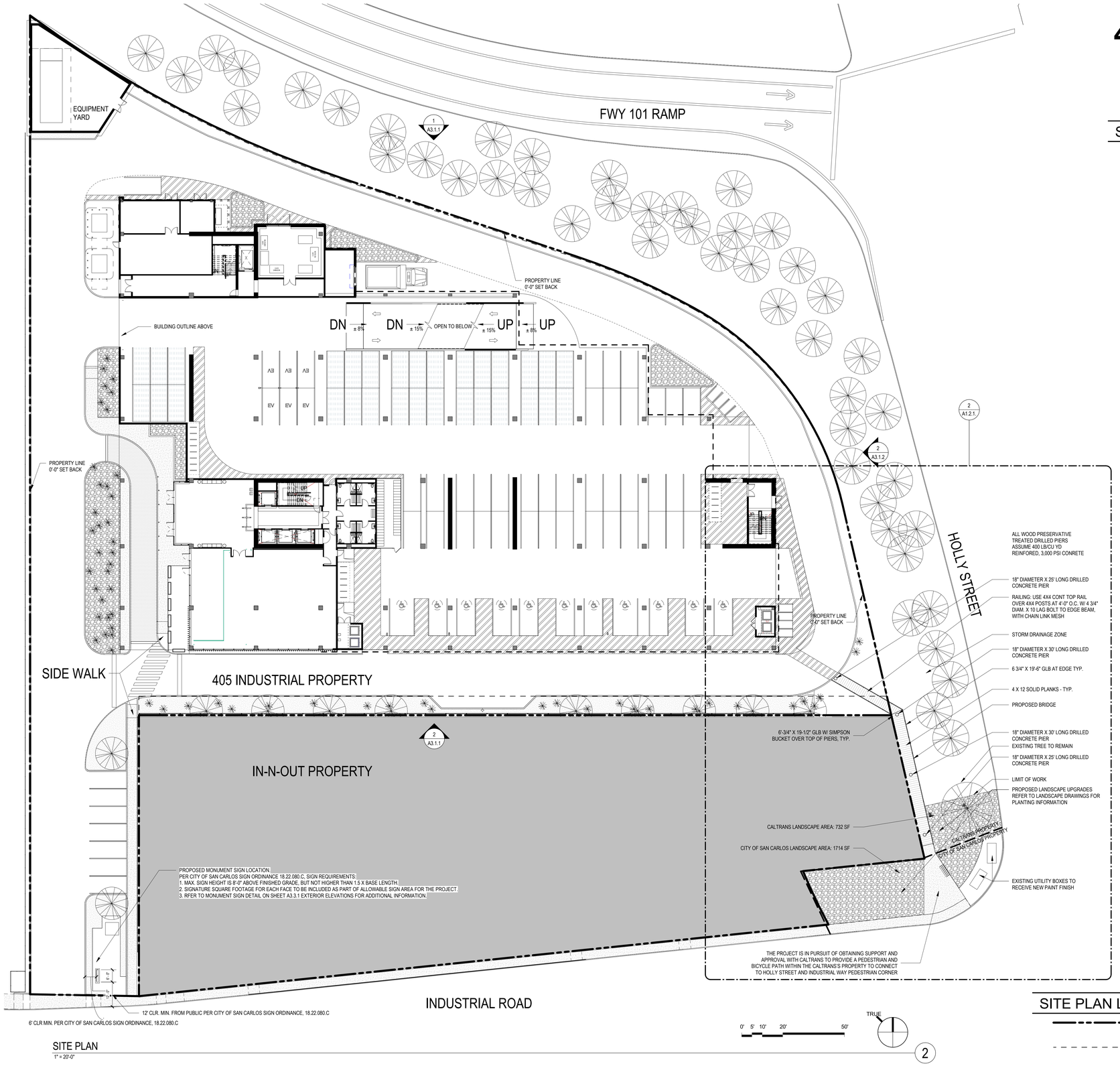
EXHIBIT B

PLANNED DEVELOPMENT PLAN
405 INDUSTRIAL ROAD

PLANNING PACKAGE FOR:

405 INDUSTRIAL ROAD



SITE PLAN
1" = 20'-0"

2

SHEET INDEX:

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

SHEET#	SHEET NAME	ISSUE FOR PLANNING RESUBMITTAL #2 (DATE 02/20/2022)	ISSUE FOR PLANNING RESUBMITTAL #3 (DATE 04/15/2022)	ISSUE FOR PLANNING FINAL SUBMITTAL (DATE 08/08/2022)
GENERAL				
G1.0.0.	TITLE SHEET	X	X	X
G1.0.1.	DATA SHEET	X	X	
G1.1.0.	AREA CALCULATIONS - FAR	X	X	
G2.0.0.	CONTEXT PHOTOS			
G2.0.1.	CONTEXT MODEL OVERLAY		X	X
G2.0.2.	KEY MAP		X	
G2.0.3.	STREET VIEW		X	X
G2.0.4.	STREET VIEW		X	
G2.0.5.	STREET VIEW		X	
G2.0.6.	STREET VIEW		X	
G2.0.7.	STREET VIEW		X	
G2.0.8.	STREET VIEW		X	
G2.0.9.	STREET VIEW		X	
G2.1.0.	GRAPHIC SITE PLAN		X	
G3.0.0.	PRECEDENTS			
G3.0.1.	GLASS AT SOUTHEAST CORNER		X	X
G3.0.2.	SAMPLE BOARD			
G3.1.0.	RENDERINGS	X	X	X
G3.2.0.	RENDERINGS	X	X	
G3.3.0.	RENDERINGS	X	X	
G3.4.0.	RENDERINGS	X	X	X
G3.5.0.	RENDERINGS	X	X	
22				
ARCHITECTURAL				
A1.0.0.	FIRE ACCESS PLAN			
A1.1.1.	TRUCK OFF-HAUL ROUTE			
A1.2.1.	PEDESTRIAN PATHWAY	X	X	
A2.0.0.	LEVEL P-2 BASEMENT PLAN	X	X	
A2.1.0.	LEVEL P-1 BASEMENT PLAN	X	X	
A2.2.0.	LEVEL P1 PLAN	X	X	
A2.3.0.	LEVEL P2 PLAN	X	X	
A2.4.0.	LEVEL 3 PLAN		X	
A2.5.0.	LEVEL 4 PLAN (5TH LEVEL SIM)		X	
A2.6.0.	LEVEL 6 PLAN	X	X	X
A2.7.0.	ROOF PLAN		X	X
A3.1.1.	EXTERIOR ELEVATIONS	X	X	
A3.1.2.	EXTERIOR ELEVATIONS	X	X	
A4.1.1.	BUILDING SECTIONS			
A8.1.0.	EXTERIOR WALL DETAILS			
A9.2.1	PHOTOMETRIC PLAN		X	
16				
CIVIL				
C1.0	TITLE SHEET & GENERAL NOTES			
C2.0	GENERAL NOTES			
C3.0	EXISTING CONDITIONS			
C4.0	DEMOLITION PLAN			
C5.0	SITE PLAN	X	X	
C6.0	GRADING PLAN	X	X	
C7.0	UTILITY PLAN	X	X	X
C8.0	STORMWATER MANAGEMENT PLAN		X	
C9.0	FIRE TRUCK TURNING			
C10.0	DETAILS			
C11.0	EROSION CONTROL PLAN			
C12.0	EROSION CONTROL DETAILS			
C13.0	PEDESTRIAN BRIDGE PLAN			
C14.0	BEST MANAGEMENT PRACTICES			
C15.0	GROSS SECTIONS		X	
15				
LANDSCAPE				
L1.1	LAYOUT PLAN - GROUND LEVEL	X	X	
L1.2	LAYOUT PLAN - LEVEL 6			
L2.1	CONSTRUCTION PLAN - GROUND LEVEL			
L3.1	CONSTRUCTION DETAILS	X	X	
L3.2	CONSTRUCTION DETAILS			
L4.1	IRRIGATION SCHEDULE AND NOTES	X	X	
L4.2	IRRIGATION PLAN - GROUND LEVEL			
L4.3	IRRIGATION PLAN - LEVEL 6			
L4.4	IRRIGATION DETAILS	X		
L5.1	PLANTING SCHEDULE AND NOTES			
L5.2	PLANTING PLAN - GROUND LEVEL			
11				

SHEET TOTAL: 64

SITE PLAN LEGEND:

PROPETY LINE

SET BACK LINE

PROJECT SITE DATA:

SITE ADDRESS: 405 INDUSTRIAL RD
SAN CARLOS, CA 94070

PLANNING NO. PLN2021-0098

ZONING/SITE INFORMATION:

CURRENT ZONING: LC: LANDMARK COMMERCIAL W/ GATEWAY OVERLAY
PARCEL NUMBERS: 046-051-080

OCCUPANCY: B, S2
CONSTRUCTION TYPE: TYPE I-B
FULLY SPRINKLERED

AREA CALCULATIONS:
TOTAL SITE AREA: 105,050 SF (±2.412 ACRES)
SITE COVERAGE: 54,607 SF (±52%)

BUILDING FLOOR AREA: 292,615 SF
BUILDING OFICE/LAB AREA: 206,708 SF

ALLOWABLE FAR: 2.00
PROPOSED FAR: 2.79
PROPOSED FAR (EXCLUDE GARAGE SF): 1.97

MAXIMUM HEIGHT ALLOWED: 50'-0"
PROPOSED STORIES: 6 STORIES: 4 STORIES OF OFFICE/LAB ABOVE 2 STORIES OF ABOVE GRADE PARKING AND 2 STORIES OF BELOW GRADE PARKING

PROPOSED HEIGHT: 83'-10" TO TOP OF ROOF

SET BACKS:
FRONT: 10'-0" REAR: 0'-0" INTERIOR SIDE: 0'-0" STREET SIDE: 10'-0"

LANDSCAPE INFORMATION:
TOTAL: 10,352 SF

405 INDUSTRIAL ROAD	PARKING SF	OFFICE/LAB SF W/O ABOVE GRADE PARKING	CITY SF W/ ABOVE GRADE PARKING
LEVEL P-2 UNDERGROUND PARKING	54,136	0	0
LEVEL P-1 UNDERGROUND PARKING	54,136	0	0
LEVEL 1 - @ GRADE PARKING	39,595	8260	47,855
LEVEL 2- PARKING STRUCTURE	46,311	1116	47,428
LEVEL 3 - OFFICE/LAB		51,508	51,508
LEVEL 4 - OFFICE/LAB		50,527	50,527
LEVEL 5 - OFFICE/LAB		50,527	50,527
LEVEL 6 - OFFICE/LAB		44,770	44,770
TOTAL SF	194,178	206,708	292,615
	FAR	1.97	2.79

CODE EDITION:

1. 2019 CALIFORNIA BUILDING STANDARDS CODE (TITLE 24), EFFECTIVE JANUARY 1, 2020:
   - PART 1 - CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE.
   - PART 2 - CALIFORNIA BUILDING CODE
   - PART 3 - CALIFORNIA ELECTRICAL CODE
   - PART 4 - CALIFORNIA MECHANICAL CODE
   - PART 5 - CALIFORNIA PLUMBING CODE
   - PART 6 - CALIFORNIA ENERGY CODE
   - PART 8 - CALIFORNIA HISTORICAL BUILDING CODE
   - PART 9 - CALIFORNIA FIRE CODE
   - PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen)
   - PART 12 - CALIFORNIA REFERENCE STANDARDS CODE
   - 2010 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE, CALIFORNIA CODE OF REGULATIONS, TITLE 8.
   - STANDARD SPECIFICATIONS AND DETAILS AND OTHER APPLICABLE REGULATIONS ISSUED BY AGENCIES HAVING JURISDICION OVER THE PROJECT.
   - THE WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CODES AND REGULATIONS LISTED ABOVE, INCLUDING SUPPLEMENTS AND AMENDMENTS TO THEM IN AFFECT AT THE LOCATION OF THE PROJECT.

KEYNOTES:

#	KEYNOTE DESCRIPTION
1	INDICATES PROPERTY LINE
2	TRASH AND RECYCLING ROOM
3	TRANSFORMER
4	FIRE TRUCK TURNING RADIUS

VICINITY MAP:

RWW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

TITLE SHEET

PROJECT #2202032.00
SCALE: As indicated
DATE: 08/08/22

G1.0.0.

PARKING DATA:

PARKING DATA:
PARKING REQUIRED

LABORATORY	(1 PER 800 SF):	124,025 SF (60% OCCUPIED GROSS)		155 SPACES
OFFICE	(1 PER 300 SF):	82,683 SF (40% OCCUPIED GROSS)		276 SPACES
TOTAL PARKING SPACES REQUIRED:				431 SPACES
TOTAL PARKING SPACES PROVIDED:				474 SPACES

ACCESSIBLE PARKING
ACCESSIBLE STALLS REQUIRED: 9 SPACES (INCLUDING 2 VAN ACCESSIBLE)
ACCESSIBLE STALLS PROVIDED: 9 SPACES (INCLUDING 2 VAN ACCESSIBLE)

CLEAN AIR VEHICLE/CARPOOL (CAV)
(NOTE: CAV PARKING COUNT INCLUDES CARPOOL/VANPOOL AND EV PARKING SPACES)
PARKING SPACES REQUIRED 65 SPACES (20% OF REQUIRED PARKING)
PARKING SPACES PROVIDED 85 SPACES

ELECTIC VEHICLE PARKING (EV)

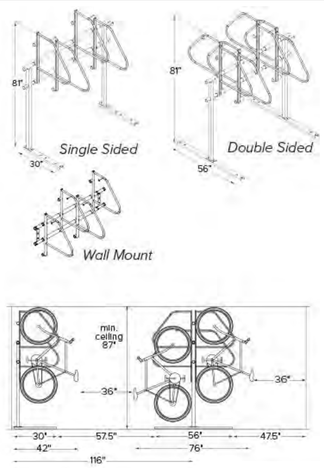
VAN ACCESSIBLE (12' X 18') SPACES PROVIDED	1 SPACE
STANDARD ACCESSIBLE (9' X 18') SPACES PROVIDED	1 SPACE
AMBULATORY (10' X 18') SPACES PROVIDED	1 SPACE
PARKING SPACES PROVIDED	44 SPACES
TOTAL SPACES PROVIDED	46 SPACES (10% OF PROVIDED PARKING - NOT INCLUDING MOTORCYCLE PARKING)

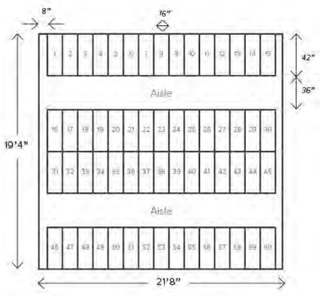
CARPOOL/VANPOOL PARKING (CVP)
PARKING SPACES REQUIRED 39 SPACES (10% OF REQUIRED PARKING)
PARKING SPACES PROVIDED 39 SPACES

BICYCLE PARKING:
CLASS 1 (LONG TERM BICYCLE PARKING)
PARKING REQUIRED: 24 SPACES (1 PER 20 VEHICLES PARKING PROVIDED)
PARKING PROVIDED: 44 SPACES

CLASS 2 (SHORT TERM BICYCLE PARKING)
PARKING REQUIRED: 39 SPACES (10% OF VEHICLE PARKING REQUIRED)
PARKING PROVIDED: 40 SPACES (20 BIKE RACKS)

BIKE RACK (ULTRA SPACE SAVER):





PARKING MATRIX

Detailed Usage	Count
LEVEL P-2	
EV	15
Standard	55
Tandem	60
	130
LEVEL P-1	
EV	15
Motorcycle	7
Standard	50
Tandem	60
	132
LEVEL P1	
Accessible	8
Accessible - EV	1
Accessible - EV - VAN	1
Accessible - VAN	1
EV	6
Motorcycle	8
Standard	45
Tandem	30
	100
LEVEL P2	
EV	8
Standard	58
Tandem	46
	112
	474

Usage	Count
LEVEL P-2	
Regular	70
Tandem	60
	130
LEVEL P-1	
Motorcycle	7
Regular	65
Tandem	60
	132
LEVEL P1	
Motorcycle	8
Regular	62
Tandem	30
	100
LEVEL P2	
Regular	66
Tandem	46
	112
	474

Usage	Count
Motorcycle	15
Regular	263
Tandem	196
	474

ACCESSABLE STALLS: 9
PARKING - MOTORCYCLE: 15

PARKING DATA BASED ON AREA TYPE

AREA TYPE	AREA TYPE %	AREA SF	PARKING PER CODE	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES
LAB USE	60%	124,025 SF	1/800 SF	155	171
OFFICE USE	40%	82,683 SF	1/300 SF	276	303
				431	474

DEFERRED SUBMITTALS:

ALL ITEMS ARE REQUIRED TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH *THE CALIFORNIA BUILDING CODE, CALIFORNIA FIRE CODE* AND LEGALLY ADOPTED APPENDICES, CODES AND STANDARDS WHERE APPLICABLE. SHOP DRAWINGS, MANUFACTURERS' PRODUCT LITERATURE AND REQUIRED CALCULATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ITEMS IDENTIFIED WITH AN ASTERISK (*) REQUIRE A SEPARATE FIRE CODE PERMIT.

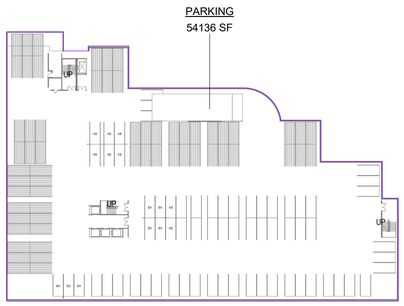
a. *UNDERGROUND FIRE LINE [CFC §507.2.1 AND NFPA 24]
b. * FIRE SPRINKLER SYSTEM. [CFC §903.2.11.4]
c. *CLASS I OR III STANDPIPE SYSTEM WITH STANDPIPE HOSE STATIONS AT THE INTERMEDIATE STAIR LANDINGS. [CFC §905.3.1]
d. *MANUAL AND/OR AUTOMATIC FIRE ALARM SYSTEM. [CFC §907.2.9]
e. *SOLAR PHOTOVOLTAIC ARRAYS, IF ANY. [CFC §1204.1]
f. *EMERGENCY RESPONDER RADIO COVERAGE. [CFC §510.1 AND §1103.2]
g. ELECTRICAL ENERGY STORAGE SYSTEMS. [CFC §1206]
h. EVACUATION SIGNAGE REQUIRED BY TITLE 19-3.09.
i. *STANDBY AND EMERGENCY POWER GENERATOR. [CFC §1203.1]
j. *FUEL TANK(S), SIZES AND PIPING PLANS FOR EMERGENCY AND STANDBY POWER. [CFC §1203.1]
k. ELEVATOR LOBBY, STAIR ENCLOSURE AND/OR AREA OF REFUGE TWO-WAY COMMUNICATIONS SYSTEM. [CFC §1009.8]
l. *FIRE FIGHTERS' COMMUNICATION SYSTEM. [CFC §907.2.12.3.1 AS AMENDED BY THE CITY OF SAN CARLOS]
m. PUBLIC ADDRESS SYSTEM. [CFC §907.2.12.3.1 AS AMENDED BY THE CITY OF SAN CARLOS]
n. *FIRE PUMP ASSEMBLY, INCLUDING CONTROLLER AND AUTOMATIC TRANSFER SWITCH. [CFC 913.1]
o. TYPE I RANGE HOODS AND *FIRE SUPPRESSION SYSTEMS, IF ANY. [CFC 607.2 AND CFC 904.2.2]

GENERAL NOTES:

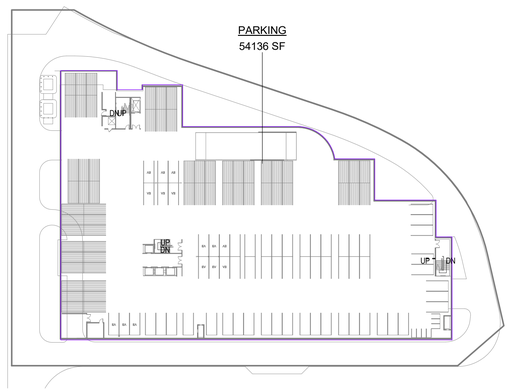
1. EMERGENCY RESPONDER RADIO COVERAGE. EMERGENCY RESPONDER RADIO COVERAGE IS REQUIRED BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING. THE STANDBY POWER SUPPLY SHALL BE CAPABLE OF OPERATING THE EMERGENCY RESPONDER RADIO COVERAGE SYSTEM AT 100-PERCENT SYSTEM CAPACITY FOR A DURATION OF NOT LESS THAN 24 HOURS. [CFC §510.1 AS AMENDED BY THE CITY OF SAN CARLOS AND CFC § 1103.2]
2. FIRE PUMP EMERGENCY POWER SOURCE. ELECTRICALLY DRIVEN FIRE PUMPS SHALL BE PROVIDED WITH AN ALTERNATE POWER SOURCE IN ACCORDANCE WITH NFPA 20 DUE TO FORESEEABLE EXTENDED ELECTRICAL SERVICE INTERRUPTIONS ALONG THE CALIFORNIA POWER GRID. [CFC §913.2.3 AS AMENDED BY THE CITY OF SAN CARLOS]
3. FIRE EQUIPMENT ENCLOSURE. BUILDINGS OF FOUR (4) OR MORE STORIES IN HEIGHT, A SECURE CABINET OR OTHER ENCLOSED AREA SHALL BE PROVIDED AS DIRECTED BY THE FIRE CODE OFFICIAL FOR HOUSING FIRE EQUIPMENT. FIRE EQUIPMENT REQUIRED TO BE PROVIDED SHALL BE AT THE DIRECTION OF THE FIRE CODE OFFICIAL. [CFC §907.2.12.3.1 AS AMENDED BY THE CITY OF SAN CARLOS]
4. PUBLIC ADDRESS SYSTEM. IN BUILDINGS FOUR (4) OR MORE STORIES IN HEIGHT, A PUBLIC ADDRESS SYSTEM SHALL BE INSTALLED FOR THE EXCLUSIVE USE OF FIRE DEPARTMENT PERSONNEL, PEACE OFFICERS, OR OTHER CITY ENFORCEMENT PERSONNEL ACCORDING TO SPECIFICATIONS APPROVED BY THE FIRE PREVENTION BUREAU. CONTROLS FOR, AND ACCESS TO, SUCH SYSTEM SHALL BE INSTALLED ON THE GROUND FLOOR OF THE BUILDING AT A LOCATION SUBJECT TO THE APPROVAL OF THE FIRE CODE OFFICIAL. [CFC §907.2.12.3.1 AS AMENDED BY THE CITY OF SAN CARLOS]
5. FIREFIGHTERS COMMUNICATIONS SYSTEMS. BUILDINGS SIX (6) OR MORE STORIES IN HEIGHT, SHALL HAVE FIREFIGHTER'S COMMUNICATION SYSTEMS INSTALLED. [CFC §907.2.12.3.1 AS AMENDED BY THE CITY OF SAN CARLOS]
6. CAR STACKERS OR CAR PUZZLER SYSTEMS. CAR STACKERS OR CAR PUZZLER SYSTEMS, IF PROVIDED, SHALL BE PROTECTED IN ACCORDANCE WITH CBC §321 AS AMENDED BY THE CITY OF SAN CARLOS.
7. CLASS I AUTOMATIC WET STANDPIPE HOSE STATION OUTLETS. CLASS I AUTOMATIC WET STANDPIPE HOSE CONNECTIONS SHALL BE PROVIDED IN ALL OF THE FOLLOWING LOCATIONS: IN EVERY REQUIRED INTERIOR EXIT STAIRWAY. A HOSE CONNECTION SHALL BE PROVIDED FOR EACH STORY ABOVE AND BELOW GRADE PLANE. HOSE CONNECTIONS SHALL BE LOCATED AT THE INTERMEDIATE FLOOR LANDING, LANDSCAPED TERRACE AND A ROOFTOP OUTLET SO ALL PORTIONS OF THE BUILDING ARE WITHIN 200 FEET OF A HOSE STATION (SEE BELOW). [CFC §905.4]
8. ELEVATOR CAR. AT LEAST ONE ELEVATOR CAR SHALL BE SIZED FOR AMBULANCE STRETCHERS IN ACCORDANCE WITH CBC §3002.4.
9. PUBLIC SAFETY KEY BOXES. PUBLIC SAFETY KEY BOXES CONTAINING KEYS TO ACCESS THE BUILDING SHALL BE PROVIDED ADJACENT TO ALL ENTRANCES. THE KEY BOX SHALL BE AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037. [CFC §506.1]
10. UNDERGROUND FIRE LINE INSTALLATION. THE UNDERGROUND FIRE PROTECTION WATER LINE SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 24. THE UNDERGROUND LINE SHALL BE LOOPED TO ENHANCE FLOW AND RELIABILITY. THE SYSTEM SHALL BE INSTALLED, APPROVED AND OPERABLE PRIOR TO CONSTRUCTION. [CFC §507.2.1]
11. BUILDING SHALL COMPLY WITH CURRENT CALIFORNIA GREEN BUILDING STANDARDS CODE MANDATORY MEASURES AND CITY OF SAN CARLOS 2019 CALGREEN NON-RESIDENTIAL CHECKLIST MANDATORY ITEMS.
12. GARAGE VERTICAL CLEARANCE: A 98" MINIMUM VERTICAL CLEARANCE IS REQUIRED FROM THE GARAGE ENTERANCE TO THE ACCESSIBLE PARKING SPACE PER CBC 11B-502.5.
13. ACCESSIBLE MEANS OF EGRESS: CBC 1009.2.1 REQUIRES ELEVATORS TO BE PART OF THE ACCESSIBLE MEANS OF EGRESS IN BUILDINGS WHERE A REQUIRED ACCESSIBLE FLOOR IS FOUR OR MORE STORIES ABOVE THE LEVEL OF EXIST DISCHARGE. FURTHER, CBC 1009.4 REQUIRES STANDBY POWER FOR THE ELEVATORS. PROVIDE COMPLIANCE WITH THESE CODE SECTIONS OR THE EXCEPTIONS TO THESE CODE SECTIONS.
14. ACCESSIBLE ELECTRIC VEHICLE PARKING: PROVIDE ACCESSIBLE ELECTRIC VEHICLE CHARGING STATIONS IN ACCORDANCE WITH CBC 11B-228.3.
15. SAND OIL SEPARATE: SAND OIL SEPARATOR SHALL BE PROVIDED FOR THE PARKING GARAGE. CBC 1016.
16. SOLAR READY BUILDINGS - THE BUILDING SHALL BE SOLAR READY PER CENERGYC 110.10.

HAZARDOUS MATERIALS (GENERAL). THE STORAGE AND USE OF SMALL QUANTITIES OF HAZARDOUS MATERIALS IS EXPECTED DURING THE OCCUPANCY AND USE OF THE BUILDING. WHEN MATERIAL QUANTITIES EXCEED THE PERMIT AMOUNT OR MAXIMUM ALLOWABLE QUANTITIES (MAQ) OF HAZARDOUS MATERIALS DESCRIBED IN THE *CALIFORNIA FIRE CODE* ADDITIONAL LIFE SAFETY AND FIRE PROTECTION FEATURES MAY BE REQUIRED. [CFC §5003.1.3]

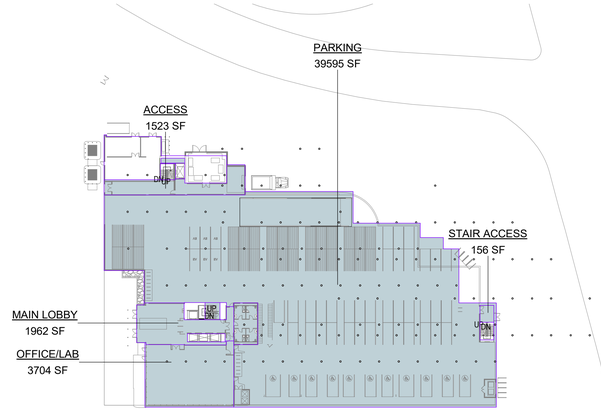
HAZARDOUS MATERIALS (GENERAL). THE STORAGE AND USE OF SMALL QUANTITIES OF HAZARDOUS MATERIALS IS EXPECTED DURING THE OCCUPANCY AND USE OF THE BUILDING. WHEN MATERIAL QUANTITIES EXCEED THE PERMIT AMOUNT OR MAXIMUM ALLOWABLE QUANTITIES (MAQ) OF HAZARDOUS MATERIALS DESCRIBED IN THE *CALIFORNIA FIRE CODE* ADDITIONAL LIFE SAFETY AND FIRE PROTECTION FEATURES MAY BE REQUIRED. [CFC §5003.1.3]



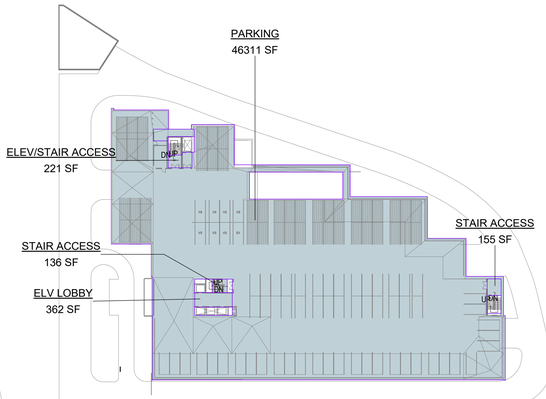
PARKING LEVEL - P-2 UNDERGROUND
1" = 50'-0"
8



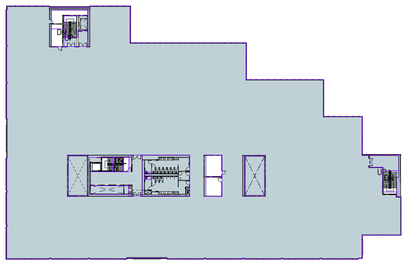
PARKING LEVEL - P-1 UNDERGROUND
1" = 50'-0"
1



PARKING - P1 @ GRADE
1" = 50'-0"
2



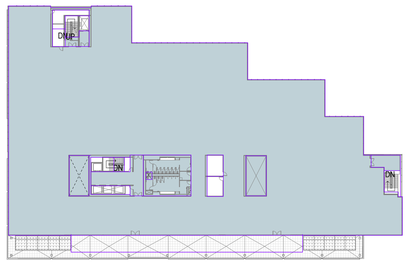
PARKING - P2
1" = 50'-0"
3



LEVEL 3
1" = 50'-0"
4

LEVEL 4
1" = 50'-0"
5

LEVEL 5
1" = 50'-0"
6



LEVEL 6
1" = 50'-0"
7

TOTAL GROSS AREA

LEVEL P-2	PARKING	54136 SF
LEVEL P-1	PARKING	54136 SF
LEVEL P1		51234 SF
LEVEL P2		48294 SF
LEVEL 3		52408 SF
LEVEL 4		52408 SF
LEVEL 5		52408 SF
LEVEL 6		46651 SF
		411673 SF

OCCUPIED AREA WITH ABOVE GRADE PARKING

LEVEL P-2	0 SF
LEVEL P-1	0 SF
LEVEL P1	47855 SF
LEVEL P2	47428 SF
LEVEL 3	51508 SF
LEVEL 4	50527 SF
LEVEL 5	50527 SF
LEVEL 6	44770 SF
	292615 SF

FAR OCCUPIED AREA: 2.79

OCCUPIED AREA WITH OUT ABOVE GRADE PARKING

LEVEL P-2	0 SF
LEVEL P-1	0 SF
LEVEL P1	8260 SF
LEVEL P2	1116 SF
LEVEL 3	51508 SF
LEVEL 4	50527 SF
LEVEL 5	50527 SF
LEVEL 6	44770 SF
	206708 SF

FAR OCCUPIED AREA: 1.97

TOTAL AREA

SITE	105,050	SF

RWW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

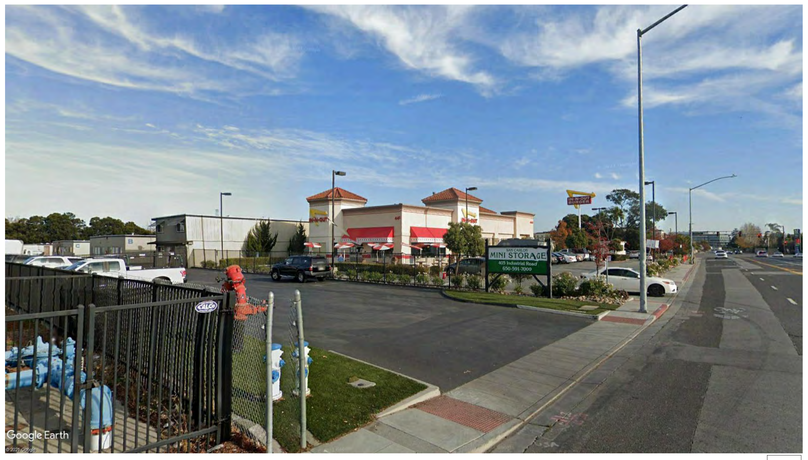
AREA CALCULATIONS - FAR

PROJECT #2202032.00
SCALE: As indicated
DATE: 08/08/22

G1.1.0.

INDUSTRIAL RD. AND HOLLY ST.

1



INDUSTRIAL RD. LOOKING SOUTH

2

INDUSTRIAL RD. - LOOKING NORTH

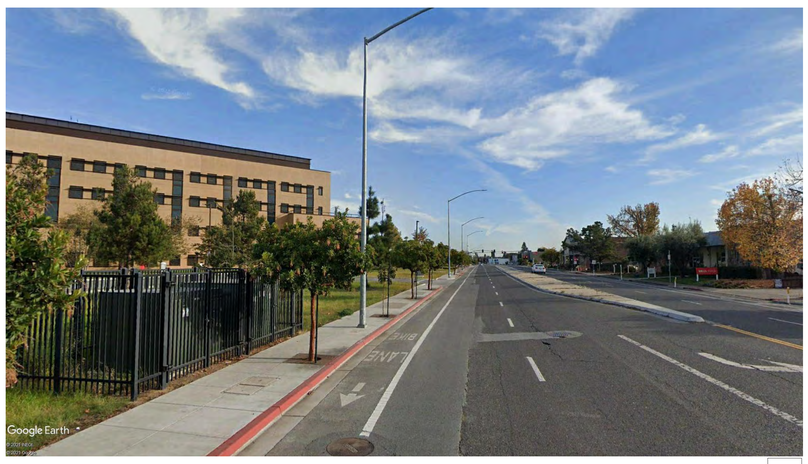
3

INDUSTRIAL RD. AND HOLLY ST. - LOOKING SOUTH

4

Industrial Rd. and East San Carlos Ave

5



INDUSTRIAL RD. - LOOKING SOUTH

6

INDUSTRIAL RD. AND HOLLY ST. - LOOKING EAST

7

HOLLY ST. AT 101 OVERPASS - LOOKING WEST

8

RWW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

CONTEXT PHOTOS

PROJECT #2202032.00
SCALE:
DATE: 08/08/22

G2.0.0.

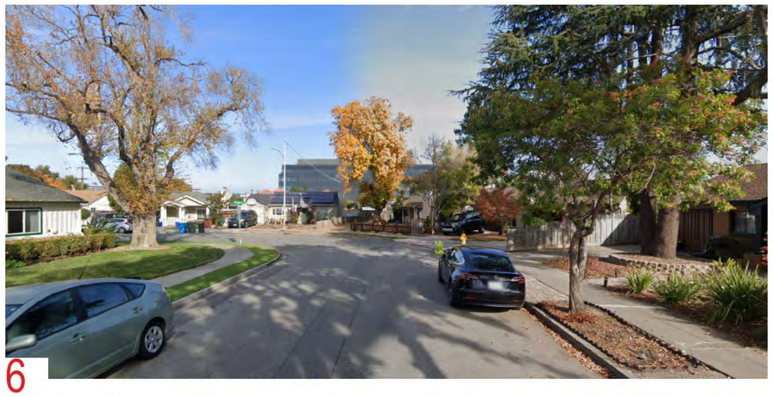
1

2

3

4

5



6

7

8

9

VIEW LEGEND

RWW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

NEIGHBORHOOD VIEWS

PROJECT #2202032.00
SCALE:
DATE: 08/08/22

G2.0.1.

VIEW LEGEND

RWW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

KEY MAP

PROJECT #2202032.00
SCALE:
DATE: 08/08/22

G2.0.2.

ST. VIEW 1

VIEW LOOKING EAST FROM INDUSTRIAL RD. AND HOLLY ST.

RWW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

STREET VIEW

PROJECT #2202032.00
SCALE:
DATE: 08/08/22

G2.0.3.

ST. VIEW 5

VIEW FROM MID BLOCK OF SPRINGFIELD DR.

ST. VIEW 7

VIEW FROM SYLVAN DR.

RWW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

STREET VIEW

PROJECT #2202032.00
SCALE:
DATE: 08/08/22

G2.0.5.

ST. VIEW 6

VIEW FROM SPRINGFIELD DR. LOOKING NORTHEAST

ST. VIEW 8

VIEW FROM SYLVAN DR.

RWW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

STREET VIEW

PROJECT #2202032.00
SCALE:
DATE: 08/08/22

G2.0.7.

ST. VIEW 9

VIEW FROM FAIRFIELD AND RIVERTON

RWW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

STREET VIEW

PROJECT #2202032.00
SCALE:
DATE: 08/08/22

G2.0.8.

ST. VIEW FROM PAMF

VIEW FROM INDUSTRIAL RD. LOOKING SOUTH

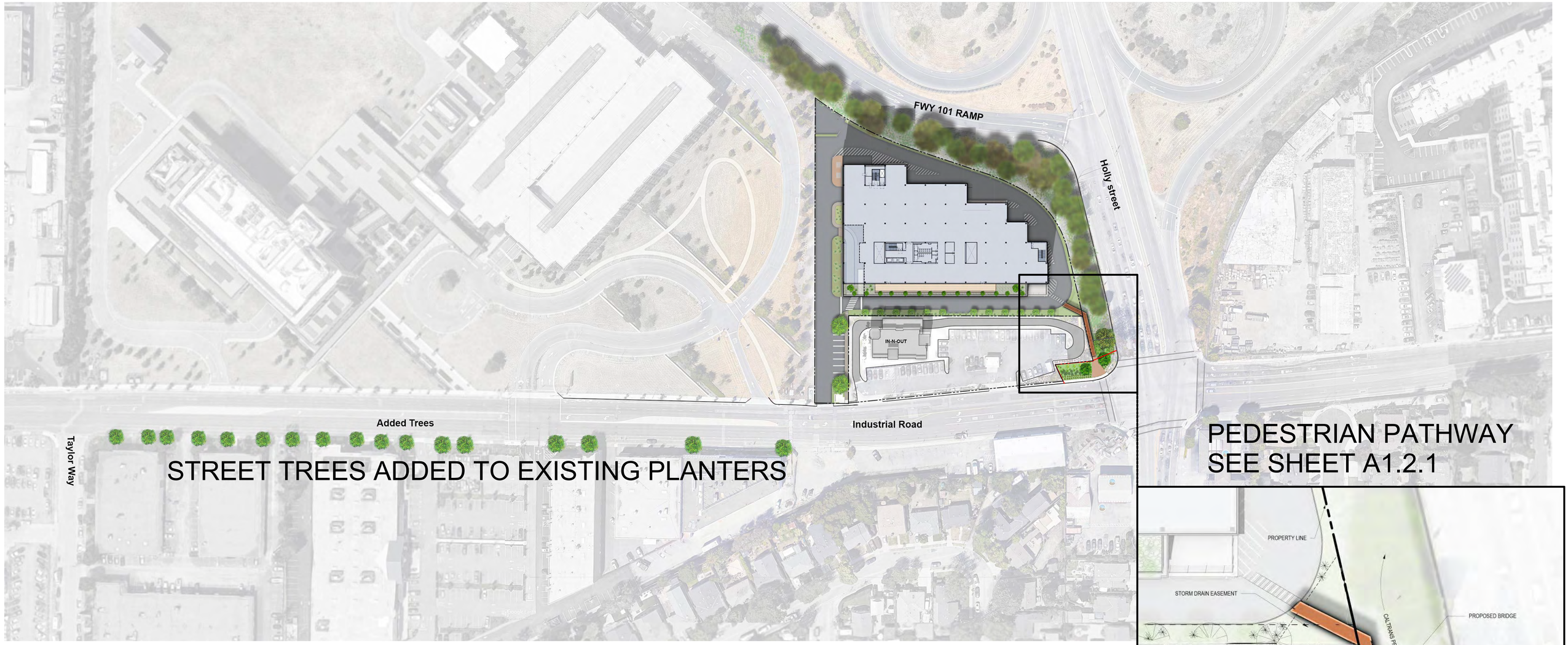
RWW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

STREET VIEW

PROJECT #2202032.00
SCALE:
DATE: 08/08/22

G2.0.9.



RWW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

GRAPHIC SITE PLAN

PROJECT #2202032.00
SCALE:
DATE: 08/08/22

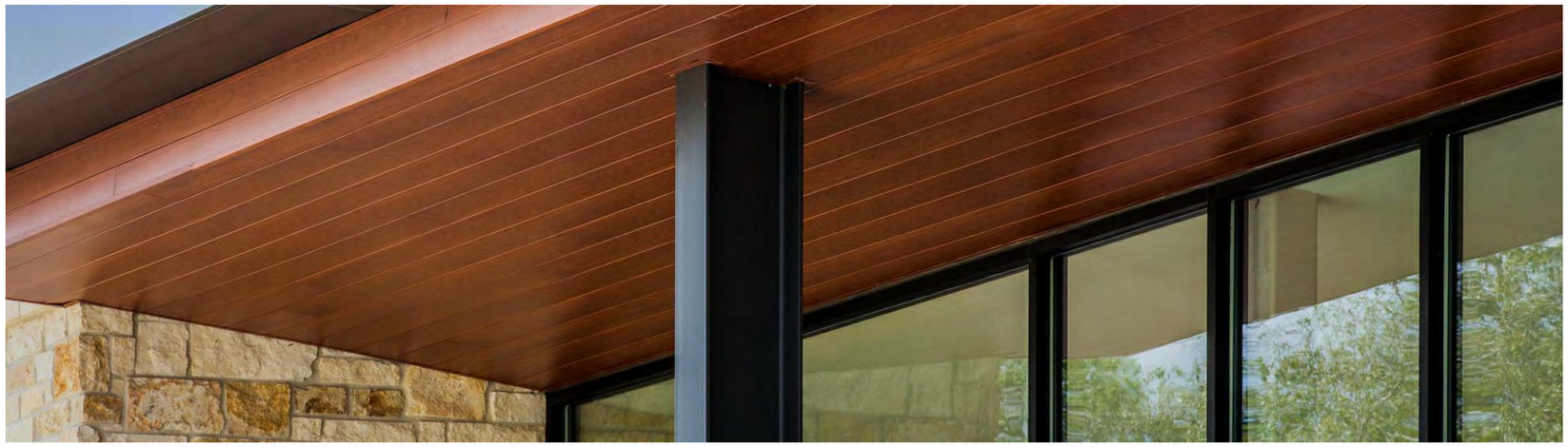
G2.1.0.

BUTTGLAZE CURTAIN WALL

BUTTGLAZE CURTAIN WALL

METAL PANEL SIDING

WOOD FINISH METAL FINS



METAL SOFFIT WITH WOOD FINISH

IMAGE TAKEN AT SOUTHEAST BUILDING CORNER

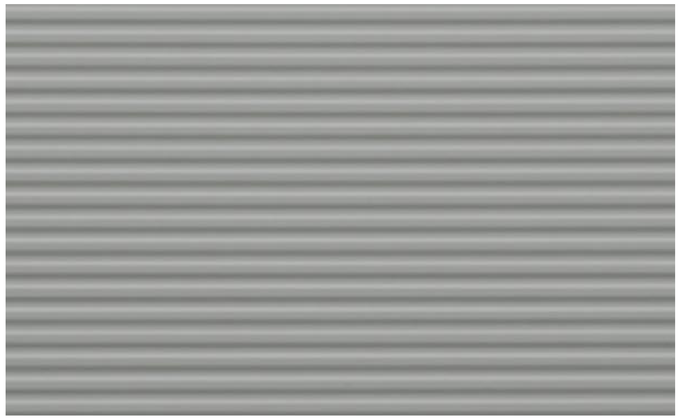
RWW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

GLASS AT SOUTHEAST CORNER

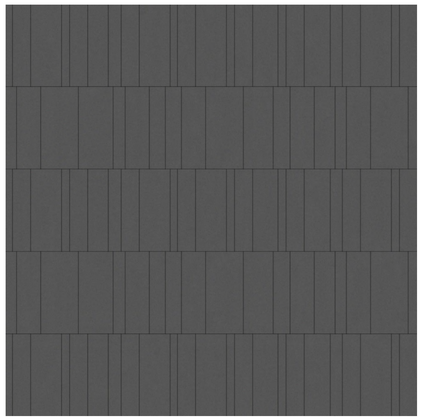
PROJECT #2202032.00
SCALE:
DATE: 08/08/22

G3.0.1.



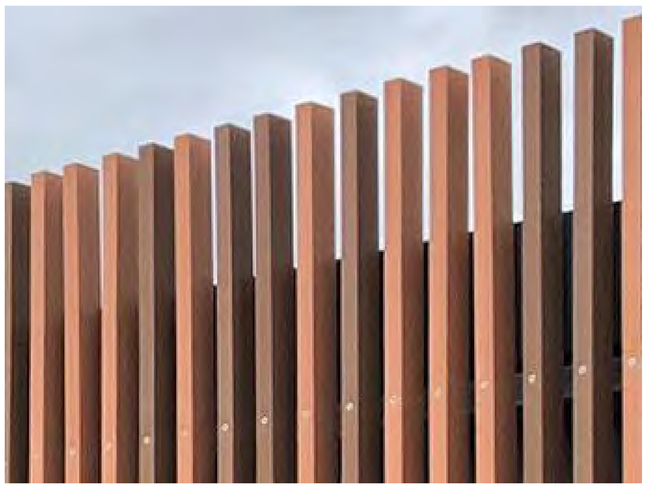
MTL-1 METAL ROOF PANEL SYSTEM
MORIN MATRIX "MX-1" 22 GA GALV WITH FACTORY
PAINT FINISH - FLUROPON PVDF - KYNAR500
COLOR: CHROMIUM GRAY

MTL-2 PAINTED METAL PLATE
COLOR: GRAY



MTL-3 ALUMINUM COMPOSITE METAL PANEL SYSTEM
REYNOBOND "COLOR WELD" 500
COLOR: COOL GRAY

WD-1 LONGBOARD
WOOD FINISH METAL PANEL

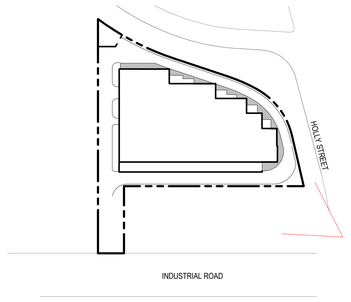


WD-2 LONGBOARD
WOOD FINISH METAL FINS

GL-1 1" INSULATED VISION GLASS
GLASS TYPE: SUNGUARD 51/23 ON CLEAR
NEUTRAL BLUE APPEARANCE
VLT: 51%
SHGC: 0.23

GL-2 1" INSULATED SPANDREL GLASS
GLASS TYPE: SUNGUARD 51/23
NEUTRAL BLUE APPEARANCE

GL-ALTERNATIVE
1" INSULATED VISION GLASS
GLASS TYPE: SOLARBAN 70 XL OR
APPROVED EQUAL



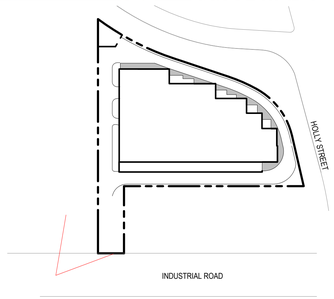
RWW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

RENDERINGS

PROJECT #2202032.00
SCALE: 1 : 1500
DATE: 08/08/22

G3.1.0.



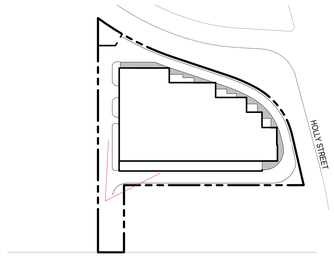
RWW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

RENDERINGS

PROJECT #2202032.00
SCALE: 1 : 1500
DATE: 08/08/22

G3.2.0.



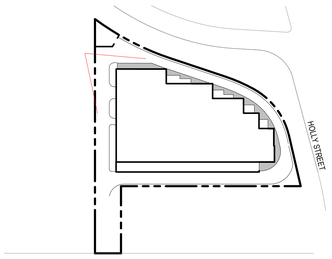
RWW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

RENDERINGS

PROJECT #2202032.00
SCALE: 1 : 1500
DATE: 08/08/22

G3.3.0.



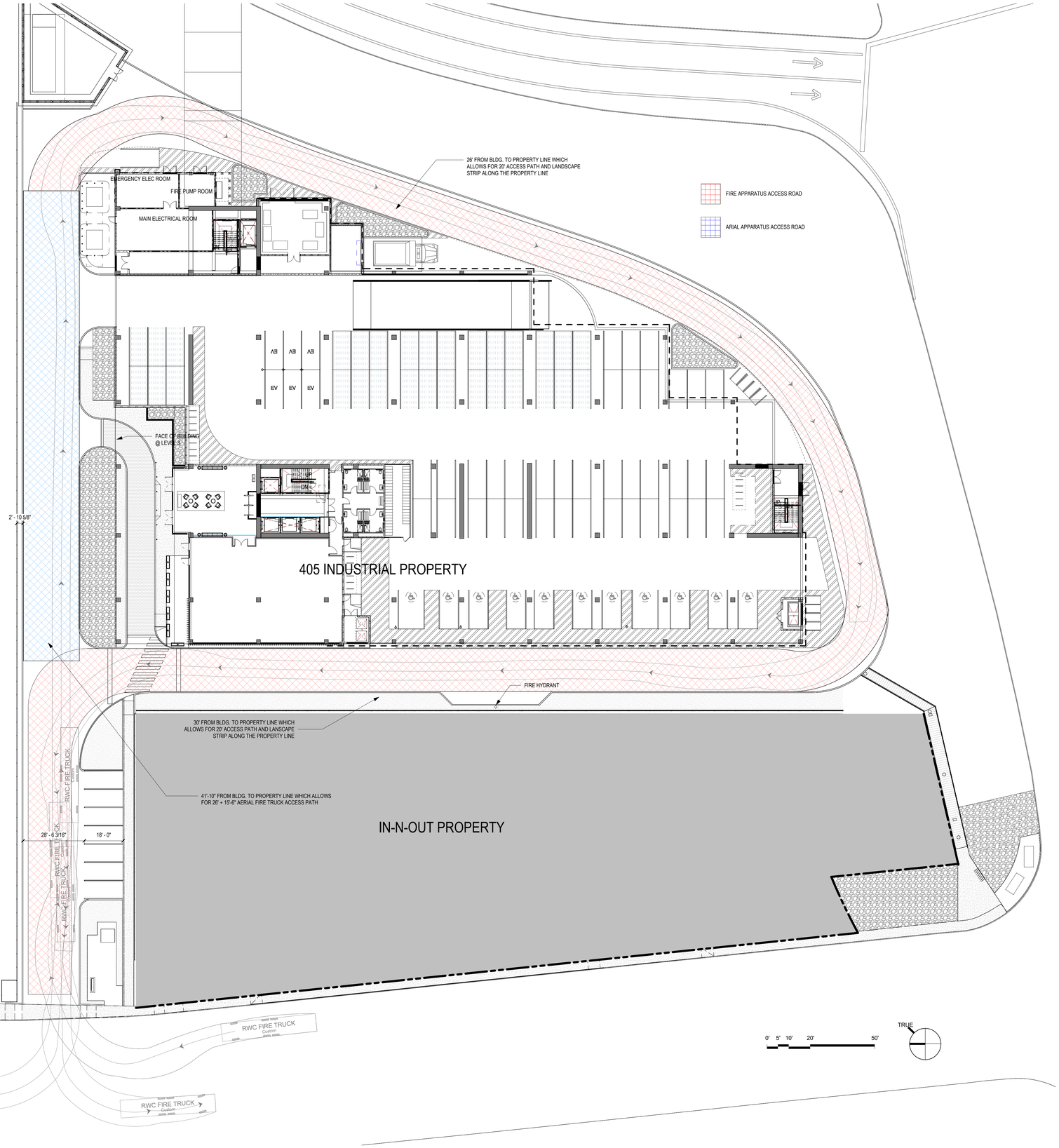
RWW

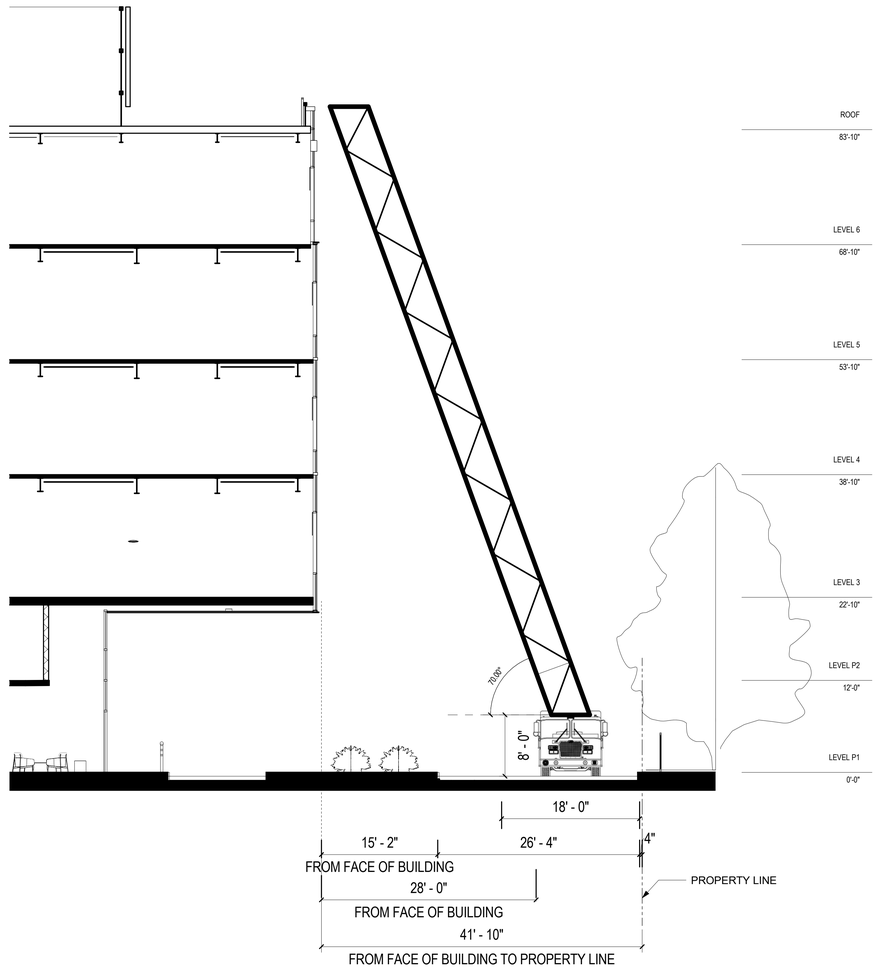
405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

RENDERINGS

PROJECT #2202032.00
SCALE: 1 : 1500
DATE: 08/08/22

G3.5.0.





SITE PLAN
1" = 20'-0"

1

RWW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

FIRE ACCESS PLAN

PROJECT #2202032.00
SCALE: As indicated
DATE: 08/08/22

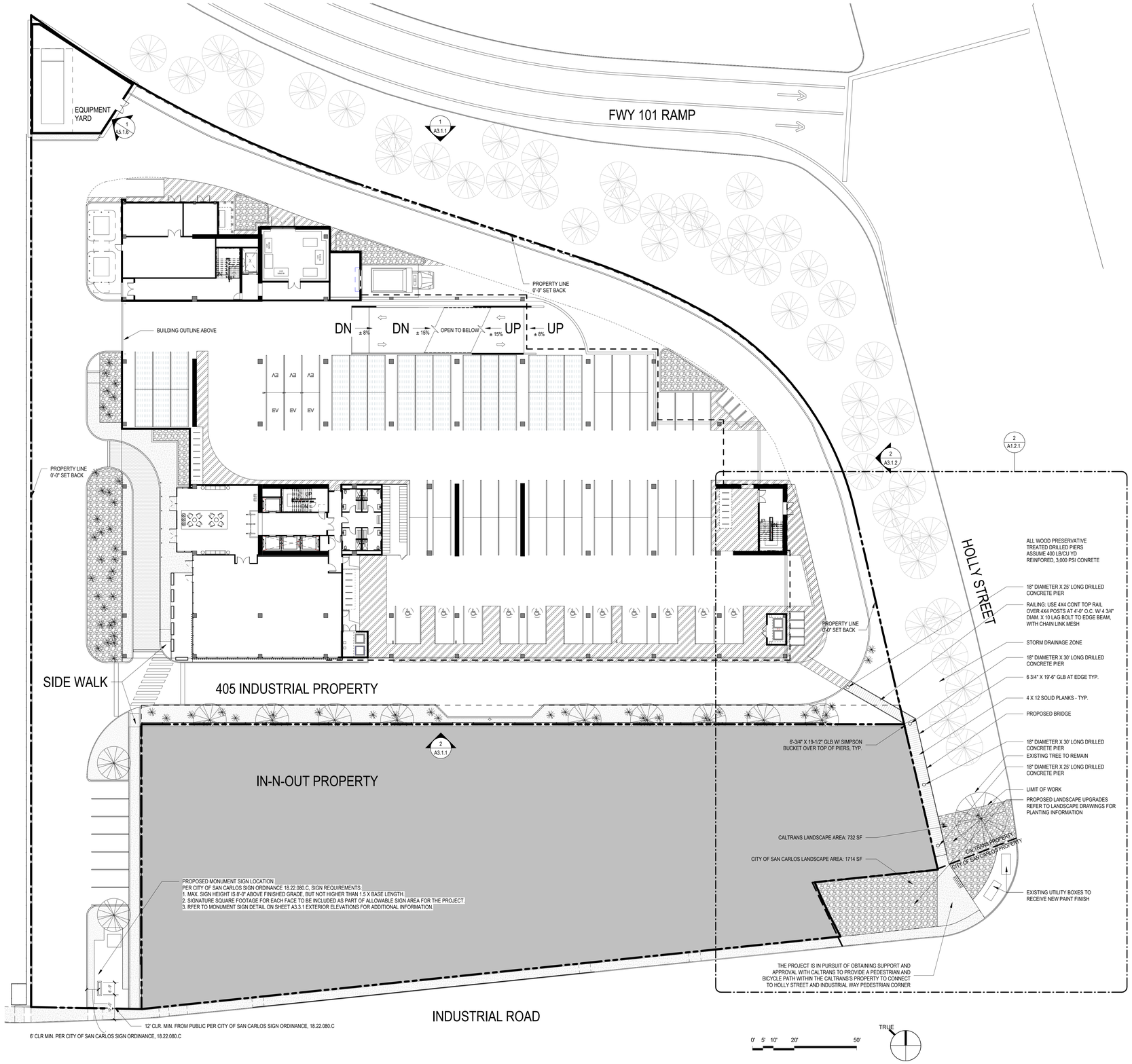
A1.0.0.

SHEET NOTES:

APPROXIMATELY 49,600 CUBIC YARDS OF SOIL TO BE OFF HAULED

APPROXIMATELY 4,134 TRUCK LOADS

APPROXIMATELY 34 DAYS FOR OFF HAUL



SITE PLAN
1" = 20'-0"

3

PATHWAY
1" = 20'-0"

2

RWW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

PEDESTRIAN PATHWAY

PROJECT #2202032.00
SCALE: 1" = 20'-0"
DATE: 08/08/22

A1.2.1.

LEVEL P-2 BASEMENT PLAN

1/16" = 1'-0"

1

SHEET NOTES:

PARKING MATRIX:

Detailed Usage	Count
LEVEL P-2	
EV	15
Standard	55
Tandem	60
	130
LEVEL P-1	
EV	15
Motorcycle	7
Standard	50
Tandem	60
	132
LEVEL P1	
Accessible	8
Accessible - EV	1
Accessible - EV - VAN	1
Accessible - VAN	1
EV	6
Motorcycle	8
Standard	45
Tandem	30
	100
LEVEL P2	
EV	8
Standard	58
Tandem	46
	112
	474

Usage	Count
LEVEL P-2	
Regular	70
Tandem	60
	130
LEVEL P-1	
Motorcycle	7
Regular	65
Tandem	60
	132
LEVEL P1	
Motorcycle	8
Regular	62
Tandem	30
	100
LEVEL P2	
Regular	66
Tandem	46
	112
	474

Usage	Count
Motorcycle	15
Regular	263
Tandem	196
	474

ACCESSABLE STALLS: 9

PARKING - MOTORCYCLE: 15

PARKING DATA BASED ON AREA TYPE

AREA TYPE	AREA TYPE %	AREA SF	PARKING PER CODE	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES
LAB USE	60%	124,025 SF	1/800 SF	155	171
OFFICE USE	40%	82,683 SF	1/300 SF	276	303
				431	474

LEGEND

- NON-RATED PARTITION
- 1 HOUR RATED PARTITION
- 2 HOUR RATED PARTITION
- SHAFT OR OPEN TO BELOW
- CONSTRUCTION ABOVE
- CONSTRUCTION BEYOND

CAV — CLEAN AIR VEHICLE / CARPOOL / VANPOOL / EV PARKING SPACE

EV — ELECTRICAL VEHICLE PARKIKNG SPACE

CVP — CARPOOL / VANPOOL PARKING SPACE

- STANDARD PARKING 8'-6" X 18'-0"
- EV — EV PARKING 8'-6" X 18'-0"
- STANDARD ACCESSIBLE PARKING 8'-6" X 18'-0"
- VAN ACCESSIBLE PARKING 12'-0" X 18'-0"
- TANDEM PARKING
- MOTORCYCLE PARKING 4'-0" X 7'-0"

RWW

405 INDUSTRIAL ROAD

SAN CARLOS, CA 94070

LEVEL P-2 BASEMENT PLAN

PROJECT #2202032.00

SCALE: As indicated

DATE: 08/08/22

A2.0.0.

LEVEL P-1 BASEMENT PLAN

1/16" = 1'-0"

1

SHEET NOTES:

PARKING MATRIX:

Detailed Usage	Count
LEVEL P-2	
EV	15
Standard	55
Tandem	60
	130
LEVEL P-1	
EV	15
Motorcycle	7
Standard	50
Tandem	60
	132
LEVEL P1	
Accessible	8
Accessible - EV	1
Accessible - EV - VAN	1
Accessible - VAN	1
EV	6
Motorcycle	8
Standard	45
Tandem	30
	100
LEVEL P2	
EV	8
Standard	58
Tandem	46
	112
	474

Usage	Count
LEVEL P-2	
Regular	70
Tandem	60
	130
LEVEL P-1	
Motorcycle	7
Regular	65
Tandem	60
	132
LEVEL P1	
Motorcycle	8
Regular	62
Tandem	30
	100
LEVEL P2	
Regular	66
Tandem	46
	112
	474

Usage	Count
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ACCESSABLE STALLS: 9

PARKING - MOTORCYCLE: 15

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				431	474

LEGEND

- NON-RATED PARTITION
- 1 HOUR RATED PARTITION
- 2 HOUR RATED PARTITION
- SHAFT OR OPEN TO BELOW
- CONSTRUCTION ABOVE
- CONSTRUCTION BEYOND

CAV — CLEAN AIR VEHICLE / CARPOOL / VANPOOL / EV PARKING SPACE

EV — ELECTRICAL VEHICLE PARKIKNG SPACE

CVP — CARPOOL / VANPOOL PARKING SPACE

STANDARD PARKING 8'-6" X 18'-0"

EV — EV PARKING 8'-6" X 18'-0"

STANDARD ACCESSIBLE PARKING 8'-6" X 18'-0"

VAN ACCESSIBLE PARKING 12'-0" X 18'-0"

TANDEM PARKING

MOTORCYCLE PARKING 4'-0" X 7'-0"

RWW

405 INDUSTRIAL ROAD

SAN CARLOS, CA 94070

LEVEL P-1 BASEMENT PLAN

PROJECT #2202032.00

SCALE: As indicated

DATE: 08/08/22

A2.1.0.

Level P1

1/16" = 1'-0"

1

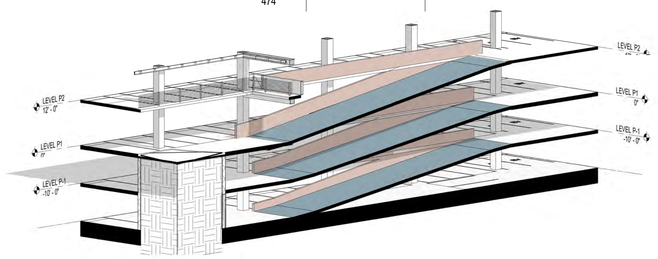
SHEET NOTES:

- STAIR HANDRAILS AT THE TOP AND BOTTOM OF THE STAIRS SHALL EXTEND THE FULL DIMENSIONS DESCRIBED IN CBC 11B-505.10

Detailed Usage	Count
LEVEL P-2	
EV	15
Standard	55
Tandem	60
	130
LEVEL P-1	
EV	15
Motorcycle	7
Standard	50
Tandem	60
	132
LEVEL P1	
Accessible	8
Accessible - EV	1
Accessible - EV - VAN	1
Accessible - VAN	1
EV	6
Motorcycle	8
Standard	45
Tandem	30
	100
LEVEL P2	
EV	8
Standard	58
Tandem	46
	112
	474

Usage	Count
LEVEL P-2	
Regular	70
Tandem	60
	130
LEVEL P-1	
Motorcycle	7
Regular	65
Tandem	60
	132
LEVEL P1	
Motorcycle	8
Regular	62
Tandem	30
	100
LEVEL P2	
Regular	66
Tandem	46
	112
	474

Usage	Count
Motorcycle	15
Regular	263
Tandem	196
	474



RAMP - 3D

2

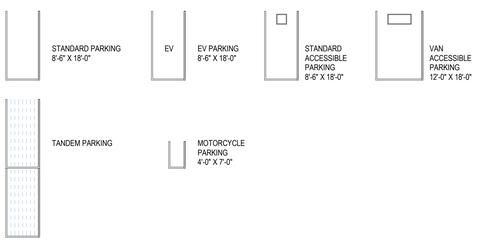
LEGEND

- NON-RATED PARTITION
- 1 HOUR RATED PARTITION
- 2 HOUR RATED PARTITION
- SHAFT OR OPEN TO BELOW
- CONSTRUCTION ABOVE
- CONSTRUCTION BEYOND

CAV — CLEAN AIR VEHICLE / CARPOOL / VANPOOL / EV PARKING SPACE

EV — ELECTRICAL VEHICLE PARKIKNG SPACE

CVP — CARPOOL / VANPOOL PARKING SPACE



RWW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

LEVEL P1 PLAN

PROJECT #2202032.00
SCALE: As indicated
DATE: 08/08/22

A2.2.0.

LEVEL P2

1/16" = 1'-0"

1

SHEET NOTES:

- STAIR HANDRAILS AT THE TOP AND BOTTOM OF THE STAIRS SHALL EXTEND THE FULL DIMENSIONS DESCRIBED IN CBC 11B-505.10

PARKING MATRIX:

Detailed Usage	Count
LEVEL P-2	
EV	15
Standard	55
Tandem	60
	130
LEVEL P-1	
EV	15
Motorcycle	7
Standard	50
Tandem	60
	132
LEVEL P1	
Accessible	8
Accessible - EV	1
Accessible - EV - VAN	1
Accessible - VAN	1
EV	6
Motorcycle	8
Standard	45
Tandem	30
	100
LEVEL P2	
EV	8
Standard	58
Tandem	46
	112
	474

Usage	Count
LEVEL P-2	
Regular	70
Tandem	60
	130
LEVEL P-1	
Motorcycle	7
Regular	65
Tandem	60
	132
LEVEL P1	
Motorcycle	8
Regular	62
Tandem	30
	100
LEVEL P2	
Regular	66
Tandem	46
	112
	474

Usage	Count
Motorcycle	15
Regular	263
Tandem	196
	474

ACCESSABLE STALLS: 9

PARKING - MOTORCYCLE: 15

PARKING DATA BASED ON AREA TYPE

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OFFICE USE	40%	82,683 SF	1/300 SF	276	303
				431	474

LEGEND

- NON-RATED PARTITION
- 1 HOUR RATED PARTITION
- 2 HOUR RATED PARTITION
- SHAFT OR OPEN TO BELOW
- CONSTRUCTION ABOVE
- CONSTRUCTION BEYOND

CAV — CLEAN AIR VEHICLE / CARPOOL / VANPOOL / EV PARKING SPACE

EV — ELECTRICAL VEHICLE PARKIKNG SPACE

CVP — CARPOOL / VANPOOL PARKING SPACE

STANDARD PARKING 8'-6" X 18'-0"

EV — EV PARKING 8'-6" X 18'-0"

STANDARD ACCESSIBLE PARKING 8'-6" X 18'-0"

VAN ACCESSIBLE PARKING 12'-0" X 18'-0"

TANDEM PARKING

MOTORCYCLE PARKING 4'-0" X 7'-0"

RWW

405 INDUSTRIAL ROAD

SAN CARLOS, CA 94070

LEVEL P2 PLAN

PROJECT #2202032.00

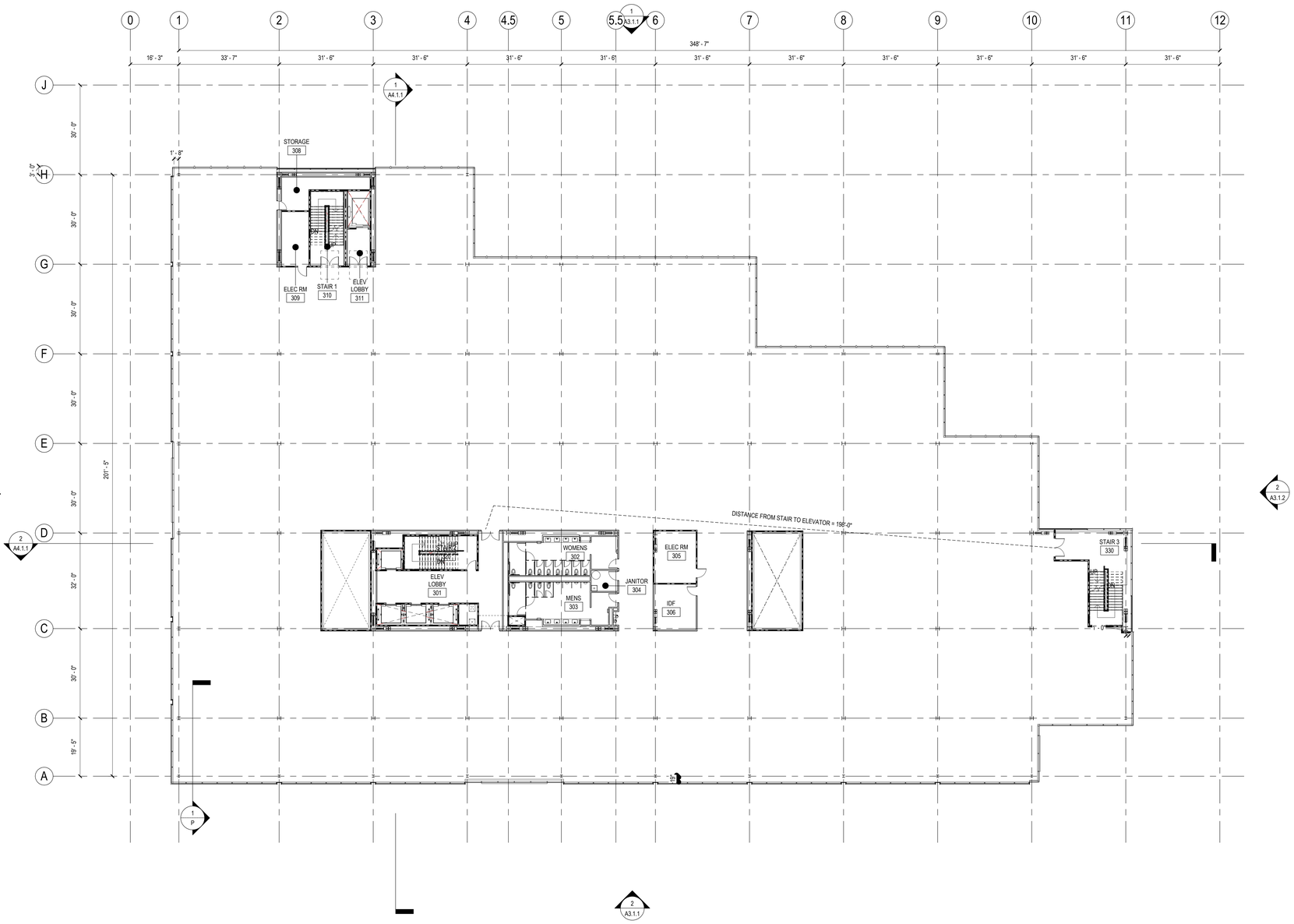
SCALE: As indicated

DATE: 08/08/22

A2.3.0.

SHEET NOTES:

- STAIR HANDRAILS AT THE TOP AND BOTTOM OF THE STAIRS SHALL EXTEND THE FULL DIMENSIONS DESCRIBED IN CBC 11B-505.10



LEGEND

- NON-RATED PARTITION
- 1 HOUR RATED PARTITION
- 2 HOUR RATED PARTITION
- SHAFT OR OPEN TO BELOW
- CONSTRUCTION ABOVE
- CONSTRUCTION BEYOND

LEVEL 3
1/16" = 1'-0"

1

RWW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

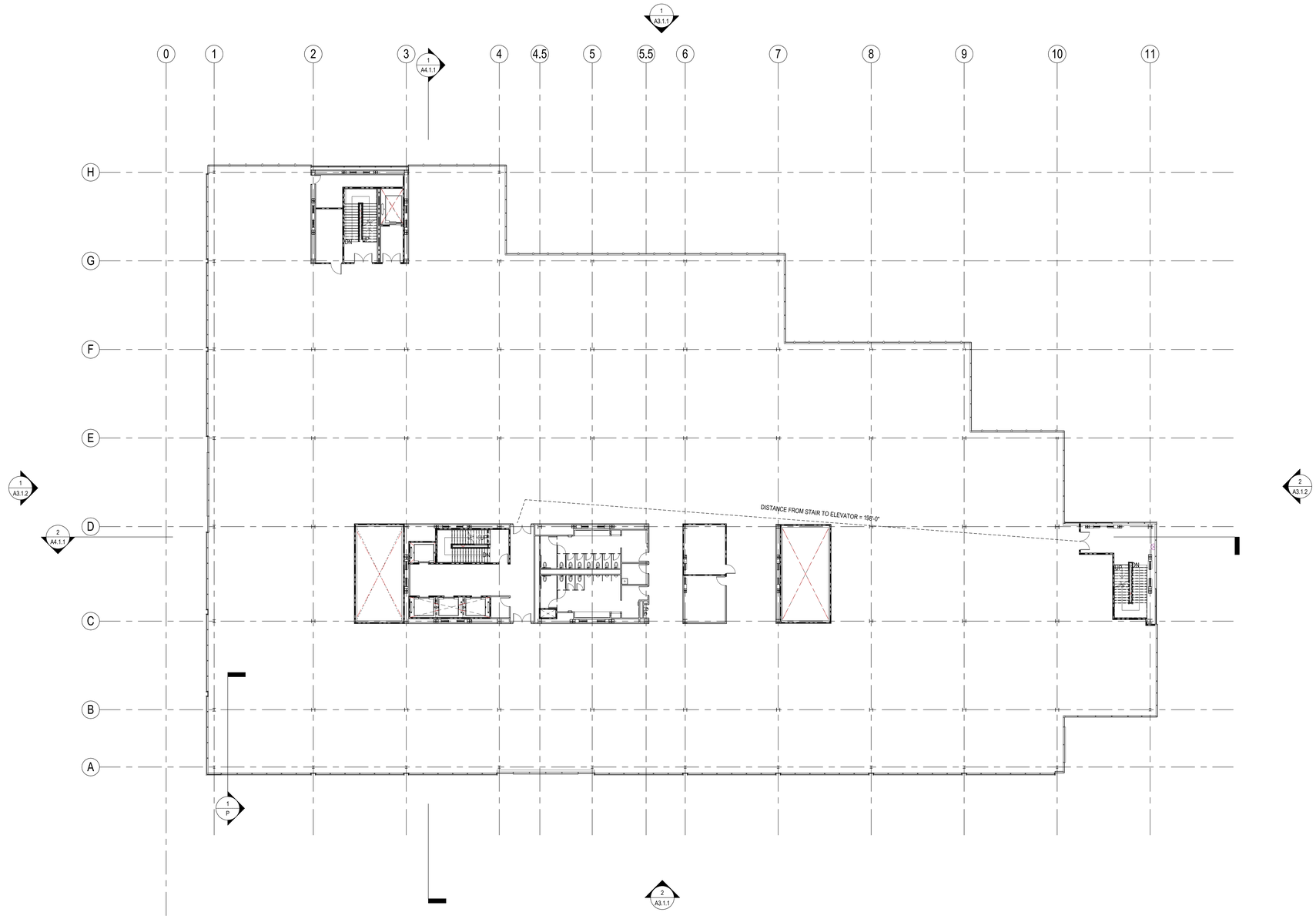
LEVEL 3 PLAN

PROJECT #2202032.00
SCALE: As indicated
DATE: 08/08/22

A2.4.0.

SHEET NOTES:

- STAIR HANDRAILS AT THE TOP AND BOTTOM OF THE STAIRS SHALL EXTEND THE FULL DIMENSIONS DESCRIBED IN CBC 11B-505.10



Level 4 (5th Level SIM)
1/16" = 1'-0"

1

LEGEND

- NON-RATED PARTITION
- 1 HOUR RATED PARTITION
- 2 HOUR RATED PARTITION
- SHAFT OR OPEN TO BELOW
- CONSTRUCTION ABOVE
- CONSTRUCTION BEYOND

RWW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

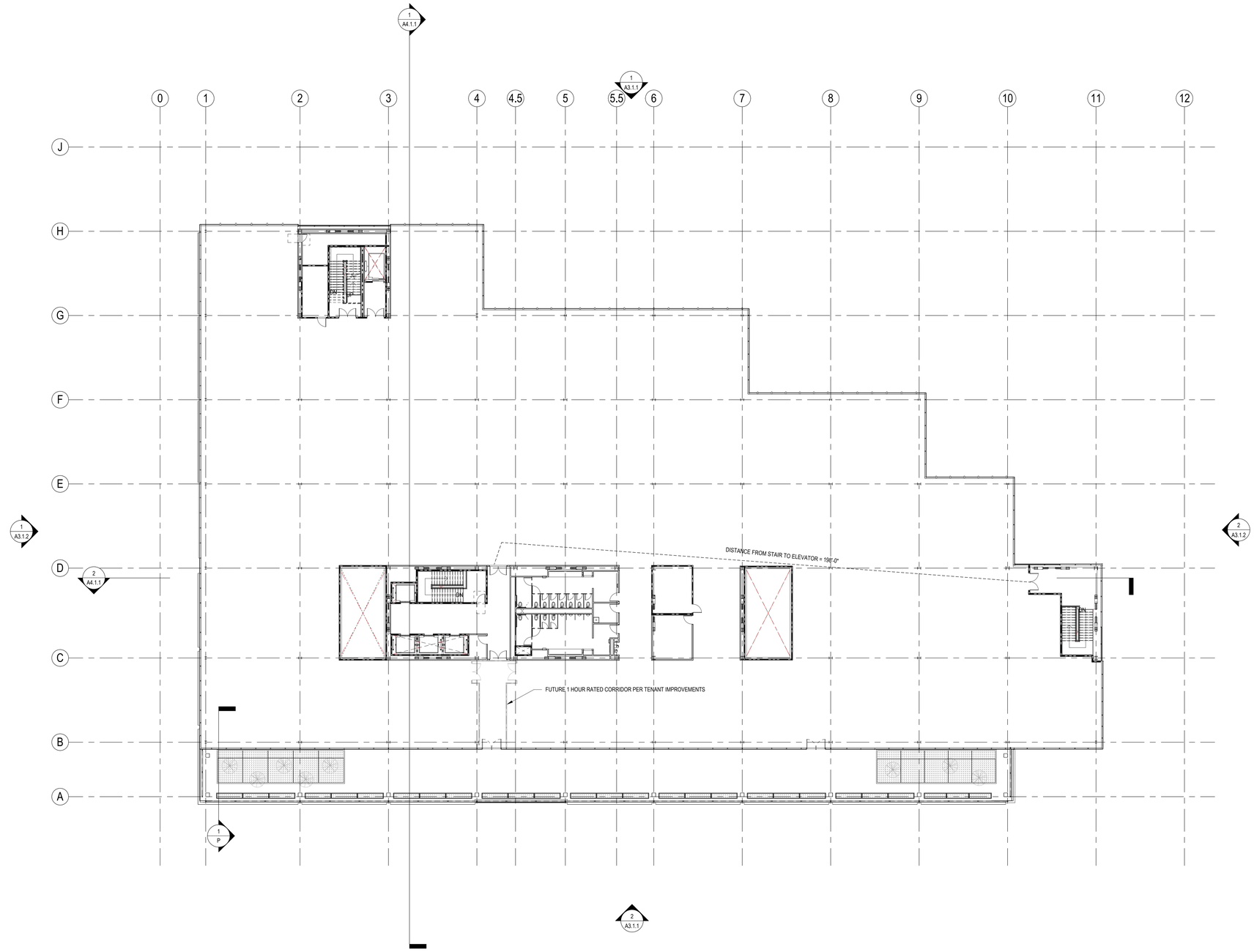
LEVEL 4 PLAN (5TH LEVEL SIM)

PROJECT #2202032.00
SCALE: As indicated
DATE: 08/08/22

A2.5.0.

SHEET NOTES:

- STAIR HANDRAILS AT THE TOP AND BOTTOM OF THE STAIRS SHALL EXTEND THE FULL DIMENSIONS DESCRIBED IN CBC 11B-505.10



LEVEL 6
1/16" = 1'-0"

1

LEGEND

- NON-RATED PARTITION
- 1 HOUR RATED PARTITION
- 2 HOUR RATED PARTITION
- SHAFT OR OPEN TO BELOW
- CONSTRUCTION ABOVE
- CONSTRUCTION BEYOND

RWW

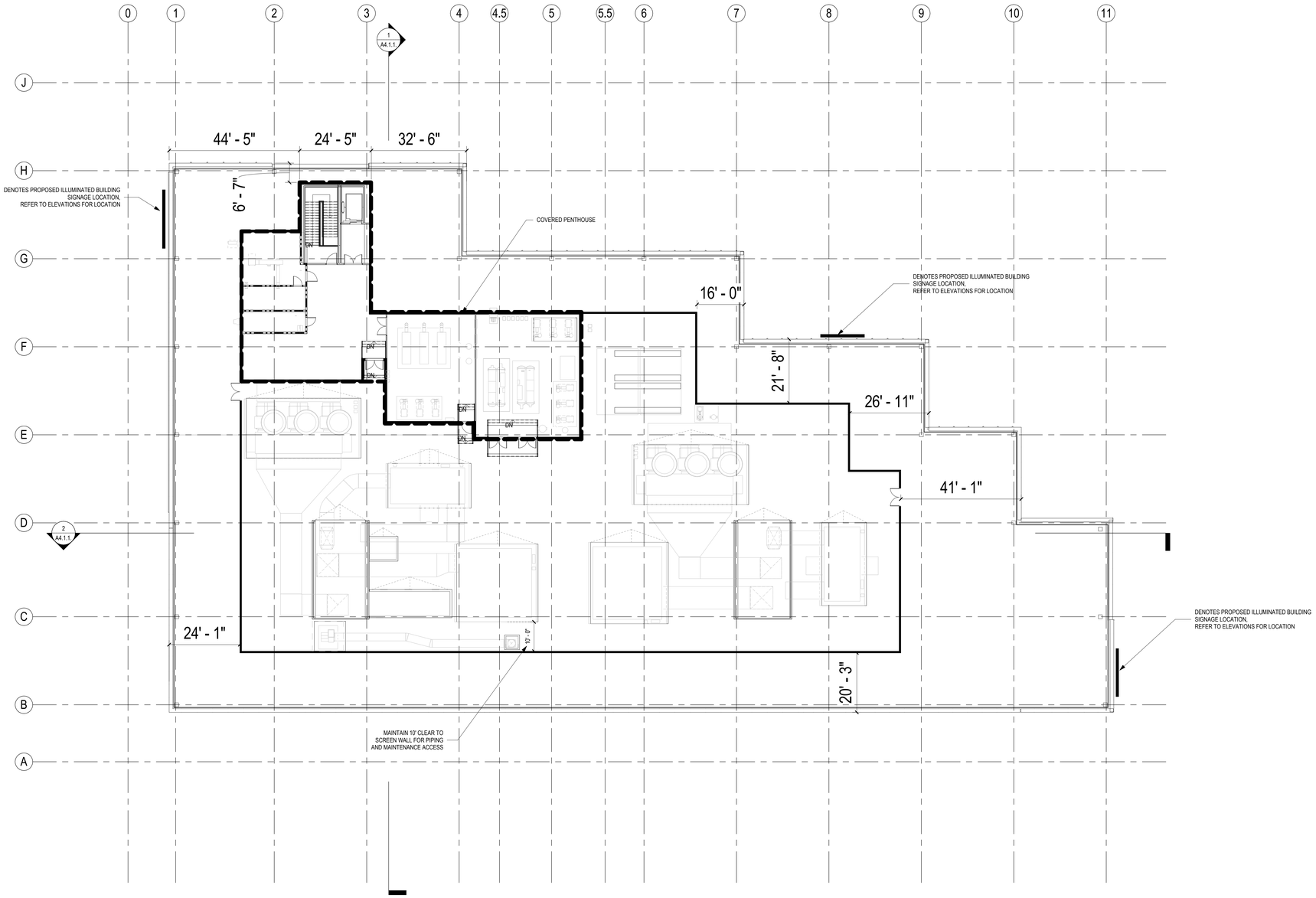
405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

LEVEL 6 PLAN

PROJECT #2202032.00
SCALE: As indicated
DATE: 08/08/22

A2.6.0.

SHEET NOTES:



ROOF LEVEL
1/16" = 1'-0"

1

LEGEND

- NON-RATED PARTITION
- 1 HOUR RATED PARTITION
- 2 HOUR RATED PARTITION
- SHAFT OR OPEN TO BELOW
- CONSTRUCTION ABOVE
- CONSTRUCTION BEYOND

RWW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

ROOF PLAN

PROJECT #2202032.00
SCALE: As indicated
DATE: 08/08/22

A2.7.0.

EXTERIOR MATERIAL LEGEND:

EXTERIOR METAL PANEL SYSTEM

MTL-1 METAL ROOF PANEL SYSTEM
MORIN MATRIX "MX-1" 22 GA GALV WITH FACTORY
PAINT FINISH - FLUROPON PVDF - KYNAR500
COLOR: CHROMIUM GRAY

MTL-2 PAINTED METAL PLATE
COLOR: GRAY
SEE EXTERIOR MATERIAL NOTES

MTL-3 ALUMINUM COMPOSITE METAL PANEL SYSTEM
REYNOBOND "COLOR WELD" 500
COLOR: COOL GRAY
SEE EXTERIOR MATERIAL NOTES

GLASS

GL-1 1" INSULATED VISION GLASS
GLASS TYPE: GUARDIAN SUNGUARD SNX 51/23 ON CLEAR
APPROVED EQUAL

GL-2 1" INSULATED SPANDREL GLASS
GLASS TYPE: GUARDIAN SUNGUARD SNX 51/23 ON CLEAR
APPROVED EQUAL
COATING COLOR: TBD

EXTERIOR ALUMINUM BATTEN SYSTEM

WD-1 LONGBOARD POWDER COATED
ALUMINUM SYSTEM WITH CONCEALED FASTENERS.
6" V - GROOVE PROFILE
COLOR: BIRCHWOOD

WD-2 LONGBOARD POWDER COATED
WOODGRAIN ALUMINUM BATTEN SYSTEM
6" LINK & LOCK BATTEN SYSTEM
COLOR: BIRCHWOOD

CM-1 CONCRETE MASONRY UNIT - EQUIPMENT YARD
MFR: --
COLOR: --
SIZE: 12" X 8" X 16" NOMINAL
PATTERN: RUNNING BOND
MORTAR: MATCH UNIT COLOR

CM-2 CONCRETE MASONRY UNIT - BOH
MFR: --
COLOR: --
SIZE: 8" X 8" X 16" NOMINAL
PATTERN: RUNNING BOND
MORTAR: MATCH UNIT COLOR

SIGNAGE INFORMATION:

SIGNAGE CALCULATIONS

SITE MONUMENT SIGN AT GRADE	PROPOSED		
MONUMENT SIGN FACE 1	4'X6' = 24 SF		
MONUMENT SIGN FACE 2	4'X6' = 24 SF		
TOTAL MONUMENT SIGNAGE SF	48 SF		
SINGLE TENANT BUILDING SIGNAGE	ALLOWABLE	PROPOSED	NUMBER OF BLDG SIGNS
MAXIMUM NUMBER OF BUILDING SIGNS: 5, INCL BLDG ENTRY SIGN			
PRIMARY BUSINESS FRONTAGE:			
(101 – EAST – PRIMARY FRONTAGE)	100 SF MAX	4'X20' = 80 SF	1
SECONDARY BUSINESS FRONTAGE:			
(HOLLY ST – SOUTH – SECONDARY FRONTAGE)	50 SF MAX	4'X16' = 64 SF	1
(PAMF – NORTH – SECONDARY FRONTAGE)	50 SF MAX	4'X12' = 48 SF	1
(INDUSTRIAL RD – WEST – SECONDARY FRONTAGE) - BLDG ENTRY	50 SF MAX	1.67' X 6' = 10 SF	1
TOTAL BUILDING SIGNAGE:		202 SF	4
TOTAL BUILDING SIGNAGE SF TO BE DISTRUBUTED AMONG SIGNS: (INCLUDES MONUMENT SIGNAGE 48 SF)	250 SF MAX	250 SF	
MULTI-TENANT BUILDING SIGNAGE – 1 TENANT/FLOOR	ALLOWABLE	PROPOSED	NUMBER OF BLDG SIGNS
MAXIMUM NUMBER OF BLDG SIGNS: ONE SIGN PER TENANT PLUS BLDG ENTRY SIGN	100 SF/SIGN		
PRIMARY BUSINESS FRONTAGE:			
(101 – EAST – PRIMARY FRONTAGE)	200 SF MAX (100SF/SIGN)	4'X20' = 80 SF 80 SF	2
SECONDARY BUSINESS FRONTAGE:			
(HOLLY ST – SOUTH – SECONDARY FRONTAGE)	50 SF MAX	4'X16' = 64 SF	1
(PAMF – NORTH – SECONDARY FRONTAGE)	50 SF MAX	4'X12' = 48 SF	1
(INDUSTRIAL RD – WEST – SECONDARY FRONTAGE) – BLDG ENTRY	50 SF MAX	2' X 5' = 10 SF	1
TOTAL BUILDING SIGNAGE SF TO BE DISTRUBUTED AMONG SIGNS: (INCLUDES MONUMENT SIGNAGE 48 SF) (CITY OF SAN CARLOS SIGN ORDINANCE 18.22.090)	350 SF MAX	330 SF	5

18.22.090 Maximum number and size of signs.
A. Individual Tenant Occupancy Signs.

1. Maximum number per building or center: five; total allowable area is calculated at 1.6 square feet of signage for every lineal foot of primary business frontage, but not exceeding one hundred square feet.
2. If a building is located where there is a secondary frontage (or frontages), the secondary business frontages are allowed 0.8 square feet of signage for each linear foot of secondary business frontage the business occupies, not to exceed a total of fifty square feet.
3. The applicant can distribute the square footage permitted among proposed signs.

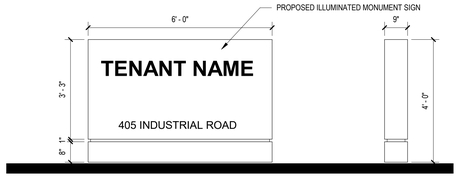
B. Multitenant Occupancy (Nonresidential).

1. One sign per tenant, plus one additional sign on the site to identify the project.
2. Total sign area for each tenant or occupant shall not exceed one and one-half square feet per lineal foot of primary business frontage of the occupancy.
3. As to secondary frontage, total sign area for each tenant or occupancy shall not exceed one-half square foot per lineal foot of frontage.
4. Maximum cumulative sign area per tenant or occupancy shall not exceed one hundred square feet.
5. Signage for new multitenant buildings and sign programs require design review.

18.22.080 Permanent signs on nonresidential properties.
The signs described in this section may be displayed on all nonresidential properties, subject to the rules stated in this section, as well as all other applicable laws, rules and policies. Unless otherwise stated, all signs described in this section are subject to design review.

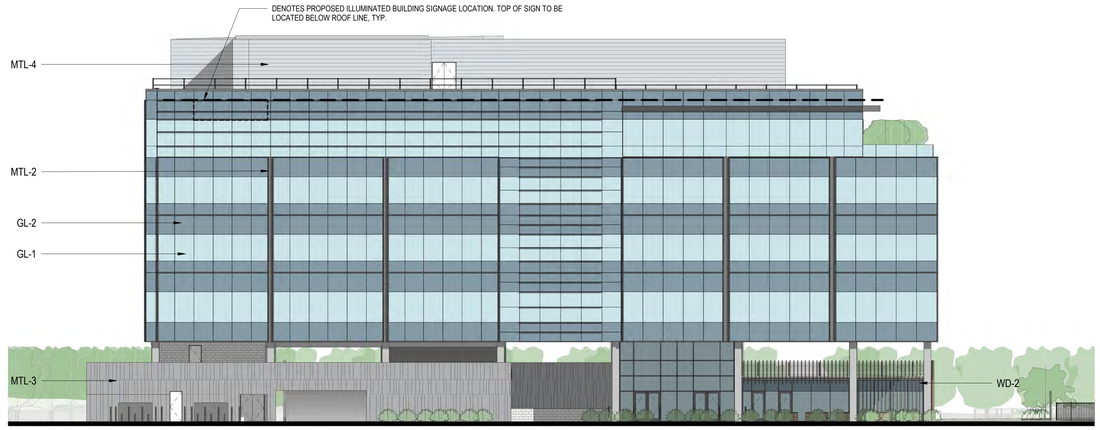
C. Monument signs may be placed within required setback or yard areas, in which case they may be either parallel or substantially at right angles to such right-of-way.

1. Maximum height: eight feet above finished grade, but no higher than one and one-half times the length of the base.
2. If placed on a foundation or planter, the total height includes the height of the planter or foundation.
3. Monument signs shall be placed at least six feet away from any public or private driveway.
4. In areas with sidewalks, monument signs shall be placed at least twelve feet from public roadway.
5. Square footage for monument signs shall be deducted from overall permitted sign area, with both sides of the sign calculated as signage if the sign is intended to be read from two or more directions.
6. Monuments are subject to design review.

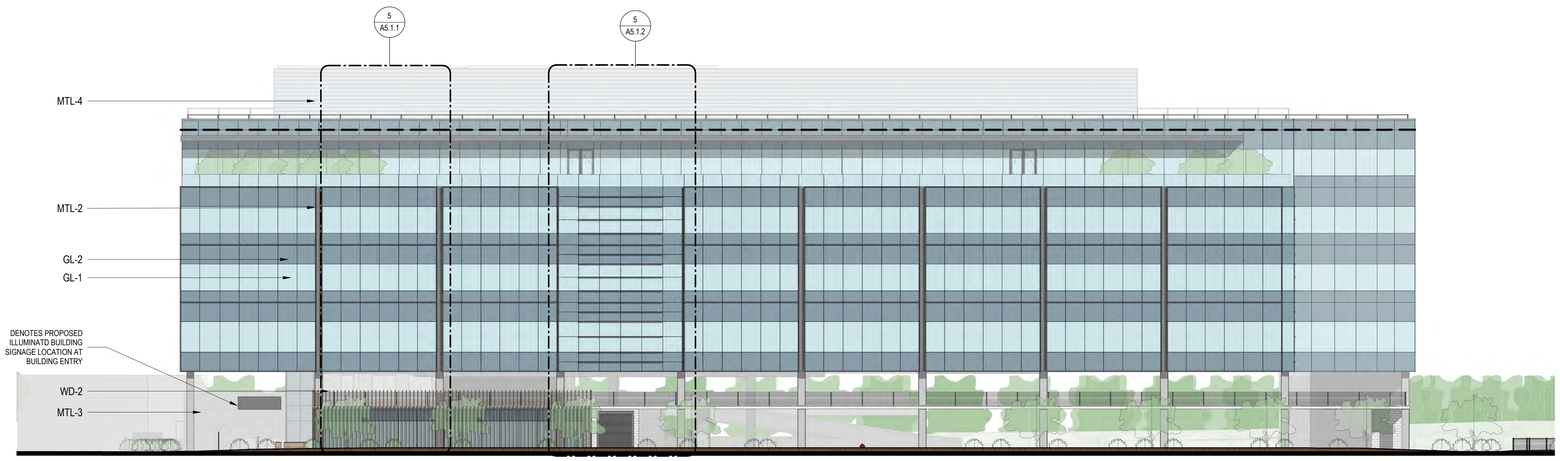


FRONT ELEVATION (BACK SIM.) SIDE ELEVATION

MONUMENT SIGN 3
1/2" = 1'-0"



ELEVATION NORTH 2
1/16" = 1'-0"



ELEVATION WEST 1
1/16" = 1'-0"

RWW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

EXTERIOR ELEVATIONS

PROJECT #2202032.00
SCALE: As indicated
DATE: 08/08/22

A3.1.1.

EXTERIOR MATERIAL LEGEND:

EXTERIOR METAL PANEL SYSTEM

MTL-1 METAL ROOF PANEL SYSTEM
MORIN MATRIX "MX-1" 22 GA GALV WITH FACTORY
PAINT FINISH - FLUROPON PVDF - KYNAR500
COLOR: CHROMIUM GRAY

MTL-2 PAINTED METAL PLATE
COLOR: GRAY
SEE EXTERIOR MATERIAL NOTES

MTL-3 ALUMINUM COMPOSITE METAL PANEL SYSTEM
REYNOBOND "COLOR WELD" 500
COLOR: COOL GRAY
SEE EXTERIOR MATERIAL NOTES

GLASS

GL-1 1" INSULATED VISION GLASS
GLASS TYPE: GUARDIAN SUNGUARD SNX 51/23 ON CLEAR
APPROVED EQUAL

GL-2 1" INSULATED SPANDREL GLASS
GLASS TYPE: GUARDIAN SUNGUARD SNX 51/23 ON CLEAR
APPROVED EQUAL
COATING COLOR: TBD

EXTERIOR ALUMINUM BATTEN SYSTEM

WD-1 LONGBOARD POWDER COATED
ALUMINUM SYSTEM WITH CONCEALED FASTENERS.
6" V - GROOVE PROFILE
COLOR: BIRCHWOOD

WD-2 LONGBOARD POWDER COATED
WOODGRAIN ALUMINUM BATTEN SYSTEM
6" LINK & LOCK BATTEN SYSTEM
COLOR: BIRCHWOOD

CM-1 CONCRETE MASONRY UNIT - EQUIPMENT YARD
MFR: --
COLOR: --
SIZE: 12" X 8" X 16" NOMINAL
PATTERN: RUNNING BOND
MORTAR: MATCH UNIT COLOR

CM-2 CONCRETE MASONRY UNIT - BOH
MFR: --
COLOR: --
SIZE: 8" X 8" X 16" NOMINAL
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SIGNAGE INFORMATION:

SIGNAGE CALCULATIONS

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SECONDARY BUSINESS FRONTAGE:			
(HOLLY ST – SOUTH – SECONDARY FRONTAGE)	50 SF MAX	4'X16' = 64 SF	1
(PAMF – NORTH – SECONDARY FRONTAGE)	50 SF MAX	4'X12' = 48 SF	1
(INDUSTRIAL RD – WEST – SECONDARY FRONTAGE) – BLDG ENTRY	50 SF MAX	2' X 5' = 10 SF	1
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4. In areas with sidewalks, monument signs shall be placed at least twelve feet from public roadway.
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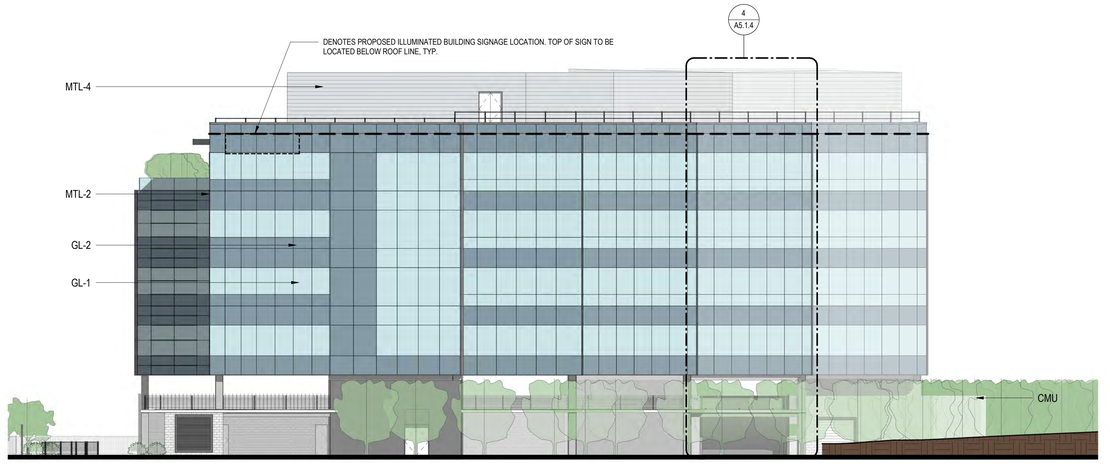
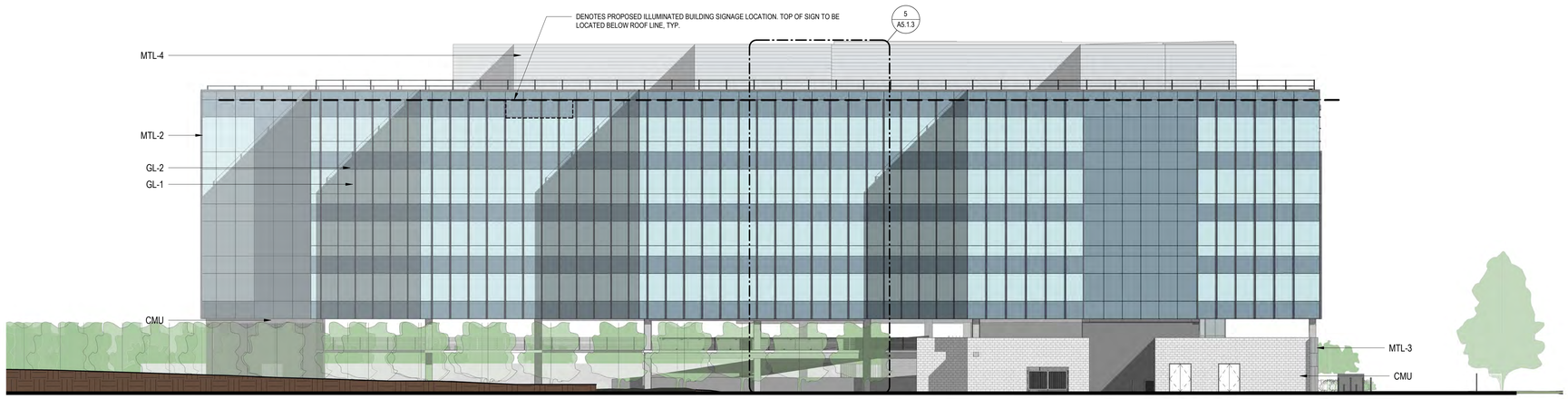
6. Monuments are subject to design review.



ELEVATION SOUTH
1/16" = 1'-0"

1



ELEVATION EAST
1/16" = 1'-0"

2

RWW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

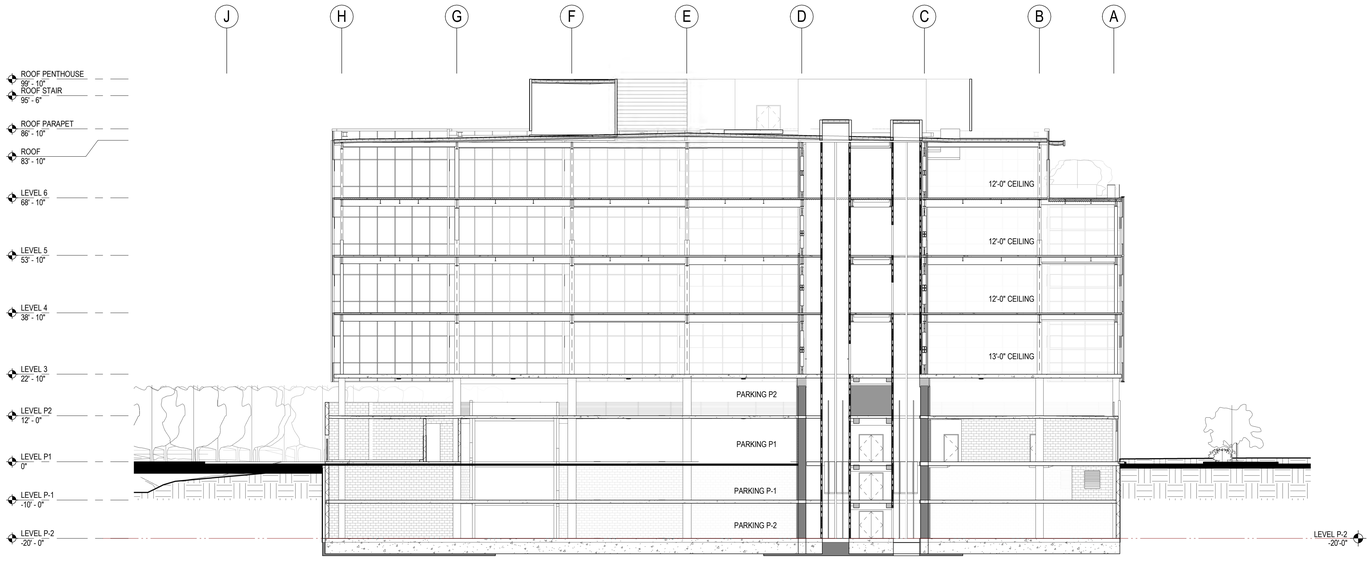
EXTERIOR ELEVATIONS

PROJECT #2202032.00
SCALE: As indicated
DATE: 08/08/22

A3.1.2.

BUILDING SECTION NOTES:

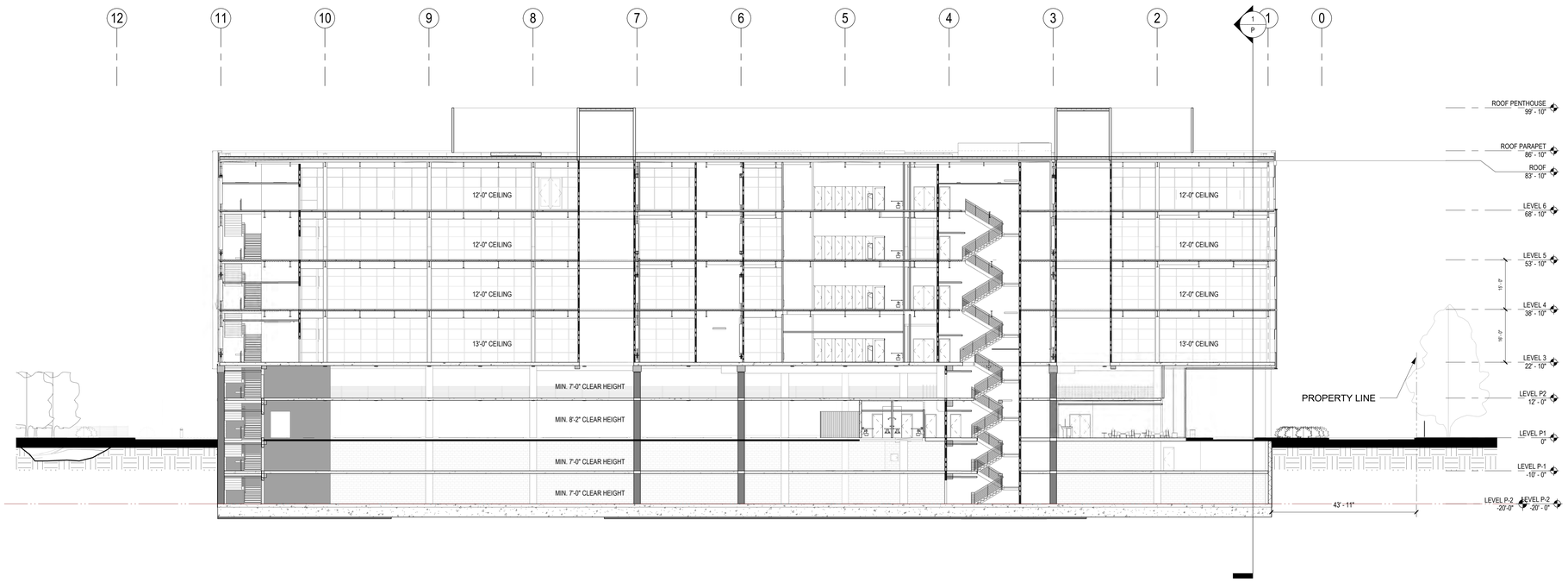
CEILING HEIGHTS AT LEVEL 3 AND ABOVE ARE ANTICIPATED TO BE 9'-0" TO 10'-0"



BUILDING SECTION - SHORT - Planning

1/16" = 1'-0"

1



BUILDING SECTION LONG - Planning

1/16" = 1'-0"

2

RWW

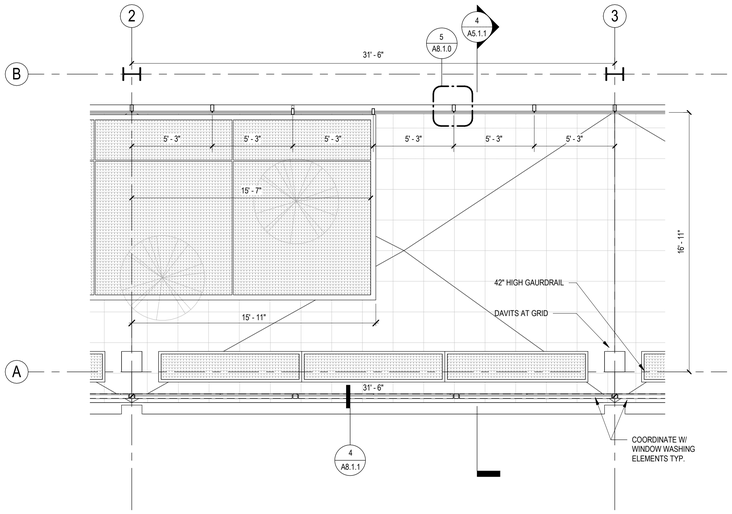
405 INDUSTRIAL ROAD

SAN CARLOS, CA 94070

BUILDING SECTIONS

PROJECT #2202032.00
SCALE: As indicated
DATE: 08/08/22

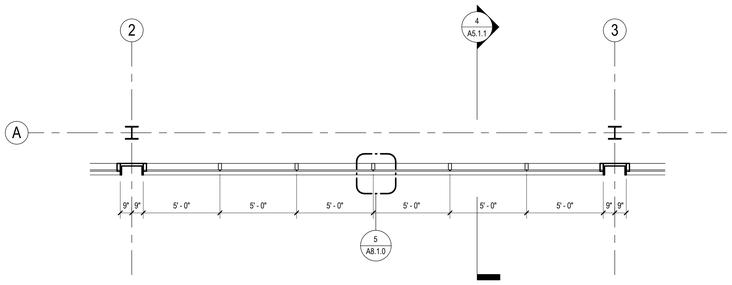
A4.1.1.



ENLARGED PLAN 1 - LEVEL 6

1/4" = 1'-0"

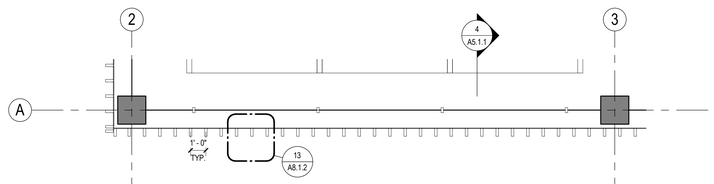
3



ENLARGED PLAN 1 - LEVEL 3

1/4" = 1'-0"

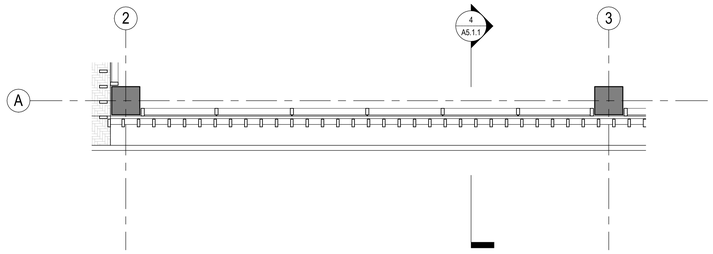
1



ENLARGED PLAN 1 - LEVEL P2

1/4" = 1'-0"

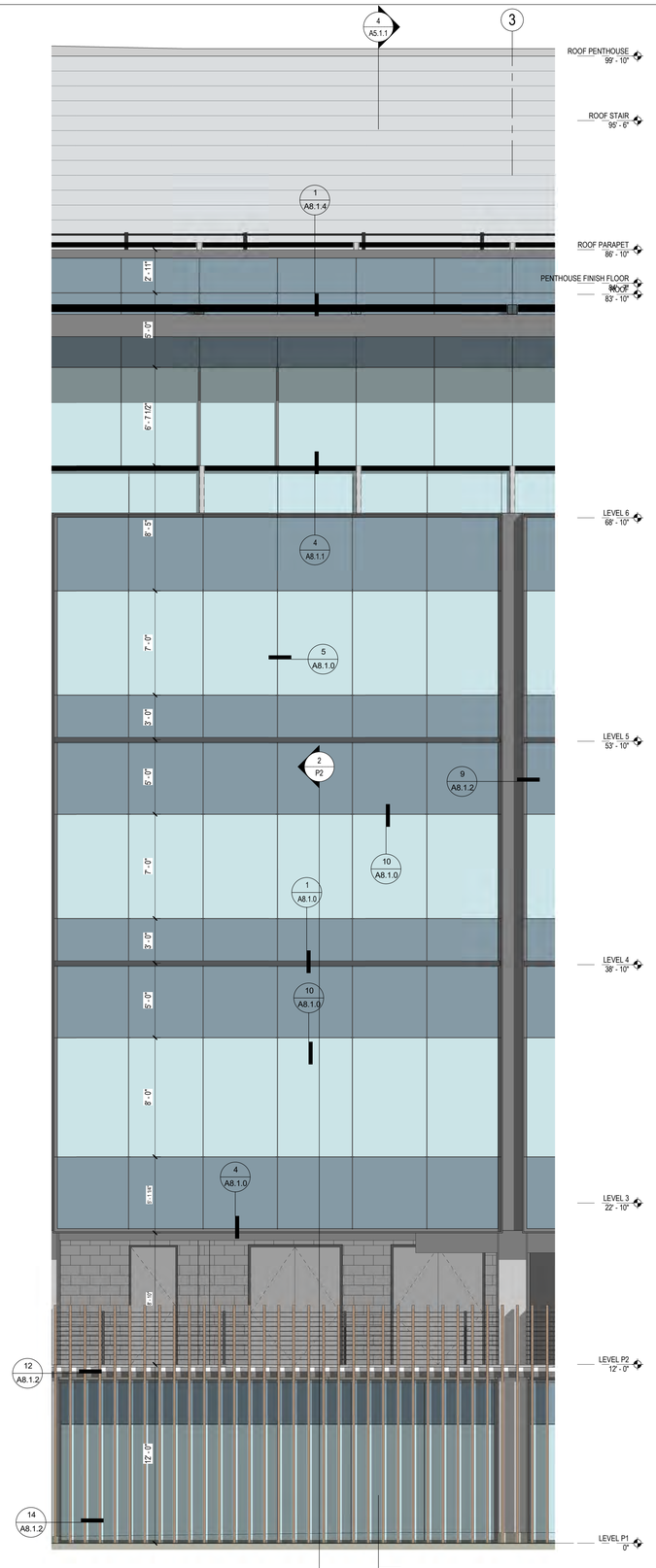
6



ENLARGED PLAN 1 - LEVEL P1

1/4" = 1'-0"

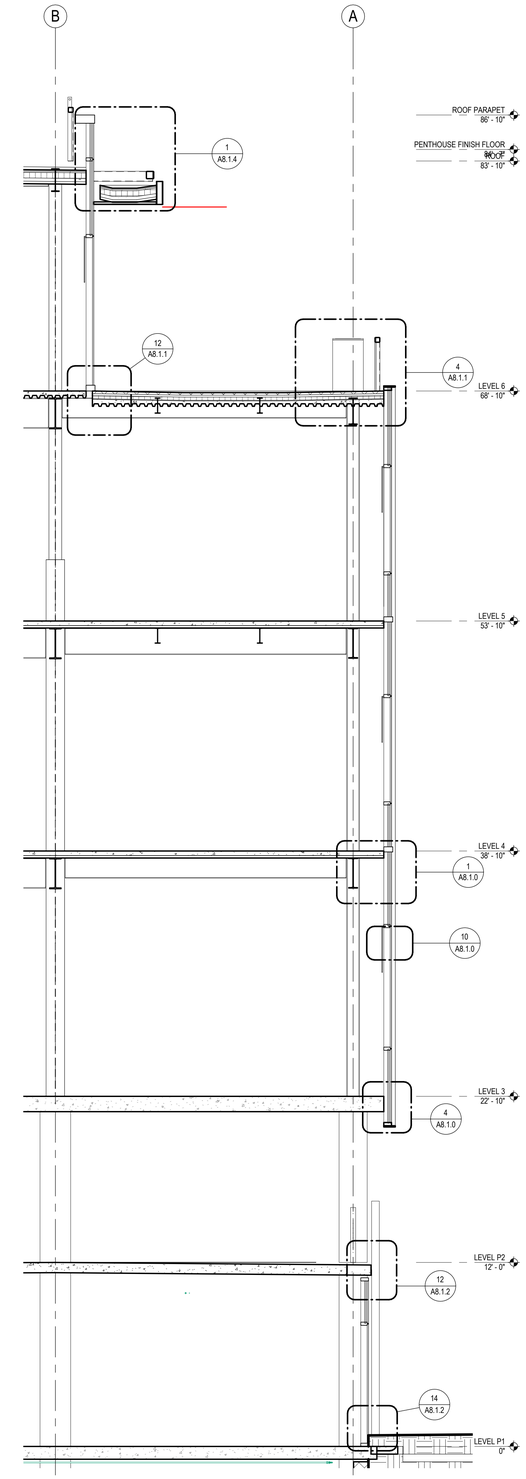
2



ENLARGED ELEVATION 1

1/4" = 1'-0"

5



WALL SECTION 1

1/4" = 1'-0"

4

RWW

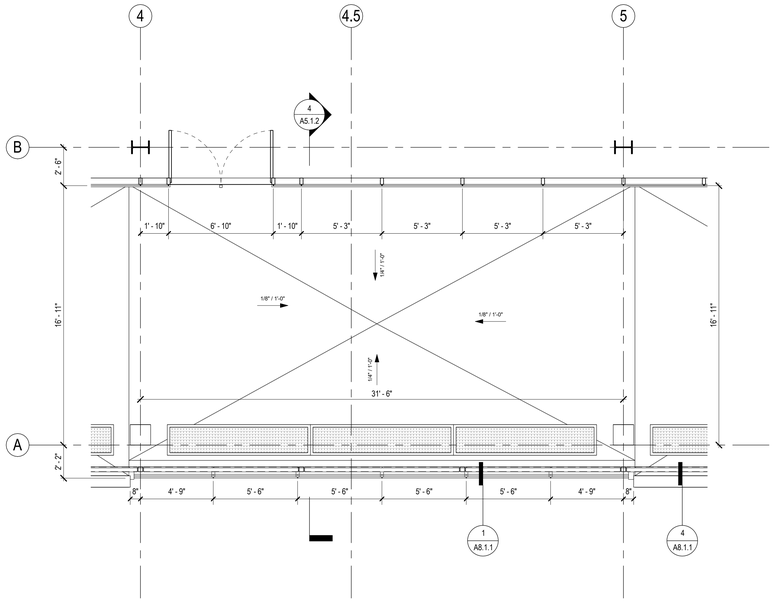
405 INDUSTRIAL ROAD

SAN CARLOS, CA 94070

ENLARGED PLANS, SECTIONS AND ELEVATIONS

PROJECT #2202032.00
SCALE: 1/4" = 1'-0"
DATE: 08/08/22

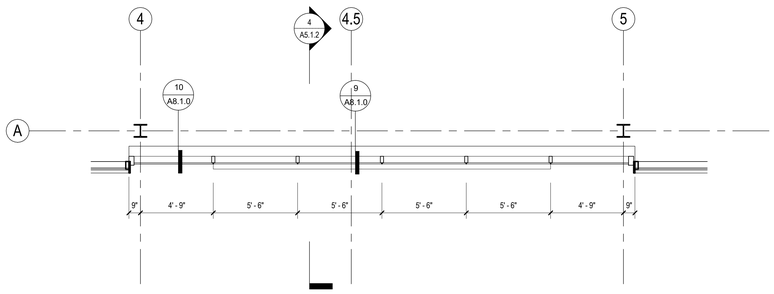
A5.1.1



ENLARGED PLAN 2 - LEVEL 6

1/4" = 1'-0"

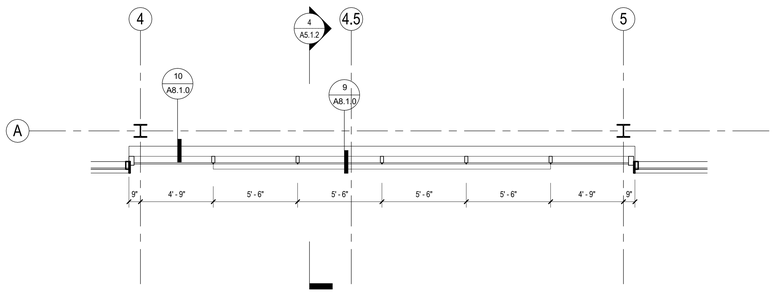
3



ENLARGED PLAN 2 - LEVEL 4

1/4" = 1'-0"

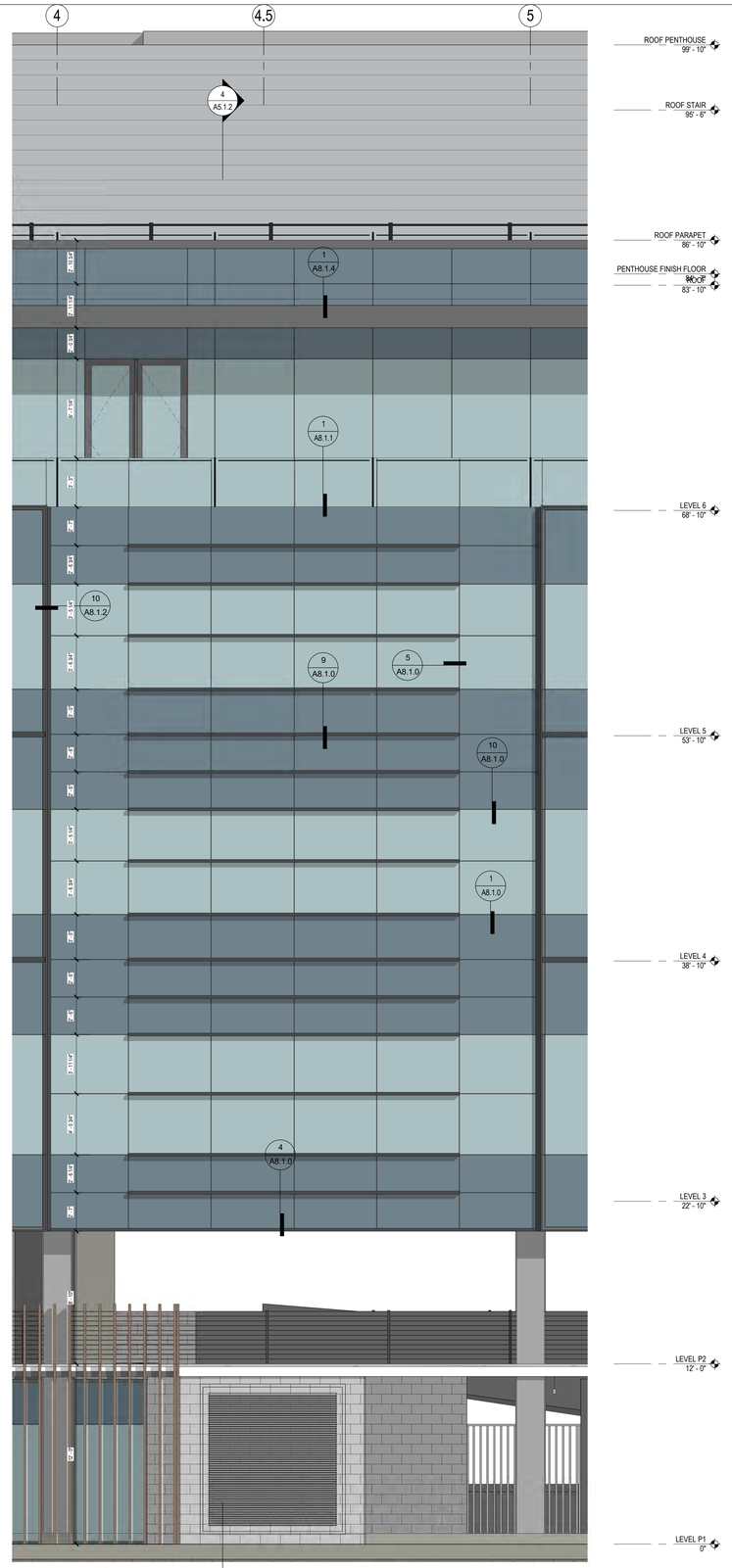
2



ENLARGED PLAN 2 - LEVEL 3

1/4" = 1'-0"

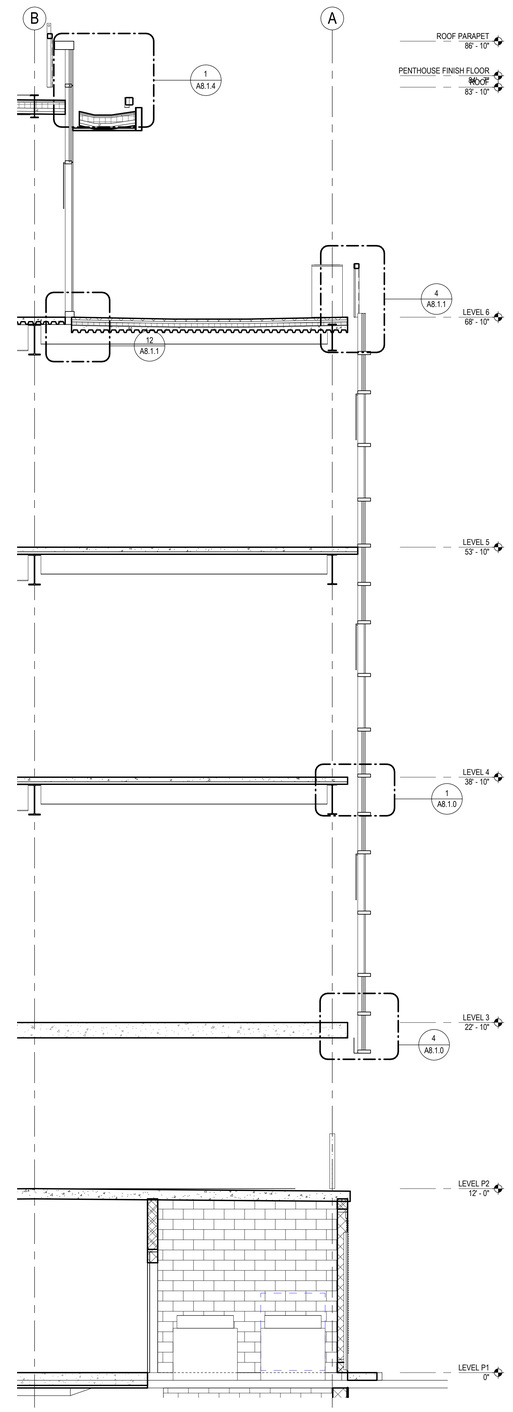
1



ENLARGED ELEVATION 2

1/4" = 1'-0"

5



WALL SECTION 2

1/4" = 1'-0"

4

RWW

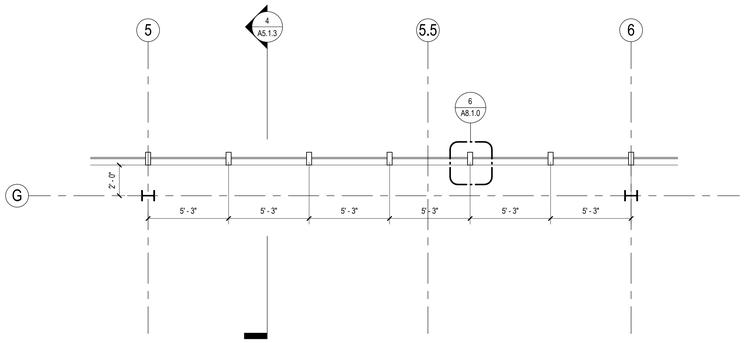
405 INDUSTRIAL ROAD

SAN CARLOS, CA 94070

ENLARGED PLANS, SECTIONS AND ELEVATIONS

PROJECT #2202032.00
SCALE: 1/4" = 1'-0"
DATE: 08/08/22

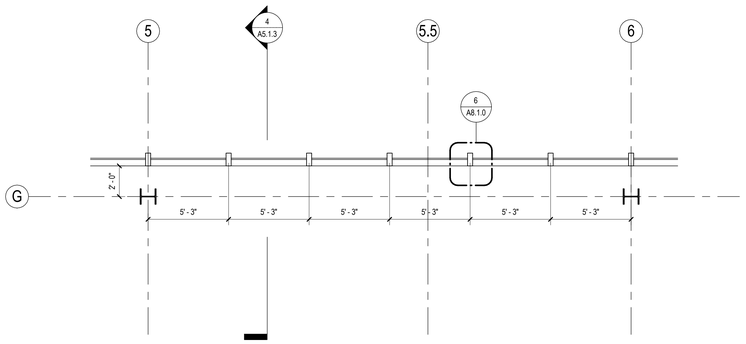
A5.1.2



ENLARGED PLAN 3 - LEVEL 6

1/4" = 1'-0"

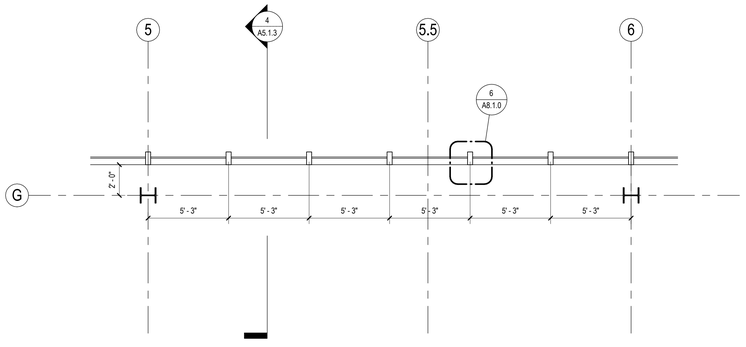
3



ENLARGED PLAN 3 - LEVEL 4

1/4" = 1'-0"

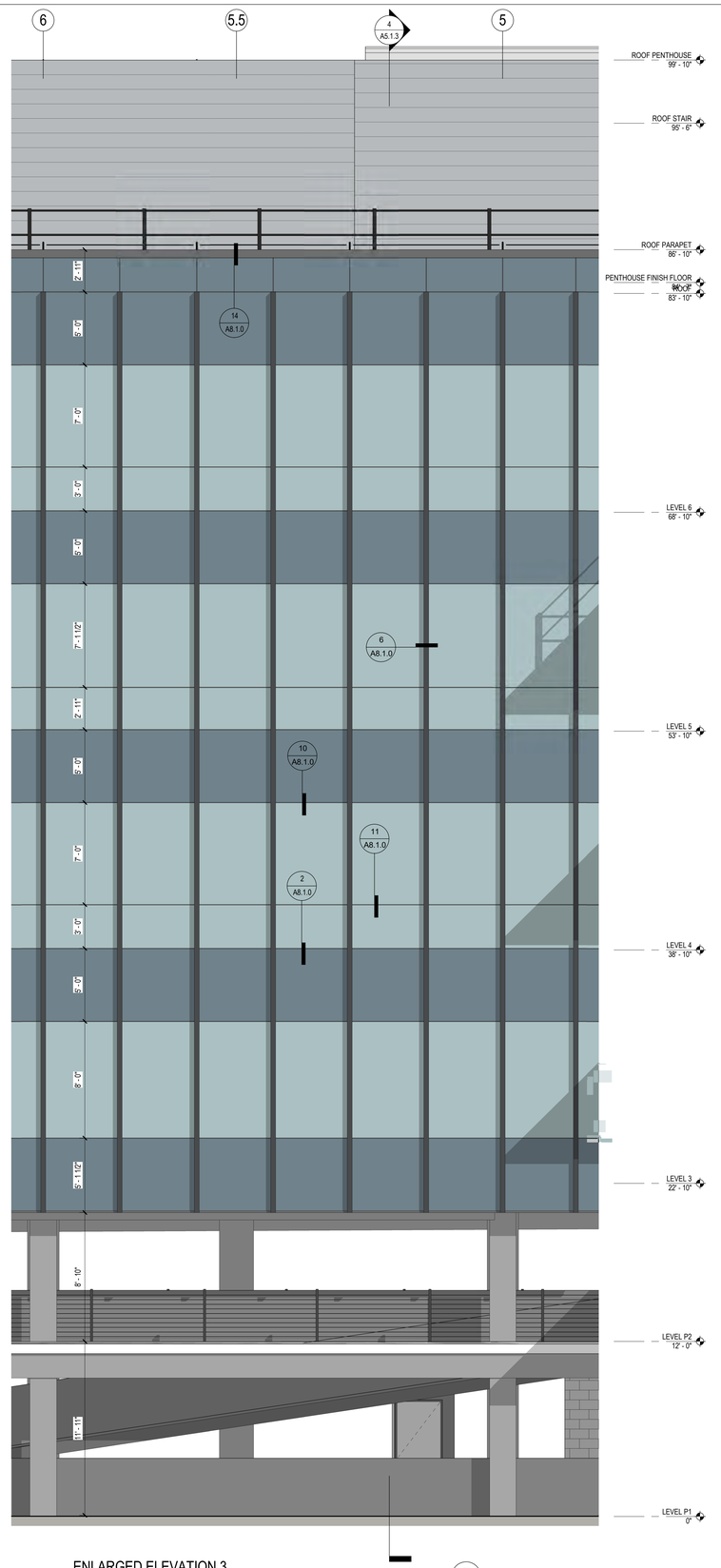
2



ENLARGED PLAN 3 - LEVEL 3

1/4" = 1'-0"

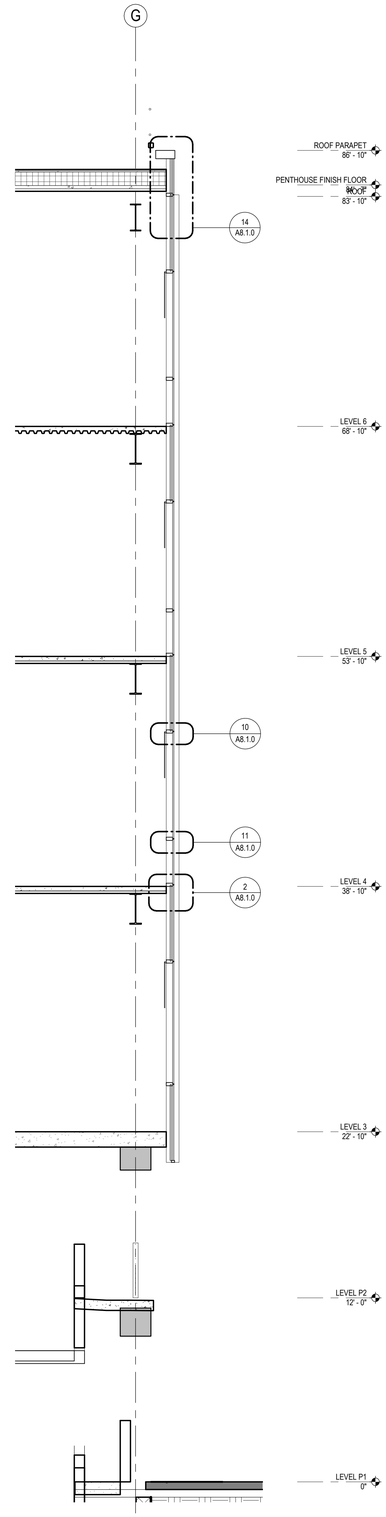
1



ENLARGED ELEVATION 3

1/4" = 1'-0"

5



WALL SECTION 3

1/4" = 1'-0"

4

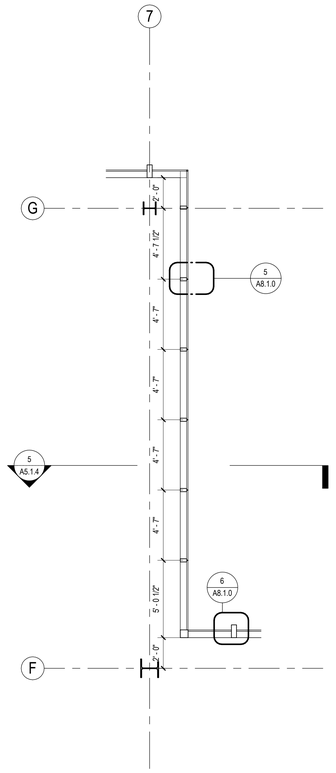
RWW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

ENLARGED PLANS, SECTIONS AND ELEVATIONS

PROJECT #2202032.00
SCALE: 1/4" = 1'-0"
DATE: 08/08/22

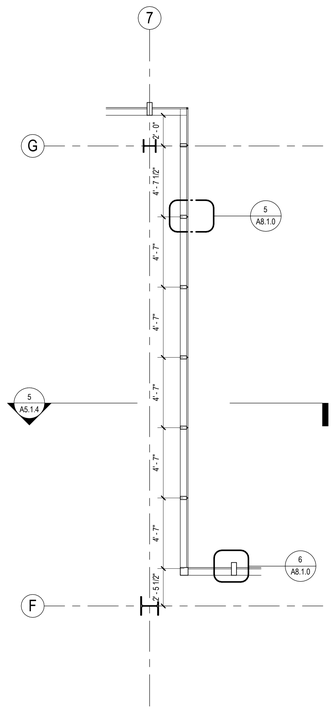
A5.1.3



ENLARGED PLAN 4 - LEVEL 4

1/4" = 1'-0"

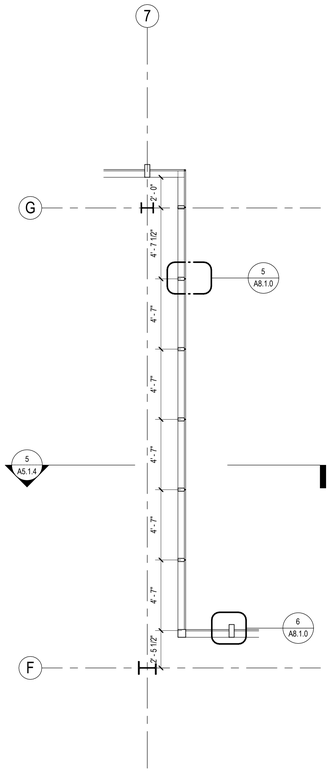
2



ENLARGED PLAN 4 - LEVEL 3

1/4" = 1'-0"

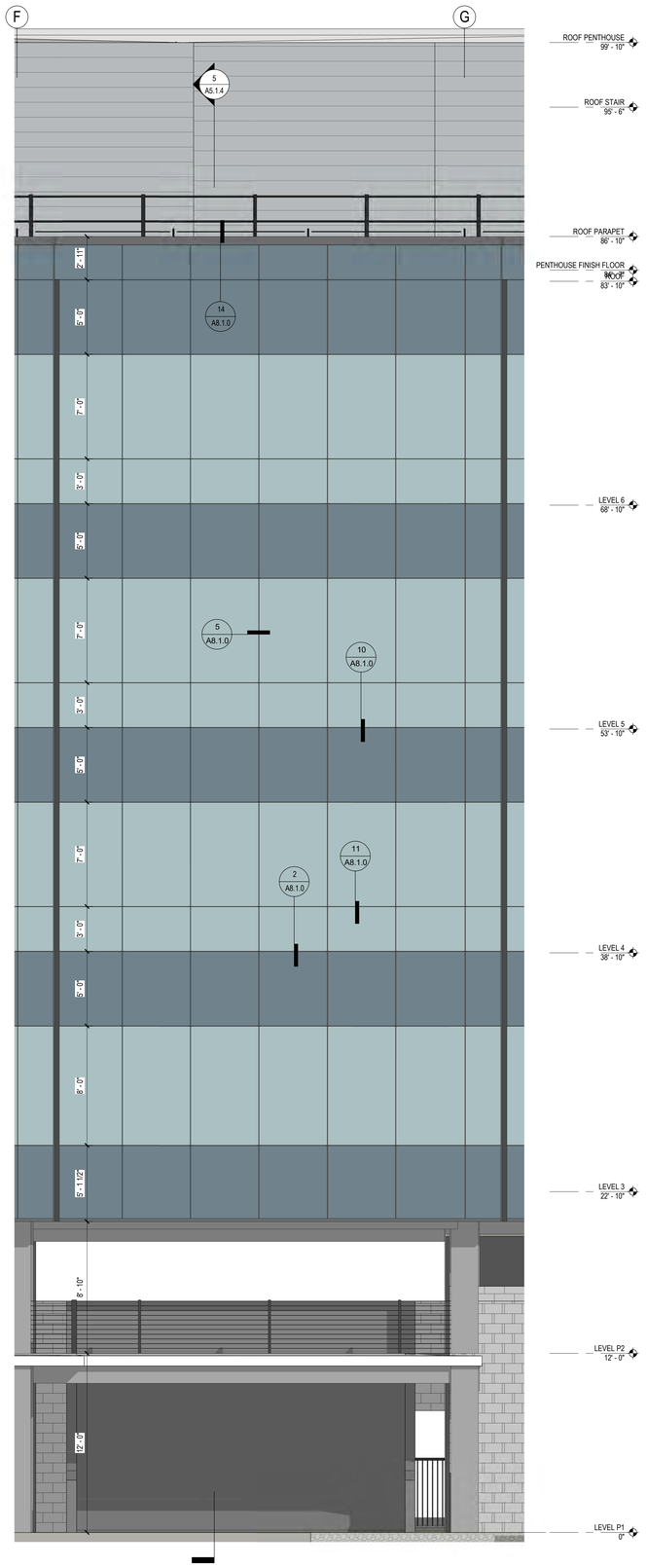
1



ENLARGED PLAN 4 - LEVEL 6

1/4" = 1'-0"

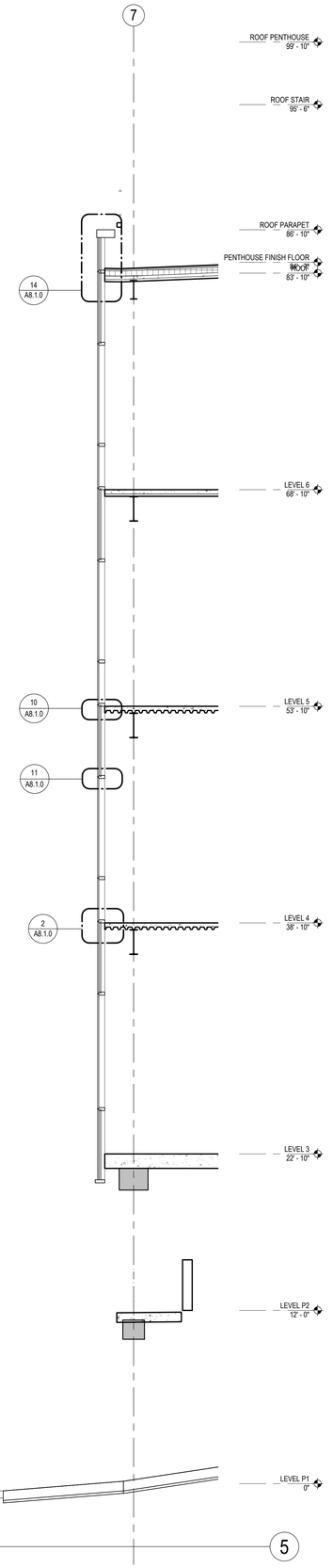
3



ENLARGED ELEVATION 4

1/4" = 1'-0"

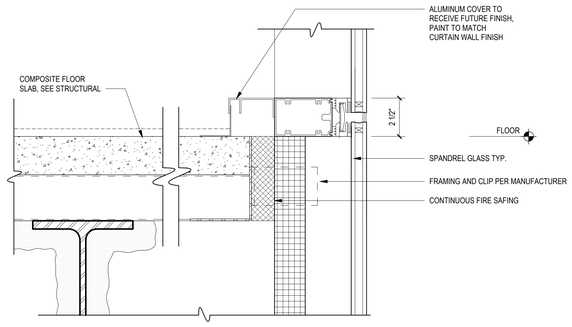
4



WALL SECTION 4

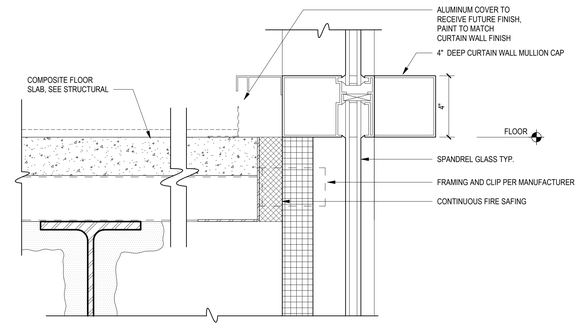
1/4" = 1'-0"

5



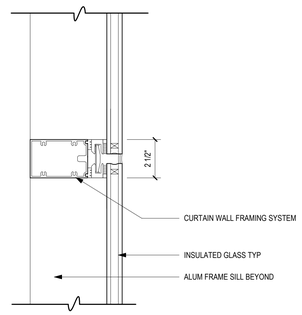
CURTAIN WALL - SILL AND HEAD SECTION AT FLOOR SLAB 6

3" = 1'-0"



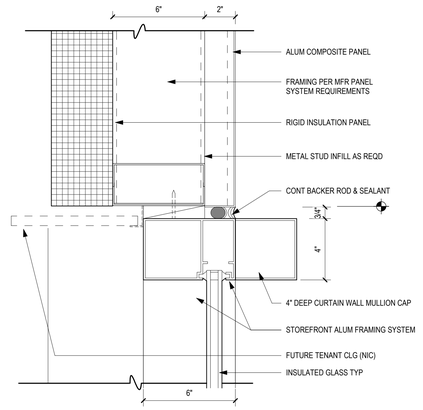
CURTAIN WALL - SILL AND HEAD SECTION AT FLOOR SLAB 1

3" = 1'-0"



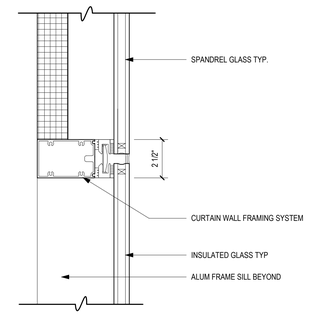
CURTAIN WALL - INTERMEDIATE SILL SECTION TYPICAL 7

3" = 1'-0"



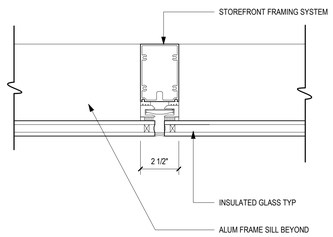
CURTAIN WALL - HEAD SECTION AT METAL PANEL 4

3" = 1'-0"



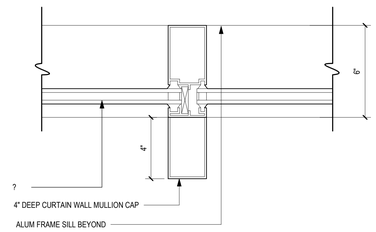
CURTAIN WALL - INTERMEDIATE SILL SECTION TYPICAL 2

3" = 1'-0"



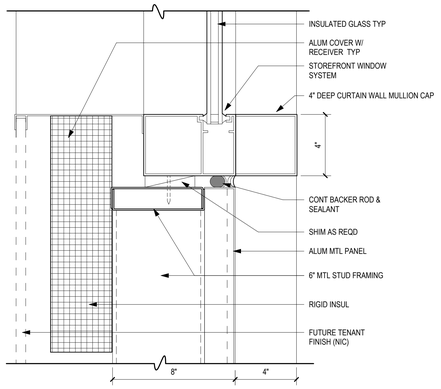
CURTAIN WALL - 4" JAMB SECTION 9

3" = 1'-0"



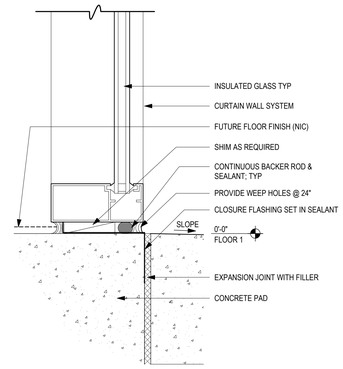
CURTAIN WALL - 4" JAMB SECTION 8

3" = 1'-0"



CURTAIN WALL - SILL SECTION AT METAL PANEL 5

3" = 1'-0"



CURTAIN WALL WINDOW - SILL SECTION 3

3" = 1'-0"

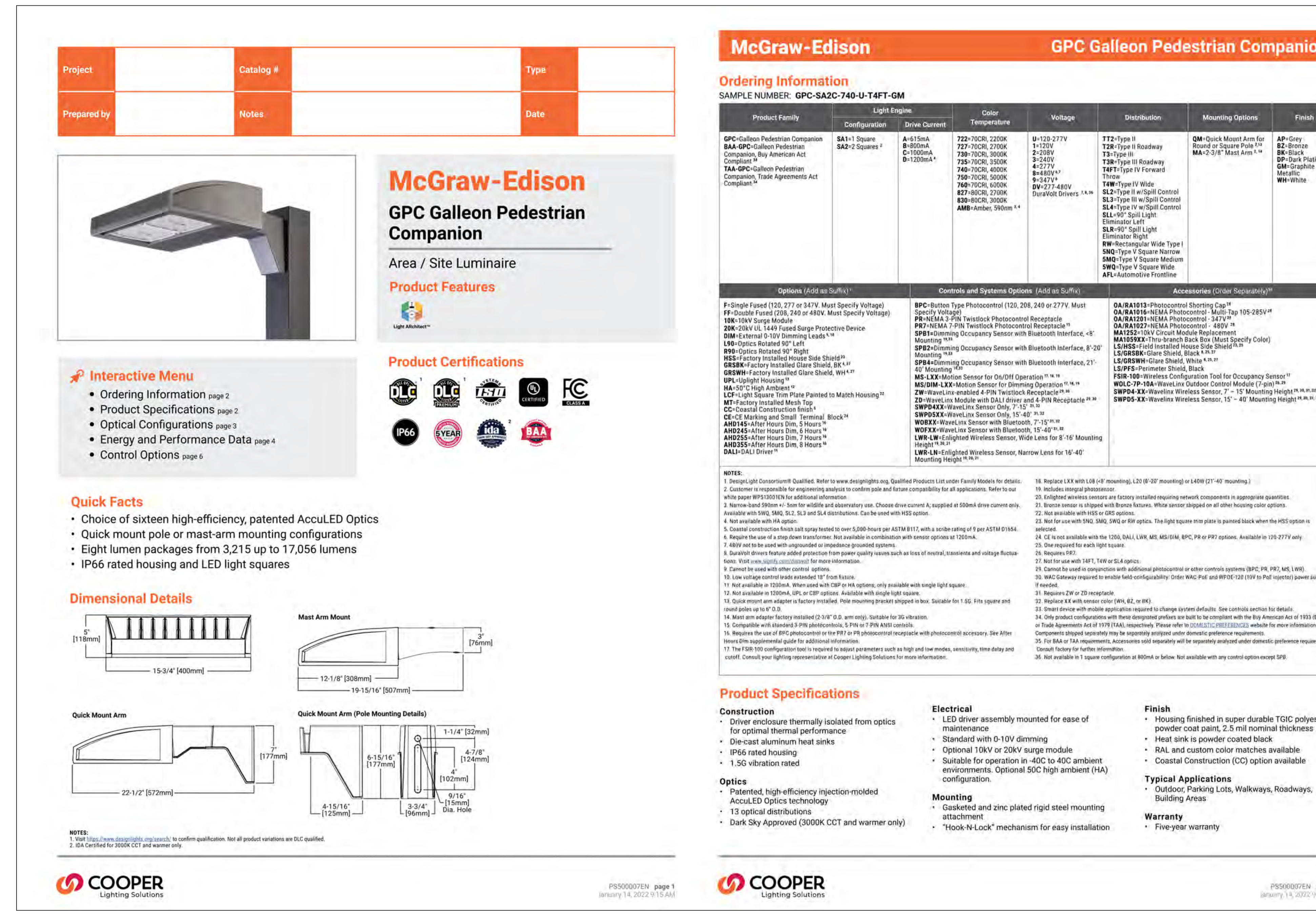
RWW

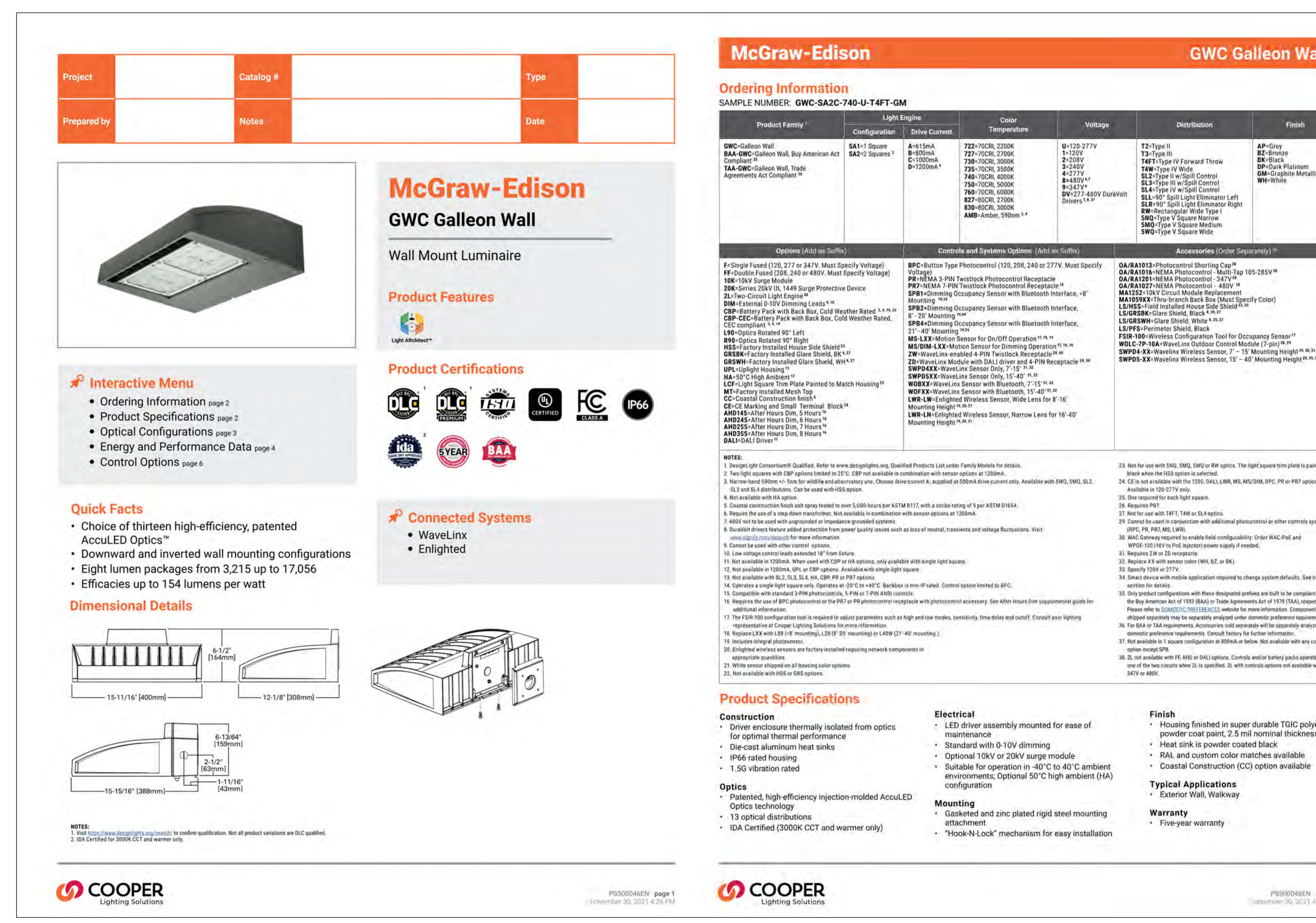
405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

EXTERIOR WALL DETAILS

PROJECT #2202032.00
SCALE: 3" = 1'-0"
DATE: 08/08/22

A8.1.0.





Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLD	LDD	BF	LLF	[MANUFAC]	Description	Filename
	6	GPC-SA1C-RW	Single	59	7032	1.000	0.900	1.000	0.900	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GPC-SA1C-730-U-RW	GPC-SA1C-730-U-RW.ies
	7	GWC-SA1C-T3	Single	59	6881	1.000	0.900	1.000	0.900	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GWC-SA1C-730-U-T3	GWC-SA1C-730-U-T3.ies
	6	GWC-SA1C-T4FT	Single	59	6920	1.000	0.900	1.000	0.900	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GWC-SA1C-730-U-T4FT	GWC-SA1C-730-U-T4FT.ies
	4	GWC-SA1C-T4W	Single	59	6831	1.000	0.900	1.000	0.900	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GWC-SA1C-730-U-T4W	GWC-SA1C-730-U-T4W.ies

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking & Drive Aisle StatArea	Illuminance	Fc	2.17	7.3	0.5	4.34	14.60

RAW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

PHOTOMETRIC PLAN

PROJECT #2202032.00
SCALE: 12" = 1'-0"
DATE: 08/08/22

A9.2.1

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF SAN CARLOS REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE CITY OF SAN CARLOS STANDARD SPECIFICATIONS AND DETAILS, AND WHERE SPECIFICALLY CITED THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK)", THE GEOTECHNICAL REPORT AND ON-SITE SPECIFICATIONS PREPARED FOR THIS PROJECT. MEASUREMENT AND PAYMENT REFERENCES SHALL NOT APPLY TO THIS PROJECT.
2. AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO THE START OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR A PUBLIC UTILITIES EASEMENT INCLUDING, BUT NOT LIMITED TO THE INSTALLATION OF SEWERS OR OTHER UTILITIES, SIDEWALK, CURB AND GUTTER, DRIVEWAY, WALL FENCE, OR OTHER CONSTRUCTION. AN ENCROACHMENT PERMIT IS ALSO REQUIRED FOR THE PLACEMENT OF DEBRIS BOXES, STORAGE CONTAINERS, OR CONSTRUCTION MATERIALS WITHIN THE PUBLIC RIGHT-OF-WAY.
3. THE CONTRACTOR SHALL GIVE THE CITY ENGINEER TWO (2) WORKING DAYS ADVANCE NOTICE FOR INSPECTION SERVICES.
4. THE CONTRACTOR SHALL REQUEST STAKING SERVICES FROM THE DESIGN ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO STAKING.
5. ALL REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED IN WRITING BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED ITEMS, REVISIONS SHALL BE ACCURATELY SHOWN ON REVISED PLANS.
6. ALL CONSTRUCTION AND RELATED ACTIVITIES SHALL BE ALLOWED DURING THE HOURS OF 8:00 AM TO 6:00 PM ON WEEKDAYS AND 9:00 A.M. TO 5:00 PM ON WEEKENDS, IN ACCORDANCE WITH THE CITY'S NOISE CONTROL ORDINANCE (CHAPTER 9.30 OF THE MUNICIPAL CODE). CONSTRUCTION SHALL BE PROHIBITED ON THE FOLLOWING HOLIDAYS: NEW YEAR'S DAY (JANUARY 1), MARTIN LUTHER KING JUNIOR DAY (JANUARY 18), PRESIDENT'S DAY (FEBRUARY 15), MEMORIAL DAY (MAY 30), INDEPENDENCE DAY (JULY 4), LABOR DAY (SEPTEMBER 5), VETERAN'S DAY (NOVEMBER 11), THANKSGIVING DAY (NOVEMBER 24), AND CHRISTMAS DAY (DECEMBER 25). IF WORK IS PROPOSED TO BE PERFORMED BETWEEN OCTOBER AND APRIL, THE CITY ENGINEER MUST APPROVE THE TIME FRAME IN ACCORDANCE WITH SECTION 12.08.165 OF THE MUNICIPAL CODE.
7. EXISTING CURB AND GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER PUBLIC IMPROVEMENTS WITHIN THE PROJECT LIMITS THAT ARE DAMAGED OR DISPLACED SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, EVEN IF THE DAMAGE OR DISPLACEMENT WAS NOT CAUSED BY ACTUAL WORK PERFORMED BY THE CONTRACTOR.
8. THE CONTRACTOR SHALL RESTORE ALL WALLS, FENCES, SERVICES, UTILITIES, PAVEMENT & CURB MARKINGS IMPROVEMENTS OR FEATURES OF WHATEVER NATURE WHICH ARE DAMAGED DUE TO THE CONTRACTOR'S WORK TO THEIR PREVIOUS CONDITION, TO THE SATISFACTION OF THE CITY ENGINEER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL PREPARE A TRAFFIC CONTROL PLAN AND OBTAIN APPROVAL FROM THE CITY ENGINEER BEFORE COMMENCING WORK. THE CONTRACTOR SHALL ALSO PROVIDE FLAGMEN, CONES OR BARRICADES, AS NECESSARY TO CONTROL TRAFFIC AND PREVENT HAZARDOUS CONDITIONS. NOTE: LANE CLOSURES ARE NOT ALLOWED. IF THEY ARE NEEDED, A TRAFFIC CONTROL PLAN MUST BE APPROVED BY THE CITY OF SAN CARLOS BEFORE CLOSING ANY LANES.
10. EXISTING PEDESTRIAN WALKWAYS, BIKEPATHS AND ADA ACCESS PATHWAYS SHALL BE MAINTAINED DURING CONSTRUCTION TO THE SATISFACTION OF THE CITY ENGINEER.
11. CONTRACTOR SHALL MAINTAIN TRAFFIC ON ADJACENT CITY STREETS FOR EMERGENCY RESPONSES UNLESS OTHERWISE AUTHORIZED BY THE CITY 48 HOURS PRIOR TO CLOSURE.
12. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING CITY STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING AND/OR HOT-MIX ASPHALT AS REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF EVERY WORK DAY.
13. PRIOR TO FINAL PREPARATION OF THE SUBGRADE AND PLACEMENT OF BASE MATERIALS FOR STREETS, ALL UNDERGROUND UTILITY MAINS SHALL BE INSTALLED AND SERVICE CONNECTIONS STUBBED OUT. STUB-OUTS SHALL BE INSTALLED IN A MANNER WHICH WILL NOT DISTURB THE STREET PAVEMENT, CURB AND GUTTER, AND SIDEWALKS WHEN SERVICE CONNECTIONS ARE MADE.
14. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEATHED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEATHING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE/SHE SHALL COMPLETE NECESSARY REPAIRS OR RECONSTRUCTION AT HIS/HER OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE SHEATHING, SHORING AND BRACING IN CONFORMANCE WITH THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL COMPLY WITH OSHA REQUIREMENTS AT ALL TIMES.
15. THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR THE ENTIRE PROJECT SITE AT ALL TIMES. THE SITE SHALL BE SPRINKLED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT OF DUST, THE CITY RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
16. DURING CONSTRUCTION, THE STREET SHALL BE CLEANED BY DAILY SWEEPING TO THE SATISFACTION OF THE CITY ENGINEER. FOR INPUT AND EXPORT OF ALL DIRT AND AGGREGATES, CONTRACTOR SHALL ADHERE TO ALL CONDITIONS OF THE APPROVED PROJECT GRADING AND DIRT HAUL CERTIFICATE. THE HAULING ROUTES SHALL BE STRICTLY ADHERED TO BY THE CONTRACTOR AND ALL SUBCONTRACTORS.
17. ALL CONSTRUCTION STAKING FOR CURB, GUTTER, SIDEWALK, STORM DRAINS, FIRE HYDRANTS, ELECTROLIERS, UTILITY VAULTS, ETC., SHALL BE DONE BY A CIVIL ENGINEER OR LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA.
18. SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR SPECIFIED IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, BKF ENGINEERS AT (408) 467-917, BEFORE PROCEEDING WITH THE WORK IN QUESTION.
19. WHEN SPECIFICATIONS OR STANDARDS FROM DIFFERENT AUTHORITIES DIFFER FOR THE SAME SUBJECT MATTER, THE MORE STRINGENT SHALL GOVERN.
20. UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED UP AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE AND RUBBISH OF ANY NATURE BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY ENGINEER.
21. ARTICLE 87 OF THE UFC SHALL BE FOLLOWED FOR ALL AREAS UNDER CONSTRUCTION. CONTACT THE CITY FIRE DEPARTMENT FOR SPECIFIC REQUIREMENTS FOR BUILDING UNDER CONSTRUCTION.
22. FIRE APPARATUS ACCESS ROAD SHALL BE DESIGNED TO SUPPORT 75,000 LBS PER INTERNATIONAL FIRE CODE APPENDIX D, D102.1
23. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE INSTALLATION OF PG&E, AT&T AND CABLE TV FACILITIES.
24. AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE CITY RIGHT-OF-WAY OR EASEMENT AND MUST BE OBTAINED PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL CONFORM TO ALL ENCROACHMENT PERMIT REQUIREMENTS.
25. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2444 AT LEAST TWO (2) WORKING DAYS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THE PLANS ARE BASED UPON RECORD INFORMATION, HOWEVER THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY OR ACTUAL LOCATIONS.

LAYOUT NOTES

1. ALL CURB RETURN RADII AND CURB DATA ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

GENERAL NOTES

25. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH POLICE, FIRE AND PUBLIC WORKS DEPARTMENTS, AND KEEP THEM INFORMED DAILY OF ANY DETOURS.
26. THE CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS OF THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS PERTAINING TO EXCAVATIONS AND TRENCHES.
27. THE CONTRACTOR SHALL PERFORM AS NECESSARY TESTS IN ACCORDANCE WITH CITY AND CALWATER STANDARDS ON NEWLY INSTALLED STORM DRAINS, SEWER, AND WATER SYSTEMS ONLY AFTER TRENCHES ARE BACKFILLED AND STREET BASE IS IN PLACE, COMPACTED AND READY FOR ASPHALT PAVING.
28. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING AND/OR NEW MANHOLES, CURB INLETS, CATCH BASINS, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE WORK AREA UNLESS NOTED OTHERWISE.
29. A NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM PERMIT (NPDES), WASTE DISCHARGE IDENTIFICATION NUMBER (WDID NO.), CONSTRUCTION PERMIT, IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN ARE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES RELATED TO THIS SITE. ANY DISCHARGE, DURING CONSTRUCTION, OF GROUNDWATER INTO THE DOWNSTREAM STORM SYSTEM MUST BE UNCONTAMINATED WATER. THE CONTRACTOR MUST MAKE THIS DETERMINATION PRIOR TO ANY DISCHARGE.
30. THE CONTRACTOR SHALL MEET AND FOLLOW ALL NPDES REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
31. IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING DEMOLITION WORK, ALL WORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
32. THE CONTRACTOR SHALL POST ON SITE EMERGENCY TELEPHONE NUMBERS FOR CITY ENGINEER, AMBULANCE, POLICE, FIRE DEPARTMENTS, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE. THESE MEMBERS SHALL BE POSTED ON ALL 4 SIDES OF THE SITE.
33. AT LEAST 48 HOURS' NOTICE TO THE ENGINEERING DIVISION IS REQUIRED FOR A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF CONSTRUCTION. PHONE (650) 802-4200.
34. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND AS DIRECTED BY THE CITY ENGINEER.
35. THE CONTRACTOR SHALL GIVE AT LEAST 24 HOURS' NOTICE TO THE CITY MAINTENANCE SUPERINTENDENT PRIOR TO CONNECTING TO EXISTING WATER FACILITIES. AT ALL TIMES, THE OPERATION OF EXISTING VALVES SHALL BE DONE UNDER THE DIRECTION OF MAINTENANCE DIVISION PERSONNEL.
36. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF BASE ROCK UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
37. WHEN THE LOWEST FINISHED FLOOR LEVEL OF A HOUSE IS 12 INCHES OR LESS ABOVE THE TOP ELEVATION OF THE NEAREST UPSTREAM SANITARY SEWER STRUCTURE, THERE SHALL BE A BACKWATER OVERFLOW DEVICE OR CHECK VALVE INSTALLED ON THE SEWER LATERAL NEXT TO THE CLEAN OUT.
38. IF PAVING AND STORM DRAIN IMPROVEMENTS ARE NOT COMPLETED BY OCTOBER 1, TEMPORARY SILT AND EROSION CONTROL FACILITIES SHALL BE INSTALLED TO CONTROL AND CONTAIN SILT DEPOSITS AND TO PROVIDE FOR THE SAFE DISCHARGE OF STORM WATERS INTO EXISTING STORM DRAINAGE FACILITIES.
39. ALL TRAFFIC SIGNS AND STREET NAME SIGNS SHALL BE HIGH REFLECTIVE GRADE AND CONFORM TO CALTRANS AND CITY SPECIFICATIONS.
40. REVIEW OF THESE PLANS BY THE CITY ENGINEER DOES NOT RELIEVE THE PERMITTEE OR HIS ENGINEER FROM THE RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS AND ANY DEFICIENCIES RESULTING FROM THE DESIGN THEREOF.
41. ALL CITY STANDARD DETAILS REFERENCED ON THE PLANS SHALL BE THE CURRENT VERSION AVAILABLE FROM THE PUBLIC WORKS DEPARTMENT. THE MOST CURRENT CITY DETAILS CAN BE FOUND ON THE CITY'S WEBSITE.
42. A LICENSED LAND SURVEYOR SHALL BE RETAINED TO ESTABLISH ALL LINES, LEVELS, GRADES, AND LOCATIONS OF ALL IMPROVEMENTS AND TO VERIFY THE PROPER INSTALLATION OF ALL IMPROVEMENTS. A STATE OF CALIFORNIA REGISTERED CIVIL ENGINEER SHALL BE RETAINED TO UPDATE CONTRACT PLANS AND TO SUBMIT RECORD DRAWINGS INDICATING ALL FINAL IMPROVEMENTS, WITH APPROVED REVISIONS, INSTALLED.
43. SUBMITTALS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL AT LEAST TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION OF AN IMPROVEMENT REQUIRING THEM.
44. THE CONTRACTOR SHALL PLACE A "S" (FOR SEWER) IN THE WET CONCRETE CURB TOP AT ALL NEW LATERAL LOCATIONS.
45. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

EXISTING CONDITIONS

1. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON A TOPOGRAPHIC FIELD SURVEY PERFORMED JUNE 4, 2021 BY BKF ENGINEERS GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND SPECIFICATIONS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE. INFORMATION REGARDING EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES SHOWN ON THESE PLANS WAS TAKEN FROM RECORD DATA KNOWN TO THE DESIGN ENGINEER AND IS NOT MEANT TO BE A FULL CATALOG OF EXISTING CONDITIONS. CONTRACTOR SHALL CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES (WHETHER SHOWN ON THESE PLANS OR NOT) PRIOR TO THE COMMENCEMENT OF WORK. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.
2. ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF ANY CONSTRUCTION AFFECTING SAID LINES.
3. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 642-2444 AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION OR GRADING WORK.

FLOOD ZONE

FEMA DESIGNATED FLOOD ZONE: FLOOD ZONE "AE", WHICH INCLUDES AREAS WITH BASE FLOOD ELEVATION OF 10 FEET PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06081C0169G DATED APRIL 5, 2019.

PROJECT BENCHMARK

BM 36, BEING A BRASS DISK SET ON TOP OF THE NW CURB RETURN ON INDUSTRIAL ROAD AT HOLLY STREET (906 HOLLY ST.) AS SHOWN ON CITY OF SAN CARLOS. BENCHMARK ELEVATION = 9.13 FEET, NAVD 88 DATUM

GRADING NOTES

1. ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORTS PREPARED BY LANGAN TITLED "GEOTECHNICAL INVESTIGATION, 405 INDUSTRIAL ROAD, SAN CARLOS, CALIFORNIA" DATED MAY 26, 2021. IN CASE OF CONFLICT THE GEOTECHNICAL REPORT SHALL GOVERN.
2. ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE OF SECTION 2 OF THE CITY OF SAN CARLOS DESIGN GUIDELINES MOST RECENT EDITION. THE DESIGN GUIDELINES ARE AVAILABLE ON THE CITY OF SAN CARLOS PUBLIC WORKS ENGINEERING DIVISION WEBSITE.
3. CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. WHERE GRADED AREAS DO NOT CONFORM TO THE GRADES SET FORTH ON THESE PLANS, THE CONTRACTOR SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE OWNER
4. NO GRADING IS PERMITTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
5. A GRADING/HAULING PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
6. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
7. THE GEOTECHNICAL ENGINEER SHALL BE PRESENT AT THE SITE DURING GRADING OPERATIONS AND SHALL PERFORM ALL TESTING DEEMED NECESSARY. THE GEOTECHNICAL ENGINEER SHALL OBSERVE GRADING OPERATIONS AND IDENTIFY THOSE CONDITIONS WITH RECOMMENDED CORRECTIVE MEASURES TO THE CONTRACTOR AND THE CONSTRUCTION MANAGER.
8. UPON COMPLETION OF GRADING OPERATIONS, THE GEOTECHNICAL ENGINEER SHALL PROVIDE A WRITTEN REPORT DOCUMENTING THE RESULTS OF THE GEOTECHNICAL ENGINEER'S SITE OBSERVATION AND TESTING ACTIVITIES PERFORMED DURING SITE GRADING OPERATIONS.
9. THE CONTRACTOR SHALL DETERMINE THE EARTHWORK QUANTITIES TO HIS SATISFACTION PRIOR TO BIDDING. FINAL GRADING QUANTITIES ARE DEPENDENT ON FIELD CONDITIONS, CONSTRUCTION TECHNIQUES AND SEQUENCES, FINAL COMPACTION OBTAINED, BENCHING AND BACKFILL METHODS AND NUMEROUS OTHER FACTORS OUT OF THE CONTROL THE DESIGNER. ANY IMPORT OR EXPORT REQUIRED SHALL BE REFLECTED IN THE BID. NO ADDITIONAL COMPENSATION WILL BE MADE FOR ANY IMPORT OR EXPORT REQUIRED UNLESS NECESSITATED BY UNFORESEEN FIELD CONDITIONS (E.G. UNSUITABLE EXISTING SOIL NOT DETECTED IN THE GEOTECHNICAL INVESTIGATION REPORT).

UTILITY NOTES

1. CONTRACTOR TO MAKE ARRANGEMENTS WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY TIE-IN, CUT AND CAP, DEMOLITION, ABANDONMENT OF OR WORK WITH THEIR FACILITIES.
2. CONTRACTOR TO MAKE ARRANGEMENTS WITH CITY AND CALWATER AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY TIE-IN AND ANY TASK IN WHICH PARTICIPATION BY CITY AND RESPECTIVE UTILITY AGENCIES FORCES IS NECESSARY; THE CITY'S WATER SYSTEM IS OWNED AND OPERATED BY CALWATER.
3. A MINIMUM OF TWELVE (12) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN ADJACENT UTILITY PIPES AT ALL UTILITY CROSSINGS UNLESS OTHERWISE NOTED.
4. ALL IRRIGATION SLEEVES REQUIRED BY LANDSCAPING PLANS SHALL BE INSTALLED BY THIS CONTRACTOR PRIOR TO CONSTRUCTING SURFACE IMPROVEMENTS. IRRIGATION SLEEVES SHALL BE FOUR (4) INCH PVC (SCHEDULE 40) PIPE AND SHALL EXTEND A MINIMUM TWELVE (12) INCHES BEHIND THE BACK OF CURB OR BACK OF WALK AT A MINIMUM DEPTH OF THIRTY-SIX (36) INCHES BELOW GRADE. SEE LANDSCAPE PLANS FOR LOCATIONS.
5. CONTRACTOR SHALL PROTECT ALL UTILITIES FROM DAMAGE DURING COMPACTION OF ROADWAY SUBGRADE AND PRIOR TO PLACEMENT OF THE FINAL PAVEMENT SECTION.
6. ALL UTILITY BOXES AND LIDS IN PAVED AREAS SHALL ACCEPT H-20 LOADS. THE ENTIRE BOX, NOT JUST THE LID, MUST ACCEPT H-20, LOADS UNLESS OTHERWISE NOTED.
7. CONTRACTOR IS CAUTIONED THAT PVC PIPE DERIVES ITS STRENGTH FROM THE COMPACTED BEDDING MATERIAL BELOW AND BESIDE THE PIPE HAUNCHES. CARE SHOULD BE EXERCISED IN THE PLACEMENT AND COMPACTION OF THIS MATERIAL AND THE INSERTION AND REMOVAL OF SHEET PILING ADJACENT TO IT. CONTRACTOR SHALL USE CAUTION WHEN OPERATING EQUIPMENT ON SUBGRADE NEAR PVC PIPE INSTALLATIONS.
8. CONTRACTOR SHALL STENCIL STORM DRAIN INLETS WITH NPDES STATEMENT. CONTRACTOR SHALL CONTACT THE CITY OF SAN CARLOS ENGINEERING DIVISION TO OBTAIN THE STENCIL TEMPLATE AND COORDINATE COLOR AND APPLICATION PROCEDURE.
9. BEFORE DISCONNECTING UTILITY SERVICE TO ANY ESTABLISHMENT, CONTRACTOR SHALL GIVE ADVANCE NOTICE TO ESTABLISHMENT BEFORE THEIR UTILITY SHUT DOWN, MAKE ARRANGEMENTS WITH THOSE ESTABLISHMENTS FOR A SCHEDULED SHUT DOWN AND COORDINATE DATE OF SHUT DOWN, DURATION, INCONVENIENCE, DELAYS, ETC. WITH A REPRESENTATIVE OF THE CITY AND/OR RESPECTIVE UTILITY AGENCY.
10. WHERE COVER OF PROPOSED UTILITIES IS LESS THAN 3 FEET TRENCH BACKFILL SHALL BE CEMENT SLURRY IN ACCORDANCE WITH SECTION 19-3.062 OF THE CALTRANS STANDARD SPECIFICATIONS EXCEPT THAT THE CEMENT CONTENT SHALL BE NOT LESS THAN 94 POUNDS NOR MORE THAN 100 POUNDS PER CUBIC YARD OF MATERIAL PRODUCED.
11. CONTRACTOR SHALL PROVIDE CATHODIC PROTECTION FOR ALL BURIED METALLIC PIPELINE COMPONENTS AS REQUIRED BY THE PROJECT GEOTECHNICAL REPORT.
12. INSTALL SLURRY TRENCH PLUG WHERE UTILITY LATERALS PASS BENEATH LANDSCAPE/PLANTER AREAS AND EXTEND TOWARD SLAB ON GRADE CONCRETE AND BUILDING FOUNDATIONS TO PREVENT MIGRATION OF WATER THROUGH TRENCH BACKFILL.

STORM DRAIN NOTES

1. ALL STORM DRAIN WORK SHALL BE PERFORMED IN ACCORDANCE OF SECTION 6 OF THE CITY OF SAN CARLOS DESIGN GUIDELINES MOST RECENT EDITION. THE DESIGN GUIDELINES ARE AVAILABLE ON THE CITY OF SAN CARLOS PUBLIC WORKS ENGINEERING DIVISION WEBSITE.
2. PUBLIC STORM DRAIN LINES 12-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 PIPE ACCORDING TO STANDARDS AS SPECIFIED IN SECTIONS 207-17 OF THE "GREENBOOK." PIPE SPIGOT AND SOCKET JOINTS SHALL CONFORM TO ELASTOMERIC GASKET JOINTS IN SECTION 207-17 OF THE "GREEN BOOK." INSTALLATION OF STORM SEWER PIPES AND FITTINGS AS WELL AS TESTING SHALL CONFORM TO SECTION 306 OF THE "GREEN BOOK".
3. PRIVATE STORM DRAIN LINES 4-INCH THROUGH 12-INCH OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THESE SITEWORK PLANS, AND APPLICABLE SECTIONS OF THE ON-SITE PROJECT SPECIFICATIONS.
4. IN AREAS OF SHALLOW COVER, REINFORCED CONCRETE PIPE (RCP) SHALL BE USED. REFER TO UTILITY PLAN FOR SPECIFIC LOCATIONS.

Know what's **below.**
Call before you dig.

PROJECT LOCATION

VICINITY MAP

LEGEND

	PROPOSED	EXISTING
BOUNDARY		
STORM DRAIN LINE	SD	42" SD
SANITARY SEWER LINE	6" SS	8" SS / SS
WATER LINE	8" W	6" WD / W
MANHOLE		
FIRE HYDRANT	FH	
STORM DRAIN INLET		
JUNCTION BOX		
SPOT ELEVATION	101.0	101
TRANSFORMER	ABOVE GRADE	
CLEANOUT	CO	
SANITARY SEWER BACKWATER VAVLE	BWV	
DOWNSPOUT		
ELECTRICAL		
OVERHEAD WIRES		OH
GAS		G
ELECTROLLER		
TRAFFIC SIGNAL		

ABBREVIATIONS

SYMBOL	DESCRIPTION
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
B.F.E.	BASE FLOOD ELEVATION
BFP	BACK FLOW PREVENTER
BLDG	BUILDING
BW	BACK OF WALK
BWV	SANITARY SEWER BACKWATER VALVE
CB	CATCH BASIN
CI	CAST IRON
CO	CLEANOUT
CONC	CONCRETE
C&G	CURB AND GUTTER
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DW	DOMESTIC WATER
DWY	DRIVEWAY
E, ELEC	ELECTRIC
EB	ELECTRIC BOX
EG	EXISTING GROUND
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EVA	EMERGENCY VEHICLE ACCESS
EX, EXIST	EXISTING
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FIRE WATER
G, GS	GAS
GB	GRADE BREAK
GR	GRATE ELEVATION
HC, HCR	HANDICAP RAMP
HDPE	HIGH DENSITY POLYETHYLENE
HGL	HYDRAULIC GRADE LINE
HP	HIGH POINT
INV	INVERT
IRRIG	IRRIGATION
JB	JUNCTION BOX
JP	JOINT POLE
JT	JOINT TRENCH
LF	LINEAR FOOT
LG	LIP OF GUTTER
LP	LOW POINT
LT, 'L	LEFT OFFSET FROM STATION LINE
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MFV	MEDIA FILTER VAULT
(N)	NEW
NTS	NOT TO SCALE
OH	OVERHEAD
PAE	PUBLIC ACCESS EASEMENT
PB	PULL BOX
PCL	PARCEL
PE	POLYETHYLENE
PIV	POST INDICATOR VALVE WITH TAMPER
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PR, PROP	PROPOSED

ABBREVIATIONS

SYMBOL	DESCRIPTION
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP CL-V	REINFORCED CONCRETE PIPE CLASS V
RIM	RIM ELEVATION
RW	RIGHT OF WAY
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SD	STORM DRAIN
SF	SQUARE FEET
SLP	SEE LANDSCAPE PLANS
SS	SANITARY SEWER
SSP	SEE STRUCTURAL PLANS
STD	STANDARD
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
T, TEL, TELE	TELEPHONE
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
TYP	TYPICAL
UNK	UNKNOWN
UTIL	UTILITY
VCP	VITRIFIED CLAY PIPE
W, WD, WL	WATER, DOMESTIC WATER, WATER LINE
WM	WATER METER
WV	WATER VALVE

DRAWING INDEX

C1.0	TITLE SHEET & GENERAL NOTES
C2.0	GENERAL NOTES
C3.0	EXISTING CONDITIONS
C4.0	DEMOLITION PLAN
C5.0	SITE PLAN
C6.0	GRADING PLAN
C7.0	UTILITY PLAN
C8.0	STORMWATER MANAGEMENT PLAN
C9.0	FIRE TRUCK TURNING
C10.0	DETAILS
C11.0	EROSION CONTROL
C12.0	EROSION CONTROL DETAILS
C13.0	PEDESTRIAN BRIDGE PLAN
C14.0	BEST MANAGEMENT PRACTICES
C15.0	CROSS SECTIONS

WATER NOTES

1. PUBLIC WATER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CALWATER STANDARDS. ALL CONNECTIONS TO THE PUBLIC MAIN SHALL BE COORDINATED BY THE CONTRACTOR WITH CALWATER.
2. THE DOMESTIC AND IRRIGATION WATER SYSTEM IN PUBLIC AREAS UP TO AND INCLUDING THE WATER METERS, AND THE FIRE PROTECTION WATER SYSTEM IN PUBLIC AREAS UP TO THE PROPERTY LINE (OR FIRE PROTECTION SYSTEM WATER METER), SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH CALWATER STANDARDS.
3. THE DOMESTIC AND FIRE PROTECTION WATER SYSTEM IN THE BUILDING SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLUMBING AND FIRE PROTECTION CONSULTANT'S PLANS AND SPECIFICATIONS.
4. THE IRRIGATION WATER SYSTEM BEYOND THE IRRIGATION WATER METER SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S PLANS AND SPECIFICATIONS.
5. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
6. THE PRIVATE DOMESTIC (AND FIRE PROTECTION) WATER SYSTEM BEYOND THE DOMESTIC (AND FIRE PROTECTION) WATER SYSTEM METER(S) AND THE CONNECTION SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THESE SITEWORK PLANS, AND APPLICABLE SECTIONS OF THE ON-SITE PROJECT SPECIFICATIONS.
7. ALL FIRE SERVICE CONNECTIONS SHALL BE MADE WITH THE PUBLIC MAIN IN ACCORDANCE WITH THE CITY AND/OR OWNER OF THE SYSTEM, CITY FIRE DEPARTMENT STANDARDS, LATEST EDITION OF THE UNIFORM/CALIFORNIA BUILDING, FIRE AND PLUMBING CODE REQUIREMENTS.
8. ALL FIRE PROTECTION EQUIPMENT (E.G. DOUBLE DETECTOR CHECK VALVE, POST INDICATOR VALVE AND FIRE DEPARTMENT CONNECTION WITH CHECK VALVE) SHALL BE "UL" LISTED AND "FM" APPROVED AND INSTALLED IN ACCORDANCE WITH THE FIRE PROTECTION PLANS, DETAILS AND SPECIFICATIONS, LATEST EDITION OF THE UNIFORM/CALIFORNIA BUILDING, FIRE AND PLUMBING CODE REQUIREMENTS.
9. ALL BACKFLOW PREVENTION DEVICES WHERE THE USE OF THE WATER MAY POSE A HAZARD TO THE PUBLIC WATER SUPPLY SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH COUNTY HEALTH CODE AND CALWATER STANDARDS.
10. ABANDONMENT OF EXISTING WATER LINES SHALL TAKE PLACE AT THE MAIN LINE, UNLESS DIRECTED OTHERWISE BY CALWATER AND/OR THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING SERVICES FOR THOSE FACILITIES INSTALLED BY THE CONTRACTOR UNTIL SUCH TIME AS THE WORK HAS BEEN OFFICIALLY ACCEPTED BY CALWATER AND/OR THE CITY ENGINEER. THE MARKING, LABELING, AND TIMING OF SUCH LOCATIONS SHALL BE IN CONFORMANCE WITH WITH THE REQUIREMENTS OF UNDERGROUND SERVICE ALERT.
11. ALL BACKFLOW PREVENTION DEVICES SHALL BE REVIEWED BY CALWATER, THE CITY ENGINEER AND/OR SAN MATEO COUNTY DEPT OF HEALTH SERVICES INSPECTOR PRIOR TO INSTALLATION. BACKFLOW PREVENTION ASSEMBLIES SHALL BE THE SAME SIZE AS THE PIPE MAIN IN WHICH THEY ARE INSTALLED.THE ASSEMBLY SHALL BE "UL" LISTED AND"FM"APPROVED BY THE RESEARCH FOUNDATION FOR CROSS-CONNECTION CONTROL, UNIVERSITY OF SOUTHERN CALIFORNIA.
12. PRESSURE REDUCING DEVICES MAY BE REQUIRED AND INSTALLED AT EACH RESIDENTIAL AND COMMERCIAL CONNECTION OR AS DIRECTED BY CALWATER AND/OR THE CITY ENGINEER. INSTALLATION OF THE PRESSURE REDUCING DEVICES SHALL BE UNDER THE SUPERVISION AND INSPECTION OF THE BUILDING INSPECTION DEPARTMENT OF THE CITY.
13. PRIOR TO MAKING FINAL CONNECTIONS TO THE EXISTING WATER SYSTEM, ALL NEWLY INSTALLED WATER PIPELINES, VALVES, AND FITTING SHALL BE FLUSHED, STERILIZED AND TESTED BY THE CONTRACTOR, AND SHALL PASS BACTERIA AND OTHER WATER QUALITY REQUIREMENTS BEFORE PUT INTO SERVICE. (REFER TO CITY AND CALWATER STANDARD TECHNICAL PROVISIONS FOR TESTING AND STERILIZATION REQUIREMENTS.) CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT REQUIRED TO DISINFECT THE PIPELINES AND APPURTENANCE.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY AFFECTED RESIDENTS AND BUSINESSES TWO (2) WORKING DAYS PRIOR TO THE START OF A WATER MAIN SHUTDOWN. THE WATER MAIN SHUTDOWN WILL BE COMPLETED BY CALWATER CREWS ONLY.
15. ALL ON AND OFF-SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED TO EACH INDIVIDUAL USE.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER WORK SHALL BE PERFORMED IN ACCORDANCE OF SECTION 7 OF THE CITY OF SAN CARLOS DESIGN GUIDELINES MOST RECENT EDITION. THE DESIGN GUIDELINES ARE AVAILABLE ON THE CITY OF SAN CARLOS PUBLIC WORKS ENGINEERING DIVISION WEBSITE.
2. ACCORDING TO CITY OF SAN CARLOS STANDARD SPECIFICATIONS, ALL SANITARY SEWER LINES THAT HAVE LESS THAN 3.5' MINIMUM COVER SHALL BE DUCTILE IRON PIPE WITH PROTECTO-401 LINING. INSTALLATION OF SANITARY SEWER PIPES AND FITTINGS AS WELL AS TESTING SHALL CONFORM TO THE CITY OF SAN CARLOS STANDARD SPECIFICATIONS.
3. ALL LATERALS SHALL HAVE A CLEANOUT TO GRADE AT THE BUILDING FACE PER CITY STANDARDS.
4. A SEWER PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO THE START OF ANY SEWER CONSTRUCTION WORK.
5. CONTRACTOR SHALL VERIFY THE INVERT ELEVATION OF ALL DOWNSTREAM AND UPSTREAM CONNECTION POINTS AS FIRST ORDER OF BUSINESS. CONTRACTOR SHALL ALSO VERIFY THE ELEVATION OF ALL EXISTING UTILITIES AT CROSSINGS PRIOR TO TRENCHING AND PIPE INSTALLATION. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ENGINEER FOR REVIEW.
6. CONTRACTOR SHALL MAKE PROVISIONS TO MAINTAIN FLOW OF ALL SEWER MAINS FOR THE DURATION OF WORK, INCLUDING TIE-INS. AT NO TIME SHALL THE CONTRACTOR IMPEDE OR OBSTRUCT THE FLOW OF AN EXISTING SEWER. ALL TIE-INS AND PLANS FOR SEWER BYPASS SHALL BE COORDINATED WITH THE CITY ENGINEER.

PORTLAND CEMENT CONCRETE

1. CONCRETE SHALL BE CLASS "A" PORTLAND CEMENT CONCRETE AS DESIGNATED IN SECTION 90 OF THE STATE STANDARD SPECIFICATIONS UNLESS OTHERWISE DESIGNATED BY THE PLANS AND SPECIFICATIONS FOR THE WORK. CONCRETE SHALL BE MIXED, PLACED, CURED AND PROTECTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 90 OF THE STATE STANDARD SPECIFICATIONS. REFER TO SECTION 4 OF THE CITY OF SAN CARLOS DESIGN GUIDELINES MOST RECENT EDITION. THE DESIGN GUIDELINES ARE AVAILABLE ON THE CITY OF SAN CARLOS PUBLIC WORKS ENGINEERING DIVISION WEBSITE.

ASPHALT CONCRETE

1. ASPHALT CONCRETE SHALL BE TYPE "A" CONFORMING TO SECTION 39 OF STATE STANDARD SPECIFICATION AS MODIFIED IN THE CITY OF SAN CARLOS STANDARD SPECIFICATIONS. REFER TO SECTION 3 OF THE CITY OF SAN CARLOS DESIGN GUIDELINES MOST RECENT EDITION. THE DESIGN GUIDELINES ARE AVAILABLE ON THE CITY OF SAN CARLOS PUBLIC WORKS ENGINEERING DIVISION WEBSITE.

RECORD DRAWINGS

1. CONTRACTOR SHALL KEEP ACCURATE RECORD DRAWINGS WHICH SHOW THE FINAL LOCATION, ELEVATION, AND DESCRIPTION OF ALL WORK. CONTRACTOR SHALL ALSO NOTE THE LOCATION AND ELEVATION OF ANY EXISTING IMPROVEMENTS ENCOUNTERED. RECORD DRAWINGS SHALL BE "REDLINED" ON A SET OF PRINTS. THE REDLINED PRINTS SHALL BE DELIVERED TO THE CONSTRUCTION MANAGER.

STATEMENT OF RESPONSIBILITY

1. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
2. CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES; AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO SAFETY AND CHARACTER OF WORK EQUIPMENT AND LABOR PERSONNEL.

UNAUTHORIZED CHANGES AND USES

1. THE DESIGN ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

811 Know what's **below.** **Call** before you dig.

plot date: 12/22/2021 11:47:33 AM

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BKF ENGINEERS / SURVEYORS / PLANNERS

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

GENERAL NOTES

PROJECT #2202032.00
SCALE:
DATE: 08/08/22

C2.0

R=553.00'
Δ=18°02'43"
L=174.17'

ABUTTER'S ACCESS RIGHTS
RELINQUISHED PER 2401 OR 25
& 1115 OR 96

N24°42'40"W 117.72'

R=347.00'
Δ=10°23'00"
L=62.89'

R=147.00'
Δ=48°08'54"
L=123.53'

ABUTTER'S ACCESS RIGHTS
RELINQUISHED PER 2401 OR 25
& 1115 OR 96

N33°49'14"W 105.32'

STORM DRAIN AND
INCIDENTAL PURPOSES
EASEMENT PER
7768 OR 394

HOLLY STREET

N46°51'36"E 476.39'

S43°08'24"E 366.26' TOTAL

S33°49'14"W 105.32'

N48°59'15"W 59.46'

R=300.00'
Δ=5°30'29"
L=28.84'

N46°51'36"E 136.74'

N49°04'04"W 337.48'

N42°08'24"W
53.01'

INDUSTRIAL ROAD

IRRIGATION
CONTROLLER

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

plot date : 12/22/2021 11:47:32 AM

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ENGINEERS / SURVEYORS / PLANNERS

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

EXISTING CONDITIONS

PROJECT #2202032.00
SCALE:
DATE: 08/08/22

C3.0

KEYED NOTES

1. DEMOLISH AND REMOVE EXISTING BUILDING AND FOUNDATION
2. REMOVE EXISTING AC PAVING AND BASE
3. CUT AND CAP ALL UTILITY LINES TO BUILDING TO BE DEMOLISHED
4. REMOVE BACKFLOW PREVENTOR
5. REMOVE FIRE HYDRANT
6. REMOVE DRIVEWAY
7. REMOVE STORM DRAIN STRUCTURE
8. REMOVE GATE
9. REMOVE WATER VALVE
10. EXISTING FENCE TO REMAIN
11. REMOVE LANDSCAPING
12. REMOVE BOLLARDS

DEMOLITION LEGEND

— - - —	PROJECT BOUNDARY LINE
⬚	REMOVE ASPHALT AND BASEROCK
⬚	REMOVE LANDSCAPING
▨	REMOVE EX. BUILDING, FOUNDATION AND BASEROCK

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

plot date : 12/22/2021 11:47:32 AM

RMW

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405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

DEMOLITION PLAN

PROJECT #2202032.00
SCALE:
DATE: 08/08/22

C4.0

KEYED NOTES

1. RED PAINT CONCRETE CURB AND STENCIL "NO PARKING – FIRE LANE"
2. STRIPE DIAGONAL CROSSWALK PER CALTRANS STANDARD DRAWING A24F
3. STRIPE PARKING STALLS WITH 4" WHITE
4. INSTALL ADA CURB RAMP

GRADING LEGEND

- EXISTING PROPERTY LINE
- LIMITS OF UNDERGROUND GARAGE
- FLOW THROUGH PLANTER
- ASPHALT PAVING
- PEDESTRIAN CONCRETE (4" PCC/4"AB)
- PROPOSED ACCESS EASEMENT PER SEPARATE DOCUMENT

PROPOSED ACCESS EASEMENT (FOR THE BENEFIT OF THE CITY OF SAN CARLOS PER CO SEPARATE DOCUMENT)

INDUSTRIAL ROAD

HOLLY STREET

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

plot date - 12/22/2021 11:47:32 AM

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405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

SITE PLAN

PROJECT #2202032.00
SCALE:
DATE: 08/08/22

C5.0

KEYED NOTES

1. INSTALL BELOW GRADE PLANTER PER DETAIL 1, SEE SHEET 10.0
2. NOTE INTENTIONALLY DELETED
3. INSTALL 6" VERTICAL CURB & GUTTER WITH CURB CUTS PER DETAIL 4, SEE SHEET C10.0
4. INSTALL 6" WIDE VERTICAL CURB AND GUTTER
5. INSTALL 6" WIDE CONCRETE VERTICAL CURB
6. INSTALL RETAINING CURB
7. INSTALL DRIVEWAY
8. INSTALL CURB RAMP
9. INSTALL CONCRETE WALKWAY
10. INSTALL ASPHALT PAVEMENT (5"AC/10" AB CL. II)

GRADING LEGEND

- EXISTING PROPERTY LINE
- LIMITS OF UNDERGROUND GARAGE
- FLOW THROUGH PLANTER
- ASPHALT PAVING
- PEDESTRIAN CONCRETE (4" PCC/4"AB)
- (EG 23.9±) CONFORM — EXISTING ELEVATION
- TC 25.24 / FL 24.74 — PROPOSED ELEVATION
- CC 25.24 / FL 24.74 — PROPOSED TOP OF CURB ELEVATION AT CURB CUT
- RUNOFF DIRECTION
- STORMDRAIN CATCH BASIN
- STORMDRAIN JUNCTION BOX
- STORMDRAIN BUBBLER
- STORMDRAIN AREA DRAIN
- STORMDRAIN MANHOLE
- STORMDRAIN CLEANOUT
- SDOF — STORM DRAIN OUTFALL
- STORMDRAIN OVERLAND RELEASE

EARTHWORK QUANTITIES

CUT = 49,600 CY
FILL = 0 CY
EXPORT = 49,600 CY
IMPORT = 0 CY

NOTE: EARTHWORK QUANTITIES ARE SHOWN FOR INFORMATION ONLY AND ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

HOLLY STREET

INDUSTRIAL ROAD

RWW

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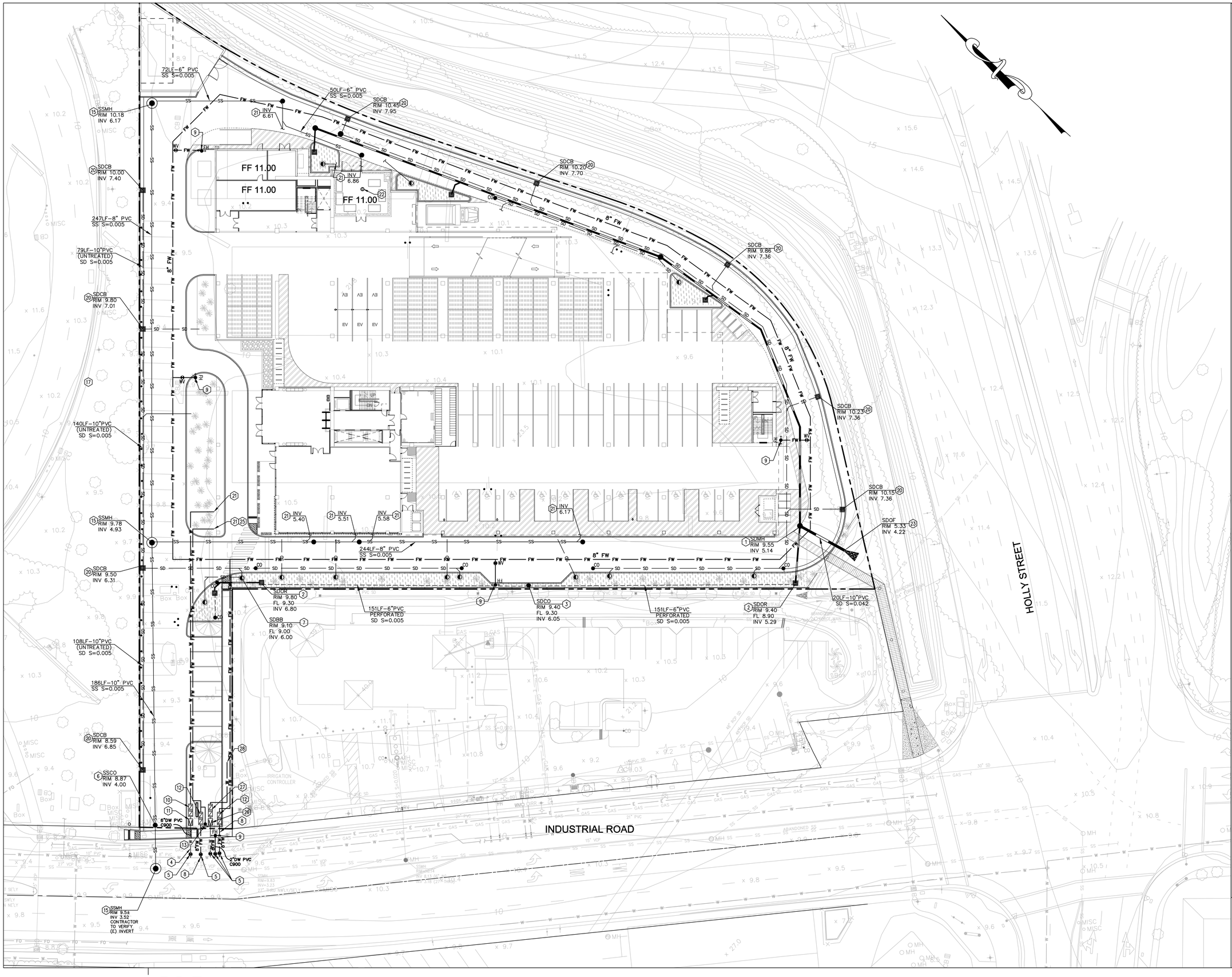
405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

GRADING PLAN

PROJECT #2202032.00
SCALE:
DATE: 08/08/22

C6.0

plot date: 12/22/2021 11:47:32 AM



KEYED NOTES

1. INSTALL STORM DRAIN MANHOLE
2. INSTALL STORM DRAIN OVERFLOW RISER PER DETAIL 6, SEE SHEET C10.0
3. INSTALL 6" STORM DRAIN CLEANOUT
4. INSTALL 6" DOMESTIC WATER SERVICE (BUILDING)
5. INSTALL WATER VALVE
6. INSTALL 6" SANITARY SEWER CLEANOUT
7. INSTALL BUBBLER BOX PER DETAIL , SHEET C10.0
8. INSTALL 8" FIRE WATER SERVICE
9. INSTALL FIRE HYDRANT
10. INSTALL 6" REDUCED PRESSURE BACKFLOW PREVENTION
11. INSTALL 4" WATER METER
12. INSTALL 8" BACKFLOW PREVENTER DEVICE
13. INSTALL FIRE DEPARTMENT CONNECTION (FDC)
14. INSTALL POST INDICATOR VALVE (PIV)
15. INSTALL SANITARY SEWER MANHOLE
16. CONNECT TO EXISTING STORM DRAIN LINE
17. INSTALL STORM DRAIN JUNCTION BOX
18. CONTRACTOR TO FIELD VERIFY EXISTING INVERT
19. INSTALL 2" BACKFLOW PREVENTER DEVICE
20. INSTALL STORM DRAIN CATCH BASIN WITH ADS–FLEXSTORM PERFORATED STAINLESS STEEL TRASH CAPTURE INSERT PER DETAIL 8, SEE SHEET C10.0
21. SEE PLUMBING PLANS FOR CONTINUATION
22. INSTALL SANITARY SEWER AREA DRAIN. SEE PLUMBING PLAN
23. INSTALL STORM DRAIN OUTFALL WITH ROCK RIP–RAP PER DETAIL 7, SEE SHEET C9.0. WHERE THERE ARE LOCALIZED AREAS OF WEAK SUBGRADE ALONG THE SLOPE, INSTALL STABILIZATION MEASURES BELOW THE RIP–RAP SUCH AS REINFORCING GEOGRID, MIRAFI 500X OR EQUIVALENT
24. CONNECTION TO ROOF DRAIN
25. FIRE SERVICE TO BUILDING
26. INSTALL 2" WATER METER
27. INSTALL 2" BACKFLOW PREVENTER
28. SEE IRRIGATION PLANS FOR CONTINUATION

UTILITY LEGEND

- EXISTING PROPERTY LINE
- LIMITS OF UNDERGROUND GARAGE
- SS — SANITARY LINE
- TREATED STORM DRAIN LINE
- SD — UNTREATED STORM DRAIN LINE
- W — WATER LINE
- FW — FIRE WATER LINE
- JT — JOINT TRENCH (BY OTHERS)
- G — GAS SERVICE (BY OTHERS)
- PERFORATED PIPE WITHIN PLANTER
- OFD/CB — OVER FLOW DRAIN/CATCH BASIN
- SDJB — STORM DRAIN JUNCTION BOX
- BB — STORM DRAIN BUBBLER BOX
- CI — STORM DRAIN CURB INLET
- SDAD — STORM DRAIN AREA DRAIN
- SDOF — STORM DRAIN OUTFALL
- SDMH — STORM DRAIN MANHOLE
- SDCO — STORM DRAIN CLEANOUT
- SSMH — SANITARY SEWER MANHOLE
- SSCO — SANITARY SEWER CLEANOUT
- SSAD — SANITARY SEWER AREA DRAIN
- WV — WATER VALVE
- PIV — POST INDICATOR VALVE
- M — WATER METER
- BACKFLOW PREVENTER
- FLOW THROUGH PLANTER

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

RWW

BKF ENGINEERS / SURVEYORS / PLANNERS

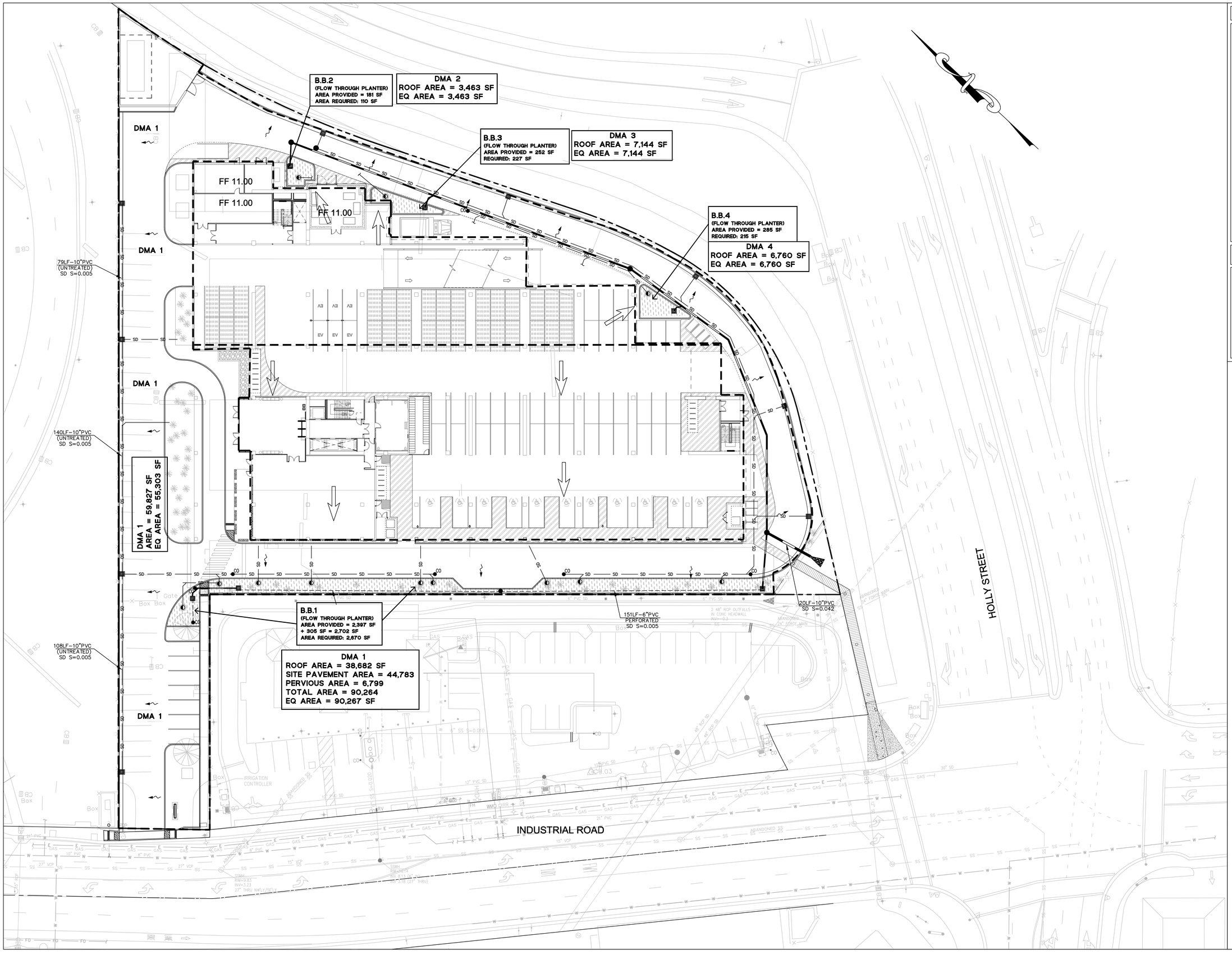
405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

UTILITY PLAN

PROJECT #2202032.00
SCALE:
DATE: 08/08/22

C7.0

plot date - 12/22/2021 11:47:32 AM



STORMWATER CONTROL LEGEND

- EXISTING PROPERTY LINE
- B.B.X — PLANTER AREA
- DMA X — DRAINAGE MANAGEMET AREA
- RUNOFF DIRECTION
- STORMDRAIN OVERFLOW DRAIN
- STORMDRAIN JUNCTION BOX
- STORMDRAIN BUBBLER
- STORMDRAIN AREA DRAIN
- STORMDRAIN MANHOLE
- STORMDRAIN CLEANOUT

STORMWATER CONTROL NOTE

STENCIL STORM DRAIN INLETS WITH " NO DUMPING-FLOWS TO BAY" OR EQUIVALENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

RWW

BKF ENGINEERS / SURVEYORS / PLANNERS

405 INDUSTRIAL ROAD

SAN CARLOS, CA 94070

STORMWATER MANAGEMENT PLAN

PROJECT #2202032.00
SCALE:
DATE: 08/08/22

C8.0

plot date - 12/22/2021 11:47:32 AM

HOLLY STREET

INDUSTRIAL ROAD

RWC FIRE TRUCK
Custom

RWC FIRE TRUCK
Custom

RWC FIRE TRUCK
Custom

RWC FIRE TRUCK
Custom

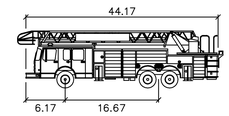
RWC FIRE TRUCK
Custom

RWC FIRE TRUCK
Custom

GRAPHIC SCALE

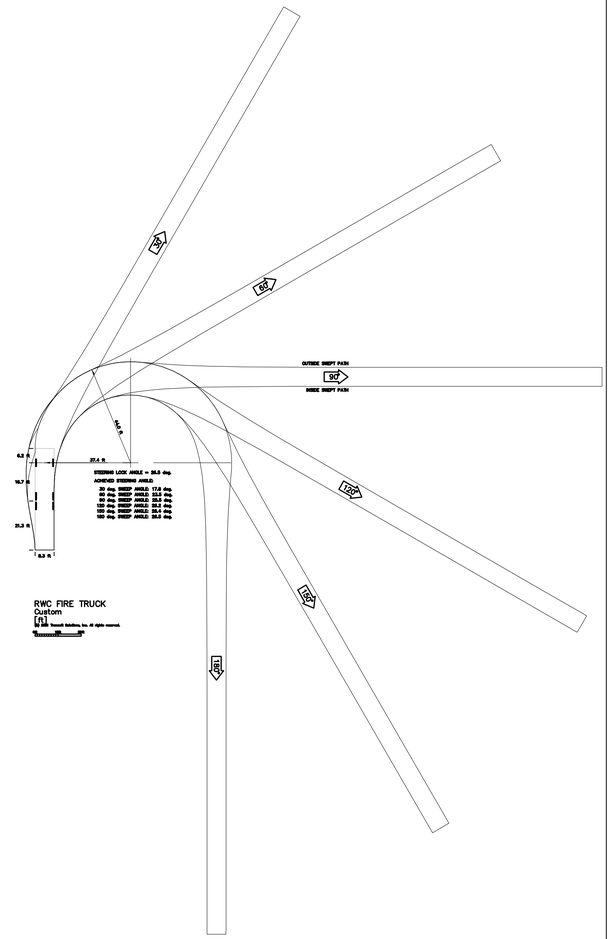
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



RWC FIRE TRUCK

	feet
Width	: 8.25
Track	: 8.25
Lock to Lock Time	: 6.0
Steering Angle	: 26.5



RWW

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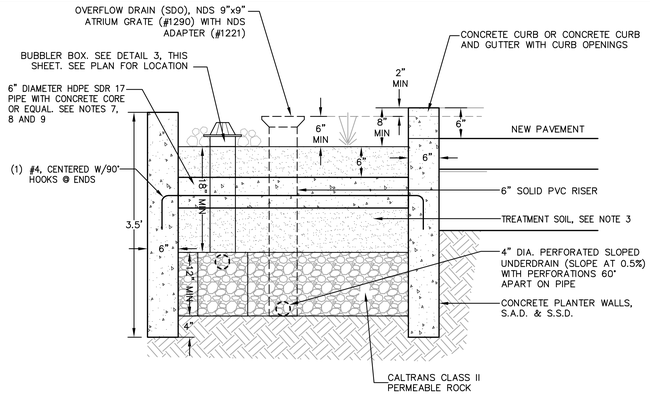
405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

FIRE TRUCK TURNING TEMPLATE

PROJECT #2202032.00
SCALE:
DATE: 08/08/22

C9.0

plot date: 12/22/2021 11:47:33 AM

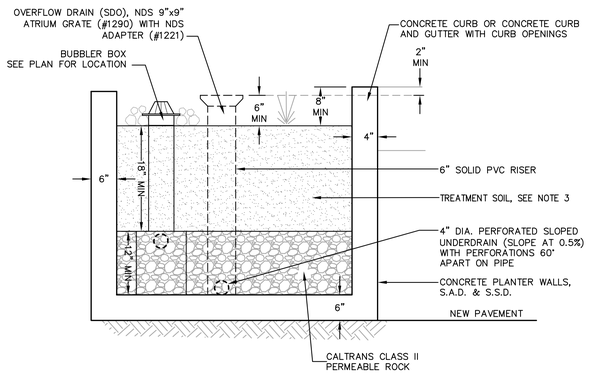


NOTES:

1. SEE LANDSCAPE PLANS & SPECIFICATIONS FOR PLANTING MATERIALS WITHIN PLANTER AREAS
2. PLACE 4" MIN. DIA. APPROVED NOYO COBBLE (OR APPROVED EQUIVALENT) FLUSH WITH CHANNEL SURFACE AROUND ALL STRUCTURES WITHIN BIORETENTION AND PLANTER AREA (DRAINAGE BUBBLERS, OVERFLOW DRAINS, SIGNS, LIGHT POSTS, IRRIGATION BOXES, ETC.), EXTENDING 12" FROM EDGE OF STRUCTURE.
3. SOILS IN THE FACILITY SHOULD MEET BIOTREATMENT SOIL SPECIFICATIONS APPROVED BY THE REGIONAL WATER BOARD (SAN MATEO COUNTY C.3 STORMWATER TECHNICAL GUIDANCE). A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM PERCOLATION RATE OF 10 INCHES/HOUR ARE REQUIRED (INITIAL INFILTRATION RATE MAY EXCEED THIS TO ALLOW FOR TENDENCY OF INFILTRATION RATE TO REDUCE OVER TIME). PLANTING SOIL LAYER SHOULD BE AT LEAST 18 INCHES DEEP. CONTRACTOR TO SUBMIT MATERIAL CERTIFICATES SIGNED BY THE MATERIAL PRODUCER, CERTIFYING THAT SOIL COMPLIES WITH, OR EXCEEDS, SPECIFIED REQUIREMENTS.
4. FOR DETAILS AND SPECIFICATIONS OF CONCRETE PLANTER WALLS, S.S.D. AND S.A.D.
5. EXPOSED PVC PIPE WITHIN PLANTER AREAS, SUCH AS OVERFLOW RISERS, SHALL BE PAINTED BLACK.
6. NOYO COBBLES (4"–6" IN DIA.), OR APPROVED EQUIVALENT, SHALL BE PLACED AROUND DIFFUSER PIPE TO THE TOP OF TREATMENT SOIL (TTS), FLUSH WITH PLANTING SURFACE, EXTENDING A MINIMUM OF 6" ON ALL SIDES OF DRAINAGE STRUCTURE/PIPE.
7. LATERAL BRACING SHALL BE PROVIDED EVERY 6FEET (MAX)
8. OTHER MATERIALS MAY BE USED IN LIEU OF HDPE PROVIDED MATERIAL IS NON CORROSIRVE, NON-LEACHING, AND SCHEDULE 40
9. PROVIDE 3INCH CONTINUOUS SLOT ACROSS TOP OF PIPE TO PLACE REINFORCEMENT AND ENSURE STRUT IS FREE OF VOIDS

NTS

1 FLOW THROUGH PLANTER (BELOW GRADE)



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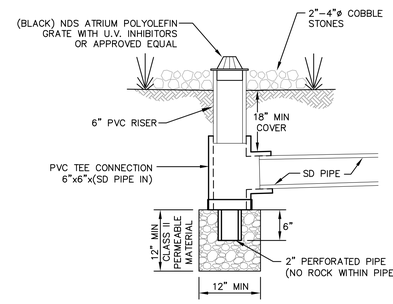
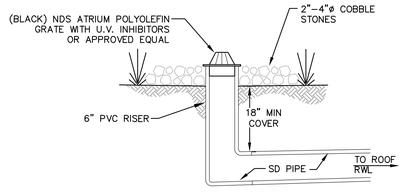
NTS

2 FLOW THROUGH PLANTER (ABOVE GRADE)



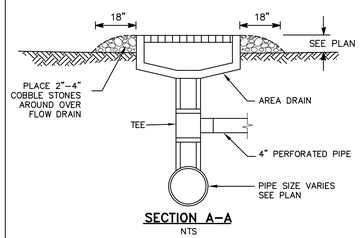
NTS

3 STORM DRAIN BUBBLER BOX (FOR BELOW GRADE PLANTERS)



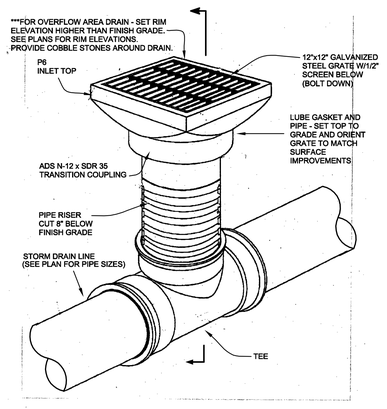
NTS

5 STORM DRAIN BUBBLER BOX (FOR ABOVE GRADE PLANTERS)



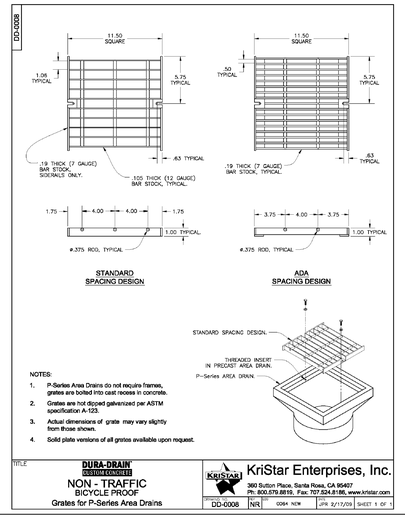
SECTION A–A

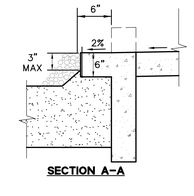
NTS



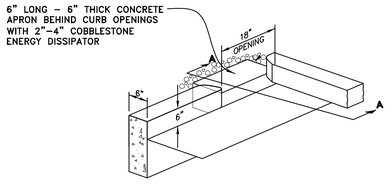
NTS

6 OVERFLOW DRAIN RISER AT PLANTERS



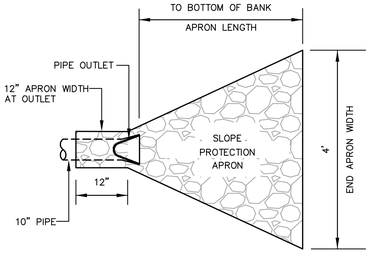


SECTION A–A



NTS

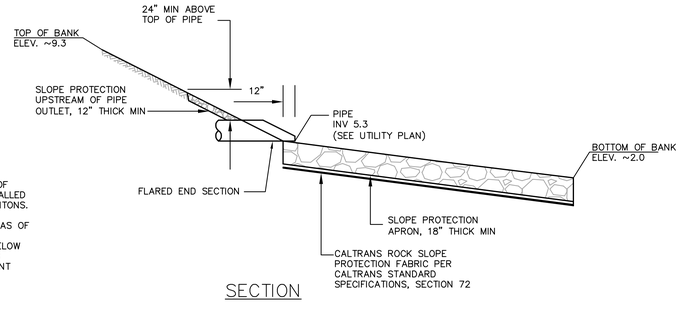
4 CURB CUT/OPENING



PLAN

NOTES:

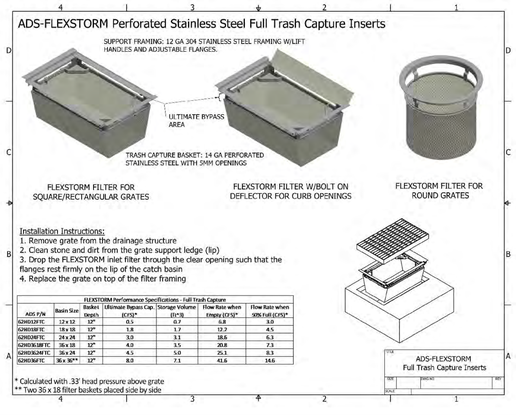
1. SLOPE PROTECTION SHALL CONSIST OF CALTRANS NO. 3 BACKING AND INSTALLED PRE CALTRANS STANDARD SPECIFICAITONS.
2. WHERE THERE ARE LOCALIZED AREAS OF WEAK SUBGRADE ALONG THE SLOPE, INSTALL STABILIZATION MEASURES BELOW THE RIP–RAP SUCH AS REINFORCING GEOGRID, MIRAFI 500X OR EQUIVALENT



SECTION

NTS

7 ROCK RIP-RAP DETAIL



8 STORM DRAIN INLET TRASH CAPTURE INSERT

EROSION CONTROL LEGEND

- PROPERTY LINE
- FIBER ROLL PER DETAIL 1, SEE SHEET C12.0
- TEMPORARY 6' CONSTRUCTION FENCE
- INLET PROTECTION (TYPE A) PER DETAIL 2, SEE SHEET C12.0
- INLET PROTECTION (TYPE B) PER DETAIL 3, SEE SHEET C12.0
- STABILIZED CONSTRUCTION ENTRANCE/EXIT PER DETAIL 4, SEE SHEET C12.0
- OUTLET TIRE WASH PER DETAIL 5, SEE SHEET C12.0
- CONCRETE WASTE MANAGEMENT PER DETAIL 6, SEE SHEET C12.0

GENERAL NOTE

1. CONTRACTOR TO PROVIDE LOGISTICS PLAN FOR THE CONSTRUCTION PHASE. LOGISTICS PLAN TO BE SUBMITTED TO THE CITY OF BURLINGAME FOR REVIEW AND APPROVAL. LOGISTICS PLANS TO INCLUDE PEDESTRIAN ACCESS TO THE PORTION OF THE PARK TO REMAIN OPEN, ACCESS TO THE EXISTING BATHROOM AND BASEBALL FIELD.

2. CONTRACTOR TO PROVIDE A CERTIFIED QSP, REGISTER WITH THE SMARTS, AND PERFORM ALL SITE INSPECTIONS IN ACCORDANCE WITH BOTH LOCAL AND STATE REQUIREMENTS.

3. CONTRACTOR TO MODIFY EROSION CONTROL PLAN TO ACCOMMODATE EXCAVATION AND DEWATERING AND SUBMIT TO QSD AND LRP FOR REVIEW AND APPROVAL.

INDUSTRIAL ROAD

HOLLY STREET

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

plot date : 12/22/2021 11:47:32 AM

RWW

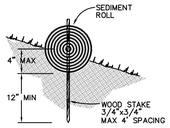
BKF ENGINEERS / SURVEYORS / PLANNERS

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

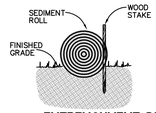
EROSION CONTROL PLAN

PROJECT #2202032.00
SCALE:
DATE: 08/08/22

C11.0



ENTRENCHMENT DETAIL IN SLOPE AREA



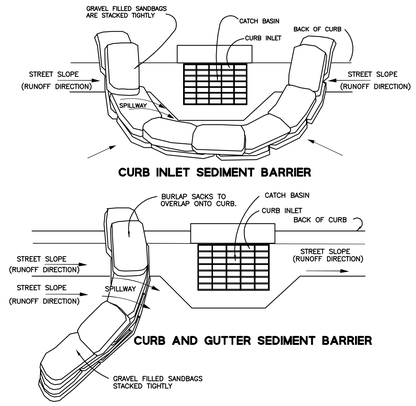
ENTRENCHMENT DETAIL IN FLAT AREA

NOTES:

1. USE REED & GRAHAM, INC. GEOSYNTHETICS STRAW WATTLE FIBER ROLL (COMES IN 9" X 25' ROLLS) OR APPROVED EQUIVALENT.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" – 5" DEEP, DUG ON CONTOUR.
3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY–PASSING THE INLET.
4. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY. IN PAVED AREAS, USE SAND BAGS TO SECURE FIBER ROLLS IN PLACE OF WOOD STAKE.

1 – FIBER ROLL

SCALE: NTS



CURB INLET SEDIMENT BARRIER

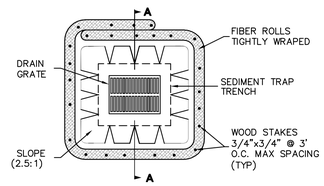
CURB AND GUTTER SEDIMENT BARRIER

NOTES:

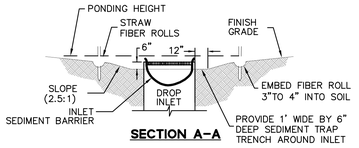
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW. TOP OF SPILLWAY SHALL BE LOWER THAN TOP OF CURB.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

2 – INLET PROTECTION (TYPE A)

SCALE: NTS



PLAN VIEW



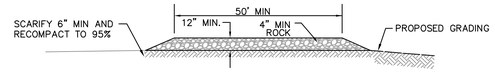
SECTION A–A

NOTE:

1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THE SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND WITH PLASTIC NETTING. THEY ARE APPROXIMATELY 8" DIAMETER AND 20–30 FEET LONG.

3 – INLET PROTECTION (TYPE B)

SCALE: NTS

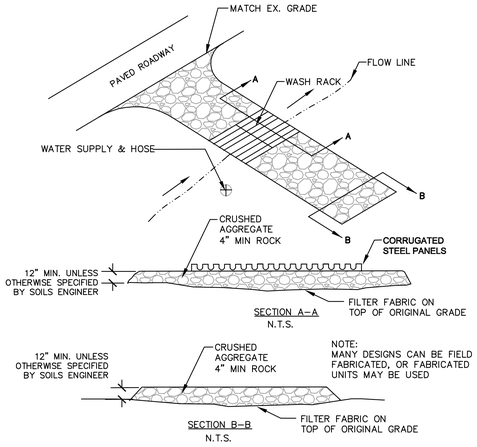


NOTES:

1. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE DESIGNED AND MAINTAINED IAW 2010 CFC, CHAPTER 5, 503.2.3.MVW 45,000 LBS.
2. SCARIFY THE TOP 6" OF SUBGRADE AND RECOMPACT TO AT LEAST 95% RELATIVE COMPACTION.
3. THE LOCATIONS SHOWN ARE FOR INFORMATION ONLY. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT–OF–WAYS SHALL BE REMOVED IMMEDIATELY.
4. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. SEDIMENT SHALL BE PREVENTED FROM ENTERING THE STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF INLET PROTECTION (E.G. GRAVELBAGS OR OTHER APPROVED METHODS).
5. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 4" MIN ROCK.
6. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12". THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS, OR 25', WHICHEVER IS LESS.
7. THE LENGTH OF THE PAD SHALL NOT BE LESS THAN 50'.

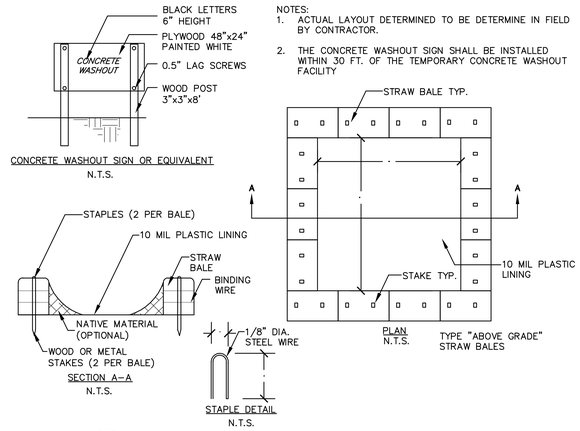
4 – STABILIZED CONSTRUCTION ENTRANCE/EXIT

SCALE: NTS



5 – OUTLET TIRE WASH

SCALE: NTS



6 – CONCRETE WASTE MANAGEMENT

SCALE: NTS

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405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

EROSION CONTROL DETAILS

PROJECT #2202032.00
SCALE:
DATE: 08/08/22

C12.0

LANDS OF CALTRANS

HOLLY STREET

PROPOSED 6' FOOT WIDE PEDESTRIAN BRIDGE TO CONNECT 405 INDUSTRIAL SITE TO SIDEWALK ON INTERSECTION OF HOLLY STREET AND INDUSTRIAL ROAD

IN N OUT BURGER

PROPOSED CONCRETE WALKWAY

CONNECT TO BACK OF EXISTING CURB RAMP

INDUSTRIAL ROAD

A
C15.0

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

plot date : 12/22/2021 11:47:32 AM

RWW

BkF
ENGINEERS / SURVEYORS / PLANNERS

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

PEDESTRIAN BRIDGE PLAN

PROJECT #2202032.00
SCALE:
DATE: 08/08/22

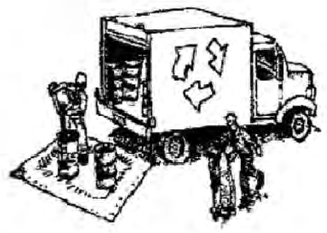
C13.0

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

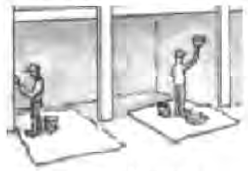
Concrete, Grout & Mortar Application

- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



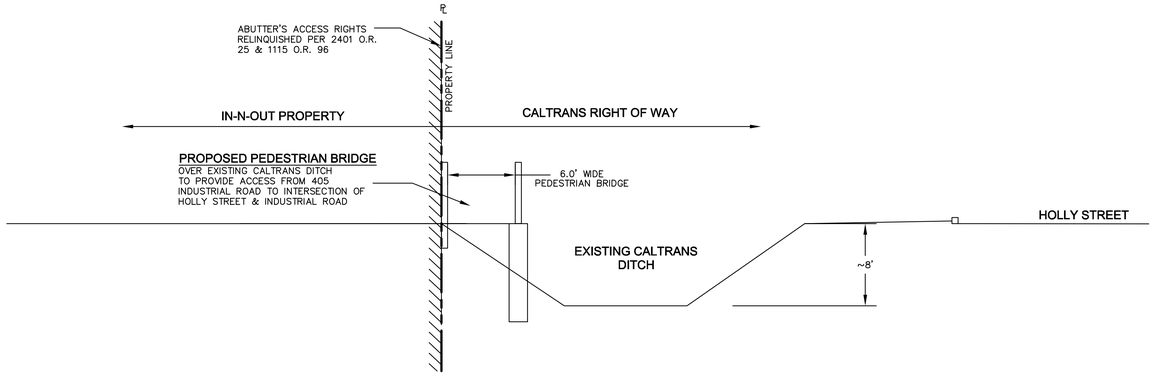
Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

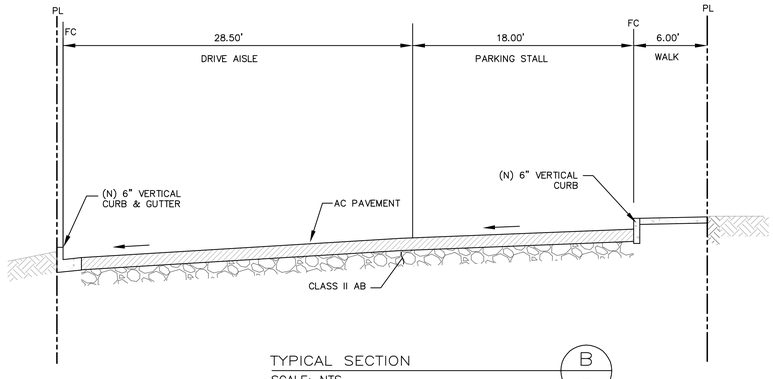
Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

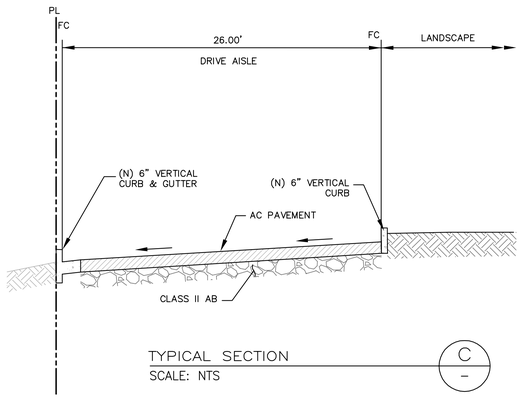
Storm drain polluters may be liable for fines of up to $10,000 per day!



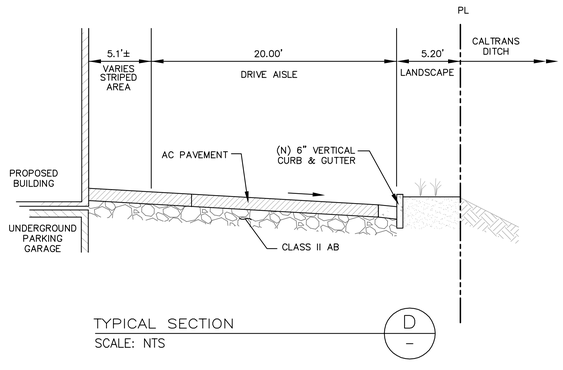
PEDESTRIAN BRIDGE — A / –
SCALE: NTS



TYPICAL SECTION — B / –
SCALE: NTS



TYPICAL SECTION — C / –
SCALE: NTS



TYPICAL SECTION — D / –
SCALE: NTS

LEGEND

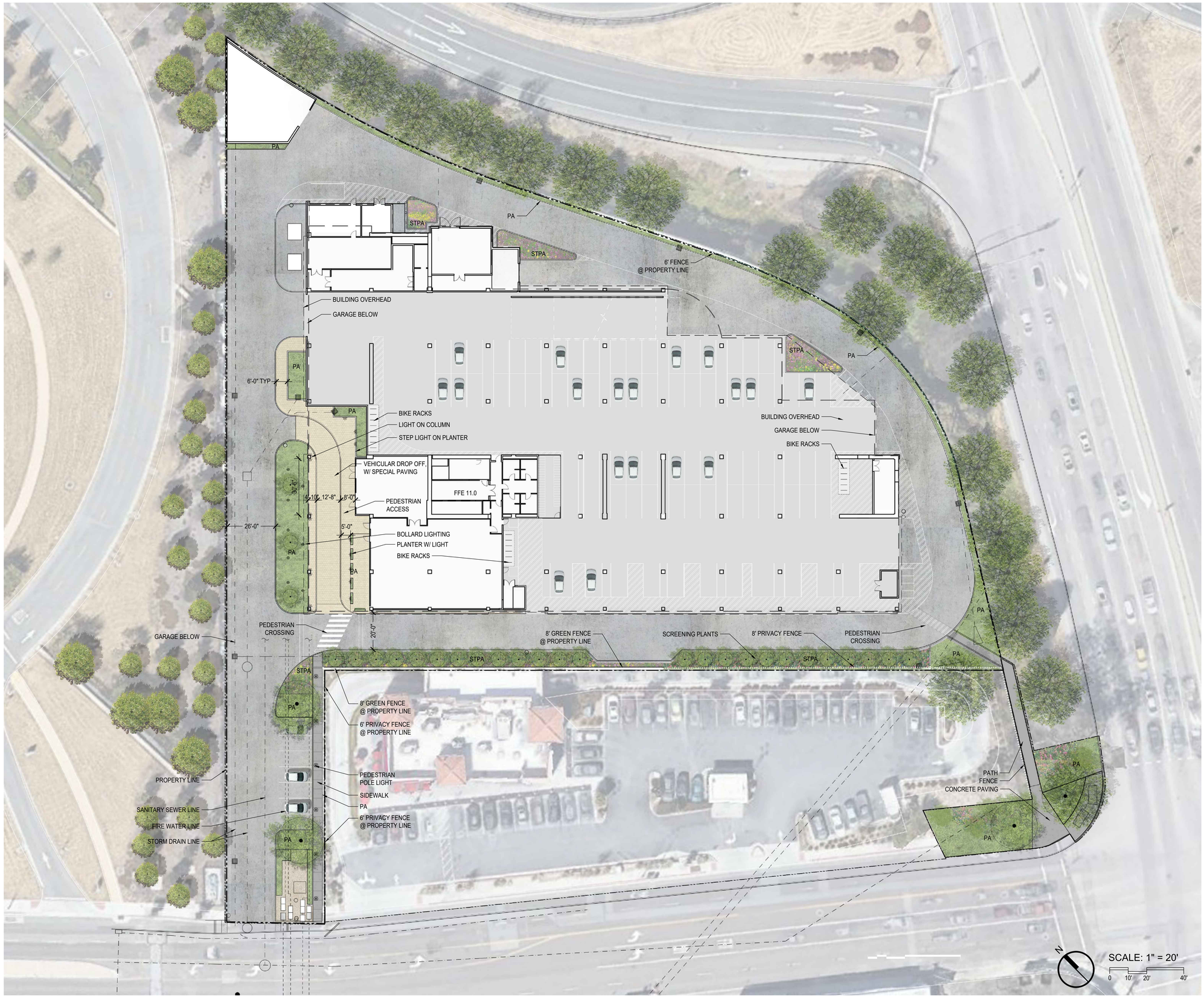
- PROPOSED TREE
- STEP LIGHT ON PLANTER
- BOLLARD LIGHT
- PEDESTRIAN POLE LIGHT
- LIGHT ON COLUMN
- PROPERTY LINE
- BUILDING OVERHEAD
- BASEMENT PODIUM, BELOW
- PA — PLANTING AREA
- STPA — STORMWATER PLANTING AREA
- SPECIAL PAVING - ACKERSTONE 8X8 HEAVY VEHICULAR PAVERS, SEE SPECS.
- CONCRETE PAVING W/ INTEGRAL COLOR AND SAWCUT SCORE JOINTS, SEE SPECS.

NOTES:

1. SEE SPECIFICATIONS FOR MATERIALS, COLORS, AND FINISHES.
2. ALL LIGHTING SHALL BE SHIELDED AS TO NOT PRODUCE OBTRUSIVE GLARE ONTO THE PUBLIC RIGHT-OF-WAY OR ADJOINING PROPERTIES IN COMPLIANCE WITH IESNA AND FOLLOW ALL GUIDELINES AS LAID OUT IN THE SAN CARLOS MUNICIPAL CODE 18.15.070.
3. SITE LIGHTING, PLANS, LAYOUT, LAMPING & PHOTOMETRICS TO BE PROVIDED BY OTHERS.

LANDSCAPE CALCULATIONS:

	SQUARE FEET	ACRE	%
ON SITE LOT AREA	105342	2.41	100
ONSITE LOT COVERAGE	97043	2.23	92
ONSITE LANDSCAPE AREA	8299	0.19	8
OFFSITE AREA CALTRANS	732	0.02	100
OFFSITE LANDSCAPE AREA CALTRANS	732	0.02	100
OFFSITE AREA CITY OF SAN CARLOS	2893	0.04	100
OFFSITE LANDSCAPE AREA CITY OF SAN CARLOS	1714	0.04	60
OVERALL AREA (ON + OFF SITE)	108967	2.50	100
OVERALL LANDSCAPE AREA (ON + OFF SITE)	10352	0.24	10



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RWW

405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

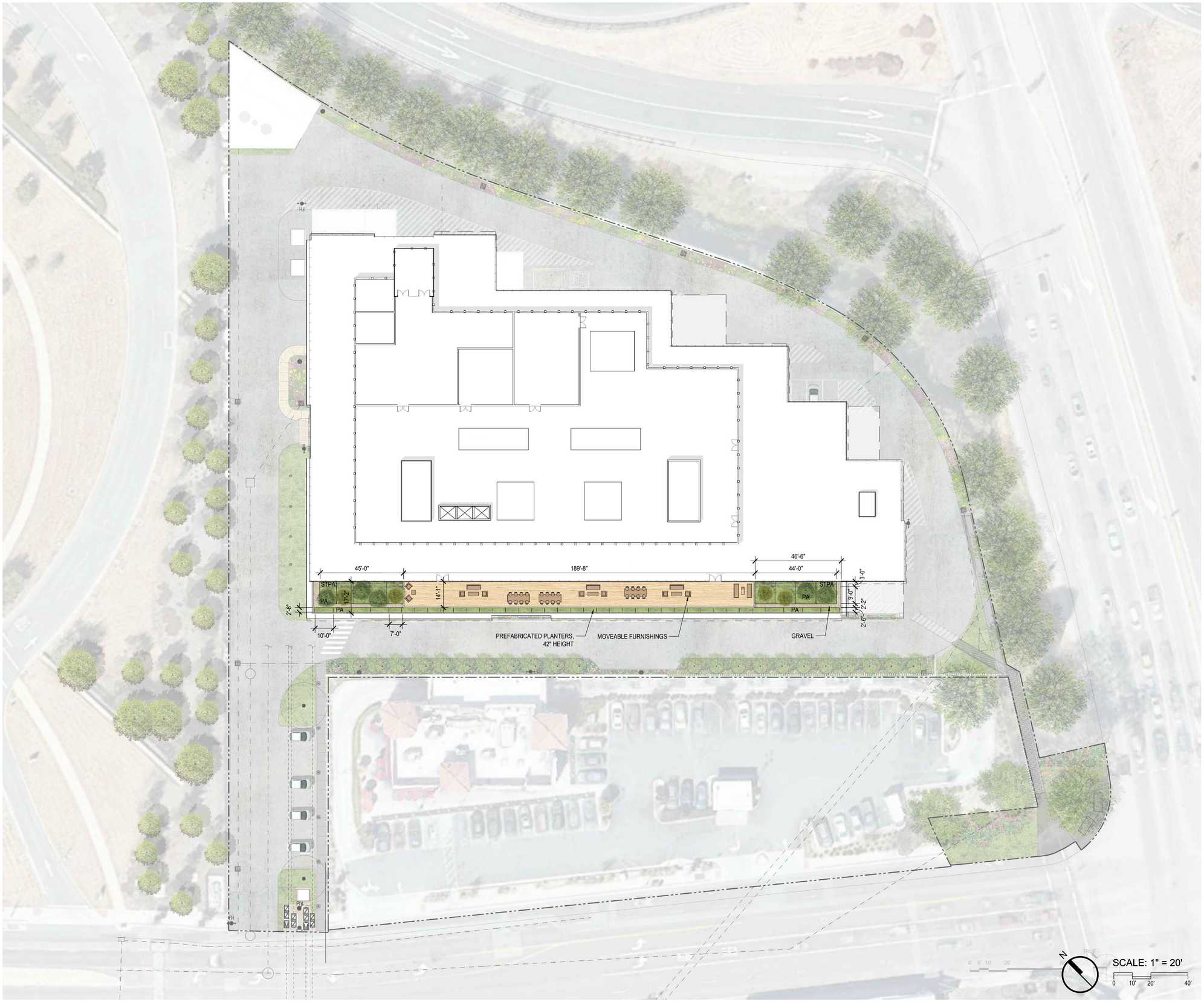
ANNOTATED LANDSCAPE PLAN:
GROUND FLOOR

PROJECT #2202032.00
SCALE: SEE PLAN
DATE: 08/08/2022

L1.1

LEGEND

- EXISTING TREE
- PROPOSED TREE
- PA — PLANTING AREA
- PAVERS ON PEDESTAL
- WOOD DECKING ON PEDESTAL



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405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

ANNOTATED LANDSCAPE PLAN
ROOF TERRACES

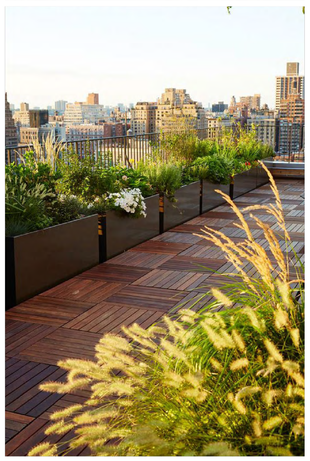
PROJECT #2202032.00
SCALE: SEE PLAN
DATE: 08/08/2022

L1.2

CONCEPTUAL DESIGN IMAGES: ROOF TERRACES; LEVELS 3 & 6

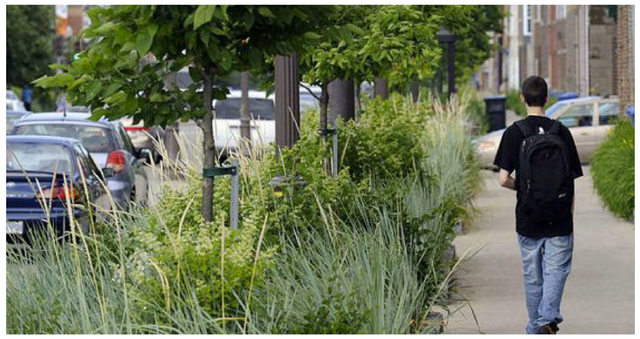
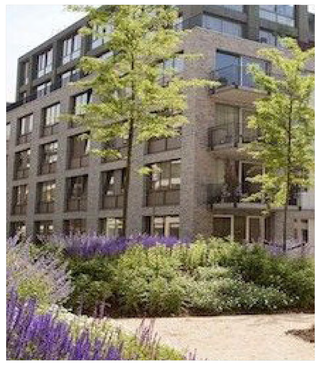
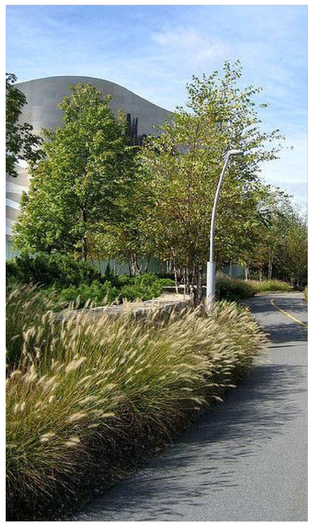
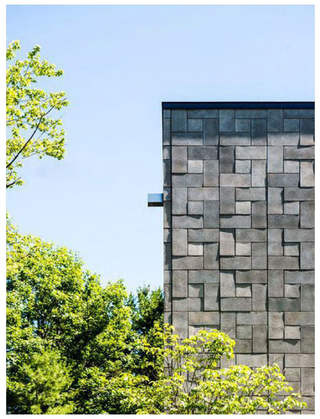
Attractive prefabricated planters and concrete & wood pavings create inviting and productive roof terrace spaces for meetngs, small gatherings and quiet respite.





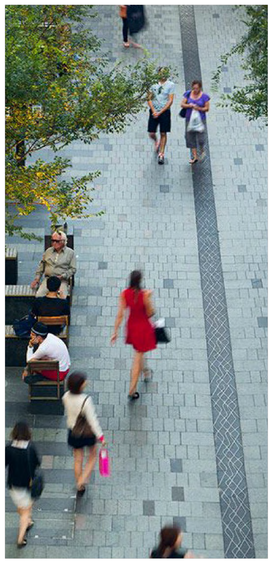
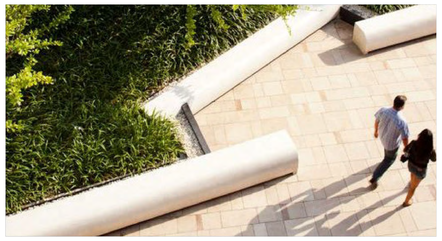
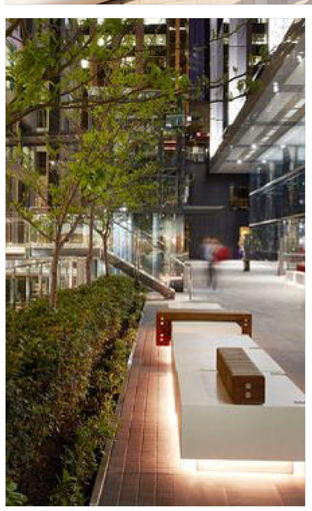

CONCEPTUAL DESIGN IMAGES: ENTRY DRIVE & SITE PERIMETER

Evergreen screening trees and drought tolerant plantings soften the boundaries of the site. An architecturally finished wall and fencing provide modern accents and additional privacy.


CONCEPTUAL DESIGN IMAGES: ARRIVAL AREA, DROPOFF & ON STRUCTURE PARKING

Atmospheric plantings accent the arrival experience and architecture screens while special paving and sawcut concrete lend a refined and inviting aesthetic. On structure planting area add greenery and dynamic contrast to the building form.

IRRIGATION SCHEDULE

C — 48-STATION 2-WIRE RAINMASTER DX2 IRRIGATION CONTROLLER OR EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

PRESSURE REDUCING BACKFLOW PREVENTION DEVICE LOCATED INSIDE A MARINE-GRADE ALUMINUM BOX ENCLOSURE W/ THERMAL INSULATION COVER, SEE CIVIL

MV — MASTER VALVE
LINE SIZE, BRASS, GRISWOLD, NORMALLY OPEN

S — FLOW SENSOR
BRASS, RAINMASTER FS-B150 (SIZE PER MANUFACTURER'S RECOMMENDATIONS AND FLOW RANGE OF IRRIGATED LANDSCAPE ZONES).

MAINLINE: SCH 40 PVC, 2.5" W/ SCH 40 FITTINGS

LATERAL LINE: 1" AND LARGER, SCH 40 PVC.

SLEEVE: CLASS 200 PVC, SIZE AS SHOWN

GATE VALVE
NIBCO T113-IRR (LINE SIZE)

QUICK COUPLING VALVE:
RAINBIRD 5-LRC, BRASS, LOCKING COVER, 2-PIECE BODY

REMOTE CONTROL VALVES (PRESSURE REGULATING)

MEDIUM+HIGH FLOW	LOW FLOW-DRIP ZONES
RAINBIRD PESB-PRS-D	RAINBIRD 1ERIGATION CONTROL ZONE KITS
PRESSURE REGULATING TYPE	1CZ-PRB-100-COM & 1CZ-PRB-150-COM

1 — CONTROLLER / STATION NUMBER
1 1.1 — FLOW RATE (GPM)
VALVE SIZE (INCHES)

SUB-SURFACE DRIP ZONE
RAINBIRD 1FS-09-12 SUB-SURFACE DRIP LINE (18" EMITTER SPACING)
W/ RB 1FS DRIP SYSTEM OPERATION INDICATOR AT END OF EACH DRIP ZONE.
LINE SPACING TO BE COORDINATED WITH PLANT SPACING (12", 18" & 24" O.C.)
*INSTALL TWO DRIP EMMITTERS AT ROOTBALL FOR SHRUBS SPACED GREATER THAN 24" O.C.

ROOT WATERING SYSTEM
2 HALF GALLON BUBBLERS PER TREE

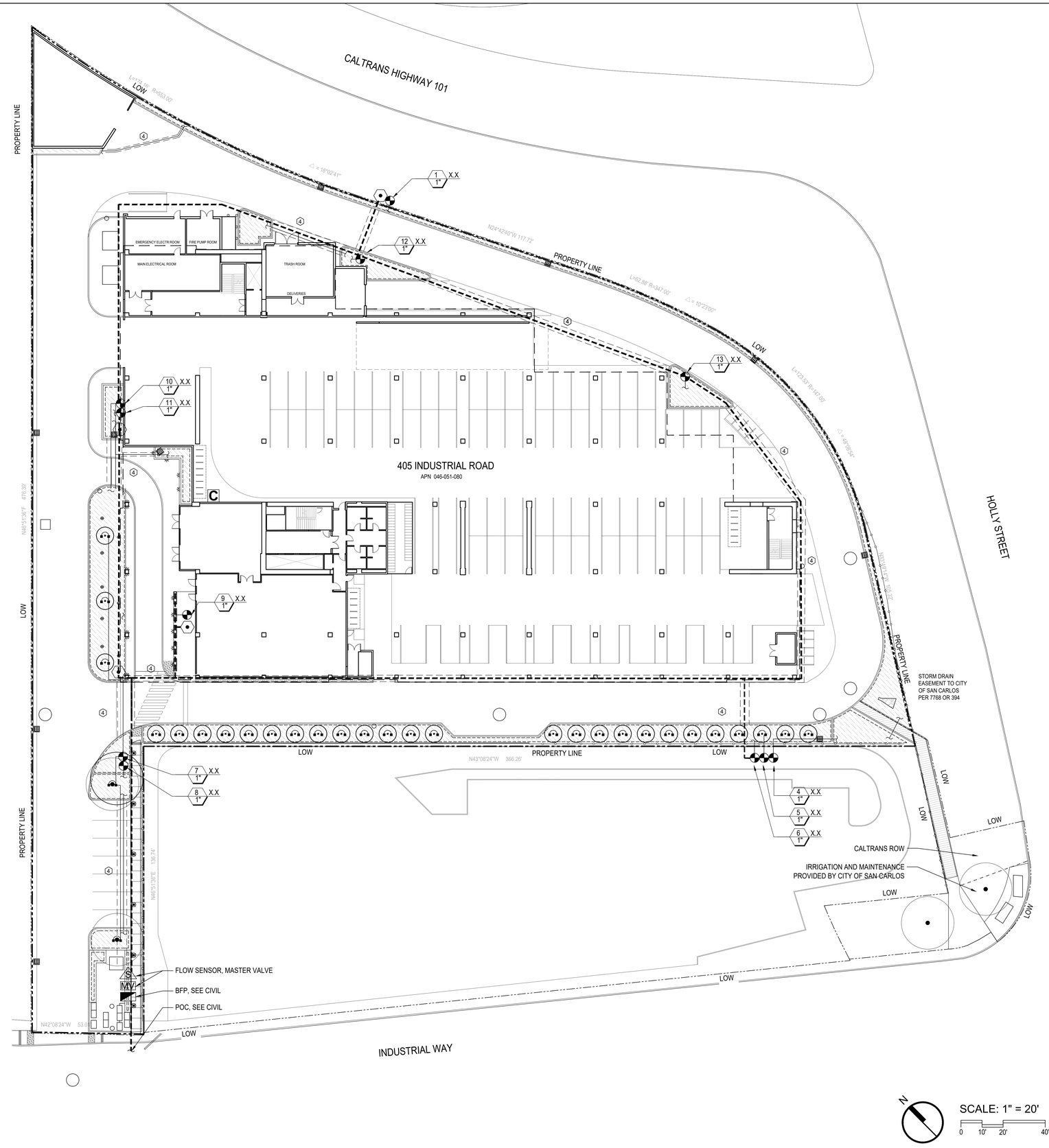
CLASS 200 PVC LATERAL LINE SIZING	TYPICAL VALVE SIZING
0 - 6 GPM: 0.75" 29 - 45 GPM: 2.0"	00 - 25 GPM: 1.0" VALVE
7 - 12 GPM: 1.0" 46 - 65 GPM: 2.5"	26 - 35 GPM: 1.25"
13 - 28 GPM: 1.5" 66 - 100 GPM: 3.0"	36 - 50 GPM: 1.5"
	51 - 100 GPM: 2"

IRRIGATION SCHEDULE

1. Refer to plans, details and specifications for irrigation system components, installation, maintenance, scheduling, and reporting requirements.
2. The contractor shall comply with local water district procedures & requirements, all City of San San Carlos requirements, and the State Water Efficient Landscape Ordinance. Ordinance criteria has been applied accordingly for the efficient use of water in the irrigation design plan.
3. These irrigation drawings are diagrammatic and indicative of the work to be installed. All piping, valves, and other irrigation components are to be installed within planting areas to the greatest extent possible. due to the scale of the drawings, it is not possible to indicate all offsets, fittings, sleeves, conduit, and other items which may be required.
4. The contractor is to investigate the existing and proposed finished condition of the work. The contractor shall immediate notify the owner's representative of any conflicts and/or discrepancies between existing and proposed conditions which will affect the work, before proceeding with the work. In the event these notifications are not performed, the contractor assumes full responsibility for required revisions.
5. The contractor shall coordinate all work with other trades, including the installation of all pipe, conduit and sleeves through or under walls, roadways, paving and structures.
6. Prior to trenching and digging, contact USA (800-227-2600) to locate all underground utilities. The contractor shall be responsible for minor changes in the irrigation layout due to obstructions not shown on the irrigation drawings such as underground utilities, vaults, etc. the contractor shall avoid conflicts with underground utilities, new planting, site or architectural elements, and existing trees; any damage to these caused by the installation of the irrigation system shall be repaired and/or replaced at no expense to the owner.
7. Do not trench or install irrigation piping or equipment in lime-treated soil.
6. No flow rate or line pressure was available during the design of this irrigation plan. The contractor shall verify flow rate and pressure at the point of connection prior to the installation of the irrigation system and notify the owner's representative of test results before construction begins. Notify landscape architect if pressure is greater or less than the static pressure stated on the plans to determine if pressure regulation or a booster pump is required.
7. Contractor to field verify condition of all existing irrigation equipment impacted by new construction and repair and replace as necessary.
8. Install all irrigation equipment per manufacturer's recommendations.
9. Install one spare common and control wire from each controller in a continuous loop through each valve box for future use.
10. Where pipe sizes have been omitted or there is a conflict, refer to the lateral pipe sizing chart for sizes. As changes in layout occur during staking and construction, pipe sizes may need to be adjusted accordingly. All lateral end runs shall be 1" size unless otherwise noted.
11. The remote control valves specified on the drawings are pressure reducing types. Set the discharge pressure as recommended by manufacturer.
12. Contractor to assume (4) additional control valves to be installed as needed.
13. Large areas of ornamental grasses are to be irrigated by a dedicated control valve.
14. All irrigation boxes and lids to be black.
15. Locate bubblers and emitters on uphill side of plant or tree.
16. Contractor to maintain existing planted areas throughout construction and coordinate operations to keep existing planting areas alive and healthy. Existing and new irrigation systems shall be installed, adjusted and maintained to provide 100% coverage of planting areas and to prevent misting, overspray and runoff onto buildings, walls windows, paved areas, etc.
17. Flush and adjust irrigation emitters, nozzles and outlets for optimum performance and to prevent spray onto walks, roadways, and/or buildings. Select the best degree of arc and radius to fit the existing site conditions and throttle the flow control at each valve to obtain the optimum operating pressure for each control zone.
18. Contractor shall make final connection between electrical supply and the controller, and between the main line and water source at the point of connection(s).
19. The intent of this irrigation system is to provide the minimum amount of water required to sustain good plant health. It is the responsibility of the landscape maintenance contractor to program the irrigation controller(s) to provide the minimum amount of water needed to sustain good plant health. This includes making adjustments to the program for seasonal weather changes, plant material, water requirements, mounds and slopes, sun, shade and wind exposure.
20. The contractor shall coordinate valve numbering, controller operations and programming with owner's representative.
21. Station operation times shall not deliver water exceed the soil infiltration rate(s).

REFERENCES

- California Department of Environmental Health: "title 22", division 4 of the administrative code.
- California Regional Water Quality Control Board requirements.
- General installation of irrigation system to conform with all local, county, state, and federal provisions and codes.
- Latest edition of the uniform plumbing code and the national electric code.
- California 1881 model water landscape ordinance or adopted local ordinance.



N

SCALE: 1" = 20'
0 10' 20' 40'

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405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

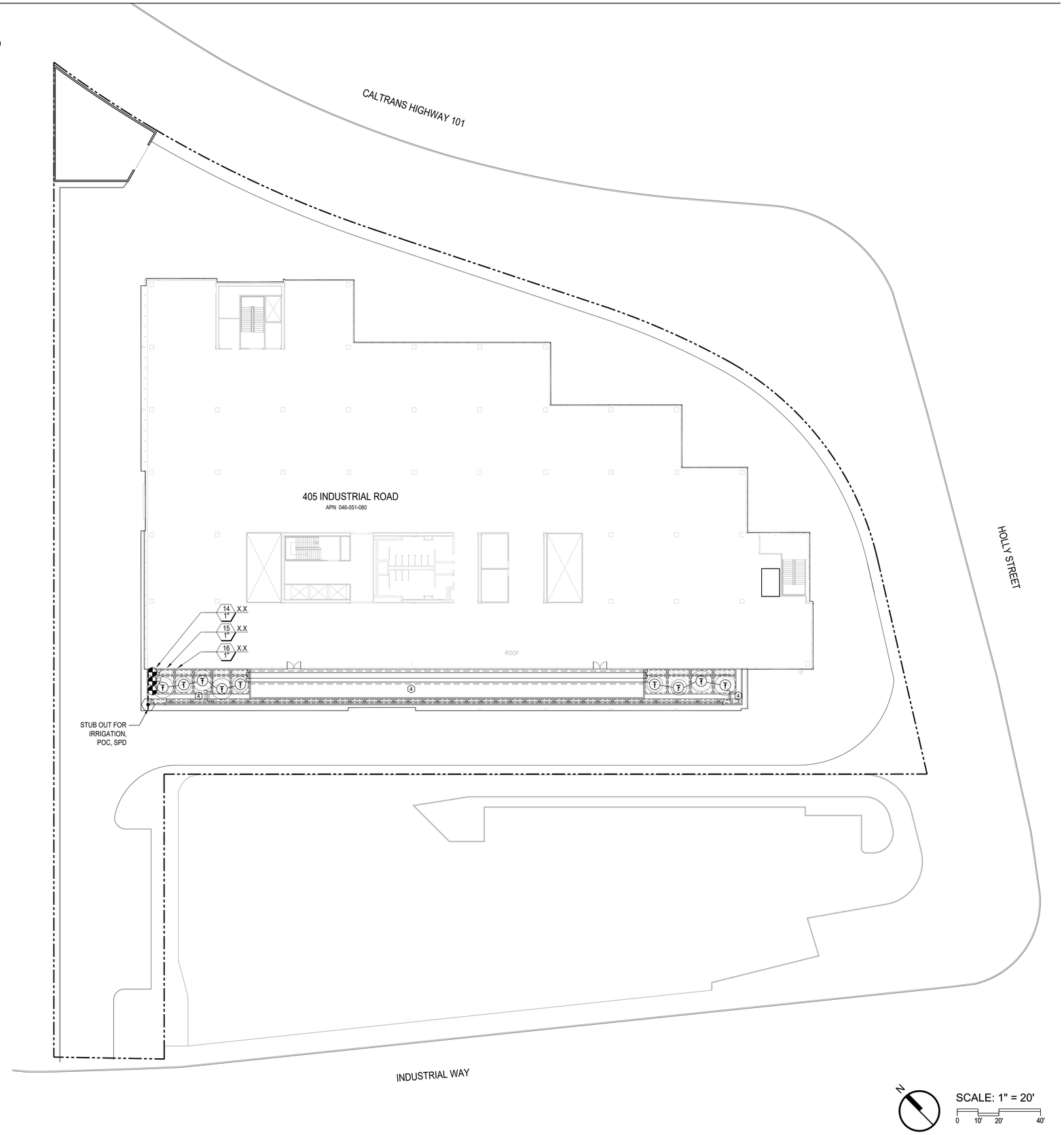
IRRIGATION ZONE DIAGRAM:
GROUND FLOOR

PROJECT #2202032.00
SCALE: SEE PLAN
DATE: 08/08/2022

L3.1

NOTES:

SEE SHEET L4.1 FOR SCHEDULE AND LEGEND



SOIL MANAGEMENT NOTES

1. CONTRACTOR TO STRIP TOPSOIL TO DEPTH ENCOUNTERED **AND NO MORE THAN 12"** IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS. REMOVE SUBSOIL AND NONSOIL MATERIALS FROM TOPSOIL, INCLUDING CLAY LUMPS, GRAVEL, AND OTHER OBJECTS LARGER THAN 2 INCHES (50 MM) IN DIAMETER; TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.

2. CONTRACTOR TO STOCKPILE TOPSOIL AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL OR OTHER MATERIALS. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST AND EROSION BY WATER. LIMIT HEIGHT OF TOPSOIL STOCKPILES TO **72 INCHES**. DO NOT STOCKPILE TOPSOIL WITHIN PROTECTION ZONES.

3. ALL SOILS & AMENDMENTS TO BE TESTED FOR AGRICULTURAL SUITABILITY BY ONE OF THE FOLLOWING ACCREDITED SOIL TESTING LABORATORY (OR APPROVED EQUAL). COMPONENTS OF THE TEST SHALL INCLUDE ALL MAJOR NUTRIENTS, PH, SALINITY, BORON, SODIUM, MICRONUTRIENTS, COPPER, ZINC, MANGANESE AND IRON, ADSORPTION RATE, ORGANIC CONTENT AND TEXTURE. THE LABORATORY REPORT SHALL INCLUDE RECOMMENDATIONS FOR ADJUSTING FERTILIZER AND AMENDMENT QUANTITIES.

   WAYPOINT ANALYTICAL, INC.
   1101 SOUTH WINCHESTER BLVD, SAN JOSE CA 95128;
   (408-727-0330)

4. UPON APPROVAL OF THE LABORATORY'S REPORT BY THE LANDSCAPE ARCHITECT, THE RECOMMENDATIONS IN THE REPORT SHALL BECOME A PART OF THE SPECIFICATIONS AND THE SOIL PREPARATION PROCEDURES, QUANTITIES OF SOIL AMENDMENT, FERTILIZER AND OTHER ADDITIVES SHALL BE ADJUSTED TO CONFORM WITH THE REPORT AT NO ADDITIONAL COST TO THE OWNER.

5. SIGNIFICANT ISSUES WITH SOIL QUALITY WILL REQUIRE SOIL TO BE RETESTED IN THE LOCATIONS IDENTIFIED ON SOIL ANALYSIS PLAN, PRIOR TO PROCEEDING WITH PLANT INSTALLATION, TO ENSURE THAT THE RECOMMENDATIONS IN THE REPORT HAVE BEEN FOLLOWED AND THE IN-SITU TOPSOIL IS AGRICULTURALLY SUITABLE.

6. EXISTING PLANTING SOIL IS DEFINED AS ON-SITE TOPSOIL THAT IS EITHER TO BE REMOVED AND STOCKPILED FOR REUSE OR TO REMAIN IN PLACE DURING CONSTRUCTION. SATISFACTORY PLANTING SOIL SHALL BE FREE OF SUBSOIL, CLAY, LUMPS, STONES, AND OTHER OBJECTS OVER 4" IN DIAMETER, AND WITHOUT WEEDS, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. THE SOIL SHALL BE FERTILE, FRIABLE, NATURAL, PRODUCTIVE SOIL CONTAINING A NORMAL AMOUNT OF HUMUS, AND SHALL BE CAPABLE OF SUSTAINING HEALTHY PLANT LIFE. SOIL SHALL NOT BE INFESTED WITH NEMATODES OR WITH OTHER NOXIOUS ANIMAL LIFE OR TOXIC SUBSTANCES. SOIL SHALL BE OBTAINED FROM WELL-DRAINED, ARABLE LAND, AND SHALL BE OF AN EVEN TEXTURE. SOIL SHALL NOT BE TAKEN FROM AREAS ON WHICH ARE GROWING ANY NOXIOUS WEEDS SUCH AS MORNING GLORY, EQUISETUM, OR BERMUDA GRASS, ETC.

7. IF SUFFICIENT ON-SITE SURFACE TOPSOIL IS NOT AVAILABLE, CONTRACTOR TO PROVIDE IMPORTED PLANTING SOIL AS SPECIFIED BELOW. PLACEMENT OF DISSIMILAR SOILS SHALL BE COORDINATED WITH IRRIGATION ZONES BY THE CONTRACTOR TO MAINTAIN SEPARATE VALVES FOR DISSIMILAR SOILS.

8. IMPORTED PLANTING SOIL SHALL BE SCREENED AND SHALL BE FREE OF SUBSOIL, HEAVY OR STIFF CLAY, ROCKS, GRAVEL, BRUSH, ROOTS, WEEDS, NOXIOUS SEEDS, STICKS, TRASH, AND OTHER DELETERIOUS SUBSTANCES.

9. THE SILT AND CLAY CONTENT OF IMPORTED PLANTING SOIL SHALL NOT EXCEED THAT OF THE EXISTING SOIL IT IS TO BE PLACED OVER. EXCEPT WHERE OTHERWISE REQUIRED, IT SHALL BE A "SANDY LOAM" AS CLASSIFIED IN ACCORDANCE WITH USDA STANDARDS WITH A COMBINED TOTAL OF BETWEEN 25% TO 40% CLAY AND SILT.

10. PLANTING SOIL FOR STORMWATER TREATMENT SHALL BE USED IN LANDSCAPE AREAS DESIGNED FOR INFILTRATION AND THE FILTRATION OF STORMWATER RUNOFF BEFORE ENTERING THE STORM DRAIN SYSTEM AS SPECIFIED BELOW AND AS SHOWN IN DRAWINGS.

11. ALL MATERIAL SHALL BE FREE OF TRASH AND DEBRIS, EXPANSIVE CLAYS OR ANY OTHER DELETERIOUS MATERIALS.

12. MATERIAL SHALL BE FREE OF SEEDS.

13. THE MINERAL COMPONENT SHALL BE CLASSIFIED AS USDA SAND OR LOAMY SAND

14. PERCOLATION RATE MUST FALL IN THE RANGE OF 10 INCHES PER HOUR INITIAL RATE AND 5 INCHES SUSTAINED RATE AS DETERMINED BY SPL METHOD A06-2, UNLESS OTHERWISE SPECIFIED BY CIVIL ENGINEER.

PLANTING SCHEDULE - GROUND FLOOR

QTY	SYMBOL	ABBR.	SCIENTIFIC NAME	COMMON NAME	STPA (Y/N)	SIZE	MATURE HEIGHT	MATURE WIDTH	WUCOLS
TREES									
3		CER OCC	*CERCIS OCCIDENTALIS*	WESTERN REDBUD	NO	36" BOX	20'	15'	L
4		PLA RAC	*PLATANUS RACEMOSA*	CALIFORNIA SYCAMORE	NO	36" BOX	50'	35'	M
25		PRU LAU	*PRUNUS LAUROCERASUS*	ENGLISH LAUREL	YES	15 GAL	30'	15'	M
SHRUBS									
		ACA GOG	*ACACIA COGNATA*	COUSIN ITT ACACIA	NO	5 GAL	3'	5'	L
		BAC PIL	*BACCHARIS PILULARIS 'TWIN PEAKS'*	TWIN PEAKS DWARF COYOTE BRUSH	YES	5 GAL	2'	8'	L
		HET ARB	*HETEROMELES ARBUTIFOLIA*	TOYON	NO	5 GAL	12'	7'	L
		MAH EUR	*MAHONIA EURYBRACTEATA*	SOFT CARESS MAHONIA	NO	5 GAL	3'	5'	M
		MYR CAL	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	YES	5 GAL	17'	15'	M
		OLE MON	*OLEA MONTRA 'LIL OLLIE'*	DWARF OLIVE	NO	5 GAL	3'	4'	L
		RHA LIL	*RHAMNUS 'LITTLE SUR'*	LITTLE SUR COFFEE BERRY	YES	10 GAL	3'	3'	L
		RHA LEA	*RHAMNUS 'LEATHERLEAF'*	LEATHERLEAF COFFEE BERRY	NO	10 GAL	5	4'	L
FERNS									
		POL MUN	*POLYSTICHUM MUNITUM*	WESTERN SWORD FERN	YES	5 GAL	6'	6'	M
		WOO FIM	*WOODWARDIA FIMBRIATA*	GIANT CHAIN FERN	YES	10 GAL	6'	9'	M
GRASSES & RUSHES									
		DIE IRI	*DIETES IRIOIDES*	FORTNIGHT LILY	YES	1 GAL	3'	3'	L
		BOU BLO	BOUTELOUA 'BLONDE AMBITION'	BLONDE AMBITION GRAMA GRASS	YES	1 GAL	30"	30"	L
		CAR TUM	*CAREX TUMILICOLA*	BERKELEY SEDGE	YES	4" POT	12"	12"	L
		*FES MAI	FESTUCA MAREI	MAIRE'S FESCUE	NO	1 GAL	2'	2'	L
		*JUN PAT	*JUNCUS PATENS*	SPREADING RUSH	YES	1 GAL	3'	3'	L
		*CHO TEC	*CHONDROPETALUM TECTORUM*	CAPE RUSH	YES	5 GAL	5'	5'	L
GROUNDCOVERS									
		ARC EME	*ARCTOSTAPHYLOS 'EMERALD CARPET'*	EMERALD CARPET MANZANITA	YES	1 GAL	-12"	30"	L
		*ARC PAC	*ARCTOSTAPHYLOS 'PACIFIC MIST'*	PACIFIC MIST MANZANITA	NO	1 GAL	2'	8'	L
		SAT DOU	*SATUREJA DOUGLASII*	YERBA BUENA	YES	4" POT	6"	3'	L
PERENNIALS									
		ACH MIL	ACHILLEA MILLEFOLIUM 'SALMON'	YARROW	YES	4" POT	1'	1'	L
		HEU MAX	*HEUCHERA MAXIMA*	ISLAND ALUM ROOT	YES	1 GAL	1'	2'	M
		IRI DOU	*IRIS DOUGLASIANNA*	DOUGLAS IRIS	YES	1 GAL	2'	3'	L
		VER LIL	VERBENA LILACINA 'DE LA MINA'	VERBENA DE LA MINA	YES	1 GAL	2'	30"	L
VINES									
		BIG CAP	BIGNONIA CAPREOLATA	CROSSVINE	NO	15 GAL	60'	···	M
		CAM RAD	CAMPSIS RADICANS	TRUMPET VINE	NO	15 GAL	40'	···	L
		VIT CAL	VITIS CALIFORNICA 'ROGERS RED'	ROGERS RED WILD GRAPE	NO	5 GAL	15'	···	L

*PLANTS USED IN CALTRANS ROW

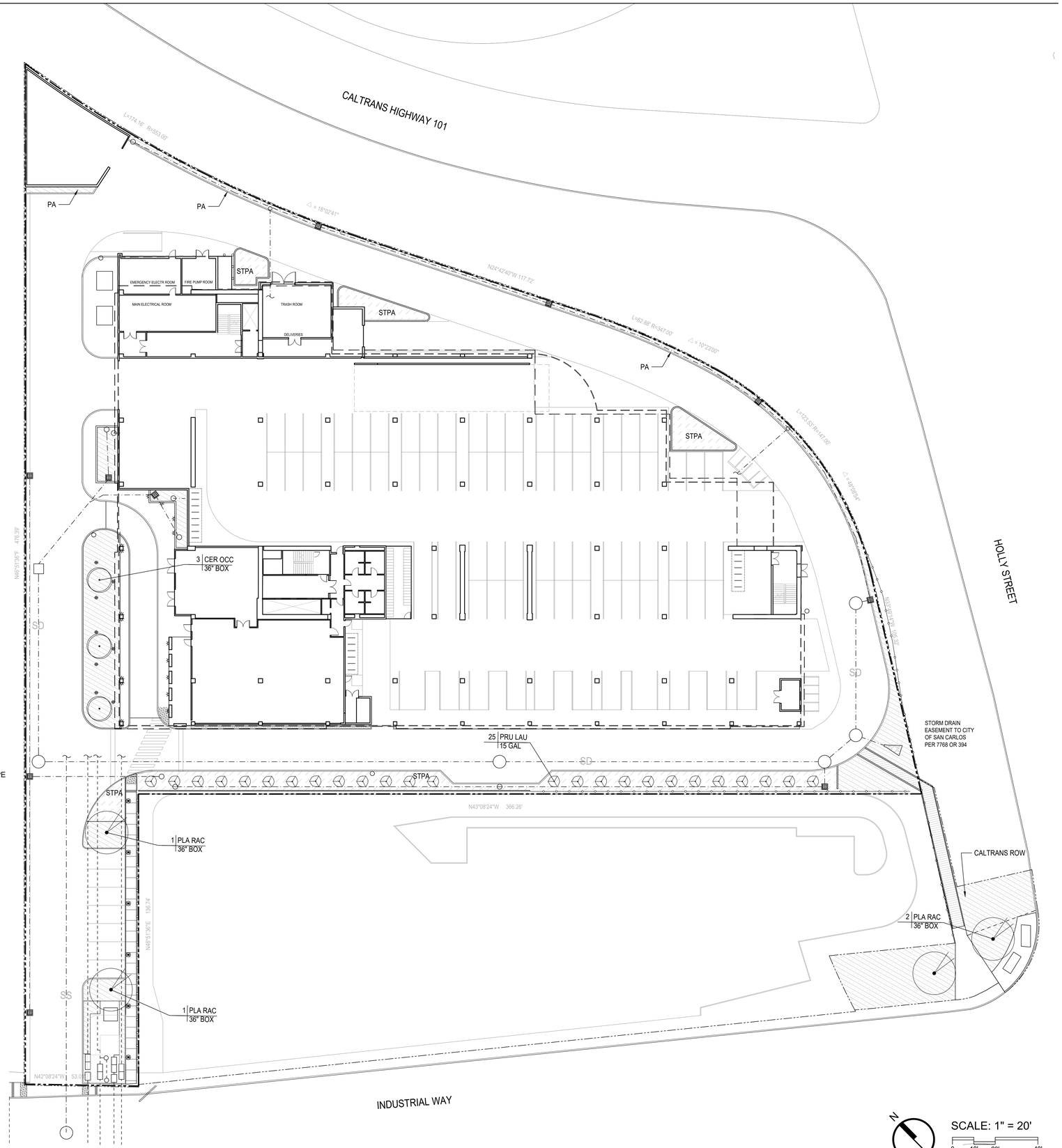
THIS PLANS MEETS WATER-EFFICIENT LANDSCAPING REQUIREMENTS PER THE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE (MWELO) CONTAINED WITH CHAPTER 2.7, DIVISION 2, TITLE 23, CALIFORNIA CODE OF REGULATIONS.

PLANTING NOTES

1. CONTRACTOR TO REFER TO PLANT LIST FOR PLANT SIZE AND SPACING. USE TRIANGULAR SPACING UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO SUBMIT PLANT SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT, SEE SPECS.
3. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES, STRUCTURES, AND IRRIGATION LINES BEFORE DIGGING.
4. GROUNDCOVERS ARE TO EXTEND UNDER TREE AND SHRUB PLANTINGS FOR FULL COVERAGE. SPACE GROUNDCOVER 18" AWAY FROM TREES AND 12" AWAY FROM SHRUBS.
5. SEE GRADING PLAN FOR FINISH GRADES. ALL FINISH GRADES REFER TO FINISH GRADE OF MULCHED LANDSCAPE.
6. ALL PLANTING AREAS, PLANTERS, AND POTS TO RECEIVE 3" OF MULCH, SEE SPECS.
7. PER SCMC, A MINIMUM OF FIFTEEN PERCENT OF THE TREES PLANTED SHALL BE TWENTY-FOUR-INCH BOX OR GREATER IN SIZE. ALL OTHER TREES SHALL BE A MINIMUM OF FIFTEEN GALLONS IN SIZE WITH A ONE-INCH DIAMETER AT FORTY-EIGHT INCHES FROM GRADE. NEWLY PLANTED TREES SHALL BE SUPPORTED WITH STAKES OR GUY WIRES.

LEGEND

PA	PLANTING AREA
STPA	STORMWATER PLANTER AREA; FLOW THROUGH PLANTER



N

SCALE: 1" = 20'

0 10' 20' 40'

RWW

405 INDUSTRIAL ROAD

SAN CARLOS, CA 94070

CONCEPTUAL PLANTING PLAN:
GROUND FLOOR

PROJECT #2202032.00
SCALE: SEE PLAN
DATE: 08/08/2022

L4.1

plot date: 6/17/2021 9:54:23 AM

PLANTING SCHEDULE - ROOF TERRACES

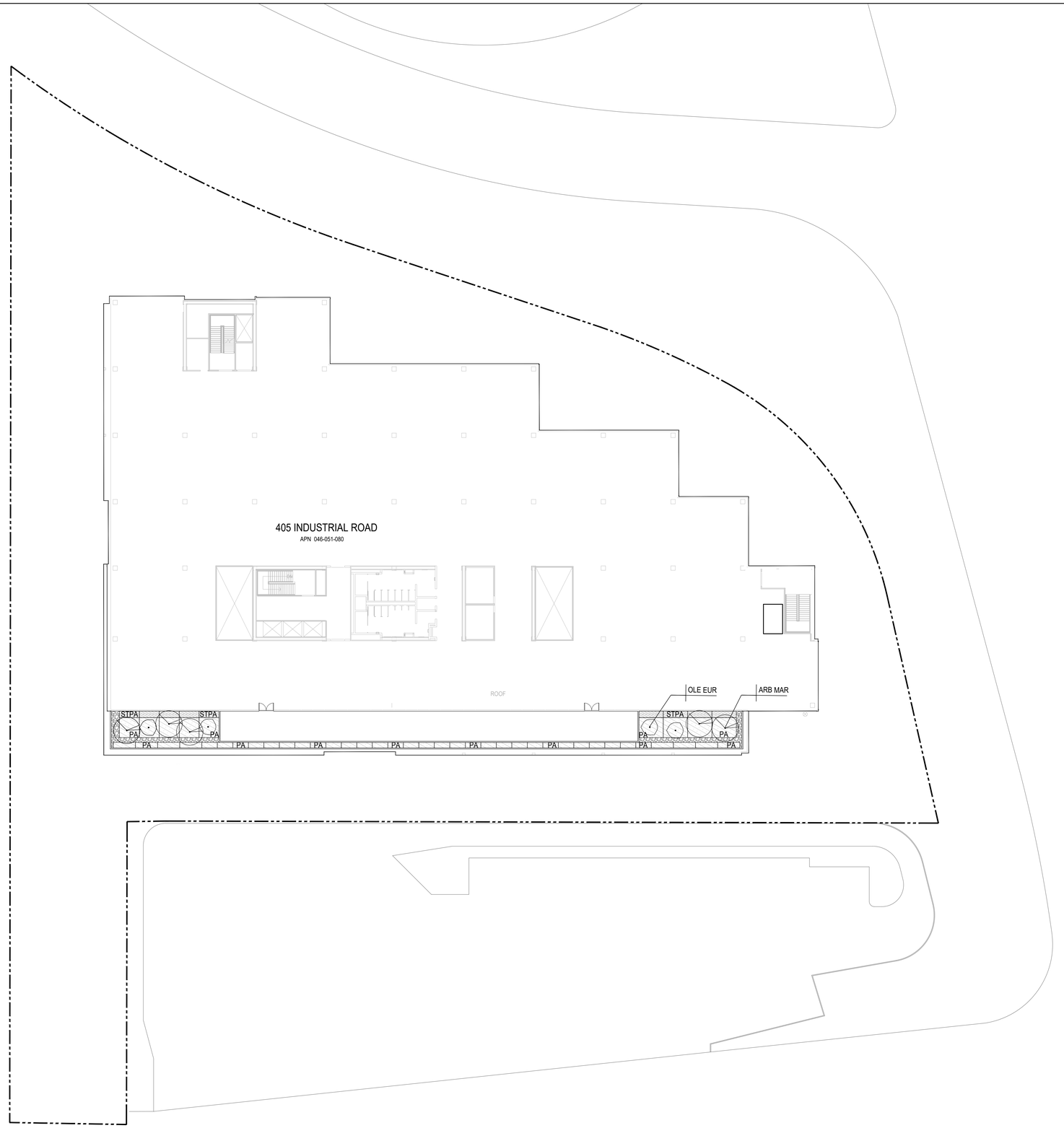
QTY	SYMBOL	ABBR.	SCIENTIFIC NAME	COMMON NAME	STPA (Y/N)	SIZE	MATURE HEIGHT	MATURE WIDTH	WUCOLS
TREES									
		ARB MAR	*ARBUTUS 'MARINA'*	STRAWBERRY TREE	YES	24" BOX	25'	30'	L
		OLE EUR	*OLEA EUROPAEA* 'SWAN HILL'	OLIVE	NO	24" BOX	35'	30'	VL

QTY	SYMBOL	ABBR.	SCIENTIFIC NAME	COMMON NAME	STPA (Y/N)	SIZE	SPACING	MATURE HEIGHT	MATURE WIDTH	WUCOLS
SHRUBS										
		ACA COG	*ACACIA COGNATA 'COUSIN ITT'*	COUSIN ITT ACACIA	NO	5 GAL	3' O.C.	30"	3'	L
		CAL LIL	*CALLISTEMON 'LITTLE JOHN'*	LITTLE JOHN DWARD BOTTLE BRUSH	YES	5 GAL	30" O.C.	2'	3'	L
		GAR ELL	*GARRYA ELLIPTICA*	SILK TASSEL	YES	10 GAL	5' O.C.	6'	6'	L
		LAV ASS	*LAVATERA ASSURGENTIFLORA*	TREE MALLOW	NO	10 GAL	5' O.C.	6'	6'	L
		MEL NES	*MELALEUCA NESOPHILA*	PINK MELALEUCA	NO	10 GAL	3' O.C.	6'	6'	L
		OLE MON	*OLEA MONTRA 'LIL OLLIE'*	DWARF OLIVE	NO	5 GAL	3' O.C.	3'	4'	L
		GAL SPE	*GALVEZIA SPECIOSA*	ISLAND SNAPDRAGON	NO	5 GAL	3' O.C.	3'	3'	L
GROUNDCOVERS										
		ARC EME	*ARCTOSTAPHYLOS 'EMERALD CARPET'*	EMERALD CARPET MANZANITA	YES	1 GAL	12" O.C.	6"	3'	L
		ERI GLA	*ERIGERON GLAUCUS*	BEACH ASTER	YES	1 GAL	18" O.C.	12"	2'	L
		SEN MAN	*SENECIA MANDRIALISCAE*	BLUE CHALK FINGERS	NO	1 GAL	18" O.C.	12"	2'	L
GRASSES & RUSHES										
		CAL KAR	*CALAMAGROSTIS 'KARL FOERSTER'*	KARL FOERSTER FEATHER REED GRASS	YES	4" POT	3' O.C.	3'	3'	M
		JUN PAT	*JUNCUS PATENS*	CALIFORNIA GREY RUSH	YES	1 GAL	3' O.C.	3'	3'	L
		MUH CAP	*MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'*	WHITE CLOUD GRASS	YES	4" POT	3' O.C.	3'	3'	L
SUCCULENTS										
		AGA BLU	*AGAVE 'BLUE GLOW'*	BLUE GLOW AGAVE	NO	5 GAL	18" O.C.	18"	18"	VL
		YUC BRI	*YUCCA 'BRIGHTSTAR'*	BRIGHT STAR SPANISH DAGGER	NO	5 GAL	3' O.C.	3'	3'	VL

THIS PLANS MEETS WATER-EFFICIENT LANDSCAPING REQUIREMENTS PER THE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE (MWELO) CONTAINED WITH CHAPTER 2.7, DIVISION 2, TITLE 23, CALIFORNIA CODE OF REGULATIONS.

LEGEND

- EXISTING TREE
- PROPOSED TREE
- PA — PLANTING AREA
- STPA — STORMWATER PLANTING AREA - FLOW THROUGH PLANTER



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SCALE: 1" = 20'

0 10' 20' 40'

plot date : 6/17/2021 9:54:23 AM

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405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

CONCEPTUAL PLANTING PLAN:
ROOF TERRACES

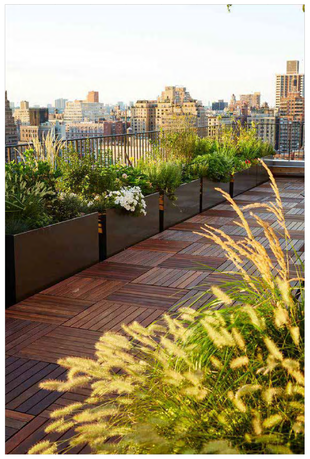
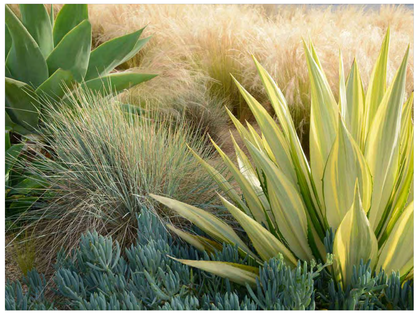
PROJECT #2202032.00
SCALE: SEE PLAN
DATE: 08/08/2022

L4.2

CONCEPTUAL PLANTING DESIGN: ROOF TERRACES; LEVELS 3 & 6

Attractive prefabricated planters with drought tolerant grasses, succulents and shrubs create dynamic spaces for roof terrace meetngs, small gatherings and quiet respite.



CONCEPTUAL PLANTING DESIGN: ENTRY DRIVE

Evergreen screening trees and drought tolerant plantings soften the boundaries of the site. Using native california plants combined with drought adapted species ties into the regional aesthetic while providing a unique, interesting design.





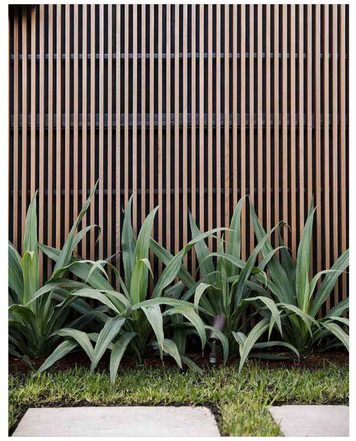
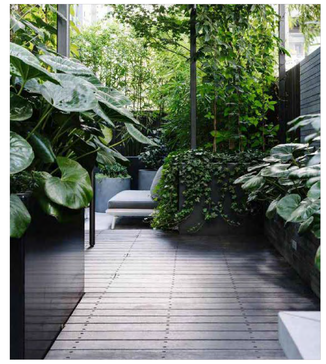





CONCEPTUAL PLANTING DESIGN: ARRIVAL AREA, DROPOFF & PARKING

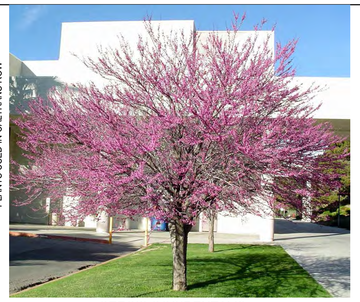
Atmospheric plantings accent the arrival experience and lend a refined and inviting aesthetic. These areas use selected species that are both shade and drought tolerant to create a lush, yet sustanable landscape.



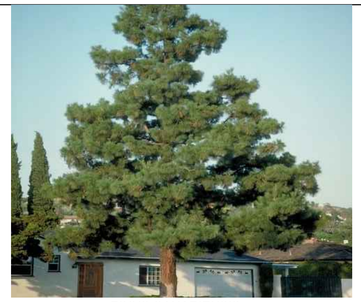




TREES

* PLANTS USED IN CALTRANS ROW



CERCIS OCCIDENTALIS
WESTERN REDBUD



PINUS CANARIENSIS
CANARY ISLAND PINE

**PLATANUS RACEMOSA*
CALIFORNIA SYCAMORE

PRUNUS LAUROCERASUS
ENGLISH LAUREL

SHRUBS

ACACIA COGNATA
"COUSIN IT" ACACIA

**BACCHARIS PILULARIS 'TWIN PEAKS'*
TWIN PEAKS DWARF COYOTE BRUSH

MAHONIA EURYBRACTEATA
SOFT CARESS MAHONIA

**HETEROMELES ARBUTIFOLIA*
TOYON

**MYRICA CALIFORNICA*
PACIFIC WAX MYRTLE

OLEA MONTRA
DWARF OLIVE

RHAMNUS 'LITTLE SUR'
LITTLE SUR COFFEE BERRY

RHAMNUS 'LEATHERLEAF'
LEATHERLEAF COFFEE BERRY

FERNS

POLYSTICHUM MUNTUM
WESTERN SWORD FERN

WOODWARDIA FIMBRIATA
GIANT CHAIN FERN

GRASSES & RUSHES

DIETES IRIOIDES
FORTNIGHT LILY

BOUTELOUA 'BLONDE AMBITION'
BLONDE AMBITION GRAMA GRASS

CAREX TUMILICOLA
BERKELEY SEDGE

**FESTUCA MAIREI*
ATLAS FESCUE

JUNCUS CALIFORNICA
JUNCUS

CHONDROPETALUM TECTORUM
CAPE RUSH

GROUNDCOVERS

ARCTOSTAPHYLOS 'EMERALD CARPET'
EMERALD CARPET MANZANITA

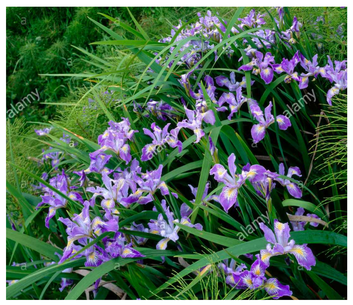
**ARCTOSTAPHYLOS 'PACIFIC MIST'*
PACIFIC MIST MANZANITA

SATUREJA DOUGLASII
YERBA BUENA

PERENNIALS

ACHILLEA MILLEFOLIUM 'SALMON'
YARROW

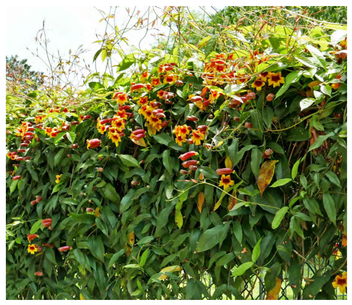
HEUCHERA MAXIMA
ISLAND ALUM ROOT



IRIS DOUGLASIANNA
DOUGLAS IRIS

VERBENA LILACINA "DE LA MINA"
VERBENA DE LA MINA

VINES



BIGNONIA CAPREOLATA
CROSSVINE

CAMPSIS RADICANS
TRUMPET VINE

VITIS CALIFORNICA 'ROGERS RED'
ROGERS RED WILD GRAPE

plot date: 6/17/2021 9:54:23 AM

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405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

PLANT PALETTE
GROUND FLOOR

PROJECT #2202032.00
SCALE: SEE PLAN
DATE: 08/08/2022

L4.4

TREES

ARBUTUS MARINA
STRAWBERRY TREE

OLEA EUROPAEA
OLIVE "SWAN HILL"

SUCCULENTS

AGAVE 'BLUE GLOW'
BLUE GLOW AGAVE

YUCCA 'BRIGHTSTAR'
BRIGHTSTAR SPANISH DAGGER

SHRUBS

ACACIA COGNATA
"COUSIN IT" ACACIA

SHRUBS

CALLISTEMON
LITTLE JOHN DWARF BOTTLE BRUSH

GARRYA ELLIPTICA
SILK TASSEL

LAVATERA ASSURGENTIFLORA
TREE MALLOW

MELALEUCA NESOPHILA
PINK MELALEUCA

OLEA MONTRA
DWARF OLIVE

GALVEZIA SPECIOSA
ISLAND SNAPDRAGO

GROUNDCOVER

ARCTOSTAPHYLOS 'EMERALD CARPET'
EMERALD CARPET MANZANITA

ERIGERON GLAUCUS
BEACH ASTER

SENECIA MANDRIALISCAE
BLUE CHALK FINGERS

GRASSES & RUSHES

CALAMAGROSTIS 'KARL FOERSTER'
KARL FOERSTER FEATHER REED GRASS

JUNCUS CALIFORNICA
JUNCUS

MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'
WHITE CLOUD GRASS

plot date : 6/17/2021 9:54:23 AM

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405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

PLANT PALETTE
ROOF TERRACES

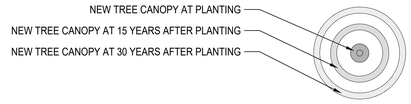
PROJECT #2202032.00
SCALE: SEE PLAN
DATE: 08/08/2022

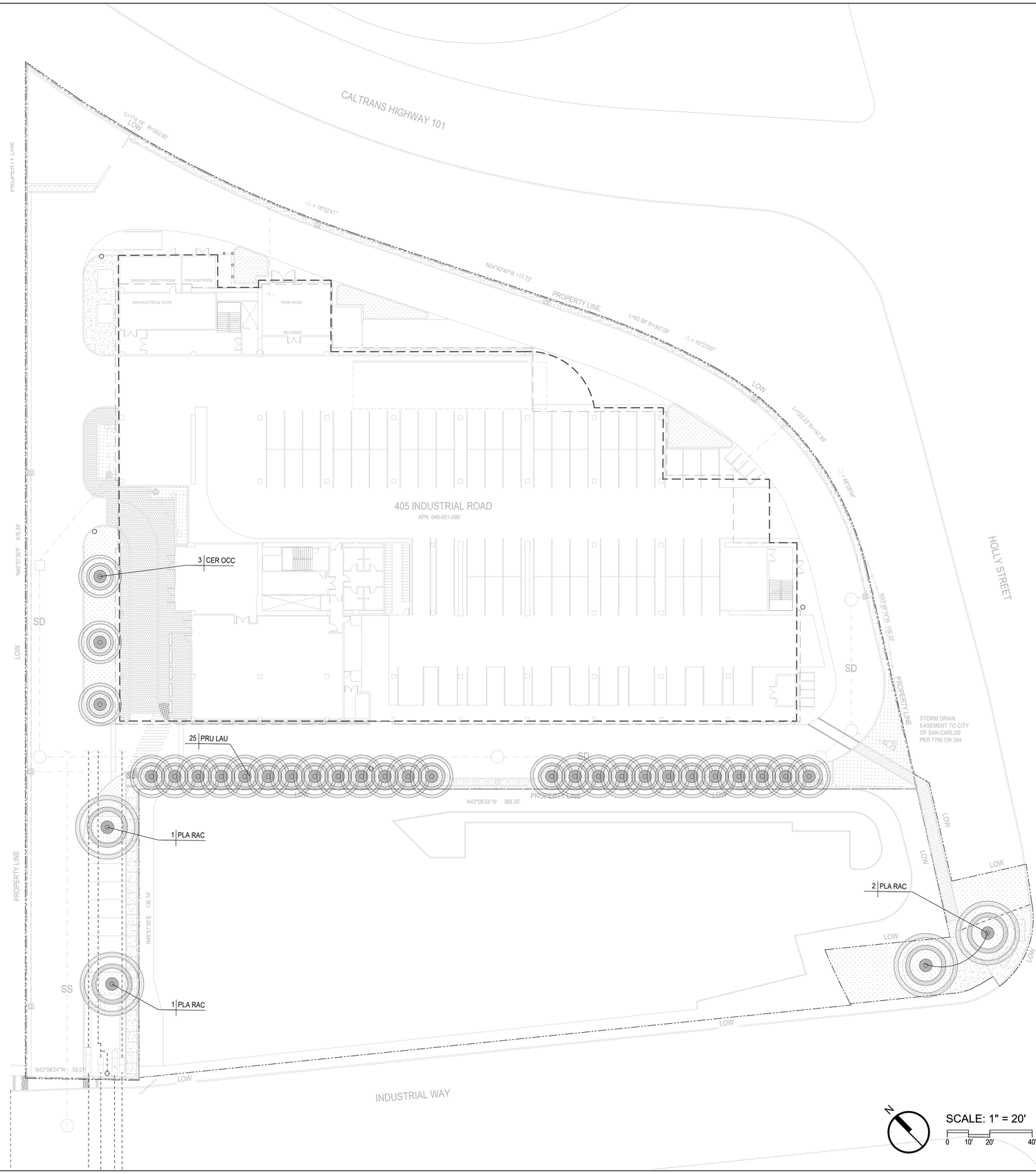
L4.5

PLANT PALETTE - TREE CANOPY

TREES								
	QTY	ABBR	SCIENTIFIC NAME	COMMON NAME	NATIVE (Y/N)	MATURE HEIGHT	MATURE WIDTH	WUCOLS
	3	CER OCC	*CERCIS OCCIDENTALIS*	WESTERN REDBUD	YES	20'	15'	L
	4	PLA RAC	*PLATANUS RACEMOSA*	CALIFORNIA SYCAMORE	YES	50'	50'	M
	25	PRU LAU	*PRUNUS LAUROCERASUS*	ENGLISH LAUREL	YES	30'	15'	M
TOTAL	32							

TREE CANOPY LEGEND





plot date : 6/17/2021 9:54:23 AM

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405 INDUSTRIAL ROAD
SAN CARLOS, CA 94070

TREE CANOPY STUDY

PROJECT #2202032.00
SCALE: SEE PLAN
DATE: 08/08/2022

L5.1