GENERAL NOTES

1. All labor, materials, fabrication, installation, etc., shall be performed in full accordance with California Title 24, the Americans with Disabilities Act (ADA), all governing agencies and all national, state and local codes, laws and ordinances, especially those requirements regarding energy and handicapped accessibility. In case of conflict, the more stringent shall govern.

2. It is the general contractor's responsibility to verify and coordinate all work with the design build subcontractors to ensure project completion in accordance with the design intent set forth within these construction documents and specifications. Contractor to refer to Project Manual for additional information.

3. The appearance of the architect's identification block on drawings prepared by other firms shall not be construed to indicate responsibility for the contents of such drawings on the part of the architect.

4. General contractor shall verify all dimensions and conditions at the job site before starting work and shall notify architect of any discrepancies or errors. Contractor shall be responsible for all costs required due to his failure to do so. Commencement of work by any trade shall constitute agreement that conditions are acceptable for such work.

5. The drawings and specifications are complementary. Every effort has been made to coordinate the drawings and specifications of the architect and the consulting engineers; however, any item, instruction, specification, etc., shown in one location shall be required as if shown in all applicable locations. In case of discrepancy, consult with architect before proceeding.

6. All work shown, listed or implied on any construction document must be supplied and installed by the general contractor, unless noted otherwise. The general contractor must closely coordinate his work with that of subcontractors and suppliers to assure that schedules are met and that work is done in conformance to manufacturer's requirements.

7. The use of the word "provided" in connection with any specified item is intended to mean that the item must be furnished, installed, connected, and ready for use, unless otherwise noted.

8. The construction documents illustrate the design and type of construction desired in general and imply only the finest quality of construction, material and workmanship. By assuming responsibility for the work indicated, the general contractor must comply with the spirit as well as the letter in which they were written.

9. The general contractor shall coordinate the work of all subcontractors: mechanical, electrical, structural, plumbing, etc. General contractor shall report to the architect any discrepancies for correction. Requests for cost increases caused by lack of proper coordination will not be allowed. All work listed, shown or implied on any construction document shall be supplied and installed by the general contractor, except where noted otherwise. General contractor shall coordinate his
work with that of other contractors or vendors to assure that all schedules are met and that all work is done in conformance to manufacturer's requirements. Workmanship shall be equal to the best standard of the following institutions:
- American Society of Testing Materials (ASTM)
- American Institute of Steel Construction (AISC)
- American Welding Society (AWS)
- American Concrete Institute (ACI)
- American National Standards Institute (ANSI)
- Architectural Aluminum Manufacturer's Association (AAMA)
- Aluminum Association, Inc. (AA)
- American Institute of Steel Construction (AISC)
- Concrete Reinforcing Steel Institute (CRSI)
- National Association of Architectural Metal Manufacturers (NAAMM)
- National Fire Protection Association (NFPA)
- National Woodwork Manufacturer's Association (NWMA)
- Woodwork Institute of California (WIC)

10. General contractor shall continuously check architectural and structural clearances for accessibility of equipment, including construction equipment, and mechanical, electrical and plumbing systems. Contractor shall verify that no conflicts exist and that all required clearances for installation and maintenance of such items is provided without altering noted dimensions. No allowance of any kind will be made for general contractor's failure to foresee means of installing such items into position inside structure.

11. All materials shall be new and of first quality, and all work shall be performed by skilled mechanics.

12. Dimensions:
a. All partition dimensions are to face of finish, unless otherwise noted.
b. Do not scale drawings.
c. Dimensions and reference elevations are to finished face of floors and at roof (not to top of covering or roofing), unless otherwise noted.
d. All dimensions shall be verified in field before fabrication.

13. All dimensions are to be exact within 1/4" along full height and full width of walls. Contractor shall not adjust any dimension marked "clear" or "clr" without written instructions from architect.

14. "Typical" or "typ" means identical for all similar conditions, unless noted otherwise.

15. "Similar" or "sim" means comparable characteristics for items noted. Verify dimensions & orientation on plan.

16. General contractor shall provide all chases, sleeves, openings, etc., as required by the various trades, whether noted on construction documents or not.

17. Substantial blocking, backing or other support shall be provided for all fixtures, appliances, cabinets, shelves, rods, accessories or other items to be secured in the walls, whether such blocking or backing is specifically indicated or not.

18. Attachments, connections or fastenings of any nature are to be properly and permanently secured in conformance with best practice. The drawings show only special conditions to assist the contractor; they do not illustrate every such detail.

19. All work shall provide for material expansion and contraction, shrinkage, building movement, etc., sufficient to prevent cracks, buckling or other deformation due to humidity/temperature change and normal loading.

20. Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.

21. For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate.

22. Alteration & additions with new HVAC equipment must test and adjust all equipment.

23. Prohibit smoking within 25 feet of building entries, air intakes and operable windows.

24. Provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces.

25. Street tree protective fence to be installed prior to construction. 3' square orange snow fencing around (E) tree. Fencing to be mounted to 2" dia. galv. iron posts at 6' tall w/ 2x4 cross bracing & signage as req., typ. all street trees.



1990 S. EL CAMINO REAL - VELORA

LOCATION PLAN

PROJECT LOCATION:
1990 S. EL CAMINO REAL
SAN MATEO, CA 94403



PROJECT INFORMATION

PROJECT DESCRIPTION:

A NEW MIXED-USE DEVELOPMENT FEATURING GROUND-FLOOR COMMERCIAL RETAIL, BASEMENT-LEVEL PARKING, AND RESIDENTIAL UNITS ON THE UPPER FLOORS.

PROJECT ADDRESS:	1990 S. EL CAMINO REAL SAN MATEO, CA 94403
APN:	039030260
ZONING CLASSIFICATION:	C2-2/R4
OCCUPANCY GROUP:	R-2, M, S-2
TYPE OF CONSTRUCTION:	TYPE I-A
LOT SIZE:	13677.43 SF
PERMITTED FAR:	N/A

FLOOR AREA (SQ. SF)	EXISTING	PROPOSED
MAIN STRUCTURE	N/A	11,880
ALL STORIES	N/A	110,720
OCCUPANCY GROUP R-2	N/A	60,920
OCCUPANCY GROUP M	N/A	10,280
OCCUPANCY GROUP S-2	N/A	29,710
DETCHAED ACCESSORY STRUCTURE:	N/A	N/A
EXEMPTIONS	N/A	N/A
TOTAL FLOOR AREA	**N/A**	**110,720**

PROPOSED BUILDING HEIGHT	
BUILDING OCCUPANCY:	MIXED-USE MEDIUM II (4-6 STORIES, 51-99 DU/AC)
NUMBER OF STORIES:	06 + 2 BASEMENT
NUMBER OF PROPOSED UNITS	43
PROPOSED NUMBER OF RESIDENTIAL UNITS (BEDROOM COUNT)	43 UNITS (57 BEDS)
PROPOSED NUMBER OF BMR UNITS	5
TOTAL FLOOR PARKING AREA FOR PARKING REQUIREMENTS:	N/A
TOTAL COVERED PARKING STALLS	38
TOTAL AREA OF NEW & REHABILITATED LANDSCAPE AREA (SQ. SF)	300 SF
CUBIC YARDS FOR SOIL DISTRIBUTION:	≈12,665 CY

REFRENCES:	SAN MATEO ZONING CODE EL CAMINO REAL MASTER PLAN 2022 CALIFORNIA MODEL BUILDING CODES

PROJECT CONTACTS

OWNER:

GEORGE LAM
LF GEORGE PROPERTIES CORP.
159 EL CAMINO REAL
MILLBRAE, CA 94030

ARCHITECT:

COSTA BROWN ARCHITECTURE, INC.
ALBERT COSTA: PROJECT ARCHITECT
1620 MONTGOMERY ST, SUITE 300
SAN FRANCISCO, CA, 94111
415.986.0101

DRAWING INDEX

Sheet List	
Sheet Name	Sheet Number
PARKING GARAGE - LEVEL B2	A 100.9
PARKING GARAGE - LEVEL B3	A 100.10
3D VIEW	A 300.6
3D VIEW	A 300.5
ELEVATIONS	A 200
COVER SHEET	A 000
SURVEY	A 000.1
PROJECT DATA	A 000.2
BUILDING USAGE / TYPE	A 000.3
SITE PLAN	A 100
FIRST FLOOR PLAN	A 100.1
SECOND FLOOR PLAN	A 100.2
THIRD FLOOR PLAN	A 100.3
FOURTH FLOOR PLAN	A 100.4
FIFTH FLOOR PLAN	A 100.5
SIXTH FLOOR PLAN	A 100.6
ROOF PLAN	A 100.7
PARKING GARAGE - LEVEL B1	A 100.8
3D VIEW	A 300
3D VIEW	A 300.1
3D VIEW	A 300.2
3D VIEW	A 300.3
3D VIEW	A 300.4
FEASABILITY	A 000.4

COSTA BROWN ARCHITECTURE
415.986.0101 | costabrown.com
1620 Montgomery St, Suite 300, San Francisco, CA 94111

1990 S. EL CAMINO REAL - VELORA

1990 S. EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: Project Number

No.	Issue	Date
1	PROGRESS 1	07.25.2025
2	PROGRESS 2	09.26.2025
3	PROGRESS 3	10.05.2025

PRELIMINARY PROGRAM SUMMARY

TOTAL: 43 UNITS

1 BED ROOM: 9 UNITS
2 BEDROOMS: 30 UNITS
3 BEDROOMS: 4 UNITS

TOTAL RETAILS: 3
TOTAL PARKING STALLS: 38

SITE: 13677.43 SF

STAMPS

All drawings and written material appearing herein constitute original and unpublished work of Costa Brown Architecture, Inc. and may not be duplicated without the prior written consent of Costa Brown Architecture, Inc. © 2025

Date: 10.17.2025

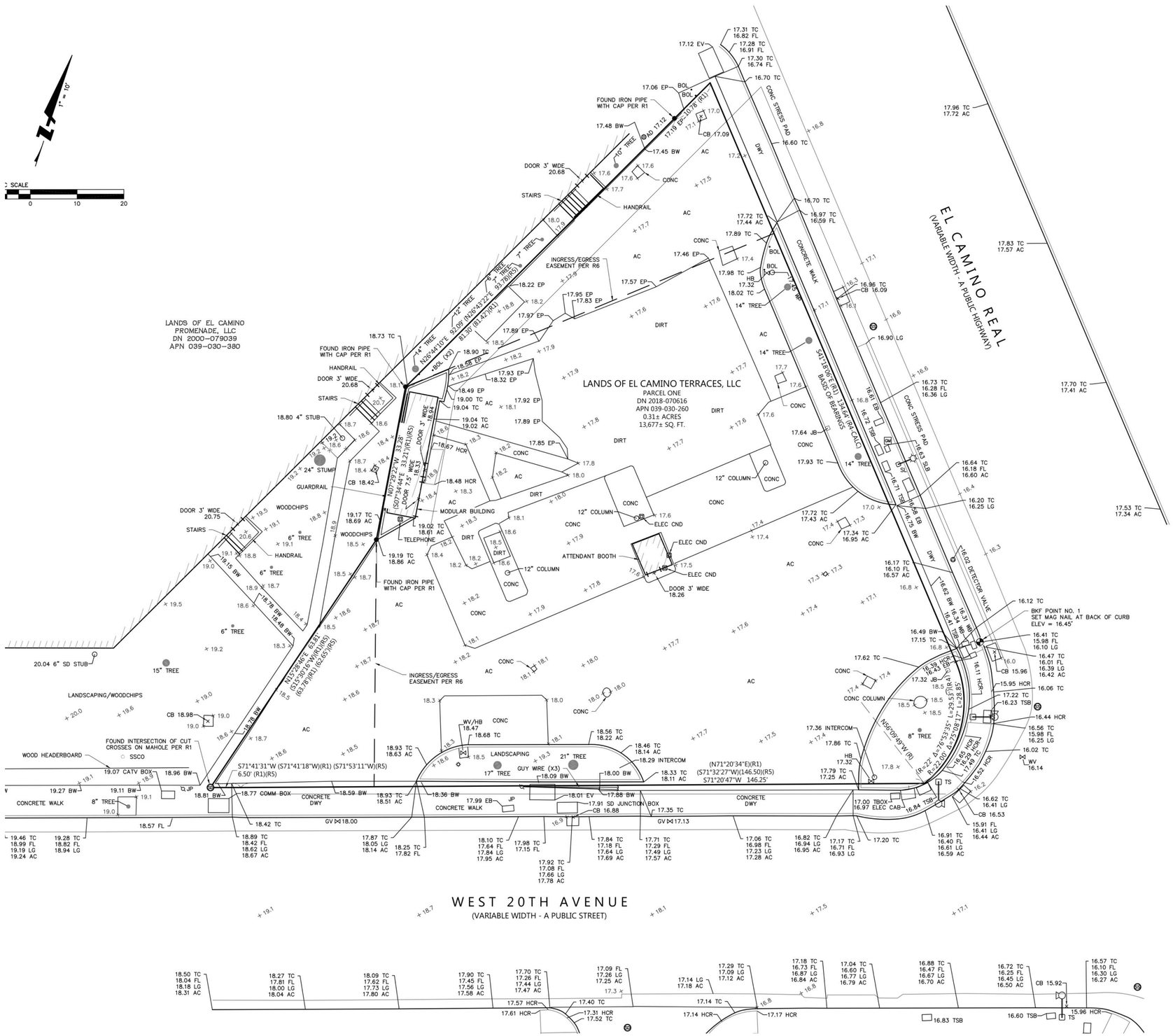
Scale: 1/8" = 1'-0"

Description:

COVER SHEET

Sheet Number:

A 000



LEGEND

- FOUND IRON PIPE AS NOTED
- AREA LIGHT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- TREE-SIZE AS NOTED

AC	ASPHALT CONCRETE
AD	AREA DRAIN
APN	ASSESSOR'S PARCEL NUMBER
BOL	BOLLARD
BW	BACK OF WALK
CALC	CALCULATED FROM RECORD
CATV	CABLE TELEVISION
CB	CATCH BASIN
COMM	COMMUNICATIONS
CONC	CONCRETE
DN	DOCUMENT NUMBER
EB	ELECTRIC BOX
ELEC CAB	ELECTRIC CABINET
ELEC CND	ELECTRIC CONDUIT
EOP/EOW	EDGE OF PATH/WALK
EP	EDGE OF PAVEMENT
EV	ELECTRIC VAULT
FF	FINISHED FLOOR
FL	FLOWLINE
GM	GAS METER
GV	GAS VALVE
HB	HOSE BIBB
HCR	HANDICAP RAMP
INV	INVERT
JB	JUNCTION BOX
JP	JOINT POLE
LG	LIP OF GUTTER
MH	MANHOLE
(R)	DENOTES RADIAL BEARING
(R#)	DENOTES RECORD REFERENCE
SD	STORM DRAIN
SL/SLB	STREET LIGHT/STREET LIGHT BOX
SQ. FT.	SQUARE FEET
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
STR	STAIR
TC	TOP OF CURB
TSB	TRAFFIC SIGNAL BOX
WB	WATER BOX
WP	WATER PIPE
WV	WATER VALVE
W-B	BOTTOM OF WALL
W-T	TOP OF WALL

LINETYPES

- ADJACENT LOT LINE
- SUBJECT BOUNDARY LINE
- BUILDING STRUCTURE
- CONCRETE LINE
- EASEMENT LINE
- FENCE LINE
- LIP OF GUTTER
- TOP OF CURB
- WALL

BENCHMARK STATEMENT

THE ELEVATIONS SHOWN ON THIS SURVEY ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) ELEVATIONS BASED ON GPS OBSERVATIONS OF BKF POINT NO. 1, A SET MAG NAIL AT THE BACK OF CURB PERFORMED BY BKF ON MAY 9, 2019.

BKF POINT NO. 1

ELEVATION = 16.45'

BASIS OF BEARINGS

THE BEARING OF SOUTH 41°18'06" EAST OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF EL CAMINO REAL BETWEEN TWO FOUND IRON PIPES AS SHOWN UPON THAT CERTAIN PARCEL MAP NO. 340 RECORDED ON DECEMBER 29, 1997 IN BOOK 70 OF PARCEL MAPS AT PAGES 26 AND 27, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

RECORD REFERENCES

(R1) PARCEL MAP NO. 340 FILED DECEMBER 29, 1997 IN BOOK 70 OF PARCEL MAPS AT PAGES 26-27, SAN MATEO COUNTY RECORDER.

(R2) PARCEL MAP NO. 255 FILED OCTOBER 15, 1985 IN BOOK 56 OF PARCEL MAPS AT PAGE 44, SAN MATEO COUNTY RECORDER.

(R3) PARCEL MAP NO. 248 FILED APRIL 28, 1983 IN BOOK 53 OF PARCEL MAPS AT PAGES 50-51, SAN MATEO COUNTY RECORDER.

(R4) CALTRANS RIGHT-OF-WAY RECORD MAP "R-110.6", DATED DECEMBER 1990 AND REVISED NOVEMBER 1991, ON FILE WITH CALTRANS.

(R5) GRANT DEED FILED SEPTEMBER 10, 2018 AS DOCUMENT NUMBER 2018-070616, SAN MATEO COUNTY RECORDER.

(R6) GRANT DEED FILED AUGUST 22, 1991 AS DOCUMENT NUMBER 1991-110757, SAN MATEO COUNTY RECORDER.

BOUNDARY NOTE

EASEMENTS AND APPURTENANCES AFFECTING THE SUBJECT PROPERTY WERE DETERMINED BY THE SURVEYOR WITHOUT BENEFIT OF A PRELIMINARY TITLE REPORT.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT.

DAVID JUNGMANN, P.L.S. 9267

PROFESSIONAL LAND SURVEYOR · DAVID C. JUNGMANN · No. 9267 · STATE OF CALIFORNIA

08/07/2019
DATE

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
255 SHORELINE DR., SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

BOUNDARY AND TOPOGRAPHIC SURVEY
1990 SOUTH EL CAMINO REAL

SAN MATEO — COUNTY OF SAN MATEO — CALIFORNIA

No.	Revisions

Date: 2019-08-07
Scale: 1" = 10'
Design: JMS
Drawn:
Approved: DCJ
Job No: 20190664

Drawing Number: 190664
1 OF 1

COSTA BROWN ARCHITECTURE
415.986.0101 | costabrown.com
1620 Montgomery St, Suite 300, San Francisco, CA 94111

1990 S. EL CAMINO REAL - VELORA

1990 S. EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: Project Number

No.	Issue	Date
1	PROGRESS 1	07.25.2025
2	PROGRESS 2	09.26.2025
3	PROGRESS 3	10.05.2025

PRELIMINARY PROGRAM SUMMARY

TOTAL: 43 UNITS

1 BED ROOM: 9 UNITS
2 BEDROOMS: 30 UNITS
3 BEDROOMS: 4 UNITS

TOTAL RETAILS: 3
TOTAL PARKING STALLS: 38

SITE: 13677.43 SF

LICENSED ARCHITECT · ALBERT COSTA · No. C 25678 · REN. 5/27 · STATE OF CALIFORNIA

All drawings and written material appearing herein constitute original and unpublished work of Costa Brown Architecture, Inc. and may not be duplicated without the prior written consent of Costa Brown Architecture, Inc. © 2019.

Date: 10.17.2025
Scale: As indicated
Description:

SURVEY

Sheet Number:

A 000.1

1990 EL CAMINO REAL PROJECT SUMMARY
SAN MATEO, CA

OVERALL SUMMARY*

GROSS SITE AREA	0.31 ac
RESIDENTIAL UNITS	43 du
PROJECT DENSITY	160 du/ac
AVERAGE UNIT SIZE	800 sf
PARKING STALLS	38 Stalls
ADA PARKING STALLS	3 Stall
TOTAL PARKING STALLS	38 Stalls
TOTAL PARKING RATIO	0.88 Stalls/du
TOTAL AMENITIES	2
TOTAL RETAILS	3

*Building Development Standards refrence City of San Mateo Municipal Code (SMMC) Zoning Standards for C2-2/R4 Districts.
Setbacks assume Zoning Standards for C2-2/R4 Districts and refrence setback example in SMMC definition of Building Height.

BUILDING SUMMARY (8-Story Type III Residnetial over 2-Basement Type I Garage)

Unit Type	Description	NSF	Levels							Total Count	Total per Unit Type	Unit Mix	Total NSF
			Basement	Level1	Level2	Level3	Level4	Level5	Level6				
P1-0	1bd	xxx sf	0	0	1	2	2	2	2	9	9	15.2%	7,550 sf
P2-0	2bd	xxxx sf	0	0	6	6	6	6	6	30	30	71.8%	35,430 sf
P3-0	3bd	xxxx sf	0	0	0	1	1	1	1	4	4	13%	6,400 sf
TOTAL	**49,380 NSF**												

BUILDING SUMMARY (8-Story Type III Residnetial over 2-Basement Type I Garage)

	Residential (units)	Retail (sq.sf)	Office (sq.sf)	Others (sq.sf)	Covered Parking (sq.sf)
Building 1	43	2,635	270	2,230	5,910

DRAFT

Total uncovered parking spaces: 0

TOTAL

PARKING SUMMARY*

PARKING PROVIDED				
Type	C	S	ADA	Total
Basement 1	3	7	1	11
Basement 2	5	11	1	17
Basement 3	2	4	1	7
TOTAL	**10**	**25**	**3**	**38**
Parking Ratio (stalls/du)				**0.88**

BIKE PARKING SUMMARY*

Short-Term Bike Parking Required	
Zoning Standard	Required
0.05 space per 1bd	0.05 sp per unit
0.10 space per 2bd	0.10 sp per unit
0.15 space per 3bd	0.15 sp per unit
Total Required	**xx**

Long-Term Bike Parking Required	
Zoning Standard	Required
1.0 space per 1bd	1.0 sp per unit
1.25 space per 2bd	1.25 sp per unit
1.5 space per 3bd	1.5 sp per unit
Total Required	**xx**

*City of San Mateo Municipal Code Chapter 11.56 BICYCLES 11.56.100

RESIDENTIAL GROSS SQUARE FOOTAGE CALCULATIONS - SAN MATEO MUNICIPAL CODE

Building Type	Garage Floor Area	Residential Floor Area	Total Building Floor Area	Total No. of Buildings	Total Residential Gross Floor Area	Total Non-Residential Gross Floor Area	Total Gross Square Footage of Construction
Mixed-Use Building	29,710	58,680	110,720	1	60,920	10,280	120,110

Ch. 27.04.200 Floor Area
(1) Floor area is measured from the exterior façade of the building's wall planes, from the centerline of party walls, or from a line three feet from the edge of an eave, whichever produces the largest floor area. Stories exceeding fifteen (15) feet in height shall be counted as additional floor area.
Note: Total SF of Construction = Total Residential Floor Area + Total Non-Residential Area (as calculated per zoning)

RESIDENTIAL GROSS SQUARE FOOTAGE CALCULATIONS - CBC CODE

Building Type	Garage Floor Area	Residential Floor Area	Total Building Floor Area	Total No. of Buildings	Total Residential Gross Floor Area	Total Non-Residential Gross Floor Area	Total Gross Square Footage of Construction
Mixed-Use Building	xxx	xxx	xxx	xxx	xxx	xxx	xxx

AMENITY SUMMARY

Amenity Type	Level 2	Level 3	Level6
Social Lounge	680 sf		
Gymnasium	1,550 sf		
Subtotal	2,230 sf		
Total	**2,230 sf**		

COSTA BROWN ARCHITECTURE
415.986.0101 | costabrown.com
1620 Montgomery St, Suite 300, San Francisco, CA 94111

1990 S. EL CAMINO REAL - VELORA

1990 S. EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: Project Number

No.	Issue	Date
1	PROGRESS 1	07.25.2025
2	PROGRESS 2	09.26.2025
3	PROGRESS 3	10.05.2025

PRELIMINARY PROGRAM SUMMARY

TOTAL: 43 UNITS

1 BED ROOM: 9 UNITS
2 BEDROOMS: 30 UNITS
3 BEDROOMS: 4 UNITS

TOTAL RETAILS: 3
TOTAL PARKING STALLS: 38

SITE: 13677.43 SF

LICENSED ARCHITECT ALBERT COSTA No. C 25678 REN. 5/27 STATE OF CALIFORNIA

All drawings and written material appearing herein constitute original and unpublished work of Costa Brown Architecture, Inc. and may not be duplicated without the prior written consent of Costa Brown Architecture, Inc. © 2019.

Date: 10.17.2025

Scale: As indicated

Description:

PROJECT DATA

Sheet Number:

A 000.2

1990 EL CAMINO REAL PROJECT SUMMARY
SAN MATEO, CA

TYPE OF CONSTRUCTION
REF: CBC, TABLE 504.4 / TABLE 504.3 / TABLE 506.2 / CBC §510.2

FLOOR LEVELS	TYPE OF CONSTRUCTION	OCCUPANCY	ALLOWABLE STORIES ABOVE GRADE PLANE	ALLOWABLE AREAS. BUILDING AREA PER STORY - SQ.FT.	STORIES PER OCCUPANCY	PROPOSED STORIES ABOVE GRADE PLANE	PROPOSED AREAS - BUILDING AREA PER STORY (SQ. FT.)
ROOF DECK	III-B	A-3	-	-	-	-	4,500
RESIDENTIAL - LEVEL 5	III-B	R-2	4	16,000 + INCREASE	4	5TH FLOOR	19,000
RESIDENTIAL - LEVEL 4	III-B	R-2	4	16,000 + INCREASES	4	4TH FLOOR	19,200
RESIDENTIAL - LEVEL 3	III-B	R-2	4	16,000 + INCREASES	4	3RD FLOOR	19,200
RESIDENTIAL - LEVEL 2	III-B	R-2	4	16,000 + INCREASES	4	2ND FLOOR	19,200
COMMERCIAL AT GRADE	I-A	M/B	1 (podium, per CBC §510.2)	UNLIMITED (TYPE I-A)	1	GROUND FLOOR ON GRADE	16,300
PARKING LEVEL - A	I-A	S-2	-	UNLIMITED (BELOW GRADE)	-	BELOW GRADE	37,500
PARKING LEVEL - A	I-A	S-2	-	UNLIMITED (BELOW GRADE)	-	BELOW GRADE	37,500

BUILDING CODE SUMMARY (CBC 2022)

PROJECT TYPE: 6-STORY MIXED-USE DEVELOPMENT OVER 1–2 LEVELS OF BASEMENT PARKING (ADDITIONAL STORIES MAY BE ADDED VIA DENSITY BONUS)

CONSTRUCTION TYPES:
- LEVELS 2–5 (RESIDENTIAL): TYPE III-B (WOOD-FRAMED)
- LEVEL 1 (PODIUM - COMMERCIAL + PARKING): TYPE I-A (CONCRETE)
- BASEMENT LEVELS: TYPE I-A (S-2 – ENCLOSED PARKING)

OCCUPANCY GROUPS:
- R-2 (RESIDENTIAL)
- M (RETAIL)
- B (BUSINESS/OFFICE)
- S-2 (PARKING GARAGE)
- A-3 (AMENITY DECK, ACCESSORY TO R-2)

MIXED OCCUPANCY SEPARATION: PER CBC §508.3 (NONSEPARATED USE) OR §508.4 (SEPARATED, IF APPLICABLE)

SPRINKLERS: NFPA 13 THROUGHOUT PER CBC §903.3.1.1

ALLOWABLE HEIGHT: 70 FT (R-2 / III-B WITH SPRINKLERS — CBC TABLE 504.3)

ALLOWABLE STORIES: 4 STORIES OF TYPE III-B OVER 1-STORY TYPE I-A PODIUM (PER CBC §510.2)

ALLOWABLE AREA:
- BASE = 16,000 SF (CBC TABLE 506.2, R-2 / III-B)
- WITH INCREASES (CBC §506.3), PER-STORY ALLOWABLE ~19,000–20,000 SF
- TOTAL ALLOWABLE AREA (4 STORIES W/ INCREASES): ~75,000–80,000 SF
- NOTE: ZONING CAP BASED ON FAR = 54,708 SF TOTAL GFA

MEANS OF EGRESS: PER CBC CHAPTER 10

FIRE RESISTANCE: HORIZONTAL SEPARATION (3-HR) BETWEEN TYPE I-A AND III-B PER CBC §510.2

ACCESSIBILITY: PER CBC CHAPTER 11A (RESIDENTIAL) AND 11B (PUBLIC/COMMERCIAL AREAS)

ENERGY COMPLIANCE: 2022 CALIFORNIA ENERGY CODE (TITLE 24, PART 6)

GREEN BUILDING COMPLIANCE: 2022 CALGREEN (TITLE 24, PART 11 – TIER 1 OR TIER 2 AS REQUIRED)

OCCUPANT LOAD AND REQUIRED NUMBER OF EXITS

OCCUPANCY	FLOOR	AREA (SQ. FT.)	BASED ON CBC TABLE 1004.5 – OCCUPANT LOAD FACTOR	OCCUPANT LOAD	REQUIRED NO. OF EXITS	PROVIDED NO. OF EXITS
A-3	ROOF DECK	4,500	15 NET	300	2	2–3 (ASSUMED)
R-2	5TH FLOOR	19,200	200 GROSS	95	2	3
R-2	4TH FLOOR	19,200	200 GROSS	95	2	3
R-2	3RD FLOOR	19,200	200 GROSS	95	2	3
R-2	2ND FLOOR	19,200	200 GROSS	95	2	3
M / B	GROUND FLOOR	16,300	30 GROSS (M), 150 GROSS (B ASSUMED SPLIT)	466 (APPROX. MIX)	2	2–3 (ASSUMED)
S-2	PARKING LEVEL A	37,500	200 GROSS	188	2	3–4
S-2	PARKING LEVEL B	37,500	200 GROSS	188	2	3
S-2	PARKING LEVEL C	37,500	200 GROSS	188	2	3

FIRE-RESISTANCE RATING REQUIREMENTS – CBC TABLE 601 & SECTION 510.2

BUILDING ELEMENT	TYPE I-A (PODIUM - M/B/S-2)	TYPE III-B (LEVELS 2–5 - R-2
PRIMARY STRUCTURAL FRAME	3 HRS	0 HRS
BEARING WALLS / EXTERIOR	3 HRS	2 HRS (SEE NOTE A)
BEARING WALLS / INTERIOR	3 HRS	0 HRS
NONBEARING WALLS / EXTERIOR	PER TABLE 705.5	PER TABLE 705.5
NONBEARING WALLS – INTERIOR	0 HRS	0 HRS
FLOOR CONSTRUCTION (INCLUDING SECONDARY MEMBERS)	2 HRS	0 HRS
ROOF CONSTRUCTION (INCLUDING SECONDARY MEMBERS)	1½ HRS	0 HRS (SEE NOTE B)

NOTE A: EXTERIOR BEARING WALLS IN TYPE III-B (R-2) MUST BE 2 HOURS MINIMUM, BUT MAY BE REDUCED BASED ON FIRE SEPARATION DISTANCE PER CBC TABLE 705.5.

NOTE B: PER CBC TABLE 601 FOOTNOTE B.2, FIRE PROTECTION OF ROOF CONSTRUCTION IS NOT REQUIRED FOR R-2 OCCUPANCIES WHEN ALL ROOF STRUCTURE IS 20 FT OR MORE ABOVE THE FLOOR BELOW. YOU MAY USE FIRE-RETARDANT-TREATED WOOD FOR EXPOSED/UNPROTECTED ROOF MEMBERS IN THESE CONDITIONS.

MIXED CONSTRUCTION (CBC §510.2): PODIUM (I-A) AND UPPER (III-B) PORTIONS ARE CONSIDERED SEPARATE BUILDINGS STRUCTURALLY AND FOR FIRE-RESISTANCE PURPOSES.

3-HOUR HORIZONTAL SEPARATION REQUIRED BETWEEN TYPE I-A PODIUM AND TYPE III-B ABOVE (CBC §510.2).

EXIT WIDTH AND CORRIDOR MINIMUMS (CBC 1005.3, 1006.3, 1020.2)

OCCUPANCY	MINIMUM EXIT WIDTH (INCHES/PERSON)	NOTES / REFERENCES
R-2 (RESIDENTIAL)	0.2 IN/PERSON FOR STAIRWAYS 0.15 IN/PERSON FOR CORRIDORS, RAMPS, DOORWAYS	CBC §1005.3.1 AND §1005.3.2 (SPRINKLERED BUILDINGS)
A-3 (ASSEMBLY – ROOF DECK)	0.3 IN/PERSON FOR STAIRWAYS 0.2 IN/PERSON FOR OTHER EGRESS COMPONENTS	HIGHER DUE TO ASSEMBLY CLASSIFICATION PER CBC §1005.3
M (MERCANTILE – RETAIL)	0.2 IN/PERSON STAIRWAYS 0.15 IN/PERSON OTHER COMPONENTS	CBC TABLE 1005.3.2
B (BUSINESS)	0.2 IN/PERSON STAIRWAYS 0.15 IN/PERSON OTHER COMPONENTS	SAME AS MERCANTILE IN SPRINKLERED BUILDINGS
S-2 (STORAGE – PARKING GARAGE)	0.2 IN/PERSONSTAIRWAYS 0.15 IN/PERSON OTHER COMPONENTS	APPLIES FOR ENCLOSED GARAGES

NOTE: THE BUILDING IS SPRINKLERED (NFPA 13), THE REDUCED MINIMUMS FROM CBC §1005.3 APPLY.

TO CALCULATE TOTAL REQUIRED WIDTH PER EXIT COMPONENT:

FOR EXAMPLE, FOR A STAIR SERVING 300 R-2 OCCUPANTS:

300×0.2=60" TOTAL STAIR WIDTH (CAN BE SPLIT INTO MULTIPLE STAIRS)

CORRIDOR SERVING 200 M OCCUPANCY:
200×0.15=30" (MUST MEET MINIMUM CORRIDOR WIDTH, SEE BELOW)

+ ADDITION: MINIMUM CORRIDOR WIDTHS (CBC §1020.2)

OCCUPANCY / USE	MINIMUM CORRIDOR WIDTH
GENERAL (SPRINKLERED)	44 INCHES MINIMUM
SERVING < 50 OCCUPANTS	36 INCHES PERMITTED
ACCESSIBLE ROUTE (CBC CH. 11A/11B)	36 INCHES MINIMUM, 60 INCHES PREFERRED FOR TWO-WAY TRAVEL

COSTA BROWN ARCHITECTURE
415.986.0101 | costabrown.com
1620 Montgomery St, Suite 300, San Francisco, CA 94111

1990 S. EL CAMINO REAL - VELORA

1990 S. EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: Project Number

No.	Issue	Date
1	PROGRESS 1	07.25.2025
2	PROGRESS 2	09.26.2025
3	PROGRESS 3	10.05.2025

PRELIMINARY PROGRAM SUMMARY

TOTAL: 43 UNITS

1 BED ROOM: 9 UNITS
2 BEDROOMS: 30 UNITS
3 BEDROOMS: 4 UNITS

TOTAL RETAILS: 3
TOTAL PARKING STALLS: 38

SITE: 13677.43 SF

LICENSED ARCHITECT * ALBERT COSTA * No. C 25678 REN. 5/27 * STATE OF CALIFORNIA *

All drawings and written material appearing herein constitute original and unpublished work of Costa Brown Architecture, Inc. and may not be duplicated without the prior written consent of Costa Brown Architecture, Inc. © 2019.

Date: 10.17.2025

Scale: As indicated

Description:

BUILDING USAGE / TYPE

Sheet Number:

A 000.3



COSTA BROWN ARCHITECTURE
415.986.0101 | costabrown.com
1620 Montgomery St, Suite 300, San Francisco CA 94111

1990 S. EL CAMINO REAL - VELORA

1990 S. EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: Project Number

No.	Issue	Date
1	PROGRESS 1	07.25.2025
2	PROGRESS 2	09.26.2025
3	PROGRESS 3	10.05.2025

PRELIMINARY PROGRAM SUMMARY

TOTAL: 43 UNITS

1 BED ROOM: 9 UNITS
2 BEDROOMS: 30 UNITS
3 BEDROOMS: 4 UNITS

TOTAL RETAILS: 3
TOTAL PARKING STALLS: 38

SITE: 13677.43 SF

LEGEND

- COMMERCIAL
- RESIDENTIAL
- SITE

STAMPS

LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/23
STATE OF CALIFORNIA

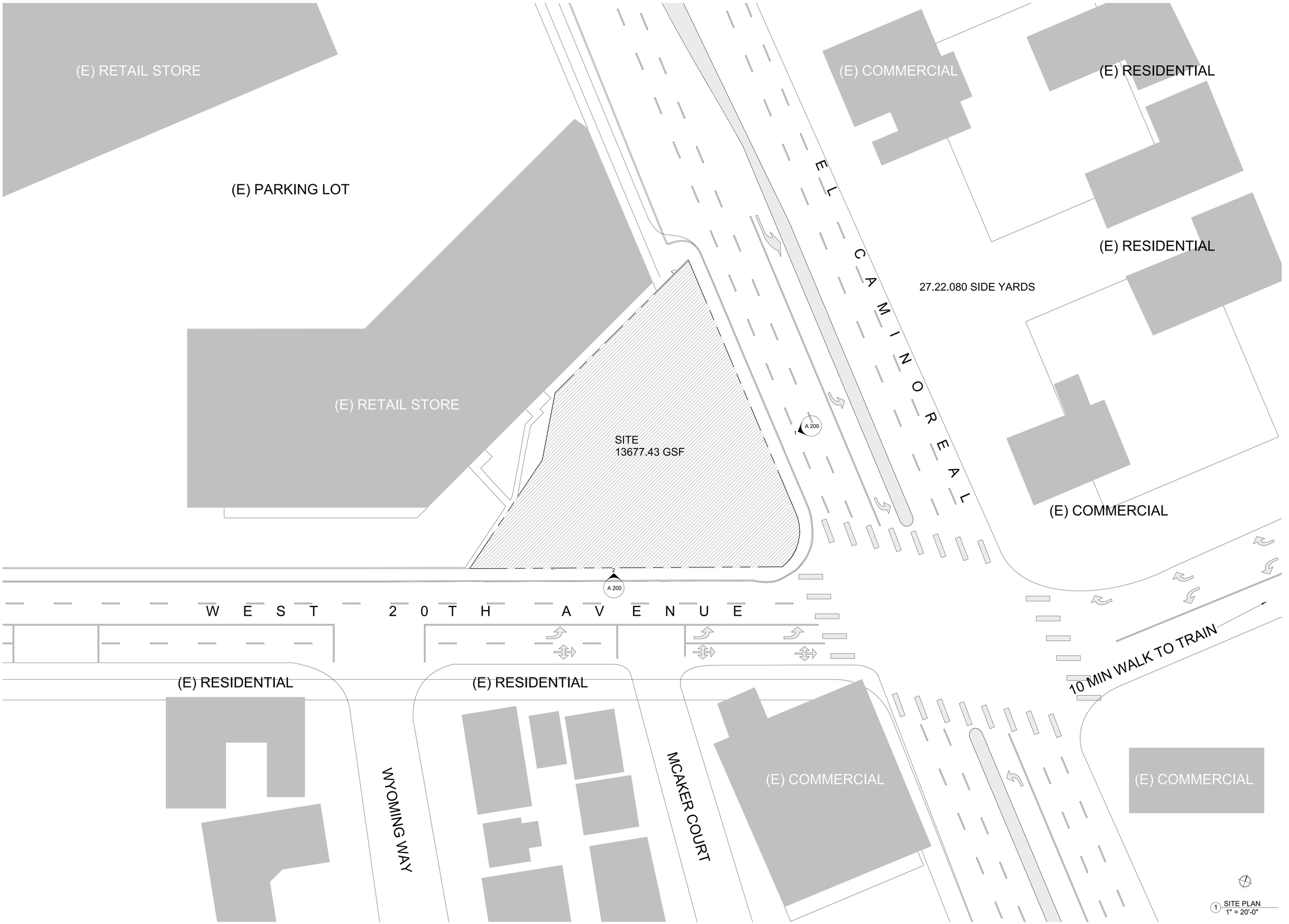
All drawings and written material appearing herein constitute original and unpublished work of Costa Brown Architecture, Inc. and may not be duplicated without the prior written consent of Costa Brown Architecture, Inc. © 2022.

Date: 10.17.2025
Scale: As indicated
Description:

FEASABILITY

Sheet Number:

A 000.4



1 SITE PLAN
1" = 20'-0"

COSTA BROWN ARCHITECTURE
415.986.0101 | costabrown.com
1620 Montgomery St, Suite 300, San Francisco, CA 94111

1990 S. EL CAMINO REAL - VELORA

1990 S. EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: Project Number

No.	Issue	Date
1	PROGRESS 1	07.25.2025
2	PROGRESS 2	09.26.2025
3	PROGRESS 3	10.05.2025

PRELIMINARY PROGRAM SUMMARY

TOTAL: 43 UNITS

1 BED ROOM: 9 UNITS
2 BEDROOMS: 30 UNITS
3 BEDROOMS: 4 UNITS

TOTAL RETAILS: 3
TOTAL PARKING STALLS: 38

SITE: 13677.43 SF

LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/27
STATE OF CALIFORNIA

All drawings and written material appearing herein constitute original and unpublished work of Costa Brown Architecture, Inc. and may not be duplicated without the prior written consent of Costa Brown Architecture, Inc. © 2019.

Date: 10.17.2025

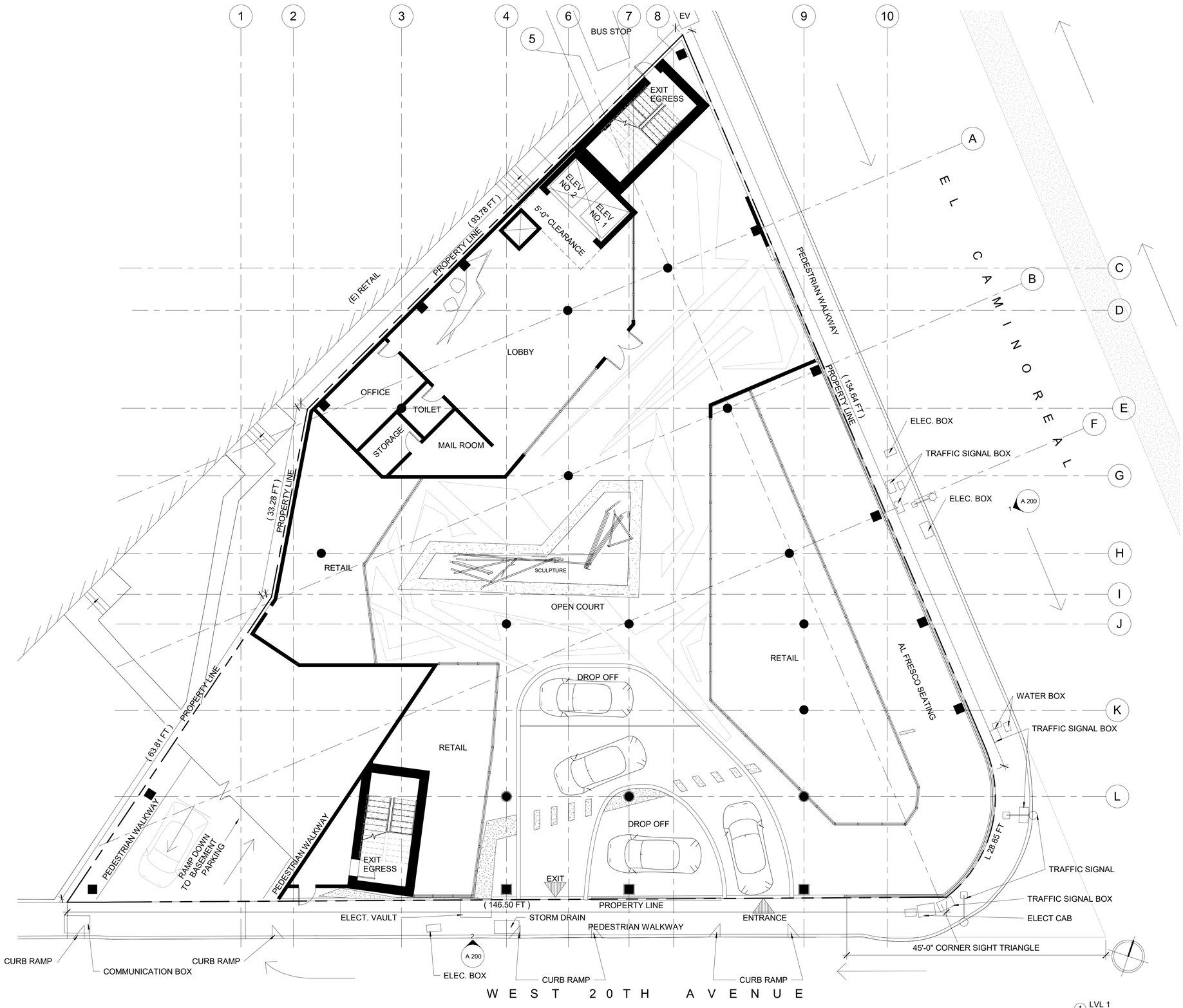
Scale: As indicated

Description:

SITE PLAN

Sheet Number:

A 100



1 LVL 1
1/8" = 1'-0"

COSTA BROWN ARCHITECTURE
415.986.0101 | costabrown.com
1620 Montgomery St, Suite 300, San Francisco, CA 94111

1990 S. EL CAMINO REAL - VELORA

1990 S. EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: Project Number

No.	Issue	Date
1	PROGRESS 1	07.25.2025
2	PROGRESS 2	09.26.2025
3	PROGRESS 3	10.05.2025

PRELIMINARY PROGRAM SUMMARY

TOTAL: 43 UNITS

1 BED ROOM: 9 UNITS
2 BEDROOMS: 30 UNITS
3 BEDROOMS: 4 UNITS

TOTAL RETAILS: 3
TOTAL PARKING STALLS: 38

SITE: 13677.43 SF

LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/27
STATE OF CALIFORNIA

All drawings and written material appearing herein constitute original and unpublished work of Costa Brown Architecture, Inc. and may not be duplicated without the prior written consent of Costa Brown Architecture, Inc. © 2019.

Date: 10.17.2025

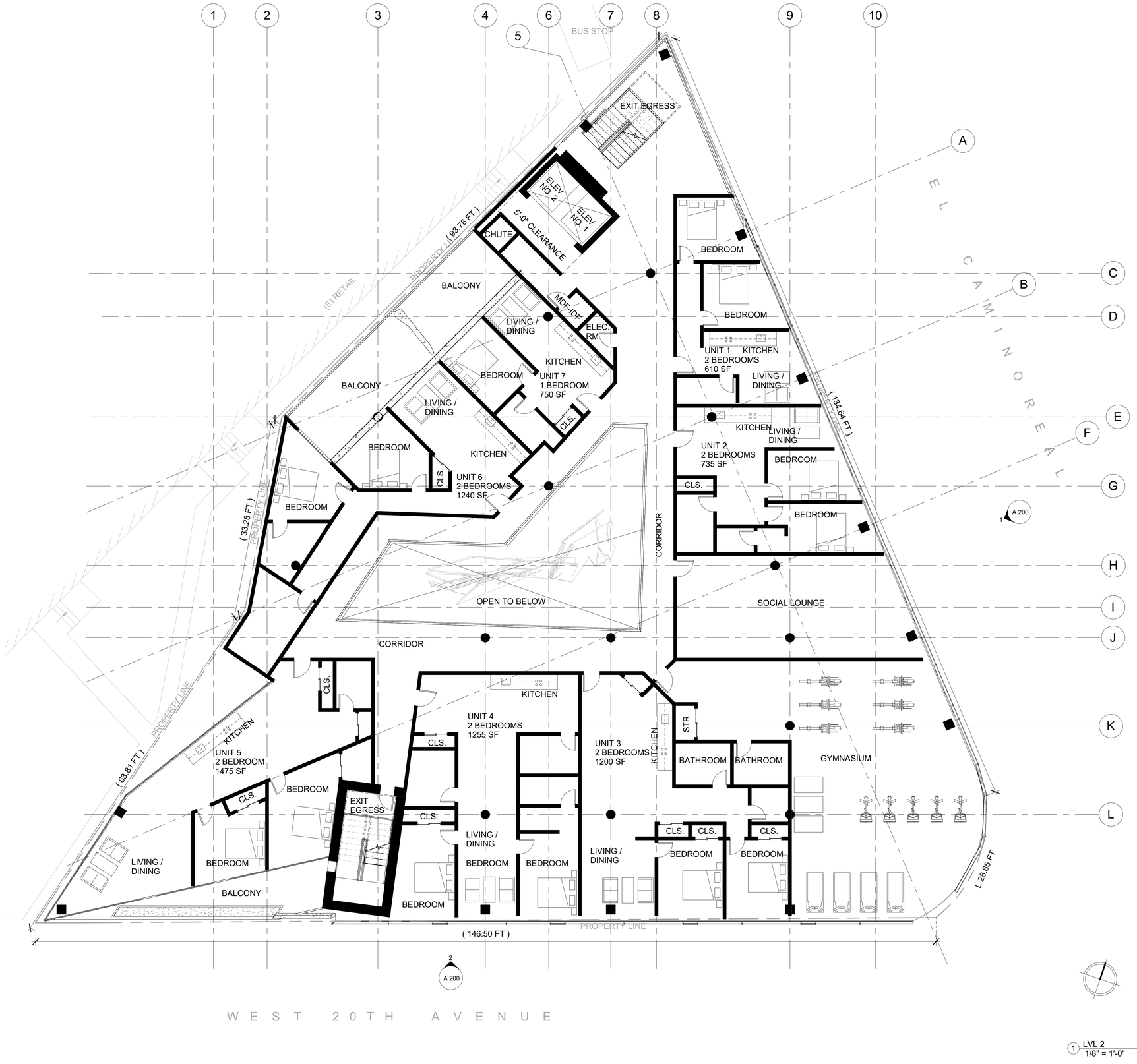
Scale: 1/8" = 1'-0"

Description:

FIRST FLOOR PLAN

Sheet Number:

A 100.1



1 LVL 2
1/8" = 1'-0"

COSTA BROWN ARCHITECTURE
415.986.0101 | costabrown.com
1620 Montgomery St, Suite 300, San Francisco, CA 94111

1990 S. EL CAMINO REAL - VELORA

1990 S. EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: Project Number

No.	Issue	Date
1	PROGRESS 1	07.25.2025
2	PROGRESS 2	09.26.2025
3	PROGRESS 3	10.05.2025

PRELIMINARY PROGRAM SUMMARY

TOTAL: 43 UNITS

1 BED ROOM: 9 UNITS
2 BEDROOMS: 30 UNITS
3 BEDROOMS: 4 UNITS

TOTAL RETAILS: 3
TOTAL PARKING STALLS: 38

SITE: 13677.43 SF

LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/27
STATE OF CALIFORNIA

All drawings and written material appearing herein constitute original and unpublished work of Costa Brown Architecture, Inc. and may not be duplicated without the prior written consent of Costa Brown Architecture, Inc. © 2019.

Date: 10.17.2025

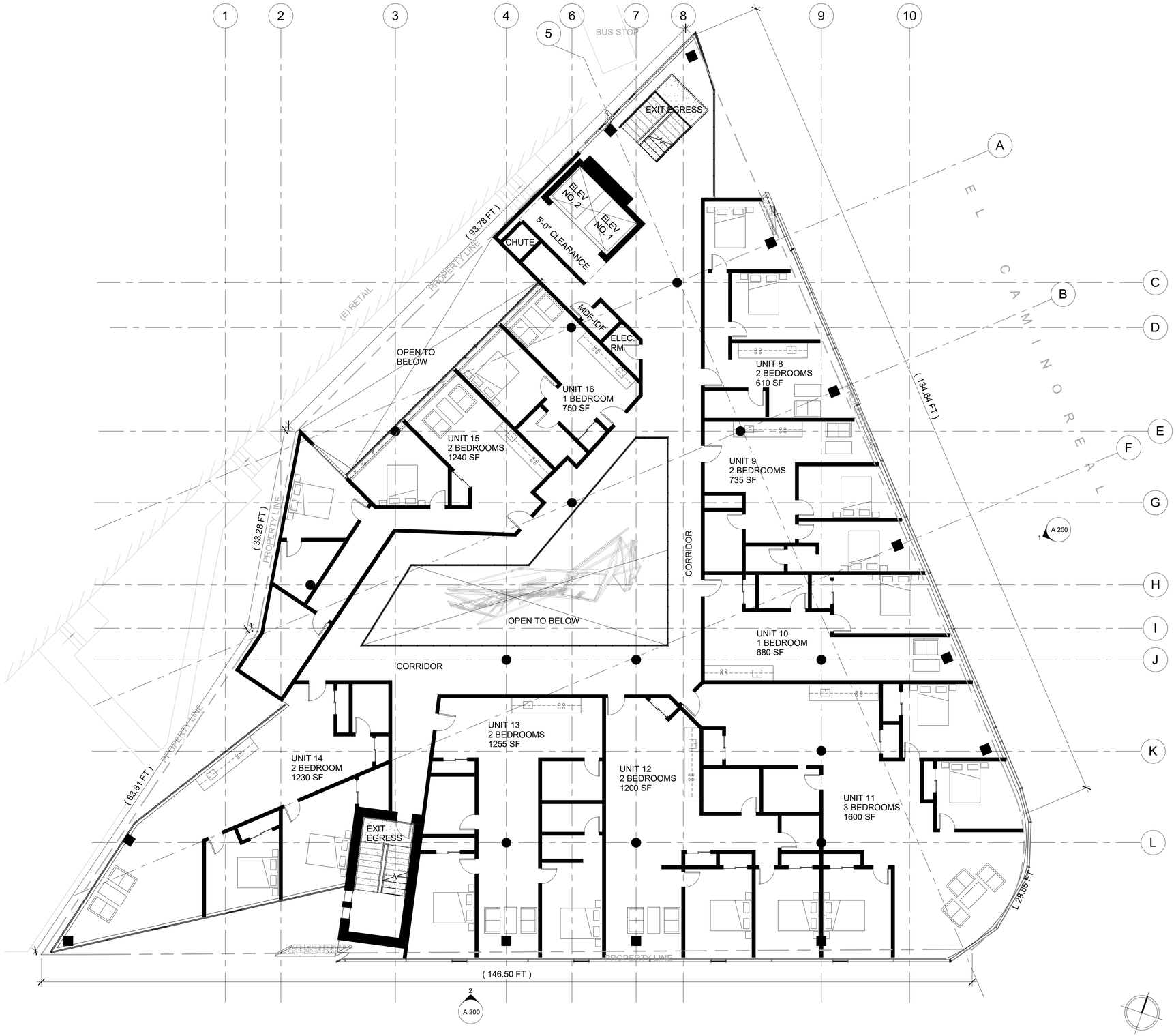
Scale: 1/8" = 1'-0"

Description:

SECOND FLOOR PLAN

Sheet Number:

A 100.2



1 LVL 3
1/8" = 1'-0"

COSTA BROWN ARCHITECTURE
415.986.0101 | costabrown.com
1620 Montgomery St, Suite 300, San Francisco, CA 94111

1990 S. EL CAMINO REAL - VELORA

1990 S. EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: Project Number

No.	Issue	Date
1	PROGRESS 1	07.25.2025
2	PROGRESS 2	09.26.2025
3	PROGRESS 3	10.05.2025

PRELIMINARY PROGRAM SUMMARY

TOTAL: 43 UNITS

1 BED ROOM: 9 UNITS
2 BEDROOMS: 30 UNITS
3 BEDROOMS: 4 UNITS

TOTAL RETAILS: 3
TOTAL PARKING STALLS: 38

SITE: 13677.43 SF

LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/27
STATE OF CALIFORNIA

All drawings and written material appearing herein constitute original and unpublished work of Costa Brown Architecture, Inc. and may not be duplicated without the prior written consent of Costa Brown Architecture, Inc. © 2019.

Date: 10.17.2025

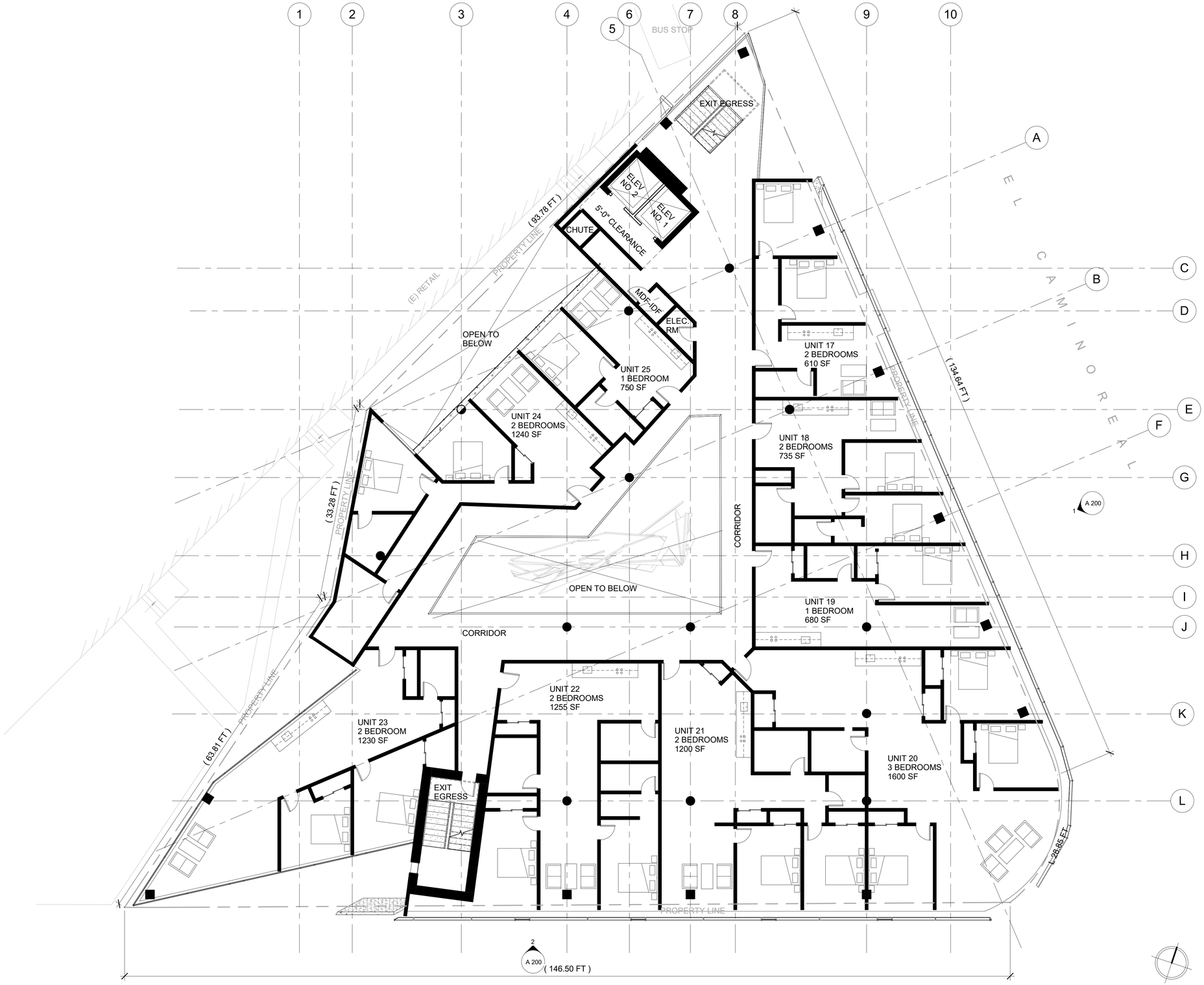
Scale: 1/8" = 1'-0"

Description:

THIRD FLOOR PLAN

Sheet Number:

A 100.3



1 LVL 4
1/8" = 1'-0"

COSTA BROWN ARCHITECTURE
415.986.0101 | costabrown.com
1620 Montgomery St, Suite 300, San Francisco, CA 94111

1990 S. EL CAMINO REAL - VELORA

1990 S. EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: Project Number

No.	Issue	Date
1	PROGRESS 1	07.25.2025
2	PROGRESS 2	09.26.2025
3	PROGRESS 3	10.05.2025

PRELIMINARY PROGRAM SUMMARY

TOTAL: 43 UNITS

1 BED ROOM: 9 UNITS
2 BEDROOMS: 30 UNITS
3 BEDROOMS: 4 UNITS

TOTAL RETAILS: 3
TOTAL PARKING STALLS: 38

SITE: 13677.43 SF

LICENSED ARCHITECT ALBERT COSTA No. C 25678 REN. 5/27 STATE OF CALIFORNIA

All drawings and written material appearing herein constitute original and unpublished work of Costa Brown Architecture, Inc. and may not be duplicated without the prior written consent of Costa Brown Architecture, Inc. © 2019.

Date: 10.17.2025

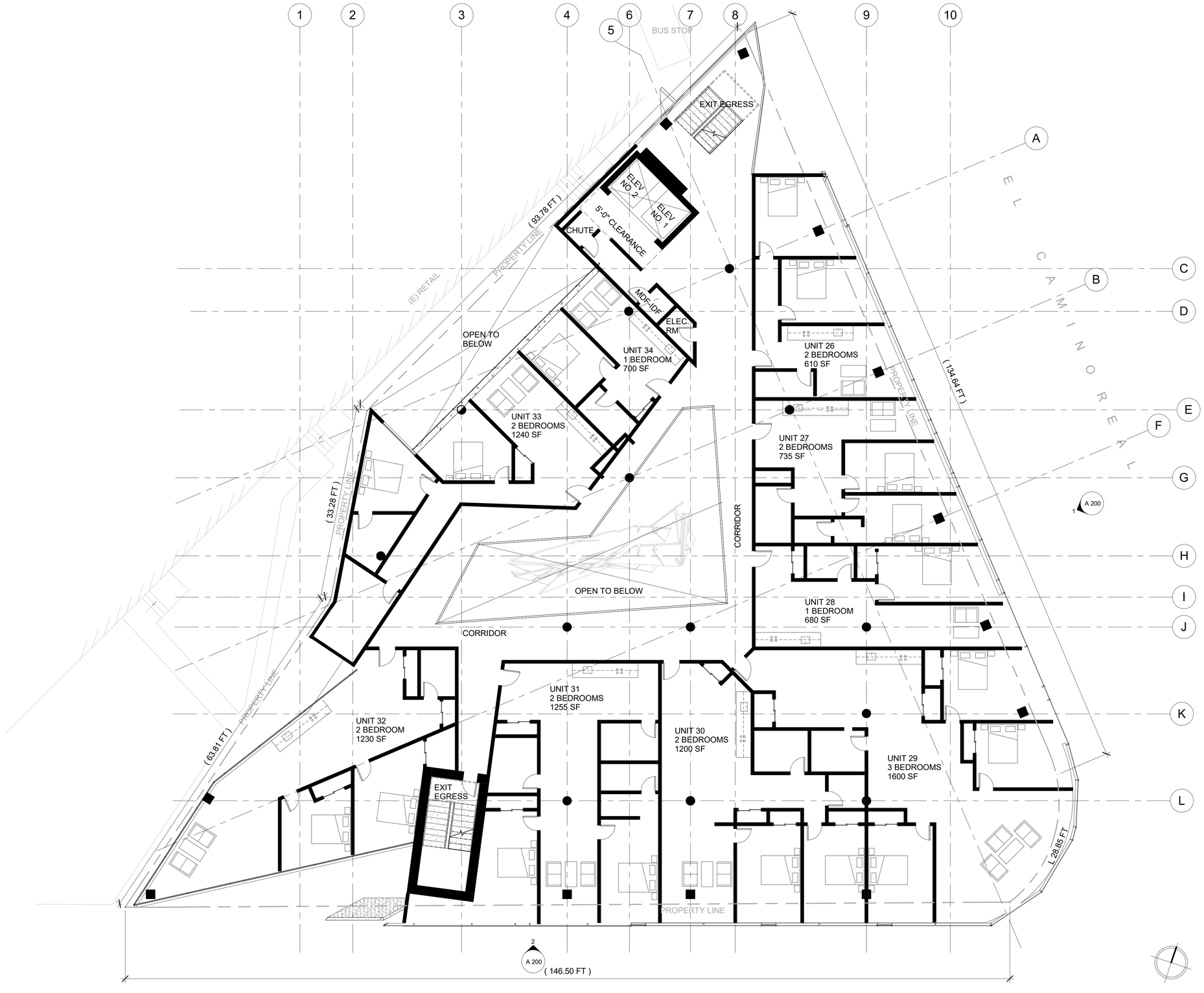
Scale: 1/8" = 1'-0"

Description:

FOURTH FLOOR PLAN

Sheet Number:

A 100.4



1 LVL 5
1/8" = 1'-0"

COSTA BROWN ARCHITECTURE
415.986.0101 | costabrown.com
1620 Montgomery St, Suite 300, San Francisco, CA 94111

1990 S. EL CAMINO REAL - VELORA

1990 S. EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: Project Number

No.	Issue	Date
1	PROGRESS 1	07.25.2025
2	PROGRESS 2	09.26.2025
3	PROGRESS 3	10.05.2025

PRELIMINARY PROGRAM SUMMARY

TOTAL: 43 UNITS

1 BED ROOM: 9 UNITS
2 BEDROOMS: 30 UNITS
3 BEDROOMS: 4 UNITS

TOTAL RETAILS: 3
TOTAL PARKING STALLS: 38

SITE: 13677.43 SF

LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/27
STATE OF CALIFORNIA

All drawings and written material appearing herein constitute original and unpublished work of Costa Brown Architecture, Inc. and may not be duplicated without the prior written consent of Costa Brown Architecture, Inc. © 2019.

Date: 10.17.2025

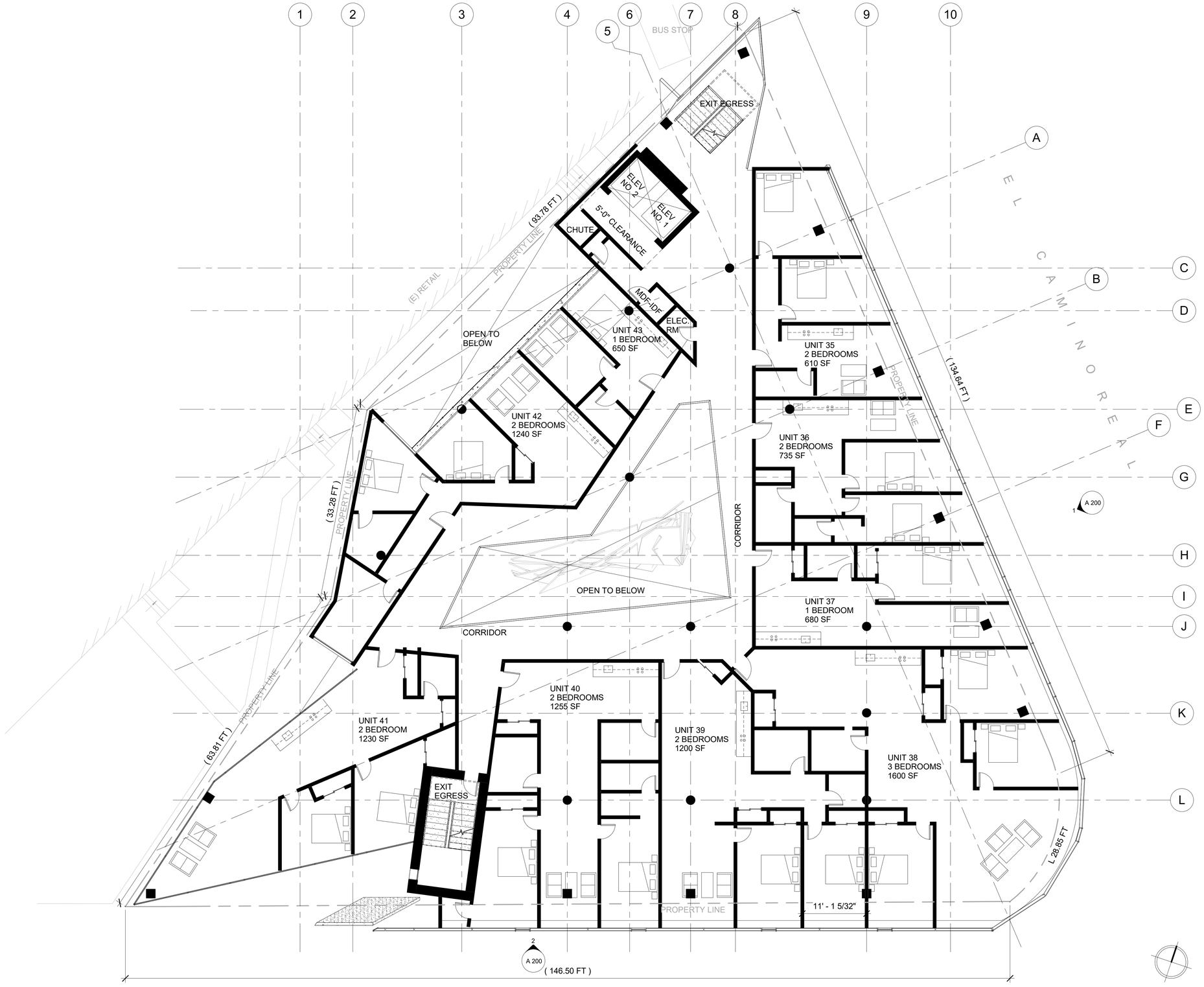
Scale: 1/8" = 1'-0"

Description:

FIFTH FLOOR PLAN

Sheet Number:

A 100.5



1 LVL 6
1/8" = 1'-0"

COSTA BROWN ARCHITECTURE
415.986.0101 | costabrown.com
1620 Montgomery St, Suite 300, San Francisco, CA 94111

1990 S. EL CAMINO REAL - VELORA

1990 S. EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: Project Number

No.	Issue	Date
1	PROGRESS 1	07.25.2025
2	PROGRESS 2	09.26.2025
3	PROGRESS 3	10.05.2025

PRELIMINARY PROGRAM SUMMARY

TOTAL: 43 UNITS

1 BED ROOM: 9 UNITS
2 BEDROOMS: 30 UNITS
3 BEDROOMS: 4 UNITS

TOTAL RETAILS: 3
TOTAL PARKING STALLS: 38

SITE: 13677.43 SF

LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/27
STATE OF CALIFORNIA

All drawings and written material appearing herein constitute original and unpublished work of Costa Brown Architecture, Inc. and may not be duplicated without the prior written consent of Costa Brown Architecture, Inc. © 2019.

Date: 10.17.2025

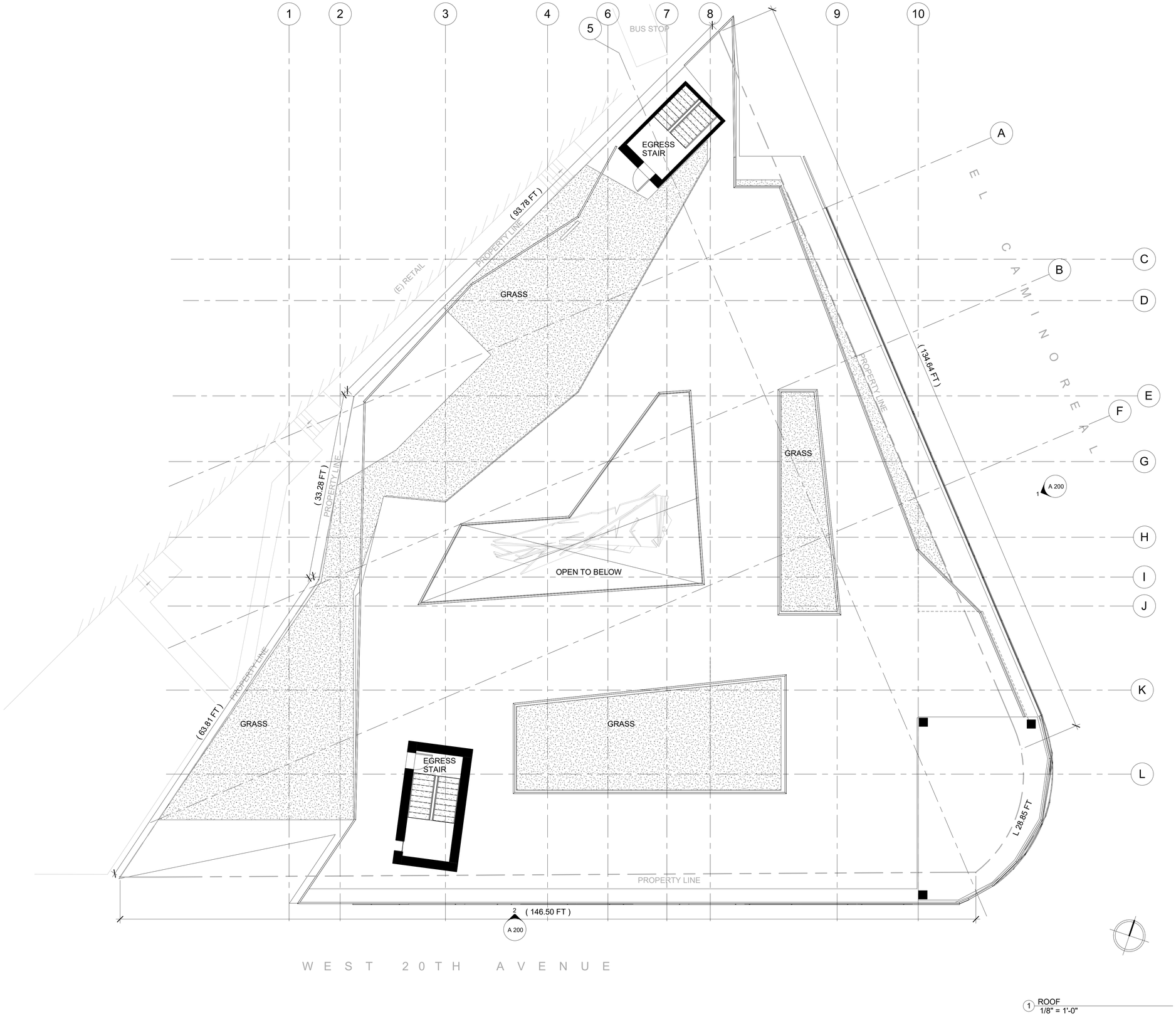
Scale: 1/8" = 1'-0"

Description:

SIXTH FLOOR PLAN

Sheet Number:

A 100.6



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

COSTA BROWN ARCHITECTURE
415.986.0101 | costabrown.com
1620 Montgomery St, Suite 300, San Francisco, CA 94111

1990 S. EL CAMINO REAL - VELORA

1990 S. EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: Project Number

No.	Issue	Date
1	PROGRESS 1	07.25.2025
2	PROGRESS 2	09.26.2025
3	PROGRESS 3	10.05.2025

PRELIMINARY PROGRAM SUMMARY

TOTAL: 43 UNITS

1 BED ROOM: 9 UNITS
2 BEDROOMS: 30 UNITS
3 BEDROOMS: 4 UNITS

TOTAL RETAILS: 3
TOTAL PARKING STALLS: 38

SITE: 13677.43 SF

LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/27
STATE OF CALIFORNIA

All drawings and written material appearing herein constitute original and unpublished work of Costa Brown Architecture, Inc. and may not be duplicated without the prior written consent of Costa Brown Architecture, Inc. © 2019.

Date: 10.17.2025

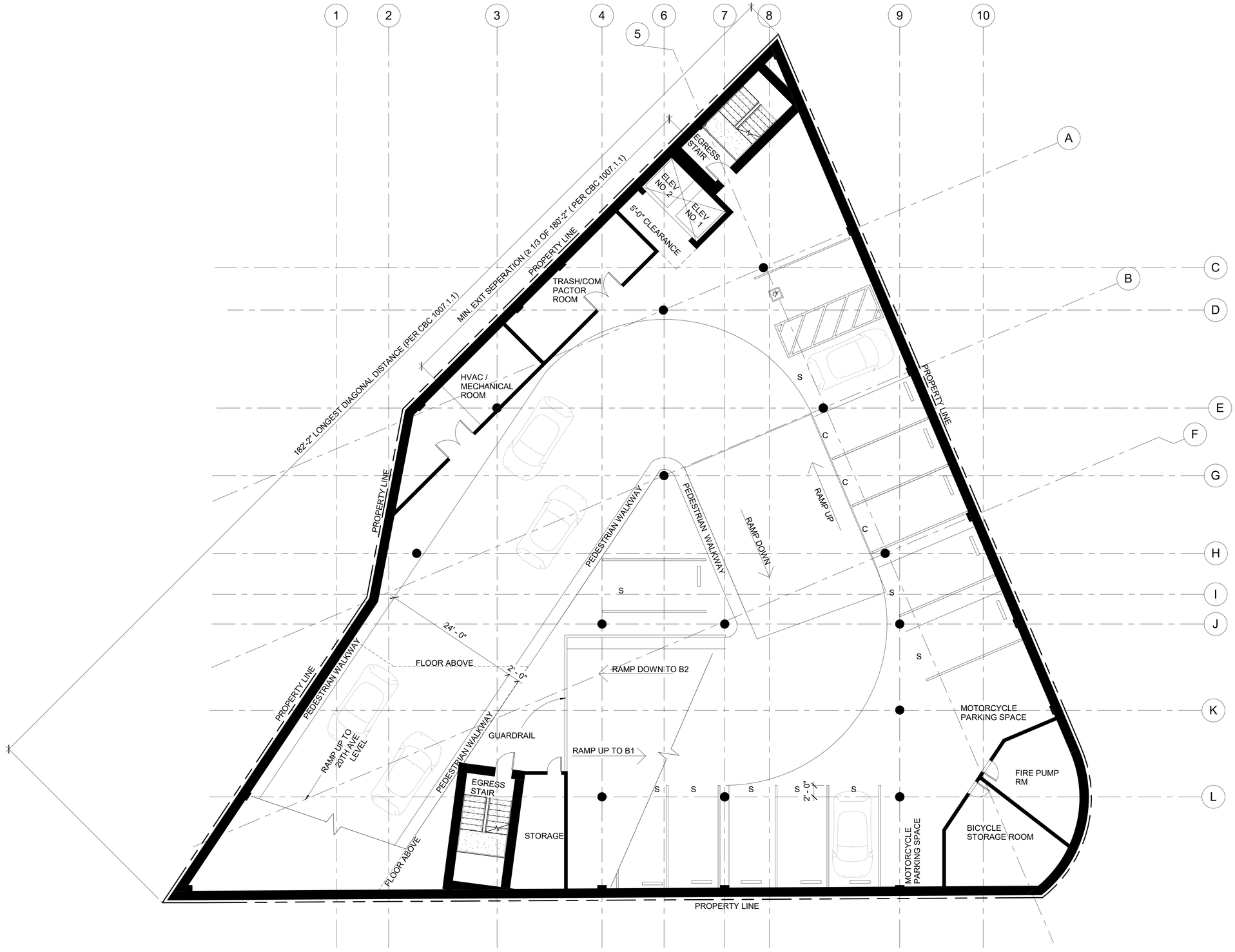
Scale: 1/8" = 1'-0"

Description:

ROOF PLAN

Sheet Number:

A 100.7



1 B1
1/8" = 1'-0"

COSTA BROWN ARCHITECTURE
415.986.0101 | costabrown.com
1620 Montgomery St, Suite 300, San Francisco, CA 94111

1990 S. EL CAMINO REAL - VELORA

1990 S. EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: Project Number

No.	Issue	Date
1	PROGRESS 1	07.25.2025
2	PROGRESS 2	09.26.2025
3	PROGRESS 3	10.05.2025

PRELIMINARY PROGRAM SUMMARY

TOTAL: 43 UNITS

1 BED ROOM: 9 UNITS
2 BEDROOMS: 30 UNITS
3 BEDROOMS: 4 UNITS

TOTAL RETAILS: 3
TOTAL PARKING STALLS: 38

SITE: 13677.43 SF

LICENSED ARCHITECT ALBERT COSTA No. C 25678 REN. 5/27 STATE OF CALIFORNIA

All drawings and written material appearing herein constitute original and unpublished work of Costa Brown Architecture, Inc. and may not be duplicated without the prior written consent of Costa Brown Architecture, Inc. © 2019.

Date: 10.17.2025

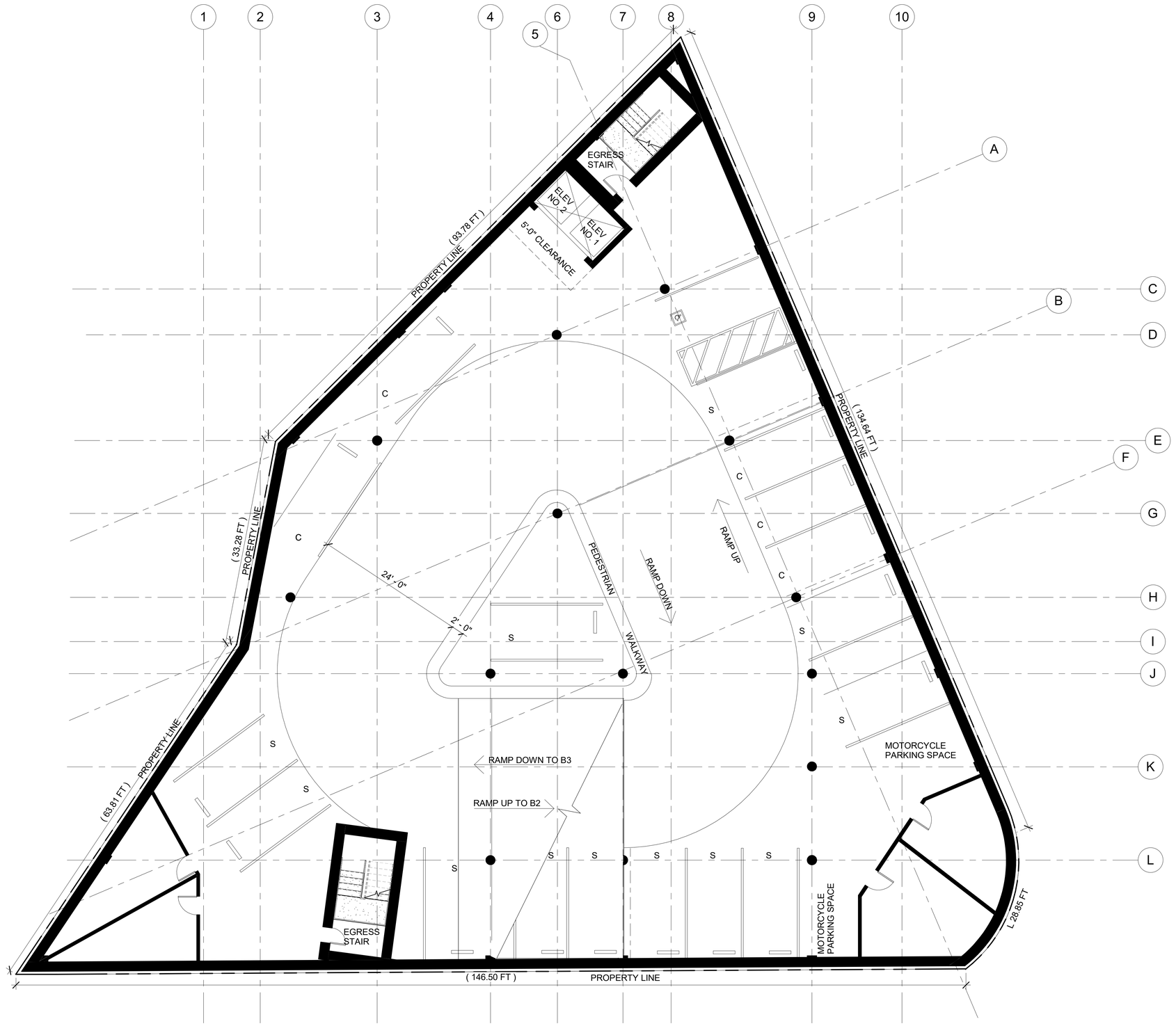
Scale: 1/8" = 1'-0"

Description:

PARKING GARAGE - LEVEL B1

Sheet Number:

A 100.8



1 B2
1/8" = 1'-0"

COSTA BROWN ARCHITECTURE
415.986.0101 | costabrown.com
1620 Montgomery St, Suite 300, San Francisco, CA 94111

1990 S. EL CAMINO REAL - VELORA

1990 S. EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: Project Number

No.	Issue	Date
1	PROGRESS 1	07.25.2025
2	PROGRESS 2	09.26.2025
3	PROGRESS 3	10.05.2025

PRELIMINARY PROGRAM SUMMARY

TOTAL: 43 UNITS

1 BED ROOM: 9 UNITS
2 BEDROOMS: 30 UNITS
3 BEDROOMS: 4 UNITS

TOTAL RETAILS: 3
TOTAL PARKING STALLS: 38

SITE: 13677.43 SF

LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/27
STATE OF CALIFORNIA

All drawings and written material appearing herein constitute original and unpublished work of Costa Brown Architecture, Inc. and may not be duplicated without the prior written consent of Costa Brown Architecture, Inc. © 2019.

Date: 10.17.2025

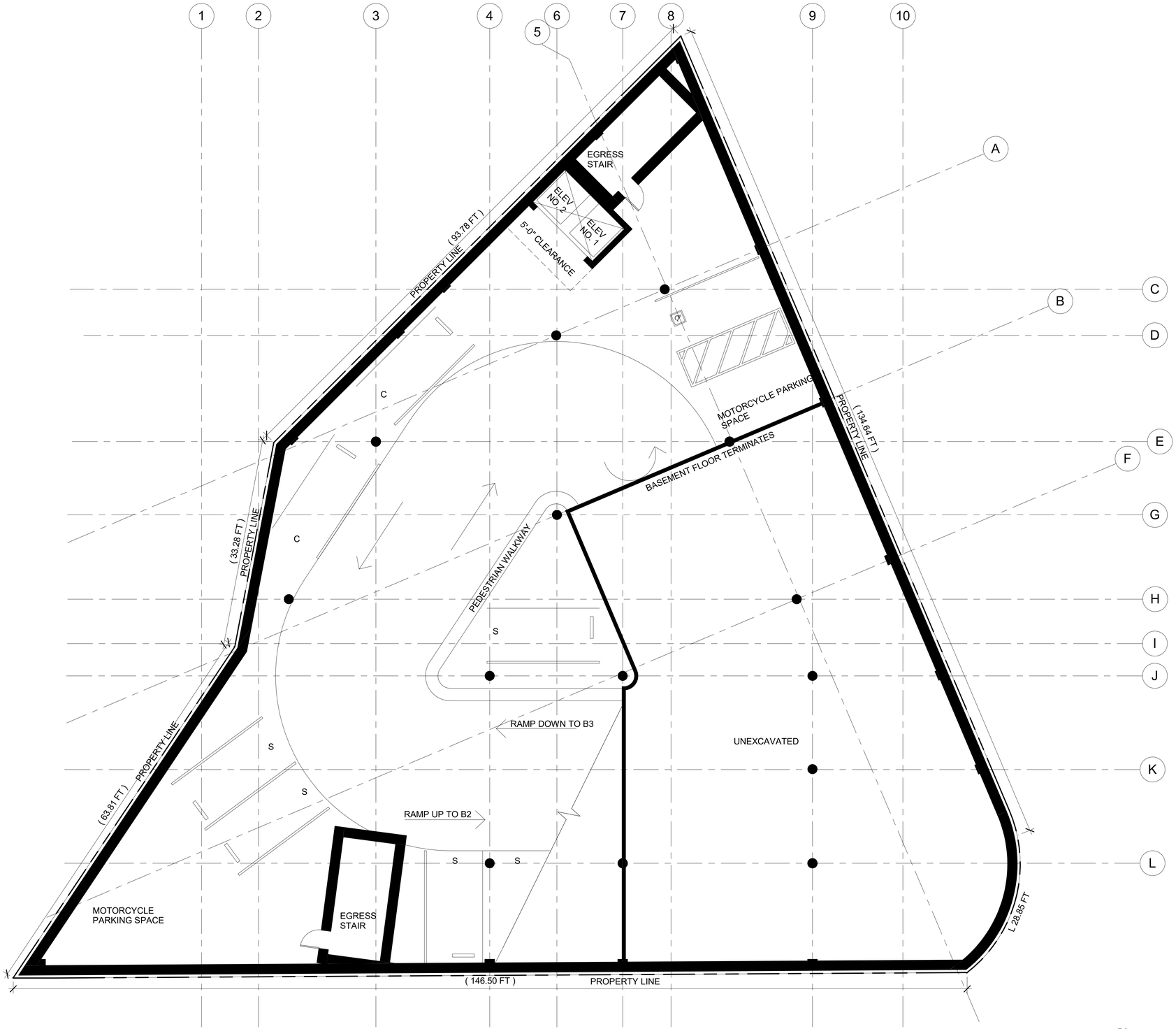
Scale: 1/8" = 1'-0"

Description:

PARKING GARAGE - LEVEL B2

Sheet Number:

A 100.9



1 B3
1/8" = 1'-0"

COSTA BROWN ARCHITECTURE
415.986.0101 | costabrown.com
1620 Montgomery St, Suite 300, San Francisco, CA 94111

1990 S. EL CAMINO REAL - VELORA

1990 S. EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: Project Number

No.	Issue	Date
1	PROGRESS 1	07.25.2025
2	PROGRESS 2	09.26.2025
3	PROGRESS 3	10.05.2025

PRELIMINARY PROGRAM SUMMARY

TOTAL: 43 UNITS

1 BED ROOM: 9 UNITS
2 BEDROOMS: 30 UNITS
3 BEDROOMS: 4 UNITS

TOTAL RETAILS: 3
TOTAL PARKING STALLS: 38

SITE: 13677.43 SF

LICENSED ARCHITECT ALBERT COSTA No. C 25678 REN. 5/27 STATE OF CALIFORNIA

All drawings and written material appearing herein constitute original and unpublished work of Costa Brown Architecture, Inc. and may not be duplicated without the prior written consent of Costa Brown Architecture, Inc. © 2019.

Date: 10.17.2025

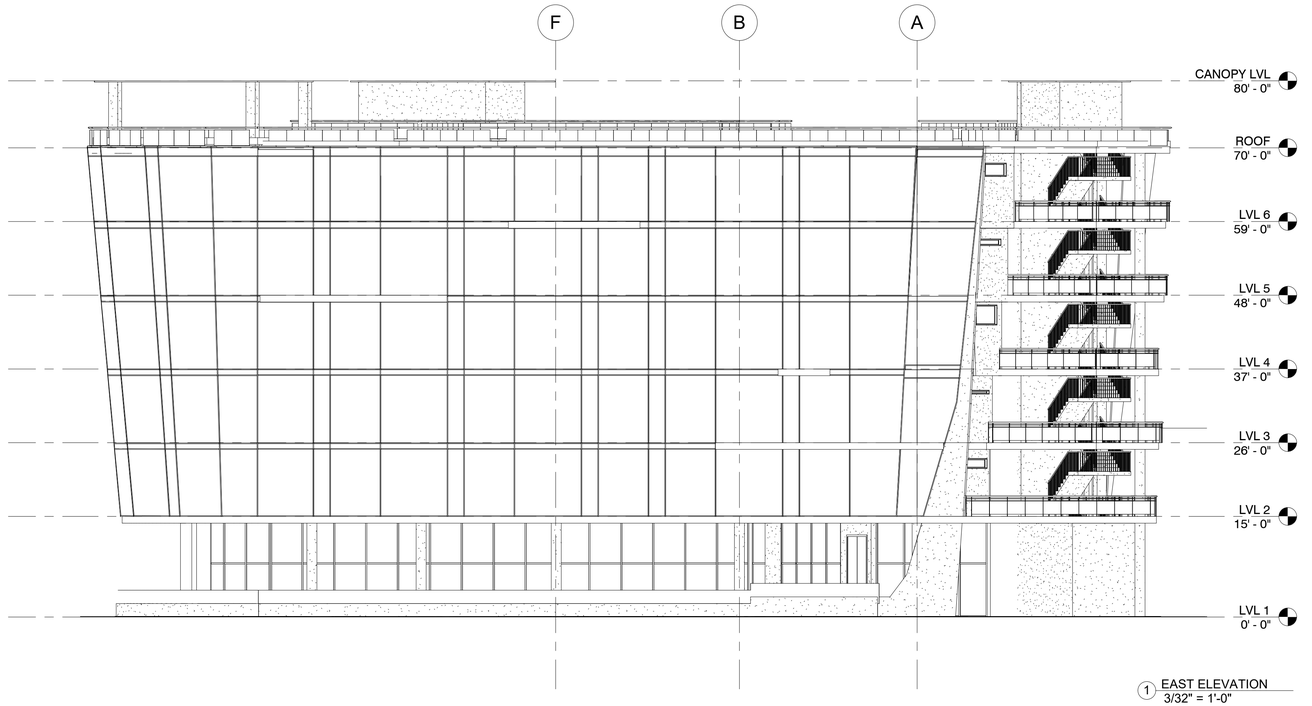
Scale: 1/8" = 1'-0"

Description:

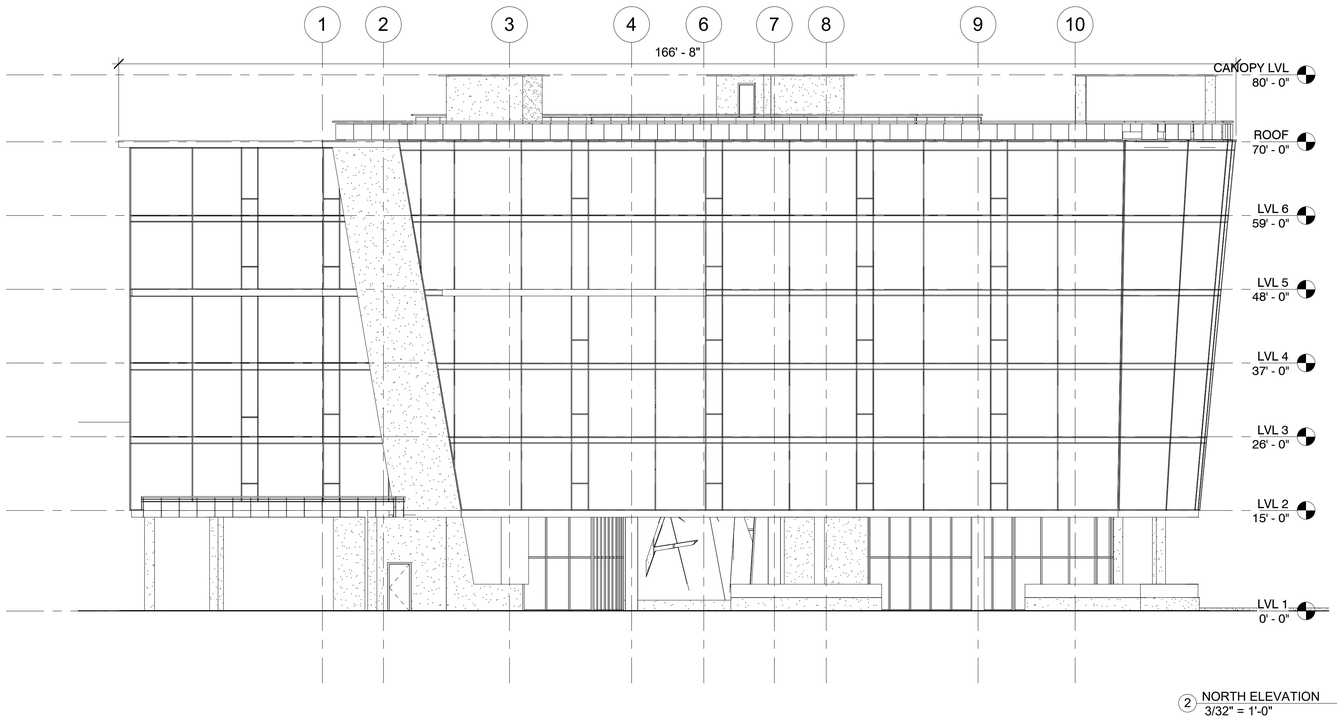
PARKING GARAGE - LEVEL B3

Sheet Number:

A
100.10



1 EAST ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"

COSTA BROWN ARCHITECTURE
415.986.0101 | costabrown.com
1620 Montgomery St, Suite 300, San Francisco, CA 94111

1990 S. EL CAMINO REAL - VELORA

1990 S. EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: Project Number

No.	Issue	Date
1	PROGRESS 1	07.25.2025
2	PROGRESS 2	09.26.2025
3	PROGRESS 3	10.05.2025

LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/27
STATE OF CALIFORNIA

All drawings and written material appearing herein constitute original and unpublished work of Costa Brown Architecture, Inc. and may not be duplicated without the prior written consent of Costa Brown Architecture, Inc. © 2019.

Date: 10.17.2025

Scale: 3/32" = 1'-0"

Description:

ELEVATIONS

Sheet Number:

A 200



VIEW FROM EL CAMINO REAL

COSTA BROWN ARCHITECTURE
415.986.0101 | costabrown.com
1620 Montgomery St, Suite 300, San Francisco CA 94111

1990 S. EL CAMINO REAL - VELORA

1990 S. EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: Project Number

No.	Issue	Date
1	PROGRESS 1	07.25.2025
2	PROGRESS 2	09.26.2025
3	PROGRESS 3	10.05.2025

PRELIMINARY PROGRAM SUMMARY

TOTAL: 43 UNITS

1 BED ROOM: 9 UNITS
2 BEDROOMS: 30 UNITS
3 BEDROOMS: 4 UNITS

TOTAL RETAILS: 3
TOTAL PARKING STALLS: 38

SITE: 13677.43 SF

STAMPS

LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/23
STATE OF CALIFORNIA

All drawings and written material appearing herein constitute original and unpublished work of Costa Brown Architecture, Inc. and may not be duplicated without the prior written consent of Costa Brown Architecture, Inc. © 2022.

Date: 10.17.2025

Scale: 1/8" = 1'-0"

Description:

3D VIEW

Sheet Number:

A 300.1



VIEW FROM 20TH AVENUE

COSTA BROWN ARCHITECTURE
415.986.0101 | costabrown.com
1620 Montgomery St, Suite 300, San Francisco, CA 94111

1990 S. EL CAMINO REAL - VELORA

1990 S. EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: Project Number

No.	Issue	Date
1	PROGRESS 1	07.25.2025
2	PROGRESS 2	09.26.2025
3	PROGRESS 3	10.05.2025

PRELIMINARY PROGRAM SUMMARY

TOTAL: 43 UNITS

1 BED ROOM: 9 UNITS
2 BEDROOMS: 30 UNITS
3 BEDROOMS: 4 UNITS

TOTAL RETAILS: 3
TOTAL PARKING STALLS: 38

SITE: 13677.43 SF

LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/27
STATE OF CALIFORNIA

All drawings and written material appearing herein constitute original and unpublished work of Costa Brown Architecture, Inc. and may not be duplicated without the prior written consent of Costa Brown Architecture, Inc. © 2019.

Date: 10.17.2025

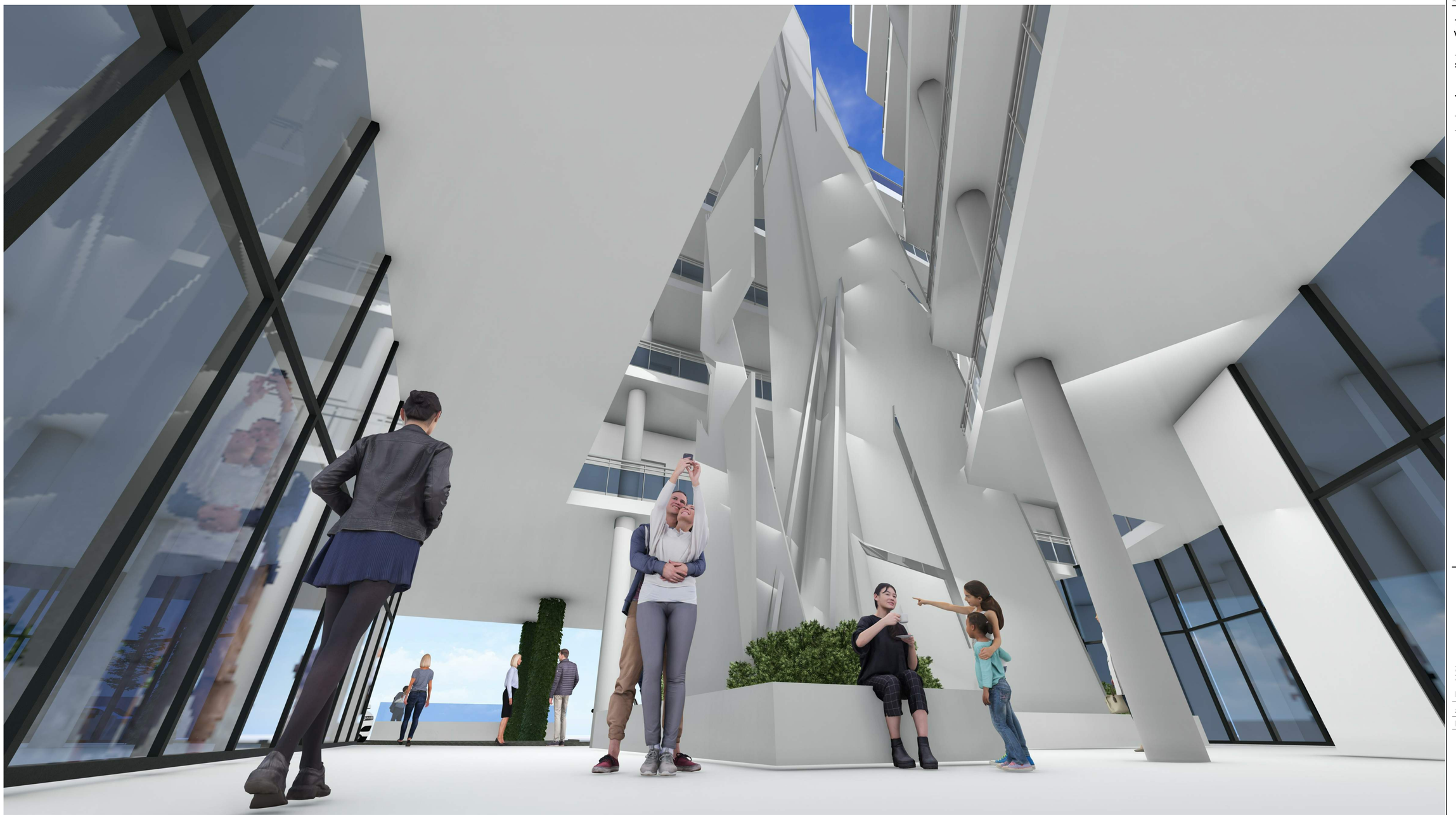
Scale: 1/8" = 1'-0"

Description:

3D VIEW

Sheet Number:

A 300.2



VIEW FROM INTERIOR COURTYARD

COSTA BROWN ARCHITECTURE
415.986.0101 | costabrown.com
1620 Montgomery St, Suite 300, San Francisco, CA 94111

1990 S. EL CAMINO REAL - VELORA

1990 S. EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: Project Number

No.	Issue	Date
1	PROGRESS 1	07.25.2025
2	PROGRESS 2	09.26.2025
3	PROGRESS 3	10.05.2025

PRELIMINARY PROGRAM SUMMARY

TOTAL: 43 UNITS

1 BED ROOM: 9 UNITS
2 BEDROOMS: 30 UNITS
3 BEDROOMS: 4 UNITS

TOTAL RETAILS: 3
TOTAL PARKING STALLS: 38

SITE: 13677.43 SF

LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/27
STATE OF CALIFORNIA

All drawings and written material appearing herein constitute original and unpublished work of Costa Brown Architecture, Inc. and may not be duplicated without the prior written consent of Costa Brown Architecture, Inc. © 2019.

Date: 10.17.2025

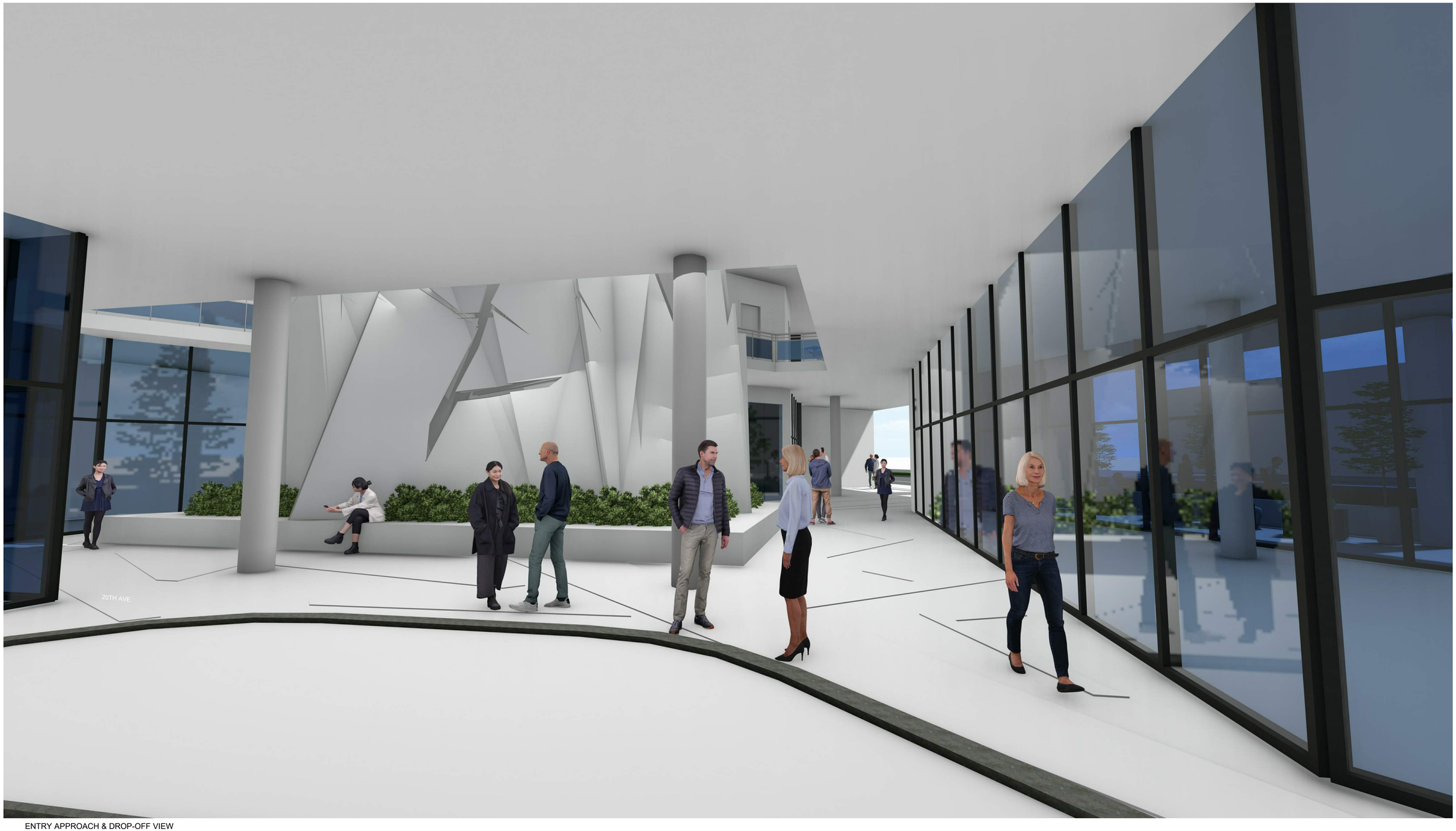
Scale: 1/8" = 1'-0"

Description:

3D VIEW

Sheet Number:

A 300.3



ENTRY APPROACH & DROP-OFF VIEW

COSTA BROWN ARCHITECTURE
415.986.0101 | costabrown.com
1620 Montgomery St, Suite 300, San Francisco, CA 94111

1990 S. EL CAMINO REAL - VELORA

1990 S. EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: Project Number

No.	Issue	Date
1	PROGRESS 1	07.25.2025
2	PROGRESS 2	09.26.2025
3	PROGRESS 3	10.05.2025

PRELIMINARY PROGRAM SUMMARY

TOTAL: 43 UNITS

1 BED ROOM: 9 UNITS
2 BEDROOMS: 30 UNITS
3 BEDROOMS: 4 UNITS

TOTAL RETAILS: 3
TOTAL PARKING STALLS: 38

SITE: 13677.43 SF

LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/27
STATE OF CALIFORNIA

All drawings and written material appearing herein constitute original and unpublished work of Costa Brown Architecture, Inc. and may not be duplicated without the prior written consent of Costa Brown Architecture, Inc. © 2019.

Date: 10.17.2025

Scale: 1/8" = 1'-0"

Description:

3D VIEW

Sheet Number:

A 300.4