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220 WEST 20TH AVE, SAN MATEO

SITE PLAN AND ARCHITECTURAL REVIEW
C3 RESUBMITTAL

DECEMBER 17, 2025

PROJECT TEAM

■ **ARCHITECT**
BAR ARCHITECTS & INTERIORS
77 GEARY STREET, SUITE 200
SAN FRANCISCO, CA 94108
TEL: 415.293.5700
CONTACT: CHRIS HAEGGLUND
EMAIL: CHAEGGLUND@BARARCH.COM

■ **DEVELOPER**
SUMMERHILL APARTMENT COMMUNITIES
777 S. CALIFORNIA AVENUE
PALO ALTO, CA 94304
TEL: 650.842.2411
CONTACT: RICHARD NORRIS
EMAIL: RNORRIS@SHAPARTMENTS.COM

■ **CIVIL**
CBG ENGINEERING
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94548
TEL: 925.866.0322
CONTACT: RYAN HANSEN
EMAIL: RHANSEN@CBANDG.COM

■ **JOINT TRENCH**
GIACALONE DESIGN SERVICES, INC
5820 STONERIDGE MALL RD, STE 345
PLEASANTON, CA 94588
TEL: 925.467.1740
CONTACT: ANDREW CUMMINS
EMAIL: ANDREWC@DRYUTILITYDESIGN.COM

■ **LANDSCAPE**
JETT LANDSCAPE ARCHITECTURE + DESIGN
2 THEATER SQUARE, SUITE 218
ORINDA, CA 94563
TEL: 925.254.5422
CONTACT: LIA FARLEY
EMAIL: LIAF@JETT.LAND

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PROJECT INFORMATION

DEVELOPMENT PROJECT DATA INFORMATION

SITE ADDRESS	220 WEST 20TH AVENUE	
APN	039-030-400	
ZONING CLASSIFICATION	E1-1/R4	
OCCUPANCY GROUPS	R-2 | S-2	
TYPE OF CONSTRUCTION	TYPE IA , IIIA	
LOT SIZE	1.54 ACRES / 67,232 GSF	
FLOOR REA (SQ F T.)		
MAIN STRUCTURE(S)	357,588	
LEVELS B1-7	SEE PRODUCT DATA SHEET G1.1	
OCCUPANCY GROUP 1	RESIDENTIAL GROUP R-2	
OCCUPANCY GROUP 2	LOW HAZARD STORAGE, GROUP S-2	
DETACHED ACCESSORY STRUCTURES	N/A	
EXEMPTIONS	N/A	
TOTAL FLOOR AREA:	357,588	
PROPOSED BUILDING HEIGHT	76'-8"	
NUMBER OF STORIES	7	
NUMBER OF PROPOSED VS EXISTING RESIDENTIAL UNITS	*EXISTING:*	*PROPOSED:*
	0	232
PROPOSED NUMBER OF RESIDENTIAL UNITS (BY BEDROOM COUNT)	SEE PRODUCT DATA SHEET G1.1	
PROPOSED NUMBER OF BMR UNITS (BY AFFORDABILITY AND BEDROOM COUNT)	31	
EXISTING INTERIOR FLOOR AREA TO BE REMODLED	0	
TOTAL FLOOR AREA FOR PARKING REQUIREMENTS	N/A - BASED ON BEDROOMS	
TOTAL COVERED PARKING STALLS	279	
TOTAL UNCOVERED PARKING STALLS	0	
TOTAL AREA OF NEW AND REHABILITATED LANDSCAPE AREA (SQ FT)	10,620	
CUBIC YARDS OF SOIL DISTURBANCE	18,700	
(REQUIRED IN ORDER TO DETERMINE IF A STORMWATER POLLUTION PREVENTION CONSTRUCTION PERMIT IS REQUIRED	SEE ABOVE	

1. See Zoning Code Section 27.04.200 (b) (1) for full Floor Area definition.
2. See Zoning Code Section 27.04.200 (b) (2) for full list of Floor Area exclusions.
3. See Zoning Code Section 27.04.200 (d) for full list of Parking Floor Area exclusions (does not apply to general office, retail stores, food stores, drug stores, and shopping center uses)

VICINITY MAP



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NO	NAME
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PROJECT SUMMARY

BUILDING INFORMATION

TYPE OF CONSTRUCTION:	5 STORIES, TYPE IIIA OVER 3 STORY OF TYPE IA
GROSS SITE AREA:	67,232 GSF / 1.54 ACRES
TOTAL DWELLING UNITS:	232 DU
TOTAL DENSITY:	150.6 DU/AC
PROPOSED USES:	MULTI-FAMILY RESIDENTIAL
BUILDING HEIGHT:	7 STORIES + 1 LEVEL OF BASEMENT
FUNDING:	PROJECT IS PRIVATELY FUNDED

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PARKING TABULATION

ON-SITE PARKING

PARKING STALLS									
Level	Guest Standard 8.5' x 18'	Guest Accessible	Residential Standard 8.5' x 18'	Residential Compact 8.5' x 17'	Accessible	EV Compliant*	Pallett Slider	Tandem	Total
2	0	0	12	23	2	12	21	0	70
1	8	1	15	27	5	8	0	0	64
B1	0	0	80	39	0	20	0	6	145
Total	8	1	107	89	7	40	21	6	279
								Total Parking Required	0**
								Total Parking Provided	279

*Includeds (1) guest parking EVCS and (2) Accessible EVCS

**Per Assembly Bill (AB) 2097, no off-street parking is required as the project meets AB 2097 Criteria

ACCESSIBLE PARKING CALCULATION*

PARKING STALLS			
	Stall count	Percent	Accessible Total
Residential Parking at 2% of stalls	270	2%	6
Guest Parking at 5% of stalls	9	5%	1
		Total Accessible Parking Required	7
		Total Accessible Parking Provided	8

* Accessible stalls included in "required" and "provided" parking calculations

2

ELECTRIC VEHICLE (EV)

PARKING STALLS			
	count	Percent	EV Total
Residential EVCS Parking at 15% of Dwelling Units*	232	15%	35
(1) one in every 25 EVCS Parking Stalls shall have a 5'-0" wide aisle (accessible stall)			2
		Total EVCS Parking Required	35
Residential Level 2 EV Ready spaces at 85% of Dwelling Units	232	85%	198
		Total EV Parking Provided**	233

1

* Per City of San Mateo Amended Municipal Code - 15% of dwelling units with parking spaces shall be EVCS (4.106.4.2.1)

**In addition to EVCS (Electric Vehicle Charging Station) required stalls, Per City of San Mateo Municipal Code, 85% of dwelling units with parking spaces shall be provided with a lower Level 2 EV READY spaces (4.106.4.2.1) -
NOTE: (1) level 2 charger to be shared between (2) parking stalls

MUNICIPAL CODE REQUIRED BICYCLE PARKING CALCULATIONS

BIKE PARKING							
	SHORT TERM			LONG TERM			
	Count	Ratio	Bike Total	Count		Ratio	Bike Total
One Bedroom	158	0.05 per unit	8	158		1.0 per unit	158
Two Bedroom	63	0.1 per unit	6	63		1.25 per unit	79
Three or more Bedroom	11	0.15 per unit	2	11		1.5 per unit	17
		Total Bike Parking Required	16			Total Bike Parking Required	253
		Total Bike Short Term Parking Provided	16			Total Bike Long Term Parking Provided	254

1

BUILDING CODE AREAS

BUILDING COMPARTMENT	OCC. GROUP, CONSTRUCTION TYPE	ALLOWABLE AREA FACTOR (At = SM) CBC TABLE 506.2	NS	IF	Sa	ALLOWABLE AREA PER COMPARTMENT *Aa = [At + (NS x If)] x Sa	ACTUAL COMPARTMENT AREA	ALLOWABLE HEIGHT/ STORY TABLE 504.3 & 504.4	ACTUAL HEIGHT/ STORY
COMPARTMENT E	R-2, TYPE IIIA	24,000 SF	24,000 SF	0.25	2	60,000 SF	46,001 SF	85'-0" / 5 STORIES	76'-8" / 5 STORIES
COMPARTMENT D	R-2, TYPE IIIA	24,000 SF	24,000 SF	0.25	2	60,000 SF	44,933 SF	85'-0" / 5 STORIES	76'-8" / 5 STORIES
COMPARTMENT C	R-2, TYPE IIIA	24,000 SF	24,000 SF	0.25	2	60,000 SF	48,417 SF	85'-0" / 5 STORIES	76'-8" / 5 STORIES
COMPARTMENT B	R-2, TYPE IIIA	24,000 SF	24,000 SF	0.17	2	56,160 SF	48,317 SF	85'-0" / 5 STORIES	76'-8" / 5 STORIES
COMPARTMENT A	MIXED, TYPE IA	UNLIMITED	NA	NA	NA	UNLIMITED	169,919 SF	UNLIMITED	24'-0" / 2 STORIES

*Aa =WITH HEIGHT INCREASE

1

PRELIMINARY UNIT MIX*

LEVEL	1 BR (Type A)									2 BR (Type B)							3 BR (Type C)				UNIT
	AU1	AU2	AU3	A1	A2	A3	A4	A5	A6	B1	B2	B3	B4	B5	B6	B7	C1	C2	C3	C4	
7	0	2	1	0	0	4	4	0	0	0	7	0	4	0	1	1	0	0	1	1	26
6	0	0	1	5	0	14	4	2	1	0	0	2	5	0	1	1	1	0	0	0	37
5	3	0	0	6	0	15	4	2	0	0	0	2	5	2	1	1	1	1	0	0	43
4	3	0	0	6	0	15	4	2	0	0	0	2	5	2	1	1	1	1	0	0	43
3	3	0	0	6	0	15	4	2	0	0	0	2	5	2	0	0	1	1	0	0	41
2	0	0	0	11	0	5	0	2	0	1	0	2	1	2	0	0	1	1	0	0	26
1	0	0	0	11	1	0	0	0	0	1	0	1	0	2	0	0	0	0	0	0	16
	9	2	2	45	1	68	20	10	1	2	7	11	25	10	4	4	5	4	1	1	232
NRSF	611	601	879	719	633	716	670	695	951	1,058	1,161	1,064	1,072	970	1,016	1,203	1,387	1,228	1,296	1,265	833
AVERAGE					699								1,069						1,310		
TOTAL					158								63						11		232
%					68%								27%						5%		100%
NRSF TOTAL	5,497	1,202	1,757	32,365	633	48,682	13,407	6,954	951	2,115	8,124	11,706	26,808	9,699	4,062	4,812	6,934	4,913	1,296	1,265	193,182

NOTES:

* Residential Net Rentable (NRSF) calculation includes exterior, corridor and party walls

PROJECT TABULATION

LEVEL	RESIDENTIAL RENTABLE GSF	RESIDENTIAL AMENITY GSF**	RESIDENTIAL CORE GSF***	RESIDENTIAL TOTAL GSF	GARAGE TOTAL GSF****	Grand Total GSF
7	24,850	867	4,342	30,059		30,059
6	30,497	796	4,408	35,701		35,701
5	35,161	0	5,456	40,617		40,617
4	35,163	0	5,456	40,619		40,619
3	32,948	2,066	5,653	40,667		40,667
2	21,888	0	5,690	27,578	28,446	56,024
1	12,675	7,586	4,576	24,837	31,291	56,128
B1	0	0	1,153	1,153	56,620	57,773
Total	193,182	11,315	36,734	241,231	116,357	357,588

NOTES:

* Residential Net Rentable GSF calculation includes exterior, corridor and party walls

** Residential Amenity GSF includes entry lobby, leasing office, club room, fitness room, etc

*** Residential Core GSF include corridors, residential level lobbies, stairs, elevators, res. level utility spaces, etc

**** Garage Total GSF includes all spaces inside garage footprint, such as mechanical/utility spaces, etc

PROVIDED OPEN SPACE*

LEVEL	SPACE TYPE		GRAND TOTAL
	UNIT	COMMON	GSF
7	3,280	2,860	6,140
6	1,693	1,028	2,721
5	1,890	0	1,890
4	1,890	0	1,890
3	3,271	12,175	15,446
2	442	0	442
1	945	8,360	9,305
TOTAL	13,411	24,423	37,834
Avg per DU.	57.8		

REQUIRED OPEN SPACE*

200sf x 232 (# OF FIRST BEDROOMS)a	46,400
100sf x 85 (# OF REMAINING BEDROOMS)a	8,500

* Per City of San Mateo Municipal Code Section 27.22.100

(b) Not less than two hundred (200) square feet per bedroom of open parcel area, exclusive of any required off-street parking areas or driveways, shall be provided for the first bedroom in each dwelling unit and at least one hundred (100) square feet per bedroom of open parcel area, exclusive of any required off-street parking areas or driveways, shall be provided for each bedroom after the first bedroom in each dwelling unit

(c) The required open parcel area for each ground floor dwelling unit shall be continuous thereto, and shall have a minimum dimension of not less than ten feet (10') in any direction. Such open parcel area may include the required minimum yard areas set forth in this chapter. Where provision of contiguous open space for ground floor units conflicts with required fire department access, a redistribution of open space may be required, subject to the approval of the fire chief.

(d) Open roof decks, balconies, lanais or other open structural areas made a part of the building and improved for outdoor living, may be used to satisfy the open parcel area requirements for each dwelling unit above the ground floor provided that the open roof deck, balcony, lanai, or other open structural area contains a usable area of not less than one hundred (100) square feet and is not less than six feet (6') in any dimension. Required open space for units above the ground floor may be combined for several units and located on the ground. Whether or not required open space is combined, it may be located in whole or in part on the ground, provided that the minimum dimension is ten feet (10') in any direction. Such open space need not be contiguous to the building.

(e) The proposed improvement of all required open parcel area (garden patios) or roof decks, balconies, lanais or other structural areas intended for outdoor living shall be designated on plans submitted with planning applications, and upon the approval of such plans shall be considered a required part of the site and structural improvements

**Some Unit Balconies do not comply with min. square feet requirement nor the min 10' dimension (b,c,d) but are shown for reference.

PROJECT DATA

220 WEST 20TH AVE | SAN MATEO, CA

DATE: 12.17.2025

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EXISTING SITE CONTEXT - PHOTOS

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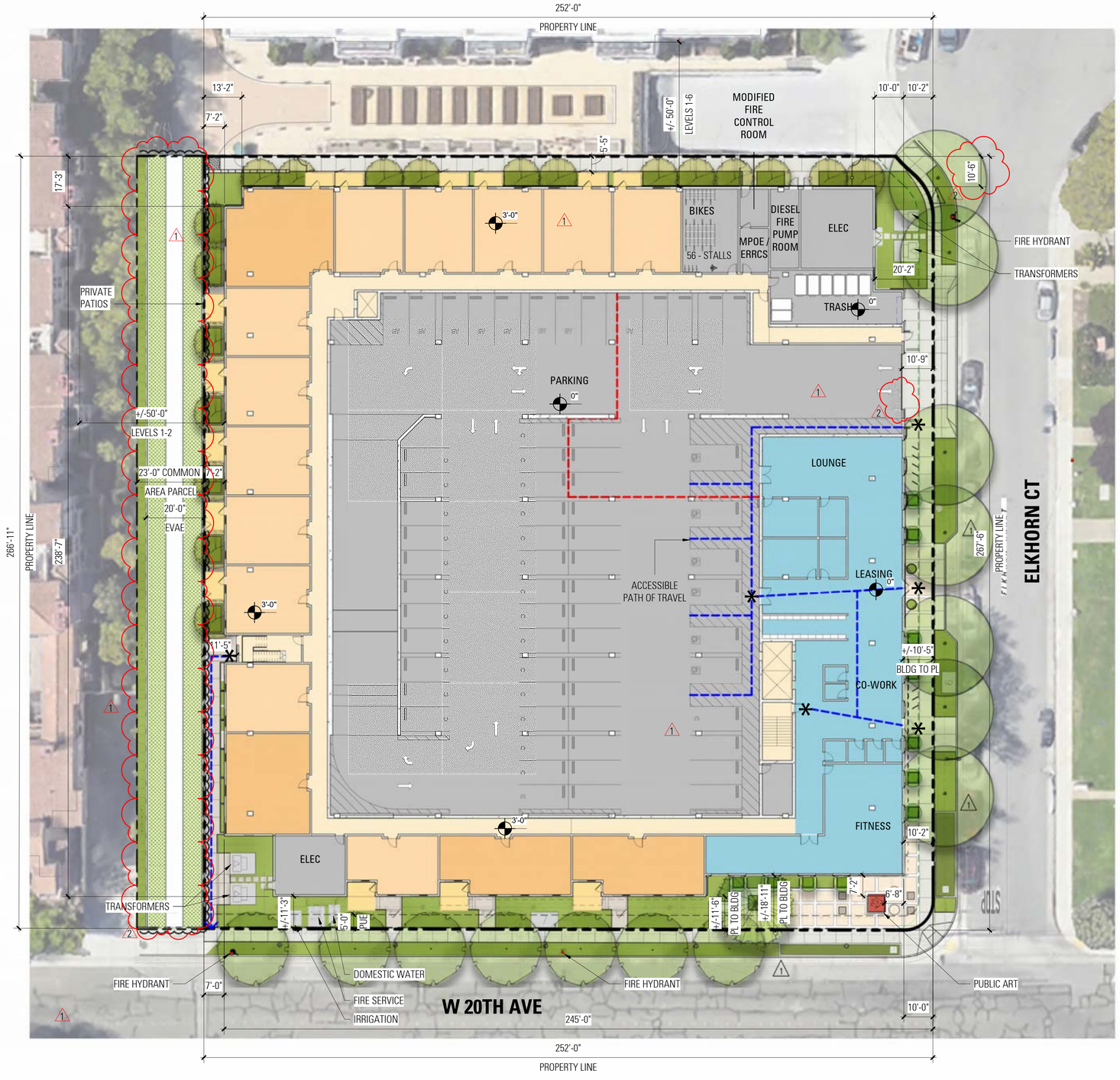
EXISTING BUILDING - ELEVATION PHOTOS

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SHEET NOTES

1. +0'-0" FF ELEVATION ON ARCHITECTURAL PLANS = +21.0 ON CIVIL PLANS

PLAN LEGEND

- RESIDENTIAL
- RES CORE / CIRC
- AMENITY
- MEP / STORAGE
- OPEN SPACE
- BALCONY / PATIO

SITE PLAN - LEVEL 1

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N

0 10' 20' 40'
As indicated

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A1.1A

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SITE PLAN - ROOF

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0 10' 20' 40'

1" = 20'-0"

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A1.1B

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EYE LEVEL VIEW FROM THE SOUTHEAST CORNER

PERSPECTIVE VIEW

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EYE LEVEL VIEW FROM THE SOUTHWEST CORNER

PERSPECTIVE VIEW

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EYE LEVEL VIEW FROM THE NORTHEAST CORNER

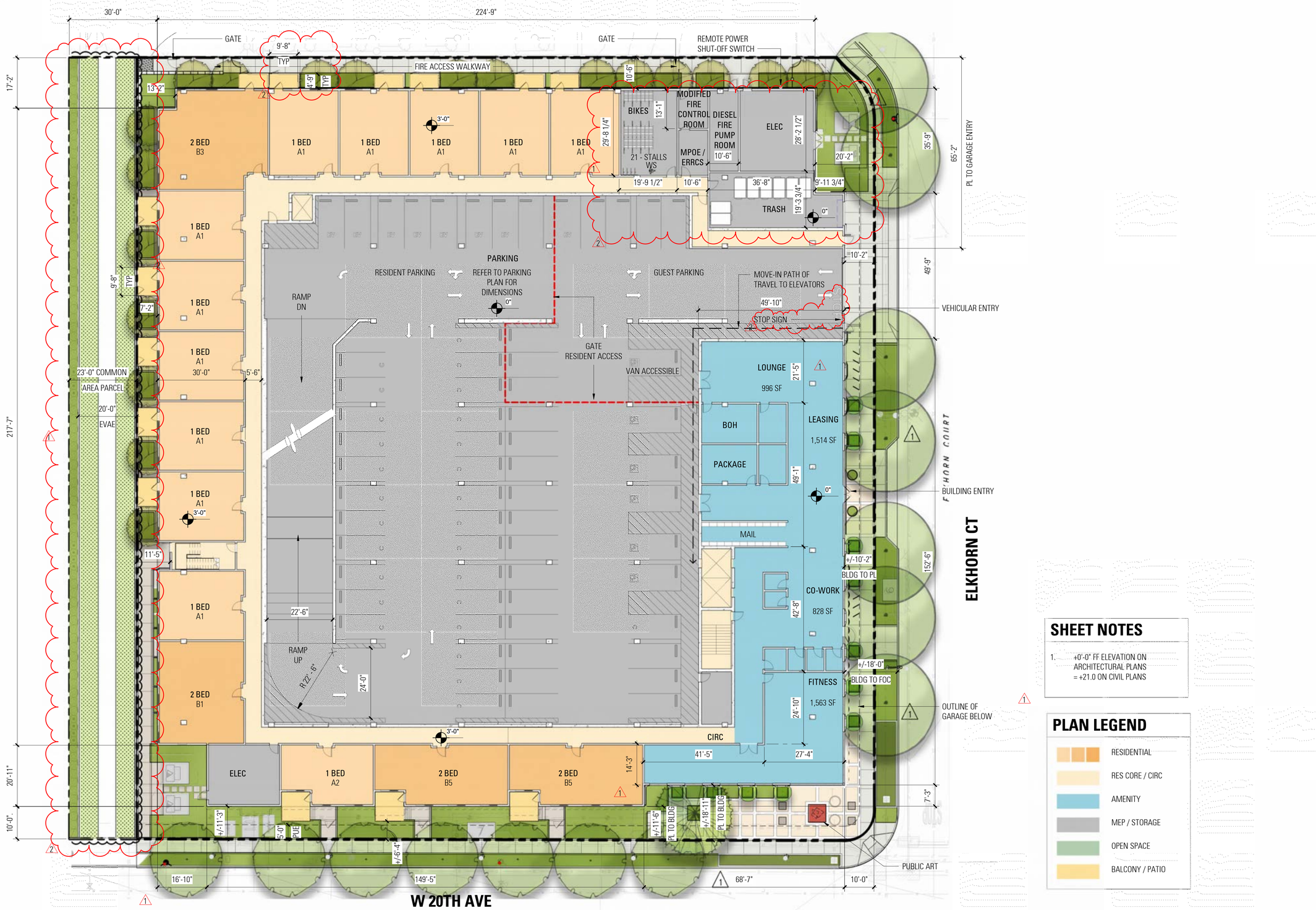
PERSPECTIVE VIEW

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SHEET NOTES

1. +0'-0" FF ELEVATION ON ARCHITECTURAL PLANS = +21.0 ON CIVIL PLANS

PLAN LEGEND

- RESIDENTIAL
- RES CORE / CIRC
- AMENITY
- MEP / STORAGE
- OPEN SPACE
- BALCONY / PATIO

FLOOR PLAN - LEVEL 1

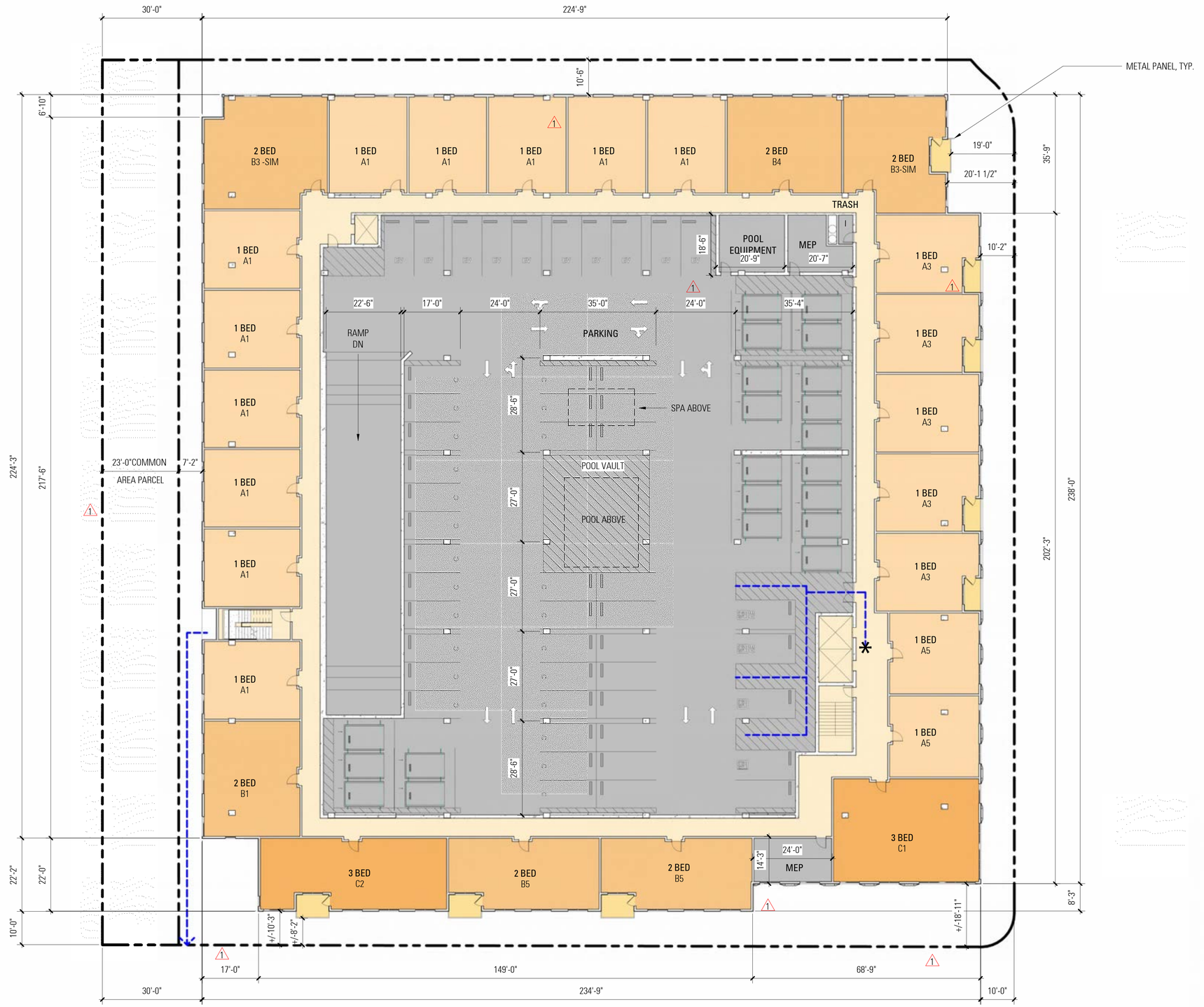
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1/16" = 1'-0"

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PLAN LEGEND

- RESIDENTIAL
- RES CORE / CIRC
- AMENITY
- MEP / STORAGE
- OPEN SPACE
- BALCONY / PATIO

FLOOR PLAN - LEVEL 2

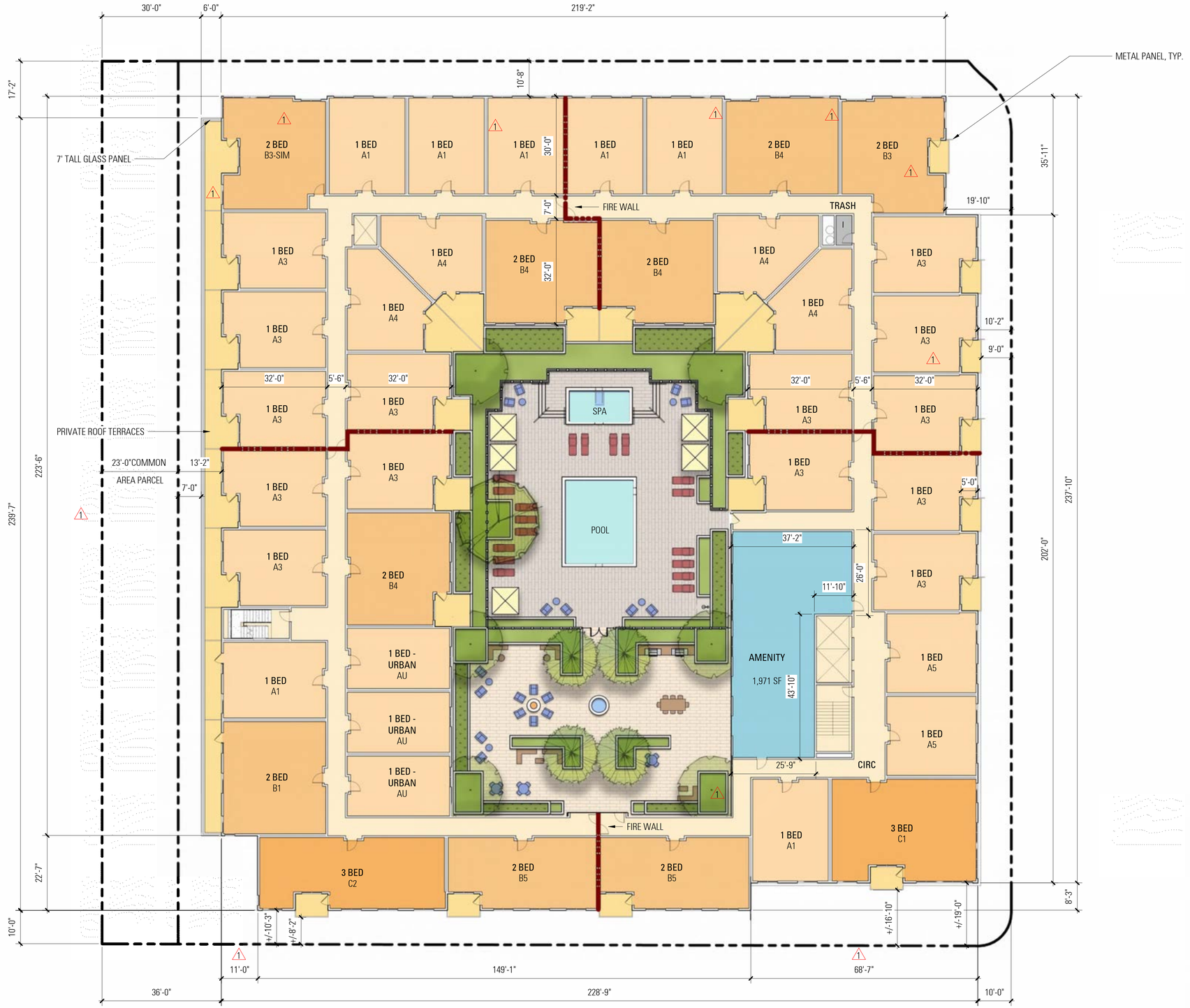
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1/16" = 1'-0"

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A2.2

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PLAN LEGEND

- RESIDENTIAL
- RES CORE / CIRC
- AMENITY
- MEP / STORAGE
- OPEN SPACE
- BALCONY / PATIO

FLOOR PLAN - LEVEL 3

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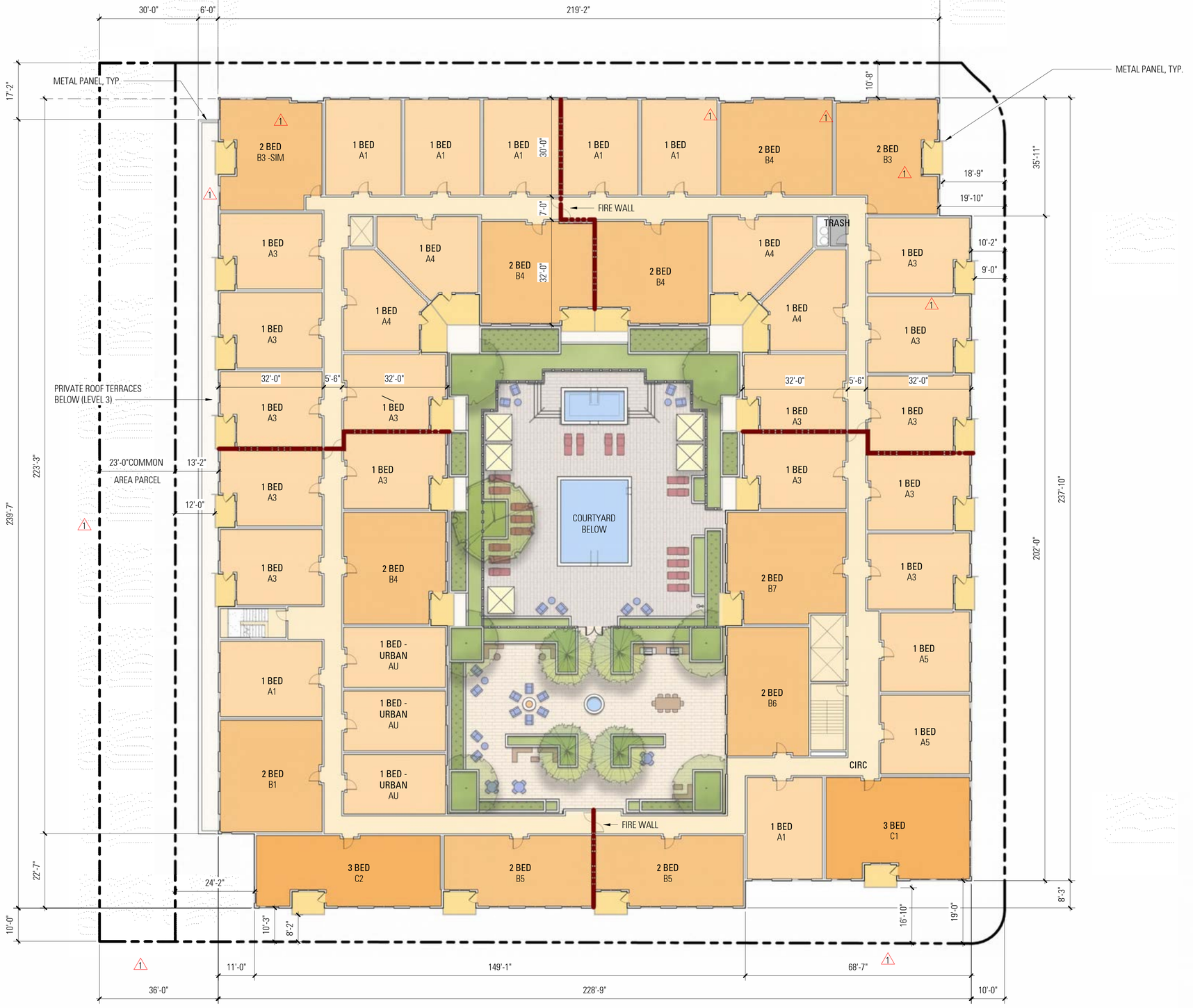
1/16" = 1'-0"

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PLAN LEGEND

- RESIDENTIAL
- RES CORE / CIRC
- AMENITY
- MEP / STORAGE
- OPEN SPACE
- BALCONY / PATIO

FLOOR PLAN - LEVEL 4

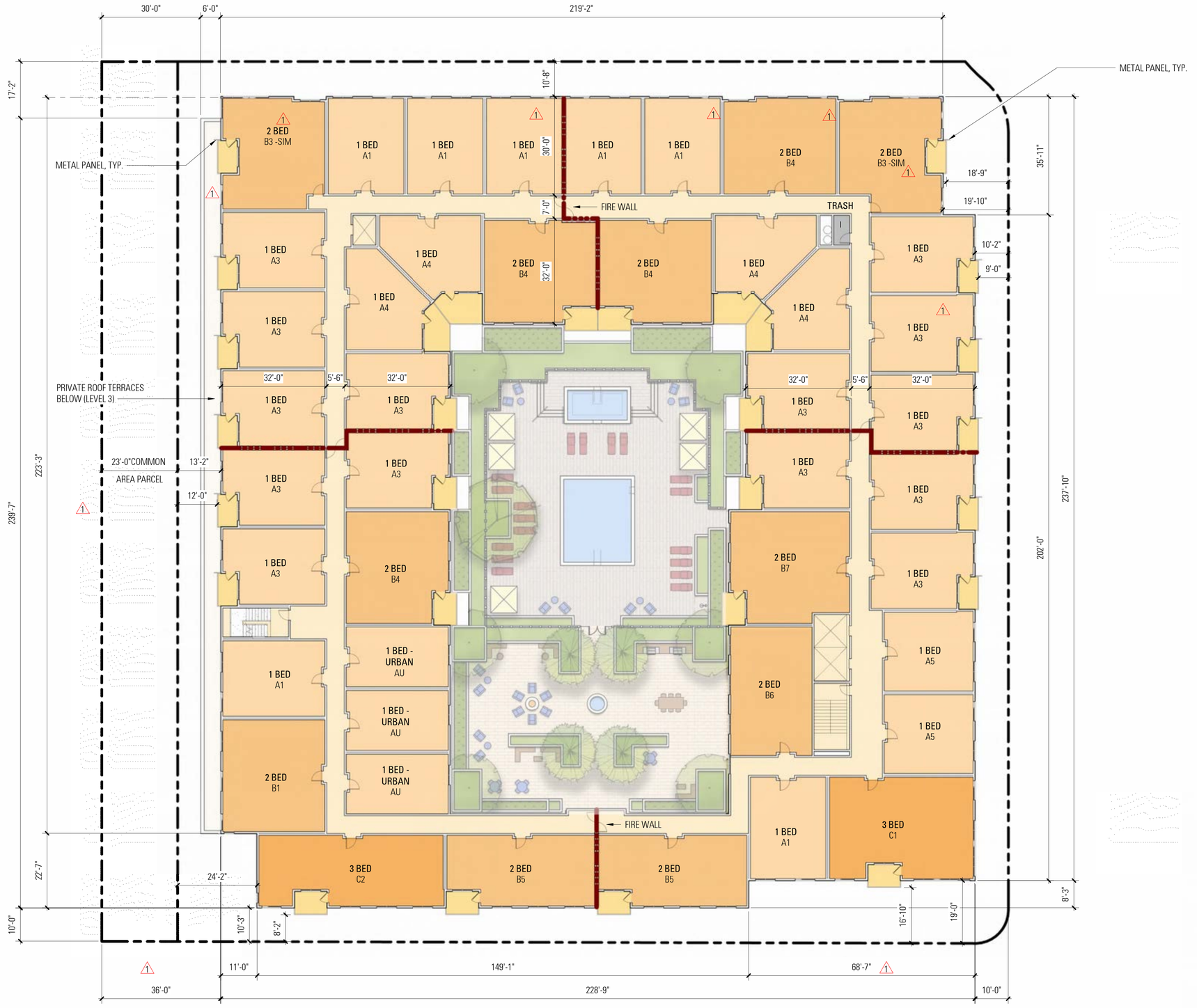
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1/16" = 1'-0"

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PLAN LEGEND

- RESIDENTIAL
- RES CORE / CIRC
- AMENITY
- MEP / STORAGE
- OPEN SPACE
- BALCONY / PATIO

FLOOR PLAN - LEVEL 5

220 WEST 20TH AVE | SAN MATEO, CA

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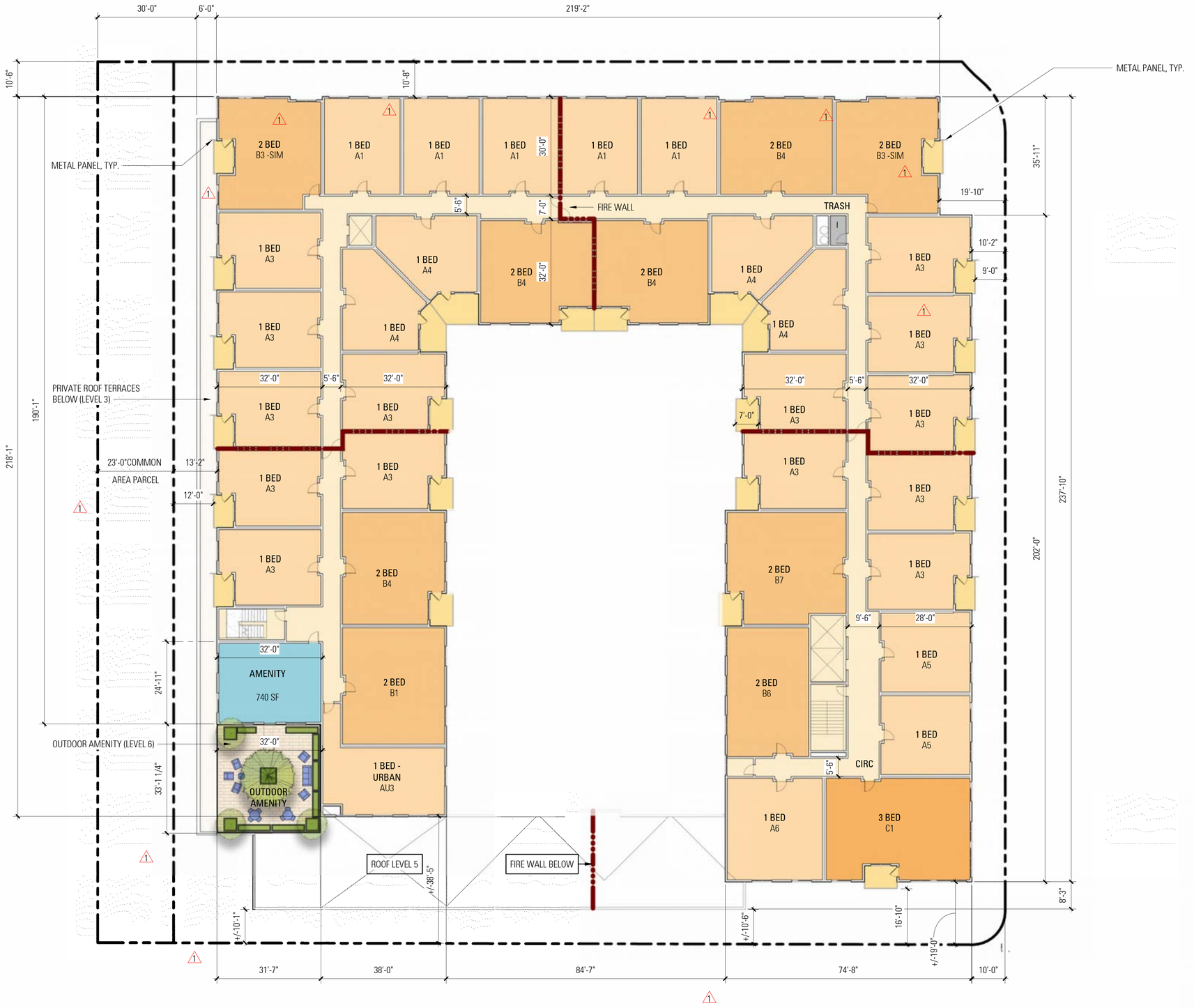
1/16" = 1'-0"

SUMMERHILL APARTMENT COMMUNITIES

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A2.5

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PLAN LEGEND

- RESIDENTIAL
- RES CORE / CIRC
- AMENITY
- MEP / STORAGE
- OPEN SPACE
- BALCONY / PATIO

FLOOR PLAN - LEVEL 6

220 WEST 20TH AVE | SAN MATEO, CA

DATE: 12.17.2025

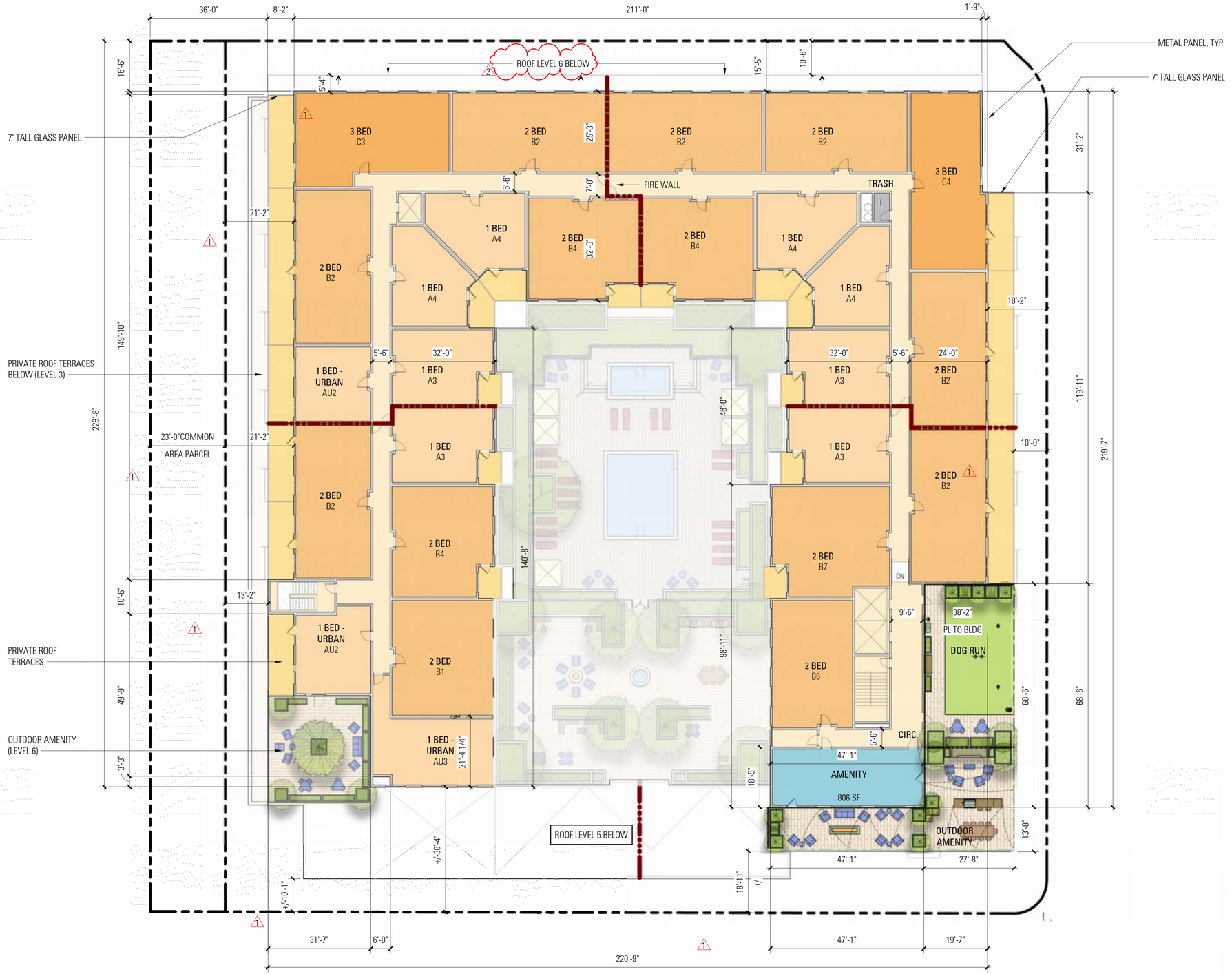
1/16" = 1'-0"

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PLAN LEGEND

- RESIDENTIAL
- RES CORE / CIRC
- AMENITY
- MEP / STORAGE
- OPEN SPACE
- BALCONY / PATIO

FLOOR PLAN - LEVEL 7

220 WEST 20TH AVE | SAN MATEO, CA

DATE: 12.17.2025

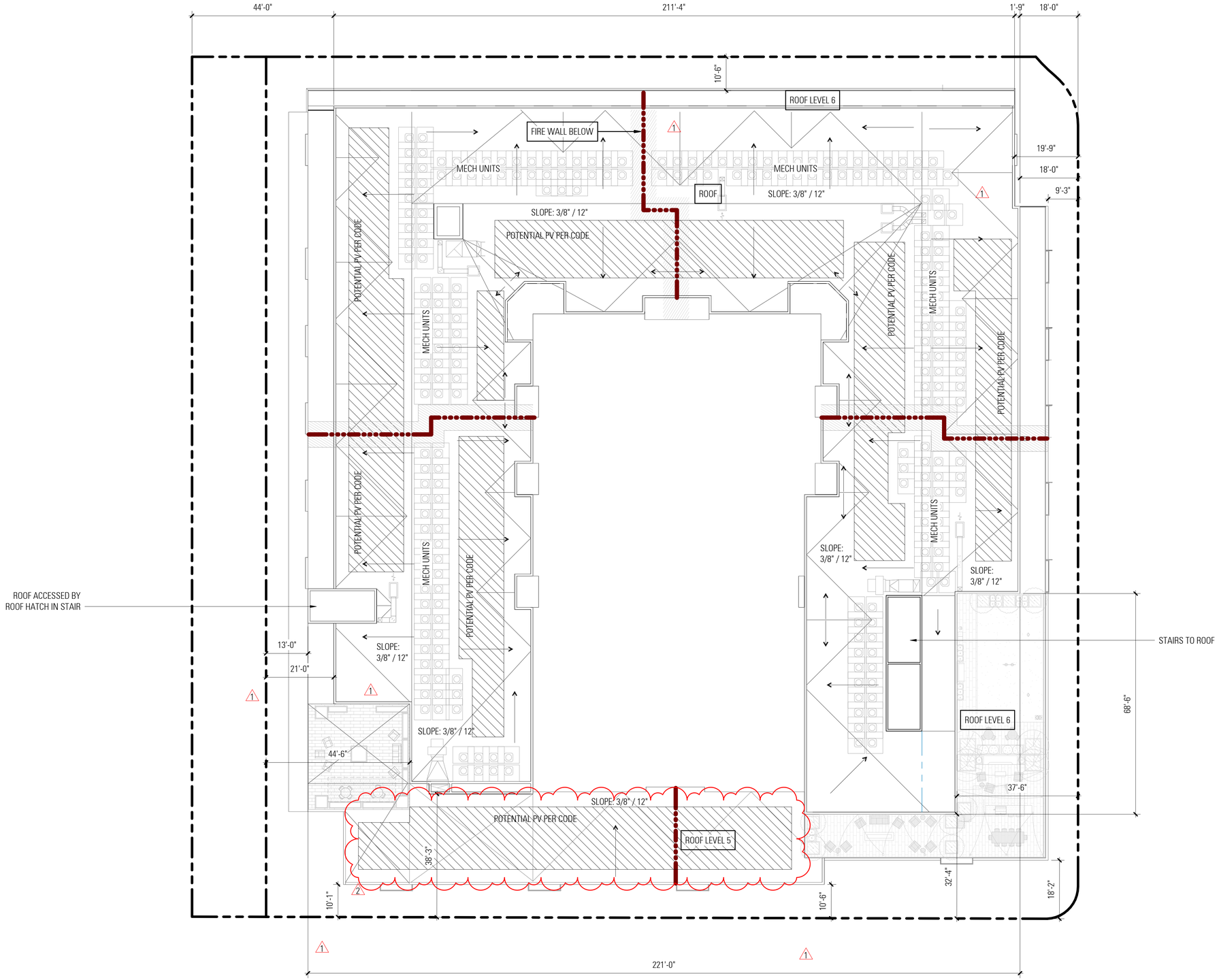
1/16" = 1'-0"

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FLOOR PLAN - ROOF

220 WEST 20TH AVE | SAN MATEO, CA

DATE: 12.17.2025

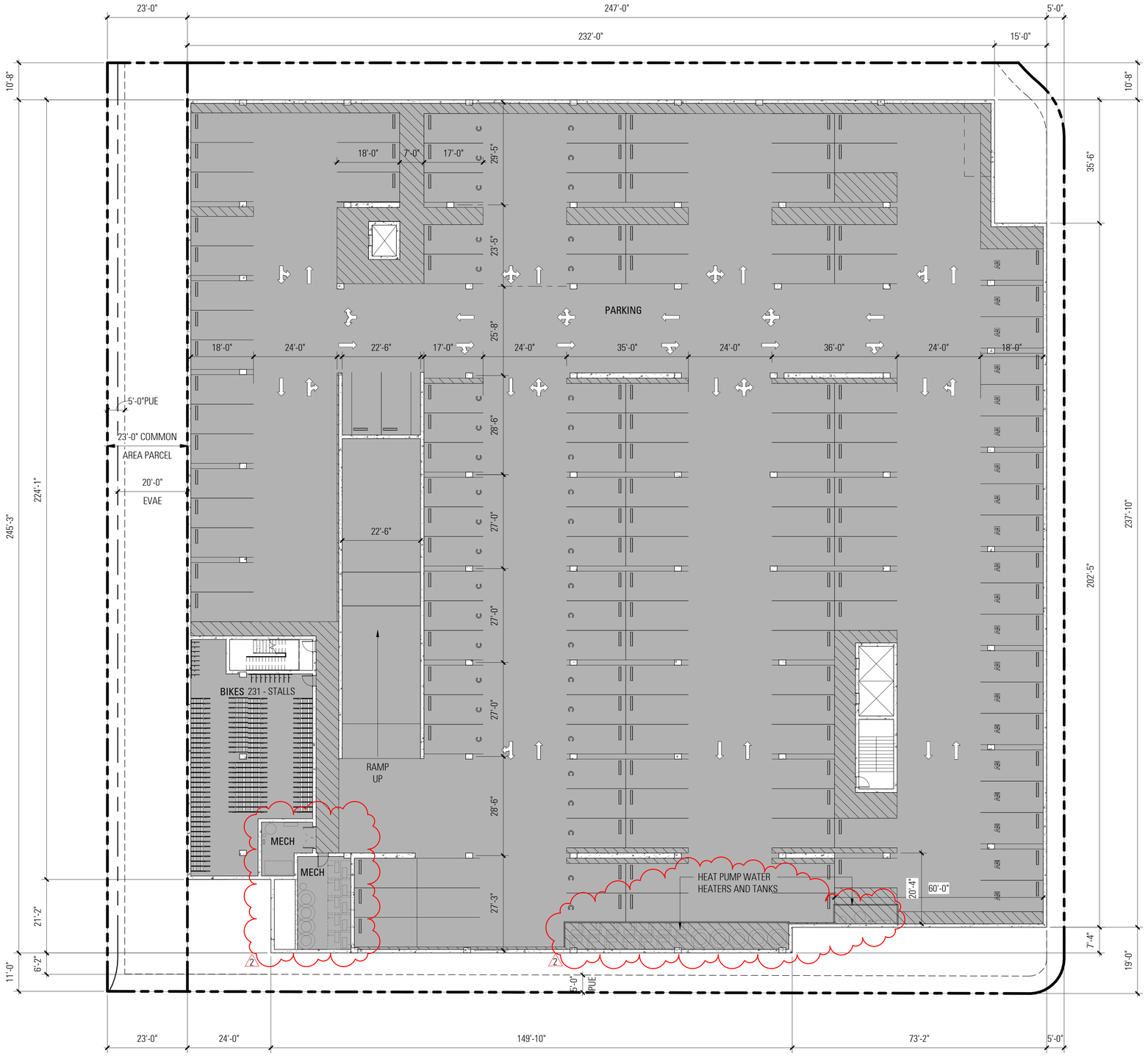
1/16" = 1'-0"

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FLOOR PLAN - LEVEL B1

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1/16" = 1'-0"

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A2.B1

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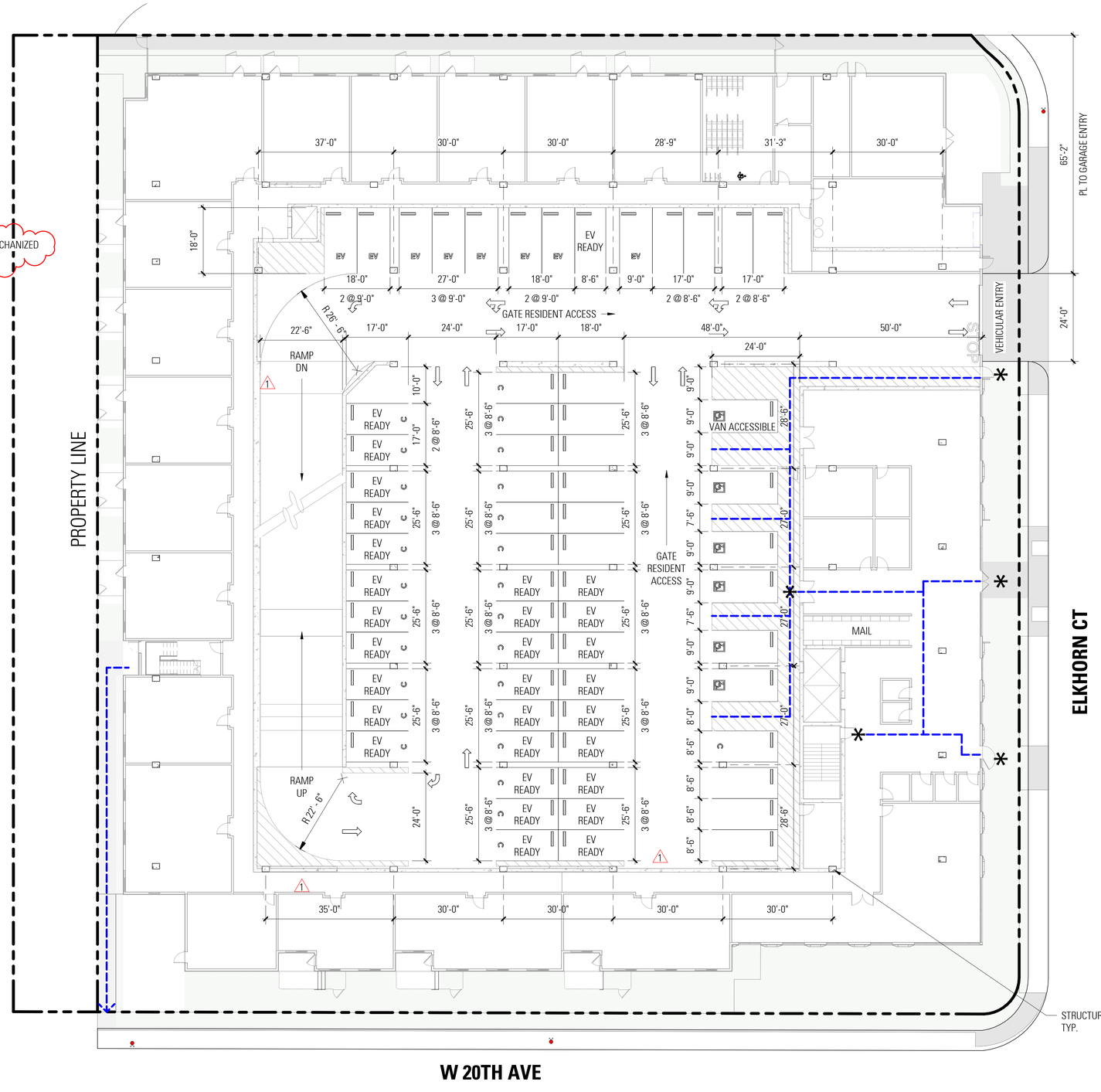
LEVEL 2 - PARKING PLAN

2 / A2.P1 — 1/16" = 1'-0"

PARKING COUNT*

LEVEL 2:	70 STALLS
LEVEL 1:	64 STALLS
LEVEL B1:	145 STALLS
TOTAL:	279 STALLS

*FOR PARKING TABULATIONS - REFER TO SHEET G1.1



LEVEL 1 - PARKING PLAN

01 / A2.P1 — 1/16" = 1'-0"

PARKING PLAN - LEVEL 1 & 2

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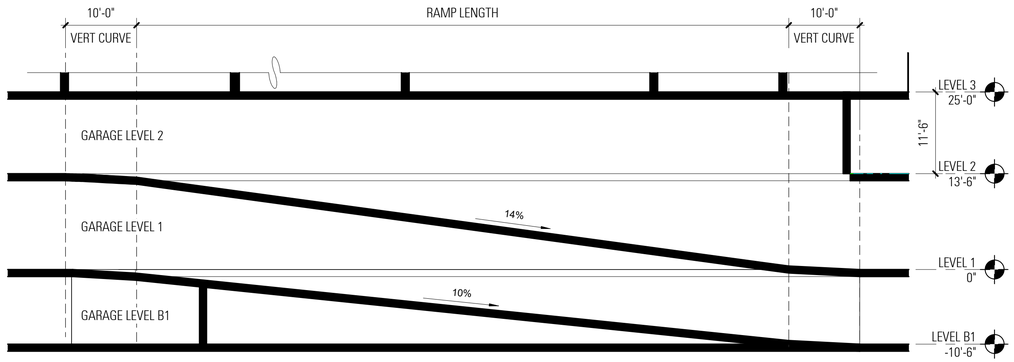
DATE: 12.17.2025

1/16" = 1'-0"

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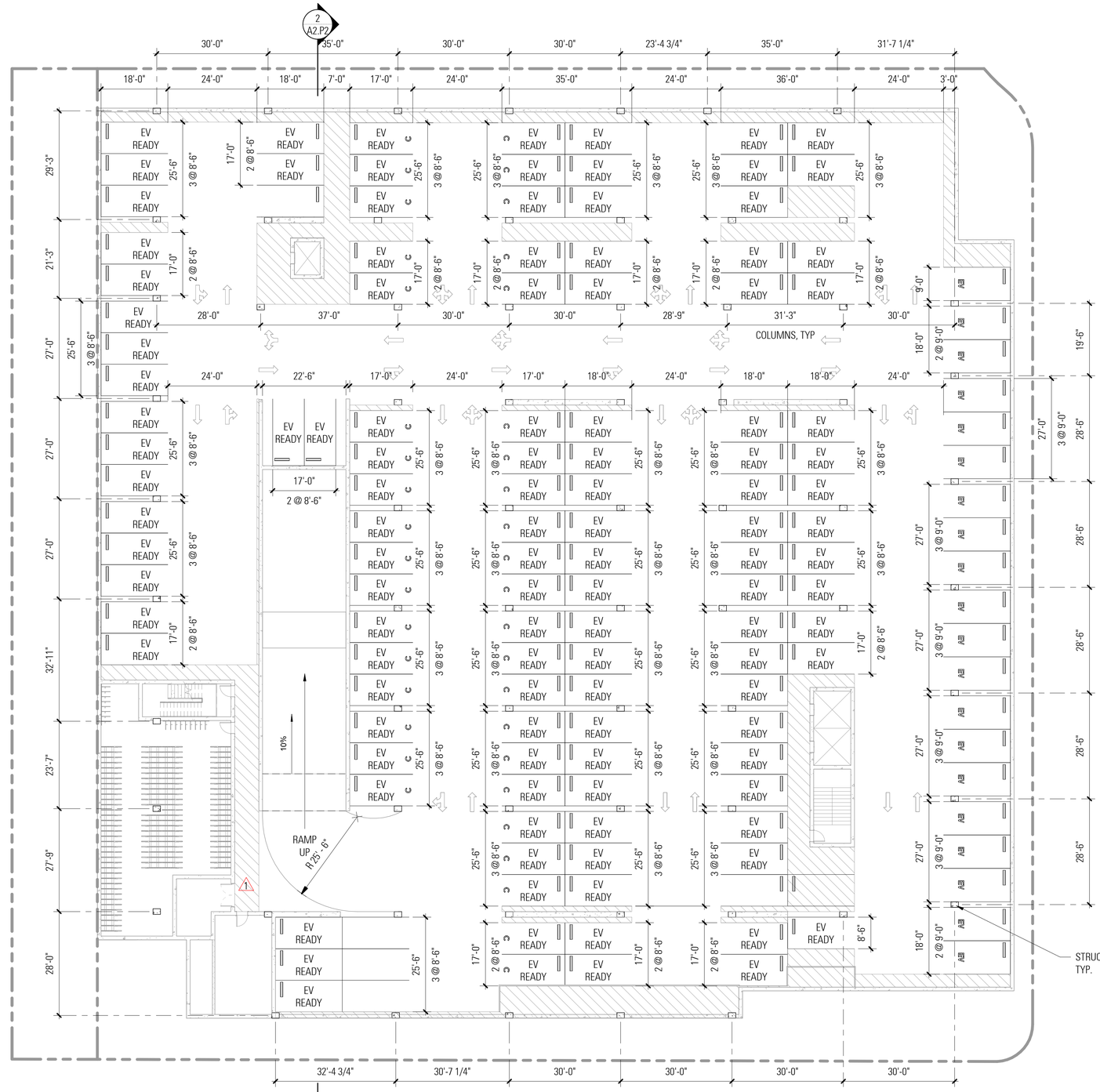
A2.P1

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GARAGE RAMP SECTION

2 / A2.P2 — 3/32" = 1'-0"



LEVEL B1 - PARKING PLAN

1 / A2.P2 — 1/16" = 1'-0"

PARKING COUNT*

LEVEL 2:	70 STALLS
LEVEL 1:	64 STALLS
LEVEL B1:	145 STALLS
TOTAL:	279 STALLS

*FOR PARKING TABULATIONS - REFER TO SHEET G1.1

PARKING PLAN - LEVEL B1

220 WEST 20TH AVE | SAN MATEO, CA

DATE: 12.17.2025

0 8' 16' 32'

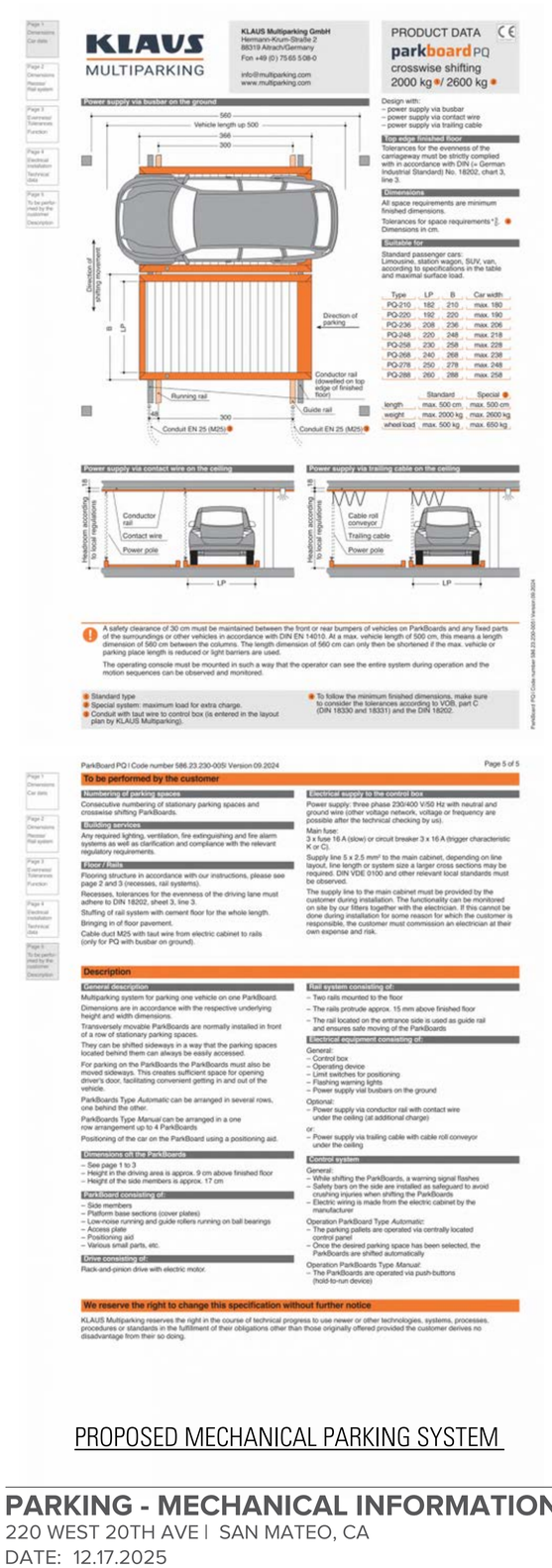
As indicated

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A2.P2

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KLAUS MULTIPARKING

KLAUS Multiparking GmbH
Hermann-Krum-Straße 2
88319 Aitrach/Germany
Fon +49 (0) 7565 508-0

info@multiparking.com
www.multiparking.com

PRODUCT DATA
parkboard PQ
crosswise shifting
2000 kg / 2600 kg

Power supply via busbar on the ground

Design with:
– power supply via busbar
– power supply via contact wire
– power supply via trailing cable

Top edge finished floor

Tolerances for the evenness of the carriageway must be strictly complied with in accordance with DIN (= German Industrial Standard) No. 18202, chart 3, line 3.

Dimensions

All space requirements are minimum finished dimensions.
Tolerances for space requirements *:
Dimensions in cm.

Suitable for

Standard passenger cars:
Limousine, station wagon, SUV, van, according to specifications in the table and maximal surface load.

Type	LP	B	Car width
PQ-210	182	210	max. 180
PQ-220	192	220	max. 190
PQ-236	208	236	max. 206
PQ-248	220	248	max. 218
PQ-258	230	258	max. 228
PQ-268	240	268	max. 238
PQ-278	250	278	max. 248
PQ-288	260	288	max. 258

	Standard	Special
length	max. 500 cm	max. 500 cm
weight	max. 2000 kg	max. 2600 kg
wheel load	max. 500 kg	max. 650 kg

Power supply via contact wire on the ceiling

Power supply via trailing cable on the ceiling

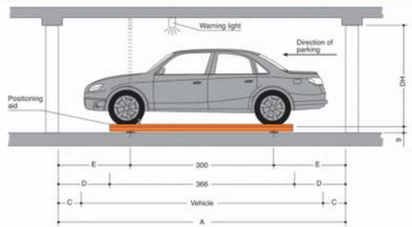
A safety clearance of 30 cm must be maintained between the front or rear bumpers of vehicles on ParkBoards and any fixed parts of the surroundings or other vehicles in accordance with DIN EN 14010. At a max. vehicle length of 500 cm, this means a length dimension of 560 cm between the columns. The length dimension of 560 cm can only then be shortened if the max. vehicle or parking place length is reduced or light barriers are used.

The operating console must be mounted in such a way that the operator can see the entire system during operation and the motion sequences can be observed and monitored.

- Standard type
- Special system: maximum load for extra charge.
- Conduit with taut wire to control box (is entered in the layout plan by KLAUS Multiparking).
- To follow the minimum finished dimensions, make sure to consider the tolerances according to VOB, part C (DIN 18330 and 18331) and the DIN 18202.

ParkBoard PQ | Code number 586.23.230-005 | Version 09.2024

Dimensions



A	Vehicle	C	D	E	Please note the following on parking space	DH
560	500	30	97	130	Parking space and ParkBoard conform to German regulations and DIN EN 14010	acc. to local requirements
530	500	15	82	115	Where the unit is equipped with light barriers, parking space and pallet also conform to the above	acc. to local requirements
<530	<500	15	<82	<115	Light barrier is essential. Parking space does not conform to German regulations. **Note that length of vehicle is restricted!**	acc. to local requirements

Recess/Rail system

Dependent upon the structural conditions of the garage, several different options are available for installation of the rails.

Rail load by moving traffic load:
– For surface load 2000 kg: 6,5 kN per wheel
– For surface load 2600 kg: 8 kN per wheel

Laying on strip foundation

Laying on finished floor

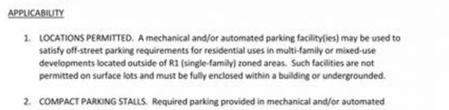
- Tolerances for the evenness of the carriageway must be strictly complied with in accordance with DIN (= German Industrial Standard) No. 18202, chart 3, line 3. No expansion joints are permitted within the area of the rail system.
- We do not recommend mastic asphalt.

ParkBoard PQ | Code number 586.23.230-005 | Version 09.2024

Evenness and Tolerances (abstract from DIN 18 202, table 3)

The distance between the lower flange of the ParkBoards and the garage ground must therefore not exceed 2 cm. To adhere to the safety regulations and DIN EN 14 010 recommendations and to get the necessary even ground, the tolerances of evenness to DIN 18202, table 3, line 3, must not be exceeded. Therefore exact levelling of the ground by the client is essential.

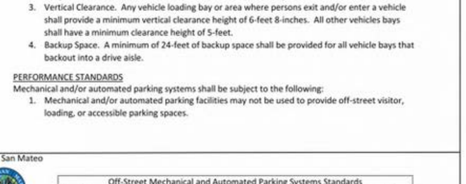
Column	1	2	3	4	5	6
		Vertical measurement as limits in mm with measuring points distances in m to ●				
Line	Reference	0,1	1	4	10	15
2	Unfinished to surface of covers, subconcrete and subsoils for higher demands, e.g. as foundation for cast plaster floor, industrial soils, paving tiles and slab stone paving, compound floor paving. Finished surfaces for minor loads, e.g. warehouses, cellar.	5	8	12	15	20
3	Finished grounds, e.g. floor pavement serving as foundation for coverings. Coverings, tile coverings. PVC flooring and glued coverings.	2	4	10	12	15



- Intermediate values are to be taken out the diagram and must be rounded-off to mm.

Function

Dependent upon the size of the parking system, the desired parking space is selected either via operating panel or push buttons. The carriageway will then automatically be opened towards the selected parking space. During the shifting process flashing warning lights will come up. The control system is set in such a way that a selected mechanical parking space may always be driven onto so that the driver's door may readily be opened into the carriageway made available (see parking process No. 1 and 2).



Parking process no. 1

For entering parking space No. 19, row 1, driver selects parking space No. 19. Row 1 shifts in such a way that the ParkBoard can comfortably be parked on and the driver may get out of the vehicle.

Parking process no. 2

In order to park on parking space 12, row 2, driver selects space No. 12 on operating panel. Rows 1 and 2 will shift in such a way that the ParkBoard may comfortably be parked on.

Parking process no. 3

For parking on stationary parking space No. 2, driver selects parking space No. 2. Rows 1 and 2 will then open carriageway to space 2 so that moving into and out of the garage can readily be effected.

ParkBoard PQ | Code number 586.23.230-004 | Version 09.2024

Electrical installation

Electrical supply / Control system

The customer must provide a supply line 5 x 2.5 mm² (3 PH+N+PE) to the main cabinet.

The location of the main cabinet and control panel are specified in the layout plans provided by Klaus Multiparking.

Provide conduits EN 25 (M25) with taut wire to the contact line at the floor (only for PQ with busbar on ground).

After selecting the individual parking spaces on the control panel they are provided automatically.

For smaller systems with up to 4 ParkBoards in a row selection is made via one control unit per ParkBoard in jog mode (hold-to-run). Warning: Only possible with contact wire or trailing cable from above.

Warning signals are installed within the shifting area of the ParkBoards. They start flashing as soon as the system starts.

Drive / Safety

Safety bars on the side are installed as safeguard to avoid crushing injuries when shifting the ParkBoards.

An 0.15 kW motor is used as drive.

Technical data

Range of application

By default, the system can only be used for a fixed number of users. If different users use the system (e.g. short-time parkers in office buildings or hotels) the Multiparking system needs to be adjusted. If required, would you please contact us.

Available documents

– maintenance offer/contract
– declaration of conformity

Corrosion protection

See separate sheet regarding corrosion protection.

Environmental conditions

Environmental conditions for the area of multiparking systems: Temperature range –10 to +40° C. Relative humidity 50% at a maximum outside temperature of +40° C.

Building application documents

According to LBO and GaVo (garage regulations) the Multiparking systems are subject to approval. We will provide the required building application documents.

Care

To avoid damages resulting from corrosion, make sure to follow our cleaning and care instructions and to provide good ventilation of your garage.

CE Certification

The systems offered correspond to DIN EN 14010 and the EC Machinery Directive 2006/42/EG.

Pallet design

The shifting speed of the ParkBoards is 0.2 m/s (12 m/min), according to DIN EN 14 010.

Emergency operation / Power failure

By locking the motor brake the pallets can be shifted manually.

Noise emission

Ball bearing of the rollers provide a low sound level.

ParkBoard PQ | Code number 586.23.230-005 | Version 09.2024

To be performed by the customer

Numbering of parking spaces

Consecutive numbering of stationary parking spaces and crosswise shifting ParkBoards.

Building services

Any required lighting, ventilation, fire extinguishing and fire alarm systems as well as clarification and compliance with the relevant regulatory requirements.

Floor / Rails

Flooring structure in accordance with our instructions, please see page 2 and 3 (recesses, rail systems).

Recesses, tolerances for the evenness of the driving lane must adhere to DIN 18202, sheet 3, line 3.

Stuffing of rail system with cement floor for the whole length.

Bringing in of floor pavement.

Cable duct M25 with taut wire from electric cabinet to rails (only for PQ with busbar on ground).

Electrical supply to the control box

Power supply: three phase 230/400 V/50 Hz with neutral and ground wire (other voltage network, voltage or frequency are possible after the technical checking by us).

Main fuse:
3 x fuse 16 A (slow) or circuit breaker 3 x 16 A (trigger characteristic K or C).

Supply line 5 x 2.5 mm² to the main cabinet, depending on line layout, line length or system size a larger cross sections may be required. DIN VDE 0100 and other relevant local standards must be observed.

The supply line to the main cabinet must be provided by the customer during installation. The functionality can be monitored on site by our fitters together with the electrician. If this cannot be done during installation for some reason for which the customer is responsible, the customer must commission an electrician at their own expense and risk.

Description

General description

Multiparking system for parking one vehicle on one ParkBoard.

Dimensions are in accordance with the respective underlying height and width dimensions.

Transversely movable ParkBoards are normally installed in front of a row of stationary parking spaces.

They can be shifted sideways in a way that the parking spaces located behind them can always be easily accessed.

For parking on the ParkBoards the ParkBoards must also be moved sideways. This creates sufficient space for opening driver's door, facilitating convenient getting in and out of the vehicle.

ParkBoards Type *Automatic* can be arranged in several rows, one behind the other.

ParkBoards Type *Manual* can be arranged in a one row arrangement up to 4 ParkBoards

Positioning of the car on the ParkBoard using a positioning aid.

Dimensions oft the ParkBoards

– See page 1 to 3
– Height in the driving area is approx. 9 cm above finished floor
– Height of the side members is approx. 17 cm

ParkBoard consisting of:

– Side members
– Platform base sections (cover plates)
– Low-noise running and guide rollers running on ball bearings
– Access plate
– Positioning aid
– Various small parts, etc.

Drive consisting of:

Rack-and-pinion drive with electric motor.

Rail system consisting of:

– Two rails mounted to the floor
– The rails protrude approx. 15 mm above finished floor
– The rail located on the entrance side is used as guide rail and ensures safe moving of the ParkBoards

Electrical equipment consisting of:

General:
– Control box
– Operating device
– Limit switches for positioning
– Flashing warning lights
– Power supply vial busbars on the ground

Optional:
– Power supply via conductor rail with contact wire under the ceiling (at additional charge)

or:
– Power supply via trailing cable with cable roll conveyor under the ceiling

Control system

General:
– While shifting the ParkBoards, a warning signal flashes
– Safety bars on the side are installed as safeguard to avoid crushing injuries when shifting the ParkBoards
– Electric wiring is made from the electric cabinet by the manufacturer

Operation ParkBoard Type *Automatic*:
– The parking pallets are operated via centrally located control panel
– Once the desired parking space has been selected, the ParkBoards are shifted automatically

Operation ParkBoards Type *Manual*:
– The ParkBoards are operated via push-buttons (hold-to-run device)

We reserve the right to change this specification without further notice

KLAUS Multiparking reserves the right in the course of technical progress to use newer or other technologies, systems, processes, procedures or standards in the fulfillment of their obligations other than those originally offered provided the customer derives no disadvantage from their so doing.

ParkBoard PQ Code number 586.23.230-005 / revised 09.2024

PROPOSED MECHANICAL PARKING SYSTEM

PARKING STANDARDS
MECHANICAL AND AUTOMATED PARKING SYSTEMS

All mechanical and automated parking systems must comply with the specific standards and requirements set forth below, in addition to all applicable provisions of the City of San Mateo Municipal Code.

DEFINITIONS

1. MECHANICAL PARKING is a parking facility that uses mechanical devices or systems to retrieve or store one or more vehicle(s) by means of a lifting mechanism that vertically and/or horizontally stacks and stores the vehicle(s).

2. AUTOMATED PARKING is a parking facility where vehicular storage and retrieval is accomplished entirely through a mechanical conveyance system that does not require an attendant to park a vehicle(s).

APPLICABILITY

1. LOCATIONS PERMITTED. A mechanical and/or automated parking facility(ies) may be used to satisfy off-street parking requirements for residential uses in multi-family or mixed-use developments located outside of R1 (single-family) zoned areas. Such facilities are not permitted on surface lots and must be fully enclosed within a building or undergrounded.

2. COMPACT PARKING STALLS. Required parking provided in mechanical and/or automated parking facility(ies) are not considered compact stalls and are not subject to compact stall limitations outlined in Municipal Code Section 27.64.265.

VEHICLE BAY DIMENSIONS
All required off-street parking provided in a mechanical and/or automated parking facility(ies) shall be designed to conform with the following:

1. Width. Vehicle bays shall have a minimum unobstructed width of 6-feet 9-inches.
2. Length. Vehicle bays shall have a minimum unobstructed length of 17-feet 5-inches.
3. Vertical Clearance. Any vehicle loading bay or area where persons exit and/or enter a vehicle shall provide a minimum vertical clearance height of 6-feet 8-inches. All other vehicles bays shall have a minimum clearance height of 5-feet.
4. Backup Space. A minimum of 24-feet of backup space shall be provided for all vehicle bays that backout into a drive aisle.

PERFORMANCE STANDARDS
Mechanical and/or automated parking systems shall be subject to the following:

1. Mechanical and/or automated parking facilities may not be used to provide off-street visitor, loading, or accessible parking spaces.

City of San Mateo

Off-Street Mechanical and Automated Parking Systems Standards		
Resolution No.: 5 (2022)	Approved by City Council on: 1/03/2022	Page 1 of 2

2. Electric vehicle charging stations must comply with Municipal Code Sections 23.70.030 and 23.70.040. Electric vehicle charging stations can be located within mechanical or automated parking facility(ies) and/or provided in standard parking stalls.
3. All lifts and associated mechanical equipment shall be screened from public view.
4. All mechanical and/or automated parking facilities shall include an on-site alternative power source (e.g., a battery backup system) with sufficient capacity to store and retrieve cars in the event of an electrical power outage.
5. The facility shall be designed to contain vehicle liquids and/or debris from spilling onto other vehicles.
6. Signage shall be provided clarifying operations of the spaces to users and maximum vehicle heights permitted within the mechanical and/or automated parking system.
7. For off-street mechanical and/or automated parking facilities where entering vehicles are required to stop before a mechanically operated barrier before entering the parking facility, such barrier shall be placed a minimum of 18-feet from the parcel line where the entrance is accessed.

REQUIREMENTS
All mechanical and/or automated parking facilities shall be subject to the following requirements:

1. Compliance with all applicable local, state, and federal standards, including, but not limited to, Fire and Building Code requirements.
2. Recordation of an "Agreement Guaranteeing Maintenance of Mechanical Parking Facility" prior to building permit issuance.
3. The property owner shall enter into an agreement with the mechanical or automated facility manufacturer or other qualified service professional to provide on-call maintenance services to ensure that mechanical and/or automated parking facilities to be fully operational and usable with limited downtime. The agreement shall be valid immediately after installation and operation of the facility and shall be valid for as long as the use is on the property.
4. A maintenance inspection report for any automated, semi-automated or mechanical parking facility prepared at the sole expense of the property owner shall be submitted six (6) months after installation, and annually thereafter, to the Planning Division for review. At minimum, said report shall provide information on vehicle retrieval times and failure rates. The property owner shall make any necessary repairs to provide uninterrupted operation of the mechanical or automated parking facility.
5. An operations plan that at minimum includes details on how the facility will be accessed, retrieval efficiency, and operational details, schematic or technical drawings, and the location and specifications of an emergency back-up power source shall be required upon application submittal.

City of San Mateo

Off-Street Mechanical and Automated Parking Systems Standards		
Resolution No.: 5 (2022)	Approved by City Council on: 1/03/2022	Page 2 of 2

CITY OF SAN MATEO OFF-STREET MECHANICAL AND AUTOMATED PARKING SYSTEM STANDARDS

PARKING - MECHANICAL INFORMATION

220 WEST 20TH AVE | SAN MATEO, CA
DATE: 12.17.2025

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1 A3.1 **EXTERIOR ELEVATION - SOUTH (WEST 20TH AVENUE)**
1/16" = 1'-0"



2 A3.1 **EXTERIOR ELEVATION - EAST (ELKHORN COURT)**
1/16" = 1'-0"

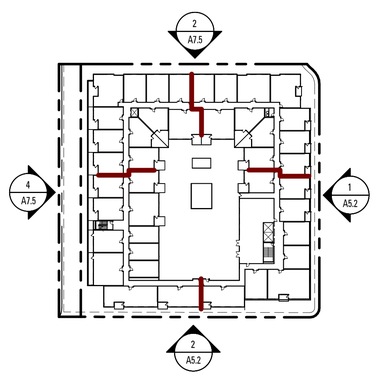
SHEET NOTES

1. +0'-0" FF ELEVATION ON ARCHITECTURAL PLANS = +21.0 ON CIVIL PLANS

CALLOUT LEGEND

*REFER TO A5.1 - MATERIAL BOARD FOR THE MATERIAL COLOR SELECTION

1. CEMENT PLASTER - 20/30 SAND FINISH
2. SMOOTH PLASTER
3. WOOD GRAIN METAL SIDING
4. THIN BRICK
5. FOAM TRIM WITH SMOOTH PLASTER FINISH AT WINDOW
6. RECESSED VINYL WINDOW
7. ALUMINUM STOREFRONT
8. MECHANICAL LOUVERS
9. METAL CANOPY
10. METAL AWNING
11. VERTICAL PICKET RAILING
12. GLASS RAILING
13. METAL PANEL
14. 8" X 1' FOAM TRIM PARAPET CAP



KEY PLAN - ELEVATIONS

EXTERIOR ELEVATIONS

220 WEST 20TH AVE | SAN MATEO, CA
DATE: 12.17.2025

0 8" 16" 32"
As indicated

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A3.1

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1 A3.2 **EXTERIOR ELEVATION - NORTH**
1/16" = 1'-0"



2 A3.2 **EXTERIOR ELEVATION - WEST**
1/16" = 1'-0"

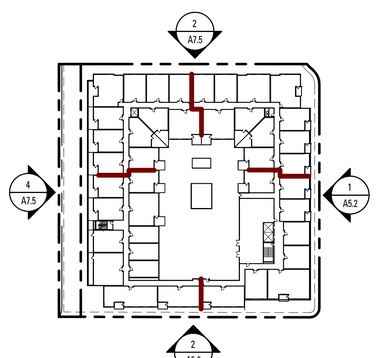
SHEET NOTES

1. +0'-0" FF ELEVATION ON ARCHITECTURAL PLANS = +21.0 ON CIVIL PLANS

CALLOUT LEGEND

*REFER TO A5.1 - MATERIAL BOARD FOR THE MATERIAL COLOR SELECTION

1. CEMENT PLASTER - 20/30 SAND FINISH
2. SMOOTH PLASTER
3. WOOD GRAIN METAL SIDING
4. THIN BRICK
5. FOAM TRIM WITH SMOOTH PLASTER FINISH AT WINDOW
6. RECESSED VINYL WINDOW
7. ALUMINUM STOREFRONT
8. MECHANICAL LOUVERS
9. METAL CANOPY
10. METAL AWNING
11. VERTICAL PICKET RAILING
12. GLASS RAILING
13. METAL PANEL
14. 8" X 1' FOAM TRIM PARAPET CAP



KEY PLAN - ELEVATIONS

EXTERIOR ELEVATIONS
220 WEST 20TH AVE | SAN MATEO, CA
DATE: 12.17.2025

As indicated

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A3.2

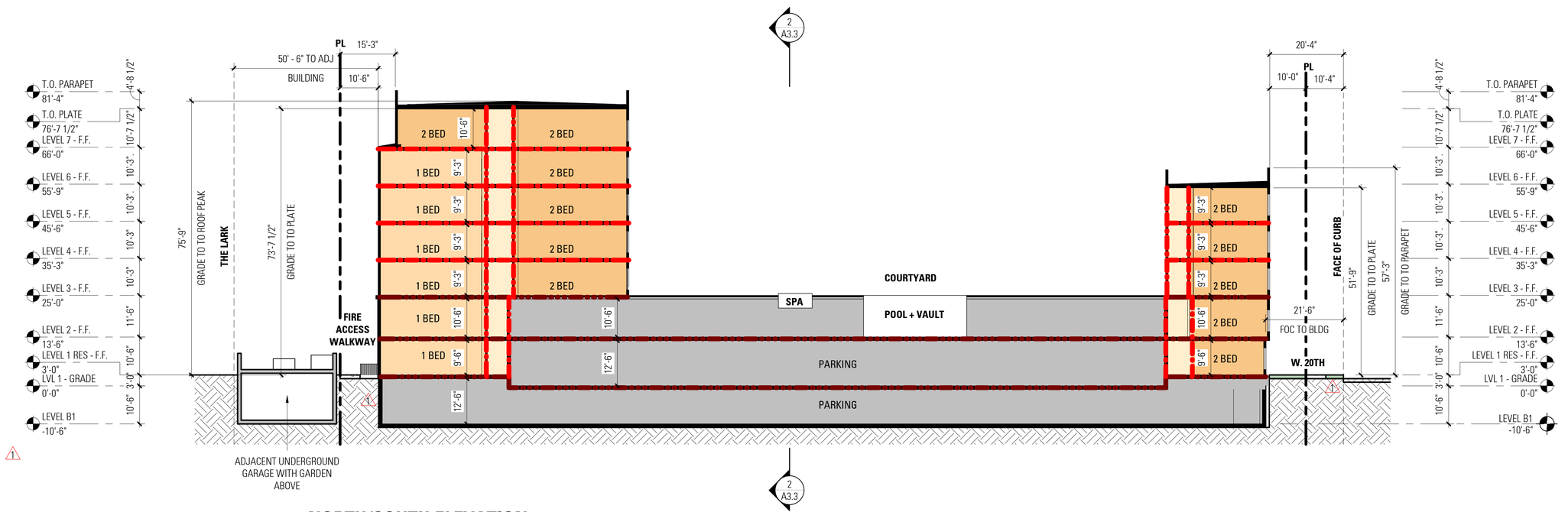
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SHEET NOTES

1. +0'-0" FF ELEVATION ON ARCHITECTURAL PLANS = +21.0 ON CIVIL PLANS

1-HR FIRE RATING

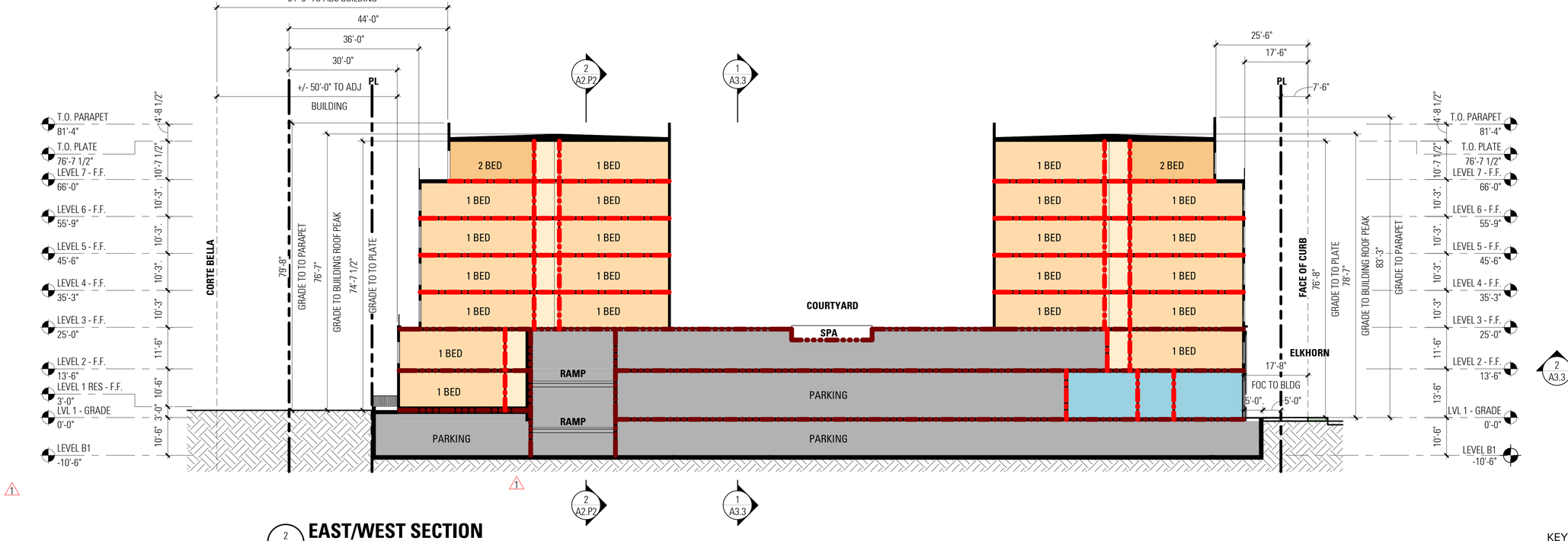
3-HR FIRE RATING



NORTH/SOUTH ELEVATION

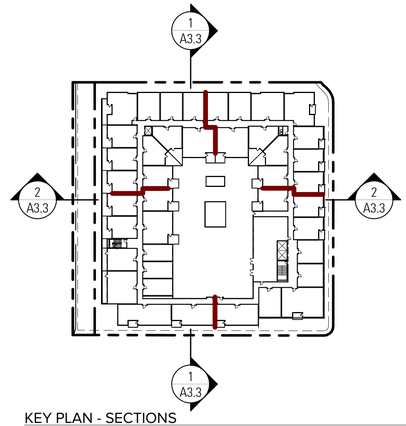
1 A3.3 — 1/16" = 1'-0"

64'-0" TO ADJ BUILDING



EAST/WEST SECTION

2 A3.3 — 1/16" = 1'-0"



KEY PLAN - SECTIONS

BUILDING SECTIONS

220 WEST 20TH AVE | SAN MATEO, CA

DATE: 12.17.2025

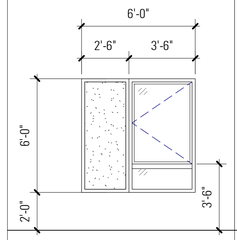
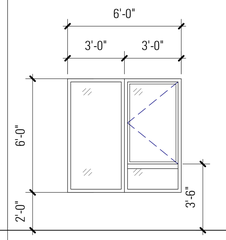
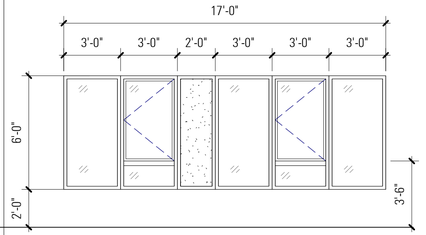
As indicated

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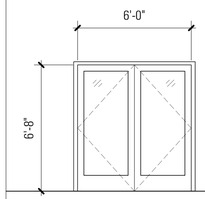
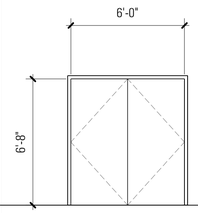
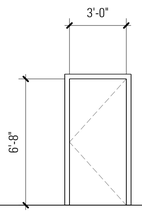
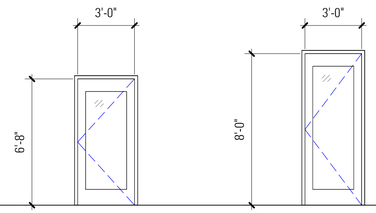
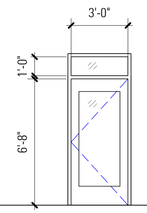
A3.3

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WINDOW ELEVATIONS

TYPE	 TYPE A CASEMENT W/ CEMENT PLASTER PANEL	 TYPE B CASEMENT W/ FIXED GLAZED WINDOW	 TYPE C CORNER W/ STUCCO PANEL
TYP. LOCATION	THROUGHOUT	THROUGHOUT	SE CORNER

DOOR ELEVATIONS

TYPE	 DOUBLE GLAZED ENTRY	 DOUBLE FLUSH	 SINGLE FLUSH	 SINGLE GLAZED	 SINGLE GLAZED W/ TRANSOM
TYP. LOCATION	LOBBY / ENTRY	BACK OF HOUSE	THROUGHOUT	LOBBY PATIOS AND TERRACES	LEVEL 1 ON W. 20TH

DOOR AND WINDOW ELEVATIONS

220 WEST 20TH AVE | SAN MATEO, CA

DATE: 12.17.2025

1/4" = 1'-0"

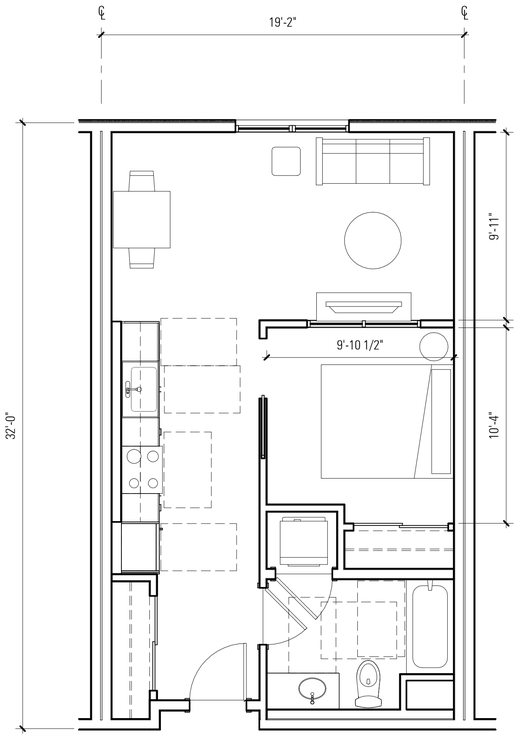
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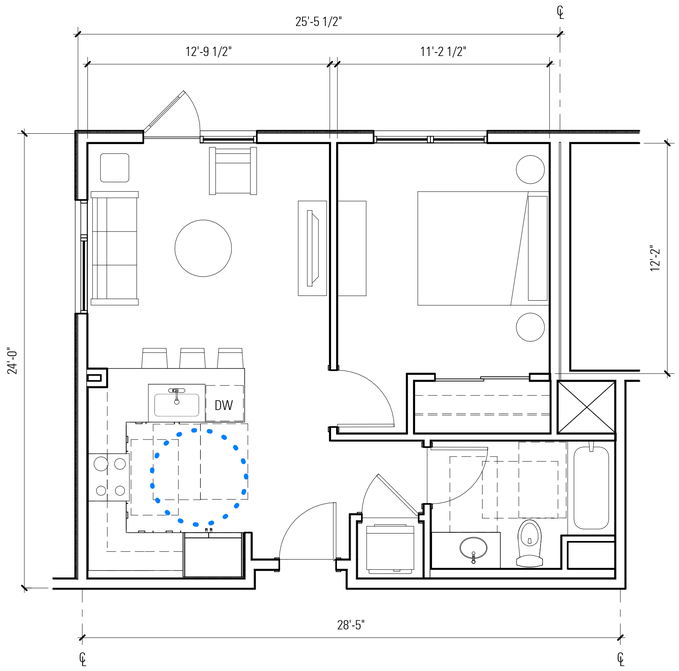
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A3.4

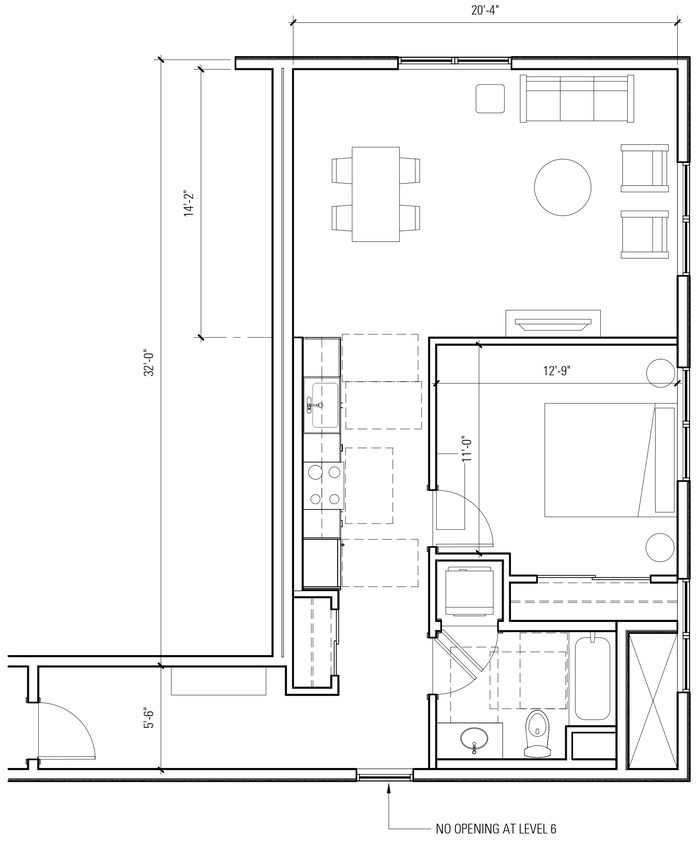
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UNIT AU1 - 1 BED URBAN
(611 SF)
9 UNITS



UNIT AU2 - 1 BED URBAN
(601 SF)
2 UNITS



UNIT AU3 - 1 BED URBAN
(818 SF)
2 UNITS

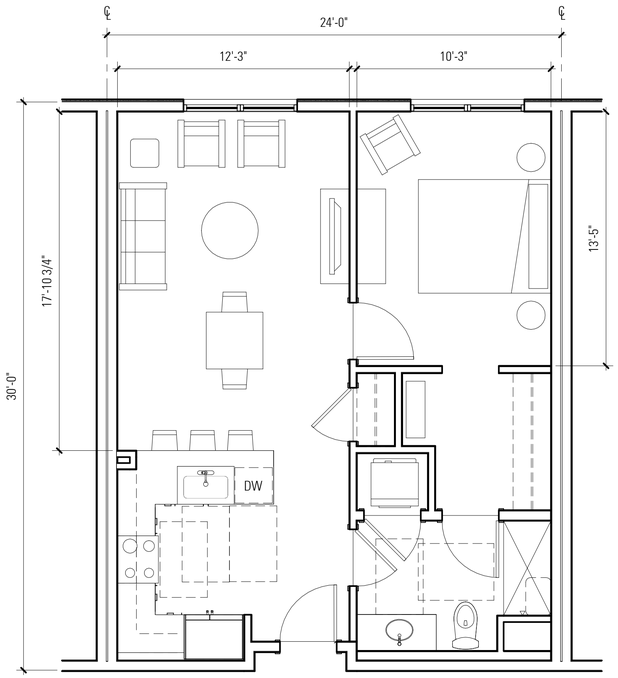
UNIT PLANS
220 WEST 20TH AVE | SAN MATEO, CA
DATE: 12.17.2025

0 2' 4' 8'
1/4" = 1'-0"

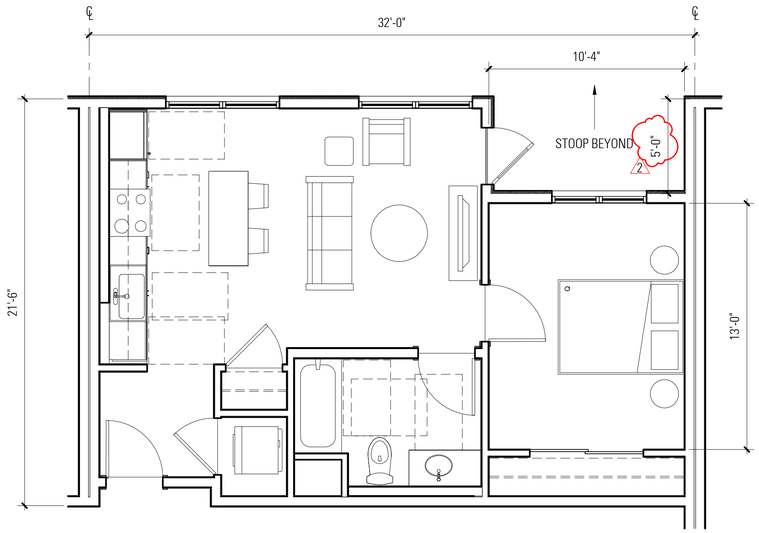
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A4.1

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UNIT A1 - 1 BED
(719 SF)
45 UNITS



UNIT A2 - 1 BED
(633 SF)
1 UNIT

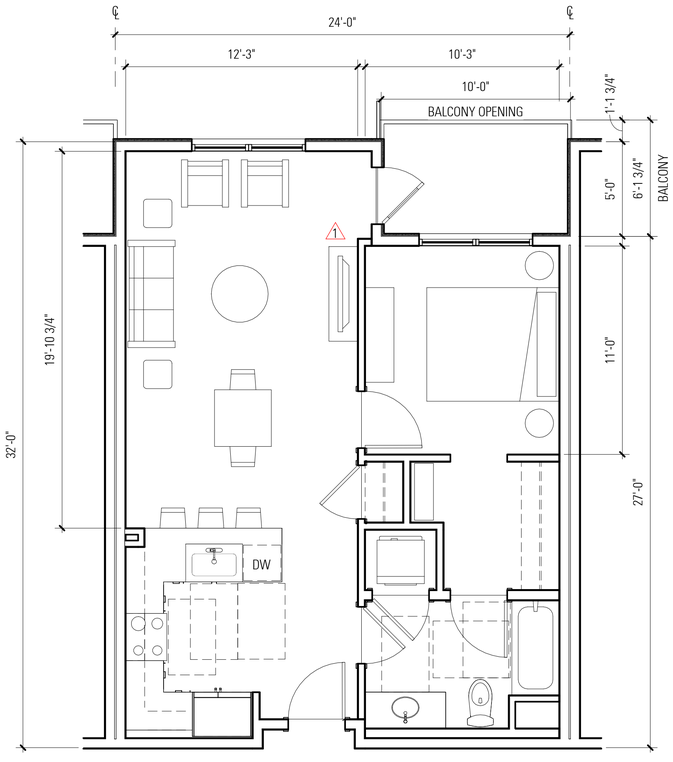
UNIT PLANS
220 WEST 20TH AVE | SAN MATEO, CA
DATE: 12.17.2025

0 2' 4' 8'
1/4" = 1'-0"

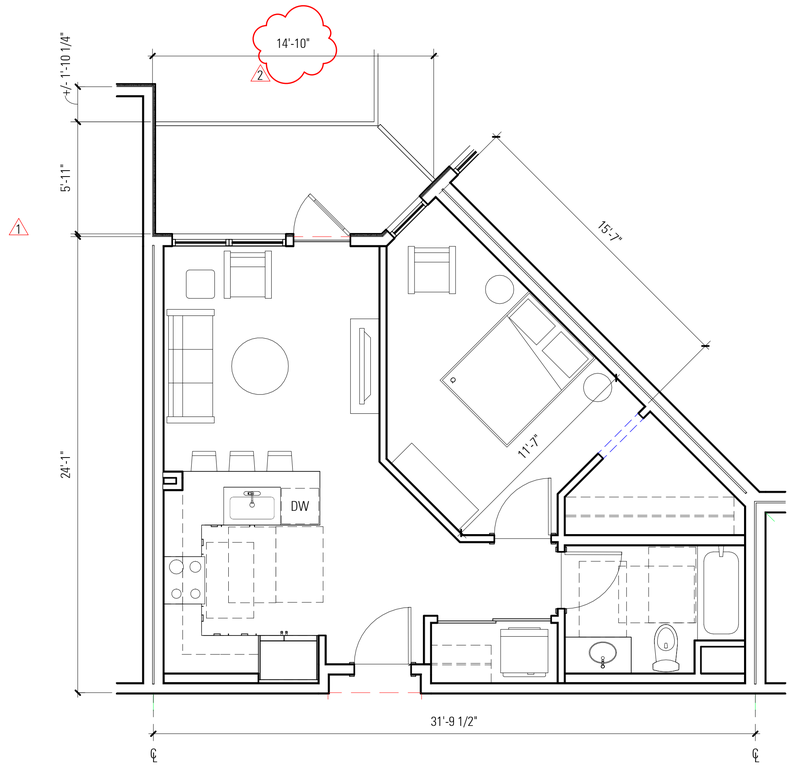
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A4.2

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UNIT A3 - 1 BED
(716 SF)
68 UNITS



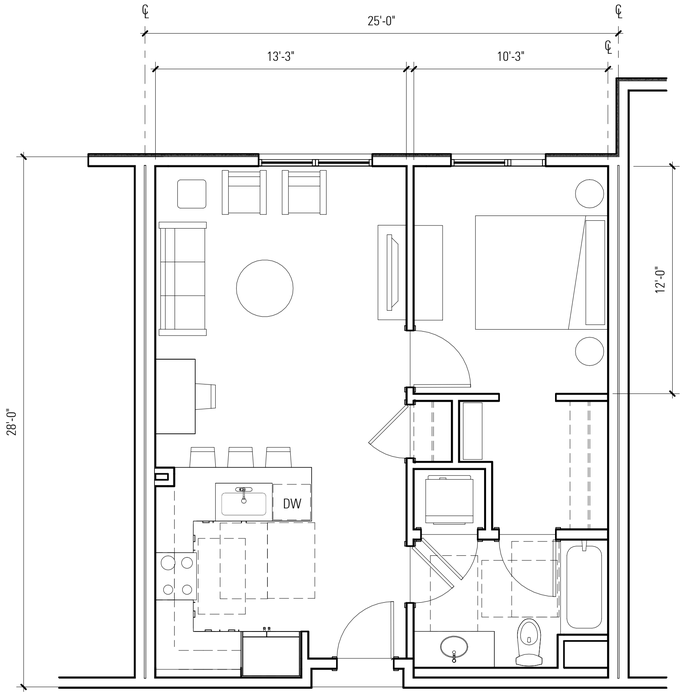
UNIT A4 - 1 BED INSIDE CORNER
(670 SF)
20 UNITS

UNIT PLANS
220 WEST 20TH AVE | SAN MATEO, CA
DATE: 12.17.2025

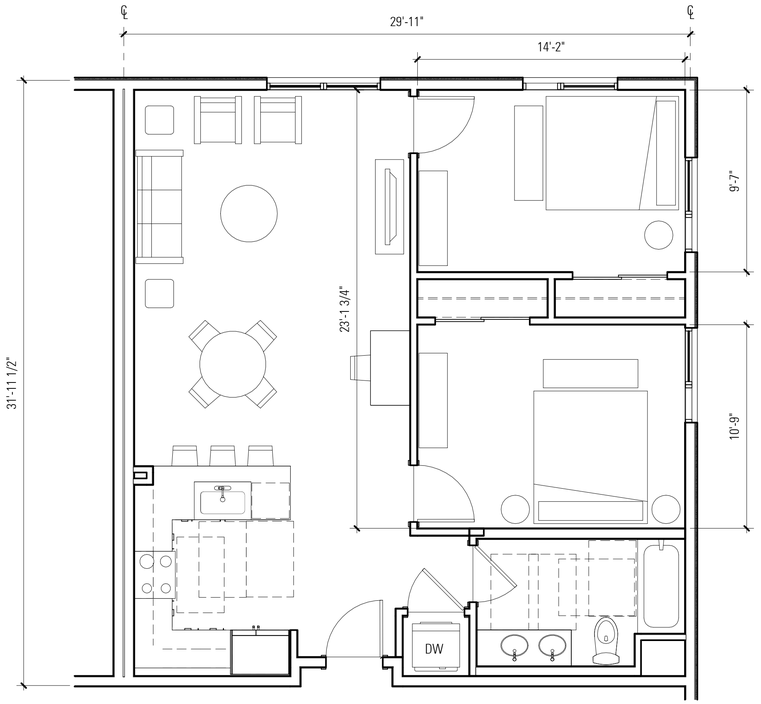
0 2' 4' 8'
1/4" = 1'-0"

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UNIT A5 - 1 BED
(695 SF)
10 UNITS



UNIT B1.0 - 2 BED
(951 SF)
1 UNIT

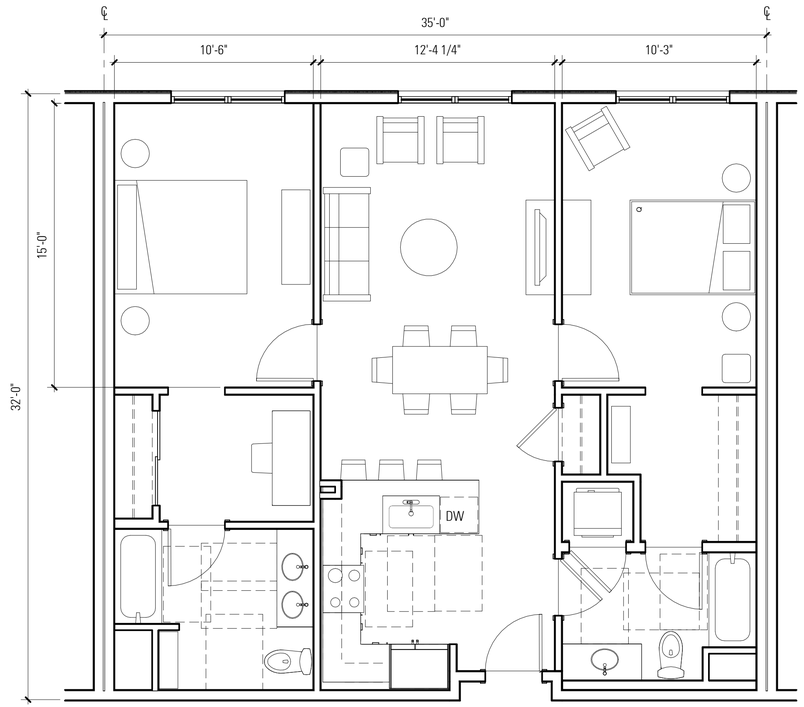
UNIT PLANS
220 WEST 20TH AVE | SAN MATEO, CA
DATE: 12.17.2025

0 2' 4' 8'
1/4" = 1'-0"

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A4.4

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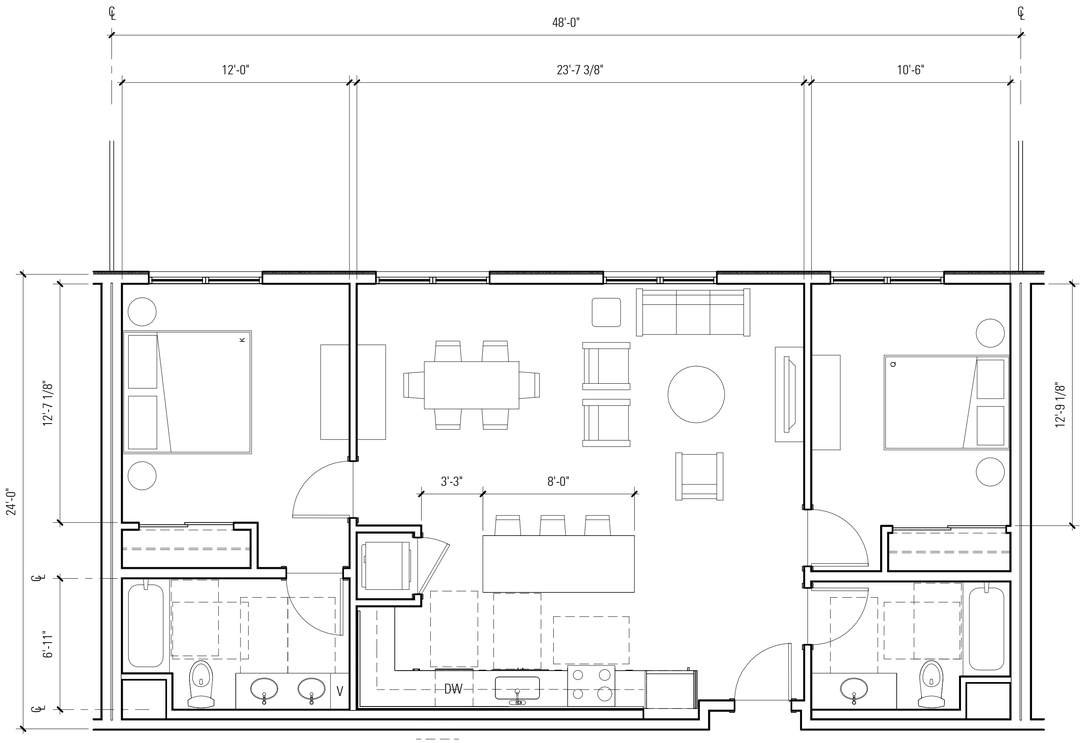
UNIT B1 - 2 BED
(1,058 SF)
1 UNITS

UNIT PLANS
220 WEST 20TH AVE | SAN MATEO, CA
DATE: 12.17.2025

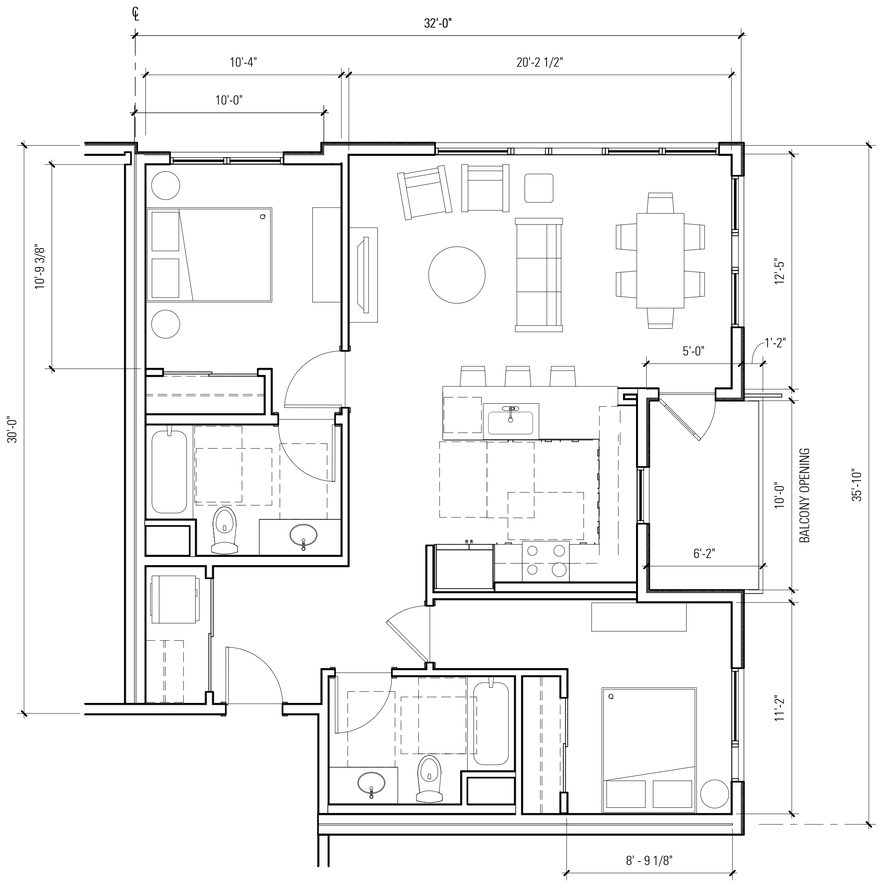
0 2' 4' 8'
1/4" = 1'-0"

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UNIT B2 - 2 BED PENTHOUSE
(1,161 SF)
7 UNITS



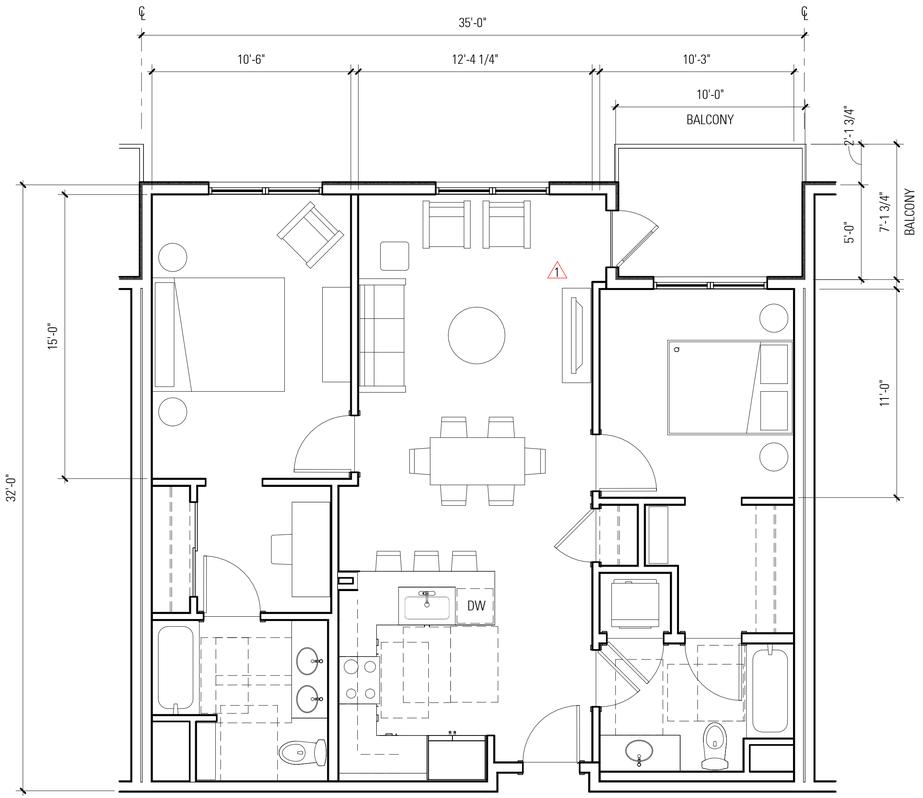
UNIT B3 - 2 BED CORNER
(1,064 SF)
11 UNITS

UNIT PLANS
220 WEST 20TH AVE | SAN MATEO, CA
DATE: 12.17.2025

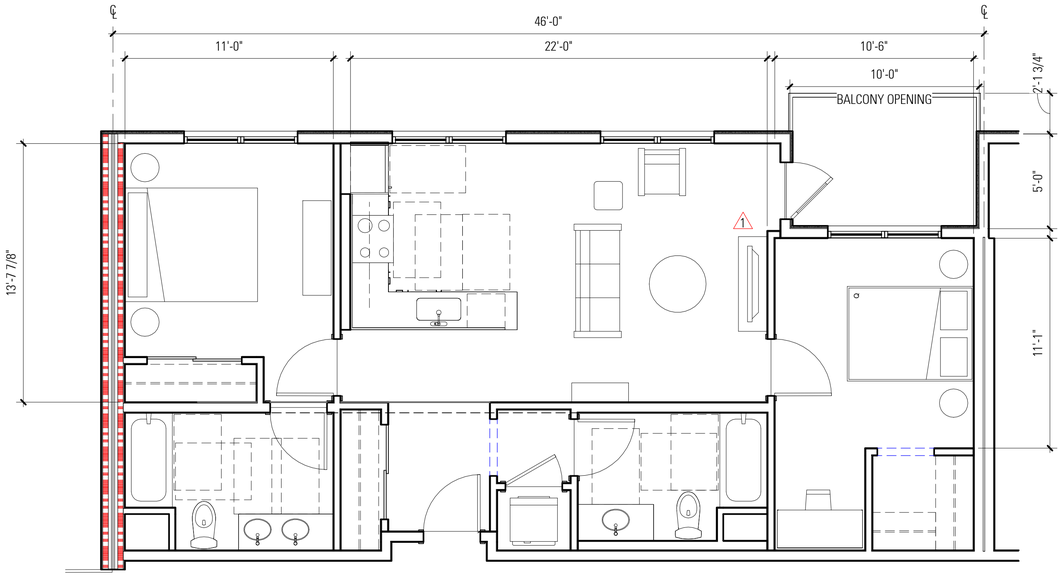
0 2' 4' 8'
1/4" = 1'-0"

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UNIT B4 - 2 BED
(1,072 SF)
25 UNITS



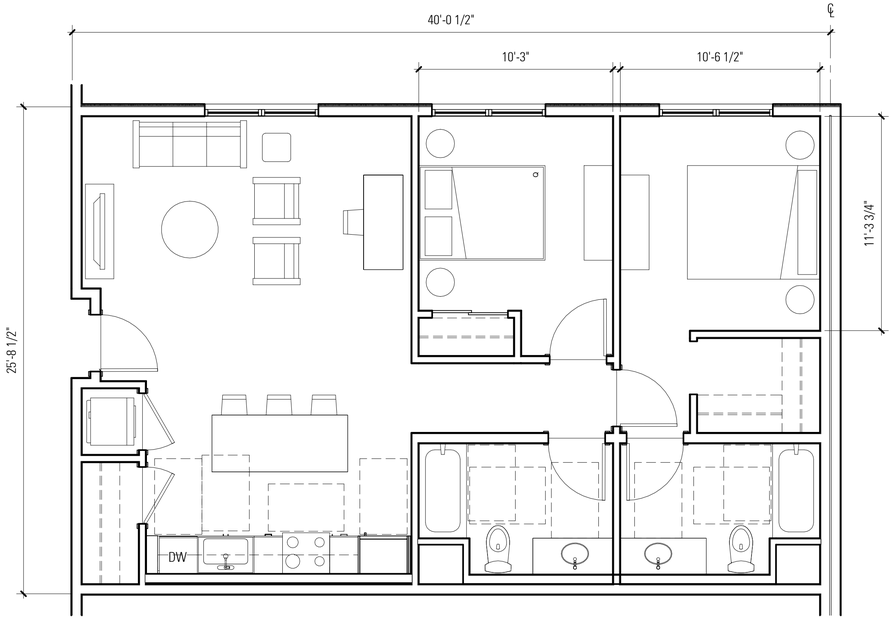
UNIT B5 - 2 BED
(970 SF)
10 UNITS

UNIT PLANS
220 WEST 20TH AVE | SAN MATEO, CA
DATE: 12.17.2025

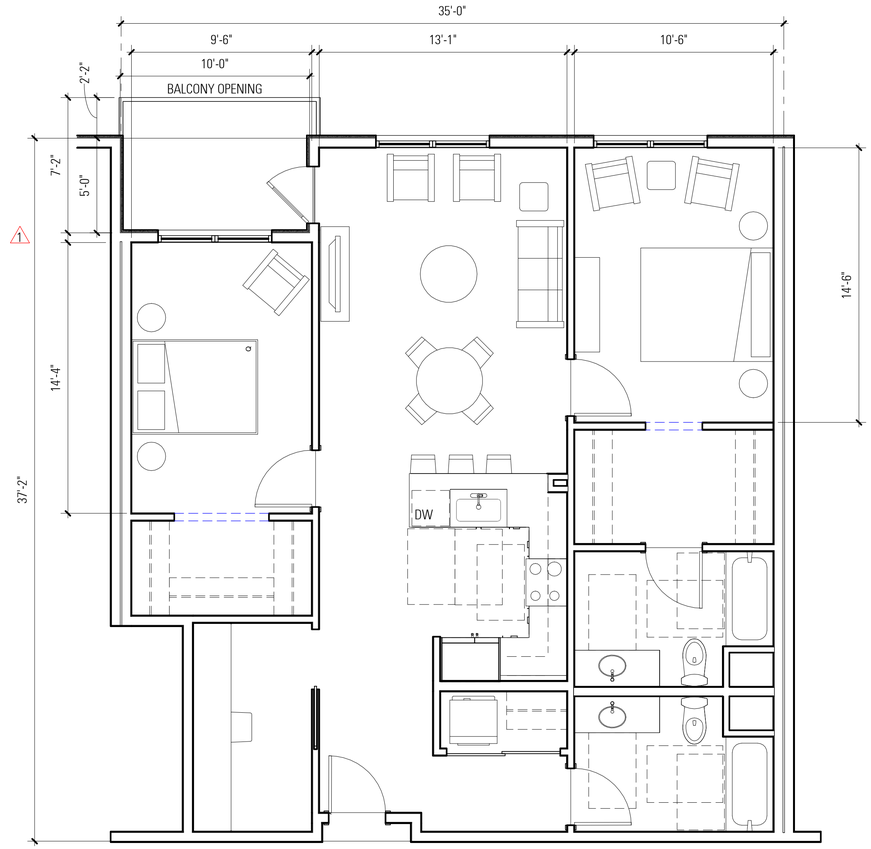
0 2' 4' 8'
1/4" = 1'-0"

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UNIT B6 - 2 BED
(1,016 SF)
4 UNITS



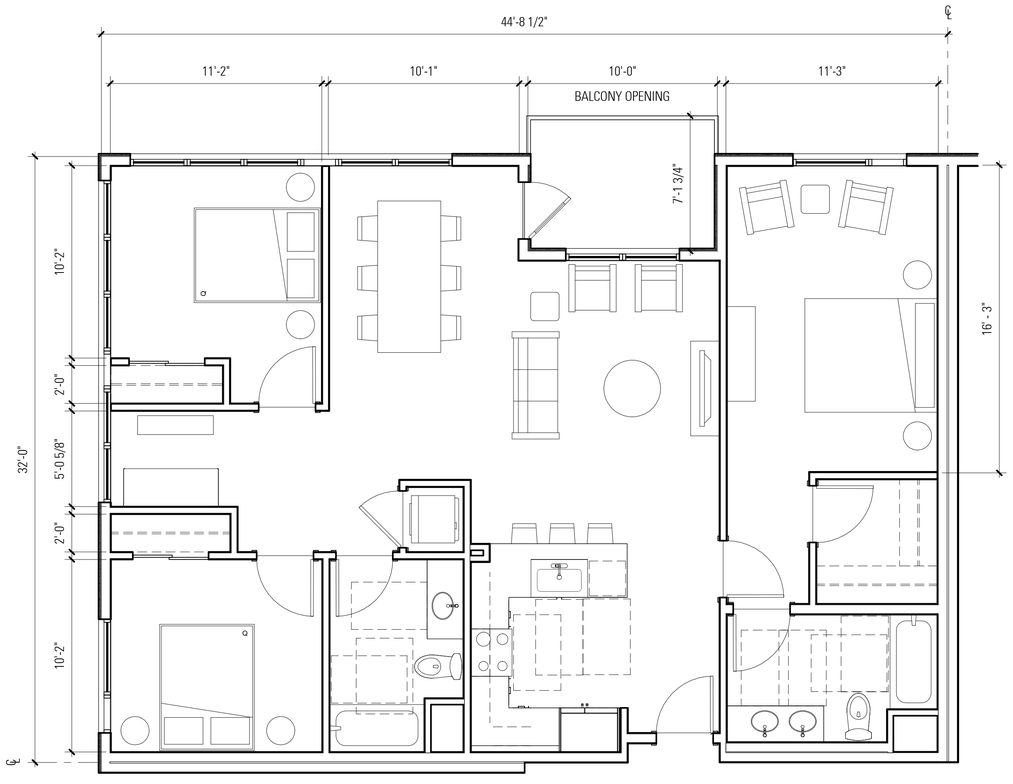
UNIT B7 - 2 BED
(1,230 SF)
4 UNITS

UNIT PLANS
220 WEST 20TH AVE | SAN MATEO, CA
DATE: 12.17.2025

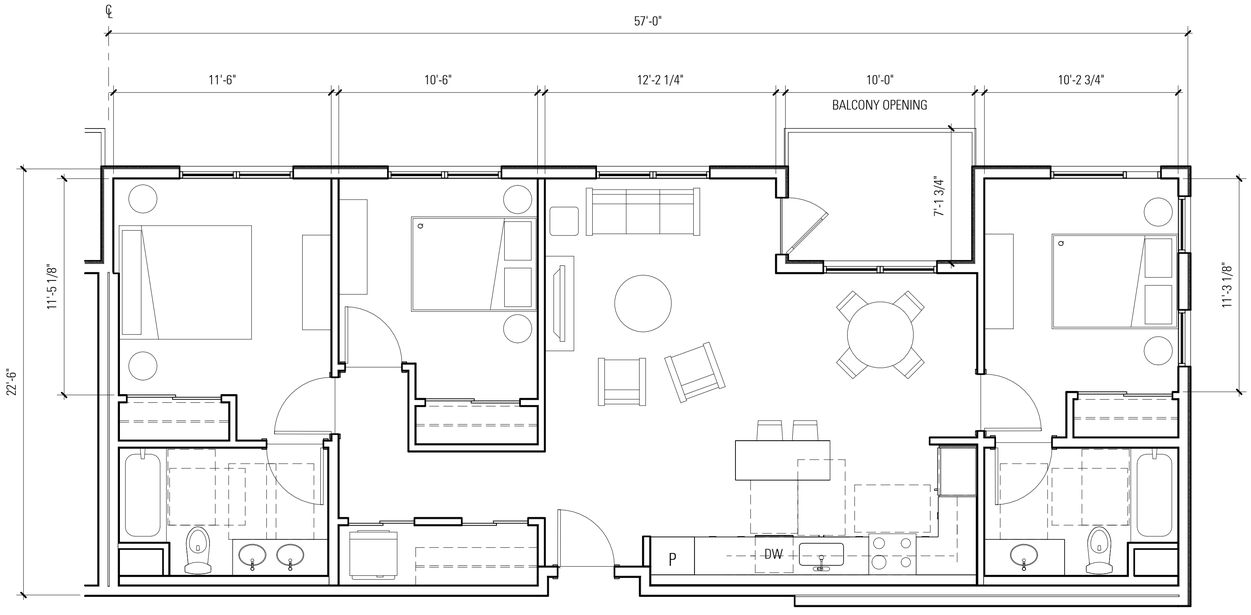
0 2' 4' 8'
1/4" = 1'-0"

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UNIT C1 - 3 BED
(1,387 SF)
5 UNITS



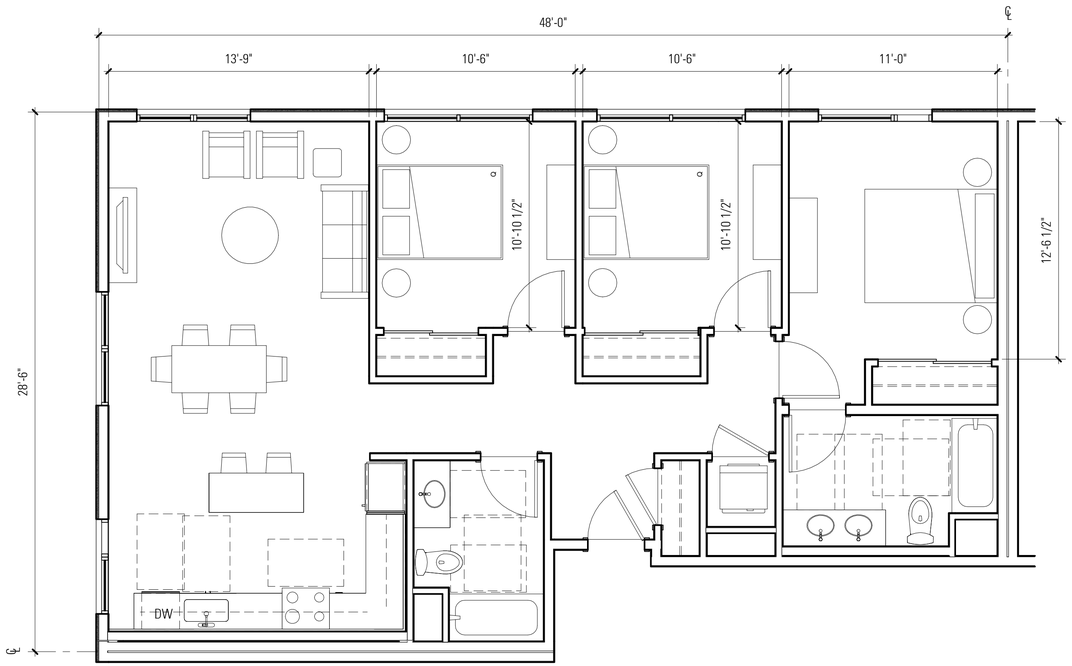
UNIT C2 - 3 BED
(1,228 SF)
4 UNITS

UNIT PLANS
220 WEST 20TH AVE | SAN MATEO, CA
DATE: 12.17.2025

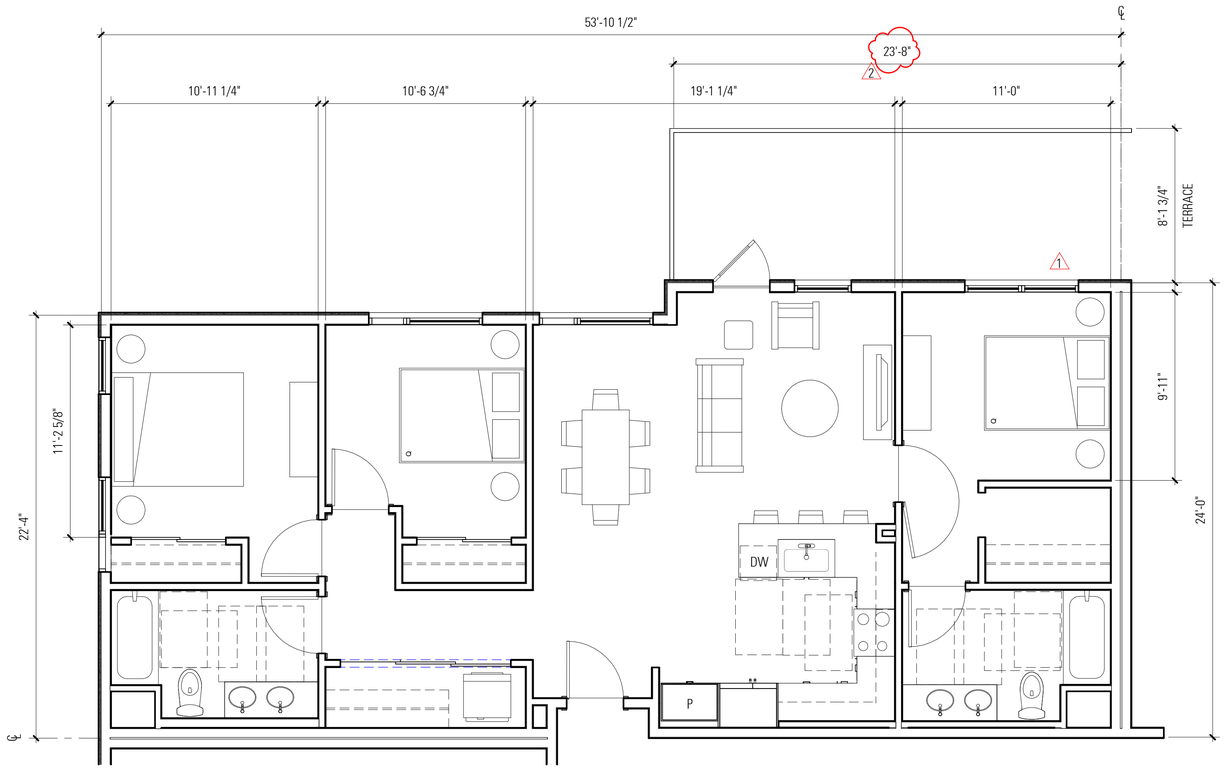
1/4" = 1'-0"

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UNIT C3 - 3 BED
(1,296 SF)
1 UNIT



UNIT C4 - 3 BED
(1,265 SF)
1 UNIT

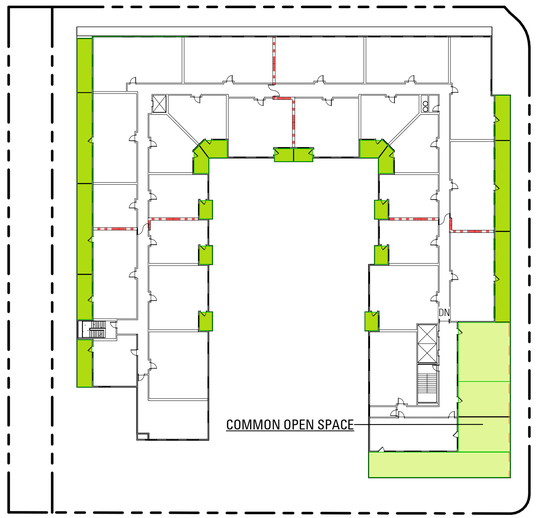
UNIT PLANS
220 WEST 20TH AVE | SAN MATEO, CA
DATE: 12.17.2025

0 2' 4' 8'
1/4" = 1'-0"

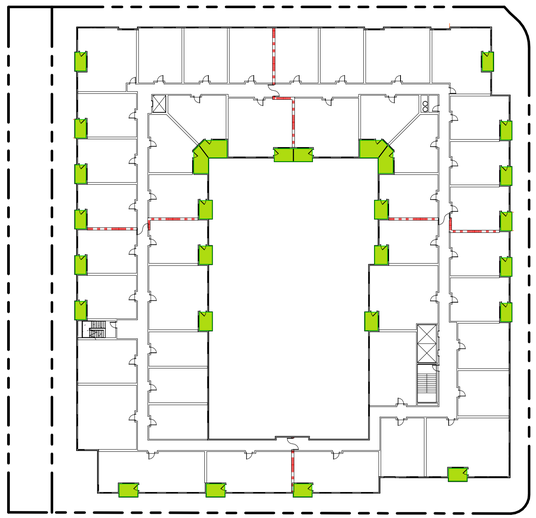
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A4.10

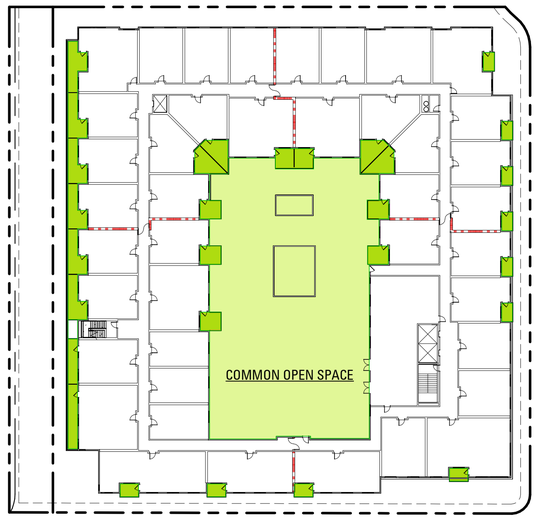
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6 A5.1 **LEVEL 7**
1" = 40'-0"



7 A5.1 **LEVEL 5**
1" = 40'-0"



3 A5.1 **LEVEL 3**
1" = 40'-0"

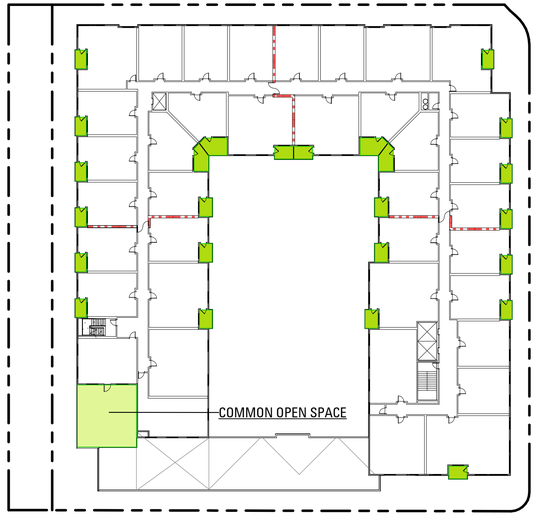
OPEN SPACE AREA SCHEDULE

LEVEL	NAME	AREA
LEVEL 7	PRIVATE OPEN SPACE	3,280 SF
LEVEL 6	PRIVATE OPEN SPACE	1,693 SF
LEVEL 5	PRIVATE OPEN SPACE	1,890 SF
LEVEL 4	PRIVATE OPEN SPACE	1,890 SF
LEVEL 3	PRIVATE OPEN SPACE	3,271 SF
LEVEL 2	PRIVATE OPEN SPACE	442 SF
LEVEL 1	PRIVATE OPEN SPACE	944 SF
PRIVATE OPEN SPACE: 126		13,411 SF

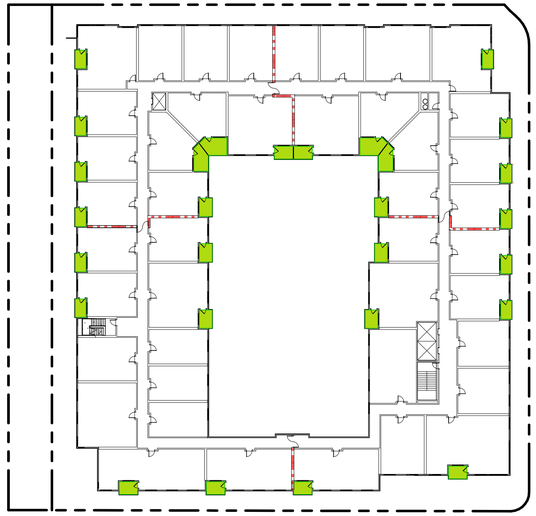
LEVEL 7	COMMON OPEN SPACE	2,860 SF
LEVEL 6	COMMON OPEN SPACE	1,028 SF
LEVEL 3	COMMON OPEN SPACE	12,175 SF
LEVEL 1	COMMON OPEN SPACE	8,360 SF
COMMON OPEN SPACE: 6		24,423 SF
Grand total		37,834 SF

AVG OPEN SPACE PER UNIT: 37,834SF/232 DU = 163.1 SF/DU

2



5 A5.1 **LEVEL 6**
1" = 40'-0"



4 A5.1 **LEVEL 4**
1" = 40'-0"



2 A5.1 **LEVEL 2**
1" = 40'-0"



1 A5.1 **LEVEL 1**
1" = 40'-0"

OPEN SPACE DIAGRAMS

220 WEST 20TH AVE | SAN MATEO, CA
DATE: 12.17.2025

N

0 20' 40' 80'
1" = 40'-0"

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A5.1

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MATERIALS:

1. CEMENT PLASTER - 20/30 SAND FINISH

SW 7102
WHITE FLOUR

SW 7537
IRISH CREAM



SW 7514
FOOTHILLS

2. SMOOTH PLASTER



SW 7514
FOOTHILLS



3. WOOD GRAIN METAL SIDING



4. BRICK TILE BASE



5. FOAM TRIM WITH SMOOTH STUCCO



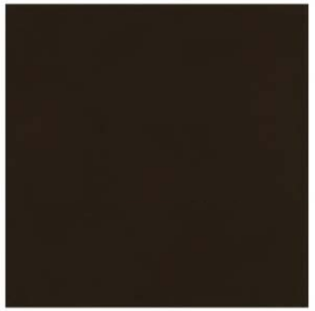
6. VINYL WINDOW - DARK BRONZE



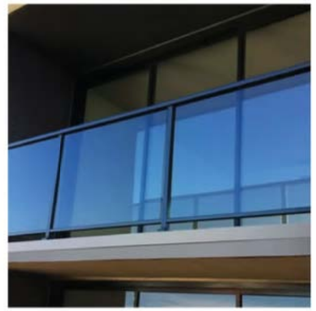
7. ALUMINUM STOREFRONT - DARK BRONZE



8. MECHANICAL LOUVERS - SW COLOR CODE "IRON ORE"



9. METAL CANOPY
10. METAL AWNING
13. METAL PANEL



11. GLASS RAILING



12. VERTICAL RAILING - SW COLOR CODE "IRON ORE"

1



2 / A5.2 **EXTERIOR ELEVATION - SOUTH (WEST 20TH AVE)**
1/16" = 1'-0"



1 / A5.2 **EXTERIOR ELEVATION - EAST (ELKHORN COURT)**
1/16" = 1'-0"

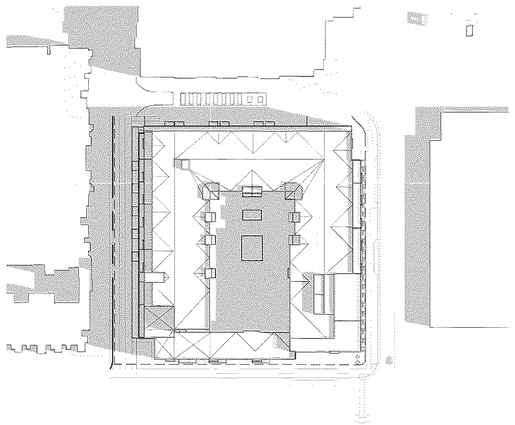
NOTE: MATERIALS ARE SUBJECT TO REFINEMENT AS DESIGN DEVELOPS

MATERIALS BOARD
220 WEST 20TH AVE | SAN MATEO, CA
DATE: 12.17.2025

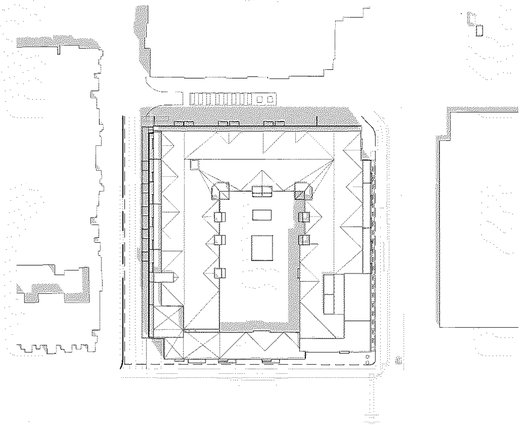
0 8' 16' 32'
1/16" = 1'-0"

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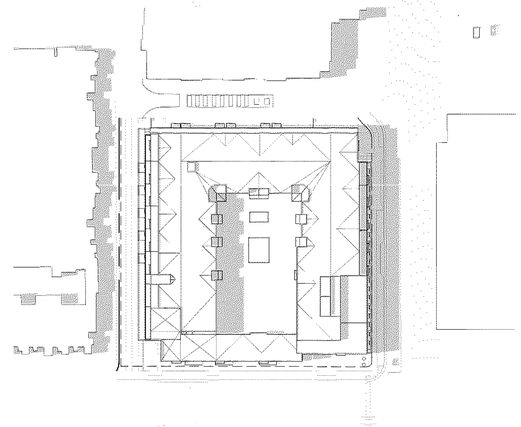
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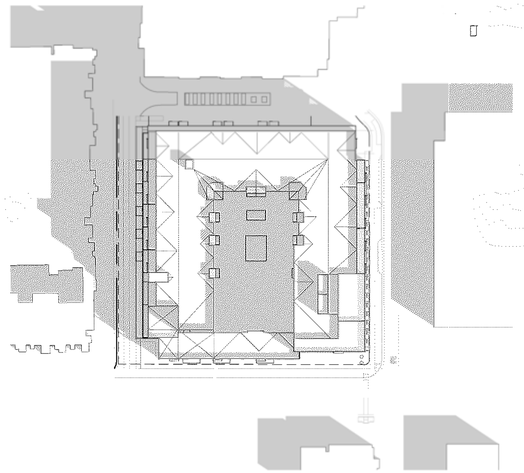
SUMMER SOLSTICE - 9AM



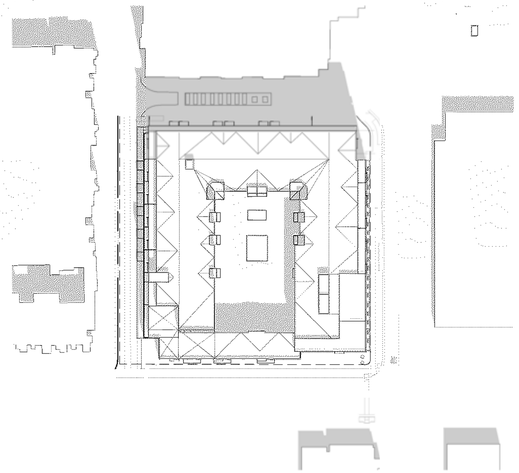
SUMMER SOLSTICE - 12PM



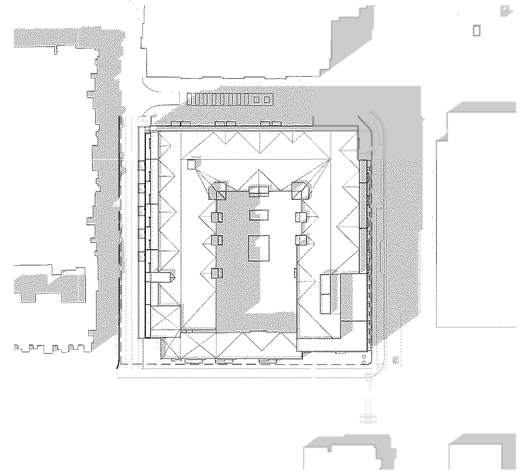
SUMMER SOLSTICE - 3PM



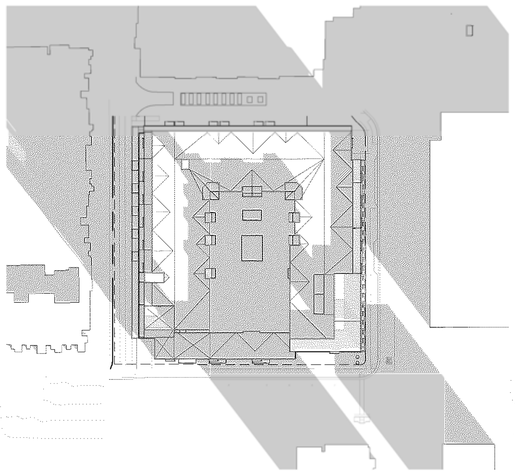
SPRING/FALL EQUINOX - 9AM



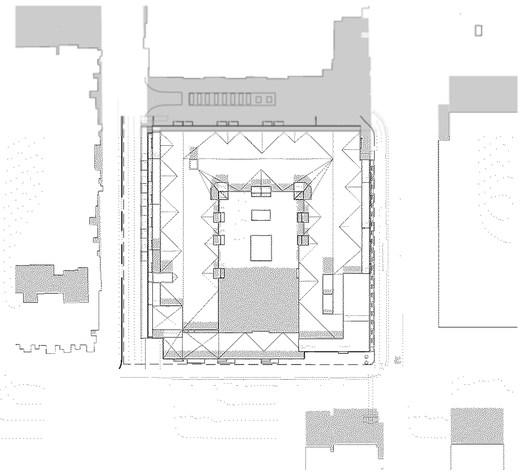
SPRING/FALL EQUINOX - 12PM



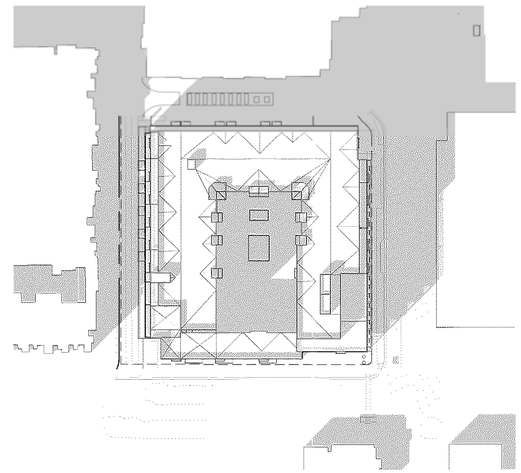
SPRING/FALL EQUINOX - 3PM



WINTER SOLSTICE - 9AM



WINTER SOLSTICE - 12PM



WINTER SOLSTICE - 3PM

SHADOW STUDIES

220 WEST 20TH AVE | SAN MATEO, CA

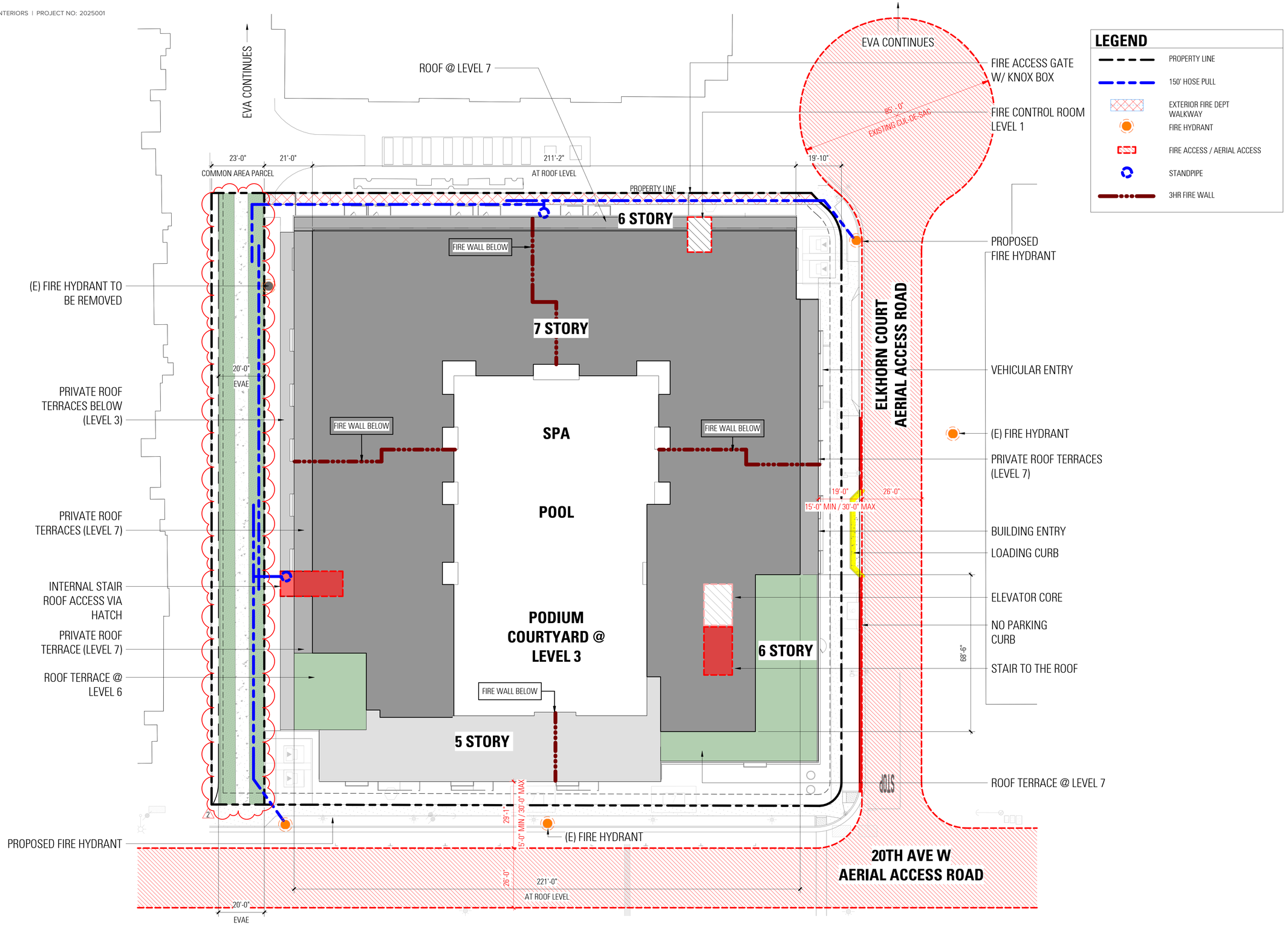
DATE: 12.17.2025

SUMMERHILL APARTMENT COMMUNITIES

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A6.1

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FIRE ACCESS SITE PLAN

220 WEST 20TH AVE | SAN MATEO, CA

DATE: 12.17.2025

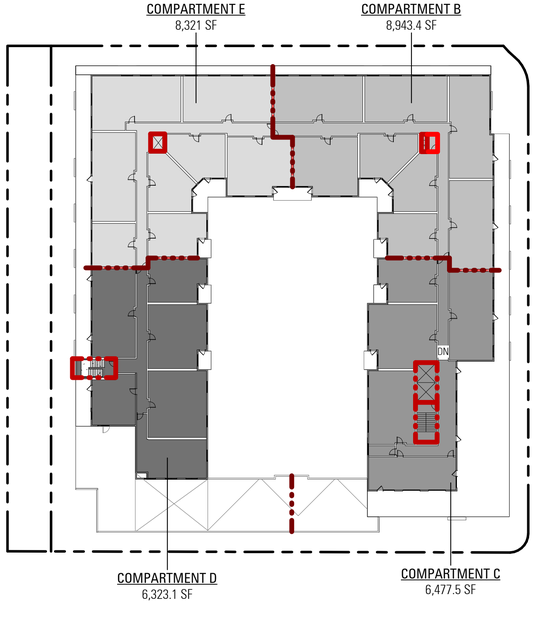
1" = 20'-0"

SUMMERHILL APARTMENT COMMUNITIES

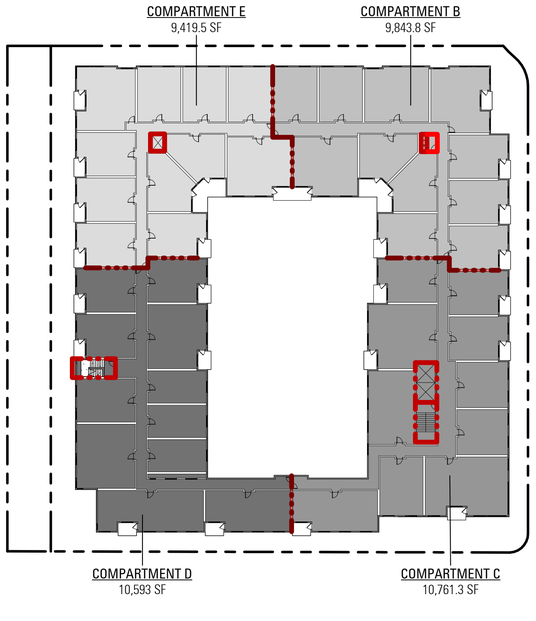
BAR architects & interiors

A7.1

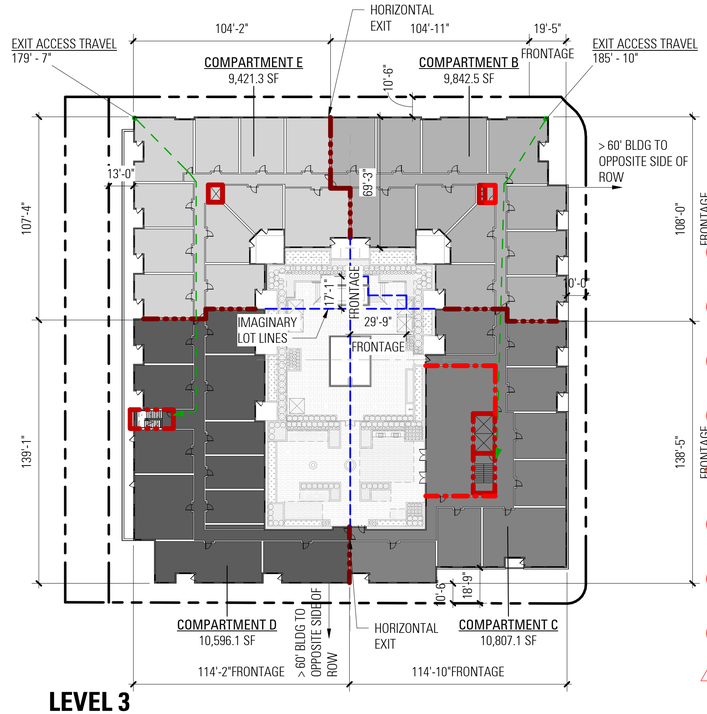
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LEVEL 7
1" = 40'-0"



LEVEL 5
1" = 40'-0"



LEVEL 3
1" = 40'-0"

FIRE ACCESS LEGEND

- 1 HR FIRE RATING
- 2 HR FIRE RATING
- 3 HR FIRE RATING

BUILDING AREA CALCS

LEVEL	NAME	AREA
LEVEL 7	COMPARTMENT E	8,321 SF
LEVEL 6	COMPARTMENT E	9,419 SF
LEVEL 5	COMPARTMENT E	9,419 SF
LEVEL 4	COMPARTMENT E	9,419 SF
LEVEL 3	COMPARTMENT E	9,421 SF
		46,001 SF

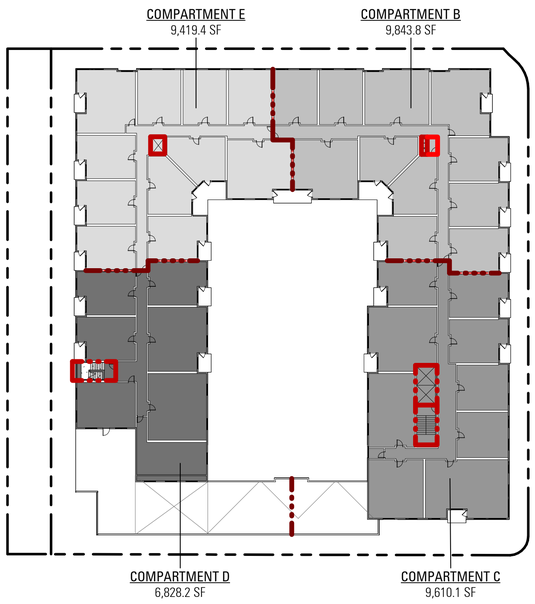
BUILDING AREA CALCS

LEVEL	NAME	AREA
LEVEL 7	COMPARTMENT B	8,943 SF
LEVEL 6	COMPARTMENT B	9,844 SF
LEVEL 5	COMPARTMENT B	9,844 SF
LEVEL 4	COMPARTMENT B	9,844 SF
LEVEL 3	COMPARTMENT B	9,842 SF
		48,317 SF

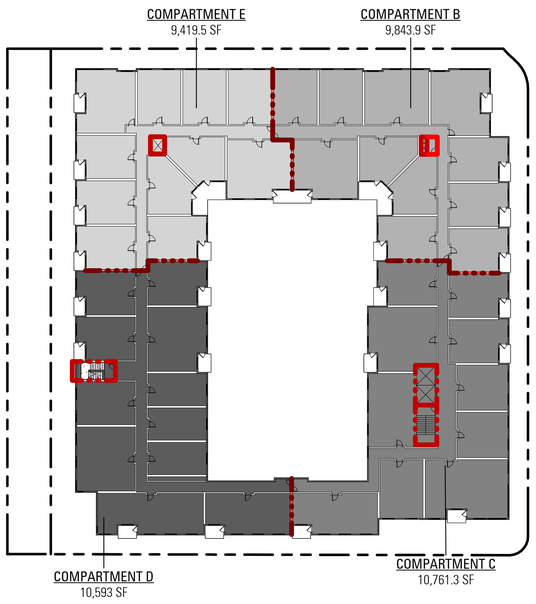
LEVEL 7	COMPARTMENT D	6,323 SF
LEVEL 6	COMPARTMENT D	6,828 SF
LEVEL 5	COMPARTMENT D	10,593 SF
LEVEL 4	COMPARTMENT D	10,593 SF
LEVEL 3	COMPARTMENT D	10,596 SF
		44,933 SF

LEVEL 2	COMPARTMENT A	56,024 SF
LEVEL 1	COMPARTMENT A	56,129 SF
LEVEL B1	COMPARTMENT A	57,767 SF
		169,919 SF
		357,588 SF

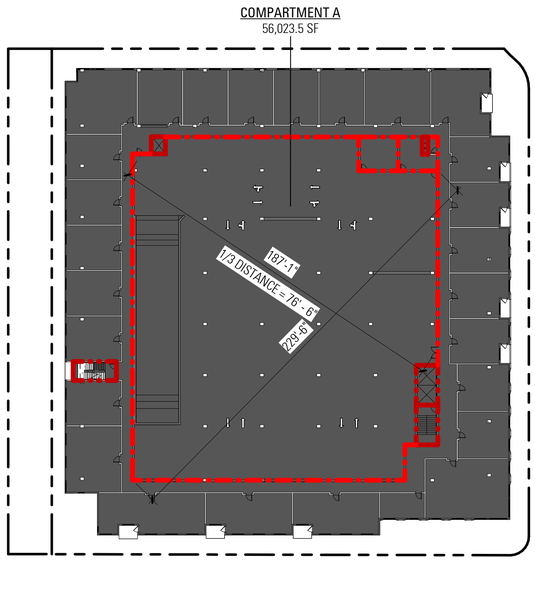
LEVEL 7	COMPARTMENT C	6,478 SF
LEVEL 6	COMPARTMENT C	9,610 SF
LEVEL 5	COMPARTMENT C	10,761 SF
LEVEL 4	COMPARTMENT C	10,761 SF
LEVEL 3	COMPARTMENT C	10,807 SF
		48,417 SF



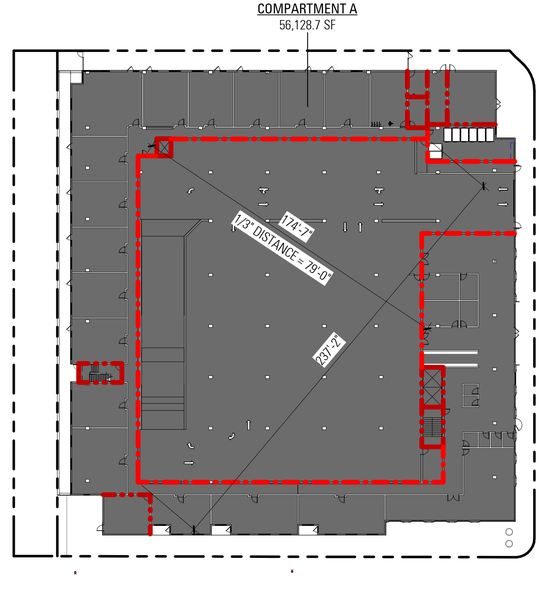
LEVEL 6
1" = 40'-0"



LEVEL 4
1" = 40'-0"



LEVEL 2
1" = 40'-0"



LEVEL 1
1" = 40'-0"

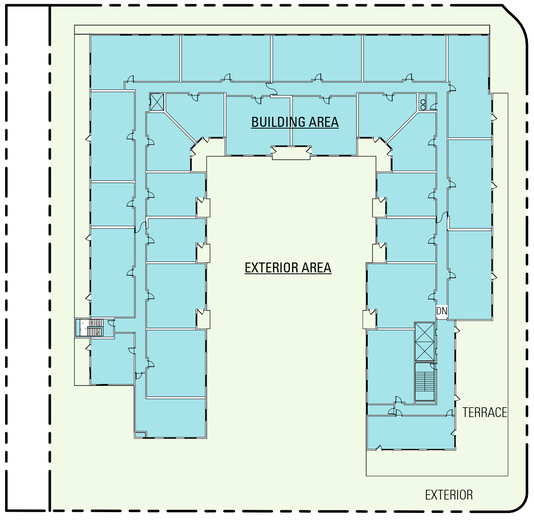
BUILDING AREA DIAGRAMS
220 WEST 20TH AVE | SAN MATEO, CA
DATE: 12.17.2025

0 20' 40' 80'
As indicated

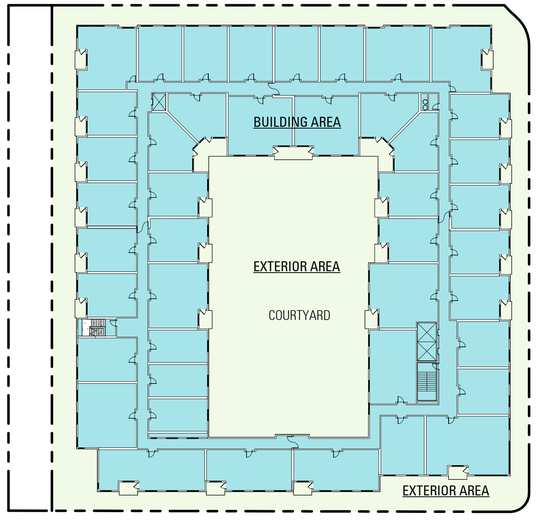
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A7.2

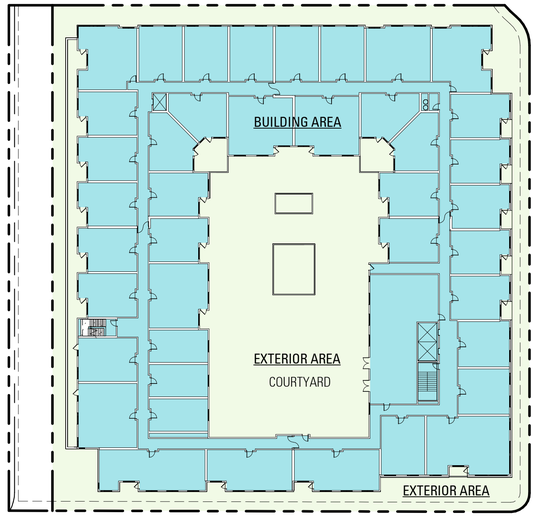
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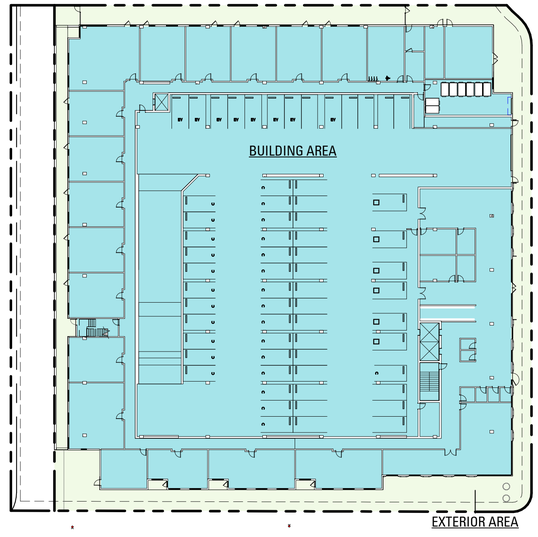
LEVEL 7 FAR
1" = 40'-0"



LEVEL 5 FAR
1" = 40'-0"

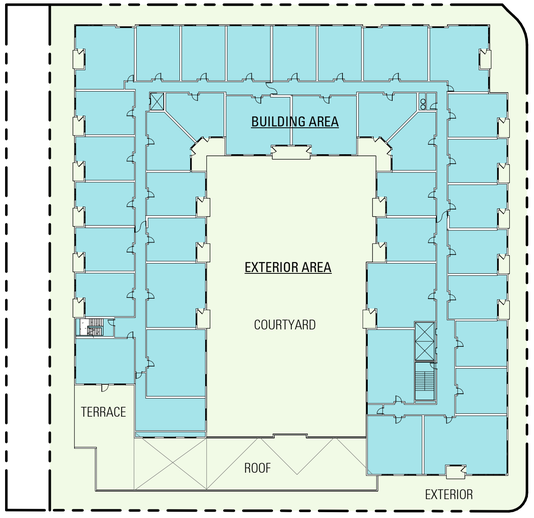


LEVEL 3 FAR
1" = 40'-0"

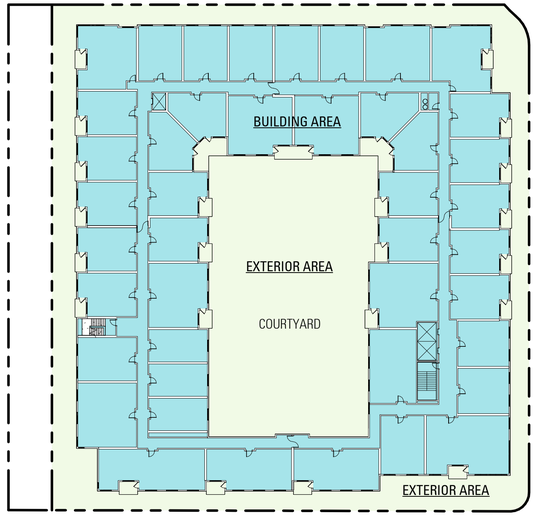


LEVEL 1 FAR
1" = 40'-0"

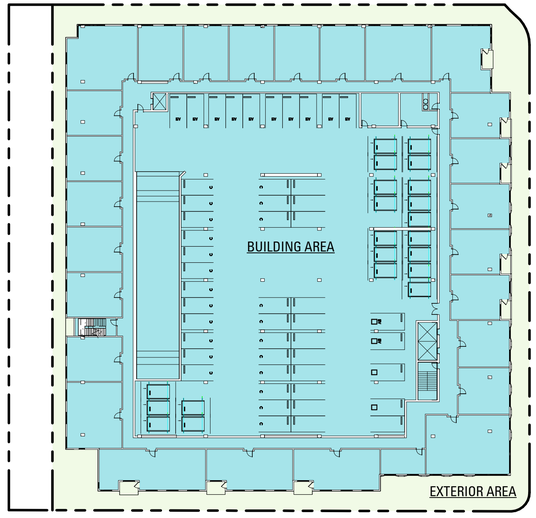
FAR Calculations		
AREA	SQUARE FOOTAGE	LOT COVERAGE
LEVEL 7		
BUILDING AREA	29,601 SF	44%
EXTERIOR AREA	37,626 SF	56%
	67,226 SF	
LEVEL 6		
BUILDING AREA	34,985 SF	52%
EXTERIOR AREA	32,242 SF	48%
	67,226 SF	
LEVEL 5		
BUILDING AREA	39,778 SF	59%
EXTERIOR AREA	27,448 SF	41%
	67,226 SF	
LEVEL 4		
BUILDING AREA	39,948 SF	59%
EXTERIOR AREA	27,278 SF	41%
	67,226 SF	
LEVEL 3		
BUILDING AREA	40,036 SF	60%
EXTERIOR AREA	27,186 SF	40%
	67,222 SF	
LEVEL 2		
BUILDING AREA	55,481 SF	83%
EXTERIOR AREA	11,746 SF	17%
	67,226 SF	
LEVEL 1		
BUILDING AREA	55,543 SF	83%
EXTERIOR AREA	11,684 SF	17%
	67,226 SF	
LEVEL B1		
BUILDING AREA	58,119 SF	86%
EXTERIOR AREA	9,108 SF	14%
	67,226 SF	



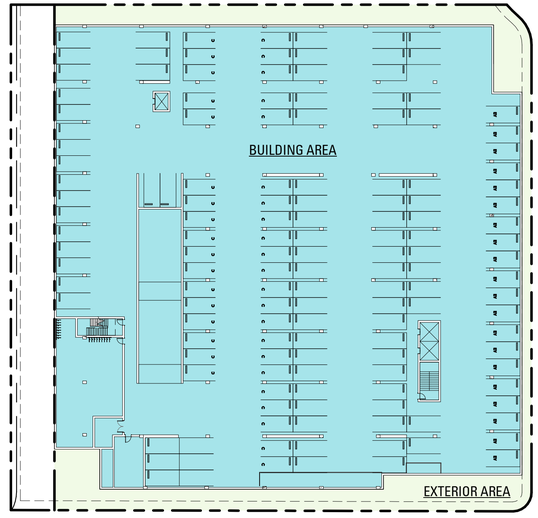
LEVEL 6 FAR
1" = 40'-0"



LEVEL 4 FAR
1" = 40'-0"



LEVEL 2 FAR
1" = 40'-0"



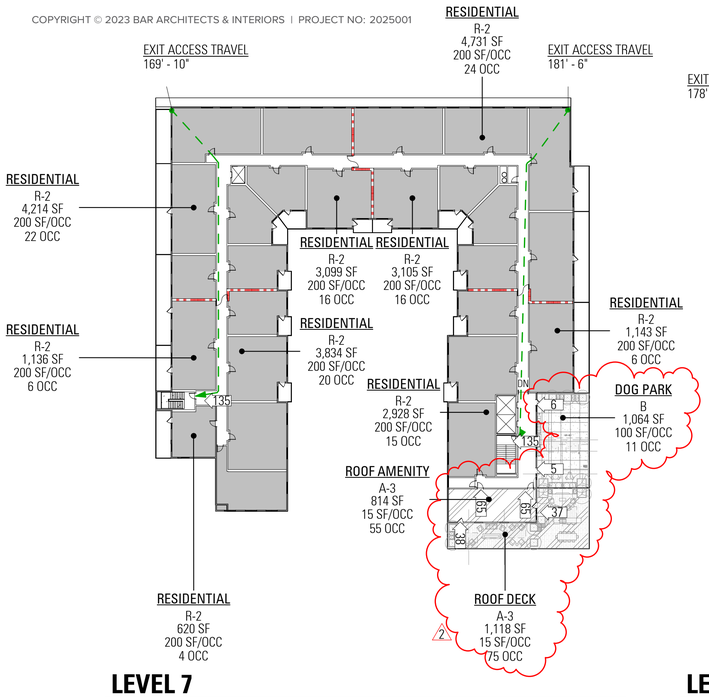
LEVEL B1 FAR
1" = 40'-0"

LOT COVERAGE DIAGRAMS
220 WEST 20TH AVE | SAN MATEO, CA
DATE: 12.17.2025

0 20' 40' 80'
1" = 40'-0"

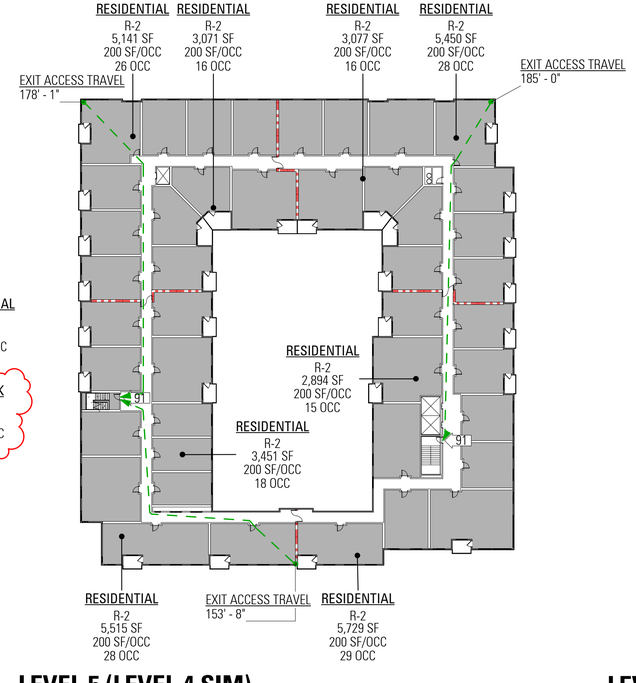
SUMMERHILL APARTMENT COMMUNITIES BAR architects & interiors

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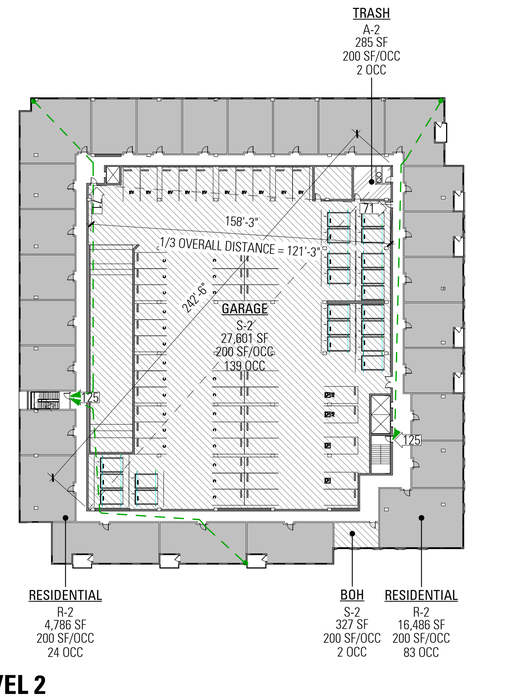
LEVEL 7

1" = 40'-0"



LEVEL 5 (LEVEL 4 SIM)

1" = 40'-0"



LEVEL 2

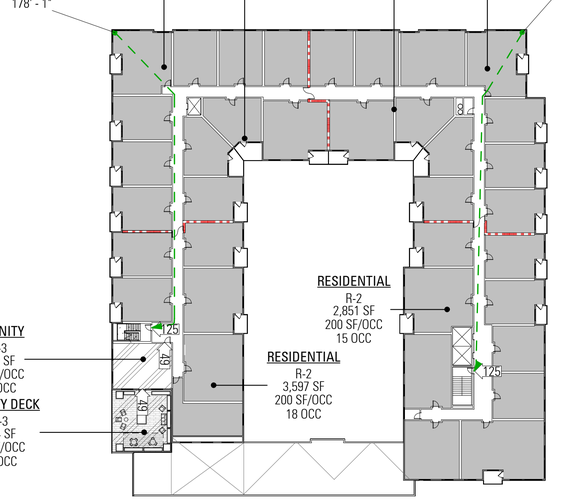
1" = 40'-0"

KEY

- A-3
- B
- R-2
- S-2

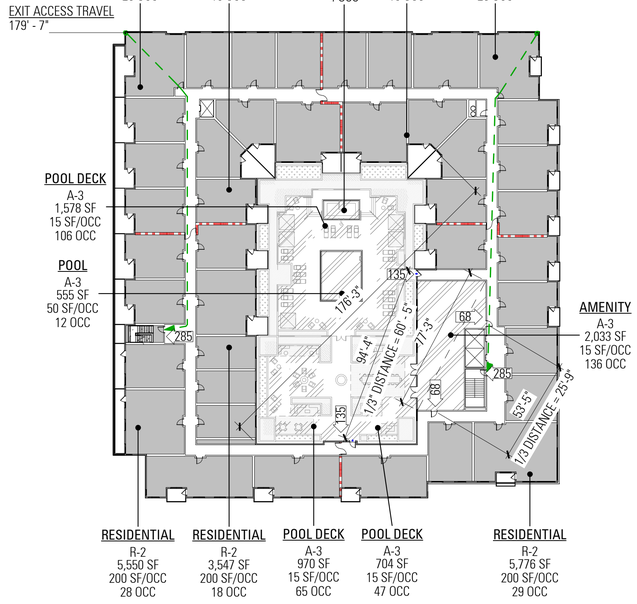
LEGEND

- EXIT ACCESS TRAVEL DISTANCE (CBC 1017)
- COMMON PATH OF EGRESS TRAVEL
- OCCUPANT LOAD AT EGRESS COMPONENT
- PROPERTY LINE
- SETBACK LINE
- 1-HR FIRE BARRIER
- 2-HR FIRE BARRIER
- 3-HR FIRE BARRIER
- 1-HR RATED FIRE PARTITION
- AREA NAME / R-2 ACCESSORY / 21,000 SF / 300 SF/OCC / Occupant Load OCC — AREA TAG
- INTERIOR ACCESSIBLE ROUTE
- EXTERIOR ACCESSIBLE ROUTE WITH 48" WIDTH
- EGRESS DISCHARGE



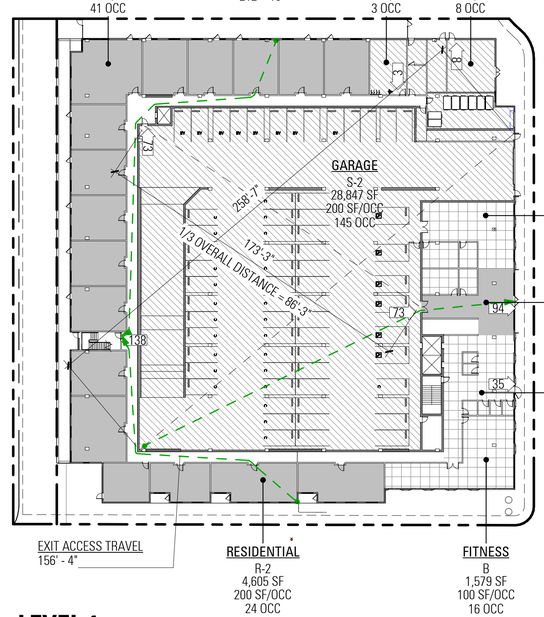
LEVEL 6

1" = 40'-0"



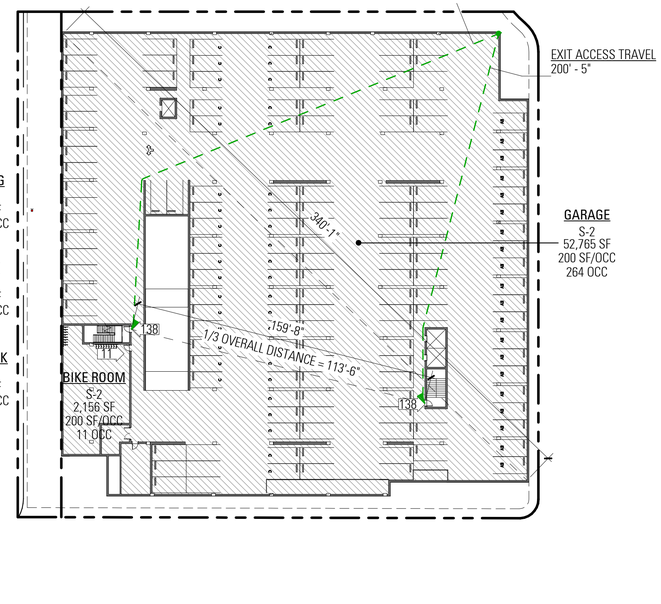
LEVEL 3

1" = 40'-0"



LEVEL 1

1" = 40'-0"



LEVEL B1

1" = 40'-0"

BUILDING EGRESS DIAGRAMS

220 WEST 20TH AVE | SAN MATEO, CA

DATE: 12.17.2025

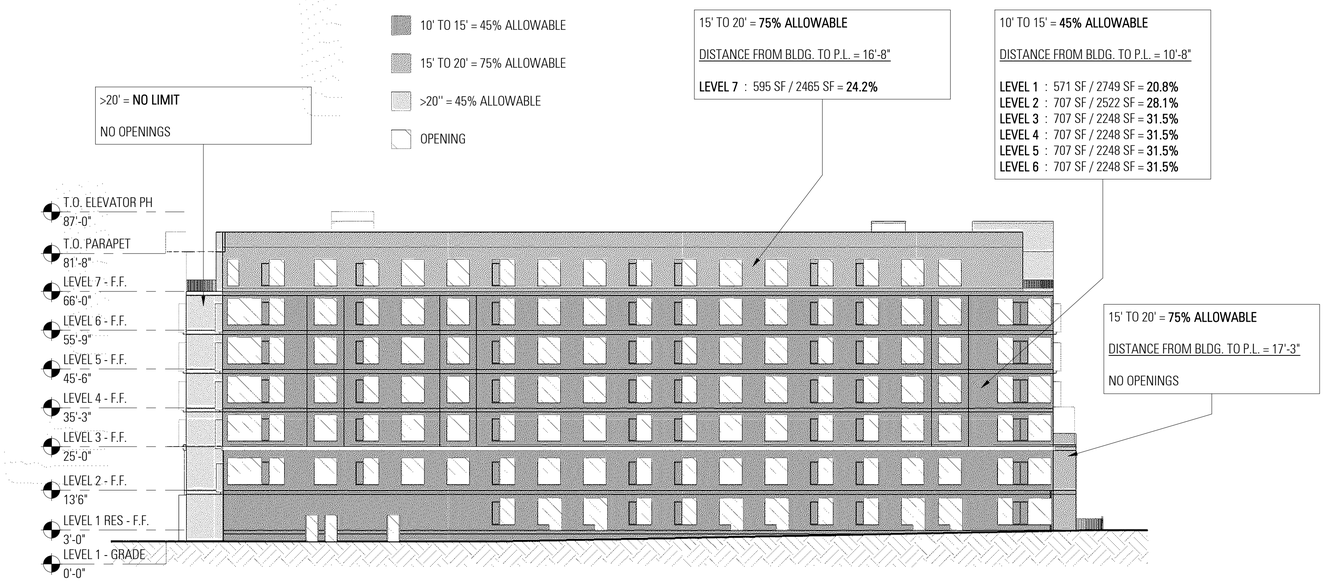
As indicated

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A7.4

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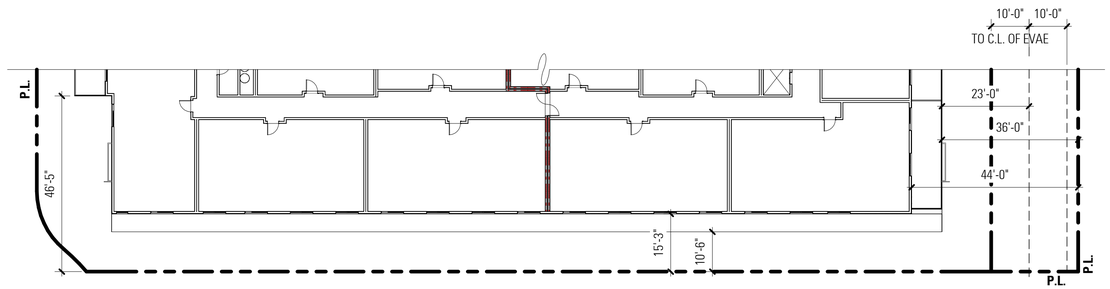
EXTERIOR ELEVATION - NORTH - ANALYSIS

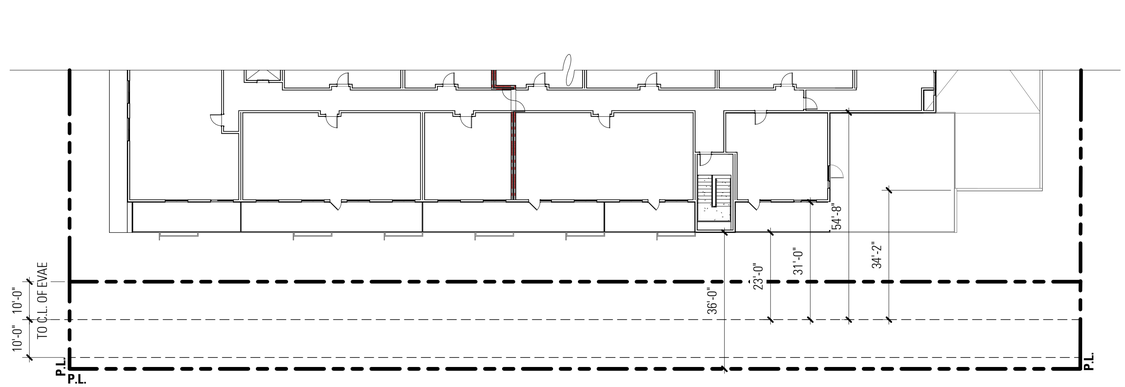
1" = 20'-0"

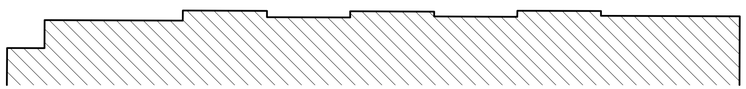


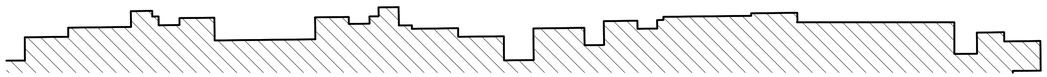
EXTERIOR ELEVATION - WEST - ANALYSIS

1" = 20'-0"



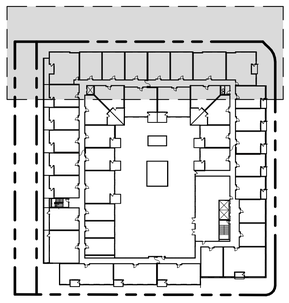






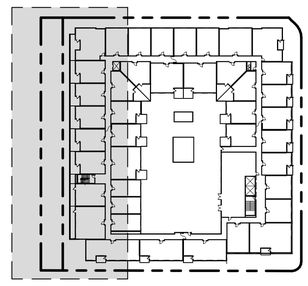
EXTERIOR OPENING DIAGRAM - NORTH - PARTIAL LEVEL 7 PLAN

1" = 20'-0"



EXTERIOR OPENING DIAGRAM - WEST - PARTIAL LEVEL 7 PLAN

1" = 20'-0"



NOTE:

PLAN DIMENSIONS CORRESPOND TO CBC TABLE 705.8

FIRE SEPARATION DISTANCE MEASURED FROM EXTERIOR FINISH FACE OF BULDING TO PROPERTY LINE

EMERGENCY VEHICLE ACCESS EASEMENT WITHIN LOT TRATED AS PUBLIC WAY

FIRE SEPARATION DISTANCE ANALYSIS

220 WEST 20TH AVE | SAN MATEO, CA

DATE: 12.17.2025

0 2' 4' 8'

As indicated

SUMMERHILL APARTMENT COMMUNITIES

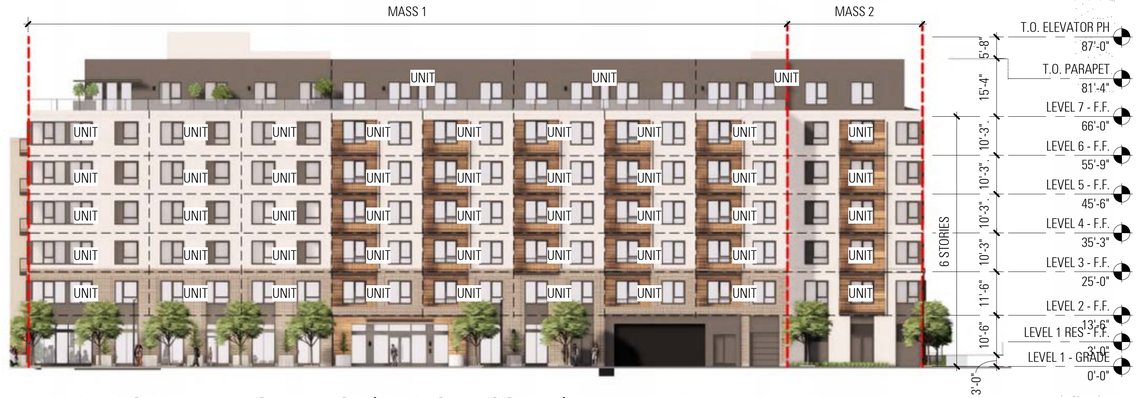
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A7.5

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3 A8.1 **EXTERIOR ELEVATION - WEST**
1" = 20'-0"



2 A8.1 **EXTERIOR ELEVATION - EAST (ELKHORN COURT)**
1" = 20'-0"



4 A8.1 **EXTERIOR ELEVATION - NORTH**
1" = 20'-0"



1 A8.1 **EXTERIOR ELEVATION - SOUTH (WEST 20TH AVE)**
1" = 20'-0"

SOUTH FACADE:

TOTAL UNITS: 24
UNITS WITH RECESS: 19

PERCENTAGE OF UNITS WITH RECESS: 79%

EAST FACADE:

TOTAL UNITS: 48
UNITS WITH RECESS: 29

PERCENTAGE OF UNITS WITH RECESS: 60%

NORTH FACADE:

TOTAL UNITS: 51
UNITS WITH RECESS: 12

PERCENTAGE OF UNITS WITH RECESS: 23%

WEST FACADE:

TOTAL UNITS: 51
UNITS WITH RECESS: 24

PERCENTAGE OF UNITS WITH RECESS: 47%

TOTAL (ALL FACADES):

TOTAL UNITS: 174
UNITS WITH RECESS: 84

PERCENTAGE OF UNITS WITH RECESS: 48% (30% REQUIRED BY ODS)

ODS 4.1.2 - ARTICULATION DETAILS
ODS 4.1.4 - MASSING BREAKS
ODS 4.1.6 - MASSING BREAKS: MID-RISE BUILDINGS

ODS COMPLIANCE

220 WEST 20TH AVE | SAN MATEO, CA
DATE: 12.17.2025

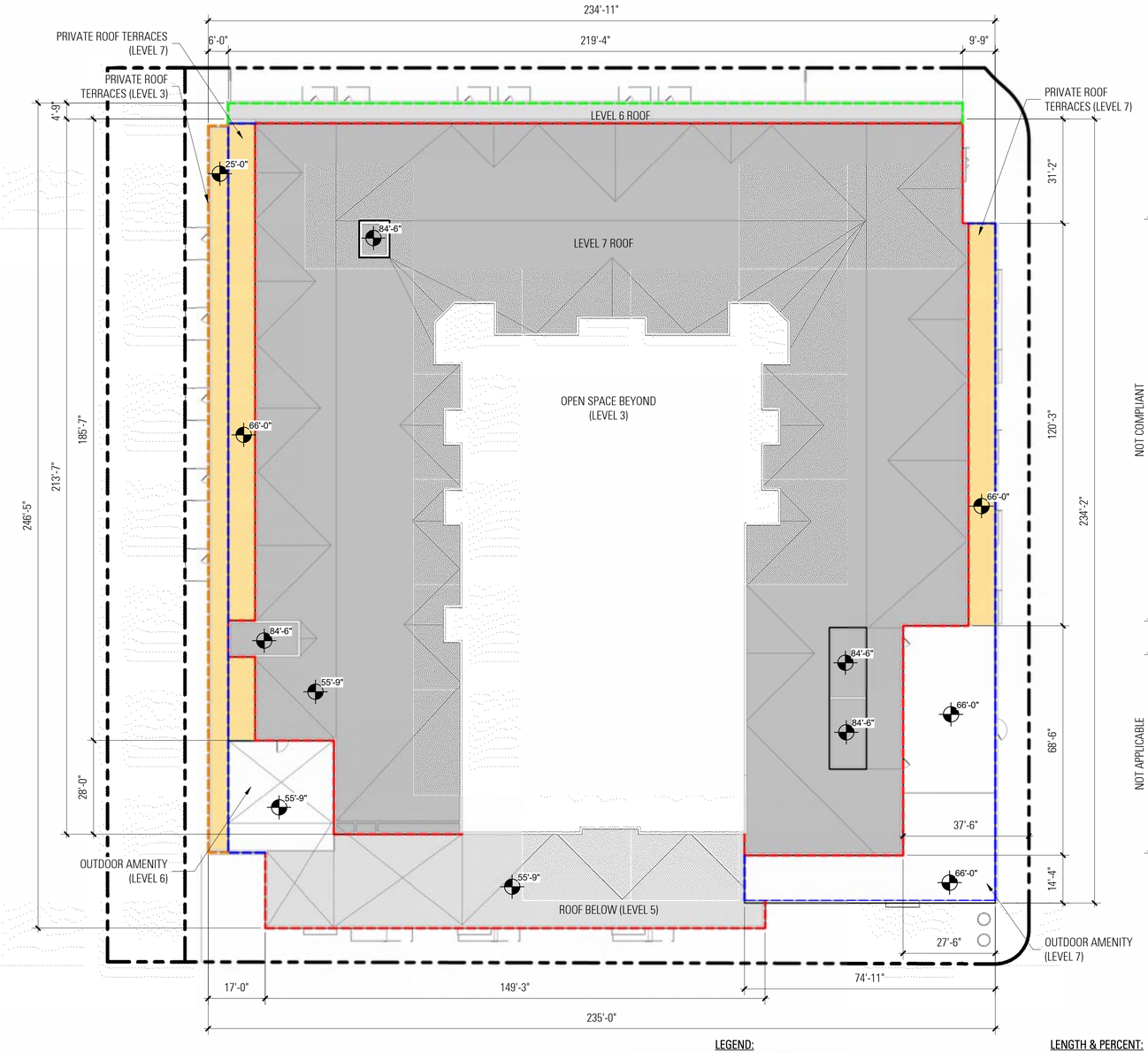
0 10' 20' 40'
1" = 20'-0"

SUMMERHILL APARTMENT COMMUNITIES
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1

A8.1

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LEGEND:

TYPICAL ROOF ASSEMBLY WITH STUCCO PARAPET	974' - 5"	49.5%
TYPICAL ROOF ASSEMBLY WITH GLASS RAILING	534' - 9"	27.2%
TYPICAL ROOF ASSEMBLY WITH VERTICAL RAILING	229' - 2"	11.6%
SLOPED METAL ROOF	231' - 3"	11.7%

2 A8.2 ODS 4.5.2 ROOF FORM: ADDITIONAL REQUIREMENTS

1" = 20'-0"



1 A8.2 ODS 4.2.2 - GROUND FLOOR REQUIREMENTS

1" = 20'-0"

ODS COMPLIANCE
220 WEST 20TH AVE | SAN MATEO, CA
DATE: 12.17.2025

N

0 10' 20' 40'
1" = 20'-0"

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0 8' 16' 32' 48'

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

THESE PLANS WERE PREPARED BY JETT LANDSCAPE ARCHITECTURE + DESIGN, REGISTERED LANDSCAPE ARCHITECT IN CALIFORNIA, PLA #5335.

ILLUSTRATIVE LANDSCAPE PLAN

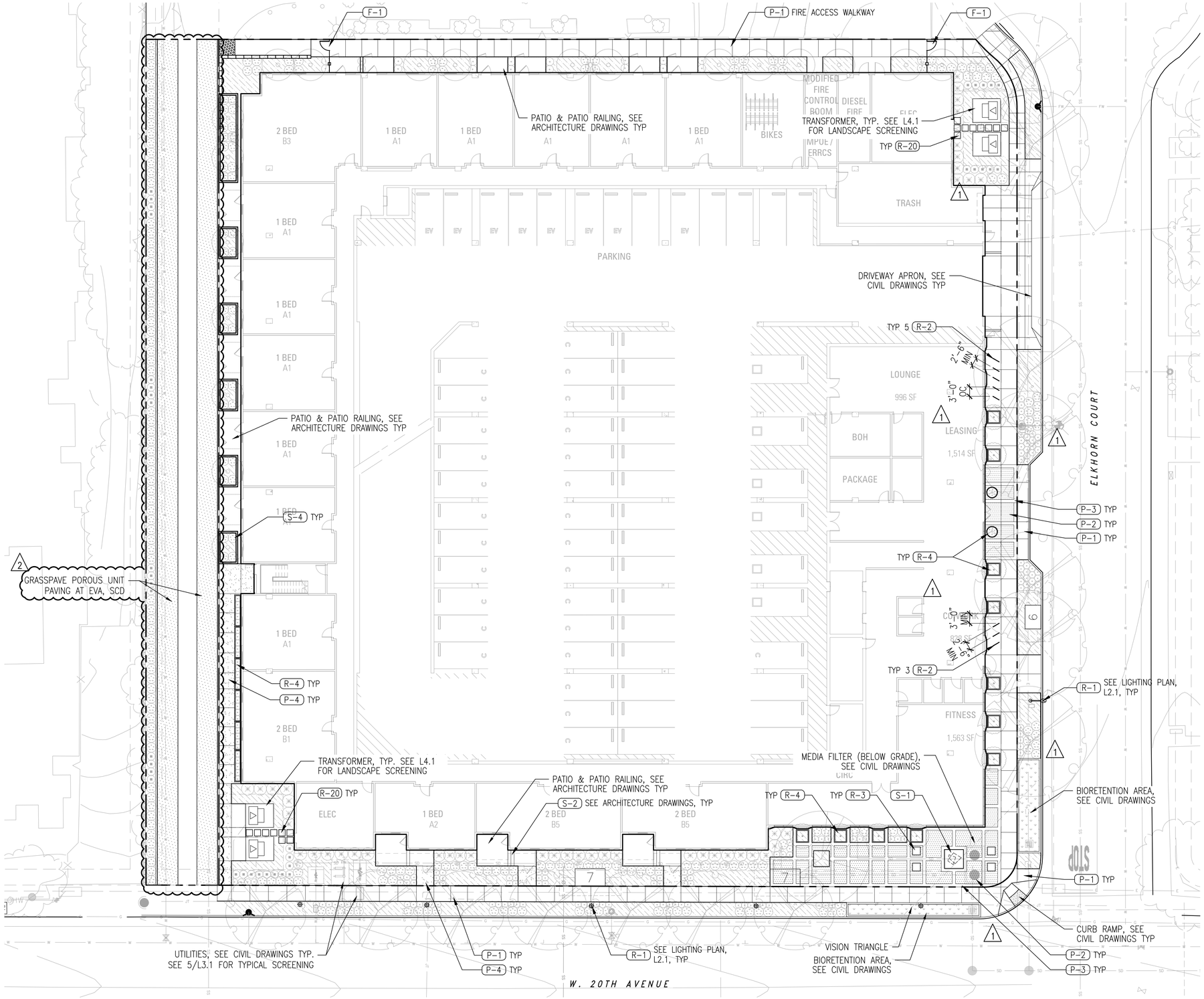
220 WEST 20TH AVE | SAN MATEO, CA

DATE: 12.17.2025

SUMMERHILL APARTMENT COMMUNITIES

JETT LANDSCAPE ARCHITECTURE + DESIGN
PLA #3335 · 2 Theatre Square #218 · Orinda CA · 94563
925.254.5422 · www.jett.land

L1.0



PRODUCTS & MATERIALS SCHEDULE

KEY	NAME	DESCRIPTION
PAVING		
P-1	CONCRETE PAVING	NATURAL COLOR, BROOM FINISH
P-2	DECORATIVE CONCRETE PAVING – FINISH 1	INTEGRAL COLOR, TOPCAST FINISH
P-3	CONCRETE BAND	INTEGRAL COLOR, TOPCAST FINISH
P-4	DECORATIVE CONCRETE PAVING – FINISH 2	INTEGRAL COLOR, BROOM FINISH
P-5	ON-STRUCTURE PAVERS	CONCRETE PAVERS
P-6	SYNTHETIC DOG TURF	SYNTHETIC TURF OVER FIBERGLASS GRATING
FENCING		
F-1	6' HT FENCE & GATE	TUBE STEEL; SEE DETAILS 3-4/L3.1
F-2	5' HT POOL FENCE & GATE	TEMPERED GLASS, SEE DETAIL 4/L3.1
F-3	4' HT FENCE	TUBE STEEL
STRUCTURES & WALLS		
S-1	PUBLIC ART PIECE	–
S-2	STAIRS & HANDRAIL	–
S-3	STORMWATER PLANTER	CMU FLOW-THROUGH PLANTER, SCD
S-4	CMU PLANTER	–
S-5	POOL	–
S-6	SPA	–
S-7	TRANSFER PLATFORM	ACCESSIBLE TRANSFER BARS
S-8	OUTDOOR SHOWER	–
SITE FURNITURE		
R-1	LIGHT POLE	PER PEDESTRIAN MASTER PLAN; SEE L2.1
R-2	BIKE RACK	WELLE CIRCULAR RACK, STAINLESS STEEL, EMBEDMENT MOUNT, SEE 1-2/L3.1
R-3	SEATBLOCK	PRECAST CONCRETE
R-4	PRECAST PLANTER	PRECAST CONCRETE
R-5	PREFAB PLANTER	FIBERGLASS
R-6	DOG WASTE STATION	PET WASTE BAG DISPENSER
R-7	TRASH/RECYCLE RECEPTACLES	–
R-8	OUTDOOR KITCHEN	ELECTRIC BARBECUE(S) & COUNTER
R-9	FIREPIT	–
R-10	WATER FEATURE	RECIRCULATING
R-11	LOUNGE FURNITURE	–
R-12	CAFE TABLES & CHAIRS	–
R-13	COMMUNITY TABLE	–
R-14	CHAISE LOUNGE	–
R-15	CABAÑAS	–
R-16	FIREPLACE & TELEVISION	ELECTRIC FIREPLACE
R-17	STRING LIGHTS	–
R-18	DOG AGILITY EQUIPMENT	–
R-19	BENCH-ON STRUCTURE	WOOD, WITH BACK & ARMS
R-20	CONC STEP STONES	–
R-21	DOG & HUMAN DRINKING FOUNTAIN	–
R-22	STEPPED SEATBLOCKS	–

N

0 8' 16' 32' 48'

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

THESE PLANS WERE PREPARED BY JETT LANDSCAPE ARCHITECTURE + DESIGN, REGISTERED LANDSCAPE ARCHITECT IN CALIFORNIA, PLA #3335.

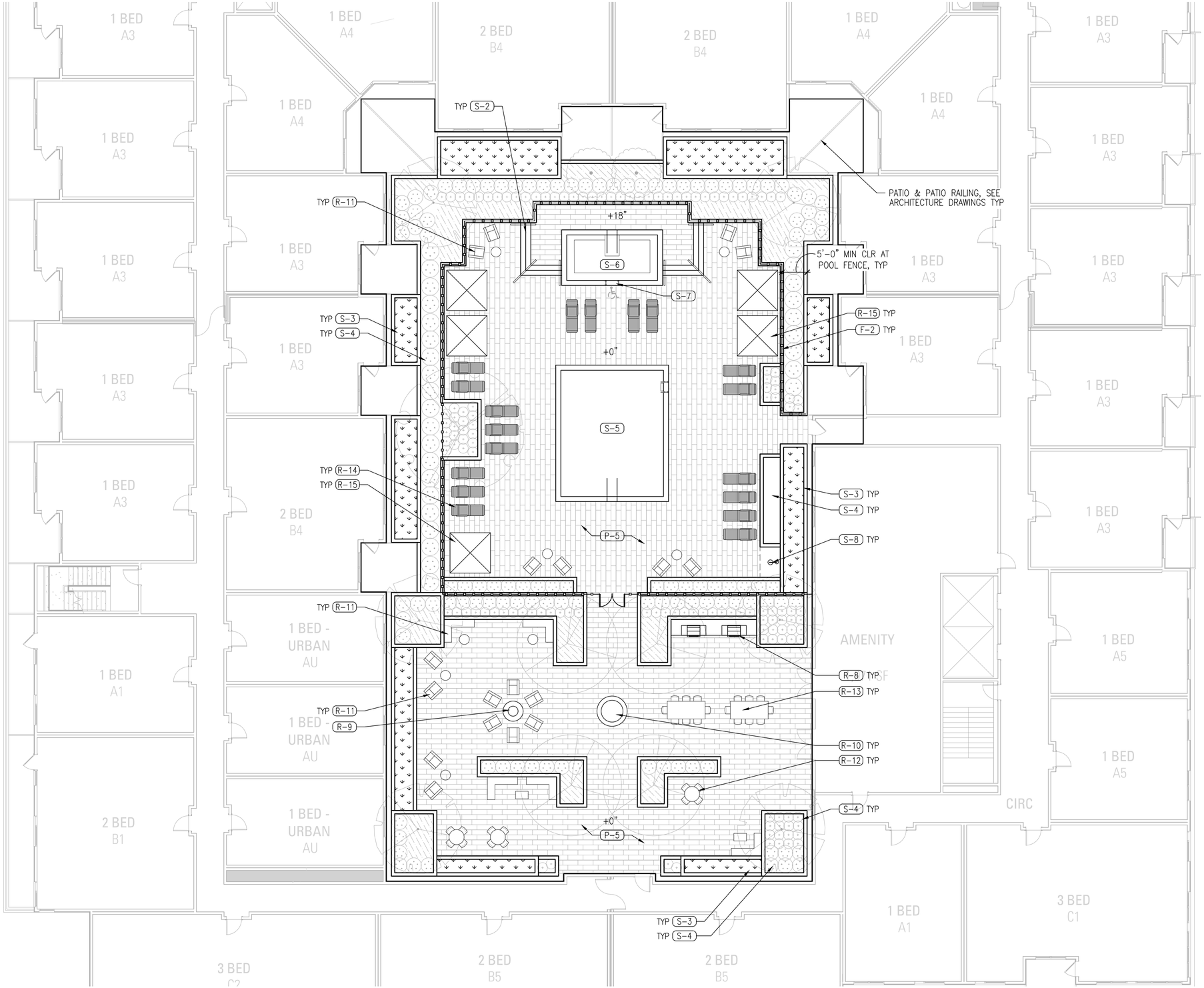
LANDSCAPE PLAN - LEVEL 1

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DATE: 12.17.2025

SUMMERHILL APARTMENT COMMUNITIES

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PRODUCTS & MATERIALS SCHEDULE		
KEY	NAME	DESCRIPTION
PAVING		
P-1	CONCRETE PAVING	NATURAL COLOR, BROOM FINISH
P-2	DECORATIVE CONCRETE PAVING – FINISH 1	INTEGRAL COLOR, TOPCAST FINISH
P-3	CONCRETE BAND	INTEGRAL COLOR, TOPCAST FINISH
P-4	DECORATIVE CONCRETE PAVING – FINISH 2	INTEGRAL COLOR, BROOM FINISH
P-5	ON-STRUCTURE PAVERS	CONCRETE PAVERS
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F-3	4' HT FENCE	TUBE STEEL
STRUCTURES & WALLS		
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S-2	STAIRS & HANDRAIL	–
S-3	STORMWATER PLANTER	CMU FLOW-THROUGH PLANTER, SCD
S-4	CMU PLANTER	–
S-5	POOL	–
S-6	SPA	–
S-7	TRANSFER PLATFORM	ACCESSIBLE TRANSFER BARS
S-8	OUTDOOR SHOWER	–
SITE FURNITURE		
R-1	LIGHT POLE	PER PEDESTRIAN MASTER PLAN; SEE L2.1
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R-6	DOG WASTE STATION	PET WASTE BAG DISPENSER
R-7	TRASH/RECYCLE RECEPTACLES	–
R-8	OUTDOOR KITCHEN	ELECTRIC BARBECUE(S) & COUNTER
R-9	FIREPIT	–
R-10	WATER FEATURE	RECIRCULATING
R-11	LOUNGE FURNITURE	–
R-12	CAFE TABLES & CHAIRS	–
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R-14	CHAISE LOUNGE	–
R-15	CABAÑAS	–
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R-17	STRING LIGHTS	–
R-18	DOG AGILITY EQUIPMENT	–
R-19	BENCH-ON STRUCTURE	WOOD, WITH BACK & ARMS
R-20	CONC STEP STONES	–
R-21	DOG & HUMAN DRINKING FOUNTAIN	–
R-22	STEPPED SEATBLOCKS	–

N

0 5' 10' 20' 30'

SCALE: 1" = 10'-0"

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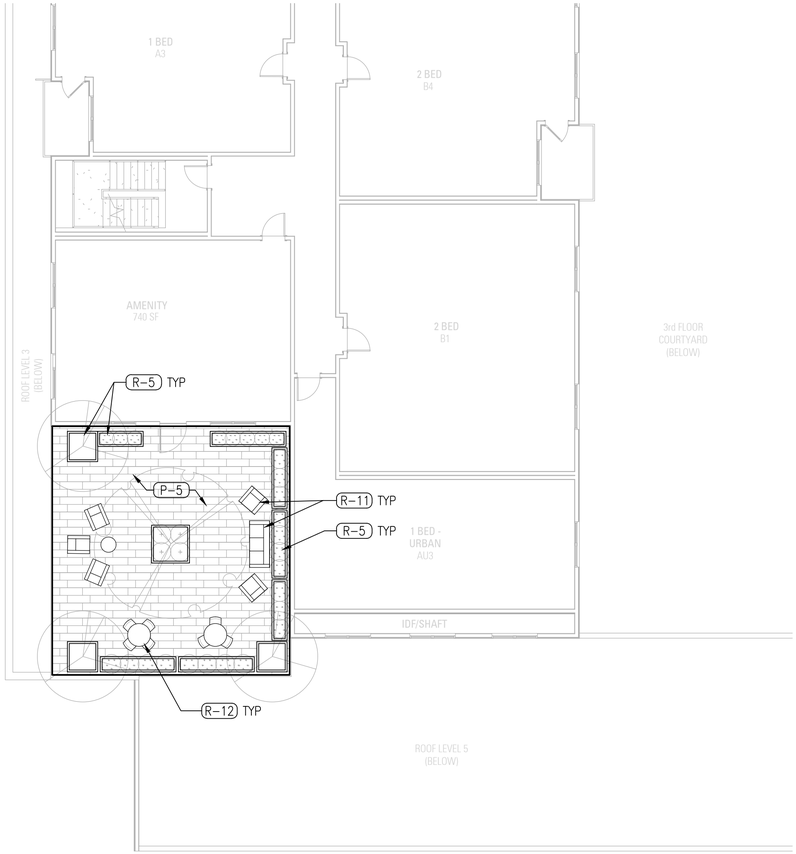
LANDSCAPE PLAN - LEVEL 3

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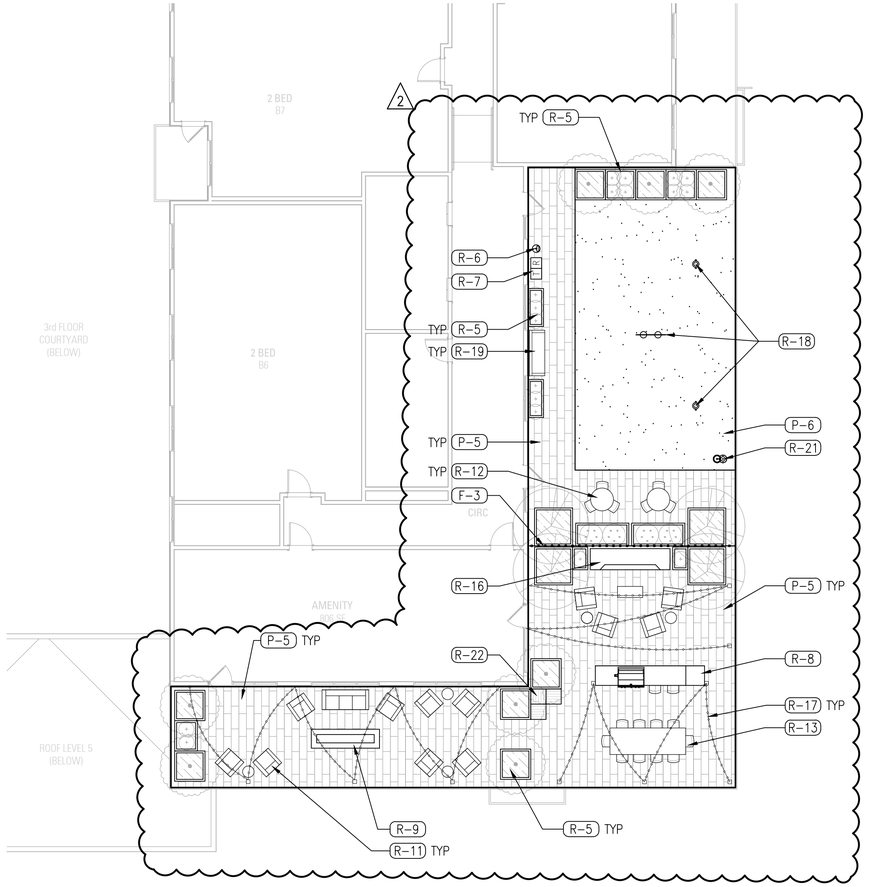
DATE: 12.17.2025

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1 6th FLOOR COURTYARD
SCALE: 1"=10'-0"



2 7th FLOOR COURTYARD
SCALE: 1"=10'-0"

PRODUCTS & MATERIALS SCHEDULE

KEY	NAME	DESCRIPTION
PAVING		
P-1	CONCRETE PAVING	NATURAL COLOR, BROOM FINISH
P-2	DECORATIVE CONCRETE PAVING – FINISH 1	INTEGRAL COLOR, TOPCAST FINISH
P-3	CONCRETE BAND	INTEGRAL COLOR, TOPCAST FINISH
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P-6	SYNTHETIC DOG TURF	SYNTHETIC TURF OVER FIBERGLASS GRATING
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S-4	CMU PLANTER	–
S-5	POOL	–
S-6	SPA	–
S-7	TRANSFER PLATFORM	ACCESSIBLE TRANSFER BARS
S-8	OUTDOOR SHOWER	–
SITE FURNITURE		
R-1	LIGHT POLE	PER PEDESTRIAN MASTER PLAN; SEE L2.1
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R-5	PREFAB PLANTER	FIBERGLASS
R-6	DOG WASTE STATION	PET WASTE BAG DISPENSER
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R-8	OUTDOOR KITCHEN	ELECTRIC BARBECUE(S) & COUNTER
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R-11	LOUNGE FURNITURE	–
R-12	CAFE TABLES & CHAIRS	–
R-13	COMMUNITY TABLE	–
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R-15	CABAÑAS	–
R-16	FIREPLACE & TELEVISION	ELECTRIC FIREPLACE
R-17	STRING LIGHTS	–
R-18	DOG AGILITY EQUIPMENT	–
R-19	BENCH-ON STRUCTURE	WOOD, WITH BACK & ARMS
R-20	CONC STEP STONES	–
R-21	DOG & HUMAN DRINKING FOUNTAIN	–
R-22	STEPPED SEATBLOCKS	–

N

0 5' 10' 20' 30'
SCALE: 1" = 10'-0"

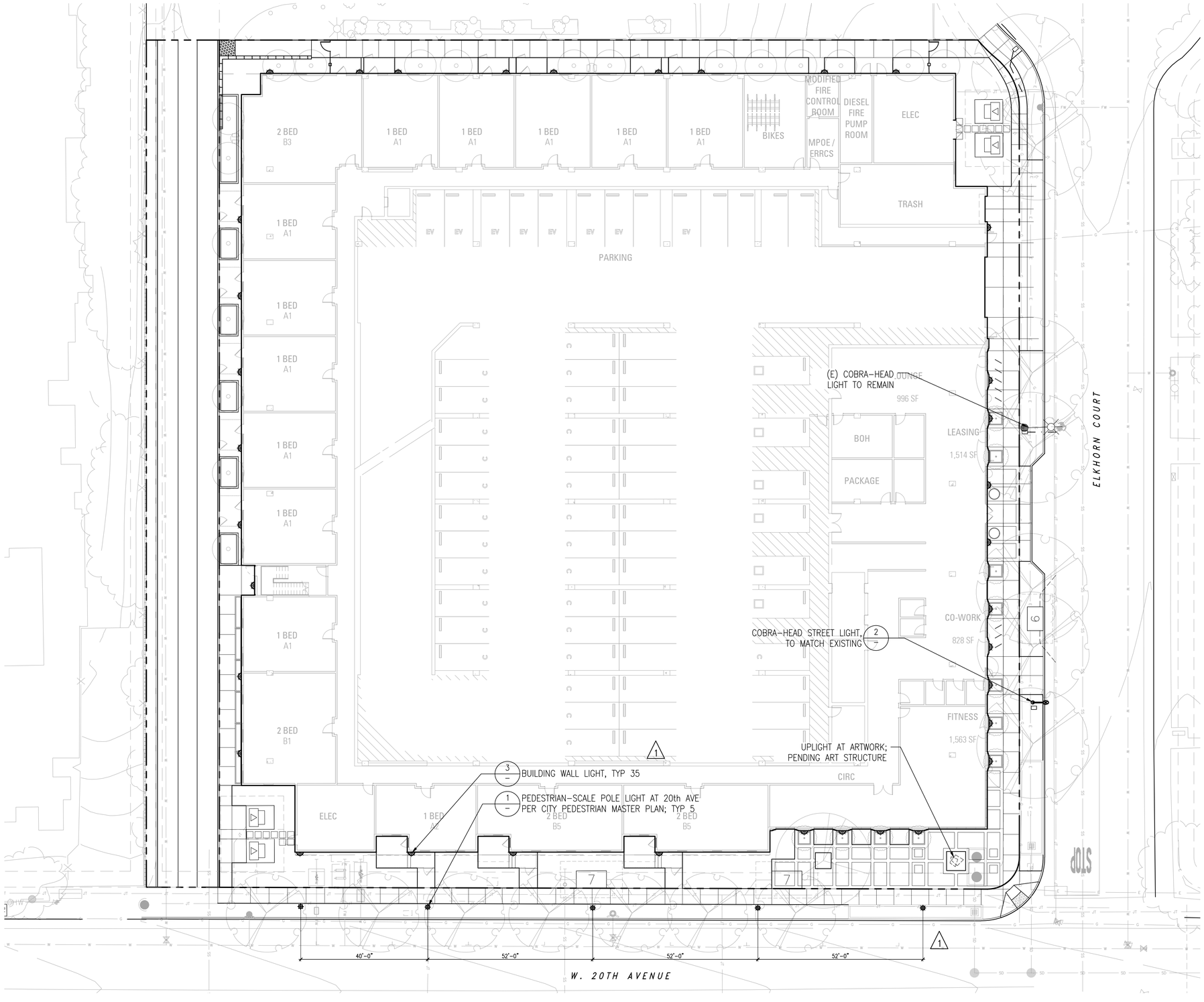
1 THESE PLANS WERE PREPARED BY JETT LANDSCAPE ARCHITECTURE + DESIGN, REGISTERED LANDSCAPE ARCHITECT IN CALIFORNIA, PLA #3335.

LANDSCAPE PLAN - LEVELS 6 & 7

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1 PEDESTRIAN SCALE LIGHT
SCALE: NTS



2 COBRA-HEAD STREET LIGHT (TO MATCH EXISTING)
SCALE: NTS



SIZE: 6" WIDE, 18" HIGH
COLOR: ANTIQUE BRONZE
MFR: PROGRESS LIGHTING
MODEL: P5642-20 CYLINDER
LAMPING: LED

3 BUILDING WALL LIGHT
SCALE: NTS

LIGHTING NOTES

1. LIGHTS & LIGHT LEVELS TO CONFORM TO CITY OF SAN MATEO CITYWIDE PEDESTRIAN MASTER PLAN, PEDESTRIAN DESIGN GUIDELINES. SEE PHOTOMETRIC PLAN, SHEET "PM" FOR ADDITIONAL INFORMATION.
2. NO COMMON OUTDOOR PARK AND RECREATION FACILITY SPACE IS PROPOSED IN THIS PROJECT, THUS NO EXTERIOR LIGHTING RELATING TO PARKS OR RECREATION IS PROPOSED.

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

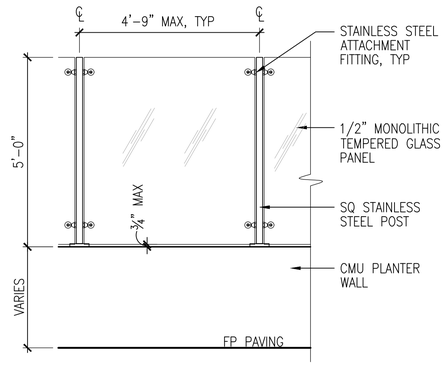
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LANDSCAPE LIGHTING PLAN

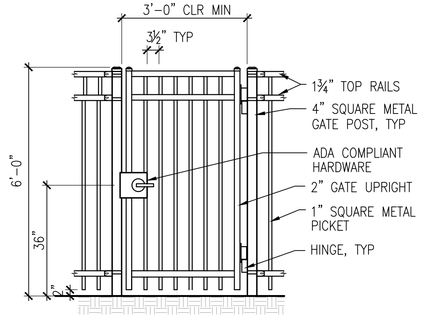
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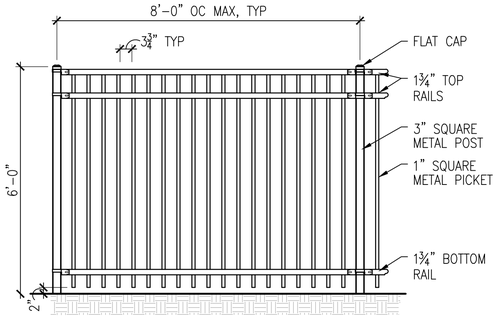


5 POOL FENCE – ELEVATION
SCALE: 1/2" = 1'-0"



NOTE: GATE MFR AND FINISH TO MATCH FENCE.

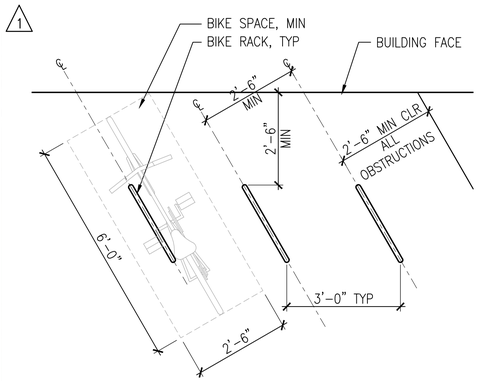
4 6FT HT GATE AT-GRADE
SCALE: 1/2" = 1'-0"



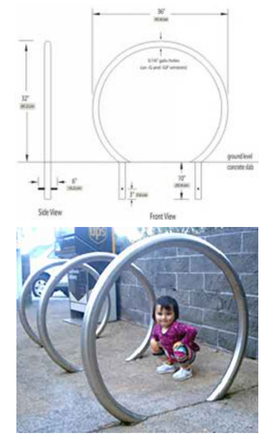
NOTE: FENCE TO BE THROUGH AMERISTAR. FINISH TO BE BLACK POWDERCOAT.

3 6 FT HEIGHT FENCE AT-GRADE
SCALE: 1/2"=1'-0"





2 SHORT-TERM BIKE RACK LAYOUT, TYP
SCALE: 1/2" = 1'-0"



1 CITY-STANDARD SHORT TERM BIKE RACK
SCALE: NTS



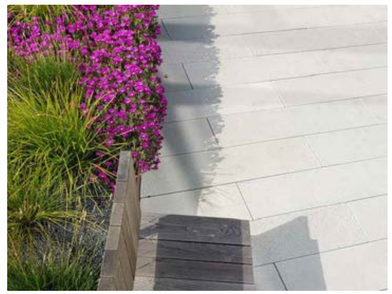
R-5 PREFABRICATED PLANTER



R-4 PRECAST PLANTER



R-3 SEATBLOCK; PRECAST CONC



P-5 ON-STRUCTURE PAVERS



P-2 P-4 DECORATIVE CONC PAVING



P-1 STANDARD CONCRETE PAVING



R-22 STEPPED SEAT BLOCKS



R-21 DOG/HUMAN DRINKING FOUNTAIN



P-6 SYNTHETIC DOG TURF



R-8 OUTDOOR KITCHEN, ELECTRIC BBQ



R-16 ELECTRIC FIREPLACE – PRECEDENT IMAGERY



S-5 S-6 POOL & SPA – PRECEDENT IMAGERY

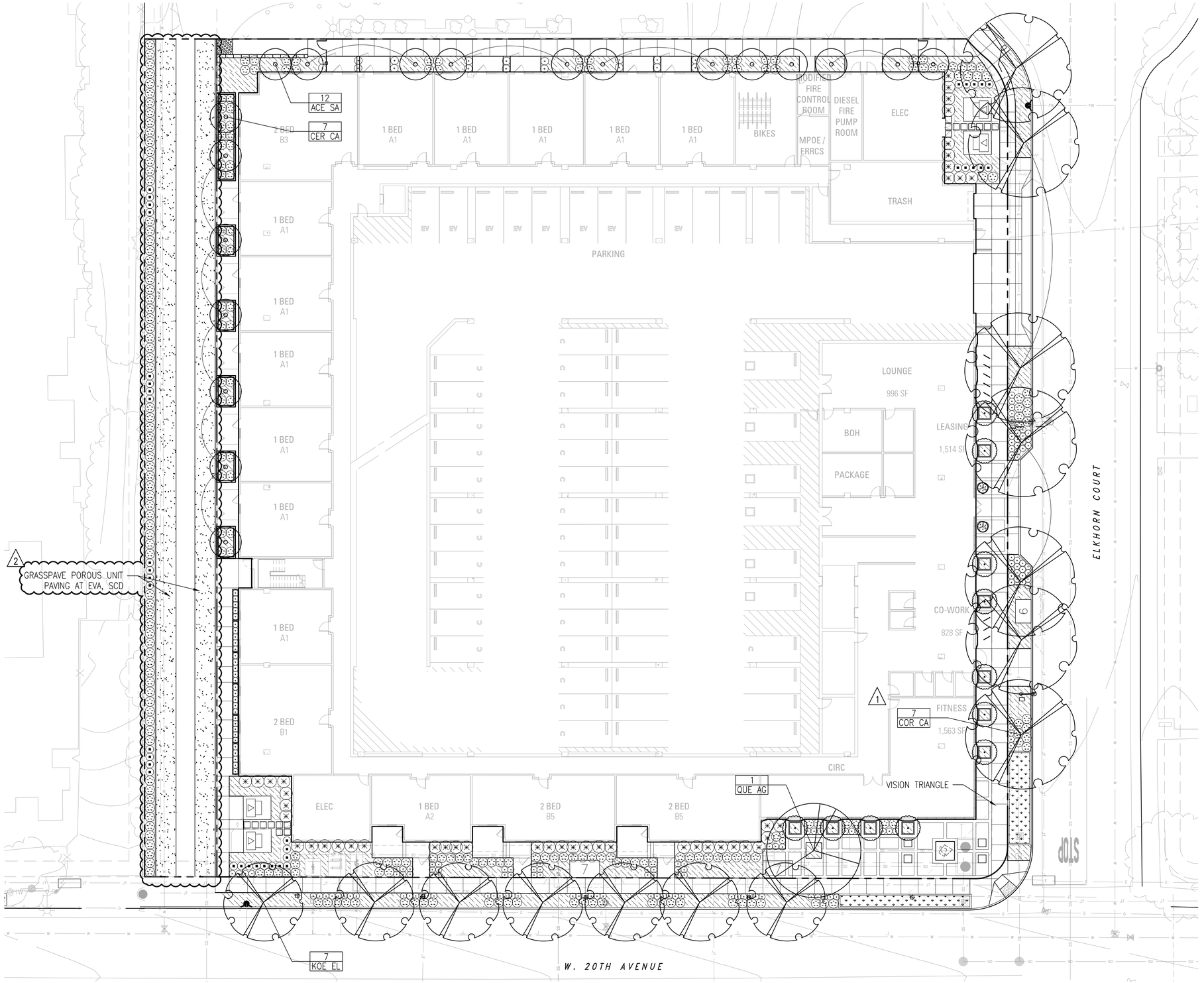
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PRODUCT IMAGES AND DETAILS

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PRELIMINARY PLANT PALETTE		
KEY	BOTANICAL NAME	COMMON NAME
STREET TREES		
KOE EL	KOELREUTERIA ELEGANS	FLAMEGOLD
COR CA	CORYMBIA CALOPHYLLA	REDGUM EUCALYPTUS
LANDSCAPE TREES		
ACE SA	ACER PALMATUM 'SANGO KAKU'	JAPANESE MAPLE
CER CA	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD
LAG ZU	LAGERSTROEMIA 'ZUNI'	CRAPE MYRTLE
LAU NO	LAURUS NOBILIS 'EMERALD WAVE'	SWEET BAY
LYO FL	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD
GIN BI	GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE
OLE EU	OLEA EUROPAEA 'SWAN HILL' (MULTI)	FRUITLESS OLIVE
QUE AG	QUERCUS AGRIFOLIA	COAST LIVE OAK
LARGE SHRUBS & PERENNIALS		
	ARCTORSTAPHYLOS 'HOWARD MCMINN'	MCMINN MANZANITA
	CEANOTHUS 'DARK STAR'	D. STAR CEANOTHUS
	PITTOSPORUM TOBIRA 'VARIEGATA'	MOCK ORANGE
	PODOCARPUS 'ICEE BLUE'	ICE BLUE FERN PINE
	RHAMNUS CA. 'MOUND SAN BRUNO'	COFFEEBERRY
MEDIUM SHRUBS, GRASSES & PERENNIALS		
	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE
	DIETES GRANDIFLORA VARIEGATA	FORTNIGHT LILY
	LIMONIUM PEREZII	SEA LAVENDER
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
	LOROPETALUM CHINENSE 'EM. SNOW'	FRINGE FLOWER
	MUHLENBERGIA RIGENS	DEER GRASS
	PITTOSPORUM 'WHEELERS DWARF'	DWARF MOCK ORANGE
	PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX
	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN SAGE
	SALVIA CLEVLANDII 'WINNIFRED GILMAN'	CA BLUE SAGE
SMALL GRASSES & PERENNIALS		
	ACHILLEA MILL. 'SONOMA COAST'	WHITE YARROW
	ANIGOZANTHOS SSP.	KANGAROO PAW
	ASPIDISTRA ELATIOR	CAST IRON PLANT
	CAREX TUMULICOLA	BERKELEY SEDGE
	ERIOGONUM GRANDE VAR. RUBISCENS	RED BUCKWHEAT
	CISTANTHE GRANDIFLORA 'JAZZ HAND'	ROCK PURSLANE
	PENSTEMON MARGARITA BOP	BOP PENSTEMON
	POLYSTICHUM MUNITUM	WEST. SWORD FERN
TALL SCREEN SHRUBS		
	ILEX 'SKY PENCIL'	SKY PENCIL HOLLY
	PODOCARPUS M. 'MAKI'	SHUBBY YEW PINE
GROUNDCOVER		
	ARCTOSTAPHYLOS 'EMERALD CARPET'	CARPET MANZANITA
	CEANOTHUS G. 'YANKEE POINT'	CALIFORNIA LILAC
	CISTUS S. 'PROSTRATUS'	SAGELEAF ROCKROSE
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA
	MAHONIA AQUIFOLIUM	OREGON GRAPE
	SATUREJA DOUGLASII	YERBA BUENA
	SARCOCOCCA HOOKERIANA V. HUMILIS	SWEET BOX
STORMWATER		
	CAREX TUMULICOLA	BERKELEY SEDGE
	CHONDROPETALUM ELEPHANTINUM	LARGE CAPE RUSH
	JUNCUS PATENS	CA GRAY RUSH
	IRIS DOUGLASIANA	PACIFIC COAST IRIS
TURF AT GRASSPAVE POROUS UNIT PAVING		
	NATIVE NO-MOW GRASS SEED; CA NATIVE FESCUES	

NOTE: SEE SHEET L4.4 FOR FULL PLANT SCHEDULE

0 8' 16' 32' 48'

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

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PLANTING PLAN - LEVEL 1

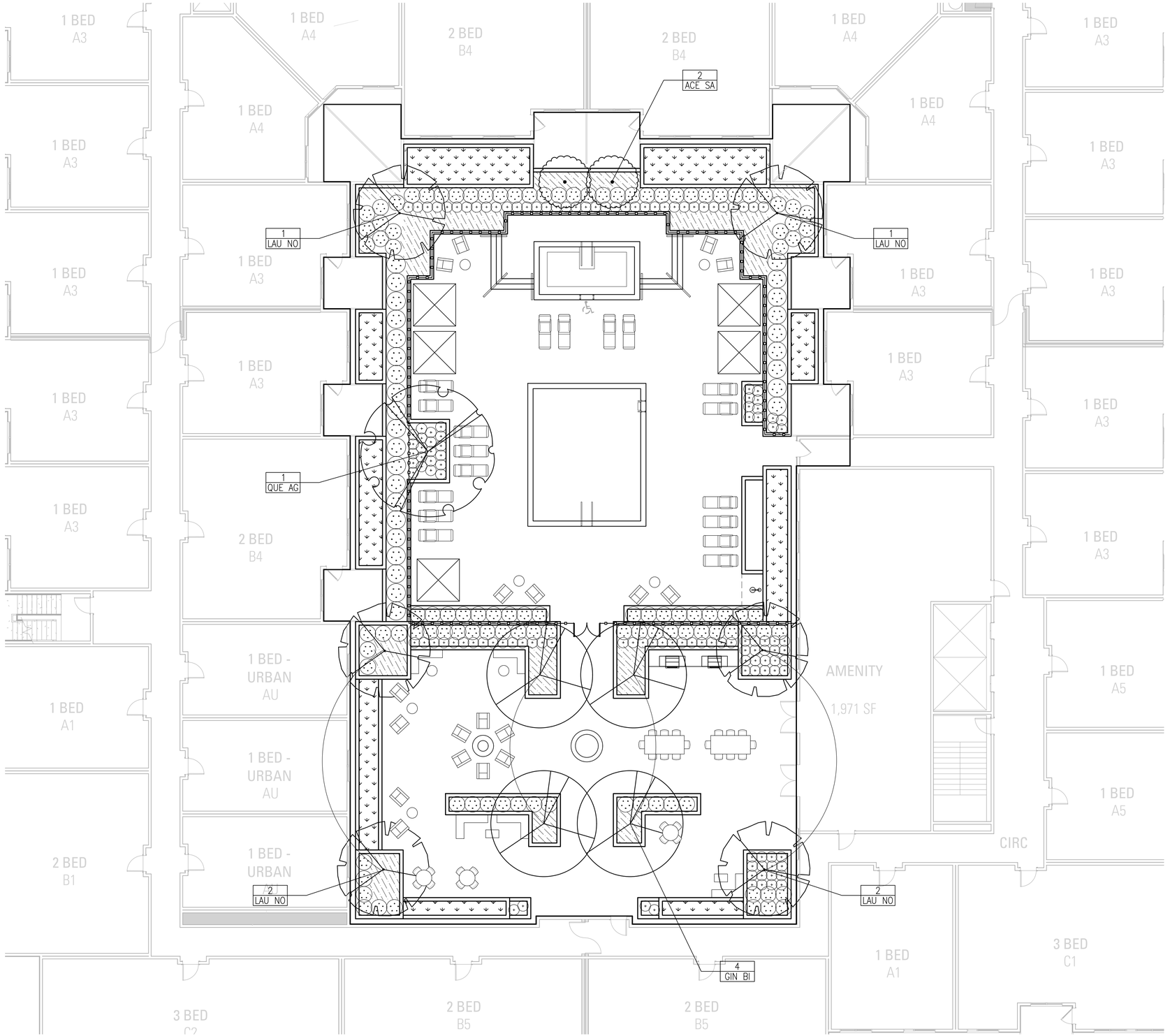
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L4.1



PRELIMINARY PLANT PALETTE

KEY	BOTANICAL NAME	COMMON NAME
STREET TREES		
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	LOROPETALUM CHINENSE 'EM. SNOW'	FRINGE FLOWER
	MUHLENBERGIA RIGENS	DEER GRASS
	PITTOSPORUM 'WHEELERS DWARF'	DWARF MOCK ORANGE
	PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX
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	IRIS DOUGLASIANA	PACIFIC COAST IRIS
TURF AT GRASSPAVE POROUS UNIT PAVING		
	NATIVE NO-MOW GRASS SEED; CA NATIVE FESCUES	

NOTE: SEE SHEET L4.4 FOR FULL PLANT SCHEDULE

N

0 5' 10' 20' 30'

SCALE: 1" = 10'-0"

1 THESE PLANS WERE PREPARED BY JETT LANDSCAPE ARCHITECTURE + DESIGN, REGISTERED LANDSCAPE ARCHITECT IN CALIFORNIA, PLA #3335.

PLANTING PLAN - LEVEL 3

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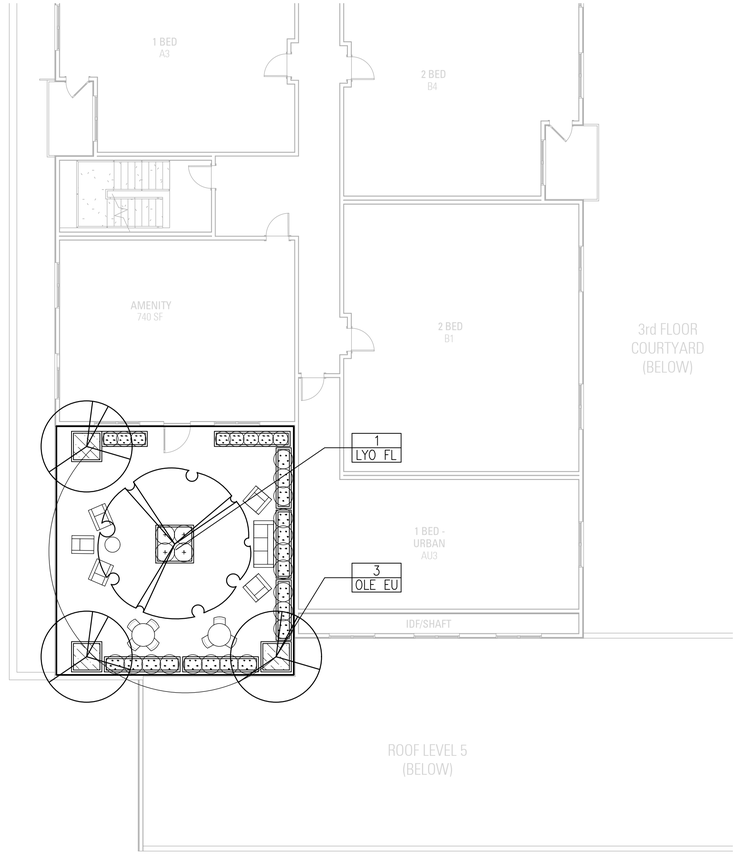
DATE: 12.17.2025

SUMMERHILL APARTMENT COMMUNITIES

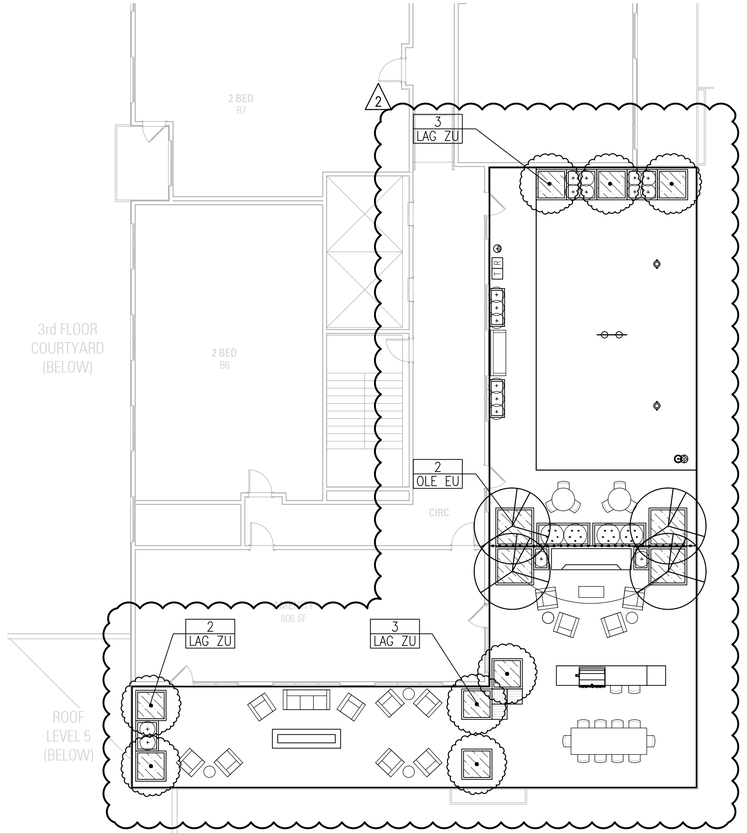
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L4.2



1 6th FLOOR COURTYARD
SCALE: 1"=10'-0"



2 7th FLOOR COURTYARD
SCALE: 1"=10'-0"

PRELIMINARY PLANT PALETTE		
KEY	BOTANICAL NAME	COMMON NAME
STREET TREES		
KOE EL	KOELREUTERIA ELEGANS	FLAMEGOLD
COR CA	CORYMBIA CALOPHYLLA	REDGUM EUCALYPTUS
LANDSCAPE TREES		
ACE SA	ACER PALMATUM 'SANGO KAKU'	JAPANESE MAPLE
CER CA	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD
LAG ZU	LAGERSTROEMIA 'ZUNI'	CRAPE MYRTLE
LAU NO	LAURUS NOBILIS 'EMERALD WAVE'	SWEET BAY
LYO FL	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD
GIN BI	GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE
OLE EU	OLEA EUROPAEA 'SWAN HILL' (MULTI)	FRUITLESS OLIVE
QUE AG	QUERCUS AGRIFOLIA	COAST LIVE OAK
LARGE SHRUBS & PERENNIALS		
	ARCTORSTAPHYLOS 'HOWARD MCMINN'	MCMINN MANZANITA
	CEANOTHUS 'DARK STAR'	D. STAR CEANOTHUS
	PITTOSPORUM TOBIRA 'VARIEGATA'	MOCK ORANGE
	PODOCARPUS 'ICEE BLUE'	ICE BLUE FERN PINE
	RHAMNUS CA. 'MOUND SAN BRUNO'	COFFEEBERRY
MEDIUM SHRUBS, GRASSES & PERENNIALS		
	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE
	DIETES GRANDIFLORA VARIEGATA	FORTNIGHT LILY
	LIMONIUM PEREZII	SEA LAVENDER
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
	LOROPETALUM CHINENSE 'EM. SNOW'	FRINGE FLOWER
	MUHLENBERGIA RIGENS	DEER GRASS
	PITTOSPORUM 'WHEELERS DWARF'	DWARF MOCK ORANGE
	PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX
	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN SAGE
	SALVIA CLEVLANDII 'WINNIFRED GILMAN'	CA BLUE SAGE
SMALL GRASSES & PERENNIALS		
	ACHILLEA MILL. 'SONOMA COAST'	WHITE YARROW
	ANIGOZANTHOS SSP.	KANGAROO PAW
	ASPIDISTRA ELATIOR	CAST IRON PLANT
	CAREX TUMULICOLA	BERKELEY SEDGE
	ERIOGONUM GRANDE VAR. RUBISCENS	RED BUCKWHEAT
	CISTANTHE GRANDIFLORA 'JAZZ HAND'	ROCK PURSLANE
	PENSTEMON MARGARITA BOP	BOP PENSTEMON
	POLYSTICHUM MUNITUM	WEST. SWORD FERN
TALL SCREEN SHRUBS		
	ILEX 'SKY PENCIL'	SKY PENCIL HOLLY
	PODOCARPUS M. 'MAKI'	SHUBBY YEW PINE
GROUNDCOVER		
	ARCTOSTAPHYLOS 'EMERALD CARPET'	CARPET MANZANITA
	CEANOTHUS G. 'YANKEE POINT'	CALIFORNIA LILAC
	CISTUS S. 'PROSTRATUS'	SAGELEAF ROCKROSE
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA
	MAHONIA AQUIFOLIUM	OREGON GRAPE
	SATUREJA DOUGLASII	YERBA BUENA
	SARCOCOCCA HOOKERIANA V. HUMILIS	SWEET BOX
STORMWATER		
	CAREX TUMULICOLA	BERKELEY SEDGE
	CHONDROPETALUM ELEPHANTINUM	LARGE CAPE RUSH
	JUNCUS PATENS	CA GRAY RUSH
	IRIS DOUGLASIANA	PACIFIC COAST IRIS
TURF AT GRASSPAVE POROUS UNIT PAVING		
	NATIVE NO-MOW GRASS SEED; CA NATIVE FESCUES	

NOTE: SEE SHEET L4.4 FOR FULL PLANT SCHEDULE

N

0 5' 10' 20' 30'
SCALE: 1" = 10'-0"

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PLANTING PLAN - LEVELS 6 & 7

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L4.3

TREE PLANTING FORM

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:	10,027.0 SQ.FT. / 400 = 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:	96.36	(C)
MINIMUM LU VALUE TO BE REPLACED AND/OR MET THROUGH PAYMENT OF IN-LIEU FEES: **[A – B + C = D]**	121.4	(D)

2

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.

1

NEW TREE BEING PLANTED*

QUANTITY	SIZE	LU VALUE	TOTAL LU VALVE
0	15 GALLON	1	0
19	24 INCH BOX	2	38
0	36 INCH BOX	3	0
1	48 INCH BOX	4	4
TOTAL LU VALUE OF NEW TREES BEING PROPOSED:		42	(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:

2

D – E = 79.4 x (LU VALUE AS PER CURRENT COMPREHENSIVE FEE SCHEDULE) = $357.07 $28361.18

TREE QUANTIFICATION
TOTAL EXISTING TREES REMOVED: 27
TOTAL PROPOSED TREES AT GRADE, INCLUDING STREET TREES: 34
TOTAL PROPOSED TREES ON-STRUCTURE: 25

2

PRELIMINARY PLANT PALETTE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOL	QTY	MATURE HxW*
STREET TREES							
KOE EL	KOELREUTERIA ELEGANS	FLAMEGOLD	36" BOX	30' MAX	M	7	50'x40'
COR CA	CORYMBIA CALOPHYLLA	REDGUM EUCALYPTUS	36" BOX	PER PLAN	L	7	80'x50'
LANDSCAPE TREES							
ACE SA	ACER PALMATUM 'SANGO KAKU'	JAPANESE MAPLE	24" BOX	PER PLAN	M	14	25'x10'
CER CA	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	24" BOX	PER PLAN	M	7	35'x20'
LAG ZU	LAGERSTROEMIA 'ZUNI'	CRAPE MYRTLE	15 GAL	PER PLAN	L	8	10'x8'
LAU NO	LAURUS NOBILIS 'EMERALD WAVE'	SWEET BAY	24" BOX	PER PLAN	L	6	30'x20'
LYO FL	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	48" BOX	PER PLAN	M	1	40'x20'
GIN BI	GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	24" BOX	PER PLAN	M	4	25'x40'
OLE EU	OLEA EUROPAEA 'SWAN HILL' (MULTI)	FRUITLESS OLIVE	15 GAL	PER PLAN	L	7	30'x25'
QUE AG	QUERCUS AGRIFOLIA	COAST LIVE OAK	48" BOX	PER PLAN	L	2	60'x50'
LARGE SHRUBS & PERENNIALS							
	ARCTORSTAPHYLOS 'HOWARD MCMINN'	MCMINN MANZANITA	5 GAL	4'–0" OC	L	±45	4'x6'
	CEANOTHUS 'DARK STAR'	D. STAR CEANOTHUS	5 GAL	8'–0" OC	L		5'x8'
	PITTOSPORUM TOBIRA 'VARIEGATA'	MOCK ORANGE	5 GAL	4'–0" OC	L		5'x5'
	PODOCARPUS 'ICEE BLUE'	ICE BLUE FERN PINE	5 GAL	POTS	M		15'x15'
	RHAMNUS CA. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL	5'–0" OC	L		4'x6'
MEDIUM SHRUBS, GRASSES & PERENNIALS							
	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	4'–0" OC	L	±395	2'x4'
	DIETES GRANDIFLORA VARIEGATA	FORTNIGHT LILY	5 GAL	3'–0" OC	L		3'x3'
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	3'–0" OC	L		3'x3'
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	3'–0" OC	L		2'x3'
	LOROPETALUM CHINENSE 'EM. SNOW'	FRINGE FLOWER	5 GAL	3'–0" OC	L		3'x3'
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	2'–6" OC	L		3'x3'
	PITTOSPORUM 'WHEELERS DWARF'	DWARF MOCK ORANGE	5 GAL	3'–0" OC	L		3'x4'
	PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	1 GAL	3'–0" OC	L		3'x3'
	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN SAGE	5 GAL	4'–0" OC	L		3'x3'
	SALVIA CLEVLANDII 'WINNIFRED GILMAN'	CA BLUE SAGE	1 GAL	3'–0" OC	L		4'x4'
SMALL GRASSES & PERENNIALS							
	ACHILLEA MILL. 'SONOMA COAST'	WHITE YARROW	1 GAL	2'–0" OC	L	±385	2'x2'
	ANIGOZANTHOS SSP.	KANGAROO PAW	1 GAL	2'–0" OC	L		3'x2'
	ASPIDISTRA ELATIOR	CAST IRON PLANT	1 GAL	2'–0" OC	L		2'x2'
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	3'–0" OC	L		2'x2'
	ERIOGONUM GRANDE VAR. RUBISCENS	RED BUCKWHEAT	1 GAL	2'–0" OC	L		2'x2'
	CISTANTHE GRANDIFLORA 'JAZZ HAND'	ROCK PURSLANE	1 GAL	2'–0" OC	L		2'x2'
	PENSTEMON MARGARITA BOP	BOP PENSTEMON	1 GAL	4'–0" OC	L		2'x2'
	POLYSTICHUM MUNITUM	WEST. SWORD FERN	1 GAL	3'–0" OC	M		2'x2'
TALL SCREEN SHRUBS							
	ILEX 'SKY PENCIL'	SKY PENCIL HOLLY	5 GAL	3'–0" OC	M	25	2'x8'
	PODOCARPUS M. 'MAKI'	SHUBBY YEW PINE	5 GAL	3'–0" OC	M		3'x8'
GROUNDCOVER							
	ARCTOSTAPHYLOS 'EMERALD CARPET'	CARPET MANZANITA	1 GAL	3'–0" OC	L	±275	1'x4'
	CEANOTHUS G. 'YANKEE POINT'	CALIFORNIA LILAC	1 GAL	5'–0" OC	L		3'x8'
	CISTUS S. 'PROSTRATUS'	SAGELEAF ROCKROSE	1 GAL	4'–0" OC	L		2'x4'
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	3'–0" OC	L		1'x3'
	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL	2'–0" OC	L		2'x4'
	SATUREJA DOUGLASII	YERBA BUENA	1 GAL	2'–0" OC	L		6"–2'
	SARCOCOCCA HOOKERIANA V. HUMILIS	SWEET BOX	1 GAL	3'–0" OC	L		2'x3'
STORMWATER							
	CAREX TUMULICOLA	BERKELEY SEDGE	5 GAL	2'–0" OC	L	±220	2'x2'
	CHONDROPETALUM ELEPHANTINUM	LARGE CAPE RUSH	5 GAL	6'–0" OC	L		4'x4'
	JUNCUS PATENS	CA GRAY RUSH	5 GAL	2'–0" OC	L		2'x2'
	IRIS DOUGLASIANA	PACIFIC COAST IRIS	1 GAL	2'–0" OC	L		2'x2'
TURF AT GRASSPAVE POROUS UNIT PAVING							
	NATIVE NO-MOW GRASS SEED; FESTUCA RUBRA, F. OCCIDENTALIS, F.IDAHOENSIS				L	–	–

2

NOTES:
1. PLANT QUANTITIES ARE ESTIMATED; FINAL COUNTS TO BE PER CONSTRUCTION DOCUMENTATION–LEVEL PLANTING PLAN.
2. MATURE TREE SIZES PROVIDED ARE BASED UPON FIELD–GROWN TREES RAISED UNDER IDEAL CONDITIONS WITHOUT ROOT RESTRICTION. THE URBAN CONDITIONS & SOIL VOLUMES OF PLANTING AREAS IN MUCH OF THIS PROJECT WILL LIKELY RESULT IN CONSIDERABLY SMALLER TREES.

1

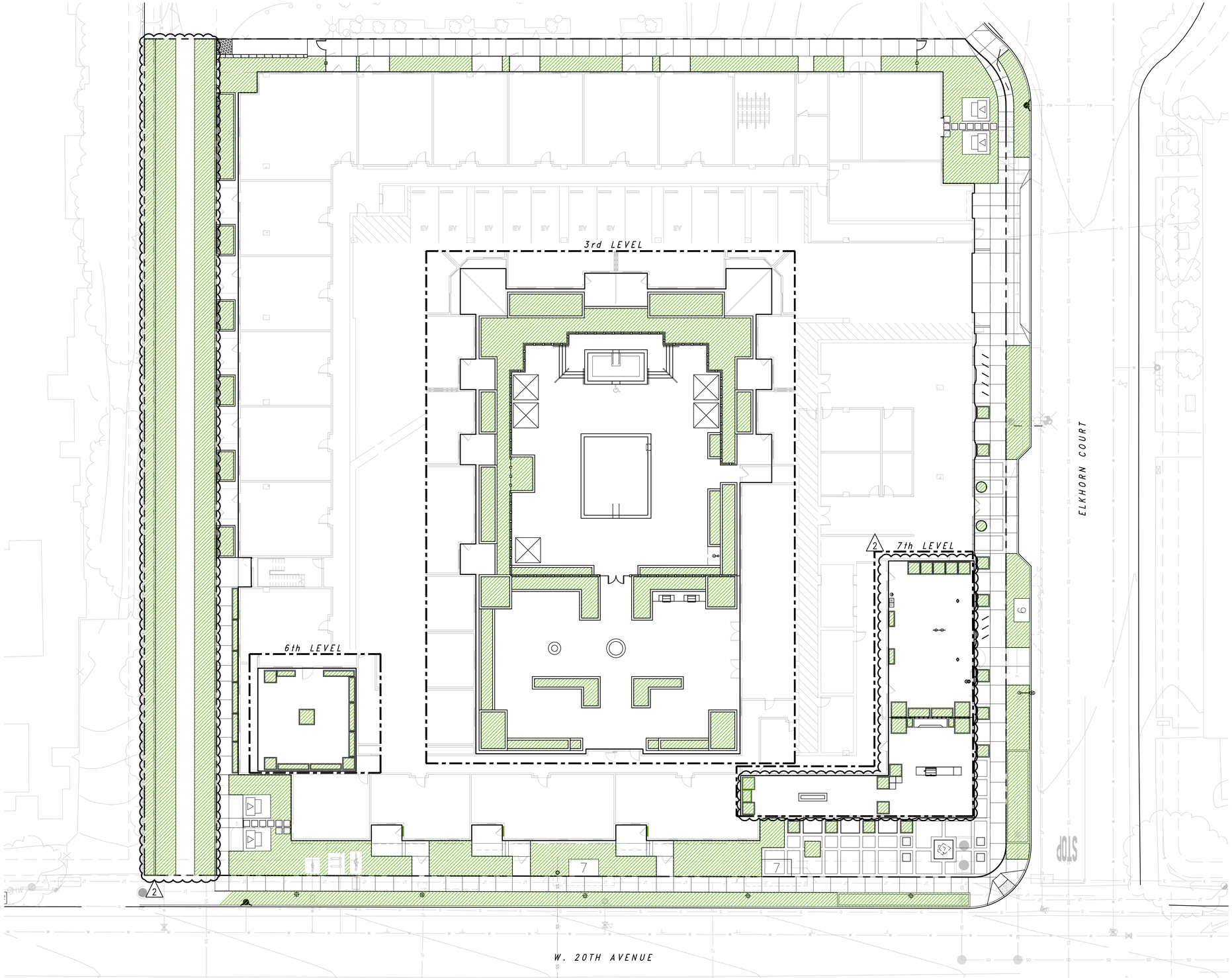
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PLANT LIST & TREE PLANTING FORM

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DATE: 12.17.2025

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PLANTED AREA CALCULATIONS

SYMBOL	LOCATION	SQUARE FOOTAGE	TREES REQ'D PER 400 SF	TREES PROPOSED
	GROUND LEVEL	10027	25.1	34
	3RD LEVEL COURTYARD	3168	7.9	13
	6TH LEVEL COURTYARD	142	0.4	4
	7TH LEVEL COURTYARD	266	0.7	12
	TOTAL	13,603	34	63

N

0 8' 16' 32' 48'

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

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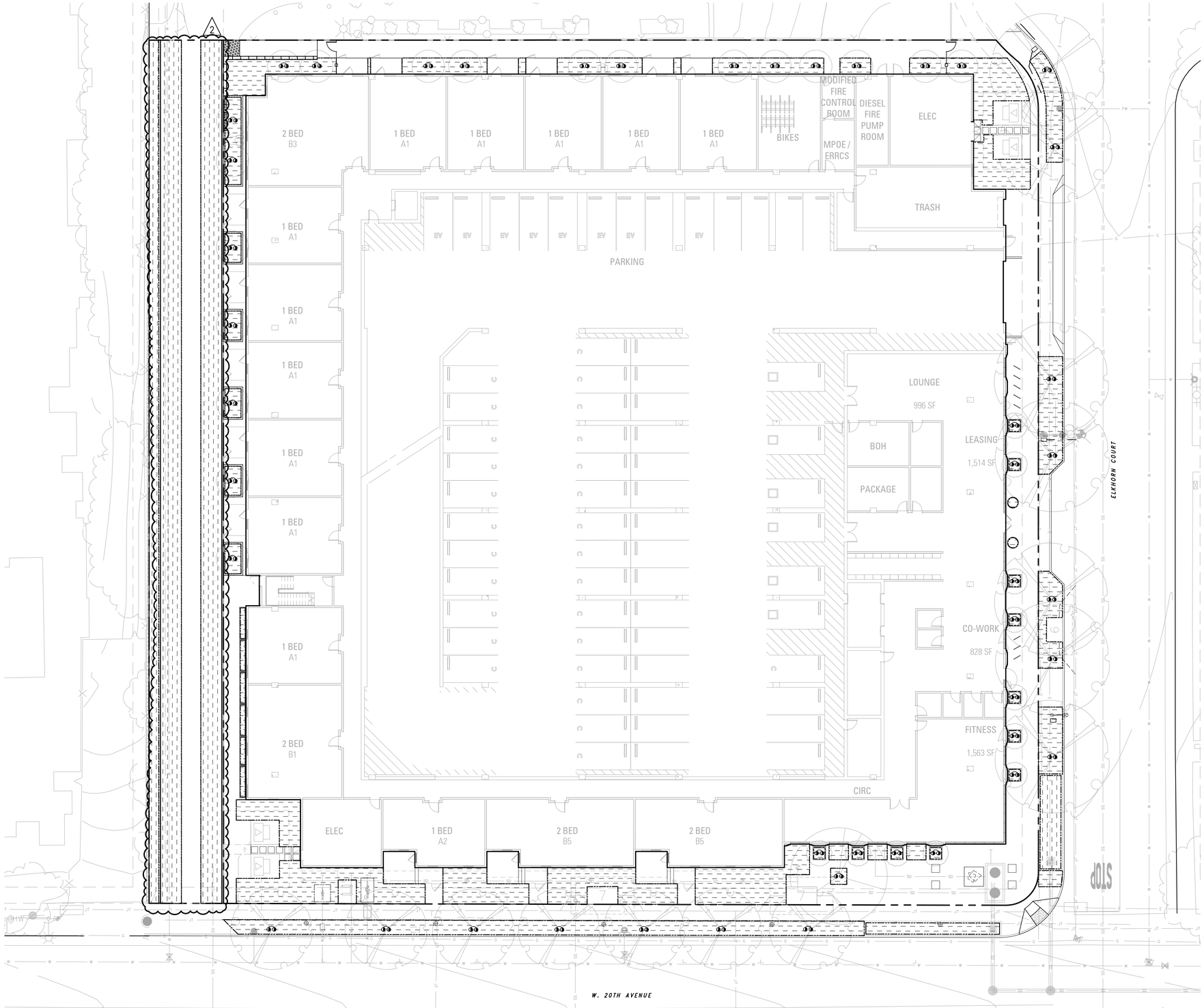
PLANTED AREA CALCULATIONS

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NOTE

SEE SHEET L5.4 FOR IRRIGATION LEGEND, HYDROZONE INFORMATION, AND WATER-USE CALCULATIONS.

0 8' 16' 32' 48'

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

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IRRIGATION PLAN - LEVEL 1

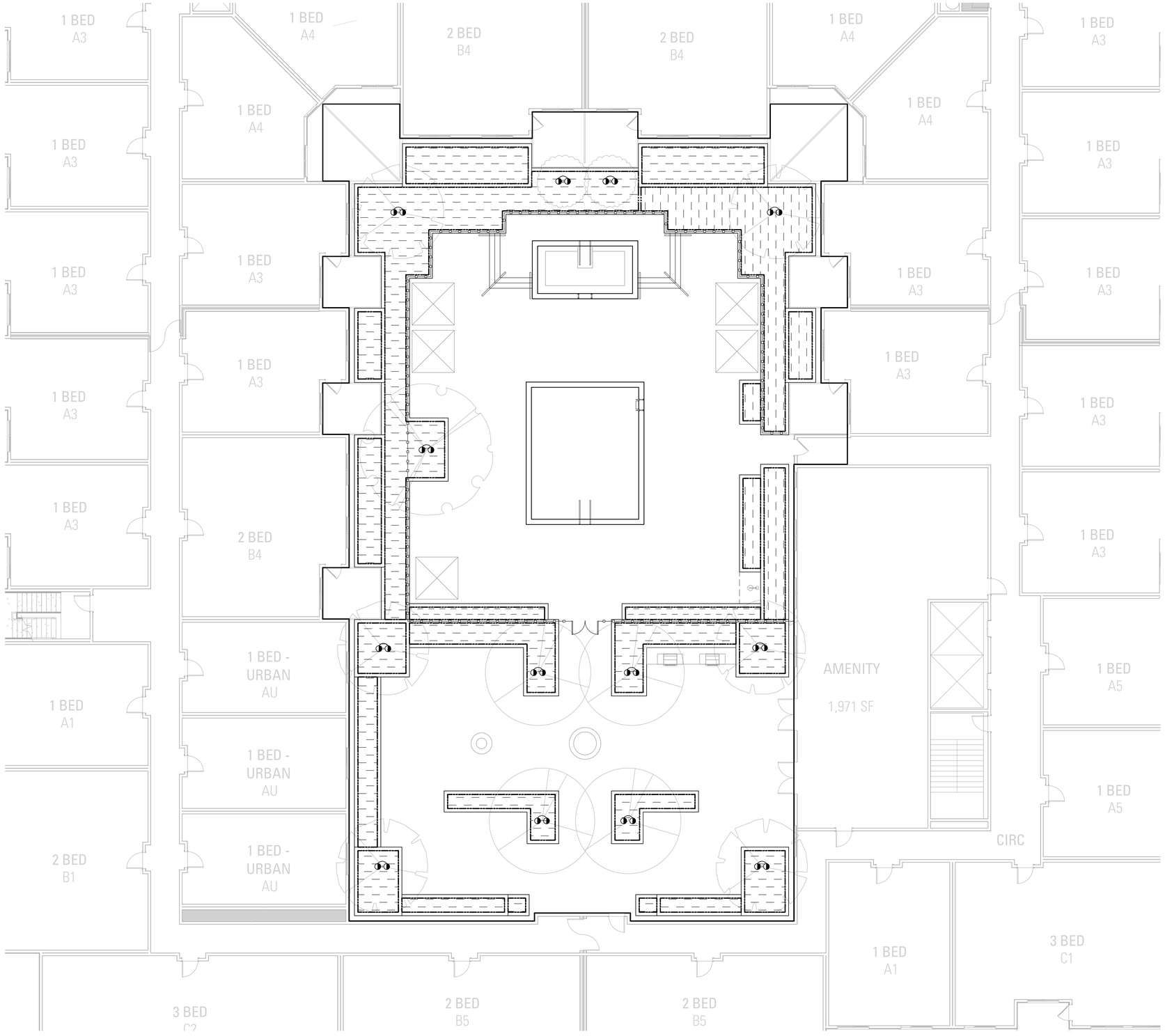
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L5.1



NOTE

SEE SHEET L5.4 FOR IRRIGATION LEGEND, HYDROZONE INFORMATION, AND WATER-USE CALCULATIONS.

N

0 5' 10' 20' 30'

SCALE: 1" = 10'-0"

1 THESE PLANS WERE PREPARED BY JETT LANDSCAPE ARCHITECTURE + DESIGN, REGISTERED LANDSCAPE ARCHITECT IN CALIFORNIA, PLA #3335.

IRRIGATION PLAN - LEVEL 3

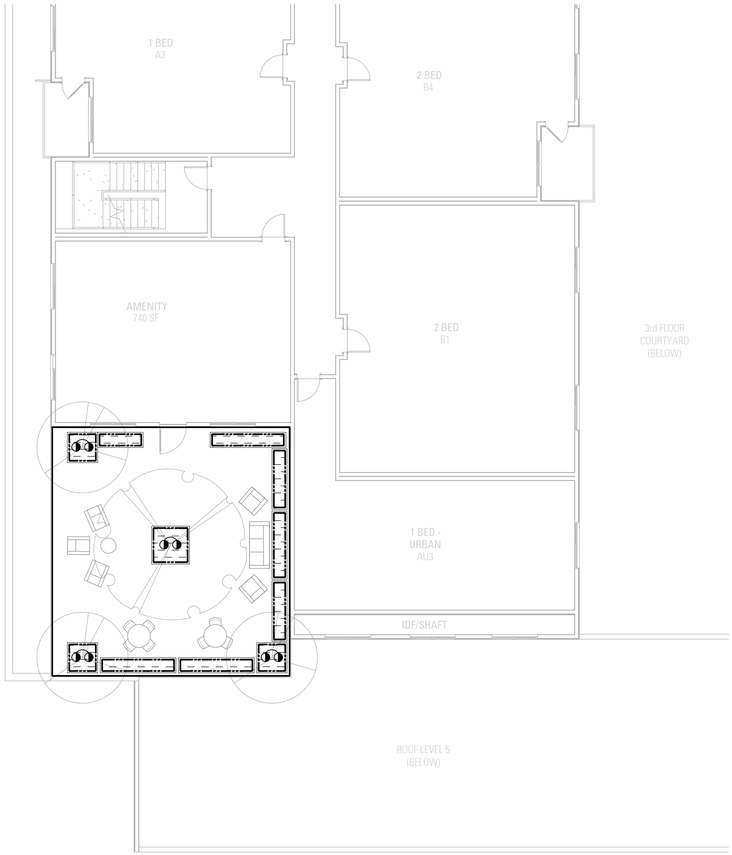
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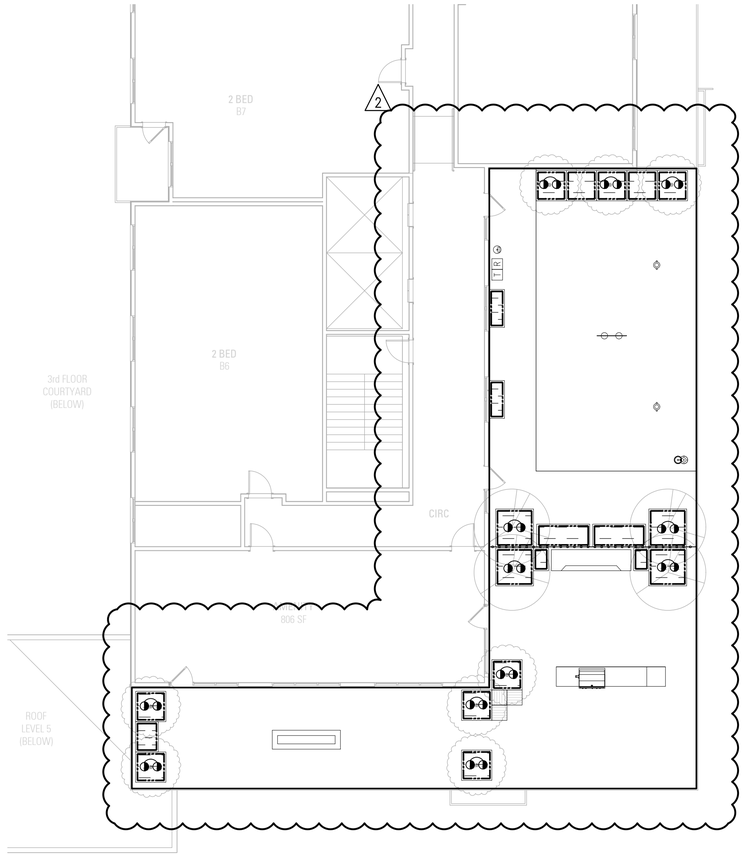
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L5.2



1 6th FLOOR COURTYARD
SCALE: 1"=10'-0"



2 7th FLOOR COURTYARD
SCALE: 1"=10'-0"

NOTE

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IRRIGATION PLAN - LEVELS 6 & 7

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WATER BUDGET CALCULATIONS

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 39.8

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
1	0.3	Drip	0.81	0.37	9531	3307.78	87775.19
2	0.3	Bubbler	0.81	0.37	120	44.44	1179.38
3	0.6	Drip	0.81	0.74	238	176.30	4678.20
4	0.6	Bubbler	0.81	0.74	176	130.37	68207.35
5	0.6	Drip	0.81	0.74	3470	2570.37	3459.51
6 / SPA	1	N/A	1	1.0	162	162.00	4298.83
				Totals	13697.0	6613.48	175495.34
Special Landscape Areas							
7	POOL - RECREATION			1	508	508	13480.29
				1			
				1			
				Totals	508	508	14205.29
						ETWU Total	188975.63
						Maximum Allowed Water Allowance (MAWA)[e]	213385.27

[a] ***Hydrozone #/Planting Description*** E.g 1.) front lawn 2.) low water use plantings 3.) medium water use planting

[b] ***Irrigation Method*** overhead spray or drip

[c] ***Irrigation Efficiency*** 0.75 for spray head 0.81 for drip

[d] ***ETWU*** **(Annual Gallons Required) =** *Eto x 0.62 x ETAF x Area* where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e] ***MAWA (Annual Gallons Allowed) =*** *(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]* where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	6613.48
Total Area	(A)	13697.0
Average ETAF	**B ÷ A**	0.48

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	7121.48
Total Area	(A+C)	14205.0
Sitewide ETAF	**(B+D) ÷ (A+C)**	0.50

A copy of this form may be obtained from Department of Water Resources website: http://www.water.ca.gov/wateruseefficiency/landscapeordinance/

IRRIGATION DESIGN INTENT

1. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), CITY OF SAN MATEO, AND CALIFORNIA WATER SERVICE (CAL WATER).
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP, BUBBLER DISTRIBUTION, AND ROTOR WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD-TO-HEAD COVERAGE.
4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.
5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.

HYDROZONE LEGEND

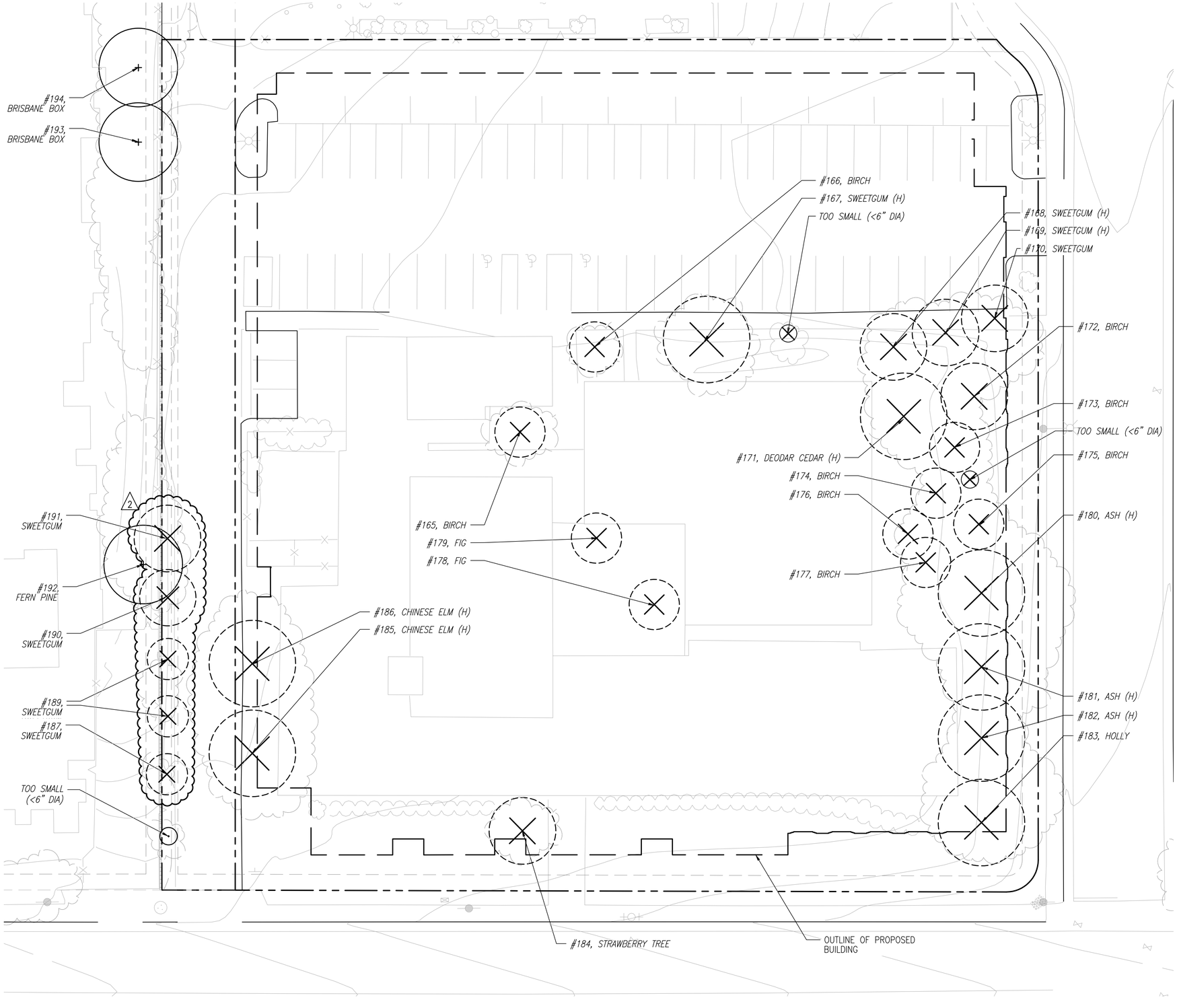
SYMBOL	ZONE	HYDROZONE	PLANT TYPE	IRRIGATION TYPE	AREA (SF)	TOTAL (SF)	% LANDSCAPE
	1	LOW WATER USE	SHRUB/G.COVER	DRIP	9,531	9,651.0	68%
	2	LOW WATER USE	TREES	BUBBLER	120		
	3	MODERATE WATER USE	SHRUB/G.COVER	DRIP	238	3,884	27%
	4	MODERATE WATER USE	TREES	BUBBLER	176		
	5	MODERATE WATER USE	TURF	DRIP	3470		
	6	SPA	–	–	162	162	1%
	7	POOL	RECRETATION	–	508	508	4%
					TOTAL	14,205.0	100%

HYDROZONE INFORMATION TABLE

REFERENCE ANNUAL ET_0 FOR:	SAN MATEO (REDWOOD CITY; MWELO REF. ET TABLE)						42.8
ET ADJUSTMENT FACTOR	0.55	ET ADJ FACTOR PER MWELO & CALGREEN: 0.80= EXISTING NON-REHABILITATED LANDSCAPE, 0.65= SCHOOL 0.55= RESIDENTIAL, 0.45= NON-RESIDENTIAL		SLA ADDITIONAL WATER ALLOWANCE (1.0-ETAF)			0.45
HYDROZONE	WUCOLS IV PLANT FACTOR (PF)	IRR METHOD DRIP & BUBB.: 0.81 SPRAY & ROTOR: 0.75	IRRIGATION EFFICIENCY (IE)	$ETAF_Z$ (PF/IE)	LANDSCAPE AREA (SQ FT)	$ETAF_Z$ x AREA	ESTIMATED TOTAL WATER USE (ETWU)
1	0.3	D	0.81	0.37	9531	3530.00	93672.08
2	0.3	B	0.81	0.37	120	44.44	1179.38
3	0.6	D	0.81	0.74	238	176.30	4678.20
4	0.6	B	0.81	0.74	176	130.37	3459.51
5	0.6	D	0.81	0.74	3470	2570.37	68207.35
6	1	SPA	1.0	1.00	162	162.00	4298.83
				TOTAL	13697.00	6613.48	175,495.34
SPECIAL LANDSCAPE AREAS							
7	POOL – RECREATION			1	508	508.00	13,480.29
--				0	0	0.00	0.00
				TOTAL	508	508.00	13,480.29
	TOTAL LANDSCAPE AREA (LA + SLA)				14,205.00		
TOTAL ETWU	TOTAL ETWU ALL AREAS (SLA AND REGULAR LA)					TOTAL ETWU	188,975.63
MAWA	(ANNUAL ETO)(0.62 CONVERSION FACTOR) [(ET ADJUSTMENT FACTOR)(TOTAL LANDSCAPE AREA) + (1-ETAF)*SLA))]					MAWA	213,385.27
AVERAGE ETAF	SUM($ETAF_Z$ X AREA) / TOTAL AREA (AVERAGE ETAF AS DESIGNED, EXCLUSIVE OF SLA_S)						0.48
SITEWIDE ETAF	TOTAL ETAF X AREA / TOTAL LANDSCAPE AREA (INCLUDES SLA_S)						0.50

IRRIGATION SCHEDULE

KEY		MODEL NUMBER	DETAIL
POINT OF CONNECTION & IRRIGATION CONTROLLER			
BFP		BACKFLOW PREVENTER ASSEMBLY	SCD
C		EPA CERTIFIED SMART CONTROLLER	–
RS		WIRELESS RAIN & FREEZE SENSOR	–
VALVE			
	VALVE BOX LAYOUT, ALSO SEE PLANTING PLAN TO AVOID TREE LOCATION	REMOTE CONTROL VALVE	–
		BALL VALVE (LINE SIZE TYP)	–
PR		*MODEL 500XLYSBR, PRESSURE REGULATOR WITH REDUCER, INSTALL ONLY WHEN PRESSURE > 80 PSI	–
FS		FLOW SENSOR – SUBMETER	–
MV		MASTER VALVE	
IRRIGATION LINES			
C	ALSO SEE MEP	COPPER K, LATERAL	SPD
K		COPPER K, MAINLINE	
		NON-PRESSURE LATERAL IRRIGATION PIPE IN PLANTING AREA. PVC: SCHEDULE 40	–
		IRRIGATION MAINLINE PVC: CLASS 315 SCHEDULE 40	
		SLEEVE, PVC: CLASS 315	
¾", 1", 1¼", 1½"		LATERAL SIZE	
1", 1½", 2"		MAINLINE SIZE	
BUBBLER (TWO/TREE, ONE/VINE OR SHRUB TYPICAL)			
		BUBBLER	–
		DEEP WATERING BUBBLER	–
DRIP IRRIGATION			
		DRIP ZONE KIT	–
		PVC TO DRIPPERLINE CONNECTION	–
# 1" 1.0 HCVXR 5-18 18"		VALVE CALLOUT W/ DRIP VALVE INFO: DRIP LINE MODEL # (GPH AND EMITTER SPACING) DRIP LINE SPACING (MAX)	
		DRIPPER LINE, PRESSURE REGULATED	–
		MINI DRIPLINE FOR PRECAST PLANTER 1/4" TUBING	–



EXISTING TREE EVALUATION SCHEDULE WITH LANDSCAPE UNIT VALUES

Tag #	Species Name	Preserved / Removed	Species Value %	Condition Value %	Location Value %	0.35	Caliper Size (inches)	0.70 if in allow. bldg area	1.25 if Heritage Tree	LU Value
165	European white birch	Remove	0.3	0.7	0.4	0.35	8	0.7	1	1.34
166	European white birch	Remove	0.3	0.5	0.5	0.35	7	0.7	1	1.05
167	American sweetgum	Remove	0.5	0.7	0.7	0.35	20	0.7	1.25	12.25
168	American sweetgum	Remove	0.5	0.5	0.6	0.35	17	0.7	1.25	6.38
169	American sweetgum	Remove	0.5	0.1	0.5	0.35	20	0.7	1.25	1.25
170	American sweetgum	Remove	0.5	0.5	0.4	0.35	10,7,7	0.7	1	3.40
171	Deodar cedar	Remove	0.9	0.5	0.4	0.35	28	0.7	1.25	12.60
172	European white birch	Remove	0.3	0.3	0.6	0.35	10	0.7	1	1.08
173	European white birch	Remove	0.3	0.5	0.6	0.35	13	0.7	1	2.34
174	European white birch	Remove	0.3	0.5	0.6	0.35	13	0.7	1	2.34
175	European white birch	Remove	0.3	0.5	0.6	0.35	11	0.7	1	1.98
176	European white birch	Remove	0.3	0.3	0.6	0.35	11	0.7	1	1.19
177	European white birch	Remove	0.3	0.5	0.6	0.35	10	0.7	1	1.80
178	Weeping fig	Remove	0.1	0.5	0.1	0.35	7	0.7	1	0.07
179	Weeping fig	Remove	0.1	0.5	0.1	0.35	6	0.7	1	0.06
180	Modesto ash	Remove	0.5	0.5	0.4	0.35	27	0.7	1.25	6.75
181	Modesto ash	Remove	0.5	0.5	0.6	0.35	22	0.7	1.25	8.25
182	Modesto ash	Remove	0.5	0.5	0.6	0.35	27	0.7	1.25	10.13
183	English holly	Remove	0.5	0.5	0.8	0.35	6,5,4	0.7	1	4.00
184	Strawberry tree	Remove	0.7	0.7	0.6	0.35	10	0.7	1	5.88
185	Chinese elm	Remove	0.7	0.5	0.3	0.35	16	0.7	1.25	4.20
186	Chinese elm	Remove	0.7	0.5	0.3	0.35	15	0.7	1.25	3.94
187	American sweetgum	Remove	0.7	0.3	0.2	0.35	6	0.7	1	0.50
188	American sweetgum	Remove	0.7	0.5	0.2	0.35	7	0.7	1	0.98
189	American sweetgum	Remove	0.7	0.3	0.2	0.35	6	0.7	1	0.50
190	American sweetgum	Remove	0.7	0.5	0.2	0.35	8	0.7	1	1.12
191	American sweetgum	Remove	0.7	0.5	0.2	0.35	7	0.7	1	0.98
192	*African fern pine*	*Preserve; offsite*	*0.7*	*0.5*	*0.7*	*0.35*	*12*	*0.7*	*1*	*5.88*
193	*Brisbane box*	*Preserve; offsite*	*0.9*	*0.3*	*0.7*	*0.35*	*11*	*0.7*	*1*	*4.16*
194	*Brisbane box*	*Preserve; offsite*	*0.9*	*0.7*	*0.7*	*0.35*	*13*	*0.7*	*1*	*11.47*
									Total LU Value of Trees to be Removed (27 total)	96.36

NOTES

1. SEE SHEET L6.2 FOR TREE PROTECTION PLAN
2. SEE ARBORIST REPORT BY HORTSCIENCE/BARTLETT CONSULTING, DATED JULY 2025, REVISED DECEMBER 2025, SHEETS L6.3–L6.5 FOR ADDITIONAL INFORMATION.

EXISTING TREE LEGEND

TAG#, DIA., SPECIES — TREE TO REMAIN: PROTECT IN PLACE

TREE TO BE REMOVED

TREE LESS THAN 6" DIAMETER; NOT INCLUDED IN THE ARBORIST REPORT

(H) HERITAGE TREE (≥15" DBH)

0 8' 16' 32' 48'

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

THESE PLANS WERE PREPARED BY JETT LANDSCAPE ARCHITECTURE + DESIGN, REGISTERED LANDSCAPE ARCHITECT IN CALIFORNIA, PLA #3335.

EXISTING TREE REMOVAL PLAN & EVALUATION SCHEDULE

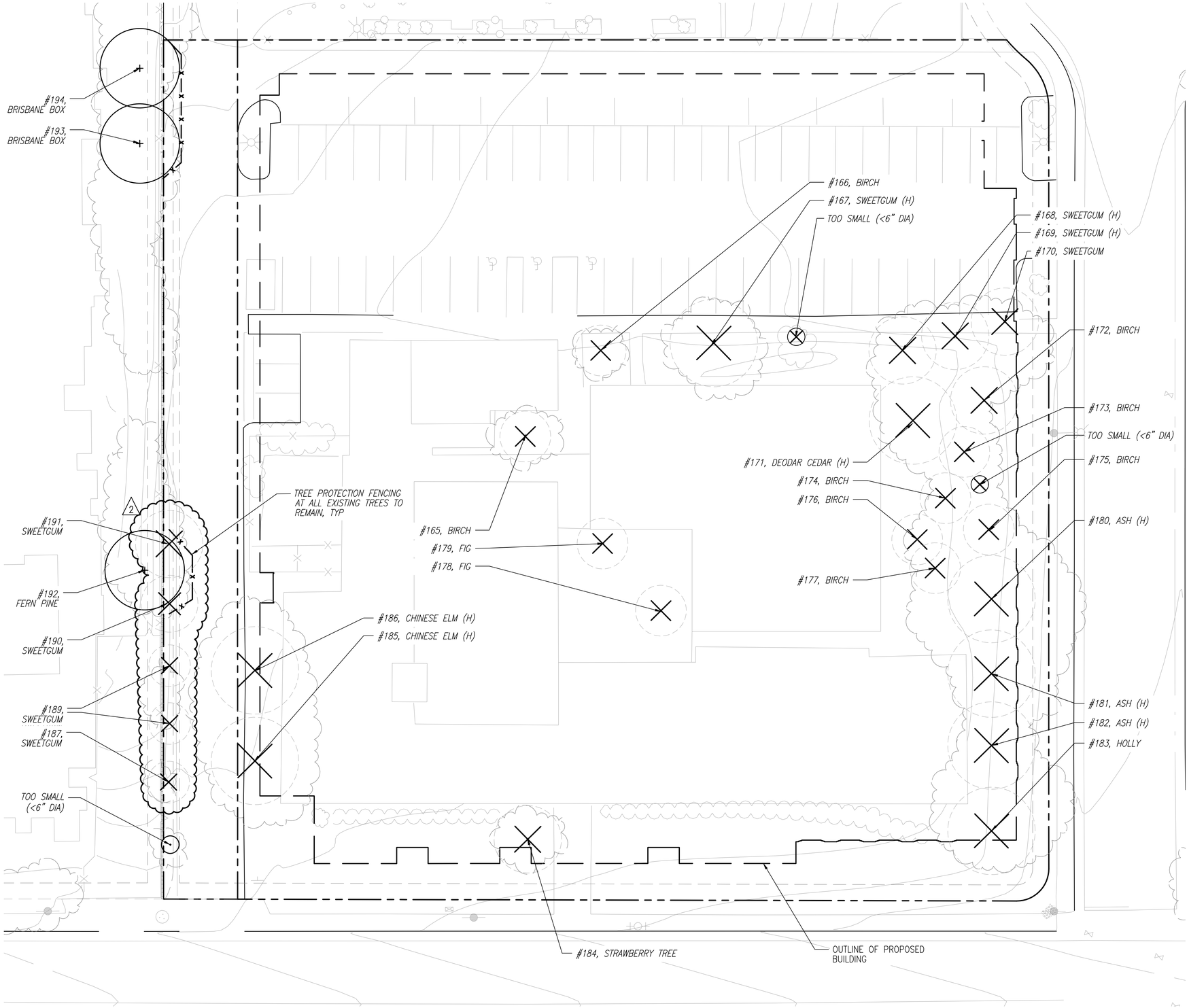
220 WEST 20TH AVE | SAN MATEO, CA

DATE: 12.17.2025

SUMMERHILL APARTMENT COMMUNITIES

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L6.1



EXISTING TREE PROTECTION LEGEND

TAG#, DIA., SPECIES — TREE TO REMAIN: PROTECT IN PLACE

TREE TO BE REMOVED

TREE LESS THAN 6" DIAMETER; NOT INCLUDED IN THE ARBORIST REPORT

(H) HERITAGE TREE (≥15" DBH)

TPZ — TREE PROTECTION ZONE & PROTECTION FENCING

TREE PROTECTION NOTES

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE TREE PROTECTION ZONE (10 TIMES THE DBH) OF ANY PROTECTED TREE UNLESS PROTECTION MEASURES ARE PROVIDED OR WORK IS APPROVED BY THE CITY ARBORIST.

- EXCAVATION, GRADING, SOIL DEPOSIT, DRAINAGE, AND LEVELING
- DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS, PAINTS, SOLVENTS, OR OTHER MATERIALS WITHIN THE TPZ OR IN DRAINAGE CHANNELS, SWALES, OR AREAS THAT MAY LEAD TO THE DRIPLINE.
- SOIL COMPACTION FROM HEAVY MACHINERY AND VEHICLES, STORAGE OF MATERIALS, STRUCTURES, PAVING, ETC.
- TRENCHING OR EXCAVATION TO PROVIDE IRRIGATION, UTILITY LINES, SERVICES, PIPE, DRAINAGE, OR OTHER IMPROVEMENTS BELOW GRADE
- STORAGE OF ANY MATERIALS OR EQUIPMENT OF ANY KIND
- PARKING OR DRIVING VEHICLES OR SELF-PROPELLED EQUIPMENT
- ALTERATION OF THE TPZ OR DRIPLINE SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION
- FENCING SHALL ENCLOSE THE ENTIRE TPZ OF THE TREE(S) TO BE PROTECTED THROUGHOUT THE LIFE OF THE CONSTRUCTION PROJECT. FENCING SHALL 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 AT NO MORE THAN 10-FOOT SPACING
- WHEN FENCING THE TPZ AREA IS NOT FEASIBLE, TRUNK WRAPS IN COMBINATION WITH ROOT AND SOIL BUFFERS AS SPECIFIED IN THE ADMINISTRATIVE GUIDELINES SHALL BE INSTALLED TO PROTECT THE TRUNK, ROOTS, AND BRANCHES FROM INJURY AND AVOID SOIL COMPACTION.
- PERIODIC MONITORING FOR PROTECTED TREES BY THE PROJECT ARBORIST IS REQUIRED ON A REGULAR BASIS AND WHENEVER ACTIVITIES OCCUR WITHIN THE TPZ. THE PROJECT ARBORIST MUST RECOMMEND THE TIMING AND SPECIFY THE ACTIVITIES REQUIRING DIRECT SUPERVISION.

GENERAL NOTES

1. TRUNK, SOIL AND ROOT PROTECTION AND HAND EXCAVATION IS NOT REQUIRED FOR TREES TO REMAIN. ANY PRUNING OF THE EXISTING TREES SHOWN TO REMAIN SHALL BE ADMINISTERED BY OR BE AT THE DIRECTION OF THE PROJECT ARBORIST
2. SEE ARBORIST REPORT BY HORTSCIENCE/BARTLETT CONSULTING, DATED JULY 2025, REVISED DECEMBER 2025, SHEETS L6.3-L6.5 FOR ADDITIONAL INFORMATION.

N

0 8' 16' 32' 48'

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

1 THESE PLANS WERE PREPARED BY JETT LANDSCAPE ARCHITECTURE + DESIGN, REGISTERED LANDSCAPE ARCHITECT IN CALIFORNIA, PLA #3335.

TREE PROTECTION PLAN

220 WEST 20TH AVE | SAN MATEO, CA

DATE: 12.17.2025

SUMMERHILL APARTMENT COMMUNITIES

JETT LANDSCAPE ARCHITECTURE + DESIGN
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Preliminary Arborist Report

220 W. 20th Avenue
San Mateo, CA

PREPARED FOR:
SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA 95304

PREPARED BY:
HortScience | Bartlett Consulting
2550 9th Street
Suite 112
Berkeley, CA 94710

July 2025
Revised September 2025
Revised December 2025

HORT SCIENCE
BARTLETT CONSULTING

Preliminary Arborist Report
220 W. 20th Avenue
San Mateo, CA

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Tree Assessment Form

Preliminary Tree Disposition Form

Tree Evaluation Schedule: Landscape Unit Values

Preliminary Arborist Report
220 W. 20th Avenue
San Mateo, CA

Introduction and Overview

SummerHill Apartment Communities is preparing plans to redevelop the subject property. The site currently consists of a segmented commercial office building with atrium, large parking lot, driveway, and associated landscaping. HortScience | Bartlett Consulting (Divisions of The F.A. Bartlett Tree Expert Company) was asked to prepare a **Preliminary Arborist Report** for the site as part of planning for this project.

This report provides the following information:

1. An assessment of each tree's health, structure, suitability for preservation, and protected status within and adjacent to the proposed project area.
2. A preliminary evaluation of impacts to trees based on plans provided by the client.
3. Preliminary guidelines for tree preservation throughout the planned construction phase of the project.
4. Response to Comments from the City of San Mateo (Project PA-2025-063, 220 W. 20th Avenue APN 039-030-400, 9/2/2025).

Assessment Methods

Trees were assessed on June 19, 2025. All trees measuring 6 inches and greater in diameter have been included in the assessment, as required by the City of San Mateo. No Street Trees were assessed. The assessment procedure consisted of the following steps:

1. Identifying the tree species;
2. Tagging each tree with an identifying number and recording its location on a map;
3. Measuring the trunk diameter at a point 48 inches above natural grade;
4. Evaluating the health and structural condition using a scale of 1 – 5:
   - ***5*** - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
   - ***4*** - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
   - ***3*** - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
   - ***2*** - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
   - ***1*** - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.
5. Rating the suitability for preservation as "high", "moderate", or "low". Suitability for preservation considers the health, age, and structural condition of the tree, and its potential to remain an asset to the site for years to come.
   - ***High***: Trees with good health and structural stability that have the potential for longevity at the site.
   - ***Moderate***: Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring and may have a shorter life span than those in the 'high' category.
   - ***Low***: Trees in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

Description of Trees

Thirty (30) trees were assessed, comprising ten species. Trees were located along the perimeter of the site, adjacent to the building, and behind a fence. Species present were typical of those found in Bay Area landscapes yet none were native to the area.

Overall, four trees (13% of the population) were in good condition, 20 trees (67%) were fair, and six trees (20%) were in poor condition (Table 1). Most of the trees appeared poorly maintained and neglected, and were likely installed with the initial landscaping. Descriptions of each tree can be found in the ***Tree Assessment Form*** and approximate locations are shown on the ***Tree Assessment Map*** (see Exhibits).

Table 1. Tree condition ratings and frequency
220 W. 20th Avenue San Mateo, CA

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
African fern pine	*Afrocarpus falcatus*	-	1	-	**1**
Strawberry tree	*Arbutus unedo*	-	-	1	**1**
European white birch	*Betula pendula*	2	5	1	**8**
Deodar cedar	*Cedrus deodara*	-	1	-	**1**
Weeping fig	*Ficus benjamina*	-	2	-	**2**
Modesto ash	*Fraxinus velutina 'Modesto'*	-	3	-	**3**
English holly	*Ilex aquifolium*	-	1	-	**1**
American sweetgum	*Liquidambar styraciflua*	3	5	1	**9**
Brisbane box	*Lophostemon confertus*	1	-	1	**2**
Chinese elm	*Ulmus parvifolia*	-	2	-	**2**
Total		**6**	**20**	**4**	**30**

Of the nine American sweetgums, trees #167 – 170 were mature in development with stem diameters that ranged from 10 – 20 inches. These trees grew in a lawn along the north side of the building and were likely part of the original landscaping. Trees #187 – 191 were located in a narrow landscaping strip between a fence and driveway. They were much younger in development, as indicated by individual stem diameters of 6 to 8 inches. Condition overall was fair. Tree #167 was in good condition with an asymmetric crown which had been pruned away from the building (Photo 1). Trees #187 and 189 were in poor condition, while tree #169 was very poor. A trunk wound created by failure of a codominant stem extended from 2 – 12 feet. Internal decay extended farther up into the tree. Codominant stems at 15 feet contained included bark and decay (Photo 2 and details). Vigor was low and foliage was chlorotic and sparse.



Photo 1: American sweetgum #167 had a robust yet asymmetric crown.



Photo 2 and details: Tree #169 (C) was in very poor condition. An internal decay column (lower detail) gave rise to a cavity below codominant stems with included bark and decay (upper detail).

Eight European white birches were located on the property. Tree #165 grew in a 10-foot-wide landscaping strip between two sections of the building. It was in good condition with a narrow, vigorous crown. Tree #166 grew singly in the north lawn. It leaned north and was in fair condition with an asymmetric crown and a crook at 10 feet. The remaining six trees (#172 – 177) comprised a stand in the east lawn. Overall, condition was fair although the lawn trees had been topped and were crowded and suppressed. Most of these trees had upper crown dieback with extensive twig and branch dieback (Photo 3 and inset). The lower crown tended to be vigorous and foliar color was consistent with healthy trees of the same species. Development was semi-mature and mature, with trunk diameters that ranged from 7 – 13 inches.



Photo 3: Looking south at a stand of six topped birch trees with upper crown dieback.

Modesto ash was the largest species on the site with three mature trees that had trunk diameters of 22 and 27 inches. Condition was fair with buried root collars. Trees were located in a landscaping strip between the building and a lawn. The base of tree #180 pillowed over a concrete path. Central tree #182 was crowded with a narrow, top-heavy crown. Adjacent trees #181 and 182 were unbalanced to the north and south, respectively (Photo 4).



Photo 4: Modesto ash #182 (C) was crowded by tree #183 (L) and 181 (R).

The following species were represented by two or fewer individuals:

- Off-site Brisbane boxes #193 and 194 were mature trees with approximate trunk diameters of 11 and 13 inches, respectively. Tree #193 was in poor condition with a rangy, upright crown and branches that extended 5 feet into the property. Tree #194, on the other hand, had a vigorous crown in good condition that extended 11 feet into the property (Photo 5).



Photo 5: Off-site Brisbane box trees #193 and 194 extended into the property from the northwest corner.

- Mature Chinese elms #185 and 186 grew in dense shrubbery adjacent to the building. Crowns had been pruned away from the building and were rangy with little interior foliage. Condition was fair for both trees.
- Two semi-mature weeping figs in fair condition grew in 4-foot semi-circular cutouts within the locked atrium. As trees were inaccessible, measurements are approximate, and trees were not tagged. Tree #178 was located adjacent to the east entrance, had multiple attachments at 3 feet and a 7-inch diameter trunk. Crown was dense, vigorous, and severely unbalanced to the west. Tree #179 grew adjacent to the north wall. It had codominant stems at 5 feet and the trunk measured 6 inches in diameter. The crown of this tree was unbalanced to the south and somewhat sparse.
- Off-site African fern pine #192 was mature in development with an approximate trunk diameter of 12 inches. It was in fair condition with good vigor in the lower crown while the upper crown was thin and chlorotic. Branches extended 6 feet into the property.
- English holly #183 had multiple attachments from the base which were topped at 5 feet. Crown structure was crowded and extremely dense. Foliar color was good and condition was fair.
- Strawberry tree #184 accented the main entrance from a large, raised planter. The trunk measured 10 inches in diameter which indicated a mature development stage. Despite the confined growing space and ground cover, the tree was in good condition with good structure and form (Photo 6).



Photo 6: Strawberry tree #184 was in good condition and accented the main entrance.

City of San Mateo Tree Protection Requirements

The City of San Mateo defines a *Protected Tree* as any *Heritage Tree*, *Street Tree*, or any tree designated as protected as part of an approved planning Application. San Mateo Municipal Code Section 13.40.030(k) defines a *Heritage Tree* as any oak (*Quercus*) having a trunk diameter of 10 inches or larger, or any other species with a trunk diameter of 15 inches or larger.

Nine trees (Chinese elms #185 and 186, deodar cedar #171, Modesto ashes #180, 181 and 182, and sweetgums #167, 168 and 169) qualify as *Heritage*. They may not be removed without a permit.

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape.

Our goal is to identify trees that have the potential for long-term health, structural stability, and longevity. For trees growing in open fields, away from areas where people and property are present, structural defects and/or poor health present a low risk of damage or injury if they fail. We must, however, be concerned about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment. Where development will not occur, the normal life cycles of decline, structural failure, and death should be allowed to continue.

Evaluation of suitability for preservation considers several factors:

- **Tree health**
  Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than non-vigorous trees. European white birch #165 was in good condition and would be able to tolerate impacts better than less healthy trees.
- **Structural integrity**
  Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. American sweetgum #169, for instance, was in very poor condition with a large internal decay column and narrow attachments with included bark. It would not be suitable for preservation in a use area.
- **Species response**
  There is a wide variation in the response of individual species to construction impacts and changes in the environment. For example, African fern-pine is moderately tolerant of root impacts, while Brisbane box is tolerant of both root severance and construction impacts. American sweetgum and Chinese elm are moderately tolerant of both root severance and construction impacts, and do best with irrigation after impacts. Modesto ash is tolerant of root loss and construction impacts but requires supplemental irrigation following root loss or injury.

1

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ARBORIST REPORT
220 WEST 20TH AVE | SAN MATEO, CA
DATE: 12.17.2025

SUMMERHILL APARTMENT COMMUNITIES

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L6.3

- **Tree age and longevity**
  Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change. None of the trees were immature but American sweetgum #190 was semi-mature in development and had better potential to recover from root zone impacts than mature American sweetgums #167 and 168.

- **Invasiveness**
  Species which spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (http://www.cal-ipc.org/paf/) lists species identified as being invasive. San Mateo is part of the Central West Floristic Province. English holly is listed as having limited invasive potential.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (Table 2). We consider trees with high suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Table 2. Tree suitability for preservation
220 W. 20th Avenue San Mateo, CA

High	Trees in this category had good health and structural stability that have the potential for longevity at the site. American sweetgum #167 and strawberry tree #184 had high suitability for preservation.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter lifespans than those in the "high" category. American sweetgums #168, 170, 190 and 191, Brisbane box #194, Chinese elms #185 and 186, deodar cedar #171, English holly #183, European white birches #165, 166, 174, 175 and 177, and Modesto ash #182 all had moderate suitability for preservation.
Low	Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Thirteen (13) trees had low suitability for preservation: African fern pine #192, American sweetgums #169, 187, 188 and 189, Brisbane box #193, European white birch #172, 173 and 176, Modesto ash #180 and 181, and weeping figs #178 and 179.

Preliminary Evaluation of Impacts and Recommendations

Appropriate tree retention is a practical match between the location and intensity of construction activities with the quality and health of trees. The tree assessment was the reference point for tree condition and quality. Impacts from the proposed project were assessed using SB330 Preliminary Application Project Plans (*SummerHill Apartment Communities*; April 8, 2025) and updated plans from Jett Landscape Architecture dated 12/12/2025. Utility, grading, drainage, and stormwater plans were preliminary. Because site plans were preliminary in nature, recommendations are preliminary.

The development proposes to remove the existing commercial building and parking lot and construct a 232-unit residential building with internal parking. Demolition, excavation and grading for the new buildings, paving and planting areas will extend from property line to property line and potential impacts to trees will be severe. All twenty-seven (27) on-site trees will be removed. Nine (9) of the trees are *Heritage*. African fern pine #192 and Brisbane boxes #193 and 194 were located off-site. I recommend they be preserved.

Off-site trees #192, 193 and 194 with branches extending into the property may require clearance pruning before construction starts. African fern-pine #192 overhangs the western property fence by approximately 6 feet, but only smaller diameter branch tips at a height of 15 feet may be affected. Brisbane boxes #193 and 194 have branches overhanging the fence by approximately 5 and 11 feet, respectively. Branches of these trees may need to be pruned back to accommodate construction work and equipment access on the site. Impacts to root zones are expected to be minimal.

Successful preservation of off-site trees to be retained is predicated on adherence to the ***Preliminary Tree Preservation Guidelines*** (next page).

Landscape Unit Values and Tree Replacement Calculations

The City of San Mateo requires the calculation of the Landscape Unit (LU) value for all trees with a diameter of 6 inches or more proposed for removal. The calculation is described in the City's Zoning Code, Section 27.71. The value is based on the factors of species, condition and location, adapted from the *Guide for Plant Appraisal* prepared by the Council of Tree and Landscape Appraisers. The City of San Mateo provides a form for use in this calculation.

Additionally, the City of San Mateo requires the replacement of lost LU values resulting from development. Replacement can be achieved through tree planting in excess of the required amount or through the payment of an in-lieu fee.

Calculations regarding LU values and tree replacements can be found in the ***Tree Evaluation Schedule: Landscape Unit Values*** (Exhibits) and the SummerHill Apartment Communities submittal set (*Jett Landscape Architecture*; December 12, 2025). Refer to Existing Tree Removal Plan & Evaluation Schedule (Sheet L6.1) for specific and total LU values, and Planted Area Calculations (Sheet L4.5) for tree replacements.

Preliminary Tree Preservation Guidelines

All on-site trees will be removed. Trees located off-site but close to the project boundary will be retained. The following recommendations will help reduce impacts to off-site trees from development and maintain their health and structural stability through the clearing, grading and construction phases.

Design recommendations

1. Where possible, include the location of all trees within 10 ft. of the project limit. Include trunk locations on all project plans.
2. The project's perimeter security fence will also serve as the **TREE PROTECTION ZONE**. No grading, excavation, construction or storage of materials should occur outside the project limit.
3. All plans affecting trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, grading plans, drainage plans, utility plans, and landscape and irrigation plans.
4. Irrigation systems must be designed so that no trenching severs roots larger than 2 in. in diameter will occur within the **TREE PROTECTION ZONE**.
5. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.

Pre-demolition and pre-construction treatments and recommendations

1. The project's perimeter security fence will also serve as the **TREE PROTECTION ZONE**. No grading, excavation, construction or storage of materials should occur outside the project limit.
2. Off-site trees Brisbane boxes #193 and 194 may require pruning to provide vertical clearance for construction. All pruning shall be completed by a Certified Arborist or Tree Worker and adhere to the latest edition of the ANSI Z133 and A300 standards as well as the Best Management Practices -- Tree Pruning published by the International Society of Arboriculture. Avoid pruning more than 20% of the canopy of trees #193 and 194, coordinating the work with permission of the adjacent property owner.
3. Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain.
4. Trees to be removed shall be felled so as to fall away from **TREE PROTECTION ZONE** and avoid pulling and breaking of roots of off-site trees to remain. If roots are entwined, the Consulting Arborist may require first severing the major woody root mass before extracting the trees.
5. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Recommendations for tree protection during construction

1. Any approved grading, construction, demolition or other work within 5 ft. of the **Tree Protection Zone** should be monitored by the Consulting Arborist.
2. Any root pruning that will occur within 5 ft. of the **Tree Protection Zone** shall receive the prior approval of and may be supervised by the Consulting Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2 in. in diameter should be avoided.
3. If roots 2 in. and greater in diameter are encountered during site work and must be cut to complete the construction, the Consulting Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
4. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.

If you have any questions regarding my observations or recommendations, please contact me.

HortScience | Bartlett Consulting
Scott Wheeler, Consulting Arborist
Registered Consulting Arborist #981
Board Certified Master Arborist #WE-10187B
ISA Tree Risk Assessment Qualified
ASCA Tree and Plant Appraisal Qualified

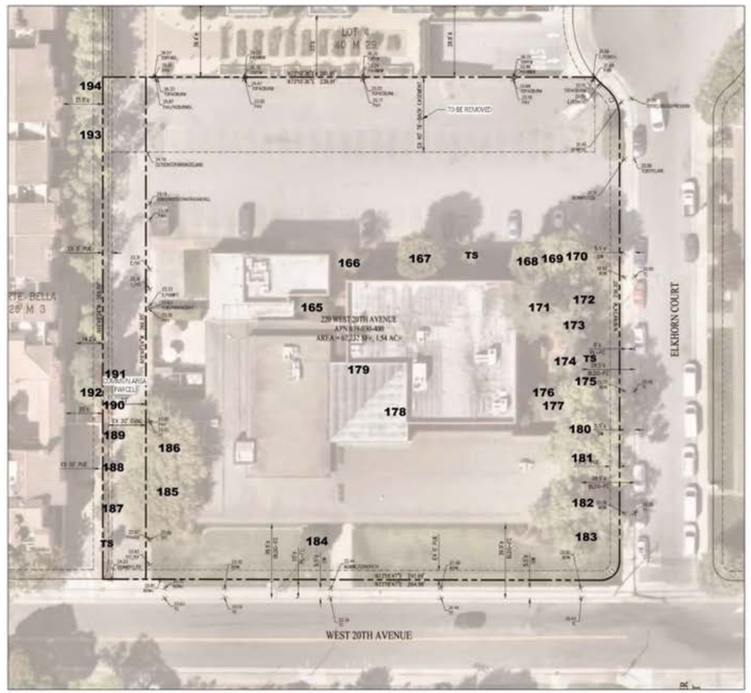
Exhibits

Tree Assessment Map

Tree Assessment Form

Preliminary Tree Disposition Form

Tree Evaluation Schedule: Landscape Unit Values



Tree Assessment Map

220 West 20th Avenue
San Mateo, CA

Prepared for:
SummerHill Apartment Communities
San Francisco, CA

June 2025

No Scale

Notes:
Base map provided by:
CBG
San Ramon, CA

Numbered tree locations are approximate.

TS = Too small (trees less than 6" in diameter) not included in this assessment

HORT SCIENCE BARTLETT CONSULTING
2550 Ninth Street, Suite 112
Berkeley, CA 94710
Phone 925.484.0211
Fax 925.484.0596

1 *THESE PLANS WERE PREPARED BY JETT LANDSCAPE ARCHITECTURE + DESIGN, REGISTERED LANDSCAPE ARCHITECT IN CALIFORNIA, PLA #3335.*

ARBORIST REPORT
220 WEST 20TH AVE | SAN MATEO, CA
DATE: 12.17.2025

SUMMERHILL APARTMENT COMMUNITIES

JETT LANDSCAPE ARCHITECTURE + DESIGN
PLA #3335 · 2 Theatre Square #218 · Orinda CA · 94563
925.254.5422 · www.jettland

Tree Assessment

220 W 20th Avenue
San Mateo, CA
July 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
165	European white birch	9	No	4	Moderate	Multiple attachments at 15'; in 10' landscaping strip; pruned away from building; narrow crown; vigorous.
166	European white birch	7	No	3	Moderate	Leans N.; crook in stem at 10'; asymmetric crown N.
167	American sweetgum	20	Yes	4	High	7' from sidewalk; crowded structure; pruned away from building; minor 1" branch dieback.
168	American sweetgum	17	Yes	3	Moderate	7' from sidewalk; crowded; pruned away from building; minor 1" dieback.
169	American sweetgum	20	Yes	1	Low	Crowded; sinuous stem; wound on trunk E. from 2-12'; extensive decay column in trunk; codominant stems w included bark and decay at 15'; cavities; low vigor.
170	American sweetgum	10,7,7	No	3	Moderate	4' from sidewalk; multiple attachments at 3'; poor structure; asymmetric crown E.; vigorous.
171	Deodar cedar	28	Yes	3	Moderate	Sinuous stem; sweeps N.; high crown; pruned away from building; moderate vigor.
172	European white birch	10	No	2	Low	Multiple attachments at 5'; leans E.; asymmetric crown E.; top dieback.
173	European white birch	13	No	3	Low	Multiple attachments at 10'; sweeps S.; poor pruning; topped; top dieback.
174	European white birch	13	No	3	Moderate	Wide crown; poor pruning; topped; top dieback.
175	European white birch	11	No	3	Moderate	Crowded; sweeps E.; poor pruning; topped; top dieback.
176	European white birch	11	No	2	Low	Crowded; poor structure; few branches; poor pruning; topped; tip dieback.
177	European white birch	10	No	3	Moderate	Crowded; sinuous stem; asymmetric crown S.; poor pruning; topped.
178	Weeping fig	7	No	3	Low	In atrium; inaccessible; no tag; multiple attachments at 3'; 2' from wall; poor pruning; dense crown; asymmetric crown W.
179	Weeping fig	6	No	3	Low	In atrium; inaccessible; no tag; codominant stems at 5'; moderate vigor; asymmetric crown S.
180	Modesto ash	27	Yes	3	Low	Buried root collar; pillowing over sidewalk; codominant stems at 7'; seam from attachment to base N.; unbalanced crown N.

Tree Assessment

220 W 20th Avenue
San Mateo, CA
July 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
181	Modesto ash	22	Yes	3	Low	Buried root collar; codominant stems at 6'; narrow attachment; narrow crown; poor structure; moderate vigor.
182	Modesto ash	27	Yes	3	Moderate	Buried root collar; multiple attachments at 6'; rangy crown; poor pruning; poor structure; moderate vigor.
183	English holly	6,5,4	No	3	Moderate	Topped at 5'; dense structure; bushy.
184	Strawberry tree	10	No	4	High	In 2' high raised planter; multiple attachments at 6'; good structure; round crown; vigorous.
185	Chinese elm	16	Yes	3	Moderate	Multiple attachments at 7'; leans W. away from building to W.; open structure; asymmetric crown W.; moderate vigor.
186	Chinese elm	15	Yes	3	Moderate	Multiple attachments at 7'; leans away from building to W.; open structure; asymmetric crown W.; moderate vigor; poor pruning; high crown.
187	American sweetgum	6	No	2	Low	In 4' planter strip btwn wall and driveway; multiple attachments at 5'; poor pruning; asymmetric crown W.
188	American sweetgum	7	No	3	Low	In 4' planter strip btwn wall and driveway; multiple attachments at 5'; poor pruning; asymmetric crown N.
189	American sweetgum	6	No	2	Low	In 4' planter strip btwn wall and driveway; codominant stems at 5'; main stem removed; poor pruning; asymmetric crown S.
190	American sweetgum	8	No	3	Moderate	In 4' planter strip btwn wall and driveway; multiple attachments at 10'; crowded; moderate vigor; narrow crown.
191	American sweetgum	7	No	3	Moderate	In 4' planter strip btwn wall and driveway; multiple attachments at 7'; crowded; moderate vigor; narrow crown.
192	African fern pine	12	No	3	Low	Off-site; tag on fence; overhangs 6'; narrow crown; top thinning and yellowing; moderate vigor low in crown.
193	Brisbane box	11	No	2	Low	Off-site; tag on fence; overhangs 5'; narrow upright crown; rangy; low vigor.
194	Brisbane box	13	No	4	Moderate	Off-site; tag on fence; 5" low laterals extend into property 11'; crowded structure; vigorous.

Preliminary Tree Disposition

220 W. 20th Avenue
San Mateo, CA
December 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Disposition	Comments
165	European white birch	9	No	Remove	Within building footprint
166	European white birch	7	No	Remove	Within building footprint
167	Sweetgum	20	Yes	Remove	Within building footprint
168	Sweetgum	17	Yes	Remove	Within building footprint
169	Sweetgum	20	Yes	Remove	Within building footprint
170	Sweetgum	10,7,7	No	Remove	Within building footprint
171	Deodar cedar	28	Yes	Remove	Within building footprint
172	European white birch	10	No	Remove	Within building footprint
173	European white birch	13	No	Remove	Within building footprint
174	European white birch	13	No	Remove	Within building footprint
175	European white birch	11	No	Remove	Within building footprint
176	European white birch	11	No	Remove	Within building footprint
177	European white birch	10	No	Remove	Within building footprint
178	Weeping fig	7	No	Remove	Within building footprint
179	Weeping fig	6	No	Remove	Within building footprint
180	Modesto ash	27	Yes	Remove	Within building footprint
181	Modesto ash	22	Yes	Remove	Within building footprint
182	Modesto ash	27	Yes	Remove	Within building footprint
183	English holly	6,5,4	No	Remove	Within building footprint
184	Strawberry tree	10	No	Remove	Within building footprint
185	Chinese elm	16	Yes	Remove	Within building footprint
186	Chinese elm	15	Yes	Remove	Within building footprint
187	Sweetgum	6	No	Remove	Within 10' of development
188	Sweetgum	7	No	Remove	Within 10' of development
189	Sweetgum	6	No	Remove	Within 10' of development
190	Sweetgum	8	No	Remove	Within 10' of development
191	Sweetgum	7	No	Remove	Within 10' of development
192	African fern-pine	12	No	Preserve	Off-site
193	Brisbane box	11	No	Preserve	Off-site
194	Brisbane box	13	No	Preserve	Off-site

LU Values

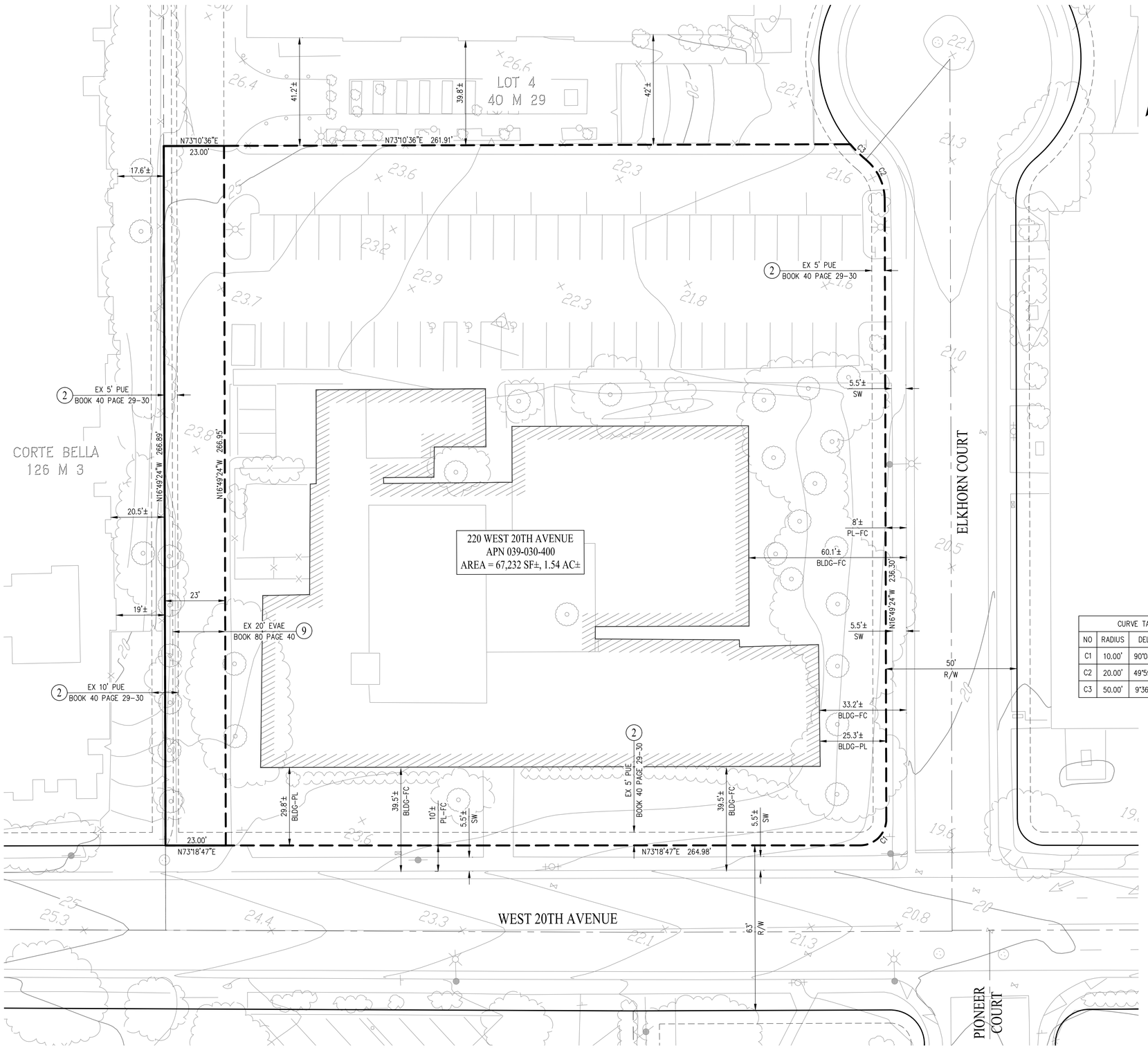
220 W. 20th Avenue
San Mateo, CA
December 2025

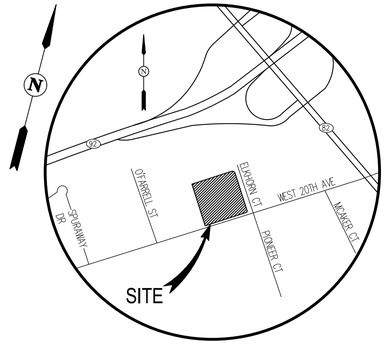
Tag #	Species Name	Fate: Preserved / Removed	Species Value %	Condition Value %	Location Value %	0.35	Caliper Size (inches)	0.70 if in allow. bldg area	1.25 if Heritage Tree	LU Value
165	European white birch	Remove	0.3	0.7	0.4	0.35	8	0.7	1	1.34
166	European white birch	Remove	0.3	0.5	0.5	0.35	7	0.7	1	1.05
167	American sweetgum	Remove	0.5	0.7	0.7	0.35	20	0.7	1.25	12.25
168	American sweetgum	Remove	0.5	0.5	0.6	0.35	17	0.7	1.25	6.38
169	American sweetgum	Remove	0.5	0.1	0.5	0.35	20	0.7	1.25	1.25
170	American sweetgum	Remove	0.5	0.5	0.4	0.35	10,7,7 (17)	0.7	1	3.40
171	Deodar cedar	Remove	0.9	0.5	0.4	0.35	28	0.7	1.25	12.60
172	European white birch	Remove	0.3	0.3	0.6	0.35	10	0.7	1	1.08
173	European white birch	Remove	0.3	0.5	0.6	0.35	13	0.7	1	2.34
174	European white birch	Remove	0.3	0.5	0.6	0.35	13	0.7	1	2.34
175	European white birch	Remove	0.3	0.5	0.6	0.35	11	0.7	1	1.98
176	European white birch	Remove	0.3	0.3	0.6	0.35	11	0.7	1	1.19
177	European white birch	Remove	0.3	0.5	0.6	0.35	10	0.7	1	1.80
178	Weeping fig	Remove	0.1	0.5	0.1	0.35	7	0.7	1	0.07
179	Weeping fig	Remove	0.1	0.5	0.1	0.35	6	0.7	1	0.06
180	Modesto ash	Remove	0.5	0.5	0.4	0.35	27	0.7	1.25	6.75
181	Modesto ash	Remove	0.5	0.5	0.6	0.35	22	0.7	1.25	8.25
182	Modesto ash	Remove	0.5	0.5	0.6	0.35	27	0.7	1.25	10.13
183	English holly	Remove	0.5	0.5	0.8	0.35	6,5,4 (10)	0.7	1	4.00
184	Strawberry tree	Remove	0.7	0.7	0.6	0.35	10	0.7	1	5.88
185	Chinese elm	Remove	0.7	0.5	0.3	0.35	16	0.7	1.25	4.20
186	Chinese elm	Remove	0.7	0.5	0.3	0.35	15	0.7	1.25	3.94
187	American sweetgum	Remove	0.7	0.3	0.2	0.35	6	0.7	1	0.50
188	American sweetgum	Remove	0.7	0.5	0.2	0.35	7	0.7	1	0.98
189	American sweetgum	Remove	0.7	0.3	0.2	0.35	6	0.7	1	0.50
190	American sweetgum	Remove	0.7	0.5	0.2	0.35	8	0.7	1	1.12
191	American sweetgum	Remove	0.7	0.5	0.2	0.35	7	0.7	1	0.98

LU Values

220 W. 20th Avenue
San Mateo, CA
December 2025

Tag #	Species Name	Fate: Preserved / Removed	Species Value %	Condition Value %	Location Value %	0.35	Caliper Size (inches)	0.70 if in allow. bldg area	1.25 if Heritage Tree	LU Value
192	African fern pine	Preserve; offsite	0.7	0.5	0.7	0.35	12	0.7	1	5.88
193	Brisbane box	Preserve; offsite	0.9	0.3	0.7	0.35	11	0.7	1	4.16
194	Brisbane box	Preserve; offsite	0.9	0.7	0.7	0.35	13	0.7	1	11.47
									Total LU Value of Trees to be Removed:	96.36





VICINITY MAP
NOT TO SCALE

LEGEND

	EXISTING BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	ADJACENT PROPERTY LINE
	EXISTING RIGHT OF WAY
BLDG	BUILDING
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SW	SIDEWALK

SHEET INDEX

SHEET NO.	DESCRIPTION
C1.0	SITE SURVEY
C1.1	DEMOLITION PLAN
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY GRADING PLAN
C3.1	PRELIMINARY GRADING SECTIONS
C4.0	PRELIMINARY UTILITY PLAN
C4.1	PRELIMINARY OFF-SITE STORM DRAIN PLAN
C5.0	PRELIMINARY STORMWATER CONTROL PLAN
C6.0	PRELIMINARY SOLID WASTE PLAN

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	10.00'	90°08'11"	15.73'
C2	20.00'	49°59'41"	17.45'
C3	50.00'	9°36'58"	8.39'

EXCEPTIONS AND EXCLUSIONS:

(#) INDICATES TITLE REPORT ITEM NUMBER

(1) REFER TO PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES, ANY ASSESSMENTS AND LIEN OF SUPPLEMENTAL TAXES. THIS ITEM CANNOT BE PLOTTED

(2) AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF POLO CLUB REALTY COMPANY SUBDIVISION RECORDED OCTOBER 15, 1954 AND ON FILE IN BOOK 40, PAGE(S) 29–30, OF TRACT MAPS.
FOR: PUBLIC UTILITIES AND INCIDENTAL PURPOSES.

(3) RELINQUISHMENT OF ABUTTER'S RIGHTS, AS CONTAINED IN DEED:
FROM: POLO CLUB REALTY COMPANY, A CORPORATION
TO: STATE OF CALIFORNIA
DATED: FEBRUARY 02, 1961
RECORDED: MARCH 24, 1961
DOCUMENT NO.: 42509–T
BOOK/REEL 3955 OF OFFICIAL RECORDS AT PAGE/IMAGE 507, RECORDS OF SAN MATEO COUNTY, CALIFORNIA.

(4) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF PURCHASE AGREEMENT" RECORDED NOVEMBER 15, 2011 AS INSTRUMENT NO. 2011–137052 OF OFFICIAL RECORDS.

(5) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF PROJECT RESTRICTIONS" RECORDED JULY 31, 2012 AS INSTRUMENT NO. 2012–108060 OF OFFICIAL RECORDS.

(6) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ELKHORN COURT DECLARATION OF PARK COVENANTS AND RESTRICTIONS" RECORDED AUGUST 01, 2012 AS INSTRUMENT NO. 2012–108970 OF OFFICIAL RECORDS.

(7) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "CONSTRUCTION EASEMENT AGREEMENT" RECORDED AUGUST 09, 2012 AS INSTRUMENT NO. 2012–113298 OF OFFICIAL RECORDS.

(8) COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS IN THE DOCUMENT RECORDED SEPTEMBER 26, 2012 AS INSTRUMENT NO. 2012–140013 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

(9) AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP 430 RECORDED AUGUST 16, 2012 AND ON FILE IN BOOK 80, PAGE(S) 40, OF PARCEL MAPS.
FOR: 20' EMERGENCY VEHICLE ACCESS & PUBLIC UTILITIES AND INCIDENTAL PURPOSES.

(10) WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY. AN INQUIRY SHOULD BE MADE CONCERNING THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER INDEBTEDNESS WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT PROPERTY.

(11) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

(12) AN ALTA/NSPS SURVEY OF RECENT DATE WHICH COMPLIES WITH THE CURRENT MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

(13) ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.

(14) RIGHTS OF PARTIES IN POSSESSION.

LICENSED LAND SURVEYOR
MARK H. WEBER
7960
STATE OF CALIFORNIA

20' 0' 10' 20' 40'
SCALE: 1" = 20'

SITE SURVEY

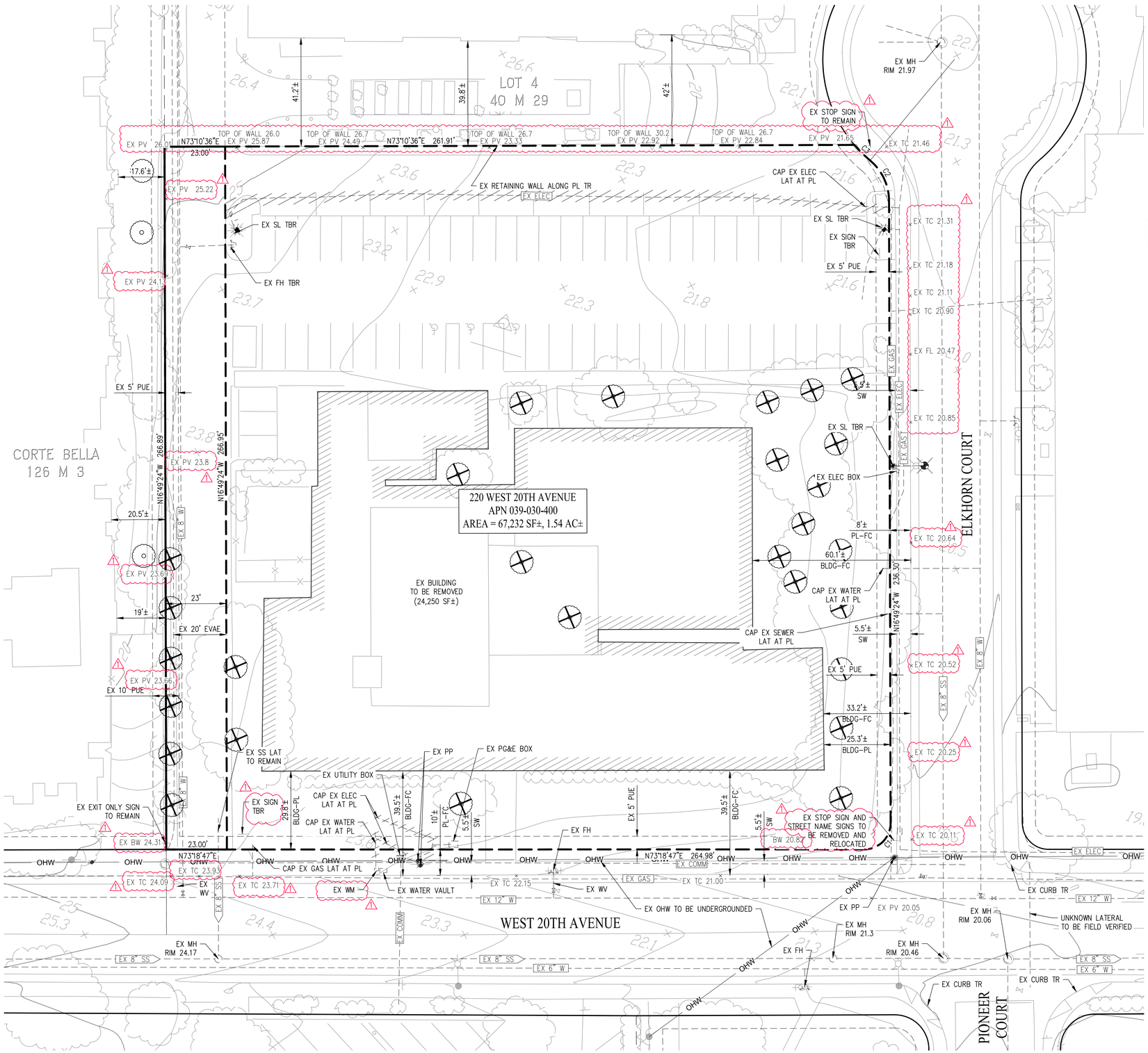
220 WEST 20TH AVE | SAN MATEO, CA
DATE: 12.17.2025

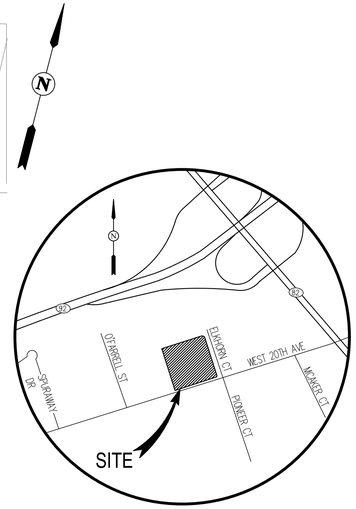
CARLSON, BARBEE & GIBSON, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SUMMERHILL APARTMENT COMMUNITIES

⚠ MJL 10/6/2025 SIGNED SITE SURVEY

C1.0





VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- EX 12" SD — EXISTING STORM DRAIN MAIN
- EX 8" W — EXISTING WATER MAIN
- EX 8" SS — EXISTING SANITARY SEWER MAIN
- EX GAS — EXISTING GAS LINE
- EX ELEC — EXISTING UNDERGROUND ELECTRIC
- EX COMM — EXISTING UNDERGROUND COMMUNICATION LINE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN FIELD INLET
- EXISTING FIRE HYDRANT
- EXISTING BACK FLOW
- EXISTING PRESSURE INDICATOR VALVE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING UTILITY BOX/VAULT
- EXISTING STREET LIGHT
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING STREET SIGN
- OHW — OVERHEAD WIRE

BLDG	BUILDING
BFP	BACK FLOW PREVENTER
CB	CATCH BASIN
DWY	DRIVEWAY
ELEC	ELECTRIC
FI	FIELD DRAINAGE INLET
ELEC	ELECTRICAL
EX	EXISTING
FH	FIRE HYDRANT
MH	MANHOLE
ML	MONUMENT LINE
PL	PROPERTY LINE
PP	POWER POLE
SL	STREET LIGHT
SSCO	SANITARY SEWER CLEAN OUT
TBR	TO BE REMOVED
TELE	TELEPHONE/COMMUNICATION
TBR	TO BE REMOVED
TBQ	TO BE QUITCLAIMED
TR	TO REMAIN
TRANS	TRANSFORMER
UTIL	UTILITY
VLT	VAULT
W	WATER
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	10.00'	90°08'11"	15.73'
C2	20.00'	49°59'41"	17.45'
C3	50.00'	9°36'58"	8.39'

NOTE:

1. ALL EXISTING ONSITE UTILITIES, AND IMPROVEMENTS NOT LIMITED TO BUILDINGS, RETAINING WALLS, PAVEMENT, TREES, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
2. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE BASED ON FIELD AND RECORD INFORMATION. FINAL UTILITY LOCATIONS AND DEPTHS ARE SUBJECT TO USA MARKINGS VERIFICATION AND POTHOLE INVESTIGATIONS.
3. ALL ONSITE TREES ARE TO BE REMOVED. SEE ARBORIST REPORT DATED JULY 25, 2025 AND PREPARED BY HORT SCIENCE BARTLETT CONSULTING..

20' 0' 10' 20' 40'
SCALE: 1" = 20'

DEMOLITION PLAN

220 WEST 20TH AVE | SAN MATEO, CA
DATE: 12.17.2025

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SUMMERHILL APARTMENT COMMUNITIES

⚠ MJL 10/6/2025 EX GRADES AND STRUCTURES

C1.1

LOT 4
40 M 29

CORTE BELLA
126 M 3

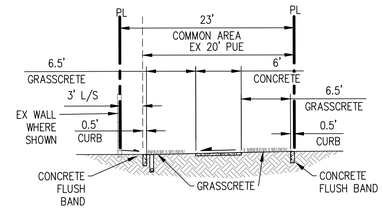
RAMP
RETAINING WALL
EXTENT OF LEVEL B1
EX FENCE
EX 5' PUE
EX WALL
EX 10' PUE
EX 20' EVAE
VISION TRIANGLE
ROLLED CURB
FIRE LANE (RED CURB)
BIKES
DIESEL FIRE PUMP ROOM
ELEC
TRASH
LOUNGE
BOH
PACKAGE
MAIL
CO-WORK
FITNESS
BUILDING FACE (LEVEL 1)
BUILDING OVERHANG (LEVEL 2)
BUILDING FACE AT LEVEL 1
2 HOUR PARKING SIGN
FIRE LANE (RED CURB)
DWY PER CAL TRANS DETAIL A87A
START COMMERCIAL LOADING ZONE–40' (YELLOW CURB)
END START COMMERCIAL LOADING ZONE (YELLOW CURB)
STOP SIGN AND STREET NAME SIGN
PASSENGER LOADING ZONE (WHITE CURB)/10 MINUTE PARKING ZONE FOR LOADING SIGN
ELKHORN COURT
WEST 20TH AVENUE
PIONEER COURT

LEGEND

- EXISTING BOUNDARY LINE
- MONUMENT LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- COMMERCIAL LOADING ZONE
- FIRE LANE
- PASSENGER LOADING ZONE
- ROLLED CURB
- ACCESSIBLE ACCESS
- SIGN

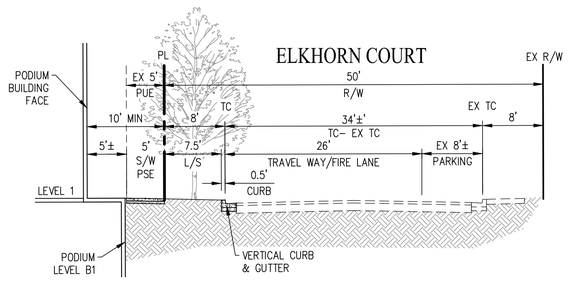
ABBREVIATIONS

BLDG	BUILDING
DWY	DRIVEWAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
L/S	LANDSCAPE
ML	MONUMENT LINE
PL	PROPERTY LINE
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
S/W	SIDEWALK
TC	TOP OF CURB



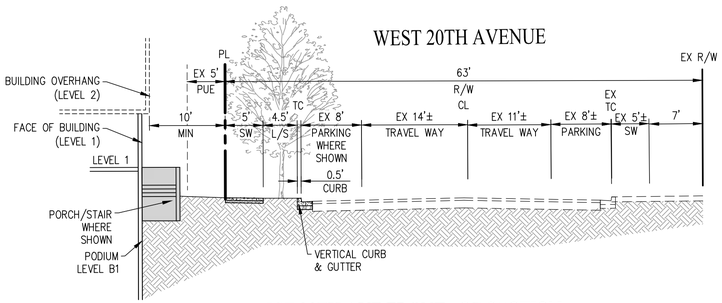
TYPICAL EVA SECTION

NOT TO SCALE



ELKHORN COURT SECTION

NOT TO SCALE



WEST 20TH AVE FRONTAGE SECTION

NOT TO SCALE

20' 0' 10' 20' 40'

SCALE: 1" = 20'

PRELIMINARY SITE PLAN

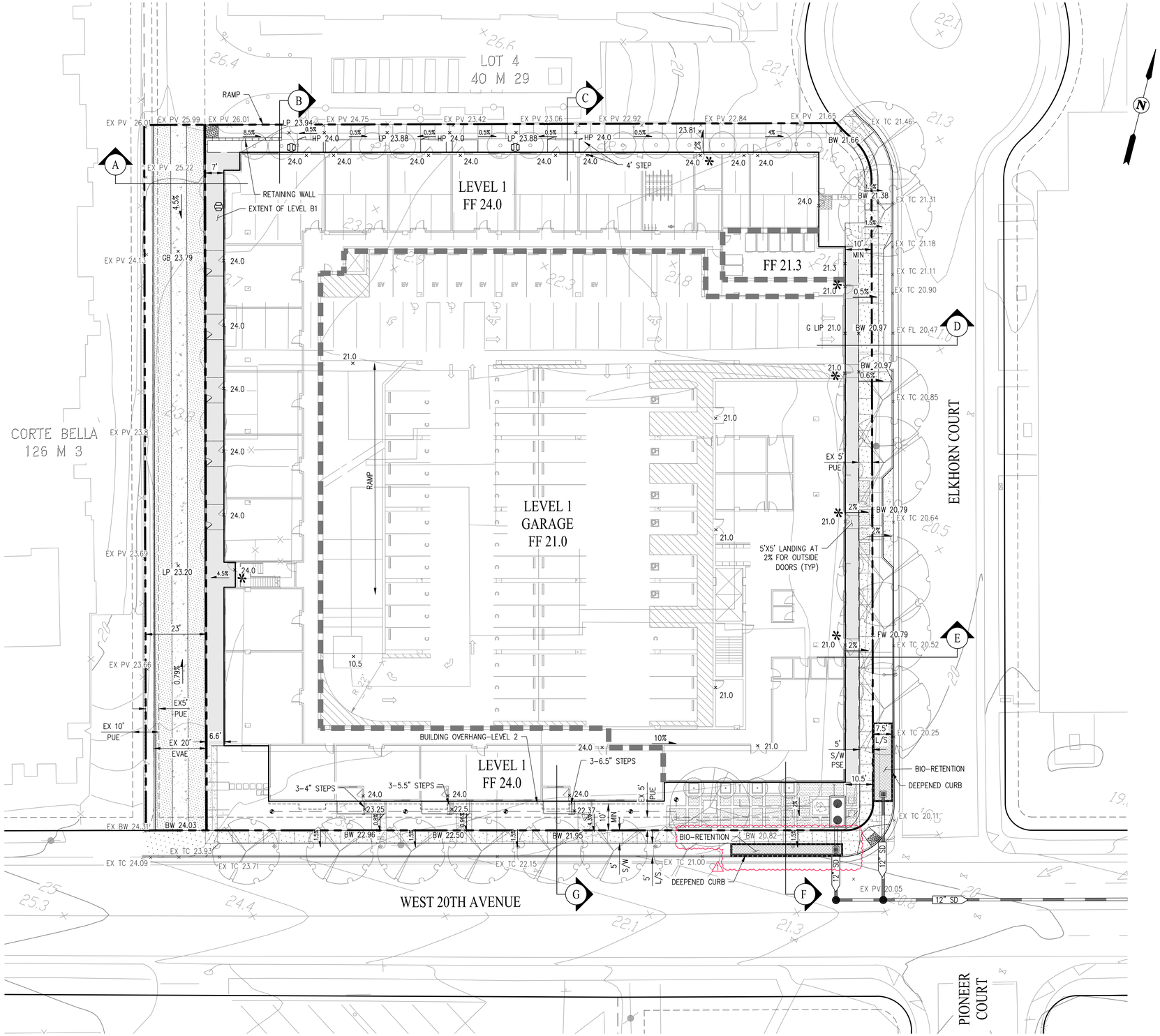
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DATE: 12.17.2025

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SUMMERHILL APARTMENT COMMUNITIES

⚠1 MJL 10/6/2025 SIGNS, BOLLARD, LOADING & BULB-OUT
⚠2 MJL 12/12/2025 STOP SIGN REMOVED, STOP STRIPING ADDED, LOADING ZONE GUTTER & REMOVE BOLLARDS

C2.0



LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- PROPOSED STORM DRAIN (12" SD)
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED FIELD INLET
- PROPOSED AREA DRAIN
- EXISTING CATCH BASIN
- EXISTING FIELD INLET
- PROPOSED BIO–RETENTION
- PROPOSED STORM DRAIN MEDIA FILTER
- INTERNAL FLOOR SPLIT
- ACCESSIBLE ACCESS
- DEEPENED CURB AND OR SIDEWALK

ABBREVIATIONS

BLDG	BUILDING
BW	BACK OF WALK
DWY	DRIVEWAY
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FW	FRONT OF WALK
PV	PAVEMENT
TC	TOP OF CURB
TCB	TOP OF BAND CURB

ESTIMATED EARTHWORK

DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)
BUILDING	18,700	–	18,700 (C)

EARTHWORK ASSUMPTIONS:

1. ASSUMES 24" STRUCTURE SECTION BELOW LEVEL B1.

20' 0' 10' 20' 40'

SCALE: 1" = 20'

PRELIMINARY GRADING PLAN

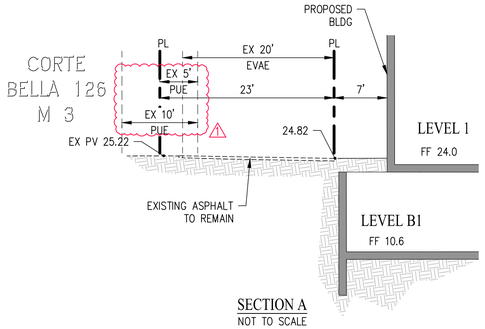
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DATE: 12.17.2025

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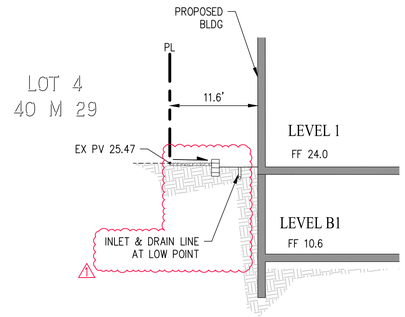
SUMMERHILL APARTMENT COMMUNITIES

⚠ MJL 10/6/2025 BIO RETENTION UPDATE

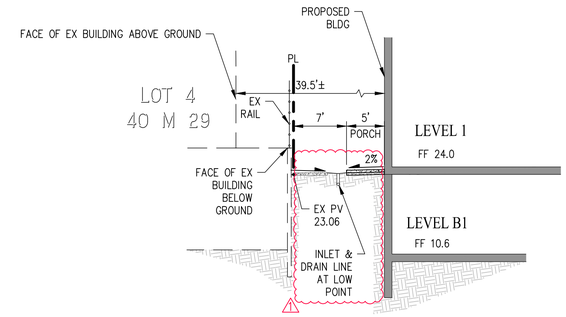
C3.0



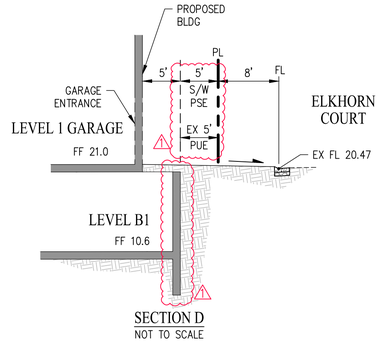
SECTION A
NOT TO SCALE



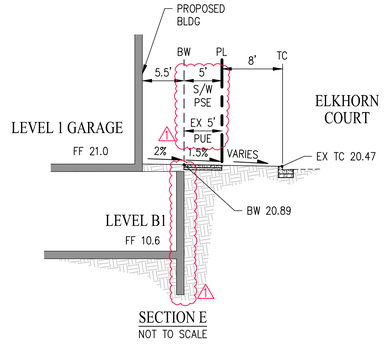
SECTION B
NOT TO SCALE



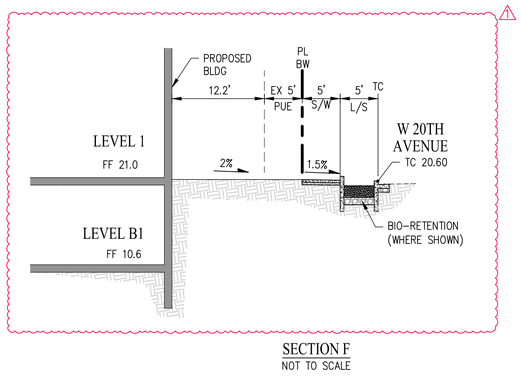
SECTION C
NOT TO SCALE



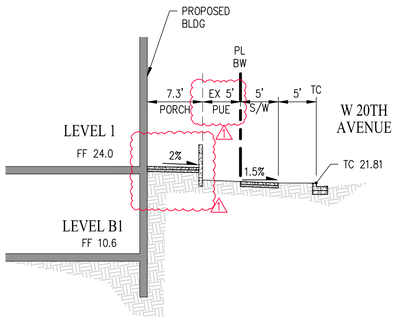
SECTION D
NOT TO SCALE



SECTION E
NOT TO SCALE



SECTION F
NOT TO SCALE



SECTION G
NOT TO SCALE

10' 0' 5' 10' 20'
GRAPHIC SCALE

PRELIMINARY GRADING SECTIONS

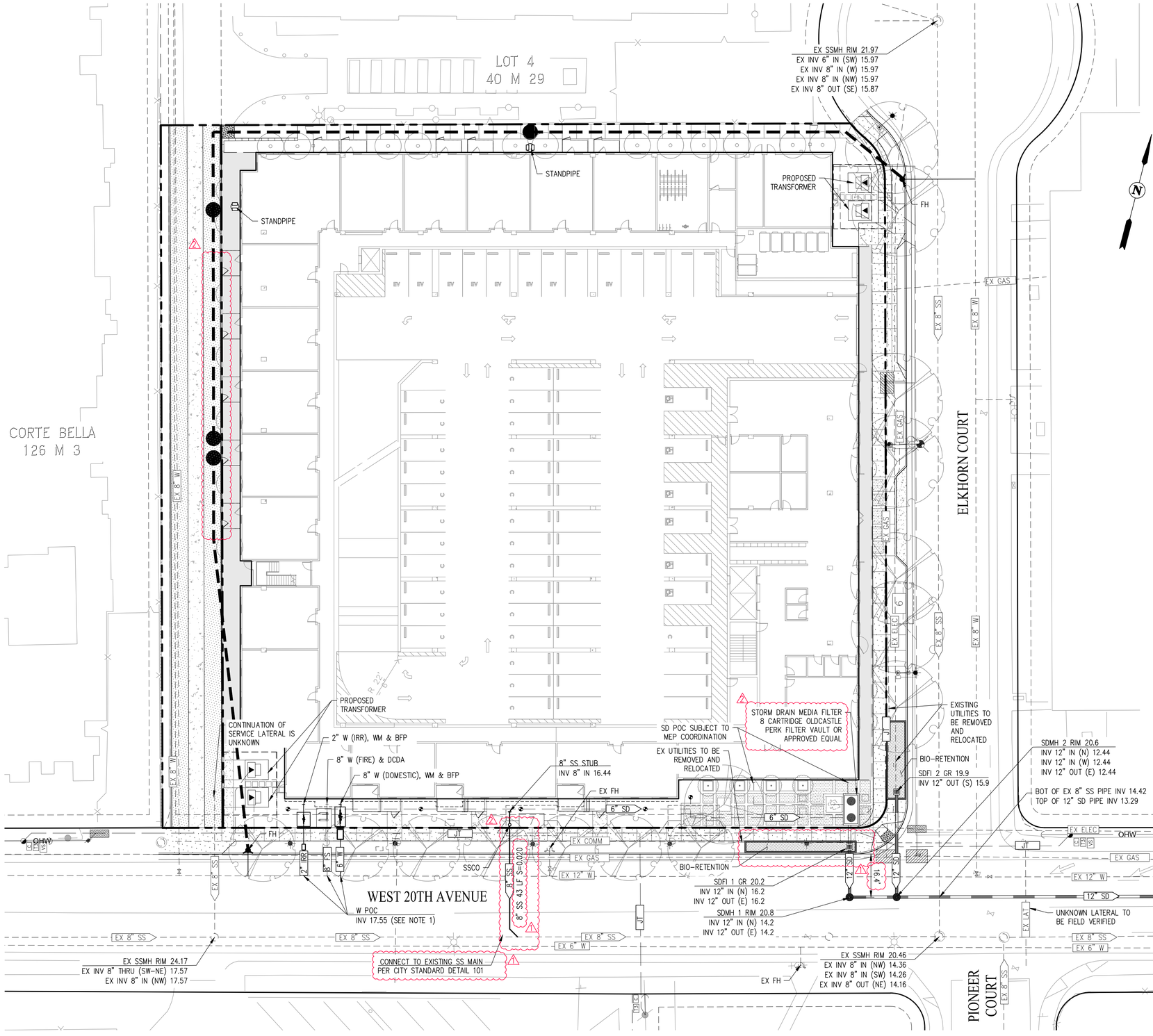
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DATE: 12.17.2025

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SUMMERHILL APARTMENT COMMUNITIES

⚠ MJL 10/6/2025 EX & PROPOSED EASEMENTS & SECTION UPDATES

C3.1



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EX SD — EXISTING STORM DRAIN
- EX SS — EXISTING SANITARY SEWER MAIN
- EX W — EXISTING WATER MAIN
- EX GAS — EXISTING GAS LINE
- EX ELEC — EXISTING ELECTRIC UTILITY
- EX COMM — EXISTING COMMUNICATION UTILITY
- OHW — EXISTING OVERHEAD WIRE
- 8" SS — PROPOSED SANITARY SEWER MAIN
- 8" W — PROPOSED WATER MAIN
- 12" SD — PROPOSED STORM DRAIN
- JT — PROPOSED JOINT TRENCH
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING STORM FIELD INLET
- PROPOSED STORM FIELD INLET
- PROPOSED AREA DRAIN
- PROPOSED AT GRADE BIO RETENTION
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED DOUBLE CHECK DETECTOR ASSEMBLY
- PROPOSED BACKFLOW PREVENTOR
- PROPOSED TRANSFORMER (SEE NOTE 2)
- 7 / 6 / E / G — PROPOSED DRY UTILITY BOXES (SEE NOTE 2)
- EXISTING STREET LIGHT
- EXISTING UTILITY BOX
- EXISTING POWER POLE
- PROPOSED MEDIA FILTER
- PROPOSED LIGHTING (SEE NOTE 2)
- FIRE HOSE PULL (150' MAX)
- STANDPIPE

ABBREVIATIONS

BFP	BACKFLOW PREVENTOR
BW	BACK OF WALK
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
EX	EXISTING
EG	EXISTING GRADE
FH	FIRE HYDRANT
FF	FINISH FLOOR
FS	FIRE SERVICE
IRR	IRRIGATION
MH	MANHOLE
PAV	PAVEMENT
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SS	SANITARY SEWER
S/W	SIDEWALK
WM	WATER METER

FIRE FLOW DATE CALCULATIONS:

BUILDING FIRE FLOW

I. BUILDING TYPE / AREA:

- B1 – TYPE IA (58,077 SF)
- LEVEL 1 – TYPE IA (56,455 SF)
- LEVEL 2 – TYPE IA (55,918 SF)
- LEVEL 3 – TYPE IIIA (40,752 SF)
- LEVEL 4 – TYPE IIIA (40,757 SF)
- LEVEL 5 – TYPE IIIA (40,769 SF)
- LEVEL 6 – TYPE IIIA (34,818 SF)
- LEVEL 7 – TYPE IIIA (29,221 SF)

TOTAL 356,767 SF

II. FIRE FLOW CALCULATION PER CONSTRUCTION TYPE

TYPE IA AT 356,767 SF = 6,000 GPM
TYPE IIIA AT 356,767 SF = 6,000GPM

III. PERCENTAGE OF BUILDING

TYPE IA = 170,450 / 356,767 SF = 47.7%
TYPE IIIA = 186,317 / 356,767 SF = 52.3%

IV. REQUIRED FIRE FLOW

0.477 (6,000GPM) + 0.523 (6,000GPM) = 6,000GPM
ASSUMED 50% REDUCTION = 3000 GPM

V. AVAILABLE DEMAND AND PRESSURE
a. STATIC – 51 PSI
b. RESIDUAL – 43 PSI
c. FLOW 1921 GPM
d. EQUIVALENT FLOW AT 20 PSI = 3,992 GPM

VI. FIRE HYDRANT REQUIREMENT AND SPACING (PER TABLE C102.1 – CFC)

- FIRE FLOW REQUIREMENT – 6,000GPM
- MINIMUM NUMBER OF HYDRANT – 6
- AVERAGE SPACING (FEET) – 250'

SEE SHEET C4.1

NOTE:

1. UTILITY LAYOUT,AND POINT OF CONNECTIONS AS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN. UTILITY POINT OF CONNECTIONS SHALL BE VERIFIED WITH USA MARKINGS AND POTHOLE INFORMATION.
2. JOINT TRENCH IS SHOWN FOR REFERENCE ONLY. SEE JOINT TRENCH PLANS FOR FURTHER DETAILS.
3. ALL UTILITY EQUIPMENT, INCLUDING VAULTS AND METERS TO BE LOCATED ON PRIVATE PROPERTY AND ABOVE GROUND EQUIPMENT MUST BE SCREENED WITH A FENCE/WALL OR LANDSCAPE.
4. FIRE FLOW DATA PER CAL WATER RECEIVED APRIL 18, 2025.

20' 0' 10' 20' 40'
SCALE: 1" = 20'

PRELIMINARY UTILITY PLAN

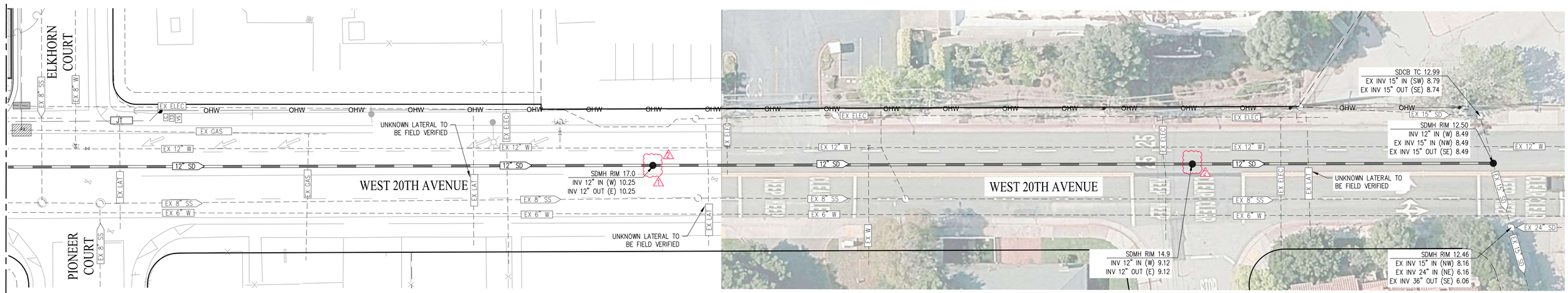
220 WEST 20TH AVE | SAN MATEO, CA
DATE: 12.17.2025

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SUMMERHILL APARTMENT COMMUNITIES

1 MJL 10/6/2025 SS CONNECTION & BIO UPDATE
2 MJL 12/12/2025 SS WYE, SSCO & SLOPE, MEDIA FILTER & DOOR SWING

C4.0



NOTES:

STORM DRAIN ALIGNMENT SUBJECT TO FIELD LOCATING INVESTIGATION AND POTHOLING TO CONFIRM CROSSINGS WHERE EXISTING UTILITIES ARE SHOWN.

20' 0' 10' 20' 40'

SCALE: 1" = 20'

PRELIMINARY OFF-SITE STORM DRAIN PLAN

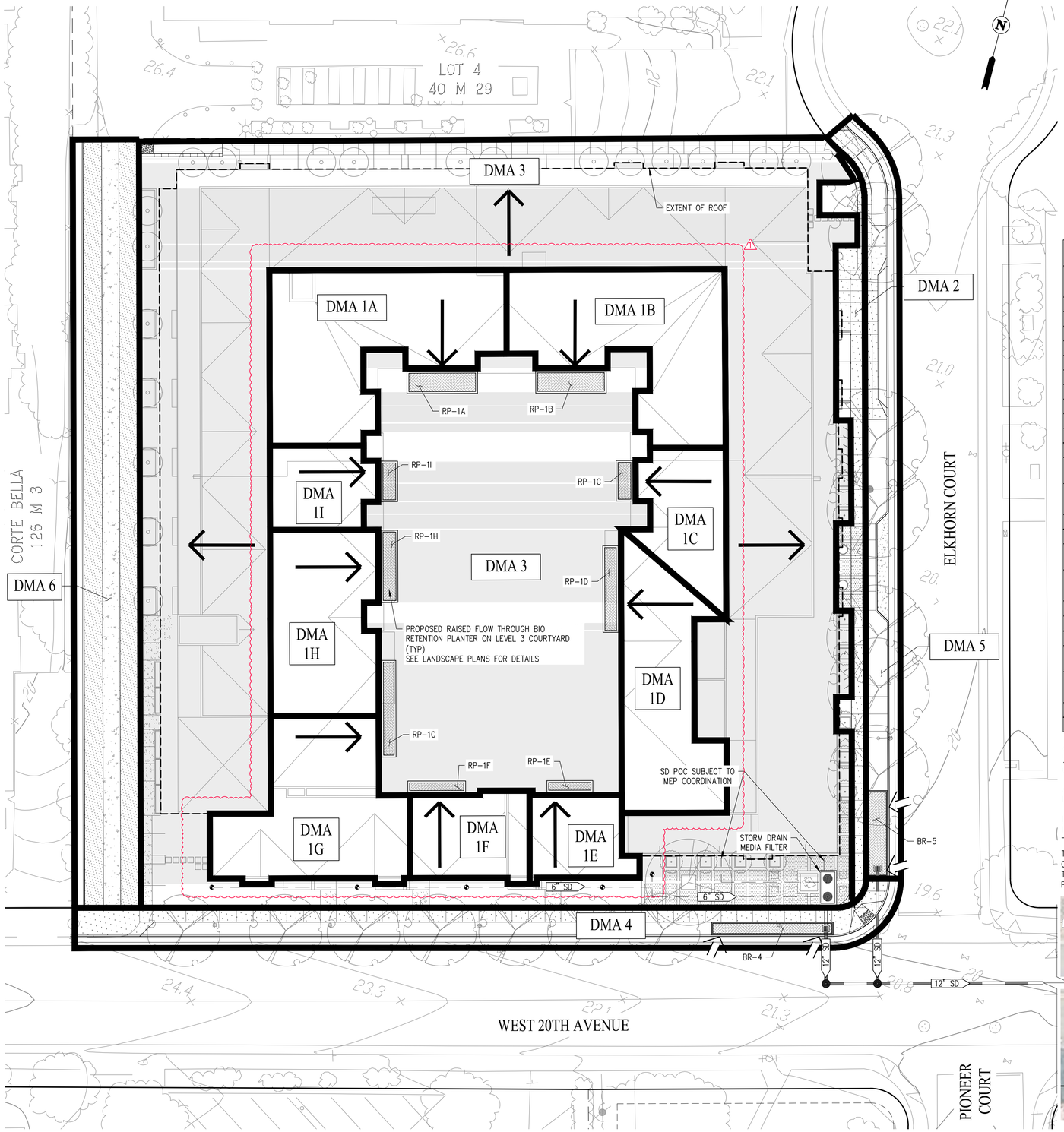
220 WEST 20TH AVE | SAN MATEO, CA
DATE: 12.17.2025

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SUMMERHILL APARTMENT COMMUNITIES

⚠ MJL 10/6/2025 SD MANHOLES
⚠ MJL 12/12/2025 SD MANHOLES SHIFT

C4.1

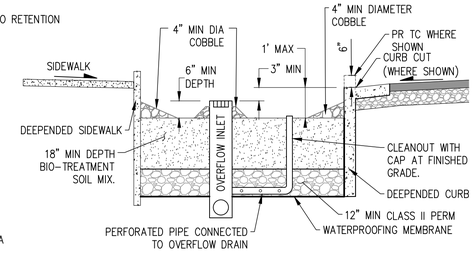


LEGEND

- EXISTING PROPERTY LINE
- 12" SD — EXISTING STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING STORM FIELD INLET
- PROPOSED STORM FIELD INLET
- PROPOSED STORM AREA DRAIN
- PROPOSED DRAINAGE AREA
- IMPERVIOUS AREA TREATED BY MEDIA FILTER
- ROOF TIPPING DIRECTION
- PROPOSED RAISED FLOW THROUGH BIO RETENTION PLANTER (ON LEVEL 3 COURTYARD)
- PROPOSED AT GRADE BIO RETENTION
- PROPOSED MEDIA FILTER
- PROPOSED CURB CUT

ABBREVIATIONS

BR	BIO RETENTION
DMA	DRAINAGE MANAGEMENT AREA
EX	EXISTING
PUE	PUBLIC UTILITY EASEMENT
RP	RAISED PLANTER
SD	STORM DRAIN



BIO-RETENTION DETAIL

(DMA 2 & 4-5)
NOT TO SCALE

ONSITE TREATMENT SUMMARY (LID)

DMA	TREATMENT TYPE	SIZING METHOD	TOTAL DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF) (IMPERVIOUS + PERVIOUS X 0.1)	REQUIRED BIORETENTION AREA (SF)	PROVIDED BIORETENTION AREA (SF)
1A	RP-1A	COMBO	3,617	3,617	0	3,617	145	148
1B	RP-1B	COMBO	3,255	3,255	0	3,255	130	148
1C	RP-1C	COMBO	1,385	1,385	0	1,385	55	56
1D	RP-1D	COMBO	2,560	2,560	0	2,560	102	114
1E	RP-1E	COMBO	972	972	0	972	39	39
1F	RP-1F	COMBO	1,236	1,236	0	1,236	49	50
1G	RP-1G	COMBO	2,948	2,948	0	2,948	118	118
1H	RP-1H	COMBO	2,378	2,378	0	2,378	95	105
1I	RP-1I	COMBO	1,026	1,026	0	1,026	41	56
2	BR-5(4)	COMBO	1,884	1,884	0	1,884	75	75(4)
			21,261	21,261	0	–	–	–

ONSITE TREATMENT SUMMARY (MEDIA FILTER)

DMA	TREATMENT TYPE	SIZING METHOD	TOTAL DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (A) (SF) (IMPERVIOUS + PERVIOUS X 0.1)	COMPOSITE C VALUE (C)	INTENSITY (I) (IN/HR)	MIN REQUIRED TREATMENT FLOW (CxIxA) (CFS)
3	MEDIA FILTER	FLOW	45,970	41,316	4,654	41,781	0.9	0.2	0.173
			45,970	41,316	4,654	41,781	–	–	–

OFFSITE TREATMENT SUMMARY (LID)

DMA	TREATMENT TYPE	SIZING METHOD	TOTAL DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF) (IMPERVIOUS + PERVIOUS X 0.1)	REQUIRED BIORETENTION AREA (SF)	PROVIDED BIORETENTION AREA (SF)
4	BR-4	COMBO	3,714	2,564	1,150	2,679	107	144
5	BR-5	COMBO	3,196	2,488	708	2,559	102	186(4)
			6,910	5,052	1,858	–	–	–

EVA TREATMENT SUMMARY (LID)

DMA	TREATMENT TYPE	SIZING METHOD	TOTAL DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF) (IMPERVIOUS + PERVIOUS X 0.1)	REQUIRED BIORETENTION AREA (SF)	PROVIDED BIORETENTION AREA (SF)
6	SELF-TREATING	–	6,137	0	6,137	–	–	–
			6,137	0	6,137	–	–	–

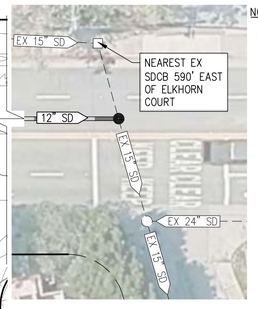
SPECIAL PROJECT NON-LID TREATMENT REDUCTION CREDITS

CATEGORY B: DENSITY OF DEVELOPMENT

AREA: 0.5 AC < SITE < 2 AC
MIN GROSS DENSITY: 50 DU/AC

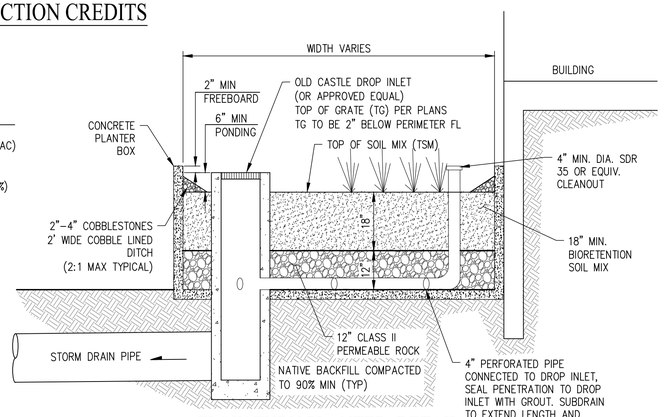
DENSITY	ALLOWABLE CREDITS
RES ≥ 100 DU/AC	100%

TOTAL SITE:	67,232 SF (1.5 AC)
GROSS DENSITY:	149 DU/AC
TOTAL SITE EFFECTIVE IMPERVIOUS AREA:	63,043 SF
PROVIDED IMPERVIOUS SURFACE TREATED BY LID TREATMENT AREAS:	21,261 SF (31.6%)



NOTES:

1. ROOF DRAINAGE TO BE CONFIRMED BY ARCHITECT.
2. EXISTING UTILITY INFORMATION IS BASED ON AVAILABLE AS-BUILTS, BASE MAPS AND GOOGLE STREET VIEW. UTILITIES HAVE NOT BEEN FIELD VERIFIED.
3. EXISTING STORMDRAIN STRUCTURES AND POINT OF CONNECTION TO BE CONFIRMED TO DETERMINE ROUTING OF STORM DRAIN.
4. 1,884 SF OF ONSITE IMPERVIOUS AREA TREATED BY OFFSITE BIO RETENTION AREA (BR-5).



FLOW THRU PLANTER DETAIL

(DMA 1A-A1)
NOT TO SCALE

20' 0' 10' 20' 40'
SCALE: 1" = 20'

PRELIMINARY STORMWATER CONTROL PLAN

220 WEST 20TH AVE | SAN MATEO, CA
DATE: 12.17.2025

CARLSON, BARBEE & GIBSON, Inc.
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SUMMERHILL APARTMENT COMMUNITIES

⚠ MJL 10/6/2025 BIO UPDATES & DMA BREAKDOWN

C5.0

LOT 4
40 M 29

CORTE BELLA
126 M 3

EXTENT OF LEVEL B1

TRASH ROOM

4–3CY WASTE/RECYCLE BIN (82" X 47")
1–1CY WASTE BIN (82" X 29")

RED CURB

10'

7.5'

4.5'

ELKHORN COURT

YELLOW CURB

34'
TC – EX TC

RED CURB

SIDEWALK CLOSURE DURING CONSTRUCTION

WEST 20TH AVENUE

8' PARKING

14'± TRAVEL WAY

19'± TRAVEL WAY

41'± EX TC–TC

PIONEER COURT

LEGEND

- EXISTING BOUNDARY LINE
- MONUMENT LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- COMMERCIAL LOADING ZONE
- RED CURB
- 1 CY WASTE BIN
- 3 CY WASTE BIN

ABBREVIATIONS

BLDG	BUILDING
DWY	DRIVEWAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
L/S	LANDSCAPE
ML	MONUMENT LINE
PL	PROPERTY LINE
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
S/W	SIDEWALK
TC	TOP OF CURB

20' 0' 10' 20' 40'
SCALE: 1" = 20'

PRELIMINARY SOLID WASTE PLAN

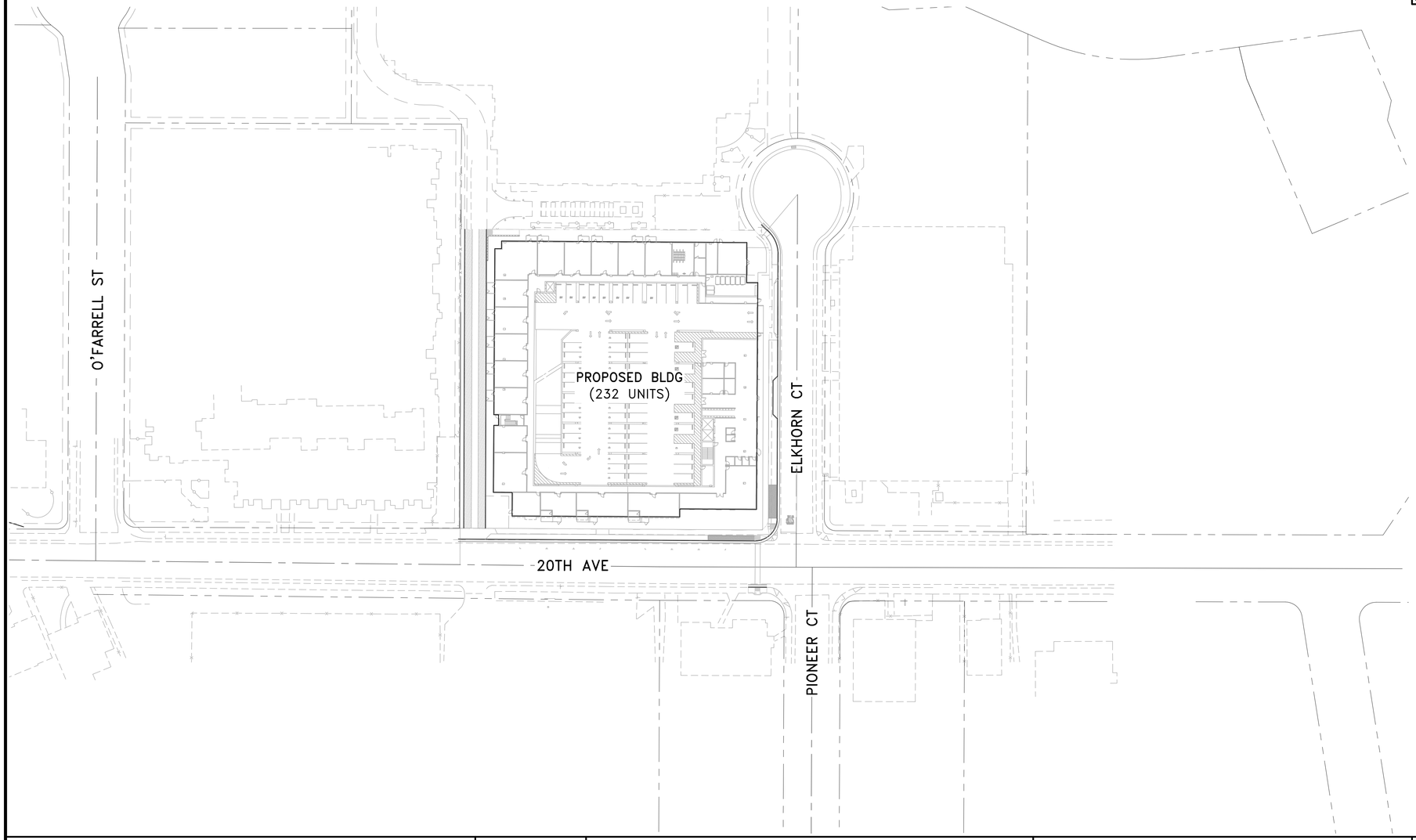
220 WEST 20TH AVE | SAN MATEO, CA
DATE: 12.17.2025

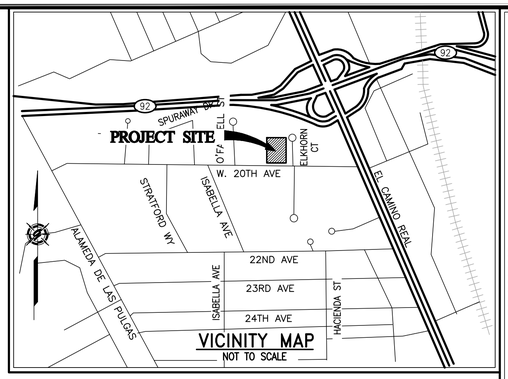
CARLSON, BARBEE & GIBSON, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SUMMERHILL APARTMENT COMMUNITIES

C6.0

SUMMERHILL APARTMENT COMMUNITIES
220 W. 20TH AVE
SAN MATEO, CALIFORNIA
(JOINT TRENCH INTENT - NOT FOR CONSTRUCTION)







INDEX MAP

50 0 25 50 100

(IN FEET)
1 INCH = 50 FT.

NOTE

PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:

PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISIONS

SYMBOL	DATE	DESCRIPTION	APPROVED

GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDESIGN.COM

JOINT TRENCH INTENT TITLE SHEET

SUMMERHILL APARTMENT COMMUNITIES
220 W. 20TH AVE
SAN MATEO, CALIFORNIA

PROJECT MANAGER: A. CUMMINS
DRAWN BY: A. VERNER
CHECKED BY: D. CROWFOOT (P.E.)
SCALE: 1"=50'
JOB NUMBER: 25-169
DATE LAST MODIFIED: 12-17-25
SHEET INT1
OF 2 SHEETS

PROJECT TEAM CONTACTS

COMPANY:	CONTACT:	EMAIL:	PHONE:
SUMMERHILL APARTMENT COMMUNITIES	RICHARD NORRIS	RNORRIS@SHAPARTMENTS.COM	650-842-2411
CBG	RYAN HANSEN	RHANSEN@CBANDG.COM	
PG&E	TBD		
AT&T	ROOSEVELT GEORGE	RG5272@ATT.COM	408-635-8824
CABLECOM	ISRAEL ATKINS	ISRAEL.ATKINS@CABLECOMLLC.NET	650-468-6114
BAR ARCHITECTS & INTERIORS	CHRIS HAEGGLUND	CHAEGGLUND@BARARCH.COM	
GIACALONGE DESIGN SERVICES, INC.	ANDREW CUMMINS	ANDREWC@DRYUTILITYDESIGN.COM	925-467-1740

PG&E PM NO.

ELECTRIC:
RULE 15:
RULE 16:
RULE 20:
RELOC:
AFS:
GAS:
RULE 15:
RELOC:

LATEST FILES RECEIVED

DESCRIPTION:	BY:	DATE:	STATUS:
GAS DESIGN			
ELECTRIC DESIGN			
TELEPHONE LAYOUT			
CATV LAYOUT			
STREET LIGHT PLANS - PUBLIC			
STREET LIGHT PLANS - PRIVATE			
IMPROVEMENT PLANS (ELECTRONIC FILE)	CBG	12-11-25	

A=Approved • ANS=Approved Not Signed • NA=Not Approved • F=First Submittal • SS=Second Submittal

PROJECT DESCRIPTION & SCOPE

- PROVIDE SERVICE TO ONE BUILDING CONSISTING OF 232 UNITS
- (E,T,C)
- UNDERGROUND ~373 LF OVERHEAD FACILITIES ALONG W. 20TH AVE
-
-
-

SHEET INDEX

SHEET	DESCRIPTION
INT1	JOINT TRENCH INTENT TITLE SHEET
INT2	JOINT TRENCH INTENT

EXISTING PAVEMENT & SIDEWALK

THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE PAVEMENT AND/OR SIDEWALK WHERE REMOVED OR DAMAGED AS A RESULT OF ITS OPERATION (UNLESS OTHERWISE NOTED). REPLACEMENT OF PAVEMENT AND/OR SIDEWALK TO BE PER CITY SPECIFICATIONS.

LEGEND

XJT	EXISTING TRENCH OR UTILITIES
	PROPOSED TRENCH (DISTRIBUTION)
	PROPOSED TRENCH (SERVICE)
	PROPOSED STREET LIGHT TRENCH
	EXISTING UTILITY SPLICE BOX
6	4'x6'6"x5' PG&E BOX
7	4'6"x8'6"x6' PG&E SPLICE BOX
	90"x106" PG&E PAD MOUNT TRANSFORMER
T3	17"x30"x34" TELEPHONE SPLICE BOX
C	17"x30"x12", 18" CATV BOX (B36) OR PEDESTAL
VS	24"x36"x34" FIBER OPTIC SPLICE BOX
	PROPOSED STREET LIGHT
	PROPOSED POST TOP STREET LIGHT
	EXISTING UTILITY POLE
	EXISTING STREET LIGHT
#	PG&E SKETCH LOCATION NUMBER
(P.U.E.)	PUBLIC UTILITY EASEMENT
(R/W)	RIGHT OF WAY
(U.O.N.)	UNLESS OTHERWISE NOTED

PROPOSED STREET LIGHT

90"x106" PG&E PAD MOUNT TRANSFORMER

MPOE

ELECTRIC

90"x106" PG&E PAD MOUNT TRANSFORMER

BELL HOLE FOR GAS MAIN CUT OFF & TIE-IN. WHEN EXCAVATING OR TRENCHING. KEEP CLEAR OF EXISTING FACILITIES. (TYPICAL) **CAUTION!! ENERGIZED FACILITIES!!** HAND EXCAVATE ONLY IN PRESENCE OF INSPECTOR.

XGAS

EX 3/4 STL SERVICE TO REMAIN

REMOVE & REPLACE

EX UG ELECTRIC & EX GAS TO BE REMOVED

EXISTING STREET LIGHT TO REMAIN

PROPOSED BLDG
(232 UNITS)

4'x6'6"x5' PG&E BOX

PROPOSED STREET LIGHT

ELKHORN CT

ELEC, TELE. & CATV TIE-IN LOCATION: PROPOSED NEW PRIMARY RISER POLE & NEW DOWN GUY. (BY PG&E) J.T. CONTRACTOR TO COORDINATE TIE-IN & QUADRANT LOCATION AS REQUIRED.

90"x106" PG&E PAD MOUNT TRANSFORMER

ELECTRIC

EX JOINT POLE TO BE REMOVED

4'6"x8'6"x6' PG&E BOX

PROPOSED POST TOP STREET LIGHT (TYP)

4'6"x8'6"x6' PG&E BOX

EX JOINT POLE TO BE REMOVED

90"x106" PG&E PAD MOUNT TRANSFORMER

2' B/W

EX UG ELECTRIC TO REMAIN

ELEC, TELE. & CATV TIE-IN LOCATION: PROPOSED NEW PRIMARY RISER POLE & NEW DOWN GUY. (BY PG&E) J.T. CONTRACTOR TO COORDINATE TIE-IN & QUADRANT LOCATION AS REQUIRED.

24"x36"x34" FIBER SPLICE BOX (TYP)

EX STREET LIGHT TO REMAIN

EX OVERHEAD TO BE REMOVED

ELECTRIC TIE-IN LOCATION: EX JOINT POLE TO BE REMOVED. EXPOSE, INTERCEPT & TIE INTO EXISTING CONDUIT. J.T. CONTRACTOR TO COORDINATE TIE-IN AS REQUIRED.

20TH AVE

63' R/W

41' F/C

EX OVERHEAD TO BE REMOVED

BELL HOLE FOR GAS TIE-IN. WHEN EXCAVATING OR TRENCHING KEEP CLEAR OF EXISTING FACILITIES. (TYPICAL) **CAUTION!! ENERGIZED FACILITIES!!** HAND EXCAVATE ONLY IN PRESENCE OF INSPECTOR.

38' EX. F/C

BELL HOLE FOR EXISTING GAS **MAIN CUT-OFF**. WHEN EXCAVATING OR TRENCHING KEEP CLEAR OF EXISTING FACILITIES. (TYP.) **CAUTION!! ENERGIZED FACILITIES!!** HAND EXCAVATE ONLY IN PRESENCE OF INSPECTOR.

1.5'

EXISTING COBRA HEAD STREET LIGHT (TYP)

17"x30"x18" CATV BOX (TYP)

17"x30"x24" TELE. BOX (TYP)

ELEC, TELE, & CATV TIE-IN LOCATION: EX. UTILITY POLE TO REMAIN. PROPOSED DOWN GUY BY PG&E. ELEC, TELE, & CATV TO CONSTRUCT NEW RISERS. J.T. CONTRACTOR TO COORDINATE WITH ALL UTILITIES PRIOR TO INSTALLING RISERS.

PIONEER CT

RULE 20B
OVERHEAD TO UNDERGROUND CONVERSION
(TOTAL: 373 LF)

R/W, P.U.E. & P.S.E. ACQUISITION NOTE:
CONTRACTOR TO VERIFY RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.

ELECTRIC TIE-IN LOCATION: EXPOSE, INTERCEPT & TIE INTO EXISTING CONDUIT. J.T. CONTRACTOR TO COORDINATE TIE-IN AS REQUIRED.

20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

NOTE
PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:
PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811
CALL BEFORE YOU DIG

REVISIONS			
SYMBOL	DATE	DESCRIPTION	APPROVED

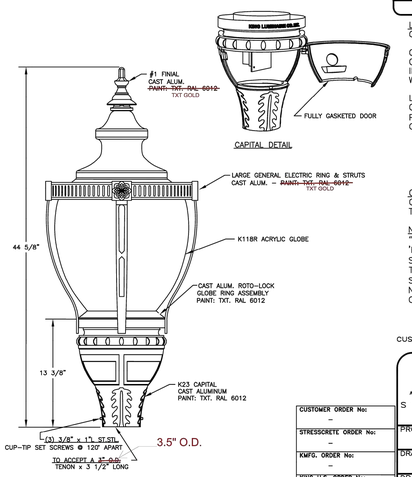
GIACALONE DESIGN SERVICES, INC.
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925.467.1740 | WWW.GIACALONEDESIGN.COM

JOINT TRENCH INTENT

SUMMERHILL APARTMENT COMMUNITIES
220 W. 20TH AVE
SAN MATEO CALIFORNIA

PROJECT MANAGER: A. CUMMINS
DRAWN BY: A. VERNER / K.C.
CHECKED BY: D. CROWFOOT (P.E.)
SCALE: 1"=20'
JOB NUMBER: 25-169
DATE LAST MODIFIED: 12-17-25
SHEET INT2
OF 2 SHEETS

220 W. 20TH AVE, SAN RAMON - PUBLIC STREET LIGHTING



REV.	ALTERATION	DATE	BY

LUMINAIRE SPECIFICATIONS

CATALOG NO.:	K118R-B3AR-IV-100(SSL) -1054-120:277-K23-GRS-PR7
QUANTITY:	
OPTICAL SYSTEM:	BAFFLED ARRAY ACRYLIC RIPPLED
IES CLASS.:	TYPE IV
WATTAGE:	100W (1054 SERIES) SOLID STATE LIGHTING
LINE VOLTAGE:	120:277V
CCT/DIODE:	~~4000K/HE5~~ 3000K
POLE ADAPTOR:	K23
OPTIONS:	#1 VENTED FINIAL GENERAL ELECTRIC RING & STRUTS - LARGE STYLE 7-PRONG TWISTLOCK PHOTOCELL RECEPTACLE ANSI STANDARD C136.41 (PHOTO-EYE BY OTHERS)

OPTIONS
QUICK DISCONNECT ☒
TERMINAL BLOCK ☐

NOTE:
"NOTE THAT THIS FIXTURE IS BY DEFAULT SHIPPED IN 'NON-ADAPTIVE MODE'. THE FIXTURE IS FIELD SWITCHABLE TO 'ADAPTIVE-MODE' IF ADAPTIVE TECHNOLOGY IS TO BE UTILIZED. NOTE THAT SWITCHING TO 'ADAPTIVE MODE' MAY INCREASE THE NOMINAL INPUT POWER OF THE FIXTURE. PLEASE CONTACT THE FACTORY FOR FURTHER DETAILS"

CUSTOMER APPROVAL & DATE: _____

King Luminaire • StressCrete • Est. 1953
STRESSCRETE GROUP

Manufacturing Locations:
Burlington, Ontario 1-800-268-7809
Northport, Alabama 1-800-435-6563
Atchison, Kansas 1-800-637-1024
Jefferson, Ohio 1-800-268-7809

CUSTOMER ORDER No:	–
STRESSCRETE ORDER No:	–
KMFG. ORDER No:	–
KING U.S. ORDER No:	–

PROJECT/CUSTOMER: SAN MATEO - K118 100W - TYPE IV

DRAWN BY:	AT:	CHECKED BY:	DATE:	REVISION:
SC	SC3		2-3-16	

DRAWING TYPE: CONCEPT DRAWING
DRAWING NUMBER: SAN MATEO K118-5

Guideway® Series

Guideway® LED Street Luminaire featuring Patented NanoComfort® Technology – Small, Medium & Large

Rev. Date: V10 04/07/2025

Product Description

The new Guideway® family of roadway lighting is a game-changing solution designed from the ground up, offering a fresh start that brings levels of performance and visual comfort previously out of reach. The Guideway® Series fundamentally shifts expectations of the standard streetlight – how it performs, its standard features, and most significantly, the degree of visual comfort it provides. With Cree Lighting's new NanoComfort® Technology, the Guideway Series hits the comfort sweet spot without the prohibitive price tag, providing demonstrably better comfort and performance for the money.
Applications: Residential roads, collector roads, multi-lane freeways, express ways, major roads, parking lots, and general area spaces

Performance Summary

Utilizes Patented NanoComfort® Technology

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: 2,980 - 31,900

Efficacy: Up to 168 LPW

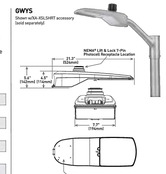
CRI: Minimum 70 CRI (2700K, 3000K, 4000K, 5700K), 80 CRI (2200K), 90 CRI (1900K)

CCT: 1900K, 2200K, 2700K, 3000K, 4000K, 5700K

Limited Warranty: 5 years standard for luminaire and finish; optional 10 years for luminaire and finish; 1 year for luminaire accessories

* See https://www.creelighting.com/resources/warranties/ for warranty terms.

GWYS
Shown w/DA-XSL1WRT accessory (sold separately)

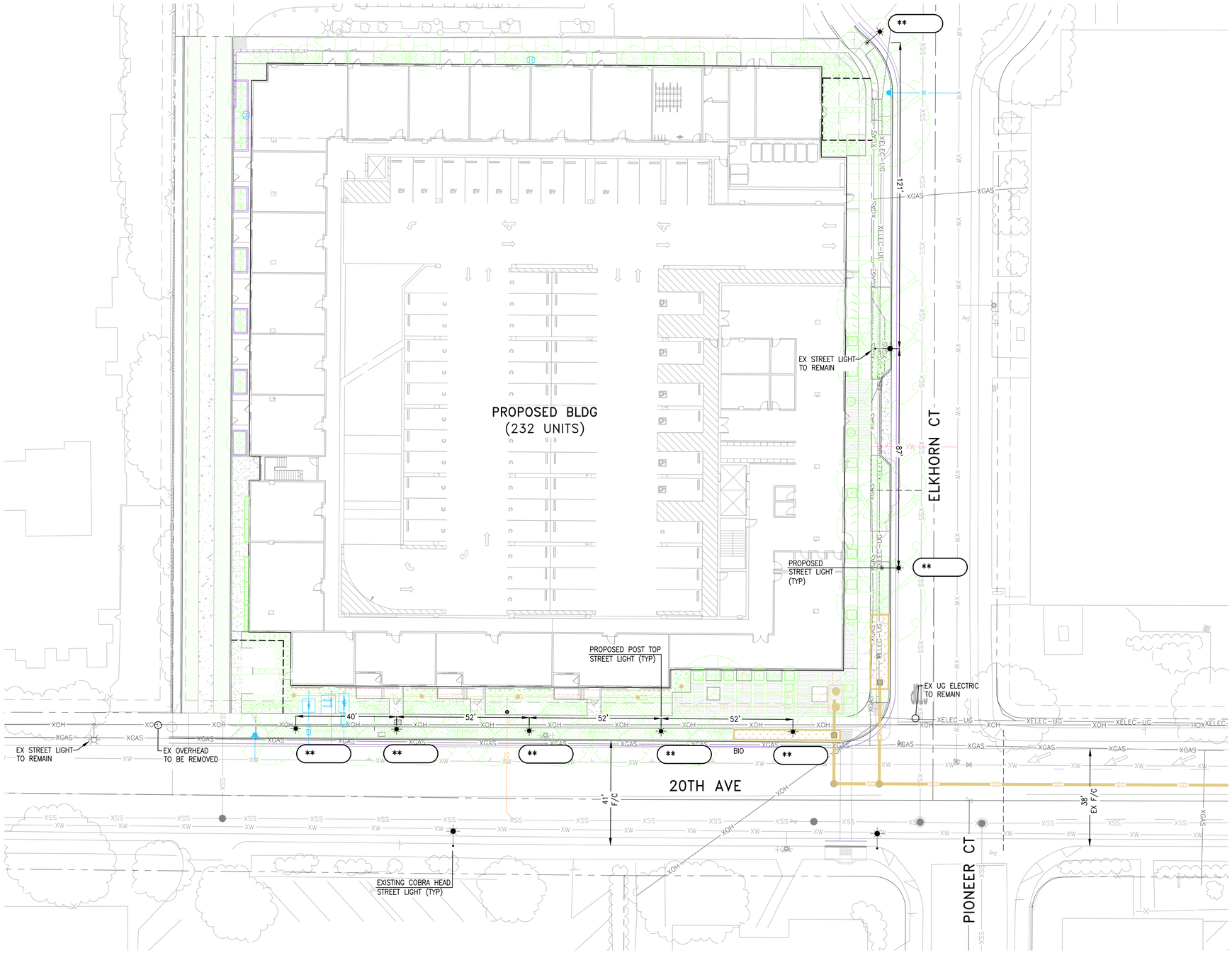


Luminaire	Weight
GWYS	8.2 lbs. (3.7kg)

GWYS/GWYL Luminaire – See page 18 for photos & dimensions.
Note: For SL voltage, deduct 1.0 lb. (0.5kg).

Ordering Information
Example: GWYS-A-4L-30K7-2M-UL-GY

Luminaire									
GWY	A								
Family	Size	Series	Lumen Package*	CCT/CRI	Optic	Voltage	Finish	Controls	Options
GWY	S Small M Medium L Large	A	**Small** 4L 4,000 Lumens **Medium** 12L 12,000 Lumens 8L 8,000 Lumens **Medium/HB** 15L 15,000 Lumens 18L 18,000 Lumens **Large** 25L 25,000 Lumens 31L 31,000 Lumens 32L 32,000 Lumens	**19K5** 1900K, 70 CRI – Available with all lumen packages **22K2** 2200K, 80 CRI **27K7** 2700K, 70 CRI **30K7** 3000K, 70 CRI **40K7** 4000K, 70 CRI **57K7** 5700K, 70 CRI	**2M**** Type II Mid **2N**** Type IV Mid **2R**** Type II Narrow **3M**** Type III Mid **4M**** Type V Mid **5M** Type V Mid	**UL** Universal 120-277V **UH** Universal 347-480V – Available only with 4L-32L lumen packages **HV** Solar Compatible – Available only with 4L-12L lumen packages – Does not include NEMA 7-Pin receptacle or utility wattage label – Not available with U option	**BK** Black **BZ** Bronze **GY** Grey **WH** White	**DLI DALI Compatible** – Available with all Lumen packages except 4L & 17L – Not available with UL voltage – Not available with D controls – Not available with U or R options **DT/DD/DS/04/05/06/07/08/09/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1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LEGEND

- EXISTING TRENCH OR UTILITIES
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT SPLICE BOX
- PROPOSED SINGLE ARM STREET LIGHT (21W)
- PROPOSED POST TOP STREET LIGHT (95W)
- 123456 — STREET LIGHT POLE NUMBER
- FIRE HYDRANT (BY OTHERS)

20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

CAUTION:
CONTACT U.S.A. (811) (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'–0".

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811
CALL BEFORE YOU DIG

REVISIONS

SYMBOL	DATE	DESCRIPTION	APPROVED

GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDESIGN.COM

PUBLIC STREET LIGHTING SITE PLAN

SUMMERHILL APARTMENT COMMUNITIES
220 W. 20TH AVE
SAN MATEO CALIFORNIA

PROJECT MANAGER: A. CUMMINS
DRAWN BY: H. GALLARDO
CHECKED BY: H. GALLARDO
SCALE: 1"=20'
JOB NUMBER: 25-169
DATE LAST MODIFIED: 12-23-25
SHEET PuSL2
OF 2 SHEETS

DAVID C. CROWFOOT
REGISTERED PROFESSIONAL ENGINEER
E11965
EXP. 9/30/27
ELECTRICAL
STATE OF CALIFORNIA