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.



2820 S. EL CAMINO REAL - SOLENNE

LOCATION PLAN

PROJECT LOCATION:
2820 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.

DEVELOPMENT PROJECT DATA INFORMATION:

PROJECT ADDRESS:	2820 S. EL CAMINO REAL SAN MATEO, CA 94403
APN:	039353170
ZONING CLASSIFICATION:	C3-1/R4
OCCUPANCY GROUP:	R-2, M, S-2
TYPE OF CONSTRUCTION:	TYPE I-A
LOT SIZE:	22,000 SF
PERMITTED FAR:	N/A

	EXISTING	PROPOSED
FLOOR AREA (SQ. SF)		
MAIN STRUCTURE	N/A	21,570
ALL STORIES	N/A	159,585
OCCUPANCY GROUP R-2	N/A	115,375
OCCUPANCY GROUP M	N/A	5,350
OCCUPANCY GROUP S-2	N/A	31,000
DETCHAED ACCESSORY STRUCTURE:	N/A	N/A
EXEMPTIONS	N/A	N/A
TOTAL FLOOR AREA	**N/A**	**176,810**

PROPOSED BUILDING HEIGHT
BUILDING OCCUPANCY: MIXED-USE MEDIUM HIGH (5-8 STORIES, 100-130 DU/AC)
NUMBER OF STORIES: 08 + 2 BASEMENT
NUMBER OF PROPOSED UNITS **75**
PROPOSED NUMBER OF
RESIDENTIAL UNITS (BEDROOM COUNT) 75 UNIT (137 BED)
PROPOSED NUMBER OF
BMR UNITS xxxxxxxxxx
TOTAL FLOOR PARKING AREA FOR PARKING REQUIREMENTS: N/A
TOTAL COVERED PARKING STALLS 75
TOTAL AREA OF NEW & REHABILITATED LANDSCAPE AREA (SQ. SF) 400 SF
CUBIC YARDS FOR SOIL DISTRIBUTION: ≈1,222CY

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
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BUILDING USAGE / TYPE	A 000.3
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FIFTH FLOOR PLAN	A 100.5
SIXTH FLOOR PLAN	A 100.6
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Sheet List	
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2820 S. EL CAMINO REAL - SOLENNE

2820 S. El Camino Real, San Mateo, CA 94403

Job Number: #

No.	Issue	Date
1	PROGRESS 1	07 25 2025
2	PROGRESS 2	09 22 2025
3	PROGRESS 3	10 17 2025

PRELIMINARY PROGRAM SUMMARY
(SEE SHEET A000.2)

1 BED ROOM: 20 UNITS
2 BEDROOMS: 48 UNITS
3 BEDROOMS: 7 UNITS
TOTAL: **75 UNITS**

TOTAL RETAILS: 2 (TOTAL ≈5,350 SF)
TOTAL PARKING STALLS: 75

SITE: 22,000 SF

STAMPS

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Date: 10/17/2025

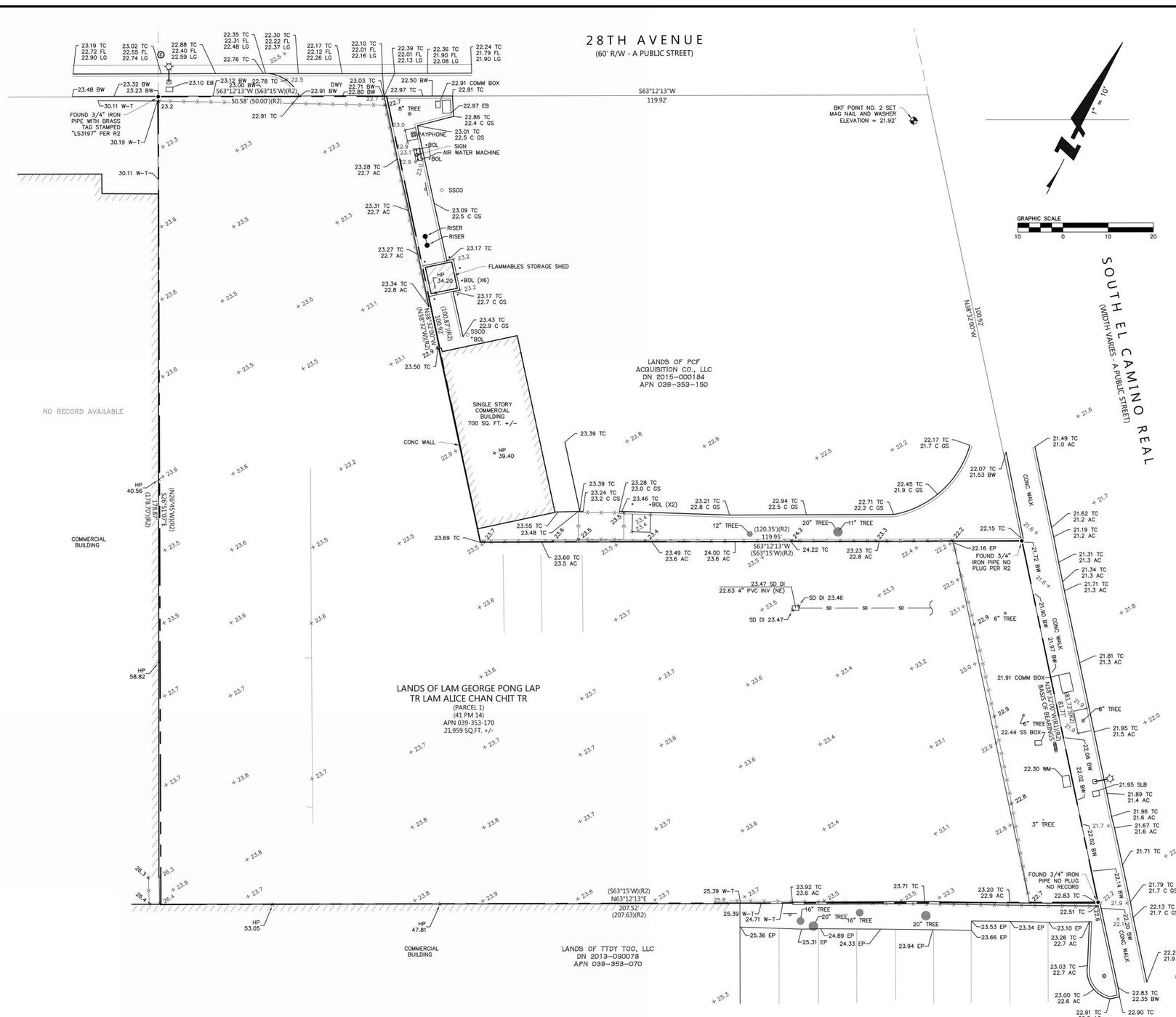
Scale: As indicated

Description:

COVER SHEET

Sheet Number:

A 000



LEGEND

- ANTI-SIPHON VALVE/BACKFLOW PREVENTER
- AREA LIGHT
- COMMUNICATION MANHOLE
- FIRE HYDRANT
- FOUND IRON PIPE AS NOTED
- SIGN
- SITE BENCHMARK
- STREET LIGHT
- TREE-SIZE AS NOTED

AC	ASPHALTIC CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BOL	BOLLARD
BW	BACK OF WALK
COMM	COMMUNICATION
CONC	CONCRETE
DN	DOCUMENT NUMBER
DWY	DRIVEWAY
EB	ELECTRIC BOX
ELEC CAB	ELECTRIC CABINET
EOP/EOW	EDGE OF PATH/WALK
EP	EDGE OF PAVEMENT
EV	ELECTRIC VAULT
FF	FINISHED FLOOR
FL	FLOWLINE
HCR	HANDICAP RAMP
HP	HIGH POINT
INV	INVERT
JP	JOINT POLE
LG	LIP OF GUTTER
MH	MANHOLE
PED	PEDESTAL
PIV	POST INDICATOR VALVE
(R#)	DENOTES RECORD REFERENCE
R/W	RIGHT OF WAY
SLB	STREET LIGHT BOX
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
STR	STAIR
TBRC	TOP BACK OF ROLL CURB
TC	TOP OF CURB
W-B	BOTTOM OF WALL
WM	WATER METER
W-T	TOP OF WALL
WV	WATER VALVE

LINETYPES

- ADJACENT LOT LINE
- SUBJECT BOUNDARY LINE
- BUILDING STRUCTURE
- CONCRETE LINE
- EASEMENT LINE
- FENCE LINE
- 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. 2 PERFORMED BY BKF ON MAY 9, 2019.

BKF POINT NO. 2, SET MAG NAIL AT THE SOUTHERLY CORNER OF 28TH AVENUE AND SOUTH EL CAMINO REAL.

ELEVATION = 21.92'

BASIS OF BEARINGS

THE BEARING OF SOUTH 38°32'00" EAST OF EL CAMINO REAL AS SHOWN UPON THAT CERTAIN PARCEL MAP NO. 319 RECORDED ON NOVEMBER 6, 1990 IN BOOK 64 OF PARCEL MAPS AT PAGE 28 WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

RECORD REFERENCES

(R1) PARCEL MAP NO. 319 FILED NOVEMBER 6, 1990 IN BOOK 64 OF PARCEL MAPS AT PAGE 28, SAN MATEO COUNTY RECORDER.

(R2) PARCEL MAP NO. 171 FILED FEBRUARY 14, 1978 IN BOOK 41 OF PARCEL MAPS AT PAGE 14, SAN MATEO COUNTY RECORDER.

(R3) RECORD SUBDIVISION MAP FILED MARCH 22, 1932 IN BOOK 19 OF MAPS AT PAGE 75, 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. JUNGMAN No. 9267 STATE OF CALIFORNIA

08/08/2019
DATE

BKF Engineers
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
2820 SOUTH EL CAMINO REAL

COUNTY OF SAN MATEO
CALIFORNIA
SAN MATEO

Revisions	No.

Date:	2019-08-08
Scale:	1" = 10'
Design:	JMS
Drawn:	DCJ
Approved:	
Job No:	20190661

Drawing Number:
190661
1 OF 1

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2820 S. EL CAMINO REAL - SOLENNE

2820 S. El Camino Real, San Mateo, CA 94403

Job Number: #

No.	Issue	Date
1	PROGRESS 1	07 25 2025
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(SEE SHEET A000.2)

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TOTAL PARKING STALLS: 75

SITE: 22,000 SF

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

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Date: 10/17/2025

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

Description:

SURVEY

Sheet Number:

A 000.1

DRAWING NAME: K:\2019\190662-2700_El_Camino_Real\SURVey\Cad\V-TOPO_2019-08-08_ARS.dwg
LAST PLOTTED BY: arun
PLOTTED: 08/08/19

2820 EL CAMINO REAL - PROJECT DATA
SAN MATEO, CA

OVERALL SUMMARY*

GROSS SITE AREA	0.5 ac
RESIDENTIAL UNITS	75 du
PROJECT DENSITY	160 du/ac
AVERAGE UNIT SIZE	700 sf
PARKING STALLS	75 Stalls
ADA PARKING STALLS	4 Stall
TOTAL PARKING STALLS	75 Stalls
TOTAL PARKING RATIO	1 Stalls/du
TOTAL AMENITIES	3
TOTAL RETAILS	2

*Building Development Standards refrence City of San Mateo Municipal Code (SMMC) Zoning Standards for C3-1/R4 Districts.
Setbacks assume Zoning Standards for C3-1/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	Level7	Level8				
P1-0	1bd	xxx sf	0	0	2	3	3	3	3	3	3	20	20	26.6%	16,150 sf
P2-0	2bd	xxxx sf	0	0	6	7	7	7	7	7	7	48	48	64%	58,035 sf
P3-0	3bd	xxxx sf	0	0	1	1	1	1	1	1	1	7	7	9.3%	11,115 sf
TOTAL	**85,300 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	75	5,350	110	13,975	31,000

Total uncovered parking spaces: 0

TOTAL

DRAFT

PARKING SUMMARY*

PARKING PROVIDED				
Type	C	S	ADA	Total
Level 1	9	4	0	13
Basement 1	13	14	2	29
Basement 2	15	16	2	33
TOTAL	**37**	**34**	**4**	**75**
Parking Ratio (stalls/du)				**1**

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	31,000	85,300	159,585	1	115,375	16,050	176,810

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	85,300	xxx	xxx	xxx	xxx	xxx

AMENITY SUMMARY

Amenity Type	Level 2	Level 3	Level6
Lounge	600 sf		
Gymnasium	1105 sf		
Business Center	190 sf		
Subtotal	1,890 sf		
Total	**1,890 sf**		

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

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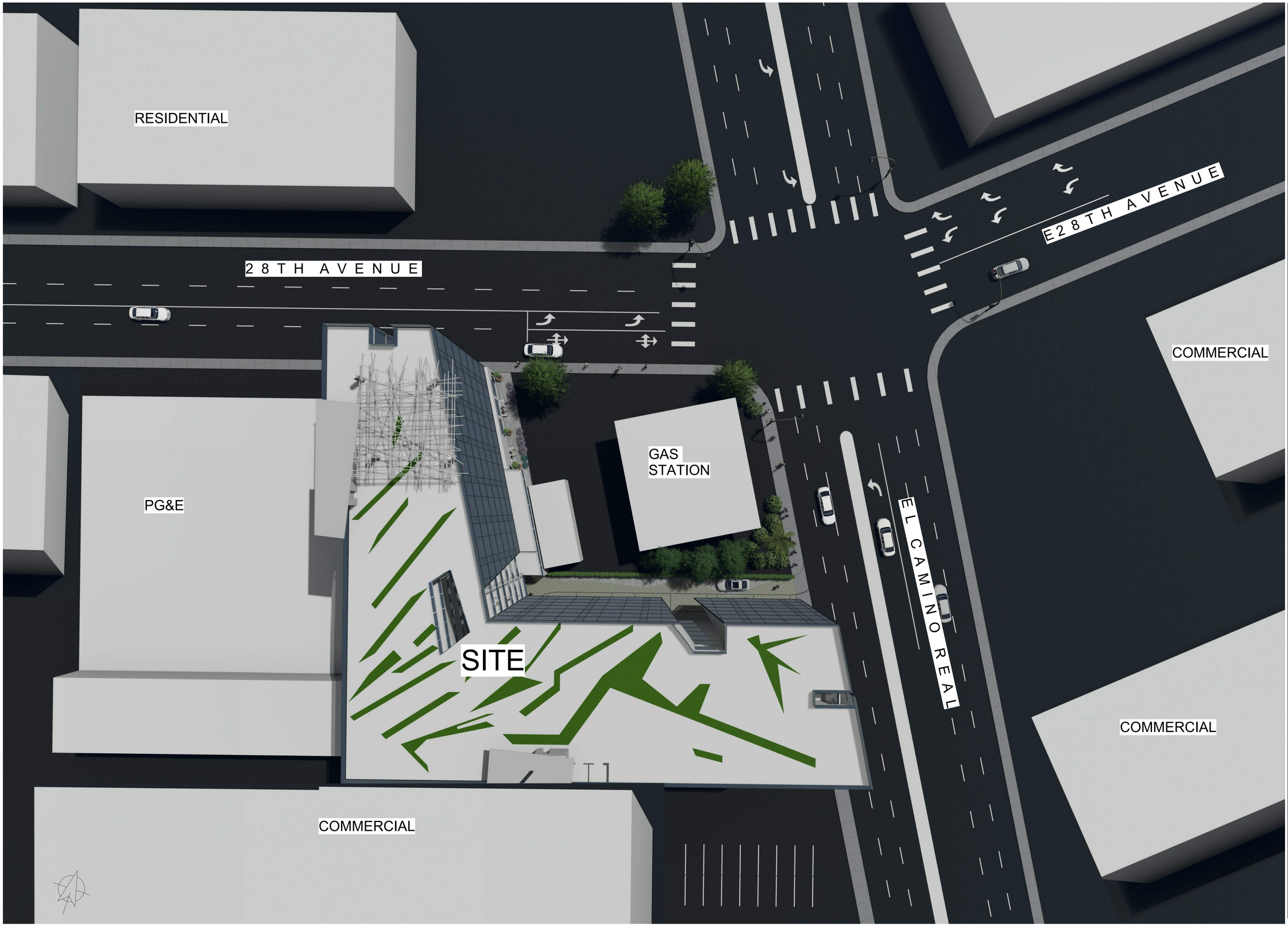
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Description:

PROJECT DATA

Sheet Number:

A 000.2



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REN. 5/27
STATE OF CALIFORNIA

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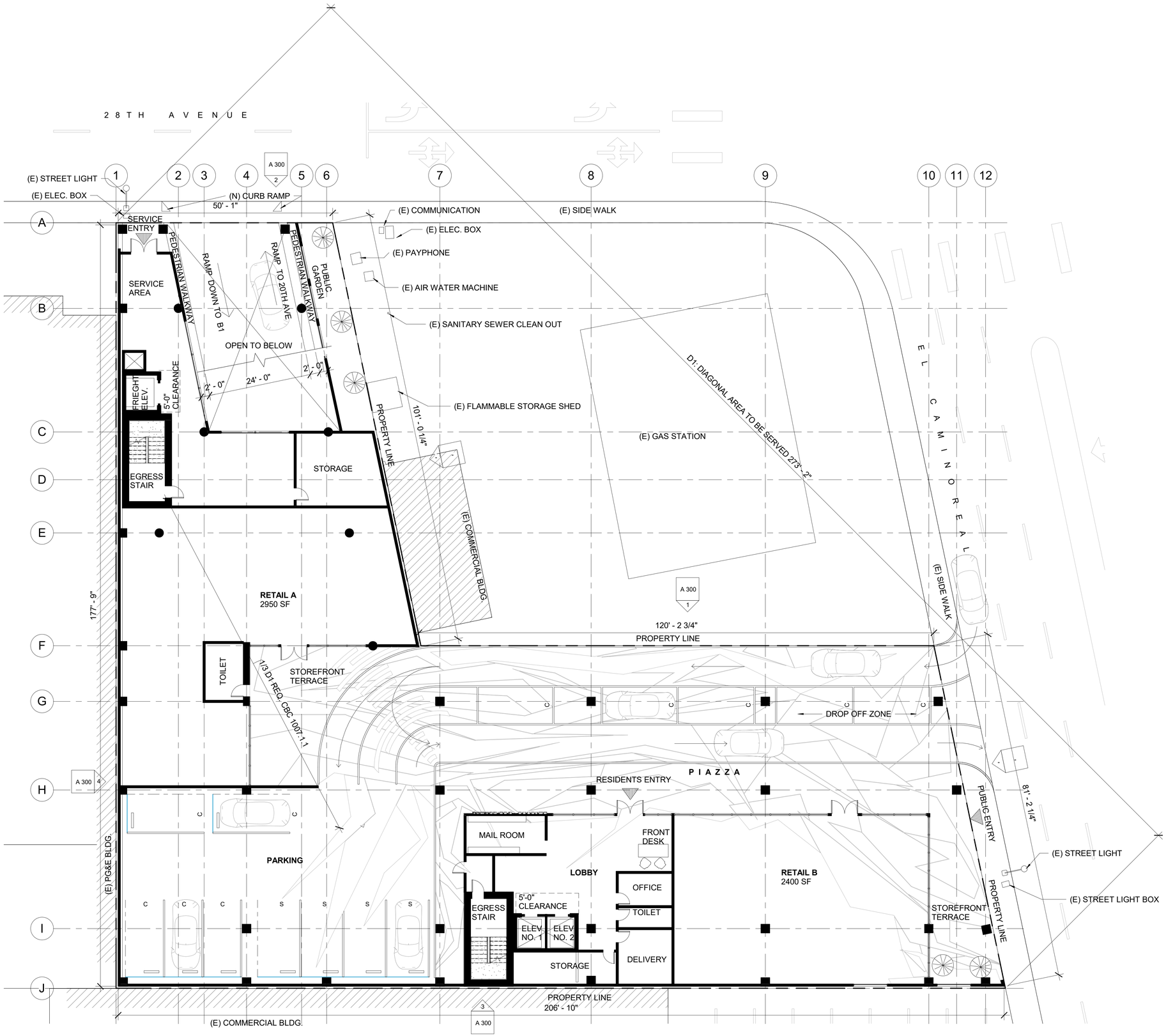
Scale: As indicated

Description:

SITE PLAN

Sheet Number:

A 100



1 Level 1
3/32" = 1'-0"

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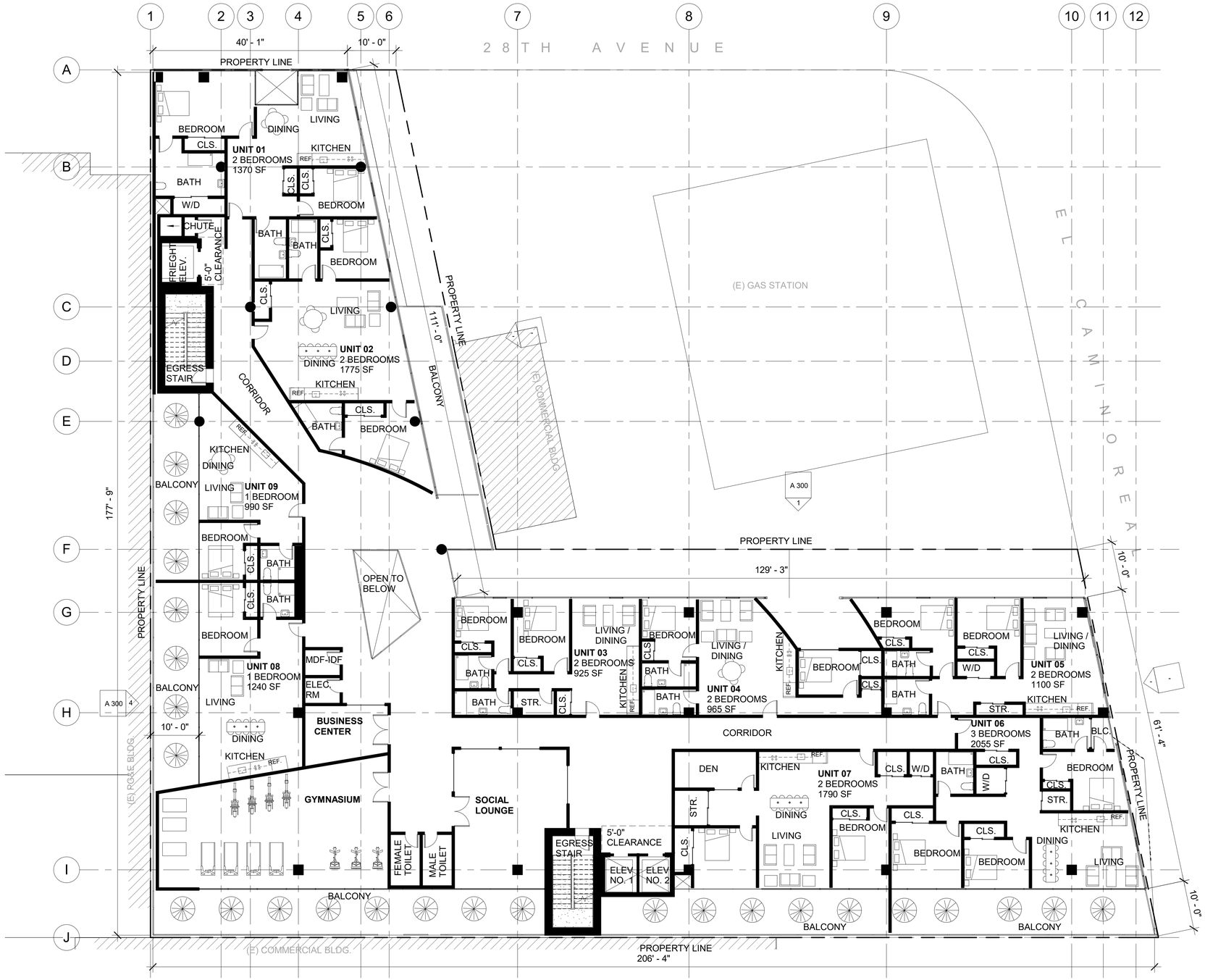
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Description:

FIRST FLOOR PLAN

Sheet Number:

A 100.1



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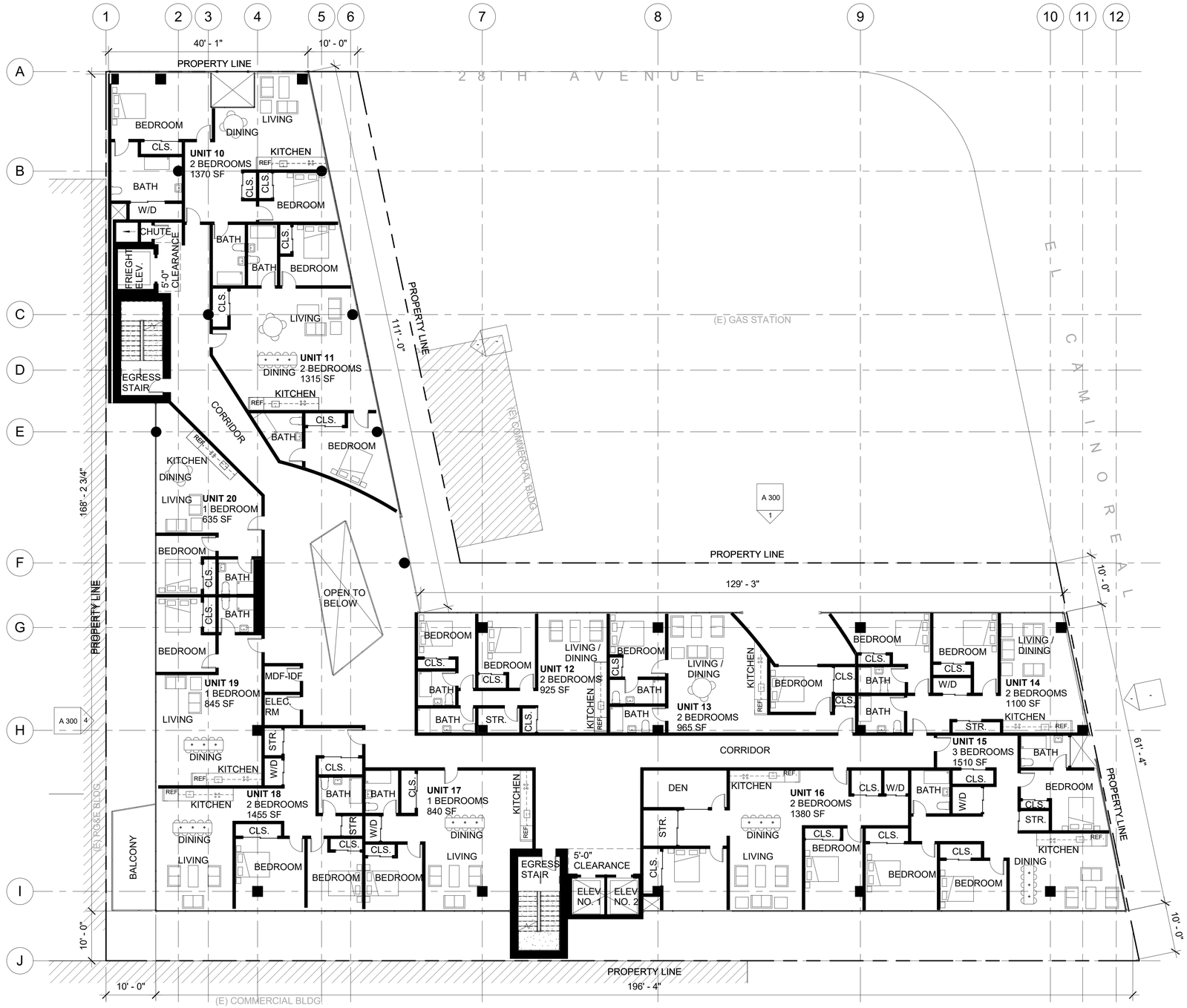
Description:

SECOND FLOOR PLAN

Sheet Number:

A 100.2

1 Level 2
3/32" = 1'-0"



1 Level 3
3/32" = 1'-0"

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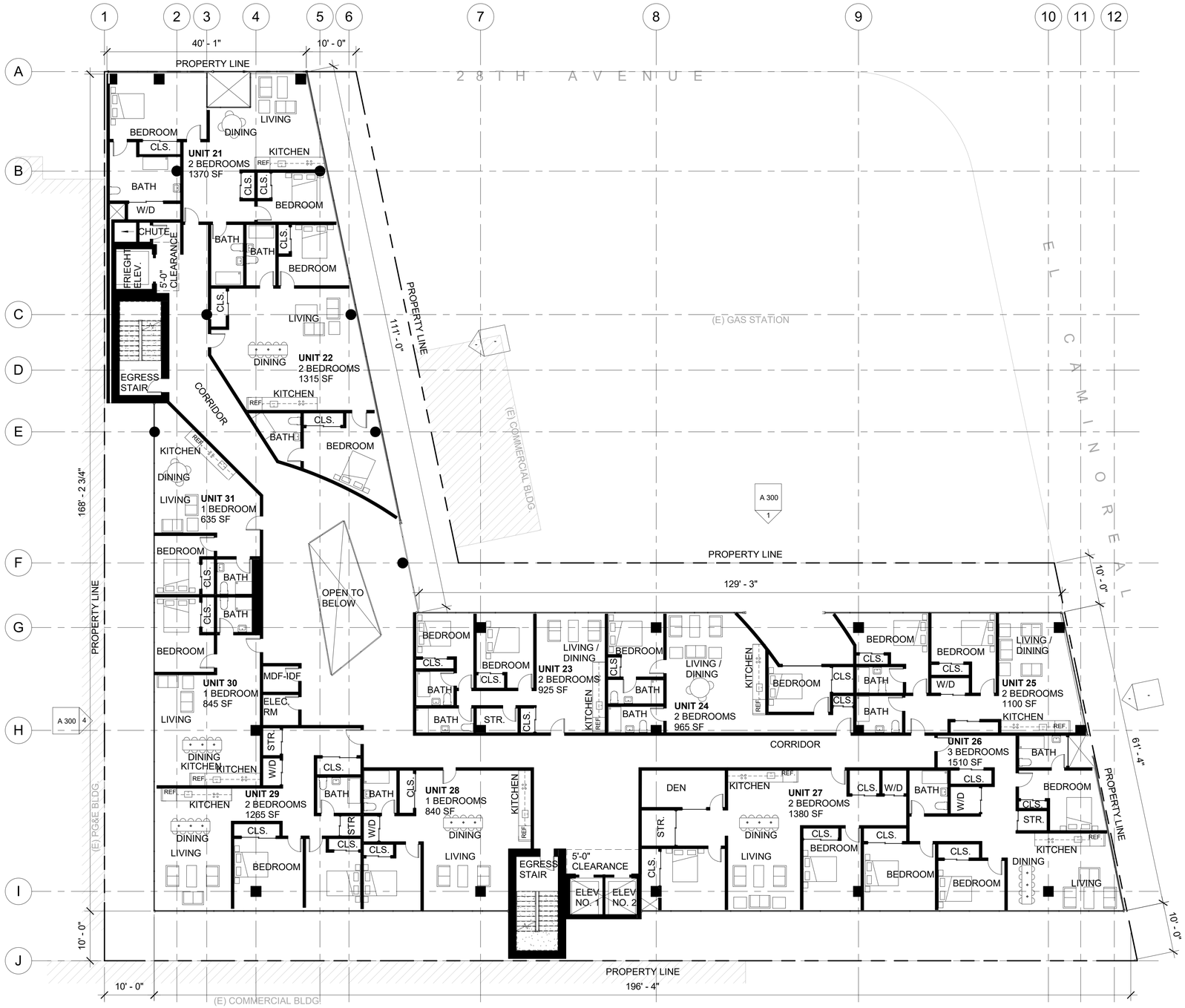
Scale: As indicated

Description:

THIRD FLOOR PLAN

Sheet Number:

A 100.3



1 Level 4
3/32" = 1'-0"

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Job Number: #

No.	Issue	Date
1	PROGRESS 1	07 25 2025
2	PROGRESS 2	09 22 2025
3	PROGRESS 3	10 17 2025

PRELIMINARY PROGRAM SUMMARY
(SEE SHEET A000.2)

1 BED ROOM:	20 UNITS
2 BEDROOMS:	48 UNITS
3 BEDROOMS:	7 UNITS
TOTAL:	**75 UNITS**

TOTAL RETAILS: 2 (TOTAL ≈5,350 SF)
TOTAL PARKING STALLS: 75

SITE: 22,000 SF

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

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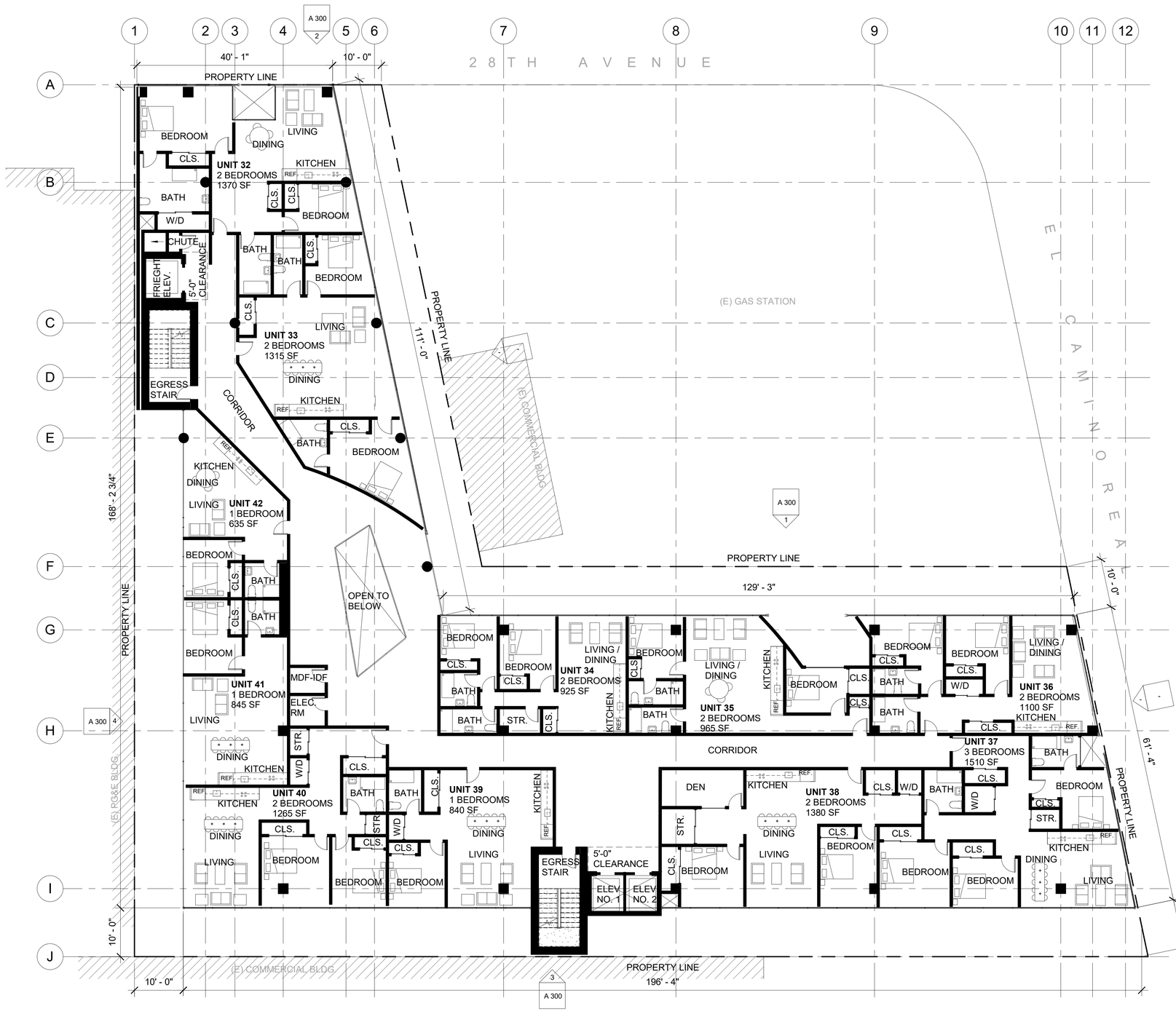
Scale: As indicated

Description:

FOURTH FLOOR PLAN

Sheet Number:

A 100.4



1 Level 5
3/32" = 1'-0"

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Job Number: #

No.	Issue	Date
1	PROGRESS 1	07 25 2025
2	PROGRESS 2	09 22 2025
3	PROGRESS 3	10 17 2025

PRELIMINARY PROGRAM SUMMARY
(SEE SHEET A000.2)

1 BED ROOM:	20 UNITS
2 BEDROOMS:	48 UNITS
3 BEDROOMS:	7 UNITS
TOTAL:	**75 UNITS**

TOTAL RETAILS: 2 (TOTAL ≈5,350 SF)
TOTAL PARKING STALLS: 75

SITE: 22,000 SF

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

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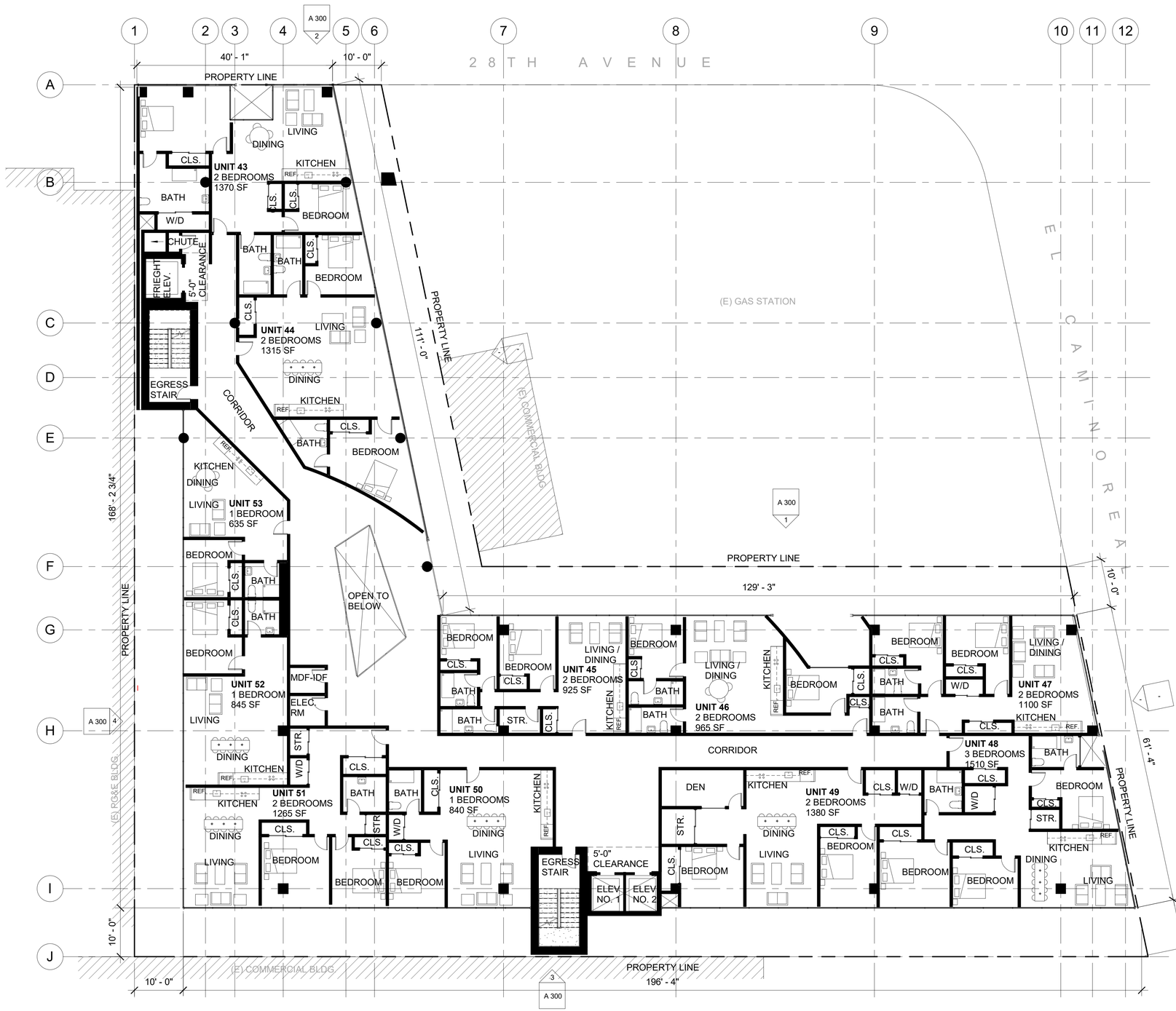
Scale: As indicated

Description:

FIFTH FLOOR PLAN

Sheet Number:

A 100.5



1 Level 6
3/32" = 1'-0"

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Job Number: #

No.	Issue	Date
1	PROGRESS 1	07 25 2025
2	PROGRESS 2	09 22 2025
3	PROGRESS 3	10 17 2025

PRELIMINARY PROGRAM SUMMARY
(SEE SHEET A000.2)

1 BED ROOM:	20 UNITS
2 BEDROOMS:	48 UNITS
3 BEDROOMS:	7 UNITS
TOTAL:	**75 UNITS**

TOTAL RETAILS: 2 (TOTAL ≈5,350 SF)
TOTAL PARKING STALLS: 75

SITE: 22,000 SF

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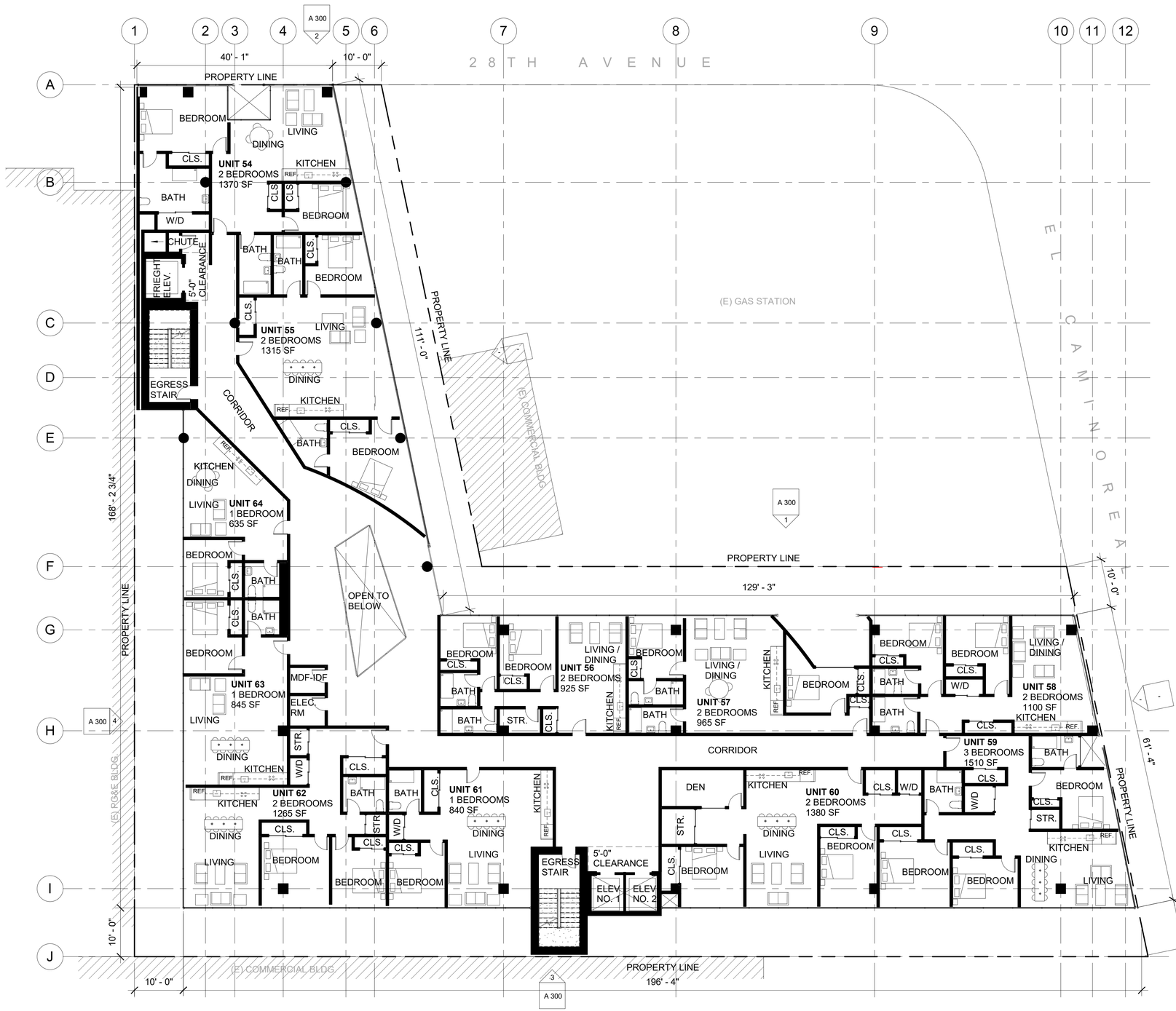
Scale: As indicated

Description:

SIXTH FLOOR PLAN

Sheet Number:

A 100.6



1 Level 7
3/32" = 1'-0"

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Job Number: #

No.	Issue	Date
1	PROGRESS 1	07 25 2025
2	PROGRESS 2	09 22 2025
3	PROGRESS 3	10 17 2025

PRELIMINARY PROGRAM SUMMARY
(SEE SHEET A000.2)

1 BED ROOM:	20 UNITS
2 BEDROOMS:	48 UNITS
3 BEDROOMS:	7 UNITS
TOTAL:	**75 UNITS**

TOTAL RETAILS: 2 (TOTAL ≈5,350 SF)
TOTAL PARKING STALLS: 75

SITE: 22,000 SF

LICENSED ARCHITECT
ALBERT COSTA
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REN. 5/27
STATE OF CALIFORNIA

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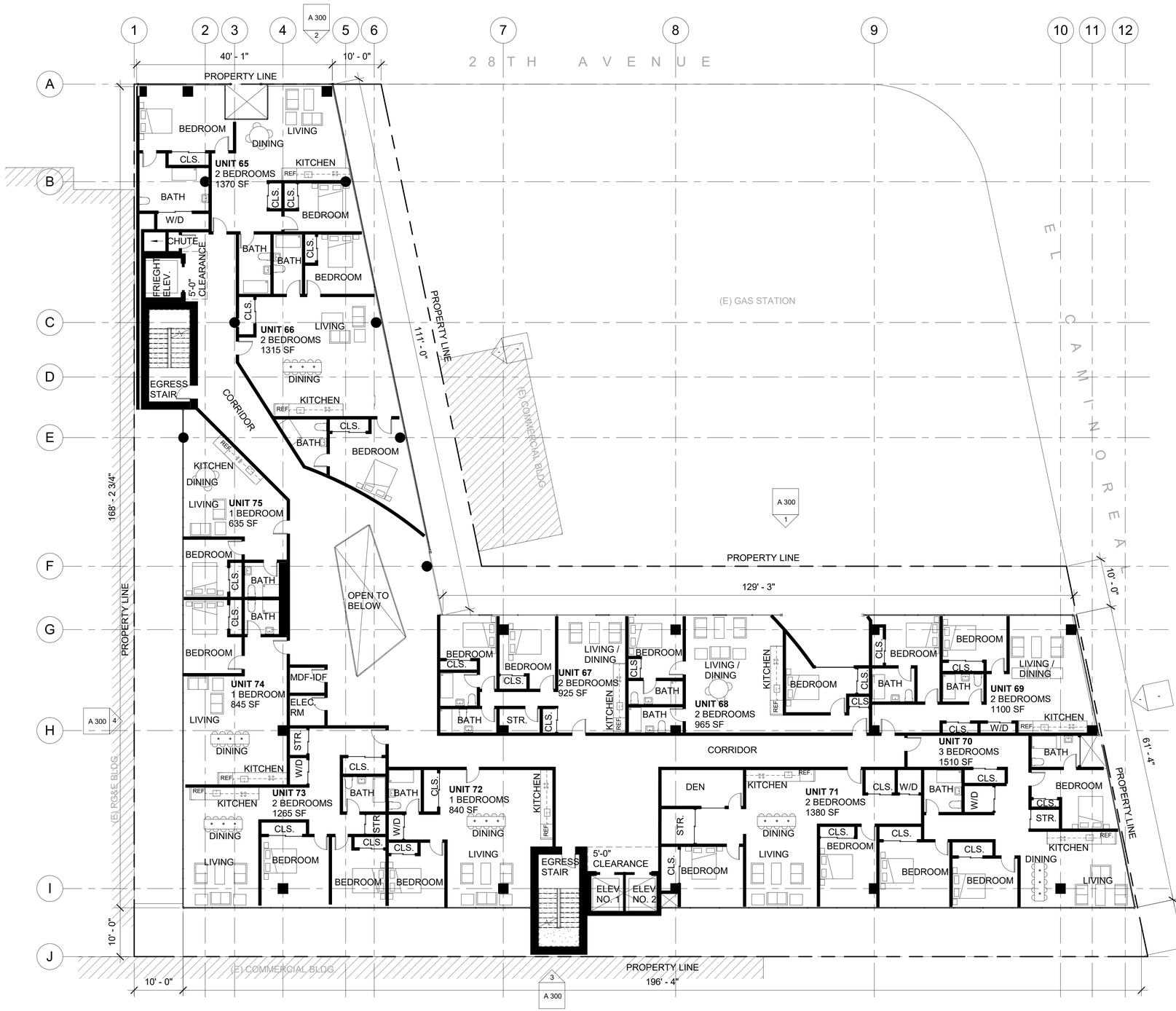
Scale: As indicated

Description:

SEVENTH FLOOR PLAN

Sheet Number:

A 100.7



1 LEVEL 8
3/32" = 1'-0"

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Job Number: #

No.	Issue	Date
1	PROGRESS 1	07 25 2025
2	PROGRESS 2	09 22 2025
3	PROGRESS 3	10 17 2025

PRELIMINARY PROGRAM SUMMARY
(SEE SHEET A000.2)

1 BED ROOM:	20 UNITS
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3 BEDROOMS:	7 UNITS
TOTAL:	**75 UNITS**

TOTAL RETAILS: 2 (TOTAL ≈5,350 SF)
TOTAL PARKING STALLS: 75

SITE: 22,000 SF

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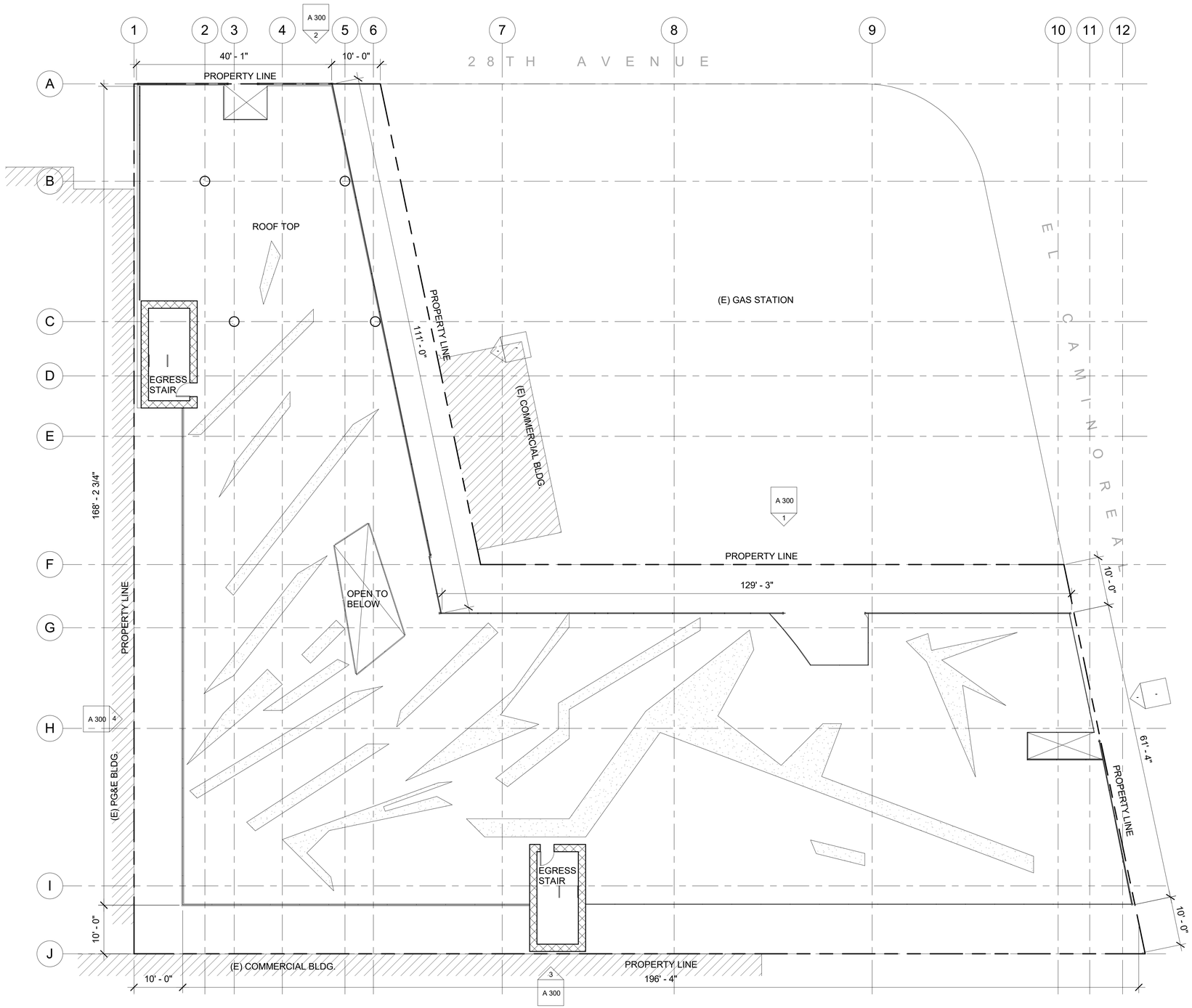
Scale: As indicated

Description:

EIGTH FLOOR PLAN

Sheet Number:

A 100.8



1 ROOF LEVEL
3/32" = 1'-0"

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Job Number: #

No.	Issue	Date
1	PROGRESS 1	07 25 2025
2	PROGRESS 2	09 22 2025
3	PROGRESS 3	10 17 2025

PRELIMINARY PROGRAM SUMMARY
(SEE SHEET A000.2)

1 BED ROOM:	20 UNITS
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3 BEDROOMS:	7 UNITS
TOTAL:	**75 UNITS**

TOTAL RETAILS: 2 (TOTAL ≈5,350 SF)
TOTAL PARKING STALLS: 75

SITE: 22,000 SF

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

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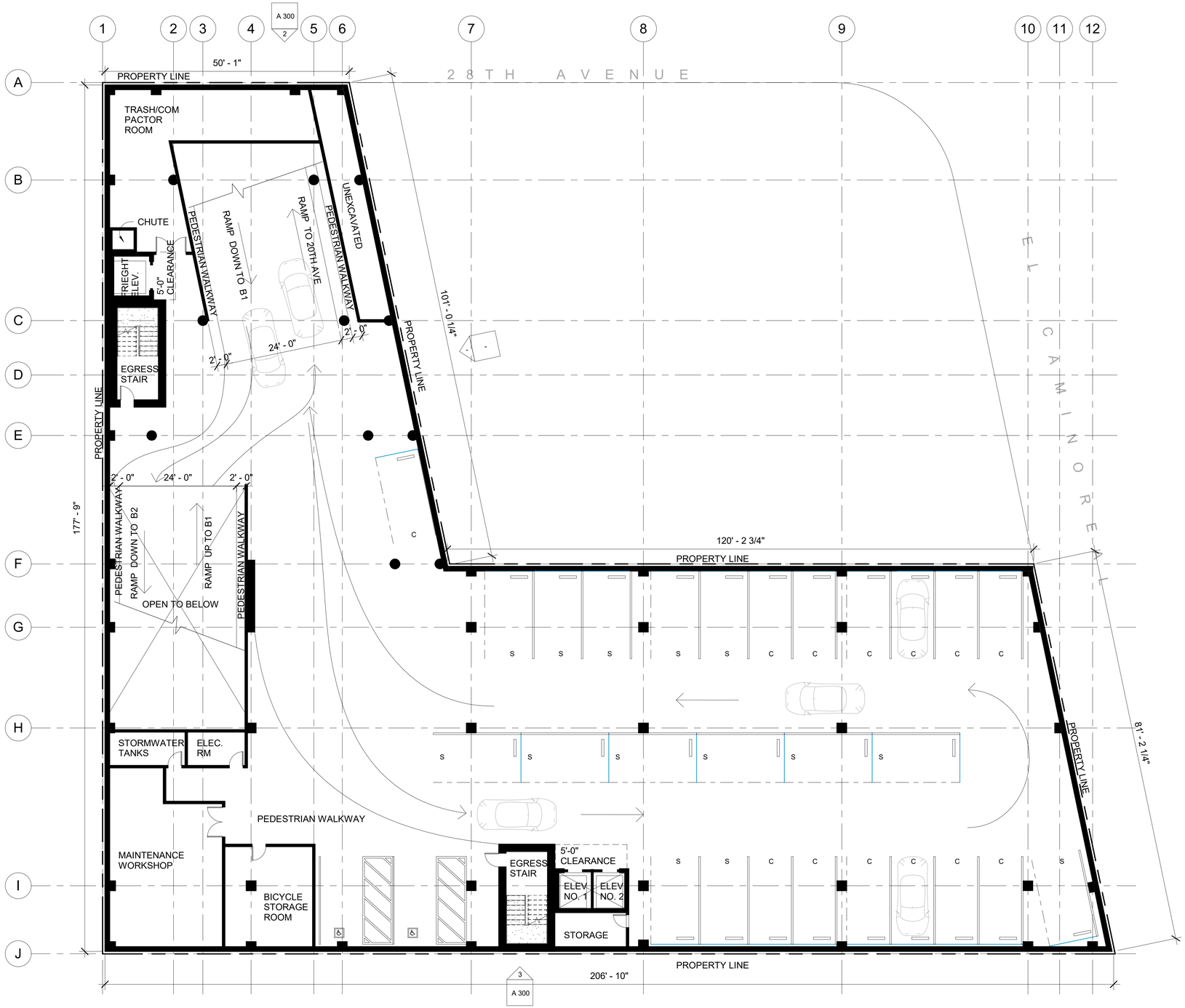
Scale: As indicated

Description:

ROOF

Sheet Number:

A 100.9



1 PARKING GARAGE - LEVEL B1
3/32" = 1'-0"

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Job Number: #

No.	Issue	Date
1	PROGRESS 1	07 25 2025
2	PROGRESS 2	09 22 2025
3	PROGRESS 3	10 17 2025

PRELIMINARY PROGRAM SUMMARY
(SEE SHEET A000.2)

1 BED ROOM:	20 UNITS
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TOTAL PARKING STALLS: 75

SITE: 22,000 SF

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

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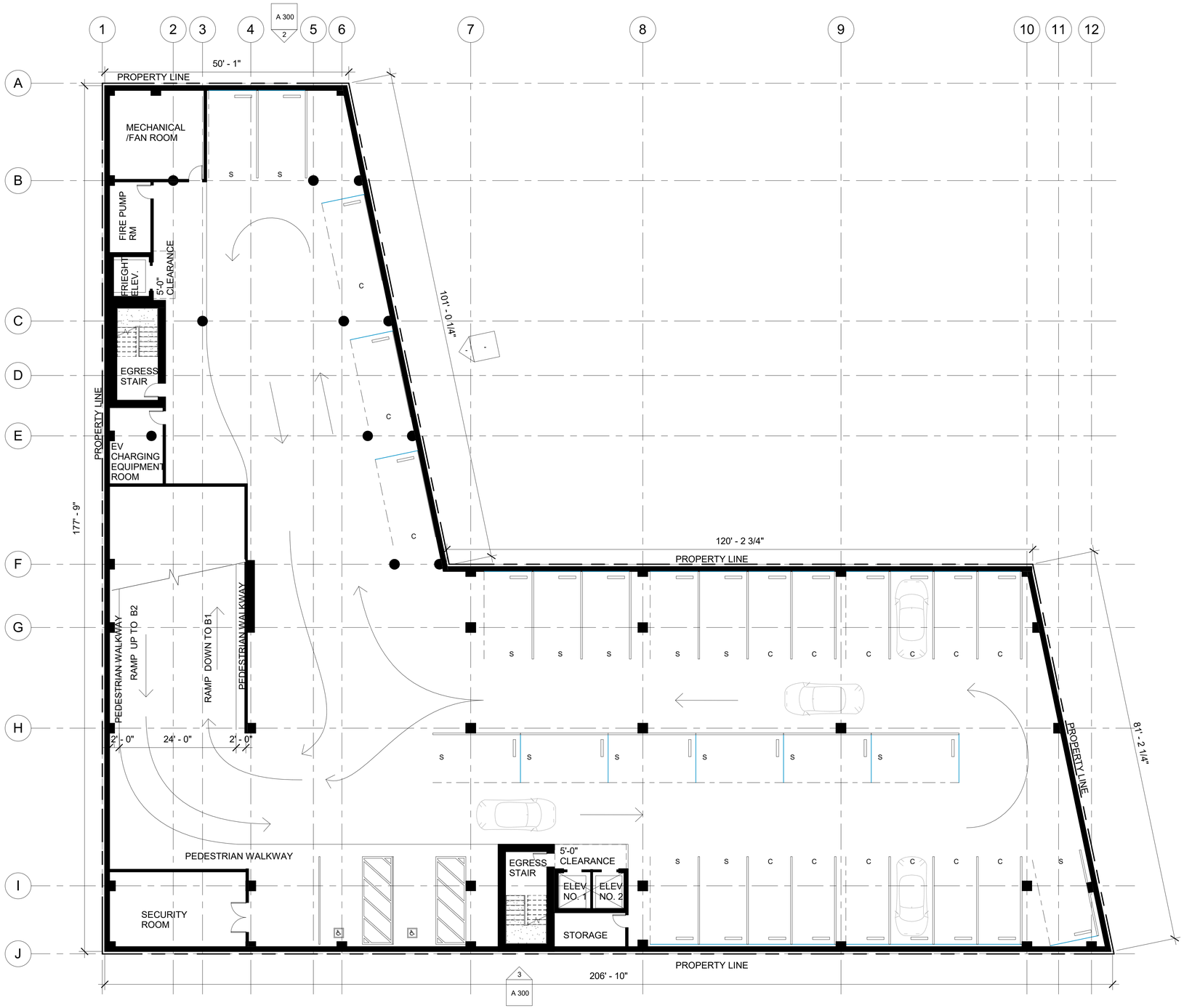
Scale: As indicated

Description:

PARKING GARAGE - LEVEL B1

Sheet Number:

A 100.10



1 PARKING GARAGE - LEVEL B2
3/32" = 1'-0"

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Job Number: #

No.	Issue	Date
1	PROGRESS 1	07 25 2025
2	PROGRESS 2	09 22 2025

PRELIMINARY PROGRAM SUMMARY
(SEE SHEET A000.2)

1 BED ROOM:	20 UNITS
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3 BEDROOMS:	7 UNITS
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TOTAL RETAILS: 2 (TOTAL ≈5,350 SF)
TOTAL PARKING STALLS: 75

SITE: 22,000 SF

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Scale: As indicated

Description:

PARKING GARAGE - LEVEL B2

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A 100.11



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Job Number: #

No.	Issue	Date
1	PROGRESS 1	07 25 2025
2	PROGRESS 2	09 22 2025
3	PROGRESS 3	10 17 2025

PRELIMINARY PROGRAM SUMMARY
(SEE SHEET A000.2)

1 BED ROOM:	20 UNITS
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TOTAL RETAILS: 2 (TOTAL ≈5,350 SF)
TOTAL PARKING STALLS: 75

SITE: 22,000 SF

LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/27
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Scale: 1/8" = 1'-0"

Description:

3D VIEW

Sheet Number:

A 200



VIEW FROM EL CAMINO REAL

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Job Number: #

No.	Issue	Date
1	PROGRESS 1	07 25 2025
2	PROGRESS 2	09 22 2025
3	PROGRESS 3	10 17 2025

PRELIMINARY PROGRAM SUMMARY
(SEE SHEET A000.2)

1 BED ROOM:	20 UNITS
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3 BEDROOMS:	7 UNITS
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TOTAL RETAILS: 2 (TOTAL ≈5,350 SF)
TOTAL PARKING STALLS: 75

SITE: 22,000 SF

LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
REN. 5/27
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Date: 10/17/2025

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

Description:

3D VIEW

Sheet Number:

A 200.2



VIEW FROM EL CAMINO REAL

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Job Number: #

No.	Issue	Date
1	PROGRESS 1	07 25 2025
2	PROGRESS 2	09 22 2025
3	PROGRESS 3	10 17 2025

PRELIMINARY PROGRAM SUMMARY
(SEE SHEET A000.2)

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TOTAL PARKING STALLS: 75

SITE: 22,000 SF

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

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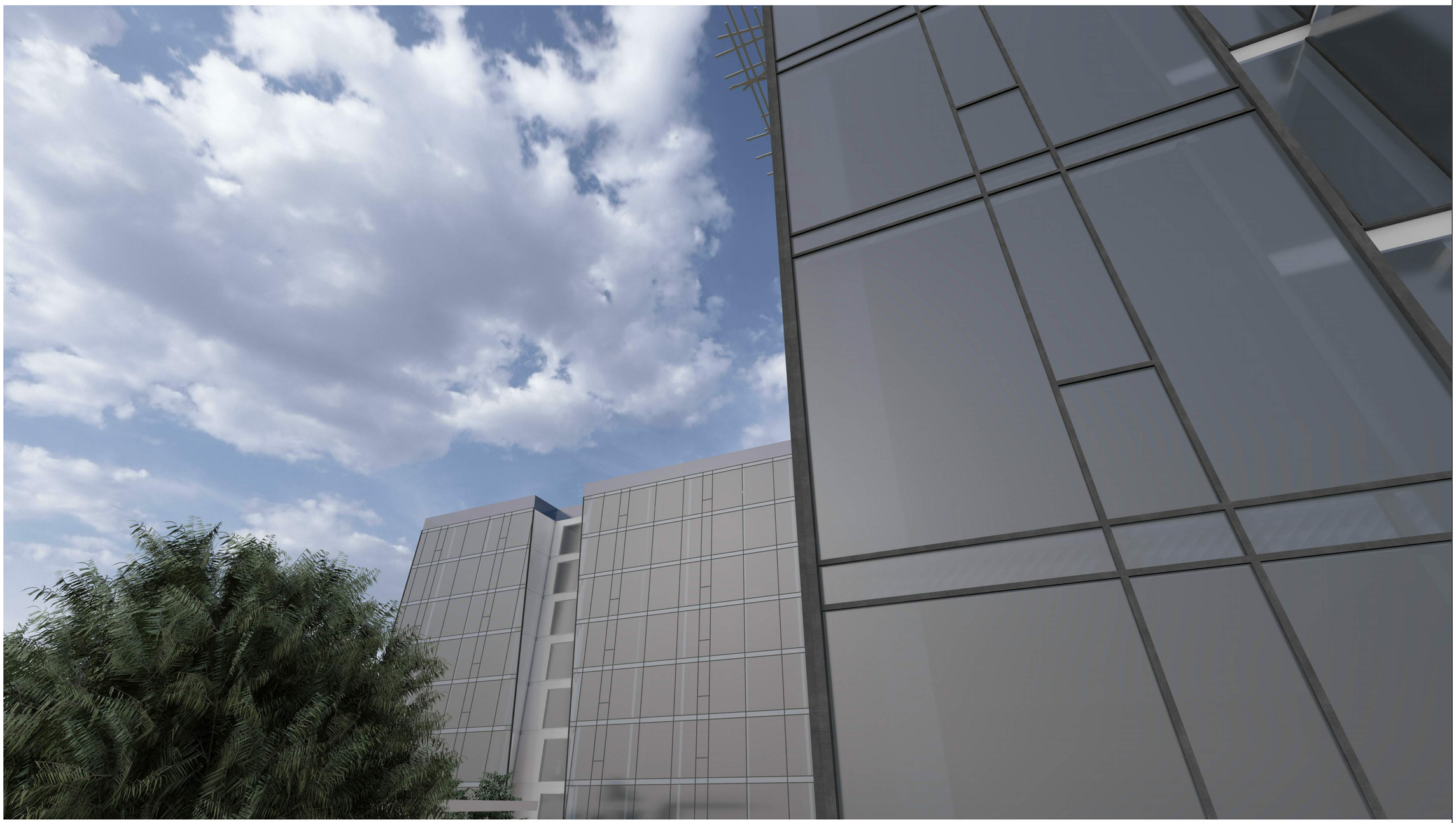
Scale: 1/8" = 1'-0"

Description:

3D VIEW

Sheet Number:

A 200.3



VIEW FROM 28TH AVENUE

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Job Number: #

No.	Issue	Date
1	PROGRESS 1	07 25 2025
2	PROGRESS 2	09 22 2025
3	PROGRESS 3	10 17 2025

PRELIMINARY PROGRAM SUMMARY
(SEE SHEET A000.2)

1 BED ROOM:	20 UNITS
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SITE: 22,000 SF

LICENSED ARCHITECT
ALBERT COSTA
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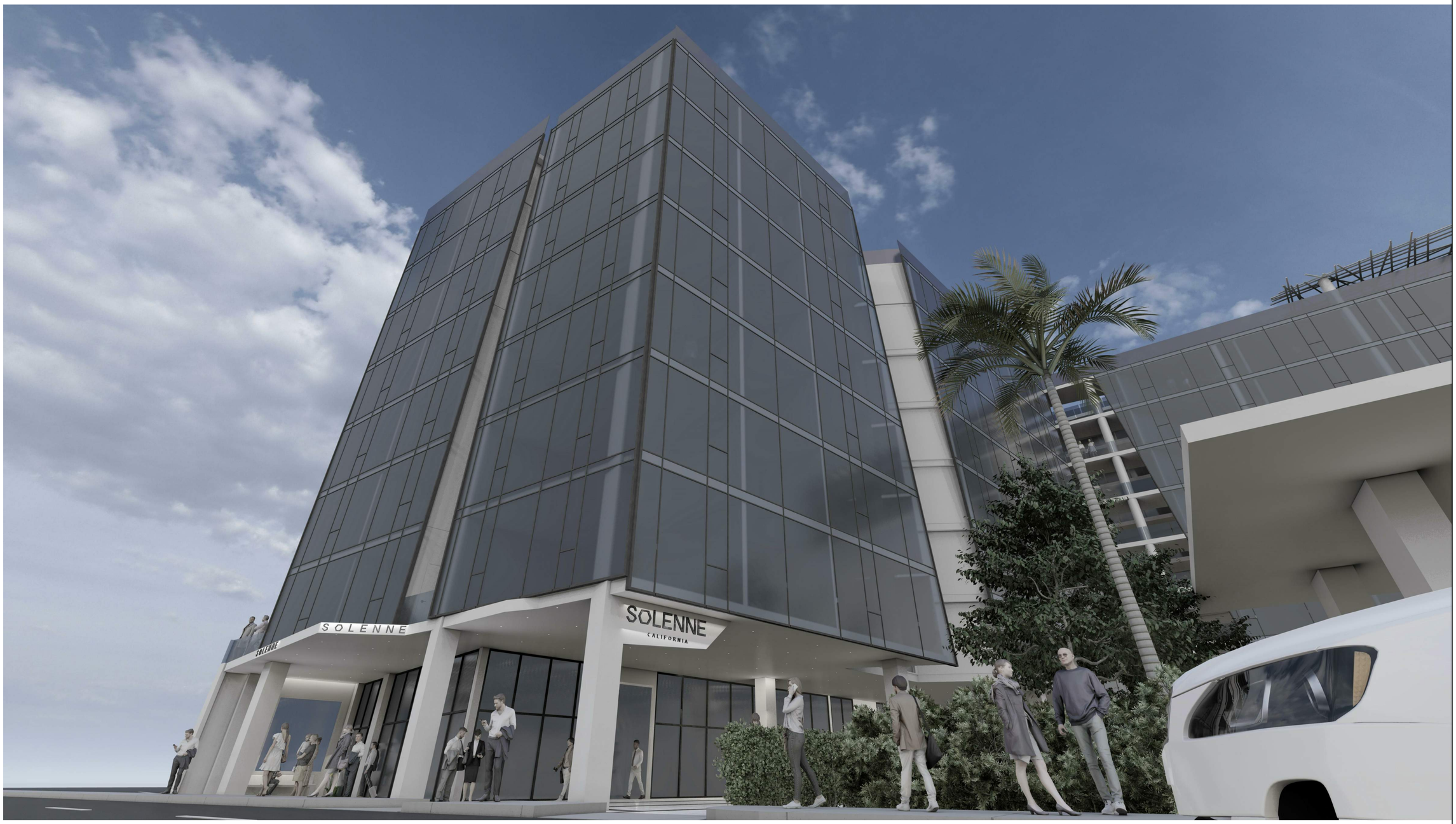
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Description:

3D VIEW

Sheet Number:

A 200.4



VIEW FROM EL CAMINO REAL

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Job Number: #

No.	Issue	Date
1	PROGRESS 1	07 25 2025
2	PROGRESS 2	09 22 2025
3	PROGRESS 3	10 17 2025

PRELIMINARY PROGRAM SUMMARY
(SEE SHEET A000.2)

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LICENSED ARCHITECT
ALBERT COSTA
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Scale: 1/8" = 1'-0"

Description:

3D VIEW

Sheet Number:

A 200.6



PIAZZA

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Job Number: #

No.	Issue	Date
1	PROGRESS 1	07 25 2025
2	PROGRESS 2	09 22 2025
3	PROGRESS 3	10 17 2025

PRELIMINARY PROGRAM SUMMARY
(SEE SHEET A000.2)

1 BED ROOM:	20 UNITS
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LICENSED ARCHITECT
ALBERT COSTA
No. C 25678
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Description:

3D VIEW

Sheet Number:

A 200.9



VIEW TO THE SOLENNE RESIDENCES

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Job Number: #

No.	Issue	Date
1	PROGRESS 1	07 25 2025
2	PROGRESS 2	09 22 2025
3	PROGRESS 3	10 17 2025

PRELIMINARY PROGRAM SUMMARY
(SEE SHEET A000.2)

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LICENSED ARCHITECT
ALBERT COSTA
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Scale: 1/8" = 1'-0"

Description:

3D VIEW

Sheet Number:

A
200.10



CORNER OF ECR & 28TH AVE

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No.	Issue	Date
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3	PROGRESS 3	10 17 2025

PRELIMINARY PROGRAM SUMMARY
(SEE SHEET A000.2)

1 BED ROOM:	20 UNITS
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LICENSED ARCHITECT
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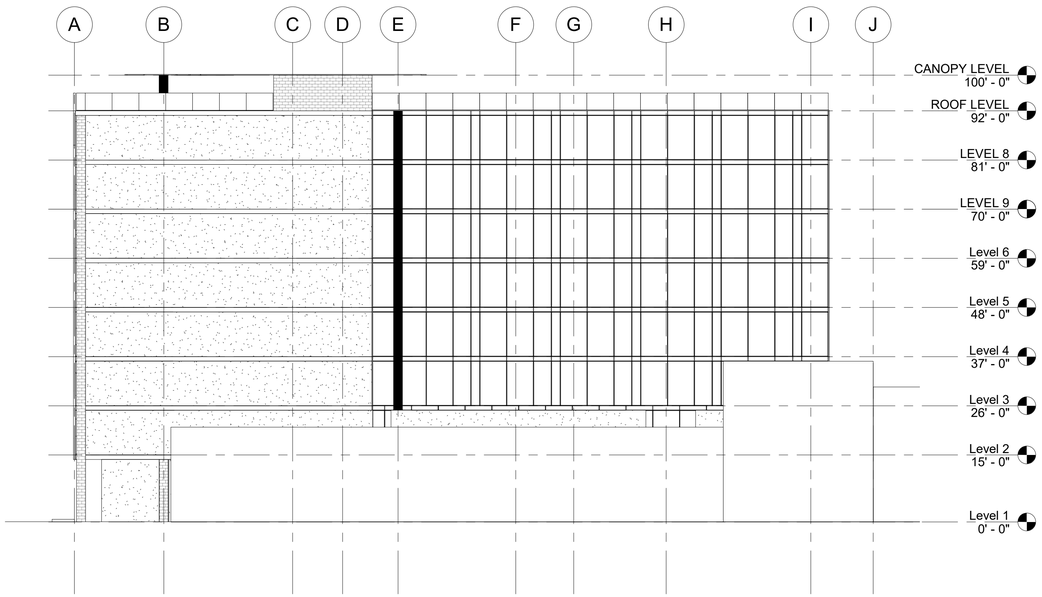
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Description:

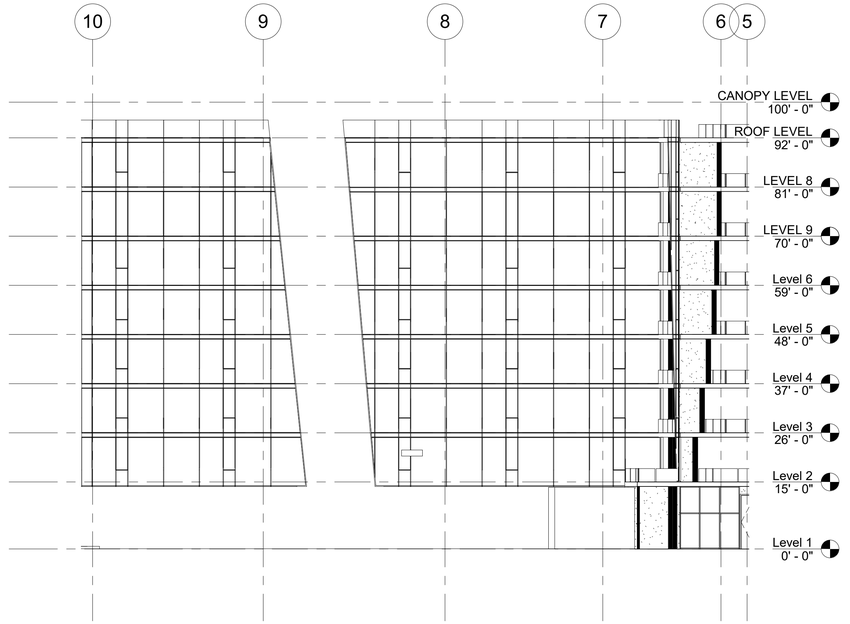
3D VIEW

Sheet Number:

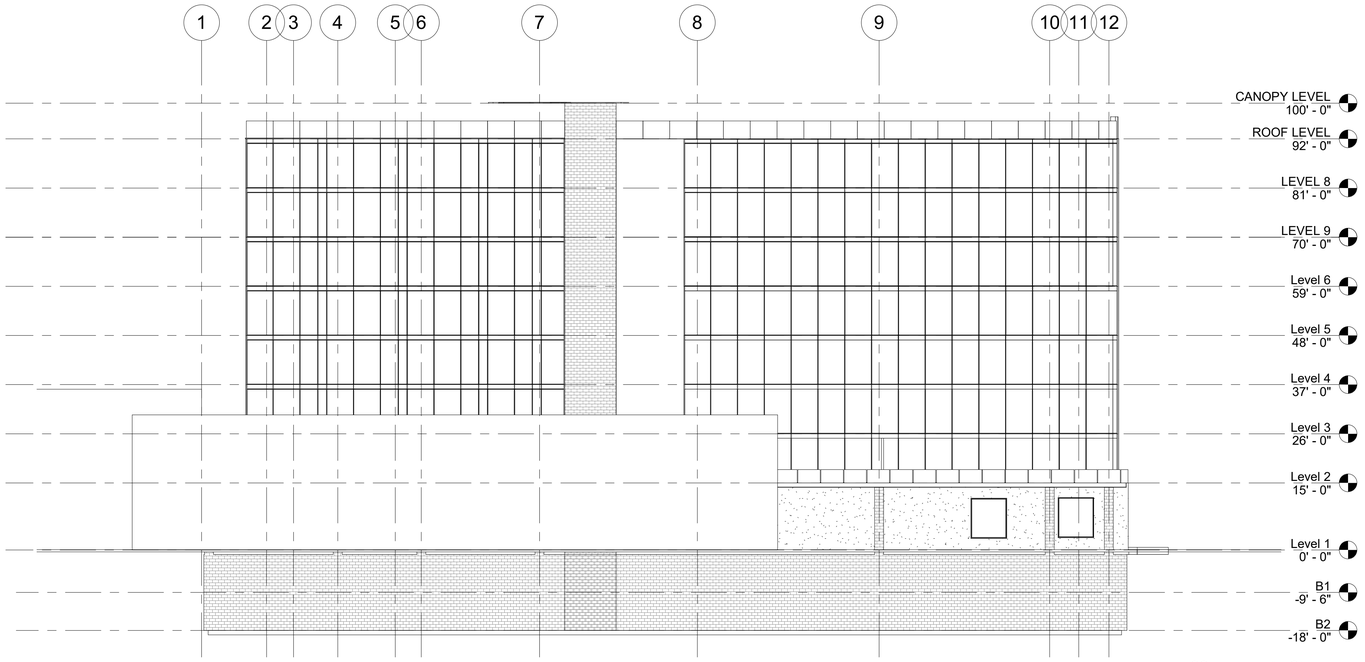
A
200.11



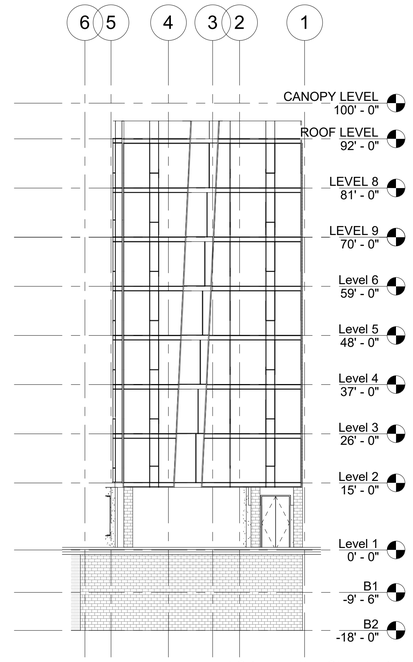
4 WEST ELEVATION
1/16" = 1'-0"



1 NORTH ELEVATION
1/16" = 1'-0"



3 SOUTH ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION - ENTRY
1/16" = 1'-0"

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Job Number: #

No.	Issue	Date
1	PROGRESS 1	07 25 2025
2	PROGRESS 2	09 22 2025
3	PROGRESS 3	10 17 2025

PRINT DATE: 10/17/2025 4:53:53 PM

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

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Date: 10/17/2025

Scale: 1/16" = 1'-0"

Description:

ELEVATIONS

Sheet Number:

A 300