

# DOWNTOWN SAN MATEO PARKING STRUCTURE

400 EAST 5TH AVENUE, SAN MATEO, CALIFORNIA

October 30, 2020

## REVISION TO ENTITLEMENT ITEMS

---

1. STALL STANDARDS  
UNIVERSAL STALL APPROACH
2. SIGHT TRIANGLE AND GARAGE SET BACK  
24' DRIVE AISLE PROVIDED
3. CIVIL SITE AND UTILITY UPDATES
4. ADA STALL DISTRIBUTION  
GROUND & FIFTH LEVEL ONLY
5. STRUCTURAL FRAMING  
MOMENT FRAME SYSTEM DESIGN REQUIREMENTS
6. PEDESTRIAN EGRESS PASSAGEWAY  
SECOND LEVEL FOLLOWING THE SLOPE TO GRADE
7. EXTERIOR BACK FLOW PREVENTION



Architecture • Engineering • Consulting  
560 - 14th Street Suite 300 Oakland, CA 94612  
Phone (510) 473-0300 Facsimile (510) 473-0310

Oakland / Irvine / Los Angeles

## DEVELOPMENT PROJECT DATA INFORMATION

PROJECT ADDRESS: 400 EAST 5TH AVE, SAN MATEO, CA  
 ASSESSOR'S PARCEL NO: 033-281-140  
 ZONING: CENTRAL BUSINESS DISTRICT (CBD) - SUPPORT DISTRICT  
 LOT AREA: 54,471 SQFT  
 CONSTRUCTION TYPE: TYPE 1A  
 PROJECT DESCRIPTION: THE CURRENT CITY OWNED REDEVELOPMENT SITE CONSISTS OF 110 SURFACE PARKING STALLS AND A WORKER RESOURCE CENTER. THE PROJECT IS TO REDEVELOP THE SITE INTO AN ABOVE GROUND PARKING GARAGE WITH A MINIMUM OF 164 PRIVATE RESIDENTIAL PARKING STALLS AND A MAXIMUM OF 532 PUBLIC PARKING STALLS. THE TOTAL NUMBER OF PARKING SPACES IS 693 (NOT EXPECTED TO EXCEED 696).

**PARKING BLOCK (5TH AVE):**  
 OCCUPANCY: S-2 (OPEN PARKING GARAGE)

STORIES/HEIGHT ALLOWED: 55'-0"  
 STORIES/HEIGHT PROPOSED 45'-4"

BUILDING DENSITY ALLOWED: 50 DU/ACRE AS PERMITTED IN THE CBD-S (NO DENSITY LIMITATIONS AS PROVIDED BY AB 1763)  
 BUILDING DENSITY PROPOSED: 225/2.41 ACRE = 93.36 DU/ACRE (4TH AVE PARCEL & 5TH AVE PARCEL)

FAR ALLOWED: 3.00  
 FAR PROPOSED: 4.15

4TH AVE FAR: 234,350 SQ.FT. / 50,587 SQ.FT. = 4.63  
 5TH AVE FAR: 201,431 SQ.FT./54,471 SQ.FT. = 3.70  
 (EXCLUDES UNCOVERED PARKING AND RAILROAD EASEMENT)  
 234,350 SQ.FT + 201,431 SQ.FT. / (50,587 + 54,471 SQ.FT.) =  
 435,781 SQ.FT. / 105,058 SQ.FT. = 4.15

## BUILDING SETBACKS

NORTH (S. CLAREMONT ST) 0'-1/2"  
 EAST 11'-0" (10'-3" @ STAIR)  
 SOUTH (S. RAILROAD AVE) 13'-2 1/2"  
 WEST (E. 5TH AVE.) 8'-10"



## APPLICABLE CODES & REGULATIONS

- CALIFORNIA CODE OF REGULATIONS, TITLE 24, PUBLISHED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION:
  - PART 2, '2019 CALIFORNIA BUILDING CODE' (CBC)
  - PART 3, '2019 CALIFORNIA ELECTRICAL CODE' (CEC)
  - PART 4 '2019 CALIFORNIA MECHANICAL CODE' (CMC)
  - PART 5 '2019 CALIFORNIA PLUMBING CODE' (CPC)
  - PART 6 '2019 CALIFORNIA ENERGY CODE'
  - PART 9 '2019 CALIFORNIA FIRE CODE' (CFC)
  - PART 11, '2019 CALIFORNIA GREEN BUILDING STANDARDS CODE'

ALONG WITH ANY OTHER APPLICABLE CALIFORNIA STATE LAWS AND REGULATIONS OR WITH ANY OTHER APPLICABLE LOCAL MORE RESTRICTIVE PROVISIONS AND ADOPTED ORDINANCES THAT APPLY TO THE CONSTRUCTION OF BUILDINGS.

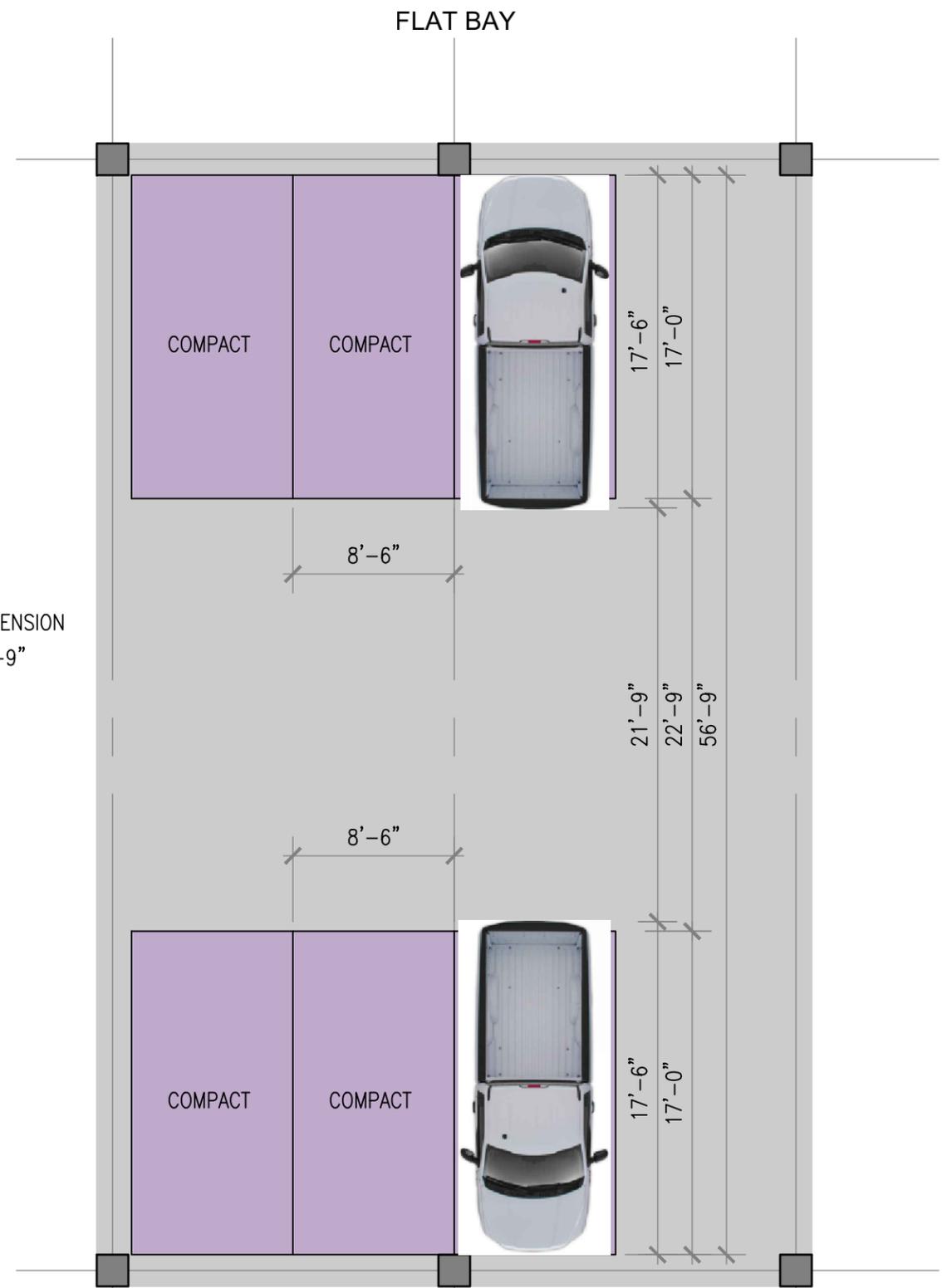
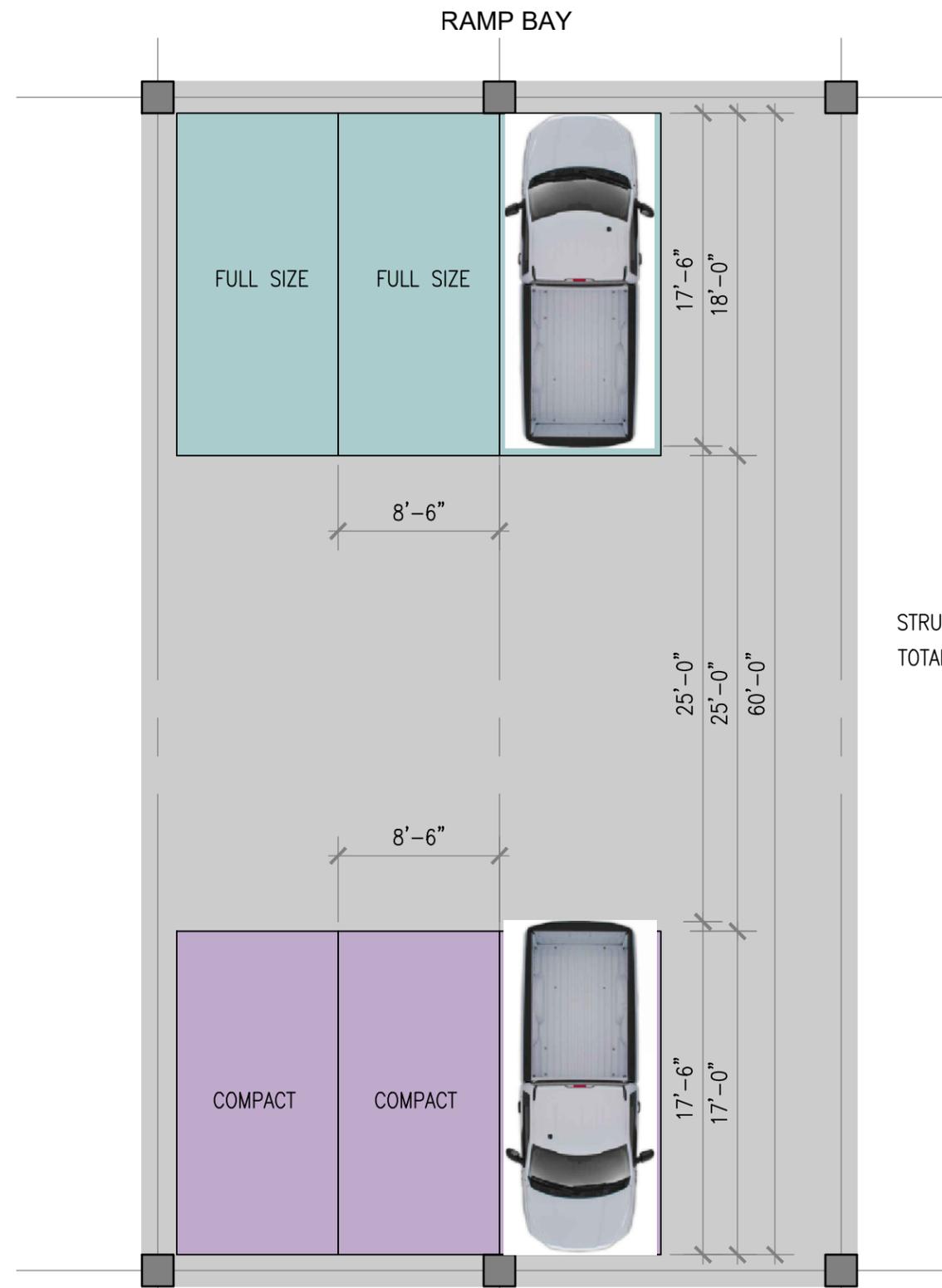
- CITY OF SAN MATEO MUNICIPAL CODE

## GARAGE AREA TABULATIONS

LEVEL	GARAGE GSF*	EXEMPT GSF***	TOTAL GROSS AREA GARAGE GSF + EXEMPT GSF	TOTAL NET AREA TOTAL GROSS MINUS EXEMPT
L1	46,711	0	46,711	46,711
L2	46,311	400	46,711	46,311
L3	46,311	400	46,711	46,311
L4	46,311	400	46,711	46,311
L5	15,787	24,993	40,780	15,787
TOTAL	201,431	26,193	227,624	201,431 (NET)

\* GARAGE TOTAL GSF INCLUDES ALL SPACES INSIDE GARAGE FOOTPRINT, SUCH AS MECHANICAL/UTILITY SPACES, ETC.

\*\*\* EXEMPTED AREA GSF EXCLUDES AREAS PER THE CITY OF SAN MATEO MUNICIPAL CODE SECTION 27.94.200. EXEMPTIONS INCLUDE UNCOVERED PARKING ON LEVEL 05, AND ELEVATOR SHAFTS AND STAIRWELLS ON ALL LEVELS ABOVE GROUND LEVEL.



STRUCTURAL BAY DIMENSION  
TOTAL CLEAR: 116'-9"

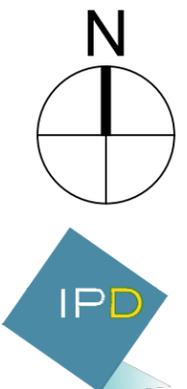
AS DESIGNED IN ENTITLEMENTS

TYPICAL STRUCTURAL BAY PLAN

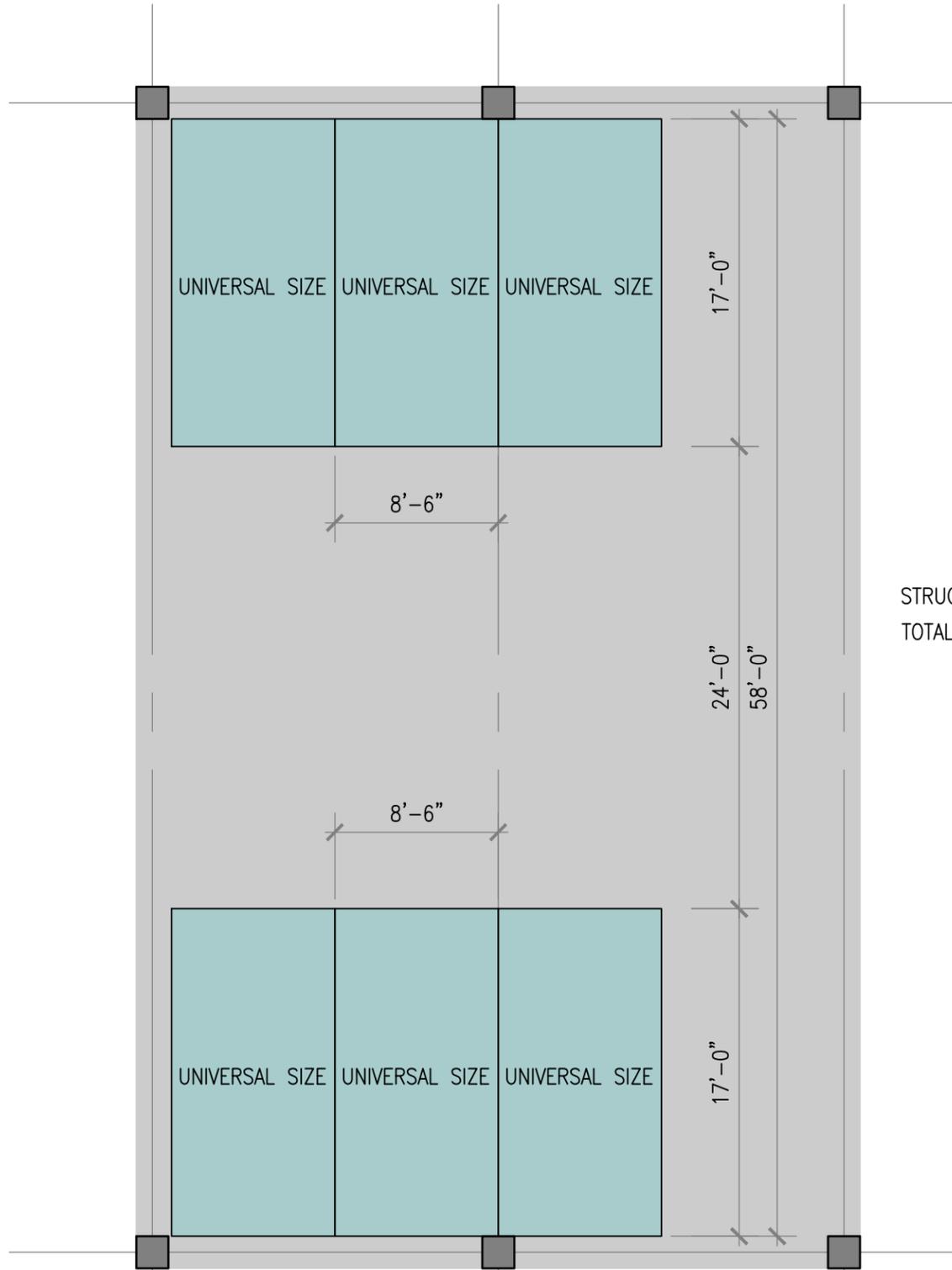
SCALE : 1/8" = 1'-0"

JOB NO. 20-357  
10-30-20

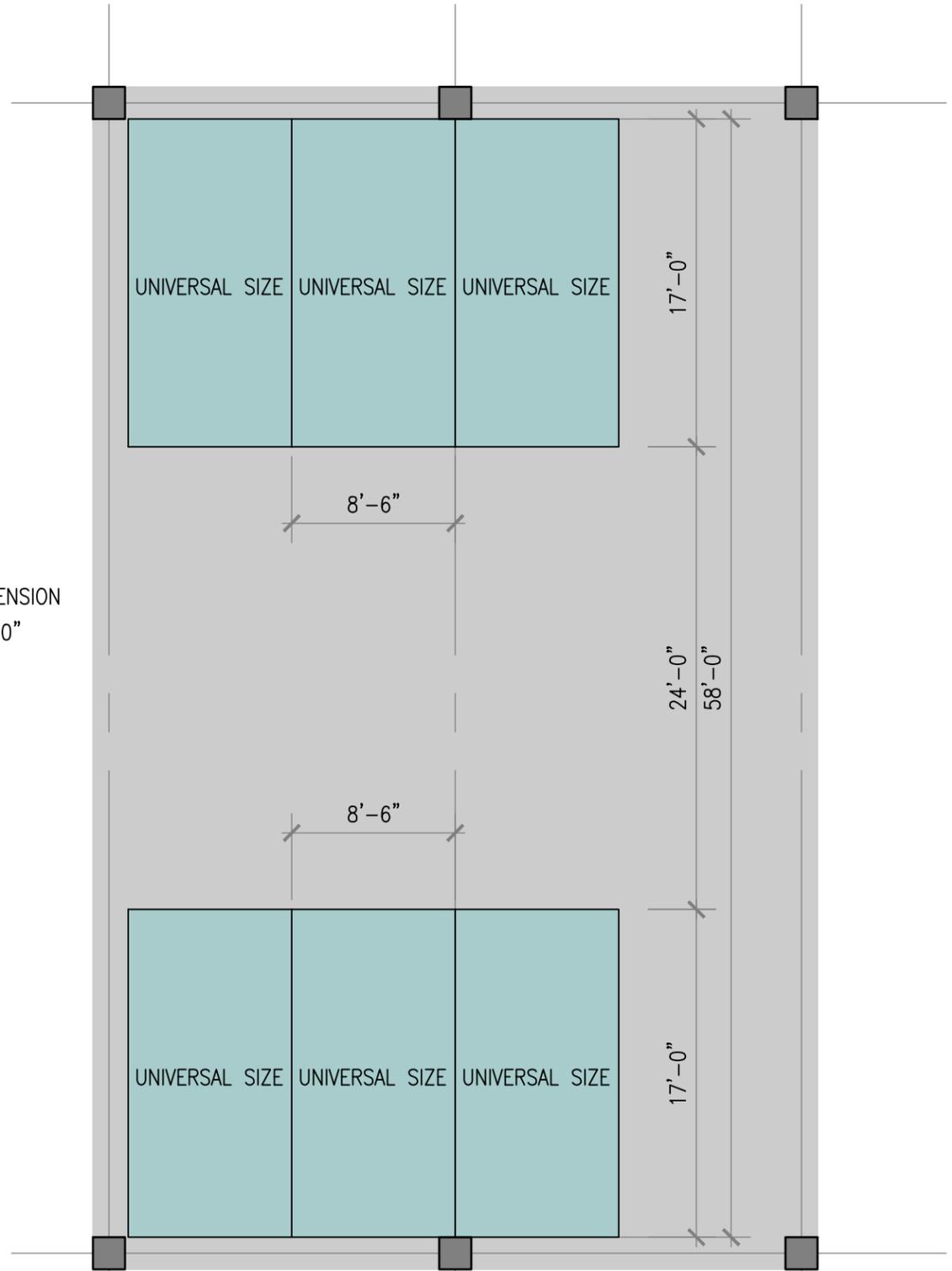
**DOWNTOWN SAN MATEO  
PARKING STRUCTURE**  
SAN MATEO, CALIFORNIA



RAMP BAY



FLAT BAY



STRUCTURAL BAY DIMENSION  
TOTAL CLEAR: 116'-0"

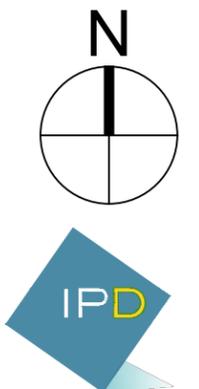
UNIVERSAL STALL STANDARD

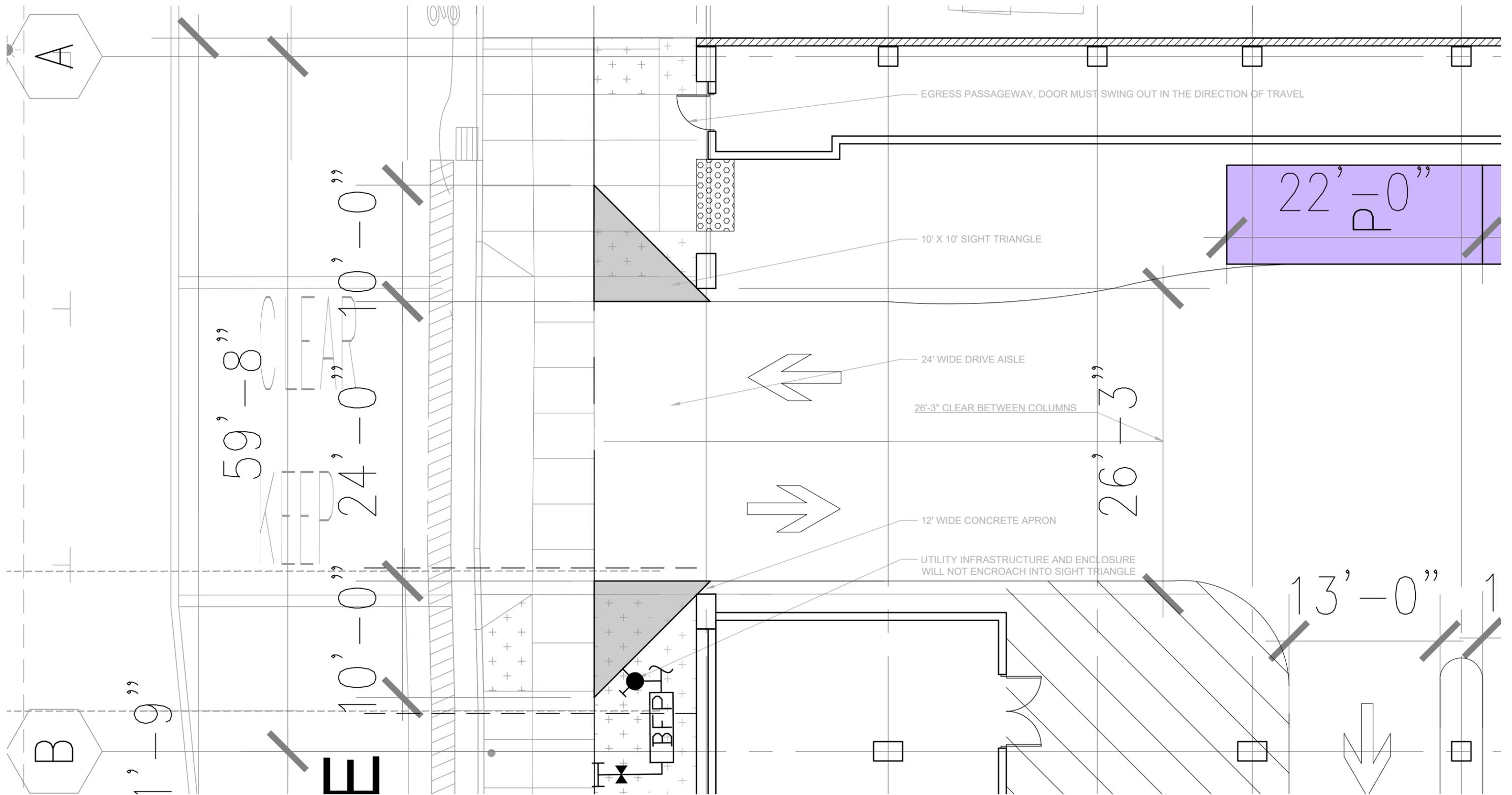
TYPICAL STRUCTURAL BAY PLAN

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

JOB NO. 20-357  
10-30-20

DOWNTOWN SAN MATEO  
PARKING STRUCTURE  
SAN MATEO, CALIFORNIA





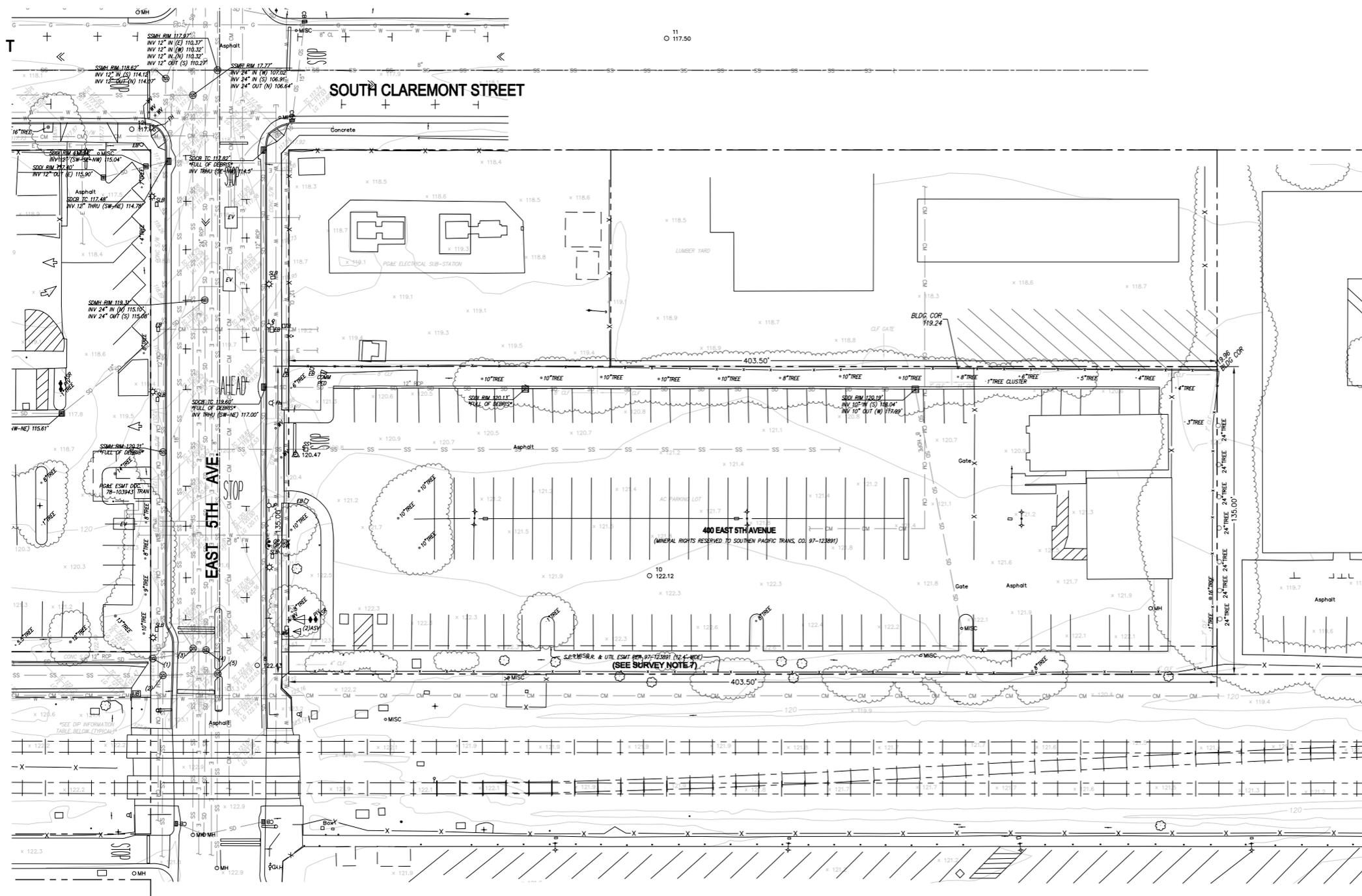
**ENTRY DIAGRAM  
GROUND LEVEL PLAN**

SCALE : 1/32" = 1'-0"

JOB NO. 20-357  
10-30-20

**DOWNTOWN SAN MATEO  
PARKING STRUCTURE**  
SAN MATEO, CALIFORNIA





**LEGEND**

- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT
- CENTERLINE
- SD EXISTING STORM DRAIN
- SS EXISTING SANITARY SEWER
- W EXISTING WATER
- CM EXISTING COMMUNICATIONS
- E EXISTING ELECTRICAL
- G EXISTING GAS
- F EXISTING FENCE
- TREE EXISTING TREE
- SM EXISTING STORM DRAIN MANHOLE
- SB EXISTING STORM DRAIN CATCH BASIN
- SI EXISTING STORM DRAIN INLET
- SMH EXISTING SANITARY SEWER MANHOLE
- EL EXISTING ELECTROLIER
- S EXISTING SIGN

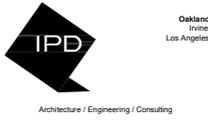
**ABBREVIATIONS**

- AC ASPHALTIC CONCRETE
- ASR AUTO-SPRINKLER
- ASV ANTI-SIPHON VALVE
- BLDG COR BUILDING CORNER
- CLF CHAIN LINK FENCE
- COMM PED COMMUNICATIONS PEDESTAL
- CONC CONCRETE
- D/W DRIVEWAY
- EB ELECTRIC PULLBOX
- ECB ELECTRIC CABINET
- EMH ELECTRIC MANHOLE
- EV ELECTRIC VAULT
- FH FIRE HYDRANT
- FL FLOWLINE
- GP/GW GUY POLE/GUY WIRE
- INV INVERT
- JP JOINT POLE
- LG LIP OF GUTTER
- P/V PRESSURE INTAKE VALVE
- RMP SIDEWALK RAMP
- S/W SIDEWALK
- SDDC STORM DRAIN CATCH BASIN
- SDDI STORM DRAIN INLET
- SMH STORM DRAIN MANHOLE
- SLB STREET LIGHT BOX
- SMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TRAN TRANSFORMER
- UB UTILITY PULLBOX
- WB WATER PULLBOX
- WM WATER METER
- WV WATER VALVE

**DOWNTOWN SAN MATEO PARKING STRUCTURE**



400 EAST 5TH AVE,  
SAN MATEO, CA 94402



560 - 14th Street Suite 300  
Telephone 510 473 0300

**NOT FOR CONSTRUCTION**



Design Professional's electronic seal or signature is effective only as to that version of this document as originally published by Design Professional. Design Professional is not responsible for any subsequent modification, corruption or unauthorized use of such document. To verify the validity or applicability of the seal or signature, contact Design Professional.

Revision Date

Date	10/20/20
Project No.	20357
Drawn By	SH
Checked By	DP
Scale	1" = 20'

100% SD

Drawing Title:  
**EXISTING CONDITIONS**

Drawing No.  
**C1.0**

**DIP INFORMATION**

NO.	TYPE	RIM (ELV.)	INV NOTES
1	SD MH	122.54'	INV 12" IN (SW) 119.04' INV 12" IN (W) 118.60' INV 15" OUT (E) 118.47'
2	SS MH	122.71'	INV 15" IN (N) 115.79' INV 15" OUT (S) 115.71'
3	SS MH	122.25'	INV 12" IN (S) 107.99' INV 12" OUT (N) 107.95'
4	SD MH	122.38'	INV 15" IN (SW) 116.78' INV 24" IN (S) 115.68' INV 24" OUT (N) 115.56'
5	SS MH	122.75'	INV IN (N) 113.15' INV OUT (S) 112.93'

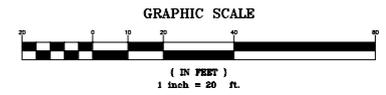
**SURVEY NOTES**

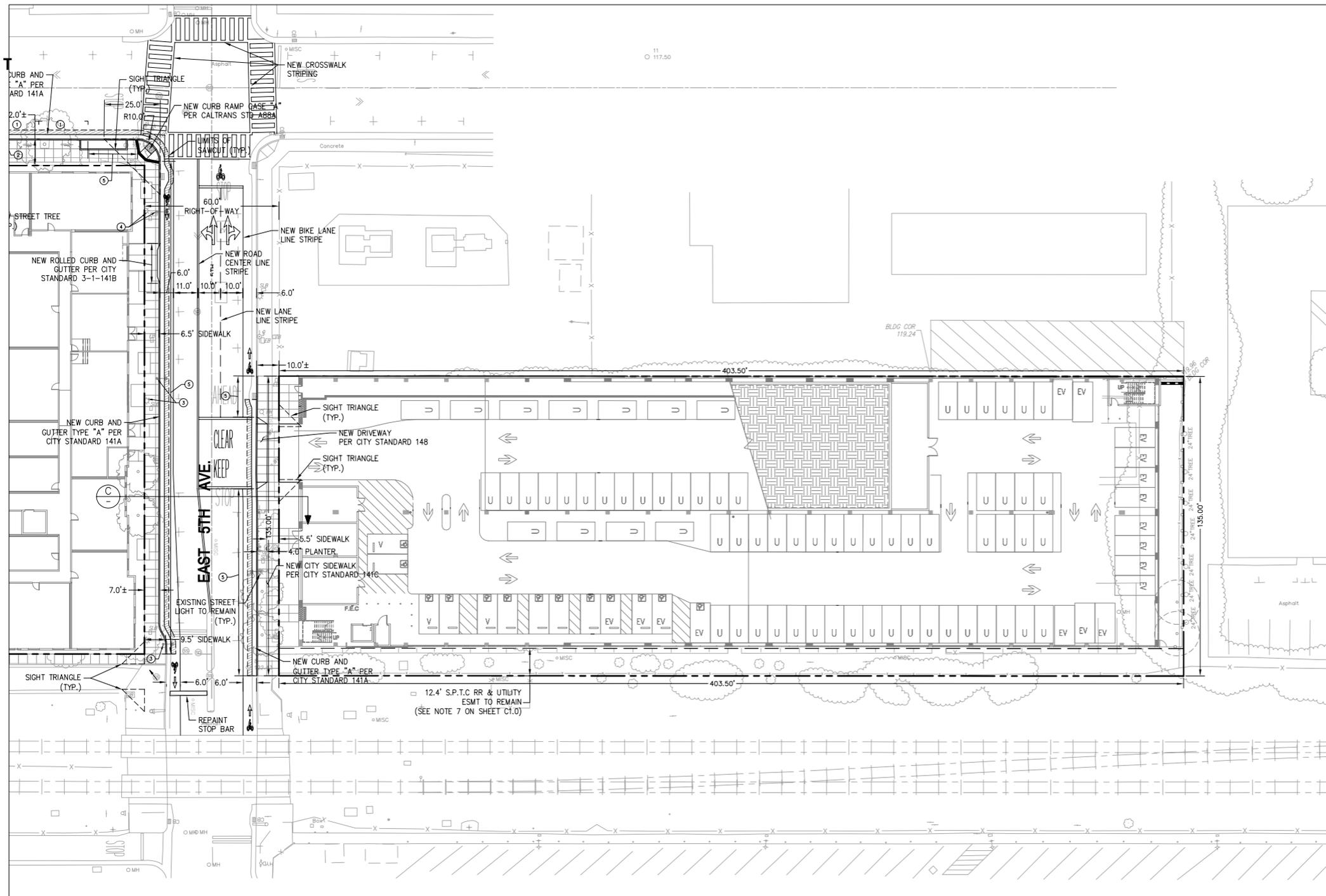
- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- DATES OF FIELD SURVEY: SEPTEMBER 28, 2018
- BENCHMARK: THE BENCHMARK USED FOR THIS SURVEY IS A CITY OF SAN MATEO BENCHMARK, BM 033-004, A RAM SET NAIL AND WASHER ON THE TOP OF CURB AT THE EASTERLY END OF NORTHEASTERLY RETURN AT THE INTERSECTION OF B STREET AND 5TH AVENUE, CITY OF SAN MATEO.  
  
ELEV = 125.28 FEET (SAN MATEO DATUM +100 FEET)
- BASIS OF BEARINGS: THE BEARING OF N41°28'00"W ALONG THE CENTERLINE OF SOUTH DELAWARE STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED ON JULY 6, 1991 IN BOOK 19 OF LICENSED LAND SURVEYS AT PAGE 82, SAN MATEO COUNTY RECORDS, AND AS SHOWN HEREON, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
- AERIAL BASED TOPOGRAPHIC MAP SHOWN AS BACKGROUND TO THIS SURVEY PROVIDED BY 360 AERIAL SURVEYS DATED 08/31/18.
- BEARINGS AND DISTANCES ARE SHOWN AS PER THE RECORD; PM 324 VOLUME 64, PG. 53 AND PM 356 VOLUME 70, PG. 4.
- UNION PACIFIC HAS THE RIGHT TO OWN, CONSTRUCT, RECONSTRUCT, MAINTAIN, OPERATE, USE AND/OR REMOVE EXISTING AND/OR FUTURE RAILROAD, RAIL AND RAILROAD-RELATED EQUIPMENT, FACILITIES, TRANSPORTATION SYSTEMS, PIPELINES, COMMUNICATION SYSTEMS, LINES AND FACILITIES OF EVERY KIND AND NATURE.

**SURVEYOR STATEMENT**

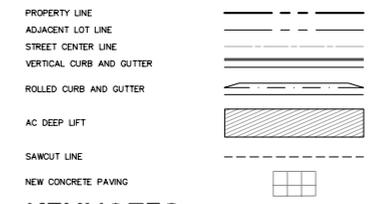
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS' ACT AT THE REQUEST OF MIDPEN HOUSING, INC. ON 11/08/2018.

Signature: *David Darling* DATE: NOVEMBER 8, 2018  
SURVEYOR: L.S. 7625 TITLE: LICENSE #





**LEGEND**

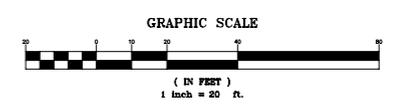


**KEYNOTES**

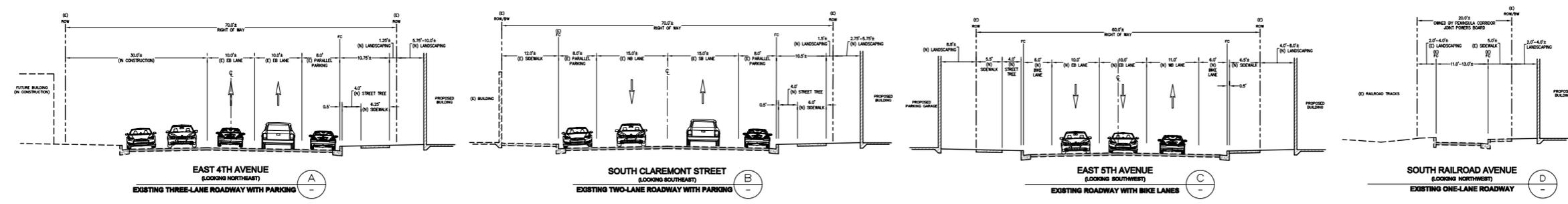
- ① STANDARD 8' x 22' PARALLEL PARKING STALL
- ② EXISTING STREET LIGHT TO REMAIN
- ③ RELOCATED EXISTING STREET LIGHT
- ④ EXISTING MEMORIAL STREET LIGHT TO BE PROTECTED, SALVAGED, AND RELOCATED IN SIMILAR LOCATION OUTSIDE PATH OF TRAVEL
- ⑤ PAINTED RED CURB - NO PARKING

**NOTES**

1. PEDESTRIAN AND BICYCLIST IMPROVEMENTS SHALL BE CLARIFIED DURING CONDITIONS OF APPROVAL.
2. RESTRIPE EASTBOUND 5TH AVENUE WITH TWO THROUGH LANES. TWO THROUGH LANES ARE REQUIRED EAST OF THE PROPOSED PROJECT DRIVEWAY TO THE DELAWARE STREET INTERSECTION. AT THE CLAREMONT STREET INTERSECTION, EASTBOUND 5TH AVENUE WOULD BE RESTRIPE WITH ONE SHARED LEFT-THROUGH LANE AND ONE SHARED THROUGH-RIGHT LANE. THE INTERSECTION OF DELAWARE STREET AND 5TH AVENUE WOULD REQUIRE SIGNAL RETIMING.
3. INSTALL "KEEP CLEAR" MARKINGS ALONG EASTBOUND 5TH AVENUE IN FRONT OF PROPOSED PROJECT DRIVEWAY.
4. IMPLEMENT CLASS II BIKE LANES PER THE 2020 BIKE MASTER PLAN ALONG BOTH SIDES OF 5TH AVENUE, FROM EAST OF THE RAILROAD TRACKS TO DELAWARE STREET.
5. INSTALL CROSSWALKS AT THE INTERSECTION OF CLAREMONT STREET AND 5TH AVENUE ON ALL APPROACHES.
6. REMOVE ALL ON-STREET PARKING ALONG BOTH SIDES OF 5TH AVENUE FROM EAST OF THE RAILROAD TRACKS TO DELAWARE STREET FOR LANE RESTRIPE, IMPLEMENTATION OF BIKE LANES AND SIGHT VISIBILITY.
7. IMPLEMENT A BICYCLE BOULEVARD ON SOUTH CLAREMONT STREET ALONG THE PROJECT FRONTAGE.



REFER TO ARCHITECTURAL DRAWINGS FOR GARAGE LAYOUT



**PROPOSED SECTIONS**

NOT TO SCALE

**DOWNTOWN SAN MATEO PARKING STRUCTURE**



400 EAST 5TH AVE,  
SAN MATEO, CA 94402



560 - 14th Street Suite 300  
Telephone 510 473 0300

NOT FOR CONSTRUCTION



Design Professional's electronic seal or signature is effective only as to that version of this document as originally published by Design Professional. Design Professional is not responsible for any subsequent modification, corruption or unauthorized use of such document. To verify the validity or applicability of the seal or signature, contact Design Professional.

Revision Date

Date	10/20/20
Project No.	20357
Drawn By	SH
Checked By	DP
Scale	1" = 20'

100% SD

Drawing Title:  
**SITE PLAN**

Drawing No.

**C2.0**



# DOWNTOWN SAN MATEO PARKING STRUCTURE



400 EAST 5TH AVE,  
SAN MATEO, CA 94402



560 - 14th Street Suite 300  
Telephone: 510 473 0300

NOT FOR CONSTRUCTION



Design Professional's electronic seal or signature is effective only as to that version of this document as originally published by Design Professional. Design Professional is not responsible for any subsequent modification, corruption or unauthorized use of such document. To verify the validity or applicability of the seal or signature, contact Design Professional.

Revision Date

Date	10/20/20
Project No.	20357
Drawn By	SH
Checked By	DP
Scale	1" = 20'

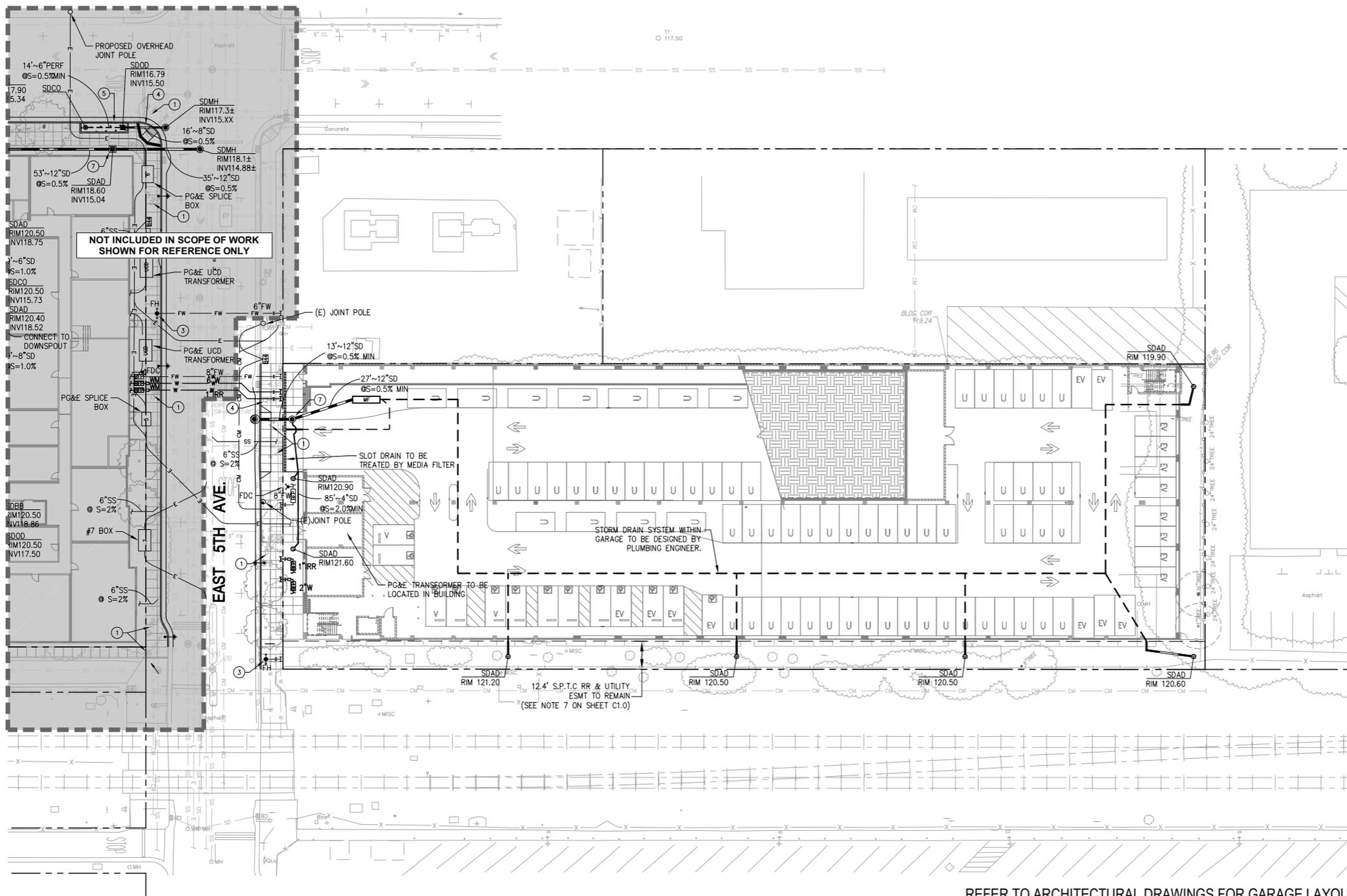
100% SD

Drawing Title:

UTILITY PLAN

Drawing No.

C4.0



### LEGEND

- SS SANITARY SEWER LINE
- SDM STORM DRAIN LINE
- W DOMESTIC WATER LINE
- FW FIRE WATER LINE
- E ELECTRICAL LINE
- CM COMMUNICATIONS LINE
- G GAS LINE

- S000/S001 STORM DRAIN OVERFLOW DRAIN / DROP INLET
- SDAD STORM DRAIN AREA DRAIN
- SDCB STORM DRAIN CATCH BASIN
- WM WATER METER
- WV WATER VALVE
- BFP BACKFLOW PREVENTER
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- EV ELECTRICAL VAULT
- GM GAS METER
- BR BIORETENTION AREA
- MF MEDIA FILTER

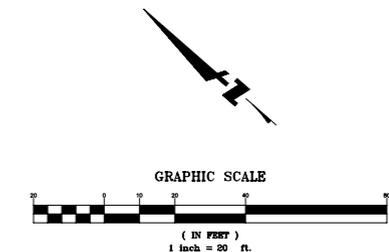
### KEY NOTE

- 1 EXISTING UTILITY STRUCTURE TO BE ADJUSTED TO NEW FINISH GRADE
- 2 REMOVE EXISTING CATCH BASIN STRUCTURE AND CONNECT TO EXISTING OUTLET STORM DRAIN LINE
- 3 PROPOSED FIRE HYDRANT
- 4 REMOVE EXISTING FIRE HYDRANT
- 5 CURB CUT
- 6 STORM DRAIN LINE TO BE ENCASED IN CONCRETE TO PROTECT FROM LOW FINISH GRADE COVER
- 7 AS A CONDITION OF APPROVAL, A TRASH CAPTURE DEVICE, AT MINIMUM, WILL BE REQUIRED AT THE LAST PRIVATE STORM OUTLET RIGHT BEFORE ENTERING PUBLIC RIGHT-OF-WAY. TRASH CAPTURE SHALL MEET THE STATE WATER RESOURCES CONTROL BOARD DEFINITION OF FULL CAPTURE SYSTEM. REFER TO MUNICIPAL CODE 7.39.10.

### NOTES

1. ALL NEW HYDRANTS SHALL BE CLOW MODEL 960 OR EQUIVALENT CONSISTING OF (2) 2 1/2 INCH AND (1) 4 1/2 INCH OUTLET. EACH HYDRANT SHALL BE CAPABLE OF PROVIDING A MINIMUM FIRE FLOW OF 1500 GPM AT 20 PSI RESIDUAL PRESSURE.
2. WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED IN ACCORDANCE WITH CALIFORNIA WATER SERVICE SPECIFICATIONS. THE WATER SUPPLY SHALL BE TESTED, FLUSHED AND APPROVED OPERABLE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION MATERIALS BEING PLACED ON THE SITE. STAGED CONSTRUCTION SHALL INSURE THAT THE NECESSARY WATER SUPPLY IS MAINTAINED FROM STAGE TO STAGE IN THE CONSTRUCTION PLANNING.
3. MAINTAIN A 3-FOOT CLEAR SPACE AROUND ALL FIRE HYDRANTS. HYDRANTS SHALL BE INSTALLED, TESTED, FLUSHED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO ANY COMBUSTIBLE MATERIALS BROUGHT ONTO THE WORK SITE.
4. ALL STORM DRAIN INLETS SURROUNDING AND WITHIN THE PROJECT SITE SHALL HAVE THE MARKING "NO DUMPING FLOWS TO BAY," OR EQUIVALENT, USING METHODS APPROVED BY THE CITY STANDARDS, CONSISTENT WITH THE SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM'S C.3 REQUIREMENTS.

REFER TO ARCHITECTURAL DRAWINGS FOR GARAGE LAYOUT



# DOWNTOWN SAN MATEO PARKING STRUCTURE



400 EAST 5TH AVE,  
SAN MATEO, CA 94402



560 - 14th Street Suite 300  
Telephone: 510-473-0300

NOT FOR CONSTRUCTION



Design Professional's electronic seal or signature is effective only as to that version of this document as originally published by Design Professional. Design Professional is not responsible for any subsequent modification, corruption or unauthorized use of such document. To verify the validity or applicability of the seal or signature, contact Design Professional.

Revision Date

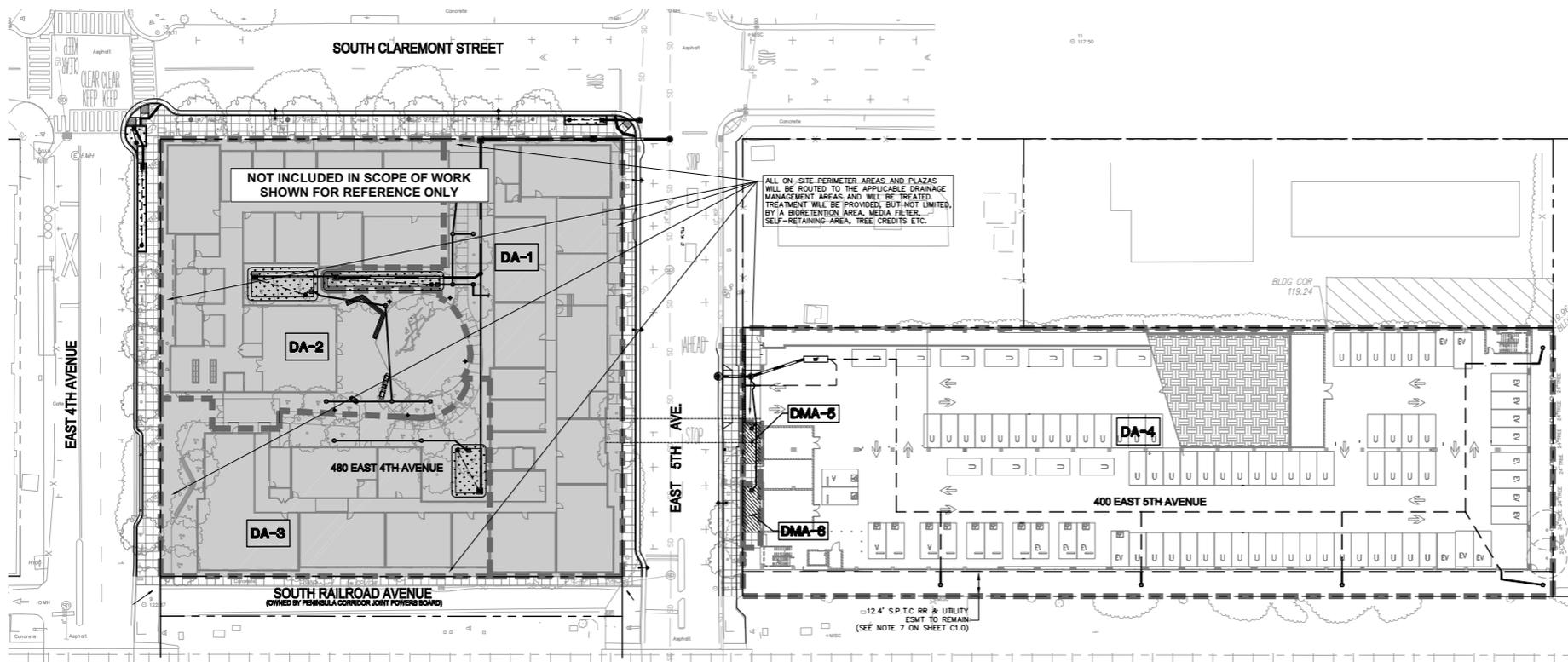
Date	10/20/20
Project No.	20357
Drawn By	SH
Checked By	DP
Scale	1" = 30'

100% SD

Drawing Title:  
**STORMWATER MANAGEMENT PLAN**

Drawing No.

**C5.0**



### LEGEND

- DRAINAGE AREA BOUNDARY
- MEDIA FILTER
- BIORETENTION TREATMENT AREA
- SELF-RETAINING AREA

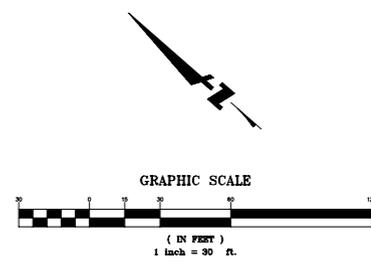
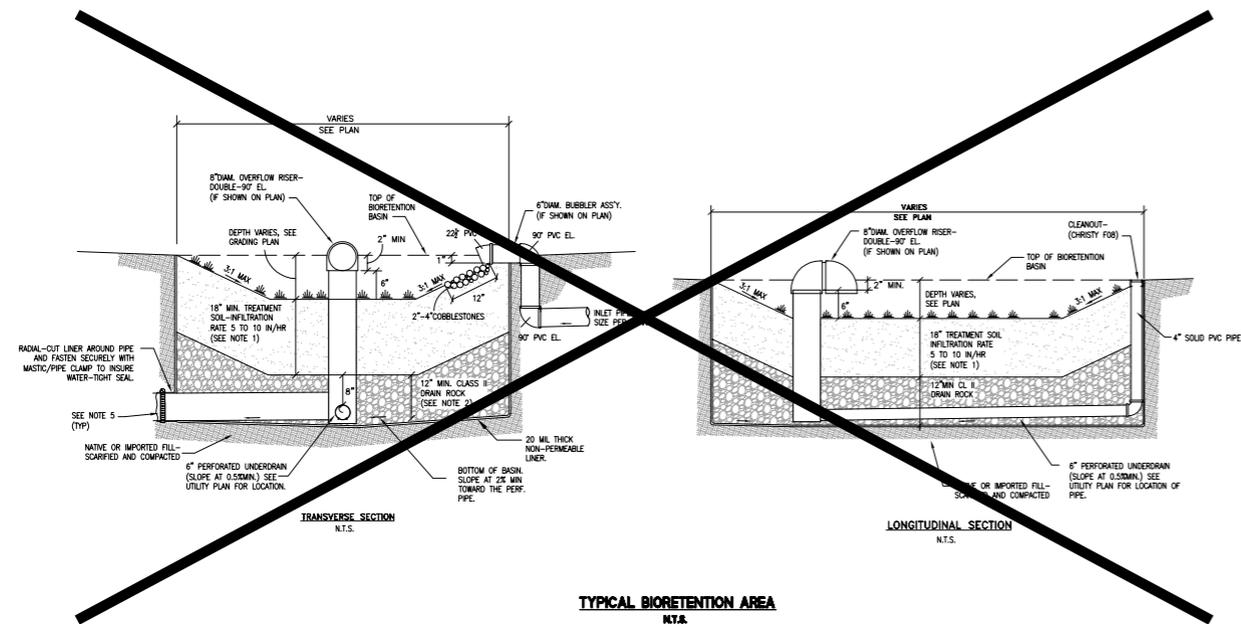
### NOTES

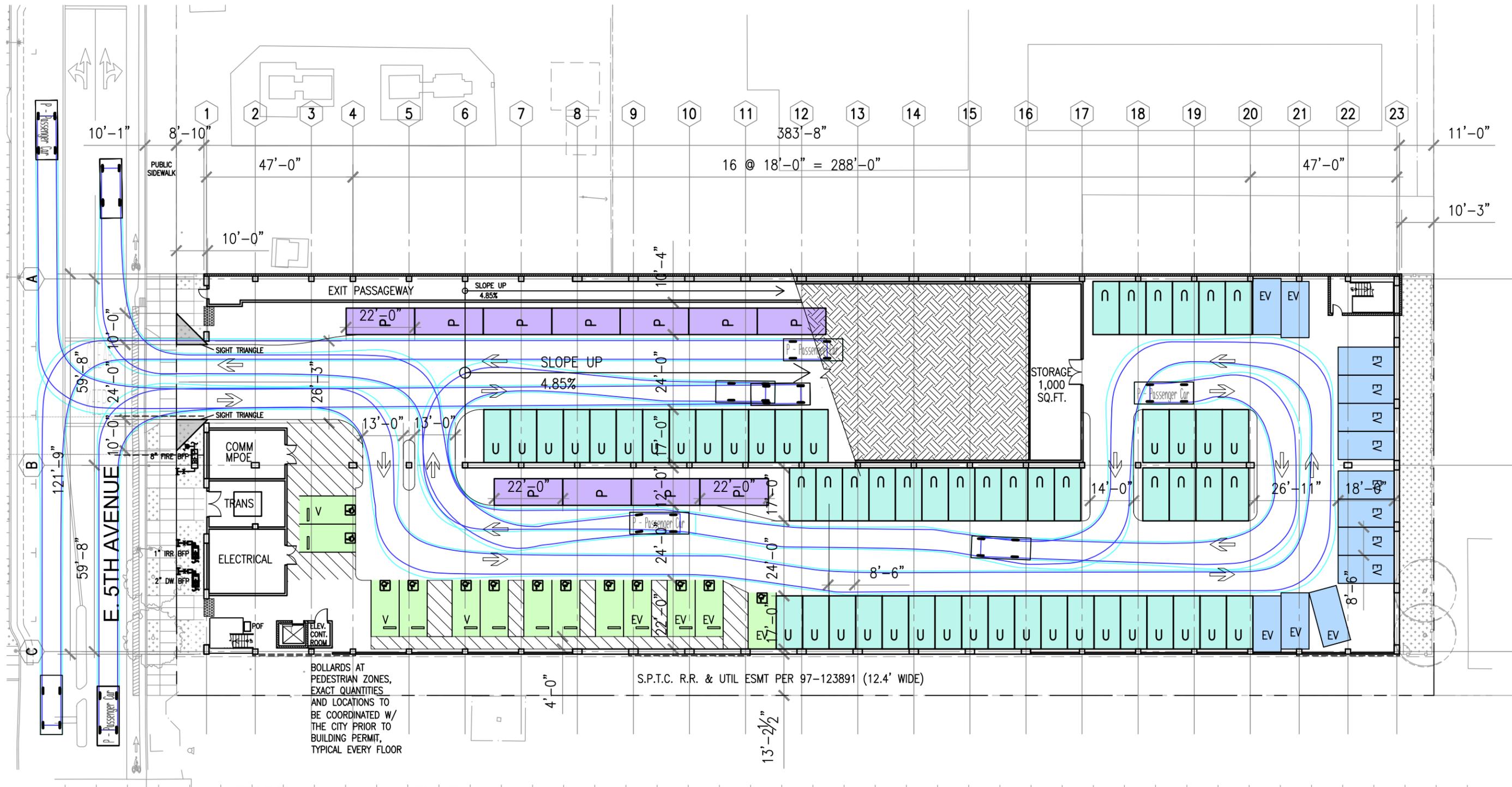
- TREATMENT SOIL MIX SHALL MEET REQUIREMENTS AS SPECIFIED IN THE SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM C.3 STORMWATER HANDBOOK DATED 2014 IN APPENDIX K.
- THE BIOTREATMENT SOIL MIX USED IN ALL BIORETENTION AREAS SHALL COMPLY WITH THE SPECIFICATIONS IN ATTACHMENT L OF THE RWOCB MUNICIPAL REGIONAL PERMIT. IF THE BIOTREATMENT SOIL MIX SUPPLIER IS INCLUDED ON SCVIRPPPS' BIOTREATMENT SOIL MIX SUPPLIER LIST\* (SUPPLIER LIST), A BIOTREATMENT SOIL MIX SUPPLIER CERTIFICATION STATEMENT (CERTIFICATION STATEMENT) SHALL BE COMPLETED BY THE SUPPLIER AND SUBMITTED TO THE CITY/PROJECT ENGINEER A MINIMUM OF 14 DAYS PRIOR TO DELIVERY OF THE MATERIAL TO THE JOB SITE. IF THE BIOTREATMENT SOIL MIX SUPPLIER IS NOT INCLUDED ON THE SUPPLIER LIST, A BIOTREATMENT SOIL MIX VERIFICATION CHECKLIST (VERIFICATION CHECKLIST) SHALL BE COMPLETED BY THE SUPPLIER AND SUBMITTED TO THE CITY/PROJECT ENGINEER A MINIMUM OF 14 DAYS PRIOR TO DELIVERY OF THE MATERIAL TO THE JOB SITE. COPIES OF THE SUPPLIER LIST, CERTIFICATION STATEMENT AND VERIFICATION CHECKLIST CAN BE DOWNLOADED FROM THE COUNTYWIDE PROGRAM'S WEBSITE AT [HTTP://WWW.FLOWSTORAY.ORG/NEWDEVELOPMENT](http://www.flowstoray.org/newdevelopment).
- PERMEABLE DRAIN ROCK SHALL BE CLASS II, PER CALTRANS STANDARD SECTION 68-1.025. THE MATERIAL SHALL BE WASHED AND FREE FROM CLAY OR ORGANIC MATERIAL.
- PERFORATED PIPE SHALL BE SOLVENT WELD PVC SDR 35 (OR APPROVED EQUAL) WITH PERFORATIONS FACED DOWN. LOCATION OF THE PIPE VARIES, SEE PLAN.
- FOR ANY LINER PENETRATIONS, RADIAL-CUT THE LINER FOR PIPE. MASTIC AND SEAL WITH PIPE CLAMP TO INSURE WATER-TIGHT SEAL.
- ALL STORM DRAIN INLETS SURROUNDING AND WITHIN THE PROJECT SITE SHALL HAVE THE MARKING "NO DUMPING! FLOWS TO BAY," OR EQUIVALENT, USING METHODS APPROVED BY THE CITY STANDARDS, CONSISTENT WITH THE SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM'S C.3 REQUIREMENTS.
- SELF-RETAINING AREAS SHALL HAVE 0.25' OF PONDING DEPTH BETWEEN THE BOTTOM OF THE SELF-RETAINING AREAS AND THE RIM OF THE OVERFLOW DRAIN, AND 0.1' BETWEEN THE RIM OF THE OVERFLOW DRAIN AND THE LOWEST EDGE OF THE SELF-RETAINING AREA. THE MAXIMUM SIDE SLOPE IS 3:3X.
- ALL SELF-RETAINING AREAS EXCEED MINIMUM 50% OF CONTRIBUTING IMPERVIOUS AREA.

REFER TO ARCHITECTURAL DRAWINGS FOR GARAGE LAYOUT

DRAINAGE AREA	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS SURFACE (SQ. FT.)	PERVIOUS SURFACE x 0.1 (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS AREA (SQ. FT.)	EFFECTIVE IMPERVIOUS AREA (SQ. FT.)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY (FLOW AND/OR VOLUME GENERATED)		PROPOSED TREATMENT CONTROLS
								REQUIRED (SQ. FT.)	PROVIDED (SQ. FT.)	
DA-1	17,535	3,990	399	LANDSCAPE	13,545	13,944	ROOF CONCRETE	568	565	BIORETENTION AREA
DA-2	19,463	4,696	470	LANDSCAPE	14,767	15,237	ROOF CONCRETE	600	600	BIORETENTION AREA
DA-3	13,589	3,369	337	LANDSCAPE	10,220	10,507	ROOF CONCRETE	422	443	BIORETENTION AREA
DA-4	53,917	6,830	683	LANDSCAPE	47,087	47,770	CONCRETE	0.19 CFS	0.20 CFS	MECHANICAL TREATMENT (MEDIA FILTER) DEVICE FLOW RATE=0.20 CFS
DA-5	275	184	18	LANDSCAPE	91	109	CONCRETE	55	184	SELF-RETAINING AREA
DA-6	281	201	20	LANDSCAPE	80	100	CONCRETE	50	201	SELF-RETAINING AREA

LID TREATMENT AREA SUMMARY			
NON-LID TREATMENT AREA	47,258 SF	PERCENTAGE (65% ALLOWED)	55%
LID TREATMENT AREA	38,532 SF	PERCENTAGE	45%



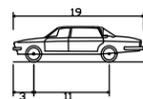


**PROPOSED  
GROUND LEVEL PLAN**

**93/LEVEL**

SCALE : 1/32" = 1'-0"

JOB NO. 20-357  
10-30-20

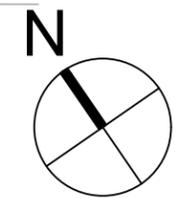


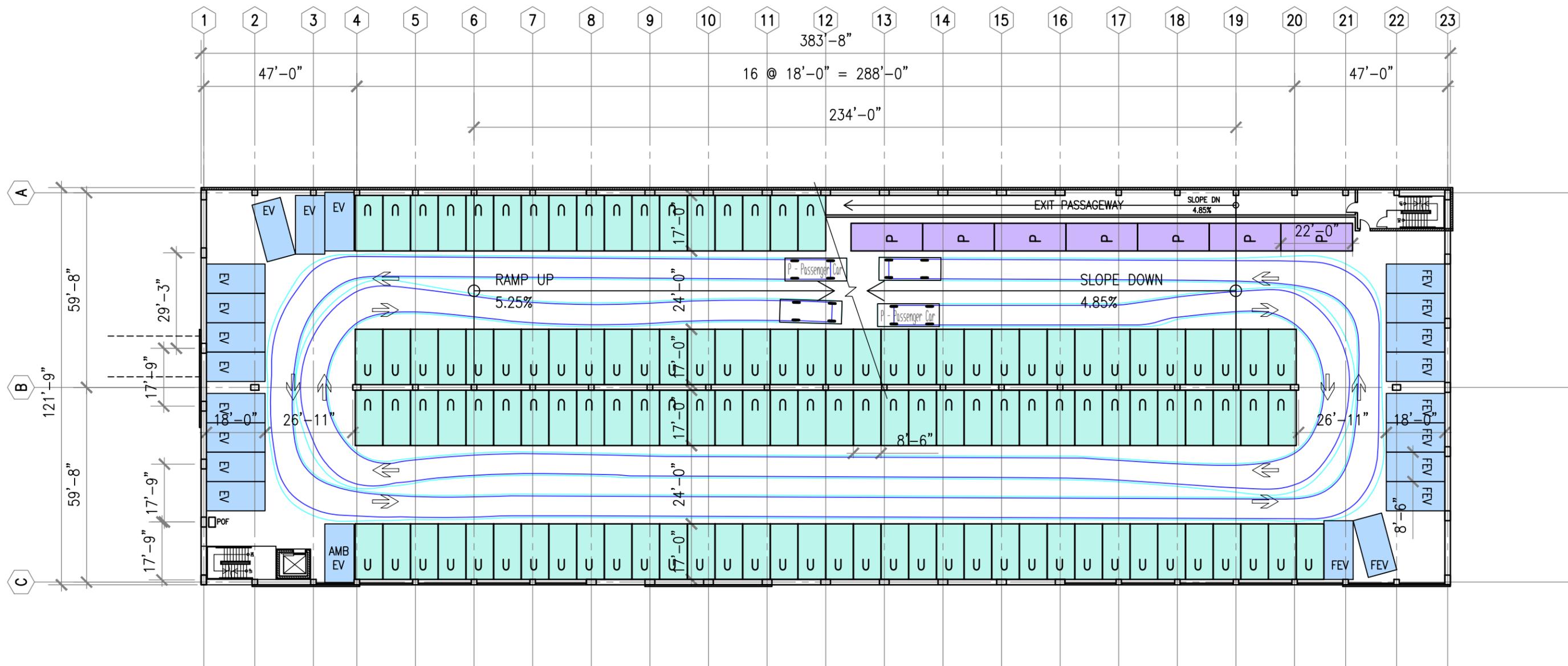
**PROPOSED SITE PLAN & VEHICLE CIRCULATION PLAN**

P - Passenger Car  
Overall Length 19'  
Overall Width 7'  
Overall Body Height 4.30ft  
Min Body Ground Clearance 1.15ft  
Track Width 6.00ft  
Lock-to-lock time 4.00s  
Max Steering Angle (Virtual) 31.60°

19,000ft  
7,000ft  
4,300ft  
1,15ft  
6,000ft  
4.00s  
31.60°

**DOWNTOWN SAN MATEO  
PARKING STRUCTURE**  
SAN MATEO, CALIFORNIA





VEHICLE CIRCULATION PLAN

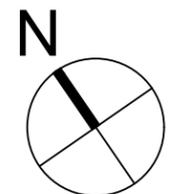
PROPOSED  
SECOND LEVEL PLAN

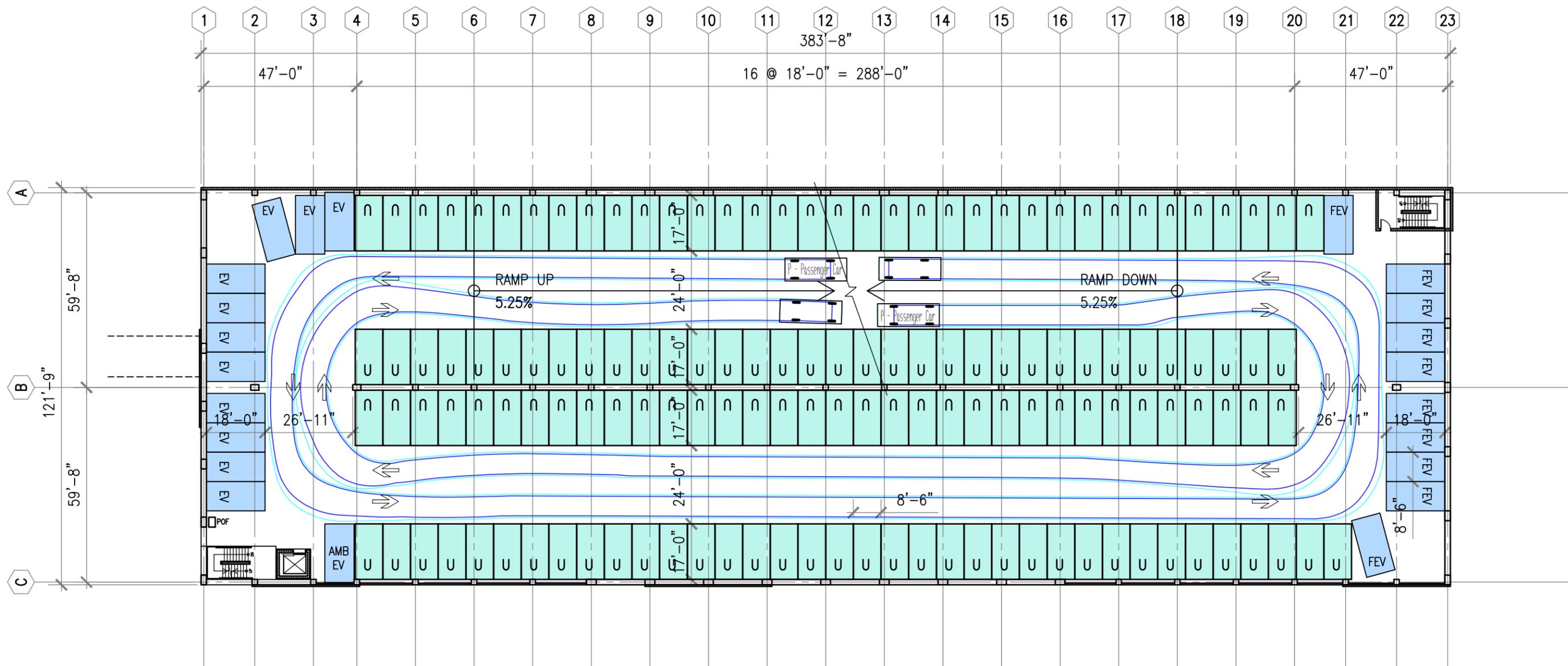
149/LEVEL

SCALE : 1/32" = 1'-0"

JOB NO. 20-357  
10-30-20

DOWNTOWN SAN MATEO  
PARKING STRUCTURE  
SAN MATEO, CALIFORNIA





VEHICLE CIRCULATION PLAN

PROPOSED  
THIRD LEVEL PLAN

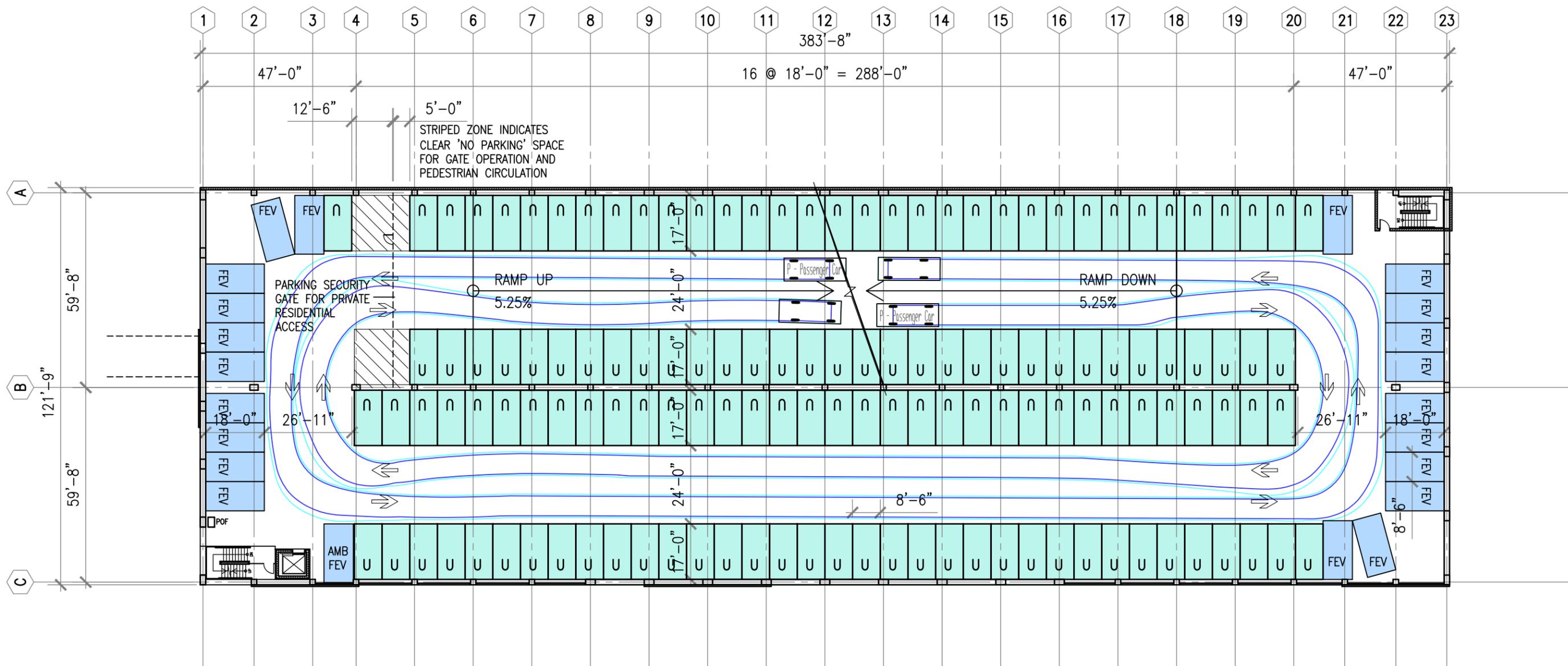
161/LEVEL

SCALE : 1/32" = 1'-0"

JOB NO. 20-357  
10-30-20

DOWNTOWN SAN MATEO  
PARKING STRUCTURE  
SAN MATEO, CALIFORNIA





VEHICLE CIRCULATION PLAN

PROPOSED  
FOURTH LEVEL PLAN

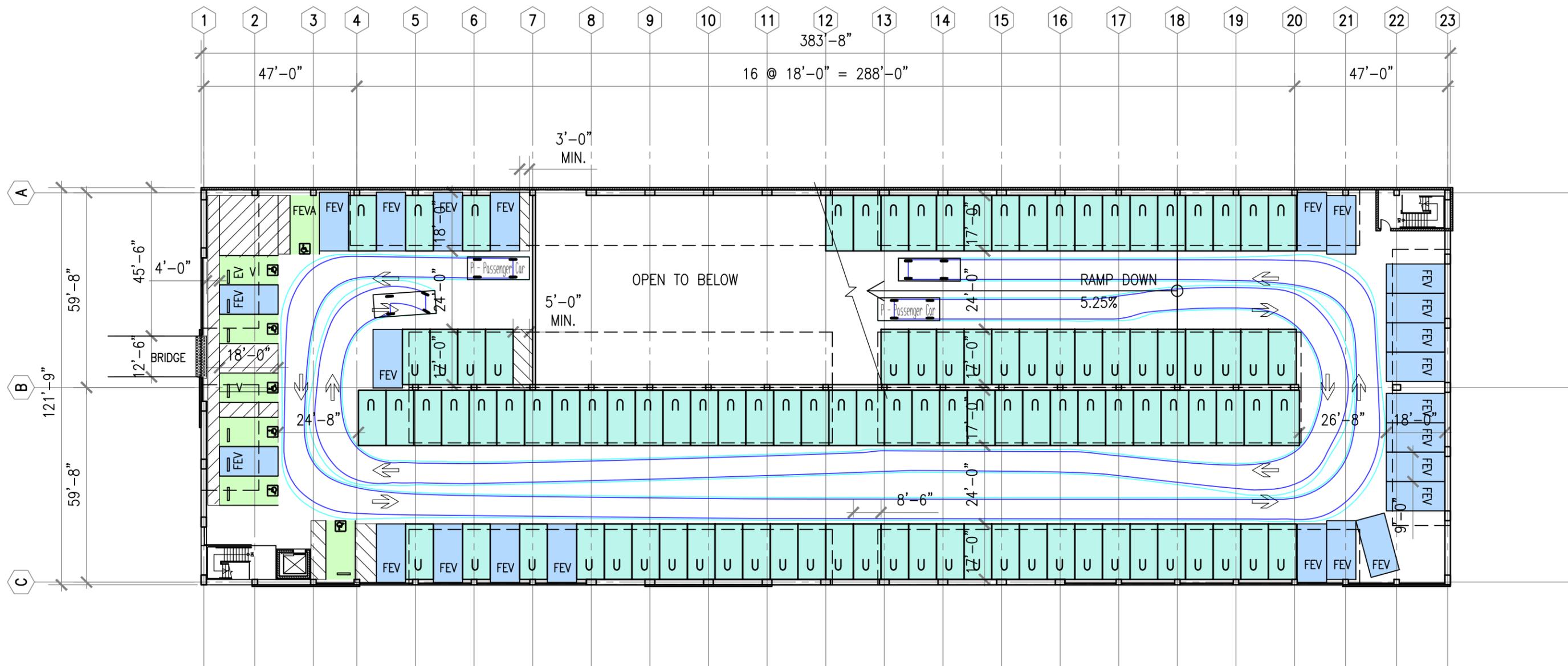
158/LEVEL

SCALE : 1/32" = 1'-0"

JOB NO. 20-357  
10-30-20

DOWNTOWN SAN MATEO  
PARKING STRUCTURE  
SAN MATEO, CALIFORNIA





VEHICLE CIRCULATION PLAN

PROPOSED  
FIFTH (ROOF) LEVEL PLAN

132/LEVEL

SCALE : 1/32" = 1'-0"

JOB NO. 20-357  
10-30-20

DOWNTOWN SAN MATEO  
PARKING STRUCTURE  
SAN MATEO, CALIFORNIA



**PARKING SPACE & AREA SUMMARY**

U=8.5'X17' FS=8.5'X18'

ANGLE OF PARK = 90°

BLDG. SIZE : 121'-6" X 383'-8"

AREA	ON-GRADE SLAB (S.F.)	ELEVATED SLAB (S.F.)	M	B	DESIGNATED PARKING								PARKING STALL TYPE					TOTAL	S.F./STALL
					CAV	EV-AMB	FEV-AMB	EV-VA	EV-A	FEV-A	EVCS	FEVCS	AS	VS	CS	FS	U		
<b>NON-PARKING AREA:</b>																			
SERVICE AREA**																			
CIRCULATION AREA***																			
<b>SUB TOTAL:</b>	<b>0</b>	<b>0</b>																	
<b>TOTAL:</b>	<b>0</b>																		
<b>NON - RESIDENTIAL PARKING AREA:</b>																			
L1	42,719								1	2	1		11	6	3		69	93	459.34
L2	3,992	42,719											11	10			127	149	313.50
L3		46,711											11	10			139	161	290.13
L4		38,117							1								104	126	302.52
<b>SUB TOTAL:</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>22</b>	<b>52</b>	<b>6</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>439</b>	<b>529</b>	
<b>RESIDENTIAL PARKING AREA:</b>																			
L4		8,594															32	32	268.56
L5		40,780							1				24	5	1		101	132	308.94
<b>SUB TOTAL:</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>5</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>133</b>	<b>164</b>	
<b>SUB TOTAL:</b>	<b>46,711</b>	<b>176,921</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>22</b>	<b>76</b>	<b>11</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>572</b>	<b>693 *</b>	<b>322.70</b>
<b>TOTAL:</b>	<b>223,632</b>																		
<b>TOTAL PARKING AND NON-PARKING AREA:</b>	<b>46,711</b>	<b>176,921</b>																	

<b>GROSS BLDG. AREA (S.F.):</b>	<b>223,632 S.F.</b>	<b>AREA OF PV CANOPY AT ROOF:</b>	<b>21,318 S.F.</b>
<b>DESIGN EFFICIENCY</b>	<b>322.70 SF/STALL</b>		
<b>PERCENT OF NON-RESIDENTIAL INSTALLED EVCS TO NON-RESIDENTIAL TOTAL:</b>	<b>5%</b>		
<b>PERCENT OF NON-RESIDENTIAL FUTURE EVCS TO NON-RESIDENTIAL TOTAL:</b>	<b>10%</b>		
<b>PERCENT OF RESIDENTIAL FUTURE EVCS TO RESIDENTIAL TOTAL:</b>	<b>15%</b>		

LEGEND:  
M - MOTORCYCLE  
B - BIKES  
CS - CAR SHARE  
CAV - COMBINATION OF LOW-EMITTING, FUEL EFFICIENT AND CARPOOL/VAN POOL VEHICLES  
EV-AMB - AMBULATORY ELECTRIC VEHICLE CHARGING STATION  
FEV-AMB - FUTURE AMBULATORY ELECTRIC VEHICLE CHARGING STATION  
EV-VA - VAN ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION  
EV-A - REGULAR ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION  
FEV-A - FUTURE REGULAR ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION  
FEVCS - FUTURE ELECTRIC VEHICLE CHARGING STATION  
EVCS - ELECTRIC VEHICLE CHARGING STATION  
AS - REGULAR ACCESSIBLE STALL  
VS - VAN ACCESSIBLE STALL  
FS - FULL SIZE STALL  
U - UNIVERSAL STALL  
P- PARALLEL STALL

Vehicle Geometries Provided:  
Universal Stall 8'-6" x 17'-0"  
Public EVCS 8'-6" x 18'-0"  
Residential EVCS 9'-0" x 18'-0"  
Parallel Stall 9'-0" x 22'-0"  
  
ADA 9'-0" x 18'-0" w/ 5' unloading  
ADA Van 9'-0" x 18'-0" w/ 8' unloading

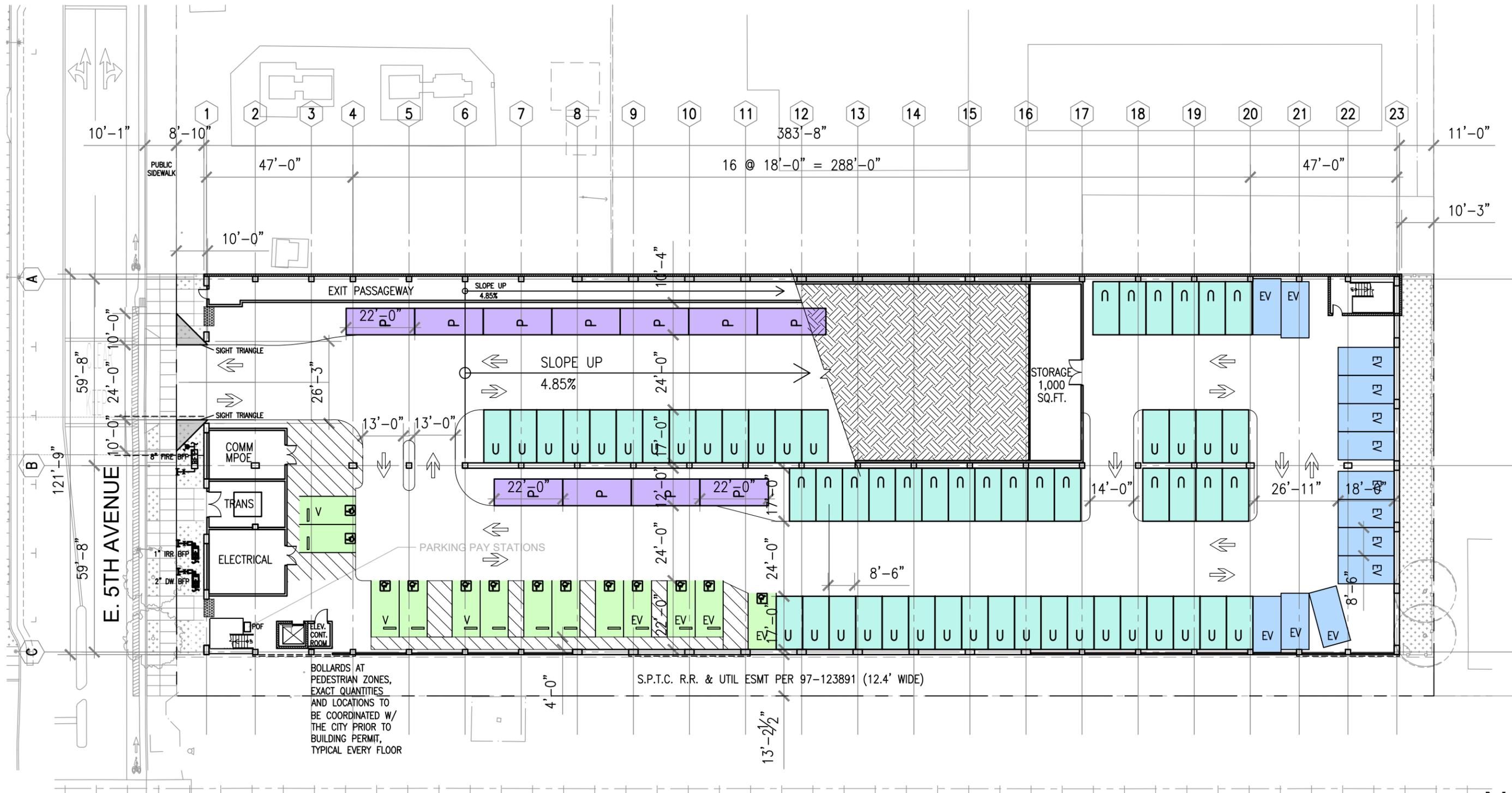
**PROPOSED  
PARKING SUMMARY**

SCALE : 1/32" = 1'-0"

JOB NO. 20-357  
10-30-20

**DOWNTOWN SAN MATEO  
PARKING STRUCTURE**  
SAN MATEO, CALIFORNIA





**PROPOSED  
GROUND LEVEL PLAN**

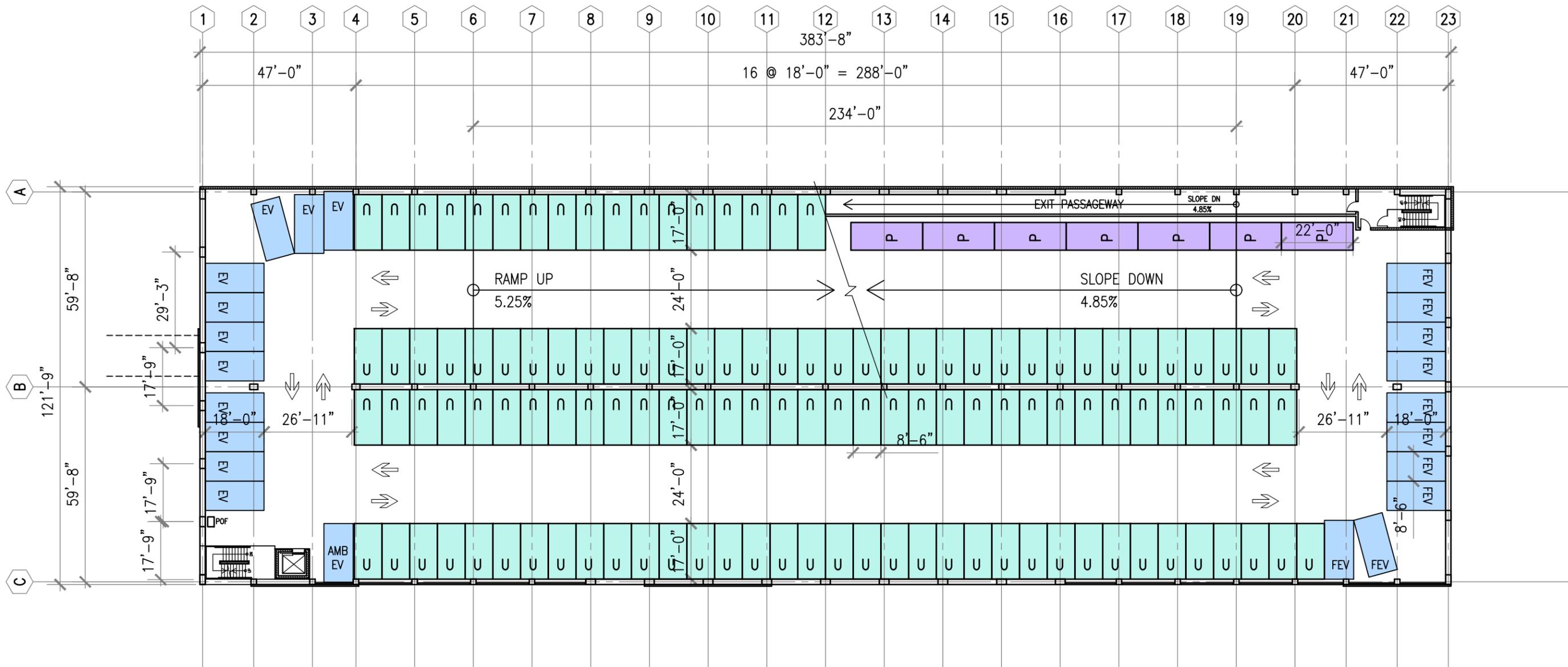
**93/LEVEL**

SCALE : 1/32" = 1'-0"

JOB NO. 20-357  
10-30-20

**DOWNTOWN SAN MATEO  
PARKING STRUCTURE**  
SAN MATEO, CALIFORNIA





**PROPOSED  
SECOND LEVEL PLAN**

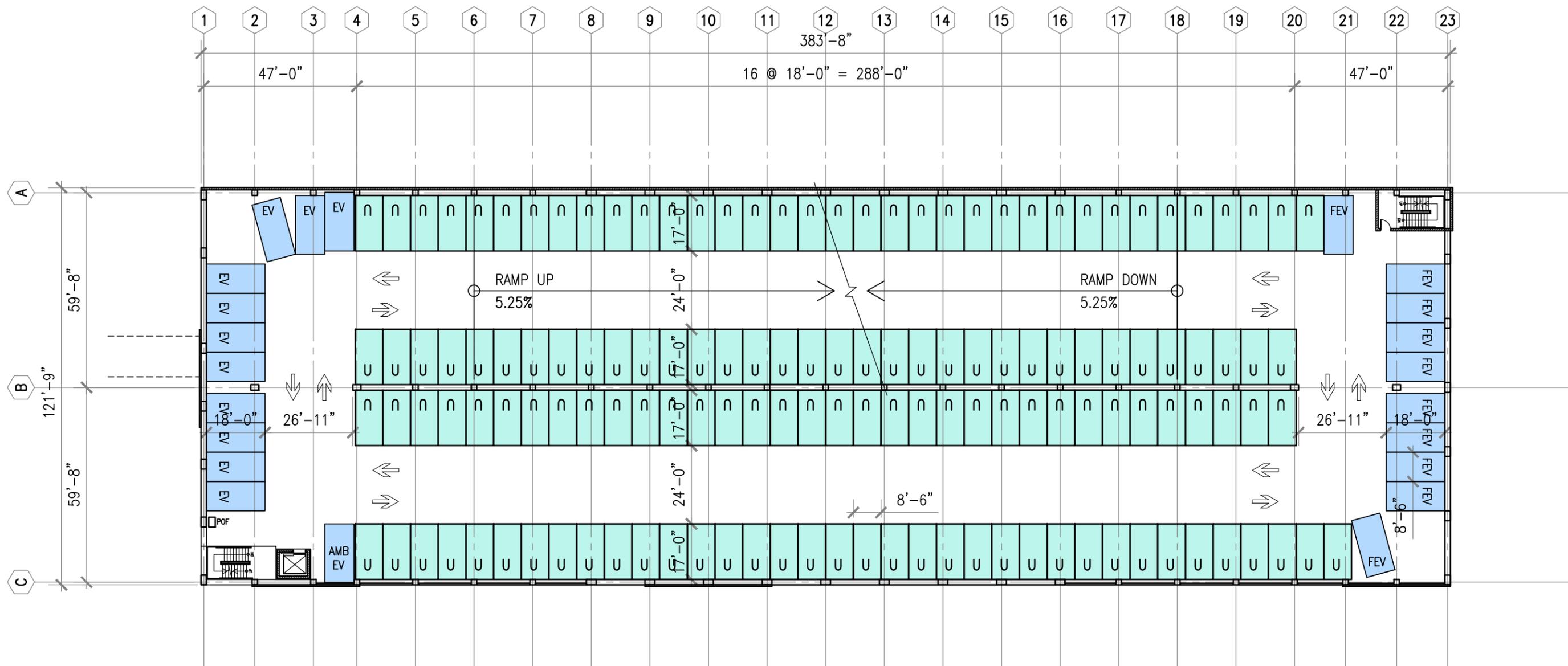
**149/LEVEL**

SCALE : 1/32" = 1'-0"

JOB NO. 20-357  
10-30-20

**DOWNTOWN SAN MATEO  
PARKING STRUCTURE**  
SAN MATEO, CALIFORNIA





**PROPOSED  
THIRD LEVEL PLAN**

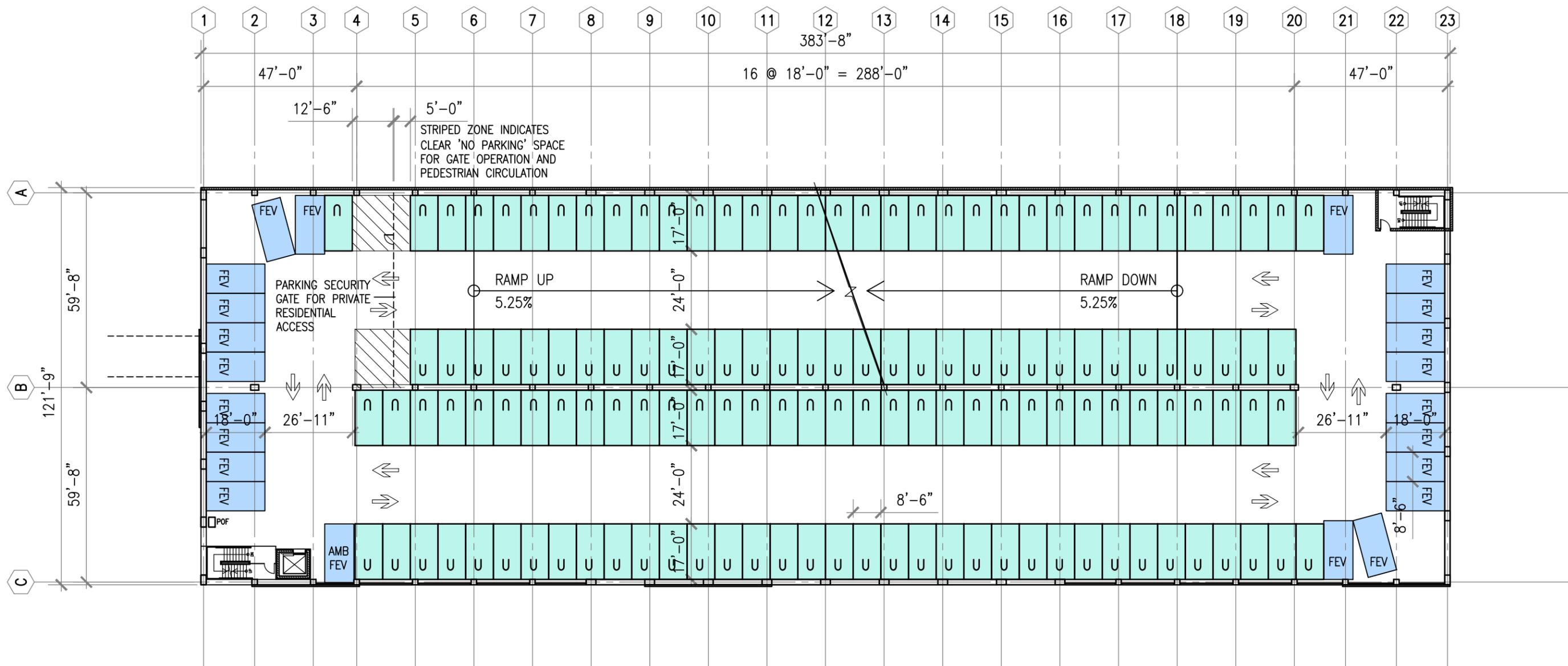
**161/LEVEL**

SCALE : 1/32" = 1'-0"

JOB NO. 20-357  
10-30-20

**DOWNTOWN SAN MATEO  
PARKING STRUCTURE**  
SAN MATEO, CALIFORNIA





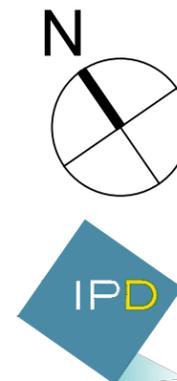
**PROPOSED  
FOURTH LEVEL PLAN**

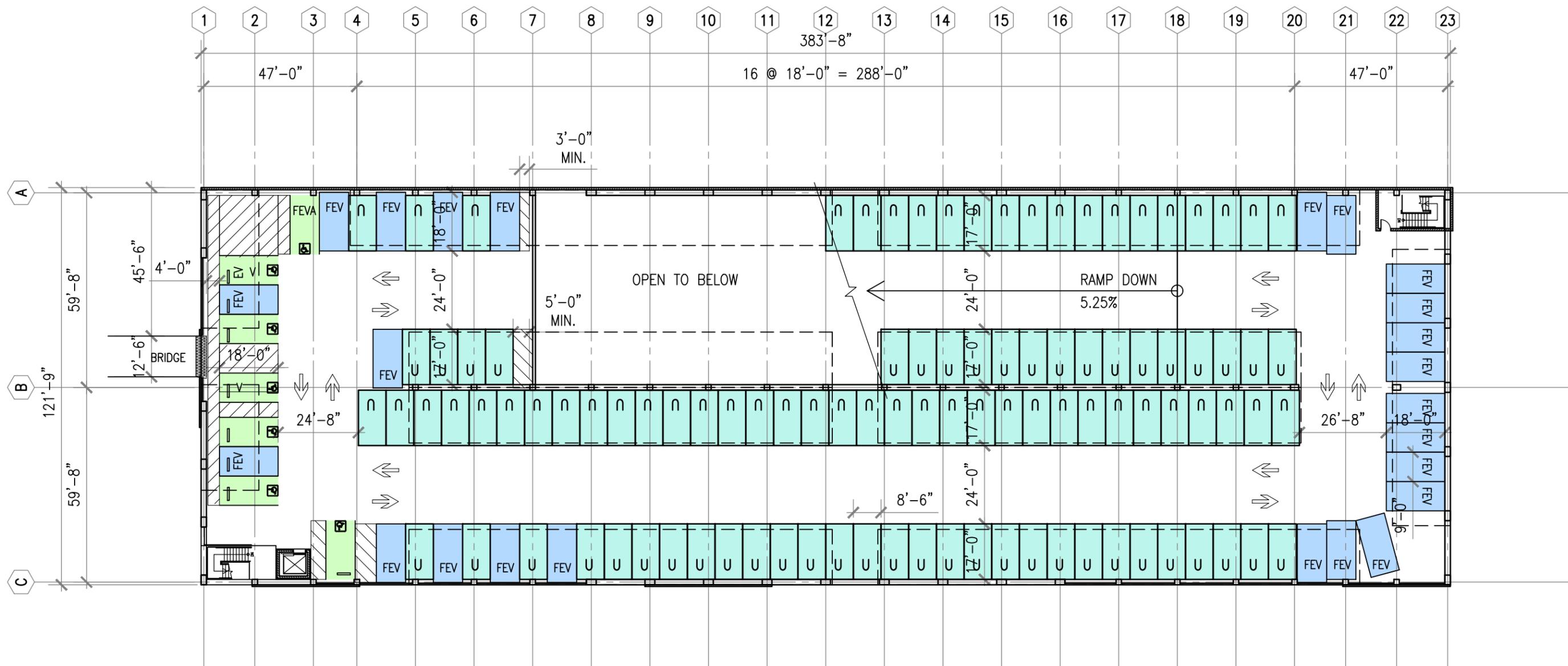
**158/LEVEL**

SCALE : 1/32" = 1'-0"

JOB NO. 20-357  
10-30-20

**DOWNTOWN SAN MATEO  
PARKING STRUCTURE**  
SAN MATEO, CALIFORNIA



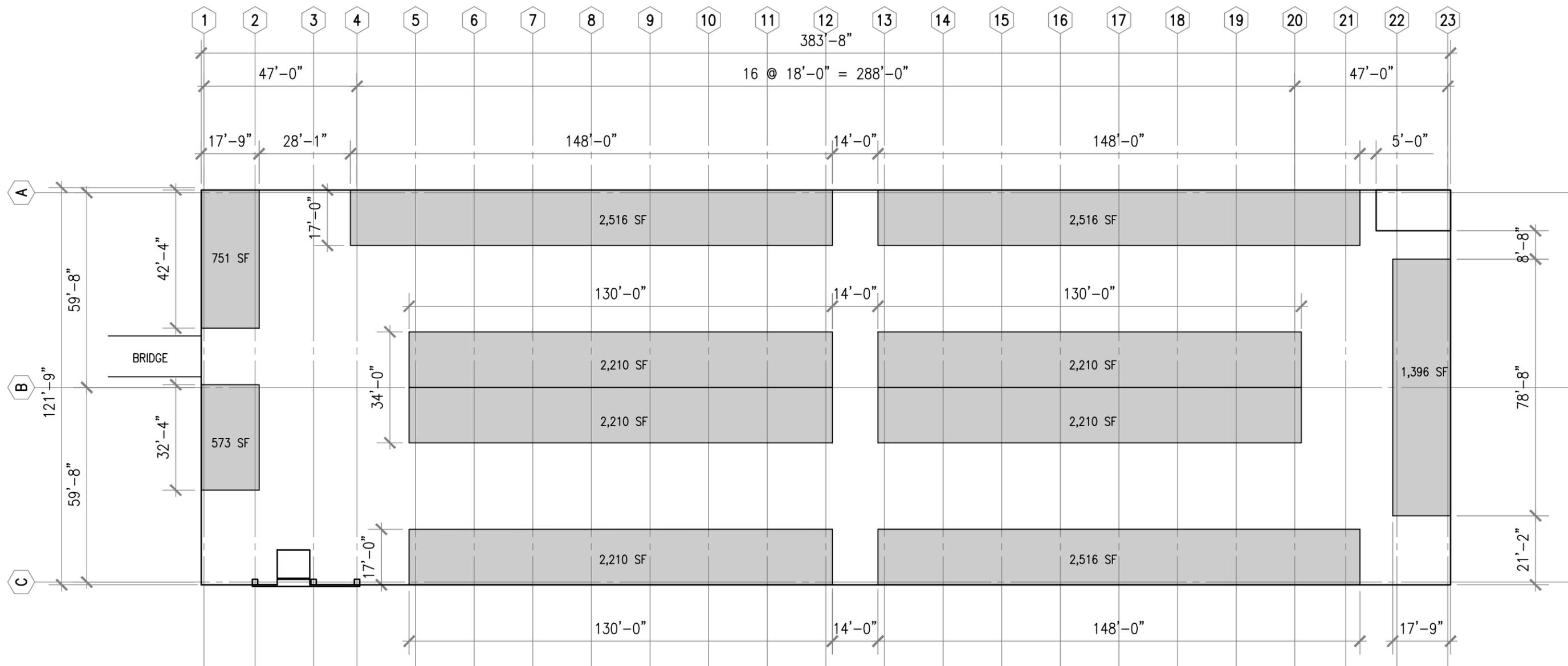


**PROPOSED FIFTH (ROOF) LEVEL PLAN** **132/LEVEL**

SCALE : 1/32" = 1'-0" JOB NO. 20-357  
10-30-20

**DOWNTOWN SAN MATEO  
PARKING STRUCTURE**  
SAN MATEO, CALIFORNIA





AS ENTITLED 21,318 SF  
 AS PROPOSED 21,318 SF

CANOPY SUMMARY

- 751
- 573
- 2,516
- 2,516
- 2,210
- 2,210
- 2,210
- 2,210
- 2,210
- 2,210
- 2,516
- 1,396

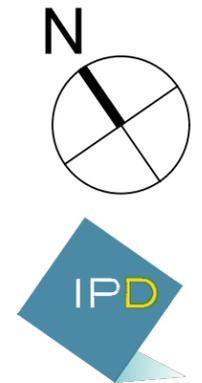
TOTAL 21,318

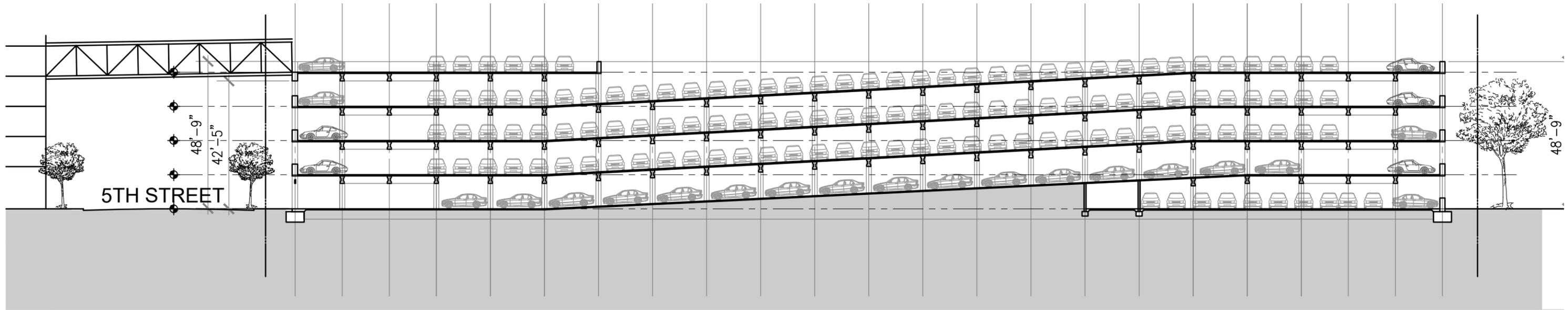
**PROPOSED  
 PV CANOPY LEVEL PLAN**

SCALE : 1/32" = 1'-0"

JOB NO. 20-357  
 10-30-20

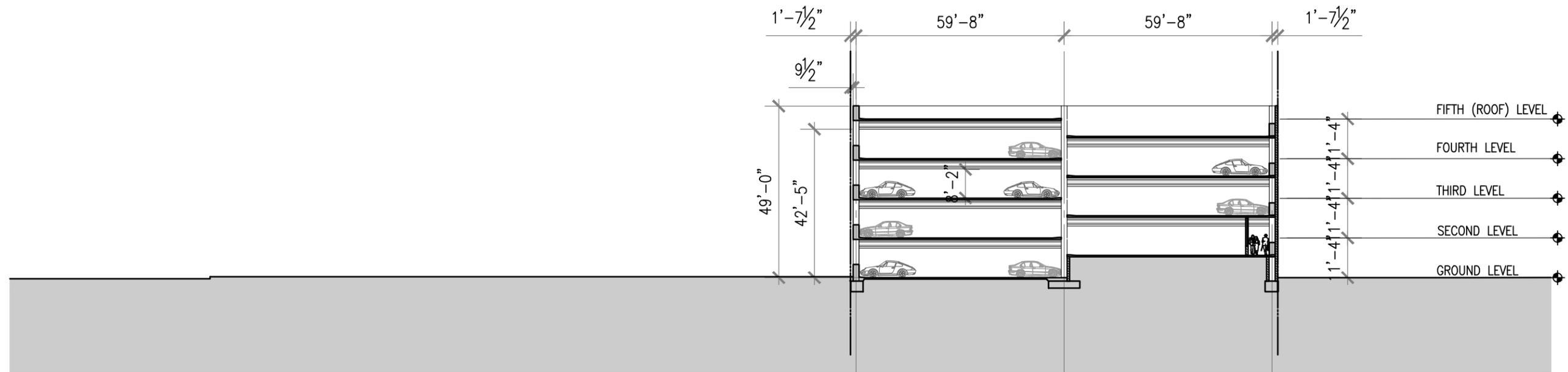
**DOWNTOWN SAN MATEO  
 PARKING STRUCTURE**  
 SAN MATEO, CALIFORNIA





LONGITUDINAL SECTION

SIGNAGE WILL BE PROVIDED TO ENSURE THAT PATRONS ARE GUIDED TO THE EXIT PASSAGEWAY. IT IS ASSUMED THAT THIS STAIR/EXIT PASSAGEWAY WOULD BE UTILIZED ONLY DURING TIMES OF EMERGENCY EGRESS..



CROSS SECTION

BY ELIMINATING THE INTERIOR SHEAR WALLS, STRUCTURALLY, WE NEED ALL SLABS TO 'ENGAGE' THE PERIMETER LATERAL MOMENT FRAMES.

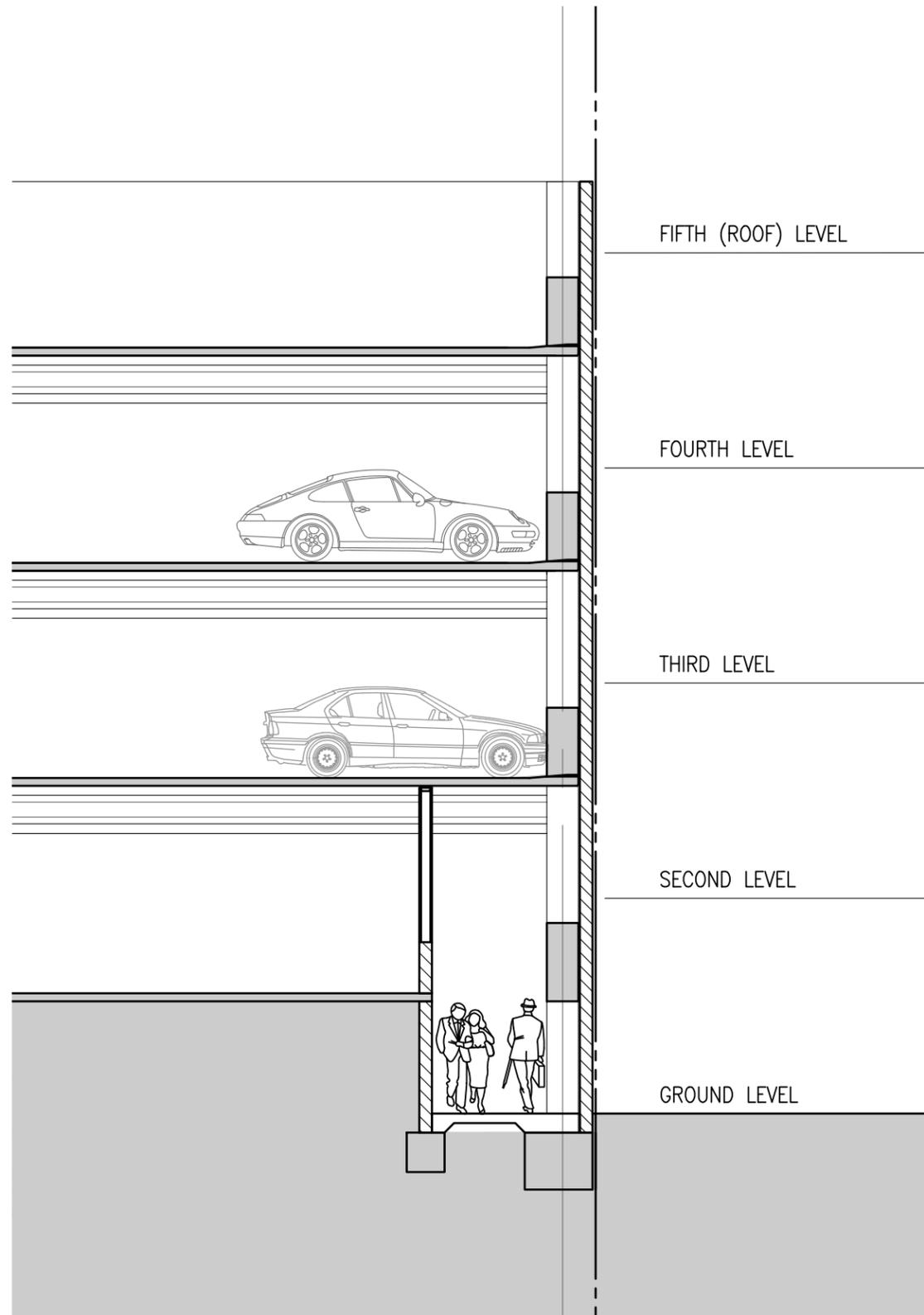
PROPOSED BUILDING SECTIONS

SCALE : 1/32" = 1'-0"

JOB NO. 20-357  
10-30-20

DOWNTOWN SAN MATEO  
PARKING STRUCTURE  
SAN MATEO, CALIFORNIA





AS ENTITLED

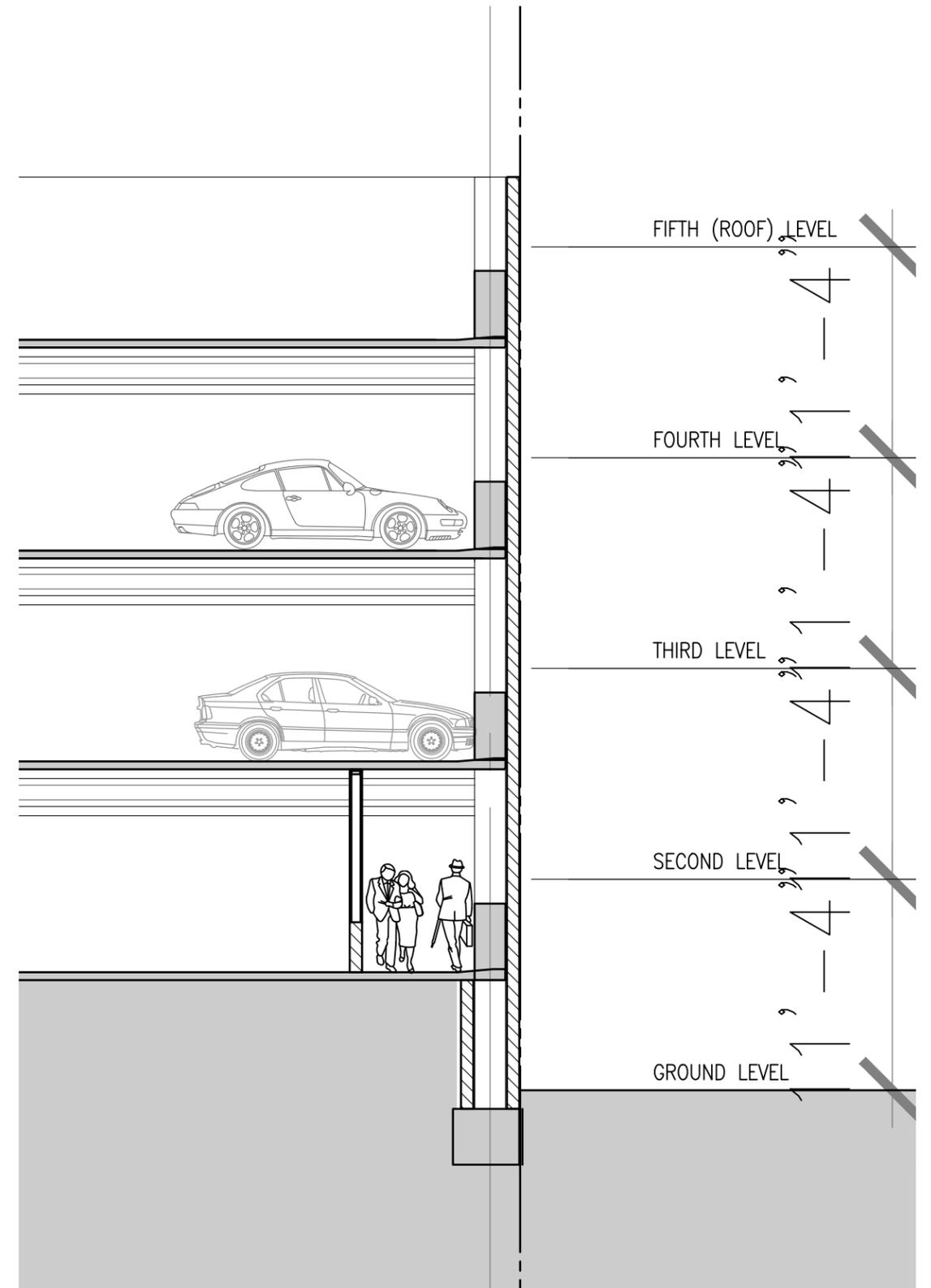
JOB NO. 20-357  
10-30-20

NOTE:  
BY ELIMINATING THE INTERIOR SHEAR WALLS,  
WE NEED ALL THE SLABS TO 'ENGAGE' THE  
PERIMETER LATERAL MOMENT FRAME ELEMENTS

MAJORITY OF THE EXITING PATRONS ARE  
UNAFFECTED BY THE PROPOSED SOLUTION (IE  
2-5 ARE UNCHANGED). THE GROUND LEVEL  
EXITING ALSO WOULD HAVE HAD TO ENTER INTO  
THE STAIRWELL, THEY THEN TRAVEL UP A  
FLOOR TO THE RATED EGRESS PASSAGEWAY  
WHICH FOLLOWS THE PARKING RAMP DOWN TO  
GRADE. APPROPRIATE SIGNAGE WILL DIRECT  
PEDESTRIANS TO THE EXIT PASSAGEWAY. GATE  
WILL RESTRICT EXITING TRAFFIC COMING DOWN  
FROM ABOVE TO PREVENT CONTINUATION TO  
THE GROUND LEVEL.

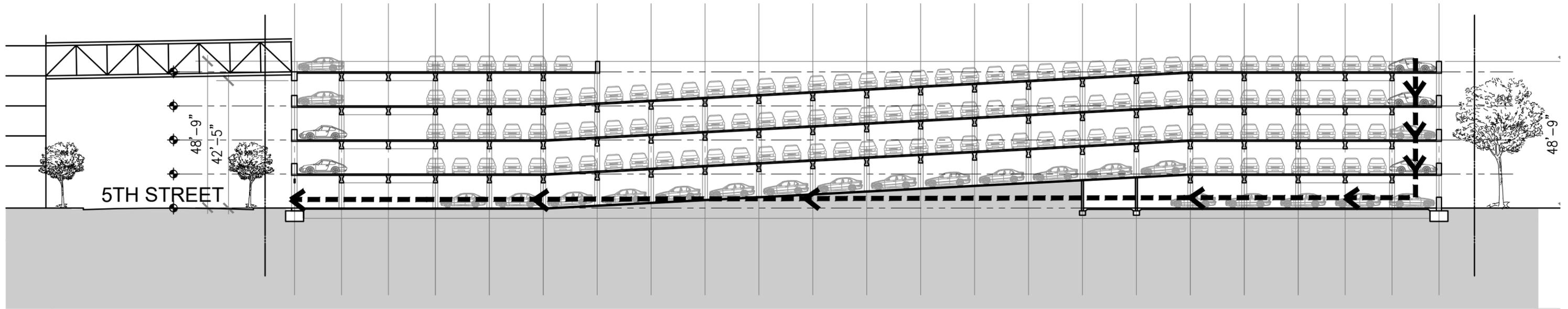
A CONVERGENCE LOAD OF  $\frac{1}{2}$  OF THE GROUND  
LEVEL OCCUPANT LOAD WILL BE ADDED TO THE  
STAIR AND EXIT PASSAGEWAY FOR THE  
PURPOSES OF SIZING OF THE EGRESS DOORS  
AND PASSAGEWAY.

**DOWNTOWN SAN MATEO  
PARKING STRUCTURE**  
SAN MATEO, CALIFORNIA

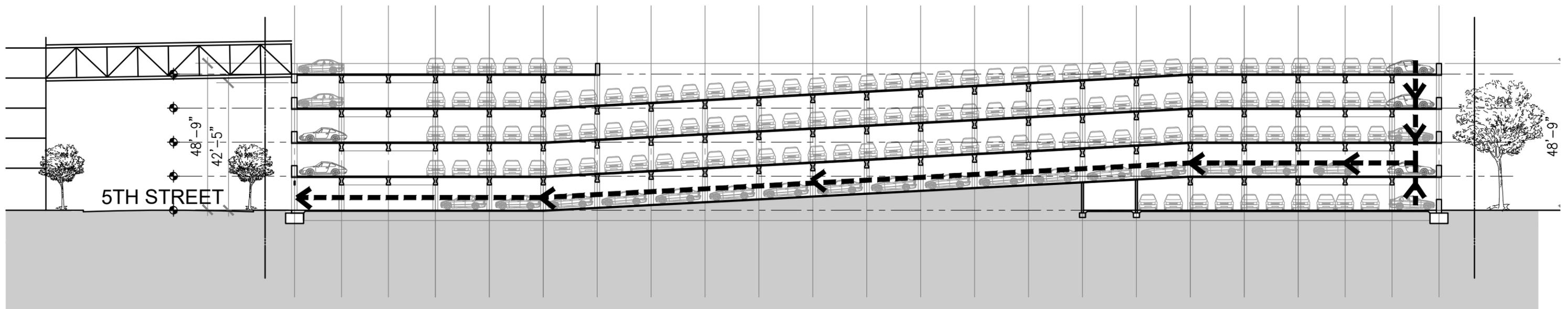


AS PROPOSED





AS ENTITLED



AS PROPOSED

PROPOSED  
BUILDING SECTIONS

SCALE : 1/32" = 1'-0"

JOB NO. 20-357  
10-30-20

DOWNTOWN SAN MATEO  
PARKING STRUCTURE  
SAN MATEO, CALIFORNIA





AS ENTITLED



AS PROPOSED

BY ELIMINATING THE INTERIOR SHEAR WALLS, STRUCTURALLY, WE NEED ADD AN ADDITIONAL COLUMN AT THE STAIR CORNER TO COMPLETE THE MOMENT FRAME SYSTEM DESIGN.

LOOKING NORTH EAST  
BUILDING PERSPECTIVE

SCALE : NTS

JOB NO. 20-357  
10-30-20

**DOWNTOWN SAN MATEO  
PARKING STRUCTURE**  
SAN MATEO, CALIFORNIA





AS ENTITLED



AS PROPOSED

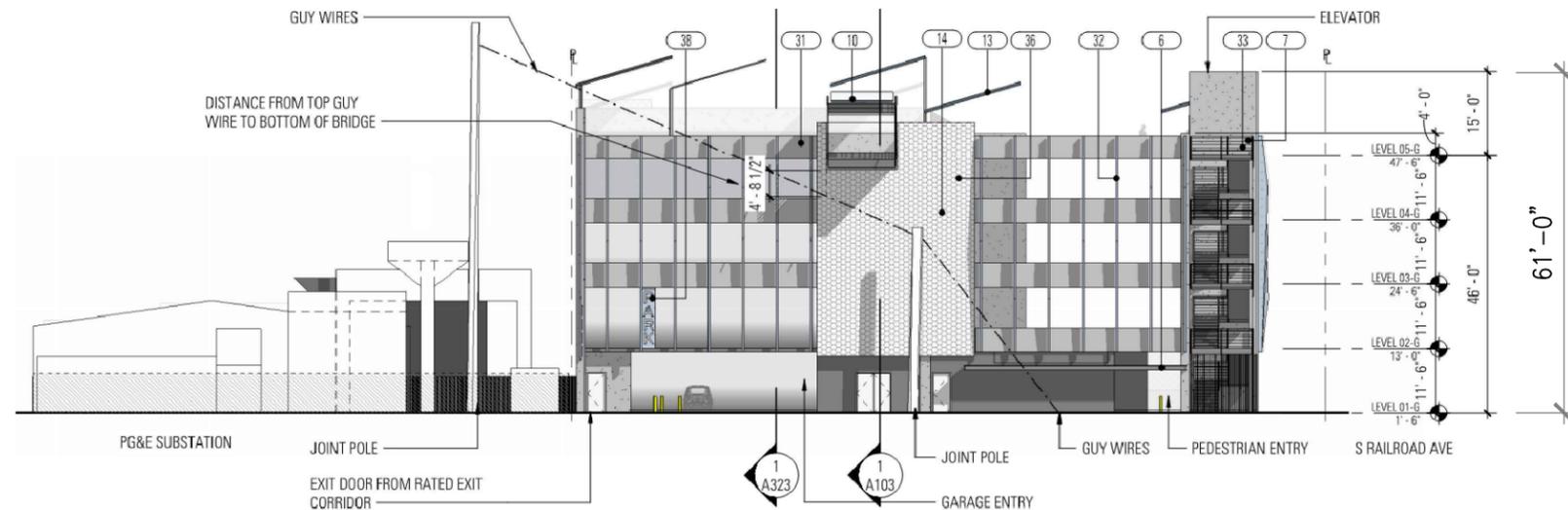
LOOKING SOUTH EAST  
BUILDING PERSPECTIVE

SCALE : NTS

JOB NO. 20-357  
10-30-20

**DOWNTOWN SAN MATEO  
PARKING STRUCTURE**  
SAN MATEO, CALIFORNIA

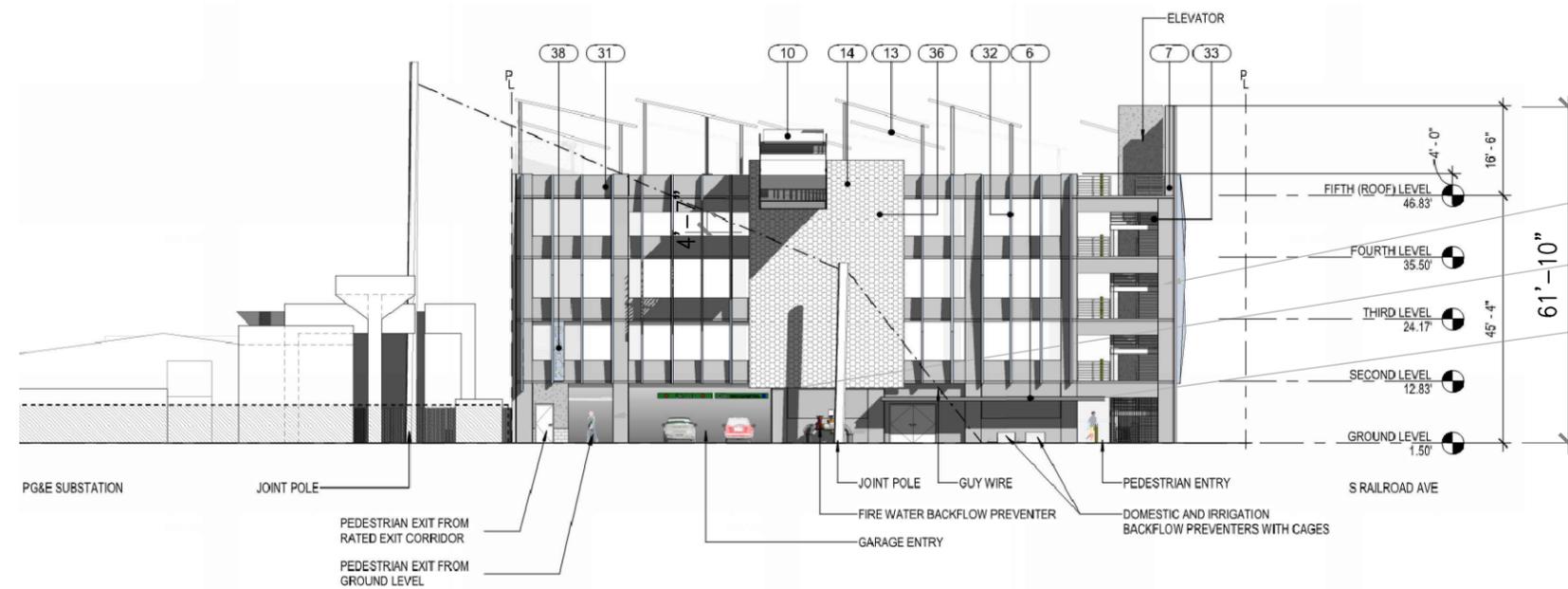




KEY	DESCRIPTION
6	METAL CANOPY & ADDRESS SIGNAGE
7	METAL GUARDRAIL
10	PEDESTRIAN BRIDGE
13	PV PANEL AT ROOF
14	POTENTIAL PUBLIC ART LOCATION
31	UPTRUNED CONC BEAM
32	VERTICAL FAÇADE SCREENING ELEMENT
33	EXTERIOR EGRESS STAIR
36	VENTILATED FAÇADE SCREEN PANEL(S)
38	ENTRANCE SIGNAGE - TBD AT A LATER DATE

**2** EXTERIOR ELEVATION - WEST - GARAGE  
A311 1/16" = 1'-0"

AS ENTITLED



- ADDITIONAL FRAMING AROUND STAIR
- ADDITIONAL COLUMN SPLITTING VEHICULAR AND PEDESTRIAN TRAFFIC
- RELOCATION OF BACK FLOW PREVENTION TO THE EXTERIOR

**1** EXTERIOR ELEVATION - WEST - GARAGE  
SCALE: 1/16" = 1'-0"

AS PROPOSED

WEST BUILDING ELEVATION

SCALE : NTS

JOB NO. 20-357  
10-30-20

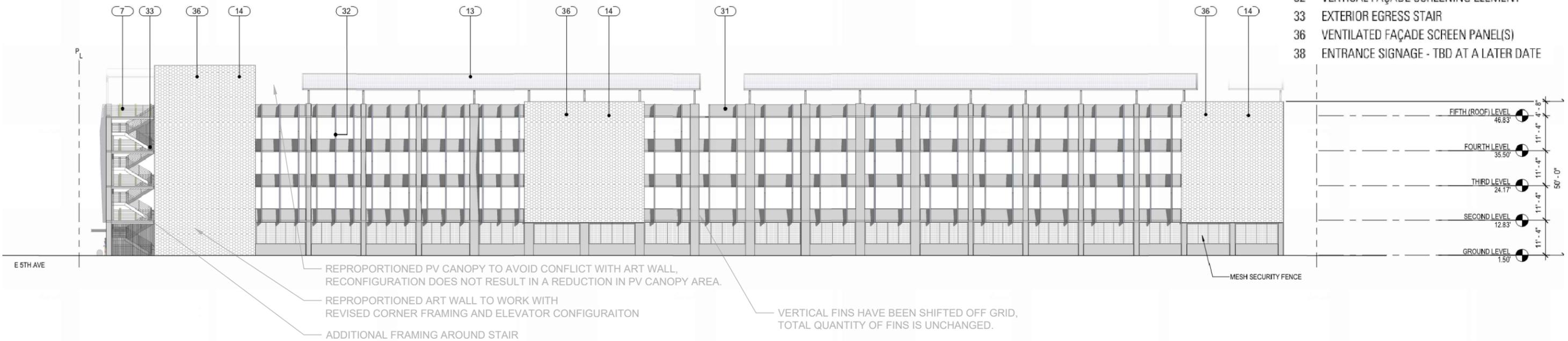
**DOWNTOWN SAN MATEO  
PARKING STRUCTURE**  
SAN MATEO, CALIFORNIA





AS ENTITLED

KEY	DESCRIPTION
6	METAL CANOPY & ADDRESS SIGNAGE
7	METAL GUARDRAIL
10	PEDESTRIAN BRIDGE
13	PV PANEL AT ROOF
14	POTENTIAL PUBLIC ART LOCATION
31	UPTRUNED CONC BEAM
32	VERTICAL FAÇADE SCREENING ELEMENT
33	EXTERIOR EGRESS STAIR
36	VENTILATED FAÇADE SCREEN PANEL(S)
38	ENTRANCE SIGNAGE - TBD AT A LATER DATE



2 EXTERIOR ELEVATION - SOUTH - GARAGE  
SCALE: 1/16" = 1'-0"

AS PROPOSED

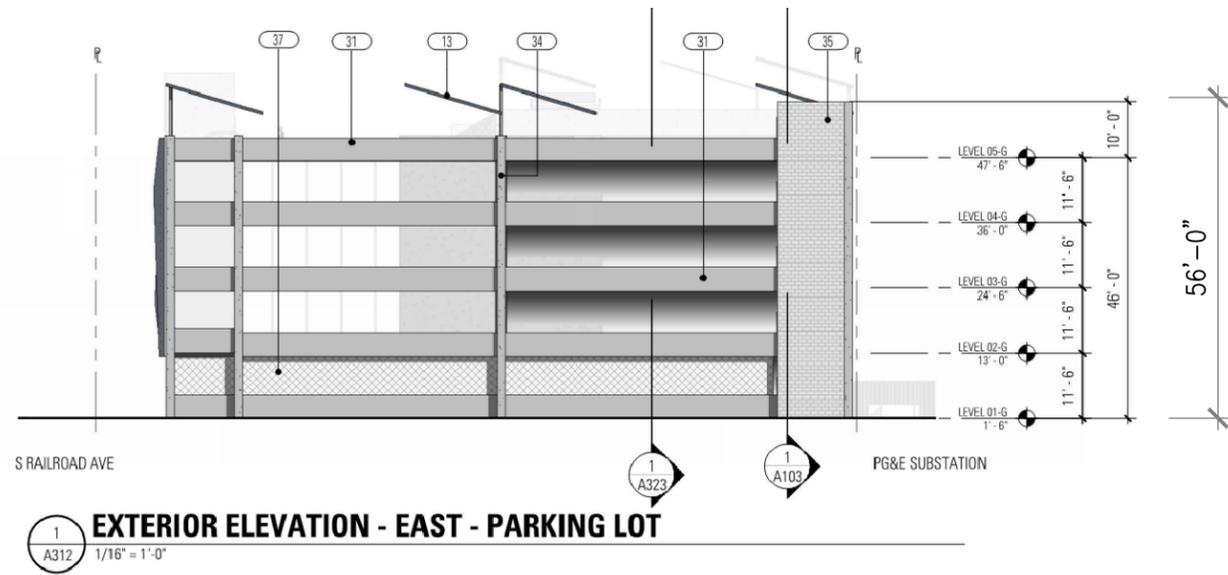
SOUTH BUILDING ELEVATION

SCALE : NTS

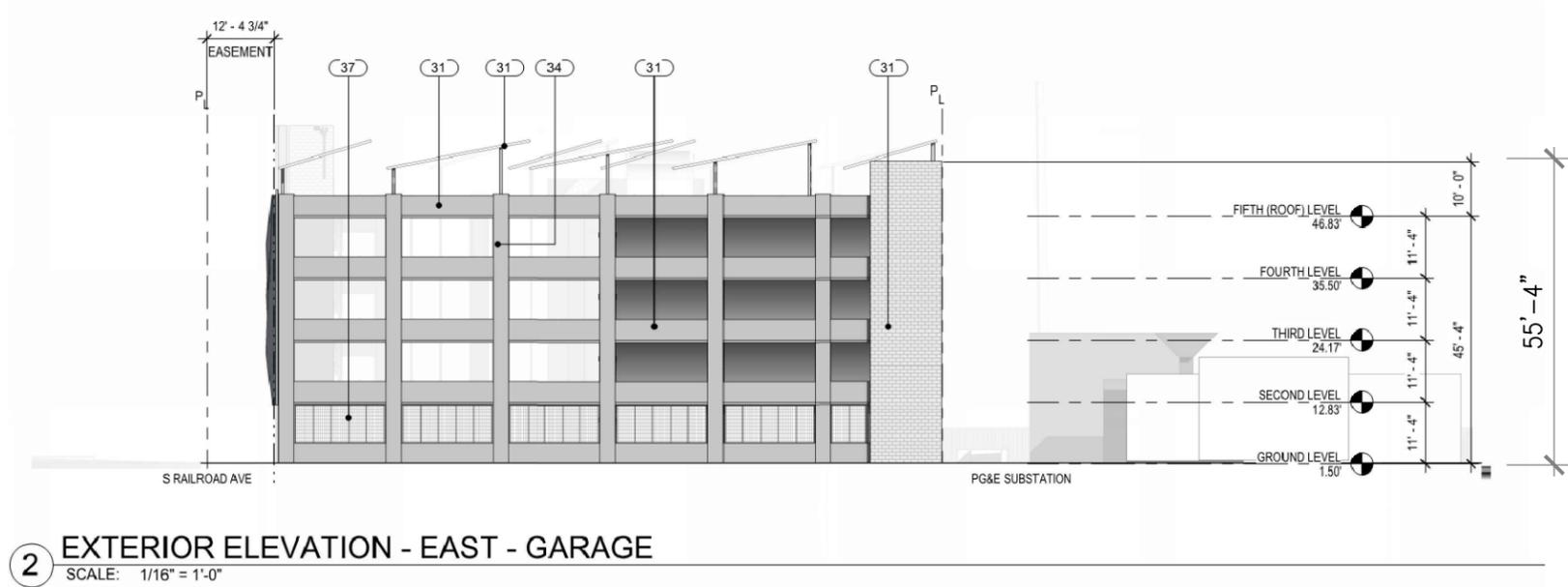
JOB NO. 20-357  
10-30-20

DOWNTOWN SAN MATEO  
PARKING STRUCTURE  
SAN MATEO, CALIFORNIA





AS ENTITLED



AS PROPOSED

EAST BUILDING ELEVATION

SCALE : NTS

JOB NO. 20-357  
10-30-20

DOWNTOWN SAN MATEO  
PARKING STRUCTURE  
SAN MATEO, CALIFORNIA

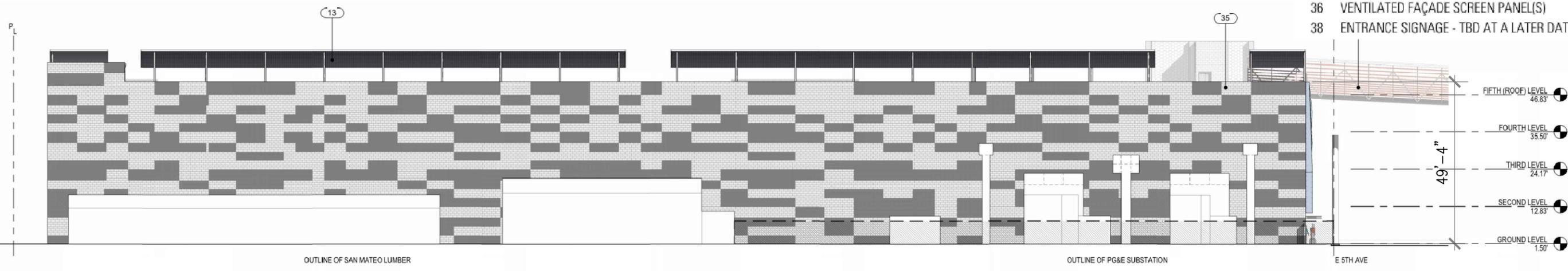




2  
A312  
**EXTERIOR ELEVATION - NORTH - GARAGE**  
1/16" = 1'-0"

AS ENTITLED

KEY	DESCRIPTION
6	METAL CANOPY & ADDRESS SIGNAGE
7	METAL GUARDRAIL
10	PEDESTRIAN BRIDGE
13	PV PANEL AT ROOF
14	POTENTIAL PUBLIC ART LOCATION
31	UPTRUNED CONC BEAM
32	VERTICAL FAÇADE SCREENING ELEMENT
33	EXTERIOR EGRESS STAIR
36	VENTILATED FAÇADE SCREEN PANEL(S)
38	ENTRANCE SIGNAGE - TBD AT A LATER DATE



1  
SCALE: 1/16" = 1'-0"  
**EXTERIOR ELEVATION - NORTH- GARAGE**

AS PROPOSED

NORTH BUILDING ELEVATION

SCALE : NTS

JOB NO. 20-357  
10-30-20

**DOWNTOWN SAN MATEO  
PARKING STRUCTURE**  
SAN MATEO, CALIFORNIA

