

PROJECT TEAM DIRECTORY

APPLICANT

JEMCOR Development Partners, LLC
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ARCHITECT

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17911 Von Karman Avenue
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Irvine, CA 92614

CIVIL ENGINEERING

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

LANDSCAPE

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

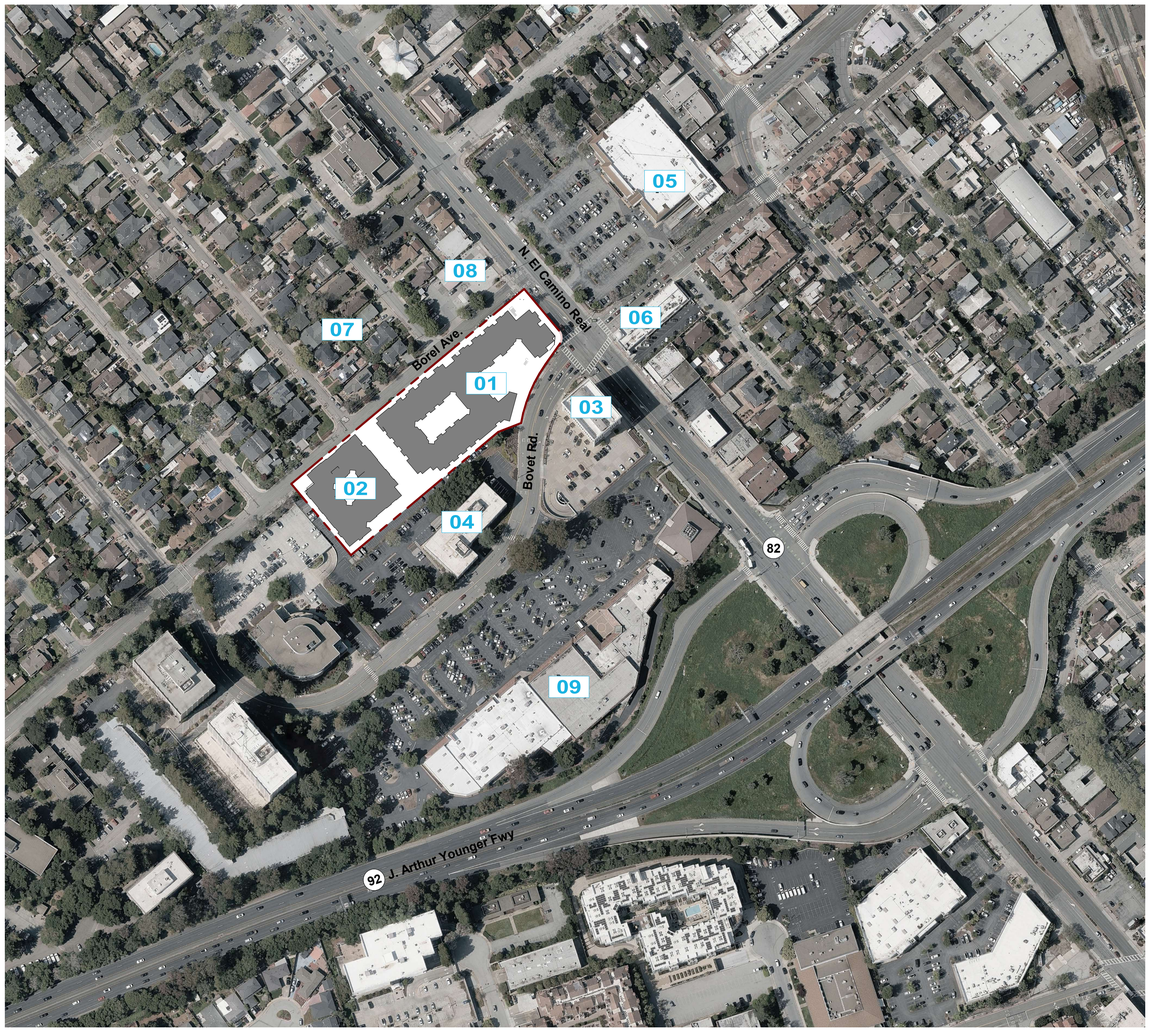
ELECTRICAL ENGINEERING

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

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
Max Building Height per CBC 2025	(R-2) 85'-0" of ave roof above grade plane (without area increase)
Type of Construction	Type IA (Bldg A - 3 levels)(Bldg B - 4 levels) & Type IIIA (5 Levels)
Scope of Accessibility Requirements	Building A (CBC 2025 Chapter 11A) & Building B (Chapter 11B)
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.):	±2,366 Square Feet
Cubic Yards of Soil Disturbance:	±25,300 Cubic Yards

NOTE: THE PARKING GARAGES IN BUILDING A AND BUILDING B WILL BE MECHANICALLY VENTILATED.

FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS (HOURS) CBC TABLE 601		
BUILDING ELEMENTS	**TYPE OF CONSTRUCTION**	
	IA	**IIIA**
PRIMARY STRUCTURAL FRAME (CBC SEC 202 and SEC 704)	3	1
BEARING WALLS - EXTERIOR	3	2
BEARING WALLS - INTERIOR	3	1
NONBEARING WALLS AND PARTITIONS - EXTERIOR	CBC TABLE 602	
NONBEARING WALLS AND PARTITIONS - INTERIOR	0	0
FLOOR AND ASSOCIATE SECONDARY MEMBERS	2	1
ROOF AND ASSOCIATE SECONDARY MEMBERS	1 1/2	1

SEPARATED OCCUPANCIES								
OCCUPANCY TYPE	**R-2**		**S-2**		**B**		**A**	
SEPARATION OF OCCUPANCIES (CBC TABLE 508.4)	R-2 to S-2:	1-HR	S-2 to R-2:	1-HR	B to R-2:	1-HR	A to R-2:	1-HR
	R-2 to B:	1-HR	S-2 to B:	1-HR	B to S-2:	1-HR	A to S-2:	1-HR
	R-2 to A:	1-HR	S-2 to A:	None	B to A:	1-HR	A to B:	1-HR

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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	313 stalls	
Total Residential...	313 stalls	
Total Parking Ratio	1.24 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	144
2.0 sp per 2-bd	100
2.2 sp per 3-bd	53
TOTAL	**297**

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 (1)

Level	Unassigned Accessible	Unassigned EVCS	Unassigned Standard	Assigned Accessible	Assigned Compact	Assigned Standard	Total
Level 1	4	4	9	0	4	88	109
Level 2	0	0	0	5	6	111	122
Level 3	**0**	0	0	0	8	114	122
TOTAL	**4**	4	9	5	18	**313**	**353**
							1.40
							Stall/DU

Note 1: One assigned parking space per dwelling unit will be provided with a Level 2 EV Charging receptable per CalGreen 2025 Section 4.106.4.2.2(a)

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	24

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 8
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	3,976 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**

NOTE: BUILDING B'S UNITS WILL BE 100% BMR UNITS WITH THE EXCEPTION OF (3) MANAGER'S UNITS.
SEE SHEETS A3.04 & A3.05 FOR THE LOCATION OF MANAGER'S UNITS.

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 (1)

Level	Accessible	Standard	Total
Level B1	2	55	57
Level 1	2	44	46
TOTAL			**103**
			0.55
			Stall/DU

Note 1: All assigned parking will be provided with a Level 2 EV Charging receptable per CalGreen 2025 Section 4.106.4.2.2(a)(1)

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	16

LONG-TERM BIKE PARKING PROVIDED	
Total Provided	96

GROSS FLOOR AREA SUMMARY (1)

	Leasing & Amenities GSF (3)	Service & Support GSF (4)	Residential Units GSF (2)	Parking Garage GSF	Total GSF
Basement	0	1,681	0	24,940	26,621
Level 1	2,851	4,107	0	22,456	29,414
Level 2	1,125	4,154	20,248	0	25,527
Level 3	0	4,045	21,234	0	25,279
Level 4	0	4,045	21,226	0	25,271
Level 5	0	4,028	21,237	0	25,265
Level 6	0	4,028	21,237	0	25,265
Level 7	0	4,028	21,237	0	25,265
Level 8	0	3,928	20,462	0	24,390
TOTAL	**3,976**	**34,044**	**146,881**	**47,396**	**232,297**

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 Units GSF calculation includes exterior, corridor and party walls. This number differs from NRSF generated in the Unit Summary

Note 3: Leasing/Amenity includes: Leasing offices, amenities, and resident services.

Note 4: Service & Support GSF includes: Vertical circulation at the ground level, common circulation, lobbies, storage closets, MEP rooms, trash rooms, restrooms, and the fire command center.

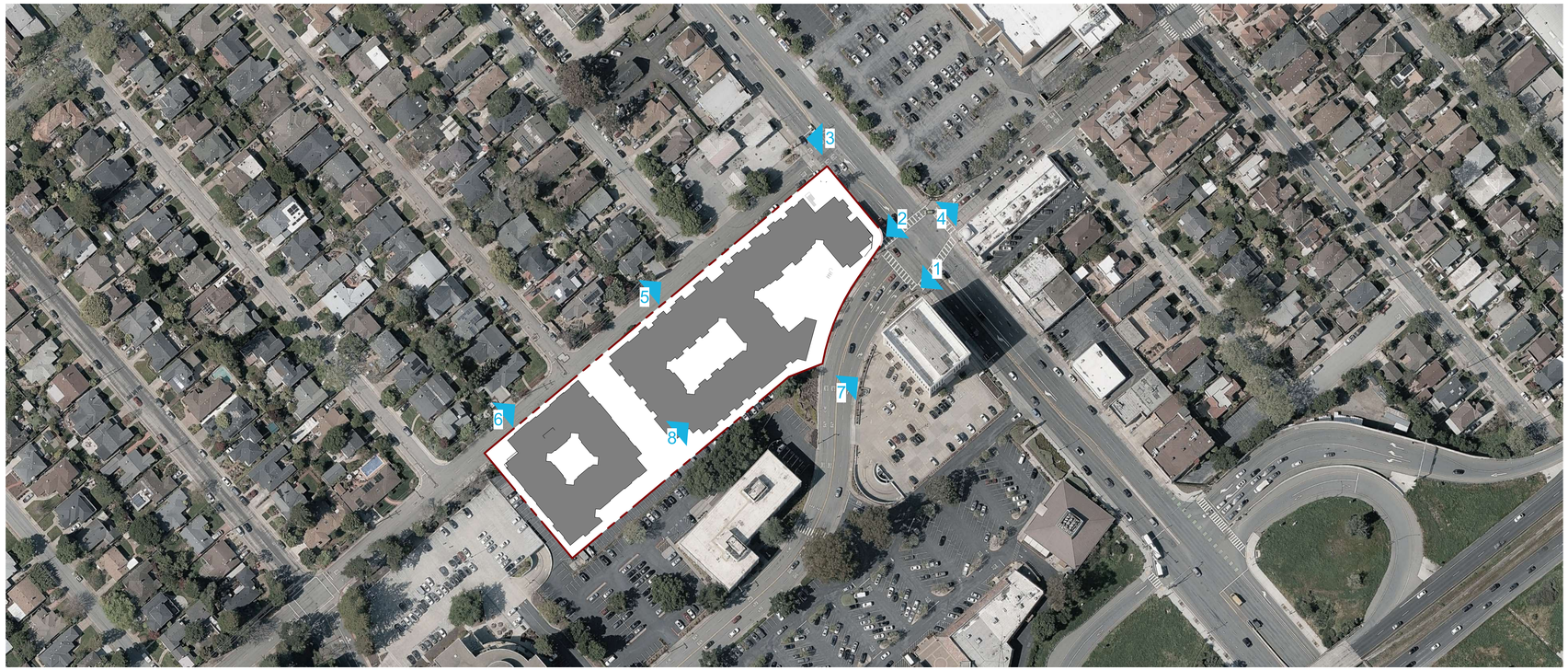
AMENITY SUMMARY

Amenity Type	Level 1	Level 2	Levels 3-8
Leasing Offices / Lobby / Mail	1,194		-
Amenity	1,657	1,125	-
Sub-Totals	2,851	1,125	-
Grand Totals		**3,976**	

PROVIDED OPEN SPACE (1)

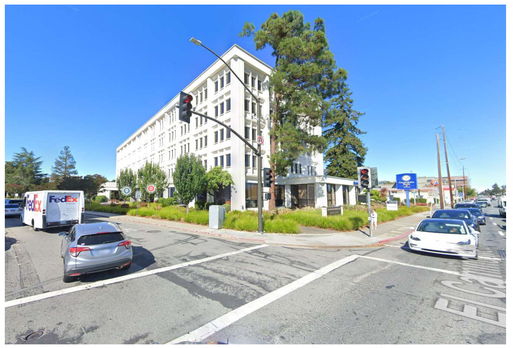
Level	Type		Grand Total GSF
	Private	Common	
Level 1	-	-	-
Level 2	-	3,199	3,199
Level 3	349	-	349
Level 4	435	-	435
Level 5	435	-	435
Level 6	435	-	435
Level 7	435	-	435
Level 8	435	767	1,202
Sub-Totals	2,524	3,966	
Grand Totals	**6,490**		

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





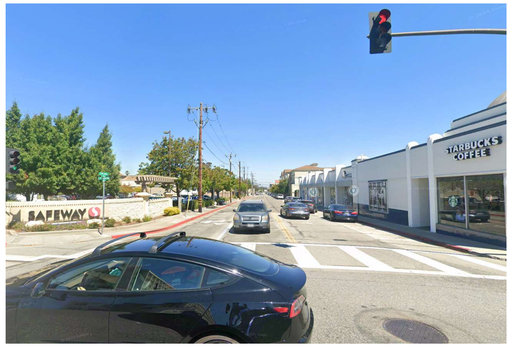
1. CORNER OF EL CAMINO REAL AND BOVET RD



2. EXISTING BUILDING ON SITE



3. ADJACENT GAS STATION AT EL CAMINO REAL



4. ADJACENT GROCERY STORE AND COFFEE CHAIN



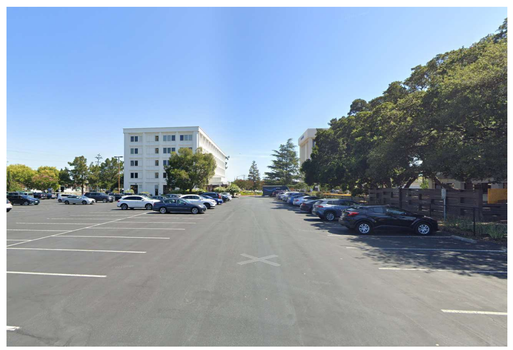
5. VIEW CORRIDOR ALONG BOREL AVE



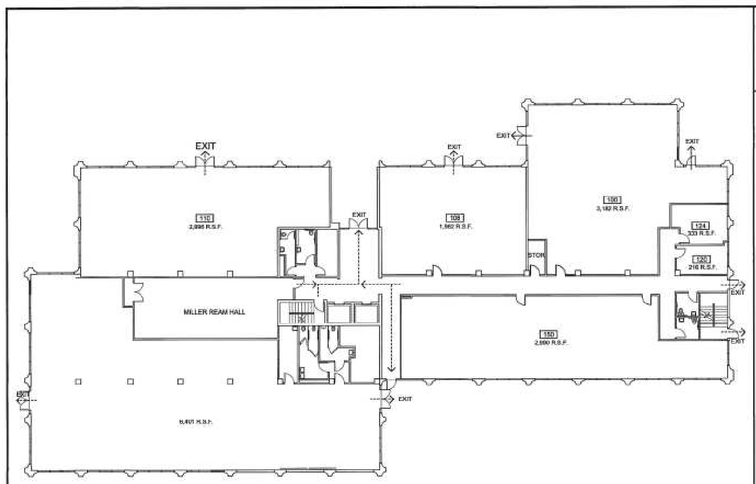
6. VIEW CORRIDOR ALONG BOREL AVE



7. BANK AND EXISTING BUILDING ALONG BOVET RD



8. EXISTING SURFACE PARKING AT SITE CENTER

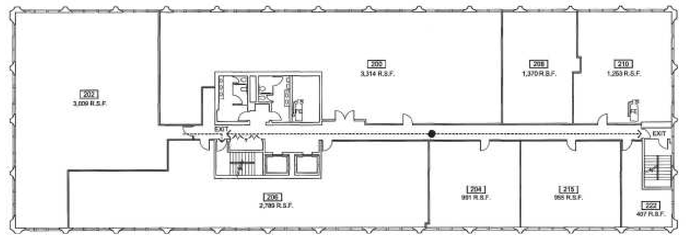


GROUND FLOOR

BOREL ESTATES BUILDING
1700 EL CAMINO REAL
SAN MATEO, CA.

2

DATE 03.04.25
SCALE NTS
JOB # 2022-07
REVISIONS



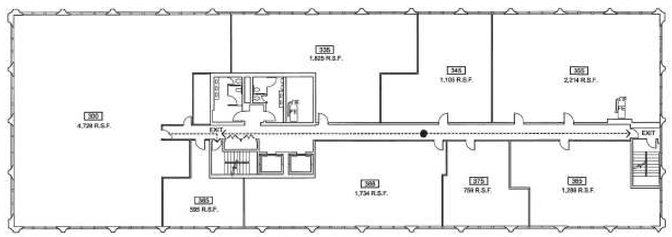
SECOND FLOOR

BOREL ESTATES BUILDING
1700 EL CAMINO REAL
SAN MATEO, CA.

3

DATE 03.04.25
SCALE NTS
JOB # 2022-07
REVISIONS

GENERAL NOTE: THE SCOPE OF WORK REQUIRES THE COMPLETE REMOVAL AND DEMOLITION OF ALL EXISTING STRUCTURES PRIOR TO NEW CONSTRUCTION.

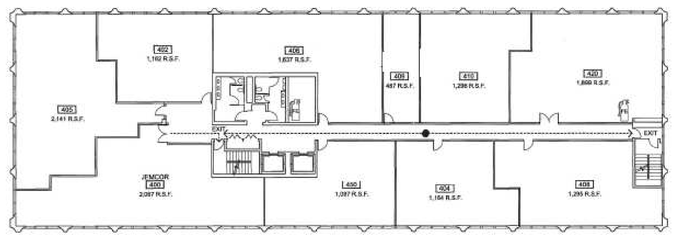


THIRD FLOOR

BOREL ESTATES BUILDING
1700 EL CAMINO REAL
SAN MATEO, CA.

4

DATE 03.04.25
SCALE NTS
JOB # 2022-07
REVISIONS

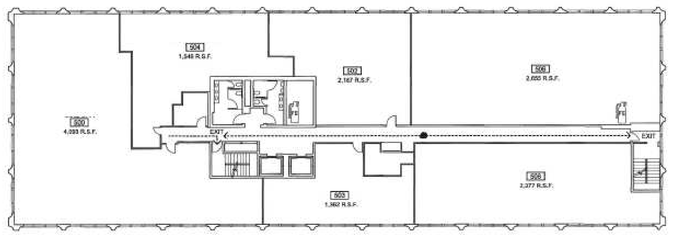


FOURTH FLOOR

BOREL ESTATES BUILDING
1700 EL CAMINO REAL
SAN MATEO, CA.

5

DATE 03.04.25
SCALE NTS
JOB # 2022-07
REVISIONS

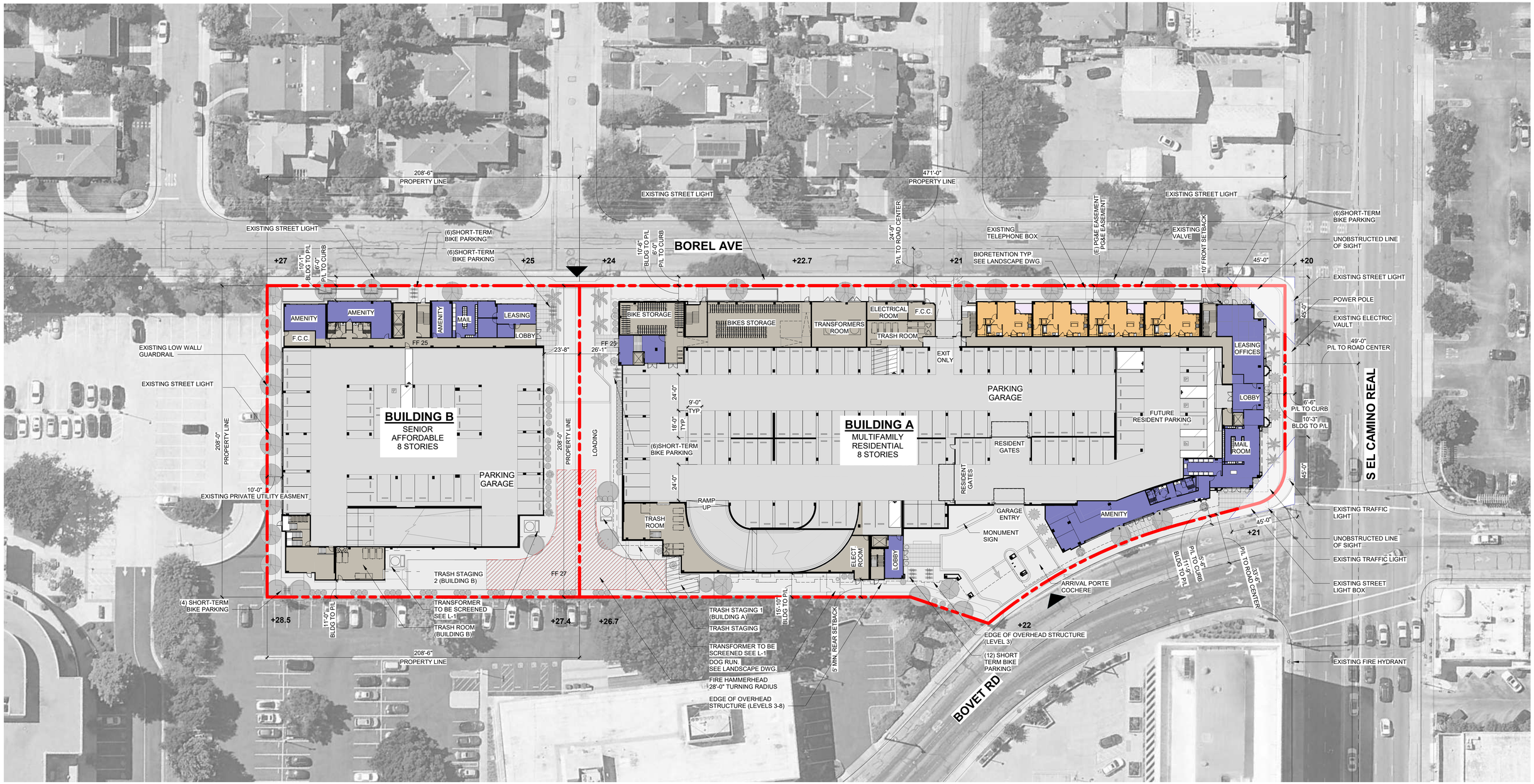


FIFTH FLOOR

BOREL ESTATES BUILDING
1700 EL CAMINO REAL
SAN MATEO, CA.

6

DATE 03.04.25
SCALE NTS
JOB # 2022-07
REVISIONS



GENERAL NOTE: SEE SHEET C4.0 "PRELIMINARY UTILITY PLAN" FOR LOCATION OF ON-SITE UTILITIES, INCLUDING HYDRANTS, UTILITY METERS, POWER POLES, AND STREETLIGHTS.

PLAN LEGEND

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

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No: 2025.0205

JEMCOR Development Partners, LLC

1700 EL CAMINO REAL
SAN MATEO, CALIFORNIA

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

CONCEPTUAL DESIGN
June 29th, 2026

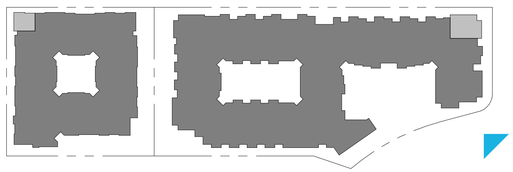
ARCHITECTURAL SITE PLAN

A1.00

BUILDING A - MULTIFAMILY RESIDENTIAL



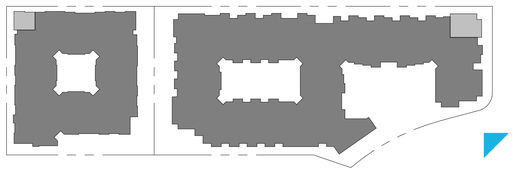
VIEW OF BUILDING A FROM BOVET RD & EL CAMINO REAL AT DUSK



BUILDING A - MULTIFAMILY RESIDENTIAL



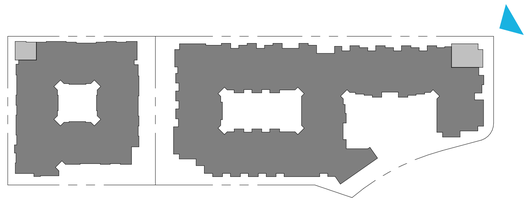
VIEW OF BUILDING A BOVET RD & EL CAMINO REAL DURING THE MORNING



BUILDING A - MULTIFAMILY RESIDENTIAL



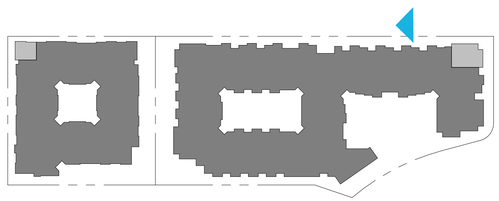
VIEW OF BUILDING A AT BOREL AVE & EL CAMINO REAL DURING DUSK



BUILDING A - MULTIFAMILY RESIDENTIAL

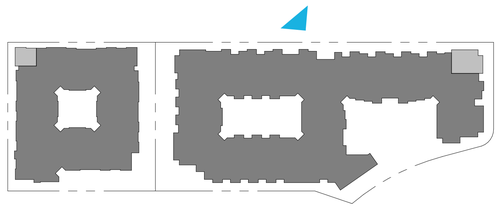


VIEW OF BUILDING A ALONG BOREL AVE WALKING WEST DURING DUSK



BUILDING A - MULTIFAMILY RESIDENTIAL





VIEW OF BUILDING A'S GARAGE EXIT ON BOREL AVE EL CAMINO REAL DURING DUSK

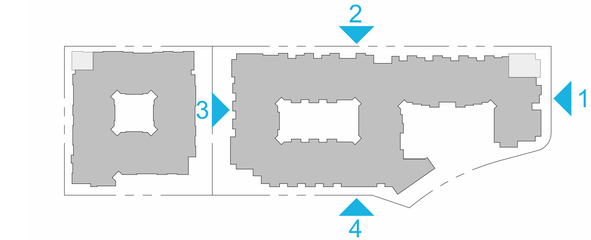
BUILDING A - MULTIFAMILY RESIDENTIAL



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 METAL PICKET RAILING
05	GLASS PANEL RAILING
06	ALUMINUM STOREFRONT
07	WINDOW - VINYL
08	PATIO DOOR - FIBERGLASS
09	METAL CANOPY
10	METAL SCREEN
11	METAL TRELLIS
12	TRIM - PLASTER OVER FOAM
13	DECORATIVE RAFTER - PLASTER OVER FOAM
14	CORNICE - PLASTER OVER FOAM
15	8x8 PAINTED WOOD POST

Note - non-glazed exterior doors at ground level to be finished in same color as adjacent wall

- see unit plan sheets for window and door sizes

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.

Note: Proposed project signage is represented conceptually and a Sign Permit will be a deferred submittal. All project signage will comply with Title 25 of the San Mateo Municipal Code and California State Law.

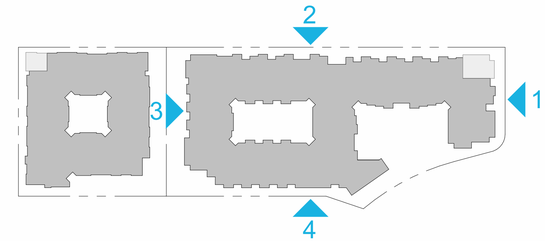
BUILDING A - MULTIFAMILY RESIDENTIAL



3. SOUTHWEST ELEVATION



4. SOUTHEAST ELEVATION (BOVET ROAD)



EXTERIOR MATERIALS

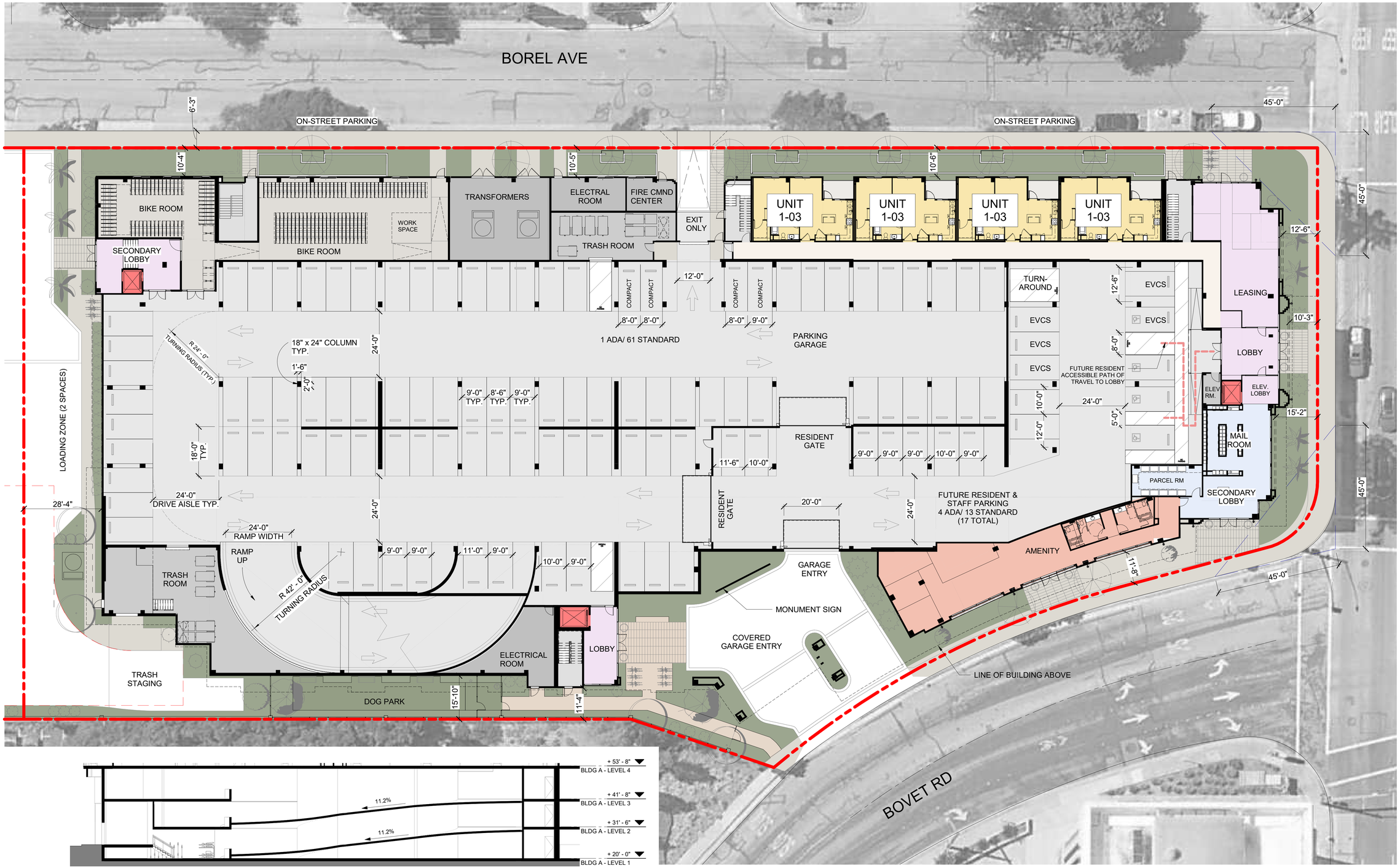
01	CEMENT PLASTER
02	BRICK VENEER
03	SMOOTH FINISH CEMENT PLASTER
04	VERTICAL METAL PICKET RAILING
05	GLASS PANEL RAILING
06	ALUMINUM STOREFRONT
07	WINDOW - VINYL
08	PATIO DOOR - FIBERGLASS
09	METAL CANOPY
10	METAL SCREEN
11	METAL TRELLIS
12	TRIM - PLASTER OVER FOAM
13	DECORATIVE RAFTER - PLASTER OVER FOAM
14	CORNICE - PLASTER OVER FOAM
15	8x8 PAINTED WOOD POST

Note - non-glazed exterior doors at ground level to be finished in same color as adjacent wall

- see unit plan sheets for window and door sizes

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.

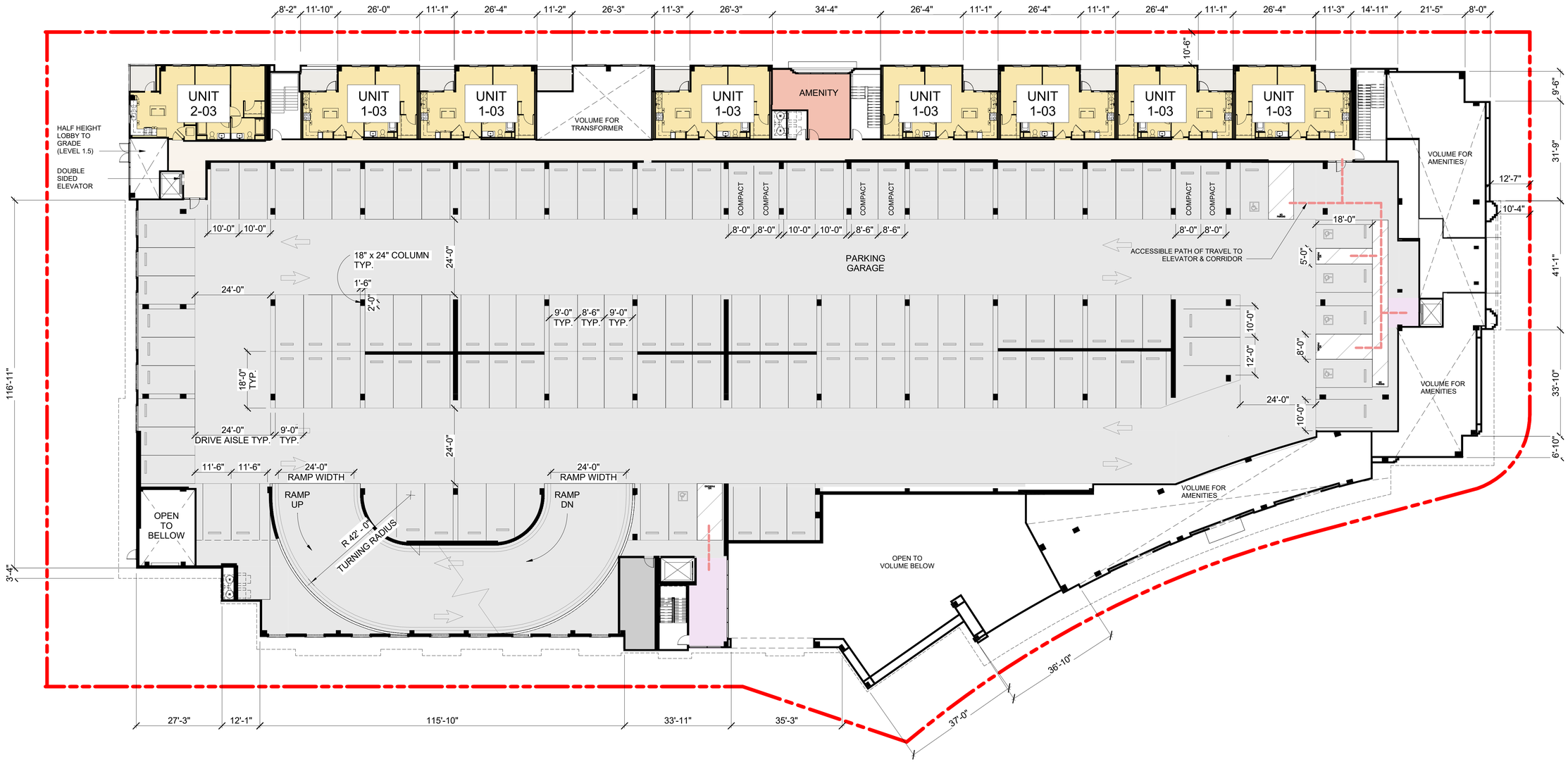
BUILDING A - MULTIFAMILY RESIDENTIAL



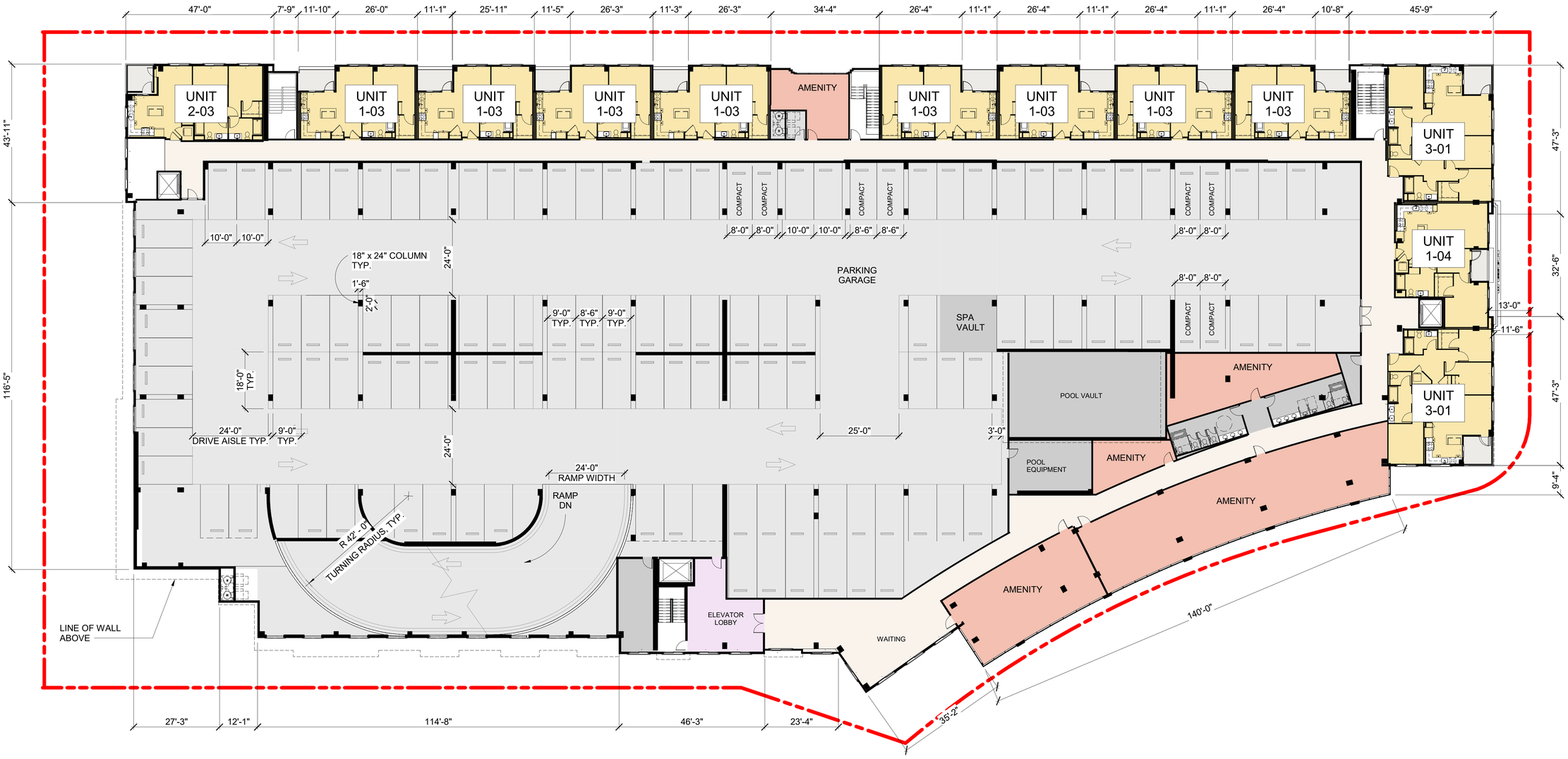
SECTION DIAGRAM - BUILDING A RAMP

GENERAL NOTE: SEE SHEET C4.0 "PRELIMINARY UTILITY PLAN" FOR LOCATION OF ON-SITE UTILITIES, INCLUDING HYDRANTS, UTILITY METERS, POWER POLES, AND STREETLIGHTS.

BUILDING A - MULTIFAMILY RESIDENTIAL



BUILDING A - MULTIFAMILY RESIDENTIAL



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No: 2025.0205

JEMCOR Development Partners, LLC

1700 EL CAMINO REAL
SAN MATEO, CALIFORNIA

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

CONCEPTUAL DESIGN
June 29th, 2026

BUILDING A - MULTIFAMILY RESIDENTIAL - LEVEL 3 PLAN

A2.07

BUILDING A - MULTIFAMILY RESIDENTIAL



BUILDING A - MULTIFAMILY RESIDENTIAL



BUILDING A - MULTIFAMILY RESIDENTIAL



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No: 2025.0205

JEMCOR Development Partners, LLC

1700 EL CAMINO REAL
SAN MATEO, CALIFORNIA

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

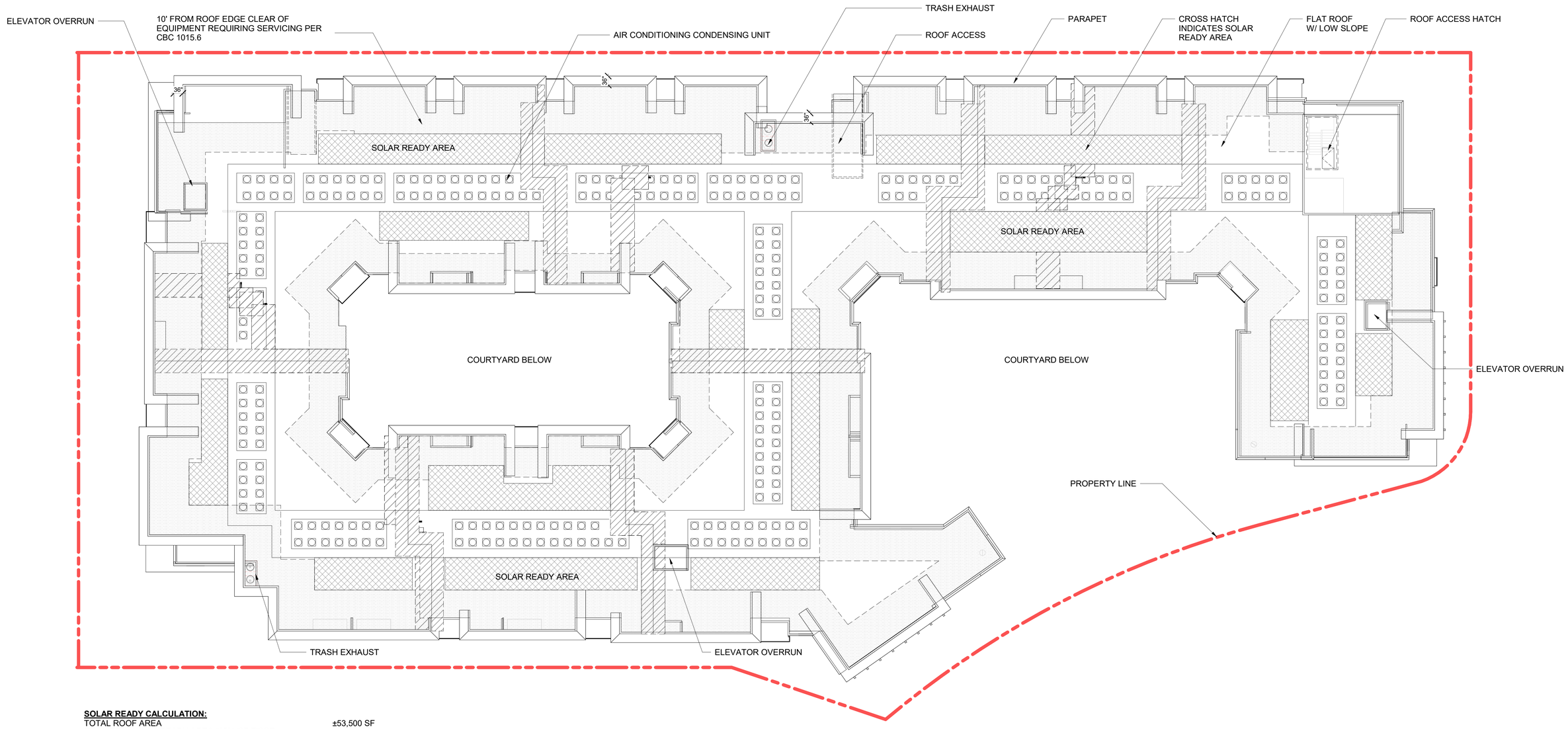
CONCEPTUAL DESIGN
June 29th, 2026

BUILDING A - MULTIFAMILY RESIDENTIAL - LEVEL 6-7 PLAN

A2.10


47'-0"
7'-9"
11'-9"
26'-0"
11'-1"
26'-4"
11'-1"
26'-4"
11'-2"
26'-4"
24'-7"
9'-10"
26'-4"
11'-1"
26'-4"
11'-1"
26'-4"
11'-1"
26'-4"
11'-6"
32'-11"
10'-6"
16'-0"
17'-0"
12'-6"
43'-11"
12'-9"
24'-10"
49'-9"
12'-7"
35'-0"
9'-6"
36'-7"
23'-7"
36'-9"
11'-6"
47'-3"
126'-8"
109'-8"
79'-3"
67'-2"
26'-8"
38'-0"
44'-1"
51'-4"
12'-11"
37'-10"
13'-3"
46'-2"
UNIT 3-01
UNIT 2-01
UNIT 1-01
UNIT 1-02
UNIT 2-02
UNIT 1-04
UNIT 1-05
UNIT 2-04
UNIT 3-02
AMENITY
ROOF DECK
COURTYARD BELOW
COURTYARD BELOW

BUILDING A - MULTIFAMILY RESIDENTIAL



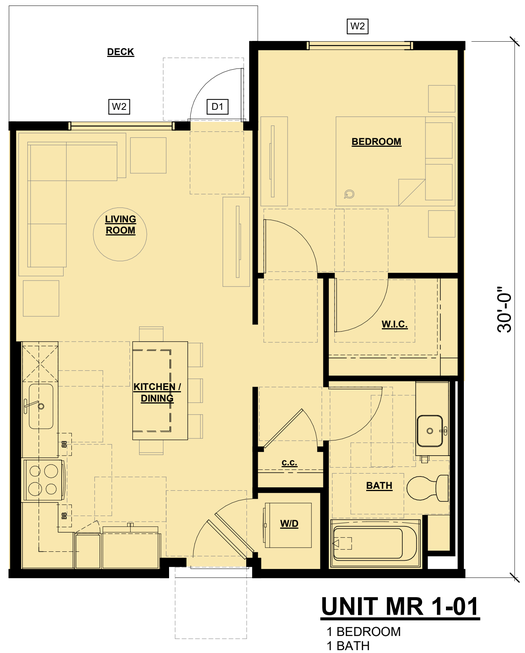
SOLAR READY CALCULATION:

TOTAL ROOF AREA	±53,500 SF
REQUIRES SOLAR READY AREA (15% OF ROOF)	8,025 SF
PROVIDED SOLAR READY AREA	8,500 SF

BUILDING A - MULTIFAMILY RESIDENTIAL

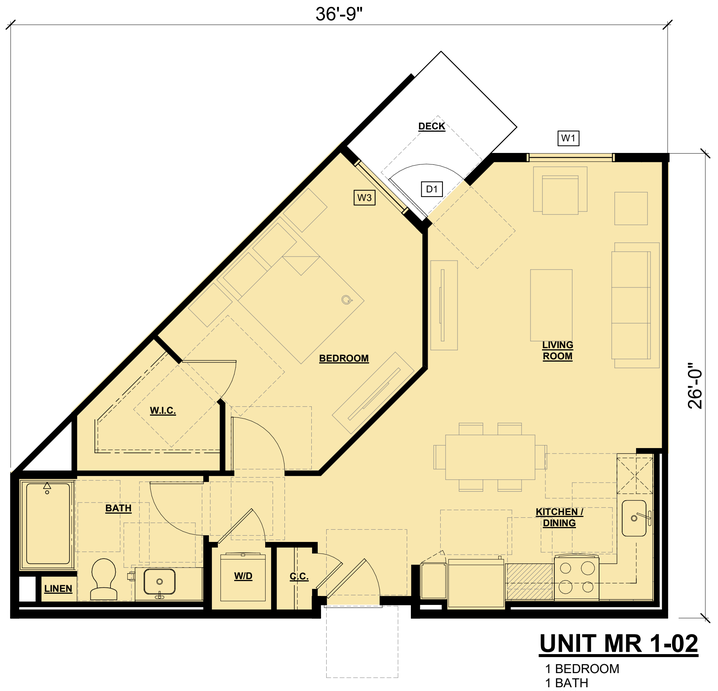
WINDOWS AND DOORS

W1	5'-0" x 6'-0" HORIZONTAL SLIDER
W2	6'-0" x 6'-0" HORIZONTAL SLIDER
W3	4'-0" X 6'-0" HORIZONTAL SLIDER
W4	6'-0" X 4'-6" HORIZONTAL SLIDER
W5	3'-0" x 6'-0" FIXED
W6	3'-0" X 4'-6" FIXED
D1	3'-0" X 8'-0" PAINTED FIBERGLASS DECK DOOR



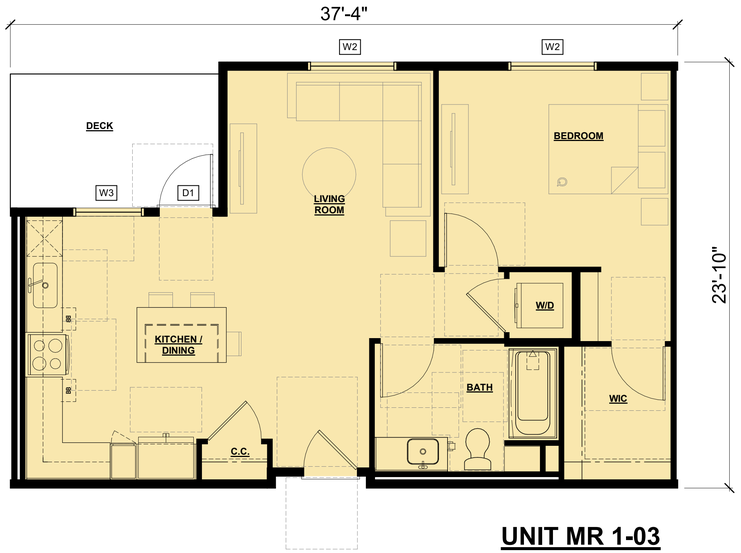
UNIT MR 1-01

1 BEDROOM
1 BATH
690 SF
80 DU TOTAL



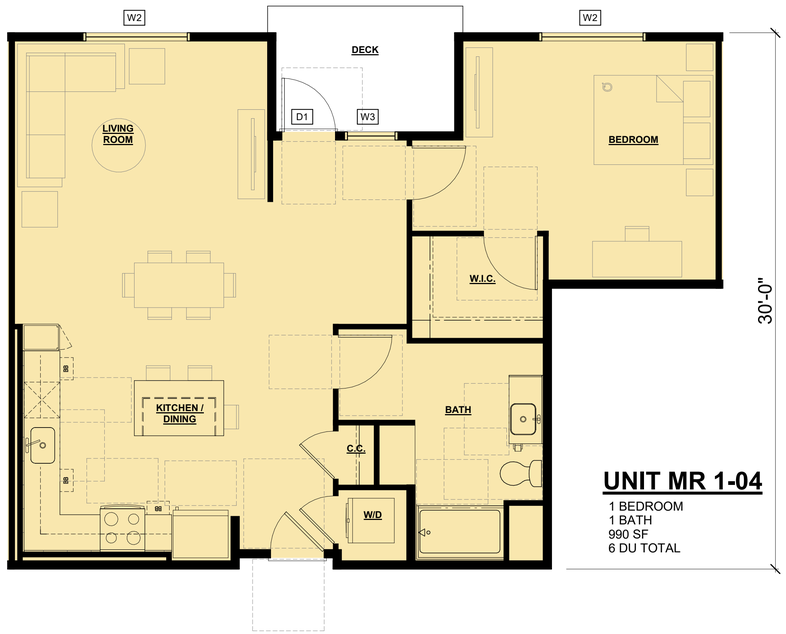
UNIT MR 1-02

1 BEDROOM
1 BATH
750 SF
26 DU TOTAL



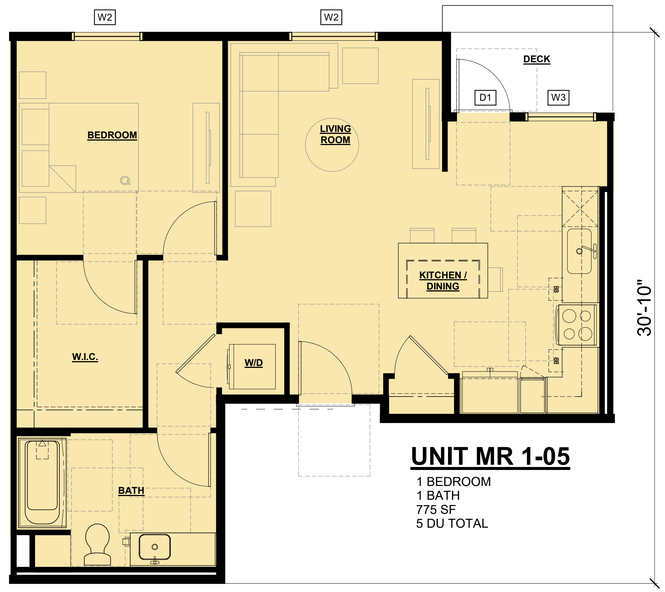
UNIT MR 1-03

1 BEDROOM
1 BATH
770 SF
19 DU TOTAL



UNIT MR 1-04

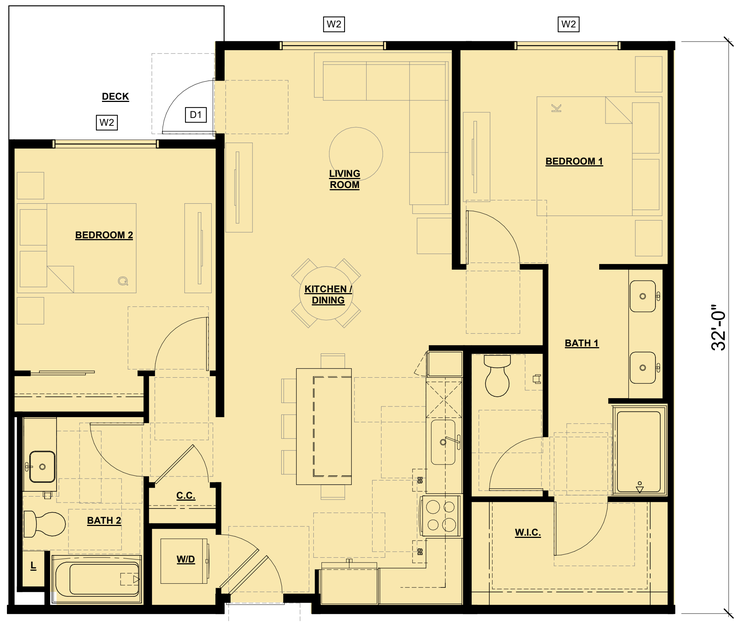
1 BEDROOM
1 BATH
990 SF
6 DU TOTAL



UNIT MR 1-05

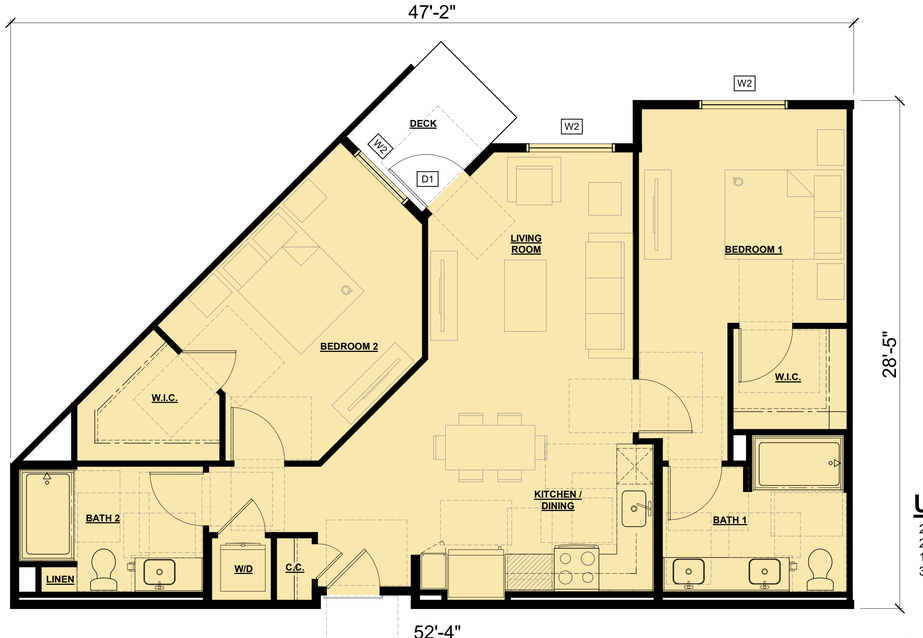
1 BEDROOM
1 BATH
775 SF
5 DU TOTAL

BUILDING A - MULTIFAMILY RESIDENTIAL



UNIT MR 2-01

2 BEDROOM
2 BATH
1110 SF
50 DU TOTAL

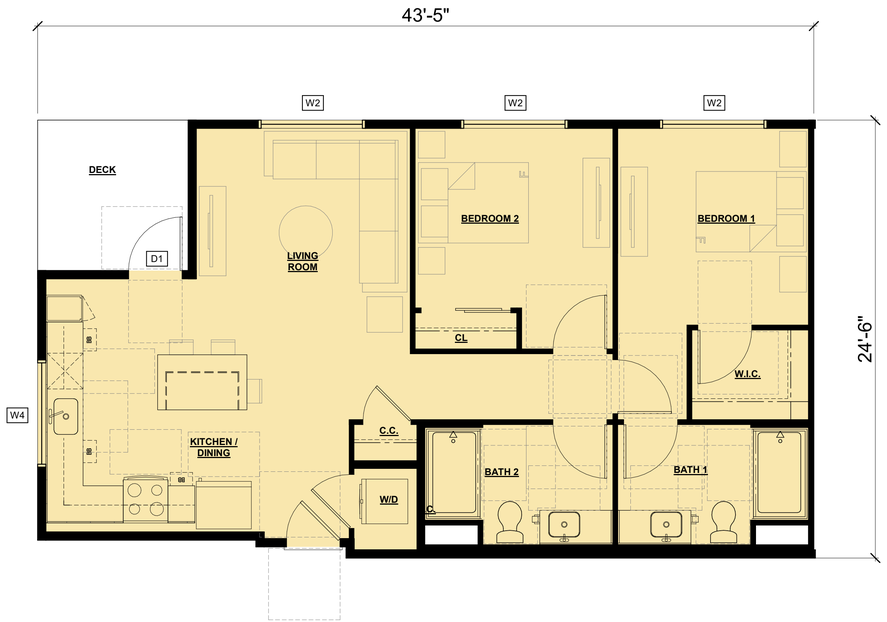


UNIT MR 2-02

2 BEDROOM
2 BATH
1045 SF
33 DU TOTAL

WINDOWS AND DOORS

- W1 5'-0" x 6'-0" HORIZONTAL SLIDER
- W2 6'-0" x 6'-0" HORIZONTAL SLIDER
- W3 4'-0" X 6'-0" HORIZONTAL SLIDER
- W4 6'-0" X 4'-6" HORIZONTAL SLIDER
- W5 3'-0" x 6'-0" FIXED
- W6 3'-0" X 4'-6" FIXED
- D1 3'-0" X 8'-0" PAINTED FIBERGLASS DECK DOOR



UNIT MR 2-03

2 BEDROOM
1 BATH
960 SF
2 DU TOTAL



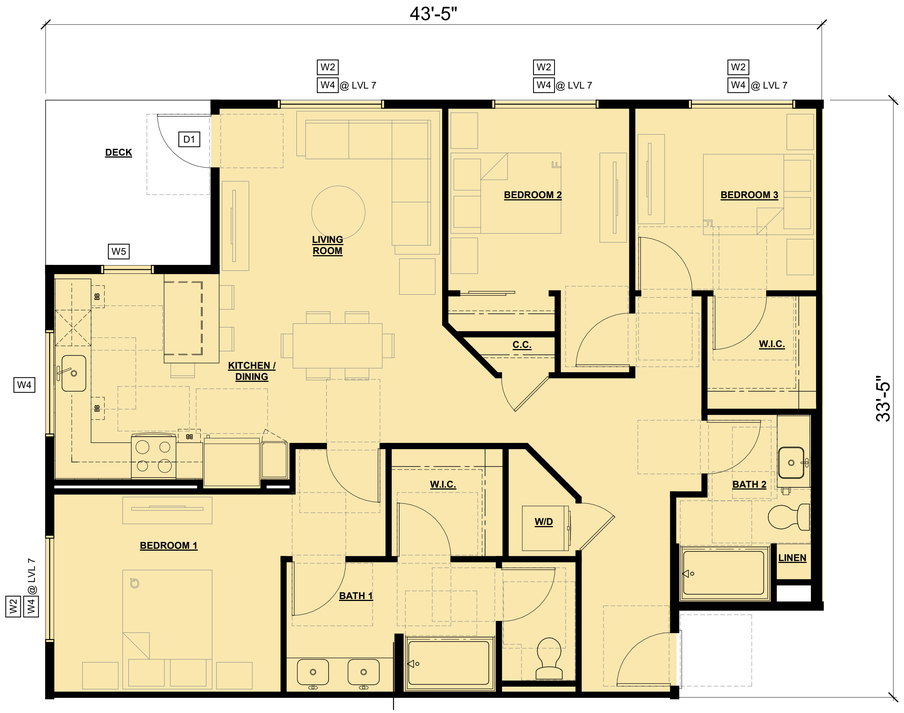
UNIT MR 2-04

2 BEDROOM
2 BATH
1190 SF
3 DU TOTAL

BUILDING A - MULTIFAMILY RESIDENTIAL

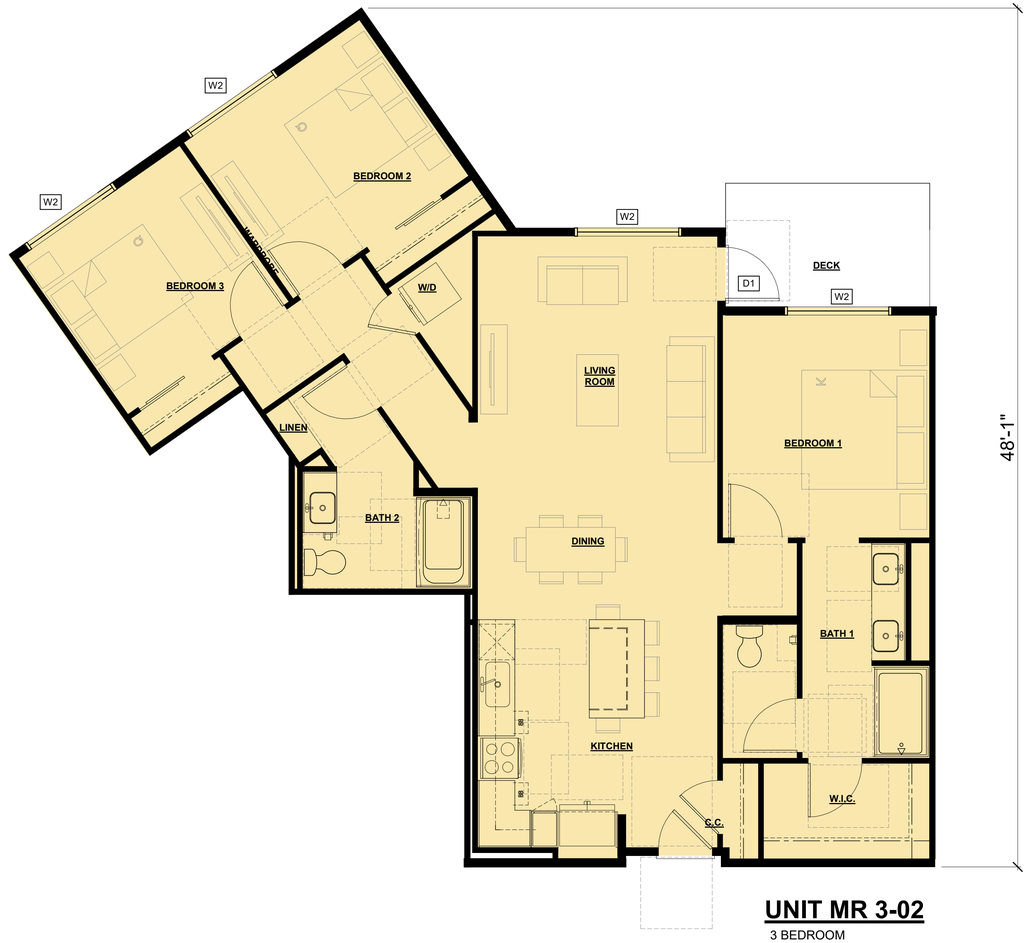
WINDOWS AND DOORS

- W1 5'-0" x 6'-0" HORIZONTAL SLIDER
- W2 6'-0" x 6'-0" HORIZONTAL SLIDER
- W3 4'-0" X 6'-0" HORIZONTAL SLIDER
- W4 6'-0" X 4'-6" HORIZONTAL SLIDER
- W5 3'-0" x 6'-0" FIXED
- W6 3'-0" X 4'-6" FIXED
- D1 3'-0" X 8'-0" PAINTED FIBERGLASS DECK DOOR



UNIT MR 3-01

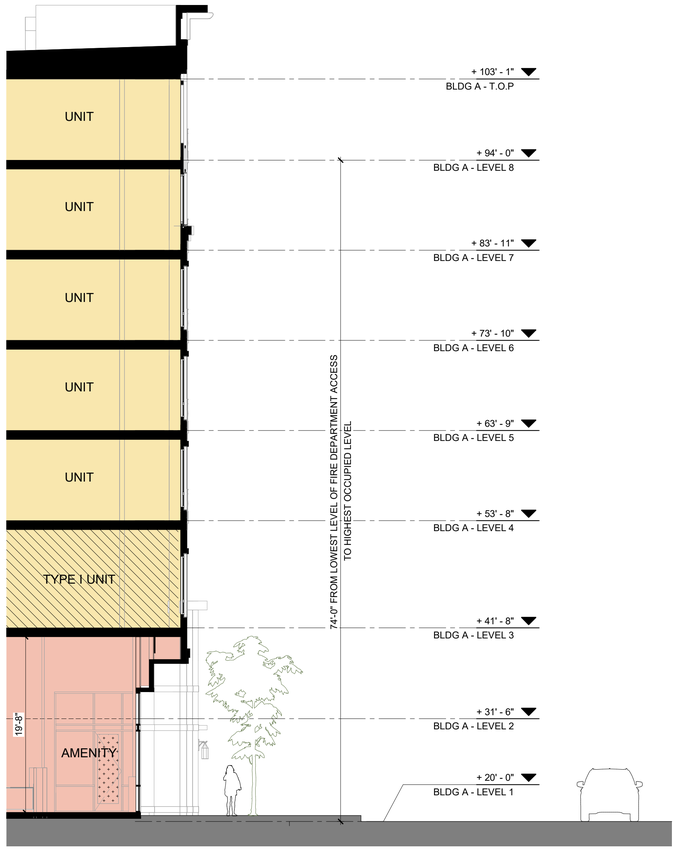
3 BEDROOM
2 BATH
1320 SF
24 DU TOTAL



UNIT MR 3-02

3 BEDROOM
2 BATH
1370 SF
5 DU TOTAL

BUILDING A - MULTIFAMILY RESIDENTIAL



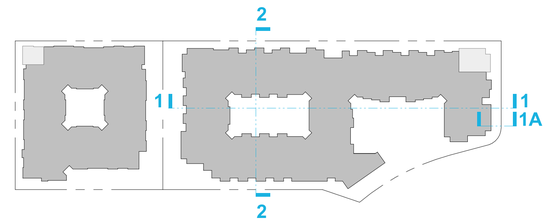
WALL SECTION - BLDG A - 1 1/8" = 1'-0" 1A

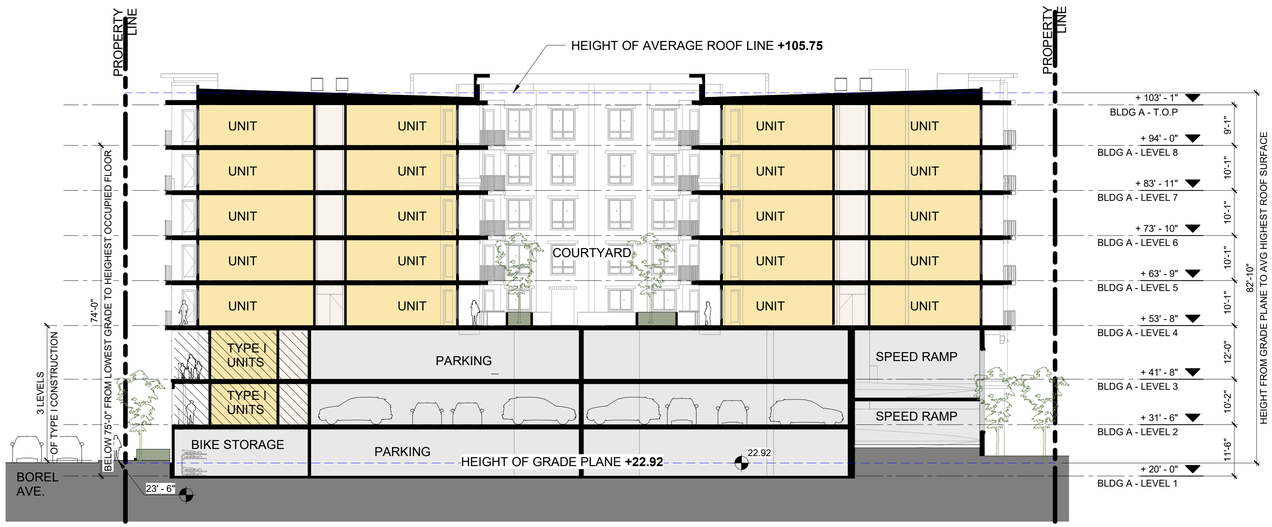
GRADE PLANE CALCULATION
FINISHED GRADE AT (4) CORNERS OF BUILDING A:
+24.0'
+20.0'
+21.0'
+26.7'
91.7'

AVERAGE OF (4) CORNERS:
91.7 ÷ 4 = +22.92

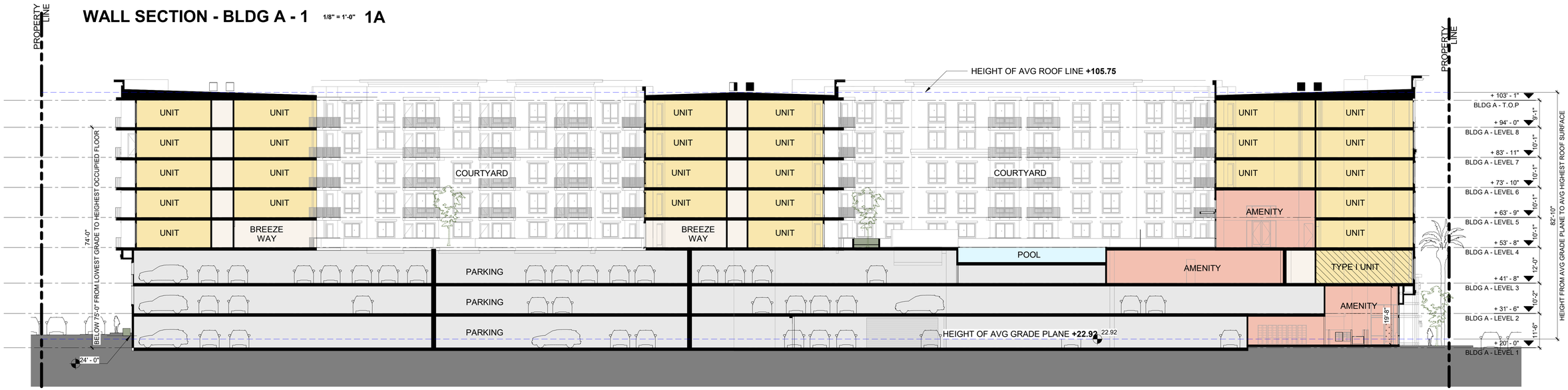
GRADE PLANE = +22.92'

GENERAL NOTE: REFER TO SHEET C3.0 "PRELIMINARY GRADING PLAN FOR SPOT ELEVATIONS.



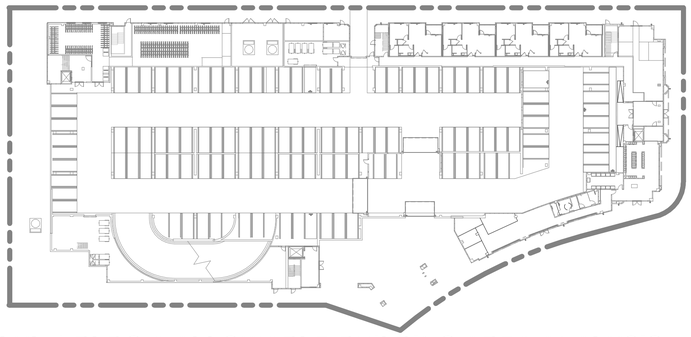


SECTION DIAGRAM - BUILDING A - APARTMENT 1/16" = 1'-0" 2

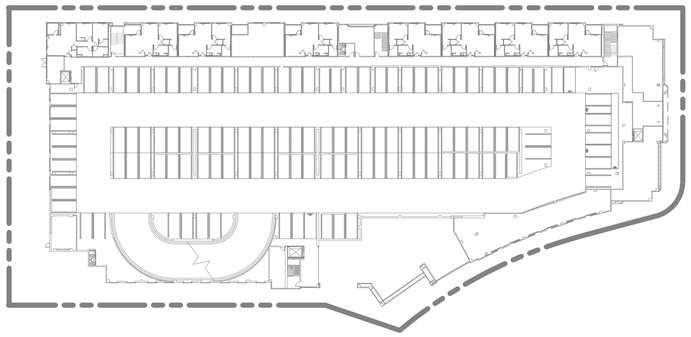


SITE SECTION - BLDG A - EAST-WEST 1/16" = 1'-0" 1

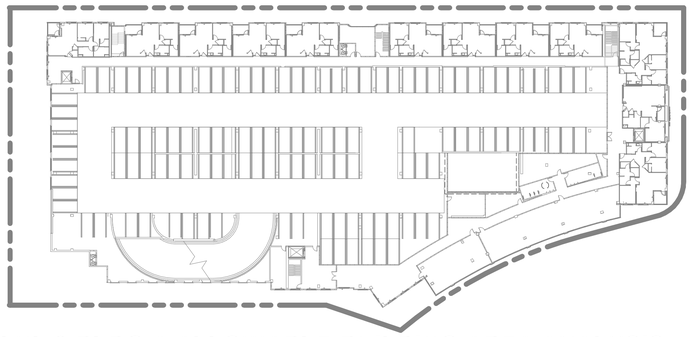
BUILDING A - MULTIFAMILY RESIDENTIAL



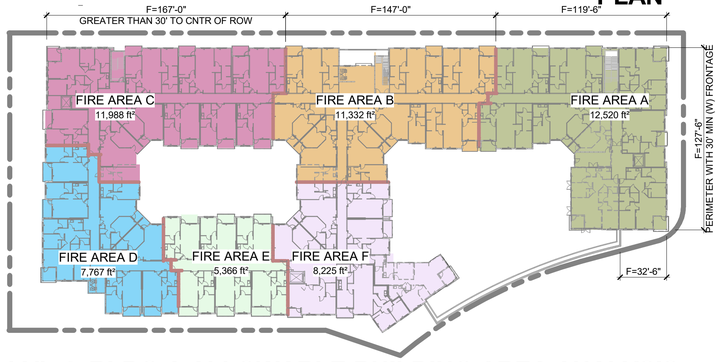
LVL 1 BLDG A ALLOWABLE BUILDING AREA ANALYSIS PLAN



LVL 2 BLDG A ALLOWABLE BUILDING AREA ANALYSIS PLAN



LVL 3 BLDG A ALLOWABLE BUILDING AREA ANALYSIS PLAN



LVL 4 BLDG A ALLOWABLE BUILDING AREA ANALYSIS PLAN

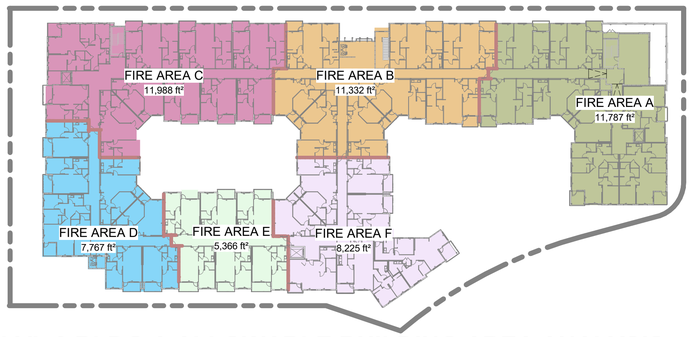


LVL 5 BLDG A ALLOWABLE BUILDING AREA ANALYSIS PLAN



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

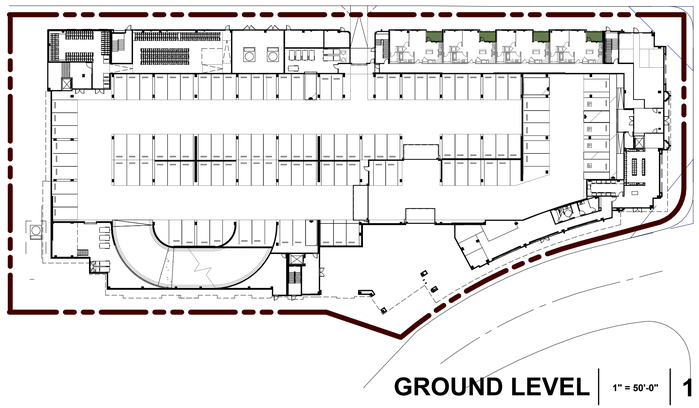
ALLOWABLE BUILDING HEIGHT & AREA (SINGLE OCCUPANCY BUILDING)															
BUILDING/ BUILDING PORTION	TYPE OF CONSTRUCTION	SPRINKLER SYSTEM	OCCUPANCY	USE DESIGNATION	ALLOWABLE BUILDING HEIGHT/NUMBER OF STORIES ABOVE GRADE PLANE CBC 504.3 & 504.4	ACTUAL BUILDING HEIGHT/ NUMBER OF STORIES ABOVE GRADE 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			



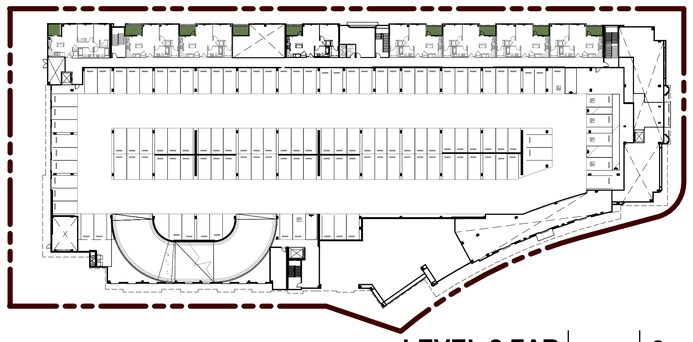
LVL 8 BLDG A ALLOWABLE BUILDING AREA ANALYSIS PLAN

GENERAL NOTE: LEVELS IN CONSTRUCTION TYPE 1A WILL BE NONSEPARATED OCCUPANCIES, THE ALLOWED AREA UTILIZES THE A-3 OCCUPANCY AS THE MOST RESTRICTIVE OCCUPANCY IN THE TYPE 1A CONSTRUCTION FOR DETERMINING ALLOWABLE AREA.

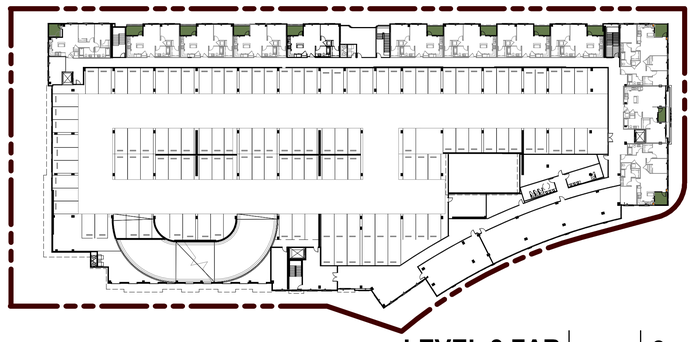
BUILDING A - MULTIFAMILY RESIDENTIAL



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



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



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



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



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



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

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

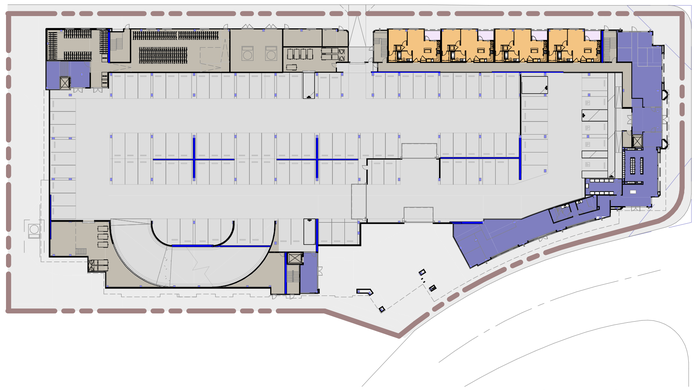


LEVEL 7 FAR | 1" = 50'-0" | 7

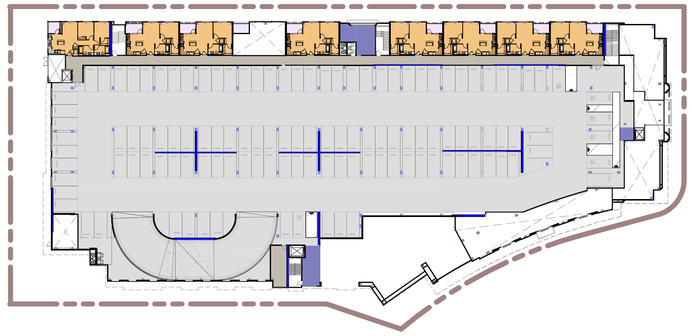


LEVEL 8 FAR | 1" = 50'-0" | 8

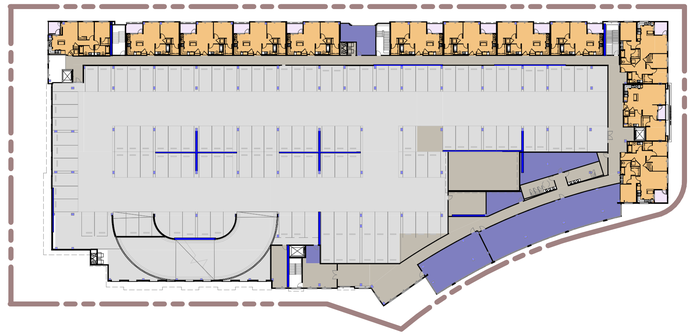
BUILDING A - MULTIFAMILY RESIDENTIAL



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



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



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



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



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



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

BUILDING A

BLDG A - LEVEL 1	
LEASING & AMENITIES	6,425 ft²
PARKING GARAGE	46,367 ft²
RESIDENTIAL UNITS	3,180 ft²
SERVICE / SUPPORT	11,033 ft²
	67,006 ft²

BLDG A - LEVEL 2	
HIGH CEILING VOLUME	5,578 ft²
LEASING & AMENITIES	854 ft²
PARKING GARAGE	47,814 ft²
RESIDENTIAL UNITS	6,540 ft²
SERVICE / SUPPORT	2,959 ft²
	63,745 ft²

BLDG A - LEVEL 3	
LEASING & AMENITIES	5,252 ft²
PARKING GARAGE	44,530 ft²
RESIDENTIAL UNITS	10,999 ft²
SERVICE / SUPPORT	10,080 ft²
	70,861 ft²

BLDG A - LEVEL 4	
LEASING & AMENITIES	2,738 ft²
RESIDENTIAL UNITS	41,307 ft²
SERVICE / SUPPORT	8,637 ft²
	52,681 ft²

BLDG A - LEVEL 5	
RESIDENTIAL UNITS	42,670 ft²
SERVICE / SUPPORT	7,235 ft²
	49,905 ft²

BLDG A - LEVEL 6	
RESIDENTIAL UNITS	45,232 ft²
SERVICE / SUPPORT	7,282 ft²
	52,514 ft²

BLDG A - LEVEL 7	
RESIDENTIAL UNITS	45,219 ft²
SERVICE / SUPPORT	7,292 ft²
	52,511 ft²

BLDG A - LEVEL 8	
LEASING & AMENITIES	766 ft²
RESIDENTIAL UNITS	43,889 ft²
SERVICE / SUPPORT	7,275 ft²
	51,931 ft²
Grand total: 1083	461,154 ft²



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



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

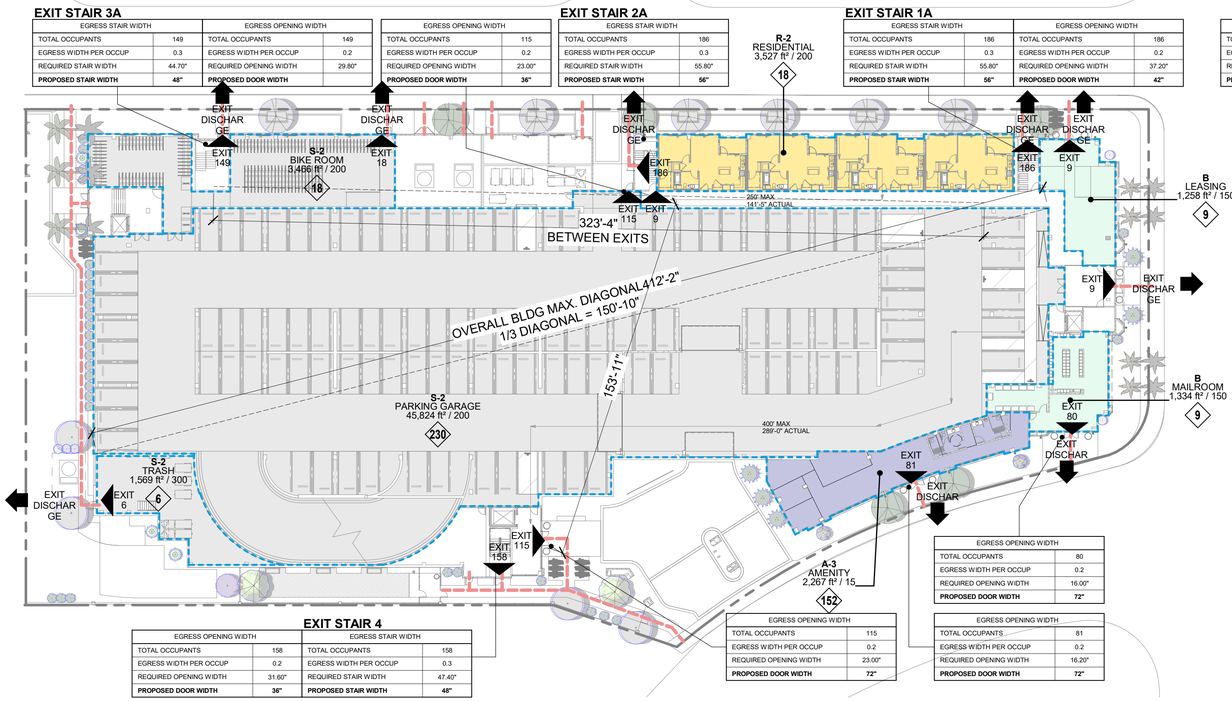
BUILDING A FAR (EXCLUDING PARKING GARAGE) = **3.6**

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

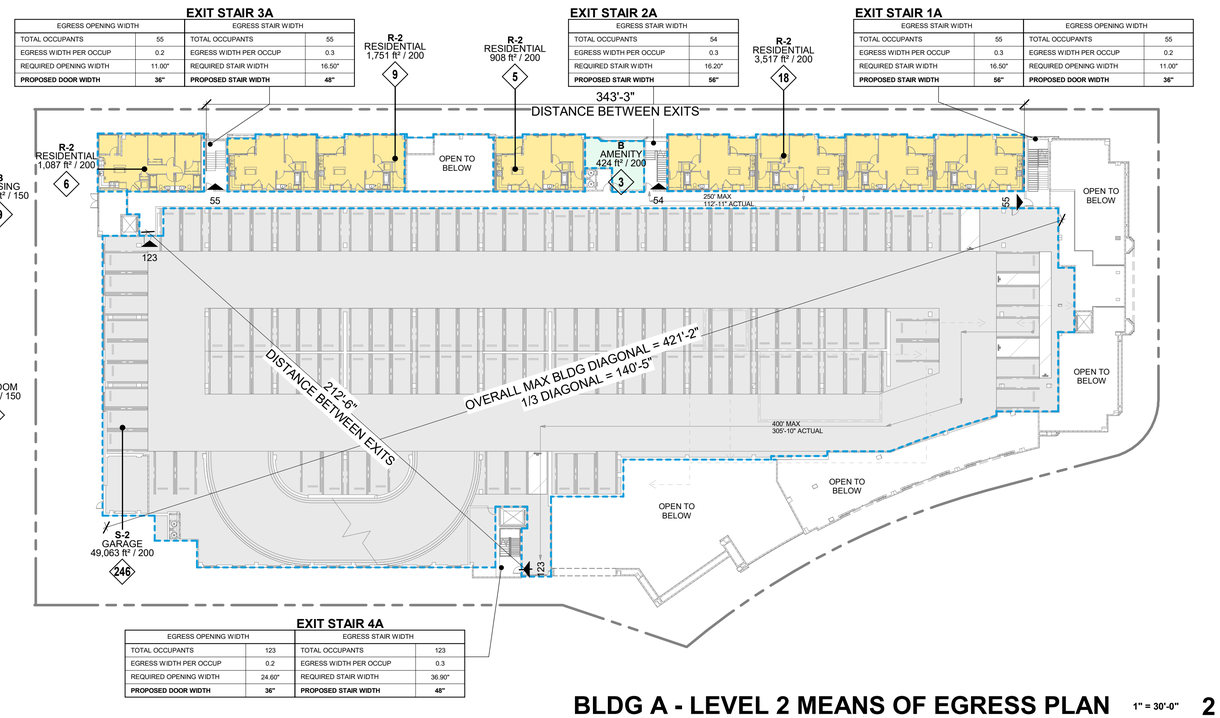
BUILDING A FAR (INCLUDING PARKING GARAGE) = **5.11**

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

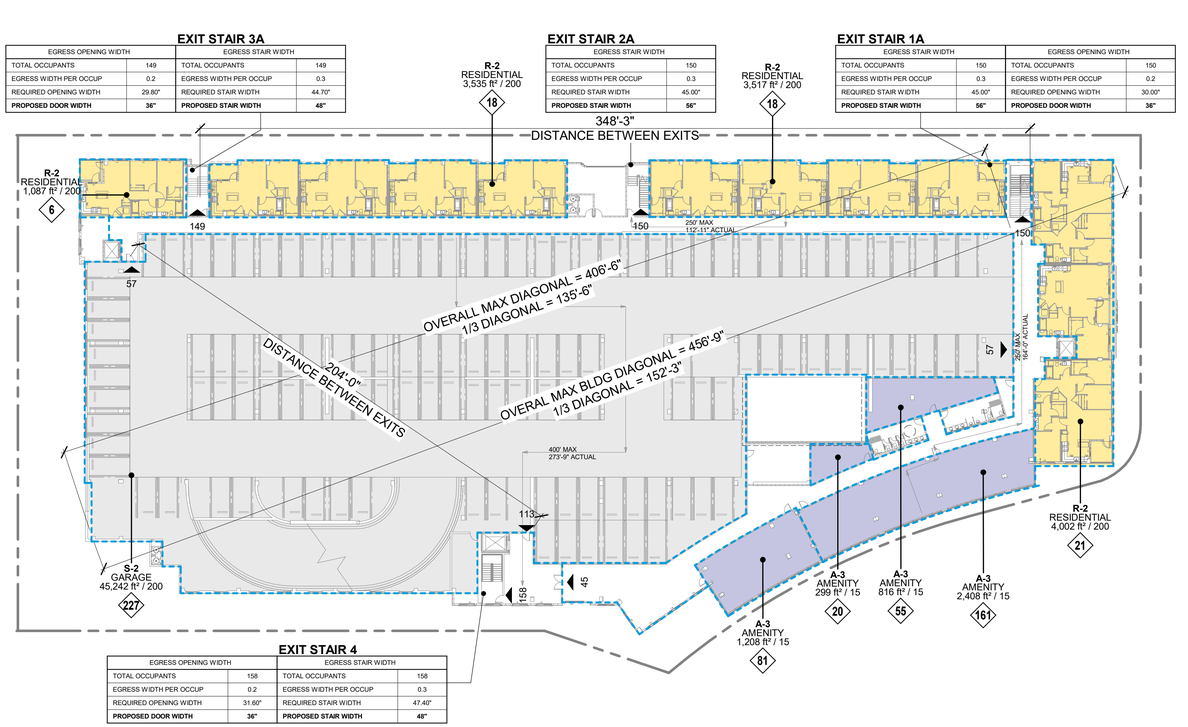
BUILDING A - MULTIFAMILY RESIDENTIAL



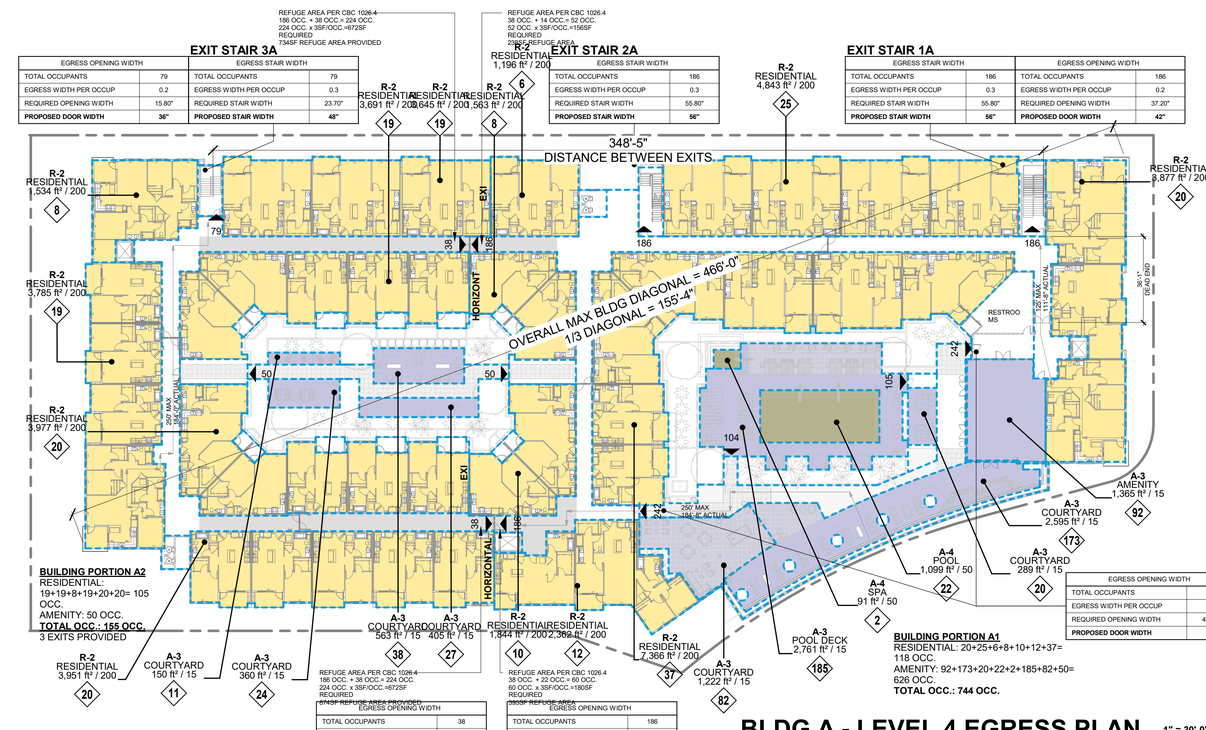
BLDG A - LEVEL 1 MEANS OF EGRESS PLAN 1" = 30'-0" 1



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 4 EGRESS PLAN 1" = 30'-0" 4

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No: 2025.0205

JEMCOR Development Partners, LLC

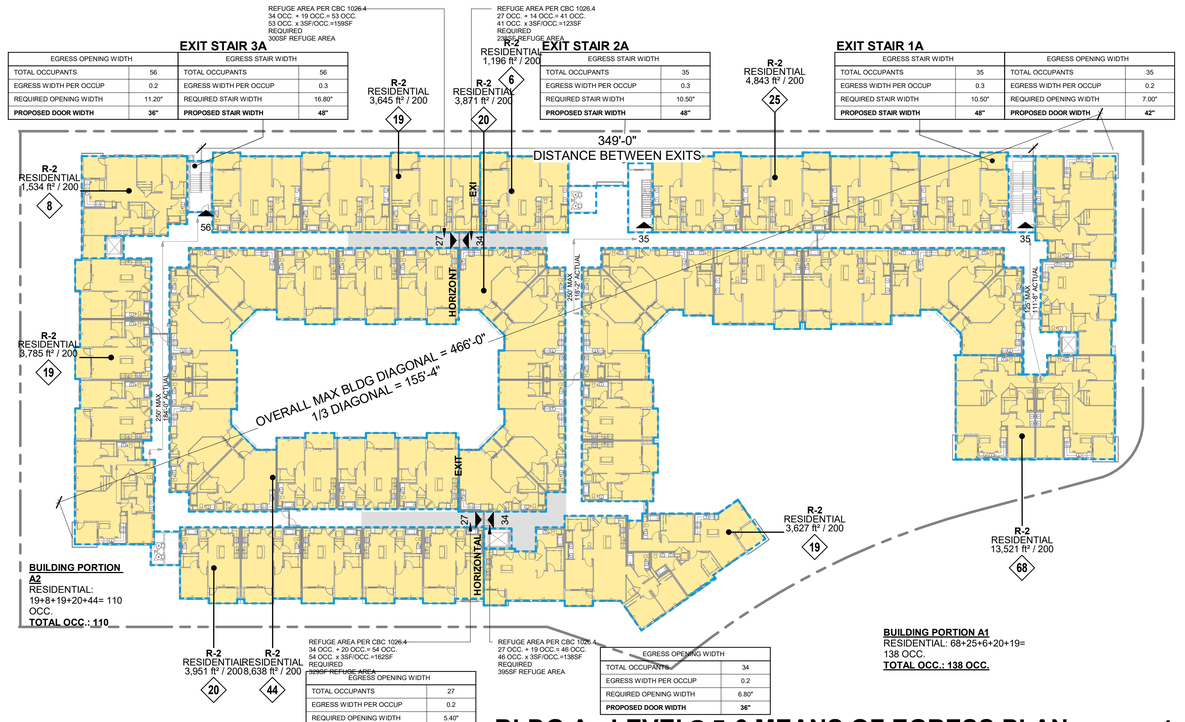
1700 EL CAMINO REAL
SAN MATEO, CALIFORNIA

CONCEPTUAL DESIGN
June 29th, 2026

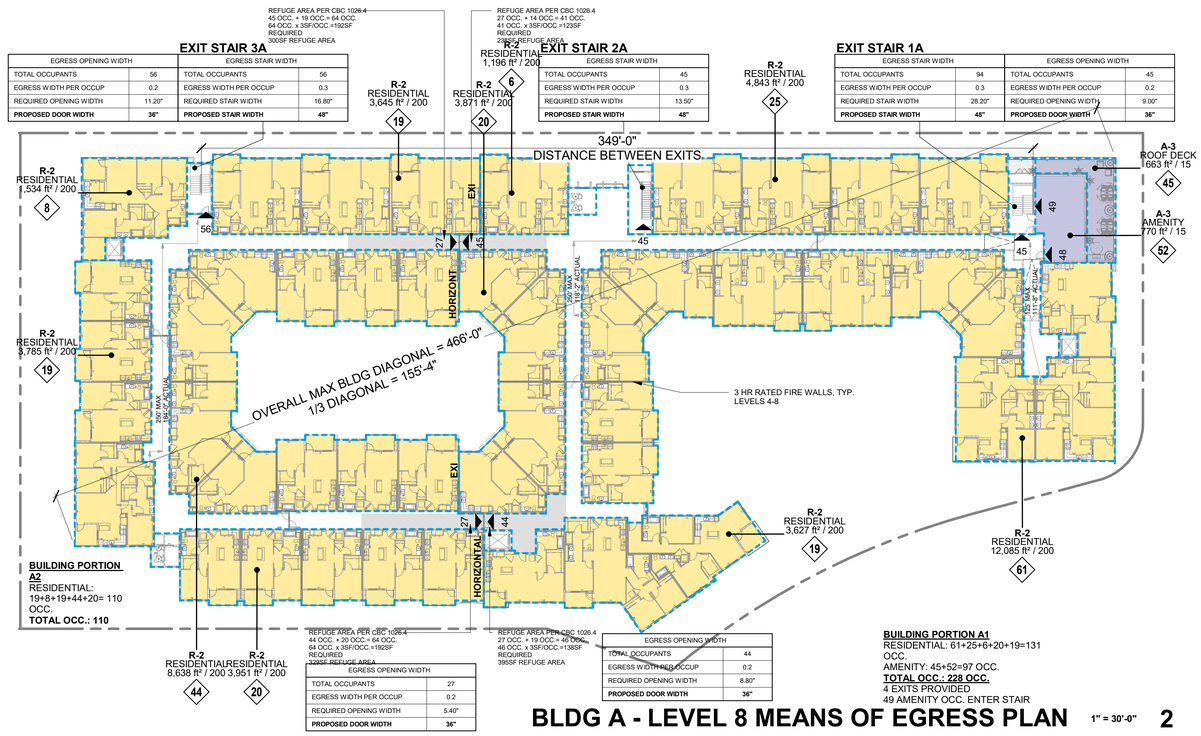
BUILDING A - MULTIFAMILY
RESIDENTIAL- EGRESS ANALYSIS
PLANS

A2.20

BUILDING A - MULTIFAMILY RESIDENTIAL



BLDG A - LEVELS 5-6 MEANS OF EGRESS PLAN 1" = 30'-0" 1



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

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No: 2025.0205

JEMCOR Development Partners, LLC

1700 EL CAMINO REAL
SAN MATEO, CALIFORNIA

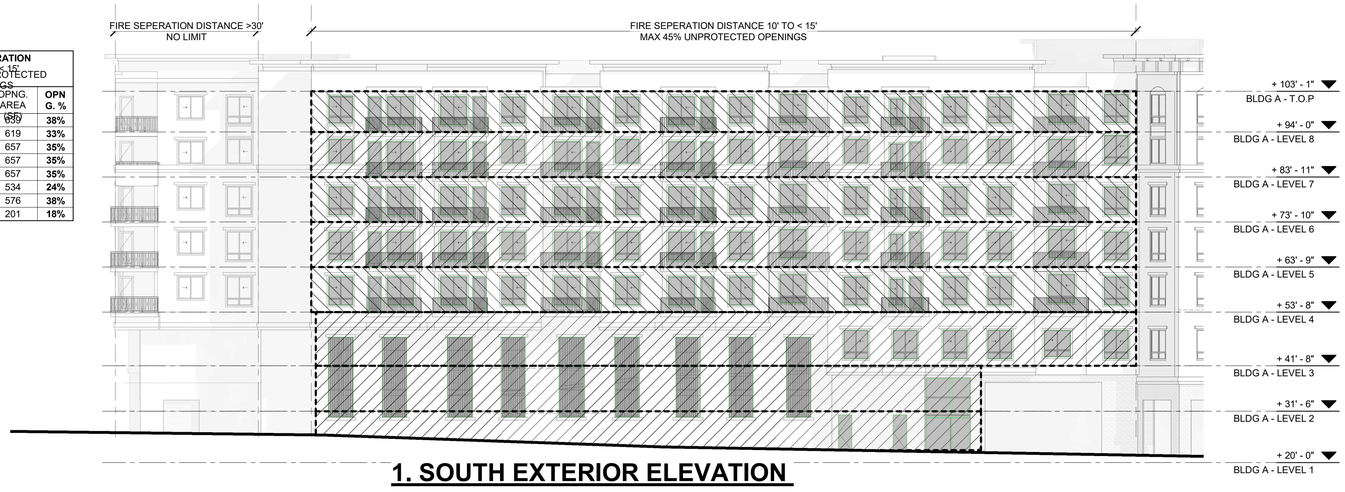
CONCEPTUAL DESIGN
June 29th, 2026

BUILDING A - MULTIFAMILY
RESIDENTIAL- EGRESS ANALYSIS PLANS

A2.21

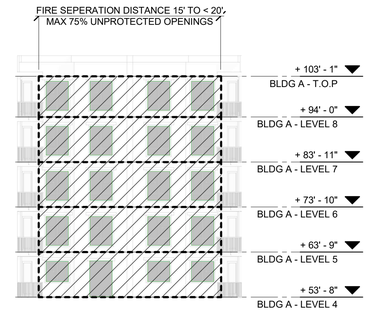
BUILDING A - MULTIFAMILY RESIDENTIAL

FIRE SEPARATION 10' TO < 15' MAX 45% UNPROTECTED OPENINGS			
FLOOR	WALL AREA (SF)	OPNG. AREA (SF)	OPNG. %
8	1873	699	**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%**

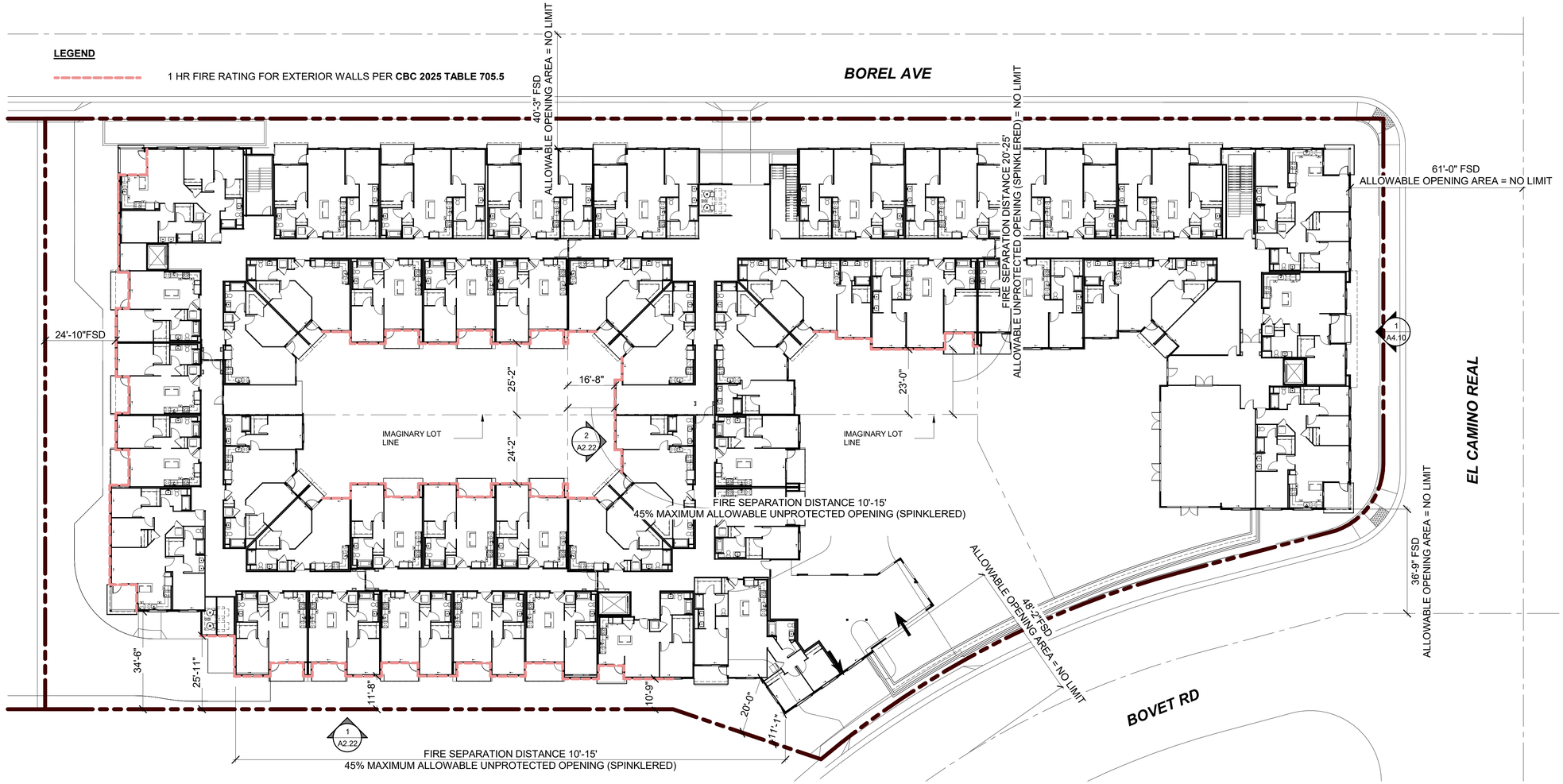


1. SOUTH EXTERIOR ELEVATION

FIRE SEPARATION 15' TO < 20' MAX 75% UNPROTECTED OPENINGS			
FLOOR	WALL AREA (SF)	OPNG. AREA (SF)	OPNG. %
8	410	130	**32%**
7	410	130	**32%**
6	410	130	**32%**
5	410	130	**32%**
4	410	130	**32%**
3	0	0	
2	0	0	
1	0	0	



2. COURTYARD 2 EAST ELEVATION



BUILDING A - MULTIFAMILY RESIDENTIAL

BUILDING A	
BLDG A - LEVEL 1	
LEASING & AMENITIES	360 ft²
LEASING & AMENITIES	195 ft²
LEASING & AMENITIES	1,292 ft²
LEASING & AMENITIES	151 ft²
LEASING & AMENITIES	672 ft²
LEASING & AMENITIES	885 ft²
LEASING & AMENITIES	84 ft²
LEASING & AMENITIES	381 ft²
LEASING & AMENITIES	142 ft²
LEASING & AMENITIES	63 ft²
LEASING & AMENITIES	307 ft²
LEASING & AMENITIES	141 ft²
LEASING & AMENITIES	143 ft²
LEASING & AMENITIES	40 ft²
LEASING & AMENITIES	569 ft²
LEASING & AMENITIES	120 ft²
LEASING & AMENITIES	143 ft²
	6,425 ft²
PARKING GARAGE	28,735 ft²
PARKING GARAGE	90 ft²
PARKING GARAGE	54 ft²
PARKING GARAGE	3,839 ft²
PARKING GARAGE	2,282 ft²
PARKING GARAGE	2,536 ft²
PARKING GARAGE	433 ft²
PARKING GARAGE	1,929 ft²
PARKING GARAGE	216 ft²
PARKING GARAGE	465 ft²
PARKING GARAGE	605 ft²
PARKING GARAGE	377 ft²
PARKING GARAGE	103 ft²
PARKING GARAGE	977 ft²
PARKING GARAGE	1,411 ft²
PARKING GARAGE	1,363 ft²
PARKING GARAGE	932 ft²
PARKING GARAGE	20 ft²
	46,367 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	183 ft²
	3,180 ft²
SERVICE / SUPPORT	1,329 ft²
SERVICE / SUPPORT	253 ft²
SERVICE / SUPPORT	75 ft²
SERVICE / SUPPORT	685 ft²
SERVICE / SUPPORT	235 ft²
SERVICE / SUPPORT	348 ft²
SERVICE / SUPPORT	199 ft²
SERVICE / SUPPORT	74 ft²
SERVICE / SUPPORT	1,100 ft²
SERVICE / SUPPORT	572 ft²
SERVICE / SUPPORT	103 ft²
SERVICE / SUPPORT	2,126 ft²
SERVICE / SUPPORT	652 ft²

SERVICE / SUPPORT	188 ft²
SERVICE / SUPPORT	82 ft²
SERVICE / SUPPORT	123 ft²
SERVICE / SUPPORT	108 ft²
SERVICE / SUPPORT	95 ft²
SERVICE / SUPPORT	96 ft²
SERVICE / SUPPORT	702 ft²
SERVICE / SUPPORT	107 ft²
SERVICE / SUPPORT	98 ft²
SERVICE / SUPPORT	153 ft²
SERVICE / SUPPORT	324 ft²
SERVICE / SUPPORT	1,005 ft²
SERVICE / SUPPORT	129 ft²
SERVICE / SUPPORT	72 ft²
	11,033 ft²
	67,006 ft²
BLDG A - LEVEL 2	
HIGH CEILING VOLUME	452 ft²
HIGH CEILING VOLUME	882 ft²
HIGH CEILING VOLUME	804 ft²
HIGH CEILING VOLUME	273 ft²
HIGH CEILING VOLUME	68 ft²
HIGH CEILING VOLUME	141 ft²
HIGH CEILING VOLUME	917 ft²
HIGH CEILING VOLUME	389 ft²
HIGH CEILING VOLUME	140 ft²
HIGH CEILING VOLUME	683 ft²
HIGH CEILING VOLUME	591 ft²
HIGH CEILING VOLUME	237 ft²
	5,578 ft²
LEASING & AMENITIES	91 ft²
LEASING & AMENITIES	340 ft²
LEASING & AMENITIES	276 ft²
LEASING & AMENITIES	146 ft²
	854 ft²
PARKING GARAGE	27,460 ft²
PARKING GARAGE	4,417 ft²
PARKING GARAGE	872 ft²
PARKING GARAGE	1,066 ft²
PARKING GARAGE	5,213 ft²
PARKING GARAGE	358 ft²
PARKING GARAGE	445 ft²
PARKING GARAGE	394 ft²
PARKING GARAGE	3,272 ft²
PARKING GARAGE	743 ft²
PARKING GARAGE	542 ft²
PARKING GARAGE	2,087 ft²
PARKING GARAGE	283 ft²
PARKING GARAGE	254 ft²
PARKING GARAGE	283 ft²
PARKING GARAGE	127 ft²
	47,814 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	545 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	289 ft²
RESIDENTIAL UNITS	127 ft²
RESIDENTIAL UNITS	184 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²

RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	196 ft²
	6,540 ft²
SERVICE / SUPPORT	2,452 ft²
SERVICE / SUPPORT	383 ft²
SERVICE / SUPPORT	44 ft²
SERVICE / SUPPORT	80 ft²
	2,959 ft²
	63,745 ft²
BLDG A - LEVEL 3	
LEASING & AMENITIES	2,348 ft²
LEASING & AMENITIES	129 ft²
LEASING & AMENITIES	849 ft²
LEASING & AMENITIES	1,170 ft²
LEASING & AMENITIES	428 ft²
LEASING & AMENITIES	329 ft²
	5,252 ft²
PARKING GARAGE	14,135 ft²
PARKING GARAGE	768 ft²
PARKING GARAGE	7,017 ft²
PARKING GARAGE	5,531 ft²
PARKING GARAGE	6,825 ft²
PARKING GARAGE	3,659 ft²
PARKING GARAGE	2,484 ft²
PARKING GARAGE	715 ft²
PARKING GARAGE	1,859 ft²
PARKING GARAGE	430 ft²
PARKING GARAGE	1,107 ft²
	44,530 ft²
RESIDENTIAL UNITS	245 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	965 ft²
RESIDENTIAL UNITS	143 ft²
RESIDENTIAL UNITS	161 ft²
RESIDENTIAL UNITS	231 ft²
RESIDENTIAL UNITS	1,107 ft²
RESIDENTIAL UNITS	445 ft²
RESIDENTIAL UNITS	865 ft²
RESIDENTIAL UNITS	246 ft²
RESIDENTIAL UNITS	232 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	612 ft²
SERVICE / SUPPORT	2,507 ft²
SERVICE / SUPPORT	52 ft²
SERVICE / SUPPORT	401 ft²
SERVICE / SUPPORT	65 ft²
SERVICE / SUPPORT	324 ft²
SERVICE / SUPPORT	483 ft²
SERVICE / SUPPORT	1,361 ft²
SERVICE / SUPPORT	248 ft²
SERVICE / SUPPORT	264 ft²
SERVICE / SUPPORT	347 ft²
SERVICE / SUPPORT	174 ft²
SERVICE / SUPPORT	368 ft²
SERVICE / SUPPORT	443 ft²
SERVICE / SUPPORT	95 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	862 ft²
SERVICE / SUPPORT	634 ft²

SERVICE / SUPPORT	28 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	77 ft²
SERVICE / SUPPORT	152 ft²
SERVICE / SUPPORT	112 ft²
	10,080 ft²
	70,861 ft²
BLDG A - LEVEL 4	
LEASING & AMENITIES	1,243 ft²
LEASING & AMENITIES	273 ft²
LEASING & AMENITIES	268 ft²
LEASING & AMENITIES	397 ft²
LEASING & AMENITIES	201 ft²
LEASING & AMENITIES	21 ft²
LEASING & AMENITIES	158 ft²
LEASING & AMENITIES	176 ft²
	2,738 ft²
RESIDENTIAL UNITS	835 ft²
RESIDENTIAL UNITS	506 ft²
RESIDENTIAL UNITS	811 ft²
RESIDENTIAL UNITS	744 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	884 ft²
RESIDENTIAL UNITS	857 ft²
RESIDENTIAL UNITS	246 ft²
RESIDENTIAL UNITS	254 ft²
RESIDENTIAL UNITS	325 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	708 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	348 ft²
RESIDENTIAL UNITS	95 ft²
RESIDENTIAL UNITS	237 ft²
RESIDENTIAL UNITS	231 ft²
RESIDENTIAL UNITS	1,107 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	832 ft²
RESIDENTIAL UNITS	310 ft²
RESIDENTIAL UNITS	635 ft²
RESIDENTIAL UNITS	224 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	10,999 ft²
SERVICE / SUPPORT	2,507 ft²
SERVICE / SUPPORT	52 ft²
SERVICE / SUPPORT	401 ft²
SERVICE / SUPPORT	65 ft²
SERVICE / SUPPORT	324 ft²
SERVICE / SUPPORT	483 ft²
SERVICE / SUPPORT	1,361 ft²
SERVICE / SUPPORT	248 ft²
SERVICE / SUPPORT	264 ft²
SERVICE / SUPPORT	347 ft²
SERVICE / SUPPORT	174 ft²
SERVICE / SUPPORT	368 ft²
SERVICE / SUPPORT	443 ft²
SERVICE / SUPPORT	95 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	862 ft²
SERVICE / SUPPORT	634 ft²

RESIDENTIAL UNITS	7 ft²
RESIDENTIAL UNITS	363 ft²
RESIDENTIAL UNITS	683 ft²
RESIDENTIAL UNITS	364 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	109 ft²
RESIDENTIAL UNITS	498 ft²
RESIDENTIAL UNITS	346 ft²
RESIDENTIAL UNITS	256 ft²
RESIDENTIAL UNITS	504 ft²
RESIDENTIAL UNITS	128 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	306 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	335 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	335 ft²
RESIDENTIAL UNITS	364 ft²
RESIDENTIAL UNITS	302 ft²
RESIDENTIAL UNITS	202 ft²
RESIDENTIAL UNITS	114 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	304 ft²
RESIDENTIAL UNITS	202 ft²
RESIDENTIAL UNITS	114 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	38 ft²
RESIDENTIAL UNITS	508 ft²
RESIDENTIAL UNITS	94 ft²
RESIDENTIAL UNITS	359 ft²
RESIDENTIAL UNITS	82 ft²
RESIDENTIAL UNITS	335 ft²
RESIDENTIAL UNITS	69 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	90 ft²
RESIDENTIAL UNITS	339 ft²
RESIDENTIAL UNITS	263 ft²
RESIDENTIAL UNITS	88 ft²
RESIDENTIAL UNITS	10 ft²
RESIDENTIAL UNITS	131 ft²
RESIDENTIAL UNITS	609 ft²
RESIDENTIAL UNITS	346 ft²
RESIDENTIAL UNITS	31 ft²
SERVICE / SUPPORT	90 ft²
SERVICE / SUPPORT	8,637 ft²
	52,681 ft²
BLDG A - LEVEL 5	
RESIDENTIAL UNITS	835 ft²
RESIDENTIAL UNITS	506 ft²
RESIDENTIAL UNITS	811 ft²
RESIDENTIAL UNITS	744 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	884 ft²
RESIDENTIAL UNITS	857 ft²
RESIDENTIAL UNITS	246 ft²
RESIDENTIAL UNITS	254 ft²
RESIDENTIAL UNITS	325 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	708 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	348 ft²
RESIDENTIAL UNITS	95 ft²
RESIDENTIAL UNITS	237 ft²
RESIDENTIAL UNITS	231 ft²
RESIDENTIAL UNITS	1,107 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	832 ft²
RESIDENTIAL UNITS	310 ft²
RESIDENTIAL UNITS	635 ft²
RESIDENTIAL UNITS	224 ft²

RESIDENTIAL UNITS	38 ft²
	41,307 ft²
SERVICE / SUPPORT	2,245 ft²
SERVICE / SUPPORT	290 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	96 ft²
SERVICE / SUPPORT	134 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	294 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	54 ft²
SERVICE / SUPPORT	164 ft²
SERVICE / SUPPORT	350 ft²
SERVICE / SUPPORT	519 ft²
SERVICE / SUPPORT	273 ft²
SERVICE / SUPPORT	38 ft²
SERVICE / SUPPORT	207 ft²
SERVICE / SUPPORT	92 ft²
SERVICE / SUPPORT	262 ft²
SERVICE / SUPPORT	42 ft²
SERVICE / SUPPORT	25 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	218 ft²
SERVICE / SUPPORT	142 ft²
SERVICE / SUPPORT	80 ft²
SERVICE / SUPPORT	263 ft²
SERVICE / SUPPORT	116 ft²
SERVICE / SUPPORT	148 ft²
SERVICE / SUPPORT	38 ft²
SERVICE / SUPPORT	94 ft²
SERVICE / SUPPORT	82 ft²
SERVICE / SUPPORT	69 ft²
SERVICE / SUPPORT	90 ft²
SERVICE / SUPPORT	574 ft²
SERVICE / SUPPORT	263 ft²
SERVICE / SUPPORT	88 ft²
SERVICE / SUPPORT	10 ft²
SERVICE / SUPPORT	131 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	31 ft²
	90 ft²
	8,637 ft²
	52,681 ft²
BLDG A - LEVEL 5	
RESIDENTIAL UNITS	835 ft²
RESIDENTIAL UNITS	506 ft²
RESIDENTIAL UNITS	811 ft²
RESIDENTIAL UNITS	744 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	884 ft²
RESIDENTIAL UNITS	857 ft²
RESIDENTIAL UNITS	246 ft²
RESIDENTIAL UNITS	254 ft²
RESIDENTIAL UNITS	325 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	708 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	348 ft²
RESIDENTIAL UNITS	95 ft²
RESIDENTIAL UNITS	237 ft²
RESIDENTIAL UNITS	231 ft²
RESIDENTIAL UNITS	1,107 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	832 ft²
RESIDENTIAL UNITS	310 ft²
RESIDENTIAL UNITS	635 ft²
RESIDENTIAL UNITS	224 ft²

RESIDENTIAL UNITS	246 ft²
RESIDENTIAL UNITS	230 ft²
RESIDENTIAL UNITS	76 ft²
RESIDENTIAL UNITS	136 ft²
RESIDENTIAL UNITS	26 ft²
RESIDENTIAL UNITS	1,155 ft²
RESIDENTIAL UNITS	176 ft²
RESIDENTIAL UNITS	293 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	618 ft²
RESIDENTIAL UNITS	832 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	187 ft²
RESIDENTIAL UNITS	126 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	557 ft²
RESIDENTIAL UNITS	82 ft²
RESIDENTIAL UNITS	7 ft²
RESIDENTIAL UNITS	364 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	109 ft²
RESIDENTIAL UNITS	498 ft²
RESIDENTIAL UNITS	346 ft²
RESIDENTIAL UNITS	256 ft²
RESIDENTIAL UNITS	504 ft²
RESIDENTIAL UNITS	128 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	306 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	335 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	335 ft²
RESIDENTIAL UNITS	364 ft²
RESIDENTIAL UNITS	302 ft²
RESIDENTIAL UNITS	202 ft²
RESIDENTIAL UNITS	114 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	304 ft²
RESIDENTIAL UNITS	202 ft²
RESIDENTIAL UNITS	114 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	38 ft²
RESIDENTIAL UNITS	508 ft²
RESIDENTIAL UNITS	94 ft²
RESIDENTIAL UNITS	359 ft²
RESIDENTIAL UNITS	82 ft²
RESIDENTIAL UNITS	335 ft²
RESIDENTIAL UNITS	69 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	90 ft²
RESIDENTIAL UNITS	339 ft²
RESIDENTIAL UNITS	263 ft²
RESIDENTIAL UNITS	88 ft²
RESIDENTIAL UNITS	10 ft²
RESIDENTIAL UNITS	131 ft²
RESIDENTIAL UNITS	609 ft²
RESIDENTIAL UNITS	346 ft²
RESIDENTIAL UNITS	31 ft²

RESIDENTIAL UNITS	246 ft²
RESIDENTIAL UNITS	230 ft²
RESIDENTIAL UNITS	76 ft²
RESIDENTIAL UNITS	136 ft²
RESIDENTIAL UNITS	26 ft²
RESIDENTIAL UNITS	1,155 ft²
RESIDENTIAL UNITS	176 ft²
RESIDENTIAL UNITS	293 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	618 ft²
RESIDENTIAL UNITS	832 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	187 ft²
RESIDENTIAL UNITS	126 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	557 ft²
RESIDENTIAL UNITS	82 ft²
RESIDENTIAL UNITS	7 ft²
RESIDENTIAL UNITS	364 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	109 ft²
RESIDENTIAL UNITS	498 ft²
RESIDENTIAL UNITS	346 ft²
RESIDENTIAL UNITS	256 ft²
RESIDENTIAL UNITS	504 ft²
RESIDENTIAL UNITS	128 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	306 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	335 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	335 ft²
RESIDENTIAL UNITS	364 ft²
RESIDENTIAL UNITS	302 ft²
RESIDENTIAL UNITS	202 ft²
RESIDENTIAL UNITS	114 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	304 ft²
RESIDENTIAL UNITS	202 ft²
RESIDENTIAL UNITS	114 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	38 ft²
RESIDENTIAL UNITS	508 ft²
RESIDENTIAL UNITS	94 ft²
RESIDENTIAL UNITS	359 ft²
RESIDENTIAL UNITS	82 ft²
RESIDENTIAL UNITS	335 ft²
RESIDENTIAL UNITS	69 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	90 ft²
RESIDENTIAL UNITS	339 ft²
RESIDENTIAL UNITS	263 ft²
RESIDENTIAL UNITS	88 ft²
RESIDENTIAL UNITS	10 ft²
RESIDENTIAL UNITS	131 ft²
RESIDENTIAL UNITS	609 ft²
RESIDENTIAL UNITS	346 ft²
RESIDENTIAL UNITS	31 ft²

RESIDENTIAL UNITS	43 ft²
RESIDENTIAL UNITS	342 ft²
RESIDENTIAL UNITS	294 ft²
RESIDENTIAL UNITS	290 ft²
RESIDENTIAL UNITS	75 ft²
RESIDENTIAL UNITS	7 ft²
RESIDENTIAL UNITS	7 ft²
RESIDENTIAL UNITS	76 ft²
RESIDENTIAL UNITS	6 ft²
RESIDENTIAL UNITS	39 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	38 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	31 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	39 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	38 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	518 ft²
RESIDENTIAL UNITS	109 ft²
	42,670 ft²
SERVICE / SUPPORT	161 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	96 ft²
SERVICE / SUPPORT	134 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	54 ft²
SERVICE / SUPPORT	166 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	142 ft²
SERVICE / SUPPORT	80 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	31 ft²
SERVICE / SUPPORT	146 ft²
SERVICE / SUPPORT	100 ft²
SERVICE / SUPPORT	82 ft²
SERVICE / SUPPORT	28 ft²
SERVICE / SUPPORT	69 ft²
SERVICE / SUPPORT	574 ft²
SERVICE / SUPPORT	263 ft²
SERVICE / SUPPORT	91 ft²
SERVICE / SUPPORT	137 ft²
SERVICE / SUPPORT	97 ft²
SERVICE / SUPPORT	601 ft²
SERVICE / SUPPORT	109 ft²
SERVICE / SUPPORT	185 ft²
SERVICE / SUPPORT	35 ft²
SERVICE / SUPPORT	2,245 ft²
SERVICE / SUPPORT	700 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	25 ft²
SERVICE / SUPPORT	42 ft²
SERVICE / SUPPORT	262 ft²
	49,905 ft²
BLDG A - LEVEL 6	
RESIDENTIAL UNITS	835 ft²
RESIDENTIAL UNITS	506 ft²
RESIDENTIAL UNITS	811 ft²
RESIDENTIAL UNITS	744 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	884 ft²
RESIDENTIAL UNITS	857 ft²
RESIDENTIAL UNITS	246 ft²
RESIDENTIAL UNITS	254 ft²
RESIDENTIAL UNITS	325 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	708 ft²
RESIDENTIAL UNITS	348 ft²

RESIDENTIAL UNITS	95 ft²
RESIDENTIAL UNITS	237 ft²
RESIDENTIAL UNITS	231 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	832 ft²
RESIDENTIAL UNITS	310 ft²
RESIDENTIAL UNITS	635 ft²
RESIDENTIAL UNITS	224 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	11 ft²
RESIDENTIAL UNITS	170 ft²
RESIDENTIAL UNITS	81 ft²
RESIDENTIAL UNITS	208 ft²
RESIDENTIAL UNITS	34 ft²
RESIDENTIAL UNITS	7 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	39 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	38 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	31 ft²
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RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	38 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	31 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	39 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	38 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	41 ft²

RESIDENTIAL UNITS	346 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	343 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	160 ft²
RESIDENTIAL UNITS	890 ft²
RESIDENTIAL UNITS	397 ft²
RESIDENTIAL UNITS	113 ft²
RESIDENTIAL UNITS	268 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	349 ft²
RESIDENTIAL UNITS	30 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	273 ft²
RESIDENTIAL UNITS	841 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	254 ft²
RESIDENTIAL UNITS	325 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	708 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	348 ft²
RESIDENTIAL UNITS	95 ft²
RESIDENTIAL UNITS	237 ft²
RESIDENTIAL UNITS	231 ft²
RESIDENTIAL UNITS	1,107 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	832 ft²
RESIDENTIAL UNITS	310 ft²
RESIDENTIAL UNITS	635 ft²
RESIDENTIAL UNITS	224 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	11 ft²
RESIDENTIAL UNITS	170 ft²
RESIDENTIAL UNITS	81 ft²
RESIDENTIAL UNITS	208 ft²
RESIDENTIAL UNITS	34 ft²
RESIDENTIAL UNITS	7 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	39 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	8 ft²
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RESIDENTIAL UNITS	8 ft²
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RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	38 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	31 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	39 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	38 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	41 ft²

RESIDENTIAL UNITS	346 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	343 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	160 ft²
RESIDENTIAL UNITS	890 ft²
RESIDENTIAL UNITS	397 ft²
RESIDENTIAL UNITS	113 ft²
RESIDENTIAL UNITS	268 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	349 ft²
RESIDENTIAL UNITS	30 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	273 ft²
RESIDENTIAL UNITS	841 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	254 ft²
RESIDENTIAL UNITS	325 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	708 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	348 ft²
RESIDENTIAL UNITS	95 ft²
RESIDENTIAL UNITS	237 ft²

BUILDING A - MULTIFAMILY RESIDENTIAL

BUILDING A	
BLDG A - LEVEL 1	
LEASING & AMENITIES	360 ft²
LEASING & AMENITIES	195 ft²
LEASING & AMENITIES	1,292 ft²
LEASING & AMENITIES	151 ft²
LEASING & AMENITIES	672 ft²
LEASING & AMENITIES	885 ft²
LEASING & AMENITIES	84 ft²
LEASING & AMENITIES	255 ft²
LEASING & AMENITIES	541 ft²
LEASING & AMENITIES	84 ft²
LEASING & AMENITIES	381 ft²
LEASING & AMENITIES	142 ft²
LEASING & AMENITIES	63 ft²
LEASING & AMENITIES	307 ft²
LEASING & AMENITIES	143 ft²
LEASING & AMENITIES	40 ft²
LEASING & AMENITIES	569 ft²
LEASING & AMENITIES	120 ft²
LEASING & AMENITIES	143 ft²
	6,425 ft²
PARKING GARAGE	28,735 ft²
PARKING GARAGE	90 ft²
PARKING GARAGE	54 ft²
PARKING GARAGE	3,839 ft²
PARKING GARAGE	2,282 ft²
PARKING GARAGE	2,536 ft²
PARKING GARAGE	433 ft²
PARKING GARAGE	1,929 ft²
PARKING GARAGE	216 ft²
PARKING GARAGE	465 ft²
PARKING GARAGE	605 ft²
PARKING GARAGE	377 ft²
PARKING GARAGE	103 ft²
PARKING GARAGE	577 ft²
PARKING GARAGE	1,411 ft²
PARKING GARAGE	1,363 ft²
PARKING GARAGE	932 ft²
PARKING GARAGE	20 ft²
	46,367 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	183 ft²
	3,180 ft²
SERVICE / SUPPORT	1,329 ft²
SERVICE / SUPPORT	253 ft²
SERVICE / SUPPORT	75 ft²
SERVICE / SUPPORT	685 ft²
SERVICE / SUPPORT	235 ft²
SERVICE / SUPPORT	348 ft²
SERVICE / SUPPORT	199 ft²
SERVICE / SUPPORT	74 ft²
SERVICE / SUPPORT	1,100 ft²
SERVICE / SUPPORT	572 ft²
SERVICE / SUPPORT	103 ft²
SERVICE / SUPPORT	2,126 ft²
SERVICE / SUPPORT	652 ft²

SERVICE / SUPPORT	188 ft²
SERVICE / SUPPORT	82 ft²
SERVICE / SUPPORT	123 ft²
SERVICE / SUPPORT	108 ft²
SERVICE / SUPPORT	95 ft²
SERVICE / SUPPORT	96 ft²
SERVICE / SUPPORT	702 ft²
SERVICE / SUPPORT	107 ft²
SERVICE / SUPPORT	98 ft²
SERVICE / SUPPORT	153 ft²
SERVICE / SUPPORT	324 ft²
SERVICE / SUPPORT	1,005 ft²
SERVICE / SUPPORT	129 ft²
SERVICE / SUPPORT	72 ft²
	11,033 ft²
	67,006 ft²
BLDG A - LEVEL 2	
HIGH CEILING VOLUME	452 ft²
HIGH CEILING VOLUME	882 ft²
HIGH CEILING VOLUME	804 ft²
HIGH CEILING VOLUME	273 ft²
HIGH CEILING VOLUME	68 ft²
HIGH CEILING VOLUME	141 ft²
HIGH CEILING VOLUME	917 ft²
HIGH CEILING VOLUME	389 ft²
HIGH CEILING VOLUME	140 ft²
HIGH CEILING VOLUME	683 ft²
HIGH CEILING VOLUME	591 ft²
HIGH CEILING VOLUME	237 ft²
	5,578 ft²
LEASING & AMENITIES	91 ft²
LEASING & AMENITIES	340 ft²
LEASING & AMENITIES	276 ft²
LEASING & AMENITIES	146 ft²
	854 ft²
PARKING GARAGE	27,460 ft²
PARKING GARAGE	4,417 ft²
PARKING GARAGE	872 ft²
PARKING GARAGE	1,066 ft²
PARKING GARAGE	5,213 ft²
PARKING GARAGE	358 ft²
PARKING GARAGE	445 ft²
PARKING GARAGE	394 ft²
PARKING GARAGE	3,272 ft²
PARKING GARAGE	743 ft²
PARKING GARAGE	542 ft²
PARKING GARAGE	2,087 ft²
PARKING GARAGE	283 ft²
PARKING GARAGE	254 ft²
PARKING GARAGE	283 ft²
PARKING GARAGE	127 ft²
	47,814 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	545 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	289 ft²
RESIDENTIAL UNITS	127 ft²
RESIDENTIAL UNITS	184 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²

RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	196 ft²
	6,540 ft²
SERVICE / SUPPORT	2,452 ft²
SERVICE / SUPPORT	383 ft²
SERVICE / SUPPORT	44 ft²
SERVICE / SUPPORT	80 ft²
	2,959 ft²
	63,745 ft²
BLDG A - LEVEL 3	
LEASING & AMENITIES	2,348 ft²
LEASING & AMENITIES	129 ft²
LEASING & AMENITIES	849 ft²
LEASING & AMENITIES	1,170 ft²
LEASING & AMENITIES	428 ft²
LEASING & AMENITIES	329 ft²
	5,252 ft²
PARKING GARAGE	14,135 ft²
PARKING GARAGE	768 ft²
PARKING GARAGE	7,017 ft²
PARKING GARAGE	5,531 ft²
PARKING GARAGE	6,825 ft²
PARKING GARAGE	3,659 ft²
PARKING GARAGE	2,484 ft²
PARKING GARAGE	715 ft²
PARKING GARAGE	1,859 ft²
PARKING GARAGE	1,107 ft²
	44,530 ft²
RESIDENTIAL UNITS	245 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	965 ft²
RESIDENTIAL UNITS	143 ft²
RESIDENTIAL UNITS	161 ft²
RESIDENTIAL UNITS	231 ft²
RESIDENTIAL UNITS	1,107 ft²
RESIDENTIAL UNITS	445 ft²
RESIDENTIAL UNITS	865 ft²
RESIDENTIAL UNITS	246 ft²
RESIDENTIAL UNITS	232 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	183 ft²
	10,999 ft²
SERVICE / SUPPORT	2,507 ft²
SERVICE / SUPPORT	52 ft²
SERVICE / SUPPORT	401 ft²
SERVICE / SUPPORT	65 ft²
SERVICE / SUPPORT	324 ft²
SERVICE / SUPPORT	483 ft²
SERVICE / SUPPORT	1,361 ft²
SERVICE / SUPPORT	248 ft²
SERVICE / SUPPORT	264 ft²
SERVICE / SUPPORT	347 ft²
SERVICE / SUPPORT	174 ft²
SERVICE / SUPPORT	368 ft²
SERVICE / SUPPORT	443 ft²
SERVICE / SUPPORT	95 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	862 ft²
SERVICE / SUPPORT	634 ft²

SERVICE / SUPPORT	28 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	77 ft²
SERVICE / SUPPORT	152 ft²
SERVICE / SUPPORT	1,112 ft²
	10,080 ft²
	70,861 ft²
BLDG A - LEVEL 4	
LEASING & AMENITIES	1,243 ft²
LEASING & AMENITIES	273 ft²
LEASING & AMENITIES	268 ft²
LEASING & AMENITIES	397 ft²
LEASING & AMENITIES	201 ft²
LEASING & AMENITIES	21 ft²
LEASING & AMENITIES	158 ft²
LEASING & AMENITIES	176 ft²
	2,738 ft²
RESIDENTIAL UNITS	835 ft²
RESIDENTIAL UNITS	506 ft²
RESIDENTIAL UNITS	811 ft²
RESIDENTIAL UNITS	744 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	884 ft²
RESIDENTIAL UNITS	857 ft²
RESIDENTIAL UNITS	246 ft²
RESIDENTIAL UNITS	254 ft²
RESIDENTIAL UNITS	325 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	706 ft²
RESIDENTIAL UNITS	348 ft²
RESIDENTIAL UNITS	95 ft²
RESIDENTIAL UNITS	237 ft²
RESIDENTIAL UNITS	231 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	829 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	813 ft²
RESIDENTIAL UNITS	824 ft²
RESIDENTIAL UNITS	836 ft²
RESIDENTIAL UNITS	298 ft²
RESIDENTIAL UNITS	635 ft²
RESIDENTIAL UNITS	224 ft²

RESIDENTIAL UNITS	7 ft²
RESIDENTIAL UNITS	363 ft²
RESIDENTIAL UNITS	683 ft²
RESIDENTIAL UNITS	364 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	109 ft²
RESIDENTIAL UNITS	498 ft²
RESIDENTIAL UNITS	346 ft²
RESIDENTIAL UNITS	256 ft²
RESIDENTIAL UNITS	504 ft²
RESIDENTIAL UNITS	128 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	306 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	335 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	364 ft²
RESIDENTIAL UNITS	302 ft²
RESIDENTIAL UNITS	202 ft²
RESIDENTIAL UNITS	114 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	304 ft²
RESIDENTIAL UNITS	202 ft²
RESIDENTIAL UNITS	114 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	508 ft²
RESIDENTIAL UNITS	508 ft²
RESIDENTIAL UNITS	359 ft²
RESIDENTIAL UNITS	335 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	339 ft²
RESIDENTIAL UNITS	368 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	506 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	346 ft²
RESIDENTIAL UNITS	358 ft²
RESIDENTIAL UNITS	343 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	708 ft²
RESIDENTIAL UNITS	348 ft²

RESIDENTIAL UNITS	38 ft²
	41,307 ft²
SERVICE / SUPPORT	2,245 ft²
SERVICE / SUPPORT	290 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	96 ft²
SERVICE / SUPPORT	134 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	294 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	54 ft²
SERVICE / SUPPORT	164 ft²
SERVICE / SUPPORT	350 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	273 ft²
SERVICE / SUPPORT	207 ft²
SERVICE / SUPPORT	38 ft²
SERVICE / SUPPORT	262 ft²
SERVICE / SUPPORT	42 ft²
SERVICE / SUPPORT	25 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	218 ft²
SERVICE / SUPPORT	142 ft²
SERVICE / SUPPORT	80 ft²
SERVICE / SUPPORT	88 ft²
SERVICE / SUPPORT	10 ft²
SERVICE / SUPPORT	131 ft²
SERVICE / SUPPORT	364 ft²
SERVICE / SUPPORT	31 ft²
SERVICE / SUPPORT	90 ft²
	8,637 ft²
	52,681 ft²
BLDG A - LEVEL 5	
RESIDENTIAL UNITS	835 ft²
RESIDENTIAL UNITS	506 ft²
RESIDENTIAL UNITS	811 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	829 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	813 ft²
RESIDENTIAL UNITS	824 ft²
RESIDENTIAL UNITS	836 ft²
RESIDENTIAL UNITS	298 ft²
RESIDENTIAL UNITS	635 ft²
RESIDENTIAL UNITS	224 ft²

RESIDENTIAL UNITS	246 ft²
RESIDENTIAL UNITS	230 ft²
RESIDENTIAL UNITS	76 ft²
RESIDENTIAL UNITS	136 ft²
RESIDENTIAL UNITS	176 ft²
RESIDENTIAL UNITS	293 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	618 ft²
RESIDENTIAL UNITS	832 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	187 ft²
RESIDENTIAL UNITS	126 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	557 ft²
RESIDENTIAL UNITS	82 ft²
RESIDENTIAL UNITS	7 ft²
RESIDENTIAL UNITS	363 ft²
RESIDENTIAL UNITS	683 ft²
RESIDENTIAL UNITS	128 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	1,155 ft²
RESIDENTIAL UNITS	592 ft²
RESIDENTIAL UNITS	196 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	264 ft²
RESIDENTIAL UNITS	347 ft²
RESIDENTIAL UNITS	174 ft²
RESIDENTIAL UNITS	368 ft²
RESIDENTIAL UNITS	443 ft²
RESIDENTIAL UNITS	95 ft²
RESIDENTIAL UNITS	17 ft²
RESIDENTIAL UNITS	862 ft²
RESIDENTIAL UNITS	634 ft²

RESIDENTIAL UNITS	43 ft²
RESIDENTIAL UNITS	342 ft²
RESIDENTIAL UNITS	294 ft²
RESIDENTIAL UNITS	290 ft²
RESIDENTIAL UNITS	75 ft²
RESIDENTIAL UNITS	7 ft²
RESIDENTIAL UNITS	7 ft²
RESIDENTIAL UNITS	76 ft²
RESIDENTIAL UNITS	6 ft²
RESIDENTIAL UNITS	39 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	38 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	113 ft²
RESIDENTIAL UNITS	268 ft²
RESIDENTIAL UNITS	273 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	31 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	39 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	38 ft²
RESIDENTIAL UNITS	342 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	349 ft²
RESIDENTIAL UNITS	30 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	518 ft²
RESIDENTIAL UNITS	109 ft²
	42,670 ft²
SERVICE / SUPPORT	161 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	96 ft²
SERVICE / SUPPORT	134 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	54 ft²
SERVICE / SUPPORT	166 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	142 ft²
SERVICE / SUPPORT	80 ft²
SERVICE / SUPPORT	218 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	31 ft²
SERVICE / SUPPORT	146 ft²
SERVICE / SUPPORT	100 ft²
SERVICE / SUPPORT	82 ft²
SERVICE / SUPPORT	28 ft²
SERVICE / SUPPORT	69 ft²
SERVICE / SUPPORT	574 ft²
SERVICE / SUPPORT	263 ft²
SERVICE / SUPPORT	91 ft²
SERVICE / SUPPORT	137 ft²
SERVICE / SUPPORT	97 ft²
SERVICE / SUPPORT	601 ft²
SERVICE / SUPPORT	109 ft²
SERVICE / SUPPORT	185 ft²
SERVICE / SUPPORT	35 ft²
SERVICE / SUPPORT	2,245 ft²
SERVICE / SUPPORT	700 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	25 ft²
SERVICE / SUPPORT	42 ft²
SERVICE / SUPPORT	262 ft²
	49,905 ft²
BLDG A - LEVEL 6	
RESIDENTIAL UNITS	835 ft²
RESIDENTIAL UNITS	506 ft²
RESIDENTIAL UNITS	811 ft²
RESIDENTIAL UNITS	744 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	884 ft²
RESIDENTIAL UNITS	856 ft²
RESIDENTIAL UNITS	246 ft²
RESIDENTIAL UNITS	254 ft²
RESIDENTIAL UNITS	325 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	708 ft²
RESIDENTIAL UNITS	348 ft²

RESIDENTIAL UNITS	95 ft²
RESIDENTIAL UNITS	237 ft²
RESIDENTIAL UNITS	231 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	829 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	813 ft²
RESIDENTIAL UNITS	824 ft²
RESIDENTIAL UNITS	836 ft²
RESIDENTIAL UNITS	298 ft²
RESIDENTIAL UNITS	635 ft²
RESIDENTIAL UNITS	224 ft²

RESIDENTIAL UNITS	346 ft²
RESIDENTIAL UNITS	237 ft²
RESIDENTIAL UNITS	231 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	829 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	813 ft²
RESIDENTIAL UNITS	824 ft²
RESIDENTIAL UNITS	836 ft²
RESIDENTIAL UNITS	298 ft²
RESIDENTIAL UNITS	635 ft²
RESIDENTIAL UNITS	224 ft²

RESIDENTIAL UNITS	358 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	160 ft²
RESIDENTIAL UNITS	266 ft²
RESIDENTIAL UNITS	359 ft²
RESIDENTIAL UNITS	335 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	339 ft²
RESIDENTIAL UNITS	368 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	506 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	346 ft²
RESIDENTIAL UNITS	358 ft²
RESIDENTIAL UNITS	343 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	708 ft²
RESIDENTIAL UNITS	348 ft²

SERVICE / SUPPORT	95 ft²
SERVICE / SUPPORT	10 ft²
SERVICE / SUPPORT	69 ft²
SERVICE / SUPPORT	90 ft²
SERVICE / SUPPORT	179 ft²
SERVICE / SUPPORT	568 ft²
SERVICE / SUPPORT	97 ft²
SERVICE / SUPPORT	132 ft²
SERVICE / SUPPORT	88 ft²
SERVICE / SUPPORT	263 ft²
SERVICE / SUPPORT	92 ft²
SERVICE / SUPPORT	574 ft²
	7,282 ft²
	52,514 ft²
BLDG A - LEVEL 7	
RESIDENTIAL UNITS	835 ft²
RESIDENTIAL UNITS	506 ft²
RESIDENTIAL UNITS	811 ft²
RESIDENTIAL UNITS	744 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	884 ft²
RESIDENTIAL UNITS	246 ft²
RESIDENTIAL UNITS	254 ft²
RESIDENTIAL UNITS	325 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	708 ft²
RESIDENTIAL UNITS	348 ft²
RESIDENTIAL UNITS	95 ft²
RESIDENTIAL UNITS	237 ft²
RESIDENTIAL UNITS	231 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	829 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	813 ft²
RESIDENTIAL UNITS	824 ft²
RESIDENTIAL UNITS	836 ft²
RESIDENTIAL UNITS	298 ft²
RESIDENTIAL UNITS	635 ft²
RESIDENTIAL UNITS	224 ft²

RESIDENTIAL UNITS	256 ft²
RESIDENTIAL UNITS	504 ft²
RESIDENTIAL UNITS	128 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	306 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	335 ft²
RESIDENTIAL UNITS	399 ft²
RESIDENTIAL UNITS	312 ft²
RESIDENTIAL UNITS	364 ft²
RESIDENTIAL UNITS	302 ft²
RESIDENTIAL UNITS	202 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	202 ft²
RESIDENTIAL UNITS	114 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	258 ft²
RESIDENTIAL UNITS	202 ft²
RESIDENTIAL UNITS	114 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	508 ft²
RESIDENTIAL UNITS	359 ft²
RESIDENTIAL UNITS	335 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	339 ft²
RESIDENTIAL UNITS	368 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	506 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	346 ft²
RESIDENTIAL UNITS	358 ft²
RESIDENTIAL UNITS	343 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	708 ft²
RESIDENTIAL UNITS	348 ft²

RESIDENTIAL UNITS	298 ft²
RESIDENTIAL UNITS	297 ft²
RESIDENTIAL UNITS	832 ft²
RESIDENTIAL UNITS	310 ft²
RESIDENTIAL UNITS	76 ft²
RESIDENTIAL UNITS	136 ft²
RESIDENTIAL UNITS	26 ft²
RESIDENTIAL UNITS	1,155 ft²
RESIDENTIAL UNITS	346 ft²
	45,231 ft²
SERVICE / SUPPORT	349 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	231 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	31 ft²
SERVICE / SUPPORT	125 ft²
SERVICE / SUPPORT	166 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	40 ft²
SERVICE / SUPPORT	18 ft²
SERVICE / SUPPORT	1,025 ft²
SERVICE / SUPPORT	120 ft²
SERVICE / SUPPORT	82 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	287 ft²
SERVICE / SUPPORT	80 ft²
SERVICE / SUPPORT	73 ft²
SERVICE / SUPPORT	1,111 ft²
SERVICE / SUPPORT	700 ft²
SERVICE / SUPPORT	117 ft²
SERVICE / SUPPORT	61 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	79 ft²
SERVICE / SUPPORT	96 ft²
SERVICE / SUPPORT	221 ft²
SERVICE / SUPPORT	574 ft²
SERVICE / SUPPORT	263 ft²
SERVICE / SUPPORT	91 ft²
SERVICE / SUPPORT	83 ft²
SERVICE / SUPPORT	54 ft²
SERVICE / SUPPORT	97 ft²
SERVICE / SUPPORT	568 ft²
SERVICE / SUPPORT	173 ft²
SERVICE / SUPPORT	34 ft²
SERVICE / SUPPORT	54 ft²
	7,292 ft²
	52,511 ft²
BLDG A - LEVEL 8	
LEASING & AMENITIES	766 ft²
	766 ft²
RESIDENTIAL UNITS	835 ft²
RESIDENTIAL UNITS	506 ft²
RESIDENTIAL UNITS	811 ft²
RESIDENTIAL UNITS	744 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	884 ft²
RESIDENTIAL UNITS	856 ft²
RESIDENTIAL UNITS	246 ft²
RESIDENTIAL UNITS	254 ft²
RESIDENTIAL UNITS	325 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	708 ft²
RESIDENTIAL UNITS	348 ft²
RESIDENTIAL UNITS	95 ft²
RESIDENTIAL UNITS	237 ft²
RESIDENTIAL UNITS	231 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	829 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	813 ft²
RESIDENTIAL UNITS	824 ft²
RESIDENTIAL UNITS	297 ft²
RESIDENTIAL UNITS	836 ft²

RESIDENTIAL UNITS	76 ft²
RESIDENTIAL UNITS	1,157 ft²
RESIDENTIAL UNITS	273 ft²
RESIDENTIAL UNITS	342 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	346 ft²
RESIDENTIAL UNITS	31 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	21 ft²
RESIDENTIAL UNITS	31 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	278 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	518 ft²
RESIDENTIAL UNITS	114 ft²
RESIDENTIAL UNITS	38 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	39 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	557 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	82 ft²
RESIDENTIAL UNITS	7 ft²
RESIDENTIAL UNITS	363 ft²
RESIDENTIAL UNITS	683 ft²
RESIDENTIAL UNITS	364 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	39 ft²
RESIDENTIAL UNITS	1,243 ft²
RESIDENTIAL UNITS	1,155 ft²
RESIDENTIAL UNITS	6 ft²
	43,889 ft²
SERVICE / SUPPORT	2,212 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	96 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	54 ft²
SERVICE / SUPPORT	164 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	40 ft²
SERVICE / SUPPORT	18 ft²
SERVICE / SUPPORT	94 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	218 ft²
SERVICE / SUPPORT	700 ft²
SERVICE / SUPPORT	160 ft²
SERVICE / SUPPORT	58 ft²
SERVICE / SUPPORT	34 ft²
SERVICE / SUPPORT	79 ft²
SERVICE / SUPPORT	145 ft²
SERVICE / SUPPORT	22 ft²
SERVICE / SUPPORT	80 ft²
SERVICE / SUPPORT	69 ft²
SERVICE / SUPPORT	574 ft²
SERVICE / SUPPORT	263 ft²
SERVICE / SUPPORT	88 ft²
SERVICE / SUPPORT	132 ft²
SERVICE / SUPPORT	97

BUILDING A - MULTIFAMILY RESIDENTIAL

BUILDING A	
BLDG A - LEVEL 1	
LEASING & AMENITIES	360 ft²
LEASING & AMENITIES	195 ft²
LEASING & AMENITIES	1,292 ft²
LEASING & AMENITIES	151 ft²
LEASING & AMENITIES	672 ft²
LEASING & AMENITIES	885 ft²
LEASING & AMENITIES	84 ft²
LEASING & AMENITIES	255 ft²
LEASING & AMENITIES	541 ft²
LEASING & AMENITIES	84 ft²
LEASING & AMENITIES	381 ft²
LEASING & AMENITIES	142 ft²
LEASING & AMENITIES	63 ft²
LEASING & AMENITIES	307 ft²
LEASING & AMENITIES	143 ft²
LEASING & AMENITIES	40 ft²
LEASING & AMENITIES	569 ft²
LEASING & AMENITIES	120 ft²
LEASING & AMENITIES	143 ft²
	6,425 ft²
PARKING GARAGE	28,735 ft²
PARKING GARAGE	90 ft²
PARKING GARAGE	54 ft²
PARKING GARAGE	3,839 ft²
PARKING GARAGE	2,282 ft²
PARKING GARAGE	2,536 ft²
PARKING GARAGE	433 ft²
PARKING GARAGE	1,929 ft²
PARKING GARAGE	216 ft²
PARKING GARAGE	465 ft²
PARKING GARAGE	605 ft²
PARKING GARAGE	377 ft²
PARKING GARAGE	103 ft²
PARKING GARAGE	577 ft²
PARKING GARAGE	1,411 ft²
PARKING GARAGE	1,363 ft²
PARKING GARAGE	932 ft²
PARKING GARAGE	20 ft²
	46,367 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	183 ft²
	3,180 ft²
SERVICE / SUPPORT	1,329 ft²
SERVICE / SUPPORT	253 ft²
SERVICE / SUPPORT	75 ft²
SERVICE / SUPPORT	685 ft²
SERVICE / SUPPORT	235 ft²
SERVICE / SUPPORT	348 ft²
SERVICE / SUPPORT	199 ft²
SERVICE / SUPPORT	74 ft²
SERVICE / SUPPORT	1,100 ft²
SERVICE / SUPPORT	572 ft²
SERVICE / SUPPORT	103 ft²
SERVICE / SUPPORT	2,126 ft²
SERVICE / SUPPORT	652 ft²

SERVICE / SUPPORT	188 ft²
SERVICE / SUPPORT	82 ft²
SERVICE / SUPPORT	123 ft²
SERVICE / SUPPORT	108 ft²
SERVICE / SUPPORT	95 ft²
SERVICE / SUPPORT	96 ft²
SERVICE / SUPPORT	702 ft²
SERVICE / SUPPORT	107 ft²
SERVICE / SUPPORT	98 ft²
SERVICE / SUPPORT	153 ft²
SERVICE / SUPPORT	324 ft²
SERVICE / SUPPORT	1,005 ft²
SERVICE / SUPPORT	129 ft²
SERVICE / SUPPORT	72 ft²
	11,033 ft²
	67,006 ft²
BLDG A - LEVEL 2	
HIGH CEILING VOLUME	452 ft²
HIGH CEILING VOLUME	882 ft²
HIGH CEILING VOLUME	804 ft²
HIGH CEILING VOLUME	273 ft²
HIGH CEILING VOLUME	68 ft²
HIGH CEILING VOLUME	141 ft²
HIGH CEILING VOLUME	917 ft²
HIGH CEILING VOLUME	389 ft²
HIGH CEILING VOLUME	140 ft²
HIGH CEILING VOLUME	683 ft²
HIGH CEILING VOLUME	591 ft²
HIGH CEILING VOLUME	237 ft²
	5,578 ft²
LEASING & AMENITIES	91 ft²
LEASING & AMENITIES	340 ft²
LEASING & AMENITIES	276 ft²
LEASING & AMENITIES	146 ft²
	854 ft²
PARKING GARAGE	27,460 ft²
PARKING GARAGE	4,417 ft²
PARKING GARAGE	872 ft²
PARKING GARAGE	1,066 ft²
PARKING GARAGE	5,213 ft²
PARKING GARAGE	358 ft²
PARKING GARAGE	445 ft²
PARKING GARAGE	394 ft²
PARKING GARAGE	3,272 ft²
PARKING GARAGE	743 ft²
PARKING GARAGE	542 ft²
PARKING GARAGE	2,087 ft²
PARKING GARAGE	283 ft²
PARKING GARAGE	254 ft²
PARKING GARAGE	283 ft²
PARKING GARAGE	127 ft²
	47,814 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	545 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	289 ft²
RESIDENTIAL UNITS	127 ft²
RESIDENTIAL UNITS	184 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²

RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	196 ft²
	6,540 ft²
SERVICE / SUPPORT	2,452 ft²
SERVICE / SUPPORT	383 ft²
SERVICE / SUPPORT	44 ft²
SERVICE / SUPPORT	80 ft²
	2,959 ft²
	63,745 ft²
BLDG A - LEVEL 3	
LEASING & AMENITIES	2,348 ft²
LEASING & AMENITIES	129 ft²
LEASING & AMENITIES	849 ft²
LEASING & AMENITIES	1,170 ft²
LEASING & AMENITIES	428 ft²
LEASING & AMENITIES	329 ft²
	5,252 ft²
PARKING GARAGE	14,135 ft²
PARKING GARAGE	768 ft²
PARKING GARAGE	7,017 ft²
PARKING GARAGE	5,531 ft²
PARKING GARAGE	6,825 ft²
PARKING GARAGE	3,659 ft²
PARKING GARAGE	2,484 ft²
PARKING GARAGE	715 ft²
PARKING GARAGE	1,859 ft²
PARKING GARAGE	430 ft²
PARKING GARAGE	1,107 ft²
	44,530 ft²
RESIDENTIAL UNITS	245 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	965 ft²
RESIDENTIAL UNITS	143 ft²
RESIDENTIAL UNITS	161 ft²
RESIDENTIAL UNITS	231 ft²
RESIDENTIAL UNITS	1,107 ft²
RESIDENTIAL UNITS	445 ft²
RESIDENTIAL UNITS	865 ft²
RESIDENTIAL UNITS	246 ft²
RESIDENTIAL UNITS	232 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	612 ft²
	10,999 ft²
SERVICE / SUPPORT	2,507 ft²
SERVICE / SUPPORT	52 ft²
SERVICE / SUPPORT	401 ft²
SERVICE / SUPPORT	65 ft²
SERVICE / SUPPORT	324 ft²
SERVICE / SUPPORT	483 ft²
SERVICE / SUPPORT	1,361 ft²
SERVICE / SUPPORT	248 ft²
SERVICE / SUPPORT	264 ft²
SERVICE / SUPPORT	347 ft²
SERVICE / SUPPORT	174 ft²
SERVICE / SUPPORT	368 ft²
SERVICE / SUPPORT	443 ft²
SERVICE / SUPPORT	95 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	862 ft²
SERVICE / SUPPORT	634 ft²

SERVICE / SUPPORT	28 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	77 ft²
SERVICE / SUPPORT	152 ft²
SERVICE / SUPPORT	1,112 ft²
	10,080 ft²
	70,861 ft²
BLDG A - LEVEL 4	
LEASING & AMENITIES	1,243 ft²
LEASING & AMENITIES	273 ft²
LEASING & AMENITIES	268 ft²
LEASING & AMENITIES	397 ft²
LEASING & AMENITIES	201 ft²
LEASING & AMENITIES	21 ft²
LEASING & AMENITIES	158 ft²
LEASING & AMENITIES	176 ft²
	2,738 ft²
RESIDENTIAL UNITS	835 ft²
RESIDENTIAL UNITS	506 ft²
RESIDENTIAL UNITS	811 ft²
RESIDENTIAL UNITS	744 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	884 ft²
RESIDENTIAL UNITS	857 ft²
RESIDENTIAL UNITS	246 ft²
RESIDENTIAL UNITS	254 ft²
RESIDENTIAL UNITS	325 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	708 ft²
RESIDENTIAL UNITS	348 ft²
RESIDENTIAL UNITS	95 ft²
RESIDENTIAL UNITS	237 ft²
RESIDENTIAL UNITS	231 ft²
RESIDENTIAL UNITS	1,107 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	829 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	813 ft²
RESIDENTIAL UNITS	824 ft²
RESIDENTIAL UNITS	836 ft²
RESIDENTIAL UNITS	298 ft²
RESIDENTIAL UNITS	835 ft²
RESIDENTIAL UNITS	297 ft²
RESIDENTIAL UNITS	832 ft²
RESIDENTIAL UNITS	310 ft²
RESIDENTIAL UNITS	635 ft²
RESIDENTIAL UNITS	224 ft²
RESIDENTIAL UNITS	26 ft²
RESIDENTIAL UNITS	1,155 ft²
RESIDENTIAL UNITS	176 ft²
RESIDENTIAL UNITS	251 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	618 ft²
RESIDENTIAL UNITS	832 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	196 ft²
RESIDENTIAL UNITS	592 ft²
RESIDENTIAL UNITS	187 ft²
RESIDENTIAL UNITS	126 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	557 ft²
RESIDENTIAL UNITS	82 ft²

RESIDENTIAL UNITS	7 ft²
RESIDENTIAL UNITS	363 ft²
RESIDENTIAL UNITS	683 ft²
RESIDENTIAL UNITS	364 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	109 ft²
RESIDENTIAL UNITS	498 ft²
RESIDENTIAL UNITS	346 ft²
RESIDENTIAL UNITS	256 ft²
RESIDENTIAL UNITS	504 ft²
RESIDENTIAL UNITS	128 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	306 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	335 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	364 ft²
RESIDENTIAL UNITS	302 ft²
RESIDENTIAL UNITS	202 ft²
RESIDENTIAL UNITS	114 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	304 ft²
RESIDENTIAL UNITS	202 ft²
RESIDENTIAL UNITS	114 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	508 ft²
RESIDENTIAL UNITS	359 ft²
RESIDENTIAL UNITS	335 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	339 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	260 ft²
RESIDENTIAL UNITS	302 ft²
RESIDENTIAL UNITS	358 ft²
RESIDENTIAL UNITS	343 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	43 ft²
RESIDENTIAL UNITS	17 ft²
RESIDENTIAL UNITS	11 ft²
RESIDENTIAL UNITS	170 ft²
RESIDENTIAL UNITS	81 ft²
RESIDENTIAL UNITS	208 ft²
RESIDENTIAL UNITS	34 ft²
RESIDENTIAL UNITS	7 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	39 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	38 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	31 ft²

RESIDENTIAL UNITS	38 ft²
	41,307 ft²
SERVICE / SUPPORT	2,245 ft²
SERVICE / SUPPORT	290 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	96 ft²
SERVICE / SUPPORT	134 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	294 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	54 ft²
SERVICE / SUPPORT	164 ft²
SERVICE / SUPPORT	350 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	273 ft²
SERVICE / SUPPORT	207 ft²
SERVICE / SUPPORT	92 ft²
SERVICE / SUPPORT	262 ft²
SERVICE / SUPPORT	42 ft²
SERVICE / SUPPORT	25 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	218 ft²
SERVICE / SUPPORT	142 ft²
SERVICE / SUPPORT	38 ft²
SERVICE / SUPPORT	700 ft²
SERVICE / SUPPORT	116 ft²
SERVICE / SUPPORT	148 ft²
SERVICE / SUPPORT	38 ft²
SERVICE / SUPPORT	94 ft²
SERVICE / SUPPORT	82 ft²
SERVICE / SUPPORT	69 ft²
SERVICE / SUPPORT	90 ft²
SERVICE / SUPPORT	574 ft²
SERVICE / SUPPORT	263 ft²
SERVICE / SUPPORT	88 ft²
SERVICE / SUPPORT	10 ft²
SERVICE / SUPPORT	131 ft²
SERVICE / SUPPORT	31 ft²
SERVICE / SUPPORT	90 ft²
	8,637 ft²
	52,681 ft²
BLDG A - LEVEL 5	
RESIDENTIAL UNITS	835 ft²
RESIDENTIAL UNITS	506 ft²
RESIDENTIAL UNITS	811 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	813 ft²
RESIDENTIAL UNITS	824 ft²
RESIDENTIAL UNITS	836 ft²
RESIDENTIAL UNITS	298 ft²
RESIDENTIAL UNITS	835 ft²
RESIDENTIAL UNITS	297 ft²
RESIDENTIAL UNITS	832 ft²
RESIDENTIAL UNITS	310 ft²
RESIDENTIAL UNITS	635 ft²
RESIDENTIAL UNITS	224 ft²
RESIDENTIAL UNITS	246 ft²
RESIDENTIAL UNITS	230 ft²
RESIDENTIAL UNITS	76 ft²
RESIDENTIAL UNITS	1,155 ft²
RESIDENTIAL UNITS	176 ft²
RESIDENTIAL UNITS	618 ft²
RESIDENTIAL UNITS	832 ft²
RESIDENTIAL UNITS	592 ft²
RESIDENTIAL UNITS	187 ft²
RESIDENTIAL UNITS	126 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	557 ft²
RESIDENTIAL UNITS	82 ft²
RESIDENTIAL UNITS	7 ft²
RESIDENTIAL UNITS	363 ft²
RESIDENTIAL UNITS	683 ft²
RESIDENTIAL UNITS	364 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	109 ft²
RESIDENTIAL UNITS	498 ft²
RESIDENTIAL UNITS	346 ft²
RESIDENTIAL UNITS	256 ft²
RESIDENTIAL UNITS	504 ft²
RESIDENTIAL UNITS	128 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	306 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	335 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	364 ft²
RESIDENTIAL UNITS	302 ft²
RESIDENTIAL UNITS	202 ft²
RESIDENTIAL UNITS	114 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	304 ft²
RESIDENTIAL UNITS	202 ft²
RESIDENTIAL UNITS	114 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	508 ft²
RESIDENTIAL UNITS	359 ft²
RESIDENTIAL UNITS	335 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	339 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	260 ft²
RESIDENTIAL UNITS	302 ft²
RESIDENTIAL UNITS	358 ft²
RESIDENTIAL UNITS	343 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	344

BUILDING A - MULTIFAMILY RESIDENTIAL

BUILDING A	
BLDG A - LEVEL 1	
LEASING & AMENITIES	360 ft²
LEASING & AMENITIES	195 ft²
LEASING & AMENITIES	1,292 ft²
LEASING & AMENITIES	151 ft²
LEASING & AMENITIES	672 ft²
LEASING & AMENITIES	885 ft²
LEASING & AMENITIES	84 ft²
LEASING & AMENITIES	255 ft²
LEASING & AMENITIES	541 ft²
LEASING & AMENITIES	84 ft²
LEASING & AMENITIES	381 ft²
LEASING & AMENITIES	142 ft²
LEASING & AMENITIES	63 ft²
LEASING & AMENITIES	307 ft²
LEASING & AMENITIES	143 ft²
LEASING & AMENITIES	40 ft²
LEASING & AMENITIES	569 ft²
LEASING & AMENITIES	120 ft²
LEASING & AMENITIES	143 ft²
	6,425 ft²
PARKING GARAGE	28,735 ft²
PARKING GARAGE	90 ft²
PARKING GARAGE	54 ft²
PARKING GARAGE	3,839 ft²
PARKING GARAGE	2,282 ft²
PARKING GARAGE	2,536 ft²
PARKING GARAGE	433 ft²
PARKING GARAGE	1,929 ft²
PARKING GARAGE	216 ft²
PARKING GARAGE	465 ft²
PARKING GARAGE	605 ft²
PARKING GARAGE	377 ft²
PARKING GARAGE	103 ft²
PARKING GARAGE	977 ft²
PARKING GARAGE	1,411 ft²
PARKING GARAGE	1,363 ft²
PARKING GARAGE	932 ft²
PARKING GARAGE	20 ft²
	46,367 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	183 ft²
	3,180 ft²
SERVICE / SUPPORT	1,329 ft²
SERVICE / SUPPORT	253 ft²
SERVICE / SUPPORT	75 ft²
SERVICE / SUPPORT	685 ft²
SERVICE / SUPPORT	235 ft²
SERVICE / SUPPORT	348 ft²
SERVICE / SUPPORT	199 ft²
SERVICE / SUPPORT	74 ft²
SERVICE / SUPPORT	1,100 ft²
SERVICE / SUPPORT	572 ft²
SERVICE / SUPPORT	103 ft²
SERVICE / SUPPORT	2,126 ft²
SERVICE / SUPPORT	652 ft²

SERVICE / SUPPORT	188 ft²
SERVICE / SUPPORT	82 ft²
SERVICE / SUPPORT	123 ft²
SERVICE / SUPPORT	108 ft²
SERVICE / SUPPORT	95 ft²
SERVICE / SUPPORT	96 ft²
SERVICE / SUPPORT	702 ft²
SERVICE / SUPPORT	107 ft²
SERVICE / SUPPORT	98 ft²
SERVICE / SUPPORT	153 ft²
SERVICE / SUPPORT	324 ft²
SERVICE / SUPPORT	1,005 ft²
SERVICE / SUPPORT	129 ft²
SERVICE / SUPPORT	72 ft²
	11,033 ft²
	67,006 ft²
BLDG A - LEVEL 2	
HIGH CEILING VOLUME	452 ft²
HIGH CEILING VOLUME	882 ft²
HIGH CEILING VOLUME	804 ft²
HIGH CEILING VOLUME	273 ft²
HIGH CEILING VOLUME	68 ft²
HIGH CEILING VOLUME	141 ft²
HIGH CEILING VOLUME	917 ft²
HIGH CEILING VOLUME	389 ft²
HIGH CEILING VOLUME	140 ft²
HIGH CEILING VOLUME	683 ft²
HIGH CEILING VOLUME	591 ft²
HIGH CEILING VOLUME	237 ft²
	5,578 ft²
LEASING & AMENITIES	91 ft²
LEASING & AMENITIES	340 ft²
LEASING & AMENITIES	276 ft²
LEASING & AMENITIES	146 ft²
	854 ft²
PARKING GARAGE	27,460 ft²
PARKING GARAGE	4,417 ft²
PARKING GARAGE	872 ft²
PARKING GARAGE	1,066 ft²
PARKING GARAGE	5,213 ft²
PARKING GARAGE	358 ft²
PARKING GARAGE	445 ft²
PARKING GARAGE	394 ft²
PARKING GARAGE	3,272 ft²
PARKING GARAGE	743 ft²
PARKING GARAGE	542 ft²
PARKING GARAGE	2,087 ft²
PARKING GARAGE	283 ft²
PARKING GARAGE	254 ft²
PARKING GARAGE	283 ft²
PARKING GARAGE	127 ft²
	47,814 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	545 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	289 ft²
RESIDENTIAL UNITS	127 ft²
RESIDENTIAL UNITS	184 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²

RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	196 ft²
	6,540 ft²
SERVICE / SUPPORT	2,452 ft²
SERVICE / SUPPORT	383 ft²
SERVICE / SUPPORT	44 ft²
SERVICE / SUPPORT	80 ft²
	2,959 ft²
	63,745 ft²
BLDG A - LEVEL 3	
LEASING & AMENITIES	2,348 ft²
LEASING & AMENITIES	129 ft²
LEASING & AMENITIES	849 ft²
LEASING & AMENITIES	1,170 ft²
LEASING & AMENITIES	428 ft²
LEASING & AMENITIES	329 ft²
	5,252 ft²
PARKING GARAGE	14,135 ft²
PARKING GARAGE	768 ft²
PARKING GARAGE	7,017 ft²
PARKING GARAGE	5,531 ft²
PARKING GARAGE	6,825 ft²
PARKING GARAGE	3,659 ft²
PARKING GARAGE	2,484 ft²
PARKING GARAGE	715 ft²
PARKING GARAGE	1,859 ft²
PARKING GARAGE	430 ft²
PARKING GARAGE	1,107 ft²
	44,530 ft²
RESIDENTIAL UNITS	245 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	612 ft²
RESIDENTIAL UNITS	965 ft²
RESIDENTIAL UNITS	143 ft²
RESIDENTIAL UNITS	161 ft²
RESIDENTIAL UNITS	231 ft²
RESIDENTIAL UNITS	1,107 ft²
RESIDENTIAL UNITS	445 ft²
RESIDENTIAL UNITS	865 ft²
RESIDENTIAL UNITS	246 ft²
RESIDENTIAL UNITS	232 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	614 ft²
RESIDENTIAL UNITS	181 ft²
RESIDENTIAL UNITS	612 ft²
	10,999 ft²
SERVICE / SUPPORT	2,507 ft²
SERVICE / SUPPORT	52 ft²
SERVICE / SUPPORT	401 ft²
SERVICE / SUPPORT	65 ft²
SERVICE / SUPPORT	324 ft²
SERVICE / SUPPORT	483 ft²
SERVICE / SUPPORT	1,361 ft²
SERVICE / SUPPORT	248 ft²
SERVICE / SUPPORT	264 ft²
SERVICE / SUPPORT	347 ft²
SERVICE / SUPPORT	174 ft²
SERVICE / SUPPORT	368 ft²
SERVICE / SUPPORT	443 ft²
SERVICE / SUPPORT	95 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	862 ft²
SERVICE / SUPPORT	634 ft²

SERVICE / SUPPORT	28 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	77 ft²
SERVICE / SUPPORT	152 ft²
SERVICE / SUPPORT	1,112 ft²
	10,080 ft²
	70,861 ft²
BLDG A - LEVEL 4	
LEASING & AMENITIES	1,243 ft²
LEASING & AMENITIES	273 ft²
LEASING & AMENITIES	268 ft²
LEASING & AMENITIES	397 ft²
LEASING & AMENITIES	201 ft²
LEASING & AMENITIES	21 ft²
LEASING & AMENITIES	158 ft²
LEASING & AMENITIES	176 ft²
	2,738 ft²
RESIDENTIAL UNITS	835 ft²
RESIDENTIAL UNITS	506 ft²
RESIDENTIAL UNITS	811 ft²
RESIDENTIAL UNITS	744 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	884 ft²
RESIDENTIAL UNITS	857 ft²
RESIDENTIAL UNITS	246 ft²
RESIDENTIAL UNITS	254 ft²
RESIDENTIAL UNITS	325 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	708 ft²
RESIDENTIAL UNITS	348 ft²
RESIDENTIAL UNITS	95 ft²
RESIDENTIAL UNITS	237 ft²
RESIDENTIAL UNITS	231 ft²
RESIDENTIAL UNITS	1,107 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	246 ft²
RESIDENTIAL UNITS	230 ft²
RESIDENTIAL UNITS	76 ft²
RESIDENTIAL UNITS	136 ft²
RESIDENTIAL UNITS	26 ft²
RESIDENTIAL UNITS	1,155 ft²
RESIDENTIAL UNITS	176 ft²
RESIDENTIAL UNITS	251 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	618 ft²
RESIDENTIAL UNITS	832 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	196 ft²
RESIDENTIAL UNITS	592 ft²
RESIDENTIAL UNITS	187 ft²
RESIDENTIAL UNITS	126 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	557 ft²
RESIDENTIAL UNITS	82 ft²

RESIDENTIAL UNITS	7 ft²
RESIDENTIAL UNITS	363 ft²
RESIDENTIAL UNITS	683 ft²
RESIDENTIAL UNITS	364 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	109 ft²
RESIDENTIAL UNITS	498 ft²
RESIDENTIAL UNITS	346 ft²
RESIDENTIAL UNITS	256 ft²
RESIDENTIAL UNITS	504 ft²
RESIDENTIAL UNITS	128 ft²
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RESIDENTIAL UNITS	306 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	335 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	364 ft²
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RESIDENTIAL UNITS	202 ft²
RESIDENTIAL UNITS	114 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	304 ft²
RESIDENTIAL UNITS	202 ft²
RESIDENTIAL UNITS	114 ft²
RESIDENTIAL UNITS	308 ft²
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RESIDENTIAL UNITS	343 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	160 ft²
RESIDENTIAL UNITS	890 ft²
RESIDENTIAL UNITS	508 ft²
RESIDENTIAL UNITS	359 ft²
RESIDENTIAL UNITS	339 ft²
RESIDENTIAL UNITS	260 ft²
RESIDENTIAL UNITS	682 ft²
RESIDENTIAL UNITS	348 ft²
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RESIDENTIAL UNITS	346 ft²
RESIDENTIAL UNITS	202 ft²
RESIDENTIAL UNITS	114 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	829 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	836 ft²
RESIDENTIAL UNITS	298 ft²
RESIDENTIAL UNITS	835 ft²
RESIDENTIAL UNITS	297 ft²
RESIDENTIAL UNITS	832 ft²
RESIDENTIAL UNITS	310 ft²
RESIDENTIAL UNITS	635 ft²
RESIDENTIAL UNITS	224 ft²

RESIDENTIAL UNITS	38 ft²
	41,307 ft²
SERVICE / SUPPORT	2,245 ft²
SERVICE / SUPPORT	290 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	96 ft²
SERVICE / SUPPORT	134 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	294 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	54 ft²
SERVICE / SUPPORT	164 ft²
SERVICE / SUPPORT	350 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	273 ft²
SERVICE / SUPPORT	38 ft²
SERVICE / SUPPORT	207 ft²
SERVICE / SUPPORT	92 ft²
SERVICE / SUPPORT	262 ft²
SERVICE / SUPPORT	42 ft²
SERVICE / SUPPORT	25 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	218 ft²
SERVICE / SUPPORT	142 ft²
SERVICE / SUPPORT	80 ft²
SERVICE / SUPPORT	574 ft²
SERVICE / SUPPORT	263 ft²
SERVICE / SUPPORT	116 ft²
SERVICE / SUPPORT	148 ft²
SERVICE / SUPPORT	38 ft²
SERVICE / SUPPORT	94 ft²
SERVICE / SUPPORT	82 ft²
SERVICE / SUPPORT	69 ft²
SERVICE / SUPPORT	90 ft²
SERVICE / SUPPORT	574 ft²
SERVICE / SUPPORT	263 ft²
SERVICE / SUPPORT	88 ft²
SERVICE / SUPPORT	10 ft²
SERVICE / SUPPORT	131 ft²
SERVICE / SUPPORT	31 ft²
SERVICE / SUPPORT	90 ft²
	8,637 ft²
	52,681 ft²
BLDG A - LEVEL 5	
RESIDENTIAL UNITS	835 ft²
RESIDENTIAL UNITS	506 ft²
RESIDENTIAL UNITS	811 ft²
RESIDENTIAL UNITS	744 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	884 ft²
RESIDENTIAL UNITS	857 ft²
RESIDENTIAL UNITS	246 ft²
RESIDENTIAL UNITS	254 ft²
RESIDENTIAL UNITS	325 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	708 ft²
RESIDENTIAL UNITS	348 ft²
RESIDENTIAL UNITS	95 ft²
RESIDENTIAL UNITS	237 ft²
RESIDENTIAL UNITS	231 ft²
RESIDENTIAL UNITS	1,107 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	246 ft²
RESIDENTIAL UNITS	230 ft²
RESIDENTIAL UNITS	76 ft²
RESIDENTIAL UNITS	136 ft²
RESIDENTIAL UNITS	26 ft²
RESIDENTIAL UNITS	1,155 ft²
RESIDENTIAL UNITS	176 ft²
RESIDENTIAL UNITS	251 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	618 ft²
RESIDENTIAL UNITS	832 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	196 ft²
RESIDENTIAL UNITS	592 ft²
RESIDENTIAL UNITS	187 ft²
RESIDENTIAL UNITS	126 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	557 ft²
RESIDENTIAL UNITS	82 ft²

RESIDENTIAL UNITS	246 ft²
RESIDENTIAL UNITS	230 ft²
RESIDENTIAL UNITS	76 ft²
RESIDENTIAL UNITS	136 ft²
RESIDENTIAL UNITS	26 ft²
RESIDENTIAL UNITS	293 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	618 ft²
RESIDENTIAL UNITS	832 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	196 ft²
RESIDENTIAL UNITS	592 ft²
RESIDENTIAL UNITS	187 ft²
RESIDENTIAL UNITS	126 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	557 ft²
RESIDENTIAL UNITS	82 ft²
RESIDENTIAL UNITS	7 ft²
RESIDENTIAL UNITS	364 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	109 ft²
RESIDENTIAL UNITS	498 ft²
RESIDENTIAL UNITS	346 ft²
RESIDENTIAL UNITS	256 ft²
RESIDENTIAL UNITS	504 ft²
RESIDENTIAL UNITS	128 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	306 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	335 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	364 ft²
RESIDENTIAL UNITS	302 ft²
RESIDENTIAL UNITS	202 ft²
RESIDENTIAL UNITS	114 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	304 ft²
RESIDENTIAL UNITS	202 ft²
RESIDENTIAL UNITS	114 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	358 ft²
RESIDENTIAL UNITS	343 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	160 ft²
RESIDENTIAL UNITS	890 ft²
RESIDENTIAL UNITS	508 ft²
RESIDENTIAL UNITS	359 ft²
RESIDENTIAL UNITS	339 ft²
RESIDENTIAL UNITS	260 ft²
RESIDENTIAL UNITS	682 ft²
RESIDENTIAL UNITS	348 ft²
RESIDENTIAL UNITS	95 ft²
RESIDENTIAL UNITS	346 ft²
RESIDENTIAL UNITS	202 ft²
RESIDENTIAL UNITS	114 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	829 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	836 ft²
RESIDENTIAL UNITS	298 ft²
RESIDENTIAL UNITS	835 ft²
RESIDENTIAL UNITS	297 ft²
RESIDENTIAL UNITS	832 ft²
RESIDENTIAL UNITS	310 ft²
RESIDENTIAL UNITS	635 ft²
RESIDENTIAL UNITS	224 ft²

RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	160 ft²
RESIDENTIAL UNITS	266 ft²
RESIDENTIAL UNITS	374 ft²
RESIDENTIAL UNITS	890 ft²
RESIDENTIAL UNITS	250 ft²
RESIDENTIAL UNITS	87 ft²
RESIDENTIAL UNITS	89 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	38 ft²
RESIDENTIAL UNITS	42 ft²

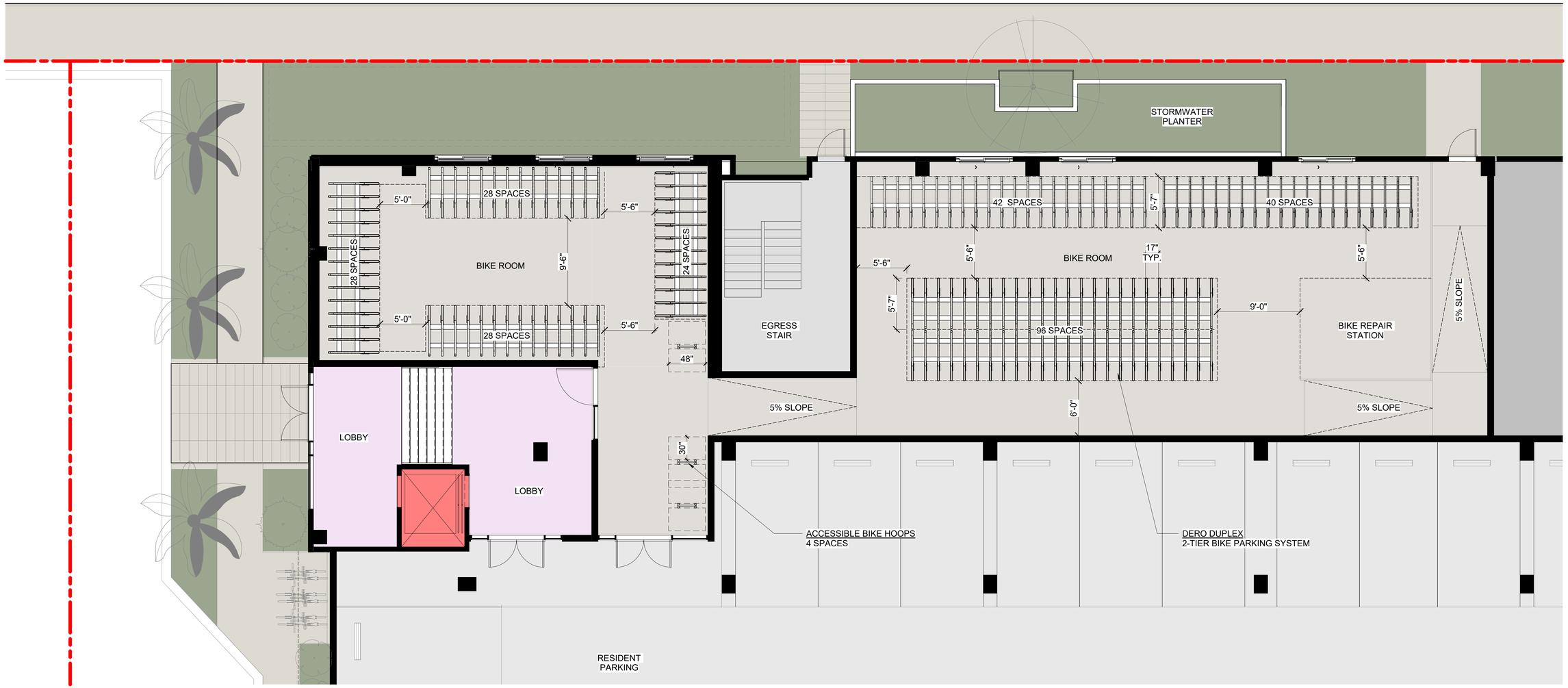
RESIDENTIAL UNITS	346 ft²
RESIDENTIAL UNITS	342 ft²
RESIDENTIAL UNITS	294 ft²
RESIDENTIAL UNITS	290 ft²
RESIDENTIAL UNITS	75 ft²
RESIDENTIAL UNITS	7 ft²
RESIDENTIAL UNITS	7 ft²
RESIDENTIAL UNITS	76 ft²
RESIDENTIAL UNITS	6 ft²
RESIDENTIAL UNITS	39 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	38 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	31 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	31 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	39 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	38 ft²
RESIDENTIAL UNITS	8 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	518 ft²
RESIDENTIAL UNITS	168 ft²
	42,670 ft²
SERVICE / SUPPORT	161 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	96 ft²
SERVICE / SUPPORT	134 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	54 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	142 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	28 ft²
SERVICE / SUPPORT	69 ft²
SERVICE / SUPPORT	574 ft²
SERVICE / SUPPORT	263 ft²
SERVICE / SUPPORT	91 ft²
SERVICE / SUPPORT	137 ft²
SERVICE / SUPPORT	97 ft²
SERVICE / SUPPORT	185 ft²
SERVICE / SUPPORT	35 ft²
SERVICE / SUPPORT	2,245 ft²
SERVICE / SUPPORT	700 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	25 ft²
SERVICE / SUPPORT	42 ft²
SERVICE / SUPPORT	262 ft²
	49,905 ft²
BLDG A - LEVEL 6	
RESIDENTIAL UNITS	835 ft²
RESIDENTIAL UNITS	506 ft²
RESIDENTIAL UNITS	811 ft²
RESIDENTIAL UNITS	744 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	884 ft²
RESIDENTIAL UNITS	856 ft²
RESIDENTIAL UNITS	246 ft²
RESIDENTIAL UNITS	254 ft²
RESIDENTIAL UNITS	325 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	708 ft²
RESIDENTIAL UNITS	348 ft²

RESIDENTIAL UNITS	95 ft²
RESIDENTIAL UNITS	237 ft²
RESIDENTIAL UNITS	231 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	246 ft²
RESIDENTIAL UNITS	230 ft²
RESIDENTIAL UNITS	76 ft²
RESIDENTIAL UNITS	136 ft²
RESIDENTIAL UNITS	26 ft²
RESIDENTIAL UNITS	293 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	618 ft²
RESIDENTIAL UNITS	832 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	196 ft²
RESIDENTIAL UNITS	592 ft²
RESIDENTIAL UNITS	187 ft²
RESIDENTIAL UNITS	126 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	557 ft²
RESIDENTIAL UNITS	82 ft²
RESIDENTIAL UNITS	7 ft²
RESIDENTIAL UNITS	363 ft²
RESIDENTIAL UNITS	683 ft²
RESIDENTIAL UNITS	364 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	109 ft²
RESIDENTIAL UNITS	498 ft²
RESIDENTIAL UNITS	346 ft²
RESIDENTIAL UNITS	256 ft²
RESIDENTIAL UNITS	504 ft²
RESIDENTIAL UNITS	128 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	306 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	335 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	364 ft²
RESIDENTIAL UNITS	302 ft²
RESIDENTIAL UNITS	202 ft²
RESIDENTIAL UNITS	114 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	304 ft²
RESIDENTIAL UNITS	202 ft²
RESIDENTIAL UNITS	114 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	358 ft²
RESIDENTIAL UNITS	343 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	160 ft²
RESIDENTIAL UNITS	890 ft²
RESIDENTIAL UNITS	508 ft²
RESIDENTIAL UNITS	359 ft²
RESIDENTIAL UNITS	339 ft²
RESIDENTIAL UNITS	260 ft²
RESIDENTIAL UNITS	682 ft²
RESIDENTIAL UNITS	348 ft²
RESIDENTIAL UNITS	95 ft²
RESIDENTIAL UNITS	346 ft²
RESIDENTIAL UNITS	202 ft²
RESIDENTIAL UNITS	114 ft²
RESIDENTIAL UNITS	308 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	829 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	836 ft²
RESIDENTIAL UNITS	298 ft²
RESIDENTIAL UNITS	835 ft²
RESIDENTIAL UNITS	297 ft²
RESIDENTIAL UNITS	832 ft²
RESIDENTIAL UNITS	310 ft²
RESIDENTIAL UNITS	635 ft²
RESIDENTIAL UNITS	224 ft²

SERVICE / SUPPORT	95 ft²
SERVICE / SUPPORT	10 ft²
SERVICE / SUPPORT	69 ft²
SERVICE / SUPPORT	90 ft²
SERVICE / SUPPORT	179 ft²
SERVICE / SUPPORT	568 ft²
SERVICE / SUPPORT	97 ft²
SERVICE / SUPPORT	132 ft²
SERVICE / SUPPORT	88 ft²
SERVICE / SUPPORT	263 ft²
SERVICE / SUPPORT	92 ft²
SERVICE / SUPPORT	574 ft²
	7,282 ft²
	52,514 ft²
BLDG A - LEVEL 7	
RESIDENTIAL UNITS	835 ft²
RESIDENTIAL UNITS	506 ft²
RESIDENTIAL UNITS	811 ft²
RESIDENTIAL UNITS	744 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	884 ft²
RESIDENTIAL UNITS	846 ft²
RESIDENTIAL UNITS	246 ft²
RESIDENTIAL UNITS	254 ft²
RESIDENTIAL UNITS	325 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	708 ft²
RESIDENTIAL UNITS	348 ft²
RESIDENTIAL UNITS	95 ft²
RESIDENTIAL UNITS	237 ft²
RESIDENTIAL UNITS	231 ft²
RESIDENTIAL UNITS	1,107 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	305 ft²
RESIDENTIAL UNITS	827 ft²
RESIDENTIAL UNITS	246 ft²
RESIDENTIAL UNITS	230 ft²
RESIDENTIAL UNITS	76 ft²
RESIDENTIAL UNITS	136 ft²
RESIDENTIAL UNITS	26 ft²
RESIDENTIAL UNITS	1,155 ft²
RESIDENTIAL UNITS	176 ft²
RESIDENTIAL UNITS	251 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	618 ft²
RESIDENTIAL UNITS	832 ft²
RESIDENTIAL UNITS	350 ft²
RESIDENTIAL UNITS	196 ft²
RESIDENTIAL UNITS	592 ft²
RESIDENTIAL UNITS	187 ft²
RESIDENTIAL UNITS	126 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	557 ft²
RESIDENTIAL UNITS	82 ft²

RESIDENTIAL UNITS	256 ft²
RESIDENTIAL UNITS	504 ft²
RESIDENTIAL UNITS	128 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	306 ft²
RESIDENTIAL UNITS	183 ft²
RESIDENTIAL UNITS	373 ft²
RESIDENTIAL UNITS	335 ft²
RESIDENTIAL UNITS	399 ft²
RESIDENTIAL UNITS	312 ft²
SERVICE / SUPPORT	349 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	231 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	31 ft²
SERVICE / SUPPORT	125 ft²
SERVICE / SUPPORT	166 ft²
SERVICE / SUPPORT	67 ft²
SERVICE / SUPPORT	40 ft²
SERVICE / SUPPORT	18 ft²
SERVICE / SUPPORT	1,025 ft²
SERVICE / SUPPORT	120 ft²
SERVICE / SUPPORT	82 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	287 ft²
SERVICE / SUPPORT	80 ft²
SERVICE / SUPPORT	73 ft²
SERVICE / SUPPORT	1,111 ft²
SERVICE / SUPPORT	700 ft²
SERVICE / SUPPORT	117 ft²
SERVICE / SUPPORT	71 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	79 ft²
SERVICE / SUPPORT	96 ft²
SERVICE / SUPPORT	221 ft²
SERVICE / SUPPORT	574 ft²
SERVICE / SUPPORT	263 ft²
SERVICE / SUPPORT	91 ft²
SERVICE / SUPPORT	83 ft²
SERVICE / SUPPORT	54 ft²
SERVICE / SUPPORT	97 ft²
SERVICE

BOREL AVE



ENGLARGED BIKE ROOM

BIKE PARKING SUMMARY - BUILDING A ONLY

Bike Parking standards reference SMMC 27.64.262.

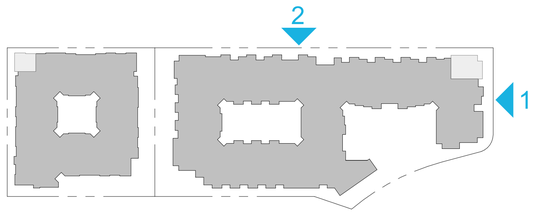
SHORT-TERM BIKE PARKING REQUIRED	
Zoning Standard	**Required**
0.05 sp per 1-bd	7
0.10 sp per 2-bd	9
0.15 sp per 3-bd	5
TOTAL	**21**

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	**24**

LONG-TERM BIKE PARKING PROVIDED	
Total Provided	**290**

BUILDING A - MULTIFAMILY RESIDENTIAL





1. NORTHEAST ELEVATION (EL CAMINO REAL)

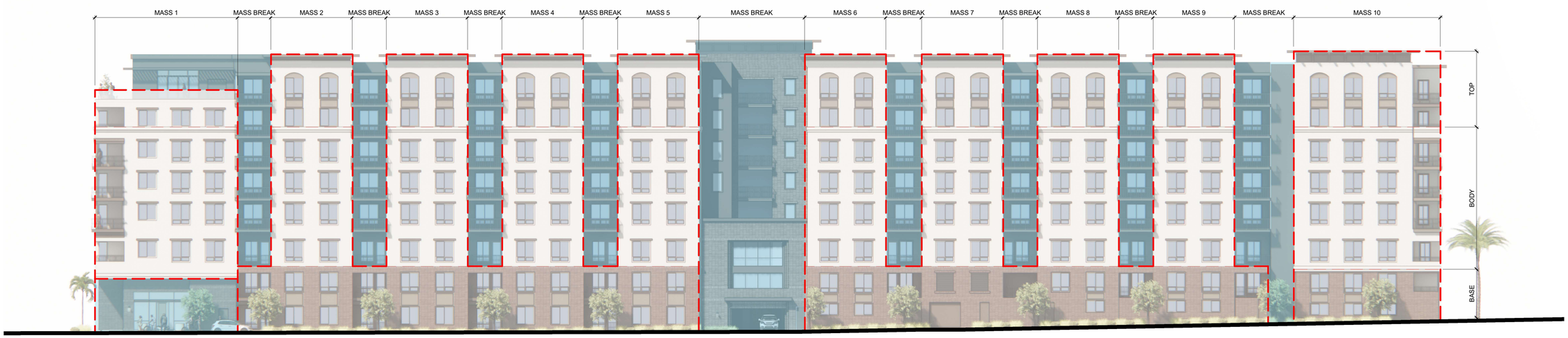
OBJECTIVE DESIGN STANDARD NOTES:

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

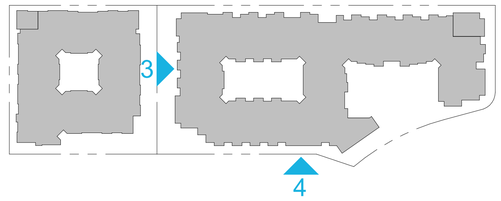
OFFSET ≥ 2 FEET IN DEPTH AND 5 FEET IN LENGTH

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



2. NORTHWEST ELEVATION (BOREL AVE)

BUILDING A - MULTIFAMILY RESIDENTIAL





3. SOUTHWEST ELEVATION

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.

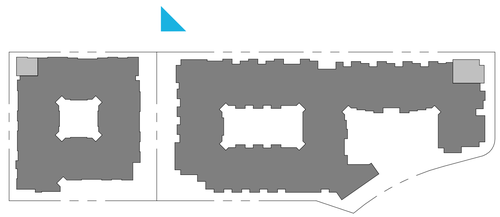


4. SOUTHEAST ELEVATION (BOVET ROAD)

BUILDING B - SENIOR AFFORDABLE



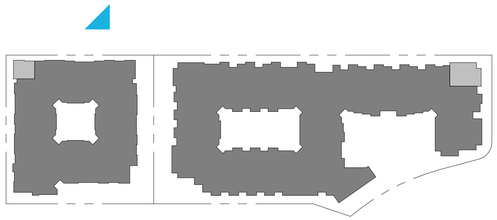
VIEW OF BUILDING B FROM BOREL AVE AT DUSK



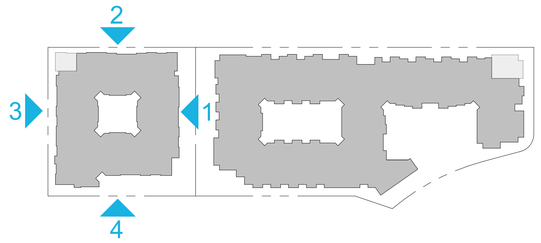
BUILDING B - SENIOR AFFORDABLE



VIEW OF BUILDING A AND 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 METAL PICKET RAILING
05	GLASS PANEL RAILING
06	ALUMINUM STOREFRONT
07	WINDOW - VINYL
08	PATIO DOOR - FIBERGLASS
09	METAL CANOPY
10	METAL SCREEN
11	METAL TRELLIS
12	TRIM - PLASTER OVER FOAM
13	DECORATIVE RAFTER - PLASTER OVER FOAM
14	CORNICE - PLASTER OVER FOAM
15	8x8 PAINTED WOOD POST

Note - non-glazed exterior doors at ground level to be finished in same color as adjacent wall

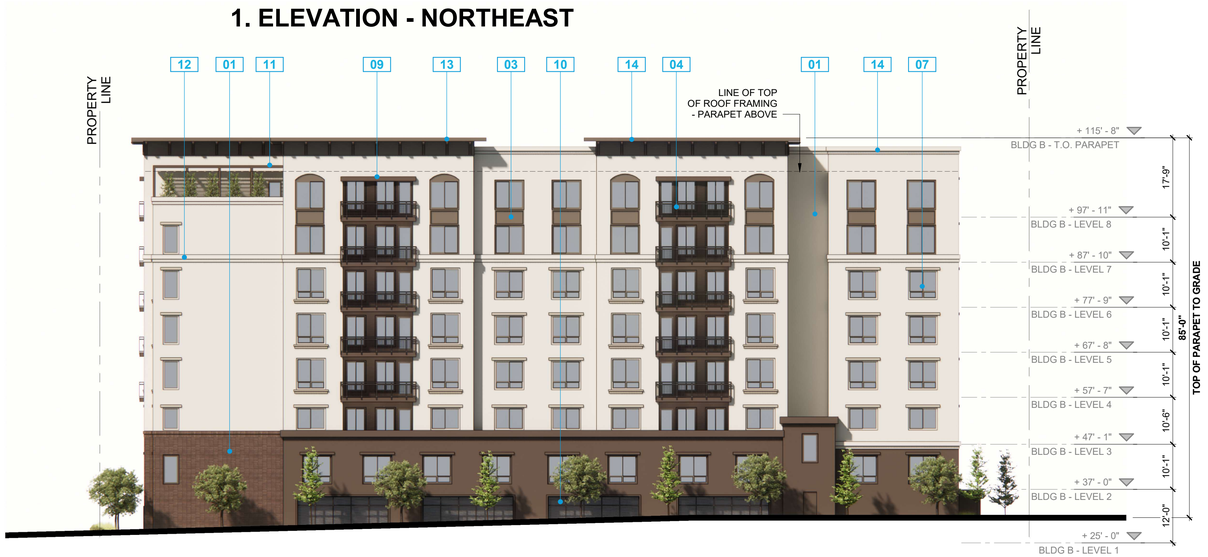
- see unit plan sheets for window and door sizes



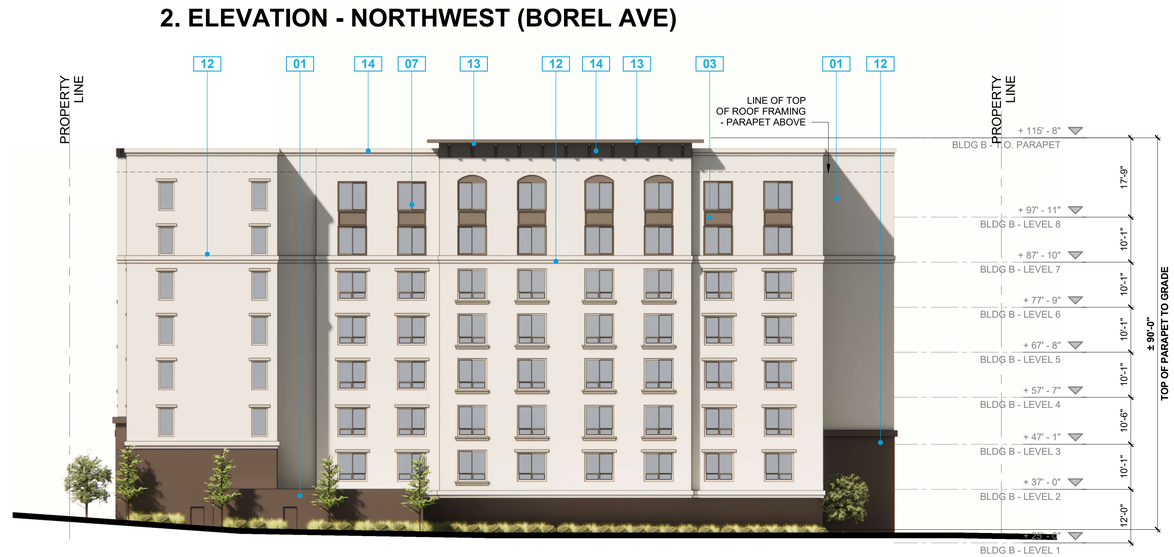
1. ELEVATION - NORTHEAST



2. ELEVATION - NORTHWEST (BOREL AVE)



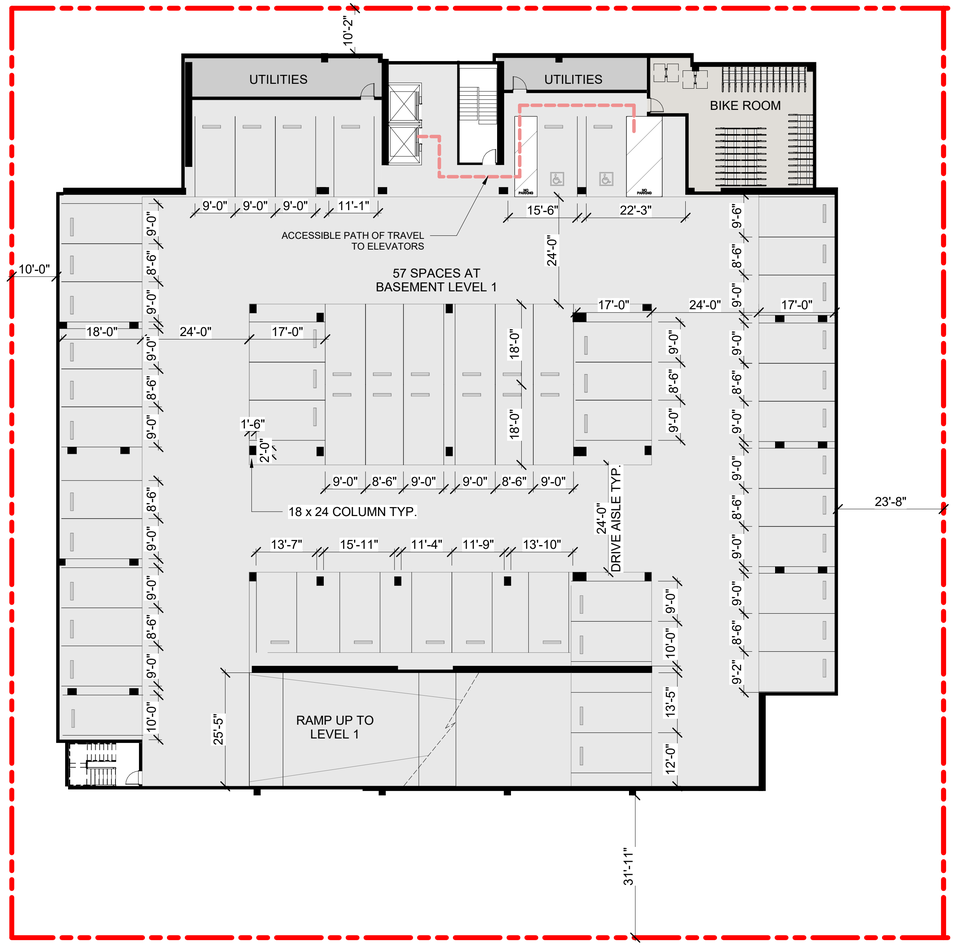
3. ELEVATION - SOUTHWEST



4. ELEVATION - SOUTHEAST

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

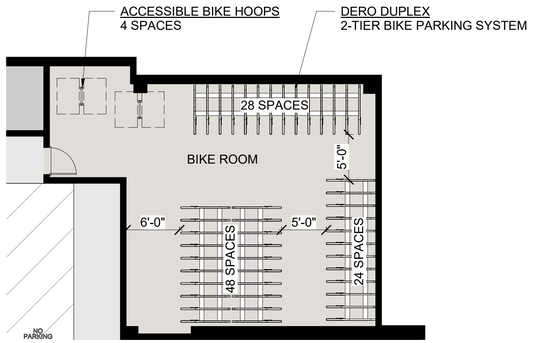


BASEMENT LEVEL 1



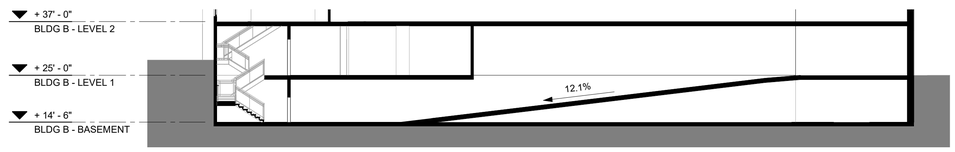
GROUND LEVEL

GENERAL NOTE: SEE SHEET C4.0 "PRELIMINARY UTILITY PLAN" FOR LOCATION OF ON-SITE UTILITIES, INCLUDING HYDRANTS, UTILITY METERS, POWER POLES, AND STREETLIGHTS.



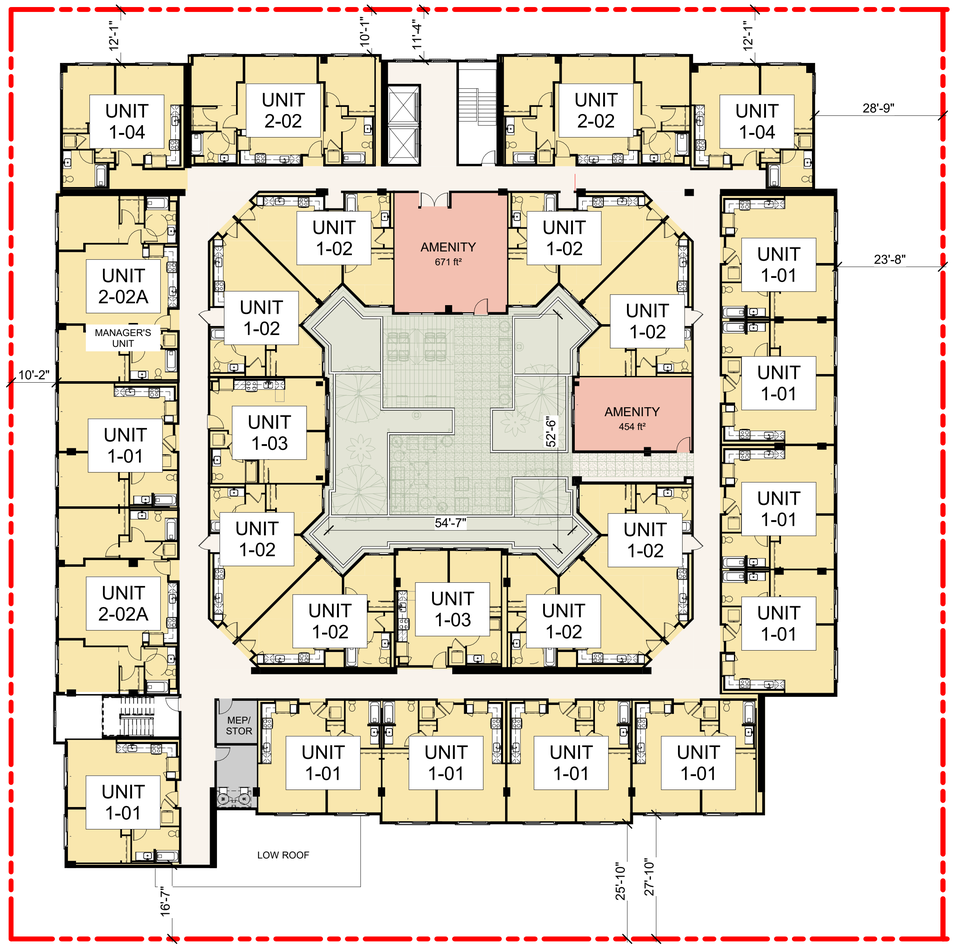
ENLARGED PLAN - BIKE ROOM

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



SECTION DIAGRAM - BUILDING B RAMP

BUILDING B - SENIOR AFFORDABLE



LEVEL 2



LEVEL 3

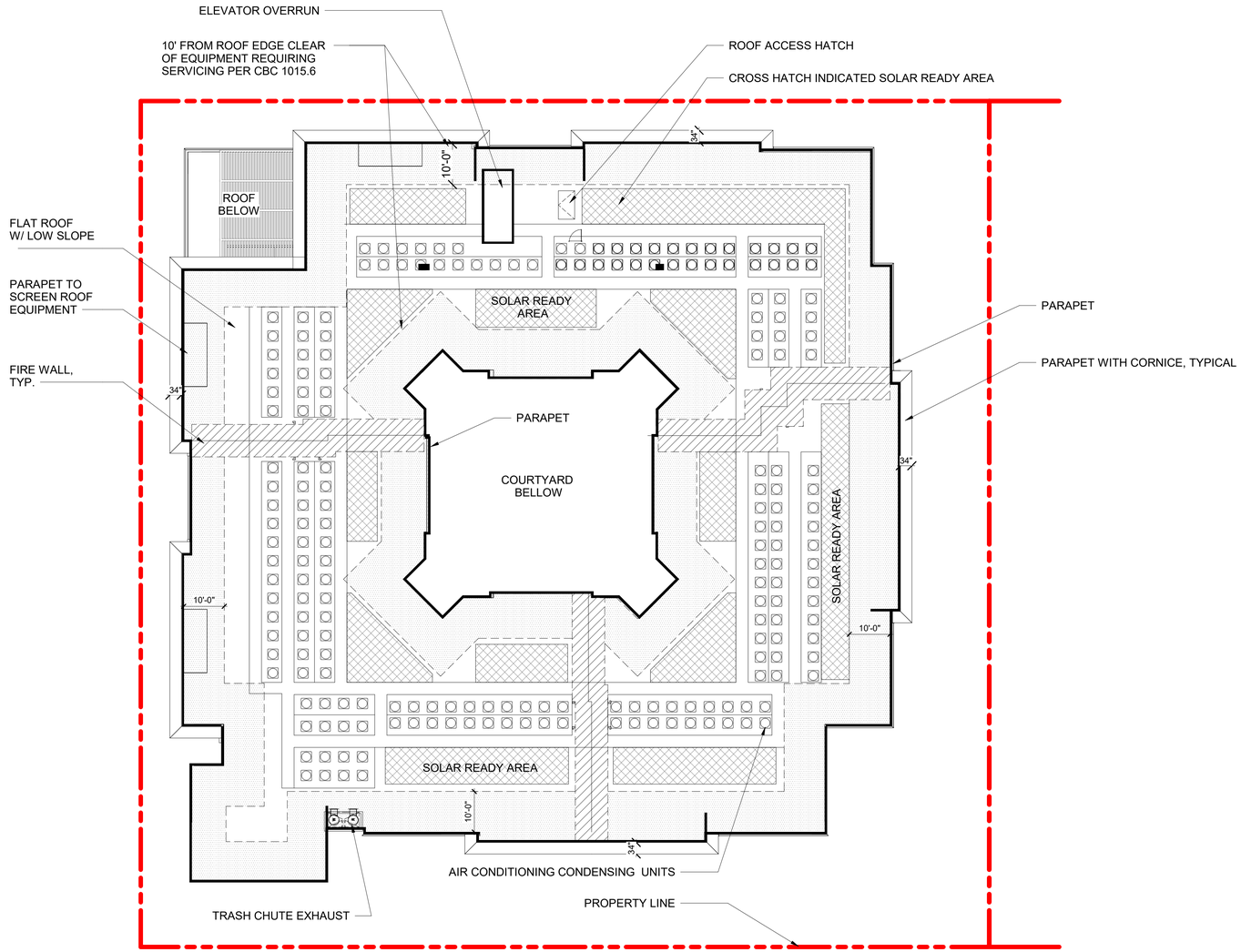
BUILDING B - SENIOR AFFORDABLE



LEVEL 4-7 (TYP)



LEVEL 8

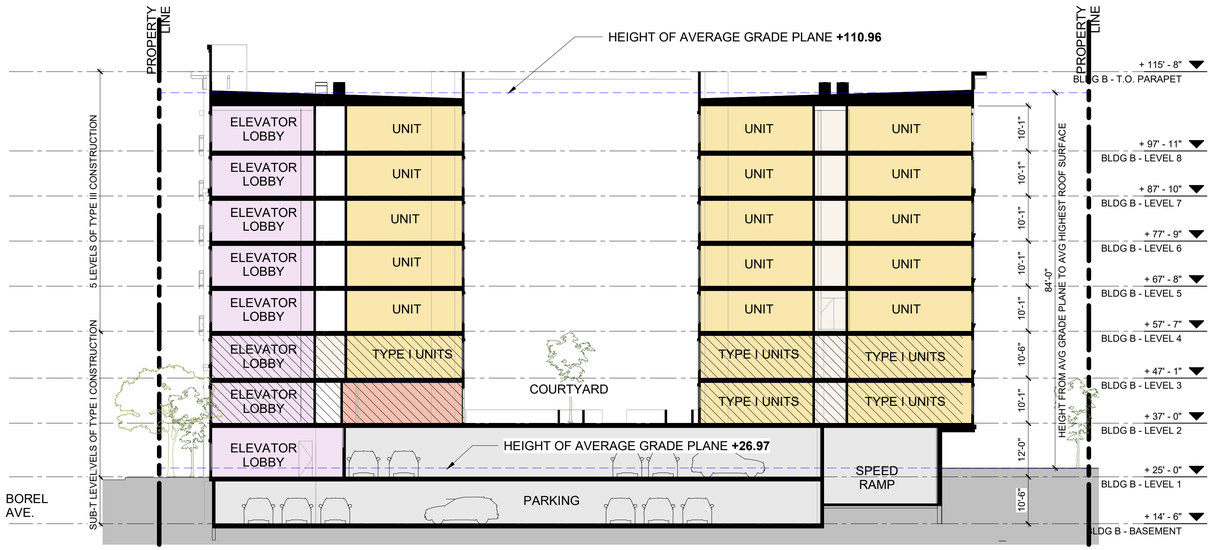


ROOF PLAN

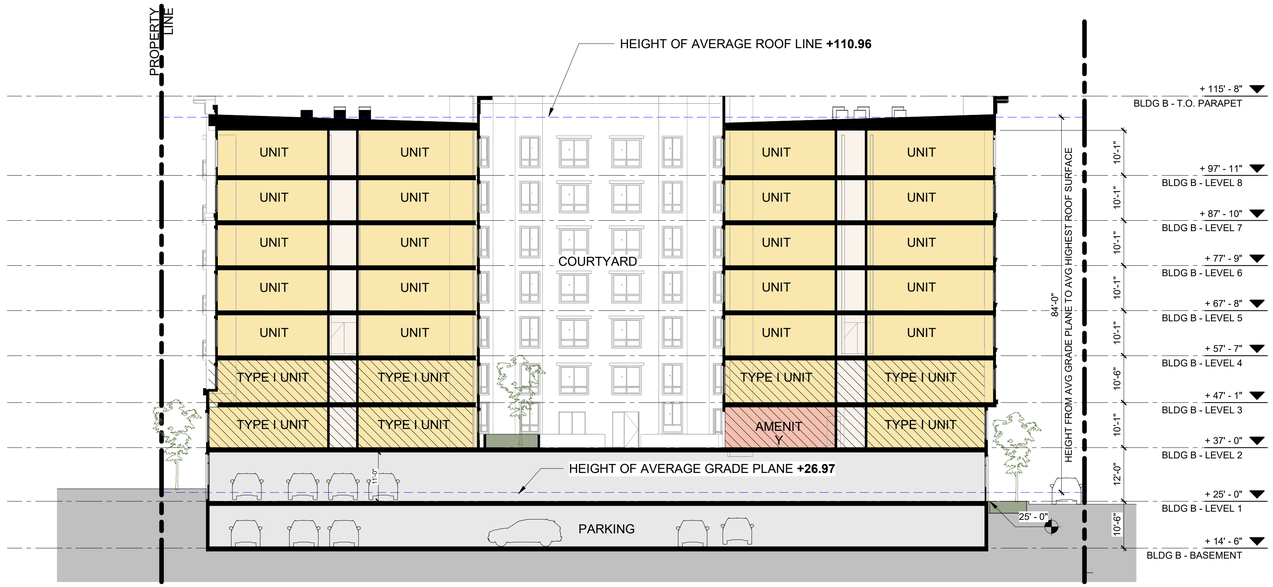
SOLAR READY CALCULATION:

TOTAL ROOF AREA	25,100 SF
REQUIRES SOLAR READY AREA (15% OF ROOF)	3,765 SF
PROVIDED SOLAR READY AREA	4,100 SF

BUILDING B - SENIOR AFFORDABLE



SECTION DIAGRAM - SENIOR AFFORDABLE 1/16" = 1'-0" 2



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

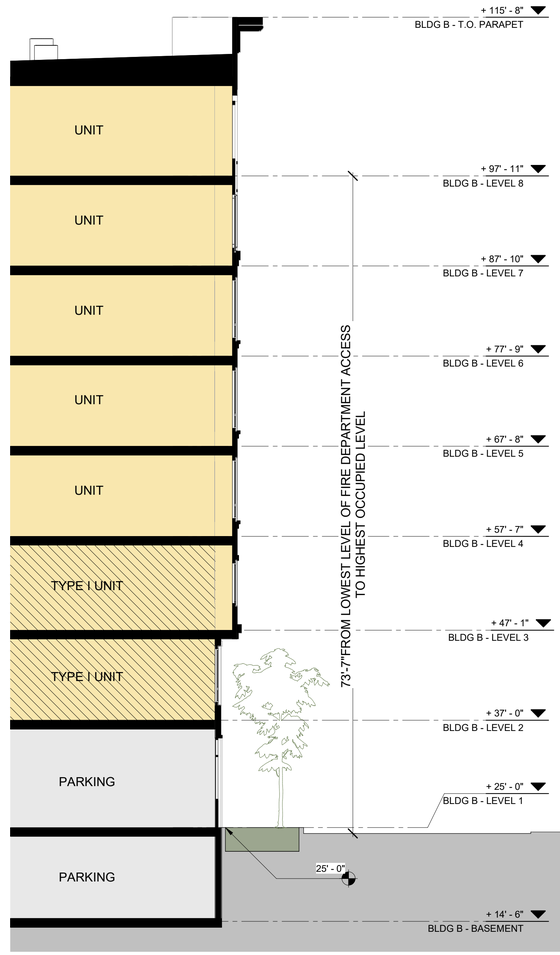
GRADE PLANE CALCULATION
FINISHED GRADE AT (4) CORNERS OF BUILDING B:
+27.0
+25.0
+28.5
+27.4
107.9

AVERAGE OF (4) CORNERS:
107.9 ÷ 4 = +26.97

GRADE PLANE = +26.97'

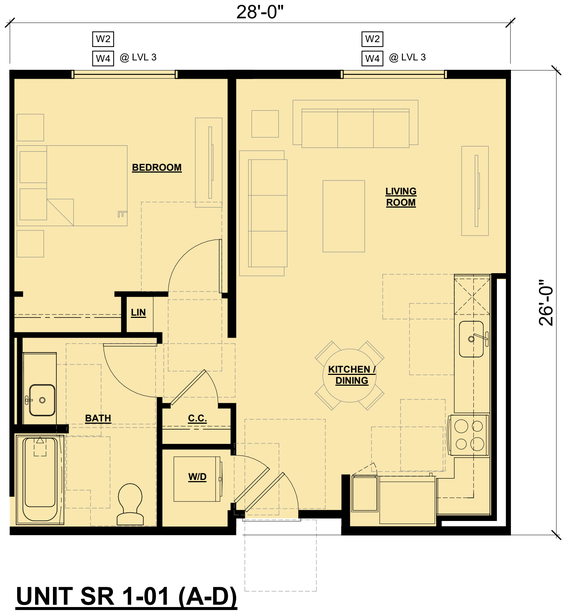
GENERAL NOTE: REFER TO SHEET C3.0 "PRELIMINARY GRADING PLAN FOR SPOT ELEVATIONS.





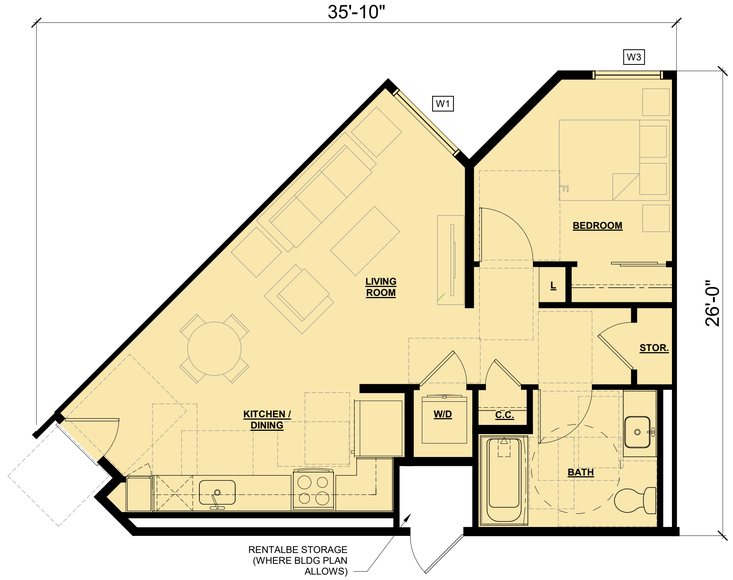
WALL SECTION 1/8" = 1'-0" 1A

BUILDING B - SENIOR AFFORDABLE



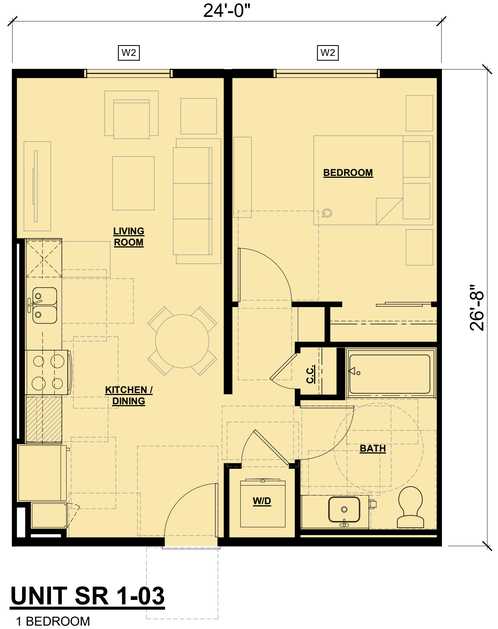
UNIT SR 1-01 (A-D)

1 BEDROOM
1 BATH
708 - 778 SF
70 DU TOTAL



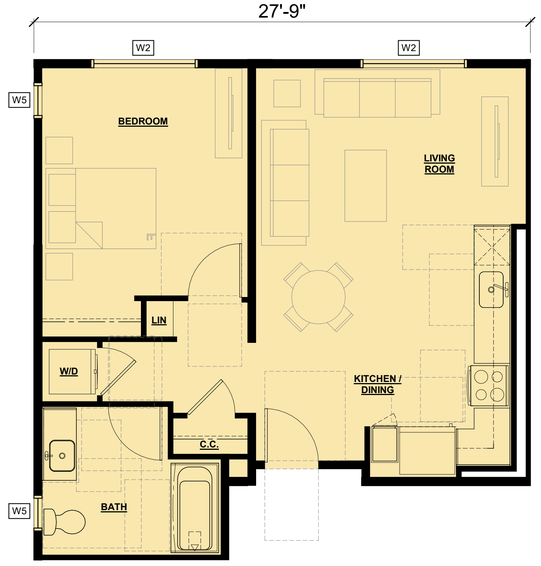
UNIT SR 1-02

1 BEDROOM
1 BATH
640 SF
46 DU TOTAL



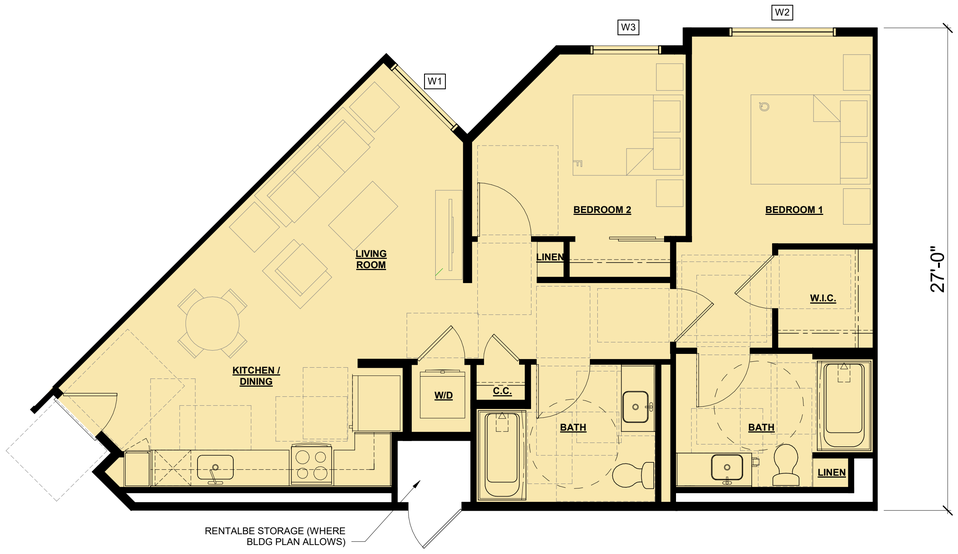
UNIT SR 1-03

1 BEDROOM
1 BATH
630 SF
21 DU TOTAL



UNIT SR 1-04

1 BEDROOM
1 BATH
680 SF
13 DU TOTAL



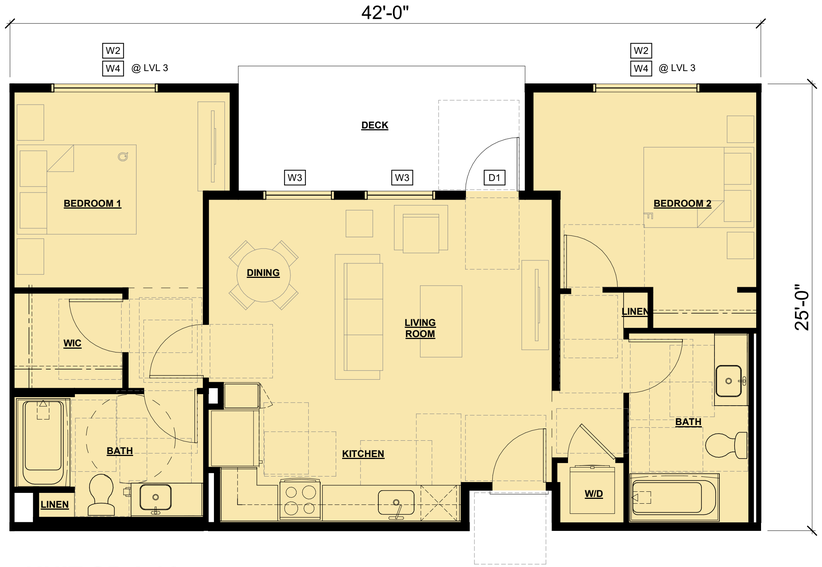
UNIT SR 2-01

2 BEDROOM
2 BATH
940 SF
10 DU TOTAL

WINDOWS AND DOORS

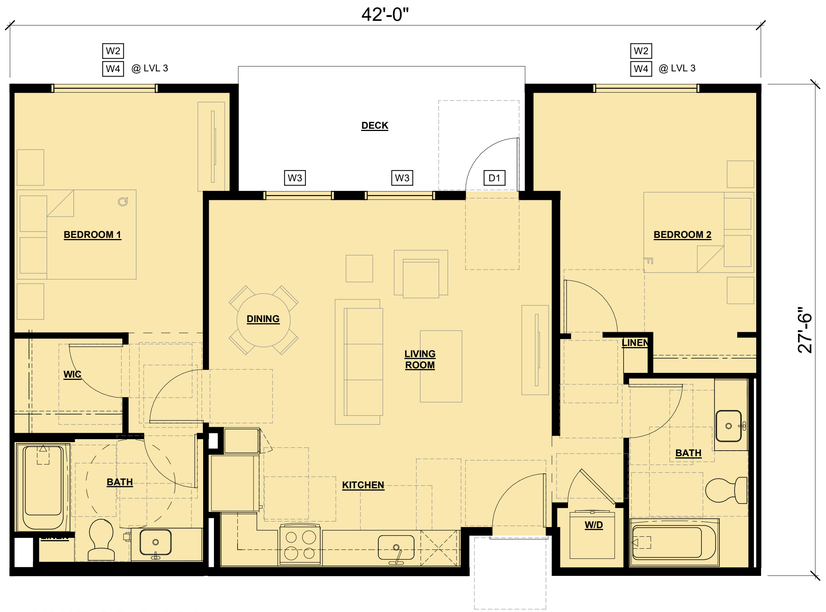
- W1 5'-0" x 6'-0" HORIZONTAL SLIDER
- W2 6'-0" x 6'-0" HORIZONTAL SLIDER
- W3 4'-0" X 6'-0" HORIZONTAL SLIDER
- W4 6'-0" X 4'-6" HORIZONTAL SLIDER
- W5 3'-0" x 6'-0" FIXED
- W6 3'-0" X 4'-6" FIXED
- D1 3'-0" X 8'-0" PAINTED FIBERGLASS DECK DOOR

BUILDING B - SENIOR AFFORDABLE



UNIT SR 2-02

2 BEDROOM
2 BATH
930 SF
12 DU TOTAL

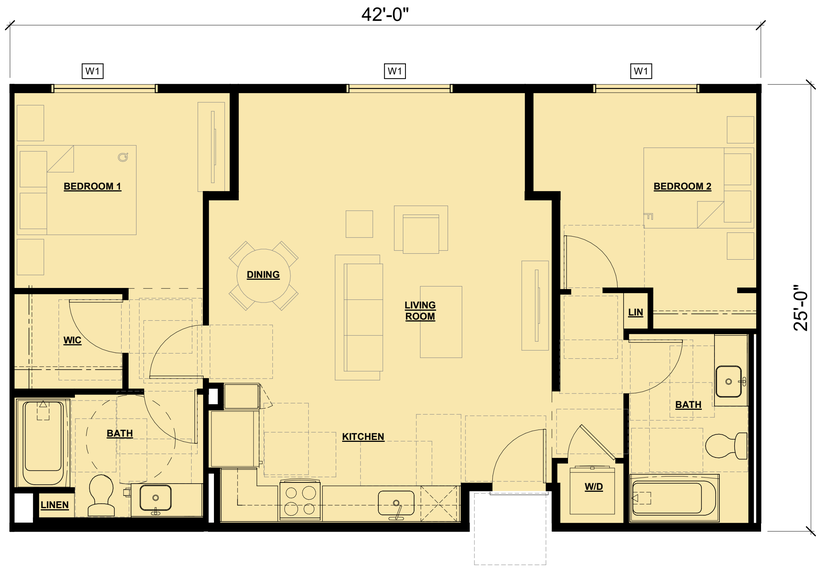


UNIT SR 2-02A

2 BEDROOM
2 BATH
1030 SF
12 DU TOTAL

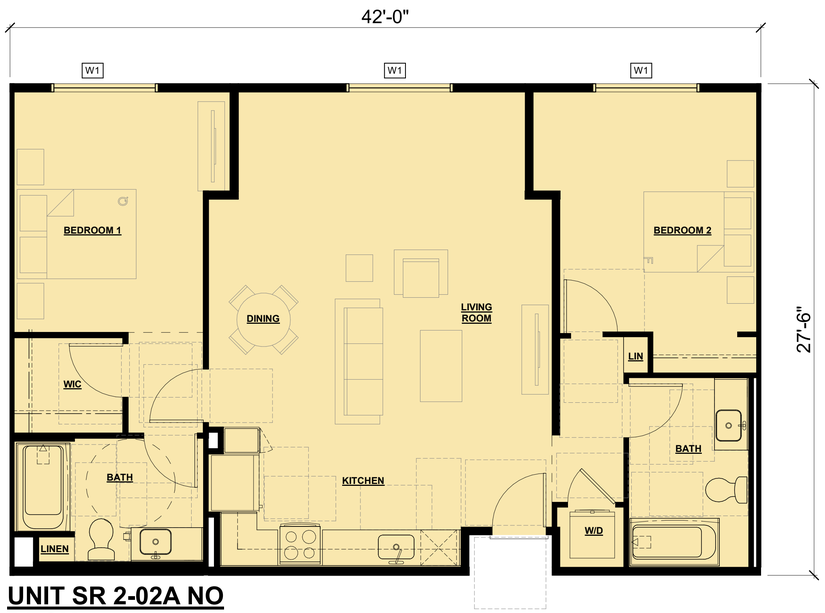
WINDOWS AND DOORS

W1	5'-0" x 6'-0" HORIZONTAL SLIDER
W2	6'-0" x 6'-0" HORIZONTAL SLIDER
W3	4'-0" X 6'-0" HORIZONTAL SLIDER
W4	6'-0" X 4'-6" HORIZONTAL SLIDER
W5	3'-0" x 6'-0" FIXED
W6	3'-0" X 4'-6" FIXED
D1	3'-0" X 8'-0" PAINTED FIBERGLASS DECK DOOR



UNIT SR 2-02 NO DECK

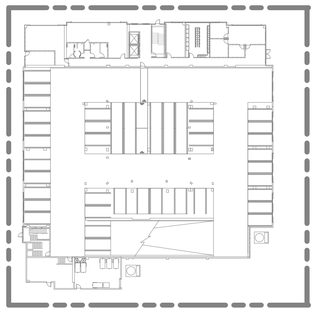
2 BEDROOM
2 BATH
1030 SF
2 DU TOTAL



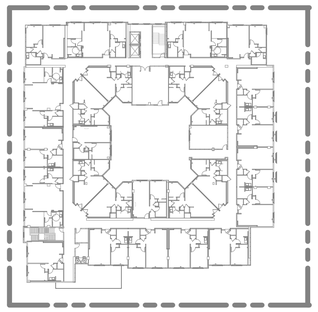
UNIT SR 2-02A NO DECK

2 BEDROOM
2 BATH
1130 SF
2 DU TOTAL

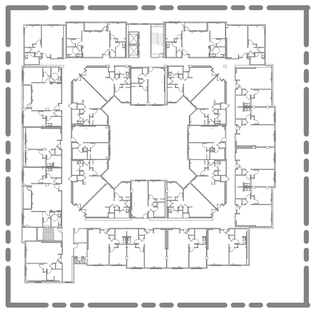
BUILDING B - SENIOR AFFORDABLE



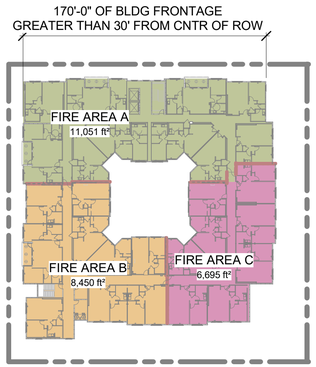
BUILDING B - LVL 1



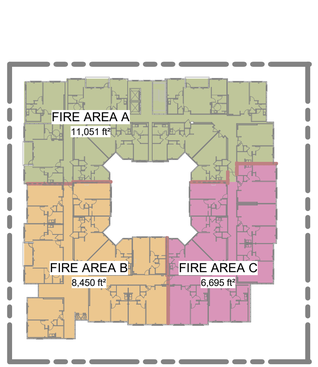
BUILDING B - LVL 2



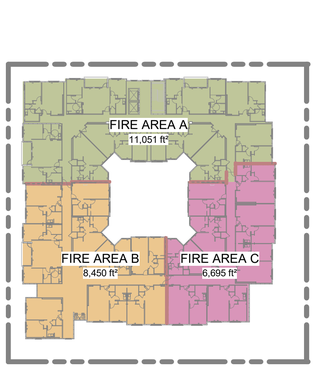
BUILDING B - LVL 3



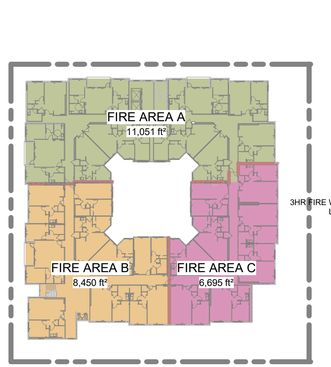
BUILDING B - LVL 4



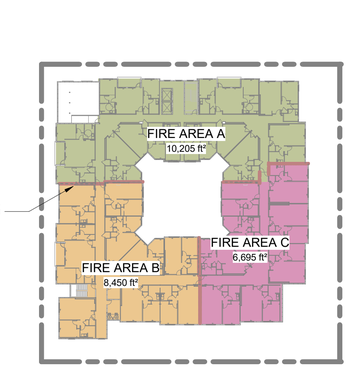
BUILDING B - LVL 5



BUILDING B LVL 6



BUILDING B - LVL 7



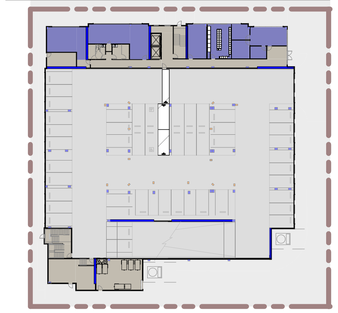
BUILDING B LVL 8

ALLOWABLE BUILDING HEIGHT & AREA (SINGLE OCCUPANCY BUILDING)

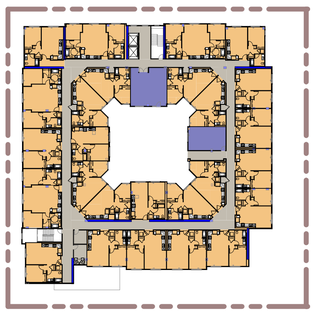
BUILDING/ BUILDING PORTION	TYPE OF CONSTRUCTION	SPRINKLER SYSTEM	OCCUPANCY	USE DESIGNATION	ALLOWABLE BUILDING HEIGHT/NUMBER OF STORIES ABOVE GRADE PLANE CBC 504.3 & 504.4	ACTUAL BUILDING HEIGHT/ NUMBER OF STORIES ABOVE GRADE PLANE	BASIC ALLOWABLE AREA (S.F) CBC TABLE 506.2 At	BASIC ALLOWABLE AREA CBC 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			

GENERAL NOTE: LEVELS IN CONSTRUCTION TYPE 1A WILL BE NONSEPARATED OCCUPANCIES, THE ALLOWED AREA UTILIZES THE A-3 OCCUPANCY AS THE MOST RESTRICTIVE OCCUPANCY IN THE TYPE 1A CONSTRUCTION FOR DETERMINING ALLOWABLE AREA.

BUILDING B - SENIOR AFFORDABLE



FLOOR AREA - GROUND LEVEL



FLOOR AREA - LEVEL 2

BUILDING B

BLDG B - BASEMENT

PARKING GARAGE	24,940 ft²
SERVICE / SUPPORT	1,681 ft²
	26,621 ft²

BLDG B - LEVEL 1

LEASING & AMENITIES	2,851 ft²
PARKING GARAGE	22,456 ft²
SERVICE / SUPPORT	4,107 ft²
	29,414 ft²

BLDG B - LEVEL 2

LEASING & AMENITIES	1,125 ft²
RESIDENTIAL UNITS	20,248 ft²
SERVICE / SUPPORT	4,154 ft²
	25,528 ft²

BLDG B - LEVEL 3

RESIDENTIAL UNITS	21,234 ft²
SERVICE / SUPPORT	4,045 ft²
	25,278 ft²

BLDG B - LEVEL 4

RESIDENTIAL UNITS	21,226 ft²
SERVICE / SUPPORT	4,045 ft²
	25,271 ft²

BLDG B - LEVEL 5

RESIDENTIAL UNITS	21,237 ft²
SERVICE / SUPPORT	4,028 ft²
	25,264 ft²

BLDG B - LEVEL 6

RESIDENTIAL UNITS	21,237 ft²
SERVICE / SUPPORT	4,028 ft²
	25,264 ft²

BLDG B - LEVEL 7

RESIDENTIAL UNITS	21,237 ft²
SERVICE / SUPPORT	4,028 ft²
	25,264 ft²

BLDG B - LEVEL 8

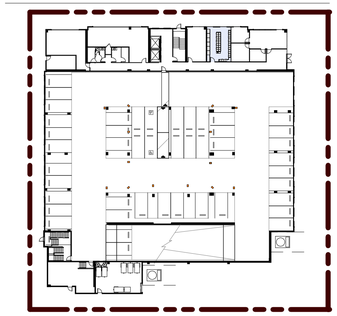
RESIDENTIAL UNITS	20,462 ft²
SERVICE / SUPPORT	3,928 ft²
	24,391 ft²
	232,296 ft²
Grand total	232,296 ft²

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

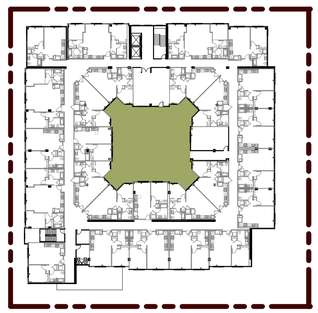
FLOOR AREA = 236,882 S.F.
SITE AREA = 43,368 S.F.

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

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

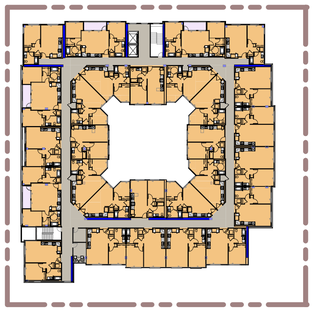


OPEN SPACE - GROUND LEVEL

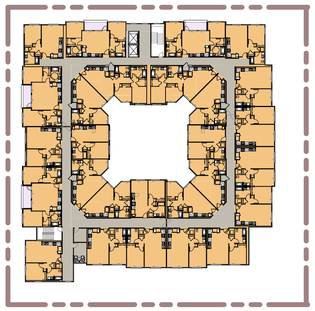


OPEN SPACE - LEVEL 2

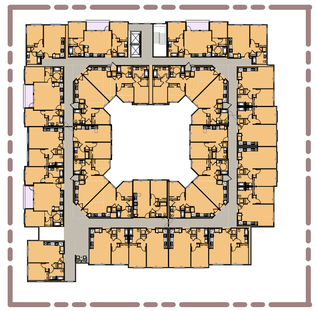
SEE SHEET **A0.02 PROJECT DATA**
FOR OPEN SPACE MATRIX



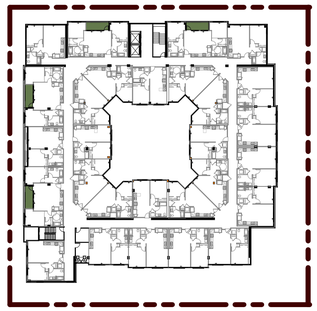
FLOOR AREA - LEVEL 3



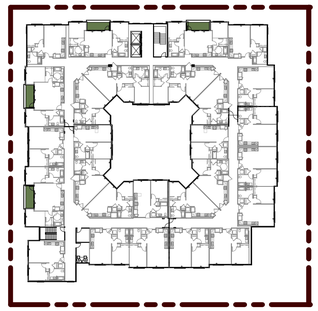
FLOOR AREA - LEVEL 4



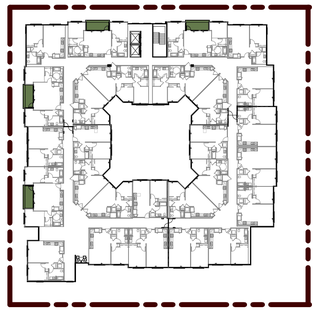
FLOOR AREA - LEVEL 5



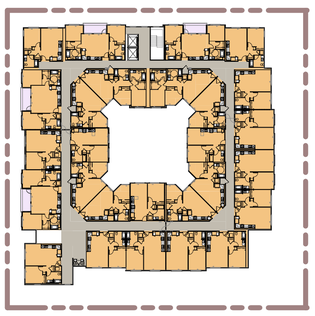
OPEN SPACE - LEVEL 3



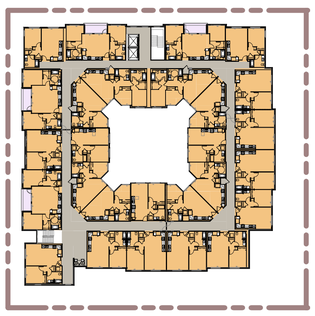
OPEN SPACE - LEVEL 4



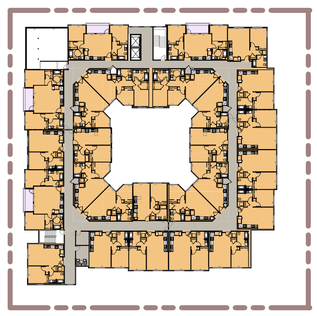
OPEN SPACE - LEVEL 5



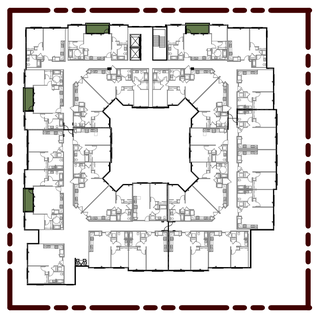
FLOOR AREA- LEVEL 6



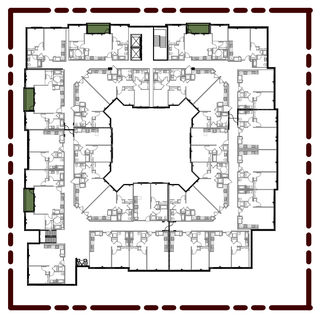
FLOOR AREA - LEVEL 7



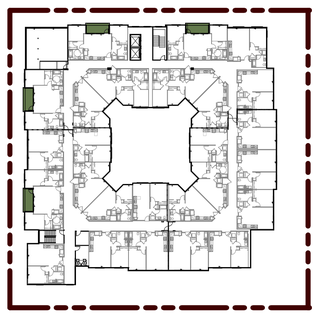
FLOOR AREA - LEVEL 8



OPEN SPACE - LEVEL 6

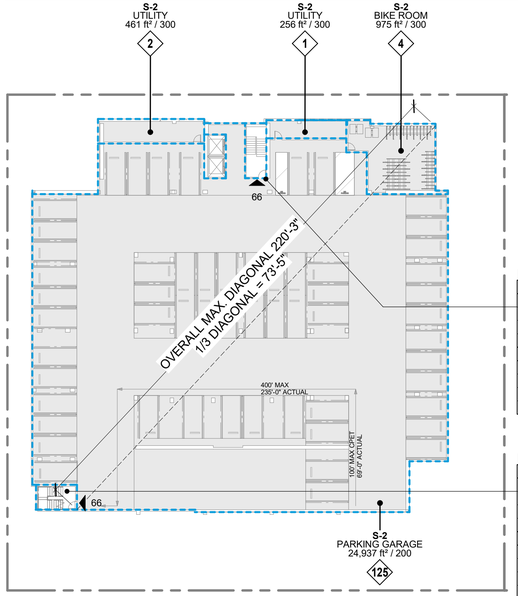


OPEN SPACE - LEVEL 7



OPEN SPACE - LEVEL 8

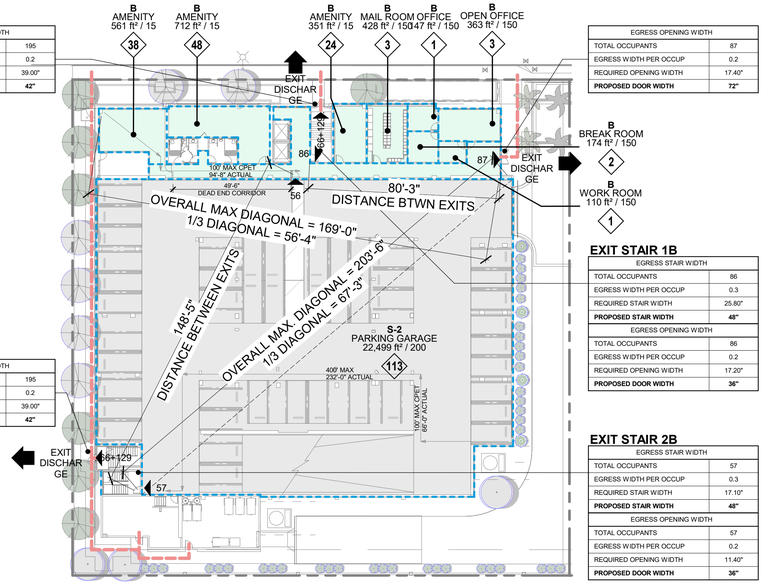
BUILDING B - SENIOR AFFORDABLE



EXIT STAIR 1B	
EGRESS STAIR WIDTH	
TOTAL OCCUPANTS	66
EGRESS WIDTH PER OCCUP	0.3
REQUIRED STAIR WIDTH	19.80"
PROPOSED STAIR WIDTH	**48"**
EGRESS OPENING WIDTH	
TOTAL OCCUPANTS	66
EGRESS WIDTH PER OCCUP	0.2
REQUIRED OPENING WIDTH	13.20"
PROPOSED DOOR WIDTH	**36"**

EXIT STAIR 2B	
EGRESS STAIR WIDTH	
TOTAL OCCUPANTS	66
EGRESS WIDTH PER OCCUP	0.3
REQUIRED STAIR WIDTH	19.80"
PROPOSED STAIR WIDTH	**48"**
EGRESS OPENING WIDTH	
TOTAL OCCUPANTS	66
EGRESS WIDTH PER OCCUP	0.2
REQUIRED OPENING WIDTH	13.20"
PROPOSED DOOR WIDTH	**36"**

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



EGRESS OPENING WIDTH	
TOTAL OCCUPANTS	195
EGRESS WIDTH PER OCCUP	0.2
REQUIRED OPENING WIDTH	39.00"
PROPOSED DOOR WIDTH	**42"**

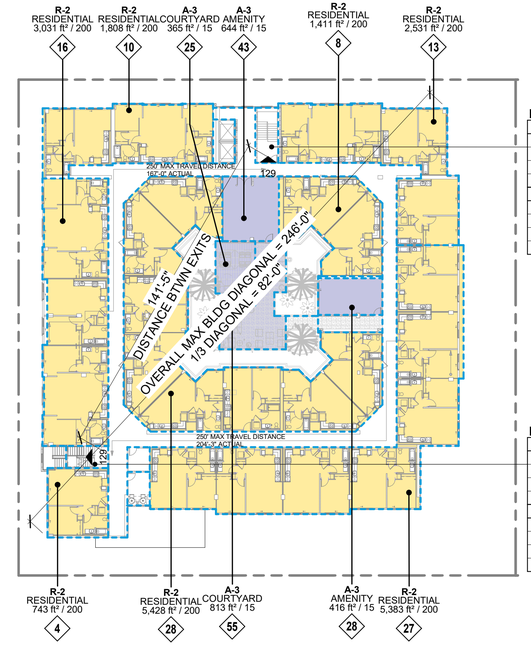
EGRESS OPENING WIDTH	
TOTAL OCCUPANTS	195
EGRESS WIDTH PER OCCUP	0.2
REQUIRED OPENING WIDTH	39.00"
PROPOSED DOOR WIDTH	**42"**

EGRESS OPENING WIDTH	
TOTAL OCCUPANTS	87
EGRESS WIDTH PER OCCUP	0.2
REQUIRED OPENING WIDTH	17.40"
PROPOSED DOOR WIDTH	**72"**

EXIT STAIR 1B	
EGRESS STAIR WIDTH	
TOTAL OCCUPANTS	86
EGRESS WIDTH PER OCCUP	0.3
REQUIRED STAIR WIDTH	25.80"
PROPOSED STAIR WIDTH	**48"**
EGRESS OPENING WIDTH	
TOTAL OCCUPANTS	86
EGRESS WIDTH PER OCCUP	0.2
REQUIRED OPENING WIDTH	17.20"
PROPOSED DOOR WIDTH	**36"**

EXIT STAIR 2B	
EGRESS STAIR WIDTH	
TOTAL OCCUPANTS	57
EGRESS WIDTH PER OCCUP	0.3
REQUIRED STAIR WIDTH	17.10"
PROPOSED STAIR WIDTH	**48"**
EGRESS OPENING WIDTH	
TOTAL OCCUPANTS	57
EGRESS WIDTH PER OCCUP	0.2
REQUIRED OPENING WIDTH	11.40"
PROPOSED DOOR WIDTH	**36"**

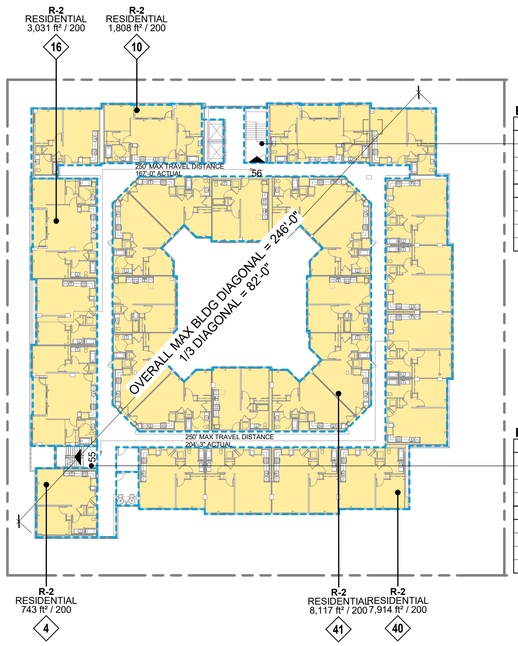
BLDG B - LEVEL 1 1" = 30'-0" 1



EXIT STAIR 1B	
EGRESS STAIR WIDTH	
TOTAL OCCUPANTS	129
EGRESS WIDTH PER OCCUP	0.3
REQUIRED STAIR WIDTH	38.70"
PROPOSED STAIR WIDTH	**48"**
EGRESS OPENING WIDTH	
TOTAL OCCUPANTS	129
EGRESS WIDTH PER OCCUP	0.2
REQUIRED OPENING WIDTH	25.80"
PROPOSED DOOR WIDTH	**42"**

EXIT STAIR 2B	
EGRESS STAIR WIDTH	
TOTAL OCCUPANTS	129
EGRESS WIDTH PER OCCUP	0.3
REQUIRED STAIR WIDTH	38.70"
PROPOSED STAIR WIDTH	**48"**
EGRESS OPENING WIDTH	
TOTAL OCCUPANTS	129
EGRESS WIDTH PER OCCUP	0.2
REQUIRED OPENING WIDTH	25.80"
PROPOSED DOOR WIDTH	**42"**

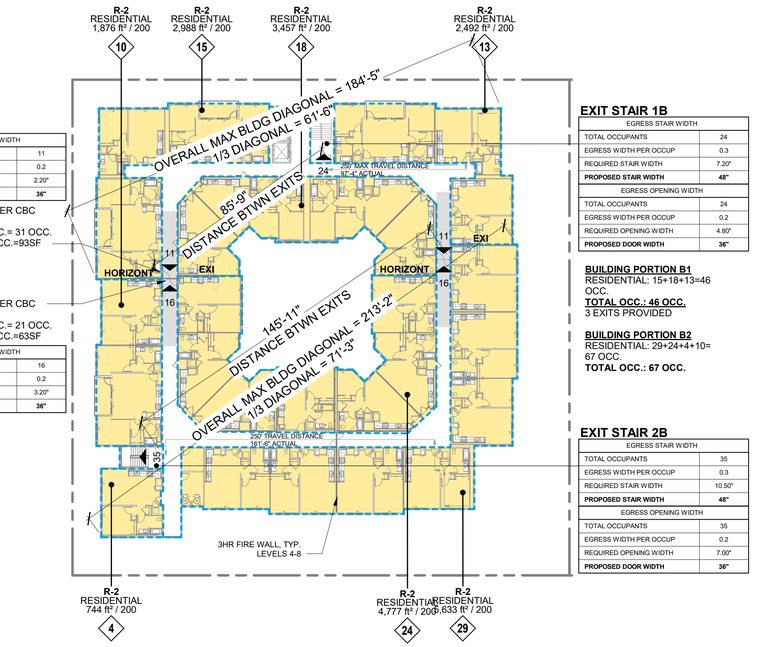
BLDG B - LEVEL 2 1" = 30'-0" 2



EXIT STAIR 1B	
EGRESS STAIR WIDTH	
TOTAL OCCUPANTS	56
EGRESS WIDTH PER OCCUP	0.3
REQUIRED STAIR WIDTH	16.80"
PROPOSED STAIR WIDTH	**48"**
EGRESS OPENING WIDTH	
TOTAL OCCUPANTS	56
EGRESS WIDTH PER OCCUP	0.2
REQUIRED OPENING WIDTH	11.20"
PROPOSED DOOR WIDTH	**36"**

EXIT STAIR 2B	
EGRESS STAIR WIDTH	
TOTAL OCCUPANTS	55
EGRESS WIDTH PER OCCUP	0.3
REQUIRED STAIR WIDTH	16.50"
PROPOSED STAIR WIDTH	**48"**
EGRESS OPENING WIDTH	
TOTAL OCCUPANTS	55
EGRESS WIDTH PER OCCUP	0.2
REQUIRED OPENING WIDTH	11.00"
PROPOSED DOOR WIDTH	**36"**

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



EGRESS OPENING WIDTH	
TOTAL OCCUPANTS	11
EGRESS WIDTH PER OCCUP	0.2
REQUIRED OPENING WIDTH	2.20"
PROPOSED DOOR WIDTH	**36"**

REFUGE AREA PER CBC 1026.4
15 OCC. + 16 OCC.= 31 OCC.
31 OCC. x 3SF/OCC.=93SF REQUIRED

REFUGE AREA PER CBC 1026.4
10 OCC. + 11 OCC.= 21 OCC.
21 OCC. x 3SF/OCC.=63SF REQUIRED

EGRESS OPENING WIDTH	
TOTAL OCCUPANTS	16
EGRESS WIDTH PER OCCUP	0.2
REQUIRED OPENING WIDTH	3.20"
PROPOSED DOOR WIDTH	**36"**

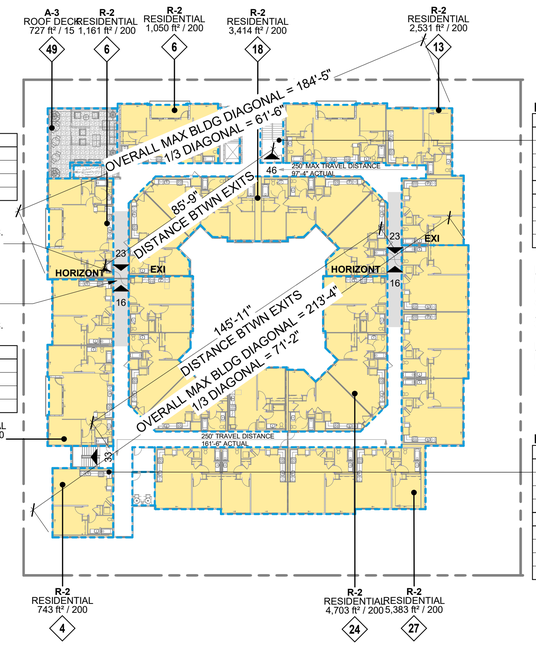
EXIT STAIR 1B	
EGRESS STAIR WIDTH	
TOTAL OCCUPANTS	24
EGRESS WIDTH PER OCCUP	0.3
REQUIRED STAIR WIDTH	7.20"
PROPOSED STAIR WIDTH	**48"**
EGRESS OPENING WIDTH	
TOTAL OCCUPANTS	24
EGRESS WIDTH PER OCCUP	0.2
REQUIRED OPENING WIDTH	4.80"
PROPOSED DOOR WIDTH	**36"**

BUILDING PORTION B1
RESIDENTIAL: 15+18+13=46 OCC.
TOTAL OCC.: 46 OCC.
3 EXITS PROVIDED

BUILDING PORTION B2
RESIDENTIAL: 29+24+4+10= 67 OCC.
TOTAL OCC.: 67 OCC.

EXIT STAIR 2B	
EGRESS STAIR WIDTH	
TOTAL OCCUPANTS	35
EGRESS WIDTH PER OCCUP	0.3
REQUIRED STAIR WIDTH	10.50"
PROPOSED STAIR WIDTH	**48"**
EGRESS OPENING WIDTH	
TOTAL OCCUPANTS	35
EGRESS WIDTH PER OCCUP	0.2
REQUIRED OPENING WIDTH	7.00"
PROPOSED DOOR WIDTH	**36"**

BLDG B - LEVEL 4-7 1" = 30'-0" 4



EGRESS OPENING WIDTH	
TOTAL OCCUPANTS	23
EGRESS WIDTH PER OCCUP	0.2
REQUIRED OPENING WIDTH	4.60"
PROPOSED DOOR WIDTH	**36"**

REFUGE AREA PER CBC 1026.4
15 OCC. + 16 OCC.= 31 OCC.
31 OCC. x 3SF/OCC.=93SF REQUIRED

REFUGE AREA PER CBC 1026.4
10 OCC. + 23 OCC.= 33 OCC.
33 OCC. x 3SF/OCC.=99SF REQUIRED

EGRESS OPENING WIDTH	
TOTAL OCCUPANTS	16
EGRESS WIDTH PER OCCUP	0.2
REQUIRED OPENING WIDTH	3.20"
PROPOSED DOOR WIDTH	**36"**

EXIT STAIR 1B	
EGRESS STAIR WIDTH	
TOTAL OCCUPANTS	46
EGRESS WIDTH PER OCCUP	0.3
REQUIRED STAIR WIDTH	13.80"
PROPOSED STAIR WIDTH	**48"**
EGRESS OPENING WIDTH	
TOTAL OCCUPANTS	46
EGRESS WIDTH PER OCCUP	0.2
REQUIRED OPENING WIDTH	9.20"
PROPOSED DOOR WIDTH	**36"**

BUILDING PORTION B1
RESIDENTIAL: 6+6+18+13=43 OCC.
AMENITY: 49 OCC.
TOTAL OCC.: 92 OCC.
3 EXITS PROVIDED

BUILDING PORTION B2
RESIDENTIAL: 27+24+4+10= 67 OCC.
TOTAL OCC.: 67 OCC.

EXIT STAIR 2B	
EGRESS STAIR WIDTH	
TOTAL OCCUPANTS	33
EGRESS WIDTH PER OCCUP	0.3
REQUIRED STAIR WIDTH	9.90"
PROPOSED STAIR WIDTH	**48"**
EGRESS OPENING WIDTH	
TOTAL OCCUPANTS	33
EGRESS WIDTH PER OCCUP	0.2
REQUIRED OPENING WIDTH	6.60"
PROPOSED DOOR WIDTH	**36"**

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

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No: 2025.0205

JEMCOR Development Partners, LLC

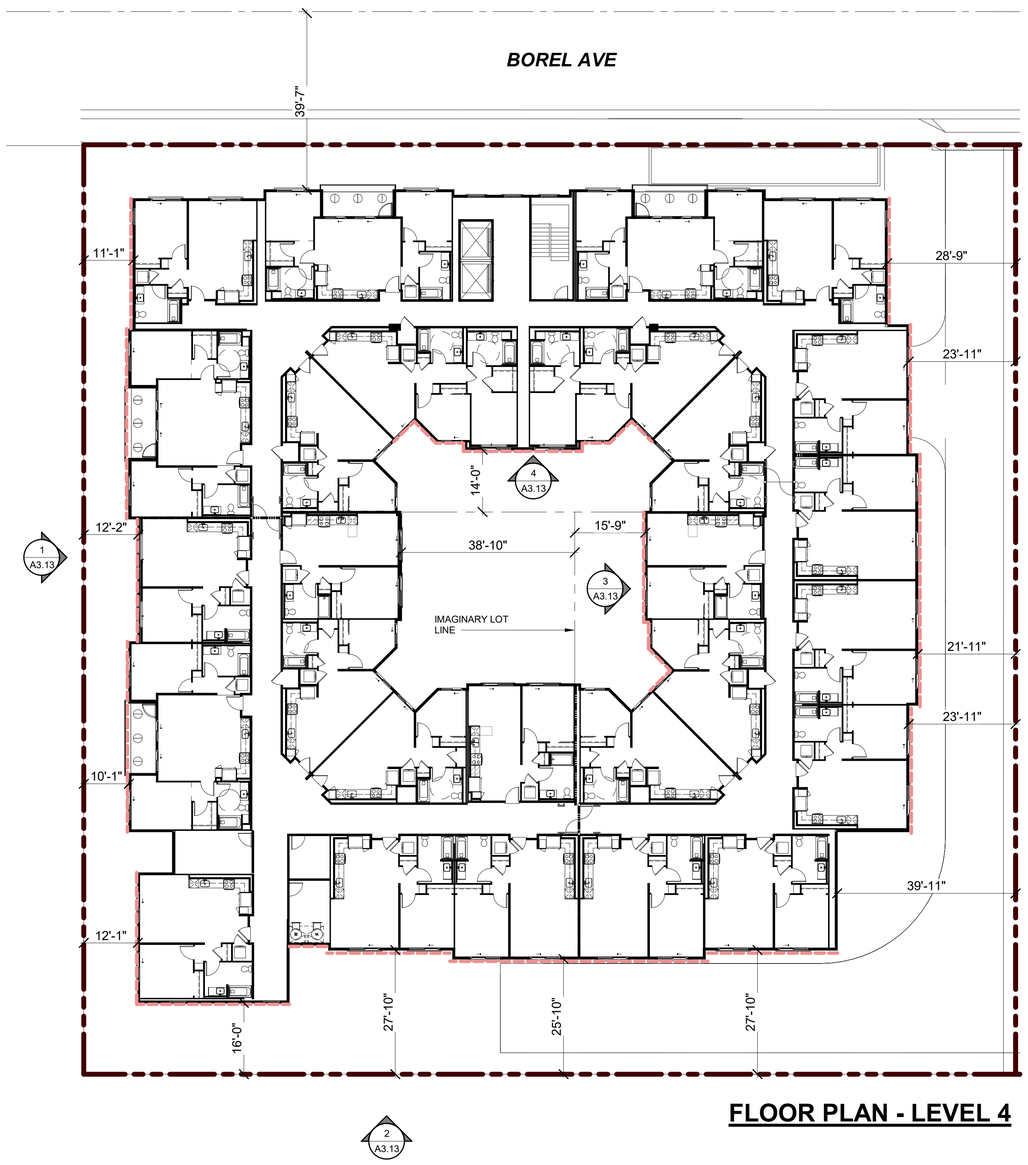
1700 EL CAMINO REAL
SAN MATEO, CALIFORNIA

CONCEPTUAL DESIGN
June 29th, 2026

BUILDING B - SENIOR AFFORDABLE - EGRESS ANALYSIS PLANS

A3.12

BUILDING B - SENIOR AFFORDABLE



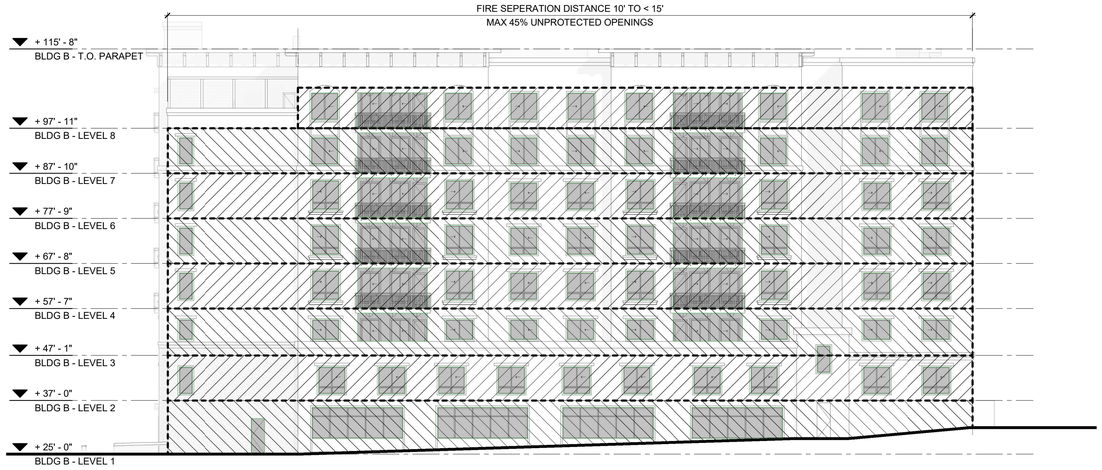
FLOOR PLAN - LEVEL 4

LEGEND

1 HR FIRE RATING FOR EXTERIOR WALLS PER **CBC 2025 TABLE 705.5**

FIRE SEPARATION
10' TO < 15'
MAX 45% UNPROTECTED OPENINGS

FLOOR	WALL AREA (SF)	OPNG. AREA (SF)	OPNG. %
8	1371	537	**39%**
7	1816	590	**32%**
6	1816	590	**32%**
5	1816	601	**33%**
4	1816	601	**33%**
3	1891	433	**23%**
2	1816	389	**21%**
1	2161	593	**27%**



1. WEST ELEVATION

FIRE SEPARATION
15' TO < 20'
MAX 75% UNPROTECTED OPENINGS

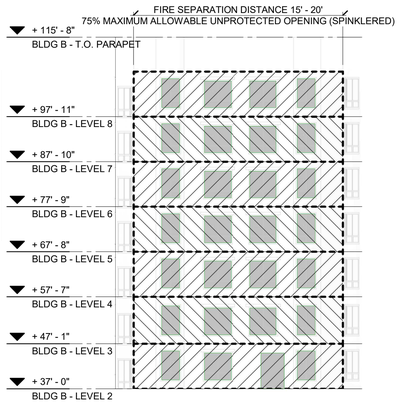
FLOOR	WALL AREA (SF)	OPNG. AREA (SF)	OPNG. %
8	308	12	**4%**
7	342	12	**4%**
6	342	12	**4%**
5	342	12	**4%**
4	342	12	**4%**
3	357	12	**3%**
2	342	0	**0%**
1	802	48	**6%**



2. SOUTH ELEVATION

FIRE SEPARATION
15' TO < 20'
MAX 75% UNPROTECTED OPENINGS

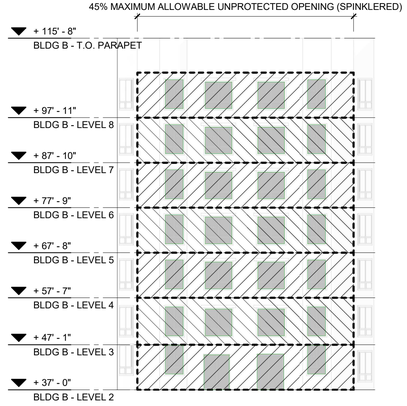
FLOOR	WALL AREA (SF)	OPNG. AREA (SF)	OPNG. %
8	472	124	**26%**
7	472	124	**26%**
6	472	124	**26%**
5	472	124	**26%**
4	472	124	**26%**
3	491	124	**25%**
2	472	130	**28%**
1	0	0	



3. EAST COURTYARD ELEVATION

FIRE SEPARATION
10' TO < 15'
MAX 45% UNPROTECTED OPENINGS

FLOOR	WALL AREA (SF)	OPNG. AREA (SF)	OPNG. %
8	487	124	**25%**
7	487	124	**25%**
6	487	124	**25%**
5	487	124	**25%**
4	487	124	**25%**
3	508	124	**24%**
2	487	144	**30%**
1	0	0	



4. NORTH COURTYARD ELEVATION

BUILDING B - SENIOR AFFORDABLE

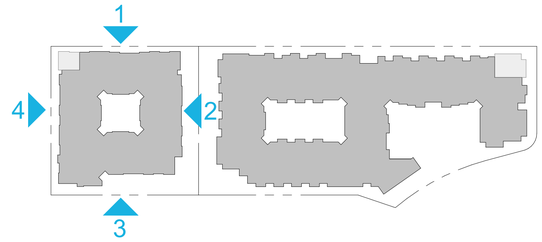
OBJECTIVE DESIGN STANDARD NOTES:

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

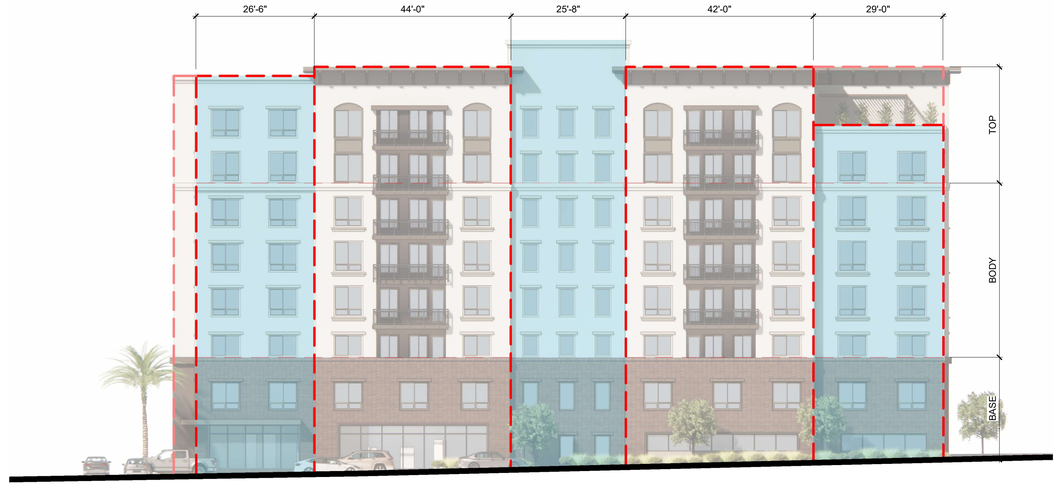
OFFSET ≥ 2 FEET IN DEPTH AND 5 FEET IN LENGTH

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





2. ELEVATION - NORTHEAST



1. ELEVATION - NORTHWEST (BOREL AVE)



4. ELEVATION - SOUTHWEST



3. ELEVATION - SOUTHEAST

BUILDING B - SENIOR AFFORDABLE

BUILDING B BLDG B - BASEMENT	
PARKING GARAGE	18,561 ft²
PARKING GARAGE	951 ft²
PARKING GARAGE	785 ft²
PARKING GARAGE	150 ft²
PARKING GARAGE	60 ft²
PARKING GARAGE	238 ft²
PARKING GARAGE	59 ft²
PARKING GARAGE	42 ft²
PARKING GARAGE	2,280 ft²
PARKING GARAGE	1,815 ft²
	24,940 ft²
SERVICE / SUPPORT	463 ft²
SERVICE / SUPPORT	247 ft²
SERVICE / SUPPORT	844 ft²
SERVICE / SUPPORT	127 ft²
	1,681 ft²
	26,621 ft²

BLDG B - LEVEL 1	
LEASING & AMENITIES	373 ft²
LEASING & AMENITIES	430 ft²
LEASING & AMENITIES	362 ft²
LEASING & AMENITIES	349 ft²
LEASING & AMENITIES	412 ft²
LEASING & AMENITIES	186 ft²
LEASING & AMENITIES	337 ft²
LEASING & AMENITIES	288 ft²
LEASING & AMENITIES	114 ft²
	2,851 ft²
PARKING GARAGE	17,465 ft²
PARKING GARAGE	2,928 ft²
PARKING GARAGE	2,064 ft²
	22,456 ft²
SERVICE / SUPPORT	752 ft²
SERVICE / SUPPORT	352 ft²
SERVICE / SUPPORT	216 ft²
SERVICE / SUPPORT	216 ft²
SERVICE / SUPPORT	372 ft²
SERVICE / SUPPORT	168 ft²
SERVICE / SUPPORT	140 ft²
SERVICE / SUPPORT	243 ft²
SERVICE / SUPPORT	330 ft²
SERVICE / SUPPORT	167 ft²

SERVICE / SUPPORT	23 ft²
SERVICE / SUPPORT	614 ft²
SERVICE / SUPPORT	141 ft²
SERVICE / SUPPORT	87 ft²
SERVICE / SUPPORT	121 ft²
SERVICE / SUPPORT	143 ft²
SERVICE / SUPPORT	23 ft²
	4,107 ft²
	29,414 ft²

BLDG B - LEVEL 2	
LEASING & AMENITIES	671 ft²
LEASING & AMENITIES	454 ft²
	1,125 ft²
RESIDENTIAL UNITS	1,082 ft²
RESIDENTIAL UNITS	2,963 ft²
RESIDENTIAL UNITS	649 ft²
RESIDENTIAL UNITS	3,085 ft²
RESIDENTIAL UNITS	735 ft²
RESIDENTIAL UNITS	313 ft²
RESIDENTIAL UNITS	238 ft²
RESIDENTIAL UNITS	110 ft²
RESIDENTIAL UNITS	62 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	109 ft²

RESIDENTIAL UNITS	433 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	671 ft²
RESIDENTIAL UNITS	35 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	108 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	187 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	110 ft²
RESIDENTIAL UNITS	768 ft²
RESIDENTIAL UNITS	1,581 ft²
RESIDENTIAL UNITS	716 ft²
RESIDENTIAL UNITS	810 ft²
RESIDENTIAL UNITS	1,071 ft²
RESIDENTIAL UNITS	256 ft²
RESIDENTIAL UNITS	57 ft²
RESIDENTIAL UNITS	390 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	179 ft²
RESIDENTIAL UNITS	159 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	100 ft²
RESIDENTIAL UNITS	649 ft²
RESIDENTIAL UNITS	69 ft²
RESIDENTIAL UNITS	243 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	100 ft²
RESIDENTIAL UNITS	69 ft²
RESIDENTIAL UNITS	240 ft²
RESIDENTIAL UNITS	107 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	108 ft²
RESIDENTIAL UNITS	71 ft²

	20,248 ft²
SERVICE / SUPPORT	666 ft²
SERVICE / SUPPORT	63 ft²
SERVICE / SUPPORT	135 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	185 ft²
SERVICE / SUPPORT	62 ft²
SERVICE / SUPPORT	652 ft²
SERVICE / SUPPORT	187 ft²
SERVICE / SUPPORT	43 ft²
SERVICE / SUPPORT	739 ft²
SERVICE / SUPPORT	749 ft²
SERVICE / SUPPORT	305 ft²
SERVICE / SUPPORT	43 ft²
SERVICE / SUPPORT	100 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	16 ft²
	4,154 ft²
	25,528 ft²

BLDG B - LEVEL 3	
RESIDENTIAL UNITS	300 ft²
RESIDENTIAL UNITS	1,573 ft²
RESIDENTIAL UNITS	649 ft²
RESIDENTIAL UNITS	743 ft²
RESIDENTIAL UNITS	375 ft²
RESIDENTIAL UNITS	670 ft²
RESIDENTIAL UNITS	433 ft²
RESIDENTIAL UNITS	313 ft²
RESIDENTIAL UNITS	696 ft²
RESIDENTIAL UNITS	241 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	12 ft²

RESIDENTIAL UNITS	313 ft²
RESIDENTIAL UNITS	64 ft²
RESIDENTIAL UNITS	646 ft²
RESIDENTIAL UNITS	109 ft²
RESIDENTIAL UNITS	63 ft²
RESIDENTIAL UNITS	65 ft²
RESIDENTIAL UNITS	109 ft²
RESIDENTIAL UNITS	239 ft²
RESIDENTIAL UNITS	32 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	111 ft²
RESIDENTIAL UNITS	61 ft²
RESIDENTIAL UNITS	312 ft²
RESIDENTIAL UNITS	13 ft²
RESIDENTIAL UNITS	32 ft²
RESIDENTIAL UNITS	722 ft²
RESIDENTIAL UNITS	1,581 ft²
RESIDENTIAL UNITS	773 ft²
RESIDENTIAL UNITS	734 ft²
RESIDENTIAL UNITS	754 ft²
RESIDENTIAL UNITS	667 ft²
RESIDENTIAL UNITS	303 ft²
RESIDENTIAL UNITS	319 ft²
RESIDENTIAL UNITS	357 ft²

RESIDENTIAL UNITS	332 ft²
RESIDENTIAL UNITS	436 ft²
RESIDENTIAL UNITS	324 ft²
RESIDENTIAL UNITS	354 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	705 ft²
RESIDENTIAL UNITS	371 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	52 ft²
RESIDENTIAL UNITS	178 ft²
RESIDENTIAL UNITS	185 ft²
RESIDENTIAL UNITS	339 ft²
RESIDENTIAL UNITS	13 ft²
RESIDENTIAL UNITS	239 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	100 ft²
RESIDENTIAL UNITS	69 ft²
RESIDENTIAL UNITS	234 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	100 ft²
RESIDENTIAL UNITS	69 ft²
RESIDENTIAL UNITS	108 ft²
RESIDENTIAL UNITS	71 ft²
	21,226 ft²
SERVICE / SUPPORT	98 ft²
SERVICE / SUPPORT	132 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	727 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	305 ft²
SERVICE / SUPPORT	198 ft²
SERVICE / SUPPORT	677 ft²

SERVICE / SUPPORT	87 ft²
SERVICE / SUPPORT	680 ft²
SERVICE / SUPPORT	33 ft²
SERVICE / SUPPORT	710 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	44 ft²
	4,045 ft²
	25,278 ft²

BLDG B - LEVEL 4	
RESIDENTIAL UNITS	300 ft²
RESIDENTIAL UNITS	1,573 ft²
RESIDENTIAL UNITS	649 ft²
RESIDENTIAL UNITS	743 ft²
RESIDENTIAL UNITS	375 ft²
RESIDENTIAL UNITS	670 ft²
RESIDENTIAL UNITS	433 ft²
RESIDENTIAL UNITS	313 ft²
RESIDENTIAL UNITS	696 ft²
RESIDENTIAL UNITS	241 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	64 ft²
RESIDENTIAL UNITS	110 ft²
RESIDENTIAL UNITS	806 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	35 ft²
RESIDENTIAL UNITS	198 ft²
RESIDENTIAL UNITS	677 ft²

RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	239 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	646 ft²
RESIDENTIAL UNITS	109 ft²
RESIDENTIAL UNITS	63 ft²
RESIDENTIAL UNITS	65 ft²
RESIDENTIAL UNITS	109 ft²
RESIDENTIAL UNITS	239 ft²
RESIDENTIAL UNITS	32 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	111 ft²
RESIDENTIAL UNITS	61 ft²
RESIDENTIAL UNITS	312 ft²
RESIDENTIAL UNITS	13 ft²
RESIDENTIAL UNITS	32 ft²
RESIDENTIAL UNITS	722 ft²
RESIDENTIAL UNITS	1,581 ft²
RESIDENTIAL UNITS	773 ft²
RESIDENTIAL UNITS	734 ft²
RESIDENTIAL UNITS	754 ft²
RESIDENTIAL UNITS	667 ft²
RESIDENTIAL UNITS	303 ft²
RESIDENTIAL UNITS	319 ft²
RESIDENTIAL UNITS	357 ft²
RESIDENTIAL UNITS	754 ft²
RESIDENTIAL UNITS	667 ft²
RESIDENTIAL UNITS	303 ft²
RESIDENTIAL UNITS	319 ft²
RESIDENTIAL UNITS	339 ft²

RESIDENTIAL UNITS	178 ft²
RESIDENTIAL UNITS	13 ft²
RESIDENTIAL UNITS	108 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	100 ft²
RESIDENTIAL UNITS	69 ft²
RESIDENTIAL UNITS	234 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	100 ft²
RESIDENTIAL UNITS	69 ft²
RESIDENTIAL UNITS	108 ft²
RESIDENTIAL UNITS	71 ft²
	21,226 ft²
SERVICE / SUPPORT	98 ft²
SERVICE / SUPPORT	132 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	727 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	305 ft²
SERVICE / SUPPORT	198 ft²
SERVICE / SUPPORT	677 ft²

BLDG B - LEVEL 5	
	4,045 ft²
	25,271 ft²
RESIDENTIAL UNITS	300 ft²
RESIDENTIAL UNITS	1,573 ft²
RESIDENTIAL UNITS	649 ft²
RESIDENTIAL UNITS	743 ft²
RESIDENTIAL UNITS	375 ft²
RESIDENTIAL UNITS	670 ft²
RESIDENTIAL UNITS	433 ft²
RESIDENTIAL UNITS	313 ft²
RESIDENTIAL UNITS	696 ft²
RESIDENTIAL UNITS	241 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	64 ft²
RESIDENTIAL UNITS	110 ft²
RESIDENTIAL UNITS	806 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	35 ft²
RESIDENTIAL UNITS	198 ft²
RESIDENTIAL UNITS	677 ft²

RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	111 ft²
RESIDENTIAL UNITS	61 ft²
RESIDENTIAL UNITS	312 ft²
RESIDENTIAL UNITS	13 ft²
RESIDENTIAL UNITS	32 ft²
RESIDENTIAL UNITS	722 ft²
RESIDENTIAL UNITS	1,581 ft²
RESIDENTIAL UNITS	773 ft²
RESIDENTIAL UNITS	734 ft²
RESIDENTIAL UNITS	754 ft²
RESIDENTIAL UNITS	667 ft²
RESIDENTIAL UNITS	303 ft²
RESIDENTIAL UNITS	319 ft²
RESIDENTIAL UNITS	357 ft²
RESIDENTIAL UNITS	754 ft²
RESIDENTIAL UNITS	667 ft²
RESIDENTIAL UNITS	303 ft²
RESIDENTIAL UNITS	319 ft²
RESIDENTIAL UNITS	339 ft²

RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	13 ft²
RESIDENTIAL UNITS	339 ft²
	21,237 ft²
SERVICE / SUPPORT	98 ft²
SERVICE / SUPPORT	132 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	1,437 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	305 ft²
SERVICE / SUPPORT	155 ft²
SERVICE / SUPPORT	677 ft²
SERVICE / SUPPORT	87 ft²
SERVICE / SUPPORT	714 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	85 ft²
	4,028 ft²
	25,264 ft²

BLDG B - LEVEL 6	
RESIDENTIAL UNITS	300 ft²
RESIDENTIAL UNITS	1,573 ft²
RESIDENTIAL UNITS	649 ft²
RESIDENTIAL UNITS	743 ft²
RESIDENTIAL UNITS	375 ft²
RESIDENTIAL UNITS	670 ft²
RESIDENTIAL UNITS	433 ft²
RESIDENTIAL UNITS	313 ft²
RESIDENTIAL UNITS	696 ft²
RESIDENTIAL UNITS	241 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	64 ft²
RESIDENTIAL UNITS	110 ft²
RESIDENTIAL UNITS	806 ft²
RESIDENTIAL UNITS	41 ft²

RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	111 ft²
RESIDENTIAL UNITS	61 ft²
RESIDENTIAL UNITS	312 ft²
RESIDENTIAL UNITS	13 ft²
RESIDENTIAL UNITS	32 ft²
RESIDENTIAL UNITS	722 ft²
RESIDENTIAL UNITS	1,581 ft²
RESIDENTIAL UNITS	773 ft²
RESIDENTIAL UNITS	734 ft²
RESIDENTIAL UNITS	754 ft²
RESIDENTIAL UNITS	667 ft²
RESIDENTIAL UNITS	303 ft²
RESIDENTIAL UNITS	319 ft²
RESIDENTIAL UNITS	357 ft²
RESIDENTIAL UNITS	754 ft²
RESIDENTIAL UNITS	667 ft²
RESIDENTIAL UNITS	303 ft²
RESIDENTIAL UNITS	319 ft²
RESIDENTIAL UNITS	339 ft²

RESIDENTIAL UNITS	313 ft²
RESIDENTIAL UNITS	64 ft²
RESIDENTIAL UNITS	110 ft²
RESIDENTIAL UNITS	16 ft²
RESIDENTIAL UNITS	63 ft²
RESIDENTIAL UNITS	65 ft²
RESIDENTIAL UNITS	109 ft²
RESIDENTIAL UNITS	239 ft²
RESIDENTIAL UNITS	32 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	111 ft²
RESIDENTIAL UNITS	61 ft²
RESIDENTIAL UNITS	312 ft²
RESIDENTIAL UNITS	13 ft²
RESIDENTIAL UNITS	32 ft²
RESIDENTIAL UNITS	722 ft²
RESIDENTIAL UNITS	1,581 ft²
RESIDENTIAL UNITS	773 ft²
RESIDENTIAL UNITS	734 ft²
RESIDENTIAL UNITS	754 ft²
RESIDENTIAL UNITS	667 ft²
RESIDENTIAL UNITS	303 ft²
RESIDENTIAL UNITS	319 ft²

RESIDENTIAL UNITS	346 ft²
RESIDENTIAL UNITS	332 ft²
RESIDENTIAL UNITS	436 ft²
RESIDENTIAL UNITS	322 ft²
RESIDENTIAL UNITS	354 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	705 ft²
RESIDENTIAL UNITS	371 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	52 ft²
RESIDENTIAL UNITS	108 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	100 ft²
RESIDENTIAL UNITS	69 ft²
RESIDENTIAL UNITS	234 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	100 ft²
RESIDENTIAL UNITS	69 ft²
RESIDENTIAL UNITS	108 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	339 ft²
	21,237 ft²
SERVICE / SUPPORT	98 ft²
SERVICE / SUPPORT	132 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	1,437 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	305 ft²
SERVICE / SUPPORT	155 ft²
SERVICE / SUPPORT	677 ft²
SERVICE / SUPPORT	87 ft²

SERVICE / SUPPORT	714 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	85 ft²
	4,028 ft²
	25,264 ft²

BLDG B - LEVEL 7	
RESIDENTIAL UNITS	300 ft²
RESIDENTIAL UNITS	1,573 ft²
RESIDENTIAL UNITS	649 ft²
RESIDENTIAL UNITS	743 ft²
RESIDENTIAL UNITS	375 ft²
RESIDENTIAL UNITS	670 ft²
RESIDENTIAL UNITS	433 ft²
RESIDENTIAL UNITS	313 ft²
RESIDENTIAL UNITS	696 ft²
RESIDENTIAL UNITS	241 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	64 ft²
RESIDENTIAL UNITS	110 ft²
RESIDENTIAL UNITS	806 ft²
RESIDENTIAL UNITS	41 ft²

RESIDENTIAL UNITS	646 ft²
RESIDENTIAL UNITS	109 ft²
RESIDENTIAL UNITS	63 ft²
RESIDENTIAL UNITS	65 ft²
RESIDENTIAL UNITS	109 ft²
RESIDENTIAL UNITS	239 ft²
RESIDENTIAL UNITS	32 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	111 ft²
RESIDENTIAL UNITS	61 ft²
RESIDENTIAL UNITS	312 ft²
RESIDENTIAL UNITS	13 ft²
RESIDENTIAL UNITS	32 ft²
RESIDENTIAL UNITS	722 ft²
RESIDENTIAL UNITS	1,581 ft²
RESIDENTIAL UNITS	773 ft²
RESIDENTIAL UNITS	734 ft²
RESIDENTIAL UNITS	754 ft²
RESIDENTIAL UNITS	667 ft²
RESIDENTIAL UNITS	303 ft²
RESIDENTIAL UNITS	319 ft²

RESIDENTIAL UNITS	234 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	100 ft²
RESIDENTIAL UNITS	69 ft²
RESIDENTIAL UNITS	108 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	108 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	13 ft²
RESIDENTIAL UNITS	339 ft²
	21,237 ft²
SERVICE / SUPPORT	98 ft²
SERVICE / SUPPORT	132 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	1,437 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	305 ft²
SERVICE / SUPPORT	155 ft²
SERVICE / SUPPORT	677 ft²
SERVICE / SUPPORT	87 ft²
SERVICE / SUPPORT	714 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	85 ft²
	4,028 ft²
	25,264 ft²

BLDG B - LEVEL 8	
RESIDENTIAL UNITS	300 ft²
RESIDENTIAL UNITS	1,573 ft²
RESIDENTIAL UNITS	649 ft²
RESIDENTIAL UNITS	743 ft²
RESIDENTIAL UNITS	375 ft²
RESIDENTIAL UNITS	670 ft²
RESIDENTIAL UNITS	433 ft²
RESIDENTIAL UNITS	313 ft²
RESIDENTIAL UNITS	696 ft²
RESIDENTIAL UNITS	241 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	64 ft²
RESIDENTIAL UNITS	110 ft²
RESIDENTIAL UNITS	806 ft²
RESIDENTIAL UNITS	41 ft²

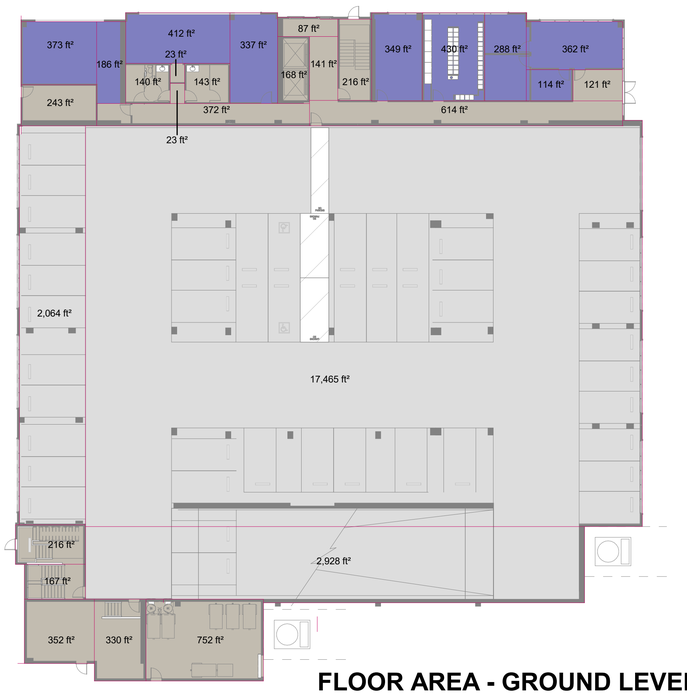
RESIDENTIAL UNITS	773 ft²
RESIDENTIAL UNITS	734 ft²
RESIDENTIAL UNITS	754 ft²
RESIDENTIAL UNITS	667 ft²
RESIDENTIAL UNITS	303 ft²
RESIDENTIAL UNITS	319 ft²
RESIDENTIAL UNITS	346 ft²
RESIDENTIAL UNITS	332 ft²
RESIDENTIAL UNITS	354 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	705 ft²
	3,928 ft²
	24,391 ft²
	232,296 ft²
Grand total	232,296 ft²

SERVICE / SUPPORT	305 ft²
SERVICE / SUPPORT	155 ft²
SERVICE / SUPPORT	677 ft²
SERVICE / SUPPORT	702 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	85 ft²

RESIDENTIAL UNITS	20,462 ft²
SERVICE / SUPPORT	98 ft²
SERVICE / SUPPORT	132 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	1,437 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	64 ft²



BASEMENT LEVEL 1



FLOOR AREA - GROUND LEVEL



FLOOR AREA - LEVEL 2

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No: 2025.0205

JEMCOR Development Partners, LLC

1700 EL CAMINO REAL
SAN MATEO, CALIFORNIA

CONCEPTUAL DESIGN
June 29th, 2026

BUILDING B - SENIOR AFFORDABLE -
FLOOR AREA BREAKDOWN

A3.15A

BUILDING B - SENIOR AFFORDABLE

BUILDING B BLDG B - BASEMENT	
PARKING GARAGE	18,561 ft²
PARKING GARAGE	951 ft²
PARKING GARAGE	785 ft²
PARKING GARAGE	150 ft²
PARKING GARAGE	60 ft²
PARKING GARAGE	238 ft²
PARKING GARAGE	59 ft²
PARKING GARAGE	42 ft²
PARKING GARAGE	2,280 ft²
PARKING GARAGE	1,815 ft²
	24,940 ft²

SERVICE / SUPPORT	463 ft²
SERVICE / SUPPORT	247 ft²
SERVICE / SUPPORT	844 ft²
SERVICE / SUPPORT	127 ft²
	1,681 ft²
	26,621 ft²

BLDG B - LEVEL 1

LEASING & AMENITIES	373 ft²
LEASING & AMENITIES	430 ft²
LEASING & AMENITIES	362 ft²
LEASING & AMENITIES	349 ft²
LEASING & AMENITIES	412 ft²
LEASING & AMENITIES	186 ft²
LEASING & AMENITIES	337 ft²
LEASING & AMENITIES	288 ft²
LEASING & AMENITIES	114 ft²
	2,851 ft²
PARKING GARAGE	17,465 ft²
PARKING GARAGE	2,928 ft²
PARKING GARAGE	2,064 ft²
	22,456 ft²

SERVICE / SUPPORT	752 ft²
SERVICE / SUPPORT	352 ft²
SERVICE / SUPPORT	216 ft²
SERVICE / SUPPORT	216 ft²
SERVICE / SUPPORT	372 ft²
SERVICE / SUPPORT	168 ft²
SERVICE / SUPPORT	140 ft²
SERVICE / SUPPORT	243 ft²
SERVICE / SUPPORT	330 ft²
SERVICE / SUPPORT	167 ft²

SERVICE / SUPPORT	23 ft²
SERVICE / SUPPORT	614 ft²
SERVICE / SUPPORT	141 ft²
SERVICE / SUPPORT	87 ft²
SERVICE / SUPPORT	121 ft²
SERVICE / SUPPORT	143 ft²
SERVICE / SUPPORT	23 ft²
	4,107 ft²
	29,414 ft²

BLDG B - LEVEL 2

LEASING & AMENITIES	671 ft²
LEASING & AMENITIES	454 ft²
	1,125 ft²
RESIDENTIAL UNITS	1,082 ft²
RESIDENTIAL UNITS	2,963 ft²
RESIDENTIAL UNITS	649 ft²
RESIDENTIAL UNITS	3,085 ft²
RESIDENTIAL UNITS	735 ft²
RESIDENTIAL UNITS	313 ft²
RESIDENTIAL UNITS	238 ft²
RESIDENTIAL UNITS	110 ft²
RESIDENTIAL UNITS	62 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	63 ft²
RESIDENTIAL UNITS	109 ft²
RESIDENTIAL UNITS	241 ft²
RESIDENTIAL UNITS	313 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	34 ft²
RESIDENTIAL UNITS	644 ft²
RESIDENTIAL UNITS	312 ft²
RESIDENTIAL UNITS	64 ft²
RESIDENTIAL UNITS	109 ft²

RESIDENTIAL UNITS	433 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	671 ft²
RESIDENTIAL UNITS	35 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	108 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	110 ft²
RESIDENTIAL UNITS	64 ft²
RESIDENTIAL UNITS	768 ft²
RESIDENTIAL UNITS	1,581 ft²
RESIDENTIAL UNITS	716 ft²
RESIDENTIAL UNITS	810 ft²
RESIDENTIAL UNITS	1,071 ft²
RESIDENTIAL UNITS	256 ft²
RESIDENTIAL UNITS	57 ft²
RESIDENTIAL UNITS	390 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	179 ft²
RESIDENTIAL UNITS	159 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	100 ft²
RESIDENTIAL UNITS	69 ft²
RESIDENTIAL UNITS	243 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	100 ft²
RESIDENTIAL UNITS	433 ft²
RESIDENTIAL UNITS	313 ft²
RESIDENTIAL UNITS	696 ft²
RESIDENTIAL UNITS	241 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²

	20,248 ft²
SERVICE / SUPPORT	666 ft²
SERVICE / SUPPORT	63 ft²
SERVICE / SUPPORT	135 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	185 ft²
SERVICE / SUPPORT	62 ft²
SERVICE / SUPPORT	652 ft²
SERVICE / SUPPORT	187 ft²
SERVICE / SUPPORT	43 ft²
SERVICE / SUPPORT	739 ft²
SERVICE / SUPPORT	749 ft²
SERVICE / SUPPORT	305 ft²
SERVICE / SUPPORT	43 ft²
SERVICE / SUPPORT	100 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	16 ft²
	4,154 ft²
	25,528 ft²

BLDG B - LEVEL 3

RESIDENTIAL UNITS	300 ft²
RESIDENTIAL UNITS	1,573 ft²
RESIDENTIAL UNITS	649 ft²
RESIDENTIAL UNITS	743 ft²
RESIDENTIAL UNITS	375 ft²
RESIDENTIAL UNITS	670 ft²
RESIDENTIAL UNITS	433 ft²
RESIDENTIAL UNITS	313 ft²
RESIDENTIAL UNITS	696 ft²
RESIDENTIAL UNITS	241 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²

RESIDENTIAL UNITS	313 ft²
RESIDENTIAL UNITS	64 ft²
RESIDENTIAL UNITS	110 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	108 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	646 ft²
RESIDENTIAL UNITS	109 ft²
RESIDENTIAL UNITS	239 ft²
RESIDENTIAL UNITS	32 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	111 ft²
RESIDENTIAL UNITS	61 ft²
RESIDENTIAL UNITS	312 ft²
RESIDENTIAL UNITS	13 ft²
RESIDENTIAL UNITS	722 ft²
RESIDENTIAL UNITS	1,581 ft²
RESIDENTIAL UNITS	773 ft²
RESIDENTIAL UNITS	734 ft²
RESIDENTIAL UNITS	754 ft²
RESIDENTIAL UNITS	667 ft²
RESIDENTIAL UNITS	303 ft²
RESIDENTIAL UNITS	319 ft²
RESIDENTIAL UNITS	357 ft²

RESIDENTIAL UNITS	332 ft²
RESIDENTIAL UNITS	436 ft²
RESIDENTIAL UNITS	324 ft²
RESIDENTIAL UNITS	354 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	705 ft²
RESIDENTIAL UNITS	371 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	52 ft²
RESIDENTIAL UNITS	178 ft²
RESIDENTIAL UNITS	185 ft²
RESIDENTIAL UNITS	339 ft²
RESIDENTIAL UNITS	13 ft²
RESIDENTIAL UNITS	239 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	100 ft²
RESIDENTIAL UNITS	69 ft²
RESIDENTIAL UNITS	234 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	100 ft²
RESIDENTIAL UNITS	69 ft²
RESIDENTIAL UNITS	108 ft²
RESIDENTIAL UNITS	69 ft²
RESIDENTIAL UNITS	108 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	108 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	108 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	21,234 ft²

SERVICE / SUPPORT	98 ft²
SERVICE / SUPPORT	132 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	727 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	305 ft²
SERVICE / SUPPORT	198 ft²
SERVICE / SUPPORT	677 ft²

SERVICE / SUPPORT	87 ft²
SERVICE / SUPPORT	680 ft²
SERVICE / SUPPORT	33 ft²
SERVICE / SUPPORT	710 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	44 ft²
	4,045 ft²
	25,278 ft²

BLDG B - LEVEL 4

RESIDENTIAL UNITS	300 ft²
RESIDENTIAL UNITS	1,573 ft²
RESIDENTIAL UNITS	649 ft²
RESIDENTIAL UNITS	743 ft²
RESIDENTIAL UNITS	375 ft²
RESIDENTIAL UNITS	670 ft²
RESIDENTIAL UNITS	433 ft²
RESIDENTIAL UNITS	313 ft²
RESIDENTIAL UNITS	696 ft²
RESIDENTIAL UNITS	241 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²

RESIDENTIAL UNITS	42 ft²
RESIDENTIAL UNITS	239 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	646 ft²
RESIDENTIAL UNITS	109 ft²
RESIDENTIAL UNITS	63 ft²
RESIDENTIAL UNITS	65 ft²
RESIDENTIAL UNITS	109 ft²
RESIDENTIAL UNITS	239 ft²
RESIDENTIAL UNITS	32 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	111 ft²
RESIDENTIAL UNITS	61 ft²
RESIDENTIAL UNITS	312 ft²
RESIDENTIAL UNITS	13 ft²
RESIDENTIAL UNITS	722 ft²
RESIDENTIAL UNITS	1,581 ft²
RESIDENTIAL UNITS	773 ft²
RESIDENTIAL UNITS	734 ft²
RESIDENTIAL UNITS	754 ft²
RESIDENTIAL UNITS	667 ft²
RESIDENTIAL UNITS	303 ft²
RESIDENTIAL UNITS	319 ft²
RESIDENTIAL UNITS	357 ft²

RESIDENTIAL UNITS	178 ft²
RESIDENTIAL UNITS	13 ft²
RESIDENTIAL UNITS	108 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	100 ft²
RESIDENTIAL UNITS	69 ft²
RESIDENTIAL UNITS	234 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	100 ft²
RESIDENTIAL UNITS	69 ft²
RESIDENTIAL UNITS	108 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	108 ft²
RESIDENTIAL UNITS	71 ft²
	21,226 ft²

SERVICE / SUPPORT	98 ft²
SERVICE / SUPPORT	132 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	727 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	305 ft²
SERVICE / SUPPORT	156 ft²
SERVICE / SUPPORT	677 ft²
SERVICE / SUPPORT	87 ft²
SERVICE / SUPPORT	623 ft²
SERVICE / SUPPORT	12 ft²
SERVICE / SUPPORT	710 ft²
SERVICE / SUPPORT	78 ft²
SERVICE / SUPPORT	85 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	16 ft²
	4,045 ft²
	25,271 ft²

BLDG B - LEVEL 5

RESIDENTIAL UNITS	300 ft²
RESIDENTIAL UNITS	1,573 ft²
RESIDENTIAL UNITS	649 ft²
RESIDENTIAL UNITS	743 ft²
RESIDENTIAL UNITS	375 ft²
RESIDENTIAL UNITS	670 ft²
RESIDENTIAL UNITS	433 ft²
RESIDENTIAL UNITS	313 ft²
RESIDENTIAL UNITS	696 ft²
RESIDENTIAL UNITS	241 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²

RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	111 ft²
RESIDENTIAL UNITS	61 ft²
RESIDENTIAL UNITS	312 ft²
RESIDENTIAL UNITS	13 ft²
RESIDENTIAL UNITS	32 ft²
RESIDENTIAL UNITS	722 ft²
RESIDENTIAL UNITS	1,581 ft²
RESIDENTIAL UNITS	773 ft²
RESIDENTIAL UNITS	734 ft²
RESIDENTIAL UNITS	754 ft²
RESIDENTIAL UNITS	667 ft²
RESIDENTIAL UNITS	303 ft²
RESIDENTIAL UNITS	319 ft²
RESIDENTIAL UNITS	357 ft²

RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	13 ft²
RESIDENTIAL UNITS	339 ft²
	21,237 ft²
SERVICE / SUPPORT	98 ft²
SERVICE / SUPPORT	132 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	1,437 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	305 ft²
SERVICE / SUPPORT	155 ft²
SERVICE / SUPPORT	677 ft²
SERVICE / SUPPORT	87 ft²
SERVICE / SUPPORT	714 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	85 ft²
	4,028 ft²
	25,264 ft²

BLDG B - LEVEL 6

RESIDENTIAL UNITS	300 ft²
RESIDENTIAL UNITS	1,573 ft²
RESIDENTIAL UNITS	649 ft²
RESIDENTIAL UNITS	743 ft²
RESIDENTIAL UNITS	375 ft²
RESIDENTIAL UNITS	670 ft²
RESIDENTIAL UNITS	433 ft²
RESIDENTIAL UNITS	313 ft²
RESIDENTIAL UNITS	696 ft²
RESIDENTIAL UNITS	241 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²

RESIDENTIAL UNITS	313 ft²
RESIDENTIAL UNITS	64 ft²
RESIDENTIAL UNITS	110 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	984 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	646 ft²
RESIDENTIAL UNITS	109 ft²
RESIDENTIAL UNITS	63 ft²
RESIDENTIAL UNITS	65 ft²
RESIDENTIAL UNITS	109 ft²
RESIDENTIAL UNITS	239 ft²
RESIDENTIAL UNITS	32 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	111 ft²
RESIDENTIAL UNITS	61 ft²
RESIDENTIAL UNITS	312 ft²
RESIDENTIAL UNITS	13 ft²
RESIDENTIAL UNITS	32 ft²
RESIDENTIAL UNITS	722 ft²
RESIDENTIAL UNITS	1,581 ft²
RESIDENTIAL UNITS	773 ft²
RESIDENTIAL UNITS	734 ft²
RESIDENTIAL UNITS	754 ft²
RESIDENTIAL UNITS	667 ft²
RESIDENTIAL UNITS	303 ft²
RESIDENTIAL UNITS	319 ft²
RESIDENTIAL UNITS	357 ft²

RESIDENTIAL UNITS	346 ft²
RESIDENTIAL UNITS	332 ft²
RESIDENTIAL UNITS	436 ft²
RESIDENTIAL UNITS	322 ft²
RESIDENTIAL UNITS	354 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	705 ft²
RESIDENTIAL UNITS	371 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	361 ft²
RESIDENTIAL UNITS	52 ft²
RESIDENTIAL UNITS	108 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	100 ft²
RESIDENTIAL UNITS	69 ft²
RESIDENTIAL UNITS	234 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	100 ft²
RESIDENTIAL UNITS	69 ft²
RESIDENTIAL UNITS	108 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	108 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	108 ft²
RESIDENTIAL UNITS	71 ft²
	21,237 ft²

SERVICE / SUPPORT	98 ft²
SERVICE / SUPPORT	132 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	1,437 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	305 ft²
SERVICE / SUPPORT	155 ft²
SERVICE / SUPPORT	677 ft²
SERVICE / SUPPORT	87 ft²
SERVICE / SUPPORT	714 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	85 ft²
	4,028 ft²
	25,264 ft²

BLDG B - LEVEL 7

RESIDENTIAL UNITS	300 ft²
RESIDENTIAL UNITS	1,573 ft²
RESIDENTIAL UNITS	649 ft²
RESIDENTIAL UNITS	743 ft²
RESIDENTIAL UNITS	375 ft²
RESIDENTIAL UNITS	670 ft²
RESIDENTIAL UNITS	433 ft²
RESIDENTIAL UNITS	313 ft²
RESIDENTIAL UNITS	696 ft²
RESIDENTIAL UNITS	241 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²

RESIDENTIAL UNITS	646 ft²
RESIDENTIAL UNITS	109 ft²
RESIDENTIAL UNITS	63 ft²
RESIDENTIAL UNITS	65 ft²
RESIDENTIAL UNITS	109 ft²
RESIDENTIAL UNITS	239 ft²
RESIDENTIAL UNITS	32 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	111 ft²
RESIDENTIAL UNITS	61 ft²
RESIDENTIAL UNITS	312 ft²
RESIDENTIAL UNITS	13 ft²
RESIDENTIAL UNITS	32 ft²
RESIDENTIAL UNITS	722 ft²
RESIDENTIAL UNITS	1,581 ft²
RESIDENTIAL UNITS	773 ft²
RESIDENTIAL UNITS	734 ft²
RESIDENTIAL UNITS	754 ft²
RESIDENTIAL UNITS	667 ft²
RESIDENTIAL UNITS	303 ft²
RESIDENTIAL UNITS	319 ft²
RESIDENTIAL UNITS	357 ft²

RESIDENTIAL UNITS	234 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	100 ft²
RESIDENTIAL UNITS	69 ft²
RESIDENTIAL UNITS	108 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	108 ft²
RESIDENTIAL UNITS	71 ft²
RESIDENTIAL UNITS	13 ft²
RESIDENTIAL UNITS	339 ft²
	21,237 ft²
SERVICE / SUPPORT	98 ft²
SERVICE / SUPPORT	132 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	1,437 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	305 ft²
SERVICE / SUPPORT	155 ft²
SERVICE / SUPPORT	677 ft²
SERVICE / SUPPORT	87 ft²
SERVICE / SUPPORT	714 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	85 ft²
	4,028 ft²
	25,264 ft²

BLDG B - LEVEL 8

RESIDENTIAL UNITS	300 ft²
RESIDENTIAL UNITS	1,573 ft²
RESIDENTIAL UNITS	649 ft²
RESIDENTIAL UNITS	743 ft²
RESIDENTIAL UNITS	375 ft²
RESIDENTIAL UNITS	670 ft²
RESIDENTIAL UNITS	433 ft²
RESIDENTIAL UNITS	313 ft²
RESIDENTIAL UNITS	696 ft²
RESIDENTIAL UNITS	241 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	33 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	42 ft²

RESIDENTIAL UNITS	646 ft²
RESIDENTIAL UNITS	109 ft²
RESIDENTIAL UNITS	63 ft²
RESIDENTIAL UNITS	65 ft²
RESIDENTIAL UNITS	109 ft²
RESIDENTIAL UNITS	239 ft²
RESIDENTIAL UNITS	32 ft²
RESIDENTIAL UNITS	12 ft²
RESIDENTIAL UNITS	41 ft²
RESIDENTIAL UNITS	111 ft²
RESIDENTIAL UNITS	61 ft²
RESIDENTIAL UNITS	312 ft²
RESIDENTIAL UNITS	13 ft²
RESIDENTIAL UNITS	32 ft²
RESIDENTIAL UNITS	722 ft²
RESIDENTIAL UNITS	1,581 ft²
RESIDENTIAL UNITS	773 ft²
RESIDENTIAL UNITS	734 ft²
RESIDENTIAL UNITS	754 ft²
RESIDENTIAL UNITS	667 ft²
RESIDENTIAL UNITS	303 ft²
RESIDENTIAL UNITS	319 ft²
RESIDENTIAL UNITS	357 ft²

RESIDENTIAL UNITS	773 ft²
RESIDENTIAL UNITS	734 ft²
RESIDENTIAL UNITS	754 ft²
RESIDENTIAL UNITS	667 ft²
RESIDENTIAL UNITS	303 ft²
RESIDENTIAL UNITS	319 ft²
RESIDENTIAL UNITS	346 ft²
RESIDENTIAL UNITS	332 ft²
RESIDENTIAL UNITS	354 ft²
RESIDENTIAL UNITS	344 ft²
RESIDENTIAL UNITS	705 ft²
	3,928 ft²
	24,391 ft²
	232,296 ft²
Grand total	232,296 ft²

SERVICE / SUPPORT	305 ft²
SERVICE / SUPPORT	155 ft²
SERVICE / SUPPORT	677 ft²
SERVICE / SUPPORT	702 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	17 ft²
SERVICE / SUPPORT	16 ft²
SERVICE / SUPPORT	85 ft²
	20,462 ft²

SERVICE / SUPPORT	98 ft²
SERVICE / SUPPORT	132 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	1,437 ft²
SERVICE / SUPPORT	64 ft²
SERVICE / SUPPORT	64 ft²



FLOOR AREA - LEVEL 3



FLOOR AREA - LEVELS 4-7



FLOOR AREA - LEVEL 8

ktgy
888.456.5849 | ktgy.com
No: 2025.0205

JEMCOR Development Partners, LLC

1700 EL CAMINO REAL
SAN MATEO, CALIFORNIA

CONCEPTUAL DESIGN
June 29th, 2026

BUILDING B - SENIOR AFFORDABLE -
FLOOR AREA BREAKDOWN

A3.15B

BUILDING A - MULTIFAMILY RESIDENTIAL & BUILDING B - SENIOR AFFORDABLE



BUILDING A - MULTIFAMILY RESIDENTIAL

01 CEMENT PLASTER
Dunn Edwards Paints
DEW341 "Swiss Coffee"
Or Similair

01 CEMENT PLASTER
Dunn Edwards Paints
DE6217 "Ancient Earth"
Or Similair

02 BRICK VENEER
Belden Brick
Belcrest 730
Or Similair

03 SMOOTH FINISH PLASTER
Dunn Edwards Paints
DE6217 "Ancient Earth"
Or Similair

04 METAL PICKET RAILING
Dunn Edwards Paints
DE6385 "Black Bean"
Or Similair

06 ALUMINUM STOREFRONT
Arcadia Inc.
Anodized Aluminum
Color: Bronze
Or Similair

07 VINYL WINDOWS
VPI Windows
Color: Bronze
or Similair

08 PATIO DOORS
Painted Fiberglass French Door
Dunn Edwards Paints
DET680 "Espresso Macchiato"
Or Similair

EXTERIOR MATERIALS

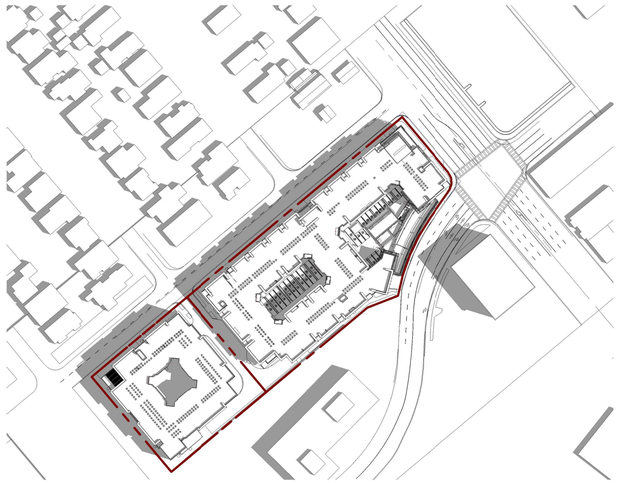
- 01 CEMENT PLASTER
- 02 BRICK VENEER
- 03 SMOOTH FINISH CEMENT PLASTER
- 04 VERTICAL METAL PICKET RAILING
- 05 GLASS PANEL RAILING
- 06 ALUMINUM STOREFRONT
- 07 WINDOW - VINYL
- 08 PATIO DOOR - FIBERGLASS
- 09 METAL CANOPY
- 10 METAL SCREEN
- 11 METAL TRELLIS
- 12 TRIM - PLASTER OVER FOAM
- 13 DECORATIVE RAFTER - PLASTER OVER FOAM
- 14 CORNICE - PLASTER OVER FOAM
- 15 8x8 PAINTED WOOD POST

Note - non-glazed exterior doors at ground level to be finished in same color as adjacent wall

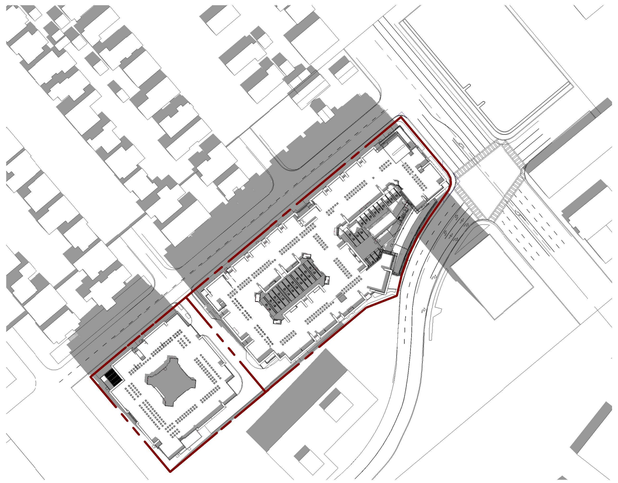
- see unit plan sheets for window and door sizes



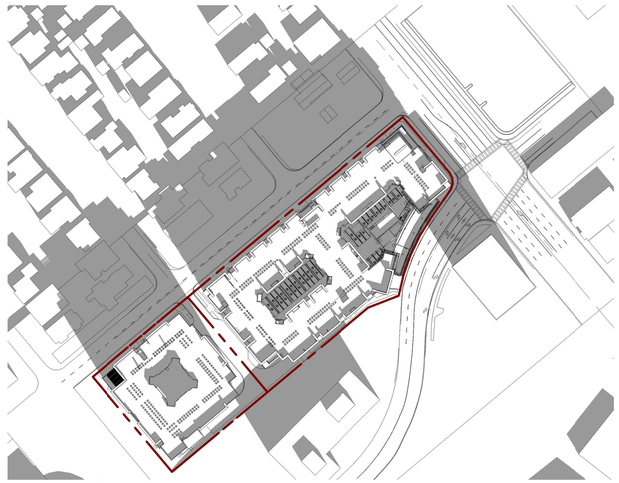
BUILDING B - SENIOR AFFORDABLE



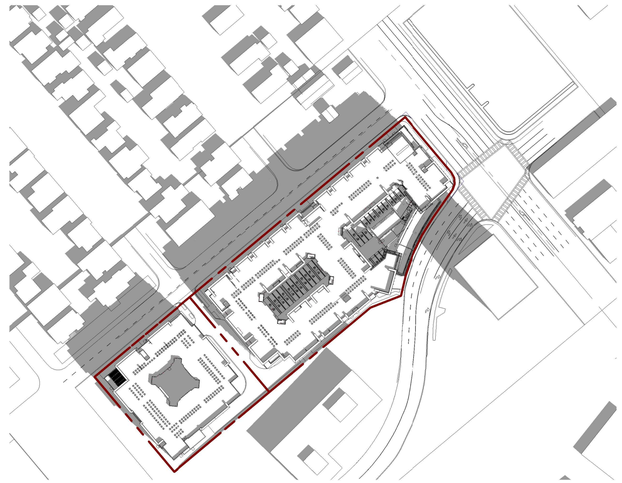
SUMMER SOLSTICE - 10AM



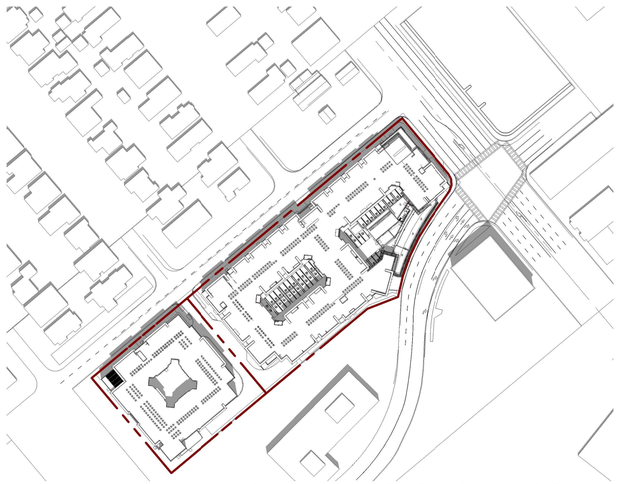
FALL EQUINOX - 10AM



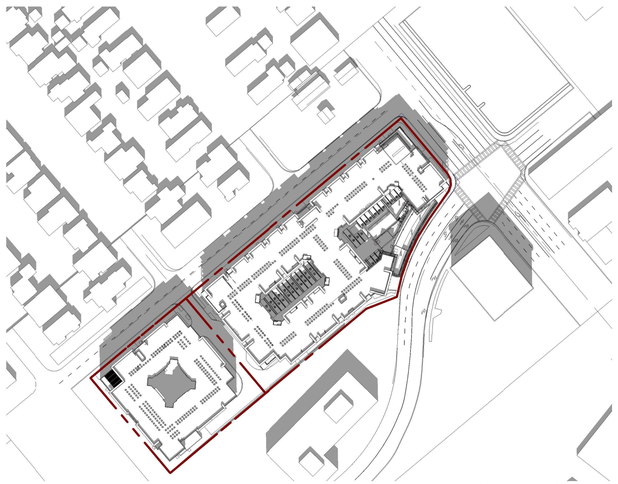
WINTER SOLSTICE - 10AM



SPRING EQUINOX - 10AM



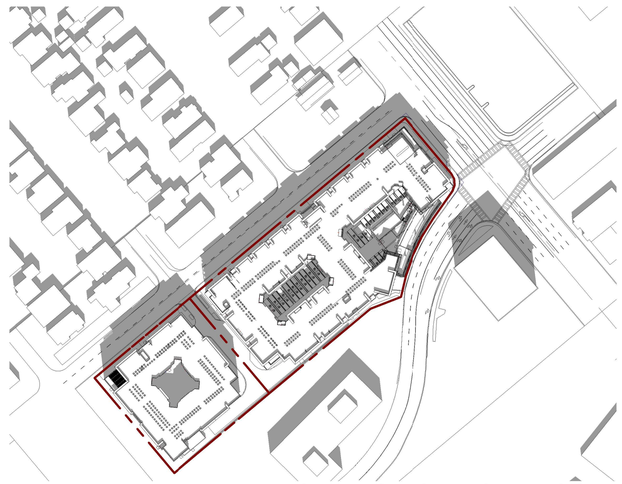
SUMMER SOLSTICE - NOON



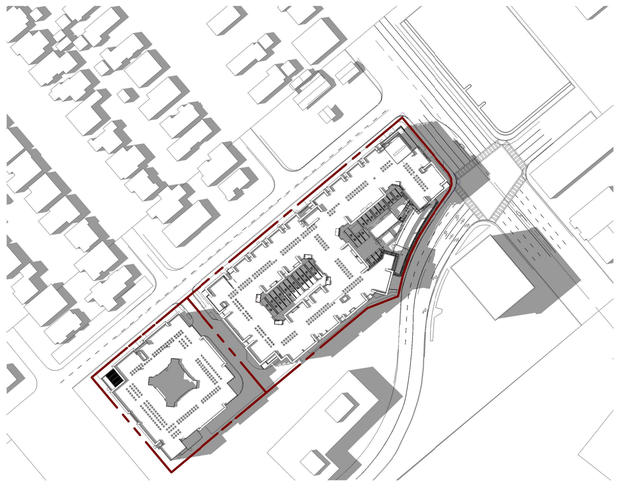
FALL EQUINOX - NOON



WINTER SOLSTICE - NOON



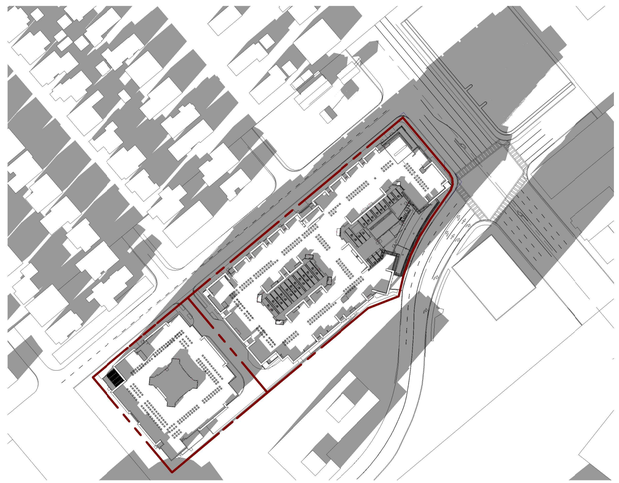
SPRING EQUINOX - NOON



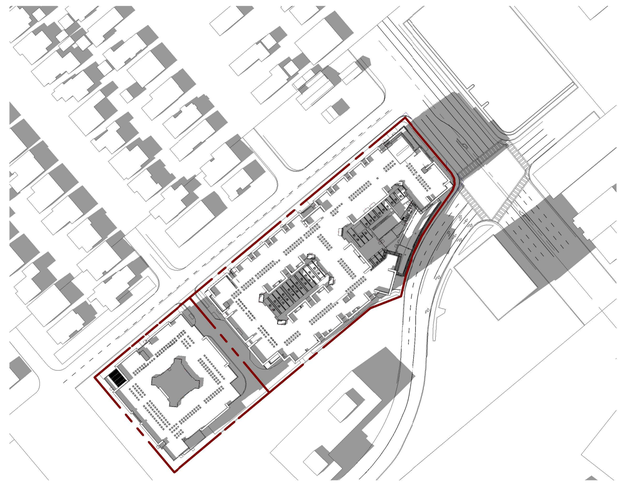
SUMMER SOLSTICE - 3PM



FALL EQUINOX - 3PM



WINTER SOLSTICE - 3PM



SPRING EQUINOX - 3PM

ROOF TERRACE
· see sheet L.3

SHORT TERM BIKE RACKS
· 6 bikes

DRIVE ENTRY
· matching height palms
· enhanced paving
· 6 bikes (seniors)
· 6 bikes (multi-family)

MULTI- FAMILY RESIDENTIAL
· see sheet L.2

SHORT TERM BIKE RACKS
· 6 bikes

ROOF TERRACE
· see L.2



SENIOR AFFORDABLE
· see sheet L.3

SHORT TERM BIKE RACKS
· 4 bikes

DOG PARK

MULTI-FAMILY ENTRY
· enhanced paving
· call box

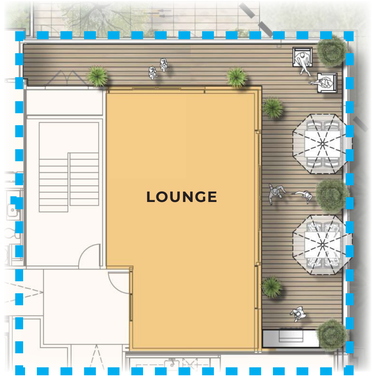
SHORT TERM BIKE RACKS
· 12 bikes

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

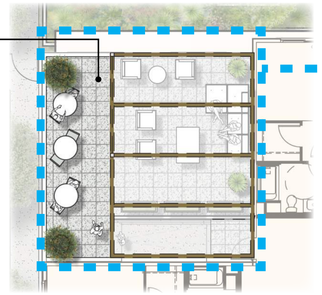
CLUB TERRACE
- bbq counter
- dining

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

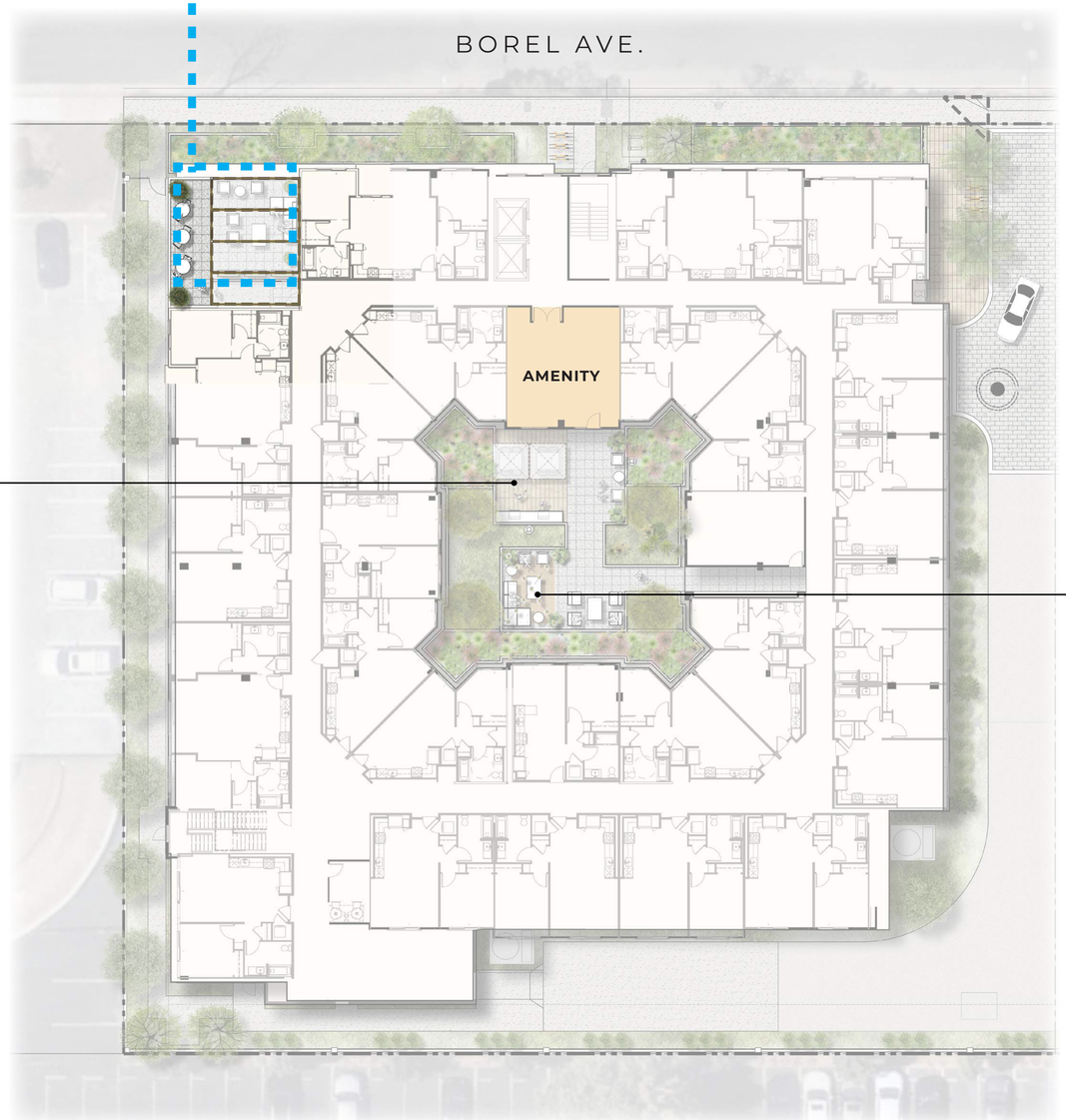
CALIFORNIA ROOM
- lounge seating
- game table
- outdoor tv
- bbq counter
- cafe tables
- countertop with sink + fridge

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 WOOD-LOOK PAVER



CONCRETE PAVER



SYNTHETIC TURF



BBQ



FOUNTAIN



DECORATIVE POTTERY



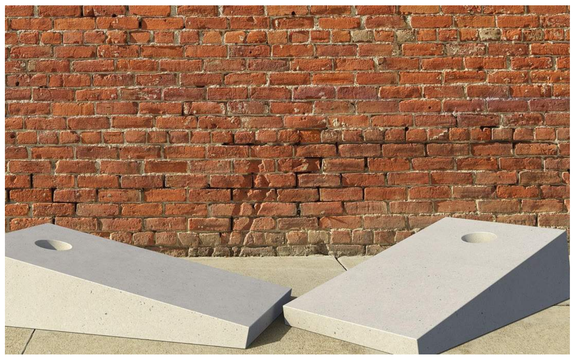
FIRE PIT



SHORT TERM BIKE RACK

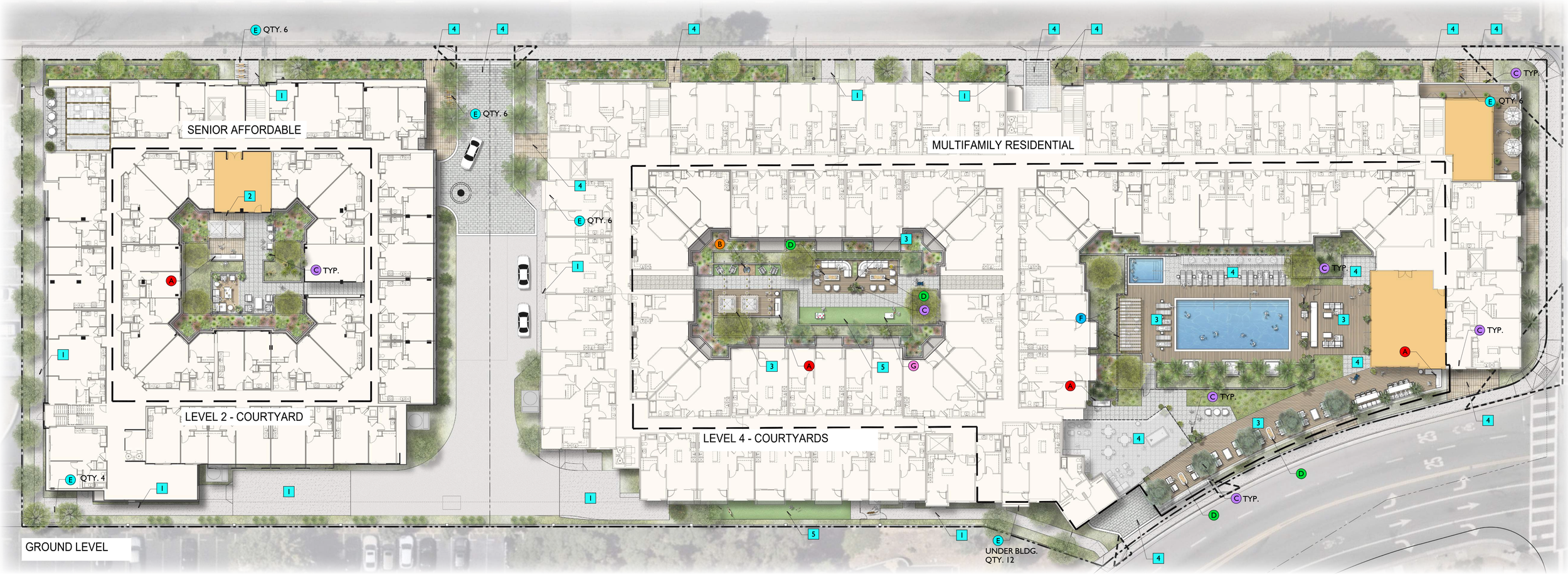


CABANA



CORNHOLE

• SEE SHEET L.5 FOR PLAN LOCATIONS



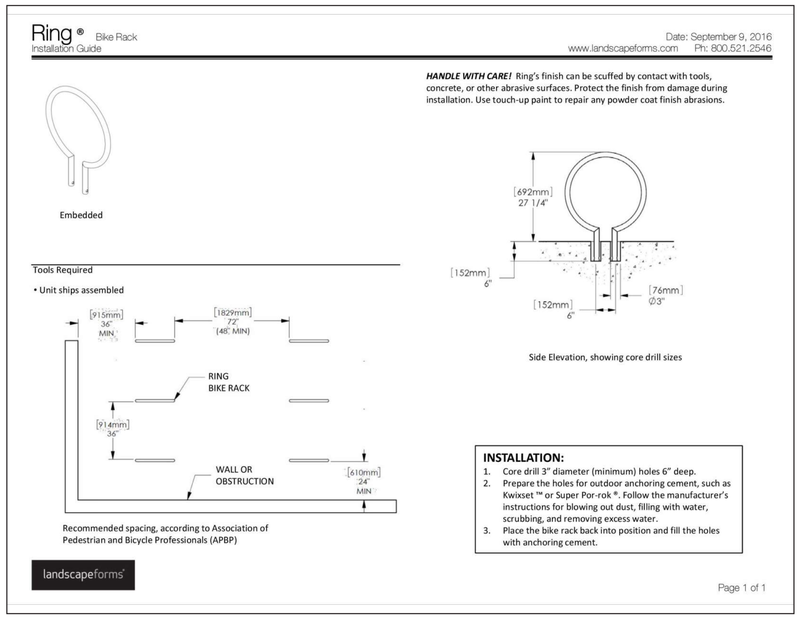
SITE FURNISHING LEGEND:

A	BARBECUE COUNTER
B	STONE GARDEN FOUNTAIN
C	DECORATIVE POTTERY
D	FIRE PIT
E	BIKE RACKS (SEE L.1 FOR QTY)
F	CABANAS
G	CORNHOLE (OUTDOOR GAMES)

REFER TO SHEET L.4 FOR SITE FURNSHING AND PAVING IMAGERY

PAVING LEGEND

1	CONCRETE PAVING
2	PORCELAIN STONE-LOOK PAVER
3	PORCELAIN WOOD-LOOK PAVER
4	CONCRETE PAVERS
5	SYNTHETIC TURF



Ring® Bike Rack
Installation Guide

Date: September 9, 2016
www.landscapeforms.com Ph: 800.521.2546

HANDLE WITH CARE! Ring's finish can be scuffed by contact with tools, concrete, or other abrasive surfaces. Protect the finish from damage during installation. Use touch-up paint to repair any powder coat finish abrasions.

Embedded

Tools Required

- Unit ships assembled

[915mm] 36" MIN.
[1829mm] 72" (48" MIN)
RING BIKE RACK
[914mm] 36"
WALL OR OBSTRUCTION
[610mm] 24" MIN.

Recommended spacing, according to Association of Pedestrian and Bicycle Professionals (APBP)

[692mm] 27 1/4"
[152mm] 6"
[152mm] 6"
[76mm] Ø3"

Side Elevation, showing core drill sizes

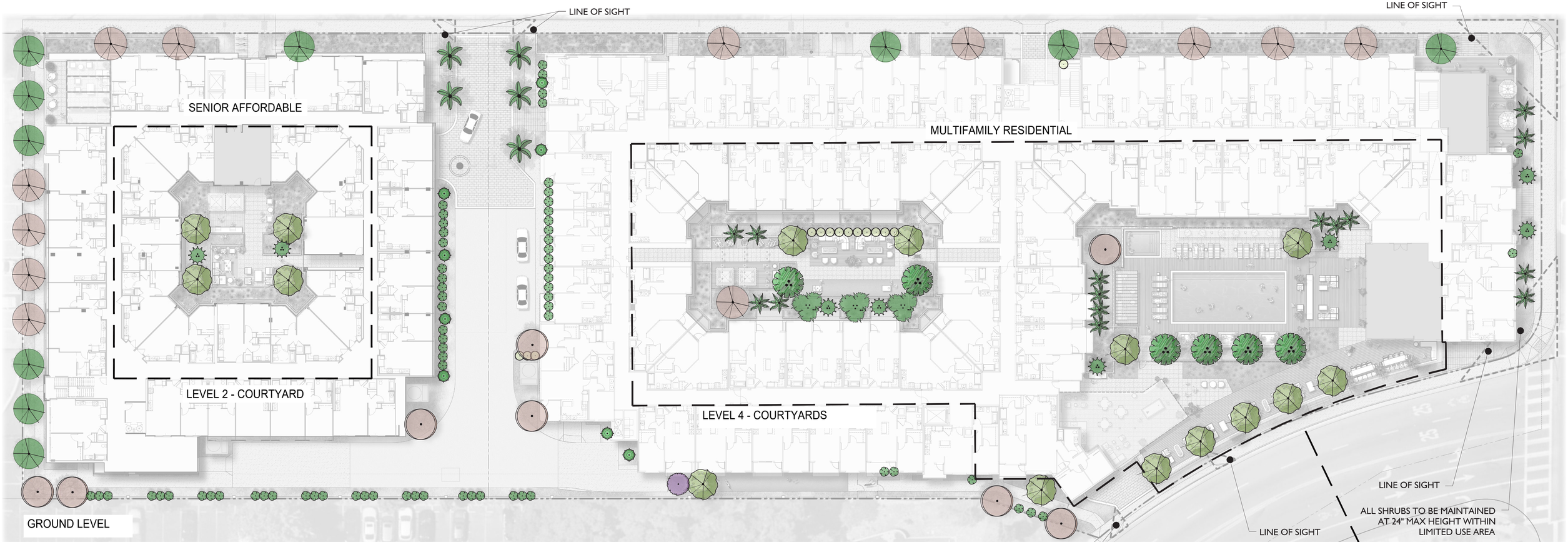
INSTALLATION:

1. Core drill 3" diameter (minimum) holes 6" deep.
2. Prepare the holes for outdoor anchoring cement, such as Kwikset ™ or Super Por-rok ®. Follow the manufacturer's instructions for blowing out dust, filling with water, scrubbing, and removing excess water.
3. Place the bike rack back into position and fill the holes with anchoring cement.

landscapeforms

Page 1 of 1

BIKE RACK LAYOUT AND INSTALLATION



TREE PROTECTION NOTE:

ALL EXISTING ON-SITE TREES ARE PROPOSED FOR REMOVEAL DUE TO CONFLICTS WITH THE PROPOSED IMPROVEMENTS, NO EXISTING ON-SITE TREES ARE DESIGNATED TO REMAIN OR REQUIRE TREE PROTECTION

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	36"BOX	LOW	6'	8
	DRACAENA DRACO DRAGON TREE	36"BOX	LOW	8'	11
	ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY TREE	36"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'	16
	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'	69
	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

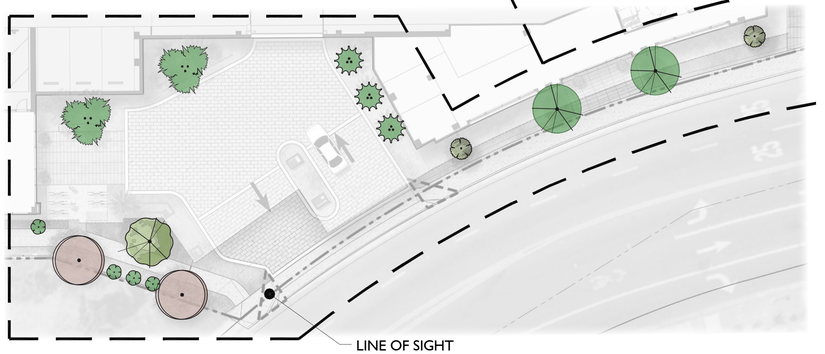
FOR TREE AND LU POINT CALCULATIONS
REFER TO PLANTING NOTES & LEGENDS SHEET L.7

OPEN SPACE / LANDSCAPE AREA:

TOTAL SITE AREA:	134,305 S.F.
(-) BUILDING FOOTPRINT - BLDG A	72,866 S.F. (54.3%)
(-) BUILDING FOOTPRINT - BLDG B	29,467 S.F. (53.9%)
(-) OTHER STRUCTURES (TRANSFORMERS)	236 SF (0.2%)
(-) PARKING AREAS & DRIVEWAYS	13,666 S.F. (10.2%)
(+) COMMON OPEN SPACE - BLDG A (PODIUM COURTYARDS)	17,672 S.F. (13.2%)
(+) COMMON OPEN SPACE - BLDG B (PODIUM COURTYARDS)	3,966 S.F. (2.9%)
= TOTAL OPEN SPACE	39,708 S.F. (29.6%)
TOTAL LANDSCAPED AREA:	22,381 S.F. (56.4% of OPEN SPACE)

WATER CONSERVATION NOTES:

SEE SHEET L.8 IRRIGATION HYDROZONE PLAN for PLANT ZONE TYPES, LOCATIONS AND IRRIGATION TECHNIQUES.



GROUND LEVEL - COVERED

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.

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: 22381 sq. ft. ÷ 400 = 56 (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]** 284 (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	
84	24 inch box	2	168
40	36 inch box	3	120
	48 inch box	4	
	Total LU Value of new trees being proposed:		288 (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)** = $_____

The Planning Application Guide

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
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December 12, 2025

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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 L.8 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:

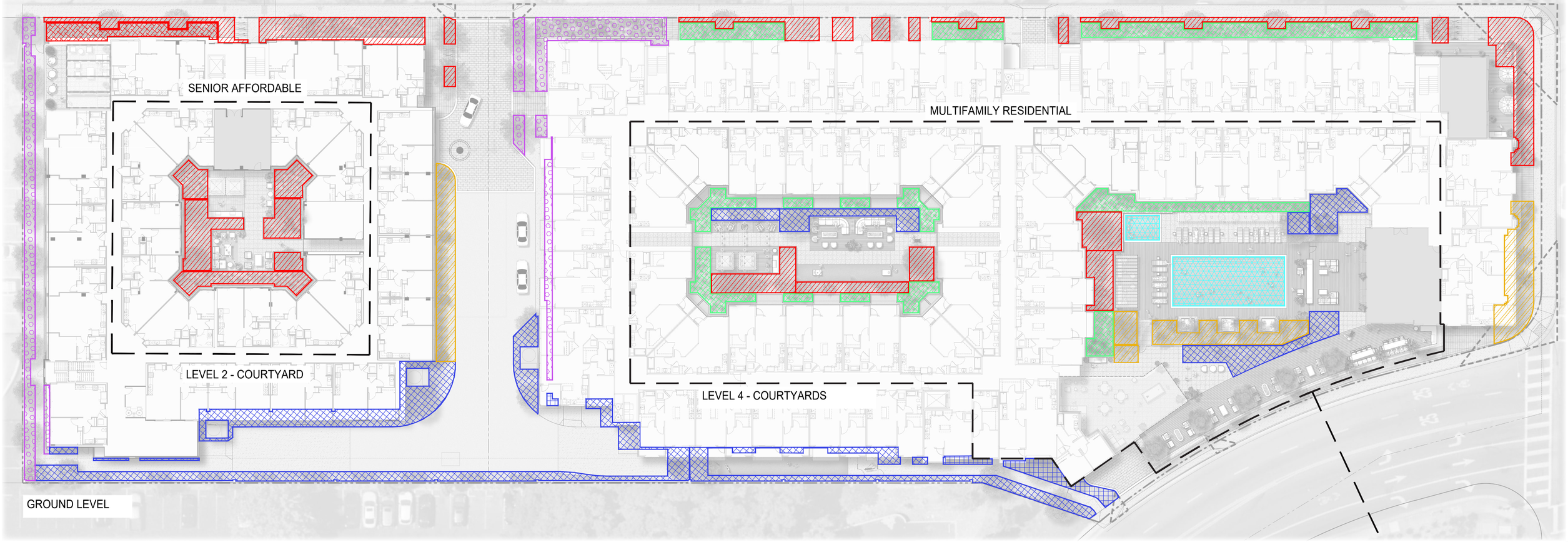
ALL ABOVE-GROUND UTILITY EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW. PROPOSED SCREEN SHRUB WILL BE 15 GALLON SIZE SPACED TO SCREEN 75% OF UTILITY AT THE TIME OF PLANTING.

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.
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.



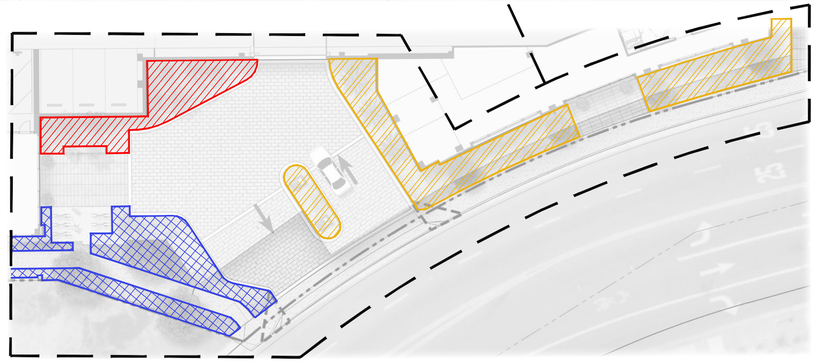
IRRIGATION HYDROZONES:

SYMBOL	HYDROZONE	AREA	WATER USAGE	PLANT FACTOR (Kc)
	HYDROZONE - 1 NORTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	7,117 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	3035 S.F.	LOW	0.40
			TOTAL:	23,645 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	7,117	3,515	71,908
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	3,035	1,214	24,838
				Totals	23,645	11,273	230,649
Special Landscape Areas							
				Totals			
						ETWU Total	230,649
						Maximum Allowed Water Allowance (MAWA)[e]	266,077

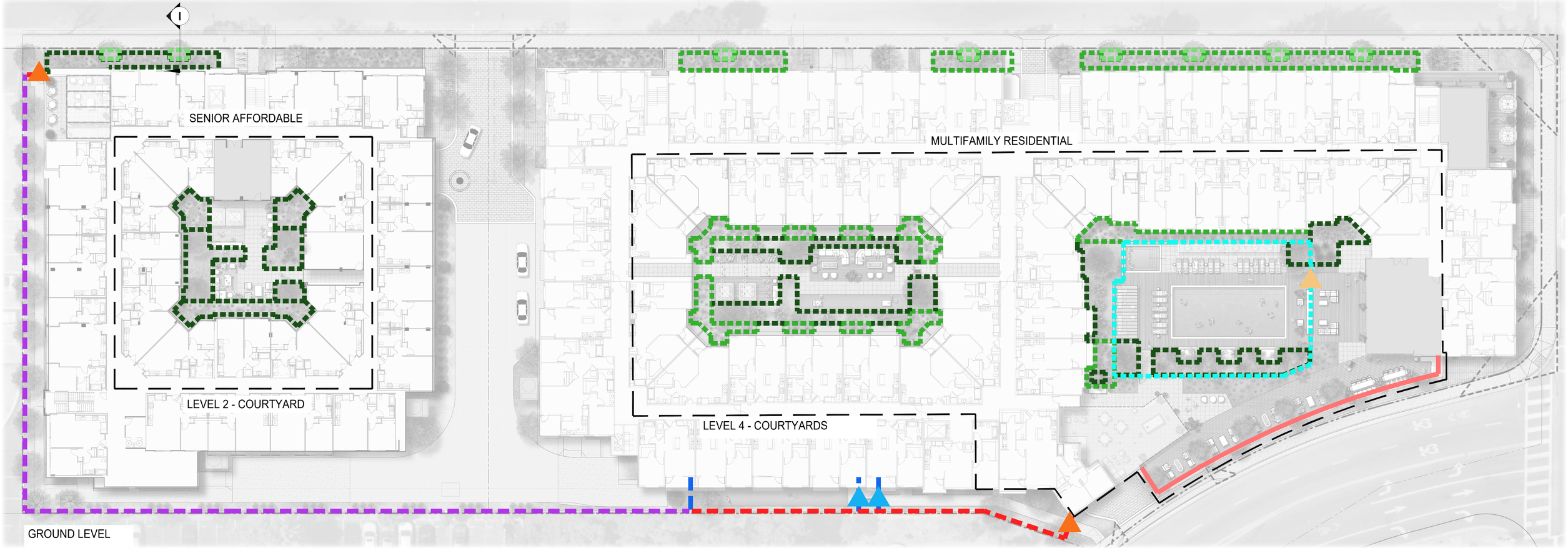


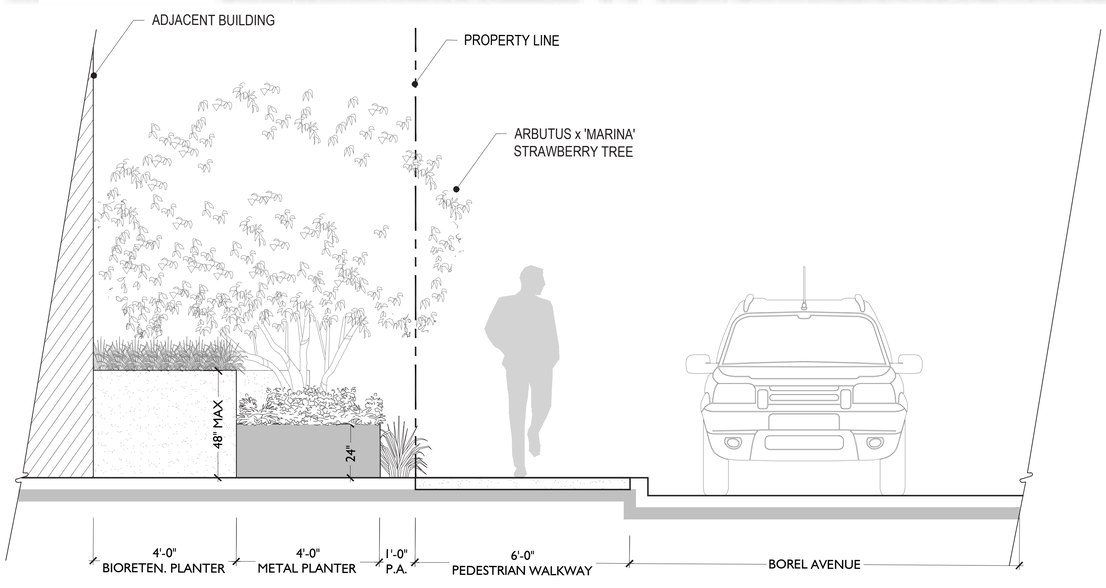
GROUND LEVEL - COVERED

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

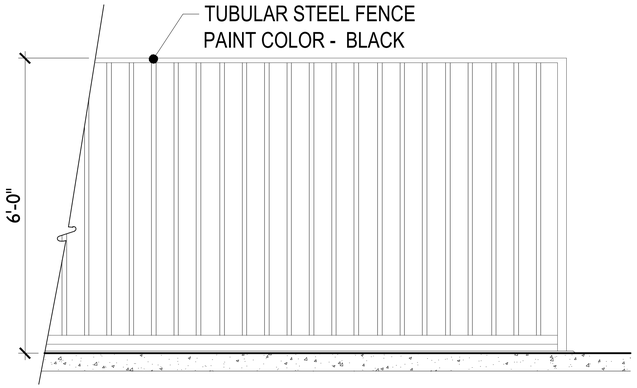
DETAIL	SYMBOL	DESCRIPTION
A		6" HIGH TUBULAR STEEL PERIMETER FENCE
B		5' HIGH POOL ENCLOSURE FENCE
C		5' HIGH TUBULAR STEEL POOL GATE
D		4' HIGH TUBULAR STEEL DOG PARK FENCE
E		4' HIGH DOG PARK GATE
F		6' HIGH STUCCO WALL WITH PILASTER
G		6' HIGH PEDESTRIAN GATE
H		30" HIGH PARAPET PLANTER WITH CABLE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

WALL & FENCE LEGEND (CONTINUED)

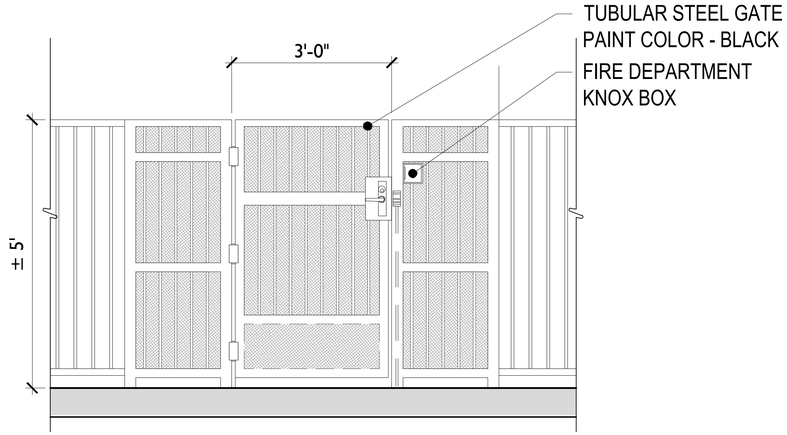
DETAIL	SYMBOL	DESCRIPTION
J		36" BIORETENTION CMU PLANTER WALL
K		24" HIGH METAL PLANTER WALL

NOTE:

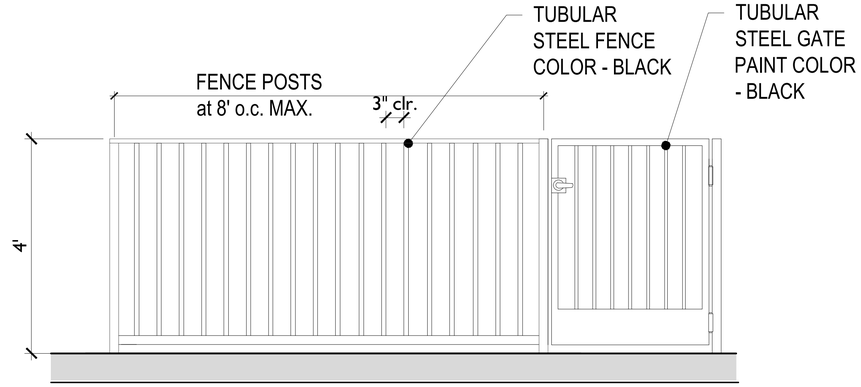
SEE **SHEET L.10** FOR **WALL & FENCE DETAILS**.



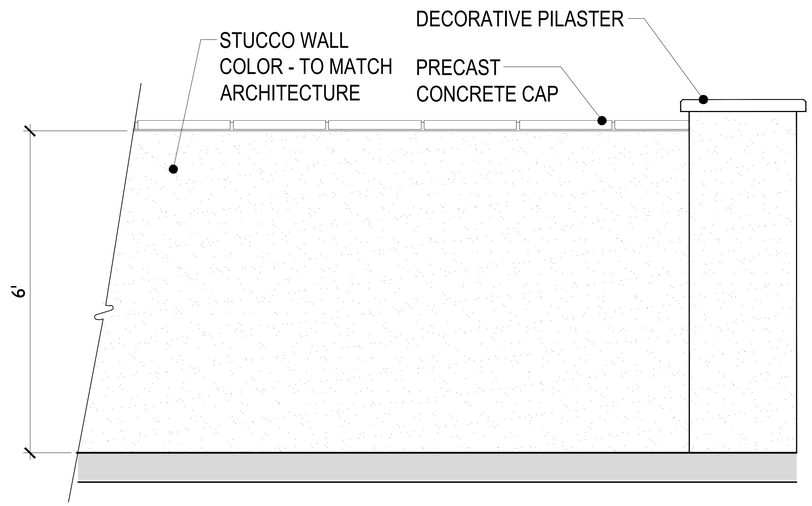
A 6' HIGH TUBULAR STEEL PERIMETER FENCE
SCALE: 3/4" = 1'-0"



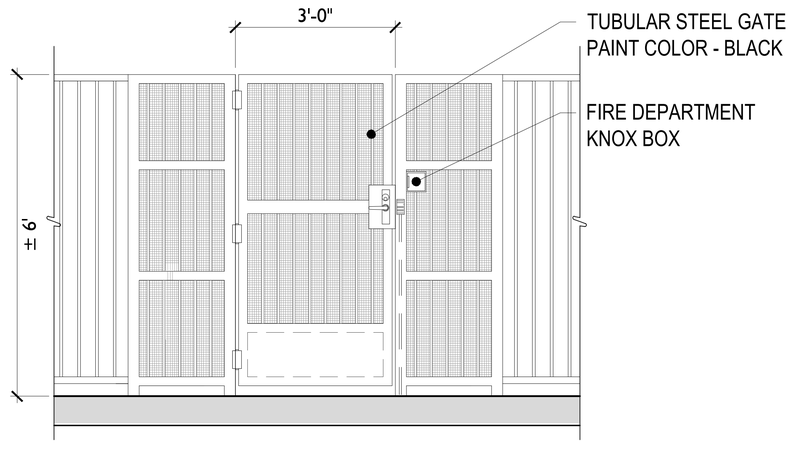
B C 5' HIGH POOL ENCLOSURE & GATE
SCALE: 3/4" = 1'-0"



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"

Area/Roadway luminaire · Asymmetric wide beam · Single

BEGA

Application
Outrigger arm pole-top luminaire with asymmetric wide beam light distribution designed for the illumination of parking areas and roadways. Tool-less entry with hinged door for ease of maintenance. Provided with slip fitter to fit 3" O.D. poles.

Materials
Clear safety glass
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Integral surge protector
Pure anodized aluminum reflector
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 66

Weight: 20.6 lbs.

EPA (Effective projection area): 1.2 sq. ft.

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	50.6W
System wattage	57.0W
Controllability	0-10V dimming down to 1%
Color rendering index	Ra > 80
Luminaire lumens	4530lm
LED service life (L70)	60000hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors
☐ Black (BLK) ☐ Bronze (BRZ)
☐ Silver (SLV) ☐ White (WHT)
☐ RAL: ☐ CUS:

Type:
BEGA Product:
Project:
Modified:

Available options
☐ CUS Custom finish
☐ FSC Fusing
☐ MGU Marine grade undercoat
☐ RAL RAL Classic, matte finish





Area/Roadway luminaire · Asymmetric wide beam · Single

	LED	A	B	C
877900	50.6W	10 1/4	27 1/4	69

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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S1 FIXTURE

SCALE: NONE

Pole-top luminaire · Symmetric

BEGA

Application
Pole-top luminaire with shielded symmetric light distribution. The symmetric distribution is ideal for illuminating squares, plazas and other open areas.

Materials
Clear UV-stabilized acrylic diffuser
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 22.0 lbs.

EPA (Effective projection area): 1.3 sq. ft.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	23.4W
System wattage	27.0W
Controllability	0-10V dimming down to 1%
Color rendering index	Ra > 80
Luminaire lumens	1697 lm
LED service life (L70)	60000 hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors
☐ Black (BLK) ☐ Bronze (BRZ)
☐ Silver (SLV) ☐ White (WHT)
☐ RAL: ☐ CUS:

Type:
BEGA Product:
Project:
Modified:

Available options
☐ CUS Custom finish
☐ DALI-2 Enabled for DALI control system
☐ MGU Marine grade undercoat
☐ RAL RAL Classic, matte finish





Pole-top luminaire · Symmetric

	LED	A	B
877742	23.4W	25 1/4	23 5/8

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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S2 FIXTURE

SCALE: NONE

Garden bollard · Hardscape base · 12V AC

BEGA

Application
Pathway luminaire with shielded light for residential and light commercial use. These luminaires are ideally suited for gardens, entryways, and for many applications on paths and terraces. Hardscape base provided for installation on foundations or paved surfaces. Low voltage magnetic transformer required for operation.

Materials
Clear safety glass
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Galvanized steel anchorage
Pure anodized aluminum reflector
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 7.5 lbs.

Electrical

Operating voltage	12VAC
Minimum start temperature	-40° C
LED module wattage	4.2W
System wattage	6.0W
Controllability	Non-Dimming
Color rendering index	Ra > 90
Luminaire lumens	321 lm
LED service life (L70)	60000 hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

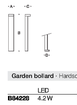
Available colors
☐ Black (BLK) ☐ Bronze (BRZ)
☐ Silver (SLV) ☐ White (WHT)
☐ Natural Bronze (NTB) ☐ RAL:
☐ CUS:

Type:
BEGA Product:
Project:
Modified:

Available options
☐ CUS Custom finish
☐ MGU Marine grade undercoat
☐ NTB Natural bronze (premium finish)
☐ RAL RAL Classic, matte finish

Available accessories
☐ BS35 Low voltage magnetic transformer - 300W

See individual accessory spec sheet for details.





Garden bollard · Hardscape base · 12V AC

	LED	A	B	C	D
852128	4.2W	4 3/4	27 1/2	4 7/8	4 1/4

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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S3 FIXTURE

SCALE: NONE

Type AL

EL CAPITAN LED

DATE:	PROJECT:	TYPE:

CATALOG NUMBER LOGIC:



*Requires magnetic low voltage dimmer.
**Please see Adjust-a-Lume photometry to determine desired intensity.

Arrangement	LLF	Description
SINGLE	0.900	LED-e65-WFL-12-LS3923
SINGLE	0.900	9WAC_BEGA_IES
SINGLE	0.900	US_Light_Measurement_XPERT_HI
SINGLE	0.900	CP Kiwi LED 24 ASYTS N UP 30 - MOD HSS
SINGLE	0.900	77176_BEGA_IES
GROUP	0.900	

CATALOG NUMBER LOGIC
Example: B - EC - LED - e65 - SP - A6 - MAC - 12 - 11 - B
MATERIAL
(Blank) - Aluminum B - Brass S - Stainless Steel
SERIES
EC - El Capitan
SOURCE
LED - with Integral Dimming Driver (25W min. load when dimmed)*
LED TYPE
e64 - 7W LED/2700K e66 - 7W LED/4000K
e65 - 7W LED/3000K e74 - 7W LED/Amber
OPTICS
NSP - Narrow Spot (10°) MFL - Medium Flood (23°)
Spot (16°) WFL - Wide Flood (37°)
ADJUST-E-LUME OUTPUT INTENSITY **
A9 (Standard), A6, A7, A6, A6, A4, A4, A3, A2, A1
FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
Also available in RAL Finishes
Brass Finishes (MAC, POL, MIT)
Stainless Steel Finishes (MAC, POL)
LENS TYPE
12 - Soft Focus 13 - Rectilinear
SHIELDING
11 - Honeycomb Baffle
CAP STYLE
A - 45°
B - 90°
C - Flush
D - 45° Less Weephole (Interior use only)
E - 90° Less Weephole (Interior use only)
F - 90° with Flush Lens

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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02/21/2020 SKU-776
SLBLOG0042

Z1 FIXTURE

SCALE: NONE

WDGE2 LED
Architectural Wall Sconce
Visual Comfort Optic



Catalog Number
Notes
Type

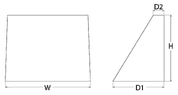
Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with eLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery back-up options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs



design select Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard 85K, 0°C	Cold 85L, 27°C	Sensor*	Approximate Lumens (4000K, 80CRI) P3	P4	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		—	750	1,200	2,000	—	—	—	—
WDGE2 LED	Visual Comfort	10W	18W	Standalone / eLight	—	1,200	2,000	3,000	4,000	6,000	—
WDGE2 LED	Precision Refractive	10W	18W	Standalone / eLight	700	1,200	2,000	3,200	4,200	—	—
WDGE2 LED	Precision Refractive	15W	18W	Standalone / eLight	6,000	7,500	8,500	10,000	12,000	—	—
WDGE2 LED	Precision Refractive			Standalone / eLight	—	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P1[1] P10W P2[1] P15W P3[1] P19W P4[1] Case with small window (SW) is required to accommodate sensors. See page 2 for more details. P5[1]	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[2] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[3] 480[3]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy Ceiling Washer bracket (Any Gimp location only)[4] **Shipped separately** AWS 3/8inch Architectural wall spacer[4] PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.[5]

Options

E4WH	Emergency battery backup, Certified in CA Title 20 MAE(3) (4W, 0°C min)
E10WH	Emergency battery backup, Certified in CA Title 20 MAE(3) (10W, 0°C min)
E20WC	Emergency battery backup, Certified in CA Title 20 MAE(3) (18W, -20°C min)
PE	Photocell, Button Type[6]
DS	Dual-switching (comes with 2 drivers and 2 light engines; see page 3 for details)[7]
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[8]
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
DSLE	Dual Switching (1 Driver, 2 Light Engines)
CCE	Coastal Construction[9]

Standalone Sensors/Controls (only available with P3 (4K, P3) or P4 (4K, P4))

PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn operation.
PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls (only available with P3 (4K, P3) or P4 (4K, P4))

NLSAR2 PIR	Embedded wireless controls by eLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.
NLSAR2 PIRH	Embedded wireless controls by eLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.
NLSAR2M2 PIR	Embedded wireless controls by eLight with NLTAIR2 third-generation operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights[10]
NLSAR2M2 PIRH	Embedded wireless controls by eLight with NLTAIR2 third-generation operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights[10]

See page 4 for end of back box flexibility

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

LITHONIA LIGHTING. COMMERCIAL OUTDOOR 1 Acuity Way • Decatur, GA 30035 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WDGE2 LED Rev. 05/07/26

Z2 FIXTURE

SCALE: NONE

LIGHTOLIER

Downlighting
LyteProfile 4"
P4R Round Downlight & Wall Wash



Project:
Location:
Cat.No:
Type:
Qty:
Notes:

LyteProfile downlights and wall washers provide a perfect balance of functionality with glare control. The robust and versatile UniFrame frame-in kit makes changes and updates easy to manage and install. High optical efficiency reinforced with Accurender technology provides an optimum balance of performance and quality of light; ideal for use in a variety of applications including open office, institutional, healthcare, and retail.

Standard luminaire: Complete luminaire = Frame + Engine + Trim + Accessories (optional)
Flex install luminaire: Complete luminaire = Engine (F) + Trim + Accessories (optional)

Frame Example: 4RN

Series	Aperture	Installation	Options
4 Unitrunk 4" Non-IC	R Round	N New construction (Non-IC)	— Universal 120/277/347V LC Chicago Plenum EM6 Emergency, 6W Self-Test/Self-Diagnostic (not available for BAO)[1] BAC Meets the requirements of the Buy American Act of 1933 (BAA)[2,3] BABAF Meets the requirements of the Build America Buy America Act for projects funded through FHWA that are obligated before October 1, 2026, and meets the Buy America preferences for FTA[2,3]
	R Remodeler (Non-IC)	— Universal 120/277/347V	
	A AirSeal (IC)	— Universal 120/277/347V	

Engine / Trim Example: P4RDL2093SWCD210U

Series	Style	Lumen	CRI/CCT	Beam	Reflector	Flange
P4R LyteProfile 4" round downlight	DL Downlight LW Lensed Wall Wash[1] SL Shower light[4] (non-conductive lens)	05 500 lm 10 1000 lm 15 1500 lm 20 2000 lm[4] 25 2500 lm[4] 30 3000 lm[4] 35 3500 lm[4] 40 4000 lm[4]	927 90 CRI / 2700K 930 90 CRI / 3000K 935 90 CRI / 3500K 940 90 CRI / 4000K WDW 3000-1800K (dim to warm)[5] WT 2700-6500K (tunable white)[5,6]	N Narrow M Medium W Wide[4]	CL Specular clear CC Comfort clear CD Comfort clear diffuse WH White (matte) BK Black (matte) WHAMFWhite (gloss antimicrobial)[7]	— White (matte) B Black (matte)[1] P Polished (matches aperture) F Flangeless (requires CAA4RFT)[4]
						— White (matte) B Black (matte)[1] F Flangeless (requires CAA4RFT)[4]
						— White (gloss) F Flangeless (requires CAA4RFT)[4]

Dimming / Options	Voltage	Options
Z10 0-10V 1% Z10020 0-10V 1% (dim to Off) (up to 3500lm)	U 120/277V 3 347V (Z10 only) (up to 3000lm)[4]	— None R Retrofit[1] (not compatible with IEM6) F Flex install (no frame required)[1]
L1 Lutron LDE1 EcoSystem 1% (500lm not available) RA Integral Interact Pro RF sensor (up to 2500lm)[4] E Forward & Reverse Phase (up to 2500lm)	U 120/277V 1 120V	IEM6 Trim-mounted EM test switch (for DL style only) BAC Meets the requirements of the Buy American Act of 1933 (BAA)[2,3] BABAF Meets the requirements of the Build America Buy America Act for projects funded through FHWA that are obligated before October 1, 2026, and meets the Buy America preferences for FTA[2,3]

Accessories[4]

SWC6	New or remodel construction, Integral RADIO or remote (recessed or surface) sensing with 0-10V luminaires. See SWC6 spec sheet.[8]
CA6RE	Field Installable Bodine BSLE 6W battery pack and test/self-diagnostic for use with new construction frames, 120-277V
CA4RFT	Mud-in-ring for use in 4" round flangeless trim installations (ordered with a flangeless (F) light engine)
CA6WETSCP	Remote switch cover plate. Order with EM6 frame for remote mounted test switch (Required for L3N and SL styles).
C4RVPWH	IP65 rated vandal proof matte white accessory mounts onto flangeless light engines (F) and non-IC (N) frame only
4RNSR	4" round/square non-IC frame with Flex (F) light engine (provides mechanical support for rough-in construction only, no junction box)
LCEM6	Field Installable Bodine BSL06 emergency battery pack (for Flex (F) light engine only. Includes switch mounting plate)
T347-75VA	347/120V step-down transformer for non-IC (N) frame only (see page 2 for details)
7930	4" sloped ceiling adapter (refer to SCA spec sheet for slope options). Must order 4RN frame and flanged trim.

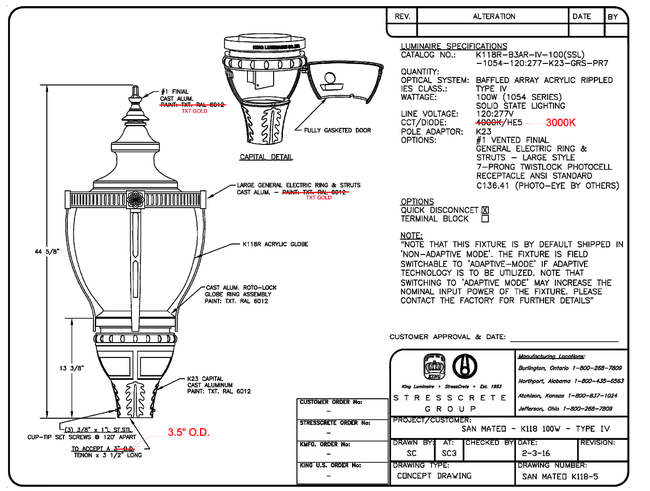
*See page 2 for footnotes.

LytePrfle-4in-P4R-en 03/26 page 1 of 12

BABA BAA Declare. cULus LISTED IC INSULATION CONTACT LEGION RoHS COMPLIANT interact ready.

Z3 FIXTURE

SCALE: NONE



REV.	ALTERATION	DATE	BY

LUMINAIRE SPECIFICATIONS
CATALOG NO.: K11BR-B3AR-IV-100(SSL) -1054-120:277-K23-GRS-PR7
QUANTITY:
OPTICAL SYSTEM: BAFFLED ARRAY ACRYLIC RIPPLED
IES CLASS.: TYPE IV
WATTAGE: 100W (1054 SERIES) SOLID STATE LIGHTING
LINE VOLTAGE: 120:277V
CCT/DIODE: ~~4000K~~/HES 3000K
POLE ADAPTOR: K23
OPTIONS: #1 VENTED FINIAL GENERAL ELECTRIC RING & STRUTS - LARGE STYLE 7-PRONG TWISTLOCK PHOTOCELL RECEPTACLE ANSI STANDARD C136.41 (PHOTO-EYE BY OTHERS)

OPTIONS
QUICK DISCONNCET ☒
TERMINAL BLOCK ☐

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

CUSTOMER APPROVAL & DATE: _____

King Luminaire • StressCrete • Est. 1953
STRESSCRETE GROUP
Manufacturing Locations:
Burlington, Ontario 1-800-268-7809
Northport, Alabama 1-800-435-6563
Atchison, Kansas 1-800-837-1024
Jefferson, Ohio 1-800-268-7809

CUSTOMER ORDER No: -			
STRESSCRETE ORDER No: -			
KWFG. ORDER No: -	PROJECT/CUSTOMER: SAN MATEO - K11B 100W - TYPE IV		
	DRAWN BY AT: SC	CHECKED BY: SC3	DATE: 2-3-16
KING U.S. ORDER No: -			REVISION: -
	DRAWING TYPE: CONCEPT DRAWING		DRAWING NUMBER: SAN MATEO K11B-5

Z4 FIXTURE

SCALE: NONE

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

REVISIONS

NO REAL

JEMCOR EL CAMINO

1700 EL CAMINO REAL
SAN MATEO, CA

DESIGNED: SD

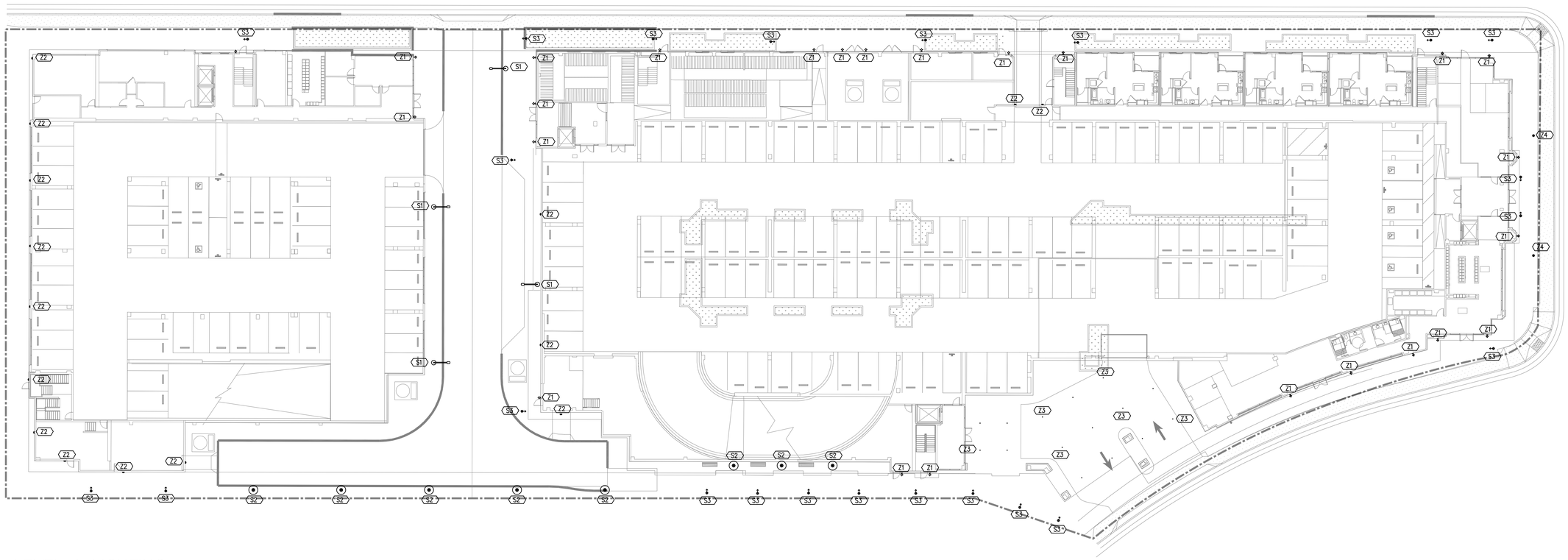
ISSUANCE: PLANNING RESUB

DATE: 06/29/2026

SHEET TITLE: LIGHT FIXTURE CUTSHEETS

SHEET NO. E0.0

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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
Z4		EXTERIOR PEDESTRIAN POLE LIGHT FIXTURE	ELECTRONIC	(1) 91.3W 3000K LED	SURFACE	KING LUMINAIRE, K118-B3AR-IV-100(SSL)-1054	91.3	120V 1P 2W	EXTERIOR FRONTAGE

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

DESIGNED:
SD

ISSUANCE:
PLANNING RESUB

DATE:
06/29/2026

SHEET TITLE:
LEVEL 1 LIGHTING

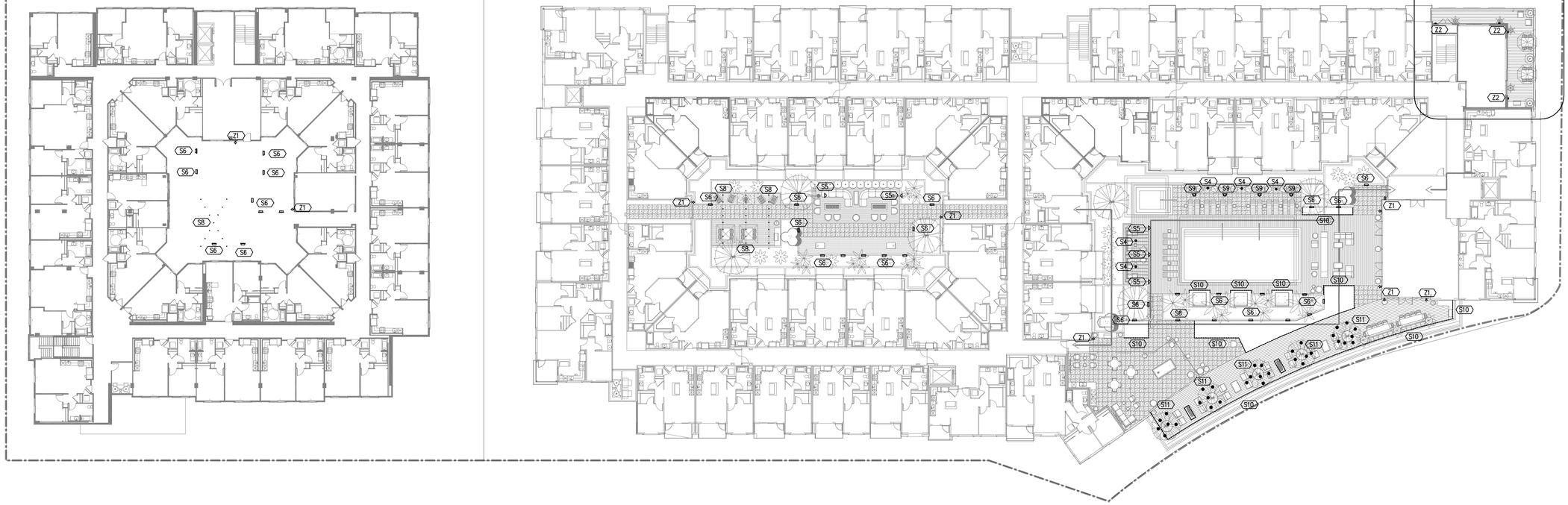
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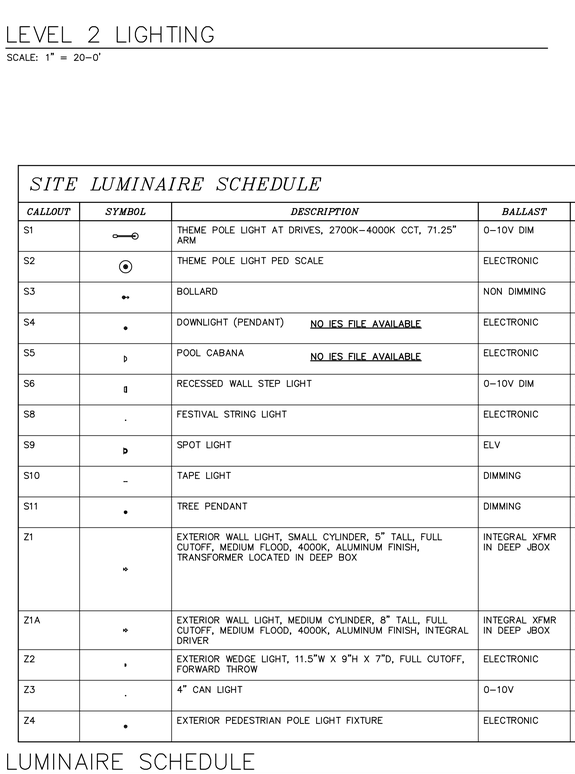
LEVEL 8 LIGHTING

SCALE: 1" = 20'-0"



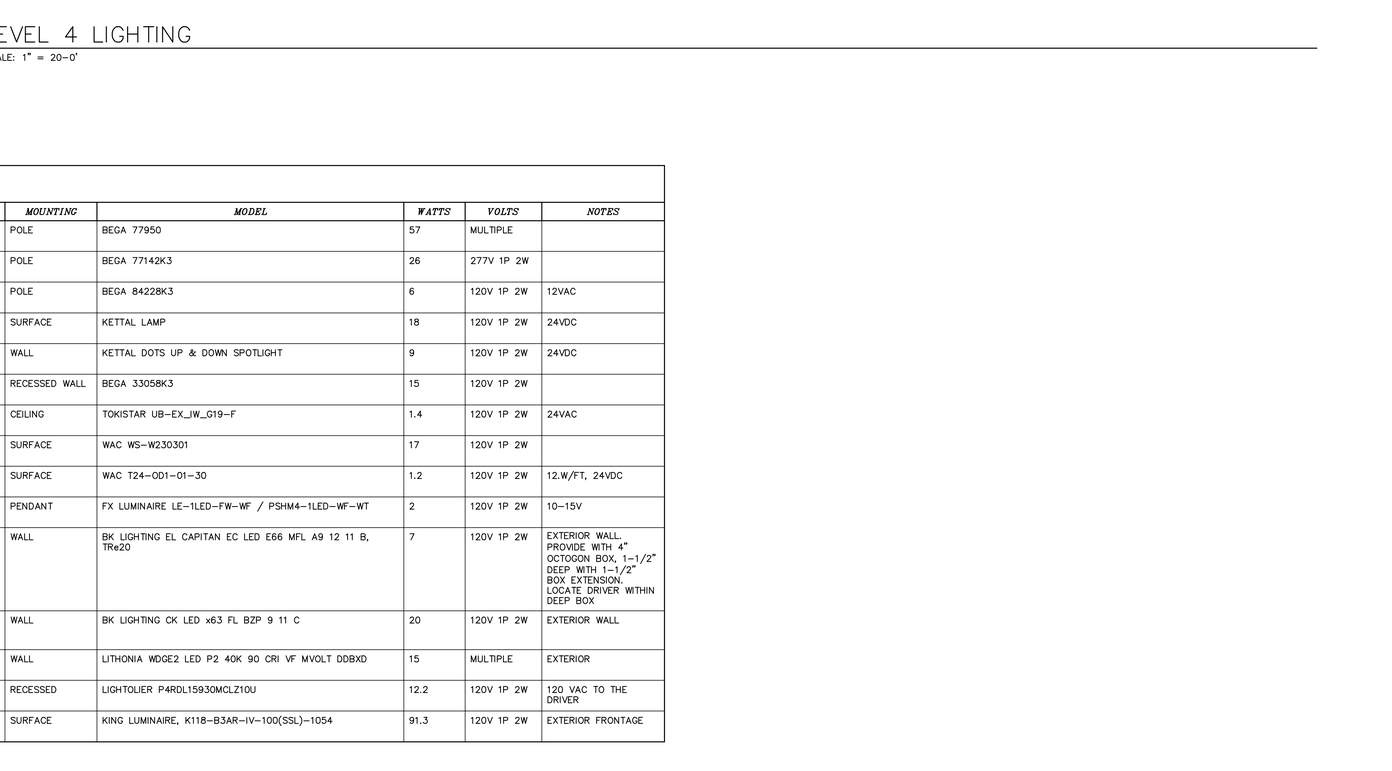
LEVEL 2 LIGHTING

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 P4RDL15930MCLZ10U	12.2	120V 1P 2W	120 VAC TO THE DRIVER
Z4		EXTERIOR PEDESTRIAN POLE LIGHT FIXTURE	ELECTRONIC	(1) 91.3W 3000K LED	SURFACE	KING LUMINAIRE, K118-B3AR-IV-100(SSL)-1054	91.3	120V 1P 2W	EXTERIOR FRONTAGE

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

DESIGNED:
SD

ISSUANCE:
PLANNING RESUB

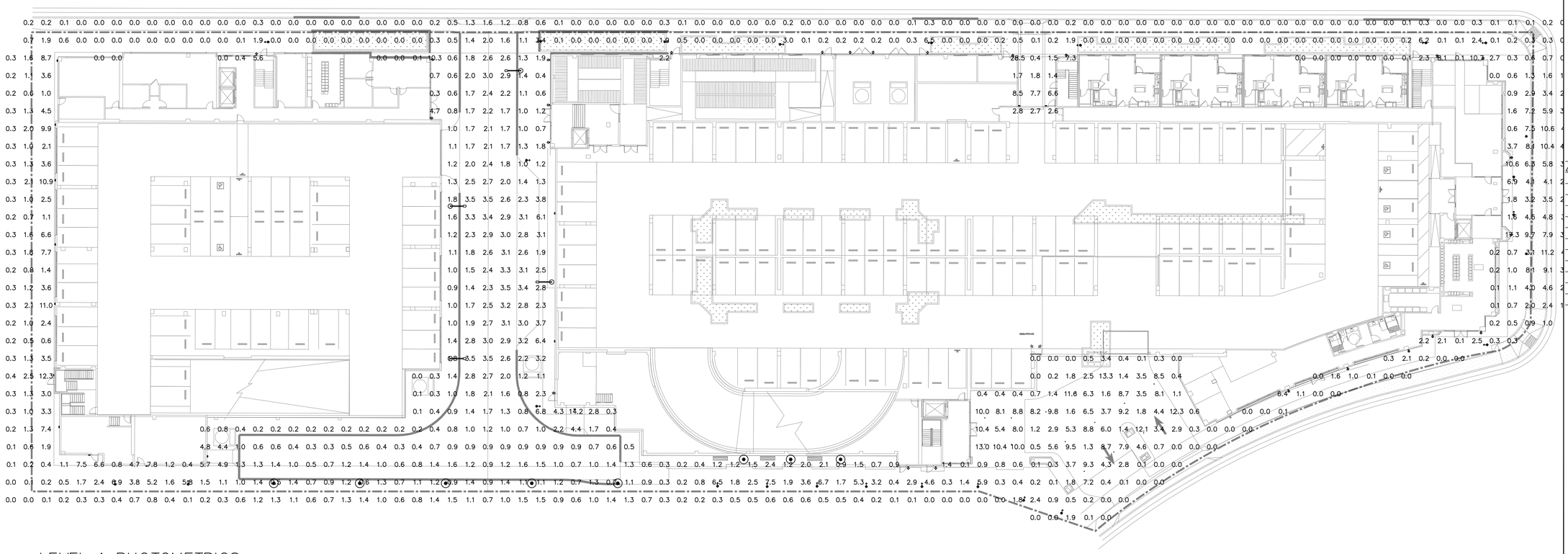
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06/29/2026

SHEET TITLE:
LEVEL 2, 4 & 8 LIGHTING

SHEET NO.
E0.2

COPYRIGHT 2026, EMERALD CITY ENGINEERS, INC.

S:\000-XXX JEMCOR EL CAMINO REAL\DWG\E02 - LEVEL 2, 4 & 8 LIGHTING.DWG 06-15-2026 14:51



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
Z4		EXTERIOR PEDESTRIAN POLE LIGHT FIXTURE	ELECTRONIC	(1) 91.3W 3000K LED	SURFACE	KING LUMINAIRE, K118–B3AR–IV–100(SSL)–1054	91.3	120V 1P 2W	EXTERIOR FRONTAGE

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

DESIGNED:
SD

ISSUANCE:
PLANNING RESUB

DATE:
06/29/2026

SHEET TITLE:
LEVEL 1 PHOTOMETRICS

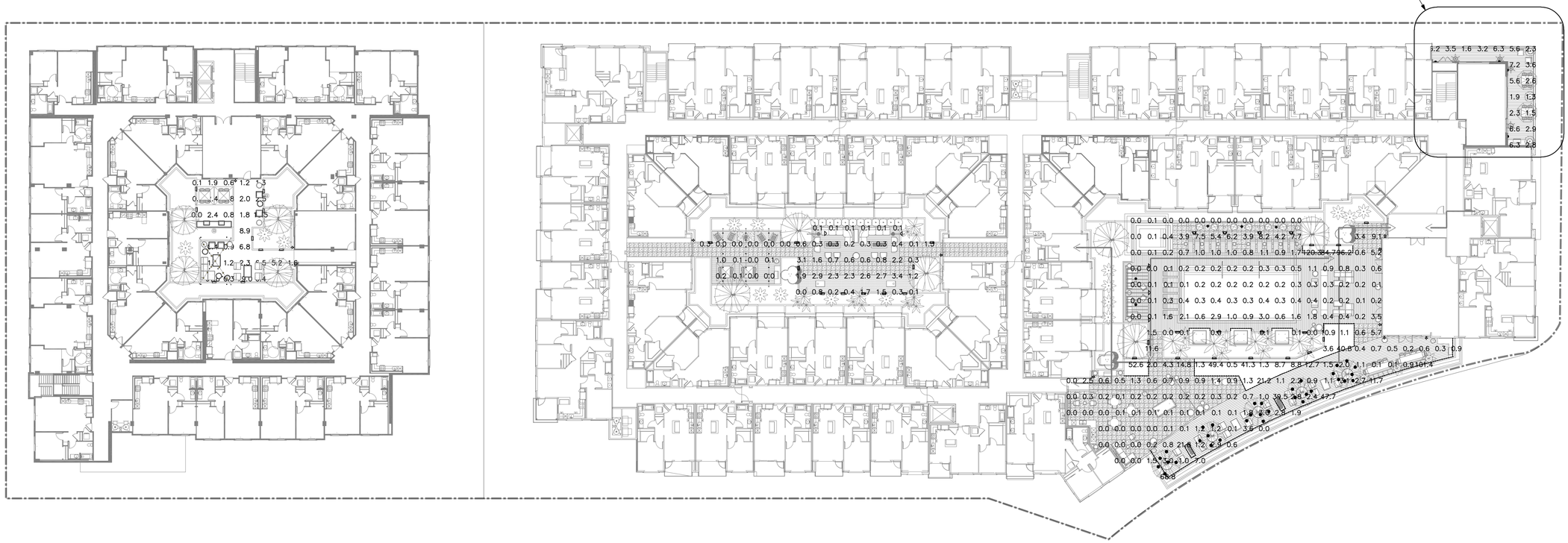
SHEET NO.
E1.1

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S:\0 J \XXXX-XXX JEMCOR EL CAMINO REAL\DWG\E11 – LEVEL 1 PHOTOMETRICS.DWG 06-15-2026 14:51

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	
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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
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LUMINAIRE SCHEDULE

SCALE: NA

EMERALD CITY ENGINEERS, INC

21705 HIGHWAY 99
LYNNWOOD, WA 98036
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REVISIONS

JEMCOR EL CAMINO REAL

1700 EL CAMINO REAL
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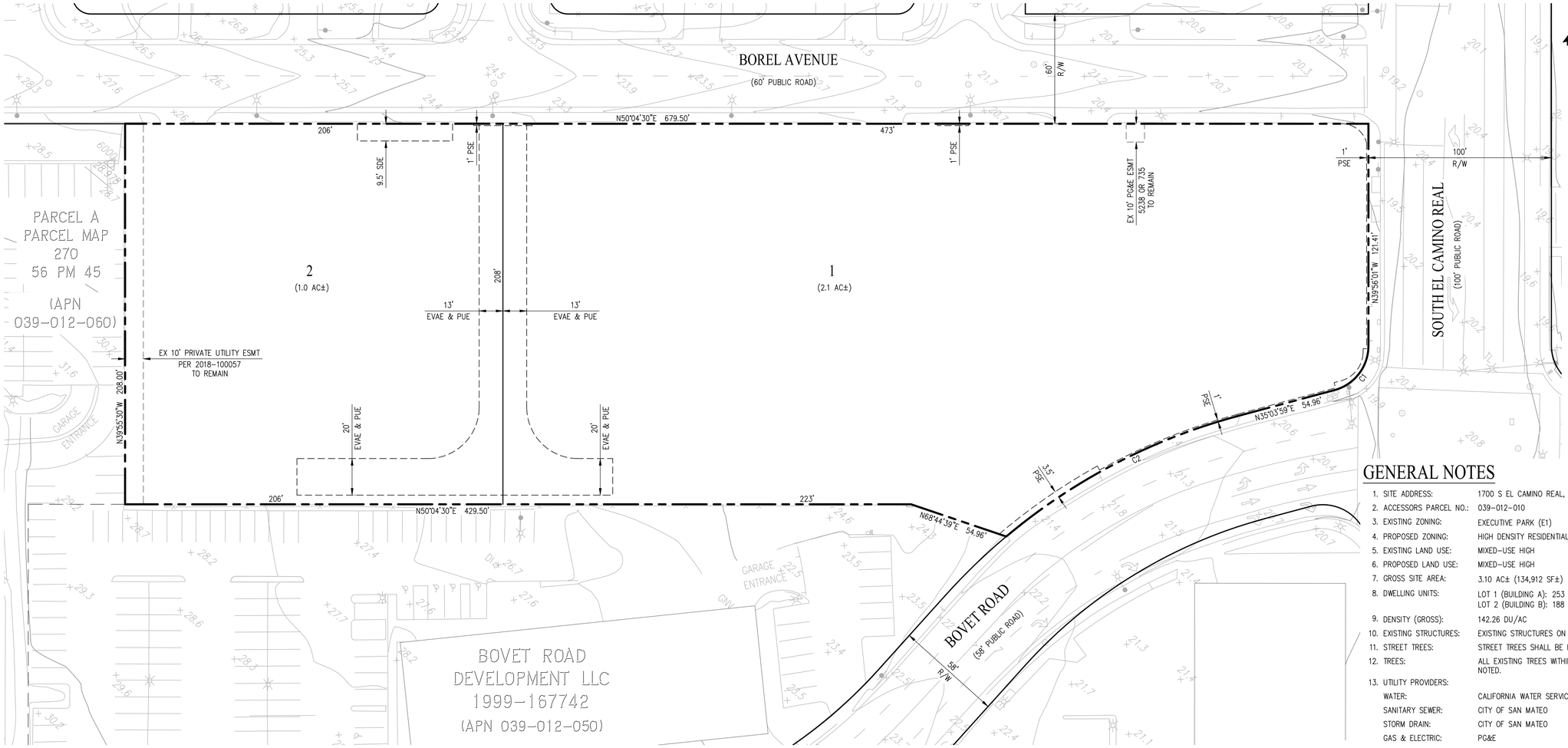
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06/29/2026

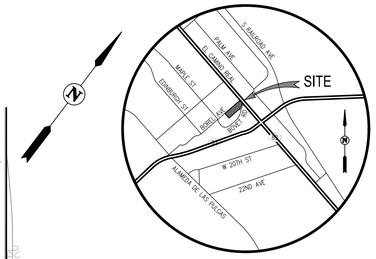
SHEET TITLE:
LEVEL 2, 4 & 8 PHOTOMETRICS

SHEET NO.
E1.2

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SDDI J:\XXXX-XXX JEMCOR EL CAMINO REAL\DWG\E12 - LEVEL 2, 4 & 8 PHOTOMETRICS.DWG 06-17-2026 09:04





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
SDE	PUBLIC STORM DRAIN EASEMENT
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 APARTMENT UNITS LOT 2 (BUILDING B): 188 APARTMENT 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 JULY 31, 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

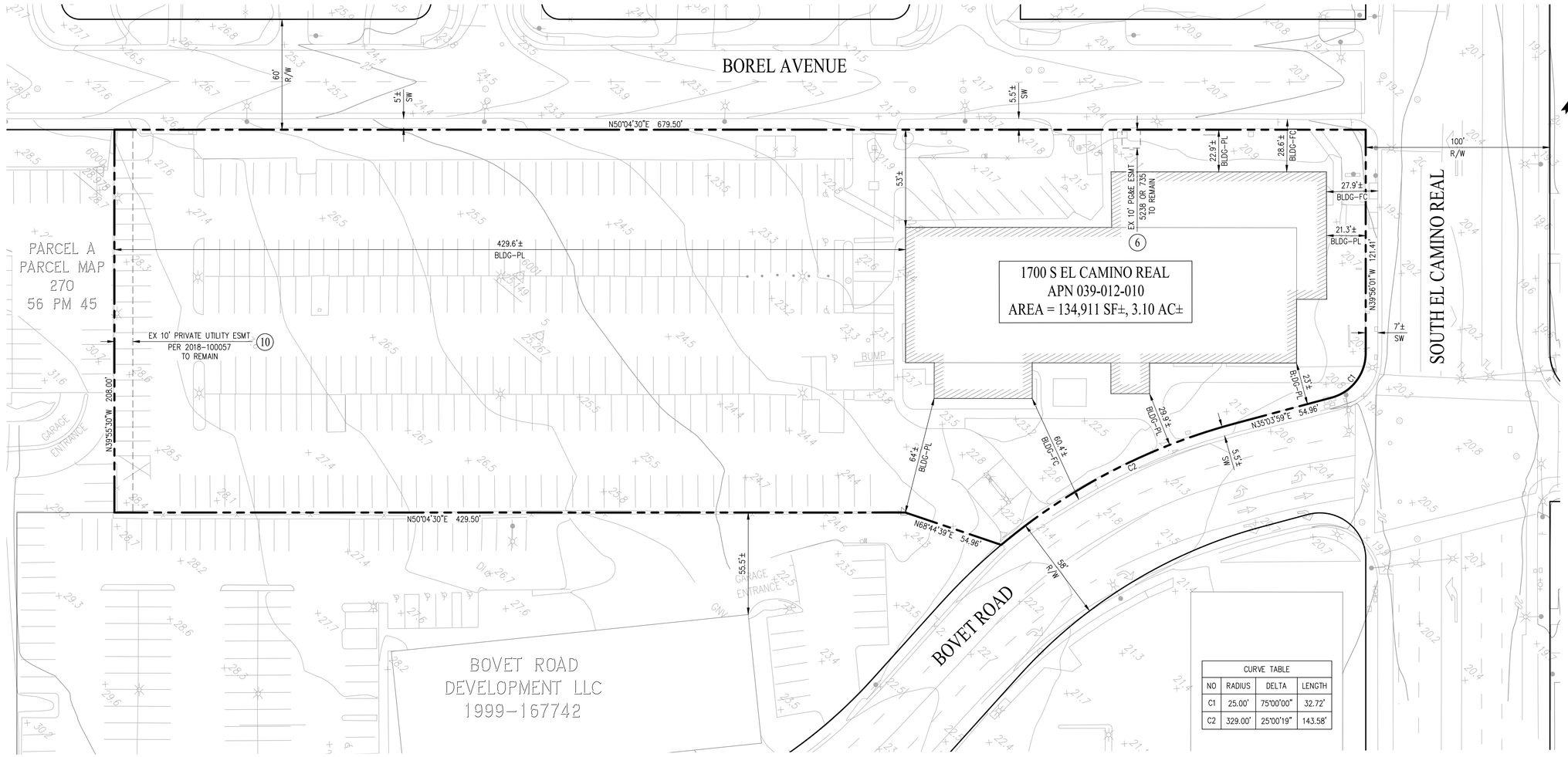
SHEET INDEX

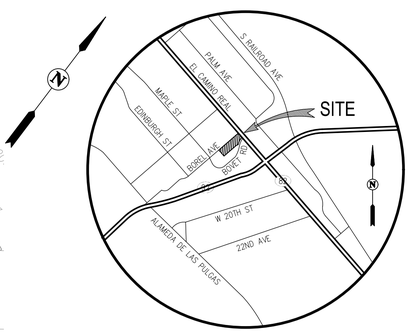
SHEET NO.	DESCRIPTION
TM1.0	VESTING TENTATIVE PARCEL MAP
C1.0	SITE SURVEY
C1.1	EXISTING CONDITIONS, TOPOGRAPHIC, AND BOUNDARY SURVEY
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY GRADING PLAN
C4.0	PRELIMINARY UTILITY PLAN
C5.0	PRELIMINARY STORMWATER CONTROL PLAN
C5.1	STORMWATER CONTROL PLAN DETAILS
C6.0	PRELIMINARY SOLID WASTE PLAN
C7.0	PRELIMINARY FIRE ACCESS PLAN

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

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, JUNE 2, 2025, AMENDED JUNE 30, 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:

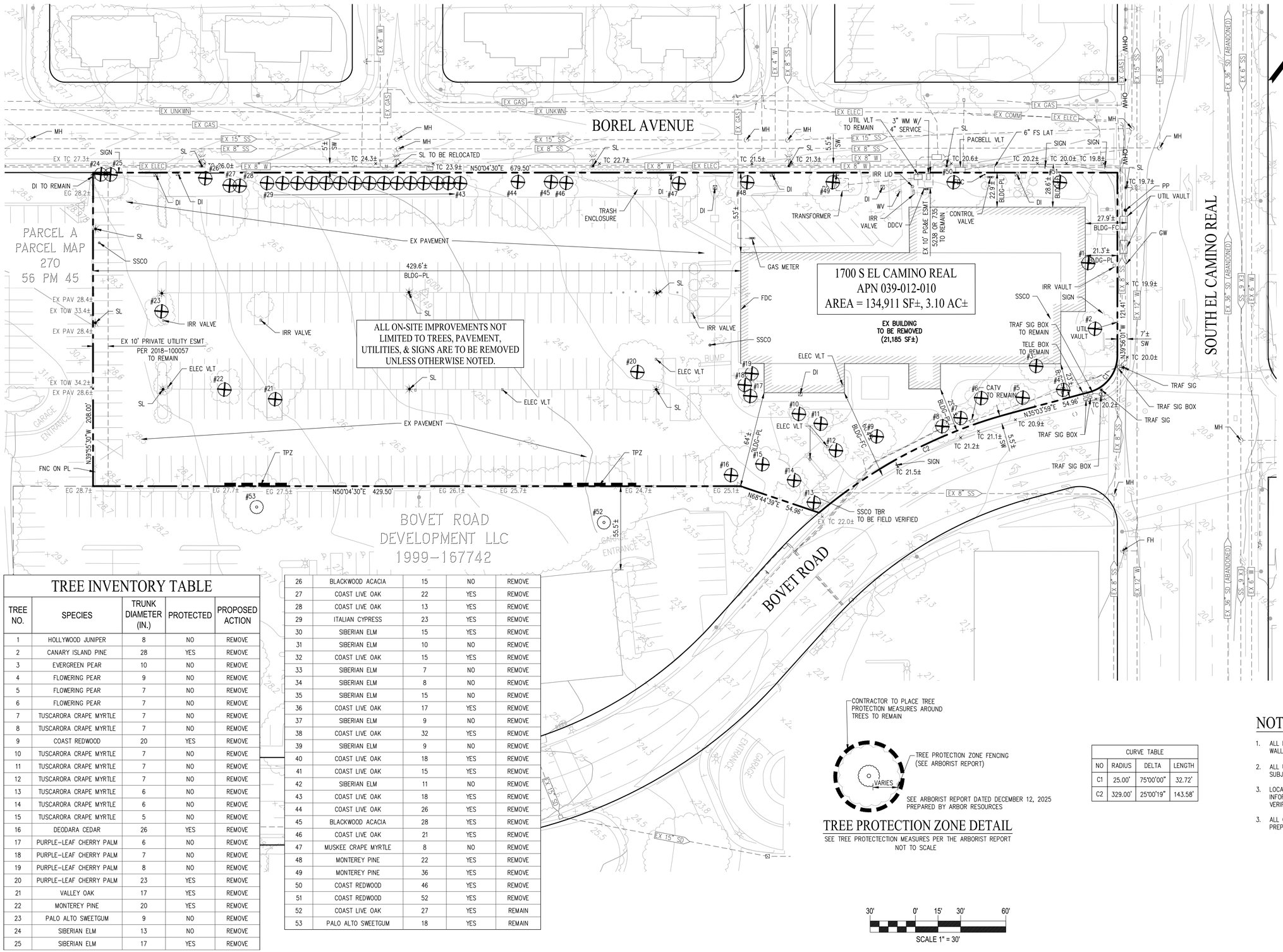
THIS BOUNDARY WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON FIELD SURVEY. DATA. THIS DOCUMENT IS NOT A PARCEL MAP AND SHALL NOT BE SUBMITTED FOR RECORDATION.

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
#53	EXISTING TREE TO REMAIN
#40	EXISTING TREE TO BE REMOVED
	TREE PROTECTION ZONE (DISTANCE PER ARBORIST'S RECOMMENDATION, SEE ARBORIST REPORT)

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

TREE INVENTORY TABLE

TREE NO.	SPECIES	TRUNK DIAMETER (IN.)	PROTECTED	PROPOSED ACTION
1	HOLLYWOOD JUNIPER	8	NO	REMOVE
2	CANARY ISLAND PINE	28	YES	REMOVE
3	EVERGREEN PEAR	10	NO	REMOVE
4	FLOWERING PEAR	9	NO	REMOVE
5	FLOWERING PEAR	7	NO	REMOVE
6	FLOWERING PEAR	7	NO	REMOVE
7	TUSCARORA CRAPE MYRTLE	7	NO	REMOVE
8	TUSCARORA CRAPE MYRTLE	7	NO	REMOVE
9	COAST REDWOOD	20	YES	REMOVE
10	TUSCARORA CRAPE MYRTLE	7	NO	REMOVE
11	TUSCARORA CRAPE MYRTLE	7	NO	REMOVE
12	TUSCARORA CRAPE MYRTLE	7	NO	REMOVE
13	TUSCARORA CRAPE MYRTLE	6	NO	REMOVE
14	TUSCARORA CRAPE MYRTLE	6	NO	REMOVE
15	TUSCARORA CRAPE MYRTLE	5	NO	REMOVE
16	DEODARA CEDAR	26	YES	REMOVE
17	PURPLE-LEAF CHERRY PALM	6	NO	REMOVE
18	PURPLE-LEAF CHERRY PALM	7	NO	REMOVE
19	PURPLE-LEAF CHERRY PALM	8	NO	REMOVE
20	PURPLE-LEAF CHERRY PALM	23	YES	REMOVE
21	VALLEY OAK	17	YES	REMOVE
22	MONTEREY PINE	20	YES	REMOVE
23	PALO ALTO SWEETGUM	9	NO	REMOVE
24	SIBERIAN ELM	13	NO	REMOVE
25	SIBERIAN ELM	17	YES	REMOVE
26	BLACKWOOD ACACIA	15	NO	REMOVE
27	COAST LIVE OAK	22	YES	REMOVE
28	COAST LIVE OAK	13	YES	REMOVE
29	ITALIAN CYPRESS	23	YES	REMOVE
30	SIBERIAN ELM	15	YES	REMOVE
31	SIBERIAN ELM	10	NO	REMOVE
32	COAST LIVE OAK	15	YES	REMOVE
33	SIBERIAN ELM	7	NO	REMOVE
34	SIBERIAN ELM	8	NO	REMOVE
35	SIBERIAN ELM	15	NO	REMOVE
36	COAST LIVE OAK	17	YES	REMOVE
37	SIBERIAN ELM	9	NO	REMOVE
38	COAST LIVE OAK	32	YES	REMOVE
39	SIBERIAN ELM	9	NO	REMOVE
40	COAST LIVE OAK	18	YES	REMOVE
41	COAST LIVE OAK	15	YES	REMOVE
42	SIBERIAN ELM	11	NO	REMOVE
43	COAST LIVE OAK	18	YES	REMOVE
44	COAST LIVE OAK	26	YES	REMOVE
45	BLACKWOOD ACACIA	28	YES	REMOVE
46	COAST LIVE OAK	21	YES	REMOVE
47	MUSKEE CRAPE MYRTLE	8	NO	REMOVE
48	MONTEREY PINE	22	YES	REMOVE
49	MONTEREY PINE	36	YES	REMOVE
50	COAST REDWOOD	46	YES	REMOVE
51	COAST REDWOOD	52	YES	REMAIN
52	COAST LIVE OAK	27	YES	REMAIN
53	PALO ALTO SWEETGUM	18	YES	REMAIN

CONTRACTOR TO PLACE TREE PROTECTION MEASURES AROUND TREES TO REMAIN

SEE ARBORIST REPORT DATED DECEMBER 12, 2025 PREPARED BY ARBOR RESOURCES

TREE PROTECTION ZONE DETAIL

SEE TREE PROTECTECTION MEASURES PER THE ARBORIST REPORT
NOT TO SCALE

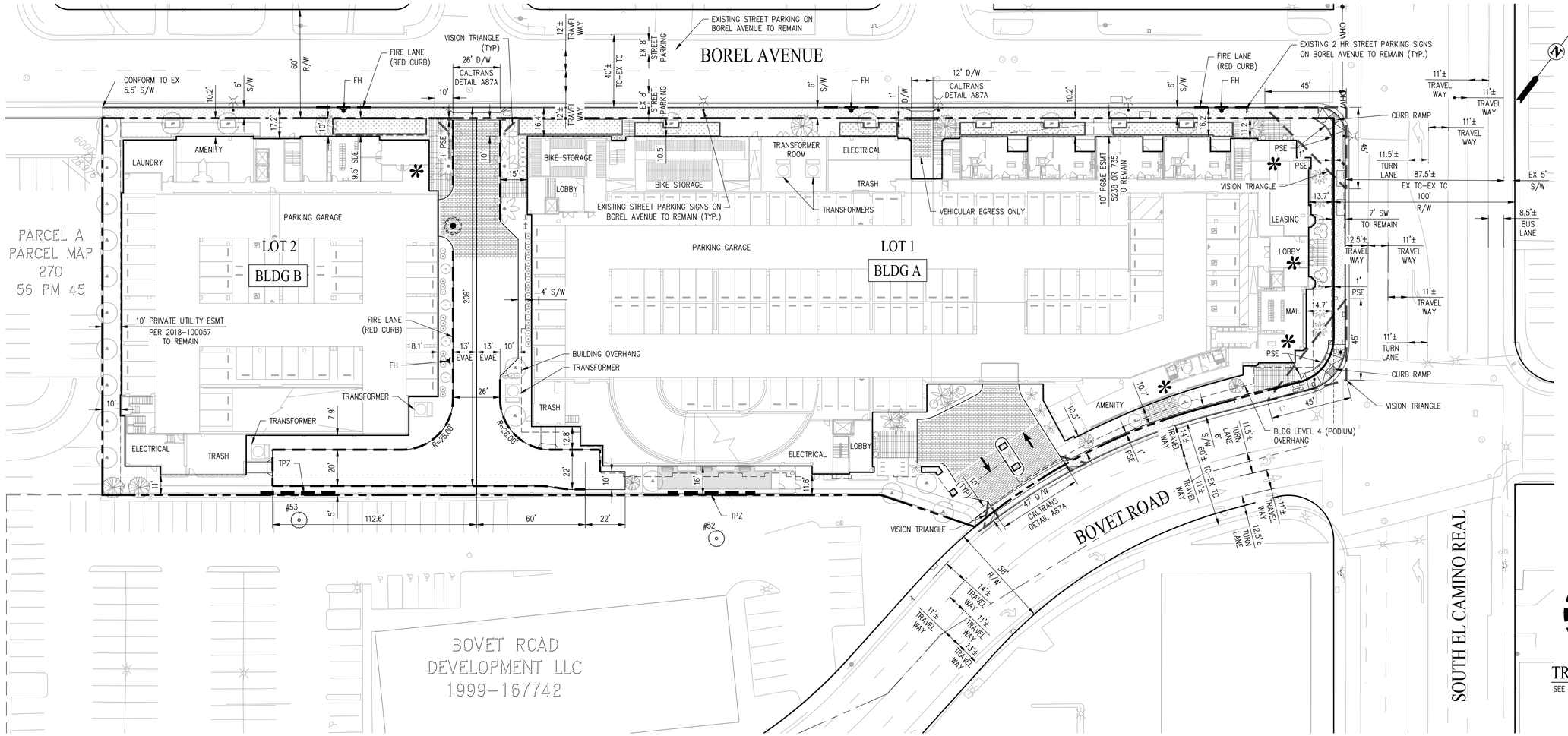
CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	25.00'	75°00'00"	32.72'
C2	329.00'	25°00'19"	143.58'

30' 0' 15' 30' 60'

SCALE 1" = 30'

NOTE:

1. ALL EXISTING ONSITE UTILITIES, AND IMPROVEMENTS NOT LIMITED TO BUILDINGS, RETAINING WALLS, PAVEMENT, TREES, 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.

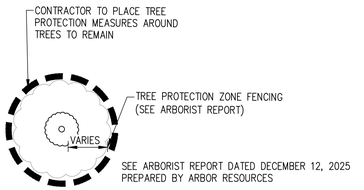


LEGEND

- EXISTING BOUNDARY LINE
- MONUMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- RIGHT OF WAY LINE
- PROPOSED LOT LINE
- VISION TRIANGLE
- FIRE LANE (RED CURB)
- TREE PROTECTION ZONE (DISTANCE PER ARBORIST'S RECOMMENDATION, SEE ARBORIST REPORT)
- #53 EXISTING TREE TO REMAIN
- ACCESSIBLE ACCESS
- PROPOSED FIRE HYDRANT

ABBREVIATIONS

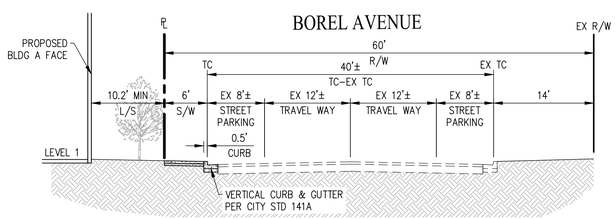
BLDG	BUILDING
D/W	DRIVEWAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
L/S	LANDSCAPE
℄	PROPERTY LINE
PSE	PUBLIC SIDEWALK EASEMENT
PUE	PUBLIC UTILITY EASEMENT
S/W	SIDEWALK
TC	TOP OF CURB



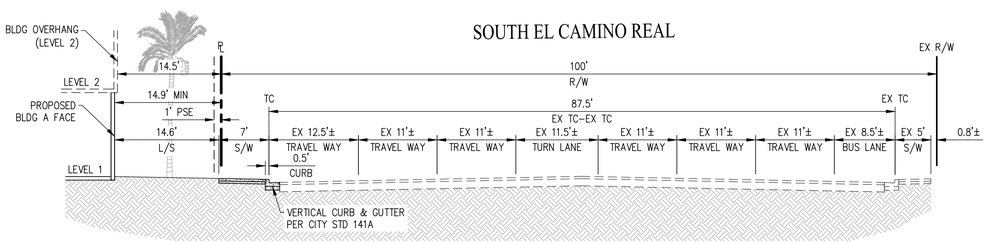
SEE ARBORIST REPORT DATED DECEMBER 12, 2025 PREPARED BY ARBOR RESOURCES

TREE PROTECTION ZONE DETAIL

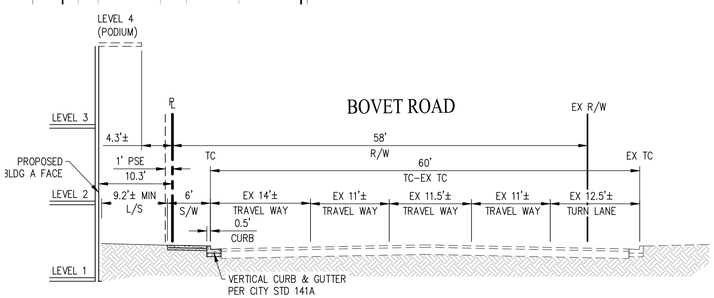
SEE TREE PROTECTECTION MEASURES PER THE ARBORIST REPORT
NOT TO SCALE



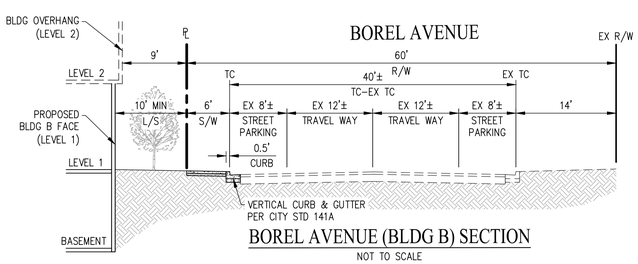
BOREL AVENUE (BLDG A) SECTION
NOT TO SCALE



SOUTH EL CAMINO REAL SECTION
NOT TO SCALE

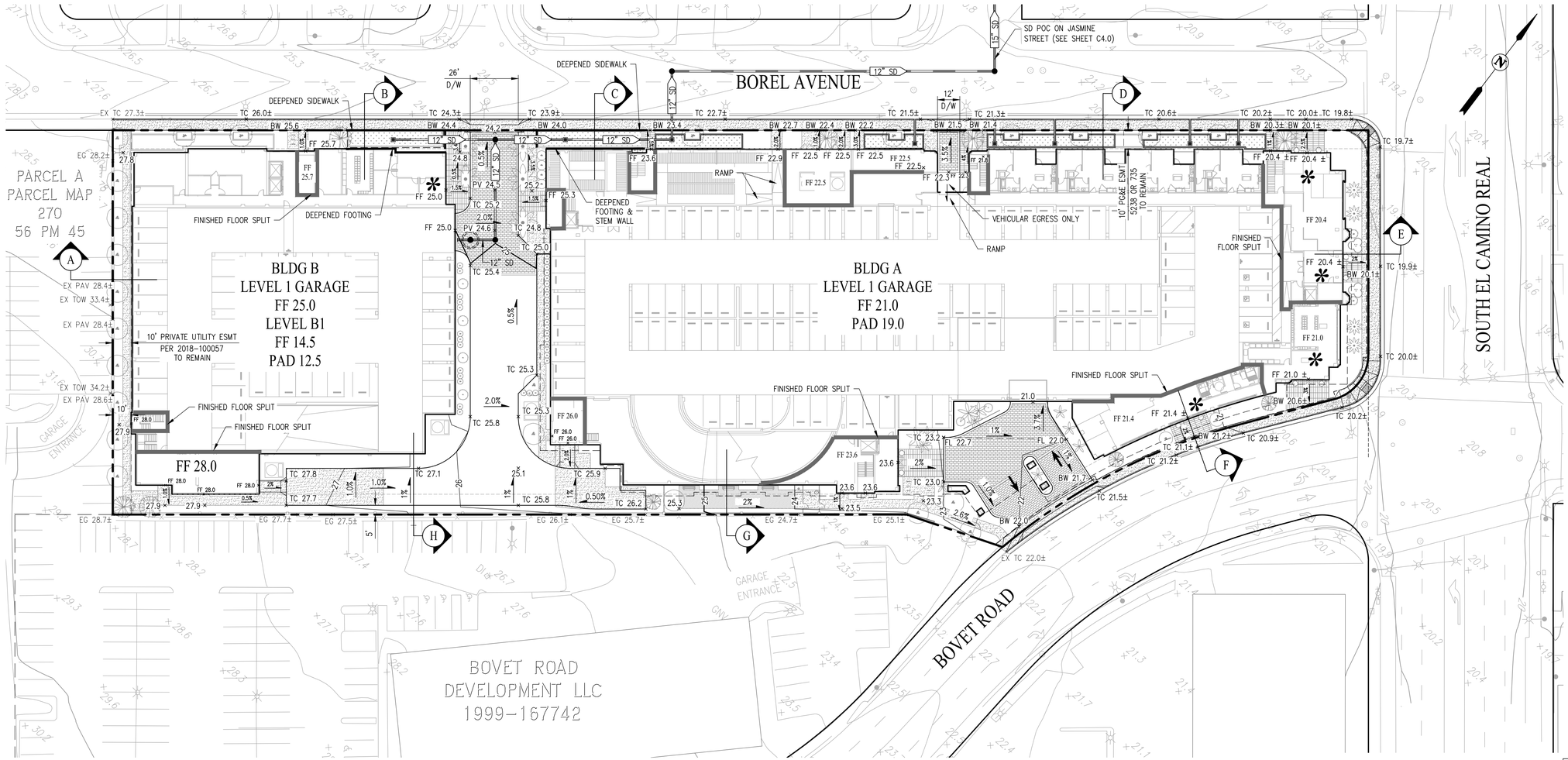


BOVET ROAD SECTION
NOT TO SCALE



BOREL AVENUE (BLDG B) SECTION
NOT TO SCALE

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

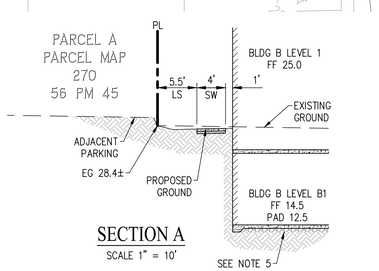


LEGEND

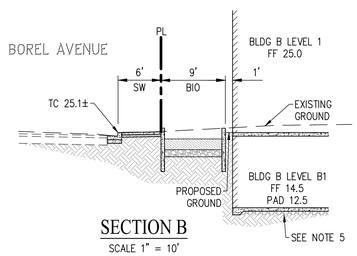
- BOUNDARY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY
- 12" SD — PROPOSED STORM DRAIN
- PROPOSED FLOW-THROUGH PLANTER
- PROPOSED BIO-RETENTION (PIT)
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN MEDIA FILTER
- PROPOSED STORM DRAIN FIELD INLET
- 1.8% — SLOPE
- 22.4 × — SPOT GRADE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

ABBREVIATIONS

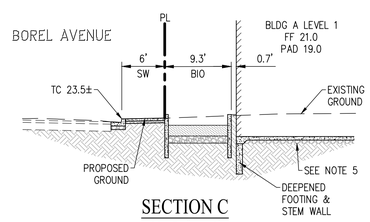
BLDG	BUILDING
BW	BACK OF WALK
D/W	DRIVEWAY
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
PV	PAVEMENT
PSE	PUBLIC SIDEWALK EASEMENT
TC	TOP OF CURB



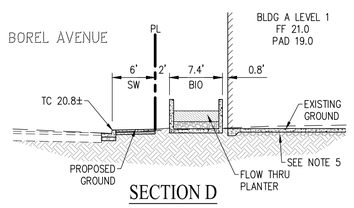
SECTION A
SCALE 1" = 10'



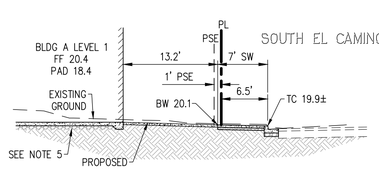
SECTION B
SCALE 1" = 10'



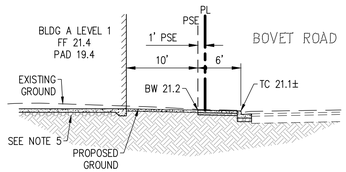
SECTION C
SCALE 1" = 10'



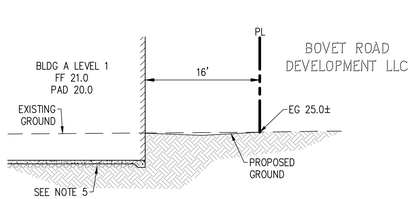
SECTION D
SCALE 1" = 10'



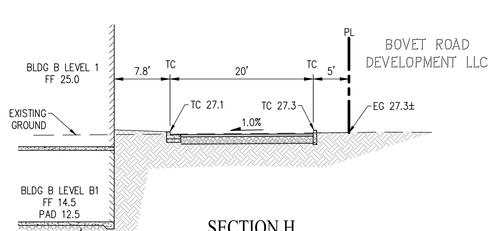
SECTION E
SCALE 1" = 10'



SECTION F
SCALE 1" = 10'



SECTION G
SCALE 1" = 10'



SECTION H
SCALE 1" = 10'

PRELIMINARY ESTIMATED ROUGH GRADING EARTHWORK SUMMARY			
DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)
ROUGH GRADING	1,500	50	1,450 (C)
BUILDING A FOOTPRINT	9,750	0	9,750 (C)
BUILDING B FOOTPRINT	16,000	0	16,000 (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:

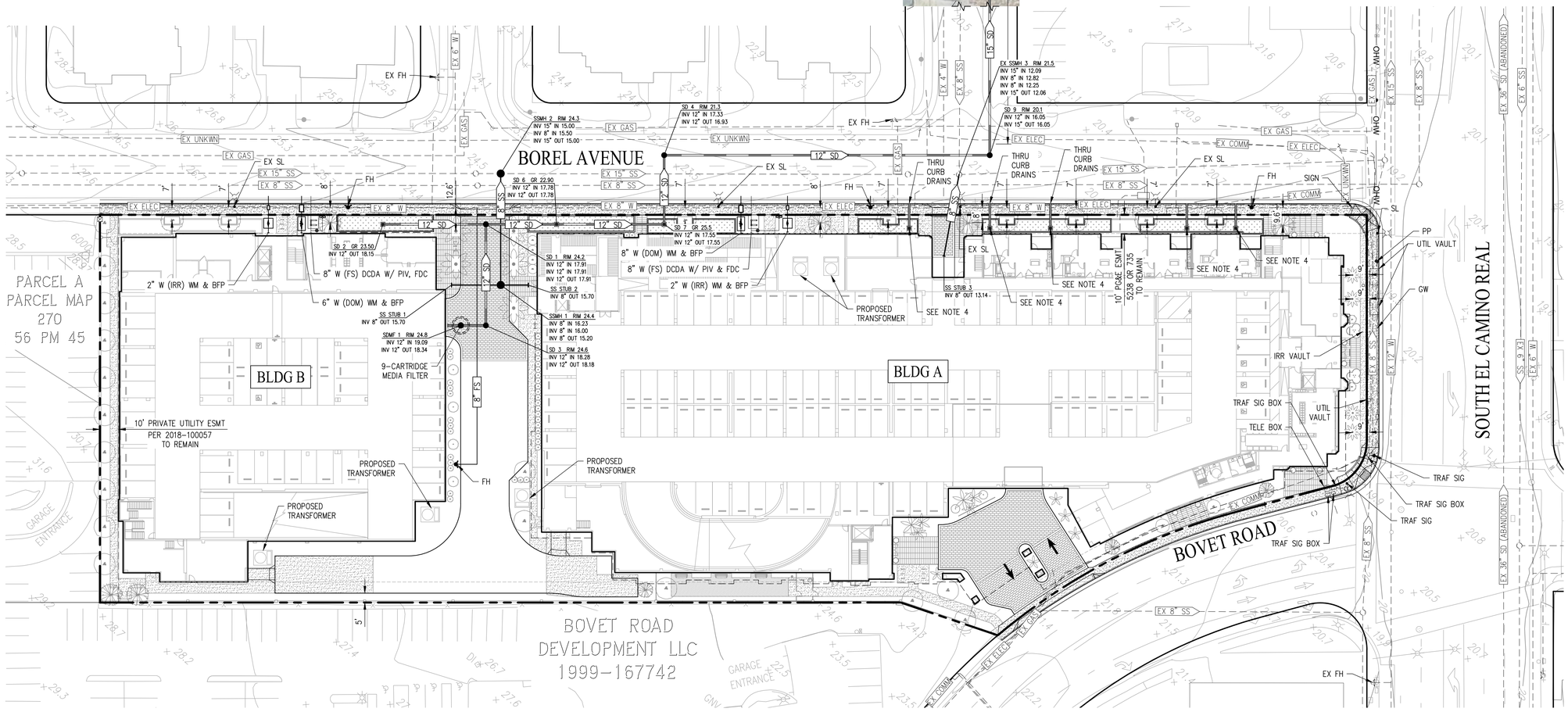
1. ROUGH GRADING AND EARTHWORK QUANTITIES, ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. ASSUMES 24" GARAGE STRUCTURAL SECTION FOR LEVEL 1 ON BLDG A AND LEVEL B1 ON BLDG B. SUBJECT TO FINAL DESIGN.
3. 6" EXISTING STRUCTURAL SECTION OF THE ASPHALT CONCRETE AND PAVEMENT SUB BASE WAS ASSUMED. EXISTING OFFICE BUILDING SLABS WAS ASSUMED TO BE 6".
4. AERIAL TOPOGRAPHY BY GEOMAPS DATED JULY 31, 2025.
5. FINAL ARCHITECTURAL AND PLUMBING PLANS SHALL INCORPORATE INTERIOR GARAGE DRAINS. SUBJECT TO FINAL ARCHITECTURAL AND PLUMBING PLANS.

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

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. ALL STORM DRAIN INLETS LOCATED WITHIN THE RAISED PLANTERS WILL BE PROVIDED 6" ABOVE THE TOP OF SOIL ELEVATIONS. FINAL ELEVATIONS WILL BE PROVIDED ON THE CONSTRUCTION BUILDING PERMIT DRAWINGS.
5. ALL PROPOSED STORM DRAIN MAINS WILL BE PROVIDED WITH A MINIMUM SLOPE OF 0.3% AND BE DETAILED ON THE FINAL CONSTRUCTION DOCUMENTS. THE PIPE TYPE WILL MEET THE CITY OF SAN MATEO STANDARD AND SPECIFICATIONS.





LEGEND

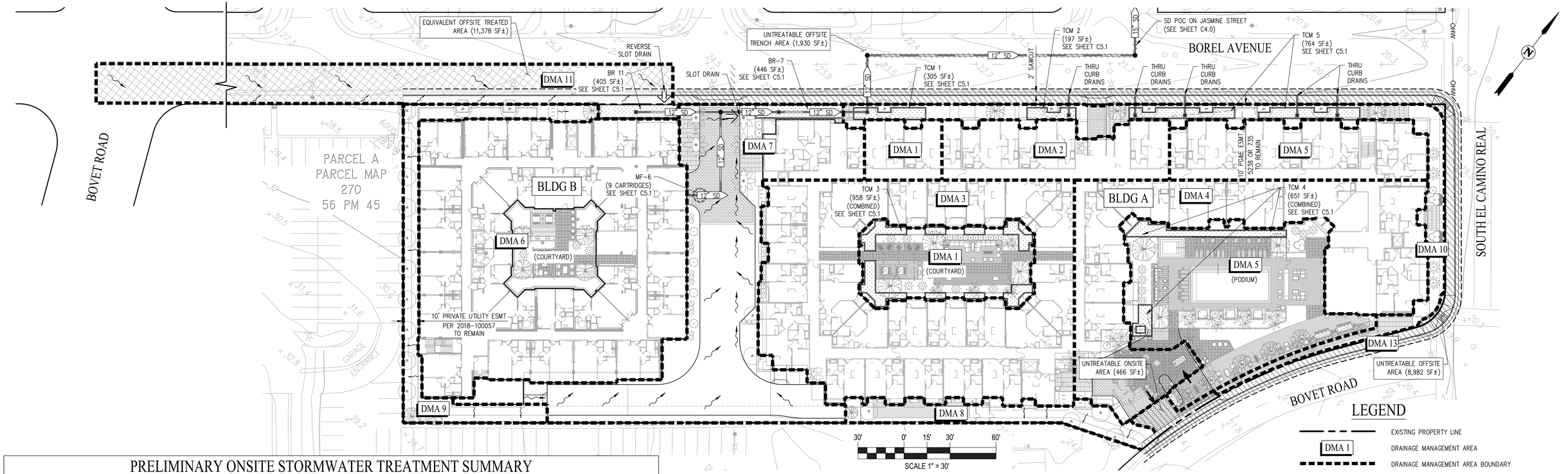
- BOUNDARY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY
- EXISTING STORM DRAIN (EX SD)
- EXISTING SANITARY SEWER (EX SS)
- EXISTING WATER MAIN (EX W)
- EXISTING GAS LINE (EX GAS)
- EXISTING ELECTRIC UTILITY (EX ELEC)
- PROPOSED STORM DRAIN (12" SD)
- PROPOSED SANITARY SEWER (8" SS)
- PROPOSED WATER MAIN (8" W)
- PROPOSED JOINT TRENCH (JT)
- 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

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	FLOW AND VOLUME	197	197	–	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	2,906	710	2,196	930	2:1 IMPERVIOUS TO PERVIOUS	–	–	–	SELF-RETAINING	–
9	5,173	1,420	3,753	1,795	2:1 IMPERVIOUS TO PERVIOUS	–	–	–	SELF-RETAINING	–
10	7,436	1,517	5,919	2,109	2:1 IMPERVIOUS TO PERVIOUS	–	–	–	SELF-RETAINING	–
11	13,135	13,135	0	13,135	FLOW AND VOLUME	405	405	–	BIO-RETENTION	BR-11
TOTAL	147,580	131,864	15,716	133,436	–	3,656	3,726	–	–	–

EQUIVALENT OFFSITE TREATMENT AREA SUMMARY

CRITERIA	AREA (SF)
REQUIRED EQUIVALENT ONSITE/OFFSITE TREATMENT AREA (NEW AND/OR REPLACED IMPERVIOUS SURFACE)	11,378
PROVIDED EQUIVALENT OFFSITE TREATMENT AREA	11,378

REQUIRED ONSITE/OFFSITE TREATMENT AREA

PROVIDED EQUIVALENT OFF-SITE TREATMENT AREA

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 ½ 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)

NOTES:

1. BR-11 IS SIZED TO ACCOMMODATE AN EQUIVALENT OFFSITE AREA FROM BOREL AVENUE OF 11,848 SF±. THIS EQUIVALENT AREA IS EQUAL THE REQUIRED ON-SITE/OFF-SITE TREATMENT AREA, AND OFF-SITE UTILITY TRENCH AREAS. 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.
3. ALL SELF RETAINING AREAS WILL BE PROVIDED WITH LANDSCAPE DRAINS W/ 3" OF PONDING WHICH WILL BE DETAILED OF THE FINAL CONSTRUCTION DOCUMENT. REFER TO SELF RETAINING DETAIL ON SHEET C5.1.
4. ALL BUILDING RUNOFF WILL BE ROUTED TO THE REQUIRED TREATMENT MEASURES VIA DOWNSPOUT ON INTERNAL DRAIN LINES THAT WILL BE DETAILED ON THE FINAL CONSTRUCTION DOCUMENTS.
5. PER THE GEOTECHNICAL REPORT, "GEOTECHNICAL ENGINEERING STUDY" DATED OCTOBER 10, 2025. THE GROUNDWATER WAS OBSERVED BETWEEN 29 TO 37 FEET BELOW EXISTING GROUND SURFACE.
6. HYDROLOGIC SOIL GROUP: D

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
- SLOT DRAIN

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	The calculations presented here are based on the combination flow and volume sizing method provided in the Countywide Program's C.3 Technical Guidance, Version 2.0, May 19, 2021. Refer to the countywide guidance for a description of the inputs and applicable portions of which are included in this file, in the sheet named "Guidance from Chapter 5".
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	6	
1-6	Region Mean Annual Precipitation (MAP)	20.10	Click here for map
1-7	Site Mean Annual Precipitation (MAP)	21	
1-8	*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 3-2, 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	5,406	1.0	5,406
2-3	Pervious surface	0	0.1	0
	Total DMA Area (square feet) =	5,406		
2-4	*Total Effective Impervious Area (EIA)*		5,406	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	
1	Boulder Creek, 55.9"	2.04"	3.04
2	La Honda, 34.4"	0.80"	0.65
3	Half Moon Bay, 25.92"	0.82"	0.83
4	Palo Alto, 15.8"	0.64"	0.65
5	San Francisco, 21.0"	0.75"	0.75
6	San Francisco airport, 20.1"	0.85"	0.85
7	San Francisco Oceanside, 19.9"	0.72"	0.71
3-1	*Unit basin storage volume from Table 5-3:*	0.85	
3-2	*Adjusted unit basin storage volume:*	0.89	Inches
3-3	*Required Capture Volume (in cubic feet):*	400	Cubic feet

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

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

(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)	216.24	Square feet
5-2	Area 25% smaller than Item 5-1 (i.e., 3% of DMA EIA)	162.18	Square feet
5-3	Volume of treated runoff for area in Item 5-2	300.05	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	100.02	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 8-1. If not, continue to Step 7-1.		
	(Note: Overflow outlet elevation should be set based on the calculated ponding depth.)		

7.0 Optimize Size of Treatment Measure

7-1	Enter an area larger than Item 5-2	197	Sq.Ft. (enter larger area if you need less ponding depth.)
7-2	Volume of treated runoff for area in Item 7-1	364.47	Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3	Subtract Item 7-2 from Item 3-3	35.60	Cubic feet (Amount of runoff to be stored in ponding area)
7-4	Divide Item 7-3 by Item 7-1	0.18	Feet (Depth of stored runoff in surface ponding area)
7-5	Convert Item 7-4 from ft. to inches	2.17	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	197	Square feet (Either Item 5-2 or final amount in Item 7-1)

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	The calculations presented here are based on the combination flow and volume sizing method provided in the Countywide Program's C.3 Technical Guidance, Version 2.0, May 19, 2021. Refer to the countywide guidance for a description of the inputs and applicable portions of which are included in this file, in the sheet named "Guidance from Chapter 5".
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	6	
1-6	Region Mean Annual Precipitation (MAP)	20.10	Click here for map
1-7	Site Mean Annual Precipitation (MAP)	21	
1-8	*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 3-2, 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	
1	Boulder Creek, 55.9"	2.04"	3.04
2	La Honda, 34.4"	0.80"	0.65
3	Half Moon Bay, 25.92"	0.82"	0.83
4	Palo Alto, 15.8"	0.64"	0.65
5	San Francisco, 21.0"	0.75"	0.75
6	San Francisco airport, 20.1"	0.85"	0.85
7	San Francisco Oceanside, 19.9"	0.72"	0.71
3-1	*Unit basin storage volume from Table 5-3:*	0.85	
3-2	*Adjusted unit basin storage volume:*	0.89	Inches
3-3	*Required Capture Volume (in cubic feet):*	1,129	Cubic feet

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

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

(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 8-1. If not, continue to Step 7-1.		
	(Note: Overflow outlet elevation should be set based on the calculated ponding depth.)		

7.0 Optimize Size of Treatment Measure

7-1	Enter an area larger than Item 5-2	486	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)

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	The calculations presented here are based on the combination flow and volume sizing method provided in the Countywide Program's C.3 Technical Guidance, Version 2.0, May 19, 2021. Refer to the countywide guidance for a description of the inputs and applicable portions of which are included in this file, in the sheet named "Guidance from Chapter 5".
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	6	
1-6	Region Mean Annual Precipitation (MAP)	20.10	Click here for map
1-7	Site Mean Annual Precipitation (MAP)	21	
1-8	*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 3-2, 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: 11

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	13,135	1.0	13,135
2-3	Pervious surface	0	0.1	0
	Total DMA Area (square feet) =	13,135		
2-4	*Total Effective Impervious Area (EIA)*		13,135	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	
1	Boulder Creek, 55.9"	2.04"	3.04
2	La Honda, 34.4"	0.80"	0.65
3	Half Moon Bay, 25.92"	0.82"	0.83
4	Palo Alto, 15.8"	0.64"	0.65
5	San Francisco, 21.0"	0.75"	0.75
6	San Francisco airport, 20.1"	0.85"	0.85
7	San Francisco Oceanside, 19.9"	0.72"	0.71
3-1	*Unit basin storage volume from Table 5-3:*	0.85	
3-2	*Adjusted unit basin storage volume:*	0.89	Inches
3-3	*Required Capture Volume (in cubic feet):*	972	Cubic feet

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

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

(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)	525.4	Square feet
5-2	Area 25% smaller than Item 5-1 (i.e., 3% of DMA EIA)	394.05	Square feet
5-3	Volume of treated runoff for area in Item 5-2	729.04	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	243.01	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 8-1. If not, continue to Step 7-1.		
	(Note: Overflow outlet elevation should be set based on the calculated ponding depth.)		

7.0 Optimize Size of Treatment Measure

7-1	Enter an area larger than Item 5-2	405	Sq.Ft. (enter larger area if you need less ponding depth.)
7-2	Volume of treated runoff for area in Item 7-1	749.30	Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3	Subtract Item 7-2 from Item 3-3	222.75	Cubic feet (Amount of runoff to be stored in ponding area)
7-4	Divide Item 7-3 by Item 7-1	0.55	Feet (Depth of stored runoff in surface ponding area)
7-5	Convert Item 7-4 from ft. to inches	6.60	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	405	Square feet (Either Item 5-2 or final amount in Item 7-1)

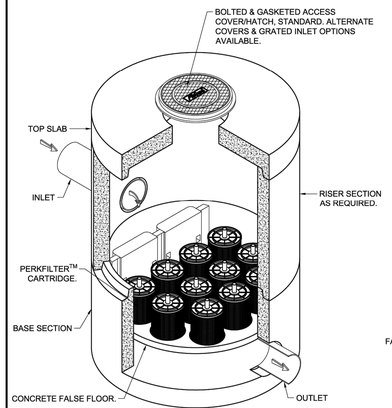
CARLSON, BARBEE & GIBSON, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

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: -				

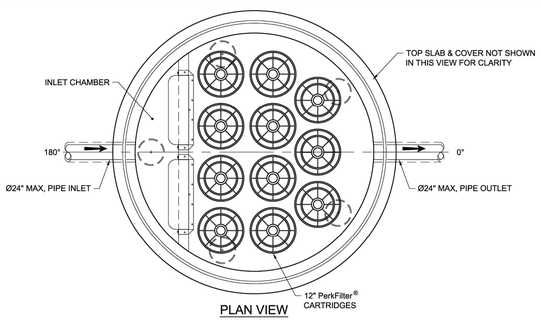
PERFORMANCE SPECIFICATIONS	
Peak Treatment Capacities:[1]	
Max. Cartridge Quantity	11
NJDEP 80% Removal, 75 micron	149.6 gpm / 0.333 cfs
WA Ecology GULD - Basic & Phosphorus	74.8 gpm / 0.167 cfs
Max. Bypass Capacity	4.94 cfs

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

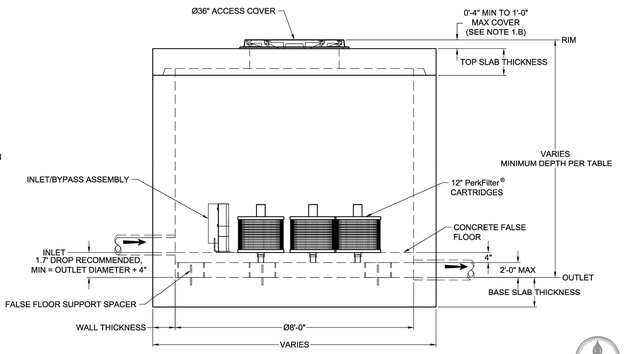
MINIMUM DEPTH	
Outlet Pipe Size	Minimum Rim to Outlet Depth
Ø6"	4.00'
Ø8"	4.25'
Ø10"	4.25'
Ø12"	4.50'
Ø15"	5.00'
Ø18"	5.25'
Ø21"	5.50'
Ø24"	5.75'



ISOMETRIC VIEW



PLAN VIEW



ELEVATION VIEW

Media Filtration

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.

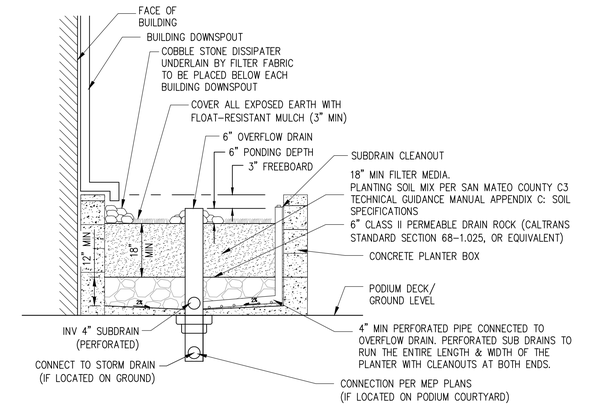
Oldcastle Infrastructure
A CRH COMPANY
Ph: 800.579.8515 | www.oldcastleinfrastructure.com/stormceptor

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PerkFilter® Manhole (STANDARD)

Ø96" with 12" Cartridges

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

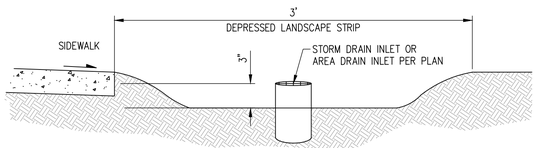


TYPICAL FLOW-THROUGH PLANTER DETAIL (DMA'S 1, 3, 4)

NOT TO SCALE

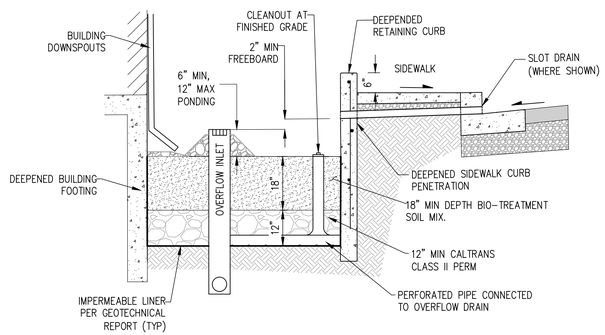
MEDIA FILTER DETAIL (DMA 6)

NOT TO SCALE



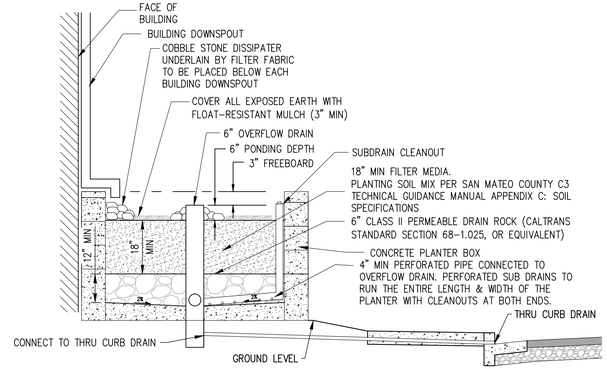
TYPICAL SELF-RETAINING AREA DETAIL (DMA'S 8-10)

NOT TO SCALE



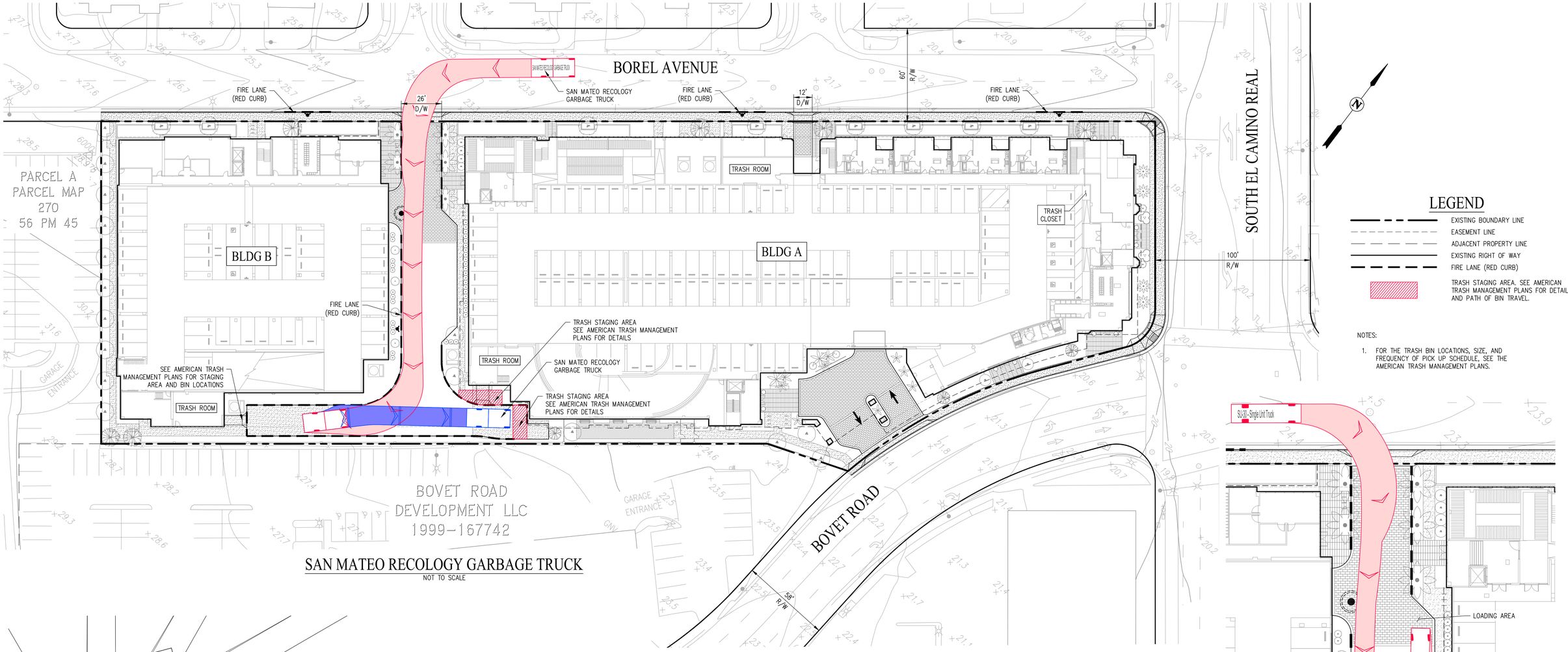
TYPICAL BIO-RETENTION DETAIL (DMA'S 7 & 11)

NOT TO SCALE

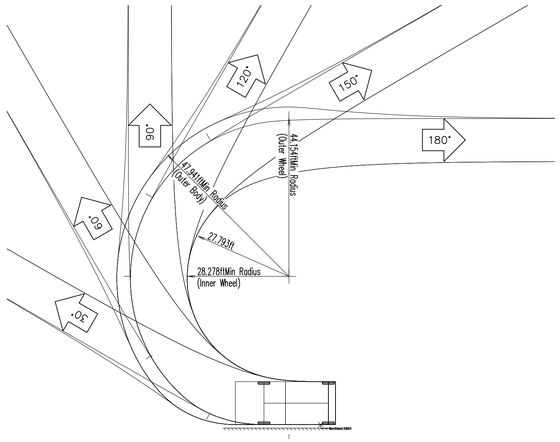


TYPICAL FLOW-THROUGH PLANTER DETAIL (DMA'S 2 & 5)

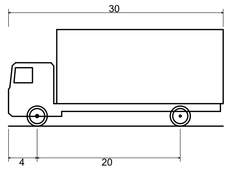
NOT TO SCALE



SAN MATEO RECOLOGY GARBAGE TRUCK
NOT TO SCALE



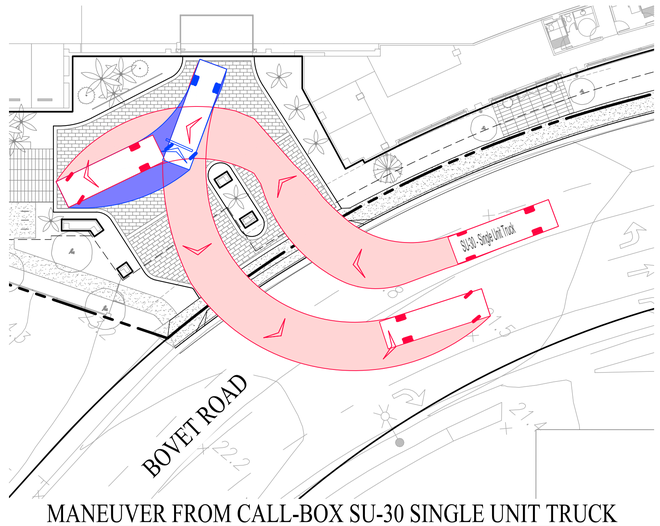
SAN MATEO RECOLOGY TRUCK TURNING TEMPLATE
NOT TO SCALE



SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

AASHTO (2011) SU-30 SINGLE UNIT TRUCK
NOT TO SCALE

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



MANEUVER FROM CALL-BOX SU-30 SINGLE UNIT TRUCK
DETAIL 1
SCALE: 1" = 10'

MANEUVER SU-30 SINGLE UNIT TRUCK
DETAIL 2
SCALE: 1" = 10'

BUILDING FIRE FLOW 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.

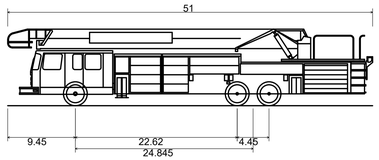
V. AVAILABLE DEMAND AND PRESSURE

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'

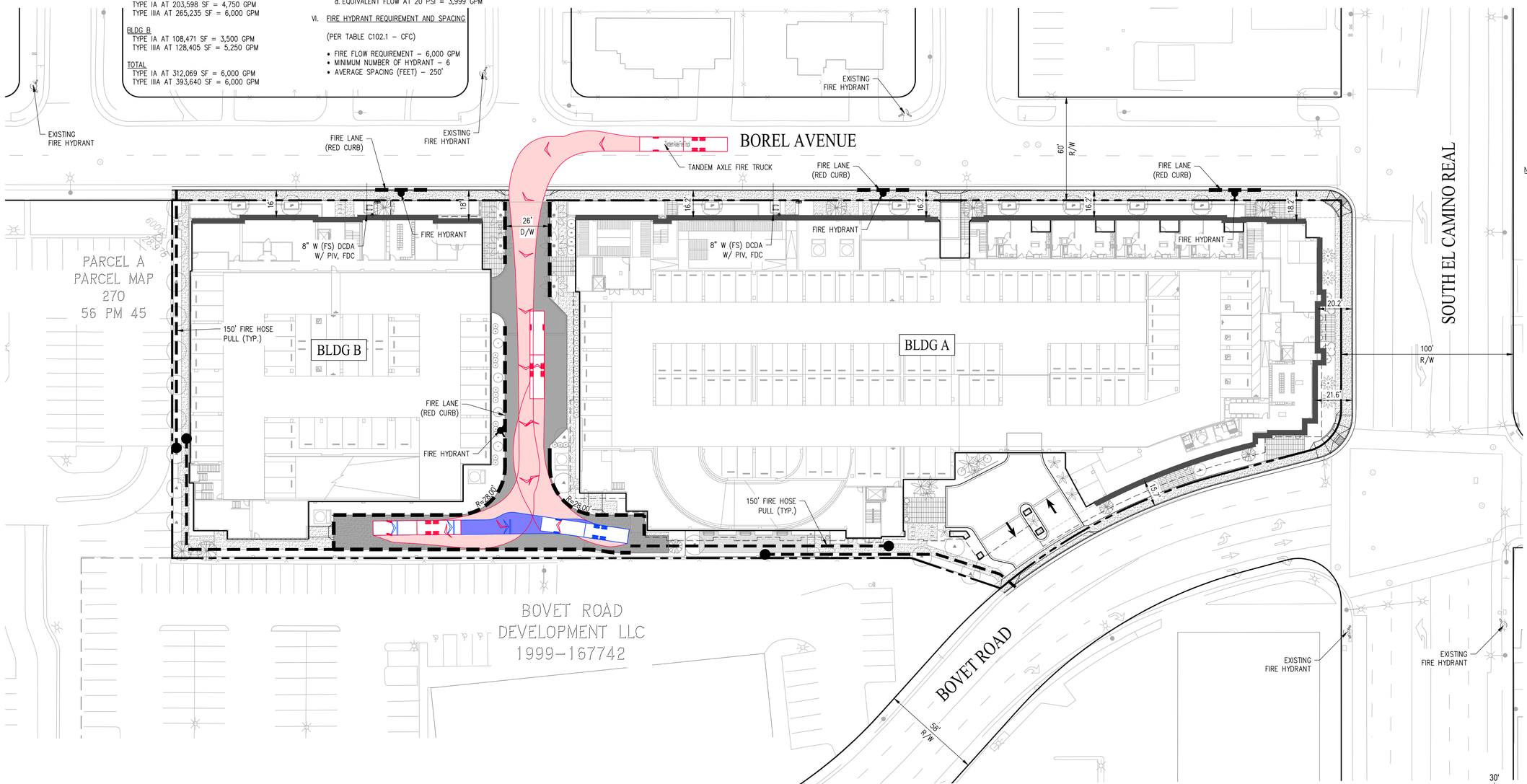


Tandem Axle Fire Truck	
Overall Length	51.000ft
Overall Width	8.330ft
Overall Body Height	10.698ft
Min Body Ground Clearance	1.129ft
Track Width	8.320ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.40°

FIRE TRUCK
NOT TO SCALE

LEGEND

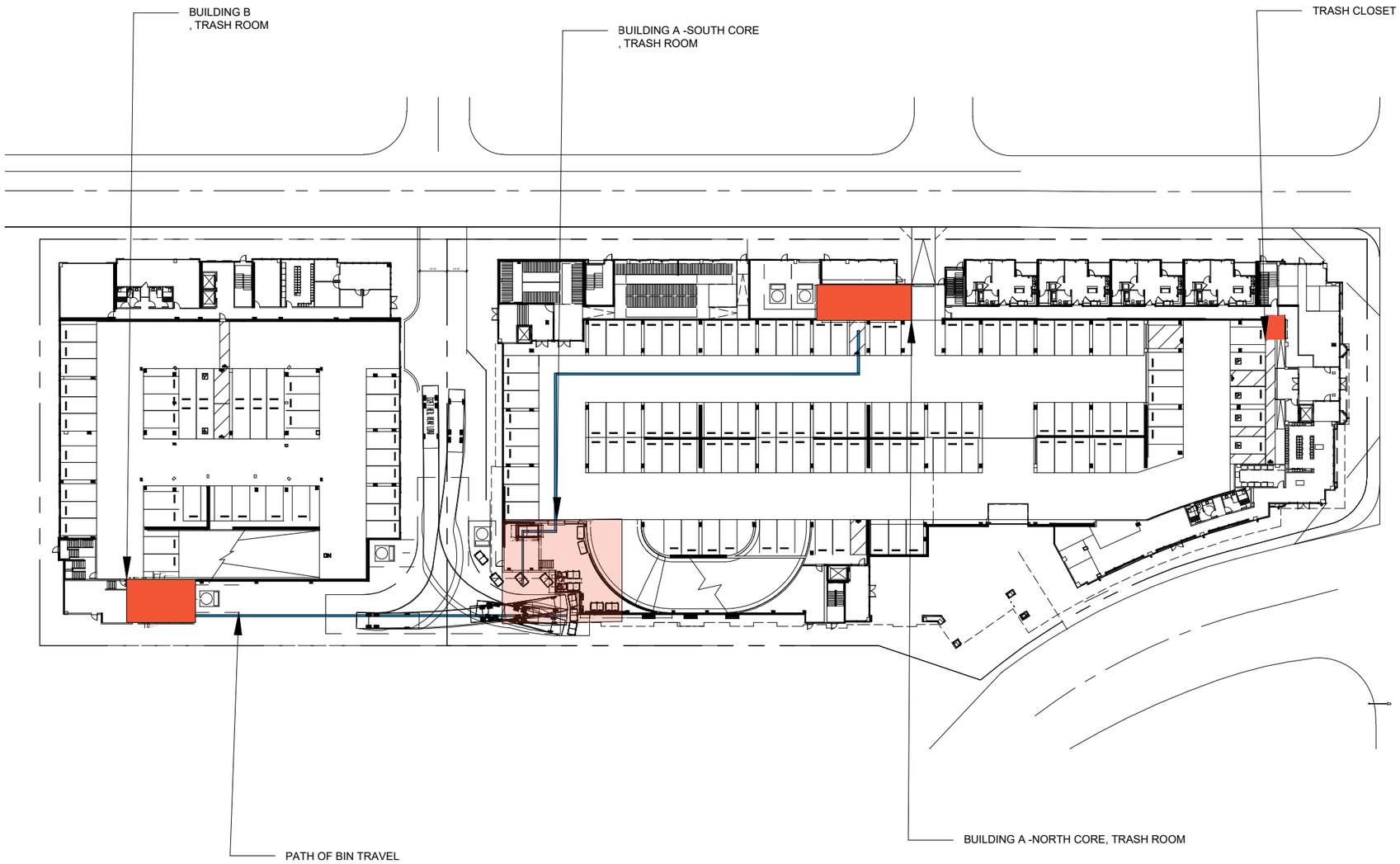
- EXISTING BOUNDARY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- FIRE LANE (RED CURB)
- PROPOSED DOUBLE CHECK DETECTOR ASSEMBLY
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- AERIAL APPARATUS ACCESS
- 150' FIRE HOSE PULL
- ASPHALT PAVEMENT (SEE NOTE 5)



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.
5. ALL SITE PAVEMENT WILL BE ASPHALT CONCRETE CAPABLE OF WITH STANDING THE LOAD OF A 75,000 LB FIRE TRUCK.

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



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JEMCOR
ARCHITECT

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OWNER / DEVELOPER

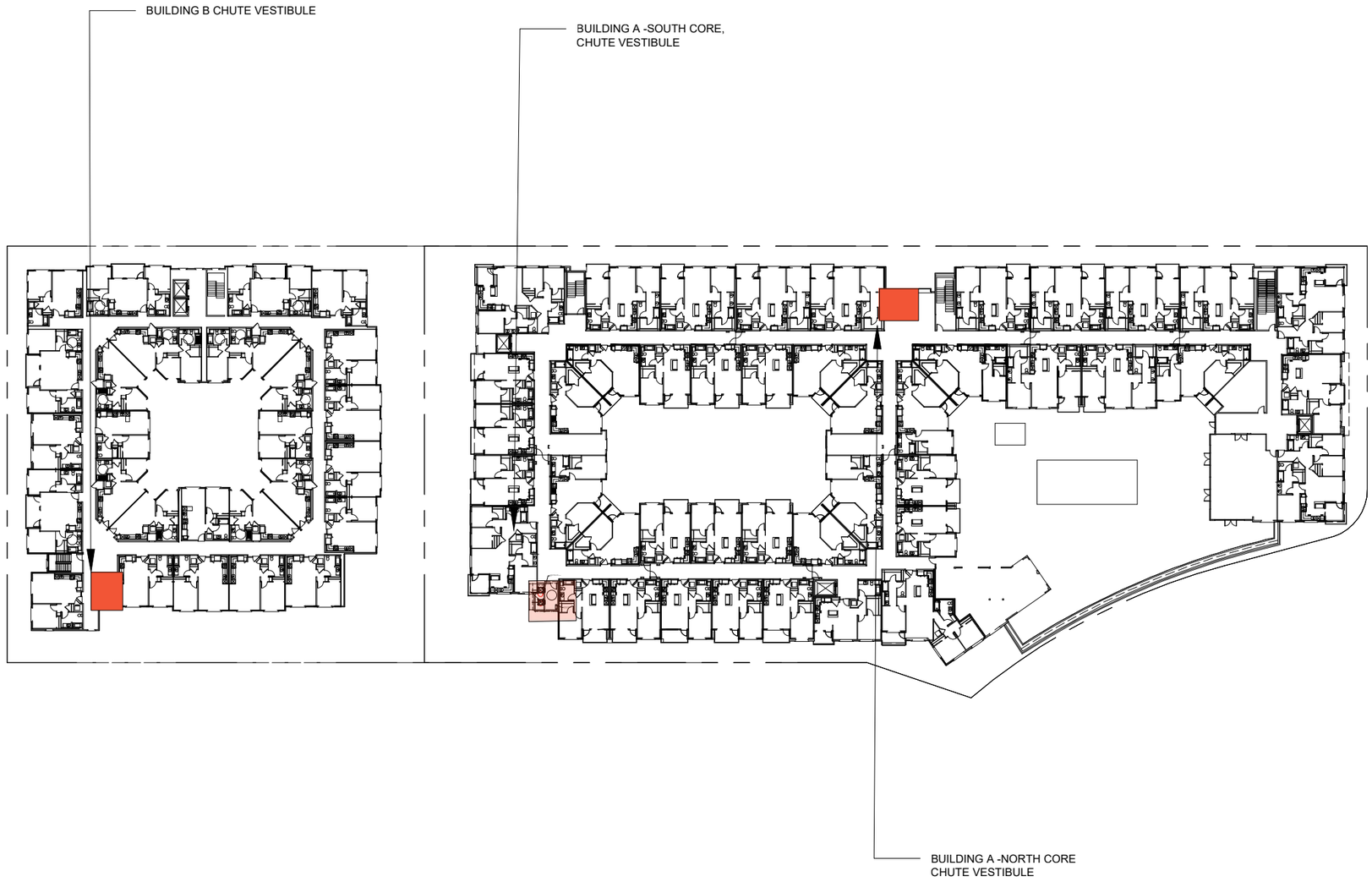
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1700 EL CAMINO REAL, SAN MATEO
PROJECT

OVERALL PLAN- LEVEL 1
DRAWING TITLE

PROJECT NO.	DRAWING NO. TR0.1
DRAWN PK	
APPROVED DU	
DATE 06/29/2026	
SCALE 1/64" = 1'-0"	



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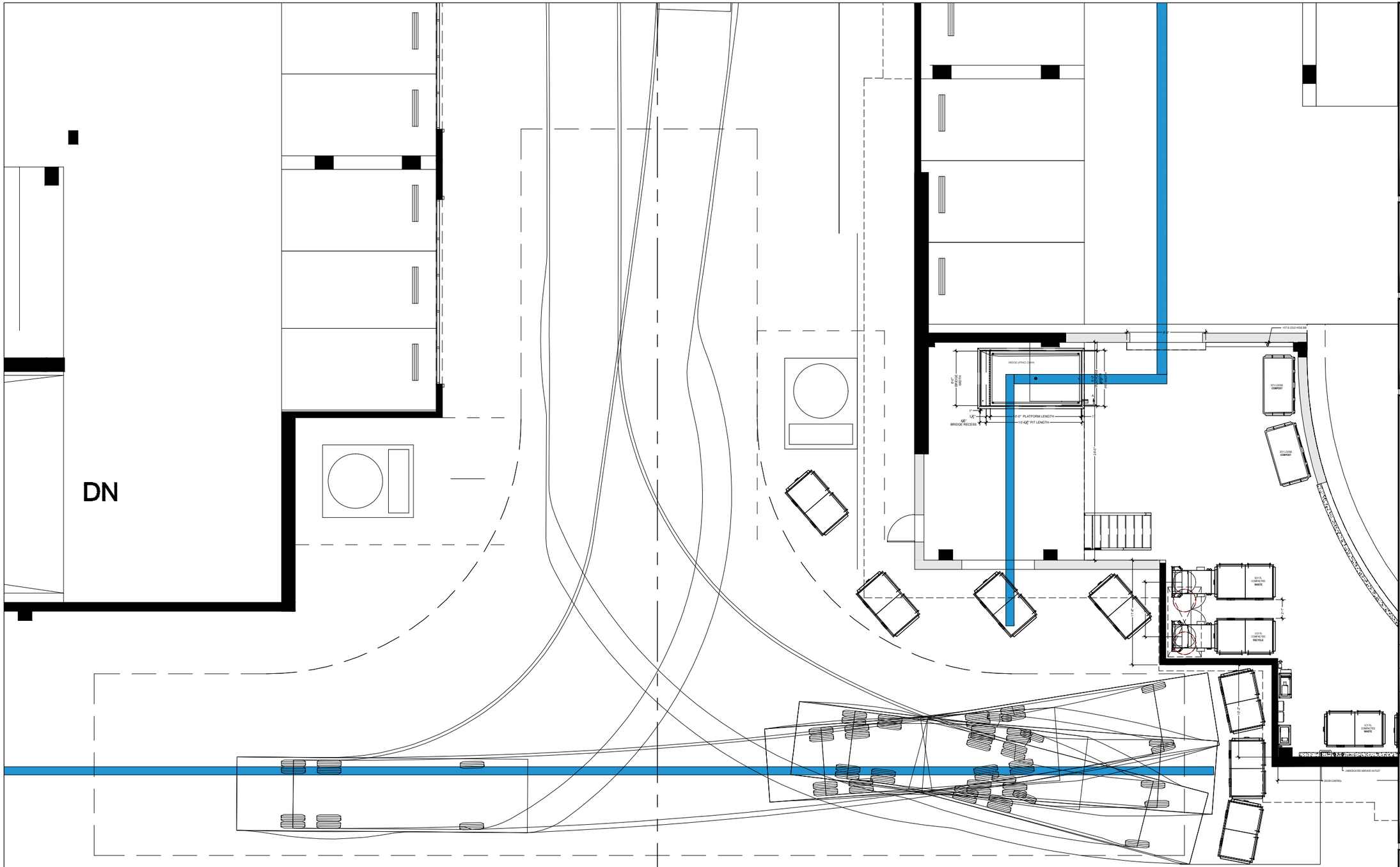
OVERALL PLAN- LEVEL 2

DRAWING TITLE

PROJECT NO.	
DRAWN	PK
APPROVED	DU
DATE	06/29/2026
SCALE	1/64" = 1'-0"

DRAWING NO.

TR0.2



FL TRUCK MANEUVER
LEVEL 1

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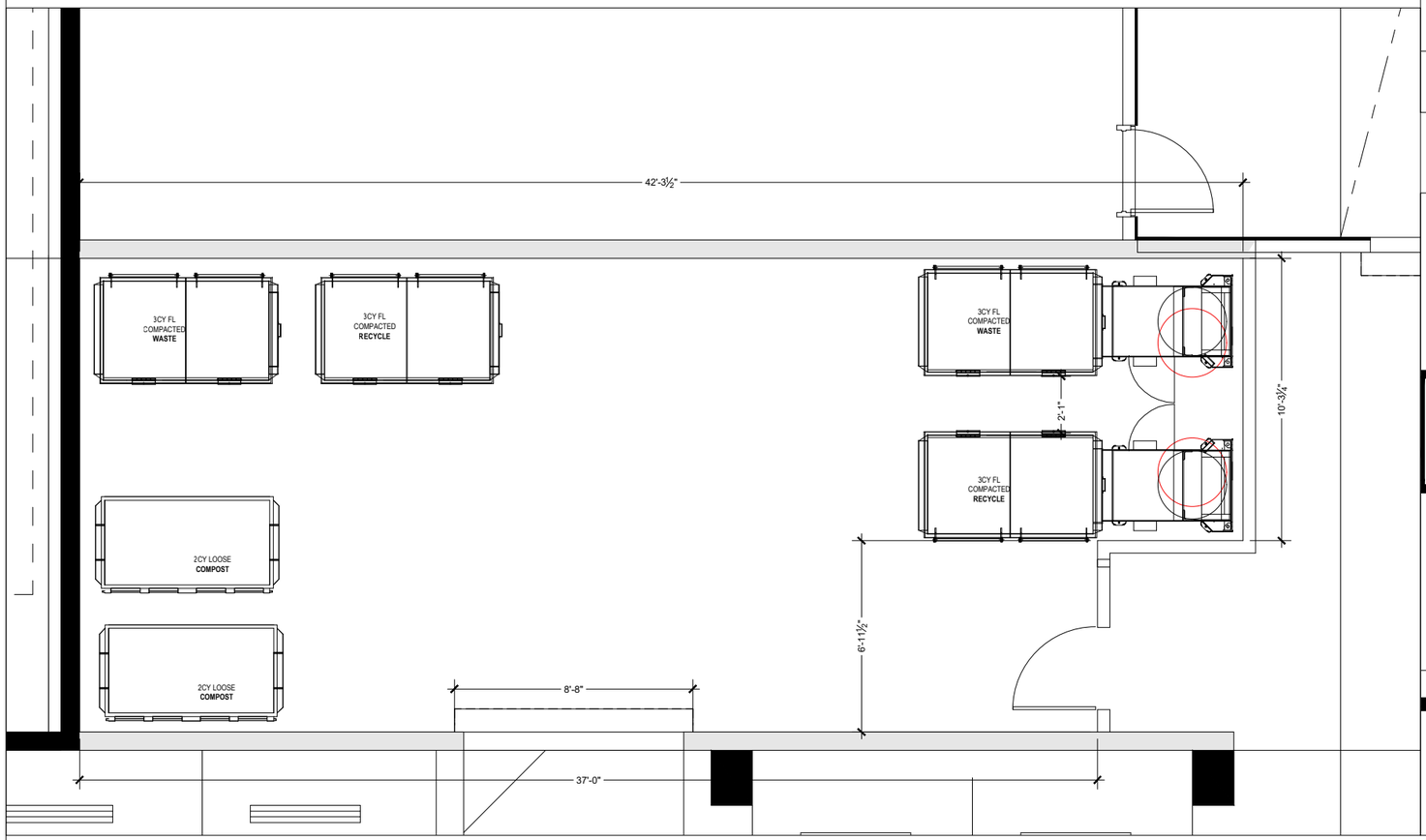
STAGING & FL TRUCK MANEUVER
DRAWING TITLE

PROJECT NO.	
DRAWN	PK
APPROVED	DU
DATE	06/29/2026
SCALE	3/32"=1-0"

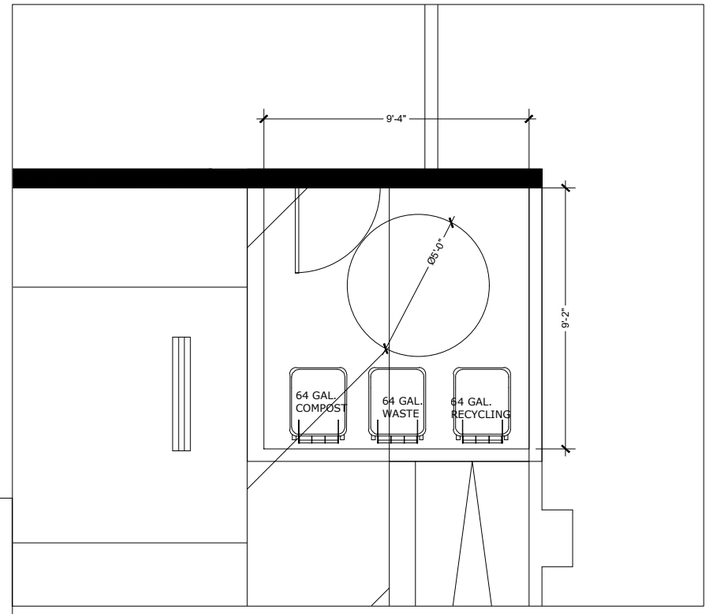
DRAWING NO.
TR0.3

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

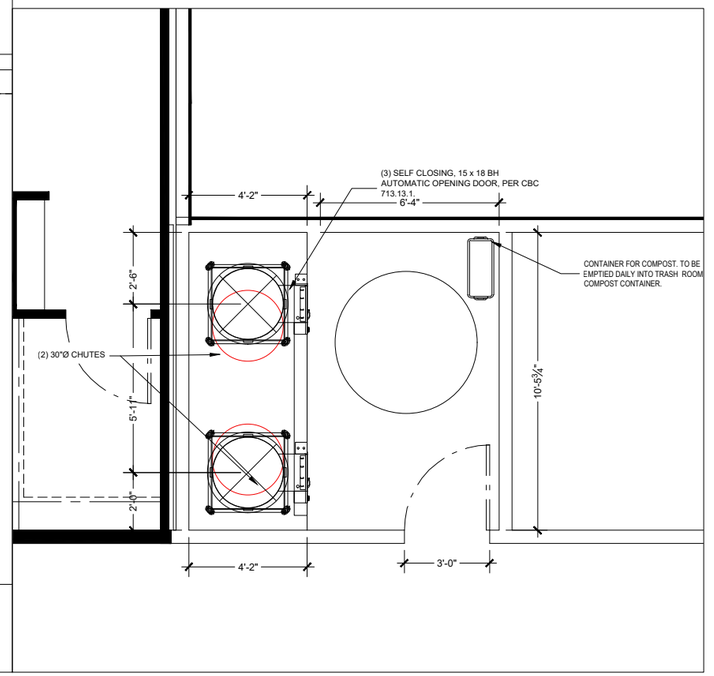
TRASH CLOSET PICKUP SCHEDULE (							
RESIDENTIAL BINS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
64 GAL WASTE	1				1		
64 GAL RECYCLING	1	1		1	1		
64G LOOSE COMPOST	1				1		
TOTAL	3	1	0	0	3	0	0



TRASH COLLECTION AREA- NORTH CORE BUILDING A
LEVEL 1



TRASH CLOSET
LEVEL 1



CHUTE VESTIBULES- NORTH CORE BUILDING A
LEVEL 2-8

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TRASH COLLECTION AREA- NORTH CORE BUILDING A

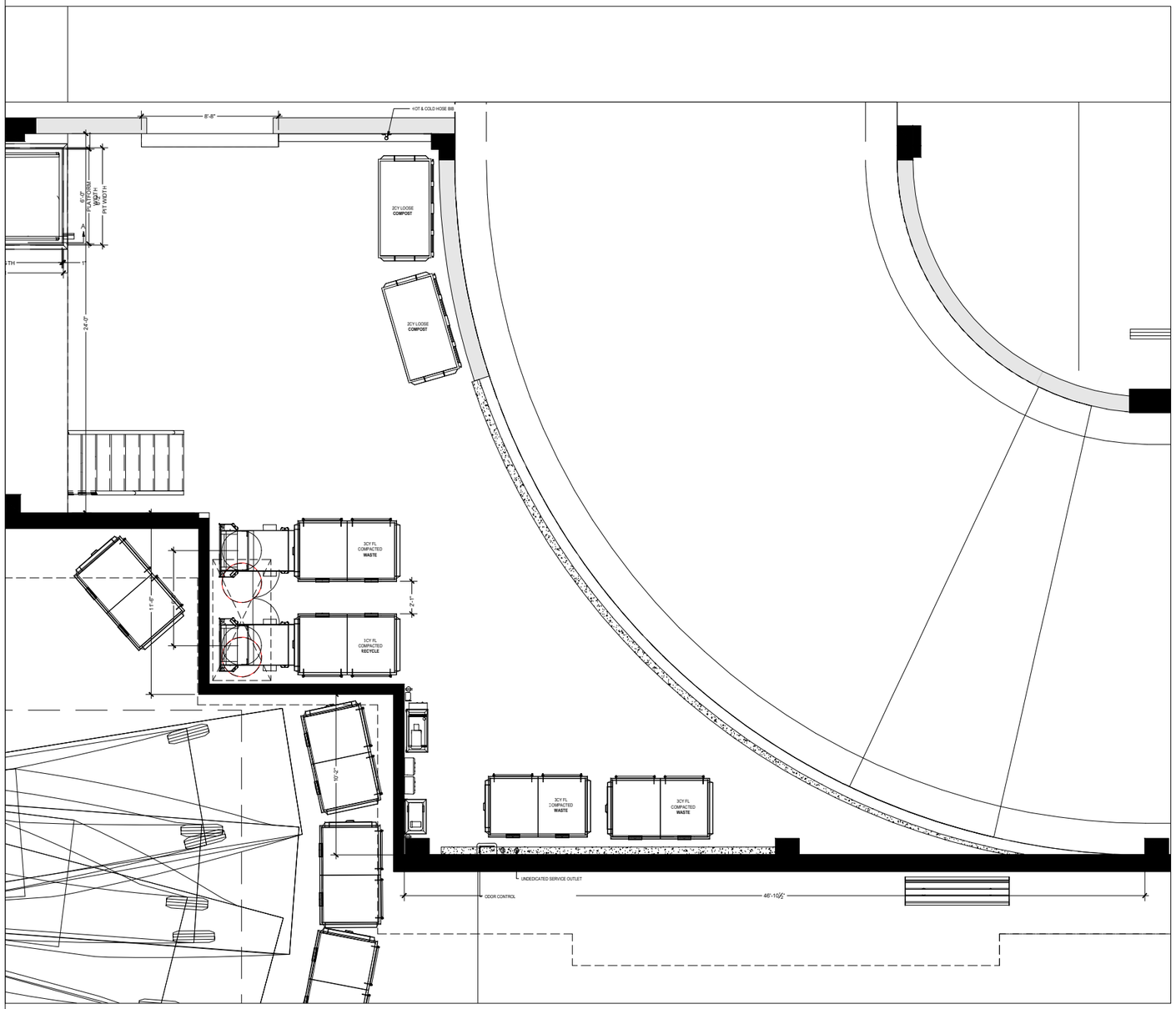
DRAWING TITLE

PROJECT NO.	
DRAWN	PK
APPROVED	DU
DATE	06/29/2026
SCALE	3/16" = 1'-0"

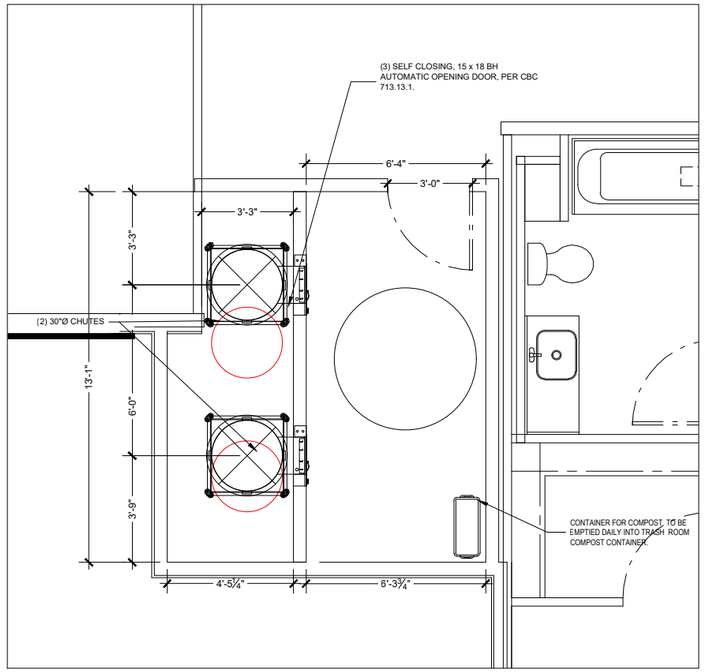
DRAWING NO.

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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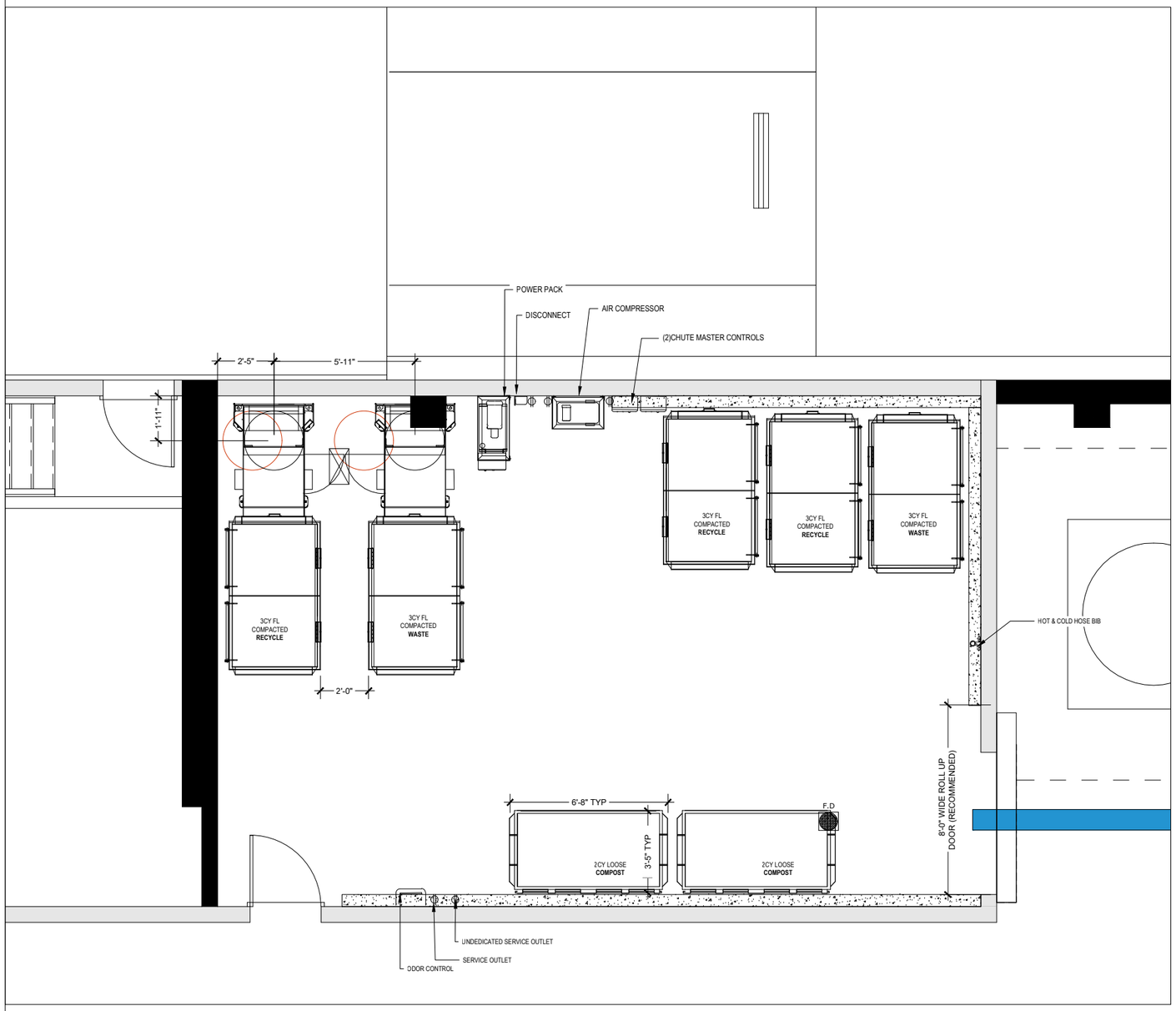
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TRASH COLLECTION AREA- SOUTH CORE BUILDING A
DRAWING TITLE

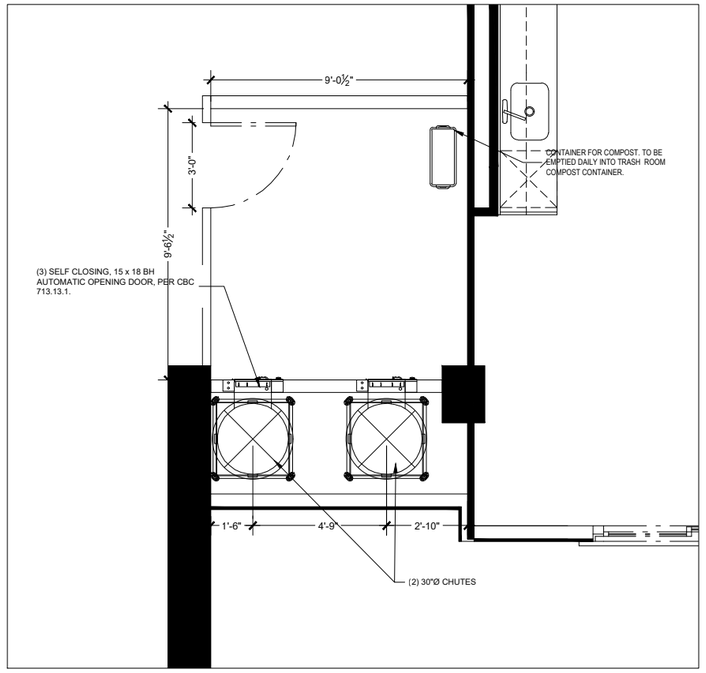
PROJECT NO.	
DRAWN	PK
APPROVED	DU
DATE	06/29/2026
SCALE	3/16"=1-0"

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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TRASH COLLECTION AREA- BUILDING B
DRAWING TITLE

PROJECT NO.	
DRAWN	PK
APPROVED	DU
DATE	06/29/2026
SCALE	3/16"=1-0"

DRAWING NO.
TR1.2