

PIONEER VISTA TOWNHOMES

2015 PIONEER CT. SAN MATEO, CA 94403

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PROJECT
PIONEER VISTA TOWNHOMES
2015 PIONEER CT. SAN MATEO, CA
94403

OWNER
EV FUND LLC
408 S SPRING STREET #302 LOS ANGELES, CA 90013

LICENSED ARCHITECT
Vlada Django Antich
C-29776
04/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

ISSUANCE:

NO.	DESCRIPTION	DATE
1	REVISION PER C3 COMMENTS	2025-11-20

TITLE:
COVER SHEET

ISSUE: 2025/18/12
TEAM: AITI

NOT FOR CONSTRUCTION

SHEET NO.
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PROJECT SCOPE

THE PROPOSED PROJECT IS A REPLACEMENT OF AN EXISTING OFFICE BUILDING INTO TEN (10) SINGLE-FAMILY HOMES.
THE EXISTING OFFICE BUILDING COMPRISES ONE FULL SECOND FLOOR, ONE PARTIAL THIRD FLOOR, ONE PARTIAL BASEMENT, OVER AN OPEN 'BREEZEWAY'-TYPE PARKING LOT.

THE PROPOSED PROJECT WOULD DEMOLISH THE EXISTING OFFICE BUILDING AND REPLACE WITH THREE LEVELS OF WOOD-FRAME CONSTRUCTION. THE RESIDENTIAL UNITS ARE TO BE CONDOMINIUMS, WITH SEPARATE ENTRANCES TO EACH. SIX UNITS ARE TO FACE THE 'FRONT' TOWARDS PIONEER CT, WHILE THE REMAINING FOUR ARE ACCESSED FROM THE REAR. EACH UNIT HAS AN INDIVIDUAL ENTRY AND AN INDIVIDUAL ENCLOSED PARKING GARAGE.

EACH UNIT TO HAVE AN EXTERIOR PATIO AT THE SECOND FLOOR AND ANOTHER PATIO ON THE OCCUPIED ROOF.
FULLY SPRINKLERED.

DEVELOPMENT PROJECT DATA INFORMATION

SITE ADDRESS:	2015 PIONEER CT, SAN MATEO, CA
APN:	39066666
ZONING CLASSIFICATION:	R-1 / H4
LOT SIZE (SQ. FT.):	19,321.00 SF
PERMITTED FLOOR AREA RATIO:	2
MAXIMUM PERMITTED FLOOR AREA (SQ. FT.):	38,642.00 SF

FLOOR AREA (SQ. FT.)	EXISTING	PROPOSED	NOTES
MAIN STRUCTURE(S)	27,100 SF	34,556.79 SF	
BASEMENT	-	1,500.14 SF	
FIRST FLOOR	-	13,190.40 SF	
SECOND FLOOR	-	9,492.53 SF	
THIRD FLOOR	-	10,020.02 SF	
ROOF DECK	-	353.70 SF	
ROOF	-	5,158.88 SF	
DETACHED ACCESSORY STRUCTURES:	-	-	
EXEMPTIONS	-	-	
TOTAL FLOOR AREA:	**27,100 SF**	**34,556.79 SF**	
FLOOR AREA RATIO (FAR)	**1.40**	**1.79**	

EXISTING INTERIOR FLOOR AREA TO BE REMODELED:	0 SF	
TOTAL FLOOR AREA FOR PARKING REQUIREMENTS:	4,152.92 SF	
TOTAL COVERED PARKING STALLS:	0	PROPOSED PROJECT PROVIDES TEN (10) PRIVATE GARAGES, ONE (1) GARAGE WITH TWO (2) PARKING SLOTS PER UNIT.
TOTAL UNCOVERED PARKING STALLS:	0	
LIST OF ALL HERITAGE TREES ON SITE INCLUDING SPECIES AND SIZE:	0	
CUBIC YARDS OF SOIL DISTURBANCE:	300 (ESTIMATE)	

SETBACK	REQUIRED	PROPOSED	NOTES
FRONT (WEST)	15' - 0"	9' - 10 1/2"	HALF THE HEIGHT OF THE BUILDING; NOT LESS THAN 15' PER 27.22.070 (EXISTING BUILDING DOES NOT COMPLY).
REAR (EAST)	15' - 0"	9' - 8 1/2"	HALF THE HEIGHT OF THE BUILDING; NOT LESS THAN 15' PER 27.22.070 (EXISTING BUILDING DOES NOT COMPLY).
LEFT-SIDE (NORTH)	21' - 11"	13' - 6 1/2"	HALF THE HEIGHT OF THE BUILDING; NOT MORE THAN 25' PER 27.22.080 (EXISTING BUILDING DOES NOT COMPLY, PREPARING TO MATCH BUILDING).
RIGHT-SIDE (SOUTH)	21' - 11"	9' - 8 1/2"	HALF THE HEIGHT OF THE BUILDING; NOT MORE THAN 25' PER 27.22.080 (EXISTING BUILDING DOES NOT COMPLY, PREPARING TO MATCH BUILDING).

OCCUPANCY TYPE	R-2
CONSTRUCTION TYPE	V-A
HEIGHT	43' - 10"
NUMBER OF FLOORS	FOUR (4) STORIES ABOVE GRADE PLACE OVER BASEMENT

UNIT MATRIX

UNIT TYPE	UNIT 1 & 6 (TA)		UNIT 2 & 5 (TB)		UNIT 7 (TC1)		UNIT 10 (TC2)		UNIT 8 (TD1) - BMR		UNIT 9 (TD2)		UNIT 3 & 4 (TE)		TOTAL
NUMBER OF UNITS OF THIS TYPE	2		2		1		1		1		1		2		10
NUMBER OF BEDROOM	4		3		5		5		4		4		3		38
AREA (EXCLUDING PATIO, OPEN AREA, ETC.)	3,032.33 SF	**1.57**	3,019.32 SF	**1.56**	3,487.35 SF	**1.80**	3,487.35 SF	**1.80**	3,640.20 SF	**1.88**	3,708.25 SF	**1.92**	3,216.24 SF	**1.66**	
	UNIT AREA	FAR	UNIT AREA	FAR	UNIT AREA	FAR	UNIT AREA	FAR	UNIT AREA	FAR	UNIT AREA	FAR	UNIT AREA	FAR	

CBC CHAPTER 5 - GENERAL BUILDING LIMITATIONS - CODE SUMMARY

SECTION 503 GENERAL BUILDING HEIGHT AND AREA LIMITATIONS
- BUILDING HEIGHT, NUMBER OF STORIES AND BUILDING AREA SHALL NOT EXCEED THE LIMITS SPECIFIED IN SECTIONS 504 AND 506 BELOW. ADDITIONALLY, THE SOLAR PHOTOVOLTAIC PANELS ON THE ROOF ARE SUPPORTED BY A STRUCTURE WITH A USE UNDERNEATH. THEREFORE, THE ROOF DECK WILL CONSTITUTE AN ADDITIONAL STORY AND ADDITIONAL FLOOR AREA.

SECTION 504 BUILDING HEIGHT AND NUMBER OF STORIES
- 504.3 HEIGHT IN FEET - THE MAXIMUM HEIGHT SHALL NOT EXCEED 60 FT WITH AREA INCREASE.
- 504.4 NUMBER OF STORIES - THE MAXIMUM NUMBER OF STORIES ABOVE GRADE PLANE SHALL NOT EXCEED 4.

SECTION 506 BUILDING AREA
- 506.1.3 BASEMENTS - BASEMENTS NEED NOT BE INCLUDED IN THE TOTAL ALLOWABLE FLOOR AREA BECAUSE THE BASEMENTS DOES NOT EXCEED THE AREA PERMITTED FOR A ONE-STORY ABOVE GRADE PLANE BUILDING
- 506.2 ALLOWABLE AREA DETERMINATION - THE ALLOWABLE AREA OF A BUILDING FOR GROUP R-2 BUILDINGS OF TYPE VA CONSTRUCTION EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 IS AS FOLLOWS.
  THE ALLOWABLE AREA OF EACH STORY IS 15,000 SF. MATH: (12,000 + (12,000 X .25)
  THE TOTAL ALLOWABLE AREA IS 60,000 SF. MATH: (12,000 + (12,000 X .25)) X 4
- 506.3 FRONTAGE INCREASE
  THE FRONTAGE INCREASE FACTOR IS 0.25. THE BUILDING ADJOINS A 50 FT. PUBLIC WAY, PIONEER COURT, THEREFORE WILL RECEIVE AN AREA FACTOR INCREASE BASED ON FRONTAGE. THE BUILDING'S PERIMETER IS 480-0". THE PORTION OF BUILDING PERIMETER ADJACENT THE 50FT PUBLIC WAY IS 149'-8". THEREFORE 31% OF THE BUILDING PERIMETER QUALIFIES.

CBC CHAPTER 9 - FIRE PROTECTION AND LIFE SAFETY SYSTEMS
- SECTION 903 - AUTOMATIC SPRINKLER SYSTEM
  THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 AND NFPA 13.

REFERENCE CODES:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS
- 2024 INTERNATIONAL BUILDING CODE
- ACCESSIBILITY: CBC CHAPTER 11A/11B (2022) + 2010 ADA STANDARDS
- OBJECTIVE DESIGN STANDARDS – CITY OF SAN MATEO (APPROVED NOVEMBER 2023, EFFECTIVE JANUARY 2024)

LEGENDS

DRAWING TITLE
ELEVATION TARGET
INTERIOR ELEVATION TARGET
SECTION LINE AND MARKER
NORTH MARK
ROOM NAME — ROOM NAME
CEILING FINISH / CEILING HEIGHT
DETAIL POLYGON AND TAG
STRUCTURAL GRID AND TAG
FINISH TAG
WALL TAG
FURNITURE TAG
DOOR TAG
GLAZING TAG
FINISH FLOOR LEVEL (PLAN)
STRUCTURAL SLAB LEVEL (PLAN)
FINISH FLOOR LEVEL (ELEVATION/SECTION)
STRUCTURAL SLAB LEVEL (ELEVATION/SECTION)
REVISION CLOUD AND MARKER
MATCHLINE MARK (DWG NO. SHEET NO.)
CHANGE IN FLOOR LEVEL
SET-OUT POINT
GRAPHICAL SCALE
ROAD CENTER LINE
PROPERTY LINE
EASEMENT LINE
ACCESS LINE
ROAD CENTER LINE
ROOF LINE / ABOVE FLOOR LINE
PROPOSED RETAINING WALL
DRIVEWAY PAVEMENT
PEDESTRIAN PAVEMENT
PERMEABLE DRIVEWAY PAVERS
CAREX DEVULSA
MULCH
ARTIFICIAL GRASS
VEHICULAR TRAFFIC DIRECTIONAL ARROW
PEDESTRIAN TRAFFIC DIRECTIONAL ARROW

ABBREVIATIONS / SYMBOLS

@	AT
+	AND
ACT	ACOUSTIC CEILING TILE
ACI	AMERICAN CONCRETE INSTITUE
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
BATT	BATTEN
BD	BOARD
BLDG	BUILDING
BOT	BOTTOM
BUR	BUILT UP ROOFING
CAB	CABINET
CEM	CEMENT
CER	CERAMIC
CFMS	COLD FORMED METAL STUDS
CG	CORNER GUARD
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CASED OPENING
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DN	DOWN
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
E	EXISTING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
FD	FLOOR DRAIN
FDC	FIRE DEPT CONNECTION
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FHC	FIRE HOUSE CABINET
FIN	FINISH(ED)
FL	FLOWLINE
FLR	FLOOR
FO	FACE OF
FS	FINISH SURFACE
FT	FEET
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HB	HOSE BIBB
HM	HOLLOW METAL
HSS	HOLLOW STEEL SHAPE
HT	HEIGHT
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
INSUL	INSULATION
I.D.	INSIDE DIAMETER
JT	JOINT
LAM	LAMINATE
LAV	LAVATORY
LC	LAUNDRY CHUTE
LF	LINEAR FEET
LP	LOW POINT
MAN	MANUFACTURER
MIN	MINIMUM
MECH	MECHANICAL
MTL	METAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFD	OVERFLOW DRAIN
OH	OPPOSITE HAND
OPG	OPENING
OS	OVERFLOW SCUPPER
OTA	OPEN TO ABOVE
OTS	OPEN TO STRUCTURE
PE	PNEUMATIC ELEVATOR
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PL	PROPERTY LINE
PNL	PANEL
R	RADIUS
RA	RETURN AIR
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REQD	REQUIRED
RO	ROUGH OPENING
RM	ROOM
ROW	RIGHT OF WAY
RTU	ROOF TOP UNIT
RWL	RAIN WATER LEADER
SC	SCUPPER
SCHED	SCHEDULE
SF	SQUARE FOOT
SIM	SIMILAR
SGL	SINGLE
SQ	SQUARE
SPEC	SPECIFICATIONS
SS	STAINLESS STEEL
STO	STORAGE
ST	STRUCTURAL
SUSP	SUSPENDED
TC	TOP OF CURB
TO	TOP OF
TOF	TOP OF FRAMING
TOC	TOP OF CONCRETE
TOP	TOP OF PARAPET
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
UL	UNDERWRITERS LABORATORIES
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY
VCT	VINYL COMPOSITION TILE
VIF	VERIFY IN FIELD
VWC	VINYL WALL COVERING
WP	WATERPROOFING

FLOOR AREA

		UNIT 1 & 6 (TA)	UNIT 2 & 5 (TB)	UNIT 7 (TC1)	UNIT 10 (TC2)	UNIT 8 (TD1)	UNIT 9 (TD2)	UNIT 3 & 4 (TE)	TOTAL
NO. OF UNIT TYPE		2	2	1	1	1	1	2	10
NO. OF BEDROOMS PER UNIT TYPE		4	3	5	5	4	4	3	38
AREA (SF)	BASEMENT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	1ST FLOOR	1,016.10	1,024.80	1,501.03	1,501.03	1,730.61	1,730.61	1,221.72	
	2ND FLOOR	969.76	959.43	947.51	947.51	874.03	946.24	959.43	
	3RD FLOOR	1,006.65	996.32	1,008.71	1,008.71	1,002.01	1,002.01	996.32	
	ROOF DECK	39.82	38.77	30.10	30.10	29.39	29.39	38.77	
	AREA PER UNIT TYPE	3,032.33	3,019.32	3,487.35	3,487.35	3,636.04	3,708.25	3,216.24	
	TOTAL	**6,064.66**	**6,038.64**	**3,487.35**	**3,487.35**	**3,636.04**	**3,708.25**	**6,432.48**	**32,858.93**
	FAR	**1.57**	**1.56**	**1.80**	**1.80**	**1.88**	**1.92**	**1.66**	
AFFORDABILITY LEVEL BY INCOME CATEGORY		-	-	ACCESSIBILITY UNIT	-	BMR	-	-	

FLOOR AREA RATIO CALCULATIONS ARE IN ACCORDANCE WITH SAN MATEO MUNICIPAL CODE (SMMC) SECTION 27.04.200. PER CODE REQUIREMENTS, SPECIFIC BUILDING COMPONENTS SUCH AS STAIRWELLS AND ELEVATOR SHAFTS ARE COUNTED ONLY ONCE TOWARD THE TOTAL FLOOR AREA, REGARDLESS OF THE NUMBER OF FLOORS THEY OCCUPY.

LOT AREA PER UNIT = 1,932.10 SF

Fire-rating schedule

Building Element	Fire-rating	Type
Bearing Wall (Exterior)	1 hr	Type V-A
Bearing Wall (Interior)	2 hr	Type V-A
Floor construction	1 hr	Type V-A
Non-bearing Wall (Exterior)	1 hr	Type V-A
Non-bearing walls (Interior)	0 hr	Type V-A
Primary structural frame	1 hr	Type V-A
Roof construction	1 hr	Type V-A

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GENERAL NOTES, LEGENDS

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A7.16b	STAIR PLANS (UNIT 7 & 10 - TC)
A7.17a	STAIR PLANS (UNIT 8 - TD1)
A7.17b	STAIR PLANS (UNIT 8 - TD1)
A7.18a	STAIR PLANS (UNIT 9 - TD2)
A7.18b	STAIR PLANS (UNIT 9 - TD2)
A8.01	EXTERIOR WALL ASSEMBLIES
A8.02	EXTERIOR HORIZONTAL ASSEMBLIES
A8.11	FIRST FLOOR CANOPY PLANS
A8.12	ROOF SECTIONS
A9.01	INTERIOR WALL ASSEMBLIES
A9.02	INTERIOR HORIZONTAL ASSEMBLIES
A10.01	SCHEDULE OF DOORS
A10.02	SCHEDULE OF DOORS
A10.03	SCHEDULE OF DOORS
A10.04	SCHEDULE OF DOORS
A10.11	SCHEDULE OF WINDOWS
A10.21	FINISH SCHEDULE
A10.22	MATERIAL BOARD
A11.01	SIGNAGE PLANS
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A12.01	ROOF DECK RAILING KEY PLAN
A12.02	ROOF DECK RAILING 01 PLANS
A12.03	ROOF DECK RAILING 01 PLANS
A12.04	ROOF DECK RAILING 02 & 03 PLANS
A12.05	ROOF DECK RAILING 02 & 03 PLANS
A12.06	ROOF DECK RAILING 04 PLANS
A12.07	ROOF DECK RAILING 04 PLANS
A12.08	ROOF DECK RAILING 05 PLANS
A12.09	ROOF DECK RAILING 06 PLANS
A12.10	ROOF DECK RAILING 07 & 08 PLANS
A12.11	ROOF DECK RAILING 09 & 10 PLANS
A12.12	ROOF DECK RAILING 11 PLANS
A12.13	ROOF DECK RAILING 12 PLANS
A13.01	JULIET BALCONY PLAN AND SECTIONS
A14.01	ROOF DECK PRIVACY FENCE KEY PLAN
A14.02	ROOF DECK PRIVACY FENCE PLANS
A14.03	PATIO PRIVACY FENCE KEY PLAN
A14.04	PATIO PRIVACY FENCE PLANS
A14.05	PATIO PRIVACY FENCE PLANS
A14.06	PATIO PRIVACY FENCE PLANS
A14.07	PATIO PRIVACY FENCE PLANS
A14.08	PATIO PRIVACY FENCE PLANS
A14.09	PATIO PRIVACY FENCE PLANS

1

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PROJECT
PIONEER VISTA TOWNHOMES
2015 PIONEER CT. SAN MATEO, CA
94403

OWNER
EV FUND LLC
408 S SPRING STREET #302 LOS ANGELES, CA 90013

LICENSED ARCHITECT
Vitalii Dianov
C-29776
04/30/2027
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STATE OF CALIFORNIA

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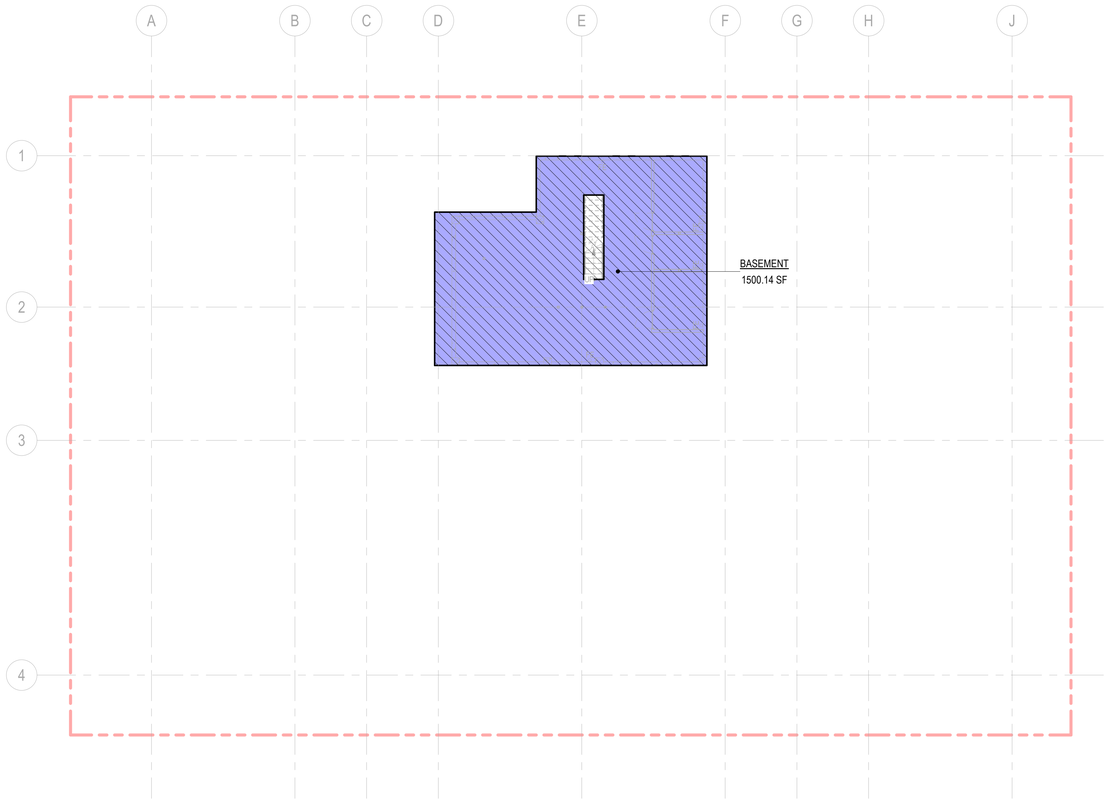
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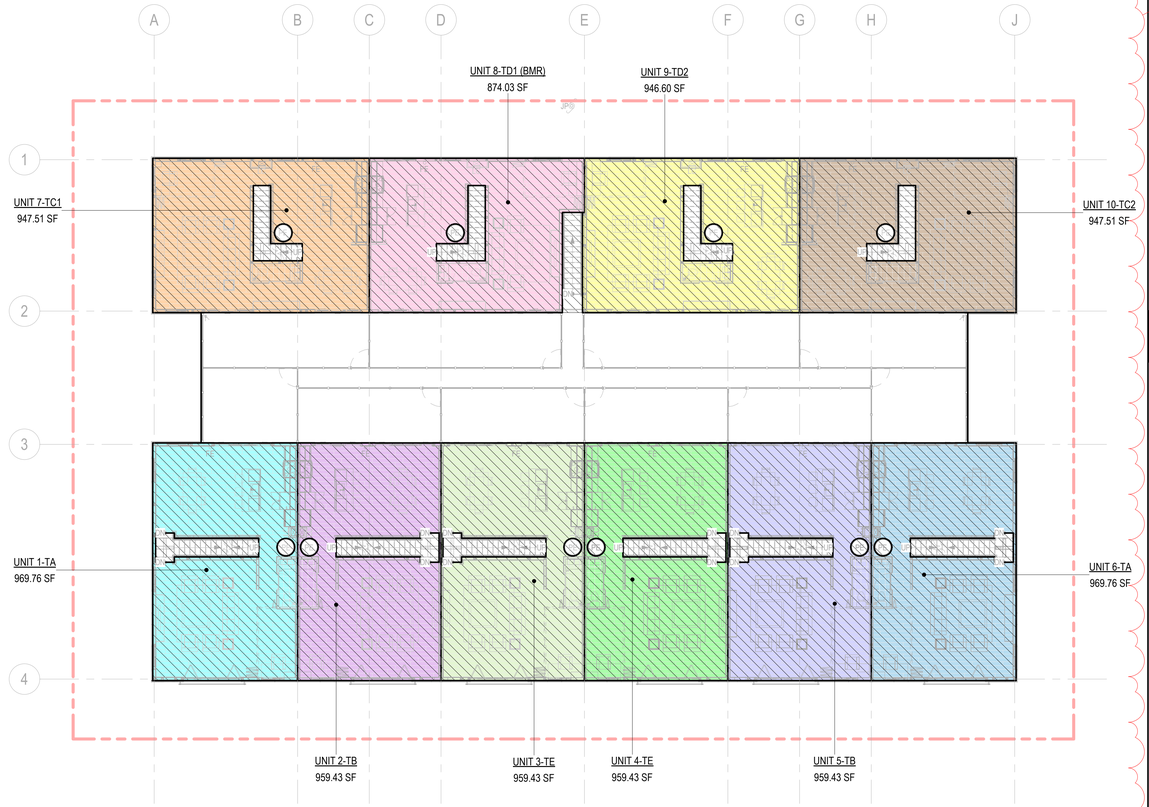
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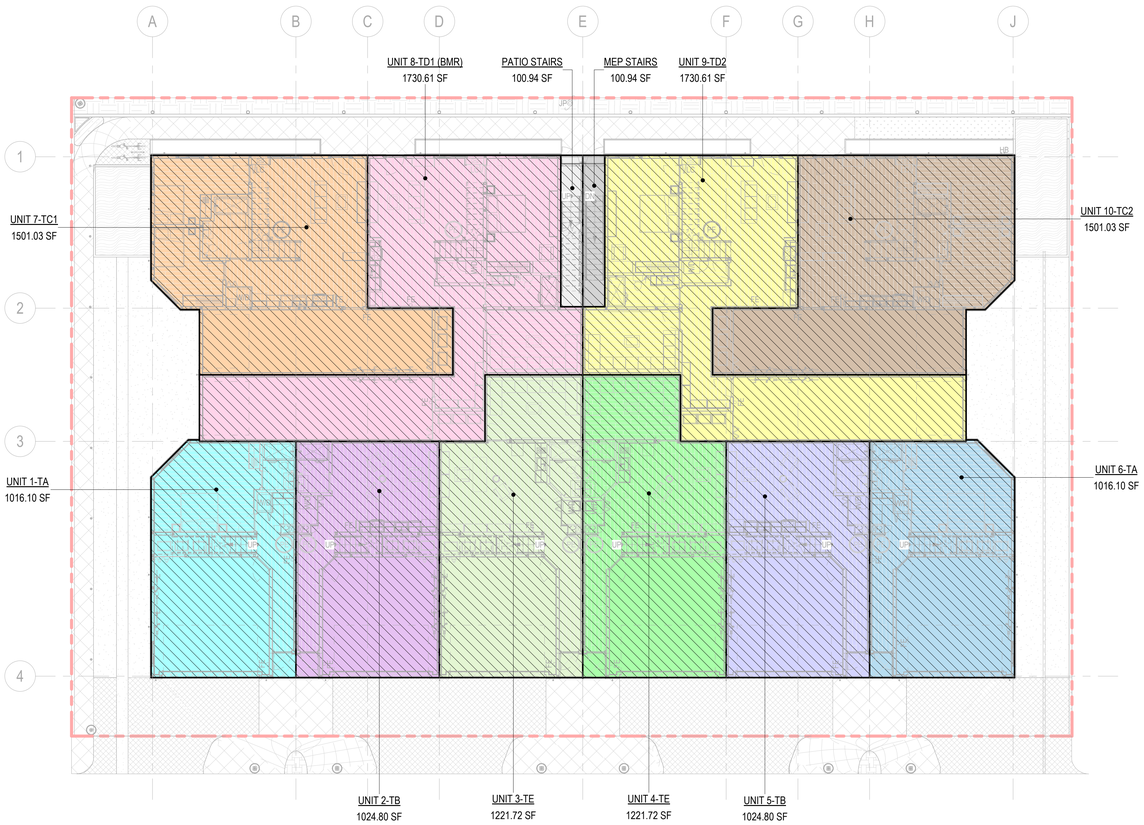
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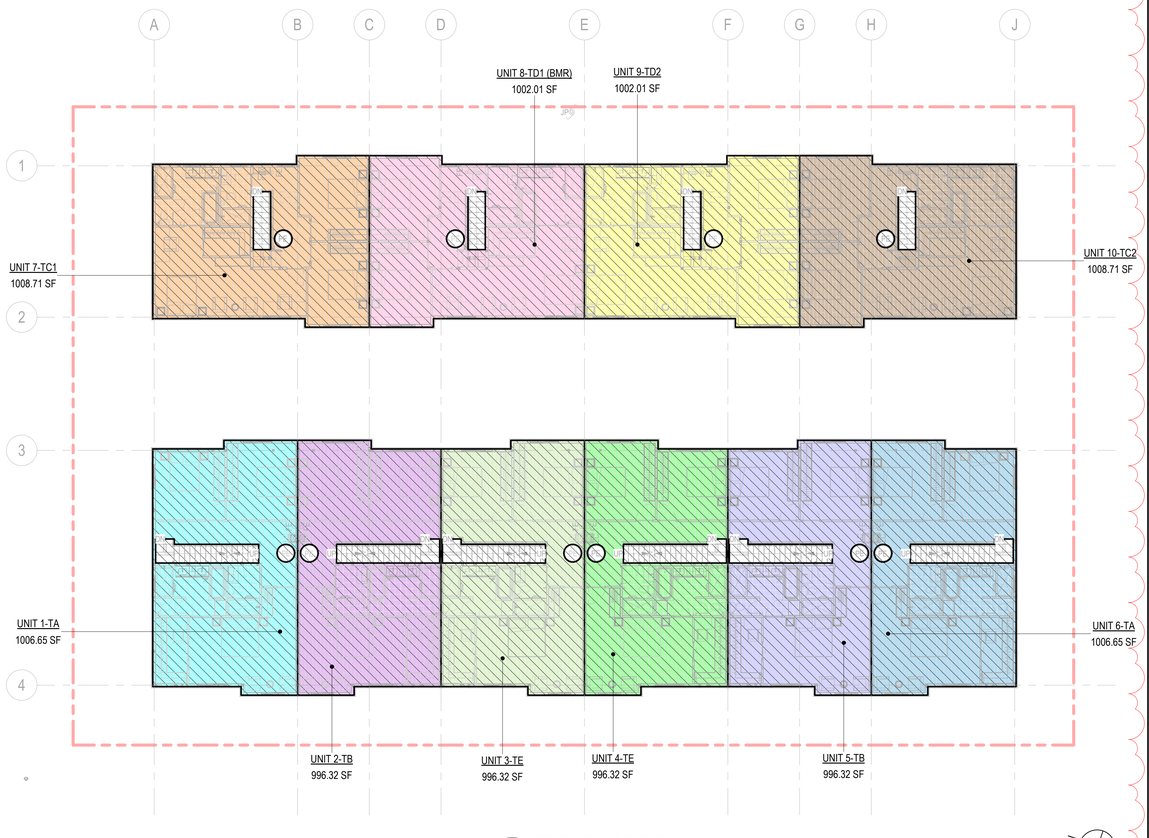
1 BASEMENT FAR PLAN
SCALE 3/32" = 1'-0"



3 SECOND FLOOR FAR PLAN
SCALE 3/32" = 1'-0"



2 FIRST FLOOR FAR PLAN
SCALE 3/32" = 1'-0"



4 THIRD FLOOR FAR PLAN
SCALE 3/32" = 1'-0"

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FLOOR AREA RATIO PLANS (BASEMENT - 3RD FLOOR)

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1 ROOF DECK FAR PLAN
SCALE 3/32" = 1'-0"

1

FLOOR AREA

		UNIT 1 & 6 (TA)	UNIT 2 & 5 (TB)	UNIT 7 (TC1)	UNIT 10 (TC2)	UNIT 8 (TD1)	UNIT 9 (TD2)	UNIT 3 & 4 (TE)	TOTAL
NO. OF UNIT TYPE		2	2	1	1	1	1	2	**10**
NO. OF BEDROOMS PER UNIT TYPE		4	3	5	5	4	4	3	**38**
AREA (SF)	BASEMENT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	1ST FLOOR	1,016.10	1,024.80	1,501.03	1,501.03	1,730.61	1,730.61	1,221.72	
	2ND FLOOR	969.76	959.43	947.51	947.51	874.03	946.24	959.43	
	3RD FLOOR	1,006.65	996.32	1,008.71	1,008.71	1,002.01	1,002.01	996.32	
	ROOF DECK	39.82	38.77	30.10	30.10	29.39	29.39	38.77	
	AREA PER UNIT TYPE	3,032.33	3,019.32	3,487.35	3,487.35	3,636.04	3,708.25	3,216.24	
	TOTAL	**6,064.66**	**6,038.64**	**3,487.35**	**3,487.35**	**3,636.04**	**3,708.25**	**6,432.48**	**32,858.93**
	FAR	**1.57**	**1.56**	**1.80**	**1.80**	**1.88**	**1.92**	**1.66**	
AFFORDABILITY LEVEL BY INCOME CATEGORY		-	-	ACCESSIBILITY UNIT	-	BMR	-	-	

FLOOR AREA RATIO CALCULATIONS ARE IN ACCORDANCE WITH SAN MATEO MUNICIPAL CODE (SMMC) SECTION 27.04.200. PER CODE REQUIREMENTS, SPECIFIC BUILDING COMPONENTS SUCH AS STAIRWELLS AND ELEVATOR SHAFTS ARE COUNTED ONLY ONCE TOWARD THE TOTAL FLOOR AREA, REGARDLESS OF THE NUMBER OF FLOORS THEY OCCUPY.

LOT AREA PER UNIT = 1,932.10 SF

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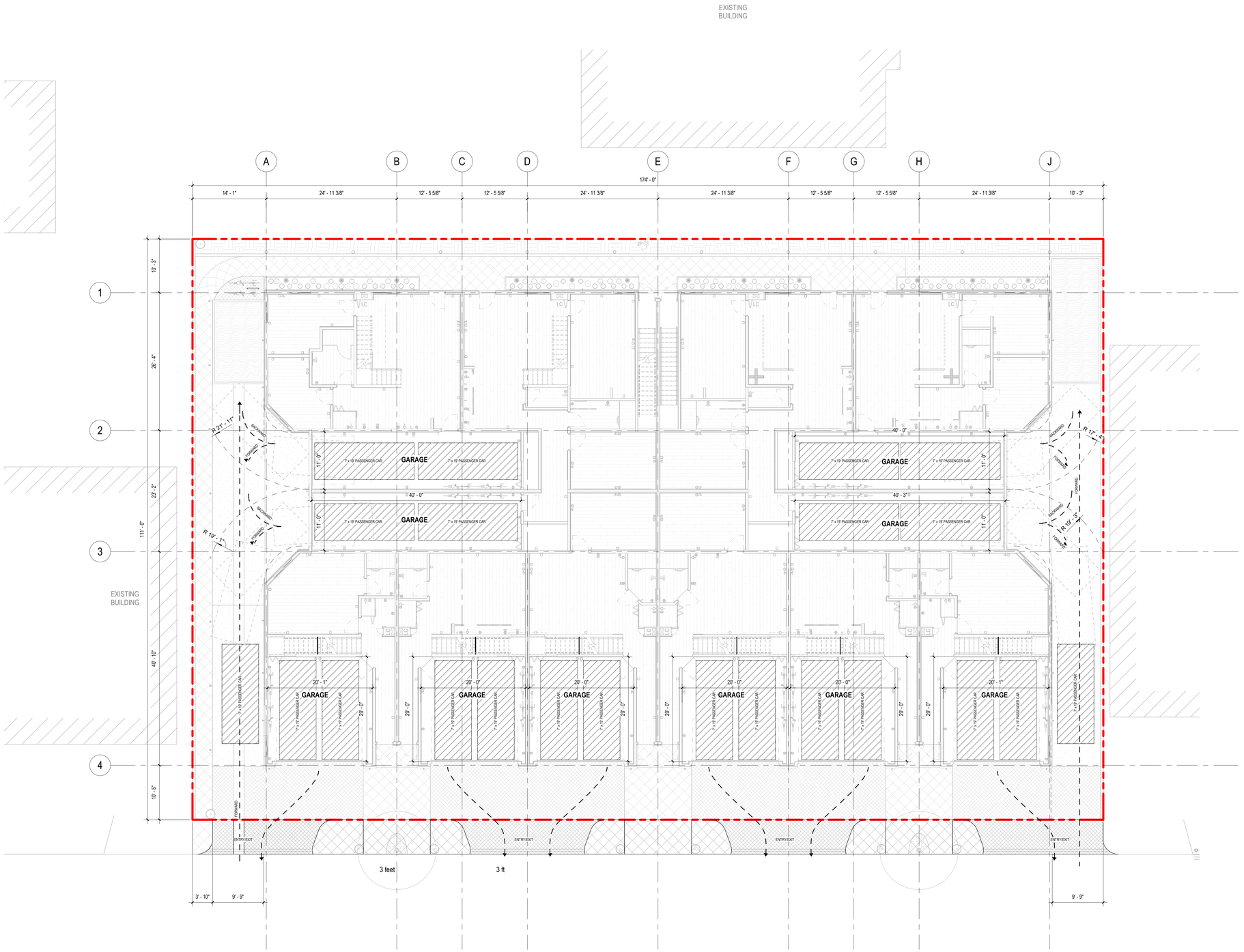
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1 VEHICLE MANEUVERING DIAGRAM
SCALE 1/8" = 1'-0"

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1 SITE AERIAL
SCALE NTS



2 ASSESSOR'S MAP
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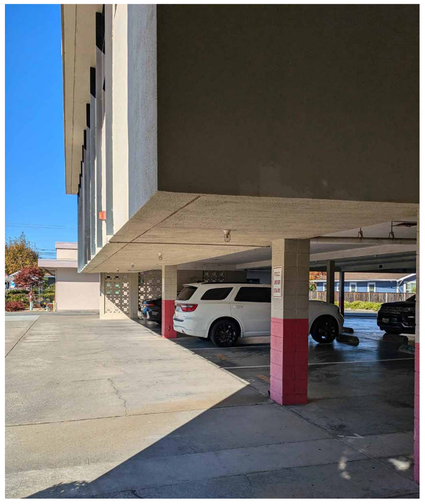
3 SITE PHOTO - NW CORNER
SCALE NTS



4 SITE PHOTO - FRONT VIEW
SCALE NTS



5 SITE PHOTO - SOUTH EDGE
SCALE NTS



6 SITE PHOTO
SCALE NTS

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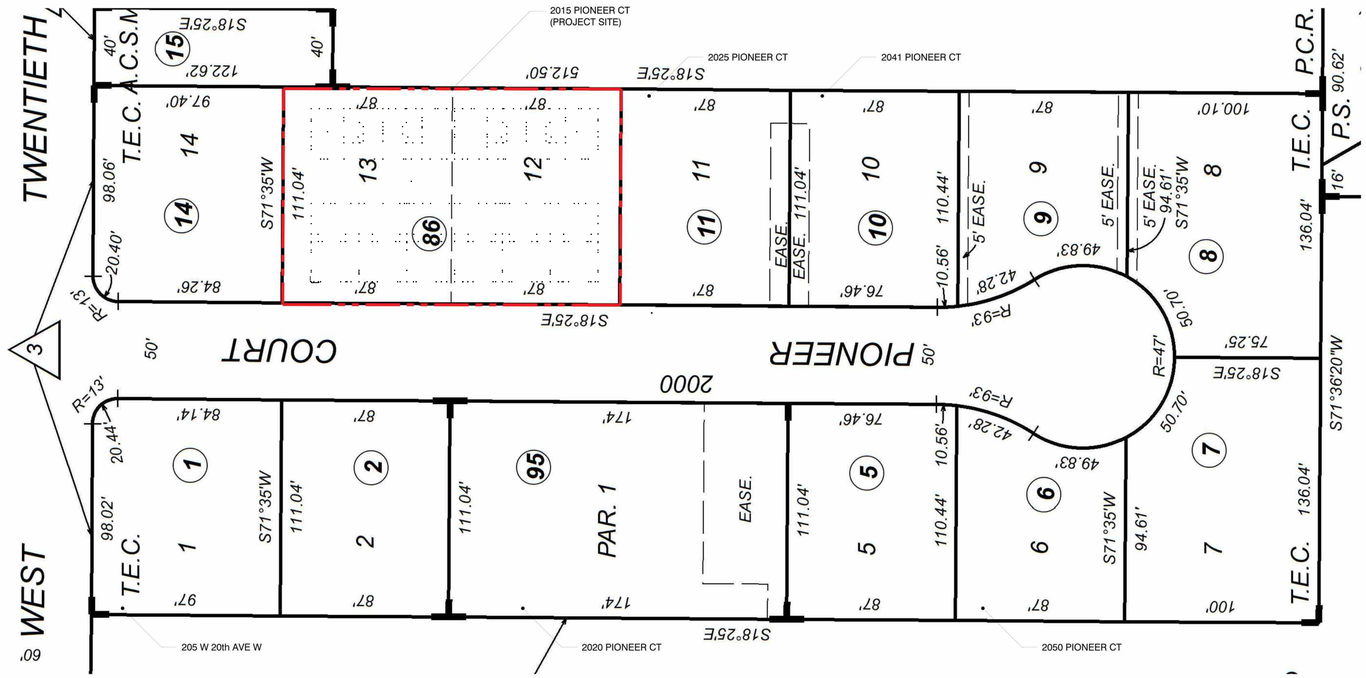
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2 PIONEER COURT - EAST SIDE PHOTOS
SCALE NTS



1 A3.01 PIONEER COURT - ASSESSOR'S MAP DETAIL
SCALE NTS



3 PIONEER COURT - WEST SIDE PHOTOS
SCALE NTS

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OLEA EUROPAEA
(OLIVE TREE)





CHONDROPETALUM TECTORUM
(SMALL CAPE RUSH)



LOMANDRA LONGIFOLIA
(SPIN-HEAD MAT RUSH)



LAGERSTROEMIA INDICA
(DYNAMITE CRAPE MYRTLE)



CALLISTEMON 'LITTLE JOHN'
(DWARF BOTTLEBRUSH)



PENNISETUM ALOPECUROIDES
(FOUNTAIN GRASS)



PHORMIUM 'RAINBOW MAIDEN'
(NEW ZEALAND FLAX)



CAREX DIVULSA
(BERKELEY SEDGE)

1

1 LANDSCAPE PALETTE
SCALE NTS

PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	RECLAIMED WATER TOLERANT
	2	LAGERSTROEMIA INDICA	DYNAMITE CRAPE MYRTLE	48 INCH BOX	AS SHOWN ON PLAN	MODERATE	YES
	4	OLEA EUROPAEA	OLIVE TREE	24 INCH BOX	AS SHOWN ON PLAN	LOW	YES
	28	CALLISTEMON 'LITTLE JOHN' / LITTLE JOHN DWARF BOTTLE BRUSH	JOHN DWARF BOTTLE BRUSH	5 GAL	AS SHOWN ON PLAN	LOW	YES
	27	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL	AS SHOWN ON PLAN	MODERATE	YES
	24	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	5 GAL	AS SHOWN ON PLAN	MODERATE	YES
	15	LOMANDRA LONGIFOLIA SPIN-HEAD	SPIN-HEAD MATT RUSH	5 GAL	AS SHOWN ON PLAN	LOW	YES
	12	PHORMIUM 'RAINBOW MAIDEN'	RAINBOW MAIDEN NEW ZEALAND FLAX	5 GAL	AS SHOWN ON PLAN	LOW	YES
	146	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	18" O.C.	LOW	YES

PRODUCED BY
PGA DESIGN

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Claudia Dupraz Zabala
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TITLE:
PLANT PALETTE

ISSUE: 2025/18/12
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SBCA TREE CONSULTING

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Steve Batchelder, Consulting Arborist
WC ISA Certified Arborist #228
CUFC Certified Urban Forester #134
CA Contractor License #(C-27) 53367
E-mail: steve@sbcatree.com

Molly Batchelder, Consulting Arborist
WC ISA Certified Arborist #9613A
ISA Tree Risk Assessment Qualified
E-mail: molly@sbcatree.com

Date: August 1, 2025

To: Chris Kent, PGA Designs

Project: Pioneer Vista Townhomes
2015 Pioneer Ct.
San Mateo, CA 94403

Property Owner: EV Fend LLC
408 S Spring Street #302
Los Angeles, CA 90013

Application #: PA-2025-040

Assignment:

- *Inventory all Protected trees, which includes site trees 6" and greater and Heritage Trees on adjacent parcels that overhang the subject property.*
- *Review the entire available project plan set including but not limited to demolition, building, grading, drainage, utilities, landscaping, irrigation, or any other if applicable. Provide Tree Data and Assessment of site and adjacent trees when canopies overhang property. Prepare tree protection plan, tree map, and conclusions and recommendations regarding Protected trees.*
- *Prepare LU valuation for all Protected Trees.*
- *Prepare Tree Planting Form*

Scope: A visual assessment of trees from the ground was performed. Arborist had no access to adjacent property and instead did their best to estimate the DBHs of trees on adjacent property as well as their distances to the property fence.

Documents reviewed:

- *Axis Architecture + Design, 2015 Pioneer Pre-GMP Set Preliminary SD Set 5/05/2025*
- *PA-2025-040, Site Plan and Architectural Review, Planning Application, 6/4/2025*

Appendix items

1. *Survey data and LU table*
2. *Tree Location Map with protection fencing and mulched area*
3. *Photos*
4. *Required Tree Planting Form*

San Mateo Tree Ordinance

As per SMMC 13.40, SMMC 27.71, and/or SMMC 23.40, trees considered protected for these types of projects that need to be included in the report are as follows:

a. Existing Trees on-site (trees with a trunk diameter of 6 inches or more, considered Major Vegetation)
b. Any Heritage Trees on-site, which are defined as follows:
   i. An Oak with a dbh of ≥10" measured at 54 inches above ground level
   ii. Any tree with a dbh of ≥15" measured at 54 inches above ground level
c. Any Heritage Trees on adjacent parcels that construction activities will encroach on its Tree Protection Zone (TPZ).
d. Street trees of any size located along the parcel frontages.

For trees with more than one stem (arising at or below 54 inches) the measurement shall be recorded at the smallest diameter point below the main union of all stems (Figure 2), unless the union occurs below grade.

The minimum code requirements that a report must contain to be considered complete are outlined in Code Section 13.40 and the Protected Trees Administrative Guidelines.

Summary

Brief Work Description – The proposed project is a replacement of an existing office building into ten (10) townhomes. The proposed project would demolish the existing office building and replace it with three levels of wood-frame construction.

Five City Protected trees have been identified in the tree inventory. Three are located on site and will be removed to accommodate the project. The other two are in the adjacent property to the east and their diameters were estimated. Total LU value for all 5 Protected trees is 75.56.

The pavement grade along the eastern side of the property will be elevated and existing hardscape will not be demoed to protect any roots of the adjacent property trees that may be present. There is no excavation proposed within the estimated Tree Root Protection Zones (TPZ) of adjacent property trees, Protected and non-Protected alike, and construction impacts for these trees are estimated to be minimal.

Tree Protection treatments include removal of existing plants along the eastern property fence with hand tools only, armoring the soil after grubbing, and tree protection fencing at the property line to protect neighboring Xyloma.

Tree inventory

Site trees – Three trees (#s 1, 5 and 12) located on site were included in arborist inventory. All three have a Poor retention suitability and are proposed for removal. Both fruiting olives *(Olea europaea)* have been headed at 5' and canopies consist of epicormic shoots. The African Fern Pine *(Afrocarpus falcatus)* is growing in a small courtyard and in contact with the building on all sides. Tree retention is not possible due to tree location and proposed design. LU Values have been calculated in *Appendix 1*.

Adjacent trees – There are nine trees located on the adjacent parcel to the east that overhang the subject property. Arborist did not enter this property and DBH measurements have been estimated.

Protected trees – The tree inventory has identified five City Protected trees:

- **Site trees** –These include African Fern Pine #1 and Fruiting Olives #s 5 and 12. The olives have also attained City Heritage status.
- **Adjacent property trees** – Two City Protected trees have been identified. Arborist did not enter adjacent property but was able to estimate fairly well the DBHs of trees in closer proximity to the property fence.
  - The two River Birch *(Betula nigra)* #s 7 and 8 are located an estimated 10' away from the fence and have foliage that overhangs into the property. These two trees were given Heritage Status by default.
  - None of the redwoods closest to the property fence appear to have reached City Heritage tree status and therefore are not protected according to *PA-2025-040, Site Plan and Architectural Review, Planning Application, 6/4/2025.*

LU Values

Overall values – LU Values have been provided in Appendix 1.

- **Protected site trees to be removed** – Total LU value for three trees is 21.99
- **Protected adjacent trees to be preserved** – Total LU value for two trees is 53.58

Condition rating – The condition factor has been determined with the table provided below. If the tree has excellent form, one point is added to the rating. If the form is poor, one point is removed. **The olives were given a .5 condition rating. The African Fern Pine was given a .8.**

Rating	Rating	Amount	Rating	Rating	Amount
G	G	0.9	F	F/P	0.6
G	F/G	0.85	F	P	0.5
G	F	0.8	P	F/G	0.55
G	F/P	0.7	P	F/P	0.4
G	P	0.6	P	P	0.2
F	F/G	0.75	F/G	F/G	0.8
F	F	0.7	F/G	F/P	0.65
F	F/P	0.6	F/P	F/P	0.45

Location rating – Location involves the City of a property or landscape, a plant's unique functional and aesthetic Contribution, and the Placement of the individual plant in a specific landscape. The Location rating is the average of the Site, Contribution, and Placement percentage ratings.[1] **The olives were given a rating of .4. The African Fern Pine was given a .6.**

- **Site rating** – The rating is average at .7. The building is not occupied, and the existing landscape area consists of bare soil and ivy.
- **Contribution** – Of the suggested functional and aesthetic contribution factors listen in the Guide for Plant Appraisal, the olives provide some screening between the two properties, but not much else and have been given a .3 rating. The African Fern Pine provides a few of the factors, such as aesthetics, accent, light and glare shield, noise attenuation, etc. and has been given a .8.
- **Placement** – The olives have a poor placement, being at the back of the property in a narrow parkway. Roots are causing hardscape uplift, and branches are in contact with the building. Both trees have been given .2. The Afrocarpus was an inappropriate species for the small courtyard area due to its mature stature size and maintenance requirements and has been given a .4.

Tree protection

No prohibited activities listed in the Tree Protection Plan Checklist are proposed within the TPZ of adjacent property trees. The grade will be raised, and existing hardscape will not be demoed. The property fence will serve as tree protection fencing for trees #s 3-4, 6-11.

- **Existing plant grubbing** – Plants along the eastern property fence will be removed with hand tools only to not harm roots of adjacent property trees.
- **Clearance pruning** – It is likely that minimal clearance pruning will be required for adjacent property trees. Once necessary clearances have been identified for demolition and/or scaffolding, Arborist shall specify average size diameter cut, not to exceed cut, and amount of cuts. Necessary clearance pruning will not exceed the 25% limit of foliage removal.
- **Soil armoring** – The open soil area between the curb and eastern property fence shall receive 6" of wood chip mulch topped with ¾" plywood to protect against compaction.
- **Protection fencing** – Xylosma #2 can be fenced off from construction encroachment at the edge of the property. Fencing shall be 10' in length and consist of six (6') foot high chain link fence, mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least two feet. See *Appendix 2* map for location.

Conclusions and Recommendations

Adjacent property trees will be minimally impacted by the proposed design. It is recommended that Protect Arborist meet on site to review pruning needs with contractor before work commences. At that time, installation of soil armoring and protection fencing can be inspected and checked off if in compliance with the tree protection plan.

End

Report submitted by:



Molly Batchelder, Consulting Arborist
WC ISA Certified Arborist #9613A
Tree Risk Assessment Qualified (TRAQ)
SBCA Tree Consulting
1534 Rose St. Crockett, CA 94525
steve@sbcatree.com



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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: 900 sq. ft. ÷ 400 = 2.25 (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: 21.99 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a – b + c = d]** 24.24 (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	
	36 inch box	3	
3	48 inch box	4	12
	Total LU Value of new trees being proposed:		12 (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 = 12.24 **x (the annually defined $ per LU value as per Current Comprehensive Fee Schedule)** 357.07 **= $** 4,370

COLUMN HEADING DESCRIPTIONS

Tree# - Indicates number assigned to each tree
Species - Scientific name
Common Name - Vernacular name
DBH - Diameter measured in inches at 4.5 feet above soil grade, unless otherwise indicated. Measurements of trees on adjacent property were estimated.
Diameter for multis - For trees with more than one stem (arising at or below 54 inches) the measurement (in inches) shall be recorded at the smallest diameter point below the main union of all stems. Measurements of trees on adjacent property were estimated.
Protected - All exisitng trees on-site with a trunk diameter of 6 inches or more; Any Heritage trees on adjacent parcels that construction activities will encoach on its Tree Protection Zone (TPZ)
Heritage - Attaining City of San Mateo Heritage Tree Status
Spread - Canopy spread in feet
Health -Tree Health: E is Excellent, G is Good, F is Fair, P is Poor, D is Dead or Dying
Structure - Tree Structural Safety: E is Excellent, G is Good, F is Fair, P is Poor, H is Hazardous
Suitability for Retention - Based on Tree Condition: G is Good, F is Fair, P is Poor
Impacts - Expected impacts from construction activities: Minimal, Moderate, High, Extreme
TPZ- Tree Root Protection Zone: The radial distance in feet from base of tree that is to be fenced off from all construction access until designated by a certified arborist. Determined by multiplying tree diameter by a factor of 10.
Designation - Preserve or Remove

TREES WITHIN 10' OF PROPERTY AND ON PROPERTY

Tree #	Species	Common name	DBH	Diameter for Multis	Protected	Heritage	Spread	Health	Structure	Form	Suitability	Impacts	TPZ	Designation	Notes
1	*Afrocarpus falcata*	African Fern Pine	10.4, 7	12.5	1	-	25	Good	Fair	Good	Poor	-	-	Remove	Two main stems, Large surface roots, Metal stake in tree, Surrounded by hardscape, Tight location in courtyard
2	*Xylosma congesta*	Shiny Xylosma	9.3, 4.8	12	-	-	15	Good	Fair	Fair	Good	Minimal	10'	Preserve	On neighboring property to the south, branches overhang on property, Multiple large pruning wounds, Previous clearance for above utility lines
3	*Sequoia sempervirens*	Coast Redwood	11.5	-	-	-	15	Good	Fair	Poor	Good	Minimal	9.5'	Preserve	On adjacent property, Estimated 2' from property fence, Under utility lines, Topped at 15 feet, Foliage overhanging property fence
4	*Sequoia sempervirens*	Coast Redwood	13	-	-	-	15	Good	Fair	Poor	Good	Minimal	11'	Preserve	On adjacent property, Estimated 2' from property fence, Under utility lines, Topped at 15 feet, Foliage overhanging property fence
5	*Olea europaea*	Fruiting Olive	17.5	-	1	1	15	Good	Poor	Poor	Poor	-	-	Remove	Headed at 5' and composed of six suckers growing from the heading cut, In contact with property fence, Root pillowing over curb, Downspout off of roof adjacent with hardscape uplift
6	*Pyrus kawakamii*	Evergreen Pear	10	-	-	-	25	Fair	Good	Fair-Good	Good	Minimal	8'	Preserve	On adjacent property, Estimated 3' from property fence, Tree lean, Foliage overhanging property fence
7	*Betula nigra*	River Birch	15 at base	-	1	1	25	Good	Good	Good	Good	Minimal	12.5'	Preserve	On adjacent property, Estimated 10' from property fence, Multi stemmed specimen, Foliage overhanging property fence. Due to inability with estimating DBH, this tree is considered Heritage by default.
8	*Betula nigra*	River Birch	15 at base	-	1	1	25	Good	Good	Good	Good	Minimal	12.5'	Preserve	On adjacent property, Estimated 10' from property fence, Multi stemmed specimen, Foliage overhanging property fence, Due to inability with estimating DBH, this tree is considered Heritage by default.
9	*Sequoia sempervirens*	Coast Redwood	13	-	-	-	15	Good	Fair	Poor	Good	Minimal	11'	Preserve	On adjacent property, Estimated 1' from property fence, Under utility lines, Topped at 15 feet, Foliage overhanging property fence
10	*Sequoia sempervirens*	Coast Redwood	13	-	-	-	15	Good	Fair	Poor	Good	Minimal	11'	Preserve	On adjacent property, Estimated 2' from property fence, Under utility lines, Topped at 15 feet, Foliage overhanging property fence
11	*Sequoia sempervirens*	Coast Redwood	14	-	-	-	15	Good	Fair	Poor	Good	Minimal	11.5'	Preserve	On adjacent property, Estimated 1' from property fence, Under utility lines, Topped at 15 feet, Foliage overhanging property fence
12	*Olea europaea*	Fruiting Olive	15.4	-	1	1	15	Good	Poor	Poor	Poor	-	-	Remove	Headed at 5' and composed of six suckers growing from the heading cut, In contact with property fence, Root pillowing over curb, Hardscape is cracking

TREES ON PROPERTY

Tag #	Species	Fate: Preserved/ Removed	Species Value %	Condition Value %	Location Value %	Plus 0.35	DBH	.7 if in allowable bldg. area	Heritgage 1.25	LU Value
1	*Afrocarpus falcata*	Remove	0.7	0.8	0.6	0.35	12.5	0.07	1	0.84
5	*Olea europaea*	Remove	0.9	0.5	0.4	0.35	17.5	1	1.25	11.25
7	*Betula nigra*	Preserve	0.5	1	1	0.35	15	1	1.25	26.79
8	*Betula nigra*	Preserve	0.5	1	1	0.35	15	1	1.25	26.79
12	*Olea europaea*	Remove	0.9	0.5	0.4	0.35	15.4	1	1.25	9.90

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ARBORIST REPORT PRODUCED BY SBCA TREE CONSULTING

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PROJECT
PIONEER VISTA TOWNHOMES
2015 PIONEER CT. SAN MATEO, CA
94403

OWNER
EV FUND LLC
408 S SPRING STREET #302 LOS ANGELES, CA 90013

LICENSED ARCHITECT
Rahim Shamji Amlani
C-29776
04/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

ISSUANCE:

NO.	DESCRIPTION	DATE
1	REVISION PER C3 COMMENTS	2025-11-20

TITLE:
ARBORIST REPORT

ISSUE: 2025/18/12
TEAM: AITI

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WEST (FRONT) VIEW



SOUTH (SIDE YARD) VIEW



EAST (REAR) VIEW



NORTH (SIDE YARD) VIEW



PATIO AND ROOF DECK (NORTH) VIEW



ROOF DECK VIEW

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Vipul Django Agrawal
C-29776
04/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

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TITLE:
PERSPECTIVE VIEWS

ISSUE: 2025/18/12
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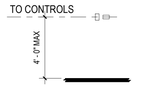
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SWITCHES, OUTLETS, AND CONTROLS COVERED

COVERED
- LIGHT SWITCHES FOR CONTROLLING ALL ROOM LIGHTS
- ELECTRICAL OUTLETS
- ENVIRONMENTAL CONTROLS
-THERMOSTATS AND CONTROLS FOR OTHER HEATING, AIR-CONDITIONING, AND VENTILATION SYSTEMS

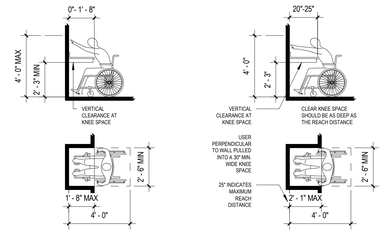
NOT COVERED
- CIRCUIT BREAKERS
- APPLIANCE CONTROLS
- OUTLETS DEDICATED FOR SPECIFIC APPLIANCES



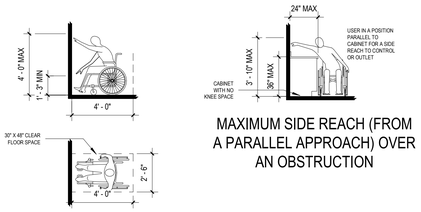
MOUNTING HEIGHTS FOR SWITCHES AND THERMOSTATS



MOUNTING HEIGHTS FOR OUTLETS



MAXIMUM FORWARD REACH (FROM A PERPENDICULAR APPROACH) OVER AN OBSTRUCTION



MAXIMUM SIDE REACH (FROM A PARALLEL APPROACH) OVER AN OBSTRUCTION

HIGH AND LOW FORWARD REACH LIMITS FROM A PERPENDICULAR APPROACH

7 REQUIREMENT 5 - LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS
SCALE 1/4" = 1'-0"

ACCESSIBLE ROUTE

THE ACCESSIBLE ROUTE MUST PASS THROUGH THE MAIN ENTRY DOOR, CONTINUE THROUGH ALL ROOMS IN THE UNIT, ADJOIN REQUIRED CLEAR FLOOR SPACES AT ALL KITCHEN APPLIANCES AND ALL BATHROOM FIXTURES AND CONNECT WITH ALL SECONDARY EXTERIOR DOORS.

AN ACCESSIBLE ROUTE IS NOT REQUIRED INTO A BASEMENT OR GARAGE. HOWEVER, DOORS FROM THE INTERIOR OF THE DWELLING UNIT TO AN UNFINISHED BASEMENT OR A GARAGE ATTACHED TO A SINGLE-STORY DWELLING UNIT MUST BE "USABLE". SEE CHAPTER 3.

WIDTH: THE 36" WIDE FULLY ACCESSIBLE ROUTE MUST CONNECT WITH THE CLEAR FLOOR SPACES OUTSIDE THE PRIMARY ENTRY DOOR OF EACH COVERED DWELLING UNIT. AS THE ACCESSIBLE ROUTE PASSES INTO THE UNIT IT MAY BE REDUCED TO 32" MINIMUM CLEAR WIDTH AT THE DOOR.

LOFTS: BECAUSE A LOFT IS AN INTERMEDIATE LEVEL BETWEEN THE FLOOR AND CEILING OF THE UNIT, IT IS NOT CONSIDERED A SECOND STORY. THEREFORE, A DWELLING UNIT WITH A LOFT IS A SINGLE-STORY UNIT COVERED BY THE GUIDELINES. SINCE ALL PRIMARY OR FUNCTIONAL LIVING SPACES MUST BE ON AN ACCESSIBLE ROUTE, SECONDARY LIVING SPACES, SUCH AS A DEN, PLAY AREA OR AN ADDITIONAL BEDROOM ARE THE ONLY SPACES THAT CAN BE ON A LOFT UNLESS AN ACCESSIBLE ROUTE CAN BE TAKEN TO THE LOFT.

MAXIMUM ALLOWABLE HEIGHT DIFFERENCE BETWEEN INTERIOR FLOOR LEVEL AND EXTERIOR FLOOR LEVEL

LEVEL DIFFERENCE	AT PRIMARY ENTRY DOOR	LEVEL DIFFERENCE	AT SECONDARY DOOR
0"	PERVIOUS CONSTRUCTION	1/2"	PERVIOUS CONSTRUCTION
1/2"	IMPERVIOUS CONSTRUCTION	4"	IMPERVIOUS CONSTRUCTION



SMALL CHANGES IN LEVEL ALONG ACCESSIBLE ROUTES

6 REQUIREMENT 4 - ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNIT
SCALE 1/4" = 1'-0"

ACCESSIBLE DOORS

ACCESSIBLE DOORS MUST MEET ANSI REQUIREMENTS FOR CLEAR WIDTH, MANEUVERING CLEARANCES, THRESHOLDS, HARDWARE, AND OPENING FORCE.

(IN PUBLIC OR COMMON USES SPACES AND ON PUBLIC SIDE OF DWELLING UNIT ENTRY DOOR)
-MUST PROVIDE 32" MINIMUM CLEAR WIDTH
-MUST MEET ANSI 117.1

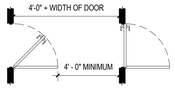
NOTE: CLEAR WIDTH
DOORWAYS SHALL HAVE A CLEAR OPENING WIDTH OF 32" MINIMUM. CLEAR OPENING WIDTH OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED FROM THE STOP OF THE LATCH SIDE JAMB TO THE FACE OF THE DOOR WHEN STANDING IN A 90-DEGREE OPEN POSITION.

USABLE DOORS

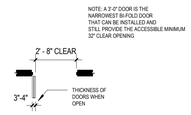
USABLE DOORS ARE DOORS WITHIN THE DWELLING UNIT INTENDED FOR USER PASSAGE. USABLE DOORS ALSO INCLUDE ALL SECONDARY EXTERIOR DOORS AT DWELLING UNITS THAT OPEN ONTO PRIVATE DECKS, BALCONIES, AND PATIOS. NOT COVERED ARE DOORS TO SMALL CLOSETS OR SMALL MECHANICAL CLOSETS DEDICATED SPECIFICALLY TO FURNACES OR HOT WATER HEATERS. CLOSETS THAT PERMIT THE USER TO ACCESS THE CONTENTS FROM OUTSIDE THE CLOSET HAVE NO DOOR WIDTH SPECIFICATIONS.

-MUST PROVIDE 32" NOMINAL CLEAR WIDTH
-HAVE NO ADDITIONAL REQUIREMENTS EXCEPT LOW OR NO THRESHOLD, SEE CHAPTER 4

NOTE: CLEAR WIDTH
USABLE DOORS SHALL PROVIDE A NOMINAL 32" CLEAR WIDTH WITH TOLERANCES OF 1/4" TO 3/8" CONSIDERED AN ACCEPTABLE RANGE FOR USABLE DOORS.



ANSI COMPLYING VESTIBULE



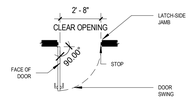
CLEAR WIDTH AT BI-FOLD DOOR



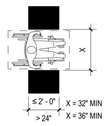
CLEAR WIDTH AT ACCORDION-FOLD DOOR



CLEAR WIDTH AT SLIDING/POCKET DOOR



MEASURING CLEAR WIDTH AT HINGED DOORS



DOORWAY DEPTH

5 REQUIREMENT 3 - USABLE DOORS
SCALE 1/4" = 1'-0"

COMMON AREAS:

COMMON USE AREAS MUST COMPLY WITH THE ADA REQUIREMENTS IN ADDITION TO ALL APPLICABLE REQUIREMENTS OF THE FAIR HOUSING ACT, THIS INCLUDES ROOMS, SPACES, OR ELEMENTS INSIDE OR OUTSIDE OF A BUILDING THAT ARE MADE AVAILABLE FOR THE USE OF RESIDENTS OF BUILDING OR GUESTS THEREOF. THESE AREAS INCLUDE HALLWAYS, LOUNGES, LOBBIES, LAUNDRY ROOMS, REFUSE ROOMS, MAIL ROOMS, RECREATION AREAS AND PASSAGEWAYS AMONG AND BETWEEN BUILDINGS

NUMBER OF ACCESSIBLE PARKING SPACES

FOR RESIDENTS
-2% OF PARKING SPACES SERVING COVERED DWELLING UNITS
-MINIMUM OF ONE AT EACH SITE AMENITY

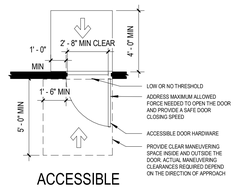
FOR VISITORS, WHEN VISITOR PARKING IS PROVIDED
-A SUFFICIENT NUMBER OF SPACES TO PROVIDE ACCESS TO GRADE LEVEL ENTRANCES OF COVERED MULTIFAMILY DWELLINGS
-MINIMUM OF ONE AT SALES/RENTAL OFFICE

NOTE: MANY STATE OR LOCAL CODES MAY REQUIRE A GREATER PERCENTAGE OF ACCESSIBLE PARKING SPACES FOR BOTH RESIDENTS AND VISITORS. FOLLOW THE LOCAL OR STATE CODE WHENEVER IT IS STRICTER.

MAILROOM

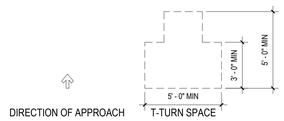
ALL MAILBOXES MUST BE ACCESSIBLE FOR ACCESSIBLE UNITS.

4 REQUIREMENT 2 - ACCESSIBLE AND USABLE PUBLIC AND COMMON USE AREAS
SCALE 1/4" = 1'-0"



ACCESSIBLE BUILDING ENTRANCE

3 REQUIREMENT 1 - ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE
SCALE 1/4" = 1'-0"



2 CLEAR FLOOR SPACES AND TURNING SPACES
SCALE 1/4" = 1'-0"

FAIR HOUSING ACT

TEXT, DIMENSIONS, AND DIAGRAMS ON THIS PAGE DERIVE FROM ICC/ANSI 117.1 AND FAIR HOUSING ACT AND ARE INTENDED TO BE EQUAL OR EXCEED THE REQUIRED PROVISIONS OF THE FAIR HOUSING ACT DESIGN MANUAL.

SAFE HARBOR:
THIS PROJECT HAS BEEN DESIGNED USING THE FAIR HOUSING ACT DESIGN MANUAL AS A SAFE HARBOR TO MEET THE REQUIREMENTS OF THE FEDERAL FAIR HOUSING ACT.

GENERAL NOTE:
1. THIS DRAWING MUST BE READ IN CONJUNCTION WITH MECHANICAL, ELECTRICAL, PLUMBING, SANITARY, FIRE PROTECTION, AND STRUCTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND THEIR ENLARGED PLANS.
2. THE CONTRACTOR SHALL VERIFY WITH THE ARCHITECT/ENGINEER ANY DISCREPANCIES FOUND IN THE DRAWINGS OR DIMENSIONS, OR IF ACTUAL SITE CONDITIONS REQUIRE CLARIFICATION.
3. REFER TO MEPF-ISSUED DRAWINGS FOR ALL BLOCK-OUTS, SLEEVES, AND OTHER REQUIRED PROVISIONS.
4. REFER TO STRUCTURAL-ISSUED DRAWINGS FOR SIZES OF COLUMNS, BEAMS, SLABS, AND OTHER RELATED ITEMS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, EXISTING UTILITIES, AND OTHER SITE CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK, AND SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL PREPARE AND SUBMIT SHOP DRAWINGS PRIOR TO COMMENCEMENT OF ANY WORK.
7. ALL DIMENSIONS ARE IN FOOT-INCHES UNLESS OTHERWISE NOTED IN THE DRAWINGS.
8. ALL DIMENSIONS ARE REFERENCED TO SUBSTRATE MATERIALS. REFER TO THE FINISH SCHEDULE FOR INTERIOR FINISHES.
9. REFER TO DOOR AND WINDOW SCHEDULES FOR SIZES OF OPENINGS.
10. FOR FLOOR DRAIN LOCATIONS, REFER TO SANITARY PLANS.
11. STRUCTURAL FLOOR DEPRESSIONS FOR ALL FLOOR FINISH PROVISIONS SHALL BE 1/2 INCHES
12. PLANS FOR UNIT LAYOUTS, BATHROOMS, AND KITCHENS APPLY TO ALL MIRROR TYPES OF THE SAME UNIT TYPE (TA/TB/TC/TE).
13. JULIET BALCONY DETAILS FROM UNIT TYPE A ARE APPLICABLE TO ALL JULIET BALCONIES IN THE PROJECT.
14. VERIFY ALL EXISTING FLOORS, WALLS, AND CEILINGS ON SITE.
15. WALL AND HORIZONTAL ASSEMBLIES, JULIET BALCONIES, ROOF DECK RAILINGS, PRIVACY FENCES, ROOFS, CANOPIES, AND SIGNAGE PLANS SHALL BE VERIFIED AGAINST ACTUAL SITE CONDITIONS AND COORDINATED WITH THE OWNER AND ARCHITECT.
16. THE HEIGHT OF OUTLETS AND SWITCHES SHALL COMPLY WITH THE CALIFORNIA CODE AND SHALL BE VERIFIED WITH THE OWNER AND ARCHITECT.

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LICENSED ARCHITECT
Vidula Dhanoa Jayne
C-29776
04/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

ISSUANCE:

NO.	DESCRIPTION	DATE

TITLE:
TYPICAL ACCESSIBILITY DETAILS

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BATHROOM REQUIREMENTS FOR COVERED DWELLING UNITS

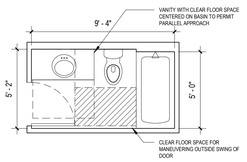
ALL BATHROOMS AS DEFINED IN THE GUIDELINES MUST:
1. BE ON AN ACCESSIBLE ROUTE (REQUIREMENT 4)
2. HAVE A 32" NOMINAL CLEAR WIDTH DOORWAYS (REQUIREMENT 3)
3. HAVE SWITCHES, OUTLETS, AND CONTROLS IN ACCESSIBLE LOCATIONS (REQUIREMENT 5)
4. HAVE REINFORCING AROUND TOILETS, TUBS, AND SHOWERS (REQUIREMENT 6), AND
5. MEET REQUIREMENT 7, SPECIFICATION A OR B:

LEGEND

SPEC A — DESIGNATES WHETHER A SPECIFIC BATHROOM HAS BEEN DESIGNED TO COMPLY WITH SPECIFICATION A OR SPECIFICATION B

SPECIFICATION A

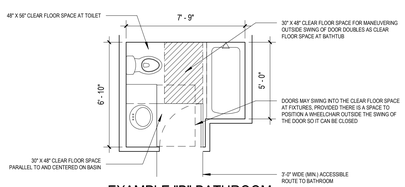
IF SPECIFICATION A IS USED IT APPLIES TO ALL BATHROOMS, AND ALL FIXTURES IN THOSE BATHROOMS MUST BE USABLE.



EXAMPLE "A" BATHROOM

SPECIFICATION B

IF SPECIFICATION B IS USED, IT APPLIES TO ONE BATHROOM, AND ONLY ONE OF EACH TYPE OF FIXTURE MUST BE USABLE; ADDITIONAL BATHROOMS IN THE UNIT ARE EXEMPT ONLY FROM MANEUVERING AND CLEAR FLOOR SPACE REQUIREMENTS AT FIXTURES.

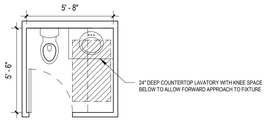


EXAMPLE "B" BATHROOM

POWDER ROOMS

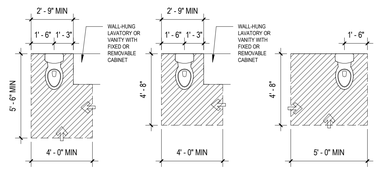
POWDER ROOM REQUIREMENTS FOR COVERED DWELLING UNITS
POWDER ROOMS MUST:
1. BE ON AN ACCESSIBLE ROUTE (REQUIREMENT 4),
2. HAVE 32-INCH NOMINAL CLEAR WIDTH DOORWAYS (REQUIREMENT 3), AND
3. HAVE SWITCHES, OUTLETS, AND CONTROLS IN ACCESSIBLE LOCATIONS (REQUIREMENT 5).

EXCEPTION
WHEN THE POWDER ROOM IS THE ONLY TOILET FACILITY ON THE ENTRY LEVEL OF A MULTI-STORY UNIT IN A BUILDING WITH ONE OR MORE ELEVATORS, IT MUST, IN ADDITION TO REQUIREMENTS 3, 4, AND 5, MEET THE REINFORCING SPECIFICATIONS OF REQUIREMENT 6 AND THE MANEUVERING AND CLEAR FLOOR SPECIFICATIONS OF REQUIREMENT 7.



USABLE POWDER ROOM

CLEAR FLOOR SPACE AT TOILETS

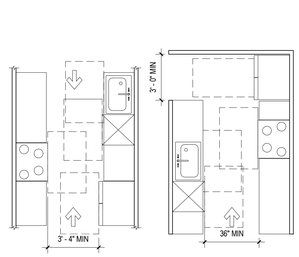


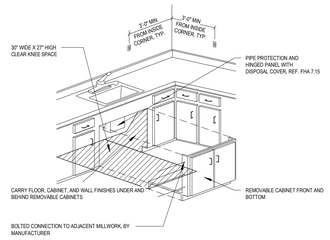
CLEAR FLOOR SPACE AT TOILETS
(ONE OF THE THREE MUST BE PROVIDED IN "A" AND "B" BATHROOMS)

USABLE KITCHENS

CLEAR FLOOR SPACE
-AT RANGES, COOK TOPS AND SINKS UNLESS KNEE SPACES IS PROVIDED, SPACE TO EXECUTE A PARALLEL APPROACH MUST BE PROVIDED.
-AT THE OVEN, DISHWASHER, REFRIGERATOR, FREEZER, AND TRASH COMPACTOR A CLEAR FLOOR SPACE ORIENTATED IN EITHER PARALLEL OR PERPENDICULAR IS REQUIRED.

CLEARANCE BETWEEN COUNTERS AND ALL OPPOSING ELEMENTS
-DIMENSION MUST BE MEASURED FROM FRONT FACE OF RAN OR REFRIGERATOR TO COUNTERTOP EDGE (EXCLUDING CABINET AND APPLIANCE HANDLES)

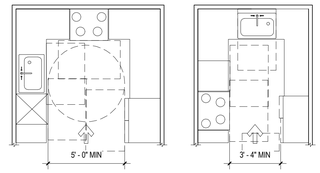




U-SHAPED KITCHENS:

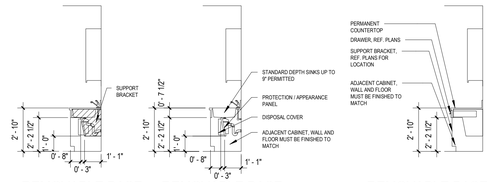
60" DIAMETER TURNING CIRCLE IS REQUIRED IN A U-SHAPED KITCHEN THAT HAS A SINK, RANGE OR COOKTOP AT ITS BASE.

EXCEPTION: THE GUIDELINES PERMIT U-SHAPED KITCHENS WITH A SINK OR A COOK TOP AT THE BASE OF THE U TO HAVE LESS THAN 60" BETWEEN THE LEGS OF THE U ONLY WHEN REMOVABLE BASE CABINETS ARE PROVIDED UNDER THE COOK TOP OR SINK. A CLEARANCE OF AT LEAST 40" IS REQUIRED BETWEEN CABINETS AND APPLIANCES.



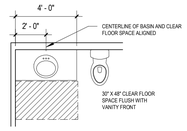
2 REQUIREMENT 7a - USABLE KITCHENS
SCALE 1/4" = 1'-0"

REMOVABLE BASE CABINET SECTION DETAILS

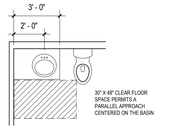


REMOVABLE BASE CABINET - DETAIL
REMOVABLE BASE CABINET - SECTION
REMOVABLE BASE CABINET - SECTION

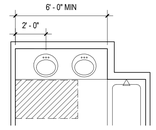
CLEAR FLOOR SPACE AT LAVATORIES, BATHTUBS AND SHOWERS



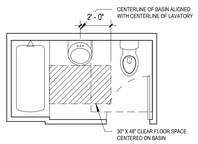
REMOVABLE BASE CABINET NOT REQUIRED BECAUSE CLEAR FLOOR SPACE CENTERED ON BASIN (APPLICABLE IN A AND B BATHROOMS)



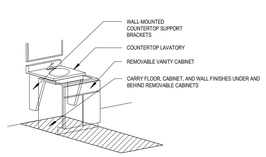
USE OF OFFSET BASIN TO REDUCE LAVATORY LENGTH (APPLICABLE IN A AND B BATHROOMS)

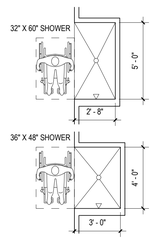


OFFSET BASIN AT DOUBLE LAVATORY

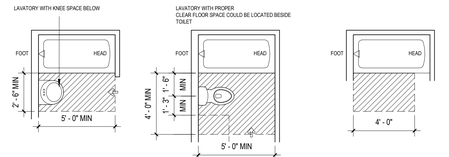


USABLE PEDESTAL LAVATORY

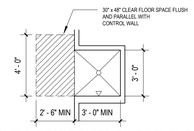




OTHER SHOWER SIZES MEET THE REQUIREMENTS OF THE GUIDELINES



SPECIFICATION "A" BATHROOMS 30" X 60"
SPECIFICATION "A" BATHROOMS 48" X 60"
SPECIFICATION "B" BATHROOMS 30" X 48"



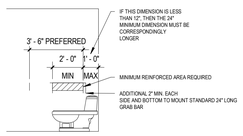
GUIDELINE REQUIREMENTS FOR CLEAR FLOOR SPACE AT SHOWERS

CLEAR FLOOR SPACE AT BATHTUBS/SHOWERS
SHADED AREAS MUST REMAIN UNOBSTRUCTED

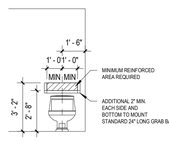
3 REQUIREMENT 7b - USABLE BATHROOMS
SCALE 1/4" = 1'-0"

GRAB BAR WALL BLOCKING @ TYPICAL TOILET ELEVATIONS

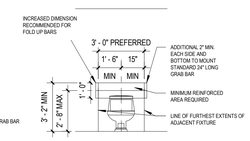
NOTE:
UTILIZE APPROPRIATE MATERIAL FOR BLOCKING. ADVISE ARCHITECT OF PROPOSED SUBSTITUTIONS.



MINIMUM REINFORCING TO THE SIDE OF TOILET

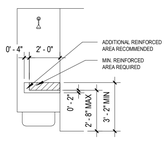


MINIMUM REINFORCING BEHIND TOILETS LOCATED BESIDE A WALL

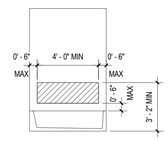


MINIMUM REINFORCING FOR WALL MOUNTED FOLD UP GRAB BAR

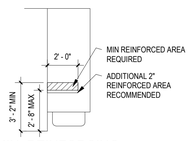
GRAB BAR WALL BLOCKING AT TYPICAL BATHTUB ELEVATIONS



MINIMUM REINFORCING AT FOOT OF TUB

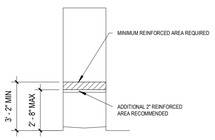


MIN. REINFORCING @ BACK WALL OF TUB

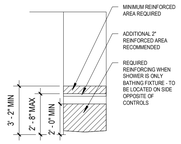


MIN. REINFORCING @ HEAD OF TUB

GRAB BAR WALL BLOCKING @ TYPICAL SHOWER ELEVATIONS



MINIMUM REINFORCING AT BACK OF SHOWER



MINIMUM REINFORCING AT SIDE OF SHOWER

1 REQUIREMENT 6 - REINFORCED WALLS FOR GRAB BARS
SCALE 1/4" = 1'-0"

FAIR HOUSING ACT

TEXT, DIMENSIONS, AND DIAGRAMS ON THIS PAGE DERIVE FROM ICC/ANSI 117.1 AND FAIR HOUSING ACT AND ARE INTENDED TO BE EQUAL OR EXCEED THE REQUIRED PROVISIONS OF THE FAIR HOUSING ACT DESIGN MANUAL.

SAFE HARBOR:
THIS PROJECT HAS BEEN DESIGNED USING THE FAIR HOUSING ACT DESIGN MANUAL AS A SAFE HARBOR TO MEET THE REQUIREMENTS OF THE FEDERAL FAIR HOUSING ACT.

GENERAL NOTE:
1. THIS DRAWING MUST BE READ IN CONJUNCTION WITH MECHANICAL, ELECTRICAL, PLUMBING, SANITARY, FIRE PROTECTION, AND STRUCTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND THEIR ENLARGED PLANS.
2. THE CONTRACTOR SHALL VERIFY WITH THE ARCHITECT/ENGINEER ANY DISCREPANCIES FOUND IN THE DRAWINGS OR DIMENSIONS, OR IF ACTUAL SITE CONDITIONS REQUIRE CLARIFICATION.
3. REFER TO MEPF-ISSUED DRAWINGS FOR ALL BLOCK-OUTS, SLEEVES, AND OTHER REQUIRED PROVISIONS.
4. REFER TO STRUCTURAL-ISSUED DRAWINGS FOR SIZES OF COLUMNS, BEAMS, SLABS, AND OTHER RELATED ITEMS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, EXISTING UTILITIES, AND OTHER SITE CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK, AND SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL PREPARE AND SUBMIT SHOP DRAWINGS PRIOR TO COMMENCEMENT OF ANY WORK.
7. ALL DIMENSIONS ARE IN FOOT-INCHES UNLESS OTHERWISE NOTED IN THE DRAWINGS.
8. ALL DIMENSIONS ARE REFERENCED TO SUBSTRATE MATERIALS. REFER TO THE FINISH SCHEDULE FOR INTERIOR FINISHES.
9. REFER TO DOOR AND WINDOW SCHEDULES FOR SIZES OF OPENINGS.
10. FOR FLOOR DRAIN LOCATIONS, REFER TO SANITARY PLANS.
11. STRUCTURAL FLOOR DEPRESSIONS FOR ALL FLOOR FINISH PROVISIONS SHALL BE 1/2 INCHES
12. PLANS FOR UNIT LAYOUTS, BATHROOMS, AND KITCHENS APPLY TO ALL MIRROR TYPES OF THE SAME UNIT TYPE (TA/TB/TC/TE).
13. JULIET BALCONY DETAILS FROM UNIT TYPE A ARE APPLICABLE TO ALL JULIET BALCONIES IN THE PROJECT.
14. VERIFY ALL EXISTING FLOORS, WALLS, AND CEILINGS ON SITE.
15. WALL AND HORIZONTAL ASSEMBLIES, JULIET BALCONIES, ROOF DECK RAILINGS, PRIVACY FENCES, ROOFS, CANOPIES, AND SIGNAGE PLANS SHALL BE VERIFIED AGAINST ACTUAL SITE CONDITIONS AND COORDINATED WITH THE OWNER AND ARCHITECT.
16. THE HEIGHT OF OUTLETS AND SWITCHES SHALL COMPLY WITH THE CALIFORNIA CODE AND SHALL BE VERIFIED WITH THE OWNER AND ARCHITECT.

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OFFICE 415.920.1839 FAX 415.920.1840
www.ya-studio.com

PROJECT
PIONEER VISTA TOWNHOMES
2015 PIONEER CT. SAN MATEO, CA
94403

OWNER
EV FUND LLC
408 S SPRING STREET #302 LOS ANGELES, CA 90013

LICENSED ARCHITECT Kaveh Djamali Zadeh C-29776 04/30/2027 RENEWAL DATE STATE OF CALIFORNIA

ISSUANCE:

NO.	DESCRIPTION	DATE

TITLE:
TYPICAL ACCESSIBILITY DETAILS

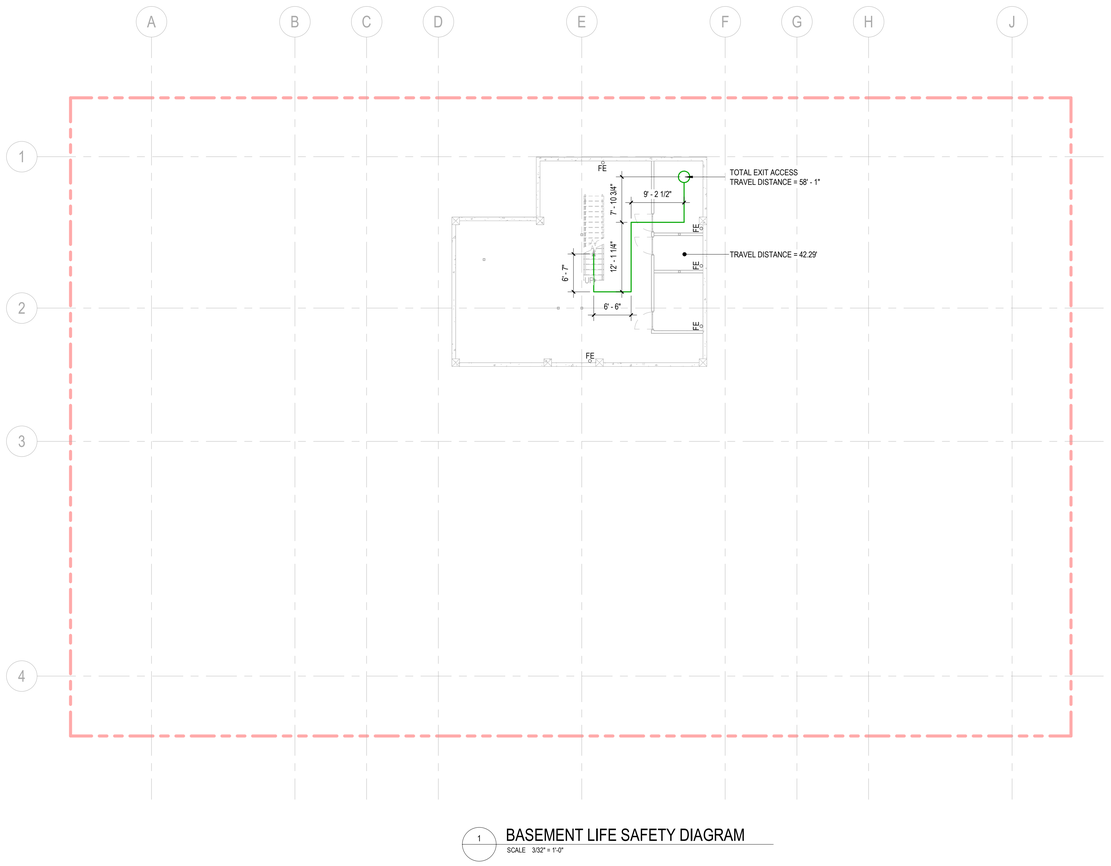
ISSUE: 2025/18/12

TEAM: AITI

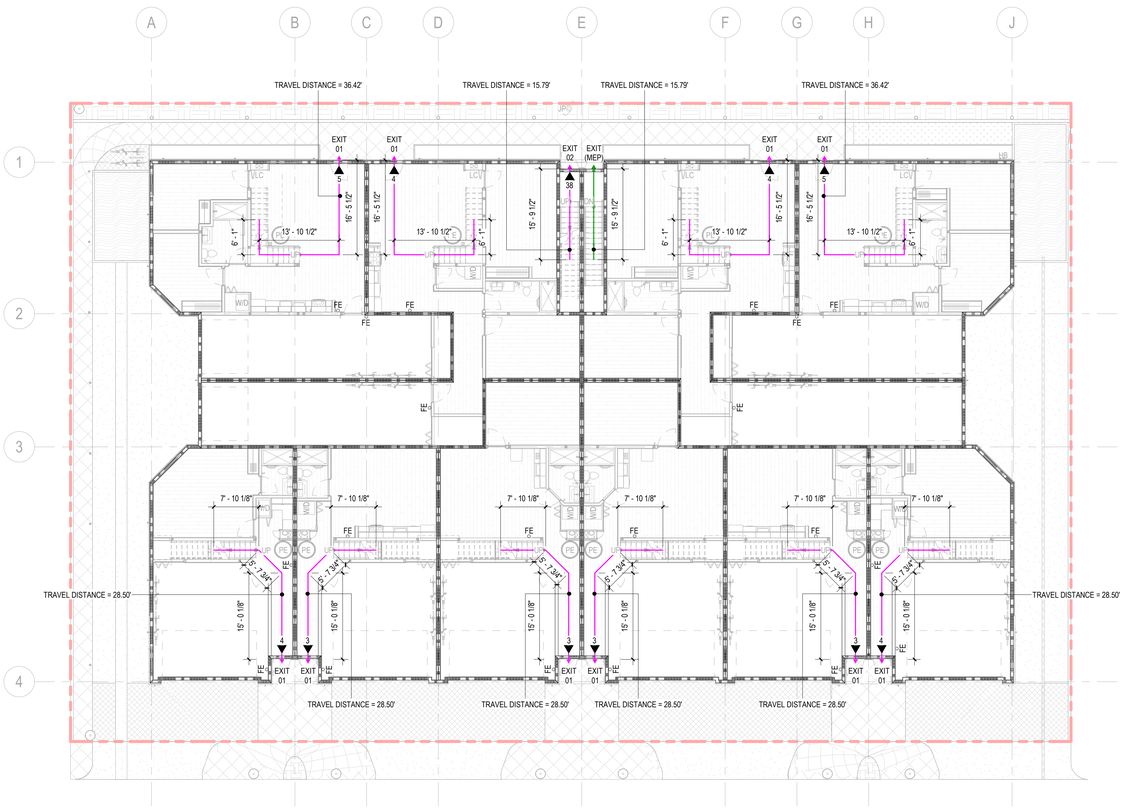
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1 BASEMENT LIFE SAFETY DIAGRAM
SCALE 3/32" = 1'-0"



2 FIRST FLOOR LIFE SAFETY DIAGRAM
SCALE 3/32" = 1'-0"

OCCUPANT LOAD TABLE

LEVEL	NUMBER	AREA	NAME	AREA	OCCUPANT GROUP	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
BASEMENT	B-1	UTILITY	BASEMENT	1410.36 SF	S-2	ACCESSORY STORAGE AND MECHANICAL	300	5
				1410.36 SF				5
FIRST FLOOR	1-1	UNIT 1-TA	UNIT 1-TA	1016.10 SF	R-2	RESIDENTIAL	200	5
FIRST FLOOR	1-2	UNIT 2-TB	UNIT 2-TB	1024.80 SF	R-2	RESIDENTIAL	200	5
FIRST FLOOR	1-3	UNIT 3-TE	UNIT 3-TE	1221.72 SF	R-2	RESIDENTIAL	200	6
FIRST FLOOR	1-4	UNIT 4-TE	UNIT 4-TE	1221.72 SF	R-2	RESIDENTIAL	200	6
FIRST FLOOR	1-5	UNIT 5-TB	UNIT 5-TB	1024.80 SF	R-2	RESIDENTIAL	200	5
FIRST FLOOR	1-6	UNIT 6-TA	UNIT 6-TA	1016.10 SF	R-2	RESIDENTIAL	200	5
FIRST FLOOR	1-7	UNIT 7-TC	UNIT 7-TC1 (ACCESSIBILITY UNIT)	1501.03 SF	R-2	RESIDENTIAL	200	8
FIRST FLOOR	1-8	UNIT 8-TD1 (BMR)	UNIT 8-TD1 (BMR)	1730.61 SF	R-2	RESIDENTIAL	200	9
FIRST FLOOR	1-9	UNIT 9-TD2	UNIT 9-TD2	1730.61 SF	R-2	RESIDENTIAL	200	9
FIRST FLOOR	1-10	UNIT 10-TC2	UNIT 10-TC2	1501.03 SF	R-2	RESIDENTIAL	200	8
FIRST FLOOR	1-11	UTILITY	MEP STAIRS	100.94 SF	S-2	ACCESSORY STORAGE AND MECHANICAL	300	0
FIRST FLOOR	1-12	COMMON	PATIO STAIRS	100.94 SF	R-2	RESIDENTIAL	200	1
FIRST FLOOR	1-13	COMMON	OPEN AREA	6123.60 SF	R-2	RESIDENTIAL	200	31
				19314.00 SF				96

EXITING WIDTHS

UNIT NUMBER	TYPE MARK	WIDTH FACTOR	WIDTH PROVIDED	ACTUAL OCCUPANCY LOAD	MINIMUM WIDTH REQUIRED	OCCUPANCY LOAD CAPACITY
FIRST FLOOR						
EXIT STAIRWAY	D-16	0.15	42	300	32	200
EXIT STAIRWAY	D-17					
UNIT 1-TA	D-01	0.15	42	300	32	200
UNIT 2-TB	D-01	0.15	42	300	32	200
UNIT 3-TE	D-01	0.15	42	300	32	200
UNIT 4-TE	D-01	0.15	42	300	32	200
UNIT 5-TB	D-01	0.15	42	300	32	200
UNIT 6-TA	D-01	0.15	42	300	32	200
UNIT 7-TC1	D-01	0.15	42	300	32	200
UNIT 8-TD1	D-01	0.15	42	300	32	200
UNIT 9-TD2	D-01	0.15	42	300	32	200
UNIT 10-TC2	D-01	0.15	42	300	32	200

LEGEND

- 1-HOUR WALL SEPARATION
- 2-HOUR WALL SEPARATION
- COMMON PATH OF TRAVEL
- EGRESS TRAVEL DISTANCE
- FE — FIRE EXTINGUISHER

FIRE & LIFE SAFETY PLAN GENERAL NOTES

1. MEANS OF EGRESS ILLUMINATION SHALL BE CAPABLE OF PROVIDING A MINIMUM OF ONE FOOT-CANDLE AT FLOOR LEVEL ON THE PATH OF EGRESS TRAVEL. THE PATH OF EXIT TRAVEL INCLUDES PATHS OF EGRESS ON THE EXTERIOR OF THE BUILDING TO THE ADJACENT PUBLIC WAY. IN THE EVENT OF POWER FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM PER SFBC 1606. SEE ELECTRICAL AND LIGHTING DRAWINGS.
2. PROVIDE 3-HOUR FIRE RATED OCCUPANCY SEPARATION BETWEEN SECOND AND THIRD FLOOR.
3. ALL DOORS USED IN PATH OF EGRESS TO BE 36" WIDE MINIMUM, COMMON EXIT PATHS TO BE 60" MINIMUM.
4. ALL EXIT DOORS 36" WIDE MINIMUM.
5. SEE ELECTRICAL DRAWINGS FOR SMOKE ALARM & CARBON MONOXIDE DETECTORS.
6. PROVIDE 84" MINIMUM CLEAR HEADROOM ALONG WALKS, HALLS, CORRIDORS WHICH ARE PART OF THE REQUIRED EGRESS SYSTEM PER SFBC 1125 A.2.
7. DWELLING UNIT SMOKE ALARMS SHALL BE INTERCONNECTED, SEE ELECTRICAL DRAWINGS.
8. BUILDING SHALL BE EQUIPPED THROUGHOUT WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SFBC SEC. 903.3.11 AND DWELLING UNIT NOTIFICATION DEVICE SHALL ACTIVATE UPON SPRINKLER FLOW. SEE PLUMBING DRAWINGS.
9. ALL DWELLING AND SLEEPING UNITS SHALL BE PROVIDED WITH INFRASTRUCTURE TO SUPPORT VISUAL ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITHIN NFPA 72. SEE ELECTRICAL DRAWINGS.
10. CONSTRUCTION TO BE COORDINATED WITH SFFD DISTRICT FIRE INSPECTOR AND COMPLY WITH SFFC CHAPTER 33.
11. SAFETY AND EVACUATION PLANS SHALL BE PROVIDED PER 2019 SFBC 404.
12. EMERGENCY RESPONDER RADIO COVERAGE SYSTEM TO BE PROVIDED PER 2019 SFBC SECTION 510.
13. STAIRWELLS TO ROOF TO REMAIN UNLOCKED AT ALL TIMES.
14. FIRE ALARM SYSTEM TO BE PROVIDED PER NFPA 72 AND SFBC SECTION 907. FIRE ALARM IS REQUIRED TO MEET SFFC 1103.7.6.1 SECTION FOR LOW FREQUENCY SOUNDERS. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
15. PROVIDE PANIC HARDWARE ON ALL DOORS SERVING 50 OR MORE PERSONS.
16. COMMON PATH OF EGRESS TRAVEL DISTANCE WITHIN UNITS DO NOT EXCEED 125'.
17. FINISHES TO MEET SFBC CHAPTER 8, TYPICAL.
18. CONTRACTOR TO PROVIDE FIRE EXTINGUISHERS WITHIN UNITS AND RECESSED F.E.C'S AS REQUIRED BY SFFD.
19. LEVEL 1 OCCUPANCIES (R-2, B, A-3) TO BE SEPARATED OCCUPANCIES PER CBC 508.4. SEE G1.00 FOR TABULATED ALLOWABLE HEIGHT, STORY AND AREA.
20. LEVEL 2-7 OCCUPANCIES TO COMPLY W/ CBC 508.2 - ACCESSORY OCCUPANCIES.
21. PROVIDE 2-HOUR FIRE RATED FLOOR SEPARATION BETWEEN ALL FLOORS.
22. PROVIDE 90" MIN CLEAR CEILING HEIGHT ALONG WALKS, HALLS, CORRIDORS WHICH ARE PART OF THE REQUIRED EGRESS SYSTEM PER CBC 1003.2.
23. REQUIRED MEANS OF EGRESS SIGNAGE AT AREAS OF REFUGE SHALL COMPLY WITH CBC 11B-216.4.2
24. ACCESSIBLE MEANS OF EGRESS AND REFUGE AREAS: THE PROJECT INCLUDES A 2-HR RATED "FIRE BARRIER" FROM THE FOUNDATION TO THE ROOF. THIS FIRE BARRIER SERVES TO CREATE A HORIZONTAL EXIT AND SATISFY THE REQUIREMENT FOR AN ACCESSIBLE MEANS OF EGRESS.
    A. ON EACH FLOOR, ONE ACCESSIBLE MEANS OF EGRESS IS PROVIDED VIA AN EXIT STAIR. THE STAIR MAY BE USED AS AN ACCESSIBLE MEANS OF EGRESS PER CBC SECTION 1009.3. THE OTHER ACCESSIBLE MEANS OF EGRESS IS PROVIDED VIA THE HORIZONTAL EXIT. AT LEVELS 02-09, ON EACH SIDE OF THE FIRE BARRIER, THERE IS A "REFUGE AREA" (DISTINCT FROM AN "AREA OF REFUGE").
    B. "AREAS OF REFUGE" ARE NOT REQUIRED IN A FULLY SPRINKLERED BUILDING AS PER CBC 1009.3 EXCEPTION 2. THE PROJECT PROPOSES (2) CLASS I STANDPIPES, ONE IN EACH STAIR, AS SHOWN ON THE DRAWINGS, IN FULL COMPLIANCE WITH 2019 CBC 905.4(1). AS PER 905.4(2) EXCEPTION, STANDPIPES ARE NOT REQUIRED ON EACH SIDE OF THE WALL ADJACENT TO THE EXIT OPENING OF A HORIZONTAL EXIT.
25. REFER TO OVERALL PLANS AND A7 SERIES FOR VERTICAL CIRCULATION INFORMATION.

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94403

OWNER
EV FUND LLC
408 S SPRING STREET #302 LOS ANGELES, CA 90013

LICENSED ARCHITECT
Kevin Dumpe Jones
C-29776
04/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

ISSUANCE:

NO.	DESCRIPTION	DATE
1	REVISION PER C3 COMMENTS	2025-11-20

TITLE:
LIFE SAFETY DIAGRAM (BASEMENT-1ST FLOOR)

ISSUE: 2025/18/12

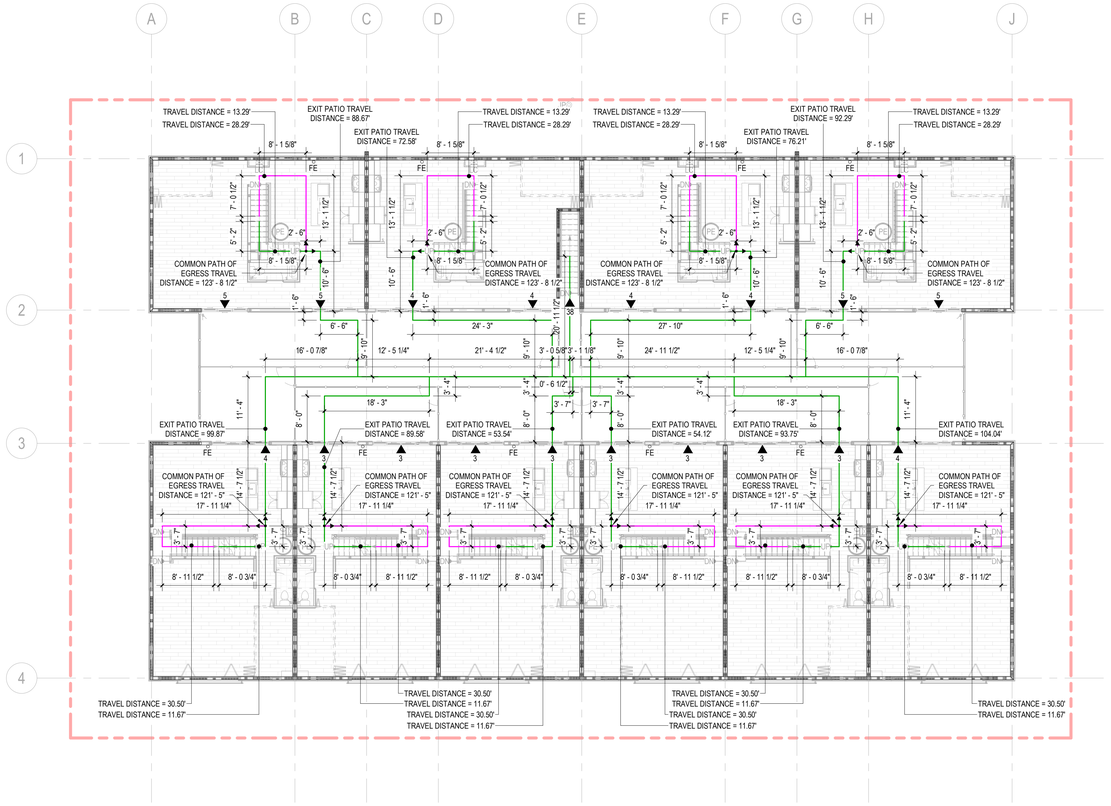
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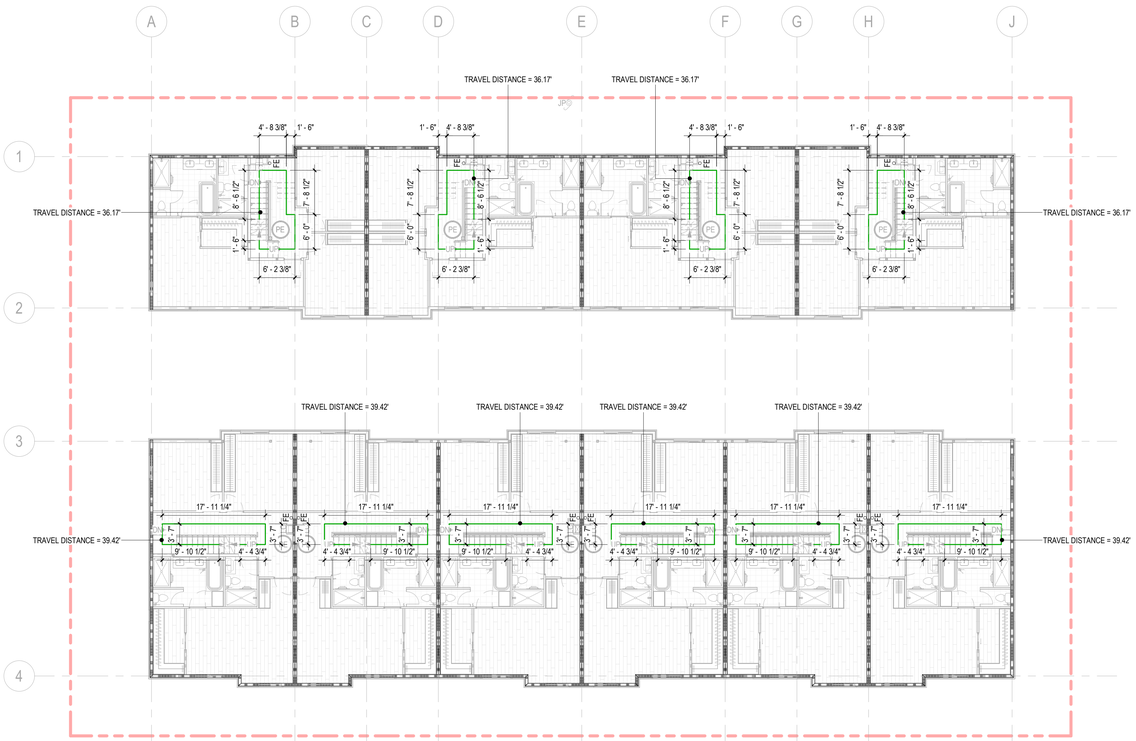
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1 SECOND FLOOR LIFE SAFETY DIAGRAM
SCALE 3/32" = 1'-0"



2 THIRD FLOOR LIFE SAFETY DIAGRAM
SCALE 3/32" = 1'-0"

OCCUPANT LOAD TABLE

LEVEL	NUMBER	AREA	NAME	AREA	OCCUPANT GROUP	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
SECOND FLOOR	2-1	UNIT 1-TA	UNIT 1-TA	1041.37 SF	R-2	RESIDENTIAL	200	5
SECOND FLOOR	2-1	UNIT 1-TA	PATIO	218.90 SF	R-2	RESIDENTIAL	200	1
SECOND FLOOR	2-2	UNIT 2-TB	UNIT 2-TB	1031.04 SF	R-2	RESIDENTIAL	200	5
SECOND FLOOR	2-2	UNIT 2-TB	PATIO	238.15 SF	R-2	RESIDENTIAL	200	1
SECOND FLOOR	2-3	UNIT 3-TE	UNIT 3-TE	1031.04 SF	R-2	RESIDENTIAL	200	5
SECOND FLOOR	2-3	UNIT 3-TE	PATIO	238.15 SF	R-2	RESIDENTIAL	200	1
SECOND FLOOR	2-4	UNIT 4-TE	UNIT 4-TE	1031.04 SF	R-2	RESIDENTIAL	200	5
SECOND FLOOR	2-4	UNIT 4-TE	PATIO	238.15 SF	R-2	RESIDENTIAL	200	1
SECOND FLOOR	2-5	UNIT 5-TB	UNIT 5-TB	1031.04 SF	R-2	RESIDENTIAL	200	5
SECOND FLOOR	2-5	UNIT 5-TB	PATIO	238.15 SF	R-2	RESIDENTIAL	200	1
SECOND FLOOR	2-6	UNIT 6-TA	UNIT 6-TA	1041.37 SF	R-2	RESIDENTIAL	200	5
SECOND FLOOR	2-6	UNIT 6-TA	PATIO	218.86 SF	R-2	RESIDENTIAL	200	1
SECOND FLOOR	2-7	UNIT 7-TC1	UNIT 7-TC1	1010.72 SF	R-2	RESIDENTIAL	200	5
SECOND FLOOR	2-7	UNIT 7-TC1	PATIO	281.37 SF	R-2	RESIDENTIAL	200	1
SECOND FLOOR	2-8	UNIT 8-TD1	UNIT 8-TD1 (BMR)	937.90 SF	R-2	RESIDENTIAL	200	5
SECOND FLOOR	2-8	UNIT 8-TD1	PATIO	323.05 SF	R-2	RESIDENTIAL	200	2
SECOND FLOOR	2-9	UNIT 9-TD2	UNIT 9-TD2	1012.96 SF	R-2	RESIDENTIAL	200	5
SECOND FLOOR	2-9	UNIT 9-TD2	PATIO	363.23 SF	R-2	RESIDENTIAL	200	2
SECOND FLOOR	2-10	UNIT 10-TC2	UNIT 10-TC2	1010.72 SF	R-2	RESIDENTIAL	200	5
SECOND FLOOR	2-10	UNIT 10-TC2	PATIO	281.45 SF	R-2	RESIDENTIAL	200	1
SECOND FLOOR	2-11	COMMON	EGRESS COURT	382.76 SF	R-2	RESIDENTIAL	200	2
SECOND FLOOR	2-12	COMMON	PATIO STAIRS	57.17 SF	R-2	RESIDENTIAL	200	0
				13258.58 SF				66
THIRD FLOOR	3-1	UNIT 1-TA	UNIT 1-TA	1075.33 SF	R-2	RESIDENTIAL	200	5
THIRD FLOOR	3-2	UNIT 2-TB	UNIT 2-TB	1065.00 SF	R-2	RESIDENTIAL	200	5
THIRD FLOOR	3-3	UNIT 3-TE	UNIT 3-TE	1065.00 SF	R-2	RESIDENTIAL	200	5
THIRD FLOOR	3-4	UNIT 4-TE	UNIT 4-TE	1065.00 SF	R-2	RESIDENTIAL	200	5
THIRD FLOOR	3-5	UNIT 5-TB	UNIT 5-TB	1065.00 SF	R-2	RESIDENTIAL	200	5
THIRD FLOOR	3-6	UNIT 6-TA	UNIT 6-TA	1075.33 SF	R-2	RESIDENTIAL	200	5
THIRD FLOOR	3-7	UNIT 7-TC1	UNIT 7-TC1	1046.43 SF	R-2	RESIDENTIAL	200	5
THIRD FLOOR	3-8	UNIT 8-TD1	UNIT 8-TD1 (BMR)	1039.72 SF	R-2	RESIDENTIAL	200	5
THIRD FLOOR	3-9	UNIT 9-TD2	UNIT 9-TD2	1039.72 SF	R-2	RESIDENTIAL	200	5
THIRD FLOOR	3-10	UNIT 10-TC2	UNIT 10-TC2	1046.43 SF	R-2	RESIDENTIAL	200	5
				10582.94 SF				53

EXITING WIDTHS

UNIT NUMBER	TYPE MARK	WIDTH FACTOR	WIDTH PROVIDED	ACTUAL OCCUPANCY LOAD	MINIMUM WIDTH REQUIRED	OCCUPANCY LOAD CAPACITY
SECOND FLOOR						
UNIT 1-TA	G-01	0.15	60	400	32	200
UNIT 2-TB	G-02	0.15	32	200	32	200
UNIT 2-TB	G-01	0.15	60	400	32	200
UNIT 3-TE	G-01	0.15	60	400	32	200
UNIT 3-TE	G-02	0.15	32	200	32	200
UNIT 4-TE	G-01	0.15	60	400	32	200
UNIT 4-TE	G-02	0.15	32	200	32	200
UNIT 5-TB	G-02	0.15	32	200	32	200
UNIT 5-TB	G-01	0.15	60	400	32	200
UNIT 6-TA	G-01	0.15	60	400	32	200
UNIT 7-TC1	G-02	0.15	32	200	32	200
UNIT 7-TC1	G-02	0.15	32	200	32	200
UNIT 8-TD1	G-02	0.15	32	200	32	200
UNIT 8-TD1	G-02	0.15	32	200	32	200
UNIT 9-TD2	G-02	0.15	32	200	32	200
UNIT 9-TD2	G-02	0.15	32	200	32	200
UNIT 10-TC2	G-02	0.15	32	200	32	200
UNIT 10-TC2	G-02	0.15	32	200	32	200

LEGEND

- 1-HOUR WALL SEPARATION
- 2-HOUR WALL SEPARATION
- COMMON PATH OF TRAVEL
- EGRESS TRAVEL DISTANCE
- FE — FIRE EXTINGUISHER

FIRE & LIFE SAFETY PLAN GENERAL NOTES

1. MEANS OF EGRESS ILLUMINATION SHALL BE CAPABLE OF PROVIDING A MINIMUM OF ONE FOOT-CANDLE AT FLOOR LEVEL ON THE PATH OF EGRESS TRAVEL. THE PATH OF EXIT TRAVEL INCLUDES PATHS OF EGRESS ON THE EXTERIOR OF THE BUILDING TO THE ADJACENT PUBLIC WAY. IN THE EVENT OF POWER FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM PER SFBC 1606. SEE ELECTRICAL AND LIGHTING DRAWINGS.
2. PROVIDE 1-HOUR FIRE RATED OCCUPANCY SEPARATION BETWEEN SECOND AND THIRD FLOOR.
3. ALL DOORS USED IN PATH OF EGRESS TO BE 36" WIDE MINIMUM, COMMON EXIT PATHS TO BE 60" MINIMUM.
4. ALL EXIT DOORS 36" WIDE MINIMUM.
5. SEE ELECTRICAL DRAWINGS FOR SMOKE ALARM & CARBON MONOXIDE DETECTORS.
6. PROVIDE 84" MINIMUM CLEAR HEADROOM ALONG WALKS, HALLS, CORRIDORS WHICH ARE PART OF THE REQUIRED EGRESS SYSTEM PER SFBC 1125.A.2.
7. DWELLING UNIT SMOKE ALARMS SHALL BE INTERCONNECTED, SEE ELECTRICAL DRAWINGS.
8. BUILDING SHALL BE EQUIPPED THROUGHOUT WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SFBC SEC. 903.3.11 AND DWELLING UNIT NOTIFICATION DEVICE SHALL ACTIVATE UPON SPRINKLER FLOW. SEE PLUMBING DRAWINGS.
9. ALL DWELLING AND SLEEPING UNITS SHALL BE PROVIDED WITH INFRASTRUCTURE TO SUPPORT VISUAL ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITHIN NFPA 72. SEE ELECTRICAL DRAWINGS.
10. CONSTRUCTION TO BE COORDINATED WITH SFFD DISTRICT FIRE INSPECTOR AND COMPLY WITH SFFC CHAPTER 33.
11. SAFETY AND EVACUATION PLANS SHALL BE PROVIDED PER 2019 SFBC 404.
12. EMERGENCY RESPONDER RADIO COVERAGE SYSTEM TO BE PROVIDED PER 2019 SFBC SECTION 510.
13. STAIRWELLS TO ROOF TO REMAIN UNLOCKED AT ALL TIMES.
14. FIRE ALARM SYSTEM TO BE PROVIDED PER NFPA 72 AND SFBC SECTION 907. FIRE ALARM IS REQUIRED TO MEET SFFC 1103.7.6.1 SECTION FOR LOW FREQUENCY SOUNDERS. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
15. PROVIDE PANIC HARDWARE ON ALL DOORS SERVING 50 OR MORE PERSONS.
16. COMMON PATH OF EGRESS TRAVEL DISTANCE WITHIN UNITS DO NOT EXCEED 125'.
17. FINISHES TO MEET SFBC CHAPTER 8, TYPICAL.
18. CONTRACTOR TO PROVIDE FIRE EXTINGUISHERS WITHIN UNITS AND RECESSED F.E.C'S AS REQUIRED BY SFFD.
19. LEVEL 1 OCCUPANCIES (R-2, B, A-3) TO BE SEPARATED OCCUPANCIES PER CBC 508.4. SEE G1.00 FOR TABULATED ALLOWABLE HEIGHT, STORY AND AREA.
20. LEVEL 2-7 OCCUPANCIES TO COMPLY W/ CBC 508.2 - ACCESSORY OCCUPANCIES.
21. PROVIDE 2-HOUR FIRE RATED FLOOR SEPARATION BETWEEN ALL FLOORS.
22. PROVIDE 90" MIN CLEAR CEILING HEIGHT ALONG WALKS, HALLS, CORRIDORS WHICH ARE PART OF THE REQUIRED EGRESS SYSTEM PER CBC 1003.2.
23. REQUIRED MEANS OF EGRESS SIGNAGE AT AREAS OF REFUGE SHALL COMPLY WITH CBC 11B-216.4.2
24. ACCESSIBLE MEANS OF EGRESS AND REFUGE AREAS: THE PROJECT INCLUDES A 2-HR RATED "FIRE BARRIER" FROM THE FOUNDATION TO THE ROOF. THIS FIRE BARRIER SERVES TO CREATE A HORIZONTAL EXIT AND SATISFY THE REQUIREMENT FOR AN ACCESSIBLE MEANS OF EGRESS.
    A. ON EACH FLOOR, ONE ACCESSIBLE MEANS OF EGRESS IS PROVIDED VIA AN EXIT STAIR. THE STAIR MAY BE USED AS AN ACCESSIBLE MEANS OF EGRESS PER CBC SECTION 1009.3. THE OTHER ACCESSIBLE MEANS OF EGRESS IS PROVIDED VIA THE HORIZONTAL EXIT. AT LEVELS 02-09, ON EACH SIDE OF THE FIRE BARRIER, THERE IS A "REFUGE AREA" (DISTINCT FROM AN "AREA OF REFUGE").
    B. "AREAS OF REFUGE" ARE NOT REQUIRED IN A FULLY SPRINKLERED BUILDING AS PER CBC 1009.3 EXCEPTION 2. THE PROJECT PROPOSES (2) CLASS I STANDPIPES, ONE IN EACH STAIR, AS SHOWN ON THE DRAWINGS, IN FULL COMPLIANCE WITH 2019 CBC 905.4(1). AS PER 905.4(2) EXCEPTION, STANDPIPES ARE NOT REQUIRED ON EACH SIDE OF THE WALL ADJACENT TO THE EXIT OPENING OF A HORIZONTAL EXIT.
25. REFER TO OVERALL PLANS AND A7 SERIES FOR VERTICAL CIRCULATION INFORMATION.

Y.A. studio
777 FLORIDA ST. SUITE 301 SAN FRANCISCO, CA 94110
OFFICE 415.920.1839 FAX 415.920.1840
www.ya-studio.com

PROJECT
PIONEER VISTA TOWNHOMES
2015 PIONEER CT. SAN MATEO, CA
94403

OWNER
EV FUND LLC
408 S SPRING STREET #302 LOS ANGELES, CA 90013

LICENSED ARCHITECT — Lilian Diango Ayala — C-29776 — 04/30/2027 RENEWAL DATE — STATE OF CALIFORNIA

ISSUANCE:

NO.	DESCRIPTION	DATE
1	REVISION PER C3 COMMENTS	2025-11-20

TITLE:
LIFE SAFETY DIAGRAM (2ND FLOOR - 3RD FLOOR)

ISSUE: 2025/18/12

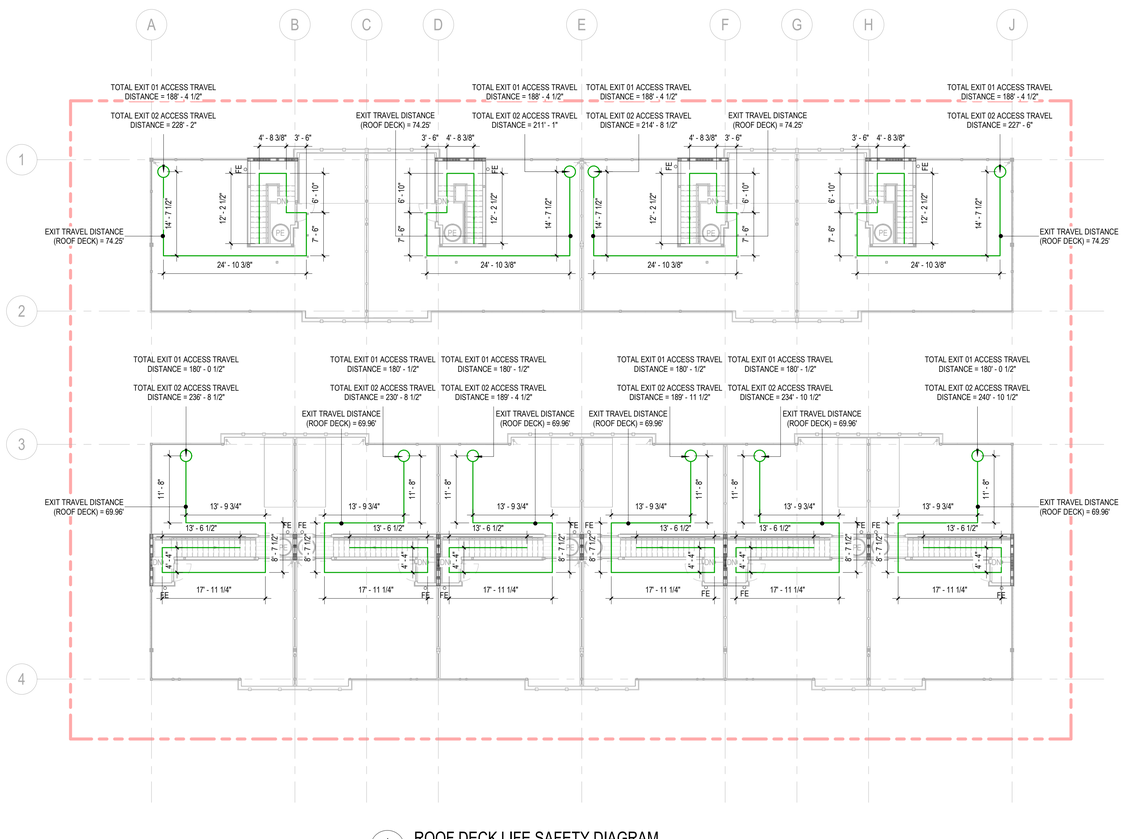
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1 ROOF DECK LIFE SAFETY DIAGRAM
SCALE 3/32" = 1'-0"

OCCUPANT LOAD TABLE

LEVEL	NUMBER	AREA	NAME	AREA	OCCUPANT GROUP	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ROOF DECK	RD-1	UNIT 1-TA	UNIT 1-TA	130.40 SF	R-2	RESIDENTIAL	200	1
ROOF DECK	RD-1	UNIT 1-TA	VEGETABLE GARDEN / HVAC	420.22 SF	R-2	RESIDENTIAL	200	2
ROOF DECK	RD-1	UNIT 1-TA	COVERED AREA	524.71 SF	R-2	RESIDENTIAL	200	3
ROOF DECK	RD-2	UNIT 2-TB	UNIT 2-TB	128.55 SF	R-2	RESIDENTIAL	200	1
ROOF DECK	RD-2	UNIT 2-TB	COVERED AREA	520.21 SF	R-2	RESIDENTIAL	200	3
ROOF DECK	RD-2	UNIT 2-TB	VEGETABLE GARDEN / HVAC	416.24 SF	R-2	RESIDENTIAL	200	2
ROOF DECK	RD-3	UNIT 3-TE	UNIT 3-TE	128.55 SF	R-2	RESIDENTIAL	200	1
ROOF DECK	RD-3	UNIT 3-TE	VEGETABLE GARDEN / HVAC	416.24 SF	R-2	RESIDENTIAL	200	2
ROOF DECK	RD-3	UNIT 3-TE	COVERED AREA	520.21 SF	R-2	RESIDENTIAL	200	3
ROOF DECK	RD-4	UNIT 4-TE	UNIT 4-TE	127.98 SF	R-2	RESIDENTIAL	200	1
ROOF DECK	RD-4	UNIT 4-TE	VEGETABLE GARDEN / HVAC	416.24 SF	R-2	RESIDENTIAL	200	2
ROOF DECK	RD-4	UNIT 4-TE	COVERED AREA	520.77 SF	R-2	RESIDENTIAL	200	3
ROOF DECK	RD-5	UNIT 5-TB	UNIT 5-TB	128.55 SF	R-2	RESIDENTIAL	200	1
ROOF DECK	RD-5	UNIT 5-TB	COVERED AREA	520.21 SF	R-2	RESIDENTIAL	200	3
ROOF DECK	RD-5	UNIT 5-TB	VEGETABLE GARDEN / HVAC	416.24 SF	R-2	RESIDENTIAL	200	2
ROOF DECK	RD-6	UNIT 6-TA	UNIT 6-TA	130.40 SF	R-2	RESIDENTIAL	200	1
ROOF DECK	RD-6	UNIT 6-TA	VEGETABLE GARDEN / HVAC	420.22 SF	R-2	RESIDENTIAL	200	2
ROOF DECK	RD-6	UNIT 6-TA	COVERED AREA	524.71 SF	R-2	RESIDENTIAL	200	3
ROOF DECK	RD-7	UNIT 7-TC1	UNIT 7-TC1	130.79 SF	R-2	RESIDENTIAL	200	1
ROOF DECK	RD-7	UNIT 7-TC1	COVERED AREA / VEGETABLE GARDEN / HVAC	915.64 SF	R-2	RESIDENTIAL	200	5
ROOF DECK	RD-8	UNIT 8-TD1	UNIT TYPE D1	130.79 SF	R-2	RESIDENTIAL	200	1
ROOF DECK	RD-8	UNIT 8-TD1	COVERED AREA / VEGETABLE GARDEN / HVAC	908.94 SF	R-2	RESIDENTIAL	200	5
ROOF DECK	RD-9	UNIT 9-TD2	UNIT TYPE D2	130.79 SF	R-2	RESIDENTIAL	200	1
ROOF DECK	RD-9	UNIT 9-TD2	COVERED AREA / VEGETABLE GARDEN / HVAC	908.94 SF	R-2	RESIDENTIAL	200	5
ROOF DECK	RD-10	UNIT 10-TC2	UNIT 10-TC2	130.79 SF	R-2	RESIDENTIAL	200	1
ROOF DECK	RD-10	UNIT 10-TC2	COVERED AREA / VEGETABLE GARDEN / HVAC	915.64 SF	R-2	RESIDENTIAL	200	5
				10582.94 SF				53

EXITING WIDTHS

UNIT NUMBER	TYPE MARK	WIDTH FACTOR	WIDTH PROVIDED	ACTUAL OCCUPANCY LOAD	MINIMUM WIDTH REQUIRED	OCCUPANCY LOAD CAPACITY
ROOF DECK						
UNIT 1-TA	D-01	0.15	42	300	32	200
UNIT 1-TA	D-06	0.15	36	200	32	200
UNIT 1-TA	D-06	0.15	36	200	32	200
UNIT 2-TB	D-01	0.15	42	300	32	200
UNIT 2-TB	D-06	0.15	36	200	32	200
UNIT 2-TB	D-06	0.15	36	200	32	200
UNIT 3-TE	D-01	0.15	42	300	32	200
UNIT 3-TE	D-06	0.15	36	200	32	200
UNIT 3-TE	D-06	0.15	36	200	32	200
UNIT 4-TE	D-01	0.15	42	300	32	200
UNIT 4-TE	D-06	0.15	36	200	32	200
UNIT 4-TE	D-06	0.15	36	200	32	200
UNIT 5-TB	D-01	0.15	42	300	32	200
UNIT 5-TB	D-06	0.15	36	200	32	200
UNIT 5-TB	D-06	0.15	36	200	32	200
UNIT 6-TA	D-06	0.15	36	200	32	200
UNIT 6-TA	D-06	0.15	36	200	32	200
UNIT 7-TC1	D-01	0.15	42	300	32	200
UNIT 7-TC1	D-01	0.15	42	300	32	200
UNIT 8-TD1	D-01	0.15	42	300	32	200
UNIT 9-TD2	D-01	0.15	42	300	32	200
UNIT 10-TC2	D-01	0.15	42	300	32	200

LEGEND

- 1-HOUR WALL SEPARATION
- 2-HOUR WALL SEPARATION
- COMMON PATH OF TRAVEL
- EGRESS TRAVEL DISTANCE
- FE — FIRE EXTINGUISHER

FIRE & LIFE SAFETY PLAN GENERAL NOTES

1. MEANS OF EGRESS ILLUMINATION SHALL BE CAPABLE OF PROVIDING A MINIMUM OF ONE FOOT-CANDLE AT FLOOR LEVEL ON THE PATH OF EGRESS TRAVEL. THE PATH OF EXIT TRAVEL INCLUDES PATHS OF EGRESS ON THE EXTERIOR OF THE BUILDING TO THE ADJACENT PUBLIC WAY. IN THE EVENT OF POWER FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM PER SFBC 1606. SEE ELECTRICAL AND LIGHTING DRAWINGS.
2. PROVIDE 3-HOUR FIRE RATED OCCUPANCY SEPARATION BETWEEN SECOND AND THIRD FLOOR.
3. ALL DOORS USED IN PATH OF EGRESS TO BE 36" WIDE MINIMUM, COMMON EXIT PATHS TO BE 60" MINIMUM.
4. ALL EXIT DOORS 36" WIDE MINIMUM.
5. SEE ELECTRICAL DRAWINGS FOR SMOKE ALARM & CARBON MONOXIDE DETECTORS.
6. PROVIDE 84" MINIMUM CLEAR HEADROOM ALONG WALKS, HALLS, CORRIDORS WHICH ARE PART OF THE REQUIRED EGRESS SYSTEM PER SFBC 1125 A.2.
7. DWELLING UNIT SMOKE ALARMS SHALL BE INTERCONNECTED, SEE ELECTRICAL DRAWINGS.
8. BUILDING SHALL BE EQUIPPED THROUGHOUT WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SFBC SEC. 903.3.11 AND DWELLING UNIT NOTIFICATION DEVICE SHALL ACTIVATE UPON SPRINKLER FLOW. SEE PLUMBING DRAWINGS.
9. ALL DWELLING AND SLEEPING UNITS SHALL BE PROVIDED WITH INFRASTRUCTURE TO SUPPORT VISUAL ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITHIN NFPA 72. SEE ELECTRICAL DRAWINGS.
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21. PROVIDE 2-HOUR FIRE RATED FLOOR SEPARATION BETWEEN ALL FLOORS.
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    B. "AREAS OF REFUGE" ARE NOT REQUIRED IN A FULLY SPRINKLERED BUILDING AS PER CBC 1009.3 EXCEPTION 2. THE PROJECT PROPOSES (2) CLASS I STANDPIPES, ONE IN EACH STAIR, AS SHOWN ON THE DRAWINGS, IN FULL COMPLIANCE WITH 2019 CBC 905.4(1). AS PER 905.4(2) EXCEPTION, STANDPIPES ARE NOT REQUIRED ON EACH SIDE OF THE WALL ADJACENT TO THE EXIT OPENING OF A HORIZONTAL EXIT.
25. REFER TO OVERALL PLANS AND A7 SERIES FOR VERTICAL CIRCULATION INFORMATION.

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PROJECT
PIONEER VISTA TOWNHOMES
2015 PIONEER CT. SAN MATEO, CA
94403

OWNER
EV FUND LLC
408 S SPRING STREET #302 LOS ANGELES, CA 90013

LICENSED ARCHITECT
Lilian Diango Alaine
C-29776
04/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

ISSUANCE:

NO.	DESCRIPTION	DATE
1	REVISION PER C3 COMMENTS	2025-11-20

TITLE:
LIFE SAFETY DIAGRAM (ROOF DECK)

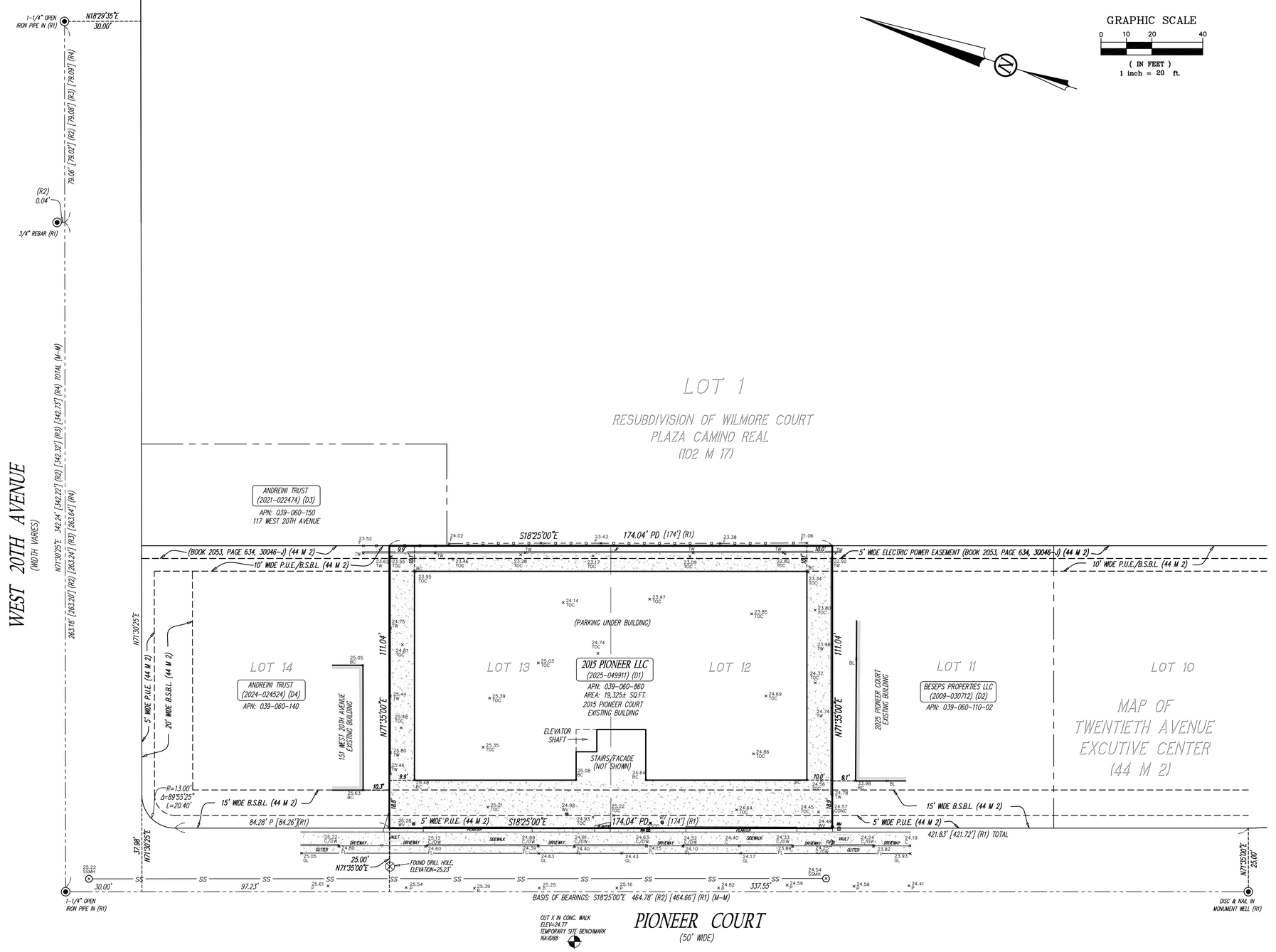
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LEGEND

	BUILDING FOOTPRINT
	CONCRETE
	ASPHALT
⊙	FOUND CITY MONUMENT AS NOTED
(M-M)	MONUMENT TO MONUMENT
[ ]	RECORD DATA
BC	BUILDING CORNER
BL	BUILDING LINE
C	TOP OF CURB
CONC	CONCRETE
F	FENCE
FH	FIRE HYDRANT
FL	FLOWLINE
GL	GUTTER LIP
JP	JOINT POLE
PD	PROPORTIONATE DISTANCE
P	PAVEMENT
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEAN OUT
TOC	TOP OF CONCRETE
W	BACK OF SIDEWALK
WM	WATER METER
WV	WATER VALVE
P.U.E.	PUBLIC UTILITY EASEMENT
P.S.B.L.	BUILDING SET BACK LINE

ADJACENT PARCEL/LOT LINE

EASEMNET LINE

HISTORIC LOT LINE

MONUMENT LINE

SUBJECT PROPERTY LINE

TIE LINE

WOOD FENCE LINE

OWNER:

2015 PIONEER LLC, A CALIFORNIA
LIMITED LIABILITY COMPANY
408 S. SPRING STREET #302
LOS ANGELES, CA 90013

BASIS OF BEARINGS:

MONUMENT LINE WITHIN PIONEER COURT
PER CORNER RECORD NO. 2988.
BEARINGS: S18°25'00"E.

BASIS OF ELEVATIONS:

ELEVATIONS ARE BASED UPON NAVD88
VERTICAL DATUM ESTABLISHED VIA RAPID STATIC
OBSERVATIONS.

MAP REFERENCES:

(R1) MAP OF TWENTIETH AVENUE EXCUTIVE CENTER (44 M 2)
(R2) CORNER RECORD NO. 2988
(R3) PACIFIC GARDENS CONDOMINIUMS FINAL MAP (123 M 8)
(R4) RESUBDIVISION OF WILMORE COURT PLAZA CAMINO REAL (102 M 17)

DEED REFERENCES:

(D1) DEED (2025-049911) RECORDED 09/23/2025
(D2) DEED (2009-030712) RECORDED 03/19/2009
(D3) DEED (2021-022474) RECORDED 02/10/2021
(D4) DEED (2024-024524) RECORDED 05/09/2024

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS ACT AT THE REQUEST OF JACK BOYAJIAN IN DECEMBER, 2025.

LICENSED LAND SURVEYOR
KEITH S. BUSH
No. 8494
STATE OF CALIFORNIA

KEITH S. BUSH, L.S. 8494
DATE: 12/18/2025

BOUNDARY & FEATURE LOCATION SURVEY

THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED
RECORDED SEPTEMBER 23, 2025 SERIES NO. 2025-049911
SAN MATEO COUNTY RECORDS; BEING LOTS 12 & 13,
MAP OF TWENTIETH AVENUE EXECUTIVE CENTER (44 M 2)
CITY OF SAN MATEO, COUNTY OF SAN MATEO, CALIFORNIA
DECEMBER, 2025 SCALE: 1" = 20'

BAY AREA LAND SURVEYING INC
3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167

SHEET NO.
TP1

If this line is not one inch, and this sheet is not 24x36, then the sheet has been reduced from its original size. Noted scales may not be applicable.

IMPROVEMENT PLANS

FOR A

ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES
10 UNITS RESIDENTIAL CONDOMINIUM

AT

2015 PIONEER COURT, SAN MATEO, CA 94403

TENTATIVE TRACT MAP NAME: PIONEER VISTA TOWNHOMES

TRACT NUMBER: 06081607400

SURVEY DATUM

Boundary & Topographic Survey provided by Bay Area Land Surveying, Inc. dated December 2025.

MAP DATA

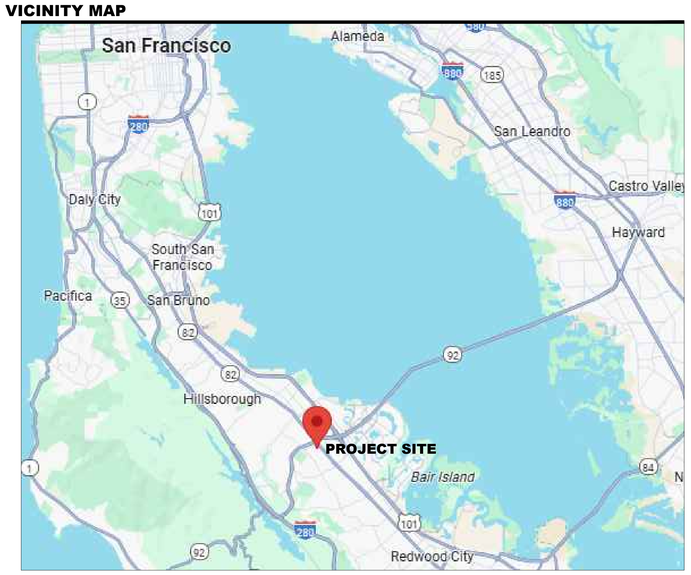
Contour Interval: 1 Foot

Aerial Photo: None

SHEET INDEX

C0.0	COVER SHEET
C1.0	TENTATIVE MAP
C1.1	EXISTING AND PROPOSED SITE PLAN
C2.0	DEMOLITION PLAN
C3.0	DRAINAGE AND EROSION CONTROL PLAN
C4.0	PAVEMENT PLAN
C5.0	STORMWATER CONTROL PLAN
C6.0	UTILITY PLAN
C7.0	DETAILS
C8.0	BEST MANAGEMENT PRACTICE
C9.0	SIGHT DISTANCE EXHIBIT

VICINITY MAP



NOT TO SCALE

GENERAL STORMWATER NOTES

1. STOCKPILES: ALL STOCKPILES ASSOCIATED WITH THE PROJECT SHALL BE COVERED WITH PLASTIC SHEETING PRIOR TO ANY PRECIPITATION EVENT TO PREVENT RUNOFF OF SEDIMENT. SHEETING SHALL BE FIRMLY HELD IN PLACE WITH SANDBAGS OR OTHER WEIGHTS PLACED NO MORE THAN 10FT APART. SEAMS SHALL BE TAPED OR WEIGHTED DOWN THEIR ENTIRE LENGTH AND THERE SHALL BE AT LEAST A 12 INCH OVERLAP.

2. DUST CONTROL: BEST MANAGEMENT PRACTICES SHALL BE USED THROUGHOUT ALL PHASES OF CONSTRUCTION. THIS INCLUDES ANY SUSPENSION OF WORK, ALLEVIATION OR PREVENTION OF ANY FUGITIVE DUST NUISANCE AND THE DISCHARGE OF SMOKE OR ANY OTHER AIR CONTAMINANTS INTO THE ATMOSPHERE IN SUCH QUANTITY AS WILL VIOLATE ANY REGIONAL AIR POLLUTION CONTROL RULES, REGULATIONS, ORDINANCES, OR STATUTES. WATER SHALL BE APPLIED AS REQUIRED. DUST NUISANCE SHALL ALSO BE ABATED BY CLEANING, VACUUMING AND SWEEPING OR OTHER MEANS AS NECESSARY.

3. INTERIM EROSION AND SEDIMENT CONTROL: THIS PLAN INCLUDES INTERIM EROSION AND SEDIMENTATION CONTROL MEASURES TO BE TAKEN DURING WET SEASONS UNTIL PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES CAN ADEQUATELY MINIMIZE EROSION, EXCESSIVE STORM WATER RUNOFF AND SEDIMENTATION. THIS PLAN INCLUDES THE MINIMUM NECESSARY MEASURES TO BE TAKEN TO PREVENT EXCESSIVE STORM WATER RUNOFF OR CARRYING BY STORM WATER RUNOFF OF SOLID MATERIALS ON TO LANDS OF ADJACENT PROPERTY OWNERS, PUBLIC STREETS, OR TO WATERCOURSES AS A RESULT OF CONDITIONS CREATED BY GRADING OPERATIONS. ADDITIONAL MEASURES MAY BE REQUIRED IF DETERMINED BY THE CONTRACTOR, THE CITY, THE COUNTY, OR THE ENGINEER AS CHANGING CONDITIONS OCCUR. GRADING SHALL NOT TAKE PLACE DURING THE RAINY SEASON WITHOUT THE IMPLEMENTATION OF ADDITIONAL BMP'S TO PREVENT EROSION AND RUNOFF.

4. PERMANENT EROSION AND SEDIMENT CONTROL: PERMENANT EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED BY LANDSCAPING OF DISTURBED AREAS OF THE PROJECT SITE. LANDSCAPING SHALL CONSIST OF SOME OR AL THE FOLLOWING: SPREADING OF MULCH, SEEDING, AND PLANTING OF CONTAINER PLANTS. ANTICIPATED TIME UNTIL ESTABLISHMENT FOR THESE 3 LANDSCAPING METHODS IS AS FOLLOWS: IMMEDIATE, 3 MONTHS, 1 MONTH (RESPECTIVELY, ASSUMING APPROPRIATE IRRIGATION IS PROVIDED. DOWNSPOUTS SHALL BE DIRECTED INTO THE UNDERGROUND DRAINAGE SYSTEM AS INDICATED ON THE DRAINAGE PLAN OR AWAY FROM STRUCTURES.

5. THIS PROJECT WILL DISPERSE ALL RUNOFF FROM ROOFS AND HARDSCAPE AREAS TO APPROPRIATE LOCATIONS AND AS SHOWN ON THE PLANS.

6. STORMWATER DISCHARGE ADJACENT TO FOUNDATIONS AND OTHER STRUCTURES IS NOT PERMITTED.

7. WASH OUT CONCRETE EQUIPMENT/TRUCKS OFF-SITE OR INTO CONTAINED WASHOUT AREAS THAT WILL NOT ALLOW DISCHARGE OF WASH WATER ONTO THE UNDERLYING SOIL OR ONTO THE SURROUNDING AREAS.

GENERAL NOTES

1. THESE ENGINEERING DRAWINGS ARE BASED ON CONDITIONS AT THE TIME OF DESIGN AND FROM INFORMATION PROVIDED BY THE OWNER. FUTURE MODIFICATIONS TO GRADING AND SITE DEVELOPMENT COULD CAUSE EROSION AND SLOPE FAILURE.

2. ALL GRADING SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL AND/OR THE PROJECT SOIL ENGINEER.

3. OBSERVATION OF THE CONSTRUCTION BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO COMPLETE THE CONSTRUCTION IN CONFORMANCE WITH THE PROJECT DOCUMENTS AND GENERALLY ACCEPTED STANDARDS OF PRACTICE. THE PURPOSE OF THE ENGINEERS VISITS WILL BE TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE CONTRACTOR'S WORK AND DETERMINE IF THE WORK IS PROGRESSING IN GENERAL CONFORMANCE WITH OUR DESIGN INTENT.

4. LOCATIONS OF CUTS AND FILLS ARE APPROXIMATE. CONTRACTOR TO VERIFY GRADING EXTENTS IN THE FIELD.

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PROJECT

DESCRIPTION
PIONEER VISTA TOWNHOMES
PROJECT ADDRESS
2015 PIONEER CT
SAN MATEO, CA 94403

STAMP

REGISTERED PROFESSIONAL ENGINEER — JOHN O. PATTERSON — NO. C71212 — EXP. 06/30/27 — CIVIL — STATE OF CALIFORNIA

REVISIONS

REV #	DESCRIPTION	DATE
6		
5		
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2		
1	PLAN CHECK	11/10/25

TENTATIVE MAP

DATE:	1/2/2026
SCALE:	AS NOTED
DESIGNED BY:	HH
DRAWN BY:	DW
CHECKED BY:	AP

SHEET TITLE

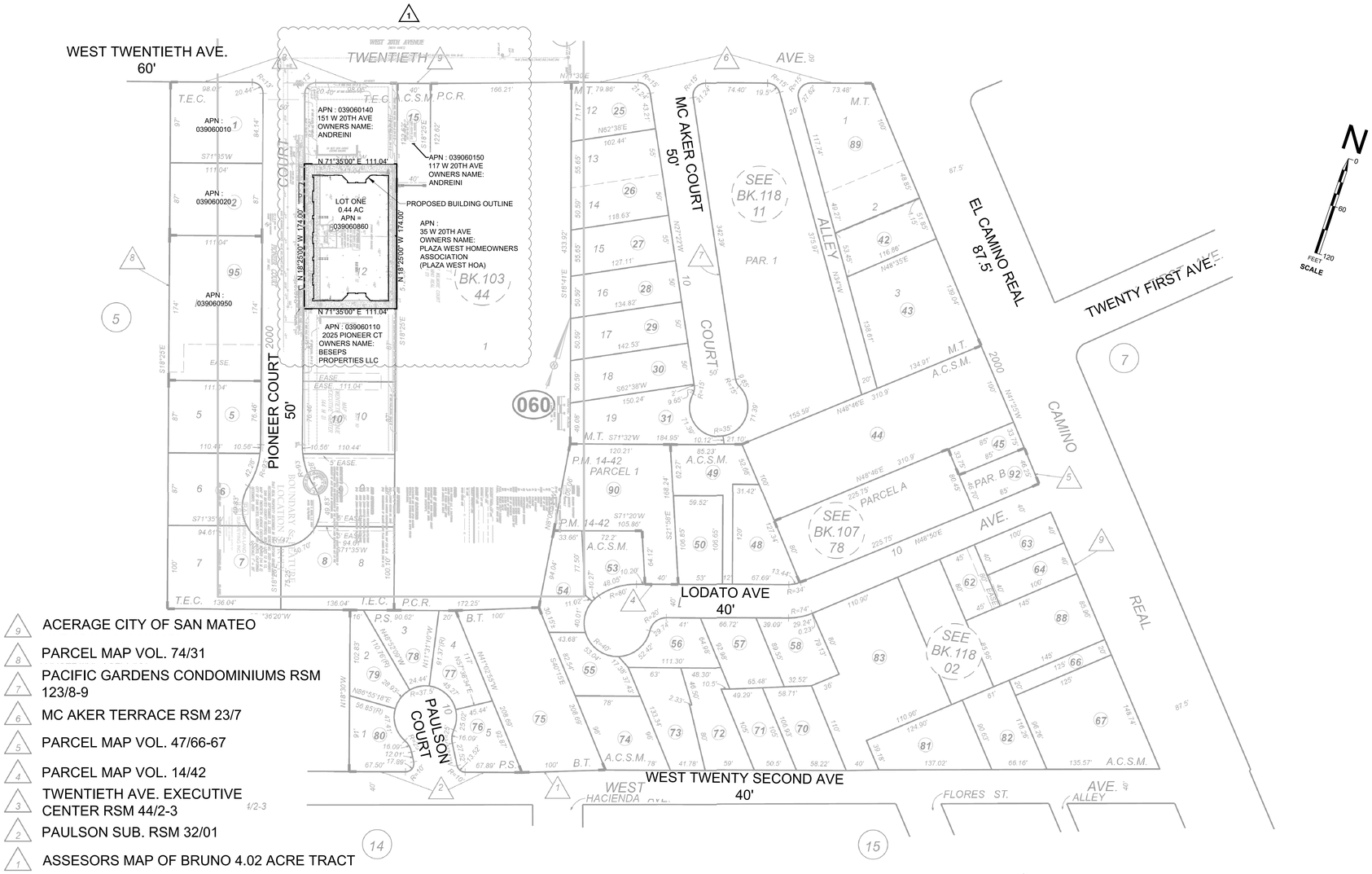
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SHEET NO.

C0.0

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9 ACERAGE CITY OF SAN MATEO

8 PARCEL MAP VOL. 74/31

7 PACIFIC GARDENS CONDOMINIUMS RSM 123/8-9

6 MC AKER TERRACE RSM 23/7

5 PARCEL MAP VOL. 47/66-67

4 PARCEL MAP VOL. 14/42

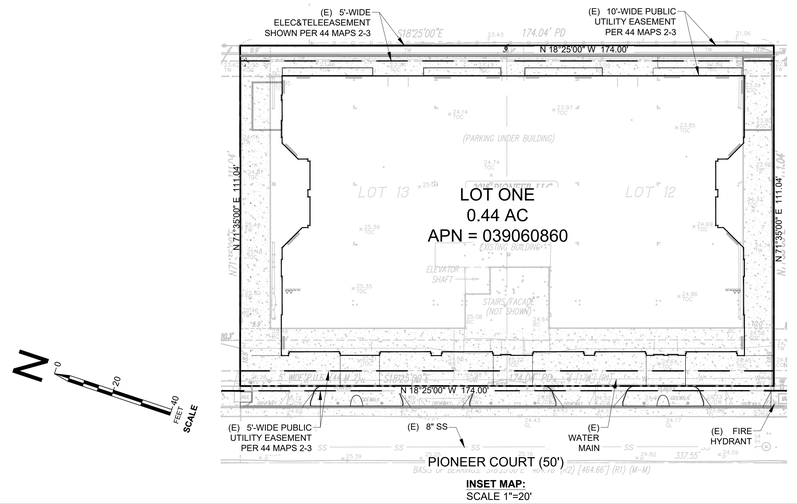
3 TWENTIETH AVE. EXECUTIVE CENTER RSM 44/2-3 1/2-3

2 PAULSON SUB. RSM 32/01

1 ASSESORS MAP OF BRUNO 4.02 ACRE TRACT

TENTATIVE MAP

SCALE: 1" = 60'



INSET MAP:
SCALE 1"=20'

PROJECT INFORMATION:

LOT NAME: 2015 PIONEER COURT, SAN MATEO

OWNER NAME: STILL PROPERTY GROUP

TELEPHONE: (201) 875-7500

EMAIL: JACK@STILLPG.COM

LOT AREA = 19314.00 SF = 0.44 AC

TENTATIVE MAP PREPARED BY: UPRIGHT ENGINEERING INC.

NAME: AUSTIN PAYNE, PE

LICENSE NUMBER: 71212 (CALIFORNIA CIVIL)

1 EXISTING LAND USE: COMMERCIAL OFFICE BUILDING

PROPOSED LAND USE: 10 UNITS RESIDENTIAL CONDO

1 **UTILITY PROVIDER INFORMATION:**

WATER : CALIFORNIA WATER COMPANY
SEWER : CITY OF SAN MATEO
STORMWATER : CITY OF SAN MATEO
GAS : PG&E
ELECTRICITY: PG&E

LEGEND

PROPERTY LINE

UTILITY EASEMENT LINE

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2015 PIONEER CT
SAN MATEO, CA 94403

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No. C71212
EXP. 06/30/27
CIVIL
STATE OF CALIFORNIA

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CHECKED BY:	AP

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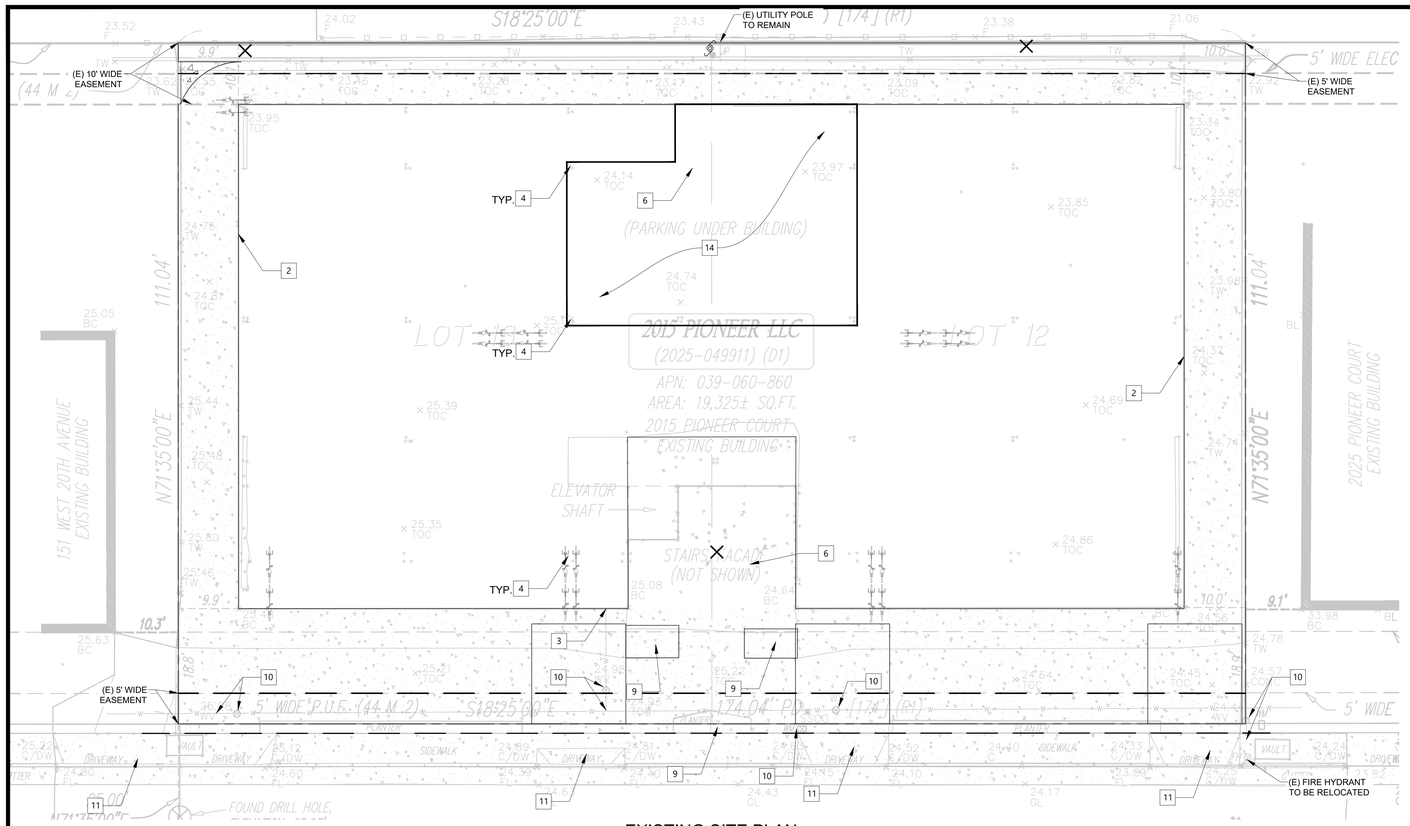
TENTATIVE MAP

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C1.0

PLOT TIME & DATE: 1/2/2026 10:45 AM
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EXISTING SITE PLAN

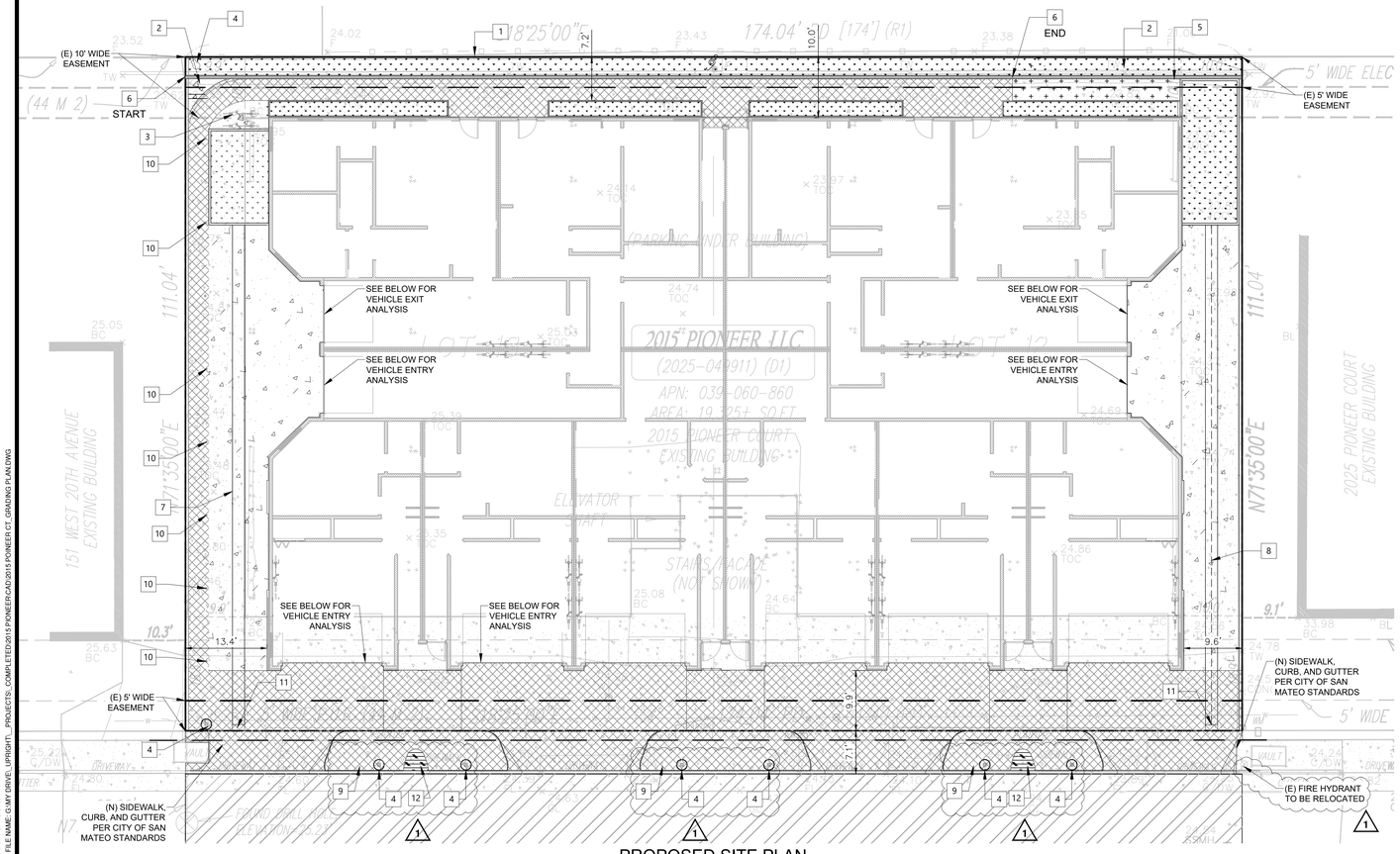
SCALE: 1" = 10'

EXISTING SITE PLAN KEYNOTES

1. NOT USED
2. EXISTING OFFICE BUILDING
3. EXISTING DOMESTIC WATER LINE
4. EXISTING POST/COLUMN
5. NOT USED
6. EXISTING STAIRS/STAIR STEPS
7. EXISTING ELEVATOR
8. EXISTING UTILITY
9. EXISTING SHRUB AND WALL/SCREEN WALL
10. EXISTING WATER LINE, WATER VALVE, WATER METER AND FIRE HYDRANT
11. EXISTING DRIVEWAY/CURBCUT AND CONCRETE
12. NOT USED
13. EXISTING CURB AND GUTTER
14. EXISTING BASEMENT

NOTES:
1. THE LOCATIONS OF EXISTING SITE FEATURES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

N 0 10 20 FEET SCALE



PROPOSED SITE PLAN

SCALE: 1" = 10'

PROPOSED SITE PLAN KEYNOTES

1. NEW LIGHTS
2. NEW BENCH LOCATION
3. NEW BIKE RACKS
4. NEW LIGHT POST
5. HOSE BIB LOCATION
6. PROPOSED RETAINING WALL
7. PROPOSED CONCRETE SWALE
8. PROPOSED CHANNEL DRAIN
9. TRASH BINS
10. FLOOR LIGHTS
11. CATCH BASIN
12. TREE WELL MULCH

PROPOSED SITE PLAN LEGEND

- PROPERTY LINE
- CHANNEL DRAIN
- CONCRETE SWALE
- PROPOSED RETAINING WALL
- NEW CONCRETE PAVEMENT
- RERMEABLE PAVERS, SEE ARCHITECTURAL DRAWINGS
- BIO-FILTRATION PLANTERS
- ARTIFICIAL GRASS, SEE ARCHITECTURAL PLANS
- GRIND AND OVERLAY ENTIRE STREE WIDTH

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PROJECT

DESCRIPTION
PIONEER VISTA TOWNHOMES
PROJECT ADDRESS
2015 PIONEER CT
SAN MATEO, CA 94403

STAMP

REGISTERED PROFESSIONAL ENGINEER — ALEXANDER G. PAPAZ — No. C71212 — EXP. 06/30/27 — CIVIL — STATE OF CALIFORNIA

REVISIONS

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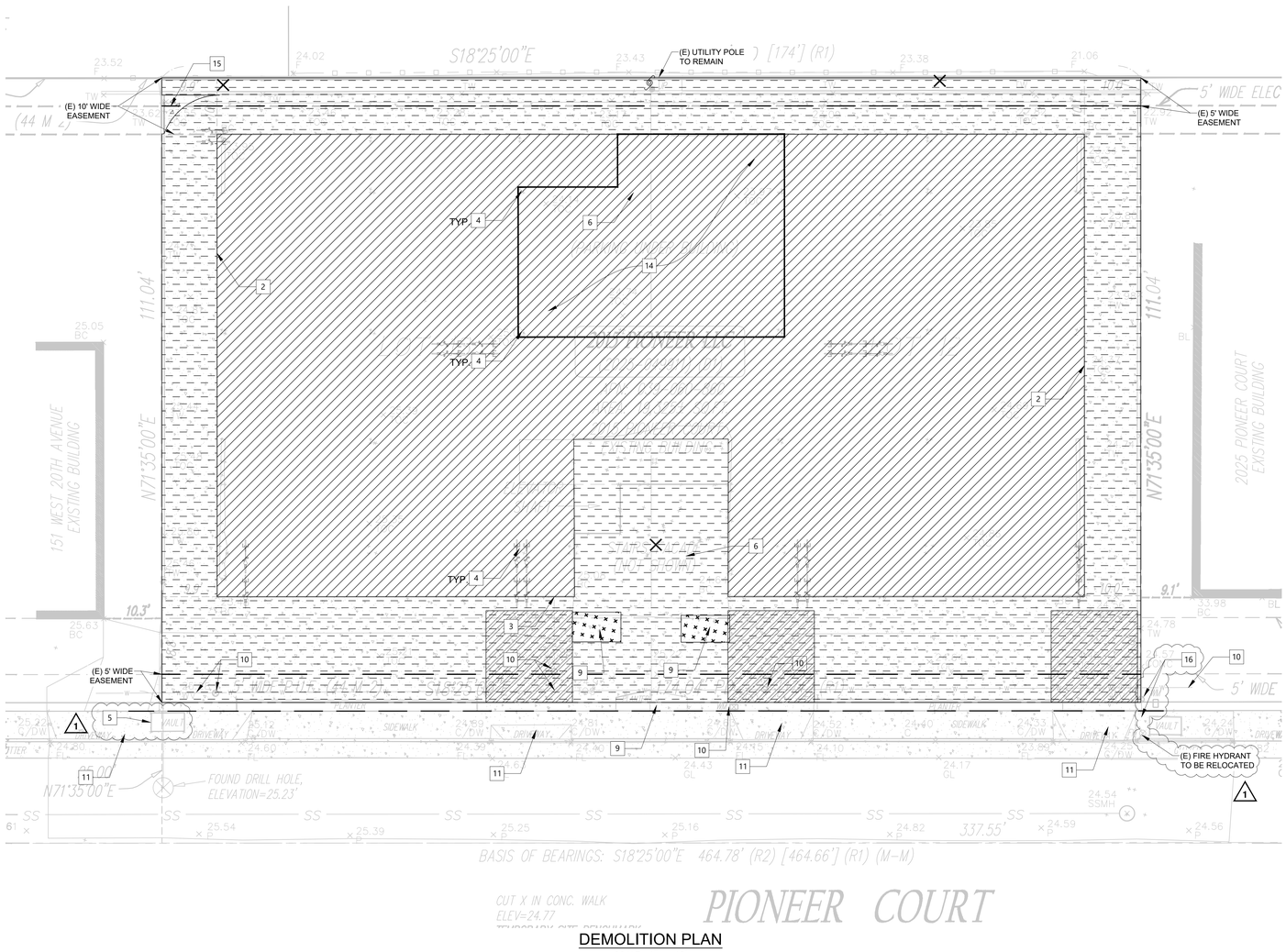
EXISTING AND PROPOSED SITE PLAN

SHEET NO.

C1.1

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DEMOLITION PLAN

SCALE: 1" = 10'

LEGEND

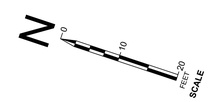
- PROPERTY LINE
- REMOVE EXISTING TREE
- STRAW WATTLE PER DETAIL 1 THIS SHEET
- EXISTING BUILDING TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EXISTING ASPHALT TO BE REMOVED
- CLEAR AND GRUB
- CONSTRUCTION ENTRANCE

DEMOLITION NOTES

1. LIMIT OF DEMOLITION SHOWN IS APPROXIMATE.
2. SAWCUTTING, TRENCH EXCAVATION, AND DEMOLITION ASSOCIATED WITH PROPOSED UNDERGROUND UTILITY IMPROVEMENTS IS NOT SHOWN ON THIS PLAN. REFER TO UTILITY PLAN FOR PROPOSED UTILITY INFORMATION. REPLACE PLANTING AND PAVING IN-KIND TO MATCH EXISTING WHERE EXISTING CONDITIONS ARE DISRUPTED FOR NEW WORK. PAVING SHALL BE REMOVED TO NEAREST CONTROL OR CONSTRUCTION JOINT.
3. ALL EXISTING TREES TO BE REMOVED WITHIN PROJECT LIMIT UNLESS OTHERWISE NOTED.
4. ALL SURFACE IMPROVEMENTS (SUCH AS PAVEMENT, CURB, CONCRETE, AND LANDSCAPE AREAS) WITHIN THE LIMIT OF WORK ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
5. ALL EXISTING UTILITY SERVICES WITHIN LIMIT OF WORK ARE TO BE PROTECTED UNLESS OTHERWISE NOTED ON PLAN.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND RELOCATION OF SIGNS IMPACTED BY PROJECT IMPROVEMENTS.
7. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND UTILITY LOCATIONS.
8. CONTRACTOR IS RESPONSIBLE TO LEGALLY DISPOSE OF ALL REMOVED MATERIAL.

KEYNOTES

1. SAWCUT/ LIMIT OF DEMOLITION
2. EXISTING OFFICE BUILDING TO BE REMOVED, SEE ARCHITECTURAL PLAN FOR MORE INFORMATION
3. EXISTING DOMESTIC WATER LINE TO BE CUT AND CAPPED, AND RECONNECT TO SERVE THE NEW BUILDING
4. EXISTING POST/COLUMN TO BE REMOVED AND REPLACED
5. EXISTING ELECTRIC BOX TO BE PROTECTED (1)
6. EXISTING STAIRS/STAIR STEPS TO BE REMOVED, SEE ARCHITECTURAL PLAN FOR NEW STAIRS LOCATION
7. EXISTING ELEVATOR TO BE REMOVED
8. EXISTING UTILITY, PROTECT IN PLACE
9. EXISTING SHRUB AND WALL/SCREEN WALL TO BE REMOVED
10. EXISTING WATER LINE, WATER VALVE, WATER METER AND FIRE HYDRANT TO REMAIN, PROTECT IN PLACE OR IMPROVE AS NECESSARY. LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
11. EXISTING DRIVEWAY/CURBCUT AND CONCRETE TO BE EXPANDED, SEE GRADING PLAN FOR MORE INFORMATION
12. EXISTING GAS METER, FIRE DEPARTMENT CONNECTION, AND TANK TO BE RELOCATED
13. EXISTING CURB AND GUTTER TO BE REMOVED AND REPLACE WITH NEW CURB
14. EXISTING BASEMENT TO REMAIN
15. PROTECT EXISTING CONCRETE PER ARBORIST RECOMMENDATION
16. EXISTING WATER VALVE AND LATERAL TO BE REMOVED/RELOCATED (1)



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PROJECT

DESCRIPTION
PIONEER VISTA TOWNHOMES
PROJECT ADDRESS
2015 PIONEER CT
SAN MATEO, CA 94403

STAMP

REGISTERED PROFESSIONAL ENGINEER — JUSTIN C. PAPAC — No. C71212 — EXP. 06/30/27 — CIVIL — STATE OF CALIFORNIA

REVISIONS

REV #	DESCRIPTION	DATE
6		
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1	PLAN CHECK	11/10/25

TENTATIVE MAP

DATE:	1/2/2026
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SHEET TITLE

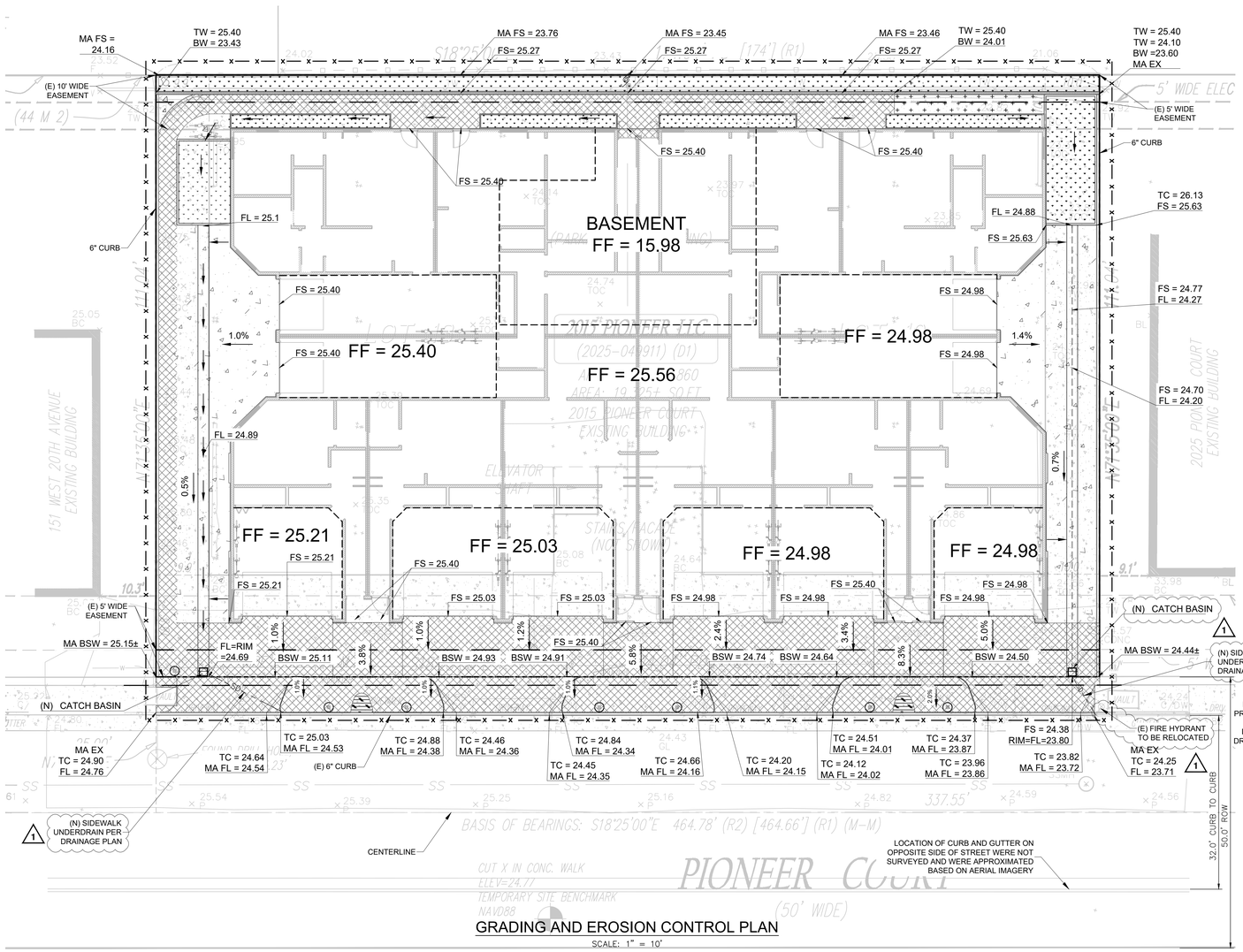
DEMOLITION PLAN

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GRADING AND EROSION CONTROL PLAN

SCALE: 1" = 10'

LEGEND

- PROPERTY LINE
- GRADE BREAK
- PROPOSED STRAW WATTLE, SEE DETAIL 1 SHEET 7
- CHANNEL DRAIN
- CONCRETE SWALE
- PROPOSED RETAINING WALL
- NEW CONCRETE PAVEMENT
- RED PAVERS, SEE ARCHITECTURAL DRAWINGS
- BIO-FILTRATION PLANTERS
- ARTIFICIAL GRASS, SEE ARCHITECTURAL PLANS
- TREE WELL MULCH
- INLET PROTECTION

(E)	EXISTING
(N)	PROPOSED
FS	FINISH SURFACE
TC	TOP OF CURB
FL	FLOWLINE
BSW	BACK OF SIDEWALK
BW	BOTTOM OF WALL
TW	TOP OF WALL
MA	MATCH

GRADING NOTES

1. LOCATION OF CUTS AND FILLS ARE APPROXIMATE. CONTRACTOR TO VERIFY GRADING EXTENTS IN THE FIELD.
2. ALL GRADING SHALL BE PERFORMED PER THE RECOMMENDATIONS IN THE GEOTECHNICAL STUDY AND STRUCTURAL DRAWINGS.
3. CONTRACTOR SHALL CONSTRUCT DRAINAGE IMPROVEMENTS PRIOR TO GRADING TO PREVENT RUN-ON TO WORK AREA. IF IT IS NOT FEASIBLE TO CONSTRUCT DRAINAGE PRIOR TO GRADING, TEMPORARY DRAINAGE FACILITIES SHALL BE PROVIDED BY THE CONTRACTOR.
4. MAXIMUM FILL SLOPE SHALL BE 2:1 (HORIZ:VERT)
5. MAXIMUM CUT SLOPE SHALL BE 1.5:1 (HORIZ:VERTICAL)
6. FILL SHALL BE PLACED IN MAXIMUM 6" LIFTS. MOISTURE CONDITIONED TO WITHIN 3% OF OPTIMUM, AND COMPACTED USING SHEEPS FOOT ROLLER OR SIMILAR EQUIPMENT TO 95% RELATIVE COMPACTION AS MEASURED USING THE MODIFIED PROCTOR METHOD.

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PROJECT

DESCRIPTION
PIONEER VISTA TOWNHOMES
PROJECT ADDRESS
2015 PIONEER CT
SAN MATEO, CA 94403

STAMP

REGISTERED PROFESSIONAL ENGINEER — ANDREW PAPROCKI — No. C71212 — EXP. 06/30/27 — CIVIL — STATE OF CALIFORNIA

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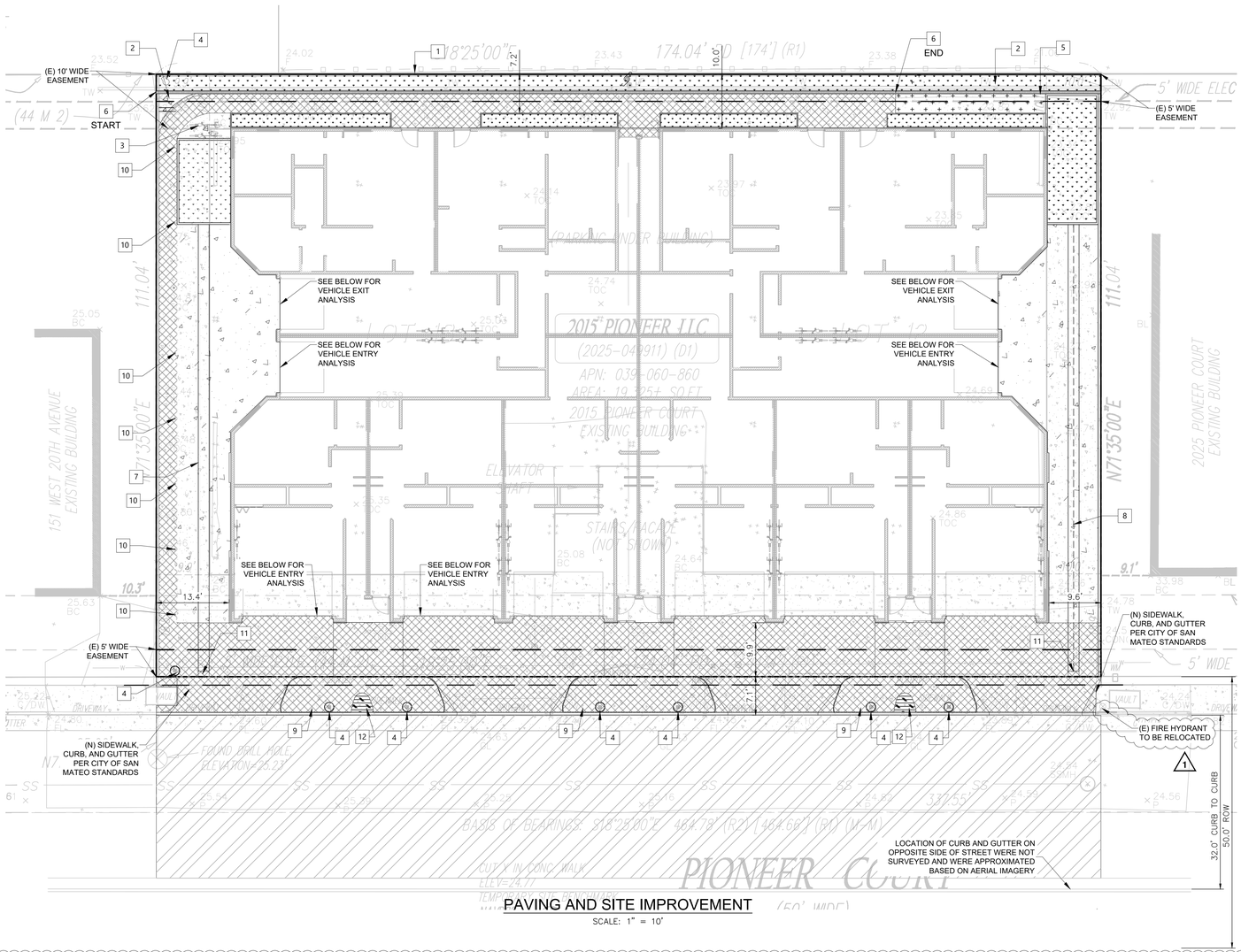
GRADING AND EROSION CONTROL PLAN

SHEET NO.

C3.0

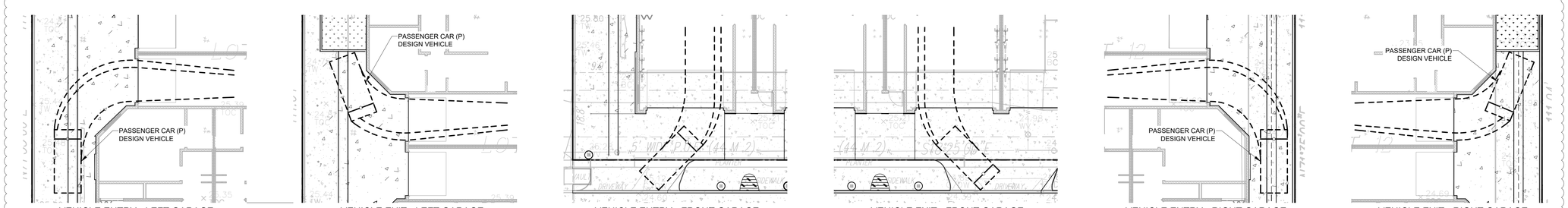
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PAVING AND SITE IMPROVEMENT

SCALE: 1" = 10'



VEHICLE ENTRY - LEFT GARAGE
SCALE: 1" = 10'

VEHICLE EXIT - LEFT GARAGE
SCALE: 1" = 10'

VEHICLE ENTRY - FRONT GARAGE
SCALE: 1" = 10'

VEHICLE EXIT - FRONT GARAGE
SCALE: 1" = 10'

VEHICLE ENTRY - RIGHT GARAGE
SCALE: 1" = 10'

VEHICLE EXIT - RIGHT GARAGE
SCALE: 1" = 10'

LEGEND

- PROPERTY LINE
- CHANNEL DRAIN
- CONCRETE SWALE
- PROPOSED RETAINING WALL
- NEW CONCRETE PAVEMENT
- RED PAVERS, SEE ARCHITECTURAL DRAWINGS
- BIO-FILTRATION PLANTERS
- ARTIFICIAL GRASS, SEE ARCHITECTURAL PLANS
- GRIND AND OVERLAY ENTIRE STREE WIDTH

KEYNOTES

1. NEW LIGHT BOLLARDS
2. NEW BENCH LOCATION
3. NEW BIKE RACKS
4. NEW LIGHT POST
5. HOSE BIB LOCATION
6. PROPOSED RETAINING WALL
7. PROPOSED CONCRETE SWALE
8. PROPOSED CHANNEL DRAIN
9. TRASH BINS
10. FLOOR LIGHTS
11. CATCH BASIN
12. TREE WELL MULCH

TURNING ANALYSIS NOTES

DESIGN VEHICLE IS PASSENGER CAR (P) FROM THE HIGHWAY AND STREET DESIGN VEHICLES : AN UPDATE (2023) BY NCHRP, RESEARCH REPORT 1061.

N 0 10 20 FEET SCALE

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PROJECT

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PIONEER VISTA TOWNHOMES
PROJECT ADDRESS
2015 PIONEER CT
SAN MATEO, CA 94403

STAMP

REGISTERED PROFESSIONAL ENGINEER — ALVIN G. PAK — No. C71212 — EXP. 06/30/27 — CIVIL — STATE OF CALIFORNIA

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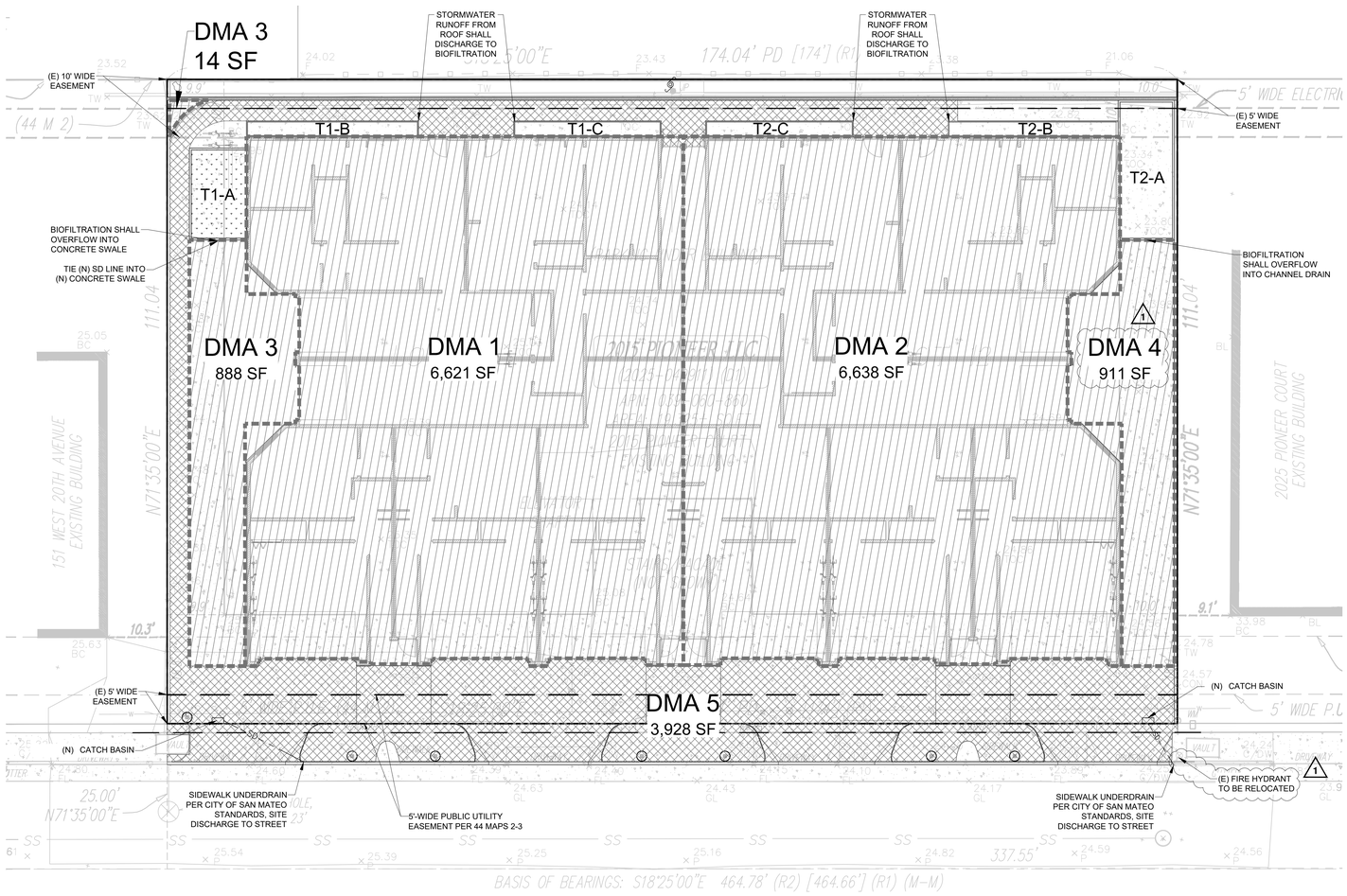
PAVING AND SITE IMPROVEMENT PLAN

SHEET NO.

C4.0

PLOT TIME & DATE: 1/2/2026 10:59 AM
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STORMWATER CONTROL PLAN

SCALE: 1" = 10'

LEGEND

- PROPERTY LINE
- RED PAVERS, SEE ARCHITECTURAL DRAWINGS
- BIO-FILTRATION PLANTERS
- PROPOSED IMPERVIOUS AREA (ARROW INDICATES DRAINAGE PATTERN)

GENERAL DRAINAGE NOTES:

1. ONSITE STORM DRAIN SYSTEM SHALL NOT CONNECT TO FRENCH DRAIN SYSTEM.
2. ALL JOINTS SHALL BE TIGHT GLUED AND ALL PIPES SHALL BE SOUNDS AND FREE FROM STRUCTURAL DEFECTS, CRACKS, BREAKS, OPENINGS, AND MISSING PORTIONS TO PREVENT EX-FILTRATION OR INFILTRATION BY GROUND WATER OR STORM WATER.

1

TREATMENT AREA SUMMARY TABLE

IMP AREA NAME	DMA AREA (SF)	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	IMP SIZING FACTOR	REQUIRED IMP AREA (SF)	PROPOSED IMP AREA (SF)	LID AREA	DMA SURFACE
DMA 1	6605	1.0	6605	0.04	264	266	T1-A T1-B T1-C	ROOF
DMA 2	6620	1.0	6620	0.04	265	340	T2-A T2-B T2-C	ROOF
DMA 3	888	1.0	888	0.04	36	-	T2-A	CONCRETE
DMA 4	911	1.0	911	0.04	36	-	T2-A	CONCRETE
DMA 5	3926	1.0	3926	-	-	-	SELF TREATING	PERVIOUS PAVERS

*NOTE: THE TREATMENT AREA WAS NOT PROVIDED FOR DMA3 AND DMA4, THEREFORE TO ACCOUNT FOR THIS REGION, THE TREATMENT AREA FOR DMA2 WAS UPSIZED TO ACCOMMODATE FOR ADDITIONAL SPACE.

N

0 10 20 FEET SCALE

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STRUCTURAL & CIVIL

ENGINEER

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3641 MT. DIABLO BLVD, # 1841
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PROJECT

DESCRIPTION
PIONEER VISTA TOWNHOMES
PROJECT ADDRESS
2015 PIONEER CT
SAN MATEO, CA 94403

STAMP

REGISTERED PROFESSIONAL ENGINEER
No. C71212
EXP. 06/30/27
CIVIL
STATE OF CALIFORNIA

REVISIONS

REV #	DESCRIPTION	DATE
6		
5		
4		
3		
2		
1	PLAN CHECK	11/10/25

TENTATIVE MAP

DATE:	1/2/2026
SCALE:	AS NOTED
DESIGNED BY:	HH
DRAWN BY:	DW
CHECKED BY:	AP

SHEET TITLE

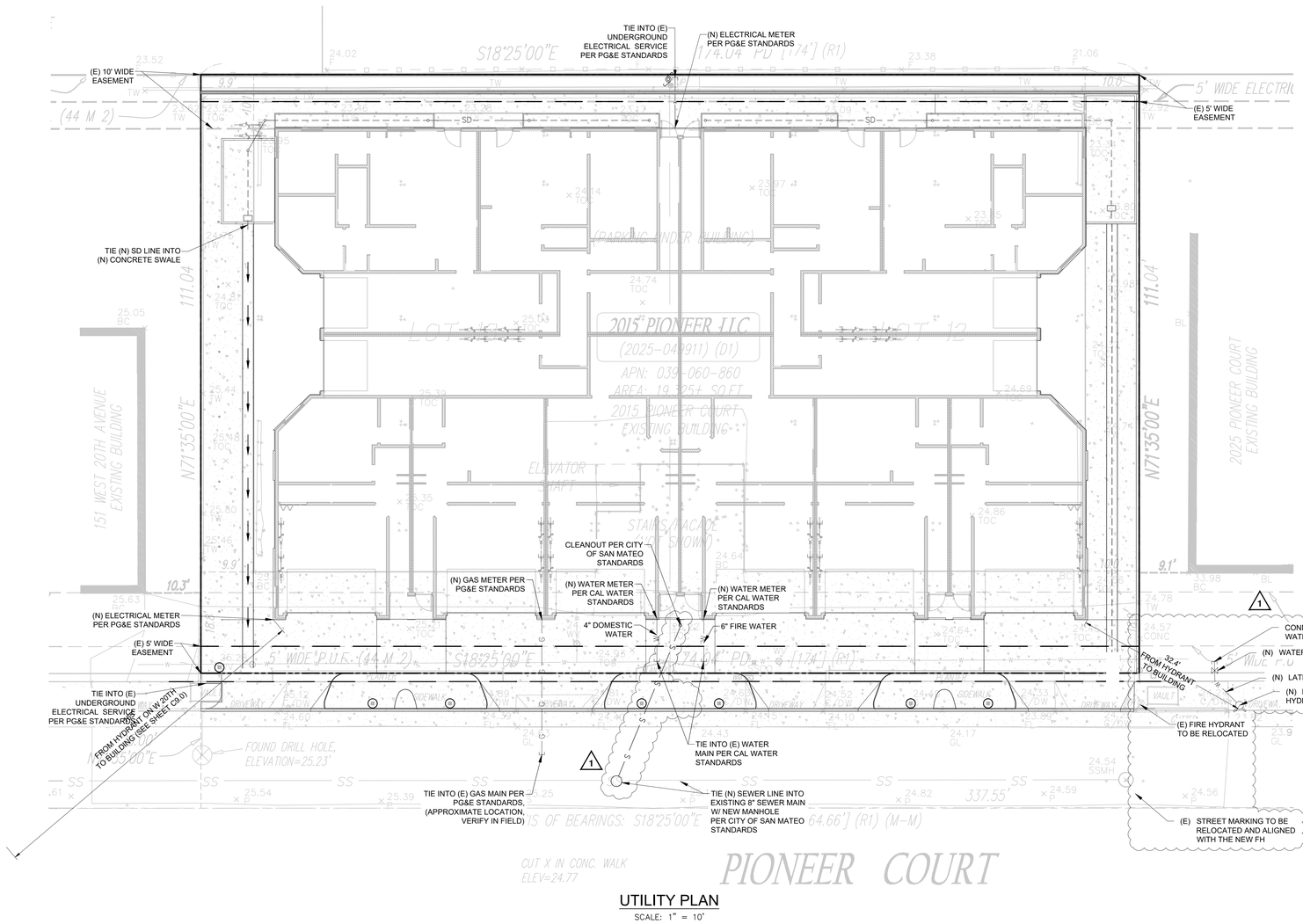
STORMWATER CONTROL PLAN

SHEET NO.

C5.0

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UTILITY PLAN

SCALE: 1" = 10'

LEGEND

- PROPERTY LINE
- CHANNEL DRAIN
- CONCRETE SWALE
- NEW GRAVITY SEWER 6" SDR35 PVC PIPE, CLEANOUTS SHALL BE PROVIDED AT ALL PIPE BENDS AND INTERSECTIONS.
- NEW GAS LINE 4" LATERAL PER PG&E STANDARDS
- NEW WATER LINE SIZE PER PLAN PER CAL WATER STANDARDS
- NEW UNDERGROUND ELECTRICAL SERVICE 2EA 5" CONDUITS PER PG&E STANDARDS
- NEW CONCRETE PAVEMENT
- RED PAVERS, SEE ARCHITECTURAL DRAWINGS
- BIO-FILTRATION PLANTERS
- ARTIFICIAL GRASS, SEE ARCHITECTURAL PLANS

(E)	EXISTING
(N)	PROPOSED
FS	FINISH SURFACE
TC	TOP OF CURB
FL	FLOWLINE

UTILITY SIZING SUMMARY

SEWER (PER 2022 CPC & ICC)
TOTAL FIXTURE UNIT COUNT: 566
DESIGN FLOW: 1,280 GPD

DOMESTIC WATER (PER 2022 CPC & ICC)
TOTAL FIXTURE UNIT COUNT: 566

GAS (PER 2022 CPC & ICC)
TOTAL DEMAND: 6,048 CUBIC FEET PER HOUR

ELECTRICAL
TOTAL SERVICE SIZE: 1,200A (ASSUMED)

FIRE FLOW (PER CFC APPENDIX B&C)
REQUIRED FIRE FLOW: 2,000 GPM
REQUIRED FLOW DURATION: 2 HRS
MINIMUM NUMBER OF HYDRANTS: 2 EA
BUILDING TYPE: V-A

N 0 10 20 SCALE FEET

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PROJECT

DESCRIPTION
PIONEER VISTA TOWNHOMES
PROJECT ADDRESS
2015 PIONEER CT
SAN MATEO, CA 94403

STAMP

REGISTERED PROFESSIONAL ENGINEER — ANDREW C. PAPAY — No. C71212 — EXP. 06/30/27 — CIVIL — STATE OF CALIFORNIA

REVISIONS

REV #	DESCRIPTION	DATE
6		
5		
4		
3		
2		
1	PLAN CHECK	11/10/25

TENTATIVE MAP

DATE:	1/2/2026
SCALE:	AS NOTED
DESIGNED BY:	HH
DRAWN BY:	DW
CHECKED BY:	AP

SHEET TITLE

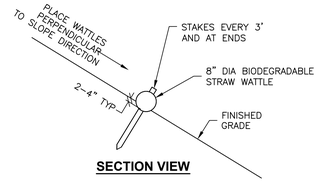
UTILITY PLAN

SHEET NO.

C6.0

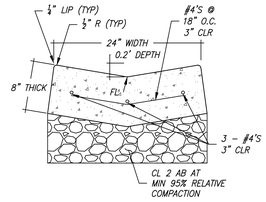
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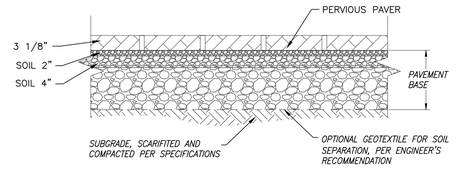
1 / 3 7 **STRAW WATTLE DETAILS**

NOT TO SCALE



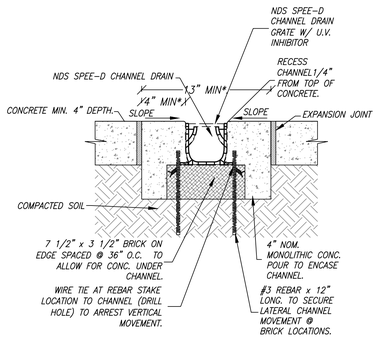
2 / 3 7 **CONCRETE SWALE DETAIL**

NOT TO SCALE



3 / 3 7 **PERMEABLE/PERVIOUS PAVERS**

NOT TO SCALE



4 / 3 7 **CHANNEL DRAIN DETAIL**

NOT TO SCALE

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PROJECT

DESCRIPTION
PIONEER VISTA TOWNHOMES
PROJECT ADDRESS
2015 PIONEER CT
SAN MATEO, CA 94403

STAMP

REGISTERED PROFESSIONAL ENGINEER — No. C71212 — EXP. 06/30/27 — CIVIL — STATE OF CALIFORNIA

REVISIONS

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1	PLAN CHECK	11/10/25

TENTATIVE MAP

DATE:	**1/2/2026**
SCALE:	AS NOTED
DESIGNED BY:	HH
DRAWN BY:	DW
CHECKED BY:	AP

SHEET TITLE

SIGHT DISTANCE EXHIBIT

SHEET NO.

C7.0

PLOT TIME & DATE: 1/2/2026 10:53 AM
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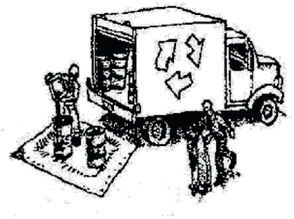
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SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



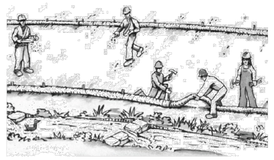
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving

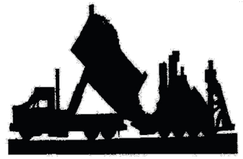


- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed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

Contaminated Soils

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

Paving/Asphalt Work

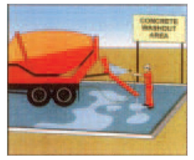


- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose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

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



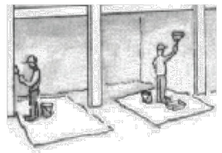
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

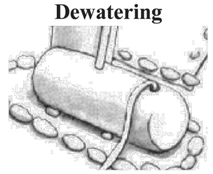
Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

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PROJECT
DESCRIPTION
PIONEER VISTA TOWNHOMES
PROJECT ADDRESS
2015 PIONEER CT
SAN MATEO, CA 94403

STAMP



REVISIONS

REV #	DESCRIPTION	DATE
6		
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2		
1	PLAN CHECK	11/10/25

TENTATIVE MAP

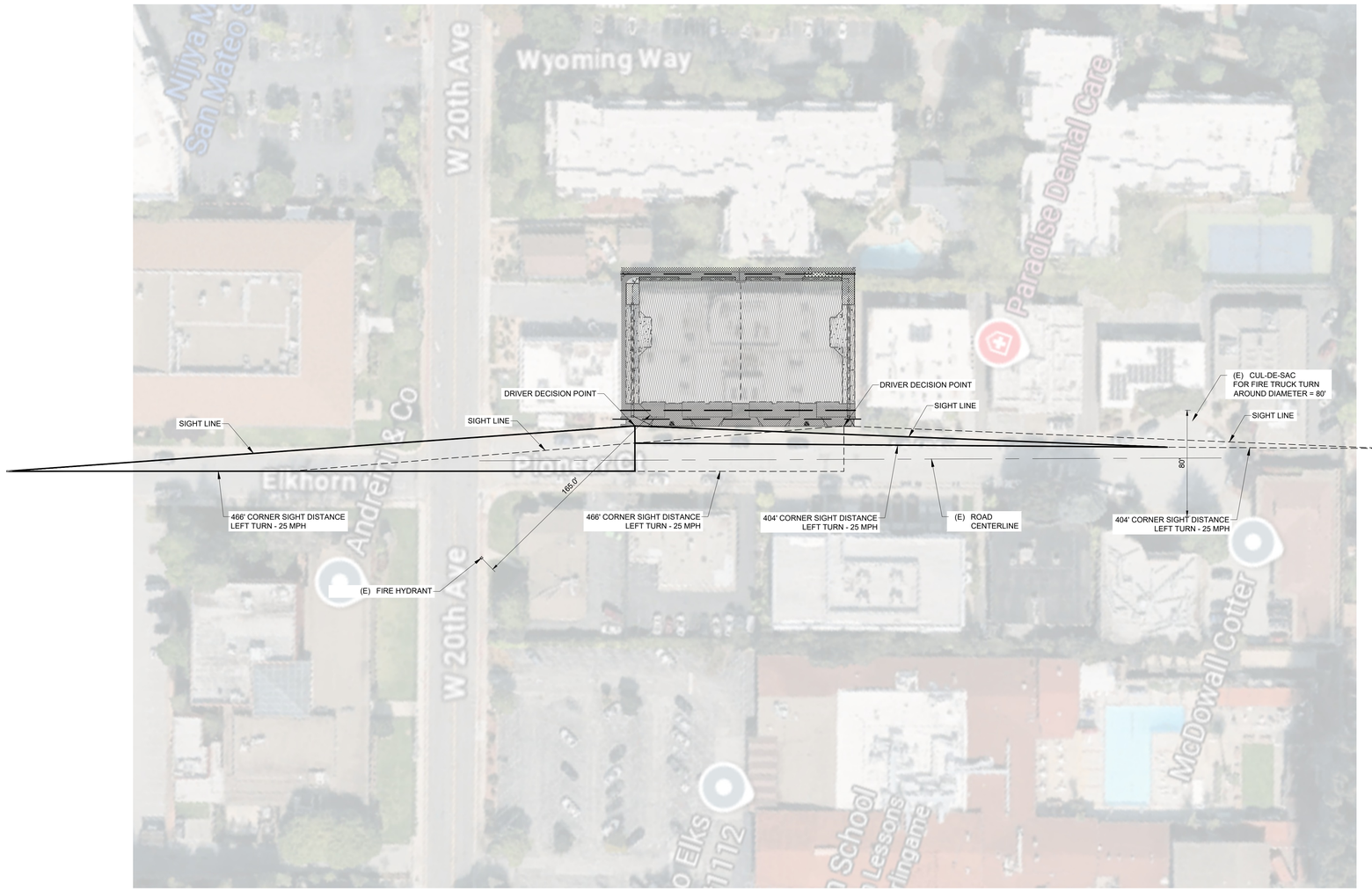
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CHECKED BY:	AP

SHEET TITLE
BEST MANAGEMENT PRACTICE

SHEET NO.
C8.0

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SIGHT DISTANCE PLAN

SCALE: 1" = 40'

LEGEND

- PROPERTY LINE
- CHANNEL DRAIN
- CONCRETE SWALE
- NEW CONCRETE PAVEMENT
- EXISTING
- RED PAVERS, SEE ARCHITECTURAL DRAWINGS
- BIO-FILTRATION PLANTERS
- ARTIFICIAL GRASS, SEE ARCHITECTURAL PLANS

(E)

NOTE

THE INSTALLATION OF LANDSCAPING AND PERMANENT STRUCTURES LOCATED WITHIN THE 10' TRIANGULAR AREA OF VISIBILITY SHALL ALLOW FOR A MINIMUM VERTICAL CLEARANCE OF 7' AND SHALL NOT EXCEED 3' IN HEIGHT. THIS INCLUDES ALL PG&E ABOVE GROUND STRUCTURES AND OTHER UTILITY FACILITIES.

N

0 40 80

FEET

SCALE

UPRIGHT ENGINEERING
STRUCTURAL & CIVIL

ENGINEER

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PROJECT

DESCRIPTION
PIONEER VISTA TOWNHOMES
PROJECT ADDRESS
2015 PIONEER CT
SAN MATEO, CA 94403

STAMP

REGISTERED PROFESSIONAL ENGINEER
ALVIN GIANG
No. C71212
EXP. 06/30/27
CIVIL
STATE OF CALIFORNIA

REVISIONS

REV #	DESCRIPTION	DATE
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1	PLAN CHECK	11/10/25

TENTATIVE MAP

DATE:	1/2/2026
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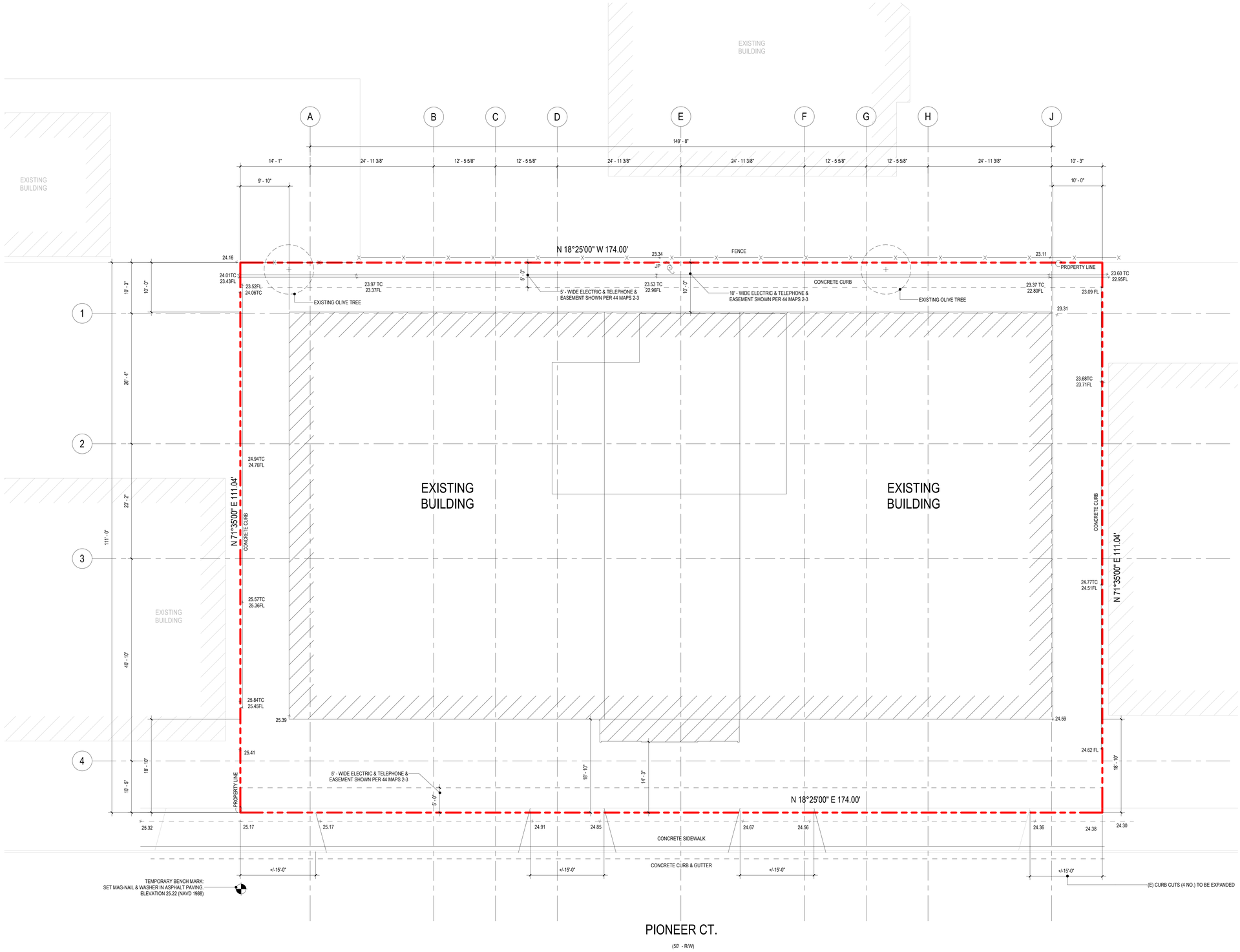
SHEET TITLE

SIGHT DISTANCE EXHIBIT

SHEET NO.

C9.0

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1 EXISTING SITE PLAN
SCALE 1/8" = 1'-0"

LEGEND:

- FENCE
- ROAD CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ACCESS LINE
- ROAD CENTER LINE
- ROOF LINE / ABOVE FLOOR LINE
- PROTECTIVE FENCE
- PROPOSED RETAINING WALL
- DRIVEWAY PAVEMENT
- PEDESTRIAN PAVEMENT
- PERMEABLE DRIVEWAY PAVERS
- CAREX DIVULSA / BERKELEY SEDGE
- MULCH
- ARTIFICIAL GRASS
- STRUCTURAL SOIL UNDER PAVEMENT
- VEHICULAR TRAFFIC DIRECTIONAL ARROW
- PEDESTRIAN TRAFFIC DIRECTIONAL ARROW
- FL FLOWLINE
- FS FINISH SURFACE
- TC TOP OF CURB
- LAGERSTROEMIA INDICA / DYNAMITE CRAPE MYRTLE
- OLEA EUROPAEA / OLIVE TREE
- CALLISTEMON 'LITTLE JOHN' / LITTLE JOHN DWARF BOTTLE BRUSH
- CHONDROPETALUM TECTORUM / SMALL CAPE RUSH
- PENNISETUM ACOPECUROIDES / FOUNTAIN GRASS
- LOMANDRA LONGIFOLIA / SPIN-HEAD MAT RUSH
- PHORMIUM 'RAINBOW MAIDEN' / RAINBOW MAIDEN NEW ZEALAND FLAX
- FIRE HYDRANT
- JP JOINT UTILITY POLE
- LIGHT BOLLARDS
- FLOOR RECESSED LIGHTS
- LIGHT POST
- 16" X 16" PILASTER (BASEMENT)
- SPLASH BOX

SEE LANDSCAPE SHEET G0.8 PLANT LIST, QUANTITIES, AND WATER USE CLASSIFICATION OF LANDSCAPE SPECIES. REFER TO THE CIVIL PLANS FOR THE EXACT PLANTER HEIGHTS.
SITE FURNISHINGS: PRODUCT IMAGES AND DESCRIPTIONS ARE INCLUDED; MANUFACTURER INFORMATION IS OPTIONAL OR THE EQUIVALENT IN THE SPECIFICATIONS.

EASEMENT NOTE:

EASEMENTS SHOWN ARE BASED ON A REVIEW OF 44 MAPS 2-3. OTHER EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.

FLOOD ZONE NOTE:

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE "X", BASED ON FLOOD INSURANCE RATE MAP 06081C0165F, DATED JULY 16, 2015.

LOT AREA:

= 19,320 SQ.FT. ±
= 0.444 ACRES ±

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777 FLORIDA ST. SUITE 301 SAN FRANCISCO, CA 94110
OFFICE 415.920.1839 FAX 415.920.1840
www.ya-studio.com

PROJECT
PIONEER VISTA TOWNHOMES
2015 PIONEER CT. SAN MATEO, CA
94403

OWNER
EV FUND LLC
408 S SPRING STREET #302 LOS ANGELES, CA 90013

LICENSED ARCHITECT
Vasin Django Aiello
C-29776
04/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

ISSUANCE:

NO.	DESCRIPTION	DATE
1	REVISION PER C3 COMMENTS	2025-11-20

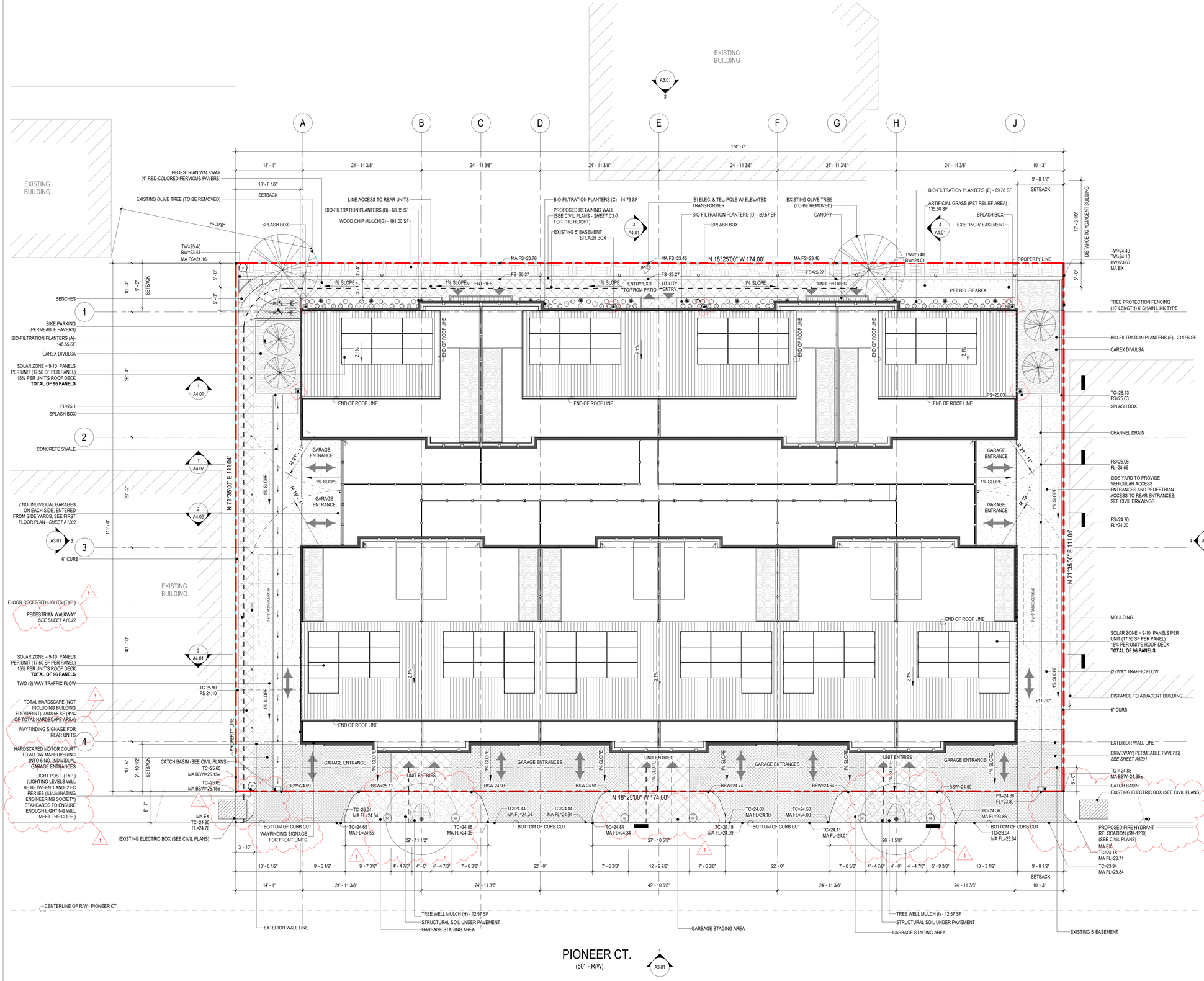
TITLE:
EXISTING SITE PLAN

ISSUE: 2025/18/12
TEAM: AITI

NOT FOR CONSTRUCTION

SHEET NO.
A1.01

12/18/2025 5:14:53 PM © Y.A. studio



LEGEND:

- FENCE
- ROAD CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ACCESS LINE
- ROAD CENTER LINE
- ROOF LINE / ABOVE FLOOR LINE
- PROTECTIVE FENCE
- PROPOSED RETAINING WALL
- DRIVEWAY PAVEMENT
- PEDESTRIAN PAVEMENT
- PERMEABLE DRIVEWAY PAVERS
- CAREX DIVULSA / BERKELEY SEDGE
- MULCH
- ARTIFICIAL GRASS
- STRUCTURAL SOIL UNDER PAVEMENT
- VEHICULAR TRAFFIC DIRECTIONAL ARROW
- PEDESTRIAN TRAFFIC DIRECTIONAL ARROW
- FL — FLOWLINE
- FS — FINISH SURFACE
- TC — TOP OF CURB
- LAGERSTROEMIA INDICA / DYNAMITE CRAPE MYRTLE
- OLEA EUROPAEA / OLIVE TREE
- CALLISTEMON 'LITTLE JOHN' / LITTLE JOHN DWARF BOTTLE BRUSH
- CHONDROPETALUM TECTORUM / SMALL CAPE RUSH
- PENNISETUM ACOPECUROIDES / FOUNTAIN GRASS
- LOMANDRA LONGIFOLIA / SPIN-HEAD MAT RUSH
- PHORMIUM 'RAINBOW MAIDEN' / RAINBOW MAIDEN NEW ZEALAND FLAX
- FIRE HYDRANT
- JP — JOINT UTILITY POLE
- LIGHT BOLLARDS
- FLOOR RECESSED LIGHTS
- LP — LIGHT POST
- 16" X 16" PILASTER (BASEMENT)
- SPLASH BOX

SEE LANDSCAPE SHEET G0.8 PLANT LIST, QUANTITIES, AND WATER USE CLASSIFICATION OF LANDSCAPE SPECIES. REFER TO THE CIVIL PLANS FOR THE EXACT PLANTER HEIGHTS.
SITE FURNISHINGS: PRODUCT IMAGES AND DESCRIPTIONS ARE INCLUDED; MANUFACTURER INFORMATION IS OPTIONAL OR THE EQUIVALENT IN THE SPECIFICATIONS.

NOTES:

NO EXISTING TRAFFIC CONTROL DEVICES, STREETLIGHTS, NOR OTHER ABOVE GRADE INFRASTRUCTURE NOT NOTED ON THE EXISTING SITE PLAN WAS NOTED NOR OBSERVED AT OR ON THE SIDEWALK AT THE PROJECT SITE NOR IN THE IMMEDIATE VICINITY.

FIRE HYDRANT LOCATION TO BE VERIFIED ON SITE.

NO CREEKS, STEEP SLOPES, NOR OTHER SPECIAL ENVIRONMENTAL FEATURES WERE NOTED NOT OBSERVED.

EACH UNIT TO STORE WASTE RECEPTACLES WITHIN THAT UNITS GARAGE, OCCUPANTS RESPONSIBLE FOR BRINING RECEPTACLES TO CURB FOR PICKUP.

NO LOADING ZONE REQUIRED NOR PROPOSED.
NO NEW FENCING PROPOSED.

SEE CIVIL DRAWINGS FOR VEHICLE ACCESS WAY GRADES & SLOPES AND FOR PLANTING CONTAINER SIZES.

HYDROZONE INFORMATION & WATER BUDGET CALCULATIONS NOT REQUIRED IF AGGREGATE AREA OF NEW OR REHABILITATED LANDSCAPE IS LESS THAN 2,500 SQUARE FEET.

EASEMENT NOTE:
EASEMENTS SHOWN ARE BASED ON A REVIEW OF 44 MAPS 2-3. OTHER EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.

FLOODZONE NOTE:
THE SUBJECT PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE "X", BASED ON FLOOD INSURANCE RATE MAP 06081C0160F, DATED JULY 16 2015

LOT AREA
= 19,320 SQ FT. ±
= 0.444 ACRES ±

IRRIGATION DESIGN INTENT
THE IRRIGATION SYSTEM IS DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN PLANT HEALTH IN SAN MATEO'S MEDITERRANEAN CLIMATE, WHERE DRY SUMMERS AND SEASONAL RAINFALL DEMAND EFFICIENT WATER USE. ALL COMPONENTS WILL BE COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE, AND LOW MAINTENANCE REQUIREMENTS.
THE SYSTEM WILL COMBINE OVERHEAD SPRINKLERS AND SUBSURFACE DRIP IRRIGATION, MATCHED TO PLANT TYPE, SUN EXPOSURE, AND OTHER CONDITIONS. CONTROL WILL BE VIA A WEATHER-BASED SMART CONTROLLER CAPABLE OF DAILY SELF-ADJUSTMENT BASED ON REAL-TIME LOCAL WEATHER DATA FROM AN ON-SITE SENSOR. THE SYSTEM WILL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING DEVICE TO SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.

MWELO CONFORMANCE
THE PROJECT'S PLANTING AND IRRIGATION DESIGN WILL UTILIZE LOW-WATER-USE PLANTS AND HIGH-EFFICIENCY IRRIGATION, FULLY MEETING THE REQUIREMENTS OF THE STATE'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND CITY OF SAN MATEO STANDARDS. CALCULATIONS AND WORKSHEETS WILL BE SUBMITTED DURING THE BUILDING PERMIT PHASE. THE DESIGN WILL RELY PRIMARILY ON SUBSURFACE DRIP IRRIGATION AND A SMART CONTROLLER WITH RAIN AND SOIL-MOISTURE SENSING CAPABILITY.

RESCAPE COMPLIANCE
THE PLANTING DESIGN WILL FOLLOW RESCAPE'S EIGHT PRINCIPLES OF REGENERATIVE LANDSCAPE PRACTICES, WITH AN EMPHASIS ON CLIMATE-ADAPTED, LOW-WATER-USE PLANTS SUITED TO SAN MATEO'S COASTAL MICROCLIMATE. SPECIES SELECTION PRIORITIZES REGIONALLY APPROPRIATE PLANTS THAT REDUCE WATER DEMAND. SOIL PREPARATION WILL INCLUDE COMPOST AMENDMENT AND ORGANIC MULCH TO IMPROVE SOIL HEALTH, BOOST WATER RETENTION, AND REDUCE WEEDS. TURF AREAS WILL BE ELIMINATED OR MINIMIZED, AND PLANTS WILL BE GROUPED BY HYDROZONE TO MATCH WATER DELIVERY TO NEED. SHADE TREE PLACEMENT AND WIND-SHELTERING PLANTINGS WILL HELP REDUCE EVAPORATIVE LOSS, ENSURING A LANDSCAPE THAT IS WATER-EFFICIENT, ECOLOGICALLY BENEFICIAL, AND BUILT FOR LONG-TERM RESILIENCE.

LANDSCAPE
BIO-FILTRATION PLANTERS (A) = 146.55 SF
BIO-FILTRATION PLANTERS (B) = 68.35 SF
BIO-FILTRATION PLANTERS (C) = 74.73 SF
BIO-FILTRATION PLANTERS (D) = 59.57 SF
BIO-FILTRATION PLANTERS (E) = 69.78
BIO-FILTRATION PLANTERS (F) = 211.96 SF
WOOD CHIP MULCH (G) = 491.00 SF
TREE WELL MULCH (H) = 12.57 SF
TREE WELL MULCH (I) = 12.57 SF

TOTAL LANDSCAPE AREA: 1,147.08 SF

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PROJECT
PIONEER VISTA TOWNHOMES
2015 PIONEER CT. SAN MATEO, CA
94403

OWNER
EV FUND LLC
408 S SPRING STREET #302 LOS ANGELES, CA 90013

LICENSED ARCHITECT — Claudia Digenio Zaffke — C-29776 — 04/30/2027 RENEWAL DATE — STATE OF CALIFORNIA

ISSUANCE:

NO.	DESCRIPTION	DATE
1	REVISION PER C3 COMMENTS	2025-11-20

TITLE:
PROPOSED SITE PLAN

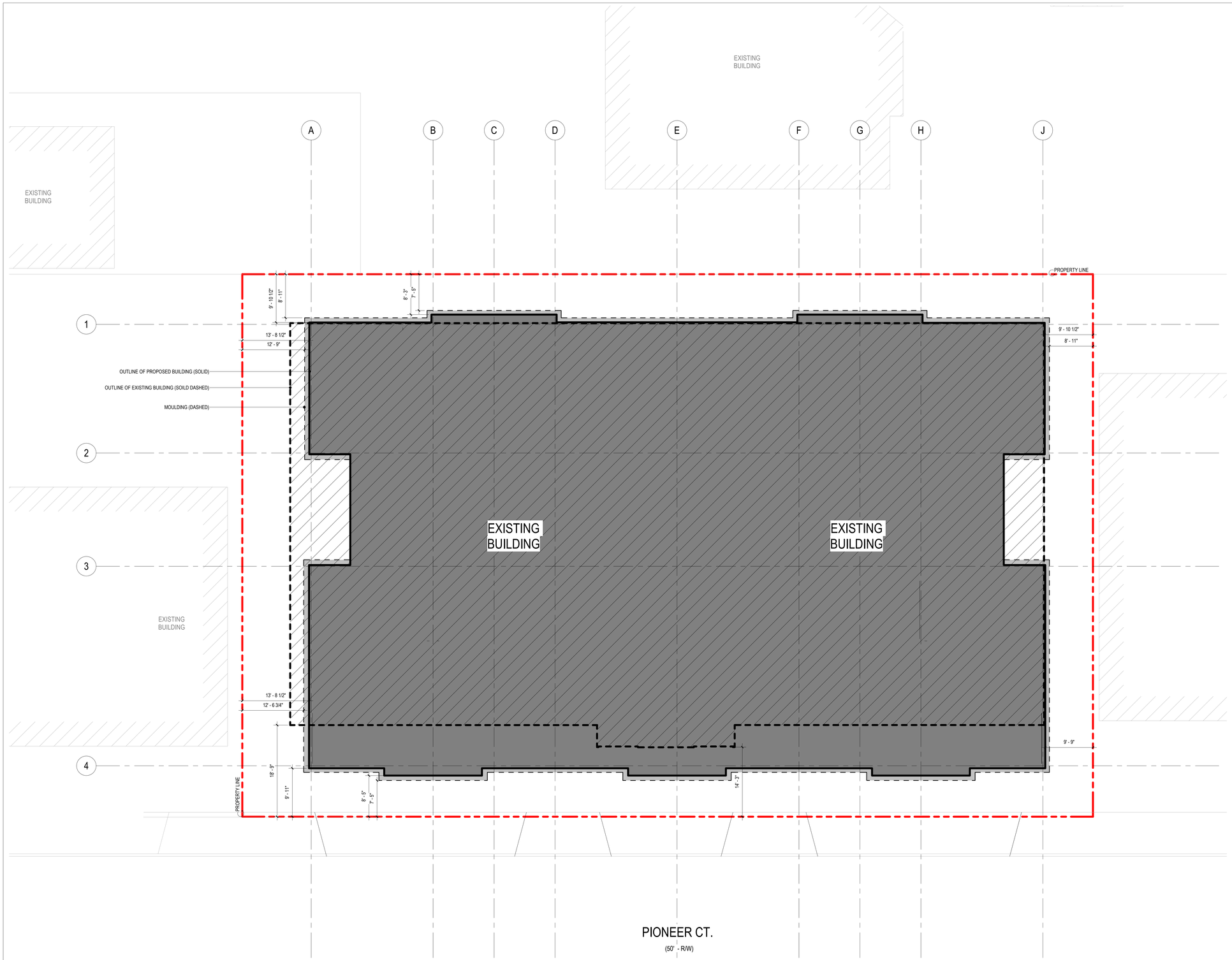
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1 SITE PLAN - OVERLAY
SCALE 1/8" = 1'-0"

LEGEND:

- FENCE
- ROAD CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ACCESS LINE
- ROAD CENTER LINE
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- LIGHT BOLLARDS
- FLOOR RECESSED LIGHTS
- LIGHT POST
- 16" X 16" PILASTER (BASEMENT)
- SPLASH BOX

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LICENSED ARCHITECT
Kaan Dalmaz Aslan
C-29776
04/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

ISSUANCE:

NO.	DESCRIPTION	DATE
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TITLE:
PROPOSED AND EXISTING OVERLAY SITE PLAN

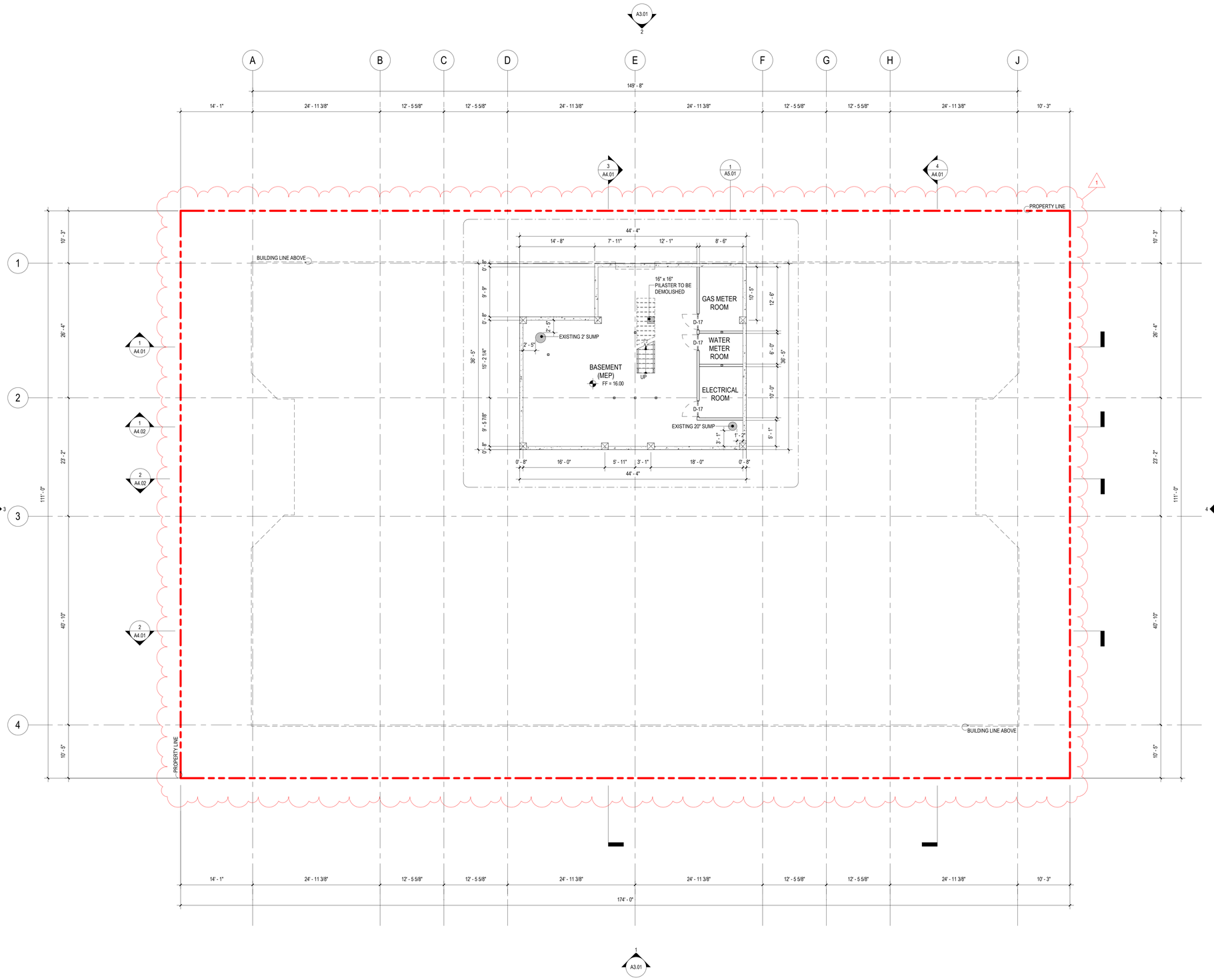
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1 BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"

LEGEND:

- FENCE
- ROAD CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ACCESS LINE
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- FIRE HYDRANT
- JOINT UTILITY POLE
- LIGHT BOLLARDS
- FLOOR RECESSED LIGHTS
- LIGHT POST
- 16" X 16" PILASTER (BASEMENT)
- SPLASH BOX

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GENERAL NOTE:

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2. THE CONTRACTOR SHALL VERIFY WITH THE ARCHITECT/ENGINEER ANY DISCREPANCIES FOUND IN THE DRAWINGS OR DIMENSIONS, OR IF ACTUAL SITE CONDITIONS REQUIRE CLARIFICATION.
3. REFER TO MEPF-ISSUED DRAWINGS FOR ALL BLOCK-OUTS, SLEEVES, AND OTHER REQUIRED PROVISIONS.
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9. REFER TO DOOR AND WINDOW SCHEDULES FOR SIZES OF OPENINGS.
10. FOR FLOOR DRAIN LOCATIONS, REFER TO SANITARY PLANS.
11. STRUCTURAL FLOOR DEPRESSIONS FOR ALL FLOOR FINISH PROVISIONS SHALL BE 1/2 INCHES
12. PLANS FOR UNIT LAYOUTS, BATHROOMS, AND KITCHENS APPLY TO ALL MIRROR TYPES OF THE SAME UNIT TYPE (TA/TB/TC/TE).
13. JULIET BALCONY DETAILS FROM UNIT TYPE A ARE APPLICABLE TO ALL JULIET BALCONIES IN THE PROJECT.
14. VERIFY ALL EXISTING FLOORS, WALLS, AND CEILINGS ON SITE.
15. WALL AND HORIZONTAL ASSEMBLIES, JULIET BALCONIES, ROOF DECK RAILINGS, PRIVACY FENCES, ROOFS, CANOPIES, AND SIGNAGE PLANS SHALL BE VERIFIED AGAINST ACTUAL SITE CONDITIONS AND COORDINATED WITH THE OWNER AND ARCHITECT.
16. THE HEIGHT OF OUTLETS AND SWITCHES SHALL COMPLY WITH THE CALIFORNIA CODE AND SHALL BE VERIFIED WITH THE OWNER AND ARCHITECT.

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LICENSED ARCHITECT
Yasin Django Aarje
C-29776
04/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

ISSUANCE:

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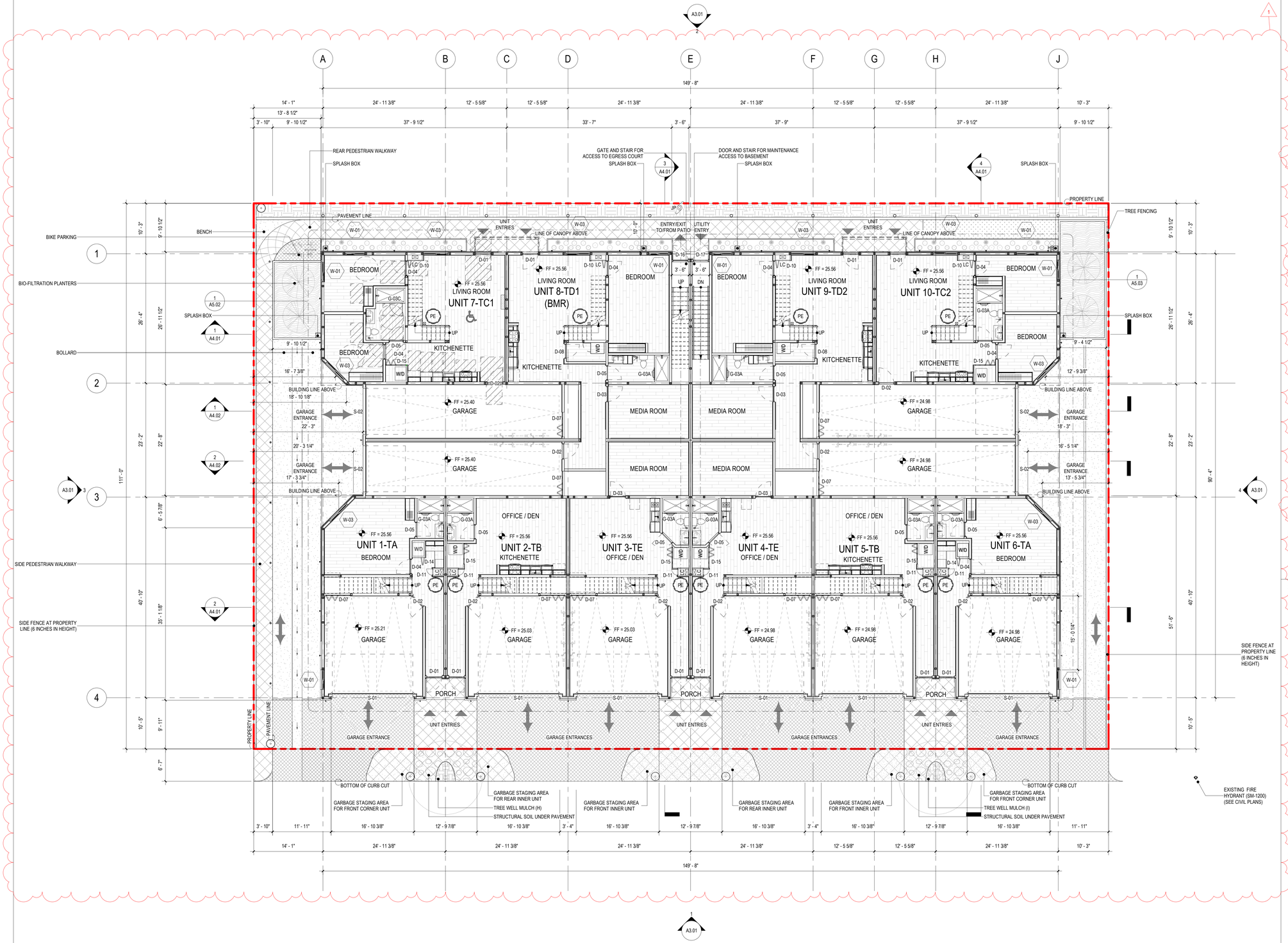
TITLE:
BASEMENT FLOOR PLAN

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TEAM: AITI

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1 FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

LEGEND:

- FENCE
- ROAD CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ACCESS LINE
- ROAD CENTER LINE
- ROOF LINE / ABOVE FLOOR LINE
- PROTECTIVE FENCE
- PROPOSED RETAINING WALL
- DRIVEWAY PAVEMENT
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- LP LIGHT POST
- 16" X 16" PILASTER (BASEMENT)
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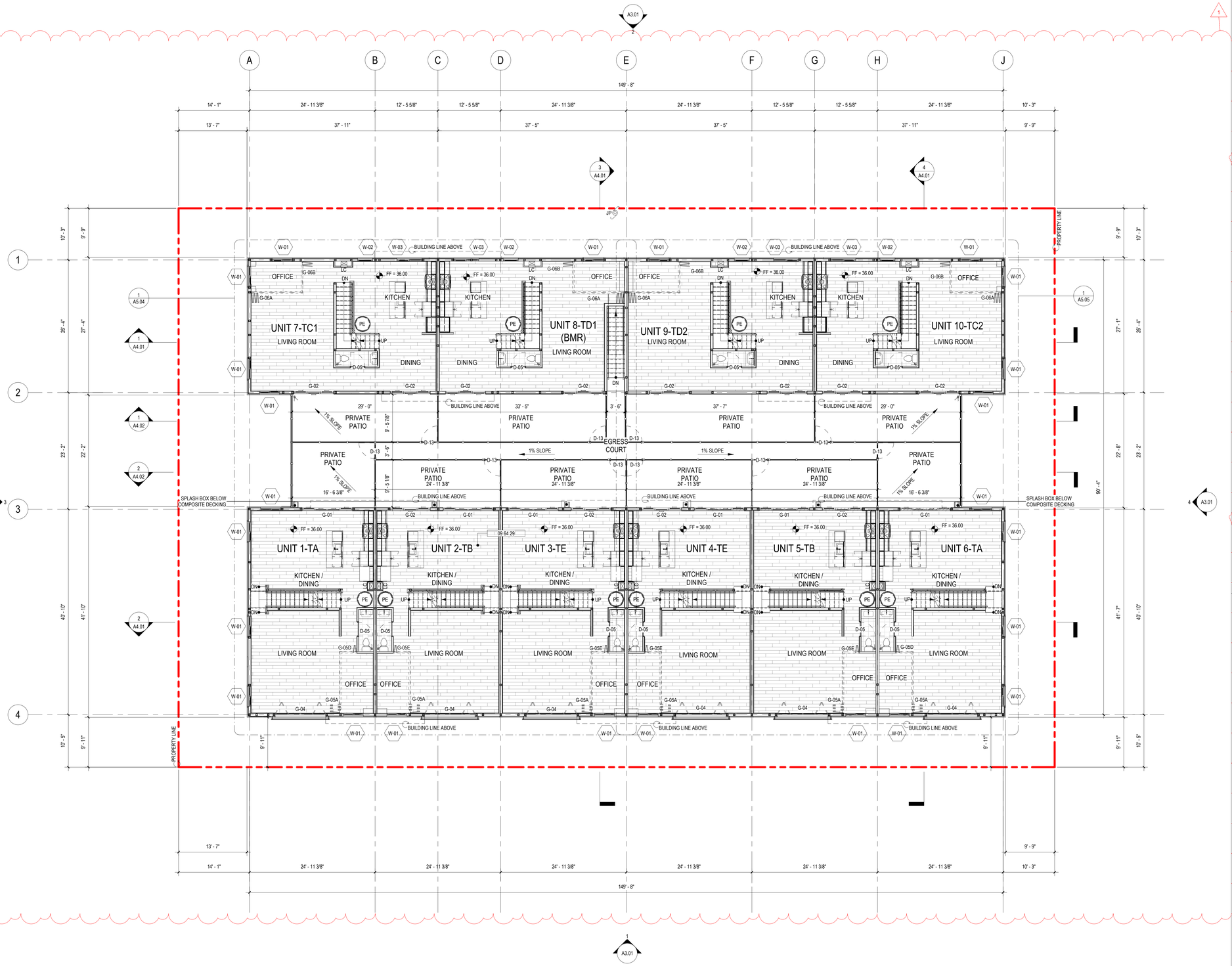
TITLE:
FIRST FLOOR PLAN

ISSUE: 2025/18/12
TEAM: AITI

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1 SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

LEGEND:

- FENCE
- ROAD CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ACCESS LINE
- ROAD CENTER LINE
- ROOF LINE / ABOVE FLOOR LINE
- PROTECTIVE FENCE
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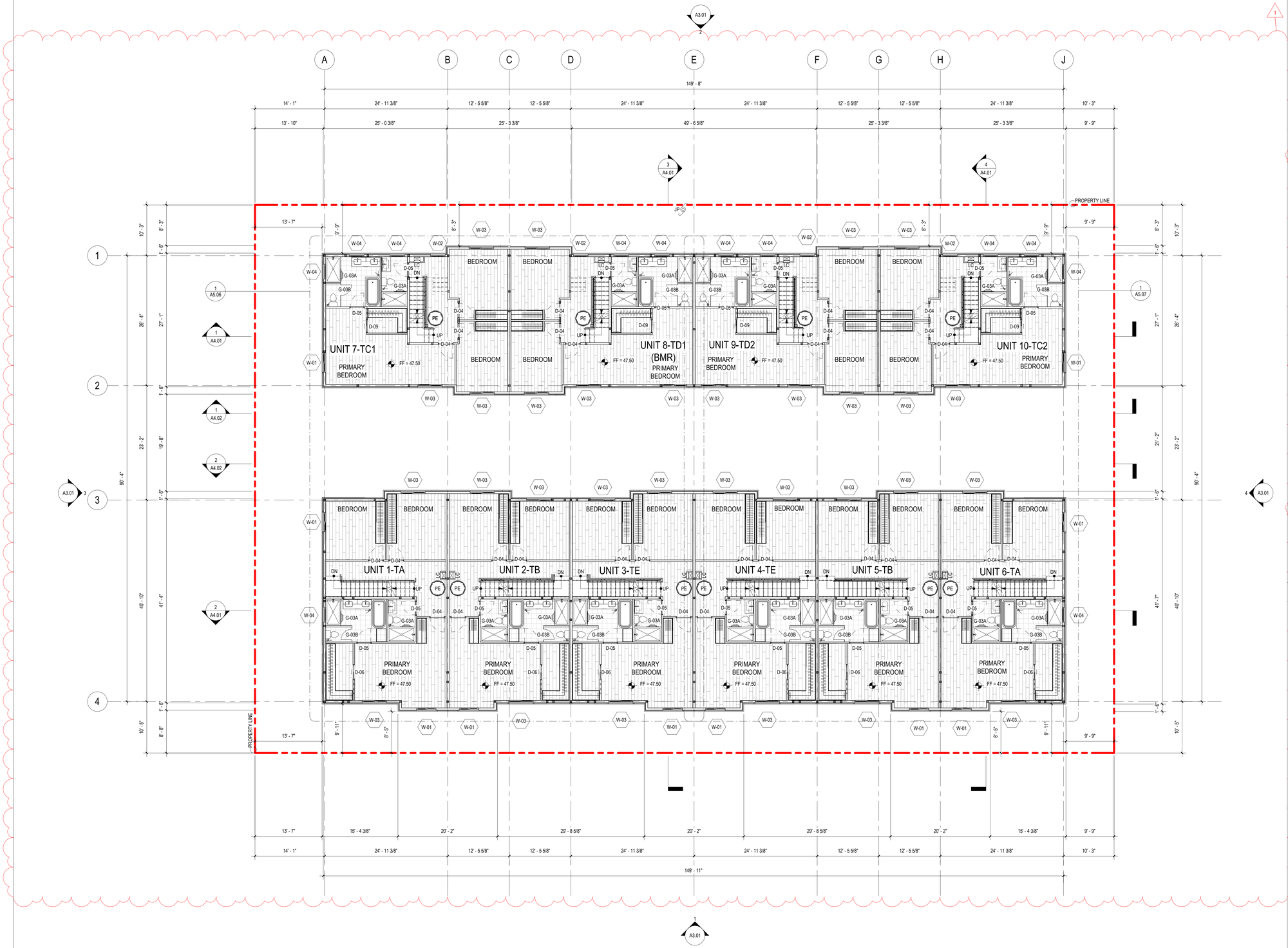
TITLE:
SECOND FLOOR PLAN

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TEAM: AITI

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1 THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

LEGEND:

- FENCE
- ROAD CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ACCESS LINE
- ROAD CENTER LINE
- ROOF LINE / ABOVE FLOOR LINE
- PROTECTIVE FENCE
- PROPOSED RETAINING WALL
- DRIVEWAY PAVEMENT
- PEDESTRIAN PAVEMENT
- PERMEABLE DRIVEWAY PAVERS
- CAREX DIVULSA / BERKELEY SEDGE
- MULCH
- ARTIFICIAL GRASS
- STRUCTURAL SOIL UNDER PAVEMENT
- VEHICULAR TRAFFIC DIRECTIONAL ARROW
- PEDESTRIAN TRAFFIC DIRECTIONAL ARROW
- FL FLOWLINE
- FS FINISH SURFACE
- TC TOP OF CURB
- LAGERSTROEMIA INDICA / DYNAMITE CRAPE MYRTLE
- OLEA EUROPAEA / OLIVE TREE
- CALLISTEMON 'LITTLE JOHN' / LITTLE JOHN DWARF BOTTLE BRUSH
- CHONDROPETALUM TECTORUM / SMALL CAPE RUSH
- PENNISETUM ACOPECUROIDES / FOUNTAIN GRASS
- LOMANDRA LONGIFOLIA / SPIN-HEAD MAT RUSH
- PHORMIUM 'RAINBOW MAIDEN' / RAINBOW MAIDEN NEW ZEALAND FLAX
- FIRE HYDRANT
- JP JOINT UTILITY POLE
- LIGHT BOLLARDS
- FLOOR RECESSED LIGHTS
- LIGHT POST
- 16" X 16" PILASTER (BASEMENT)
- SPLASH BOX

SEE LANDSCAPE SHEET G0.8 PLANT LIST, QUANTITIES, AND WATER USE CLASSIFICATION OF LANDSCAPE SPECIES. REFER TO THE CIVIL PLANS FOR THE EXACT PLANTER HEIGHTS.
SITE FURNISHINGS: PRODUCT IMAGES AND DESCRIPTIONS ARE INCLUDED; MANUFACTURER INFORMATION IS OPTIONAL OR THE EQUIVALENT IN THE SPECIFICATIONS.

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9. REFER TO DOOR AND WINDOW SCHEDULES FOR SIZES OF OPENINGS.
10. FOR FLOOR DRAIN LOCATIONS, REFER TO SANITARY PLANS.
11. STRUCTURAL FLOOR DEPRESSIONS FOR ALL FLOOR FINISH PROVISIONS SHALL BE 1/2 INCHES
12. PLANS FOR UNIT LAYOUTS, BATHROOMS, AND KITCHENS APPLY TO ALL MIRROR TYPES OF THE SAME UNIT TYPE (TA/TB/TC/TE).
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PROJECT
PIONEER VISTA TOWNHOMES
2015 PIONEER CT. SAN MATEO, CA
94403

OWNER
EV FUND LLC
408 S SPRING STREET #302 LOS ANGELES, CA 90013

LICENSED ARCHITECT
Eduardo Dijanga Zapata
C-29776
04/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

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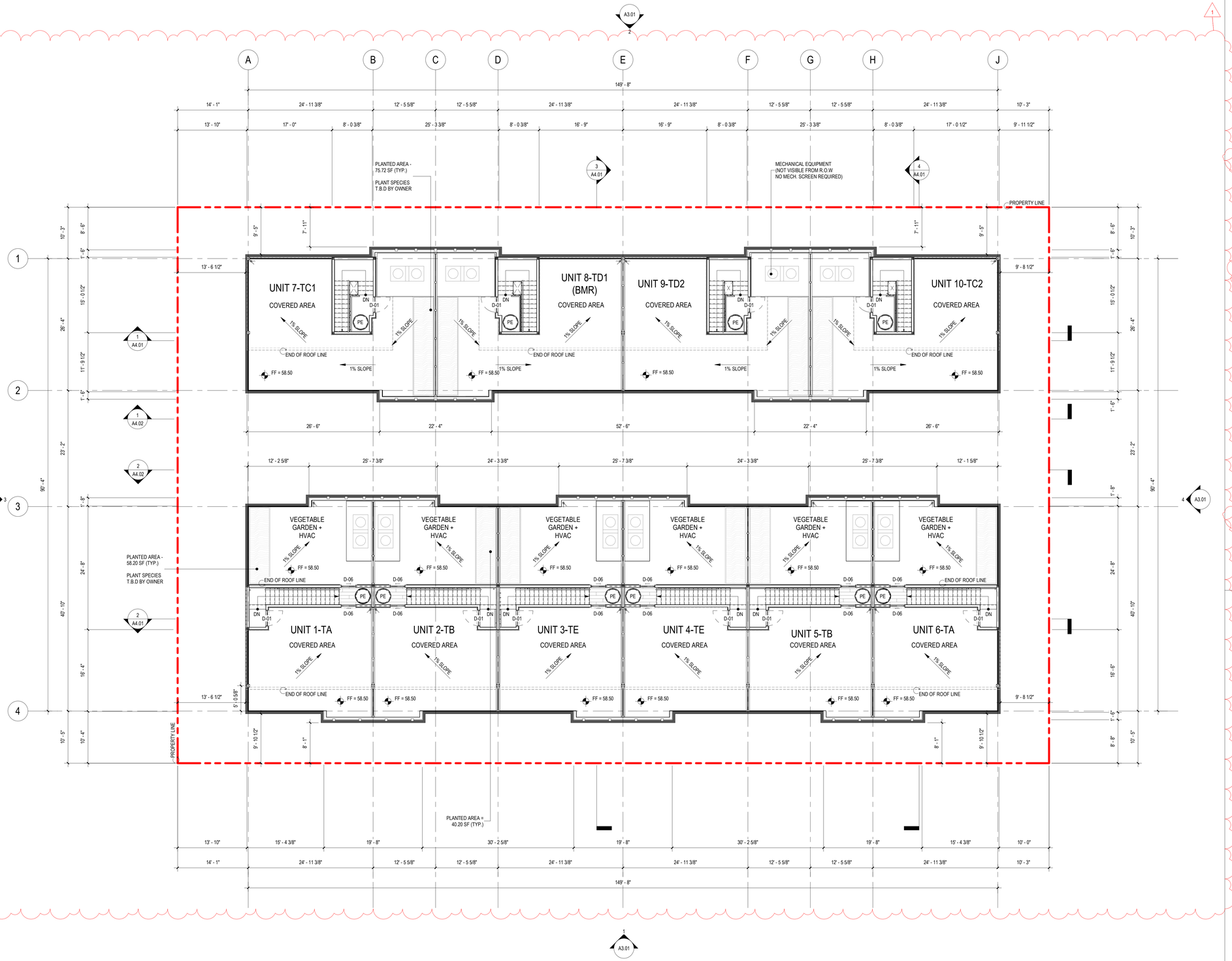
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THIRD FLOOR PLAN

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1 ROOF DECK PLAN
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LICENSED ARCHITECT — Vasili Dyango Akers — C-29776 — 04/30/2027 RENEWAL DATE — STATE OF CALIFORNIA

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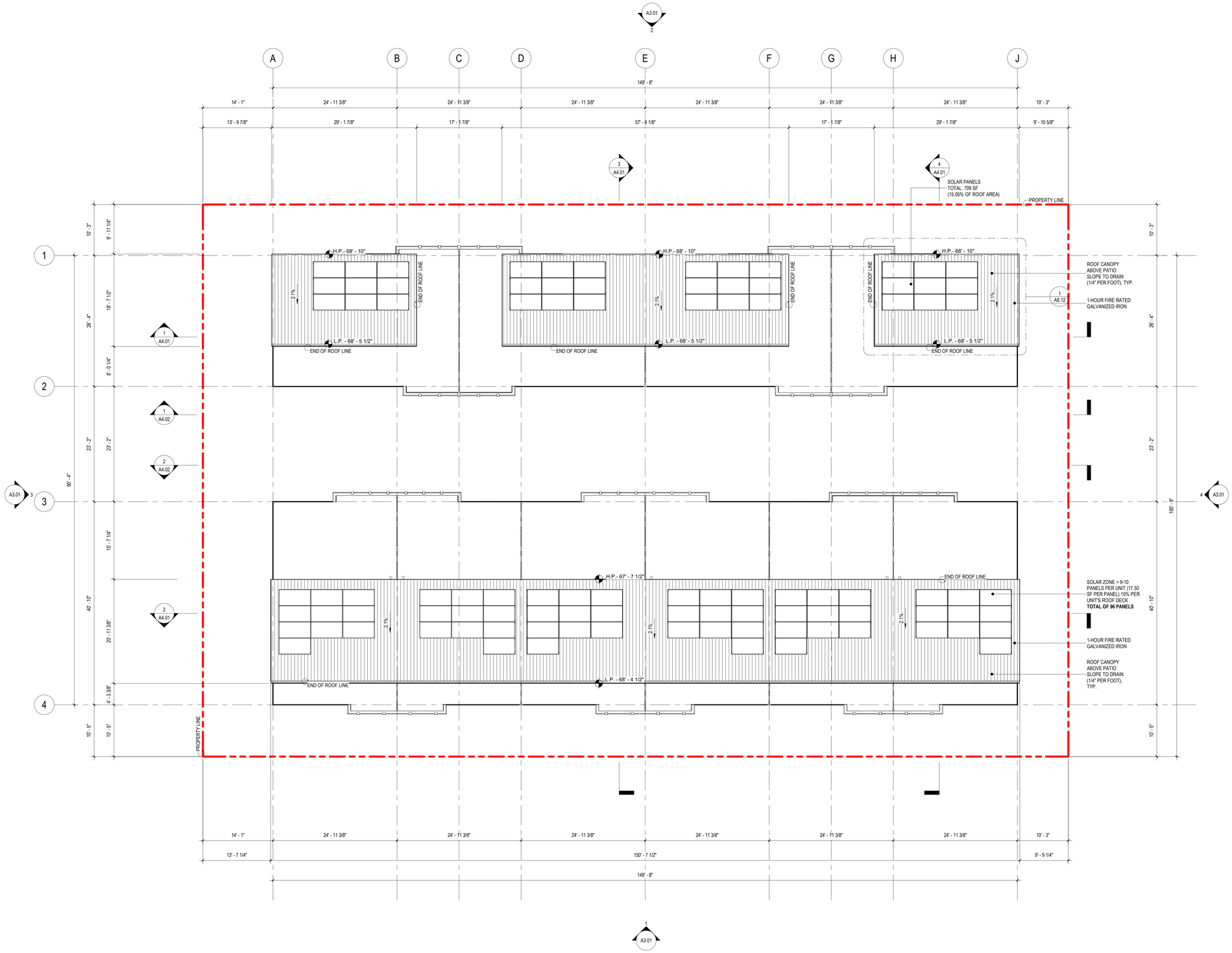
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ROOF DECK FLOOR PLAN

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SOLAR PANEL MATRIX

	TYPE A	TYPE B	TYPE C1	TYPE C2	TYPE D1	TYPE D2	TYPE E	TOTAL
ROOF DECK AREA	1,075.33	1,065.00	1,046.43	1,046.43	1,039.72	1,039.72	1,065.00	**10,582.96**
15% AREA FOR SOLAR	161.30	159.75	156.96	156.96	155.96	155.96	159.75	**1,587.44**
NUMBER OF PANELS	**10**	**10**	**9**	**9**	**9**	**9**	**10**	**96**

THE CALCULATION OF THE NUMBER OF SOLAR PANELS IS BASED ON AN AVERAGE AREA OF 17.5 SQUARE FEET PER PANEL, WHICH CORRESPONDS TO THE TYPICAL SIZE OF 60-CELL PANELS COMMONLY USED IN RESIDENTIAL BUILDINGS. THE ACTUAL NUMBER OF PANELS MAY VARY DEPENDING ON THE FINAL SPECIFICATIONS OF THE MATERIALS AND SITE CONDITIONS.

N

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Kevin Django Aune
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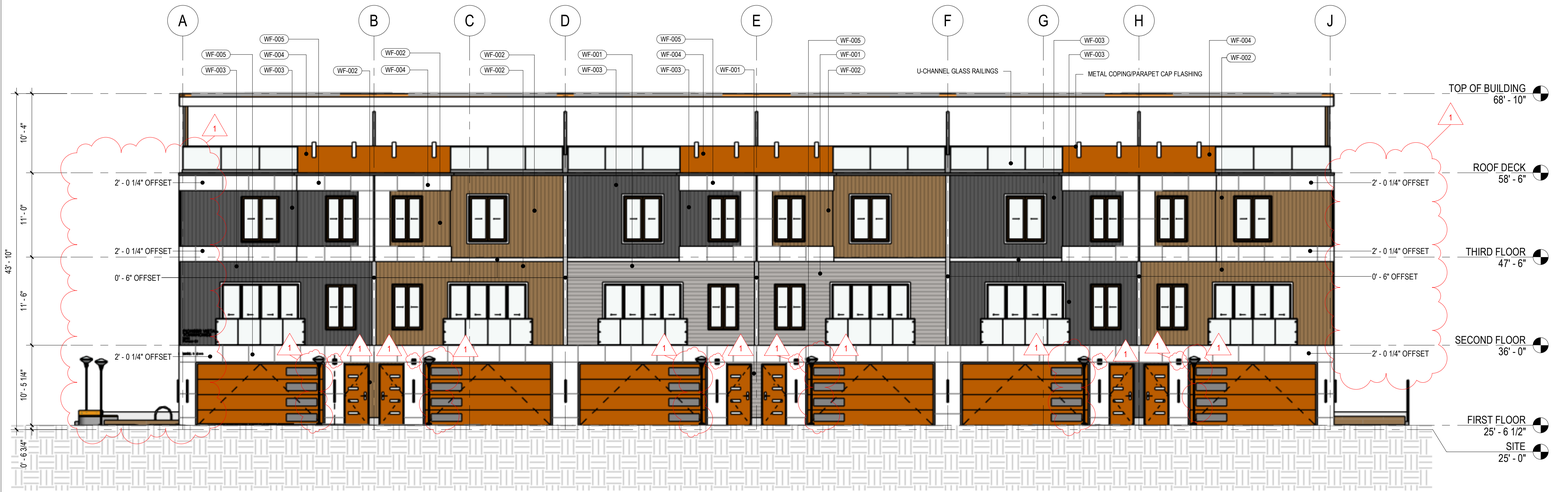
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ROOF PLAN

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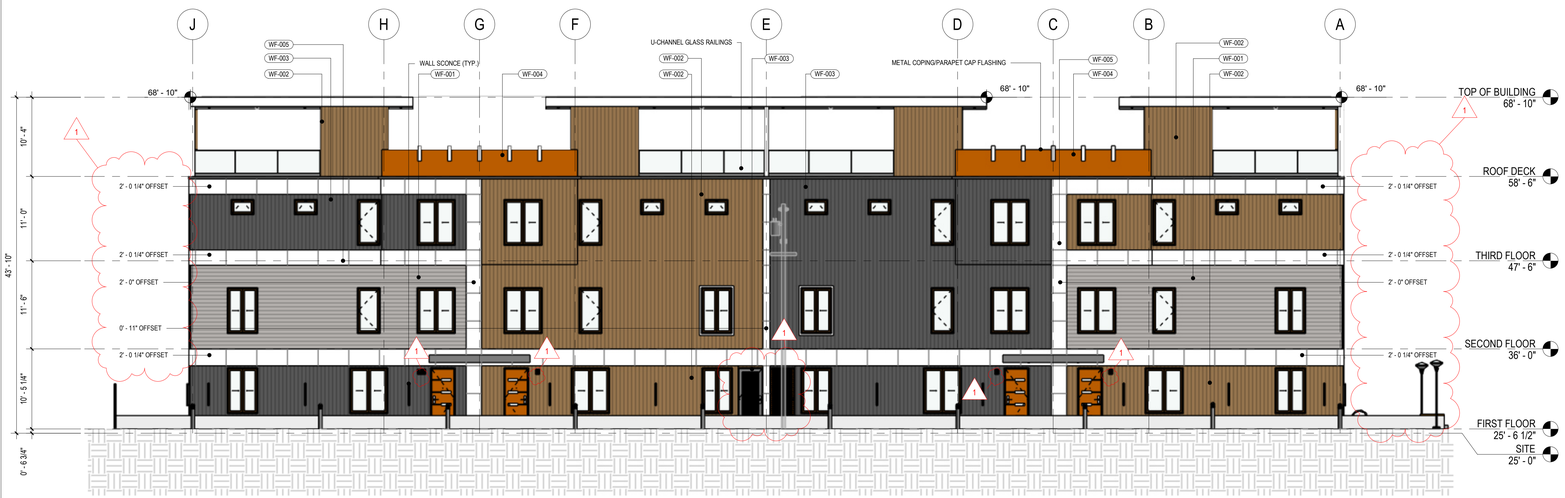
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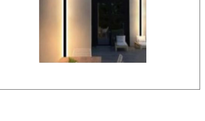
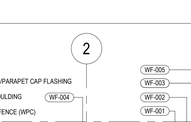
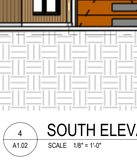


1 A1.02 WEST ELEVATION
SCALE 1/8" = 1'-0"



2 A1.02 EAST ELEVATION
SCALE 1/8" = 1'-0"

MATERIAL SCHEME

WF-001 (WPC)	U-CHANNEL GLASS RAILINGS
 ASHWOOD (ACTUAL COLOR)	
WF-002 (WPC)	**WF-005 (ACP)**
 TEAK (ACTUAL COLOR)	
WF-003 (WPC)	**PRIVACY PARTITION (WPC)**
 DARK GRAY (ACTUAL COLOR)	 ASHWOOD ON PANEL AND WHITE ON POSTS (ACTUAL COLOR)
WF-004 (WPC)	**ROLL-UP GARAGE DOOR**
	
JULIET BALCONY	**EXTERIOR WALL LIGHTING**

COLOR SCHEME



MATERIALS / FINISHES

WALL FINISHES

WF-001	WOOD COMPOSITE (COLOR: ASHWOOD)
WF-002	WOOD COMPOSITE (COLOR: TEAK)
WF-003	WOOD COMPOSITE (COLOR: DARK GRAY)
WF-004	WOOD COMPOSITE (COLOR: SEE *SHEET A2101*)
WF-005	ALUMINUM COMPOSITE PANEL (COLOR: SEE *SHEET A2101*)

MAXIMUM AREA OF EXTERIOR WALL OPENING PER TABLE 705.8

WEST ELEVATION
- FIRE SEPARATION DISTANCE = 30' OR GREATER
- DEGREE OF OPENING PROTECTION = UNPROTECTED, SPRINKLERED
- ALLOWABLE AREA = UNLIMITED
- FIRST FLOOR OPENING AREA = 942.00 SF, 57.67% OF EXTERIOR WALL
- SECOND FLOOR OPENING AREA = 624.00 SF, 36.13% OF EXTERIOR WALL
- THIRD FLOOR OPENING AREA = 324.00 SF, 18.51% OF EXTERIOR WALL

EAST ELEVATION
- FIRE SEPARATION DISTANCE = 5' TO LESS THAN 10'
- DEGREE OF OPENING PROTECTION = UNPROTECTED, SPRINKLERED
- ALLOWABLE AREA = 25%
- FIRST FLOOR OPENING AREA = 372.00 SF, 23.24% OF EXTERIOR WALL
- SECOND FLOOR OPENING AREA = 288.00 SF, 16.68% OF EXTERIOR WALL
- THIRD FLOOR OPENING AREA = 240.00 SF, 13.97%OF EXTERIOR WALL

NORTH ELEVATION
- FIRE SEPARATION DISTANCE = 10' TO LESS THAN 15'
- DEGREE OF OPENING PROTECTION = UNPROTECTED, SPRINKLERED
- ALLOWABLE AREA = 45%
- FIRST FLOOR OPENING AREA = 48.00 SF, 7.42% OF EXTERIOR WALL
- SECOND FLOOR OPENING AREA = 120.00 SF, 15.31% OF EXTERIOR WALL
- THIRD FLOOR OPENING AREA = 60.00 SF, 8.00% OF EXTERIOR WALL

NORTH ELEVATION (CHAMFERED)
- FIRE SEPARATION DISTANCE = 10' TO LESS THAN 15'
- DEGREE OF OPENING PROTECTION = UNPROTECTED, SPRINKLERED
- ALLOWABLE AREA = 45%
- FIRST FLOOR OPENING AREA = 60.00 SF, 35.03% OF EXTERIOR WALL

NORTH ELEVATION (GARAGE)
- FIRE SEPARATION DISTANCE = 15' TO LESS THAN 20'
- DEGREE OF OPENING PROTECTION = UNPROTECTED, SPRINKLERED
- ALLOWABLE AREA = 75%
- FIRST FLOOR OPENING AREA = 149.28 SF, 62.96% OF EXTERIOR WALL

SOUTH ELEVATION
- FIRE SEPARATION DISTANCE = 5' TO LESS THAN 10'
- DEGREE OF OPENING PROTECTION = UNPROTECTED, SPRINKLERED
- ALLOWABLE AREA = 25%
- FIRST FLOOR OPENING AREA = 48.00 SF, 7.42% OF EXTERIOR WALL
- SECOND FLOOR OPENING AREA = 120.00 SF, 15.31% OF EXTERIOR WALL
- THIRD FLOOR OPENING AREA = 60.00 SF, 8.00% OF EXTERIOR WALL

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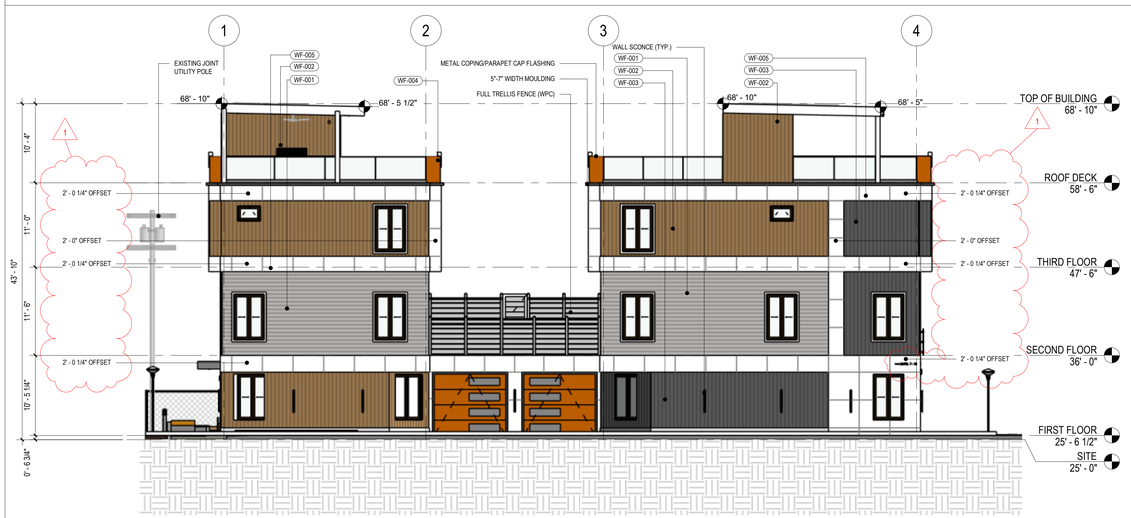
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- FIRST FLOOR OPENING AREA = 149.28 SF, 62.96% OF EXTERIOR WALL

CBC CHAPTER 9 - FIRE PROTECTION AND LIFE SAFETY SYSTEMS
SECTION 903 - AUTOMATIC SPRINKLER SYSTEM
THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 AND NFPA 13.

AREA OF EXTERIOR WALL OPENINGS

LEVEL	AREA (SF)	WEST	EAST	NORTH	SOUTH
1ST FLOOR	EXT. WALL	1,633.54	1,600.38	646.83	646.83
	OPENINGS	942.00	372.00	48.00	48.00
	%	57.67%	23.24%	7.42%	7.42%
2ND FLOOR	EXT. WALL	1,726.96	1,726.96	783.84	783.84
	OPENINGS	624.00	288.00	120.00	120.00
	%	36.13%	16.68%	15.31%	15.31%
3RD FLOOR	EXT. WALL	1,750.87	1,717.87	749.76	749.76
	OPENINGS	324.00	240.00	60.00	60.00
	%	18.51%	13.97%	8.00%	8.00%

LEVEL	AREA (SF)	NORTH (CHAMFERED)	NORTH (GARAGE)	SOUTH (CHAMFERED)	SOUTH (GARAGE)
1ST FLOOR @ CHAMFERED WALL AND GARAGE	EXT. WALL	171.28	237.09	171.28	237.09
	OPENINGS	60.00	149.28	60.00	149.28
	%	35.03%	62.96%	35.03%	62.96%



3 A1.02 NORTH ELEVATION
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4 A1.02 SOUTH ELEVATION
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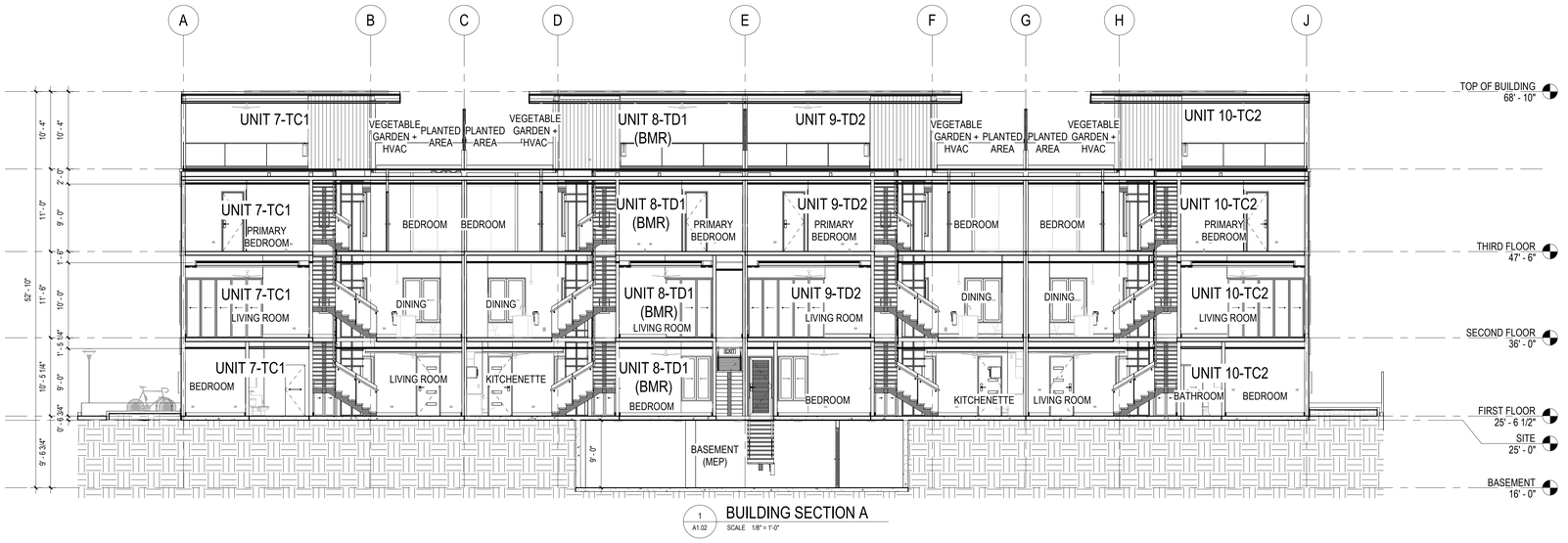
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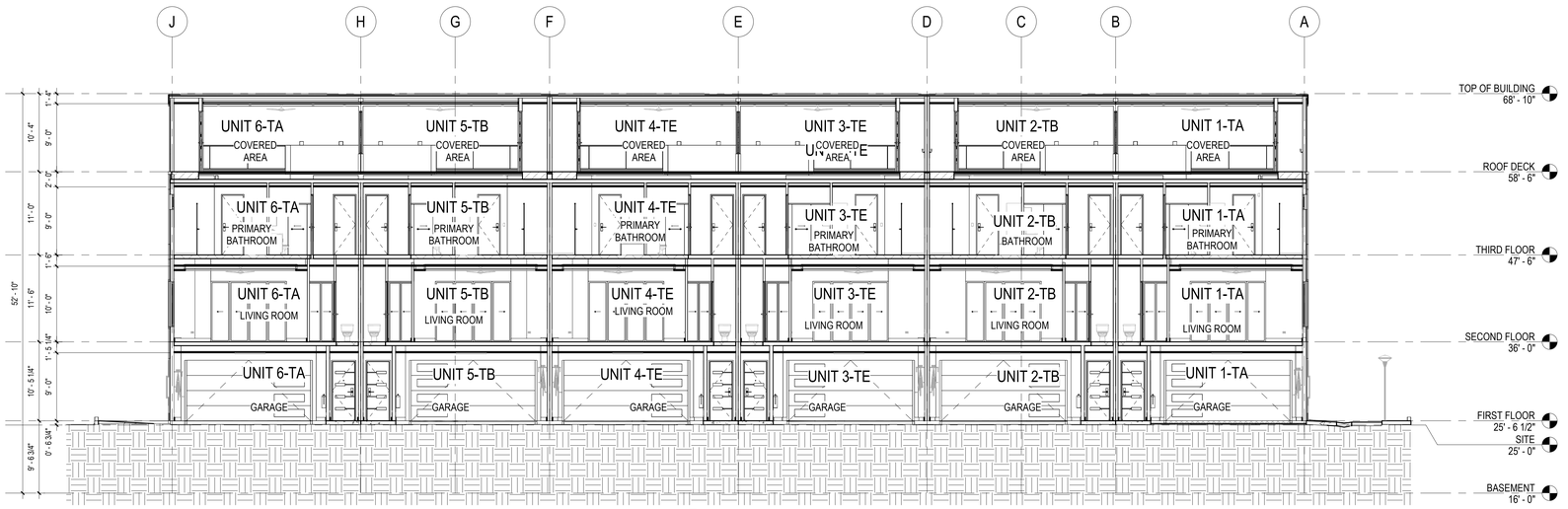
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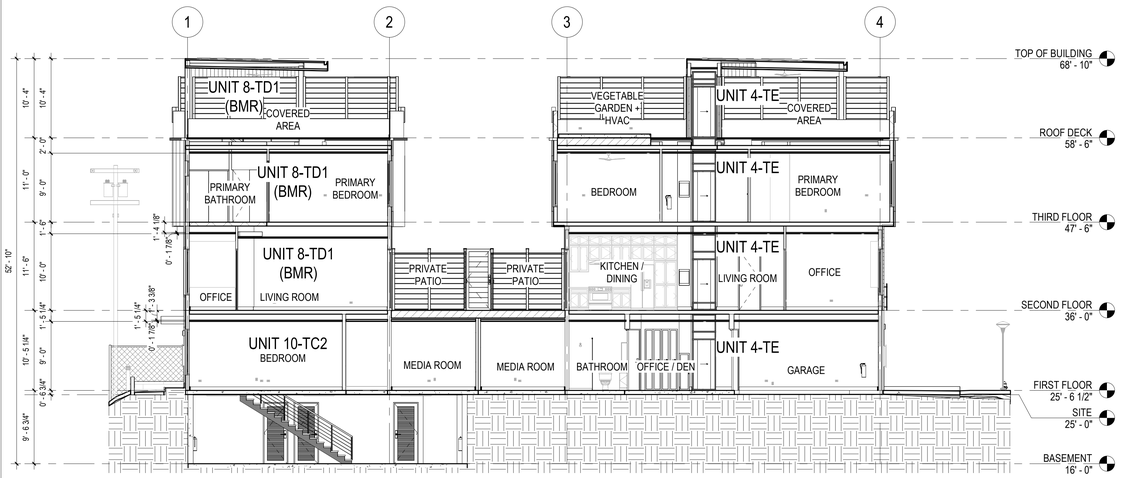
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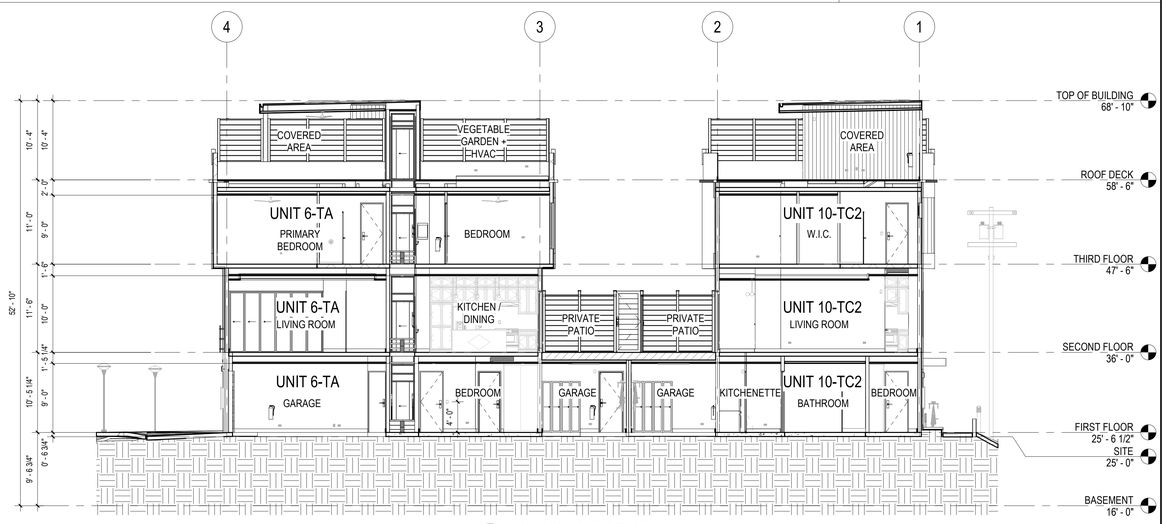
1 A1.02 BUILDING SECTION A
SCALE 1/8" = 1'-0"



2 A1.02 BUILDING SECTION B
SCALE 1/8" = 1'-0"



3 A1.02 BUILDING SECTION C
SCALE 1/8" = 1'-0"



4 A1.02 BUILDING SECTION D
SCALE 1/8" = 1'-0"

MATERIALS / FINISHES

WALL FINISHES

WF-001	WOOD COMPOSITE (COLOR: ASHWOOD)
WF-002	WOOD COMPOSITE (COLOR: TEAK)
WF-003	WOOD COMPOSITE (COLOR: DARK GRAY)
WF-004	WOOD COMPOSITE (COLOR: SEE *SHEET A2101*)
WF-005	ALUMINUM COMPOSITE PANEL (COLOR: SEE *SHEET A2101*)

GENERAL NOTE:

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4. REFER TO STRUCTURAL-ISSUED DRAWINGS FOR SIZES OF COLUMNS, BEAMS, SLABS, AND OTHER RELATED ITEMS.
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8. ALL DIMENSIONS ARE REFERENCED TO SUBSTRATE MATERIALS. REFER TO THE FINISH SCHEDULE FOR INTERIOR FINISHES.
9. REFER TO DOOR AND WINDOW SCHEDULES FOR SIZES OF OPENINGS.
10. FOR FLOOR DRAIN LOCATIONS, REFER TO SANITARY PLANS.
11. STRUCTURAL FLOOR DEPRESSIONS FOR ALL FLOOR FINISH PROVISIONS SHALL BE 1/2 INCHES
12. PLANS FOR UNIT LAYOUTS, BATHROOMS, AND KITCHENS APPLY TO ALL MIRROR TYPES OF THE SAME UNIT TYPE (TA/TB/TC/TE).
13. JULIET BALCONY DETAILS FROM UNIT TYPE A ARE APPLICABLE TO ALL JULIET BALCONIES IN THE PROJECT.
14. VERIFY ALL EXISTING FLOORS, WALLS, AND CEILINGS ON SITE.
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16. THE HEIGHT OF OUTLETS AND SWITCHES SHALL COMPLY WITH THE CALIFORNIA CODE AND SHALL BE VERIFIED WITH THE OWNER AND ARCHITECT.

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PROJECT
PIONEER VISTA TOWNHOMES
2015 PIONEER CT. SAN MATEO, CA
94403

OWNER
EV FUND LLC
408 S SPRING STREET #302 LOS ANGELES, CA 90013

LICENSED ARCHITECT
Claudio Django Aiello
C-29776
04/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

ISSUANCE:

NO.	DESCRIPTION	DATE

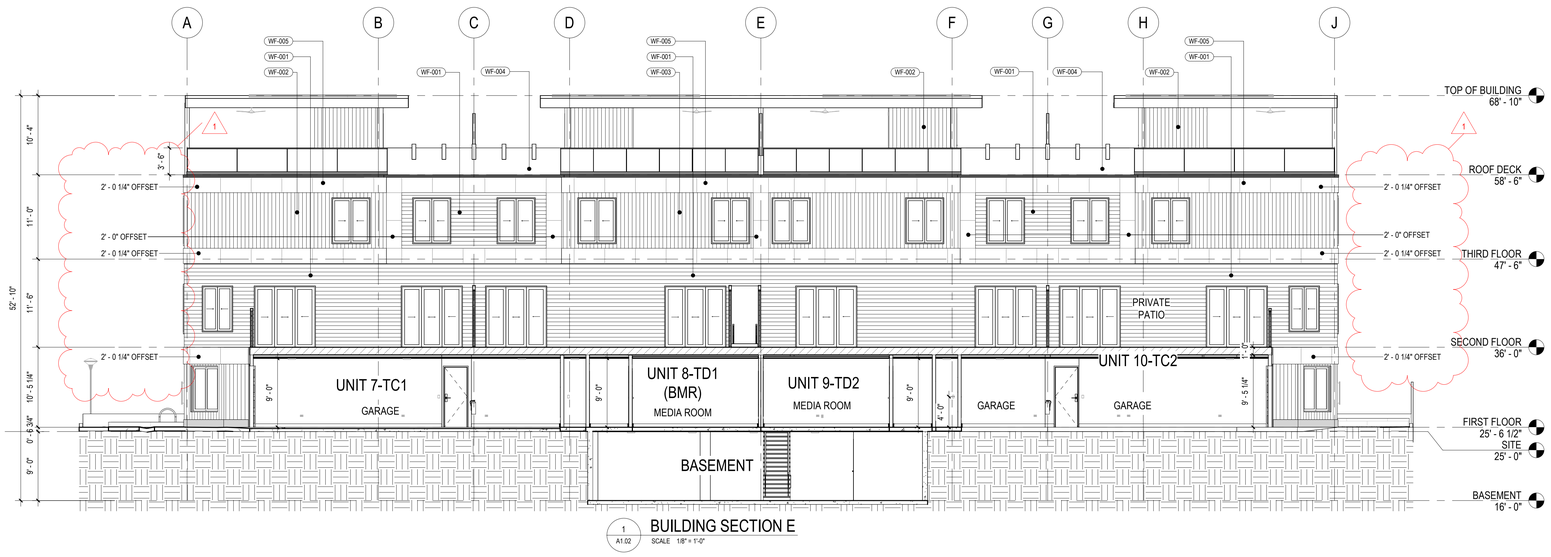
TITLE:
BUILDING SECTIONS

ISSUE: 2025/18/12
TEAM: AITI

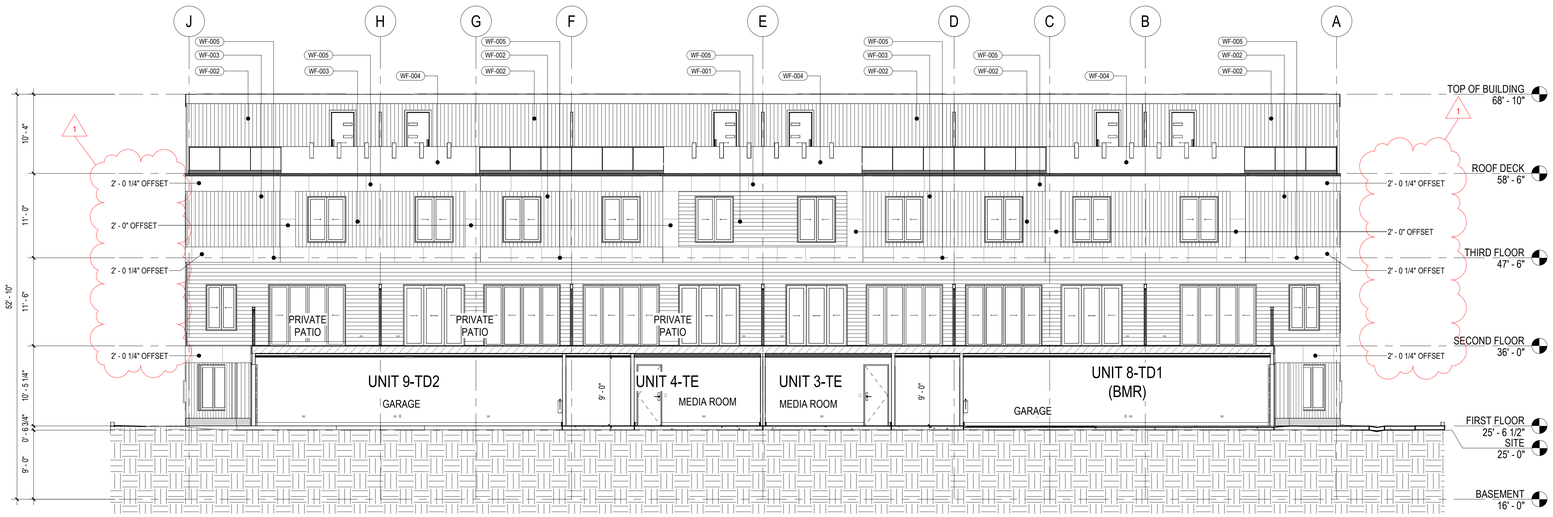
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1 A1.02 BUILDING SECTION E
SCALE 1/8" = 1'-0"



2 A1.02 BUILDING SECTION F
SCALE 1/8" = 1'-0"

MATERIALS / FINISHES

WALL FINISHES

WF-001	WOOD COMPOSITE (COLOR: ASHWOOD)
WF-002	WOOD COMPOSITE (COLOR: TEAK)
WF-003	WOOD COMPOSITE (COLOR: DARK GRAY)
WF-004	WOOD COMPOSITE (COLOR: SEE *SHEET A2101*)
WF-005	ALUMINUM COMPOSITE PANEL (COLOR: SEE *SHEET A2101*)

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9. REFER TO DOOR AND WINDOW SCHEDULES FOR SIZES OF OPENINGS.
10. FOR FLOOR DRAIN LOCATIONS, REFER TO SANITARY PLANS.
11. STRUCTURAL FLOOR DEPRESSIONS FOR ALL FLOOR FINISH PROVISIONS SHALL BE 1/2 INCHES
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LICENSED ARCHITECT
Vipul Django Aggi
C-29776
04/30/2027
RENEWAL DATE
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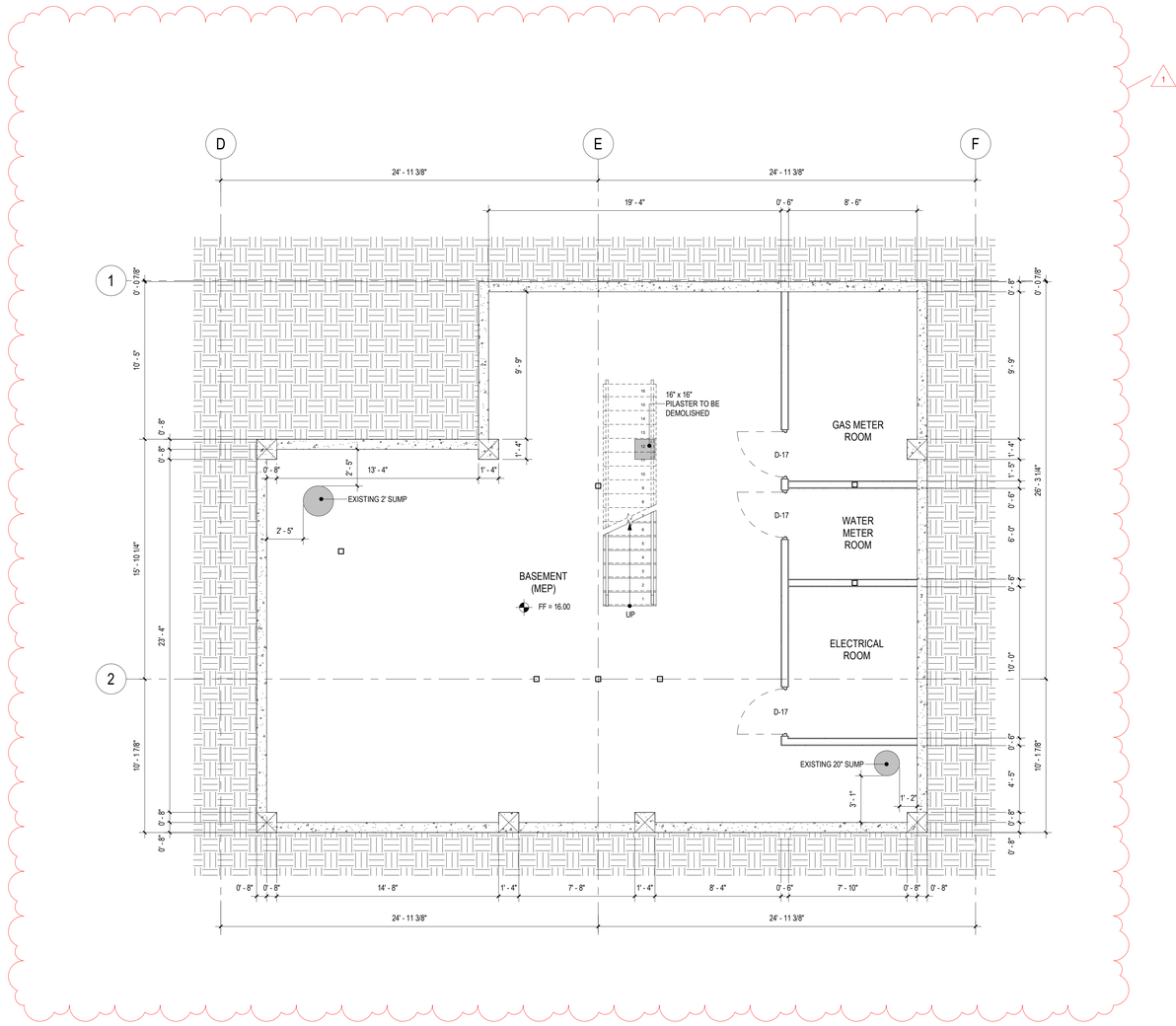
TITLE:
BUILDING SECTIONS

ISSUE: 2025/18/12
TEAM: AITI

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A4.02

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1 A2.01 ENLARGED BASEMENT FLOOR PLAN

SCALE 1/4" = 1'-0"

LEGEND:

- FENCE
- ROAD CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ACCESS LINE
- ROAD CENTER LINE
- ROOF LINE / ABOVE FLOOR LINE
- PROTECTIVE FENCE
- PROPOSED RETAINING WALL
- DRIVEWAY PAVEMENT
- PEDESTRIAN PAVEMENT
- PERMEABLE DRIVEWAY PAVERS
- CAREX DIVULSA / BERKELEY SEDGE
- MULCH
- ARTIFICIAL GRASS
- STRUCTURAL SOIL UNDER PAVEMENT
- VEHICULAR TRAFFIC DIRECTIONAL ARROW
- PEDESTRIAN TRAFFIC DIRECTIONAL ARROW
- FL FLOWLINE
- FS FINISH SURFACE
- TC TOP OF CURB
- LAGERSTROEMIA INDICA / DYNAMITE CRAPE MYRTLE
- OLEA EUROPAEA / OLIVE TREE
- CALLISTEMON 'LITTLE JOHN' / LITTLE JOHN DWARF BOTTLE BRUSH
- CHONDROPETALUM TECTORUM / SMALL CAPE RUSH
- PENNISETUM ACOPECUROIDES / FOUNTAIN GRASS
- LOMANDRA LONGIFOLIA / SPIN-HEAD MAT RUSH
- PHORMIUM 'RAINBOW MAIDEN' / RAINBOW MAIDEN NEW ZEALAND FLAX
- FIRE HYDRANT
- JOINT UTILITY POLE
- LIGHT BOLLARDS
- FLOOR RECESSED LIGHTS
- LIGHT POST
- 16" X 16" PILASTER (BASEMENT)
- SPLASH BOX

SEE LANDSCAPE SHEET G0.8 PLANT LIST, QUANTITIES, AND WATER USE CLASSIFICATION OF LANDSCAPE SPECIES. REFER TO THE CIVIL PLANS FOR THE EXACT PLANTER HEIGHTS.
SITE FURNISHINGS: PRODUCT IMAGES AND DESCRIPTIONS ARE INCLUDED; MANUFACTURER INFORMATION IS OPTIONAL OR THE EQUIVALENT IN THE SPECIFICATIONS.

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94403

OWNER
EV FUND LLC
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LICENSED ARCHITECT
Yasin Dijanga Alaye
C-29776
04/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

ISSUANCE:

NO.	DESCRIPTION	DATE
1	REVISION PER C3 COMMENTS	2025-11-20

TITLE:
ENLARGED BASEMENT FLOOR PLAN

ISSUE: 2025/18/12

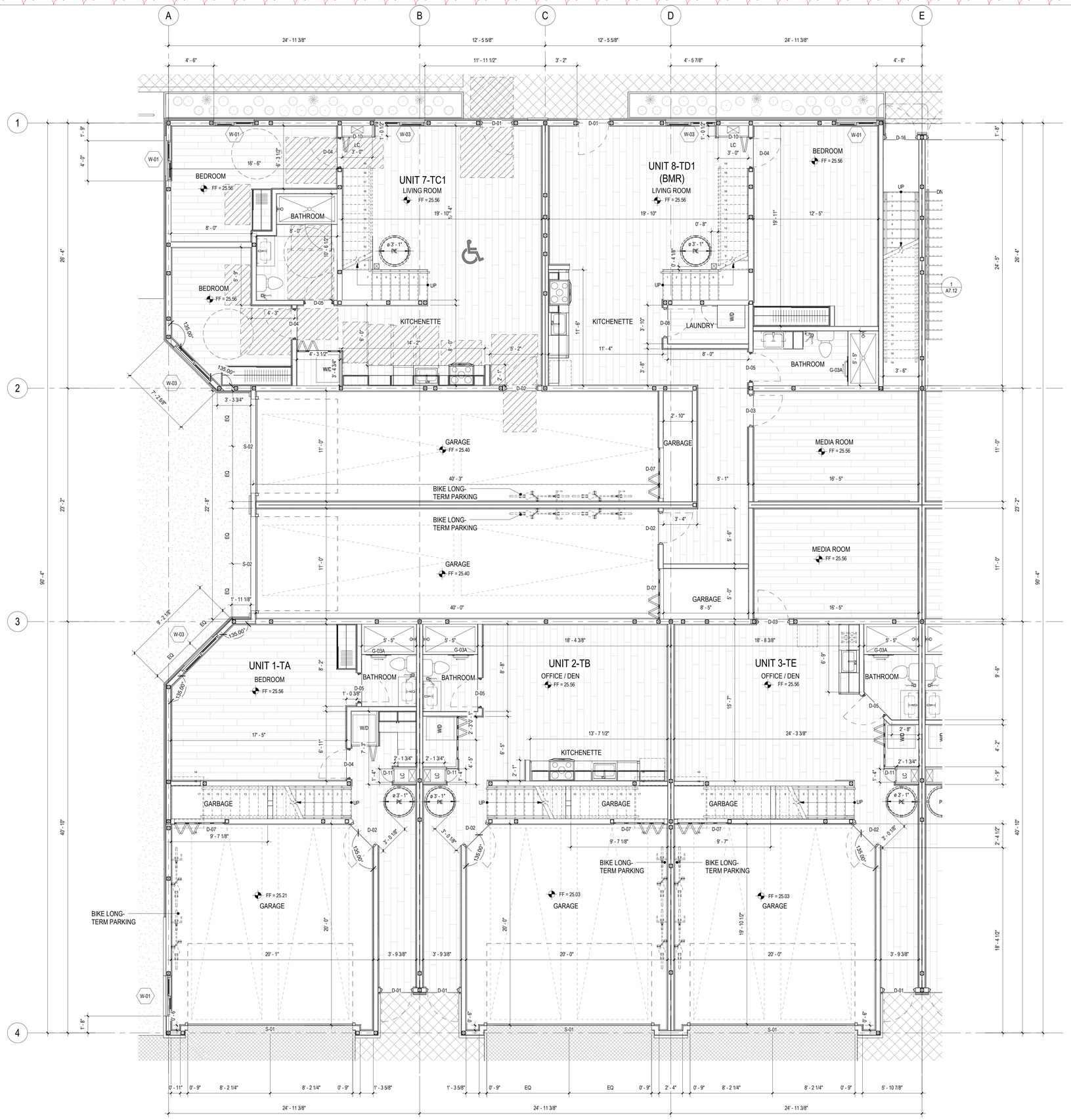
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1 A2.02 ENLARGED FIRST FLOOR PLAN A
SCALE 1/4" = 1'-0"

LEGEND:

- FENCE
- ROAD CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ACCESS LINE
- ROAD CENTER LINE
- ROOF LINE / ABOVE FLOOR LINE
- PROTECTIVE FENCE
- PROPOSED RETAINING WALL
- DRIVEWAY PAVEMENT
- PEDESTRIAN PAVEMENT
- PERMEABLE DRIVEWAY PAVERS
- CAREX DIVULSA / BERKELEY SEDGE
- MULCH
- ARTIFICIAL GRASS
- STRUCTURAL SOIL UNDER PAVEMENT
- VEHICULAR TRAFFIC DIRECTIONAL ARROW
- PEDESTRIAN TRAFFIC DIRECTIONAL ARROW
- FL FLOWLINE
- FS FINISH SURFACE
- TC TOP OF CURB
- LAGERSTROEMIA INDICA / DYNAMITE CRAPE MYRTLE
- OLEA EUROPAEA / OLIVE TREE
- CALLISTEMON 'LITTLE JOHN' / LITTLE JOHN DWARF BOTTLE BRUSH
- CHONDROPETALUM TECTORUM / SMALL CAPE RUSH
- PENNISETUM ACOPECUROIDES / FOUNTAIN GRASS
- LOMANDRA LONGIFOLIA / SPIN-HEAD MAT RUSH
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- FIRE HYDRANT
- JOINT UTILITY POLE
- LIGHT BOLLARDS
- FLOOR RECESSED LIGHTS
- LIGHT POST
- 16" X 16" PILASTER (BASEMENT)
- SPLASH BOX

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2015 PIONEER CT. SAN MATEO, CA
94403

OWNER
EV FUND LLC
408 S SPRING STREET #302 LOS ANGELES, CA 90013

LICENSED ARCHITECT
Paula Diango Agee
C-29776
04/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

ISSUANCE:

NO.	DESCRIPTION	DATE
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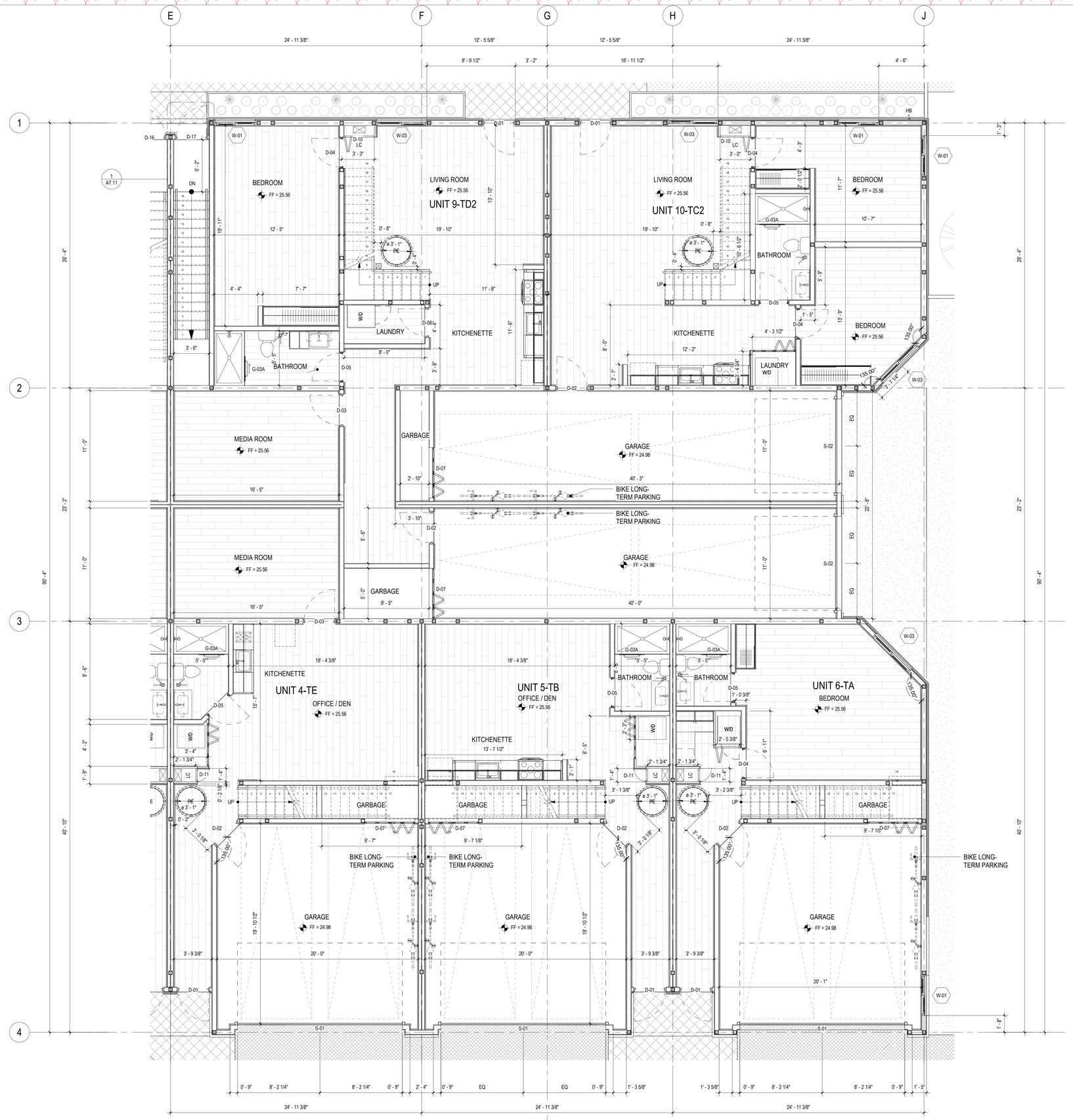
TITLE:
ENLARGED FIRST FLOOR PLAN A

ISSUE: 2025/18/12
TEAM: AITI

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A5.02

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1 A2.02 ENLARGED FIRST FLOOR PLAN B

SCALE 1/4" = 1'-0"

LEGEND:

- FENCE
- ROAD CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ACCESS LINE
- ROAD CENTER LINE
- ROOF LINE / ABOVE FLOOR LINE
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LICENSED ARCHITECT
Lilian Django Alarcon
C-29776
04/30/2027
RENEWAL DATE
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ISSUANCE:

NO.	DESCRIPTION	DATE
1	REVISION PER C3 COMMENTS	2025-11-20

TITLE:
ENLARGED FIRST FLOOR PLAN B

ISSUE: 2025/18/12

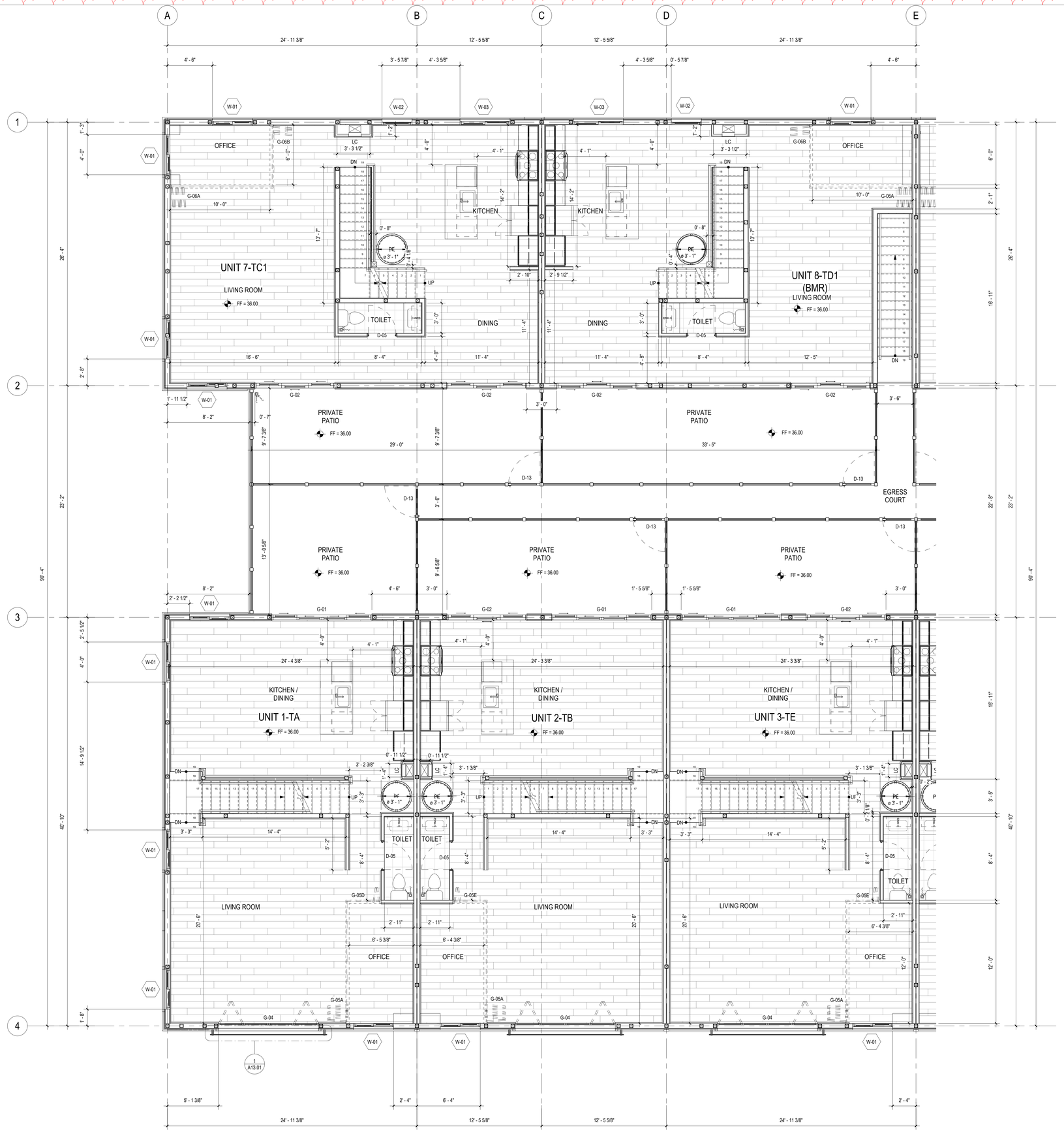
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A5.03

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1 A2.03 ENLARGED SECOND FLOOR PLAN A
SCALE 1/4" = 1'-0"

LEGEND:

- FENCE
- ROAD CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ACCESS LINE
- ROAD CENTER LINE
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- PROTECTIVE FENCE
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- DRIVEWAY PAVEMENT
- PEDESTRIAN PAVEMENT
- PERMEABLE DRIVEWAY PAVERS
- CAREX DIVULSA / BERKELEY SEDGE
- MULCH
- ARTIFICIAL GRASS
- STRUCTURAL SOIL UNDER PAVEMENT
- VEHICULAR TRAFFIC DIRECTIONAL ARROW
- PEDESTRIAN TRAFFIC DIRECTIONAL ARROW
- FL FLOWLINE
- FS FINISH SURFACE
- TC TOP OF CURB
- LAGERSTROEMIA INDICA / DYNAMITE CRAPE MYRTLE
- OLEA EUROPAEA / OLIVE TREE
- CALLISTEMON 'LITTLE JOHN' / LITTLE JOHN DWARF BOTTLE BRUSH
- CHONDROPETALUM TECTORUM / SMALL CAPE RUSH
- PENNISETUM ACOPECUROIDES / FOUNTAIN GRASS
- LOMANDRA LONGIFOLIA / SPIN-HEAD MAT RUSH
- PHORMIUM 'RAINBOW MAIDEN' / RAINBOW MAIDEN NEW ZEALAND FLAX
- FIRE HYDRANT
- JOINT UTILITY POLE
- LIGHT BOLLARDS
- FLOOR RECESSED LIGHTS
- LIGHT POST
- 16" X 16" PILASTER (BASEMENT)
- SPLASH BOX

SEE LANDSCAPE SHEET G0.8 PLANT LIST, QUANTITIES, AND WATER USE CLASSIFICATION OF LANDSCAPE SPECIES. REFER TO THE CIVIL PLANS FOR THE EXACT PLANTER HEIGHTS.
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9. REFER TO DOOR AND WINDOW SCHEDULES FOR SIZES OF OPENINGS.
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PROJECT
PIONEER VISTA TOWNHOMES
2015 PIONEER CT. SAN MATEO, CA
94403

OWNER
EV FUND LLC
408 S SPRING STREET #302 LOS ANGELES, CA 90013

LICENSED ARCHITECT Ozlem Oguzgor Akay C-29776 04/30/2027 RENEWAL DATE STATE OF CALIFORNIA

ISSUANCE:

NO.	DESCRIPTION	DATE
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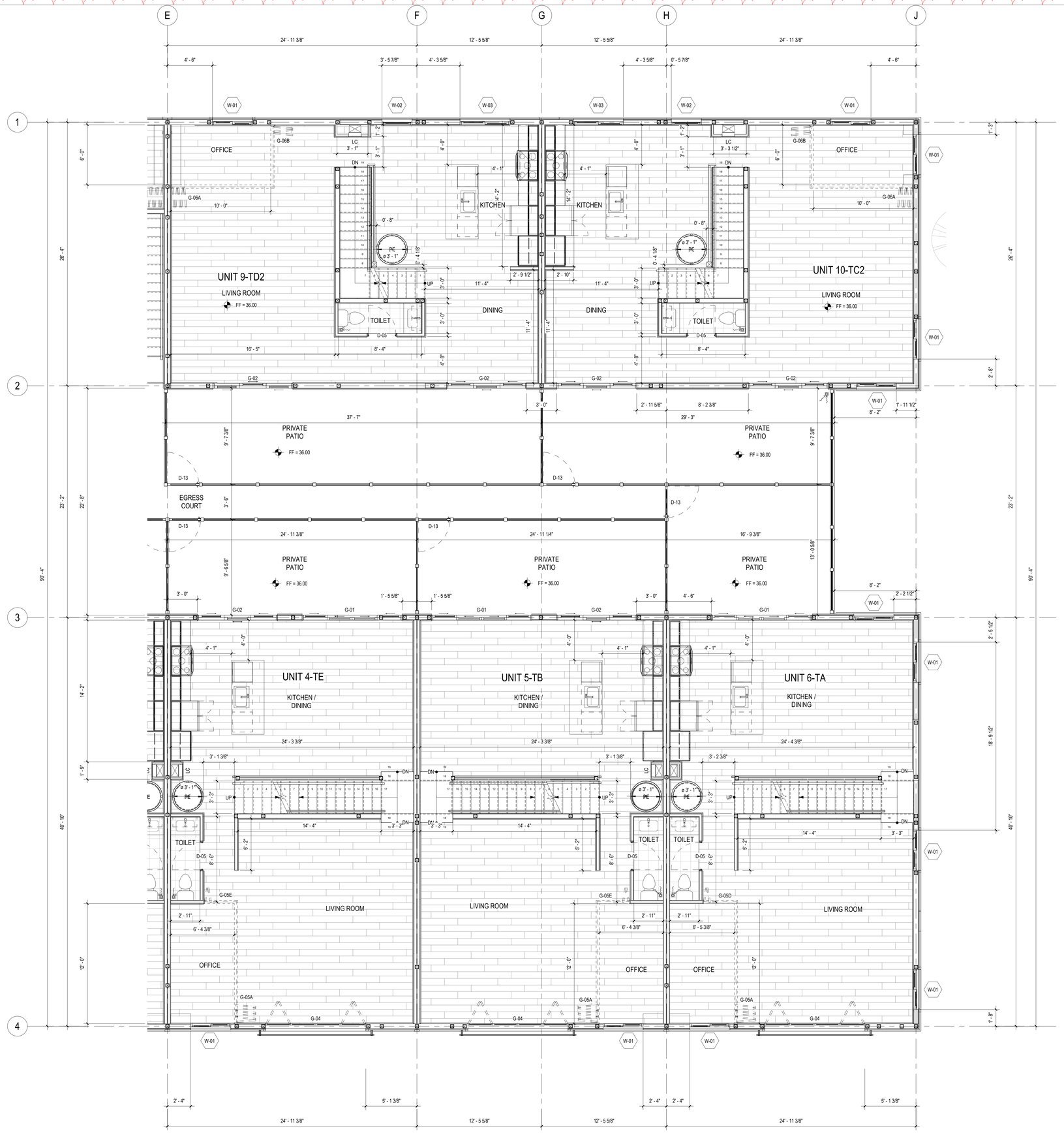
TITLE:
ENLARGED SECOND FLOOR PLAN A

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1 A2.03 ENLARGED SECOND FLOOR PLAN B
SCALE 1/4" = 1'-0"

LEGEND:

- FENCE
- ROAD CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ACCESS LINE
- ROAD CENTER LINE
- ROOF LINE / ABOVE FLOOR LINE
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- PROPOSED RETAINING WALL
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- LIGHT BOLLARDS
- FLOOR RECESSED LIGHTS
- LIGHT POST
- 16" X 16" PILASTER (BASEMENT)
- SPLASH BOX

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LICENSED ARCHITECT Vikas Dhingra Arora C-29776 04/30/2027 RENEWAL DATE STATE OF CALIFORNIA

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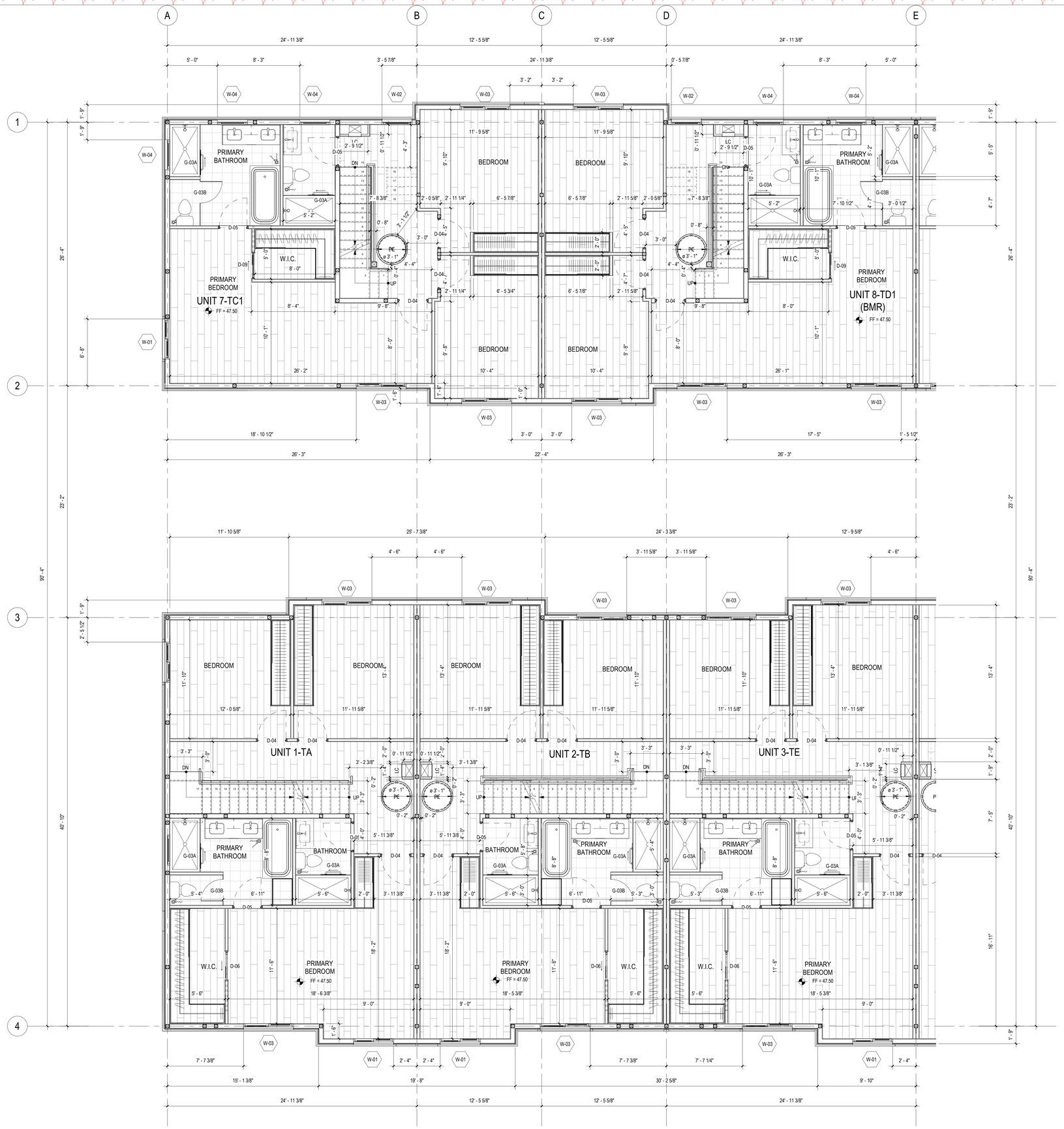
TITLE:
ENLARGED SECOND FLOOR PLAN B

ISSUE: 2025/18/12
TEAM: AITI

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1 ENLARGED THIRD FLOOR PLAN A
A2.04 SCALE 1/4" = 1'-0"

LEGEND:

- FENCE
- ROAD CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ACCESS LINE
- ROAD CENTER LINE
- ROOF LINE / ABOVE FLOOR LINE
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94403

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EV FUND LLC
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LICENSED ARCHITECT
Yasin Django Aziz
C-29776
04/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

ISSUANCE:

NO.	DESCRIPTION	DATE
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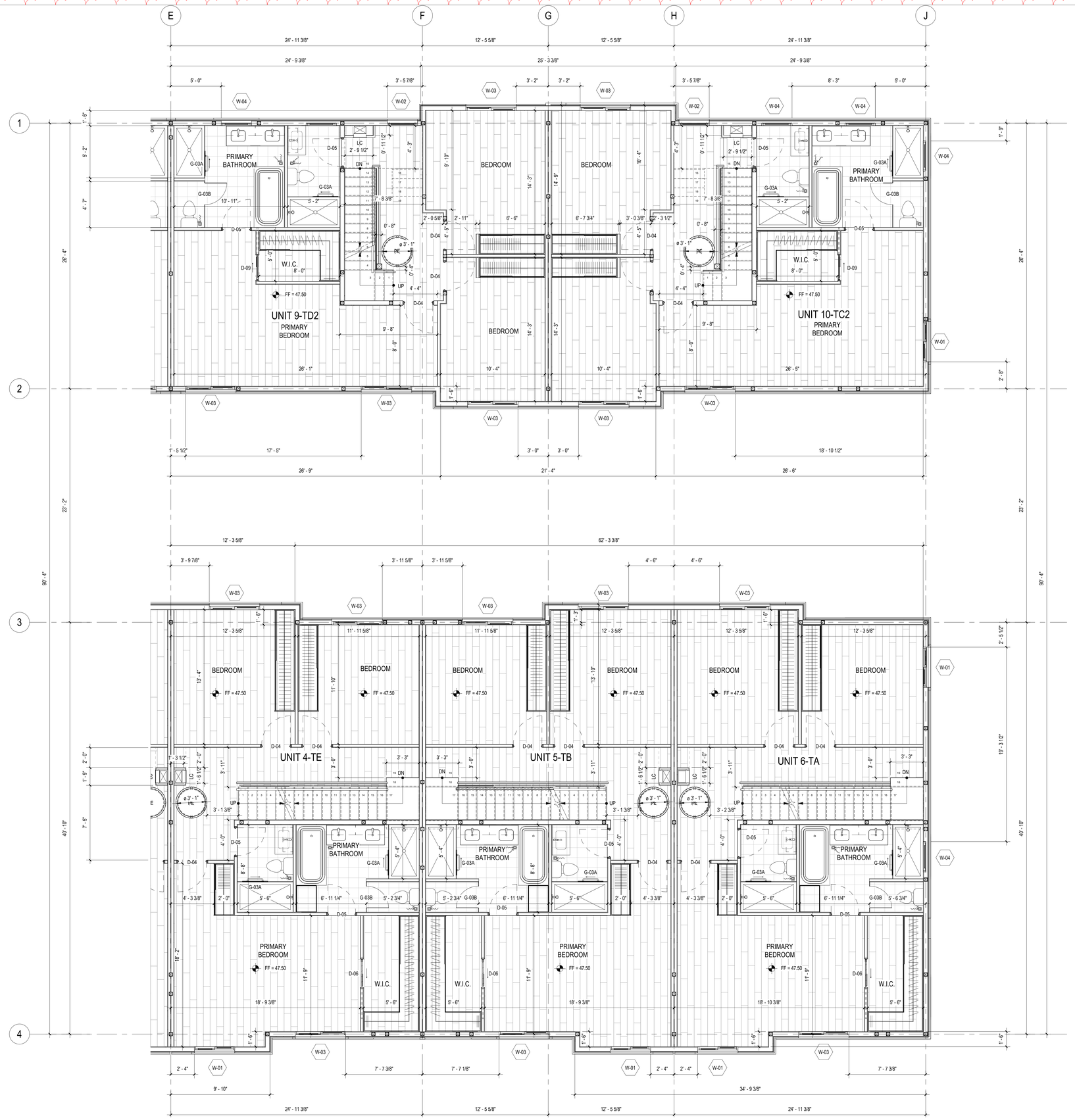
TITLE:
ENLARGED THIRD FLOOR PLAN A

ISSUE: 2025/18/12
TEAM: AITI

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A5.06

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1 / A2.04 ENLARGED THIRD FLOOR PLAN B
SCALE 1/4" = 1'-0"

LEGEND:

- FENCE
- ROAD CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ACCESS LINE
- ROAD CENTER LINE
- ROOF LINE / ABOVE FLOOR LINE
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LICENSED ARCHITECT
Linda Diango Aaker
C-29776
04/30/2027
RENEWAL DATE
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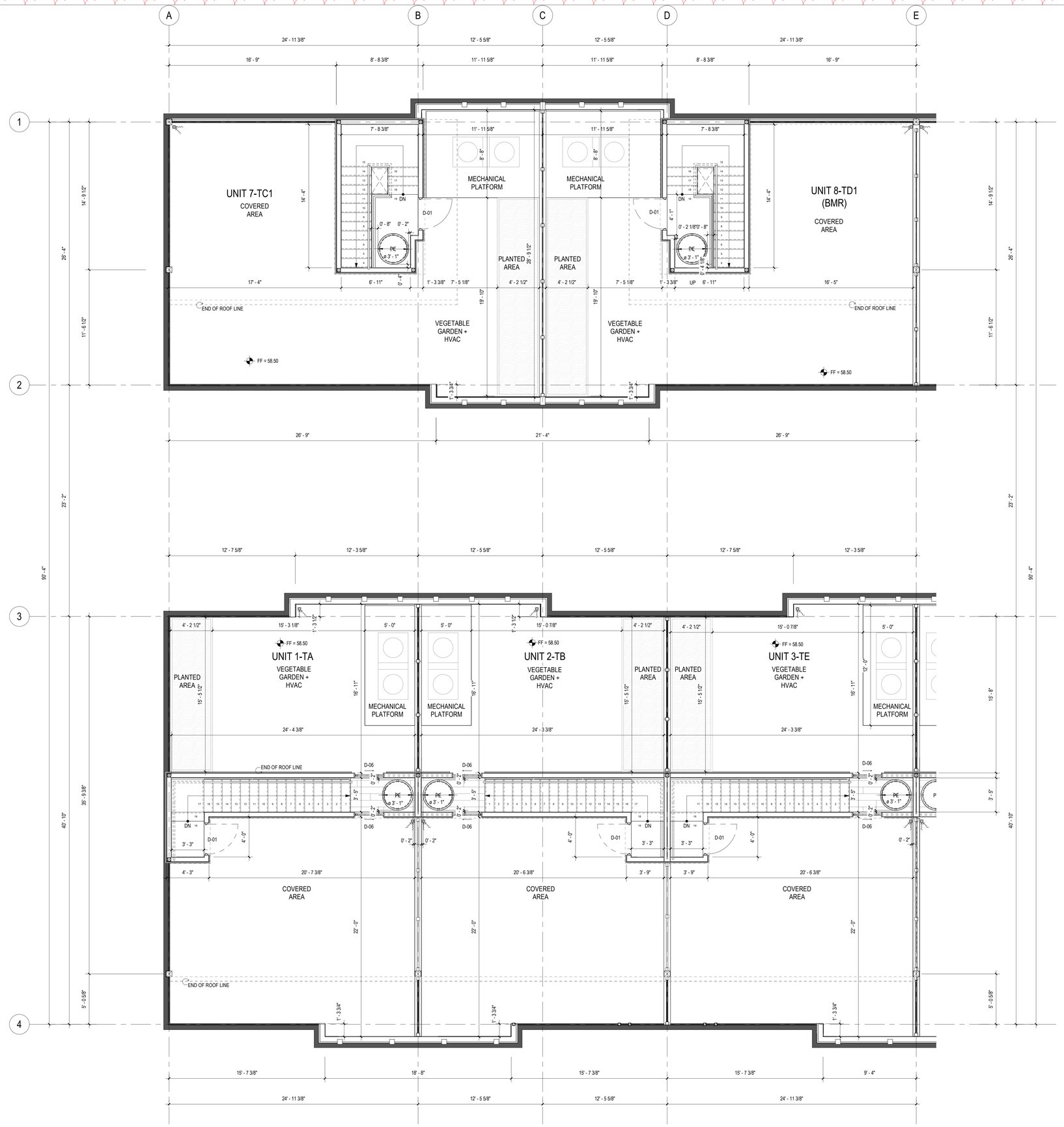
TITLE:
ENLARGED THIRD FLOOR PLAN B

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A5.07

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1 ENLARGED ROOF DECK PLAN A

SCALE 1/4" = 1'-0"

LEGEND:

- FENCE
- ROAD CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
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Usha Django Akella
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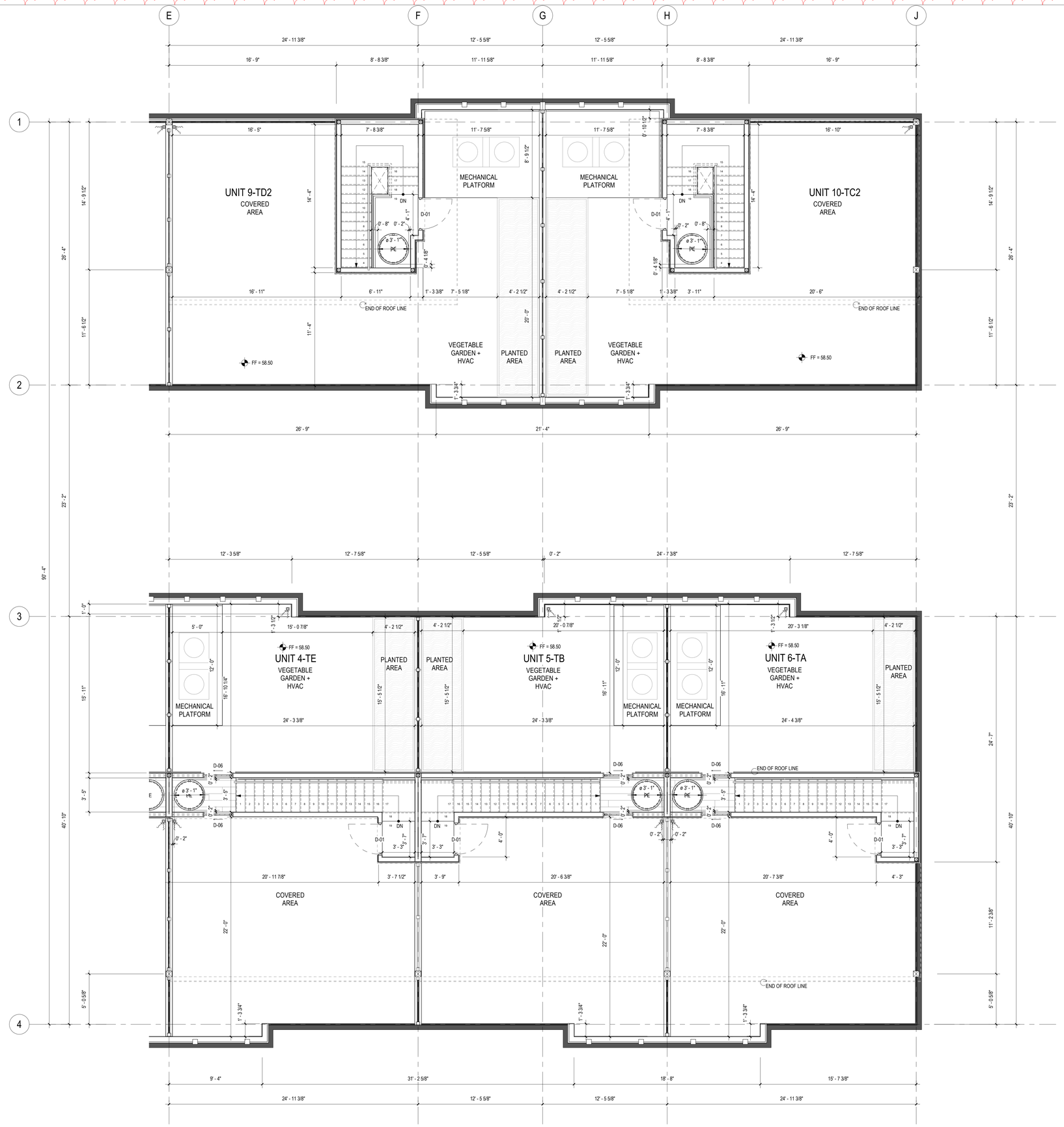
TITLE:
ENLARGED ROOF DECK PLAN A

ISSUE: 2025/18/12
TEAM: AITI

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1 ENLARGED ROOF DECK PLAN B
SCALE 1/4" = 1'-0"

LEGEND:

- FENCE
- ROAD CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ACCESS LINE
- ROAD CENTER LINE
- ROOF LINE / ABOVE FLOOR LINE
- PROTECTIVE FENCE
- PROPOSED RETAINING WALL
- DRIVEWAY PAVEMENT
- PEDESTRIAN PAVEMENT
- PERMEABLE DRIVEWAY PAVERS
- CAREX DIVULSA / BERKELEY SEDGE
- MULCH
- ARTIFICIAL GRASS
- STRUCTURAL SOIL UNDER PAVEMENT
- VEHICULAR TRAFFIC DIRECTIONAL ARROW
- PEDESTRIAN TRAFFIC DIRECTIONAL ARROW
- FL FLOWLINE
- FS FINISH SURFACE
- TC TOP OF CURB
- LAGERSTROEMIA INDICA / DYNAMITE CRAPE MYRTLE
- OLEA EUROPAEA / OLIVE TREE
- CALLISTEMON 'LITTLE JOHN' / LITTLE JOHN DWARF BOTTLE BRUSH
- CHONDROPETALUM TECTORUM / SMALL CAPE RUSH
- PENNISETUM ACOPECUROIDES / FOUNTAIN GRASS
- LOMANDRA LONGIFOLIA / SPIN-HEAD MAT RUSH
- PHORMIUM 'RAINBOW MAIDEN' / RAINBOW MAIDEN NEW ZEALAND FLAX
- FIRE HYDRANT
- JP JOINT UTILITY POLE
- LIGHT BOLLARDS
- FLOOR RECESSED LIGHTS
- LP LIGHT POST
- 16" X 16" PILASTER (BASEMENT)
- SPLASH BOX

SEE LANDSCAPE SHEET G0.8 PLANT LIST, QUANTITIES, AND WATER USE CLASSIFICATION OF LANDSCAPE SPECIES. REFER TO THE CIVIL PLANS FOR THE EXACT PLANTER HEIGHTS.
SITE FURNISHINGS: PRODUCT IMAGES AND DESCRIPTIONS ARE INCLUDED; MANUFACTURER INFORMATION IS OPTIONAL OR THE EQUIVALENT IN THE SPECIFICATIONS.

GENERAL NOTE:

1. THIS DRAWING MUST BE READ IN CONJUNCTION WITH MECHANICAL, ELECTRICAL, PLUMBING, SANITARY, FIRE PROTECTION, AND STRUCTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND THEIR ENLARGED PLANS.
2. THE CONTRACTOR SHALL VERIFY WITH THE ARCHITECT/ENGINEER ANY DISCREPANCIES FOUND IN THE DRAWINGS OR DIMENSIONS, OR IF ACTUAL SITE CONDITIONS REQUIRE CLARIFICATION.
3. REFER TO MEPF-ISSUED DRAWINGS FOR ALL BLOCK-OUTS, SLEEVES, AND OTHER REQUIRED PROVISIONS.
4. REFER TO STRUCTURAL-ISSUED DRAWINGS FOR SIZES OF COLUMNS, BEAMS, SLABS, AND OTHER RELATED ITEMS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, EXISTING UTILITIES, AND OTHER SITE CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK, AND SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL PREPARE AND SUBMIT SHOP DRAWINGS PRIOR TO COMMENCEMENT OF ANY WORK.
7. ALL DIMENSIONS ARE IN FOOT-INCHES UNLESS OTHERWISE NOTED IN THE DRAWINGS.
8. ALL DIMENSIONS ARE REFERENCED TO SUBSTRATE MATERIALS. REFER TO THE FINISH SCHEDULE FOR INTERIOR FINISHES.
9. REFER TO DOOR AND WINDOW SCHEDULES FOR SIZES OF OPENINGS.
10. FOR FLOOR DRAIN LOCATIONS, REFER TO SANITARY PLANS.
11. STRUCTURAL FLOOR DEPRESSIONS FOR ALL FLOOR FINISH PROVISIONS SHALL BE 1/2 INCHES
12. PLANS FOR UNIT LAYOUTS, BATHROOMS, AND KITCHENS APPLY TO ALL MIRROR TYPES OF THE SAME UNIT TYPE (TA/TB/TC/TE).
13. JULIET BALCONY DETAILS FROM UNIT TYPE A ARE APPLICABLE TO ALL JULIET BALCONIES IN THE PROJECT.
14. VERIFY ALL EXISTING FLOORS, WALLS, AND CEILINGS ON SITE.
15. WALL AND HORIZONTAL ASSEMBLIES, JULIET BALCONIES, ROOF DECK RAILINGS, PRIVACY FENCES, ROOFS, CANOPIES, AND SIGNAGE PLANS SHALL BE VERIFIED AGAINST ACTUAL SITE CONDITIONS AND COORDINATED WITH THE OWNER AND ARCHITECT.
16. THE HEIGHT OF OUTLETS AND SWITCHES SHALL COMPLY WITH THE CALIFORNIA CODE AND SHALL BE VERIFIED WITH THE OWNER AND ARCHITECT.

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LICENSED ARCHITECT
Usha Django Akella
C-29776
04/30/2027
RENEWAL DATE
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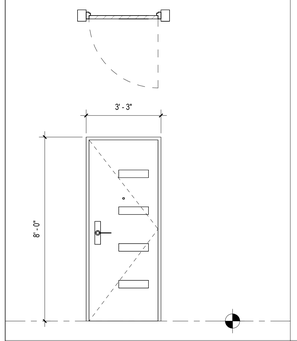
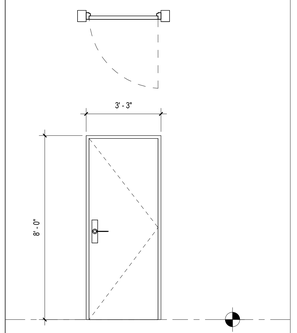
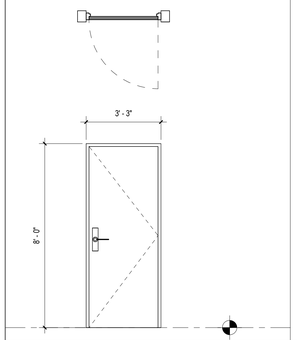
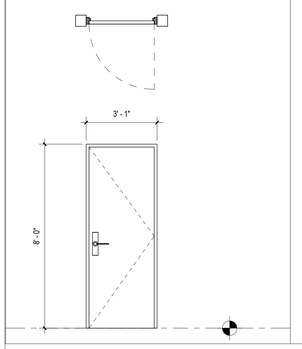
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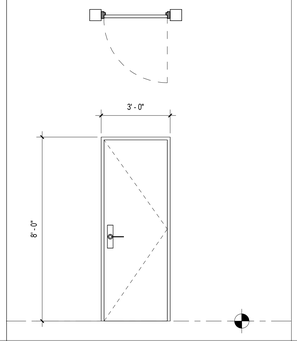
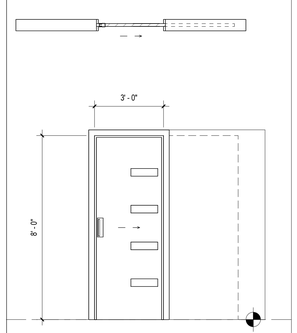
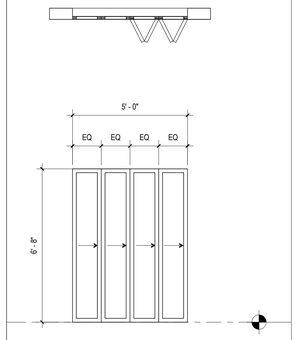
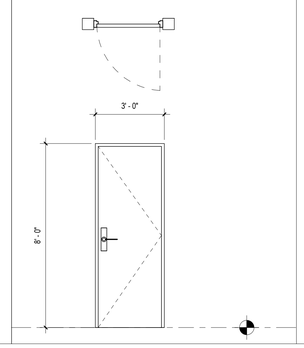
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DOOR SCHEDULE

DOOR PLAN AND ELEVATION	TYPE MARK	DESCRIPTION	DOOR OPENING SIZE		FIRE RATING	DOOR MATERIAL/FINISH		REMARKS	COUNT	FUNCTION
			HEIGHT	WIDTH		DOOR	FRAME			
	D-01	ENTRANCE DOOR	8' - 0"	3' - 3"	2-HOUR RESISTIVE	WOOD PANEL (BROWN)	ALUMINUM ALLOY FRAME (DARK GREY)	WITH HEAVY-DUTY LOCKSET AND PEEPHOLE	20	Exterior
	D-02	SERVICE DOOR (FROM GARAGE)	8' - 0"	3' - 3"	2-HOUR RESISTIVE	MEDIUM DENSITY FIBERBOARD PANEL (BROWN)	MEDIUM DENSITY FIBERBOARD FRAME (GREY)	WITH STANDARD LEVER-TYPE LOCKSETS	10	Interior
	D-03	INTERIOR DOOR	8' - 0"	3' - 3"		WOOD PANEL (TEAK)	WOOD PLASTIC COMPOSITE (GREY)	WITH STANDARD LEVER-TYPE LOCKSETS	4	Interior
	D-04	BEDROOM DOOR	8' - 0"	3' - 1"		WOOD PANEL (TEAK)	WOOD PLASTIC COMPOSITE (GREY)	WITH STANDARD LEVER-TYPE LOCKSETS	38	Interior

DOOR SCHEDULE

DOOR PLAN AND ELEVATION	TYPE MARK	DESCRIPTION	DOOR OPENING SIZE		FIRE RATING	DOOR MATERIAL/FINISH		REMARKS	COUNT	FUNCTION
			HEIGHT	WIDTH		DOOR	FRAME			
	D-05	BATHROOM DOOR	8' - 0"	3' - 0"		WOOD PLASTIC COMPOSITE (ASHWOOD)	WOOD PLASTIC COMPOSITE (GREY)	WITH STANDARD LEVER-TYPE LOCKSETS	40	Interior
	D-06	POCKET DOOR	8' - 0"	3' - 0"		WOOD PANEL (BROWN)	ALUMINUM ALLOY FRAME (DARK GREY)	WITH STANDARD LEVER-TYPE LOCKSETS	18	Exterior
	D-07	4 PANEL BI-FOLD DOOR (FROM GARBAGE AREA)	6' - 8"	5' - 0"		WOOD PANEL (TEAK)	WOOD PLASTIC COMPOSITE (GREY)	WITH STANDARD LOCKSETS	10	Interior
	D-08	LAUNDRY DOOR	8' - 0"	3' - 0"		MEDIUM DENSITY FIBERBOARD PANEL (BROWN)	MEDIUM DENSITY FIBERBOARD FRAME (GREY)	FOR UTILITY ACCESS WITH STANDARD LOCKSETS	2	Interior

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SCHEDULE OF DOORS

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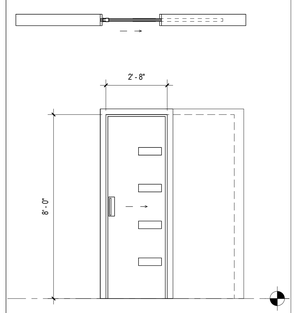
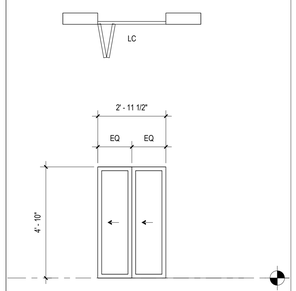
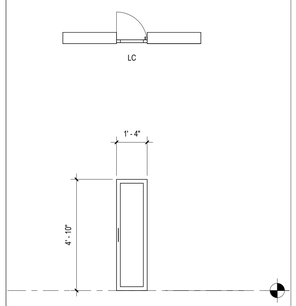
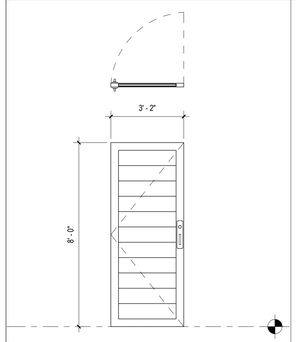
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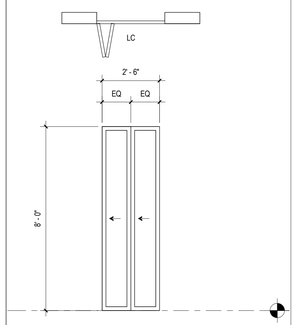
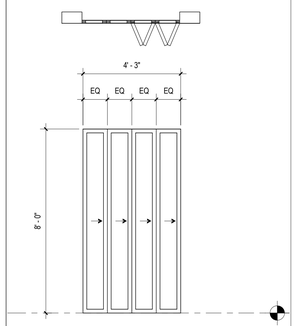
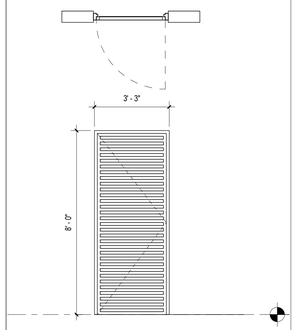
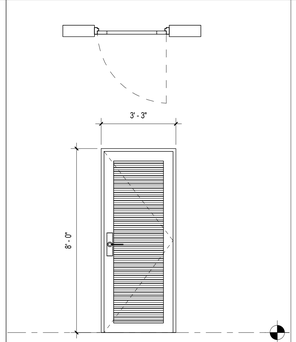
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DOOR SCHEDULE

DOOR PLAN AND ELEVATION	TYPE MARK	DESCRIPTION	DOOR OPENING SIZE HEIGHT	DOOR OPENING SIZE WIDTH	FIRE RATING	DOOR MATERIAL/FINISH DOOR	DOOR MATERIAL/FINISH FRAME	REMARKS	COUNT	FUNCTION
	D-09	POCKET DOOR	8' - 0"	2' - 8"		WOOD PLASTIC COMPOSITE (GREY)	WOOD PANEL (TEAK)	WITH STANDARD LEVER-TYPE LOCKSETS	4	Interior
	D-10	2 PANEL BI-FOLD DOOR (LAUNDRY CHUTE)	4' - 10"	2' - 11 1/2"		WOOD PLASTIC COMPOSITE (GREY)	WOOD PANEL (TEAK)	WITH STANDARD LEVER-TYPE LOCKSETS	4	Interior
	D-11	SINGLE SWING DOOR (LAUNDRY CHUTE)	4' - 10"	1' - 4"		WOOD PLASTIC COMPOSITE (GREY)	WOOD PANEL (TEAK)	WITH STANDARD LOCKSETS	6	Interior
	D-13	PARTITION DOOR (PATIO)	8' - 0"	3' - 2"		WOOD PLASTIC COMPOSITE (ASHWOOD)	ALUMINUM (WHITE)	WITH STANDARD LEVER-TYPE LOCKSETS	10	Exterior

DOOR SCHEDULE

DOOR PLAN AND ELEVATION	TYPE MARK	DESCRIPTION	DOOR OPENING SIZE HEIGHT	DOOR OPENING SIZE WIDTH	FIRE RATING	DOOR MATERIAL/FINISH DOOR	DOOR MATERIAL/FINISH FRAME	REMARKS	COUNT	FUNCTION
	D-14	2 PANEL BI-FOLD DOOR (LAUNDRY CHUTE)	8' - 0"	2' - 6"		WOOD PLASTIC COMPOSITE (GREY)	WOOD PANEL (TEAK)	WITH STANDARD LEVER-TYPE LOCKSETS	2	Interior
	D-15	4 PANEL BI-FOLD DOOR (LAUNDRY)	8' - 0"	4' - 3"		WOOD PANEL (TEAK)	WOOD PLASTIC COMPOSITE (GREY)		6	Interior
	D-16	REAR PATIO DOOR	8' - 0"	3' - 3"	2-HOUR RESISTIVE	WOOD PANEL (BROWN)	ALUMINUM ALLOY FRAME (DARK GREY)		1	Exterior
	D-17	SERVICE DOOR (FROM BASEMENT)	8' - 0"	3' - 3"	2-HOUR RESISTIVE	MEDIUM DENSITY FIBERBOARD PANEL (BROWN)	MEDIUM DENSITY FIBERBOARD FRAME (GREY)		4	Interior

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Yasmin Dijampo Aguilar
C-29776
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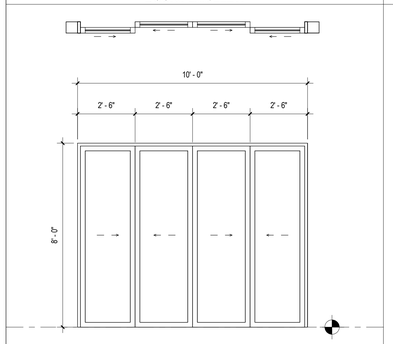
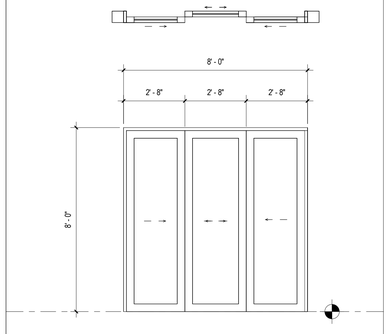
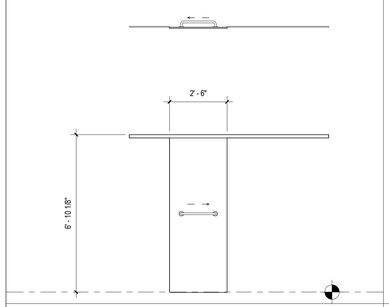
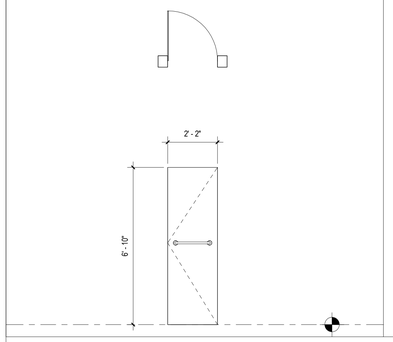
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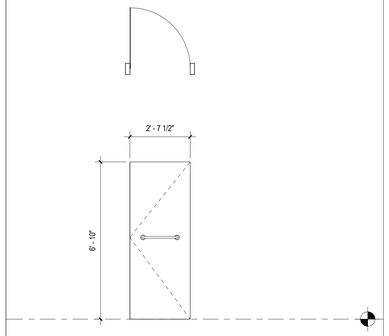
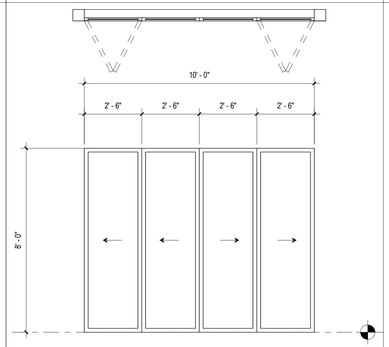
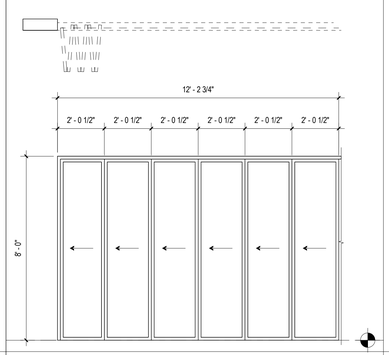
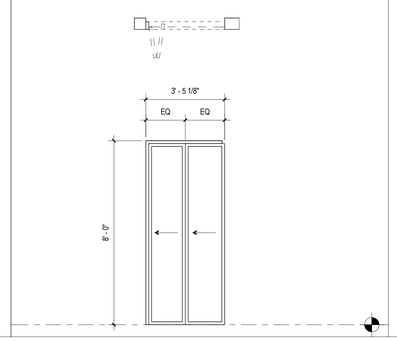
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GLAZED DOOR SCHEDULE

DOOR PLAN/ELEV.	TYPE MARK	DESCRIPTION	DOOR OPENING SIZE HEIGHT	DOOR OPENING SIZE WIDTH	FIRE RATING	DOOR MATERIAL/FINISH DOOR	DOOR MATERIAL/FINISH FRAME	REMARKS	COUNT	FUNCTION
	G-01	4 PANEL SLIDING DOOR (PATIO)	8' - 0"	10' - 0"		TINTED TEMPERED GLASS	ALUMINUM (BRONZE)	WITH STANDARD LOCKSETS	6	Exterior
	G-02	2 SLIDING DOOR W/ FIXED PANEL	8' - 0"	8' - 0"		TINTED TEMPERED GLASS	ALUMINUM (BRONZE)	WITH STANDARD LOCKSETS	12	Exterior
	G-03A	SLIDING DOOR (SHOWER AREA)	6' - 10"	2' - 6"		TEMPERED GLASS	STAINLESS STEEL	WITH STANDARD BAR HANLDE	29	Interior
	G-03B	SWING DOOR (SHOWER AREA)	6' - 10"	2' - 2"		TEMPERED GLASS		WITH STANDARD BAR HANDLE	10	Interior

GLAZED DOOR SCHEDULE

DOOR PLAN/ELEV.	TYPE MARK	DESCRIPTION	DOOR OPENING SIZE HEIGHT	DOOR OPENING SIZE WIDTH	FIRE RATING	DOOR MATERIAL/FINISH DOOR	DOOR MATERIAL/FINISH FRAME	REMARKS	COUNT	FUNCTION
	G-03C	SWING DOOR (SHOWER AREA)	6' - 10"	2' - 7 1/2"		TEMPERED GLASS		WITH STANDARD BAR HANDLE	1	Interior
	G-04	4 PANEL BI-FOLD DOOR (FRONT)	8' - 0"	10' - 0"		TINTED TEMPERED GLASS	ALUMINUM (BRONZE)	WITH STANDARD LOCKSETS	6	Exterior
	G-05A	6 PANEL BI-FOLD DOOR (OFFICE AREA)	8' - 0"	12' - 3"		TEMPERED GLASS	ALUMINUM (BRONZE)	WITH STANDARD LOCKSETS	6	Interior
	G-05D	2 PANEL BI-FOLD DOOR (OFFICE AREA)	8' - 0"	3' - 5"		TEMPERED GLASS	ALUMINUM (BRONZE)	WITH STANDARD LOCKSETS	2	Interior

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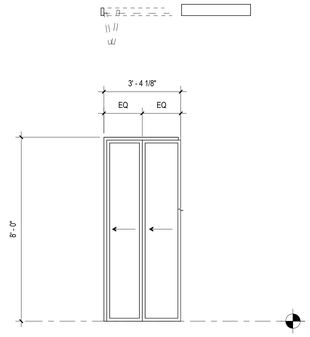
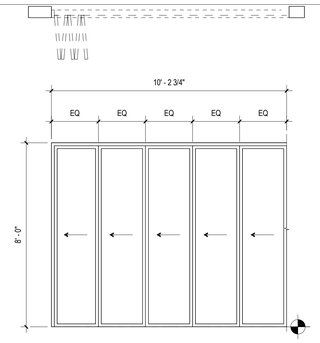
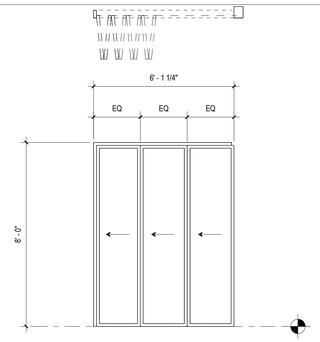
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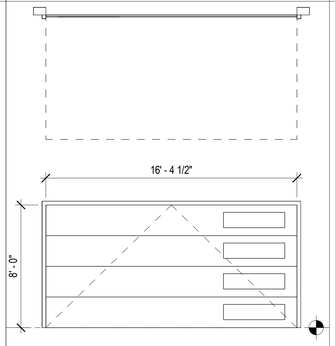
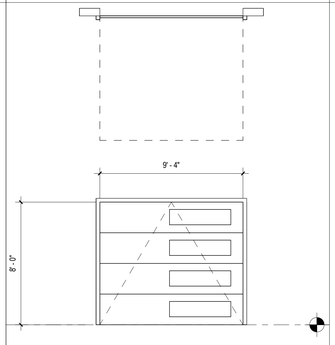
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GLAZED DOOR SCHEDULE

DOOR PLAN/ELEV.	TYPE MARK	DESCRIPTION	DOOR OPENING SIZE HEIGHT	DOOR OPENING SIZE WIDTH	FIRE RATING	DOOR MATERIAL/FINISH DOOR	DOOR MATERIAL/FINISH FRAME	REMARKS	COUNT	FUNCTION
	G-05E	2 PANEL BI-FOLD DOOR (OFFICE AREA)	8' - 0"	3' - 4"		TEMPERED GLASS	ALUMINUM (BRONZE)	WITH STANDARD LOCKSETS	4	Interior
	G-06A	5 PANEL BI-FOLD DOOR (OFFICE AREA)	8' - 0"	10' - 3"		TEMPERED GLASS	ALUMINUM (BRONZE)	WITH STANDARD LOCKSETS	4	Interior
	G-06B	3 PANEL BI-FOLD DOOR (OFFICE AREA)	8' - 0"	6' - 1 1/2"		TEMPERED GLASS	ALUMINUM (BRONZE)	WITH STANDARD LOCKSETS	4	Interior

SPECIALTY DOOR SCHEDULE

DOOR PLAN/ELEV.	TYPE MARK	DESCRIPTION	DOOR OPENING SIZE HEIGHT	DOOR OPENING SIZE WIDTH	FIRE RATING	DOOR MATERIAL/FINISH DOOR	DOOR MATERIAL/FINISH FRAME	REMARKS	COUNT	FUNCTION
	S-01	GARAGE DOOR	8' - 0"	16' - 4 1/2"	2-HOUR RESISTIVE	WOOD PANEL (BROWN)	ALUMINUM ALLOY FRAME (DARK GREY)	AUTOMATED LOCK	6	Exterior
	S-02	GARAGE DOOR	8' - 0"	9' - 4"	2-HOUR RESISTIVE	WOOD PANEL (BROWN)	ALUMINUM ALLOY FRAME (DARK GREY)	AUTOMATED LOCK	4	Exterior

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PIONEER VISTA TOWNHOMES
2015 PIONEER CT. SAN MATEO, CA
94403

OWNER
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LICENSED ARCHITECT
Claudio Django Alarcon
C-29776
04/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

ISSUANCE:

NO.	DESCRIPTION	DATE

TITLE:
SCHEDULE OF DOORS

ISSUE: 2025/18/12
TEAM: AITI

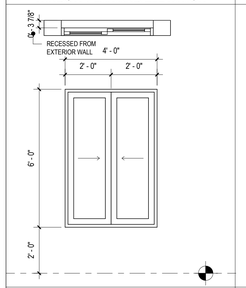
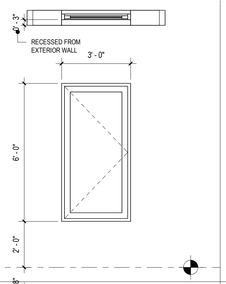
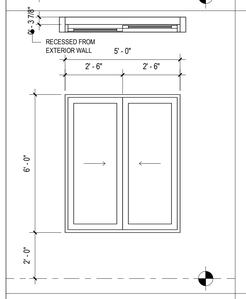
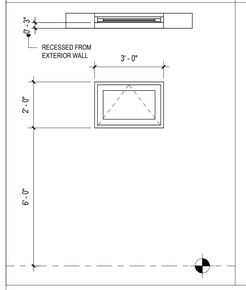
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WINDOW SCHEDULE

WINDOW PLAN AND ELEVATION	TYPE MARK	WINDOW OPENING SIZE		SILL HEIGHT	WINDOW MATERIAL/FINISH		COUNT	REMARKS
		HEIGHT	WIDTH		FRAMES	PANEL		
	W-01	6' - 0"	4' - 0"	2' - 0"	ALUMINUM (BRONZE)	TINTED TEMPERED GLASS	42	SLIDING TYPE
	W-02	6' - 0"	3' - 0"	2' - 0"	ALUMINUM (BRONZE)	TINTED TEMPERED GLASS	8	SWING TYPE WITH SAFETY / WINDOW LIMITER
	W-03	6' - 0"	5' - 0"	2' - 0"	ALUMINUM (BRONZE)	TINTED TEMPERED GLASS	42	SLIDING TYPE
	W-04	2' - 0"	3' - 0"	6' - 0"	ALUMINUM (BRONZE)	TINTED TEMPERED GLASS	12	AWNING TYPE WITH SAFETY / WINDOW LIMITER

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LICENSED ARCHITECT
Kavia Django Arabie
C-29776
04/30/2027
RENEWAL DATE
STATE OF CALIFORNIA

ISSUANCE:

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TITLE:
SCHEDULE OF WINDOWS

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1 PC. - CURVED WOOD BENCHES WITH HORIZONTAL WOOD SLATS MOUNTED ON PRECAST CONCRETE (7' - 3" X 9' - 9") 18" HIGH



SHORT-TERM BIKE PARKING
CIRCULAR RACKS - *STAINLESS STEEL FINISH (27" LENGTH X 30" HEIGHT)*



11 PCS. BLACK-COLORED LIGHT BOLLARDS
(42" HEIGHT - 6 1/2" DIAMETER)



PERMEABLE PAVERS ON WALKWAYS
(SEE CIVIL PLANS FOR PAVER PLAN)



BIO-FILTRATION PLANTERS
(REAR) - 6" HEIGHT



ARTIFICIAL GRASS 98.94 SF
ASTRO TURF

EXISTING OLIVE TREE
(TO BE REMOVED)

BIO-FILTRATION PLANTERS
(29' - 7 1/2" X 2' - 7 1/2")

BIO-FILTRATION PLANTERS(C)
(25' - 4 1/2" X 2' - 7 1/2")

BIO-FILTRATION PLANTERS (D)
(25' - 5" X 2' - 7 1/2")

EXISTING OLIVE TREE
(TO BE REMOVED)

BIO-FILTRATION PLANTERS (E)
(29' - 3 1/2" X 2' - 7 1/2")

MULCH (H)- 470.84 SF

N 18°25'00" W 174.00'

BIO-FILTRATION PLANTERS
6" FROM HIGHEST POINT
(9' - 10 1/2" X 16' - 0 1/2")

SOLAR ZONE = 9-10 PANELS PER UNIT (17.50 SF PER PANEL)
15% PER UNIT'S ROOF DECK
TOTAL OF 96 PANELS

UNIT ENTRIES | UTILITY ENTRY | UNIT ENTRIES | PET RELIEF AREA

2.1%

GARAGE ENTRANCE

N 71°35'00" E 111.04'

BIO-FILTRATION PLANTERS
(24' - 1 1/2" X 9' - 8 1/2")
6" HEIGHT FROM HIGHEST POINT



WALL-MOUNTED HARDWOOD BIKE RACK INSIDE THE GARAGE OF EACH UNIT – 2 SLOTS PER UNIT
(LONG TERM PARKING)



6 PCS. EXTERIOR FLOOR LIGHTS (4" DIAMETER)

SOLAR PANELS

6" CURB

EXTERIOR WALL LINE

GALVANIZED IRON ROOF



8 PCS. BLACK LIGHT POSTS (TYP.) - 9' HEIGHT

LIGHTING LEVELS FOR PEDESTRIAN ENTRIES WILL BE BETWEEN 1 AND .2 FC PER IES (ILLUMINATING ENGINEERING SOCIETY) STANDARDS

1.0fc | 0.5fc | 0.2fc

GARAGE ENTRANCE | UNIT ENTRIES | GARAGE ENTRANCES | UNIT ENTRIES | GARAGE ENTRANCES | UNIT ENTRIES | GARAGE ENTRANCE

N 18°25'00" W 174.00'

CURB CUT | CURB CUT | CURB CUT | CURB CUT

PERMEABLE PAVERS FOR DRIVEWAYS (*SEE CIVIL PLANS FOR PAVER PLAN*)



STRUCTURAL SOIL UNDER PAVEMENTS



1 A3.01 SITE FURNISHING PLAN (MATERIAL BOARD)
SCALE 3/32" = 1'-0"

LEGEND:

- FENCE
- ROAD CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ACCESS LINE
- ROAD CENTER LINE
- ROOF LINE / ABOVE FLOOR LINE
- PROTECTIVE FENCE
- PROPOSED RETAINING WALL
- DRIVEWAY PAVEMENT
- PEDESTRIAN PAVEMENT
- PERMEABLE DRIVEWAY PAVERS
- CAREX DIVULSA / BERKELEY SEDGE
- MULCH
- ARTIFICIAL GRASS
- STRUCTURAL SOIL UNDER PAVEMENT
- VEHICULAR TRAFFIC DIRECTIONAL ARROW
- PEDESTRIAN TRAFFIC DIRECTIONAL ARROW
- FL — FLOWLINE
- FS — FINISH SURFACE
- TC — TOP OF CURB
- LAGERSTROEMIA INDICA / DYNAMITE CRAPE MYRTLE
- OLEA EUROPAEA / OLIVE TREE
- CALLISTEMON 'LITTLE JOHN' / LITTLE JOHN DWARF BOTTLE BRUSH
- CHONDROPETALUM TECTORUM / SMALL CAPE RUSH
- PENNISETUM ACOPECUROIDES / FOUNTAIN GRASS
- LOMANDRA LONGIFOLIA / SPIN-HEAD MAT RUSH
- PHORMIUM 'RAINBOW MAIDEN' / RAINBOW MAIDEN NEW ZEALAND FLAX
- FIRE HYDRANT
- JP — JOINT UTILITY POLE
- LIGHT BOLLARDS
- FLOOR RECESSED LIGHTS
- LP — LIGHT POST
- 16" X 16" PILASTER (BASEMENT)
- SPLASH BOX

SEE LANDSCAPE SHEET G0.8 PLANT LIST, QUANTITIES, AND WATER USE CLASSIFICATION OF LANDSCAPE SPECIES. REFER TO THE CIVIL PLANS FOR THE EXACT PLANTER HEIGHTS.
SITE FURNISHINGS: PRODUCT IMAGES AND DESCRIPTIONS ARE INCLUDED; MANUFACTURER INFORMATION IS OPTIONAL OR THE EQUIVALENT IN THE SPECIFICATIONS.

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LICENSED ARCHITECT Kevin Django Agnew C-29776 04/30/2027 RENEWAL DATE STATE OF CALIFORNIA

ISSUANCE:

NO.	DESCRIPTION	DATE
1	REVISION PER C3 COMMENTS	2025-11-20

TITLE:
MATERIAL BOARD

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