

HAYWARD PARK

SAN MATEO, CALIFORNIA - PRELIMINARY CONCEPT DESIGN - DESIGN REVIEW COMMITTEE 07.12.2019



BDE
ARCHITECTURE

SARES | REGIS

WILSEY HAM
Engineering, Surveying & Planning

TGP The
Guzzardo
Partnership, Inc.
Landscape Architects | Land Planners
181 Greenwich Street
San Francisco, CA 94111
415.435.4872 | www.tgp-hq.com

PROJECT DESCRIPTION

PLANNING & BUILDING CODE SUMMARY

PROJECT DESCRIPTION

TWO NEW RESIDENTIAL BUILDINGS: ONE IS A 5-STORY TYPE III BUILDIG, THE OTHER IS 3 STORIES OF TYPE V OVER 2 STORIES OF TYPE I. THE PARKING GARAGE IS LOCATED IN THE TYPE I PODIUM AND SERVES BOTH BUILDINGS. ALL BUILDINGS WILL BE FULLY PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.

PROJECT LOCATION: HAYWARD PARK
SAN MATEO
CALIFORNIA

PERMIT APPLICATION NUMBER: -

ASSESSOR'S PARCEL NUMBER: None/Prop.Tax exempt

LAND USE
EXISTING: CalTrain Parking Lot / 225 Parking Spaces
PROVIDED: R

ZONING: -

LOT SIZE
GROSS LOT AREA: 138,520 sf / 3.18 Acres
NET LOT AREA*: 122,538 sf / 2.81 Acres
*See Civil drawings for easement deduction

LOT DENSITY
PROVIDED: 59.43 DU/AC or 189 Units
** Based on Gross Lot Area

FLOOR AREA RATIO
ALLOWABLE: -
PROVIDED: 2.16 (299,073 SF based on Total Building Floor Area)
** Based on Gross Lot Area

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

LOT COVERAGE:
ALLOWABLE: - %
PROVIDED: - %

NUMBER OF UNITS PROPOSED:

STUDIO	(525 sf avg):	10 (5%)
1 BEDROOM	(644 sf avg):	90 (48%)
2 BEDROOM	(1029 sf avg):	86 (45%)
3 BEDROOM	1540 sf avg):	3 (2%)
TOTAL:		189 (100%)

BICYCLE PARKING

REQUIRED:

RESIDENTIALSHORT-TERM	=	15
RESIDENTIAL LONG-TERM	=	212
PROJECT TOTAL REQUIRED BICYCLE PARKING	=	227

PROVIDED:

RESIDENTIAL SHORT-TERM (SIDEWALK)	=	16
RESIDENTIAL LONG-TERM (BIKE ROOMS)	=	212
PROJECT TOTAL PROVIDED BICYCLE PARKING	=	228

MINIMUM BICYCLE PARKING STALLS REQUIRED

Outside Downtown Area		
Uses	Minimum Short-Term Bike Parking Spaces Required	Minimum Long-Term Bike Parking Spaces Required
1. Residential Uses:		
c. Multiple Family Dwelling (two-family, townhouse, condominium, apartments and apartment hotels)		
Studio	0.05 per unit	1.0 per unit
One-bedroom	0.05 per unit	1.0 per unit
Two-bedroom	0.10 per unit	1.25 per unit
Three or more bedroom (or any dwelling unit over 1,400 square feet in floor area)	0.15 per unit	1.5 per unit

VEHICLE PARKING

REQUIRED:

RESIDENTIAL:				
STUDIO and <500 SF	(0 DU @ 0.5/DU)	=	0	
1BR or 500sf - 800sf	(100 DU @ 0.5/DU)	=	50	
2BR or 801sf - 1100sf	(86 DU @ 1/DU)	=	86	
3+BR and >1100sf	(3 DU @1.5/DU)	=	5	
TOTAL		=	141	

PROVIDED:

RESIDENTIAL: 251 SPACES

MAXIMUM BUILDING HEIGHT:

ALLOWABLE: 55' (to top of top floor top plate)
PROVIDED: < 55'

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

OCCUPANCY GROUPS:

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

CONSTRUCTION TYPE:

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

THE BUILDING SHALL COMPLY WITH THE 2016 CFC SECTION 510 FOR ERRC COVERAGE.

PROPOSED AREA BY CONSTRUCTION TYPE:

SEE SHEET 1 FOR BUILDING AREAS BY CONSTRUCTION TYPE

FIRE-RESISTANCE RATING REQUIREMENTS:

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

FIRE-RESISTANCE RATING REQUIREMENTS - TYPE I-A [TABLE 601]:

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

FIRE-RESISTANCE RATING REQUIREMENTS - TYPE I-A / III-A [TABLE 602]:

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

ACCESSIBILITY

100% OF UNITS SHALL BE ADAPTABLE, PER CBC 2016 CH 11A.
ALL COMMON USE AREAS SHALL BE ACCESSIBLE PER CBC 2016 CH 11A.
ALL PUBLIC AREAS SHALL BE ACCESSIBLE PER CBC 2016 CH 11B.

APPLICABLE CODES

2016 SAN MATEO BUILDING CODE & BULLETINS
2016 SAN MATEO FIRE CODE & BULLETINS

2016 CALIFORNIA BUILDING CODE & AMENDMENTS (CBC)
2016 CALIFORNIA MECHANICAL CODE & AMENDMENTS (CMC)
2016 CALIFORNIA PLUMBING CODE & AMENDMENTS (CPC)
2016 CALIFORNIA ELECTRICAL CODE & AMENDMENTS (CEC)
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE & AMENDMENTS (CFC)
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
2016 CALIFORNIA BUILDING CODE CHAPTER 11A
2016 CALIFORNIA BUILDING CODE CHAPTER 11B
2016 NFPA 13
2016 NFPA 14
2016 NFPA 72

SITE LOCATION



SHEET INDEX

ARCHITECTURE:

- 1 PROJECT INFORMATION
- 2 BUILDING & PARKING STATISTICS
- 3 UNIT STATISTICS
- 4 CONTEXT DIAGRAMS
- 5 CONNECTIVITY BETWEEN STATIONS
- 6 NEIGHBORHOOD CONNECTIVITY
- 7 FIRE EXHIBIT

LANDSCAPE:

- L-1 CONCEPTUAL LANDSCAPE PLAN FL1
- L-2 CONCEPTUAL LANDSCAPE PLAN FL3
- L-3 CONCEPTUAL SITE CIRCULATION DIAGRAM
- L-4 CONCEPTUALSITE SECTIONS

CIVIL:

- C-1 SITE SURVEY
- C-2 STORM DRAIN COMPLIANCE EXHIBIT
- C-3 SITE UTILITY EXHIBIT
- C-3 OFFSITE IMPROVEMENTS EXHIBIT
- C-5 FIRE TRUCK TURNING MOVEMENTS
- C-6 PASSENGER VEHICLE TURNING MOVEMENTS

ARCHITECTURE:

- A-1 CONCEPTUAL FLOOR PLAN - LEVEL 1
- A-2 CONCEPTUAL FLOOR PLAN - LEVEL 2
- A-3 CONCEPTUAL FLOOR PLAN - LEVEL 3
- A-4 CONCEPTUAL FLOOR PLAN - LEVEL 4
- A-5 CONCEPTUAL FLOOR PLAN - LEVEL 5
- A-6 CONCEPTUAL ELEVATIONS
- A-7 CONCEPTUAL ELEVATIONS
- A-8 CONCEPTUAL MATERIAL EXAMPLES
- A-9 CONCEPTUAL RENDERING
- A-10 CONCEPTUAL RENDERING
- A-11 CONCEPTUAL BUILDING SECTIONS
- A-12 CONCEPTUAL UNIT PLANS
- A-13 CONCEPTUAL UNIT PLANS
- A-14 CONCEPTUAL UNIT PLANS
- A-15 CONCEPTUAL UNIT PLANS
- A-16 CONCEPTUAL SHADOW STUDIES
- A-17 CONCEPTUAL SHADOW STUDIES
- A-18 CONCEPTUAL SHADOW STUDIES
- A-19 CONCEPTUAL AXONNOMETRIC VIEWS

PROJECT TEAM

OWNER:

SRGNC HPS - SAN MATEO LLC
901 MARINERS ISLAND BLVD #700
SAN MATEO, CA 94404
P: 650.377.5805
CONTACT: KEN BUSCH

ARCHITECT:

BDE ARCHITECTURE
950 HOWARD STREET
SAN FRANCISCO, CA 94103
P: 415.677.0966
CONTACT: JON ENNIS

LANDSCAPE ARCHITECT:

THE GUZZARDO PARTNERSHIP, INC.
181 GREENWICH STREET
SAN FRANCISCO, CA 94111
P: 415.433.4672
CONTACT: MORGAN BURKE

CIVIL ENGINEER:

WILSEY HAM
3130 LA SELVA STREET, SUITE 100
SAN MATEO, CA 94403
P: 650.349.2151
CONTACT: JEFF PETERSON

PROJECT INFORMATION

UNIT AND AREA SUMMARY										
Date 07/03/2019										
CONSTRUCTION TYPE:				TYPE V OVER TYPE I				BUILDING A		
FLOORS:				3 WOOD OVER 2 CONCRETE						
				1ST	2ND	3RD	4TH	5TH		
Residential Unit Floor Area (units only, excl. decks)				0	0	32,054	32,384	31,901	96,339	
Residential Floor Area (circulation, lobbies, mail, gym, rec & other amenities, etc...)				5,741	0	6,908	6,634	6,397	25,680	
Garage Floor Area				47,449	51,280				98,729	
Total Building Floor Area (used for FAR calculation, per SMMC 27.04.200)				53,190	51,280	38,962	39,018	38,298	220,748	
Additional Building Floor areas (as excluded per SMMC 27.04.200)				3,807	734	600	600	600	6,341	
(mech, Elec, Plumb, MPOE & IDF rooms, Bicycle parking, stair and elevator shafts)										
Total Building Areas (excl. decks, patios and courtyards)				56,997	52,014	39,562	39,618	38,898	227,089	
OFF STREET PARKING - RESIDENTIAL										
RESIDENTIAL PARKING REQUESTED (STATE DENSITY BONUS - CA STATE PARKING REQUIREMENTS WITHING 1/2 MILE OF TRANSIT)										
UNIT TYPE	PKG RATIO	#UNITS	PKG REQ'D	FLOOR	STANDARD	TANDEM	EV	ACCESS	N ACCES	TOTAL
STUDIO	0.5	10	5	1	103	2	9	5	1	120
1 BDRM	0.5	54	27	2ND	129	2	9	5	1	131
2 BDRM	1	48	48	TOTAL	232	4	9	5	1	251
3 BDRM	1.5	3	4.5							
GUEST	0	115	0							
TOTAL		115	85							
TOTAL PARKING PROVIDED				251						
PARKING RATIO PROVIDED				2.18						

UNIT AND AREA SUMMARY									
Date 07/03/2019									
CONSTRUCTION TYPE:			TYPE III				BUILDING B		
FLOORS:			5 WOOD						
			1ST	2ND	3RD	4TH	5TH		
Residential Unit Floor Area (units only, excl. decks)			5,958	13,938	13,938	13,938	13,938	61,710	
Residential Floor Area (circulation, lobbies, mail, gym, rec & other amenities, etc...)			8,295	2,080	2,080	2,080	2,080	16,615	
Garage Floor Area			0	0				0	
Total Building Floor Area (used for FAR calculation, per SMMC 27.04.200)			14,253	16,018	16,018	16,018	16,018	78,325	
Additional Building Floor areas (as excluded per SMMC 27.04.200)			2,750	808	808	808	808	5,982	
(mech, Elec, Plumb, MPOE & IDF rooms, Bicycle parking, stair and elevator shafts)									
Total Building Areas (excl. decks, patios and courtyards)			17,003	16,826	16,826	16,826	16,826	84,307	
OFF STREET PARKING - RESIDENTIAL									
RESIDENTIAL PARKING REQUESTED (STATE DENSITY BONUS - CA STATE PARKING REQUIREMENTS WITHING 1/2 MILE OF TRANSIT)									
UNIT TYPE	PKG RATIO	#UNITS	PKG REQ'D						
STUDIO	0.5	0	0						
1 BDRM	0.5	36	18						
2 BDRM	1	38	38						
3 BDRM	1.5	0	0						
GUEST	0	74	0						
TOTAL		74	56	FLOOR	STANDARD	TANDEM	EV	ACCESS	AN ACCES
				1ST	0	0	0	0	0
TOTAL PARKING PROVIDED				2ND	0	0	0	0	0
PARKING RATIO PROVIDED				TOTAL	0	0	0	0	0

UNIT AND AREA SUMMARY										
Date 07/03/2019										
ALL BUILDINGS										

San Mateo City Charter and Municipal Code							
Up	Previous	Next	Main		Search	Print	No Frames
Title 27 ZONING Chapter 27.04 DEFINITIONS							

27.04.200 FLOOR AREA.

- (a) Definitions.
- (1) Floor Area. Floor area means the sum of the gross horizontal areas of all principal and accessory buildings and above grade covered parking on a zoning plot.
- (2) Floor Area Ratio (FAR). Floor area ratio means the gross floor area of the buildings on a zoning plot divided by the net lot area.
- (b) Measurement, other than single-family dwellings in R1 zoning districts.
- (1) Floor area is measured from the exterior facade of the building's wall planes, from the centerline of party walls, or from a line three feet from the edge of an eave, whichever produces the largest floor area. Stories exceeding 15 feet in height shall be counted as additional floor area, with the exception that ground floor retail may be up to 18 feet in height measured from first finish floor to second finish floor before being counted as additional floor area. Floor area also includes all accessory structures on the site and basements that meet the definition in subsection (c)(5).
- (2) Exclusions. The following are not counted as floor area:
- (A) Covered or open courts, and atriums, on the ground floor, provided that the area is not used as dwelling, office, retailing, or required access;
- (B) In multiple-level buildings, covered courts, if the retailing uses are open to the public. Multiple-level stairwells and elevators shall be counted only as ground floor area;
- (C) Covered walkways and balconies;
- (D) First floors, mechanical areas, penthouse, and top floors are counted only once as floor area, regardless of height;
- (E) Bicycle parking facilities;
- (F) Floor area designated for day care centers accessory to and intended to serve a multi-family, commercial, office or manufacturing use. Such floor area may be located within the primary structure or may be in a freestanding structure accessory to the primary structure;
- (G) Covered parking for office use shall not be counted as floor area in areas delineated for exclusion within an adopted plan, such as the Mariner's Island Specific Plan or the Bay Meadows Specific Plan.



AERIAL CONTEXT MAP



BIRDS-EYE VIEW



STREET VIEW #1



STREET VIEW #3

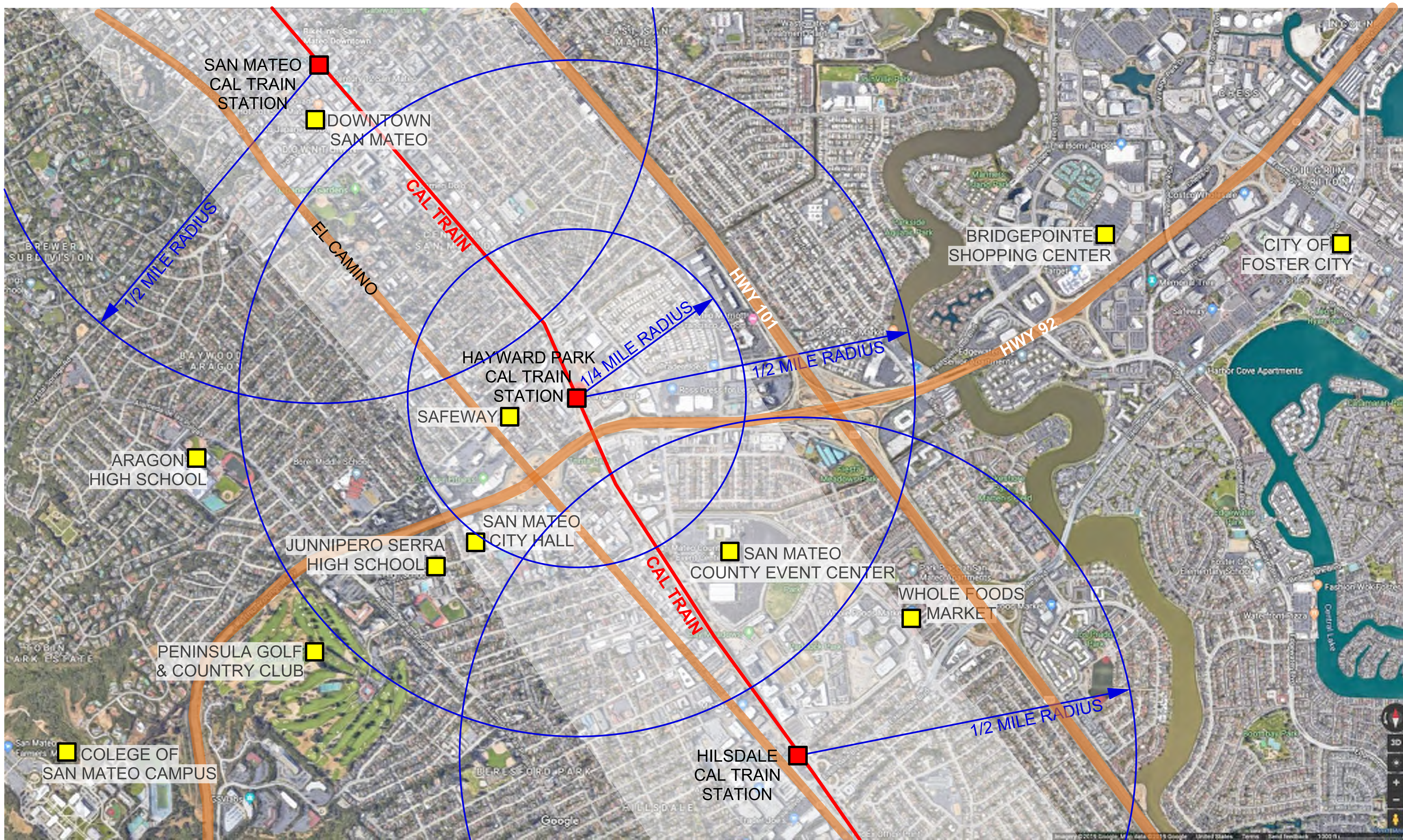


STREET VIEW #2



STREET VIEW #4

CONTEXT DIAGRAMS



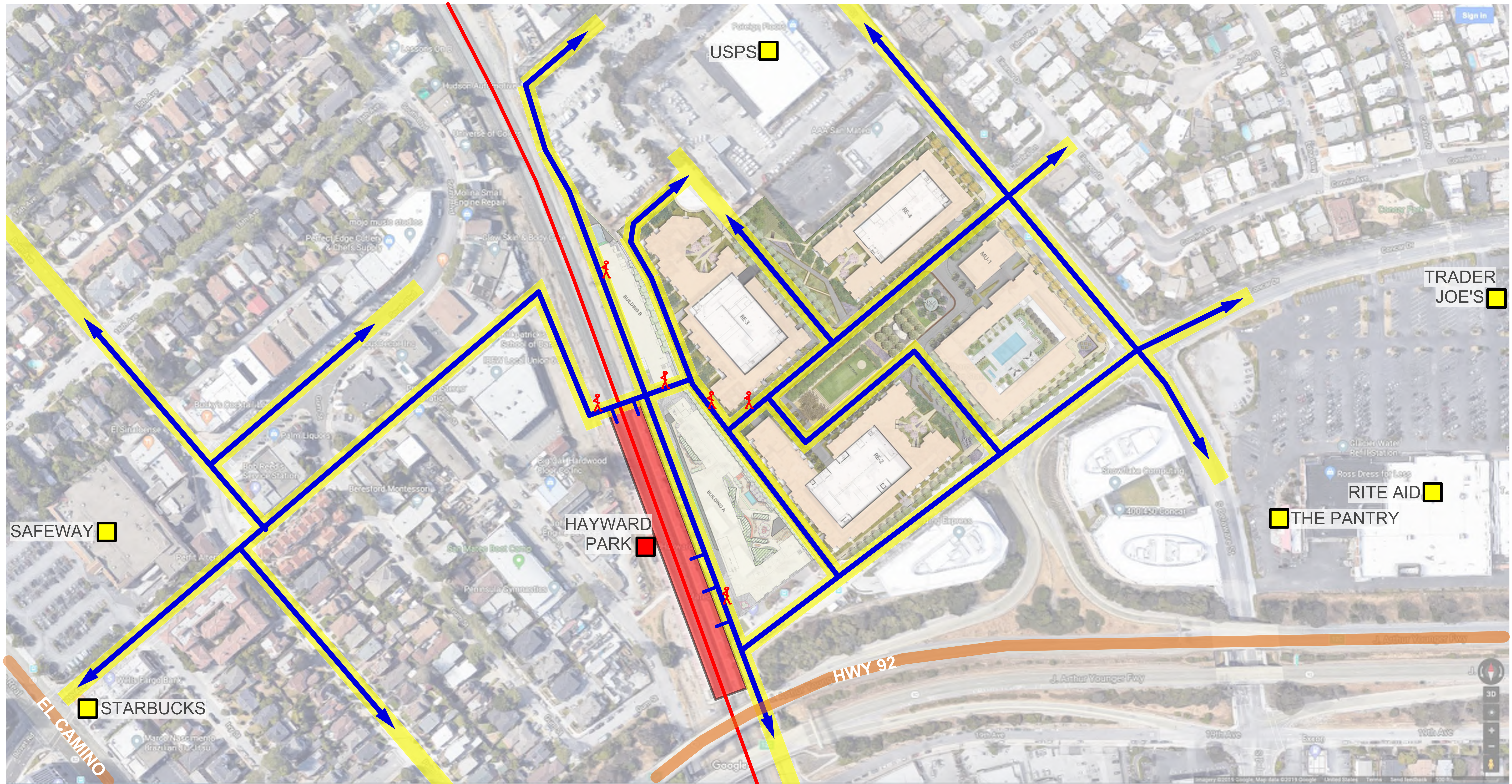
— CAL TRAIN RAILROAD

■ CAL TRAIN STATION

■ LANDMARK

1000 FEET

CONNECTIVITY BETWEEN STATIONS



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

From: Olya Krasnykh <OKrasnykh@srgnc.com>
Sent: Friday, June 22, 2018 9:48 AM
To: cdasilva@cityofsanmateo.org; riverson@cityofsanmateo.org
Cc: Ken Busch <kbusch@srgnc.com>
Subject: Revised Hayward Park site plan - AMMR reqs

Dear Christina,
It was a pleasure meeting you Wednesday; we very much appreciated you time and feedback.

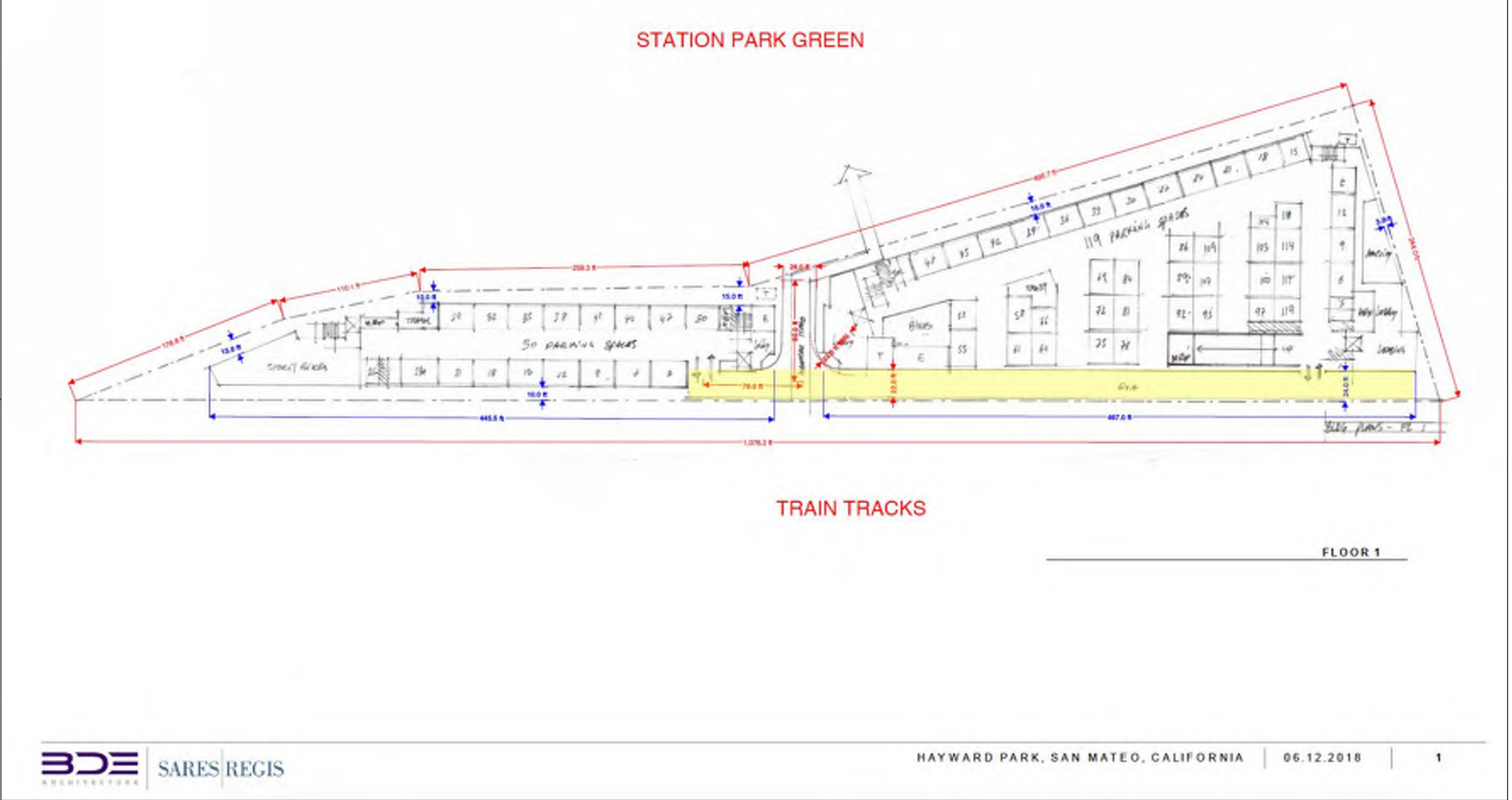
Following up on our discussion, we would like to confirm with you and Deputy Fire Chief Iverson our understanding of the AMMR requirements for the revised Hayward Park site plan dated 6/12/18, attached. As we discussed, we've relocated the 22-foot EVA to the train track side of the property.

The AMMR will include:
1. Rooftop access from stairwells in both buildings.
2. Increased sprinkler density in both buildings – 1,500ft calc, light hazard.

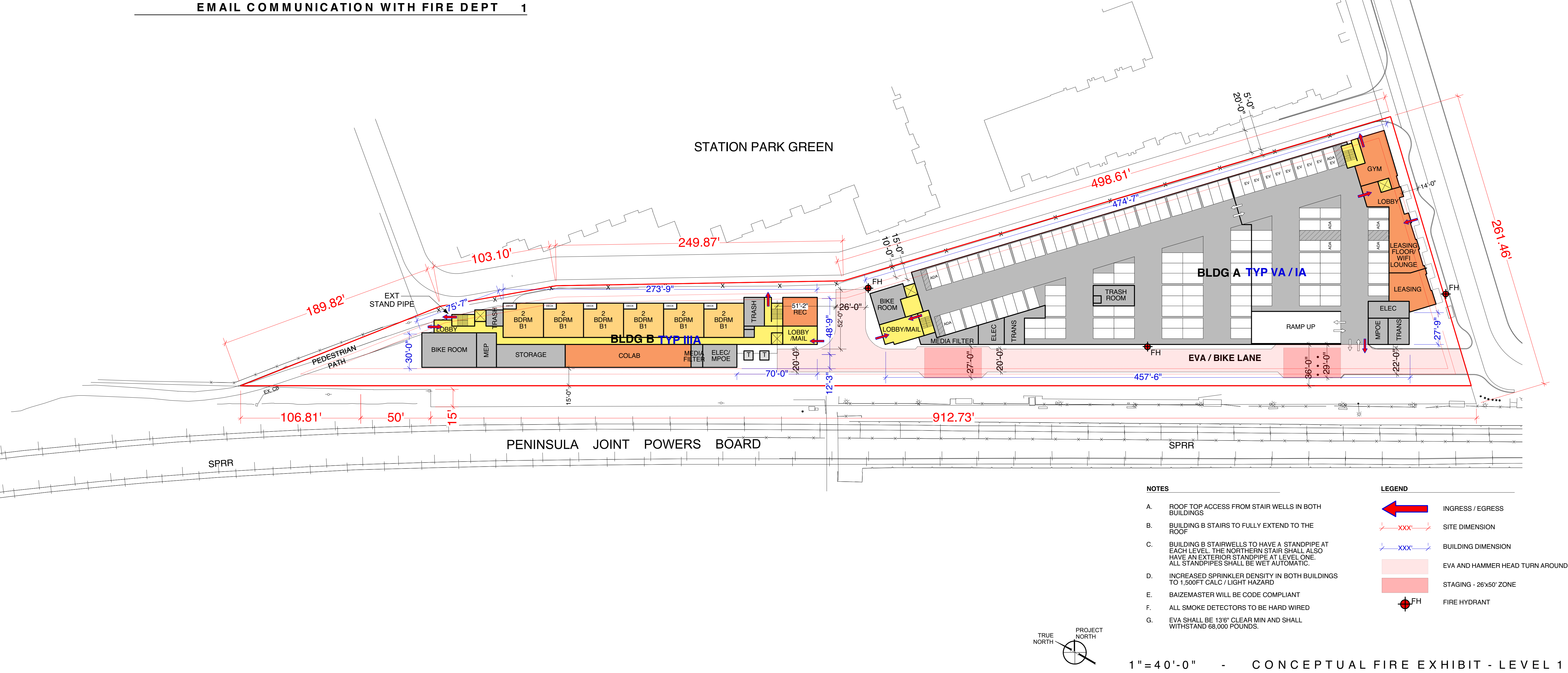
Per our discussion, BalzeMaster pipe should be code compliant – you wanted to confirm this; we can always add this provision to the AMMR should we need a variance. We understand San Mateo requires smoke detectors to be hardwired.

Looking forward to working together,

Olya Krasnykh, LEED GA
Assistant Vice President
901 Mariners Island Boulevard, Suite 700
San Mateo, CA 94404
(650) 377-5734 –O (408) 515-6803 –C
www.srgnc.com
SARES|REGIS REGIS|HOMES



EMAIL COMMUNICATION WITH FIRE DEPT 1





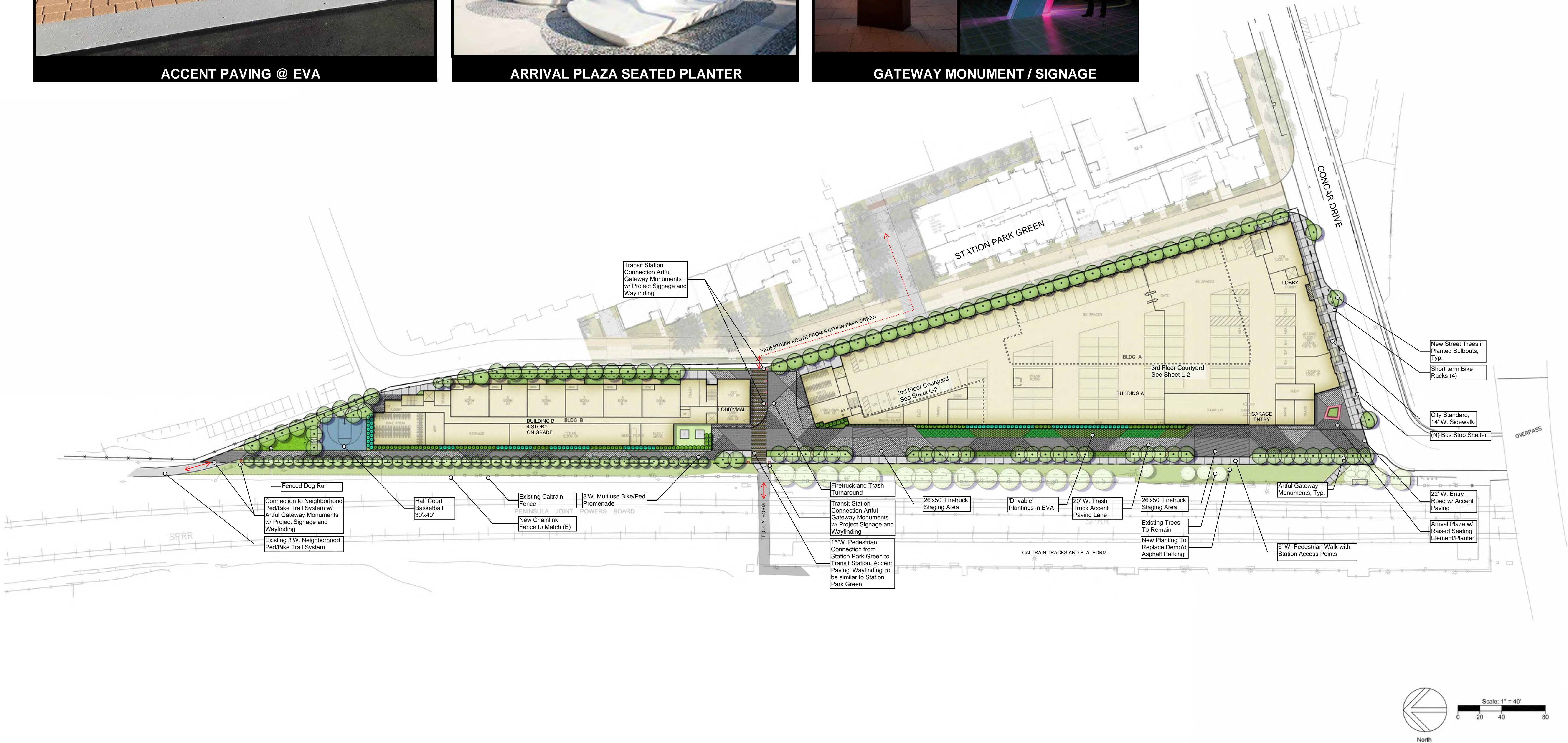
ACCENT PAVING @ EVA

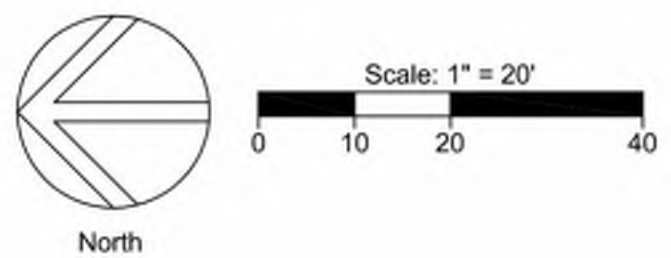
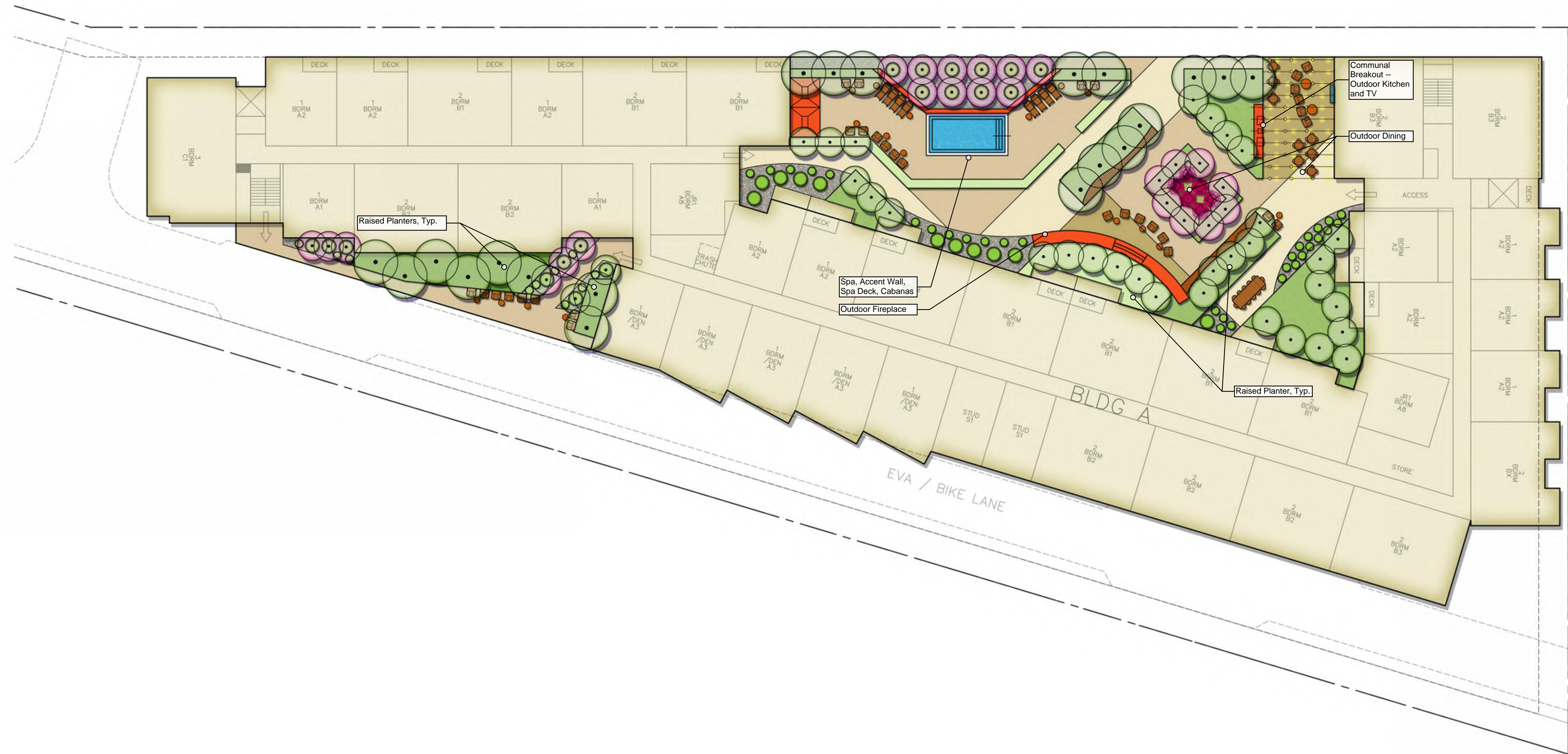


ARRIVAL PLAZA SEATED PLANTER



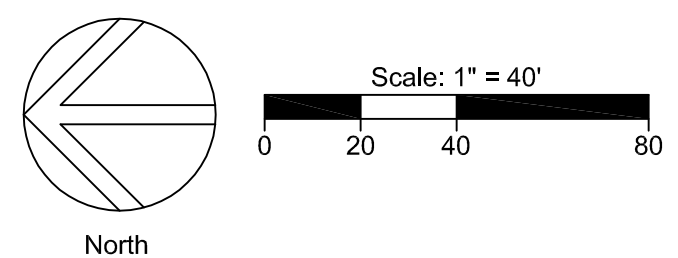
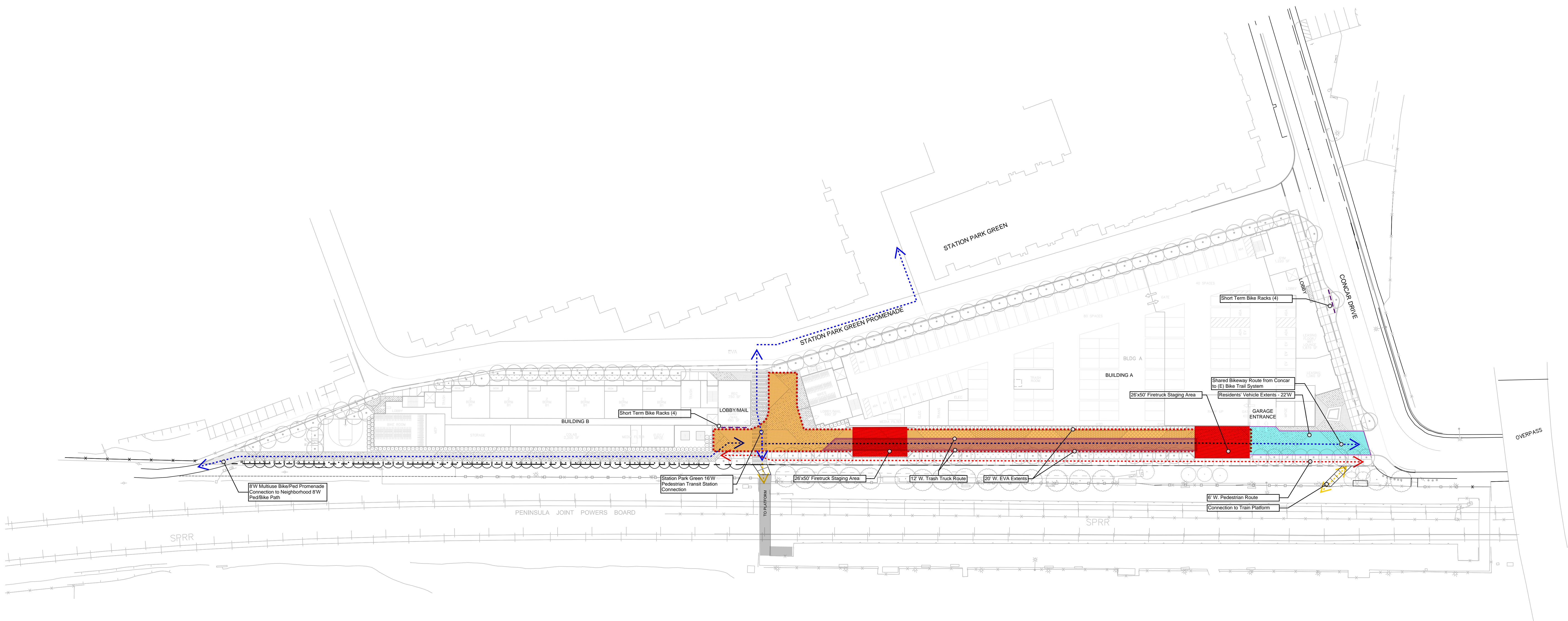
GATEWAY MONUMENT / SIGNAGE



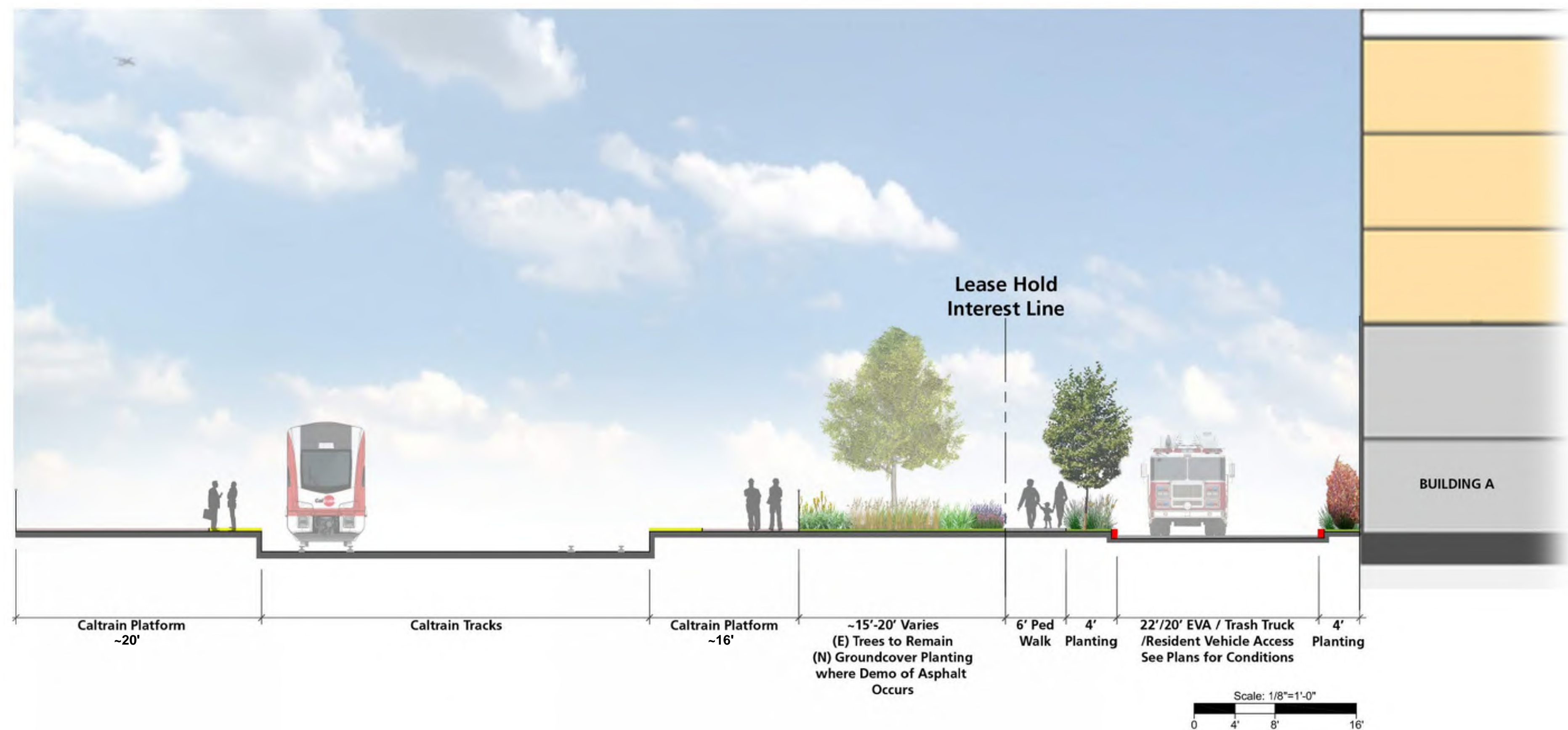


CONCEPTUAL LANDSCAPE PLAN - 3rd FLOOR BLDG A

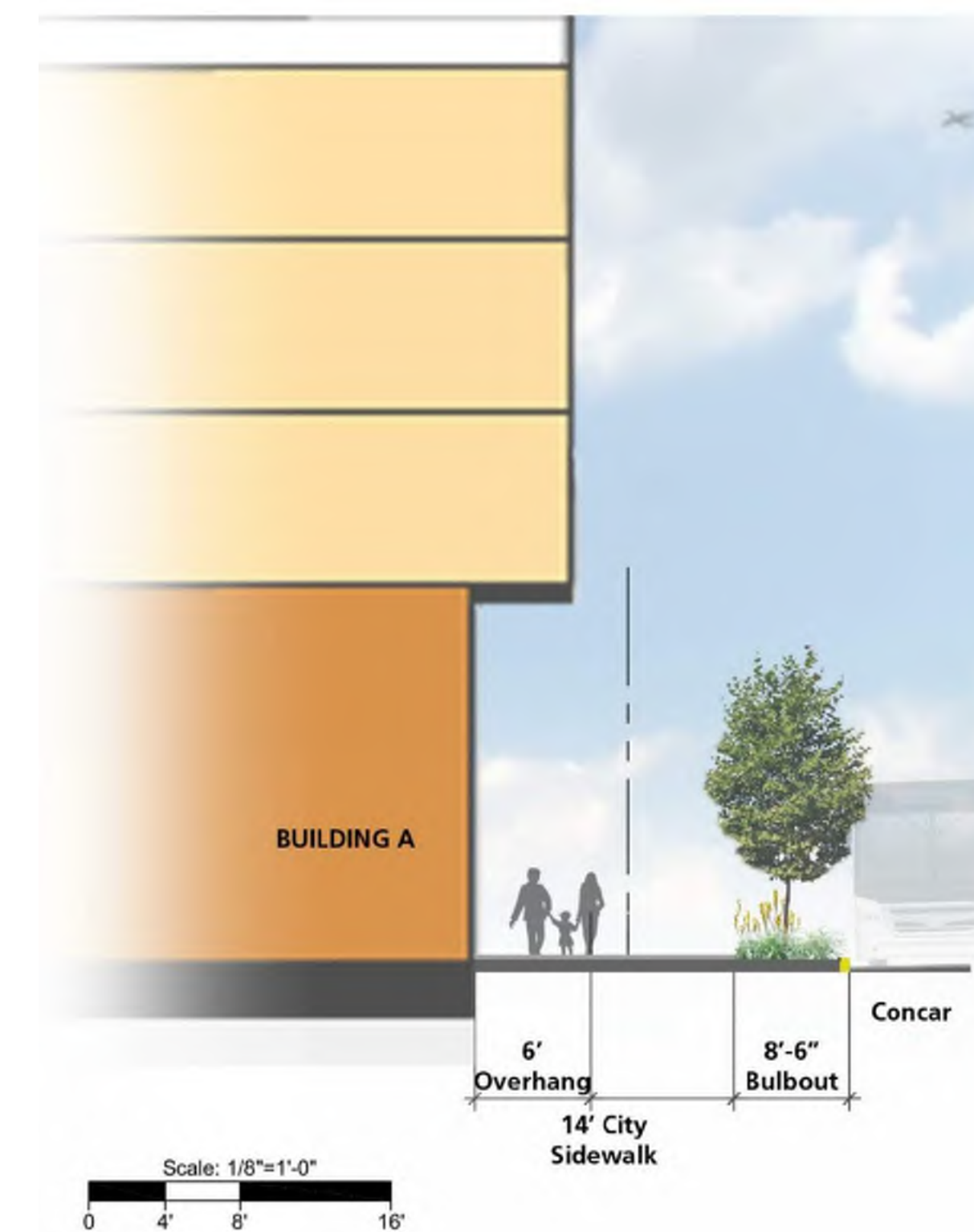
HAYWARD PARK, SAN MATEO, CALIFORNIA | 07.12.2019 | L-2



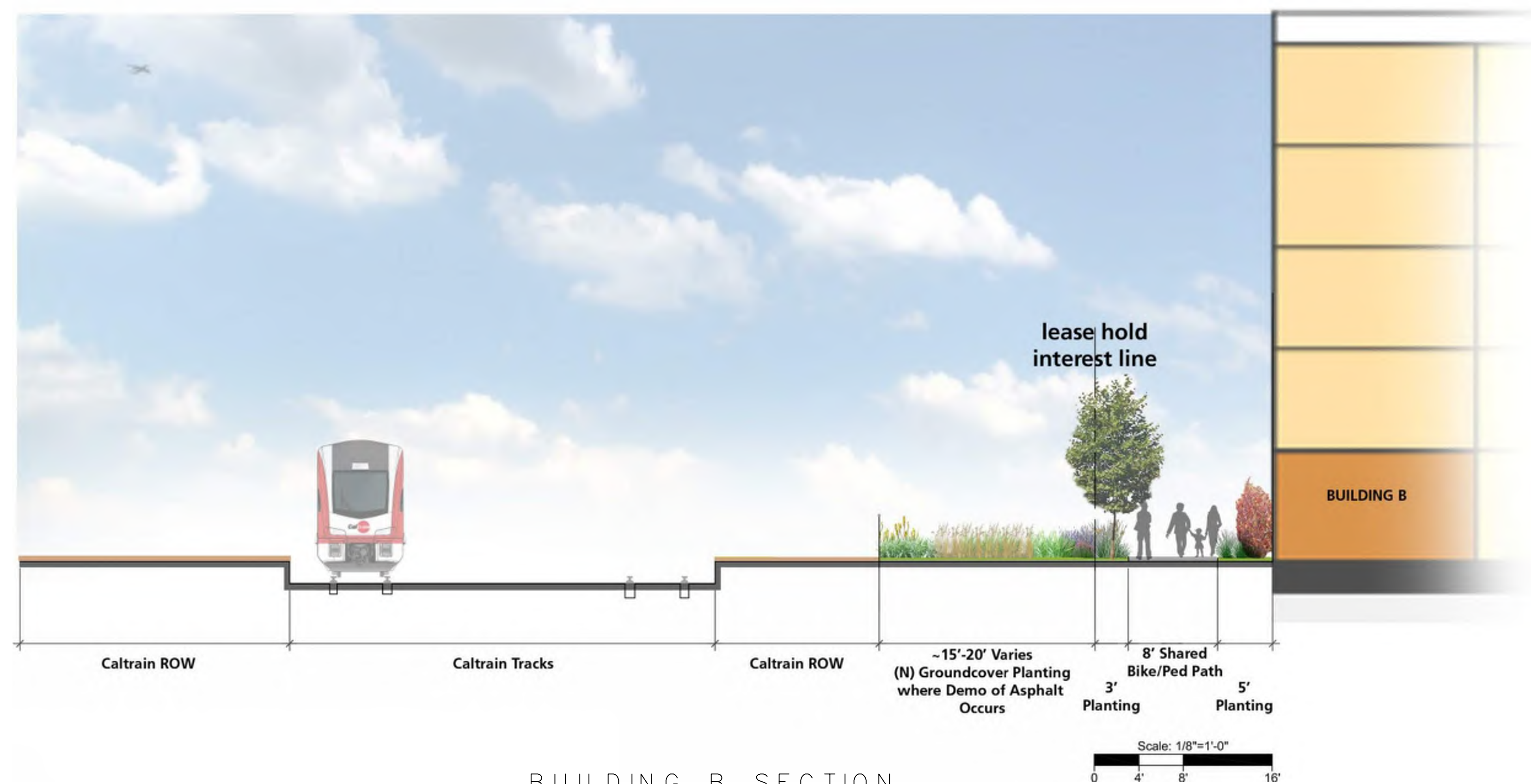
CONCEPTUAL SITE CIRCULATION DIAGRAM



BUILDING A SECTION

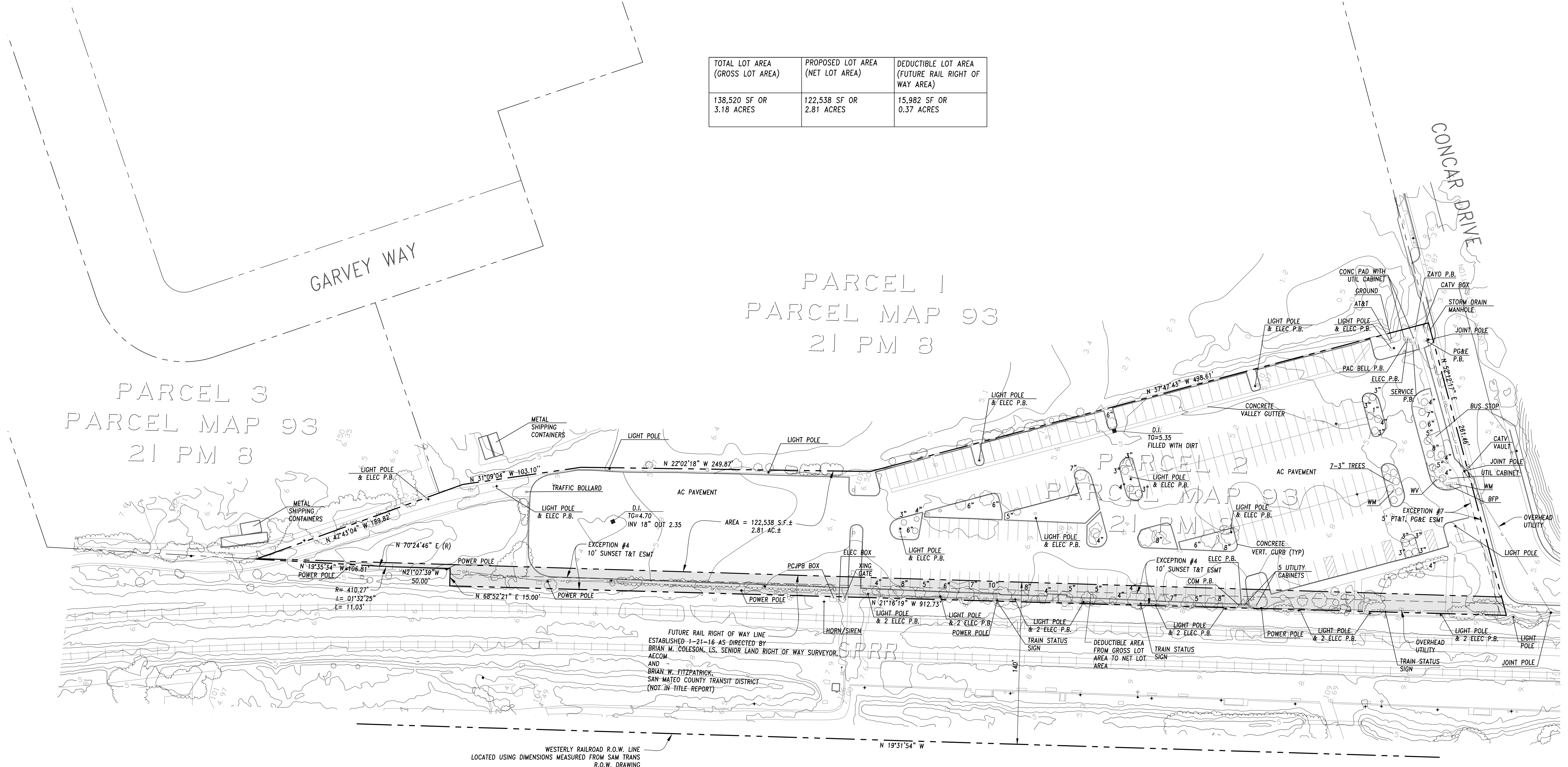


CONCAR FRONTAGE SECTION



BUILDING B SECTION

TOTAL LOT AREA (GROSS LOT AREA)	PROPOSED LOT AREA (NET LOT AREA)	DEDUCTIBLE LOT AREA (FUTURE RAIL RIGHT OF WAY AREA)
138,520 SF OR 3.18 ACRES	122,538 SF OR 2.81 ACRES	15,982 SF OR 0.37 ACRES



NOTES:

1. PARCEL NUMBER AND BOUNDARY IS AS DESCRIBED IN THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER: NCS-747456-SC DATED JANUARY 9, 2019, UPDATED JANUARY 24, 2019.
2. PARCEL DIMENSIONS ARE PER PARCEL MAP NO. 93, VOL. 21 PG. 8, OFFICIAL RECORDS, SAN MATEO COUNTY.
3. THE FOLLOWING EASEMENT AS LISTED IN THE TITLE REPORT IS NOT PLOTTABLE: EXCEPTION #5 - AN EASEMENT FOR GAS AND PIPELINES RECORDED JULY 18, 1929 N BOOK 429 OF OFFICIAL RECORDS AT PAGE 140, IN FAVOR OF PG&E.

AERIAL PHOTOGRAPHY

PREPARED BY GEOWING MAPPING INC.
DATE OF FLIGHT: 10-16-2016
CONTOUR INTERVAL = 1 FOOT

BASIS OF ELEVATIONS

VERTICAL DATUM IS CITY OF SAN MATEO DATUM.
BM#035-008, MONUMENT PIN IN CENTERLINE
MONUMENT AT 16TH AVENUE CHANNEL & DELAWARE
STREET. ELEV. 0.937.

BASIS OF BEARINGS

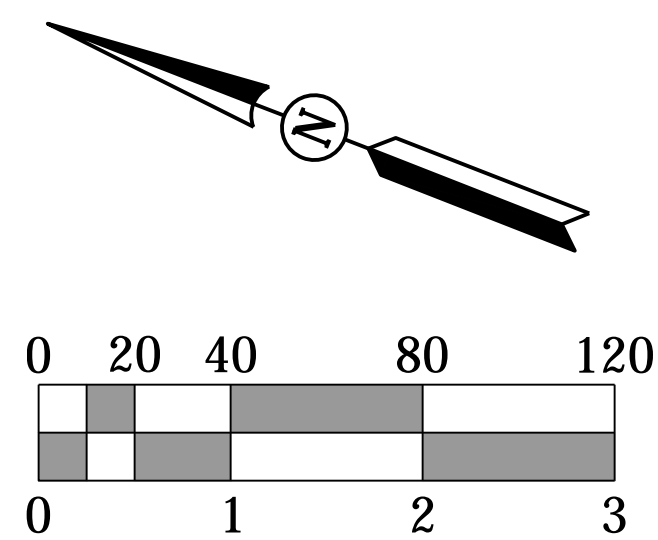
THE BASIS OF BEARINGS SHOWN HEREON IS IDENTICAL TO THAT
SHOWN ON PARCEL MAP NO. 93 FILED IN VOL. 21 PAGE 8,
OFFICIAL RECORDS, SAN MATEO COUNTY.

LEGEND

---	EXTERIOR BOUNDARY LINE
---	APPROXIMATE NEW PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	OVERHEAD UTILITY LINE
●	LIGHT POLE
□	UTILITY BOX
+	TRAIN STATUS SIGN
●	JOINT POLE
■	DEDUCTIBLE AREA FROM GROSS LOT AREA TO NET LOT AREA

ABBREVIATIONS

BFP	BACKFLOW PREVENTER
CONC	CONCRETE
DI	DROP INLET
ELEC	ELECTRIC
ESMT	EASEMENT
INV	INVERT
P.B.	PULLBOX
TG	TOP OF GRATE
TYP	TYPICAL
UTIL	UTILITY
VERT	VERTICAL
WM	WATER METER
WV	WATER VALVE



GRADING & STORMWATER LEGEND					
PROPOSED IMPERVIOUS AREA	PROPOSED SPECIAL PROJECT NON-LID AREA (80%) ¹	PROPOSED LID AREA (20%) ¹	REQUIRED LID TREATMENT AREA (4%) ²	POTENTIAL LID TREATMENT AREA	EXCESS TREATMENT AREA
110,811 SF	88,649 SF	22,162 SF	887 SF	2575 SF	1688 SF

NOTES:
1. PER SAN MATEO COUNTYWIDE C.3 STORMWATER TECHNICAL GUIDANCE HANDBOOK, APPENDIX J SPECIAL PROJECTS, THE PROJECT IS CONSIDERED TO BE CATEGORY C TRANSIT ORIENTED DEVELOPMENT AND RECEIVES THE FOLLOWING LID TREATMENT REDUCTION CREDITS:
- PROJECT SITE LOCATION - 50% (50% OR MORE SITE LOCATED WITHIN 1/4 MILE OF TRANSIT HUB)
- LAND USE TYPE - 10% (RESIDENTIAL 189 DWELLING UNITS: 3.18 ACRES, OR 59.4 DU/ac)
- MINIMIZED SURFACE PARKING - 20% (0% OF TOTAL POST - PROJECT IMPERVIOUS SURFACE TO BE SURFACE PARKING)
THE TOTAL LID TREATMENT REDUCTION CREDIT IS 80%, THEREFORE 80% OF THE POST-PROJECT IMPERVIOUS AREA SHALL BE TREATED BY NON-LID TREATMENT MEASURES AND 20% SHALL BE TREATED BY LID TREATMENT MEASURES.
2. REQUIRED LID TREATMENT AREA BASED ON 4% OF POST-PROJECT IMPERVIOUS AREA.

LEGEND

PROPERTY LINE

LIMIT OF PROPOSED IMPERVIOUS AREA

BUILDING OUTLINE

SELF TREATING AREA ON THIRD FLOOR

POTENTIAL BIORETENTION AREA ON GROUND FLOOR

PF-V-4-0001

2x #36 00" BOLTED & GASKETED ACCESS COVERS, RISERS & SLAB TAG IMPRESSIONS AS REQUIRED. FIELD POURED CONCRETE COLLAR REQUIRED, BY OTHERS. SEE NOTE 2.

RISER TAG (IMPRESSION AS REQUIRED)

TOP SLAB (IMPRESSION AS REQUIRED)

#18" MAXIMUM SEE NOTE 3.

BASE

BASE SECTION

PERK FILTER™ CARTRIDGES

CONCRETE FALSE FLOOR

OUTLET CHAMBER

CONCRETE DIVIDER WALL

INLET CHAMBER

INLET WEIR/BYPASS ASSEMBLY

VENTED OUTLET HOOD

MINIMUM DEPTH - RIM TO OUTLET INVERT - CARTRIDGE STACK CONFIGURATION

	12"	18"	12" + 12"	12" + 18"
4.25'	5.00'	5.52'	6.67'	6.67'
[51.00"]	[60.00"]	[71.00"]	[80.00"]	[80.00"]

TREATMENT FLOW RATES, TOTAL FLOW CAPACITIES & MAXIMUM HEAD LOSS

4" VAULT											
CARTRIDGE STACK CONFIGURATION											
CARTRIDGE STACK QUANTITY	A - LENGTH (ID- FEET)	12"	12"	18"	18"	12" & 12"	12" & 12"	12" & 18"	12" & 18"	12" & 18"	12" & 18"
		TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)
3	7	36 / 0.08	2.9	54 / 0.12	4.3	72 / 0.16	5.0	90 / 0.20	6.7	120 / 0.27	8.8
4	9	48 / 0.11	2.9	72 / 0.16	4.4	96 / 0.21	5.0	120 / 0.27	6.8	150 / 0.33	6.8
5	9	60 / 0.13	2.9	90 / 0.20	4.4	120 / 0.27	5.1	150 / 0.33	6.8	180 / 0.40	6.9
6	11	72 / 0.16	3.0	108 / 0.24	4.5	144 / 0.32	5.1	180 / 0.40	6.9	210 / 0.47	7.0
7	11	84 / 0.19	3.0	126 / 0.28	4.5	168 / 0.37	5.2	210 / 0.47	7.0		
MAXIMUM HEAD LOSS		1.7 FEET		2.3 FEET		2.9 FEET		3.5 FEET			

Perk Filter™

4" Wide Concrete Vault

Three to Seven Cartridges / Stacks

Oldcastle® Stormwater Solutions

7701 Southpark Plaza, Suite 200 | Littleton, CO 80120 | P: 800.579.8819 | oldcastestormwater.com

THIS DOCUMENT IS THE PROPERTY OF OLDCASTLE PRECAST, INC. IT IS LOANED TO YOU FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT PERMISSION IN WRITING FROM OLDCASTLE PRECAST, INC. ALL RIGHTS ARE RESERVED.

DRAWING: JPR ECD ECD-0122 DATE: JPR 7/7/09 SHEET 2 OF 2

CURB WITH CURB OPENINGS

6"-#4 DOWEL @ 12" O.C.

#4 @ 12" O.C.

#5L @ 12" O.C.

BIOTREATMENT SOIL WITH PERCOLATION RATE BETWEEN 5-10 IN/HR - SOIL BACKFILL MIX AND PLANTINGS AS SHOWN AND SPECIFIED ON LANDSCAPE DRAWINGS

3" CLR (TYP)

CLASS II PERMEABLE MATERIAL

30 mil REINFORCED POLYETHYLENE LINER

#4 @ 12" O.C.

BIORETENTION WITHOUT SIDE SLOPES AREA PER PLAN

OVERFLOW INLET

6" MIN

DEPTH OF SOIL AND CURB INCREASES BY 18" TO ACCOMMODATE TREE PLANTING.

6" MIN

#5L @ 12" O.C.

#4 @ 12" O.C.

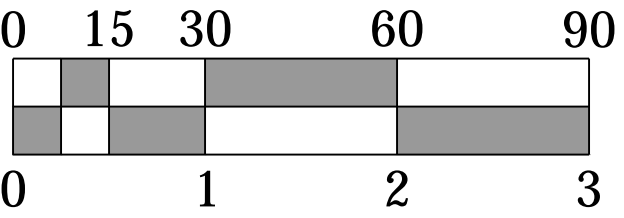
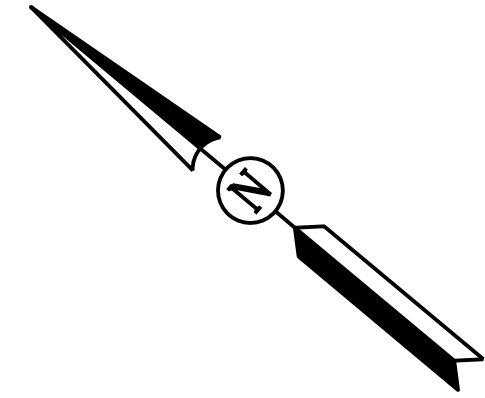
#5L @ 12" O.C.

4" PERF PVC UNDERDRAIN WITH PERFORATIONS DOWN

NOTE:
#5L & L SHAPES SHALL HAVE STANDARD BENDS WITH 12" MIN. DEVELOPMENT LENGTH.

TYPICAL BIOFILTRATION PLANTER
NOT TO SCALE

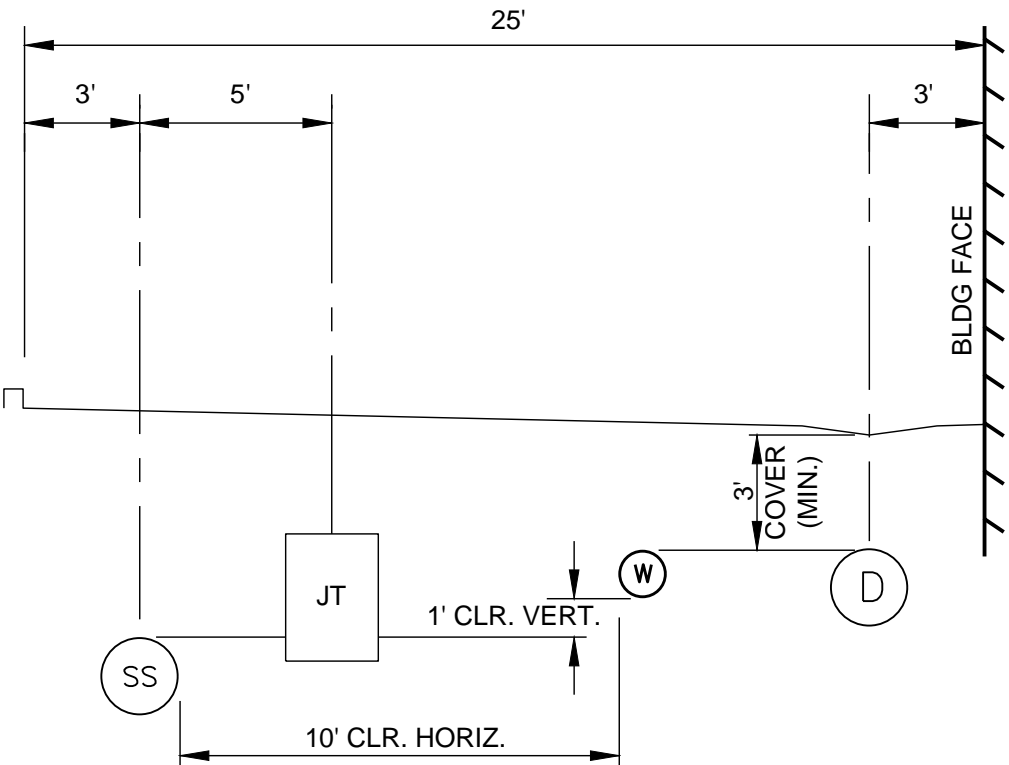
TYPICAL PERK FILTER
NOT TO SCALE



STORM DRAIN COMPLIANCE EXHIBIT

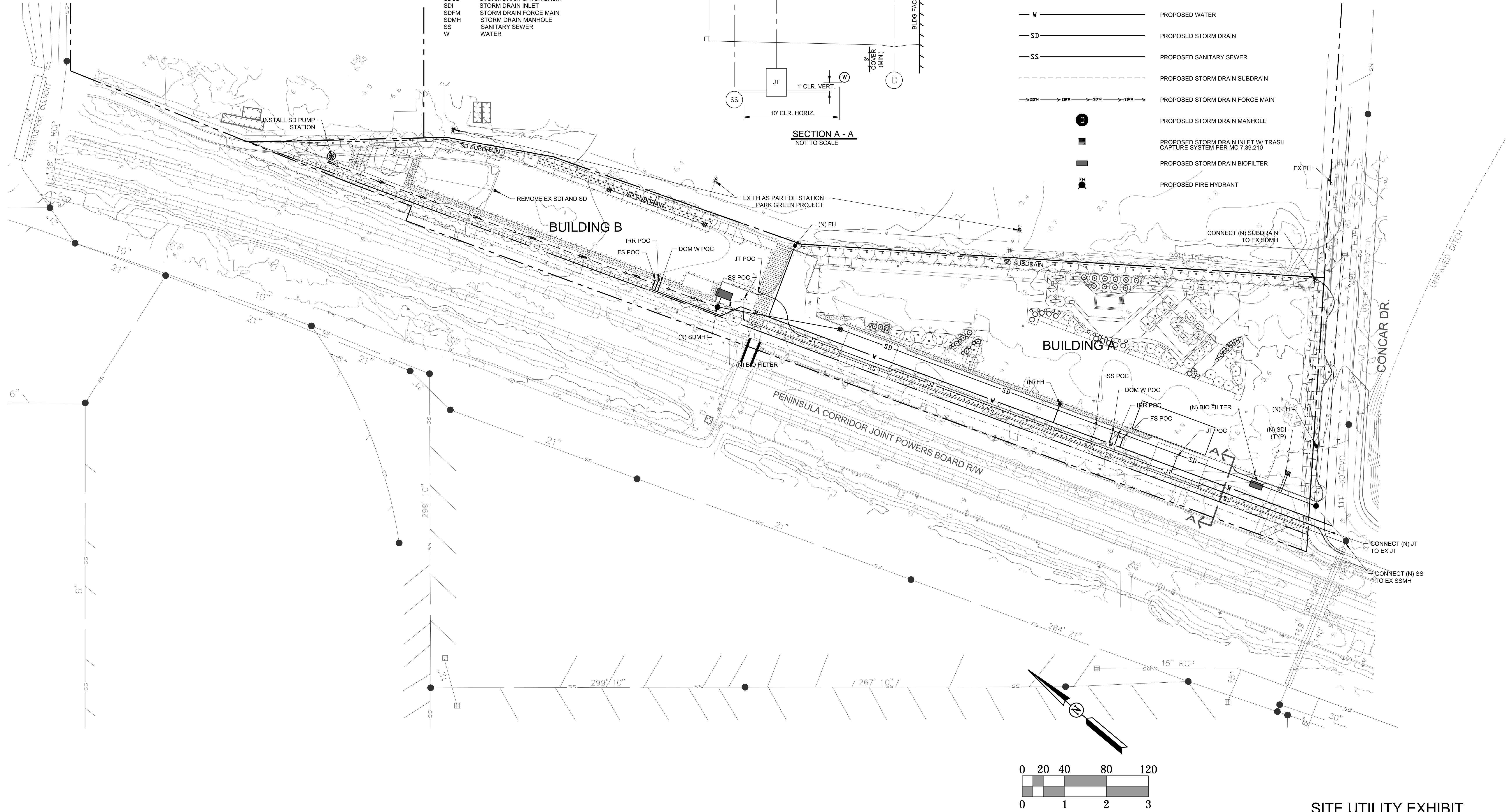
ABBREVIATION:

BLDG	BUILDING
DOM	DOMESTIC
EX	EXISTING
FH	FIRE HYDRANT
FS	FIRE SERVICE
JT	JOINT TRENCH
IRR	IRRIGATION
(N)	NEW
POC	PONT OF CONNECTION
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDI	STORM DRAIN INLET
SDFM	STORM DRAIN FORCE MAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
W	WATER



LEGEND

---	PROPERTY LINE
— w —	EX WATER
— ss —	EX SANITARY SEWER
— sd —	EX STORM DRAIN
— JT —	PROPOSED JT
— W —	PROPOSED WATER
— SD —	PROPOSED STORM DRAIN
— SS —	PROPOSED SANITARY SEWER
---	PROPOSED STORM DRAIN SUBDRAIN
→ 15" W → 15" W → 15" W → 15" W →	PROPOSED STORM DRAIN FORCE MAIN
⊙	PROPOSED STORM DRAIN MANHOLE
■	PROPOSED STORM DRAIN INLET W/ TRASH CAPTURE SYSTEM PER MC 7.39.210
■	PROPOSED STORM DRAIN BIOFILTER
⚡	PROPOSED FIRE HYDRANT



File: H:\818-SARES REGIS\818-029 Hayward Park\Engineering\Construction Drawings\C-3 SITE UTILITY EXHIBIT.dwg Plotted: 7-12-19 @ 11:26:15 AM By: smandalka

EX	EXISTING
FH	FIRE HYDRANT
(N)	NEW
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDI	STORM DRAIN INLET
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
W	WATER

W

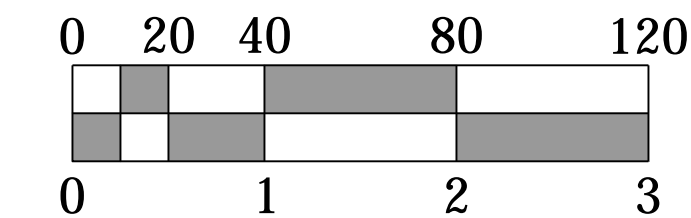
SS

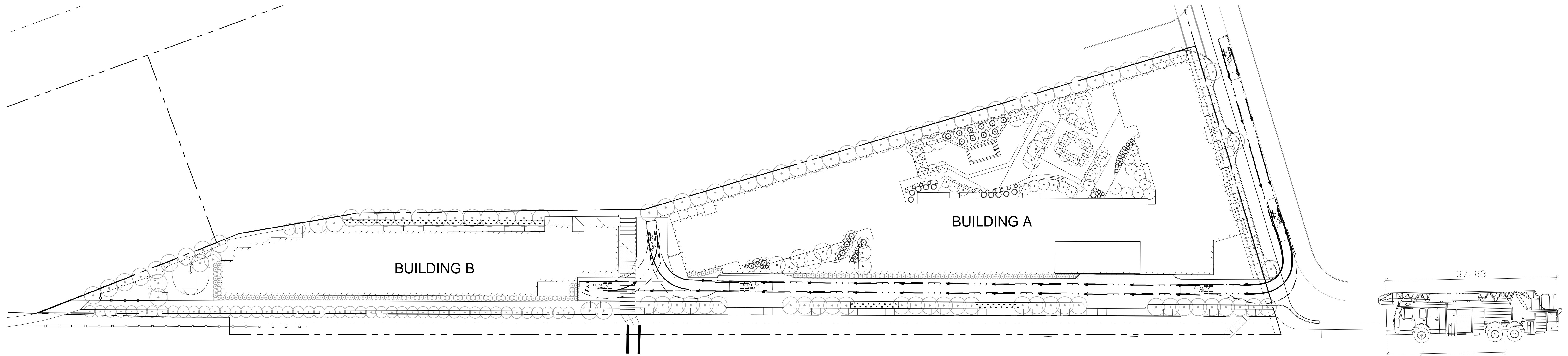
SQ

W

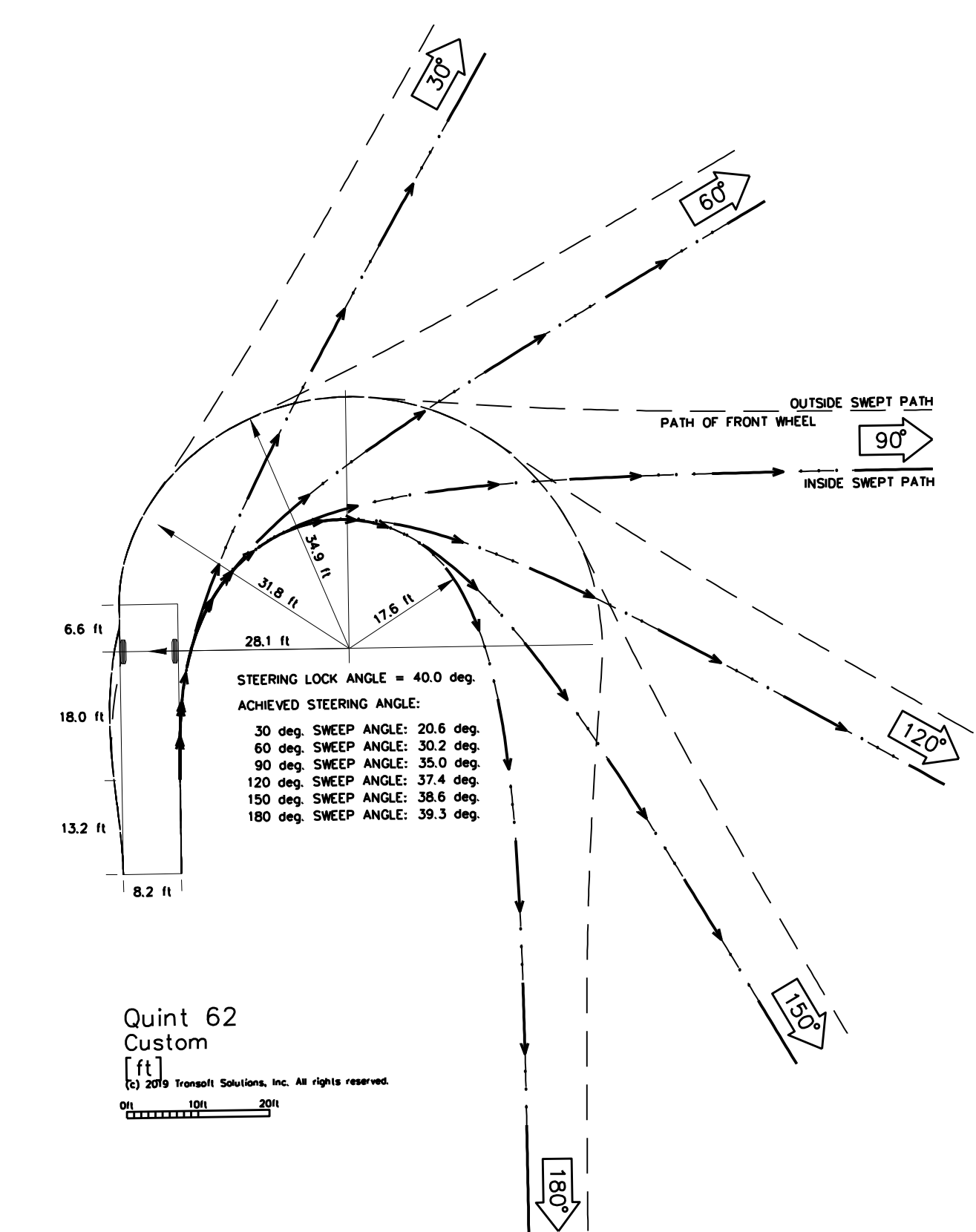
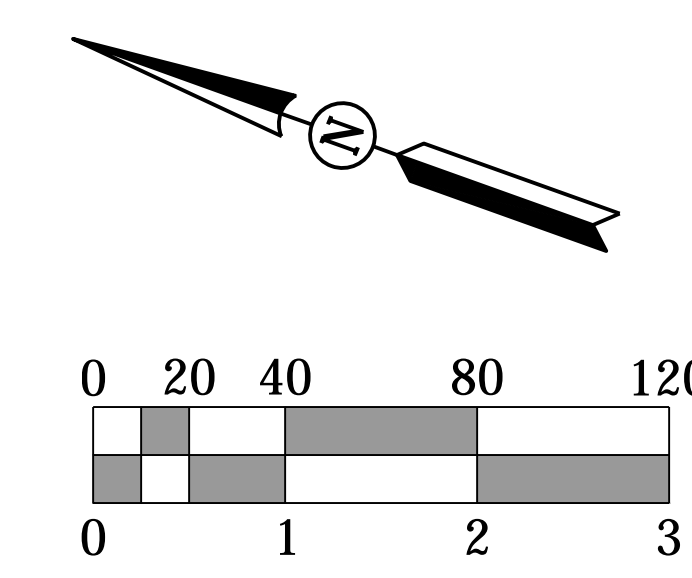
SD

D

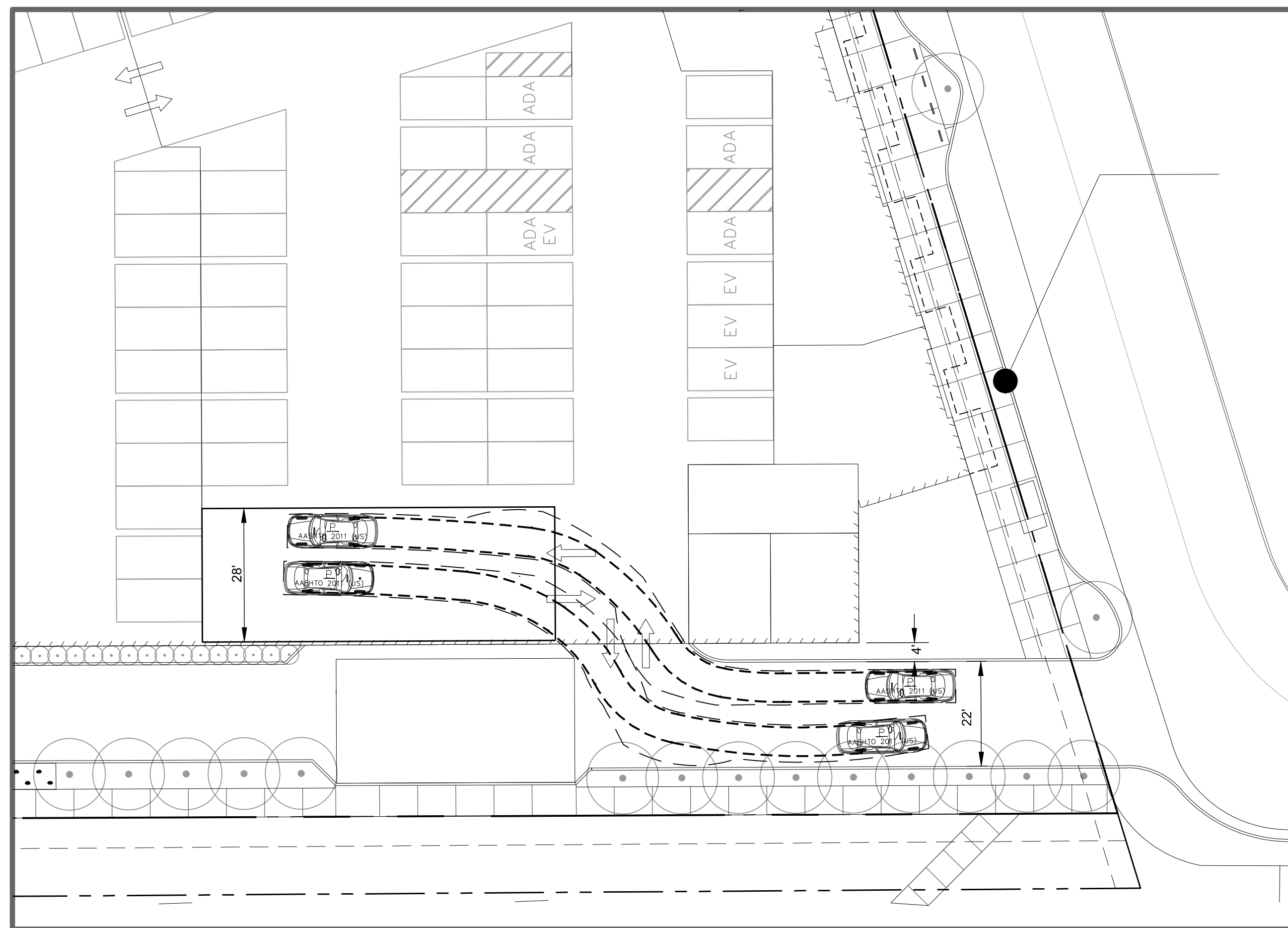
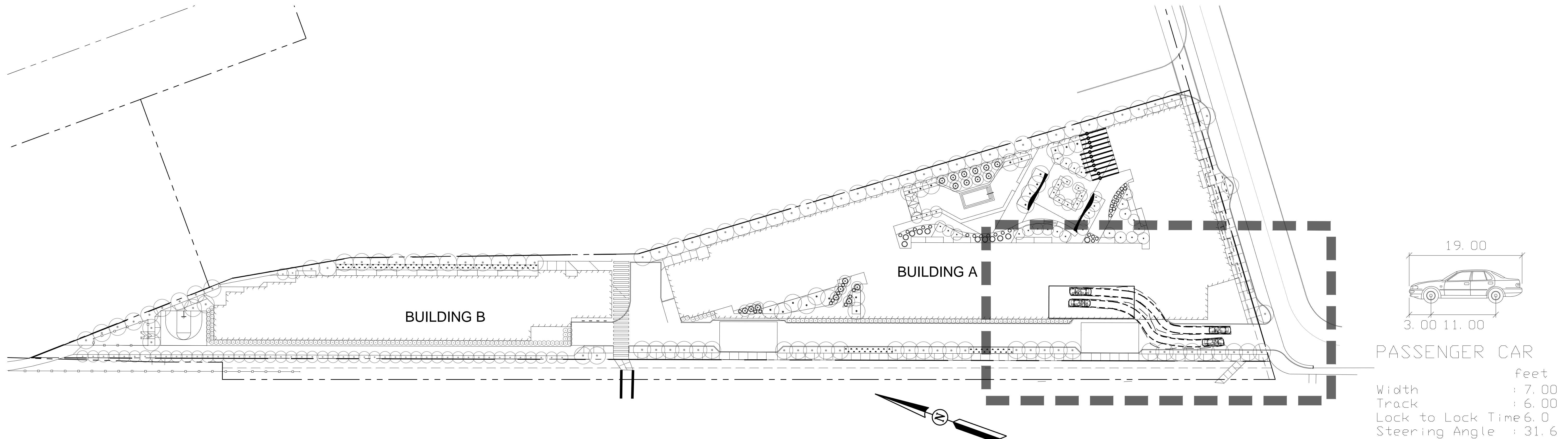




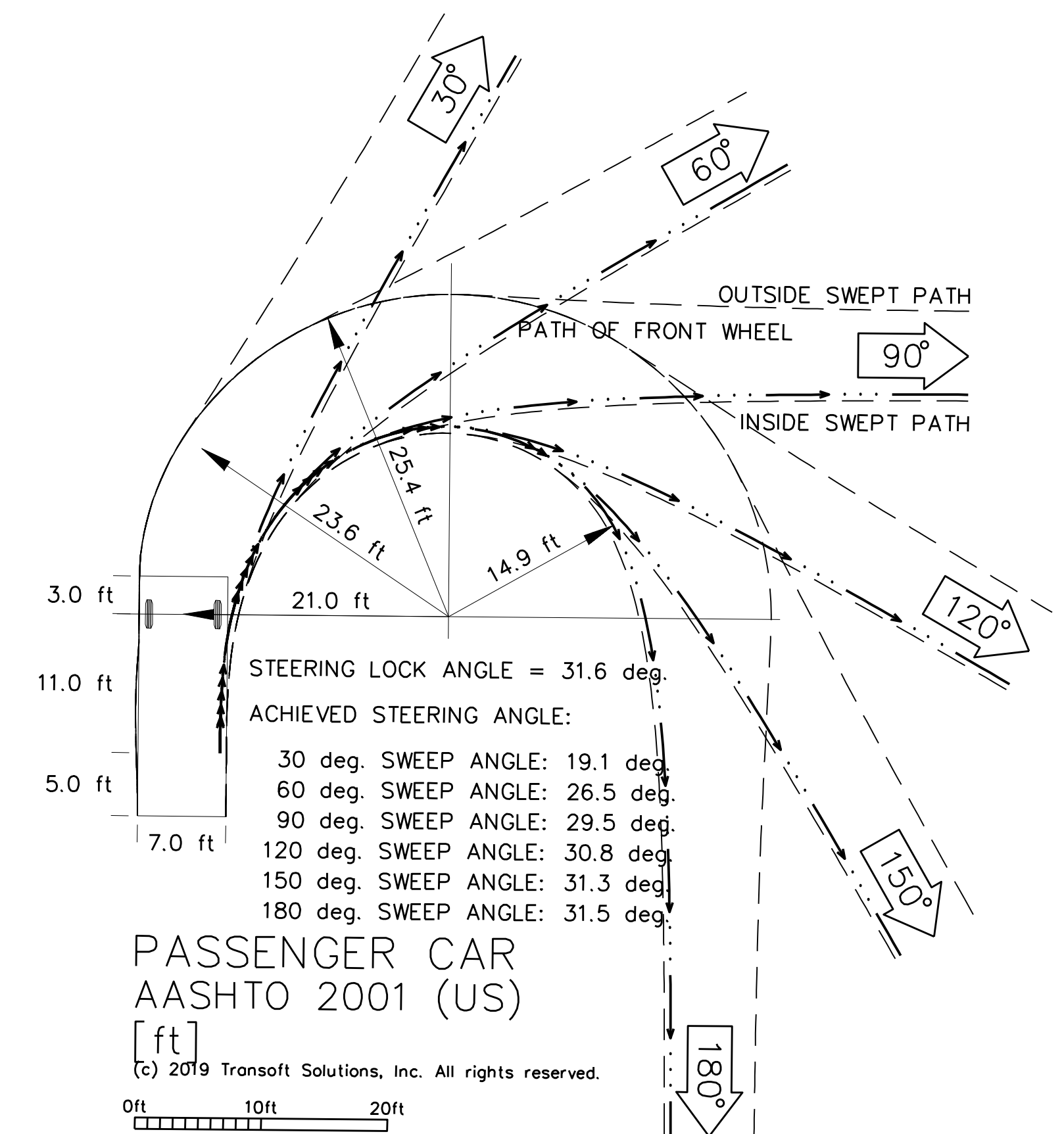
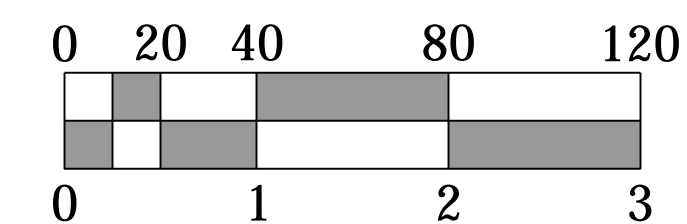
Quint 62	feet
Width	: 8.17
Track	: 8.20
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



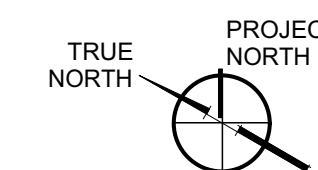
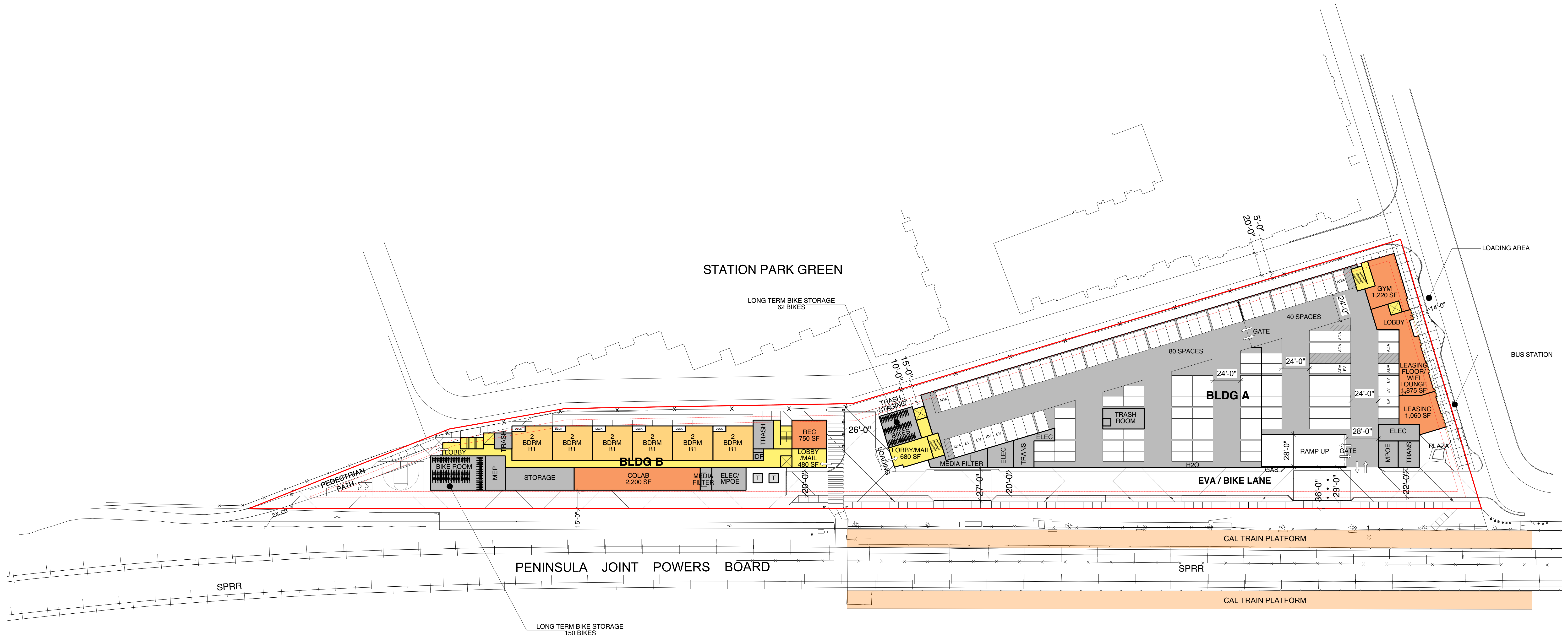
FIRE TRUCK TURNING MOVEMENTS



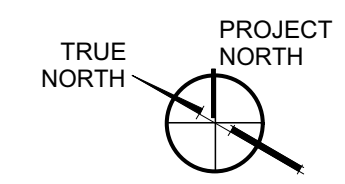
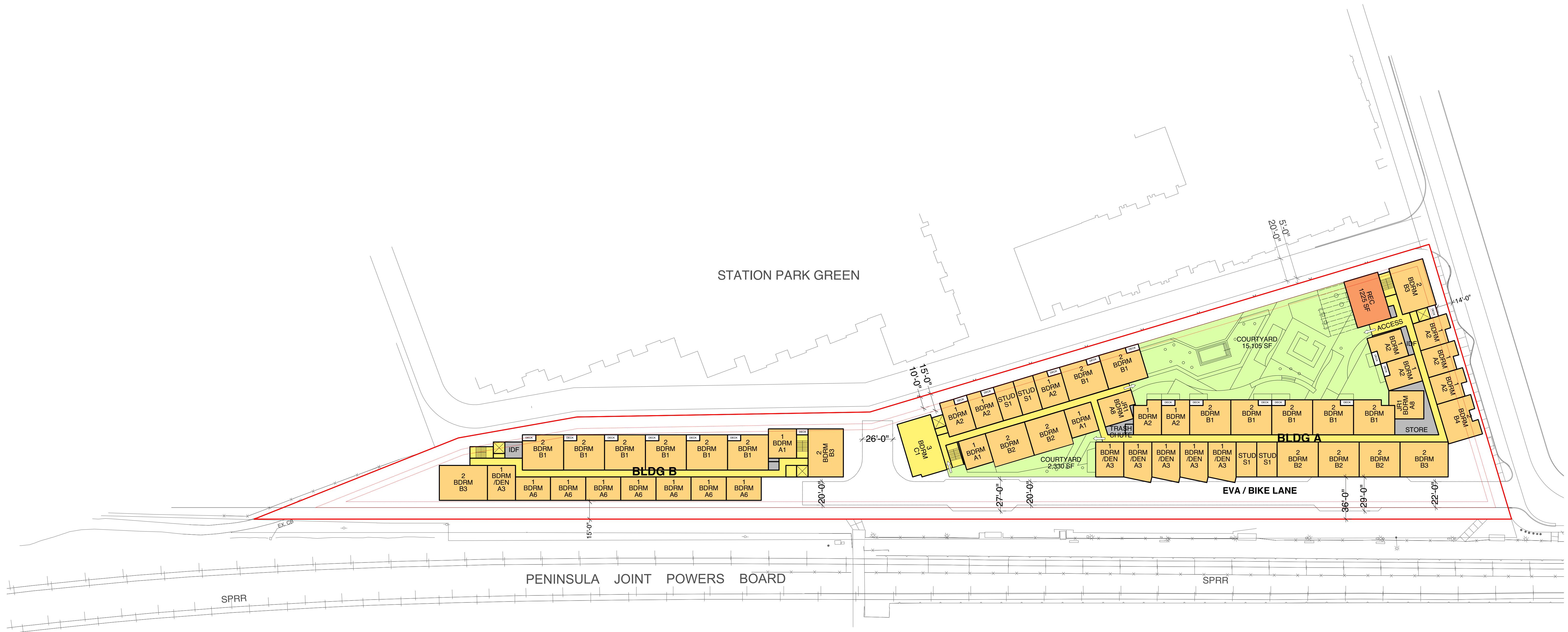
1 PASSENGER VEHICLE TURNING
Scale: 1"=20' Horizontal



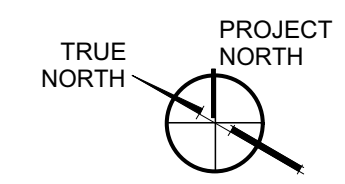
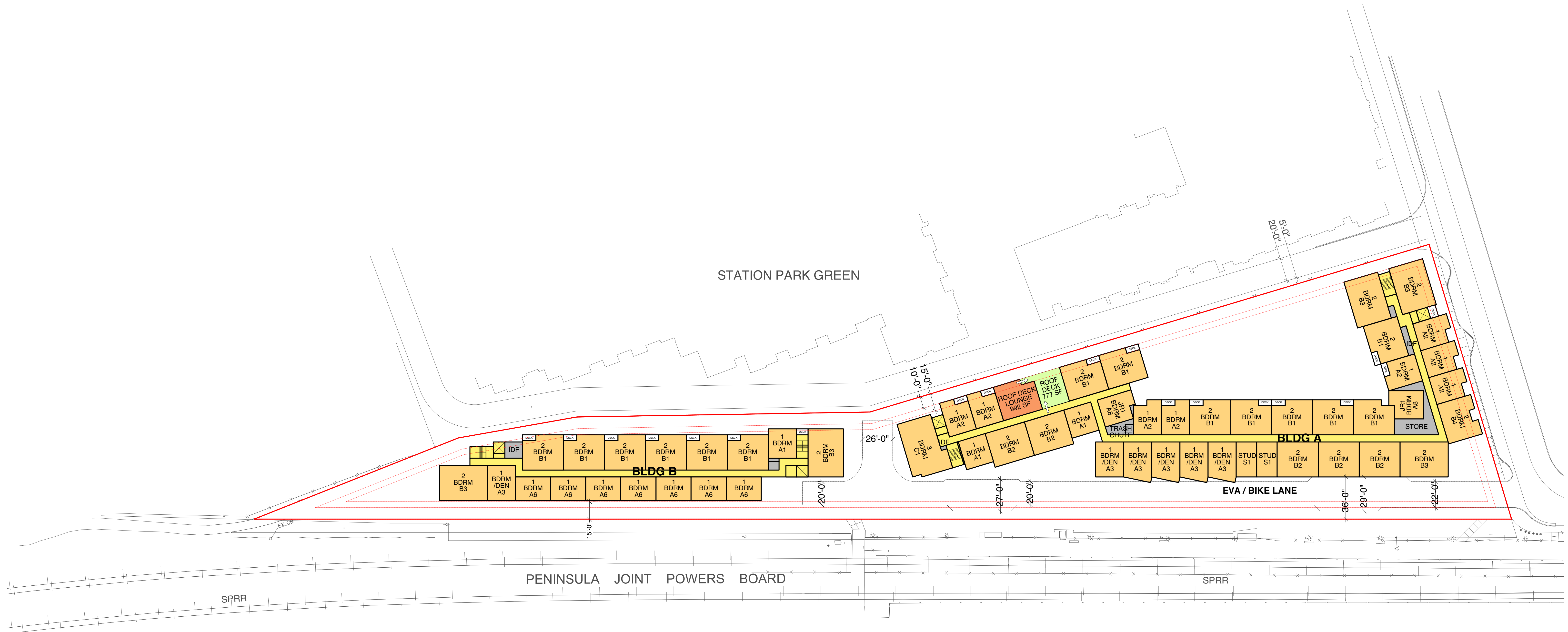
PASSENGER VEHICLE TURNING MOVEMENTS



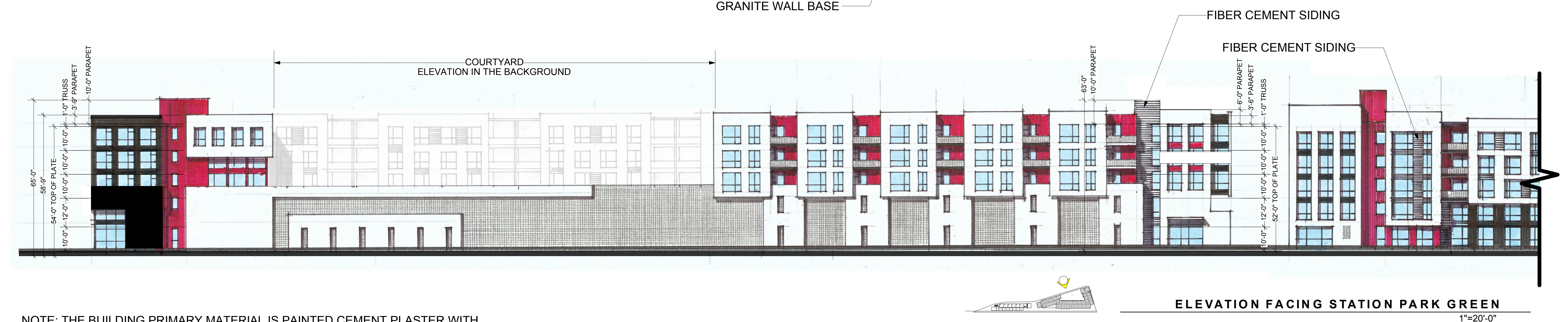
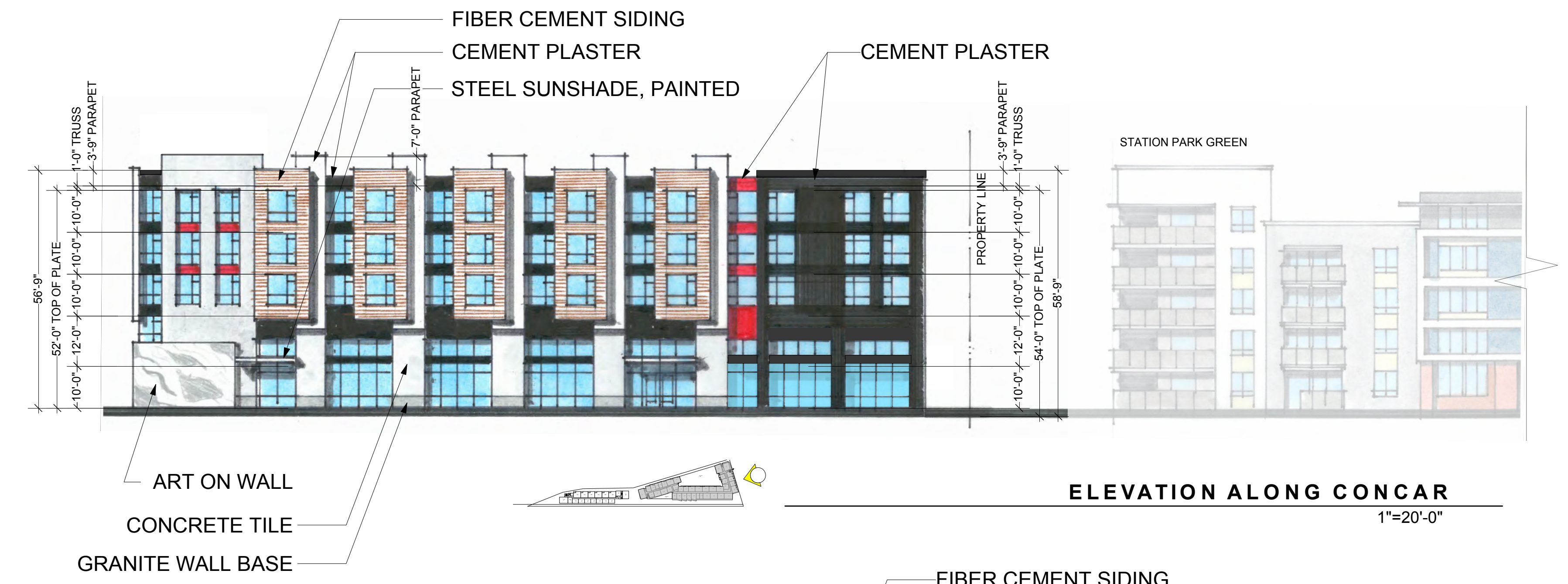
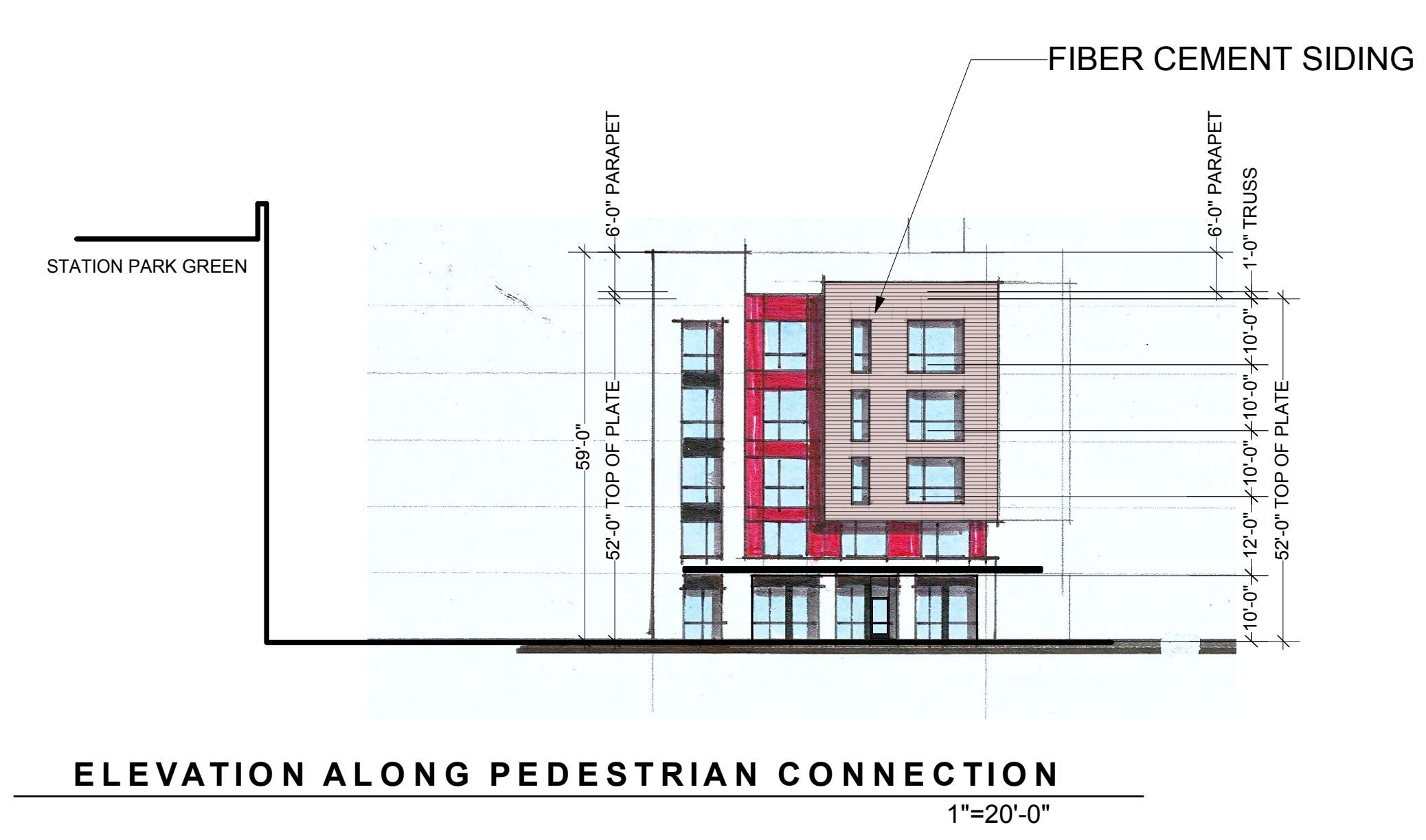
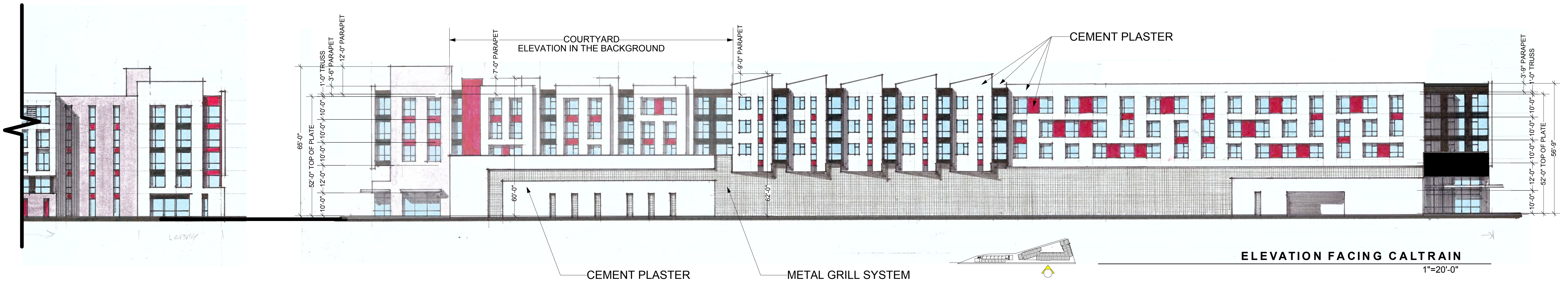
1"=40'-0" - CONCEPTUAL FLOOR PLAN - LEVEL 1



1"=40'-0" - CONCEPTUAL FLOOR PLAN - LEVEL 3



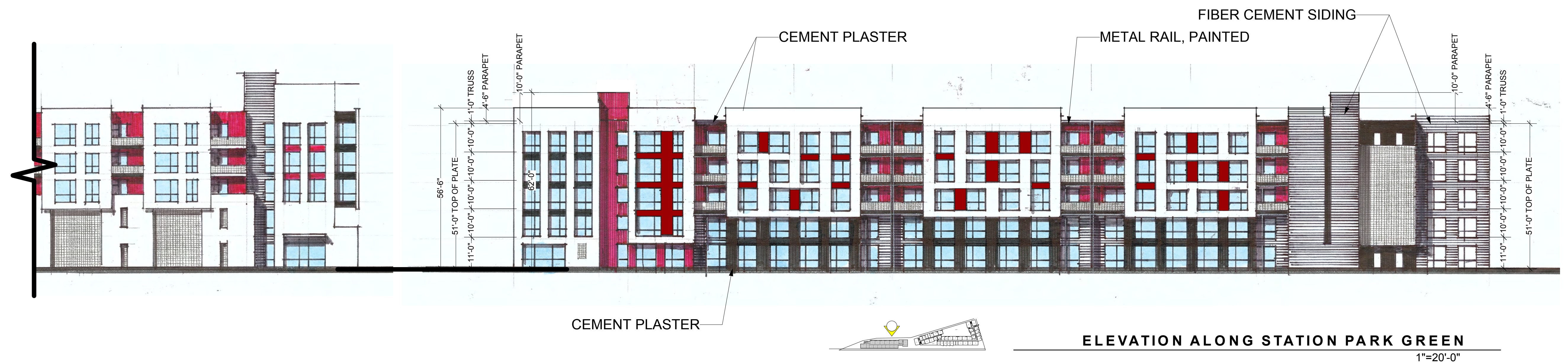
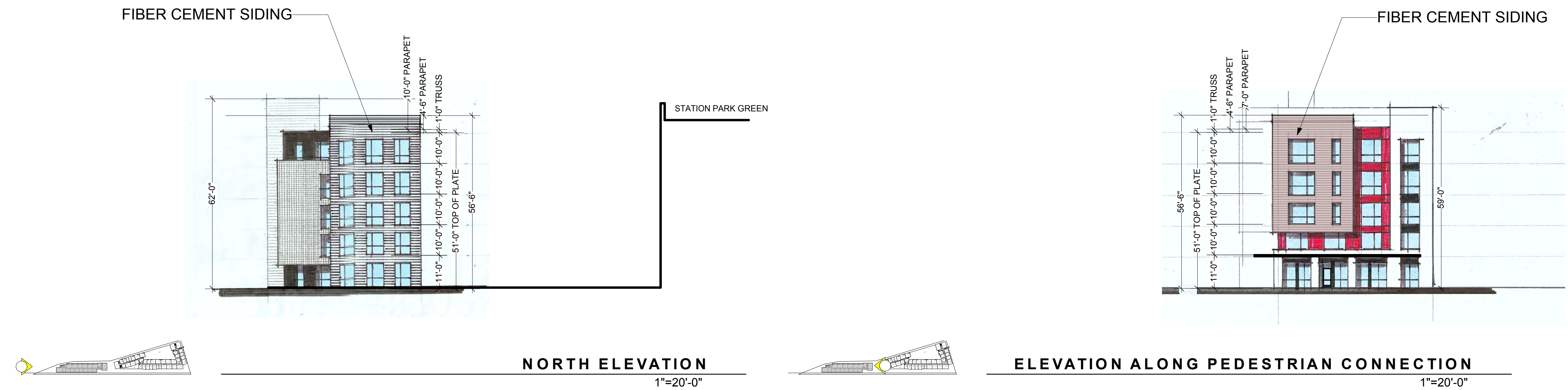
1"=40'-0" - CONCEPTUAL FLOOR PLAN - LEVEL 5



NOTE: THE BUILDING PRIMARY MATERIAL IS PAINTED CEMENT PLASTER WITH ACCENTS OF FIBER CEMENT SIDING. WINDOWS ARE LARGE VPI VINYL WINDOWS. THE GARAGE WILL BE SCREENED WITH MODULES OF STEEL FRAMES WITH METAL MESH AND PAINTED. ALUMINUM STOREFRONT WILL BE USED AT GRADE FOR COMMON SPACES AND LOBBIES.

SEE RENDERINGS FOR COLOR SCHEME.

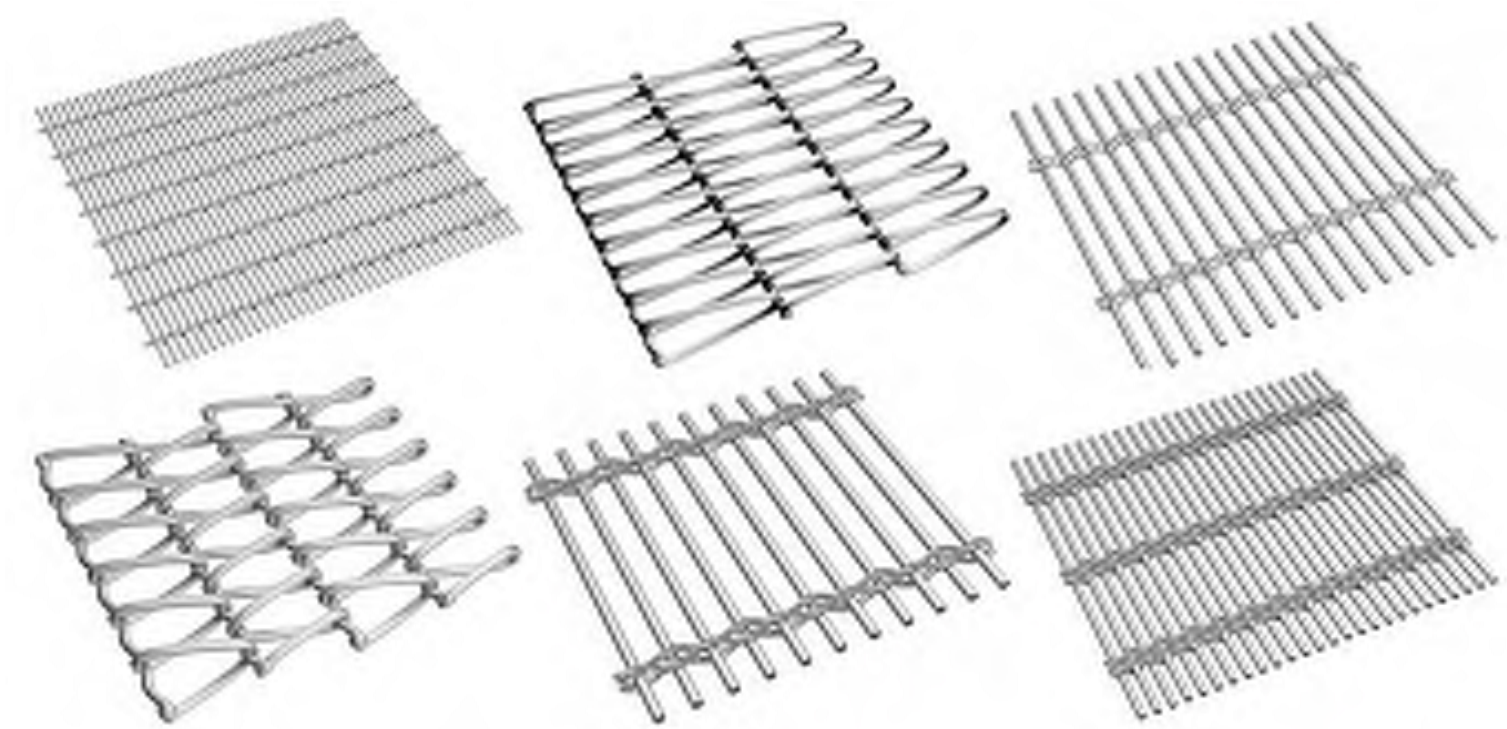
1"=20'-0" - CONCEPTUAL ELEVATIONS - BUILDING A



NOTE: THE BUILDING PRIMARY MATERIAL IS PAINTED CEMENT PLASTER WITH ACCENTS OF FIBER CEMENT SIDING. WINDOWS ARE LARGE VPI VINYL WINDOWS. THE GARAGE WILL BE SCREENED WITH MODULES OF STEEL FRAMES WITH METAL MESH AND PAINTED. ALUMINUM STOREFRONT WILL BE USED AT GRADE FOR COMMON SPACES AND LOBBIES.

SEE RENDERINGS FOR COLOR SCHEME.

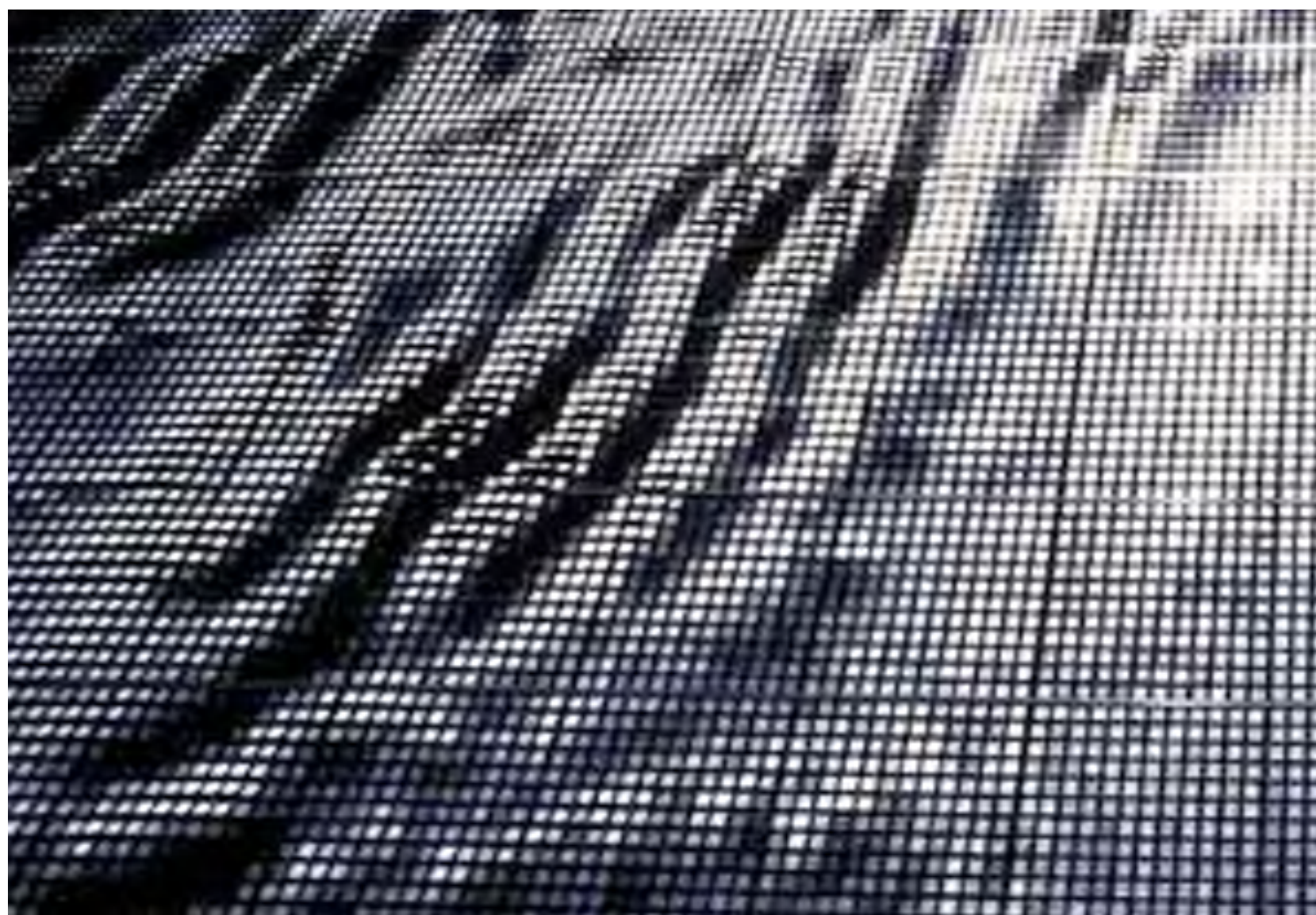
1"=20'-0" - CONCEPTUAL ELEVATIONS - BUILDING B



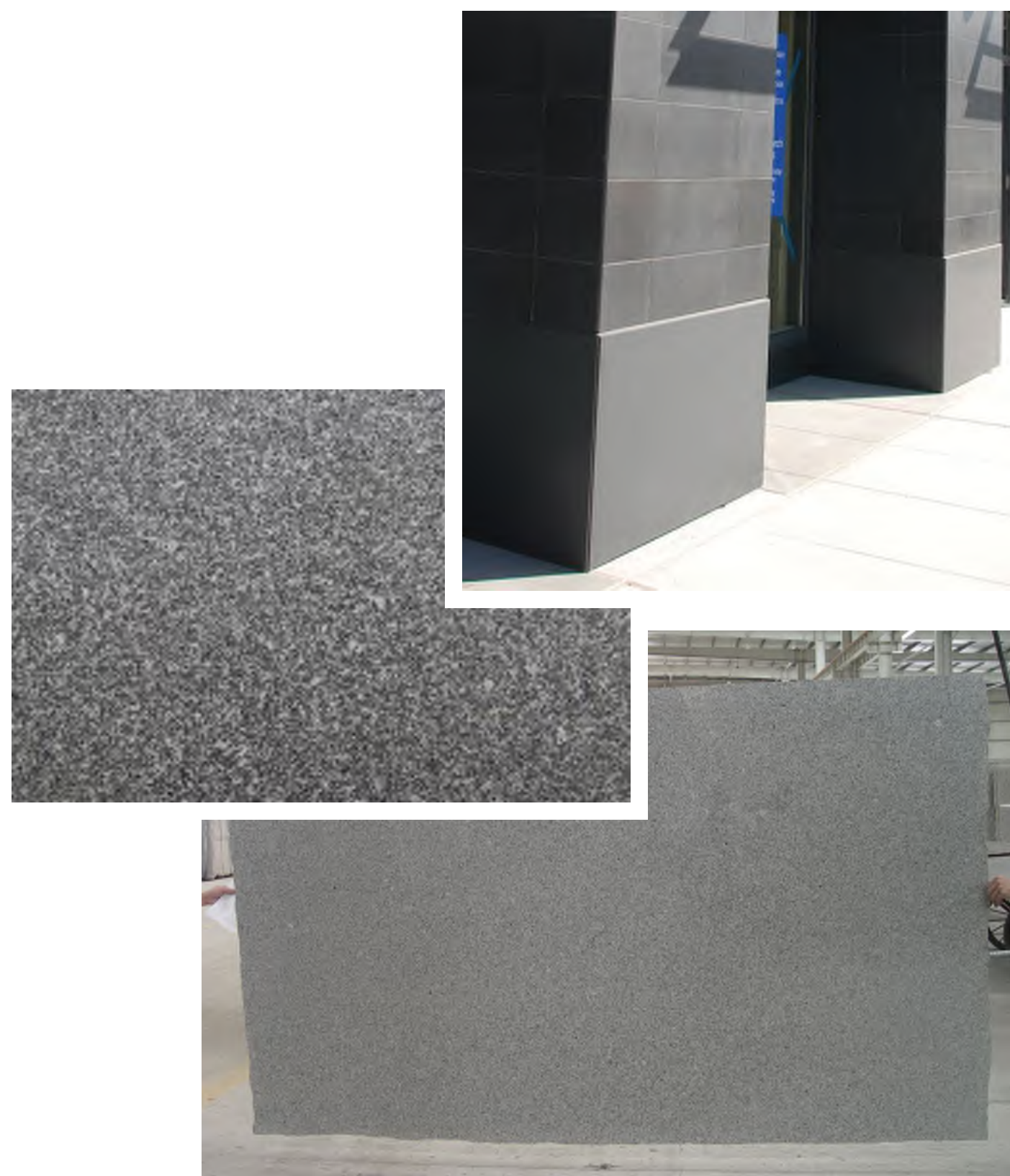
GARAGE VENTILATION GRILLE



TYPICAL GUARDRAIL



ART SAMPLE



GRANITE BASE - HONED



CREATIVE MINES - CONCRETE TILE



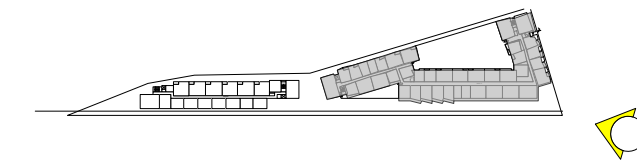
FIBER CEMENT SIDING



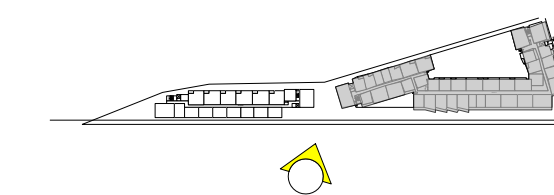
16 20 MEDIUM SAND FLOAT

CEMENT PLASTER - COLOR & TEXTURE

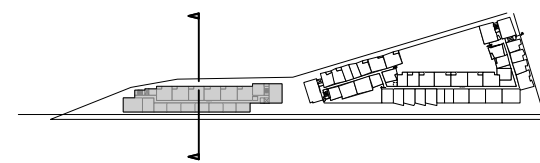




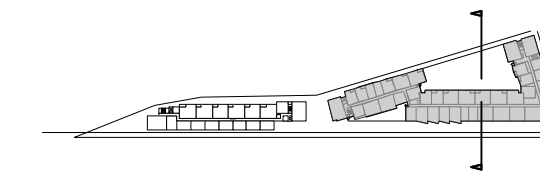
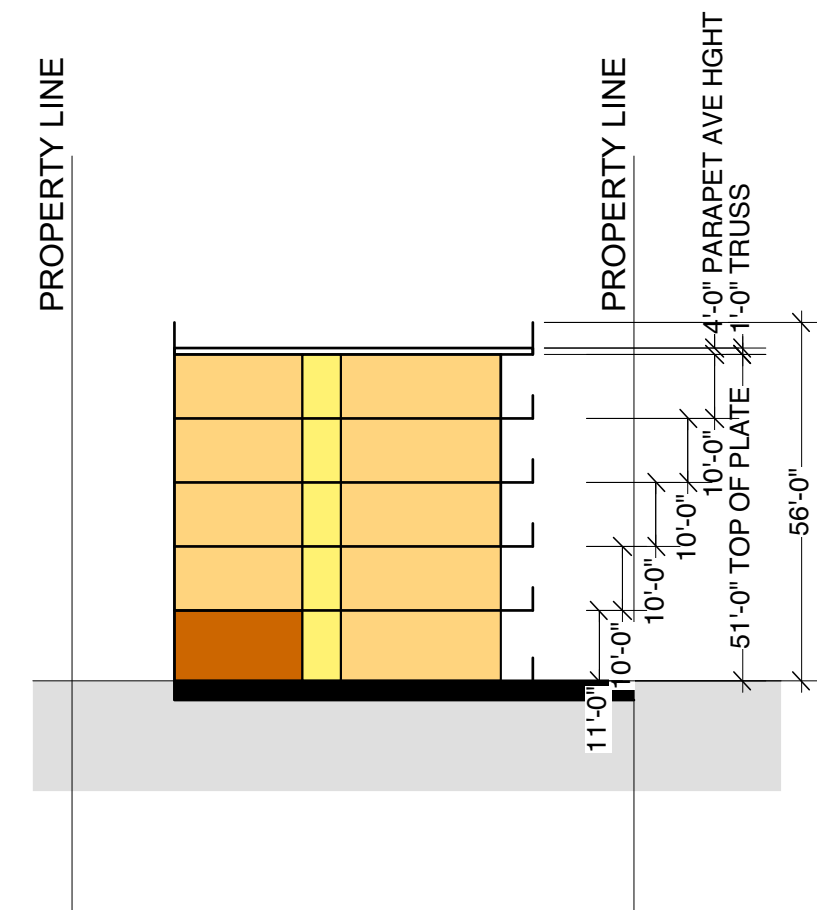
CONCEPTUAL RENDERING - BUILDING A



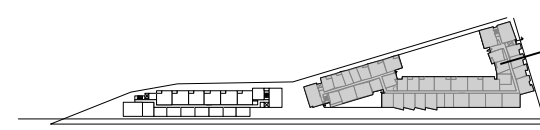
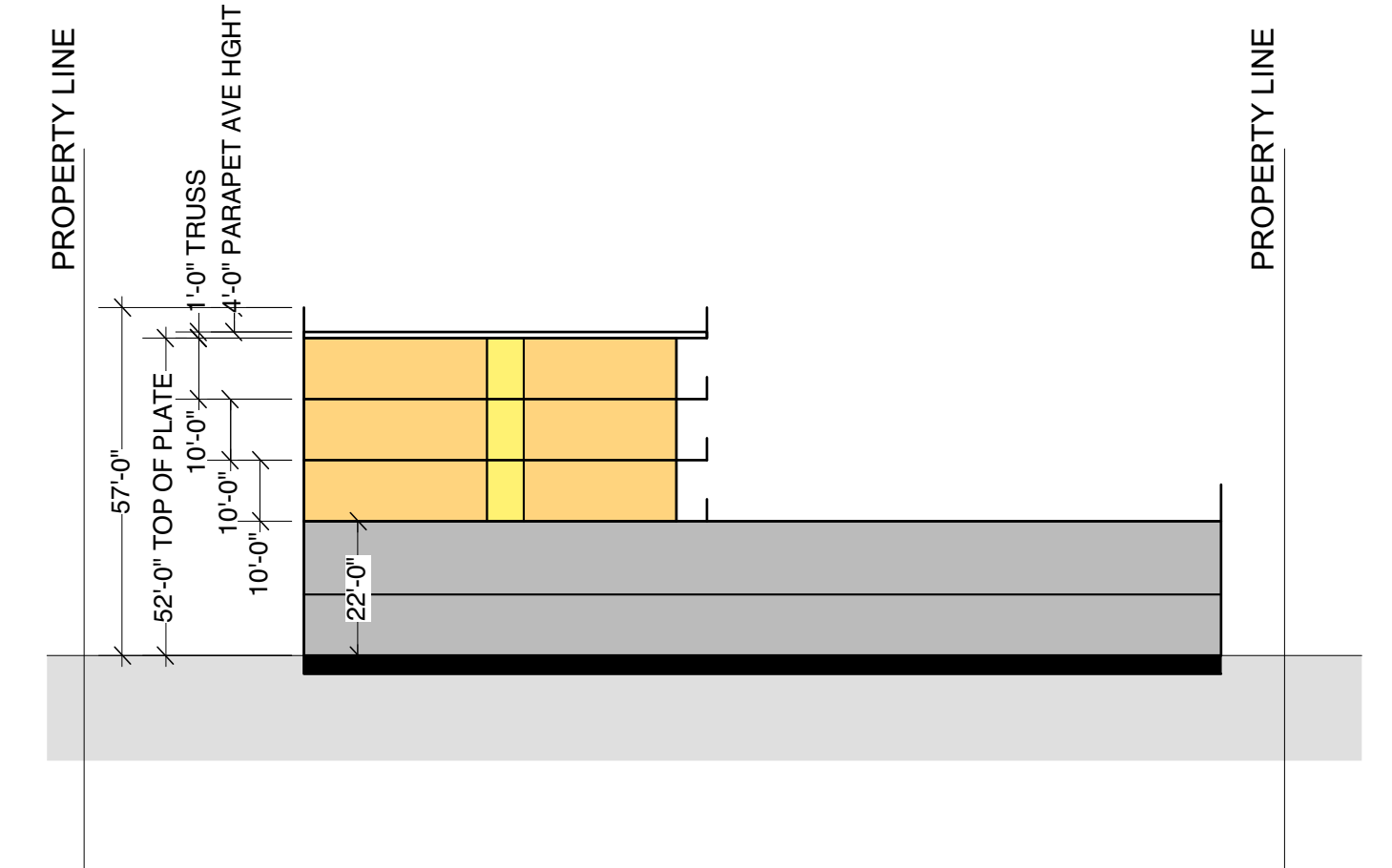
CONCEPTUAL RENDERING - BUILDINGS A & B



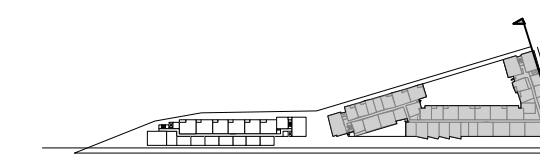
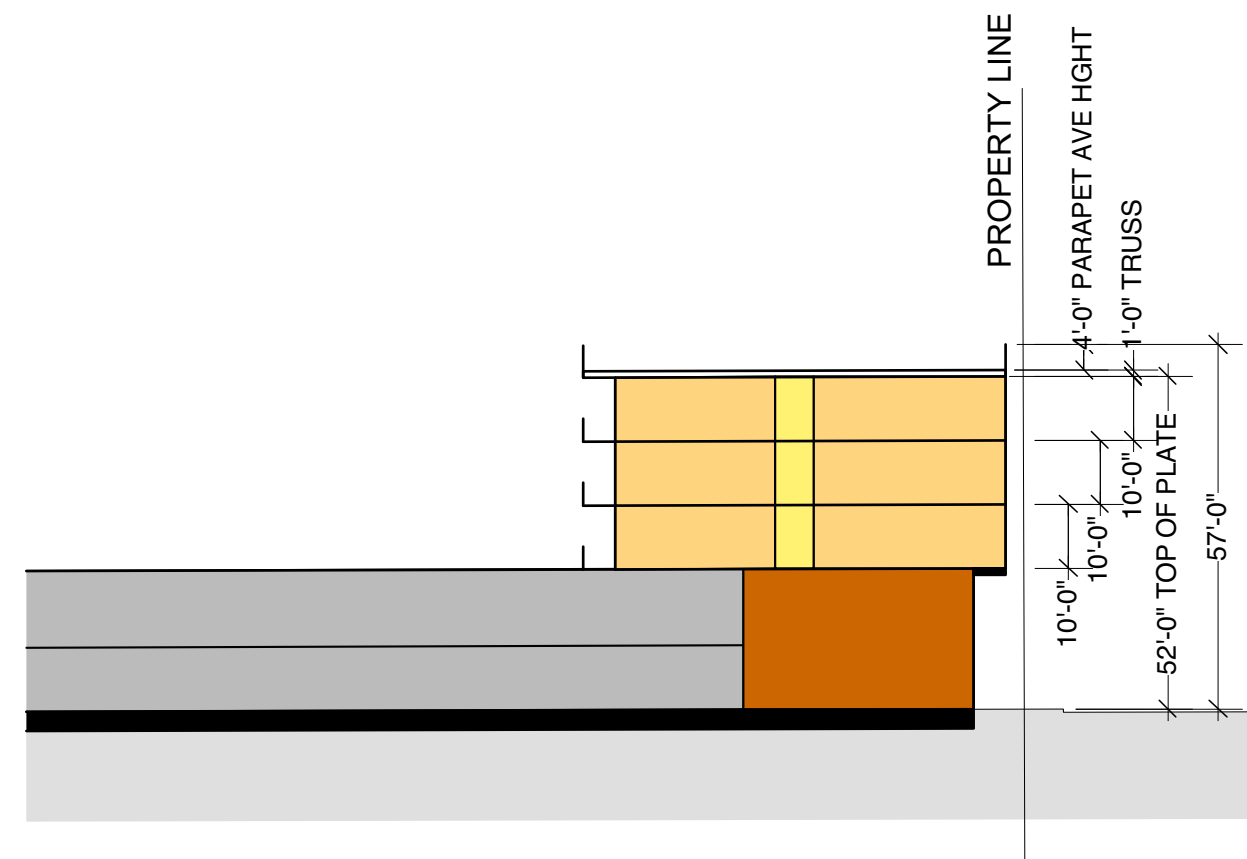
SECTION 5 - BLDG B AT PEDESTRIAN WALK
1"=30'-0"



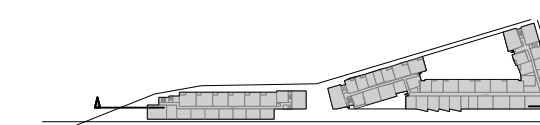
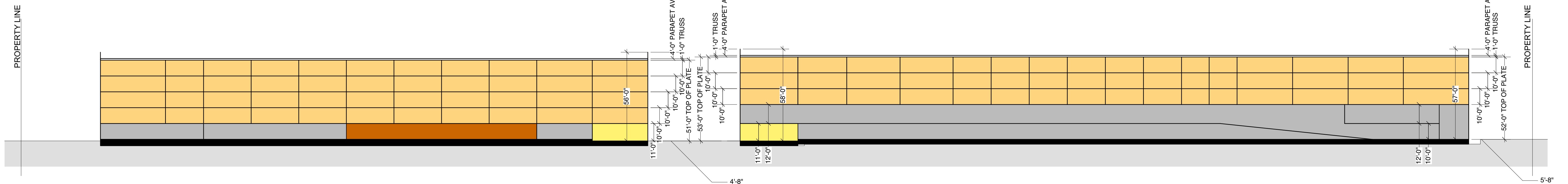
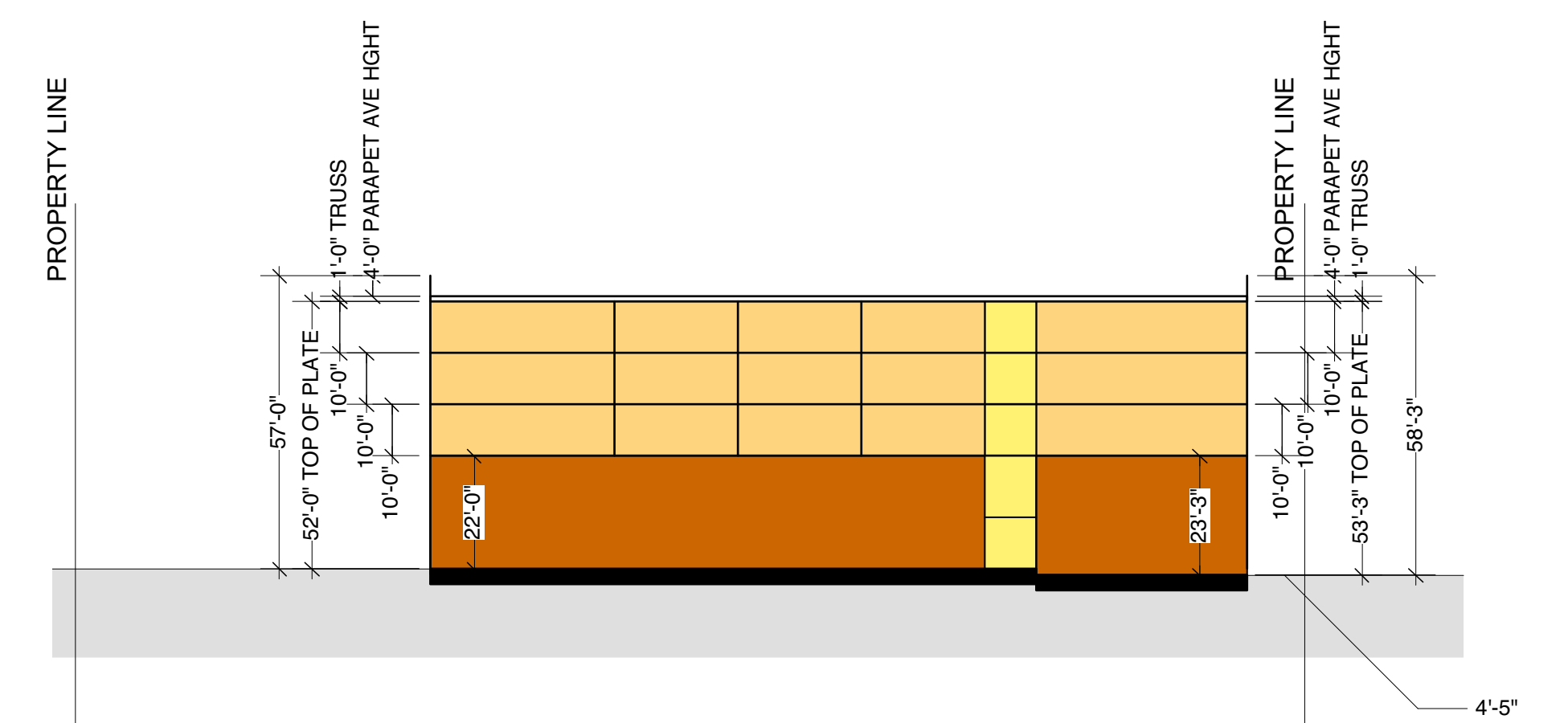
SECTION 3 - BLDB A AT EVA
1"=30'-0"



SECTION 4 - CONCAR
1"=30'-0"



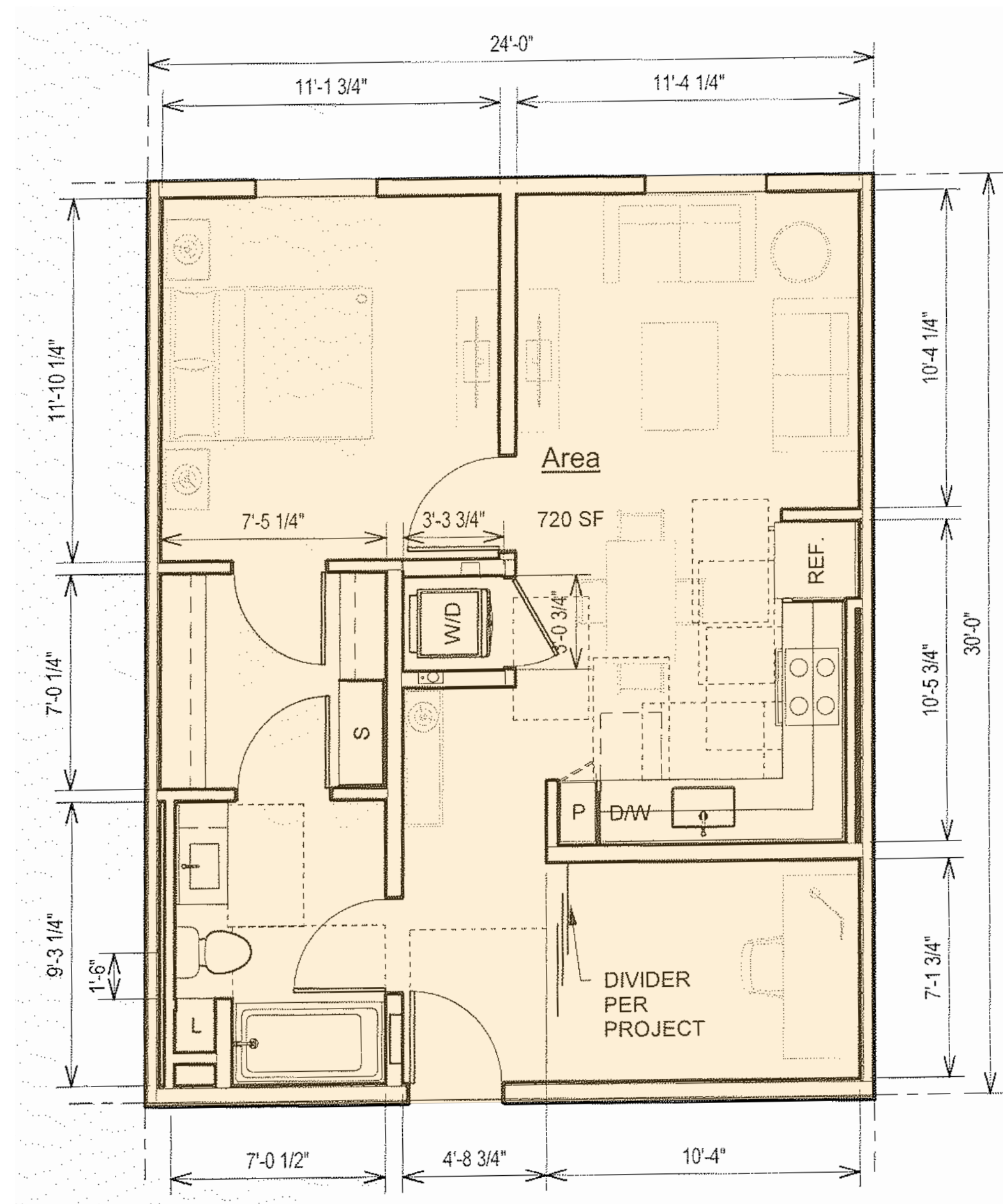
SECTION 2 - ALONG CONCAR
1"=30'-0"



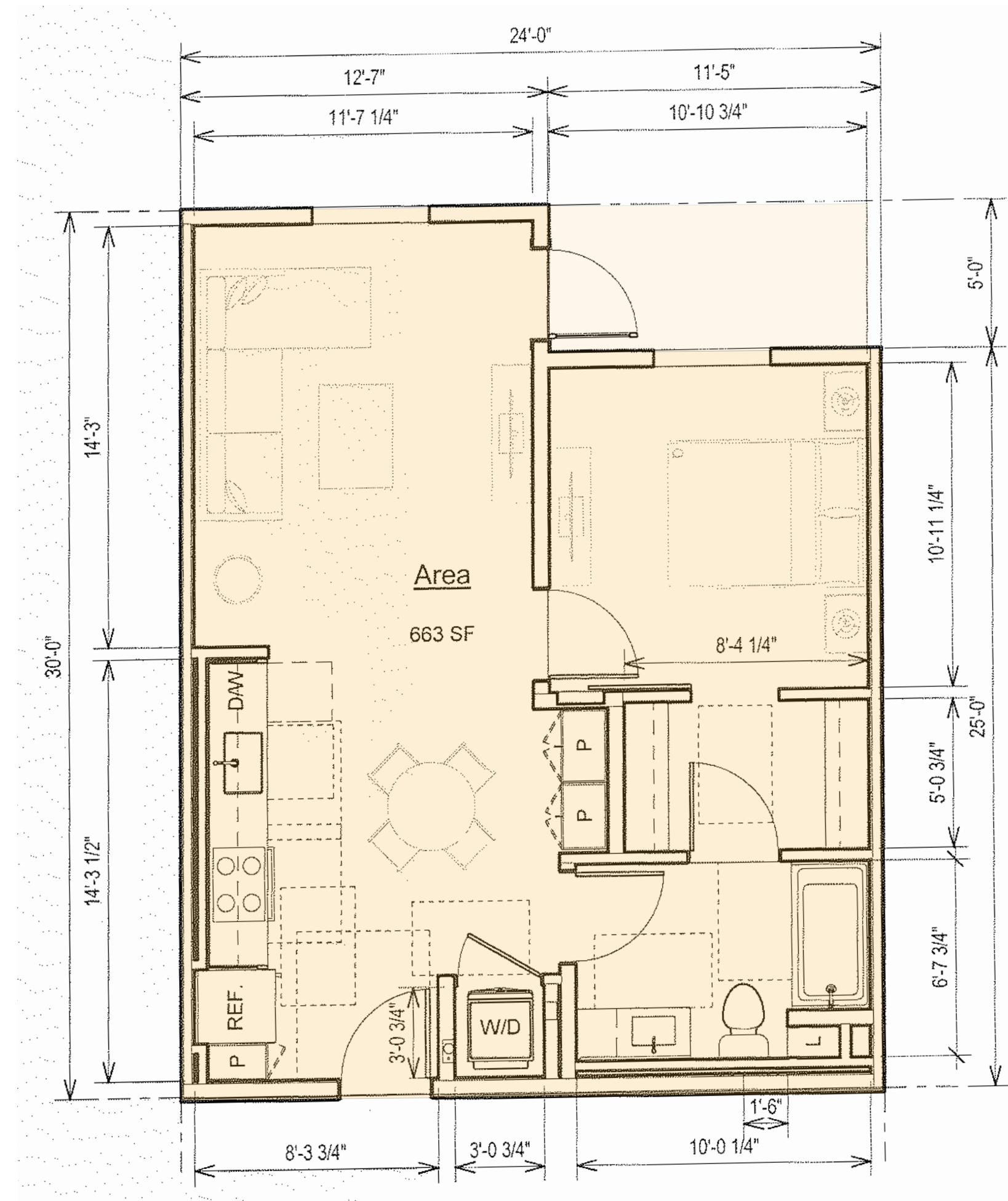
SECTION 1 - ALONG RAILROAD
1"=30'-0"

NOTE: PARAPET HEIGHTS VARIE. SEE ELEVATIONS FOR VARIATIONS

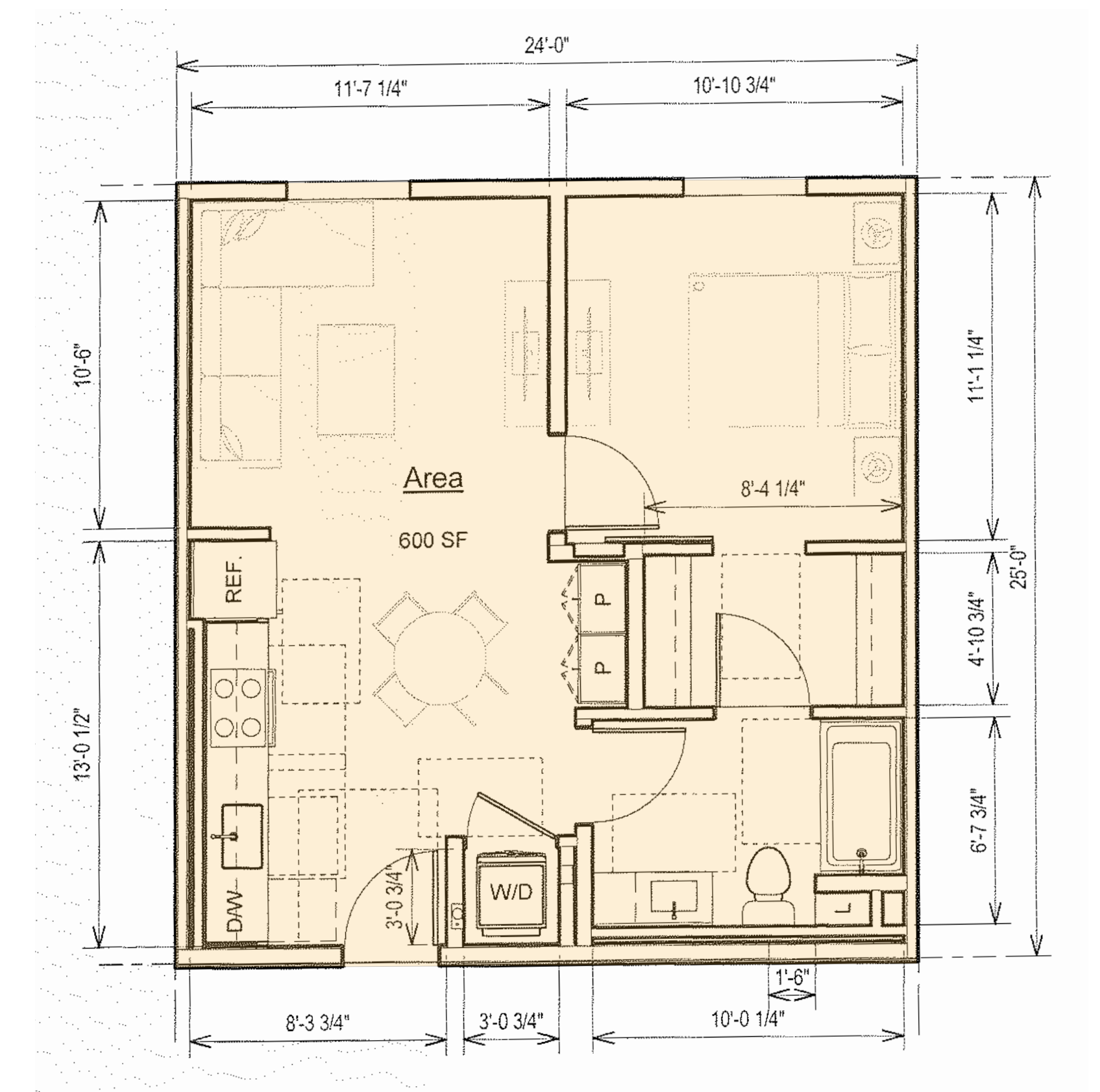
1"=30'-0" - CONCEPTUAL DIAGRAMMATIC BUILDING SECTIONS



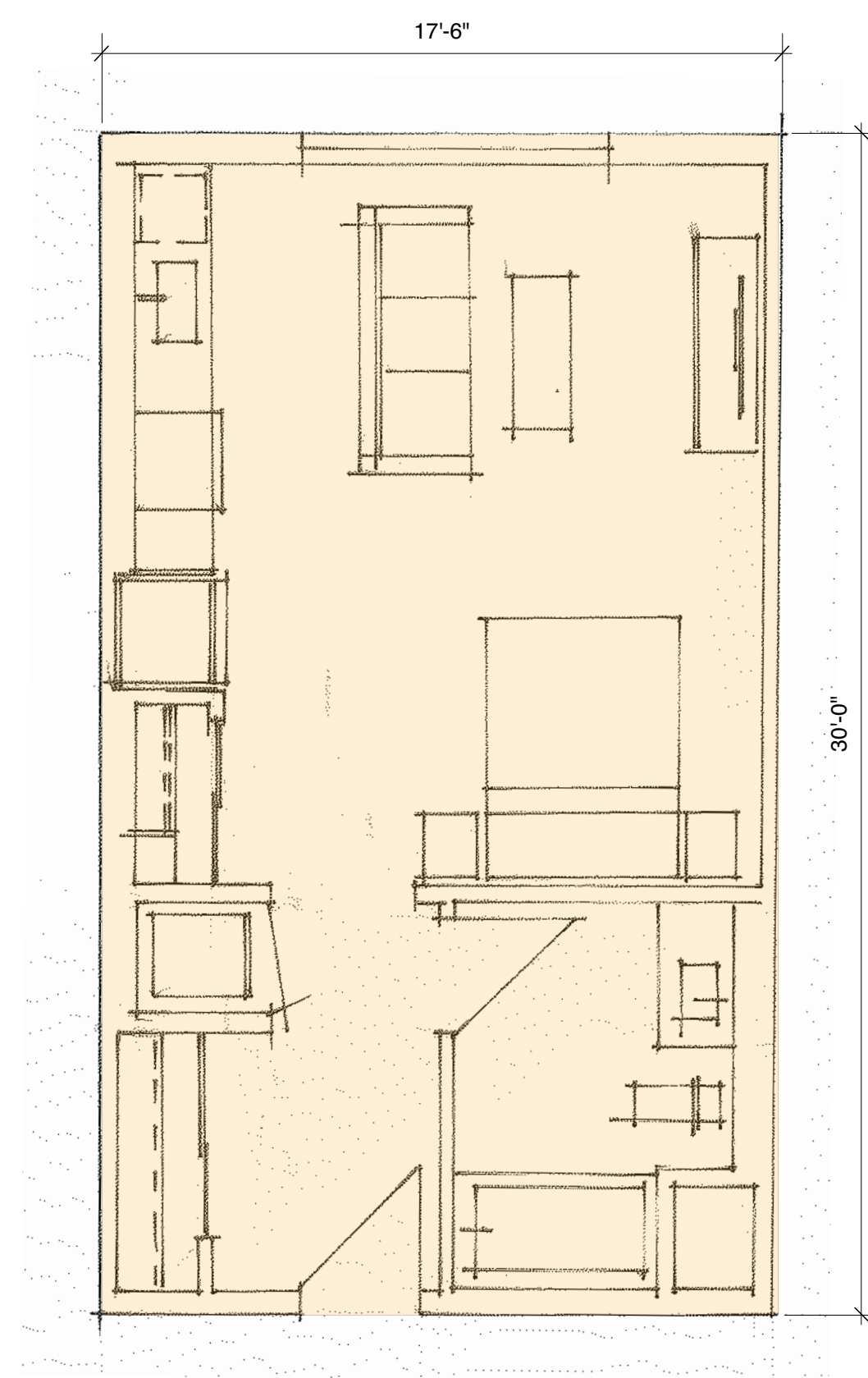
ONE BEDROOM UNIT PLAN - TYPE A3 3
1/4"=1'-0"



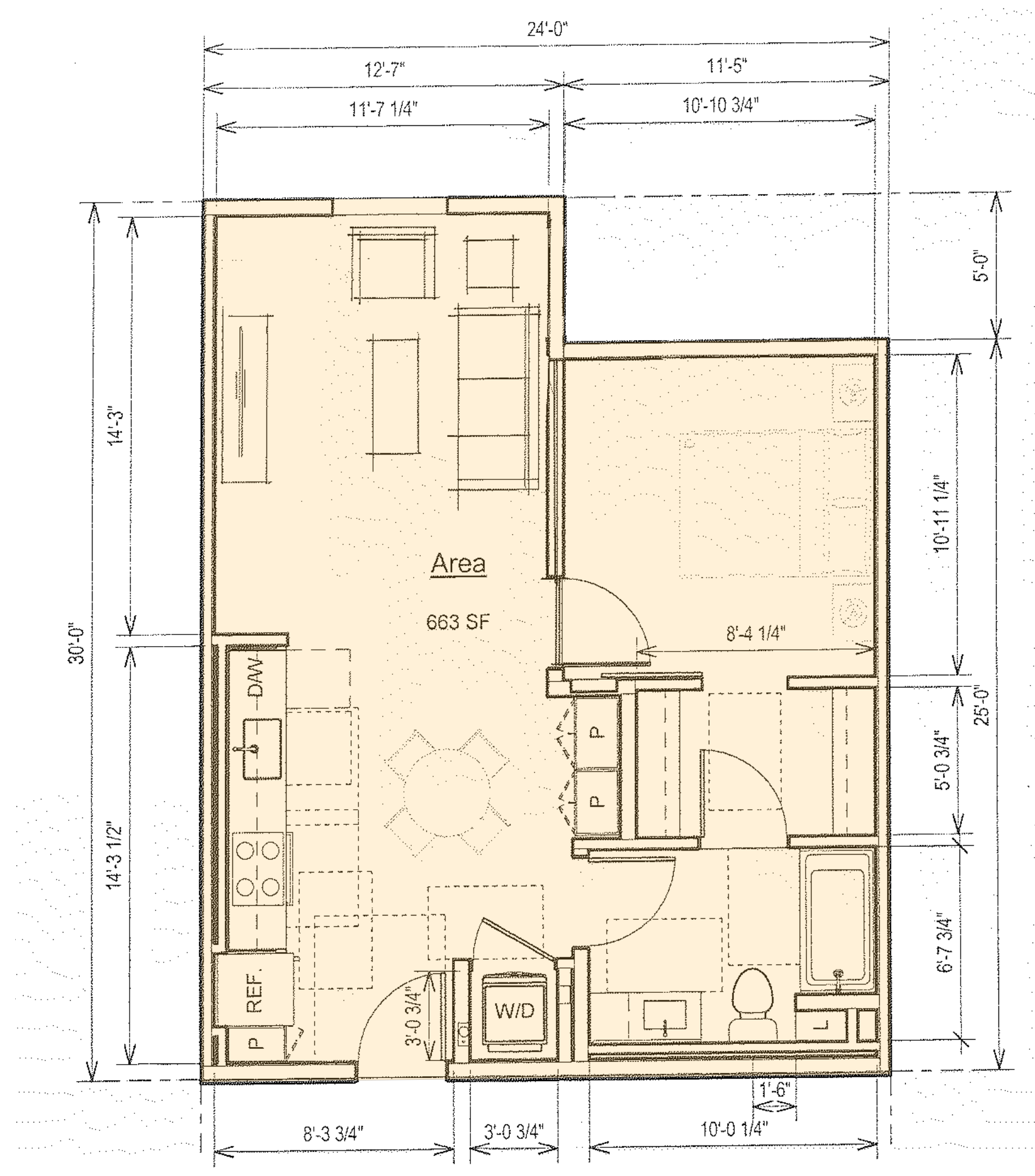
ONE BEDROOM UNIT PLAN - TYPE A2 2
1/4"=1'-0"



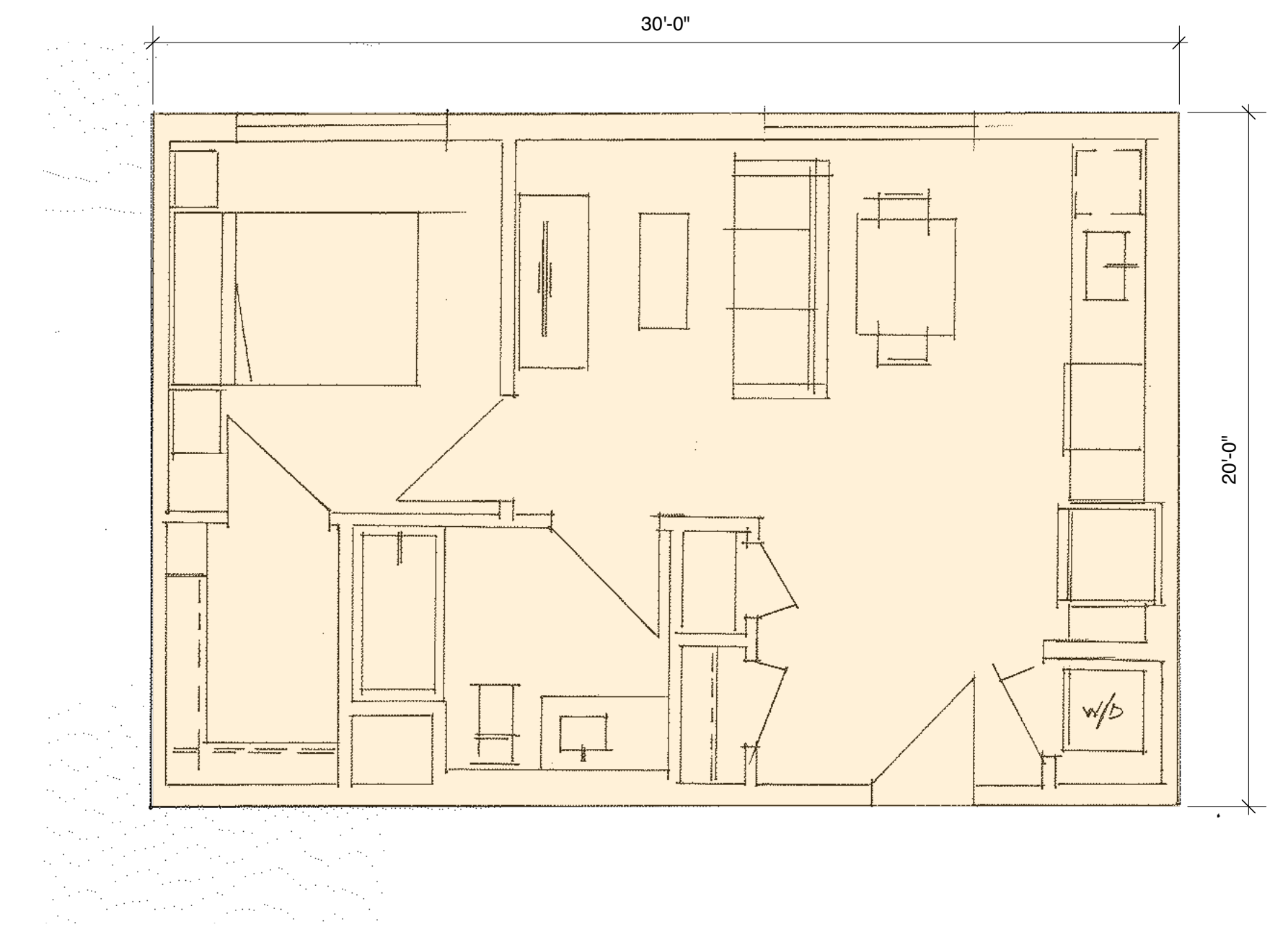
ONE BEDROOM UNIT PLAN - TYPE A1 1
1/4"=1'-0"



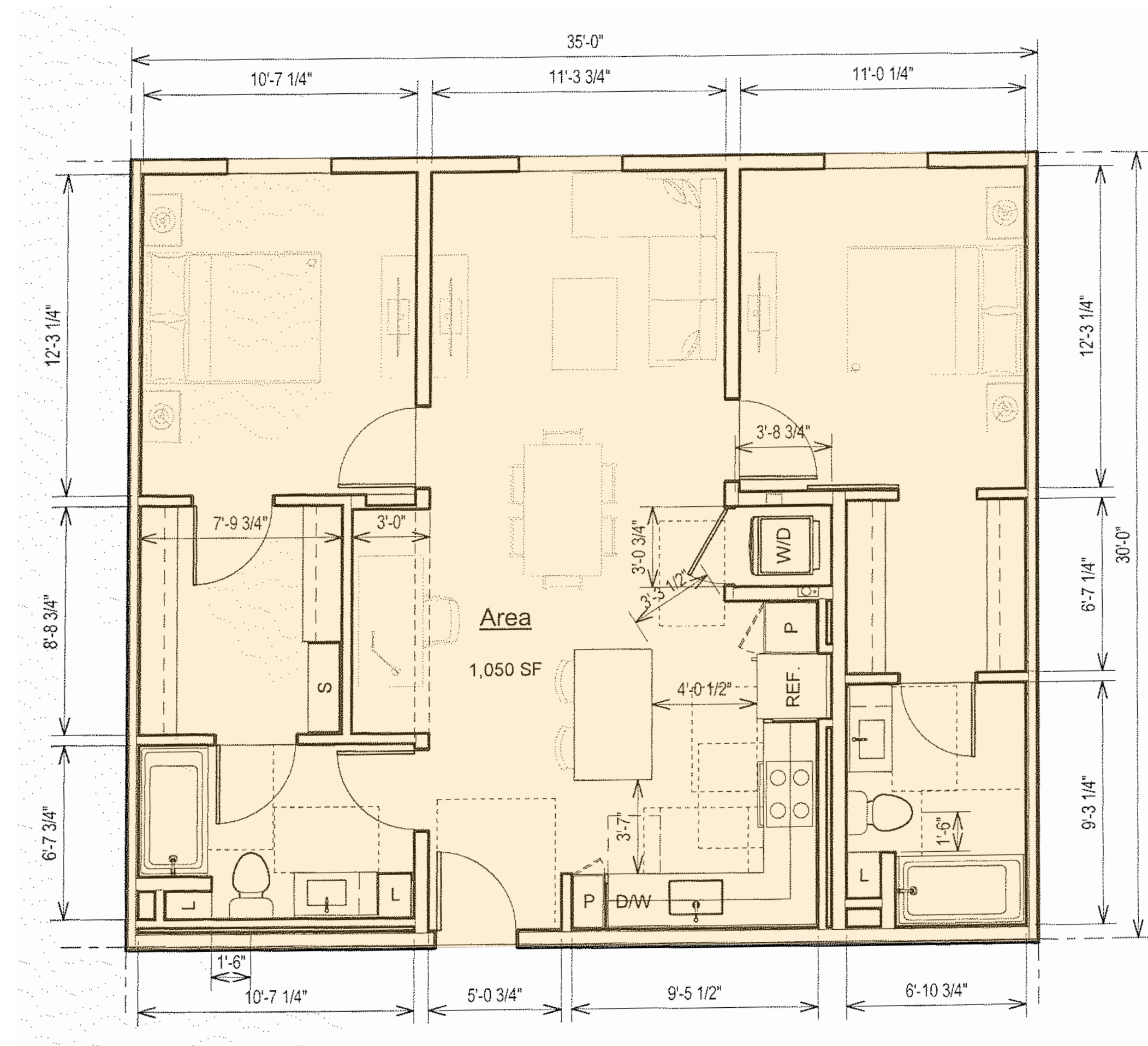
STUDIO PLAN - TYPE S1 **3**
1/4"=1'-0"



JUNIOR ONE BEDROOM UNIT PLAN - TYPE A8 **2**
1/4"=1'-0"



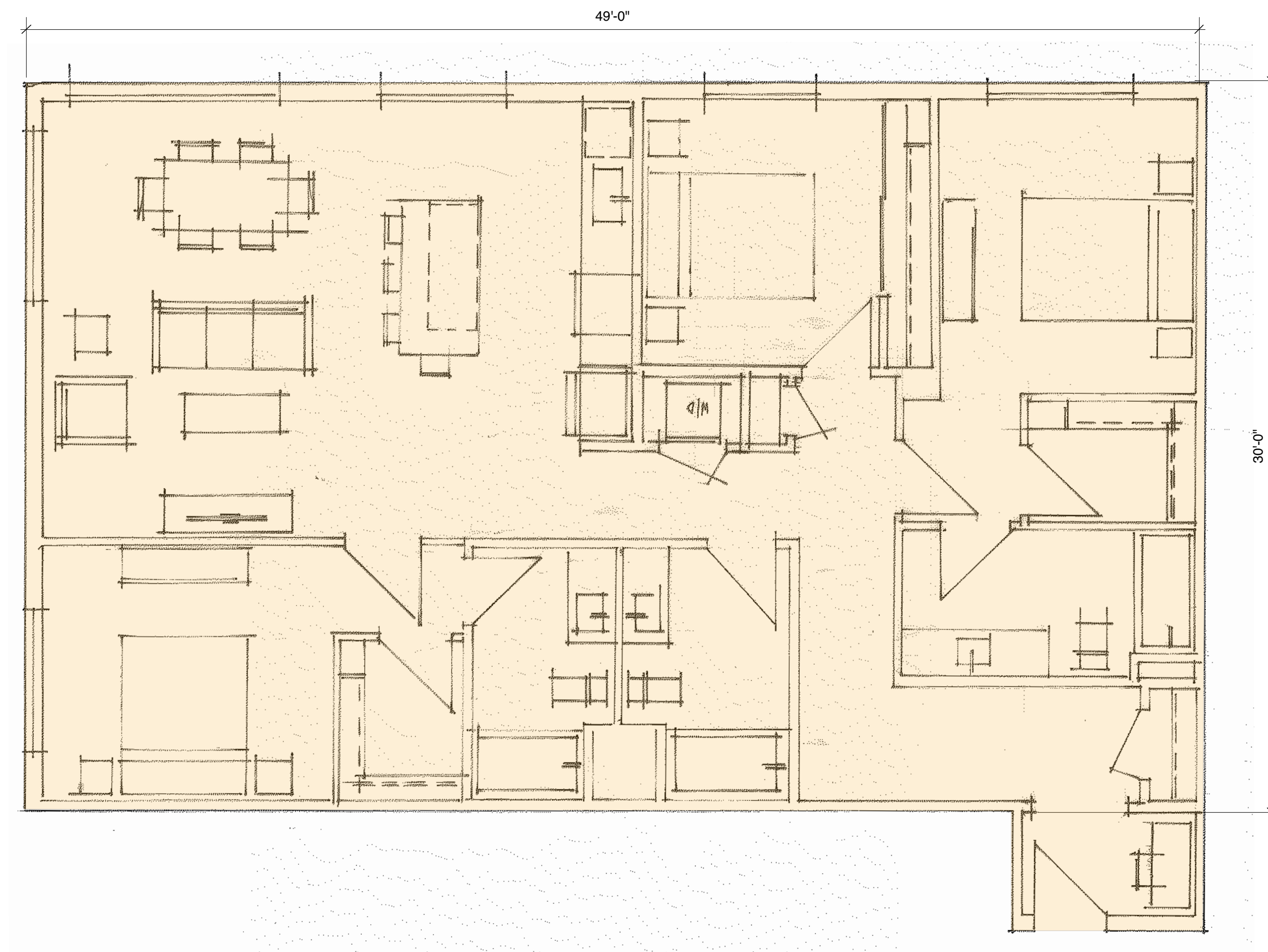
ONE BEDROOM UNIT PLAN - TYPE A6 **1**
1/4"=1'-0"



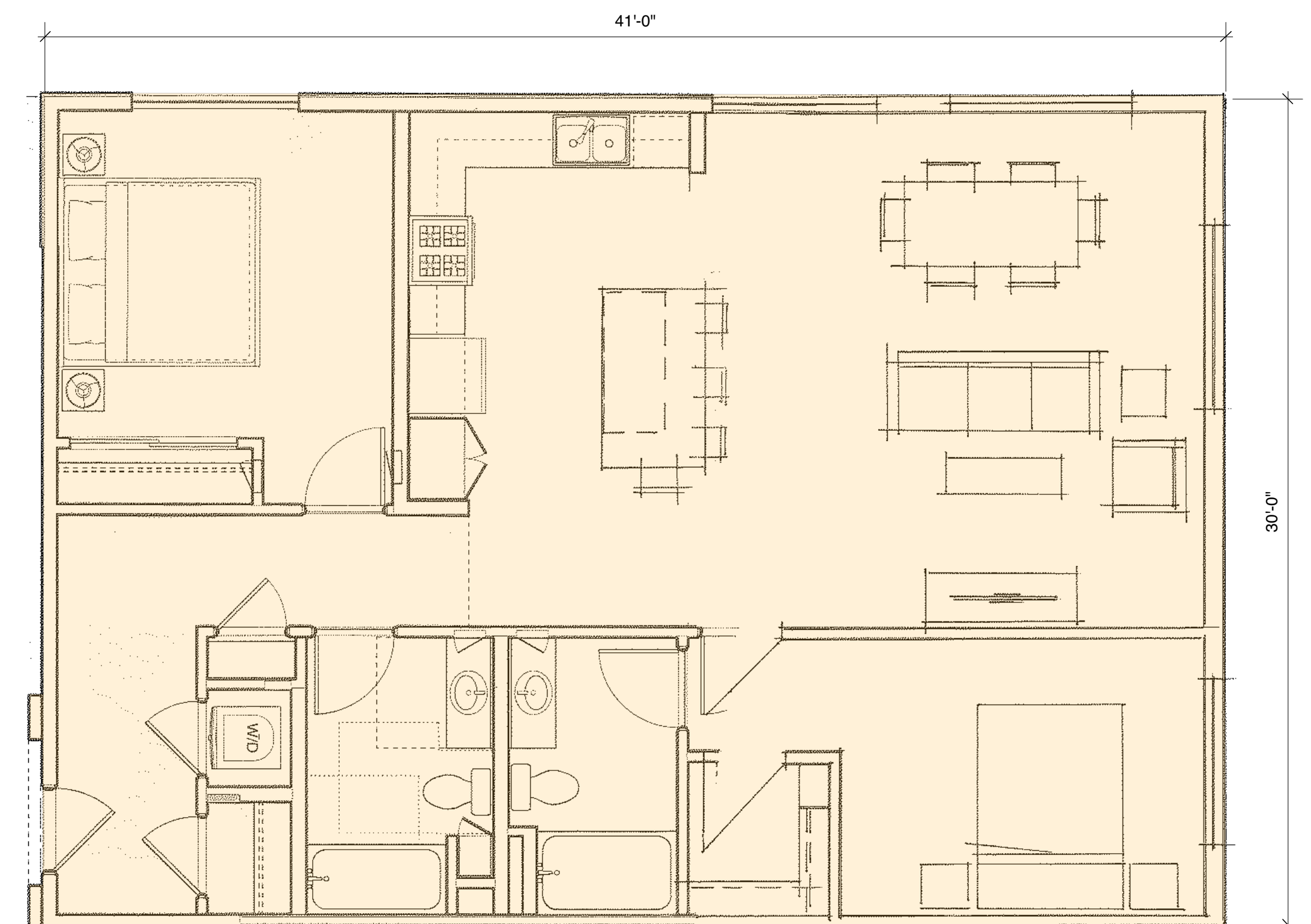
TWO BEDROOM UNIT PLAN - TYPE B2 2
1/4"=1'-0"



TWO BEDROOM UNIT PLAN - TYPE B1 1
1/4"=1'-0"

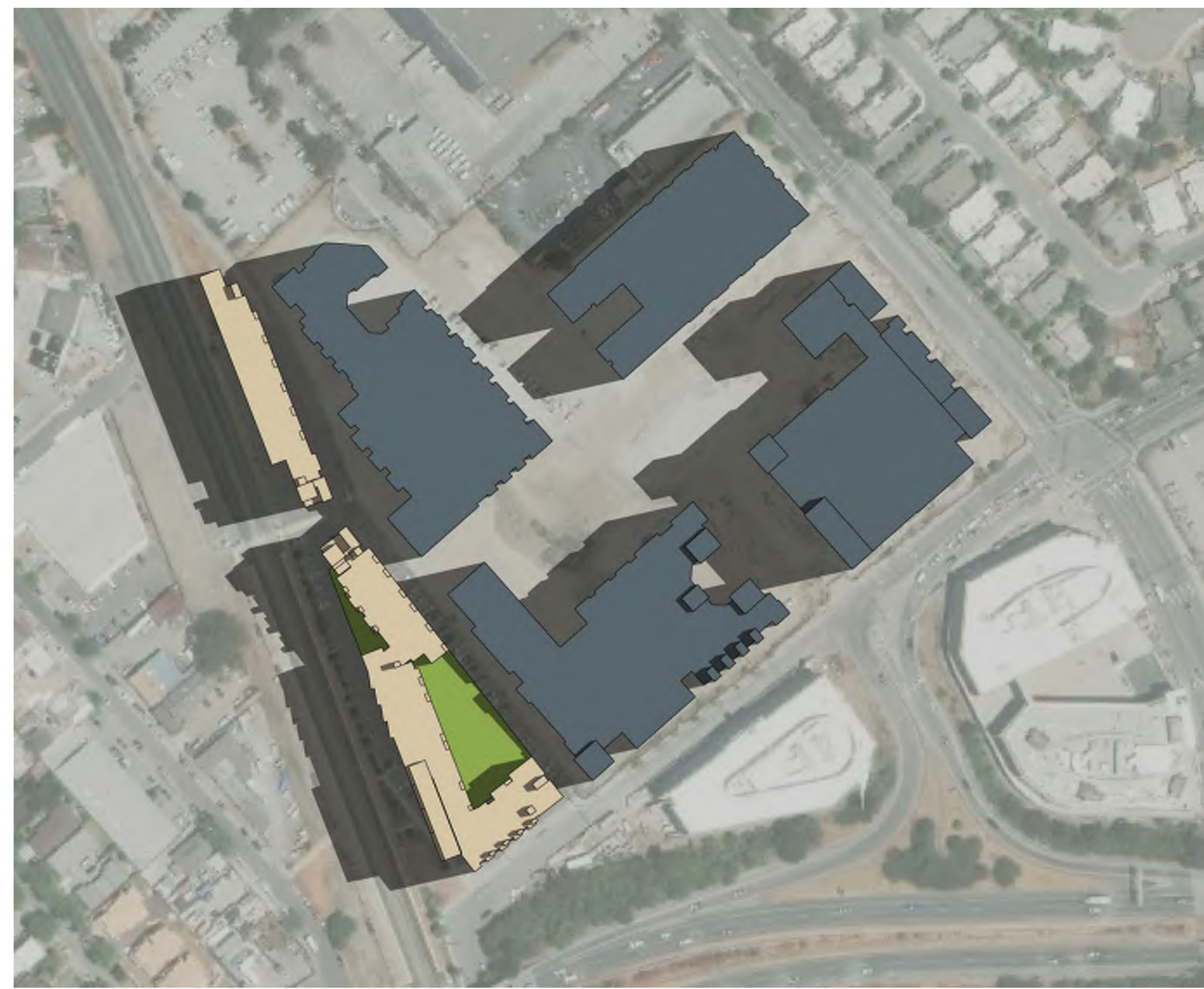


THREE BEDROOM UNIT PLAN - TYPE C1 2
1/4"=1'-0"



TWO BEDROOM UNIT PLAN - TYPE B3 1
1/4"=1'-0"

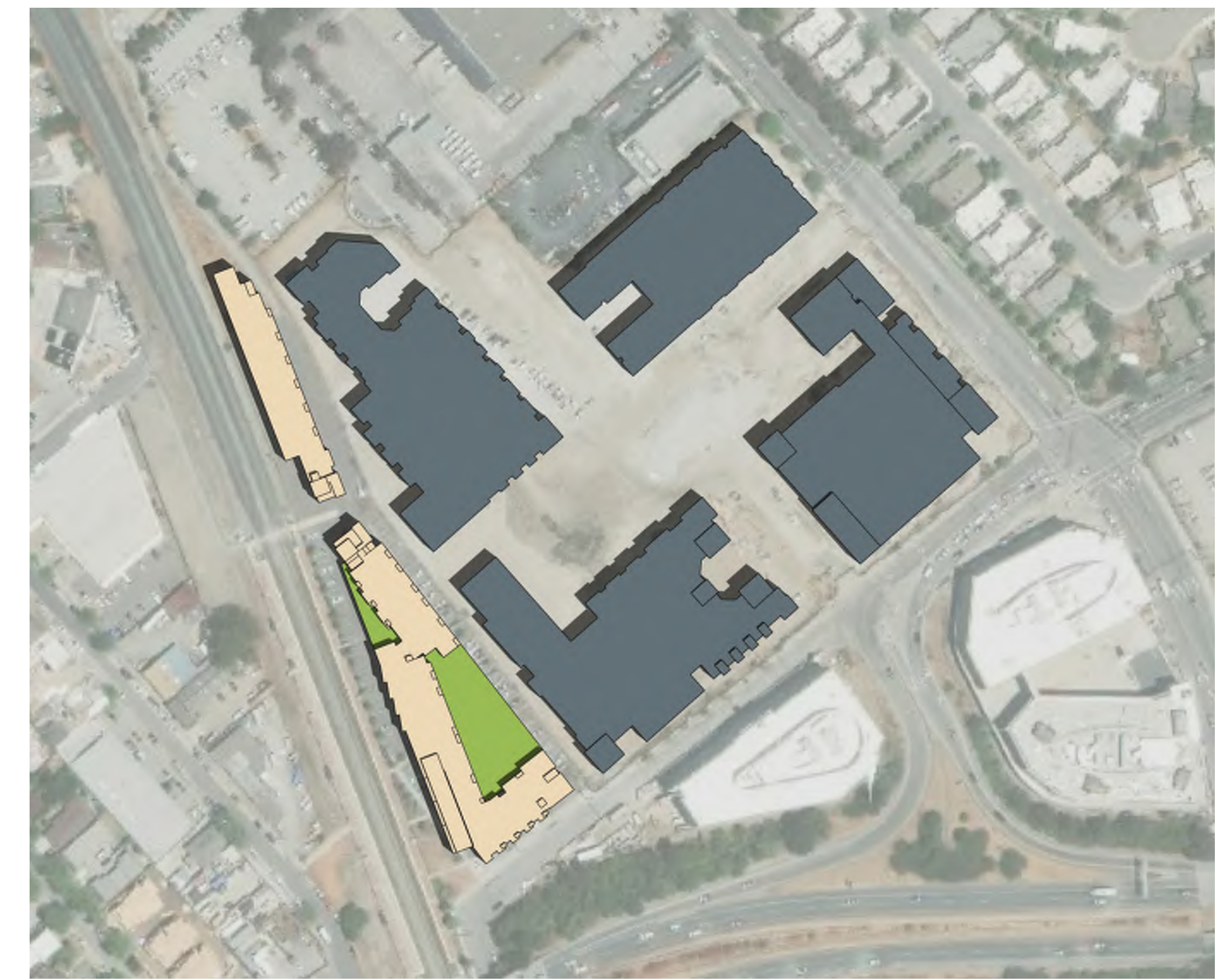
1/4"=1'-0" - CONCEPTUAL UNIT PLANS



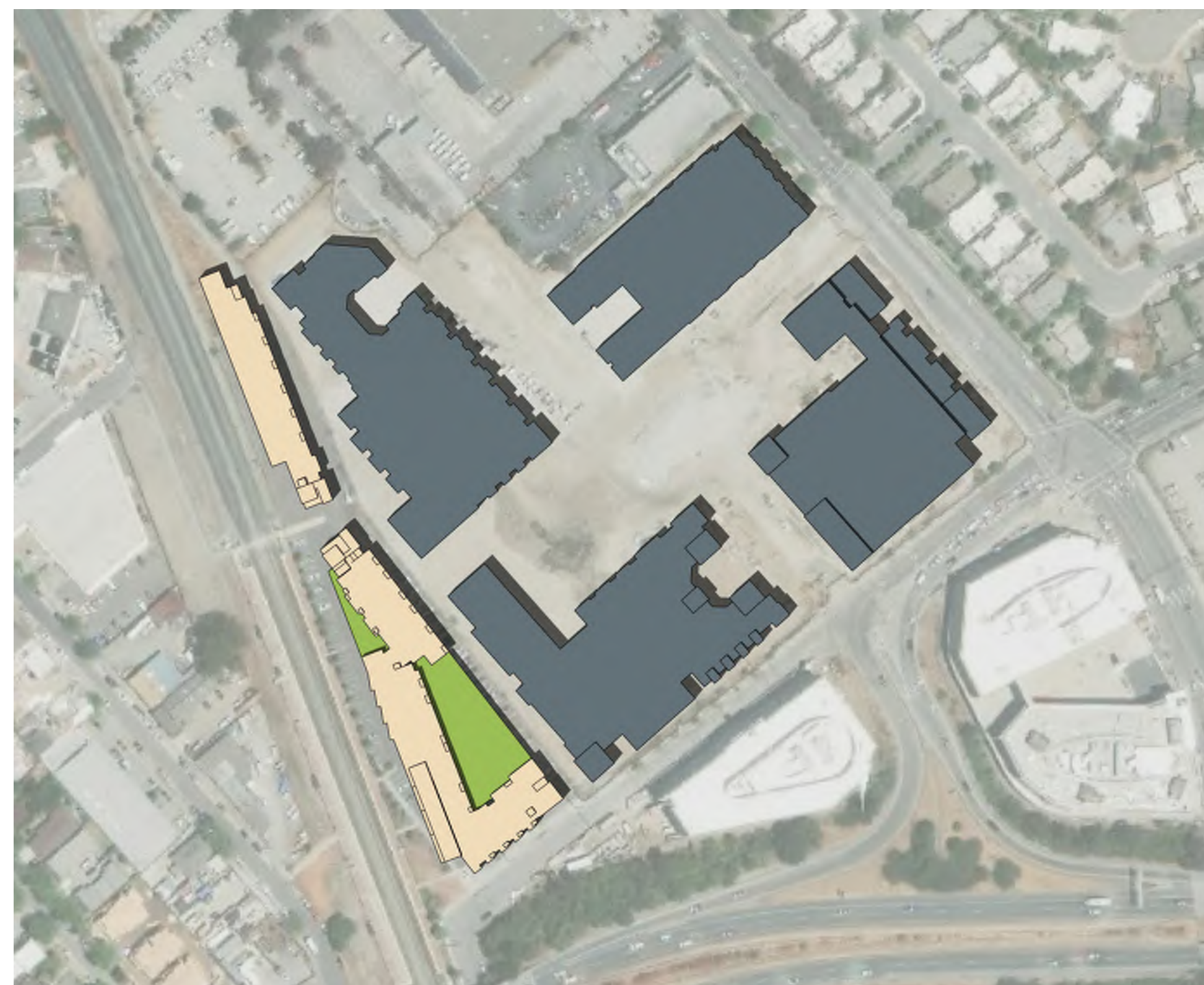
SUMMER SOLSTICE - 8 AM 1



SUMMER SOLSTICE - 10 AM 2



SUMMER SOLSTICE - 12 PM 3



SUMMER SOLSTICE - 2 PM 4



SUMMER SOLSTICE - 4 PM 5



SUMMER SOLSTICE - 6 PM 6

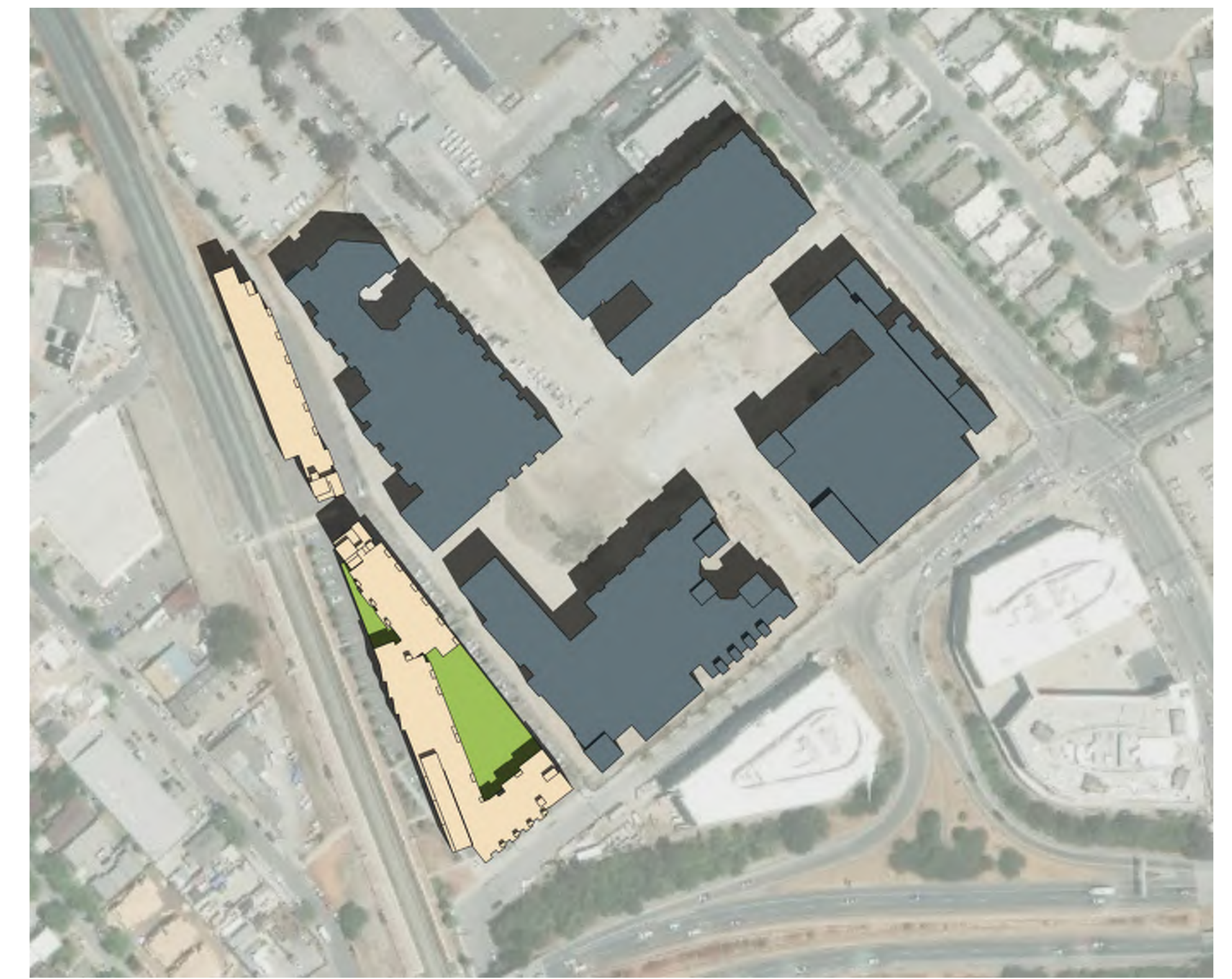
SHADOW STUDIES



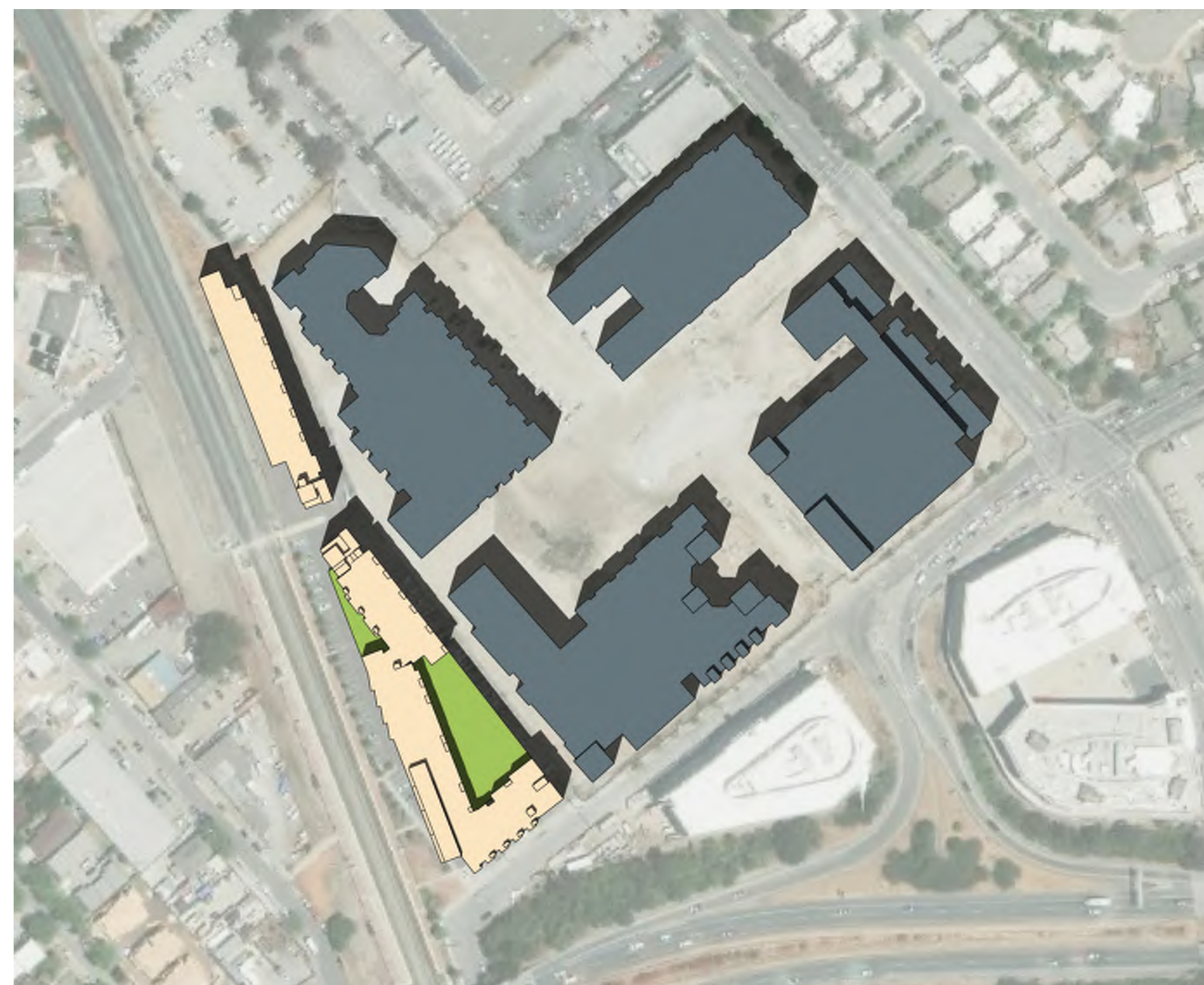
EQUINOX - 8 AM 1



EQUINOX - 10 AM 2



EQUINOX - 12 PM 3



EQUINOX - 2 PM 4

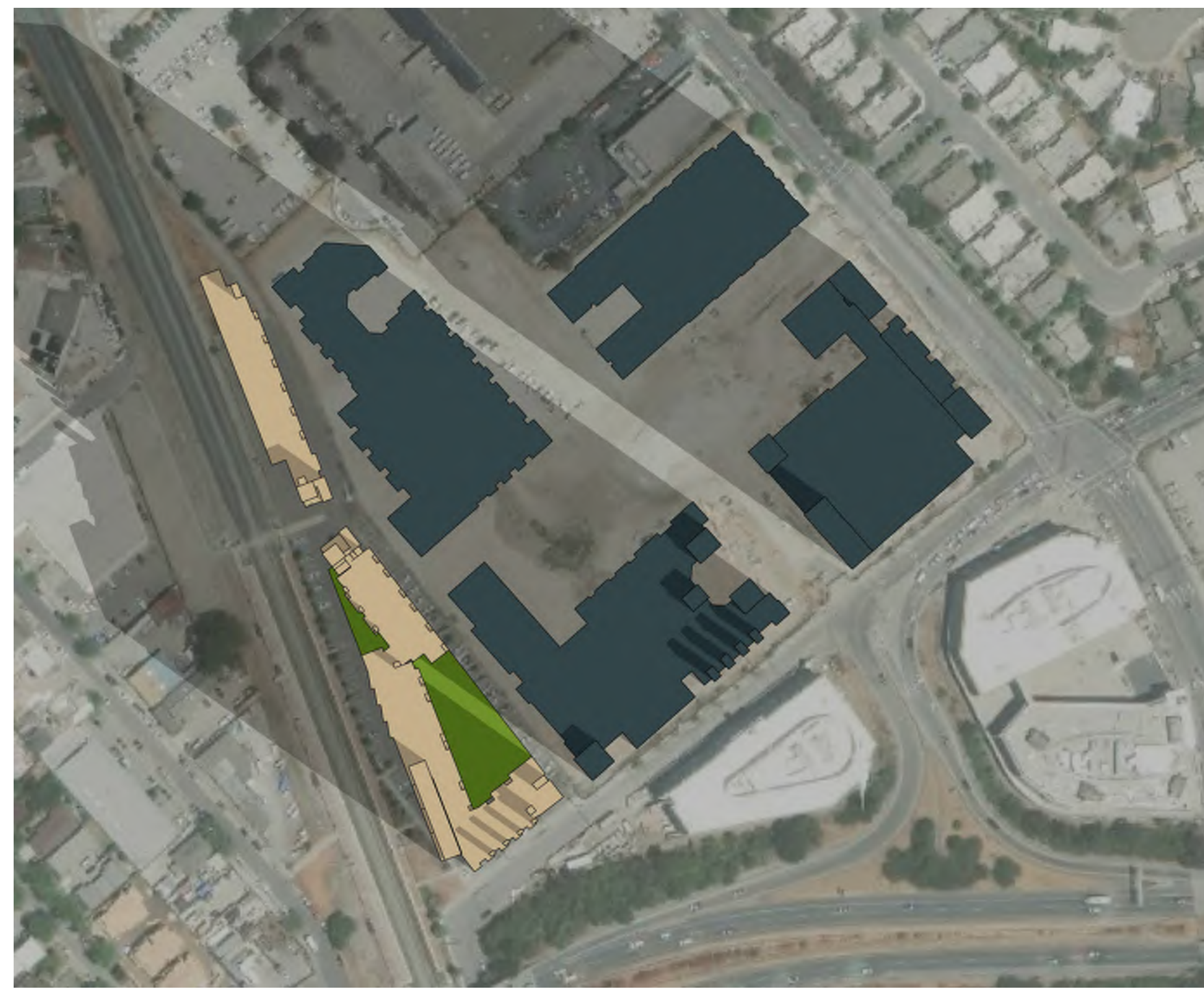


EQUINOX - 4 PM 5



EQUINOX - 6 PM 6

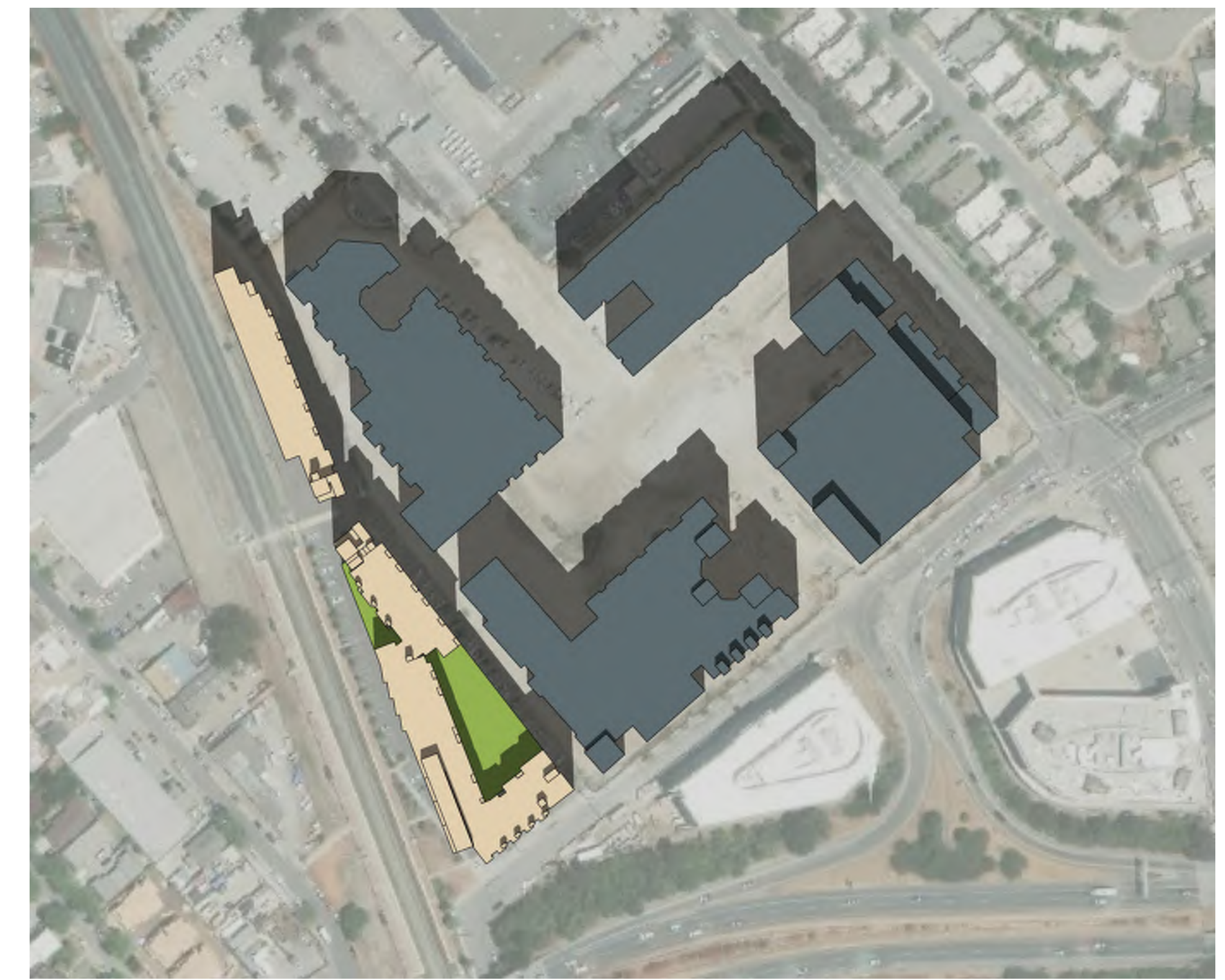
SHADOW STUDIES



WINTER SOLSTICE - 8AM 1



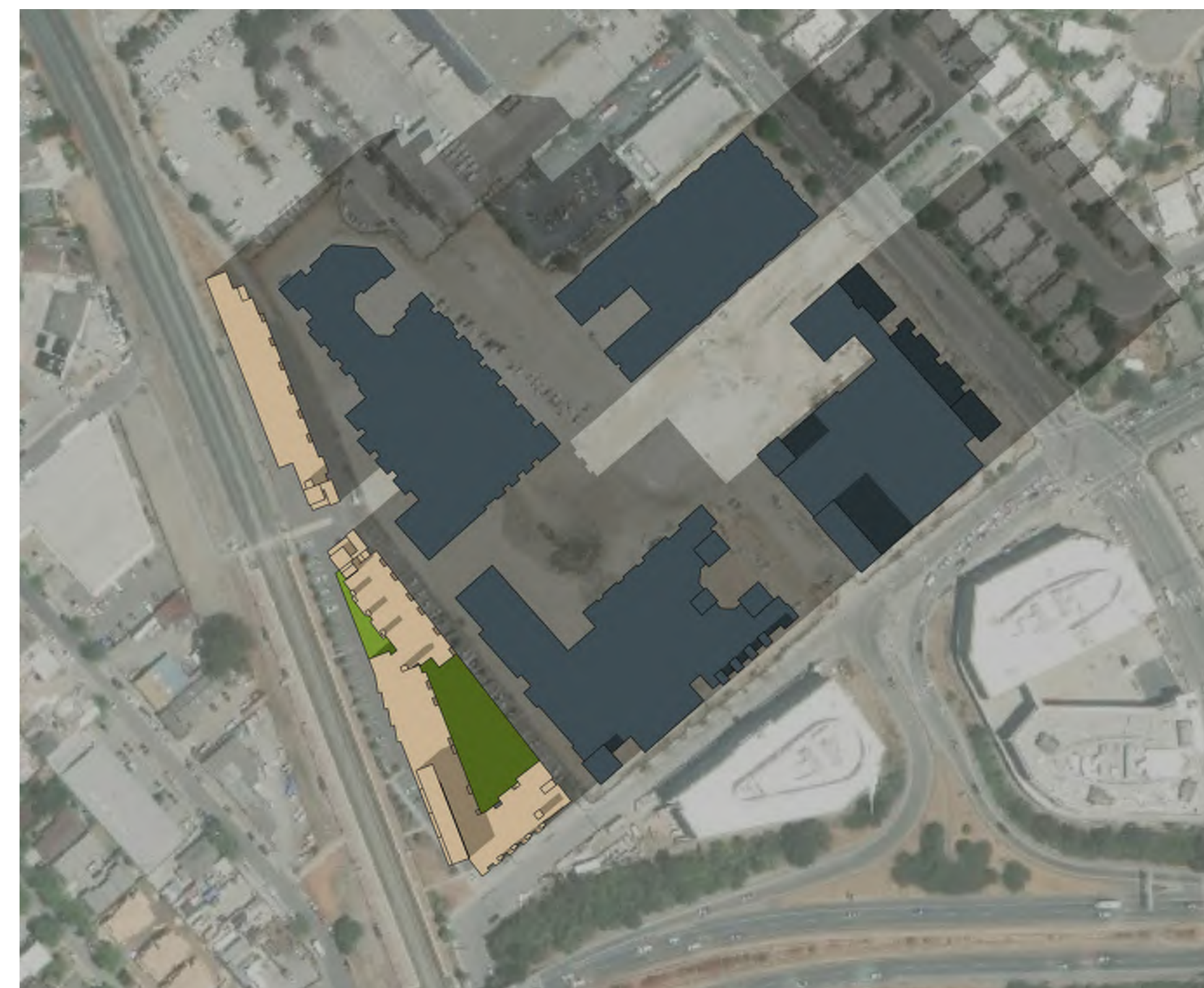
WINTER SOLSTICE - 10AM 2



WINTER SOLSTICE - 12PM 3



WINTER SOLSTICE - 2PM 4



WINTER SOLSTICE - 4PM 5

SHADOW STUDIES

