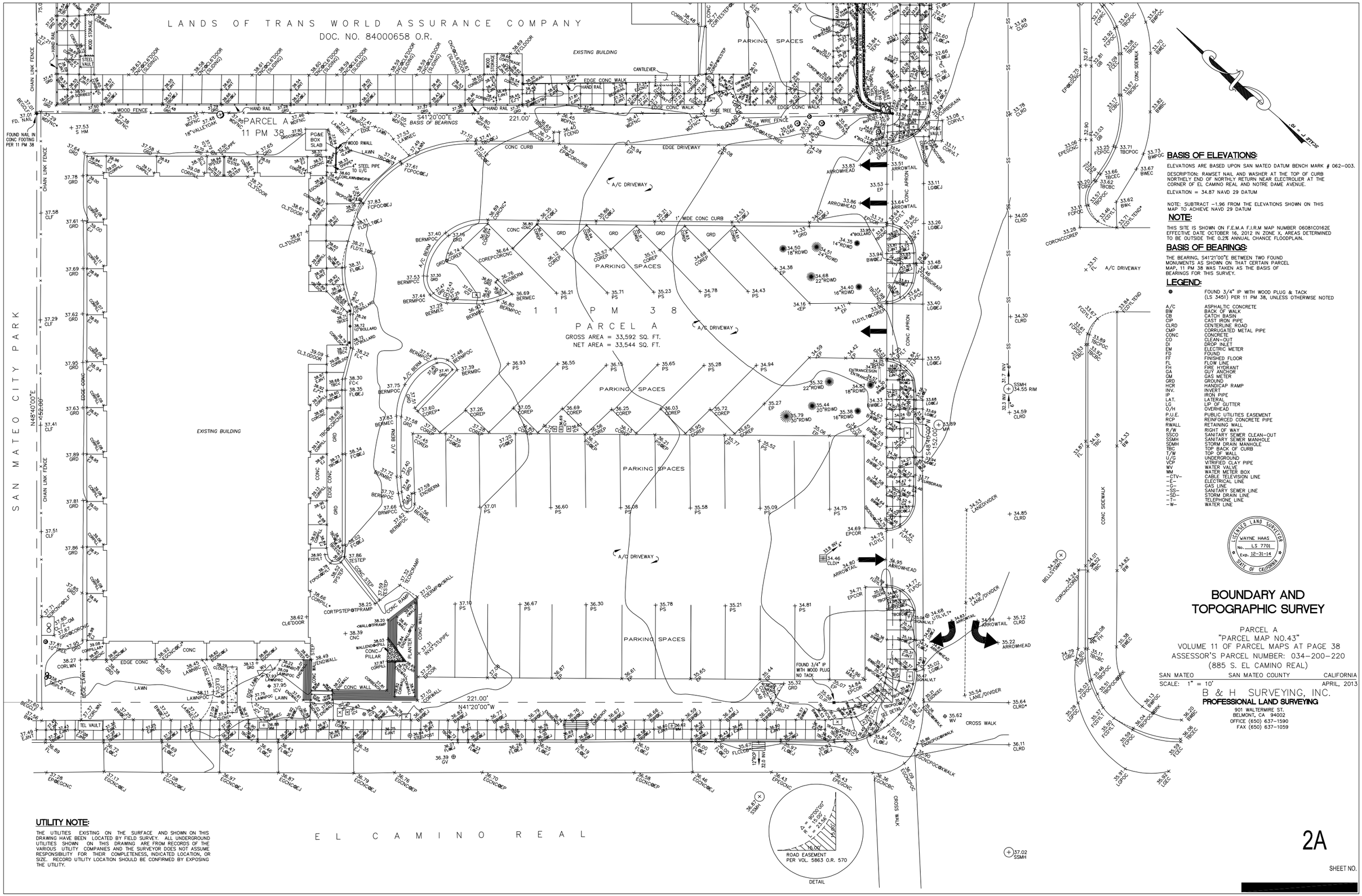


UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

BASIS OF ELEVATIONS:

ELEVATIONS ARE BASED UPON SAN MATEO DATUM BENCH MARK # 062-003.

DESCRIPTION: RAMSET NAIL AND WASHER AT THE TOP OF CURB NORTHELY END OF NORTHLY RETURN NEAR ELECTROLIER AT THE CORNER OF EL CAMINO REAL AND NOTRE DAME AVENUE.

ELEVATION = 34.87 NAVD 29 DATUM

NOTE: SUBTRACT −1.96 FROM THE ELEVATIONS SHOWN ON THIS MAP TO ACHIEVE NAVD 29 DATUM

NOTE:

THIS SITE IS SHOWN ON F.E.M.A F.I.R.M MAP NUMBER 06081C0162E EFFECTIVE DATE OCTOBER 16, 2012 IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASIS OF BEARINGS:

THE BEARING, S41°21'00"E BETWEEN TWO FOUND MONUMENTS AS SHOWN ON THAT CERTAIN PARCEL MAP, 11 PM 38 WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND:

●	FOUND 3/4" IP WITH WOOD PLUG & TACK (LS 3451) PER 11 PM 38, UNLESS OTHERWISE NOTED
A/C	ASPHALTIC CONCRETE
BW	BACK OF WALK
CB	CATCH BASIN
CIP	CAST IRON PIPE
CLRD	CENTERLINE ROAD
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CO	CLEAN-OUT
DI	DROP INLET
EM	ELECTRIC METER
FD	FOUND
FF	FINISHED FLOOR
FL	FLOW LINE
FH	FIRE HYDRANT
GA	GUY ANCHOR
GM	GAS METER
GRD	GROUND
HCR	HANDICAP RAMP
INV.	INVERT
IP	IRON PIPE
LAT.	LATERAL
LG	LIP OF GUTTER
O/H	OVERHEAD
P.U.E.	PUBLIC UTILITIES EASEMENT
RCP	REINFORCED CONCRETE PIPE
RWALL	RETAINING WALL
R/W	RIGHT OF WAY
SSCO	SANITARY SEWER CLEAN-OUT
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
TBC	TOP BACK OF CURB
T/W	TOP OF WALL
U/G	UNDERGROUND
VCP	VITRIFIED CLAY PIPE
WV	WATER VALVE
WM	WATER METER BOX
--CTV--	CABLE TELEVISION LINE
--E--	ELECTRICAL LINE
--G--	GAS LINE
--SS--	SANITARY SEWER LINE
--SD--	STORM DRAIN LINE
--T--	TELEPHONE LINE
--W--	WATER LINE

LICENSED LAND SURVEYOR
WAYNE HAAS
No. LS 7701
Exp. 12-31-14
STATE OF CALIFORNIA

BOUNDARY AND TOPOGRAPHIC SURVEY

PARCEL A
"PARCEL MAP NO.43"
VOLUME 11 OF PARCEL MAPS AT PAGE 38
ASSESSOR'S PARCEL NUMBER: 034-200-220
(885 S. EL CAMINO REAL)

SAN MATEO | SAN MATEO COUNTY | CALIFORNIA

SCALE: 1" = 10' | APRIL, 2013

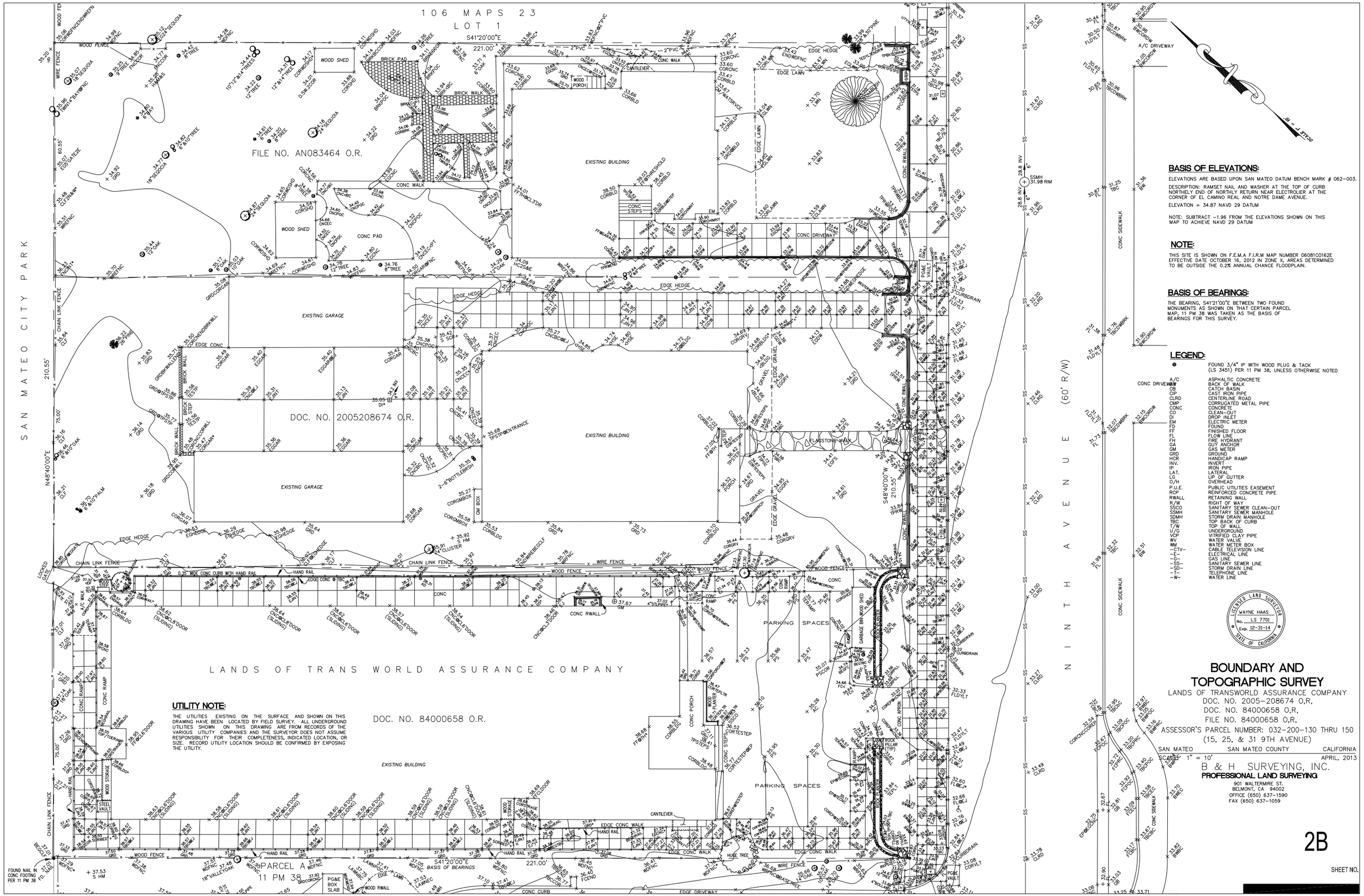
B & H SURVEYING, INC.
PROFESSIONAL LAND SURVEYING
901 WALTERMIRE ST.
BELMONT, CA 94002
OFFICE (650) 637-1590
FAX (650) 637-1059

2A

SHEET NO.

[redacted]

JOB: 6322-13
DWG: 6322-FIN1
BY: R. JOSE



BASIS OF ELEVATIONS:

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-G-	GAS LINE
-SS-	SANITARY SEWER LINE
-SD-	STORM DRAIN LINE
-T-	TELEPHONE LINE
-W-	WATER LINE

LICENSED LAND SURVEYOR
WAYNE HAAS
No. LS 7701
Exp. 12-31-14
STATE OF CALIFORNIA

UTILITY NOTE:

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BOUNDARY AND TOPOGRAPHIC SURVEY

LANDS OF TRANSWORLD ASSURANCE COMPANY
DOC. NO. 2005-208674 O,R,
DOC. NO. 84000658 O,R,
FILE NO. 84000658 O,R,
ASSESSOR'S PARCEL NUMBER: 032-200-130 THRU 150
(15, 25, & 31 9TH AVENUE)

SAN MATEO | SAN MATEO COUNTY | CALIFORNIA
SCALE: 1" = 10' | APRIL, 2013

B & H SURVEYING, INC.
PROFESSIONAL LAND SURVEYING
901 WALTERMIRE ST.
BELMONT, CA 94002
OFFICE (650) 637-1590
FAX (650) 637-1059

2B
SHEET NO.

JOB: 6322-13
DWG: 6322-FIN2
BY: R. JOSE

GENERAL NOTES:

1. RECORD INFORMATION: RE

2. TOPOGRAPHY: EXISTING TOPOGRAPHY IS BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY FOR PARCEL A, "PARCEL MAP NO.43", VOLUME 11 OF PARCEL MAPS AT PAGE 38, ASSESSOR'S PARCEL NUMBER: 034–200–220, (885 S. EL CAMINO REAL), PREPARED BY B&H SURVEYING, INC., DATED APRIL, 2013

3. UTILITIES: UTILITY SIZING AND LOCATIONS ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN

4. GEOTECHNICAL: PER DRAFT GEOTECHNICAL INVESTIGATION REPORT, PREPARED FOR SITE UNDER CONSIDERATION, BY CORNERSONE EARTH GROUP, PROJECT NO. 332–3–1, AND DATED JUNE 5, 2013.

ESTIMATE OF QUANTITIES:

QUANTITIES ARE FOR ESTIMATING PURPOSES ONLY. ENGINEER MAKES NO GUARANTEE OF ACCURACY. CONTRACTOR TO VERIFY ALL QUANTITIES.

EARTHWORK QUANTITIES:

UNADJUSTED VOLUMES

CUT	FILL	NET CUT
9,900 CY	1,050 CY	8,850 CY (EXPORT)

CIVIL DRAWINGS SHEET INDEX:

07	CIVIL ENGINEERING NOTES
08	GRADING, DRAINAGE AND UTILITY PLAN
09	SITE STORMWATER MANAGEMENT PLAN
10	EROSION AND SEDIMENT CONTROL PLAN
10.A	FIRE DEPARTMENT ACCESSIBILITY PATH

ABBREVIATIONS:

AC	ACRE OR ASPHALTIC
ACC	CONCRETE ACCESSIBLE STALL
AGG.	AGGREGATE
AV	ACCESSIBLE VAN STALL
BR	BOTTOM OF RAMP
BS	BOTTOM OF STAIRS
BW WALL	BACK OF WALK OR BOTTOM OF
CLR.	CLEARANCE
C	CENTER LINE
CL.	CLASS
CO	CLEAN OUT
DCV	DETECTOR CHECK VALVE
DIA.	DIAMETER
(E)	EXISTING
(E)XX.XX	INTERPOLATED ELEVATIONS
EJ	EXPANSION JOINT
FC	FACE OF CURB
FF	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FG	FINISH GRADE
FL	FLOWLINE
FN	FENCE
F.O.B.	FACE OF BUILDING
GM	GAS METER
GN	GROUND
GR	GRATE
GV	GATE VALVE
HB	HEADER BOARD
HGL	HYDRAULIC GRADE LINE
I.E. OR INV.	INVERT ELEVATION OR FLOWLINE OF PIPES
ICV	IRRIGATION CONTROL VALVE
LF	LINEAR FEET
LIP	LIP OF GUTTER
LRP	LEGALLY RESPONSIBLE PERSON
MON	MONUMENT
O.C.	ON CENTER
(P)	PROPOSED
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
(R)	RECORD
R	RADIUS
RIM	GRATE OF CATCH BASIN, MH OR AREA DRAIN RIM EL
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SJ	SCORE JOINT
SV	SHUT–OFF VALVE
SERPOL	SERVICE POLE
SK	SACK
SLBX	STREET LIGHT BOX
SSMH	SANITARY SEWER MANHOLE
STLT	STREET LIGHT
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
T	TRANSFORMER
TB	THRUST BLOCK
T.B.D.I.F.	TO BE DETERMINED IN FIELD
(TBR)	TO BE REMOVED
TC	TOP OF CURB
TLBX	TRAFFIC LIGHT BOX
TLSPOS	TRAFFIC LIGHT SIGNAL POST
TP	TOP OF PAVEMENT
TR	TOP OF RAMP
TS	TOP OF STAIR
TVBX	TV BOX
TW	TOP OF WALL
U.N.O.	UNLESS NOTED OTHERWISE

LEGEND:

EXISTING	PROPOSED	
○	○	CLEAN OUT TO GRADE
6" SS	6" SS	SANITARY SEWER
6" SD		STORM DRAIN
INT.	INT.	INTERCONNECT
TV	TV	TV/CABLE TV
E	E	ELECTRIC
10" FS	10" FS	FIRE SERVICE
12" W	3" W	DOMESTIC WATER SERVICE
PB	PB	PACIFIC BELL
G	G	NATURAL GAS
FM	FM	FORCE MAIN
SL	SL	STREET LIGHT
IRR	IRR	IRRIGATION
UNK	UNK	UNKNOWN UTILITY
X	X	FENCE
JT	JT	JOINT TRENCH
O/H	O/H	OVERHEAD WIRES
		FOUND MONUMENT
WV	WV	WATER VALVE
GV	GV	GAS VALVE
M	M	WATER METER, VALVE BOX
		STREET LIGHT
		AREA DRAIN
		CATCH BASIN
		FIRE HYDRANT
		BENCHMARK
		DETAIL REFERENCE
		DANDY BAG
D	D	STORM DRAIN MANHOLE
S	S	SANITARY SEWER MANHOLE
PB	PB	PACIFIC BELL MANHOLE
		SIGN
		BACKFLOW PREVENTOR

BENCHMARK:

ELEVATIONS ARE BASED UPON SAN MATEO DATUM BENCH MARK # 062–003.
DESCRIPTION: RAMSET NAIL AND WASHER AT THE TOP OF CURB NORTHELY END OF NORTHLY RETURN NEAR ELECTROLIER AT THE CORNER OF EL CAMINO REAL AND NOTRE DAME AVENUE.

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BASIS OF BEARING:

THE BEARING, S41°21'00"E BETWEEN TWO FOUND MONUMENTS AS SHOWN ON THAT CERTAIN PARCEL MAP, 11 PM 38 WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

FLOODPLAIN INFO:

THE PROPERTY IN QUESTION IS LOCATED WITHIN AN AREA BEING DESIGNATED UNDER THE FIRM FLOOD INSURANCE RATE–MAP AS A "ZONE–X". AS CLASSIFIED ON THE PANEL MAP ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. F.I.R.M MAP NUMBER 06081C0162E EFFECTIVE DATE OCTOBER 16, 2012

ENGINEER'S STATEMENT:

THE PLAN HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE

VLAD G. IOJICA, P.E. (C73861) EXP.: 06.30.'15 — DATE
DES ARCHITECTS + ENGINEERS

DES ARCHITECTS ENGINEERS

399 Bradford Street
Redwood City, Ca. 94063
Tel: (650) 364-6453
Fax: (650) 364-2618
www.des-ae.com

TRANS WORLD ASSURANCE

885 South El Camino Real
San Mateo, CA 94402

CENTRAL PARK SOUTH

885 South El Camino Real
San Mateo, CA 94402

ISSUE:	DATE:	DESCRIPTION:
	11/10/2014	Revised planning application
	01/29/2015	Revised planning application
	03/16/2015	Revised planning application

DRAWN BY:

REVIEWED BY:

APPROVED BY:

DES PROJECT NO.:

CIVIL NOTES
OFFICE BUILDING

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7

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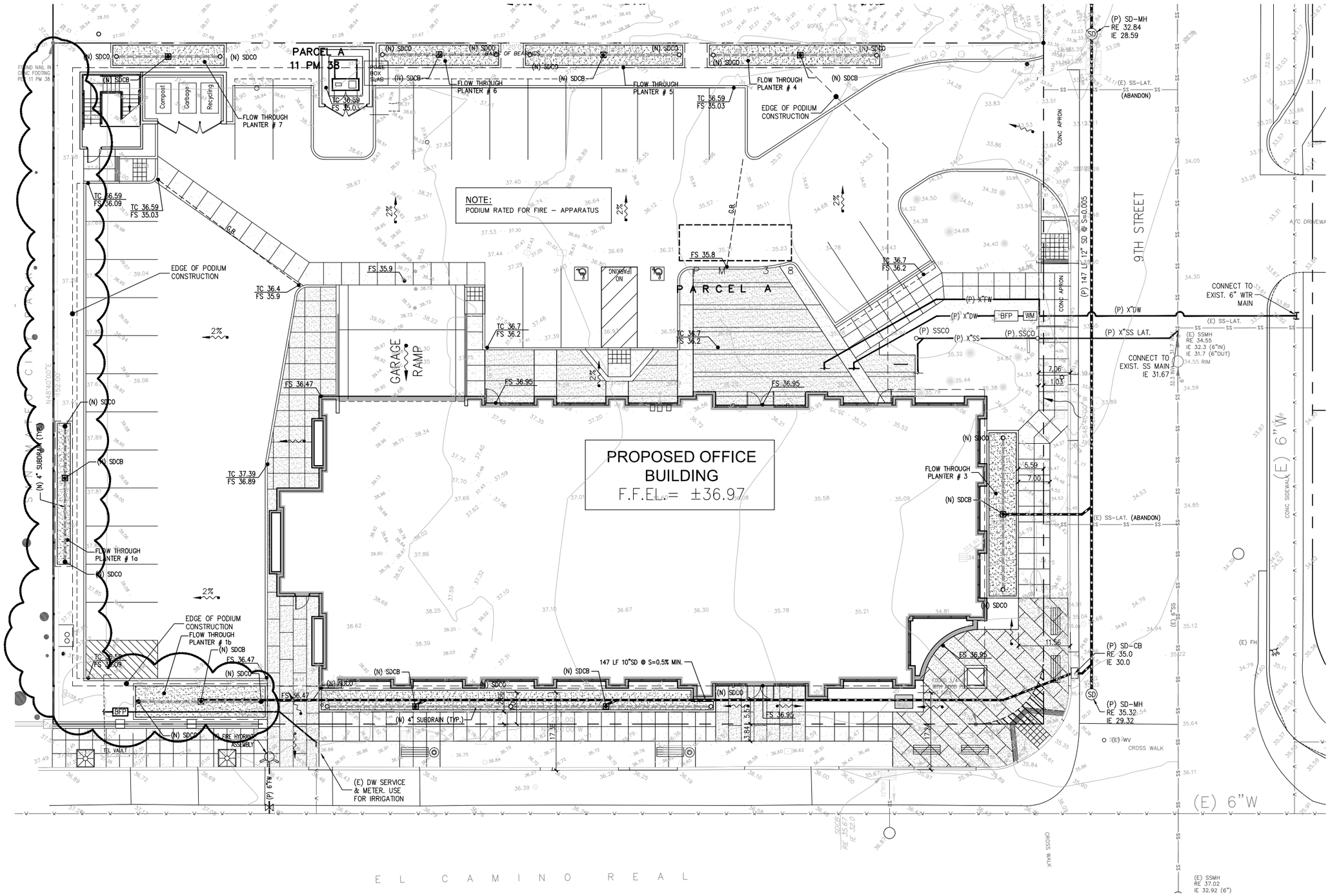
Mar 15, 2015 – 12:55pm dpadilla P:\TransWorld\9th-ElCamino\9947001\Dwg\Civil\07- NOTE.dwg



SITE IMPROVEMENT PLAN

SCALE: 1"=10'

NOTE:

- DRAINAGE FROM UNDERGROUND PARKING GARAGE TO BE DIRECTED TO THE SANITARY SEWER.

DES ARCHITECTS ENGINEERS

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885 South El Camino Real
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1	03/16/2015	Revised planning application

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REVIEWED BY:

APPROVED BY:

DES PROJECT NO.:

SITE GRADING, DRAINAGE AND UTILITY PLAN FOR OFFICE BUILDING

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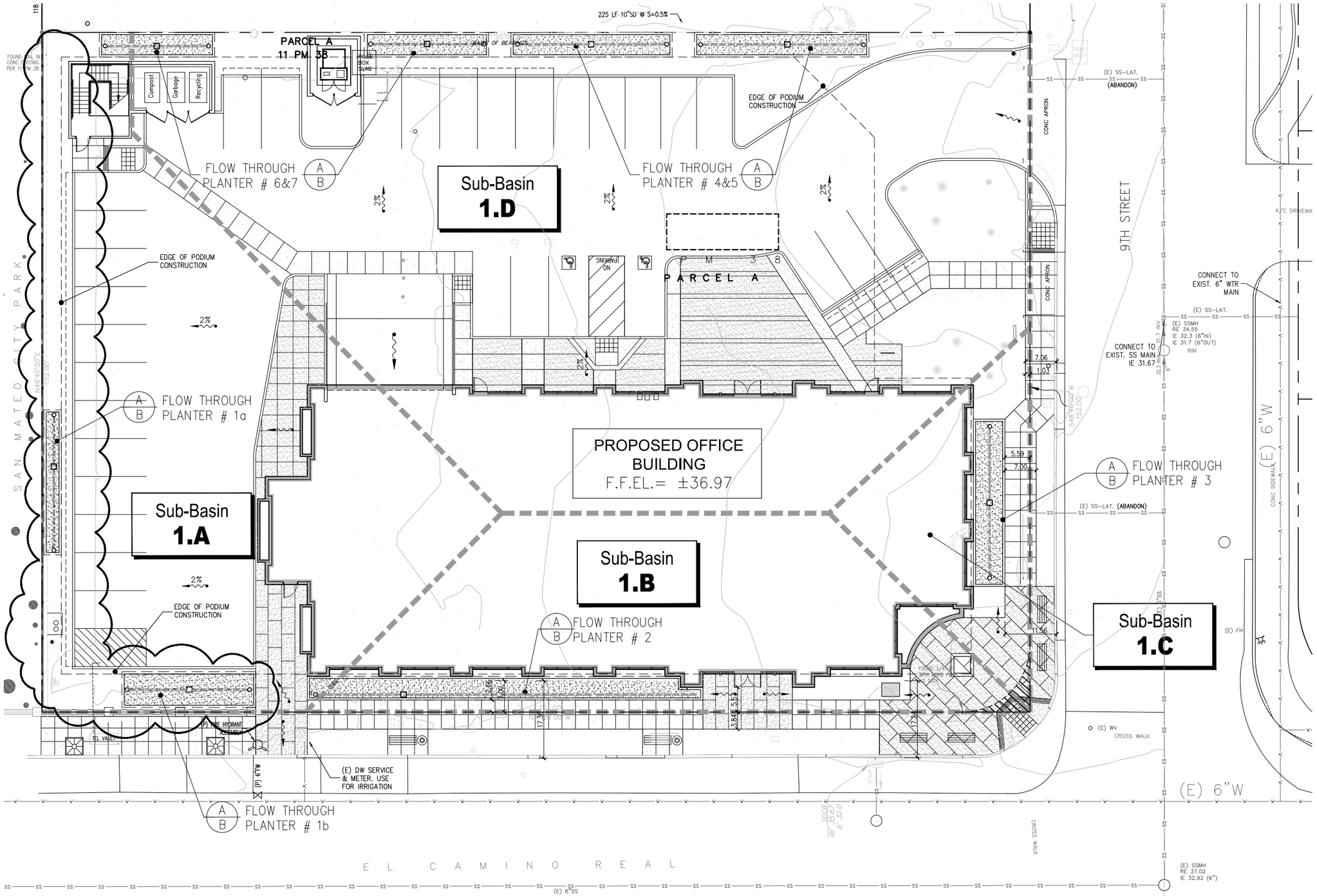

STORM WATER MANAGEMENT PLAN

SCALE: 1"=10'

BIO-TREATMENT CALCULATIONS (*OFFICE SITE*):

AREA	TREATMENT METHOD	REQUIRED AREA (SF)	PROVIDED AREA (SF)
1A	FLOW THROUGH PLANTER	377	410
1B	FLOW THROUGH PLANTER	280	304.
1C	FLOW THROUGH PLANTER	170	184
1D	FLOW THROUGH PLANTER	710	734

DES ARCHITECTS ENGINEERS

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885 South El Camino Real
San Mateo, CA 94402

CENTRAL PARK SOUTH

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1	03/16/2015	Revised planning application

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APPROVED BY:

DES PROJECT NO.:

SITE STORM WATER MANAGEMENT PLAN FOR OFFICE BUILDING

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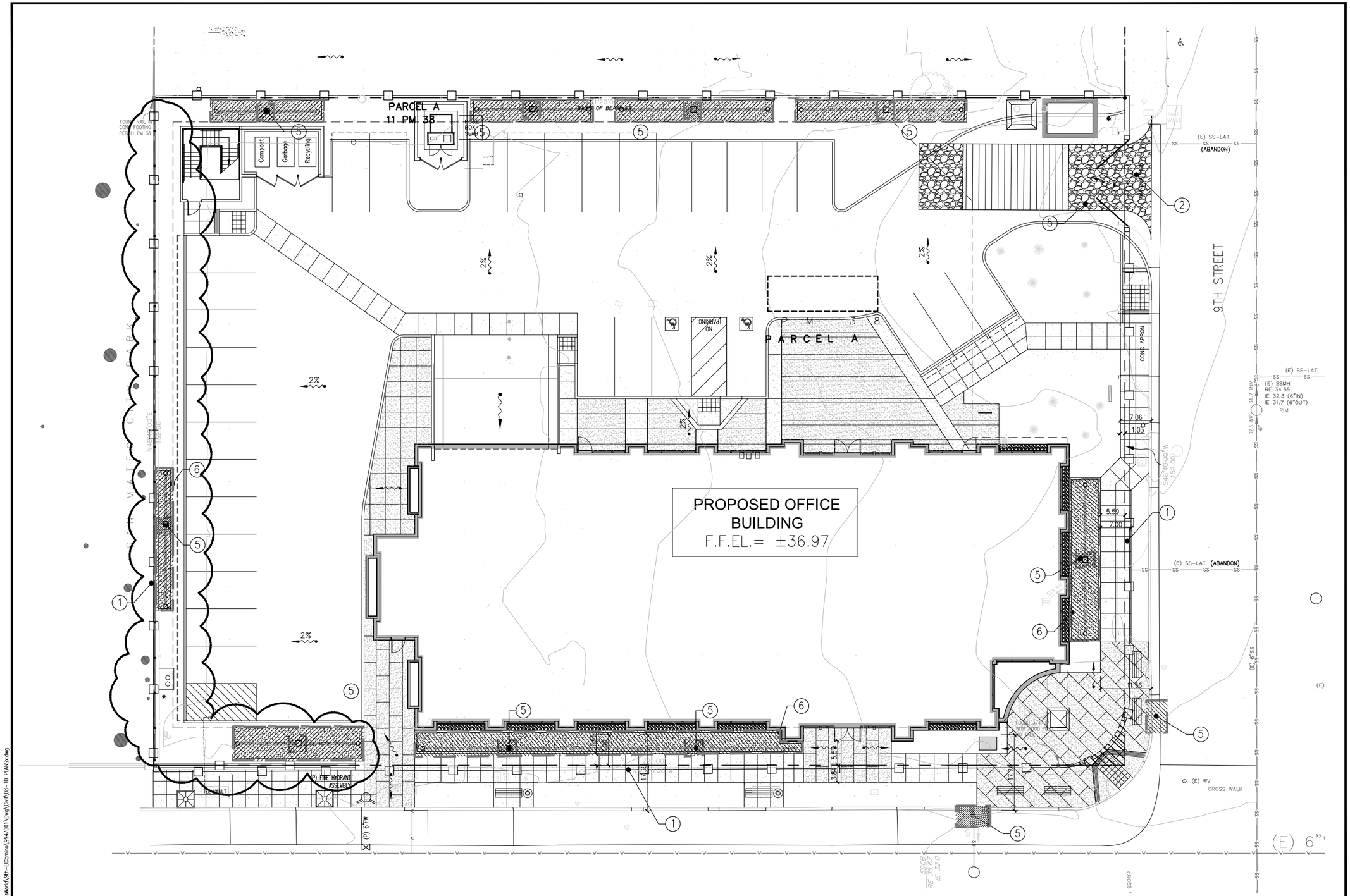

EROSION CONTROL PLAN

SCALE: 1"=10'

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EROSION CONTROL PLAN FOR OFFICE BUILDING

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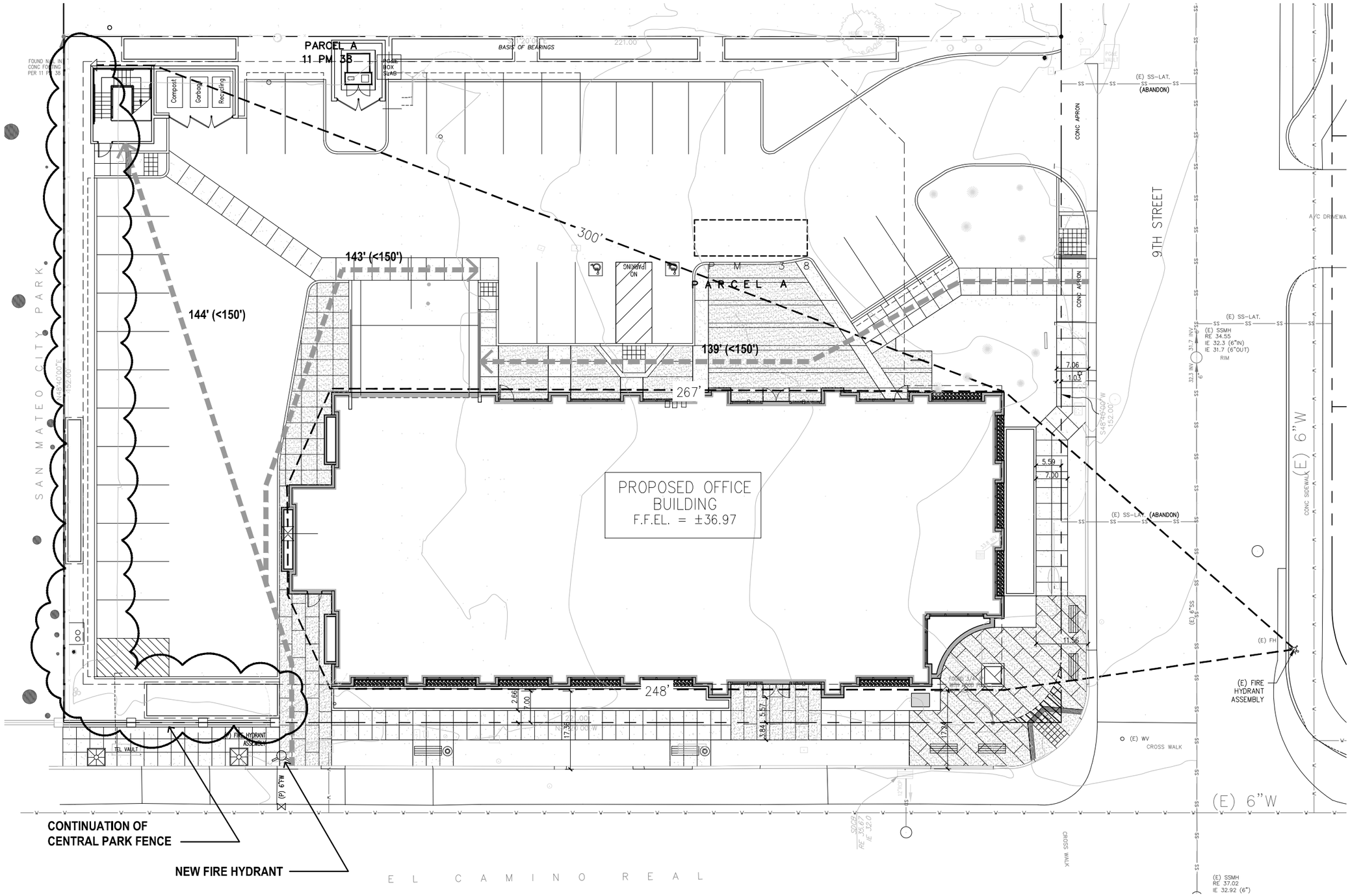

FIRE DEPARTMENT ACCESSIBILITY PLAN

SCALE: 1"=10'

LEGEND:

248' — DISTANCE FROM FIRE HYDRANT TO THE FARTHEST CORNER OF THE BUILDING (<300')

58' — DISTANCE FROM ROADWAY TO THE FARTHEST CORNER OF THE BUILDING (<150')

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FIRE DEPARTMENT ACCESSIBILITY PATH FOR OFFICE BUILDING

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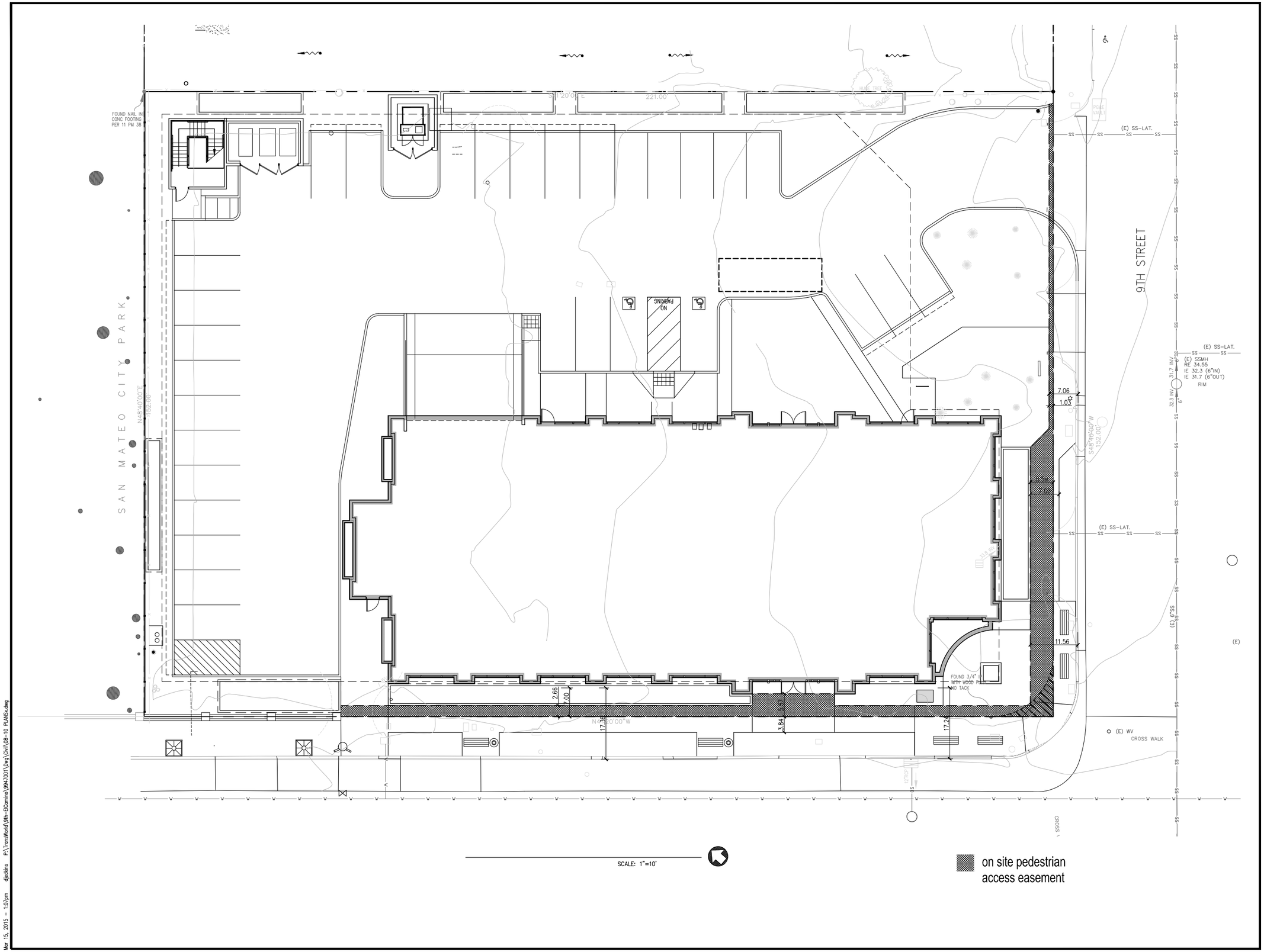

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	03/16/2015	Revised planning application

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PEDESTRIAN ACCESS EASEMENTS

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10.B

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