

**San Bruno Development**  
james w trotter | project designer

**36-50 San Bruno Ave, Brisbane, CA**

project narrative: rev 08.07.17

By adding much needed senior housing and reactivating some existing commercial space for the community, the proposed development revitalizes a part of downtown Brisbane that remains shuttered since 23 Club was closed.

Using the adjacent parking lot facing San Bruno, the proposed housing project includes both a secure parking garage and a set of one bedroom apartments with direct access to a shared rear courtyard space and also within a short walkable distance to Brisbane's shops & restaurants. Along with the main housing development, the existing 23 Club facility will be reopened separately with access to the same sunny rear courtyard space. There are 16 apartments proposed with wood-frame construction over a concrete pedestal deck that covers the garage. All the units are designed for senior tenants with elevator access included to provide accessibility.

Our revised proposal has evolved in response to input from the community. The design now incorporates architectural details to reflect the modest but eclectic quality of the downtown neighborhood which includes features of the Art Deco style seen in some neighboring buildings. Also in response to the community, the club is to remain and will be reopened separately. Adding much needed new housing will help the downtown area of Brisbane become the active town center the local community desires and allow the 23 Club to again become a thriving gathering spot for the city.

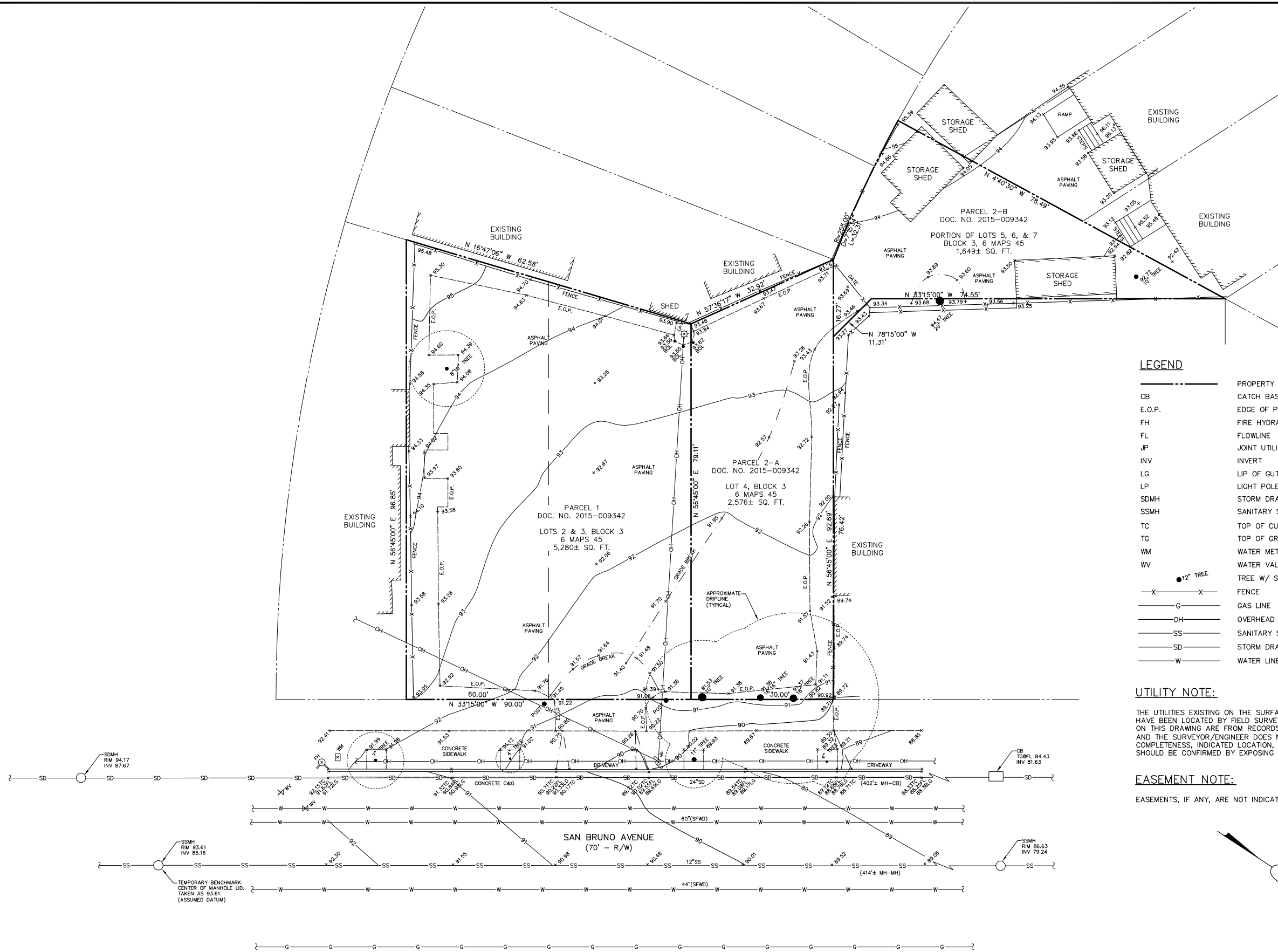
**project info:**  
lot area: 9,505 sf (see sheet TSP) parcel number (apn): 007-222-020 & 003  
zoning group: NCRO-2 occupancy group: R-2/S-2/M, mixed-use/garage  
building type: v-b w/automatic fire sprinklers

**sheet index:**

A0.0 Cover w/Narrative, Info, Vicinity Map	A1.2 2nd & 3rd Level: Residential Floor Plans w/Typical Unit Plans
TSP Topographic Survey Plan (Existing)	A1.3 Exit Plan (All Levels)
A1.0 Overall Roof & Site Plan w/Grading & Drainage	A3.0 Exterior Elevations
A1.1 1st Level: Garage & Commercial Spaces w/Landscape Plan	A4.0 Exterior Perspectives, Concept & Materials
	A5.0 Street Front Renderings & Example of Boutique BMP County Best Management Practices



vicinity map:



**LEGEND**

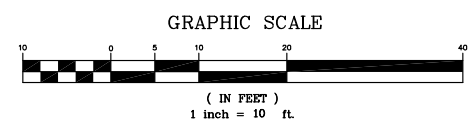
- PROPERTY LINE
- CB CATCH BASIN
- E.O.P. EDGE OF PAVEMENT
- FH FIRE HYDRANT
- FL FLOWLINE
- JP JOINT UTILITY POLE
- INV INVERT
- LG LIP OF GUTTER
- LP LIGHT POLE
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TG TOP OF GRATE
- WM WATER METER
- WV WATER VALVE
- 12" TREE
- X—X FENCE
- G— GAS LINE
- OH— OVERHEAD LINE
- SS— SANITARY SEWER LINE
- SD— STORM DRAIN LINE
- W— WATER LINE

**UTILITY NOTE:**

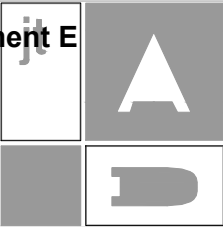
THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR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

**EASEMENT NOTE:**

EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.



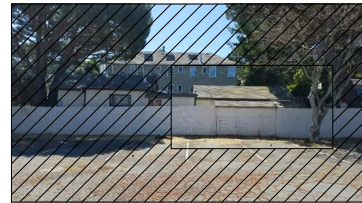
	DATE: 6/2/17 BY: RJD REV. DESCRIPTION ADDITIONAL SURVEY AREA RJD REV. DESCRIPTION
<b>DAINS LAND SURVEYING</b> rdains@dainslandsurveying.net (650) 743-0831	
PREPARED FOR:	JOEL DIAZ
TOPOGRAPHIC SURVEY PLAN VACANT LAND - SAN BRUNO AVENUE A.P.N. 007-222-020 & 003 PARCELS 1 & 2-A, DOC. NO. 2015-009342 BRISBANE SAN MATEO COUNTY CALIFORNIA	
DRAWN BY: RJD DESIGNED BY: --- CHECKED BY: RJD SCALE: 1"=10' DATE: 3/2/17 PROJECT NO. 17-670 SHEET 1 OF 1	



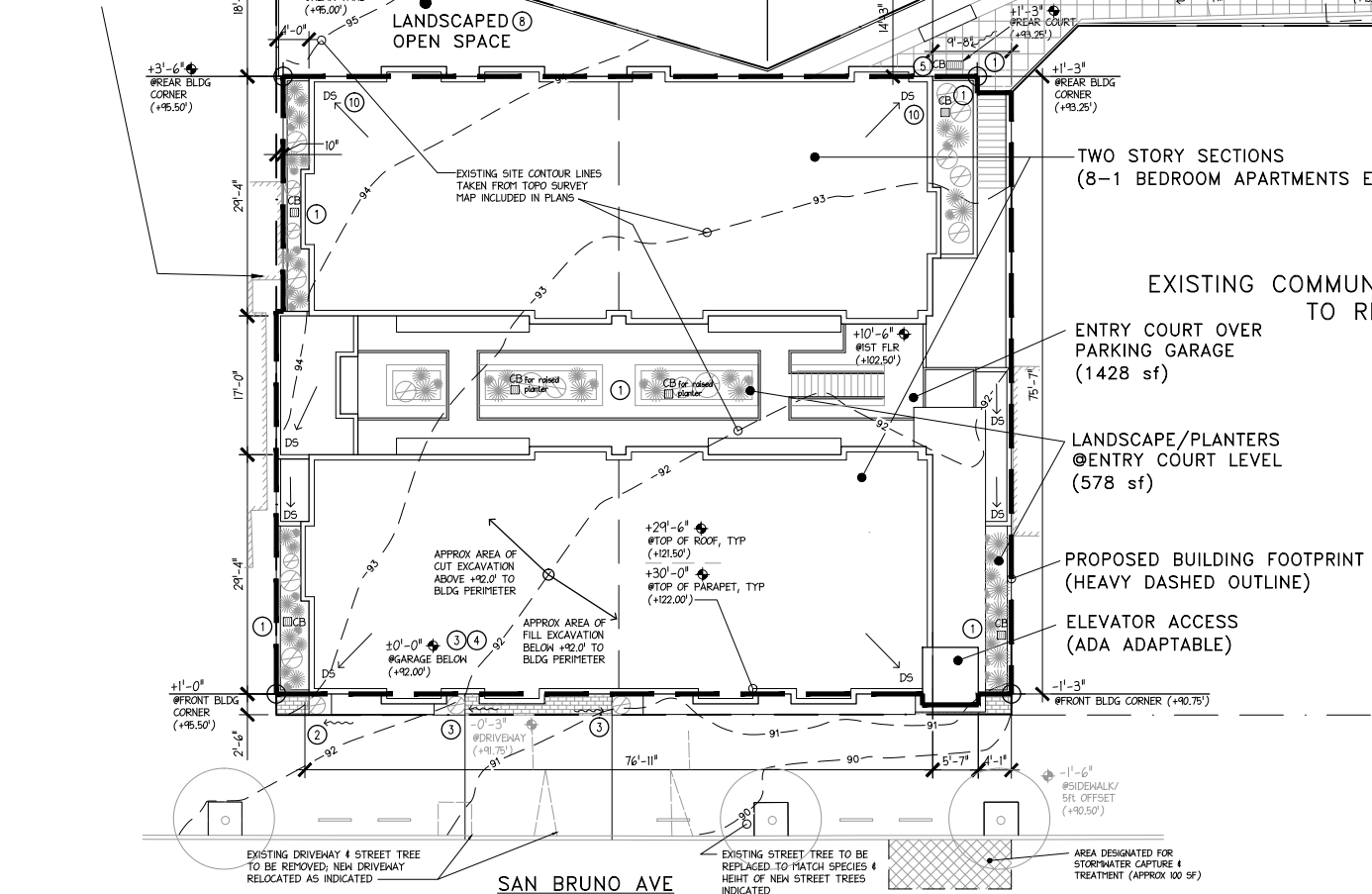
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**GRADING & EROSION CONTROL NOTES (BMP)**

- A. STABILIZE ALL DENUDED AREAS & INSTALL & MAINTAIN ALL TEMPORARY EROSION & SEDIMENT CONTROLS CONTINUOUSLY BETWEEN OCT. 15TH & APRIL 15TH OF EACH YEAR, UNTIL PERMANENT EROSION CONTROL HAVE BEEN ESTABLISHED.
- B. STORE, HANDLE & DISPOSE OF CONSTRUCTION MATERIALS & WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- C. CONTROL & PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENTS CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENTS & NON-STORMWATER DISCHARGES TO STORM DRAINS & WATERCOURSES.
- D. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE & OBTAIN ALL NECESSARY PERMITS.
- E. AVOID CLEANING, FUELING OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASHWATER IS CONTAINED & TREATED.
- F. DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES & DRAINAGE COURSES.
- G. PROTECT ADJACENT PROPERTIES & UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.
- H. PERFORM CLEARING & EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER.
- I. LIMIT & TIME APPLICATIONS OF PESTICIDES & FERTILIZERS TO PREVENT POLLUTED RUNOFF.
- J. LIMIT CONSTRUCTION ACCESS ROUTES & STABILIZE DESIGNATED ACCESS POINTS.
- K. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS & SIDEWALKS USING DRY SWEEPING METHODS.
- L. THE CONTRACTOR SHALL TRAIN & PROVIDE INSTRUCTION TO ALL EMPLOYEES & SUBCONTRACTORS REGARDING THE CONST. BMPs.



EXISTING PROPERTY @200 MARIPOSA (NO OPENINGS/WINDOWS @ENCROACHMENT)  
EXISTING TREES @200 MARIPOSA NEAR PROPERTY LINE TO BE PROTECTED DURING CONSTRUCTION WITH SEPARATE AGREEMENT PREPARED BY PROJECT OWNER WITH OWNER OF 200 MARIPOSA PROPERTY.



**PROJECT DATA**

LOT SIZE (INCLUDING EASEMENT):	9,505 sf
BUILDING LOT COVERAGE:	6782 sf
OPEN SPACE PROPOSED:	2,427 sf (yards & courts at groundlevel only) 1,428 sf (shared entry court at first floor level) 3,855 sf (total combined open space)
COMBINED COMMERCIAL SPACE:	464 sf (excluding ADA compliant restroom)
PARKING GARAGE AREA:	5,650 sf (14 parking spaces incl 6 compact spaces & 1 hdcp)
COMBINED RESIDENTIAL AREA:	8,644 sf (16 residential units for senior housing)

**SITE DESIGN MEASURES\***

- 1 DIRECT RUNOFF FROM ROOF TOP & REAR YARD HARDCAPE TO CATCH BASINS WHERE INDICATED & HARD PIPED TO AREA PROPOSED FOR STORMWATER CAPTURE & TREATMENT
- 2 DIRECT RUNOFF FROM SIDEWALKS, WALKWAYS, AND/OR PATIOS ONTO VEGETATED AREAS WHERE INDICATED.
- 3 DIRECT RUNOFF FROM DRIVEWAYS AND/OR UNCOVERED PARKING LOTS ONTO VEGETATED AREAS WHERE PRACTICABLE; EXISTING UNCOVERED PARKING AREAS TO BE REMOVED..
- 4 MINIMIZE LAND DISTURBANCE AND IMPERVIOUS SURFACE (ESPECIALLY PARKING LOTS); EXISTING PARKING AREA TO BE REPLACED WITH COVERED GARAGE AND LANDSCAPED REAR COURTYARD.

**SOURCE CONTROL MEASURES**

- 5 ON-SITE INLETS TO BE MARKED WITH THE WORDS "NO DUMPING! FLOWS TO BAY" OR EQUIVALENT.
- 6 INTERIOR FLOOR DRAINS TO BE PLUMBED TO SANITARY SEWER.
- 7 INTERIOR PARKING GARAGE FLOOR DRAINS TO BE PLUMBED TO SANITARY SEWER.
- 8 LANDSCAPING: EXISTING VEGETATION TO BE RETAINED AS PRACTICABLE; DIVERSE SPECIES APPROPRIATE TO THE SITE INCLUDING PLANTS THAT ARE PESTICIDE AND/OR DISEASE-RESISTANT, DROUGHT TOLERANT, AND/OR ATTRACT BENEFICIAL INSECTS TO BE SELECTED; USE OF PESTICIDES AND QUICK-RELEASE FERTILIZERS TO BE MINIMIZED; EFFICIENT IRRIGATION SYSTEM WHICH IS DESIGNED TO MINIMIZE RUNOFF TO BE INSTALLED. (SEE SHT A1.1 FOR PROPOSED LANDSCAPE MATERIALS & VEGETATION.)
- 9 FIRE SPRINKLERS: DESIGN FOR DISCHARGE OF FIRE SPRINKLER TEST WATER TO SANITARY SEWER.
- 10 ROOF DRAINS SHALL DRAIN TO UNPAVED AREA WHERE PRACTICABLE; WATER RECAPTURE TO BE CONSIDERED AT REAR SECTION OF HOUSING FOR PRESERVED REAR LANDSCAPE AREA & FIRST LEVEL RESIDENTIAL PLANTERS

\*SEE SHT A1.1 FOR LANDSCAPE NOTES & FINISHES

**SITE GRADING & DRAINAGE NOTES & CALCS**

- 1) ALL SURFACE DRAINAGE IS EXISTING TO REMAIN U.O.N.
- 2) ALL DOWNSPOUTS & CATCH BASINS SHALL BE HARD PIPED TO TERMINATE @CITY STORM DRAIN SYSTEM INCLUDING STORMWATER TREATMENT, U.O.N.
- 3) MINIMUM 2% SLOPE FOR IMPERVIOUS SURFACES ADJACENT TO STRUCTURE. NO FINAL GRADING IS TO INCREASE SHEET FLOW ONTO ADJACENT PROPERTIES.  
MIN 2% - DRAINAGE AT 1/4" PER 12" MIN. (TYP U.O.N.)
- 4) PROVIDE IRRIGATION BUBBLERS TO EACH TREE SITE IN THE PLANTER STRIP WHERE APPLICABLE; TREES SHOWN ARE PROPOSED WITH APPROXIMATE LOCATIONS.
- 5) CALCULATIONS  
GRADING CUT & FILL ESTIMATES:  
WITH APPROXIMATE CUT (5000 CU FT) FOR FOUNDATIONS & AND APPROXIMATE FILL (1800 CU FT) FOR FRONT NORTHERN SECTION OF SITE & SOME BACK FILL AT THE REAR OF THE SITE, APPROXIMATELY 3200 CU FT (119 CU YD) TO BE REMOVED.  
STORMWATER CALCULATIONS (6,515 sf INCLUDING DECKS):  
Q=CIA= 0.9x2.9x0.15(6,515) = 0.1335 cfs; Qx449= 59.94 gpm

**REVISIONS**

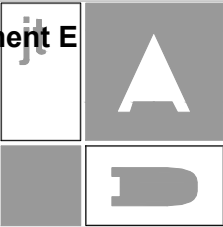
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△	DP SUBMITTAL REV #1	03/30/2017
△	DP SUBMITTAL REV #2	05/12/2017
△	DP SUBMITTAL REV #3	07/07/2017

**SAN BRUNO DEVELOPMENT**  
36-50 San Bruno Ave  
Brisbane, CA 94005

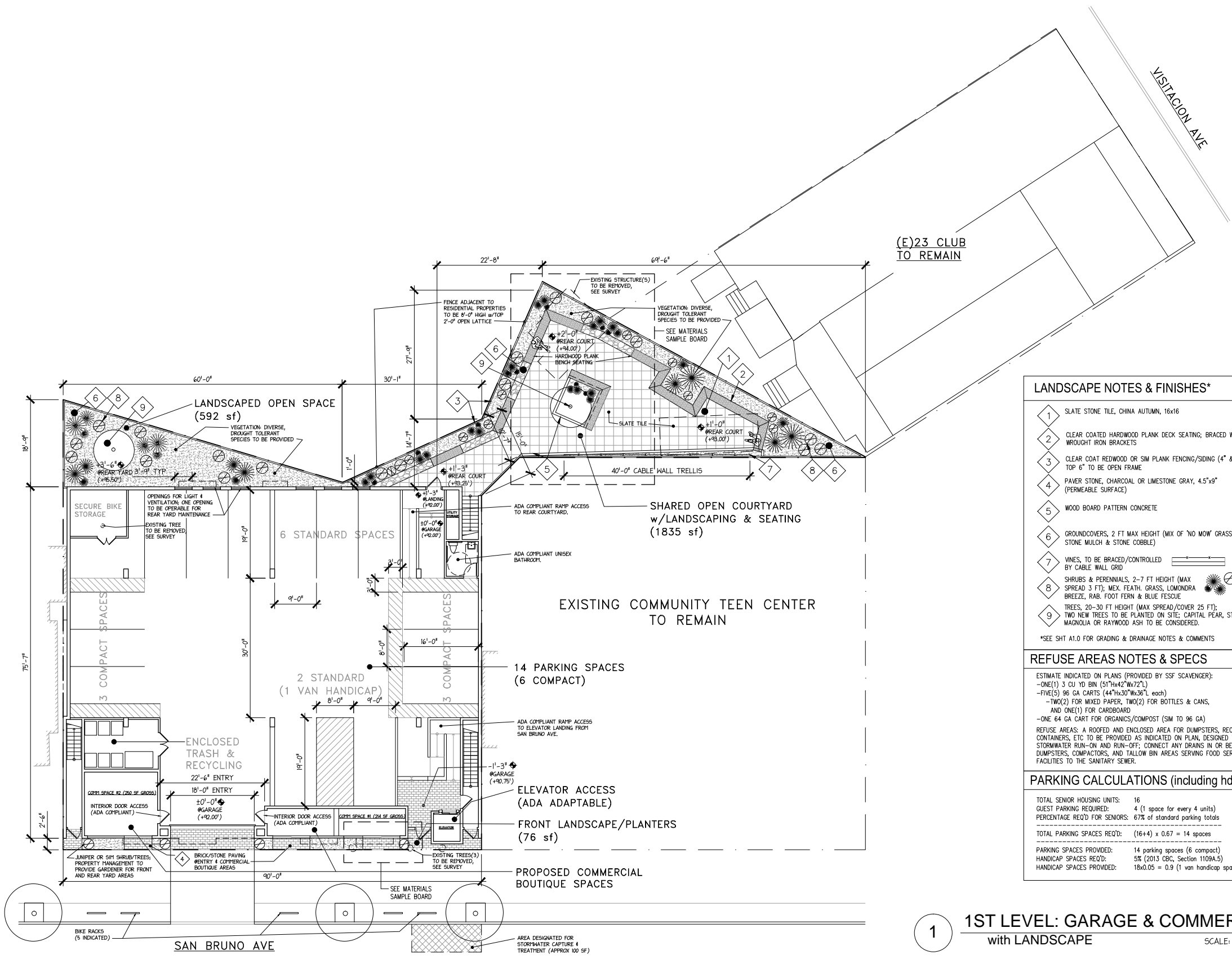
**OVERALL ROOF & SITE PLAN w/GRADING & DRAINAGE**

NO:	2015.04
DRAWN BY:	JWT
SC:	AS NOTED
DATE:	05-08-16

**1 OVERALL ROOF & SITE PLAN w/GRADING**  
SCALE: 3/32"=1'-0" SCALE: 1/16"=1'-0"



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### LANDSCAPE NOTES & FINISHES\*

- 1 SLATE STONE TILE, CHINA AUTUMN, 16x16
- 2 CLEAR COATED HARDWOOD PLANK DECK SEATING, BRACED W/BLACK WROUGHT IRON BRACKETS
- 3 CLEAR COAT REDWOOD OR SIM PLANK FENCING/SIDING (4" & 6"), TOP 6" TO BE OPEN FRAME
- 4 PAVER STONE, CHARCOAL OR LIMESTONE GRAY, 4.5"x9" (PERMEABLE SURFACE)
- 5 WOOD BOARD PATTERN CONCRETE
- 6 GROUNDCOVERS, 2 FT MAX HEIGHT (MIX OF 'NO MOW' GRASS, STONE MULCH & STONE COBBLE)
- 7 VINES, TO BE BRACED/CONTROLLED BY CABLE WALL GRID
- 8 SHRUBS & PERENNIALS, 2-7 FT HEIGHT (MAX SPREAD 3 FT); MEX. FEATH. GRASS, LOMONDRA BREEZE, RAB. FOOT FERN & BLUE FESCUE
- 9 TREES, 20-30 FT HEIGHT (MAX SPREAD/COVER 25 FT); TWO NEW TREES TO BE PLANTED ON SITE; CAPITAL PEAR, STAR MAGNOLIA OR RAYWOOD ASH TO BE CONSIDERED.

\*SEE SHT A1.0 FOR GRADING & DRAINAGE NOTES & COMMENTS

### REFUSE AREAS NOTES & SPECS

ESTIMATE INDICATED ON PLANS (PROVIDED BY SSF SCAVENGER):

- ONE(1) 3 CU YD BIN (51"Hx42"Wx72"L)
- FIVE(5) 96 GA CARTS (44"Hx30"Wx36"L each)
- TWO(2) FOR MIXED PAPER, TWO(2) FOR BOTTLES & CANS, AND ONE(1) FOR CARDBOARD
- ONE 64 GA CART FOR ORGANICS/COMPOST (SIM TO 96 GA)

REFUSE AREAS: A ROOFED AND ENCLOSED AREA FOR DUMPSTERS, RECYCLING CONTAINERS, ETC TO BE PROVIDED AS INDICATED ON PLAN, DESIGNED TO PREVENT STORMWATER RUN-ON AND RUN-OFF; CONNECT ANY DRAINS IN OR BENEATH DUMPSTERS, COMPACTORS, AND TALLOW BIN AREAS SERVING FOOD SERVICE FACILITIES TO THE SANITARY SEWER.

### PARKING CALCULATIONS (including hdcp)

TOTAL SENIOR HOUSING UNITS: 16  
 GUEST PARKING REQUIRED: 4 (1 space for every 4 units)  
 PERCENTAGE REQ'D FOR SENIORS: 67% of standard parking totals

TOTAL PARKING SPACES REQ'D: (16+4) x 0.67 = 14 spaces

PARKING SPACES PROVIDED: 14 parking spaces (6 compact)  
 HANDICAP SPACES REQ'D: 5% (2013 CBC, Section 1109A.5)  
 HANDICAP SPACES PROVIDED: 18x0.05 = 0.9 (1 van handicap space)

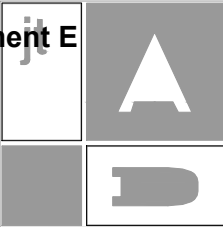
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△	DP SUBMITTAL	01/21/2017
△	DP SUBMITTAL REV #1	03/30/2017
△	DP SUBMITTAL REV #2	05/12/2017
△	DP SUBMITTAL REV #3	07/01/2017
△	DP SUBMITTAL REV #4	08/07/2017

PROJECT  
**SAN BRUNO DEVELOPMENT**  
 36-50 San Bruno Ave  
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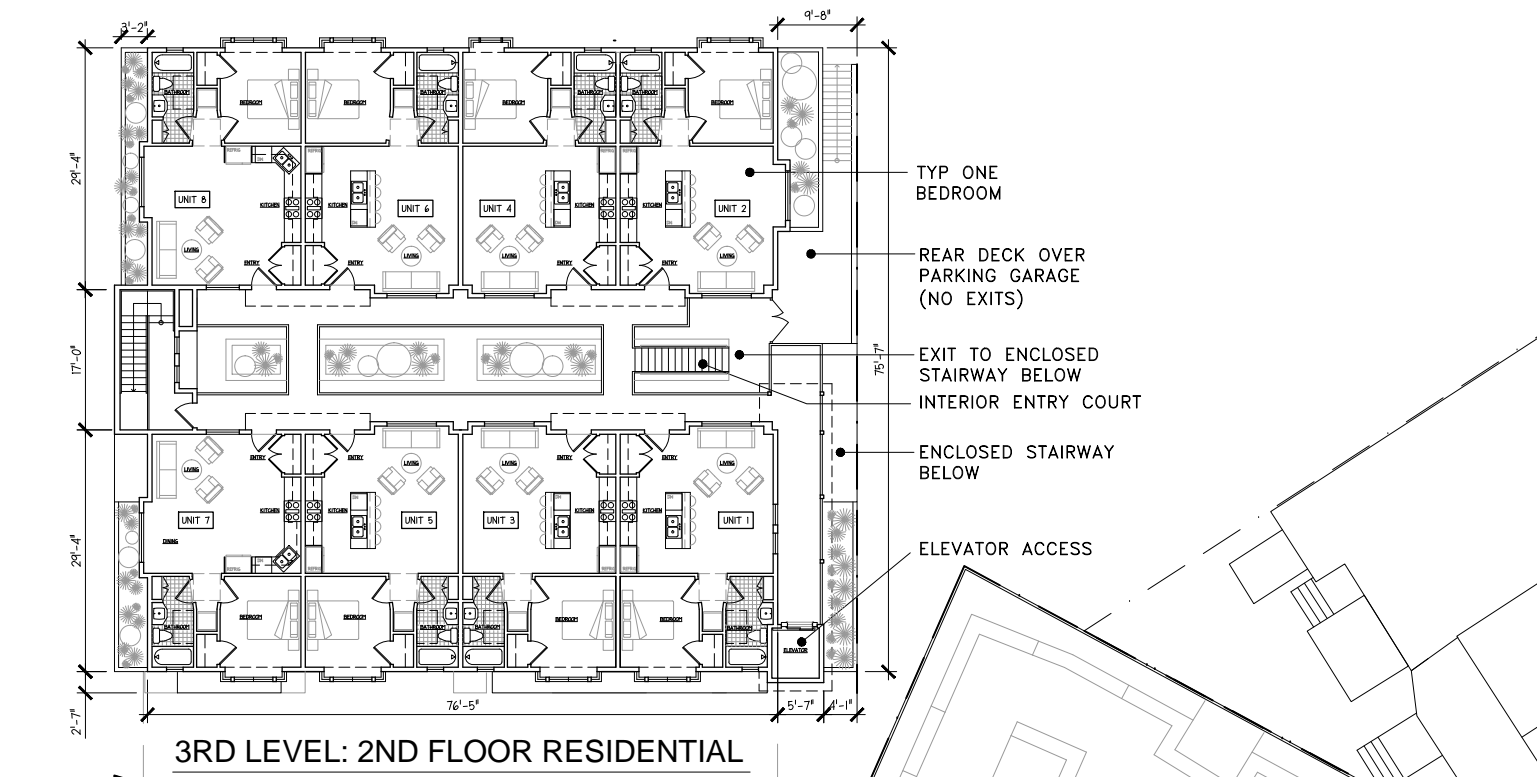
DRAWING  
**1ST LEVEL: GARAGE & COMMERCIAL SPACES with LANDSCAPE PLAN**

NO: 2015.04  
 DRAWN BY: JMT  
 SC: 3/32"=1'-0"  
 DATE: 05-08-16

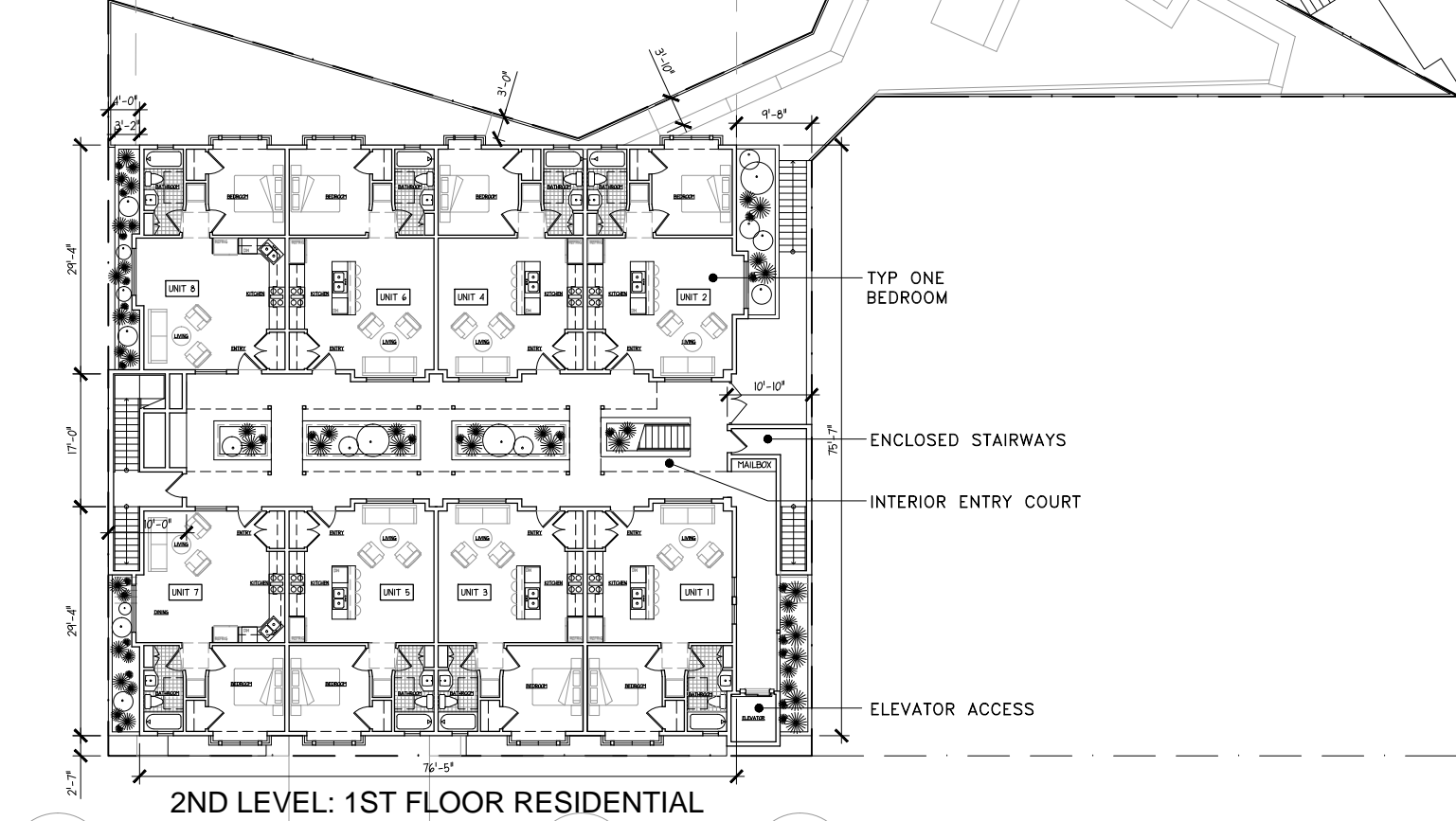
**1 1ST LEVEL: GARAGE & COMMERCIAL with LANDSCAPE** SCALE: 3/32"=1'-0"



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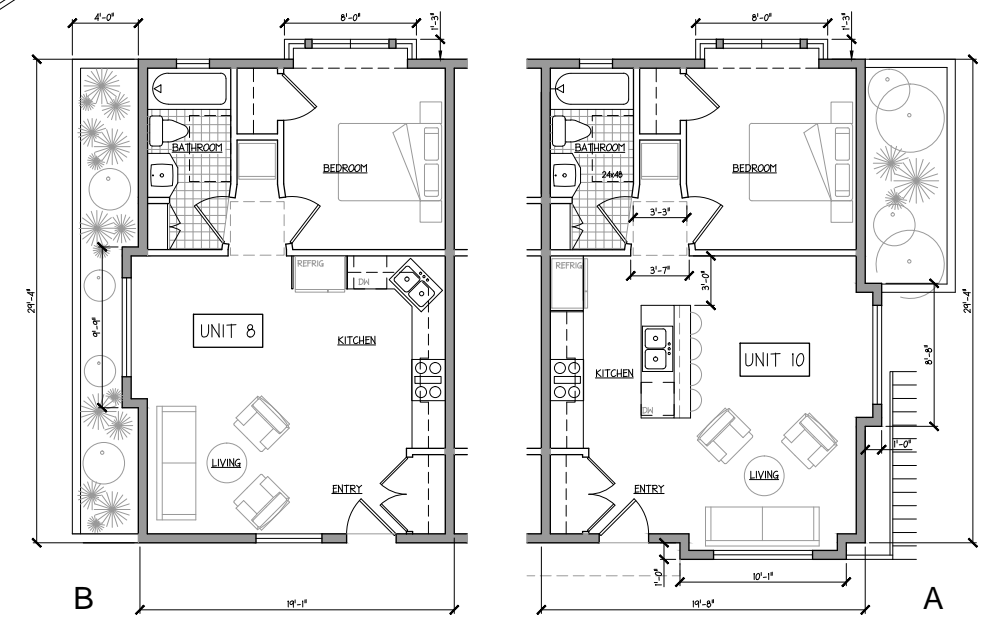
3RD LEVEL: 2ND FLOOR RESIDENTIAL



2ND LEVEL: 1ST FLOOR RESIDENTIAL

1 OVERALL 2ND & 3RD LEVELS  
SCALE: 3/32"=1'-0"

G.1.34



TYPICAL UNIT PLAN AREA CALCS

UNIT TYPE	SUMMARY DESCRIPTION	BUILDING	OPEN SPACE
TYPE A (12 units):	FLAT, 1 BEDROOM, 1 BATH, 545 sf	6,540 sf	
TYPE B (4 units):	FLAT, 1 BEDROOM, 1 BATH, 526 sf	2,104 sf	
SHARED OPEN SPACE: LANDSCAPED YARD & COURTS (Ground Level)			2,427 sf
SHARED COURT SPACE: ENTRY COURTS (First Floor Level)			1,428 sf
TOTAL UNIT AREAS: 16 UNITS		8,644 sf	3,855 sf

NOTE: ALL AREAS FOR HABITABLE SPACES CALCULATED BY MEASURING TO INSIDE FACE OF EXTERIOR SHELL OR INSIDE FACE OF SHARED PARTY WALLS.

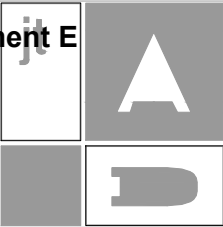
2 ONE BEDROOM UNIT (Types A & B)  
SCALE: 3/16"=1'-0"

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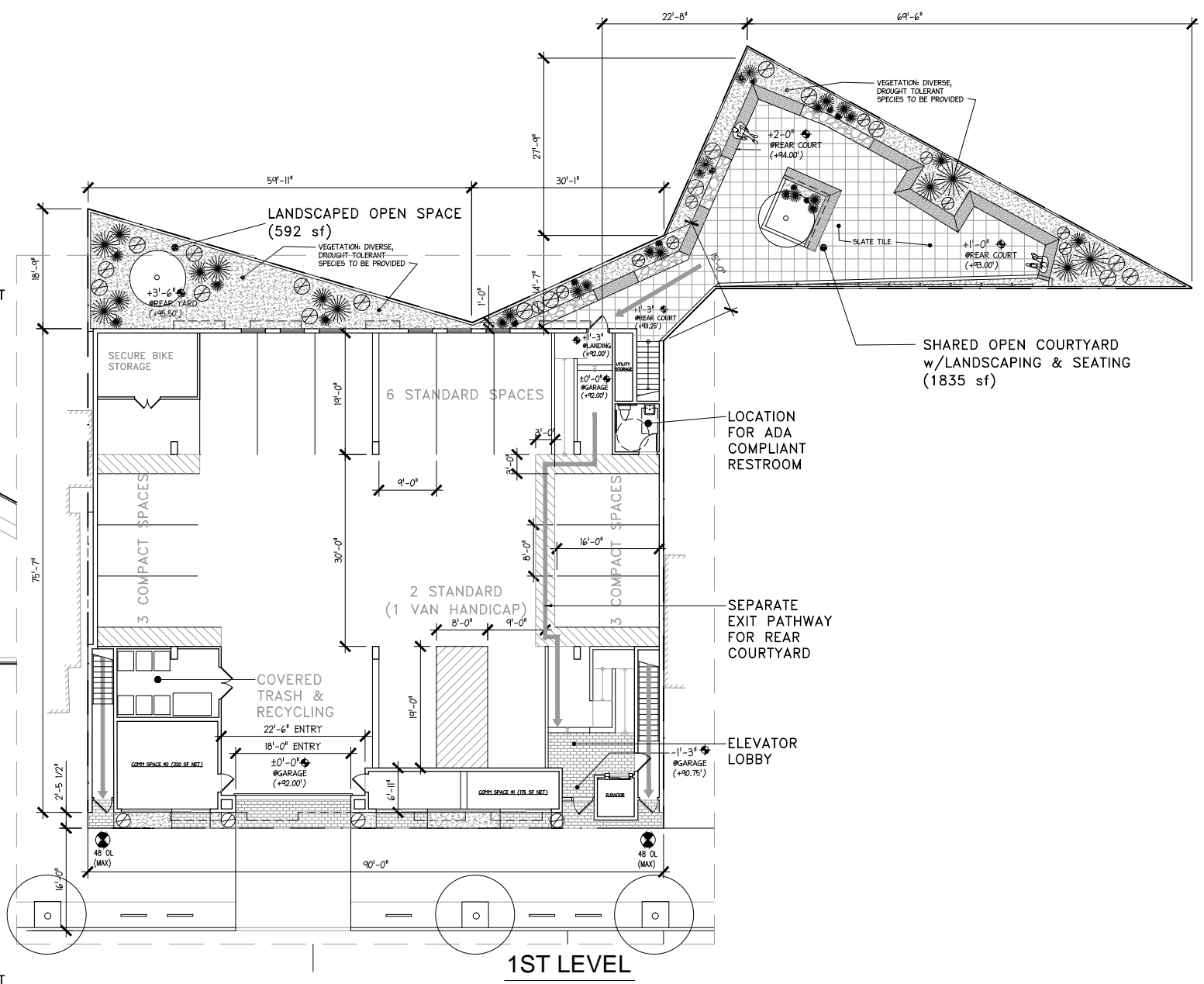
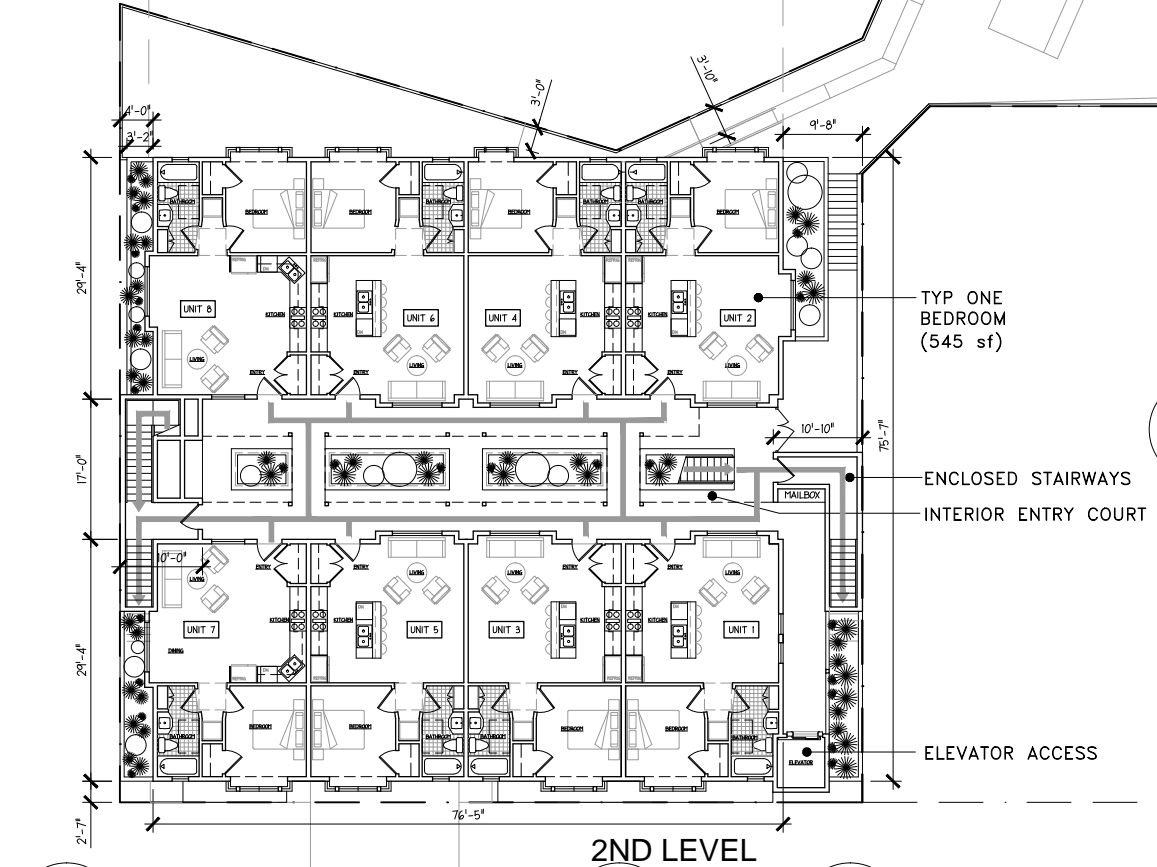
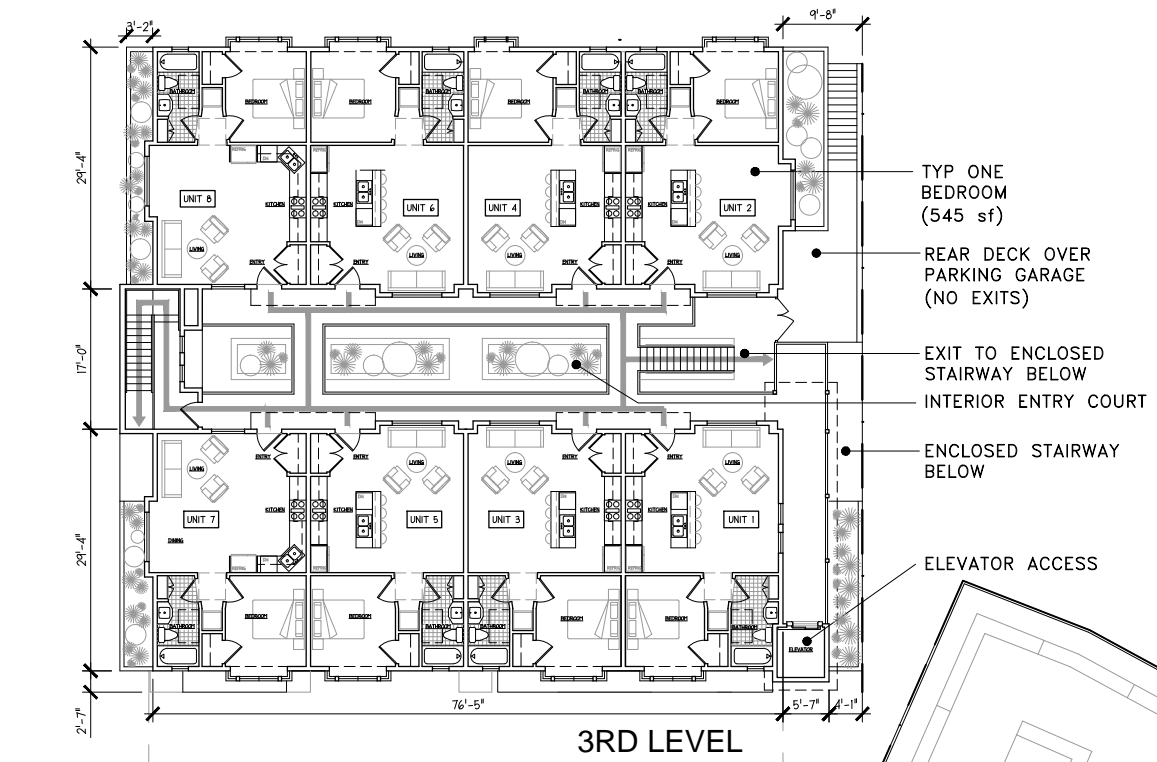
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Brisbane, CA 94005

DRAWING  
2ND & 3RD LEVELS:  
RESIDENTIAL FLOOR PLANS  
w/TYPICAL UNIT PLANS

NO: 2015.04  
DRAWN BY: JMT  
SC: AS NOTED  
DATE: 05-08-16  
A1.2



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**MEANS OF EGRESS CALCULATIONS**

FLOOR AREA(S) FOR RESIDENTIAL UNITS w/LOAD FACTORS:  
 36" MIN WIDTH @STAIRS/0.2(PER OCC) → MAX OCC. LOAD @NORTH & SOUTH STAIRS  
 180 OL allowed (48 indicated/1/200 gross sf)

MAXIMUM TRAVEL DISTANCE TO EXIT(S):  
 MAXIMUM TRAVEL DISTANCE IN PLAN FROM UNIT 16 TO NORTH STAIRS @SAN BRUNO AVE.  
 DISTANCE CALCULATED: ~150'-0", LESS THAN MAX DISTANCE 250'-0".

MEANS OF EGRESS (R-2 Occupancy):  
 SECTION 1021.2.6(1+6.2), ONE EXIT REQUIRED FROM EACH UNIT WHICH LEADS TO TWO EXITS (NORTH & SOUTH SIDES OF PROPERTY ONTO SAN BRUNO AVE).

SAN BRUNO AVE

G.1.35

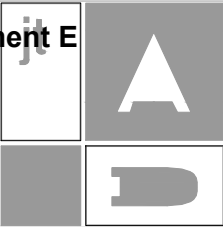
1 EXIT PLAN (ALL LEVELS) SCALE: 3/32"=1'-0"

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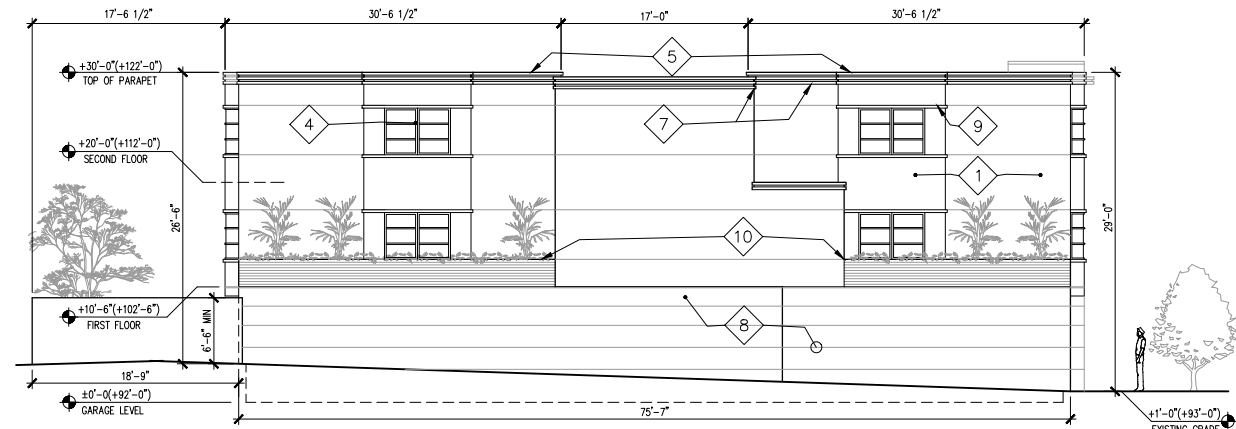
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DRAWING  
 EXIT PLAN (ALL LEVELS)

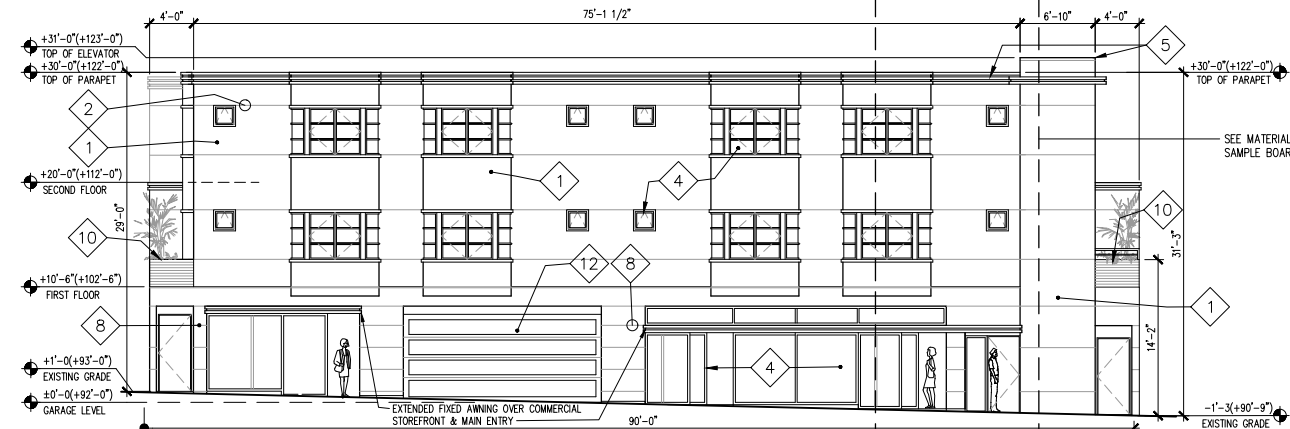
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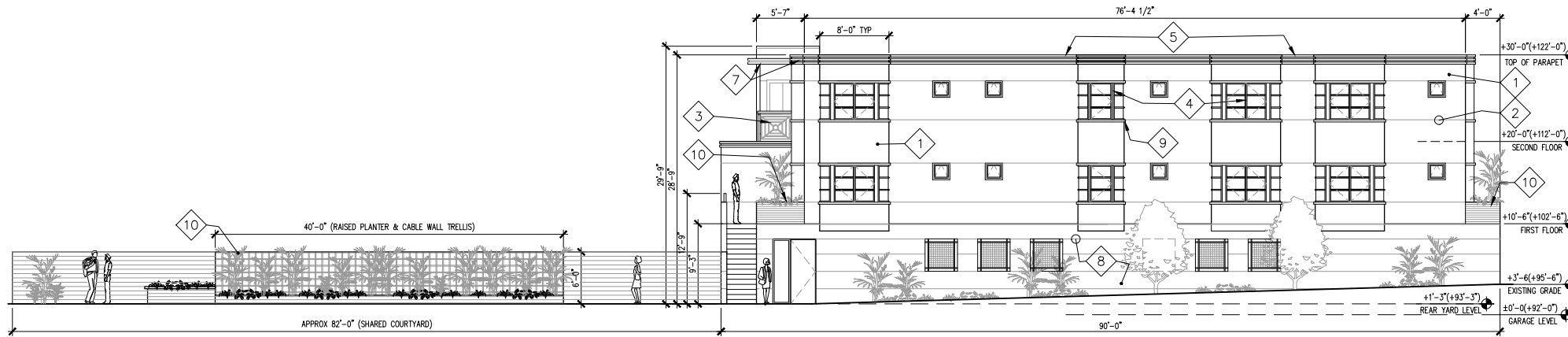
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5 EXTERIOR NORTH ELEV SCALE: 1/8"=1'-0"

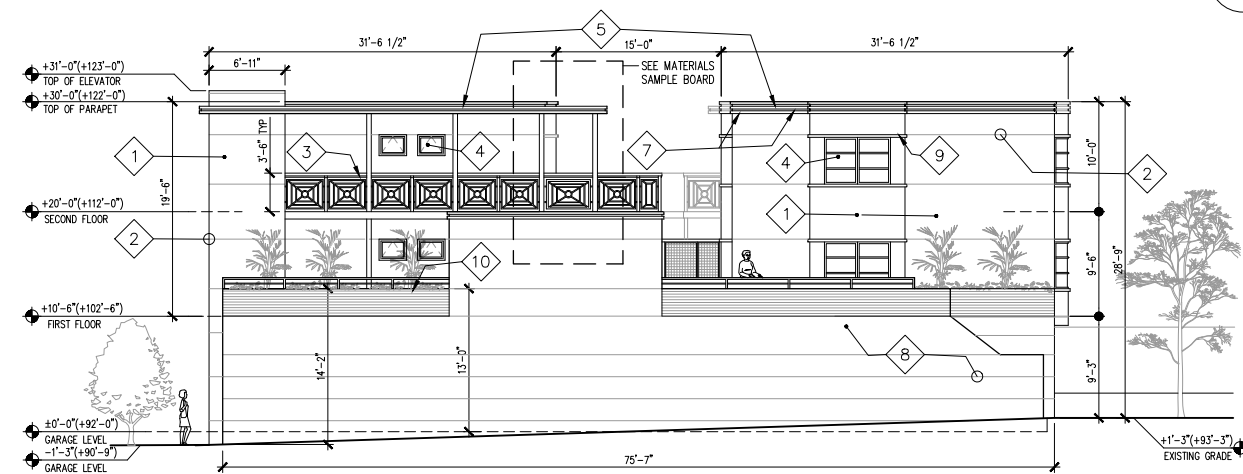


3 EXTERIOR STREET ELEV @ SAN BRUNO SCALE: 1/8"=1'-0"

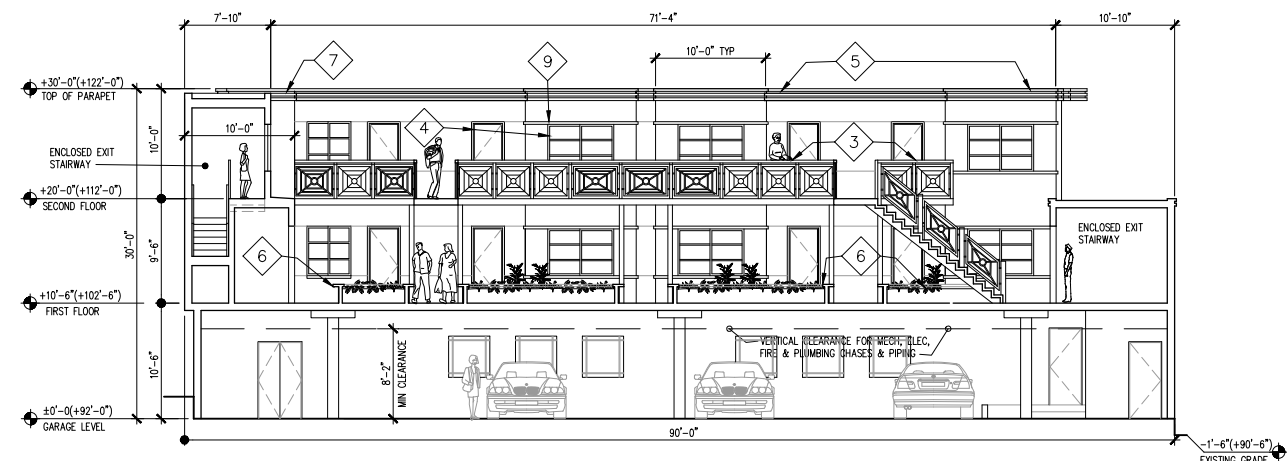


2 EXTERIOR REAR ELEV

- EXTERIOR ELEVATION NOTES & FINISHES**
- 1 PTD STUCCO, 20/30 FINE FINISH; P-40 ALABASTER @BAYS & ELEVATOR & P-138 HAYSTACK @UPPER EXTERIOR/RESIDENTIAL LEVELS.
  - 2 PTD METAL HORIZONTAL REVEALS, TYP; 3/4" DEPTH, 1/2" WIDTH POWDER COAT BLACK.
  - 3 PTD METAL GUARDRAILS W/STAINED HARDWOOD CAP, FABRICATED ART-DECO STYLE PATTERN AS INDICATED.
  - 4 POWDER COATED CLAD OR ALUM WNDOW & DOOR UNITS, VENDORS MARVIN (RESIDENTIAL) & BONELLI (COMMERCIAL) SHOWN. SEE MATERIALS BOARD.
  - 5 FLAT ROOF CONSTRUCTION WITH PARAPET ALL AROUND, PTD FINISH. SEE NOTE 7.
  - 6 CLEAR COATED HARDWOOD PLANK DECK OVER PLANTER BOX FRAMING; TYPICAL FOR OUTDOOR SEATING AREAS.
  - 7 HORIZONTAL BAND FASCIA, TYP; PTD HARDWOOD FINISH OR SIM.
  - 8 PTD STUCCO OVER CONCRETE W/HORIZONTAL REVEALS AS INDICATED; STUCCO SKIM COAT (P-2086 MOONSHADOW) W/SMOOTH PLASTER FINISH @3/8" DEPTH W/POWDER COATED MTL REVEALS.
  - 9 ART DECO DECOR, TYP; PTD HARDWOOD FINISH OR SIM.
  - 10 CLEAR COAT REDWOOD OR SIM PLANK FENCING/SIDING (4" & 6"); FENCE ADJACENT TO RESIDENTIAL PROPERTIES TO BE 8'-0" HIGH INCLUDING 2'-0" LATTICE AT THE TOP.
  - 11 WOOD BOARD PATTERN CONCRETE (REAR COURTYARD ONLY)
  - 12 SEGMENTED ROLL-UP DOOR W/TRANSLUCENT (SEMI-OPAQUE) LITES.



4 EXTERIOR NORTH ELEV SCALE: 1/8"=1'-0"



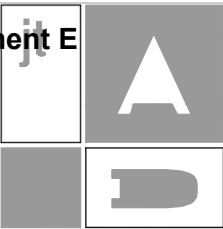
1 INTERIOR COURT & GARAGE ELEV SCALE: 1/8"=1'-0"

REVISIONS		
No.	Description	Date
△	SCHEMATIC REVIEW	05/10/2016
△	CITY SUBMITTAL	05/23/2016
△	CITY RESUBMITTAL	01/15/2016
△	CITY RESUBMITTAL #2	11/24/2016
△	DP SUBMITTAL	01/21/2017
△	DP SUBMITTAL REV #1	03/30/2017
△	DP SUBMITTAL REV #2	05/12/2017
△	DP SUBMITTAL REV #3	07/07/2017
△		
△		
△		

PROJECT  
 SAN BRUNO DEVELOPMENT  
 36-50 San Bruno Ave  
 Brisbane, CA 94005

DRAWING  
 EXTERIOR ELEVATIONS  
 @ SAN BRUNO DEV

NO: 2015.04  
 DRAWN BY: JMT  
 SC: 1/8"=1'-0"  
 DATE: 07-15-16  
 A3.0



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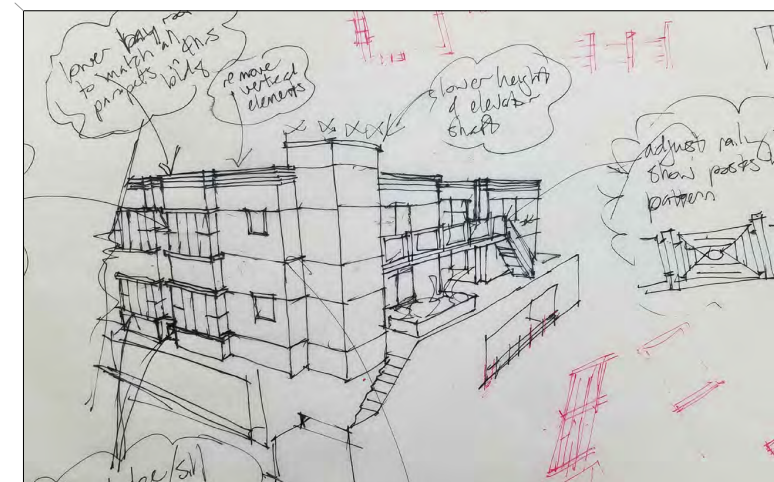
3 VIEW TOWARD SAN BRUNO UNITS IN SHARED REAR OPEN SPACE



2 MATERIALS & FEATURES  
SEE SHTS A1.1, A3.0 & MATERIALS BOARD FOR MORE DETAIL



1 VIEW @SAN BRUNO AVE & CONCEPT SKETCH



G.1.37

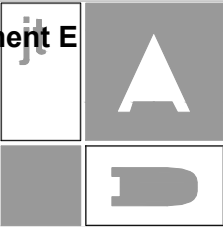
REVISIONS		
No.	Description	Date
△	SCHEMATIC REVIEW	05/10/2016
△	CITY SUBMITTAL	05/23/2016
△	CITY RESUBMITTAL	07/15/2016
△	CITY RESUBMITTAL #2	11/24/2016
△	DP SUBMITTAL	01/27/2017
△	DP SUBMITTAL REV #1	03/30/2017
△	DP SUBMITTAL REV #2	05/12/2017
△	DP SUBMITTAL REV #3	07/07/2017
△		
△		
△		

PROJECT  
SAN BRUNO DEVELOPMENT  
36-50 San Bruno Ave  
Brisbane, CA 94005

DRAWING  
EXTERIOR PERSPECTIVES,  
CONCEPT & MATERIALS

NO: 2015.04  
DRAWN BY: JMT  
SC: NOT TO SCALE  
DATE: 11-23-16  
A4.0





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3 VIEW FROM SAN BRUNO AVENUE



2 VIEW FROM MARIPOSA STREET



HEATH CERAMICS (FERRY PLAZA BUILDING; HALF OF AREA OF PROP. COMMERCIAL SPACE #1)



4 EXAMPLE OF COMMERCIAL BOUTIQUE SPACES



1 CORNER VIEW @SAN BRUNO AVE & MARIPOSA ST

REVISIONS		
No.	Description	Date
△	SCHEMATIC REVIEW	05/10/2016
△	CITY SUBMITTAL	05/23/2016
△	CITY RESUBMITTAL	07/15/2016
△	CITY RESUBMITTAL #2	11/24/2016
△	DP SUBMITTAL	01/27/2017
△	DP SUBMITTAL REV #1	03/30/2017
△	DP SUBMITTAL REV #2	05/12/2017
△	DP SUBMITTAL REV #3	07/07/2017
△		
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△		

PROJECT  
 SAN BRUNO DEVELOPMENT  
 36-50 San Bruno Ave  
 Brisbane, CA 94005

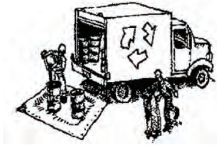
DRAWING  
 STREET PHOTO SIMULATION & EXAMPLE OF BOUTIQUE

NO: 2015.04  
 DRAWN BY: JWT  
 SC: NOT TO SCALE  
 DATE: 11-23-16  
 A5.0

# 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.

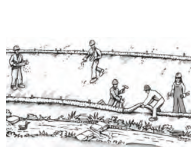
## Equipment Management & Spill Control



- 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 cloth 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, absorb, 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!**