

HAYWARD PARK

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



BDE
ARCHITECTURE

SARES | REGIS

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PLANNING & BUILDING CODE SUMMARY

PROJECT DESCRIPTION

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

PROJECT ADDRESS:401 CONCAR DR
SAN MATEO, CA

PERMIT APPLICATION NUMBER:PA-2021-033

ASSESSOR'S PARCEL NUMBER:035-200-998

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

ZONING:TOD ZONING DISTRICT

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

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

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

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

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

DENSITY BONUS CALCULATIONS

SITE ACREAGE (AC)2.821

BASE DENSITY PER SPECIFUC PLAN50 DU/AC

BASE UNITS141

VERY LOW INCOME UNITS PROVIDED16

% OF BASE11.3%

DENSITY BONUS @ 11% VLI35%

BONUS HOUSING50

MAX UNITS FOR THE PROJECT191

NUMBER OF UNITS PROPOSED:

STUDIO(517 SF Avg):17 (9%)

1 BEDROOM(668 SF Avg):119 (63%)

2 BEDROOM(1067 SF Avg):55 (28%)

TOTAL:191 (100%)

BYCICLE PARKING

RESIDENTIAL SHORT-TERM REQUIRED:

STUDIO(17 DU @ 0.05/DU)=0.85

1BR(119 DU @ 0.05/DU)=5.95

2BR(55 DU @ 0.1/DU)=5.50

TOTAL12.3

RESIDENTIAL LONG-TERM REQUIRED:

STUDIO(17 DU @ 1/DU)=17

1BR(119 DU @ 1/DU)=119

2BR(55 DU @ 1.25/DU)=68.75

TOTAL204.75

PROJECT TOTAL REQUIRED BICYCLE PARKING=217.05

PROVIDED:

RESIDENTIAL SHORT-TERM (SIDEWALK)=16

RESIDENTIAL LONG-TERM (BIKE ROOMS)=205

PROJECT TOTAL PROVIDED BICYCLE PARKING=221

PROVIDED PUBLIC BIKE PARKING=50

VEHICLE PARKING

(Parking per 2021 State Bonus Density Law)

RESIDENTIAL:

STUDIO(17 DU @ 0.5/DU)=8.5

1BR(119 DU @ 0.5/DU)=59.5

2BR(55 DU @ 0.5/DU)=27.5

TOTAL95.5

CITY OF SAN MATEO PARKING REQUIREMENTS FOR REFERENCE:

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

RESIDENTIAL:

STUDIO(17 DU @ 1.5/DU)=25.5

1BR(119 DU @ 1.8/DU)=214.2

2BR(55 DU @ 2.0/DU)=110

TOTAL349.7

REQUIRED:96 SPACES

PROVIDED:192 SPACES

TOTAL FLR AREA FOR PKG REQUIREMENTS: 58,356 SF

VEHICLE PARKING BREAKDOWN:

ASSIGNED RESIDENTIAL STALLS:

STANDARD AND COMPACT STALLS76

ACCESSIBLE STALLS (CBC 1109A)2

VAN ACCESSIBLE STALLS1

EVCS STALLS25

EVCS VAN ACCESSIBLE STALLS2

UNASSIGNED (GUEST) RESIDENTAIL STALLS:

STANDARD AND COMPACT STALLS10

VAN ACCESSBILE STALLS (CBC 1109A)1

EVCS STALLS2

EVCS VAN ACCESSIBLE STALLS1

CALTRAIN PUBLIC STALLS:

ACCESSIBLE STALLS (CBC 1109A)0

VAN ACCESSIBLE STALLS0

TOTAL PARKING STALLS120

MAXIMUM BUILDING HEIGHT:

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

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

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

(ROOF PEAK FROM EXISTING GRADE)

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

OCCUPANCY GROUPS:

RESIDENTIALR-2, B, A-3

STORAGE (GARAGE)S-2

CONSTRUCTION TYPE:

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

S-2TYPE I-A, FULLY SPINKLERED

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

PROPOSED AREA BY CONSTRUCTION TYPE:

SEE SHEET 1 FOR BUILDING AREAS BY CONSTRUCTION TYPE

FIRE-RESISTANCE RATING REQUIREMENTS:

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

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

STRUCTURAL FRAME3-HR REDUCE TO 1 1/2-HR FOR ROOF SUPPORT

EXTERIOR BEARING WALLS3-HR

INTERIOR BEARING WALLS3-HR REDUCE TO 1 1/2-HR FOR ROOF SUPPORT

INT. NONBEARING WALLS0-HR

FLOOR CONSTRUCTION2-HR

ROOF CONSTRUCTION1 1/2-HR

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

FIRE SEP. DIST.

OCCUPANCIES: GROUP A, M, R-2 & S-2

X < 51 HR.

5 ≤ X < 101 HR.

10 ≤ X < 301 HR.

X ≥ 300 HR.

ACCESSIBILITY

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

APPLICABLE CODES

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

FLOOR AREA:

MAIN STRUCTURES(E) - NONE (N) - 235,195 SF

DET. ACCESS STRUCT.(E) - NONE (N) - NONE

TOTAL FLR AREA(E) - NONE (N) - 235,195 SF

EXISTING INT FLOOR AREA TO BE REMODELED: NONE

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


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

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

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

SOLAR:

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



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PROJECT TEAM

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SAN MATEO CITY CHARTER AND MUNICIPAL CODE

TITLE 27: ZONING
CHAPTER 27.04: DEFINITIONS

27.04.200 FLOOR AREA.
(A) DEFINITIONS.

(1) FLOOR AREA. FLOOR AREA MEANS THE SUM OF THE GROSS HORIZONTAL AREAS OF ALL PRINCIPAL AND ACCESSORY BUILDINGS AND ABOVE GRADE COVERED PARKING ON A ZONING PLOT.

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

(B) MEASUREMENT, OTHER THAN SINGLE-FAMILY DWELLINGS IN R1 ZONING DISTRICTS.

(1) FLOOR AREA IS MEASURED FROM THE EXTERIOR FAÇADE OF THE BUILDING'S WALL PLANES, FROM THE CENTERLINE OF PARTY WALLS, OR FROM A LINE THREE FEET FROM THE EDGE OF AN EAVE, WHICHEVER PRODUCES THE LARGEST FLOOR AREA. STORIES EXCEEDING 15 FEET IN HEIGHT SHALL BE COUNTED AS ADDITIONAL FLOOR AREA, WITH THE EXCEPTION THAT GROUND FLOOR RETAIL MAY BE UP TO 18 FEET IN HEIGHT MEASURED FROM FIRST FINISH FLOOR TO SECOND FINISH FLOOR BEFORE BEING COUNTED AS ADDITIONAL FLOOR AREA. FLOOR AREA ALSO INCLUDES ALL ACCESSORY STRUCTURES ON THE SITE AND BASEMENTS THAT MEET THE DEFINITION IN SUBSECTION (C)(5).

(2) EXCLUSIONS. THE FOLLOWING ARE NOT COUNTED AS FLOOR AREA:

(A) COVERED OR OPEN COURTS, AND ATRIUMS, ON THE GROUND FLOOR, PROVIDED THAT THE AREA IS NOT USED AS DWELLING, OFFICE, RETAILING, OR REQUIRED ACCESS;

(B) IN MULTIPLE-LEVEL BUILDINGS, COVERED COURTS, IF THE RETAILING USES ARE OPEN TO THE PUBLIC. MULTIPLE-LEVEL STAIRWELLS AND ELEVATORS SHALL BE COUNTED ONLY AS GROUND FLOOR AREA;

(C) COVERED WALKWAYS AND BALCONIES;

(D) FIRST FLOORS, MECHANICAL AREAS, PENTHOUSE, AND TOP FLOORS ARE COUNTED ONLY ONCE AS FLOOR AREA, REGARDLESS OF HEIGHT;

(E) BICYCLE PARKING FACILITIES;

(F) FLOOR AREA DESIGNATED FOR DAY CARE CENTERS ACCESSORY TO AND INTENDED TO SERVE A MULTI-FAMILY, COMMERCIAL, OFFICE OR MANUFACTURING USE. SUCH FLOOR AREA MAY BE LOCATED WITHIN THE PRIMARY STRUCTURE OR MAY BE IN A FREESTANDING STRUCTURE ACCESSORY TO THE PRIMARY STRUCTURE;

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

UNIT AND AREA SUMMARY

Date 03/18/2022

CONSTRUCTION TYPE: TYPE IA / TYPE VA
FLOORS: 1 CONCRETE / 4 WOOD

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

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

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

OFF STREET PARKING - RESIDENTIAL

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

UNIT TYPE	PKG RATIO	#UNITS	PKG REQ'D
STUDIO	0.5	17	8.5
1 BDRM	0.5	119	59.5
2 BDRM	0.5	55	27.5
GUEST	0	191	0
TOTAL		191	96

TOTAL PARKING PROVIDED	192
PARKING RATIO PROVIDED	1

FLOOR	STANDARD	COMPACT	EV	ACCESS	VAN ACCES	TOTAL
GARAGE	62	25	29	2	2	120
LOT	16	51	1	2	2	72
TOTAL	78	76	30	4	4	192



AERIAL CONTEXT MAP



BIRDS-EYE VIEW



STREET VIEW #1



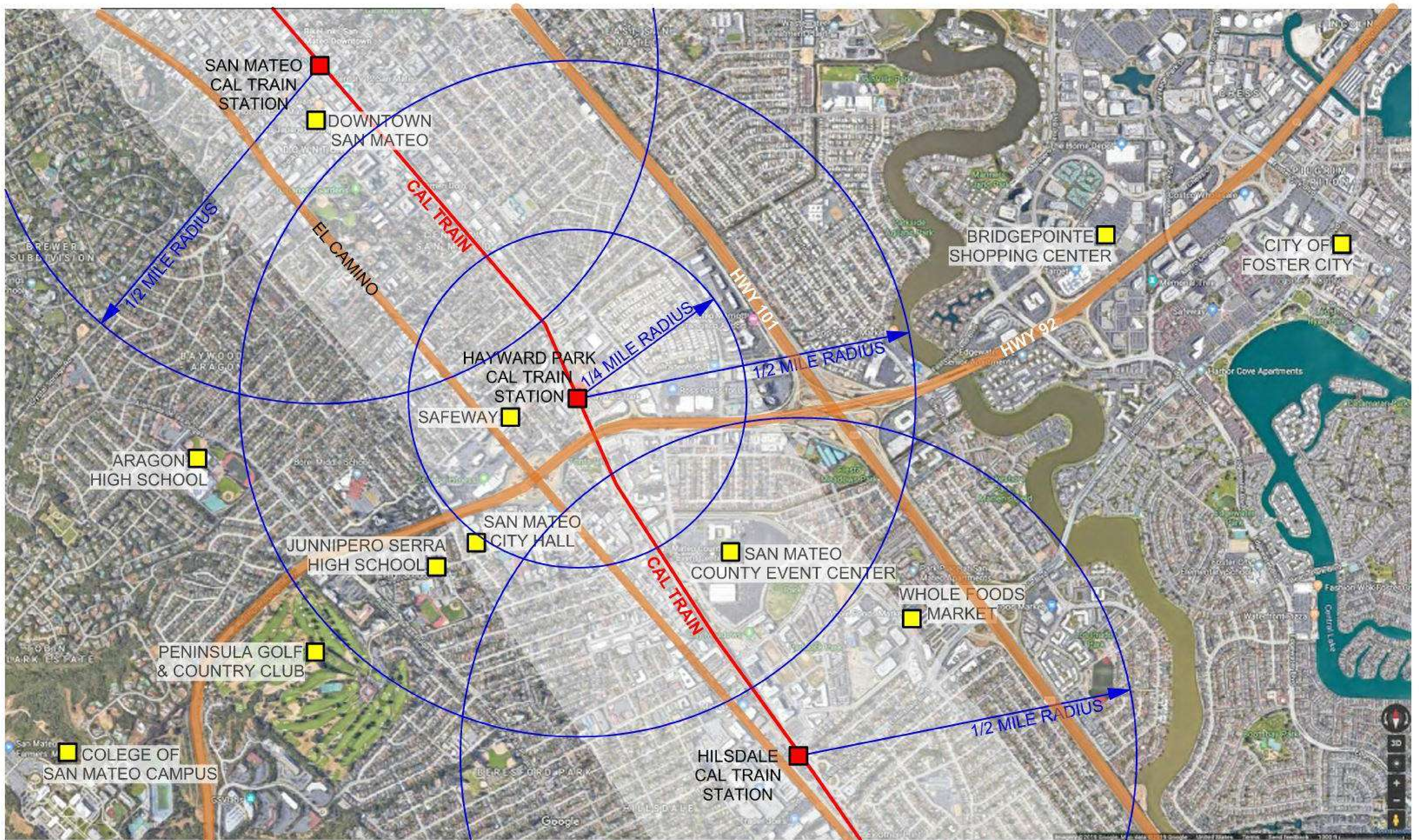
STREET VIEW #3



STREET VIEW #2



STREET VIEW #4

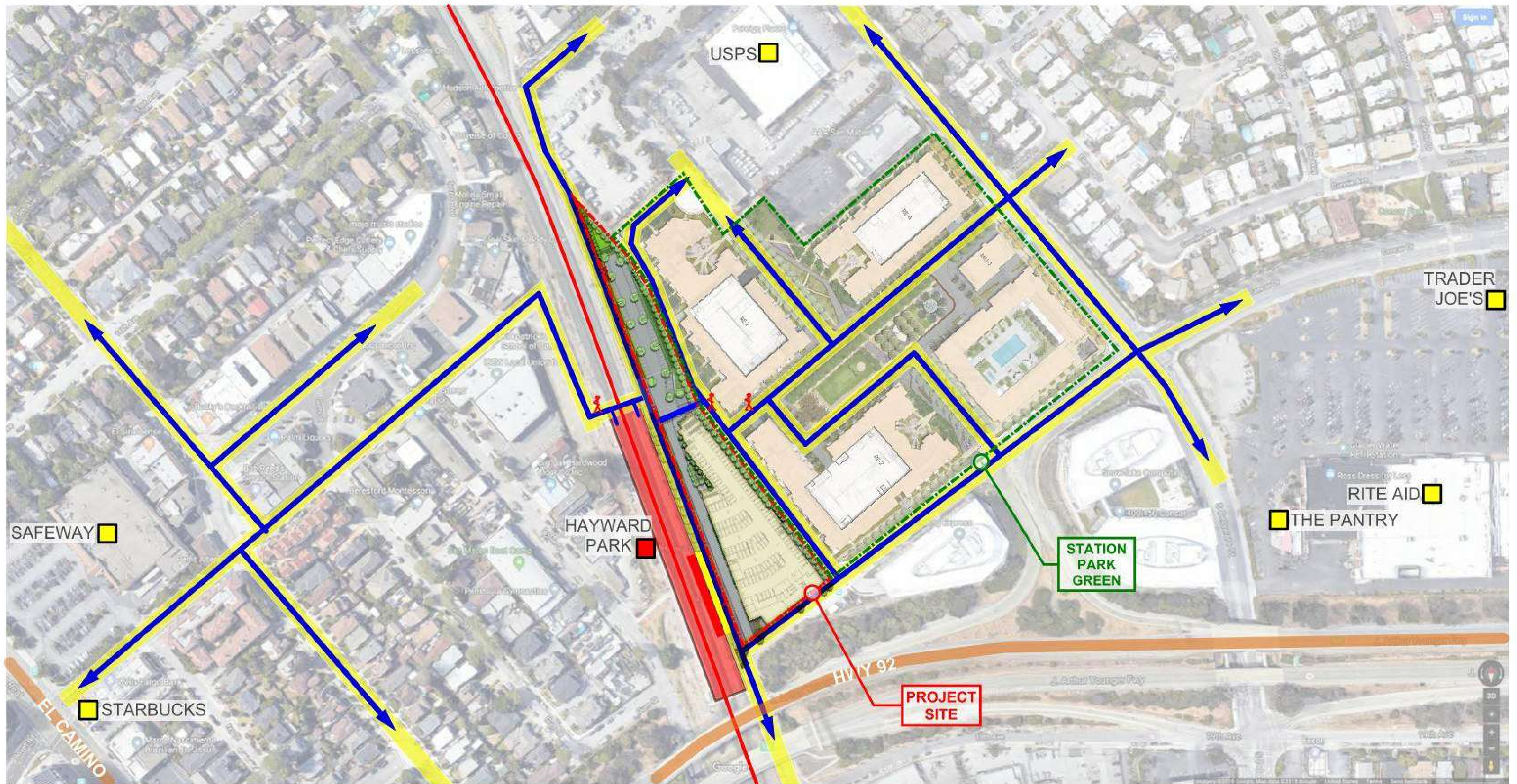


— CAL TRAIN RAILROAD

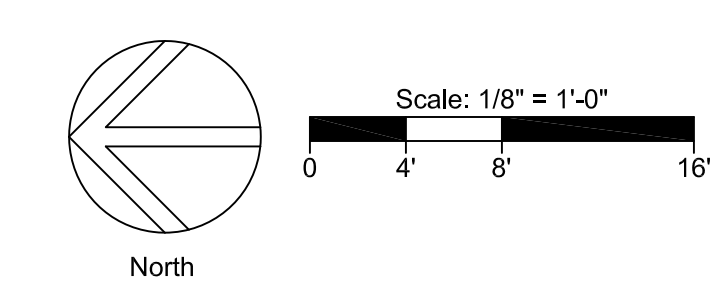
■ CAL TRAIN STATION

■ LANDMARK

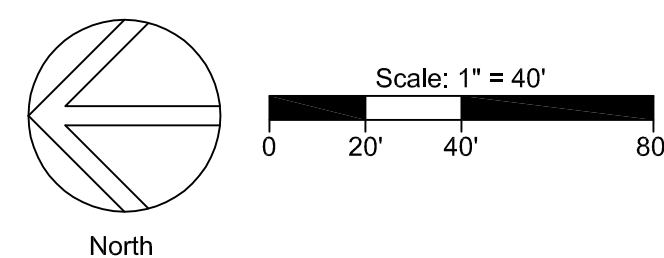
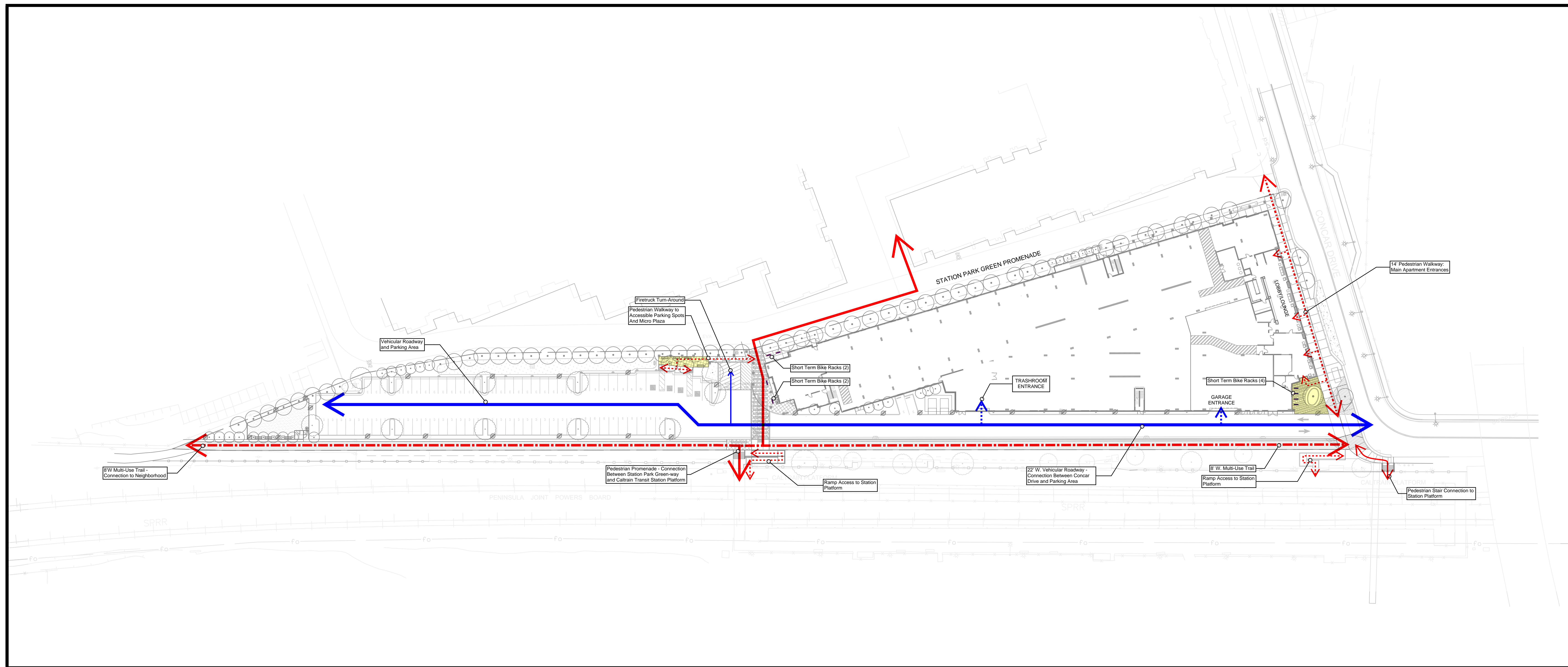
1000 FEET



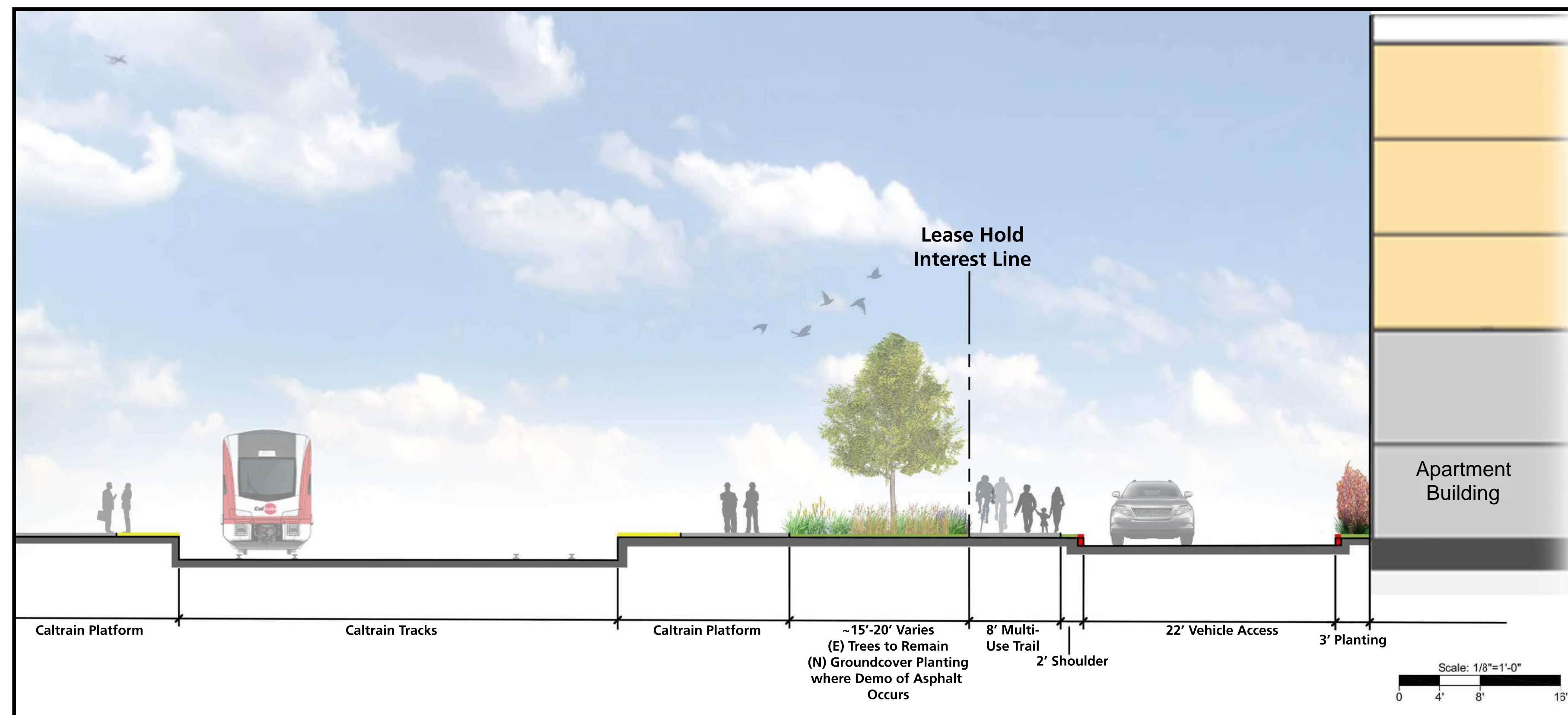




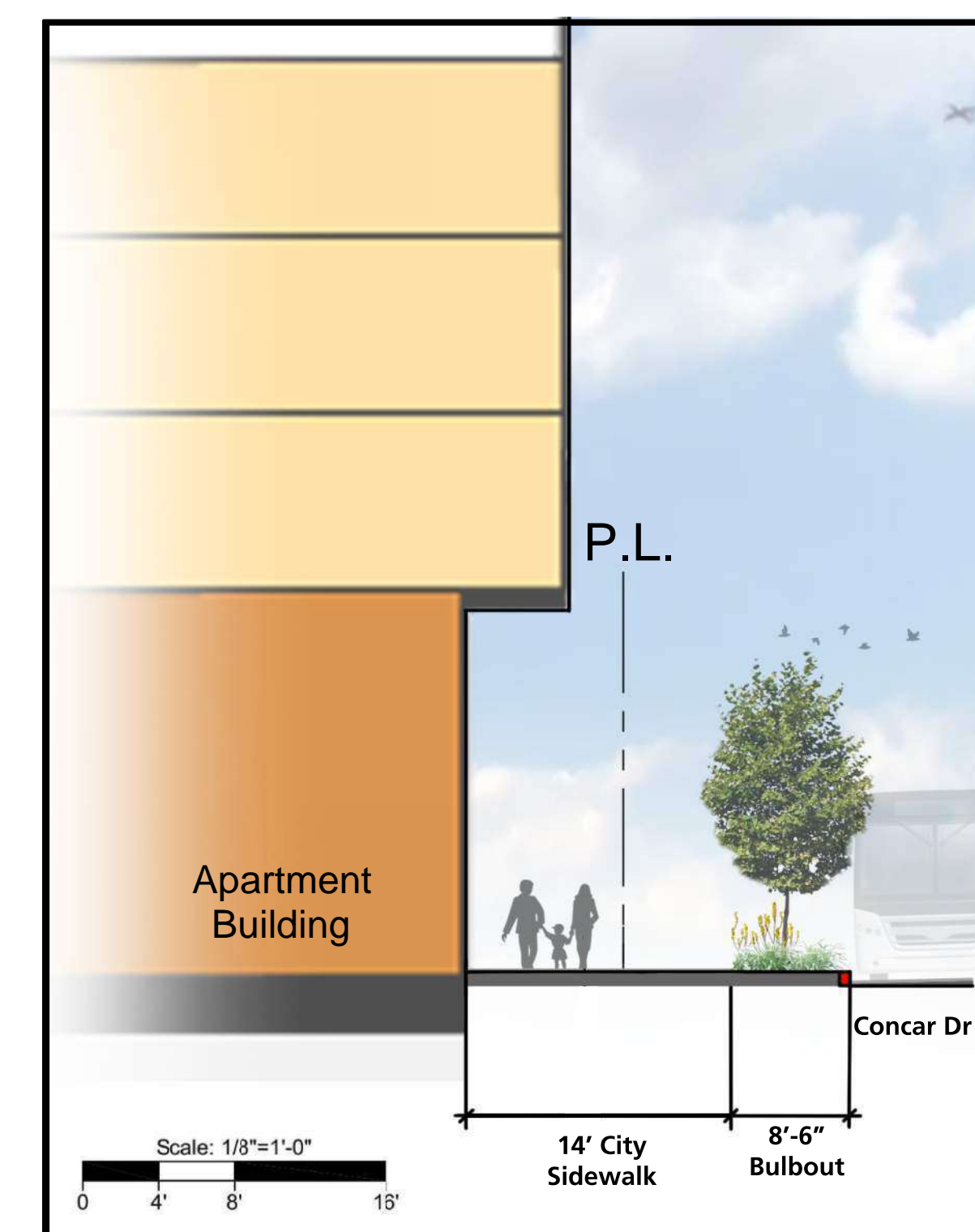
SECOND FLOOR PODIUM PLAN



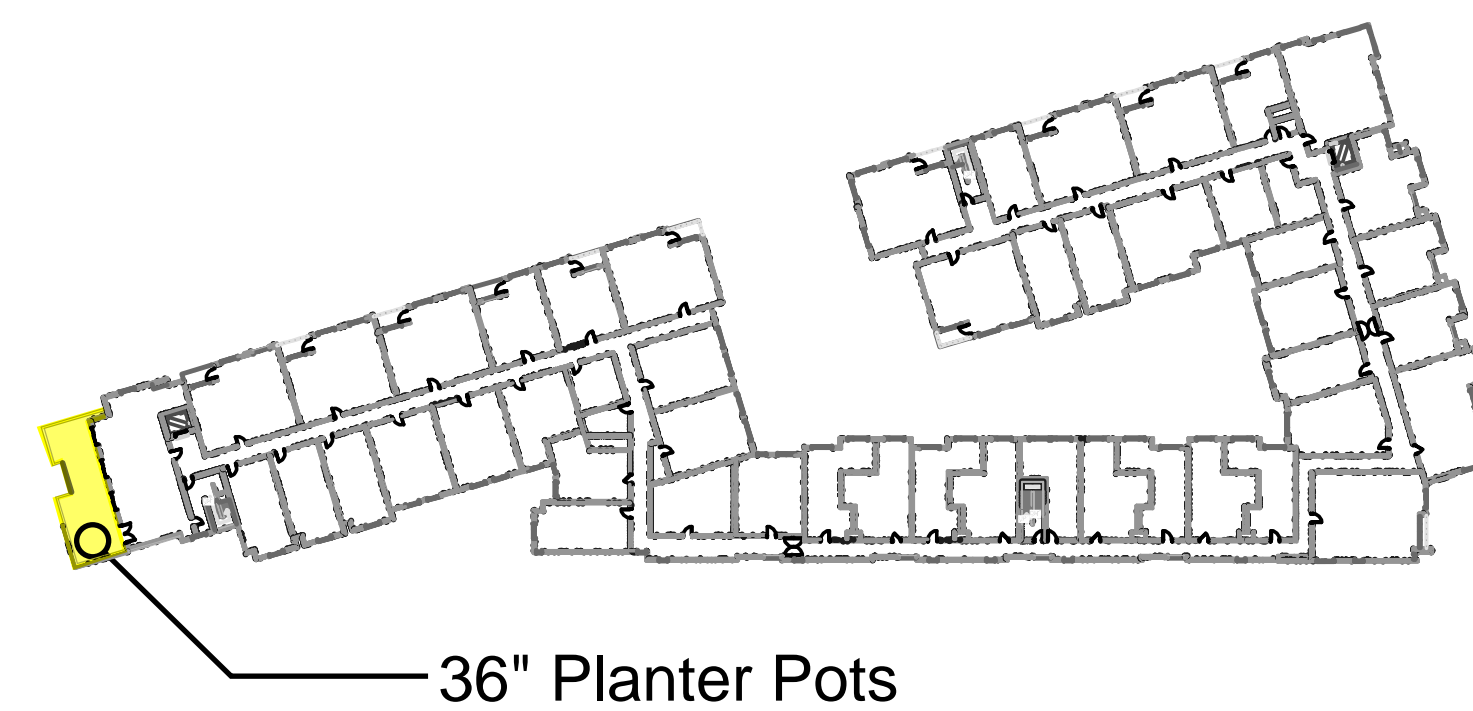
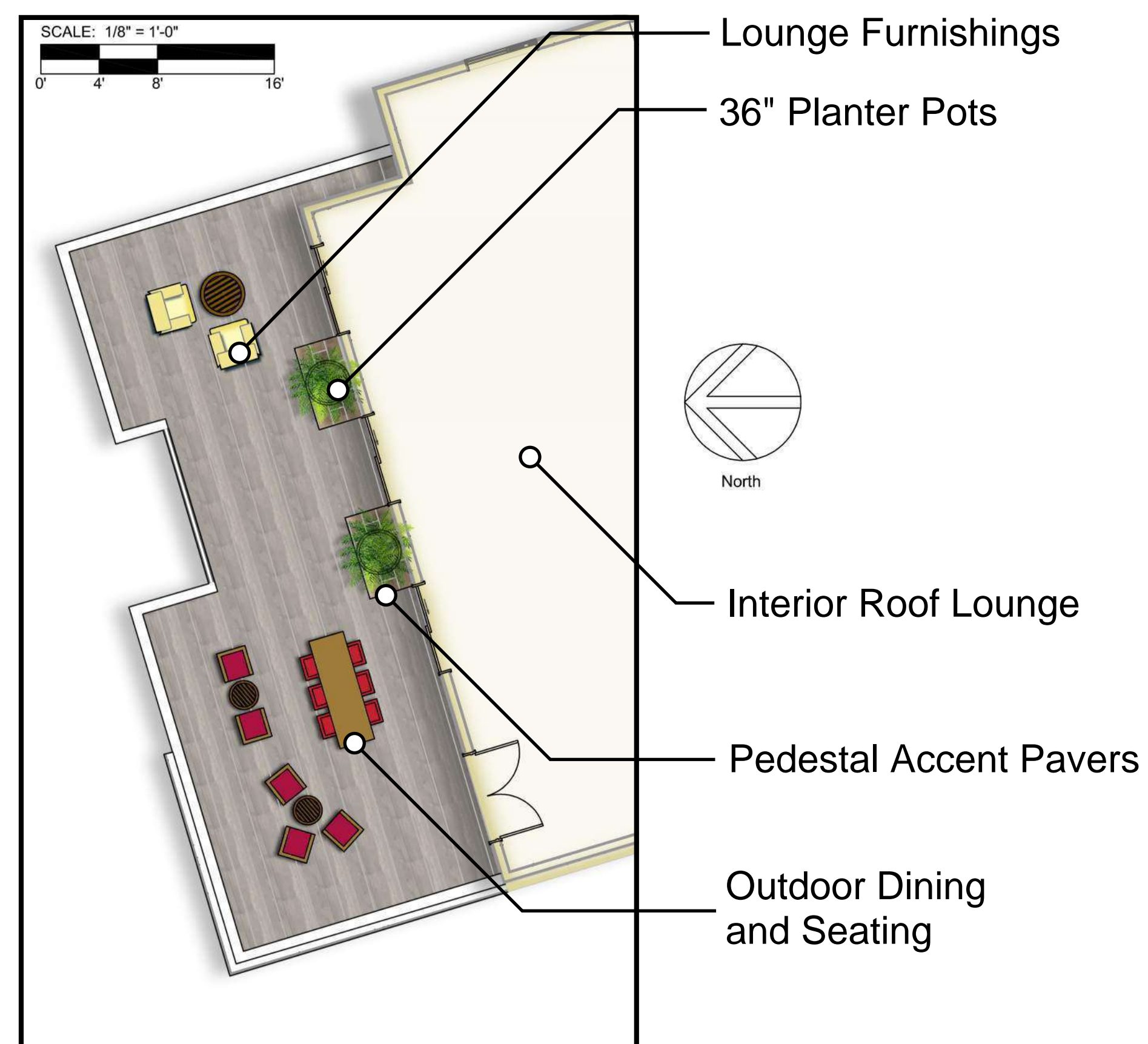
SITE CIRCULATION DIAGRAM



APARTMENT BUILDING / CALTRAIN STATION SECTION



CONCAR DRIVE
FRONTAGE SECTION



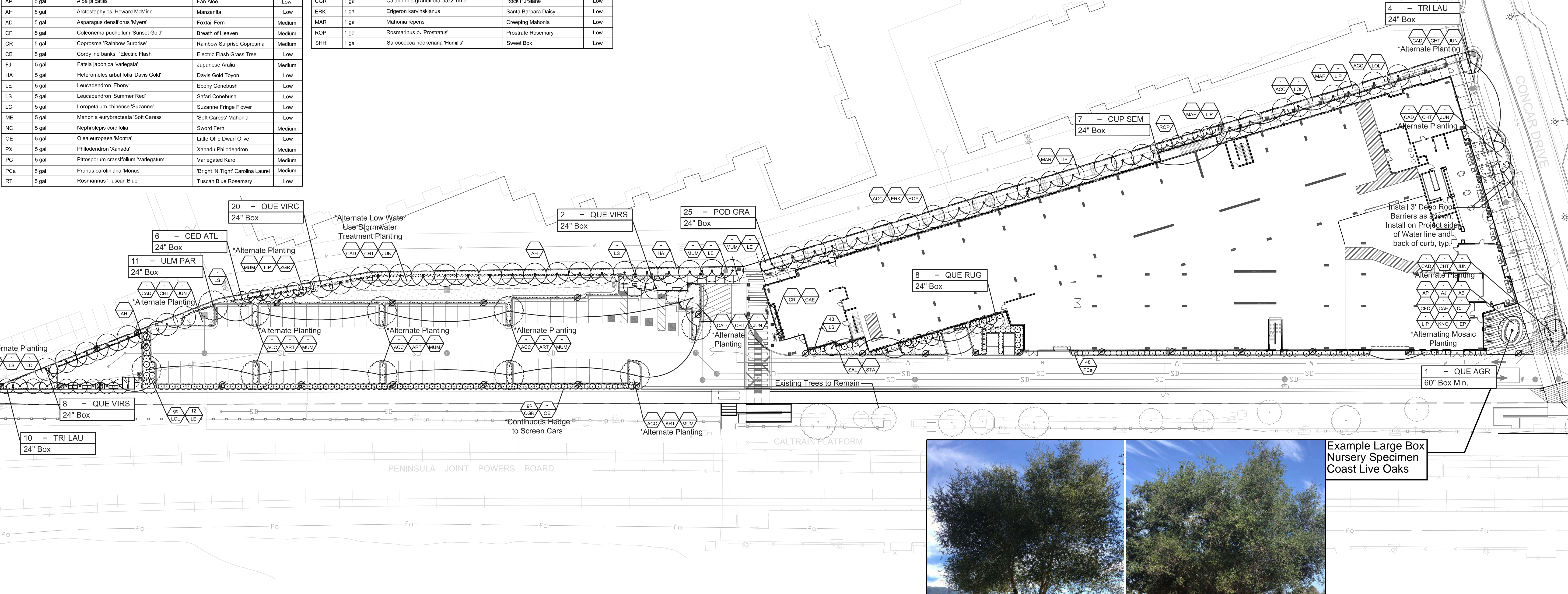
5th FLOOR OUTDOOR PATIO DECK

PLANT PALETTE

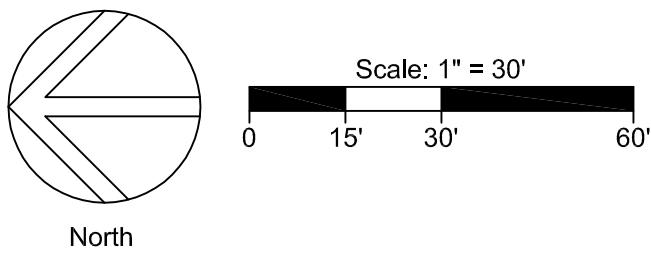
TREES					
KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS
ACE BUE		24" box standards unless noted otherwise	Acer buergeranum	Trident Maple	Medium
CAL CIT			Callistemon citrinus	Lemon Bottlebrush	Low
CED ATL			Cedrus Atlantica 'Glauca fastigiata'	Upright Blue Atlas Cedar	Medium
CUP SEM			Cupressus sempervirens	Italian Cypress	Low
OLE EUR			Olea europea 'Swan Hill'	Swan Hill Olive	Low
POD GRA			Podocarpus gracilior	Fern Pine	Medium
QUE AGR			Quercus agrifolia	Coast Live Oak	Low
QUE GRA			Quercus gravesii	Graves Oak	Low
QUE HYP			Quercus hypoleucoides	Silver Leaf Oak	Low
QUE OBL			Quercus oblongifolia	Mexican Blue Oak	Low
QUE RUG			Quercus rugosa	Netleaf Oak	Low
QUE VIRC			Quercus virginiana 'Cathedral'	Cathedral Live Oak	Low
QUE VIRS			Quercus virginiana 'Sky Climber'	Sky Climber Live Oak	Low
TRI LAU			Tristania laurina	Water Gum	Medium
ULM PAR			Ulmus parvifolia 'Drake'	Drake Chinese Elm	Medium
SHRUBS					
KEY		SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS
AB	5 gal		Agave x 'Blue Flame'	Blue Flame Agave	Low
AJ	5 gal		Aloe 'Johnson's Hybrid'	Johnson's Aloe	Low
AP	5 gal		Aloe plicatilis	Fan Aloe	Low
AH	5 gal		Arctostaphylos 'Howard McMin'	Manzanita	Low
AD	5 gal		Asparagus densiflorus 'Myers'	Foxtail Fern	Medium
CP	5 gal		Coleonema puchellum 'Sunset Gold'	Breath of Heaven	Medium
CR	5 gal		Coprosma 'Rainbow Surprise'	Rainbow Surprise Coprosma	Medium
CB	5 gal		Cordyline banksii 'Electric Flash'	Electric Flash Grass Tree	Low
FJ	5 gal		Fatsia japonica 'variegata'	Japanese Aralia	Medium
HA	5 gal		Heteromeles arbutifolia 'Davis Gold'	Davis Gold Toyon	Low
LE	5 gal		Leucadendron 'Ebony'	Ebony Conebush	Low
LS	5 gal		Leucadendron 'Summer Red'	Safari Conebush	Low
LC	5 gal		Loropetalum chinense 'Suzanne'	Suzanne Fringe Flower	Low
ME	5 gal		Mahonia eurybracteata 'Soft Caress'	'Soft Caress' Mahonia	Low
NC	5 gal		Nephrolepis cordifolia	Sword Fern	Medium
OE	5 gal		Olea europaea 'Montra'	Little Ollie Dwarf Olive	Low
PX	5 gal		Philodendron 'Xanadu'	Xanadu Philodendron	Medium
PC	5 gal		Pittosporum crassifolium 'Variegatum'	Variegated Karo	Medium
PCa	5 gal		Prunus caroliniana 'Monus'	'Bright 'N' Tight' Carolina Laurel	Medium
RT	5 gal		Rosmarinus 'Tuscan Blue'	Tuscan Blue Rosemary	Low

GRASSES / PERENNIALS				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS
ART	1 gal	Artemisia a. 'Powis Castle'	Wormwood	Low
CJT	1 gal	Calandrinia grandiflora 'Jazz Time'	Rock Purslane	Low
CFC	1 gal	Carex comans 'Frosted Curtis'	Hair Sedge	Medium
CAD	1 gal	Carex divulsa	Berkeley Sedge	Low
CAE	1 gal	Carex elata 'Aurea'	Bowes Golden Sedge	Medium
CHT	1 gal	Chondropetalum tectorum	Cape Reed	Low
HEP	1 gal	Hesperaloe parviflora	Red Yucca	Low
JUN	1 gal	Juncus patens	Common Rush	Low
KNC	1 gal	Kniphofia 'Christmas Cheer'	Red Hot Poker	Low
LIP	1 gal	Libertia peregrinans	Orange Libertia	Low
LOL	1 gal	Lomandra longifolia 'Platinum Beauty'	Variegated Dwarf Mat Rush	Low
MUM	1 gal	Muhlenbergia c. 'Regal Mist'	Dwarf Deer Grass	Low
SAL	1 gal	Salvia clevelandii	Cleveland Sage	Low
STA	1 gal	Stipa arundinacea	New Zealand Wind Grass	Low
ZGR	1 gal	Zauschneria californica 'Ghostly Red'	California Fuschia 'Ghostly Red'	Low
GROUNDCOVERS				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS
ACC	1 gal	Acacia cognata 'Cousin Itt'	Cousin Itt Plant	Low
CGR	1 gal	Calandrinia grandiflora 'Jazz Time'	Rock Purslane	Low
ERK	1 gal	Erigeron karvinskianus	Santa Barbara Daisy	Low
MAR	1 gal	Mahonia repens	Creeping Mahonia	Low
ROP	1 gal	Rosmarinus o. 'Prostratus'	Prostrate Rosemary	Low
SHH	1 gal	Sarcococca hookeriana 'Humilis'	Sweet Box	Low

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



Example Large Box Nursery Specimen Coast Live Oaks

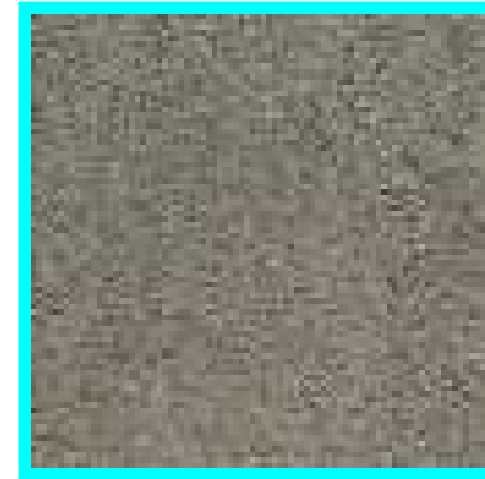


LANDSCAPE PLANTING PLAN

ACCENT PAVING LEGEND



Type 1



Type 2

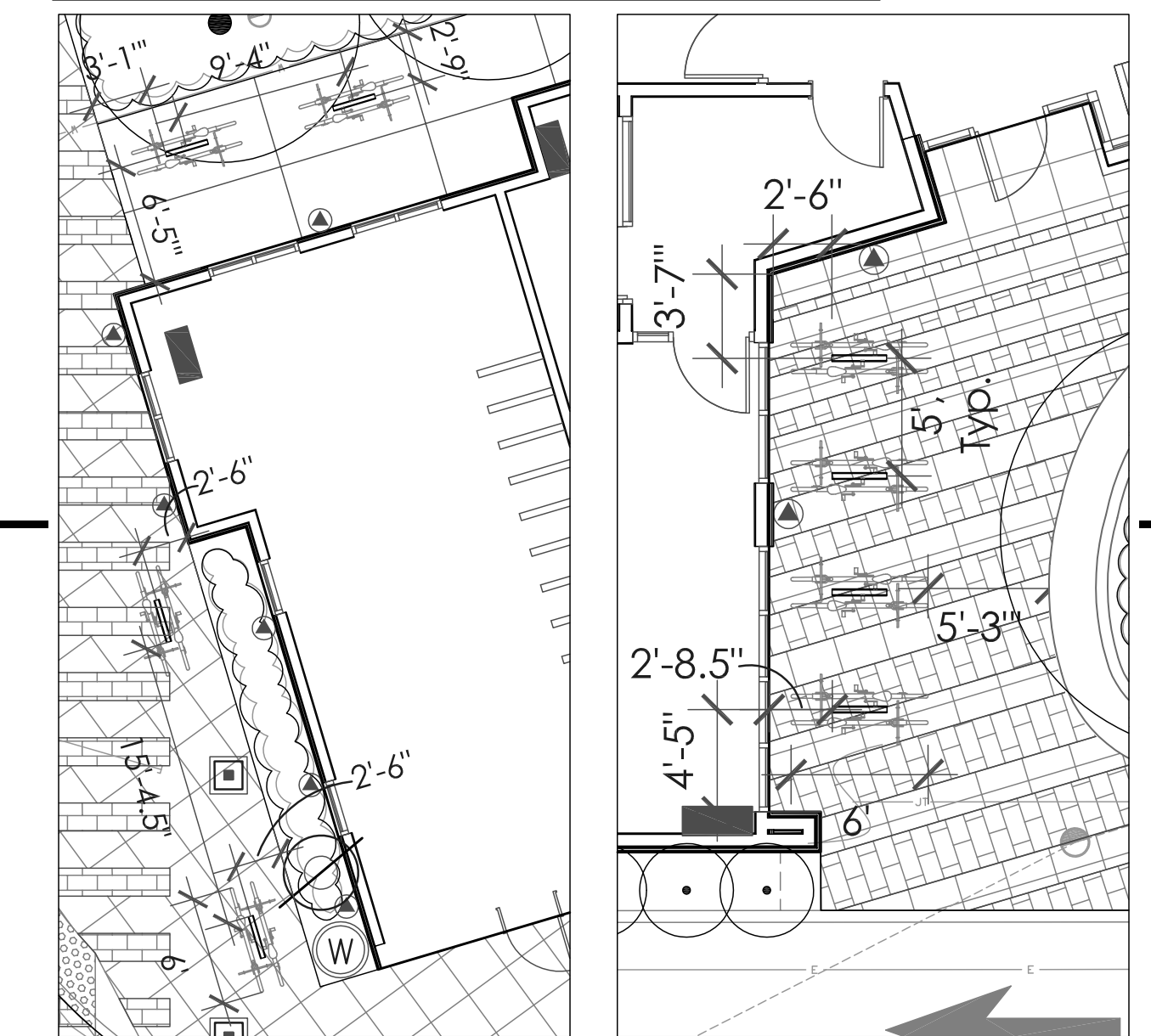


ANOVA: Metrix
4' Contour
Bench, Typ. 5



Kim Lighting:
Pavilion Round
Bollard Light Fixtures

BIKE RACK DIMENSIONING



Palmer Group: Stainless Steel, In
Ground, Bike Parking Welle Circular
Rack, Typ. of 8 (16 Spaces)



Custom Planter with Integrated Seating
and Specimen Tree

Existing Fence to Remain - Modify Fence at Station
Park Green Connection to Accommodate Pass Through

6' h. Metal Picket Fence and Gate

Bike Racks (4)

Type 2 Paving

Type 1 Paving

New Caltrain Platform Entrance
Signage at North and South Pedestrian
Entrances (Material, Color, and Layout
to be coordinated with Caltrain)



Artificial Turf Dog Run -
Heavenly Greens
Pedigree Artificial Turf



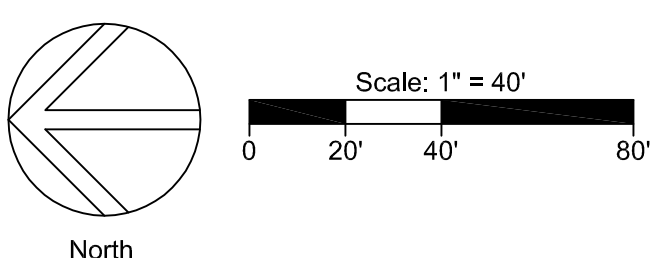
Dog Run Fencing - 5' H.
Black Vinyl Coated Chain
Link (2" Mesh) with Top
and Bottom Rails



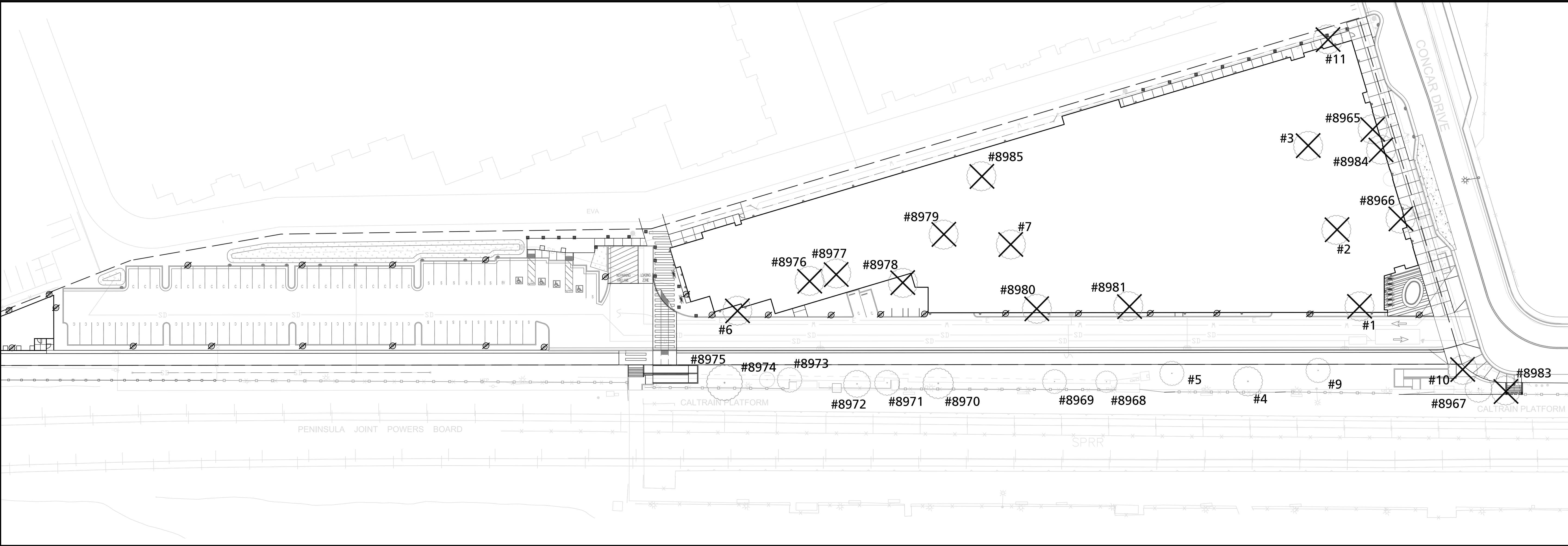
Dog Waste
Station Green
Powder Coated
Aluminum



Pedestrian Fountain
with Pet Bowl and Hose
Bibb - Autumn Bronze
EG-03 Stainless Steel



SITE HARDSCAPES AND FURNISHINGS PLAN



DISPOSITION TABLE

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

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

#	SPECIES	DBH (in)	SAVE/REMOVE	LU REMOVED
8970	Brisbane Box (Lophostoma conferta)	6.3	Save	
8971	Brisbane Box (Lophostoma conferta)	7.8	Save	
8972	Brisbane Box (Lophostoma conferta)	7.8	Save	
8973	Brisbane Box (Lophostoma conferta)	7.3	Save	
8974	Brisbane Box (Lophostoma conferta)	6.2	Save	
8975	Brisbane Box (Lophostoma conferta)	8.3	Save	
8976	Bradford Pear (Pyrus calleryana 'Bradford')	6.7	Remove	2.50
8977	Bradford Pear (Pyrus calleryana 'Bradford')	6.2	Remove	2.15
8978	Bradford Pear (Pyrus calleryana 'Bradford')	7.9	Remove	2.64
8979	Brisbane Box (Lophostoma conferta)	8.0	Remove	5.54
8980	Brisbane Box (Lophostoma conferta)	7.0	Remove	1.93
8981	Bradford Pear (Pyrus calleryana 'Bradford')	7.0	Remove	1.73
8983	Brisbane Box (Lophostoma conferta)	10.4	Remove	6.93
8984	Brisbane Box (Lophostoma conferta)	6.1	Remove	4.16
8985	Chinese Pistache (Pistacia chinensis)	6.3	Remove	2.31

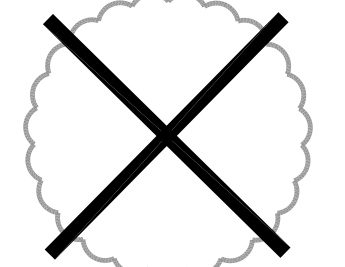
REQUIRED TREE PLANTING CALCULATION

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

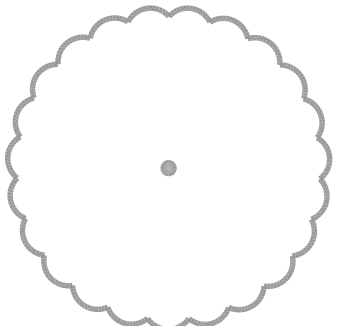
NEW TREES

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

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



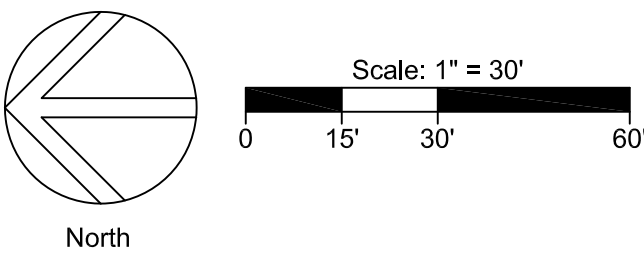
EXISTING TREE
TO BE
REMOVED



EXISTING TREE
TO REMAIN

TREE PROTECTION/DISPOSITION NOTES

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



TREE DISPOSITION PLAN

May 25, 2022

David Yang
Project Manager
Sares Regis, Regis Homes
901 Mariners Island Boulevard, Suite 700
San Mateo, CA 94404
(650)377-5725 - O (734)945-9966 - C

RE: AMENDED ARBORIST REPORT FOR HAYWARD PARK STATION
COMPLEX DEVELOPMENT, SAN MATEO, CA

Dear Mr. Yang,

Thank you for the opportunity to provide arborist consulting services for the Hayward Park Station development project.

Summary: The site was revisited on July 17, 2021 and the trees were re-measured and all site information updated for the current report. There were 50 trees growing on the site and some are growing on adjacent sites. Thirty trees were under 6 inches diameter and 21 trees were 6 inches diameter and greater, all measured at 4 feet above grade.

Twelve 6-inch diameter trees and greater are proposed for removal. There are 49.36 or rounded up to 50 total landscape units required to mitigate the removed trees.

Assignment: Your company contacted our office on July 12, 2021 requesting an updated revised arborist report to meet the Heritage Tree identification and Landscape Unit requirements for development, and other comments after review by the City of San Mateo. We agreed to schedule the site visit for Saturday, July 17, 2021. The tools used in the inspection were: Diameter tape, tape measure, hammer, nails, tree tags, and camera. You contacted us on May 24 to revise the report based on retaining trees growing along the railroad tracks side of the property. This is the amended report with the revised calculations.

Observations: The site was re-visited on Saturday, July 27, 2019, at approximately 3:30 pm. There were fifty (50) trees present on an existing parking lot area which has been partially fenced in two sections with construction trailers and other trailers and equipment storage. 21 trees were 6 inches and larger and 30 trees were under 6 inches. The predominant two trees were 28 Crape Myrtle (*Lagerstroemia indica*) all undersized, and 15 Brisbane Box (*Lophostemon confertus*). There also were 4 Flowering Pear (*Pyrus calleryana*) cultivars, 3 Southern Magnolia (*Magnolia grandiflora*), and 3 Chinese Pistache (*Pistacia chinensis*). Most of the trees growing in planter islands appeared to have circular root barriers installed around the root balls. Some of the

1243 High Street, Auburn, CA 95603
Office: (530) 745-4096 Direct: (650) 740-3461
www.CalTLC.com

barriers stuck up above the soil and some were buried beneath the soil and evident from soil moved away. A few trees had surface roots that had grown over the barrier and some of the barriers had failed with roots growing through the barrier material.

There was a row of Brisbane Box trees growing in a planting space along the westerly side of the property and the east side of the train station platform and fence. The planter width ranged from approximately 4.5 feet to 6.5 feet. All of the Brisbane Box trees along the railroad tracks were growing under electrical overhead power lines. On the south side of the property where the street bends south parallel to the railroad tracks there were trees planted that may be off property following the lot line on the plans. There were bamboo growing on the east side of the fence apparently off property and some foliage extended into the subject property by up to 5 feet.

The Brisbane Box were growing alongside the railroad tracks and in planting areas. The Magnolia trees were growing in the planter on the railroad tracks side of the property. The Flowering Pear trees were growing in islands in the parking lot. The Crape Myrtle were growing in islands in the parking lot. The Chinese Pistache were along the railroad tracks and in islands in the parking lot.

The tree condition of trees six inches diameter and greater was assessed by a combination of health and structure. Health was considered based on leaf size, color, density, live and dead branches, trunk flare and trunk condition, and surface roots present. Structure was assessed based on branch structure, branch attachments, decay or cavities, end weights, branch leverage, and branch structure. The tree condition rating scale is:

5	Excellent	81-100	Found to have none to few defects or decay, and high vigor, mitigation required
4	Good	61-80	Found to have few defects or decay, above average vigor, mitigation required
3	Fair	41-60	Found to have mitigatable defects, limited decay, average vigor, mitigation required
2	Poor	21-40	Found to have significant defects, decay, lower vigor, no mitigation
1	Very poor	120	Found to have significant defects, decay, low declining vigor, no mitigation
0	Dead	0	Found to be dead, no mitigation

The tree observation data is shown on the attached 5-page Hayward Park Station Tree List.

Other testing or examination: No additional testing or examination was requested at the time of the inspection or found necessary.

Discussion: The site is a parking lot that is proposed to be converted to housing. The site had fencing in the middle of the parking lot for both construction trailers and other trailers and supply storage. Some parking spaces were available for commuters. The site is two parking lots and the north parking lot was fenced off to use had no trees growing in it.

The purpose of the inspection was to provide the total amount of Landscape Units present on the site to be utilized in evaluating the project submittal. For this calculation only trees 6 inches diameter and greater are considered. In the Landscape Unit calculation, species, condition, location, rounded trunk diameter, and adjustments for location in the building area and heritage tree designation. There were 50 trees on the property at the time of the inspection. Each tree was measured with a diameter tape at 48 inches above grade. Twenty-one (21) trees were found to be six inches diameter and greater.

Hayward Park Station, San Mateo, Development Arborist Report

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May 25, 2022



Brisbane Box trees under power lines along railroad tracks



Root barrier and roots grown over barrier



Root barrier and roots grown over barrier



Root barrier and roots grown over barrier

Hayward Park Station, San Mateo, Development Arborist Report

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May 25, 2022

Assumptions and Limitations: This report provides information about the subject tree at the time of the inspection. Trees and conditions may change over time. This report is only valid for the tree with the conditions present at the time of the inspection. All observations were made while standing on the ground. The inspection consisted of primarily visual observations to information about branch attachments, loading, and a mallet and probe used to learn the extent of decay and hollow portions of the tree.

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that can fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Hayward Park Station, San Mateo, Development Arborist Report

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May 25, 2022

Thirty trees were found to be under 6 inches diameter and were not included in the landscape units calculation. Brisbane Box #8983 appears to be growing off the site along the railroad tracks. However, it is proposed to be removed for enhanced Caltrain Gateway signage and those Landscape Units value have been included in the calculations. Most of the trees were found to be in fair or good condition at the time of the inspection with only one tree #8966 being in poor condition. The longevity of the trees is low as most of the upright Brisbane Box trees were growing under power lines and will need to be reduced by pruning for wire clearance. Most of the trees appeared to be planted in a confining circular root barriers around the root ball which will limit the root growth and root structure, and may limit the mature trunk size as the trees grow larger.

The ratings and inputs required for the Landscape Unit calculations include: Species rating, Condition Value, Location Value, Rounded trunk caliper/diameter, location of tree in relation to the new buildings, and Heritage Tree status. The species rating was used as listed in the Western Chapter ISA Species Classification and Group Assignment "A Supplement to the CTLA Guide for Plant Appraisal 9th Edition" published in 2004. Brisbane Box is a #1 species rated at 90%, and Flowering Pear cultivars are a #3 species rated at 50%. Chinese Pistache is a #2 species rated at 70%. The location value is a combination of contribution to the site, placement, and the site. It was rated at 55% based on the high contribution of the trees, consideration of the less desirable placement of most trees in the limited landscape planter locations, overhead power lines, spacing, and site use impacts to the trees. The site considerations were higher with the opportunity for transit related housing parking lot shade, and pedestrian presence near the train station. The trunk diameters were rounded to the nearest inch, .0 to .4 rounded down, and .5 to .9 rounded up. The trees along the railroad tracks are adjacent to the drive area and train station outside of the building footprint. The landscape unit factor used was 1.0. The trees in the building footprint and the landscape unit factor used was 0.7. There were no Heritage Trees. The landscape unit calculations are shown on the attached CalTLC Hayward Park Station, San Mateo LV Value Worksheet. A total of 49.36 landscape units were found to be present and proposed for removal, rounded up to 50.

Conclusion: There were 50 trees on the site. 21 trees were found to be 6" diameter or greater at 48" above grade. Twelve trees are proposed for removal The total landscape units for the 20 trees was found to be 49.36, rounded up to 50.

Please contact me at 650-740-3461, or gordon@mannandtrees.com, if you have any questions about this report or any other services we provide.

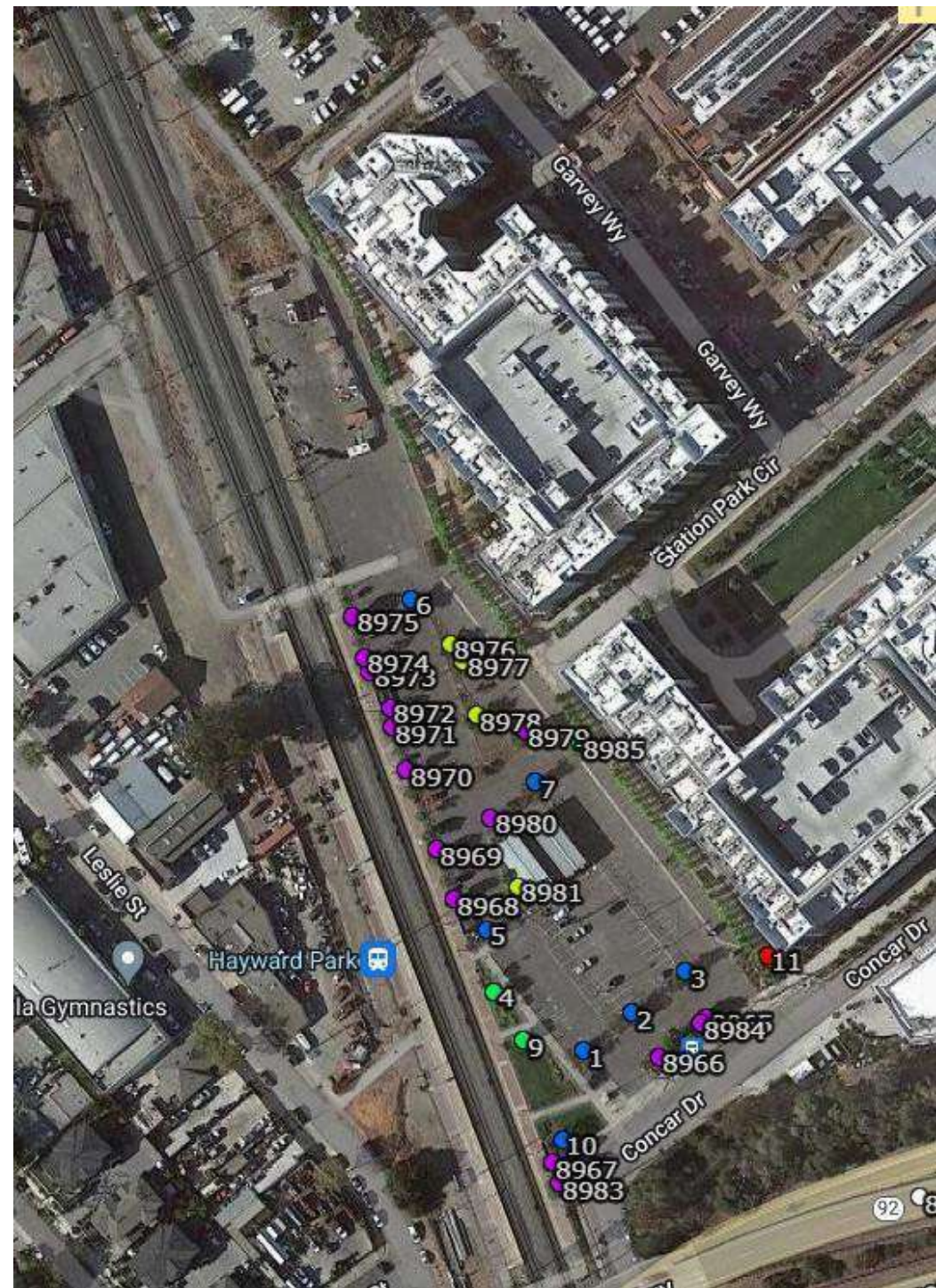
Sincerely,

Gordon Mann
Consulting Arborist and Urban Forester

Registered Consulting Arborist #480
ISA Certified Arborist and Municipal Specialist #WE-0151AM

Hayward Park Station, San Mateo, Development Arborist Report

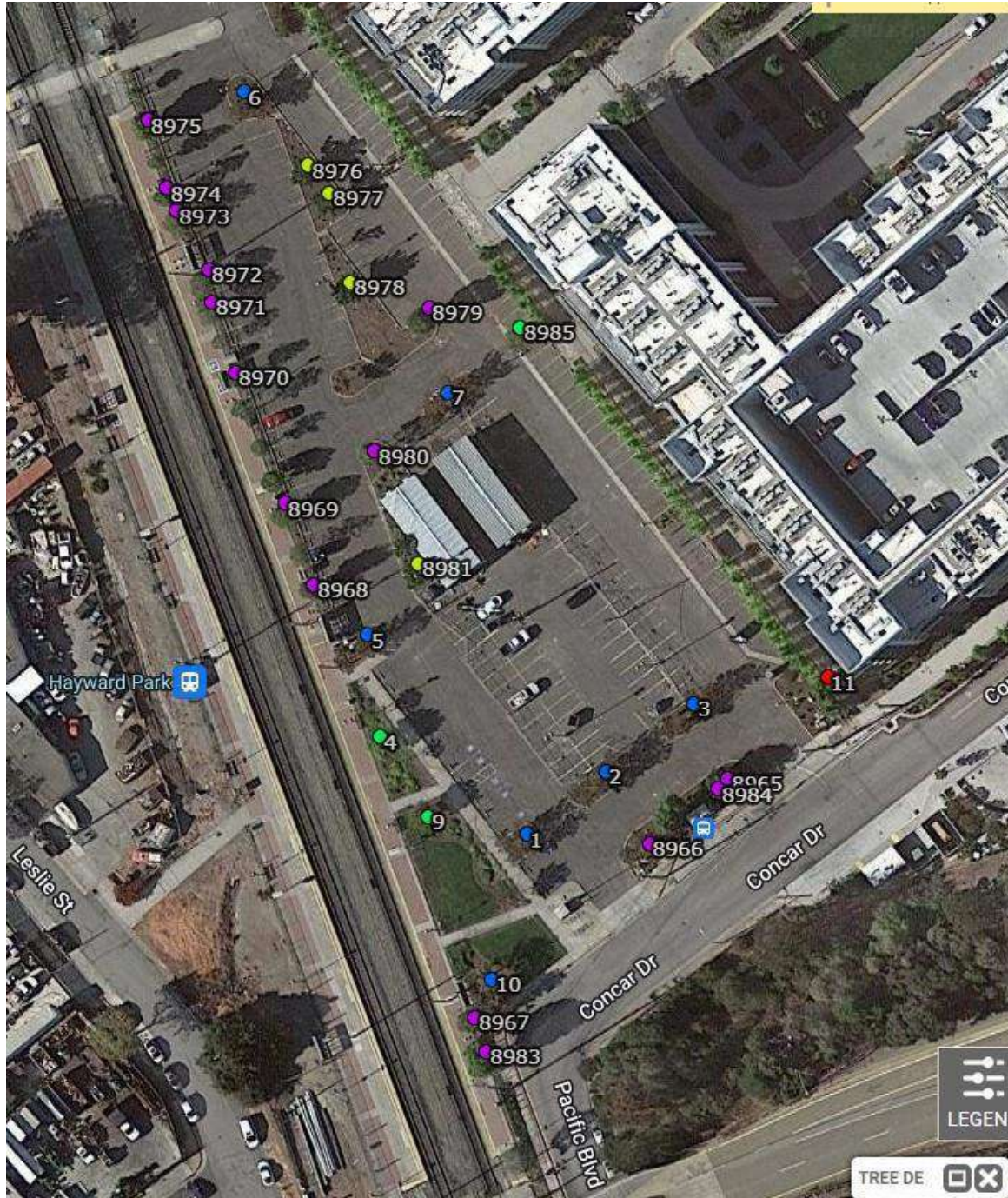
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Aerial image of total site area, no trees are growing in the north parking area

Hayward Park Station, San Mateo, Development Arborist Report

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Aerial image of all trees on site by number in approximate locations.
Tree numbers 1-11 represent undersized trees

Hayward Park Station, San Mateo, Development Arborist Report

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

Page 1 of 6

Tree #	Common Name	Latin Name	DBH (in)	Ht Dia Meas at (ft)	Condi-tion	Condi-tion Rat-ing (%)	Crown Radius	Observation Comments	Project Status	Landscape Units
11	Bamboo	Bamboo	6.1	4.0	Fair		50	13 Row of bamboo behind east side property fence, some foliage extends into property less than 5'	remove	0
8965	Brisbane Box	Lophostoma conferta	7.5	4.0	Fair		55	8 Leans east, swollen graft spot, in large planter zone, next to 4 inch crape Myrtle.	remove	4.36
8966	Brisbane Box	Lophostoma conferta	11.4	4.0	Poor		30	10 Top mostly dead lower north branch still green sprouts on trunk to 12 feet, leans east, swollen graft point, surface roots, trunk wound on N bark, possibly hit by vehicle, 3 crape myrtles to E	remove	4.67
8967	Brisbane Box	Lophostoma conferta	9.2	4.0	Good		70	9 Growing in planter next to bus train stop shelter, co dom at 8 feet, growing under power lines will likely need it like there is pruning in rear future swollen trunk flare, 4 feet from train Pad concrete; 3 crape myrtle NE in planter under 6", 1 southern magnolia in Poor condition	retain and protect	N/A

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Tree #	Common Name	Latin Name	DBH (in)	Ht Dia Meas at (ft)	Condi-tion	Condi-tion Rat-ing (%)	Crown Radius	Observation Comments	Project Status	Landscape Units
8968	Brisbane Box	Lophostoma conferta	7.6	4.0	Good		70	7 Growing in 5 foot wide planter between parking curb and train pad, slight lean north, self correcting, co dom leaders at 10 feet, growing under power lines would likely need Line clearance pruning, undersized tristania	retain and protect	N/A
8969	Brisbane Box	Lophostoma conferta	7.4	4.0	Good		70	8 Growing in 5 foot wide planter between parking curb and train pad, slight lean north, self correcting, 16 inches from curb, 4 undersized tristania to N	retain and protect	N/A
8970	Brisbane Box	Lophostoma conferta	6.3	4.0	Fair		60	10 Leans S, self correcting approximately 20", co dom at 10 feet, growing under power lines next to station light, circular root barrier	retain and protect	N/A
8971	Brisbane Box	Lophostoma conferta	7.8	4.0	Fair		60	Central leader, growing under power lines will need line clearance pruning, undersized tristania to S. Surface roots, low laterals at 5.5', circular root barrier	retain and protect	N/A

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Tree #	Common Name	Latin Name	DBH (in)	Ht Dia Meas at (ft)	Condi-tion	Condi-tion Rat-ing (%)	Crown Radius	Observation Comments	Project Status	Landscape Units
8972	Brisbane Box	Lophostoma conferta	7.8	4.0	Fair		60	9 Growing in 5.5 foot wide planter, Co doms at 12 feet, growing under power lines will need line clearance pruning, thinning foliage 10% dead branches small size; circular root barrier	retain and protect	N/A
8973	Brisbane Box	Lophostoma conferta	7.3	4.0			60	8 planter, codom at 8 feet, N of bench, growing under power lines will need line clearance pruning, thinning foliage 10% dead branches small size, circular root barrier	retain and protect	N/A
8974	Brisbane Box	Lophostoma conferta	6.2	4.0	Fair		60	5 Growing in 5.5 foot wide planter, Co doms at 12 feet, growing under power lines will need line clearance pruning, thinning foliage 10% dead branches small size, undersized tristania to N, circular root barrier	retain and protect	N/A

Page 4 of 6

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

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Tree #	Common Name	Latin Name	DBH (in)	Ht Dia Meas at (ft)	Condi-tion	Condi-tion Rat-ing (%)	Crown Radius	Observation Comments	Project Status	Landscape Units
8979	Brisbane Box	Lophostoma conferta	8	4.0	Good		70	9 Slight lean north, moderate crown density, codoms at 10 feet, surface roots, small dead branches, undersized crape myrtle in other side of plater to W	remove	5.54
8980	Brisbane Box	Lophostoma conferta	7	4.0	Fair		50	9 Swollen flare, thinner foliage, some small dead branches	remove	3.47
8981	Callery pear 'Bradford'	Pyrus calleryana 'Bradford'	7	4.0	Fair		45	6 Code dominant stems at 6 feet, narrow crown, minor dead foliage, in landscape planter by parking lot light, undersized callers pear to N	remove	1.73
8982	Tag missing							no tree	remove	0
8983	Brisbane Box	Lophostoma conferta	10.4	4.0	Good		70	14 Throwing on slope 8 feet from stairway to train pad, 4 feet from the train pad, growing under power lines will likely need like Clearance pruning in future	remove	6.93
8984	Brisbane Box	Lophostoma conferta	6.1	4.0	Good		70	9 single straight leader	remove	4.16
8985	Chinese pistache	Pistacia chinensis	6.3	4.0	Fair		50	13 Stuck in small root barrier, co dom at 6', central leader not largest branch	remove	2.31

21 trees on site of 6" and larger; 11 undersized trees listed; Bamboo off property behind fence some are 6" stems; 12 trees 6"- on property proposed for removal. New landscape plan provided.

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Landscape Unit Chart

CalTLC: Hayward Park Station, San Mateo Amended LU Value Worksheet											
Tree Tag No.	Species	Preserve or Remove	Species Rating %	Condition Value %	Location Value %	Divided by 0.35	*Adjusted Trunk Caliper	.70 If in Bldg. Area OR 1.0 if not in Bldg. Area	1.25 Heritage Tree	LU Value	
8965	Brisbane Box <i>Lophostemon confertus</i>	Remove	90%	55%	55%	0.78	8.0	0.70	1.00	4.36	
8966	Brisbane Box <i>Lophostemon confertus</i>	Remove	90%		55%	0.42		1.00	1.00	4.67	
8967	Brisbane Box <i>Lophostemon confertus</i>	Remove	90%	30%	55%		11.0		1.00	8.91	
8976	Flowering Pear <i>Pyrus calleryana</i>	Remove	50%	65%	55%	0.51	7.0	0.70	1.00	2.50	
8977	Flowering Pear <i>Pyrus calleryana</i>	Remove	50%	65%	55%	0.51	6.0	0.70	1.00	2.15	
8978	Flowering Pear <i>Pyrus calleryana</i>	Remove	50%	60%	55%	0.47	8.0	0.70	1.00	2.64	
8979	Brisbane Box <i>Lophostemon confertus</i>	Remove	90%	70%	55%	0.99	8.0	0.70	1.00	5.54	
8980	Brisbane Box <i>Lophostemon confertus</i>	Remove	90%	50%	55%	0.71	7.0	0.70	1.00	3.47	
8981	Flowering Pear <i>Pyrus calleryana</i>	Remove	50%	45%	55%	0.35	7.0	0.70	1.00	1.73	
8983	Brisbane Box <i>Lophostemon confertus</i>	Remove	90%	70%	55%	0.99	10.0	0.70	1.00	6.93	
8984	Brisbane Box <i>Lophostemon confertus</i>	Remove	90%	70%	55%	0.99	6.0	0.70	1.00	4.16	
8985	Chinese Pistache <i>Pistacia chinensis</i>	Remove	70%	50%	55%	0.55	6.0	0.70	1.00	2.31	
TOTAL LANDSCAPE UNITS										49.36	









1/ Species rating used from 2004 WCISA Species Classification and Group Assignment "A Regional Supplement to the CTLA"
2/ Trunk diameter measured at 48 inches above grade; Diameters were rounded to nearest whole inch.

ARBORIST:

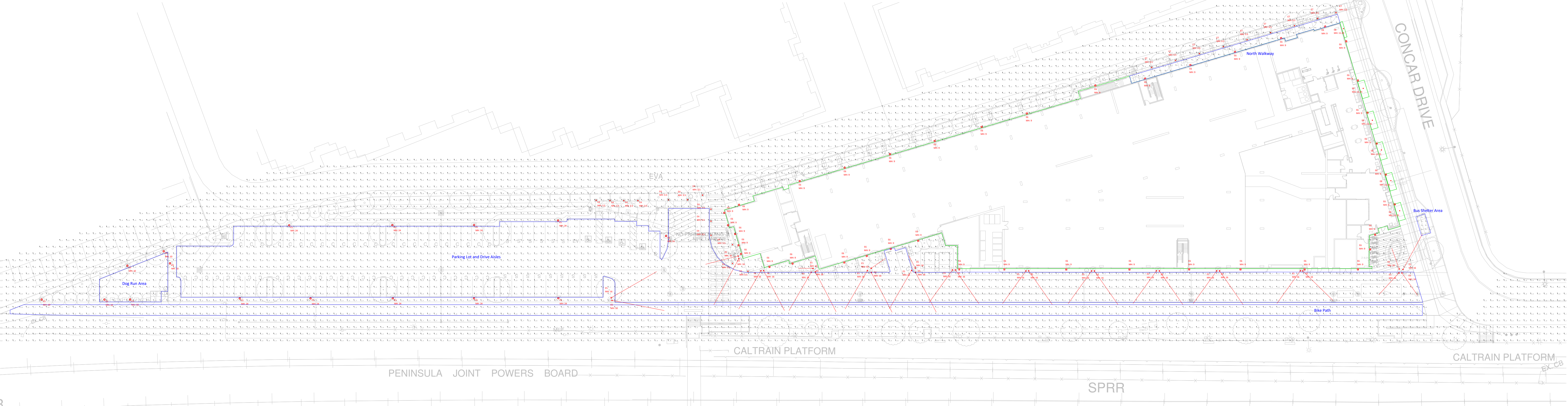
Gordon Mann
Consulting Arborist and Urban Forester

Registered Consulting Arborist #480
ISA Certified Arborist and Municipal Specialist #WE-0151AM
CaUFC Certified Urban Forester #127
ISA Qualified Tree Risk Assessor
California Tree and Landscape Consulting, Inc.
Auburn, CA
650-740-3461



Luminaire Schedule						
Symbol	Qty	Fixture Type	Manufacturer and Part Number	LLF	Lumens	Watts
	9	E1	Kim Lighting - UR20-96L-70-3K7-3 (on 24' pole)	0.803	7818	69.1
	1	E2	Kim Lighting - UR20-192L-85-3K7-5W (on 24' pole)	0.803	9250	73.6
	6	E3	Kim Lighting - UR20-192L-30-3K7-5W (on 10' pole)	0.803	3459	27.5
	13	E4	Kim Lighting - PA7R-NU5-12L-010-3K7-44IRB-S20-xxx	0.803	908	14
	31	E5	Ragni Lighting - IRY-S-2-3-50-CIR12 (on 16' pole)	0.803	3680	38
	40	E6	Brownlee - 7177-18-xx-H08-30K	0.803	698	8
	9	E7	Kim Lighting - PA7R-NU5-12L-010-3K7-42xx-xxx	0.803	908	14
	6	E8	Prescolite - LTR-6RD-H-SL10L-DM1-xx-LTR-6RD-T-SL30K8XW-S	0.803	1063	12

- NOTES:
- The luminaire fixture types and part numbers included on the schedule above are for photometric purposes only and may need to be revised for real world conditions. Please refer to the manufacturer specification sheets and make sure to confirm voltages, finishes, mounting options, dimming and control options, accessories, etc. before specifying and/or ordering the fixtures.
 - LLF = Light Loss Factor = Lamp Lumen Depreciation (LLD) x Lamp Dirt Depreciation (LDD) = 0.896 x 0.896 = 0.803
 - The "MH" tag beneath the fixture type designations shown in plan view indicates fixture mounting height AFG (above finished grade).



E1, E2, and E3:

UR20 EDGE-LIT

ARCHITECTURAL, BROADBAND

DATE: 10/1/2019 LOCATION: 10/1/2019

TYPE: PROJECT: 10/1/2019

CONTROL: 10/1/2019

FEATURES:

- 20' size fixed top, pole and wall mount
- High performance optics with 100,000 lumens
- Energy efficient
- Easy to install
- Wide beam angle
- Wide beam angle
- Wide beam angle

CONTROL TECHNOLOGY:

Bluetooth DMX

SPECIFICATIONS:

CONSTRUCTION:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

CONTRIBUTORS:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

INSTALLATION:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

ELECTRICAL:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

ELECTRICAL CONTRAST:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

E4:

PA7R IMPACT RATED

ARCHITECTURAL, BROADBAND

DATE: 10/1/2019 LOCATION: 10/1/2019

TYPE: PROJECT: 10/1/2019

CONTROL: 10/1/2019

FEATURES:

- 20' size fixed top, pole and wall mount
- High performance optics with 100,000 lumens
- Energy efficient
- Easy to install
- Wide beam angle
- Wide beam angle
- Wide beam angle

CONTROL TECHNOLOGY:

Bluetooth DMX

SPECIFICATIONS:

CONSTRUCTION:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

CONTRIBUTORS:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

INSTALLATION:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

ELECTRICAL:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

ELECTRICAL CONTRAST:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

E5:

IRYS mini

FLOODLIGHT SPECIFICATIONS

DATE: 10/1/2019 LOCATION: 10/1/2019

TYPE: PROJECT: 10/1/2019

CONTROL: 10/1/2019

FEATURES:

- 20' size fixed top, pole and wall mount
- High performance optics with 100,000 lumens
- Energy efficient
- Easy to install
- Wide beam angle
- Wide beam angle
- Wide beam angle

CONTROL TECHNOLOGY:

Bluetooth DMX

SPECIFICATIONS:

CONSTRUCTION:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

CONTRIBUTORS:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

INSTALLATION:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

ELECTRICAL:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

ELECTRICAL CONTRAST:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

E6:

BEAM [ADA]

STANDARD SPECIFICATIONS

DATE: 10/1/2019 LOCATION: 10/1/2019

TYPE: PROJECT: 10/1/2019

CONTROL: 10/1/2019

FEATURES:

- 20' size fixed top, pole and wall mount
- High performance optics with 100,000 lumens
- Energy efficient
- Easy to install
- Wide beam angle
- Wide beam angle
- Wide beam angle

CONTROL TECHNOLOGY:

Bluetooth DMX

SPECIFICATIONS:

CONSTRUCTION:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

CONTRIBUTORS:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

INSTALLATION:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

ELECTRICAL:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

ELECTRICAL CONTRAST:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

E7:

PA7R

ARCHITECTURAL, BROADBAND

DATE: 10/1/2019 LOCATION: 10/1/2019

TYPE: PROJECT: 10/1/2019

CONTROL: 10/1/2019

FEATURES:

- 20' size fixed top, pole and wall mount
- High performance optics with 100,000 lumens
- Energy efficient
- Easy to install
- Wide beam angle
- Wide beam angle
- Wide beam angle

CONTROL TECHNOLOGY:

Bluetooth DMX

SPECIFICATIONS:

CONSTRUCTION:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

CONTRIBUTORS:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

INSTALLATION:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

ELECTRICAL:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

ELECTRICAL CONTRAST:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

E8:

LITESTRY

ARCHITECTURAL, BROADBAND

DATE: 10/1/2019 LOCATION: 10/1/2019

TYPE: PROJECT: 10/1/2019

CONTROL: 10/1/2019

FEATURES:

- 20' size fixed top, pole and wall mount
- High performance optics with 100,000 lumens
- Energy efficient
- Easy to install
- Wide beam angle
- Wide beam angle
- Wide beam angle

CONTROL TECHNOLOGY:

Bluetooth DMX

SPECIFICATIONS:

CONSTRUCTION:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

CONTRIBUTORS:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

INSTALLATION:

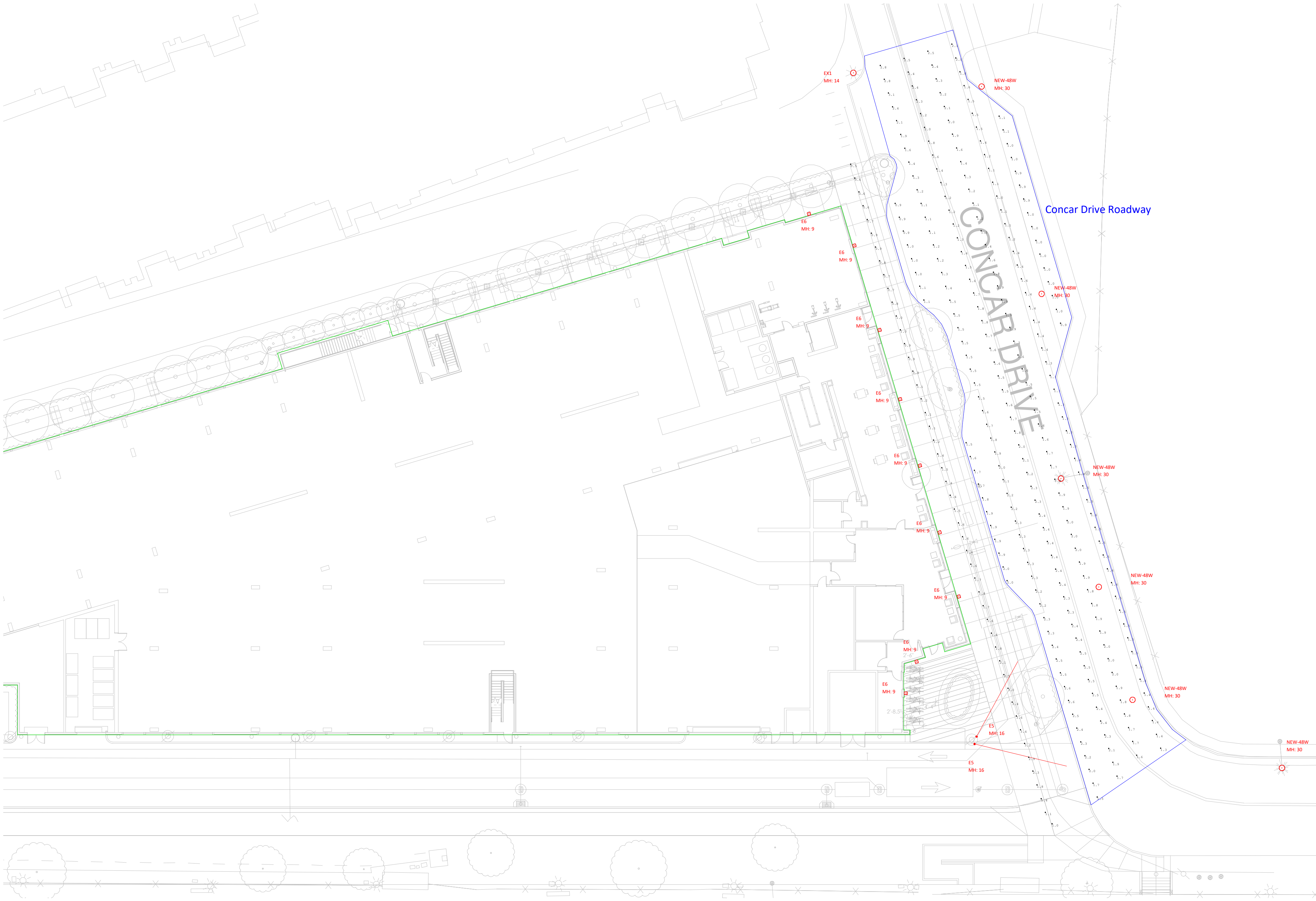
- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

ELECTRICAL:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat

ELECTRICAL CONTRAST:

- Low voltage, low power, low heat
- Low voltage, low power, low heat
- Low voltage, low power, low heat



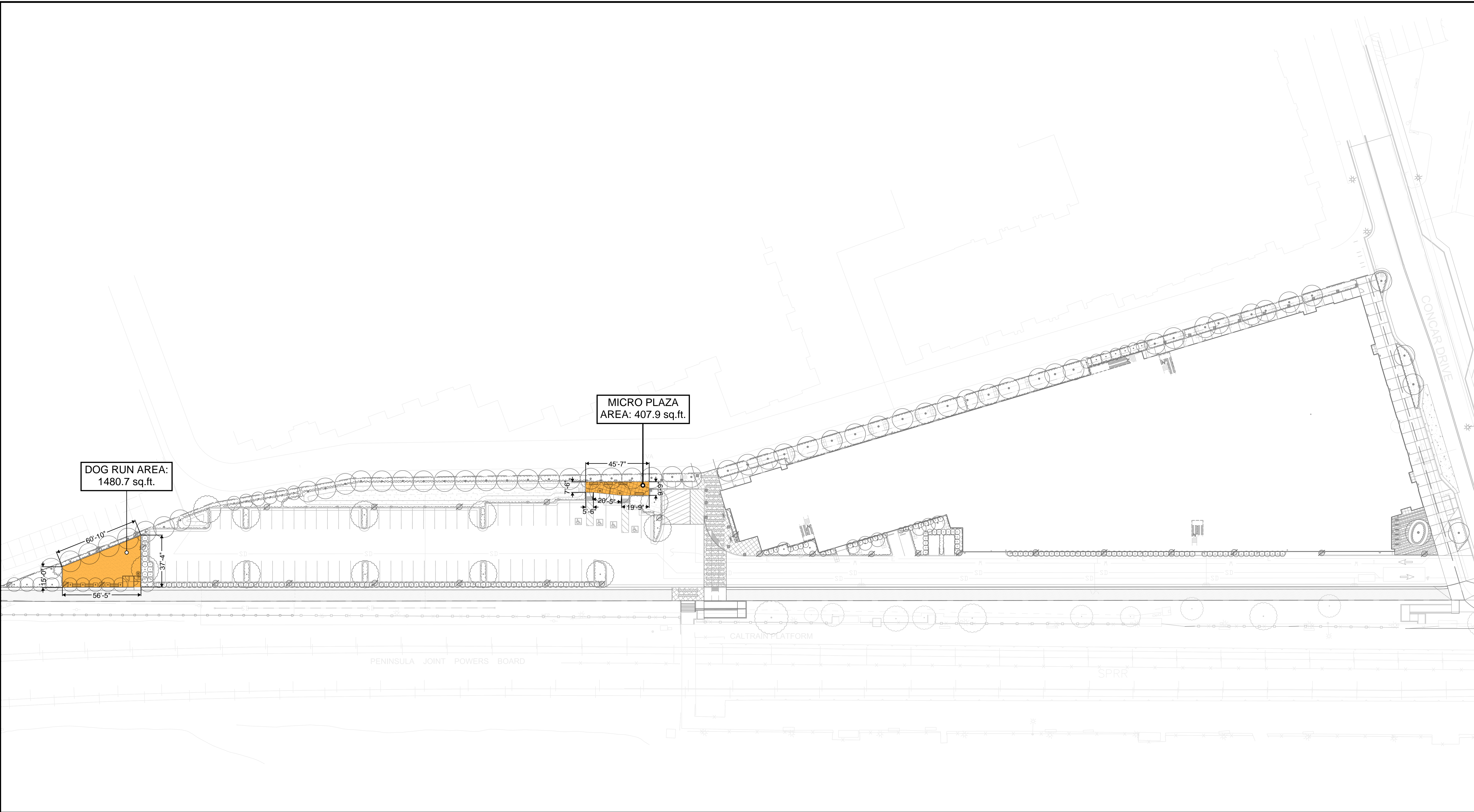
Luminaire Schedule						
Symbol	Qty	Fixture Type	Manufacturer and Part Number	LLF	Lumens	Watts
	2	E5	Ragni Lighting - IRY-S-2-3-50-CIR12 (on 16' pole)	0.803	3680	38
	9	E6	Brownlee - 7177-18-xx-H08-30K	0.803	698	8
	3	EX1	King Luminaire - K118R-B3AR-IV-100(SSL)-1054-120:277-K23-3000K-GRS-PR7	0.803	4224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

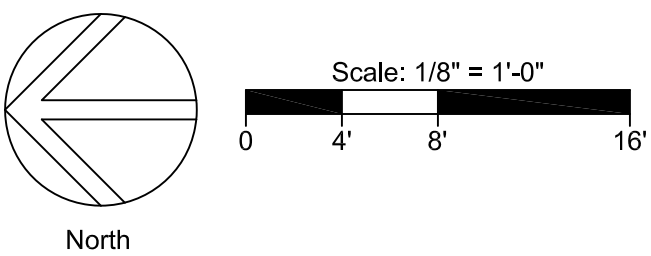
- NOTES:
- The luminaire fixture types and part numbers included on the schedule above are for photometric purposes only and may need to be revised for real world conditions. Please refer to the manufacturer specification sheets and make sure to confirm voltages, finishes, mounting options, dimming and control options, accessories, etc. with the City of San Mateo Public Works Department.
 - LLF = Light Loss Factor:
 - For the type EX1 King Luminaire post top fixture the total LLF = 0.803 per the City of San Mateo Public Works Department.
 - For the type NEW-48W Cree cobra head arm mounted fixture the total LLF = 0.803 per the City of San Mateo Public Works Department.
 - For all other fixture types LLF = 0.803
 - The "MH" tag beneath the fixture type designations shown in plan view indicates fixture mounting height AFG (above finished ground).

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

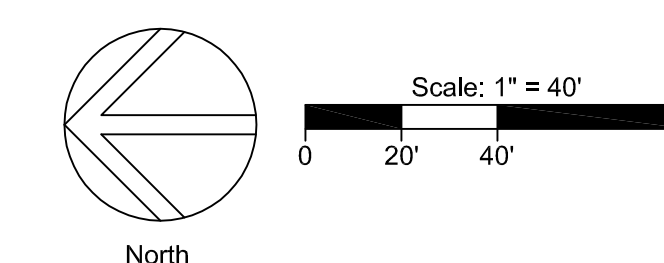
- NOTES:
- Illuminance grid lines on Concar Drive are postioned such that there are two grid lines per vehicle lane and one grid line per pull out as directed by the City of San Mateo Public Works Department.
 - Illuminance Criteria per the City of San Mateo Public Works Department:
 - Concar Drive Roadway:
 - Average = 1.7 footcandles
 - Avg/Min Uniformity = 3.0
 - Max/Min Uniformity = 5.0
 - Concar Drive Multiuse Path:
 - Average = 0.9fc
 - Avg/Min = 4.0
 - The illuminance criteria for the site lighting from the San Mateo Municipal Code is as follows:
"Site lighting shall comply with the requirement of an average illuminance of 1 foot-candle, a minimum illuminance of 0.3 foot-candle, and a uniformity ratio not to exceed 4:1 average to minimum."

OFF SITE LIGHTING AND PHOTOMETRIC PLAN

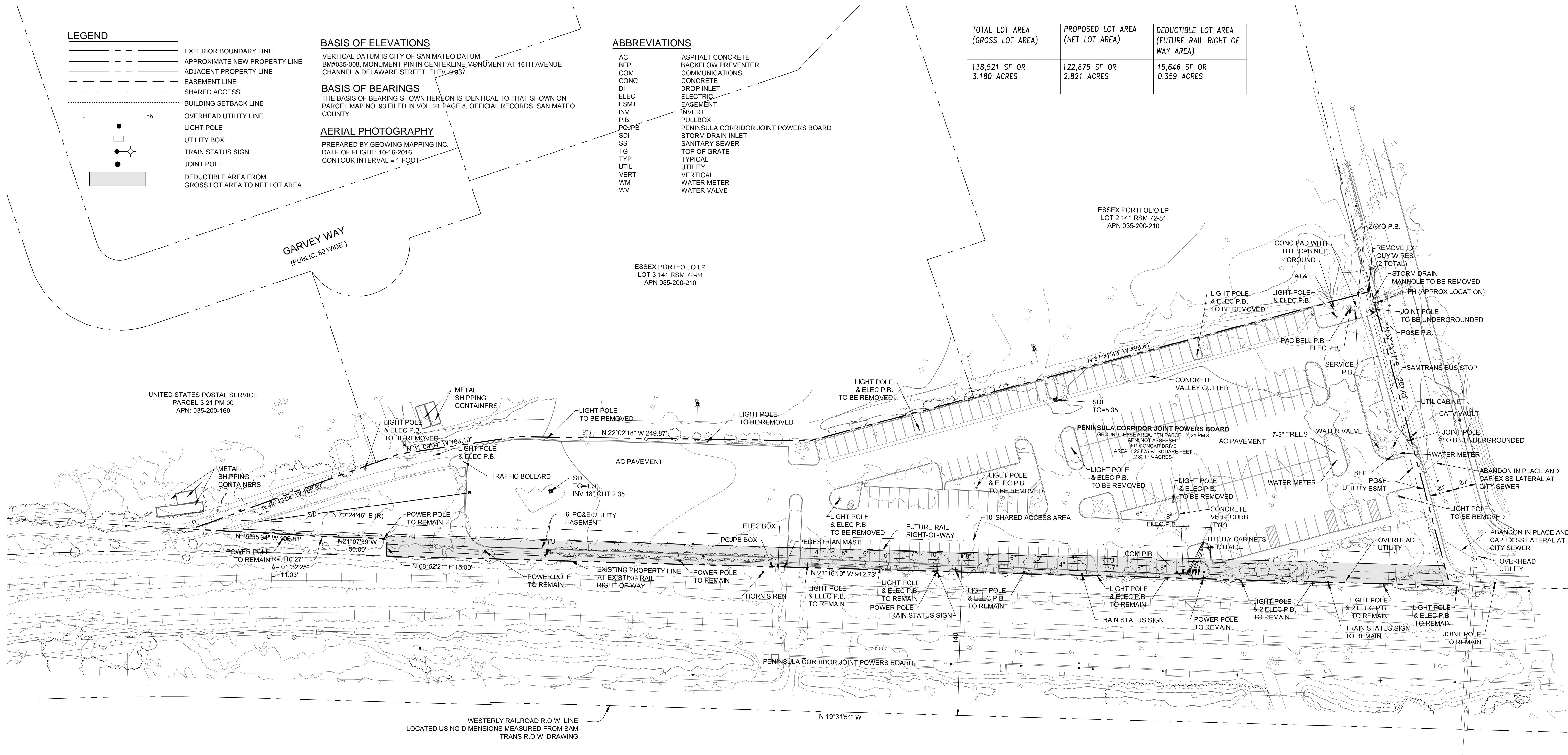




SECOND AND FIFTH FLOOR PARK CREDIT AREAS



LANDSCAPE AREA DIAGRAM

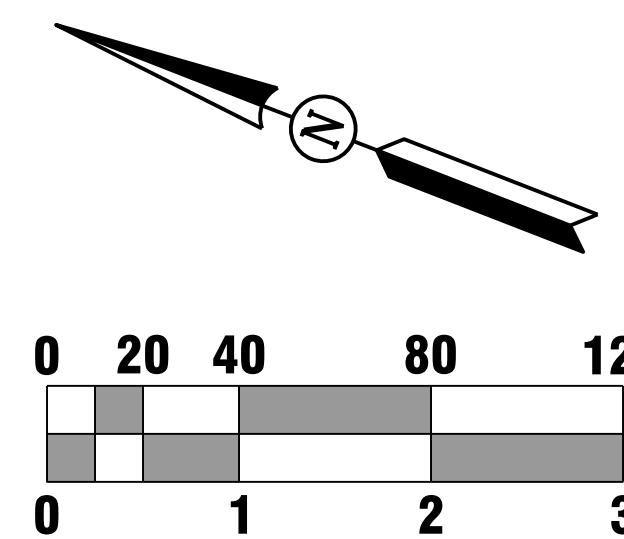


NOTES

1. THE REAL PROPERTY DEPICTED HEREIN IS THE SAME AS THAT DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES AMENDED & UPDATED REPORT, ORDER NO: NCS-747456-SC, DATED JANUARY 13, 2021 AND UPDATED 2/10/2021.
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.
4. ALL DIMENSIONED PROPERTY LINES CONSISTENT WITH COUNTY ASSESSOR'S PARCEL MAP OR SITE SURVEY.

TREE PROTECTION/DISPOSITION NOTES

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



SCHEMATIC EXISTING SITE PLAN

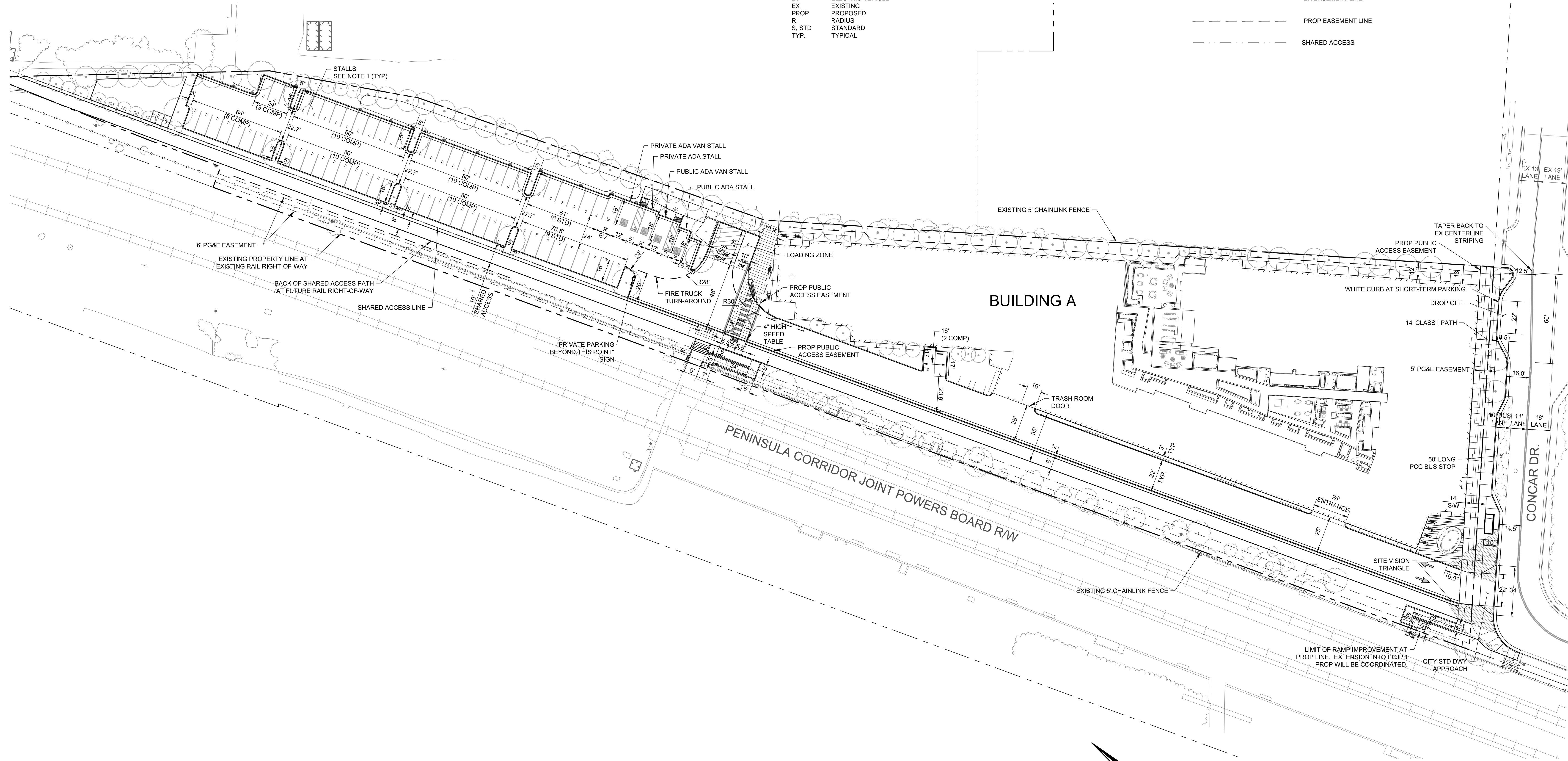


ABBREVIATIONS

C. COMP	COMPACT
COM	COMMERCIAL
DWY	DRIVEWAY
EV	ELECTRIC VEHICLE
EX	EXISTING
PROP	PROPOSED
R	RADIUS
S. STD	STANDARD
TYP.	TYPICAL

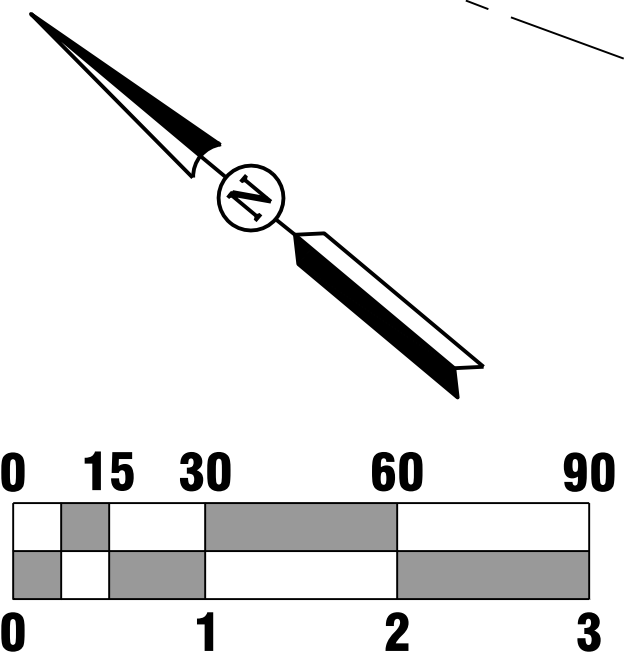
LEGEND

---	PROPERTY LINE
---	EX EASEMENT LINE
---	PROP EASEMENT LINE
---	SHARED ACCESS



NOTES:

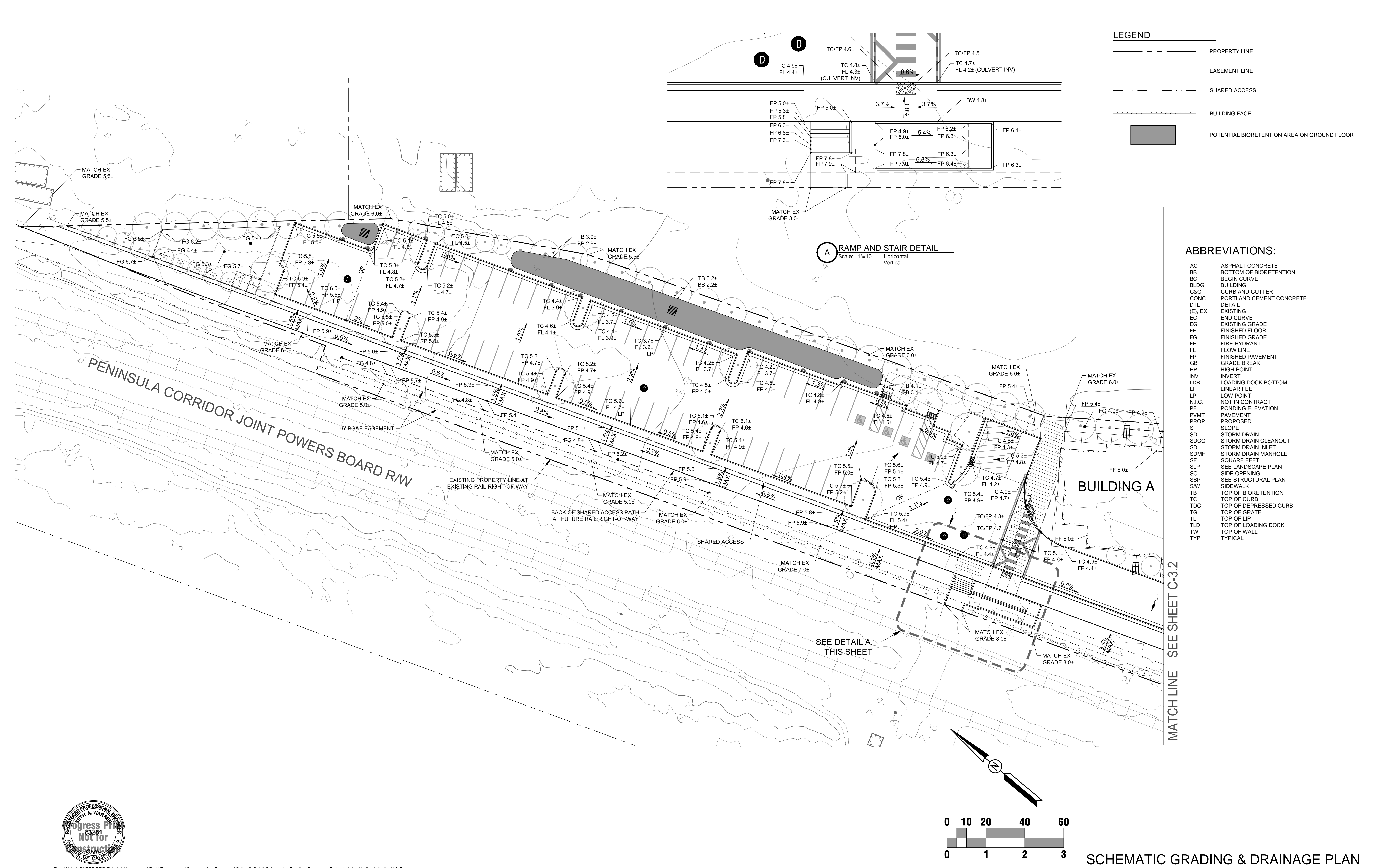
- STANDARD STALLS ARE 8'-6" x 18' (INCLUDING 2' CURB OVERHANG), TYP. AND ARE DENOTED WITH THE LETTER 'S'. COMPACT STALLS ARE 8'-0" x 16' (INCLUDING 2' CURB OVERHANG), TYP. AND ARE DENOTED BY THE LETTER 'C'.
- 10' SHARED ACCESS PATH COMPOSED OF 8' PAVED PATH, 1.5' STABILIZED DECOMPOSED GRANITE AND 0.5' CURB ALONG DRIVE AISLE. 10' SHARED ACCESS PATH COMPOSED OF 8' PAVED PATH AND 2' STABILIZED DECOMPOSED GRANITE ELSEWHERE ON SITE. ALL SURFACES WILL BE FLUSH AT EDGES TO PREVENT TRIPPING HAZARDS.



SCHEMATIC CIVIL SITE DIMENSION PLAN



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LEGEND

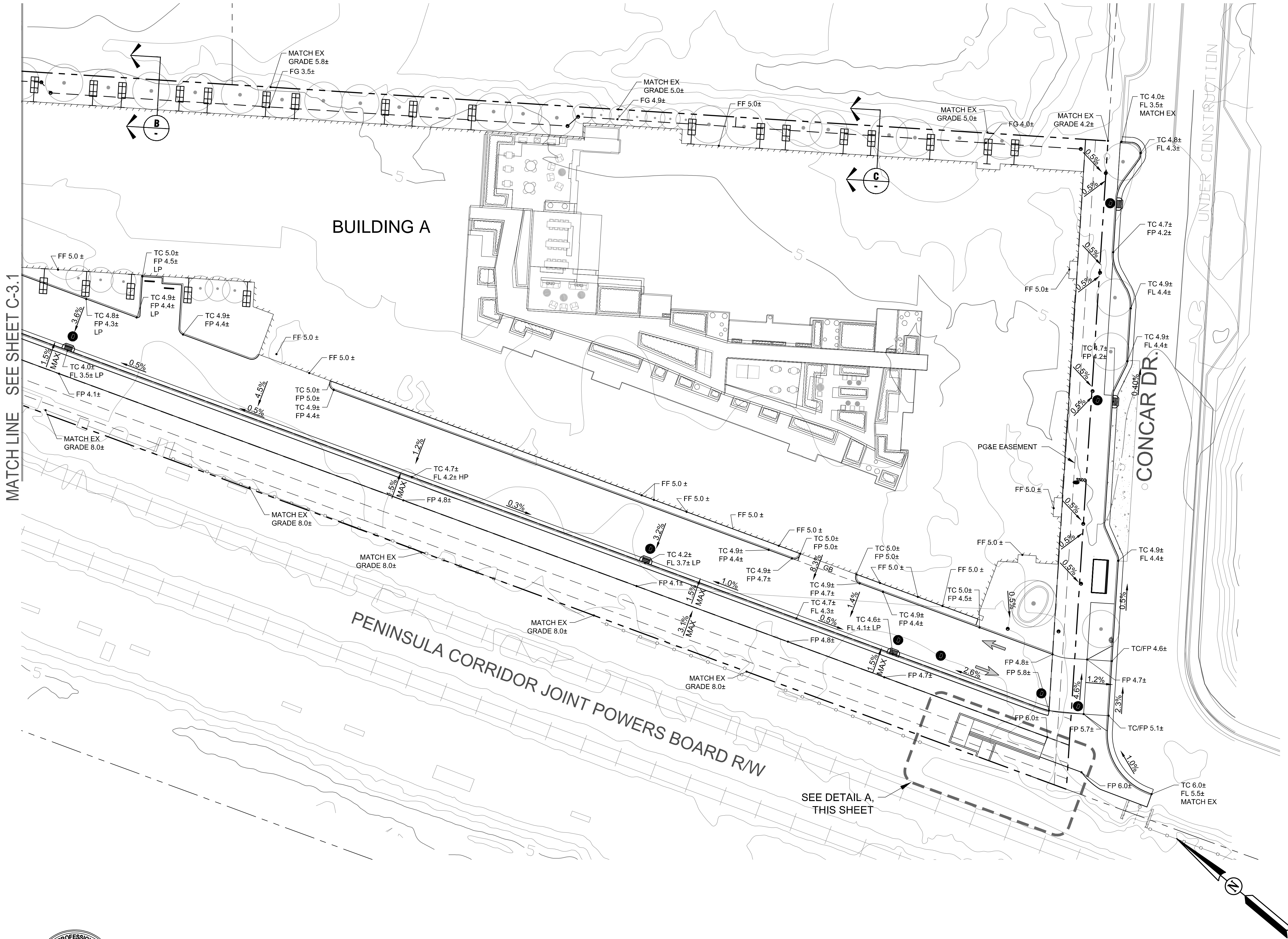
- PROPERTY LINE
- EASEMENT LINE
- SHARED ACCESS
- BUILDING FACE
- POTENTIAL BIORETENTION AREA ON GROUND FLOOR

ABBREVIATIONS:

- | | |
|---------|--------------------------|
| AC | ASPHALT CONCRETE |
| BB | BOTTOM OF BIORETENTION |
| BC | BEGIN CURVE |
| BLDG | BUILDING |
| C&G | CURB AND GUTTER |
| CONC | PORTLAND CEMENT CONCRETE |
| DTL | DETAIL |
| (E), EX | EXISTING |
| EC | END CURVE |
| EG | EXISTING GRADE |
| FF | FINISHED FLOOR |
| FG | FINISHED GRADE |
| FH | FIRE HYDRANT |
| FL | FLOW LINE |
| FP | FINISHED PAVEMENT |
| GB | GRADE BREAK |
| HP | HIGH POINT |
| INV | INVERT |
| LDB | LOADING DOCK BOTTOM |
| LF | LINEAR FEET |
| LP | LOW POINT |
| N.I.C. | NOT IN CONTRACT |
| PE | PONDING ELEVATION |
| PVMT | PAVEMENT |
| PROP | PROPOSED |
| S | SLOPE |
| SD | STORM DRAIN |
| SDCO | STORM DRAIN CLEANOUT |
| SDI | STORM DRAIN INLET |
| SDMH | STORM DRAIN MANHOLE |
| SF | SQUARE FEET |
| SLP | SEE LANDSCAPE PLAN |
| SO | SIDE OPENING |
| SSP | SEE STRUCTURAL PLAN |
| SW | SIDEWALK |
| TB | TOP OF BIORETENTION |
| TC | TOP OF CURB |
| TDC | TOP OF DEPRESSED CURB |
| TG | TOP OF GRATE |
| TL | TOP OF LIP |
| TLD | TOP OF LOADING DOCK |
| TW | TOP OF WALL |
| TYP | TYPICAL |



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LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SHARED ACCESS
- BUILDING FACE
- POTENTIAL BIORETENTION AREA ON GROUND FLOOR

A RAMP DETAIL
Scale: 1"=10' Horizontal Vertical

B CROSS-SECTION
Scale: 1"=10' Horizontal Vertical

C CROSS-SECTION
Scale: 1"=10' Horizontal Vertical



File: H:\818-SARES REGIS\818-029 Hayward Park\Engineering\Construction Drawings\C-3.1 & C-3.2 Schematic Grading Plan.dwg Plotted: 6-01-22 @ 10:50:42 AM By: pbusinger



WILSEY HAM
Engineering, Surveying & Planning
3130 La Selva Street, Suite 100
San Mateo, CA 94403

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

SCHEMATIC GRADING & DRAINAGE PLAN

NOTES

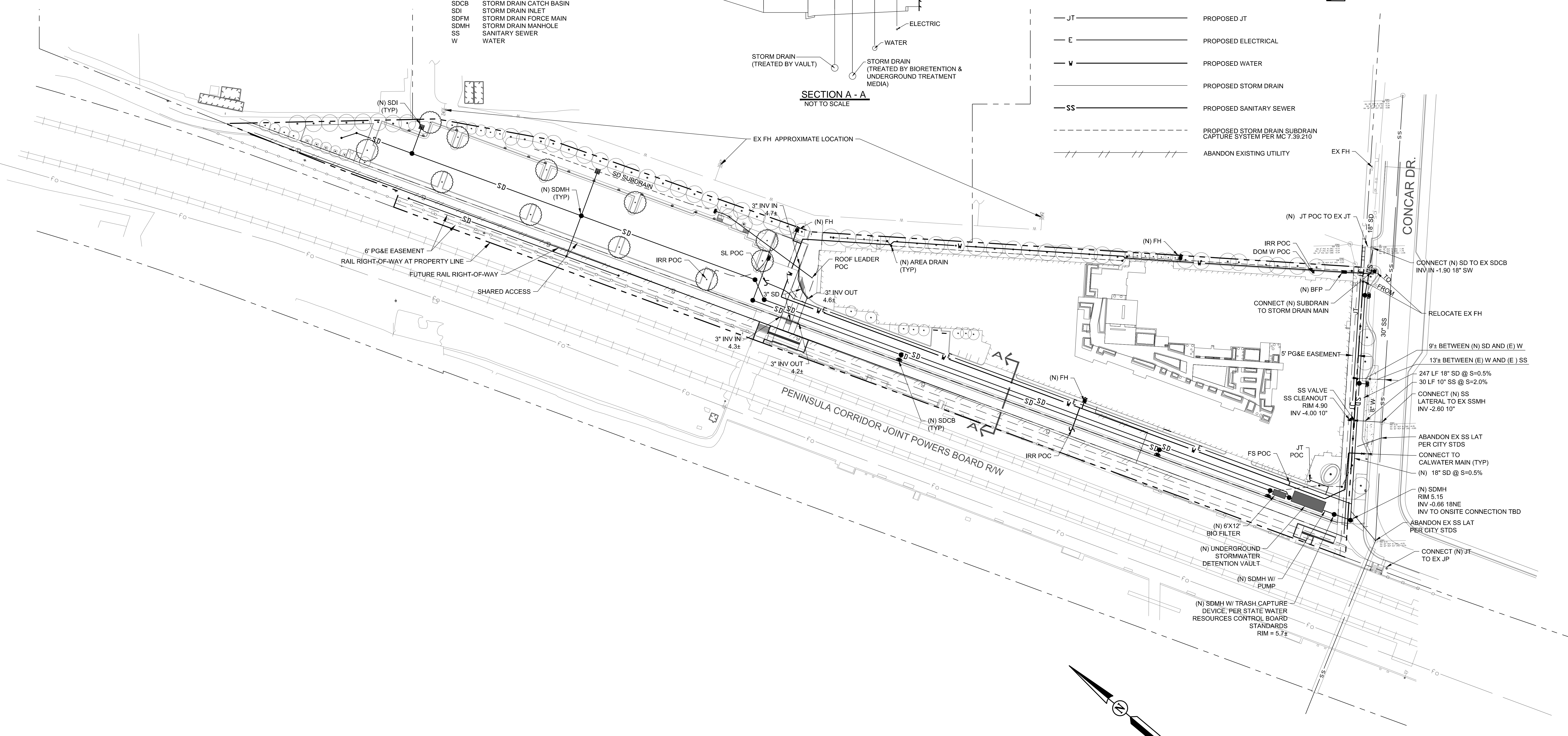
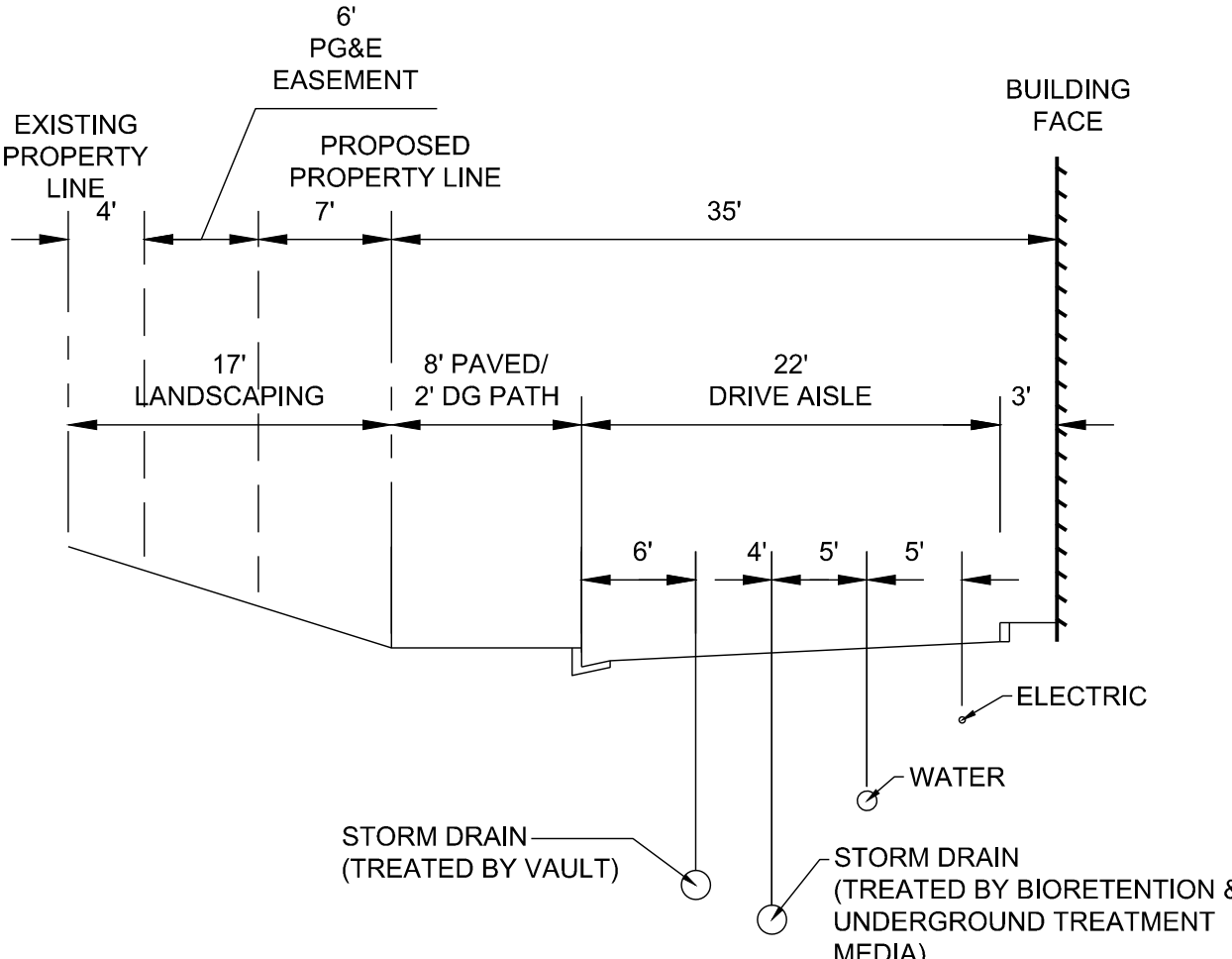
1. MINIMUM 1' VERTICAL CLEAR SEPARATION TO BE MAINTAINED BETWEEN UTILITIES.
2. MINIMUM 5' HORIZONTAL CLEAR SEPARATION BETWEEN WET AND DRY UTILITIES.
3. MINIMUM 10' HORIZONTAL CLEAR SEPARATION BETWEEN DOMESTIC WATER AND SEWER UTILITIES.

ABBREVIATIONS

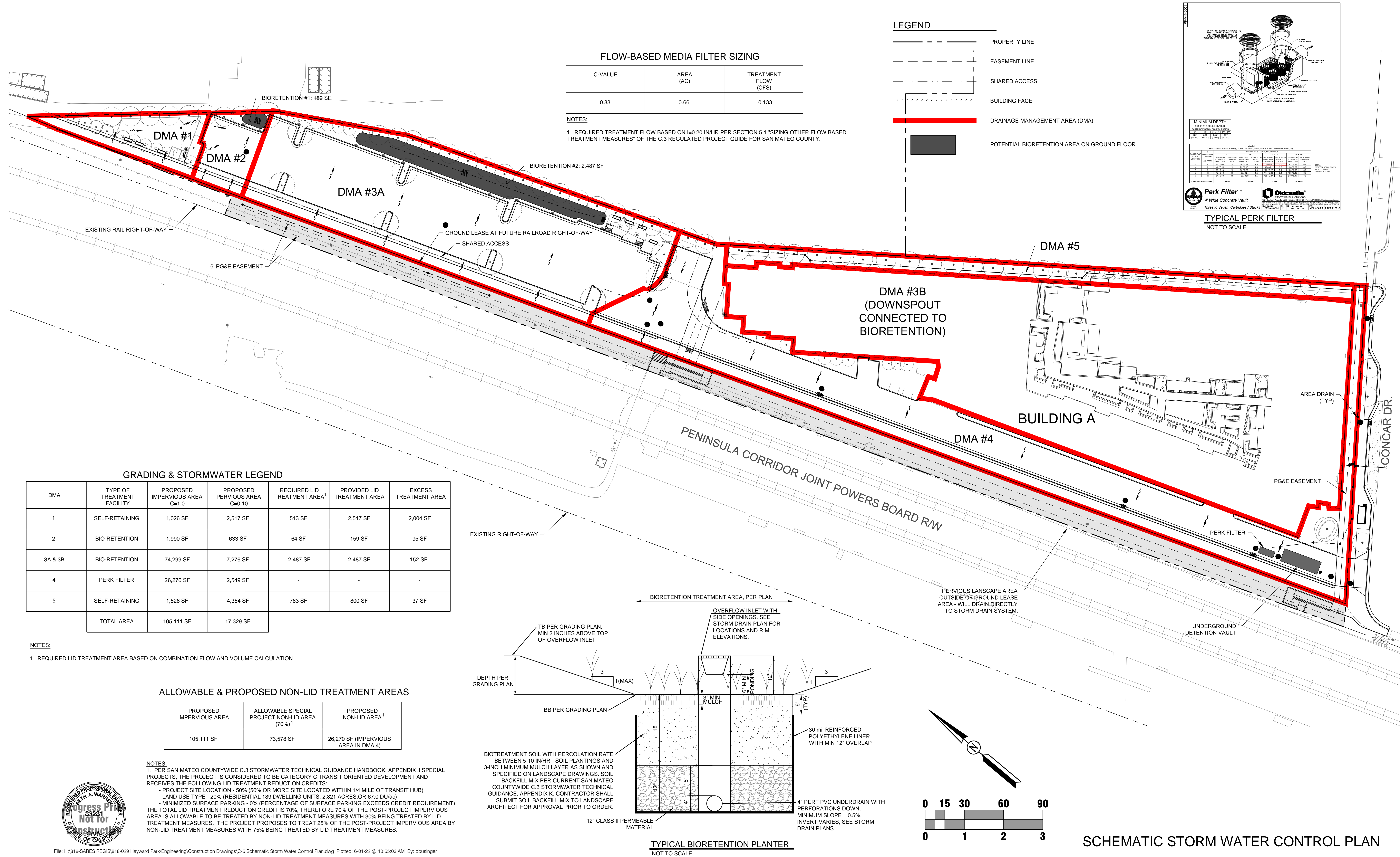
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
CATV	CABLE TELEVISION
DG	DECOMPOSED GRANITE
DOM	DOMESTIC
E	ELECTRIC
EX	EXISTING
FH	FIRE HYDRANT
FS	FIRE SERVICE
JP	JOINT POLE
JT	JOINT TRENCH
IRR	IRRIGATION
LAT	LATERAL
(N)	NEW
PG&E	PACIFIC GAS & ELECTRIC
POC	POINT OF CONNECTION
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH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

LEGEND

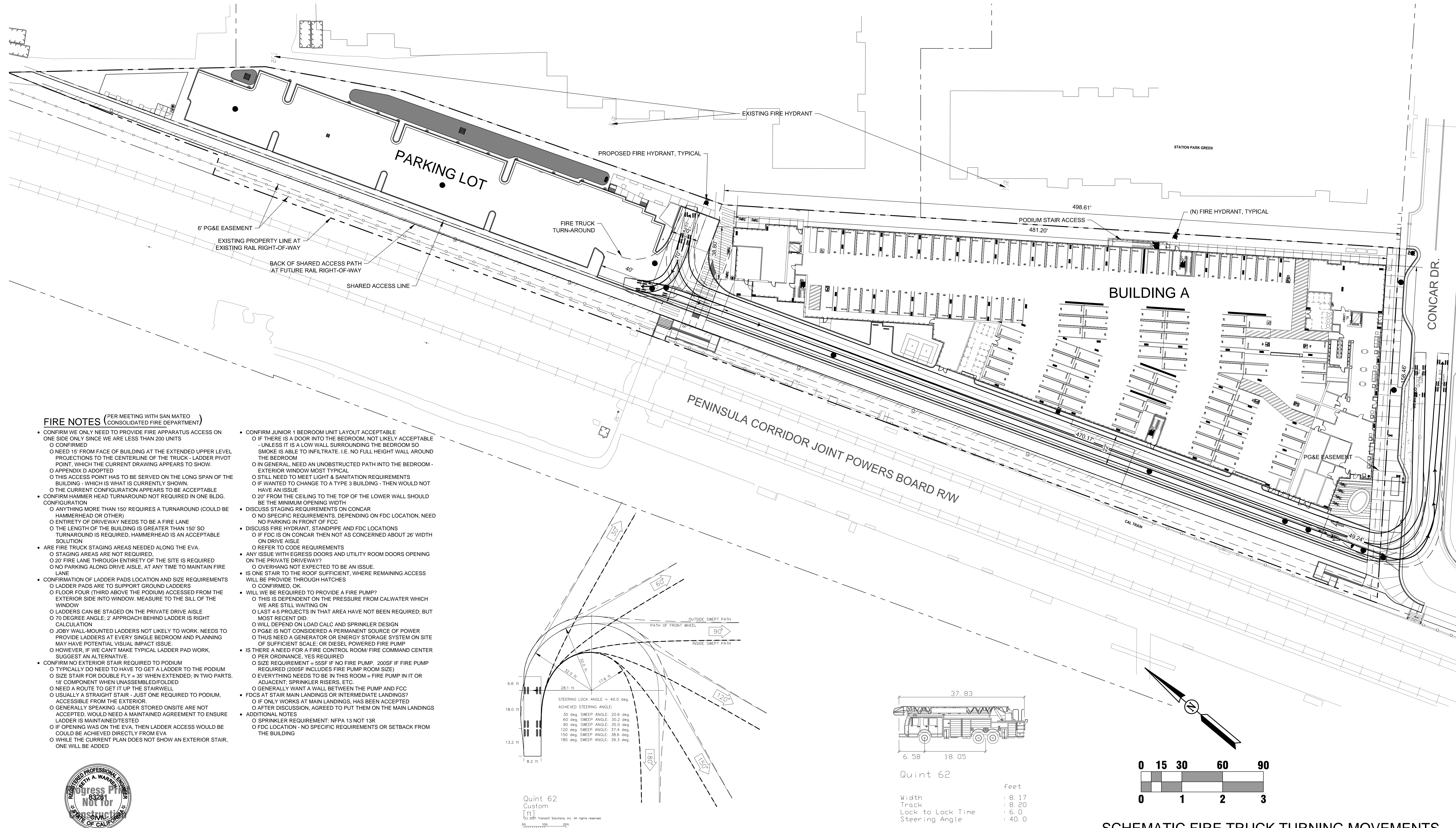
	PROPERTY LINE		PROPOSED STORM DRAIN PUMP
	EASEMENT LINE		PROPOSED STORM DRAIN MANHOLE
	SHARED ACCESS		PROPOSED STORM DRAIN INLET W/ TRASH CAPTURE DEVICE
	EX WATER		PROPOSED STORM DRAIN BIOFILTER
	EX SANITARY SEWER		PROPOSED FIRE HYDRANT
	EX STORM DRAIN		PROPOSED BACKFLOW PREVENTER
	PROPOSED JT		
	PROPOSED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



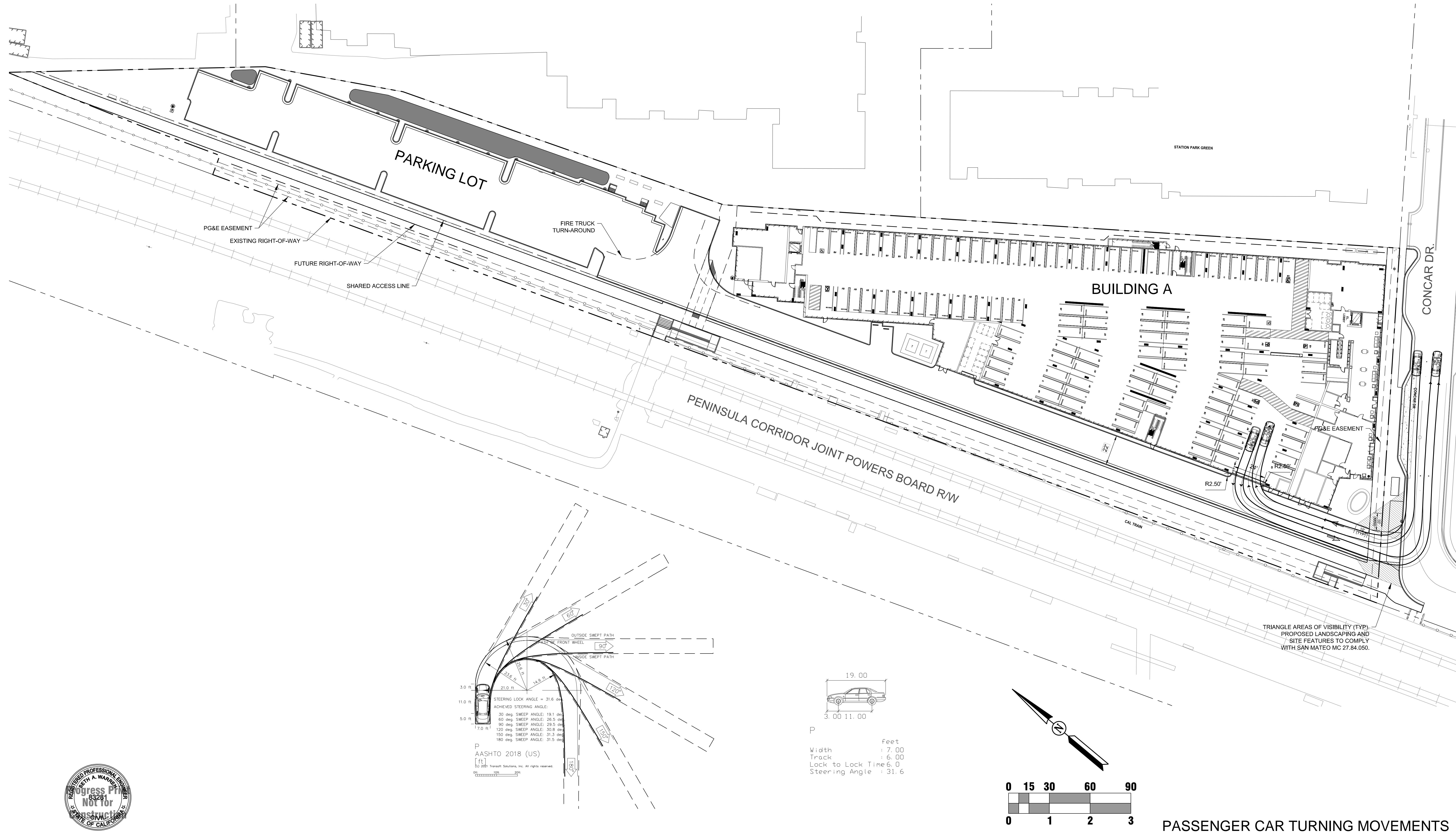
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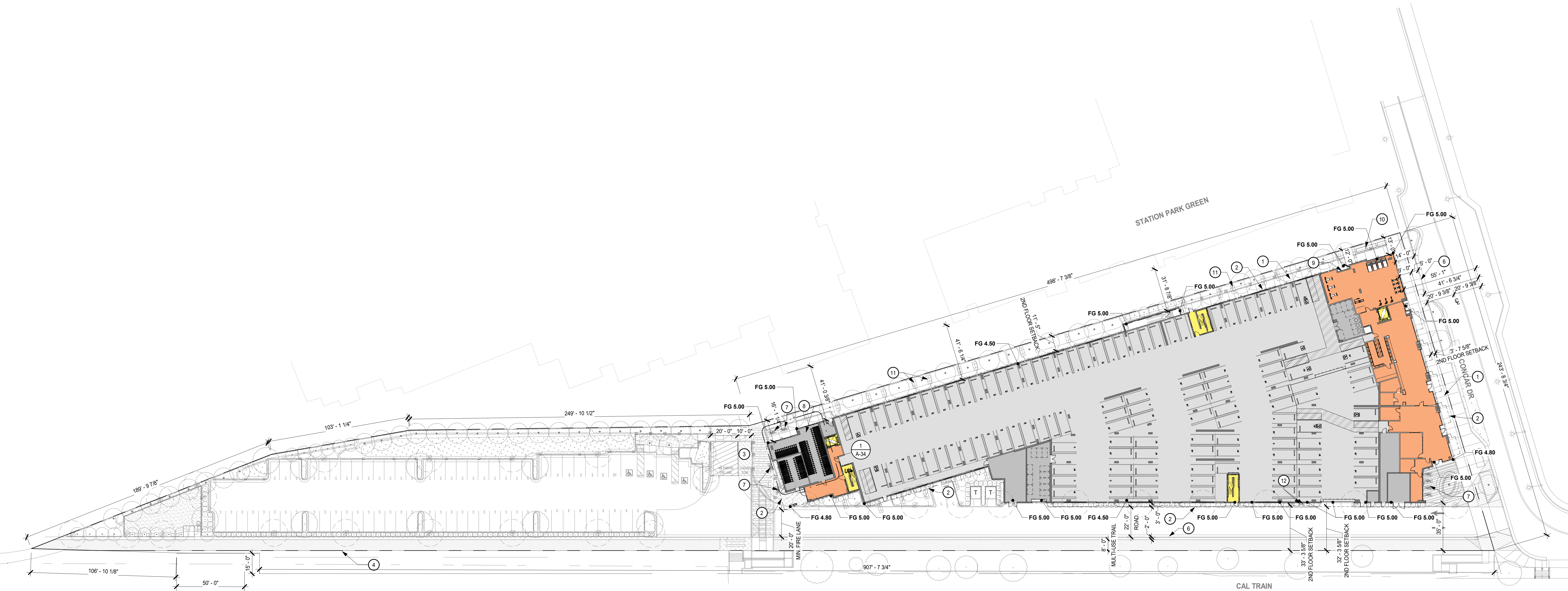
SCHEMATIC FIRE TRUCK TURNING MOVEMENTS



PASSENGER CAR TURNING MOVEMENTS



File: H:\818-SARES REGIS\818-029 Hayward Park\Engineering\Construction Drawings\C-6.2 Passenger Car Turning Movements.dwg Plotted: 6-01-22 @ 11:17:17 AM By: pbusinger



- NOTES:
- A. SEE CIVIL DRAWINGS FOR TOPOGRAPHIC INFORMATION

B. SEE LANDSCAPE PLANS FOR LANDSCAPE INFORMATION

C. SEE LANDSCAPE PLAN FOR TREE INFORMATION

D. SEE LANDSCAPE DRAWINGS FOR SHORT TERM BIKE DETAILS

E. FG = FINISH GRADE; SEE BUILDING HEIGHT EXHIBIT ON A-32

F. TOP OF SLAB/ARCH 0'-0" = CIVIL 5.00
- 1

SIDEWALK, SCD

2

BUILDING PROJECTION ABOVE

3

LOADING ZONE, SCD

4

FENCE, SLD

5

TRASH STAGING AREA, SLD

6

CURB LINE, SCD

7

SHORT TERM BIKE PARKING, SLD

8

LONG TERM BIKE PARKING, SEE A-34

9

GAS ALCOVE, SCD

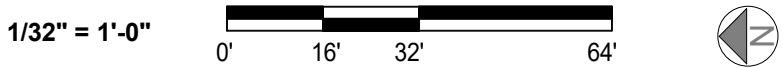
10

BACKFLOW VAULTS
- 11

LADDER PADS, SLD

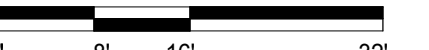
12

WATER METERS, SCD





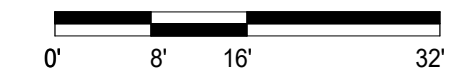
1/16" = 1'-0"



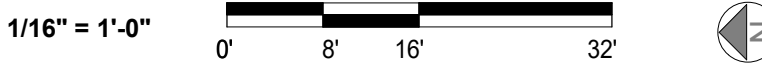
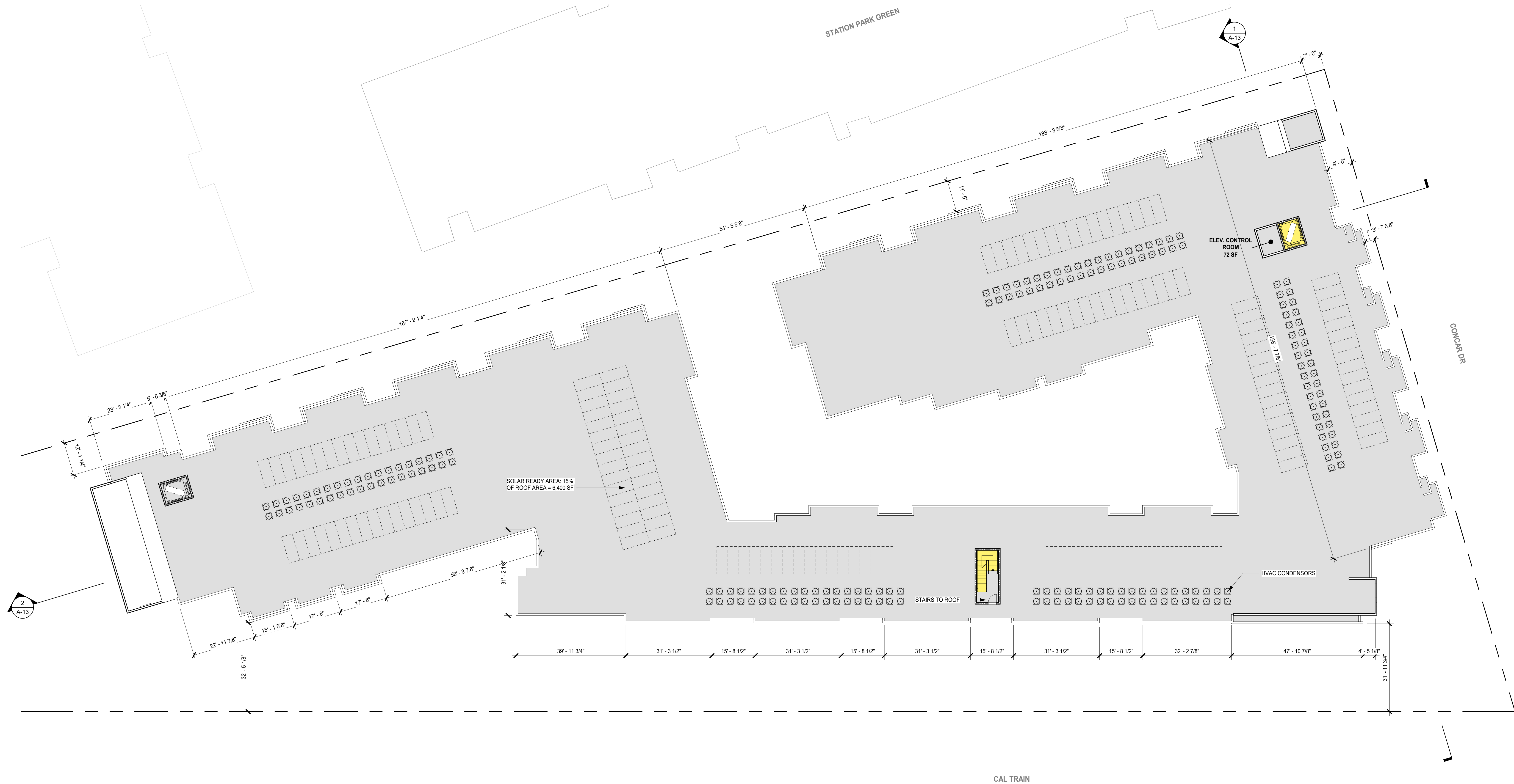


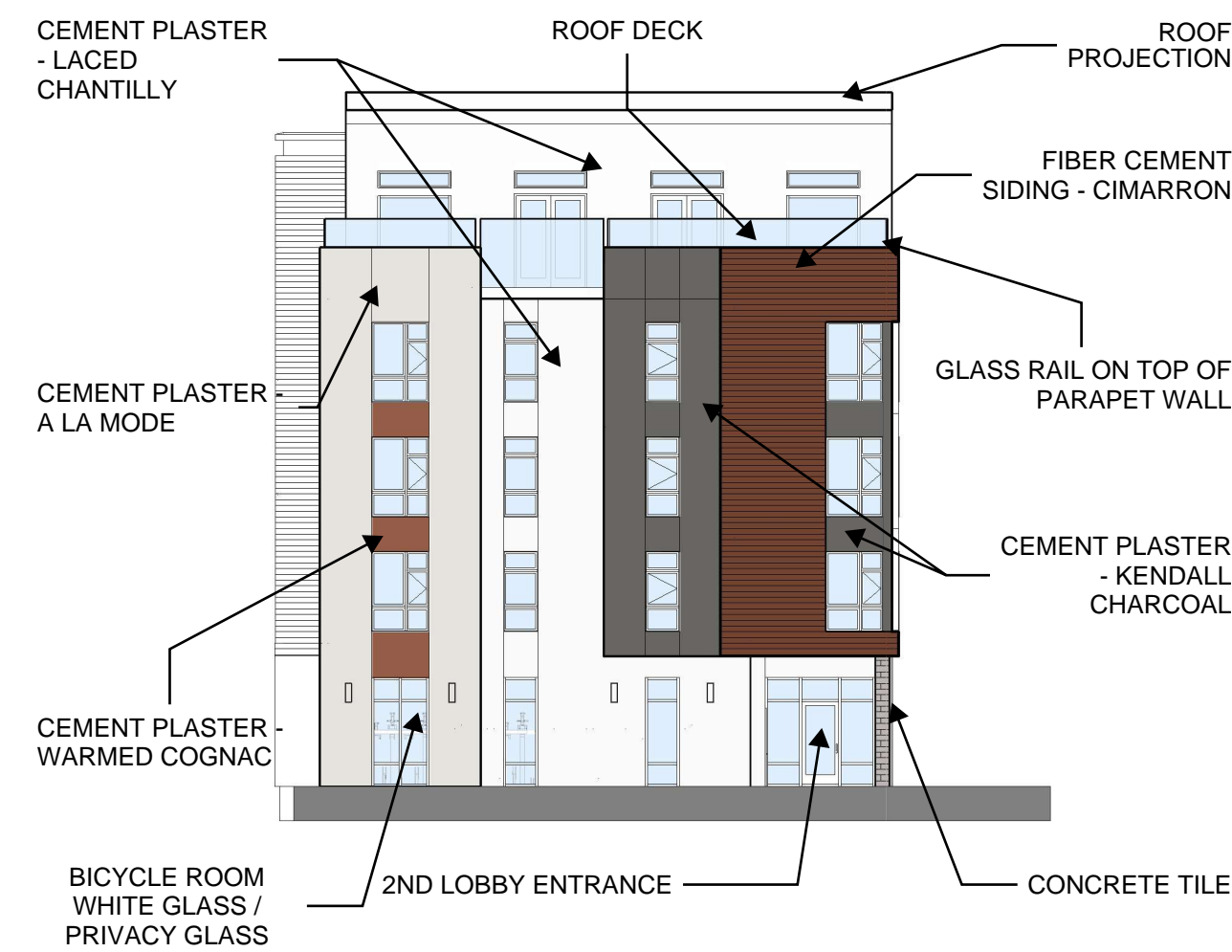


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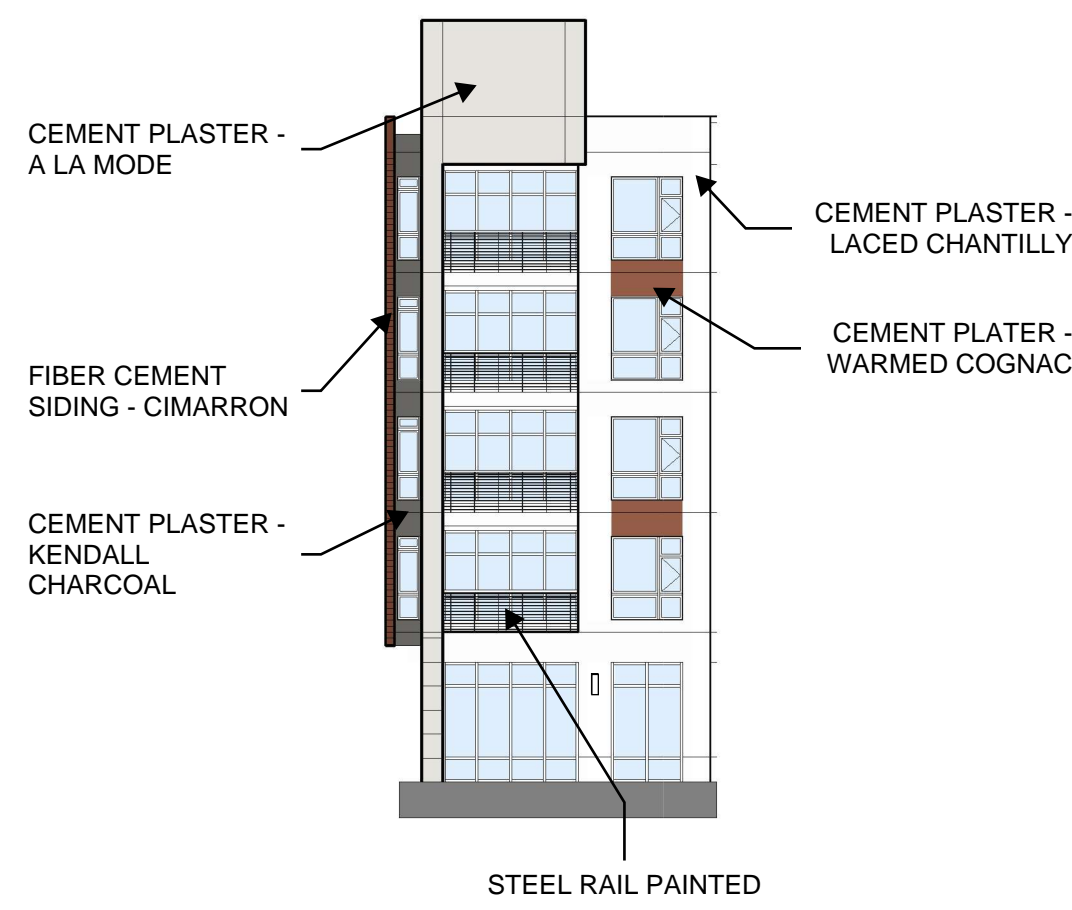






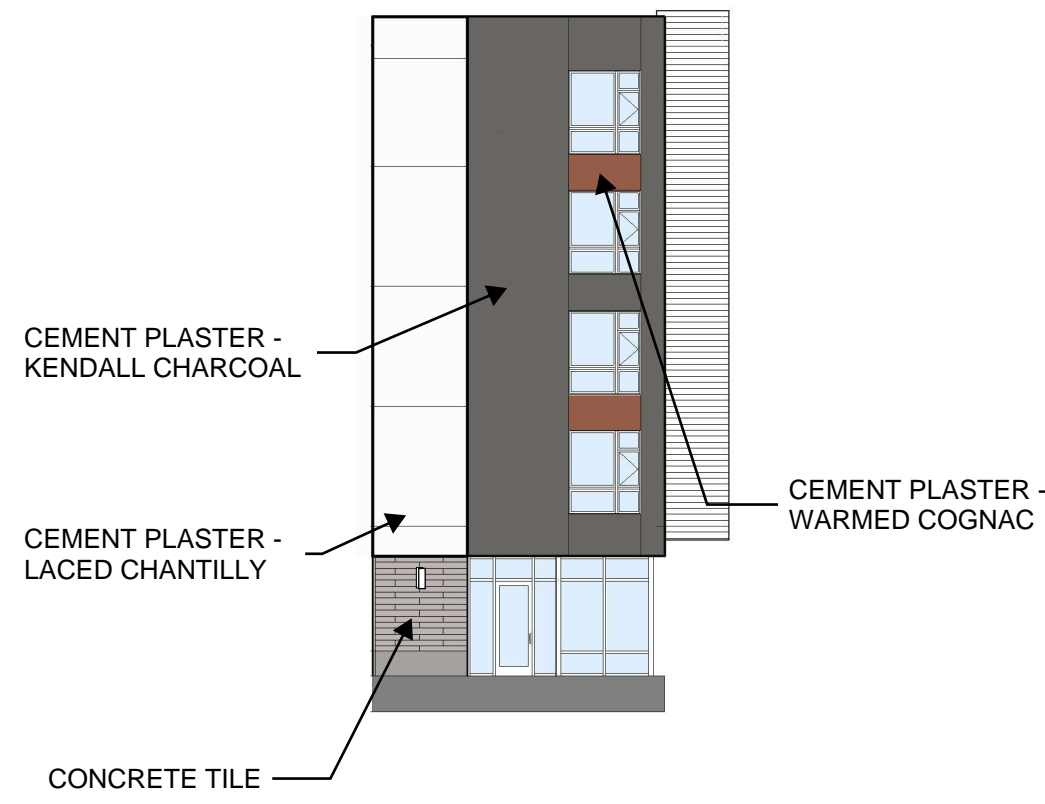
NORTH ELEVATION - COLOR 8

1/16" = 1'-0"



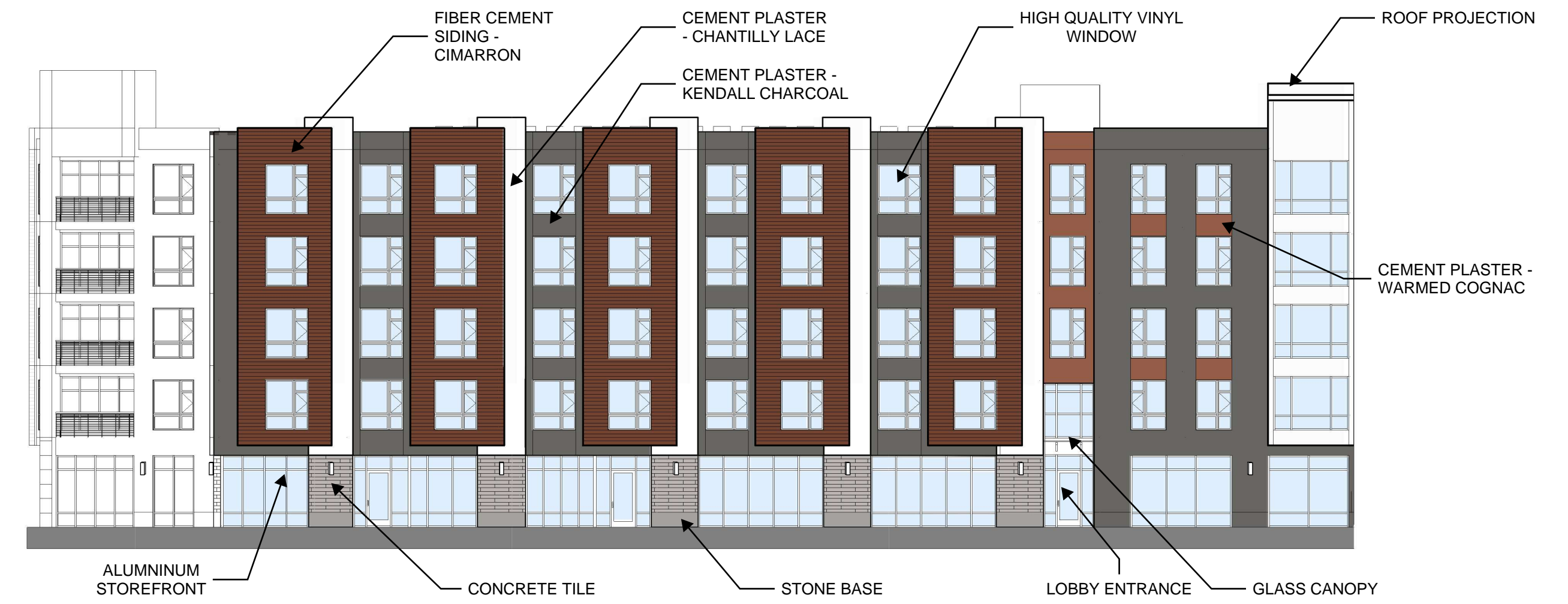
SOUTH ELEVATION - COLOR 7

1/16" = 1'-0"



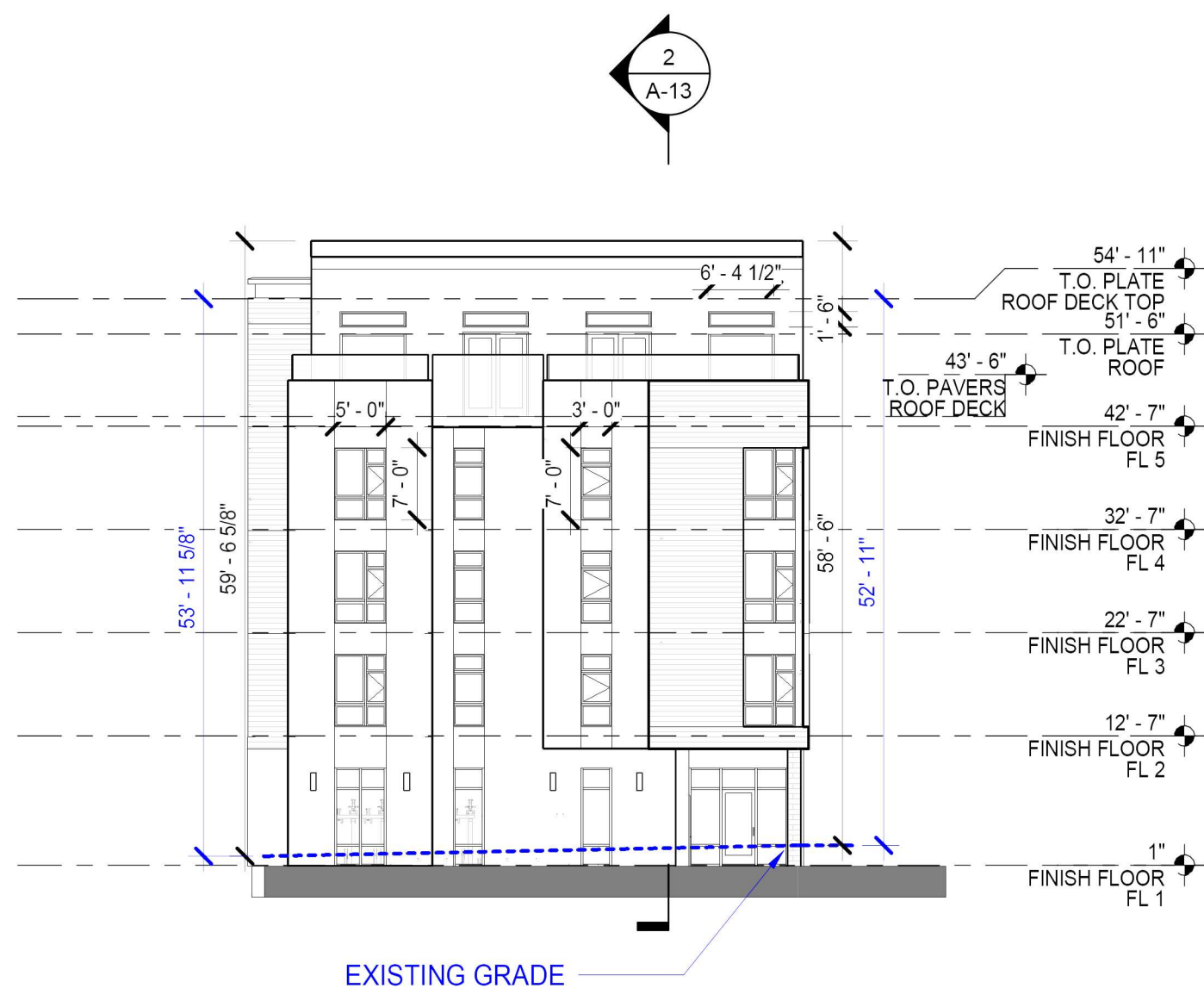
WEST ELEVATION - COLOR 6

1/16" = 1'-0"



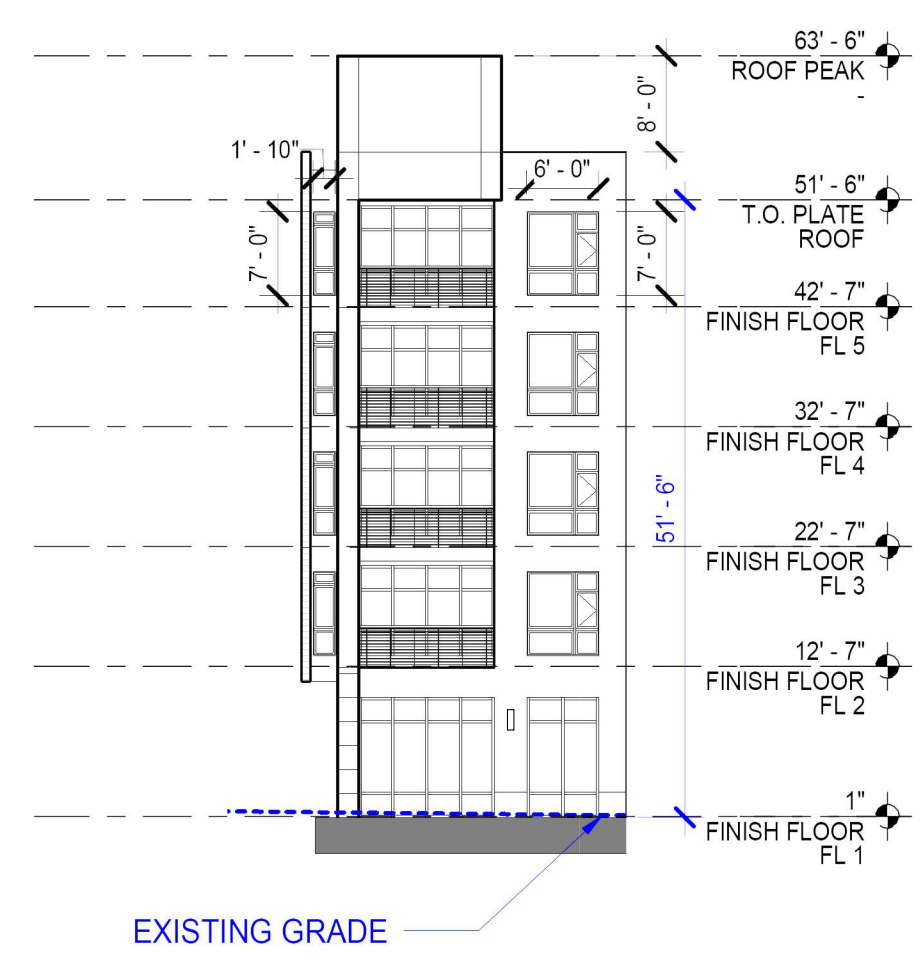
SOUTH ELEVATION - COLOR 5

1/16" = 1'-0"



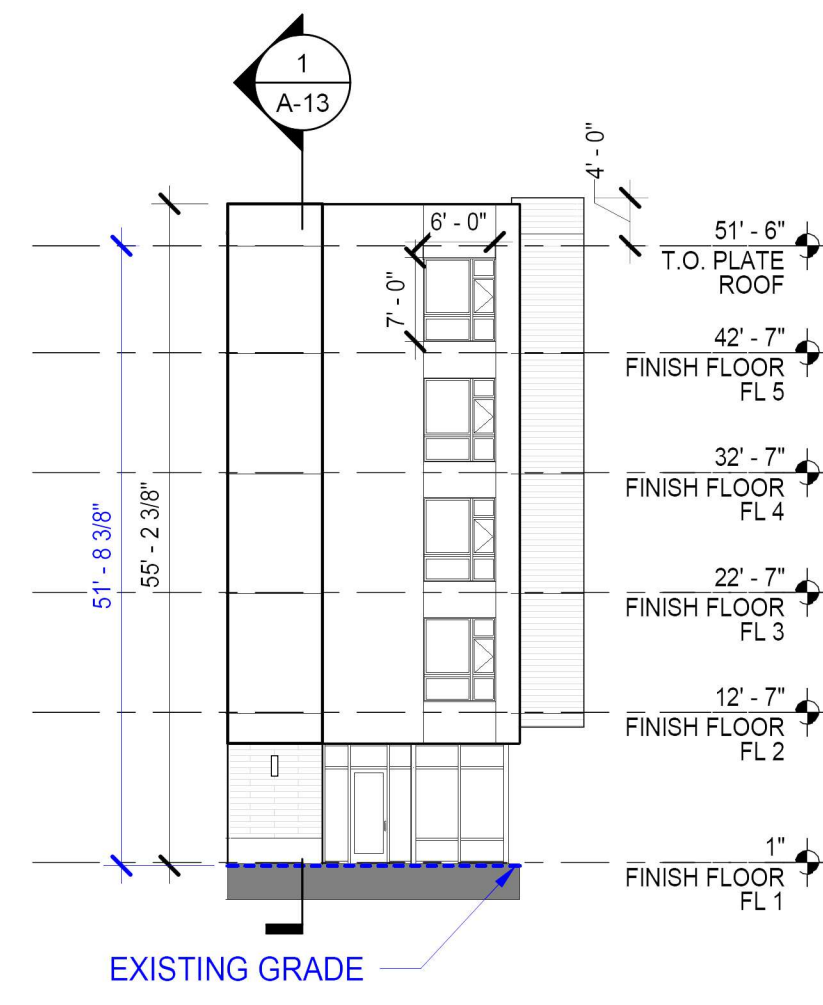
NORTH ELEVATION 4

1/16" = 1'-0"



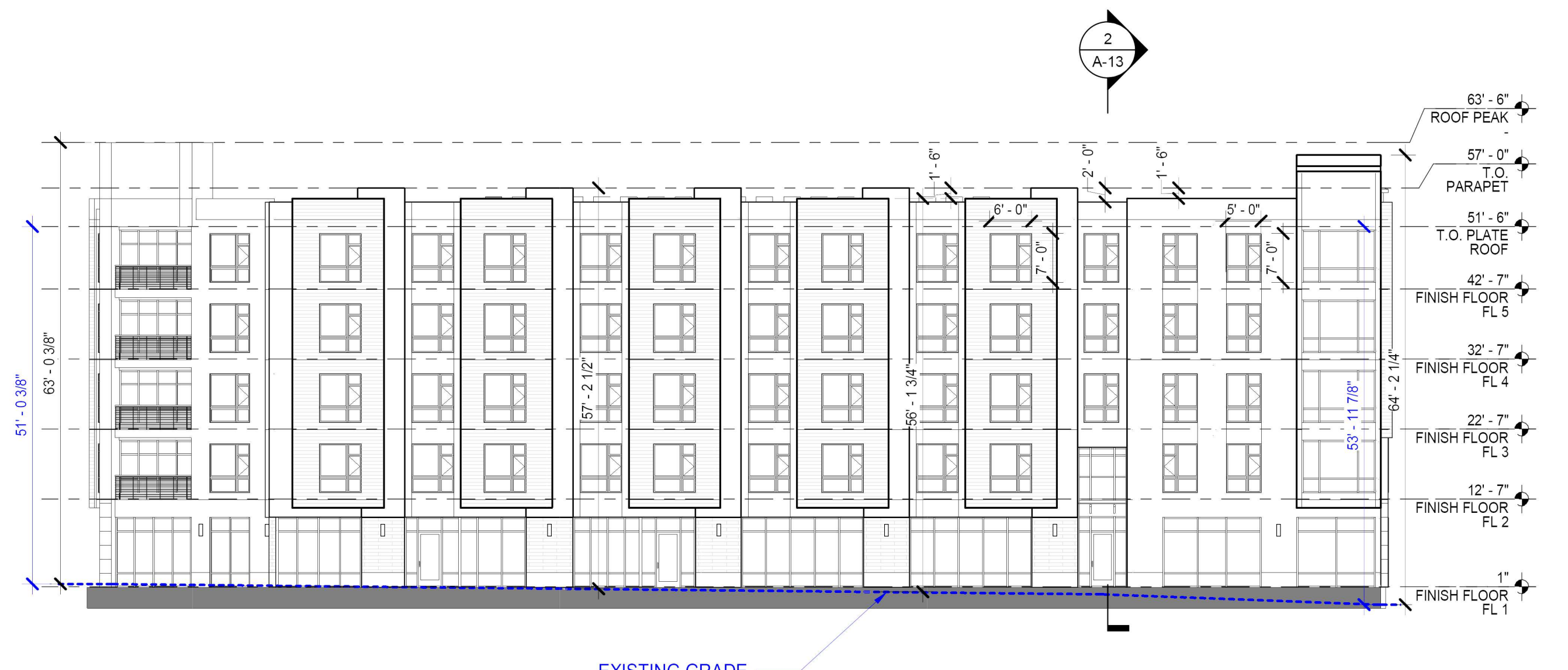
SOUTH ELEVATION 3

1/16" = 1'-0"



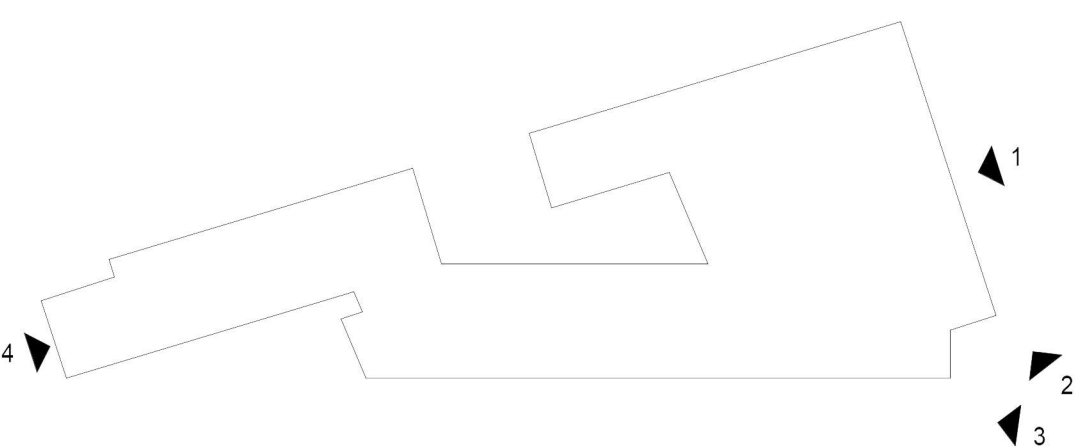
WEST ELEVATION 2

1/16" = 1'-0"



SOUTH ELEVATION 1

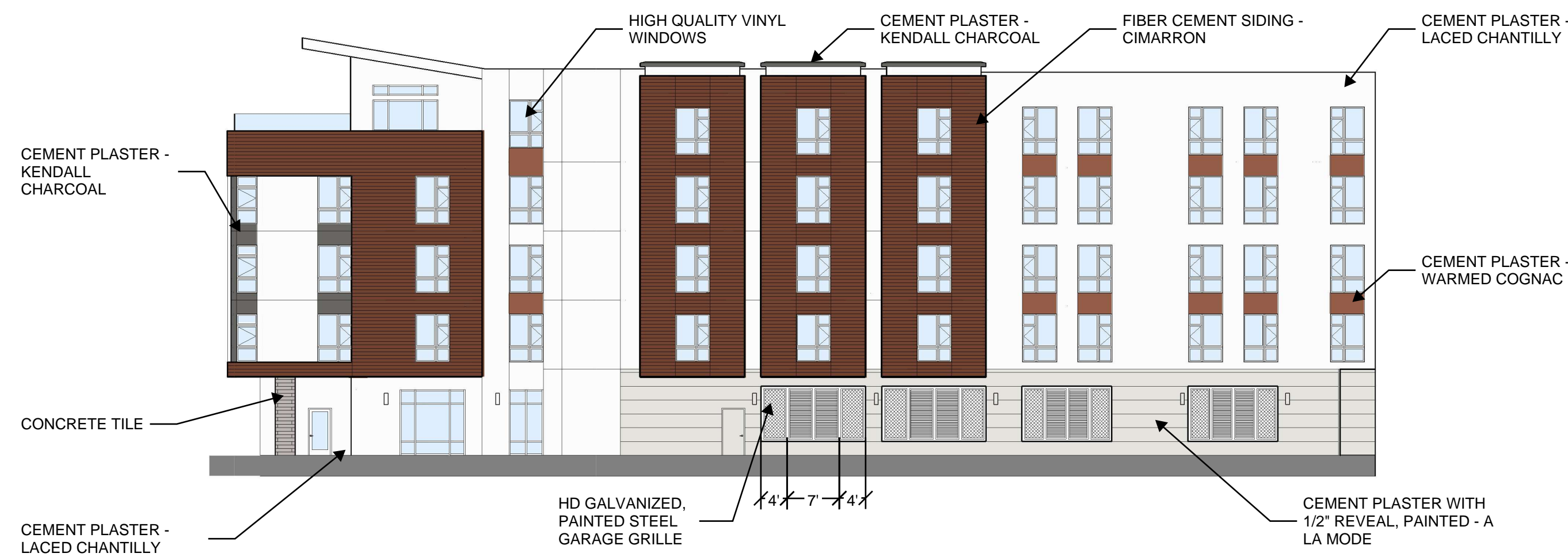
1/16" = 1'-0"



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

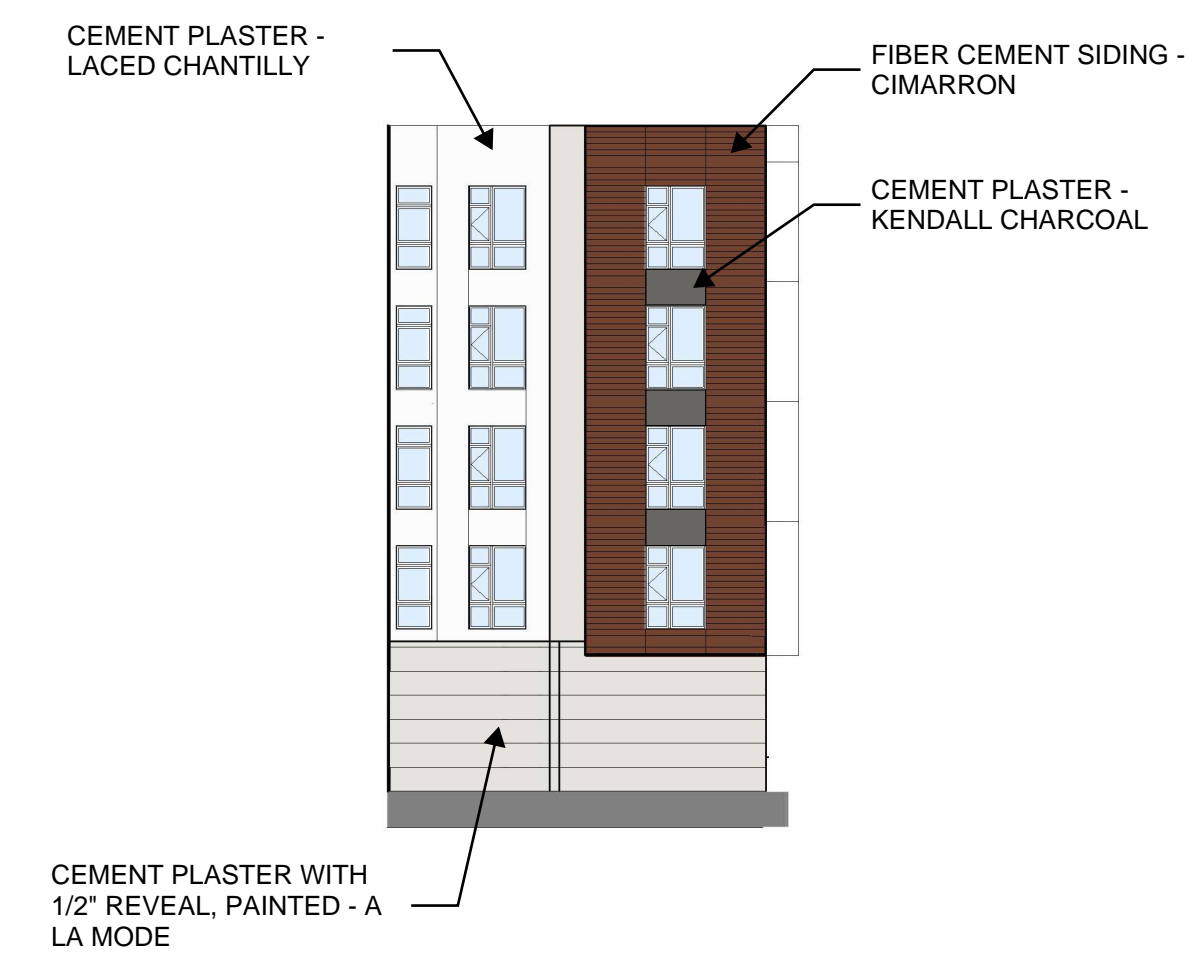
1/16" = 1'-0"

0' 8' 16' 32'



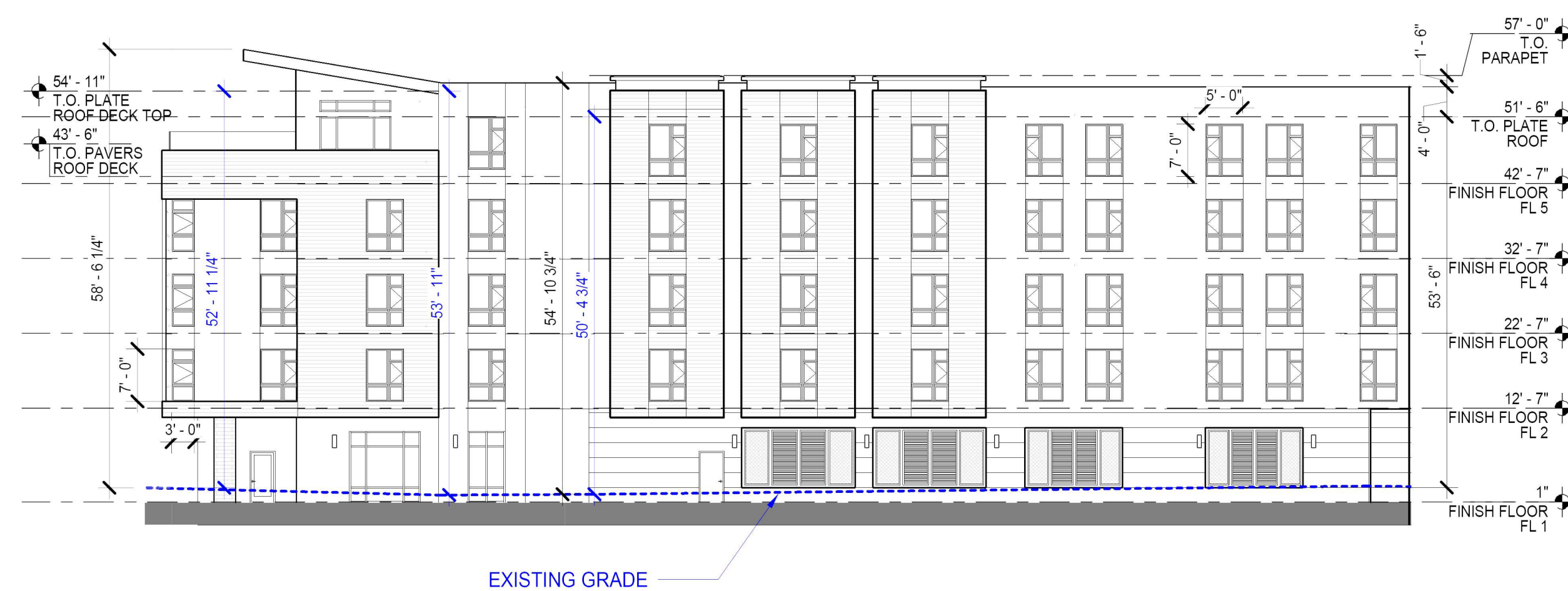
WEST ELEVATION - COLOR 4

1/16" = 1'-0"



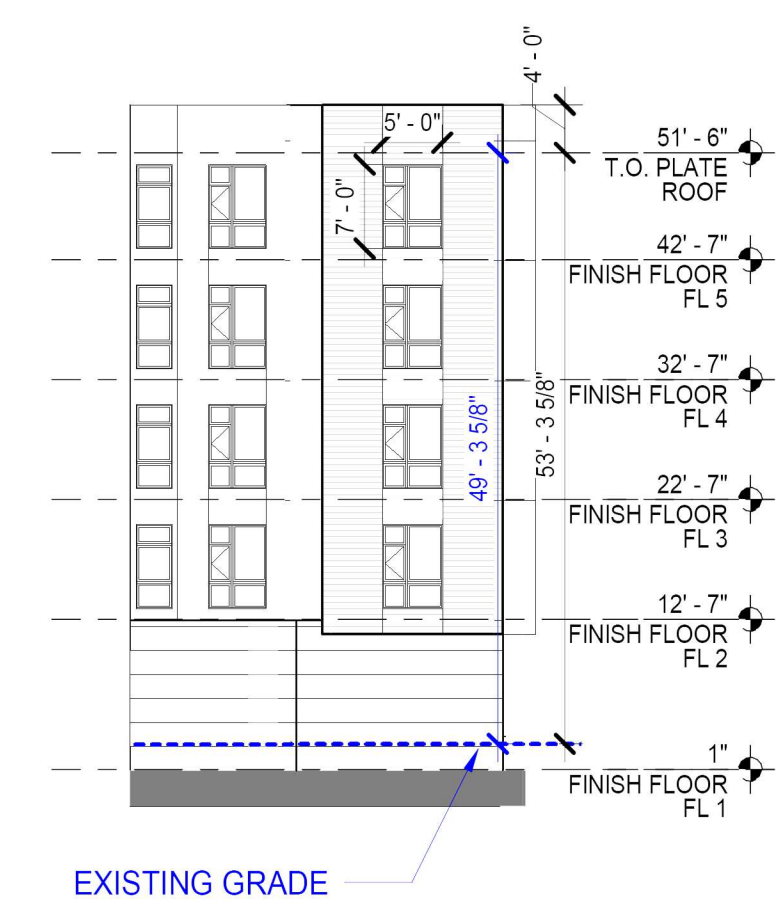
NORTH ELEVATION - COLOR 3

1/16" = 1'-0"



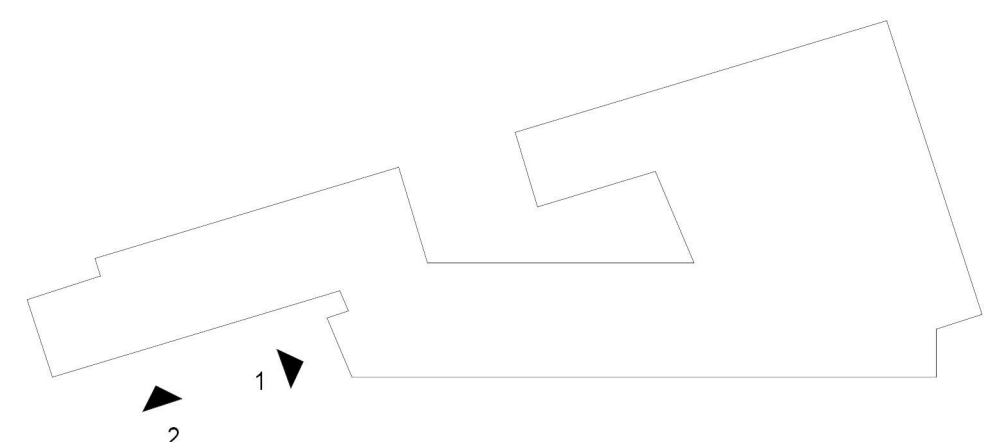
WEST ELEVATION 2

1/16" = 1'-0"



NORTH ELEVATION 1

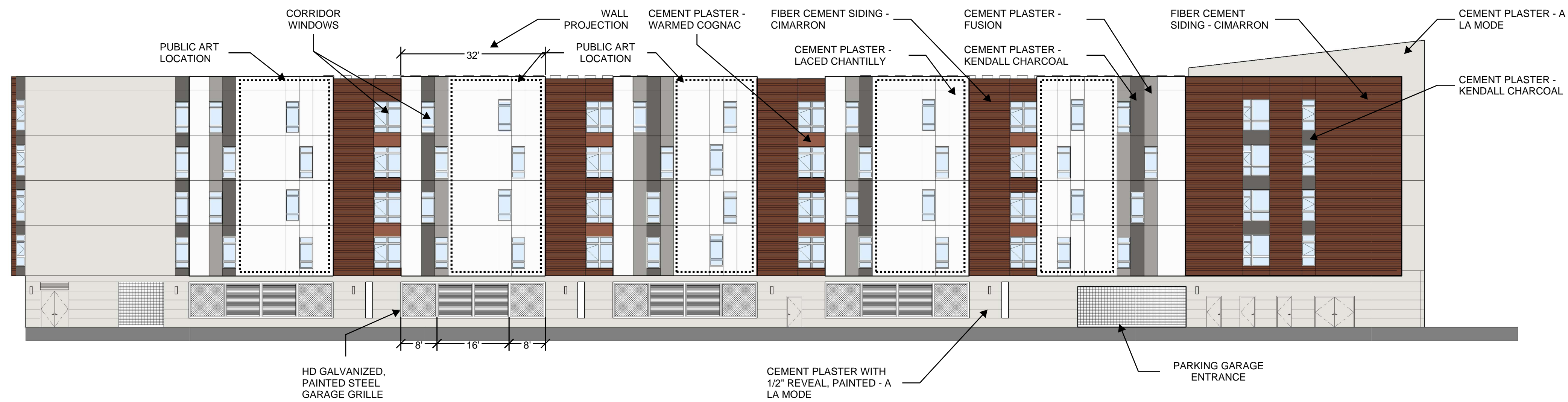
1/16" = 1'-0"



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

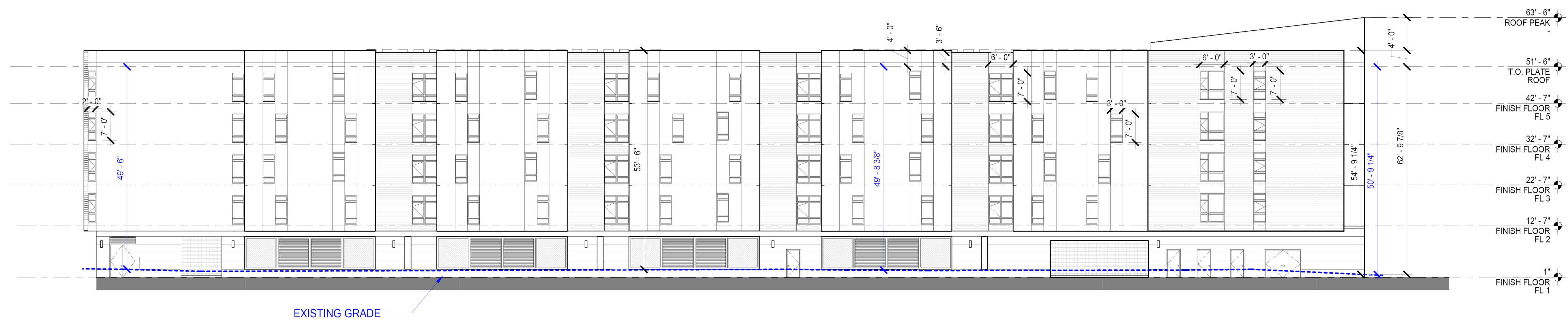
1/16" = 1'-0"





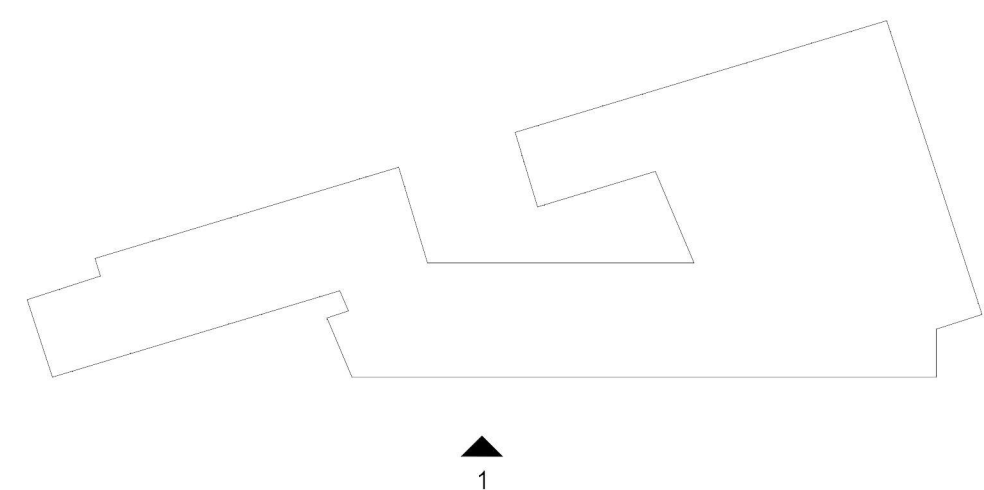
WEST ELEVATION - COLOR 2

1/16" = 1'-0"



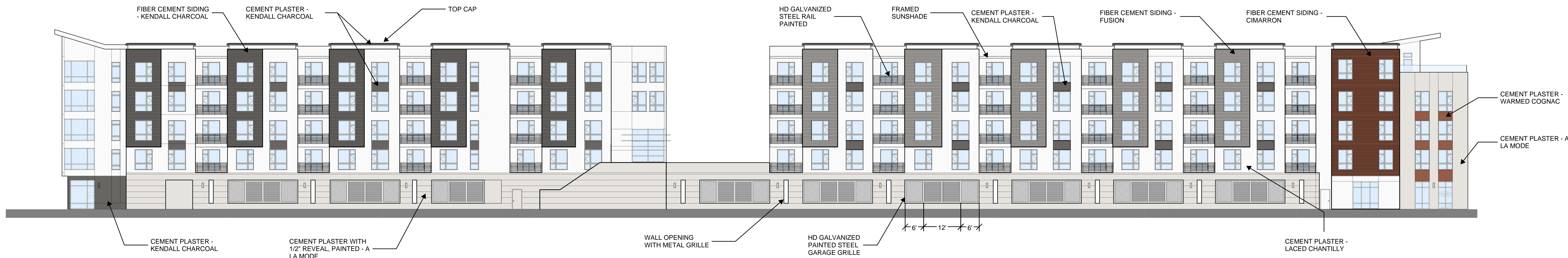
WEST ELEVATION 1

1/16" = 1'-0"



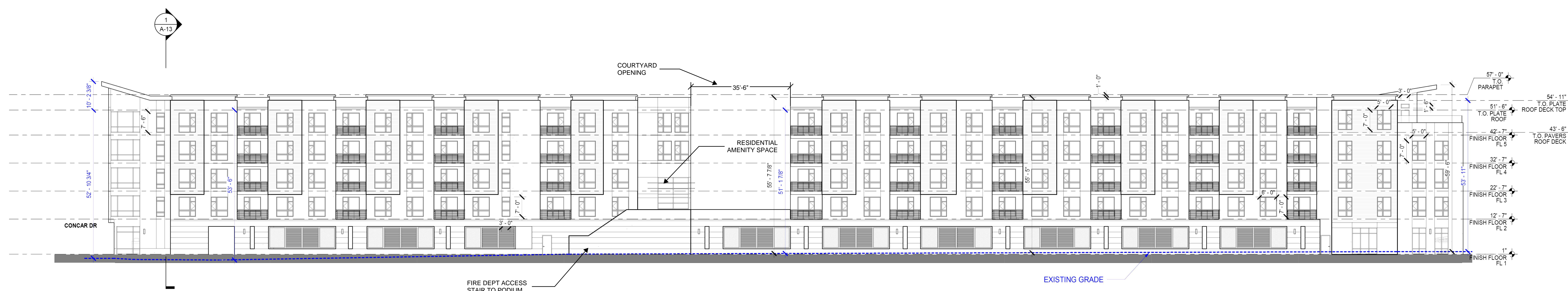
NOTE: TOP OF SLAB/ARCH 0'-0" = CIVIL 5.00

1/16" = 1'-0"



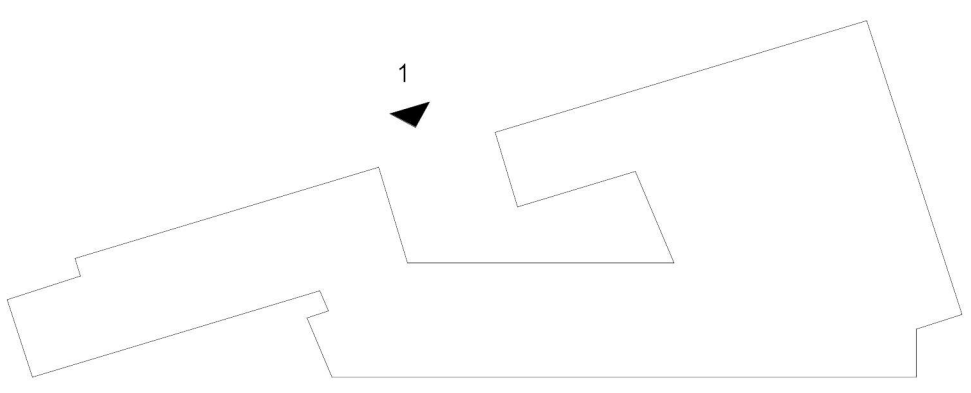
EAST ELEVATION - COLOR 2

1/16" = 1'-0"

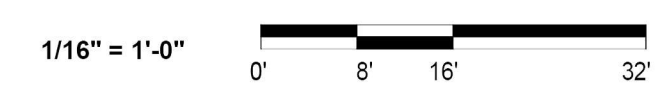


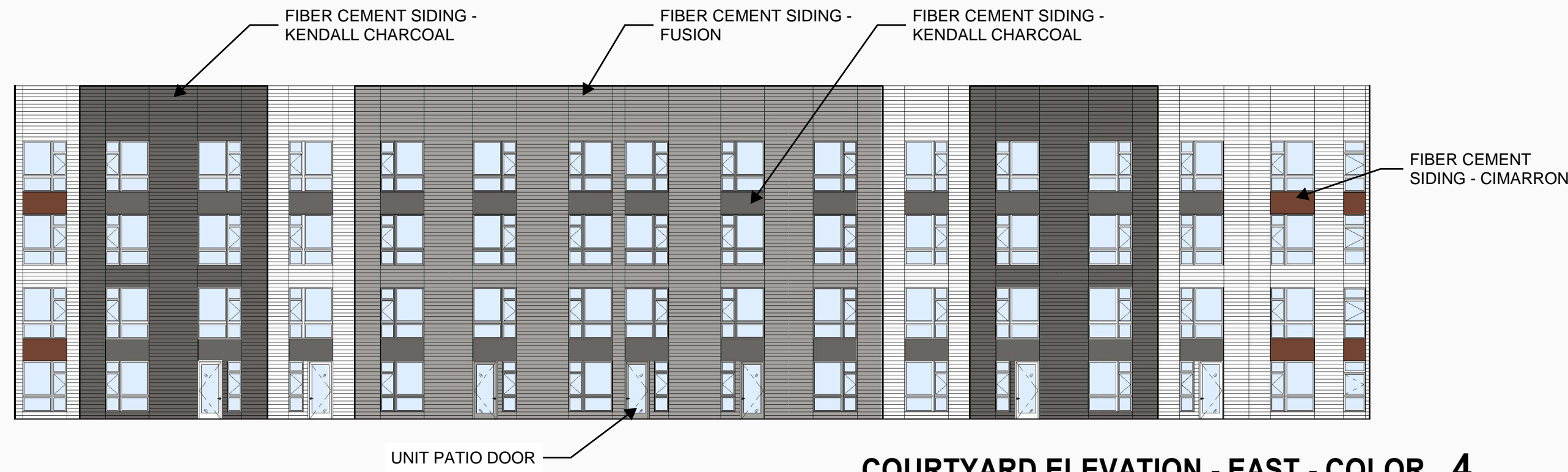
EAST ELEVATION 1

1/16" = 1'-0"



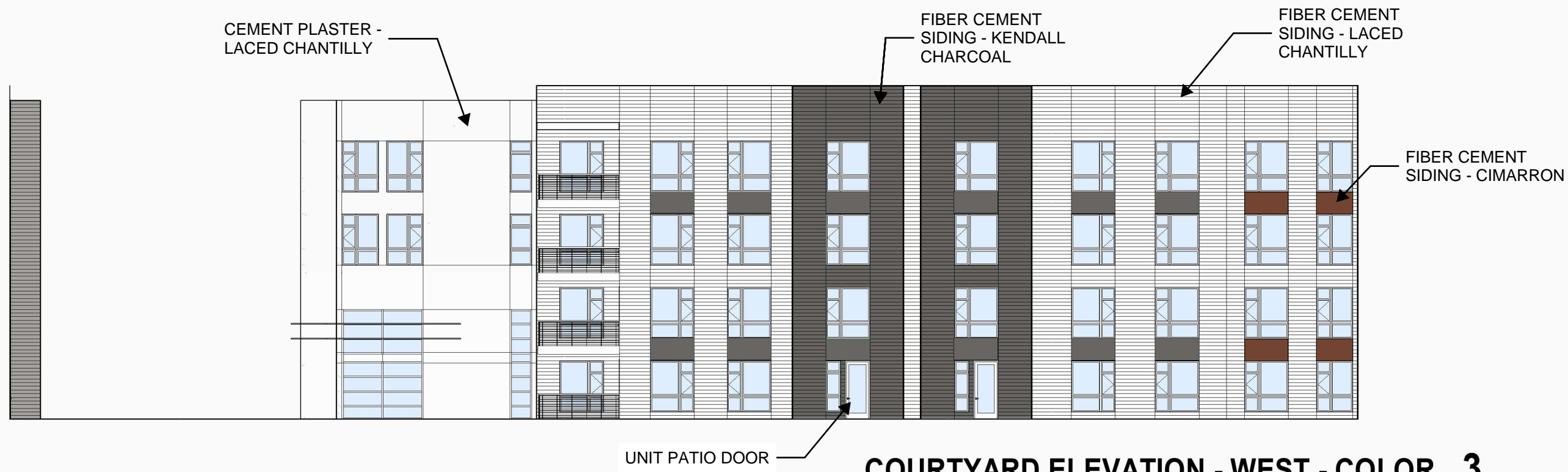
NOTE: TOP OF SLAB/ARCH 0'-0" = CIVIL 5.00





COURTYARD ELEVATION - EAST - COLOR 4

1/16" = 1'-0"



COURTYARD ELEVATION - WEST - COLOR 3

1/16" = 1'-0"



COURTYARD ELEVATION - EAST 2

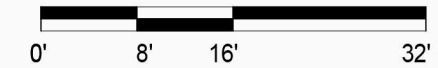
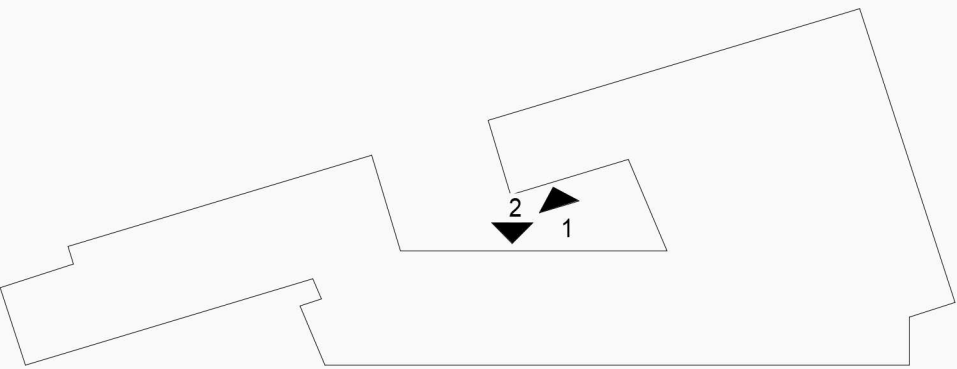
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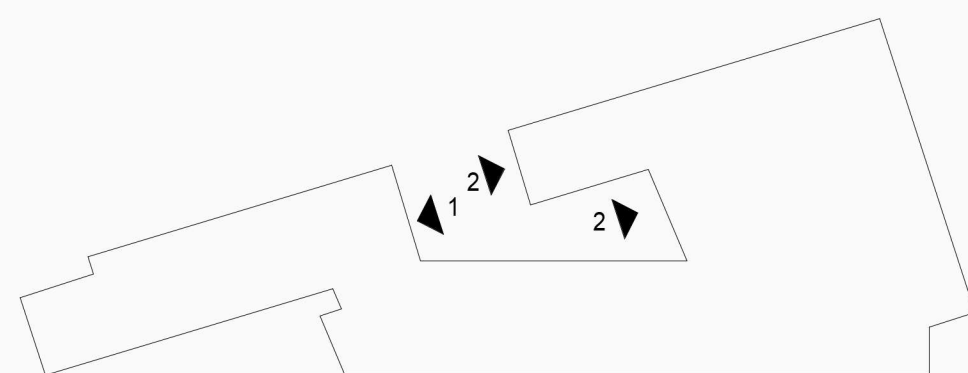
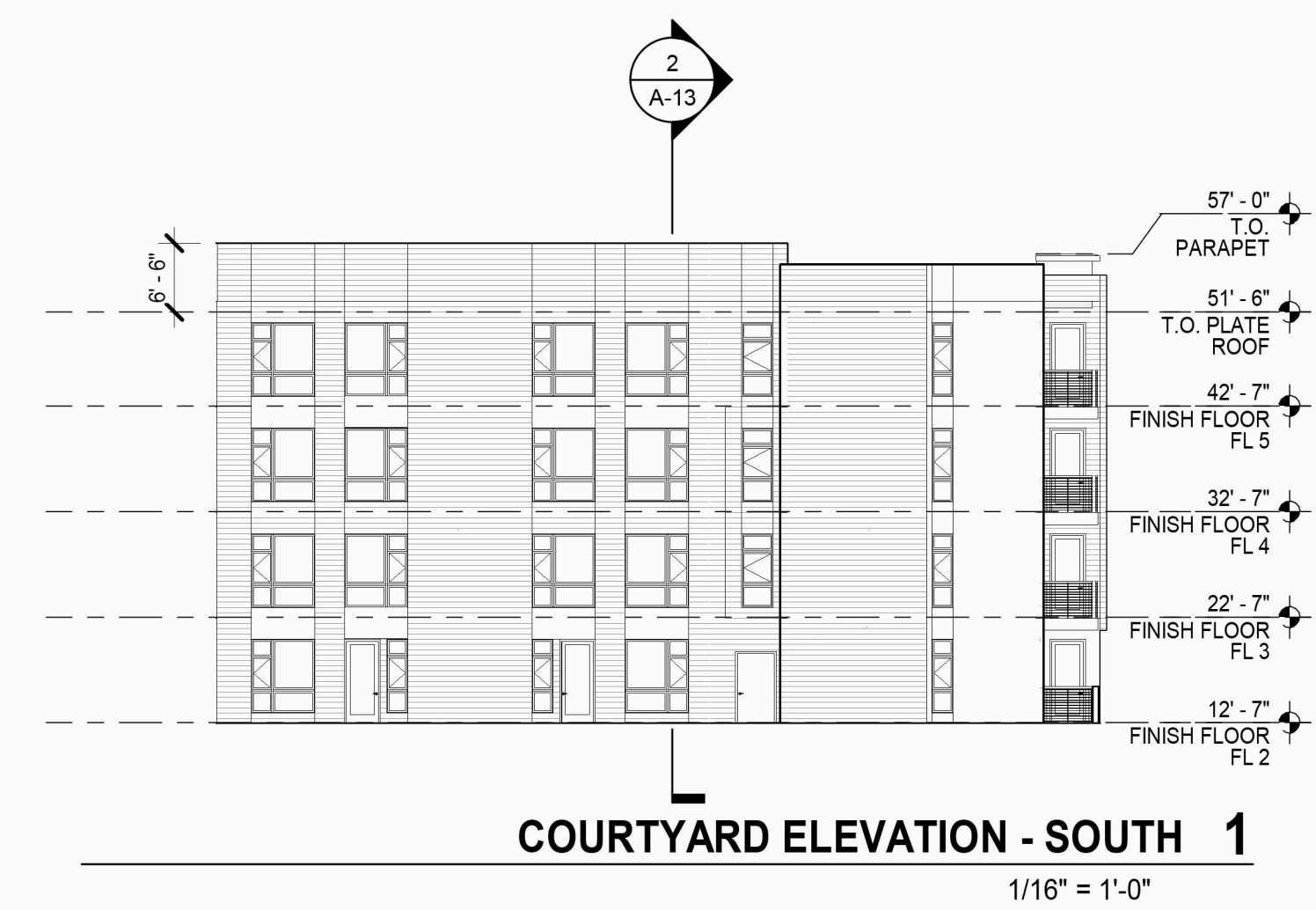
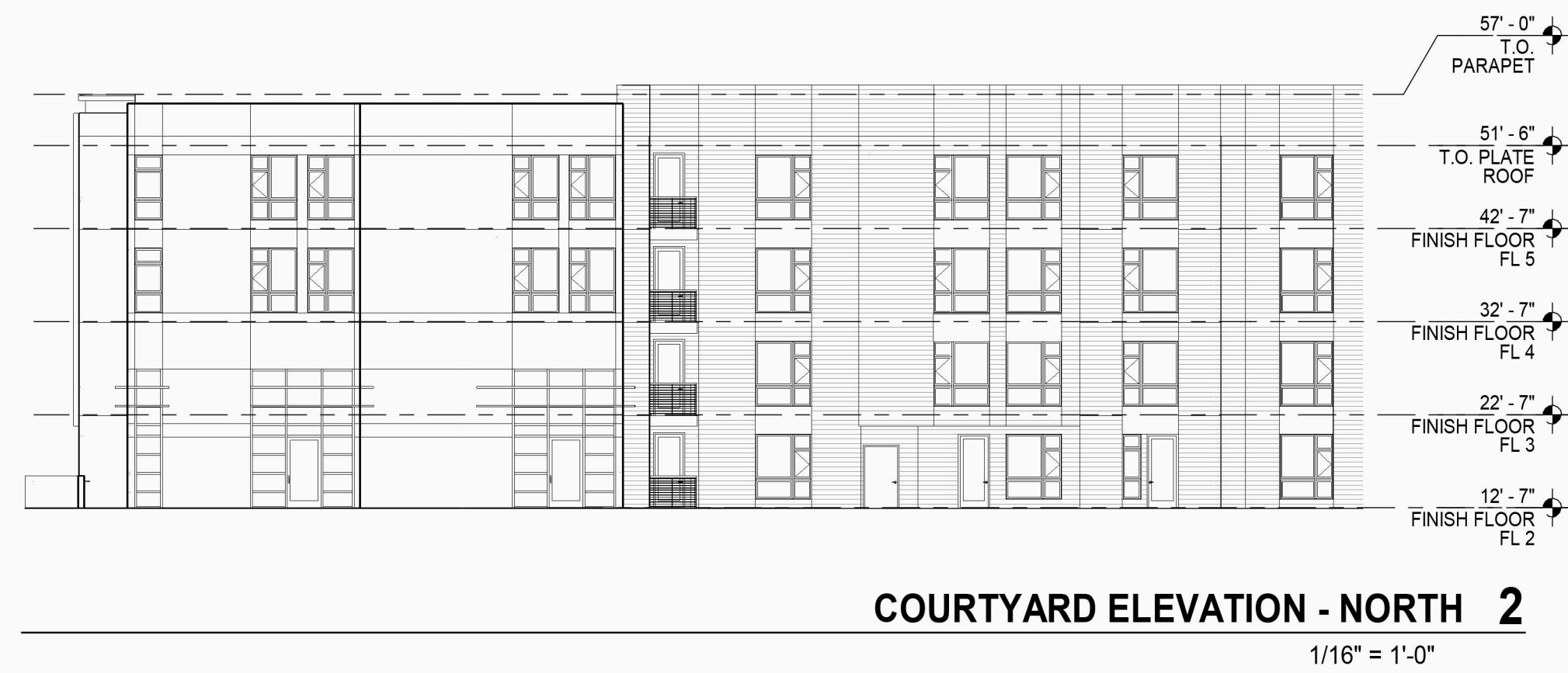
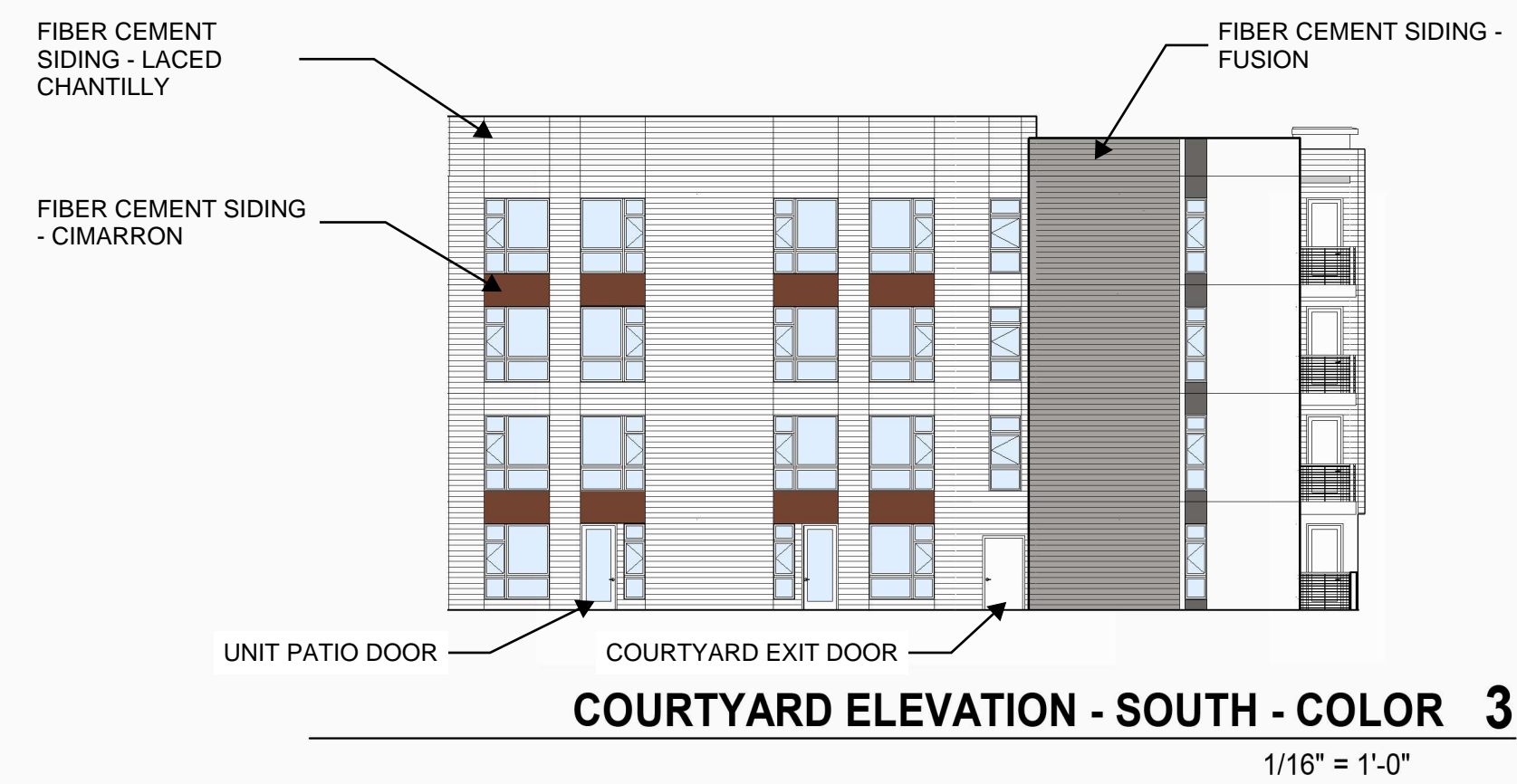
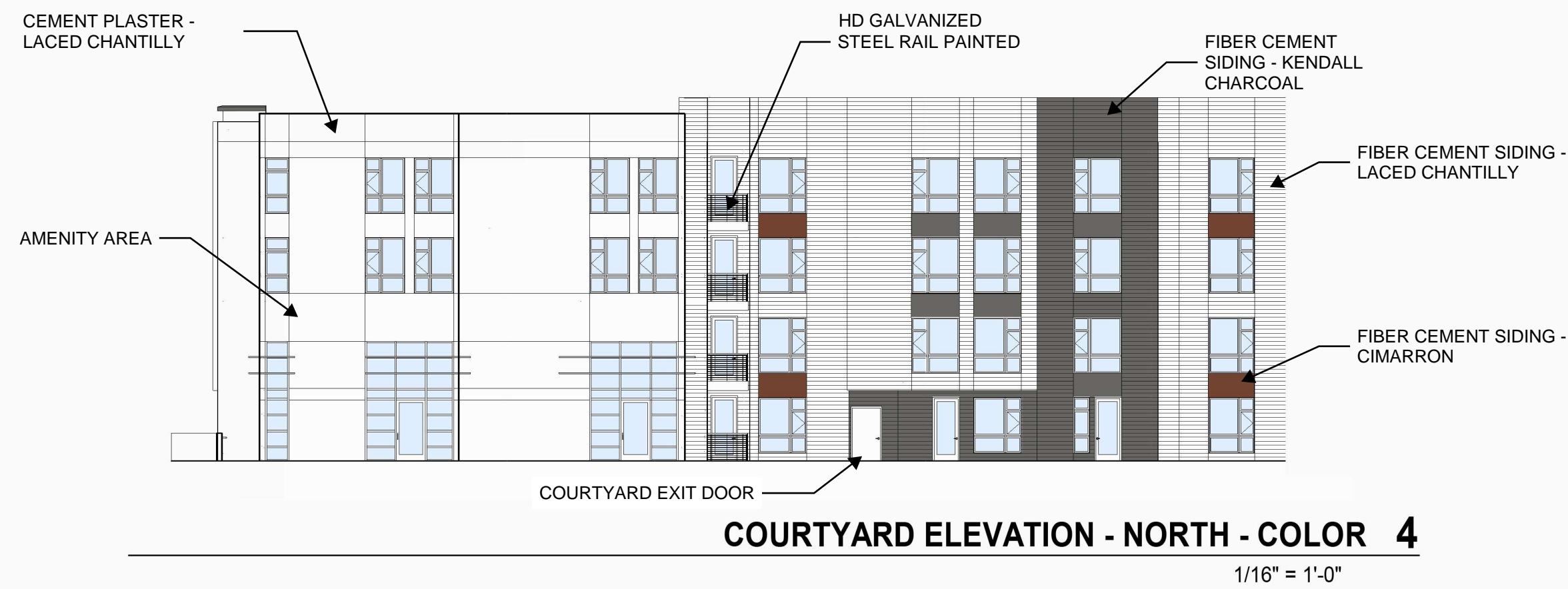


COURTYARD ELEVATION - WEST 1

1/16" = 1'-0"

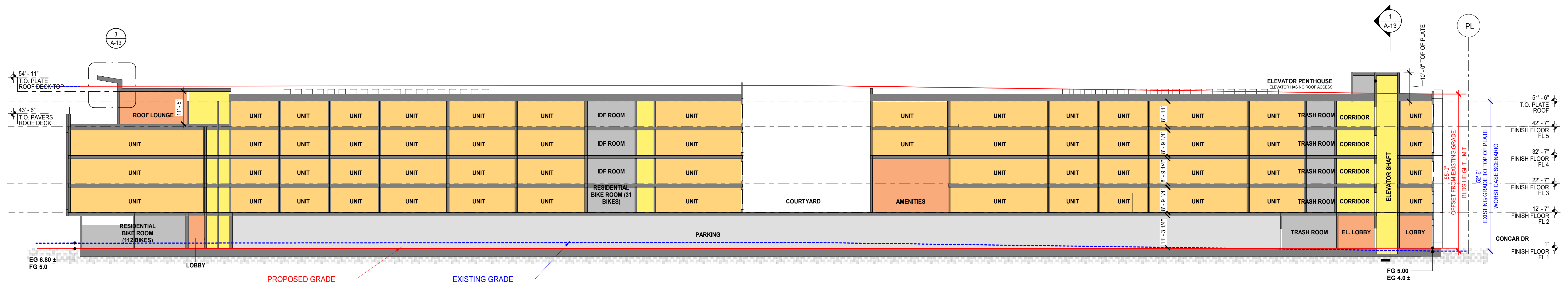
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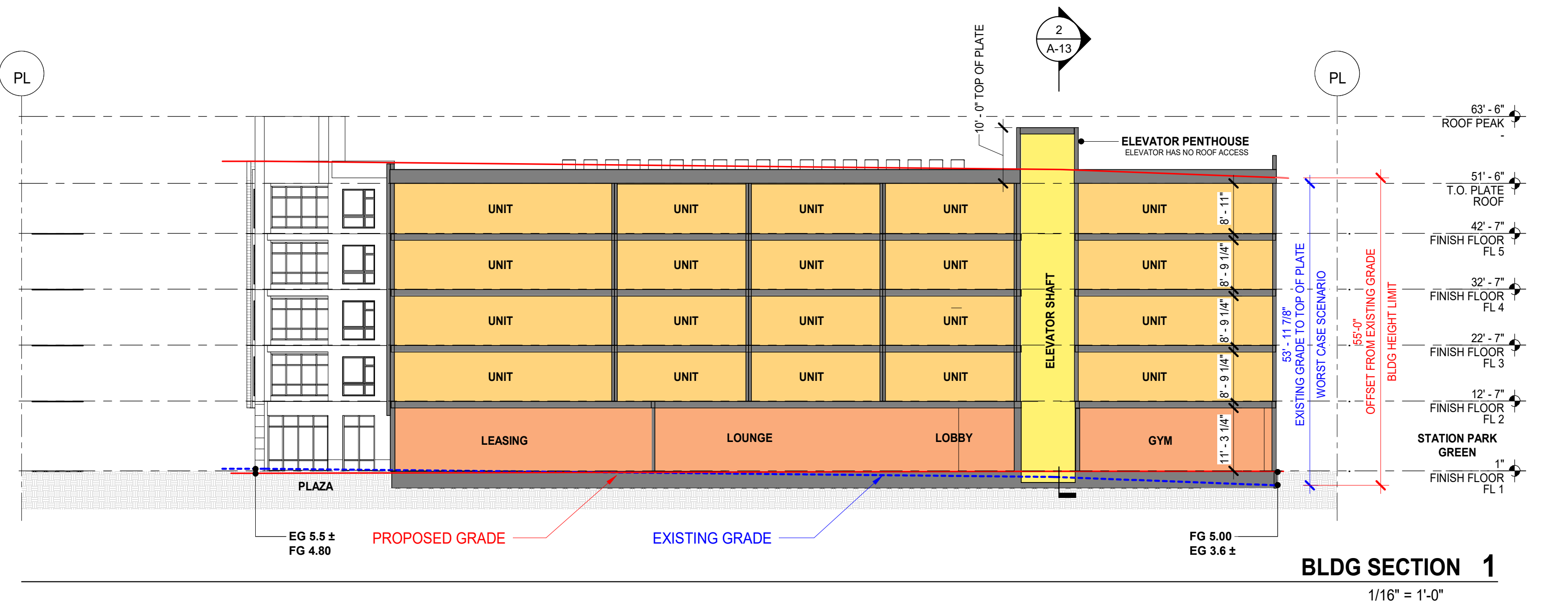
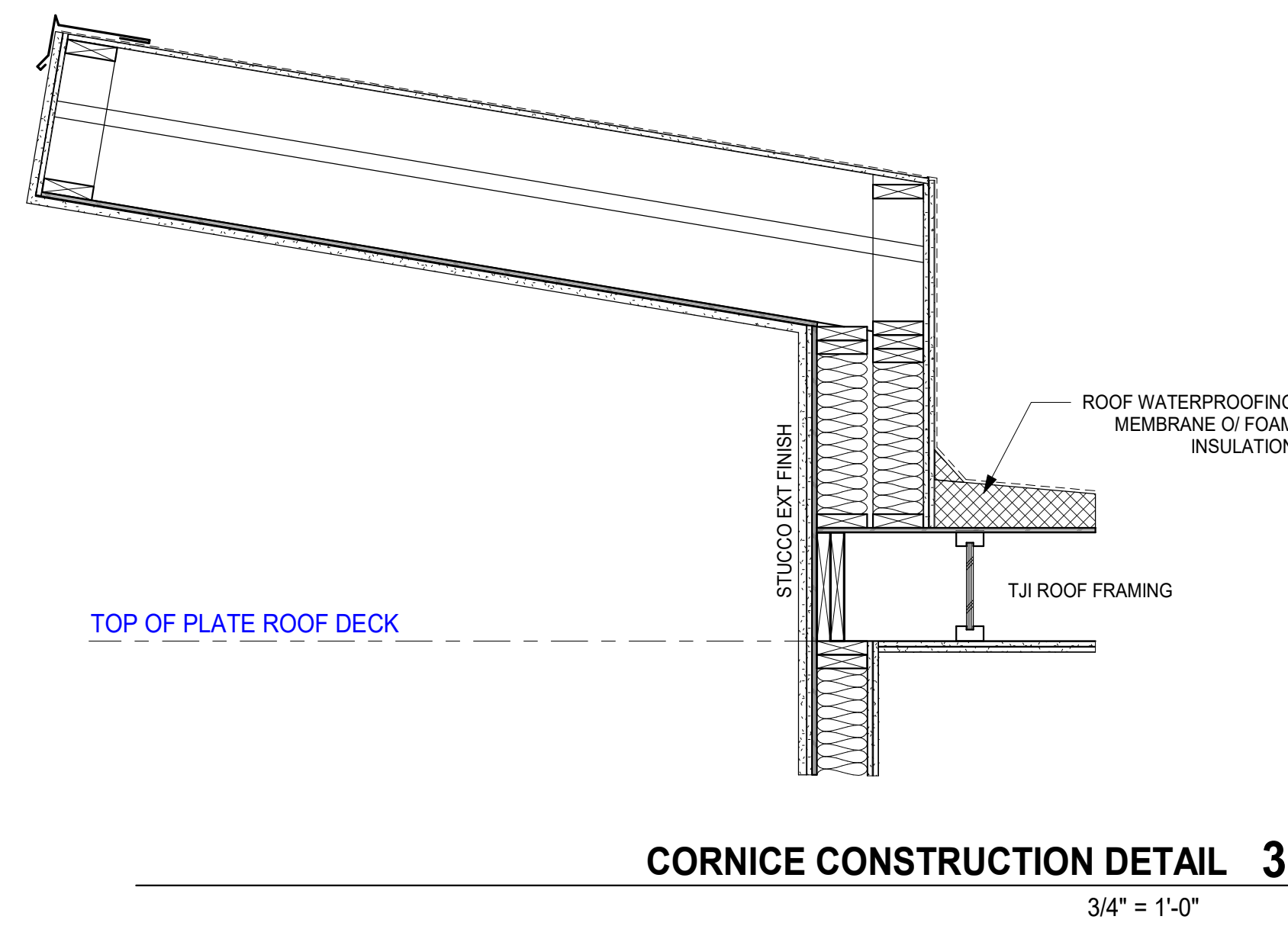


NOTE: TOP OF SLAB/ARCH 0'-0" = CIVIL 5.00

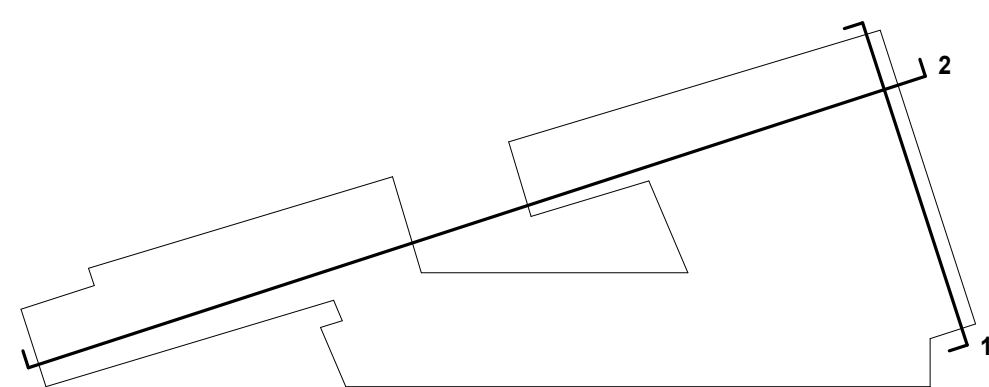




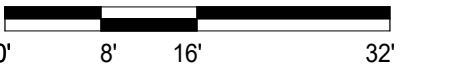
BLDG SECTION 2
1/16" = 1'-0"

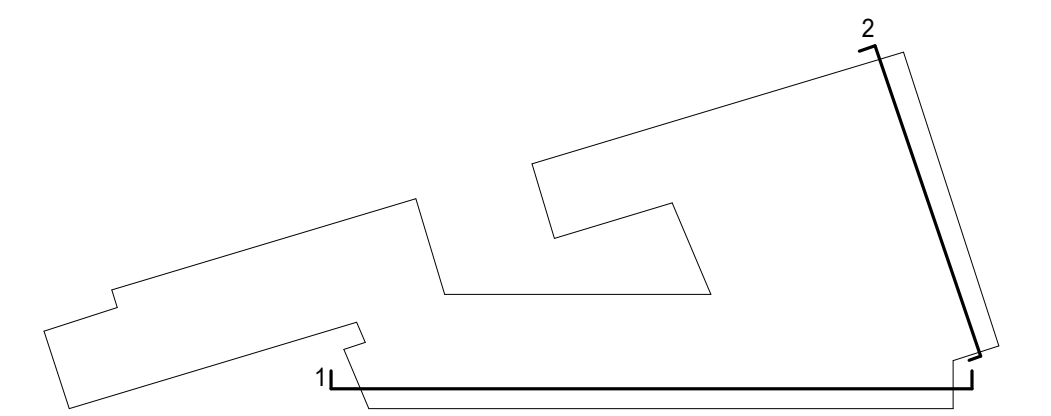
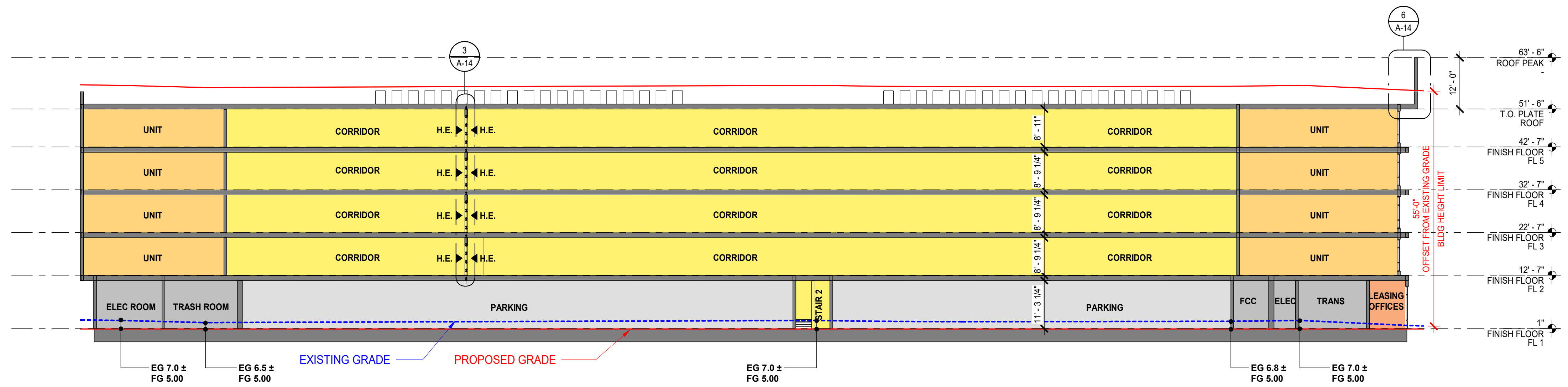
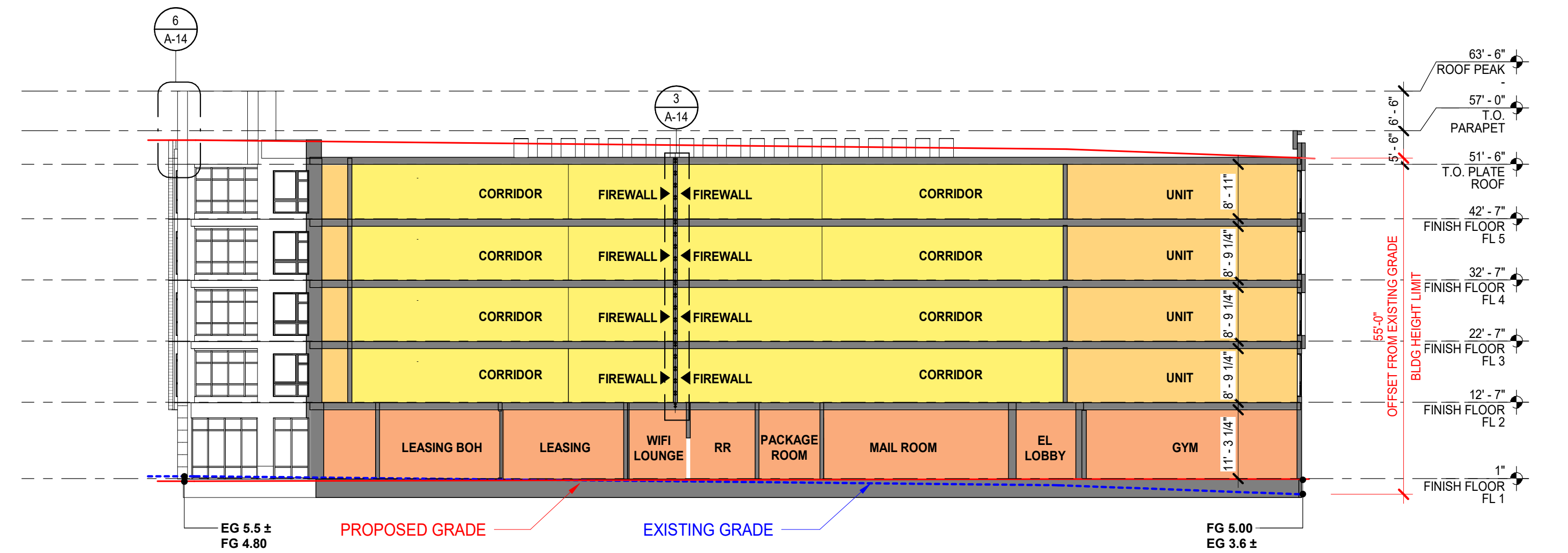
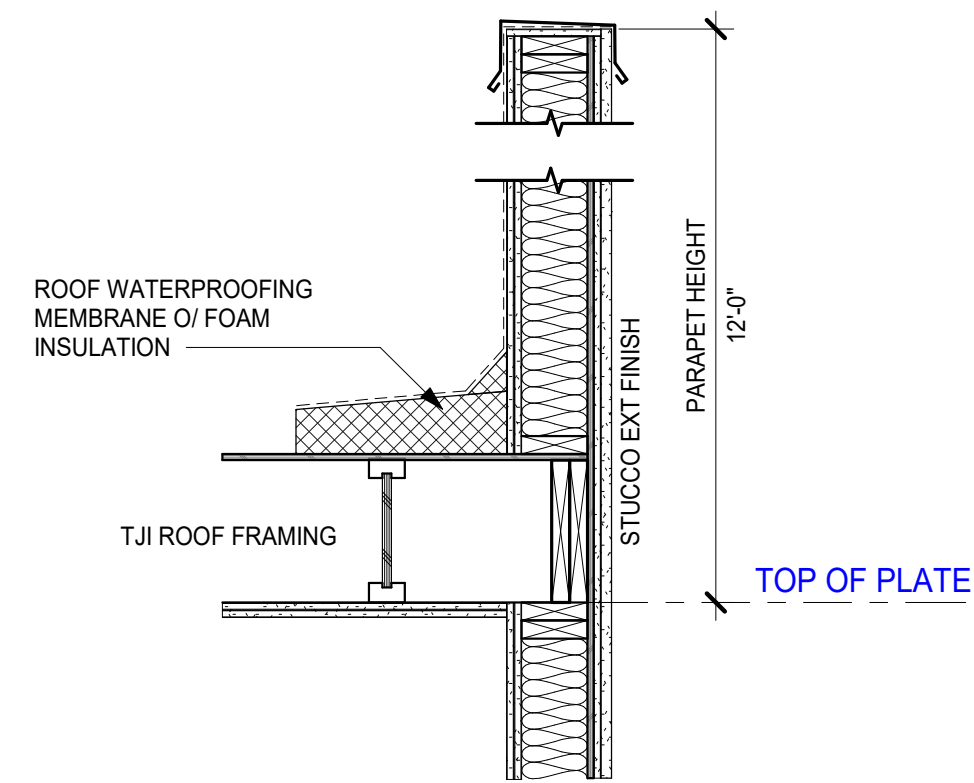
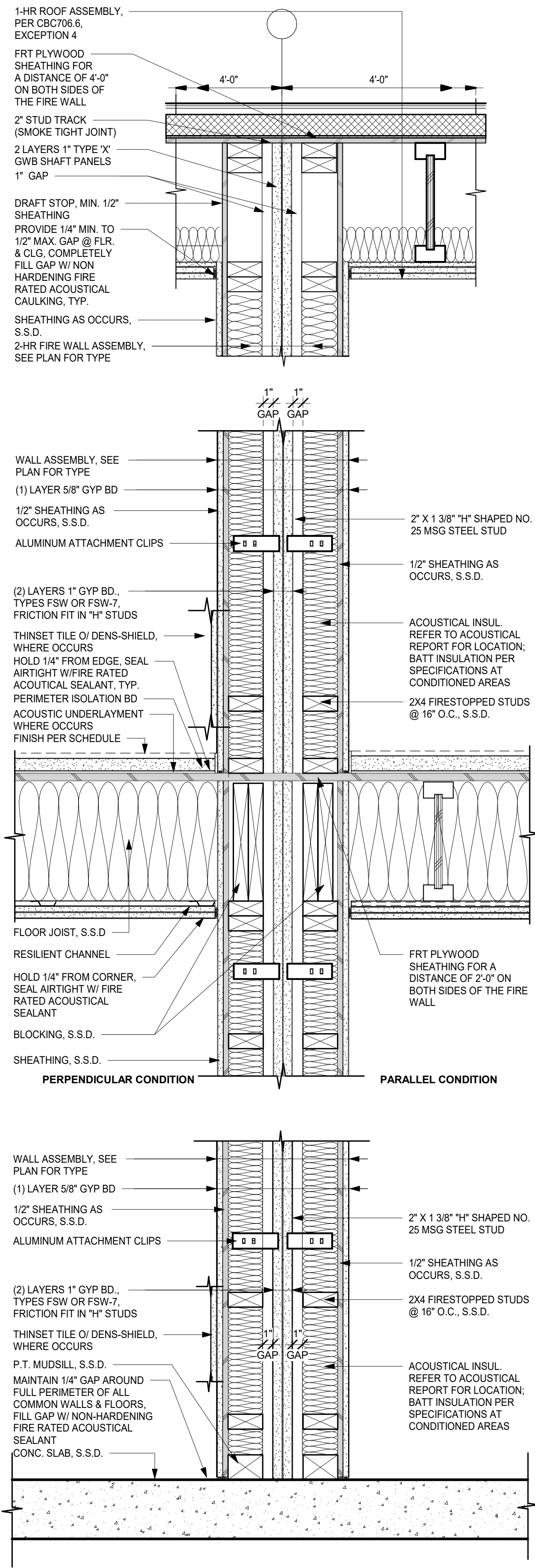


BLDG SECTION 1
1/16" = 1'-0"



1/16" = 1'-0"





1/16" = 1'-0"

0' 8' 16' 32'



EXTERIOR LIGHT FIXTURE



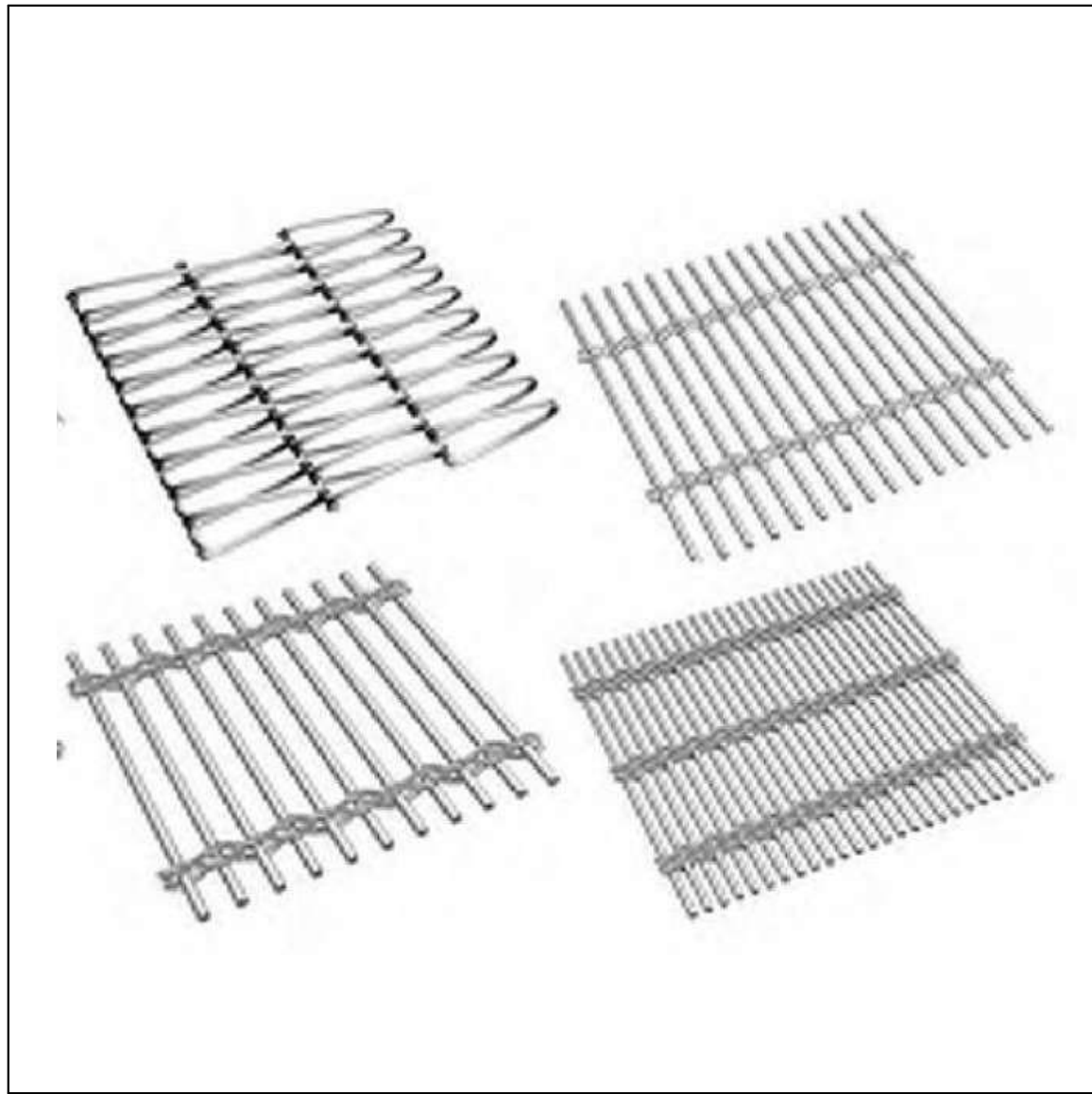
TYPICAL METAL GUARDRAIL



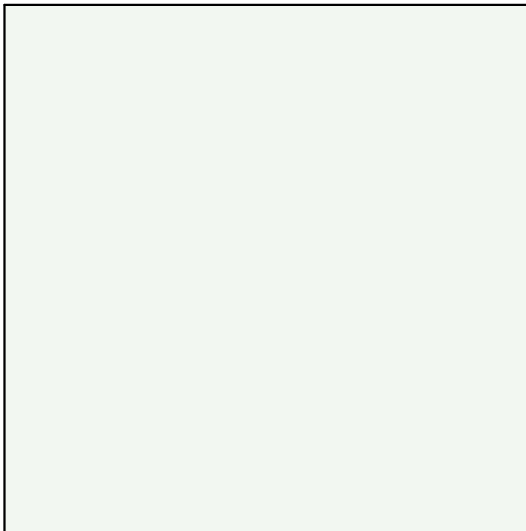
GLASS GUARDRAIL



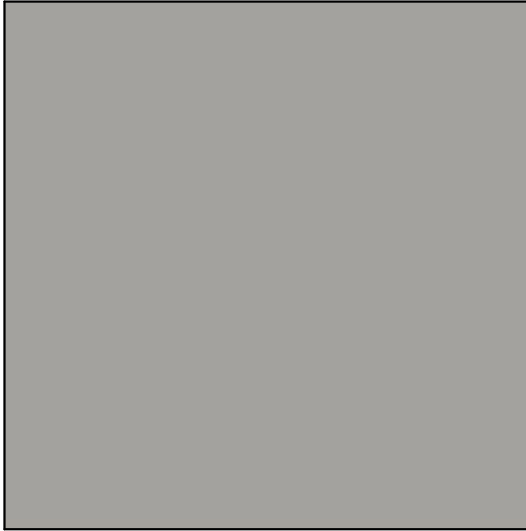
GARAGE GRILLE EXAMPLE



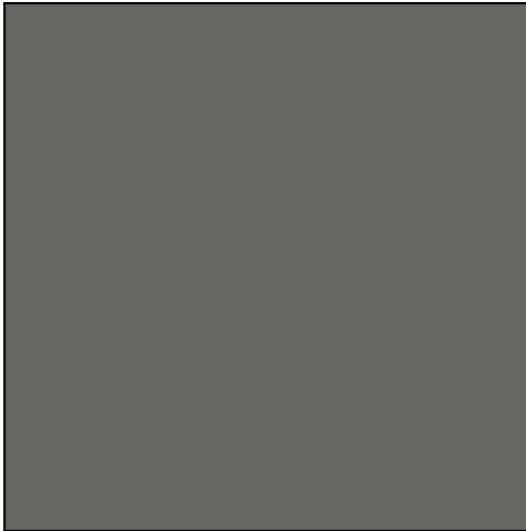
GARAGE GRILLE PATTERNS



BM - CHANTILLY LACE



BM - FUSION



BM - KENDALL CHARCOAL



BM - CIMARRON

FIBER CEMENT SIDING COLORS



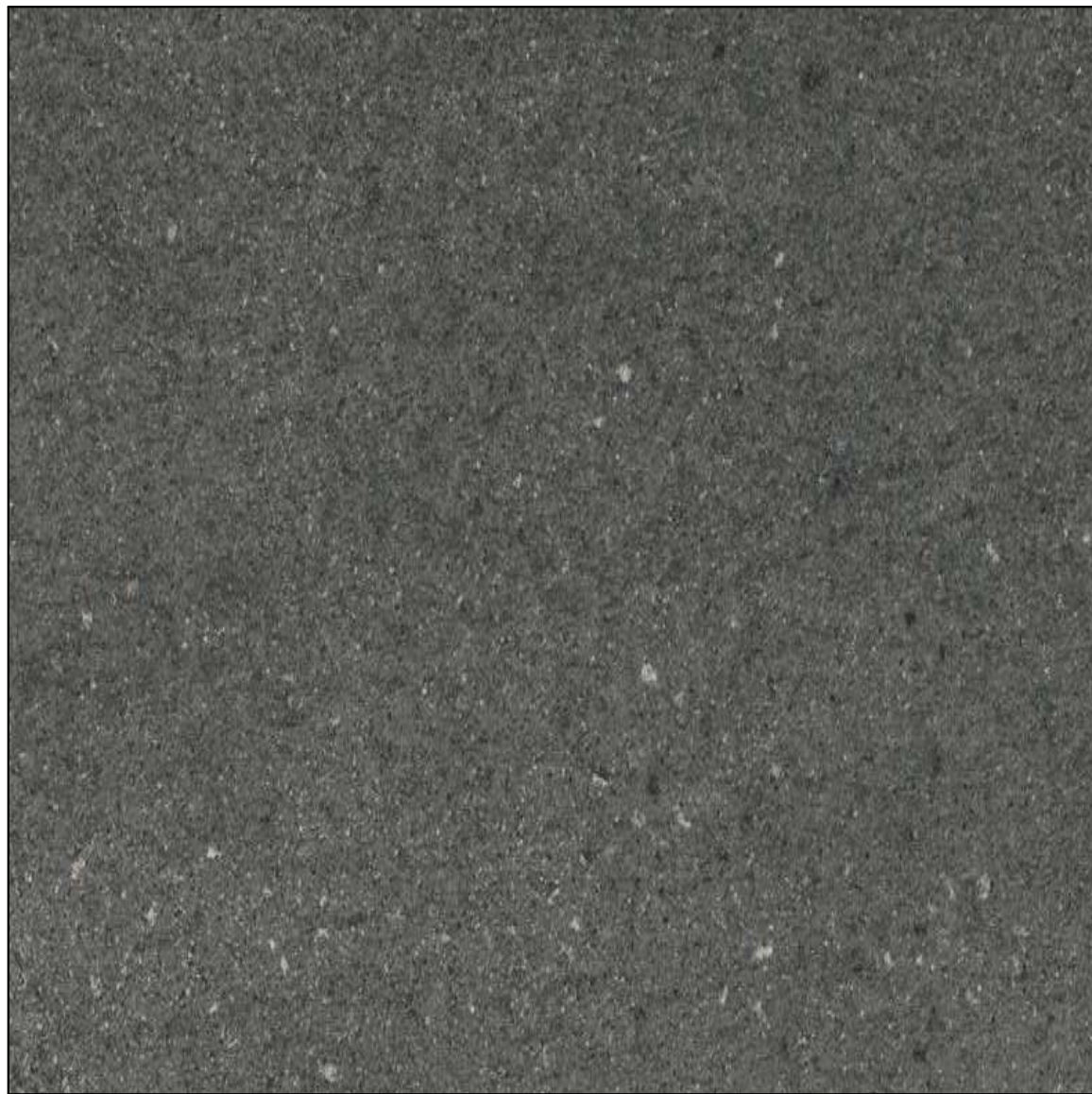
FIBER CEMENT SIDING - EXAMPLE



CONCRETE TILE



GRANITE BASE EXAMPLE



GRANITE BASE TEXTURE

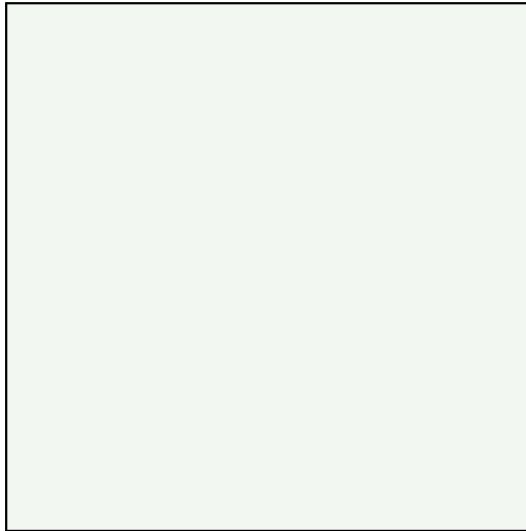


REVEAL DETAIL



REVEAL EXAMPLE

STUCCO REVEAL



BM - CHANTILLY LACE

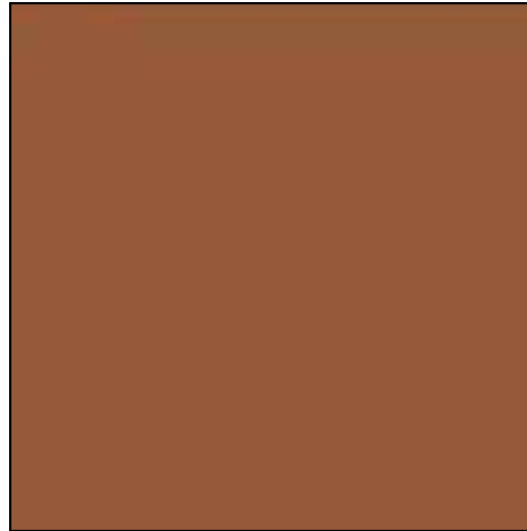


BM - KENDALL CHARCOAL

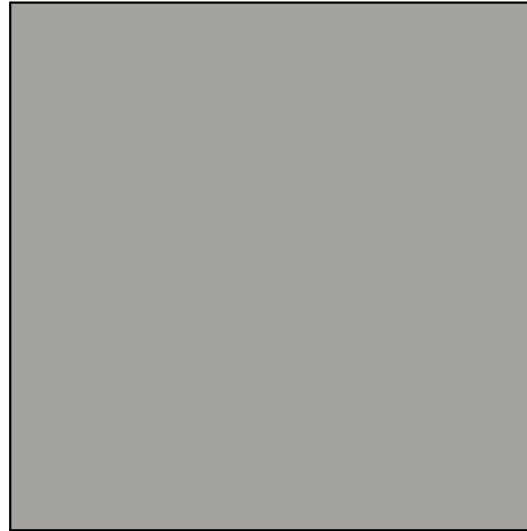


BM - A LA MODE

STUCCO COLORS



BM - WARMED COGNAC



BM - FUSION



STUCCO TEXTURE

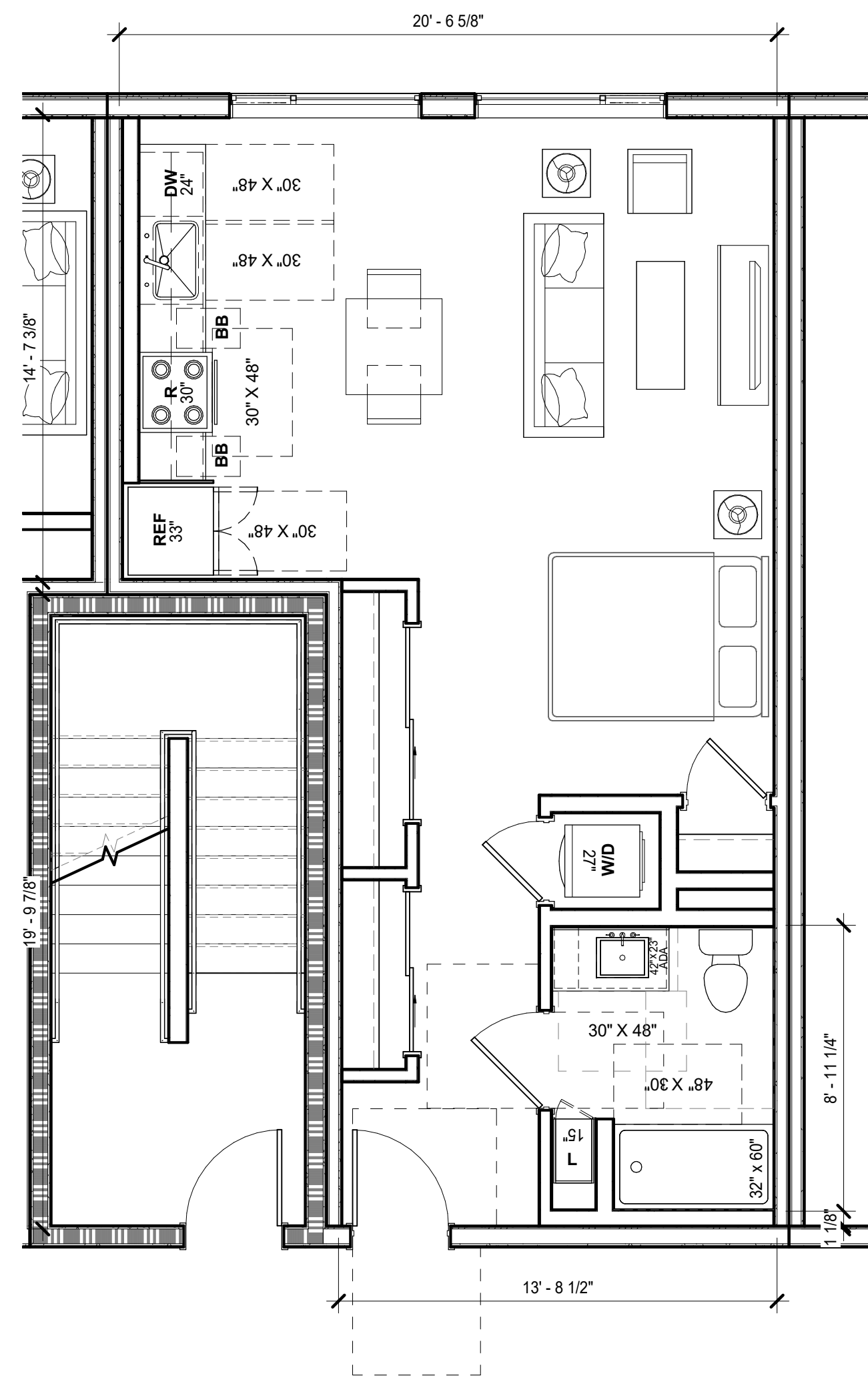




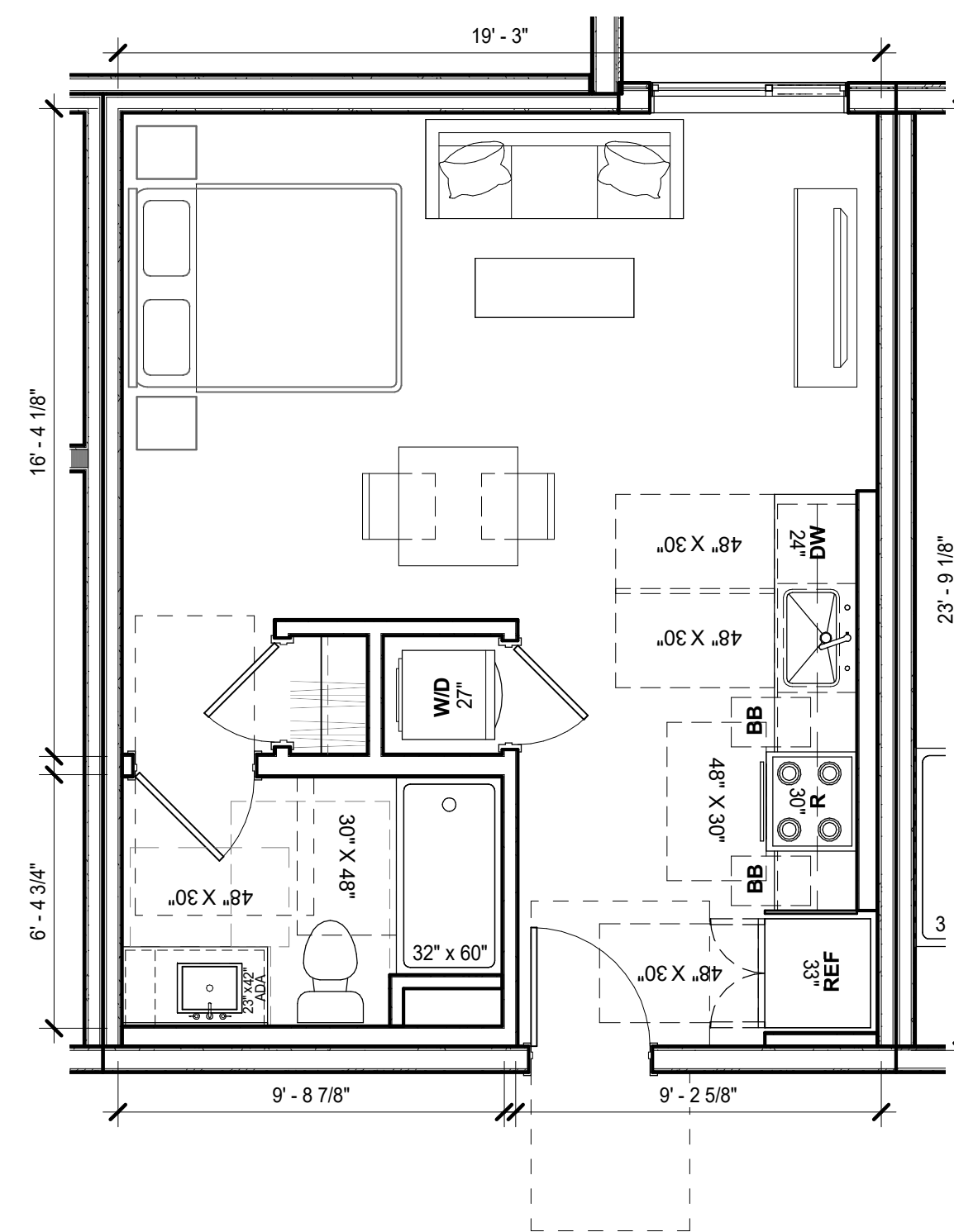




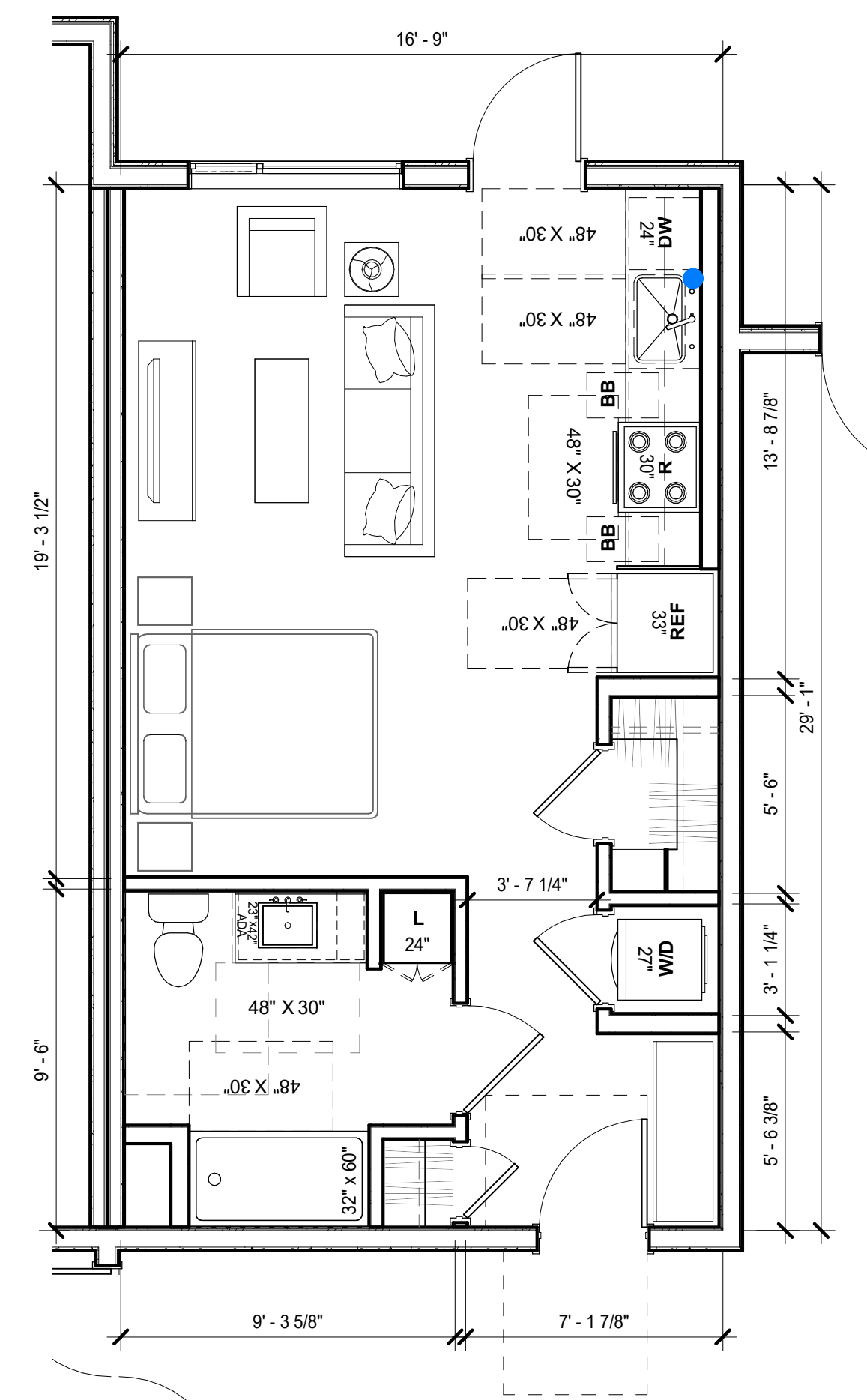




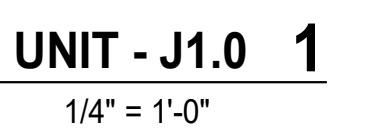
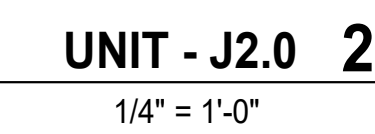
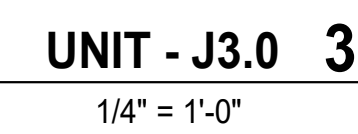
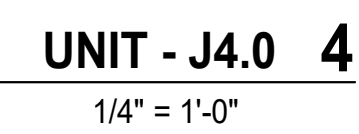
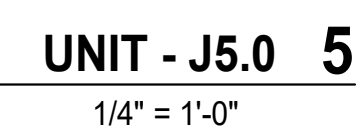
UNIT - S3.0 3
1/4" = 1'-0"

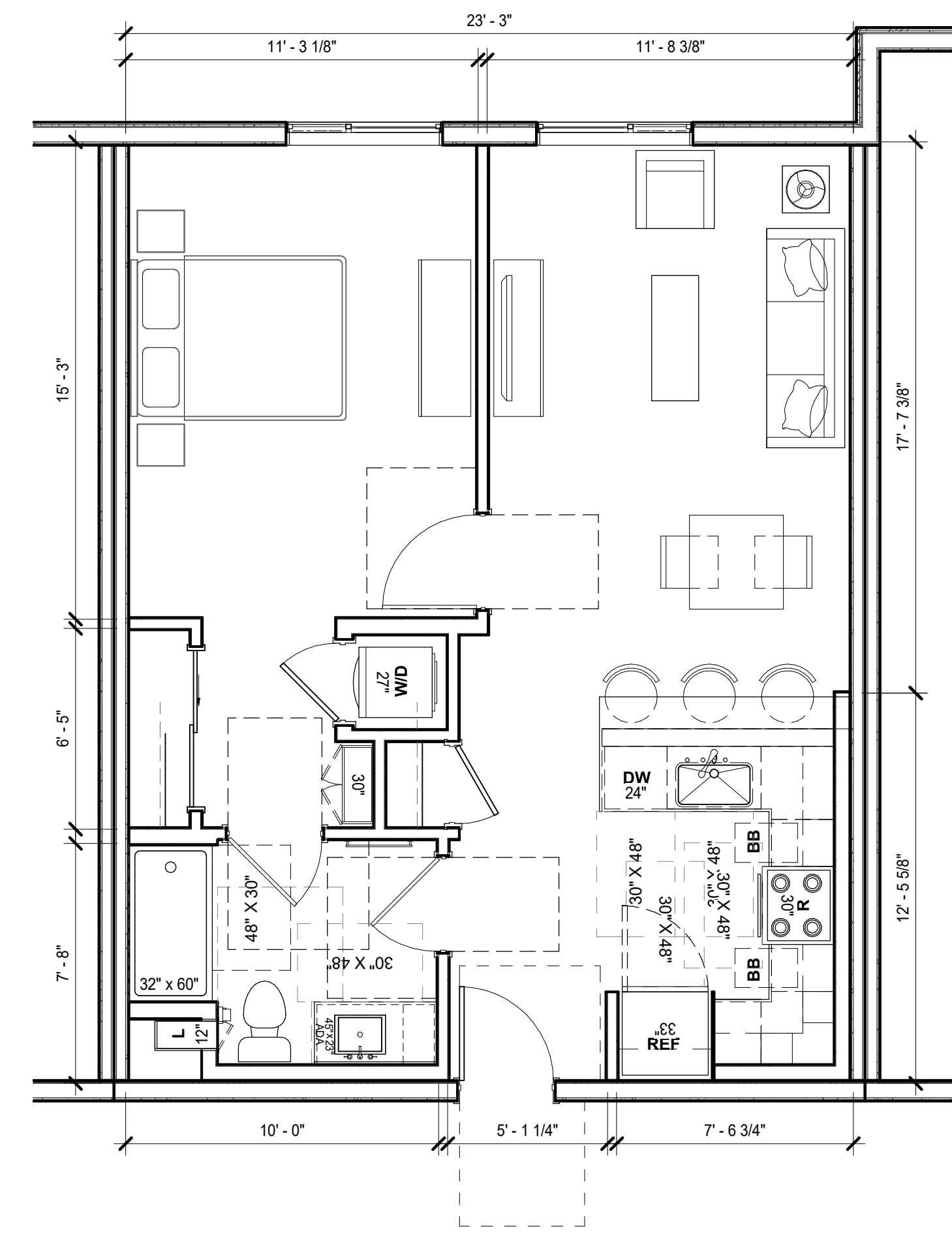
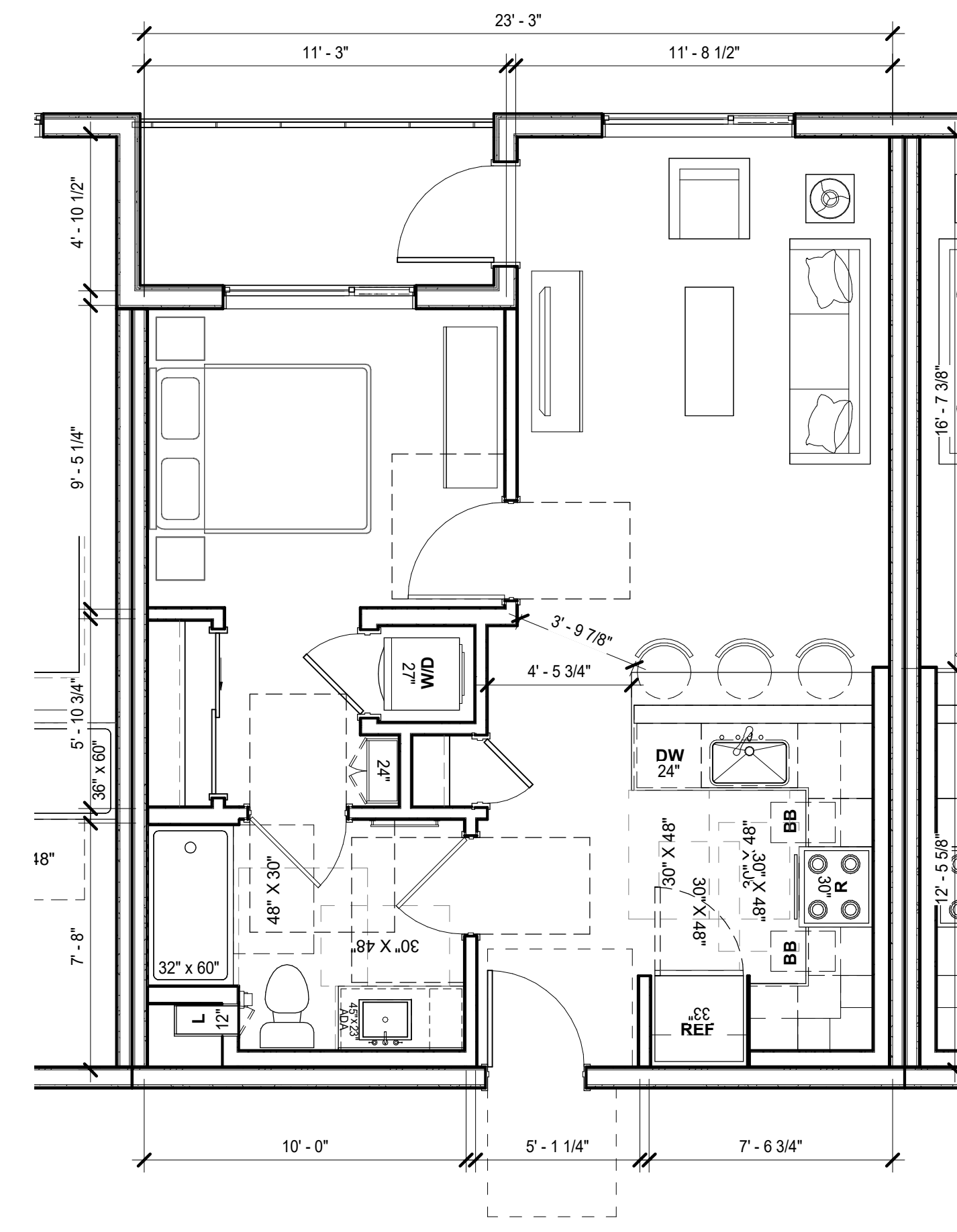
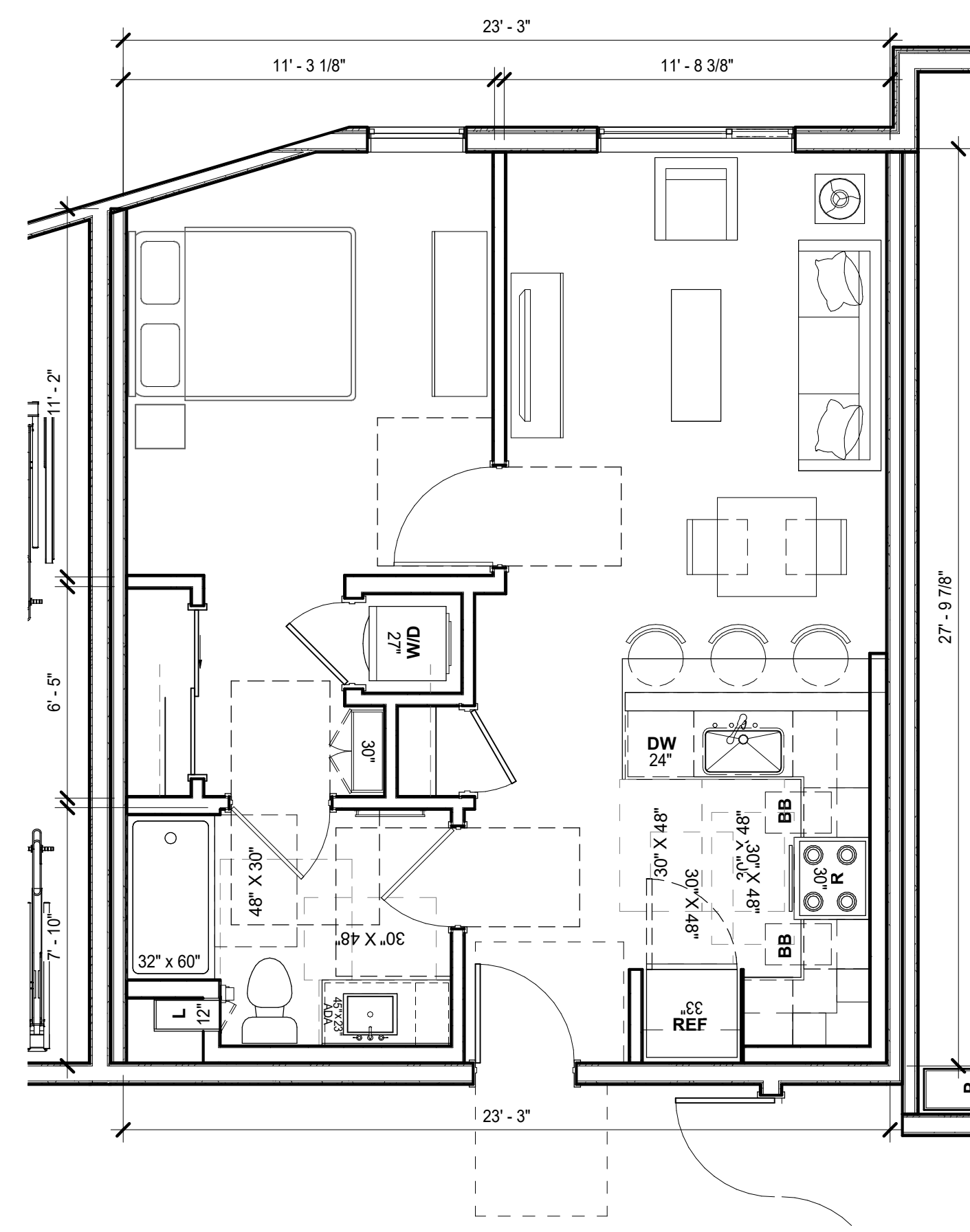
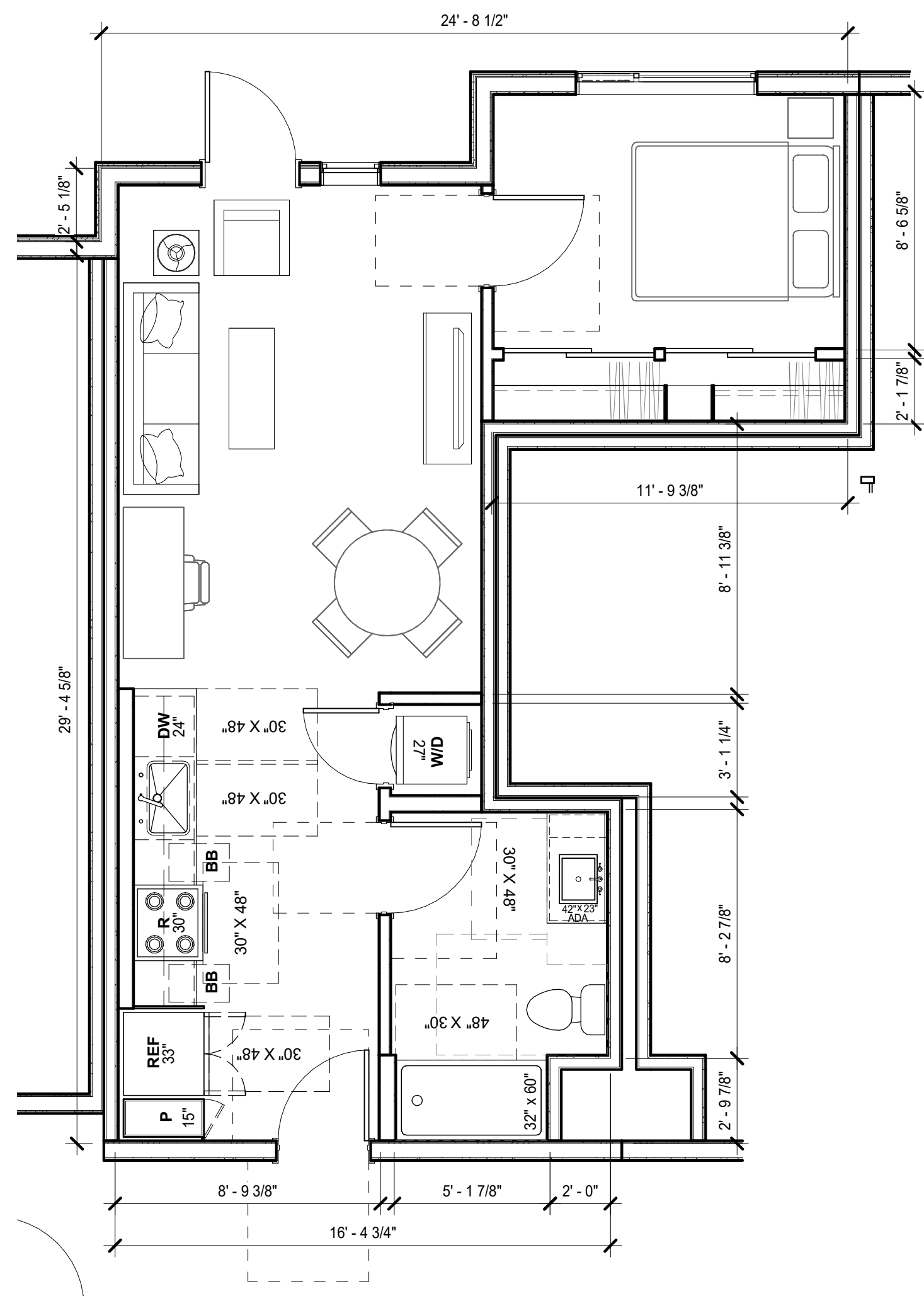
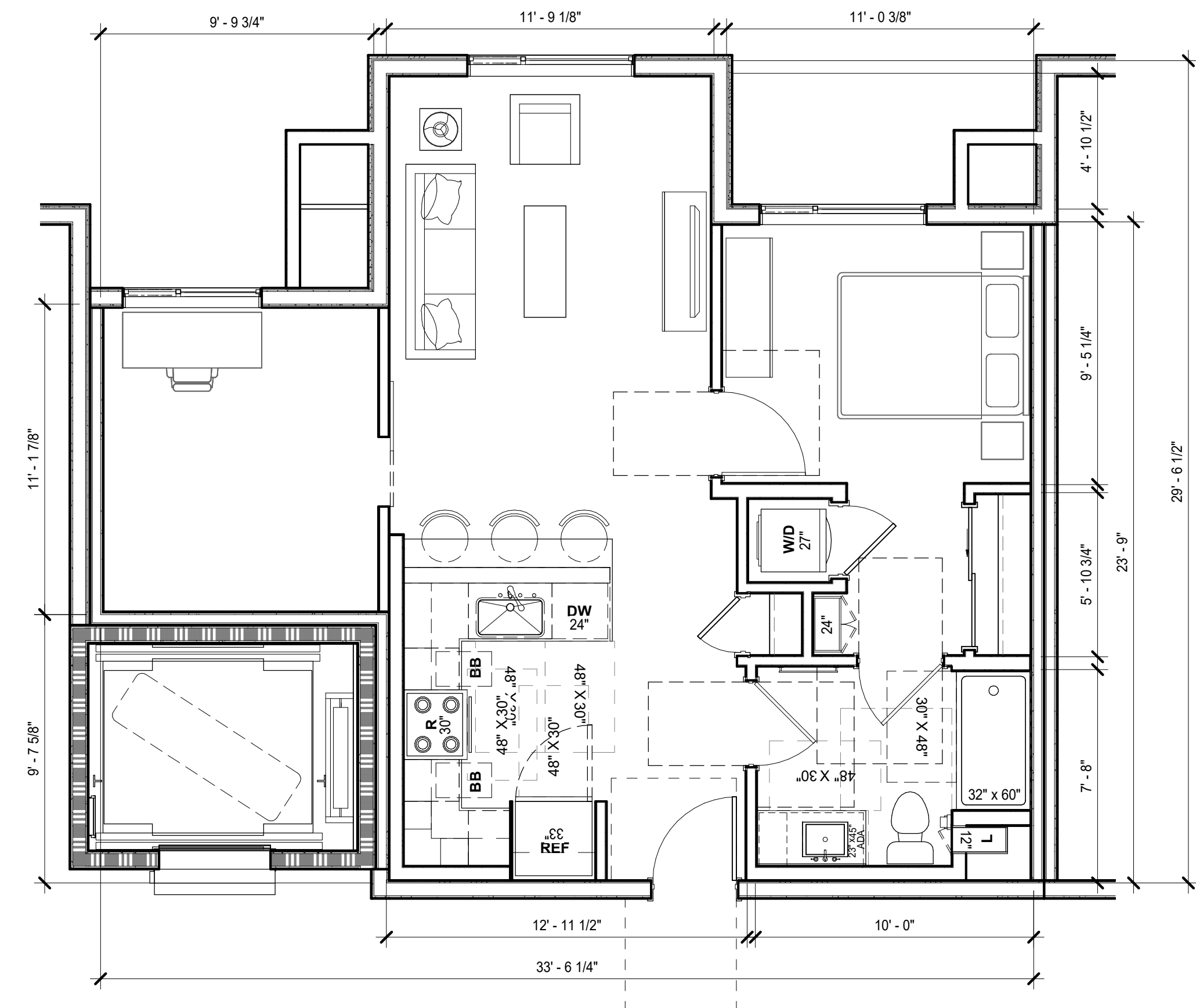
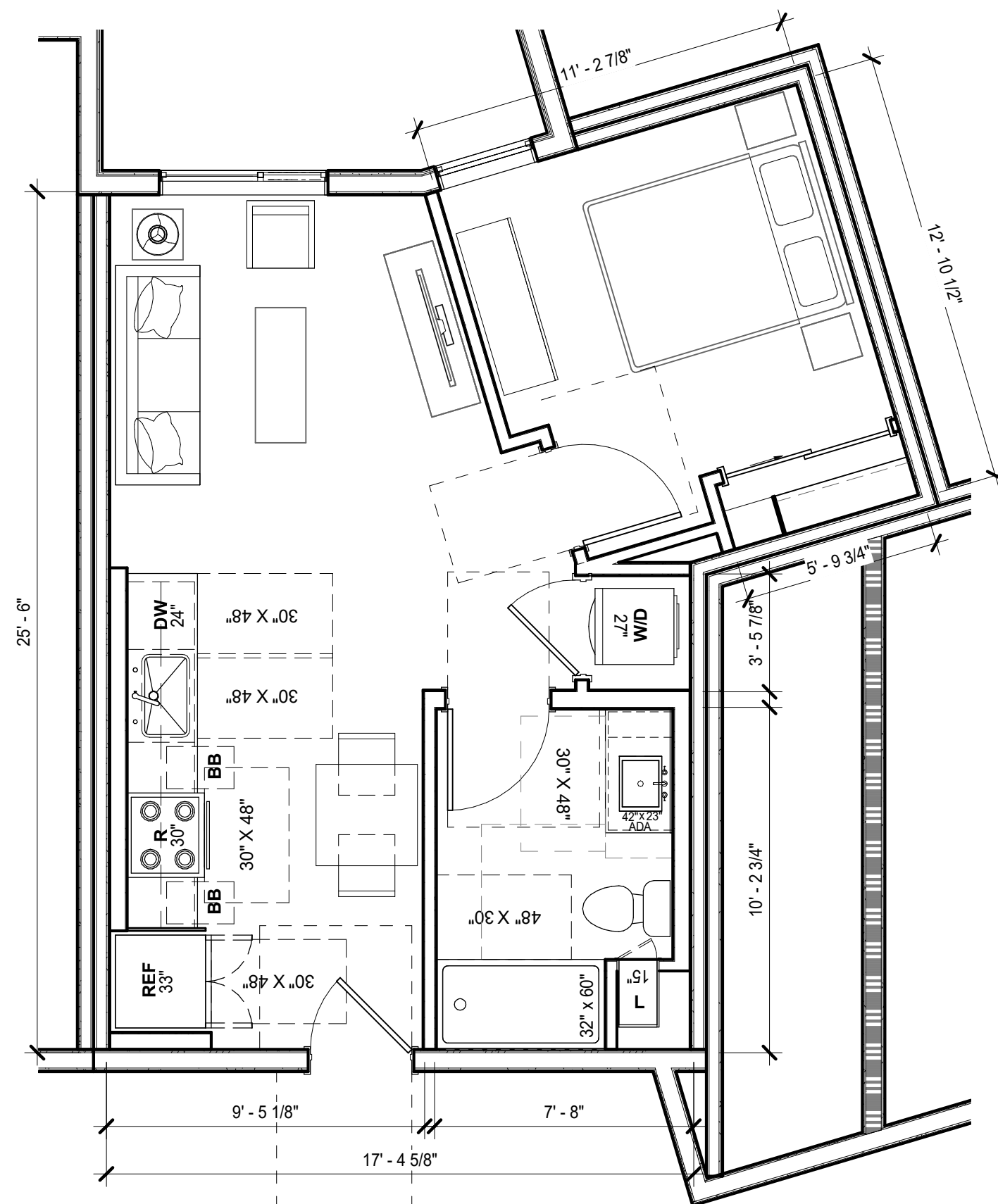


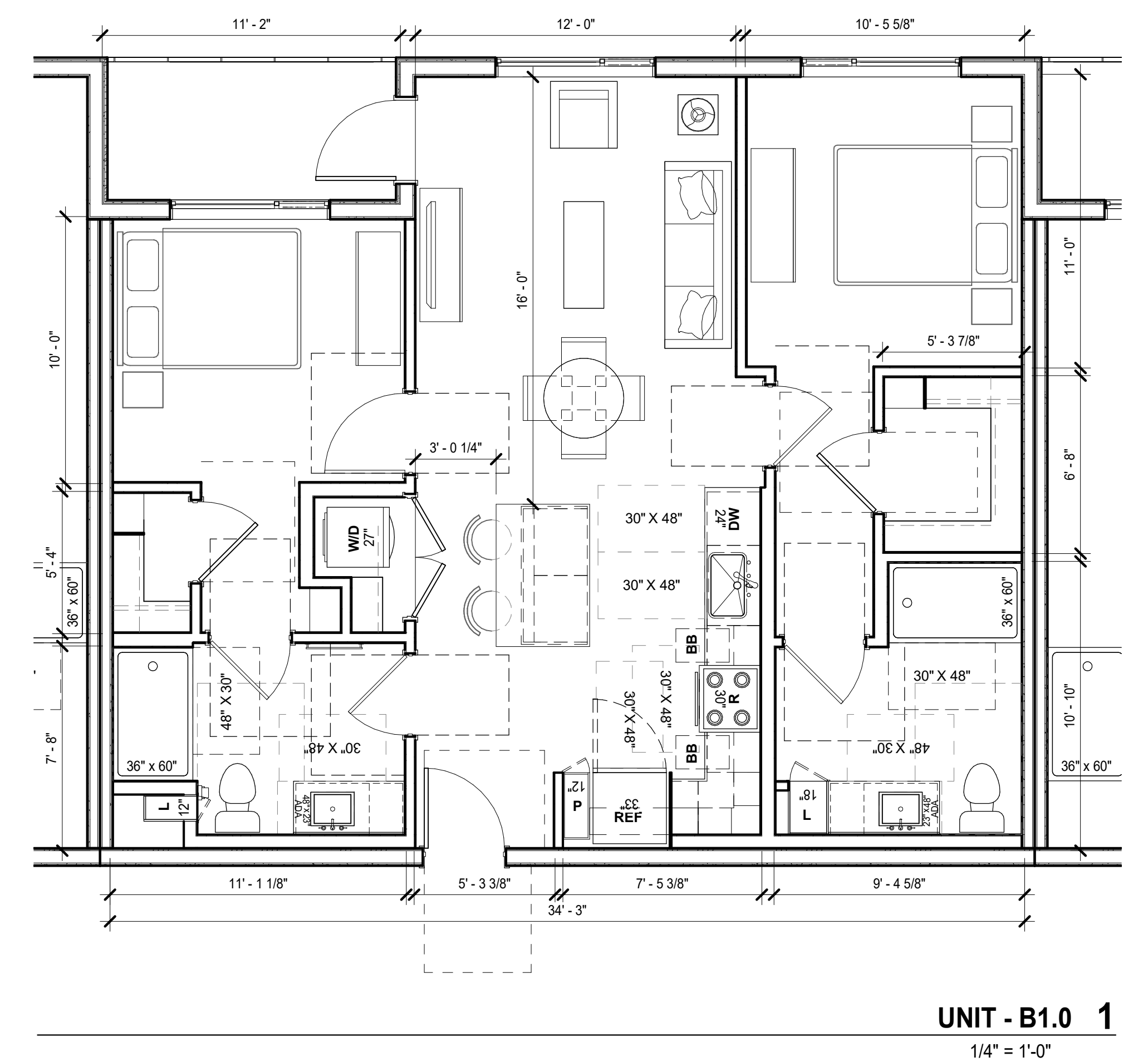
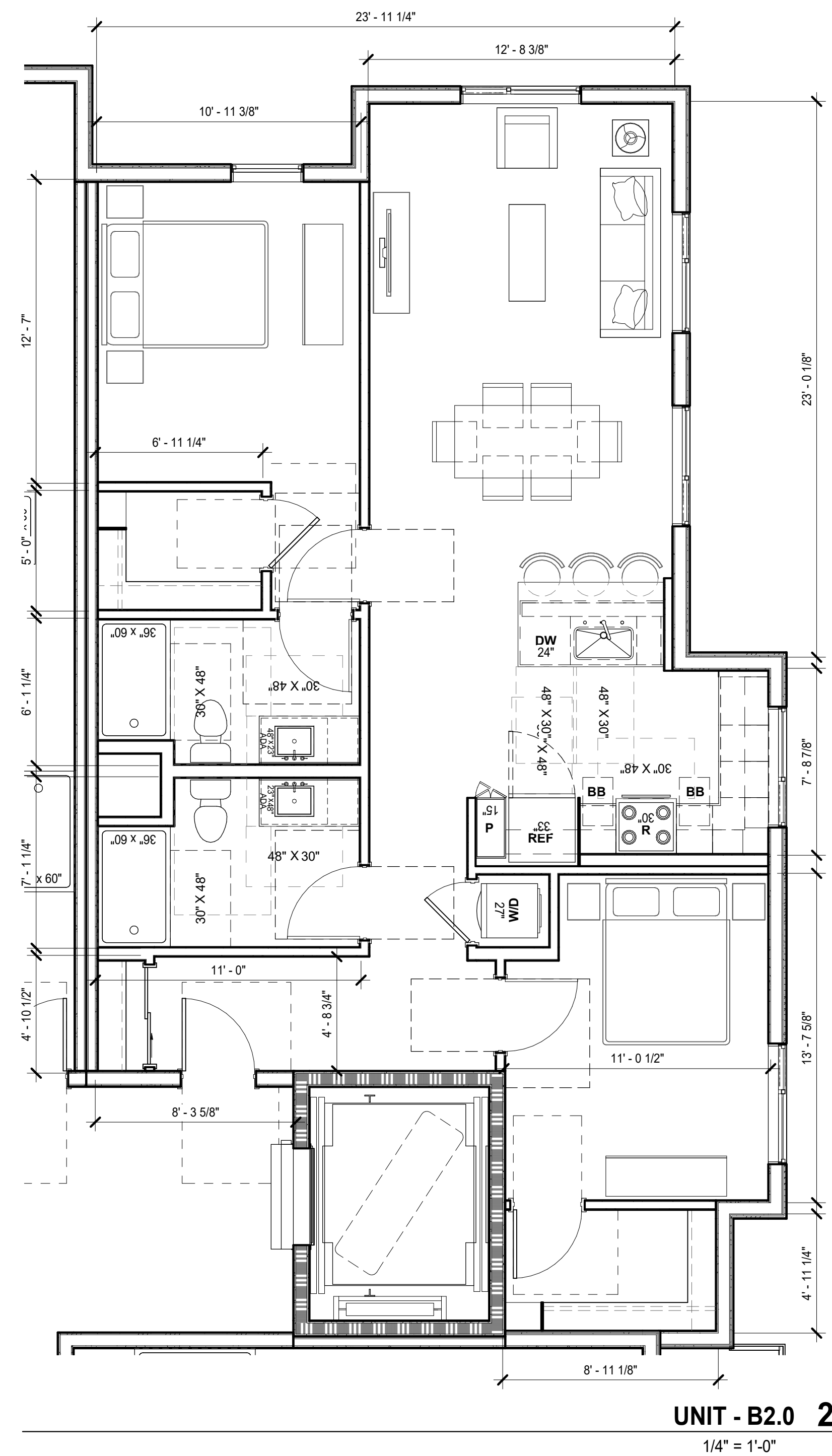
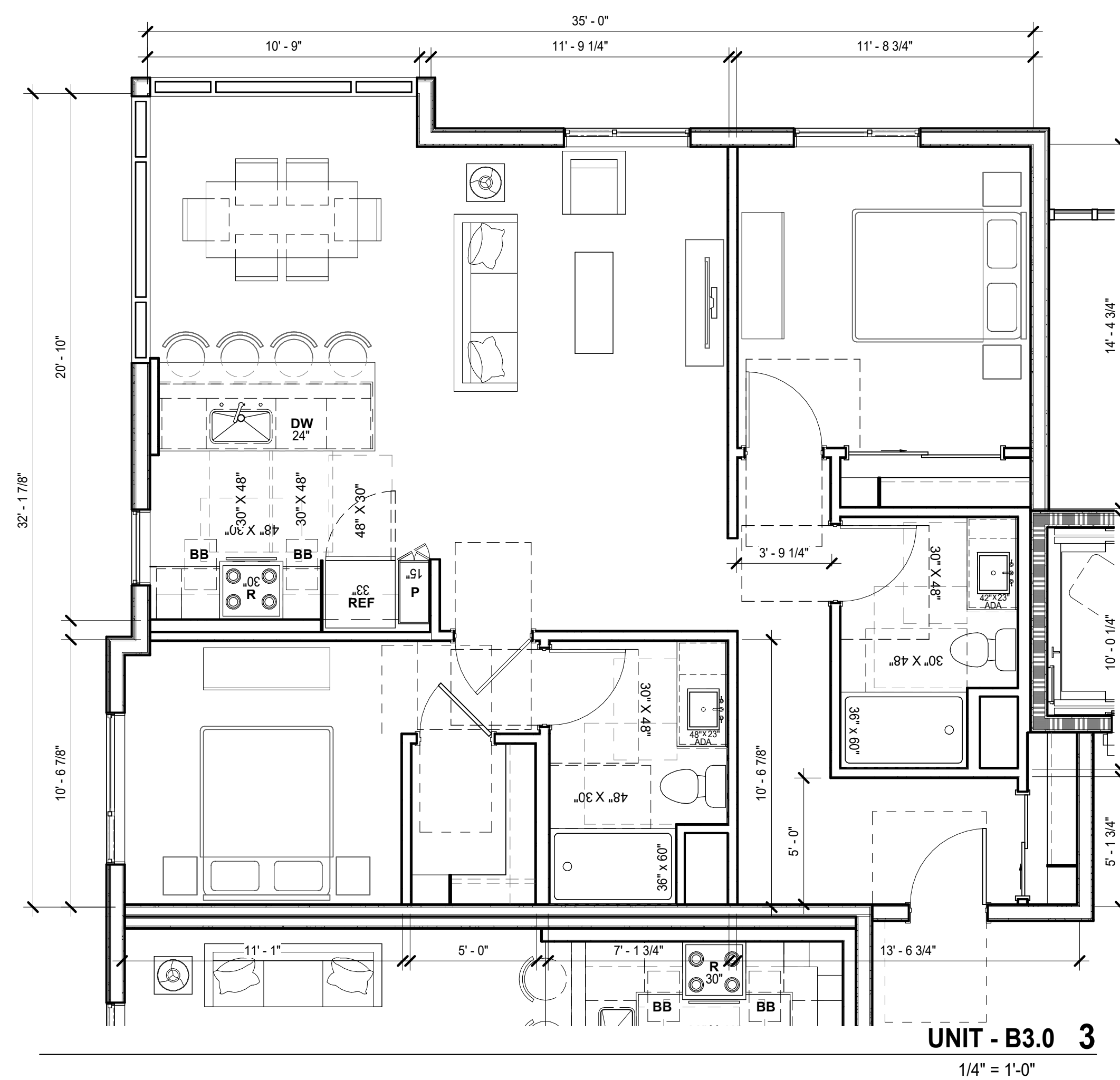
UNIT - S2.0 2
1/4" = 1'-0"

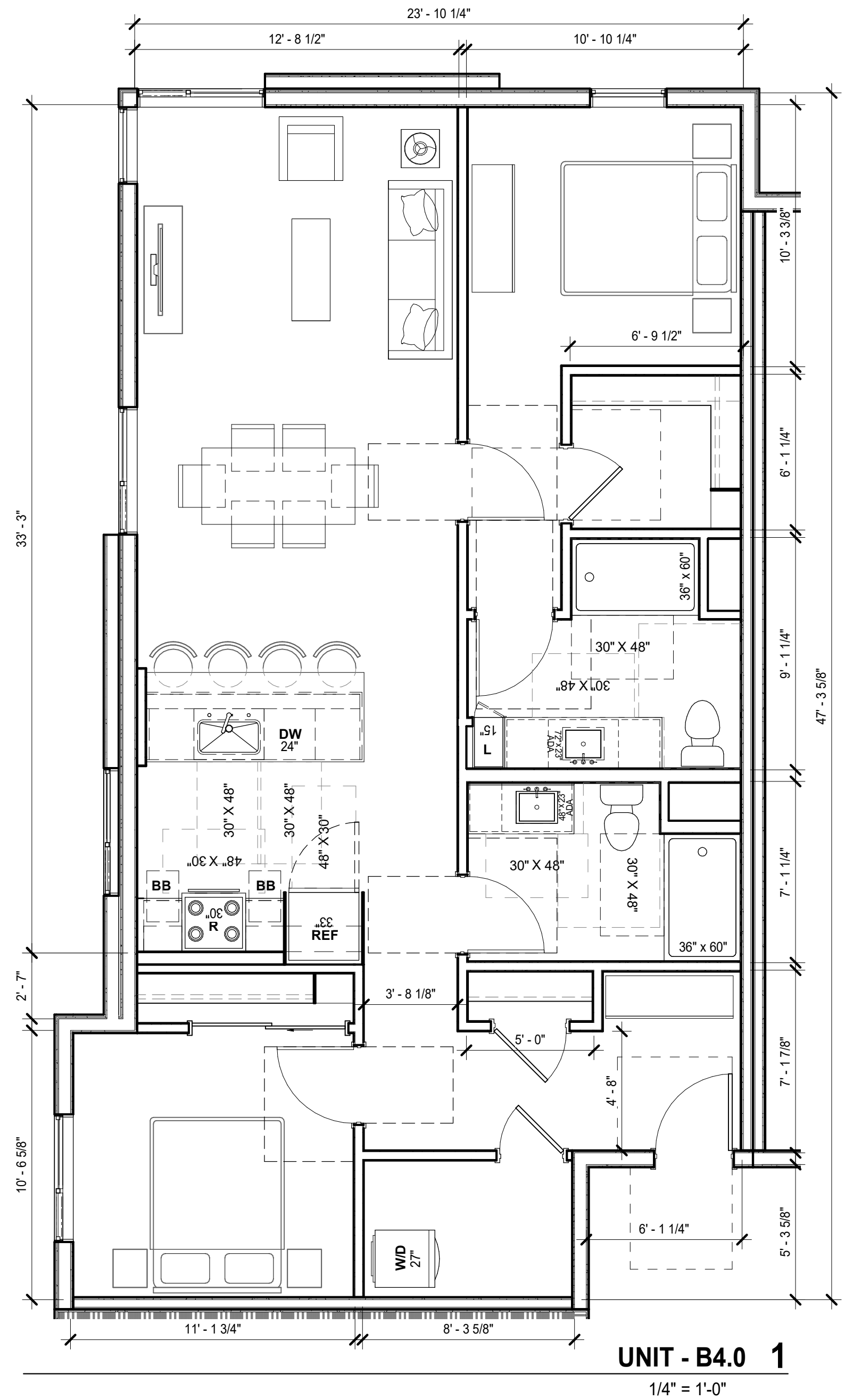
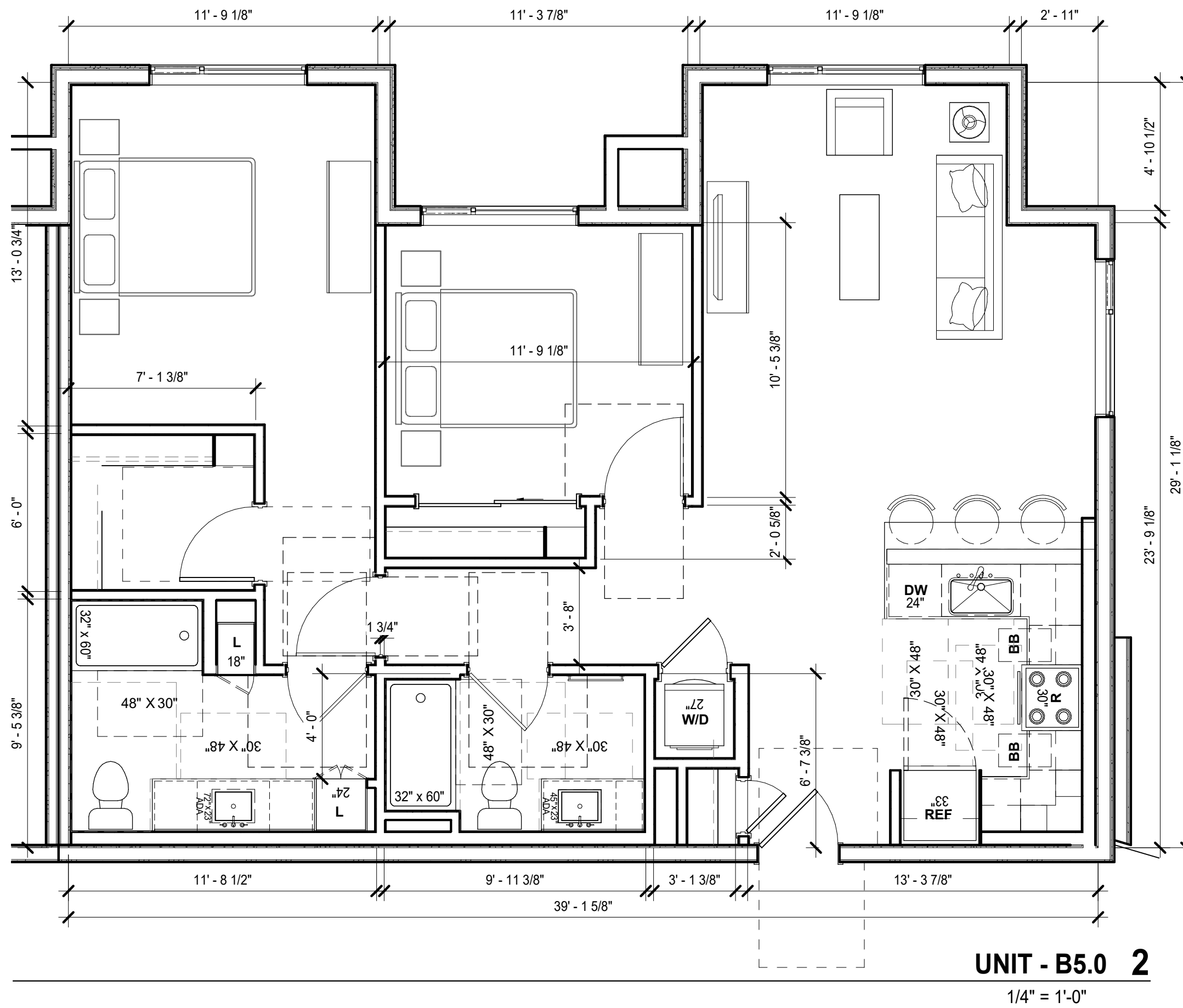
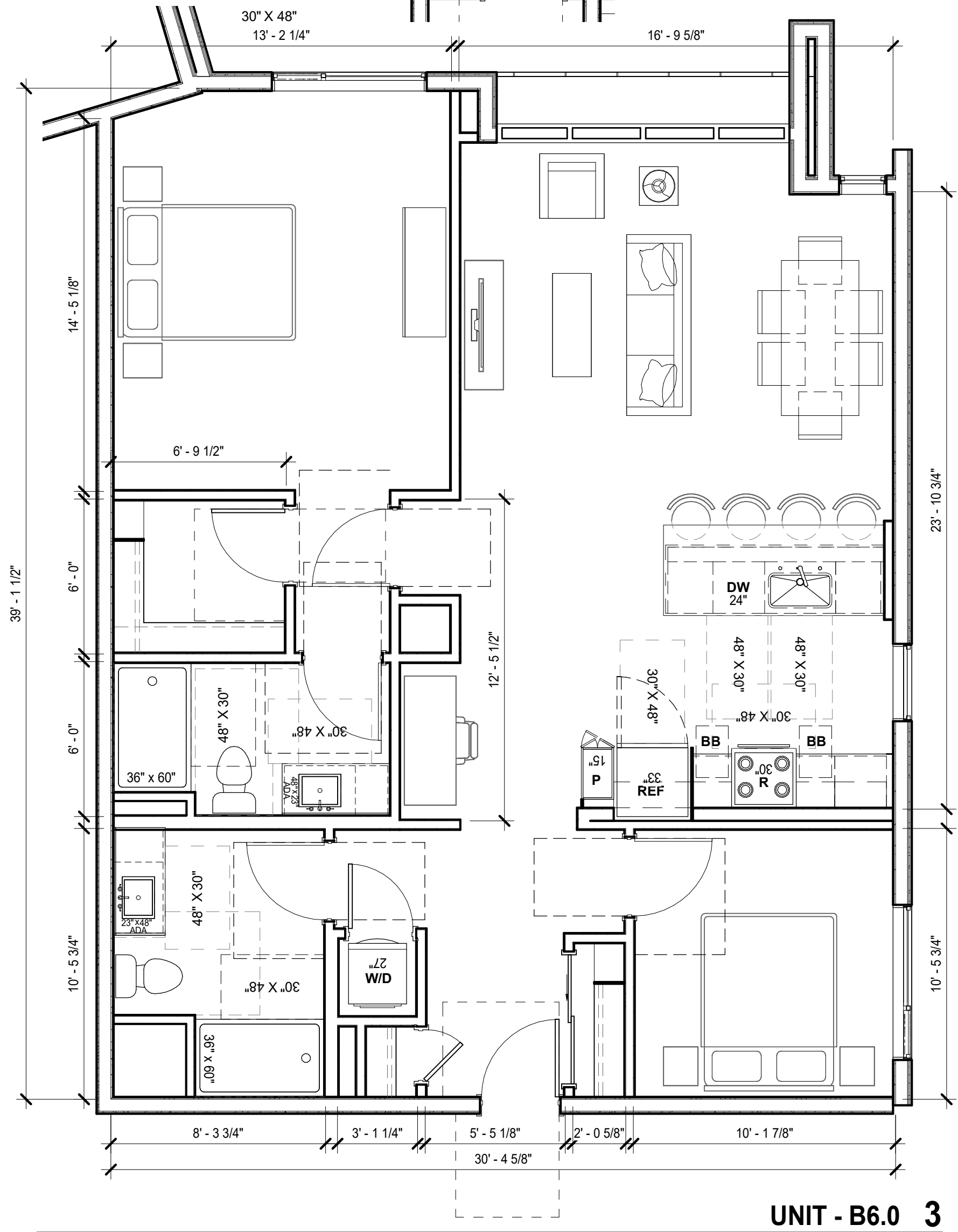
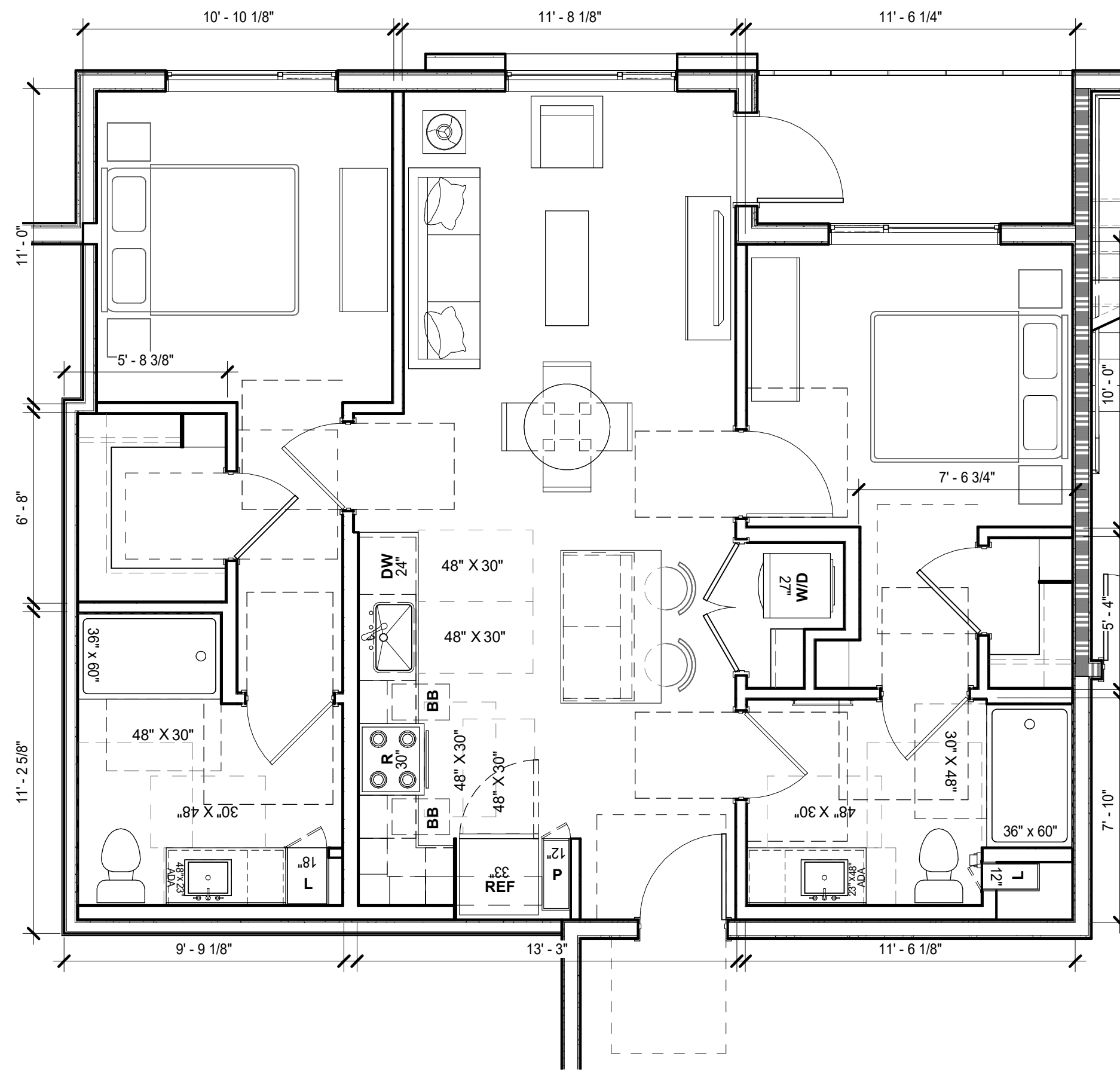
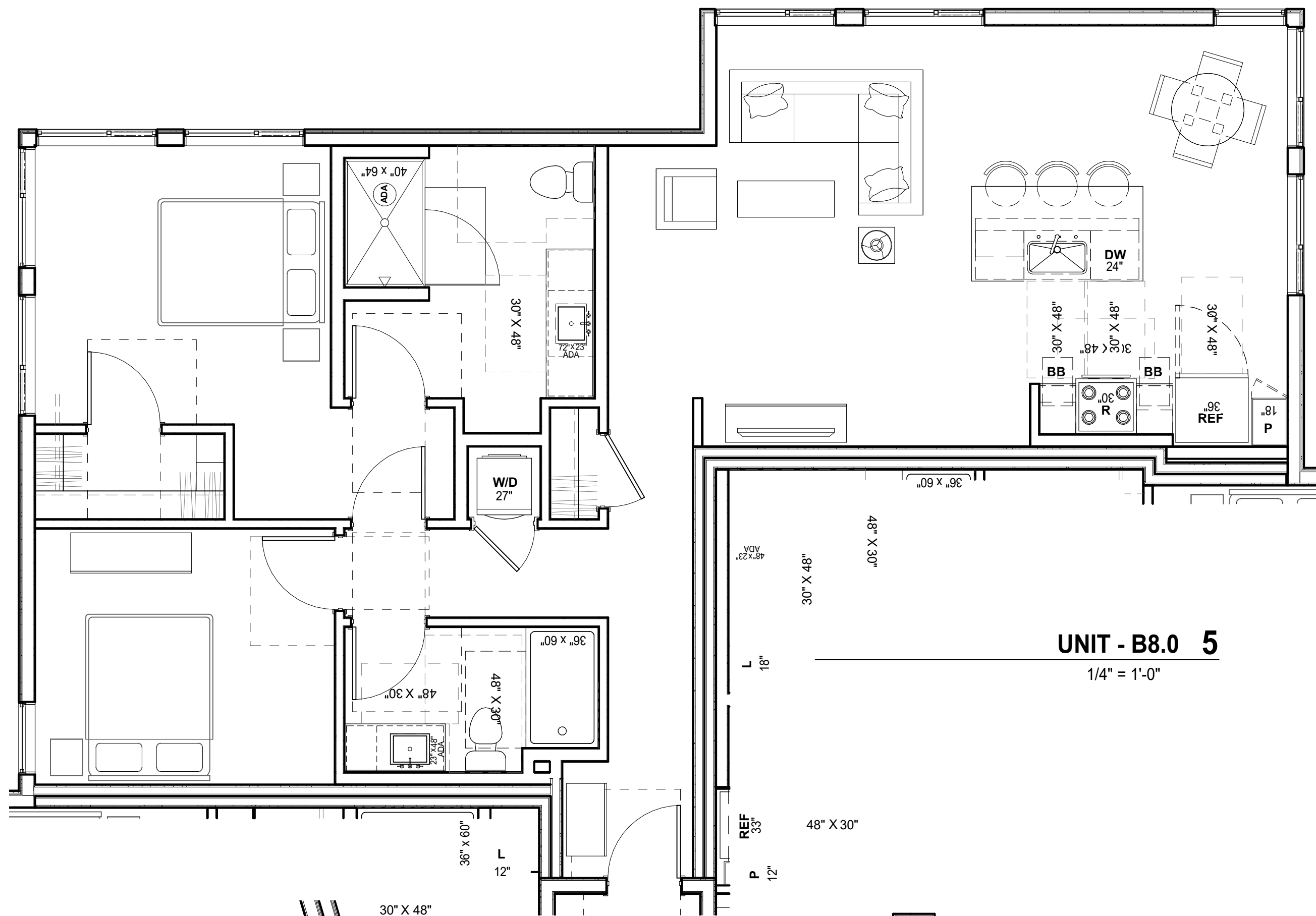


UNIT - S1.0 1
1/4" = 1'-0"







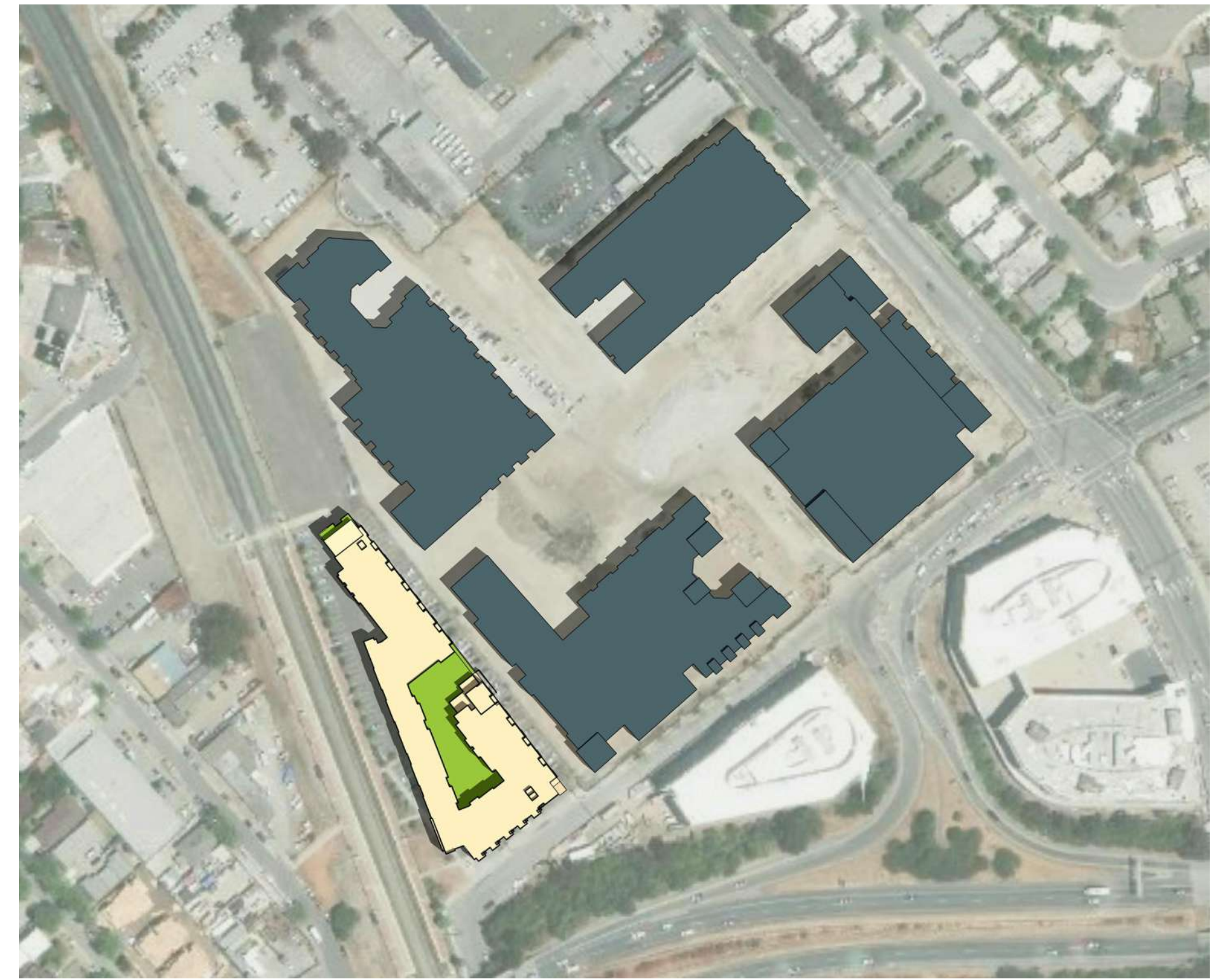




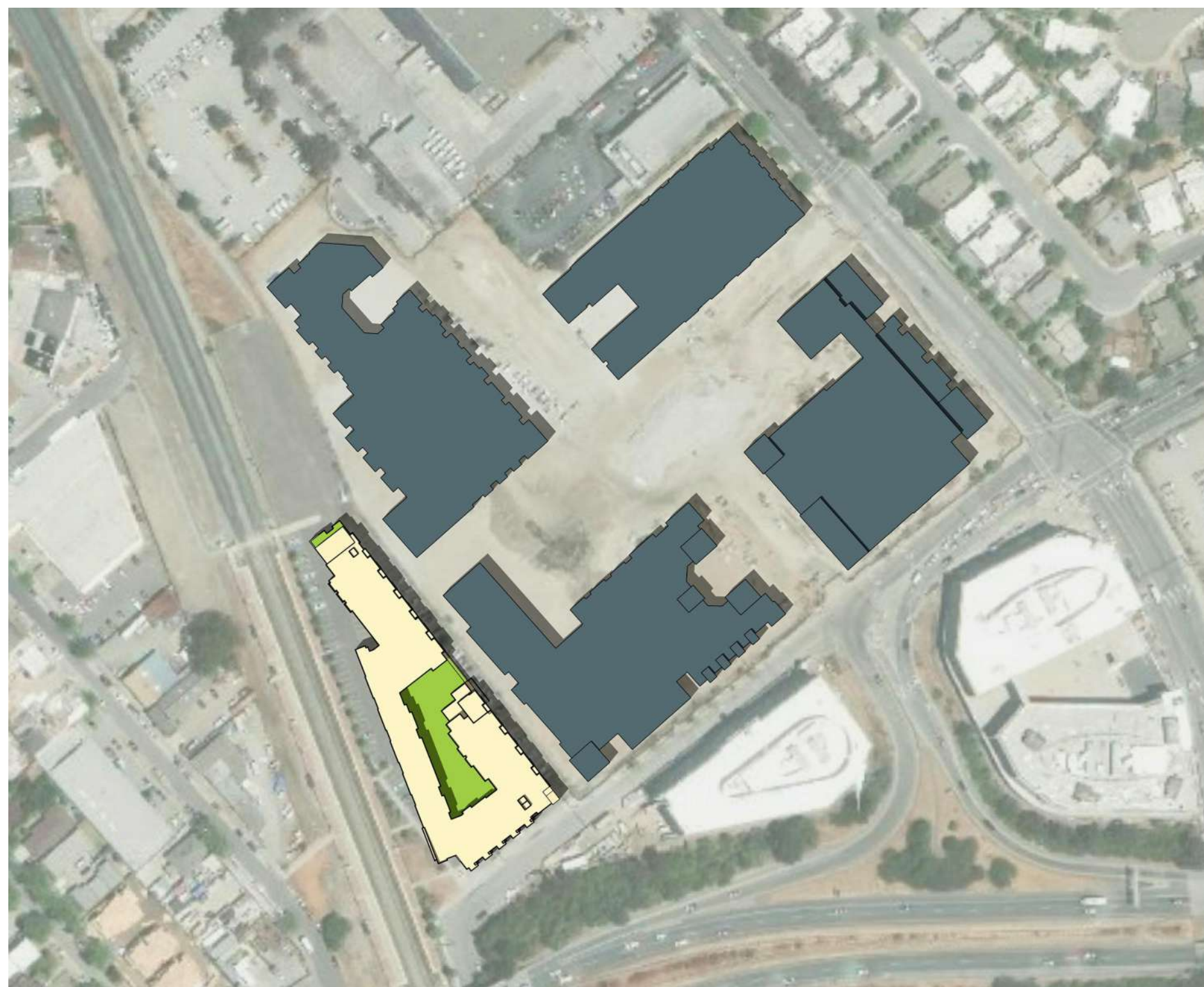
SUMMER SOLSTICE - 8AM 1



SUMMER SOLSTICE - 10AM 2



SUMMER SOLSTICE - 12PM 3



SUMMER SOLSTICE - 2PM 4



SUMMER SOLSTICE - 4PM 5



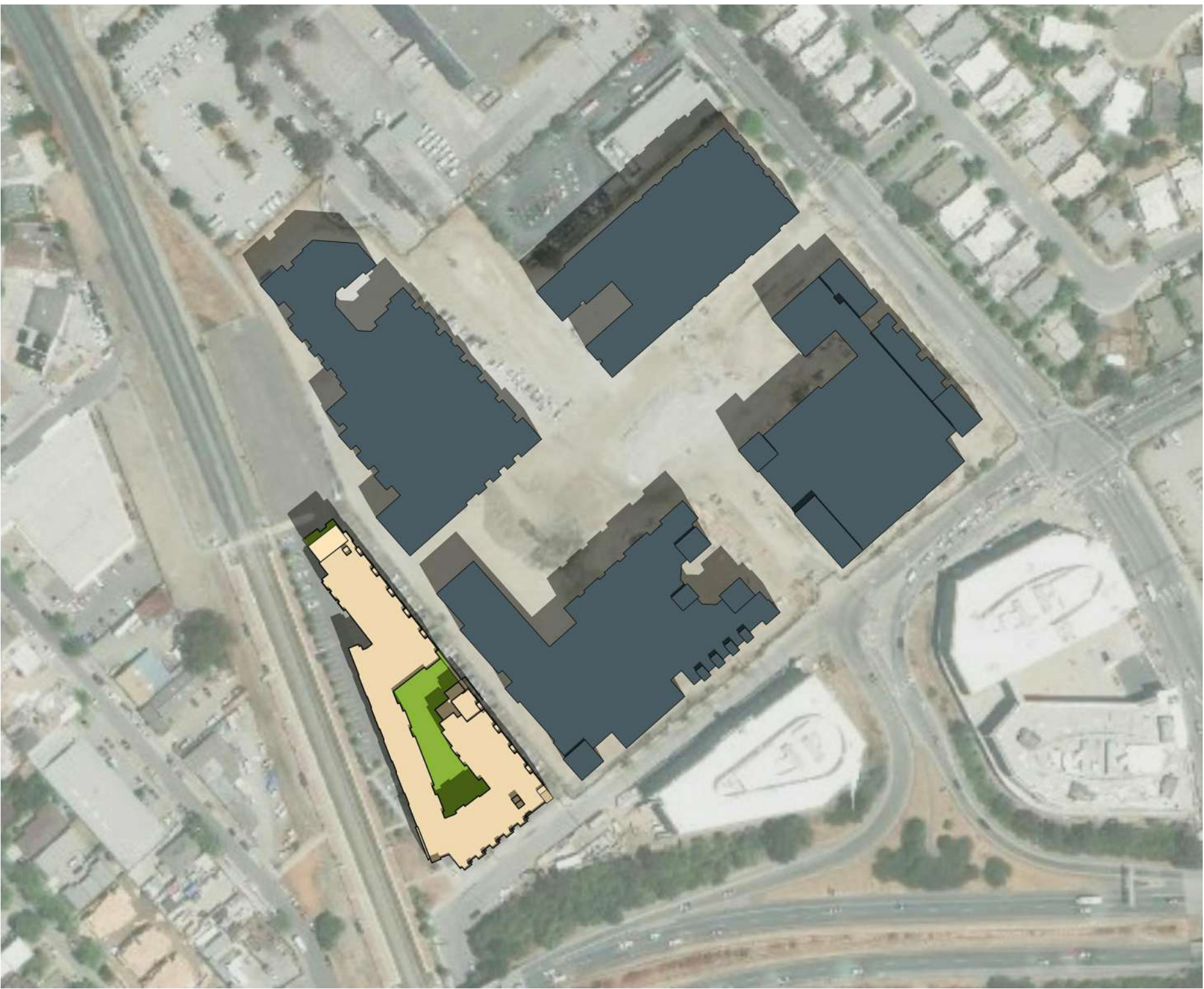
SUMMER SOLSTICE - 6PM 6



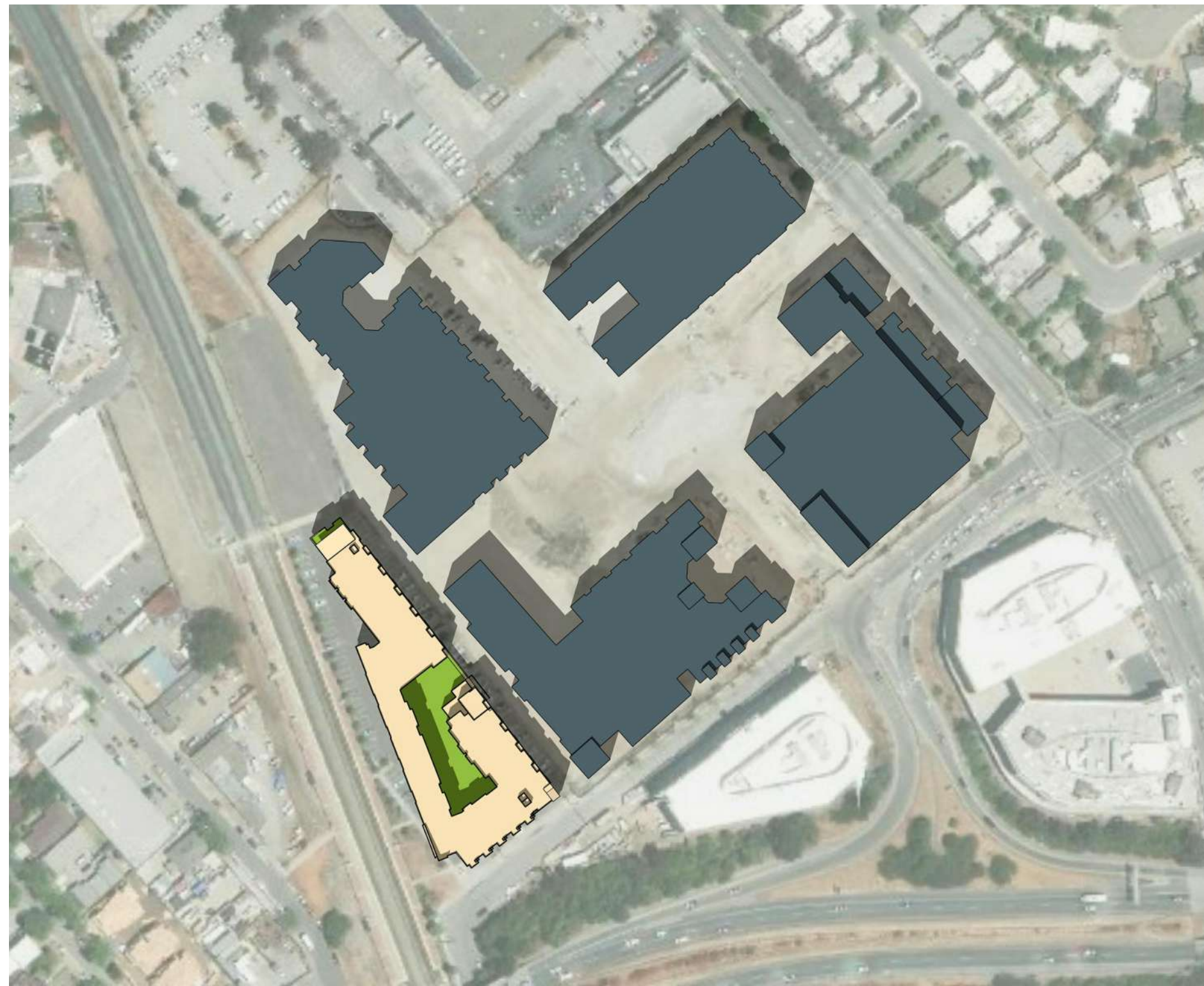
EQUINOX - 8AM 1



EQUINOX - 10AM 2



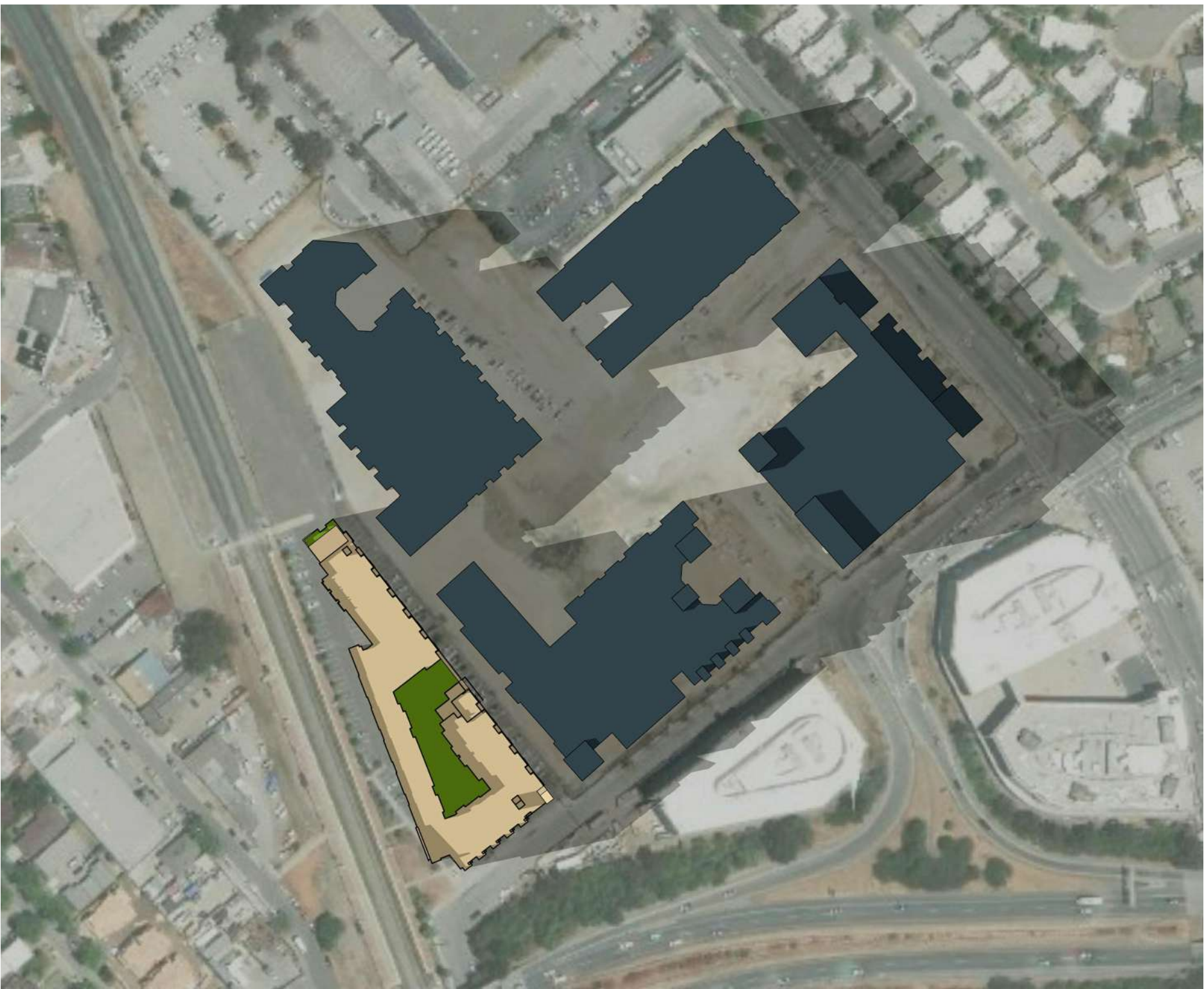
EQUINOX - 12PM 3



EQUINOX - 2 PM 4



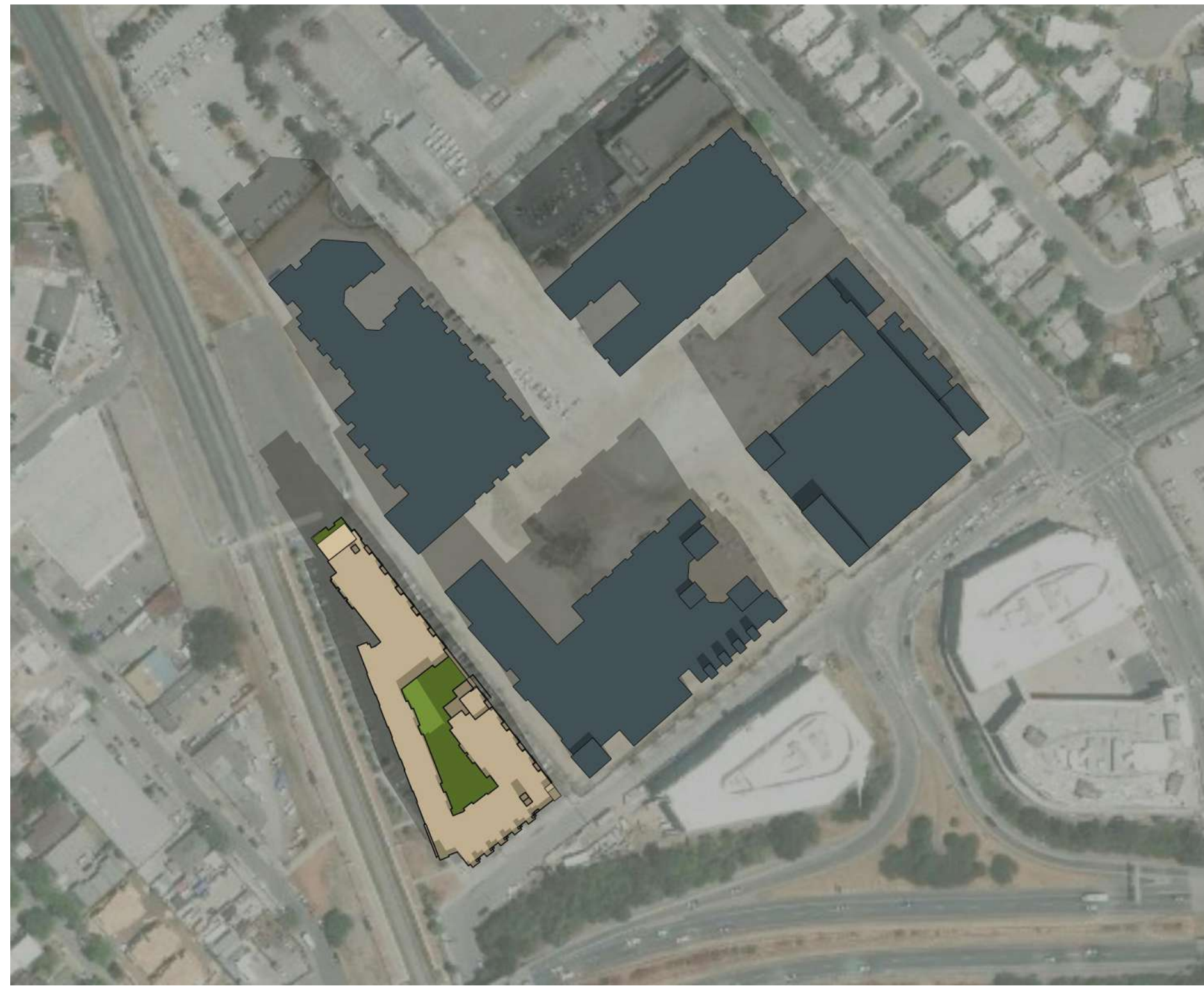
EQUINOX - 4PM 5



EQUINOX - 6PM 6



WINTER SOLSTICE - 8AM 1



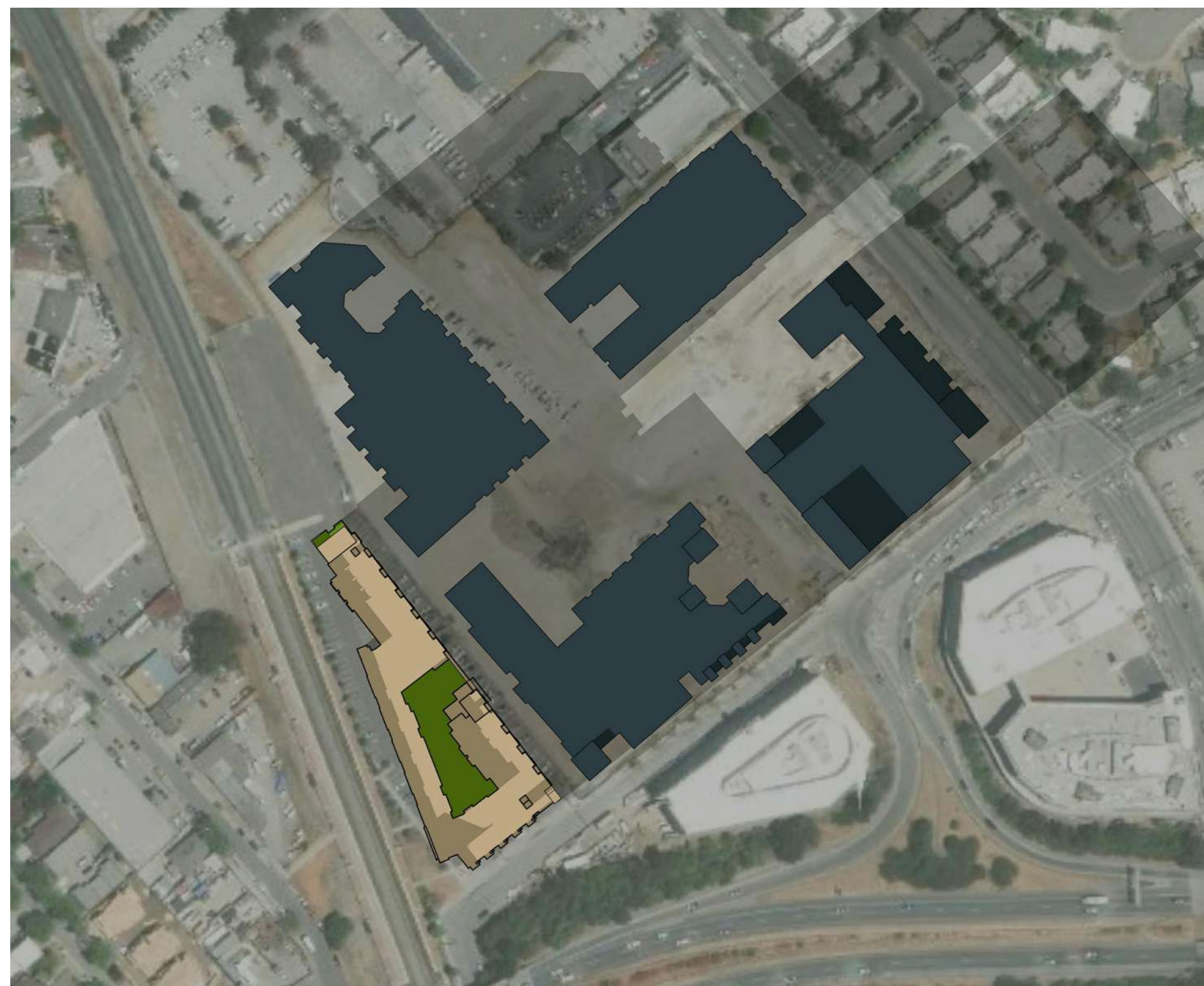
WINTER SOLSTICE - 10AM 2



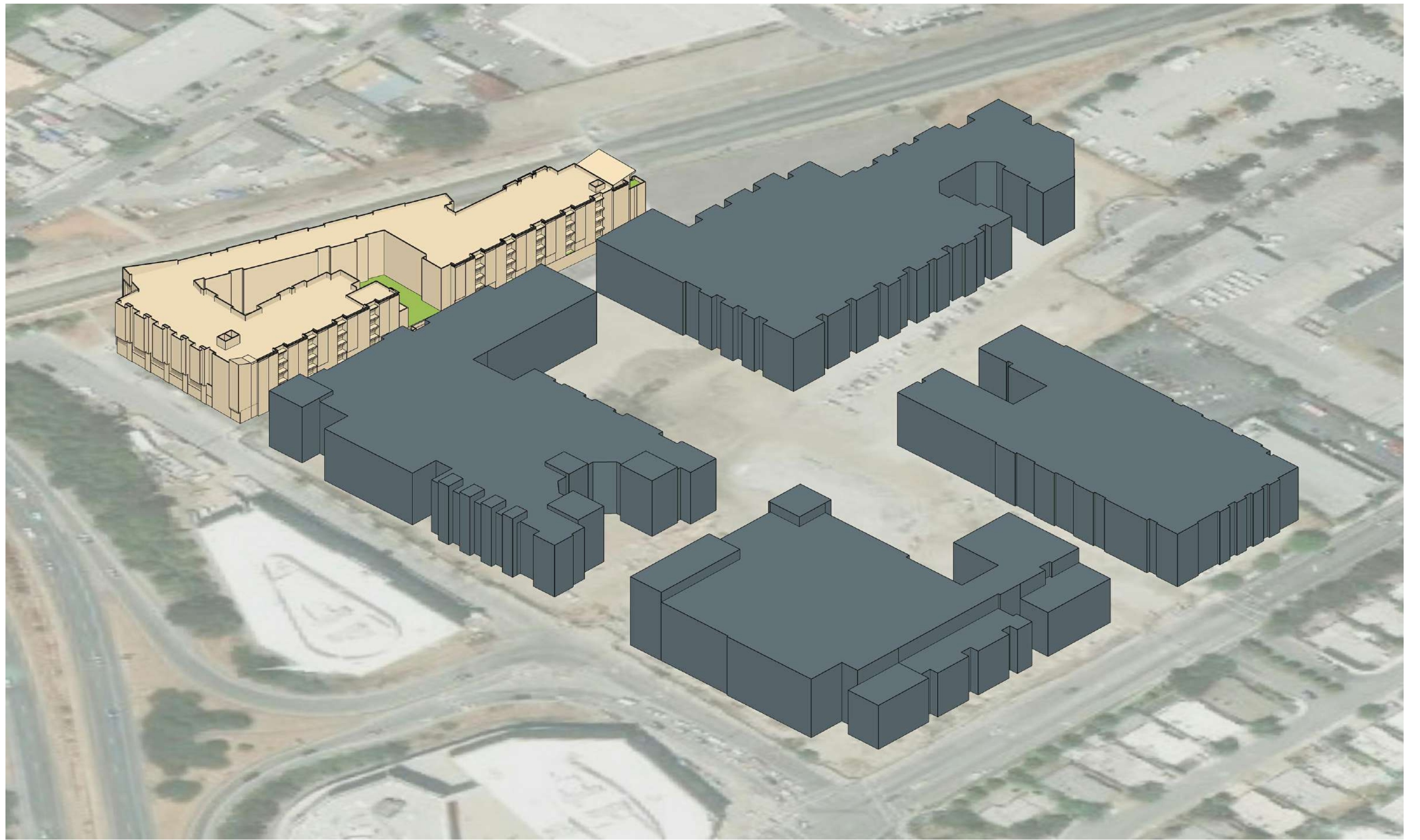
WINTER SOLSTICE - 12PM 3



WINTER SOLSTICE - 2PM 4



WINTER SOLSTICE - 4PM 5



VEHICLE PARKING

(Parking per 2021 State Bonus Density Law)

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

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

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

REQUIRED:

96 SPACES

PROVIDED:

192 SPACES

GARAGE PLAN

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

All dimensions per City of San Mateo Parking Standards.

TOTAL FLR AREA FOR PKG REQUIREMENTS: 58,356 SF

VEHICLE PARKING BREAKDOWN:

ASSIGNED RESIDENTIAL STALLS:

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

UNASSIGNED (GUEST) RESIDENTIAL STALLS:

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

CALTRAIN PUBLIC STALLS:

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

TOTAL PARKING STALLS

	120	72	192
--	-----	----	-----

VISITOR PARKING

ADA PARKING

EV STATION PARKING

RESIDENTIAL BIKE PARKING

PUBLIC BIKE PARKING

REQUIRED SPACES

COMPACT	27 (27/96 = 28% COMPACT)
STANDARD	35
EV	30
ADA	04
TOTAL	96

ADDITIONAL SPACES

COMPACT	85
STANDARD	06
EV	01
ADA	04
TOTAL	96

TOTAL SPACES PROVIDED = 192



VEHICLE PARKING

(Parking per 2021 State Bonus Density Law)

RESIDENTIAL:

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1BR	(119 DU @ 0.5/DU)	=	59.5
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1BR	(119 DU @ 1.8/DU)	=	214.2
2BR	(55 DU @ 2.0/DU)	=	110
TOTAL			349.7

REQUIRED:

96 SPACES

PROVIDED:

192 SPACES

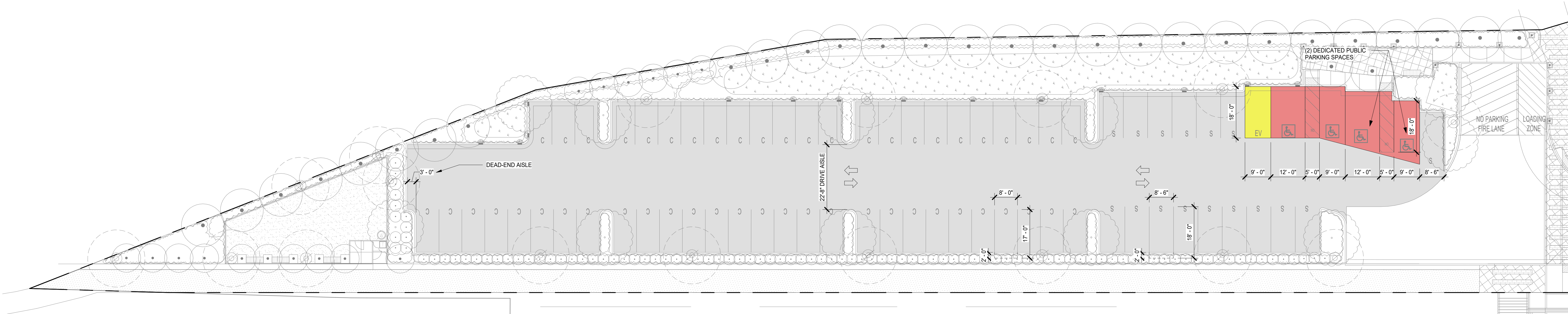
	DIMENSION	COUNT
COMPACT STALL	8'-0" x 15'-0"	51
STANDARD STAL	8'-6" x 16'-0"	16
EV STALL	9'-0" x 18'-0"	01
ADA STALL	9'-0" x 18'-0"	04
TOTAL		72

All dimensions per City of San Mateo Parking Standards.

TOTAL FLR AREA FOR PKG REQUIREMENTS: 58,356 SF

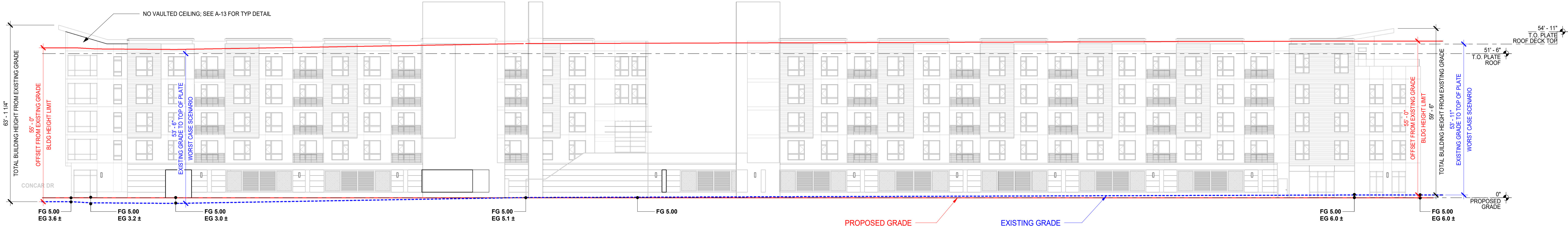
VEHICLE PARKING BREAKDOWN:

ASSIGNED RESIDENTIAL STALLS:			
STANDARD AND COMPACT STALLS	76	67	142
ACCESSIBLE STALLS (CBC 1109A)	2	1	3
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EVCS STALLS	25	1	26
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UNASSIGNED (GUEST) RESIDENTAIL STALLS:			
STANDARD AND COMPACT STALLS	10	0	12
VAN ACCESSBILE STALLS (CBC 1109A)	1	0	1
EVCS STALLS	2	0	2
EVCS VAN ACCESSIBLE STALLS	1	0	1
CALTRAIN PUBLIC STALLS:			
ACCESSIBLE STALLS (CBC 1109A)	0	1	1
VAN ACCESSIBLE STALLS	0	1	1
TOTAL PARKING STALLS	120	72	192



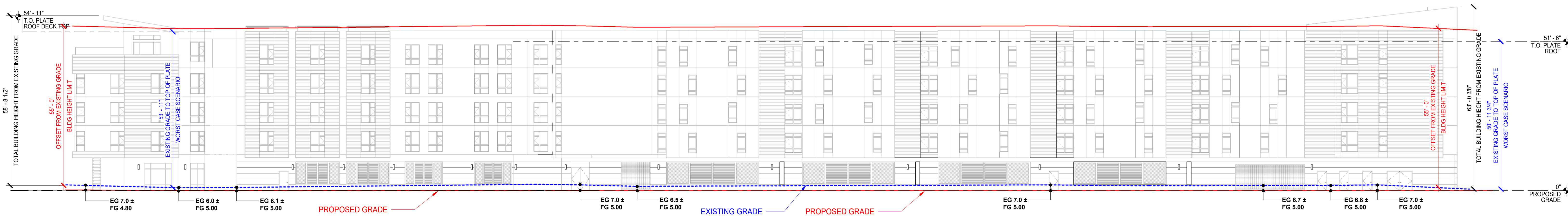
<div></div> VISITOR PARKING	REQUIRED SPACES	ADDITIONAL SPACES
<div></div> ADA PARKING	COMPACT 27 (27/96 = 28% COMPACT)	COMPACT 85
<div></div> EV STATION PARKING	STANDARD 35	STANDARD 06
<div></div> RESIDENTIAL BIKE PARKING	EV 30	EV 01
<div></div> PUBLIC BIKE PARKING	ADA 04	ADA 04
	TOTAL 96	TOTAL 96

TOTAL SPACES PROVIDED = 192



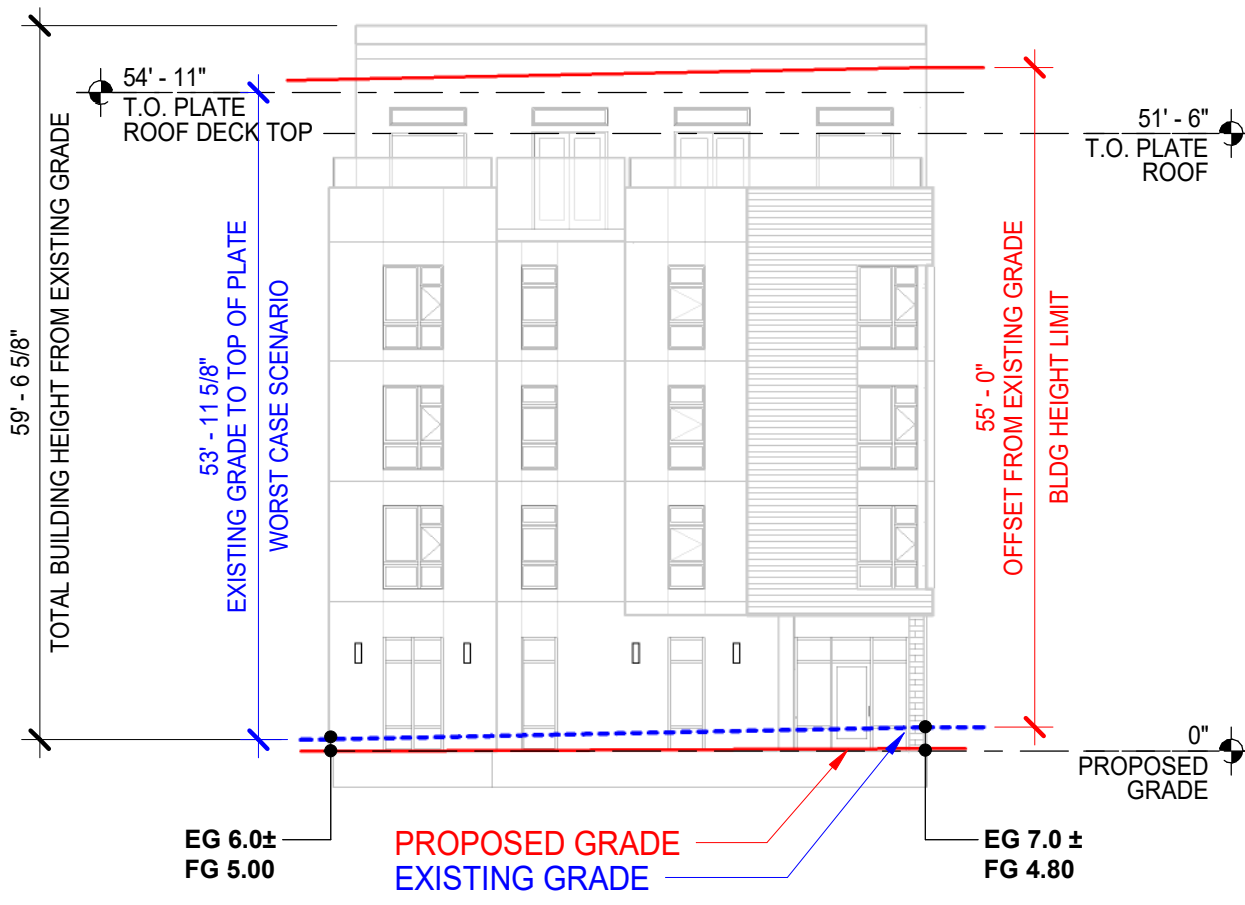
BUILDING HEIGHT EAST ELEVATION 4

1/16" = 1'-0"



BUILDING HEIGHT WEST ELEVATION 3

1/16" = 1'-0"



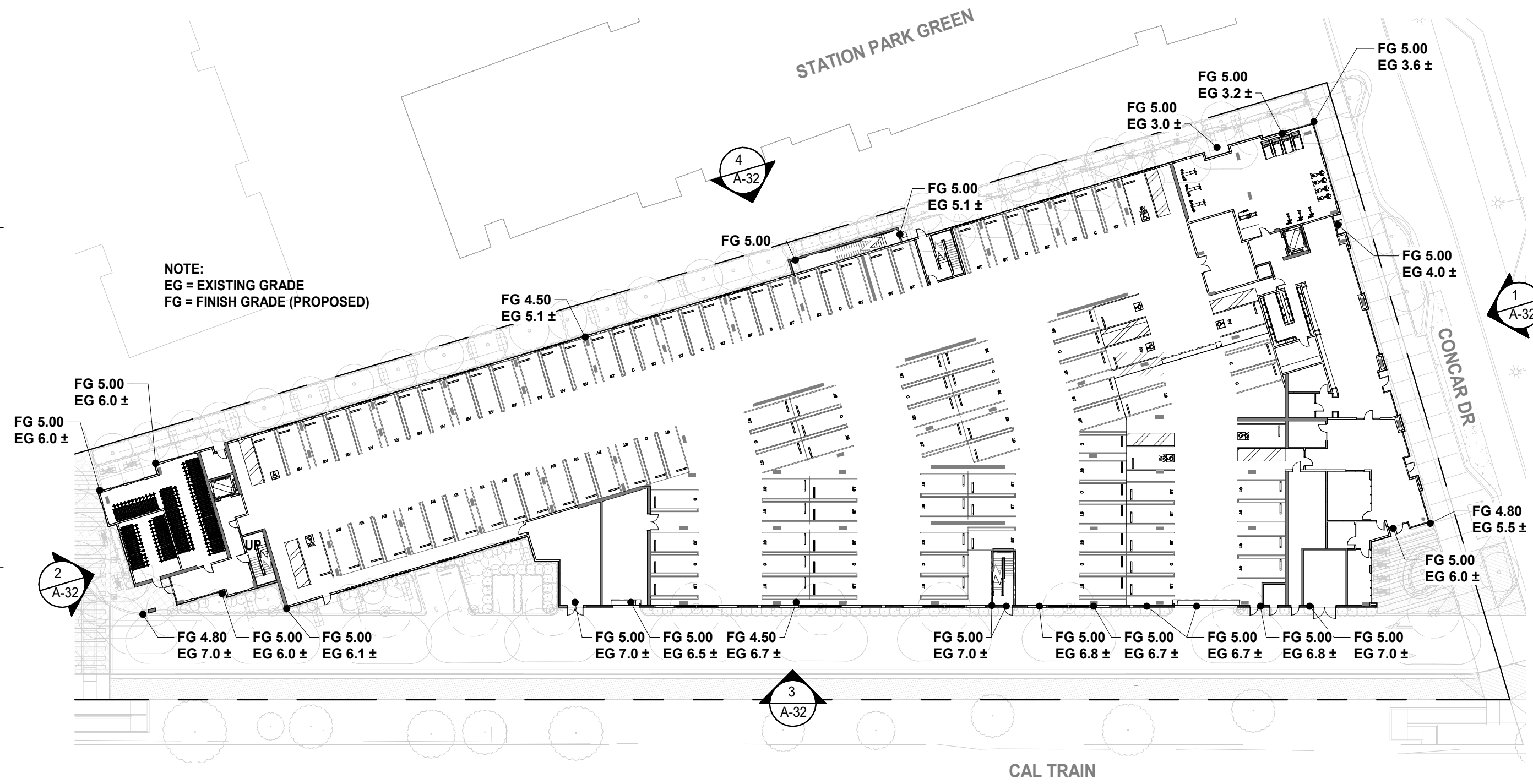
BUILDING HEIGHT NORTH ELEVATION 2

1/16" = 1'-0"



BUILDING HEIGHT SOUTH ELEVATION 1

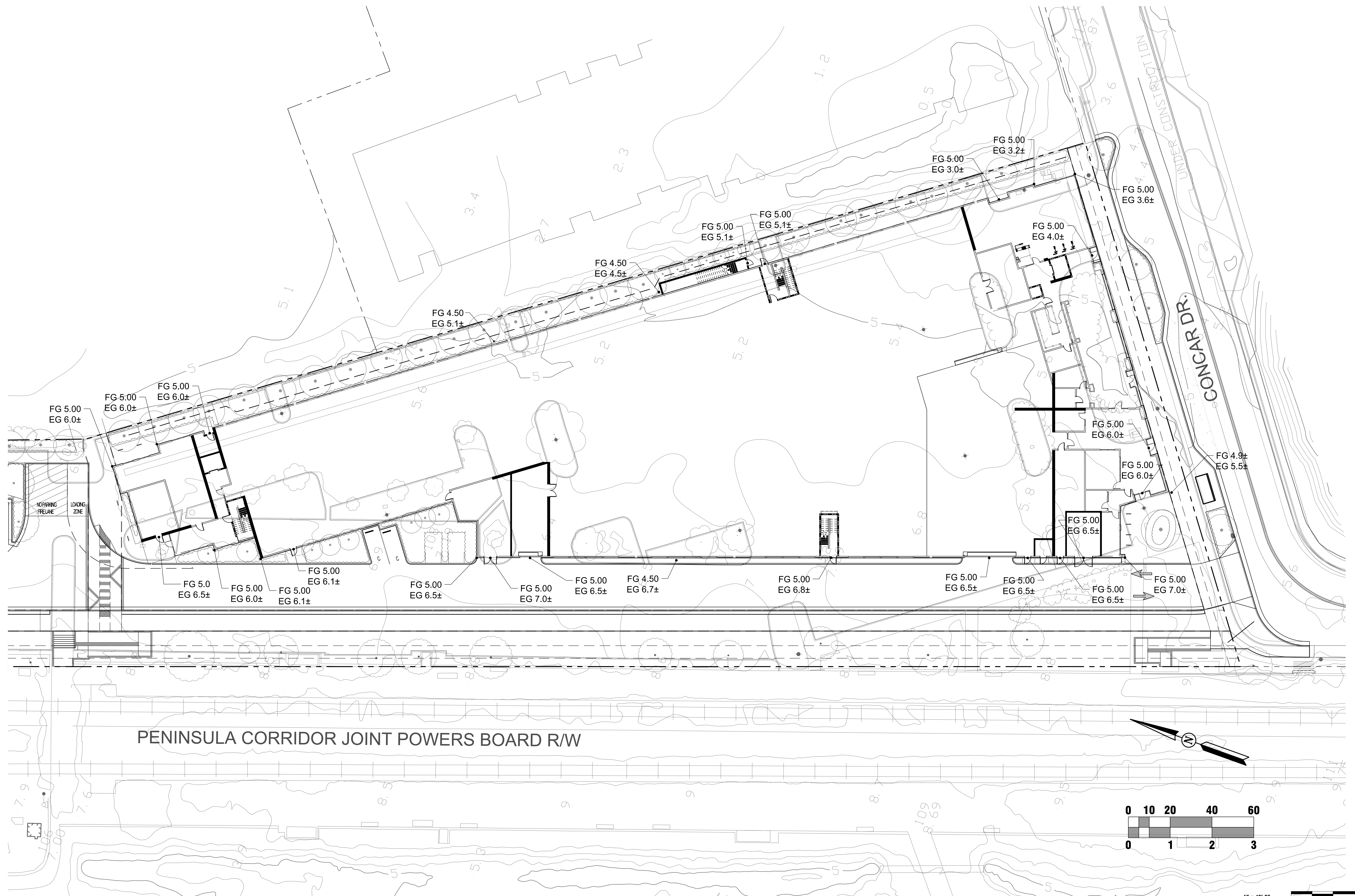
1/16" = 1'-0"



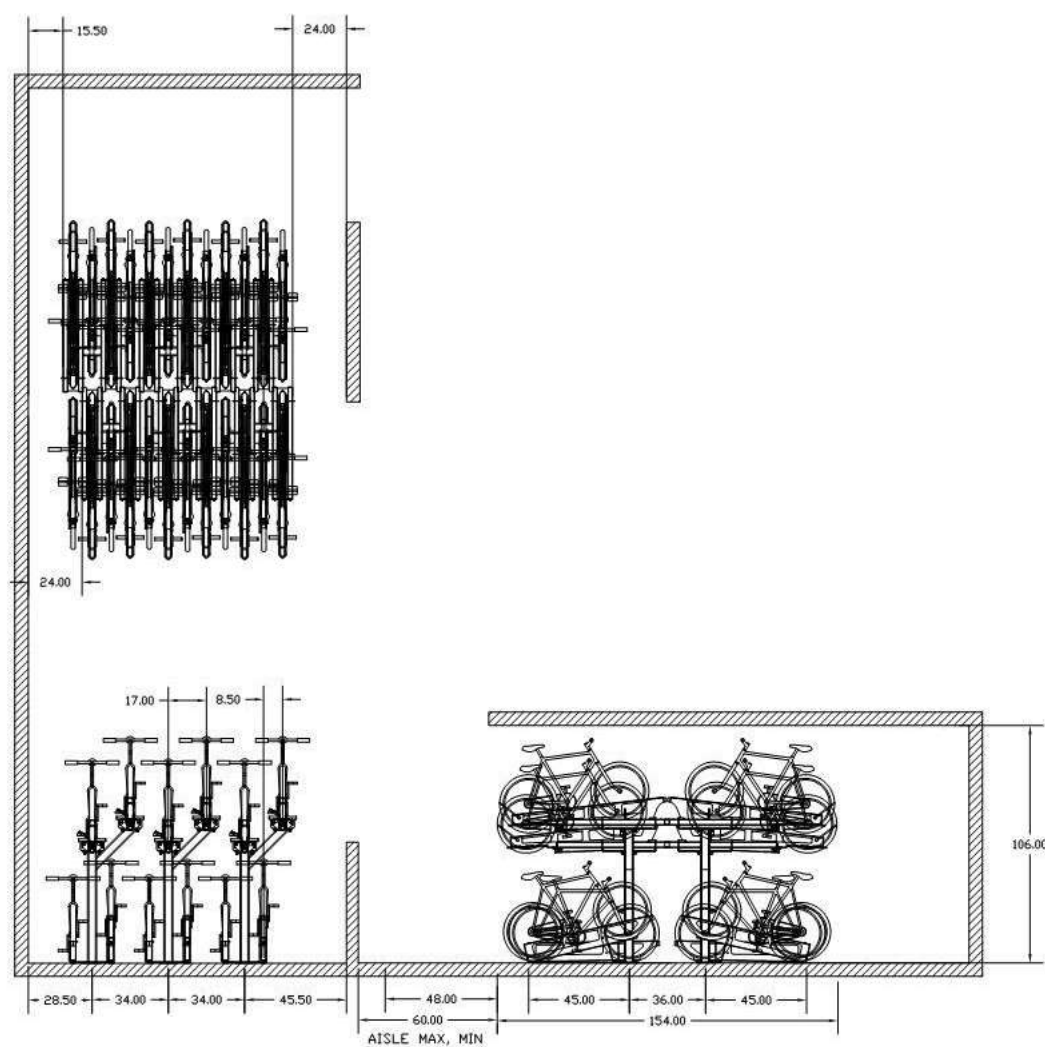
SITE PLAN - GRADES 5

1" = 40'-0"

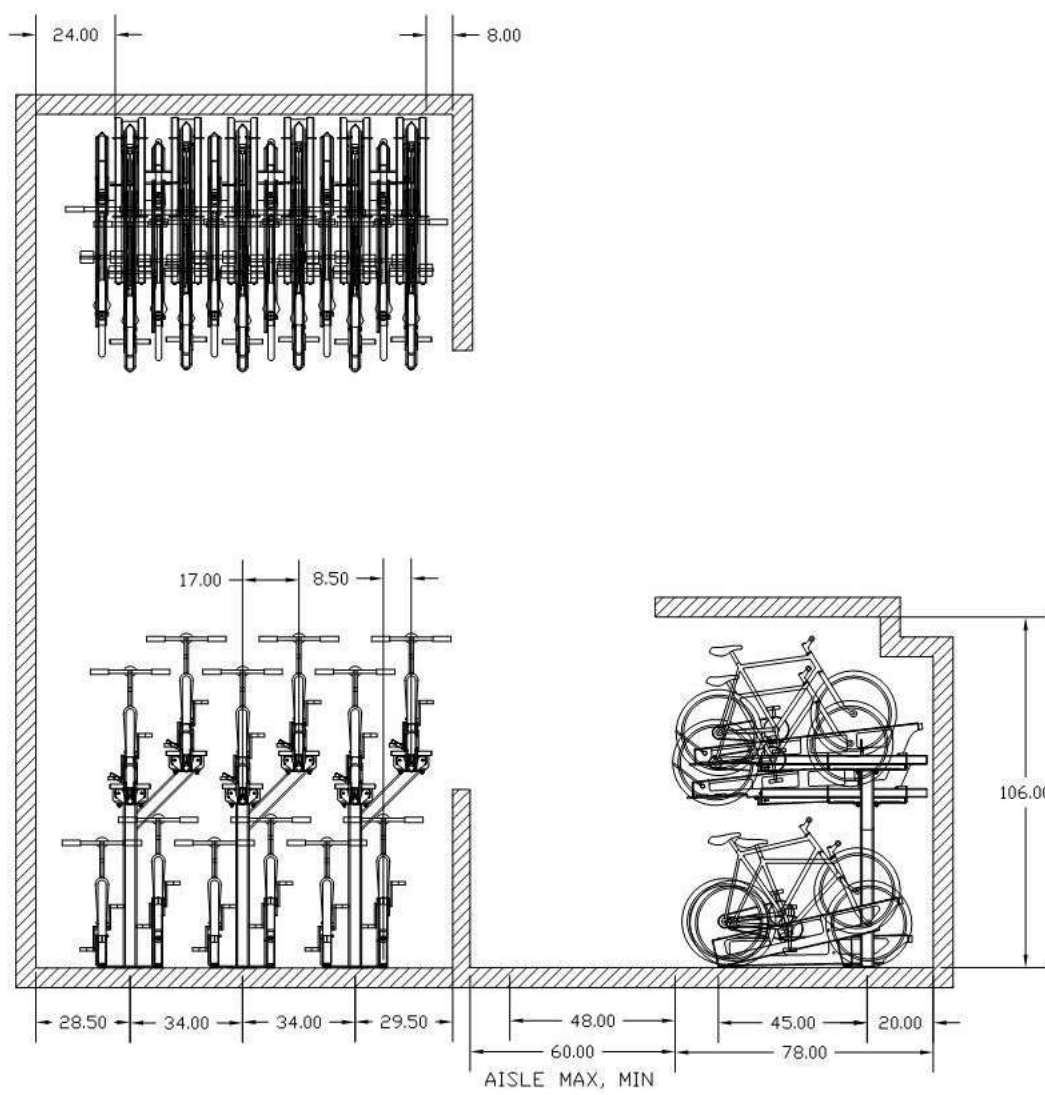
NOTE: TOP OF SLAB/ARCH 0'-0" = CIVIL 5.00



DERO DECKER
Installation Instructions – Setbacks, Double Sided

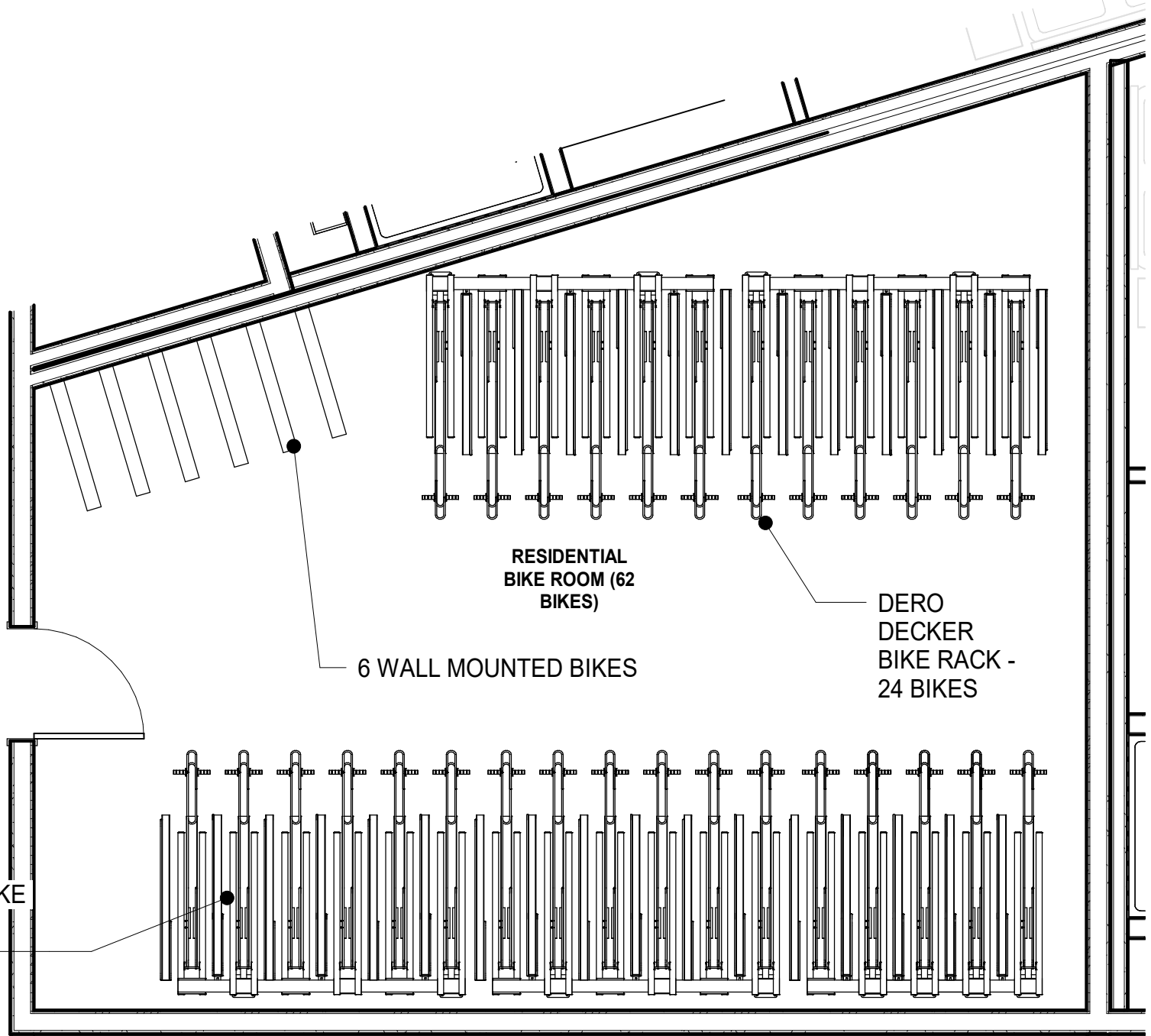
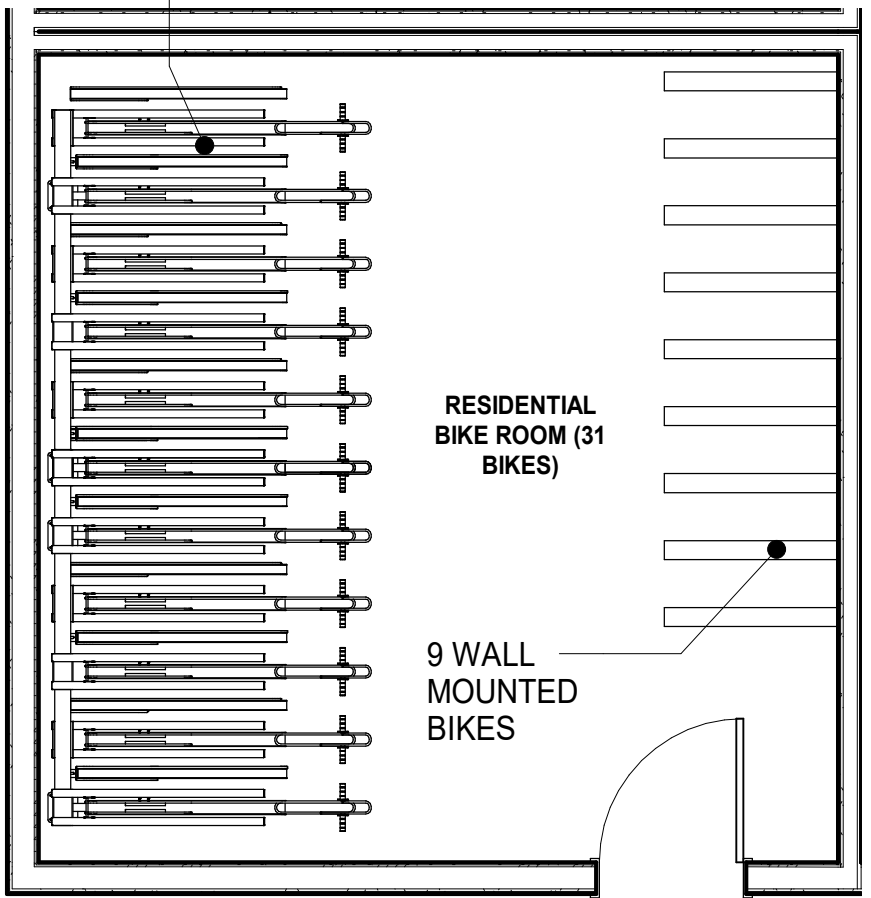


DERO DECKER
Installation Instructions – Setbacks, Single Sided

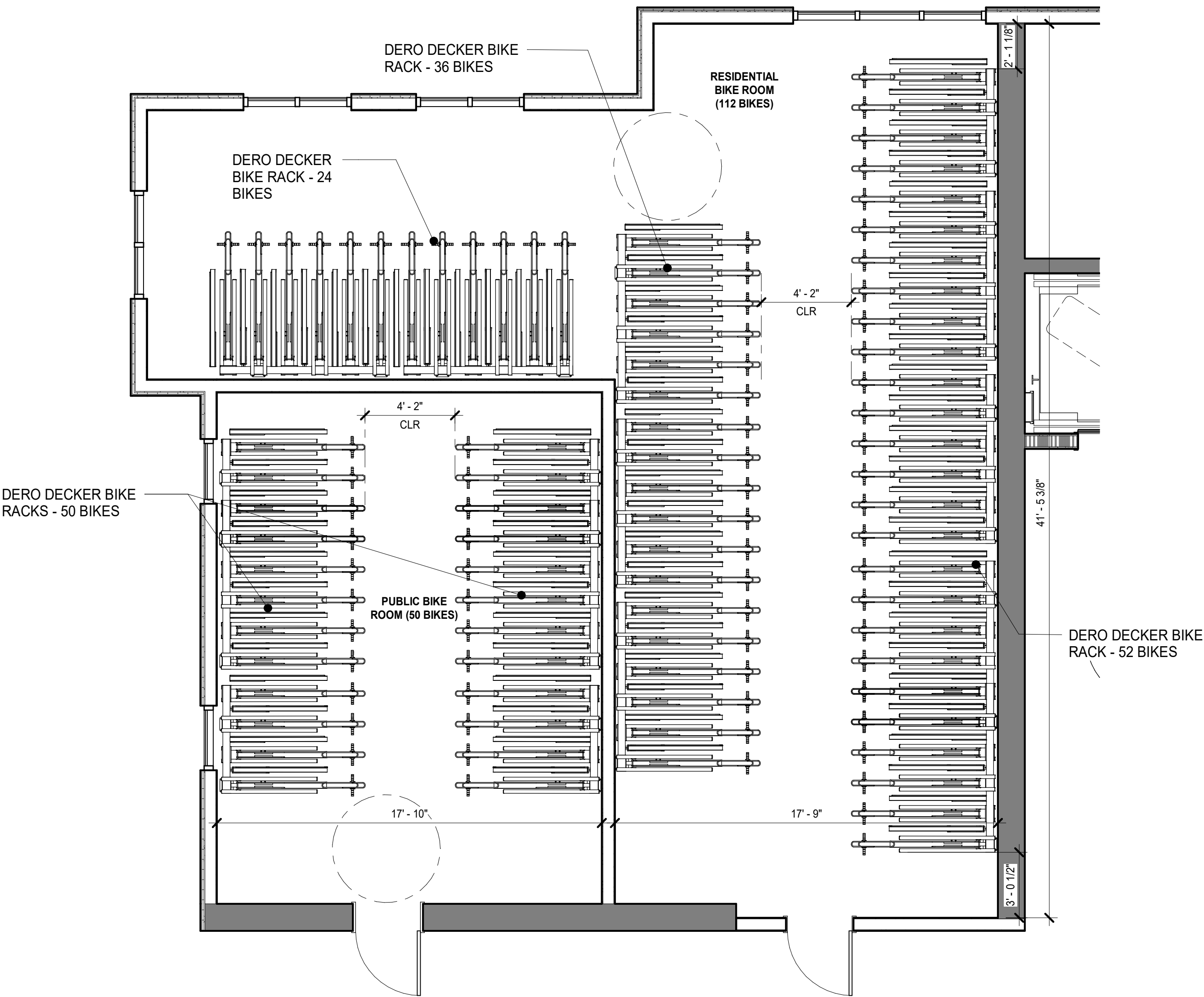


BIKE RACK SPECS 3
1/8" = 1'-0"

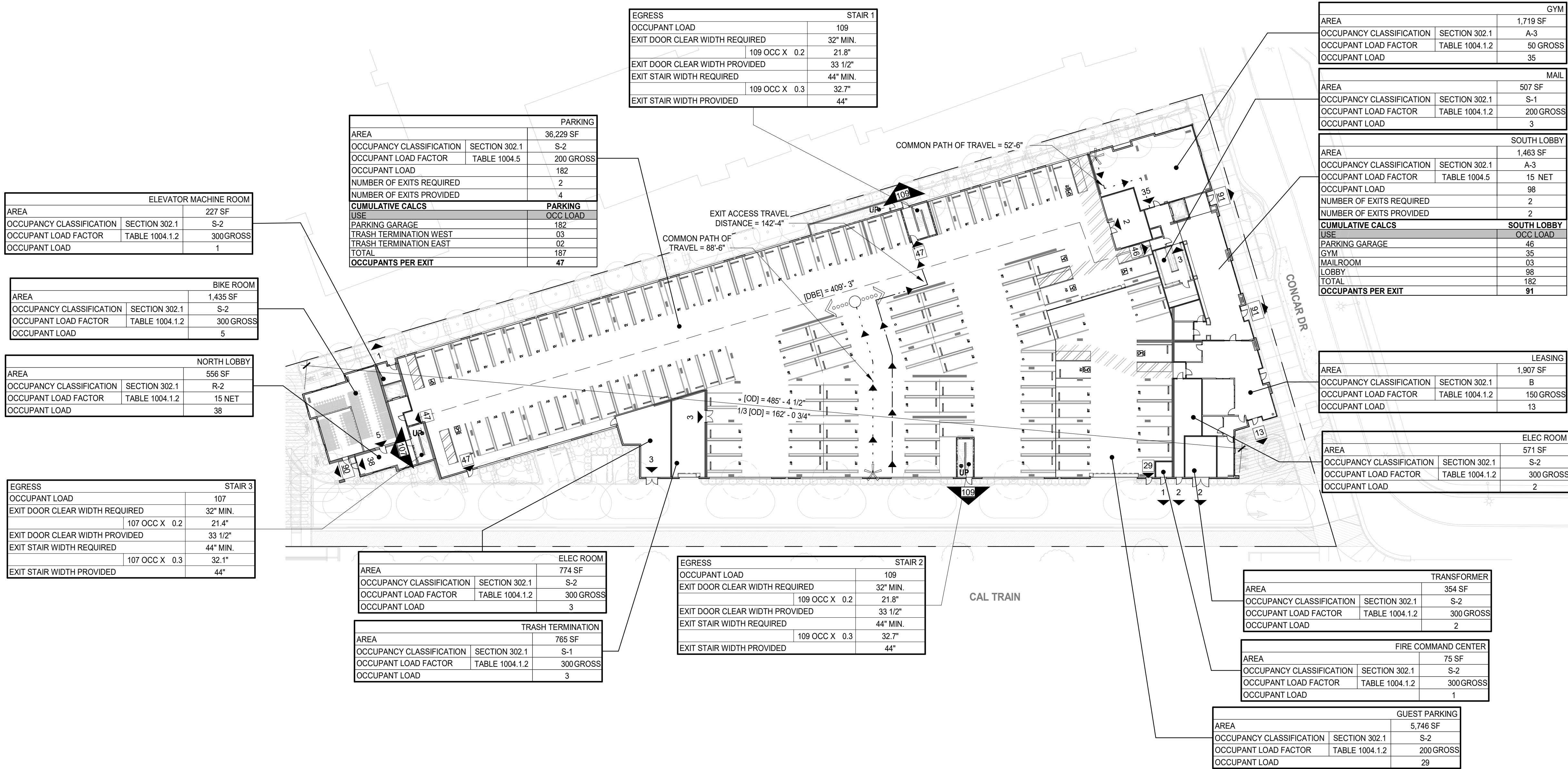
DERO DECKER
BIKE RACK - 22
BIKES



RESIDENTIAL LONG-TERM BIKE PARKING FLOOR 2 2
1/4" = 1'-0"

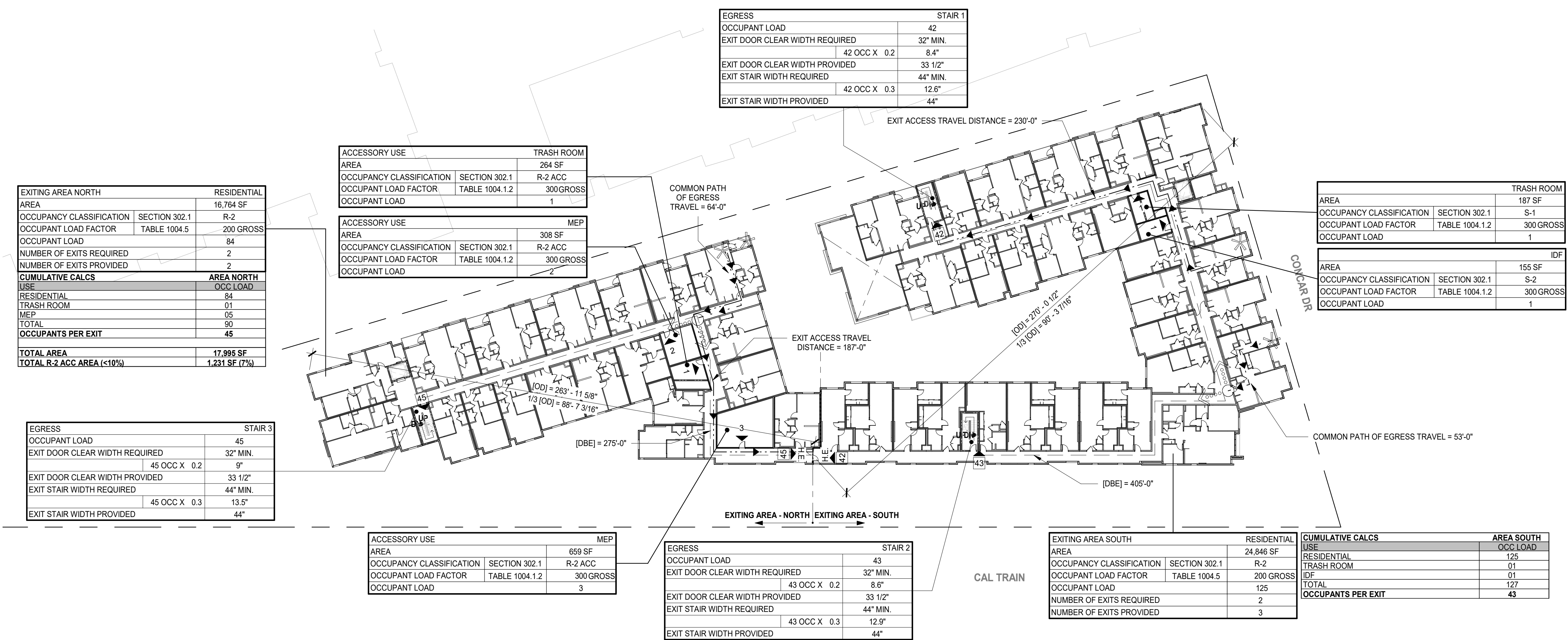


RESIDENTIAL LONG-TERM BIKE PARKING FLOOR 1 1
1/4" = 1'-0"



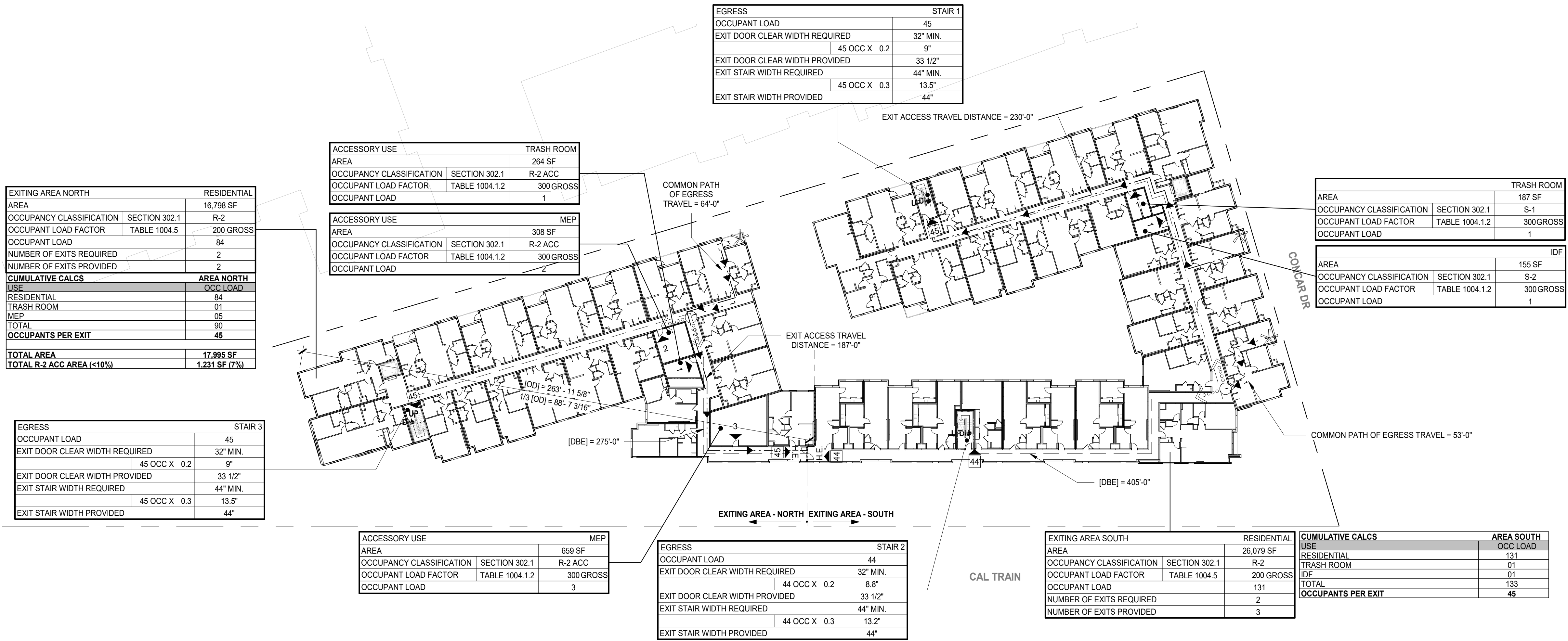
EGRESS DIAGRAM - FLOOR 1 1

1/32" = 1'-0"



EGRESS DIAGRAM - FLOOR 3 1

1/32" = 1'-0"



EGRESS DIAGRAM - FLOOR 4 1

1/32" = 1'-0"

CUMULATIVE AREA CALCS		5th FLOOR
USE	AREA	
RESIDENTIAL (R-2)	40,749 SF	
ACCESSORY USE (R-2 ACC) <10%	3,381 SF	

CUMULATIVE CALCS		AREA NORTH	EXITING AREA NORTH	RESIDENTIAL
USE	OCC LOAD	AREA	AREA	14,646 SF
RESIDENTIAL	74			
TRASH ROOM	01			
MEP	05			
ROOF LOUNGE	60			
TOTAL	140			
OCCUPANTS PER EXIT	70			

ACCESSORY USE		ROOF LOUNGE
AREA		1,360 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		91
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		2

OUTDOOR SPACE		ROOF DECK
AREA		448 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.1.2	15 NET
OCCUPANT LOAD		30

EGRESS		STAIR 3
OCCUPANT LOAD		142
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	142 OCC X 0.2	28.4"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	142 OCC X 0.3	42.6"
EXIT STAIR WIDTH PROVIDED		44"

ACCESSORY USE		TRASH ROOM
AREA		264 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.1.2	300 GROSS
OCCUPANT LOAD		1

ACCESSORY USE		MEP
AREA		308 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.1.2	300 GROSS
OCCUPANT LOAD		2

EGRESS		STAIR 1
OCCUPANT LOAD		45
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	45 OCC X 0.2	9"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	45 OCC X 0.3	13.5"
EXIT STAIR WIDTH PROVIDED		44"

ACCESSORY USE		TRASH ROOM
AREA		187 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.1.2	300 GROSS
OCCUPANT LOAD		1

ACCESSORY USE		IDF
AREA		155 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACC
OCCUPANT LOAD FACTOR	TABLE 1004.1.2	300 GROSS
OCCUPANT LOAD		1

EGRESS		STAIR 2
OCCUPANT LOAD		44
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	44 OCC X 0.2	8.8"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	44 OCC X 0.3	13.2"
EXIT STAIR WIDTH PROVIDED		44"

EXITING AREA SOUTH		RESIDENTIAL
AREA		26,103 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		131
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		3

CUMULATIVE CALCS		AREA SOUTH
USE	OCC LOAD	
RESIDENTIAL		131
TRASH ROOM		01
IDF		01
TOTAL		133
OCCUPANTS PER EXIT		45

EGRESS DIAGRAM - FLOOR 5 1

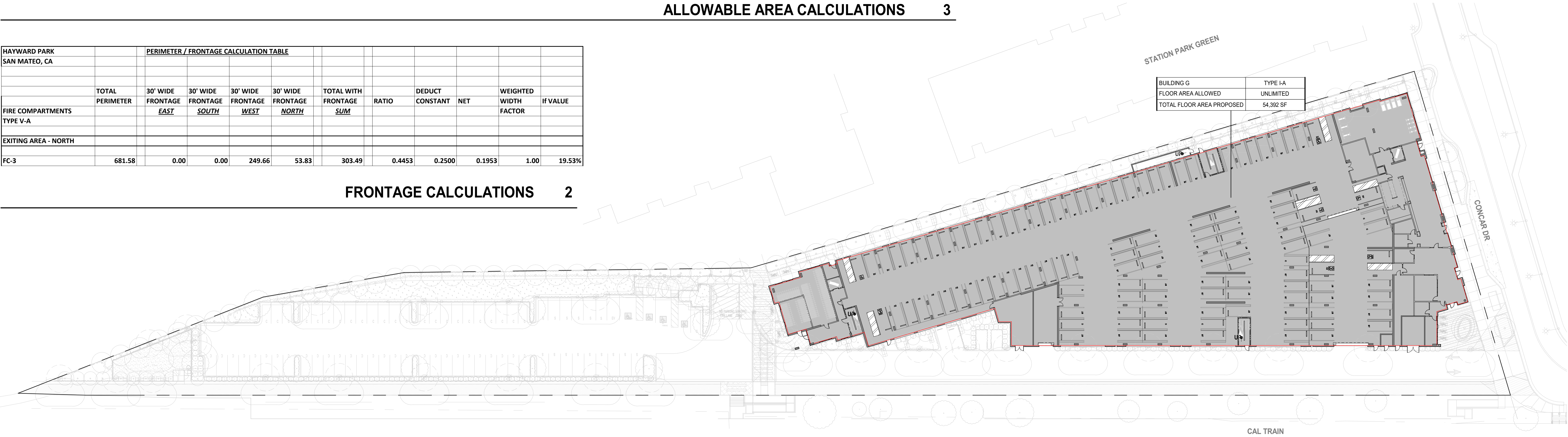
1/32" = 1'-0"

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

ALLOWABLE AREA CALCULATIONS3

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

FRONTAGE CALCULATIONS2



AREA PLAN - FLOOR 11

1/32" = 1'-0"

1/32" = 1'-0"

0' 16' 32' 64'

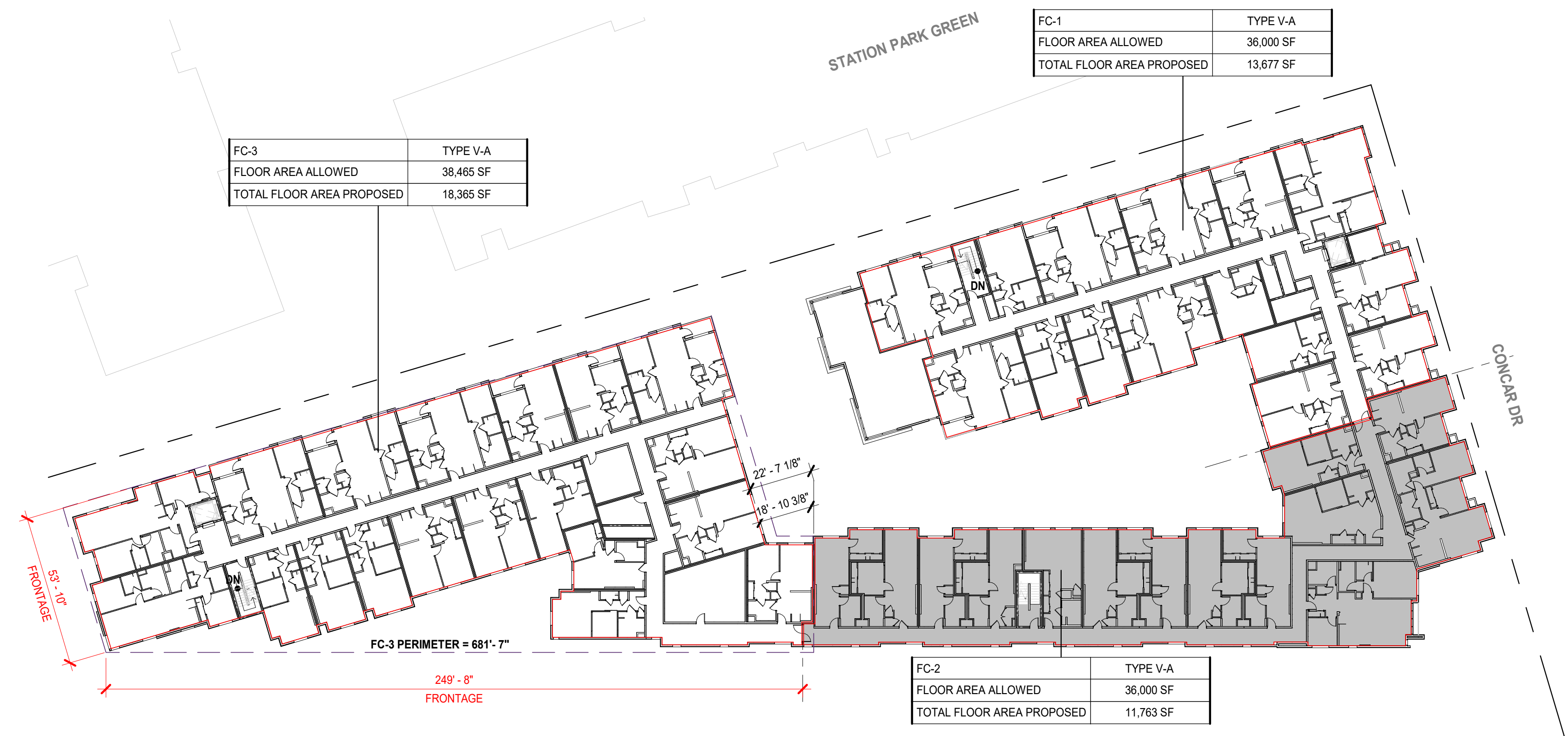




CAL TRAIN

AREA PLAN - FLOOR 5 4

1/32" = 1'-0"



CAL TRAIN

AREA PLAN - FLOOR 3 2

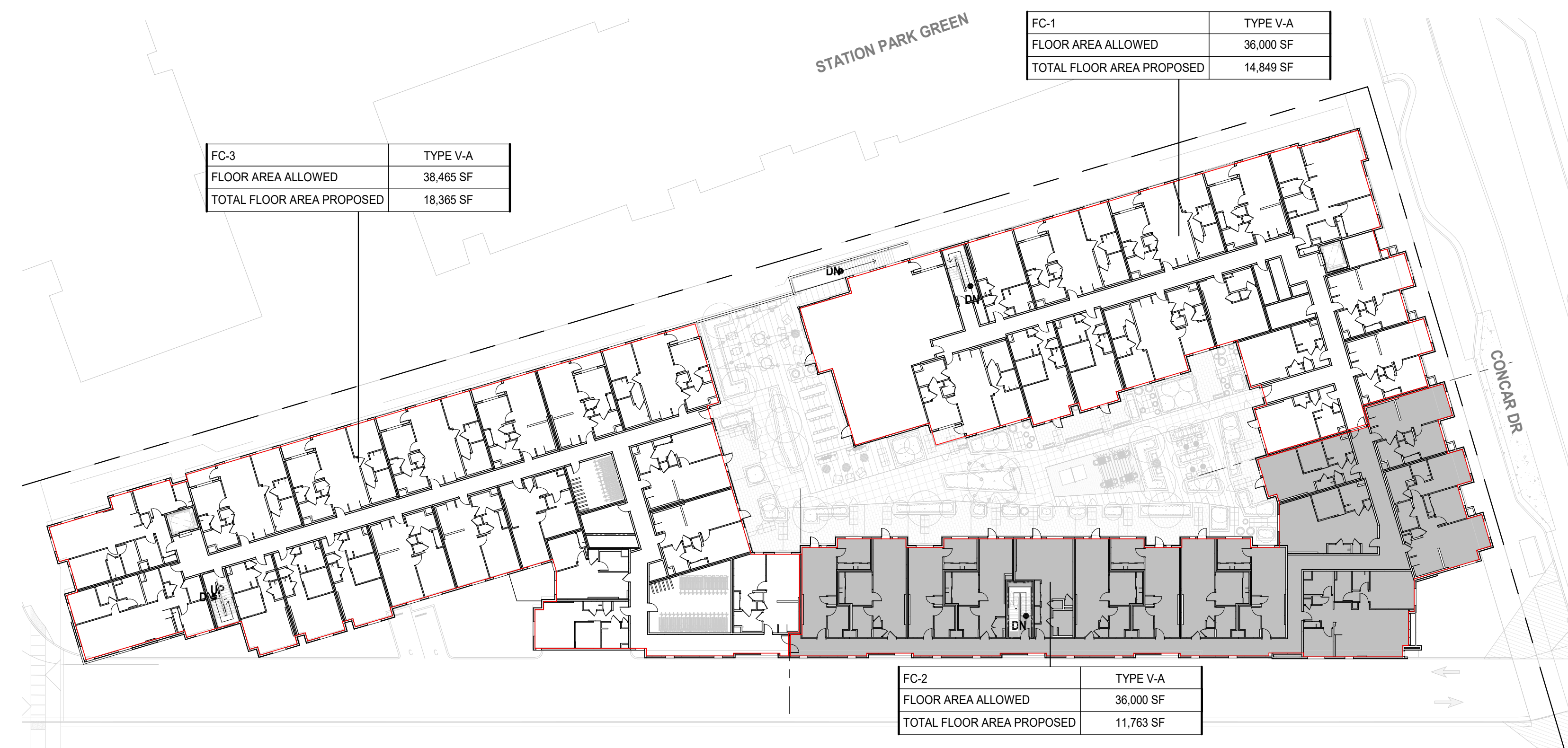
1/32" = 1'-0"



CAL TRAIN

AREA PLAN - FLOOR 4 3

1/32" = 1'-0"



CAL TRAIN

AREA PLAN - FLOOR 2 1

1/32" = 1'-0"

- AMENITIES
- CIRCULATION
- EXEMPT (PER SMMC 27.04.200)
- PARKING
- RESIDENTIAL
- UTILITY

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

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

LEVEL 5	
AREA TYPE	AREA (SQFT)
UTILITY	453.46
EXEMPT	1,972.67
AMENITY	1,416.02
RESIDENTIAL	34,864.00
CIRCULATION	5,635.30

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

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

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



FAR - FLOOR 3 3

1" = 40'-0"



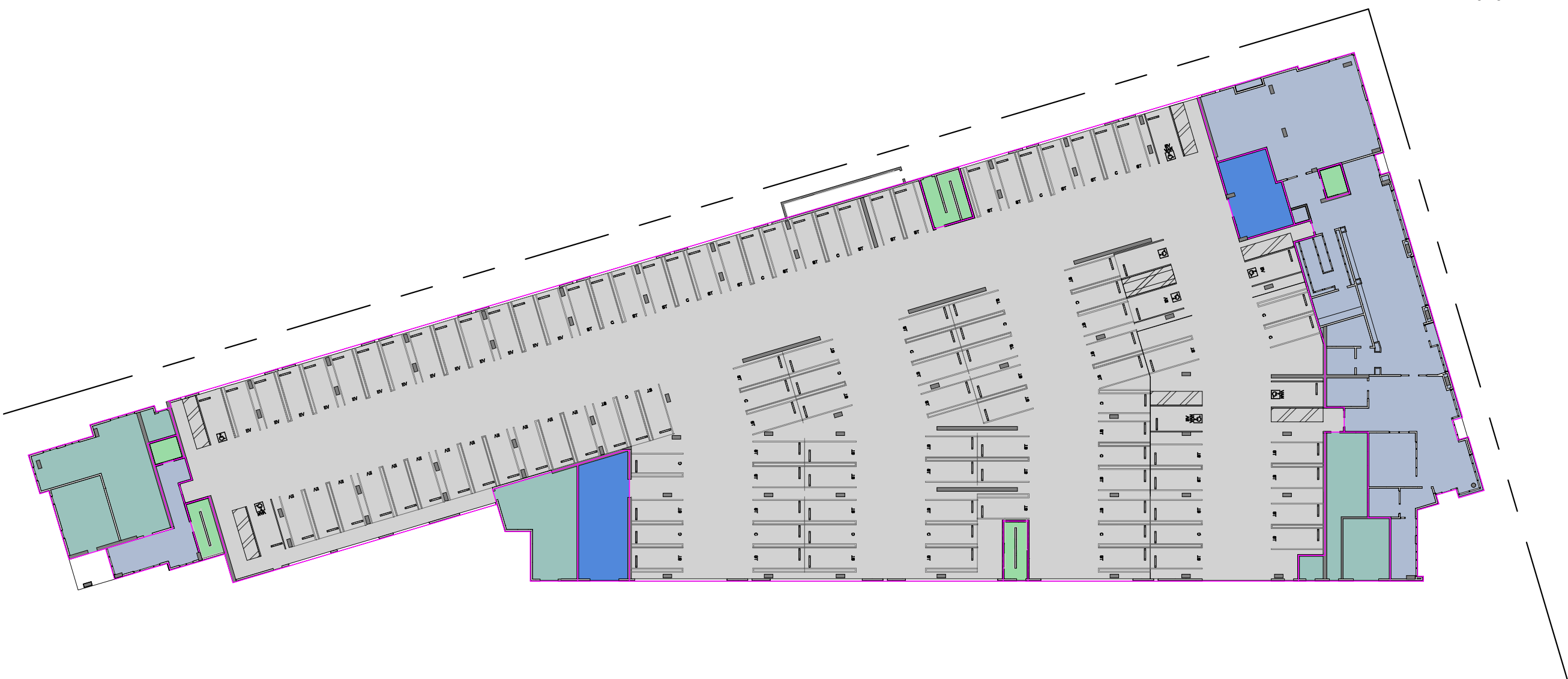
FAR - FLOOR 2 2

1" = 40'-0"



FAR - FLOOR 5 5

1" = 40'-0"



FAR - FLOOR 1 1

1" = 40'-0"



FAR - FLOOR 4 4

1" = 40'-0"



ACCESSIBLE ROUTES - FLOOR 5 **4**

1/32" = 1'-0"



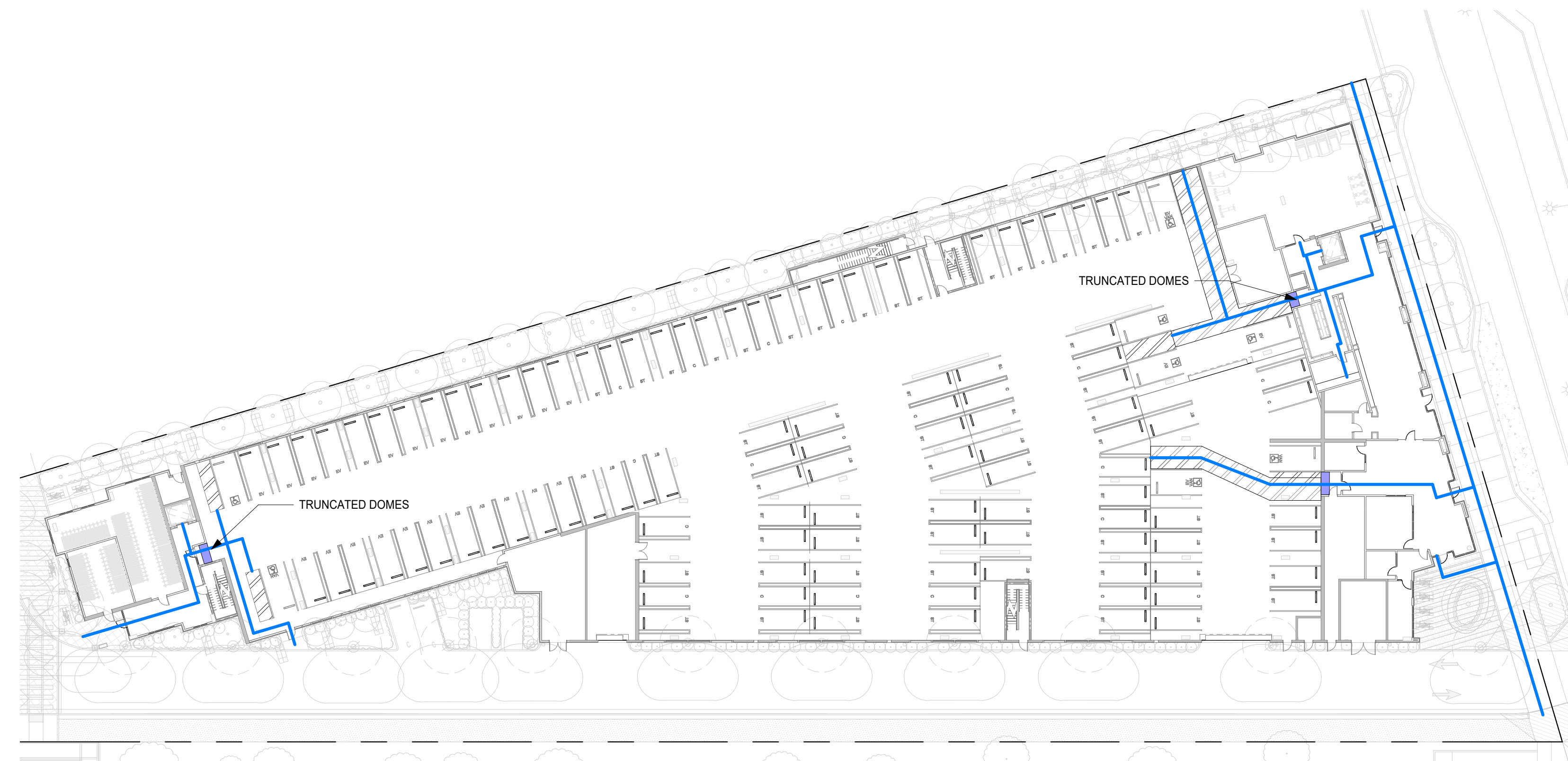
ACCESSIBLE ROUTES - FLOOR 2 **2**

1/32" = 1'-0"



ACCESSIBLE ROUTES - FLOORS 3 AND 4, TYP **3**

1/32" = 1'-0"



ACCESSIBLE ROUTES - FLOOR 1 **1**

1/32" = 1'-0"