

P. Date:
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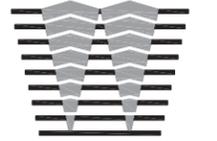
CENTURY CENTRE PARKING STRUCTURE

1400 & 1450 FASHION ISLAND BLVD.,
SAN MATEO, CA 94404
APN : 035-440-690 & 035-440-700



PLANNING SUBMITTAL 12.19.2014

Architects Engineers Parking Planners



WATRY DESIGN, INC.
San Jose, California
Newport Beach, California
Austin, Texas
watrydesign.com
WDI No.: 14002

CODE DATA

GOVERNING CODES:

- A. 2013 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 2.
- B. 2013 CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 3.
- C. 2013 CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 4.
- D. 2013 CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 5.
- E. 2013 CALIFORNIA FIRE CODE (FC), CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 9.
- F. 2013 CALIFORNIA ENERGY, CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 6.
- G. ADAG ADA ACCESSIBILITY GUIDELINES
- H. SAN MATEO CITY MUNICIPAL CODE

BUILDING:

Code Sections	TYPE	NOTES
Automatic Sprinkler System – Sec. 903	Yes	
Occupancy Type(s) – Chapter 3	S-2 Parking Garage (Open, per 406.3)	Openness – 406.5.2
Construction Type(s) – Chapters 4, 5 and 6	IIB	Tables 406.5.4, 503, 601 and 602
Grade Plane – Chapter 2 Definition	104'	Note as elevation relative to established datum on drainage plan.
Allowable Height (in Tiers) – Table 406.5.4	8 Tiers	Elevator Towers- Unlimited in height if NC (Section 504.3).
Allowable Height Increase (in Tiers), for Open Parking Structures- Section 406.5.5	9 Tiers	Increase height based on area of openings
Actual Height (in Tiers)	3 Tiers	
Base Allowable Area per Tier – Table 406.5.4	50,000 sq. ft.	Based on construction type.
Actual Area (largest Tier)	33,300 sq. ft.	
Maximum Allowable Total Area	450,000 sq. ft.	Based on construction type.
Actual Total Area	91,800 sq. ft.	
Interior F.R. Requirements- Table 601		Based on construction type.
Structural Frame	0 HR	
Bearing Walls – Exterior	0 HR	
Bearing Walls – Interior	0 HR	
Non-bearing Walls and Partitions – Exterior	See Requirements Below	
Non-bearing Walls and Partitions – Interior	0 HR	
Floor Construction	0 HR	
Roof Construction	0 HR	
Exterior F.R. Requirements- Table 602		Based on construction type.
Exterior Walls and Partitions:	1 HR, <5' 1 HR, 5' ≤ x < 10' 0 HR, 10' ≤ x < 30' 0 HR, ≥ 30'	
Openings (Unprotected) – Maximum Area of Exterior Wall Openings, Section and Table 705.8.	Not Permitted < 3' 15%, 3' ≤ x < 5' 25%, 5' ≤ x < 10' Unlimited, 10' < x	Based on distance and Sprinklers (See table footnote g.)
Shaft Enclosures (Both stairs and elevators) – Sec. 713	NOT REQUIRED	Per Section 713.14 Exceptions 7.
Occ. Load - Table 1004.1.2	33,300/200 = 166.5	Calculate for largest Tier
Exits Required- Table 1021.1	2	See Table 1015.1 for max. occ. for 1 exit.
Exits Provided	2	
Width Required- Per Section 1005.3.1 & 1005.3.2	Stairs: 166.5 x 0.3 = 50.0" 50% of 50.0" = 25.0" Other than Stairs: 166.5 x 0.20 = 33.3" 50% of 33.3" = 16.7"	For multiple means of egress, if one required exit is lost, the second one must provide 50% of required capacity.
Stairs: O.L. x 0.3 = total inches (48" min. per 1007.3)		Areas of refuge at open stairs NOT REQUIRED for S-2 open parking structures, per Sec. 1007.3, Exc. #2 & #4)
Other than Stairs: O.L. x 0.2 = total inches		
Width Provided	Stairs: 2 x 48" = 96" Other than Stairs: 2 x 60" = 120"	

PARKING STALL SUMMATION

SITE SUMMATION					
	VAN ACCESSIBLE	ACCESSIBLE	STANDARD	COMPACT	TOTAL
(E) SITE	2	17	668	165 (19.4%)	852
DISPLACED STALLS	0	0	-143	0	-143
(E) SITE w/ DISPLACEMENT	2	17	525	165 (19.4%)	709

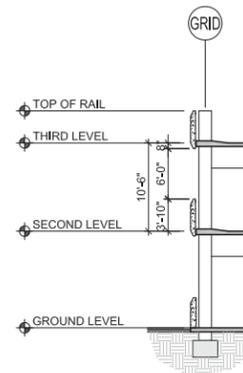
PARKING STRUCTURE SUMMATION							
LEVEL	VAN ACCESSIBLE (9'-0"x18'-0")	ACCESSIBLE (9'-0"x18'-0")	STANDARD (8'-6"x18'-0")	COMPACT (8'-6"x17'-0")	TOTAL	SQ. FOOTAGE	SQ. FT./STALL
THIRD	0	0	64	32	96	28,500	297
SECOND	0	0	68	42	110	33,300	303
GROUND	2	3	45	48	98 ***	30,000	306
TOTAL	2	3	177	122 (40%)	304 ***	91,800	302

TOTAL					
	VAN ACCESSIBLE (9'-0"x18'-0")	ACCESSIBLE (9'-0"x18'-0")	STANDARD (8'-6"x18'-0")	COMPACT (8'-6"x17'-0")	TOTAL
NEW (E) SITE	2	17	525	165	709
PARKING STRUCTURE	2	3	177	122	304 ***
TOTAL	4*	20*	702	287 (28.3%)	1,013
NET NEW STALLS					+161 **

OPENNESS CALCULATIONS

(2013 CALIFORNIA BUILDING CODE) 406.5.2 OPENINGS: FOR NATURAL VENTILATION PURPOSES, THE EXTERIOR SIDE OF THE STRUCTURE SHALL HAVE UNIFORMLY DISTRIBUTED OPENINGS ON TWO OR MORE SIDES. THE AREA OF SUCH OPENINGS IN EXTERIOR WALLS ON A TIER MUST BE AT LEAST 20 PERCENT OF THE TOTAL PERIMETER WALL AREA OF EACH TIER, THE AGGREGATE LENGTH OF THE OPENINGS CONSIDERED TO BE PROVIDING NATURAL VENTILATION SHALL CONSTITUTE A MINIMUM OF 40 PERCENT OF THE PERIMETER OF THE TIER. INTERIOR WALL LINES AND COLUMN LINES SHALL BE AT LEAST 20 PERCENT OPEN WITH UNIFORMLY DISTRIBUTED OPENINGS.

PERIMETER	785 FT.
OPEN PERIMETER	522 FT.
FLOOR TO FLOOR HEIGHT	10'-6"
RAILING HEIGHT	4'-6"
EDGE OF SLAB DEPTH	0'-0"
PERIMETER WALL AREA	785' x 10'-6" = 8,243 S.F.
OPEN WALL AREA	522' x 6'-0" = 3,132 S.F.
OPEN AREA	38.0% > 20%
PERIMETER WALL LENGTH	785 FT.
OPEN WALL LENGTH	522 FT.
OPEN LENGTH %	66.5% > 40%



SHEET INDEX

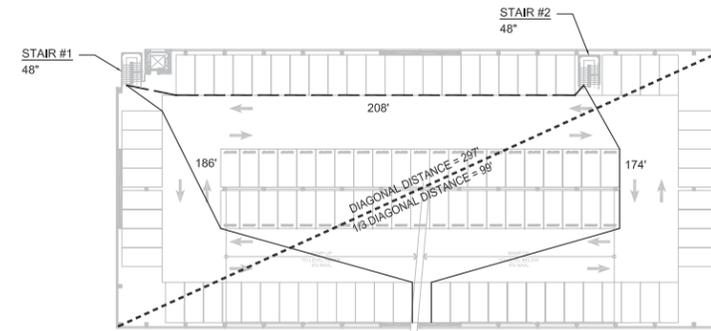
SHEET #	SHEET TITLE			
COVER AND DATA SHEETS				
T0.0	COVER SHEET			
T0.1	DATA SHEET			
CIVIL				
C-1.0	COVER SHEET			
C-2.0	TOPOGRAPHIC SURVEY			
C-4.0	GRADING AND DRAINAGE PLAN			
C-5.0	UTILITY PLAN			
C-6.0	STORMWATER MANAGEMENT PLAN			
LANDSCAPE				
L-0	ILLUSTRATIVE LANDSCAPE PLAN			
L-1	LANDSCAPE PLAN			
L-2	TREE DISPOSITION PLAN			
L-3	TREE PROTECTION NOTES			
ARCHITECTURE				
A1.1	SITE PLAN			
A1.2	FIRE TRUCK ACCESS DIAGRAM			
A2.1	PARKING PLANS			
A2.2	PARKING PLANS & BUILDING SECTIONS			
A3.1	BUILDING ELEVATIONS			
A3.2	PERSPECTIVE VIEWS			
A3.3	BIRDS EYE VIEWS			

FLOOR AREA RATIO

- CURRENT FAR : 0.82
 : 284,350 SF. OF OFFICE AREA / 10.53 ACRE (458,698 SF.) OF SITE
 - THE FLOOR AREA (91,800 SF.) OF THE PROPOSED PARKING GARAGE WILL BE EXCLUDED FROM FAR PER THE AMENDED MARINER'S ISLAND SPECIFIC PLAN

EXITING DIAGRAMS

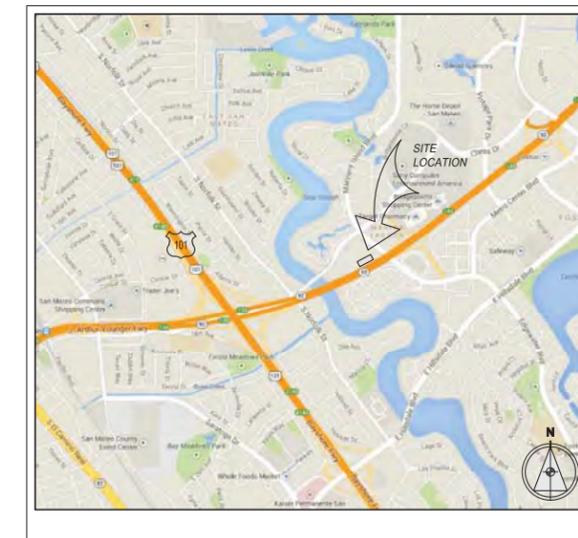
1. MAXIMUM TRAVEL DISTANCE IS 400' FOR AN AUTOMATIC SPRINKLER EQUIPPED PARKING STRUCTURE, PER U.B.C. SECTION 1004.2.5.2.4(300' FOR A NON-SPRINKLER EQUIPPED PARKING STRUCTURE)



TYPICAL LEVEL EXITING PLAN

TOTAL DISTANCE TRAVELED = 186'
 INDICATES DIAGONAL DISTANCE
 INDICATES DISTANCE BETWEEN EXITS

VICINITY MAP



PROJECT OWNER

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 6425 CHRISTIE AVENUE, SUITE 220
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 FAX (510) 594-2049
 TOM WAGNER
 ELLIOT SUN

DESIGN CONSULTANTS

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 HYONG-GI JEON, ARCHITECT

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 JOHN PURINTON, PRINCIPAL

LANDSCAPING:
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 181 GREENWICH STREET
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 GARY LAYMAN, PRINCIPAL

Architects • Engineers • Parking Planners

WATRY DESIGN, INC.
 San Jose, California
 Newport Beach, California
 Austin, Texas
 watrydesign.com

DATA SHEET
CENTURY CENTRE
PARKING STRUCTURE
 SAN MATEO, CALIFORNIA

REVISIONS		
NO.	DATE	BY

PLANNING SUBMITTAL

JOB NO :	14002
DATE :	10-03-14
DESIGN :	JEON
DRAWN :	JEON
CHK. BY :	PURINTON
FILE :	1402T01

SHEET

T0.1

CENTURY CENTRE PARKING STRUCTURE

1450 FASHION ISLAND BOULEVARD SAN MATEO, CA

ABBREVIATIONS

AB	-	AGGREGATE BASE
AC	-	ASPHALT CONCRETE
AD	-	AREA DRAIN
ADA	-	AMERICANS WITH DISABILITIES ACT
ASB	-	AGGREGATE SUBBASE
BC	-	BEGINNING OF CURVE
BFP	-	BACK FLOW PREVENTOR
BLDC	-	BUILDING CORNER
BLDG	-	BUILDING
BDD	-	BOTTOM OF DOCK
BOL	-	BOLLARD
BOS	-	BOTTOM OF STEP
BOW	-	FG @ BOTTOM OF WALL
BVC	-	BEGN VERTICAL CURVE
BW	-	BACK OF WALK
C	-	CONCRETE OR CIVIL
C&G	-	CURB AND GUTTER
CB	-	CATCH BASIN
CI	-	CURB INLET
CI-P	-	CAST IRON PIPE
CL	-	CENTER LINE OR CLASS
CMP	-	CORRUGATED METAL PIPE
CO	-	CLEANOUT
CONC	-	CONCRETE
CONST	-	CONSTRUCT OR CONSTRUCT
CY	-	CUBIC YARD
DCDA	-	DOUBLE CHECK DETECTOR ASSEMBLY
DI	-	DROP INLET
DIP	-	DUCTILE IRON PIPE
DOM	-	DOMESTIC
DS	-	DOWN SPOUT
DW	-	DOMESTIC WATER
DWG	-	DRAINING
E	-	EAST
EC	-	END OF CURVE
EP	-	EDGE OF PAVEMENT
ER	-	END OF RETURN
EVC	-	END VERTICAL CURVE
ELEV	-	ELEVATION
EX.	-	EXISTING
EX. EXIST.	-	EXISTING
FC	-	FACE OF CURB
FDC	-	FIRE DEPARTMENT CONNECTION
FF	-	FINISHED FLOOR
FG	-	FINISHED GRADE
FH	-	FIRE HYDRANT
FL	-	FLOW LINE
FOUND	-	FOUNDATION
FS	-	FINISHED SURFACE
FT	-	FOOT
FW	-	FIRE WATER
G	-	GROUND ELEVATION
GB	-	GRADE BREAK
GV	-	GATE VALVE
HCR	-	ACCESSIBLE RAMP
HP	-	HEAD POINT
INV	-	INVERT ELEVATION
JP	-	JOINT POLE
JT	-	JOINT TRENCH
LP	-	LIP OF GUTTER
LP	-	LOW POINT
LSA	-	LANDSCAPE ARCHITECT
MAX	-	MAXIMUM
MEP	-	MECHANICAL/ELECTRICAL/PLUMBING
MH	-	MANHOLE
MN	-	MINIMUM
MPVC	-	MIDPOINT OF VERTICAL CURVE
MON	-	MONUMENT
NORTH	-	NORTH
NIC	-	NOT IN CONTRACT
NO	-	NUMBER
NOT	-	NOT TO SCALE
NTS	-	NOT TO SCALE
P	-	PAVEMENT ELEVATION
PCC	-	PORTLAND CEMENT CONCRETE / POINT OF CONTINUOUS CURVATURE
PVI	-	POST INDICATOR VALVE
PL	-	PROPERTY LINE
PMH	-	POWER MANHOLE
POC	-	POINT ON CURVE
PP	-	POWER POLE
PRC	-	POINT OF REVERSE CURVATURE
PVC	-	POLYVINYL CHLORIDE PIPE
R	-	RADIUS
RC	-	RELATIVE COMPACTION
RCF	-	REINFORCED CONCRETE PIPE
RPPA	-	REDUCED PRESSURE PRINCIPLE ASSEMBLY
R/W	-	RIGHT OF WAY
S	-	SLOPE OR SOUTH
S.A.D.	-	SEE ARCHITECTURAL DRAWINGS
SB	-	SEDIMENT BASIN
SD	-	STORM DRAIN
SDCB	-	STORM DRAIN CATCH BASIN
SDMH	-	STORM DRAIN MANHOLE
S.E.D.	-	SEE ELECTRICAL DRAWINGS
SF	-	SILT FENCE
SG	-	SUBGRADE
S.L.D.	-	SEE LANDSCAPE DRAWINGS
S.M.D.	-	SEE MECHANICAL DRAWINGS
SMH	-	SIGNAL MANHOLE
SW	-	SEE PLUMBING DRAWINGS
S.P.D.	-	SEE PLUMBING DRAWINGS
SS	-	SANITARY SEWER
S.S.D.	-	SEE STRUCTURAL DRAWINGS
STA	-	STANDARD
STD	-	STANDARD
S/W	-	SIDEWALK
TC	-	TOP OF CURB
TD	-	TRENCH DRAIN
TOO	-	TOP OF DOCK
TOE	-	TOE OF SLOPE
TOS	-	TOP OF STAIR
TOW	-	FG @ TOP OF WALL
TS	-	TOP OF SLAB
UNLESS OTHERWISE NOTED	-	UNLESS OTHERWISE NOTED
UNDERGROUND	-	UNDERGROUND
VC	-	VERTICAL CURVE
VM	-	VERTICAL METER
WV	-	WATER VALVE
W	-	WEST
WVF	-	WELDED WIRE FABRIC
W/	-	WITH

CONSTRUCTION NOTES

- CONTRACTOR SHALL LEAVE AN EMERGENCY PHONE NUMBER WITH THE POLICE AND FIRE DEPARTMENTS.
- CONTRACTOR SHALL POST ON THE SITE EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS.
- CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY UNLESS AN EXCAVATION PERMIT SPECIFIES OTHERWISE.
- CONTRACTOR TO PROVIDE UNDERGROUND LOCATING SERVICE TO HAVE THE LOCATION OF ON-SITE EXISTING UNDERGROUND UTILITIES MARKED. IT SHALL BE THE RESPONSIBILITIES OF THE CONTRACTOR TO IDENTIFY, LOCATE, AND PROTECT ALL UNDERGROUND FACILITIES.
- UTILITIES AND UNDERGROUND FACILITIES INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER NOR THE CITY NOR THE DESIGN PROFESSIONAL ASSUMES RESPONSIBILITY THAT THE UTILITIES AND UNDERGROUND FACILITIES INDICATED WILL BE THE UTILITIES AND UNDERGROUND FACILITIES ENCOUNTERED.
- CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT U.S.A. 800-227-2600 FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING WORK TO HAVE THE LOCATION OF EXISTING UNDERGROUND UTILITIES MARKED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, LOCATE, AND PROTECT ALL UNDERGROUND FACILITIES.
- THE CONTRACTOR SHALL HIRE A STREET CLEANING CONTRACTOR TO CLEAN UP DIRT AND DEBRIS FROM CITY STREETS THAT ARE ATTRIBUTABLE TO THE DEVELOPMENT'S CONSTRUCTION ACTIVITIES.
- ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATES (DUST).
- ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTOR'S EXPENSE.
- ALL MATERIALS, REQUIRED FOR THE COMPLETE EXECUTION OF THE PROJECT, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
- THE CONTRACTOR SHALL HAVE A SUPERINTENDENT OR REPRESENTATIVE ON SITE AT ALL TIMES DURING CONSTRUCTION.
- STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT ON CITY STREETS WILL NOT BE PERMITTED.
- CONSTRUCTION EQUIPMENT SHALL BE PROPERLY MUFFLED. UNNECESSARY IDLING OF GRADING CONSTRUCTION EQUIPMENT IS PROHIBITED.
- CONSTRUCTION EQUIPMENT, TOOLS, ETC. SHALL NOT BE CLEANED OR RINSED AT THE BIOLOGICAL PRESERVE OR INTO A STREET, GUTTER OR STORM DRAIN.
- A CONTAINED AND COVERED AREA ON-SITE SHALL BE USED FOR STORAGE OF CEMENT BAGS, PAINTS, FLAMMABLE OILS, FERTILIZERS, PESTICIDES, OR ANY OTHER MATERIALS THAT HAVE POTENTIAL FOR BEING DISCHARGED TO THE STORM DRAIN SYSTEM BY WIND OR IN THE EVENT OF A MATERIAL SPILL.
- ALL CONSTRUCTION DEBRIS SHALL BE GATHERED ON A REGULAR BASIS AND PLACED IN A DUMPSTER WHICH IS EMPTIED OR REMOVED WEEKLY. WHEN FEASIBLE, TARPS SHALL BE USED ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORMWATER POLLUTION.
- ANY TEMPORARY ON-SITE CONSTRUCTION PILES SHALL BE SECURELY COVERED WITH A TARP OR OTHER DEVICE TO CONTAIN DEBRIS.
- CONCRETE TRUCKS AND CONCRETE FINISHING OPERATIONS SHALL NOT DISCHARGE WASH WATER WITHIN THE BIOLOGICAL PRESERVE OR INTO THE STREET GUTTERS OR DRAINS.
- ALL WORK SHALL BE IN COMPLIANCE WITH THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL INVESTIGATION BY LOWNEY ASSOCIATES, JOB NUMBER 350-170 TITLED, "GEOTECHNICAL INVESTIGATION FOR JASPER RIDGE FIELD STATION STANFORD, CALIFORNIA, DATED FEBRUARY 18, 2000. PHONE NUMBER: (650) 967-2365.

DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

UTILITY/POTHOLE NOTE

THE TYPES, LOCATIONS, SIZES AND /OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND FACILITIES AND UTILITIES VIA PRIVATE UNDERGROUND LOCATOR AND BY POT-HOLING PRIOR TO COMMENCING CONSTRUCTION.

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS A CITY OF SAN MATEO BENCHMARK (088-003), RAMSET NAIL AND WASHER ON THE SIGNAL BASE AT THE NW CORNER OF THE INTERSECTION OF MARINERS ISLAND BLVD. AND FASHION ISLAND BLVD.

ELEV=100.788 FEET (SAN MATEO DATUM +100)

BASIS OF ORIENTATION



VICINITY MAP
NOT TO SCALE

EROSION CONTROL NOTE

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) & COMPLY WITH THE STATE'S GENERAL PERMIT AND MAINTAIN EROSION CONTROL MEASURES AS REQUIRED THROUGHOUT THE LIFE OF CONSTRUCTION IN CONFORMANCE WITH SAN MATEO COUNTY, AND SWRCS.
- CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW MATS, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.
- ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED THROUGHOUT THE SEASON. REPLACEMENT SUPPLIES SHOULD BE KEPT ON SITE.
- SITE INSPECTIONS SHALL BE CONDUCTED BEFORE AND AFTER EACH STORM EVENT, AND EVERY 24 HOURS FOR EXTENDED STORM EVENTS, TO IDENTIFY AREAS THAT CONTRIBUTE TO EROSION AND SEDIMENT PROBLEMS OR ANY OTHER POLLUTANT DISCHARGES. IF ADDITIONAL MEASURES ARE NEEDED, REVISE THE EROSION CONTROL PLAN AND IMPLEMENT THE MEASURES IMMEDIATELY. DOCUMENT ALL INSPECTION FINDINGS AND ACTIONS TAKEN.
- CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION FOR CONTROL OF STORM WATER RUNOFF (E.G. GRAVEL BAGS AT CATCH BASIN INLETS). CONTACT LOCAL AGENCY FOR INFORMATION ON BEST MANAGEMENT PRACTICES.
- ACTUAL LOCATIONS AND DIMENSIONS OF TEMPORARY CONSTRUCTION ENTRANCE / EXIT AND CONCRETE WASH-OUT TO BE DETERMINED BY THE BIOLOGICAL PRESERVE IN CONJUNCTION WITH THE SITE CONTRACTOR AT THE TIME OF CONSTRUCTION.

EARTHWORK NOTE

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INCLUDE ALL MATERIAL AND LABOR REQUIRED WITHIN THE BID PRICE, FOR EARTHWORK CONSTRUCTION, TO CARRY OUT THE CUT/FILL AND/OR IMPORT/EXPORT AS NECESSARY TO MEET THE DESIGN GRADES SHOWN ON THE PLANS. CONTRACTOR IS TO DELIVER TO OWNER THE PROJECT IN A COMPLETE AND OPERATIONAL MANNER. EARTHWORK QUANTITIES SHOWN ON THE PLANS OR REPRESENTED BY THE ENGINEER ARE APPROXIMATE AND ARE FOR GRADING PERMIT APPROVAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ANY INVESTIGATION OR STUDIES THAT ARE REQUIRED BY THE CONTRACTOR TO SATISFY THIS REQUIREMENT. NO ADDITIONAL COMPENSATION SHALL BE PAID FOR SAID CUT/FILL AND/OR IMPORT/EXPORT.

EARTHWORK QUANTITIES:

IMPORT =	0 CY
EXPORT =	0 CY
FILL =	0 CY
CUT =	120 CY

NOTE:
THE EARTHWORK QUANTITIES SHOWN ARE PROVIDED FOR THE PURPOSE OF GRADING PERMIT APPROVAL ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CARRY OUT THE CUT/FILL IMPORT/EXPORT AS NECESSARY TO MEET THE DESIGN GRADES AS SHOWN ON THE PLANS REGARDLESS OF THE ESTIMATED EARTHWORK QUANTITIES AS INDICATED. SIGNIFICANT REVISIONS TO THE QUANTITIES NEED REVIEW BY THE CITY. FILL SHORTAGE IS ANTICIPATED TO COME FROM ON-SITE SPOILS ACCURED FROM UTILITY TRENCHES AND FOOTING SPOILS.

LEGEND

	EXISTING	PROPOSED
SAWCUT AND CONFORM LINE		
RETAINING WALL		
A.C. PAVEMENT		
CONC. VALLEY GUTTER		
CONC. SIDEWALK OR PAD		
6" CURB & GUTTER		
EDGE OF A.C. PAVEMENT		
6" VERTICAL CURB		
CENTER LINE		
SANITARY SEWER MAIN	8" SS	8" SS
STORM DRAIN MAIN	12" SD	15" SD
PERFORATED PIPE		6" SD
WATER MAIN	6" W	6" W
FIRE WATER MAIN	6" FW	6" FW
DOMESTIC WATER MAIN	6" DW	6" DW
CHILLED WATER MAIN	6" CHW	6" CHW
IRRIGATION LINE	2" IRR	4" IRR
HOT WATER SUPPLY & RETURN	HWS-HWR	HWS-HWR
STEAM LINE	ST	STM
TRENCH DRAIN		
CONDENSATE RETURN		
METAL BEAM GUARD RAIL		
SILT FENCE		
FLOW LINE		
CHAIN LINK FENCE		
GAS MAIN	G	2" G
CAP AND PLUG END DUCT BANK		
OVERHEAD ELECTRIC LINE	OHE	
UNDERGROUND ELECTRIC LINE	UGE	UGE
STREET LIGHT CONDUIT	SL	SL
CONTOUR ELEVATION LINE	85	85
SPOT ELEVATION	x 95.94	FG 95.94
DIRECTION OF SLOPE		2:1 1%
GAS METER		GM
SILT VALVE		SV
WATER METER		WM
WATER VALVE		WV
FIRE HYDRANT		FH
BACK FLOW PREVENTOR		BFP
POST INDICATOR VALVE		PIV
FIRE DEPARTMENT CONNECTION		FDC
WATER LINE TEE		WLT
ELECTRIC AND SIGNAL		ES
AIR RELEASE VALVE		ARV
SIGN		S
ACCESSIBLE RAMP		AR
CONCRETE THRUST BLOCK		CTB
REDUCER		R
SANITARY SEWER MANHOLE		SSMH
SANITARY SEWER CLEANOUT	SSCO	SSCO
STORM DRAIN MANHOLE		SDMH
STORMCEPTOR		SC
STORM DRAIN AREA DRAIN		SDAD
STORM DRAIN CATCH BASIN	CB	CB
STORM DRAIN CURB INLET		SDCI
STORM DRAIN CLEANOUT	SDCO	SDCO
ELECTROLIER		E
JOINT POLE		JP
OVERLAND RELEASE		OR
CONSTRUCTION DETAIL REFERENCE		

SHEET INDEX

C-1.0	COVER SHEET
C-2.0	TOPOGRAPHIC SURVEY
C-3.0	GRADING AND DRAINAGE PLAN & UTILITY PLAN
C-4.0	UTILITY PLAN
C-5.0	STORM WATER MANAGEMENT PLAN

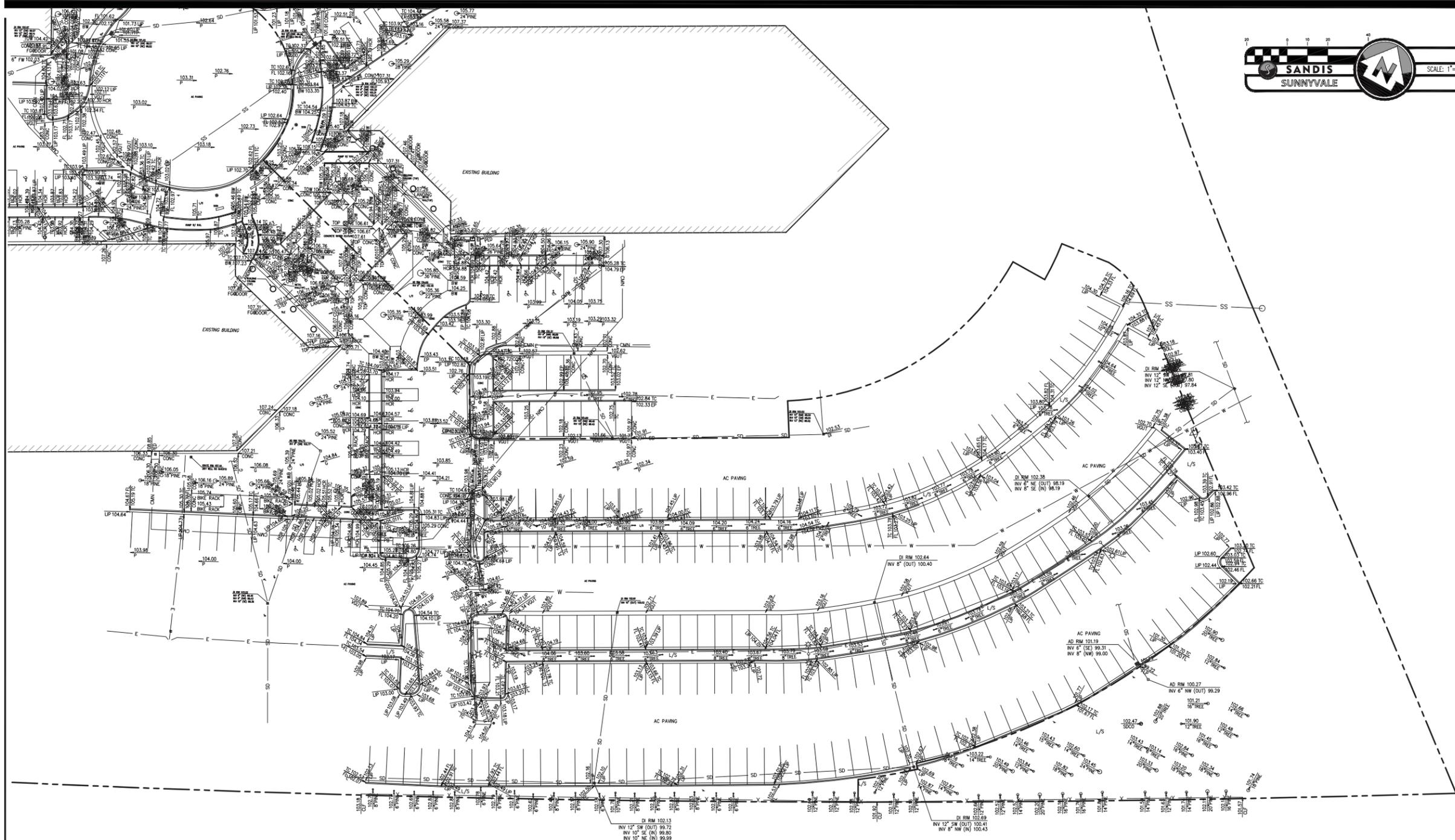
REVISIONS

NO.	DATE	BY

PLANNING SUBMITTAL

JOB NO :	214085
DATE :	10-03-14
DESIGN :	SY
DRAWN :	
CHK. BY :	ND
FILE :	

C-1.0



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 R. HARRISON, P.E.
 T. HARRISON, P.E.

DATE _____, 2014

KENNETH N. OLCOTT
 R.C.E. NO. 51079, EXPIRES 9/30/15

TOPOGRAPHIC SURVEY
CENTURY CENTRE
PARKING STRUCTURE
 SAN MATEO, CALIFORNIA

REVISIONS		
NO.	DATE	BY

PLANNING SUBMITTAL

JOB NO : 214085
 DATE : 10-03-14
 DESIGN : SY
 DRAWN :
 CHK. BY : ND
 FILE :

SHEET
C-2.0

- LEGEND**
- Y- FENCE LINE
 - CHN- COMMUNICATION LINE
 - E- UNDERGROUND ELECTRIC LINE
 - W- WATER LINE
 - SD- STORM DRAIN LINE

- SYMBOLS & ABBREVIATIONS**
- BW BACK OF WALK
 - COM-PB COMMUNICATIONS (TELE) PULLBOX
 - CONC CONCRETE
 - CLF CHAIN LINK FENCE
 - DI DRAIN INLET
 - FH FIRE HYDRANT
 - FL FLOWLINE
 - HER HANDICAP ACCESSIBLE RAMP
 - LIP LIP OF GUTTER
 - L/S LANDSCAPE PAVEMENT
 - P PAVEMENT
 - STL STREETLIGHT
 - TC TOP OF CURB
 - VGUT VALLEY GUTTER
 - WPB WATER PULLBOX
 - WV WATER VALVE

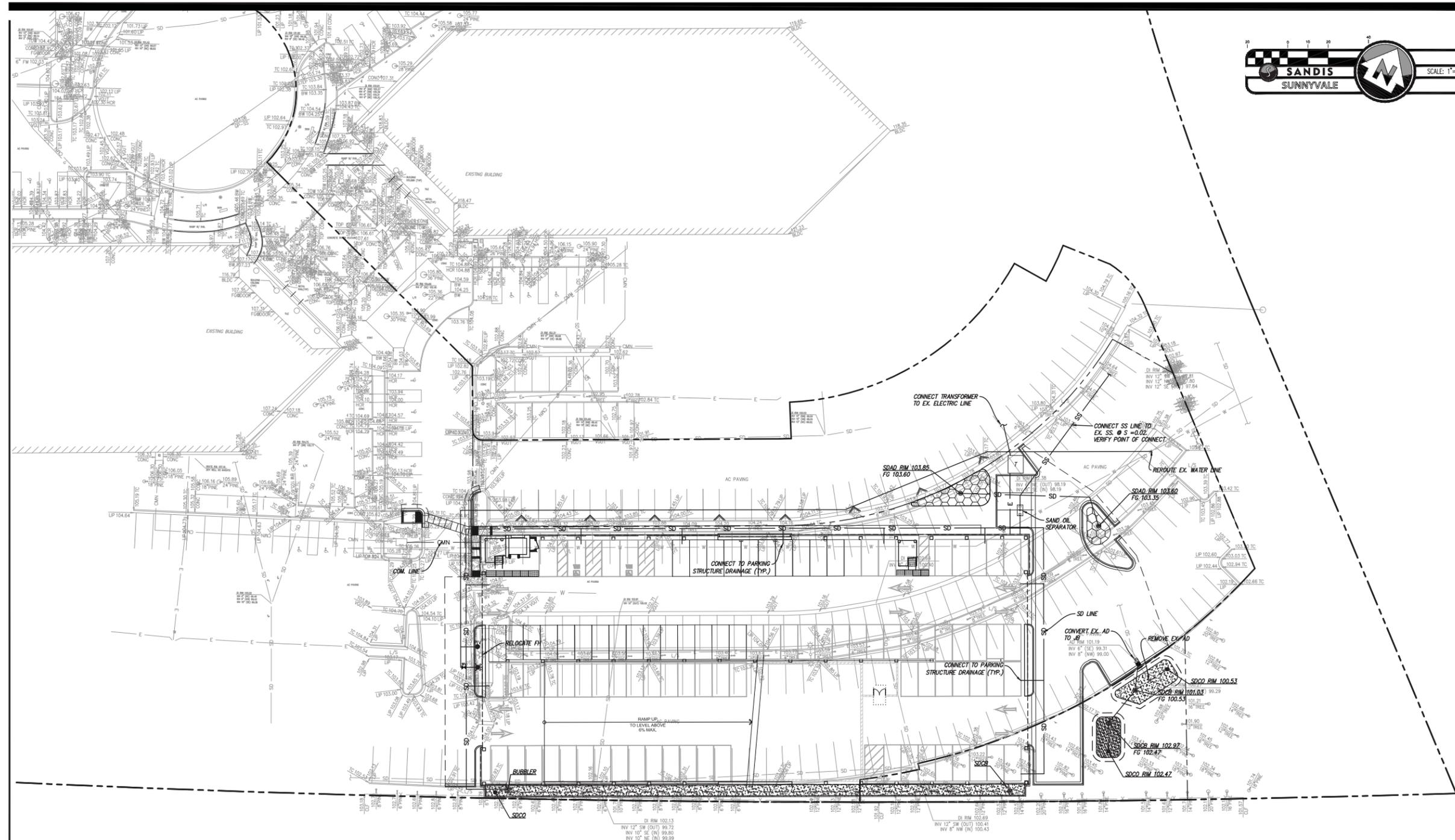
- SURVEY NOTES**
- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 - DATE OF FIELD SURVEY: JUNE 26, 2014

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS A CITY OF SAN MATEO BENCHMARK (088-003), RAMSET NAIL AND WASHER ON THE SIGNAL BASE AT THE NW CORNER OF THE INTERSECTION OF MARNERS ISLAND BLVD. AND FASHION ISLAND BLVD.
 ELEV=100.788 FEET (SAN MATEO DATUM +100)

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.



LINE TABLE
BEARING DISTANCE

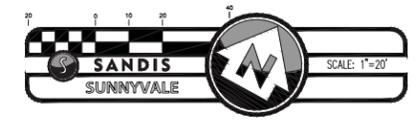
L1	N28°31'17"W	11.11'
----	-------------	--------

LINE TABLE

DI	RM 102.13	INV 12" SW (OUT) 99.72
		INV 10" SE (W) 99.80
		INV 10" NE (N) 99.99

LEGEND:

- BIO-RETENTION AREA (C-6.0)
- STORM DRAIN LINE
- PERFORATED PIPE
- SANITARY SEWER LINE
- WATER LINE
- ELECTRIC LINE
- CATCH BASIN
- AREA DRAIN
- CLEAN OUT
- POPUP EMITTER



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UTILITY PLAN
CENTURY CENTRE
PARKING STRUCTURE
SAN MATEO, CALIFORNIA

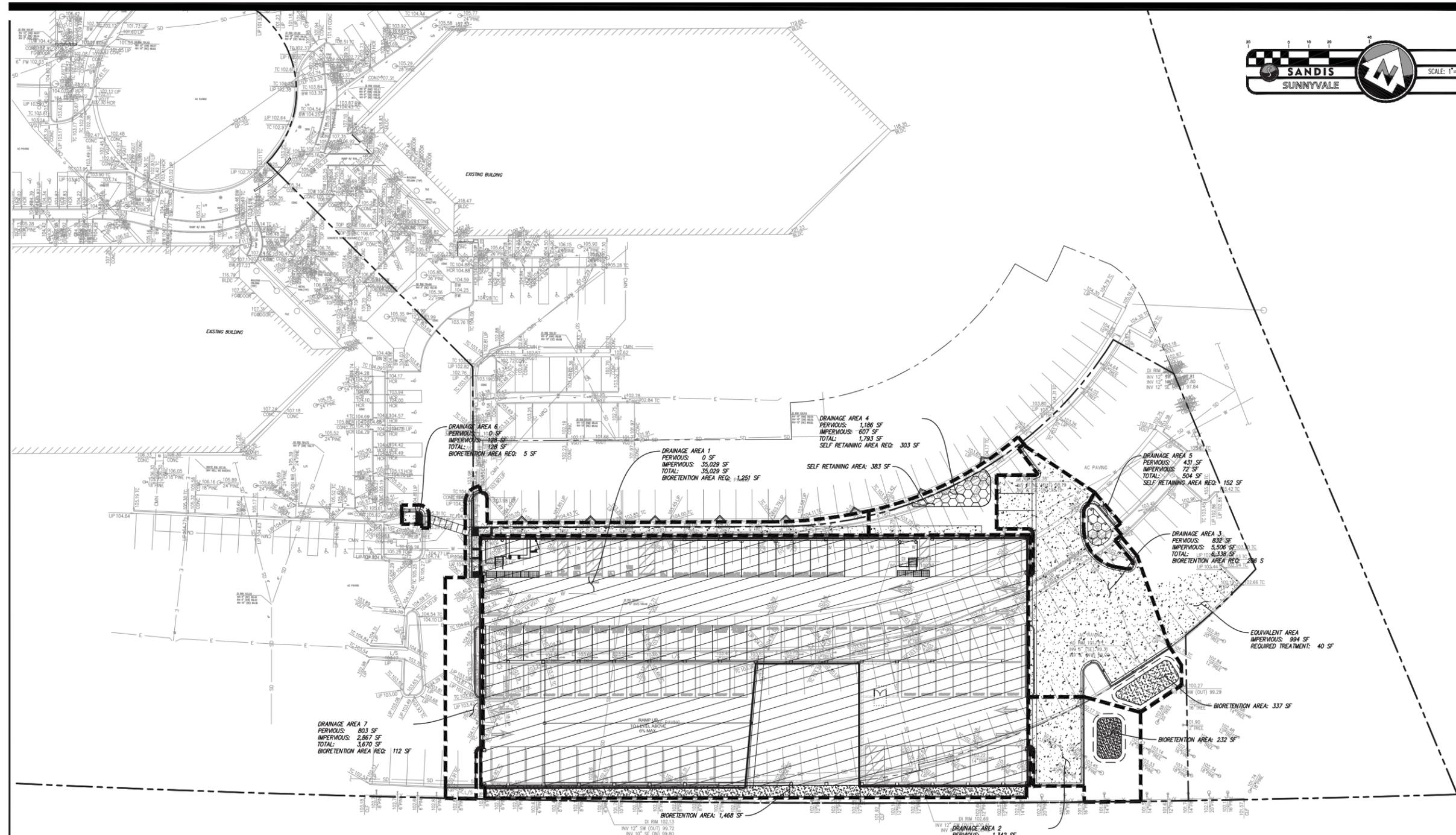
REVISIONS

NO.	DATE	BY

PLANNING SUBMITTAL

JOB NO : 214085
DATE : 10-03-14
DESIGN : SY
DRAWN :
CHK, BY : ND
FILE :

SHEET
C-5.0



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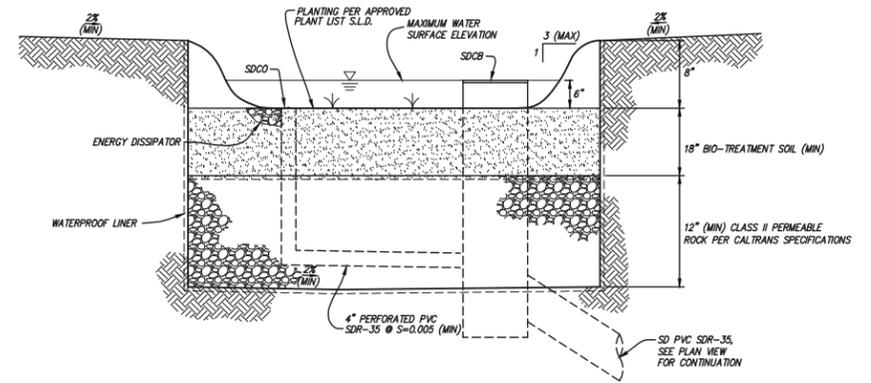
STORM WATER MANAGEMENT PLAN
CENTURY CENTRE
PARKING STRUCTURE
 SAN MATEO, CALIFORNIA

REVISIONS		
NO.	DATE	BY

PLANNING SUBMITTAL

JOB NO : 214085
 DATE : 10-03-14
 DESIGN : SY
 DRAWN :
 CHK, BY : ND
 FILE :

SHEET
C-6.0



BIORETENTION PLANTER
 N.T.S.

LEGEND:

	IMPERVIOUS AREA TO BE TREATED IN PARKING LOT
	IMPERVIOUS AREA
	PERVIOUS AREA
	NEW ROOF AREA
	SELF RETAINING AREA
	BIO-RETENTION AREA (1 C-6.0)
	DRAINAGE BOUNDARY

Table D: BMP Summary Table

Drainage Area	TOTAL AREA		IMPERVIOUS AREA		PERVIOUS AREA		Percent Imperious	Runoff Coefficient, c	Q (cfs) Required	Treatment Area Required (sf)	Treatment Control Method	Treatment Provided (sf)	Adequate Sizing
	sq. ft.	Ac.	sq. ft.	Ac.	sq. ft.	Ac.							
1	35,029.0	0.80	35,029.0	0.80	0	0.00	100.0%	0.900	0.145	1251	BRA	1468	OK
2	2,504.2	0.06	1,162.1	0.03	1,342.1	0.03	46.4%	0.578	0.007	174	BRA	232	OK
3	6,338.3	0.15	5,506.4	0.13	831.9	0.02	86.9%	0.821	0.024	206	BRA	337	OK
TOTAL	43,871.5	1.0	41,697.5	1.0	2,174.0	0.0	95.0%	0.870	0.175	1,631.1		2,037.0	OK
Bioretention Treatment													
4	1,792.8	0.04	606.8	0.01	1,186	0.03	33.8%	0.503	0.004	303	SRA	383	OK
5	503.7	0.01	72.3	0.00	431	0.01	14.4%	0.386	0.001	36	SRA	152	OK
TOTAL	503.7	0.01	72.3	0.00	431.4	0.01	14.4%	0.386	0.001	339.5		535.0	OK
Self Retaining Treatment													
6	127.9	0.00	127.9	0.00	0	0.00	100.0%	0.900	0.001	5			NO GOOD
7	3,669.8	0.08	2,867.0	0.07	802.7	0.02	78.1%	0.769	0.013	112	BRA		NO GOOD
TOTAL	3,797.5	0.09	2,994.9	0.07	802.7	0.02	78.9%	0.773	0.013	116.5	BRA (DAS)	130.5	OK
Equivalent Area Treated in Drainage Area 3													

LINE TABLE
 BEARING DISTANCE
 L1 N28°36'17"W 11.11'

LINE TABLE



#1450 FASHION ISLAND

#1400 FASHION ISLAND

PROPOSED PARKING STRUCTURE

HIGHWAY 92



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**CENTURY CENTRE
 PARKING STRUCTURE**
 SAN MATEO, CALIFORNIA

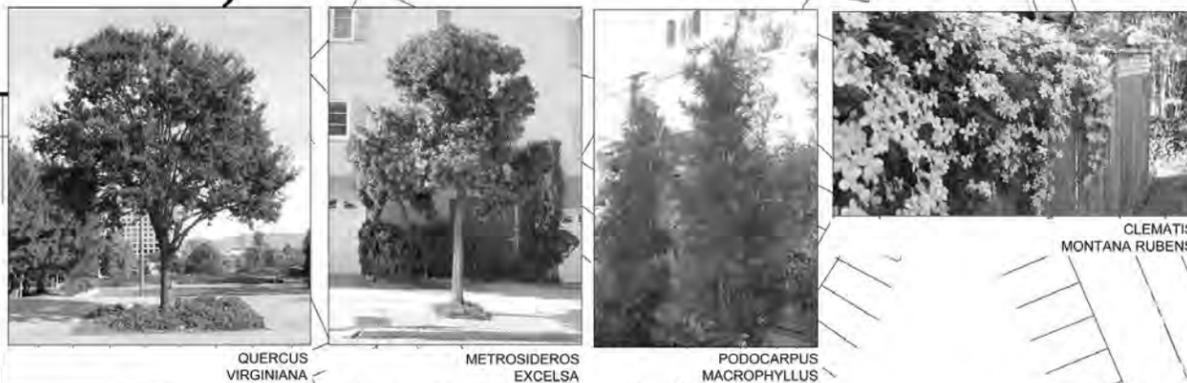
REVISIONS		
NO.	DATE	BY
	12-17-14	

**PLANNING
 SUBMITTAL**
 JOB NO : 14002
 DATE : 12-17-14
 DESIGN :
 DRAWN : Contact: Carline Beggs
 415 433 4672
 SCALE : 3/4" = 1'-0"
 FILE : ILLUSTRATIVE
 LANDSCAPE PLAN

SHEET
LO

#1400 FASHION ISLAND

#1450 FASHION ISLAND

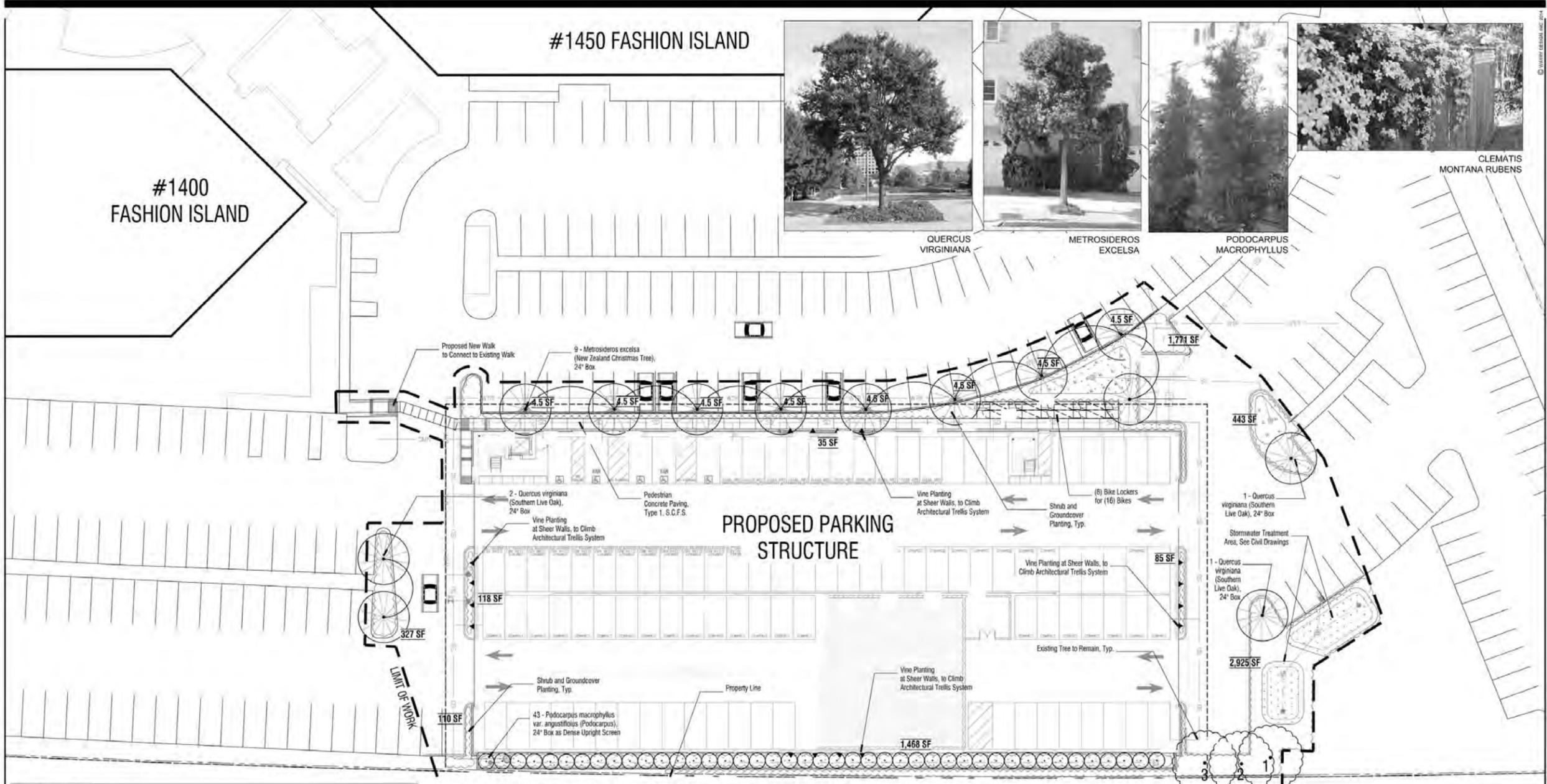


CLEMATIS MONTANA RUBENS

QUERCUS VIRGINIANA

METROSIDEROS EXCELSA

PODOCARPUS MACROPHYLLUS



Plant Palette

Trees					
Key	Botanical Name	Size	Common Name	Comments/Spacing	WUCOLS Value
MET	Metrosideros excelsa	36" box	New Zealand Christmas Tree		Low
QV	Quercus virginiana	36" box	Southern Live Oak		Medium
POD	Podocarpus macrophyllus var. angustifolius	24" box	Podocarpus		Medium
Shrubs and Groundcovers					
Key	Botanical Name	Size	Common Name	Comments/Spacing	WUCOLS Value
KU	Knapthalia uvata	5 gallon	Red Hill Poker	30" o.c.	Low
QV	Dieters vogata	5 gallon	Fortnight Lily	30" o.c.	Low
EF	Escallonia o. 'tridepfi'	5 gallon	Escallonia	60" o.c.	Medium
PS	Platycodon tenuilobus 'Silver Sheen'	5 gallon	Silver Sheen Platycodon	60" o.c.	Medium
FW	Platycodon tobia 'Wheeler's Dwarf'	5 gallon	Platycodon 'Wheeler's Dwarf'	30" o.c.	Medium
FM	Polystichum munium	5 gallon	Sweet Fern	24" o.c.	Medium
RO	Rosmarinus officinalis 'Tuscan Blue'	5 gallon	Upright Rosemary	36" o.c.	Low
LC	Loropetalum chinense 'Suzanne'	5 gallon	Suzanne Loropetalum	30" o.c.	Low
LIP	Liriope spicata	1 gallon	Lily Turf	18" o.c.	Medium
RO	Rosmarinus officinalis 'Huntington Carpet'	1 gallon	Prostrate Rosemary 'Huntington Carpet'	24" o.c.	Low
VI	Vinca minor 'Auripurpurea'	1 gallon	Vine Periwinkle	24" o.c.	Medium
Grasses					
Key	Botanical Name	Size	Common Name	Comments/Spacing	WUCOLS Value
CH	Chionochloa nodorum	5 gallon	Cape Rush	36" o.c.	Low
CT	Carex lutescens	1 gallon	Berkley Sedge	18" o.c.	Low
MR	Muhlenbergia capillaris 'Regal Mist'	1 gallon	Regal Mist Pink Muhly	30" o.c.	Low
HS	Hellwigia sempervirens	1 gallon	Blue Oat Grass	24" o.c.	Low
Vines					
Key	Botanical Name	Size	Common Name	Comments/Spacing	WUCOLS Value
C	Clematis montana rubens	5 gallon	Pink Anemone Clematis		Medium
P	Parthenocissus tricuspidata	5 gallon	Boston Ivy		Low

NOTE: Water use per WUCOLS (Water Use Classification of Landscape Species), 2014.

LAYOUT LEGEND

- Ground Cover and Shrubs
- Pedestrian/Vehicular Concrete
- Stormwater Treatment Area, S.C.D.
- Property Line
- New Tree to be Planted
- Existing Tree to Remain

COLOR AND FINISH SCHEDULE

PEDESTRIAN CONCRETE PAVING
Type 1 Natural grey concrete with light broom finish. Sweep perpendicular to path of travel.

BIKE LOCKER
Graphite Grey w/perforated panel front door, pad lock system and locker numbers, DL2, 39"x48"x75", surface mount, by Dura Bike Locker; 916.488.7026



Bike Locker
Not to Scale

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**CENTURY CENTRE
PARKING STRUCTURE**
SAN MATEO, CALIFORNIA

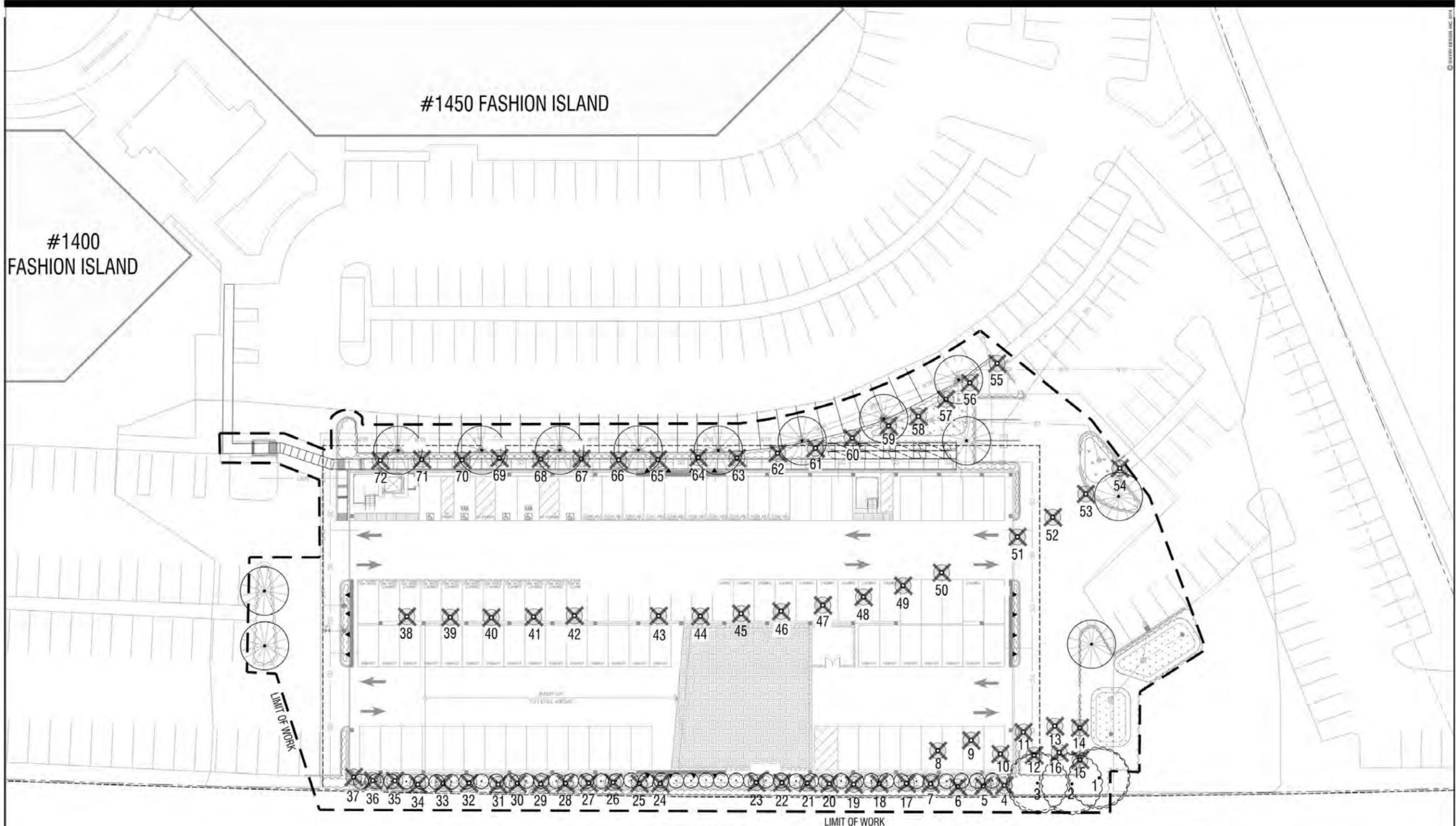
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JOB NO : 14002
DATE : 12-17-14
DESIGN :
DRAWN : Contact: Caroline Berger 415 433 8872
SCALE : 3/4" = 1'-0"
FILE : CONCEPTUAL LAYOUT PLAN

SHEET **L1**



HIGHWAY 92

LIMIT OF WORK

LIMIT OF WORK

Tree Disposition Legend		
Existing and Proposed Trees	Count	Total LU Value
Total Existing Trees	72	370.5
Total Existing Trees to be Removed	69	314.4
Total Existing Trees to Remain (x)	3	56.1
Total Proposed Trees	56	
Net Total Trees for Project		
	59	
Proposed Tree Size		
Count		
24" box (LU Value = 2) (y)	56	112

TREE DISPOSITION LEGEND		
	New Tree to be Planted	
	Existing Tree to Remain, Tree Number per Arborist Report Survey	
	Tree Protection Fence, For Protection Fence Types - See Sheet L3 for Tree Maintenance and Protection Recommendations section from the Project's Arborist Report	
	Existing Tree to be Removed, Tree Number per Arborist Report Survey	

NOTE: Tree Disposition Plan has been prepared based on topographic survey provided by Civil Engineer. See Arborist Report prepared by Walter Levison Consulting Arborist, dated December 15, 2014 for tree evaluation details and LU values.



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 SAN MATEO, CALIFORNIA

REVISIONS		
NO.	DATE	BY
	12/17/14	

**PLANNING
 SUBMITTAL**

JOB NO : 14002
 DATE : 12-17-14
 DESIGN :
 DRAWN : CONTACT: Caroline Beggs 415 433 4872
 SCALE : 3/4" = 1'-0"
 FILE : TREE DISPOSITION PLAN

TREE PROTECTION NOTES (Section 3.0 Maintenance and Protection Recommendations from Arborist Report, 12/15/2014)

Walter Levison CONSULTING ARBORIST
 ISA Qualified Tree Risk Assessor ASCA Registered Consulting Arborist #401 ISA Certified Arborist #WC-3172

Carob Tree (*Ceratonia siliqua*)
 Carob tree was a commonly used tree species in 1970's era (+/-) commercial plantings. Our project area contains a large percentage of carob plantings in very narrow planting strips between parking stall runs, with only three to four feet of soil area width, which has resulted in many of these trees becoming stunted or diseased. In many cases, the carob specimens at our site exhibit one or more of the following:

- Trunk wood tissue decay
- Limb and branch dieback
- Yellowing foliage
- Severe damage to the bark of the south sides of the trunks due to overpruning
- Grinding roots and/or sweeping (circular) roots
- Stunted form

Most of these issues are probably due to soil rooting volume inadequate for normal tree root system extension, water uptake, and nutrient mining. Some of these issues may also be due to overpruning, underwatering, overwatering, and/or heavy clay-based soils that lack proper drainage or oxygen-bearing capacity.

Average overall condition of the carob specimens in our study area is "poor" on a scale from "very poor" to "excellent".

3.0 Maintenance and Protection Recommendations

- Arborist of Record (AOR):
 It is suggested that the arborist of record Walter Levison be retained to perform periodic monitoring of site trees to be retained during construction to verify that tree protection and maintenance suggested in this report is performed and adhered to.
 Soil moisture monitoring may be performed by the AOR using a Lincoln soil moisture probe to determine supplemental irrigation needs, as applicable.
 Per the City of San Mateo planning division, regular monthly arborist inspections will be required starting with an initial tree protection verification letter prior to start of the project and continuing throughout the life of the site plan work. Monthly arborist letter reports prepared with digital images of site trees and tree protection are to be emailed to Staff Tracy Schimpf, Staff Planner.
- Pre-Construction Meeting
 Project team shall meet with the AOR on-site prior to commencement of site work/demolition/etc., to go over items such as, but not limited to, final root protection zone fence routes for trees being retained, trunk buffer specifications, pruning prescriptions for specific trees, root pruning protocols, landscape installation and permanent irrigation types and limitations, temporary irrigation methods/locations for the construction period, and utility hand-trenching methods and locations.
 Utility trench routing and new landscape irrigation pipe trench routes will need to be verified at this time, such that alternative routes can be determined for optimal root zone preservation around trees being retained both inside and outside the project work area delineation as shown on the tree map.

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- Bio-Retention Area
 Per the project architect Watry Design, the location of the proposed bio-retention area has been adjusted on the construction set of plans such that construction of this area will not negatively impact the root zones of heritage trees 1, 2, and 3 being retained.
- Pruning / Tree Maintenance
 Retain a qualified SA-Certified Arborist (see vendor list below) to personally monitor or perform deadwood removal, structure renovation pruning, airspace clearance pruning, and/or overhead reduction pruning as needed on trees being retained, per American National Standard Institute (ANSI)-A300 Tree Shrub and Other Woody Plant Maintenance / Standard Practices.
 Pruning shall be performed prior to start of site work to raise the canopy elevations of trees 1, 2, and 3 to clear all masonry types that are proposed to be used at this site for garage construction work.
- Trunk Buffer
 Affix a trunk buffer around trees #1, #2, and #3 being retained.
 Best Management Practice for tree protection of trees to remain on a site is to wrap an entire mill of orange fencing around the lower 6 feet of trunk of each tree, and affix 2x4 or 1x4 boards (or waste wood of similar dimensions) around the circumference of the trunk, and secure with rict tape on the outside xly (do not use wires). See image above right.
 If the proposed site work will occur only during a dry period such as June to October, fern straw watties can be used as a "dry period trunk buffer" (see image below).
- Root Protection Zone Fence
 Chain link
 Install chain link fence (exact locations of fence to be determined during the pre-construction field meeting). This fencing shall be known as the root protection zone or "RPZ".
 Fencing material used for all protective fences shall be either:
 - Chain link panels mounted on movable concrete footings, or
 - Rolled chain link mounted on two-inch diameter galvanized iron posts 7 feet in length, driven a minimum of 24-inches into the ground. Posts for post and hook fencing must be mounted no wider than 6-feet on-center (O.C.). This fence must be erected prior to any heavy machinery traffic or construction material arrival onsite.




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Sample images of both types of fencing described are provided below right:

The protective fencing shall not be temporarily moved during construction, unless authorized by the AOR through an email or other written form. Materials: loose, excavated soil, liquids, substances, etc. shall not be placed or dumped, even temporarily, inside the RPZ.

Storage, staging, work, and/or other activities shall not occur inside the RPZ without the expressed written (email) permission from the AOR. The AOR shall be contacted 48 hours advance notice when requesting that a fence section be temporarily moved or removed.

Fence routing shall be approximately 6 to 10 feet radius offset from the trunks of trees #1, #2, and #3 being retained, to allow for optimal root zone protection during demolition and construction.

If demolition is to occur within an RPZ, call the AOR immediately in order that he can monitor this work while the fencing is temporarily downed.

- Signage
 The TPZ fencing shall have one sign affixed with UV-stabilized zip ties to the chain link at eye level for every 15-linear feet of root protection zone fencing, minimum 8'x11' size each, plastic laminated or otherwise waterproofed, stating (see page 7 below for sample wordage):

**ROOT PROTECTION ZONE FENCE
 ZONA DE PROTECCION PARA ARBOLES**
NO ENTRE SIN PERMISO. LLAME EL ARBOLISTA WALTER LEVISON.
 DO NOT MOVE OR REMOVE WITHOUT AUTHORIZATION FROM WALTER LEVISON, CONSULTING ARBORIST
 CALL OR EMAIL 48-HRS ADVANCE FOR PERMISSION
 TELEFONO CELL 415-203-0990 / EMAIL dl@waltrlevison.com




- Site Plan Adjustments / Suggested:
 Trench Locations:
 Keep all new utility trenches and new landscape irrigation pipe trenches as far offset from the trunk edges of trees being retained. Bundle all utilities into a single joint trench where possible.

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Push trench locations as far east as possible to the existing parking lot curb line, or farther east if possible.
 Keep all trenches at least 25 horizontal feet offset from trunk edges of trees being retained.
 New Curb and A/C Parking Lot Backup Area Within Drip-lines of Trees 1, 2, 3.

For all new demolition, grading, and construction within 20 horizontal feet of trees 1, 2, and 3 for new curb and asphalt surface installation, utilize only a "no-dig" approach that floats all new base rock, surfacing, and curb footings over existing soil grades only with a maximum of 4 inches total cut below existing surface soil grade elevations for base rock installation. Refer to the two (2) sample spec images below as references of this type of "no-dig" work that was specified for other local peninsula projects in the past (reprinted with permission):

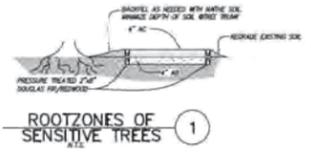
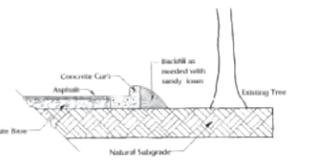



FIGURE B-1 A "no-dig" type of pavement places the pavement section atop natural grade, thereby maintaining root disturbance and soil compaction. Extra reinforcement in the pavement and use of a geotextile under the base material may be needed to increase the stability of the pavement. (Adapted from a detail provided by Mary Ann Beale, City of Charlotte, North Carolina.)

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- Trench Excavation Method
 Avoid use of any machinery for trench excavation when working within 25 feet of trees 1, 2, and 3.
 Use hand-digging methods with small hand tools (pick mattock, shovel, trench shovel, etc.) under direct site monitoring and guidance by the AOR.
 When roots measuring 1" diameter or larger are encountered in trenches within 15 horizontal feet of a tree being retained, sever the root using a reciprocating saw with wood pruning blade (see image of blade at right). Prune roots at right angles to the root growth directions (see image below).
 Stockpile soil at least 15 horizontal feet offset from the trunk of any tree being retained, to avoid causing temporary anaerobic conditions for the trunk base and root system which need to respire and take in oxygen from the atmosphere 24 hours a day.
- Root Pruning
 If any woody roots measuring 1 inch diameter or greater are encountered during site work within 15 feet of trees 1, 2, and 3 being retained, stop site plan work and call a qualified tree care contractor to prune roots at right angles to the root growth direction, using sharp tools such as an A/C powered Sawzall, lopper, professional pruning saw, etc. See image of a root pruning blade for reciprocating saw, above right.
 If roots are required to be left exposed for more than 24 hours, then cover with six (6) layers of wet, muddy burlap. If possible, cover the root(s) completely with existing site soil and wood chip mulch, and irrigate thoroughly to saturate the uppermost 24 inches of the soil profile. Cover the soil with wood chip mulch.
 Call the AOR at cell 415-203-0990 immediately upon encountering the roots (prior to pruning) so that digital images of the root locations, depths, and densities can be archived.
 If roots are shattered or broken, then the Walter Levison "backlogging" protocol must be used prior to root pruning in order that the roots be severed at a location with undamaged tissue. (Refer to the backlogging protocol below).



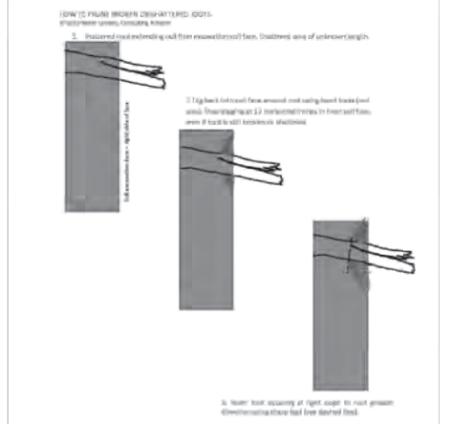

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1. Insulated root ends being cut from excavated root(s) from stockpiled soil of uniform height.

2. Dig back to root end from around soil using hand tool (pick mattock, shovel, trench shovel, etc.) under direct site monitoring and guidance by the AOR.

3. Water foot covering at right angle to root growth. Covering material should be wet muddy burlap.



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- Water Spray
 If standard pressure water is available on site, spray off foliage of trees 1, 2, and 3 being retained within 50 feet of site work on a 1x/month basis using a high power garden hose to wash both the upper and lower surfaces of the foliage. This helps keep the gas pores (stomata) unclogged for better gas exchange which is crucial for normal tree function. See image at right which depicts washing of redwood trees using a fire hose.
- Irrigation / Temporary
 If existing site irrigation is to be shut off, severed, or otherwise compromised, then apply heavy irrigation to the entire landscape approximately 1x every 48 hours using a water truck, low behind tank and spray apparatus and/or other above-grade temporary water delivery system.
 Approximate volume of water to be applied once every week to trees 1, 2, and 3 shall be on the order of 300 gallons (volume shall be adjusted per the AGR).
 The AOR will test relative soil moisture during his construction monitoring site visits using a 24" Lincoln soil moisture probe/meter to determine if temporary irrigation needs to be increased or otherwise adjusted.
 The image at right shows irrigation of a tree using a low-behind tank and spray apparatus affixed to a fire hose. The personnel were instructed to irrigate the entire root system of this tree between trunk and out to 20 feet from trunk.
- New Landscape, Irrigation Piping, and Irrigation Water Analysis
 New irrigation line trenching will need to be routed to at least 20 to 25 feet minimum offset from the trunk edges of all trees being retained, in order to avoid unnecessary damage to the root systems of existing trees.
 Discontinue use on high ionic content type recycled water, if this is currently being used, for irrigation of coast redwoods. Manage irrigation water for coast redwoods such that maximum ionic content of recycled water is per the following specs per UC Extension guidelines for generally safe irrigation water (water analysis):
 - <450 mg/l total dissolved solids (TDS)
 - <0.7 mmhos/cm salinity
 - <0.5 mg/l boron
 - <100 mg/l chloride
 - <3 SAR sodium (<70 mg/l sodium)

Costello, et al. 2003. *Abiotic Disorders of Landscape Plants: A Diagnostic Guide*. UC Agriculture and Natural Resources Publication #3420, Oakland, CA.




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REVISIONS		
NO.	DATE	BY
	12/17/14	

PLANNING SUBMITTAL

JOB NO : 14002
 DATE : 12-17-14
 DESIGN :
 DRAWN : Contact: Caroline Bergelin 415.433.4872
 SCALE :
 FILE : TREE PROTECTION NOTES
 SHEET

P: _____ Date: _____
 JC: _____ Date: _____
 E: _____ Date: _____
 A: _____ Date: _____

NOTES:

1. THE SITE & BUILDING LIGHTING SYSTEM WILL BE DESIGNED IN COMPLIANCE WITH THE APPLICABLE CODES, AND THE LIGHTING PLANS AND PHOTOMETRIC PLAN WILL BE SUBMITTED FOR THE BUILDING PERMITS.
2. FOR PLANTING PLAN, SEE LANDSCAPE DRAWINGS.

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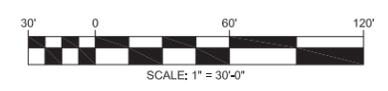
STATE OF CALIFORNIA (HIGHWAY 92)

SITE PLAN
 1" = 30'-0"



LEGEND

- INDICATES SCOPE OF WORK
- ←--- INDICATES ACCESSIBLE PATH OF TRAVEL: PATH OF TRAVEL AS INDICATED IS A BARRIER FREE ACCESS WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL, 5% MAXIMUM SLOPE IN DIRECTION OF TRAVEL AND 2% MAXIMUM CROSS SLOPE, MIN. 48" WIDE.



SITE PLAN
**CENTURY CENTRE
 PARKING STRUCTURE**
 SAN MATEO, CALIFORNIA

REVISIONS		
NO.	DATE	BY

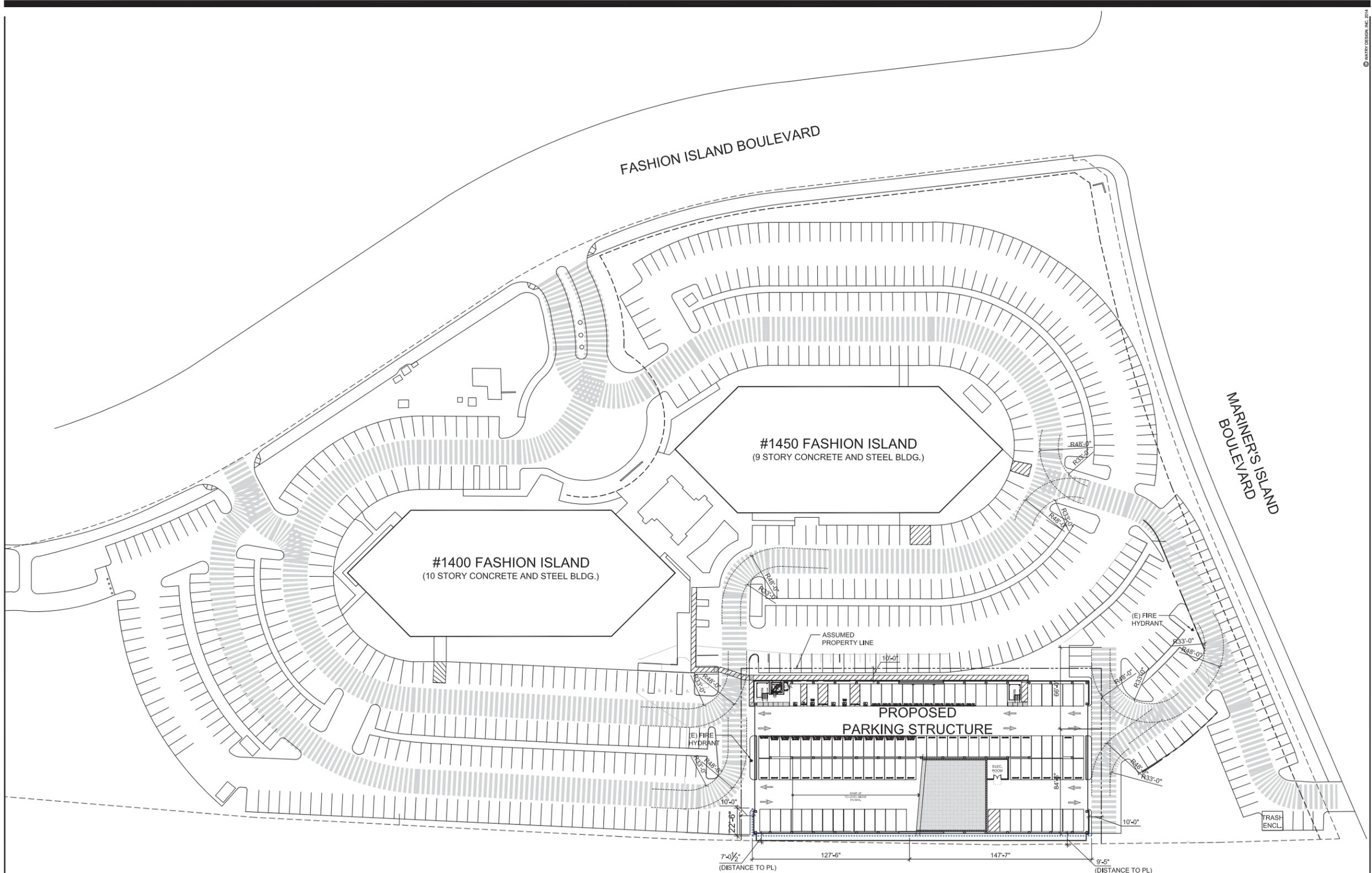
**PLANNING
 SUBMITTAL**

JOB NO : 14002
 DATE : 10-03-14
 DESIGN : JEON
 DRAWN : JEON
 CHK. BY : PURINTON
 FILE : A11-PR

SHEET
A1.1

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P: _____ Date: _____
 J.C: _____ Date: _____
 E: _____ Date: _____
 A: _____ Date: _____



STATE OF CALIFORNIA (HIGHWAY 92)

FIRE TRUCK ACCESS DIAGRAM
 1" = 30'-0"



LEGEND

- FIRE TRUCK ACCESS : MIN. 20'-0" WIDE
- FIRE HOSE EXTENSION : 150'-0" MAX.



FIRE TRUCK ACCESS DIAGRAM
**CENTURY CENTRE
 PARKING STRUCTURE**
 SAN MATEO, CALIFORNIA

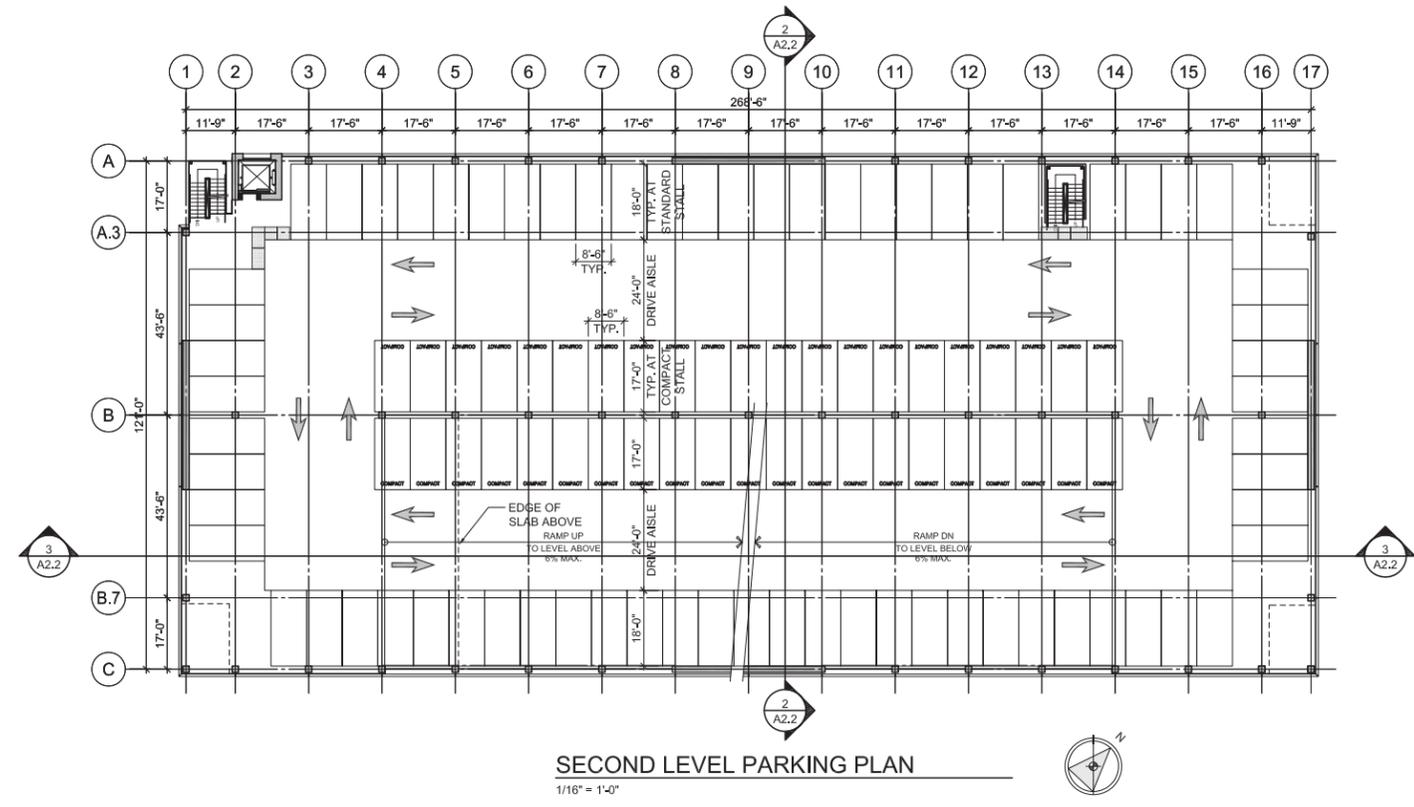
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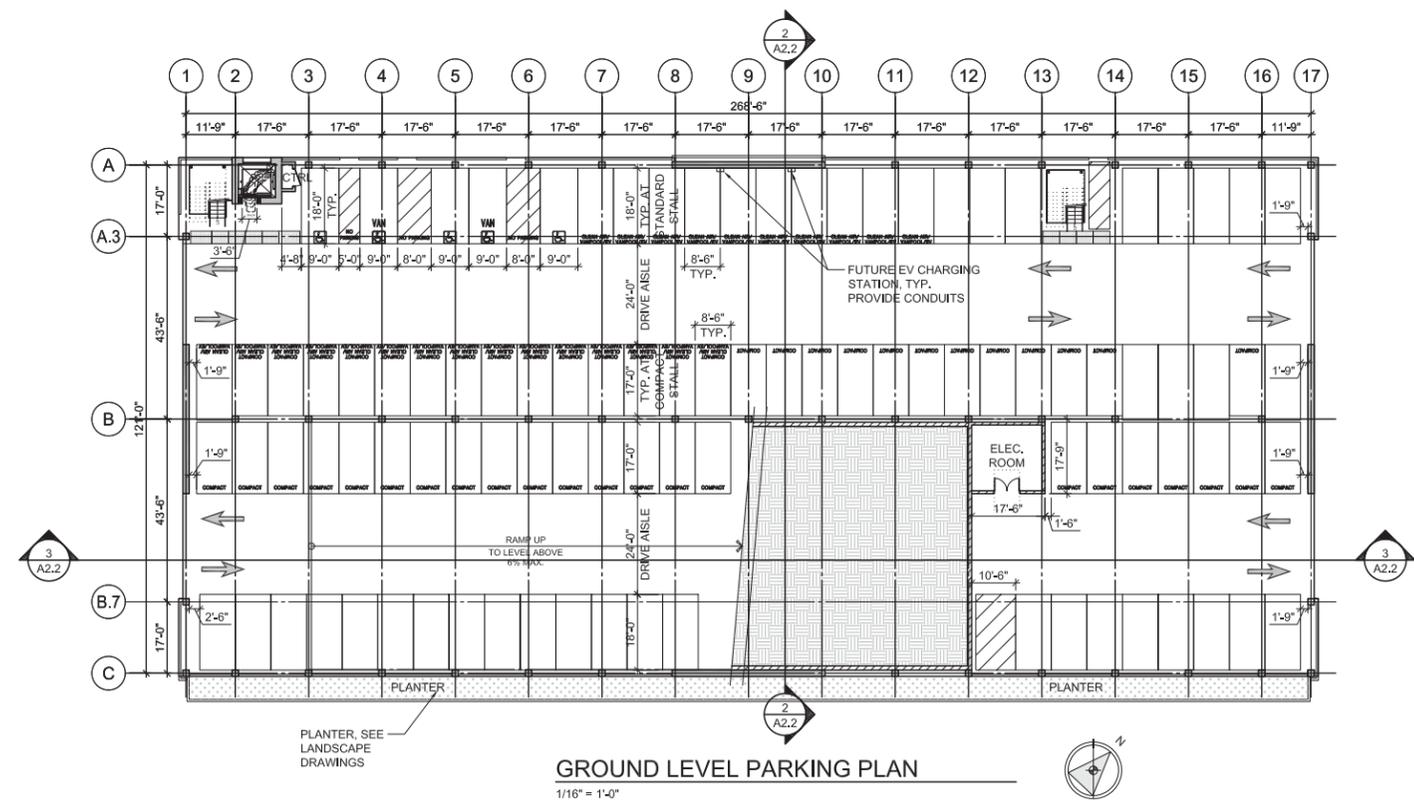
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 DRAWN : JEON
 CHK. BY : PURINTON
 FILE : A12-PR

SHEET
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A: Date: _____
 E: Date: _____
 J: Date: _____
 P: Date: _____



SECOND LEVEL PARKING PLAN
 1/16" = 1'-0"



GROUND LEVEL PARKING PLAN
 1/16" = 1'-0"

NOTES:

1. N.F.P.A. 13 FIRE SPRINKLER & FIRE STANDPIPE SYSTEM WILL BE INSTALLED PER N.F.P.A. STANDARD & LOCAL AMENDMENTS. AND THE DRAWINGS WILL BE SUBMITTED FOR SEPARATE FIRE PLAN CHECK AND PERMIT.

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PARKING PLANS
**CENTURY CENTRE
 PARKING STRUCTURE**
 SAN MATEO, CALIFORNIA

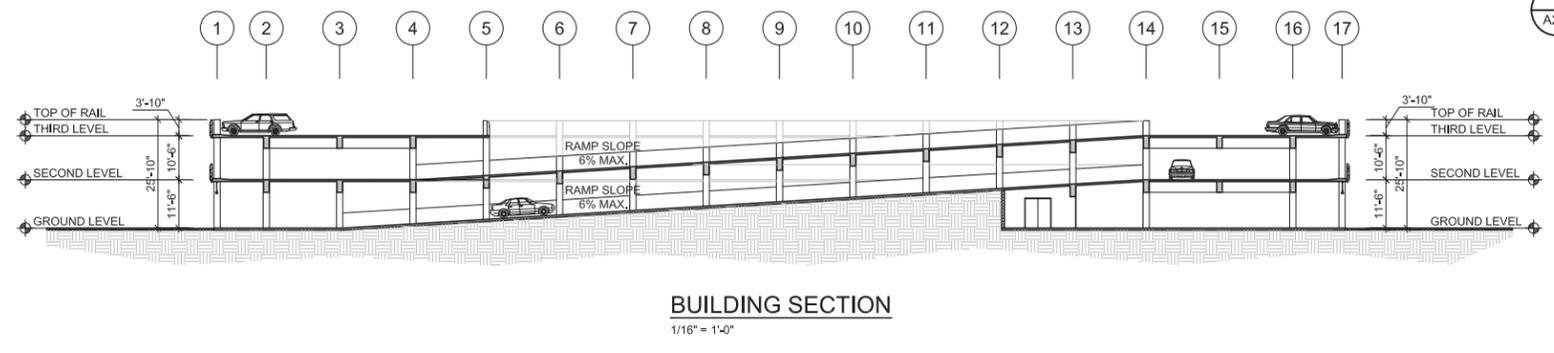
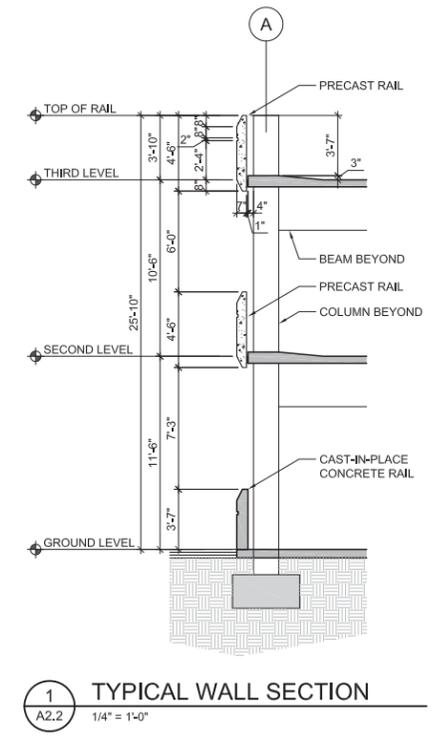
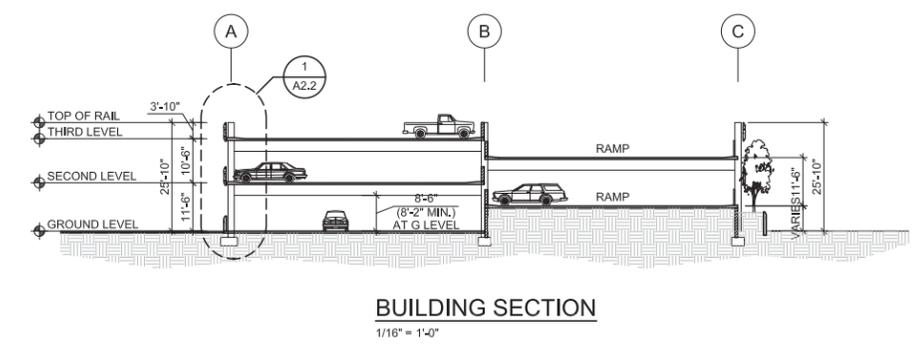
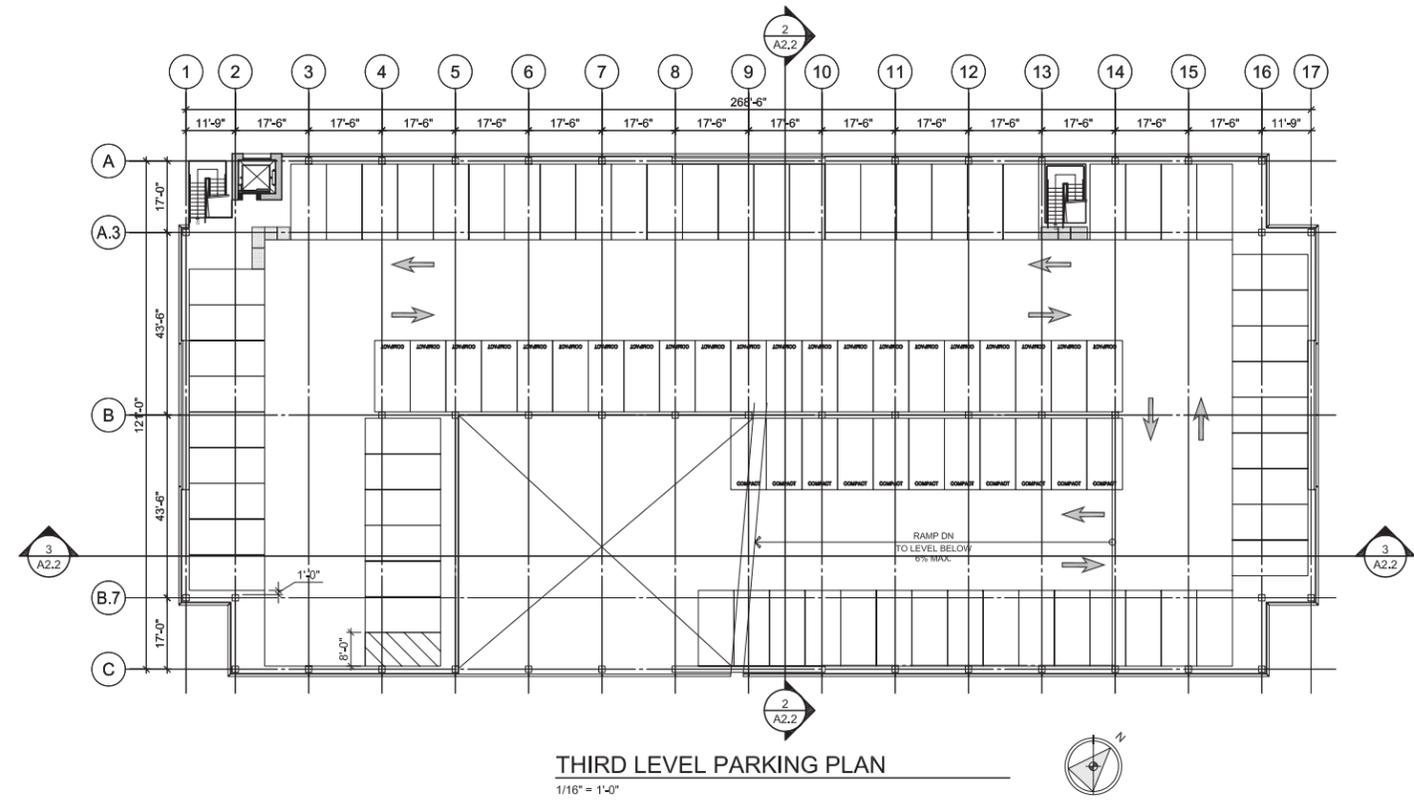
REVISIONS		
NO.	DATE	BY

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 SUBMITTAL**
 JOB NO : 14002
 DATE : 10-03-14
 DESIGN : JEON
 DRAWN : JEON
 CHK. BY : PURINTON
 FILE Century Center A21

SHEET
A2.1



A Date: _____
 E Date: _____
 C Date: _____
 F Date: _____



PARKING PLANS
**CENTURY CENTRE
 PARKING STRUCTURE**
 SAN MATEO, CALIFORNIA

REVISIONS		
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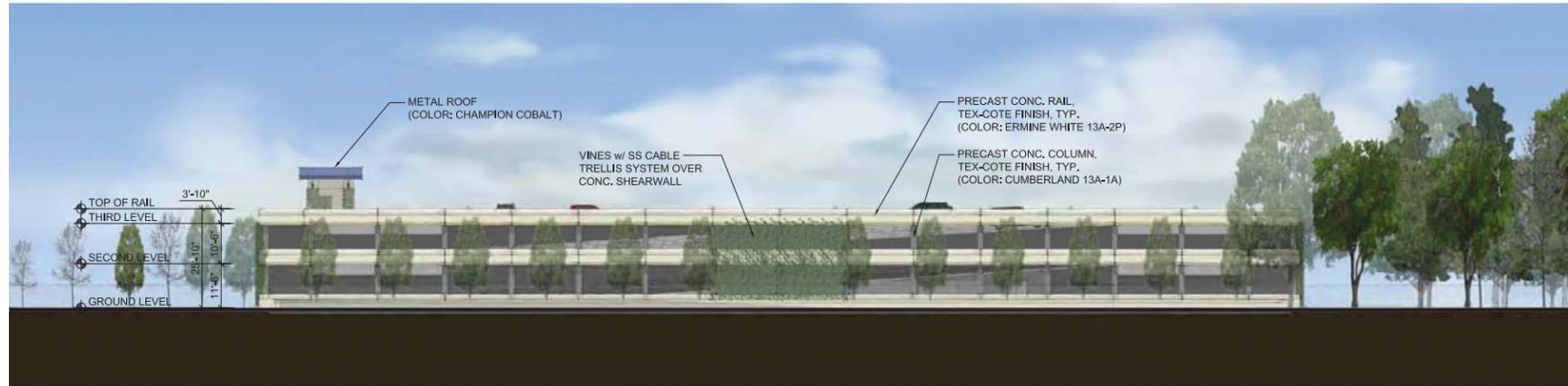
PLANNING SUBMITTAL

JOB NO :	14002
DATE :	10-03-14
DESIGN :	JEON
DRAWN :	JEON
CHK. BY :	PURINTON
FILE :	Century Center A22

F. Date: _____
 C. Date: _____
 E. Date: _____
 A. Date: _____



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



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



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



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



BUILDING ELEVATIONS
**CENTURY CENTRE
 PARKING STRUCTURE**
 SAN MATEO, CALIFORNIA

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SUBMITTAL**

JOB NO : 14002
 DATE : 10-03-14
 DESIGN : JEON
 DRAWN : JEON
 CHK. BY : PURINTON
 FILE Century Center A31

A Date: _____
 B Date: _____
 C Date: _____
 D Date: _____



VIEW FROM NORTHWEST



HORIZONTAL FINES (METAL)
(COLOR: CHAMPION COBALT)

ACCENT COLOR W/ REVEAL
(COLOR: EARTH BROWN 26B-4D)

METAL ROOF
(COLOR: CHAMPION COBALT)

METAL SCREEN
(COLOR: CHAMPION COBALT)

METAL STAIR w/ HORIZONTAL RAILINGS
(COLOR: ERMINE WHITE 13A-2P)

METAL SCREEN OVER STAIR RAILINGS

PRECAST CONC. RAIL,
TEX-COTE FINISH, TYP.
(COLOR: ERMINE WHITE 13A-2P)

CONC. SHEARWALL,
TEX-COTE FINISH, TYP.
(COLOR: CUMBERLAND 13A-1A)

VINES w/ SS CABLE
TRELLIS SYSTEM OVER
CONC. SHEARWALL

VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST

PLOTTED 10-03-14 16:52 hyong_gj\project\2014\14002 century center\century center a32-pr.dwg

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PERSPECTIVE VIEWS
**CENTURY CENTRE
 PARKING STRUCTURE**
 SAN MATEO, CALIFORNIA

REVISIONS		
NO.	DATE	BY

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SUBMITTAL**

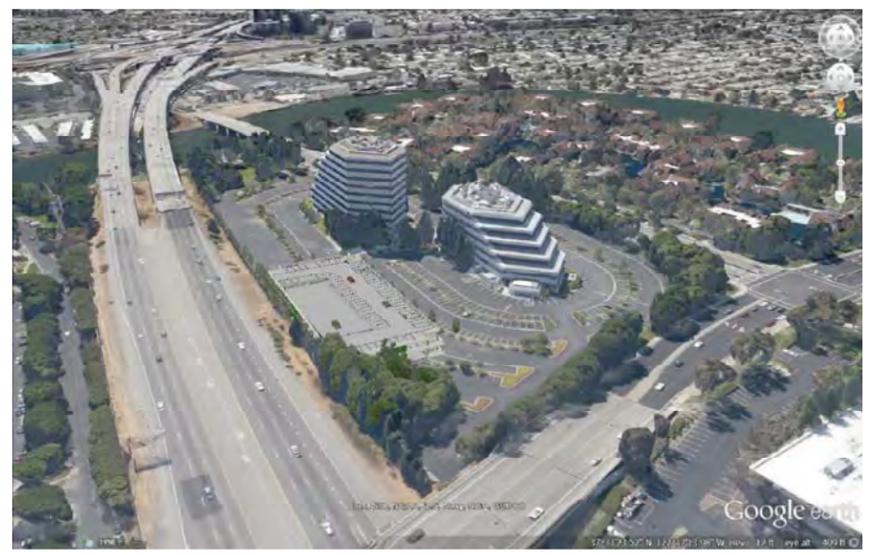
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DESIGN :	JEON
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FILE :	A32-PR

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 C Date: _____
 D Date: _____

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BIRDS EYE VIEW - 1



BIRDS EYE VIEW - 2



BIRDS EYE VIEW - 3

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BIRDS EYE VIEWS
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JOB NO : 14002
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 FILE : A33-PR

SHEET
A3.3