION DECODER (1 PER VALVE)			
—	TW-D-2	RAIN MASTER TWO STATION DECODER (USE WHEN MORE THAN 1 OR MORE VALVES ARE CLUSTERED TOGETHER)			
—	TW-LA-1	RAIN MASTER LIGHTENING ARRESTOR (1 EVERY 600 FEET ALONG MAIN) REFER TO DETAILS FOR INSTALLATION INSTRUCTIONS.			
—	NOT SHOWN ON PLANS	ROUTE RAIN MASTER TWO WIRE CABLE TO ALL REMOTE CONTROL VALVES. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS TW-CAB-14. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KITS OR APPROVED EQUAL. INSTALL 2 WIRE CABLE WITHIN 1.25" SCH 40 ELECTRICAL CONDUIT. PULL BOXES SHALL BE LOCATED EVERY 200' NO SPLICES ARE ALLOWED BETWEEN VALVES. REFER TO DETAIL FOR INSTALLATION INSTRUCTIONS.			
R	RS-1000	IRRITROL WIRELESS RAIN SENSOR			
		CONTROLLER AND STATION NUMBER			
		REMOTE CONTROL VALVE SIZE (IN INCHES)			
		FLOW (GPM)			
		WATER USE CLASSIFICATION OF ZONE			
		APPLICATION RATE (IN/HR) or DRIPLINE SPACING			
		AREA (SQ. FT.)			
		ASSOCIATED REMOTE CONTROL VALVE			
CU CU CU		MAIN LINE: 1.5" AND SMALLER: TYPE 'K' COPPER PIPE WITH WROUGHT FITTINGS. SHOWN FOR REFERENCE ONLY, SEE PLUMBING PLANS FOR ROUTING THROUGH STRUCTURE.			
		MAIN LINE: 1.5" AND SMALLER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.			
		LATERAL LINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.			
		DRIPLINE LATERAL LINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.			
		SLEEVING: SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.			
CON CON CON		ELECTRICAL CONDUIT: SHOWN FOR REFERENCE ONLY, SEE ELECTRICAL PLANS FOR ROUTING THROUGH STRUCTURE.			

STATION #
PVC LATERAL
XX
COLOR HATCH OF ZONE
DRIP ZONE EXTENTS

DRIPLINE REMOTE CONTROL VALVE
DRIP ZONE:
TORO DL2000 SERIES DRIPLINE WITH DL2000 INSERT FITTINGS, PART #RGP-212. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 12" O.C. GRID ACCORDING TO DETAILS. SIZE EXHAUST HEADERS AS FOLLOWS: 1": 0-10 GPM, 1.25": 11-20 GPM. ALL EXHAUST HEADERS SHALL BE 1" SCH 40 PVC OR 1" SCH 40 FLEXIBLE PVC. USE SCH. 40 PVC SOLVENT WELD FITTINGS. EXTEND PVC HEADERS TO THE ENDS OF ALL DRIP ZONES TO BALANCE FLOW IF REQUIRED. SEE DETAILS FOR FURTHER INFORMATION.

STATION #
PVC LATERAL
XX
COLOR HATCH OF ZONE
DRIP ZONE EXTENTS

DRIPLINE REMOTE CONTROL VALVE
APPROXIMATE CONNECTION POINT BETWEEN DRIPLINE TUBING AND PVC SUPPLY WHEN DRIP ZONE IS LESS THAN 3 GPM AND NO PVC SUPPLY/EXHUST HEADERS ARE NEEDED. REFER TO DRIPLINE TUBING CONNECTION DETAIL FOR MORE INFORMATION.

WATER USAGE LEGEND		
	HYDROZONE A	LOW WATER-USE PLANTS
	HYDROZONE B	MODERATE WATER-USE PLANTS

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CLIENT:
HARVEST PROPERTIES

PROJECT NAME & ADDRESS:
57 S. B STREET

57 S. B STREET
SAN MATEO, CA 94401

ISSUE:	PLANNING APPLICATION RESUBMITTAL #4
ISSUE DATE:	05/06/2024

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	11/16/2022
1	PLANNING APPLICATION RESUBMITTAL	03/10/2023
2	PLANNING APPLICATION RESUBMITTAL #2	07/21/2023
3	PLANNING APPLICATION RESUBMITTAL #3	11/03/2023
4	PLANNING APPLICATION RESUBMITTAL #4	05/06/2024

SCALE:

PROJECT NUMBER:	2202017.00
DRAWN BY:	YW
CHECKED BY:	MMc

STAMP:

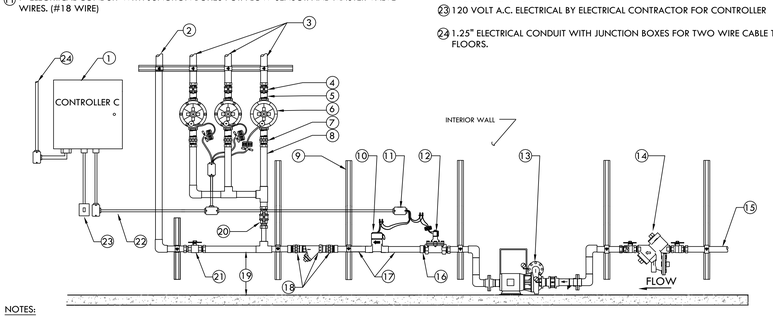
NOT FOR CONSTRUCTION

SHEET NAME:
IRRIGATION NOTES AND LEGEND

SHEET NUMBER:
L3.04

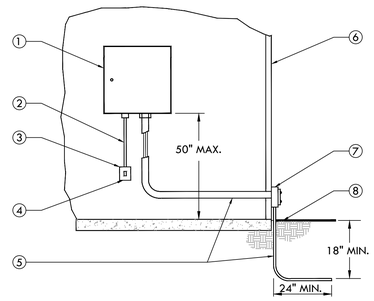
plot date :

1. IRRIGATION CONTROLLER BY IRRIGATION CONTRACTOR. MINIMUM 42" ABOVE FINISHED FLOOR.
2. 1.25" COPPER MAIN LINE TO UPPER LEVELS.
3. 1" COPPER LATERAL LINES ROUTED THROUGH STRUCTURE TO STUB-OUT LOCATIONS. INSTALLED BY PLUMBING CONTRACTOR. (REFER TO MEP PLAN FOR EXACT ROUTING THRU BUILDING)
4. 1" BRASS BALL VALVE.
5. 1" BRASS NIPPLE-2" IN LENGTH (2 PER VALVE)
6. 1" REMOTE CONTROL VALVE WITH PRESSURE REGULATOR. SET TO PROVIDE 45 PSI UNDER A DYNAMIC CONDITION AT DRIP OR BUBBLERS.
7. 1" BRASS UNION.
8. ALL FITTINGS AND PIPING FOR WATER LINES WITHIN EQUIPMENT ROOM SHALL BE COPPER WITH WROT FITTINGS OR BRASS NIPPLES.
9. UNI-STRUT SUPPORT BRACKET, THREADED EXTENSIONS AND CLAMPS, LENGTH AS REQUIRED. PROVIDE A MINIMUM OF 6" SEPARATION FOR THE VALVES AND PIPE FROM THE WALL.
10. PVC FLOW SENSOR
11. 1" ELECTRICAL CONDUIT WITH JUNCTION BOXES FOR FLOW SENSOR AND MASTER VALVE WIRES. (#18 WIRE)
12. 1" MASTER VALVE
13. BOOSTER PUMP. REQUIRES 240V SINGLE PHASE POWER. REFER TO PUMP DETAIL FOR AMPERAGE LOAD.
14. 1.25" REDUCED BACKFLOW ASSEMBLY.
15. 1.25" COPPER MAIN LINE FROM WATER METER.
16. 1" SCH 80 PVC MALE ADAPTER (2 TOTAL)
17. 1" SCH 80 PVC PIPE. PROVIDE A MINIMUM LENGTH OF 10" UPSTREAM OF FLOW SENSOR AND 5" DOWNSTREAM OF ANY FITTING.
18. 1.25" BRASS Y STRAINER WITH TWO(2) BRASS UNIONS AND NIPPLES ON EACH SIDE. UPSIZE FROM FLOW SENSOR PRIOR TO STRAINER.
19. MIN. 18" ± FROM FINISH FLOOR.
20. 1" BRASS BALL VALVE TO SERVICE REMOTE CONTROL VALVES IN EQUIPMENT ROOM.
21. 1.25" BRASS BALL VALVE TO SERVICE COPPER MAIN LINE TO UPPER FLOORS.
22. 1" ELECTRICAL CONDUIT WITH JUNCTION BOXES FOR TWO WIRE CABLE TO VALVES IN EQUIPMENT ROOM.
23. 120 VOLT A.C. ELECTRICAL BY ELECTRICAL CONTRACTOR FOR CONTROLLER
24. 1.25" ELECTRICAL CONDUIT WITH JUNCTION BOXES FOR TWO WIRE CABLE TO UPPER FLOORS.



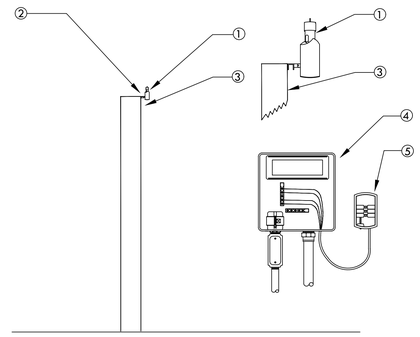
NOTES:
1. THIS LAYOUT IS TO PROVIDE INFORMATION ON EQUIPMENT AND TYPICAL DISTANCES REQUIRED BETWEEN THE EQUIPMENT. IT IS DIAGRAMMATIC AND WILL NEED TO BE ADJUSTED ACCORDING TO AVAILABLE FLOOR SPACE AND OTHER EQUIPMENT INSTALLED WITHIN THE ENCLOSURE. OFFSETS AND FITTINGS WILL BE REQUIRED FOR THESE ADJUSTMENTS.
2. MAINTAIN 6" OF CLEARANCE FROM BUILDING WALLS FOR EASE OF MAINTENANCE FOR ALL COPPER PIPING, VALVES, AND FITTINGS.
3. SEAL ALL PIPE PENETRATIONS THROUGH WALLS/STRUCTURE AS REQUIRED (BY PLUMBING CONTRACTOR). SEE PLUMBING/WATERPROOFING DRAWINGS.

1 IRRIGATION EQUIPMENT LAYOUT DIAGRAM DETAIL
SCALE: NONE



1. IRRIGATION CONTROLLER
2. 120 VOLT SERVICE IN RIGID STEEL CONDUIT
3. 120 VOLT LOCKABLE ON/OFF SWITCH PROVIDED UNDER IRRIGATION CONTRACT
4. 120 VOLT SERVICE TO CONTROLLER LOCATION PROVIDED BY ELECTRICAL CONTRACTOR
5. SCHEDULE 40 GREY PVC ELECTRICAL CONDUIT FOR LOW VOLTAGE WIRE
6. EXTERIOR WALL
7. ELECTRICAL PULL BOX PER ELECTRICAL CODE
8. FINISH GRADE

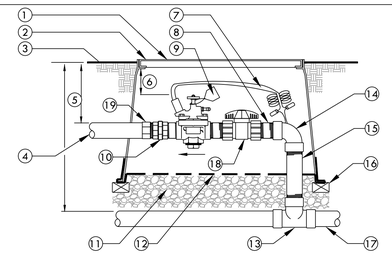
2 INTERIOR MOUNTED CONTROLLER
SCALE: NONE



NOTE: MAXIMUM LINE OF SIGHT FROM RAIN SENSOR TO RECEIVER IS 300 FT. DISTANCE IS LESS IF OBSTRUCTIONS EXIST. SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY.

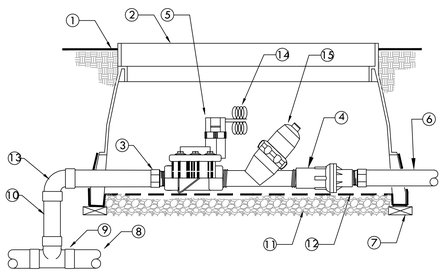
1. WIRELESS RAIN SENSOR TRANSMITTER (WALL MOUNTED)
2. MOUNT RAIN SENSOR ON WALL
3. WALL
4. CONTROLLER
5. RAIN SENSOR RECEIVER

3 WIRELESS RAIN SENSOR-WALL MOUNT
SCALE: NONE



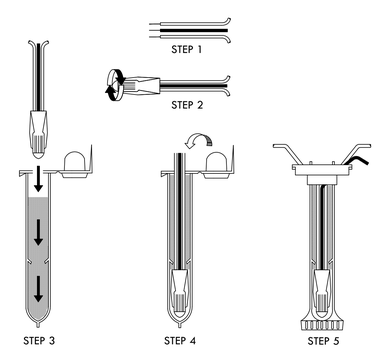
1. REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED (PRESSURE REGULATOR WHERE SHOWN ON PLANS).
2. USE A NDS PRO SERIES 14" X 19" RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID FOR 1" VALVES. FOR 1.5" AND LARGER VALVES INSTALL BALL VALVE WITHIN A SEPARATE 10" ROUND BOX OR ONE BALL VALVE PER MANIFOLD OF VALVES. GATE VALVE SIZE SHALL BE SAME AS LARGEST VALVE WITHIN MANIFOLD. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
3. FINISH GRADE.
4. PVC LATERAL LINE.
5. REFER TO IRRIGATION SPECS.
6. 3" [75mm] MIN, 6" [150mm] MAX.
7. VALVE CONTROL WIRE- PROVIDE SEAL PACKS AT ALL SPLICES AND 3' [1m] OF EXCESS UF WIRE IN A 1" [25mm] DIAMETER COIL.
8. SCHEDULE 80 PVC NIPPLE (3 TOTAL).
9. VALVE I.D. TAG (CONTROLLER AND STATION NUMBER).
10. SCHEDULE 80 PVC THREADED UNION.
11. PEA GRAVEL OR 3/4" DRAIN ROCK- 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
12. 19 GAUGE 1/2" [12mm] SQUARE WIRE MESH.
13. SCHEDULE 40 OR 80 PVC TEE. REFER TO LEGEND FOR TYPE.
14. SCHEDULE 80 PVC 90° ELBOW (TxT).
15. SCHEDULE 80 PVC NIPPLE- LENGTH AS REQUIRED.
16. BRICK-1 EACH CORNER.
17. PVC MAIN LINE.
18. SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE).
19. SCHEDULE 40 MALE ADAPTER

4 REMOTE CONTROL VALVE
SCALE: NONE



1. FINISH GRADE
2. RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
3. SCHEDULE 40 MALE ADAPTER (2 TOTAL)
4. PRESSURE REGULATOR (INCLUDED IN DRIP ZONE KIT)
5. REMOTE CONTROL VALVE DRIP ZONE KIT. (SHALL INCLUDE VALVE, FILTER AND A 40 PSI PRESSURE REDUCING VALVE)
6. PVC LATERAL LINE.
7. BRICK-1 EACH CORNER.
8. PVC MAIN LINE.
9. UPC APPROVED SCHEDULE 40 PVC TEE.
10. SCHEDULE 40 PVC
11. PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [102mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
12. 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
13. SCHEDULE 40 PVC 90° ELBOW (SxS).
14. VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 2' [1m] OF EXCESS UF WIRE IN A 1" [25mm] DIAMETER COIL.
15. Y-FILTER (INCLUDED IN DRIP ZONE KIT)

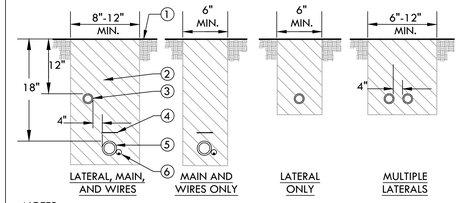
5 REMOTE CONTROL VALVE (DRIPZONE)
SCALE: NONE



NOTE:
MAXIMUM # OF WIRES PER CONNECTOR:
- 3-#14 GAUGE
- 2-#12 GAUGE

INSTRUCTIONS:
1. STRIP WIRES APPROXIMATELY 1/2" FROM ENDS TO EXPOSE WIRE.
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
3. INSERT WIRE ASSEMBLY TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT THE BOTTOM OF THE TUBE.
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
5. INSPECT FINAL SPLICE ASSEMBLY THAT IT IS SECURED.

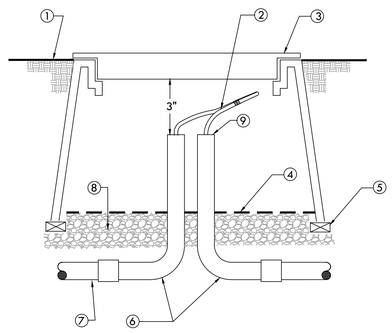
6 WEATHERPROOF WIRE SPLICE ASSEMBLY
SCALE: NONE



NOTES:
1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES. DO NOT TAPE WIRES WITHIN CONDUIT.
2. REUSE SALVAGED EXCAVATED FILL AND COMPACT TO ORIGINAL DENSITY IN LANDSCAPE AREAS. ALL OTHER AREAS SHALL BE AT 95% COMPACTION. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS (ANYTHING LARGER THAN 2"), CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS.
3. WHEN 12" POP-UP SPRINKLER HEADS ARE USED, INCREASE THE DEPTH OF LATERAL TO 18" AT THE SPRINKLER LOCATION ONLY.

1. FINISH GRADE.
2. CLEAN BACKFILL MATERIAL.
3. LATERAL LINE.
4. 3" DETECTABLE WARNING TAPE OVER MAIN LINE. INSTALL 3" ABOVE MAIN LINE. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-3-PRW FOR RECYCLED IRRIGATION WATER SYSTEMS
5. MAIN LINE.
6. TWO WIRE CABLE IN CONDUIT

7 TRENCHING
SCALE: NONE



1. FINISH GRADE
2. 24" LOOP OF TWO WIRE CABLE.
3. GREY RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. HEAT BRAND "PB" INTO LID.
4. 18 GAUGE 1/2" [13mm] SQUARE STAINLESS STEEL WIRE MESH.
5. BRICK-ONE ON EACH CORNER
6. SCHEDULE 40 PVC SWEEP ELLS
6. SCHEDULE 40 U.L. LISTED PVC CONDUIT
7. PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [102mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
8. SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.

8 IRRIGATION TWO WIRE PULL BOX
SCALE: NONE

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PLACE
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CLIENT:
HARVEST PROPERTIES

PROJECT NAME & ADDRESS:
57 S. B STREET

57 S. B STREET
SAN MATEO, CA 94401

ISSUE:	PLANNING APPLICATION RESUBMITTAL #4
ISSUE DATE:	05/06/2024

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	11/16/2022
1	PLANNING APPLICATION RESUBMITTAL	03/10/2023
2	PLANNING APPLICATION RESUBMITTAL #2	07/21/2023
3	PLANNING APPLICATION RESUBMITTAL #3	11/03/2023
4	PLANNING APPLICATION RESUBMITTAL #4	05/06/2024

SCALE:

PROJECT NUMBER:	2202017.00
DRAWN BY:	YW
CHECKED BY:	MMc

STAMP:

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SHEET NAME:
IRRIGATION DETAILS

SHEET NUMBER:
1 L3.05

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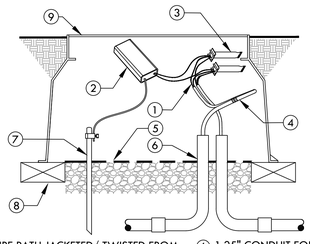
NOTE:

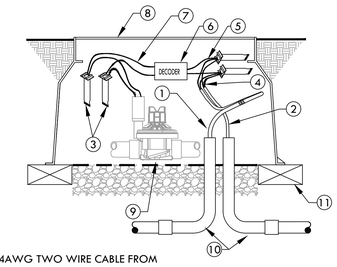
TWO WIRE DECODER SYSTEMS MUST BE PROPERLY GROUNDED IN ORDER TO PROTECT AGAINST LIGHTNING SURGES. THE COMMUNICATION CABLE MUST BE GROUNDED NO FURTHER THAN 600' FROM ANY DECODER. THE SURGE DEVICE MUST BE A RAIN MASTER TW-LA-1. THE MINIMUM DISTANCE BETWEEN THE SURGE ARRESTOR AND THE GROUND ROD SHOULD BE 3' (91.4CM). RAIN MASTER RECOMMENDS A SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH A 3M DBR/Y-6 WATERPROOF CONNECTOR. INSTALL EACH GROUND ROD 4 - 8' FROM LIGHTNING ARRESTOR. DO NOT INSTALL WITHIN 8' FROM ANOTHER DECODER.



1. 2-WIRE PATH JACKETED/ TWISTED FROM CONTROLLER. ALLOW A 24" SLACK PER DECODER
2. RAIN MASTER LIGHTNING ARRESTOR (MODEL TW-LA-1). 1 EVERY 600' FROM STARTING FROM CONTROLLER.
3. 3M DBR/Y-6 OR APPROVED EQUAL WATERPROOF SPLICE KIT (4 TOTAL)
4. 2-WIRE PATH JACKETED/ TWISTED TO NEXT DECODER
5. 18 GAUGE 1/2" [13mm] SQUARE STAINLESS STEEL WIRE MESH.
6. 1.25" CONDUIT FOR 2 WIRE CABLE WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.
7. INSTALL 5/8" DIAMETER COPPER GROUND ROD OF 8' LENGTH.
8. BRICK-ONE ON EACH CORNER
9. GREY RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. HEAT BRAND "GR" INTO LID.

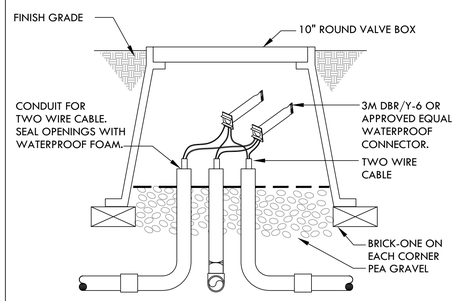
1 LIGHTNING ARRESTOR
SCALE: NONE

1. ALL DECODERS SHALL HAVE A VALVE NUMBER ADDRESSED AT CONTROLLER PRIOR TO INSTALLATION.
2. USE U.F. SAFETY CABLE STRIPPER BY KING INNOVATION (MODEL NUMBER 46200) FOR ALL TWO-WIRE SPLICE CONNECTIONS.

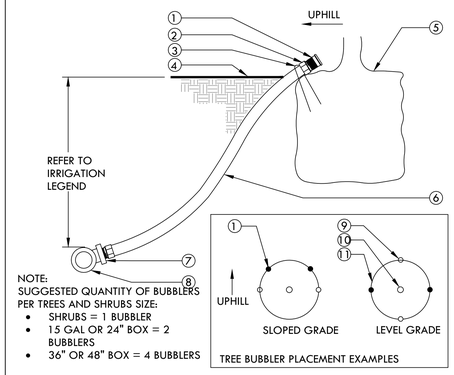


1. #14AWG TWO WIRE CABLE FROM CONTROLLER. REFER TO IRRIGATION NOTES FOR MODEL NUMBER OF WIRE. ALLOW A 24" SLACK PER DECODER. USE ELECTRICAL TAPE TO HOLD SLACK CABLES TOGETHER.
2. TWO WIRE CABLE TO NEXT DECODER
3. 3M DBR/Y-6 OR APPROVED EQUAL WATERPROOF SPLICE KIT (4 TOTAL)
4. A MAXIMUM OF 4" OF WIRE SHALL BE STRIPPED FROM TWO WIRE CABLE WHEN SPLICING AT DECODERS.
5. CONNECT CORRECT DECODER WIRES TO TWO WIRE CABLES.
6. DECODER
7. CONNECT CORRECT DECODER WIRES TO VALVE SOLENOID WIRES
8. VALVE BOX. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS.
9. REMOTE CONTROL VALVE. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS.
10. 1.25" CONDUIT FOR 2 WIRE CABLE WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROFF FOAM.
11. BRICK-ONE ON EACH CORNER

2 DECODER WIRING IN CONDUIT
SCALE: NONE



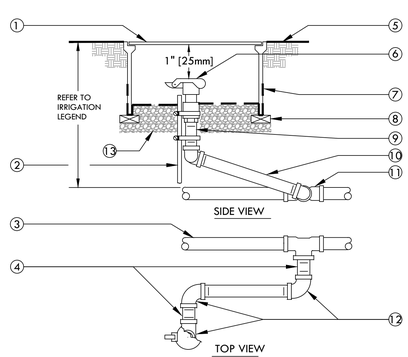
3 2-WIRE SPLICE BOX AT MAIN LINE TEE OR 3 WAY WIRE BRANCH
SCALE: NONE



NOTE:
SUGGESTED QUANTITY OF BUBBLERS PER TREES AND SHRUBS SIZE:
- SHRUBS = 1 BUBBLER
- 15 GAL OR 24" BOX = 2 BUBBLERS
- 36" OR 48" BOX = 4 BUBBLERS

1. BUBBLER (TO BE INSTALLED ON TOP OF ROOTBALL).
2. 1/2" SCH. 40 MALE ADAPTER (2 TOTAL).
3. 6" STAPLE.
4. FINISH GRADE.
5. TREE OR SHRUB ROOTBALL.
6. 1/2" IPS FLEXIBLE PVC. USE WELD-ON 795 SOLVENT CEMENT OR EQUAL WHEN BONDING PVC HOSE TO FITTINGS.
7. PVC TEE (SST), ELBOW (ST) OR FEMALE ADAPTER.
8. PVC LATERAL LINE.
9. TREE STAKES.
10. TREE OR SHRUB.
11. EDGE OF ROOTBALL (TYPICAL).

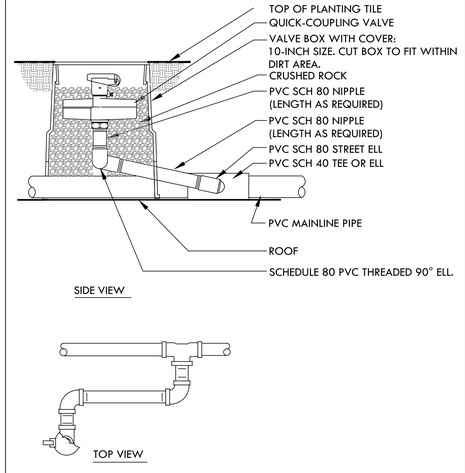
4 TREE AND SHRUB BUBBLER
SCALE: NONE



1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
2. 1 1/4" x 1 1/4" x 3/16" [30mm x 30mm x 5mm] ANGLE IRON 30" [760mm] LONG W/2 STAINLESS STEEL STRAPS (ONE AROUND QCV).
3. PVC MAIN LINE.
4. 3" [75mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
5. FINISH GRADE.
6. QUICK COUPLING VALVE.
7. 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
8. BRICK - 2 TOTAL.
9. SCHEDULE 80 PVC THREADED NIPPLE.
10. 10" [250mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
11. UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW.
12. SCHEDULE 80 PVC THREADED 90° ELL.
13. PEA GRAVEL OR 3/4" DRAIN ROCK- 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).

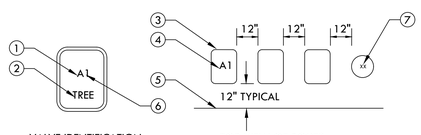
NOTE:
NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE.

5 QUICK COUPLING VALVE
SCALE: NONE



NOTE:
1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE.
2. TRIM VALVE BOX LENGTH AS NECESSARY TO BE FLUSH WITH TOP OF PLANTING TILES.
3. IF NECESSARY SLOT SIDES VALVE BOX TO ALLOW PASSAGE OF PIPE THROUGH BOTTOM OF VALVE BOX.

6 QUICK COUPLING VALVE-ON STRUCTURE
SCALE: NONE



VALVE IDENTIFICATION

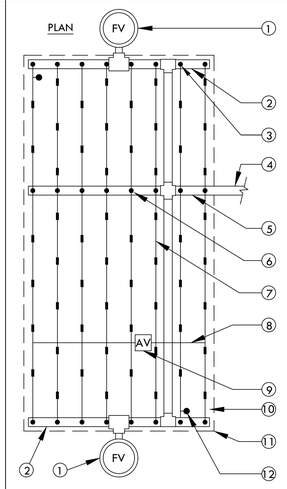
1. CONTROLLER ID.
2. ALL TREE VALVES TO HAVE TREE BRANDED INTO LID.
3. RECTANGULAR VALVE BOX.
4. HEAT BRAND VALVE TYPE PER TABLE OR CONTROLLER ID AND STATION NUMBER INTO LID.
5. EDGE OF LAWN, WALK, FENCE, CURB, ETC.
6. STATION NUMBER.
7. ROUND VALVE BOX FOR QCV AND GATE VALVE. HEAT BRAND VALVE TYPE INTO INTO LID PER TABLE.

TOP VIEW OF BOXES

ITEMS TO BRAND:	BRAND CODE
GATE VALVE	GV
PRESSURE REDUCER	PRV
MASTER VALVE	MV
FLOW SENSOR	FS
HYDROMETER	HM
MAIN LINE AIR RELIEF	ARV
REMOTE CONTROL VALVE	A___
QUICK COUPLER	QC
SPLICE BOX	SB
PULL BOX	PB
LIGHTNING ARRESTOR	LA
GROUND ROD	GR

INSTRUCTIONS:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

7 VALVE BOX INSTALLATION
SCALE: NONE



1. FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
5. PVC SUPPLY MANIFOLD. EXTEND TO END OF ZONE/EXHAUST HEADER.
6. MANIFOLD-TO-TEE CONNECTION.
7. DRIPLINE LATERAL.
8. AIR/VACUUM RELIEF LATERAL, BLANK POLY TUBING CENTERED ON MOUND OR BERM.
9. AIR/VACUUM RELIEF PLUMBED TO BLANK 5/8" POLY TUBING AT EACH HIGH POINT.
10. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
11. AREA PERIMETER.
12. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

8 TORO DL 2000 CENTER FEED LAYOUT
SCALE: NONE

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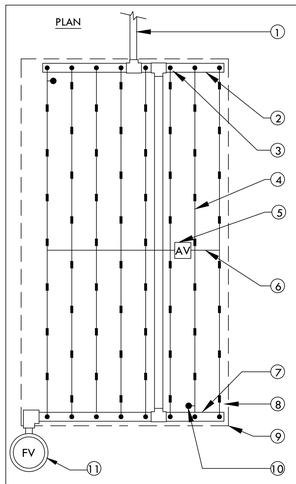
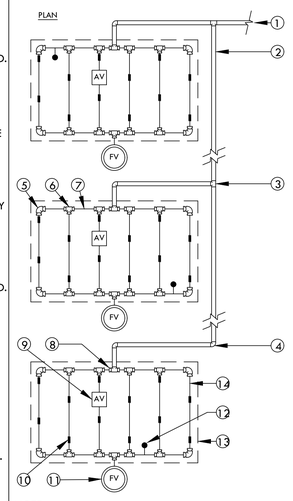


1. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. DRIPLINE LATERAL.
5. AIR/VACUUM RELIEF VALVE PLUMBED TO BLANK 5/8" TUBING AT EACH HIGH POINT.
6. AIR/VACUUM RELIEF LATERAL, BLANK 5/8" POLY TUBING CENTERED ON MOUND OR BERM.
7. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
8. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
9. AREA PERIMETER.
10. DRIP OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONES.
11. AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

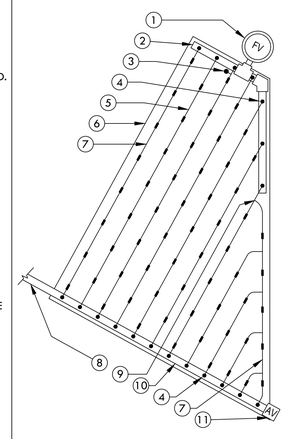
1 TORO DL 2000 END FEED LAYOUT
SCALE: NONE



1. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. PVC TEE (SxSxS).
4. PVC ELL (SxS).
5. TORO TRI-LOC ELL (TL-E).
6. TORO TRI-LOC TEE (TL-T).
7. BLANK 5/8" [16mm] POLY TUBING AT SUPPLY AND FLUSH END OF EACH ISLAND.
8. REFER TO DRIPLINE TO PVC CONNECTION DETAIL.
9. AIR/VACUUM RELIEF VALVE PLUMBED TO TUBING AT HIGH POINT.
10. DRIPLINE LATERAL.
11. MANUAL FLUSH VALVE PLUMBED TO TUBING AT LOW POINT.
12. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
13. ISLAND PERIMETER.
14. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.

NOTE:
1. THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

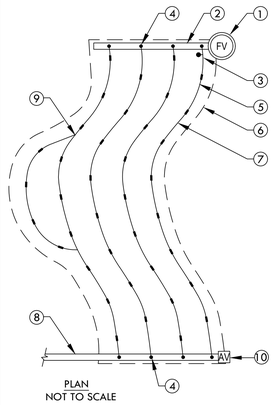
2 TORO DL 2000 ISLAND LAYOUT
SCALE: NONE



1. FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
4. MANIFOLD-TO-ELBOW CONNECTION.
5. DRIPLINE LATERAL.
6. AREA PERIMETER.
7. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
8. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
9. TORO TRI-LOC TEE (TL-T)
10. PVC SUPPLY MANIFOLD.
11. TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34) PLUMBED TO SUPPLY MANIFOLD AT HIGH POINT.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

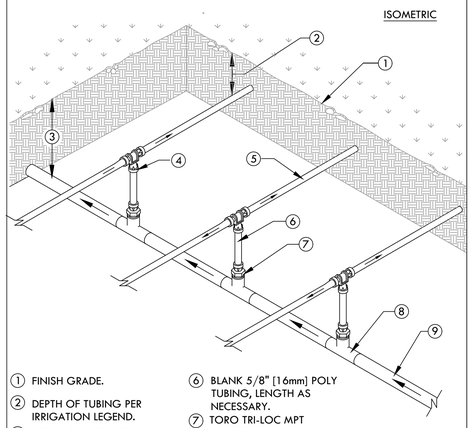
3 TORO DL2000 TRIANGULAR LAYOUT
SCALE: NONE



1. FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
4. MANIFOLD-TO-ELBOW CONNECTION.
5. DRIPLINE LATERAL.
6. AREA PERIMETER.
7. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
8. PVC SUPPLY LINE/HEADER FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
9. TORO TRI-LOC TEE (TL-T)
10. TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34) PLUMBED TO SUPPLY MANIFOLD AT HIGH POINT.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

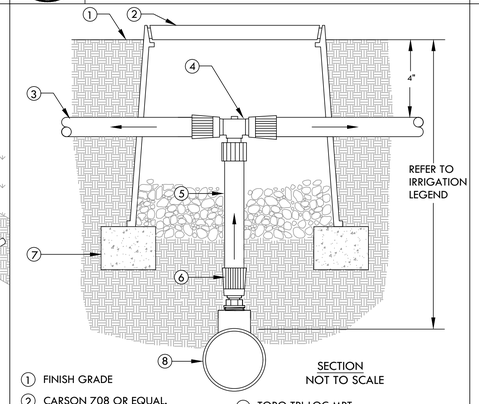
4 TORO DL2000 ODD CURVE LAYOUT
SCALE: NONE



1. FINISH GRADE.
2. DEPTH OF TUBING PER IRRIGATION LEGEND.
3. DEPTH OF PVC LATERAL LINE PER IRRIGATION LEGEND
4. TORO TRI-LOC TEE (TL-T)
5. DRIPLINE TUBING.
6. BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
7. TORO TRI-LOC MPT ADAPTER (TL-M50)
8. PVC TEE (SxSxT) WITH 1/2" [13mm] FPT OUTLET.
9. PVC LATERAL LINE FROM REMOTE CONTROL VALVE.

NOTE:
THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 300 FT.

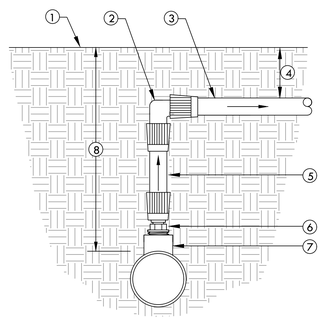
5 TORO DL 2000 CENTER FEED MANIFOLD
SCALE: NONE



1. FINISH GRADE
2. CARSON 708 OR EQUAL. COLOR: BLACK. USE PURPLE FOR RECYCLED WATER SYSTEMS.
3. DRIPLINE TUBING
4. TORO TRI-LOC TEE
5. BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
6. TORO TRI-LOC MPT ADAPTER (TL-M50)
7. BRICK (1 OF 2)
8. SCH 40 PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
8. PVC LATERAL LINE SUPPLY. MINIMUM SIZE TO BE 1" UNLESS SIZED DIFFERENTLY ON DRAWINGS. USE SCH 40 PVC 1"x1"x1/2" TEE OR 90° ELBOW.

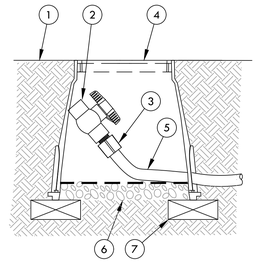
NOTE:
USE ONLY WHEN THE TOTAL LENGTH OF DRIP LINE SERVICED FROM THIS PVC CONNECTION IS LESS THAN 300 FT.

6 DRIPLINE TO PVC CONNECTION-SINGLE SOURCE DRIP AREAS ONLY
SCALE: NONE



1. FINISH GRADE
2. TORO TRI-LOC ELBOW (TL-E)
3. DRIPLINE TUBING
4. DEPTH OF TUBING PER IRRIGATION LEGEND.
5. BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
6. TORO TRI-LOC MPT ADAPTER (TL-M50)
7. SCH 40 PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
8. DEPTH OF PVC LATERAL LINE PER IRRIGATION LEGEND

7 DRIPLINE MANIFOLD TO ELBOW CONNECTION
SCALE: NONE



NOTE:
ALLOW A 12" MINIMUM OF PVC HOSE IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

1. FINISH GRADE
2. 1/2" SCH 40 THREADED BALL VALVE.
3. 1/2" SCH 40 MALE ADAPTER.
4. 6" ROUND PLASTIC VALVE BOX.
5. 1" IPS PVC HOSE FROM EXHAUST HEADER OR BLANK DRIP TUBING.
6. PEA GRAVEL SUMP (6" DEEP).
7. BRICK (1 OF 2)

8 DRIPLINE-FLUSH POINT
SCALE: NONE

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	PLANNING APPLICATION	11/16/2022
1	PLANNING APPLICATION RESUBMITTAL	03/10/2023
2	PLANNING APPLICATION RESUBMITTAL #2	07/21/2023
3	PLANNING APPLICATION RESUBMITTAL #3	11/03/2023
4	PLANNING APPLICATION RESUBMITTAL #4	05/06/2024

SCALE:

PROJECT NUMBER: 2202017.00
DRAWN BY: YW
CHECKED BY: MMc

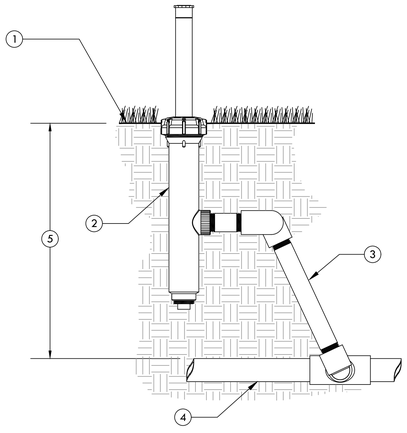
STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
IRRIGATION DETAILS

SHEET NUMBER:
L3.07

plot date :

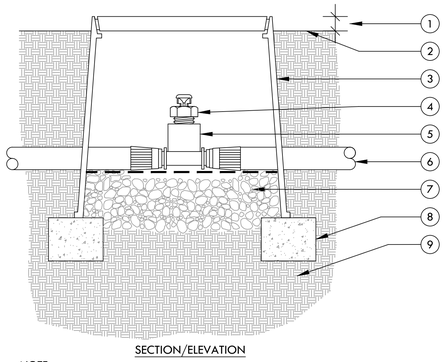


1. FINISH GRADE.
2. 570 POP-UP DRIP OPERATION INDICATOR ASSEMBLY (TORO MODEL 570-DRIP-IND) INSTALLED AT FURTHEST POINT DOWNSTREAM OF ZONE VALVE.
3. PVC OR SWING PIPE SWING JOINT ASSEMBLY.
4. PVC DRIP ZONE FOOTER.
5. DEPTH OF PVC LINE PER SPECIFICATIONS.

NOTE: TEFLON TAPE ALL THREADED JOINTS

1 570 POP-UP DRIP OPERATION INDICATOR

SCALE: NONE



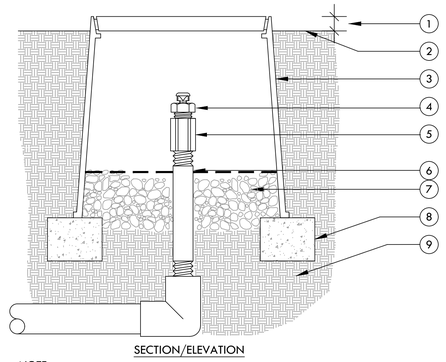
SECTION/ELEVATION

NOTE:
USE ONE AIR/RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS.

1. 1" ABOVE FINISH GRADE.
2. FINISH GRADE.
3. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS.
4. TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34).
5. TORO TRI-LOC TEE X 1/2" FPT ADAPTER (TL-T-F50)
6. TORO DL2000 TUBING/ AIR-RELIEF LATERAL.
7. PEA GRAVEL (4" DEEP).
8. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
9. NATIVE SOIL PER SPECIFICATIONS.

2 AIR VACUUM RELIEF VALVE IN DRIPLINE

SCALE: NONE



SECTION/ELEVATION

NOTE:
USE ONE AIR/RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS.

1. 1" ABOVE FINISH GRADE.
2. FINISH GRADE.
3. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS.
4. TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34).
5. 1/2" SCH 40 PVC COUPLING (TxT)
6. 1/2" SCH 80 PVC NIPPLE (LENGTH AS REQUIRED).
7. PEA GRAVEL (4" DEEP).
8. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
9. NATIVE SOIL PER SPECIFICATIONS.

3 AIR VACUUM RELIEF VALVE ON PVC ELL

SCALE: NONE

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503.334.2080
www.place.la

CLIENT:

HARVEST
PROPERTIES

PROJECT NAME & ADDRESS:

57 S. B STREET

57 S. B STREET
SAN MATEO, CA 94401

ISSUE: PLANNING APPLICATION RESUBMITTAL #4
ISSUE DATE: 05/06/2024

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	11/16/2022
1	PLANNING APPLICATION RESUBMITTAL	03/10/2023
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SCALE:

PROJECT NUMBER: 2202017.00
DRAWN BY: YW
CHECKED BY: MMc

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:

IRRIGATION DETAILS

SHEET NUMBER:

1 **L3.08**

Plot date:

1 BIRDSEYE VIEW OF SOUTHWEST CORNER PLAZA AND STREETSCAPE

2 LOBBY ENTRANCE

3 LOOKING SOUTH TOWARDS 1ST AVE ON S. B. STREET

4 SOUTHWEST CORNER PLAZA

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ISSUE DATE:	05/06/2024

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SCALE:	
PROJECT NUMBER:	2202017.00
DRAWN BY:	MMc
CHECKED BY:	CB

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:

LANDSCAPE RENDERINGS (GROUND LEVEL)

SHEET NUMBER:

L4.00

1 S. B STREET

2 SOUTHEAST CORNER AT 1ST AVE

3 LOOKING WEST ON 1ST AVE

4 SOUTHEAST CORNER PLAZA AT ALLEY

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DRAWN BY:	MMc
CHECKED BY:	CB

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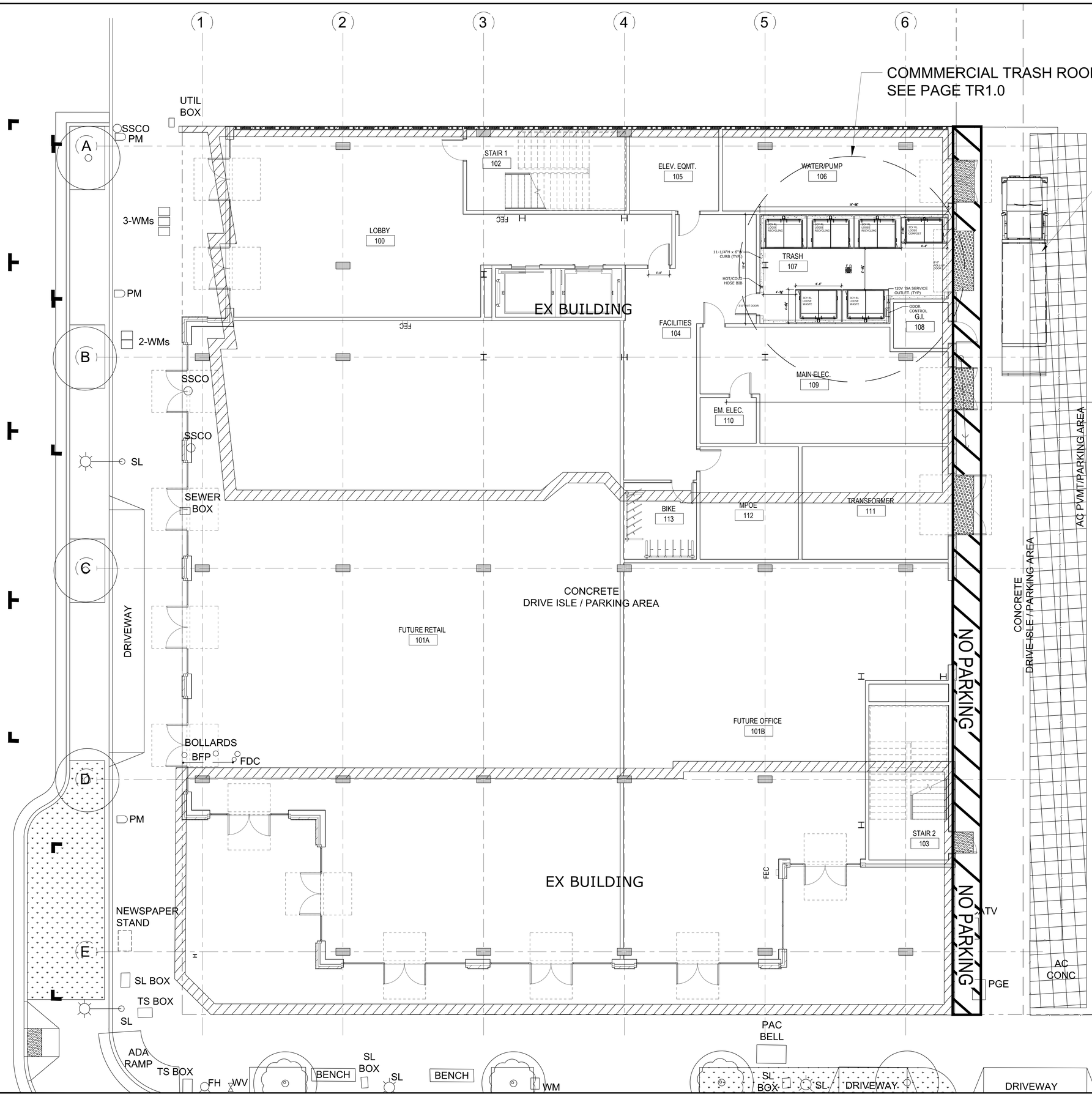
SHEET NAME:

LANDSCAPE RENDERINGS (GROUND LEVEL)

SHEET NUMBER:

L4.01



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CLIENT:

PROJECT NAME & ADDRESS:

57 S. B STREET

57 S. B STREET
SAN MATEO, CA 94401

ISSUE: Project Status
ISSUE DATE: 9.7.2021

REVISIONS :

#	DESCRIPTION	DATE

SCALE:

PROJECT NUMBER: 2202017.00
DRAWN BY: CM
CHECKED BY: AS

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
OVERALL
SITE PLAN
LEVEL 1

SHEET NUMBER:
TR0.1

plot date : 12/6/2021 11:56:16 AM

PROJECTED COMMERCIAL TRASH COLLECTION SCHEDULE / WK							
SERVICE	M	T	W	T	F	S	SU
LOOSE WASTE 3CY	2		2		2	2	
LOOSE RECYCLE 3CY	3	2	2	2	2	2	
LOOSE COMPOST 2CY	1	1		1	1	1	
TOTAL	5	3	3	3	4	4	0

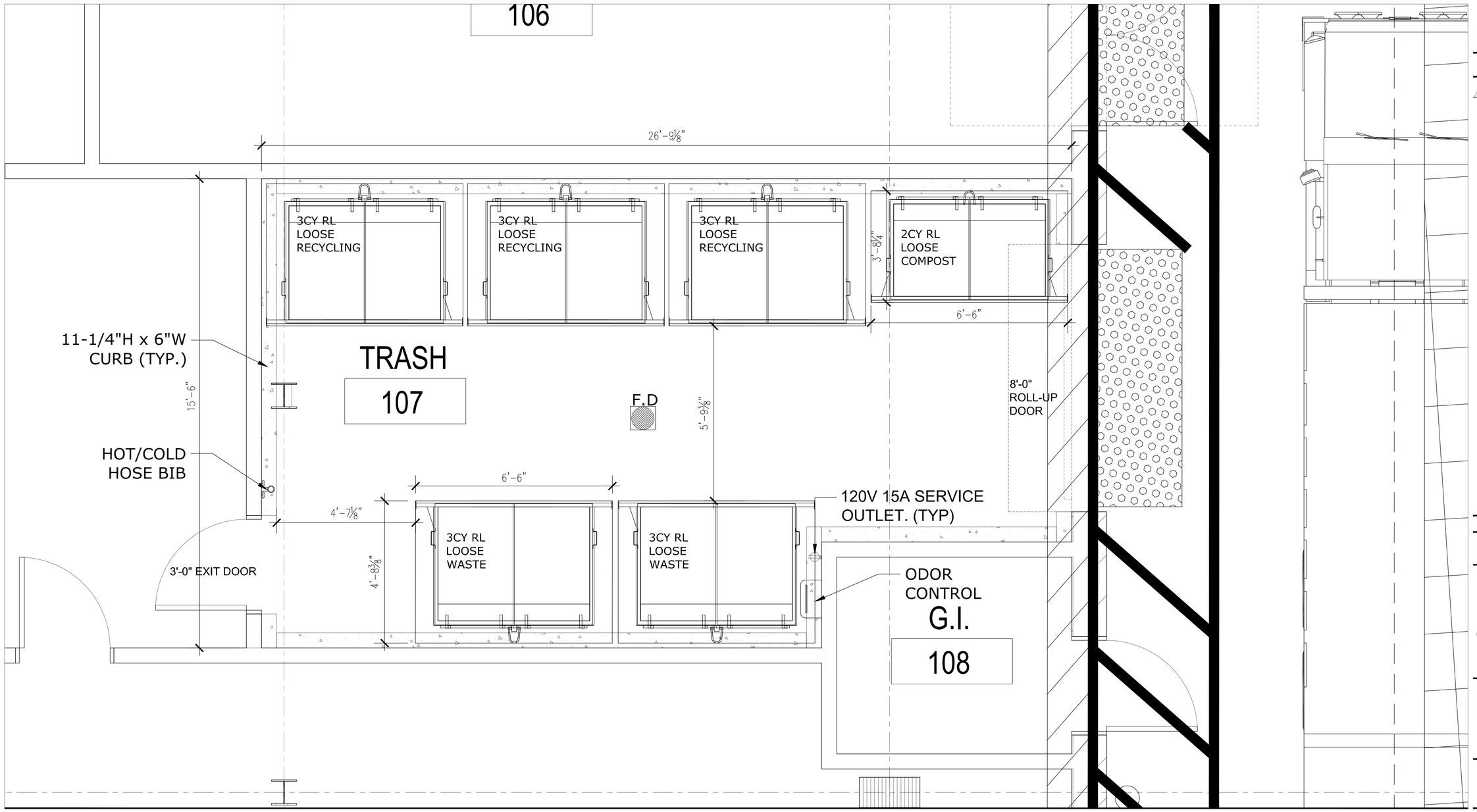
SHEET NOTES:

COMMERCIAL TRASH COLLECTION AREA

1. CENTRAL TRASH COLLECTION AREA IS 1HR FIRE-RATED - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
4. INSTALL WALL PROTECTION: 11-1/4"Hx6"W CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS.
5. 8'-6" DOUBLE-SWING DOOR AND 3'-0" EXIT DOOR.
6. (1) 3CY RL BIN FOR WASTE, (3) 3CY RL BINS FOR RECYCLING, (1) 2CY RL BIN FOR COMPOST.
7. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLET.
8. HB: HOT AND COLD HOSE BIB SHALL BE WALL-MOUNTED 60" AFF.
9. (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.

GENERAL NOTES:

1. ANY DESIGNS OR DESIGN SOLUTIONS PRESENTED IN THIS DRAWING OR SPECIFICATION, WHICH ARE DIRECT OR IMPLIED, INCLUDING NARRATIVES, DRAWINGS, OR DIAGRAMS, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS OR DESIGNS SUITABLE FOR CONSTRUCTION.
2. OMISSIONS FROM DRAWINGS OR SPECIFICATIONS, OR THE INACCURATE DESCRIPTION OF DETAILS OF WORK, WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR INACCURATELY DESCRIBED DETAILS OF THE WORK. WORK SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ALL EXISTING FIELD CONDITIONS AND ANY DISCREPANCIES OR INCONSISTENCIES.



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ISSUE:	Project Status
ISSUE DATE:	9.7.2021

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DRAWN BY:	CM
CHECKED BY:	AS

STAMP:

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SHEET NAME:
COMMERCIAL TRASH COLLECTION ROOM

SHEET NUMBER:
TR1.0

plot date : 12/6/2021 11:05:16 AM