

GATEWAY

668 E 3RD AVE
SAN MATEO, CA

FORMAL PLANNING APPLICATION

MARCH 25, 2025

JONES

JONES ARCHITECTURE

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LICENSED ARCHITECT
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C-39190
01-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

PRELIMINARY, NOT FOR CONSTRUCTION

GATEWAY

24-009

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REVISIONS:

1	7/2/25	Revision 01
2	9/23/25	Revision 02
3	12/18/25	Revision 03

COVER

G000

ABBREVIATIONS

AFF	Above Finish Floor	CNTR	Counter	FS	Full Size, Scale	MECH	Mechanical	RM	Room
ACOUST	Acoustical	CTSK	Countersink	FOIC	Furnished by Owner, Installed by Contractor	MDO	Medium Density Overlay	RO	Rough Opening
ACP	Acoustical Ceiling Panel	DET	Detail	FURR	Furring	MEMB	Membrane	SECT	Section
ACT	Acoustical Ceiling Tile	DIA	Diameter	FUT	Future	MTL	Metal	SHG	Sheathing
ADJ	Adjust, Adjustable	DIM	Dimension	GA	Gauge	MIN	Minimum	SHT	Sheet
AL	Aluminum	DR	Door	GALV	Galvanized	MISC	Miscellaneous	SH	Shelf
AB	Anchor Bolt	DBL	Double	GI	Galvanized Iron	MTD	Mounted	SHWR	Shower
APPROX	Approximately	DN	Down	GA	Gauge	MUL	Mullion	SIM	Similar
ARCH	Architectural	DS	Downspout	GLULAM	Glu-Laminated	NOM	Nominal	SOG	Slab on Grade
ASPH	Asphalt	DWR	Drawer	GLB	Glu-Laminated Beam	NIC	Not in Contract	SC	Solid Core
B	Base	DWG	Drawing	GL	Glass	NTS	Not to Scale	SQ	Square
BM	Beam	DF	Drinking Fountain	GB	Grab Bar	NO	Number	SF	Square Feet
BITUM	Bituminous	EA	Each	GR	Grade	OC	On Center	SS	Stainless Steel
BLK	Block	ELEC	Electrical	GND	Ground	OPNG	Opening	STD	Standard
BLKG	Blocking	EL	Elevation	GWB	Gypsum Wallboard	OPP	Opposite	STL	Steel
BD	Board	ELEV	Elevator	GWBR	Gypsum Wallboard	OH	Opposite Hand	STOR	Storage
BTM	Bottom	EMER	Emergency	GWBWR	Water Resistant	OD	Outside Diameter (Dim.)	STRUC	Structural
BC	Bottom of Curb	ENCL	Enclosure	GYP	Gypsum	P	Paint	SV	Sheet Vinyl
BW	Bottom of Wall	EQ	Equal	HDWE	Hardware	PTD	Paper Towel Dispenser	SYM	Symmetrical
BLDG	Building	EQPT	Equipment	HT	Height	PART BD	Particle Board	SYS	System
CPT	Carpet	EXIST	Existing	HC	Hollow Core	PERF	Perforated	T	Tile
CAB	Cabinet	EXP	Expansion	HM	Hollow Metal	PLAS	Plaster	THK	Thick
CI	Cast Iron	EJ	Expansion Joint	HORIZ	Horizontal	PL	Plate	T&G	Tongue and Groove
CIP	Cast In Place	EXPO	Exposed	HB	Hose Bib	PLAM	Plastic Laminate	T.O.	Top of
CLG	Ceiling	EXT	Exterior	HR	Hour	PLWD, PLY	Plywood	TYP	Typical
CEM	Cement	F	Fabric	IN	Inch(es)	PT	Point	UNF	Unfinished
CTR	Center	FOC	Face of Concrete	ID	Inside Diameter (Dim.)	PP	Power Pole	UNO	Unless Noted Otherwise
CT	Ceramic Tile	FOF	Face of Finish	INSUL	Insulation	PRCST	Precast Concrete	VG	Vertical Grain
CLR	Clear	FOM	Face of Masonry	INT	Interior	PREFIN	Prefinished	VCT	Vinyl Composition Tile
CLO	Closet	FOS	Face of Sheathing	IRG	Impact Resistant GWB	PT	Pressure Treated	WC	Water Closet
COL	Column	F.FIN	Factory Finish	JAN	Janitor	P/L	Property Line	WP	Waterproof
CONC	Concrete	FIN	Finish	JT	Joint	R or RAD	Radius	WT	Weight
CMU	Conc. Masonry Units	FF	Finish Floor	KD	Knock Down	REFR	Refrigerator	W	West
COND	Condition	FFE	Finish Floor Elevation	LAV	Lavatory	REF	Reference	WDW	Window
CONSTR	Construction	FL	Floor	LT	Light	REINF	Reinforced	WI	With
CONT	Continuous	FD	Floor Drain	M	Mortar	REQ	Requirements	W/O	Without
CONTR	Contractor	FT	Foot or Feet	MFR	Manufacturer	RES	Resilient	WD	Wood
CJ	Control Joint	FTG	Footing	MO	Masonry Opening	R	Riser(s)	WWF	Woven Wire Fabric
CORR	Corridor	FDN	Foundation	MAX	Maximum	RD	Roof Drain	WR	Water Resistant

GENERAL NOTES

1. THESE CONSTRUCTION DOCUMENTS SET MINIMUM STANDARDS. THE DRAWINGS SHALL GOVERN OVER GENERAL NOTES TO THE EXTENT SHOWN. DO NOT SCALE THE DRAWINGS, NOTED DIMENSIONS GOVERN. ALL DIMENSIONS ARE TO FACE OF SHEATHING OR ROUGH OPENING UNLESS OTHERWISE NOTED.

2. ALL WORK PERFORMED, INCLUDING MATERIALS FURNISHED, WORKMANSHIP, MEANS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE AND LATEST REQUIREMENTS OF THE NATIONAL, STATE AND LOCAL BUILDING CODES, ALL LOCAL AND STATE HANDICAP ACCESS AND USE REGULATIONS, ANY FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS AND LANDLORD'S RULES AND REGULATIONS, AND GENERAL CONDITIONS OF APPLICABLE OWNER/CONTRACTOR AGREEMENT.

3. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE OWNER, LANDLORD AND THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY THE GOVERNING AGENCIES. NAME JONES ARCHITECTURE AND THEIR AGENTS AS ADDITIONAL INSURED.

4. DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE, AND TYPICAL DETAIL FOR CONSTRUCTION. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS. FOR CONDITIONS NOT ILLUSTRATED, NOTIFY ARCHITECT FOR CLARIFICATION AND/OR SIMILAR DETAIL.

5. CONTRACTOR SHALL EMPLOY ADEQUATE NUMBER OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK. ALL WORK SHALL BE PERFORMED BY DULY LICENSED TRADESMEN AND AS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR EACH APPLICABLE TRADE, (PLUMBING, ELECTRICAL, ETC), WHO SHALL ARRANGE FOR AND OBTAIN REQUIRED INSPECTIONS AND SIGN OFFS.

6. THESE DRAWINGS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTOR, SUBCONTRACTORS, VENDORS AND MATERIAL SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN BIDDING AND PERFORMING THEIR WORK AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THEIR WORK REGARDLESS OF WHERE THE INFORMATION OCCURS ON THE DRAWINGS.

7. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WORK OF ALL TRADES AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH THE WORK OF OTHERS, AND SHALL VERIFY THAT ANY WORK RELATING TO THEM WHICH MUST BE PROVIDED BY OTHERS, HAS BEEN COMPLETED AND IS ADEQUATE PRIOR TO COMMENCING THEIR WORK.

8. CONTRACTOR SHALL PROVIDE STRUCTURAL BACKING/BLOCKING FOR ALL WALL MOUNTED FIXTURES, FINISHES AND EQUIPMENT, AND FOR ALL HANGING FIXTURES, BLINDS, ETC.

9. CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND/OR RECOMMENDATIONS.

10. CONTRACTOR SHALL AT ALL TIMES DURING THE COURSE OF THE CONTRACT KEEP THE ADJOINING PREMISES, INCLUDING STREETS AND OTHER AREAS ASSIGNED TO, OR USED BY THE CONTRACTOR, FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY CONTRACTORS EMPLOYEES, SUBCONTRACTORS OR THEIR WORK.

11. CONTRACTOR SHALL ASSIST WITH DELIVERY AND STORAGE OF OWNER SUPPLIED ITEMS, AND DISPOSE OF ANY RESULTING TRASH.

12. CONTRACTOR SHALL VERIFY WITH OWNER AND IMPLEMENT ALL LANDLORD CONSTRUCTION AND DESIGN CRITERIA, SHOWN ON THIS SET OF DRAWINGS OR NOT SHOWN.

13. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF TEMPORARY SHORING, BRACING, OR OTHERWISE PROTECTING ANY PORTION OF THE EXISTING STRUCTURE AND UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE ENGINEER IS SPECIFYING THE FINISHED CONDITION ONLY. WITHOUT ASSUMING KNOWLEDGE NOR RESPONSIBILITY FOR HOW THE CONTRACTOR WILL ACHIEVE THIS RESULT.

SYMBOL LEGEND

LINE TYPES



STRUCTURAL GRID



ROOM NAME & NO. TARGET



VERTICAL ELEVATION



DOOR TAG



EXTERIOR ELEVATION TAG



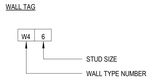
WINDOW TAG



INTERIOR ELEVATION TAG



WALL TAG



BUILDING SECTION TAG



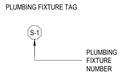
CEILING HEIGHT TAG



WALL SECTION TAG



PLUMBING FIXTURE TAG



DETAIL TAG



ZONING SUMMARY

LAND USE (2040 GENERAL PLAN) DESIGNATION :

MIXED USE MEDIUM II

SPECIFIC PLAN AREA OVERLAYS (OBJECTIVE DESIGN STANDARDS) :

DOWNTOWN SPECIFIC PLAN & VISION OF GATEWAY SPECIFIC PLAN

DENSITY

BASE ZONE : 51-DU/AC (2040 GENERAL PLAN)
MAXIMUM PARCEL COVERAGE = 100%
SITE AREA = 0.65 ACRES
950/UAC x 0.65AC = 64 UNITS
DENSITY BONUS : 100% BONUS
15% VERY LOW INCOME UNITS = 50% BONUS
15% MODERATE INCOME UNITS = ADDITIONAL 50% BONUS
950/UAC x 100% BONUS = 197 DU/AC
197DU/AC x .65AC = 128 UNITS
PROVIDED DENSITY : 128 UNITS
(128 UNITS / .065 ACRES = 197 DU/AC)

BUILDING HEIGHT:

MAX : 4-6 STORIES (2040 GENERAL PLAN)
PROVIDED : 8 STORIES, 85'-0"

RESIDENTIAL UNITS:

128 UNITS

PARKING:

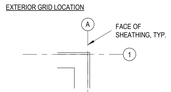
73 COVERED PARKING STALLS
0 UNCOVERED PARKING STALLS

BICYCLE PARKING:

SHORT TERM BIKE PARKING:	REQUIRED: 8	PROVIDED: 8
LONG TERM BIKE PARKING:	REQUIRED: 140	PROVIDED: 140

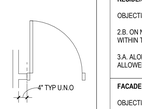
DIMENSIONING LEGEND

EXTERIOR GRID LOCATION

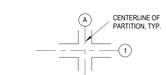


TYP DOOR DIMENSIONS

DOORS IN FRAMED PARTITION WALLS TO BE 4" FROM DOOR OPENING TO FINISH FACE OF PERPENDICULAR WALL, U.N.O.



INTERIOR GRID LOCATION



INTERIOR DIMENSIONS

INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE

PARKING SUMMARY

PARKING STALLS:		
STANDARD:	REQUIRED: 0	PROVIDED: 73
COMPACT:	REQUIRED: 0	PROVIDED: 0
VISITOR:	REQUIRED: 0	PROVIDED: 0
ASSIGNED:	REQUIRED: 0	PROVIDED: 73
UNASSIGNED:	REQUIRED: 0	PROVIDED: 0
LVL 2 EVCS, 40 AMP (15% STALLS)		
LVL 2 EVCS STANDARD (NON-ADA)	REQUIRED: 9	PROVIDED: 9
LVL 2 EVCS ADA VAN:	REQUIRED: 1	PROVIDED: 1
LVL 2 EVCS ACCESSIBLE AISLE (1:25 STALLS)	REQUIRED: 1	PROVIDED: 1
LVL 2 EVCS TOTAL STALLS:	REQUIRED: 11	PROVIDED: 11
LVL 2 EV-READY W/ RECEPTACLE, 20 AMP (85% STALLS)		
LVL 2 RECEPTACLE STANDARD (NON-ADA)	REQUIRED: 56	PROVIDED: 56 [EXCLUDES 4 TANDEM STALLS]
LVL 2 RECEPTACLE ADA STANDARD	REQUIRED: 1	PROVIDED: 1
LVL 2 RECEPTACLE ADA VAN	REQUIRED: 1	PROVIDED: 1
LVL 2 RECEPTACLE TOTAL STALLS:	REQUIRED: 58	PROVIDED: 58
TOTAL STALLS:	**REQUIRED: 0**	**PROVIDED: 73**

WAIVER SUMMARY

BUILDING HEIGHT

2040 GENERAL PLAN, CHAPTER 2

4-6 STORIES (DESIGNATION: MIXED-USE MEDIUM II)

BLANK WALLS

OBJECTIVE DESIGN STANDARDS, SEC 4.1.1

BLANK WALLS SHALL BE LIMITED TO A MAXIMUM OF TWENTY (20) FEET IN LENGTH ON ALL STORIES.

GROUND FLOOR REQUIREMENTS : RESIDENTIAL

OBJECTIVE DESIGN STANDARDS, SEC 4.2.1

ENTRIES TO GROUND-FLOOR RESIDENTIAL UNITS SHALL BE LOCATED EIGHTEEN (18) TO FORTY-TWO (42) INCHES ABOVE OR BELOW THE GRADE OF THE ADJACENT PUBLIC SIDEWALK.

SETBACKS

OBJECTIVE DESIGN STANDARDS, SEC 7.7.1.A.2 & 7.7.1.A.3

SETBACKS. THE FOLLOWING SETBACKS SHALL SUPERSEDE THOSE REQUIRED FOR THE ZONING DISTRICT IN WHICH THE PROJECT IS LOCATED.

A.2. ALONG THE SOUTH SIDE OF THIRD AVENUE AND ALL OF FOURTH AVENUE: FIFTEEN (15) TO TWENTY (20) FEET FROM THE PROPERTY LINE

A.3. ALONG NEIGHBORHOOD STREETS: FIFTEEN (15) TO TWENTY (20) FEET FROM THE PROPERTY LINE

STEPBACKS

OBJECTIVE DESIGN STANDARDS, SEC 7.7.1.B.1 & 7.7.1.B.2

B.1. ALONG THE SOUTH SIDE OF THIRD AVENUE AND ALL OF FOURTH AVENUE: ABOVE THIRTY (30) FEET OF BUILDING HEIGHT, AN ADDITIONAL EIGHT (8)-FOOT MINIMUM STEPBACK SHALL BE PROVIDED ALONG THE RIGHT-OF-WAY FACADE

B.2. ALONG NEIGHBORHOOD STREETS: ABOVE TWENTY-FIVE (25) FEET BUILDING HEIGHT, AN ADDITIONAL EIGHT (8)-FOOT MINIMUM STEPBACK SHALL BE PROVIDED ALONG THE RIGHT-OF-WAY FACADE

RESIDENTIAL ENTRIES

OBJECTIVE DESIGN STANDARDS, SEC 7.7.3.2.B & 7.7.3.3A

2.B. ON NEIGHBORHOOD STREETS OPEN PORCHES MAY EXTEND INTO THE FRONT SETBACK AREA UP TO WITHIN TEN (10) FEET OF THE PROPERTY LINE.

3.A. ALONG THE SOUTH SIDE OF THIRD AVENUE AND ALL OF FOURTH AVENUE PORCHES SHALL BE ALLOWED WITHIN THE FRONT SETBACK AREA UP TO WITHIN TEN (10) FEET OF THE PROPERTY LINE.

FACADE DESIGN

OBJECTIVE DESIGN STANDARDS, SEC 7.7.1.B

BUILDING FACADE DESIGN SHALL INCLUDE A CHANGE IN THE STREET-FRONTING FAÇADE THROUGH THE USE OF VERTICAL RECESSES OR PROJECTIONS, BUILDING HEIGHT, AND/OR COLORS AND MATERIALS AT INTERVALS OF TWENTY-FIVE (25) TO FIFTY (50)-FEET.

MASSING BREAKS

OBJECTIVE DESIGN STANDARDS, SEC 4.1.7.A.3.B

B. THE TOP SHALL BE DIFFERENTIATED FROM THE BASE AND BODY BY AT LEAST TWO (2) OF THE FOLLOWING:
I. BUILDING MATERIAL
II. WALL PLANE BREAK (MINIMUM OF TWO [2] FEET IN DEPTH AND FIVE [5] FEET IN LENGTH)
III. STEPBACK (MINIMUM TEN [10] FEET ALONG ALL BUILDING FACADES)
IV. COLOR
V. EAVES
VI. PROJECTED ROOF OVERHANG (MINIMUM EIGHTEEN [18] INCHES)
VII. STEPPED PARAPETS
VIII. ROOF CORNICE OR DISTINGUISHING ARCHITECTURAL ELEMENT(S) SUCH AS OVERHANGS, PERGOLAS, ETC. ON THE UPPERMOST FLOOR

MASSING BREAKS

OBJECTIVE DESIGN STANDARDS, SEC 4.1.7.B.2

2. VERTICAL WALL PLANE BREAKS. ARTICULATION SHALL BE PROVIDED ON ALL BUILDING FACADES. THIS SHALL BE
ACCOMPLISHED BY INCORPORATING AT LEAST THREE (3) OF THE FOLLOWING:
A. ROOF CORNICE ON THE TOP FLOOR
B. A STEPBACK OR PROJECTION OF A MINIMUM OF FIVE (5) FEET IN DEPTH BETWEEN THE BASE AND THE BODY OF THE BUILDING, MEANING THE BODY CAN BE RECESSED OR PROJECTED RELATIVE TO THE BASE. ALONG THE PRIMARY AND SECONDARY FRONTAGES, PROJECTIONS FROM THE BASE SHALL ONLY OCCUR ON THE
BODY OF THE BUILDING. NO WALL PLANE SHALL EXTEND INTO THE REQUIRED SETBACK OR PUBLIC RIGHT-OF-WAY.
C. CHANGE IN BUILDING MATERIAL OR COLOR BETWEEN THE BASE AND BODY CHARACTERIZED BY A MINIMUM
TWELVE (12)-INCH OFFSET FROM THE SURROUNDING BUILDING WALL
D. A STEPBACK OF A MINIMUM TEN (10)-FEET IMMEDIATELY ABOVE THE BUILDING BASE OR FOR THE TOP FLOOR

MASSING AND ARTICULATION

OBJECTIVE DESIGN STANDARDS, SEC 7.7.1.D

ARCHITECTURAL STYLES AND MATERIALS. BUILDINGS SHALL INCORPORATE AT LEAST ONE (1) OF THE FOLLOWING PER UNIT ON ALL STREET-FACING FACADES:
1. PORCH(ES)
2. BAY WINDOW(S)
3. DECORATIVE WALL(S) UP TO A MAXIMUM HEIGHT OF THREE (3) FEET
4. WINDOW BOX(ES)

LOADING BERTH REQUIREMENTS

SAN MATEO MUNICIPAL CODE, SEC. 27.64.390A

SCHEDULE OF LOADING REQUIREMENTS

REQUIRED: THE REQUIREMENTS FOR OFF-STREET LOADING BERTHS MAY BE MODIFIED BY ONE OF THE FOLLOWING MEANS:
(A) APPROVAL OF A SITE PLAN AND ARCHITECTURAL REVIEW (SPAR) BY THE ZONING ADMINISTRATOR, BASED ON THE FOLLOWING FINDINGS:
(1) ADEQUATE ON-STREET PARKING IS AVAILABLE ALONG A PARCEL FRONTAGE TO ACCOMMODATE A LOADING BERTH;
(2) THE ON-STREET PARKING INTENDED FOR TEMPORARY LOADING PURPOSES IS LOCATED AT LEAST 50 FEET FROM ANY INTERSECTIONS, AND PROVIDES CONVENIENT ACCESS TO BUILDING ENTRANCES; AND
(3) THE STREET WIDTH IS ADEQUATE TO ACCOMMODATE LOADING VEHICLES WITHOUT IMPEDING USE OF THE SIDEWALK OR LOCAL TRAFFIC CIRCULATION OR OTHERWISE BE DETRIMENTAL TO PUBLIC SAFETY; OR
(B) APPROVAL OF A VARIANCE APPLICATION IN ACCORDANCE WITH CHAPTER 27.78.

TURNING RADII

SAN MATEO MUNICIPAL CODE, SEC. 27.64.130

27.64.130 TURNING RADII AND TURNAROUND REQUIREMENTS.

REQUIRED: (E) TURNING AISLES OR RAMPS WITH TWO-WAY TRAFFIC SHALL HAVE RADII AND AISLE WIDTHS SUFFICIENT FOR TWO (2) AUTOMOBILES TO PASS ON THE TURN. RAMP WIDTHS ON TURNS SHALL BE AS FOLLOWS:

MINIMUM TWO-WAY RAMP WIDTH	CURB TO CURB: 24'	WALL TO WALL: 28'	
MINIMUM TWO-WAY RADIUS	TO INSIDE WALL: 16'	TO INSIDE CURB: 18'	

PROPOSED: THE DIMENSIONS OF THE PROPOSED TWO-WAY TRAFFIC RAMP ARE FEASIBLE BASED ON VEHICLE TURN STUDIES SHOWING THAT PASSENGER VEHICLES AT SLOW SPEEDS COMMON INSIDE A GARAGE CAN SAFELY MANEUVER. INCREASING THE SIZE OF THE PROPOSED RAMP WOULD REQUIRE A LARGER GARAGE AND WOULD RESULT IN THE LOSS OF ALL OF THE GROUND STORY TOWNHOME UNITS.

DEVELOPMENT PROJECT DATA INFORMATION

SITE ADDRESS:	668 E 3RD STREET, SAN MATEO, CA	
APN:	034-188-140	
ZONING CLASSIFICATION:	MIXED USE MEDIUM II	
OCCUPANCY GROUP(S):	R-2, S-2	
TYPE OF CONSTRUCTION:	R-2: TYPE IIIA, FULLY SPRINKLERED S-2: TYPE IA, FULLY SPRINKLERED R-2: TYPE IA, FULLY SPRINKLERED	
LOT SIZE (SF):	28,387 SF	
PERMITTED FLOOR AREA RATIO:	N/A	
MAXIMUM PERMITTED FLOOR AREA (SF):	N/A	
	EXISTING:	**PROPOSED:**
FLOOR AREA (SF):		
MAIN STRUCTURE(S):		195,950 SF
P1:		26,186 SF
GROUND STORY:		21,190 SF
2ND STORY:		23,009 SF
3RD STORY:		20,035 SF
4TH STORY:		21,120 SF
5TH STORY:		21,120 SF
6TH STORY:		21,120 SF
7TH STORY:		21,120 SF
8TH STORY:		21,050 SF
TOTAL FLOOR AREA:		195,950 SF
PROPOSED BUILDING HEIGHT: (TABLE 504.3)	85'-0"	
NUMBER OF STORIES: (TABLE 504.4)	8 STORIES	
NUMBER OF PROPOSED VS EXISTING RESIDENTIAL UNITS:	**EXISTING:** N/A, NO EXISTING RESIDENTIAL UNITS	**PROPOSED:** 128
PROPOSED NUMBER OF RESIDENTIAL UNITS (BY BEDROOM COUNT):	171	
EXISTING INTERIOR FLOOR AREA TO BE REMODELED:	N/A	
TOTAL COVERED PARKING STALLS:	73	
TOTAL UNCOVERED PARKING STALLS:	N/A	

PROJECT TEAM

OWNER / DEVELOPER

PROMETHEUS REAL ESTATE GROUP
1 NORTH B STREET, SUITE 4000
SAN MATEO, CA 94401
TEL: 650.931.3569
CONTACT: JONATHAN STONE

ARCHITECT

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LANDSCAPE ARCHITECT

PLACE
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SEATTLE, WA. 98105
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CONTACT: PHOEBE BOGERT
EMAIL: phoebe.bogert@place.la

CIVIL ENGINEER

BFK ENGINEERS
1730 N FIRST ST, SUITE #600
SAN JOSE, CA 95112
TEL: 408.467.9126
CONTACT: KYLE CHRISTY
EMAIL: kchristy@bkf.com

CODE SUMMARY

MAXIMUM BUILDING HEIGHT

85'-0" TO AVG ROOF HEIGHT MEASURED FROM GRADE PLANE

OCCUPANCY GROUPS

RESIDENTIAL : R-2
STORAGE (GARAGE) : S-2

CONSTRUCTION TYPE

R-2 : TYPE IIIA, FULLY SPRINKLERED
S-2 : TYPE IA, FULLY SPRINKLERED
R-2 : TYPE IA, FULLY SPRINKLERED

THE BUILDING SHALL COMPLY WITH THE 2022 CFC SECTION 510 FOR ERCCS COVERAGE

BASE ALLOWABLE GROSS FLOOR AREA / HEIGHTS / CONSTRUCTION TYPES

BASE ALLOWABLE AREA PER FLOOR PER TABLE 506.2 FOR TYPE I-A:
S-2 UNLIMITED SF
R-2 UNLIMITED SF

BASE ALLOWABLE HEIGHT & STORIES PER TABLE 504.3 & 504 FOR TYPE I-A:
S-2 UNLIMITED SF
R-2 UNLIMITED SF

BASE ALLOWABLE HEIGHT & STORIES W/OUT AREA INCREASE W/ AUTOMATIC SPRINKLER SYSTEM
R-2 65 FEET / 4 STORIES
R-2 85 FEET / 5 STORIES W/OUT AREA INCREASE W/ AUTOMATIC SPRINKLER SYSTEM

SEE G021 FOR AREA INCREASE CALCULATION PER CBC 506.2 FOR TYPE III-A CONSTRUCTION

FIRE-RESISTANCE RATING REQUIREMENTS :

3 HOUR HORIZONTAL SEPARATION BETWEEN TYPE I-A & TYPE III-A REQUIREMENTS PER STRUCTURAL 510.2 HORIZONTAL BUILDING SEPARATION ALLOWANCE

TYPE I-A CONSTRUCTION : FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER TABLE 601 :

STRUCTURAL FRAME	3 HR	REDUCE TO 2 HR FOR ROOF SUPPORT
EXTERIOR BEARING WALLS	3 HR	
INTERIOR BEARING WALLS	3 HR	REDUCED TO 2 HR FOR ROOF SUPPORT
INTERIOR NONBEARING WALLS	0 HR	
FLOOR CONSTRUCTION	2 HR	
ROOF CONSTRUCTION	1 1/2 HR	

TYPE III-A CONSTRUCTION : FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER TABLE 601 :

STRUCTURAL FRAME	1 HR
EXTERIOR BEARING WALLS	2 HR
INTERIOR BEARING WALLS	1 HR
EXTERIOR BEARING WALLS & PARTITIONS	SEE BELOW
INTERIOR NONBEARING WALLS & PARTITIONS	0 HR
FLOOR CONSTRUCTION (BEAMS & JOISTS)	1 HR
ROOF CONSTRUCTION (BEAMS & JOISTS)	2 HR
SHAFT / STAIRWAY ENCLOSURES	2 HR

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE FOR TYPE I-A & III-A CONSTRUCTION AND OCCUPANCY PER TABLE 602 :

FIRE SEP DIST.	OCCUPANCIES GROUP R-2 & S-2
X < 5	1 HR
5 <= X <10	1 HR
10 <= X <30	1 HR
X >= 30	0 HR

ACCESSIBILITY

100% OF UNITS SHALL BE ADAPTABLE, PER 2022 CBC CHAPTER 11A.
ALL COMMON USE AREAS SHALL BE ACCESSIBLE PER 2022 CBC CHAPTER 11A
ALL PUBLIC AREAS SHALL BE ACCESSIBLE PER 2022 CBC CHAPTER 11B

PROJECT DESCRIPTION

A NEW 8-STORY BUILDING WITH 5-STORIES OF MULTI-FAMILY RESIDENTIAL TYPE III-A STRUCTURE OVER A 3-STORIES TYPE I-A STRUCTURE WHICH INCLUDE PARKING, BUILDING AMENITIES, AND RESIDENTIAL UNITS. THE PROPOSED BUILDING IS APPROXIMATELY 165,634 SF AND WILL PROVIDE 128 RESIDENTIAL UNITS.

THE PROPOSED 8-STORY, 128-UNIT RESIDENTIAL BUILDING EMBODIES A REFINED BLEND OF SPANISH REVIVAL AND MEDITERRANEAN ARCHITECTURAL STYLES. THE PROPOSAL INCLUDES FOR-RENT UNITS AND ASSOCIATED AMENITIES; IT DOES NOT INCLUDE SUBDIVISIONS OF THE LOTS OR CONDOMINIUMS. THE BUILDING AND ITS SITE ARE DESIGNED IN ACCORDANCE WITH THE OBJECTIVE DESIGN STANDARDS AS WELL AS THE STANDARDS SET FORTH BY EACH OF THE SPECIFIC PLAN AREAS WHICH INCLUDE BUT ARE NOT LIMITED TO FAÇADE MODULATION, WINDOW/BALCONY ALIGNMENTS, LIGHT COLORED STUCCO FACADES, WEATHERED BRICK FACADES, VARIED ROOF LINES, AND SIMULATED RED TILE ROOFS AND PARAPETS. ADDITIONALLY, THE OBJECTIVE DESIGN STANDARDS FOR BOTH SPECIFIC PLAN AREAS PRESCRIBE 13 ARCHITECTURAL ELEMENTS, 7 OF WHICH ARE TO BE INCLUDED. THE PROPOSED PROJECT IMPLEMENTS MULTI-LEVEL ROOFS, ASYMMETRICAL MASSING, ARCHES, ORNAMENTAL DETAILS, MULTI-PANE WINDOWS, DECORATIVE TILES, ORNAMENTAL DETAILS, AND DEEP RECESSED OPENINGS AT THE GROUND STORY LOBBY. THE DETAILING AND MATERIALITY OUTLINED HERE OFFER A MODERN INTERPRETATION ON TRADITIONAL CRAFTSMANSHIP, ESTABLISHING A DIALOGUE WITH THE REGION'S ARCHITECTURAL HERITAGE AND CREATING A VIBRANT COMMUNITY HUB BY BLENDING CONTEMPORARY LIVING WITH CULTURAL RICHNESS TO FOSTER ENGAGEMENT AND ENRICH THE URBAN LANDSCAPE.

PROJECT INFORMATION

PROJECT APN:

034-188-140

LEGAL DESCRIPTION:

LEGAL DESCRIPTION PER THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE COMPANY, FILE NO. NCS-996396-CC, DATED JUNE 18, 2020.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN MATEO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL LETTERED "A", AS SHOWN ON THAT CERTAIN MAP ENTITLED, "PARCEL MAP NO. 176 OF A RESUBDIVISION OF PORTION OF BLOCK 26, "MAP OF THE TOWN OF SAN MATEO, SAN MATEO COUNTY, CAL", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON NOVEMBER 6, 1978 IN BOOK 44 OF MAPS AT PAGE(S) 20.

FOR CONVEYANCING PURPOSES ONLY:
APN 034-188-140
JPN: 034-018-189-02A, 034-018-188-03A,
034-018-188-013A

SITE INFORMATION

BASIS OF BEARINGS

THE MONUMENT LINE OF SOUTH DELAWARE STREET, TAKEN AS NORTH 41°28'00" WEST, AS SHOWN ON RECORD OF SURVEY NO. 3291 (46-LLS-70), SAN MATEO COUNTY RECORDS.

EAST 3rd AVENUE (70' WIDE PUBLIC STREET)

N48°30'43"E 297.86'

SOUTH DELAWARE STREET (70' WIDE PUBLIC STREET)

SOUTH EL DORADO STREET (70' WIDE PUBLIC STREET)

34.96'

20.02'

N48°32'00"E 35.00'

R=20.00' Delta=90°43'37" L=31.67' CD=N44°09'51"E 28.45'

<N48°32'E 208.00'> N48°30'43"E 207.86'

PARCEL 'A' – PARCEL MAP No. 176 (44–M–20)

13 spaces

3 spaces

6 spaces

4 spaces

EXIST. SINGLE STORY BUILDING
BUILDING HEIGHT = XX±'
13,650± SQ.FT.

<N41°28'W 130.00'> N41°28'00"W 129.96'

N41°28'00"W 360.99' MON-MON BASIS OF BEARINGS

78.5'

40.5'

114.0' S48°30'49"W 113.82' <S48°32'W 114.00'>

114' S48°30'43"W 114.00' <S48°32'W 114.00'>

49' S41°27'16"E 49.98' <S41°28'E 50.00'>

S41°27'16"E 100.00'37" <S41°28'E 100.00'>

40'

10'

5'

18'

16'

7'

11'

19.5'

56.5'

LANDS OF TRIDENT MOUNTAIN LP (2015–034200) APN: 034–188–150

LANDS OF SABERI (2002–107939) APN: 034–188–160

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)

1 inch = 10 ft.

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

668 EAST 3rd AVENUE

CITY OF SAN MATEO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

JAMES E. DIGGINS - R.C.E. 27818
RENEWAL DATE: 03/31/22

#	REVISIONS	DATE

DEBOLT CIVIL ENGINEERING
45+ YEARS
811 SAN RAMON VALLEY BLVD #201
DANVILLE, CALIFORNIA 94526
(925) 837-3780 | DEBOLTCIVIL.COM

Date: 7/30/2020
Scale: 1" = 10'
By: JD / sv
Job No.: 20114

SHEET 2 OF 2 SHEETS

ALL PLANS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS SIGNED AND STAMPED BY THE ENGINEER AND REVIEWING AGENCY.

JONES

JONES ARCHITECTURE

120 NW 9TH AVE. STE. 210
PORTLAND, OREGON 97209
T 503.477.9165
www.jonesarc.com

LICENSED ARCHITECT
ALAN W. JONES
C-39190
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

PRELIMINARY, NOT FOR CONSTRUCTION

GATEWAY

24-009

668 E 3RD AVE
SAN MATEO, CA

FORMAL PLANNING APPLICATION

MARCH 25, 2025

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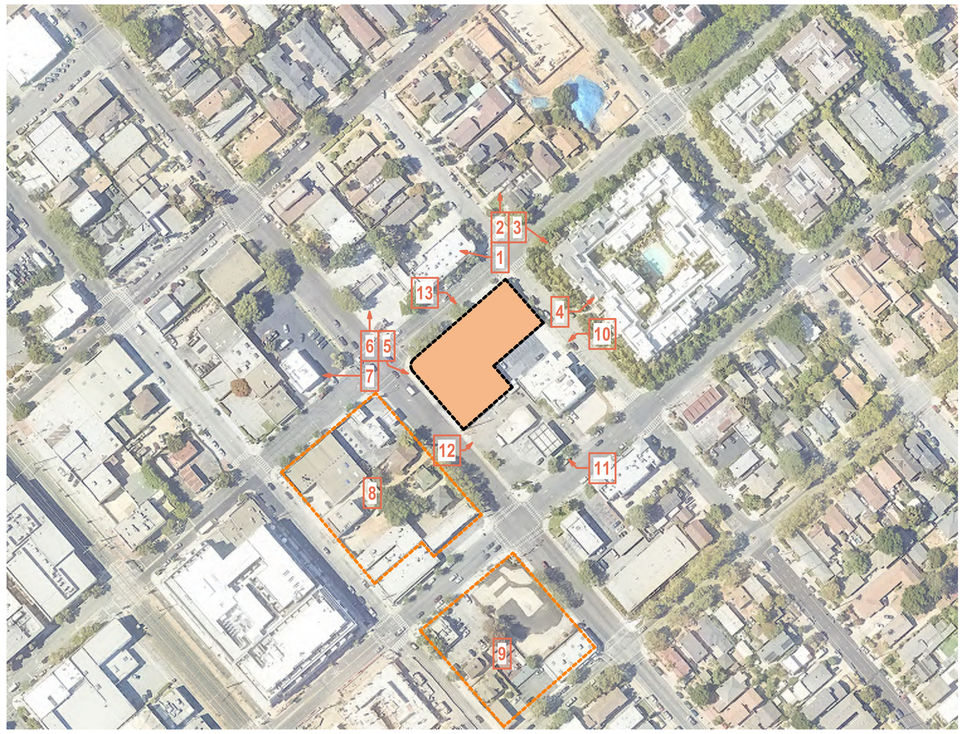
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REVISIONS:

1	7/2/25	Revision 01
2	9/23/25	Revision 02
3	12/18/25	Revision 03

SURVEY / EXISTING SITE PLAN

G003



9-BLOCK AERIAL



7. WEST INTERSECTION (S Delaware St & 3rd Ave)


4. METROPOLITAN WEST ENTRANCE (S Eldorado St)


1. NORTH INTERSECTION (S Eldorado St & 3rd Ave)


8. "BLOCK 21" APPROVED (S Delaware St)


5. WEST INTERSECTION (S Delaware St & 3rd Ave)


2. NORTH INTERSECTION (S Eldorado St & 3rd Ave)


9. "BLOCK 20" UNDER REVIEW (S Delaware St)


6. WEST INTERSECTION (S Delaware St & 3rd Ave)


3. NORTH INTERSECTION (S Eldorado St & 3rd Ave)


10. ELEVATION AT S ELDORADO ST



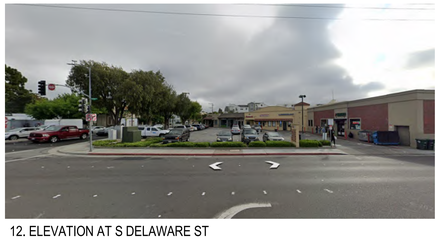


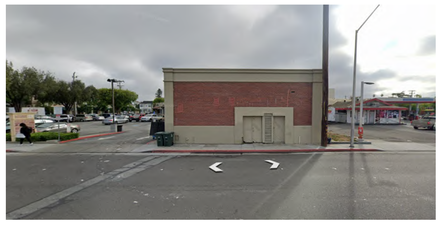



11. ELEVATION AT 4TH AVE





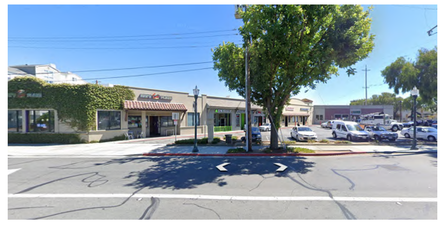

12. ELEVATION AT S DELAWARE ST








13. ELEVATION AT 3RD AVE





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LICENSED ARCHITECT
ALAN W. JONES
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SITE CONTEXT

G004

RESIDENTIAL ENTRIES

OBJECTIVE DESIGN STANDARDS, SEC 7.7.3.2.B & 7.7.3.3A

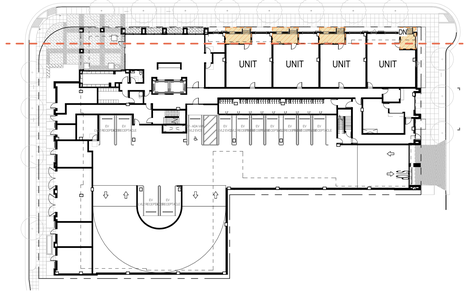
WINDOWS, DOORS, AND ENTRY DESIGN: RESIDENTIAL ENTRIES

REQUIRED: 2.B. ON NEIGHBORHOOD STREETS OPEN PORCHES MAY EXTEND INTO THE FRONT SETBACK AREA UP TO WITHIN TEN (10) FEET OF THE PROPERTY LINE.

3.A. ALONG THE SOUTH SIDE OF THIRD AVENUE AND ALL OF FOURTH AVENUE PORCHES SHALL BE ALLOWED WITHIN THE FRONT SETBACK AREA UP TO WITHIN TEN (10) FEET OF THE PROPERTY LINE.

PROPOSED : PORCHES PROVIDE A BUFFER AND PRIVACY TO BEDROOMS LOCATED DIRECTLY BEHIND. LOCATING PORCHES PER THE ODS (10' FROM THE PL) LIMITS THE DEPTH AND VIABILITY OF THE GROUND STORY UNITS.

4 UNITS IMPACTED



7 G010 GROUND STORY PLAN - RESIDENTIAL ENTRIES DIAGRAM
1/32" = 1'-0"

SETBACKS

OBJECTIVE DESIGN STANDARDS, SEC 7.7.1.A.2 & 7.7.1.A.3

MASSING & ARTICULATION: SETBACKS

REQUIRED: THE FOLLOWING SETBACKS SHALL SUPERSEDE THOSE REQUIRED FOR THE ZONING DISTRICT IN WHICH THE PROJECT IS LOCATED:

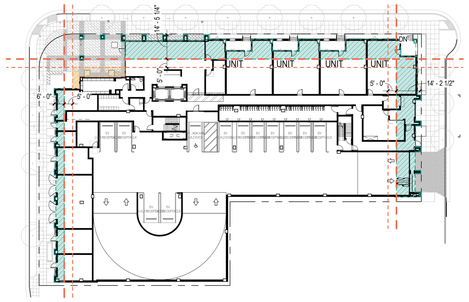
A.2. ALONG THE SOUTH SIDE OF THIRD AVENUE AND ALL OF FOURTH AVENUE: FIFTEEN (15) TO TWENTY (20) FEET FROM THE PROPERTY LINE

A.3. ALONG NEIGHBORHOOD STREETS: FIFTEEN (15) TO TWENTY (20) FEET FROM THE PROPERTY LINE

PROPOSED: PROVIDING THE REQUIRED SETBACKS ON THE GROUND STORY WOULD IMPACT THE VIABILITY OF THE UNITS BY REDUCING THEIR DEPTH TO AN UNOCCUPIABLE SIZE. FURTHERMORE, A SETBACK ON THE GROUND STORY INCREASES THE STEPBACK REQUIRED ON THE UPPER LEVELS FURTHER LIMITING THE PROJECT'S ABITILITY TO PROVIDE ADEQUATELY DEEP UNITS AND TO MEET THE ALLOWED UNIT DENSITY PER DENSITY BONUS LAW.

4 UNITS IMPACTED

PROPOSED:
- AREA WITHIN MIN SETBACK
- AREA BEYOND MAX SETBACK (UTILIZED FOR PUBLIC ACCESSIBLE OPEN SPACE)



4 G010 GROUND STORY PLAN - SETBACKS DIAGRAM
1/32" = 1'-0"

BUILDING HEIGHT

2040 GENERAL PLAN, CHAPTER 2: TABLE LU-1 LAND USE DESIGNATIONS

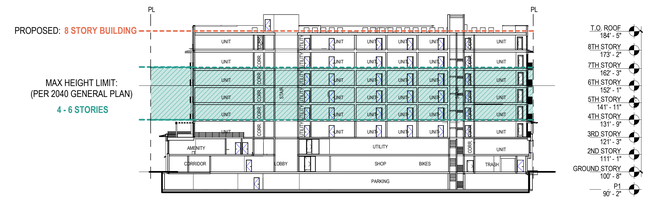
DESIGNATION: MIXED USE MEDIUM II

REQUIRED: 4-6 STORIES

NET LOSS OF 39 UNITS ON 7TH & 8TH STORIES

21 UNITS ON 7TH STORY; 18 UNITS ON 8TH STORY

PROPOSED: 8 STORIES



1 G010 BUILDING SECTION - E/W
1/32" = 1'-0"

BLANK WALLS

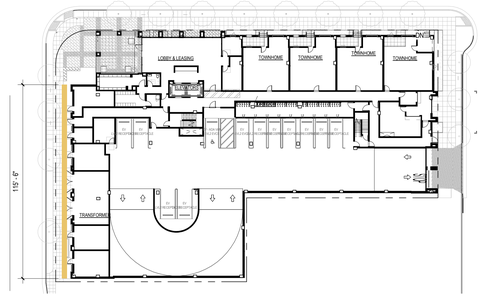
OBJECTIVE DESIGN STANDARDS, SEC 4.1.1

MASSING & ARTICULATION: BLANK WALLS

REQUIRED: BLANK WALLS SHALL BE LIMITED TO A MAXIMUM OF TWENTY (20) FEET IN LENGTH ON ALL STORIES.

BLANK WALL: A GROUND-FLOOR WALL OR PORTION OF A GROUND-FLOOR WALL OVER TEN (10) FEET IN HEIGHT AND A HORIZONTAL LENGTH GREATER THAN TWENTY (20) FEET AND DOES NOT INCLUDE A TRANSPARENT WINDOW OR DOOR.

PROPOSED: UTILITIES ARE GROUPED ON STREET FRONTAGE PER PG&E REQUIREMENTS



2 G010 GROUND STORY PLAN - BLANK WALL DIAGRAM
1/32" = 1'-0"

STEPBACKS

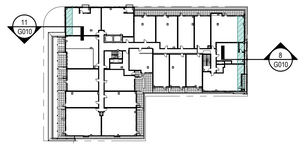
OBJECTIVE DESIGN STANDARDS, SEC 7.7.1.B.1 & 7.7.1.B.2

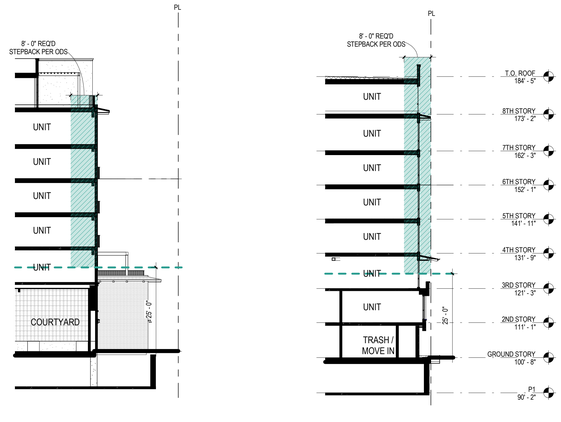
MASSING & ARTICULATION: STEPBACKS

REQUIRED: 7.7.1.B.2 ALONG NEIGHBORHOOD STREETS: ABOVE TWENTY-FIVE (25) FEET BUILDING HEIGHT, AN ADDITIONAL EIGHT (8)-FOOT MINIMUM STEPBACK SHALL BE PROVIDED ALONG THE RIGHT-OF-WAY FACADE

PROPOSED : THE BUILDING FEATURES VARIED MASSING WITH PORTIONS STEPPING BACK ABOVE THE SECOND STORY AND OTHERS EXTENDING CLOSER TO THE RIGHT-OF-WAY (ROW). THIS MODULATION MAXIMIZES THE DENSITY BONUS ALLOWED UNDER SB330 WHILE MAINTAINING ADAQUATE CLEARANCES ALONG DELAWARE FROM THE OVERHEAD POWER LINES. THE ELDORADO FRONTAGE, AS A RESULT OF THE POWERLINE CLEARANCES, IS REQUIRED TO BE AS SHONW IN ORDER TO PROVIDE ADEQUATE SQUARE FOOTAGE FOR THE THREE UNITS AT EACH STORY OF THE BUILDING.

23 UNITS IMPACTED





11 G010 SECTION - S DELAWARE ST
1/16" = 1'-0"

8 G010 SECTION - S ELDORADO ST
1/16" = 1'-0"

STEPBACKS

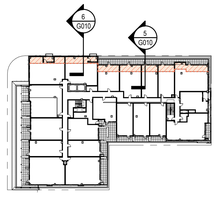
OBJECTIVE DESIGN STANDARDS, SEC 7.7.1.B.1 & 7.7.1.B.2

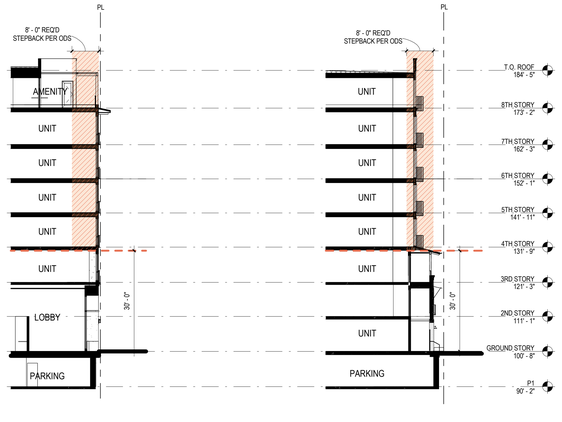
MASSING & ARTICULATION: STEPBACKS

REQUIRED: 7.7.1.B.1 ALONG THE SOUTH SIDE OF THIRD AVENUE AND ALL OF FOURTH AVENUE: ABOVE THIRTY (30) FEET OF BUILDING HEIGHT, AN ADDITIONAL EIGHT (8)-FOOT MINIMUM STEPBACK SHALL BE PROVIDED ALONG THE RIGHT-OF-WAY FACADE

PROPOSED : THE BUILDING FEATURES VARIED MASSING WITH PORTIONS STEPPING BACK ABOVE THE SECOND STORY. THE STEPBACKS PROVIDED ALONG 3RD AVENUE ALLOW FOR THE MAXIMUM NUMBER OF UNITS ALLOWED BY DENSITY BONUS LAW. FURTHER REDUCING THE DEPTH OF THE UNITS WITH GREATER SETBACKS IMPACTS THE VIABILITY OF THE DWELLING UNITS DUE TO THE SHALLOW UNIT DEPTH

34 UNITS IMPACTED





6 G010 SECTION - 3RD AVE
1/16" = 1'-0"

5 G010 SECTION - 3RD AVE
1/16" = 1'-0"

GROUND FLOOR

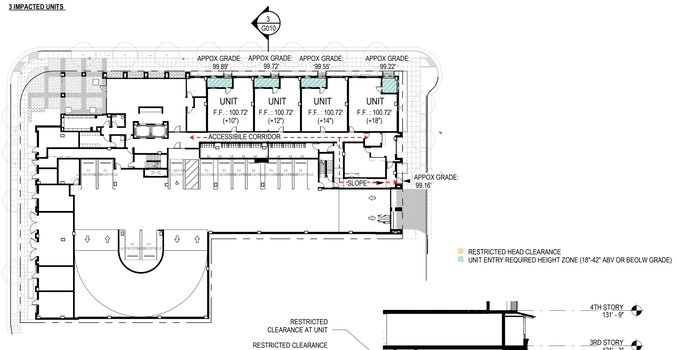
OBJECTIVE DESIGN STANDARDS, SEC 4.2.1

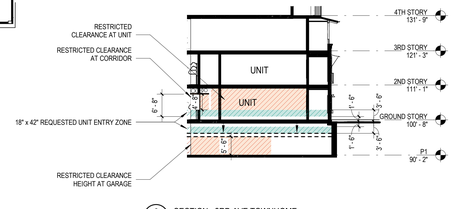
GROUND FLOOR REQUIREMENTS: RESIDENTIAL

REQUIRED: ENTRIES TO GROUND-FLOOR RESIDENTIAL UNITS SHALL BE LOCATED EIGHTEEN (18) TO FORTY-TWO (42) INCHES ABOVE OR BELOW THE GRADE OF THE ADJACENT PUBLIC SIDEWALK.

PROPOSED: UNITS ENTRIES RANGE FROM 10" - 21" ABOVE EXTERIOR GRADE. ANY ADDITIONAL HEIGHT AT THE ENTRIES WOULD CREATE HEAD CLEARANCE RESTRICTIONS AT THE ACCESSIBLE CORRIDOR AND UNITS. ADDITIONALLY, LOCATING THE UNIT ENTRIES 18" - 42" BELOW EXTERIOR GRADE WOULD CREATE CLEARANCE RESTRICTIONS AT THE UNDERGROUND PARKING LEVEL.

3 IMPACTED UNITS





3 G010 SECTION - 3RD AVE TOWNHOME
1/16" = 1'-0"

JONES

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120 NW 9TH AVE, STE. 210
PORTLAND, OREGON 97209
T 503.477.9165
www.jonesarc.com

LICENSED ARCHITECT
ALANNA JONES
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REVISIONS:

1	7/2/25	Revision 01
2	9/23/25	Revision 02
3	12/18/25	Revision 03

WAIVER DIAGRAMS

G010

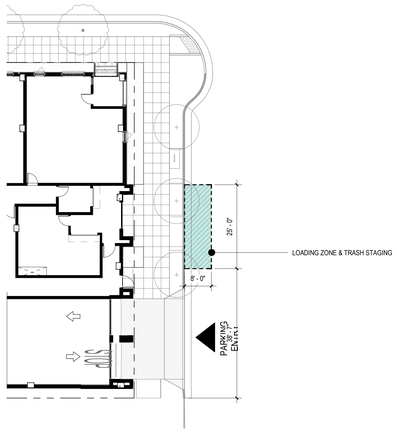
LOADING BERTH REQUIREMENTS

SAN MATEO MUNICIPAL CODE, SEC. 27.64.390A

SCHEDULE OF LOADING REQUIREMENTS

REQUIRED: THE REQUIREMENTS FOR OFF-STREET LOADING BERTHS MAY BE MODIFIED BY ONE OF THE FOLLOWING MEANS:
(A) APPROVAL OF A SITE PLAN AND ARCHITECTURAL REVIEW (SPAR) BY THE ZONING ADMINISTRATOR, BASED ON THE FOLLOWING FINDINGS:
(1) ADEQUATE ON-STREET PARKING IS AVAILABLE ALONG A PARCEL FRONTAGE TO ACCOMMODATE A LOADING BERTH;
(2) THE ON-STREET PARKING INTENDED FOR TEMPORARY LOADING PURPOSES IS LOCATED AT LEAST 50 FEET FROM ANY INTERSECTIONS, AND PROVIDES CONVENIENT ACCESS TO BUILDING ENTRANCES; AND
(3) THE STREET WIDTH IS ADEQUATE TO ACCOMMODATE LOADING VEHICLES WITHOUT IMPEDING USE OF THE SIDEWALK OR LOCAL TRAFFIC CIRCULATION OR OTHERWISE BE DETRIMENTAL TO PUBLIC SAFETY; OR
(B) APPROVAL OF A VARIANCE APPLICATION IN ACCORDANCE WITH CHAPTER 27.78.

PROPOSED: DUE TO A DRIVE ENTRY BEING PROHIBITED OFF OF 3RD AVE OR DELAWARE ST, AND DUE TO THE NATURE OF THE SITE AND THE NARROW WIDTH FROM THE 3RD AVE CURB TO THE PROPERY LINE, WE ARE LIMITED TO THE CURRENT PARKING ENTRY LOCATION AND LOADING ZONE LOCATION ON ELDORADO ST. THE CURRENT PARKING ENTRY LOCATION DOES NOT ALLOW THE 50' REQUIRED DISTANCE FROM THE PROPOSED LOADING ZONE AND TRASH STAGING AREA TO THE INTERSECTION AT 3RD AND ELDORADO ST.



7 G011 LEVEL 01 FLOOR PLAN
1/16" = 1'-0"

TURNING RADII

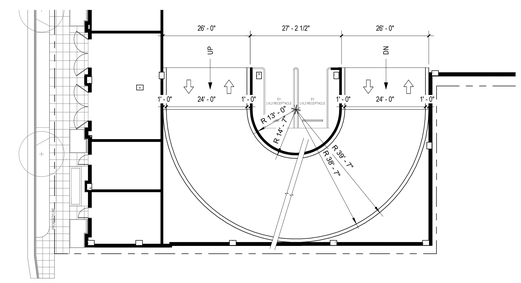
SAN MATEO MUNICIPAL CODE, SEC. 27.64.130

27.64.130 TURNING RADII AND TURNAROUND REQUIREMENTS.

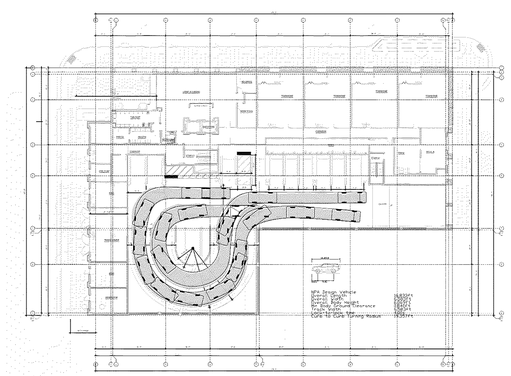
REQUIRED: (E) TURNING AISLES OR RAMPS WITH TWO-WAY TRAFFIC SHALL HAVE RADII AND AISLE WIDTHS SUFFICIENT FOR TWO (2) AUTOMOBILES TO PASS ON THE TURN. RAMP WIDTHS ON TURNS SHALL BE AS FOLLOWS:

MINIMUM TWO-WAY RAMP WIDTH	CURB TO CURB: 24'	WALL TO WALL: 28'
MINIMUM TWO-WAY RADIUS	TO INSIDE WALL: 16'	TO INSIDE CURB: 18'

PROPOSED: THE DIMENSIONS OF THE PROPOSED TWO-WAY TRAFFIC RAMP ARE FEASIBLE BASED ON VEHICLE TURN STUDIES SHOWING THAT PASSENGER VEHICLES AT SLOW SPEEDS COMMON INSIDE A GARAGE CAN SAFELY MANEUVER. INCREASING THE SIZE OF THE PROPOSED RAMP WOULD REQUIRE A LARGER GARAGE AND WOULD RESULT IN THE LOSS OF ALL OF THE GROUND STORY TOWNHOME UNITS.



8 G011 LEVEL 01 FLOOR PLAN
1/16" = 1'-0"



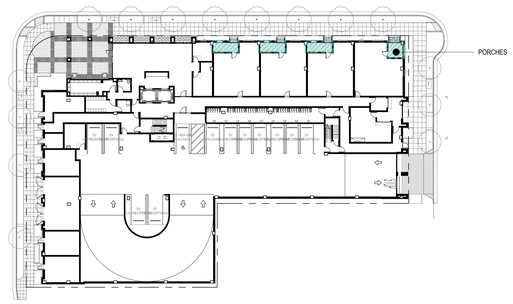
MASSING AND ARTICULATION

OBJECTIVE DESIGN STANDARDS, SEC. 7.7.1.D

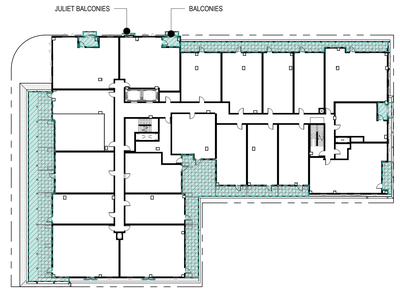
REQUIRED:
ARCHITECTURAL STYLES AND MATERIALS. BUILDINGS SHALL INCORPORATE AT LEAST ONE (1) OF THE FOLLOWING PER UNIT ON ALL STREET-FACING FACADES:
1. PORCH(ES)
2. BAY WINDOW(S)
3. DECORATIVE WALL(S) UP TO A MAXIMUM HEIGHT OF THREE (3) FEET
4. WINDOW BOX(ES)

PROPOSED: THE PROJECT IS DESIGNED IN THE SPANISH REVIVAL/CALIFORNIA MEDITERRANEAN STYLE, WITH CONSISTENT DETAILING ACROSS ALL FAÇADES. DUE TO THE SITE'S LOCATION WITHIN OVERLAPPING SPECIFIC PLAN AREAS, SOME RESIDENTIAL-SCALE DESIGN REQUIREMENTS FROM SECTION 7.7.1.D OF THE THE VISION OF THE GATEWAY PLAN AREA ARE NOT APPROPRIATE FOR A BUILDING SIZED FOR THE DOWNTOWN SPECIFIC PLAN. THEREFORE, THE DESIGN TEAM REQUESTS A WAIVER OF SECTION 7.7.1.D. DESPITE THIS, THE DESIGN IMPLEMENTS DETAILS THAT WE FEEL MEET THE INTENT OF BOTH PLAN AREAS, SPECIFICALLY 7.7.1.D, BY INCORPORATING:
- 4 PORCHES AT TOWNHOMES
- 72 RECESSED BALCONIES/TERRACES FOR UPPER-LEVEL UNITS
- 52 JULIET BALCONIES AT URBAN 1-BED UNITS

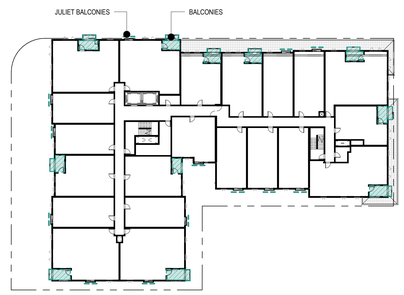
THE RECESSED BALCONIES MEET THE INTENT FOR PORCHES AND JULIET RAILINGS MEET THE INTENT FOR DECORATIVE PARTIAL HEIGHT WALLS. NEITHER A PORCH, OR PARTIAL HEIGHT WALL IS FEASIBLE AT UPPER LEVEL UNITS. ADDITIONALLY, IN RESPONSE TO SECTIONS 7.1.2.A & 7.7.2.A, WE NOTE THAT REQUIRING EACH UNIT TO HAVE A BAY WINDOW OF A DIFFERENT MATERIAL WOULD RESULT IN AN EXCESSIVE USE OF ACCENT MATERIALS, CONFLICTING WITH THE INTENDED DESIGN HIERARCHY. FINALLY, WINDOW BOXES—WHICH ARE NOT CLEARLY DEFINED IN CHAPTER 8 BUT ASSUMED TO MEAN WINDOW PLANTER BOXES—WHICH WOULD BE LOCATED AT THE FLOOR LINE WHERE THE WINDOW SILL IS LOCATED, ARE IMPRACTICAL AND UNSAFE AT UPPER LEVELS, POSE MAINTENANCE CHALLENGES FOR PROPERTY MANAGERS, AND ARE UNLIKELY TO BE PROPERLY MAINTAINED BY RESIDENTS. WE BELIEVE THE PROPOSED DESIGN MEETS THE SPIRIT AND INTENT OF THE APPLICABLE GUIDELINES, WHILE ADDRESSING SCALE, FEASIBILITY, AND LONG-TERM MAINTENANCE.



4 G011 LEVEL 01 FLOOR PLAN
1/32" = 1'-0"



5 G011 LEVEL 03 FLOOR PLAN
1/32" = 1'-0"



6 G011 LEVELS 04-07 TYPICAL
1/32" = 1'-0"

FACADE DESIGN

OBJECTIVE DESIGN STANDARDS, SEC. 7.1.1.B

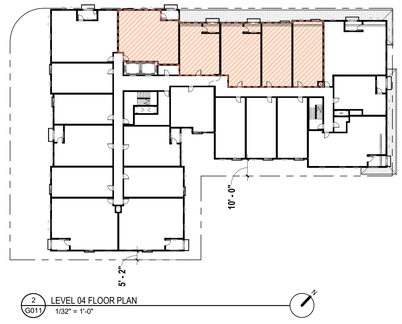
REQUIRED: BUILDING FAÇADE DESIGN SHALL INCLUDE A CHANGE IN THE STREET-FRONTING FAÇADE THROUGH THE USE OF VERTICAL RECESSES OR PROJECTIONS, BUILDING HEIGHT, AND/OR COLORS AND MATERIALS AT INTERVALS OF TWENTY-FIVE (25) TO FIFTY (50)-FEET.

PROPOSED: FURTHER MODULATING THE FACADE PUSHES THE HIGHLIGHTED STACK OF UNITS FURTHER INTO THE BUILDING. BECAUSE OF THE NARROW 'L' SHAPED SITE, SHIFTING UNITS INTO THE BUILDING PUSHES THE UNITS TOO CLOSE TO THE SHARED PROPERTY LINE (SEE PLAN DIMENSION CALLOUT) TO ALLOW ADEQUATE OPENINGS PER CBC TABLE 705.8. THE DESIGN ACHIEVES THE INTENT OF THE OBJECTIVE STANDARD WITH THE RECESSED BALCONIES AT THE REQUIRED INTERVALS. A WAIVER IS PREEMPTIVELY REQUESTED TO ADDRESS FEEDBACK FROM PLANNERS TO FURTHER MODULATE THE FACADE.

29 UNITS IMPACTED



1 G011 EXTERIOR ELEVATION - NORTHWEST
1/32" = 1'-0"



2 G011 LEVEL 04 FLOOR PLAN
1/32" = 1'-0"

MASSING BREAKS

OBJECTIVE DESIGN STANDARDS, SEC. 4.1.7.A.3.b

REQUIRED:
B. THE TOP SHALL BE DIFFERENTIATED FROM THE BASE AND BODY BY AT LEAST TWO (2) OF THE FOLLOWING:
I. BUILDING MATERIAL
II. WALL PLANE BREAK (MINIMUM OF TWO [2] FEET IN DEPTH AND FIVE [5] FEET IN LENGTH)
III. SETBACK (MINIMUM TEN [10] FEET ALONG ALL BUILDING FACADES)
IV. COLOR
V. EAVES
VI. PROJECTED ROOF OVERHANG (MINIMUM EIGHTEEN [18] INCHES)
VII. STEPPED PARAPETS
VIII. ROOF CORNICE OR DISTINGUISHING ARCHITECTURAL ELEMENT(S) SUCH AS OVERHANGS, PERGOLAS, ETC. ON THE UPPERMOST FLOOR

PROPOSED: THE PROJECT TEAM HAS RESPONDED TO DIRECT FEEDBACK FROM STAFF AND FROM THE PUBLIC FROM THE TIME OF THE INITIAL SUBMITTAL THROUGH THIS RESUBMITTAL. AT THE 8TH STORY, THE BUILDING DESIGN PROPOSES AT LEAST TWO OF THE FOLLOWING ON EACH FAÇADE:
- BUILDING MATERIAL SHIFT
- A WALL PLANE BREAK (2FT IN DEPTH, 5FT IN WIDTH)
- A SETBACK (AT LEAST 10FT)
- PROJECTED ROOF OVERHANG (MINIMUM OF 18 IN).
- ROOF CORNICE OR DISTINGUISHING ARCHITECTURAL ELEMENT SUCH AS OVERHANGS, PERGOLAS, ETC. ON THE UPPERMOST FLOORS.

ADDITIONALLY, THE PROPOSED BUILDING MASS DIRECTLY ADDRESSES TWO STANDARDS OUTLINED IN THE SPECIFIC PLAN AREAS WHICH THIS SITE IS LOCATED WITHIN. 7.1.2.B & 7.7.2.B PRESCRIBE THAT STRUCTURES SHALL INCLUDE 7 OF 13 DESIGN ELEMENTS, TWO OF WHICH ARE MULTI-LEVEL ROOFS AND ASYMMETRICAL MASSING. THE DESIGN ADDRESSES THE INTENT OF THIS STANDARD ON ALL FACADES AS WELL AS ADDRESSES THE STANDARDS OF THE SPECIFIC PLAN AREAS WHICH ACCORDING TO 2.2.D SUPERSEDE CITY-WIDE REQUIREMENTS. THIS WAIVER IS REQUESTED PREEMPTIVELY TO ADDRESS FEEDBACK FROM PLANNERS BOTH VERBALLY AND IN THE CDS RESPONSES ISSUED FOLLOWING THE FORMAL SUBMITTAL IN MARCH.



3 G011 EXTERIOR ELEVATION - NORTHWEST
1/32" = 1'-0"

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FORMAL PLANNING APPLICATION

MARCH 25, 2025

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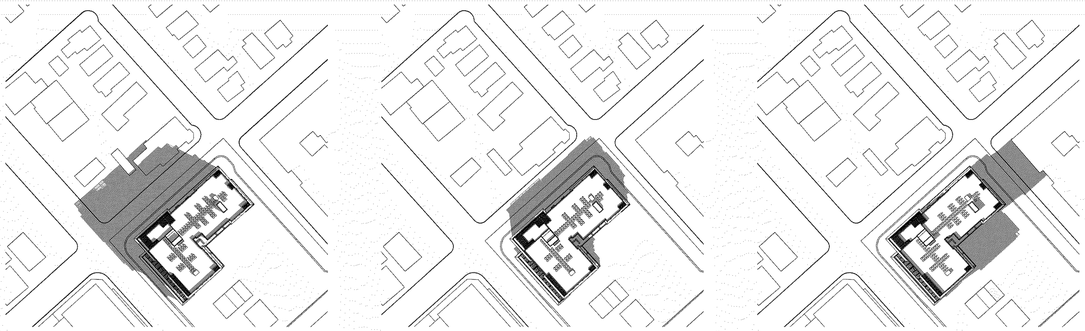
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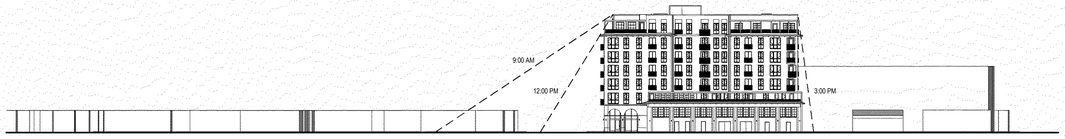
1	7/2/25	Revision 01
2	9/23/25	Revision 02
3	12/18/25	Revision 03

WAIVER DIAGRAMS

G011



SITE PLANS - SPRING EQUINOX - 1" = 100'

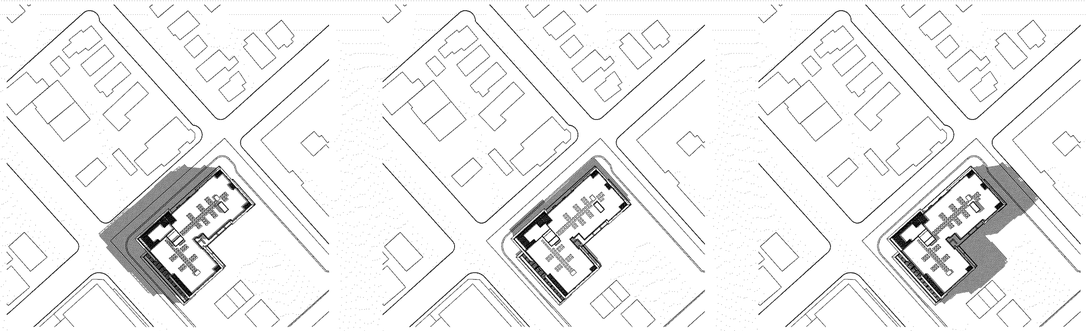


SW ELEVATION

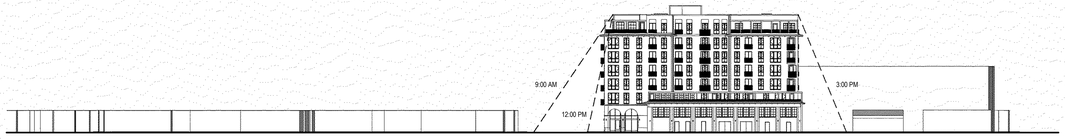


NW ELEVATION

ELEVATIONS - SPRING EQUINOX - 1" = 40'



SITE PLANS - SUMMER SOLSTICE - 1" = 100'

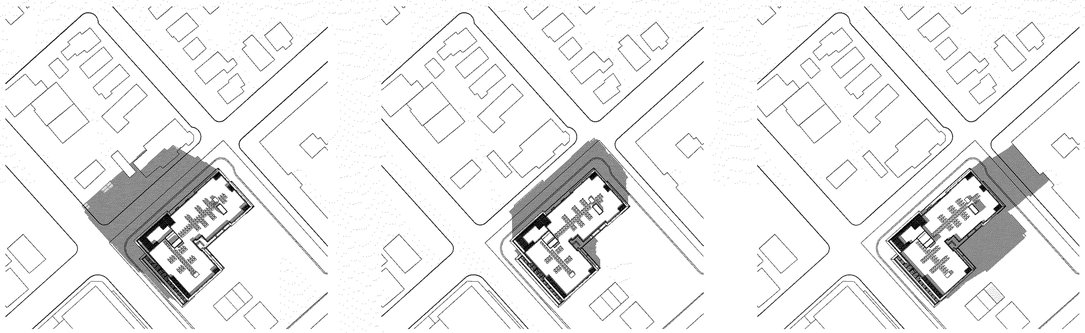


SW ELEVATION

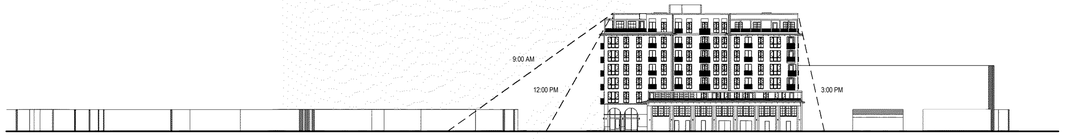


NW ELEVATION

ELEVATIONS - SUMMER SOLSTICE - 1" = 40'



SITE PLANS - FALL EQUINOX - 1" = 100'

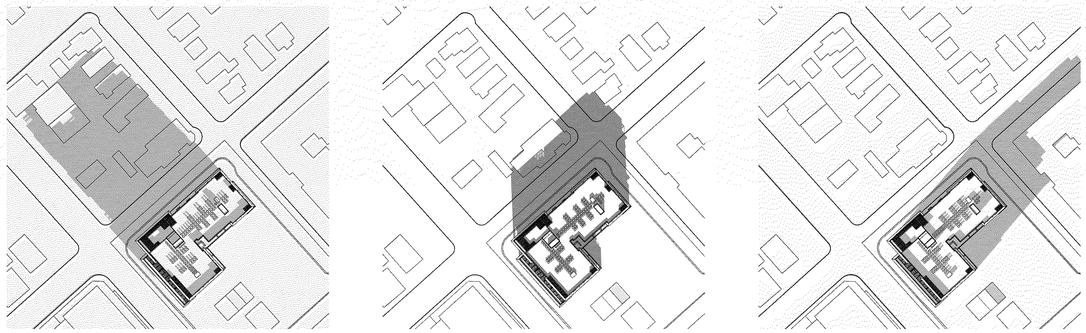


SW ELEVATION

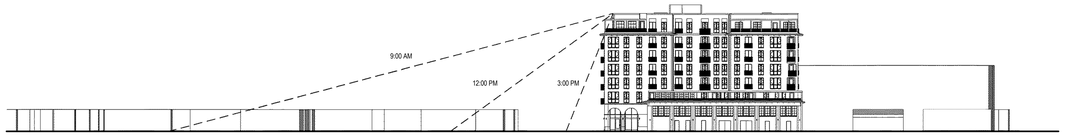


NW ELEVATION

ELEVATIONS - FALL EQUINOX - 1" = 40'



SITE PLANS - WINTER SOLSTICE - 1" = 100'



SW ELEVATION



NW ELEVATION

ELEVATIONS - WINTER SOLSTICE - 1" = 40'

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MARCH 25, 2025

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REVISIONS:

1	7/2/25	Revision 01
2	9/23/25	Revision 02
3	12/18/25	Revision 03

SHADOW STUDIES

G015

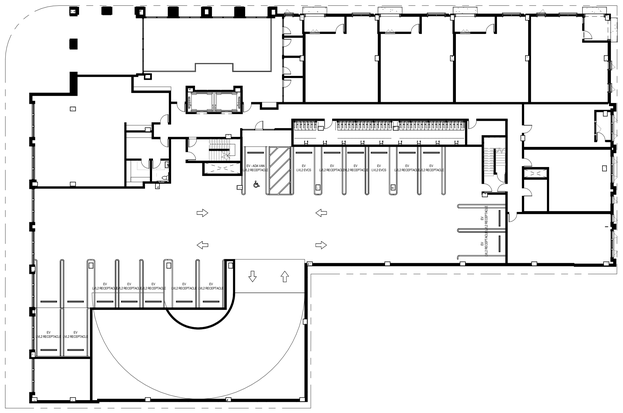
ALLOWABLE BUILDING AREA CALCULATIONS

GATEWAY, SAN MATEO CALIFORNIA — PROMETHEUS
LATEST UPDATE: JUNE 25, 2025
CALIFORNIA BUILDING CODE: 2022

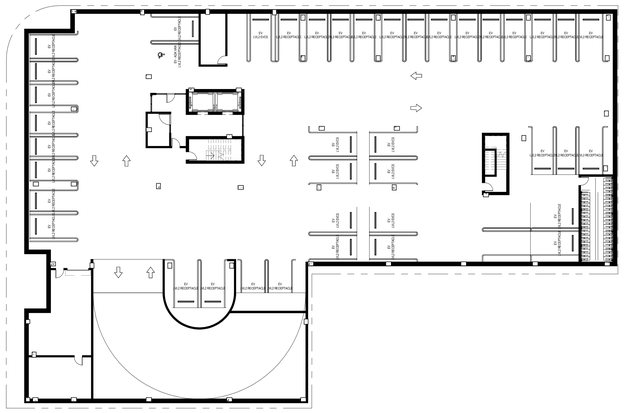
NOTE: ALL BUILDINGS ARE FULLY SPRINKLERED PER NFPA 13

	OCCUPANCY	USE	CONSTRUCTION TYPE	ALLOWABLE TABULAR AREA	FRONTAGE ALLOWED %	ALLOWABLE AREA FACTOR	FRONTAGE ALLOWED SF	ALLOWABLE FLOOR AREA	MULTI-STORY ALLOWABLE	ALLOWABLE AREA	ALLOWABLE NO. STORIES	SPR. INCREASE STORIES / HT.	NO. STORIES	*AREA PER FLOOR (SQ FT) PROPOSED*	TOTAL SF PROPOSED	OVER / UNDER STATUS
	CHAPTER 3	TABLE 1004.1.2		TABLE 506.2	SEC. 506.3	SEC. 506.2.3	SEC. 506.2.3	SEC. 506.2.3	SEC. 506.2.3	SEC. 506.2.3	TABLE 504.4	TABLE 506.2				
FIRE COMPARTMENTS (FC) (X)				A1 for SM	(1)	NS	(NS x 1)			Equation 5-2						
(X) WITH HEIGHT INCREASE																
FC-1	A-2, B, S-1, S-2	MIX OCCUPANCY	TYPE I-A	UL	-	-	-	UL	3	UL	3	-	3			
FC-2 (X)	R-2	RESIDENTIAL	TYPE III-A	24,000	50.00%	24,000	12,000	36,000	2	72,000	5	5 STORIES /85 FT	5	12,555	62,775	9,225
FC-3 (X)	R-2	RESIDENTIAL	TYPE III-A	24,000	50.00%	24,000	12,000	36,000	2	72,000	5	5 STORIES /85 FT	5	8,570	42,850	29,150

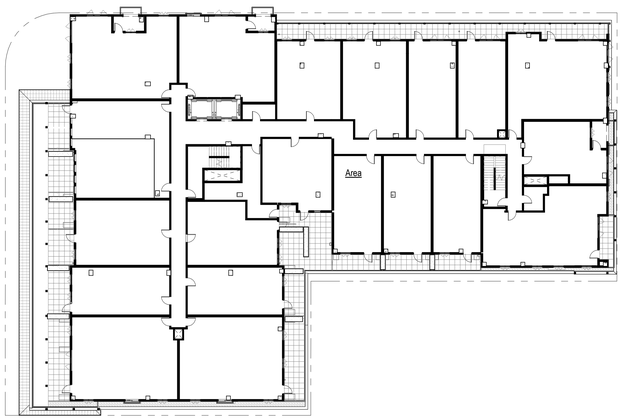
*SEE 3/G021 FOR AREA CALC



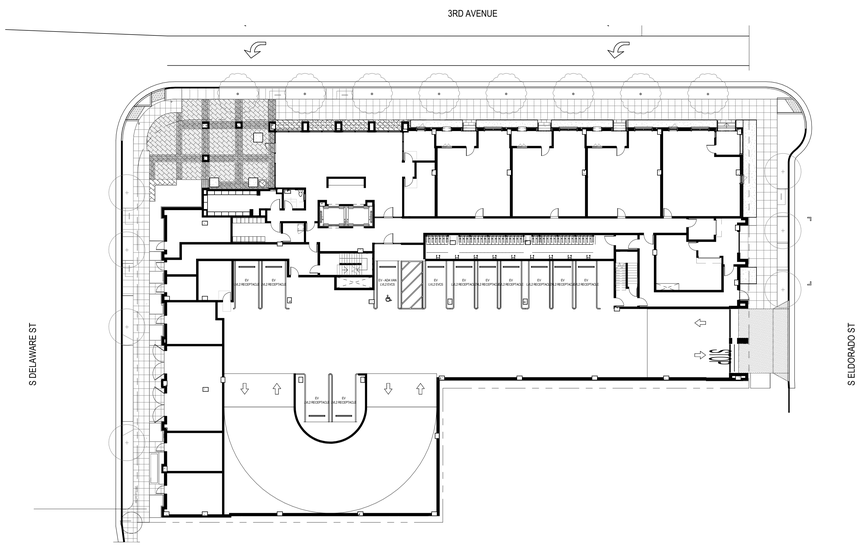
3 G020 2ND STORY
1" = 20'-0"



1 G020 P1
1" = 20'-0"



4 G020 3RD STORY
1" = 20'-0"



2 G020 GROUND STORY
1" = 20'-0"

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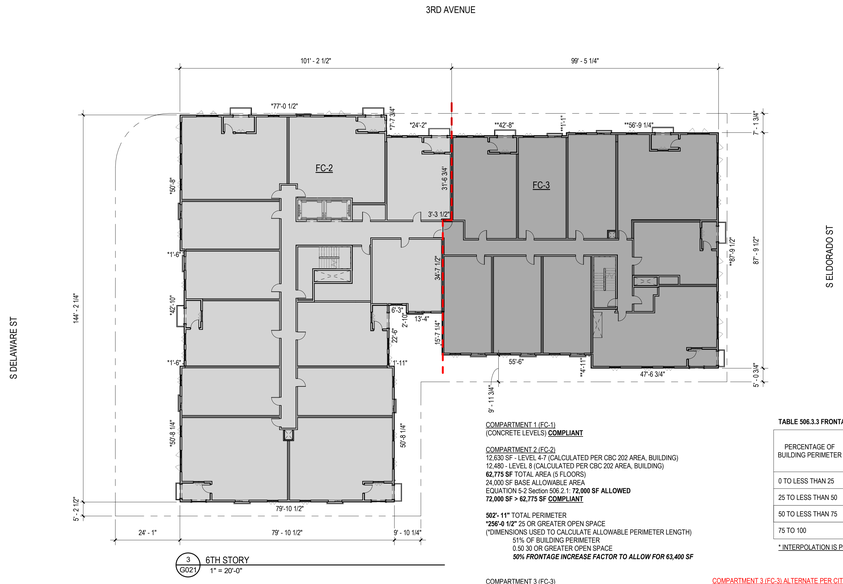
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REVISIONS:

1	7/2/25	Revision 01
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3	12/18/25	Revision 03

ALLOWABLE AREA PLANS

G020



COMPARTMENT 1 (FC-1)
(CONCRETE LEVELS) **COMPLIANT**

COMPARTMENT 2 (FC-2)
12,630 SF - LEVEL 4-7 (CALCULATED PER CBC 202 AREA, BUILDING)
12,480 - LEVEL 8 (CALCULATED PER CBC 202 AREA, BUILDING)
62,775 SF TOTAL AREA (5 FLOORS)
24,000 SF BASE ALLOWABLE AREA
EQUATION 5-2 Section 506.2.1: **72,000 SF ALLOWED**
72,000 SF > 62,775 SF COMPLIANT

502'- 11" TOTAL PERIMETER
***256'-0 1/2"** 25 OR GREATER OPEN SPACE
("DIMENSIONS USED TO CALCULATE ALLOWABLE PERIMETER LENGTH)
51% OF BUILDING PERIMETER
0.50 30 OR GREATER OPEN SPACE
50% FRONTAGE INCREASE FACTOR TO ALLOW FOR 63,400 SF

TABLE 506.3.3 FRONTAGE INCREASE FACTOR*

PERCENTAGE OF BUILDING PERIMETER	OPEN SPACE (FEET)			
	0 TO LESS THAN 20	20 TO LESS THAN 25	25 TO LESS THAN 30	30 OR GREATER
0 TO LESS THAN 25	0	0	0	0
25 TO LESS THAN 50	0	0.17	0.21	0.25
50 TO LESS THAN 75	0	0.33	0.42	0.50
75 TO 100	0	0.50	0.63	0.75

* INTERPOLATION IS PERMITTED.

COMPARTMENT 3 (FC-3)
8,570 SF - LEVEL 4-8 (CALCULATED PER CBC 202 AREA, BUILDING)
42,850 SF TOTAL AREA (5 FLOORS)
24,000 SF BASE ALLOWABLE AREA
EQUATION 5-2 Section 506.2.1: **72,000 SF ALLOWED**
72,000 SF > 42,850 SF COMPLIANT

381'-4 1/2" TOTAL PERIMETER
****193'-2 3/4"** 30 OR GREATER OPEN SPACE
("DIMENSIONS USED TO CALCULATE ALLOWABLE PERIMETER LENGTH)
50.6% OF BUILDING PERIMETER
0.50 30 OR GREATER OPEN SPACE
50% FRONTAGE INCREASE FACTOR TO ALLOW FOR 42,850 SF

COMPARTMENT 3 (FC-3) ALTERNATE PER CITY COMMENTS
8,570 SF - LEVEL 4-8 (CALCULATED PER CBC 202 AREA, BUILDING)
42,850 SF TOTAL AREA (5 FLOORS)
24,000 SF BASE ALLOWABLE AREA
EQUATION 5-2 Section 506.2.1: **60,000 SF ALLOWED**
60,000 SF > 42,850 SF COMPLIANT

381'-4 1/2" TOTAL PERIMETER
****187'-6"** 30 OR GREATER OPEN SPACE *PER CITY COMMENT*
("**THIS NUMBER WAS CITED IN THE CITY COMMENTS TO USE AS OUR PERIMETER LENGTH)
49% OF BUILDING PERIMETER
0.25 30 OR GREATER OPEN SPACE
25% FRONTAGE INCREASE FACTOR TO ALLOW FOR 42,850 SF

4 G021 7TH STORY
1" = 20'-0"

1 G021 4TH STORY
1" = 20'-0"

0 G021 8TH STORY
1" = 20'-0"

2 G021 5TH STORY
1" = 20'-0"

ALLOWABLE BUILDING AREA CALCULATIONS

GATEWAY, SAN MATEO CALIFORNIA — PROMETHEUS
LATEST UPDATE: JUNE 25, 2025
CALIFORNIA BUILDING CODE: 2022

NOTE: ALL BUILDINGS ARE FULLY SPRINKLERED PER NFPA 13

	OCCUPANCY	USE	CONSTRUCTION TYPE	ALLOWABLE TABULAR AREA	FRONTAGE ALLOWED %	ALLOWABLE AREA FACTOR	FRONTAGE ALLOWED SF	ALLOWABLE FLOOR AREA	MULTI-STORY ALLOWABLE	ALLOWABLE AREA	ALLOWABLE NO. STORIES	SPR. INCREASE STORIES / HT.	NO. STORIES	*AREA PER FLOOR (SQ FT) PROPOSED*	TOTAL SF PROPOSED	OVER / UNDER STATUS
	CHAPTER 3	TABLE 1004.1.2		TABLE 506.2	SEC. 506.3	SEC. 506.2.3	SEC. 506.2.3	SEC. 506.2.3	SEC. 506.2.3	SEC. 506.2.3	TABLE 504.4	TABLE 506.2				
FIRE COMPARTMENTS (FC) (X)				A.1 for SM	(1/)	NS	(NS x 1/)			Equation 5-2						
(X) WITH HEIGHT INCREASE																
FC-1	A-2, B, S-1, S-2	MIX OCCUPANCY	TYPE I-A	UL	-	-	-	UL	3	UL	3	-	3			
FC-2 (X)	R-2	RESIDENTIAL	TYPE III-A	24,000	50.00%	24,000	12,000	36,000	2	72,000	5	5 STORIES /85 FT	5	12,555	62,775	9,225
FC-3 (X)	R-2	RESIDENTIAL	TYPE III-A	24,000	50.00%	24,000	12,000	36,000	2	72,000	5	5 STORIES /85 FT	5	8,570	42,850	29,150

*SEE 3/G021 FOR AREA CALC

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MARCH 25, 2025

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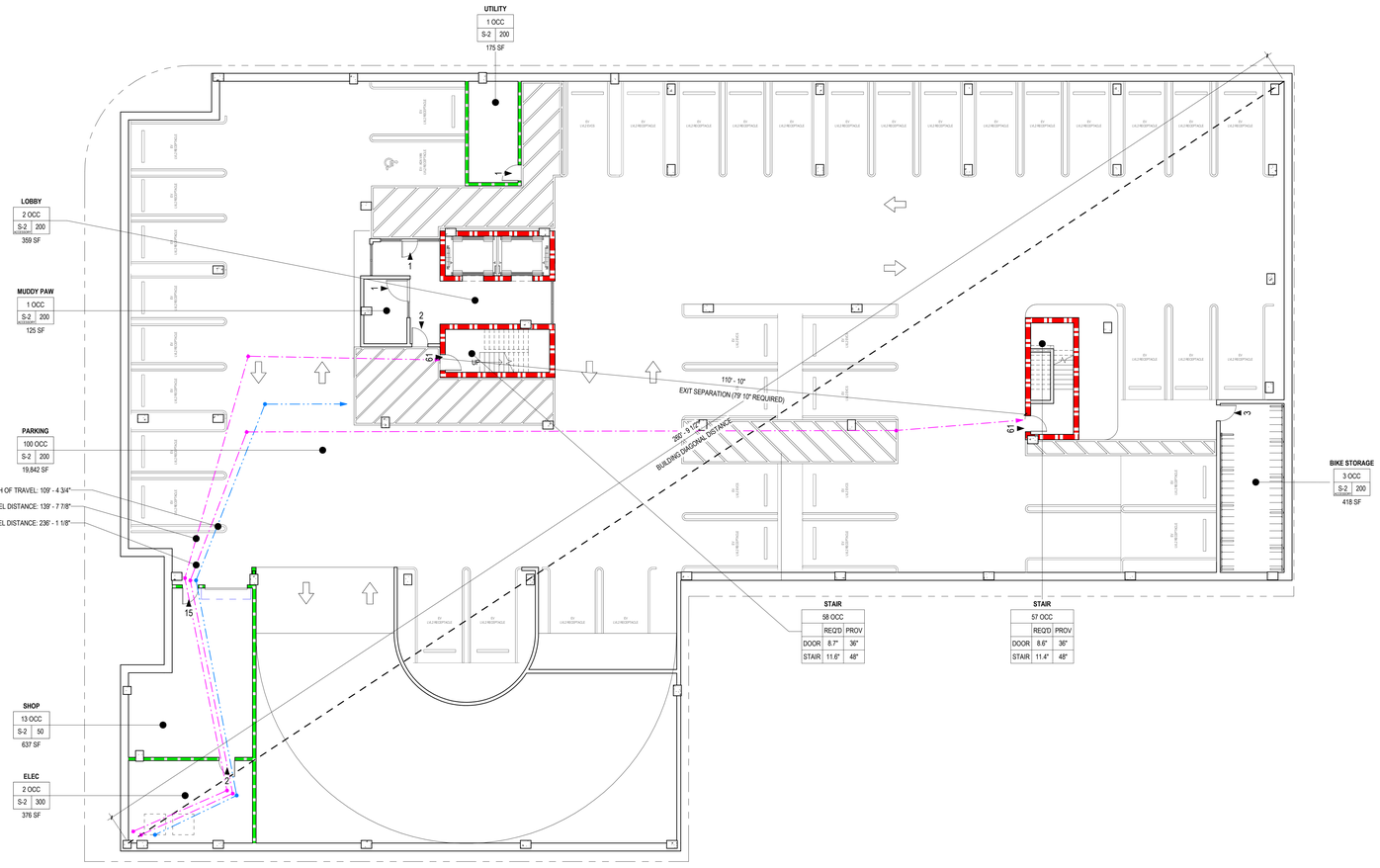
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REVISIONS:

1	7/2/25	Revision 01
2	9/23/25	Revision 02
3	12/18/25	Revision 03

ALLOWABLE AREA PLANS

G021



1 G030 EGRESS PLAN - P1
1" = 10'-0"

LEGEND

AREA NAME
XXX OCC — NUMBER OF OCCUPANTS
XX | XX — OCCUPANCY LOAD FACTOR (TABLE 1004.1.2)
150 SF — AREA
OCCUPANCY TYPE (SECTION 302.1)

EGRESS AREA
60 OCC — OCCUPANT LOAD
REQ'D DOOR WIDTH (.15*OCC); PROVIDED DOOR WIDTH
REQ'D STAIR WIDTH (.2*OCC); PROVIDED STAIR WIDTH

	REQ'D	PROV
DOOR	29"	36"
STAIR	44"	44"

0 — EXIT DISCHARGE
EXIT
EXIT ACCESS TRAVEL DISTANCE
COMMON PATH OF TRAVEL
1 HR RATED ASSEMBLY
2 HR RATED ASSEMBLY
3 HR RATED ASSEMBLY

[CBC 2022] TABLE 1006.2.1
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	Without Sprinkler System (feet)		With Sprinkler System (feet)
		Occupant Load		
		OL≤30	OL>30	
A, E, M	49	75	75	75
B	49	100	75	100
R-2	20	NP	NP	125
S	29	100	75	100

[CBC] TABLE 1017.2
EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)
A, E, F-1, M, R, S-1	200	250
B	200	300
F-2, S-2, U	300	400

OCCUPANCY SCHEDULE - P1

NAME	AREA	OCCUPANCY TYPE	OCCUPANCY LOAD FACTOR - TABLE 1004.5	NUMBER OF OCCUPANTS
LOBBY	359 SF	S-2	200	2
PARKING	19,842 SF	S-2	200	100
UTILITY	175 SF	S-2	200	1
MUDDY PAW	125 SF	S-2	200	1
SHOP	637 SF	S-2	50	13
ELEC	376 SF	S-2	300	2
BIKE STORAGE	418 SF	S-2	200	3
LEVEL TOTAL:	21,931 SF			122

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C-39190
04-30-2027
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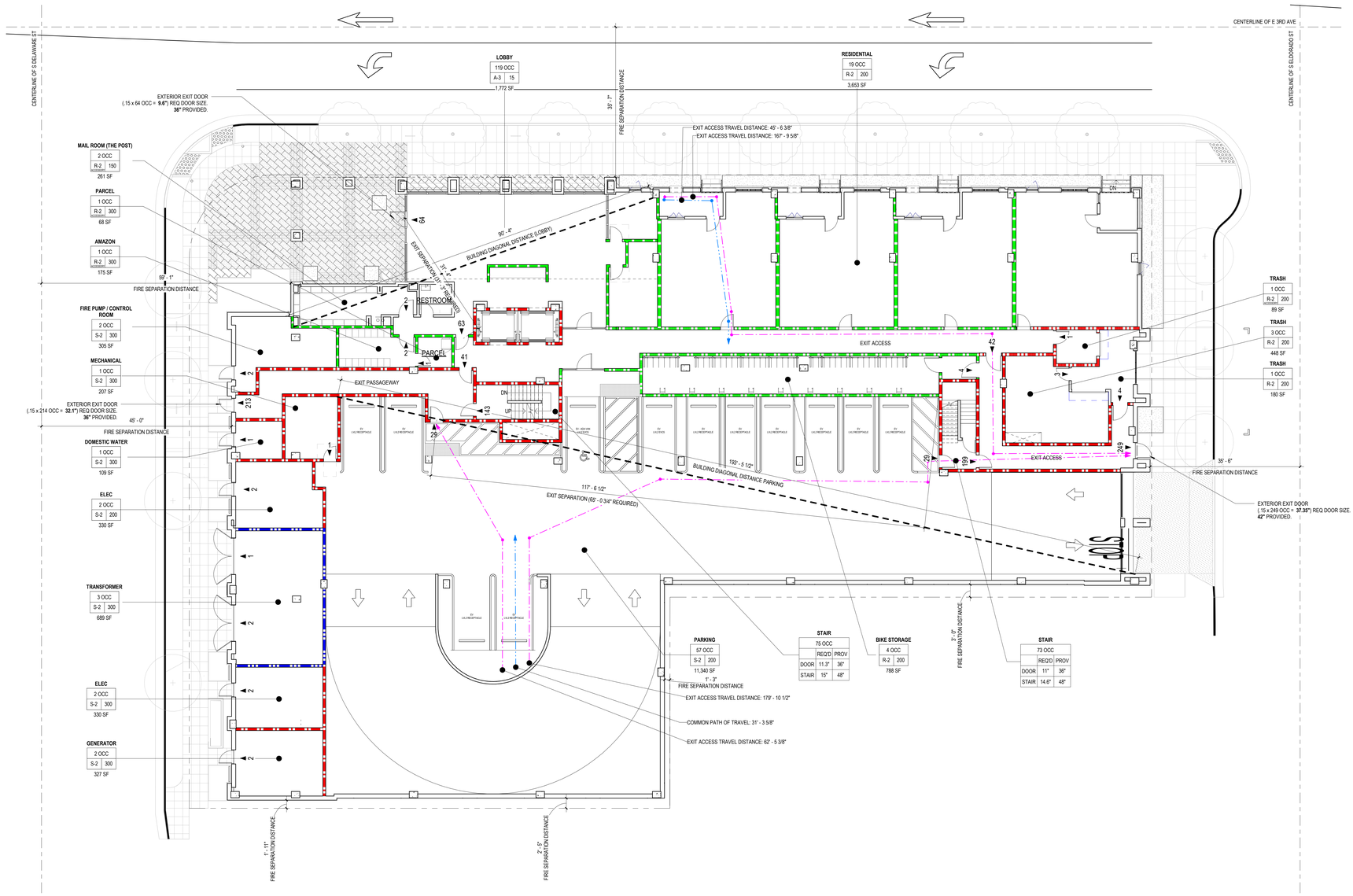
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REVISIONS:

1	7/2/25	Revision 01
2	9/23/25	Revision 02
3	12/18/25	Revision 03

EGRESS PLANS

G030



1 G031 EGRESS PLAN - GROUND STORY
1" = 10'-0"

LEGEND

AREA NAME

XXX OCC — NUMBER OF OCCUPANTS
XX | XX — OCCUPANCY LOAD FACTOR (TABLE 1004.1.2)
150 SF — AREA
OCCUPANCY TYPE (SECTION 302.1)

EGRESS AREA

60 OCC — OCCUPANT LOAD

	REQ'D	PROV
DOOR	29"	36"
STAIR	44"	44"

REQ'D DOOR WIDTH (.15"OCC); PROVIDED DOOR WIDTH
REQ'D STAIR WIDTH (.2"OCC); PROVIDED STAIR WIDTH

0 — EXIT DISCHARGE
EXIT
EXIT ACCESS TRAVEL DISTANCE
COMMON PATH OF TRAVEL
1 HR RATED ASSEMBLY
2 HR RATED ASSEMBLY
3 HR RATED ASSEMBLY

[CBC 2022] TABLE 1006.2.1
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	Without Sprinkler System (feet)		With Sprinkler System (feet)
		Occupant Load		
		OL≤30	OL>30	
A, E, M	49	75	75	75
B	49	100	75	100
R-2	20	NP	NP	125
S	29	100	75	100

[CBC] TABLE 1017.2
EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)
A, E, F-1, M, R, S-1	200	250
B	200	300
F-2, S-2, U	300	400

OCCUPANCY SCHEDULE - GROUND STORY

NAME	AREA	OCCUPANCY TYPE	OCCUPANCY LOAD FACTOR - TABLE 1004.5	NUMBER OF OCCUPANTS
RESTROOM	69 SF			
LOBBY	1,772 SF	A-3	15	119
BIKE STORAGE	788 SF	R-2	200	4
TRASH	180 SF	R-2	200	1
TRASH	448 SF	R-2	200	3
RESIDENTIAL	3,653 SF	R-2	200	19
PARCEL	68 SF	R-2	300	1
MAIL ROOM (THE POST)	261 SF	R-2	150	2
AMAZON	175 SF	R-2	300	1
TRASH	89 SF	R-2	200	1
PARKING	11,340 SF	S-2	200	57
MECHANICAL	207 SF	S-2	300	1
DOMESTIC WATER	109 SF	S-2	300	1
	19,159 SF			210
EGRESS TO EXTERIOR				
ELEC	330 SF	S-2	200	2
TRANSFORMER	689 SF	S-2	300	3
ELEC	330 SF	S-2	300	2
GENERATOR	327 SF	S-2	300	2
FIRE PUMP / CONTROL ROOM	305 SF	S-2	300	2
EGRESS TO EXTERIOR	1,980 SF			11
LEVEL TOTAL:	21,139 SF			221

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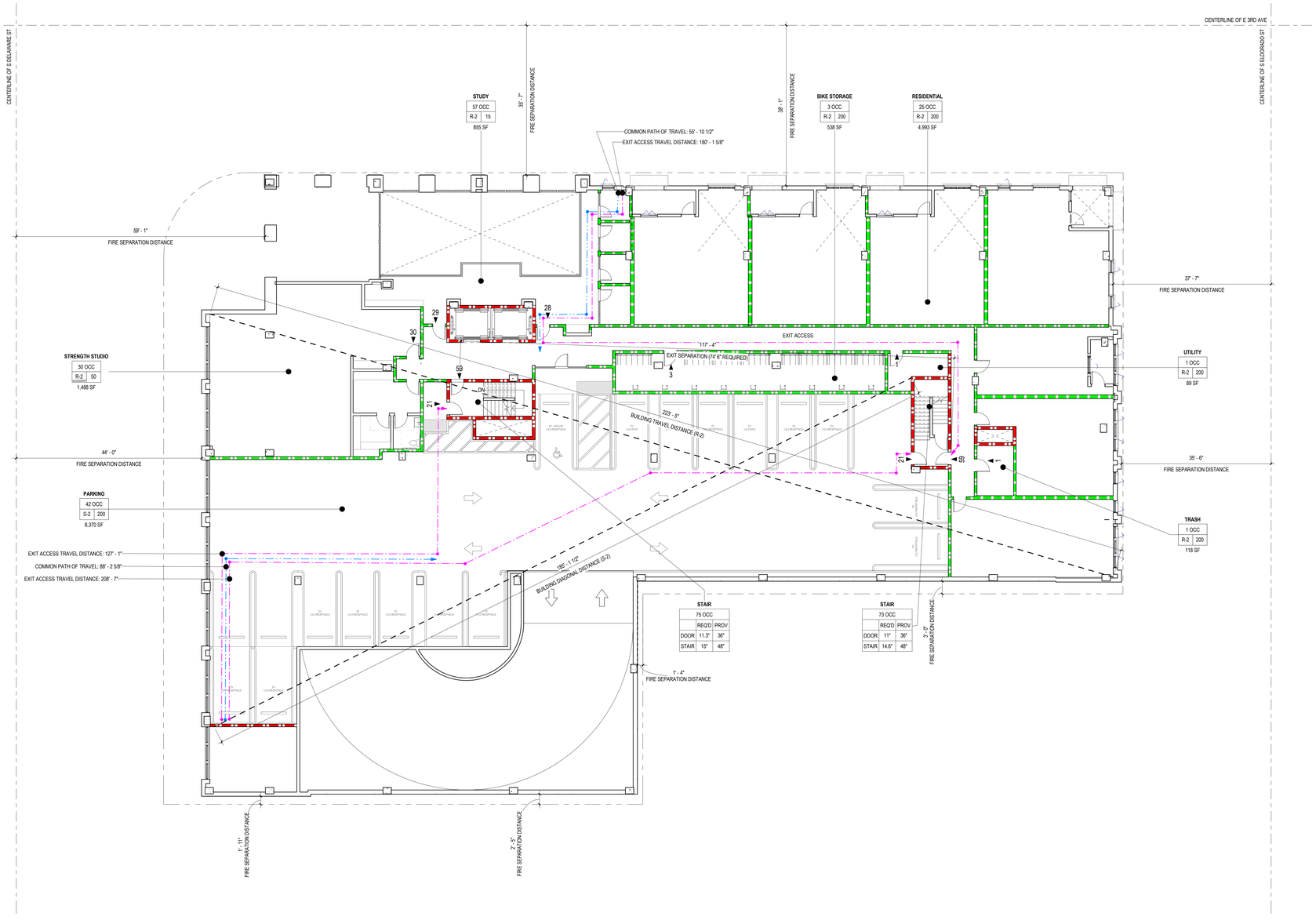
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2	9/23/25	Revision 02
3	12/18/25	Revision 03

EGRESS PLANS

G031



1 G032 EGRESS PLAN - 2ND STORY
1" = 10'-0"

LEGEND

AREA NAME
XXX OCC — NUMBER OF OCCUPANTS
XX | XX — OCCUPANCY LOAD FACTOR (TABLE 1004.1.2)
150 SF — AREA
OCCUPANCY TYPE (SECTION 302.1)

EGRESS AREA
60 OCC — OCCUPANT LOAD
REQ'D | PROV
DOOR 29" | 36" — REQ'D DOOR WIDTH (.15*OCC); PROVIDED DOOR WIDTH
STAIR 44" | 44" — REQ'D STAIR WIDTH (.2*OCC); PROVIDED STAIR WIDTH
0 — EXIT DISCHARGE
EXIT
EXIT ACCESS TRAVEL DISTANCE
COMMON PATH OF TRAVEL
1 HR RATED ASSEMBLY
2 HR RATED ASSEMBLY
3 HR RATED ASSEMBLY

[CBC 2022] TABLE 1006.2.1
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	Without Sprinkler System (feet)		With Sprinkler System (feet)
		Occupant Load		
		OL≤30	OL>30	
A, E, M	49	75	75	75
B	49	100	75	100
R-2	20	NP	NP	125
S	29	100	75	100

[CBC] TABLE 1017.2
EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)
A, E, F-1, M, R, S-1	200	250
B	200	300
F-2, S-2, U	300	400

OCCUPANCY SCHEDULE - 2ND STORY

NAME	AREA	OCCUPANCY TYPE	OCCUPANCY LOAD FACTOR - TABLE 1004.5	NUMBER OF OCCUPANTS
STUDY	855 SF	R-2	15	57
STRENGTH STUDIO	1,488 SF	R-2	50	30
RESIDENTIAL	4,993 SF	R-2	200	25
TRASH	118 SF	R-2	200	1
BIKE STORAGE	538 SF	R-2	200	3
UTILITY	89 SF	R-2	200	1
PARKING	8,370 SF	S-2	200	42
	16,450 SF			159
LEVEL TOTAL:	16,450 SF			159

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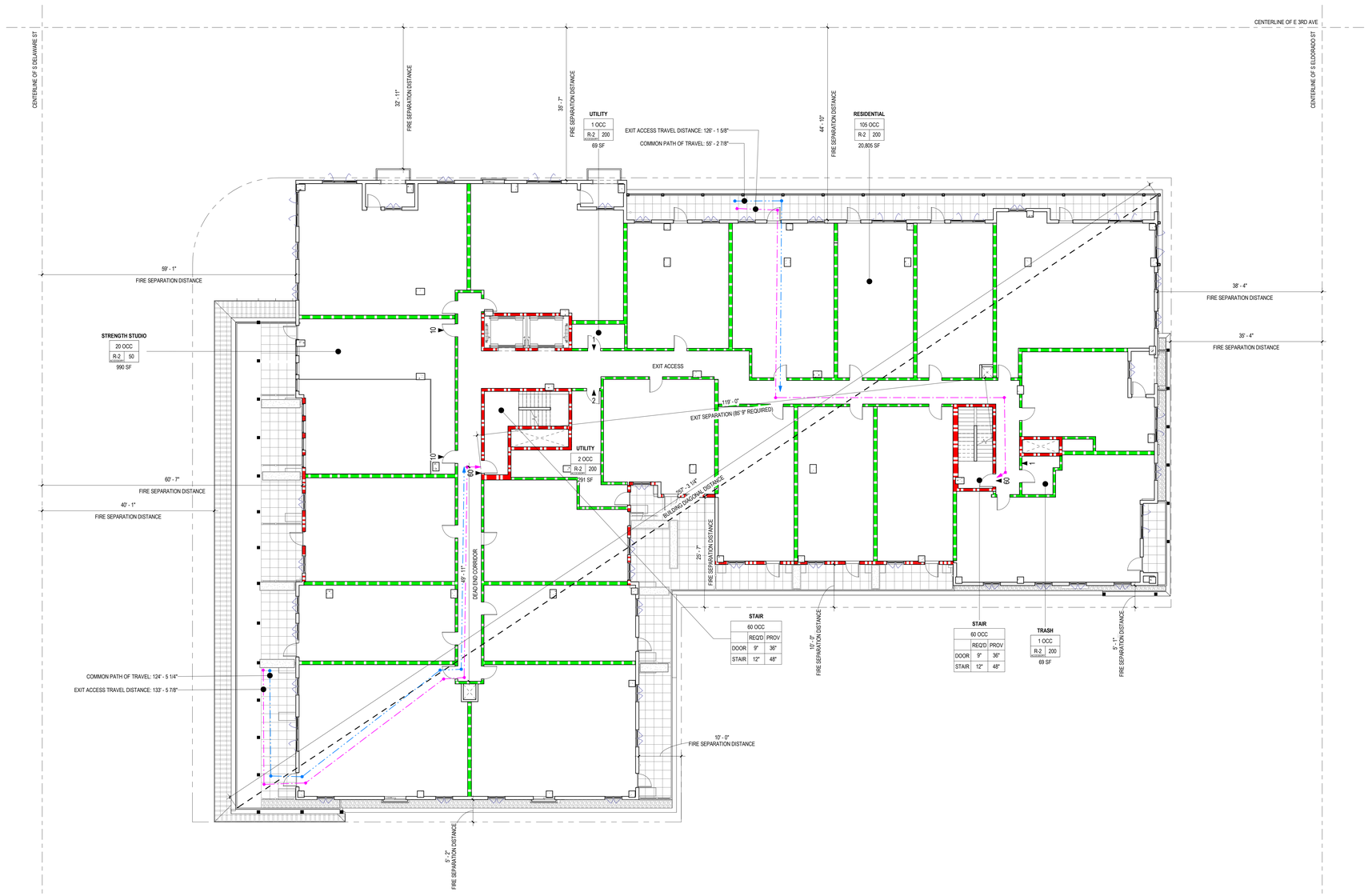
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3	12/18/25	Revision 03

EGRESS PLANS

G032



1 EGRESS PLAN - 3RD STORY
G033 1" = 10'-0"

LEGEND

AREA NAME
XXX OCC — NUMBER OF OCCUPANTS
XX | XX — OCCUPANCY LOAD FACTOR (TABLE 1004.1.2)
150 SF — AREA
OCCUPANCY TYPE (SECTION 302.1)

EGRESS AREA
60 OCC — OCCUPANT LOAD
REQ'D | PROV
DOOR 29" | 36" — REQ'D DOOR WIDTH (.15*OCC); PROVIDED DOOR WIDTH
STAIR 44" | 44" — REQ'D STAIR WIDTH (.2*OCC); PROVIDED STAIR WIDTH

0 — EXIT DISCHARGE
EXIT
EXIT ACCESS TRAVEL DISTANCE
COMMON PATH OF TRAVEL
1 HR RATED ASSEMBLY
2 HR RATED ASSEMBLY
3 HR RATED ASSEMBLY

[CBC 2022] TABLE 1006.2.1
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	Without Sprinkler System (feet)		With Sprinkler System (feet)
		Occupant Load		
		OL≤30	OL>30	
A, E, M	49	75	75	75
B	49	100	75	100
R-2	20	NP	NP	125
S	29	100	75	100

[CBC] TABLE 1017.2
EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)
A, E, F-1, M, R, S-1	200	250
B	200	300
F-2, S-2, U	300	400

OCCUPANCY SCHEDULE - 3RD STORY

NAME	AREA	OCCUPANCY TYPE	OCCUPANCY LOAD FACTOR	NUMBER OF OCCUPANTS
TRASH	69 SF	R-2	200	1
UTILITY	69 SF	R-2	200	1
STRENGTH STUDIO	645 SF	R-2	50	13
RESIDENTIAL	20,805 SF	R-2	200	105
UTILITY	291 SF	R-2	200	2
STRENGTH STUDIO	990 SF	R-2	50	20
LEVEL TOTAL:	22,869 SF			142

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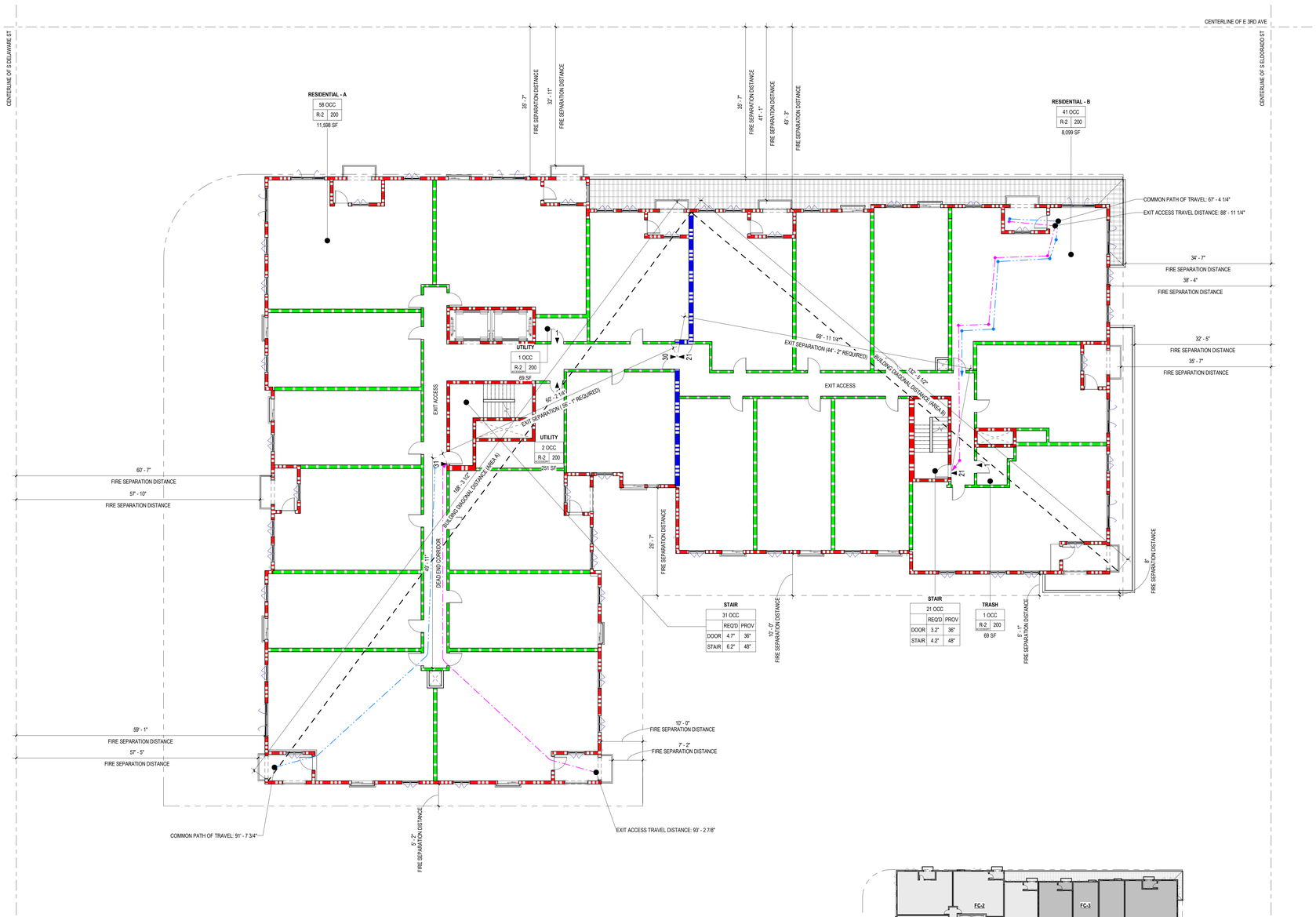
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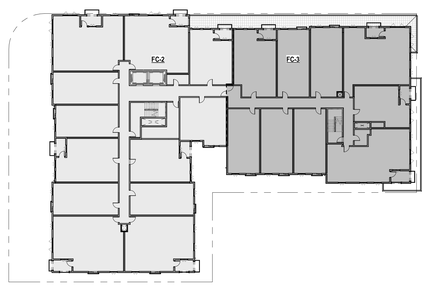
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EGRESS PLANS

G033



1 EGRESS PLAN - 4TH STORY
G034 1" = 10'-0"



2 FIRE COMPARTMENT DIAGRAM - 4TH STORY
G034 1" = 30'-0"

LEGEND

AREA NAME
XXX OCC — NUMBER OF OCCUPANTS
XX | XX — OCCUPANCY LOAD FACTOR (TABLE 1004.1.2)
150 SF — AREA
OCCUPANCY TYPE (SECTION 302.1)

EGRESS AREA

	60 OCC	
	REQ'D	PROV
DOOR	29"	36"
STAIR	44"	44"

OCCUPANT LOAD
REQ'D DOOR WIDTH (.15"OCC); PROVIDED DOOR WIDTH
REQ'D STAIR WIDTH (.2"OCC); PROVIDED STAIR WIDTH

0 — EXIT DISCHARGE
EXIT
EXIT ACCESS TRAVEL DISTANCE
COMMON PATH OF TRAVEL
1 HR RATED ASSEMBLY
2 HR RATED ASSEMBLY
3 HR RATED ASSEMBLY

[CBC 2022] TABLE 1006.2.1
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	Without Sprinkler System (feet)		With Sprinkler System (feet)
		Occupant Load		
		OL≤30	OL>30	
A, E, M	49	75	75	75
B	49	100	75	100
R-2	20	NP	NP	125
S	29	100	75	100

[CBC] TABLE 1017.2
EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)
A, E, F-1, M, R, S-1	200	250
B	200	300
F-2, S-2, U	300	400

OCCUPANCY SCHEDULE - 4TH STORY

NAME	AREA	OCCUPANCY TYPE	OCCUPANCY LOAD FACTOR	NUMBER OF OCCUPANTS
AREA A				
UTILITY	69 SF	R-2	200	1
UTILITY	251 SF	R-2	200	2
RESIDENTIAL - A	11,598 SF	R-2	200	58
AREA A	11,918 SF			61
AREA B				
TRASH	69 SF	R-2	200	1
RESIDENTIAL - B	8,099 SF	R-2	200	41
AREA B	8,168 SF			42
LEVEL TOTAL:	20,086 SF			103

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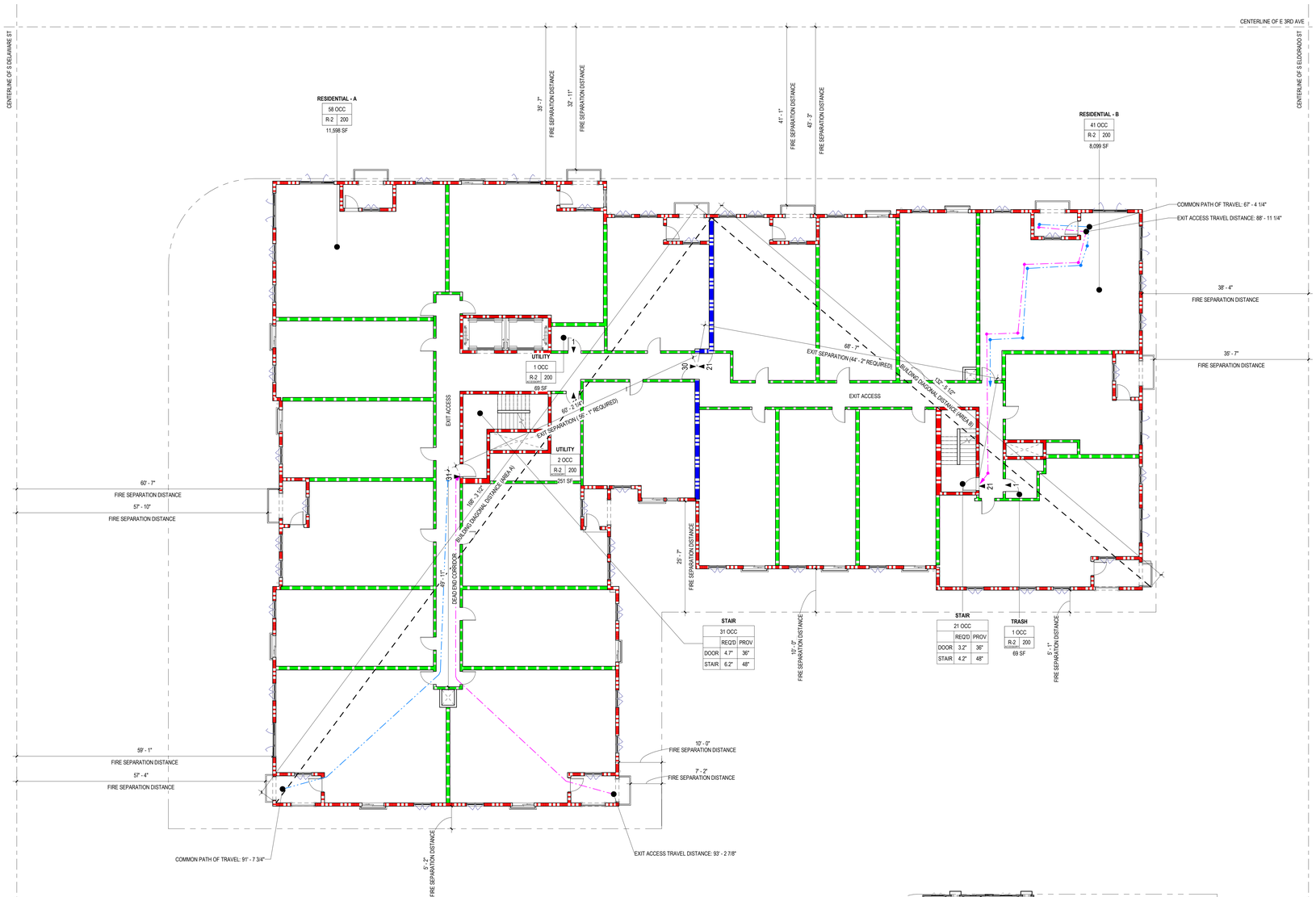
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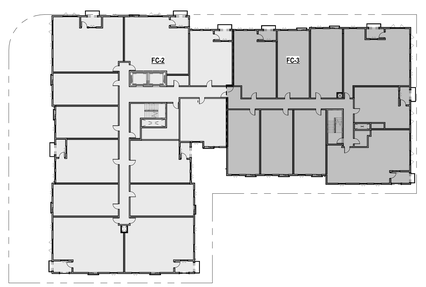
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EGRESS PLANS

G034



1 G035 EGRESS PLAN - 5TH STORY
1" = 10'-0"



2 G035 FIRE COMPARTMENT DIAGRAM - 5TH STORY
1" = 30'-0"

LEGEND

AREA NAME
XXX OCC — NUMBER OF OCCUPANTS
XX | XX — OCCUPANCY LOAD FACTOR (TABLE 1004.1.2)
150 SF — AREA
OCCUPANCY TYPE (SECTION 302.1)

EGRESS AREA

60 OCC		OCCUPANT LOAD
	REQ'D	PROV
DOOR	29"	36"
STAIR	44"	44"

REQ'D DOOR WIDTH (.15"OCC); PROVIDED DOOR WIDTH
REQ'D STAIR WIDTH (.2"OCC); PROVIDED STAIR WIDTH

0 — EXIT DISCHARGE
EXIT
EXIT ACCESS TRAVEL DISTANCE
COMMON PATH OF TRAVEL
1 HR RATED ASSEMBLY
2 HR RATED ASSEMBLY
3 HR RATED ASSEMBLY

[CBC 2022] TABLE 1006.2.1
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	Without Sprinkler System (feet)		With Sprinkler System (feet)
		Occupant Load		
		OL≤30	OL>30	
A, E, M	49	75	75	75
B	49	100	75	100
R-2	20	NP	NP	125
S	29	100	75	100

[CBC] TABLE 1017.2
EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)
A, E, F-1, M, R, S-1	200	250
B	200	300
F-2, S-2, U	300	400

OCCUPANCY SCHEDULE - 5TH STORY

NAME	AREA	OCCUPANCY TYPE	OCCUPANCY LOAD FACTOR	NUMBER OF OCCUPANTS
AREA A				
UTILITY	69 SF	R-2	200	1
UTILITY	251 SF	R-2	200	2
RESIDENTIAL - A	11,598 SF	R-2	200	58
AREA A	11,918 SF			61
AREA B				
TRASH	69 SF	R-2	200	1
RESIDENTIAL - B	8,099 SF	R-2	200	41
AREA B	8,168 SF			42
LEVEL TOTAL:	20,086 SF			103

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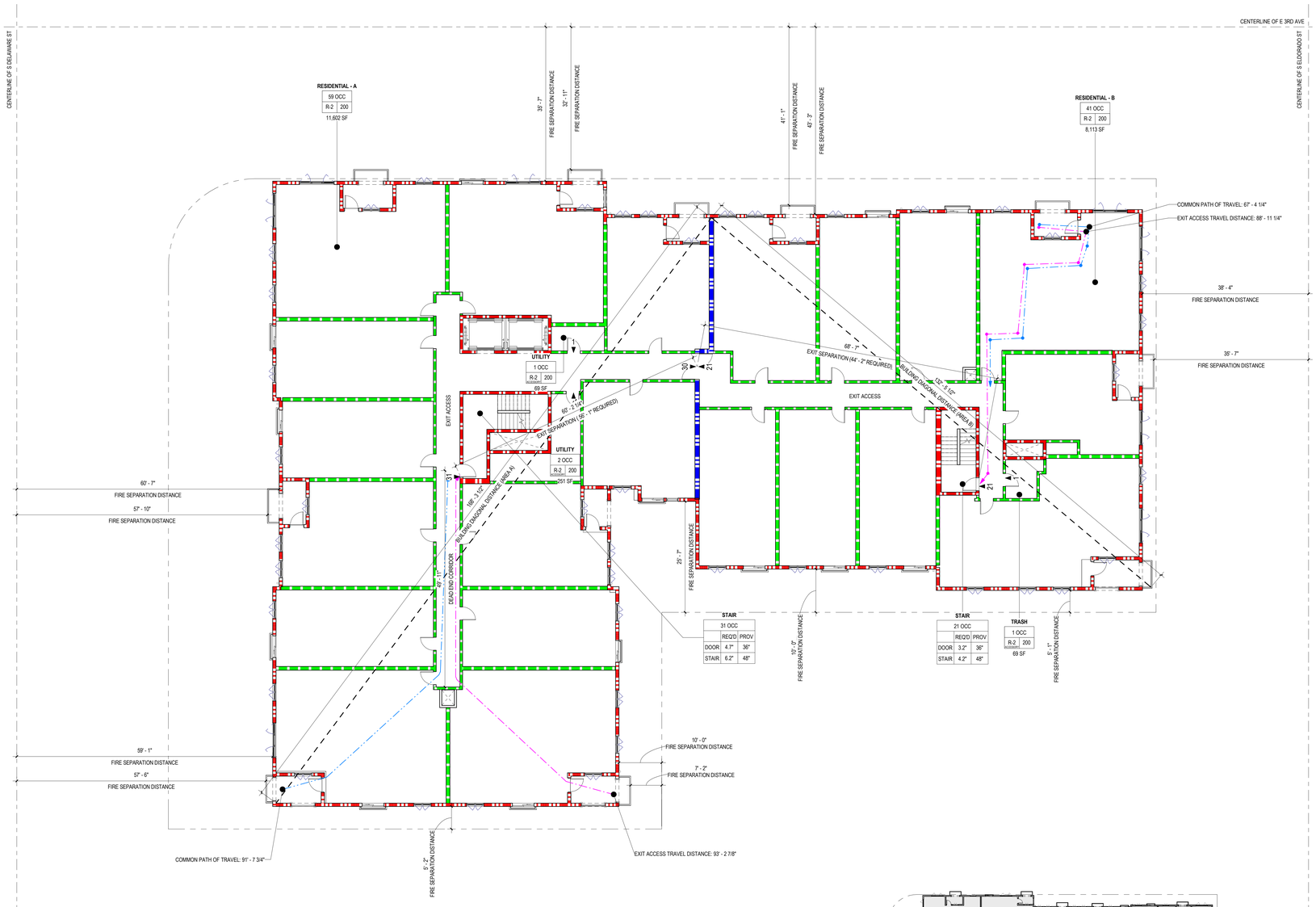
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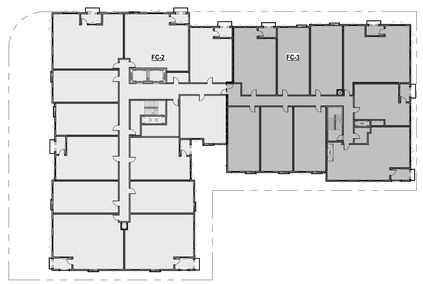
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EGRESS PLANS

G035



1 G036 EGRESS PLAN - 6TH STORY
1" = 10'-0"



2 G036 FIRE COMPARTMENT DIAGRAM - 6TH STORY
1" = 30'-0"

LEGEND

AREA NAME
- XXX OCC — NUMBER OF OCCUPANTS
- XX | XX — OCCUPANCY LOAD FACTOR (TABLE 1004.1.2)
- 150 SF — AREA
- OCCUPANCY TYPE (SECTION 302.1)

EGRESS AREA
- 60 OCC — OCCUPANT LOAD
- REQ'D | PROV
- DOOR 29" | 36" — REQ'D DOOR WIDTH (.15"OCC); PROVIDED DOOR WIDTH
- STAIR 44" | 44" — REQ'D STAIR WIDTH (.2"OCC); PROVIDED STAIR WIDTH
- 0 — EXIT DISCHARGE
- EXIT
- EXIT ACCESS TRAVEL DISTANCE
- COMMON PATH OF TRAVEL
- 1 HR RATED ASSEMBLY
- 2 HR RATED ASSEMBLY
- 3 HR RATED ASSEMBLY

[CBC 2022] TABLE 1006.2.1
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	Without Sprinkler System (feet)		With Sprinkler System (feet)
		Occupant Load		
		OL≤30	OL>30	
A, E, M	49	75	75	75
B	49	100	75	100
R-2	20	NP	NP	125
S	29	100	75	100

[CBC] TABLE 1017.2
EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)
A, E, F-1, M, R, S-1	200	250
B	200	300
F-2, S-2, U	300	400

OCCUPANCY SCHEDULE - 6TH STORY

NAME	AREA	OCCUPANCY TYPE	OCCUPANCY LOAD FACTOR - TABLE 1004.5	NUMBER OF OCCUPANTS
AREA A				
UTILITY	69 SF	R-2	200	1
UTILITY	251 SF	R-2	200	2
RESIDENTIAL - A	11,602 SF	R-2	200	59
AREA A	11,922 SF			62
AREA B				
TRASH	69 SF	R-2	200	1
RESIDENTIAL - B	8,113 SF	R-2	200	41
AREA B	8,181 SF			42
LEVEL TOTAL:	20,103 SF			104

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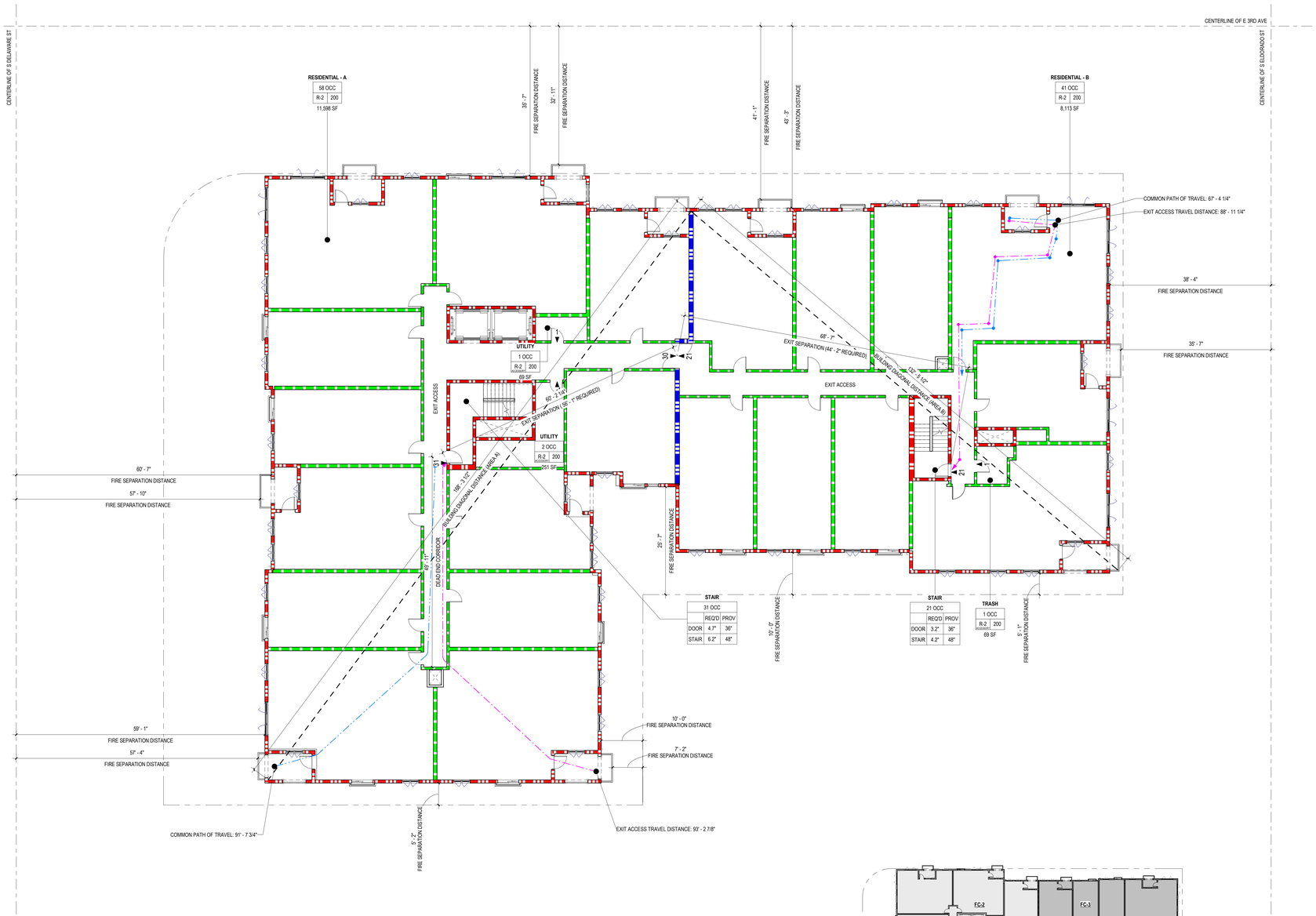
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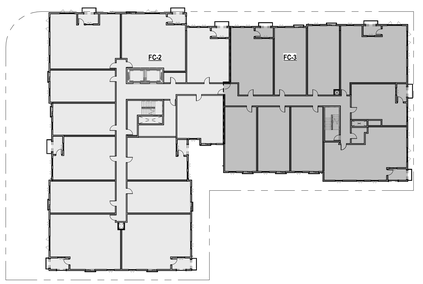
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EGRESS PLANS

G036



1 G037 EGRESS PLAN - 7TH STORY
1" = 10'-0"



2 G037 FIRE COMPARTMENT DIAGRAM - 7TH STORY
1" = 30'-0"

LEGEND

AREA NAME
XXX OCC — NUMBER OF OCCUPANTS
XX | XX — OCCUPANCY LOAD FACTOR (TABLE 1004.1.2)
150 SF — AREA
OCCUPANCY TYPE (SECTION 302.1)

EGRESS AREA

	60 OCC	
	REQ'D	PROV
DOOR	29"	36"
STAIR	44"	44"

OCCUPANT LOAD
REQ'D DOOR WIDTH (.15"OCC); PROVIDED DOOR WIDTH
REQ'D STAIR WIDTH (.2"OCC); PROVIDED STAIR WIDTH
0 — EXIT DISCHARGE
EXIT
EXIT ACCESS TRAVEL DISTANCE
COMMON PATH OF TRAVEL
1 HR RATED ASSEMBLY
2 HR RATED ASSEMBLY
3 HR RATED ASSEMBLY

[CBC 2022] TABLE 1006.2.1
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	Without Sprinkler System (feet)		With Sprinkler System (feet)
		Occupant Load		
		OL≤30	OL>30	
A, E, M	49	75	75	75
B	49	100	75	100
R-2	20	NP	NP	125
S	29	100	75	100

[CBC] TABLE 1017.2
EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)
A, E, F-1, M, R, S-1	200	250
B	200	300
F-2, S-2, U	300	400

OCCUPANCY SCHEDULE - 7TH STORY

NAME	AREA	OCCUPANCY TYPE	OCCUPANCY LOAD FACTOR - TABLE 1004.5	NUMBER OF OCCUPANTS
AREA A				
UTILITY	69 SF	R-2	200	1
UTILITY	251 SF	R-2	200	2
RESIDENTIAL - A	11,598 SF	R-2	200	58
AREA A	11,918 SF			61
AREA B				
TRASH	69 SF	R-2	200	1
RESIDENTIAL - B	8,113 SF	R-2	200	41
AREA B	8,181 SF			42
LEVEL TOTAL:	20,100 SF			103

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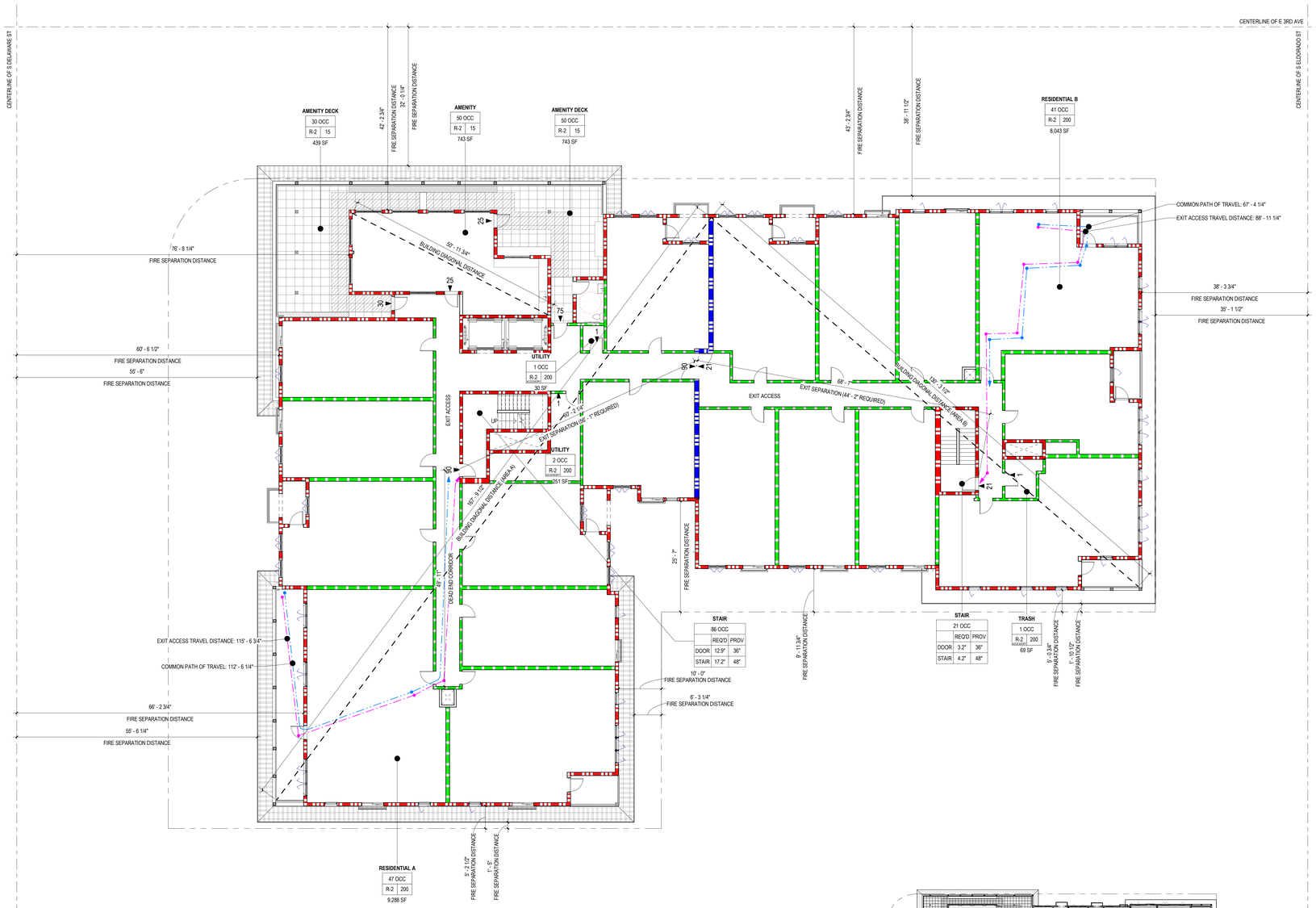
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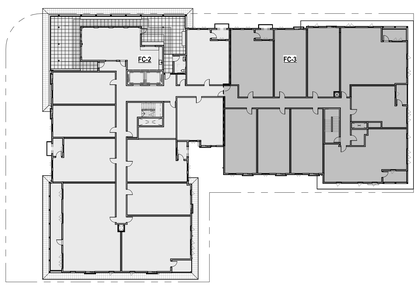
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EGRESS PLANS

G037



1 GO38 EGRESS PLAN - 8TH STORY
1" = 10'-0"



2 GO38 FIRE COMPARTMENT DIAGRAM - 8TH STORY
1" = 30'-0"

LEGEND

AREA NAME
XXX OCC — NUMBER OF OCCUPANTS
XX | XX — OCCUPANCY LOAD FACTOR (TABLE 1004.1.2)
150 SF — AREA
OCCUPANCY TYPE (SECTION 302.1)

EGRESS AREA

60 OCC		OCCUPANT LOAD
	REQ'D	PROV
DOOR	29"	36"
STAIR	44"	44"

REQ'D DOOR WIDTH (.15"OCC); PROVIDED DOOR WIDTH
REQ'D STAIR WIDTH (.2"OCC); PROVIDED STAIR WIDTH

0 — EXIT DISCHARGE
EXIT
EXIT ACCESS TRAVEL DISTANCE
COMMON PATH OF TRAVEL
1 HR RATED ASSEMBLY
2 HR RATED ASSEMBLY
3 HR RATED ASSEMBLY

[CBC 2022] TABLE 1006.2.1
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	Without Sprinkler System (feet)		With Sprinkler System (feet)
		Occupant Load		
		OL≤30	OL>30	
A, E, M	49	75	75	75
B	49	100	75	100
R-2	20	NP	NP	125
S	29	100	75	100

[CBC] TABLE 1017.2
EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)
A, E, F-1, M, R, S-1	200	250
B	200	300
F-2, S-2, U	300	400

OCCUPANCY SCHEDULE - 8TH STORY

NAME	AREA	OCCUPANCY TYPE	OCCUPANCY LOAD FACTOR - TALBE 1004.5	NUMBER OF OCCUPANTS
UTILITY	30 SF	R-2	200	1
AMENITY	743 SF	R-2	15	50
	774 SF			51
AREA A				
UTILITY	251 SF	R-2	200	2
RESIDENTIAL A	9,288 SF	R-2	200	47
AMENITY DECK	439 SF	R-2	15	30
AMENITY DECK	743 SF	R-2	15	50
AREA A	10,721 SF			129
AREA B				
TRASH	69 SF	R-2	200	1
RESIDENTIAL B	8,043 SF	R-2	200	41
AREA B	8,112 SF			42
LEVEL TOTAL:	19,606 SF			222

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EGRESS PLANS

G038



EXTERIOR WALL OPENING ANALYSIS - NORTHWEST ELEVATION [3RD AVE]
(ALL OPENINGS ARE UNPROTECTED, SPRINKLERED. SEE EGRESS PLAN SHEETS FOR FIRE SEPARATION DIMENSIONS.)



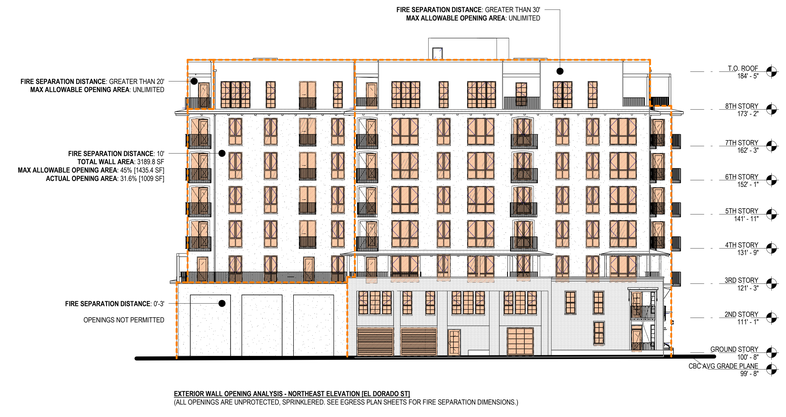
EXTERIOR WALL OPENING ANALYSIS - SOUTHEAST ELEVATION [4TH AVE]
(ALL OPENINGS ARE UNPROTECTED, SPRINKLERED. SEE EGRESS PLAN SHEETS FOR FIRE SEPARATION DIMENSIONS.)

3 G040 ALLOWABLE OPENING DIAGRAM - NORTHWEST ELEVATION
1/16" = 1'-0"



EXTERIOR WALL OPENING ANALYSIS - SOUTHWEST ELEVATION [DELAWARE ST]
(ALL OPENINGS ARE UNPROTECTED, SPRINKLERED. SEE EGRESS PLAN SHEETS FOR FIRE SEPARATION DIMENSIONS.)

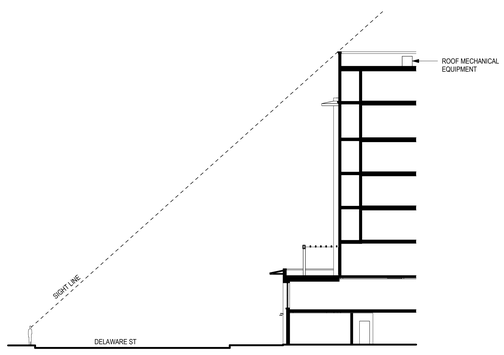
1 G040 ALLOWABLE OPENING DIAGRAM - SOUTHEAST ELEVATION
1/16" = 1'-0"



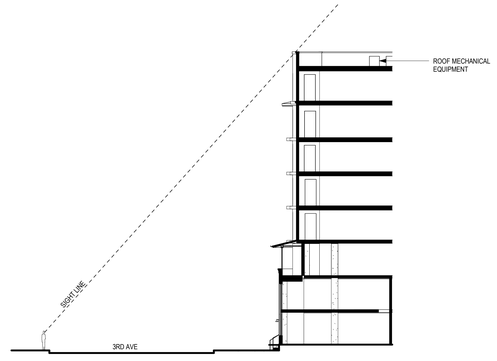
EXTERIOR WALL OPENING ANALYSIS - NORTHEAST ELEVATION [EL DORADO ST]
(ALL OPENINGS ARE UNPROTECTED, SPRINKLERED. SEE EGRESS PLAN SHEETS FOR FIRE SEPARATION DIMENSIONS.)

4 G040 ALLOWABLE OPENING DIAGRAM - SOUTHWEST ELEVATION
1/16" = 1'-0"

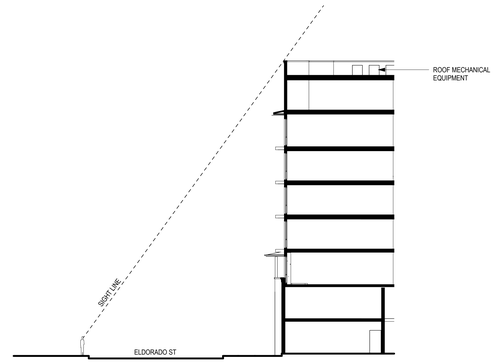
2 G040 ALLOWABLE OPENING DIAGRAM - NORTHEAST ELEVATION
1/16" = 1'-0"



7 G040 MECHANICAL SCREENING DIAGRAM - DELAWARE ST
1/16" = 1'-0"



6 G040 MECHANICAL SCREENING DIAGRAM - 3RD AVE
1/16" = 1'-0"



5 G040 MECHANICAL SCREENING DIAGRAM - ELDORADO ST
1/16" = 1'-0"

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ALLOWABLE OPENING / MECH SCREEN DIAGRAMS

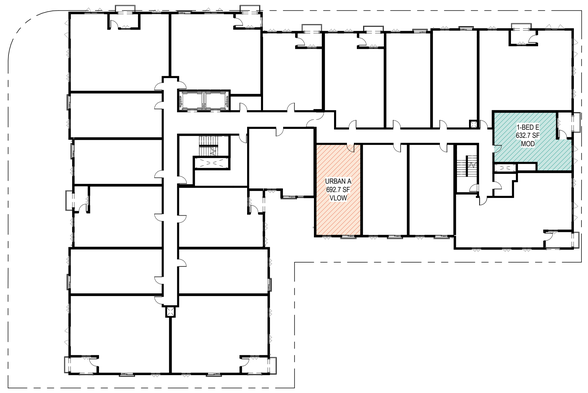
G040



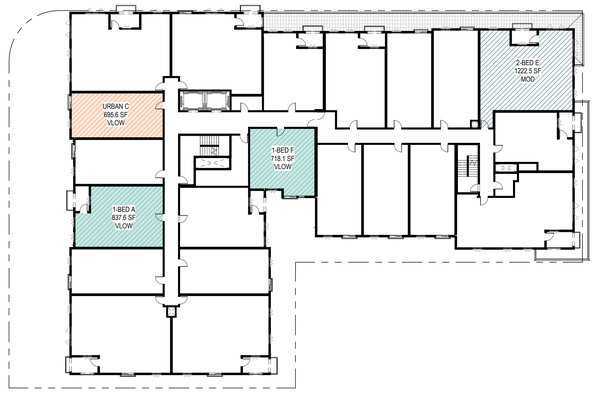
6 G041 AFFORDABLE UNIT LOCATIONS - 6TH STORY
3/64" = 1'-0"



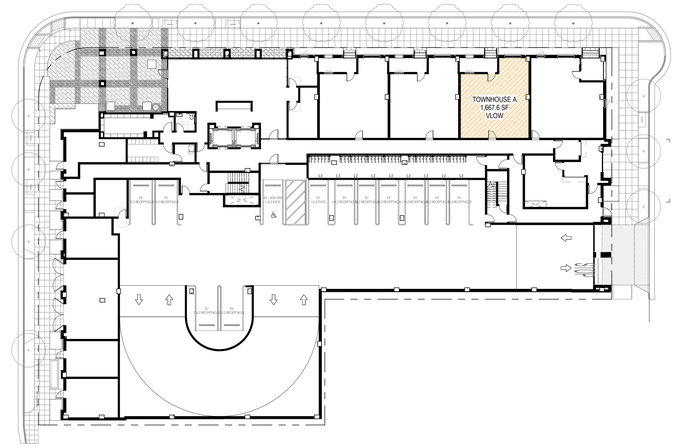
3 G041 AFFORDABLE UNIT LOCATIONS - 3RD STORY
3/64" = 1'-0"



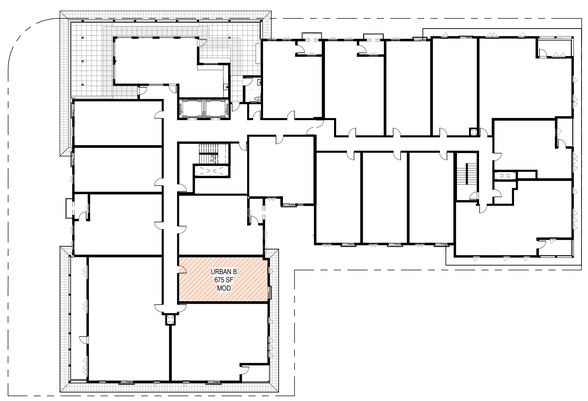
7 G041 AFFORDABLE UNIT LOCATIONS - 7TH STORY
3/64" = 1'-0"



4 G041 AFFORDABLE UNIT LOCATIONS - 4TH STORY
3/64" = 1'-0"



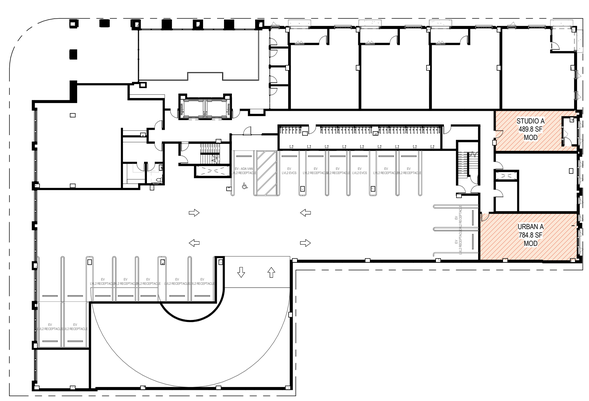
1 G041 AFFORDABLE UNIT LOCATIONS - GROUND STORY
3/64" = 1'-0"



8 G041 AFFORDABLE UNIT LOCATIONS - 8TH STORY
3/64" = 1'-0"



5 G041 AFFORDABLE UNIT LOCATIONS - 5TH STORY
3/64" = 1'-0"



2 G041 AFFORDABLE UNIT LOCATIONS - 2ND STORY
3/64" = 1'-0"

AFFORDABLE UNIT COUNT

TOTAL # UNITS = 128

TOTAL # AFFORDABLE UNITS = 20

TOTAL # MARKET RATE UNITS = 108

AFFORDABILITY LEVELS:

VERY LOW (VLOW) UNITS: 10

MODERATE (MOD) UNITS: 10

COLOR	NAME	TYPE	COUNT	SF	VLOW #	MOD #
	STUDIO / URBAN	1 BEDROOM / 1 BATH	8	5,386.1	4	3
	1 BEDROOM	1 BEDROOM / 1 BATH	6	4,324.7	3	4
	2 BEDROOM	2 BEDROOM / 2 BATH	5	5,779.5	2	3
	TOWNHOUSE	3 BEDROOM / 3 BATH	1	1,667.6	1	-
	TOTAL		20	17,156.9	10	10

INTERIOR FINISHES AND AMENITIES OF AFFORDABLE UNITS WILL EQUAL TO THAT OF THE MARKET RATE UNITS.

AFFORDABLE UNITS WILL HAVE THE SAME ACCESS AND ENJOYMENT OF COMMON SPACE, PARKING, STORAGE, AND OTHER FACILITIES IN THE RESIDENTIAL PROJECT.

THE PROJECT IS LOCATED WITHIN THE MIXED USE MEDIUM II LAND USE DISTRICT OF THE SAN MATEO GENERAL PLAN, WHICH ALLOWS A MAXIMUM OF 99 DU/AC, AND WHICH EQUATES TO A MAXIMUM RESIDENTIAL DENSITY OF 64 UNITS ON THE PROJECT SITE. THE PROJECT IMPLEMENTS THE DBL TO INCLUDE 15% VERY LOW INCOME UNITS (10 UNITS) TO RECEIVE A 50% DENSITY BONUS (32 UNITS), AND FURTHER PROVIDES 15% MODERATE UNITS (10 UNITS) TO RECEIVE AN ADDITIONAL 50% DENSITY BONUS (32 UNITS), WHICH EQUATES TO A TOTAL UNIT COUNT OF 128 UNITS. (GOV. CODE § 65915(F)(2))

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AFFORDABLE UNIT LOCATIONS

G041



1 G100 3D - 3RD AVENUE AND S DELAWARE STREET
NTS

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RENDERINGS

G100



1 G101 3D - 3RD AVENUE
NTS

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RENDERINGS

G101



3D - 3RD AVENUE & S DELAWARE ST - LOBBY
NTS

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RENDERINGS

G102



1 G103 3D - S DELAWARE STREET
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RENDERINGS

G103



1 G104 3D - 3RD AVENUE - TOWNHOMES
NTS

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RENDERINGS

G104



1 G105 3D - 3RD AVENUE - TOWNHOMES VIGNETTE
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RENDERINGS

G105



1 3D - 3RD & ELDORADO - TOWNHOMES CORNER
G106 NTS

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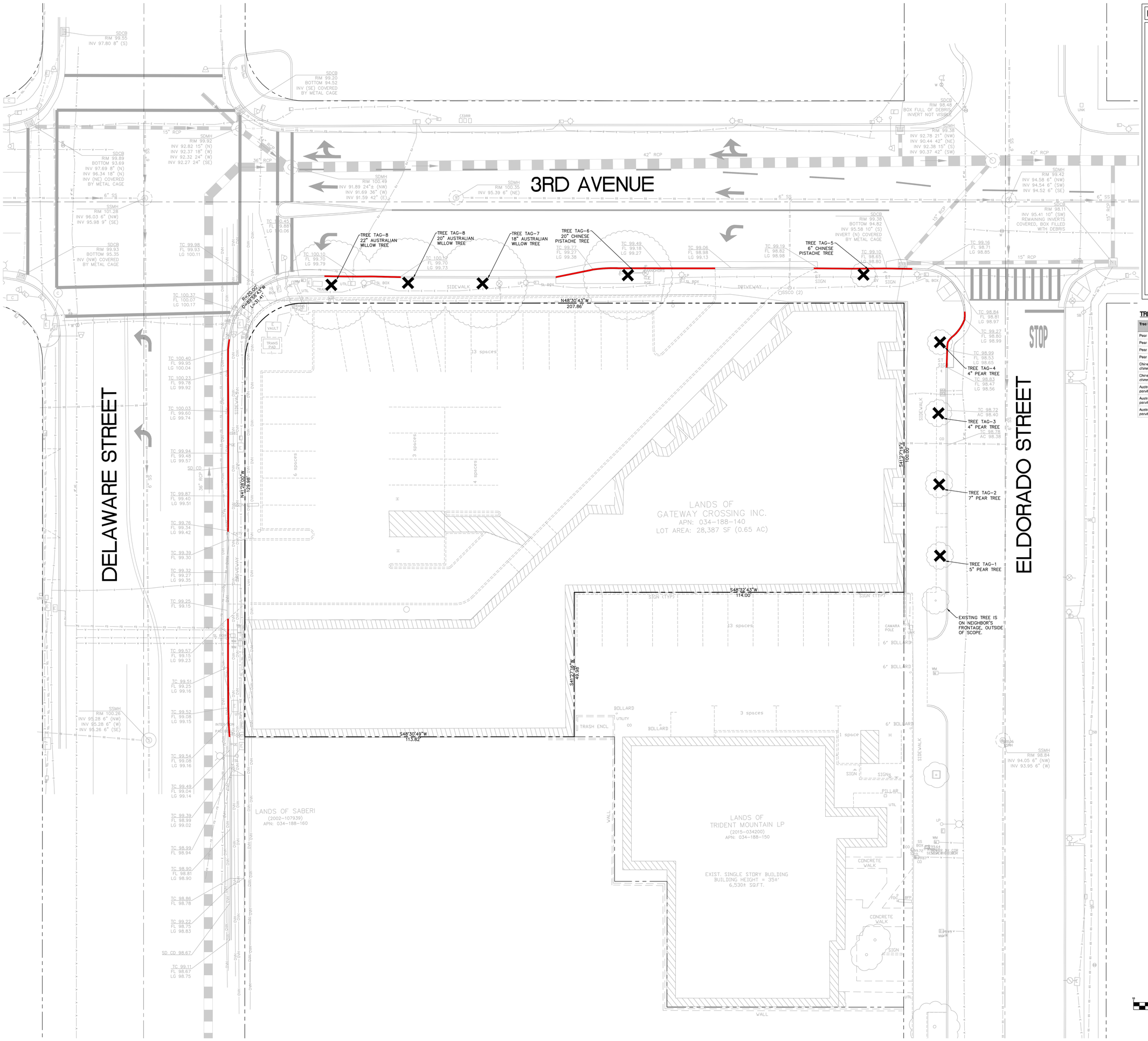
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RENDERINGS

G106



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- EXISTING RED CURB
- EXISTING STORM DRAIN (SD)
- EXISTING STORM DRAIN (TREATED)
- EXISTING SANITARY SEWER (SS)
- EXISTING DOMESTIC WATER (W)
- EXISTING OVER HEAD LINE (OH)
- EXISTING GAS (G)
- EXISTING ELECTRIC (E)
- EXISTING FIBER OPTIC (FO)
- EXISTING TELECOM (TEL)
- STORM DRAIN MANHOLE (SDMH)
- STORM DRAIN CATCH BASIN (SDCB)
- SANITARY SEWER MANHOLE (SSMH)
- LIGHT POLE (LP)
- REMOVE TREE

TREE IDENTIFICATION TABLE/EVALUATION

Tree Species	I.D. #	Trunk Diameter (in.)	Condition	Status
Pear (*Pyrus calleryana*)	1	5	Fair	Non-Heritage/Street Tree
Pear (*Pyrus calleryana*)	2	7	Fair	Non-Heritage/Street Tree
Pear (*Pyrus calleryana*)	3	4	Fair	Non-Heritage/Street Tree
Pear (*Pyrus calleryana*)	4	4	Fair	Non-Heritage/Street Tree
Chinese pistache (*Pistacia chinensis*)	5	4	Poor	Non-Heritage/Street Tree
Chinese pistache (*Pistacia chinensis*)	6	20	Fair	Heritage/Street Tree
Australian willow (*Geijera parviflora*)	7	18	Good	Heritage/Street Tree
Australian willow (*Geijera parviflora*)	8	20	Good	Heritage/Street Tree
Australian willow (*Geijera parviflora*)	9	22	Good	Heritage/Street Tree

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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CIVIL
STATE OF CALIFORNIA

GATEWAY

2024-1869

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SAN MATEO, CA

FORMAL PLANNING APPLICATION

MARCH 25, 2025

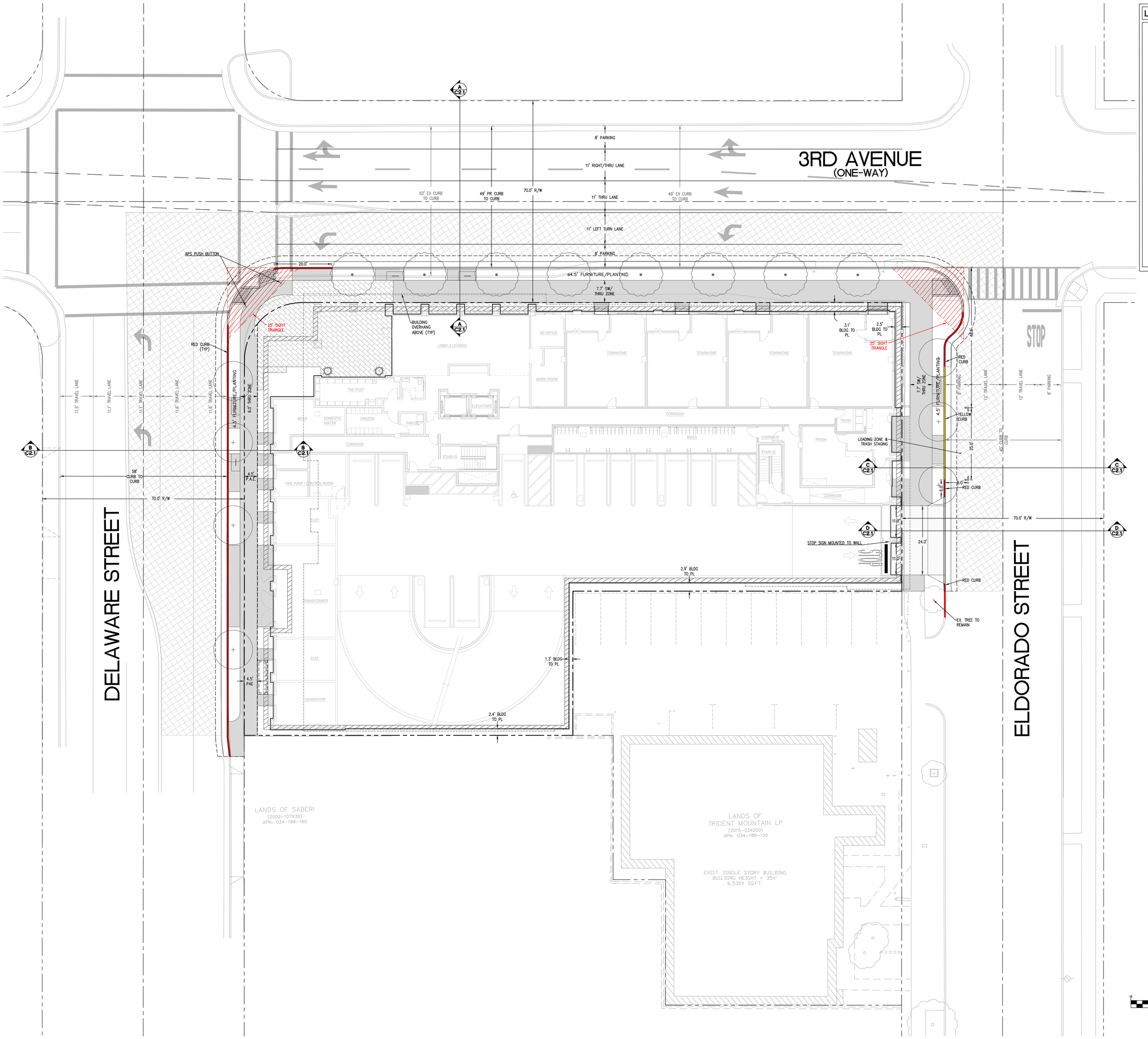
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REVISIONS:

1	7/2/25	Revision 01
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3	12/18/25	Revision 03

EXISTING CONDITIONS

C1.0



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- PUBLIC ACCESS EASEMENT (P.A.E)
- SAW-CUT LINE
- VERTICAL CURB
- VERTICAL CURB & GUTTER
- FLOW-THROUGH PLANTER
- CONCRETE SIDEWALK
- VEHICULAR CONCRETE
- 2" AC GRIND AND OVERLAY
- TRUNCATED DOMES
- PEDESTRIAN PAVERS PER LANDSCAPE PLANS
- 2" AC DEEPLIFT
- YELLOW CURB (LOADING ZONE)
- RED CURB (NO PARKING)
- ABS TRAFFIC PUSH BUTTON

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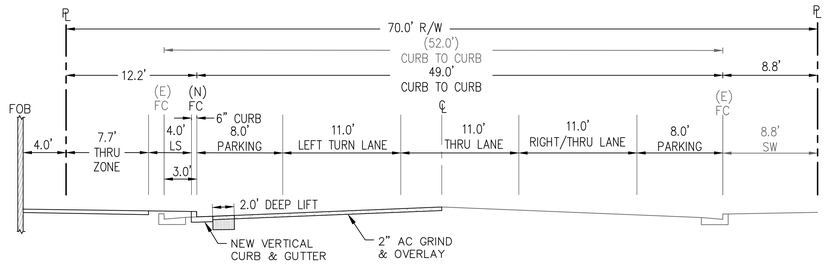
GRAPHIC SCALE

10 0 2 5 10 20 40

(IN FEET)
1 inch = 10 ft.

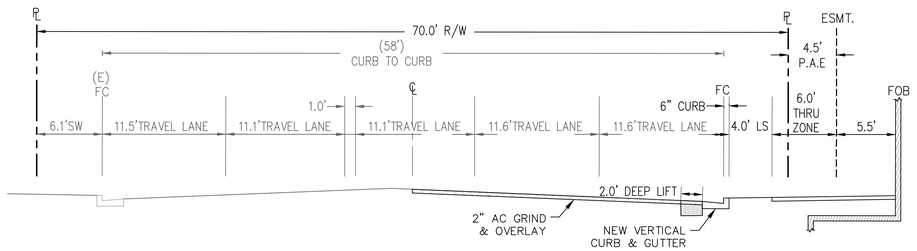
PRELIMINARY SITE PLAN

C2.0



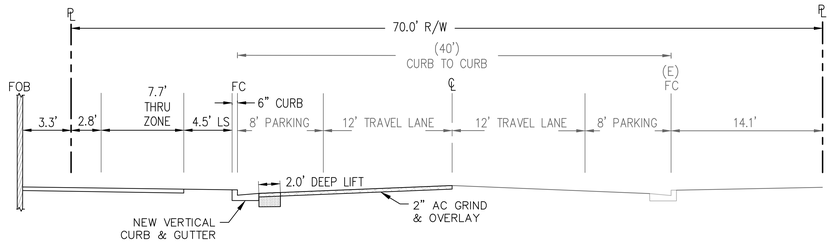
SECTION A: 3RD AVE

SIDEWALK SECTION A.5 FROM PEDESTRIAN MASTER PLAN
SCALE: NTS



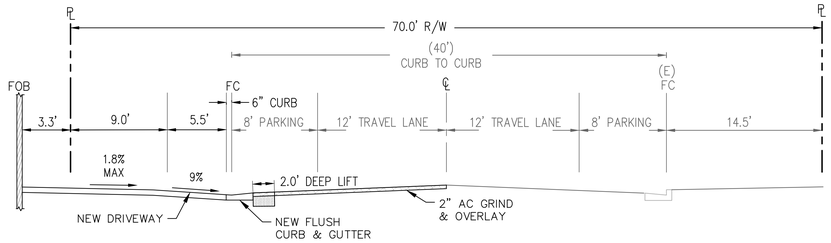
SECTION B: DELAWARE ST

SIDEWALK SECTION A.5 FROM PEDESTRIAN MASTER PLAN
SCALE: NTS



SECTION C: ELDORADO ST

SIDEWALK SECTION A.5 FROM PEDESTRIAN MASTER PLAN
SCALE: NTS



SECTION D: ELDORADO ST

SCALE: NTS

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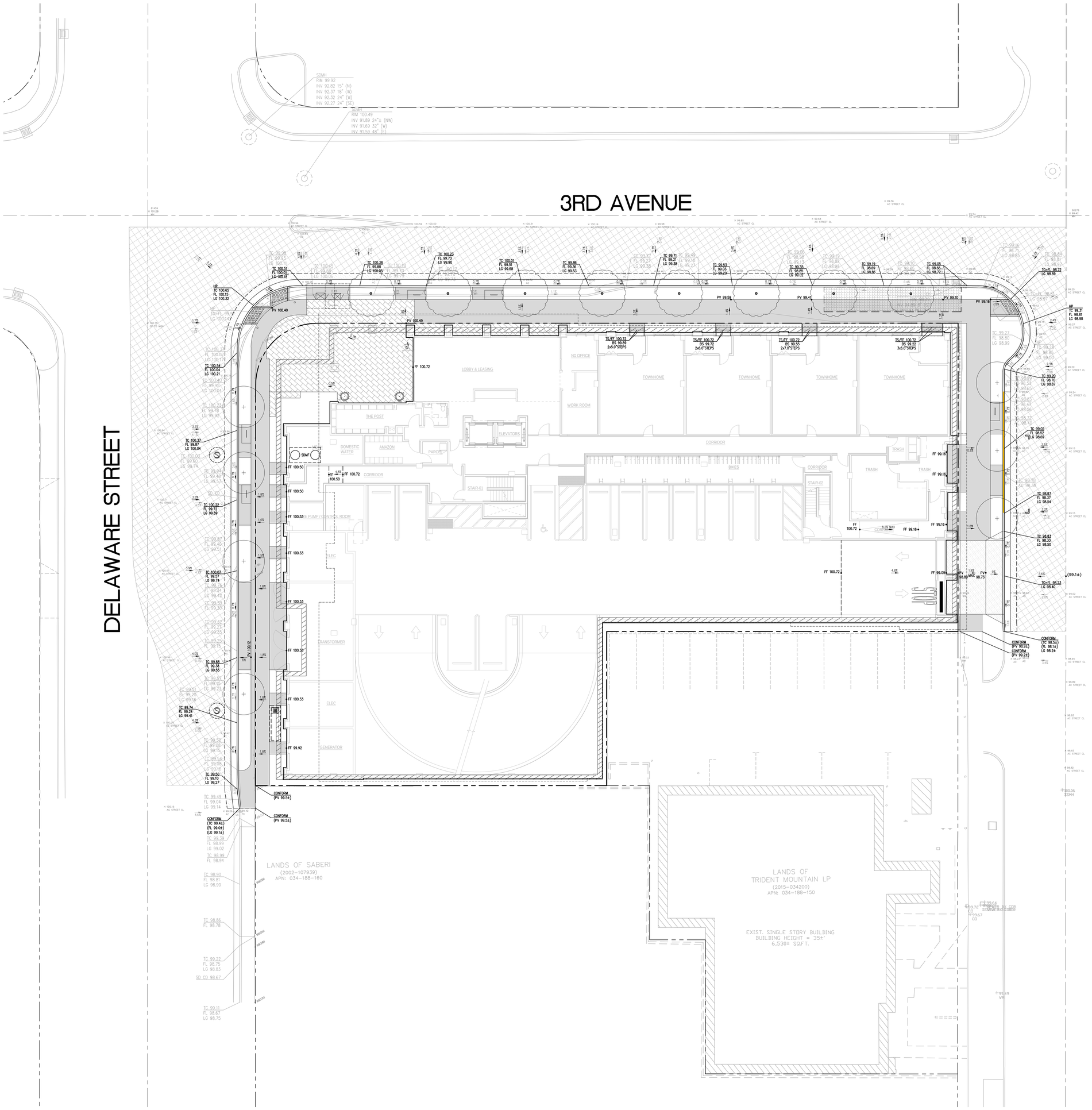
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STREET SECTIONS

C2.1



LEGEND

PROPERTY LINE	
ADJACENT PROPERTY LINE	
CENTERLINE	
GRADE BREAK LINE	
FLOW-THROUGH PLANTER	
SILVA CELL	
VERTICAL CURB	
VERTICAL CURB & GUTTER	
FINISHED GRADE ELEVATION	36.05 ●
FINISHED FLOOR ELEVATION	FF 36.05
GARAGE SLAB FLOOR ELEVATION	GS 36.05
TOP OF STEP ELEVATION	TS 36.05
BOTTOM OF STEP ELEVATION	BS 36.05
TOP OF CURB ELEVATION	TC 36.05
CURB CUT ELEVATION	CC 36.05
FLOW LINE ELEVATION ELEVATION	FL 36.05
HIGH POINT	HP
LOW POINT	LP
PAVEMENT ELEVATION	PV 36.05
GRADE TO DRAIN	
SLOPE/DIRECTION OF FLOW	SLOPE%
OVERLAND RELEASE	

EARTH WORK QUANTITIES

CUT (ON & OFF SITE): 10,857 CY
FILL (ON & OFF SITE): 100 CY
NET (ON & OFF SITE): 10,757 CY (EXPORT)

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

THE EARTHWORK SUMMARY PROVIDED ABOVE IS FOR REFERENCE ONLY. DUE TO VARIABLES SUCH AS AMOUNT OF STRIPPING, SHRINKAGE, COMPACTION, & METHODS OF OPERATION, THE VOLUME OF DIRT WILL IN ALL LIKELIHOOD DEVIATE TO SOME EXTENT FROM THE CALCULATED VOLUME. THE EARTHWORK SUMMARY DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO DETERMINE FOR HIMSELF THE QUANTITY OF EARTH MOVING THAT WILL BE REQUIRED FOR THIS JOB. IT IS UNDERSTOOD THAT THE CONTRACTOR'S BID PRICE FOR GRADING THIS JOB IS BASED ON THE CONTRACTOR'S OWN EARTHWORK ESTIMATE AND INCLUDES PROVISION FOR ANY GRADE ADJUSTMENTS REQUIRED TO BRING THE JOB TO A FINISHED CONDITION.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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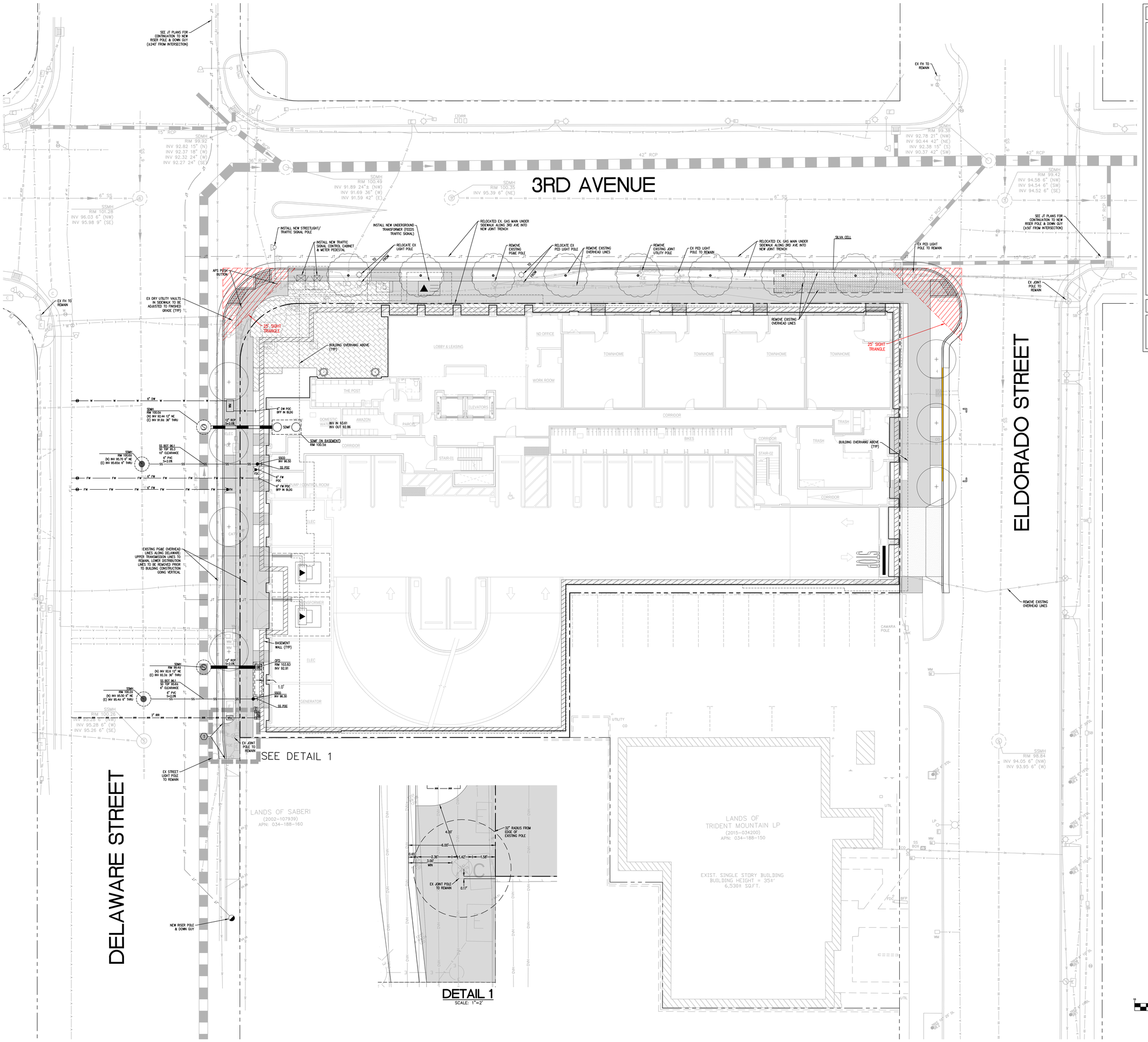
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PRELIMINARY GRADING PLAN

C3.0



DETAIL 1
SCALE: 1"=2'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SILVA CELL
- FLOW-THROUGH PLANTER
- PROPOSED STORM DRAIN (UNTREATED) — SD
- PROPOSED STORM DRAIN (TREATED)
- PROPOSED SANITARY SEWER — SS
- PROPOSED DOMESTIC WATER — W
- PROPOSED IRRIGATION — IRR
- 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/FDC
- BACKFLOW PREVENTION — BFP
- WATER VALVE
- 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 1A1A TYPE "A". PROVIDE 30" 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.

GRAPHIC SCALE
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(IN FEET)
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MARCH 25, 2025

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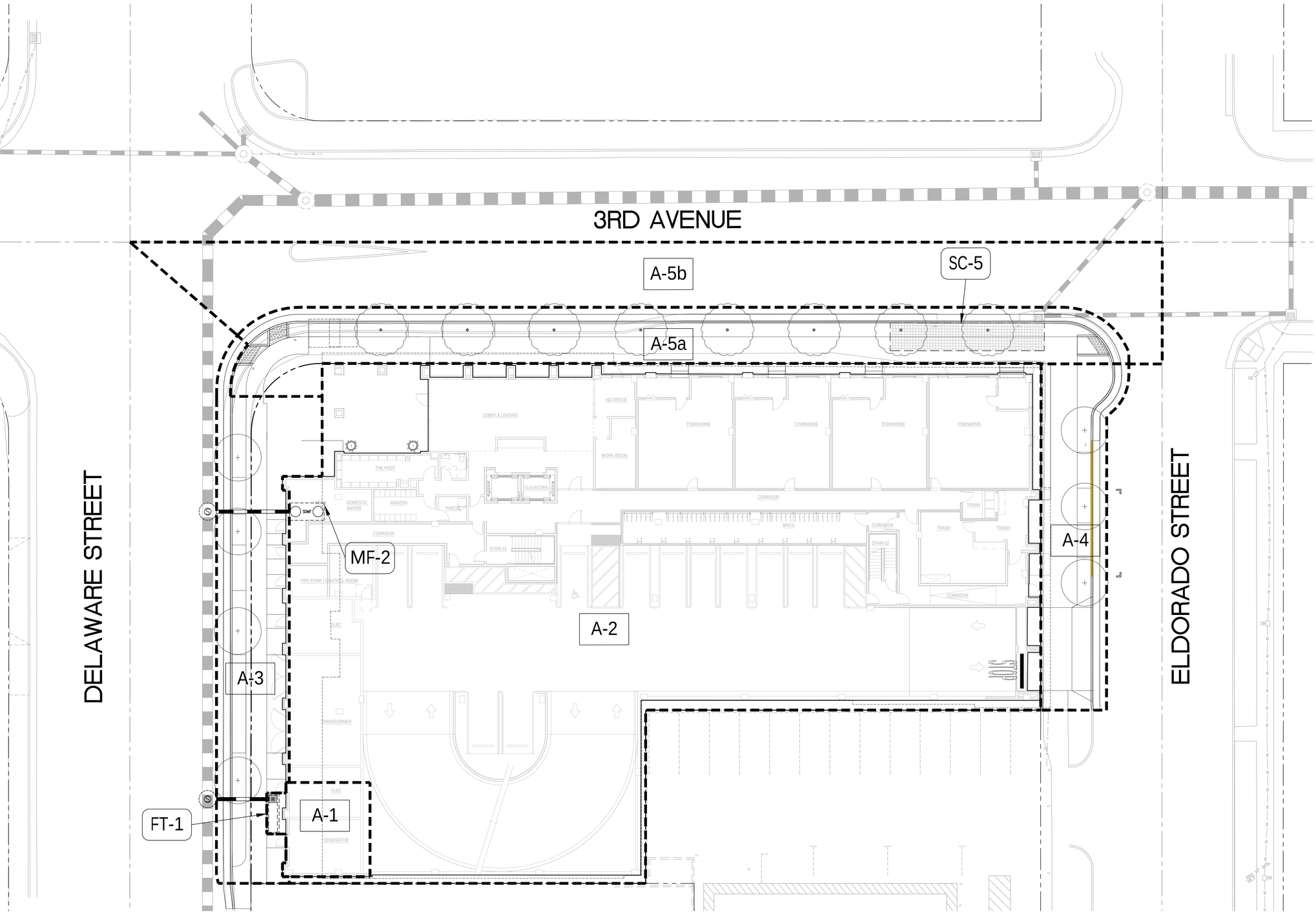
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PRELIMINARY UTILITY PLAN

C4.0



ON-SITE DRAINAGE MANAGEMENT AREA TREATMENT CONTROL SIZING								
DRAINAGE MANAGEMENT AREAS (DMA)	TOTAL AREA (SF)	PERVIOUS AREA (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS AREA (SF)	TYPE OF IMPERVIOUS SURFACE	4% RULE		PROPOSED TREATMENT CONTROLS
						TREATMENT REQUIRED (SF)	TREATMENT PROVIDED (SF)	
A-1	702	27	LANDSCAPE	675	ROOF	27	27	FT-1
A-2	25,880	0	N/A	25,880	ROOF	-	-	MF-2
ON-SITE TOTAL	26,582	27	-	26,555	-	27	27	-
OFF-SITE DRAINAGE MANAGEMENT AREA TREATMENT CONTROL SIZING								
A-3*	3,387	615	LANDSCAPE	2,772	CONCRETE	111	356**	SC-5 (IN-LIEU)**
A-4*	2,070	414	LANDSCAPE	1,656	CONCRETE	66	356**	SC-5 (IN-LIEU)**
A-5a	5,159	1,387	LANDSCAPE	3,772	CONCRETE	151	356**	SC-5**
A-5b*	4,852	0	N/A	4,852	CONCRETE	194	356**	SC-5**
OFF-SITE TOTAL	15,468	2,416	-	13,052	-			-
TOTAL	42,050	2,443	-	39,607				

*A-3 & A-4 REPRESENT THE NEW/REPLACED AREAS THAT ARE LEFT UNTREATED. TOTAL IMPERVIOUS AREA = 4,428 SF
*A-5b REPRESENTS AREAS THAT ARE NOT REQUIRED TO BE TREATED BY THE PROJECT BUT ARE TREATED IN-LIEU OF AREAS A-3 & A-4. TOTAL IMPERVIOUS AREA = 4,852 SF
**SC-5 TREATS A-5a & A-5b. TOTAL REQUIRED TREATMENT AREA IS THE SUM OF THE REQUIRED TREATMENT AREA FOR EACH DMA = 345 SF TOTAL
ON-SITE IMPERVIOUS AREA TREATED WITH LID (FLOW-THROUGH PLANTERS) = 675 / 26,546 = 2.5%
ON-SITE IMPERVIOUS AREA TREATED WITH MEDIA FILTERS = 25,871/ 26,546 = 97.5%
TOTAL DISTURBED AREA = SUM OF ALL AREAS EXCEPT A-5b = 37,198 SF = 0.85 AC

LEGEND

PROPERTY LINE	
DRAINAGE AREA BOUNDARY	
SILVA CELL	
FLOW-THROUGH PLANTER	
PROPOSED STORM DRAIN (UNTREATED)	SD
PROPOSED STORM DRAIN (TREATED)	
OVERFLOW DRAIN/DROP INLET	OFD
STORM DRAIN JUNCTION BOX	SDJB
AREA DRAIN	AD
BUBBLER BOX	BB
STORM DRAIN CLEANOUT	SDCO
STORM DRAIN MEDIA FILTER	SDMF
DRAINAGE AREA	A-#
SILVA CELL TREATMENT DEVICE	SC-#
FLOW-THROUGH PLANTER TREATMENT DEVICE	FT-#
MEDIA FILTER TREATMENT DEVICE	MF-#

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GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

PRELIMINARY STORMWATER CONTROL PLAN

C5.0

September 2025, 2025

Harvest Properties
180 Grand Avenue, Suite 1400
Oakland, CA 94612

Monarch Consulting Arborists
Richard Gessner
P.O. Box 1010 – Felton, CA 95018
1 831 331 8982
www.monarcharborists.com

Comments Response

A. The report summary (page 1) seems to have an error regarding the LU value of trees, as it only specifies the numbers alone. Please correct accordingly.

MCA: The "Summary" stated the "Average LU Value of the trees" the LU Value for the individual trees is located in Appendix B.

B. The project arborist has not reviewed the entire plan set for the preparation of the report. Please obtain the whole project plan sheets and correct the report accordingly.

MCA: Limits of the assignment indicate the latest plan set reviewed.

C. Trees DBH needs to be measured at 54 inches above grade, not at 48 inches as indicated on page 3 of the report. Please obtain this measurement on-site again and correct the report accordingly.

MCA: All trunk diameters are measured according to the ordinance. The reference to 48 inches was an artifact from the prior ordinance requirements.

D. There is an additional street tree along El Dorado St that is shown in the plans (sheet C-1 to C-3) but has not been included in the report. Please include this tree in the report and provide a protection plan for retention (see incomplete comments above).

MCA: In reality there are four trees along El Dorado and five along E. Third (One tree on El Dorado is in front of the adjacent property). Plans and report are now consistent.

E. The report on page 7 states that "all trees are expected to be highly impacted", however, it is unclear how the project arborist came up with this conclusion.

MCA: The civil drawings indicate an underground structure that would undermine all the trees causing their removal. This was discussed with the city arborist during a prior call on the project.

F. Please elaborate on the expected impacts and the need for the removal of all Protected Trees. For all trees outside of the proposed building footprint. The report must specify the expected impacts (Based on the project plan review). As well as a discussion to rule out the use of reasonable industry-standard methods or materials, and an explanation of why they cannot be implemented. Before the approval for removal, it needs to be demonstrated that no alternatives exist to save the trees or are not practical to be implemented.

MCA: The plans are to build an underground garage underneath the project. The exaction for the garage and support structure of the building extend into the existing roadway underground. This excavation and required construction will cause all the Street Trees to be undermined and destroyed as part of the renovation and construction of the project. Typical tree protection measures cannot be implemented or be effective due to the required construction to be be under and on top of the existing trees. The plan is to replace these trees with an approved landscape plan and installation of new trees. See plan set for detail.

4. The Tree Evaluation Schedule must include an additional street tree that needs to be included in the report for protection.

MCA: Correction has been made to verify there are only three trees on El Dorado.

5. The LU Value for replacement trees street trees shall be calculated separately from other replacement trees as indicated in code 27.71.150#(d). Therefore, fill out two separately required tree planting forms, one for on-site trees and another for tree trees only. Provide a copy of the forms in excel format for review:

MCA: Item to be completed by the landscape architect. The property only contains Street Trees and there are no other on-site trees.

6. Staff recommends the design team and project arborist discuss the possibility of saving street trees wither by revising the plans or providing tree protection measures or retention.

MCA: The trees have been the subject of discussion now and in the past iterations of the project. However, to construct the project with the underground structure the tree would need to be removed and replaced. Short of a project redesign the trees will be highly impacted.

Summary

The plans are to renovate the site and construct a new building. The inventory contains nine trees, all Street Trees and Protected, with four being "Heritage" size and the remaining small pears and pistache (non-Heritage). Three trees are in good condition, four fair, and one is in poor shape. All the trees are proposed to be removed and replaced and the city requires a minimum of 15 gallon specimens and approved species from the street tree master plan. The average 8.3 and the total is 74.8 based on the fact the trees are "Street Trees" and outside the "allowable building area".

Introduction

Background

Prometheus Reg asked me to assess the site, trees, and proposed footprint plan, and to provide a report with my findings and recommendations to help satisfy planning requirements.

Assignment

- Provide an arborist's report that includes an assessment of the trees within the project area and on the adjacent sites. The assessment is to include the species, size (trunk diameter), condition (health, structure, and form).
- Provide LU values according to the City of San Mateo ordinance 27.71.150.

Limits of the assignment

- The information in this report is limited to the condition of the trees and site during my inspection on March 3, 2023. No tree risk assessments were performed.
- The following plan set was reviewed for this assignment dated July 2025.

MOST RECENT PLANS REVIEWED

SHEET INDEX - FORMAL LAND USE

Sheet Number	Sheet Name	LAND USE	ENTITLEMENTS
GENERAL			
G000	COVER	X	X
G001	PROJECT INFORMATION	X	X
G002	SURVEY - EXISTING SITE PLAN	X	X
G004	SITE CONTEXT	X	X
G010	EXISTING CONDITIONS	X	X
G011	SHADOW DIAGRAMS		X
G019	SHADOW STUDIES		X
G020	ALLOWABLE AREA PLANS	X	X
G021	ALLOWABLE AREA PLANS	X	X
G030	SCHEDS PLANS	X	X
G031	SCHEDS PLANS	X	X
G032	SCHEDS PLANS	X	X
G033	SCHEDS PLANS	X	X
G034	SCHEDS PLANS	X	X
G035	SCHEDS PLANS	X	X
G036	SCHEDS PLANS	X	X
G037	SCHEDS PLANS	X	X
G038	SCHEDS PLANS	X	X
G040	ALLOWABLE OPENING - MECH SCREEN DIAGRAMS	X	X
G100	RENDERINGS	X	X
G101	RENDERINGS	X	X
G102	RENDERINGS	X	X
G103	RENDERINGS	X	X
G104	RENDERINGS	X	X
G105	RENDERINGS	X	X
CIVIL			
C10	EXISTING CONDITIONS	X	X
C11	PRELIMINARY SITE PLAN	X	X
C12	STREET SECTIONS	X	X
C13	PRELIMINARY GRADING PLAN	X	X
C14	PRELIMINARY UTILITY PLAN	X	X
C15	PRELIMINARY STORMWATER CONTROL PLAN	X	X
LANDSCAPE			
L110	LANDSCAPE PLAN (LEVEL 1	X	X
L111	LANDSCAPE PLAN (LEVEL 2	X	X
L112	MATERIAL PLAN (LEVEL 1	X	X
L113	PLANTING PLAN (ST2	X	X
L114	PLANTING PLAN (LEVEL 1	X	X
L115	PLANTING PLAN (LEVEL 2	X	X
L116	IRRIGATION PLAN (ST2	X	X
L117	IRRIGATION PLAN (LEVEL 1	X	X
L118	IRRIGATION PLAN (LEVEL 2	X	X
L119	SITE FURNISHING	X	X
ARCHITECTURAL			
A010	CONTEXT SITE PLAN	X	X
A100	P1 PLAN	X	X
A101	P1 FLOOR PLAN	X	X
A102	GROUND STORY PLAN	X	X
A103	2ND STORY PLAN	X	X
A104	3RD STORY PLAN	X	X
A105	4TH STORY PLAN	X	X
A106	5TH STORY PLAN	X	X
A107	6TH STORY PLAN	X	X
A108	7TH STORY PLAN	X	X
A109	ROOF PLAN	X	X
A200	EXTERIOR ELEVATIONS	X	X
A201	EXTERIOR ELEVATIONS	X	X
A300	BUILDING SECTION 2	X	X
A305	BUILDING SECTIONS	X	X
A400	ENLARGED PLANS - DETAILS		X
A701	PRELIMINARY LIGHTING AND SIGNAGE PLANS		X
A702	PRELIMINARY LIGHTING AND SIGNAGE PLANS		X
A703	PRELIMINARY LIGHTING AND SIGNAGE PLANS		X
A704	PRELIMINARY LIGHTING AND SIGNAGE PLANS		X
A900	UNKNOWN	X	X
TRACTS			
TRK-1	TRACK PLAN		X
TRT-1	TRASH ROOMS		X

Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the property owners, owner's agents, and the City of San Mateo as a reference for existing tree and site conditions to help satisfy planning requirements.

Tree Inventory

The inventory contains all the trees six inches in diameter and greater measured at fifty-four inches above grade. The City of San Mateo ordinance 13.40 defines "Heritage Trees" as the following:

13.40.030 Definition

K. Heritage Tree means any of the following:

1. Any oak (Quercus spp.) tree with a trunk that has a diameter of ten inches or more (31.4 inches in circumference) measured at 54 inches above natural grade;
2. Any other tree with a trunk diameter of fifteen inches (47.1 inches in circumference) or more, measured at 54 inches above natural grade.
3. Multi-stem trees. Trees with more than one stem (arising at or below 54 inches) shall be measured at the smallest diameter point below the main union of all stems unless the union occurs below grade, in which case each stem shall be measured as a stand-alone tree. For oak trees, if one stem is ten inches or more in diameter, the tree will constitute one Heritage Tree. For all other species, if one stem is fifteen inches or more in diameter, the tree will constitute one Heritage Tree.
4. Any tree or stand of trees designated by resolution of the City Council to be of special historical value or of significant community benefit; or
5. A stand of trees, the nature of which makes each dependent on the others for survival.

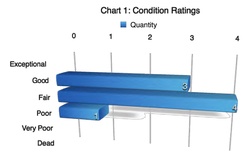
The inventory contains nine trees, all Street Trees and Protected, with four being "Heritage" size and the remaining small pears and pistache (non-Heritage).

The table below includes the inventory and tree characteristics (Table 2).

Table 2: Tree Inventory

Tree Species	I.D. #	Trunk Diameter (in.)	Condition	Status
Pear (*Pyrus calleryana*)	1	5	Fair	Non-Heritage/Street Tree
Pear (*Pyrus calleryana*)	2	7	Fair	Non-Heritage/Street Tree
Pear (*Pyrus calleryana*)	3	4	Fair	Non-Heritage/Street Tree
Pear (*Pyrus calleryana*)	4	4	Fair	Non-Heritage/Street Tree
Chinese pistache (*Pistacia chinensis*)	5	4	Poor	Non-Heritage/Street Tree
Chinese pistache (*Pistacia chinensis*)	6	20	Fair	Heritage/Street Tree
Australian willow (*Geijera parviflora*)	7	18	Good	Heritage/Street Tree
Australian willow (*Geijera parviflora*)	8	20	Good	Heritage/Street Tree
Australian willow (*Geijera parviflora*)	9	22	Good	Heritage/Street Tree

Chart 1: Condition Ratings



Analysis

27.71.150 PRESERVATION OF EXISTING TREES.

Landscape Unit Value (LU)

1. The tree species, condition, and location values of the trees shall be based on an evaluation by an experienced landscape appraiser recognized by the American Society of Consulting Arborists utilizing the most recent Guide for Plant Appraisal, published by the Council of Tree and Landscape Appraisers; and approved by the Zoning Administrator.
2. Trees not within the allowable building area shall receive a location factor of 1.0 (100%). Trees located within the allowable building area shall receive a location factor of .70 (70%).
3. Trees designated as heritage trees shall receive a bonus percentage value of 1.25 (125%). Trees located within the allowable building area shall receive a location factor of .70 (70%).
4. Trees designated as heritage trees shall receive a bonus percentage value of 1.25 (125%).

All existing trees to be removed shall be given a LU value based upon the following calculation:

(species value% X condition value% X location value%) /.35 X (caliper inches x bldg./ setback% x heritage tree%) = LU

Tree condition ratings and percentages are defined in the "Condition Rating" section of this report. The location rating were established at 63 percent (the average of site (90%), placement (50%), and contribution (50%)).

The average L/U Value is 8.3 and the total is 74.8 based on the fact the trees are "Street Trees" and outside the "allowable building area".

Discussion

Condition Rating

A tree's condition is a determination of its overall health, structure, and form (ISA 2019). The assessment considered all three characteristics for a combined condition rating.

- 100% - Exceptional = Good health and structure with significant size, location or quality.
- 61-80% - Good = Normal vigor, well-developed structure, function and aesthetics not compromised with good longevity for the site.
- 41-60 % - Fair = Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.
- 21-40% - Poor = Unhealthy and declining appearance with poor vigor, abnormal foliar color, size or density with potential irreversible decline. One serious structural defect or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.
- 6-20% - Very Poor = Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.
- 0-5% - Dead/Unstable = Dead or imminently ready to fail.

Three trees are in good condition, four fair, and one is in poor shape (Chart 1).

Expected Impact Level

Impact level defines how a tree may be affected by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

All the trees are expected to be highly impacted and caused to be removed.

Conclusion

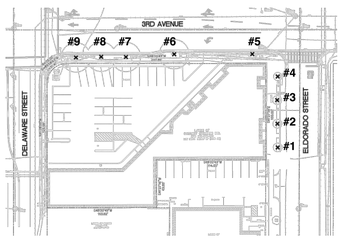
The plans are to renovate the site and construct a new building. The inventory contains nine trees, all Street Trees and Protected, with four being "Heritage" size and the remaining small pears and pistache (non-Heritage). Three trees are in good condition, four fair, and one is in poor shape. All the trees are proposed to be removed and replaced and the city requires a minimum of 15 gallon specimens and approved species from the street tree master plan. The average L/U Value is 8.3 and the total is 74.8.

Recommendations

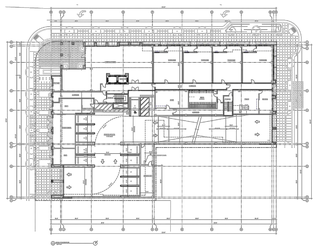
Provide a landscape replanting plan to accommodate the loss in trees along the road frontages.

Appendix A: Existing Tree Locations and Proposed Site Plan

A1: Existing Tree Locations



A2: Conceptual Site Plan



Appendix B: Tree Inventory Summary Table

Table 3: Inventory Summary

Tree Species	I.D. #	Trunk Diameter (in.)	Condition	Expected Impact	Status	L/U Value (if in setback)
Pear (*Pyrus calleryana*)	1	5	Fair	High	Non-Heritage/ Street Tree	1.35
Pear (*Pyrus calleryana*)	2	7	Fair	High	Non-Heritage/ Street Tree	1.89
Pear (*Pyrus calleryana*)	3	4	Fair	High	Non-Heritage/ Street Tree	1.08
Pear (*Pyrus calleryana*)	4	4	Fair	High	Non-Heritage/ Street Tree	1.08
Chinese pistache (*Pistacia chinensis*)	5	4	Poor	High	Non-Heritage/ Street Tree	1.944
Chinese pistache (*Pistacia chinensis*)	6	20	Fair	High	Heritage/ Street Tree	20.25
Australian willow (*Geijera parviflora*)	7	18	Good	High	Heritage/ Street Tree	14.175
Australian willow (*Geijera parviflora*)	8	20	Good	High	Heritage/ Street Tree	15.75
Australian willow (*Geijera parviflora*)	9	22	Good	High	Heritage/ Street Tree	17.325

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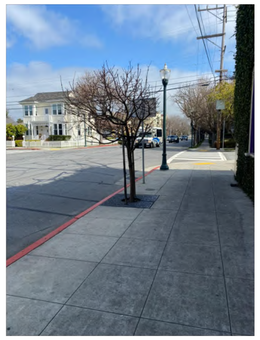
ARBORIST REPORT & TREE FORM

L0.01

Appendix C: Photographs
C1: Pears on El Dorado



C2: Chinese pistache #5



C3: Chinese Pistache #6



C4: Australian Willows #7 through #9



Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist® and Tree Risk Assessor Qualified. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner

ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B

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ARBORIST REPORT & TREE FORM

L0.02

ON SITE

Required Tree Planting

Zoning Code, Section 27.71 – Landscape, requires all projects to have a minimum ratio of **1 tree per 400 square feet** of landscaped area. Existing trees that are a minimum of 6 inch diameter may count toward this total.

Landscape Area: 2291 sq. ft. ÷ 400 = 5.7 (a)

Number of existing trees from Tree Evaluation Schedule with a 6 inch or greater diameter **to be preserved:** 0 (b)

Landscape Unit (LU) value of trees **to be removed** from the Tree Evaluation Schedule: 0 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a – b + c = d]** 5.7 (d)

New Trees:
A "landscape unit" (LU) value equivalent to (d) above, must either be planted on site, or an "in-lieu" fee paid to the city's street tree planting fund. If the LU value shown at (e) is not equal or greater than (d), then an in-lieu fee must be paid to the City's street tree planting fund at the rate defined annually in the City's Comprehensive Fee Schedule for each deficient LU.

New Trees Being Planted*

Quantity	Size	LU Value	Total LU Value
	15 gallon	1	
9	24 inch box	2	18
	36 inch box	3	
	48 inch box	4	
	Total LU Value of new trees being proposed:		18 (e)

*New replacement trees shall be in addition to and not substitute requirements for new street trees, parking lot trees or other required trees.

Fees Owed to the City Street Tree Planting Fund:
If (d) is greater than (e), there will be an LU value deficit calculated as follows:

[d – e = NA **x (the annually defined $ per LU value as per Current Comprehensive Fee Schedule)** = $0

STREET TREES

Required Tree Planting

Zoning Code, Section 27.71 – Landscape, requires all projects to have a minimum ratio of **1 tree per 400 square feet** of landscaped area. Existing trees that are a minimum of 6 inch diameter may count toward this total.

Landscape Area: 0 sq. ft. ÷ 400 = 0 (a)

Number of existing trees from Tree Evaluation Schedule with a 6 inch or greater diameter **to be preserved:** 0 (b)

Landscape Unit (LU) value of trees **to be removed** from the Tree Evaluation Schedule: 74.8 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a – b + c = d]** 74.8 (d)

New Trees:
A "landscape unit" (LU) value equivalent to (d) above, must either be planted on site, or an "in-lieu" fee paid to the city's street tree planting fund. If the LU value shown at (e) is not equal or greater than (d), then an in-lieu fee must be paid to the City's street tree planting fund at the rate defined annually in the City's Comprehensive Fee Schedule for each deficient LU.

New Trees Being Planted*

Quantity	Size	LU Value	Total LU Value
	15 gallon	1	
	24 inch box	2	
16	36 inch box	3	48
	48 inch box	4	
	Total LU Value of new trees being proposed:		48 (e)

*New replacement trees shall be in addition to and not substitute requirements for new street trees, parking lot trees or other required trees.

Fees Owed to the City Street Tree Planting Fund:
If (d) is greater than (e), there will be an LU value deficit calculated as follows:

[d – e = 26.8 **x (the annually defined $ per LU value as per Current Comprehensive Fee Schedule)** = $9,569.50

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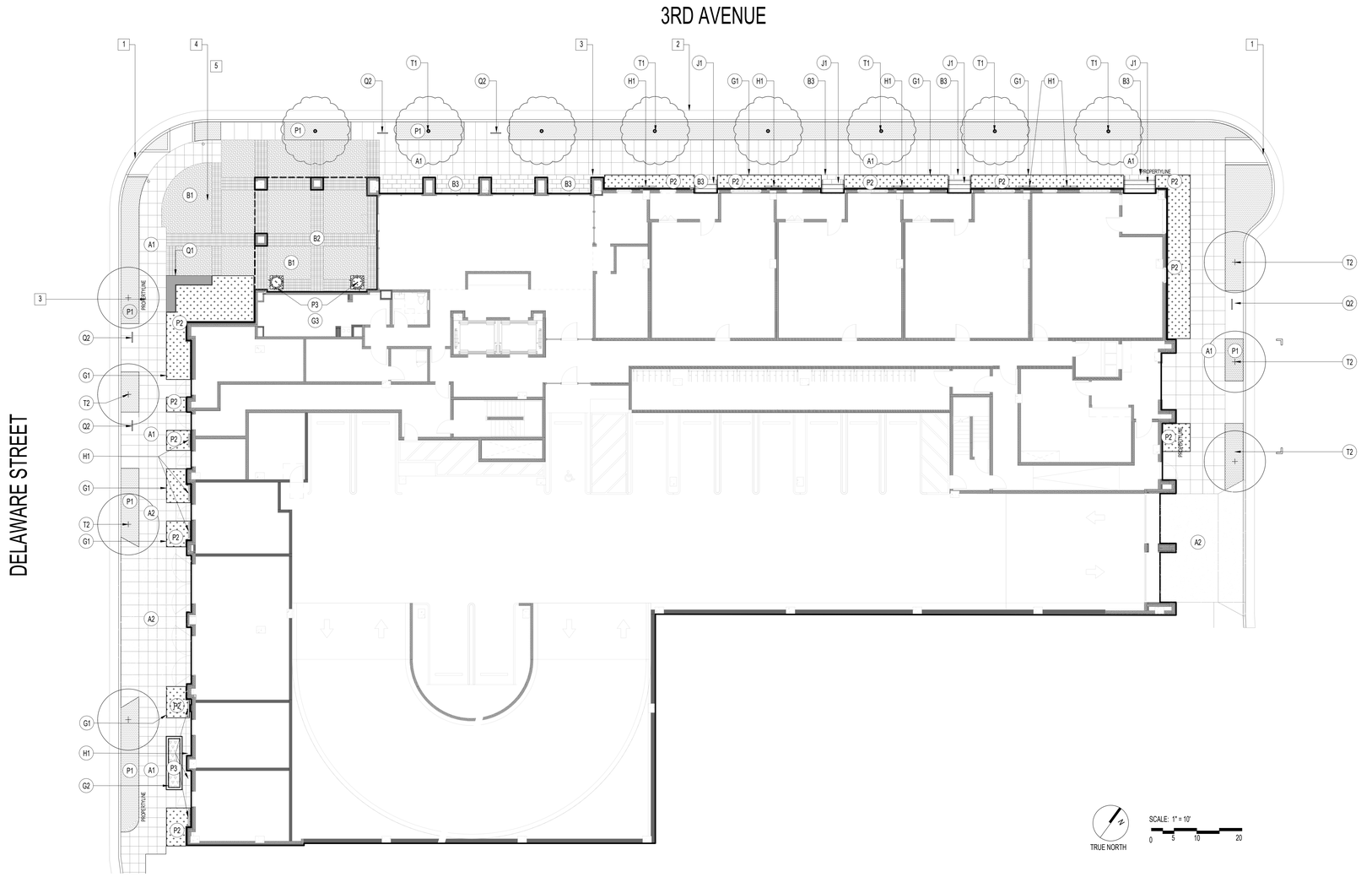
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ARBORIST REPORT & TREE FORM

L0.03



SCALE: 1" = 10'
0 5 10 20

TRUE NORTH

MATERIALS SCHEDULE

PAVEMENTS

- A1 CONCRETE PAVING - PEDESTRIAN, SEE CIVIL.
- A2 CONCRETE PAVING - VEHICULAR, SEE CIVIL.
- B1 SPECIALTY PAVING, TYPE 1 3RD + DELAWARE ROW + PLAZA - CITY STD BRICK, TANGIERS, HERRINGBONE PATTERN
- B2 SPECIALTY PAVING, TYPE 2 3RD + DELAWARE PLAZA - CITY STD BRICK, TANGIERS, STACKED PATTERN
- B3 SPECIALTY PAVING, 3 AT 3RD FRONTAGE - CONCRETE UNIT PAVER, ROMAN, 8 X 24.

WALLS, CURBS & FENCES

- G1 RAISED METAL PLANTER - WEATHERING STEEL, 24" HT - GAP W/ GRAVEL AT EDGE OF PAVING FOR DRAINAGE
- G2 RAISED CONCRETE PLANTER - INTEGRAL COLOR, 48" HT
- G3 FREESTANDING PLANTER - FIBERGLASS, COLOR TO MATCH ARCH. - 36" SQ.
- H1 METAL MESH VINE ARMATURE -2"X2" GRID, PAINTED STEEL (BURNT SIENNA/OCHRE COLOR)
- J1 STAIRS AND HANDRAILS - CONCRETE UNIT PAVERS - PAINTED STEEL HANDRAIL - TO MATCH ARCH.

PLANTING

- P1 AT GRADE PLANTING AREA
- P2 RAISED PLANTING AREA
- P3 STORMWATER PLANTING AREA
- T1 STREET TREE TYPE.1
- T2 STREET TREE TYPE.2

SITE FURNISHINGS

- Q1 SITE BENCH, WOOD ON CONCRETE BASE - 18' LENGTH, BACKED W/ARMREST
- Q2 BIKE RACK (CITY STD.) - WELLE CIRCULAR TUBE, INGROUND - STAINLESS STEEL - 5 RACKS (10 SPACES TOTAL) PROVIDED. (2) DELAWARE, (2) 3RD AND (1) ELDORADO
- Q3 STREET LIGHT (CITY STD) - REFER TO CIVIL

KEY NOTES

1. CURB RAMP, CITY STD. (SEE CIVIL)
2. NEW PARKING STALL / STRIPING (SEE CIVIL)
3. PROPERTY LINE
4. PUBLIC PLAZA
5. PUBLIC SEATING PROVIDED - 18' LINEAR FEET PER 450 BUILDING FRONTAGE, ARMRESTS PROVIDED, 100%; BACKREST PROVIDED, OVER 50%

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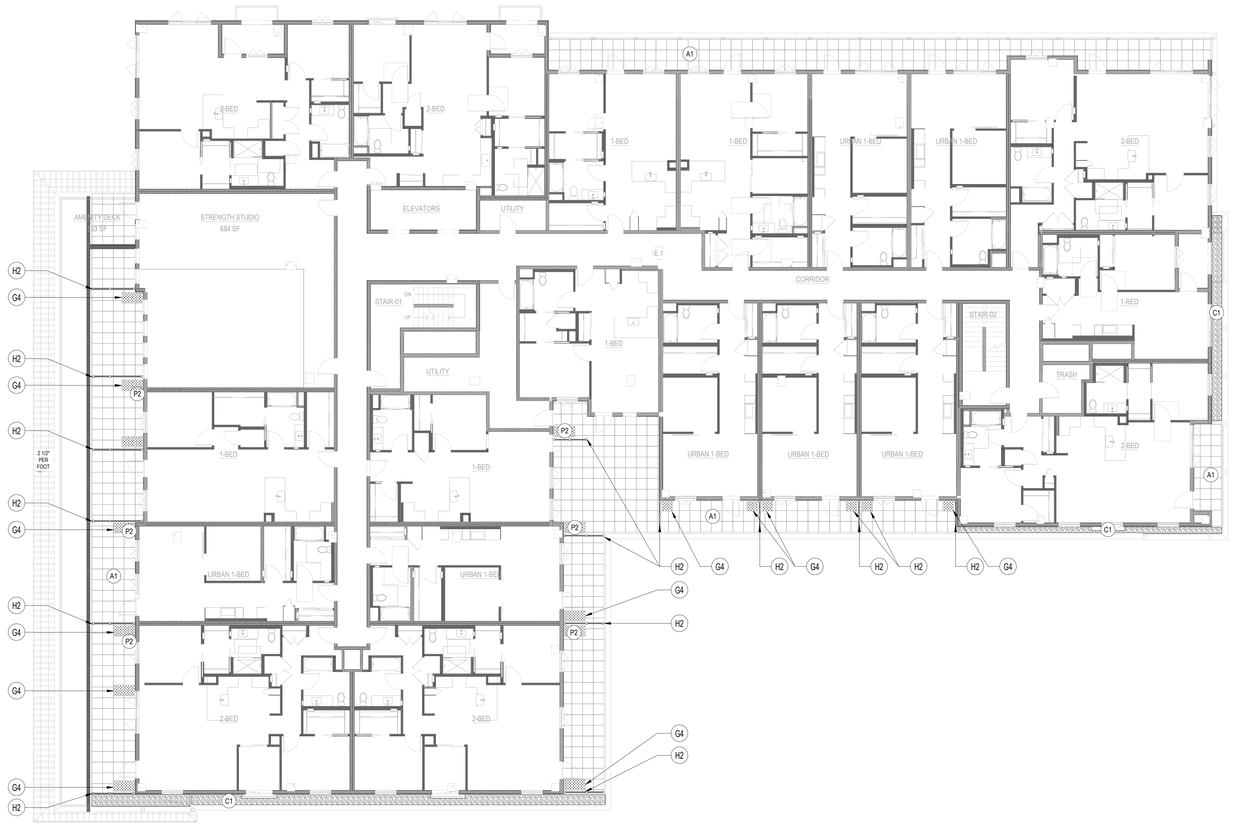
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LANDSCAPE PLAN LEVEL_1

L1.01



MATERIALS SCHEDULE - LEVEL 3

PAVEMENTS

- A1 PEDESTAL UNIT PAVERS
  - 2 X 2, PORCELAIN
  - ADJUSTABLE PEDESTAL
- C1 STONE BALLAST

WALLS, CURBS & FENCES

- G4 FREESTANDING PLANTER, FIBERGLASS
  - 24" W X 24" HT., LENGTH VARIES
- H2 PRIVACY SCREEN, 2" X 2" WIRE MESH, 72" HEIGHT

PLANTING

- P2 RAISED PLANTING AREA

TRUE NORTH

SCALE: 1" = 10'

0 5 10 20

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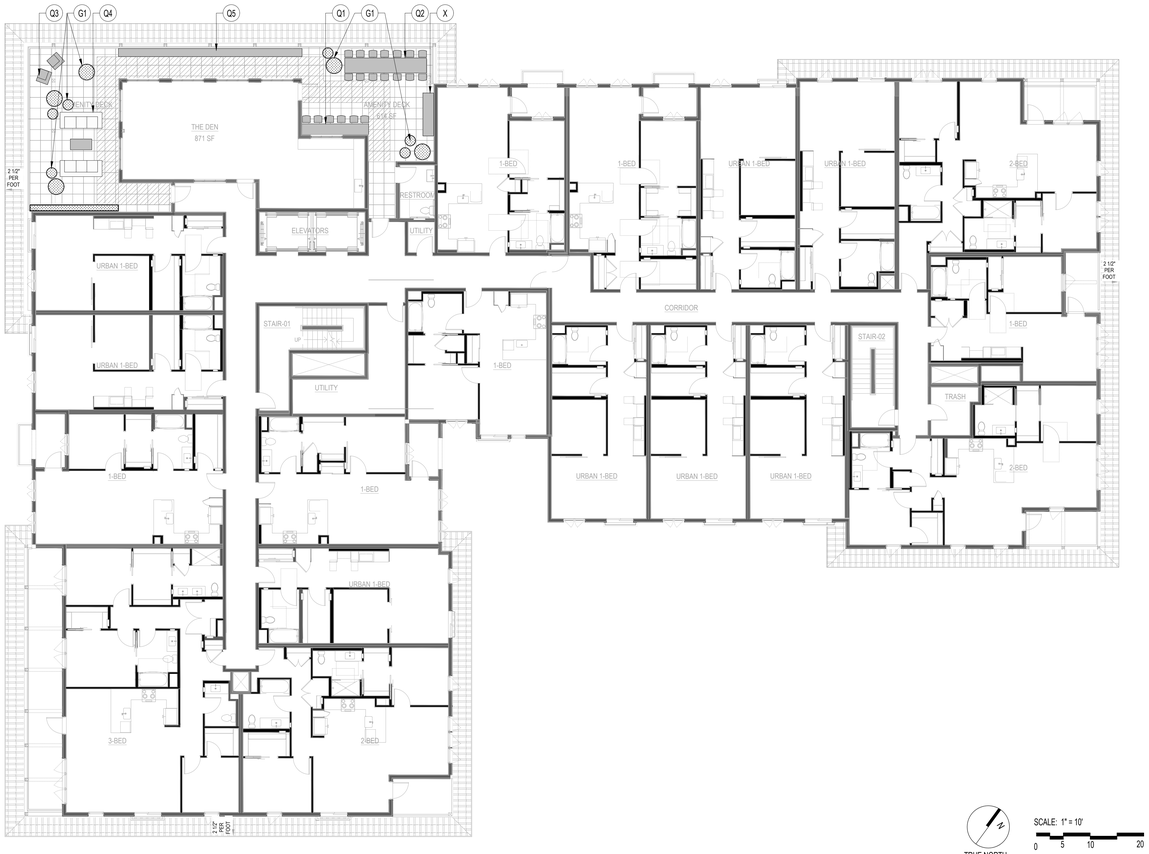
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LANDSCAPE PLAN LEVEL_3

L1.02



SCALE: 1" = 10'

0 5 10 20

MATERIALS SCHEDULE

PAVEMENTS

- A1 — PEDESTAL UNIT PAVERS - 2 X 2, PORCELAIN - ADJUSTABLE PEDESTAL

WALLS, CURBS & FENCES

- G1 — FIBERGLASS PLANTER, 24" AND 36" DIA. 36" HT. BASIS OF DESIGN: TOURNESOL

PLANTING

- P2 — RAISED PLANTING AREA

SITE FURNISHINGS

- Q1 — BAR + STOOLS - CUSTOM BUILT-IN
- Q2 — FAMILY TABLE & CHAIR BASIS OF DESIGN: LANDSCAPE FORMS
- Q3 — ARM CHAIR
- Q4 — SOFA + TABLE
- Q5 — STANDING/LEAN BAR - CUSTOMBUILT-IN

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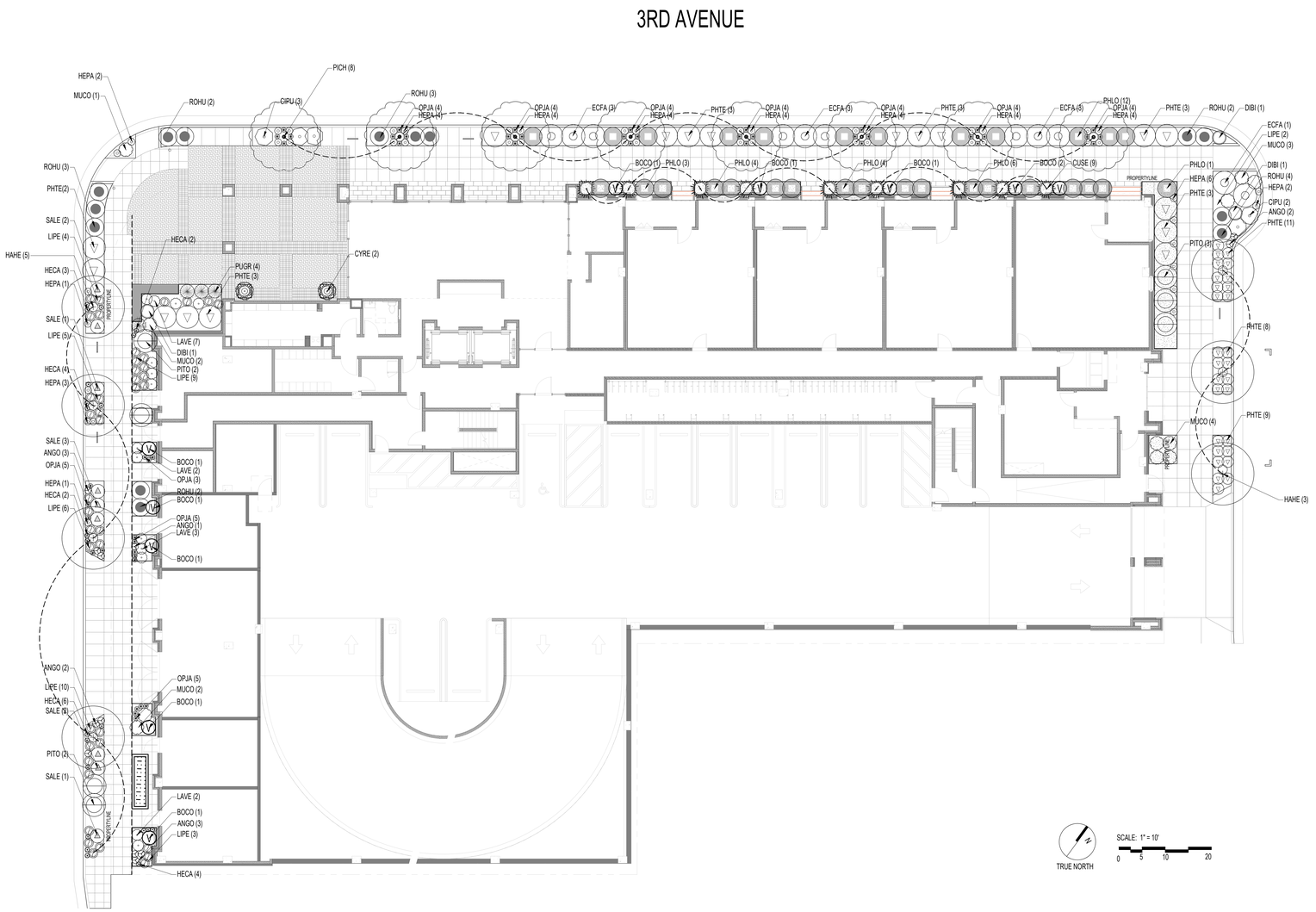
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MATERIAL PLAN LEVEL_8

L1.03



LANDSCAPE TREE SCHEDULE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT.X SPRD.)	SPACING	QUANTITY	MATURE SIZE (HT.X SPRD.)	NOTES	WUCLOS
	CUSE	CUPRESSUS SEMPERVIRENS 'MONSHEL'	TINY TOWER ITALIAN CYPRESS	1.25" CAL MIN, 8' HT, 24" BOX MIN	AS SHOWN	9	10' HT. x 2' SPRD.		VERY LOW

STREET TREE SCHEDULE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT.X SPRD.)	SPACING	QUANTITY	MATURE SIZE (HT.X SPRD.)	WUCLOS
	PICH	PISTACIA CHINENSIS	CHINESE PISTACHE	2.5" CAL.; 10'-12' HT; 36" BOX	AS SHOWN	8	30' HT. x 30' SPRD.	LOW
	HAHE	HANDROANTHUS HEPTAPHYLLUS	TRUMPET TREE	2.5" CAL.; 10'-12' HT; 36" BOX	AS SHOWN	8	40' HT. x 30' SPRD.	LOW

GARDEN PLANTING: GROUND COVERS, PERENNIALS, GRASSES & VINES

SYMBLE	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (SPRD.X HEIGHT.)	CONTAINER CLASS	WUCLOS	NOTES
	ANGO	ANIGOZANTHOS VAR.	DWARF KANGAROO PAW	1.5' X 1.5'	CG # 1,2	VERY LOW	
	ARPA	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	4' x 3'	CG # 3	LOW	
	BOCO	BOUGAINVILLEA COMM.	BOUGAINVILLEA	3' x 3'	CG # 5	LOW	
	TROS	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	3' x 3'	CG # 5	LOW	
	CIPU	CISTUS PURPUREUS	PURPLE ROCK ROSE	4' x 4'	CG # 1,2	LOW	
	CYRE	CYCAS REVOLUTA	SAGO PALM	3' x 3'	CG # 2,3	LOW	
	DIBI	DIETES BICOLOR	FORTNIGHT LILY (YELLOW)	3' x 3'	CG # 1,2	LOW	
	ECFA	ECHIUM FASTUOSUM	DWARF ESCALLONIA	5' x 8'	CG # 5	LOW	
	HECA	HEUCHERA 'CANYON DUET'	CORAL BELLS	1' X 1'	CG # 1,2	LOW	
	HEPA	HEUCHERA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	1.5' X 1.5'	CG # 1,2	LOW	
	LAVE	LAVENDULA X INTERMEDIA 'PROVENCE'	FRENCH LAVENDER	2.5' X 2.5'	CG # 2	LOW	
	LIPE	LIMONIUM PEREZII	SEA LAVENDER	2' X 1.5'	CG # 2	LOW	
	MUCO	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3' X 6'	CG # 2	LOW	
	OPJA	OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	1' X 0.75'	CG # 1	MODERATE	
	PITO	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	WHEELER'S DWARF PITTOSPORUM	5' x 5'	CG # 5	LOW	
	PHTE	PHORMIUM TENAX VAR.	NEW ZEALAND FLAX	5' X 5'	CG # 5	LOW	
	PHTE	PHORMIUM TENAX 'PEE'.	DWARF NEW ZEALAND	2' X 2'	CG # 3	LOW	
	PHLO	PHILODENDRON 'XANADU'	WINTERBOURN	4' x 4'	CG # 3	MODERATE	
	PUGR	PUNICA GRANATUM 'NANA'	DWARF POMEGRANATE	3' x 3'	CG # 3	LOW	
	ROHU	ROSMARINUS OFFIC. 'HUNTINGTON'	PROSTRATE ROSEMARY	4' X 1'	CG # 3	LOW	
	SALE	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN SAGE	3' X 3'	CG # 3	LOW	
	TUVI	TULBAGHIA VIOLACEA 'SILVER LACE'	VARIEGATED SOCIETY GARLIC	1' X 1'	CG # 1	LOW	

STORM FACILITY PLANTING SCHEDULE (INCLUDE ROW STORMWATER AREAS)

SYMBOL	%	mve	MINIMUM SIZE	SPACING	CALIFORNIA NATIVE (CA) NATIVE ADAPTED (N)
	25	CAREX OBNUPTA	#1 CONT.	1.5' O.C.	A
	25	CHONDRAPETALUM TECHTORUM	#1 CONT.	1.5' O.C.	A
	25	JUNCUS PATENS 'ELK BLUE'	#1 CONT.	1.5' O.C.	CA
	25	DESCHAMPSIA CESPITOSA	#1 CONT.	1.5' O.C.	CA

AREA CALCULATION

TOTAL LANDSCAPE AREA	2398 SF
STREETSCAPE PLANTING - 3RD, DELAWARE, ELDORADO	1466 SF
RASIED PLANTERS	897 SF
STORMWATER PLANTING	35 SF

JONES

JONES ARCHITECTURE

120 NW 9TH AVE, STE. 210
PORTLAND, OREGON 97209
T 503 477 9165
www.jonesarc.com

REGISTERED 329 JAMES P. JONES OREGON LANDSCAPE ARCHITECT

10/31/2025

PRELIMINARY, NOT FOR CONSTRUCTION

GATEWAY

24-009

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SAN MATEO, CA

FORMAL PLANNING APPLICATION

MARCH 25, 2025

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REVISIONS:

1	7/2/25	Revision 01
2	9/23/25	Revision 02
3	12/18/25	Revision 03

PLANTING PLAN _ SITE

L2.01



GARDEN PLANTING: GROUND COVERS, PERENNIALS, GRASSES & VINES							
SYMBLE	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (SPRD.X HEIGHT.)	CONTAINER CLASS	WUCLOS	NOTES
V	BOCO	BOUGAINVILLEA COMM.	BOUGAINVILLEA	2' x 2'	CG # 3	LOW	

TRUE NORTH

SCALE: 1" = 10'
0 5 10 20

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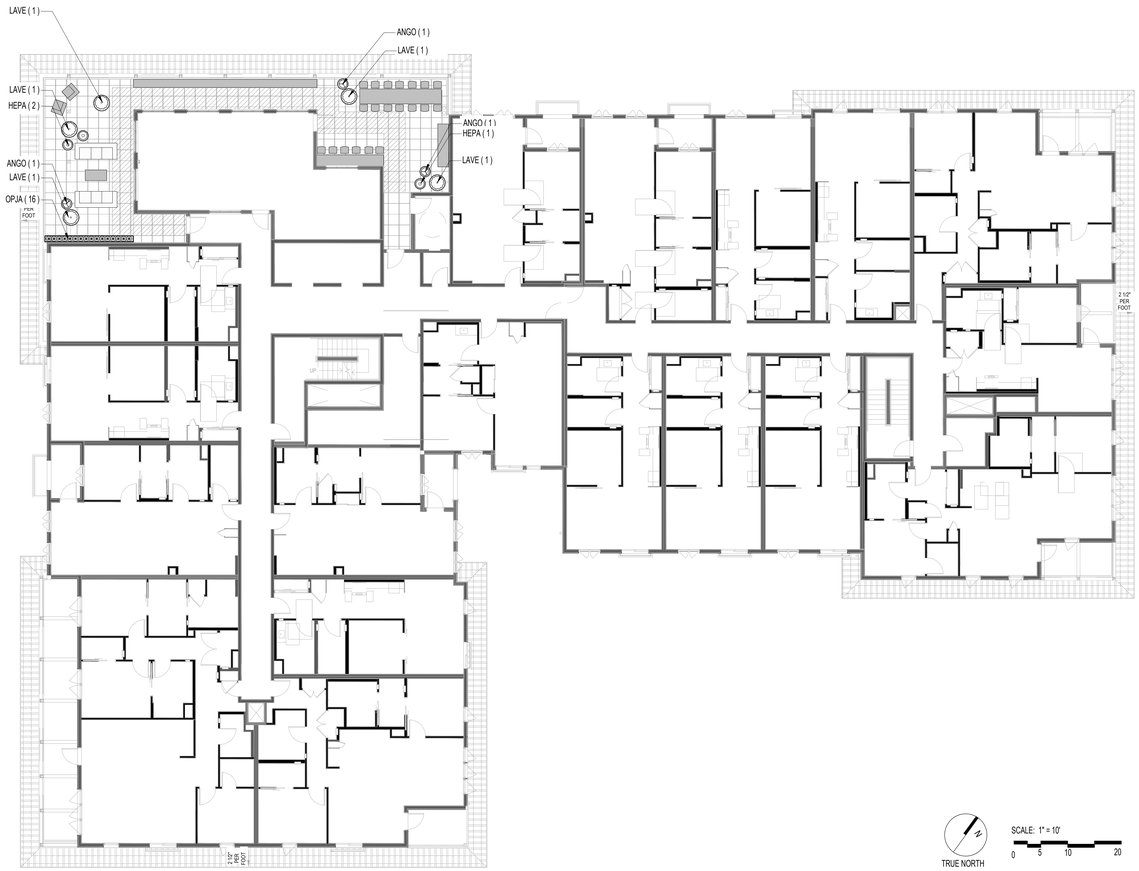
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REVISIONS:

1	7/2/25	Revision 01
2	9/23/25	Revision 02
3	12/18/25	Revision 03

PLANTING PLAN LEVEL_3

L2.02



GARDEN PLANTING: GROUND COVERS, PERENNIALS, GRASSES & VINES							
SYMBLE	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (SPRD.X HEIGHT.)	CONTAINER CLASS.	WUCLOS	NOTES
	ANGO	ANIGOZANTHOS VAR.	DWARF KANGAROO PAW	1.5' X 1.5'	CG # 1.2	VERY LOW	FULL SUN | PARTIALLY SHADE TOLERANCE
	HECA	HEUCERA 'CANYON DUET'	CORAL BELLS	1' X 1'	CG # 1.2	LOW	
	HEPA	HEUCHERA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	1.5' X 1.5'	CG # 1.2	LOW	
	LAVE	LAVENDULA X INTERMEDIA 'PROVENCE'	FRENCH LAVENDER	2.5' X 2.5'	CG # 2	LOW	
	LIPE	LIMONIUM PEREZII	SEA LAVENDER	2' X 1.5'	CG # 2	LOW	
	OPJA	OPHIOPAGAN JAPONICUS 'NIGRO'	BLACK MONDO GRASS	1' X 0.75'	CG # 1	MODERATE	

AREA CALCULATION	
LANDSCAPE AREA	48 SF

TRUE NORTH

SCALE: 1" = 10'

0 5 10 20

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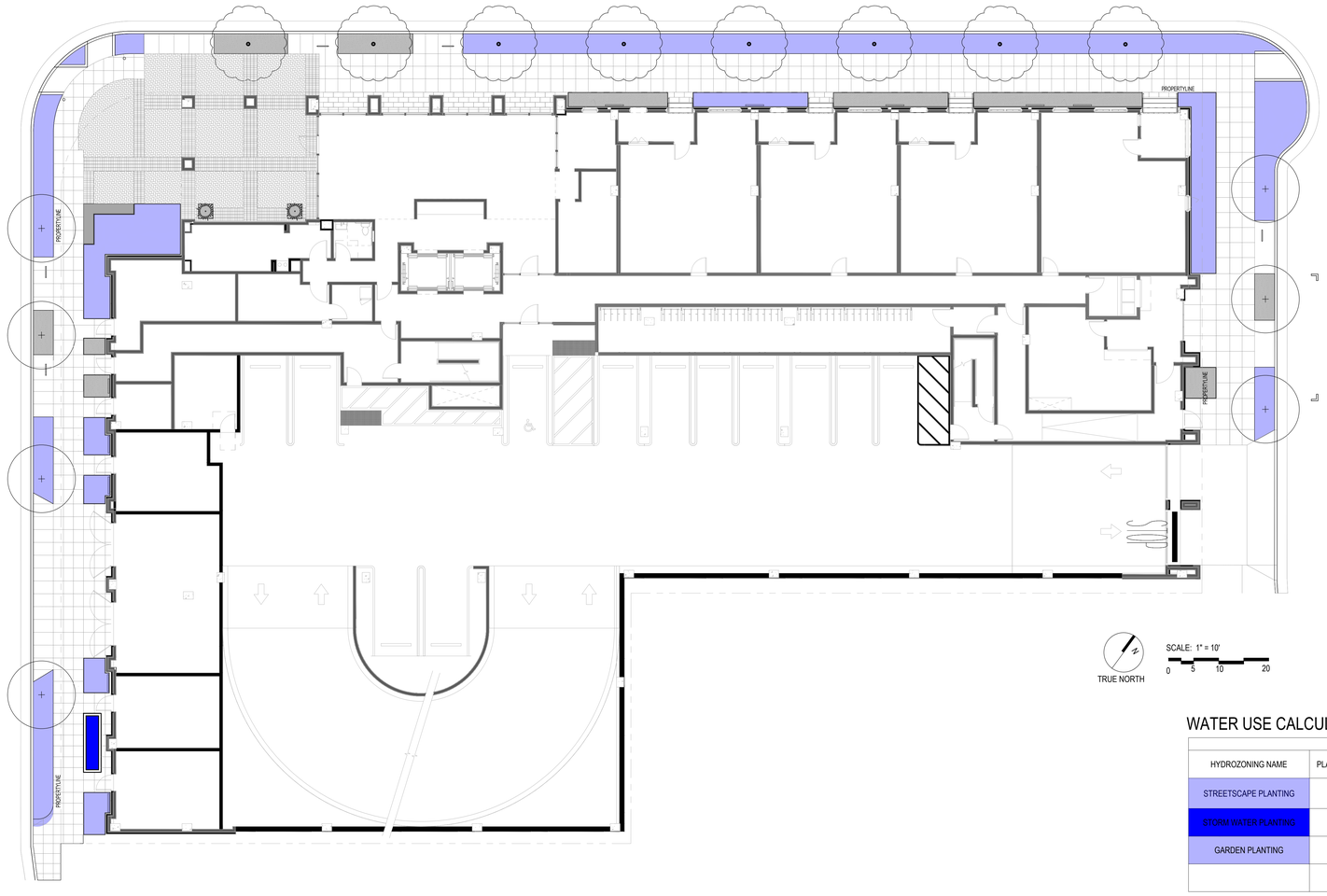
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REVISIONS:

1	7/2/25	Revision 01
2	9/23/25	Revision 02
3	12/18/25	Revision 03

PLANTING PLAN LEVEL_8

L2.03



DESIGN-BUILD IRRIGATION NOTES

DESIGN-BUILD IRRIGATION SHALL MEET THE FOLLOWING REQUIREMENTS

1. ALL LANDSCAPE AREAS WILL BE PERMANENTLY IRRIGATED USING A FULLY AUTOMATIC IRRIGATION SYSTEM.
2. SYSTEM WILL BE 100%SUB-SURFACE DRIP IRRIGATION WITH A COMBINATION OF DRIP EMITTERS AND EMITTER RINGS.
3. ALL IRRIGATION IMPROVEMENTS WILL UTILIZE HIGH EFFICIENCY DESIGN AND EQUIPMENT COMPONENTS IN CONFORMANCE WITH CITY OF SAN MATEO STANDARDS AND REQUIREMENTS.
4. THE IRRIGATION SYSTEM DESIGN WILL COMPLY WITH ABA 1881 REQUIREMENTS .FOLLOW THE STATEWIDE MODEL ORDINANCE GUIDELINE AND CITY REQUIREMENTS WITH THE USE OF WATER-EFFICIENCY LANDSCAPE AND LOW WATER USE PLANTS.
5. IRRIGATION SYSTEM PLANS AND DESIGN WILL BE PROVIDED AT A LATER DATE
6. INSTALL WEATHER BASED IRRIGATION TIMER AND FLOW SENSOR. SPECIFIED CONTROLLER NEEDS A MONTHLY FEE TO BE ACTIVE. CONSIDER A WEATHER BASED CONTROLLER THAT EITHER COLLECTS WEATHER DATA ON SITE OR IS CONNECTED TO INTERNET TO COLLECT WEATHER DATA.
7. IRRIGATION CONTROLLERS SHALL BE OF A TYPE WHICH DOES NOT LOSE
8. PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.
9. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE.
10. MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALVE ,BALL VALVE ,OR BUTTERFLY VALVE)SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
11. ALL IRRIGATION EMITTER DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD ,ASABE/ICC " .802-2014LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD ".ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC ,802-2014
12. AREAS LESS THAN TEN FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY
13. ONCE ENTIRE LANDSCAPE IS INSTALLED CONTACT MID-PENINSULA WATER DISTRICT TO SCHEDULE A FINAL WELO INSPECTION. WELO REPORT GENERATED FROM INSPECTION NEEDS TO BE TURNED IN TO MPWD TO BE SIGNED OFF PRIOR TO CLOSING BUILDING PERMIT.
14. A CERTIFICATE OF COMPLETION WILL NEED TO BE TURNED IN TO MPWD WITH FINAL WELO REPORT TO BE SIGNED OFF PRIOR TO CLOSING BUILDING PERMIT.

WATER USE CALCULATIONS - SITE

WATER USE TABLE									
HYDROZONING NAME	PLANT WATER USE TYPE	IRRIGATION METHOD	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF(PF/IE)	AREA	AREA X ETAF (HA)	ETWU (GAL/YR)
STREETSCAPE PLANTING	LOW	DRIP	0.3	BUBBLER	0.81	0.370	1466 SF	542	14440
STORM WATER PLANTING	MEDIUM	DRIP	0.45	BUBBLER	0.81	0.370	35SF	13	350
GARDEN PLANTING	LOW	DRIP	0.3	BUBBLER	0.81	0.370	897 SF	332	8828
					TOTAL		2398 SF	887	23618

ETWU FORMULA
ESTIMATED TOTAL WATER USE(ETWU) GALLONS PER YEAE
ETWU = ((ETO)(0.62)(ETAF X LA))

ETO = REFERENCE EVAPOTRANSPIRATION
PF=PLANT FACTOR FOR HYDROZONES
HA=HYDROZONE AREA (SQ.FT)
0.62=CONVERSION FACTOR (GALLON/SQ.FT/YR)

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REVISIONS:

1	7/2/25	Revision 01
2	9/23/25	Revision 02
3	12/18/25	Revision 03

IRRIGATION PLAN _SITE

L3.01



TRUE NORTH

SCALE: 1" = 10'

0 5 10 20

DESIGN-BUILD IRRIGATION NOTES

DESIGN-BUILD IRRIGATION SHALL MEET THE FOLLOWING REQUIREMENTS

1. ALL LANDSCAPE AREAS WILL BE PERMANENTLY IRRIGATED USING A FULLY AUTOMATIC IRRIGATION SYSTEM.
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14. A CERTIFICATE OF COMPLETION WILL NEED TO BE TURNED IN TO MPWD WITH FINAL WELO REPORT TO BE SIGNED OFF PRIOR TO CLOSING BUILDING PERMIT.

WATER USE CALCULATIONS - LEVEL3

WATER USE TABLE									
HYDROZONING NAME	PLANT WATER USE TYPE	IRRIGATION METHOD	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF(PF/IE)	AREA	AREA X ETAF (HA)	ETWU (GAL/YR)
PLANTER PLANTING	LOW	DRIP	0.3	BUBBLER	0.81	0.370	105 SF	40	1033

ETWU FORMULA
ESTIMATED TOTAL WATER USE(ETWU) GALLONS PER YEAE
ETWU = ((ETO)(0.62)(ETAF X LA))

ETO = REFERENCE EVAPOTRANSPIRATION
PF=PLANT FACTOR FOR HYDROZONES
HA=HYDROZONE AREA (SQ.FT)
0.62=CONVERSION FACTOR (GALLON/SQ.FT/YR)

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www.jonesarc.com

REGISTERED 329 OREGON LANDSCAPE ARCHITECT

10/31/2025

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MARCH 25, 2025

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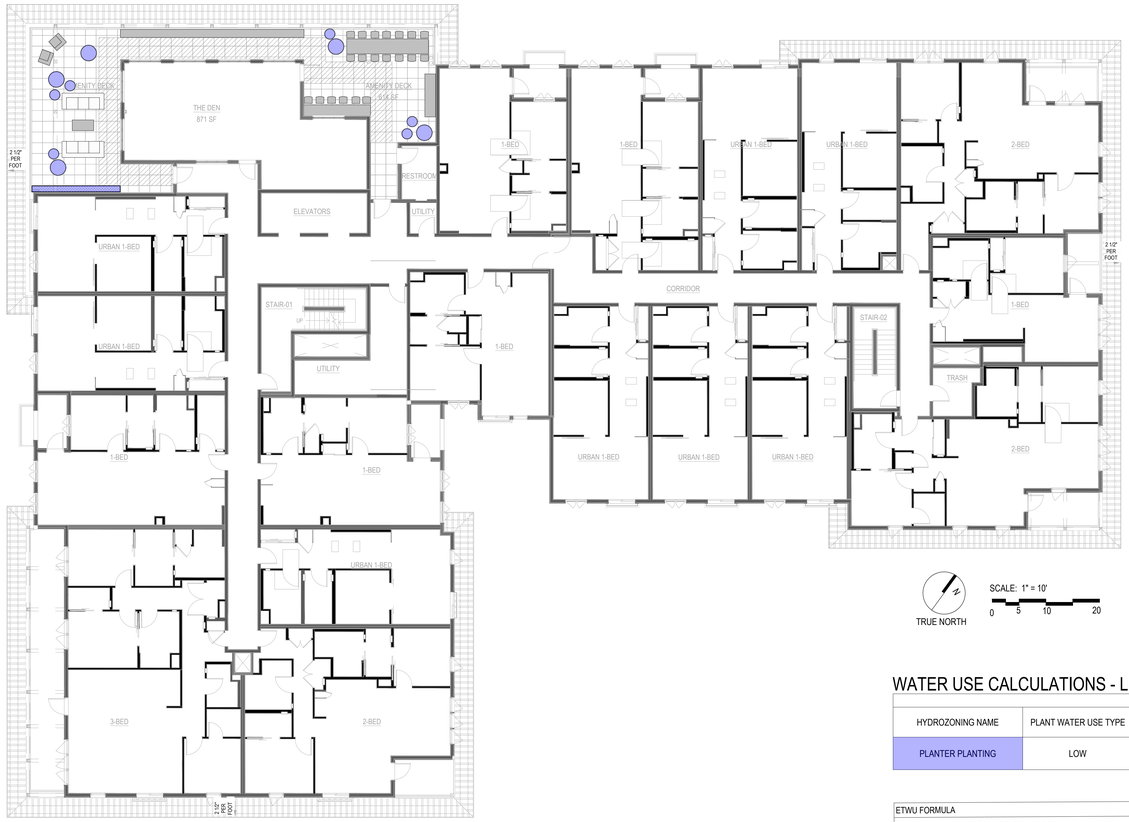
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REVISIONS:

1	7/2/25	Revision 01
2	9/23/25	Revision 02
3	12/18/25	Revision 03

IRRIGATION PLAN LEVEL_3

L3.02



TRUE NORTH

SCALE: 1" = 10'

0 5 10 20

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WATER USE CALCULATIONS - LEVEL8

WATER USE TABLE									
HYDROZONING NAME	PLANT WATER USE TYPE	IRRIGATION METHOD	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF(PF/IE)	AREA	AREA X ETAF (HA)	ETWU (GAL/YR)
PLANTER PLANTING	LOW	DRIP	0.3	BUBBLER	0.81	0.370	64 SF	24	630

ETWU FORMULA
ESTIMATED TOTAL WATER USE(ETWU) GALLONS PER YEAE
ETWU = ((ETO)(0.62)(ETAF X LA))

ETO = REFERENCE EVAPOTRANSPIRATION
PF=PLANT FACTOR FOR HYDROZONES
HA=HYDROZONE AREA (SQ.FT)
0.62=CONVERSION FACTOR (GALLON/SQ.FT/YR)

JONES

JONES ARCHITECTURE

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T 503 477 9165
www.jonesarc.com

REGISTERED 329 CHARLES [illegible] OREGON LANDSCAPE ARCHITECT

10/31/2025

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FORMAL PLANNING APPLICATION

MARCH 25, 2025

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REVISIONS:

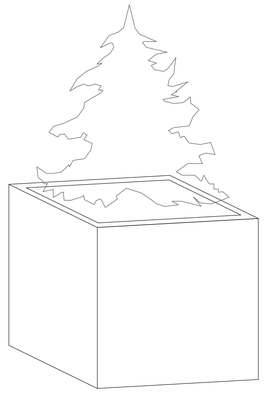
1	7/2/25	Revision 01
2	9/23/25	Revision 02
3	12/18/25	Revision 03

IRRIGATION PLAN LEVEL_8

L3.03



FINISH WEATHERING STEEL



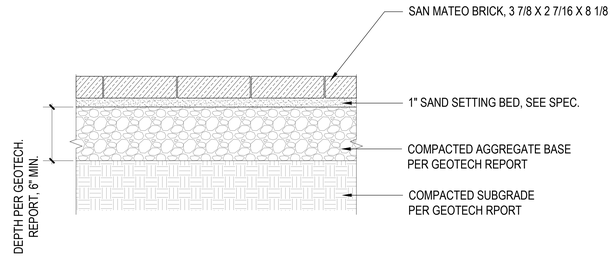
5 FREESTANDING PLANTER
1"=1'



SAN MATEO BRICK STACK | TANGIERS COLOR



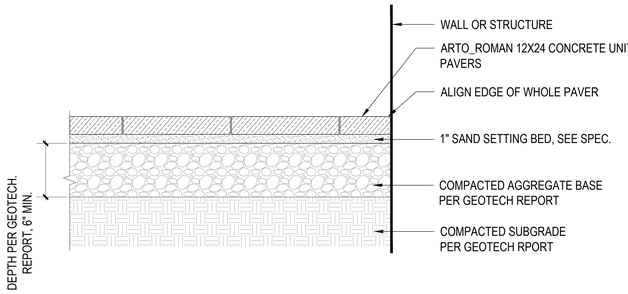
SAN MATEO BRICK HERRINGBONE | TANGIERS COLOR



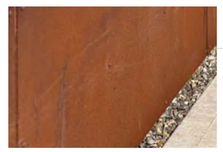
1 BRICK PAVING
2"=1'



ARTO_ROMAN 12X24 CONCRETE PAVERS



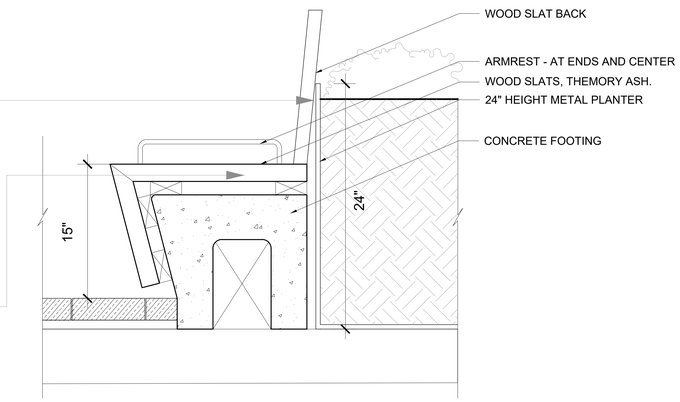
2 CONCRETE UNIT PAVER
2"=1'



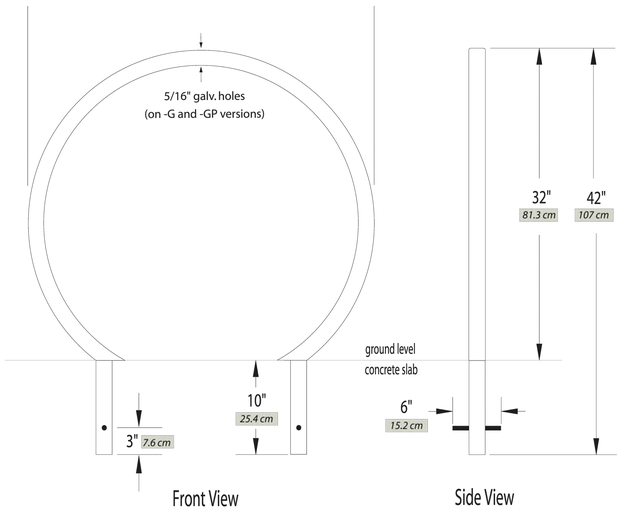
WEATHERING STEEL



THERMORY - ASH



3 FREESTANDING BENCH
2"=1'



4 BIKE RACK - CITY STANDARD
2"=1'

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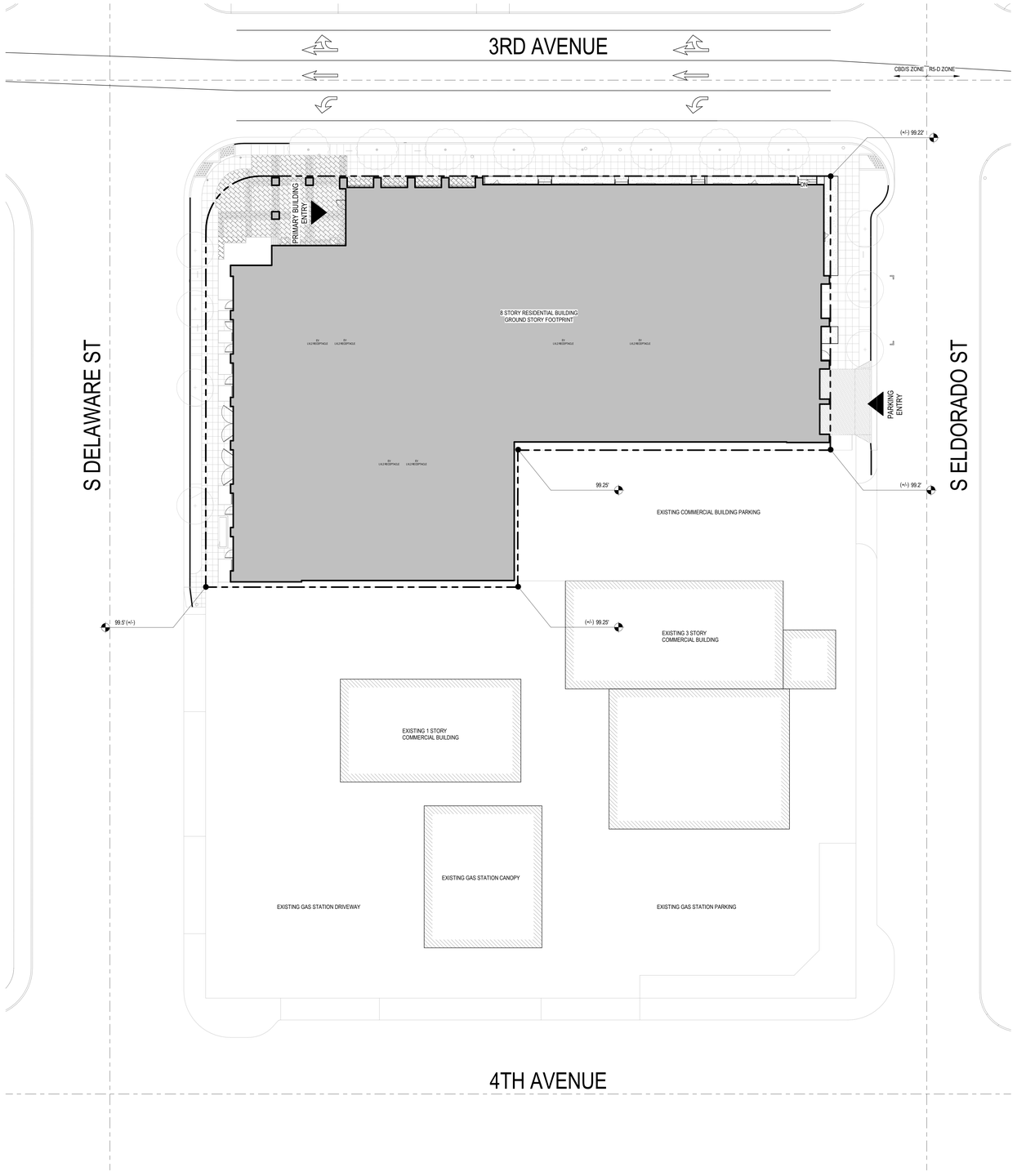
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REVISIONS:

1	7/2/25	Revision 01
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3	12/18/25	Revision 03

SITE FURNISHINGS

L5.01



1 A010 SITE PLAN OVERALL
1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. SEE SURVEY FOR EXISTING GRADING INFORMATION
2. SEE CIVIL PLANS FOR GRADING AND ROW CONDITIONS
3. REFERENCE WAIVER DIAGRAMS G010 FOR BUILDING SETBACK INFORMATION
4. SEE EGRESS PLANS G030-G038 FOR FIRE SEPARATION DISTANCES AND FIRE RESISTANCE RATING INFORMATION

SYMBOL LEGEND

- PRIMARY BUILDING ENTRY
- SECONDARY BUILDING ENTRY
- PROPOSED PUBLIC ACCESS EASEMENT, SEE CIVIL FOR ADDITIONAL INFORMATION
- ACCESSIBLE ROUTE

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www.jonesarc.com

LICENSED ARCHITECT
ALAN W. JONES
C-39190
04.30.2027
RENEWAL DATE
STATE OF CALIFORNIA

PRELIMINARY, NOT FOR CONSTRUCTION

GATEWAY

24-009

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SAN MATEO, CA

FORMAL PLANNING APPLICATION

MARCH 25, 2025

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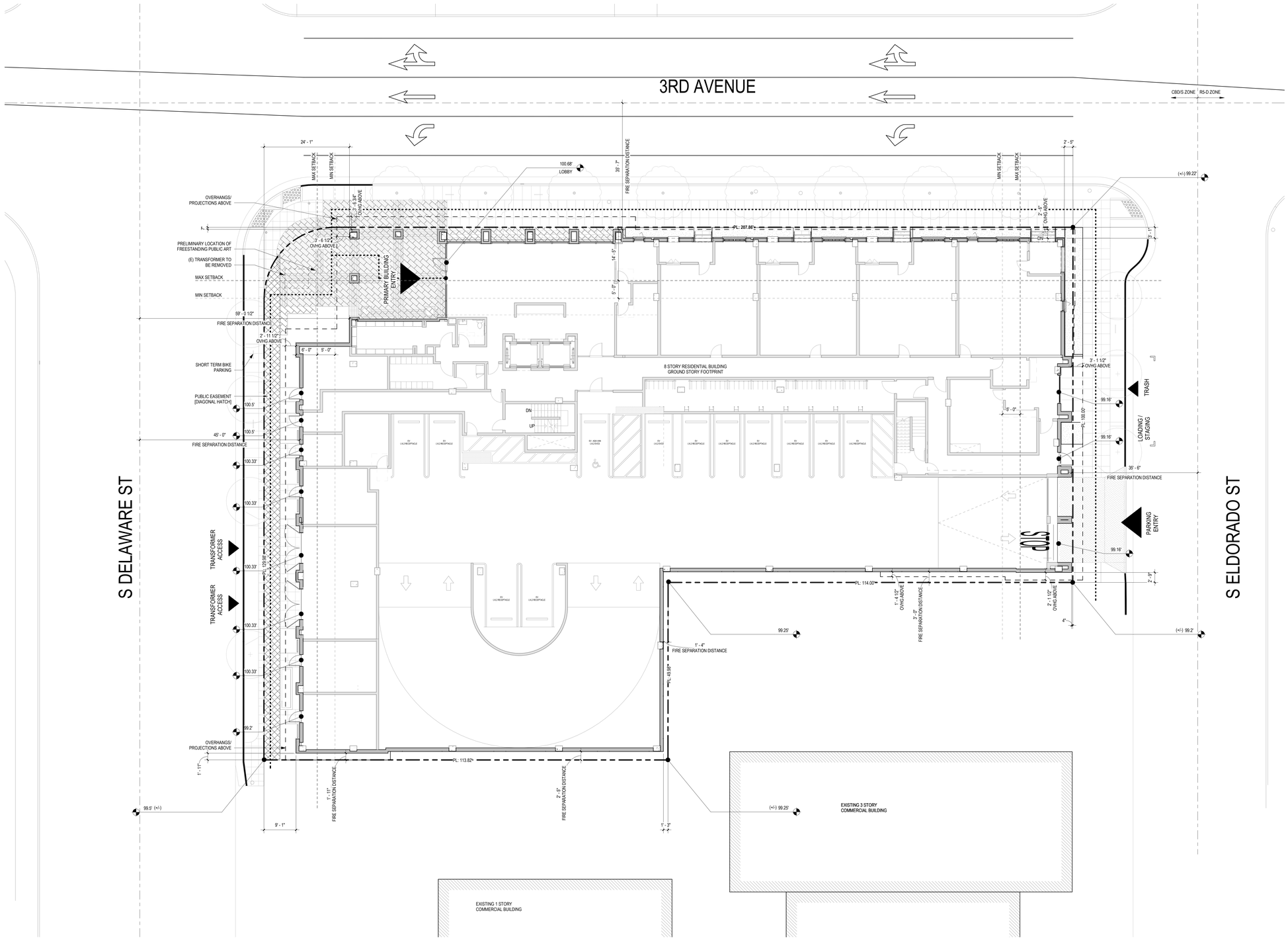
REVISIONS:

1	7/2/25	Revision 01
2	9/23/25	Revision 02
3	12/18/25	Revision 03

CONTEXT SITE PLAN

0' 10' 20'

A010



1 A011 SITE PLAN
1" = 10'-0"

FLOOR PLAN GENERAL NOTES

1. SEE SURVEY FOR EXISTING GRADING INFORMATION
2. SEE CIVIL PLANS FOR GRADING AND ROW CONDITIONS
3. REFERENCE WAIVER DIAGRAMS G010 FOR BUILDING SETBACK INFORMATION
4. SEE EGRESS PLANS G030-G038 FOR FIRE SEPARATION DISTANCES AND FIRE RESISTANCE RATING INFORMATION

SYMBOL LEGEND

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- SECONDARY BUILDING ENTRY
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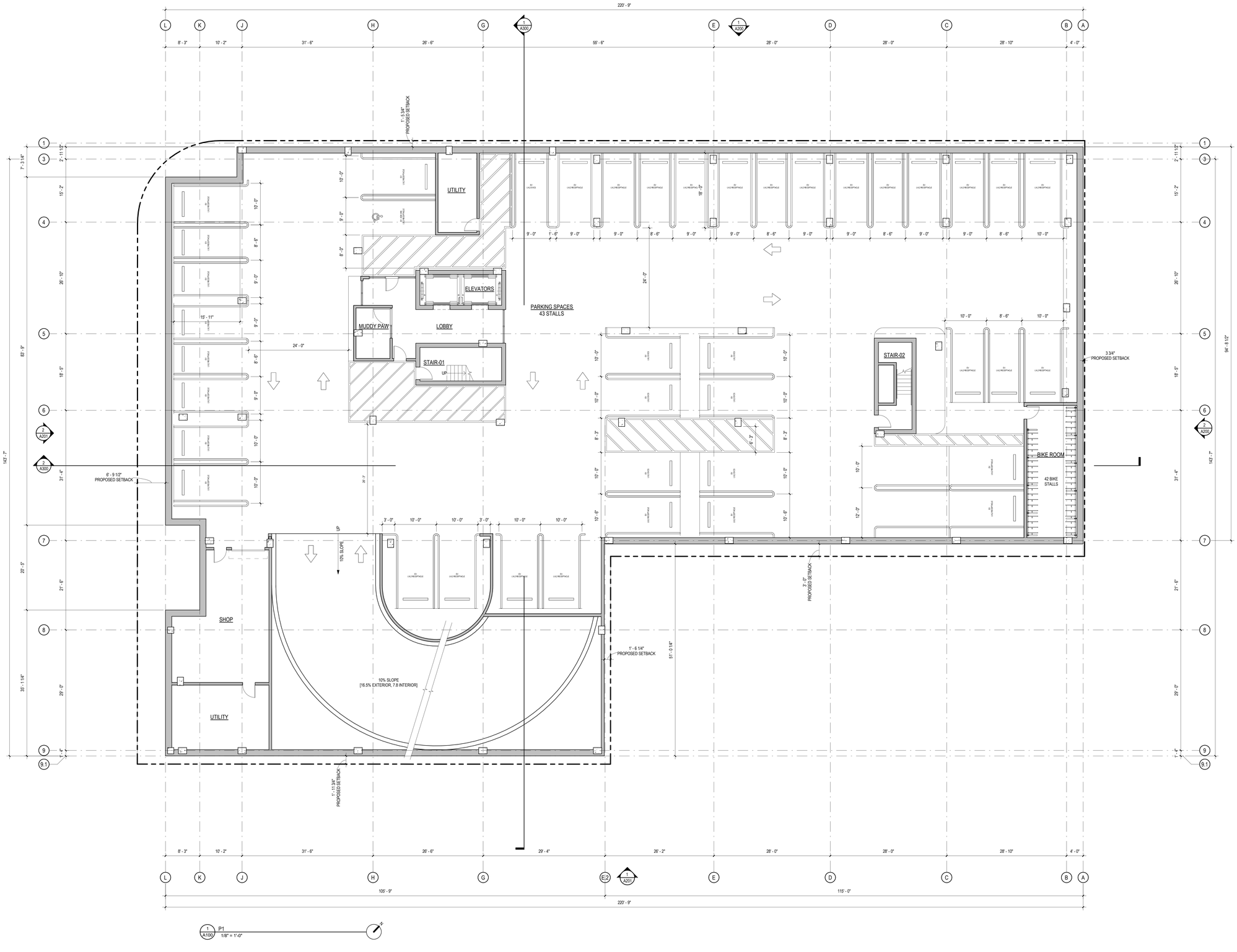
REVISIONS:

1	7/2/25	Revision 01
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SITE PLAN

0' 10' 20'

A011



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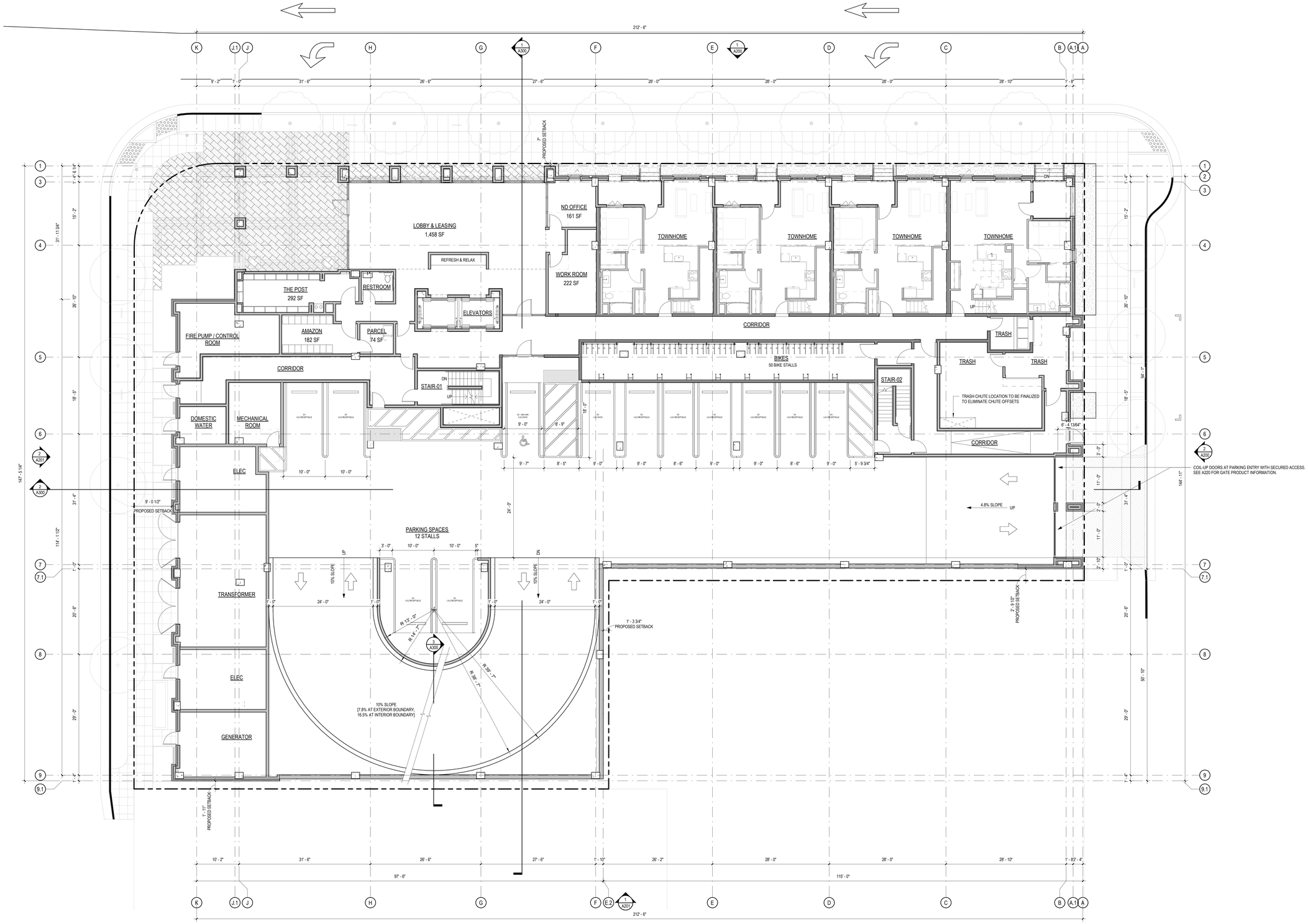
REVISIONS:

1	7/2/25	Revision 01
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3	12/18/25	Revision 03

P1 FLOOR PLAN

0' 4' 8' 16'

A100



1 A101 LEVEL 01 FLOOR PLAN
1/8" = 1'-0"

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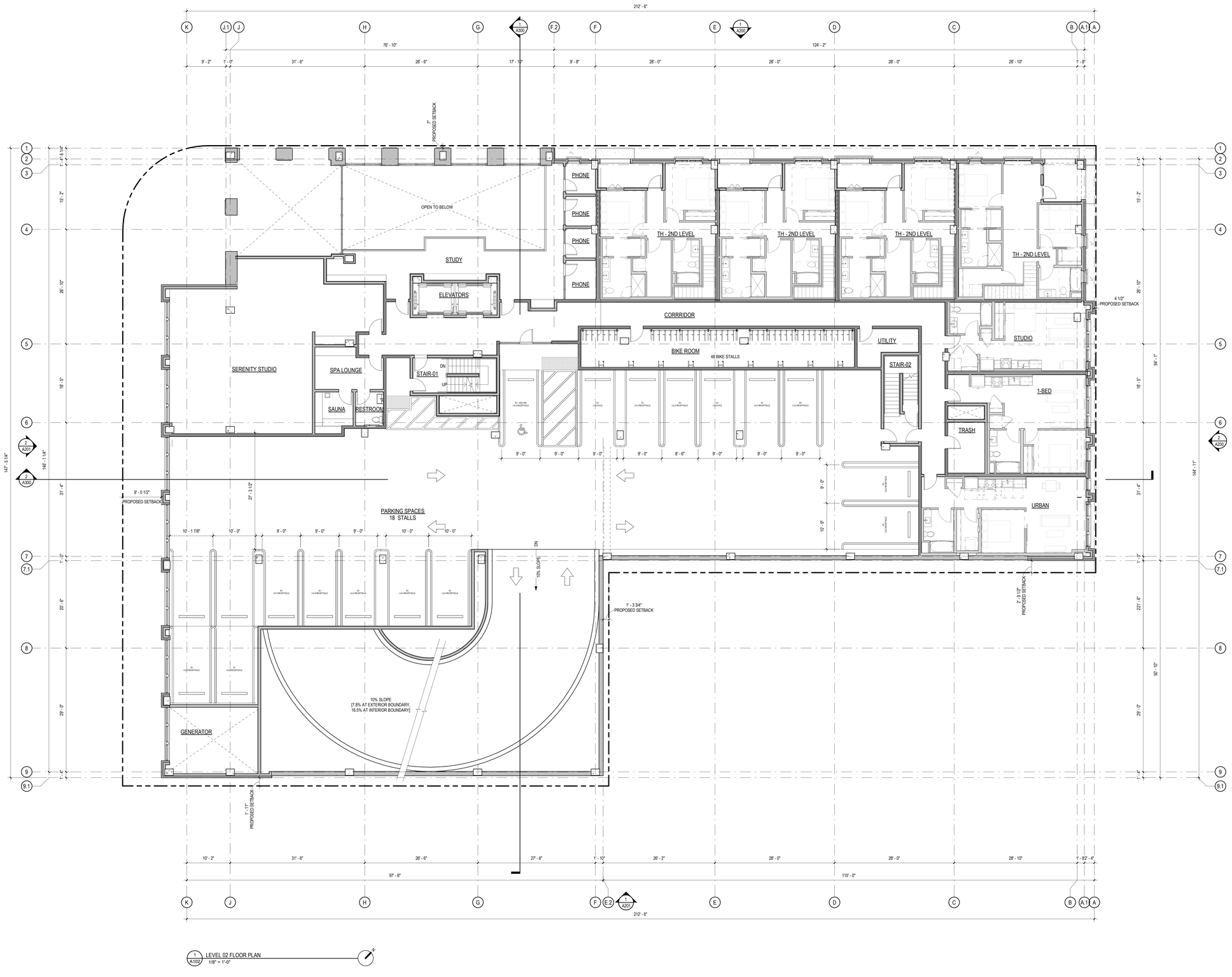
REVISIONS:

1	7/2/25	Revision 01
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3	12/18/25	Revision 03

GROUND STORY PLAN

A101

0' 4' 8' 16'



1 / A102 LEVEL 02 FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16'

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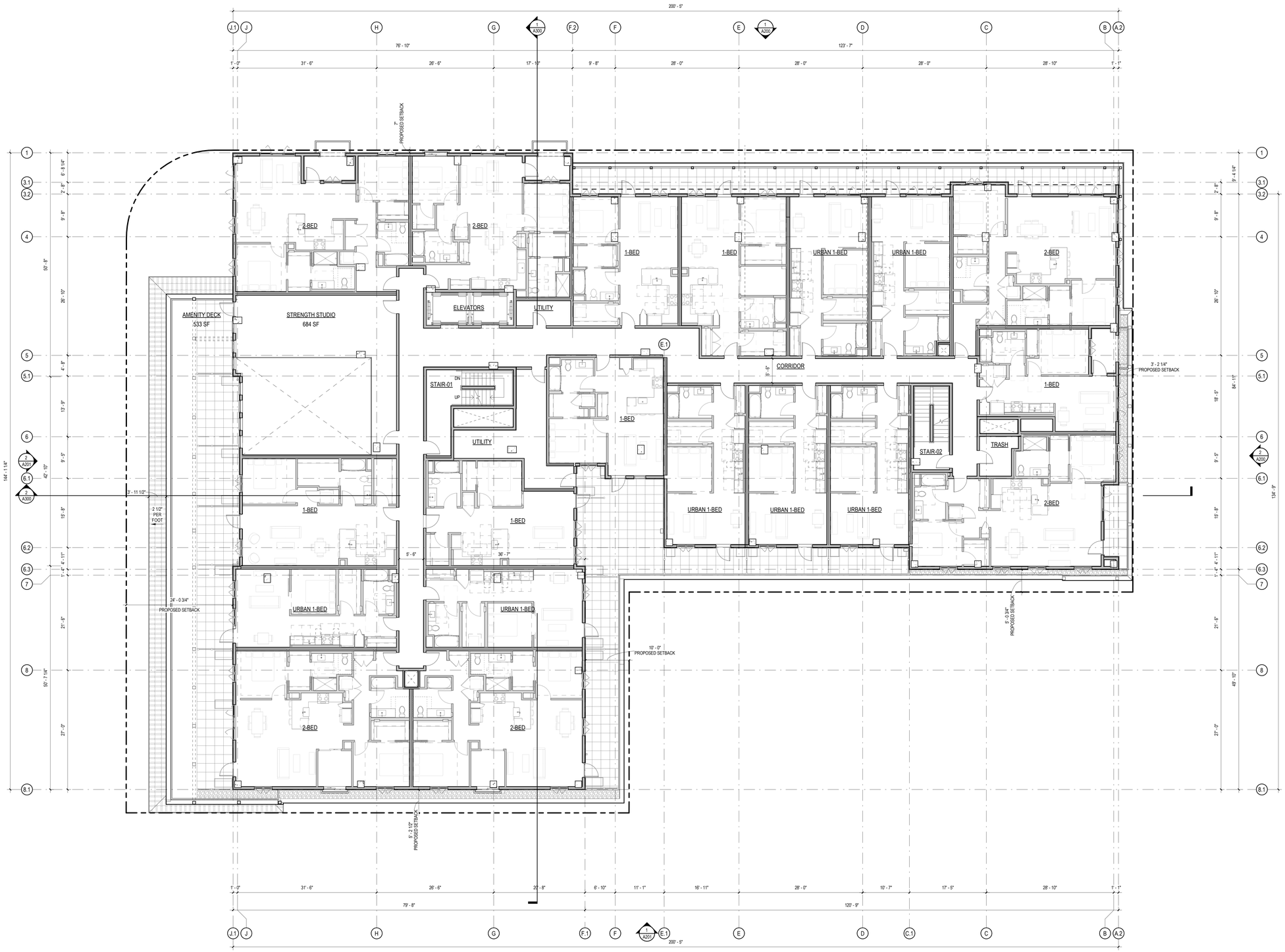
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2ND STORY PLAN

A102



2 / A103 LEVEL 03 FLOOR PLAN
1/8" = 1'-0"

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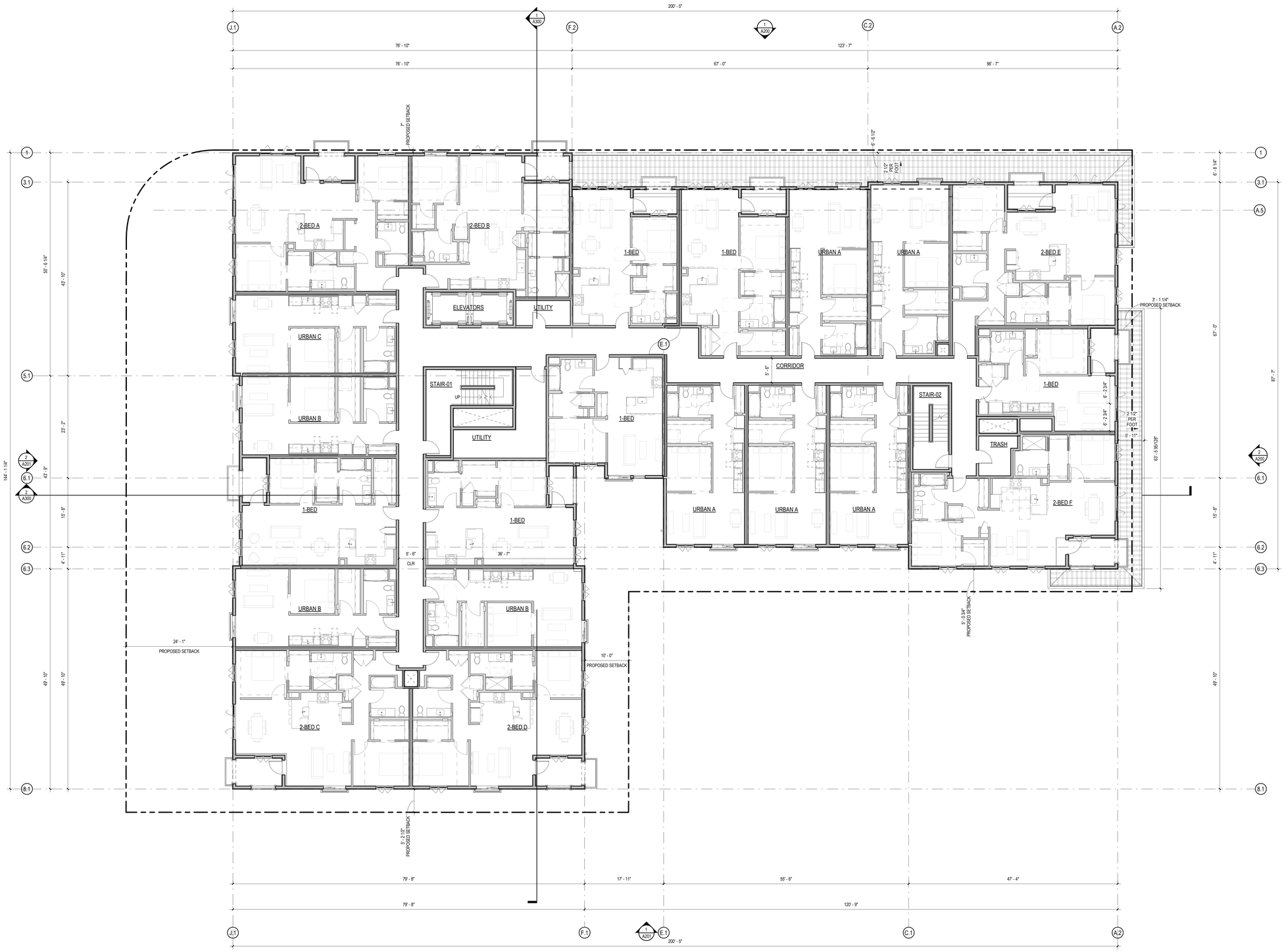
REVISIONS:

1	7/2/25	Revision 01
2	9/23/25	Revision 02
3	12/18/25	Revision 03

3RD STORY PLAN

0' 4' 8' 16'

A103



2 A104 LEVEL 04 FLOOR PLAN
1/8" = 1'-0"

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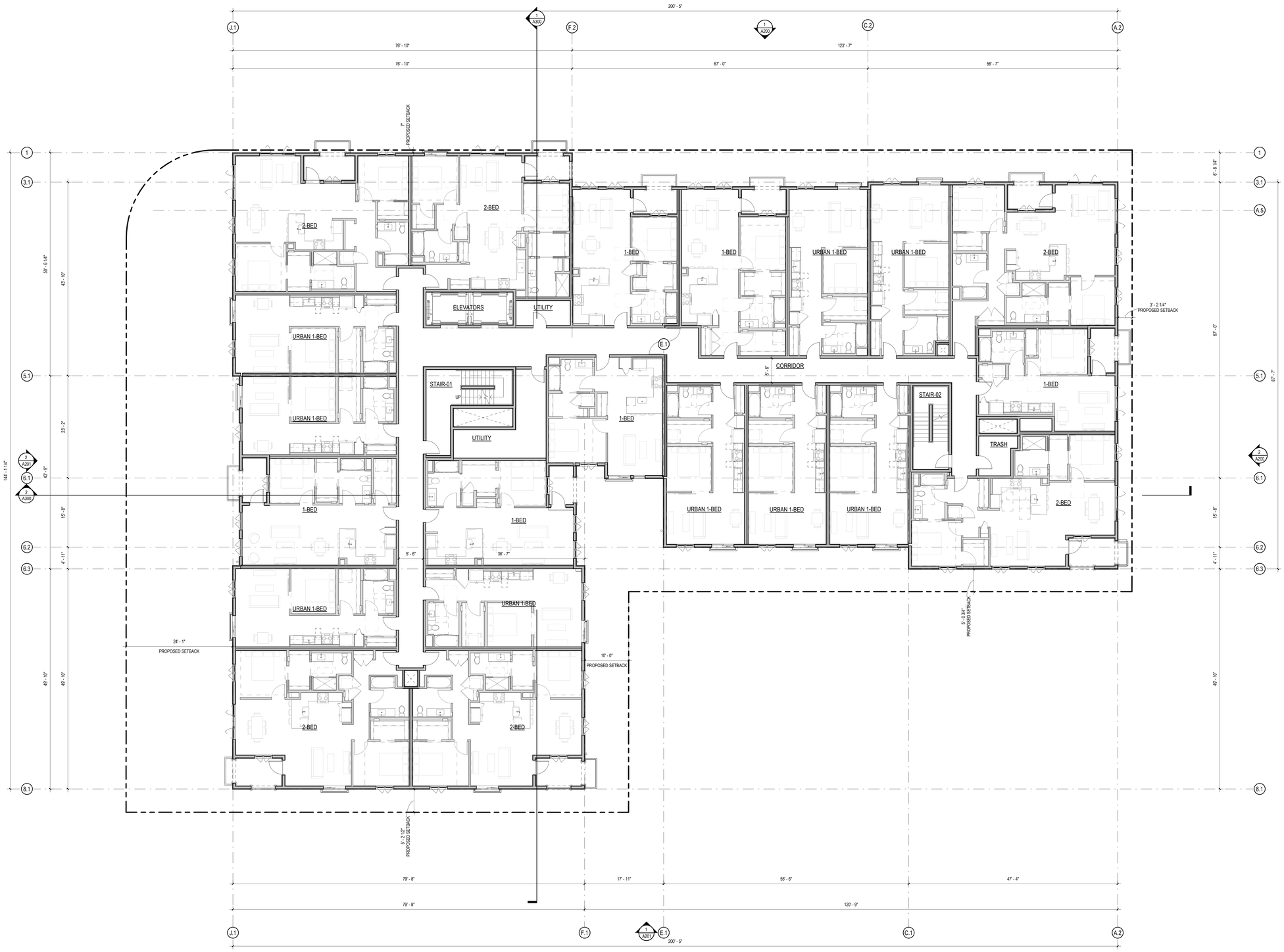
REVISIONS:

1	7/2/25	Revision 01
2	9/23/25	Revision 02
3	12/18/25	Revision 03

4TH STORY PLAN

0' 4' 8' 16'

A104



1 A105 LEVEL 05 FLOOR PLAN
1/8" = 1'-0"

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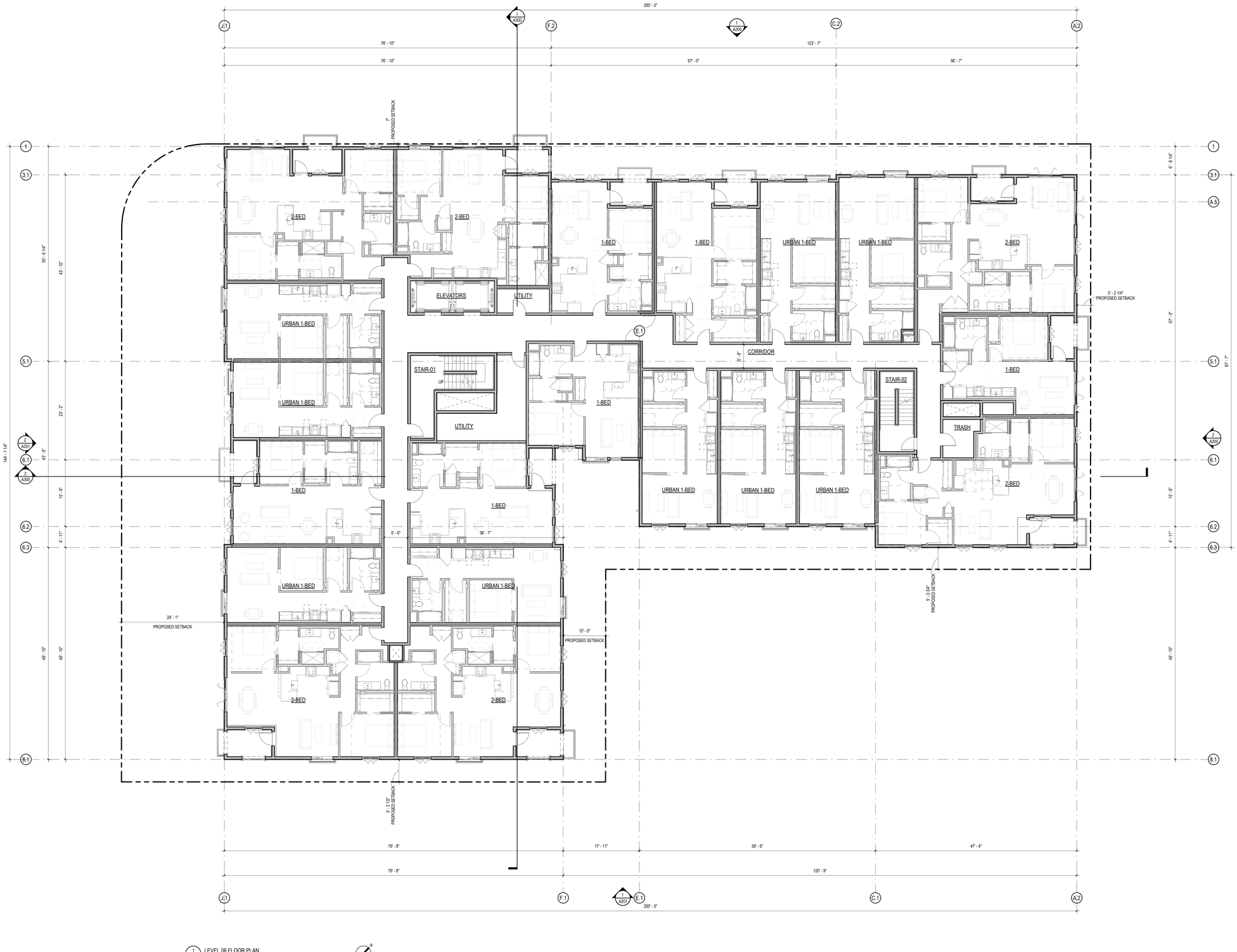
REVISIONS:

1	7/2/25	Revision 01
2	9/23/25	Revision 02
3	12/18/25	Revision 03

5TH STORY PLAN

0' 4' 8' 16'

A105



1 A106 LEVEL 06 FLOOR PLAN
1/8" = 1'-0"

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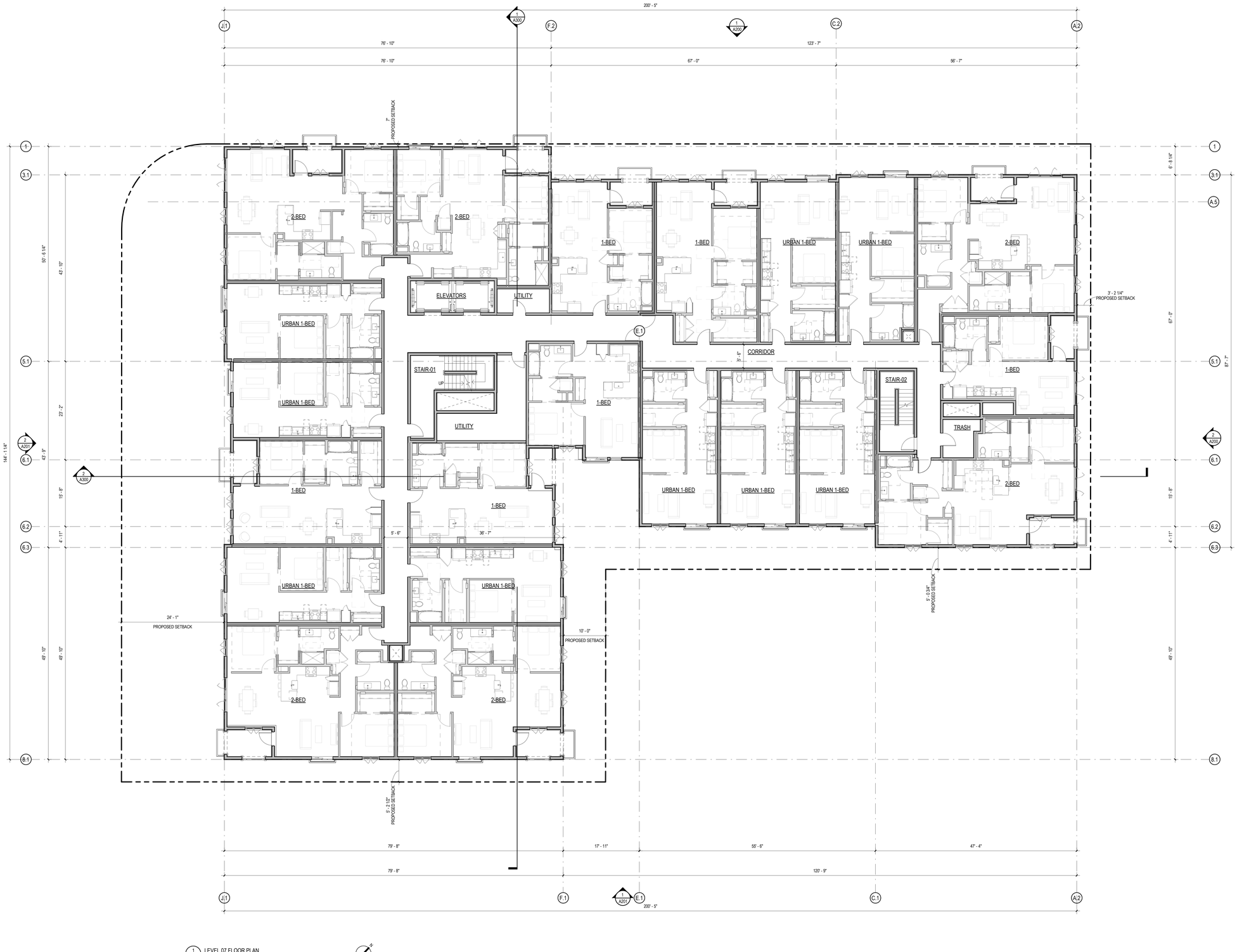
REVISIONS:

1	7/2/25	Revision 01
2	9/23/25	Revision 02
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6TH STORY PLAN

0' 4' 8' 16'

A106



1 A107 LEVEL 07 FLOOR PLAN
1/8" = 1'-0"

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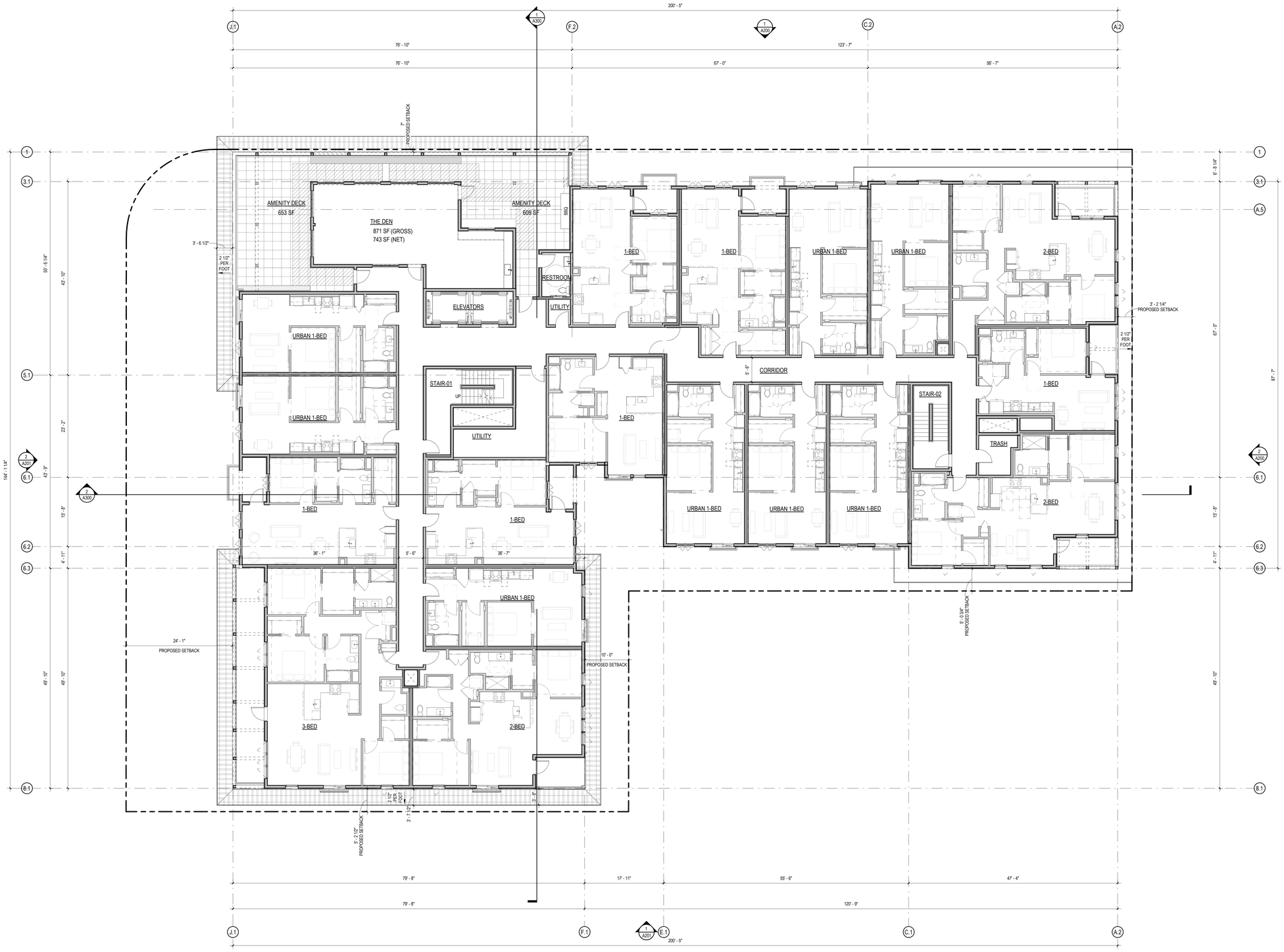
REVISIONS:

1	7/2/25	Revision 01
2	9/23/25	Revision 02
3	12/18/25	Revision 03

7TH STORY PLAN

0' 4' 8' 16'

A107



2 / A108 LEVEL 08 FLOOR PLAN
1/8" = 1'-0"

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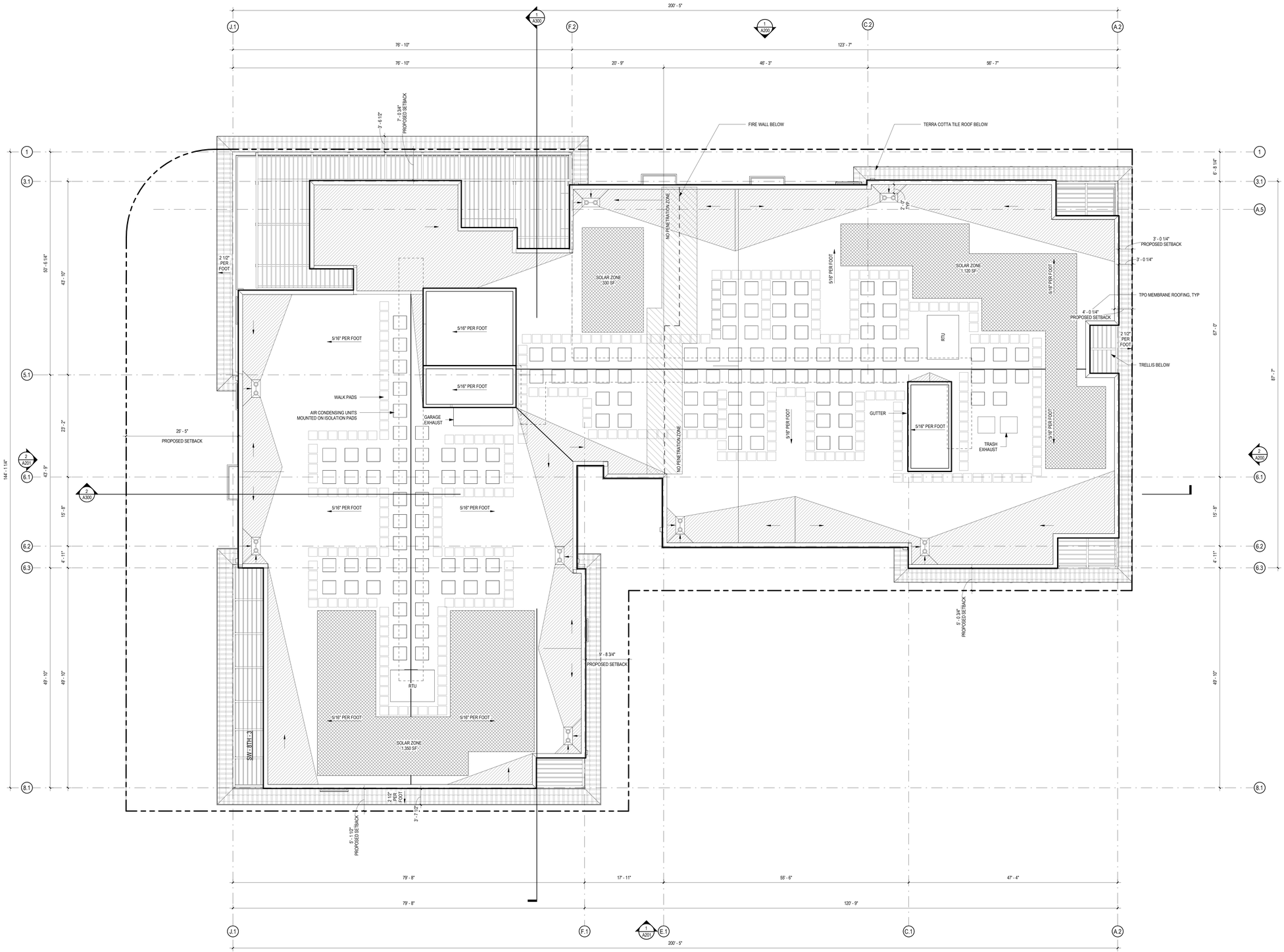
REVISIONS:

1	7/2/25	Revision 01
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8TH STORY PLAN

0' 4' 8' 16'

A108



1 A109 ROOF
1/8" = 1'-0"

SYMBOL LEGEND

SOLAR ZONE [15% OF TOTAL ROOF AREA]

TOTAL ROOF AREA: 18,480 SF
REQUIRED SOLAR ZONE: 2,772 SF
PROPOSED SOLAR ZONE: 2,800 SF

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ROOF PLAN

0' 4' 8' 16'

A109



1 A200 EXTERIOR ELEVATION - NORTHWEST
1/8" = 1'-0"



2 A200 EXTERIOR ELEVATION - NORTHEAST
1/8" = 1'-0"

MATERIAL LEGEND

TAG	MATERIAL	DESCRIPTION	MANUFACTURER	COLOR
CS-1	CEMENT STUCCO	20/30 SAND FLOAT	N/A	WHITE, SW 7101 FUTON (LRV: 80)
BR-1	BRICK	FACE BRICK, RUNNING BOND, STANDARD DIMENSION [3-1/2" x 2-1/2" x 7-1/2"], PAINTED	MUTUAL MATERIALS	WHITE, SW 7101 FUTON (LRV: 80)
FCP-1	FIBER CEMENT PANELS	ARTISAN SIDING, V-GROOVE, 8.25" WIDTH	JAMES HARDIE	CHARCOAL, SW 7069 IRON ORE
SV-1	NATURAL STONE VENEER	LIMESTONE SLAB	INTREPID	GASCOGNE BLUE
DT-1	DECORATIVE TILE	2" X 8" GLAZED BRICK TILE	FIRECLAY TILE	LIGHT BLUE, CUSTOM COLOR MATCH TO 'CRATER LAKE'
TCT-1	TERRA COTTA ROOF TILE	S-TILE	WESTLAKE ROYAL ROOFING	NEWPORT BLEND
FCB-1	FIBER CEMENT BOARD	PAINTED	JAMES HARDIE	DARK BROWN, SW 9580 CRACKED PEPPER
MTL-1	BRAKE METAL, FLASHING, COPING, & DOWNSPOUTS	PAINTED METAL	N/A	CHARCOAL, SW 7069 IRON ORE / RAL 7021
MTL-2	METAL PERGOLA	PAINTED METAL	N/A	DARK BROWN, SW 9580 CRACKED PEPPER / RAL 8019
TRM-1	TRIM	PAINTED	N/A	SW 9165 GOSSAMER VEIL

DETAIL COMPONENTS LEGEND

#	COMPONENT	MATERIAL	MANUFACTURER	COLOR
1	AWNINGS	FABRIC	SUNBRELLA	SUNBRELLA SHADE, BLACK, 4608-0000
2	GUARDRAILS & BALCONIES	PAINTED METAL	N/A	CHARCOAL, SW 7069 IRON ORE / RAL 7021
3	GATES	PAINTED METAL	N/A	CHARCOAL, SW 7069 IRON ORE / RAL 7021
4	HIGH-SPEED COIL-UP VEHICAL ENTRY DOOR	PERFORATED	HORMANN	CHARCOAL, SW 7069 IRON ORE / RAL 7021
5	UTILITY SECTIONAL DOOR	GLAZED	HORMANN	CHARCOAL, SW 7069 IRON ORE / RAL 7021
6	STOREFRONTS	TIMBERLITE 2.0 CURTAIN WALL	SIERRA PACIFIC	WHITE OAK BEAMS AND EXTERIOR CAPS, DARK BROWN STAIN
7	WINDOWS 1	VINYL	VPI OR SIM.	BLACK
8	WINDOWS 2	ALUMINUM, STEEL-LOOK	N/A	CHARCOAL, SW 7069 IRON ORE / RAL 7021
9	STORMWATER PLATERS	BOARD-FORMED CONCRETE	N/A	NATURAL
10	RESIDENTIAL PLANTERS	WEATHERED STEEL	N/A	WEATHERED STEEL, NATURAL PATINA
11	ARCHITECTURAL RAFTER TAIL	PAINTED	N/A	DARK BROWN, SW 9580 CRACKED PEPPER / RAL 8019
12	METAL MESH SCREEN	PAINTED METAL	N/A	CHARCOAL, SW 7069 IRON ORE / RAL 7021

NOTE: AT THE TIME OF CONSTRUCTION, PRODUCTS MAY BE DISCONTINUED, UNAVAILABLE, OR ALTERED. MANUFACTURER INFORMATION PROVIDED FOR REFERENCE ONLY.

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EXTERIOR ELEVATIONS

A200

0' 4' 8' 16'



1 / A201 EXTERIOR ELEVATION - SOUTHEAST
1/8" = 1'-0"



2 / A201 EXTERIOR ELEVATION - SOUTHWEST
1/8" = 1'-0"

MATERIAL LEGEND

TAG	MATERIAL	DESCRIPTION	MANUFACTURER	COLOR
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FCB-1	FIBER CEMENT BOARD	PAINTED	JAMES HARDIE	DARK BROWN, SW 9580 CRACKED PEPPER
MTL-1	BRAKE METAL, FLASHING, COPING, & DOWNSPOUTS	PAINTED METAL	N/A	CHARCOAL, SW 7069 IRON ORE / RAL 7021
MTL-2	METAL PERGOLA	PAINTED METAL	N/A	DARK BROWN, SW 9580 CRACKED PEPPER / RAL 8019
TRM-1	TRIM	PAINTED	N/A	SW 9165 GOSSAMER VEIL

DETAIL COMPONENTS LEGEND

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3	GATES	PAINTED METAL	N/A	CHARCOAL, SW 7069 IRON ORE / RAL 7021
4	HIGH-SPEED COIL-UP VEHICAL ENTRY DOOR	PERFORATED	HORMANN	CHARCOAL, SW 7069 IRON ORE / RAL 7021
5	UTILITY SECTIONAL DOOR	GLAZED	HORMANN	CHARCOAL, SW 7069 IRON ORE / RAL 7021
6	STOREFRONTS	TIMBERLITE 2.0 CURTAIN WALL	SIERRA PACIFIC	WHITE OAK BEAMS AND EXTERIOR CAPS, DARK BROWN STAIN
7	WINDOWS 1	VINYL	VPI OR SIM.	BLACK
8	WINDOWS 2	ALUMINUM, STEEL-LOOK	N/A	CHARCOAL, SW 7069 IRON ORE / RAL 7021
9	STORMWATER PLATERS	BOARD-FORMED CONCRETE	N/A	NATURAL
10	RESIDENTIAL PLANTERS	WEATHERED STEEL	N/A	WEATHERED STEEL, NATURAL PATINA
11	ARCHITECTURAL RAFTER TAIL	PAINTED	N/A	DARK BROWN, SW 9580 CRACKED PEPPER / RAL 8019
12	METAL MESH SCREEN	PAINTED METAL	N/A	CHARCOAL, SW 7069 IRON ORE / RAL 7021

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ALANNA JONES
OREGON
C-9190
01-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

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MARCH 25, 2025

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REVISIONS:

1	7/2/25	Revision 01
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EXTERIOR ELEVATIONS

0' 4' 8' 16'

A201















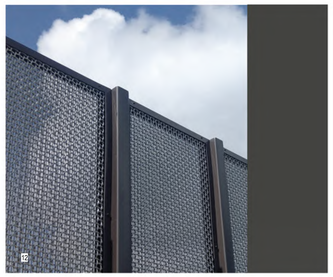








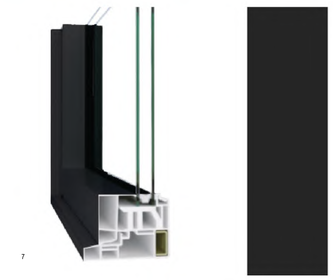




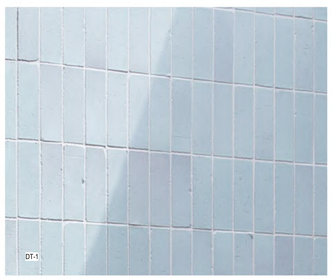




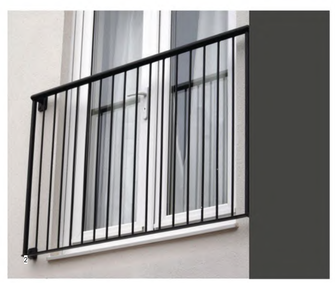


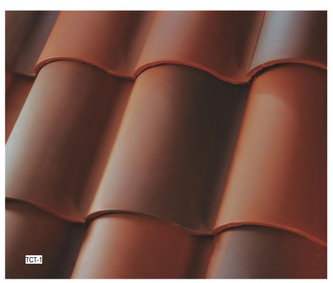












MATERIAL LEGEND

TAG	MATERIAL	DESCRIPTION	MANUFACTURER	COLOR
CS-1	CEMENT STUCCO	20/30 SAND FLOAT	N/A	WHITE, SW 7101 FUTON (LRV: 80)
BR-1	BRICK	FACE BRICK, RUNNING BOND, STANDARD DIMENSION [3-1/2" x 2-1/2" x 7-1/2"], PAINTED	MUTUAL MATERIALS	WHITE, SW 7101 FUTON (LRV: 80)
FCP-1	FIBER CEMENT PANELS	ARTISAN SIDING, V-GROOVE, 8.25" WIDTH	JAMES HARDIE	CHARCOAL, SW 7069 IRON ORE
SV-1	NATURAL STONE VENEER	LIMESTONE SLAB	INTREPID	GASCOGNE BLUE
DT-1	DECORATIVE TILE	2" X 8" GLAZED BRICK TILE	FIRECLAY TILE	LIGHT BLUE, CUSTOM COLOR MATCH TO 'CRATER LAKE'
TCT-1	TERRA COTTA ROOF TILE	S-TILE	WESTLAKE ROYAL ROOFING	NEWPORT BLEND
FCB-1	FIBER CEMENT BOARD	PAINTED	JAMES HARDIE	DARK BROWN, SW 9580 CRACKED PEPPER
MTL-1	BRAKE METAL, FLASHING, COPING, & DOWNSPOUTS	PAINTED METAL	N/A	CHARCOAL, SW 7069 IRON ORE / RAL 7021
MTL-2	METAL PERGOLA	PAINTED METAL	N/A	DARK BROWN, SW 9580 CRACKED PEPPER / RAL 8019
TRM-1	TRIM	PAINTED	N/A	SW 9165 GOSSAMER VEIL

DETAIL COMPONENTS LEGEND

#	COMPONENT	MATERIAL	MANUFACTURER	COLOR
1	AWNINGS	FABRIC	SUNBRELLA	SUNBRELLA SHADE, BLACK, 4608-0000
2	GUARDRAILS & BALCONIES	PAINTED METAL	N/A	CHARCOAL, SW 7069 IRON ORE / RAL 7021
3	GATES	PAINTED METAL	N/A	CHARCOAL, SW 7069 IRON ORE / RAL 7021
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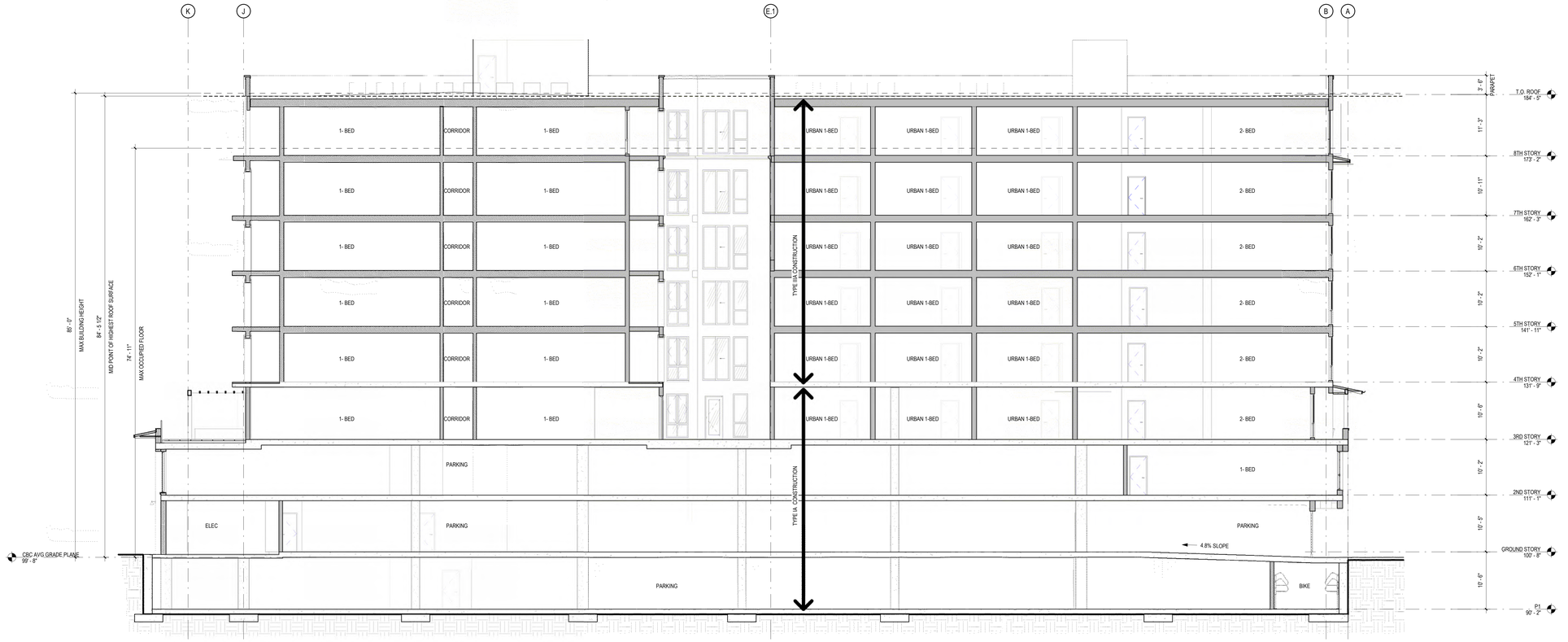
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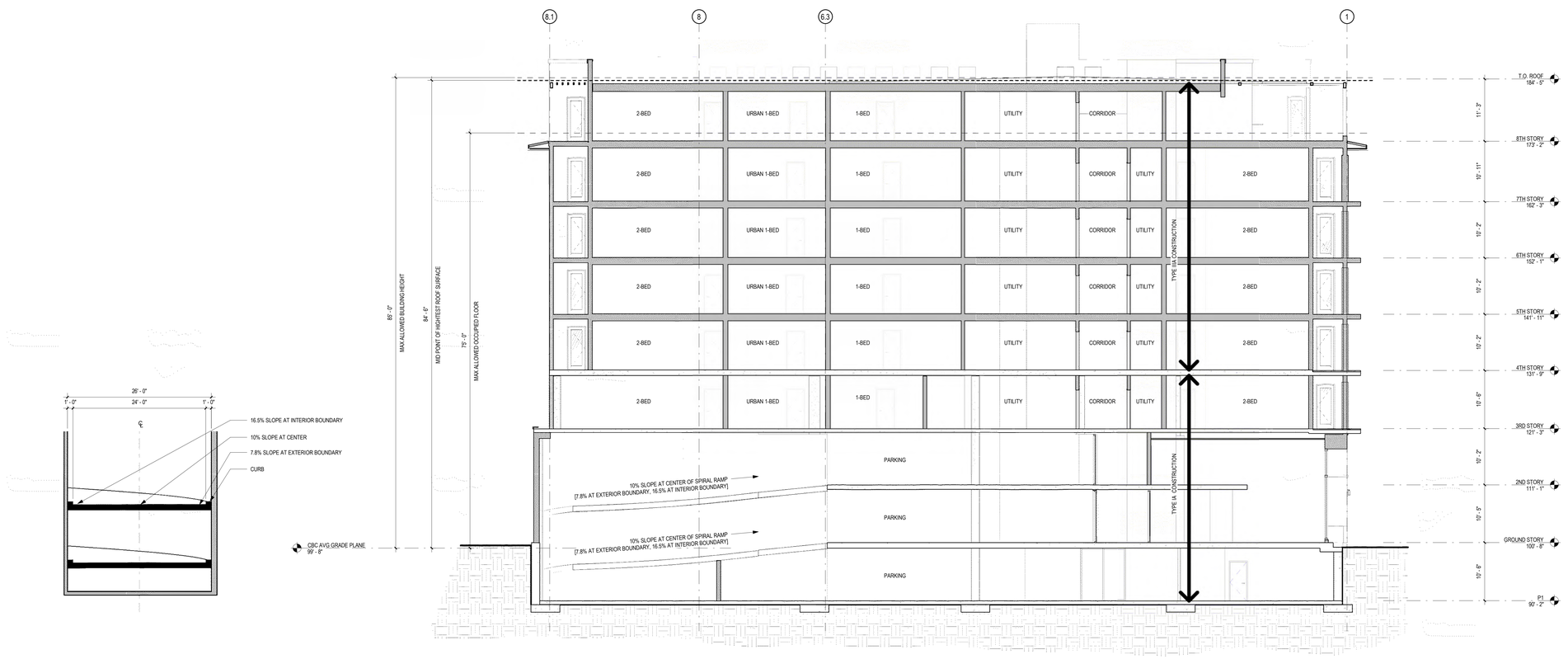
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BUILDING MATERIALS

A220



2 A300 BUILDING SECTION - EAST/WEST
1/8" = 1'-0"



3 A300 PARKING GARAGE RAMP CROSS-SECTION DIAGRAM
1/8" = 1'-0"

1 A300 BUILDING SECTION - NORTH/SOUTH
1/8" = 1'-0"

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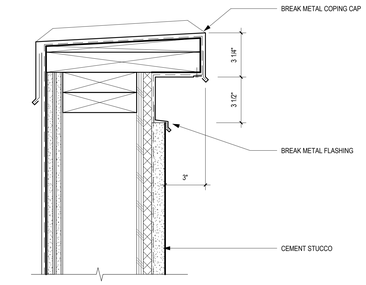
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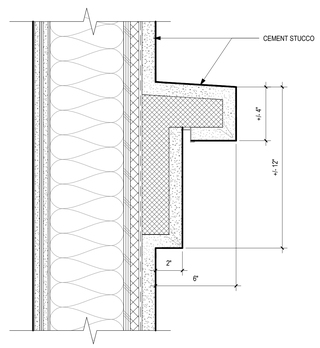
BUILDING SECTIONS

0' 4' 8' 16'

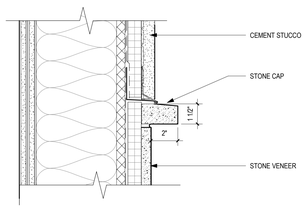
A300



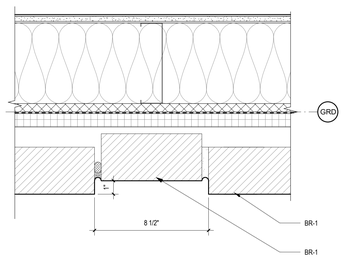
1 A500 PARAPET COPING CAP
3" = 1'-0"



5 A500 STUCCO CORNICE DETAIL PROFILE
3" = 1'-0"



3 A500 STUCCO TO STONE TRANSITION DETAIL
3" = 1'-0"



4 A500 BRICK REVEAL AT TOWNHOMES
3" = 1'-0"

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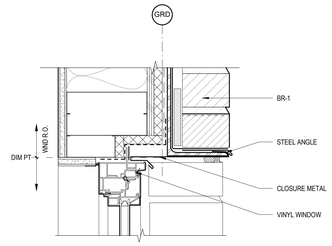
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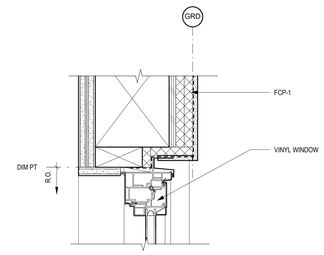
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EXTERIOR DETAILS

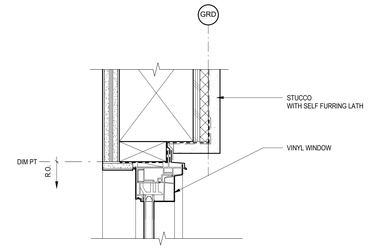
A500



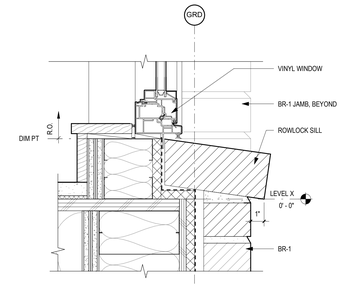
8 A501 WINDOW HEAD DETAIL, BRICK
3" = 1'-0"



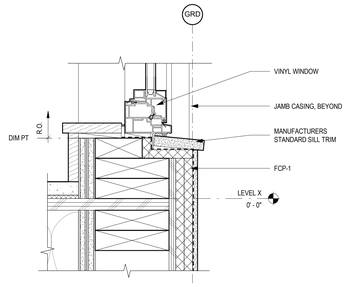
5 A501 WINDOW HEAD DETAIL, FIBER CEMENT
3" = 1'-0"



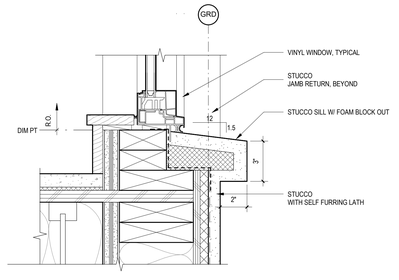
1 A501 WINDOW HEAD DETAIL, STUCCO
3" = 1'-0"



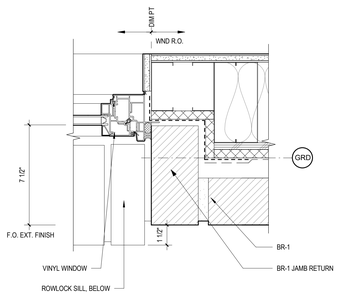
9 A501 WINDOW SILL DETAIL, BRICK
3" = 1'-0"



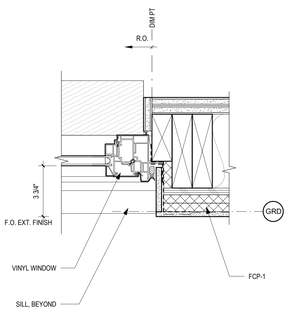
6 A501 WINDOW SILL DETAIL, FIBER CEMENT
3" = 1'-0"



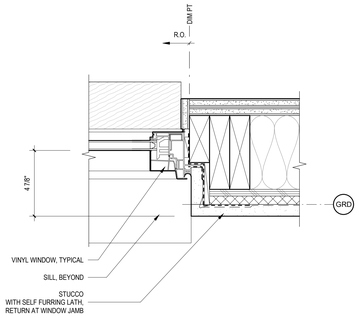
2 A501 WINDOW SILL DETAIL, STUCCO
3" = 1'-0"



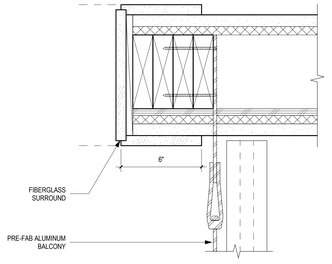
10 A501 WINDOW JAMB DETAIL, BRICK
3" = 1'-0"



7 A501 WINDOW JAMB DETAIL, FIBER CEMENT
3" = 1'-0"



3 A501 WINDOW JAMB DETAIL, STUCCO
3" = 1'-0"



4 A501 BALCONY JAMB, UPPER
3" = 1'-0"

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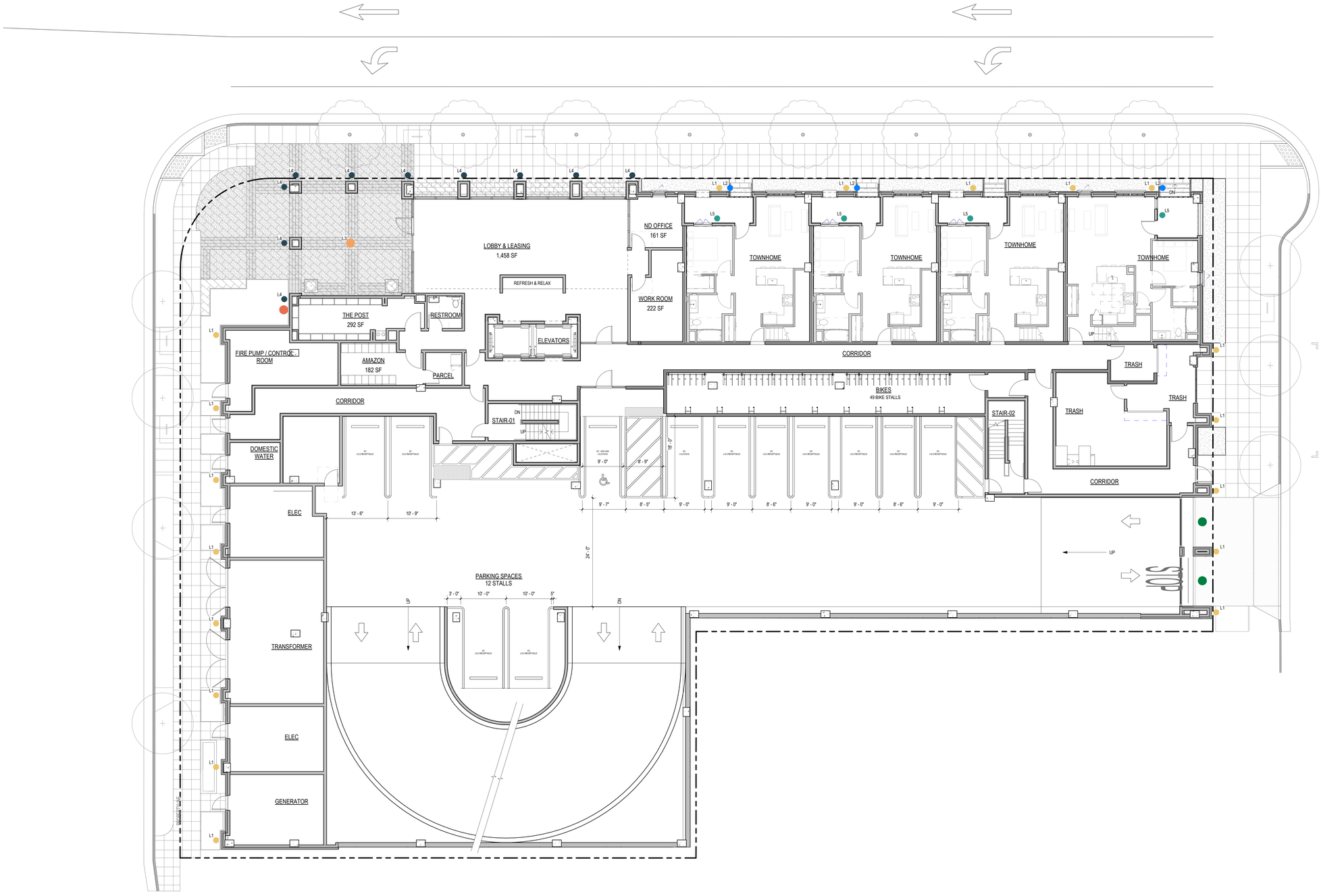
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EXTERIOR OPENING DETAILS

A501



LIGHTING SCHEDULE

TYPE	IMAGE	FUNCTION
L1		WALL SCONCE
L2		RECESSED WALL LIGHT
L3		PENDANT
L4		WALL SCONCE
L5		WALL SCONCE
L6		RECESSED FLOOR LIGHT

SIGNAGE SCHEDULE

TYPE	SIGN STYLE
	WALL-MOUNT BUILDING NAME SIGN
	SUSPENDED PARKING GARAGE ENTRY SIGN

1 / A701 LEVEL 01 LIGHTING PLAN
1/8" = 1'-0"

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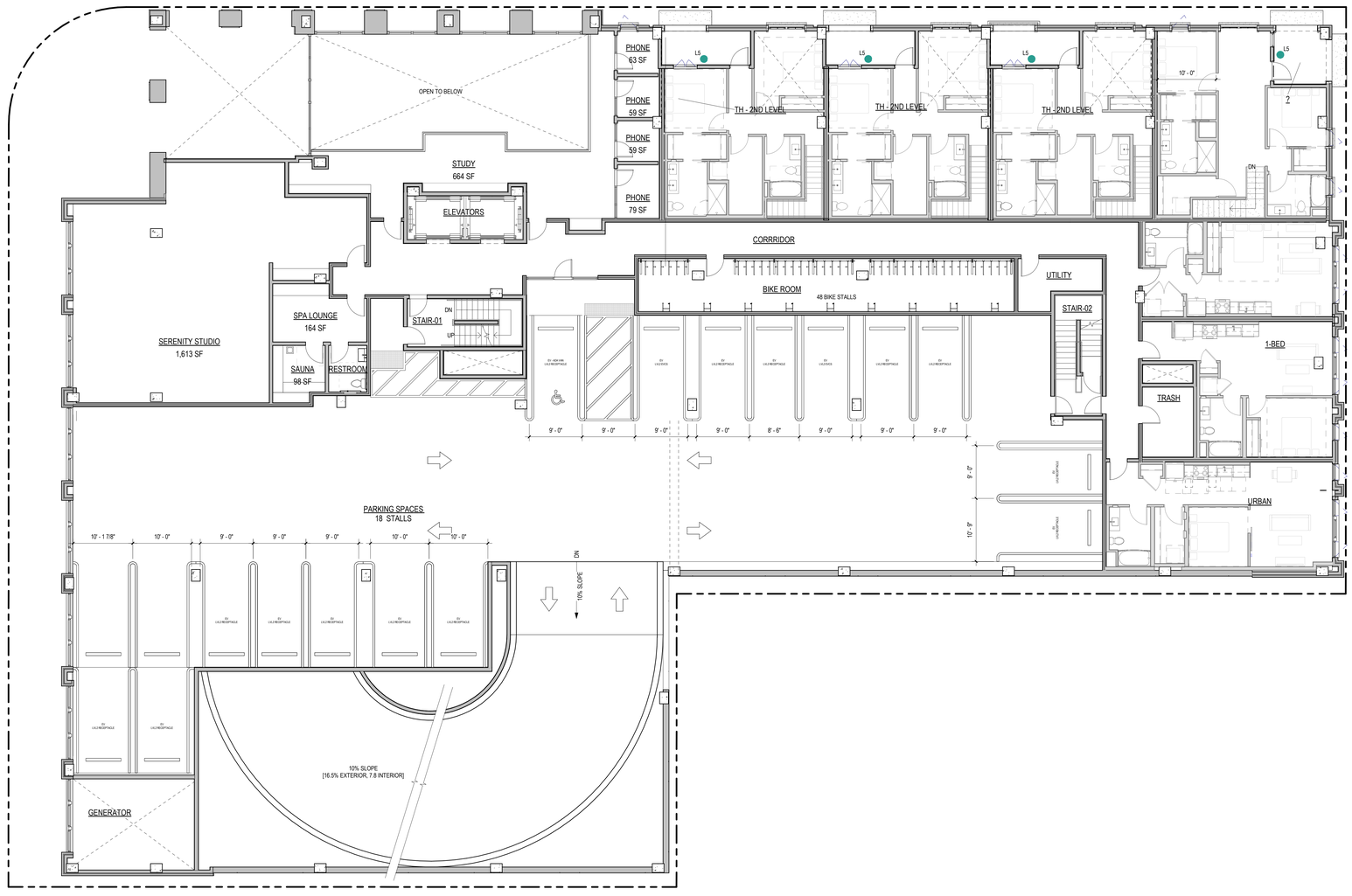
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PRELIMINARY LIGHTING AND SIGNAGE PLANS

A701

0' 4' 8' 16'



1 / A702 LEVEL 02 LIGHTING PLAN
1/8" = 1'-0"

0' 4' 8' 16'

LIGHTING SCHEDULE

TYPE	IMAGE	FUNCTION
L1		WALL SCONCE
L2		RECESSED WALL LIGHT
L3		PENDANT
L4		WALL SCONCE
L5		WALL SCONCE
L6		RECESSED FLOOR LIGHT

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PRELIMINARY LIGHTING AND SIGNAGE PLANS

A702



2 LEVEL 03 LIGHTING PLAN
A703 1/8" = 1'-0"

0' 4' 8' 16'

LIGHTING SCHEDULE

TYPE	IMAGE	FUNCTION
L1		WALL SCONCE
L2		RECESSED WALL LIGHT
L3		PENDANT
L4		WALL SCONCE
L5		WALL SCONCE
L6		RECESSED FLOOR LIGHT

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PRELIMINARY LIGHTING AND SIGNAGE PLANS

A703



2 A708 LEVEL 08 LIGHTING PLAN
1/8" = 1'-0"

LIGHTING SCHEDULE

TYPE	IMAGE	FUNCTION
L1		WALL SCONCE
L2		RECESSED WALL LIGHT
L3		PENDANT
L4		WALL SCONCE
L5		WALL SCONCE
L6		RECESSED FLOOR LIGHT

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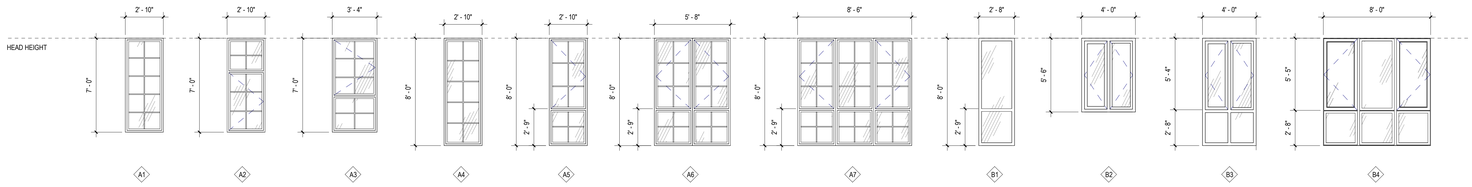
0' 4' 8' 16'

PRELIMINARY LIGHTING AND SIGNAGE PLANS

A708

WINDOW TYPE NOTES

1. GLASS SHALL NOT BE REFLECTIVE



WINDOW LEGEND
1/4" = 1'-0"

JONES

JONES ARCHITECTURE

120 NW 9TH AVE. STE. 210
PORTLAND, OREGON 97209
T 503.477.9165
www.jonesarc.com

LICENSED ARCHITECT
ALAN W. JONES
C-39190
01-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

PRELIMINARY, NOT FOR CONSTRUCTION

GATEWAY

24-009

668 E 3RD AVE
SAN MATEO, CA

FORMAL PLANNING APPLICATION

MARCH 25, 2025

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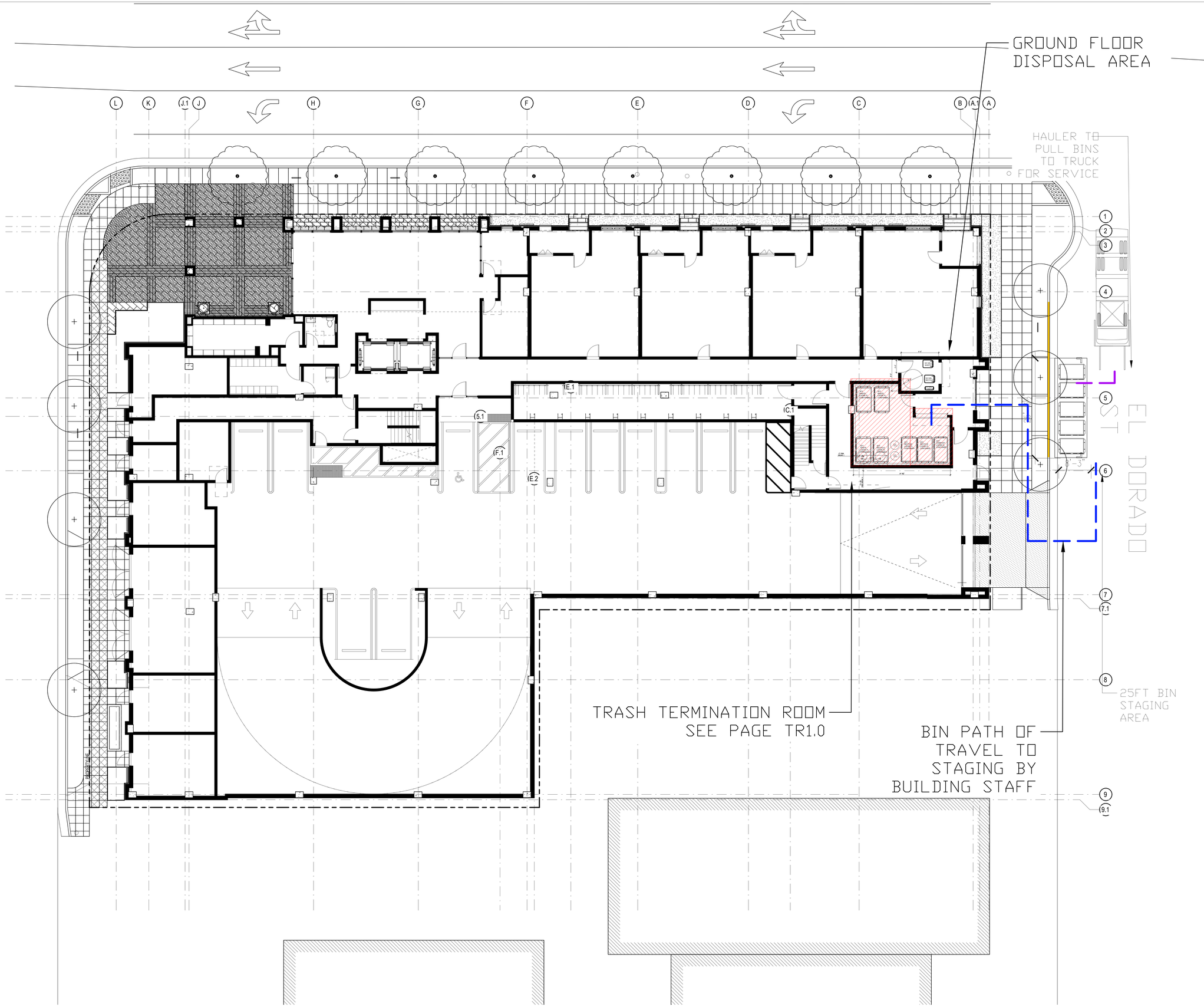
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REVISIONS:

1	7/2/25	Revision 01
2	9/23/25	Revision 02
3	12/18/25	Revision 03

WINDOWS

A900



JONES

JONES ARCHITECTURE

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PRELIMINARY, NOT FOR CONSTRUCTION

AMERICAN TRASH MANAGEMENT

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F: 415.292.5410
CONSULTINGPROJECTS@TRASHMANAGE.COM

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668 E 3RD STREET
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REVISIONS:

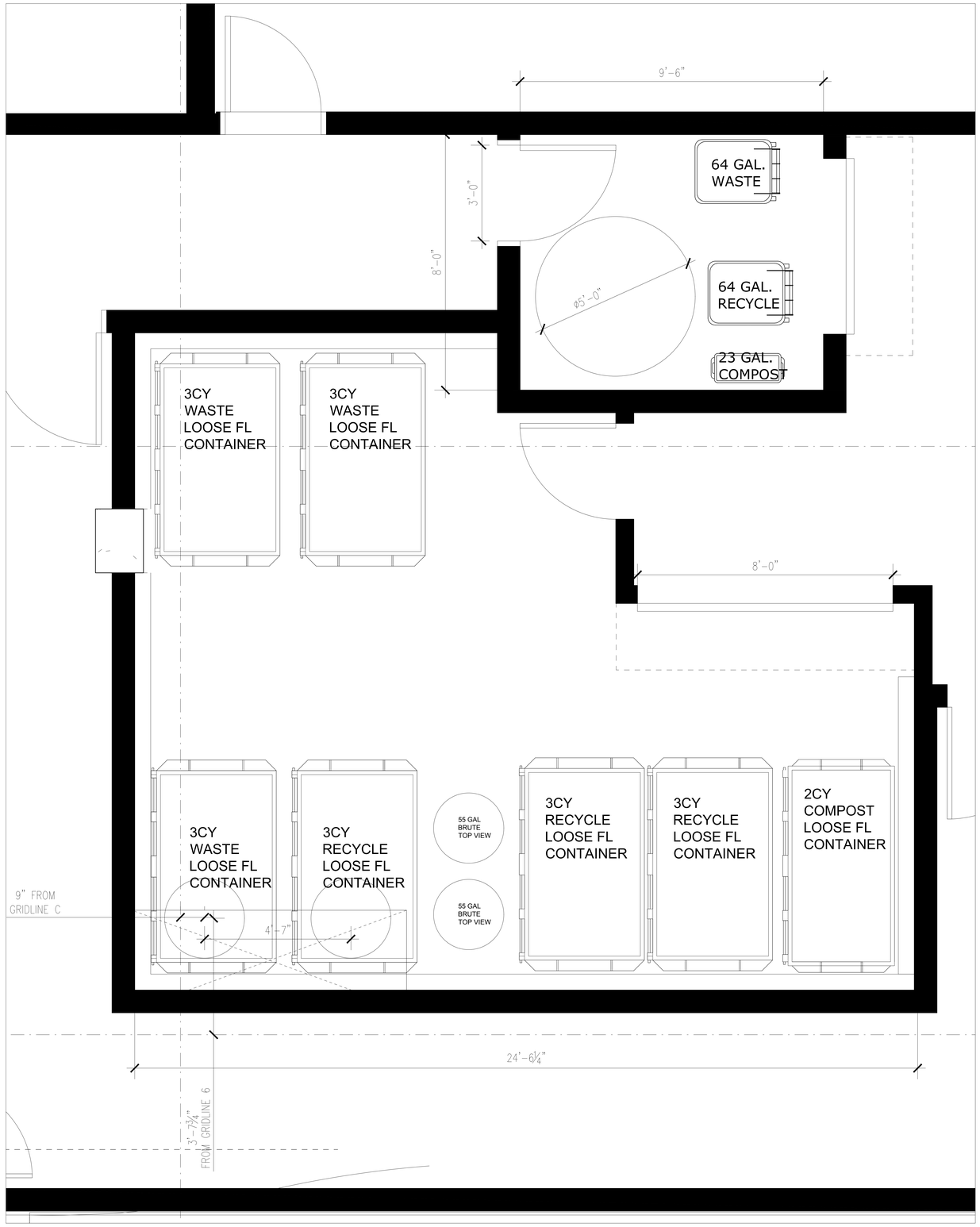
1	7/2/25	Revision 01
2	9/23/25	Revision 02
3	12/18/25	Revision 03

SITE PLAN

TR0.1

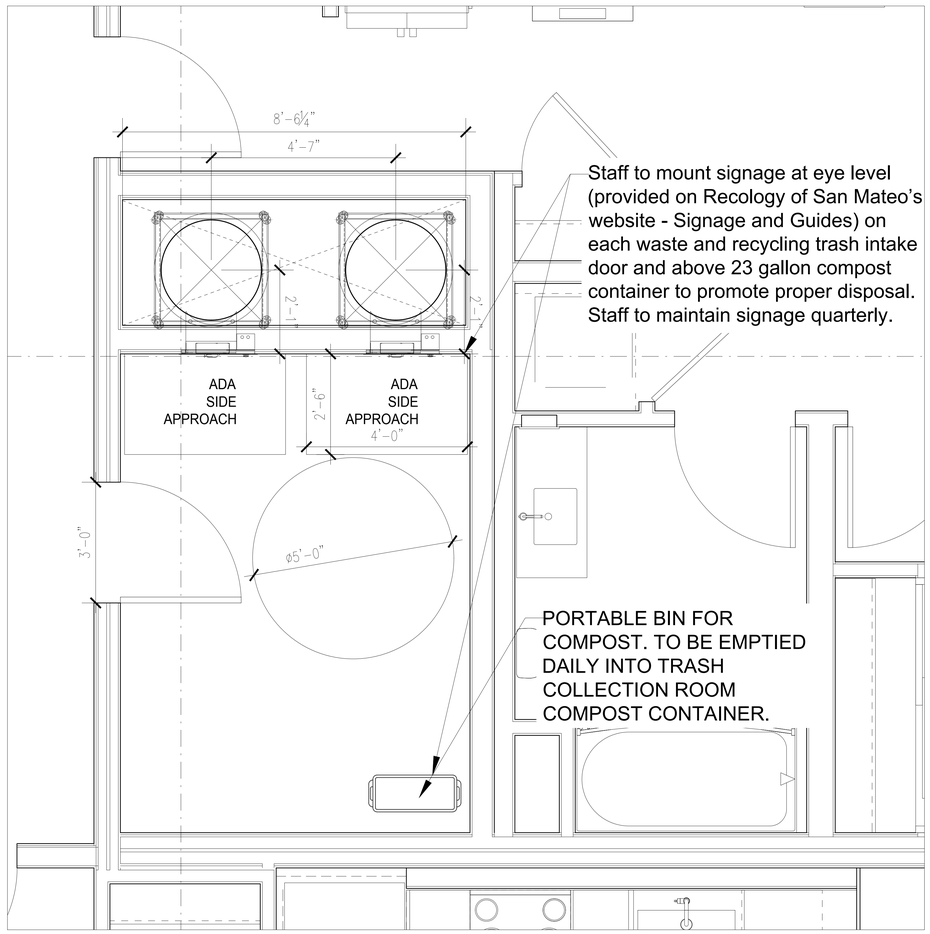
PROJECTED COLLECTION SCHEDULE: RESIDENTIAL TRASH ROOM		
SERVICE:	**CONTAINER VOL / TYPE:**	**FREQUENCY:**
WASTE	(3) 3CY FL LOOSE CONTAINER	3x/wk
RECYCLING	(2-3) 3CY FL LOOSE CONTAINERS	5x/wk
COMPOST	(1) 2CY FL LOOSE CONTAINERS	2x/wk

*BRUTE CONTAINERS WILL BE PLACED UNDER CHUTES WHILE BINS ARE STAGED FOR SERVICED



TRASH TERMINATION ROOM
LEVEL 1

3/4" = 1'-0"



UPPER CHUTE VESTIBULE
LEVEL 2-8

3/4" = 1'-0"

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TRASH ROOMS
2 CHUTE OPTION

TR1.0