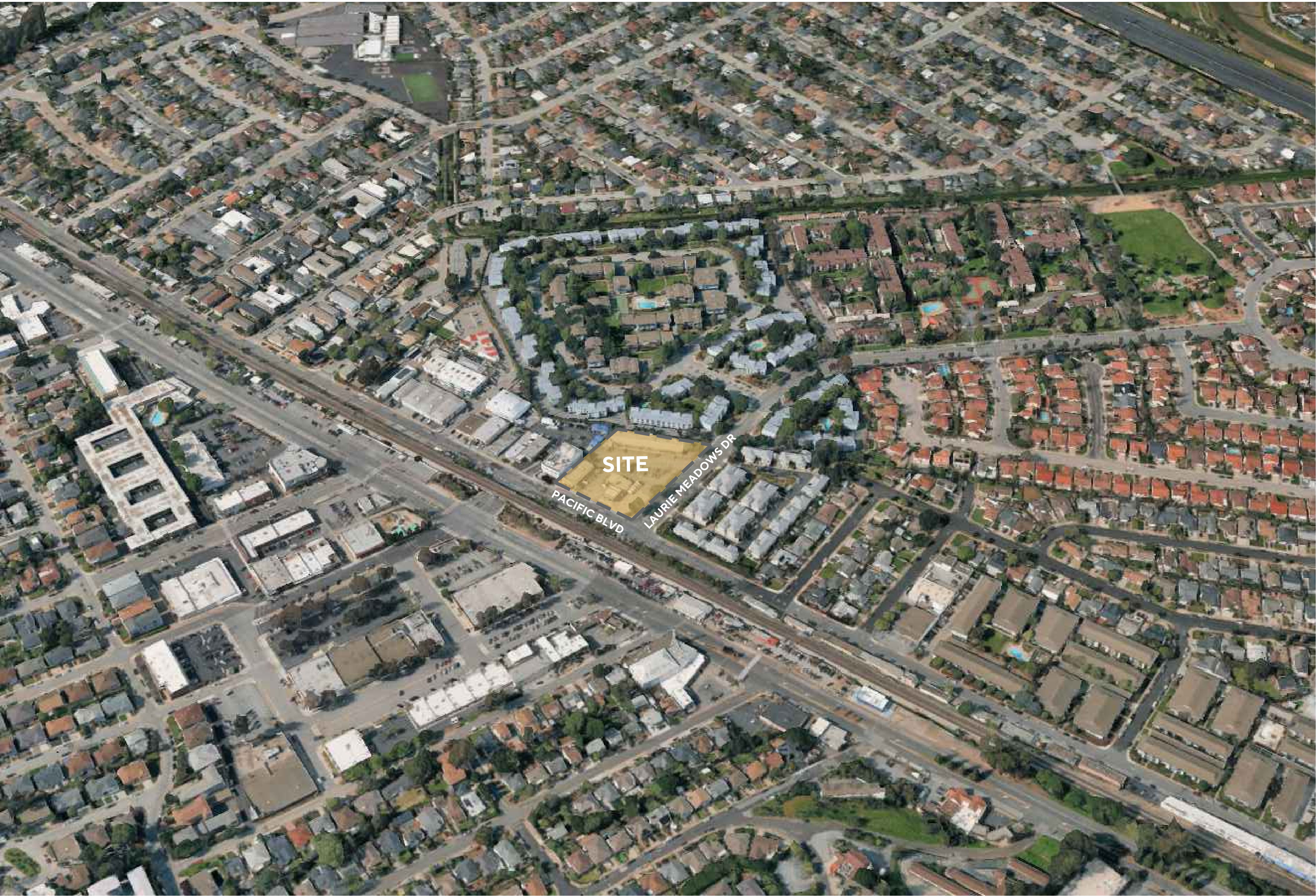


# 4095 PACIFIC BOULEVARD

PRELIMINARY APPLICATION SET  
DECEMBER 2025  
SAN MATEO, CA





ARCHITECUTRE SHEETS

|                                    |      |
|------------------------------------|------|
| COVER SHEET                        | --   |
| SHEET INDEX                        | G1.0 |
| PROJECT SUMMARY                    | G1.1 |
| RENDERINGS                         | G2.0 |
| RENDERINGS                         | G2.1 |
| SITE PLAN - GROUND & UPPER         | A1.0 |
| BLDG COMP PLANS - PODIUM LEVEL 1-2 | A2.0 |
| BLDG COMP PLANS - LEVEL 3-4        | A2.1 |
| BLDG COMP PLANS - LEVEL 5-6        | A2.2 |
| BLDG COMP PLANS - LOFT LEVEL- ROOF | A2.3 |
| BLDG SECTIONS - SECTIONS           | A3.0 |
| UNIT PLANS - STD UNITS             | A4.0 |
| UNIT PLANS - LOFT UNITS-1          | A4.1 |
| UNIT PLANS - LOFT UNITS-2          | A4.2 |
| BUILDING ELEVATIONS                | A5.0 |

CIVIL SHEETS

|                          |      |
|--------------------------|------|
| EXISITING CONDITIONS     | C1.0 |
| CIVIL SITE PLAN          | C2.0 |
| PRELIMINARY UTILITY PLAN | C4.0 |

LANDSCAPE SHEETS

|                                       |      |
|---------------------------------------|------|
| CONCEPTUAL LANDSCAPE PLAN - COMPOSITE | L1.0 |
| CONCEPTUAL LANDSCAPE PLAN - COMPOSITE | L2.0 |
| CONCEPTUAL LANDSCAPE PLAN - COMPOSITE | L3.0 |

PROJECT TEAM

**APPLICANT/OWNER:**  
**MCLELLAN COMPANY**  
3 TWIN DOLPHIN DRIVE,  
SUITE 315, REDWOOD CITY,  
CA 94065  
  
(650) 592-5651  
(916) 799-1020  
Contact: STEVE MCKIBBEN  
smckibben@mclellancompany.com

**RESIDENTIAL ARCHITECT:**  
**AO**  
144 NORTH ORANGE STREET  
ORANGE, CA 92866  
(714) 639-9860  
CONTACT: TOBIN SYMMANK  
tobins@aoarchitects.com

**CIVIL ENGINEER:**  
**BKF ENGINEERS**  
1730 N. FIRST STREET, SUITE  
600, SAN JOSE, CA 95112  
(408) 839-8345  
CONTACT: SCOTT SCHORK  
sshork@bkf.com

**LANDSCAPE ARCHITECT:**  
**CANYON PARK STUDIO**  
901 DOGWOOD STREET,  
COSTA MESA, CA 92627  
(949) 612-5191  
CONTACT: PAUL MAKSY  
paul@canyonparkstudio.com



4095 PACIFIC BOULEVARD

SAN MATEO, CA

SHEET INDEX



G1.0

JOB NO. 2024-0371  
DATE 12-19-2025

| BUILDING SUMMARY |        |         |             |         |    |    |         |    |         |    |    |         |             |         |    |         |    |    |         |    |    |    |         |    |            |
|------------------|--------|---------|-------------|---------|----|----|---------|----|---------|----|----|---------|-------------|---------|----|---------|----|----|---------|----|----|----|---------|----|------------|
| BUILDING LEVEL   | STUDIO |         | 1 BR / 1 BA |         |    |    |         |    |         |    |    |         | 2 BR / 2 BA |         |    |         |    |    |         |    |    |    |         |    | TOTAL UNIT |
|                  | S1     | S1-LOFT | A1          | A1-LOFT | A2 | A3 | A3-LOFT | A4 | A4-LOFT | A5 | B1 | B1-LOFT | B2          | B2-LOFT | B3 | B3-LOFT | B4 | B5 | B5-LOFT | B6 | B7 | B8 | B8-LOFT | B9 |            |
| LEVEL 6          | 3      | 3       | 4           | 2       | 2  | 5  | 2       | -  | 8       | 2  | 2  | 1       | -           | 1       | -  | 3       | 2  | -  | 1       | 2  | -  | -  | 1       | 1  | 45         |
| LEVEL 5          | 6      |         | 7           |         | 2  | 8  |         | 8  |         | 2  | 4  |         | 1           |         | 3  |         | 2  | 1  |         | 2  | 1  | 1  |         | 1  | 49         |
| LEVEL 4          | 6      |         | 5           |         | 1  | 8  |         | 8  |         | 2  | 4  |         | 1           |         | 3  |         | 1  | 1  |         | 2  | 1  | 1  |         | 1  | 45         |
| LEVEL 3          | 6      |         | 6           |         | 1  | 6  |         | 8  |         | 2  | 2  |         | 1           |         | 3  |         | 1  | 1  |         | 2  | 1  | 1  |         | 1  | 42         |
| LEVEL 2          | -      |         | -           |         | -  | -  |         | 8  |         | -  | -  |         | 1           |         | 3  |         | -  | -  |         | -  | -  | -  |         | 1  | 13         |
| LEVEL 1          | -      |         | -           |         | -  | -  |         | 4  |         | -  | -  |         | 1           |         | 3  |         | -  | -  |         | -  | -  | -  |         | -  | 8          |
| SUBTOTAL         | 21     | 3       | 22          | 2       | 6  | 27 | 2       | 36 | 8       | 8  | 12 | 1       | 5           | 1       | 15 | 3       | 6  | 3  | 1       | 8  | 3  | 3  | 1       | 5  | 202        |
| TOTAL            | 24     |         | 111         |         |    |    |         |    |         |    |    |         | 67          |         |    |         |    |    |         |    |    |    |         |    |            |
| PERCENTAGE       | 11.9%  |         | 55.0%       |         |    |    |         |    |         |    |    |         | 33.2%       |         |    |         |    |    |         |    |    |    |         |    |            |

| UNIT SUMMARY |                         |                 |                          |       |              |
|--------------|-------------------------|-----------------|--------------------------|-------|--------------|
| UNIT TYPE    | UNIT NET AREA (SQ. FT.) | NUMBER OF UNITS | TOTAL NET AREA (SQ. FT.) | %     | TOTAL UNIT % |
| S1           | 519                     | 21              | 10,899                   | 10.4% | 12%          |
| S1-LOFT      | 675                     | 3               | 2,025                    | 1.5%  |              |
| A1           | 591                     | 22              | 13,002                   | 10.9% | 55%          |
| A1-LOFT      | 721                     | 2               | 1,442                    | 1.0%  |              |
| A2           | 639                     | 6               | 3,834                    | 3.0%  |              |
| A3           | 717                     | 27              | 19,359                   | 13.4% |              |
| A3-LOFT      | 897                     | 2               | 1,794                    | 1.0%  |              |
| A4           | 712                     | 36              | 25,632                   | 17.8% |              |
| A4-LOFT      | 884                     | 8               | 7,072                    | 4.0%  |              |
| A5           | 659                     | 8               | 5,272                    | 4.0%  | 33%          |
| B1           | 987                     | 12              | 11,844                   | 5.9%  |              |
| B1-LOFT      | 1,136                   | 1               | 1,136                    | 0.5%  |              |
| B2           | 1,053                   | 5               | 5,265                    | 2.5%  |              |
| B2-LOFT      | 1,230                   | 1               | 1,230                    | 0.5%  |              |
| B3           | 988                     | 15              | 14,820                   | 7.4%  |              |
| B3-LOFT      | 1,158                   | 3               | 3,474                    | 1.5%  |              |
| B4           | 946                     | 6               | 5,676                    | 3.0%  |              |
| B5           | 1,248                   | 3               | 3,744                    | 1.5%  |              |
| B5-LOFT      | 1,466                   | 1               | 1,466                    | 0.5%  |              |
| B6           | 1,151                   | 8               | 9,208                    | 4.0%  |              |
| B7           | 1,103                   | 3               | 3,309                    | 1.5%  |              |
| B8           | 910                     | 3               | 2,730                    | 1.5%  |              |
| B8-LOFT      | 1,076                   | 1               | 1,076                    | 0.5%  |              |
| B9           | 1,073                   | 5               | 5,365                    | 2.5%  |              |
| TOTAL        | 795                     | 202             | 160,674                  | 100%  |              |

| PRIVATE OPEN SPACE |                      |          |                          |
|--------------------|----------------------|----------|--------------------------|
| UNIT TYPE          | PATIO AREA (SQ. FT.) | QUANTITY | TOTAL NET AREA (SQ. FT.) |
| S1                 | 40                   | 21       | 840                      |
| S1-LOFT            | 40                   | 3        | 120                      |
| A1                 | 62                   | 22       | 1,364                    |
| A1-LOFT            | 55                   | 2        | 110                      |
| A2                 | 59                   | 6        | 354                      |
| A3                 | 73                   | 27       | 1,971                    |
| A3-LOFT            | 73                   | 2        | 146                      |
| A4                 | 52                   | 36       | 1,872                    |
| A4-LOFT            | 43                   | 8        | 344                      |
| A5                 | 86                   | 8        | 688                      |
| B1                 | 60                   | 12       | 720                      |
| B1-LOFT            | 60                   | 1        | 60                       |
| B2                 | 86                   | 5        | 430                      |
| B2-LOFT            | 92                   | 1        | 92                       |
| B3                 | 52                   | 15       | 780                      |
| B3-LOFT            | 43                   | 3        | 129                      |
| B4                 | 59                   | 6        | 354                      |
| B5                 | 147                  | 3        | 441                      |
| B5-LOFT            | 147                  | 1        | 147                      |
| B6                 | 109                  | 8        | 872                      |
| B7                 | 80                   | 3        | 240                      |
| B8                 | 75                   | 3        | 225                      |
| B8-LOFT            | 66                   | 1        | 66                       |
| B9                 | 86                   | 5        | 430                      |
| TOTAL              |                      |          | 12,795                   |

| VEHICLE PARKING SUMMARY                          |                 |                 |            |                  |            |          |            |
|--------------------------------------------------|-----------------|-----------------|------------|------------------|------------|----------|------------|
| UNIT TYPE                                        | NUMBER OF UNITS | CITY - STANDARD |            | CITY - ALLOWANCE |            | PROVIDED |            |
|                                                  |                 | RATIO           | PKG STALLS | RATIO            | PKG STALLS | RATIO    | PKG STALLS |
| STUDIO                                           | 24              | 1.3             | 31         | 1.00             | 24         | 1.0      | 24         |
| 1 BEDROOM                                        | 112             | 1.6             | 179        | 1.00             | 112        | 1.0      | 112        |
| 2 BEDROOM                                        | 66              | 1.8             | 119        | 1.00             | 66         | 1.0      | 66         |
|                                                  |                 |                 |            |                  |            |          |            |
| TOTAL                                            | 202             | 1.63            | 329        | 1.00             | 202        | 1.00     | 202        |
| GUEST (RATIO + & COUNT)                          |                 | 0.20            | /UNIT      | 40               | 0          | /UNIT    | 0          |
| TOTAL RESIDENTIAL + GUEST STALLS (RATIO & COUNT) |                 | 1.83            | 370        | 1.00             | 202        | 1.00     | 202        |
| LEASING STALLS PROVIDED                          |                 |                 |            |                  |            |          | 4          |
| TOTAL STALLS PROVIDED                            |                 |                 |            |                  |            |          | 206        |

NOTE: 1 USPS STALL TO BE PROVIDED AND IS NOT COUNTED IN THE TOTAL STALLS PROVIDED.

| ACCESSIBLE STALLS REQUIRED (CBC 1109A.4 & 1109A.5) |           |       |                |                    |     |
|----------------------------------------------------|-----------|-------|----------------|--------------------|-----|
| USE TYPE                                           | QUANTITY* | RATIO | TOTAL REQUIRED | NUMBER OF REQUIRED |     |
|                                                    |           |       |                | STD.               | VAN |
| ASSIGNED RESIDENTIAL                               | 202       | 0.02  | 5              | 4                  | 1   |
| UNASSIGNED GUEST                                   | 0         | 0.05  | 0              | 0                  | 0   |
| UNASSIGNED LEASING                                 | 4         | 0.05  | 1              | 0                  | 1   |
| TOTAL ACCESSIBLE STALLS REQUIRED:                  |           |       | 6              | 4                  | 2   |

| EV STALLS REQUIRED (CGBC 4.106.4.2.2)                                                                                                                                                                                                                                                                                                                                                                      |  |                           |                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------|-------------------------------|
| CGBC 4.106.4.2.2 c : MULTIFAMILY PARKING FACILITIES WITH ASSIGNED AND UNASSIGNED PARKING: WHERE MULTIFAMILY BUILDINGS ARE PROVIDED WITH BOTH ASSIGNED AND UNASSIGNED PARKING SPACES EQUAL TO OR GREATER THAN THE NUMBER OF DWELLING UNIT, AT LEAST ONE LOW POWER LEVEL 2 EV CHARGING RECEPTACLE SHALL BE PROVIDED FOR EACH DWELLING UNIT AT EITHER THE ASSIGNED OR UNASSIGNED PARKING SPACE, BUT NOT BOTH. |  |                           |                               |
| MULTIFAMILY ASSIGNED AND UNASSIGNED STALLS                                                                                                                                                                                                                                                                                                                                                                 |  |                           |                               |
| EV CATEGORY                                                                                                                                                                                                                                                                                                                                                                                                |  | NUMBERS OF DWELLING UNITS | REQUIRED EV RECEPTACLE STALLS |
| EV RECEPTACLES REQUIRED - (PROVIDE 1 PER UNIT)                                                                                                                                                                                                                                                                                                                                                             |  | 202                       | 202                           |

|                                                  |     |
|--------------------------------------------------|-----|
| TOTAL EV RECEPTACLE STALLS ALLOCATED AS FOLLOWS: |     |
| RESIDENTIAL DWELLING UNITS (ASSIGNED)            | 198 |
| RESIDENTIAL GUEST STALLS (UNASSIGNED)            | 0   |
| RESIDENTIAL LEASING STALLS (UNASSIGNED)          | 4   |

| RESIDENTIAL STALLS PROVIDED |                     |      |                |          |                       |
|-----------------------------|---------------------|------|----------------|----------|-----------------------|
| PARKING LEVEL               | STALL COUNT PER USE |      |                |          |                       |
|                             | STANDARD            | USPS | EV RECEPTACLES |          | TOTAL STALLS PROVIDED |
|                             |                     |      | VAN ADA        | STD. ADA |                       |
| SURFACE                     |                     |      |                |          |                       |
| 2                           | 1                   |      | 1              | 2        | 106                   |
| 1                           | 3                   | 1    | 1              | 2        | 101                   |
| TOTALS                      | 4                   | 1    | 2              | 4        | 207                   |
| TOTAL STALLS PROVIDED       |                     |      |                |          | 207                   |
| TOTAL STALLS PROVIDED       |                     |      |                |          | 207                   |

| APARTMENT BUILDING & PARKING AREA |             |              |         |                   |         |
|-----------------------------------|-------------|--------------|---------|-------------------|---------|
| LEVEL                             | RESIDENTIAL |              |         | PARKING STRUCTURE | TOTAL   |
|                                   | MAIN*       | LEASE / MAIL | AMENITY |                   |         |
| LOFT                              | 5697        |              | 775     |                   | 6,472   |
| 6                                 | 45,754      |              | 3,646   |                   | 49,400  |
| 5                                 | 49,519      |              |         |                   | 49,519  |
| 4                                 | 45,220      |              | 1,557   |                   | 46,777  |
| 3                                 | 44,435      |              | 5,823   |                   | 50,258  |
| 2                                 | 16,290      |              |         | 43,880            | 60,170  |
| 1                                 | 10,892      | 1,901        |         | 48,472            | 61,265  |
| TOTAL                             | 217,807     | 1,901        | 11,026  | 92,352            | 323,861 |
| TOTAL                             | 230,734     |              |         |                   |         |

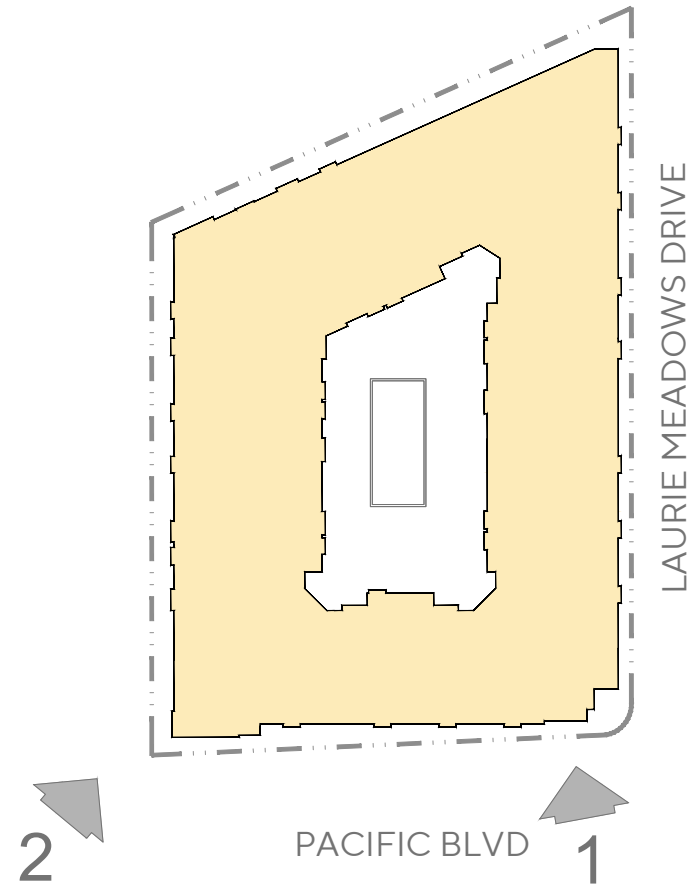
\*NOTE: MAIN includes Units, Horizontal & Vertical Circulation, Move-in, Elect/ Mech., and Airspace



VIEW ON PACIFIC BLVD. LOOKING NORTH 1



VIEW ON PACIFIC BLVD. LOOKING WEST 2





VIEW ON LAURE MEADOWS DR. LOOKING EAST 3



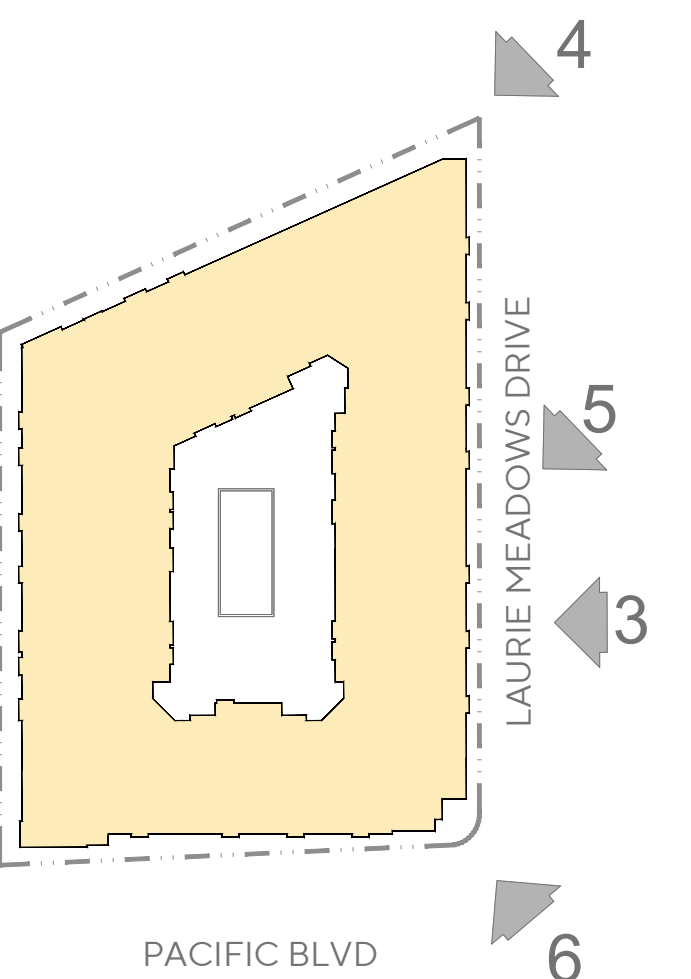
VIEW FROM LAURIE MEADOWS 4



STREET VIEW FROM LAURIE MEADOWS 5

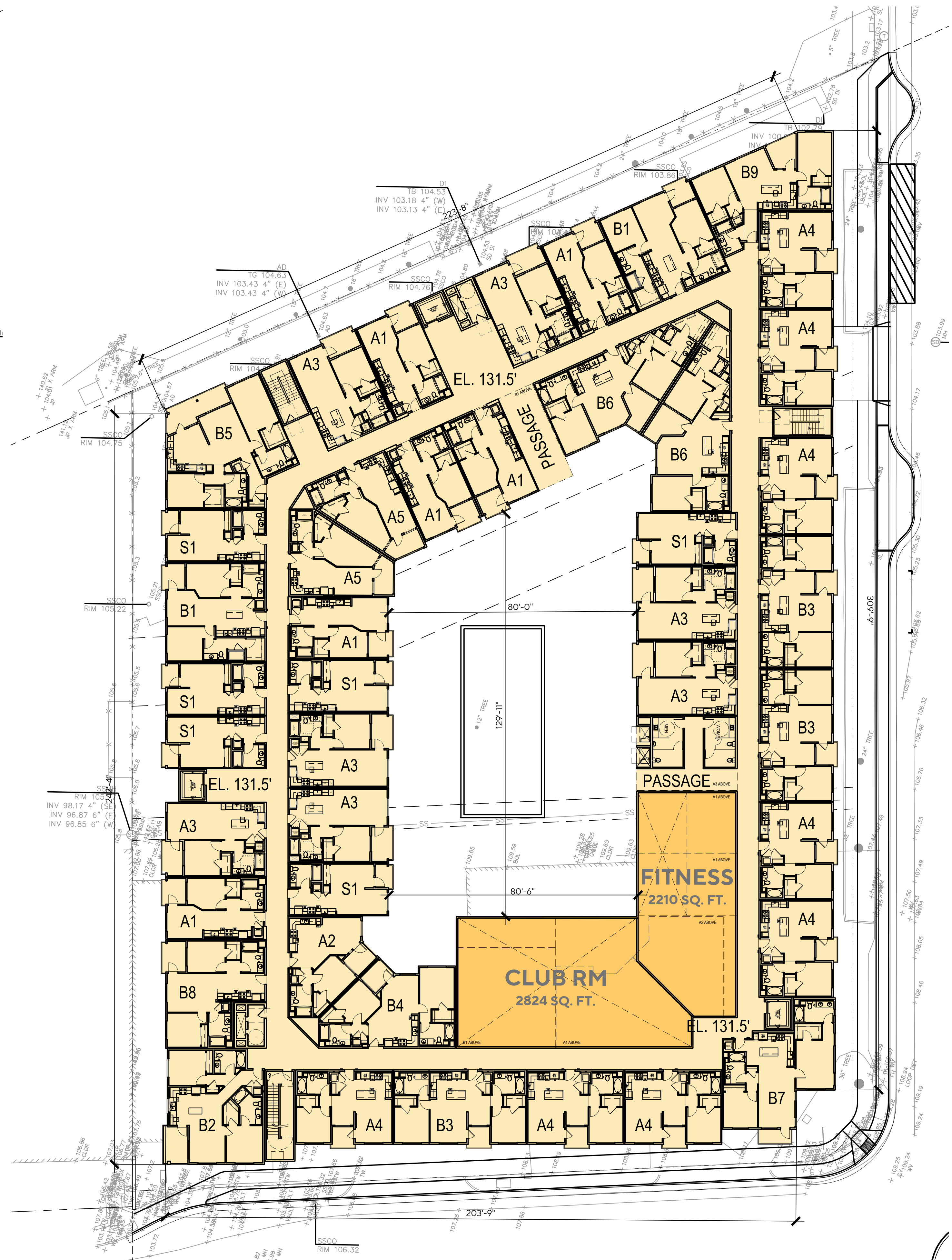


VIEW FROM INTERSECTION ON PACIFIC BLVD & LAURIE MEADOWS 6





SITE PLAN - GROUND LEVEL

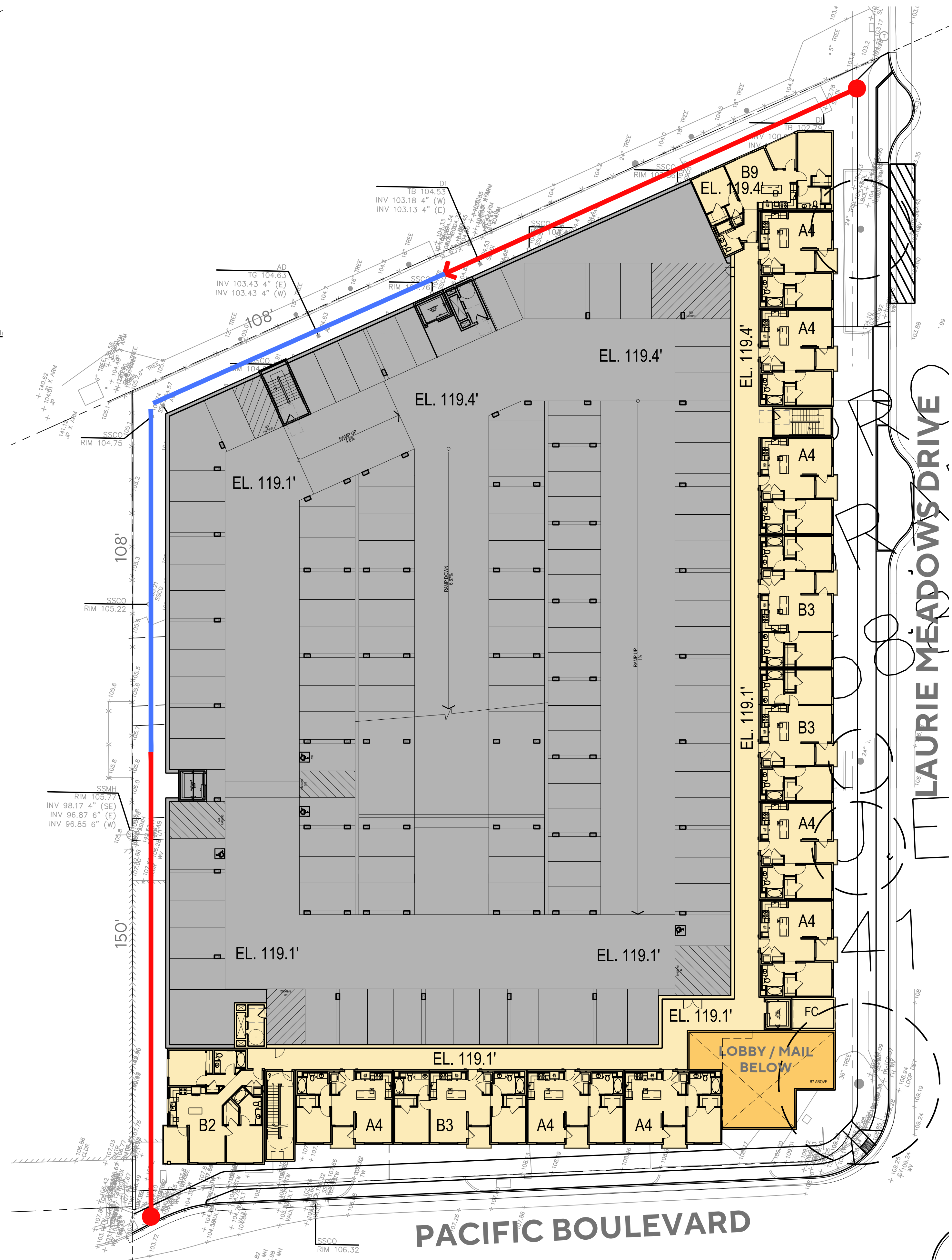


SITE PLAN - UPPER LEVEL

SITE PLAN - GROUND & UPPER



PODIUM PLAN LEVEL 1

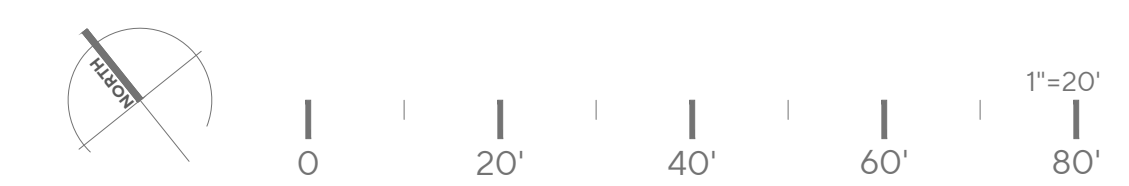


PODIUM PLAN LEVEL 2

# 4095 PACIFIC BOULEVARD

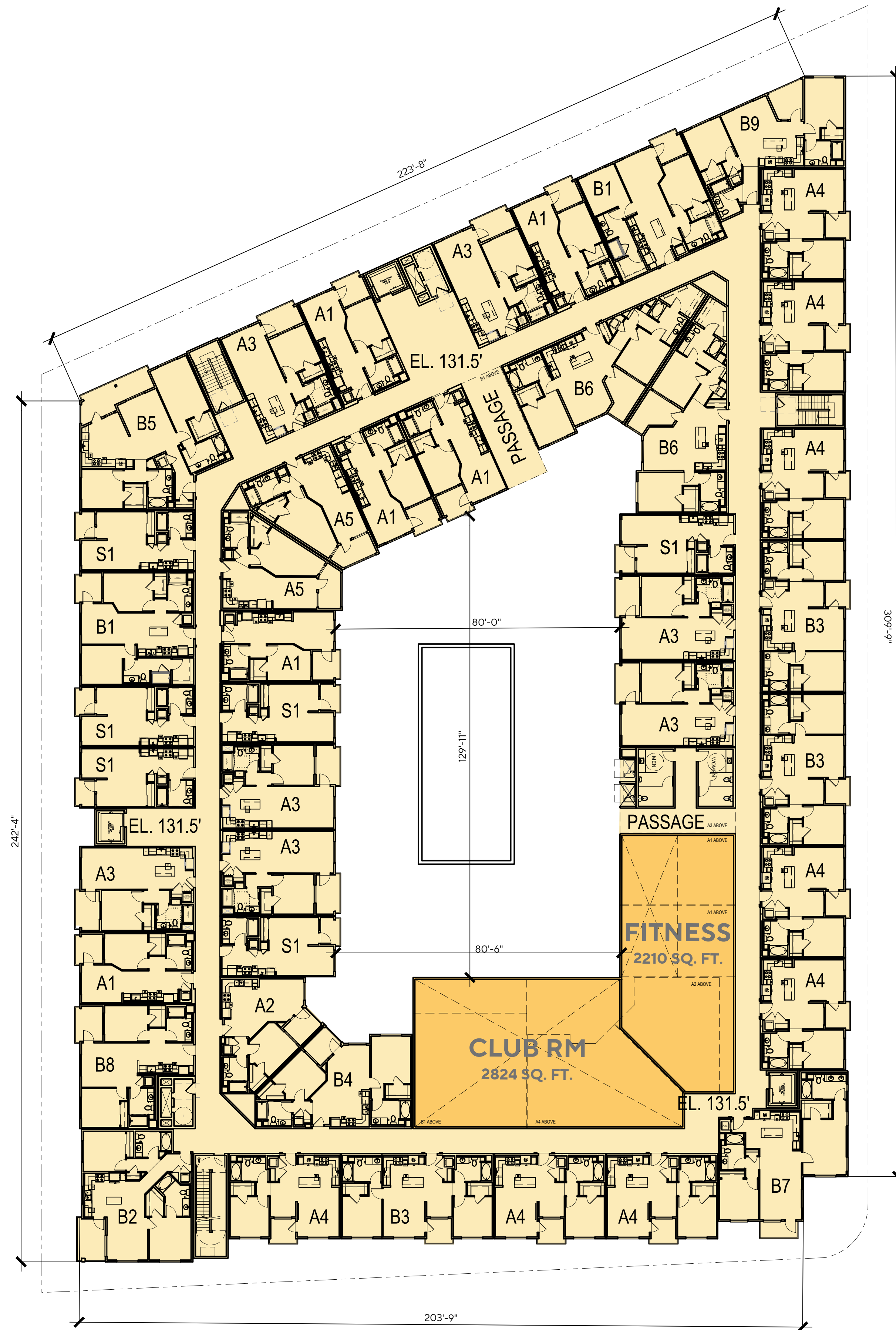
SAN MATEO, CA

BLDG COMP PLANS - PODIUM LEVEL 1-2

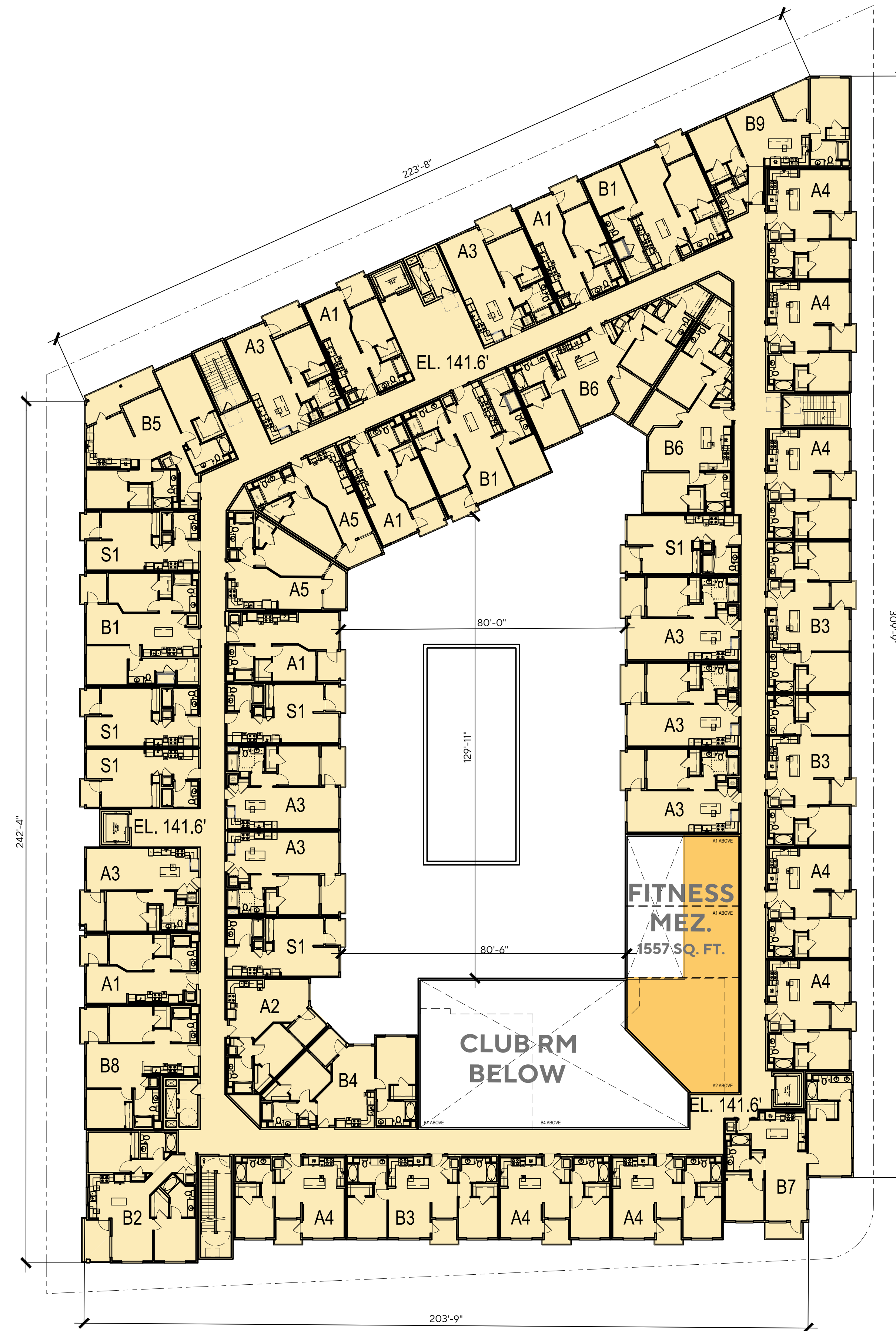


A2.0

1" = 20'  
JOB NO. 2024-0371  
DATE 12-19-2025



BUILDING PLAN LEVEL 3



BUILDING PLAN LEVEL 4

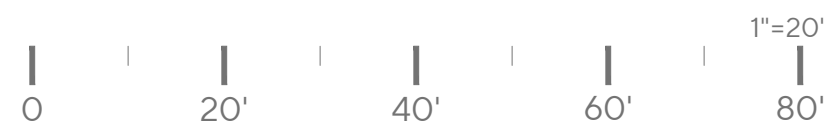
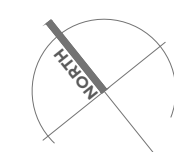


BUILDING PLAN LEVEL 5



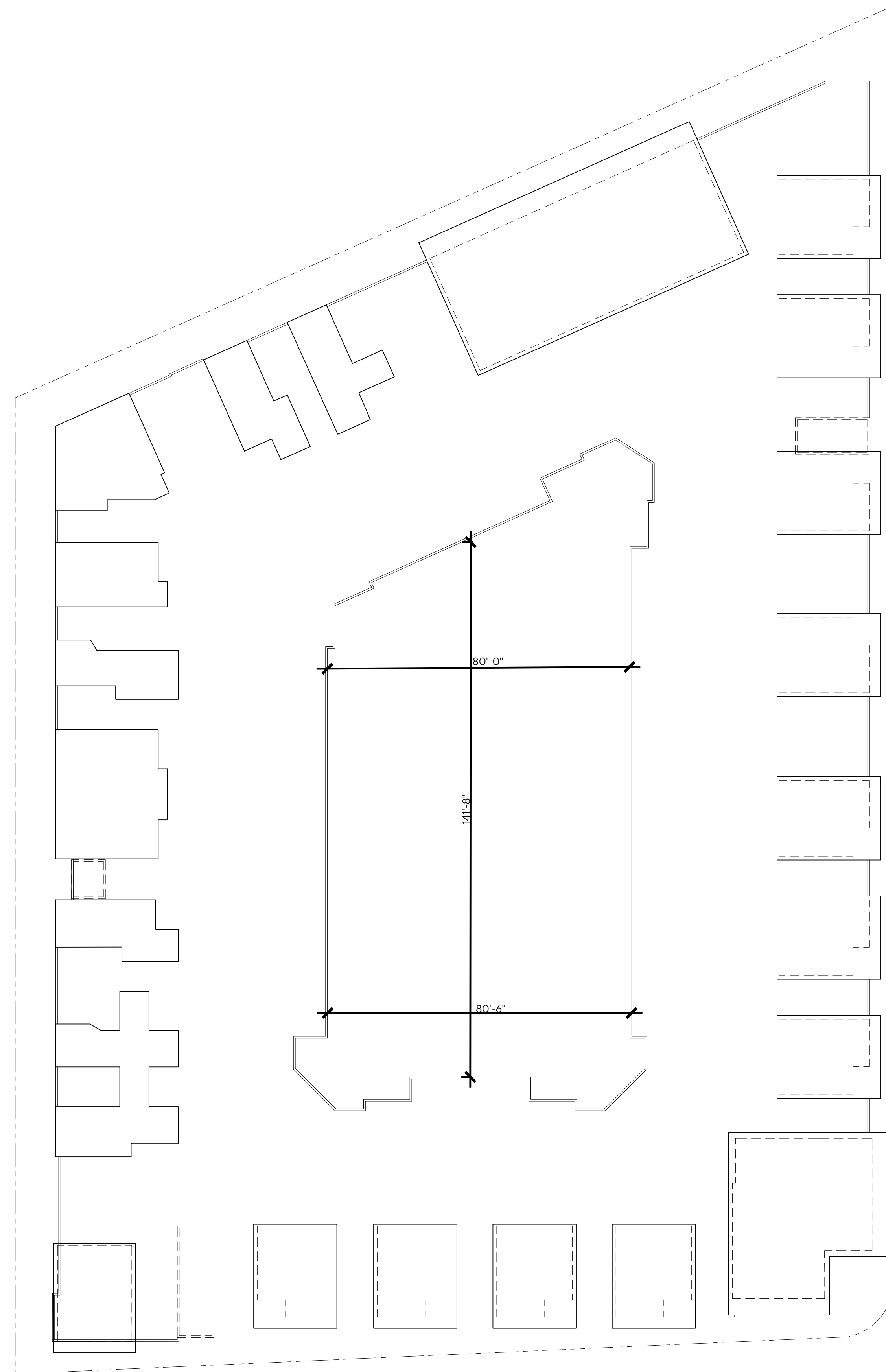
BUILDING PLAN LEVEL 6

BLDG COMP PLANS - LEVEL 5-6

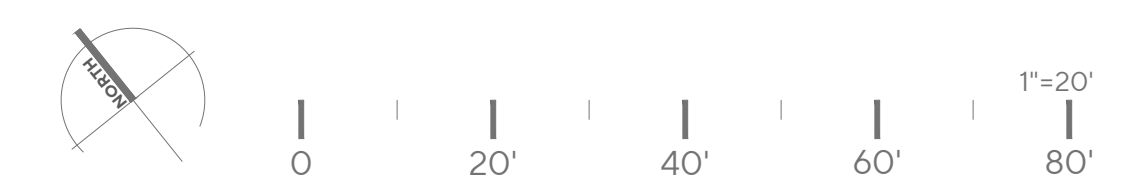


**A2.2**

1" = 20'  
JOB NO. 2024-0371  
DATE 12-19-2025



BLDG COMP PLANS - LOFT LEVEL- ROOF



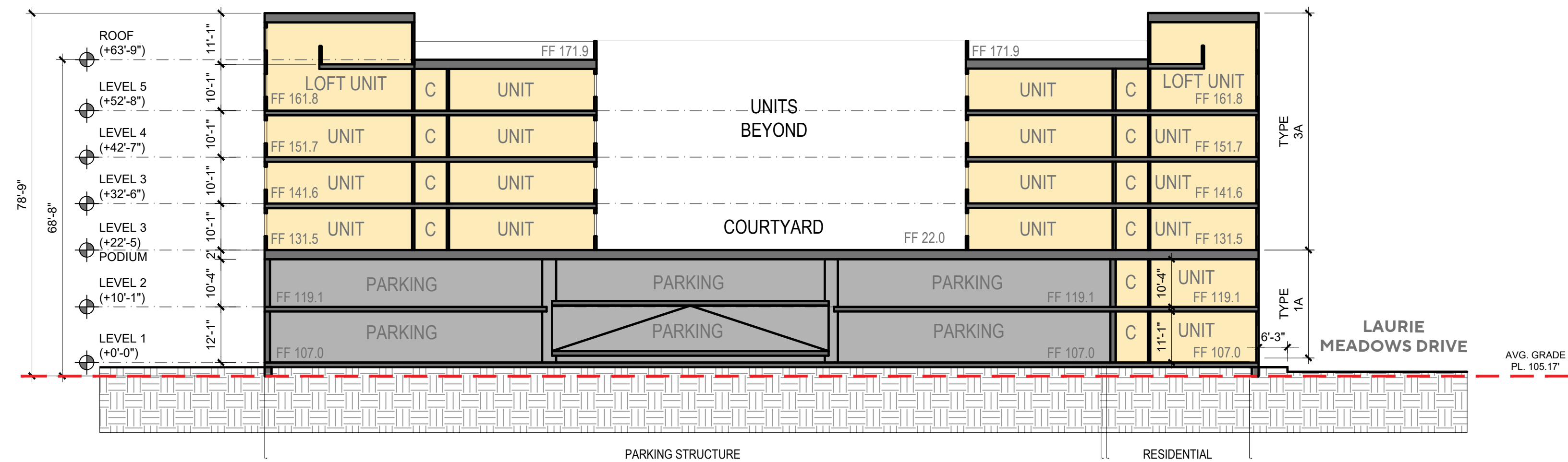
**A2.3**

JOB NO. 2024-0371  
DATE 12-19-2025

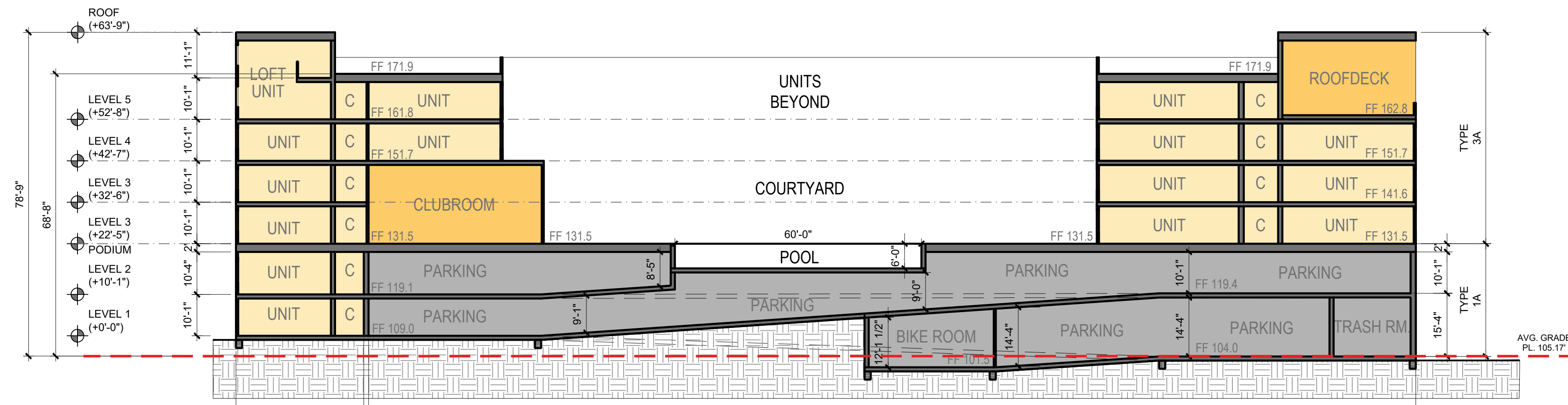


**4095 PACIFIC BOULEVARD**

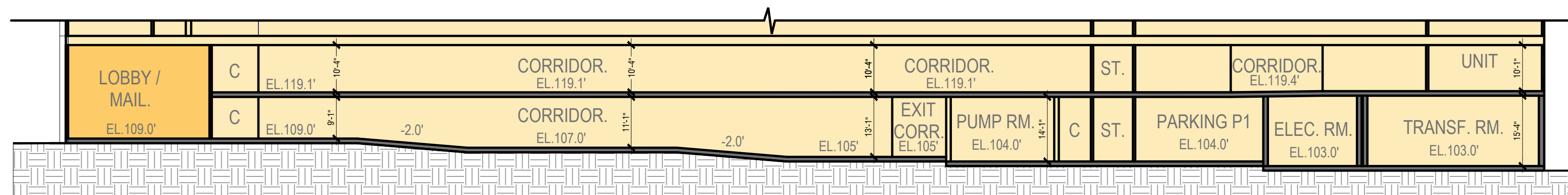
SAN MATEO, CA



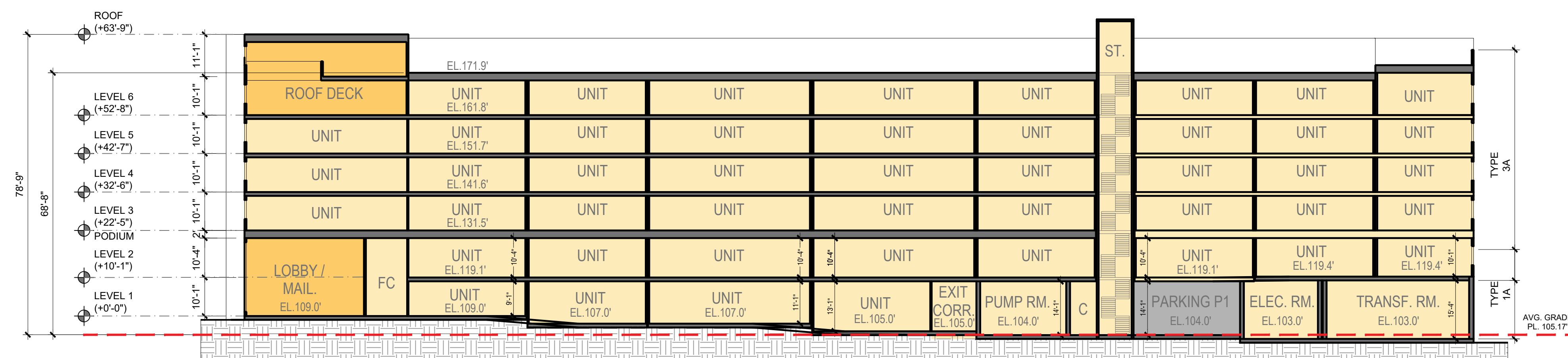
BUILDING SECTION A - A'



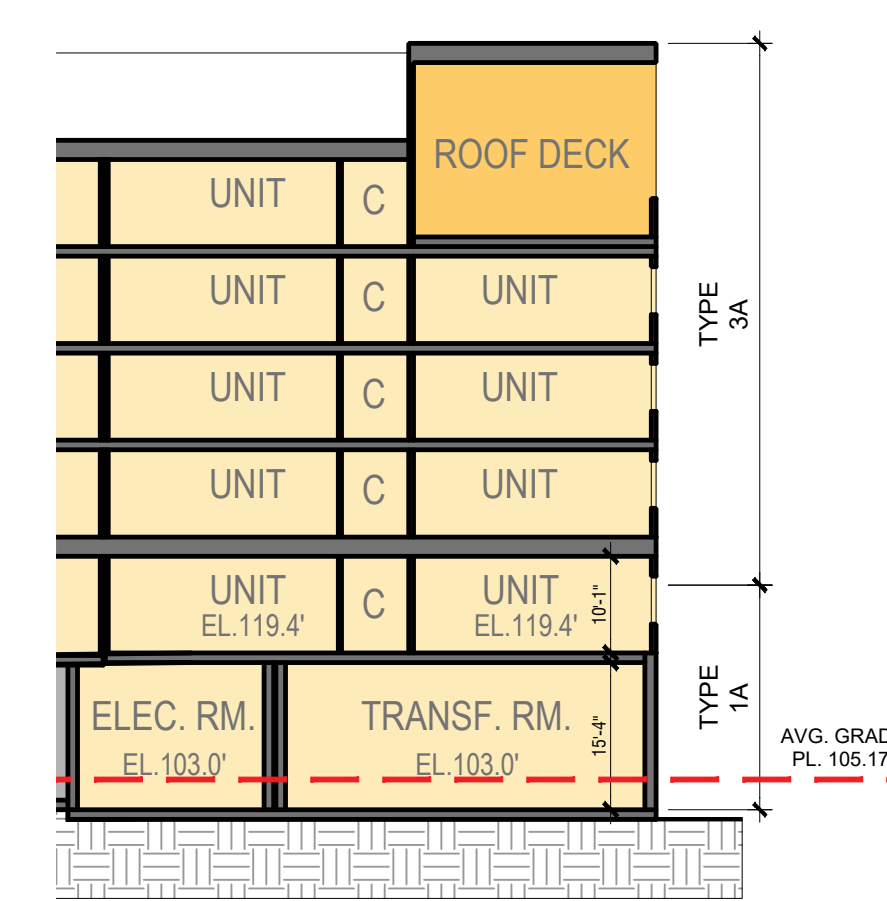
BUILDING SECTION B - B'



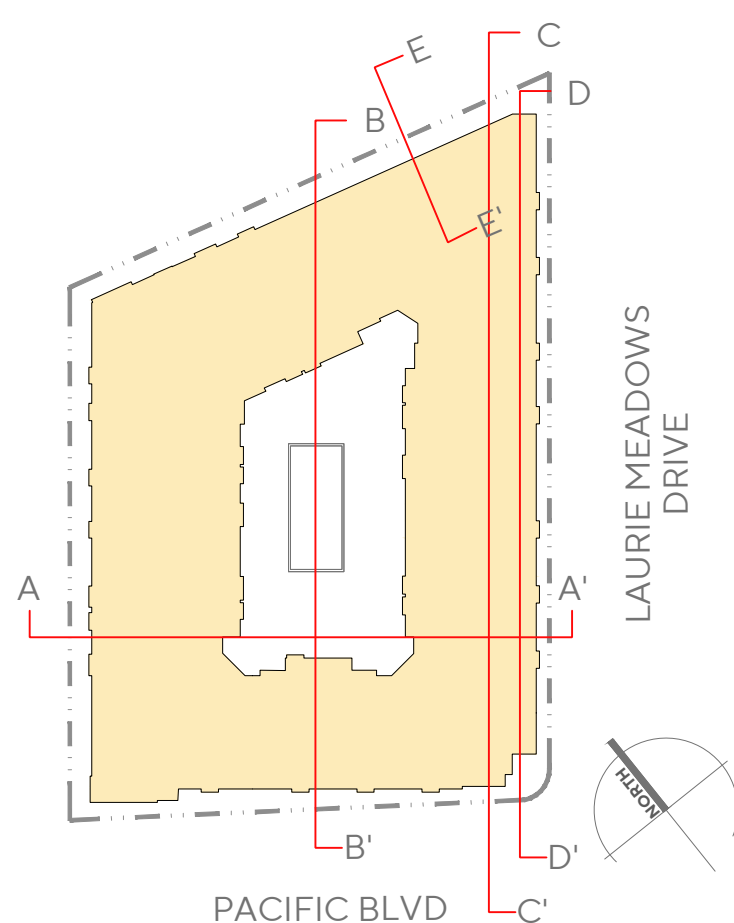
BUILDING SECTION C - C'

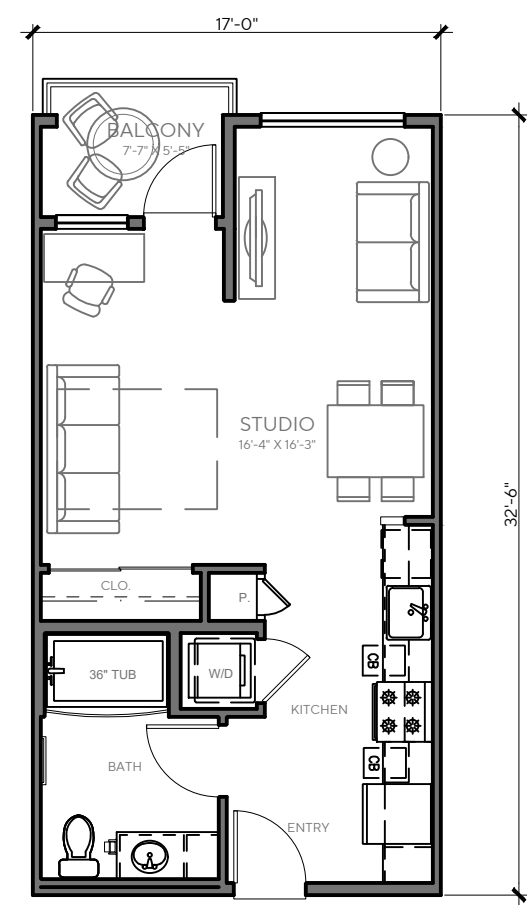


BUILDING SECTION D - D'

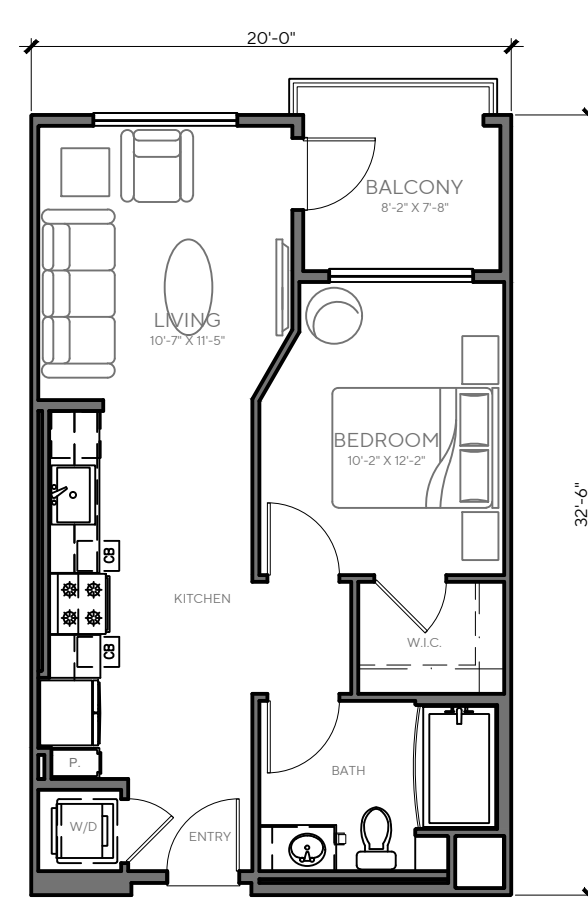


BUILDING SECTION E - E'

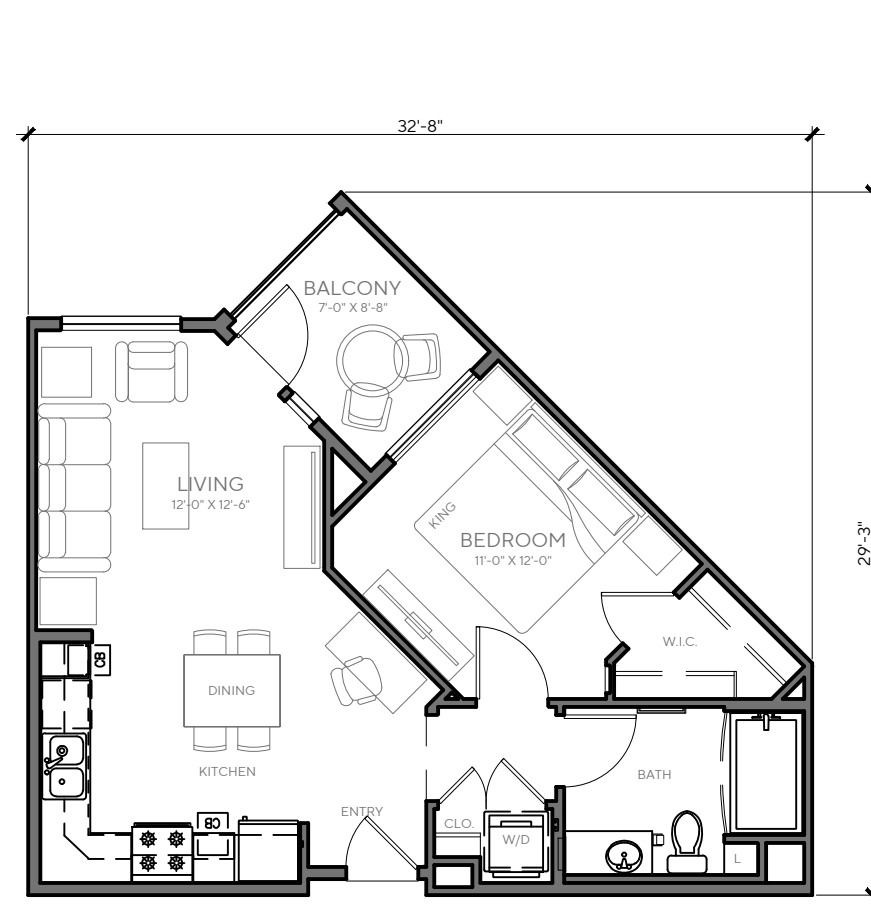




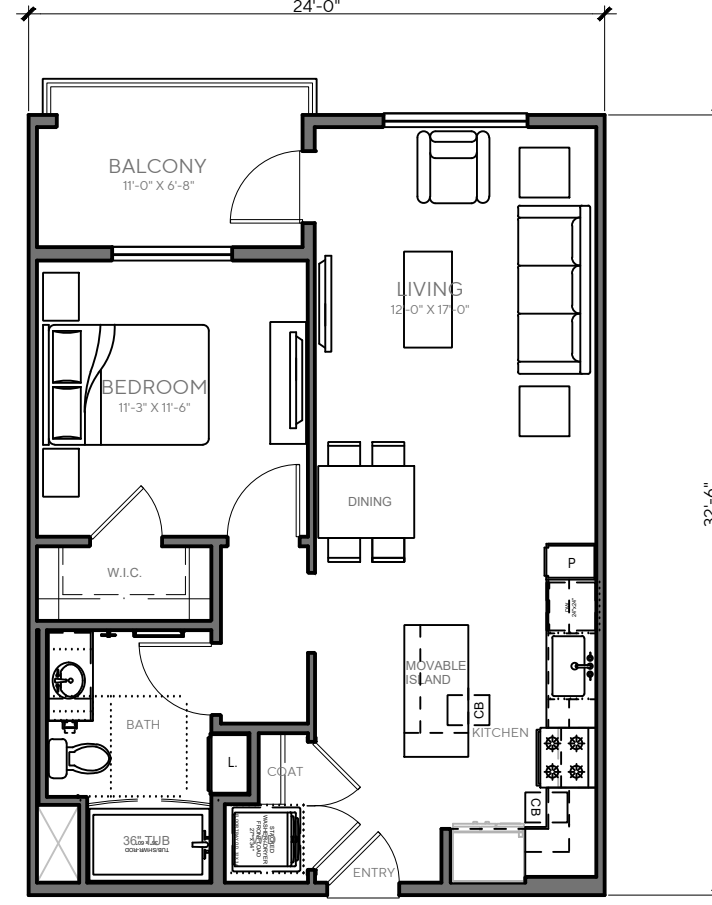
**UNIT S1 : STUDIO / 1BA**  
LIVABLE AREA: 519 SQ. FT.  
BALCONY AREA: 40 SQ. FT.



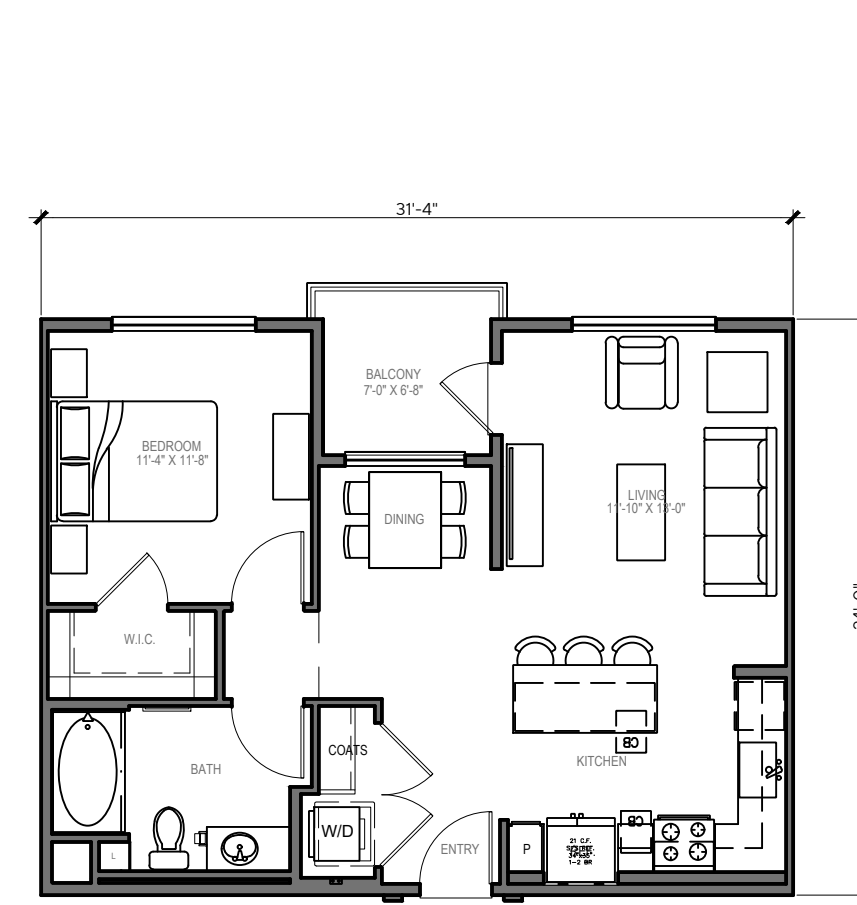
**UNIT A1JR : 1BR / 1BA**  
LIVABLE AREA: 591 SQ. FT.  
PATIO/BALCONY: 62 SQ. FT.



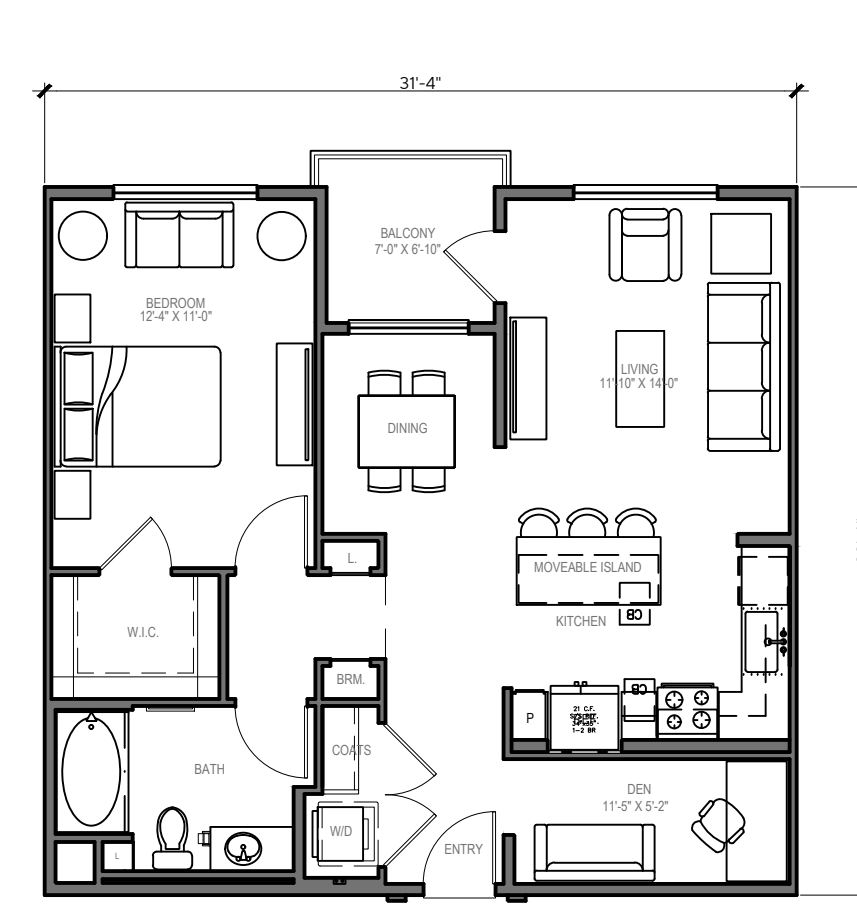
**UNIT A2 : 1BR / 1BA**  
LIVABLE AREA: 639 SQ. FT.  
BALCONY AREA: 59 SQ. FT.



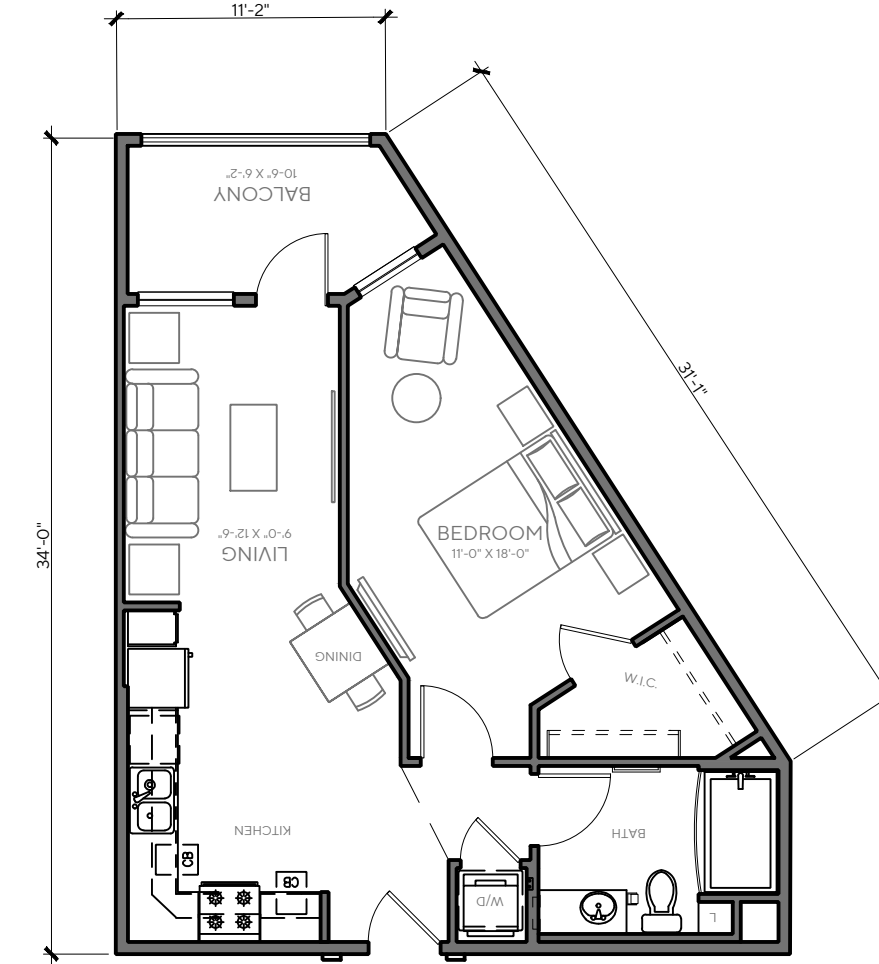
**UNIT A3 : 1BR / 1BA**  
UNIT AREA: 717 SQ. FT.  
PATIO/BALCONY: 73 SQ. FT.



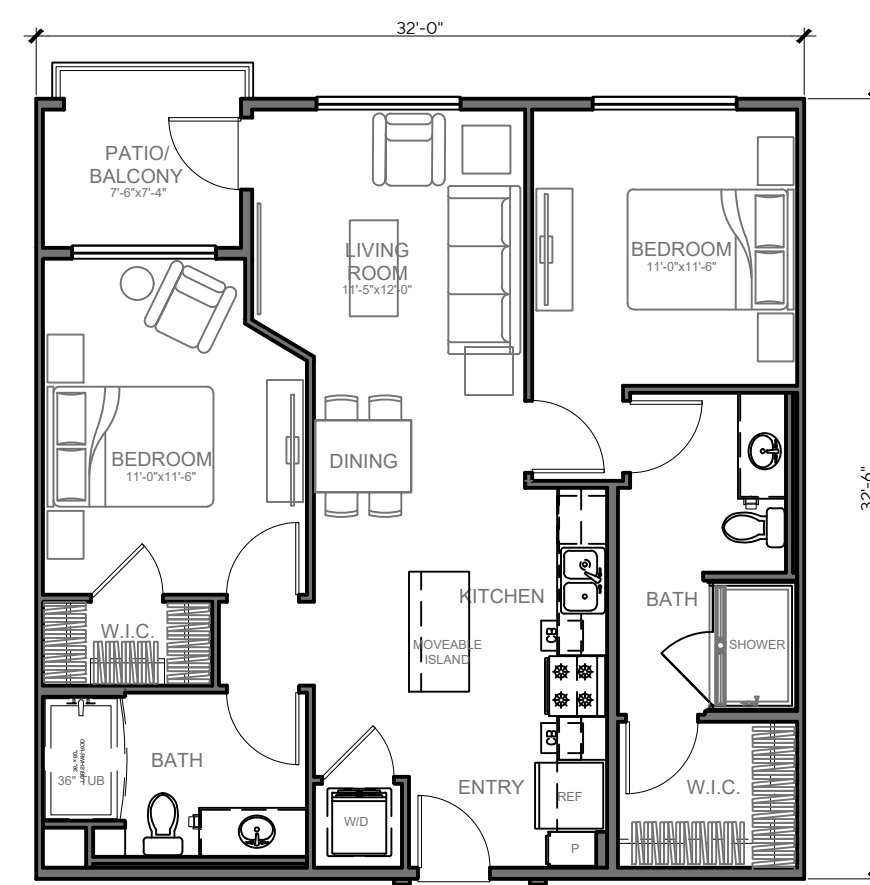
**UNIT A4 : 1BR / 1BA**  
LIVABLE AREA: 712 SQ. FT.  
PATIO/BALCONY: 52 SQ. FT.



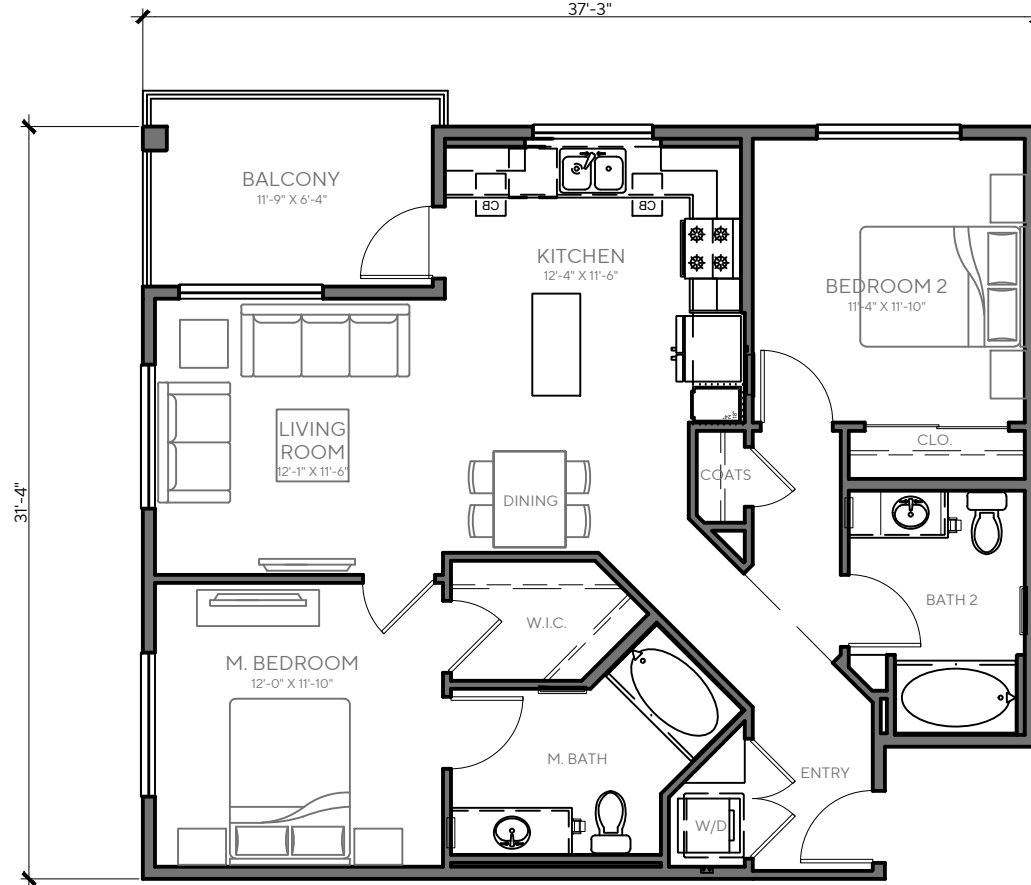
**UNIT A4-A : 1BR / 1BA + DEN**  
LIVABLE AREA: 885 SQ. FT.  
PATIO/BALCONY: 52 SQ. FT.



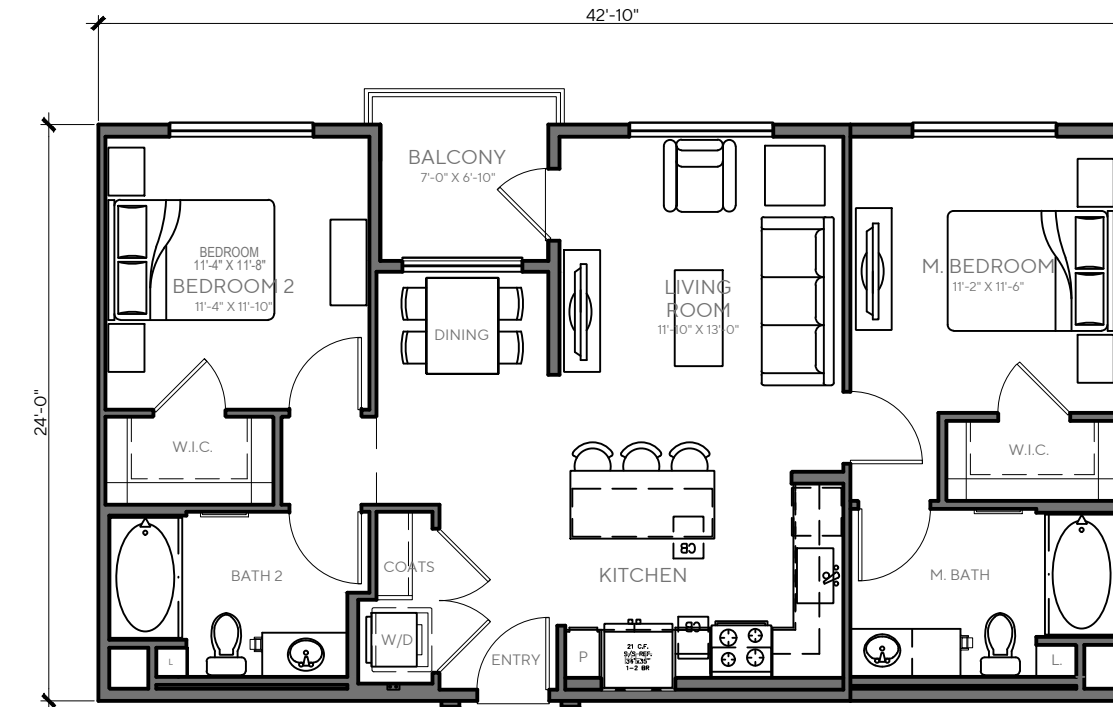
**UNIT A5 : 1BR / 1BA**  
LIVABLE AREA: 659 SQ. FT.  
PATIO/BALCONY: 81 SQ. FT.



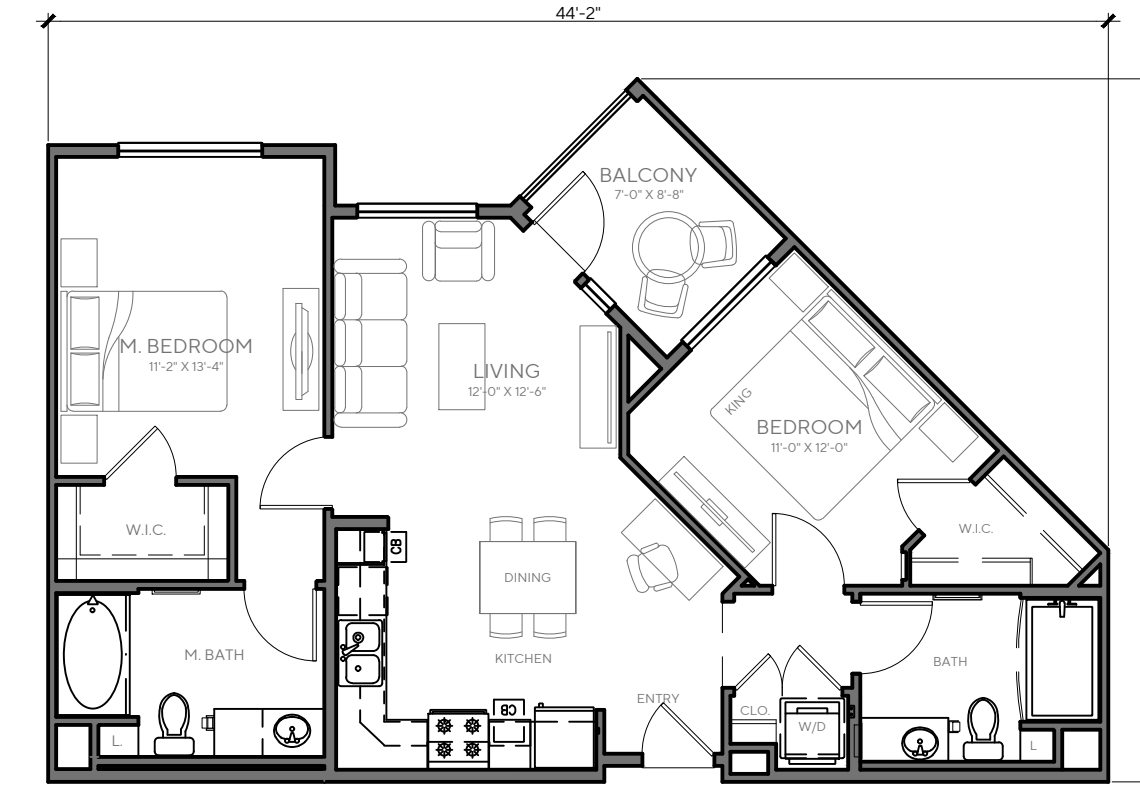
**UNIT B1 : 2 BR / 2 BA**  
LIVABLE AREA: 987 SQ. FT.  
PATIO / BALCONY AREA: 60 SQ. FT.



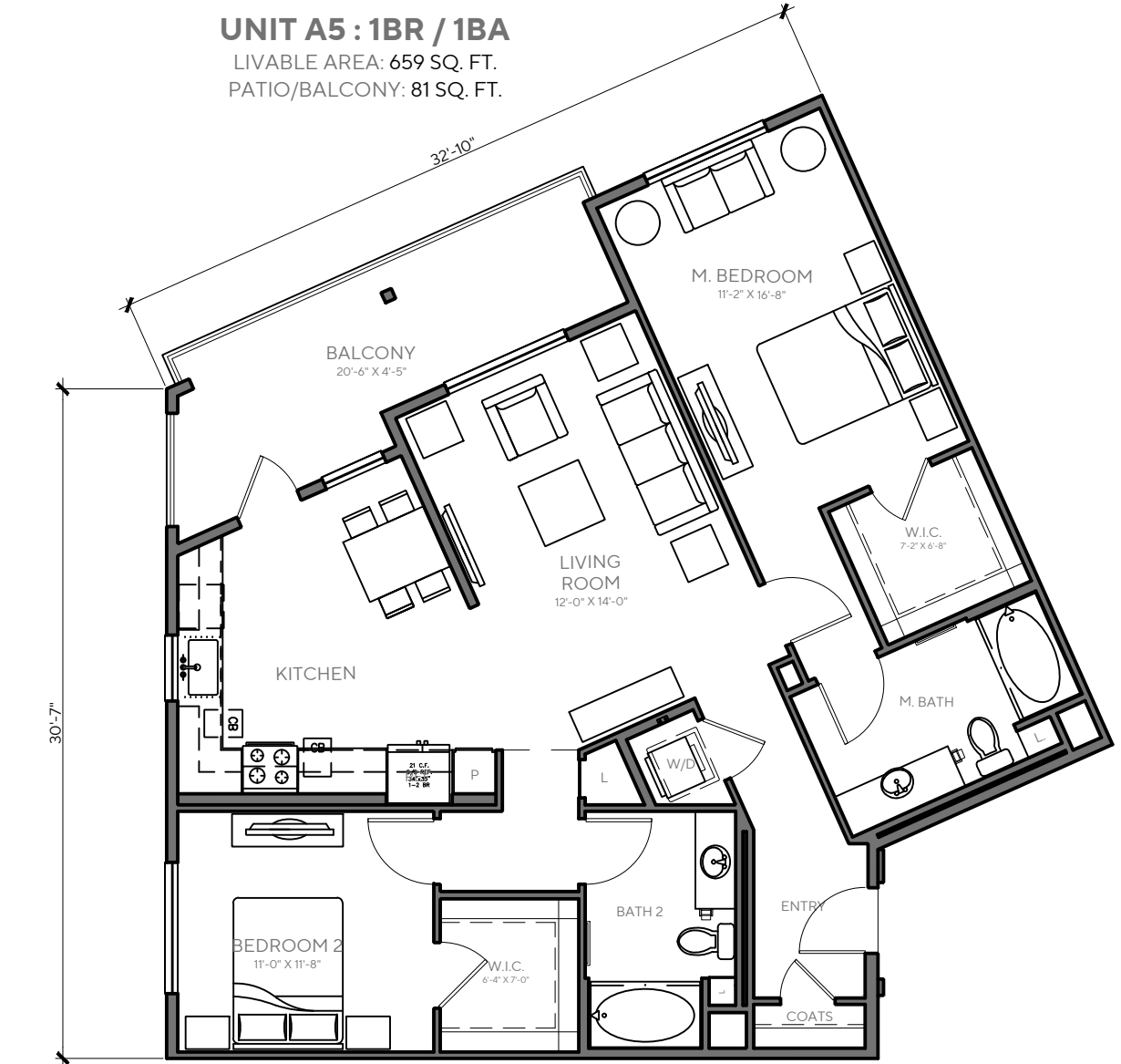
**UNIT B2 : 2BR / 2BA**  
LIVABLE AREA: 1053 SQ. FT.  
PATIO/BALCONY: 92 SQ. FT.



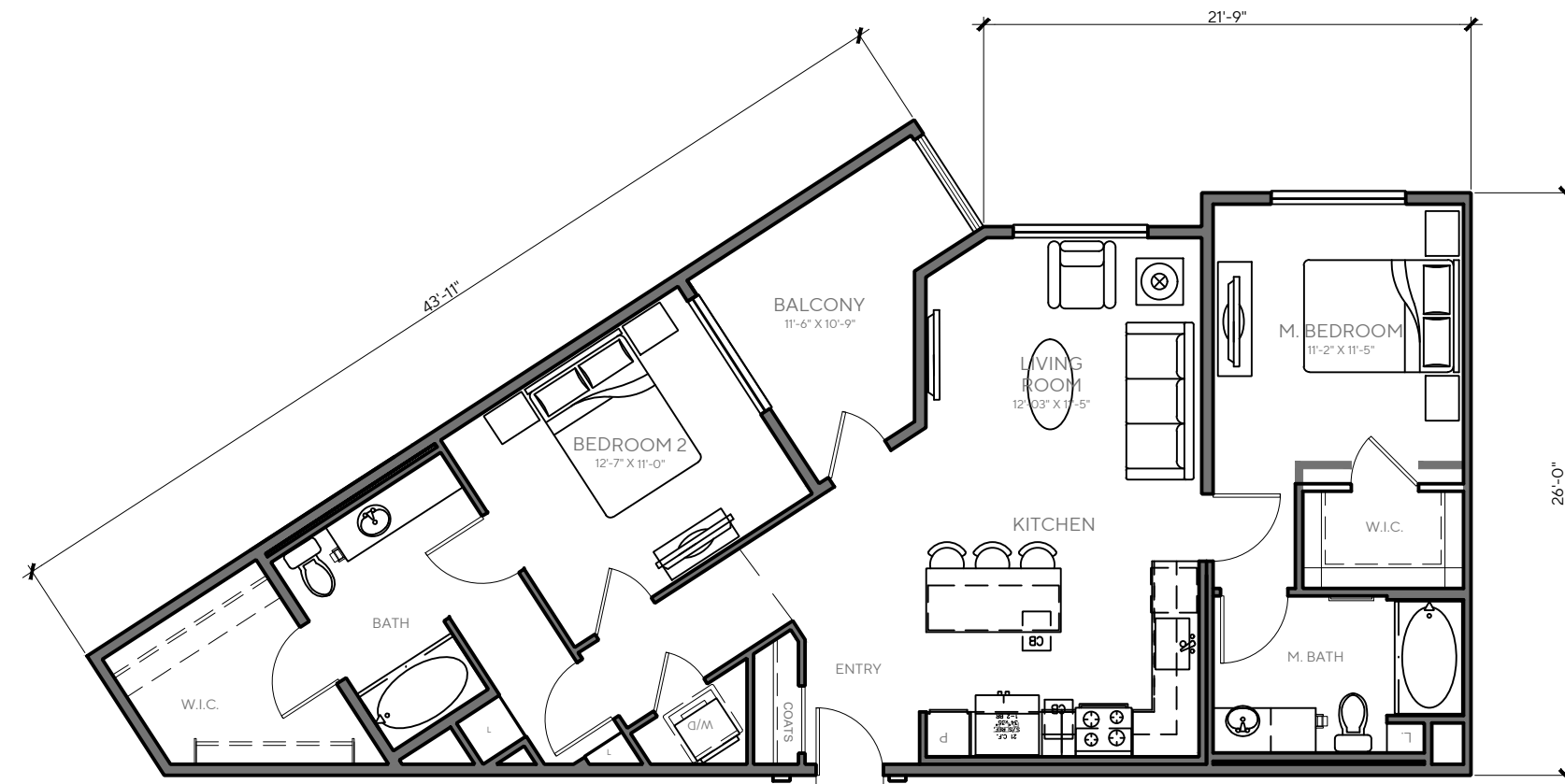
**UNIT B3 : 2BR / 2BA**  
LIVABLE AREA: 988 SQ. FT.  
PATIO/BALCONY: 52 SQ. FT.



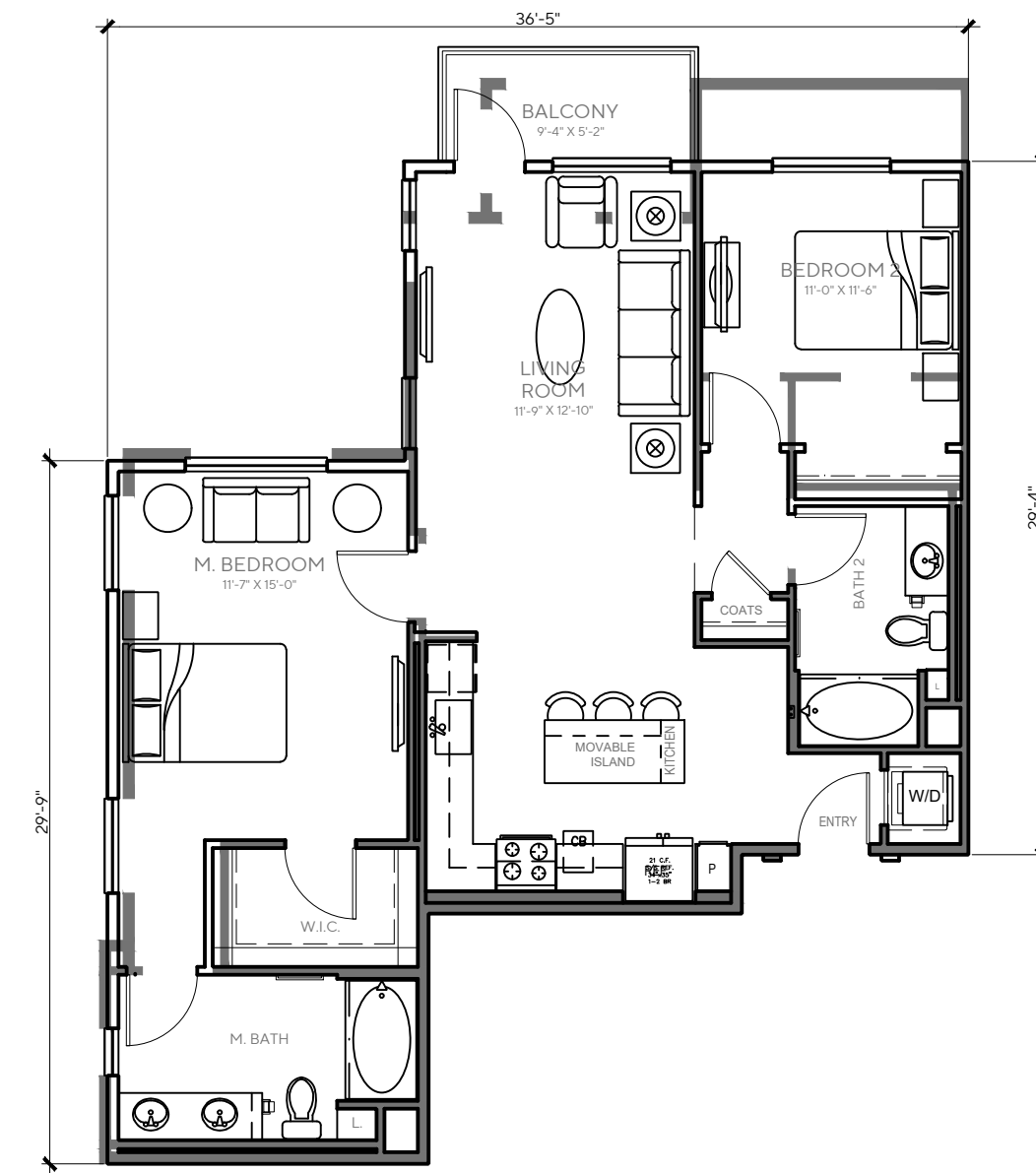
**UNIT B4 : 2BR / 2BA**  
LIVABLE AREA: 946 SQ. FT.  
BALCONY AREA: 59 SQ. FT.



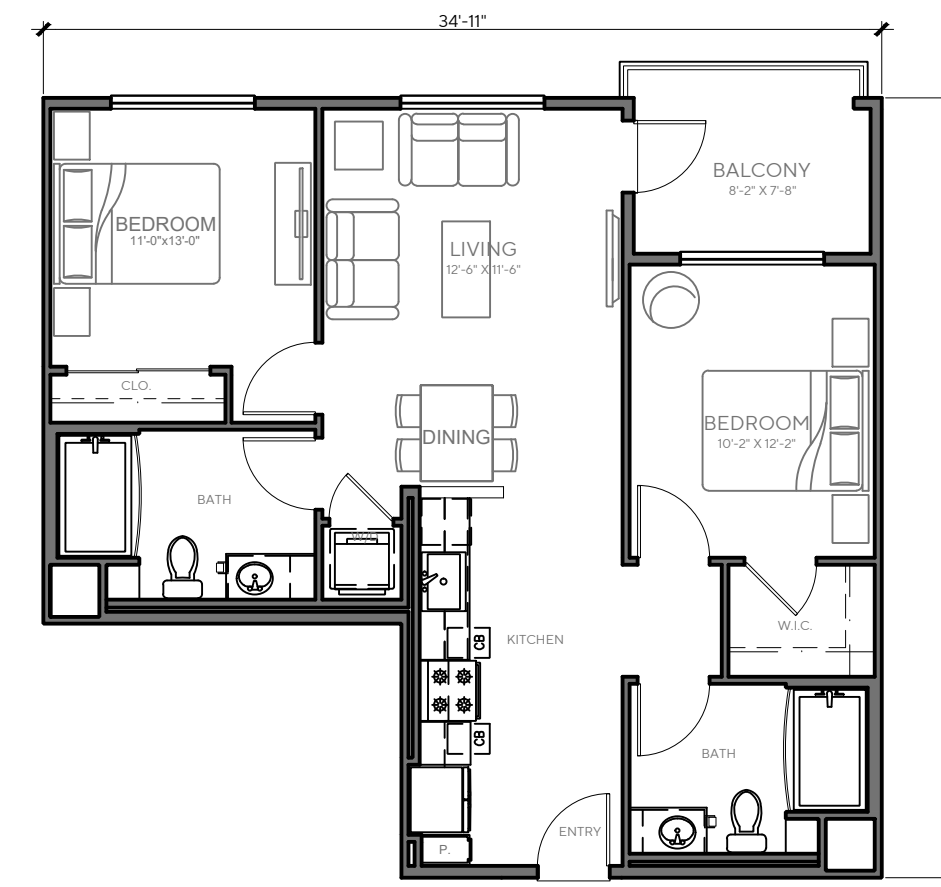
**UNIT B5 : 2BR / 2BA**  
LIVABLE AREA: 1248 SQ. FT.  
PATIO/BALCONY: 147 SQ. FT.



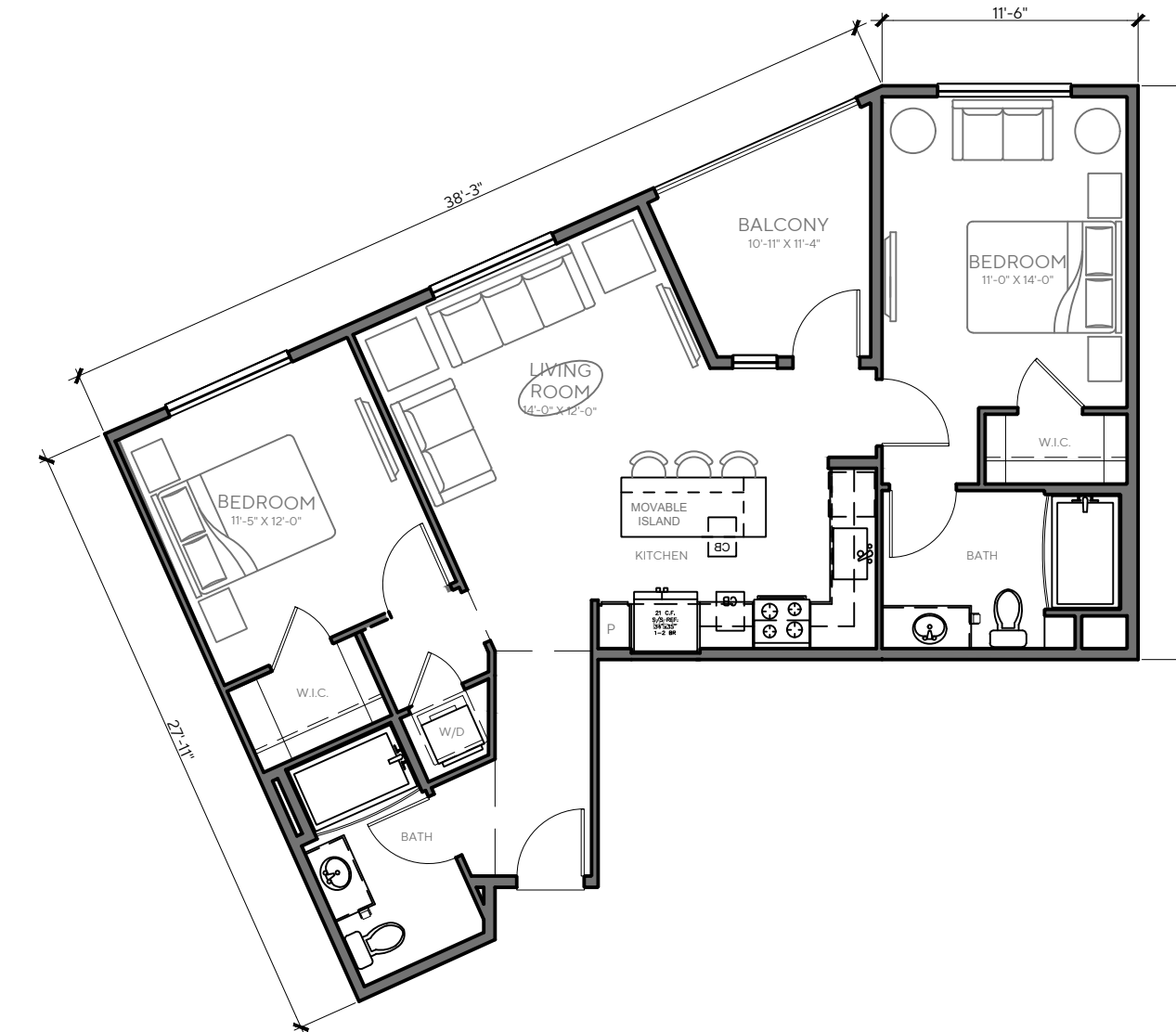
**UNIT B6 : 2BR / 2BA**  
LIVABLE AREA: 1151 SQ. FT.  
PATIO/BALCONY: 109 SQ. FT.



**UNIT B7 : 2BR / 1BA**  
LIVABLE AREA: 1131 SQ. FT.  
PATIO/BALCONY: 63 SQ. FT.



**UNIT B8 : 2BR / 2BA**  
LIVABLE AREA: 910 SQ. FT.  
PATIO/BALCONY: 75 SQ. FT.

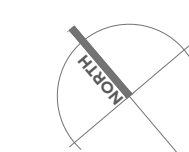


**UNIT B9 : 2BR / 2BA**  
LIVABLE AREA: 1073 SQ. FT.  
PATIO/BALCONY: 86 SQ. FT.

**4095 PACIFIC BOULEVARD**

SAN MATEO, CA

UNIT PLANS - STD UNITS



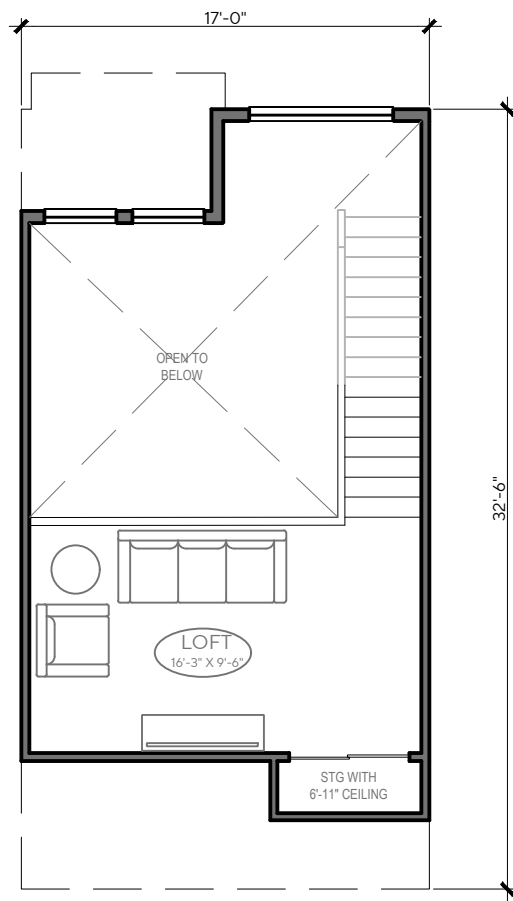
0 8' 16' 24' 32'

1"=8'

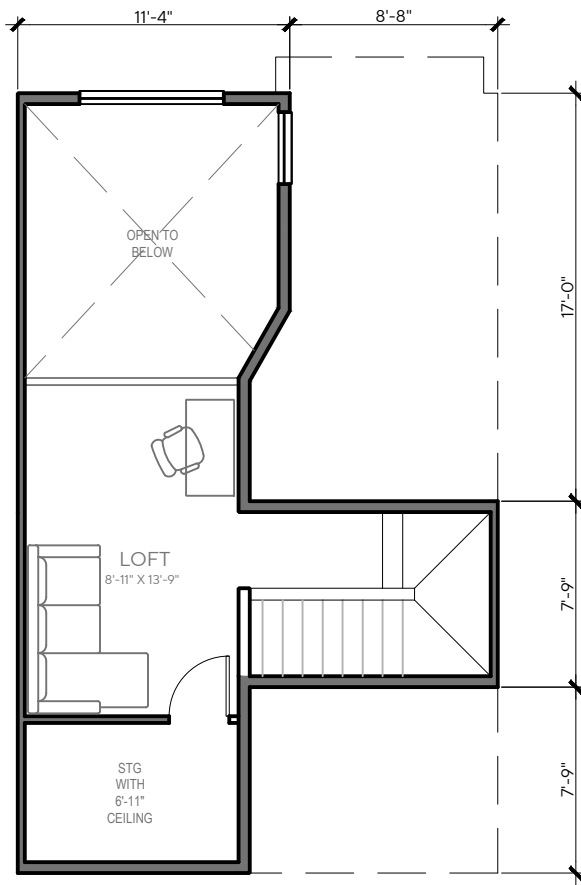


**A4.0**

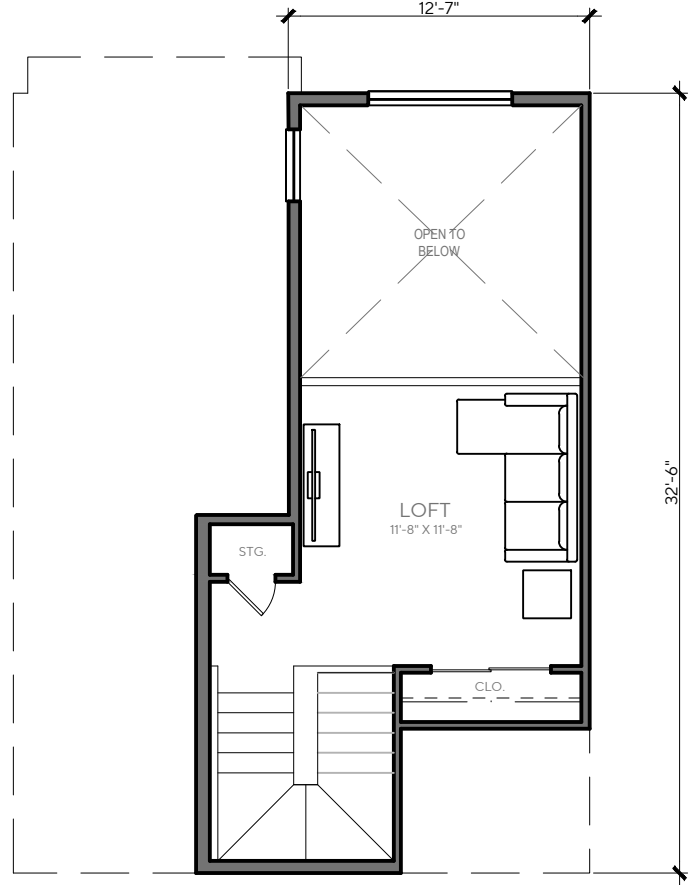
JOB NO. 2024-0371  
DATE 12-19-2025



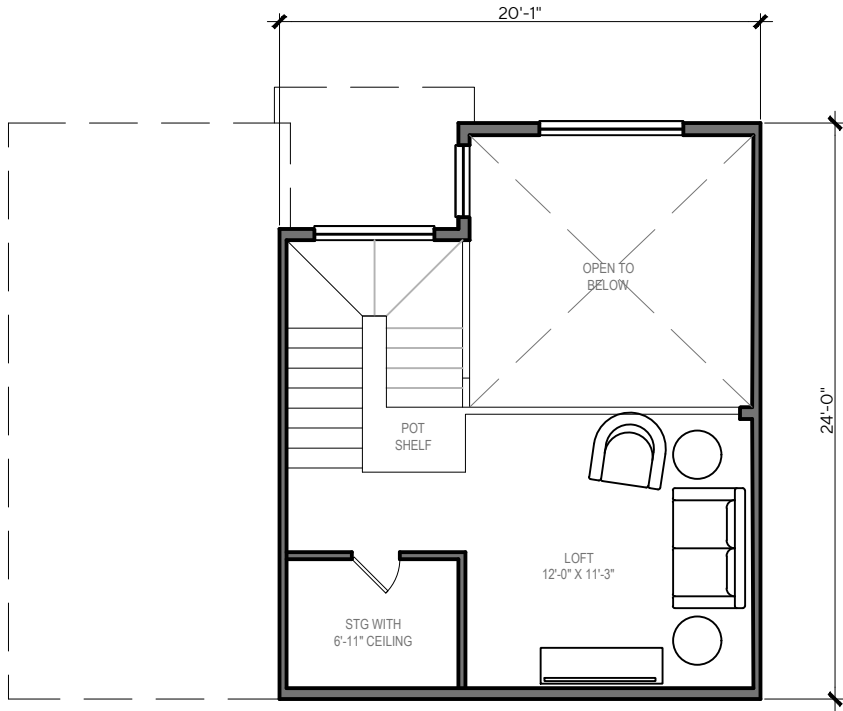
**UNIT S1 LOFT**  
LOFT LEVEL LIVABLE AREA: 156 SQ. FT.



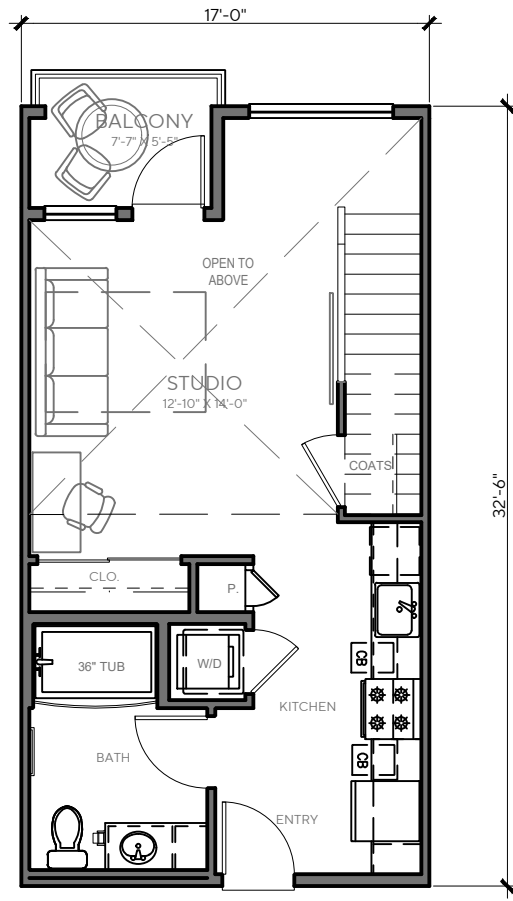
**UNIT A1 LOFT**  
LOFT LEVEL LIVABLE AREA: 123 SQ. FT.



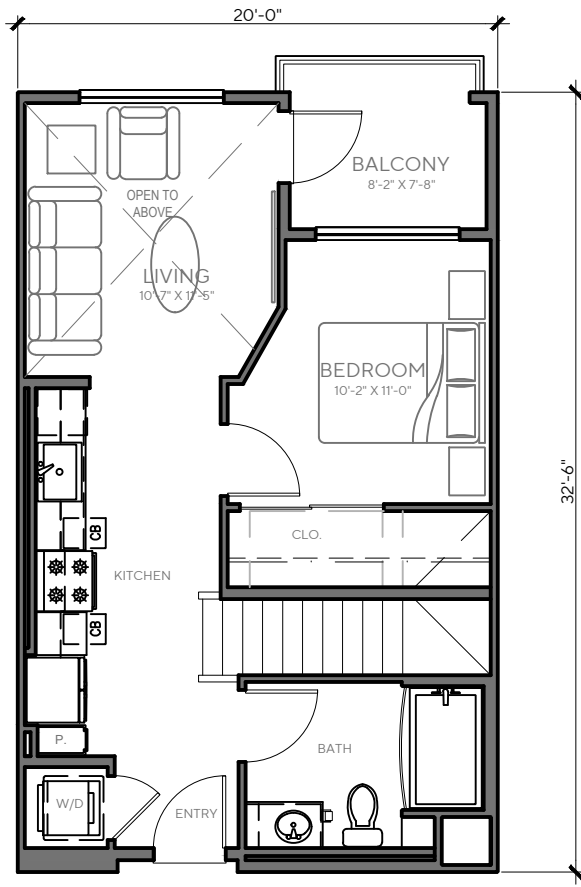
**UNIT A3 LOFT**  
LOFT LEVEL LIVABLE AREA: 180 SQ. FT.



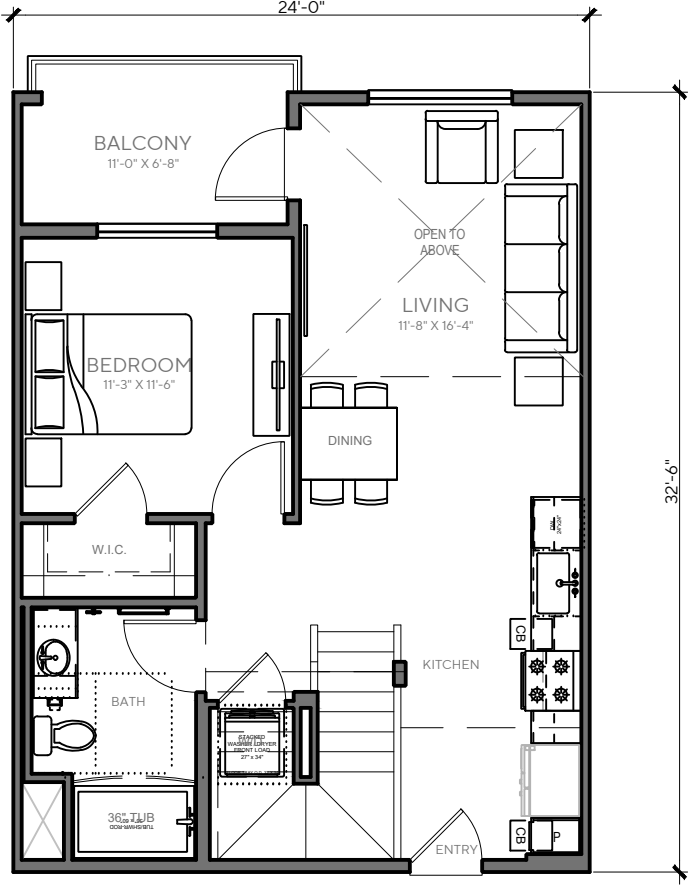
**A4 LOFT**  
LIVABLE AREA: 163 SQ. FT.



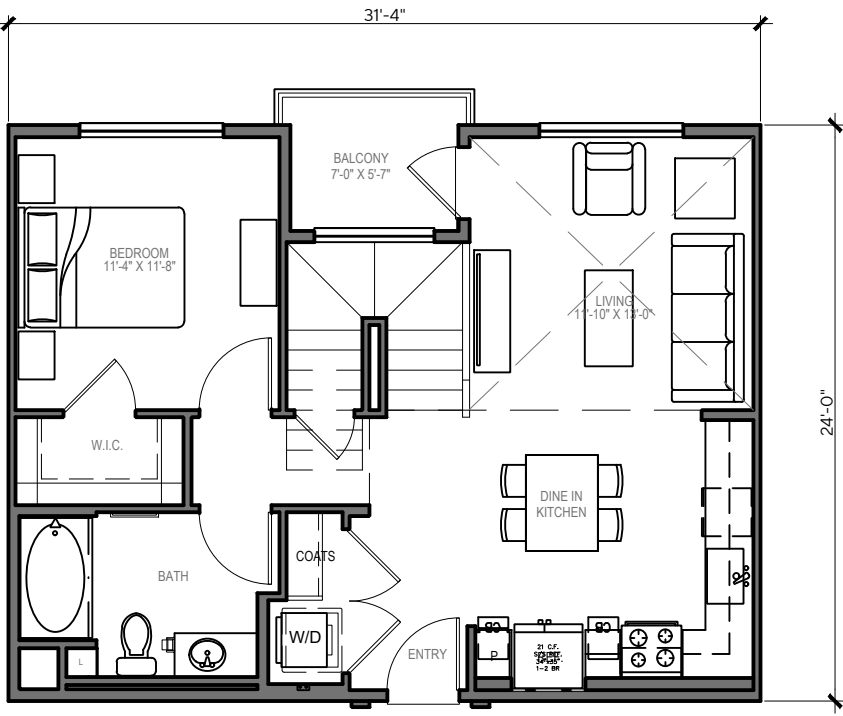
**UNIT S1-L: STUDIO / 1BA + LOFT**  
MAIN LEVEL LIVABLE AREA: 519 SQ. FT.  
LOFT LEVEL LIVABLE AREA: 156 SQ. FT.  
TOTAL LIVABLE AREA: 675 SQ. FT.  
BALCONY AREA: 40 SQ. FT.



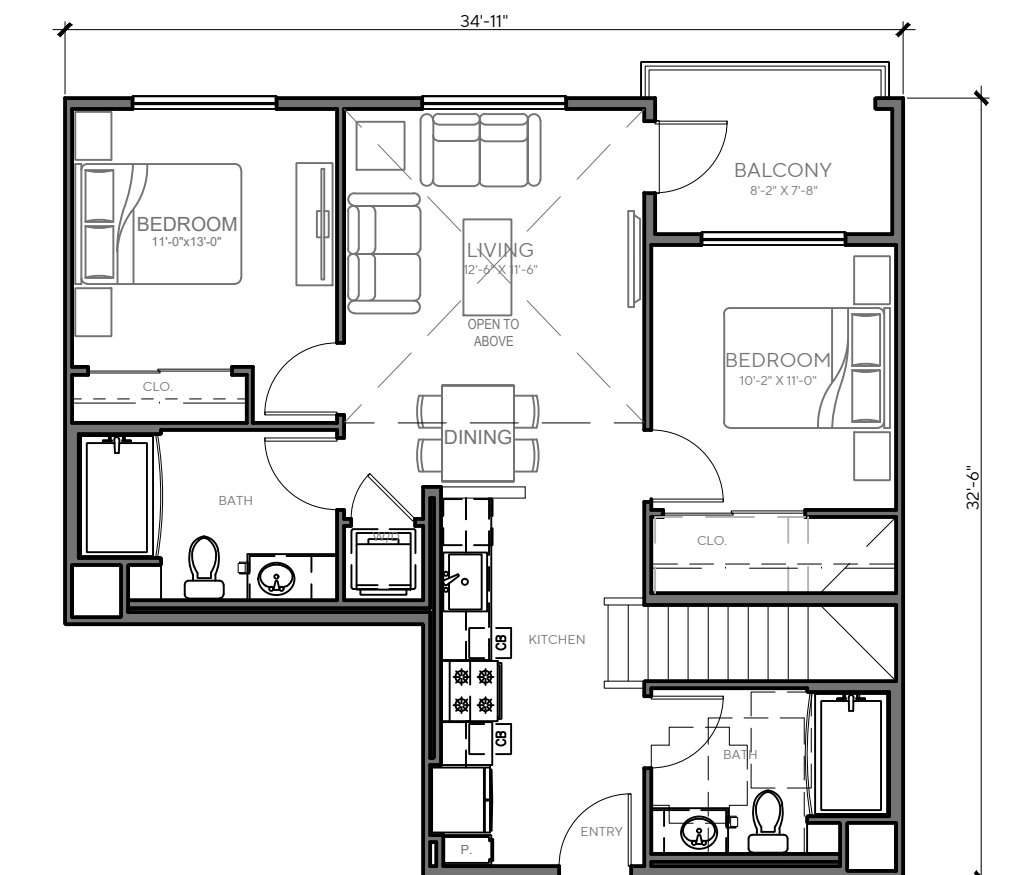
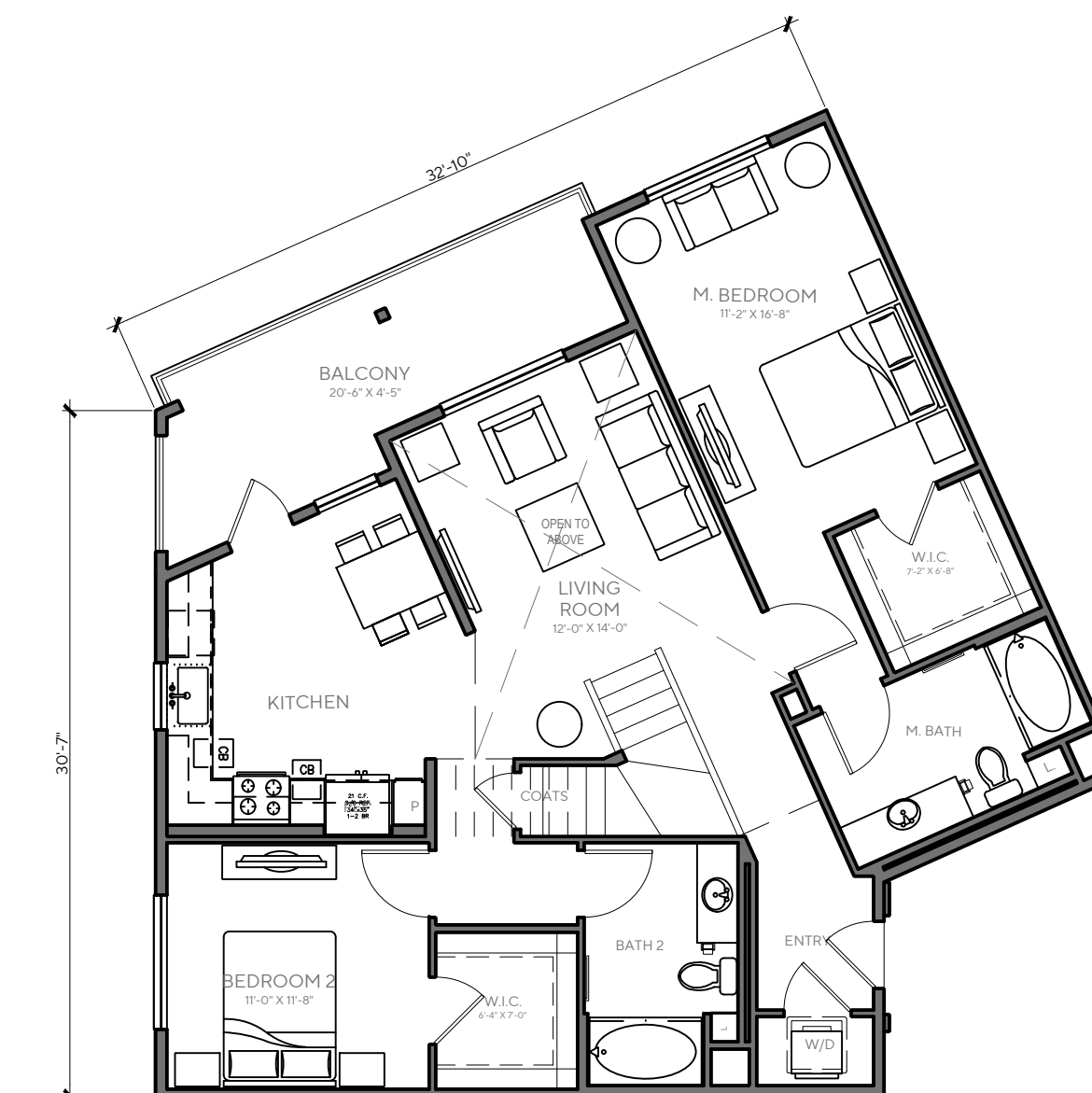
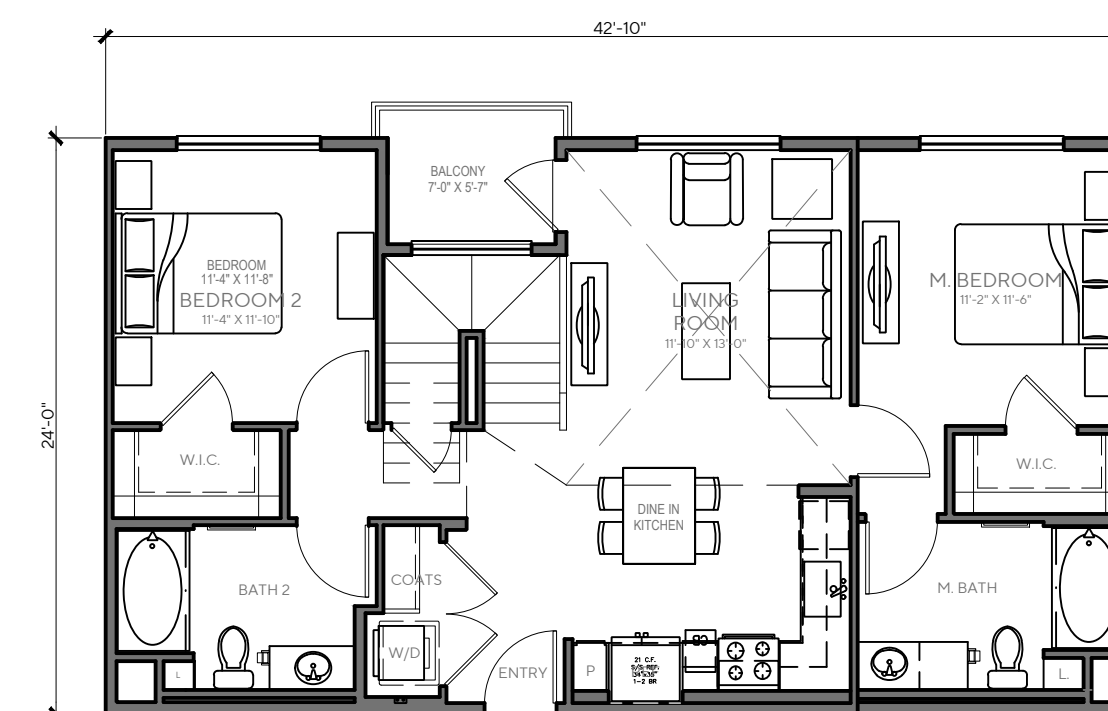
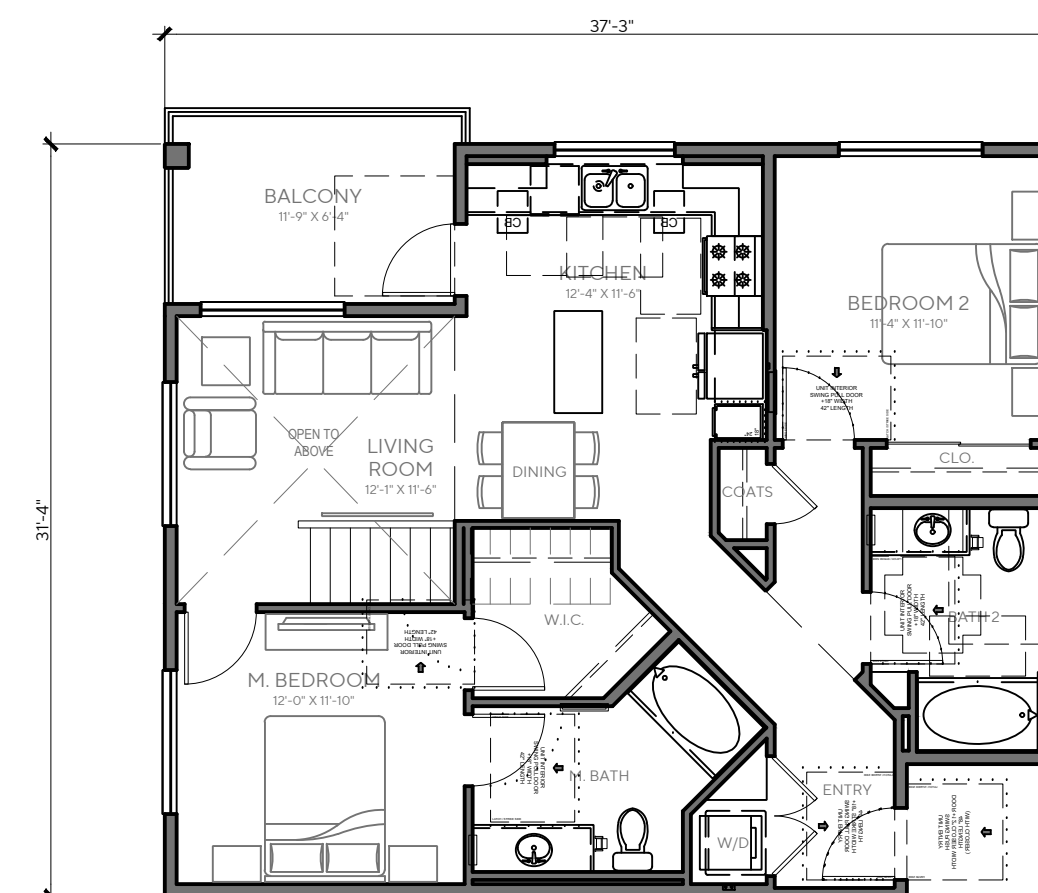
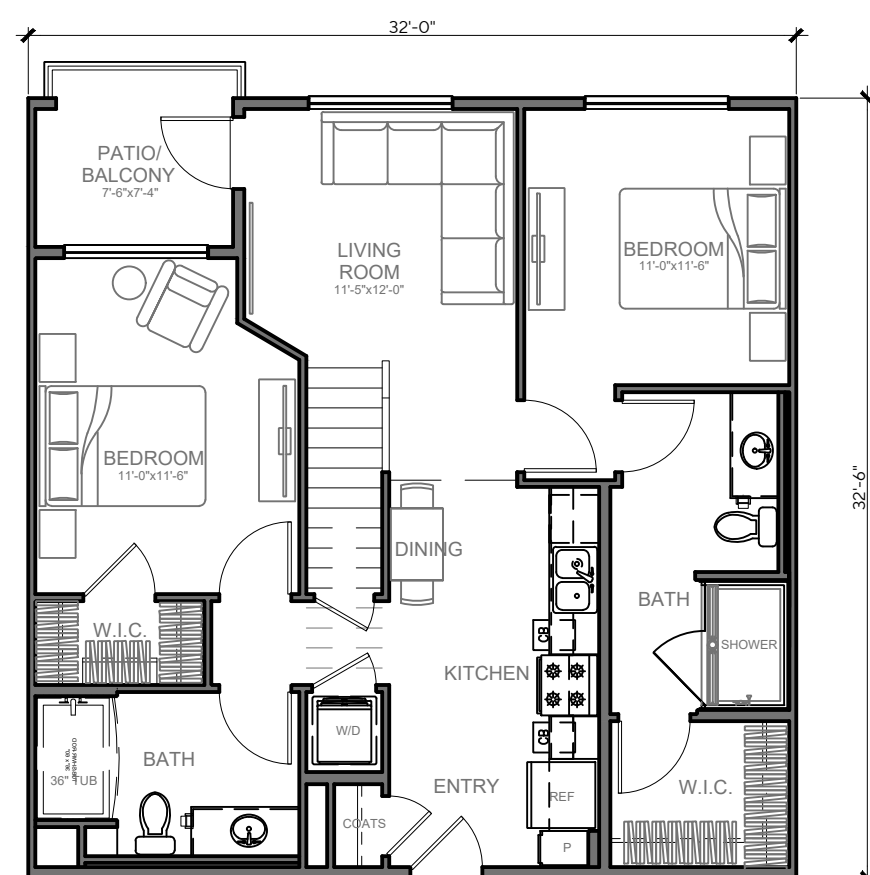
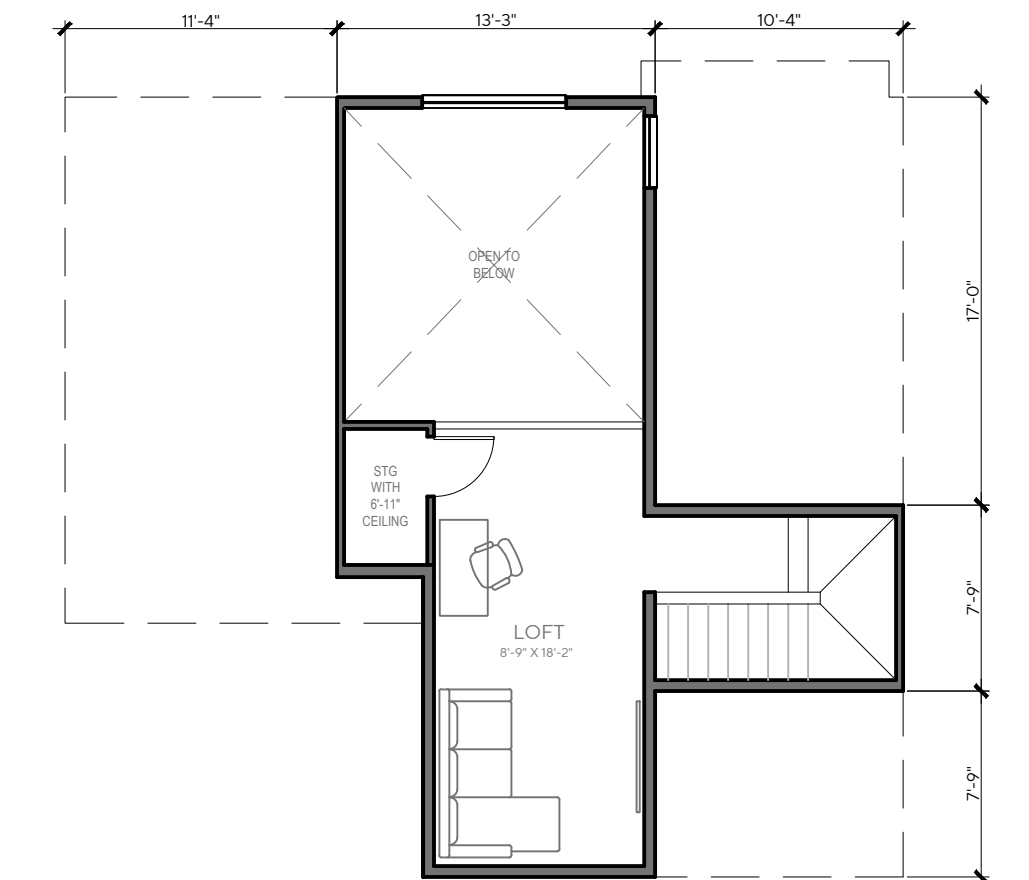
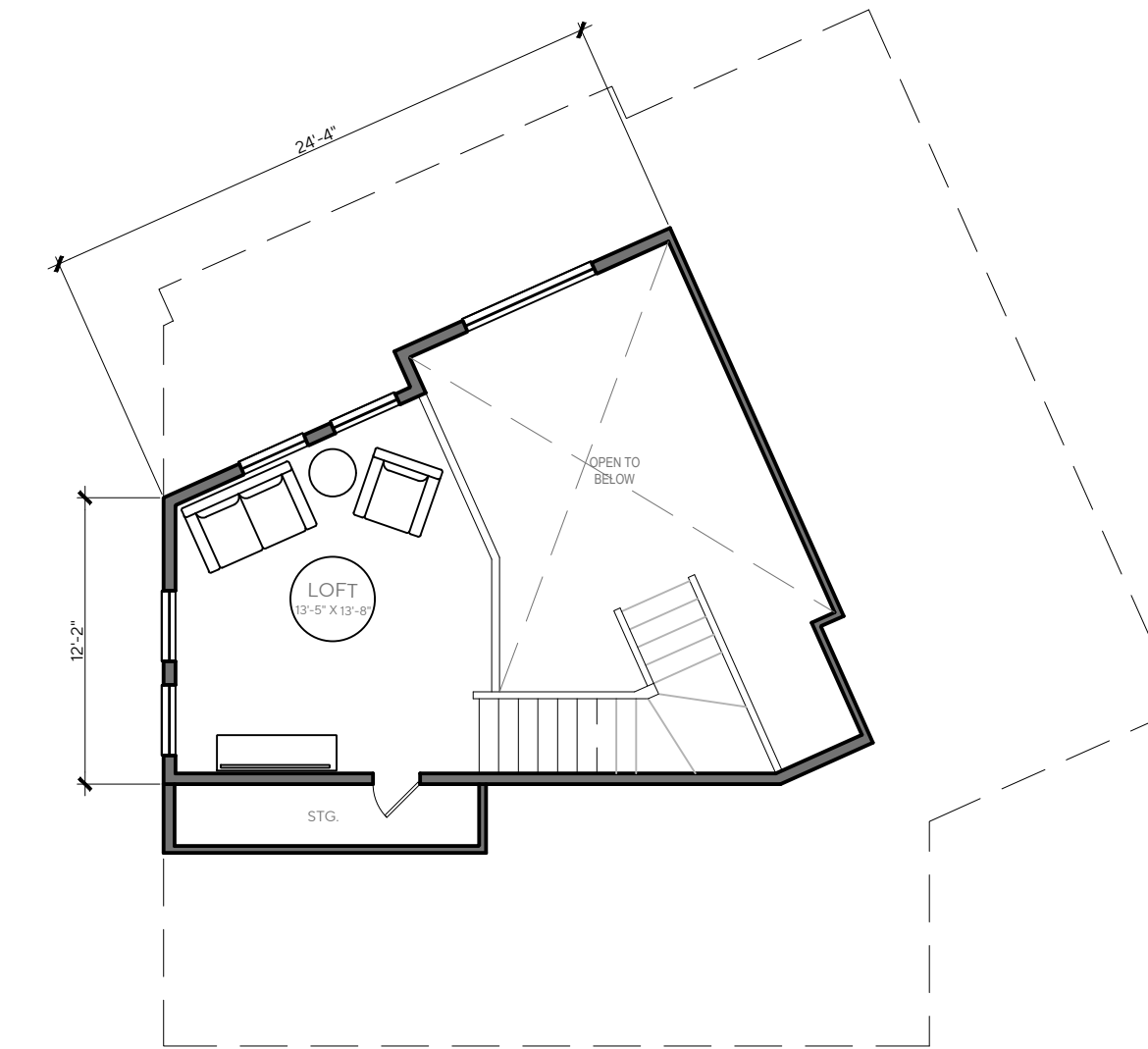
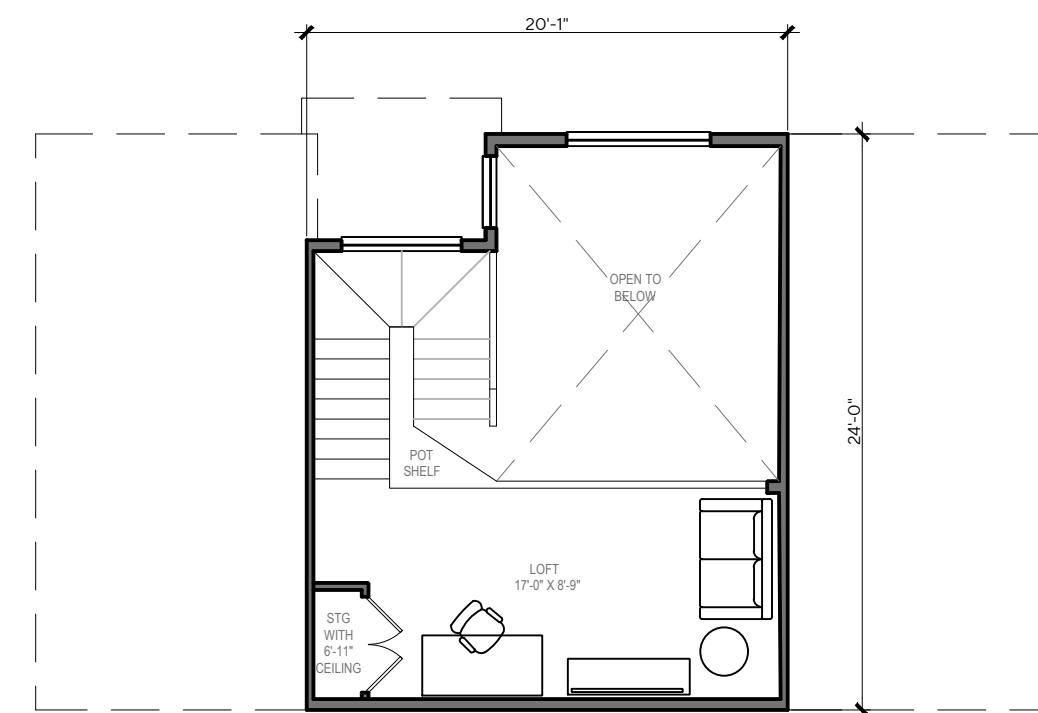
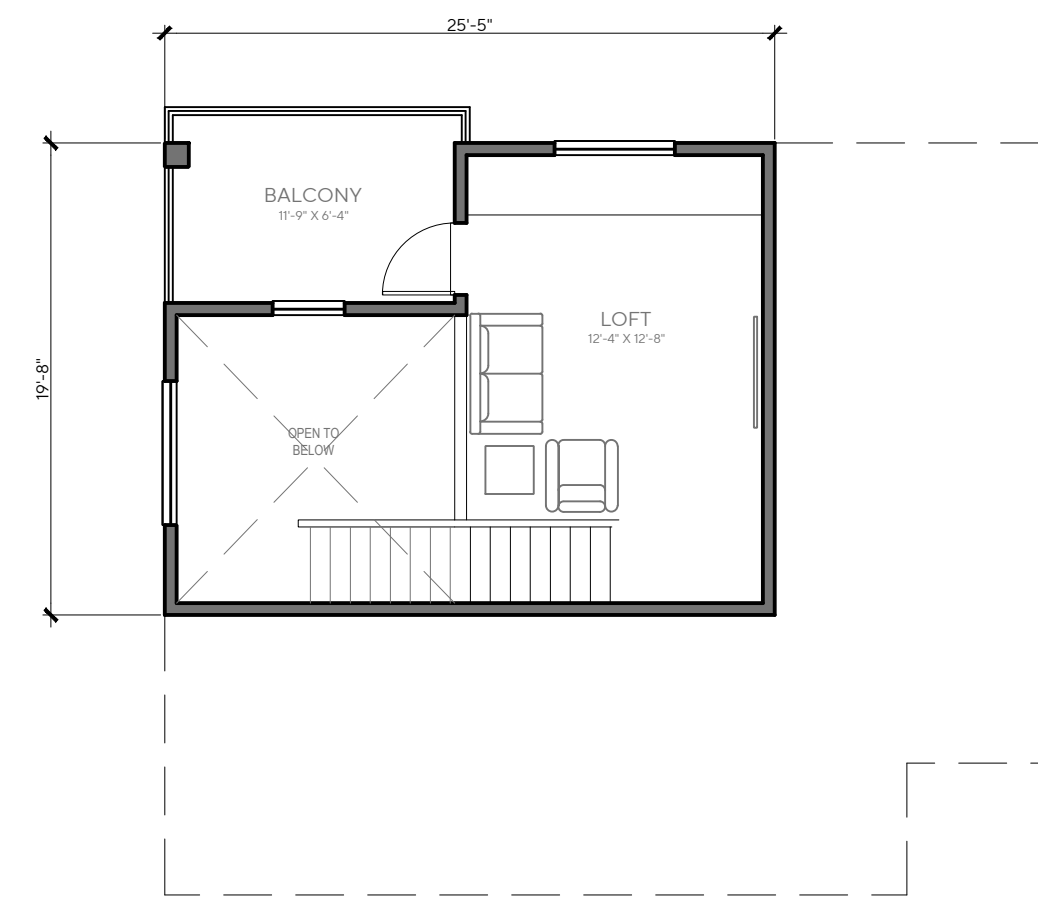
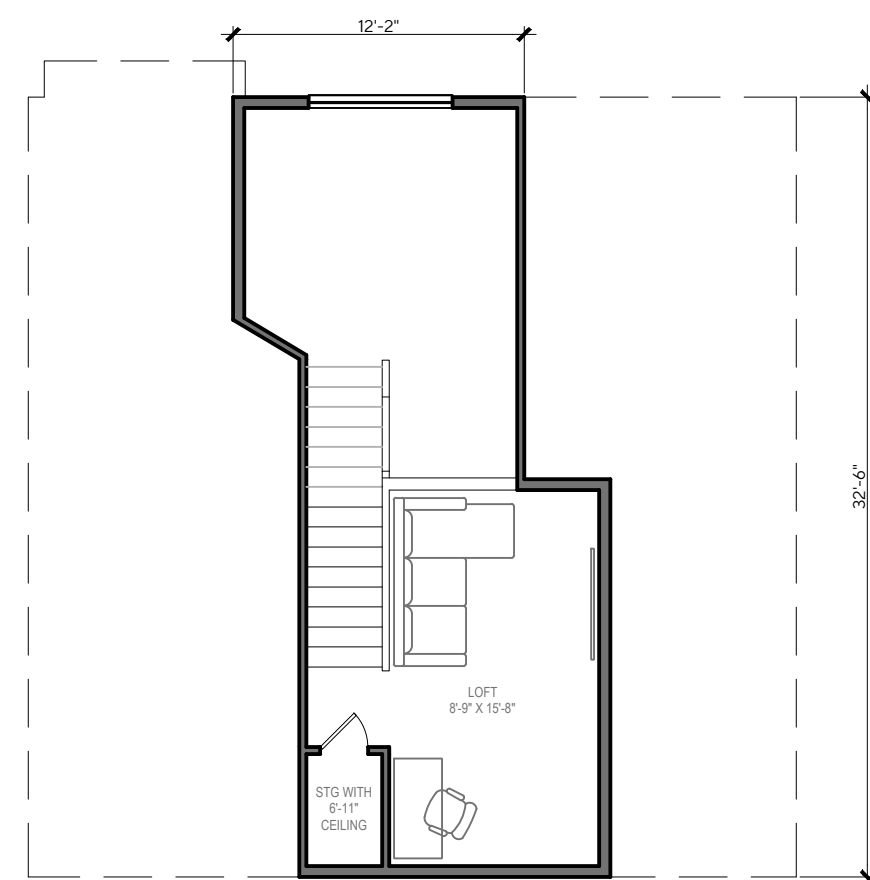
**UNIT A1-L: 1BR / 1BA + LOFT**  
MAIN LEVEL LIVABLE AREA: 598 SQ. FT.  
LOFT LEVEL LIVABLE AREA: 123 SQ. FT.  
TOTAL LIVABLE AREA: 721 SQ. FT.  
PATIO/BALCONY: 55 SQ. FT.



**UNIT A3-L: 1BR / 1BA + LOFT**  
MAIN LEVEL LIVABLE AREA: 717 SQ. FT.  
LOFT LEVEL LIVABLE AREA: 180 SQ. FT.  
TOTAL LIVABLE AREA: 897 SQ. FT.  
PATIO/BALCONY: 73 SQ. FT.



**UNIT A4-L: 1BR / 1BA + LOFT**  
MAIN LEVEL LIVABLE AREA: 721 SQ. FT.  
LOFT LEVEL LIVABLE AREA: 163 SQ. FT.  
TOTAL LIVABLE AREA: 884 SQ. FT.  
PATIO/BALCONY: 43 SQ. FT.





1. SOUTH ELEVATION



2. EAST ELEVATION



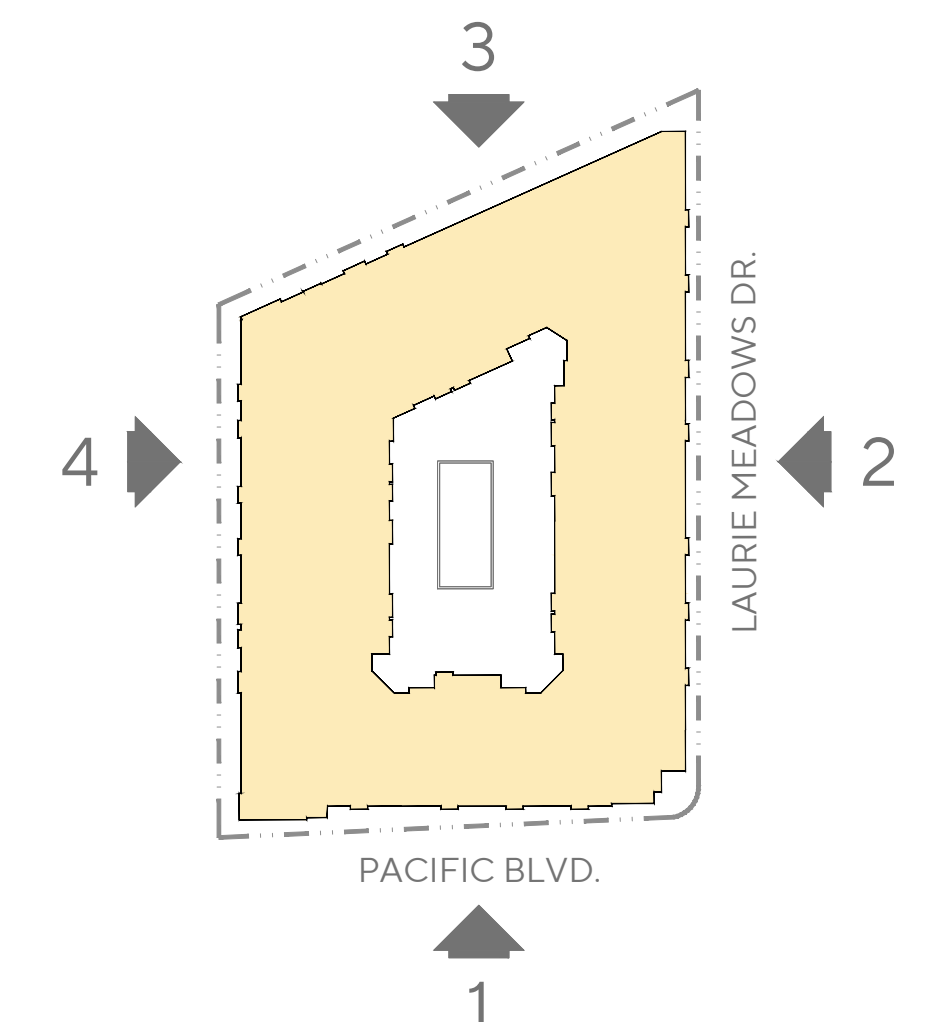
3. NORTH ELEVATION

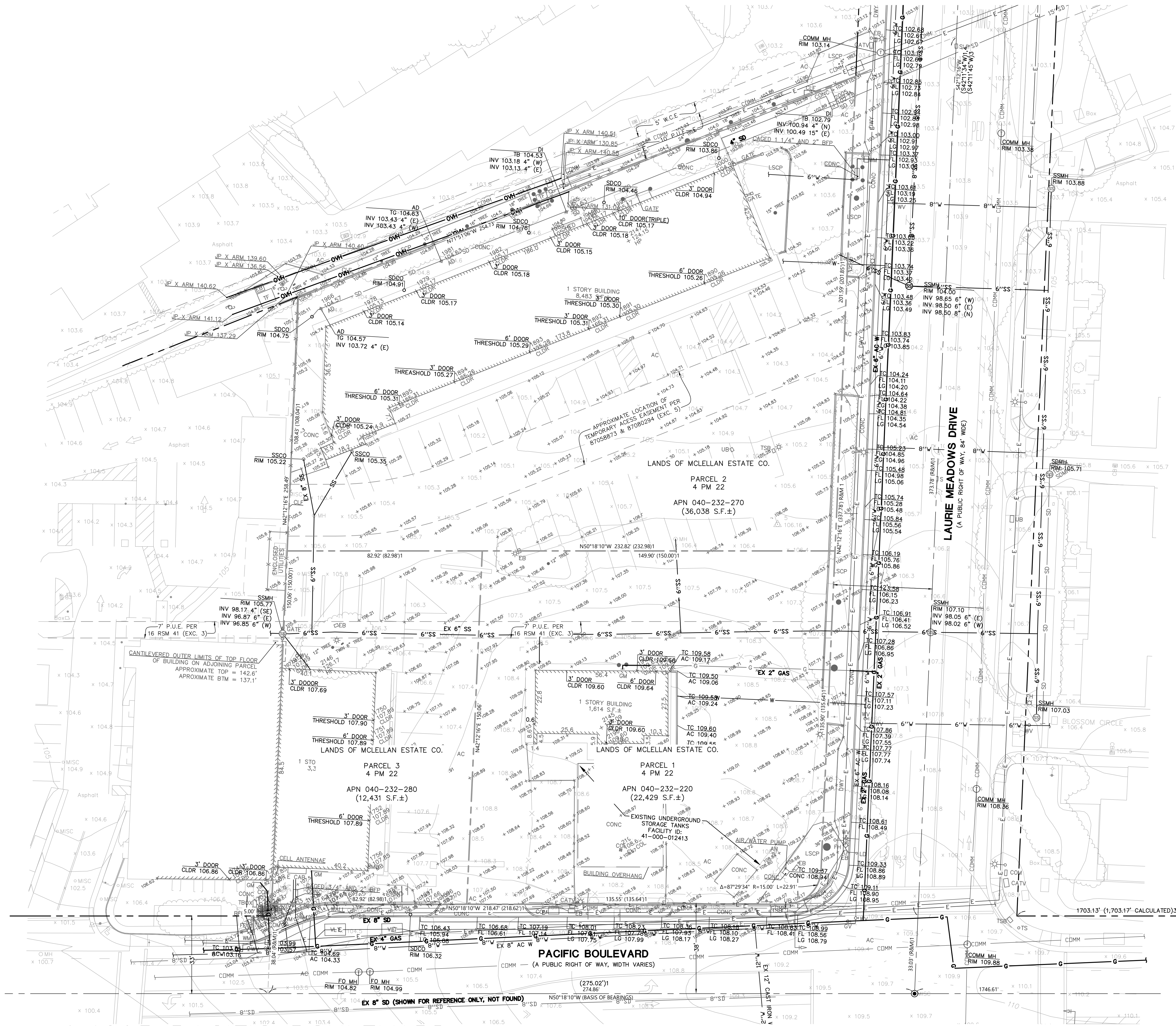


4. WEST ELEVATION

## MATERIAL LEGEND

- 1 EXTERIOR STUCCO
- 2 EXTERIOR CORROGATED METAL
- 3 THIN BRICK VENEER SYSTEM
- 4 VINYL WINDOW
- 5 METAL STOREFRONT
- 6 METAL EXTERIOR DOOR
- 7 STEEL TIE RODS
- 8 METAL RAILING
- 10 GLASS RAILING
- 11 METAL AWNING
- 12 METAL CANOPY SYSTEM





LEGEND

|          |                            |
|----------|----------------------------|
| AC       | ASPHALTIC CONCRETE         |
| AD       | AREA DRAIN                 |
| AL       | AREA LIGHT                 |
| AN       | ANODE                      |
| BFP      | BACK FLOW PREVENTOR        |
| BOL      | BOLLARD                    |
| CATV     | CABLE TELEVISION           |
| CB       | CATCH BASIN                |
| CLDR     | CENTERLINE DOOR            |
| CLF      | CHAIN LINK FENCE           |
| COL      | COLUMN                     |
| COM      | COMMUNICATION              |
| CONC     | CONCRETE                   |
| DRI      | DROP INLET                 |
| DWY      | DRIVEWAY                   |
| E CAB    | ELECTRICAL CABINET         |
| EB       | ELECTRICAL BOX             |
| EV       | ELECTRICAL VAULT           |
| FDC      | FIRE DEPARTMENT CONNECTION |
| FL       | FLOW LINE                  |
| FH       | FIRE HYDRANT               |
| FO       | FIBER OPTIC                |
| GM       | GAS METER                  |
| GV       | GAS VALVE                  |
| GW       | GUY WIRE                   |
| HCR      | ACCESSIBLE RAMP            |
| HP       | HIGH POINT                 |
| JP       | JOINT POLE                 |
| JP X ARM | JOINT POLE CROSSING ARM    |
| LD       | LOOP DETECTOR              |
| LG       | LIP OF GUTTER              |
| LSCP     | LANDSCAPE                  |
| SDMH     | STORM DRAIN MANHOLE        |
| SL       | STREET LIGHT               |
| SLB      | STREET LIGHT BOX           |
| SN       | SIGN                       |
| SSCO     | SANITARY SEWER CLEANOUT    |
| SSMH     | SANITARY SEWER MANHOLE     |
| T BOX    | TELECOMMUNICATIONS BOX     |
| TB       | TOP OF BOX                 |
| TC       | TOP OF CURB                |
| TF       | TRANSFORMER                |
| TG       | TOP OF GRATE               |
| TMH      | TELECOMMUNICATION MANHOLE  |
| TS       | TRAFFIC SIGNAL             |
| TSB      | TRAFFIC SIGNAL BOX         |
| UB       | UTILITY BOX                |
| VLT      | VAULT                      |
| WM       | WATER METER                |
| WV       | WATER VALVE                |

LINETYPE LEGEND

|                                 |     |
|---------------------------------|-----|
| FENCE                           | --- |
| UNDERGROUND ELECTRICAL LINE     | --- |
| UNDERGROUND NATURAL GAS LINE    | --- |
| UNDERGROUND SANITARY SEWER LINE | --- |
| UNDERGROUND STORM DRAIN LINE    | --- |
| UNDERGROUND WATER LINE          | --- |
| UNDERGROUND TELEPHONE LINE      | --- |
| ADJACENT PROPERTY LINE          | --- |
| CENTERLINE                      | --- |
| EASEMENT LINE                   | --- |
| MONUMENT LINE                   | --- |
| OVERHEAD UTILITY LINE           | --- |
| OWH                             | --- |
| SUBJECT PROPERTY LINE           | --- |
| TIE LINE                        | --- |

SURVEY NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- DATE OF THE FIELD SURVEY: SEPTEMBER 09 & 10, 2025.
- UNDERGROUND INFORMATION SHOWN IS FOR REFERENCE ONLY. ONLY EXCAVATION OR POTHOLING WILL REVEAL THE TYPE, SIZE, AND LOCATION OF EXISTING UNDERGROUND UTILITY LINES.
- TREE LABELS REPRESENT THE DIAMETER OF THE TREE TRUNK IN INCHES AT BREAST HEIGHT (~48").

BASIS OF BEARINGS

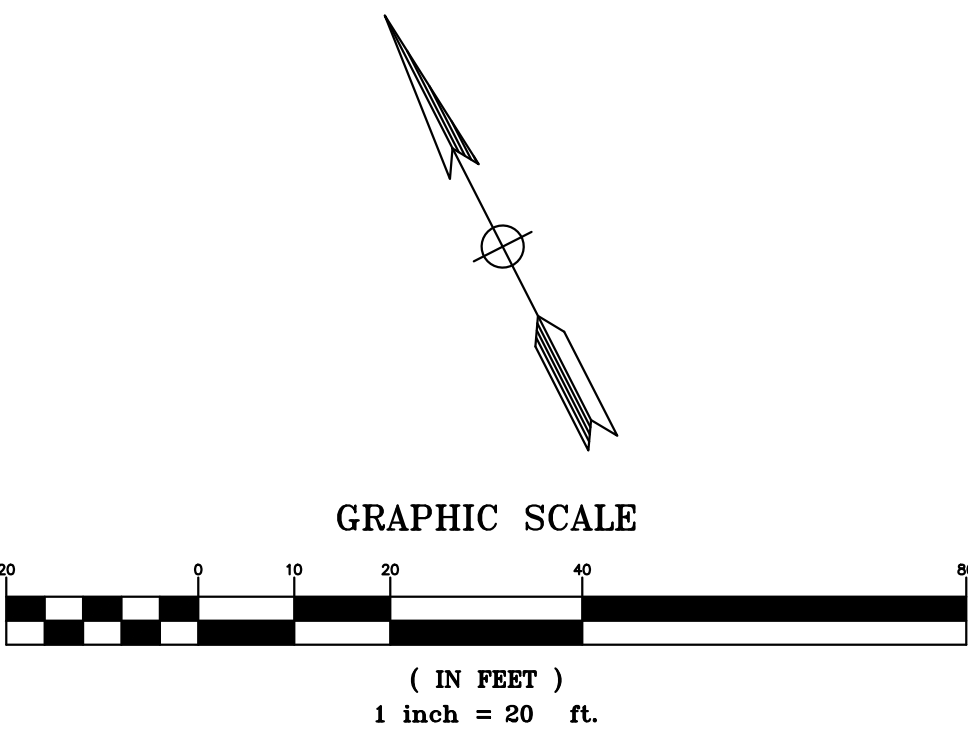
THE BEARING NORTH 50°18'10" WEST, ALONG THE CENTERLINE OF PACIFIC BLVD, FROM FOUND MONUMENT AS SHOWN, AT THE CENTERLINE OF LAURIE MEADOWS DRIVE & PACIFIC BLVD., TO A POINT OPPOSITE AND PERPENDICULAR TO A FOUND IRON PIPE, ON THE NORTHEASTERLY SIDELINE OF PACIFIC BLVD., AS SAID POINTS ARE SHOWN ON PARCEL MAP 292, RECORDED MAY 8, 1987, IN BOOK 58 OF PARCEL MAPS, AT PAGE 98, SAN MATEO COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS.

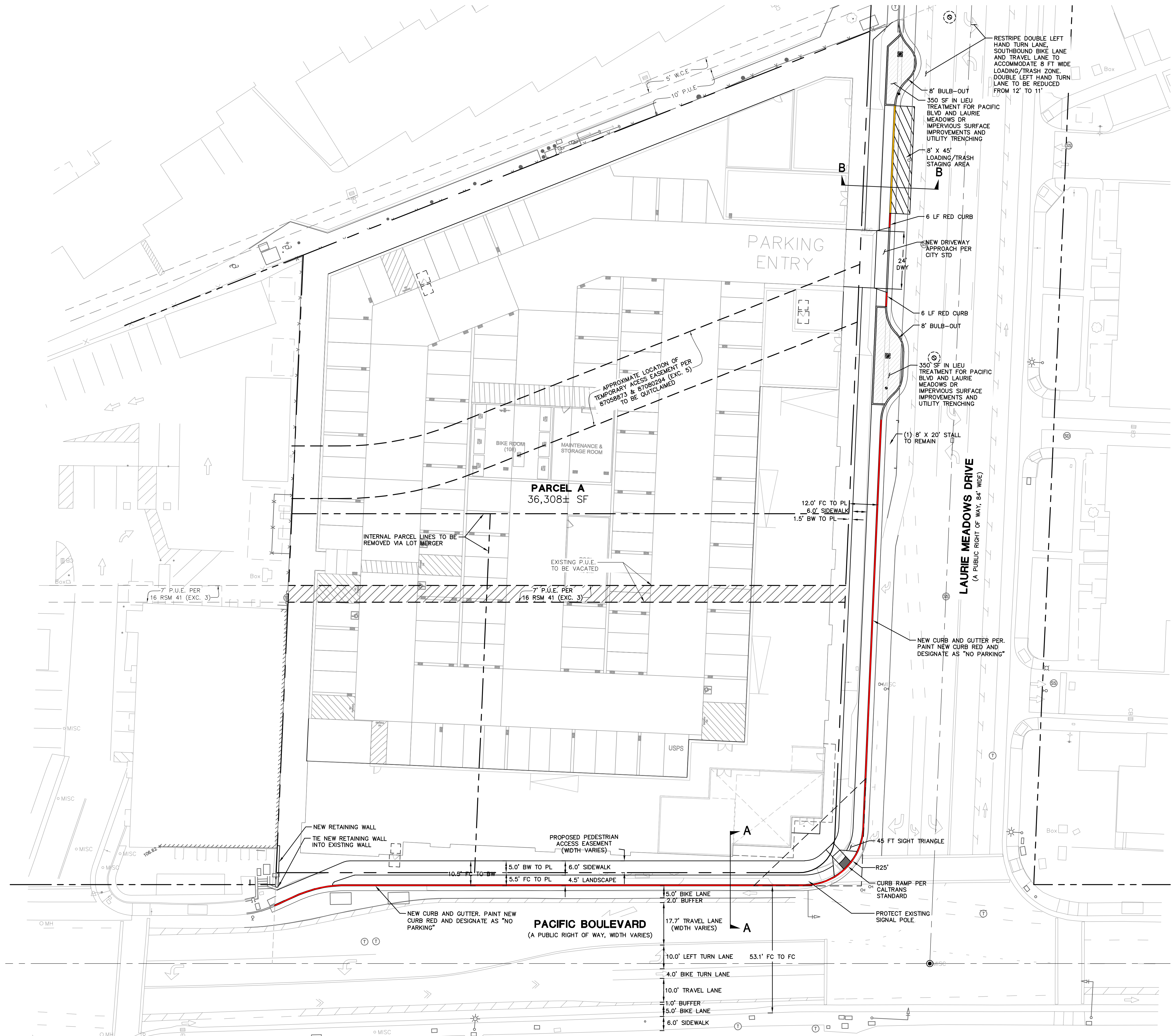
ELEVATION DATUM

CITY OF SAN MATEO BENCHMARK 092-001

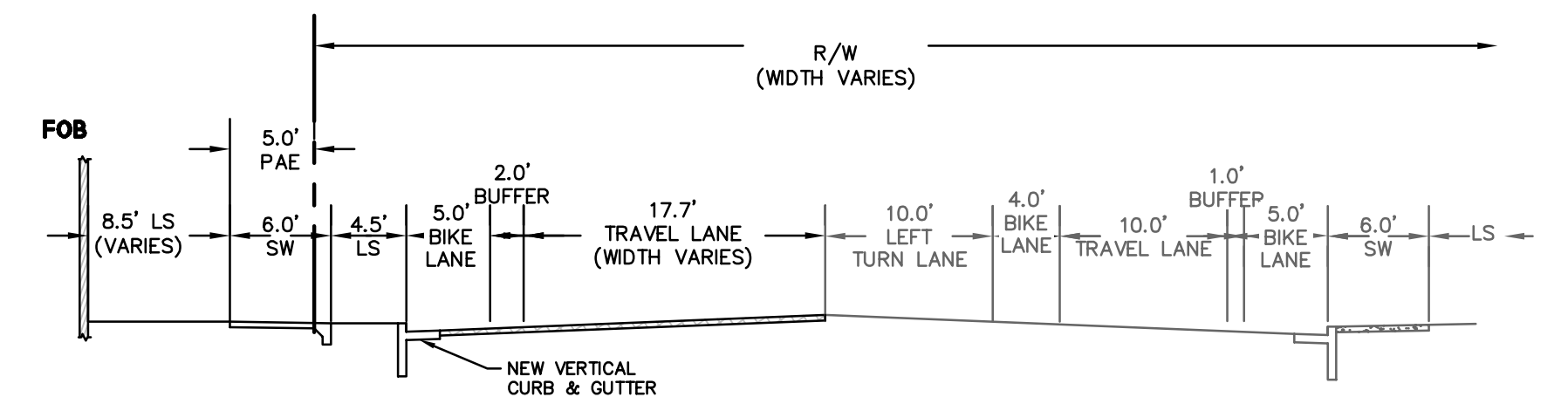
CENTERLINE MONUMENT DISK AT PACIFIC BLVD. AND LAURIE MEADOWS DRIVE.

ELEVATION = 109.41 FEET (SAN MATEO DATUM +100')

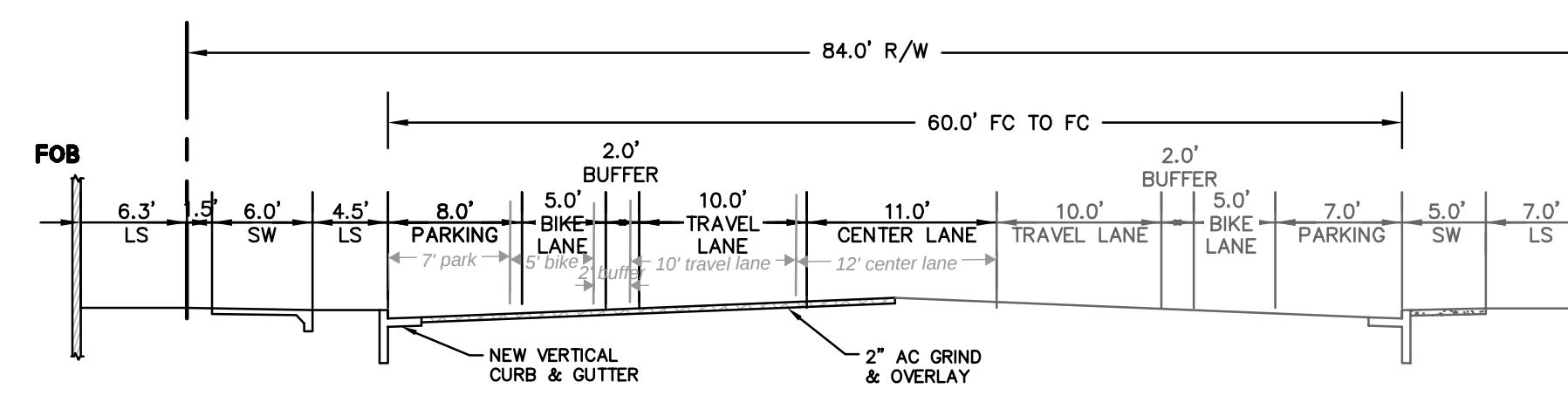




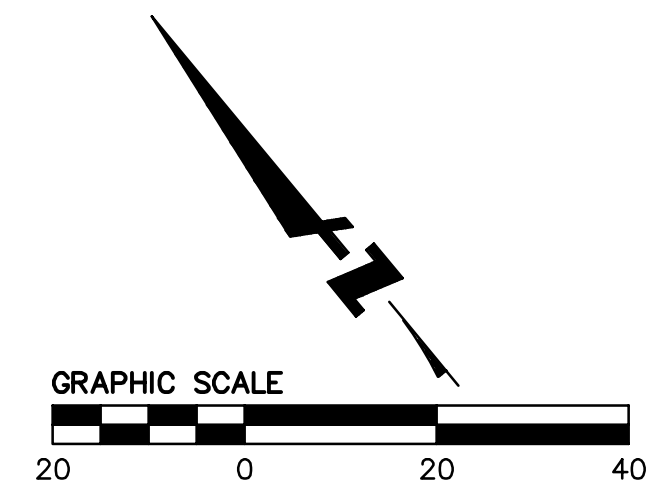
| LEGEND                                |                       |
|---------------------------------------|-----------------------|
| PROPERTY LINE                         | ---                   |
| ADJACENT PROPERTY LINE                | ---                   |
| CENTERLINE                            | ---                   |
| PUBLIC ACCESS EASEMENT (P.A.E)        | ---                   |
| VERTICAL CURB                         | ==                    |
| VERTICAL CURB & GUTTER                | ==                    |
| FLOW-THROUGH PLANTER                  | [---]                 |
| CONCRETE SIDEWALK                     | [Solid Grey]          |
| VEHICULAR CONCRETE                    | [Dotted Grey]         |
| 2" AC GRIND AND OVERLAY               | [Cross-hatched Grey]  |
| TRUNCATED DOMES                       | [Dotted Grey]         |
| PEDESTRIAN PAVERS PER LANDSCAPE PLANS | [Diagonal Lines Grey] |
| YELLOW CURB (LOADING ZONE)            | [Yellow Line]         |
| RED CURB (NO PARKING)                 | [Red Line]            |
| ABS TRAFFIC PUSH BUTTON               | o                     |

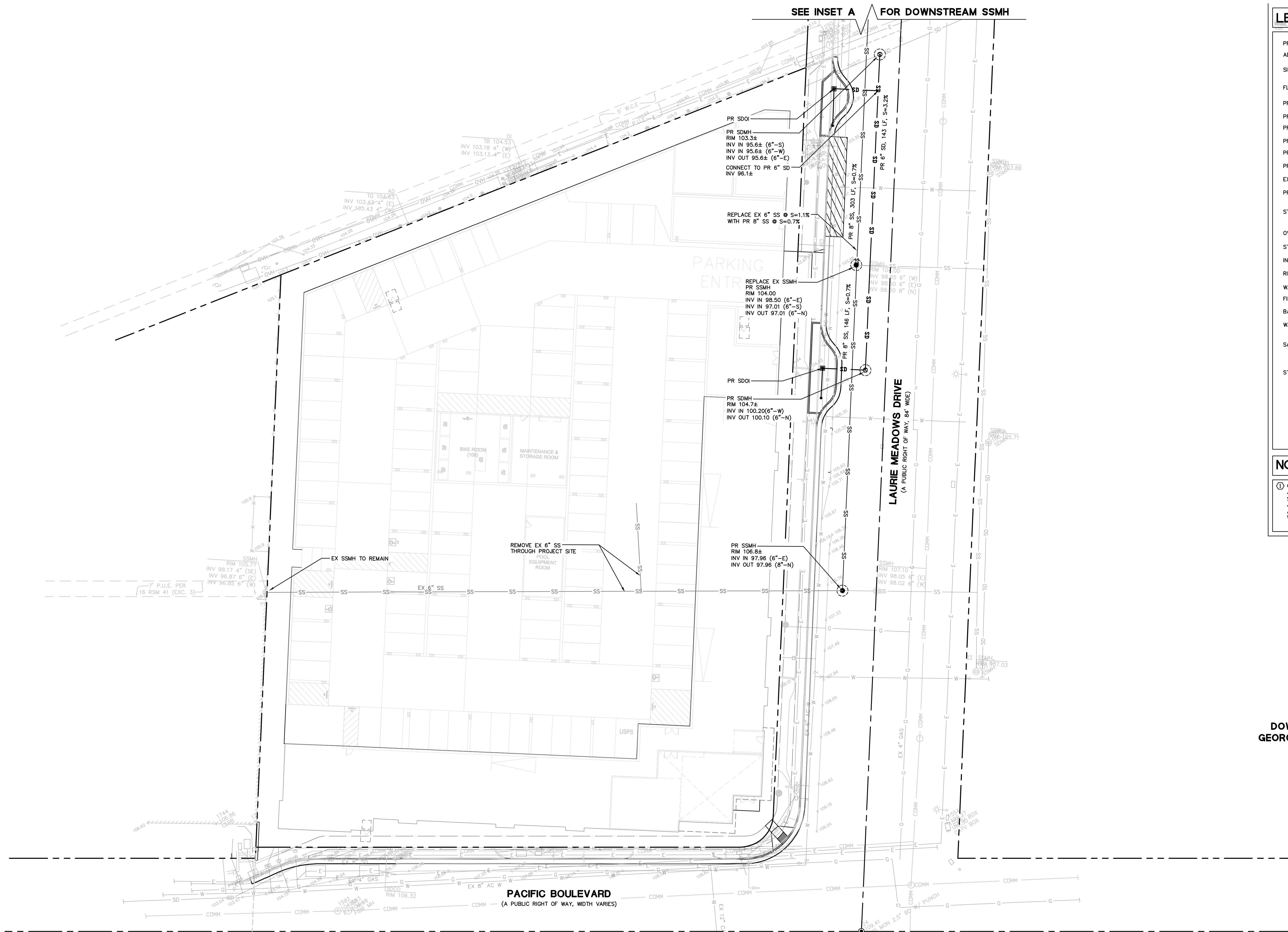


SECTION A: PACIFIC BLVD  
SIDEWALK SECTION A.3  
SCALE: NTS



SECTION B: LAURIE MEADOWS DR  
SIDEWALK SECTION A.3  
SCALE: NTS



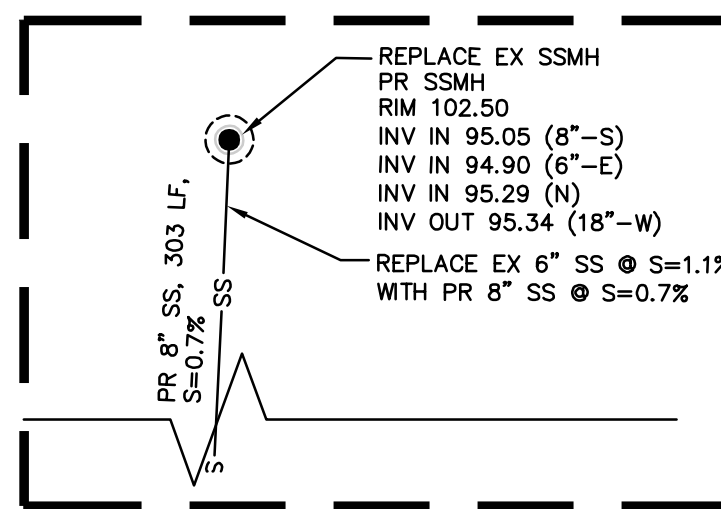


LEGEND

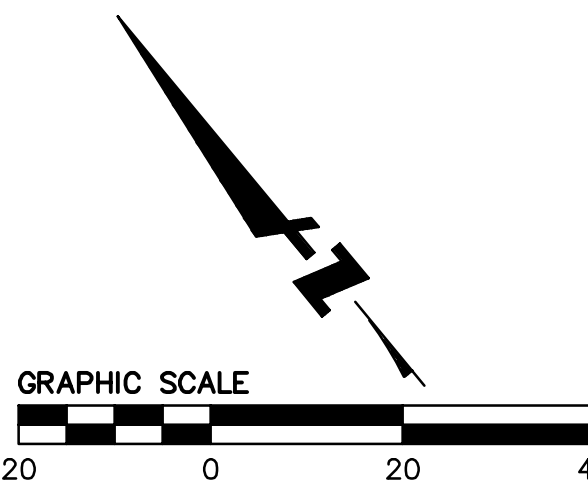
|                                         |           |
|-----------------------------------------|-----------|
| PROPERTY LINE                           | ---       |
| ADJACENT PROPERTY LINE                  | ---       |
| SILVA CELL                              |           |
| FLOW-THROUGH PLANTER                    |           |
| PROPOSED STORM DRAIN (UNTREATED)        | SD        |
| PROPOSED STORM DRAIN (TREATED)          | SS        |
| PROPOSED SANITARY SEWER                 | SS        |
| PROPOSED DOMESTIC WATER                 | W         |
| PROPOSED IRRIGATION                     | I         |
| PROPOSED FIRE WATER                     | FW        |
| EXISTING OVER HEAD LINE                 | OH        |
| PROPOSED JOINT TRENCH                   | JT        |
| STORM DRAIN MEDIA FILTER                | SDMF      |
| OVERFLOW DRAIN/DROP INLET               | OFD       |
| STORM DRAIN/SANITARY SEWER CLEANOUT     | SDCO/SSCO |
| INVERT ELEVATION                        | INV 36.05 |
| RIM ELEVATION                           | RIM 36.05 |
| WATER METER                             | WM        |
| FIRE HYDRANT/FIRE DEPARTMENT CONNECTION | FH/FD     |
| BACKFLOW PREVENTION                     | BFP       |
| WATER VALVE                             | WV        |
| SANITARY SEWER MANHOLE                  | SSMH      |
| STORM DRAIN MANHOLE                     | SDMH      |

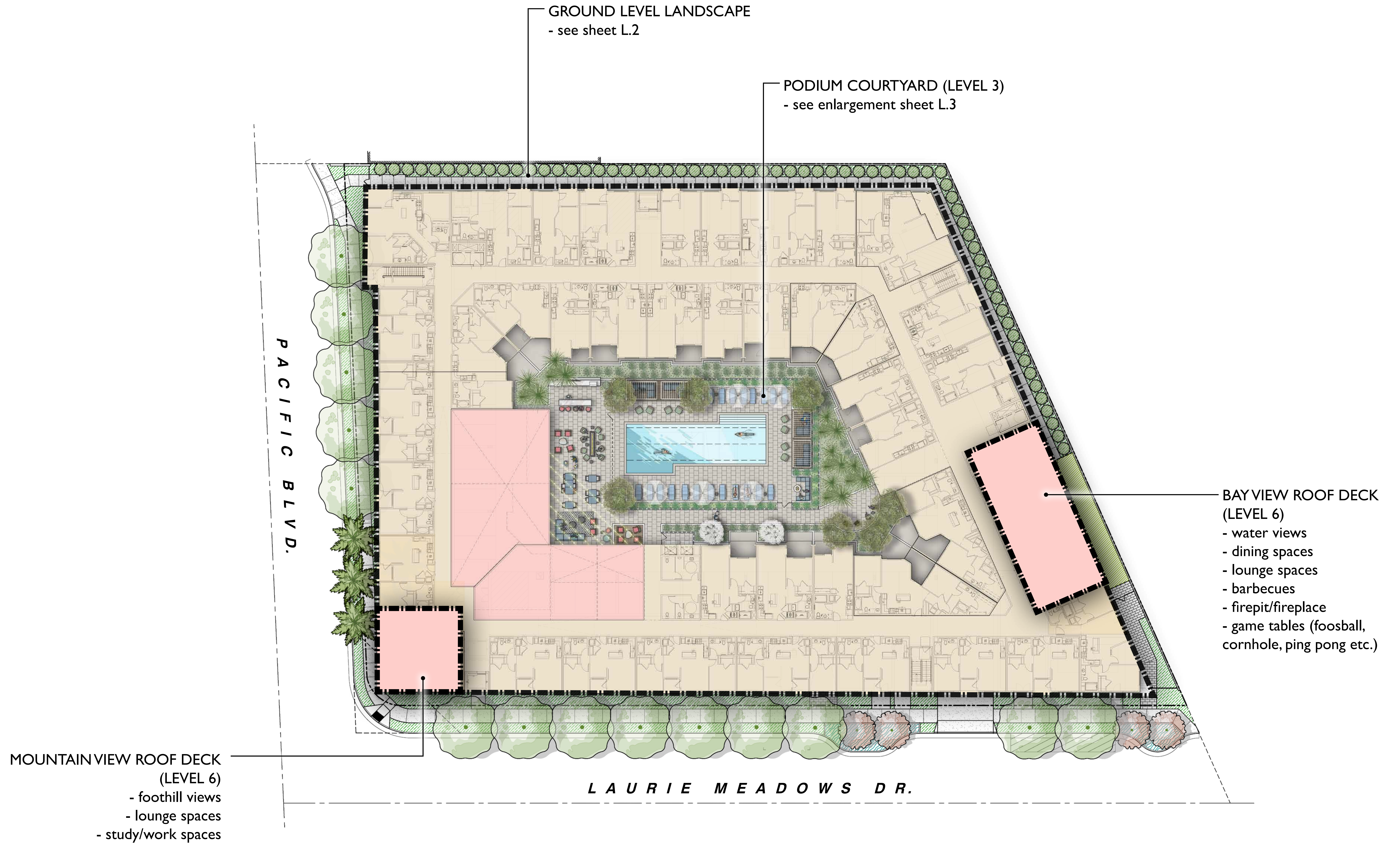
NOTES

- ① CURB, GUTTER, AND SIDEWALK TO BE POURED MONOLITHICALLY (WITH NO JOINT AT THE BACK OF CURB) PER CITY OF SAN MATEO STANDARD DETAIL SET 141A TYPE "A". PROVIDE 36" CLEAR WIDTH BETWEEN THE EDGE OF THE JOINT POLE AND THE NEW FACE OF THE CURB, COMPLYING WITH CALTRANS ADA COMPLIANCE HANDBOOK THAT ALLOWS FOR 32" MINIMUM CLEARANCE WHERE THERE IS NO JOINT AT THE BACK OF CURB.



INSET A  
DOWNSTREAM SSMH AT INTERSECTION OF  
GEORGE AVENUE AND LAURIE MEADOWS DRIVE







#### GENERAL PLANTING NOTES

WATER CONSERVING LANDSCAPE WILL BE UTILIZED AS REQUIRED BY MUNICIPAL CODE AND STATE MANDATE SB1881 AND COMPLY WITH THE FOLLOWING CRITERIA:

1. MAINTAIN SHRUBS AT 24" HIGH INSIDE VEHICULAR LINE-OF-SIGHT.
2. ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' OF HARDSCAPE.
3. ALL PLANTING LOCATED ADJACENT A PARKING STALL WHERE THERE IS A BUMPER OVERHANG SHALL UTILIZE LOW-GROWING PLANT MATERIAL AS TO NOT IMPEDE PARKING FUNCTIONALITY.
4. EVERGREEN SCREEN PLANTING OR SCREEN FENCE SHALL BE UTILIZED ADJACENT TRANSFORMERS AND UTILITIES VISIBLE FROM PUBLIC AND COMMON SPACES.
5. ALL SHRUB PLANTER AREAS TO RECEIVE 3" BARK MULCH.

#### IRRIGATION SYSTEM NOTES

THE IRRIGATION SYSTEM WILL BE DESIGNED FOR WATER CONSERVATION AND IN COMPLIANCE WITH APPLICABLE MUNICIPAL CODES AND STATE MANDATE 1881 AND COMPLY WITH THE FOLLOWING CRITERIA:

1. THE SYSTEM SHALL BE FULLY AUTOMATIC AND CONTROLLED BY A EVAPOTRANSPIRATION (ET) BASED CONTROLLER WITH RAIN SENSING OVERRIDE DEVICE.
2. ALL SHRUBS SHALL BE IRRIGATED WITH WATER EFFICIENT DRIP SYSTEM.
3. ALL CONSTANT PRESSURE WATER MAINLINE PIPING TO BE INSTALLED AS REQUIRED BY MUNICIPAL REGULATIONS.
4. VANDAL PREVENTION MEASURES SHALL BE INSTALLED TO MINIMIZE LIKELIHOOD OF TAMPERING.
5. THE ESTIMATED TOTAL WATER USE (ETWU) ALLOWED FOR THE LANDSCAPE SHALL NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA).
6. IRRIGATION WILL BE SEPARATED INTO ZONES BASED ON THE WATER NEEDS AND LOCATION OF PLANT MATERIAL WITHIN EACH ZONE.
7. ABOVE-GROUND IRRIGATION EQUIPMENT WILL BE ADEQUATELY SCREENED WHEN VISIBLE FROM THE PUBLIC AND COMMON OPEN SPACES.

#### CONCEPTUAL STREET TREE SCHEDULE

| SYMBOL       | BOTANICAL NAME                                          | COMMON NAME                 | SIZE    | WUCOLS   | SPACING  | QTY |
|--------------|---------------------------------------------------------|-----------------------------|---------|----------|----------|-----|
| STREET TREES |                                                         |                             |         |          |          |     |
|              | Phoenix dactylifera 'Medjool' (Pacific Boulevard)       | Medjool Date Palm           | 14' bth | Low      | 18' O.C. | 3   |
|              | Cercis canadensis 'Forest Pansy' (Laurie Meadows)       | Forest Pansy Eastern Redbud | 24" box | Low      | 15' O.C. | 4   |
|              | Tristania conferta (Laurie Meadows & Pacific Boulevard) | Brisbane Box                | 24" box | Moderate | 25' O.C. | 14  |

#### PRELIMINARY SITE-WIDE PLANT PALETTE

| SYMBOL                        | BOTANICAL NAME                             | COMMON NAME                | SIZE    | WUCOLS   |
|-------------------------------|--------------------------------------------|----------------------------|---------|----------|
| TREES                         |                                            |                            |         |          |
|                               | Arbutus x Marina                           | Strawberry Tree            | 36" box | Low      |
|                               | Magnolia 'Little Gem'                      | Little Gem Magnolia        | 24" box | Moderate |
|                               | Olea 'Swan Hill'                           | Swan Hill Olive            | 36" box | Low      |
|                               | Parkinsonia 'Desert Museum'                | Palo Verde                 | 24" box | Low      |
| SHRUBS, VINES & GROUNDCOVER   |                                            |                            |         |          |
| LARGE SHRUBS                  |                                            |                            |         |          |
|                               | Bambusa oldhamii                           | Giant Timber Bamboo        | 5 gal.  | Low      |
|                               | Dodonaea viscosa 'Purpurea'                | Hopseed bush               | 5 gal.  | Low      |
|                               | Pittosporum tobira                         | Mock Orange                | 5 gal.  | Low      |
|                               | Prunus laurocerasus 'Otto Luyken'          | Cherry Laurel              | 5 gal.  | Moderate |
| MEDIUM SHRUBS                 |                                            |                            |         |          |
|                               | Arbutus unedo 'Compacta'                   | Compact Strawberry Bush    | 5 gal.  | Low      |
|                               | Callistemon 'Little John'                  | Little John Bottlebrush    | 5 gal.  | Low      |
|                               | Cistus x purpureus                         | Orchid Rockrose            | 1 gal.  | Low      |
|                               | Dietes vegeta                              | African Iris               | 1 gal.  | Low      |
|                               | Ilex cornuta 'Carissa'                     | Carissa Holly              | 5 gal.  | Low      |
|                               | Nandina domestica                          | Heavenly Bamboo            | 1 gal.  | Low      |
|                               | Rhampholepis sp.                           | Indian Hawthorne           | 5 gal.  | Low      |
|                               | Rosa sp. (groundcover carpet var.)         | Flowering Carpet Rose      | 1 gal.  | Moderate |
| SMALL SHRUBS & GROUNDCOVERS   |                                            |                            |         |          |
|                               | Arctostaphylos 'Woods Compact'             | Groundcover Manzanita      | 1 gal.  | Very Low |
|                               | Myoporum parvifolium                       | Myoporum                   | 1 gal.  | Low      |
|                               | Rosmarinus officinalis 'Huntington Carpet' | Huntington Carpet Rosemary | 1 gal.  | Low      |
|                               | Trachelospermum jasminoides                | Star Jasmine               | 1 gal.  | Moderate |
| VINES                         |                                            |                            |         |          |
|                               | Ficus pumila                               | Creeping Fig               | 5 gal.  | Moderate |
|                               | Tecomaria capensis                         | Cape Honeysuckle           | 5 gal.  | Moderate |
| GRASSES                       |                                            |                            |         |          |
|                               | Calamagrostis x acutiflora 'Karl Foerster' | Feather Reed Grass         | 5 gal.  | Moderate |
|                               | Carex divulsa                              | Berkeley Sedge             | 1 gal.  | Low      |
|                               | Festuca glauca 'Elijah Blue'               | Blue Fescue                | 1 gal.  | Low      |
|                               | Muhlenbergia capillaris                    | Pink Muhly                 | 5 gal.  | Low      |
|                               | Muhlenbergia rigens                        | Deer Grass                 | 5 gal.  | Low      |
| WATER QUALITY TREATMENT AREAS |                                            |                            |         |          |
|                               | Carex pansa                                | Dune Sedge                 | 6" pot  | Moderate |
|                               | Chondropetalum tectorum                    | Cape Reed                  | 1 gal.  | Low      |
|                               | Deschampsia cespitosa                      | Tufted Hairgrass           | 6" pot  | Low      |
|                               | Mahonia repens                             | Creeping Mahonia           | 1 gal.  | Low      |
| TURF                          |                                            |                            |         |          |
|                               | Synthetic Turf at Amenity Areas (Dog Run)  |                            |         |          |

