

PROJECT TEAM DIRECTORY

APPLICANT

JEMCOR Development Partners, LLC
1700 S El Camino Real
Suite 400
San Mateo, CA 94402

ARCHITECT

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17911 Von Karman Avenue
Suite 200
Irvine, CA 92614

CIVIL ENGINEERING

CB&G Inc.
2633 Camino Ramon
Suite 350
San Ramon, CA 94583

LANDSCAPE

MJS Landscape Architecture
507 30th Street
Newport Beach, CA 92663

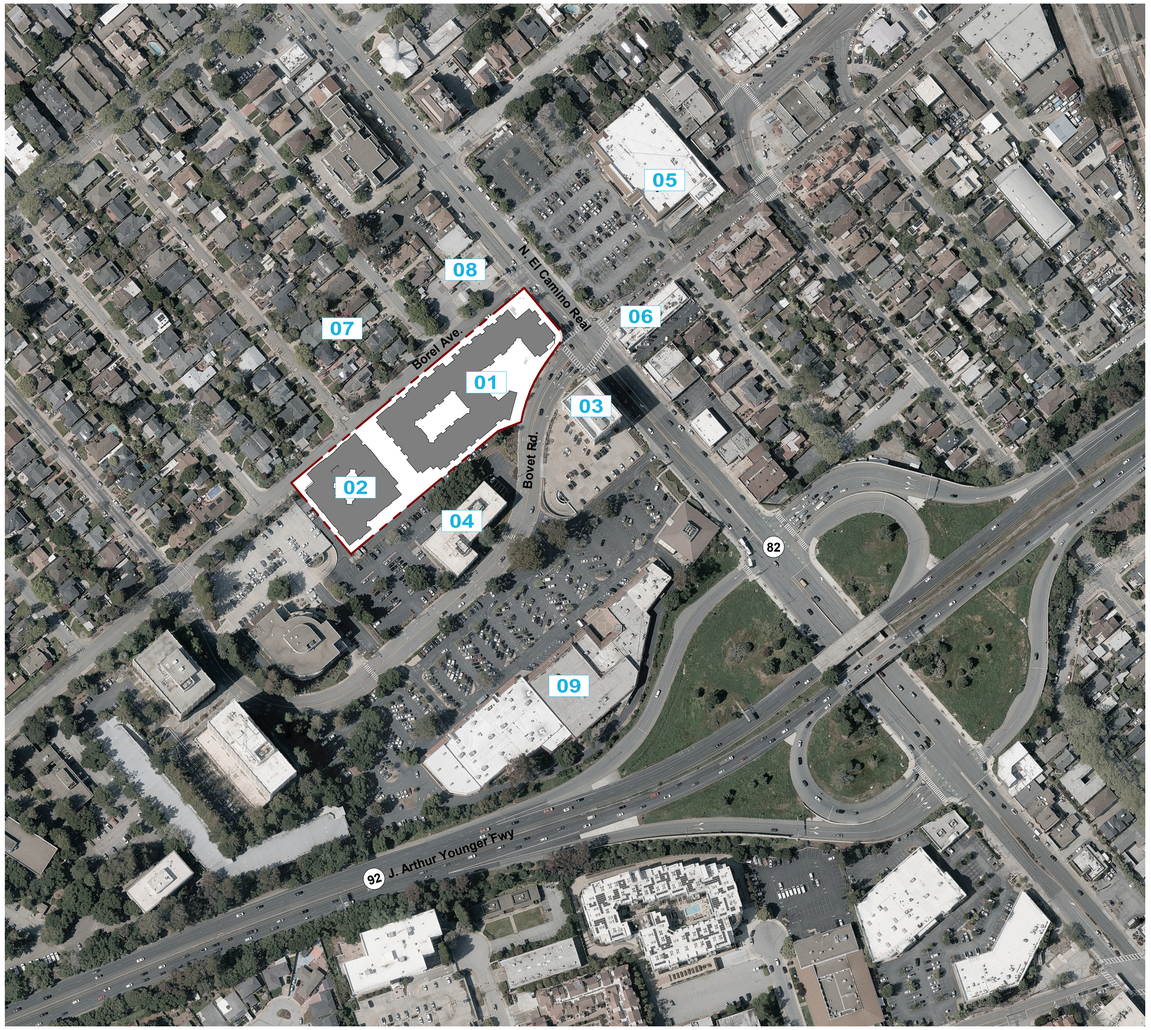
ELECTRICAL ENGINEERING

Emerald City Engineers
21705 Highway 99
Lynwood, WA 98036

WASTE MANAGEMENT

American Trash Management
1900 Powell Street
Emeryville, CA 94608

VICINITY MAP



VICINITY MAP LEGEND

- 01 BUILDING A - APARTMENTS
- 02 BUILDING B - SENIOR AFFORDABLE
- 03 CHASE BANK BUILDING
- 04 OFFICE BUILDING
- 05 SAFEWAY GROCERY STORE
- 06 STARBUCKS COFFEE
- 07 SINGLE FAMILY RESIDENTIAL
- 08 76 GAS STATION
- 09 BOREL SQUARE

DEVELOPMENT PROJECT DATA INFORMATION

Site Address:		1700 El Camino Real
APN:		039-012-010
Zoning Classification		E1-2 (Executive Park) Existing
Land Use per GP2040		Mixed-Use High (5-8 Stories, 100-130 du/ac)
		SMMC 27.02.220 :The provisions of Ordinance No. 2024-10, approved by the voters on November 5, 2024, as Measure T, and effective on December 19, 2024, allows for the full implementation of the Land Use Element in General Plan 2040. In case of conflict or inconsistency between Title 27 of the Municipal Code (Zoning Code) and the General Plan 2040, the uses, densities, intensities and heights specified in Table LU-1 (Land Use Designations) in the Land Use Element and associated with the Land Use Map shall control.
Occupancy Group(s)		R-2, S-2, B, A-3
Type of Construction		Type IA , IIIA
Lot Size (Sq. Ft.):		134,305 SF (3.1 ACRES)
Permitted Floor Area Ratio:		N/A, per General Plan 2040
Max. Permitted Floor Area (Sq.Ft.):		N/A, per General Plan 2040
Floor Area (Sq. Ft.):		**Proposed:**
	Main Structure:	See Project Data Sheet A.02
	Levels 1-7	See Project Data Sheet A.02
	Occupancy Group 1	Residential, Group R-2
	Occupancy Group 2	Low Hazard Storage, Group S-2
	Occupancy Group 3	Leasing Offices & Small Assembly, Group B
	Occupancy Group 4	Assembly Areas, Amenities, Lobby, Group A-3
	Detached Accessory Structures	N/A
	Exemptions	N/A
	Total Floor Area: Building A & B	705,235 sf
Proposed Building Height		± 95-0"
Number of Stories		8
Number of Proposed vs Existing Residential Units		Existing: 0 Proposed: 441 Units
Proposed Number of Residential Units (by bedroom count)		625 Bedroom Count
Proposed number of BMR Units (By Affordability and Bedroom Count)		186 Senior Affordable Units + 2 Manager Units (All in Builidng B) 226 Bedroom Count (All in Building B)
Existing Interior Floor Area to be Remodeled		N/A
Total Floor Area for Parking Requirements		N/A - Based on Bedrooms
Total covered parking Stalls		353
Total Uncovered Parking Stalls		1 Loading Space
Total area of new and rehabilitated landscape area (Sq. Ft.):		±23,667 Square Feet
Cubic Yards of Soil Disturbance:		±25,300 Cubic Yards

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BUILDING A - MULTIFAMILY APARTMENTS

BUILDING A - MULTIFAMILY RENTAL APARTMENTS		
Gross Site Area	2.10 ac	91,542 sf
Residential Units	253 du	
Project Density	120.39 du/ac	
Average Unit Size	922 sf	
Parking Stalls	353 stalls	
Total Residential...	353 stalls	
Total Parking Ratio	1.40 stalls/du	
Total Amenity	14,060 sf	

BUILDING SUMMARY

(5-Stories of Residential in Contruction Type IIIA over 3-Story of Residential, Common-Use Space, and Parking in Construction Type IA)

Unit Type and Description		NRSF	Levels								Total Count	Total Type	Unit Mix	Total NRSF
			Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8				
BUILDING A														
MR 1-01	1bd / 1ba	690 sf	0	0	0	16	16	16	16	16	80			55,200 sf
MR 1-02	1bd / 1ba	750 sf	0	0	0	6	5	5	5	5	26			19,500 sf
MR 1-03	1bd / 1ba	770 sf	5	7	7	0	0	0	0	0	19	136	53.8%	14,630 sf
MR 1-04	1bd / 1ba	990 sf	0	0	1	1	1	1	1	1	6			5,940 sf
MR 1-05	1bd / 1ba	775 sf	0	0	0	1	1	1	1	1	5			3,875 sf
MR 2-01	2bd / 2ba	1,110 sf	0	0	0	10	10	10	10	10	50			55,500 sf
MR 2-02	2bd / 2ba	1,045 sf	0	0	0	5	7	7	7	7	33	88	34.8%	34,485 sf
MR 2-03	2bd / 2ba	960 sf	0	1	1	0	0	0	0	0	2			1,920 sf
MR 2-04	2bd / 2ba	1,190 sf	0	0	0	0	0	1	1	1	3			3,570 sf
MR 3-01	3bd / 2ba	1,320 sf	0	0	2	4	4	5	5	4	24	29	11.5%	31,680 sf
MR 3-02	3bd / 2ba	1,370 sf	0	0	0	1	1	1	1	1	5			6,850 sf
SUBTOTAL			5	8	11	44	45	47	47	46	**253**	**Units**		233,150 sf
												Avg. Unit Size		**922 sf**

PARKING SUMMARY - BUILDING A ONLY

Zoning Standard	Required
1.8 sp per 1-bd	245
2.0 sp per 2-bd	176
2.2 sp per 3-bd	64
TOTAL	**485**

AB 2097 Standard	Required
1.0 sp per 1-bd	0
1.5 sp per 2-bd	0
1.5 sp per 3-bd	0
TOTAL	**0**

PARKING PROVIDED	
Level 1	109
Level 2	122
Level 3	122
SUBTOTAL	**353**
	1.40 Stall/DU

BIKE PARKING SUMMARY - BUILDING A ONLY

Bike Parking standards reference SMMC 27.64.262.

SHORT-TERM BIKE PARKING REQUIRED	
Zoning Standard	Required
0.05 sp per 1-bd	7
0.10 sp per 2-bd	9
0.15 sp per 3-bd	5
TOTAL	**21**

LONG-TERM BIKE PARKING REQUIRED	
Zoning Standard	Required
1.0 sp per 1-bd	136
1.25 sp per 2-bd	110
1.5 sp per 3-bd	44
TOTAL	**290**

SHORT-TERM BIKE PARKING PROVIDED	
Total Provided	21

LONG-TERM BIKE PARKING PROVIDED	
Total Provided	290

GROSS FLOOR AREA SUMMARY (1)

	Residential NRSF (2)	Leasing/ Amenity/ Lobby (3)	Residential Core GSF (4)	Residential Total GSF	Garage Total GSF (5)	Total GSF
Level 1	3,180	6,386	10,865	20,431	46,474	72,866
Level 1 (exceeding 15')	0	5,961	0	0	0	
Level 2	6,540	431	4,318	11,289	47,763	59,052
Level 3	10,999	5,503	10,226	26,728	44,952	71,680
Level 4	41,310	2,890	9,626	53,826	0	53,826
Level 5	42,700	152	8,252	51,104	0	51,104
Level 6	45,236	152	8,270	53,658	0	53,658
Level 7	45,236	152	8,270	53,658	0	53,658
Level 8	43,901	906	8,182	52,989	0	52,989
	239,102	**22,533**	**68,009**	**323,683**	**139,189**	**468,833**

Note 1: Per San Mateo Municipal Code - Ch.27.04.200 Floor Area.
"(1) Floor area is measured from the exterior façade of the building's wall planes, from the centerline of party walls, or from a line three feet from the edge of an eave, whichever produces the largest floor area. Stories exceeding fifteen (15) feet in height shall be counted as additional floor area.

Note 2: Residential Net Rentable calculation includes exterior, corridor and party walls.

Note 3: Leasing/Amenity includes: leasing office, entry lobby, club room, fitness room, lounge, ect.

Note 4: Residential Core GSF includes: corridors, residential level lobbies, utility spaces, stairs, elevators, ect.

Note 5: Garage Total GSF includes all spaces inside garage footprint: mechanical/utility spaces, storage, etc.

AMENITY SUMMARY

Amenity Type	Level 1	Level 2	Level 3	Level 4	Level 5
Leasing Offices	1,255	-	-	-	-
Entry Lobby	575	-	-	-	-
Mail/Parcel/Amenity	1,715	-	-	-	-
Co-Work Spaces	2,380	-	-	-	-
Fitness	-	-	4,650	-	-
Club Room / Lounge	-	-	-	1,420	-
California Room	-	-	-	1,315	750
Sub-Totals	5,925	-	4,650	2,735	750
Grand Totals					**14,060**

PROVIDED OPEN SPACE (1)

Level	Type		Grand Total GSF
	Private	Common	
Level 1	315	-	315
Level 2	315	-	315
Level 3	1,015	-	1,015
Level 4	3,628	16,915	20,543
Level 5	3,206	-	3,206
Level 6	3,379	-	3,379
Level 7	3,379	-	3,379
Level 8	3,292	757	4,049
Sub-Totals	18,529	17,672	
Grand Total	**36,201**		

Note 1: The current zoning district is E1 - Executive Park, which does not have required open space standards for a Multi-Family Apartment Building.

BUILDING B - SENIOR AFFORDABLE APARTMENTS

BUILDING B - SENIOR AFFORDABLE APARTMENTS		
Gross Site Area	1.00 ac	43,368 sf
Residential Units	188 du	
Project Density	188.83 du/ac	
Average Unit Size	749 sf	
Parking Stalls	0 stalls	
Total Residential Parking	0 stalls	
Total Parking Ratio	0.00 stalls/du	
Total Amenity	3,916 sf	

BUILDING SUMMARY

(5-Stories of Residential in Contruction Type IIIA over 3-Stories of Residential, Common-Use Space, and Parking in Type IA Over 1 Story of Subterranean Parking)

Unit Type and Description		NRSF	Levels								Total Count	Total Type	Unit Mix	Total NRSF
			Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8				
BUILDING B														
SR 1-01	1bd / 1ba	743 sf	0	10	10	10	10	10	10	10	70			52,010 sf
SR 1-02	1bd / 1ba	640 sf	0	8	8	6	6	6	6	6	46			29,440 sf
SR 1-03	1bd / 1ba	630 sf	0	2	4	3	3	3	3	3	21	150	79.8%	13,230 sf
SR 1-04	1bd / 1ba	680 sf	0	2	2	2	2	2	2	1	13			8,840 sf
SR 2-01	2bd / 2ba	940 sf	0	0	0	2	2	2	2	2	10			9,400 sf
SR 2-02	2bd / 2ba	930 sf	0	0	2	2	2	2	2	2	12			11,160 sf
SR 2-02A	2bd / 2ba	1,030 sf	0	0	2	2	2	2	2	2	12	38	20.2%	12,360 sf
SR 2-02 NO DECK	2bd / 2ba	1,030 sf	0	2	0	0	0	0	0	0	2			2,060 sf
SR 2-02A NO DECK	2bd / 2ba	1,130 sf	0	2	0	0	0	0	0	0	2			2,260 sf
SUBTOTAL			0	26	28	27	27	27	27	26	**188**	**Units**		140,760 sf
												Avg. Unit Size		**749 sf**

PARKING SUMMARY - BUILDING B ONLY

Zoning Standard	Required
1.8 sp per 1-bd	270
2.0 sp per 2-bd	76
TOTAL	**346**

AB 2097 Standard	Required
1.0 sp per 1-bd	0
1.5 sp per 2-bd	0
TOTAL	**0**

PARKING PROVIDED	
Level B1	57
Level 1	46
TOTAL	**103**
	0.55 Stall/DU

BIKE PARKING SUMMARY - BUILDING B ONLY

Bike Parking standards reference SMMC 27.64.262.

SHORT-TERM BIKE PARKING REQUIRED	
Zoning Standard	Required
0.05 sp per 1-bd	8
0.10 sp per 2-bd	4
TOTAL	**12**

LONG-TERM BIKE PARKING REQUIRED	
Zoning Standard	Required
1.0 sp per 1-bd	150
1.25 sp per 2-bd	48
TOTAL	**198**

SHORT-TERM BIKE PARKING PROVIDED	
Total Provided	12

LONG-TERM BIKE PARKING PROVIDED	
Total Provided	96

GROSS FLOOR AREA SUMMARY (1)

	Residential NRSF (2)	Leasing/ Amenity/ Lobby (3)	Residential Core GSF (4)	Residential Total GSF	Garage Total GSF (5)	Total GSF
Basement	0	0	2,215	2,215	24,966	27,181
Level 1	0	2,793	4,217	7,010	22,457	29,467
Level 2	20,442	1,123	4,476	26,041	0	26,041
Level 3	21,264	0	4,518	25,782	0	25,782
Level 4	21,317	0	4,518	25,835	0	25,835
Level 5	21,317	0	4,518	25,835	0	25,835
Level 6	21,317	0	4,518	25,835	0	25,835
Level 7	21,317	0	4,518	25,835	0	25,835
Level 8	20,547	0	4,518	25,065	0	25,065
TOTAL	**147,521**	**3,916**	**38,016**	**189,453**	**47,423**	**236,876**

Note 1: Per San Mateo Municipal Code - Ch.27.04.200 Floor Area.
"(1) Floor area is measured from the exterior façade of the building's wall planes, from the centerline of party walls, or from a line three feet from the edge of an eave, whichever produces the largest floor area. Stories exceeding fifteen (15) feet in height shall be counted as additional floor area.

Note 2: Residential Net Rentable calculation includes exterior, corridor and party walls.

Note 3: Leasing/Amenity includes: leasing office, entry lobby, club room, fitness room, lounge, ect.

Note 4: Residential Core GSF includes: corridors, residential level lobbies, utility spaces, stairs, elevators, ect.

Note 5: Garage Total GSF includes all spaces inside garage footprint: mechanical/utility spaces, storage, etc.

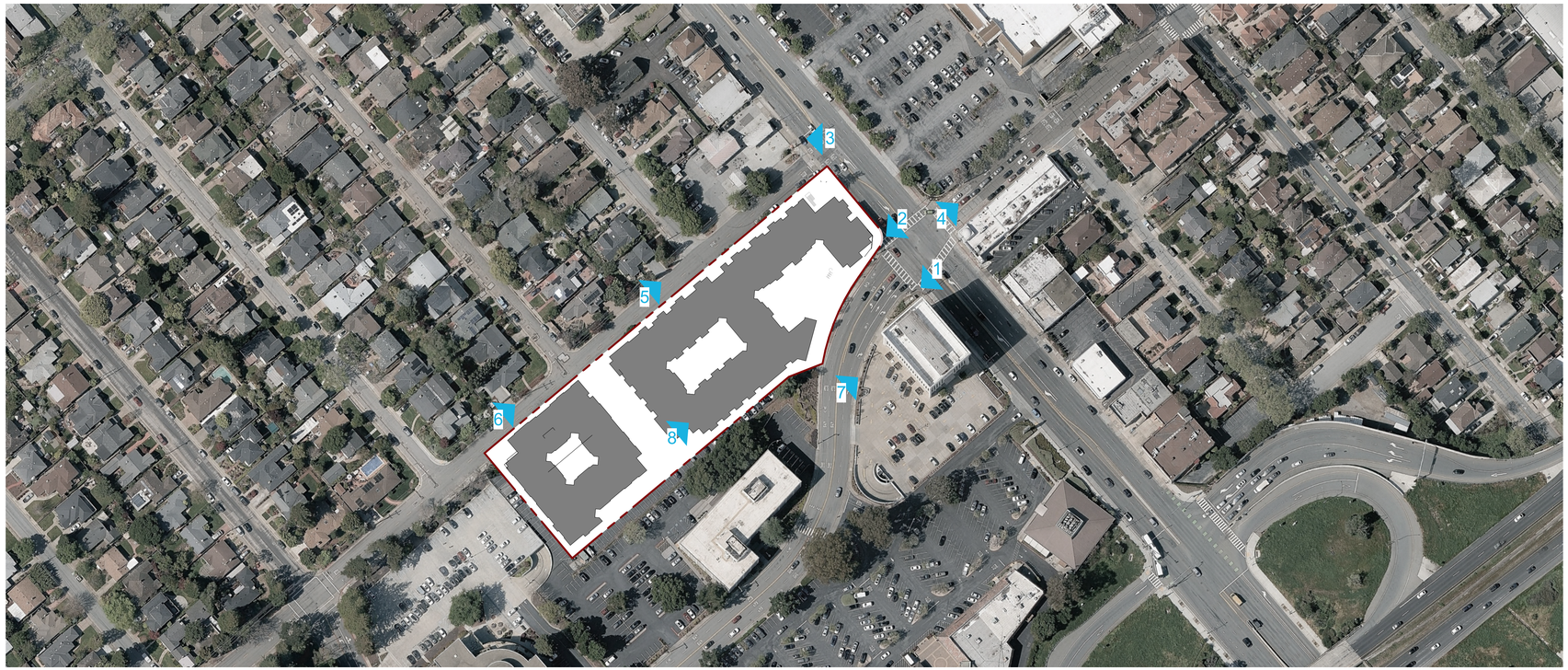
AMENITY SUMMARY

Amenity Type	Level 1	Level 2	Levels 3-8
Leasing Offices / Lobby / Mail	1,516		-
Amenity / Laundry	1,277	-	-
Amenity / Club Room / Lounge	-	1,123	-
Sub-Totals	2,793	1,123	-
Grand Totals		**3,916**	

PROVIDED OPEN SPACE (1)

Level	Type		Grand Total GSF
	Private	Common	
Level 1	-	-	-
Level 2	-	3,199	3,199
Level 3	349	-	349
Level 4	435	-	435
Level 5	435	-	435
Level 6	435	-	435
Level 7	435	-	435
Level 8	435	767	1,202
Sub-Totals	2,524	3,966	
Grand Totals	**6,490**		

Note 1: The current zoning district is E1 - Executive Park, which does not have required open space standards for a Multi-Family Apartment Building.





8. EXISTING SURFACE PARKING AT SITE CENTER



7. BANK AND EXISTING BUILDING ALONG BOVET RD



6. VIEW CORRIDOR ALONG BOREL AVE



5. VIEW CORRIDOR ALONG BOREL AVE



4. ADJACENT GROCERY STORE AND COFFEE CHAIN



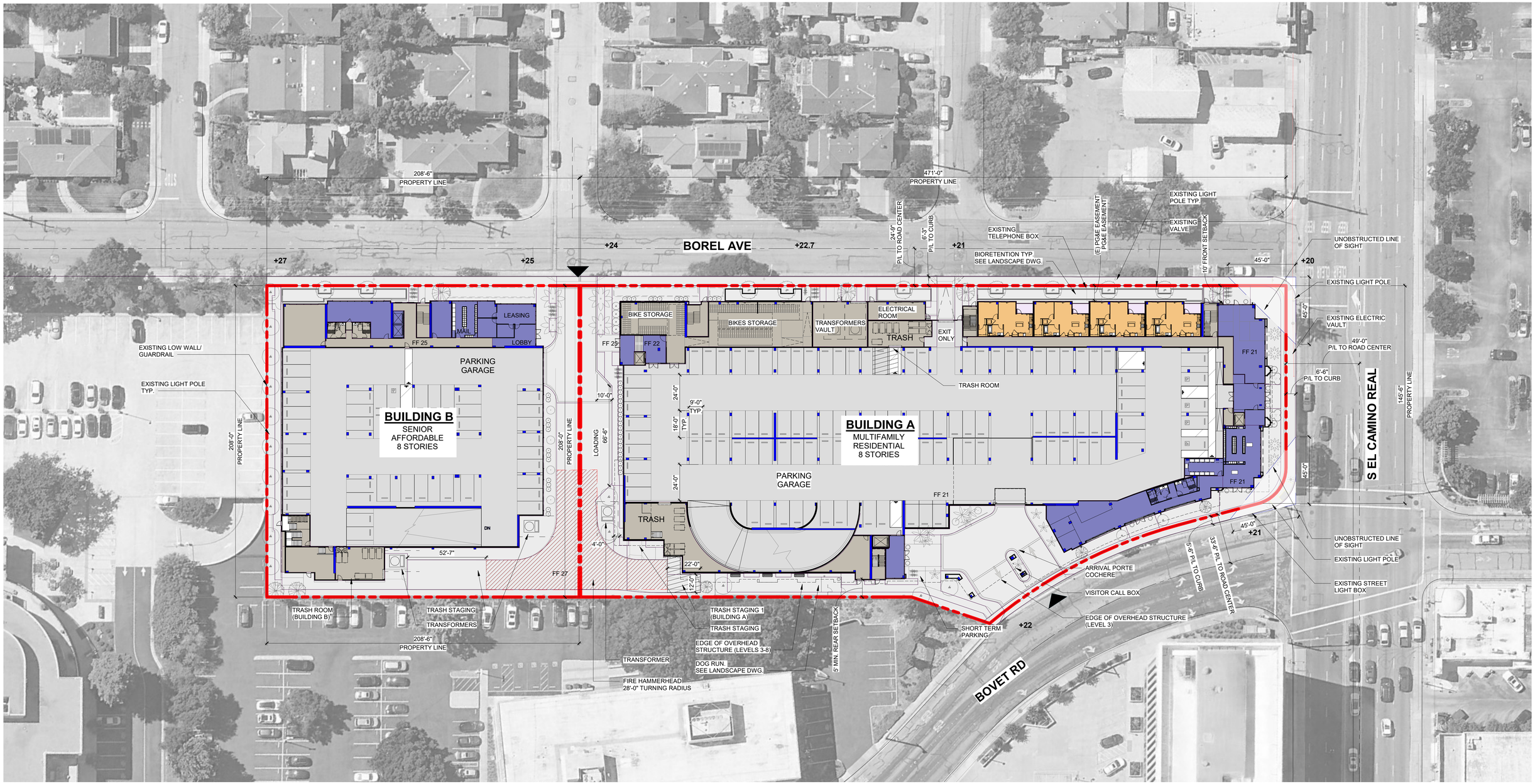
3. ADJACENT GAS STATION AT EL CAMINO REAL



2. EXISTING BUILDING ON SITE



1. CORNER OF EL CAMINO REAL AND BOVET RD



PLAN LEGEND

- LEASING & AMENITIES
- SERVICE / SUPPORT
- PARKING GARAGE
- SITE
- PRIVATE OPEN SPACE
- RESIDENTIAL UNITS

ktgy
888.456.5849 | ktgy.com
No: 2025.0205

JEMCOR Development Partners, LLC

1700 EL CAMINO REAL
SAN MATEO, CALIFORNIA

0' 15' 30' 60' Scale 1" = 30'-0"

CONCEPTUAL DESIGN
March 30th, 2026

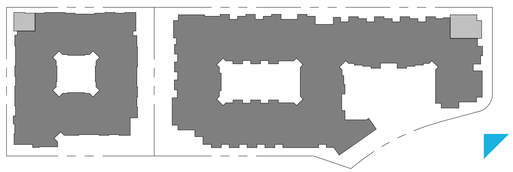
ARCHITECTURAL SITE PLAN

A1.00

BUILDING A - MULTIFAMILY RESIDENTIAL



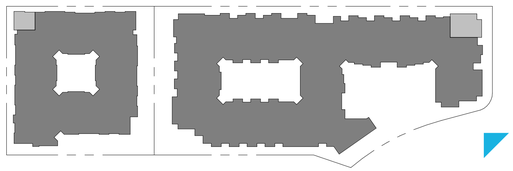
VIEW OF BUILDING A FROM BOVET RD & EL CAMINO REAL AT DUSK



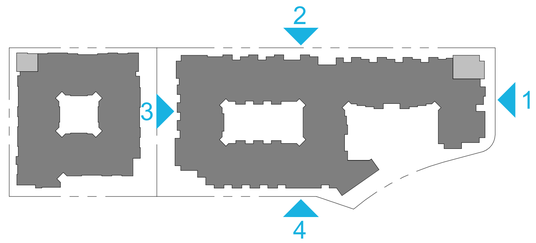
BUILDING A - MULTIFAMILY RESIDENTIAL



VIEW OF BUILDING A BOVET RD & EL CAMINO REAL DURING THE MORNING



BUILDING A - MULTIFAMILY RESIDENTIAL





1. NORTHEAST ELEVATION (EL CAMINO REAL)



2. NORTHWEST ELEVATION (BOREL AVE)

EXTERIOR MATERIALS

- 01 CEMENT PLASTER
- 02 BRICK VENEER
- 03 SMOOTH FINISH CEMENT PLASTER
- 04 VERTICAL PICKET RAILING
- 05 GLASS PANEL RAILING
- 06 STOREFRONT
- 07 VINYL WINDOW
- 08 CANOPY
- 09 METAL SCREEN
- 10 TRELLIS
- 11 PLASTER OVER FOAM TRIM
- 12 DECORATIVE RAFTER
- 13 CORNICE

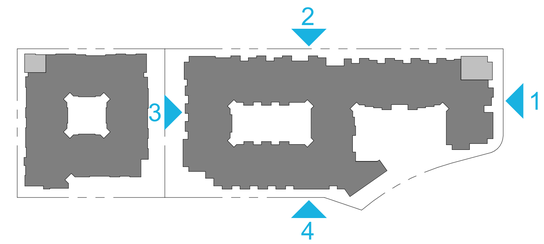
Note: Refer to Sheet A2.22 for analysis of maximum area of exterior wall openings. Refer to Sheet A4.00 for colors and materials of exterior walls.



3. SOUTHWEST ELEVATION



4. SOUTHEAST ELEVATION (BOVET ROAD)

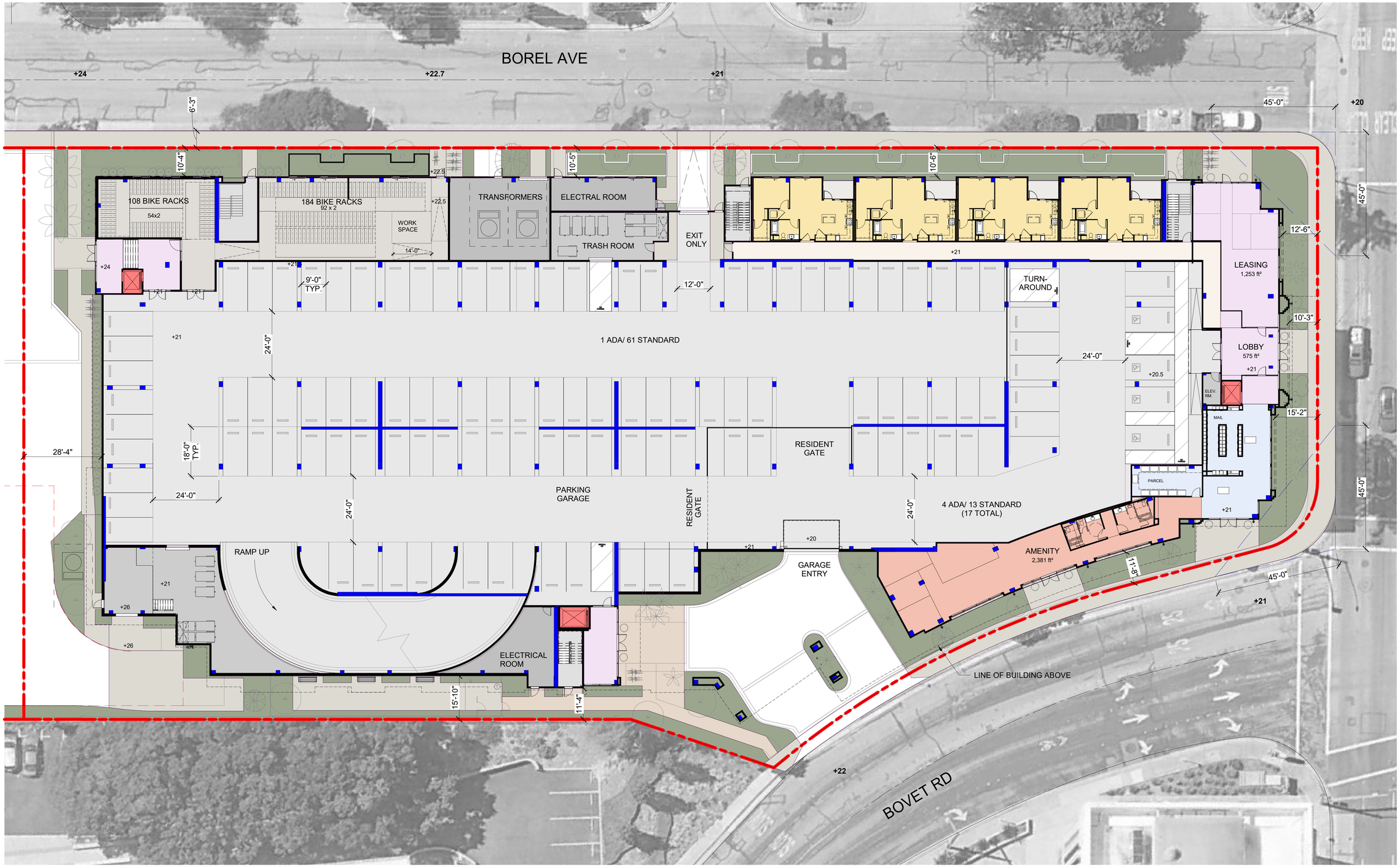


EXTERIOR MATERIALS

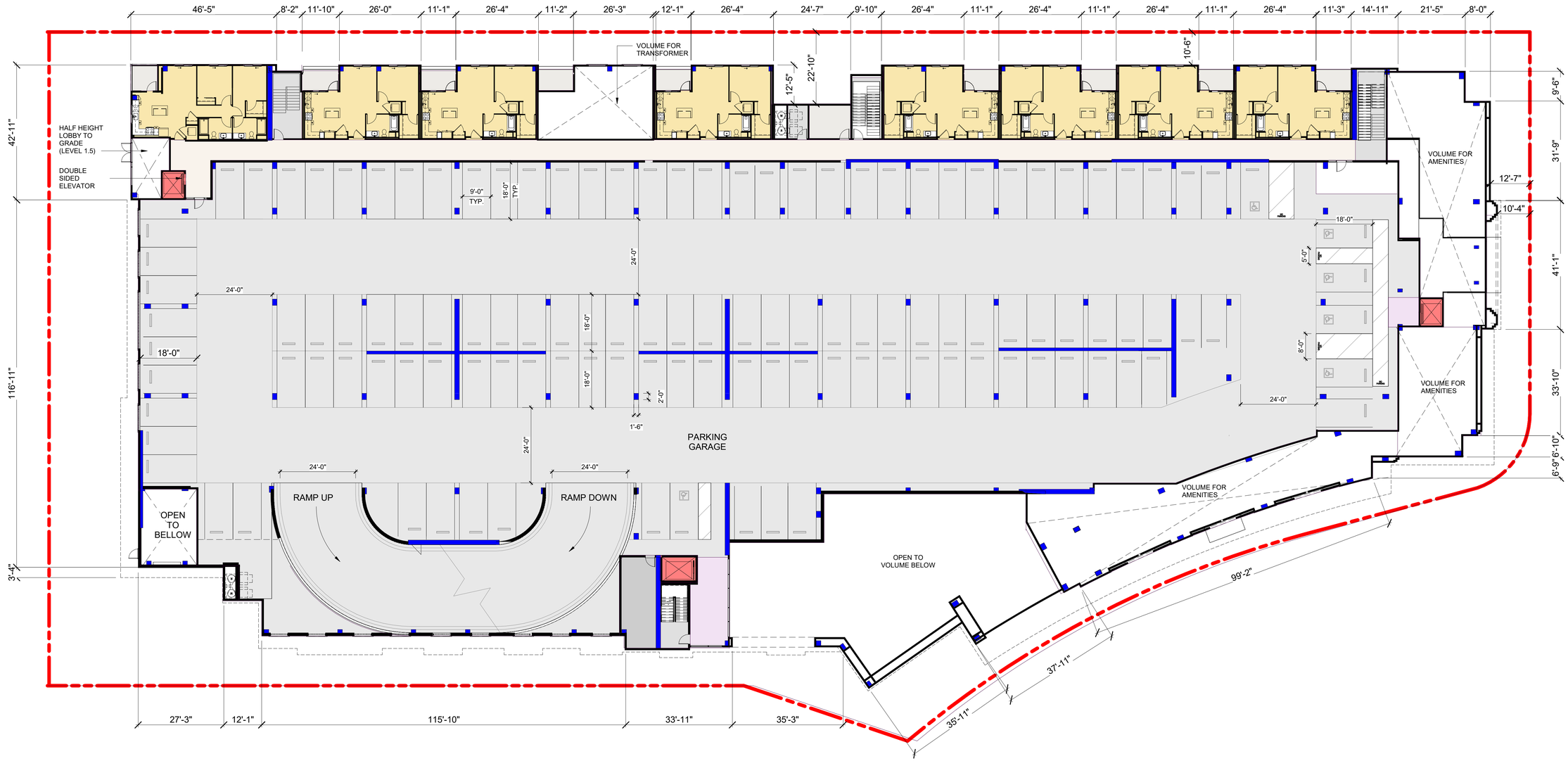
- 01 CEMENT PLASTER
- 02 BRICK VENEER
- 03 SMOOTH FINISH CEMENT PLASTER
- 04 VERTICAL PICKET RAILING
- 05 GLASS PANEL RAILING
- 06 STOREFRONT
- 07 VINYL WINDOW
- 08 CANOPY
- 09 METAL SCREEN
- 10 TRELLIS
- 11 PLASTER OVER FOAM TRIM
- 12 DECORATIVE RAFTER
- 13 CORNICE

Note: Refer to Sheet A2.22 for analysis of maximum area of exterior wall openings. Refer to Sheet A4.00 for colors and materials of exterior walls.

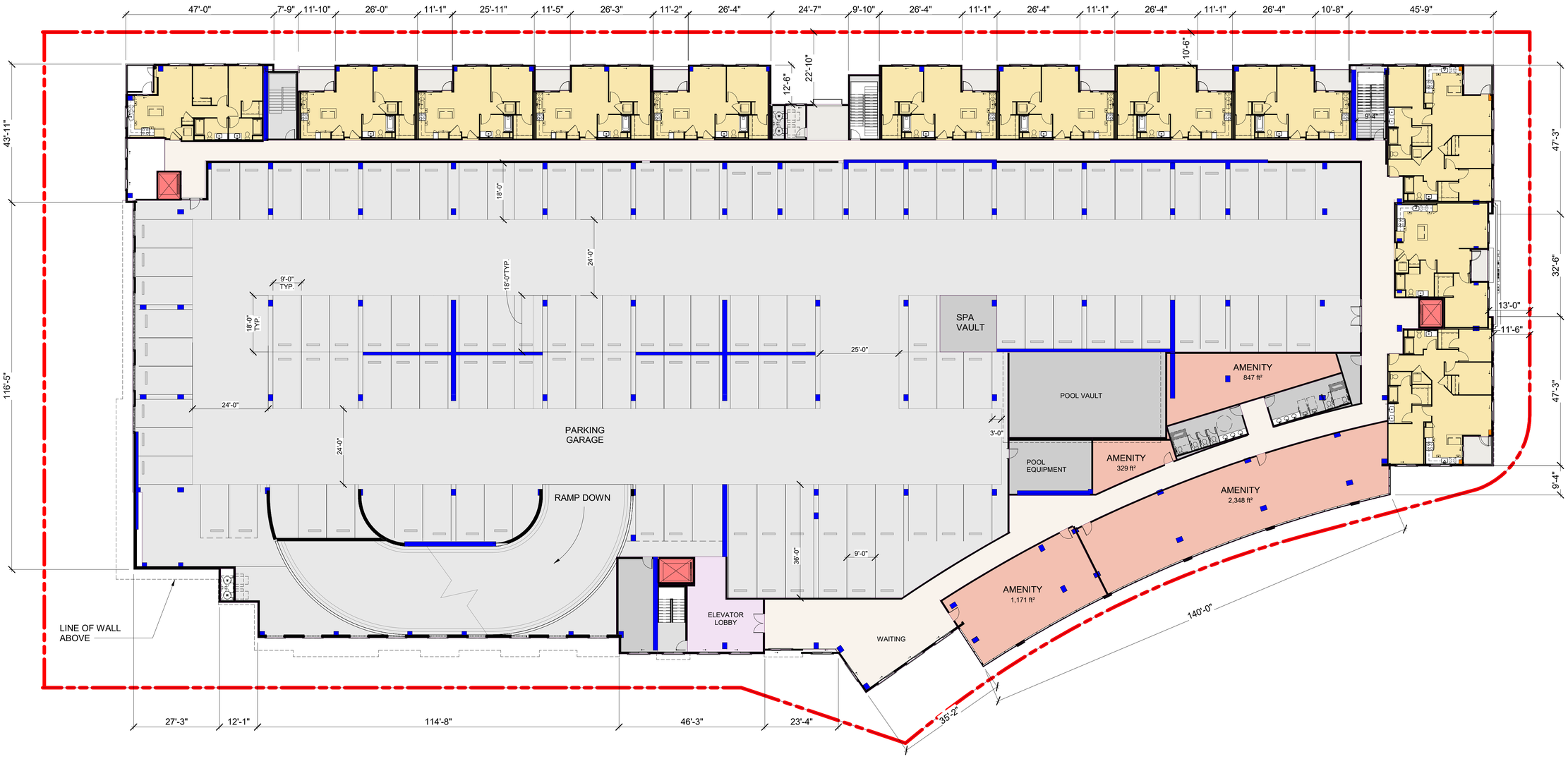
BUILDING A - MULTIFAMILY RESIDENTIAL



BUILDING A - MULTIFAMILY RESIDENTIAL



BUILDING A - MULTIFAMILY RESIDENTIAL



BUILDING A - MULTIFAMILY RESIDENTIAL



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JEMCOR Development Partners, LLC

1700 EL CAMINO REAL
SAN MATEO, CALIFORNIA

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

CONCEPTUAL DESIGN
March 30th, 2026

BUILDING A - MULTIFAMILY RESIDENTIAL - LEVEL 4 PLAN

A2.08

BUILDING A - MULTIFAMILY RESIDENTIAL



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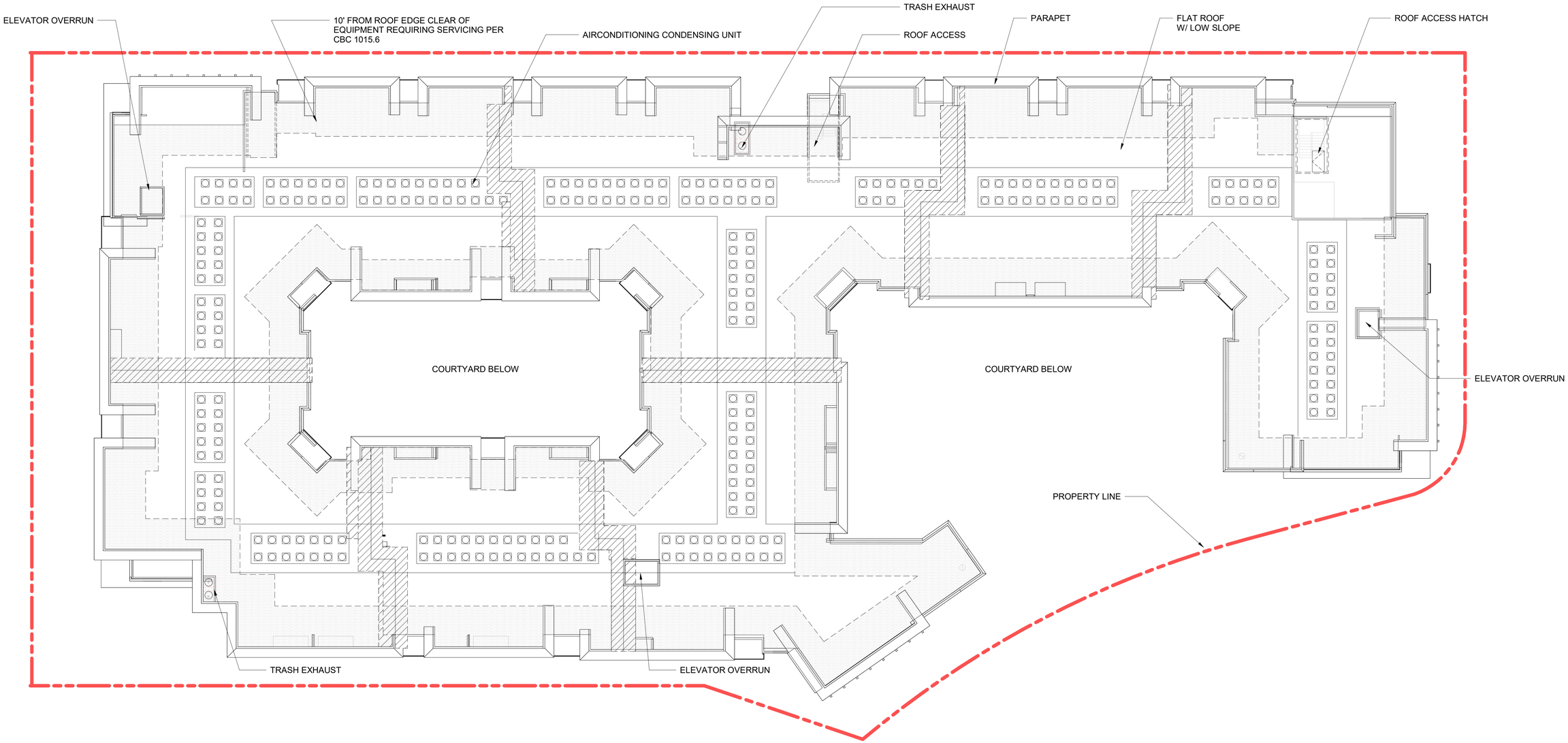
0' 8' 16' 32' Scale 1/16" = 1'-0"

CONCEPTUAL DESIGN
March 30th, 2026

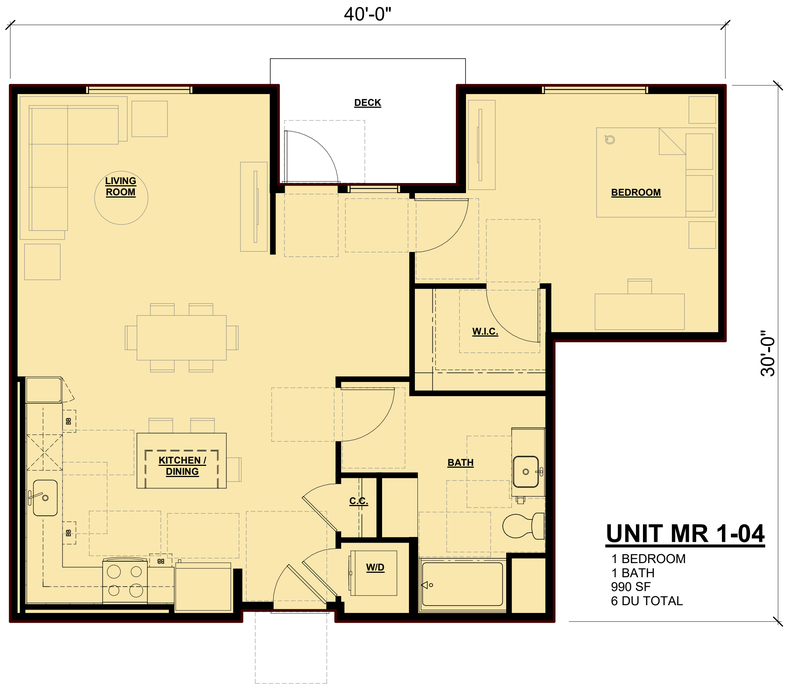
BUILDING A - MULTIFAMILY
RESIDENTIAL - LEVEL 8 PLAN

A2.11

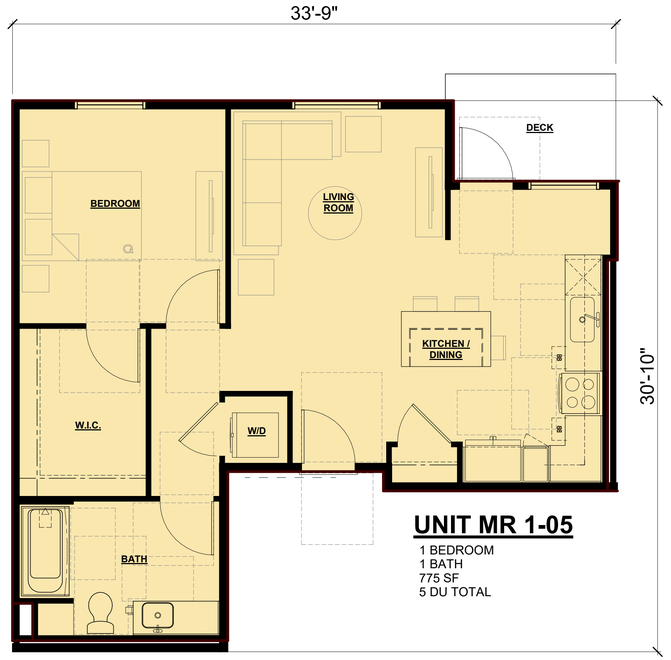
BUILDING A - MULTIFAMILY RESIDENTIAL



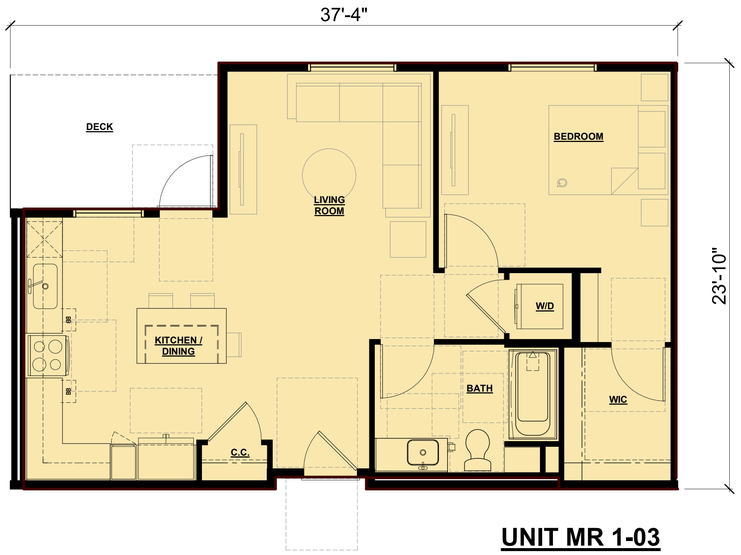
BUILDING A - MULTIFAMILY RESIDENTIAL



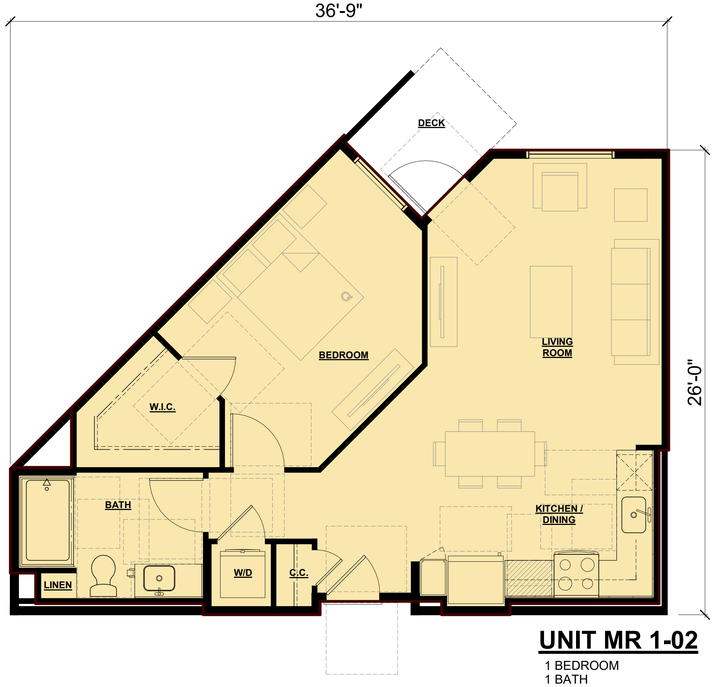
UNIT MR 1-04
1 BEDROOM
1 BATH
990 SF
6 DU TOTAL



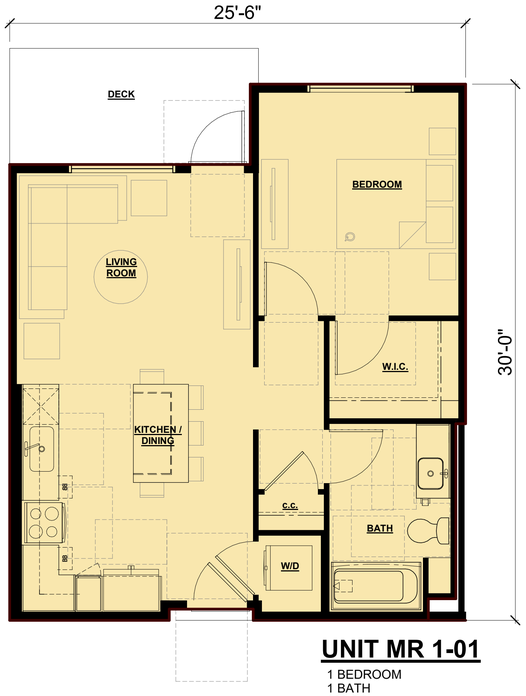
UNIT MR 1-05
1 BEDROOM
1 BATH
775 SF
5 DU TOTAL



UNIT MR 1-03
1 BEDROOM
1 BATH
770 SF
19 DU TOTAL



UNIT MR 1-02
1 BEDROOM
1 BATH
750 SF
26 DU TOTAL

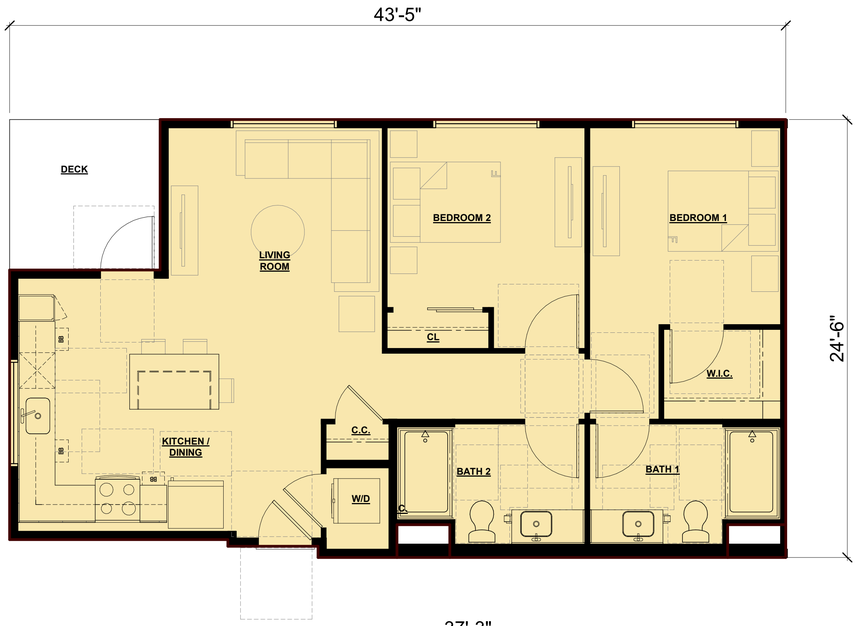


UNIT MR 1-01
1 BEDROOM
1 BATH
690 SF
80 DU TOTAL

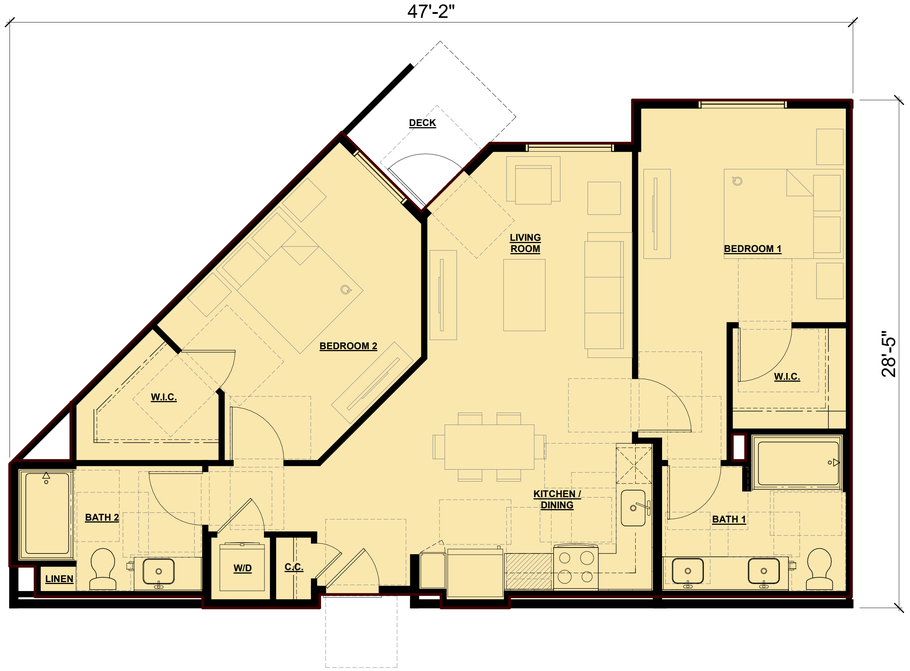
BUILDING A - MULTIFAMILY RESIDENTIAL



UNIT MR 2-04
2 BEDROOM
2 BATH
1190 SF
3 DU TOTAL



UNIT MR 2-03
2 BEDROOM
1 BATH
960 SF
2 DU TOTAL

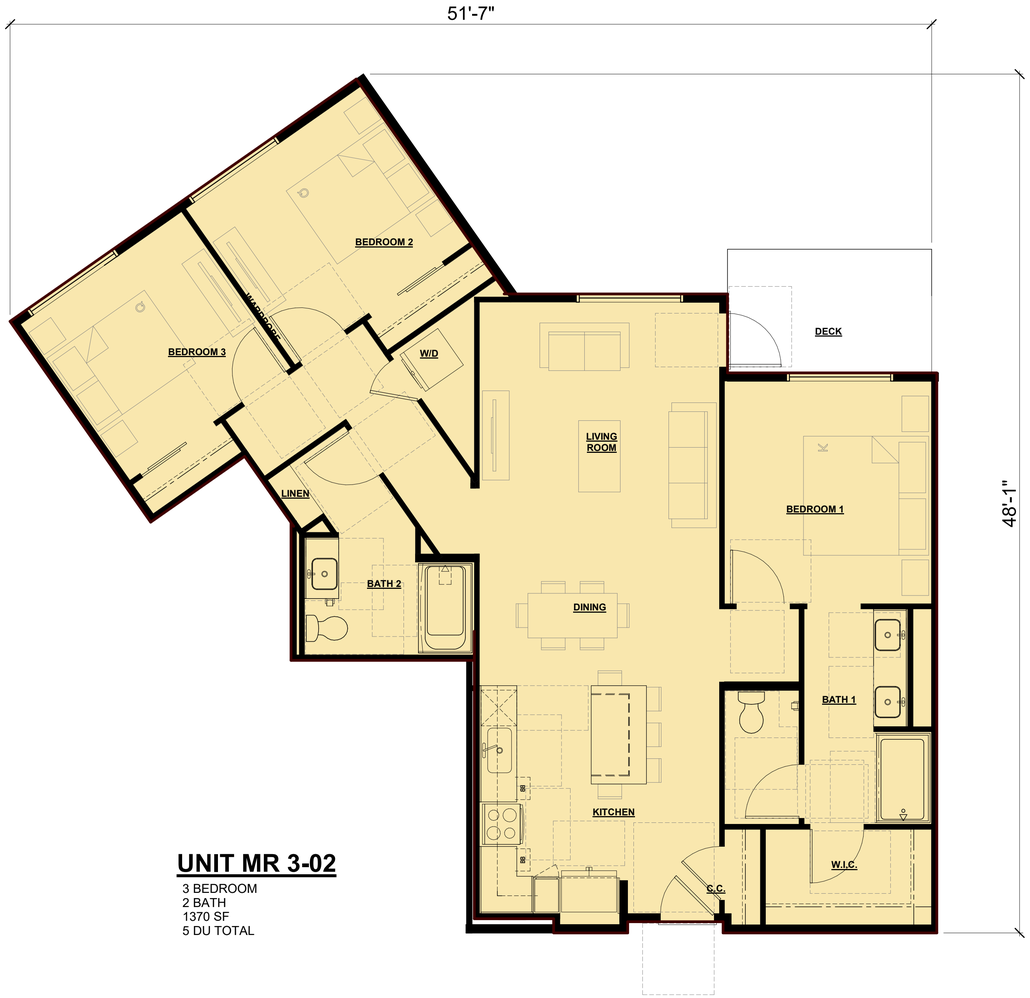


UNIT MR 2-02
2 BEDROOM
2 BATH
1045 SF
33 DU TOTAL



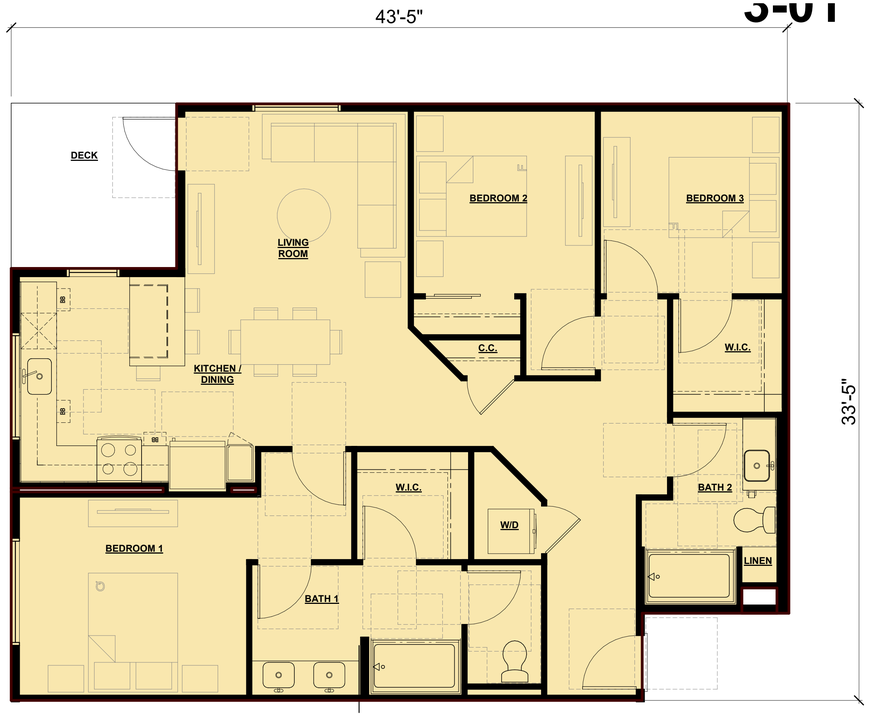
UNIT MR 2-01
2 BEDROOM
2 BATH
1110 SF
50 DU TOTAL

BUILDING A - MULTIFAMILY RESIDENTIAL



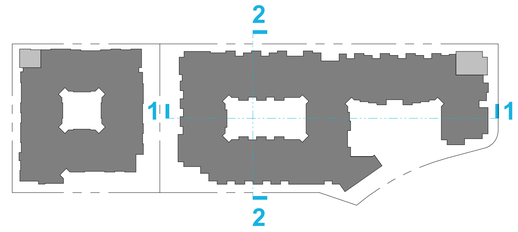
UNIT MR 3-02

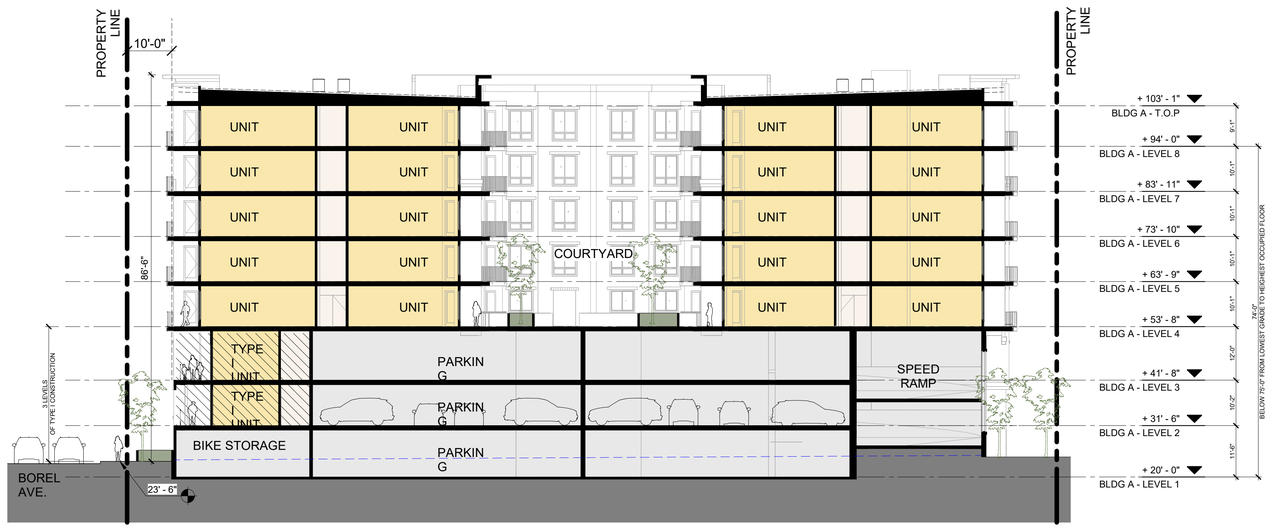
3 BEDROOM
2 BATH
1370 SF
5 DU TOTAL



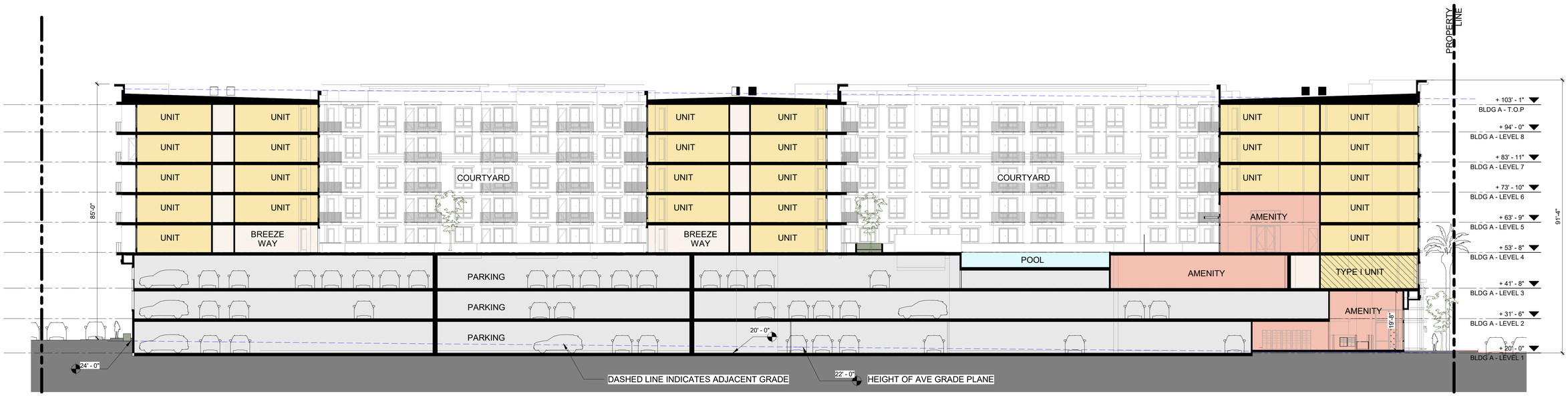
UNIT MR 3-01

3 BEDROOM
2 BATH
1320 SF
24 DU TOTAL



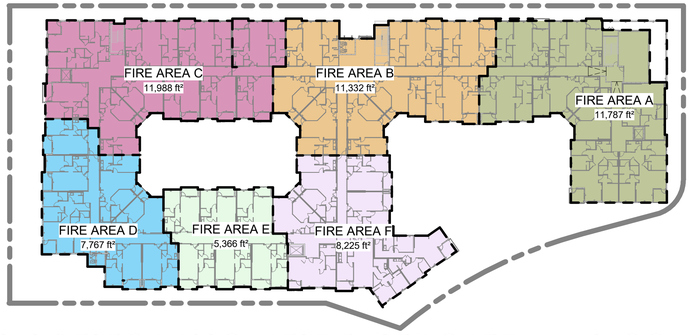


SECTION DIAGRAM - BUILDING A - APARTMENT 1/16" = 1'-0" 2

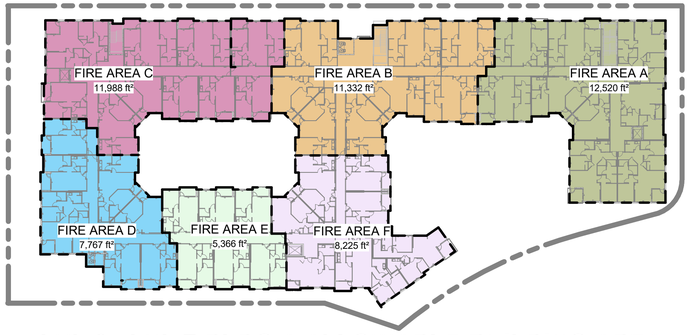


SITE SECTION - BLDG A - EAST-WEST 1/16" = 1'-0" 1

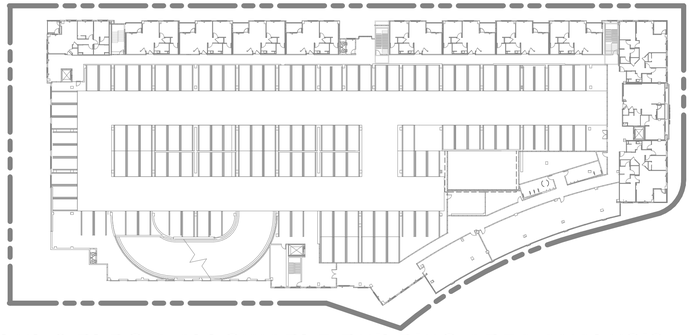
BUILDING A - MULTIFAMILY RESIDENTIAL



LVL 8 BLDG A ALLOWABLE BUILDING AREA ANALYSIS PLAN



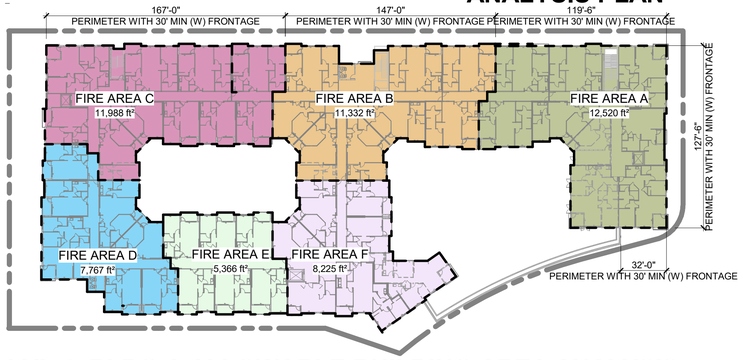
LVL 6 - LVL 7 BLDG A ALLOWABLE BUILDING AREA ANALYSIS PLAN



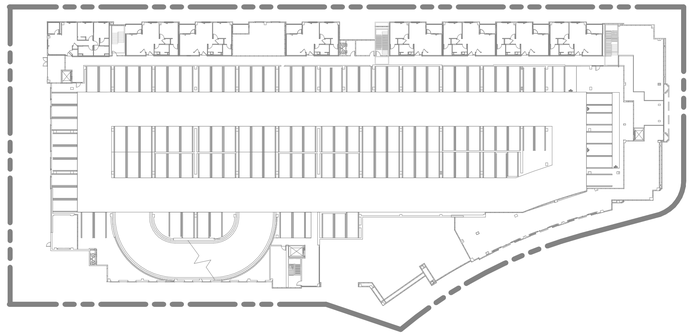
LVL 3 BLDG A ALLOWABLE BUILDING AREA ANALYSIS PLAN



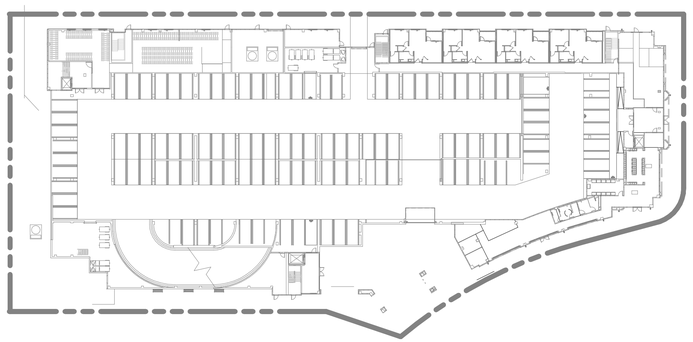
LVL 5 BLDG A ALLOWABLE BUILDING AREA ANALYSIS PLAN



LVL 4 BLDG A ALLOWABLE BUILDING AREA ANALYSIS PLAN



LVL 2 BLDG A ALLOWABLE BUILDING AREA ANALYSIS PLAN



LVL 1 BLDG A ALLOWABLE BUILDING AREA ANALYSIS PLAN

ALLOWABLE BUILDING HEIGHT & AREA (SINGLE OCCUPANCY BUILDING)

BUILDING/ BUILDING PORTION	TYPE OF CONSTRUCTION	SPRINKLER SYSTEM	OCCUPANCY	USE DESIGNATION	ALLOWABLE BUILDING HEIGHT/NUMBER OF STORIES ABOVE GRADE PLANE CBC 504.3 & 504.4	ACTUAL BUILDING HEIGHT/ NUMBER OF STORIES ABOVE GRADE PLANE	BASIC ALLOWABLE AREA CBC 506.2 NS	FRONTAGE INCREASE - CBC 506.3 If = [F/P - .25] W/30			AREA PER STORY			AREA OF BUILDING		
								PERIMETER WITH 30' MIN (W) FRONTAGE F	PERIMETER OF ENTIRE BLDG P	AREA INCREASE FACTOR If	ALLOWABLE AREA PER STORY CBC 506.2.1 Aa = At + (Ns x If)	STORY	ACTUAL FLOOR AREA OF STORY	MULTI-STORY INCREASE CBC 506.2.3(2) Sa	MAXIMUM ALLOWABLE BUILDING AREA Aa=At+(Ns x If)xSa	ACTUAL BUILDING AREA (ALL STORIES)
AREA "A"	IA	NFPA 13	A-3	PARKING STRUCTURE	UL/UL	3 STORIES	UL	422	1304	0	UL	3	65,797	2	UL	263188
												2	65,797			
												1	65,797			
												B1	65,797			
AREA "A"	IIIA (W/ HT INCREASE)	NFPA 13	R-2	APARTMENTS	85'/5 STORIES	5 STORIES	24,000	279	550	0.50	36,000	8	11,787	2	72,000	61,867
												7	12,520			
												6	12,520			
												5	12,520			
												4	12,520			
AREA "B"	IIIA (W/ HT INCREASE)	NFPA 13	R-2	APARTMENTS	85'/5 STORIES	5 STORIES	24,000	147	540	0.25	30,000	8	11,332	2	60,000	56,660
												7	11,332			
												6	11,332			
												5	11,332			
												4	11,332			
AREA "C"	IIIA (W/ HT INCREASE)	NFPA 13	R-2	APARTMENTS	85'/5 STORIES	5 STORIES	24,000	167	520	0.25	30,000	8	11,988	2	60,000	59,940
												7	11,988			
												6	11,988			
												5	11,988			
												4	11,988			
AREA "D"	IIIA (WO/ HT INCREASE)	NFPA 13	R-2	APARTMENTS	85'/5 STORIES	5 STORIES	24,000	126	491	0.00	24,000	8	7,767	2	48,000	38,835
												7	7,767			
												6	7,767			
												5	7,767			
												4	7,767			
AREA "E"	IIIA (WO/ HT INCREASE)	NFPA 13	R-2	APARTMENTS	85'/5 STORIES	5 STORIES	24,000	0	381	0.00	24,000	8	5,366	2	48,000	26,830
												7	5,366			
												6	5,366			
												5	5,366			
												4	5,366			
AREA "F"	IIIA (WO/ HT INCREASE)	NFPA 13	R-2	APARTMENTS	85'/5 STORIES	5 STORIES	24,000	0	323	0.00	24,000	8	8,225	2	48,000	39,751
												7	8,225			
												6	8,225			
												5	6,851			
												4	8,225			

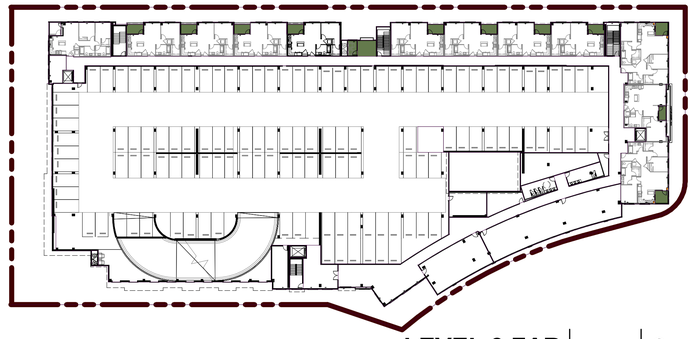
BUILDING A - MULTIFAMILY RESIDENTIAL



LEVEL 8 FAR | 1" = 50'-0" | 8



LVEL 6 FAR | 1" = 50'-0" | 6



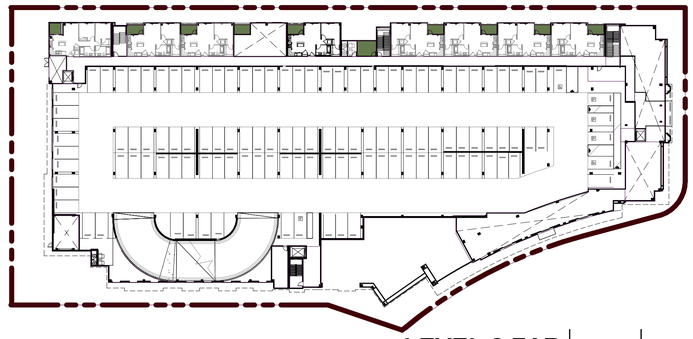
LEVEL 3 FAR | 1" = 50'-0" | 3



LEVEL 7 FAR | 1" = 50'-0" | 7



LEVEL 5 FAR | 1" = 50'-0" | 5

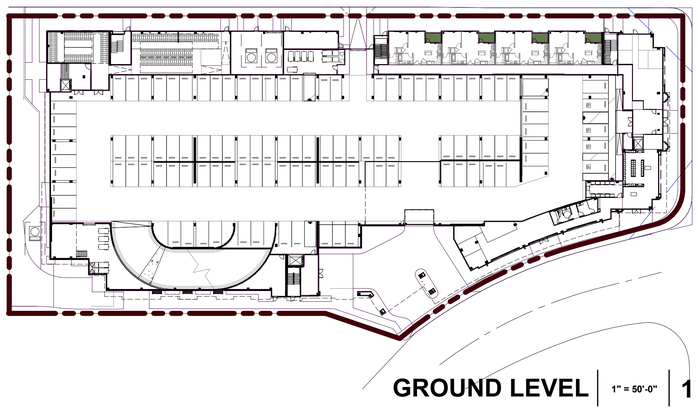


LEVEL 2 FAR | 1" = 50'-0" | 2

SEE SHEET **A0.02 PROJECT DATA**
FOR OPEN SPACE MATRIX



LEVEL 4 FAR | 1" = 50'-0" | 4



GROUND LEVEL | 1" = 50'-0" | 1

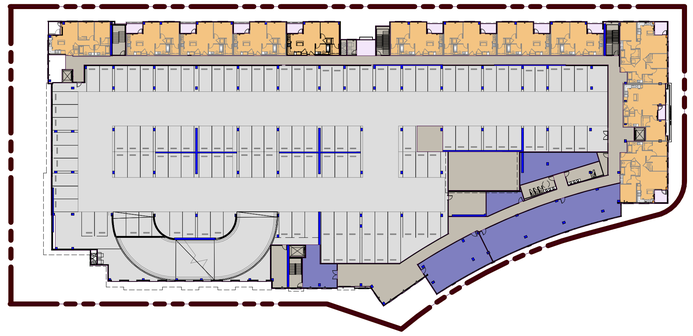
BUILDING A - MULTIFAMILY RESIDENTIAL



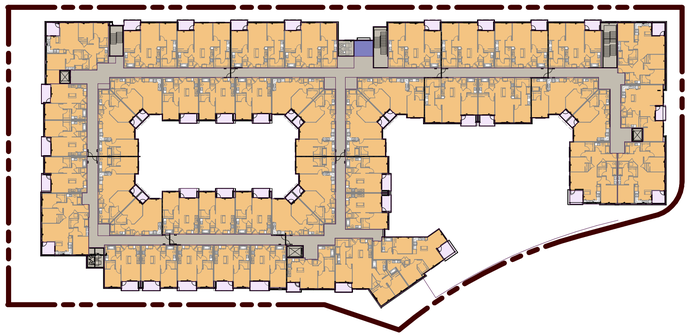
FLOOR AREA - LEVEL 8 | 1" = 50'-0" | 8



FLOOR AREA - LEVEL 6 | 1" = 50'-0" | 6



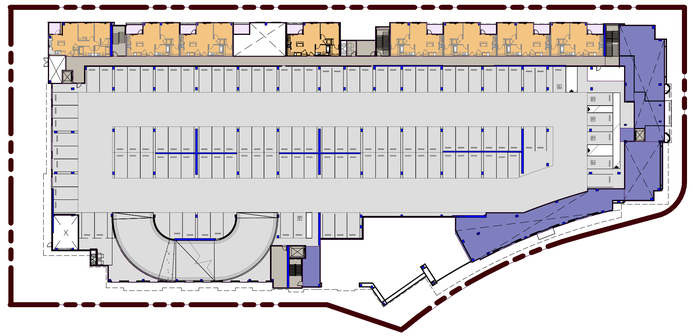
FLOOR AREA - LEVEL 3 | 1" = 50'-0" | 3



FLOOR AREA - LEVEL 7 | 1" = 50'-0" | 7



FLOOR AREA - LEVEL 5 | 1" = 50'-0" | 4



FLOOR AREA - LEVEL 2 | 1" = 50'-0" | 2

BUILDING A

BLDG A - LEVEL 1

LEASING & AMENITIES	6,437 ft²
PARKING GARAGE	46,474 ft²
RESIDENTIAL UNITS	3,180 ft²
SERVICE / SUPPORT	10,821 ft²
	66,912 ft²

BLDG A - LEVEL 2

LEASING & AMENITIES	5,961 ft²
PARKING GARAGE	47,736 ft²
RESIDENTIAL UNITS	6,540 ft²
SERVICE / SUPPORT	4,341 ft²
	64,577 ft²

BLDG A - LEVEL 3

LEASING & AMENITIES	5,267 ft²
PARKING GARAGE	44,952 ft²
RESIDENTIAL UNITS	10,999 ft²
SERVICE / SUPPORT	10,460 ft²
	71,678 ft²

BLDG A - LEVEL 4

LEASING & AMENITIES	2,890 ft²
RESIDENTIAL UNITS	41,299 ft²
SERVICE / SUPPORT	9,626 ft²
	53,815 ft²

BLDG A - LEVEL 5

LEASING & AMENITIES	152 ft²
RESIDENTIAL UNITS	42,690 ft²
SERVICE / SUPPORT	8,252 ft²
	51,094 ft²

BLDG A - LEVEL 6

LEASING & AMENITIES	152 ft²
RESIDENTIAL UNITS	45,226 ft²
SERVICE / SUPPORT	8,270 ft²
	53,648 ft²

BLDG A - LEVEL 7

LEASING & AMENITIES	152 ft²
RESIDENTIAL UNITS	45,226 ft²
SERVICE / SUPPORT	8,270 ft²
	53,648 ft²

BLDG A - LEVEL 8

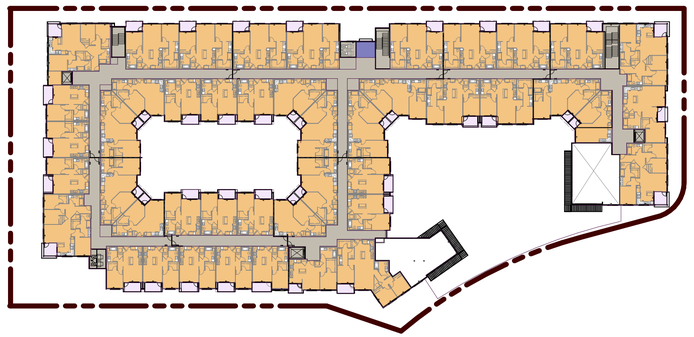
LEASING & AMENITIES	906 ft²
RESIDENTIAL UNITS	43,890 ft²
SERVICE / SUPPORT	8,182 ft²
	52,978 ft²
	468,351 ft²
Grand total: 202	468,351 ft²

BUILDING A FAR (EXCLUDING PARKING GARAGE) = **3.6**

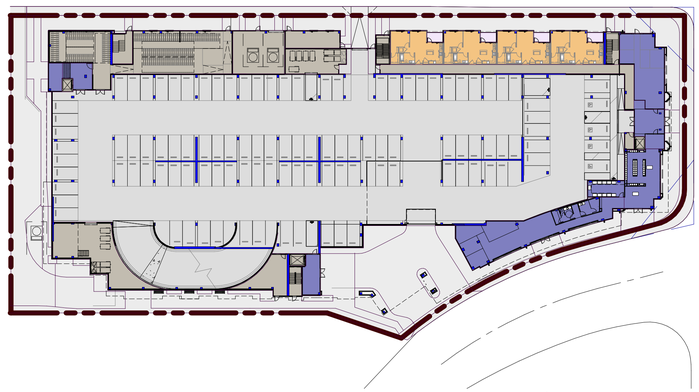
FLOOR AREA = 329,189 S.F.
SITE AREA = 91,542 S.F.

BUILDING A FAR (INCLUDING PARKING GARAGE) = **5.11**

FLOOR AREA = 468,351 S.F.
SITE AREA = 91,542 S.F.

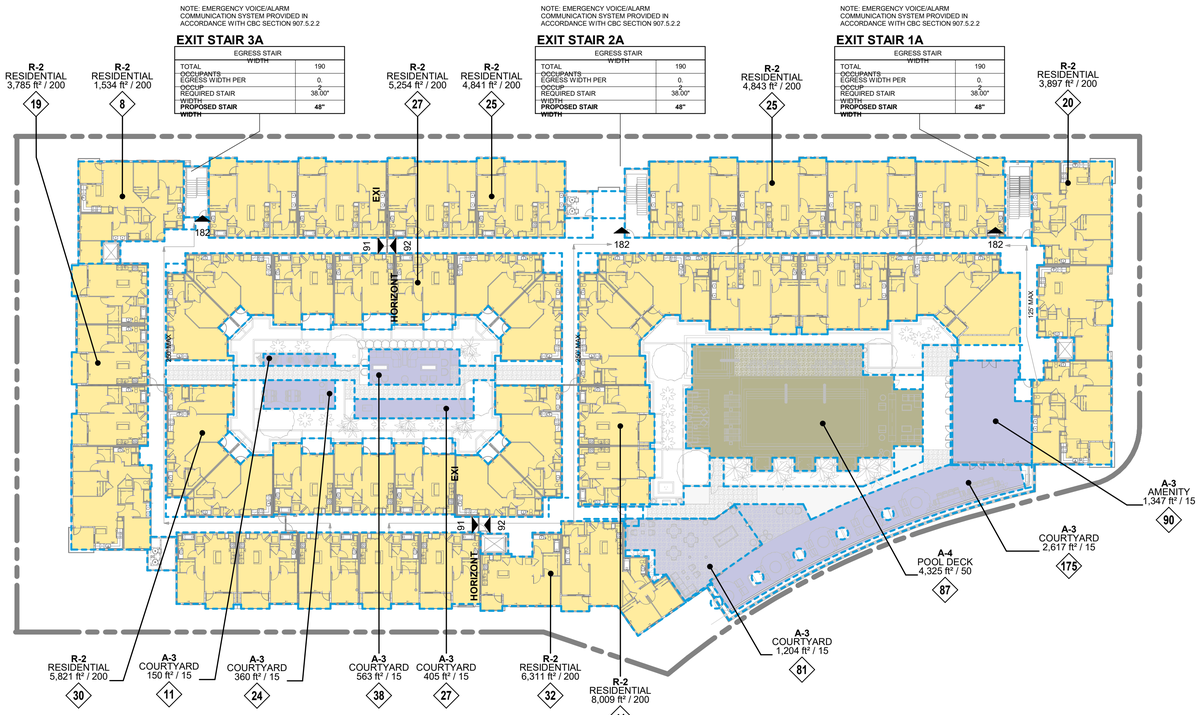


FLOOR AREA - LEVEL 5 | 1" = 50'-0" | 5

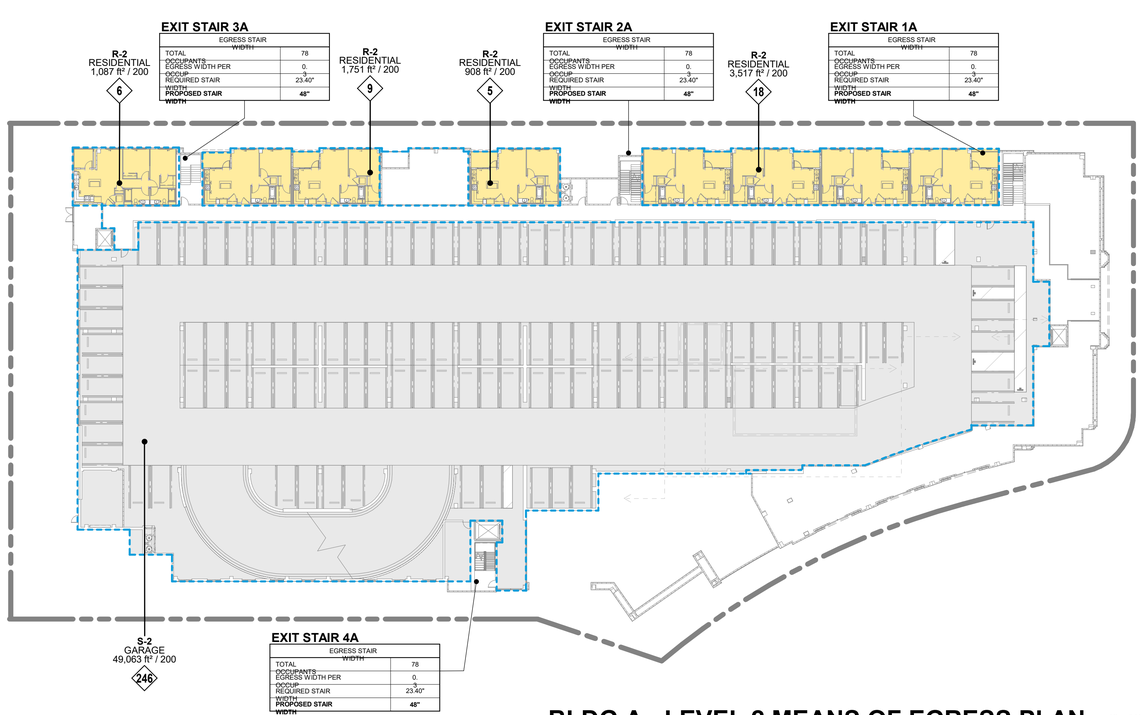


FLOOR AREA - GROUND LEVEL | 1" = 50'-0" | 1

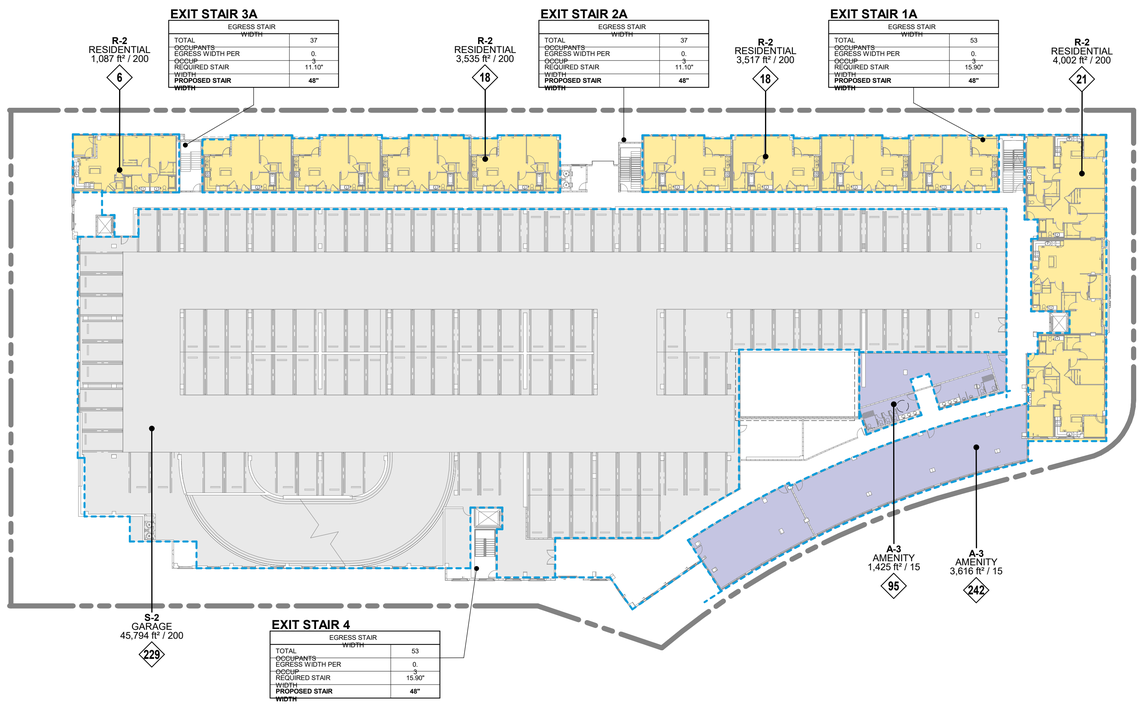
BUILDING A - MULTIFAMILY RESIDENTIAL



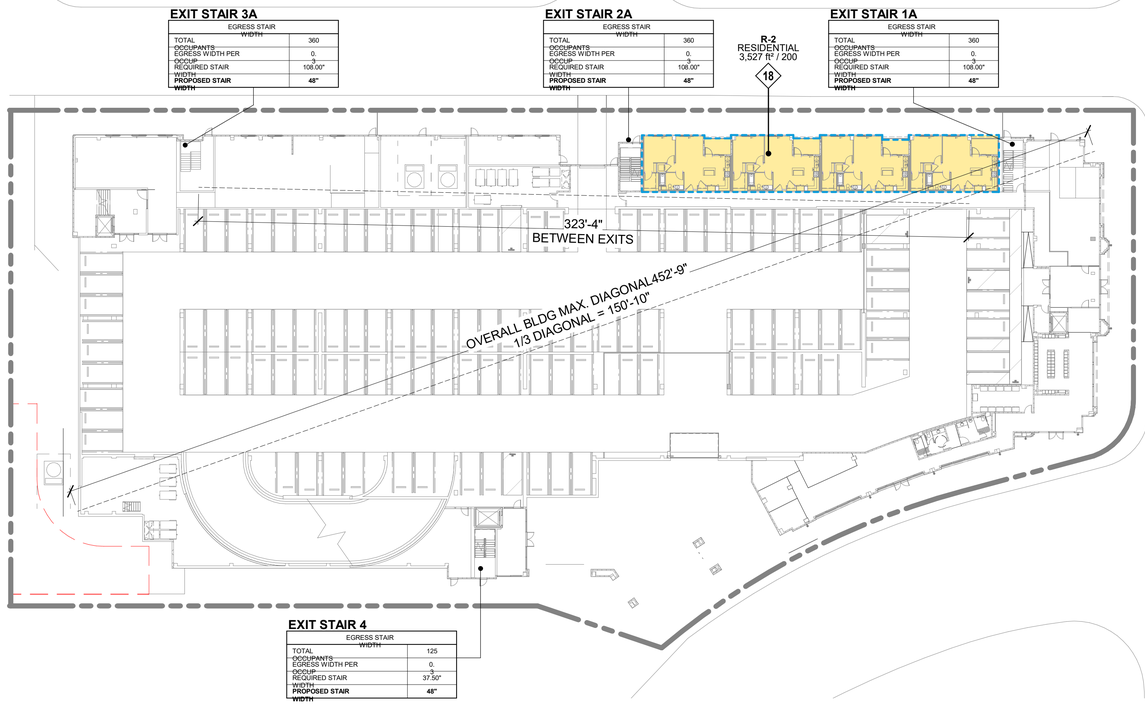
BLDG A - LEVEL 4 MEANS OF EGRESS PLAN 1" = 30'-0" 4



BLDG A - LEVEL 2 MEANS OF EGRESS PLAN 1" = 30'-0" 2



BLDG A - LEVEL 3 MEANS OF EGRESS PLAN 1" = 30'-0" 3



BLDG A - LEVEL 1 MEANS OF EGRESS PLAN 1" = 30'-0" 1

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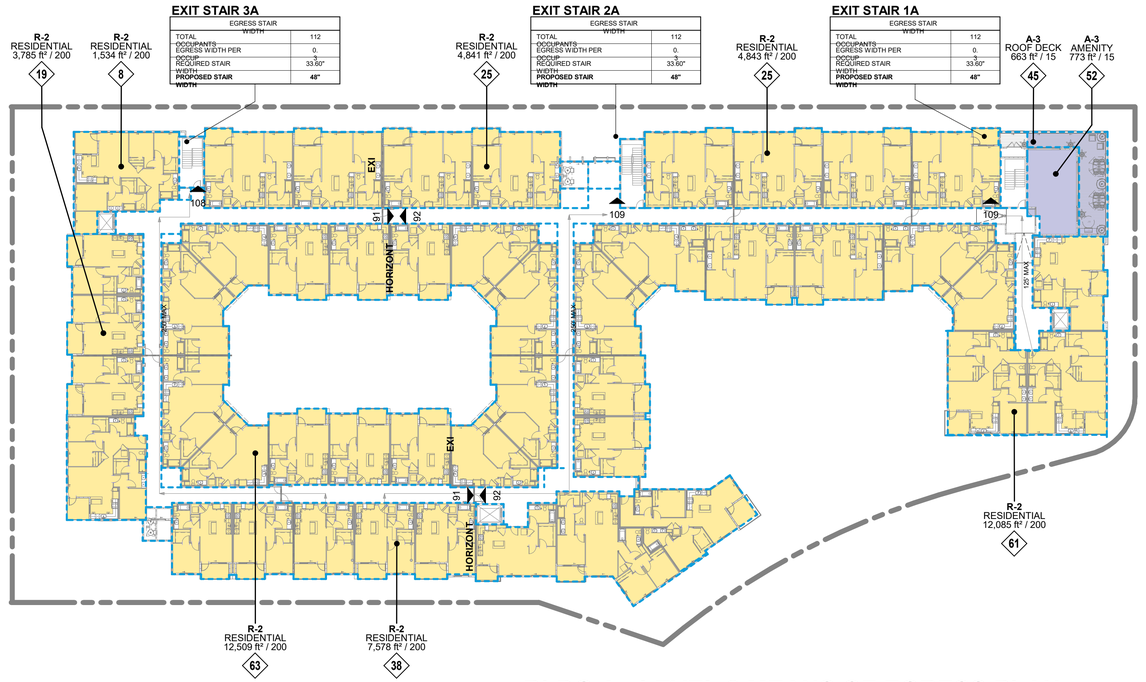
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1700 EL CAMINO REAL
SAN MATEO, CALIFORNIA

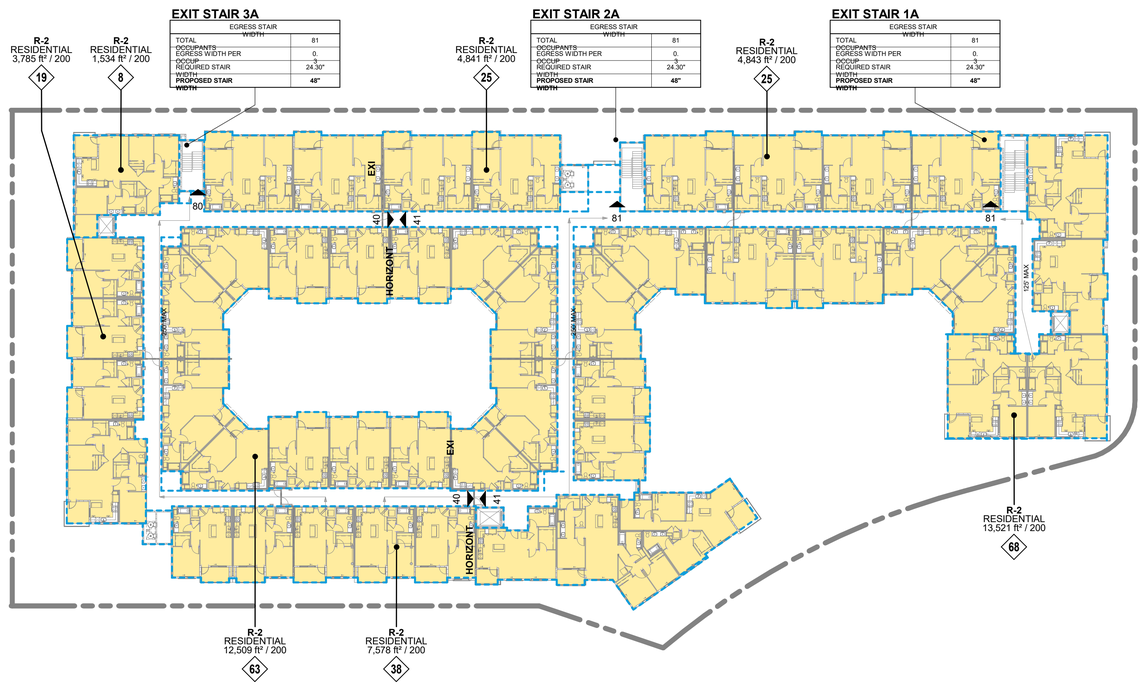
CONCEPTUAL DESIGN
March 30th, 2026

BUILDING A - MULTIFAMILY
RESIDENTIAL- EGRESS ANALYSIS
PLANS

A2.20



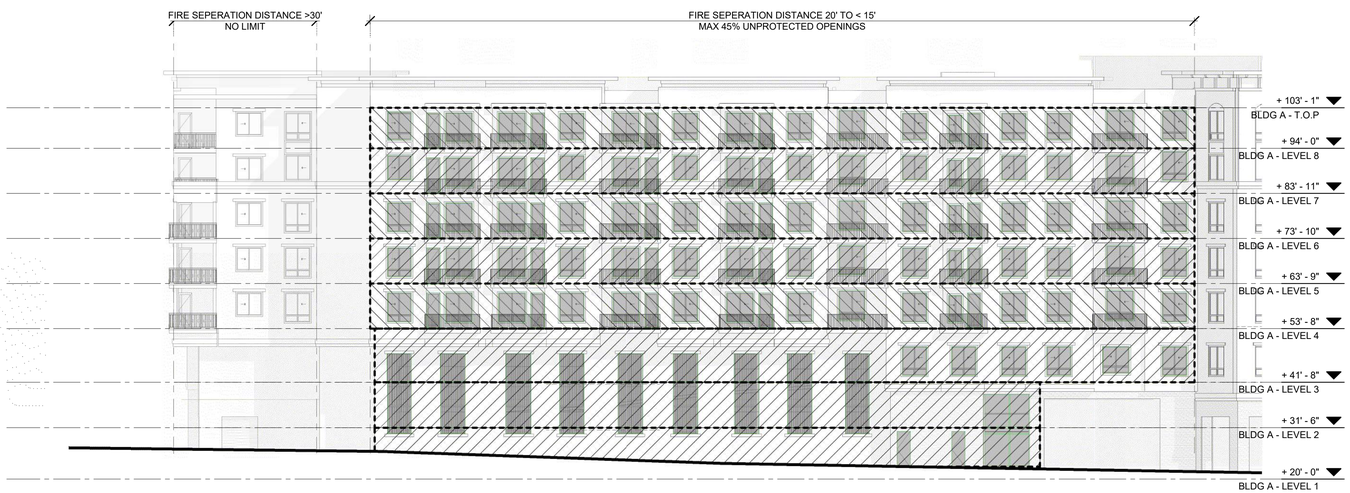
BLDG A - LEVEL 8 MEANS OF EGRESS PLAN 1" = 30'-0" 2



BLDG A - LEVEL 6 MEANS OF EGRESS PLAN 1" = 30'-0" 1

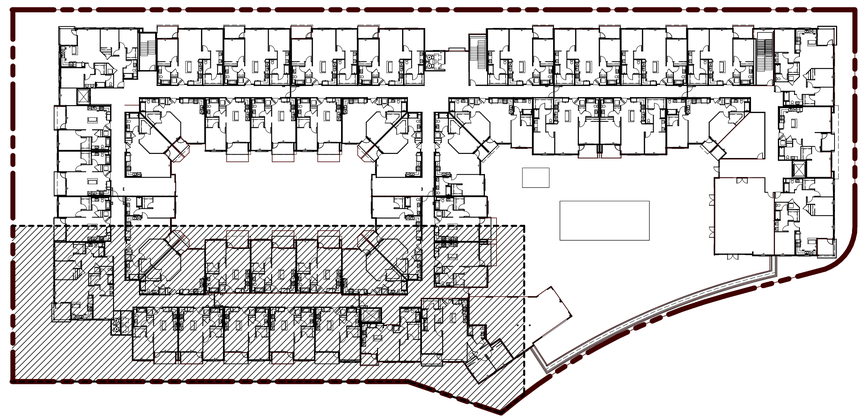
BUILDING A - MULTIFAMILY RESIDENTIAL

FIRE SEPARATION MAX 45% UNPROTECTED OPENINGS			
FLOOR	WALL AREA (SF)	OPNG. AREA (SF)	OPNG. %
8	1872	709	**38%**
7	1860	619	**33%**
6	1860	657	**35%**
5	1860	657	**35%**
4	1860	657	**35%**
3	2201	534	**24%**
2	1513	576	**38%**
1	1128	201	**18%**

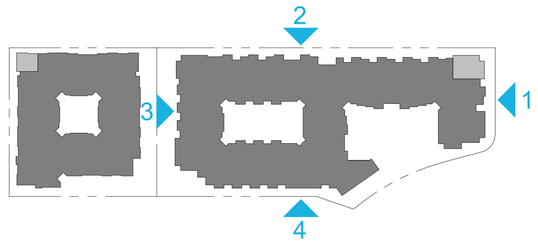


SOUTH ELEVATION - LEVEL 4



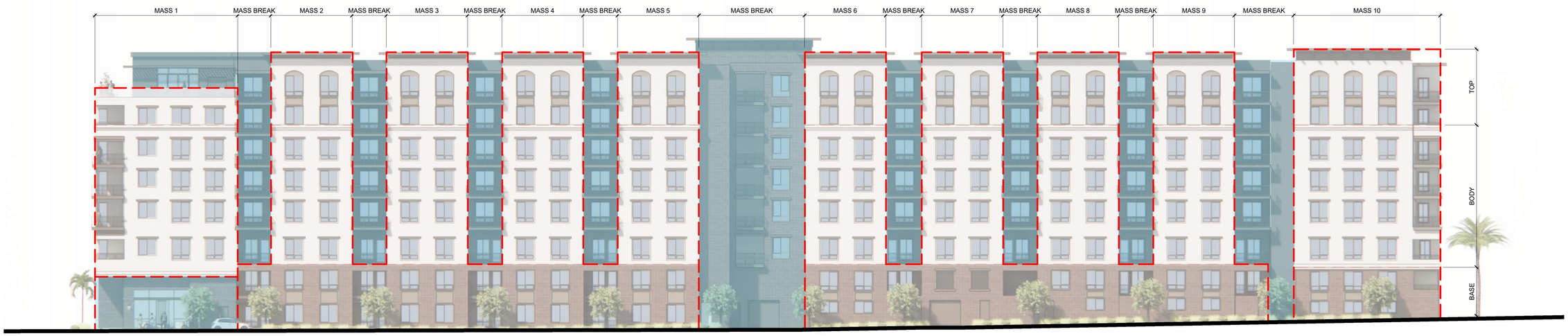


BUILDING A - MULTIFAMILY RESIDENTIAL





1. NORTHEAST ELEVATION (EL CAMINO REAL)



2. NORTHWEST ELEVATION (BOREL AVE)

OBJECTIVE DESIGN STANDARD NOTES:

A. THE BASE SHALL BE TWO (2) TO THREE (3) FLOORS IN HEIGHT
B. THE BODY SHALL BE A GREATER NUMBER STORIES THAN THE BASE
C. THE TOP SHALL BE NO MORE THAN A MAXIMUM OF TWO STORIES
D. ROOF CORNICE OR DISTINGUISHING ARCHITECTURAL ELEMENTS ON UPPER MOST LEVEL (SEE ELEVATION SHEETS)
E. PROJECTED ROOF AND/OR CORNICE OVERHANG ±24 INCHES TO 30 INCHES IN DEPTH (SEE ELEVATION SHEETS)
F. CHANGE IN BUILDING MATERIAL AT BASE (SEE ELEVATION SHEETS)

HORIZONTAL PLANE BREAK BETWEEN TWENTY-FIVE (25) TO FIFTY (50) FEET OF HORIZONTAL STREET FRONTAGE

OFFSET ≥ 2 FEET IN DEPTH AND 5 FEET IN LENGTH

STEPBACK STANDARD NOTES:
APPLICANT REQUESTS WAIVER FOR OBJECTIVE DESIGN STANDARD 4.4.1 (B). SEE APPLICANT'S PROJECT SUBMITTAL LETTER FOR FURTHER DETAIL.

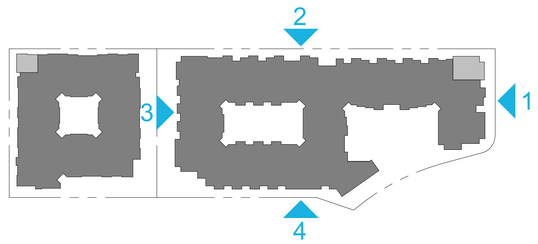
BUILDING A - MULTIFAMILY RESIDENTIAL



3. SOUTHWEST ELEVATION



4. SOUTHEAST ELEVATION (BOVET ROAD)



OBJECTIVE DESIGN STANDARD NOTES:

A. THE BASE SHALL BE TWO (2) TO THREE (3) FLOORS IN HEIGHT
B. THE BODY SHALL BE A GREATER NUMBER STORIES THAN THE BASE
C. THE TOP SHALL BE NO MORE THAN A MAXIMUM OF TWO STORIES
D. ROOF CORNICE OR DISTINGUISHING ARCHITECTURAL ELEMENTS ON UPPER MOST LEVEL (SEE ELEVATION SHEETS)
E. PROJECTED ROOF AND/OR CORNICE OVERHANG ±24 INCHES TO 30 INCHES IN DEPTH (SEE ELEVATION SHEETS)
F. CHANGE IN BUILDING MATERIAL AT BASE (SEE ELEVATION SHEETS)

HORIZONTAL PLANE BREAK BETWEEN TWENTY-FIVE (25) TO FIFTY (50) FEET OF HORIZONTAL STREET FRONTAGE

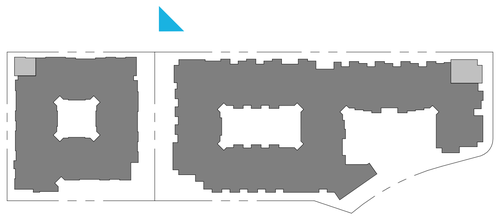
OFFSET ≥ 2 FEET IN DEPTH AND 5 FEET IN LENGTH

STEPBACK STANDARD NOTES:
APPLICANT REQUESTS WAIVER FOR OBJECTIVE DESIGN STANDARD 4.4.1 (B). SEE APPLICANT'S PROJECT SUBMITTAL LETTER FOR FURTHER DETAIL.

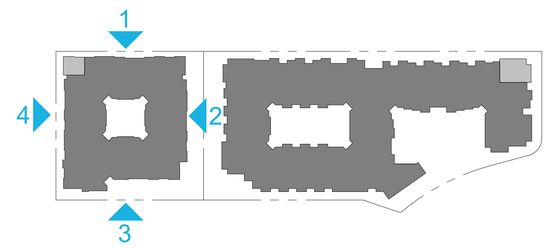
BUILDING B - SENIOR AFFORDABLE



VIEW OF BUILDING B FROM BOREL AVE AT DUSK



BUILDING B - SENIOR AFFORDABLE



EXTERIOR MATERIALS

- 01 CEMENT PLASTER
- 02 BRICK VENEER
- 03 SMOOTH FINISH CEMENT PLASTER
- 04 VERTICAL PICKET RAILING
- 05 GLASS PANEL RAILING
- 06 STOREFRONT
- 07 VINYL WINDOW
- 08 CANOPY
- 09 METAL SCREEN
- 10 TRELLIS
- 11 PLASTER OVER FOAM TRIM
- 12 DECORATIVE RAFTER
- 13 CORNICE



4. ELEVATION - SOUTHWEST



3. ELEVATION - SOUTHEAST



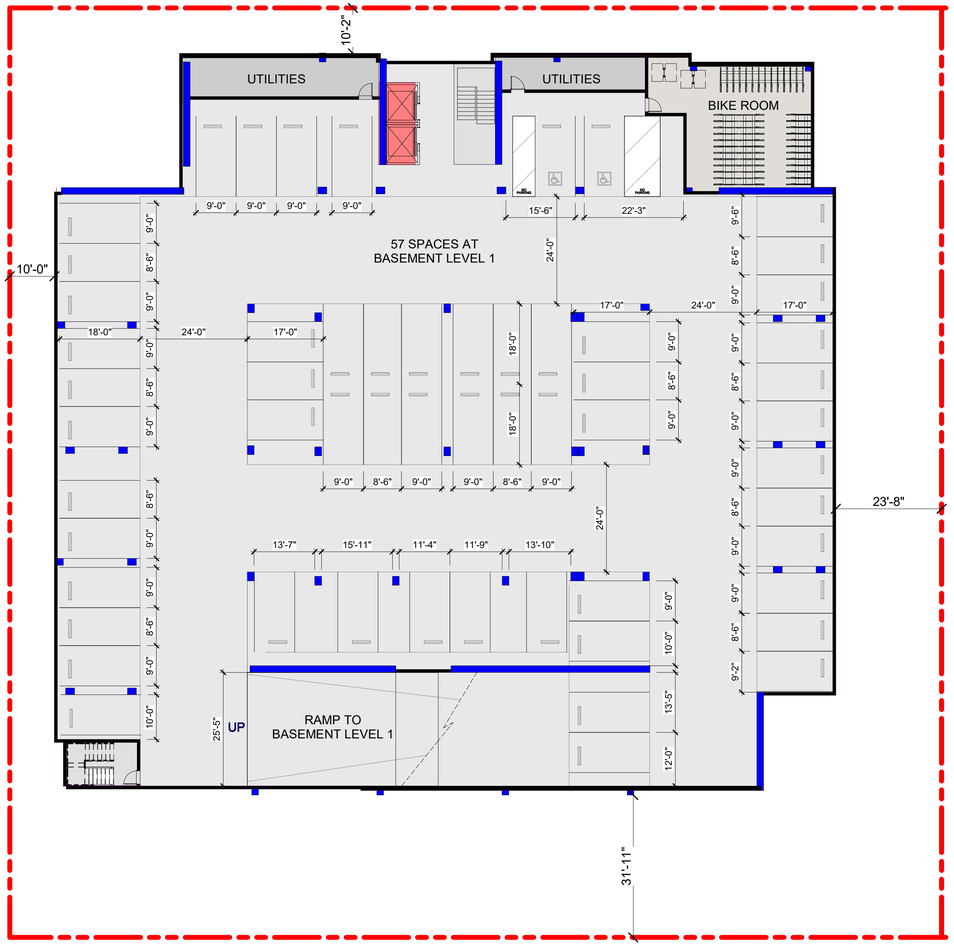
2. ELEVATION - NORTHEAST



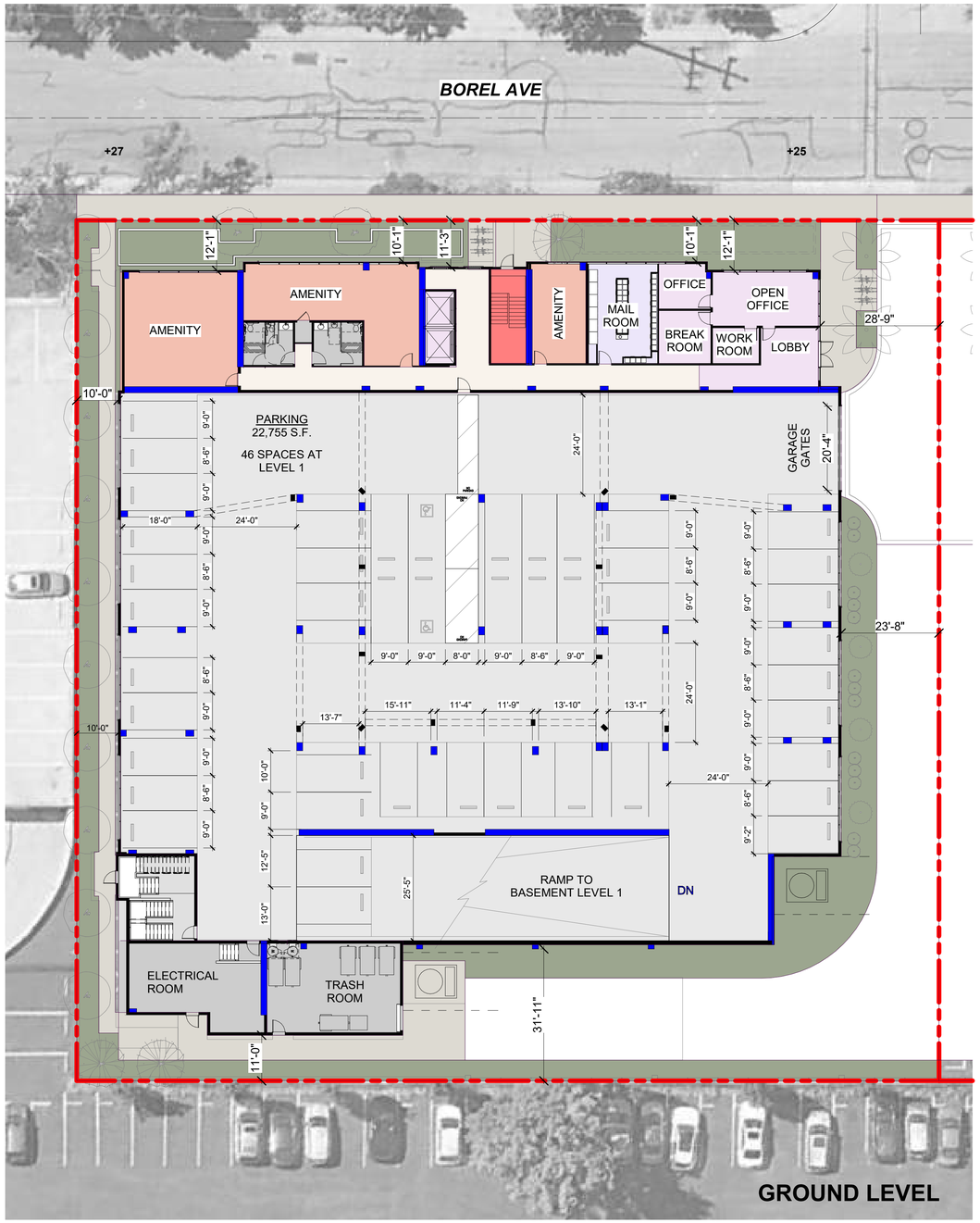
1. ELEVATION - NORTHWEST (BOREL AVE)

Note: Refer to Sheet A3.13 for analysis of maximum area of exterior wall openings. Refer to Sheet A4.00 for colors and materials of exterior walls.

BUILDING B - SENIOR AFFORDABLE

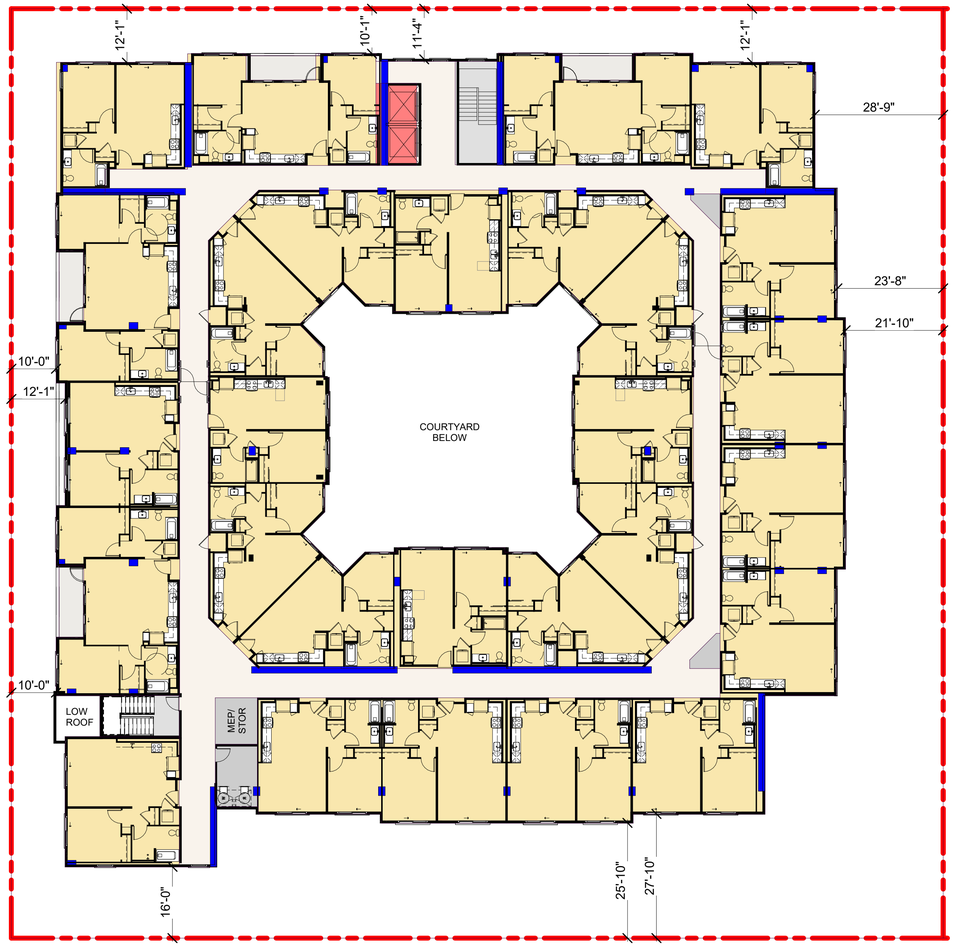


BASEMENT LEVEL 1

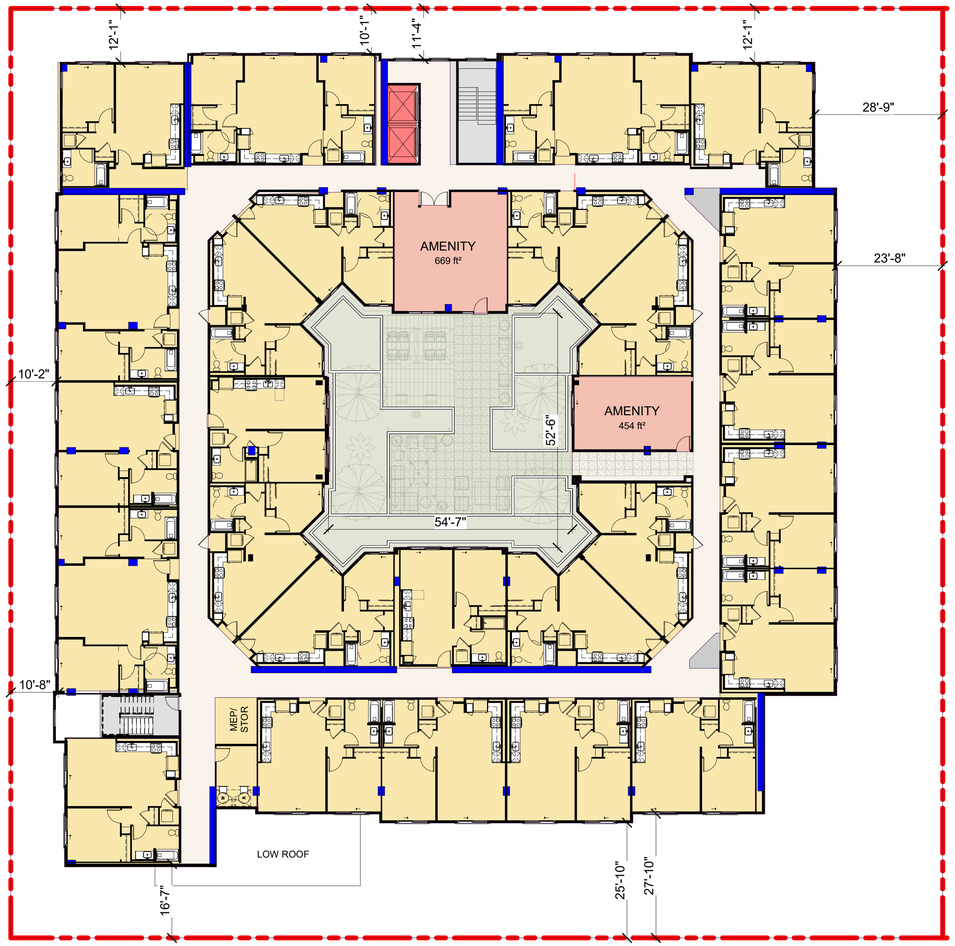


GROUND LEVEL

BUILDING B - SENIOR AFFORDABLE

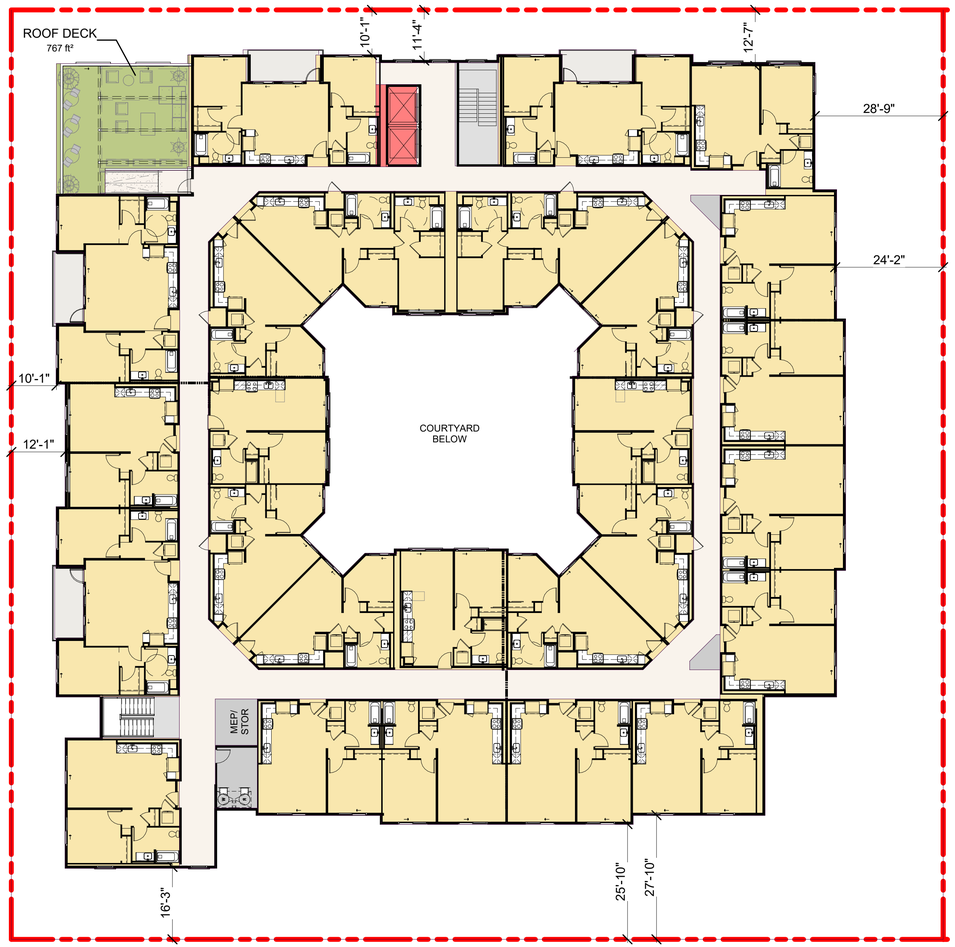


LEVEL 3

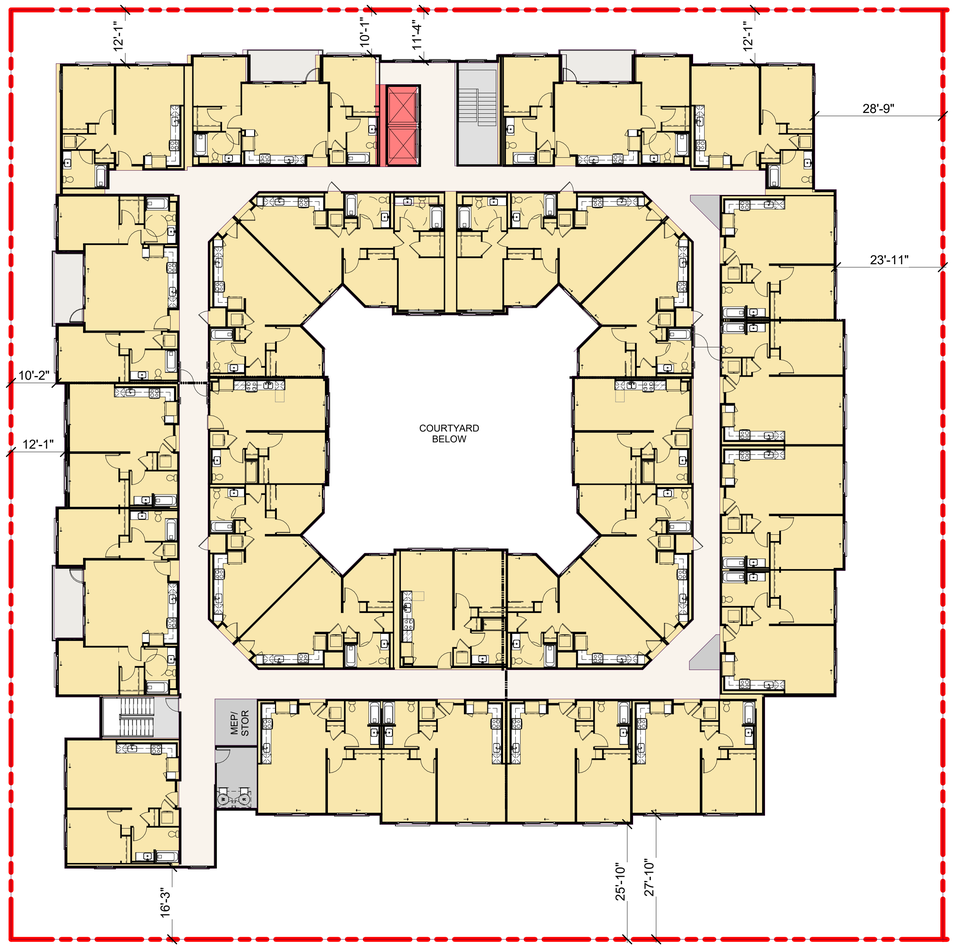


LEVEL 2

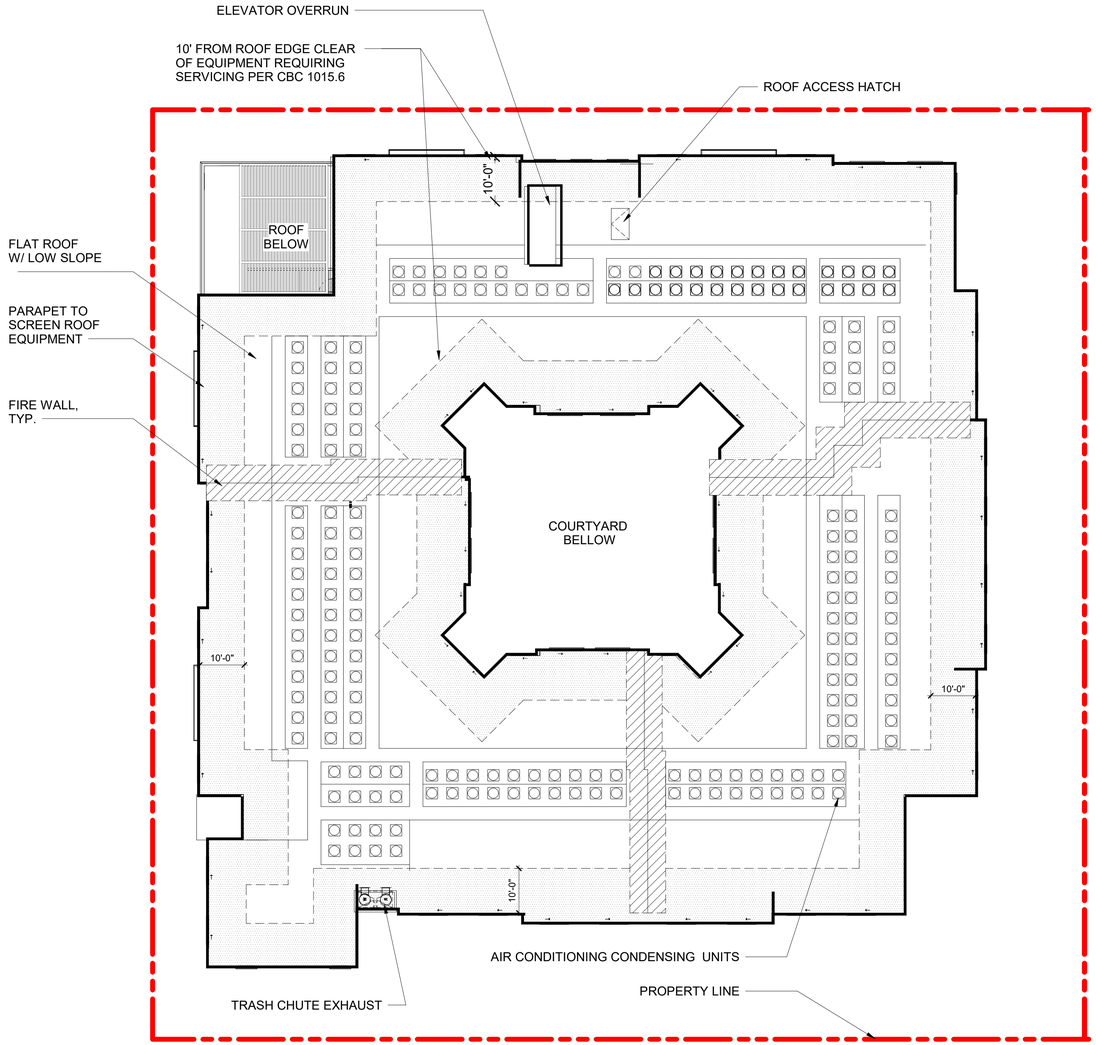
BUILDING B - SENIOR AFFORDABLE



LEVEL 8

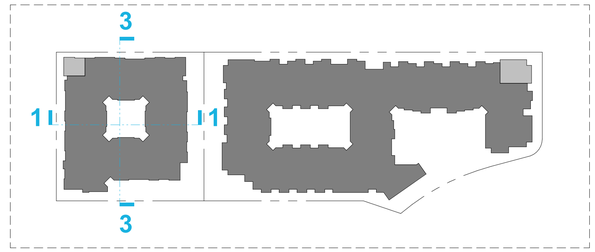


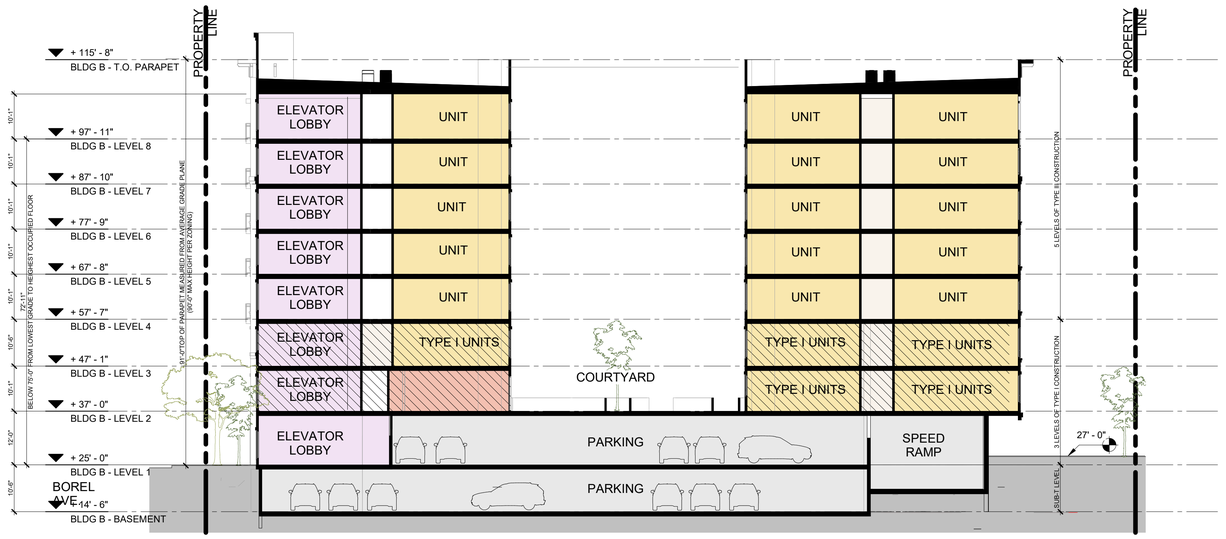
LEVEL 4-7 (TYP)


ELEVATOR OVERRUN
10' FROM ROOF EDGE CLEAR OF EQUIPMENT REQUIRING SERVICING PER CBC 1015.6
ROOF ACCESS HATCH
10'-0"
ROOF BELOW
FLAT ROOF W/ LOW SLOPE
PARAPET TO SCREEN ROOF EQUIPMENT
FIRE WALL, TYP.
COURTYARD BELLOW
10'-0"
10'-0"
10'-0"
AIR CONDITIONING CONDENSING UNITS
PROPERTY LINE
TRASH CHUTE EXHAUST

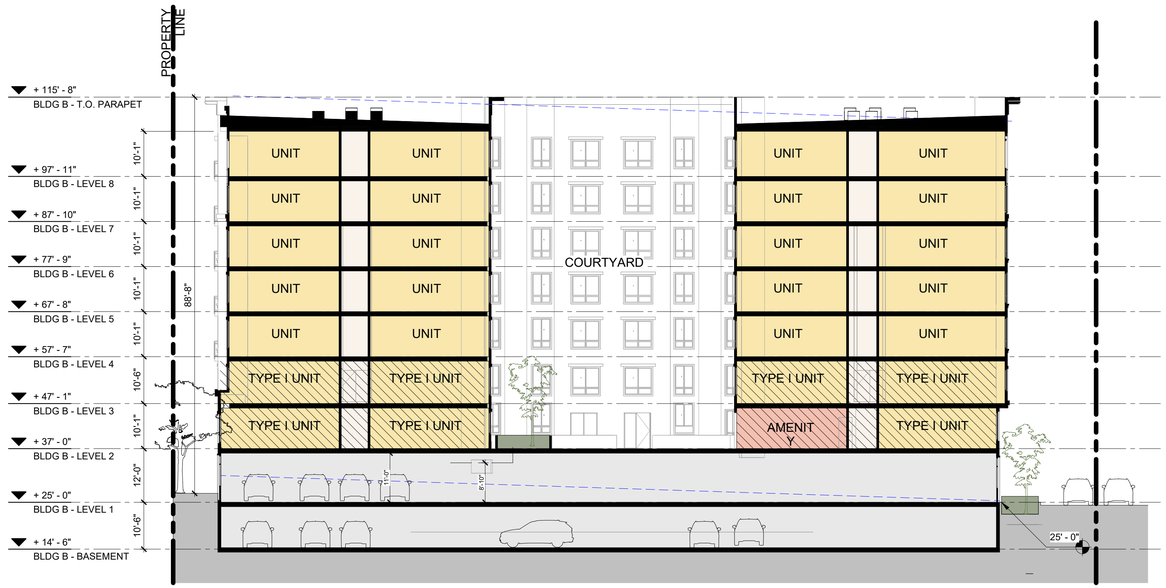
ROOF PLAN

BUILDING B - SENIOR AFFORDABLE



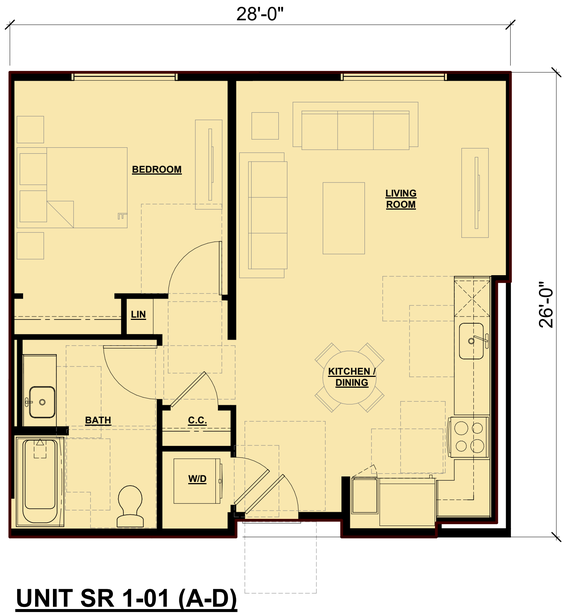


SECTION DIAGRAM - SENIOR AFFORDABLE 1/16" = 1'-0" **3**



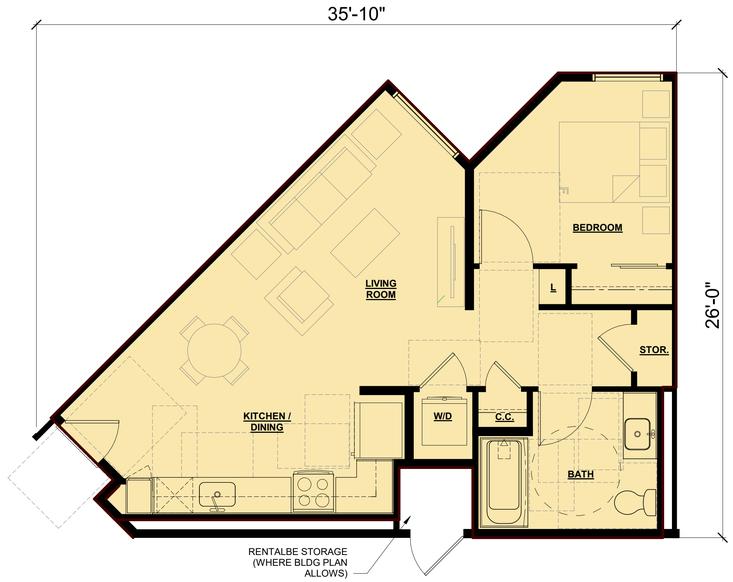
SITE SECTION - EAST-WEST 1 1/16" = 1'-0" **1**

BUILDING B - SENIOR AFFORDABLE



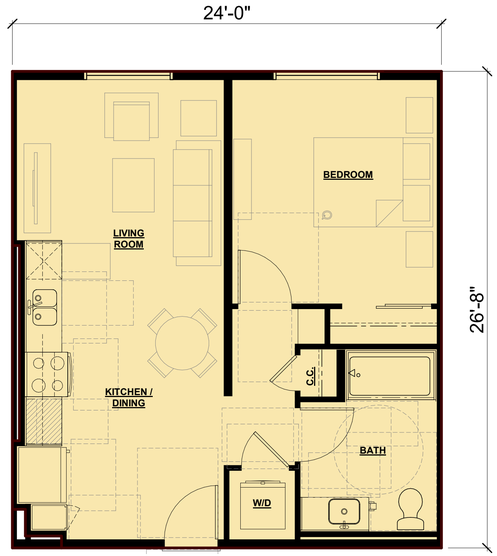
UNIT SR 1-01 (A-D)

1 BEDROOM
1 BATH
708 - 778 SF
70 DU TOTAL



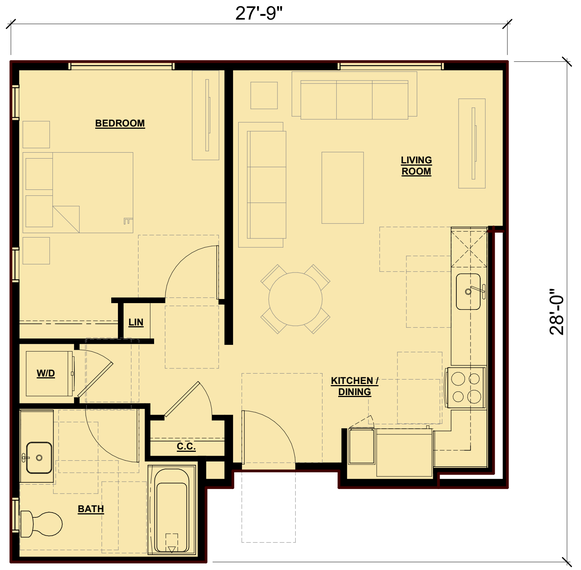
UNIT SR 1-02

1 BEDROOM
1 BATH
640 SF
46 DU TOTAL



UNIT SR 1-03

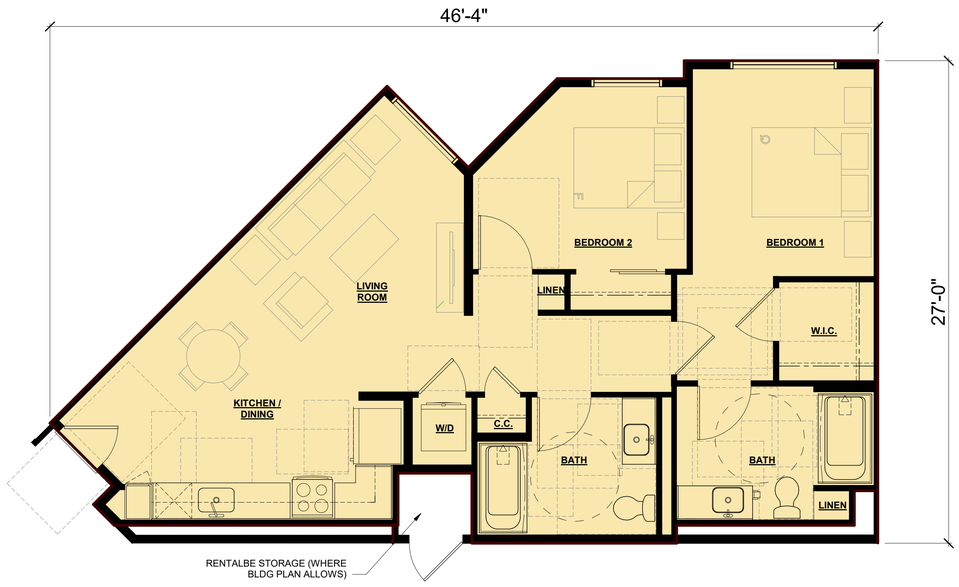
1 BEDROOM
1 BATH
630 SF
21 DU TOTAL



UNIT SR 1-04

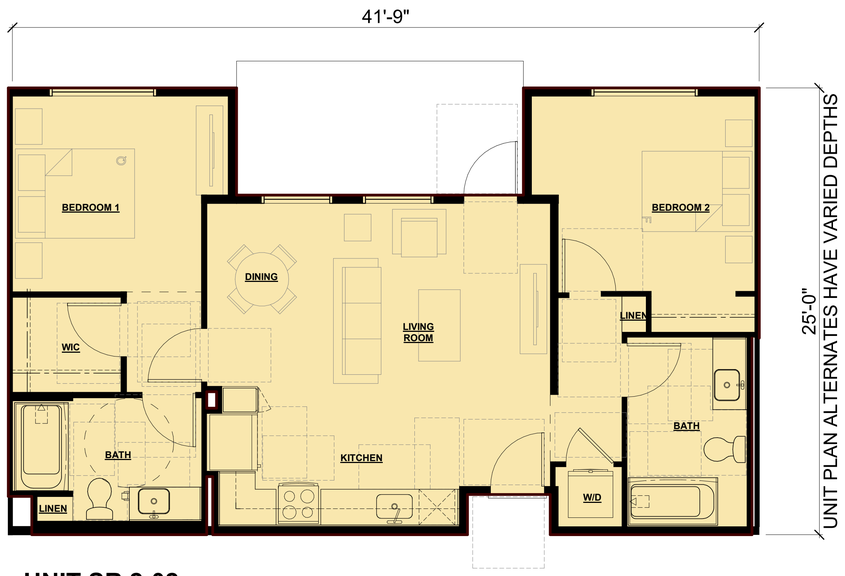
1 BEDROOM
1 BATH
680 SF
13 DU TOTAL

BUILDING B - SENIOR AFFORDABLE



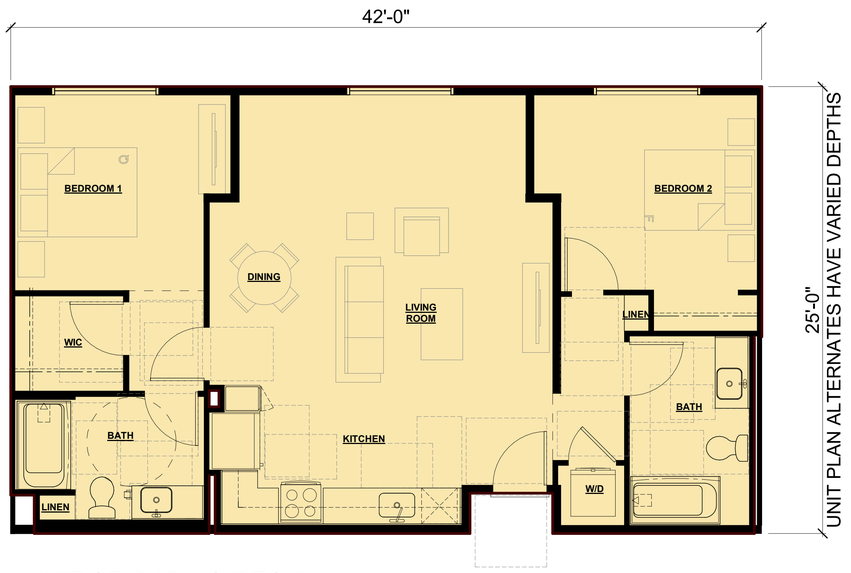
UNIT SR 2-01

2 BEDROOM
2 BATH
943 SF
10 DU TOTAL



UNIT SR 2-02

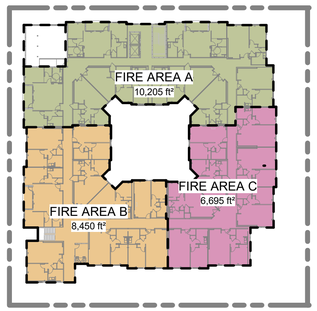
2 BEDROOM
2 BATH
930 - 1030 SF
24 DU TOTAL



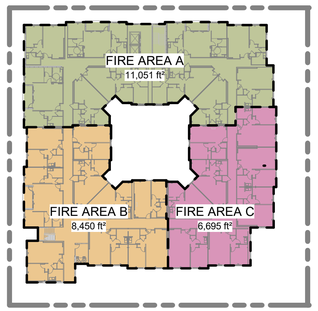
UNIT SR 2-02 NO DECK

2 BEDROOM
2 BATH
1030 - 1130 SF
4 DU TOTAL

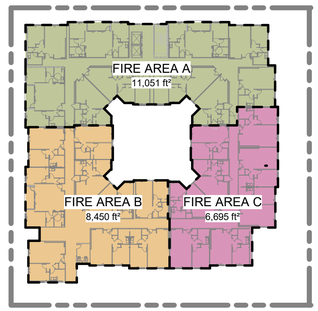
BUILDING B - SENIOR AFFORDABLE



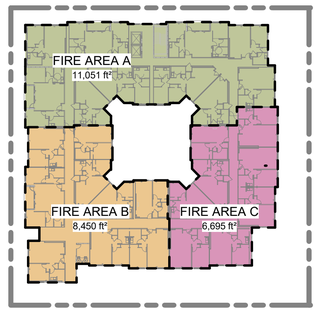
BUILDING B LVL 8



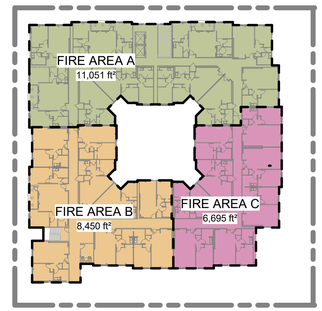
BUILDING B - LVL 7



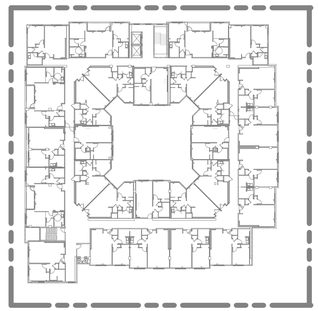
BUILDING B LVL 6



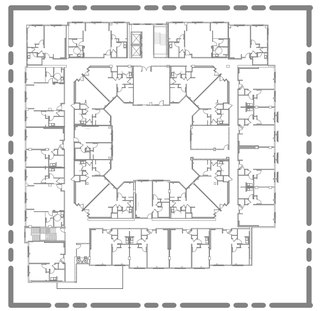
BUILDING B - LVL 5



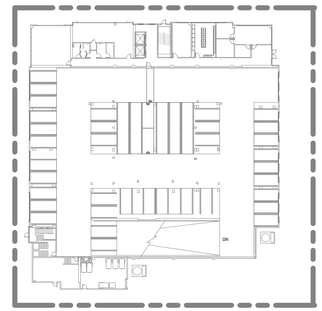
BUILDING B - LVL 4



BUILDING B - LVL 3



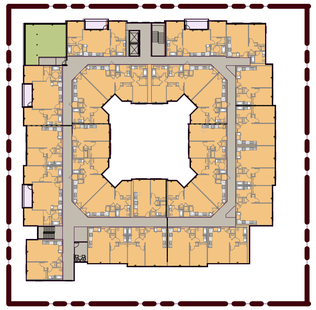
BUILDING B - LVL 2



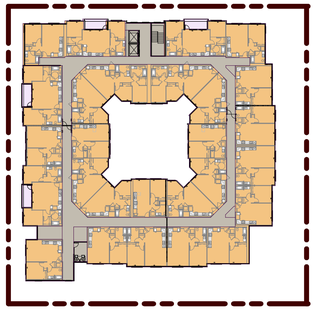
BUILDING B - LVL 1

ALLOWABLE BUILDING HEIGHT & AREA (SINGLE OCCUPANCY BUILDING)																	
BUILDING/ BUILDING PORTION	TYPE OF CONSTRUCTION	SPRINKLER SYSTEM	OCCUPANCY	USE DESIGNATION	ALLOWABLE BUILDING HEIGHT/NUMBER OF STORIES ABOVE GRADE PLANE CBC 504.3 & 504.4	ACTUAL BUILDING HEIGHT/ NUMBER OF STORIES ABOVE GRADE PLANE	BASIC ALLOWABLE AREA (S.F) CBC TABLE 506.2 At	BASIC ALLOWABLE AREA CBC 506.2 NS	FRONTAGE INCREASE - CBC 506.3 If = [F/P - .25] W/30			AREA PER STORY			AREA OF BUILDING		
									PERIMETER WITH 30' MIN (W) FRONTAGE F	PERIMETER OF ENTIRE BLDG P	AREA INCREASE FACTOR If	ALLOWABLE AREA PER STORY CBC 506.2.1 Aa = At + (Ns x If)	STORY	ACTUAL FLOOR AREA OF STORY	MULTI-STORY INCREASE CBC 506.2.3(2) Sa	MAXIMUM ALLOWABLE BUILDING AREA Aa=At+(Ns x If)xSa	ACTUAL BUILDING AREA (ALL STORIES)
AREA "A"	IA		A-3	PARKING STRUCTURE	UL/UL	3 STORIES	UL	UL	170	730	0	UL	3	29,917	2	UL	119,668
													2	29,917			
													1	29,917			
													B1	29,917			
AREA "A"	IIIA (W/ HT INCREASE)	SM	R-2	APARTMENTS	85'/5 STORIES	5 STORIES	24,000	24,000	170	530	0.25	30,000	4	11,051	2	60,000	54,409
													5	11,051			
													6	11,051			
													7	11,051			
													8	10,205			
AREA "B"	IIIA (WO/ HT INCREASE)	SM	R-2	APARTMENTS	85'/5 STORIES	5 STORIES	24,000	24,000	0	450	0.00	24,000	1	8,450	2	48,000	42,250
													2	8,450			
													3	8,450			
													4	8,450			
													5	8,450			
AREA "C"	IIIA (WO/ HT INCREASE)	SM	R-2	APARTMENTS	85'/5 STORIES	5 STORIES	24,000	24,000	0	445	0.00	24,000	1	6,695	2	48,000	33,475
													2	6,695			
													3	6,695			
													4	6,695			
													5	6,695			

BUILDING B - SENIOR AFFORDABLE



FLOOR AREA - LEVEL 8



FLOOR AREA - LEVEL 5

BUILDING B

BLDG B - BASEMENT	
PARKING GARAGE	24,948 ft²
SERVICE / SUPPORT	2,232 ft²
	27,181 ft²

BLDG B - LEVEL 1	
LEASING & AMENITIES	2,794 ft²
PARKING GARAGE	22,457 ft²
SERVICE / SUPPORT	4,219 ft²
	29,470 ft²

BLDG B - LEVEL 2	
LEASING & AMENITIES	1,123 ft²
RESIDENTIAL UNITS	20,442 ft²
SERVICE / SUPPORT	4,476 ft²
	26,041 ft²

BLDG B - LEVEL 3	
RESIDENTIAL UNITS	21,264 ft²
SERVICE / SUPPORT	4,518 ft²
	25,782 ft²

BLDG B - LEVEL 4	
RESIDENTIAL UNITS	21,317 ft²
SERVICE / SUPPORT	4,518 ft²
	25,836 ft²

BLDG B - LEVEL 5	
RESIDENTIAL UNITS	21,317 ft²
SERVICE / SUPPORT	4,518 ft²
	25,836 ft²

BLDG B - LEVEL 6	
RESIDENTIAL UNITS	21,317 ft²
SERVICE / SUPPORT	4,518 ft²
	25,836 ft²

BLDG B - LEVEL 7	
RESIDENTIAL UNITS	21,317 ft²
SERVICE / SUPPORT	4,518 ft²
	25,836 ft²

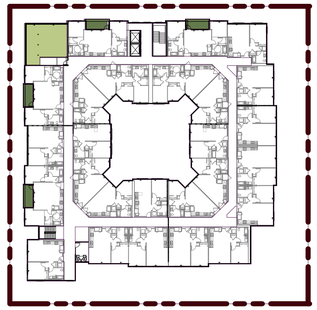
BLDG B - LEVEL 8	
RESIDENTIAL UNITS	20,547 ft²
SERVICE / SUPPORT	4,518 ft²
	25,065 ft²
	236,882 ft²
Grand total	236,882 ft²

BUILDING B FAR (INCLUDING PARKING GARAGE) = **5.4**

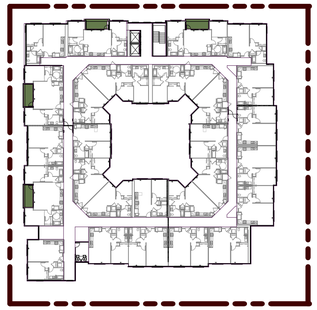
FLOOR AREA = 236,882 S.F.
SITE AREA = 43,368 S.F.

BUILDING B FAR (EXCLUDING PARKING GARAGE) = **4.3**

FLOOR AREA = 189,477 S.F.
SITE AREA = 43,368 S.F.

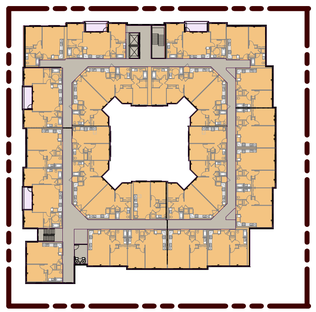


OPEN SPACE - LEVEL 8

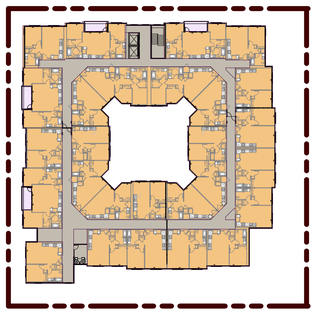


OPEN SPACE - LEVEL 5

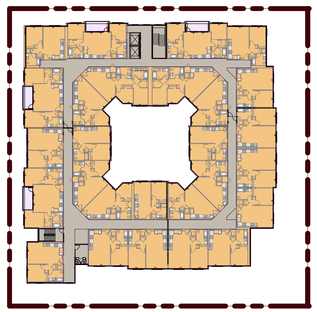
SEE SHEET **A0.02 PROJECT DATA**
FOR OPEN SPACE MATRIX



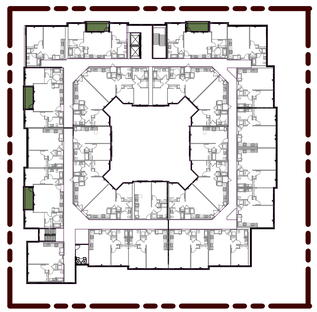
FLOOR AREA - LEVEL 7



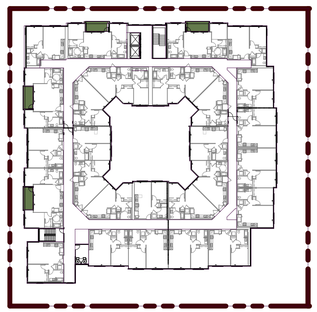
FLOOR AREA - LEVEL 5



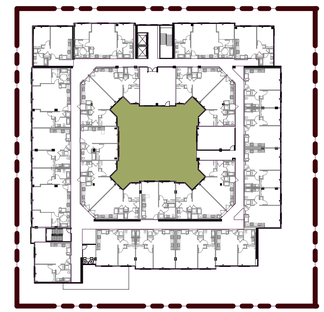
FLOOR AREA - LEVEL 4



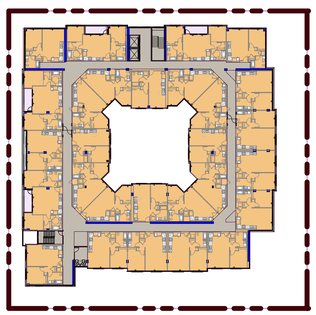
OPEN SPACE - LEVEL 7



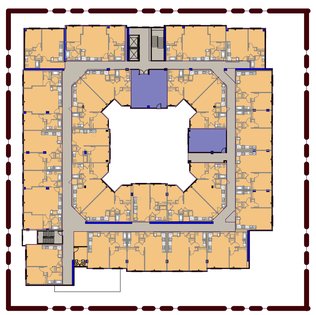
OPEN SPACE - LEVEL 4



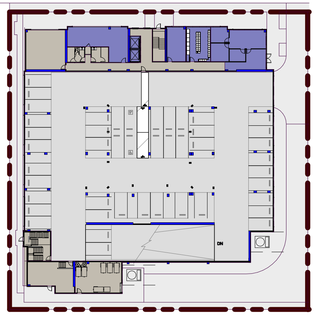
OPEN SPACE - LEVEL 2



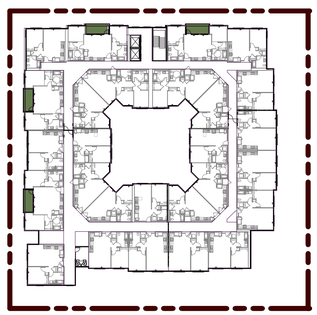
FLOOR AREA - LEVEL 3



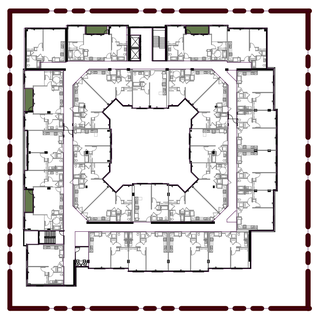
FLOOR AREA - LEVEL 2



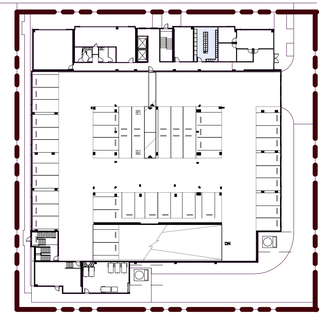
FLOOR AREA - GROUND LEVEL



OPEN SPACE - LEVEL 6

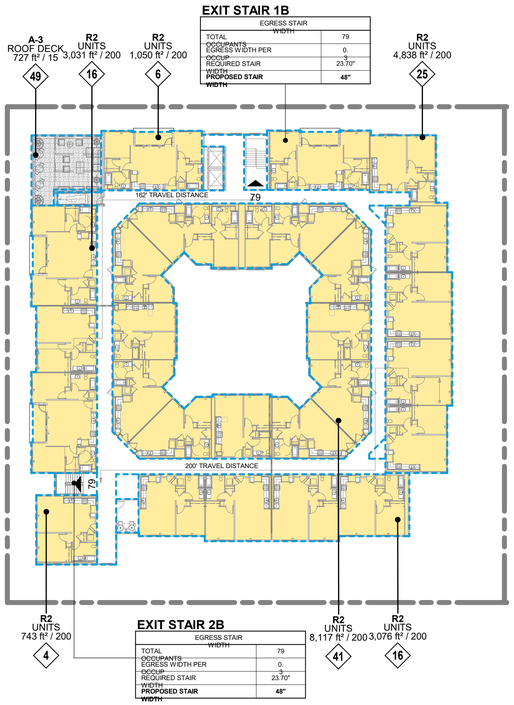


OPEN SPACE - LEVEL 3

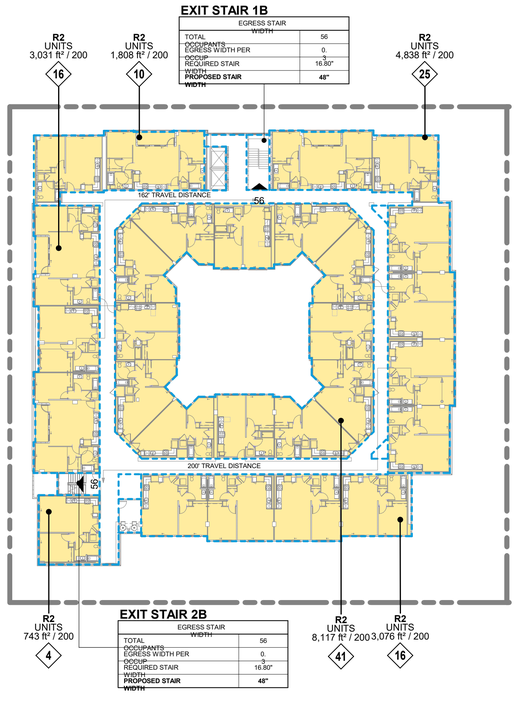


OPEN SPACE - GROUND LEVEL

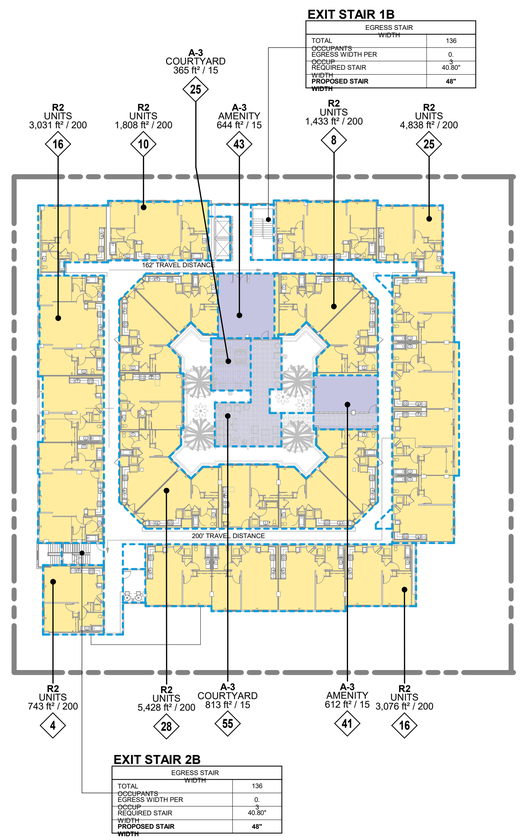
BUILDING B - SENIOR AFFORDABLE



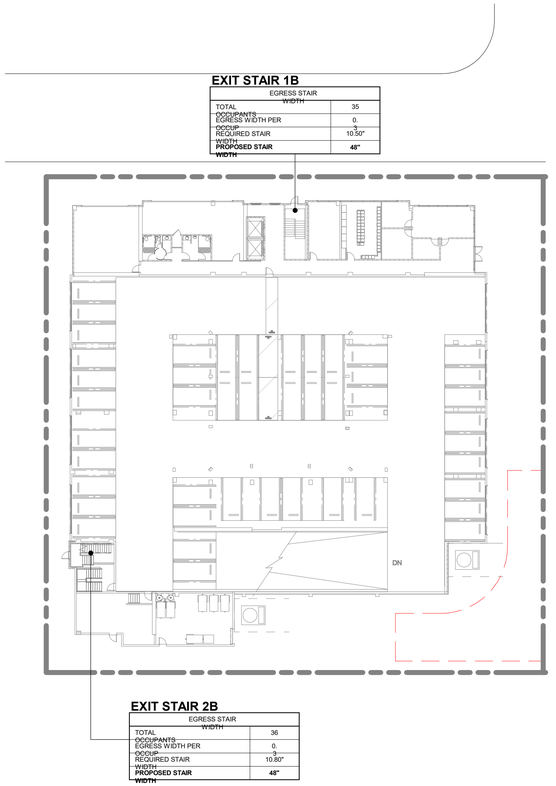
BLDG B - LEVEL 8 1" = 30'-0" 4



BLDG B - LEVEL 3 1" = 30'-0" 3

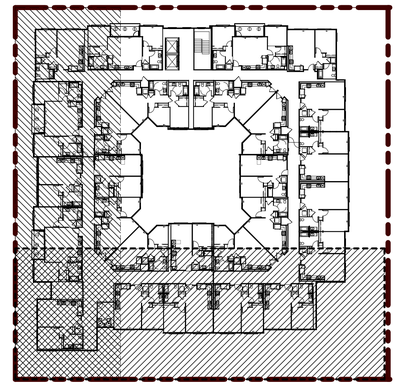


BLDG B - LEVEL 2 1" = 30'-0" 2



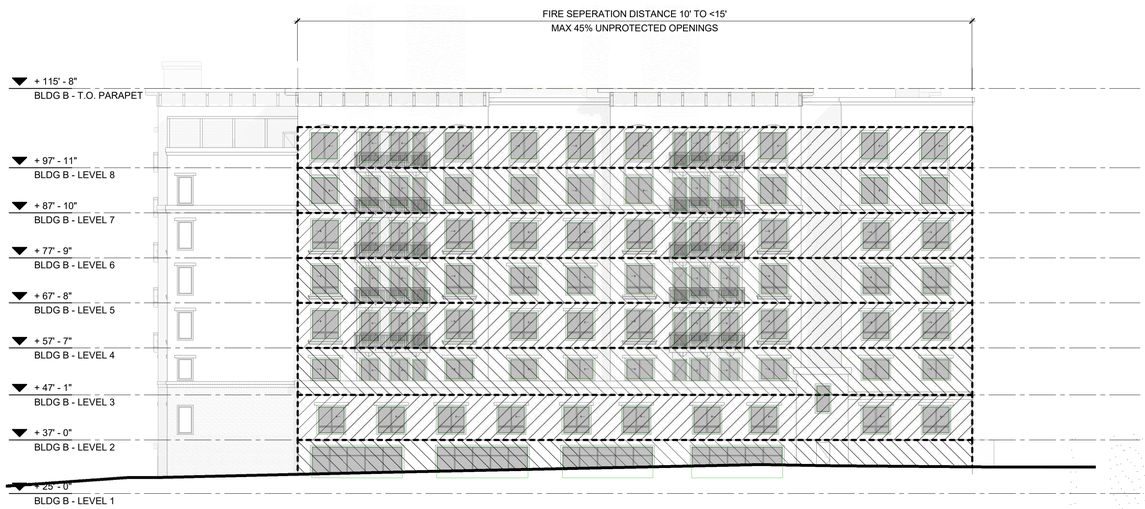
BLDG B - LEVEL 1 1" = 30'-0" 1

BUILDING B - SENIOR AFFORDABLE



FIRE SEPARATION 10' TO < 15' MAX 45% UNPROTECTED OPENINGS			
FLOOR	WALL AREA (SF)	OPNG. AREA (SF)	OPNG. %
8	1371	457	**33%**
7	1521	449	**30%**
6	1521	449	**30%**
5	1521	449	**30%**
4	1521	449	**30%**
3	1585	328	**21%**
2	1521	371	**24%**
1	1282	569	**44%**

FIRE SEPARATION 15' TO < 20' MAX 75% UNPROTECTED OPENINGS			
FLOOR	WALL AREA (SF)	OPNG. AREA (SF)	OPNG. %
8	308	12	**4%**
7	342	12	**4%**
6	342	12	**4%**
5	342	12	**4%**
4	342	12	**4%**
3	357	12	**3%**
2	342	0	**0%**
1	584	48	**8%**

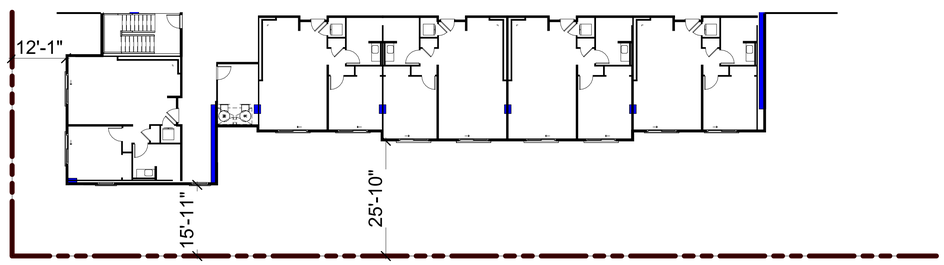




WEST ELEVATION - LEVEL 3



SOUTH ELEVATION - LEVEL 3



BUILDING B - SENIOR AFFORDABLE

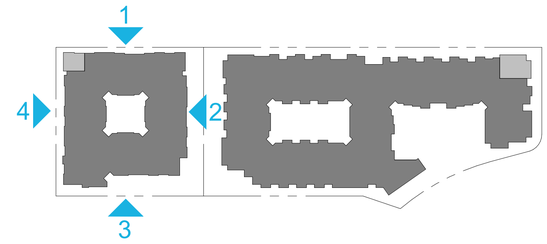
OBJECTIVE DESIGN STANDARD NOTES:

A. THE BASE SHALL BE TWO (2) TO THREE (3) FLOORS IN HEIGHT
B. THE BODY SHALL BE A GREATER NUMBER STORIES THAN THE BASE
C. THE TOP SHALL BE NO MORE THAN A MAXIMUM OF TWO STORIES
D. ROOF CORNICE OR DISTINGUISHING ARCHITECTURAL ELEMENTS ON UPPER MOST LEVEL (SEE ELEVATION SHEETS)
E. PROJECTED ROOF AND/OR CORNICE OVERHANG ±24 INCHES TO 30 INCHES IN DEPTH (SEE ELEVATION SHEETS)
F. CHANGE IN BUILDING MATERIAL AT BASE (SEE ELEVATION SHEETS)

HORIZONTAL PLANE BREAK BETWEEN TWENTY-FIVE (25) TO FIFTY (50) FEET OF HORIZONTAL STREET FRONTAGE

OFFSET ≥ 2 FEET IN DEPTH AND 5 FEET IN LENGTH

STEPBACK STANDARD NOTES:
APPLICANT REQUESTS WAIVER FOR OBJECTIVE DESIGN STANDARD 4.4.1 (B). SEE APPLICANT'S PROJECT SUBMITTAL LETTER FOR FURTHER DETAIL.





4. ELEVATION - SOUTHWEST



3. ELEVATION - SOUTHEAST



2. ELEVATION - NORTHEAST



1. ELEVATION - NORTHWEST (BOREL AVE)

BUILDING A - MULTIFAMILY RESIDENTIAL & BUILDING B - SENIOR AFFORDABLE



BUILDING A - MULTIFAMILY RESIDENTIAL



01 CEMENT PLASTER
OFF-WHITE

01 CEMENT PLASTER
TAN

02 BRICK VENEER
STACKED BOND

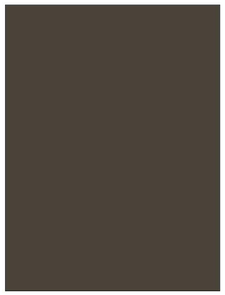
03 SMOOTH FINISH PLASTER
TAN



04 PICKET RAILING



06 STOREFRONT
BRONZE



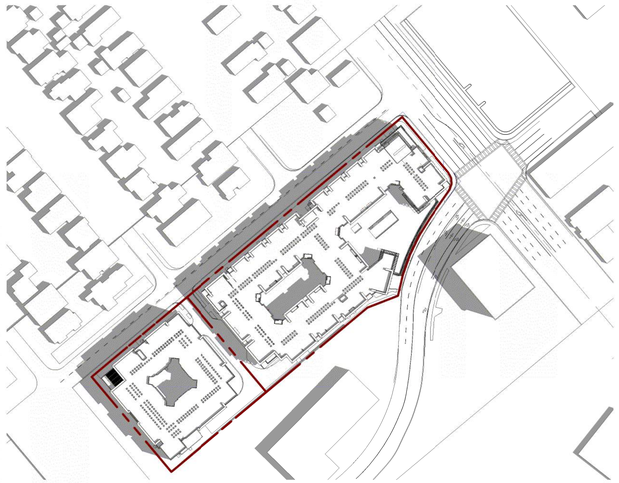
07 VINYL WINDOWS
BRONZE

EXTERIOR MATERIALS

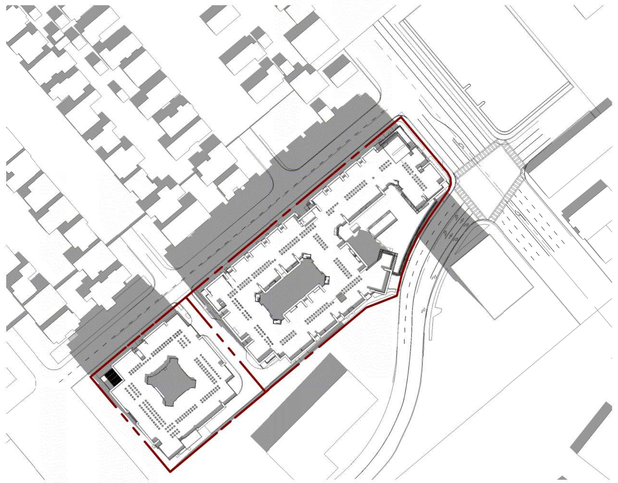
01	CEMENT PLASTER
02	BRICK VENEER
03	SMOOTH FINISH CEMENT PLASTER
04	VERTICAL PICKET RAILING
05	GLASS PANEL RAILING
06	STOREFRONT
07	VINYL WINDOW
08	CANOPY
09	METAL SCREEN
10	TRELLIS
11	PLASTER OVER FOAM TRIM
12	DECORATIVE RAFTER
13	CORNICE



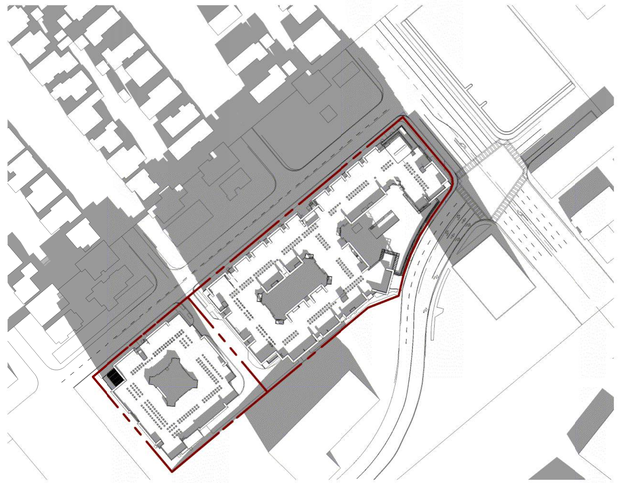
BUILDING B - SENIOR AFFORDABLE



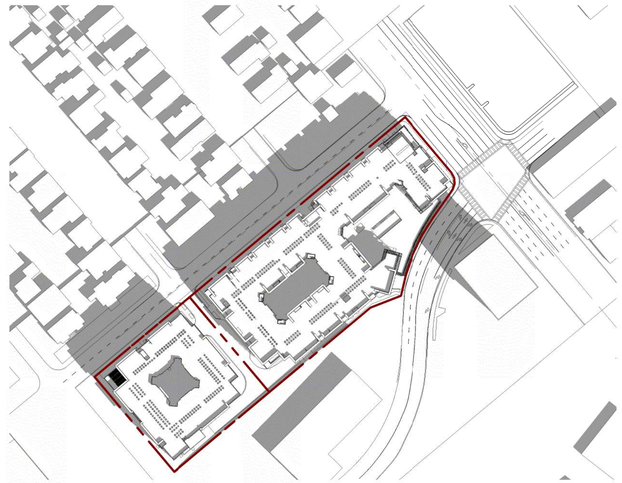
SUMMER SOLSTICE - 10AM



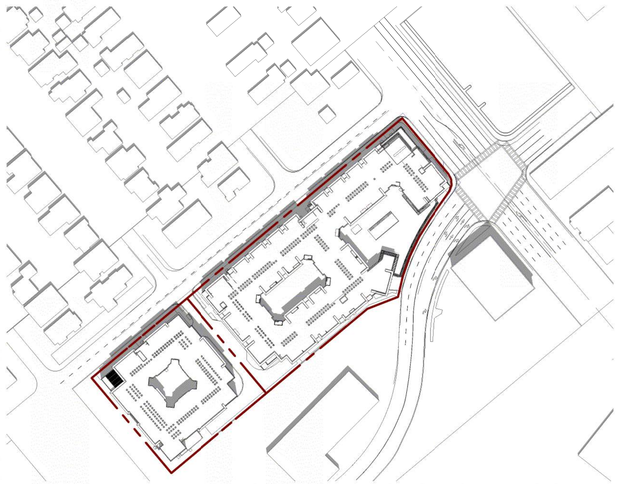
FALL EQUINOX - 10AM



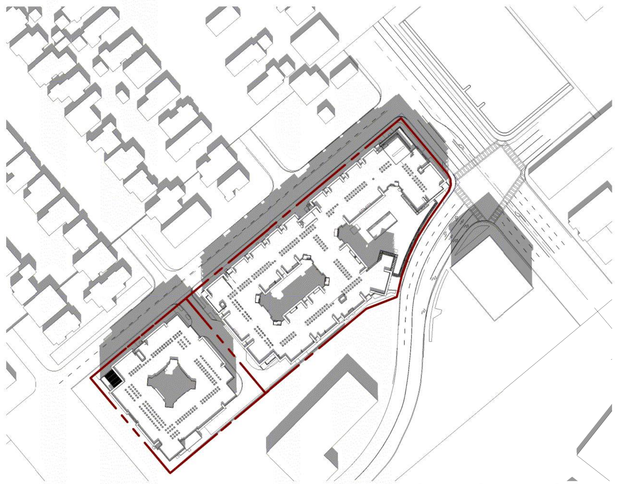
WINTER SOLSTICE - 10AM



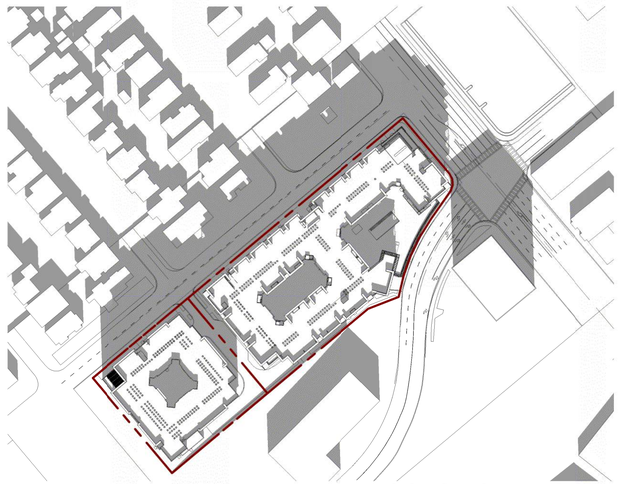
SPRING EQUINOX - 10AM



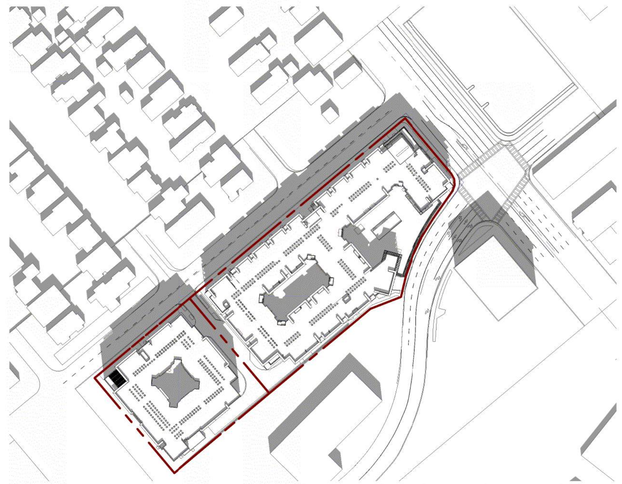
SUMMER SOLSTICE - NOON



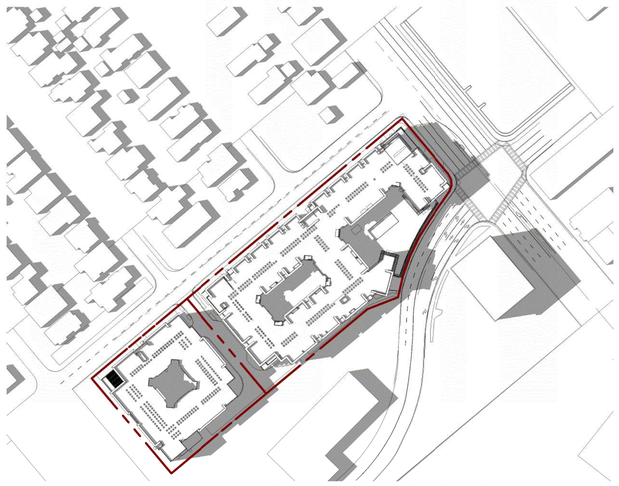
FALL EQUINOX - NOON



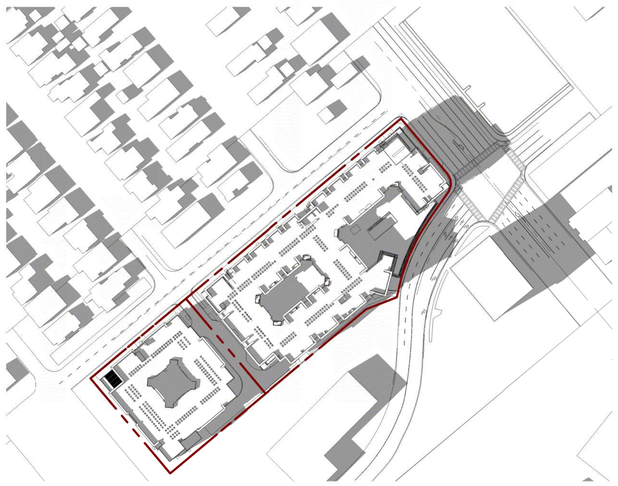
WINTER SOLSTICE - NOON



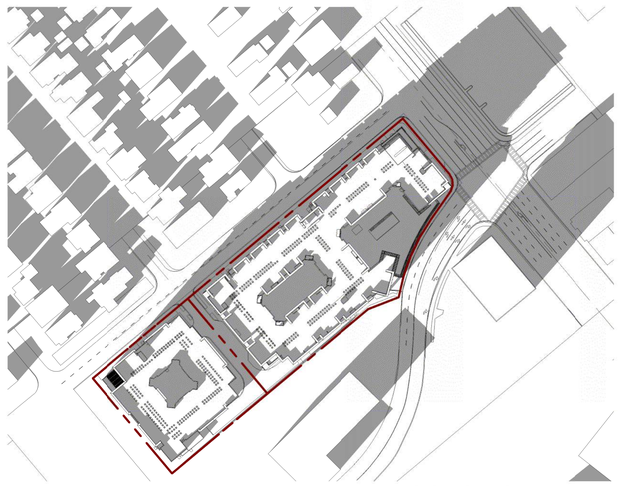
SPRING EQUINOX - NOON



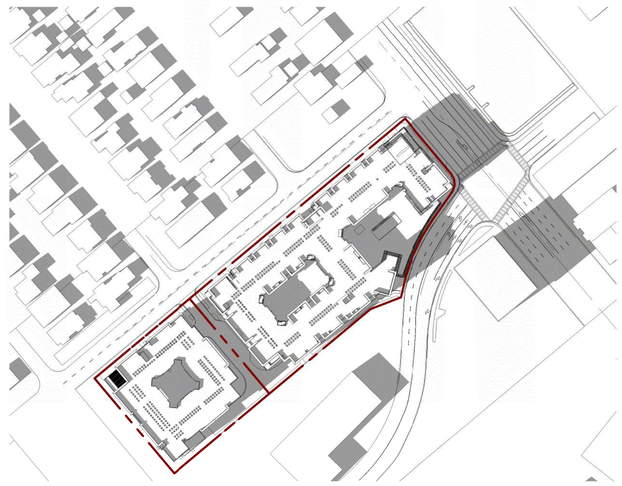
SUMMER SOLSTICE - 3PM



FALL EQUINOX - 3PM



WINTER SOLSTICE - 3PM



SPRING EQUINOX - 3PM

36” H. BIORETENTION PLANTERS

ROOF TERRACE
- see sheet L.3

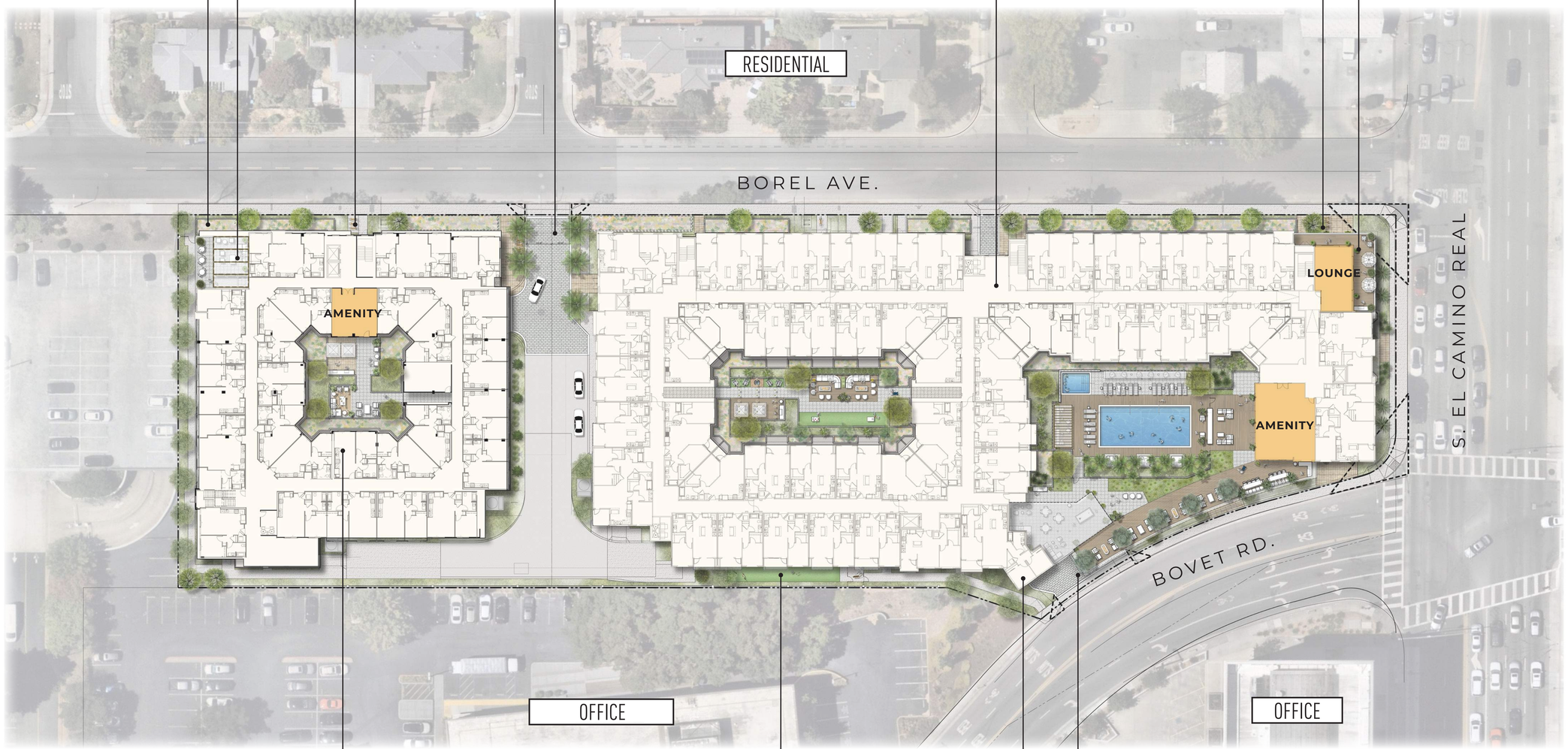
SHORT TERM BIKE RACKS
- 6 bikes

SENIOR ENTRY
- matching height palms
- enhanced paving
- 12 bikes

MULTI- FAMILY RESIDENTIAL
- see sheet L.2

SHORT TERM BIKE RACKS
- 6 bikes

ROOF TERRACE
- see L.2



SENIOR AFFORDABLE
- see sheet L.3

DOG PARK

MULTI-FAMILY ENTRY
- enhanced paving
- call box

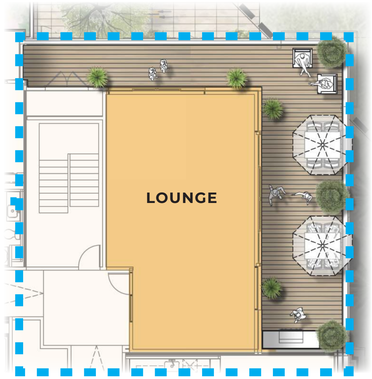
SHORT TERM BIKE RACKS
- 10 bikes

OUTDOOR DINING
- bbq counter
- tables with umbrellas
- festival lighting
- garden fountain

FIRE SIDE LOUNGE
- firepits
- pottery
- soft seating
- enhanced paving
- decorative lighting

GAME LAWN
- synthetic turf

POOL DECK
- pool (50’ x 22’)
- spa (15’ x 11’)
- (3) cabanas
- shade trees
- daybeds and chaise lounges
- double-sided fireplace



ROOFTOP ENLARGEMENT
SCALE: 1” = 10’

ROOF TERRACE
- bbq counter
- tables with umbrellas
- pottery

BOREL AVE.

S. EL CAMINO REAL

AMENITY

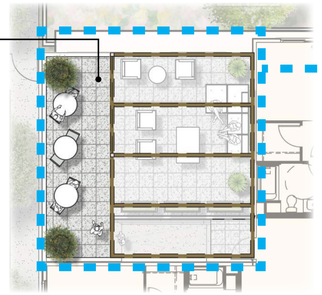
CLUB TERRACE
- bbq counter
- dining

the EDGE
- fire pits
- pottery with accent trees
- soft seating
- enhanced paving
- green roof

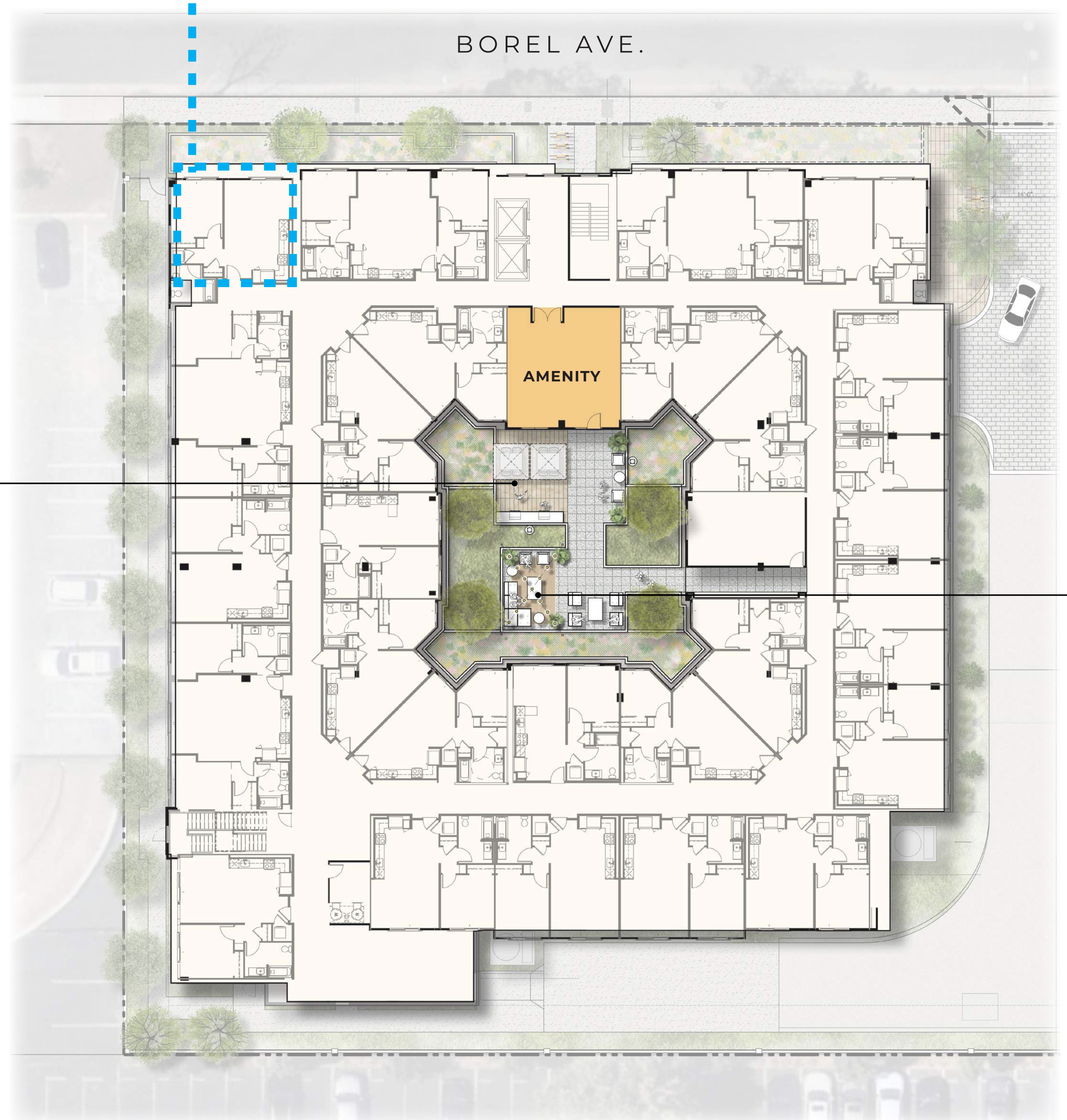
CALIFORNIA ROOM
- lounge seating
- game table
- outdoor tv
- bbq counter
- cafe tables
- countertop with sink + fridge

BOVET RD.

SENIOR ROOF TERRACE
- cafe tables
- lounge seating
- decorative pottery
- overhead shade



ROOFTOP ENLARGEMENT
SCALE: 1" = 10'



OUTDOOR DINING
- double bbq counter
- tables with umbrellas
- specimen trees

SOCIAL
- soft seating
- festival lights
- specimen trees



NATURAL GRAY CONCRETE PAVING



PORCELAIN STONE - LOOK PAVER



PORCELAIN TILE WOOD DECKING



CONCRETE PAVER



SYNTHETIC TURF



BBQ



FOUNTAIN



DECORATIVE POTTERY



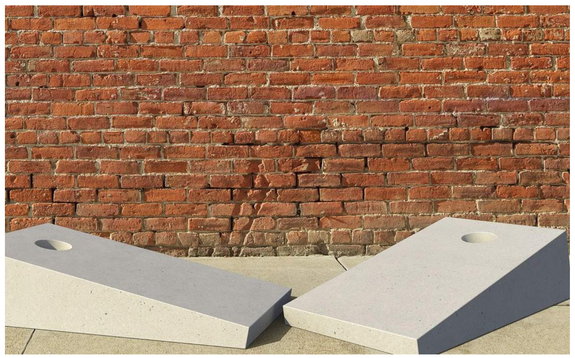
UMBRELLA



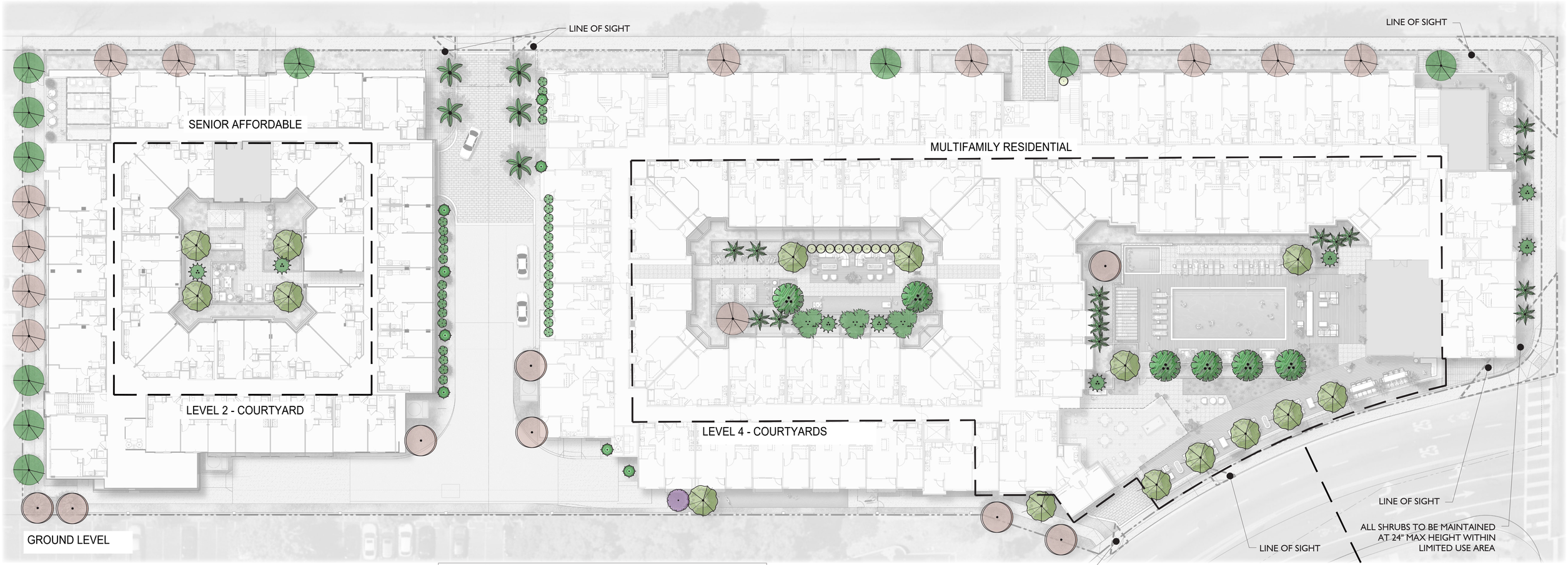
SHORT TERM BIKE RACK



CABANA



CORNHOLE



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	CANOPY	QTY
TREES					
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE MULTI-TRUNK	36"BOX	LOW	15'	13
	ARCHONTOPHOENIX CUNNINGHAMIANA KING PALM MULTI-TRUNK	36"BOX	MODERATE	14'	6
	CERCIS OCCIDENTALIS WESTERN REDBUD	24"BOX	LOW	10'	1
	CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS	24"BOX	LOW	6'	8
	DRACAENA DRACO DRAGON TREE	36"BOX	LOW	8'	11
	ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY TREE	24"BOX	MODERATE	6'	2
	HOWEA FORSTERIANA KENTIA PALM MULTI-TRUNK	36"BOX	MODERATE	14'	5
	LAURUS X 'SARATOGA' SWEET BAY (COLUMNAR)	24"BOX	LOW	4'	13
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM DWARF SOUTHERN MAGNOLIA	24"BOX	MODERATE	14'	8
	OLEA EUROPAEA `SWAN HILL,` TM SWAN HILL OLIVE MULTI-TRUNK	36"BOX	LOW	14'	15
	PRUNUS CAROLINIANA 'MONUS' BRIGHT 'N TIGHT CAROLINA CHERRY COLUMNAR	24"BOX	MODERATE	4'	33
	TRACHYCARPUS FORTUNEI WINDMILL PALM	10' B.T.H.	LOW	10'	15
	TRISTANIA LAURINA WATER GUM	36"BOX	MODERATE	14'	12
	WASHINGTONIA X FILIBUSTA HYBRID FAN PALM	18` B.T.H.	LOW	14'	5

RESCUE OPENING NOTE

RESIDENTIAL BUILDING CONSTRUCTION TYPE III. NO RESCUE OPENINGS OR LADDER PADS REQUIRED

FOR TREE AND LU POINT CALCULATIONS
REFER TO PLANTING NOTES & LEGENDS SHEET L.6

LANDSCAPE AREA:

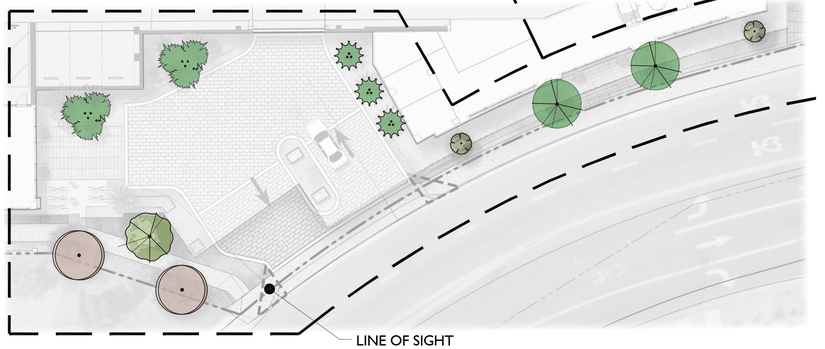
TOTAL SITE AREA:	134,305 S.F.
TOTAL OPEN SPACE (SEE ARCH SHEETS):	72,402 S.F. (53.9%)
TOTAL LANDSCAPED AREA:	23667 S.F. (32.7% of OPEN SPACE)

WATER CONSERVATION NOTES:

SEE SHEET L.7 IRRIGATION HYDROZONE PLAN for PLANT ZONE TYPES, LOCATIONS AND IRRIGATION TECHNIQUES.

LANDSCAPING NOTES:

1. ALL PLANTS ARE CAL-IPC NON-INVASIVE AND WUCOLS MEDIUM/LOW WATER CONSUMPTION (REGION 1 - NORTH-CENTRAL COAST) VARIETIES FOR THEIR PROPOSED GROWING CONDITIONS. THESE PLANTS ARE WATER CONSERVING AND USED FOR THEIR DEEP ROOT SYSTEMS WHICH STABILIZES SOIL AND MINIMIZES EROSION IMPACTS.
2. ALL PLANT MATERIALS SHALL BE INSTALLED IN A HEALTHY VIGOROUS CONDITION TYPICAL TO THE SPECIES AND SHALL BE MAINTAINED IN A NEAT AND HEALTHY CONDITION. MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO , TRIMMING, WEEDING, REMOVAL OF LITTER, FERTILIZING, REGULAR WATERING, AND REPLACEMENT OF DISEASED OR DEAD PLANTS.
3. ROOT BARRIERS SHALL BE INSTALLED AS NEEDED IN AREAS WHERE TREES ARE PLANTED IN CLOSE PROXIMITY TO HARDSCAPE AND/OR STRUCTURES.



GROUND LEVEL - COVERED

MJS LANDSCAPE ARCHITECTURE

JEMCOR Development Partners, LLC

1700 EL CAMINO REAL
SAN MATEO, CALIFORNIA

0' 10' 20' 40'

CONCEPTUAL DESIGN
March 30th, 2026

TREE PLAN

L.5

ARBOR RESOURCES
professional consulting arborists and tree care

TREE EVALUATION SCHEDULE & LU VALUES

TREE/ TAG NO.	TREE NAME	Proposed Removal	Heritage Tree	Species Value	Condition Value	Location Value (70% inside bldg area, 100% outside)	(Species x Condition x Location)/0.35	Trunk Diameter (in.)	0.70 inside bldg area, 1.00 if outside	1.25 for Heritage Tree or 1.00 for non-heritage	LU VALUE (product of prior 3 columns in bold)
1	Hollywood juniper (*Juniperus c .* 'Torulosa')	X	-	40%	50%	70%	**0.40**	8	0.70	1.00	**1.57**
2	Canary Island pine (*Pinus canariensis*)	X	X	80%	45%	70%	**0.72**	28	0.70	1.25	**9.88**
3	Evergreen pear (*Pyrus kawakamii*)	X	-	40%	35%	70%	**0.28**	10	0.70	1.00	**1.37**
4	Flowering pear (*Pyrus calleryana*)	X	-	30%	55%	70%	**0.33**	9	0.70	1.00	**1.46**
5	Flowering pear (*Pyrus calleryana*)	X	-	30%	50%	70%	**0.30**	7	0.70	1.00	**1.03**
6	Flowering pear (*Pyrus calleryana*)	X	-	30%	50%	70%	**0.30**	7	0.70	1.00	**1.03**
7	Tuscarora crape myrtle (*Lagerstroemia* 'Tuscarora')	X	-	80%	65%	70%	**1.04**	7	0.70	1.00	**3.57**
8	Tuscarora crape myrtle (*Lagerstroemia* 'Tuscarora')	X	-	80%	60%	70%	**0.96**	7	0.70	1.00	**3.29**
9	Coast redwood (*Sequoia sempervirens*)	X	X	80%	80%	70%	**1.28**	20	0.70	1.25	**12.54**
10	Tuscarora crape myrtle (*Lagerstroemia* 'Tuscarora')	X	-	80%	65%	70%	**1.04**	7	0.70	1.00	**3.57**
11	Tuscarora crape myrtle (*Lagerstroemia* 'Tuscarora')	X	-	80%	55%	70%	**0.88**	7	0.70	1.00	**3.02**
12	Tuscarora crape myrtle (*Lagerstroemia* 'Tuscarora')	X	-	80%	60%	70%	**0.96**	7	0.70	1.00	**3.29**
13	Tuscarora crape myrtle (*Lagerstroemia* 'Tuscarora')	X	-	80%	60%	70%	**0.96**	6	0.70	1.00	**2.82**
14	Tuscarora crape myrtle (*Lagerstroemia* 'Tuscarora')	X	-	80%	55%	70%	**0.88**	6	0.70	1.00	**2.59**
16	Deodara cedar (*Cedrus deodara*)	X	X	80%	60%	70%	**0.96**	26	0.70	1.25	**12.23**
18	Purple-leaf cherry plum (*Prunus c .* 'Atropurpurea')	X	-	20%	15%	70%	**0.06**	7	0.70	1.00	**0.21**
19	Purple-leaf cherry plum (*Prunus c .* 'Atropurpurea')	X	-	20%	15%	70%	**0.06**	8	0.70	1.00	**0.24**
20	Coast live oak (*Quercus agrifolia*)	X	X	90%	50%	70%	**0.90**	23	0.70	1.00	**10.14**

Site: 1700 S. El Camino Real, San Mateo
Prepared for: MJS Landscape Architecture
Prepared by: David L. Babby, RCA #399

December 12, 2025

Required Tree Planting

Zoning Code, Section 27.71 – Landscape, requires all projects except Single Family Dwellings 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: 23667 sq. ft. ÷ 400 = 60 (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: 228 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a – b + c = d]** 288 (d)

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

New Trees Being Planted*

Quantity	Size	LU Value	Total LU Value
	15 gallon	1	
60	24 inch box	2	120
63	36 inch box	3	189
	48 inch box	4	
	Total LU Value of new trees being proposed:		309 (e)

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

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

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

SEE EXISTING TREE SURVEY AS REPORT PREPARED BY:

ARBOR RESOURCES | DAVID L. BABBY - R.C.A. #399
PO BOX 25295, SAN MATEO, CA
ARBORRESOURCES@COMCAST.NET

(DEC 2025)

ARBOR RESOURCES
professional consulting arborists and tree care

TREE EVALUATION SCHEDULE & LU VALUES

TREE/ TAG NO.	TREE NAME	Proposed Removal	Heritage Tree	Species Value	Condition Value	Location Value (70% inside bldg area, 100% outside)	(Species x Condition x Location)/0.35	Trunk Diameter (in.)	0.70 inside bldg area, 1.00 if outside	1.25 for Heritage Tree or 1.00 for non-heritage	LU VALUE (product of prior 3 columns in bold)
21	Valley oak (*Quercus lobata*)	X	X	90%	30%	70%	**0.54**	17	0.70	1.25	**4.50**
22	Monterey pine (*Pinus radiata*)	X	X	30%	25%	70%	**0.15**	20	0.70	1.25	**1.47**
23	Palo Alto sweetgum (*Liquidambar s .* 'Palo Alto')	X	-	40%	30%	70%	**0.24**	9	0.70	1.00	**1.06**
24	Siberian elm (*Ulmus pumila*)	X	-	10%	20%	70%	**0.04**	13	0.70	1.00	**0.25**
25	Siberian elm (*Ulmus pumila*)	X	X	10%	20%	70%	**0.04**	17	0.70	1.25	**0.33**
26	Blackwood acacia (*Acacia melanoxylon*)	X	-	20%	40%	70%	**0.16**	14.6	0.70	1.00	**1.14**
27	Coast live oak (*Quercus agrifolia*)	X	X	90%	30%	70%	**0.54**	22	0.70	1.25	**5.82**
28	Coast live oak (*Quercus agrifolia*)	X	X	90%	20%	70%	**0.36**	13	0.70	1.25	**2.29**
29	Italian cypress (*Cupressus sempervirens*)	X	X	50%	45%	70%	**0.45**	23	0.70	1.25	**5.07**
30	Siberian elm (*Ulmus pumila*)	X	X	10%	60%	70%	**0.12**	15	0.70	1.25	**0.88**
31	Siberian elm (*Ulmus pumila*)	X	-	10%	30%	70%	**0.06**	10	0.70	1.00	**0.29**
32	Coast live oak (*Quercus agrifolia*)	X	X	90%	55%	70%	**0.99**	15	0.70	1.25	**7.28**
33	Siberian elm (*Ulmus pumila*)	X	-	10%	20%	70%	**0.04**	7	0.70	1.00	**0.14**
34	Siberian elm (*Ulmus pumila*)	X	-	10%	20%	70%	**0.04**	8	0.70	1.00	**0.16**
35	Siberian elm (*Ulmus pumila*)	X	-	10%	20%	70%	**0.04**	14.6	0.70	1.00	**0.29**
36	Coast live oak (*Quercus agrifolia*)	X	X	90%	50%	70%	**0.90**	17	0.70	1.25	**7.50**
37	Siberian elm (*Ulmus pumila*)	X	-	10%	10%	70%	**0.02**	9	0.70	1.00	**0.09**
38	Coast live oak (*Quercus agrifolia*)	X	X	90%	40%	70%	**0.72**	32	0.70	1.25	**11.29**

Site: 1700 S. El Camino Real, San Mateo
Prepared for: MJS Landscape Architecture
Prepared by: David L. Babby, RCA #399

December 12, 2025

ARBOR RESOURCES
professional consulting arborists and tree care

TREE EVALUATION SCHEDULE & LU VALUES

TREE/ TAG NO.	TREE NAME	Proposed Removal	Heritage Tree	Species Value	Condition Value	Location Value (70% inside bldg area, 100% outside)	(Species x Condition x Location)/0.35	Trunk Diameter (in.)	0.70 inside bldg area, 1.00 if outside	1.25 for Heritage Tree or 1.00 for non-heritage	LU VALUE (product of prior 3 columns in bold)
39	Siberian elm (*Ulmus pumila*)	X	-	10%	30%	70%	**0.06**	9	0.70	1.00	**0.26**
40	Coast live oak (*Quercus agrifolia*)	X	X	90%	25%	70%	**0.45**	18	0.70	1.25	**3.97**
41	Coast live oak (*Quercus agrifolia*)	X	X	90%	40%	70%	**0.72**	15	0.70	1.25	**5.29**
42	Siberian elm (*Ulmus pumila*)	X	-	10%	30%	70%	**0.06**	11	0.70	1.00	**0.32**
43	Coast live oak (*Quercus agrifolia*)	X	X	90%	55%	70%	**0.99**	18	0.70	1.25	**8.73**
44	Coast live oak (*Quercus agrifolia*)	X	X	90%	60%	70%	**1.08**	26	0.70	1.25	**13.76**
45	Blackwood acacia (*Acacia melanoxylon*)	X	X	20%	20%	70%	**0.08**	28	0.70	1.25	**1.10**
46	Coast live oak (*Quercus agrifolia*)	X	X	90%	50%	70%	**0.90**	21	0.70	1.25	**9.26**
47	Muskogee crape myrtle (*Lagerstroemia* 'Muskogee')	X	-	80%	75%	70%	**1.20**	8	0.70	1.00	**4.70**
48	Monterey pine (*Pinus radiata*)	X	X	30%	30%	70%	**0.18**	22	0.70	1.25	**1.94**
49	Monterey pine (*Pinus radiata*)	X	X	30%	50%	70%	**0.30**	36	0.70	1.25	**5.29**
50	Coast redwood (*Sequoia sempervirens*)	X	X	80%	65%	70%	**1.04**	46	0.70	1.25	**23.44**
51	Coast redwood (*Sequoia sempervirens*)	X	X	80%	65%	70%	**1.04**	52	0.70	1.25	**26.50**

TOTAL: 228.27

Site: 1700 S. El Camino Real, San Mateo
Prepared for: MJS Landscape Architecture
Prepared by: David L. Babby, RCA #399

December 12, 2025

PLANTING NOTES:

1. ALL PLANTS ARE CAL-IPC NON-INVASIVE AND WUCOLS MEDIUM/LOW WATER CONSUMPTION VARIETIES FOR THEIR PROPOSED GROWING CONDITIONS. THESE PLANTS ARE WATER CONSERVING AND USED FOR THEIR DEEP ROOT SYSTEMS WHICH STABILIZES SOIL AND MINIMIZES EROSION IMPACTS.
2. ALL PLANT MATERIALS SHALL BE INSTALLED IN A HEALTHY VIGOROUS CONDITION TYPICAL TO THE SPECIES AND SHALL BE MAINTAINED IN A NEAT AND HEALTHY CONDITION. MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO, TRIMMING, WEEDING, REMOVAL OF LITTER, FERTILIZING, REGULAR WATERING, AND REPLACEMENT OF DISEASED OR DEAD PLANTS.
3. ROOT BARRIERS SHALL BE INSTALLED AS NEEDED IN AREAS WHERE TREES ARE PLANTED IN CLOSE PROXIMITY TO HARDSCAPE AND/OR STRUCTURES.

HYDROZONE PLAN:

SEE SHEET L10 HYDROZONE PLAN for PLANT ZONE TYPES, LOCATIONS AND IRRIGATION TECHNIQUES.

IRRIGATION CONCEPT STATEMENT

IRRIGATION ZONES: IRRIGATION HYDRO-ZONES SHALL HAVE PLANTS GROUPED with SIMILAR WATERING REQUIREMENTS.
DEPTH OF IRRIGATION LINES: ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 18" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 24" MIN.
BACKFLOW PREVENTER: BACKFLOW PREVENTER SHALL BE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (FEBCO 825Y OR EQUAL) TYPE AS APPROVED BY WATER PURVEYOR and SCREENED with LANDSCAPING from PUBLIC VIEW.
IRRIGATION EMITTERS: ALL SHRUB AREAS SHALL BE IRRIGATED USING DRIP TYPE IRRIGATION SYSTEM. ALL TREES SHALL BE IRRIGATED USING BUBBLER AND/OR DRIP IRRIGATION SYSTEM. ALL GROUNDCOVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM.
IRRIGATION CONTROLLER: CONTROLLER SHALL BE AUTOMATIC WITH MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF AND OVER WATERING. "SMART" CONTROLLER WEATHER TRACKING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.
CLASS OF IRRIGATION PIPE: ALL MAINLINE SHALL BE CLASS 315 PVC. ALL LATERAL LINE SHALL BE CLASS 200 PVC.

THE IRRIGATION DESIGN SHALL COMPLY with THE CRITERIA of MARIN WATER DISTRICT POLICIES and REQUIREMENTS INCLUDING BUT NOT LIMITED TO:

A. PLANT MATERIALS SHALL BE SELECTED FOR ENERGY EFFICIENCY AND DROUGHT TOLERANCE; ADAPTABILITY AND RELATIONSHIP TO THE DISTRICT OF MARIN ENVIRONMENT; COLOR, FORM and PATTERN; ABILITY TO PROVIDE SHADE; SOIL RETENTION, FIRE RESISTIVENESS, ETC. THE OVERALL LANDSCAPE PLAN SHALL BE INTEGRATED WITH ALL ELEMENTS OF THE PROJECT, SUCH AS BUILDINGS, PARKING LOTS AND STREETS, TO ACHIEVE DESIRABLE MICRO-CLIMATE AND MINIMIZE ENERGY DEMAND AND WATER USE.
B. WHERE SHRUBS OR LOW-LEVEL VEGETATION ARE USED, VEGETATIVE MATTER AT MATURITY SHALL COVER AT LEAST 75% OF ACTUAL PLANTED AREA.
C. IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE DISTRICT WATER EFFICIENT LANDSCAPE REQUIREMENTS AND THE ARBORICULTURAL STANDARDS AND SPECIFICATIONS ON FILE IN THE DEPARTMENT OF PUBLIC WORKS.

LANDSCAPE DESIGN PRINCIPLES:

CONCEPTUAL PLANS DEMONSTRATE THAT THIS DEVELOPMENT SATISFIES THE FOLLOWING GUIDELINES.

1. PROVIDES VISUAL SCREENING, PRIVACY, AND NATURAL SURVEILLANCE, WHERE NEEDED
2. DEFINES PEDESTRIAN PATHWAYS AND OPEN SPACE AREAS WITH LANDSCAPE MATERIALS WHERE APPROPRIATE.

3. PROVIDES FOCAL POINTS WITHIN A DEVELOPMENT, SUCH AS SPECIMEN TREES, HEDGES, FLOWERING PLANTS, AND PEDESTRIAN AMENITIES.

4. USES A COMBINATION OF PLANTS FOR YEAR-LONG COLOR AND INTEREST.

5. USE LANDSCAPE TREATMENTS TO ENHANCE THE SCREENING OF OUTDOOR STORAGE AND MECHANICAL EQUIPMENT AREAS, AND ENHANCE GRADED AREAS SUCH AS EARTH BERMS.

WATER CONSERVATION PRINCIPLES

PURPOSE: TO PROVIDE THE PROPERTY MANAGEMENT STAFF A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE RESIDENTS.
CONCEPT: THE SYSTEM WILL UTILIZE DRIP and BUBBLER IRRIGATION COMPATIBLE WITH THE AREA BEING WATERED AND INFILTRATION RATES OF THE SOIL. THE SYSTEM WILL BE CONTROLLED BY A 'WEATHER TRAK' or 'SMART' CONTROLLER. VALVES PROGRAMMED FROM AUTOMATIC CONTROLLERS WILL MAXIMIZE EFFICIENT WATER APPLICATION.

TO AVOID WATER RUNOFF, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN BUBBLER HEADS or DRIP TUBING TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NON-FERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY.

SCREENING OF UTILITY EQUIPMENT:

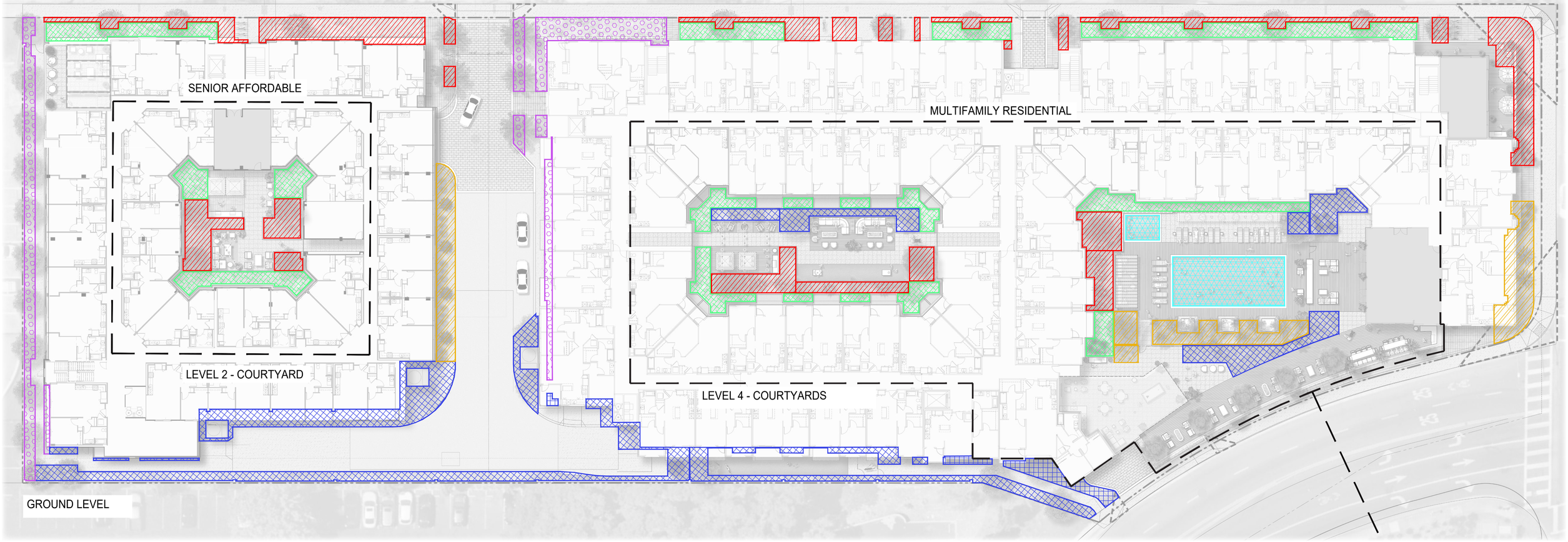
ALL ABOVE-GROUND UTILITY EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW. PROPOSED SCREEN SHRUB WILL BE 15 GALLON SIZE SPACED TO SCREEN 75% OF UTILITY AT THE TIME OF PLANTING.

LINE-OF-SIGHT NOTE:

SHRUBS TO BE MAINTAINED AT MAXIMUM 24" HIGH WITHIN LINE OF SIGHT AT STREET INTERSECTIONS.

SHRUB SCHEDULE

BOTANICAL/COMMON NAME	SIZE	WUCOLS	HEIGHT	WIDTH
SCREEN HEDGE				
LAURUS NOBLIS ' LITTLE RAGU LITTLE RAGU DWARF BAY	5 GAL	LOW	15 - 40FT.	15 - 40FT.
HEDGE AT ABOVE GROUND UTILITIES				
ARBUTUS UNEDO 'COMPACTA' DWARF STRAWBERRY TREE	15 GAL	LOW	10 - 20FT.	10 - 20FT.
SHRUBS (MIN 36" O.C.)				
GREVILLEA X `PEACHES AND CREAM` GREVILLEA	5 GAL	LOW	4 - 6FT.	4 - 6FT.
LEUCADENDRON DISCOLOR `POM POM` POM POM LEUCADENDRON	5 GAL	LOW	5 - 8FT.	4 - 6FT.
LEUCOSPERMUM CORDIFOLIUM `FLAME GIANT` GIANT ORANGE NODDING PINCUSHION	5 GAL	LOW	3 - 5FT.	4 - 6FT.
LEUCOPHYLLUM F. `LOS ALAMITOS` TEXAS SAGE	5 GAL	LOW	6 - 8FT.	6 - 8FT.
OLEA EUROPAEA 'LITTLE OLLIE' LITTLE OLLOE DWARF OLIVE	5 GAL	LOW	4 - 6FT.	4 - 6FT.
ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' ROSEMARY	5 GAL	LOW	2 - 3FT.	4FT.
ROSMARINUS OFFICINALIS 'PROSTRATUS' CREEPING ROSEMARY	1 GAL	LOW	1 - 3FT.	4 - 8FT.
SALVIA x 'ALLEN CHICKERING' CLEVELAND SAGE	5 GAL	LOW	4 - 5FT.	4 - 6FT.
WESTRINGIA F. `WYNABBIE GEM` WYNABBIE GEM COAST ROSEMARY	5 GAL	LOW	6 - 8FT.	4 - 6FT.
ACCENTS/SUCCULENTS (36" O.C.)				
AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL	LOW	3 - 5FT.	4 - 8FT.
AGAVE ATTENUATA `RAY OF LIGHT` FOXTAIL AGAVE	5 GAL	LOW	4 - 5FT.	6 - 8FT.
AGAVE ATTENUATA 'NOVA' BLUE FOXTAIL AGAVE	5 GAL	LOW	3 - 5FT.	4 - 5FT.
AGAVE X `BLUE FLAME` BLUE FLAME AGAVE	5 GAL	LOW	2 - 3FT.	3 - 4FT.
CRASSULA A. 'BLUE WAVES' JADE PLANT	5 GAL	LOW	2 - 4FT.	1 - 3FT.
MEDIUM GRASSES - 36" HEIGHT (36" O.C.)				
CHONDROPETALUM TECTORUM CAPE RUSH	5 GAL	LOW	2 - 3FT.	3 - 4FT.
DIANELLA TASMANICA `VARIEGATA` FLAX LILY	5 GAL	LOW	1.5 - 2FT.	1 - 3FT.
LEYMUS C. `CANYON PRINCE` CANYON PRINCE GIANT WILD RYE	5 GAL	LOW	2 - 3FT.	3 - 4FT.
LOMANDRA L. PLATINUM BEAUTY PLATINUM BEAUTY	5 GAL	LOW	2 - 3FT.	2 - 3FT.
CALAMAGROSTIS 'KARL FOERSTER' FEATHER REED GRASS	5 GAL	MOD	2 - 3FT.	2 - 3FT.
ZONE Ø - MAX 18" HEIGHT				
DIANELLA REVOLUTA `LITTLE REV` LITTLE REV FLAX LILY	5 GAL	MOD	18 INCHES	1.5 - 4FT.
LOMANDRA LONGIFOLIA `BREEZE` MAT RUSH	5 GAL	LOW	18 INCHES	3 - 4FT.
JUNCUS PATENS CALIFORNIA RUSH	5 GAL	LOW	18 INCHES	1 - 3FT.
SESLERIA X `CAMPO AZUL` CAMPO AZUL MOOR GRASS	5 GAL	MOD	18 INCHES	1 - 2FT.
CAREX PANSA CALIFORNIA MEADOW SEDGE	5 GAL	MOD	18 INCHES	1 - 3FT.
BIORETENTION / TREATMENT AREAS				
CAREX PANSA CALIFORNIA MEADOW SEDGE	5 GAL	MOD	10 INCHES	1 - 2FT.
CHONDROPETALUM TECTORUM CAPE RUSH	5 GAL	LOW	2 - 4FT.	3 - 5FT.
JUNCUS PATENS CALIFORNIA RUSH	5 GAL	LOW	1.5 - 3FT.	1.5 - 3FT.



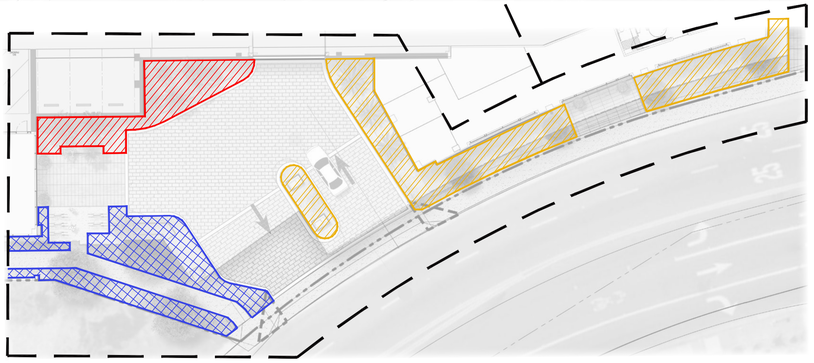
IRRIGATION HYDROZONES:

SYMBOL	HYDROZONE	AREA	WATER USAGE	PLANT FACTOR (Kc)
	HYDROZONE - 1 NORTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	5,891 S.F.	LOW	0.40
	HYDROZONE - 2 EASTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	3,720 S.F.	LOW	0.40
	HYDROZONE - 3 SOUTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	6,157 S.F.	LOW	0.40
	HYDROZONE - 4 WESTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	2,352 S.F.	LOW	0.40
	HYDROZONE - 5 WATER FEATURE SURFACE AREAS	POOL 1,099 S.F. SPA 165 S.F. TOTAL 1,264 S.F.		1.00
	HYDROZONE - 6 BIORETENTION	4,283 S.F.	LOW	0.40
			TOTAL:	23,667 S.F.

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo) 33.00 — ETAF for MAWA 0.55 (Residential)

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							
Hydrozone 1 - Northern Sun Exposure	0.40	drip	0.81	0.49	5,891	2,909	59,521
Hydrozone 2 - Eastern Sun Exposure	0.40	drip	0.81	0.49	3,720	1,837	37,586
Hydrozone 3 - Southern Sun Exposure	0.40	drip	0.81	0.49	6,157	3,040	62,209
Hydrozone 4 - Western Sun Exposure	0.40	drip	0.81	0.49	2,352	1,161	23,764
Hydrozone 5 - Water Feature	0.40	direct	1	0.40	1,264	506	10,345
Hydrozone 6 - Bioretention	0.40	direct	1	0.40	4,283	1,713	35,052
				Totals	23,667	11,167	228,476
Special Landscape Areas							
				Totals			
						ETWU Total	**228,476**
						Maximum Allowed Water Allowance (MAWA)[e]	**266,325**

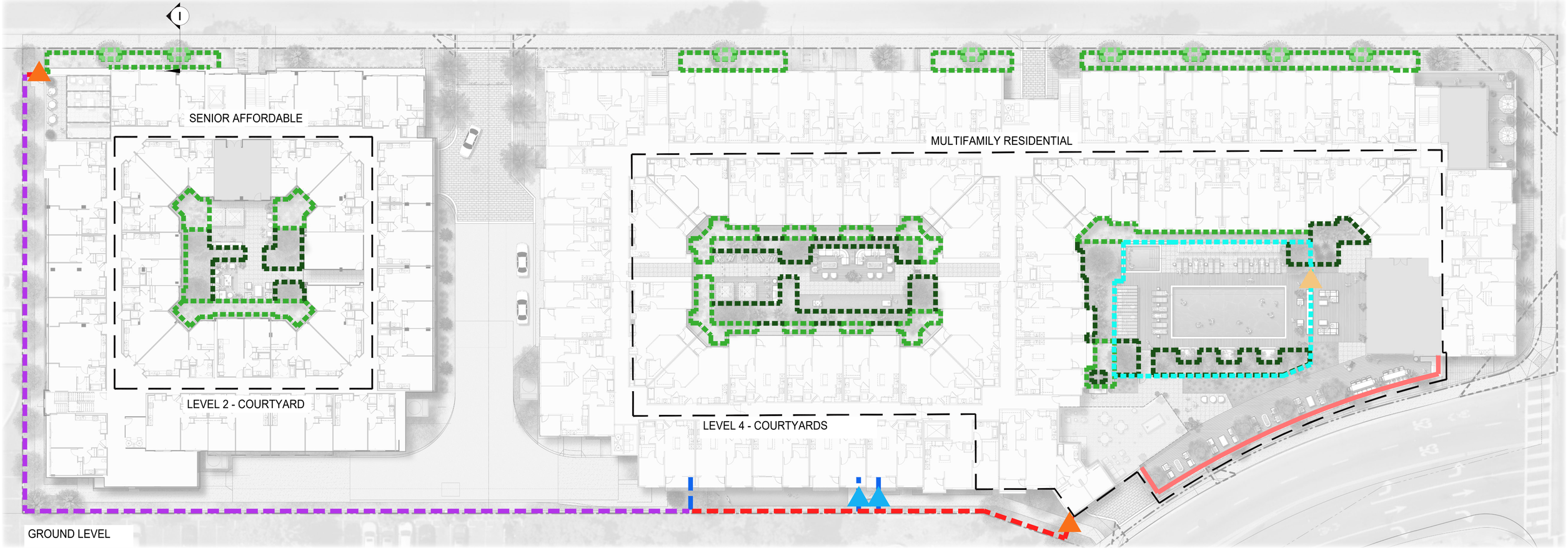


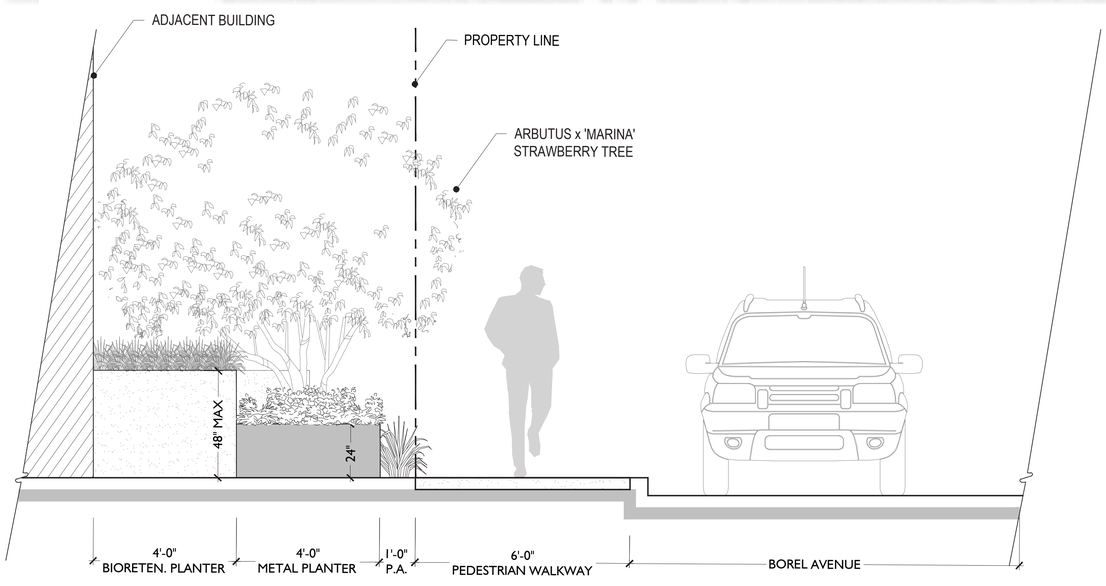
GROUND LEVEL - COVERED

WATER CONSERVATION FEATURES:

THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:

1. IRRIGATION PLANS TO BE DESIGNED TO MEET THE REQUIREMENTS OF CITY OF SAN MATEO AND ITS WATER EFFICIENT LANDSCAPING STANDARDS.
2. INSTALLATION OF AUTOMATIC 'SMART' IRRIGATION CONTROLLER WITH RAIN-SENSOR.
3. THE USE OF LOW PRECIPITATION / LOW ANGLE IRRIGATION SPRAY HEADS.
4. THE USE OF LOW WATER CONSUMING PLANTS.
5. SOIL AMENDMENT TO ACHIEVE GOOD SOIL MOISTURE RETENTION.
6. MULCHING TO REDUCE EVAPO-TRANSPIRATION FROM THE ROOT ZONE.
7. INSTALLATION OF AUTOMATIC IRRIGATION SYSTEM TO PROVIDE DEEP-ROOT WATERING TO TREES IS REQUIRED.





I BIORETENTION & METAL PLANTER SECTION / ELEVATION

SCALE: 1/2 = 1'-0"

WALL & FENCE LEGEND

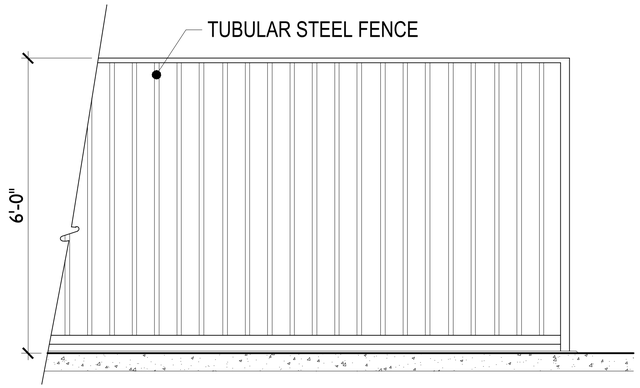
DETAIL	SYMBOL	DESCRIPTION
A		6" HIGH TUBULAR STEEL PERIMETER FENCE
B		5' HIGH POOL ENCLOSURE FENCE
C		5' HIGH TUBULAR STEEL POOL GATE
D		4' HIGH TUBULAR STEEL DOG PARK FENCE
E		4' HIGH DOG PARK GATE
F		6' HIGH STUCCO WALL WITH PILASTER
G		6' HIGH PEDESTRIAN GATE
H		30" HIGH PARAPET PLANTER WITH CABLE RAIL
I		36" CMU PLANTER WALL

WALL & FENCE LEGEND (CONTINUED)

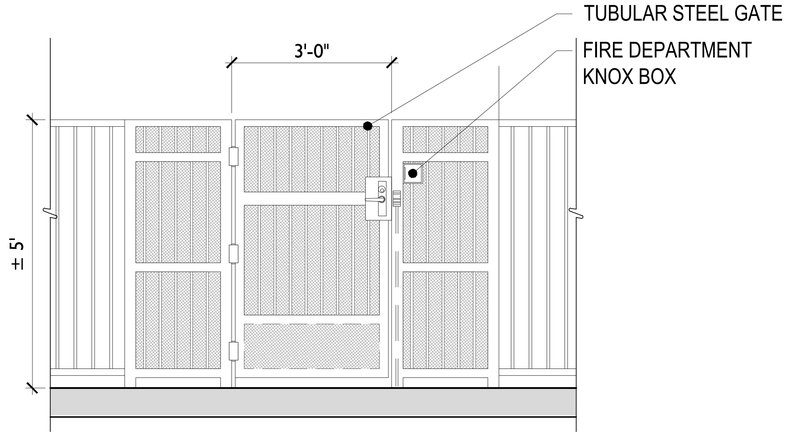
DETAIL	SYMBOL	DESCRIPTION
J		36" BIORETENTION CMU PLANTER WALL
K		24" HIGH METAL PLANTER WALL

NOTE:

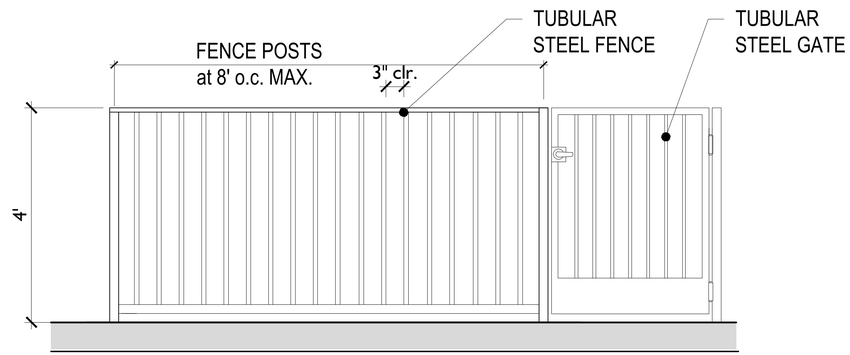
SEE **SHEET L.9** FOR **WALL & FENCE DETAILS**.



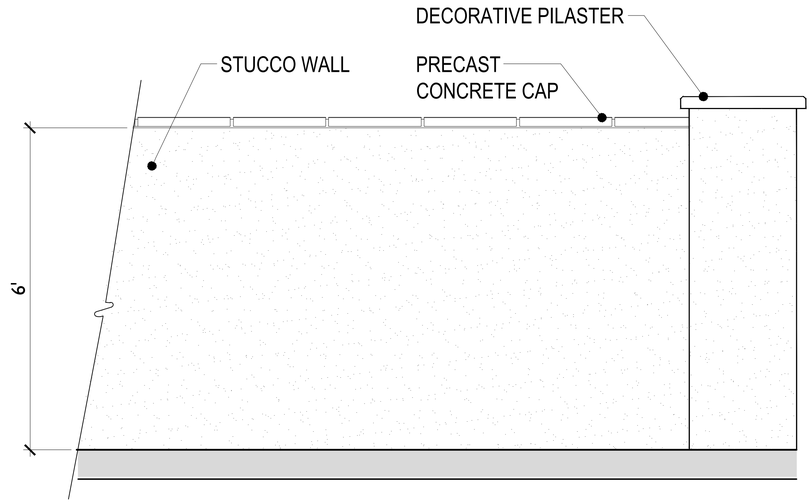
A 6' HIGH TUBULAR STEEL PERIMETER FENCE
SCALE: 3/4" = 1'-0"



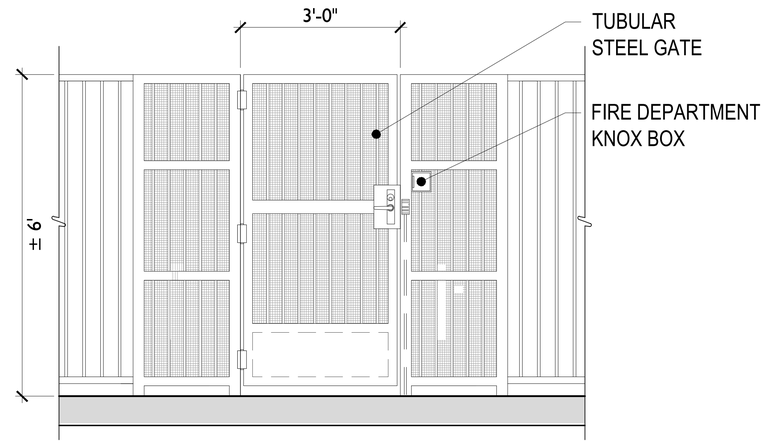
B C 5' HIGH POOL ENCLOSURE & GATE
SCALE: 3/4" = 1'-0"



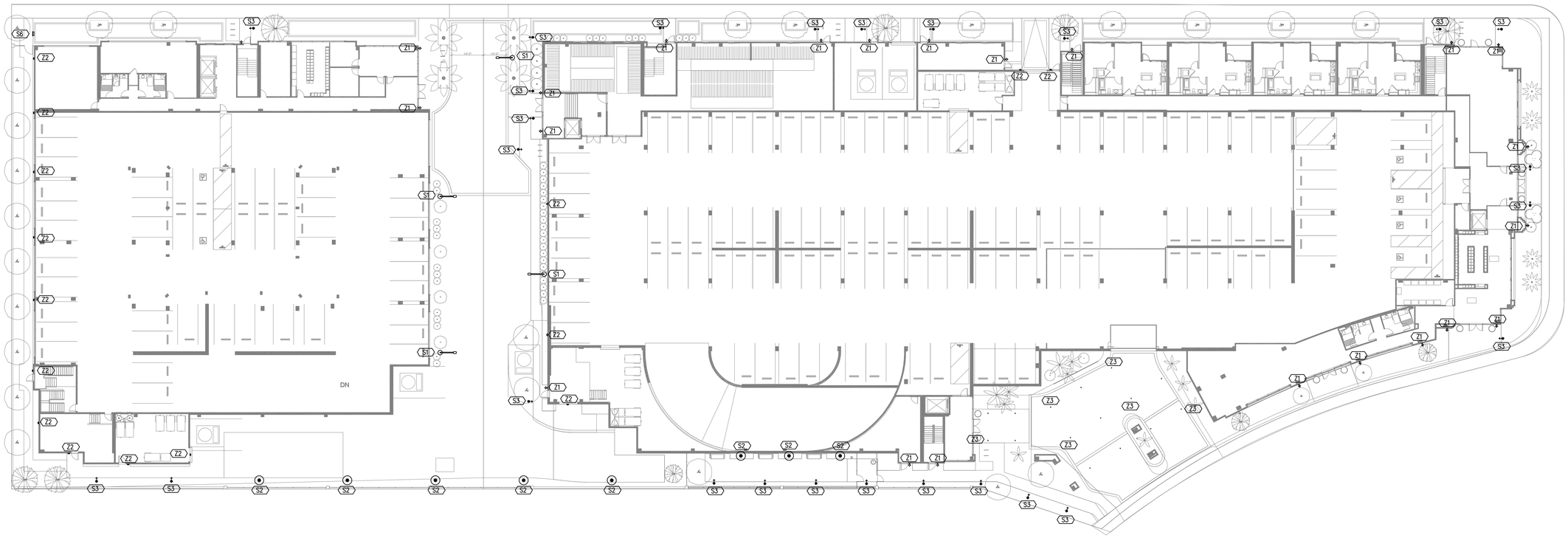
D E 4' DOG PARK FENCE & GATE
SCALE: 3/4" = 1'-0"



F 6' HIGH STUCCO WALL WITH PILASTER
SCALE: 3/4" = 1'-0"



G 6' HIGH PEDESTRIAN GATE
SCALE: 3/4" = 1'-0"



LEVEL 1 LIGHTING

SCALE: 1" = 20-0'

SITE LUMINAIRE SCHEDULE

CALLOUT	*SYMBOL*	*DESCRIPTION*	*BALLAST*	*LAMP*	*MOUNTING*	*MODEL*	*WATTS*	*VOLTS*	*NOTES*
S1		THEME POLE LIGHT AT DRIVES, 2700K-4000K CCT, 71.25" ARM	0-10V DIM	(1) 57W LED 80+ CRI	POLE	BEGA 77950	57	MULTIPLE	
S2		THEME POLE LIGHT PED SCALE	ELECTRONIC	(1) 26.5W LED 3000K 80 CRI	POLE	BEGA 77142K3	26	277V 1P 2W	
S3		BOLLARD	NON DIMMING	(1) 6W LED 3000K 90 CRI	POLE	BEGA 84228K3	6	120V 1P 2W	12VAC
S4		DOWNLIGHT (PENDANT) NO IES FILE AVAILABLE	ELECTRONIC	(1) 18W LED 3000K 90 CRI	SURFACE	KETTAL LAMP	18	120V 1P 2W	24VDC
S5		POOL CABANA NO IES FILE AVAILABLE	ELECTRONIC	(1) 9W LED 3000K 90 CRI	WALL	KETTAL DOTS UP & DOWN SPOTLIGHT	9	120V 1P 2W	24VDC
S6		RECESSED WALL STEP LIGHT	0-10V DIM	(1) 15W LED 3000K 90 CRI	RECESSED WALL	BEGA 33058K3	15	120V 1P 2W	
S8		FESTIVAL STRING LIGHT	ELECTRONIC	(1) LED 3000K	CEILING	TOKISTAR UB-EX_IW_G19-F	1.4	120V 1P 2W	24VAC
S9		SPOT LIGHT	ELV	(1) 17W LED 3000K 90 CRI	SURFACE	WAC WS-W230301	17	120V 1P 2W	
S10		TAPE LIGHT	DIMMING	(1) 1.2W LED 3000K 90 CRI	SURFACE	WAC T24-OD1-01-30	1.2	120V 1P 2W	12.W/FT, 24VDC
S11		TREE PENDANT	DIMMING	(1) 2W LED 2700K 80.8 CRI	PENDANT	FX LUMINAIRE LE-1LED-FW-WF / PSHM4-1LED-WF-WT	2	120V 1P 2W	10-15V
Z1		EXTERIOR WALL LIGHT, SMALL CYLINDER, 5" TALL, FULL CUTOFF, MEDIUM FLOOD, 4000K, ALUMINUM FINISH, TRANSFORMER LOCATED IN DEEP BOX	INTEGRAL XFMR IN DEEP JBOX	(1) 7W LED 4000K	WALL	BK LIGHTING EL CAPITAN EC LED E66 MFL A9 12 11 B, TRe20	7	120V 1P 2W	EXTERIOR WALL. PROVIDE WITH 4" OCTOGON BOX, 1-1/2" DEEP WITH 1-1/2" BOX EXTENSION. LOCATE DRIVER WITHIN DEEP BOX
Z1A		EXTERIOR WALL LIGHT, MEDIUM CYLINDER, 8" TALL, FULL CUTOFF, MEDIUM FLOOD, 4000K, ALUMINUM FINISH, INTEGRAL DRIVER	INTEGRAL XFMR IN DEEP JBOX	(1) 20W LED 4000K 80 CRI	WALL	BK LIGHTING CK LED x63 FL BZP 9 11 C	20	120V 1P 2W	EXTERIOR WALL
Z2		EXTERIOR WEDGE LIGHT, 11.5"W X 9"H X 7"D, FULL CUTOFF, FORWARD THROW	ELECTRONIC	(1) 15W LED 4000K	WALL	LITHONIA WDGE2 LED P2 40K 90 CRI VF MVOLT DDBXD	15	MULTIPLE	EXTERIOR
Z3		4" CAN LIGHT	0-10V	(1) 16.8W LED 3000K	RECESSED	LIGHTOLIER P4RDL15930MCLZ10U	12.2	120V 1P 2W	120 VAC TO THE DRIVER

LUMINAIRE SCHEDULE

SCALE: NA

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NWRIGHT J:\XXXX-XXX JEMCOR EL CAMINO REAL\DWG\E01 - LEVEL 1 LIGHTING.DWG 02-17-2026 16:47

EMERALD CITY ENGINEERS, INC
21705 HIGHWAY 99
LYNNWOOD, WA 98036
425-741-1200

REVISIONS

JEMCOR EL CAMINO REAL

1700 EL CAMINO REAL
SAN MATEO, CA

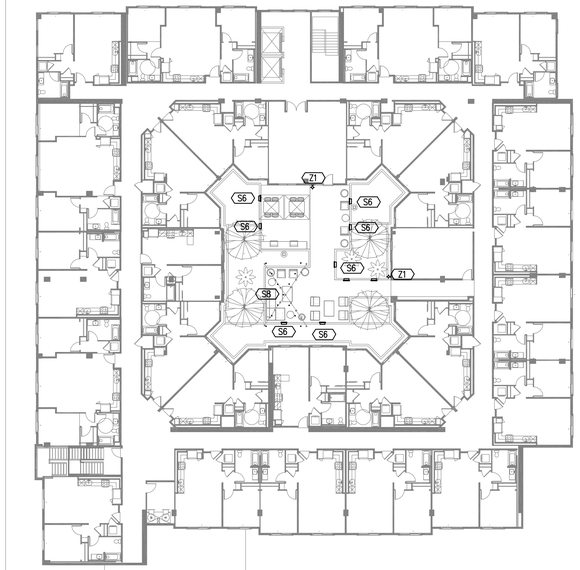
DESIGNED:
SD

ISSUANCE:
PHOTOMETRICS

DATE:
03/30/2026

SHEET TITLE:
LEVEL 1 LIGHTING

SHEET NO.
E0.1





LEVEL 8 LIGHTING

SCALE: 1" = 20'-0"

LEVEL 2 LIGHTING

SCALE: 1" = 20'-0"

LEVEL 4 LIGHTING

SCALE: 1" = 20'-0"

SITE LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	BALLAST	LAMP	MOUNTING	MODEL	WATTS	VOLTS	NOTES
S1		THEME POLE LIGHT AT DRIVES, 2700K-4000K CCT, 71.25" ARM	0-10V DIM	(1) 57W LED 80+ CRI	POLE	BEGA 77950	57	MULTIPLE	
S2		THEME POLE LIGHT PED SCALE	ELECTRONIC	(1) 26.5W LED 3000K 80 CRI	POLE	BEGA 77142K3	26	277V 1P 2W	
S3		BOLLARD	NON DIMMING	(1) 6W LED 3000K 90 CRI	POLE	BEGA 84228K3	6	120V 1P 2W	12VAC
S4		DOWNLIGHT (PENDANT) NO IES FILE AVAILABLE	ELECTRONIC	(1) 18W LED 3000K 90 CRI	SURFACE	KETTAL LAMP	18	120V 1P 2W	24VDC
S5		POOL CABANA NO IES FILE AVAILABLE	ELECTRONIC	(1) 9W LED 3000K 90 CRI	WALL	KETTAL DOTS UP & DOWN SPOTLIGHT	9	120V 1P 2W	24VDC
S6		RECESSED WALL STEP LIGHT	0-10V DIM	(1) 15W LED 3000K 90 CRI	RECESSED WALL	BEGA 33058K3	15	120V 1P 2W	
S8		FESTIVAL STRING LIGHT	ELECTRONIC	(1) LED 3000K	CEILING	TOKISTAR UB-EX_JW_G19-F	1.4	120V 1P 2W	24VAC
S9		SPOT LIGHT	ELV	(1) 17W LED 3000K 90 CRI	SURFACE	WAC WS-W230301	17	120V 1P 2W	
S10		TAPE LIGHT	DIMMING	(1) 1.2W LED 3000K 90 CRI	SURFACE	WAC T24-OD1-01-30	1.2	120V 1P 2W	12.W/FT, 24VDC
S11		TREE PENDANT	DIMMING	(1) 2W LED 2700K 80.8 CRI	PENDANT	FX LUMINAIRE LE-1LED-FW-WF / PSHM4-1LED-WF-WT	2	120V 1P 2W	10-15V
Z1		EXTERIOR WALL LIGHT, SMALL CYLINDER, 5" TALL, FULL CUTOFF, MEDIUM FLOOD, 4000K, ALUMINUM FINISH, TRANSFORMER LOCATED IN DEEP BOX	INTEGRAL XFMR IN DEEP JBOX	(1) 7W LED 4000K	WALL	BK LIGHTING EL CAPITAN EC LED E66 MFL A9 12 11 B, TRe20	7	120V 1P 2W	EXTERIOR WALL. PROVIDE WITH 4" OCTOGON BOX, 1-1/2" DEEP WITH 1-1/2" BOX EXTENSION. LOCATE DRIVER WITHIN DEEP BOX
Z1A		EXTERIOR WALL LIGHT, MEDIUM CYLINDER, 8" TALL, FULL CUTOFF, MEDIUM FLOOD, 4000K, ALUMINUM FINISH, INTEGRAL DRIVER	INTEGRAL XFMR IN DEEP JBOX	(1) 20W LED 4000K 80 CRI	WALL	BK LIGHTING CK LED x63 FL BZP 9 11 C	20	120V 1P 2W	EXTERIOR WALL
Z2		EXTERIOR WEDGE LIGHT, 11.5"W X 9"H X 7"D, FULL CUTOFF, FORWARD THROW	ELECTRONIC	(1) 15W LED 4000K	WALL	LITHONIA WDGE2 LED P2 40K 90 CRI VF MVOLT DDBXD	15	MULTIPLE	EXTERIOR
Z3		4" CAN LIGHT	0-10V	(1) 16.8W LED 3000K	RECESSED	LIGHTOLIER P4RDL1593OMCLZ10U	12.2	120V 1P 2W	120 VAC TO THE DRIVER

LUMINAIRE SCHEDULE

SCALE: NA

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N:\PROJECT J-\XXXX-XXX JEMCOR EL CAMINO REAL\DWG\E02 - LEVEL 2, 4 & 8 LIGHTING.DWG 02-17-2026 15:55

EMERALD CITY ENGINEERS, INC
21705 HIGHWAY 99
LYNNWOOD, WA 98036
425-741-1200

REVISIONS

JEMCOR EL CAMINO REAL

1700 EL CAMINO REAL
SAN MATEO, CA

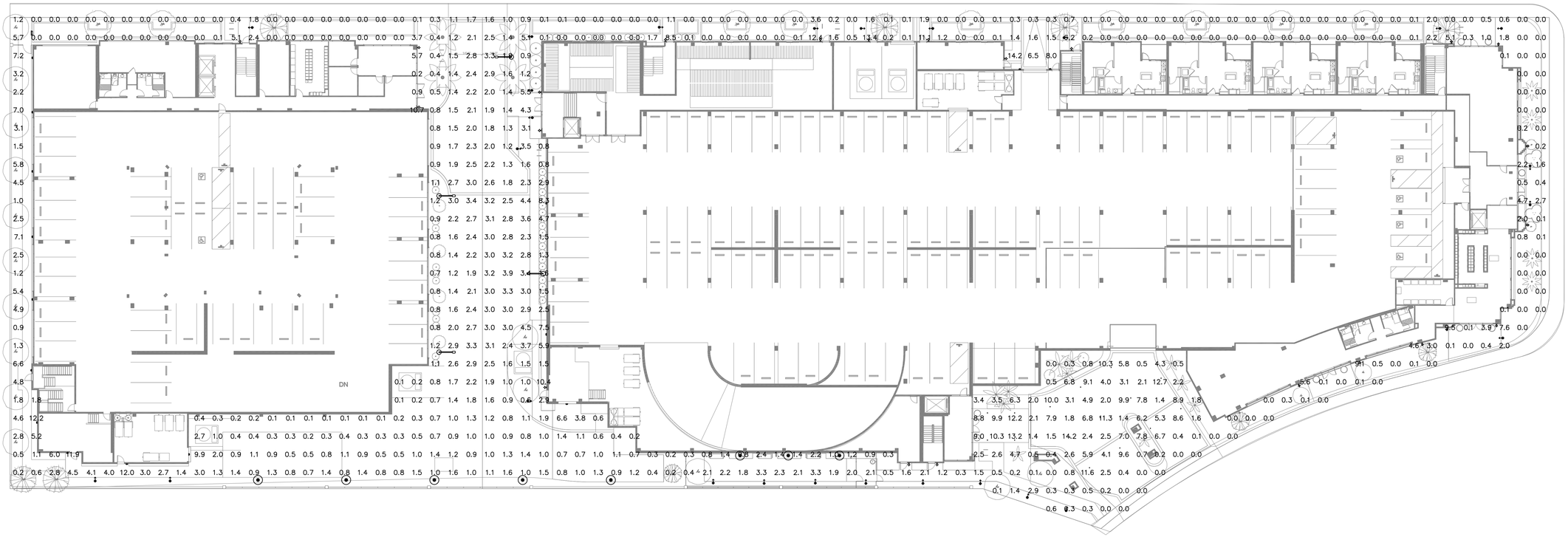
DESIGNED:
SD

ISSUANCE:
PHOTOMETRICS

DATE:
03/30/2026

SHEET TITLE:
LEVEL 2, 4 & 8 LIGHTING

SHEET NO.
E0.2



LEVEL 1 PHOTOMETRICS

SCALE: 1" = 20'-0"

SITE LUMINAIRE SCHEDULE

CALLOUT	*SYMBOL*	*DESCRIPTION*	*BALLAST*	*LAMP*	*MOUNTING*	*MODEL*	*WATTS*	*VOLTS*	*NOTES*
S1		THEME POLE LIGHT AT DRIVES, 2700K–4000K CCT, 71.25" ARM	0–10V DIM	(1) 57W LED 80+ CRI	POLE	BEGA 77950	57	MULTIPLE	
S2		THEME POLE LIGHT PED SCALE	ELECTRONIC	(1) 26.5W LED 3000K 80 CRI	POLE	BEGA 77142K3	26	277V 1P 2W	
S3		BOLLARD	NON DIMMING	(1) 6W LED 3000K 90 CRI	POLE	BEGA 84228K3	6	120V 1P 2W	12VAC
S4		DOWNLIGHT (PENDANT) NO IES FILE AVAILABLE	ELECTRONIC	(1) 18W LED 3000K 90 CRI	SURFACE	KETTAL LAMP	18	120V 1P 2W	24VDC
S5		POOL CABANA NO IES FILE AVAILABLE	ELECTRONIC	(1) 9W LED 3000K 90 CRI	WALL	KETTAL DOTS UP & DOWN SPOTLIGHT	9	120V 1P 2W	24VDC
S6		RECESSED WALL STEP LIGHT	0–10V DIM	(1) 15W LED 3000K 90 CRI	RECESSED WALL	BEGA 33058K3	15	120V 1P 2W	
S8		FESTIVAL STRING LIGHT	ELECTRONIC	(1) LED 3000K	CEILING	TOKISTAR UB–EX_IW_G19–F	1.4	120V 1P 2W	24VAC
S9		SPOT LIGHT	ELV	(1) 17W LED 3000K 90 CRI	SURFACE	WAC WS–W230301	17	120V 1P 2W	
S10		TAPE LIGHT	DIMMING	(1) 1.2W LED 3000K 90 CRI	SURFACE	WAC T24–OD1–01–30	1.2	120V 1P 2W	12.W/FT, 24VDC
S11		TREE PENDANT	DIMMING	(1) 2W LED 2700K 80.8 CRI	PENDANT	FX LUMINAIRE LE–1LED–FW–WF / PSHM4–1LED–WF–WT	2	120V 1P 2W	10–15V
Z1		EXTERIOR WALL LIGHT, SMALL CYLINDER, 5" TALL, FULL CUTOFF, MEDIUM FLOOD, 4000K, ALUMINUM FINISH, TRANSFORMER LOCATED IN DEEP BOX	INTEGRAL XFMR IN DEEP JBOX	(1) 7W LED 4000K	WALL	BK LIGHTING EL CAPITAN EC LED E66 MFL A9 12 11 B, TRe20	7	120V 1P 2W	EXTERIOR WALL. PROVIDE WITH 4" OCTOGON BOX, 1–1/2" DEEP WITH 1–1/2" BOX EXTENSION. LOCATE DRIVER WITHIN DEEP BOX
Z1A		EXTERIOR WALL LIGHT, MEDIUM CYLINDER, 8" TALL, FULL CUTOFF, MEDIUM FLOOD, 4000K, ALUMINUM FINISH, INTEGRAL DRIVER	INTEGRAL XFMR IN DEEP JBOX	(1) 20W LED 4000K 80 CRI	WALL	BK LIGHTING CK LED x63 FL BZP 9 11 C	20	120V 1P 2W	EXTERIOR WALL
Z2		EXTERIOR WEDGE LIGHT, 11.5"W X 9"H X 7"D, FULL CUTOFF, FORWARD THROW	ELECTRONIC	(1) 15W LED 4000K	WALL	LITHONIA WDGE2 LED P2 40K 90 CRI VF MVOLT DDBXD	15	MULTIPLE	EXTERIOR
Z3		4" CAN LIGHT	0–10V	(1) 16.8W LED 3000K	RECESSED	LIGHTOLIER P4RDL15930MCLZ10U	12.2	120V 1P 2W	120 VAC TO THE DRIVER

LUMINAIRE SCHEDULE

SCALE: NA

EMERALD CITY ENGINEERS, INC

21705 HIGHWAY 99
LYNNWOOD, WA 98036
425-741-1200

REVISIONS

JEMCOR EL CAMINO REAL

1700 EL CAMINO REAL
SAN MATEO, CA

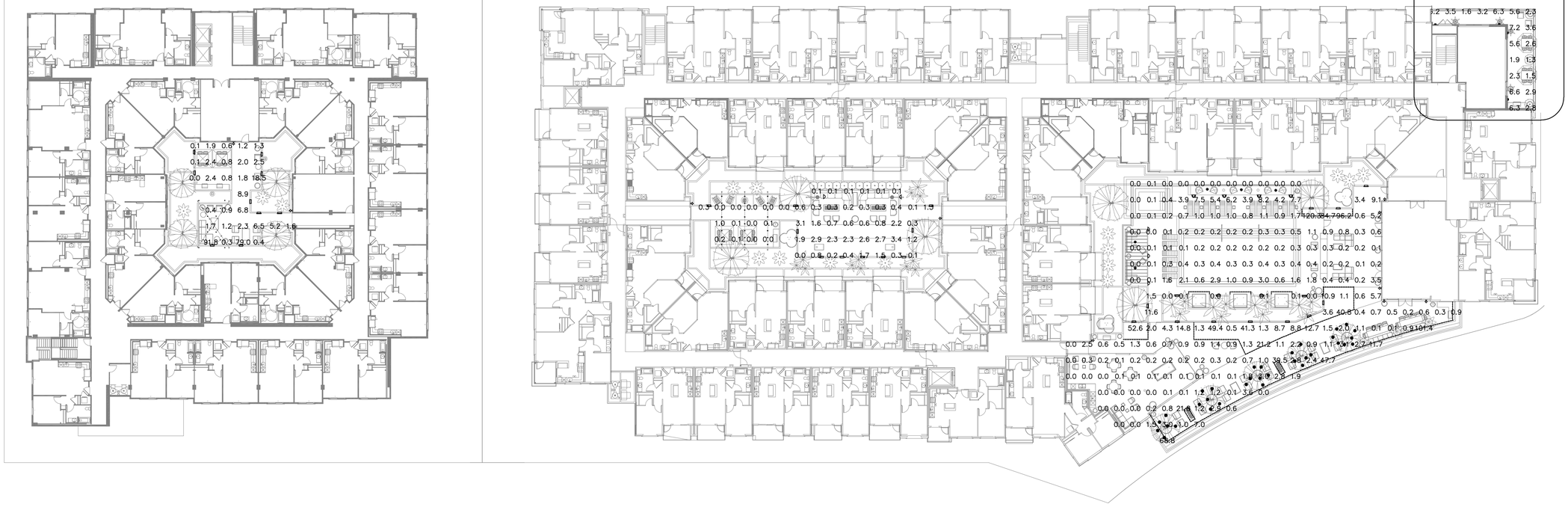
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ISSUANCE: PHOTOMETRICS
DATE: 03/30/2026
SHEET TITLE: LEVEL 1 PHOTOMETRICS

SHEET NO. E1.1

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N:\PROJECT 2\XXXX-XXX JEMCOR EL CAMINO REAL\DWG\E11 – LEVEL 1 PHOTOMETRICS.DWG 02-17-2026 16:47

LEVEL 8 PHOTOMETRICS

SCALE: 1" = 20'-0"



LEVEL 2 PHOTOMETRICS

SCALE: 1" = 20'-0"

LEVEL 4 PHOTOMETRICS

SCALE: 1" = 20'-0"

SITE LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	BALLAST	LAMP	MOUNTING	MODEL	WATTS	VOLTS	NOTES
S1		THEME POLE LIGHT AT DRIVES, 2700K-4000K CCT, 71.25" ARM	0-10V DIM	(1) 57W LED 80+ CRI	POLE	BEGA 77950	57	MULTIPLE	
S2		THEME POLE LIGHT PED SCALE	ELECTRONIC	(1) 26.5W LED 3000K 80 CRI	POLE	BEGA 77142K3	26	277V 1P 2W	
S3		BOLLARD	NON DIMMING	(1) 6W LED 3000K 90 CRI	POLE	BEGA 84228K3	6	120V 1P 2W	12VAC
S4		DOWNLIGHT (PENDANT) NO IES FILE AVAILABLE	ELECTRONIC	(1) 18W LED 3000K 90 CRI	SURFACE	KETTAL LAMP	18	120V 1P 2W	24VDC
S5		POOL CABANA NO IES FILE AVAILABLE	ELECTRONIC	(1) 9W LED 3000K 90 CRI	WALL	KETTAL DOTS UP & DOWN SPOTLIGHT	9	120V 1P 2W	24VDC
S6		RECESSED WALL STEP LIGHT	0-10V DIM	(1) 15W LED 3000K 90 CRI	RECESSED WALL	BEGA 33058K3	15	120V 1P 2W	
S8		FESTIVAL STRING LIGHT	ELECTRONIC	(1) LED 3000K	CEILING	TOKISTAR UB-EX_JW_G19-F	1.4	120V 1P 2W	24VAC
S9		SPOT LIGHT	ELV	(1) 17W LED 3000K 90 CRI	SURFACE	WAC WS-W230301	17	120V 1P 2W	
S10		TAPE LIGHT	DIMMING	(1) 1.2W LED 3000K 90 CRI	SURFACE	WAC T24-OD1-01-30	1.2	120V 1P 2W	12.W/FT, 24VDC
S11		TREE PENDANT	DIMMING	(1) 2W LED 2700K 80.8 CRI	PENDANT	FX LUMINAIRE LE-1LED-FW-WF / PSHM4-1LED-WF-WT	2	120V 1P 2W	10-15V
Z1		EXTERIOR WALL LIGHT, SMALL CYLINDER, 5" TALL, FULL CUTOFF, MEDIUM FLOOD, 4000K, ALUMINUM FINISH, TRANSFORMER LOCATED IN DEEP BOX	INTEGRAL XFMR IN DEEP JBOX	(1) 7W LED 4000K	WALL	BK LIGHTING EL CAPITAN EC LED E66 MFL A9 12 11 B, TRe20	7	120V 1P 2W	EXTERIOR WALL. PROVIDE WITH 4" OCTOGON BOX, 1-1/2" DEEP WITH 1-1/2" BOX EXTENSION. LOCATE DRIVER WITHIN DEEP BOX
Z1A		EXTERIOR WALL LIGHT, MEDIUM CYLINDER, 8" TALL, FULL CUTOFF, MEDIUM FLOOD, 4000K, ALUMINUM FINISH, INTEGRAL DRIVER	INTEGRAL XFMR IN DEEP JBOX	(1) 20W LED 4000K 80 CRI	WALL	BK LIGHTING CK LED x63 FL BZP 9 11 C	20	120V 1P 2W	EXTERIOR WALL
Z2		EXTERIOR WEDGE LIGHT, 11.5"W X 9"H X 7"D, FULL CUTOFF, FORWARD THROW	ELECTRONIC	(1) 15W LED 4000K	WALL	LITHONIA WDGE2 LED P2 40K 90 CRI VF MVOLT DDBXD	15	MULTIPLE	EXTERIOR
Z3		4" CAN LIGHT	0-10V	(1) 16.8W LED 3000K	RECESSED	LIGHTOLIER P4RDL15930MCLZ10U	12.2	120V 1P 2W	120 VAC TO THE DRIVER

LUMINAIRE SCHEDULE

SCALE: NA

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N:\PROJECT J-\XXXX-XXX JEMCOR EL CAMINO REAL\DWG\E12 - LEVEL 2, 4 & 8 PHOTOMETRICS.DWG 02-17-2026 15:55

EMERALD CITY ENGINEERS, INC
21705 HIGHWAY 99
LYNNWOOD, WA 98036
425-741-1200

REVISIONS

JEMCOR EL CAMINO REAL

1700 EL CAMINO REAL
SAN MATEO, CA

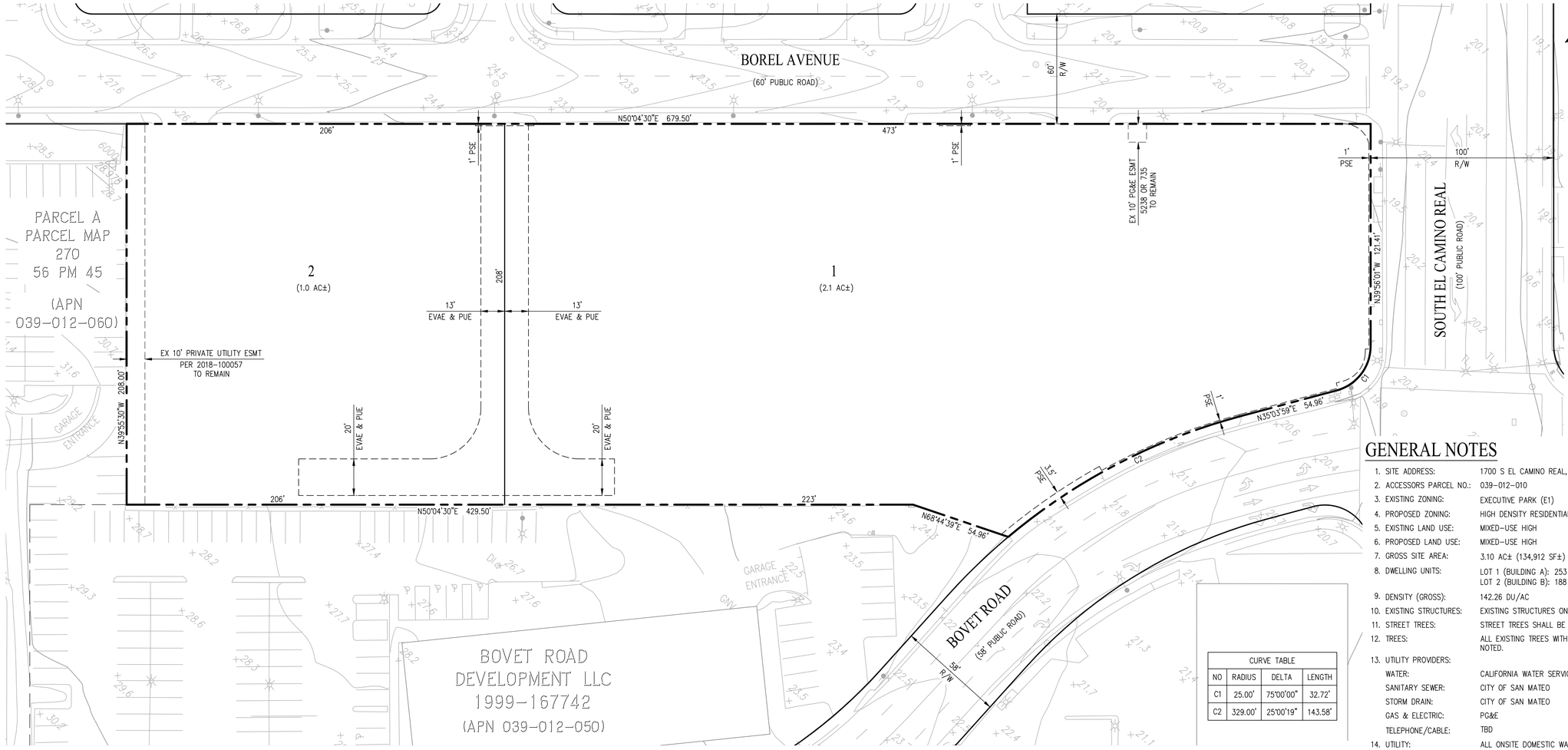
DESIGNED:
SD

ISSUANCE:
PHOTOMETRICS

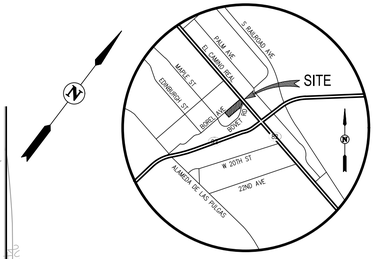
DATE:
03/30/2026

SHEET TITLE:
LEVEL 2, 4 & 8 PHOTOMETRICS

SHEET NO.
E1.2



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	25.00'	75°00'00"	32.72'
C2	329.00'	25°00'19"	143.58'



VICINITY MAP

NOT TO SCALE

LEGEND

	PROPOSED SUBDIVISION BOUNDARY
	LOT LINE
	RIGHT OF WAY
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	EXISTING EASEMENT LINE
APN	ASSESSORS PARCEL NUMBER
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
PAE	PUBLIC ACCESS EASEMENT
PIEE	PRIVATE INGRESS & EGRESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SIDEWALK EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
SSE	PUBLIC SANITARY SEWER EASEMENT

GENERAL NOTES

1.	SITE ADDRESS:	1700 S EL CAMINO REAL, SAN MATEO, CA 94402
2.	ACCESSORS PARCEL NO.:	039-012-010
3.	EXISTING ZONING:	EXECUTIVE PARK (E1)
4.	PROPOSED ZONING:	HIGH DENSITY RESIDENTIAL
5.	EXISTING LAND USE:	MIXED-USE HIGH
6.	PROPOSED LAND USE:	MIXED-USE HIGH
7.	GROSS SITE AREA:	3.10 AC± (134,912 SF±)
8.	DWELLING UNITS:	LOT 1 (BUILDING A): 253 UNITS LOT 2 (BUILDING B): 188 UNITS
9.	DENSITY (GROSS):	142.26 DU/AC
10.	EXISTING STRUCTURES:	EXISTING STRUCTURES ON THE SITE WILL BE DEMOLISHED PRIOR TO CONSTRUCTION.
11.	STREET TREES:	STREET TREES SHALL BE PROVIDED AS REQUIRED BY THE CITY.
12.	TREES:	ALL EXISTING TREES WITHIN THE DEVELOPMENT OF THE SITE ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
13.	UTILITY PROVIDERS:	
	WATER:	CALIFORNIA WATER SERVICE GROUP
	SANITARY SEWER:	CITY OF SAN MATEO
	STORM DRAIN:	CITY OF SAN MATEO
	GAS & ELECTRIC:	PG&E
	TELEPHONE/CABLE:	TBD
14.	UTILITY:	ALL ONSITE DOMESTIC WATER MAINS WILL BE PUBLIC UP TO THE METERS. SANITARY SEWER WILL BE PUBLIC UP TO THE ONSITE MANHOLE. THE STORM DRAIN SYSTEM SERVING THE ONSITE RESIDENTIAL DEVELOPMENT WILL BE PRIVATE.
15.	LIGHTING:	ALL LIGHTING ON PRIVATE STREETS SHALL BE PRIVATELY MAINTAINED.
16.	TRASH:	CONSOLIDATED ENCLOSURE PICKUP IS TO BE PROVIDED BY RECOLOGY SAN MATEO COUNTY.
17.	STREETS:	ALL ONSITE DRIVEWAYS ARE TO BE PRIVATE AND PRIVATELY MAINTAINED.
18.	GRADING:	PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISHED GRADING IS SUBJECT TO FINAL DESIGN.
19.	DIMENSIONS:	ALL LOT DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN.
20.	EROSION CONTROL:	EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND ABAG RECOMMENDATIONS.
21.	COMMON AREAS:	COMMON AREAS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
22.	FLOOD ZONE:	ZONE X (SHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP. MAP NUMBER 06081C0162F DATED: JULY 16, 2015
23.	AERIAL TOPOGRAPHY:	BY GEOMAPS DATED SEPTEMBER, 2025
24.	CONTOUR INTERVAL:	1 FOOT
25.	BASIS OF BEARING:	THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY THE FOUND MONUMENTS IN THE CENTERLINE OF BOVET ROAD, THE BEARING BEING S50°04'30"W PER PARCEL MAP NO. 270 (56 PM 45)
26.	BENCHMARK:	CITY OF SAN MATEO BENCHMARK #029-007 (RAMSET NAIL AND WASHER) LOCATED AT EL CAMINO REAL AND BOREL AVENUE, TOP OF CURB SOUTHERLY END, SOUTHWESTERLY RETURN. SAN MATEO DATUM: 19.902 MSL DATUM: 22.262

CONTACTS

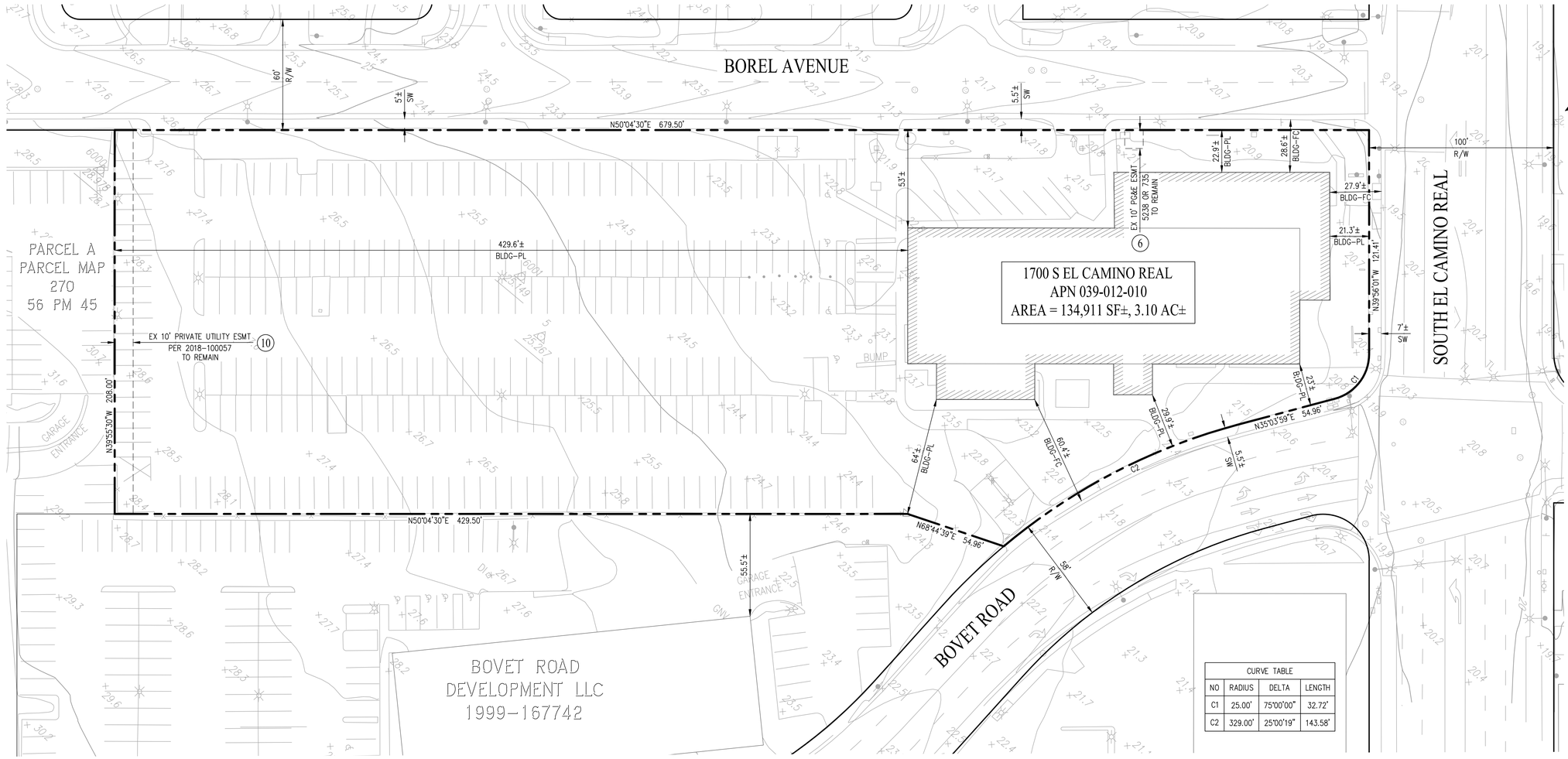
1.	OWNER:	BOREL ESTATE COMPANY 160 BOVET ROAD SAN MATEO, CA 94402
2.	SUBDIVIDER:	JEMCOR DEVELOPMENT PARTNERS JONATHAN EMAMI 1700 S EL CAMINO REAL, SUITE 400 SAN MATEO, CA 94402 (408) 728-3636
3.	CIVIL ENGINEER:	CARLSON, BARBEE & GIBSON, INC. RYAN HANSEN P.E. (RCE 80557) 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583 (925) 866-0322
3.	ARCHITECT	KTGY KEITH LABUS 17911 VON KARMAN AVENUE, SUITE 200 IRVINE, CA 92614 (949) 797-8304
4.	LANDSCAPE:	MJS LANDSCAPE ARCHITECTURE MARK SCHATTINGER 507 30TH STREET NEWPORT BEACH, CA 92663 (949) 675-9964

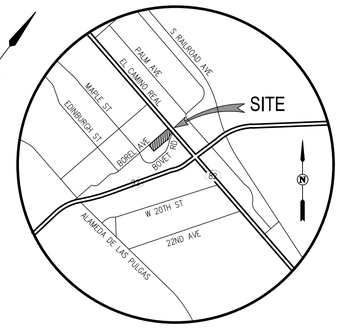
SHEET INDEX

SHEET NO.	DESCRIPTION
TM1.0	TENTATIVE PARCEL MAP
C1.0	SITE SURVEY
C1.1	DEMOLITION PLAN
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY GRADING PLAN
C4.0	PRELIMINARY UTILITY PLAN
C5.0	PRELIMINARY STORMWATER CONTROL PLAN
C5.1	STORMWATER CONTROL PLAN DETAILS
C6.0	PRELIMINARY SOLID WASTE PLAN

30' 0' 15' 30' 60'

SCALE 1" = 30'





VICINITY MAP
NOT TO SCALE

LEGEND

	PROPOSED SUBDIVISION BOUNDARY
	LOT LINE
	RIGHT OF WAY
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	EXISTING EASEMENT LINE
BLDG	BUILDING
ESMT	EASEMENT
FC	FACE OF CURB
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SW	SIDEWALK

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	25.00'	75°00'00"	32.72'
C2	329.00'	25°00'19"	143.58'

EXCEPTIONS AND EXCLUSIONS:

TITLE REPORT: CHICAGO TITLE COMPANY, DATED APRIL 16, 2025, ORDER NO. 98206691-982-SK-JM

(#) INDICATES TITLE REPORT ITEM NUMBER

THIS ITEM IS PLOTTED HEREON. SEE SAID DOCUMENT FOR FULL PARTICULARS.

THIS ITEM CANNOT BE PLOTTED.

ITEMS (1) THROUGH (4) RELATE TO TAXES, LIENS, AND ASSESSMENTS AND CANNOT BE PLOTTED.

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

THIS ITEM CANNOT BE PLOTTED.

(6) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: PACIFIC GAS AND ELECTRIC COMPANY
PURPOSE: UNDERGROUND WIRES AND CABLES
RECORDING DATE: NOVEMBER 16, 1966
RECORDING NO: BOOK 5238, PAGE 735, OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN

THIS ITEM IS PLOTTED HEREON. SEE SAID DOCUMENT FOR FULL PARTICULARS.

(7) A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,

AMOUNT: $8,000,000.00
DATED: SEPTEMBER 2, 2015
TRUSTOR/GRANTOR BOREL ESTATE COMPANY, A CALIFORNIA LIMITED PARTNERSHIP
TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION
BENEFICIARY: JOHN HANCOCK LIFE INSURANCE CO. (U.S.A.)
LOAN NO.: NONE SHOWN
RECORDING DATE: SEPTEMBER 2, 2015
RECORDING NO: 2015-093571, OF OFFICIAL RECORDS
THIS ITEM CANNOT BE PLOTTED.

(8) ASSIGNMENT OF RENTS AND LEASES

ASSIGNED TO: JOHN HANCOCK LIFE INSURANCE CO. (U.S.A.), A MICHIGAN CORPORATION
ASSIGNED BY: BOREL ESTATE COMPANY, A CALIFORNIA LIMITED PARTNERSHIP
RECORDING DATE: SEPTEMBER 2, 2015
RECORDING NO: 2015-093572, OF OFFICIAL RECORDS

THIS ITEM CANNOT BE PLOTTED.

(9) A FINANCING STATEMENT AS FOLLOWS:

DEBTOR: BOREL ESTATE COMPANY
SECURED PARTY: JOHN HANCOCK LIFE INSURANCE COMPANY (U.S.A.)
RECORDING DATE: SEPTEMBER 2, 2015
RECORDING NO: 2015-093573, OF OFFICIAL RECORDS

A CHANGE TO THE ABOVE FINANCING STATEMENT WAS FILED

NATURE OF CHANGE: CONTINUATION
RECORDING DATE: APRIL 8, 2020
RECORDING NO: 2020-031925, OF OFFICIAL RECORDS

THIS ITEM CANNOT BE PLOTTED.

(10) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: UTILITY EASEMENT AGREEMENT
DATED: DECEMBER 24, 2018
EXECUTED BY: BOREL ESTATE COMPANY, ET AL
RECORDING DATE: DECEMBER 24, 2018
RECORDING NO: 2024-100057, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

THIS ITEM IS PLOTTED HEREON. SEE SAID DOCUMENT FOR FULL PARTICULARS. THE DOCUMENT REFERENCED ABOVE IS INCORRECT.

(11) ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

THIS ITEM CANNOT BE PLOTTED.

(12) MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

THIS ITEM CANNOT BE PLOTTED.

(13) THE TRANSACTION CONTEMPLATED IN CONNECTION WITH THIS REPORT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE COMPANY'S CORPORATE UNDERWRITING DEPARTMENT. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER SUCH REVIEW.

THIS ITEM CANNOT BE PLOTTED.

SURVEYOR'S STATEMENT:

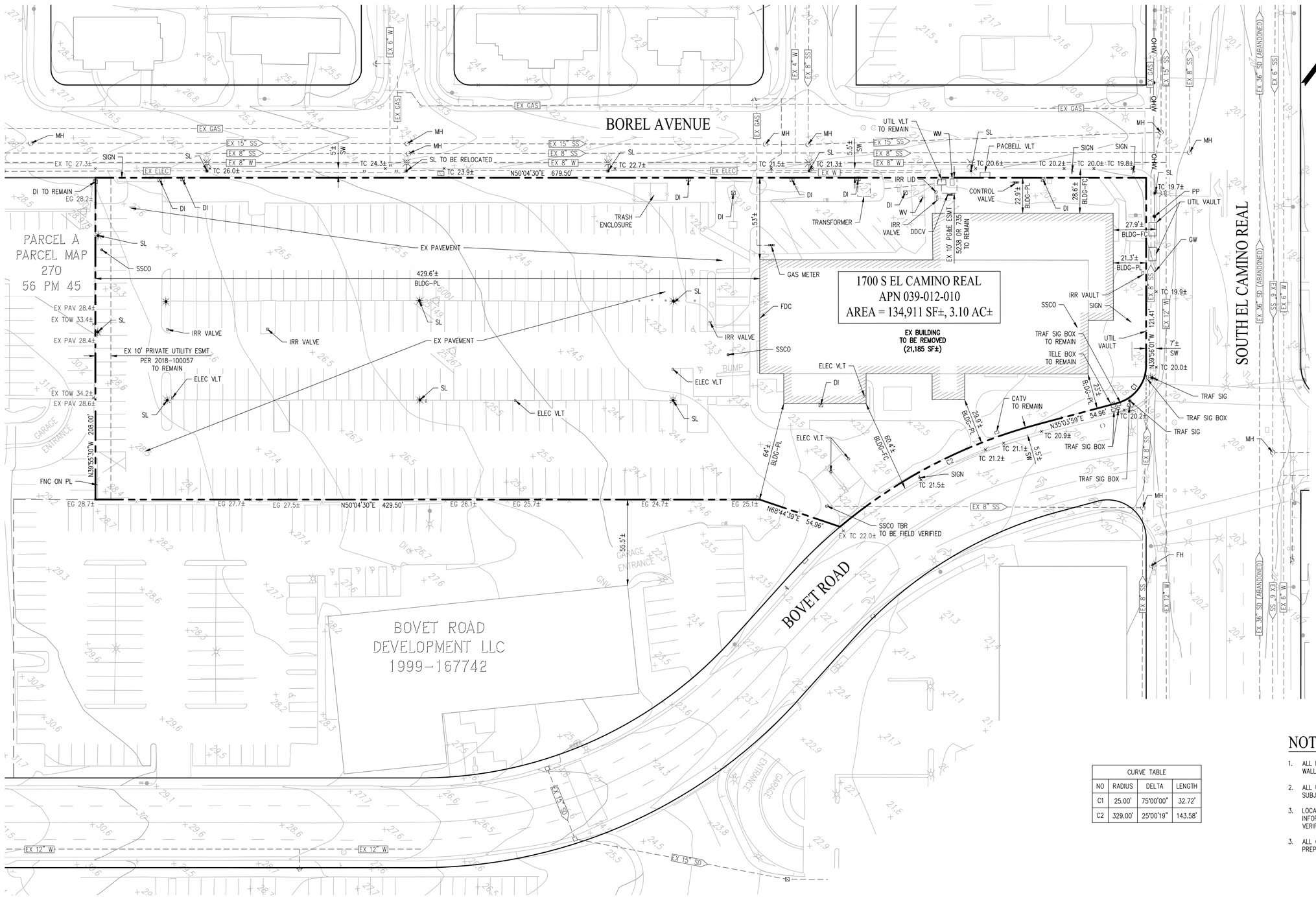
THIS BOUNDARY WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON FIELD SURVEY. DATA. THIS DOCUMENT IS NOT A PARCEL MAP AND SHALL NOT BE SUBMITTED FOR RECORDATION.

MARK H. WEHBER, P.L.S.
L.S. NO. 7960

LICENSED LAND SURVEYOR MARK H. WEHBER 7960 STATE OF CALIFORNIA

THE WORDS "CERTIFICATION" AND "CERTIFY" AS USED HEREON ARE DEFINED PURSUANT TO THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE. PROFESSIONAL LAND SURVEYOR'S ACT, SECTION 8770.6.

30' 0' 15' 30' 60'
SCALE 1" = 30'



LEGEND

	EXISTING BOUNDARY LINE
	EASEMENT LINE
	ADJACENT PROPERTY LINE
	RIGHT OF WAY LINE
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
OHW	EXISTING OVERHEAD WIRE
	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 STREET SIGN
BLDG	BUILDING
BFP	BACK FLOW PREVENTER
CB	CATCH BASIN
DWY	DRIVEWAY
ELEC	ELECTRIC
FI	FIELD DRAINAGE INLET
GW	GUY WIRE
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

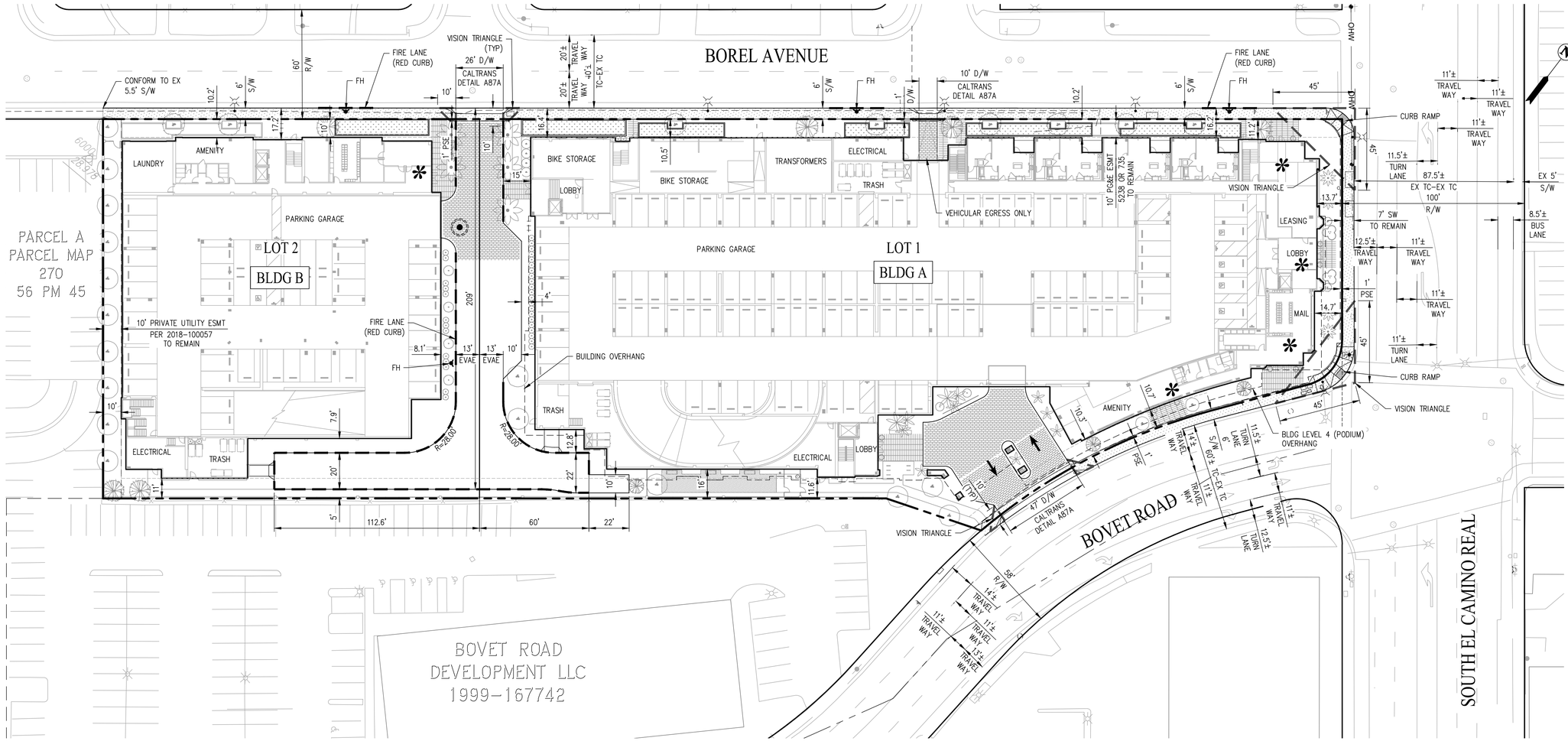
CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	25.00'	75°00'00"	32.72'
C2	329.00'	25°00'19"	143.58'

NOTE:

1. ALL EXISTING ONSITE UTILITIES, AND IMPROVEMENTS NOT LIMITED TO BUILDINGS, RETAINING WALLS, PAVEMENT, LIGHTING, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
2. ALL UTILITIES WITHIN THE 10' PRIVATE UTILITY EASEMENT (2018-100057) ARE TO REMAIN. SUBJECT TO FIELD VERIFICATION.
3. 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 DECEMBER 12, 2025 PREPARED BY ARBOR RESOURCES PROFESSIONAL CONSULTING ARBORISTS AND TREE CARE.

30' 0' 15' 30' 60'

SCALE 1" = 30'

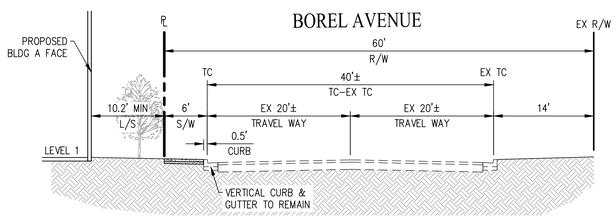


LEGEND

- EXISTING BOUNDARY LINE
- MONUMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- RIGHT OF WAY LINE
- PROPOSED LOT LINE
- VISION TRIANGLE
- FIRE LANE (RED CURB)
- ACCESSIBLE ACCESS
- PROPOSED FIRE HYDRANT

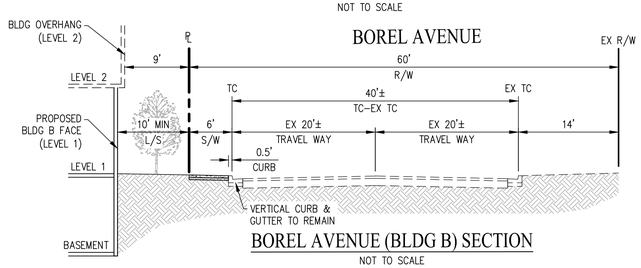
ABBREVIATIONS

BLDG	BUILDING
D/W	DRIVEWAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
L/S	LANDSCAPE
℄	PROPERTY LINE
PSE	PUBLIC SIDEWALK EASEMENT
PUE	PUBLIC UTILITY EASEMENT
S/W	SIDEWALK
TC	TOP OF CURB



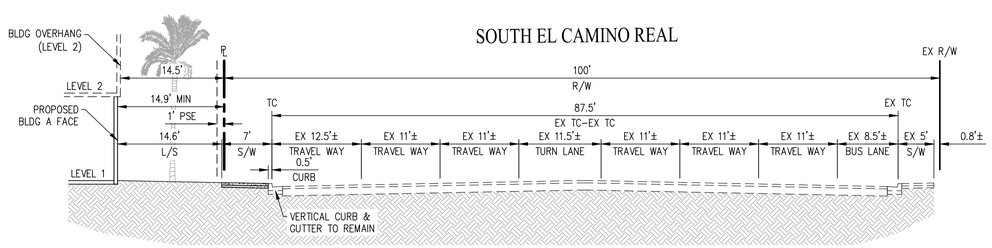
BOREL AVENUE (BLDG A) SECTION

NOT TO SCALE



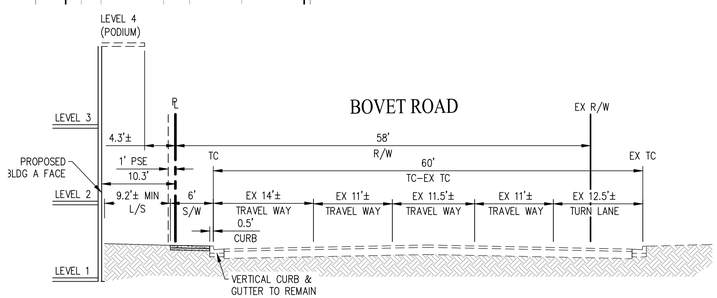
BOREL AVENUE (BLDG B) SECTION

NOT TO SCALE



SOUTH EL CAMINO REAL SECTION

NOT TO SCALE

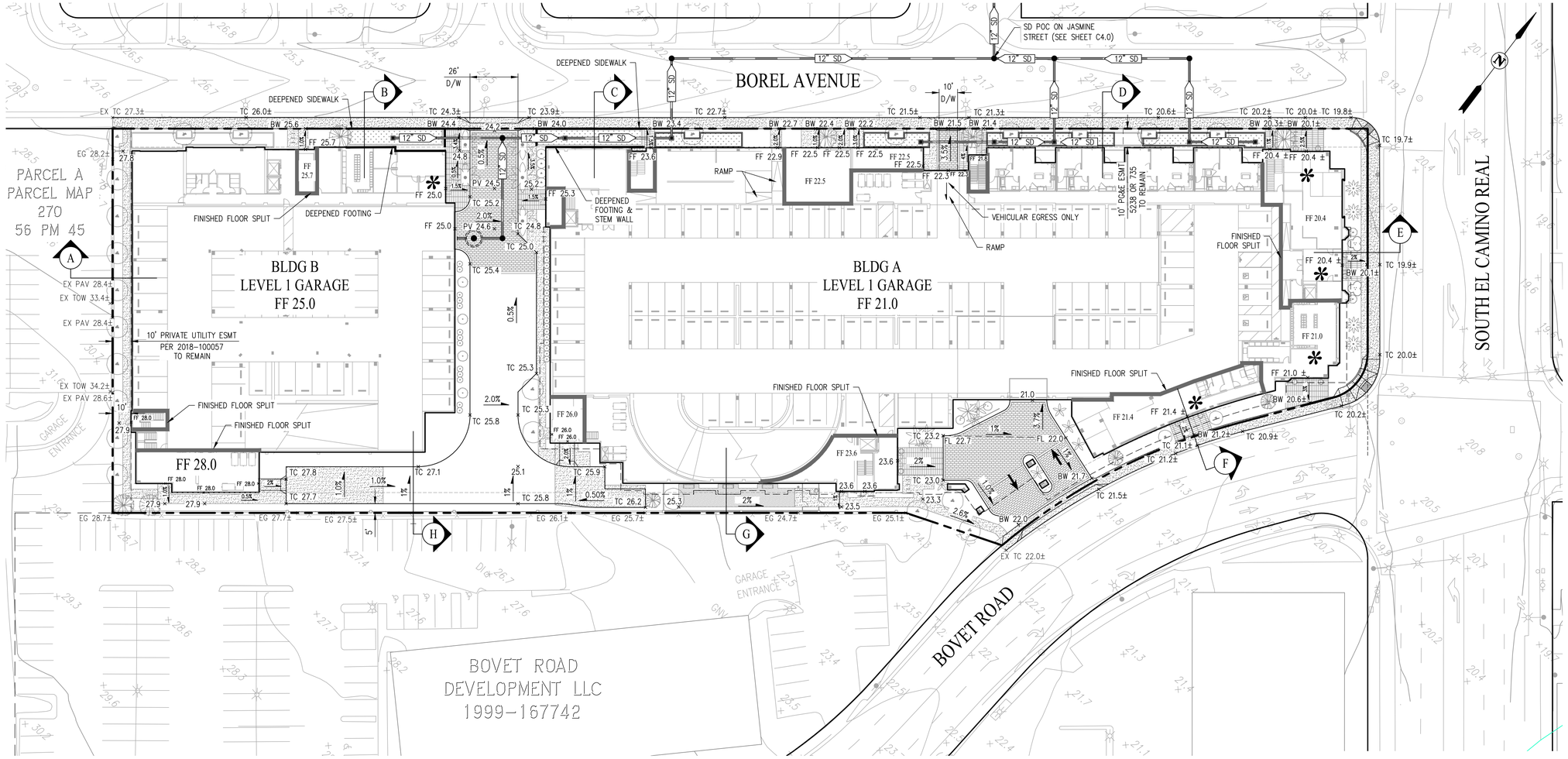


BOVET ROAD SECTION

NOT TO SCALE

30' 0' 15' 30' 60'

SCALE 1" = 30'

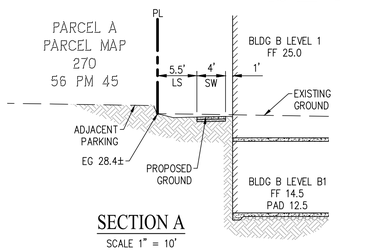


LEGEND

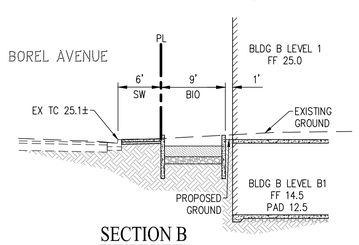
- BOUNDARY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY
- 12" SD — PROPOSED STORM DRAIN
- PROPOSED FLOW-THROUGH PLANTER
- PROPOSED BIO-RETENTION (PIT)
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN MEDIA FILTER
- PROPOSED STORM DRAIN FIELD INLET
- 1.8% — SLOPE
- 22.4 × — SPOT GRADE
- ACCESSIBLE ENTRANCE

ABBREVIATIONS

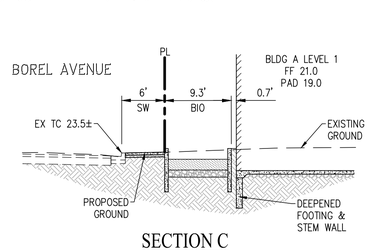
BLDG	BUILDING
BW	BACK OF WALK
D/W	DRIVEWAY
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
PV	PAVEMENT
PSE	PUBLIC SERVICE EASEMENT
TC	TOP OF CURB



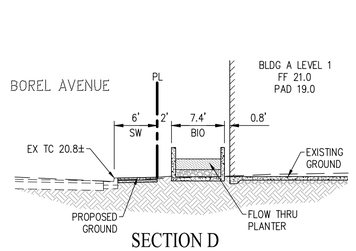
SECTION A
SCALE 1" = 10'



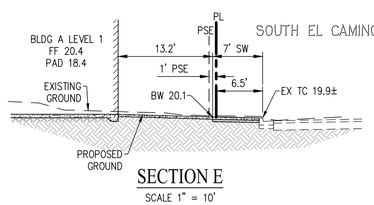
SECTION B
SCALE 1" = 10'



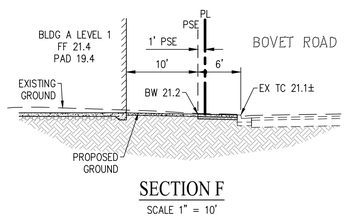
SECTION C
SCALE 1" = 10'



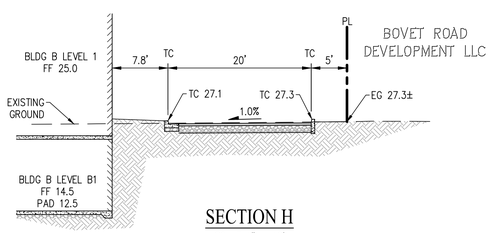
SECTION D
SCALE 1" = 10'



SECTION E
SCALE 1" = 10'



SECTION F
SCALE 1" = 10'



SECTION H
SCALE 1" = 10'

30' 0' 15' 30' 60'
SCALE 1" = 30'

PRELIMINARY ESTIMATED ROUGH GRADING EARTHWORK SUMMARY			
DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)
ROUGH GRADING	27,250	50	27,200 (C)
MODEL ADJUSTMENT FOR EXISTING PAVEMENT AND SUBBASE REMOVAL	(-2,400)	100	2,500 (F)
UTILITY & BIORETENTION SPOILS	600	0	600 (C)
TOTAL	25,450	150	25,300 (C)

NOTE:

1. ROUGH GRADING AND EARTHWORK QUANTITIES, ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. ASSUMES 24" GARAGE STRUCTURAL SECTION FOR LEVEL 1 ON BLDG A AND LEVEL B1 ON BLDG B. SUBJECT TO FINAL DESIGN.
3. 6" EXISTING STRUCTURAL SECTION OF THE ASPHALT CONCRETE AND PAVEMENT SUB BASE WAS ASSUMED. EXISTING OFFICE BUILDING SLABS WAS ASSUMED TO BE 6".

FIRE FLOW DATE CALCULATIONS:

BUILDING FIRE FLOW

I. BUILDING TYPE / AREA (SF):

BLDG A
- LEVEL 1: TYPE IA (72,866 SF)
- LEVEL 2: TYPE IA (59,052 SF)
- LEVEL 3: TYPE IA (71,680 SF)
- LEVEL 4: TYPE IIIA (53,826 SF)
- LEVEL 5: TYPE IIIA (51,104 SF)
- LEVEL 6: TYPE IIIA (53,658 SF)
- LEVEL 7: TYPE IIIA (53,658 SF)
- LEVEL 8: TYPE IIIA (52,989 SF)

BLDG B
- LEVEL B1: TYPE IA (27,181 SF)
- LEVEL 1: TYPE IA (29,467 SF)
- LEVEL 2: TYPE IA (26,041 SF)
- LEVEL 3: TYPE IA (25,782 SF)
- LEVEL 4: TYPE IIIA (25,835 SF)
- LEVEL 5: TYPE IIIA (25,835 SF)
- LEVEL 6: TYPE IIIA (25,835 SF)
- LEVEL 7: TYPE IIIA (25,835 SF)
- LEVEL 8: TYPE IIIA (25,065 SF)

II. FIRE FLOW CALCULATION PER CONSTRUCTION TYPE

BLDG A
- TYPE IA AT 203,598 SF = 4,750 GPM
- TYPE IIIA AT 265,235 SF = 6,000 GPM

BLDG B
- TYPE IA AT 108,471 SF = 3,500 GPM
- TYPE IIIA AT 128,405 SF = 5,250 GPM

TOTAL
- TYPE IA AT 312,069 SF = 6,000 GPM
- TYPE IIIA AT 393,640 SF = 6,000 GPM

III. PERCENTAGE OF BUILDING

BLDG A
- TYPE IA = 203,598 / (203,598 + 265,235) = 43.4%
- TYPE IIIA = 265,235 / (203,598 + 265,235) = 56.6%

BLDG B
- TYPE IA = 108,471 / (108,471 + 128,405) = 45.8%
- TYPE IIIA = 128,405 / (108,471 + 128,405) = 54.2%

TOTAL
- TYPE IA = 312,069 / (312,069 + 393,640) = 44.2%
- TYPE IIIA = 393,640 / (312,069 + 393,640) = 55.8%

IV. REQUIRED FIRE FLOW

6,000 GPM
ASSUMED 50% REDUCTION = **3,000 GPM**

REQUIRED FIRE FLOW CALCULATIONS PER CALIFORNIA FIRE CODE APPENDIX B FOR FULLY SPRINKLERED BUILDINGS WHICH ALLOWS FOR A 50% REDUCTION IN FLOW.

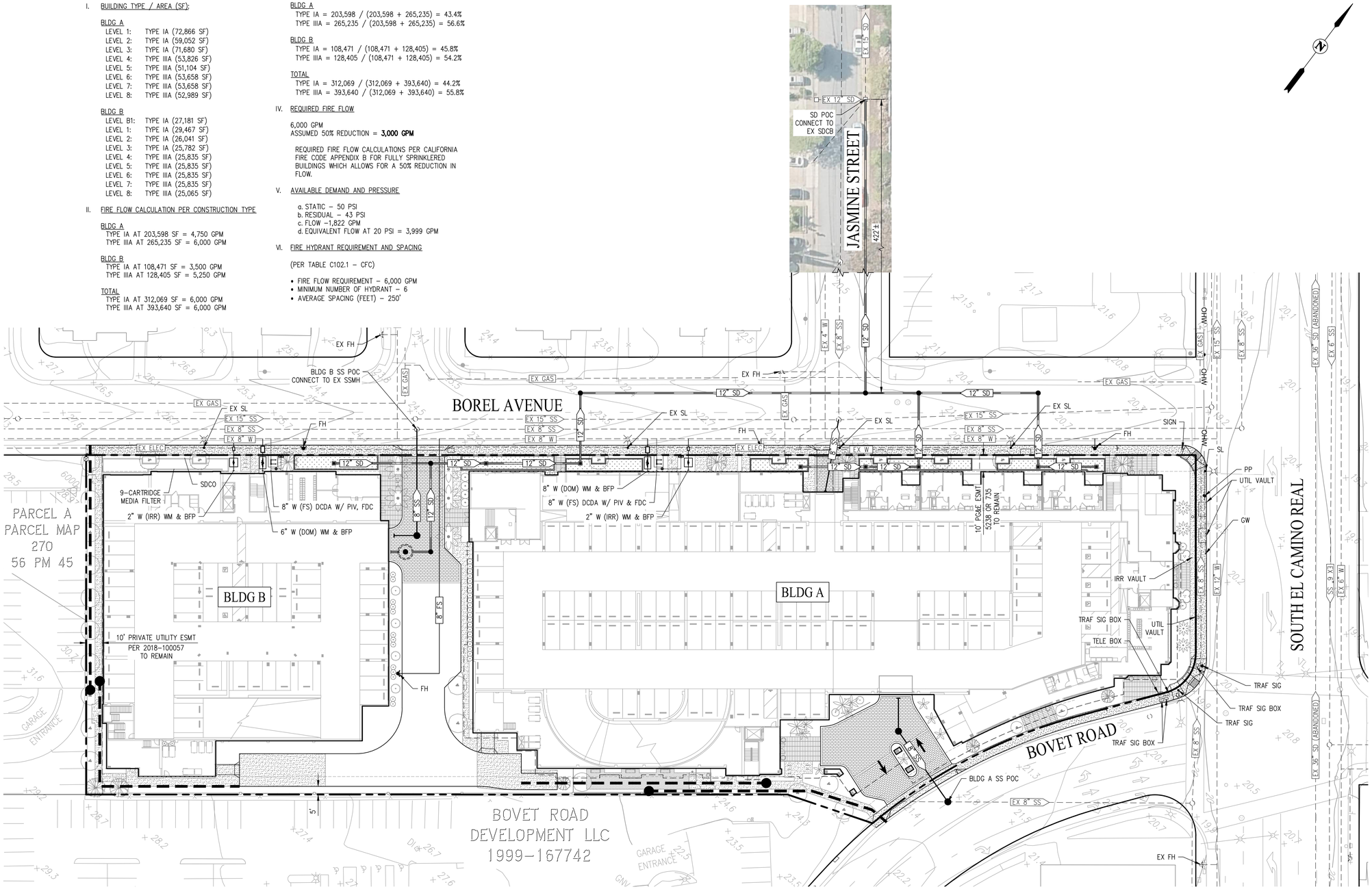
V. AVAILABLE DEMAND AND PRESSURE

a. STATIC – 50 PSI
b. RESIDUAL – 43 PSI
c. FLOW –1,822 GPM
d. EQUIVALENT FLOW AT 20 PSI = 3,999 GPM

VI. FIRE HYDRANT REQUIREMENT AND SPACING

(PER TABLE C102.1 – CFC)

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



LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY
- EX SD — EXISTING STORM DRAIN
- EX SS — EXISTING SANITARY SEWER
- EX W — EXISTING WATER MAIN
- EX GAS — EXISTING GAS LINE
- EX ELEC — EXISTING ELECTRIC UTILITY
- 12" SD — PROPOSED STORM DRAIN
- 8" SS — PROPOSED SANITARY SEWER
- 8" W — PROPOSED WATER MAIN
- JT — PROPOSED JOINT TRENCH
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING STORM DRAIN CATCH BASIN
- PROPOSED STORM DRAIN INLET
- PROPOSED FLOW-THROUGH PLANTER
- PROPOSED BIO-RETENTION (PIT)
- PROPOSED STORM DRAIN MEDIA FILTER
- PROPOSED WATER METER
- PROPOSED DOUBLE CHECK DETECTOR ASSEMBLY
- PROPOSED BACKFLOW PREVENTER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FIRE HOSE PULL (150' MAX)

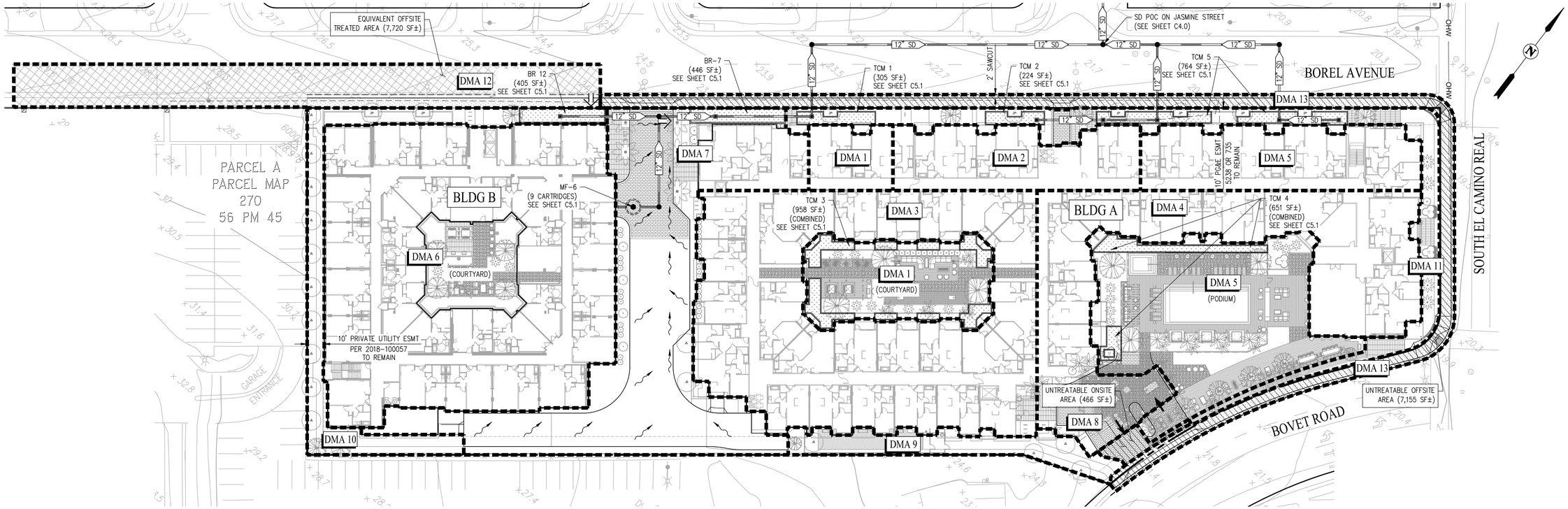
ABBREVIATIONS

BLDG	BUILDING
BFP	BACKFLOW PREVENTOR
BW	BACK OF WALK
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
EX	EXISTING
EG	EXISTING GRADE
FH	FIRE HYDRANT
FS	FIRE SERVICE
GW	GUY WIRE
IRR	IRRIGATION
MH	MANHOLE
PAV	PAVEMENT
PL	PROPERTY LINE
PP	POWER POLE
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SS	SANITARY SEWER
SL	STREET LIGHT
S/W	SIDEWALK
SIG	SIGNAL
TELE	TELEPHONE
TRAF	TRAFFIC
UTIL	UTILITY
WM	WATER METER

NOTES:

1. UTILITY LAYOUT, AND PUBLIC 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. BUILDING POINT OF CONNECTIONS TO BE VERIFIED BY M.E.P.; SUBJECT TO FINAL DESIGN.
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 OCTOBER 9, 2025.

30' 0' 15' 30' 60'
SCALE 1" = 30'



PRELIMINARY ONSITE STORMWATER TREATMENT SUMMARY

DMA	AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	SIZING METHOD	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	MEDIA FILTER CARTRIDGES REQUIRED	TREATMENT MEASURE	TREATMENT DESIGNATION
1	7,497	7,497	0	7,497	4%	300	305	–	FLOW–THROUGH PLANTER	TCM–1
2	5,406	5,406	0	5,406	4%	216	224	–	FLOW–THROUGH PLANTER	TCM–2
3	23,146	23,146	0	23,146	4%	926	958	–	FLOW–THROUGH PLANTER	TCM–3
4	15,817	15,817	0	15,817	4%	633	651	–	FLOW–THROUGH PLANTER	TCM–4
5	18,752	18,752	0	18,752	4%	750	764	–	FLOW–THROUGH PLANTER	TCM–5
6	29,599	29,599	0	29,599	FLOW	–	–	9	PROPRIETARY MEDIA FILTER	MF–6
7	18,713	14,865	3,848	15,250	FLOW AND VOLUME	446	446	–	BIO–RETENTION	BR–7
8[1]	466	466	0	466	4%	19	–	–	–	–
9	2,906	710	2,196	930	2:1 IMPERVIOUS TO PERVIOUS	–	–	–	SELF–RETAINING	–
10	5,173	1,420	3,753	1,795	2:1 IMPERVIOUS TO PERVIOUS	–	–	–	SELF–RETAINING	–
11	7,436	1,517	5,919	2,109	2:1 IMPERVIOUS TO PERVIOUS	–	–	–	SELF–RETAINING	–
TOTAL	134,911	119,195	15,716	120,767	–	3,289	3,348	–	–	–

PRELIMINARY OFFSITE STORMWATER TREATMENT SUMMARY

DMA	AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	SIZING METHOD	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	TREATMENT MEASURE	TREATMENT DESIGNATION
12[1][2]	9,130	9,130	0	9,130	4%	365	405	BIO–RETENTION	BR–12
13[2]	7,155	7,155	0	7,155	4%	286	–	–	–
TOTAL	16,285	16,285	0	16,285	–	651	–	–	–

NOTES:

1. BR–12 IS SIZED TO ACCOMMODATE RUNOFF FROM DMA 12 AND AN EQUIVALENT OFFSITE AREA FROM BOREL AVENUE OF 7,720 SF±. THIS EQUIVALENT AREA IS EQUAL TO DMA 8 AND 13 WHICH CANNOT BE TREATED DUE TO THE SITE CONDITIONS. SUBJECT TO FINAL DESIGN.
2. OFFSITE IMPROVEMENTS ASSUME SIDEWALK REPLACEMENT ALONG THE PROPERTY FRONTAGE AS WELL AS A 2' SAWCUT AND PAVEMENT REPLACEMENT. SUBJECT TO FINAL DESIGN.

EQUIVALENT OFFSITE TREATMENT AREA SUMMARY

CRITERIA	AREA (SF)
REQUIRED EQUIVALENT ONSITE/OFFSITE TREATMENT AREA (NEW AND/OR REPLACED IMPERVIOUS SURFACE)	7,621
PROVIDED EQUIVALENT OFFSITE TREATMENT AREA	7,720

REQUIRED ONSITE/OFFSITE TREATMENT AREA

PROVIDED EQUIVALENT OFF–SITE TREATMENT AREA

Worksheet for Calculating the Combination Flow and Volume Method

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

1.0 Project Information

1-1	Project Name:	1700 ECR
1-2	City application ID:	
1-3	Site Address or APN:	039-12-010
1-4	Tract or Parcel Map No:	
1-5	Rainfall Region	4
1-6	Region Mean Annual Precipitation (MAP)	20.10
1-7	Site Mean Annual Precipitation (MAP)	21

Use calculations presented here are based on the combination flow and volume sizing method provided in the Countywide Program's C.3 Technical Guidance, Version 5.0. The steps presented below are explained in Section 5.1 of the Guidance, applicable portions of which are included in this file, in the sheet named "Guidance from Chapter 5".

Click here for map

MAP adjustment factor is automatically calculated as: 1.04

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5-2, below.) Refer to the map in Appendix C of the C.3 Technical Guidance to identify the Rainfall Region for the site.

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: 7

For Items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

	Type of Surface	Area of surface type within DMA (Sq. Ft.)	Adjust Pervious Surface	Effective Impervious Area
2-2	Impervious surface	14,865	1.0	14,865
2-3	Pervious surface	3,848	0.1	385
	Total DMA Area (square feet) =	18,713		
2-4		*Total Effective Impervious Area (EIA)*		15,250 Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

Table 5-3. Unit Basin Storage Volumes in Inches for 80 Percent Capture Using 48-Hour Drawdowns, based on runoff coefficient

Region	Station, and Mean Annual Precipitation (Inches)	Runoff Coefficient of 1.0		
6	Hunter Creek, 55.8"	2.68"	2.04	
2	Ia Honda, 26.4"	0.86"	0.65	
3	Half Moon Bay, 25.56"	0.82"	0.62	
4	Palo Alto, 14.6"	0.64"	0.49	
5	San Francisco, 21.0"	0.73"	0.55	
6	San Francisco airport, 21.1"	0.85"	0.65	
7	San Francisco Downtown, 19.9"	0.77"	0.59	

3-1 Unit basin storage volume from Table 5-3: 0.85

(The coefficient for this method is always 1.0, due to the conversion of any landscaping to effective impervious area.)

3-2 *Adjusted unit basin storage volume:* 0.89 Inches

(The unit basin storage volume [Item 3-1] is adjusted by applying the MAP adjustment factor [Item 1-8].)

3-3 *Required Capture Volume (in cubic feet):* 1,129 Cubic feet

(The adjusted unit basin sizing volume [Item 3-2] is multiplied by the DMA EIA [Item 2-4] and converted to cubic feet)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall Intensity: 0.2 Inches per hour

4-2 Divide Item 3-2 by Item 4-1: 4.44 Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA EIA (Item 2-4): 609.992 Square feet

5-2 Area 25% smaller than Item 5-1 (i.e., 3% of DMA EIA): 457.494 Square feet

5-3 Volume of treated runoff for area in Item 5-2: 846.42 Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract Item 5-3 from Item 3-3: 282.14 Cubic feet (Amount of runoff to be stored in ponding area)

6-2 Divide Item 6-1 by Item 5-2: 0.62 Feet (Depth of stored runoff in surface ponding area)

6-3 Convert Item 6-2 from feet to inches: 7.40 Inches (Depth of stored runoff in surface ponding area)

6-4 If ponding depth in Item 6-3 meets your target depth (recommend 6"), skip to Item 6-1. If not, continue to Step 7-1.
(Note: Overflow outlet elevation should be set based on the calculated ponding depth.)

Combination Flow and Volume 1 August 2017

7.0 Optimize Size of Treatment Measure

7-1 Enter an area larger than Item 5-2: 446 Sq.Ft. (enter larger area if you need less ponding depth.)

7-2 Volume of treated runoff for area in Item 7-1: 825.16 Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)

7-3 Subtract Item 7-2 from Item 3-3: 303.41 Cubic feet (Amount of runoff to be stored in ponding area)

7-4 Divide Item 7-3 by Item 7-1: 0.68 Feet (Depth of stored runoff in surface ponding area)

7-5 Convert Item 7-4 from ft. to inches: 8.16 Inches (Depth of stored runoff in surface ponding area)

7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.
(Note: Overflow outlet elevation should be set based on the calculated ponding depth.)

8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment: 446 Square feet (Either Item 5-2 or final amount in Item 7-1)

Combination Flow and Volume 2 August 2017

SPECIAL PROJECTS LID CREDITS SUMMARY (LOT 2)

AMI	NUMBER OF DU'S	PERCENTAGE OF DU'S	CREDIT MULTIPLIER	AVAILABLE CREDIT
MODERATE (≤120% OF AMI)	0	0	0.20	0
LOW (≤80% OF AMI)	187	100	1.00	100
VERY LOW (≤50% OF AMI)	0	0	2.00	0
EXTREMELY LOW (≤30% OF AMI)	0	0	3.00	0
ACUTELY LOW (≤15% OF AMI)	0	0	4.00	0
			WEIGHTED SUM (ROUNDED)	**100**

NOTES:
1. AVAILABLE LID CREDITS PER SMCWPPP HANDBOOK (NOVEMBER 2023), APPENDIX J, CATEGORY C.
2. EXCLUDES ONE (1) MARKET–RATE MANAGER'S UNITS.
3. ADDITIONAL CREDITS:
   - I. 5% (ENTIRE PROJECT IS LOCATED WITHIN ¼ MILE OF TRANSIT HUB)
   - II. 15% (RESIDENTIAL DENSITY 190.7 DU/AC)
   - III. 5% (NO SURFACE PARKING)
4. TOTAL AVAILABLE CREDITS: 100%
5. TOTAL CREDITS USED: 79% (DMA 6)

LEGEND

- EXISTING PROPERTY LINE
- DMA 1 — DRAINAGE MANAGEMENT AREA
- DRAINAGE MANAGEMENT AREA BOUNDARY
- PROPOSED SAWCUT LINE
- EX SD — EXISTING STORM DRAIN
- 12" SD — PROPOSED STORM DRAIN
- PROPOSED FLOW–THROUGH PLANTER
- PROPOSED BIO–RETENTION
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN FIELD INLET
- REQUIRED TREATMENT AREA (UNTREATED)
- PROVIDED EQUIVALENT PUBLIC TREATMENT AREA

30' 0' 15' 30' 60'

SCALE 1" = 30'

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

JEMCOR Development Partners, LLC

1700 EL CAMINO REAL
SAN MATEO, CALIFORNIA

CONCEPTUAL DESIGN
March 30th, 2026

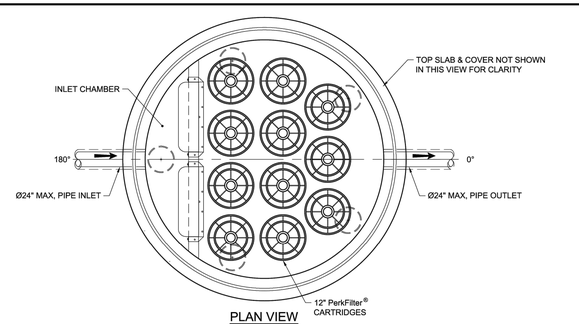
PRELIMINARY STORMWATER CONTROL PLAN C5.0

SITE SPECIFIC DATA				
Structure ID				MF-6
Treatment Flow Rate (gpm/cfs)				0.122 CFS
Peak Flow Rate (cfs)				2.38 CFS
Cartridge Quantity				9
Rim Elevation				24.8
Pipe Data	**Pipe Location**	**Pipe Size**	**Pipe Type**	**Invert Elevation**
Inlet	-	12"	HDPE	20.03
Outlet	-	12"	HDPE	18.33
Notes: -				

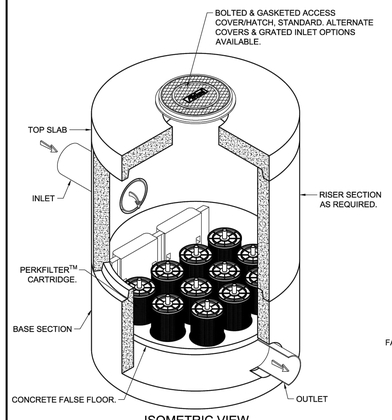
MINIMUM DEPTH	
Outlet Pipe Size	Minimum Rim to Outlet Depth
Ø6"	4.00'
Ø8"	4.25'
Ø10"	4.25'
Ø12"	4.50'
Ø15"	5.00'
Ø18"	5.25'
Ø21"	5.50'
Ø24"	5.75'

PERFORMANCE SPECIFICATIONS	
Peak Treatment Capacities: [1]	
Max. Cartridge Quantity	11
NJDEP 80% Removal, 75 micron	149.6 gpm / 0.333 cfs
WA Ecology GULD - Basic & Phosphorus	74.8 gpm / 0.167 cfs
Max. Bypass Capacity	4.94 cfs

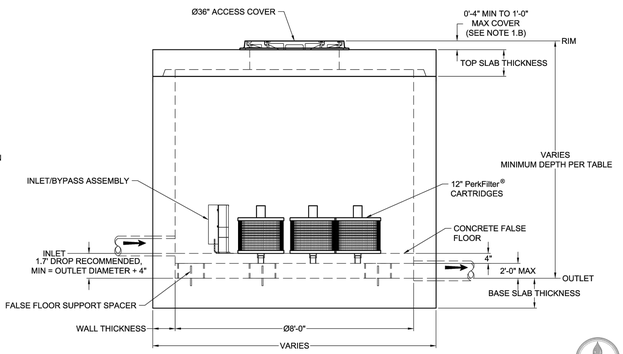
1. Contact Oldcastle for alternative treatment and peak flow capacities.



PLAN VIEW



ISOMETRIC VIEW



ELEVATION VIEW

NOTES:

1. DESIGN LOADINGS:
   A. AASHTO HS-20-44 (WITH IMPACT)
   B. DESIGN SOIL COVER: 1'-0" MAXIMUM
   C. ASSUMED WATER TABLE: BELOW INVERT.
   D. LATERAL EARTH PRESSURE: 45 PCF (DRAINED)
   E. LATERAL LIVE LOAD SURCHARGE: 80 PSF (APPLIED TO 8'-0" BELOW GRADE)
   F. NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, PIERS, OR FOUNDATIONS.
2. CONCRETE 28-DAY MINIMUM COMPRESSIVE STRENGTH: 5,000 PSI MINIMUM.
3. REINFORCING: REBAR, ASTM A615/A706, GRADE 60
4. CEMENT: ASTM C150
5. REQUIRED ALLOWABLE SOIL BEARING CAPACITY: 2,500 PSF
6. REFERENCE STANDARD:
   A. ASTM C 478
   B. ASTM C 497
7. THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN. ENGINEER-OF-RECORD SHALL VERIFY THAT NOTED PARAMETERS MEET OR EXCEED PROJECT REQUIREMENTS. IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/AUTHORITY SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW OF THIS SUBMITTAL.
8. OVERSIZED HOLES TO ACCOMMODATE SPECIFIC PIPE TYPE MUST BE CONCENTRIC TO PIPE ID. AFTER PIPES ARE INSTALLED, ALL ANNULAR SPACES SHALL BE FILLED WITH A MINIMUM OF 3,000 PSI CONCRETE FOR FULL THICKNESS OF PRECAST WALLS. PIPES ARE TO BE FLUSH WITH THE INSIDE SURFACE OF THE CONCRETE STRUCTURE.
9. CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS OF OPENINGS.
10. CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
11. SECTION HEIGHTS, SLABWALL THICKNESSES, AND KEYWAYS ARE SUBJECT TO CHANGE AS REQUIRED FOR SITE REQUIREMENTS AND/OR DUE TO PRODUCT AVAILABILITY AND PRODUCTION FACILITY CONSTRAINTS.
12. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT OLDCASTLE INFRASTRUCTURE.
13. MAXIMUM PICK WEIGHTS:
   A. TOP SLAB: XX,XXX LBS
   B. RISER: XX,XXX LBS
   C. BASE: XX,XXX LBS*
   (* COMBINED WEIGHT OF BASE INCLUDES FALSE FLOOR, AND PRODUCT INTERNALS.)
14. INTERNALS SHALL CONSIST OF CARTRIDGES, INLET/BYPASS ASSEMBLIES, FALSE FLOOR AND FALSE FLOOR SUPPORT SPACERS.

Oldcastle Infrastructure
A CRH COMPANY

Ph. 800.579.8919 | www.oldcastleinfrastructure.com/stormwater

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PerkFilter® Manhole (STANDARD)

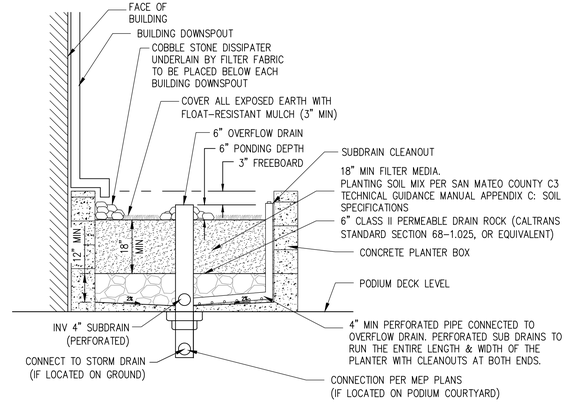
Ø96" with 12" Cartridges

CUSTOMER:			
-			
PROJECT NAME:			
-			
SHEET NAME		REVISION	SHEET
Specifier Drawing PFMH-96-12		-	1 OF 1
	REV DATE	-	

Stormceptor Media Filtration

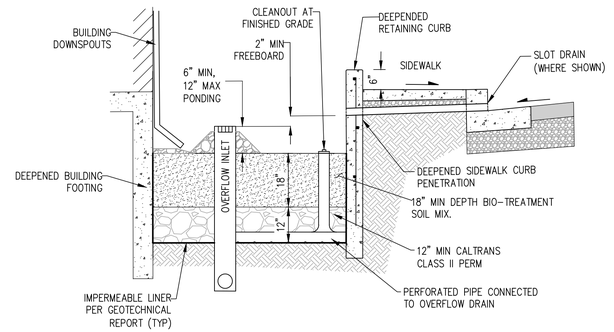
MEDIA FILTER DETAIL (DMA 6)

NOT TO SCALE



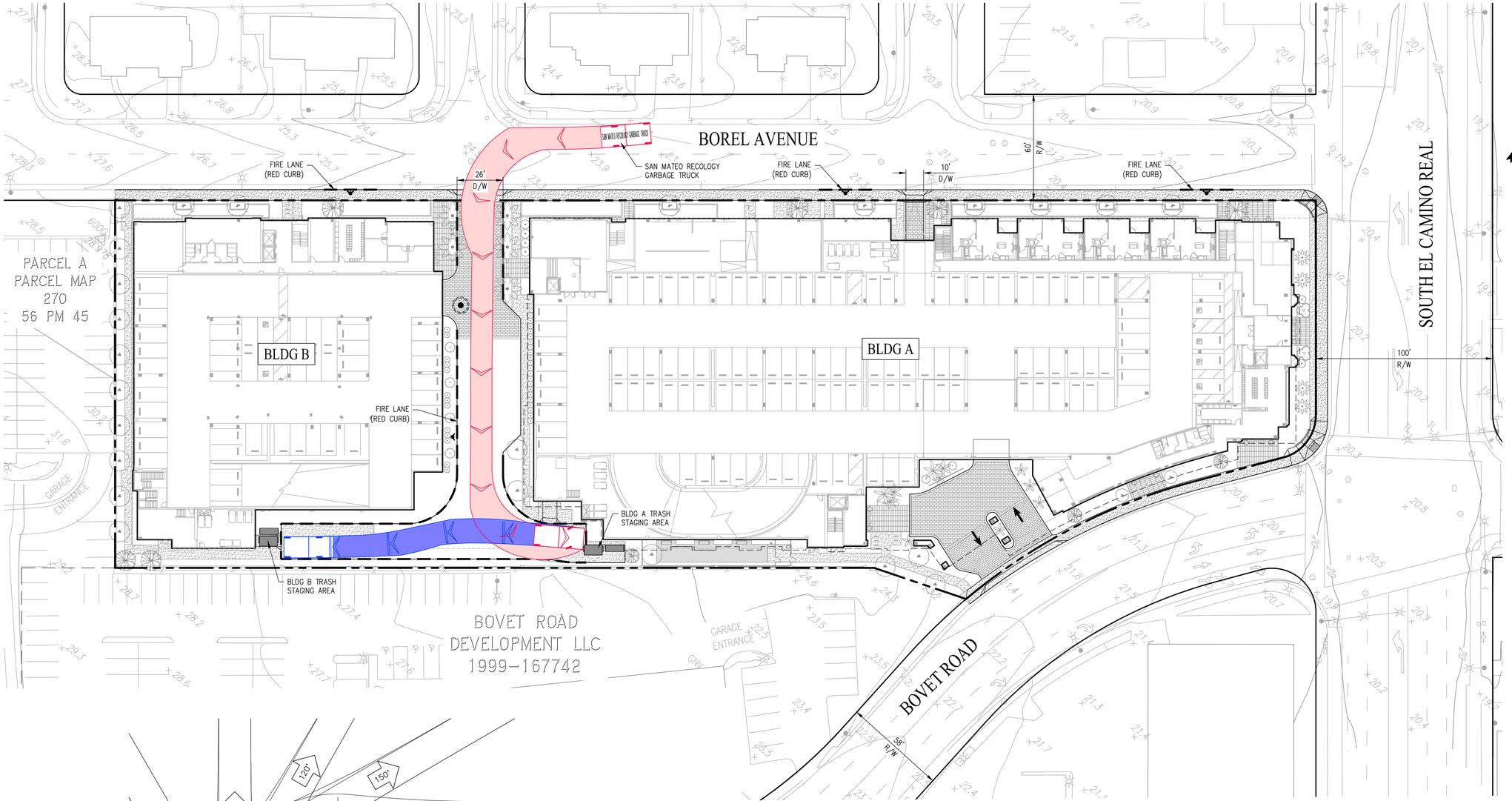
TYPICAL FLOW-THROUGH PLANTER DETAIL (DMA'S 1-5)

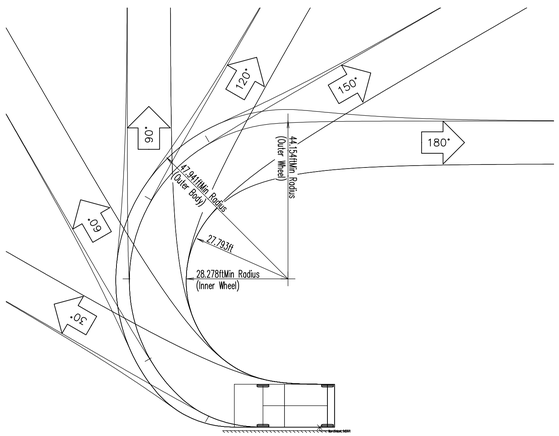
NOT TO SCALE



TYPICAL BIO-RETENTION DETAIL (DMA'S 7 & 12)

NOT TO SCALE





SAN MATEO RECOLOGY TRUCK TURNING TEMPLATE

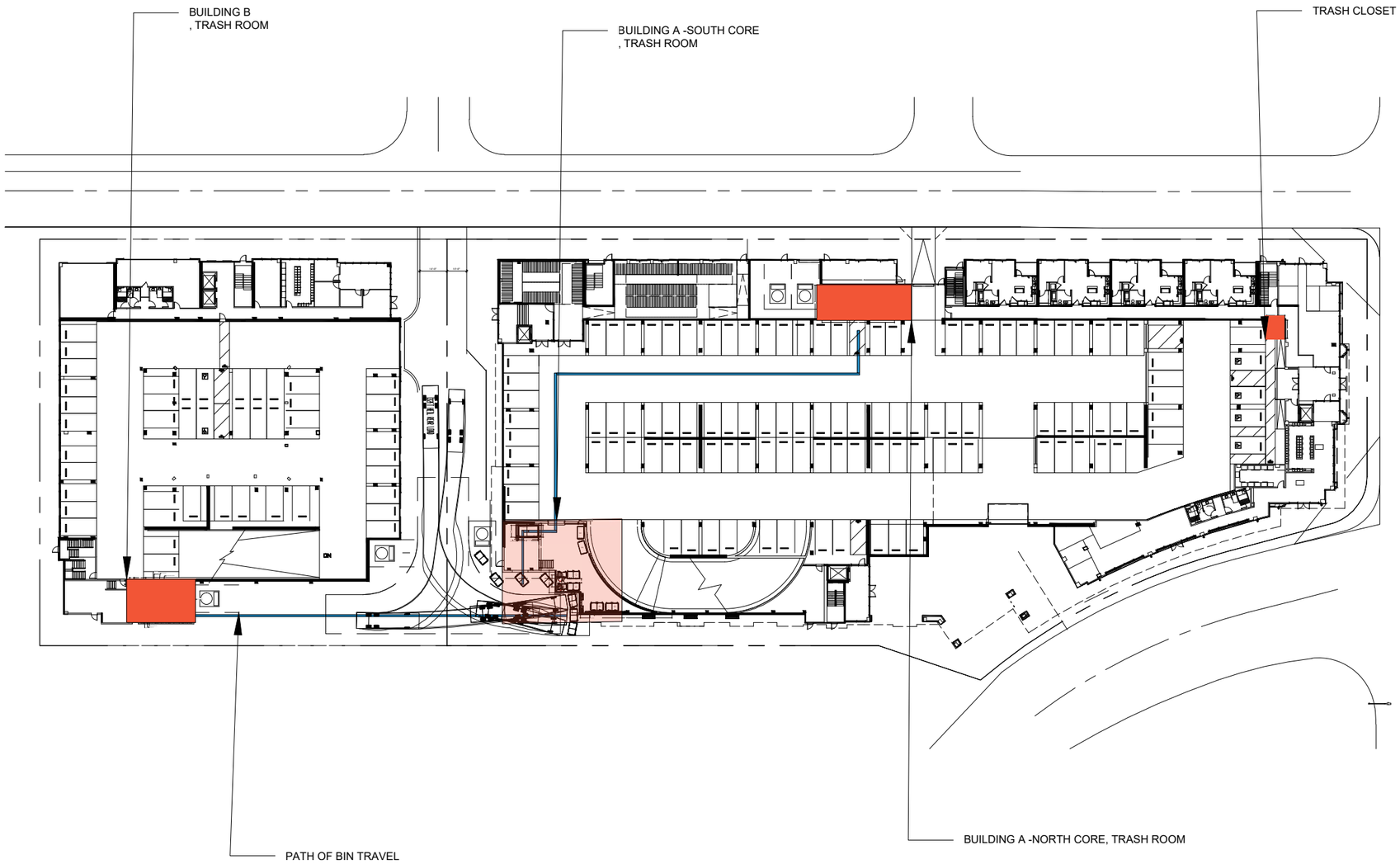
NOT TO SCALE

LEGEND

- EXISTING BOUNDARY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- FIRE LANE (RED CURB)
- 1 CY WASTE BIN
- 3 CY WASTE BIN

30' 0' 15' 30' 60'

SCALE 1" = 30'



AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
F: 415.292.5410
CONSULTINGPROJECTS@TRASHMANAGE.COM
CONSULTANT

JEMCOR
ARCHITECT

KTGY
OWNER / DEVELOPER

FOR REFERENCE ONLY

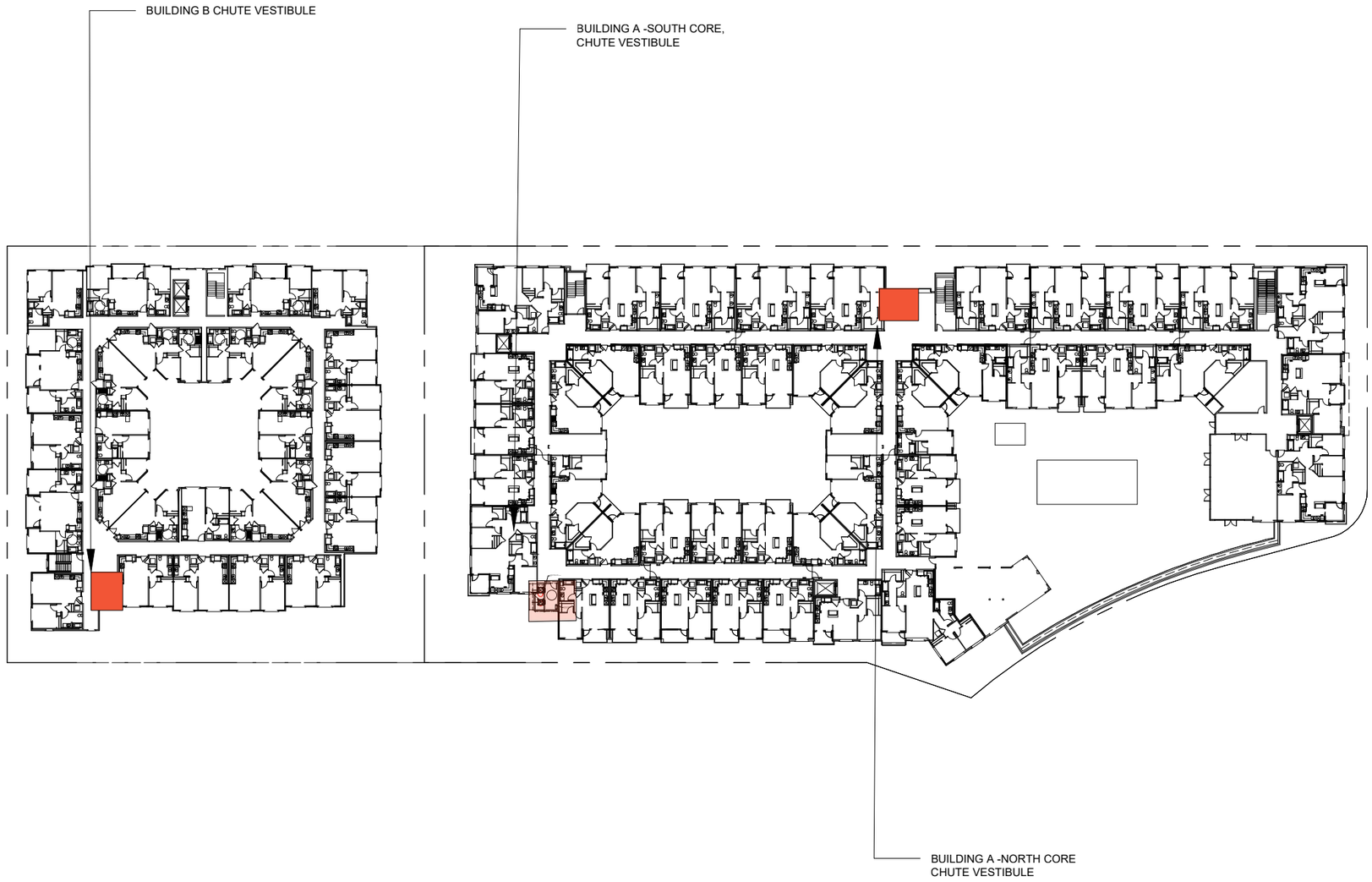
NO.	DATE	ISSUE / REVISION	ISSUED BY

1700 EL CAMINO REAL, SAN MATEO
PROJECT

OVERALL PLAN- LEVEL 1
DRAWING TITLE

PROJECT NO.	
DRAWN	PK
APPROVED	DU
DATE	03/30/2026
SCALE	1/64" = 1'-0"

DRAWING NO.
TR0.1



AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
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CONSULTINGPROJECTS@TRASHMANAGE.COM
CONSULTANT

JEMCOR
ARCHITECT

KTGY
OWNER / DEVELOPER

FOR REFERENCE ONLY

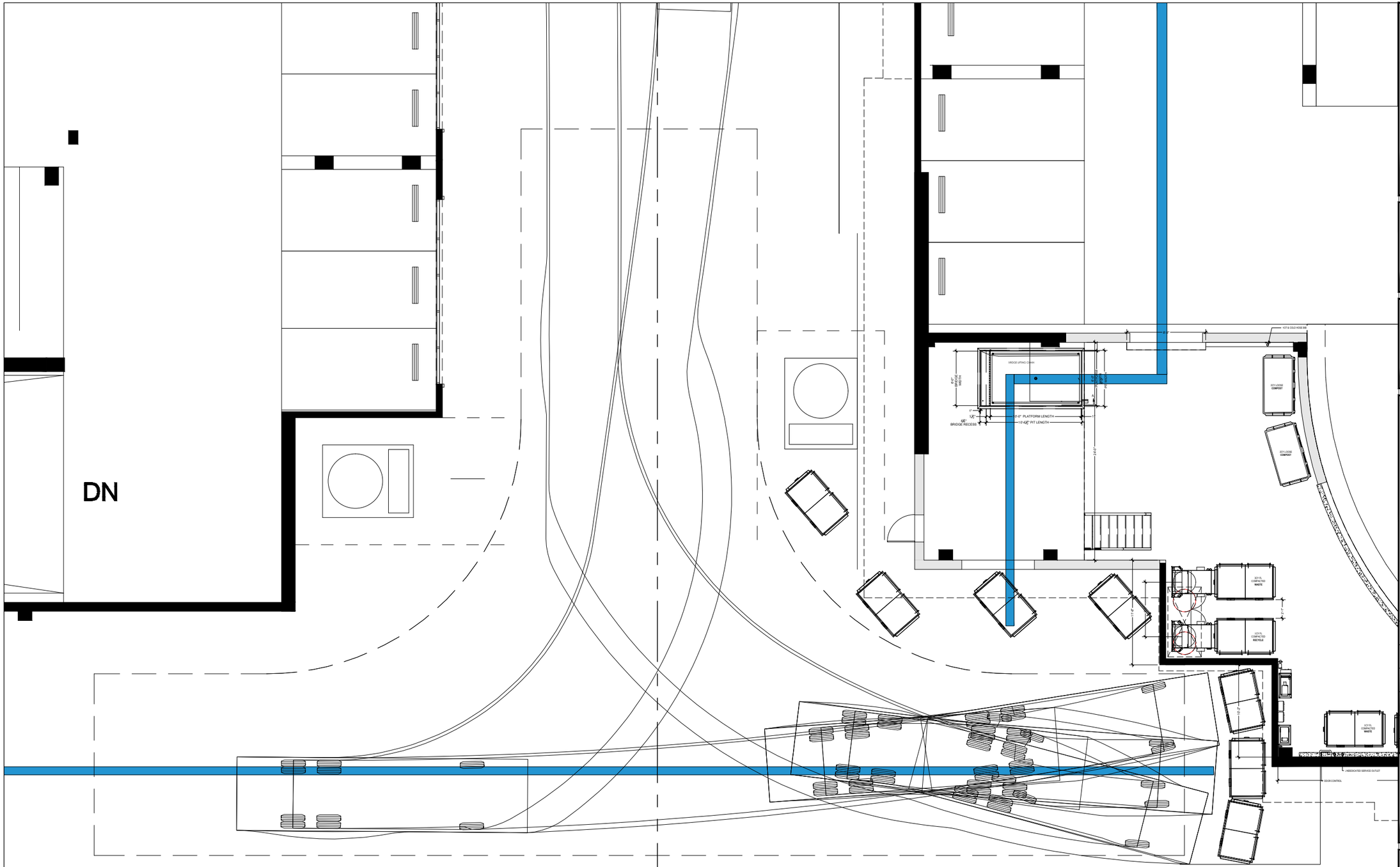
NO.	DATE	ISSUE / REVISION	ISSUED BY

1700 EL CAMINO REAL, SAN MATEO
PROJECT

OVERALL PLAN- LEVEL 2
DRAWING TITLE

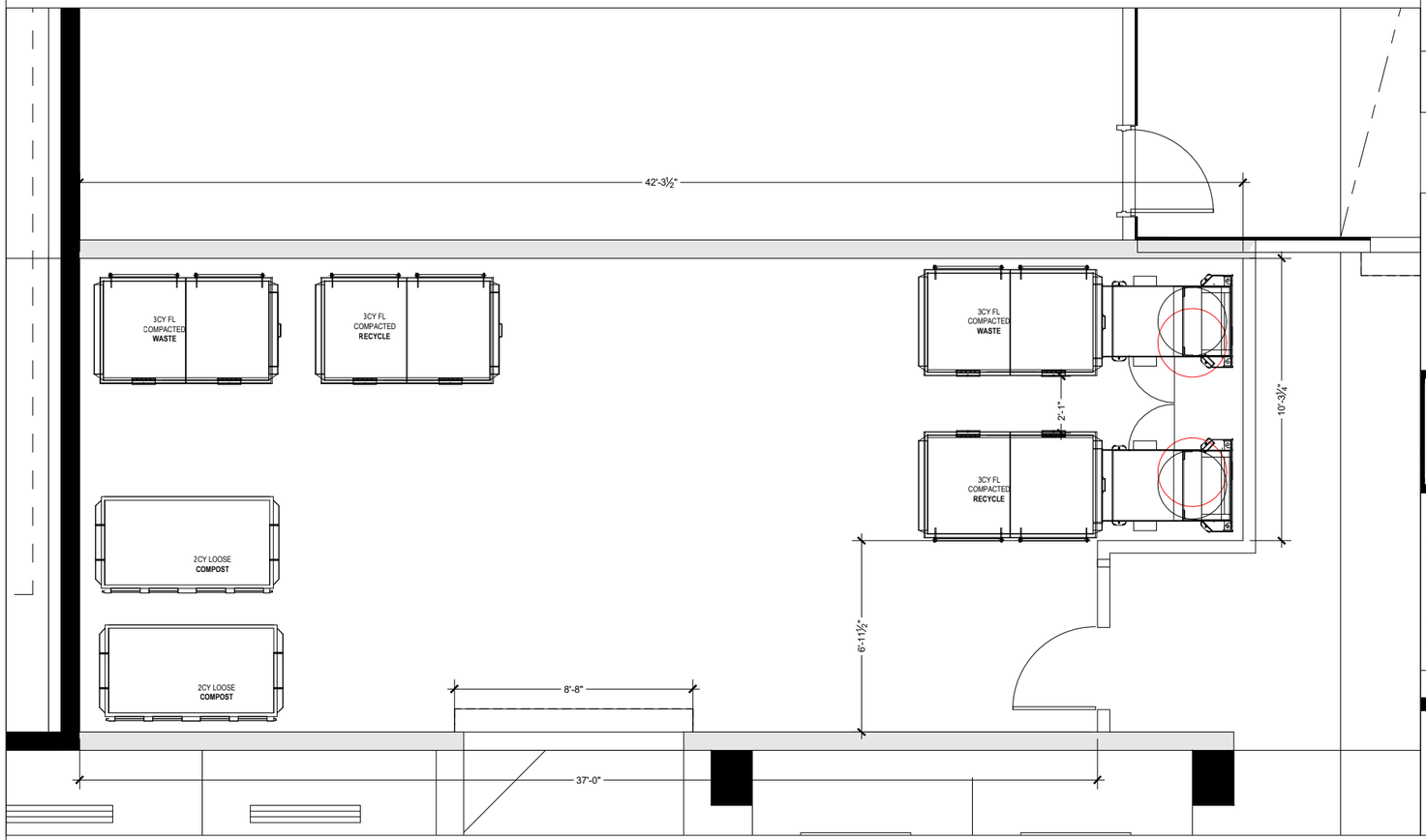
PROJECT NO.	
DRAWN	PK
APPROVED	DU
DATE	03/30/2026
SCALE	1/64" = 1'-0"

DRAWING NO.
TR0.2

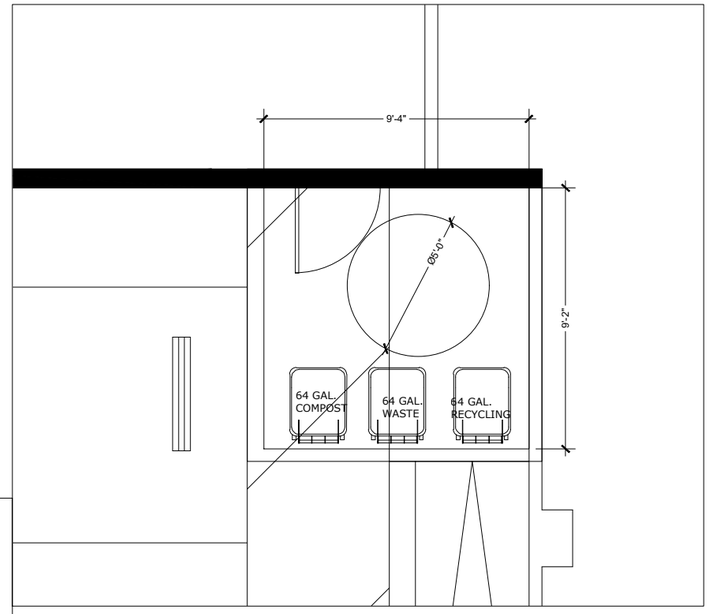

DN
HOT & COLD HOSE BIB
FIRE RISER
FIRE RISER
FIRE RISER

RESIDENTIAL TRASH PICKUP SCHEDULE NORTH							
RESIDENTIAL BINS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
3CY COMPACTED WASTE	1				1		
3CY LOOSE RECYCLE	1		1		1		
2CY LOOSE COMPOST	2				2		
TOTAL	4	#	1	0	4	0	0

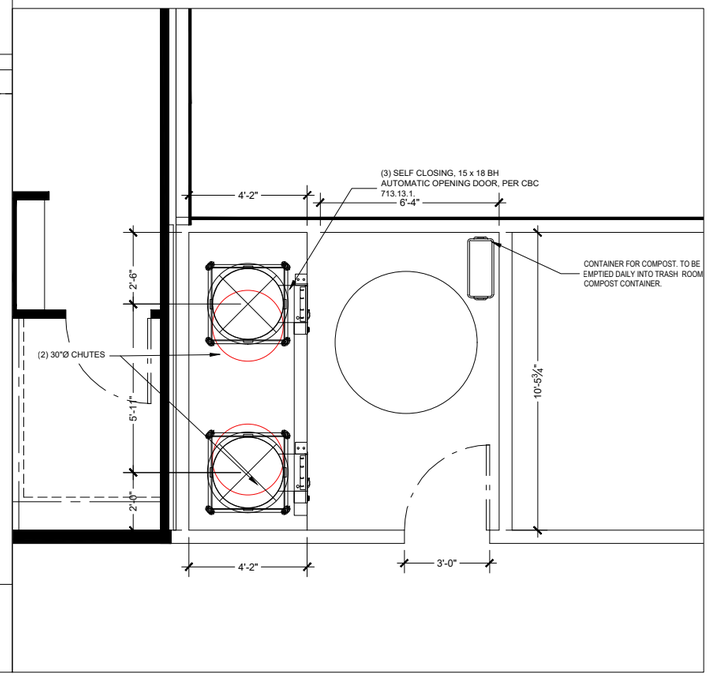
TRASH CLOSET PICKUP SCHEDULE (							
RESIDENTIAL BINS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
64 GAL WASTE	1				1		
64 GAL RECYCLING	1	1		1	1		
64G LOOSE COMPOST	1				1		
TOTAL	3	1	0	0	3	0	0



TRASH COLLECTION AREA- NORTH CORE BUILDING A
LEVEL 1



TRASH CLOSET
LEVEL 1



CHUTE VESTIBULES- NORTH CORE BUILDING A
LEVEL 2-8

AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
F: 415.292.5410
CONSULTINGPROJECTS@TRASHMANAGE.COM
CONSULTANT

JEMCOR
ARCHITECT

KTGY
OWNER / DEVELOPER

FOR REFERENCE ONLY

NO.	DATE	ISSUE / REVISION	ISSUED BY

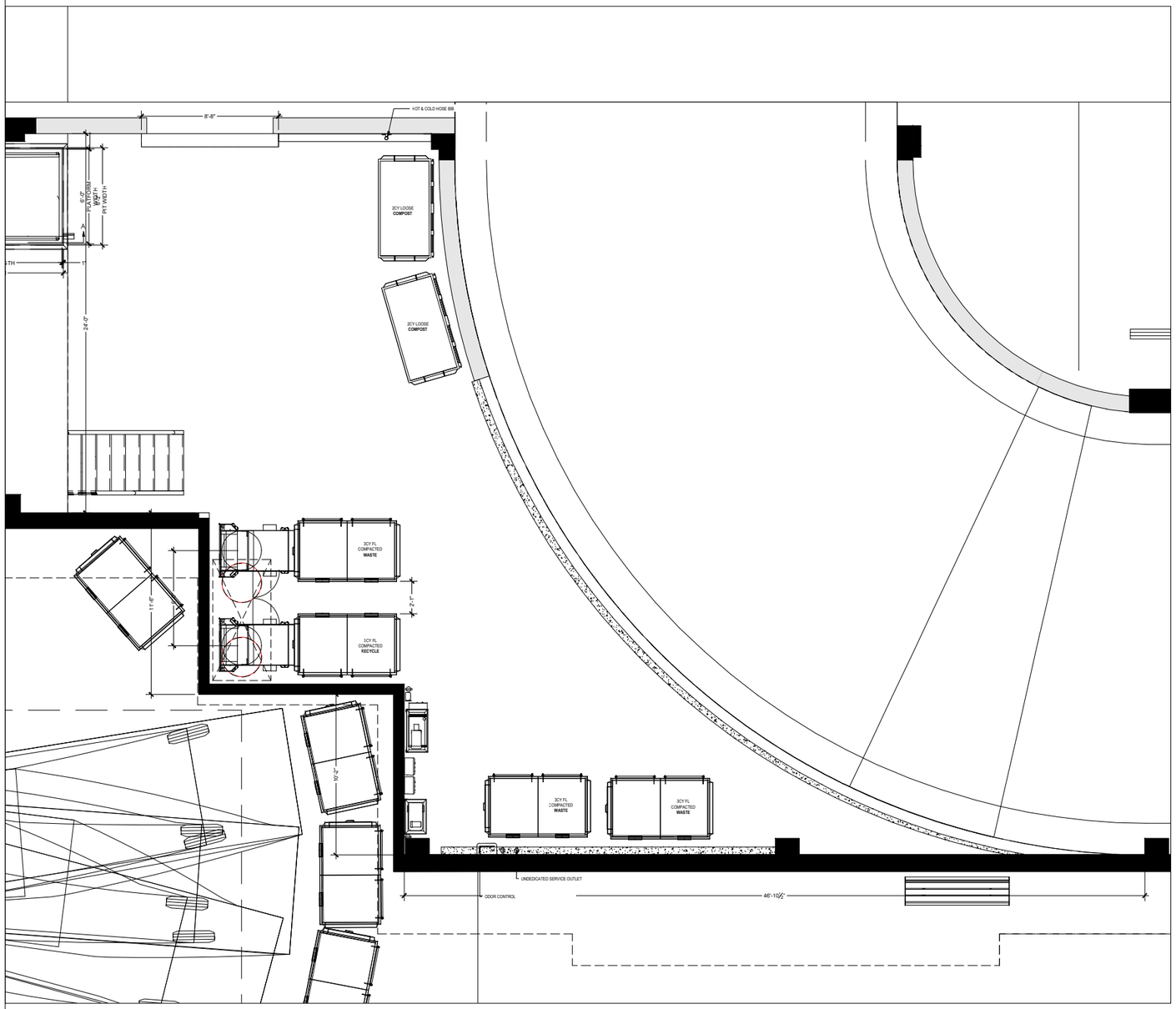
1700 EL CAMINO REAL, SAN MATEO
PROJECT

TRASH COLLECTION AREA- NORTH CORE BUILDING A
DRAWING TITLE

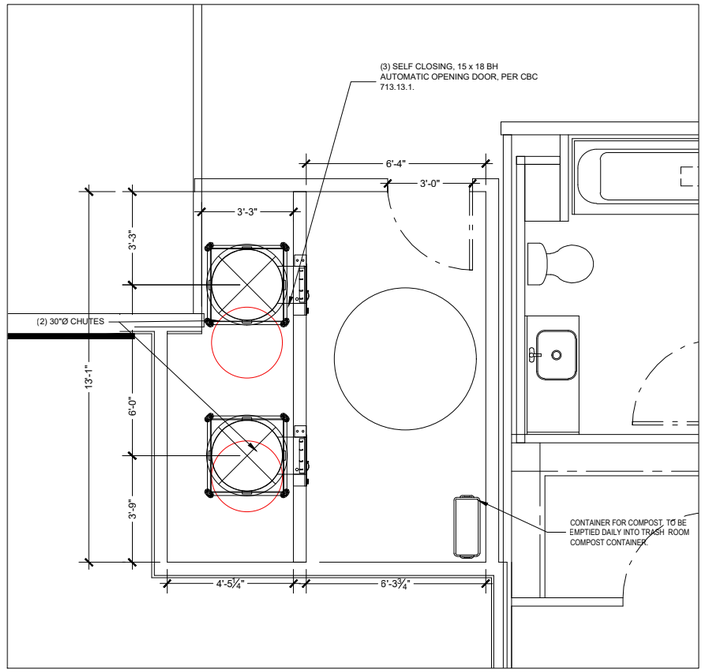
PROJECT NO.	
DRAWN	PK
APPROVED	DU
DATE	03/30/2026
SCALE	3/16" = 1'-0"

DRAWING NO. TR1.0

RESIDENTIAL TRASH PICKUP SCHEDULE NORTH							
RESIDENTIAL BINS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
3CY COMPACTED WASTE	1				1		
3CY LOOSE RECYCLE	1		1		1		
2CY LOOSE COMPOST	2				2		
TOTAL	4	#	1	0	4	0	0



TRASH COLLECTION AREA- SOUTH CORE BUILDING A
LEVEL 1



CHUTE VESTIBULES- NORTH CORE BUILDING A
LEVEL 4-8

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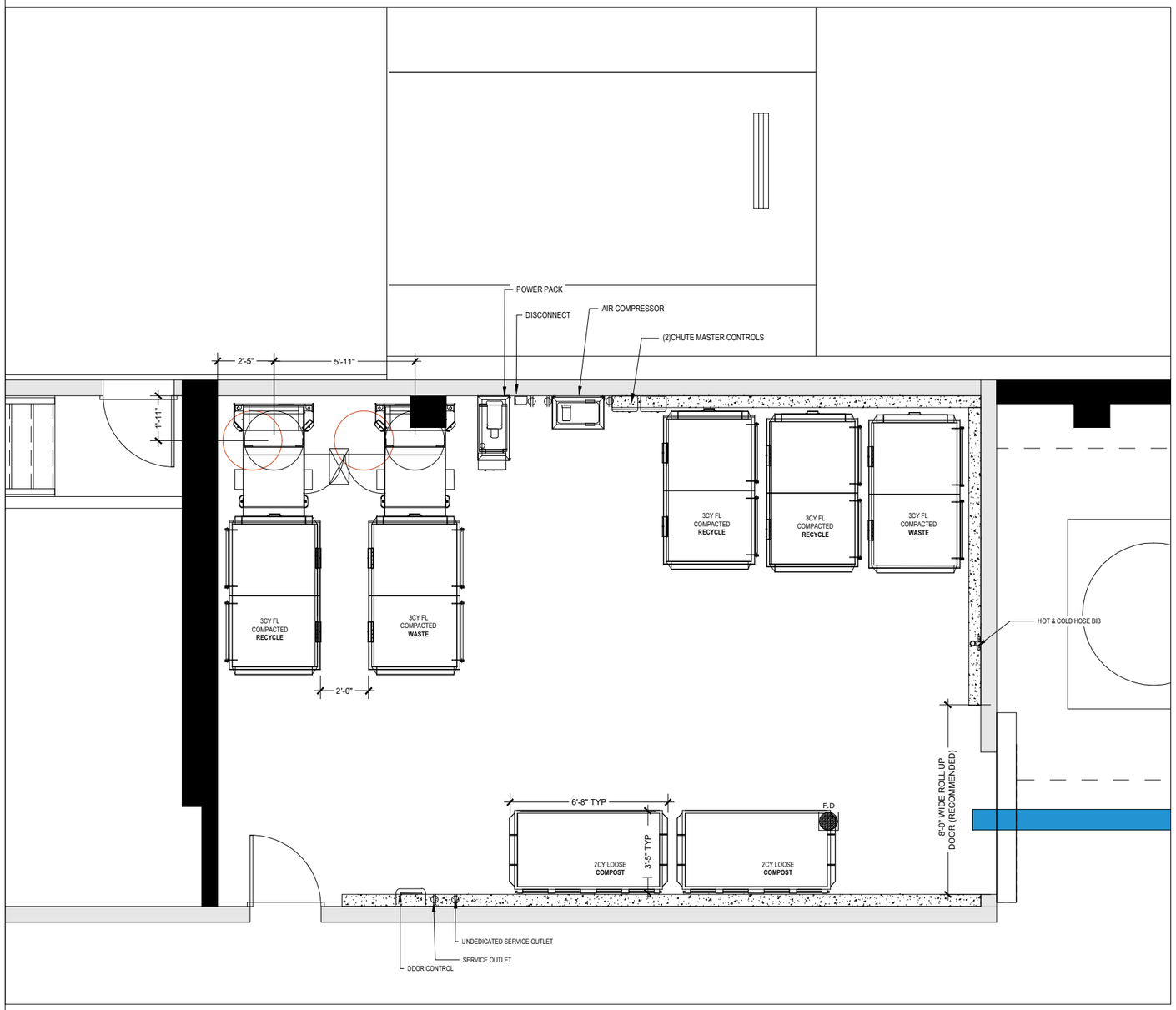
1700 EL CAMINO REAL, SAN MATEO
PROJECT

TRASH COLLECTION AREA- SOUTH CORE BUILDING A
DRAWING TITLE

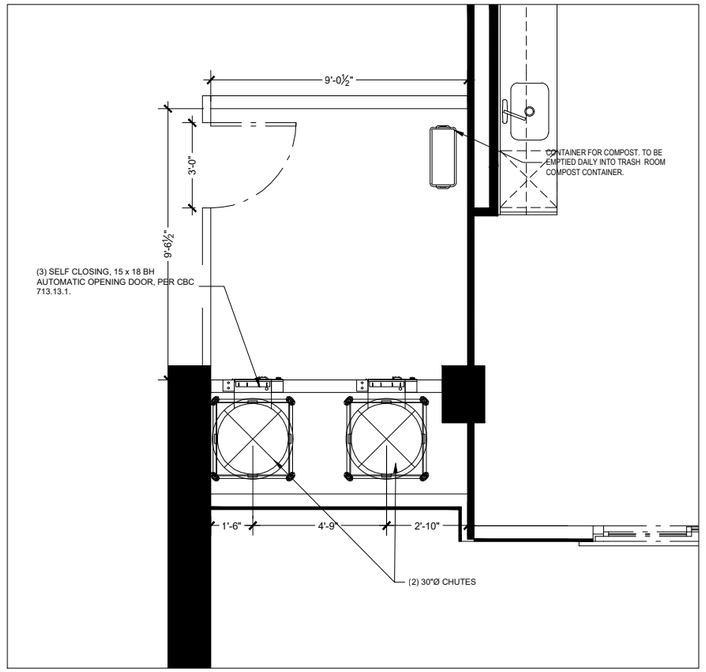
PROJECT NO.	
DRAWN	PK
APPROVED	DU
DATE	03/30/2026
SCALE	3/16"=1-0"

DRAWING NO.
TR1.1

RESIDENTIAL TRASH PICKUP SCHEDULE NORTH							
RESIDENTIAL BINS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
3CY COMPACTED WASTE	1				1		
3CY LOOSE RECYCLE	2		1		2		
2CY LOOSE COMPOST	2		1		2		
TOTAL	5	0	2	0	5	0	0



TRASH COLLECTION AREA- SOUTH CORE BUILDING A
LEVEL 1



CHUTE VESTIBULES- NORTH CORE BUILDING A
LEVEL 4-8

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PROJECT

TRASH COLLECTION AREA- BUILDING B
DRAWING TITLE

PROJECT NO.	
DRAWN	PK
APPROVED	DU
DATE	03/30/2026
SCALE	3/16"=1-0"

DRAWING NO. TR1.2