

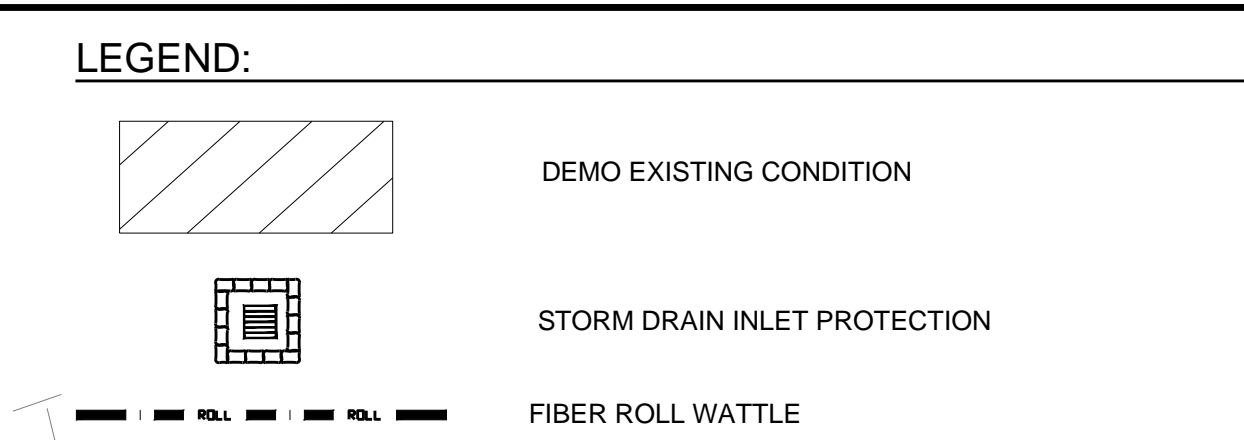
20-863

Exhibit D

Additional Plans for Planning Commission Review

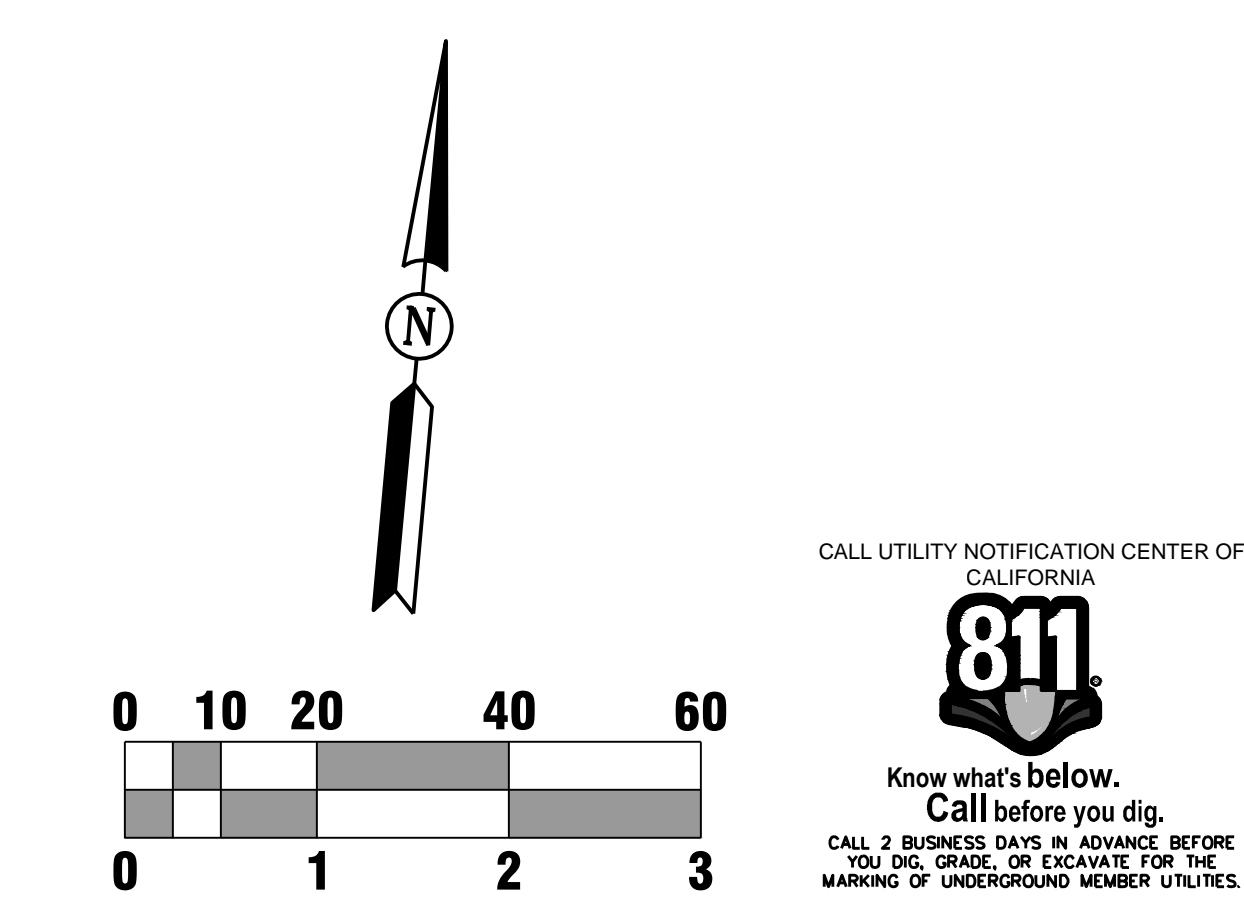
C-1 to C-10: Public Realm Improvements on Forbes Blvd

A22-106: Revised Roof Plan (with new Solar Panels)



1. THIS PLAN HAS BEEN CREATED USING AERIAL TOPOGRAPHY AND SCHEMATIC RECORD UTILITY DATA. LOCATIONS OF SUBSURFACE FEATURES HAVE NOT BEEN FIELD VERIFIED.
2. UTILITY LOCATIONS ARE SHOWN BASED ON UTILITY RECORD INFORMATION. THEREFORE, THIS PLAN MAY NOT ACCURATELY DEFINE THE EXACT LOCATION OF ALL EXISTING UTILITY COMPONENTS, EXACT SIZE OR METHOD OF DEMOLITION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW EXISTING DRAWINGS AND MAKE FIELD VERIFICATION VISITS AS REQUIRED TO ASCERTAIN THE EXACT EXTENT OF THE WORK. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
3. OBSTRUCTIONS 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 ENGINEER ASSUMES RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED WILL BE THE OBSTRUCTIONS ENCOUNTERED. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (800) 227-2600, 2 WORKING DAYS PRIOR TO ANY EXCAVATION.
4. ALL UTILITY COMPANIES SHALL BE NOTIFIED A MINIMUM OF 72 HOURS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND SERVICES ON THE SITE AND OR ADJACENT SITES. THE CONTRACTOR SHALL PROTECT ADJACENT STRUCTURES, SIDEWALKS, CURBS AND STREETS FROM DAMAGE CAUSED BY DEMOLITION OR EXCAVATION.
6. PROTECT ALL EXISTING UTILITY STRUCTURES NOT SHOWN TO BE REMOVED DURING DEMOLITION AND IF NECESSARY COORDINATE THE TERMINATION OF SERVICE FEEDERS TO THE SITE WITH THE RESPECTIVE UTILITY COMPANIES.
7. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS, INSPECTIONS AND CERTIFICATES THAT MAY BE REQUIRED. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODE REQUIREMENTS INCLUDING DISPOSAL OF DEBRIS.
8. NO DEMOLITION SHALL TAKE PLACE ON ADJACENT PROPERTIES OR OUTSIDE OF WORK LIMITS. THE CONTRACTOR SHALL PROTECT-IN-PLACE ALL "ITEMS TO REMAIN".
9. CONTRACTOR SHALL DESIGN, CONSTRUCT, MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
10. THE CONTRACTOR SHALL MODIFY EXISTING AND/OR PROVIDE NEW TEMPORARY CONSTRUCTION FENCING OR BARRICADES AS NEEDED TO PROTECT THE WORK AND SECURE THE AREA FROM VANDALS. ALL TEMPORARY CONSTRUCTION FENCING AND GATES SHALL BE 6'-0" HIGH GALVANIZED CHAIN LINK SUITABLE FOR INTENDED USE.
11. CONTRACTOR SHALL REMOVE ALL ITEMS TO BE REMOVED AND PROPERLY DISPOSE OF OFF-SITE UNLESS NOTED OTHERWISE.
12. DEMOLITION INCLUDES PAVEMENTS, LANDSCAPING, SITE CONCRETE, AS NOTED.

1. THE LAYOUT OF THE BMP's SHOWN ON THIS PLAN IS SCHEMATIC, THE CONTRACTOR SHALL PLACE THESE BMP'S TO FACILITATE CONSTRUCTION AND MEET THE REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2009-0009-DWQJ, INCLUDING ALL ATTACHMENTS.
2. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES BEFORE DEMOLITION OR GRADING. UPDATE AND MAINTAIN THROUGH PROJECT COMPLETION.
3. CONCRETE WASHOUT AREA CAN BE RELOCATED WITH APPROVAL OF THE SITE SUPERINTENDENT.
4. EXISTING INLETS SHALL BE MAINTAINED FREE OF ANY DEBRIS TO ENSURE STORM DRAIN OPERATES PROPERLY.
5. NO PORTABLE RESTROOM FACILITIES SHALL BE PLACED WITHIN 50 FEET OF AN INLET.
6. CONSTRUCTION LOGISTICS PLAN SHALL BE PREPARED BY CONTRACTOR AND SHALL INCLUDE MATERIALS STAGING AREA, CONCRETE WASHOUT, RESTROOMS, ETC.
7. THIS PLAN TO BE USED IN CONJUNCTION WITH THE SWSLPP PREPARED BY OTHERS FOR THIS PROJECT.



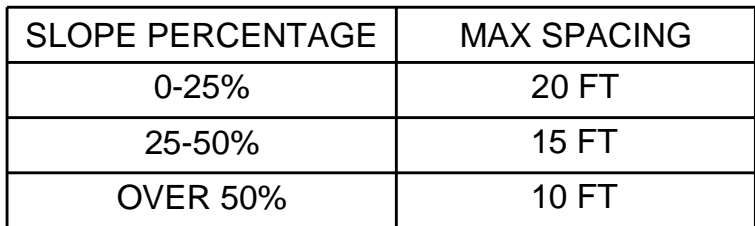
NO.	DATE	ISSUE / REVISIONS	

Proj. Mgr.	MRB	11/04/20
Proj. Eng.	KLH	11/04/20
Designer	PJB	11/04/20
Checked	SAW	11/04/20
	BY	DATE

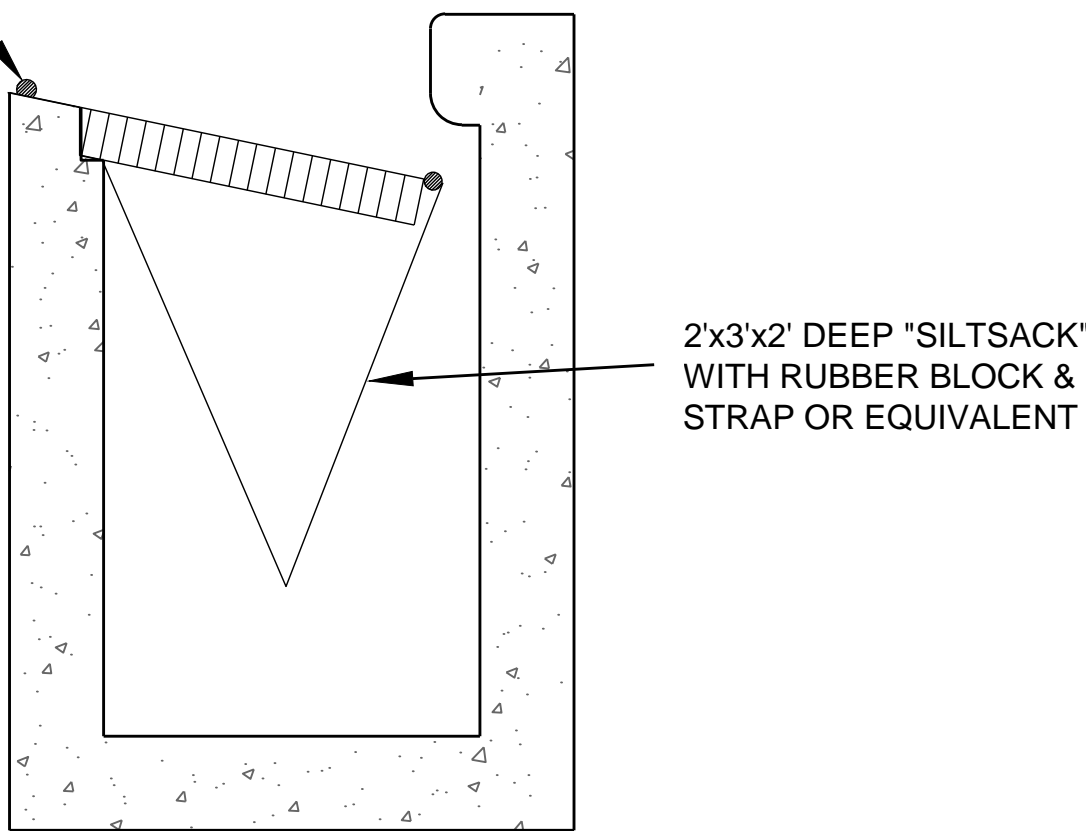
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	C-1
	JOB NO: 1049-001
	SCALE: AS SHOWN
	DATE: NOVEMBER 04, 2020



3 SILT SACK
NTS



2 FIBER ROLL



3 SILT SACKS

27. REFUSE, EQUIPMENT/VEHICLE, HAZARDOUS MATERIALS AND MATERIAL DELIVERY STORAGE AREAS SHALL BE SURROUNDED BY SECONDARY CONTAINMENT PER BMP CA-10 CONTAINED WITHIN THE SWPPP PREPARED BY OTHERS FOR THIS PROJECT.

Call before you dig.
2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
INSTALLATION OF UNDERGROUND MEMBER UTILITIES

[illegible]

REGISTERED PROFESSIONAL ENGINEER
SETH A. WARREN
83281
CIVIL
STATE OF CALIFORNIA

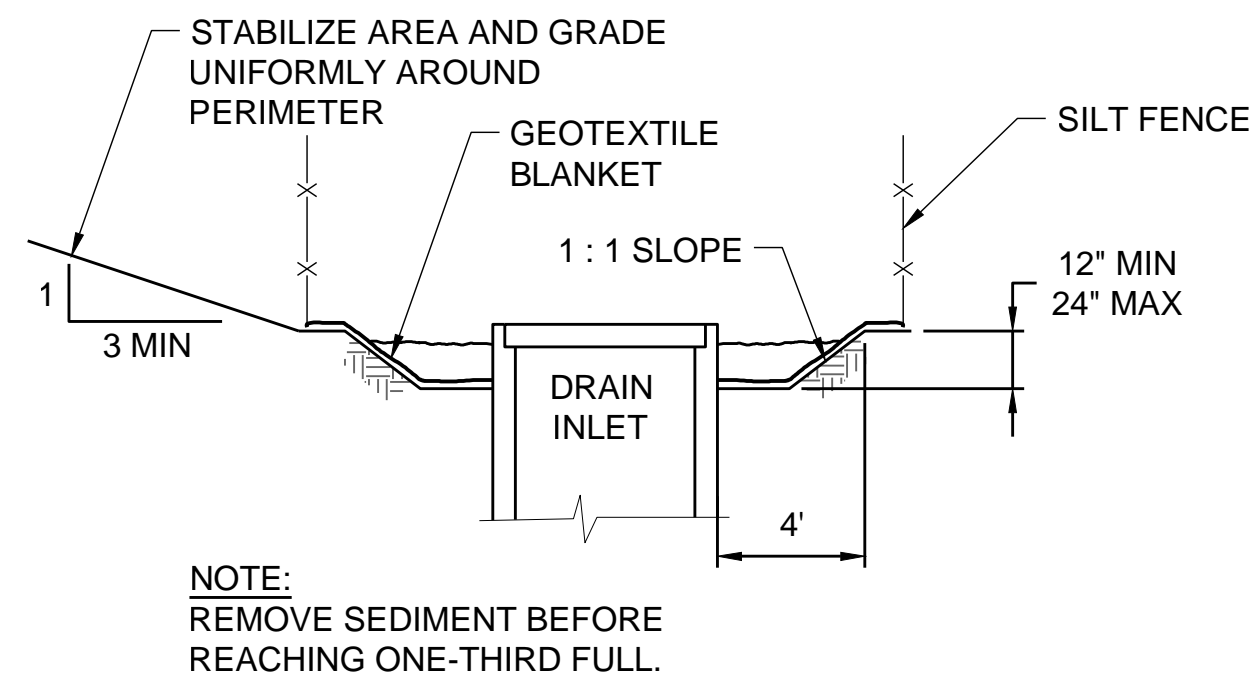
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Proj. Eng.	KH	11/04/20
Designer	PJB	11/04/20
Checked	SAW	11/04/20
	BY	DATE

C-2

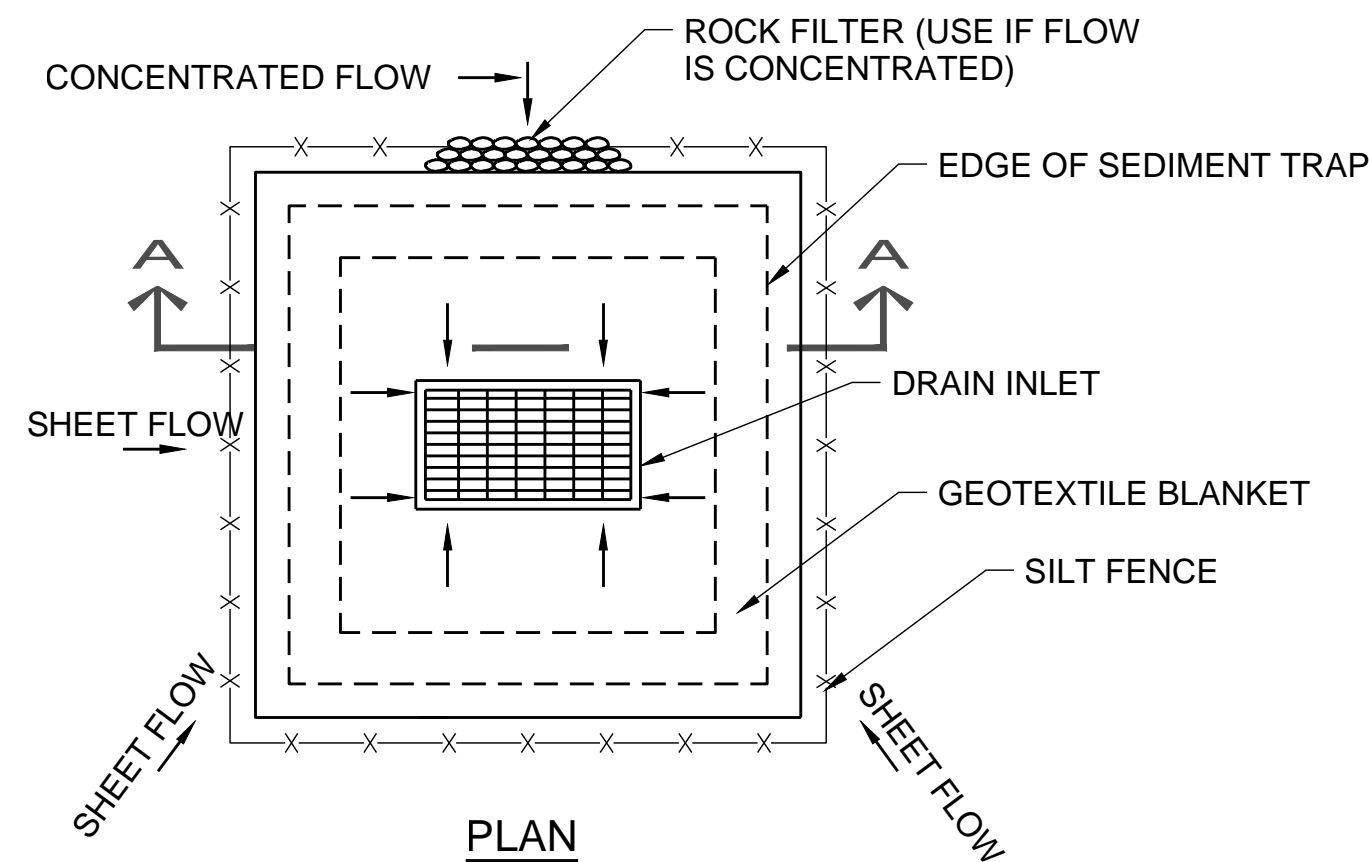
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SCALE: AS SHOWN

DATE: NOVEMBER 04, 2021



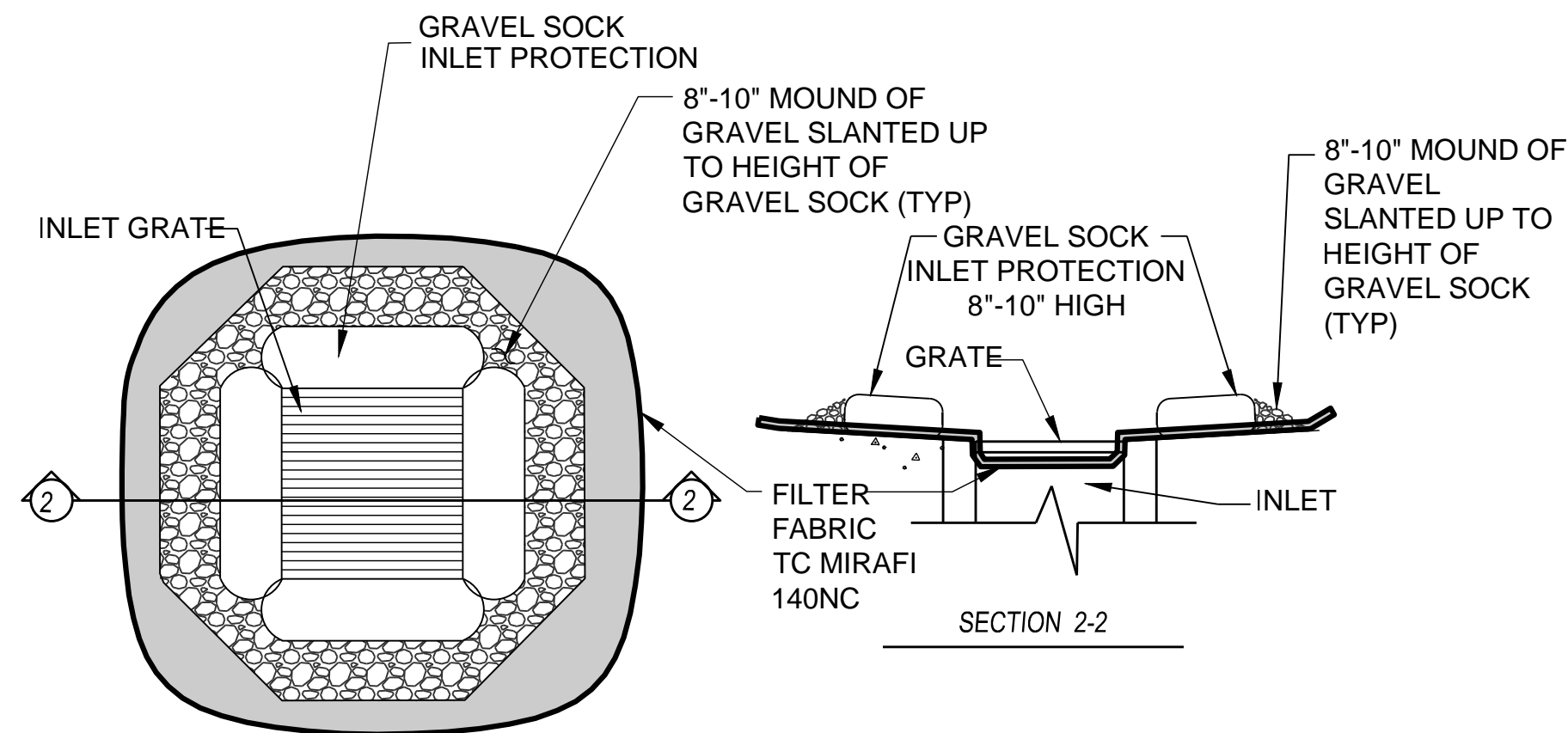
SECTION A-A



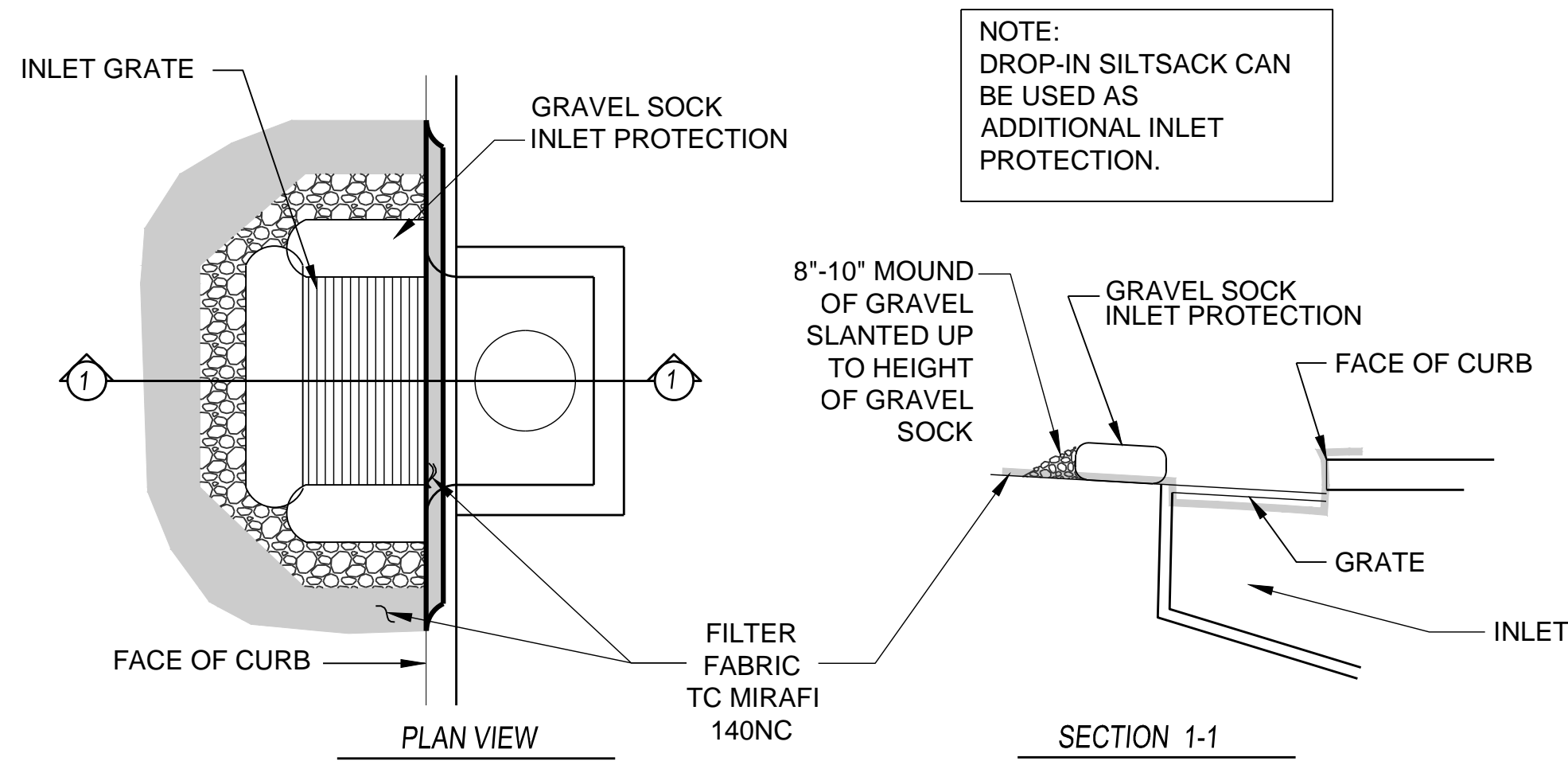
NOTES:

1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREA
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP.
3. FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.

4A INLET PROTECTION - UNPAVED AREAS
NTS



SECTION 2-2



SECTION 1-1

4B INLET PROTECTION - PAVED AREAS
NTS

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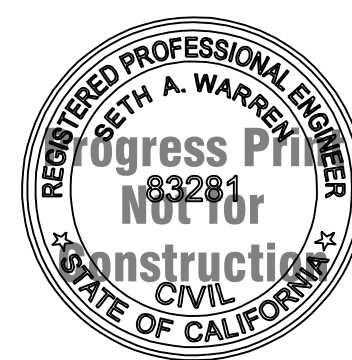
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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

H:\1049-Avalon Properties\1049-001_499 Forbes Blvd\Engineering\Construction Drawings\C2-4 Erosion Control Details and BMP Details.dwg 11-04-20 01:43:11 PM pbuisinger

NO.	DATE	ISSUE / REVISIONS

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Engineering, Surveying & Planning

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San Mateo, CA 94403
650.349.2151
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Designer	PJB	11/04/20
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BY	DATE	

499 FORBES BOULEVARD
OFFSITE IMPROVEMENTS
EROSION CONTROL DETAILS

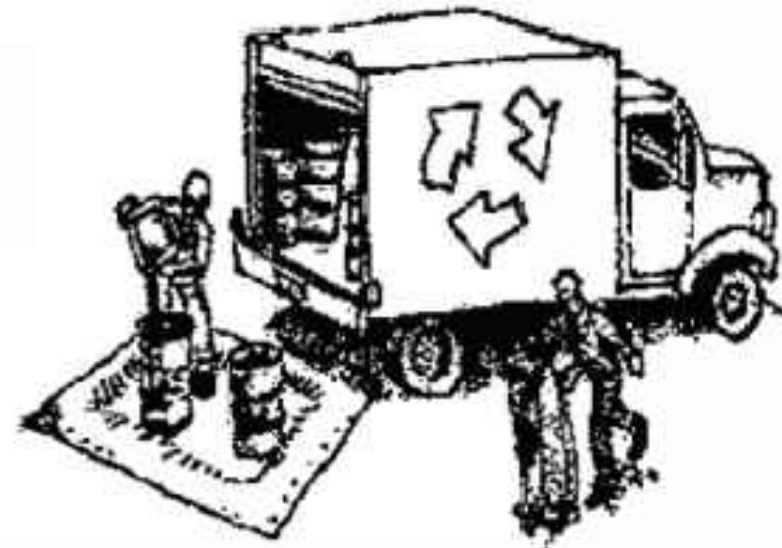
SOUTH SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA

SHEET
C-3
JOB NO: 1049-001
SCALE: AS SHOWN
DATE: NOVEMBER 04, 2020

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work



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

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, 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



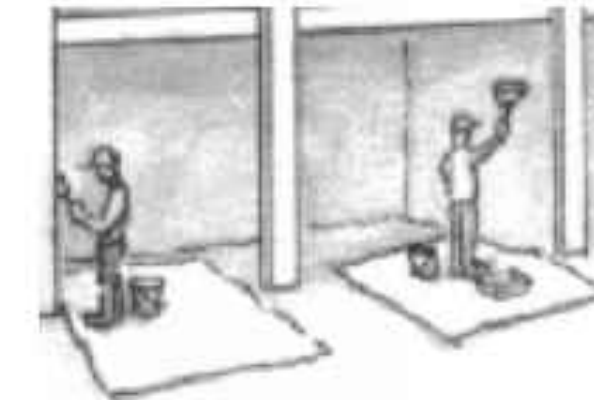
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that 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.

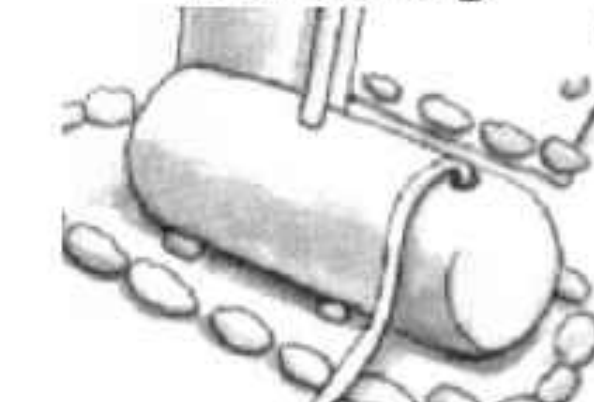
Painting & Paint Removal



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!

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Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

H:\1049-Avalon Properties\1049-001_499 Forbes Blvd(Engineering)\Construction Drawings\C2-4 Erosion Control Details and BMP Details.dwg 11-04-20 01:44:30 PM pbuisinger

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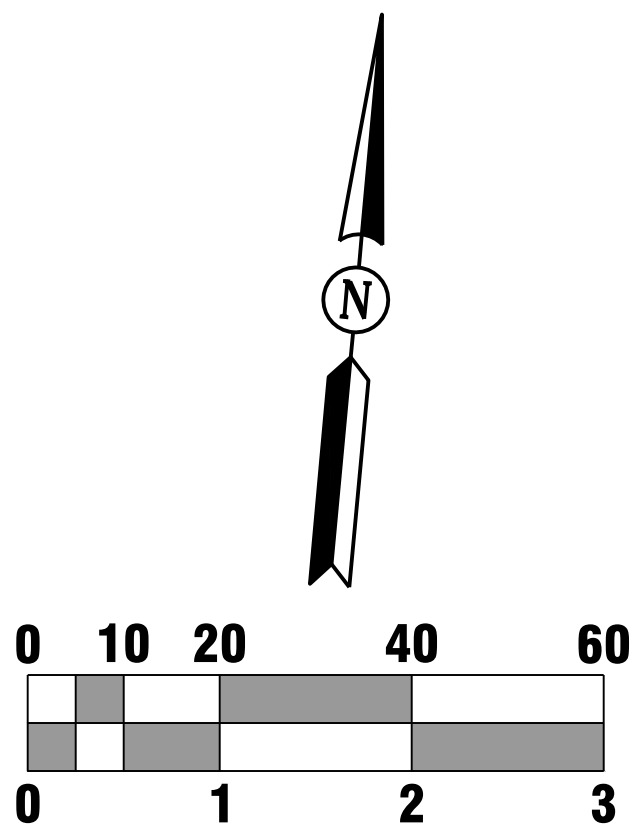
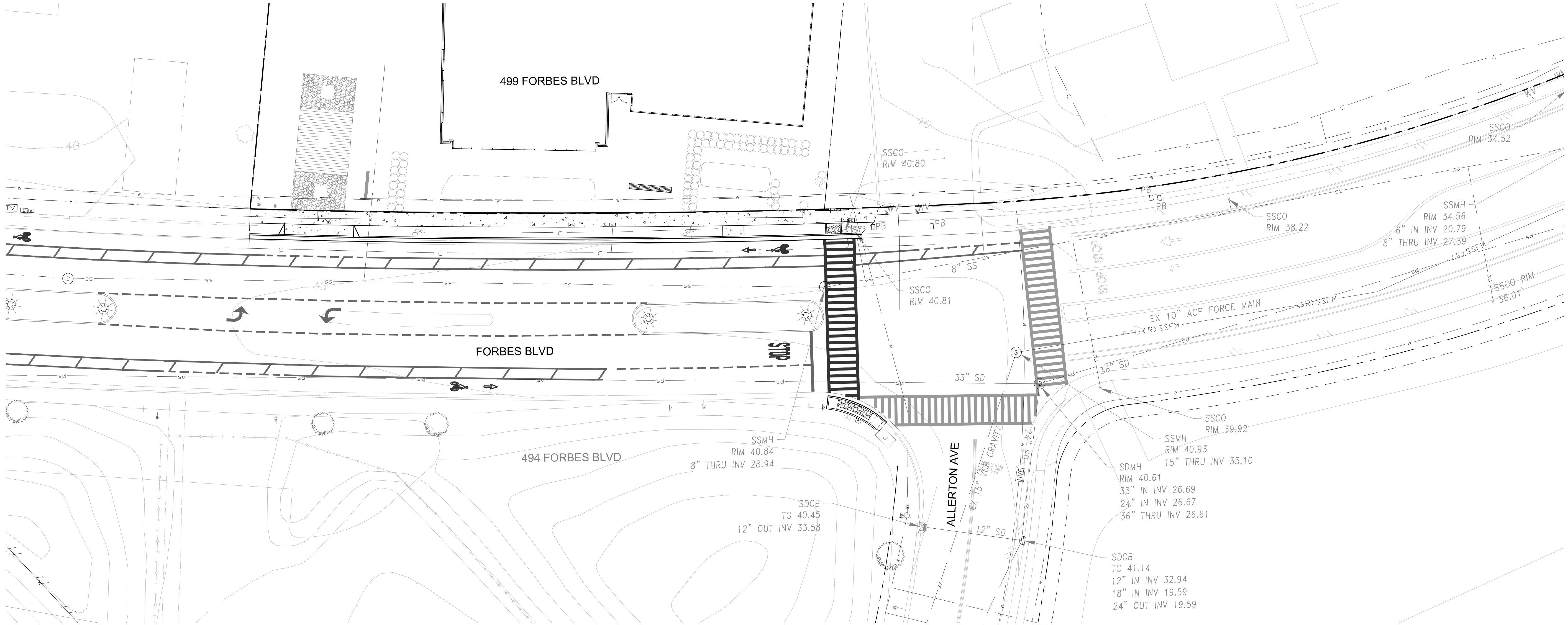
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Proj. Eng.	KH	11/04/20
Designer	PJB	11/04/20
Checked	SAW	11/04/20
BY		DATE

499 FORBES BOULEVARD
OFFSITE IMPROVEMENTS
CONSTRUCTION BEST MANAGEMENT PRACTICES
(BMP's) DETAILS

SOUTH SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA

SHEET
C-4
JOB NO: 1049-001
SCALE: AS SHOWN
DATE: NOVEMBER 04, 2020

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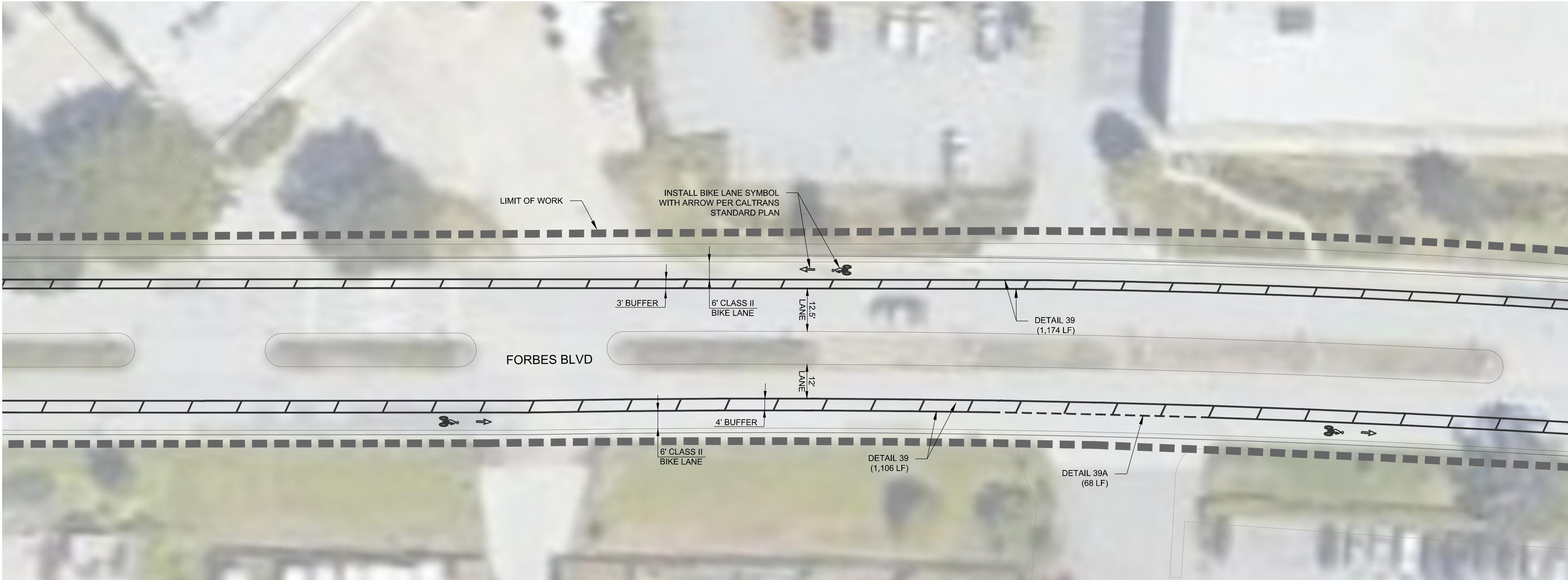
499 FORBES BOULEVARD
OFFSITE IMPROVEMENTS
SCHEMATIC UTILITIES PLAN

SOUTH SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA

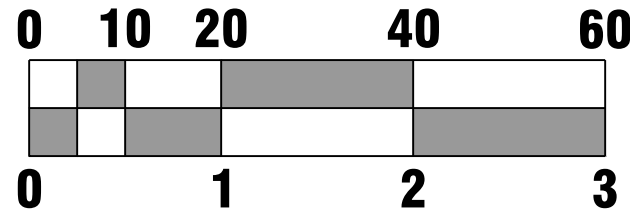
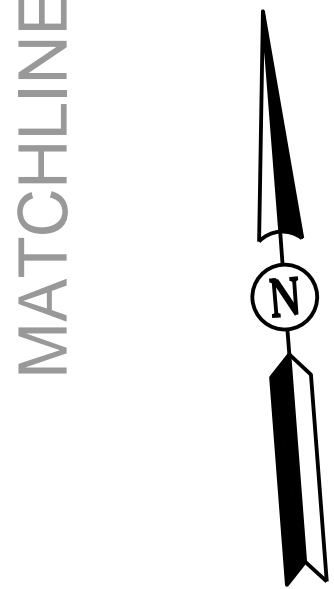
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JOB NO: 1049-001
SCALE: AS SHOWN
DATE: NOVEMBER 04, 2020

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MATCHLINE SEE ABOVE



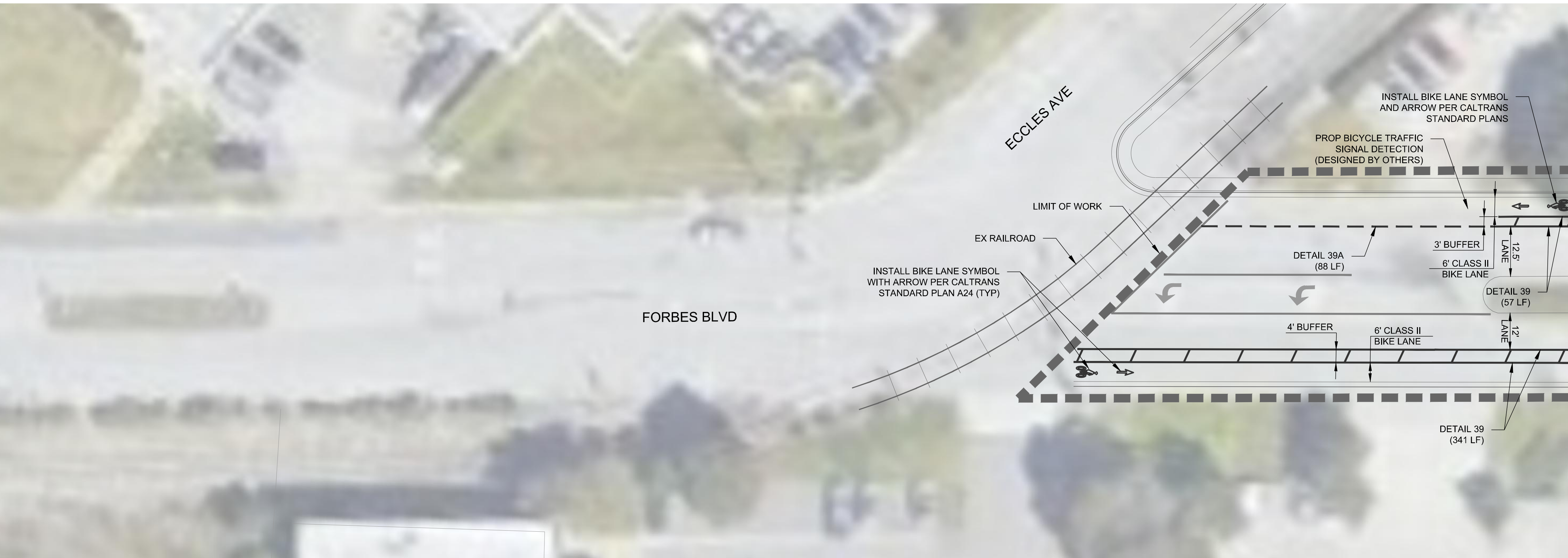
MATCHLINE SEE SHEET C-9



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MATCHLINE SEE BELOW



LEGEND

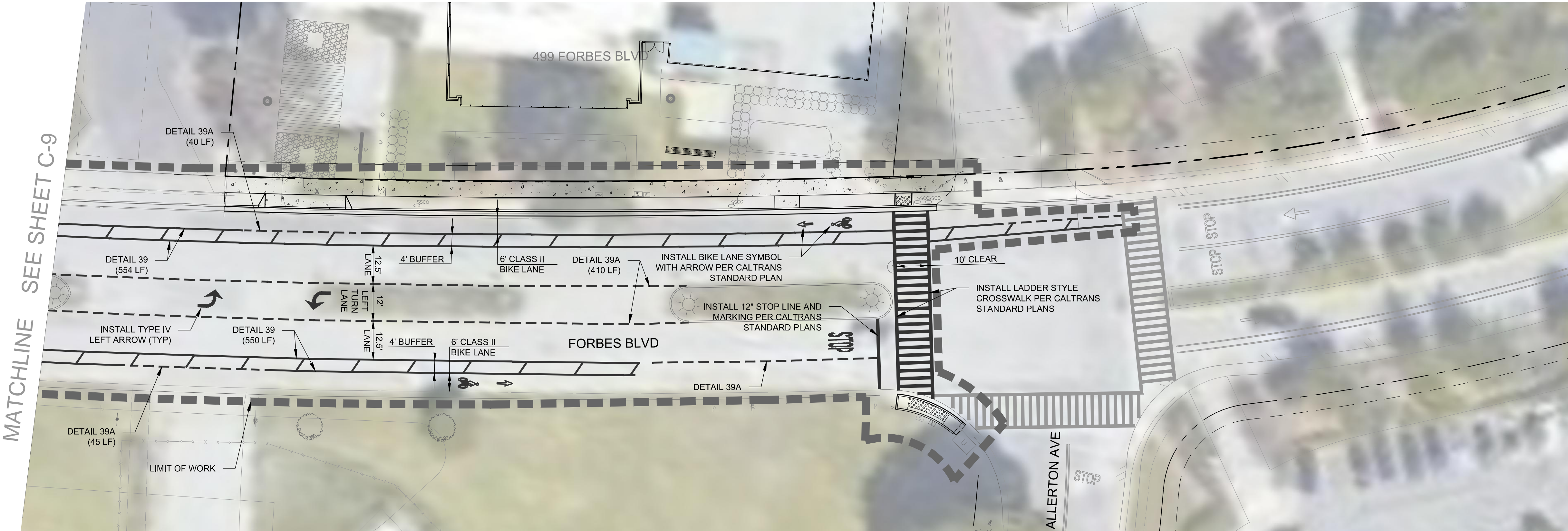
PROPOSED	EXISTING	PROPERTY LINE
		EASEMENT
		TRAFFIC STRIPE
		CURB
		LIMIT OF WORK

ABBREVIATIONS

AC	ASPHALT CONCRETE
ADA	AMERICANS WITH DISABILITIES ACT
BLDG	BUILDING
CBC	CALIFORNIA BUILDING CODE
CONC	PORTLAND CEMENT CONCRETE
DTL	DETAIL
(E), EX	EXISTING
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FL	FLOW LINE
ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY
L	LENGTH
LIP	LIP OF GUTTER
OC	ON CENTER
N.I.C.	NOT IN CONTRACT
PROP	PROPOSED
PVMT	PAVEMENT

NOTES

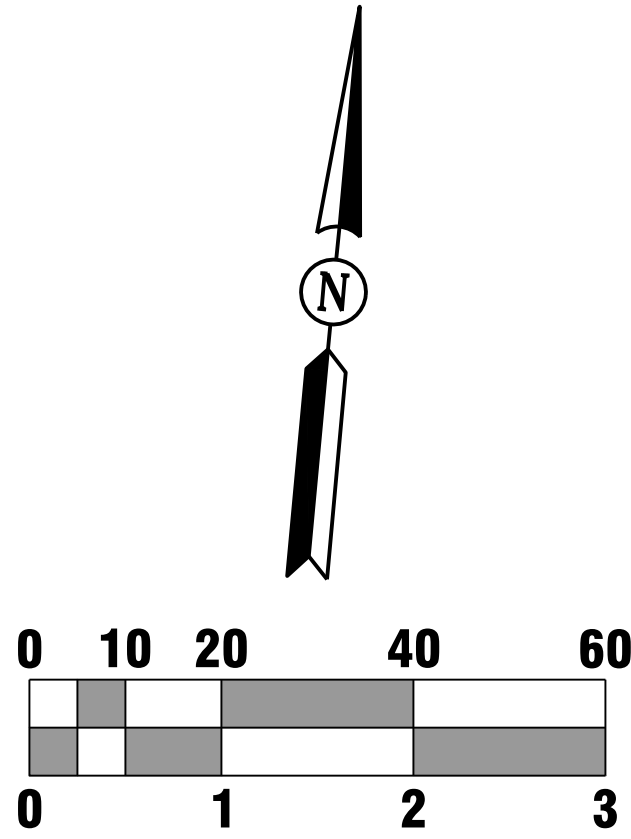
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH CALTRANS STANDARD PLANS 2018 AND SPECIFICATIONS 2018 AND THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD).
- ALL STRIPING AND PAVEMENT MARKINGS SHALL BE THERMOPLASTIC EXCEPT BIKE LANE PAVEMENT MARKINGS. BIKE LANE PAVEMENT MARKINGS SHALL BE METHYL METHACRYLATE (MMA) PAINT.
- THE CONTRACTOR SHALL CAT-TRACK ALL PROPOSED STRIPING AND INFORM THE CITY AT LEAST 1 WEEK IN ADVANCE TO APPROVE ALL CAT-TRACKING PRIOR TO PLACEMENT OF PERMANENT THERMOPLASTIC AND MMA MARKINGS AND STRIPING.



LEGEND		
PROPOSED	EXISTING	PROPERTY LINE
		EASEMENT
		TRAFFIC STRIPE
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499 FORBES BOULEVARD
OFFSITE IMPROVEMENTS
STRIPING PLAN

SOUTH SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA

SHEET
C-10
JOB NO: 1049-001
SCALE: AS SHOWN
DATE: NOVEMBER 04, 2020



1 G ROOF
SCALE 1/8" = 1'-0"

GARAGE ROOF LEVEL PARKING SPACES	
STANDARD:	26
COMPACT	06
TOTAL	32

Recent revision history		
#	Status	Description
A	PLANNING SUBMISSION	2019/02/28
B	SD 100%	2019/04/30
C	DO PROGRESS	2019/07/10
D	PLANNING SUBMISSION	2019/10/23

Stamp

Notes
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Contractor must verify all dimensions on site before commencing work or preparing shop drawings.
Do not scale drawings.

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GAYNER
ENGINEERS
1133 POST STREET
SAN FRANCISCO, CA 94109
TELEPHONE (415) 474-9500
FAX (415) 474-1363

SNCE
STEVAN NAKASHIMA
CONSULTING CIVIL ENGINEER
1420 HOLLY AVENUE
LOS ALTOS, CA. 94024
PHONE (650) 964-9219
FAX (650) 964-9229
SNH@PACBELL.NET

STUDIO FIVE | DESIGN
Landscape Architecture + Site Planning
25 SAN ANSELMO AVE
SAN ANSELMO AVE, CA 94060
P 415.554.8577

WOODS
BAGOT

Project
499 Forbes

Client
Aralon Properties

Issuer
WOODS
BAGOT

Project number
540573
Size check
1"
Checked
LY
Approved
KM
Sheet size
30"x42"
Scale
1/8" = 1'-0"

Sheet title

GARAGE ROOF LEVEL

Sheet number
A22-106
Status
Revision
A