# CLEARVIEW HOUSING DEVELOPMENT
# SAN MATEO, CA



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3000-3155 Clearview Way
Project Description
June, 2026

**Property Owner:**
Clearview SM Property Owner, LLC
A Delaware limited liability company

**Owner Representative:**
Preston O'Connell
poconnell@harvestproperties.com
510.594.2050

**Add'l Owner Contact:**
Kevin Choy
kchoy@harvestproperties.com
530.574.5339

**Property:**
3000 & 3155 Clearview Way
APNs: 041-360-120 & -130

**Acreage:**
21.9 gross acres
14.0 net acres

**General Plan Designation:**
Office Medium

**Zoning Designation:**
E1-1 Executive Park

I. Introduction:

Clearview SM Property Owner, LLC is excited to propose and submit a 222-unit housing project off of Clearview Way. Located directly off of Highway 92, this project will produce much needed for-sale housing within the City limits of San Mateo, which has been historically underproduced in the recent real estate development cycles. The project will be built in multiple phases to be determined prior to construction, and a preliminary phasing plan will be developed and shared with the City of San Mateo throughout the development process.

With the focus on housing, the project qualifies as a housing development project under the Housing Accountability Act (HAA) by allocating a minimum of two-thirds of the project's total square footage to residential uses. The project also satisfies the requirements of California's Density Bonus Law (DBL) by providing 14.86% of the project's for-sale residential units as affordable units for moderate-income households and paying an in lieu fee for the fractional for 0.3 units — resulting in the project being eligible for a 9% density bonus, unlimited waivers, reduced parking requirements, and one concession / incentives pursuant to the DBL.

The project's site design has been carefully considered based on its residential, commercial, and college neighbors, the hillside topography, and access from Clearview Way and Hillsdale Blvd. The site plan is organized around a central spine road, which serves as the primary circulation route and main artery into the community. This roadway connects residents and visitors through the heart of the neighborhood, while a meandering road traces the top of the bank along the eastern and northern edges of the property, providing secondary access and defining the site's boundary. Within this framework, the



community is composed of distinct neighborhoods, each represented by different product typologies including Interlocking Townhomes, Box Townhomes, and small-lot Single Family Dwellings. These neighborhoods create a sense of identity and scale within the overall project, while together forming a cohesive, interconnected residential community. To complement the residential areas, a network of open spaces has been integrated throughout the plan, offering amenities that serve a variety of residents and functions—including a central paseo, dog parks, fitness areas, overlooks, and children's play areas.

The project includes a mix of residential unit types totaling approximately 591,000 square feet of gross floor area split into the following units:

- 73 for-sale small lot single-family dwellings
- 83 for-sale box townhomes
- 66 for-sale interlocking townhomes
- ~156,000 sq. ft. of open space inclusive of at-grade open space and private roof decks
- 485 total parking spaces inclusive of dedicated 2-car garages for each unit plus guest parking

II. Existing Conditions:

A. Structures

The existing land is comprised of six commercial office structures scattered throughout the project site, a stand-alone parking garage, surface parking, and open space off of Clearview Way. In total, the commercial office structures encompass approximately 380,000 square feet of commercial office space. 819 total stalls exist within the stand-alone parking garage in addition to 475 surface stalls. The initial construction of the site in the 1970s included five commercial office structures and surface parking. In 2015, the parking garage and a sixth commercial office building were constructed.

B. Environmental Conditions

The project has completed a Phase I analysis and there are no identified issues requiring mitigation. Should issues arise during development, the project will appropriately design components of the project to protect future residents.

III. Project Components: Site, Residential, Parking, Phasing:

C. Site

The project will demolish the existing six office buildings, stand-alone parking garage, surface parking, existing utilities, remove existing trees onsite, and open space and obtain Permits to allow for residential development. Prior to the removal of the existing conditions, the ownership team will work with City Staff to obtain the necessary permits required

Horizontal improvements to the site will include re-grading the site, installation of new utilities, and installation of new retaining walls. The inclusion of retaining walls allows the project to maximize residential development. Based on the anticipated re-grading of the site plus inclusion of new retaining walls, the



project is a net importer of soil and utilizes concrete spoils from the demolition of existing structures. The utilization of retaining walls increases the net developable area from circa 11.4 acres to the proposed 14.0.

D. Residential

The residential component of the project is comprised of a mixture of three-story single family dwelling units and three-story and four-story townhomes. The mix of the residential units is as follows:

- (73) Seventy-three small lot single-family dwellings
  - (38) Thirty-eight, 4bed / 3.5bath dwellings at approximately 2,476 sq. ft.
  - (35) Thirty-five, 4bed / 3.5bath dwellings at approximately 2,780 sq. ft.
  - All single-family dwellings exist on their own lot as shown on the civil plans
- (83) Eighty-three box townhomes
  - (23) Twenty-three, 3bed / 3.5bath at approximately 1,668 sq. ft.
  - (38) Thirty-eight, 4bed / 3.5bath at approximately 2,082 sq. ft.
  - (22) Twenty-two, 4bed / 3.5bath at approximately 2,245 sq. ft.
  - Townhomes plexs include 5, 6, 7, or 8 units each on a single lot
  - Each unit will be its own condominium
- (66) Sixty-six interlocking townhomes
  - (18) Eighteen, 3bed / 3bath at approximately 1,382 sq. ft.
  - (12) Twelve, 3bed / 3bath at approximately 1,734 sq. ft.
  - (18) Eighteen, 3bed / 3.5bath at approximately 1,992 sq. ft.
  - (12) Twelve, 4bed / 3.5bath at approximately 2,388 sq. ft.
  - (6) Six, 4bed / 3.5bath at approximately 2,026 sq. ft.
  - Townhomes plexs include 7 or 8 units each on a single lot
  - Each unit will be its own condominium
- Common Area
  - Open space is included throughout the development. Please see development drawings for details and square footages
  - Multiple common parcels have been included in the development. Please see the Vesting Tentative Map sheets provided by CBG for exact details
- Undeveloped Area
  - Ownership controls approximately (9) nine acres of land that will remain undeveloped as part of this application
  - Fire prevention work, as required by San Mateo Consolidated Fire Department, may occur within the undeveloped area to reduce the risk of fire to the proposed development and surrounding neighborhood
  - Undeveloped area will be encompassed in one or more parcels within the Vesting Tentative Map

E. Parking

The project includes 485 parking spaces, a net decrease of 809 stalls when compared to existing conditions. Of those spaces, 444 spaces will be dedicated to the residential units providing a parking



ratio of 2.0 dedicated to each unit. The project will provide 41 guest spaces scattered throughout the project. Additionally, the project will include bike parking throughout the project site and can be accommodated within individual unit garages and/or side yards.

F. Construction Phasing Plan

The project is anticipated to be constructed in multiple phases. This will be accomplished via the project's Vesting Tentative Map which allows for this type of construction. Due to the nature of for-sale development and construction, the different product types, single family dwellings and townhomes, will likely be constructed and sold in multiple phases.

IV. Compliance with Zoning and General Plan:

A. Zoning

The site's current zoning is Executive Park, E1-1, which principally allows for commercial uses up to an FAR of 1.0. However, E1-1 zoning also allows for residential development at a maximum density in excess of the proposed project. Based on this information, the project is consistent with the allowable zoning uses. The project will compare itself to the E1-1 zoning and strive to meet the zoning requirements noted, but should conflicts arise, the project will utilize Waivers and Incentives / Concessions as applicable under State Density Bonus Law to mitigate those issues. In addition to reviewing against the E1-1 zoning standards, the project will also be designed in-line with the R3 standards, Objective Design Standards, and the Single-Family Design Guidelines. The project will utilize State Density Bonus Law as applicable. Please see the attached State Density Bonus Law letter for further details on the currently anticipated Waivers and Incentives / Concessions.

B. General Plan Land Use

The site's Land Use as contemplated within San Mateo's General Plan 2040 is Office Medium. While Office Medium's principal use is commercial, it also allows for residential projects up to a maximum density of 50du/ac, subject to increases as contemplated within State Density Bonus Law. Based on that use and density, the project, which is at 10.1du/ac gross or 15.8du/ac net, is consistent with the Land Use contemplated within the General Plan.

V. CEQA – AB130:

As shown in the attached AB130 Compliance Memo, the ownership's CEQA consultant, ICF, has reviewed the eligibility criteria within AB130 for the proposed project and recommended that the project process itself within AB130's new Infill Exemption. The ownership team requests that the City, as lead agency, review the project utilizing the timelines within AB130.

The project completed a Biological Study, performed by ICF, to confirm that no special status species exist on the project site and as noted in that Biological Study, no special status species or habitat that would support those species exist on site. In addition, and as noted above, the project has already completed a Phase I analysis and included it within the project application documents.



VI. Statement of Applicability of the State Density Bonus Law and Request for Waivers:

The project intends to utilize State Density Bonus Law. By providing 33 affordable units on-site, the project will achieve a 14.86% affordability component on-site and will pay an in-lieu fee for 0.3 units. The project will have access to unlimited waivers and one incentive / concession in addition to the reduction of parking requirements and a 9% density bonus. The project has identified multiple waivers and a concession which is identified within the Project's State Density Bonus Law letter. The project reserves the right to update the affordability component and the list of waivers and incentives / concessions requested throughout the entitlement process.

Thank you for your time and consideration on this project.

Kevin Choy, P.E. | Director
Harvest Properties, Inc.

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main | 510.594.2050
contact | vCard

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HarvestProperties.com

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| A1.1.0 | BT_5PLEX C 1ST-2ND BUILDING PLANS |
| A1.1.1 | BT_5PLEX C 3RD-RTD BUILDING PLANS |
| A1.1.2 | BT_5XPLEX A AND C 1ST-2ND BUILDING PLANS |
| A1.1.3 | BT_5XPLEX A 3RD-RTD BUILDING PLANS |
| A1.1.3A | BT_5XPLEX C 3RD-RTD BUILDING PLANS |
| A1.1.4 | BT_6PLEX A AND C 1ST-2ND BUILDING PLANS |
| A1.1.5 | BT_6PLEX A 3RD-RTD BUILDING PLANS |
| A1.1.5A | BT_6PLEX C 3RD-RTD BUILDING PLANS |
| A1.1.6 | BT_6XPLEX A AND C 1ST-2ND BUILDING PLANS |
| A1.1.7 | BT_6XPLEX A 3RD-RTD BUILDING PLANS |
| A1.1.7A | BT_6XPLEX C 3RD-RTD BUILDING PLANS |
| A1.1.8 | BT_7PLEX A AND C 1ST-2ND BUILDING PLANS |
| A1.1.9 | BT_7PLEX A 3RD-RTD BUILDING PLANS |
| A1.1.9A | BT_7PLEX C 3RD-RTD BUILDING PLANS |
| A1.1.10 | BT_8PLEX A AND C 1ST-2ND BUILDING PLANS |
| A1.1.11 | BT_8PLEX A 3RD-RTD BUILDING PLANS |
| A1.1.11A | BT_8PLEX C 3RD-RTD BUILDING PLANS |
| A1.2.0 | BT_UNIT 1 FLOOR PLAN |
| A1.2.1 | BT_UNIT 2 1ST - 2ND FLOOR PLAN |
| A1.2.2 | BT_UNIT 2 3RD - ROOF DECK FLOOR PLAN |
| A1.2.2A | BT_UNIT 2 ALT 1 1ST - 2ND FLOOR PLAN |
| A1.2.2B | BT_UNIT 2 ALT 1 3RD - ROOF DECK FLOOR PLAN |
| A1.2.2C | BT_UNIT 2 ALT 2 1ST - 3RD FLOOR PLAN |
| A1.2.3 | BT_UNIT 3 1ST - 2ND FLOOR PLAN |
| A1.2.4 | BT_UNIT 3 3RD - ROOF DECK FLOOR PLAN |
| A1.3.0 | BT_5PLEX FLOOR AREA CALCULATIONS |
| A1.3.1 | BT_5XPLEX FLOOR AREA CALCULATIONS |
| A1.3.2 | BT_6PLEX FLOOR AREA CALCULATIONS |
| A1.3.3 | BT_6XPLEX FLOOR AREA CALCULATIONS |
| A1.3.4 | BT_7PLEX FLOOR AREA CALCULATIONS |
| A1.3.5 | BT_8PLEX FLOOR AREA CALCULATIONS |
| A1.3.6 | BT_UNIT FLOOR AREA CALCULATIONS |
| A1.4.0 | BT_5PLEX C ROOF PLANS |
| A1.4.1 | BT_5XPLEX A AND C ROOF PLANS |
| A1.4.2 | BT_6PLEX A AND C ROOF PLANS |
| A1.4.3 | BT_6XPLEX A AND C ROOF PLANS |
| A1.4.4 | BT_7PLEX A AND C ROOF PLANS |
| A1.4.5 | BT_8PLEX A AND C ROOF PLANS |
| A1.5.0 | --NOT USED-- |
| A1.5.1 | --NOT USED-- |
| A1.5.2 | BT_5PLEX C FRONT-LEFT ELEVATIONS |
| A1.5.3 | BT_5PLEX C REAR-RIGHT ELEVATIONS |
| A1.5.4 | BT_5XPLEX A FRONT -LEFT ELEVATIONS |
| A1.5.5 | BT_5XPLEX A REAR-RIGHT ELEVATIONS |
| A1.5.6 | BT_5XPLEX C FRONT-LEFT ELEVATIONS |
| A1.5.7 | BT_5XPLEX C REAR-RIGHT ELEVATIONS |
| A1.5.8 | BT_6PLEX A FRONT-LEFT ELEVATIONS |
| A1.5.9 | BT_6PLEX A REAR-RIGHT ELEVATIONS |
| A1.5.10 | BT_6PLEX C FRONT-LEFT ELEVATIONS |
| A1.5.11 | BT_6PLEX C REAR-RIGHT ELEVATIONS |
| A1.5.12 | BT_6XPLEX A FRONT -LEFT ELEVATIONS |
| A1.5.13 | BT_6XPLEX A REAR-RIGHT ELEVATIONS |
| A1.5.14 | BT_6XPLEX C FRONT-LEFT ELEVATIONS |
| A1.5.15 | BT_6XPLEX C REAR-RIGHT ELEVATIONS |
| A1.5.16 | BT_7PLEX A FRONT-LEFT ELEVATIONS |
| A1.5.17 | BT_7PLEX A REAR-RIGHT ELEVATIONS |
| A1.5.18 | BT_7PLEX C FRONT-LEFT ELEVATIONS |
| A1.5.19 | BT_7PLEX C REAR-RIGHT ELEVATIONS |
| A1.5.20 | BT_8PLEX A FRONT-LEFT ELEVATIONS |
| A1.5.21 | BT_8PLEX A REAR-RIGHT ELEVATIONS |
| A1.5.22 | BT_8PLEX C FRONT-LEFT ELEVATIONS |
| A1.5.23 | BT_8PLEX C REAR-RIGHT ELEVATIONS |
| A1.6.0 | BT_5PLEX C LONG SECTION |
| A1.6.1 | BT_5XPLEX A LONG SECTION |
| A1.6.1A | BT_5XPLEX C LONG SECTION |
| A1.6.2 | BT_6PLEX A LONG SECTION |
| A1.6.2A | BT_6PLEX C LONG SECTION |
| A1.6.3 | BT_6XPLEX A LONG SECTION |
| A1.6.3A | BT_6XPLEX B LONG SECTION |
| A1.6.4 | BT_7PLEX A LONG SECTION |
| A1.6.4A | BT_7PLEX B LONG SECTION |
| A1.6.5 | BT_8PLEX A LONG SECTION |
| A1.6.5A | BT_8PLEX C LONG SECTION |
| A1.6.6 | BT_UNIT 1-2 A CROSS SECTIONS |
| A1.6.6A | BT_UNIT 1-2 C CROSS SECTIONS |
| A1.6.7 | BT_UNIT 3 A CROSS SECTION |
| A1.6.7A | BT_UNIT 3 C CROSS SECTION |
| A1.7.0 | BT_STYLE A COLOR - MATERIAL SCHEMES |
| A1.7.1 | BT_STYLE C COLOR - MATERIAL SCHEMES |

**IT - INTERLOCKING TOWNHOUSES**

| | |
|---|---|
| A2.1.0 | IT_7PLEX 1ST-2ND BUILDING PLANS |
| A2.1.1 | IT_7PLEX 3RD-RTD BUILDING PLANS |
| A2.1.2 | IT_8PLEX 1ST-2ND BUILDING PLANS |
| A2.1.3 | IT_8PLEX 3RD-RTD BUILDING PLANS |
| A2.2.0 | IT_UNIT 1 AND 3 FLOOR PLANS |
| A2.2.1 | IT_UNIT 3 ROOF DECK FLOOR PLAN |
| A2.2.2 | IT_UNIT 2 AND 4 FLOOR PLANS |
| A2.2.3 | IT_UNIT 4 FLOOR PLANS |
| A2.2.4 | IT_UNIT 5 FLOOR PLAN |
| A2.3.0 | IT_FLOOR AREA CALCULATIONS-7PLEX |
| A2.3.1 | IT_FLOOR AREA CALCULATIONS-8PLEX |
| A2.3.2 | IT_UNIT FLOOR AREA CALCULATIONS |
| A2.4.0 | IT_7PLEX ROOF PLANS |
| A2.4.1 | IT_8PLEX ROOF PLANS |
| A2.5.0 | IT_7PLEX A FRONT-LEFT ELEVATIONS |
| A2.5.1 | IT_7PLEX A REAR-RIGHT ELEVATIONS |
| A2.5.2 | IT_7PLEX B FRONT-LEFT ELEVATIONS |
| A2.5.3 | IT_7PLEX B REAR-RIGHT ELEVATIONS |
| A2.5.4 | IT_8PLEX A FRONT-LEFT ELEVATIONS |
| A2.5.5 | IT_8PLEX A REAR-RIGHT ELEVATIONS |
| A2.5.6 | IT_8PLEX B FRONT-LEFT ELEVATIONS |
| A2.5.7 | IT_8PLEX B REAR-RIGHT ELEVATIONS |
| A2.6.0 | IT_7PLEX LONG SECTION |
| A2.6.1 | IT_8PLEX LONG SECTION |
| A2.6.2 | IT_UNIT 1-2 CROSS SECTIONS |
| A2.6.3 | IT_UNIT 3-4 CROSS SECTIONS |
| A2.6.4 | IT_UNIT 5 CROSS SECTIONS |
| A2.7.0 | IT_STYLE A COLOR - MATERIAL SCHEMES |
| A2.7.1 | IT_STYLE B COLOR - MATERIAL SCHEMES |

**SFD - SINGLE FAMILY DETACHED**

| | |
|---|---|
| A3.2.0 | SFD_PLAN 1 1ST-2ND FLOOR PLAN |
| A3.2.1 | SFD_PLAN1 3RD-RTD FLOOR PLAN |
| A3.2.2 | SFD_PLAN 2 1ST-2ND FLOOR PLAN |
| A3.2.3 | SFD_PLAN 2 3RD-RTD FLOOR PLAN |
| A3.3.0 | SFD_FLOOR AREA CALCULATIONS-PLAN 1 |
| A3.3.1 | SFD_FLOOR AREA CALCULATIONS-PLAN 2 |
| A3.4.0 | SFD_PLAN 1 ROOF PLANS |
| A3.4.1 | SFD_PLAN 2 ROOF PLANS |
| A3.5.0 | SFD_PLAN 1 A ELEVATIONS |
| A3.5.1 | SFD_PLAN 1 B ELEVATIONS |
| A3.5.2 | SFD_PLAN 1 C ELEVATIONS |
| A3.5.3 | SFD_PLAN 2 A ELEVATIONS |
| A3.5.4 | SFD_PLAN 2 B ELEVATIONS |
| A3.5.5 | SFD_PLAN 2 C ELEVATIONS |
| A3.5.6 | SFD_PLAN 1 A-ALT ELEVATIONS |
| A3.5.7 | SFD_PLAN 1 B-ALT ELEVATIONS |
| A3.5.8 | SFD_PLAN 1 C-ALT ELEVATIONS |
| A3.5.9 | SFD_PLAN 2 A-ALT ELEVATIONS |
| A3.5.10 | SFD_PLAN 2 B-ALT ELEVATIONS |
| A3.5.11 | SFD_PLAN 2 C-ALT ELEVATIONS |
| A3.6.0 | SFD_PLAN 1 SECTIONS |
| A3.6.1 | SFD_PLAN 2 SECTIONS |
| A3.7.0 | SFD_STYLE A COLOR-MATERIAL SCHEMES |
| A3.7.1 | SFD_STYLE B COLOR-MATERIAL SCHEMES |
| A3.7.2 | SFD_STYLE C COLOR-MATERIAL SCHEMES |

## PROJECT INFORMATION

**Clearview Housing Development**

| | | |
|---|---|---|
| Site Address: | 3000 Clearview Way, San Mateo, CA<br>3155 Clearview Way, San Mateo, CA | |
| Accessors Parcel No.: | 041-361-120, 041-361-130 | |
| Existing Zoning: | E1-1 -- Executive Park | |
| Site Area (Gross): | 21.87 AC+/- | 952,657 SQ. FT. +/- |
| Site Area (Net): | 14.02 AC+/- | 610,543 SQ. FT. |

## BUILDING TYPE SUMMARY

| Typology | Building Plex | # of Buildings on Site | Total Units Per Building (Units Unique per Typology) | | | | | | | Total Units on Site | | | | | | Total Units | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | P1 | P2/P2 Alt 1 | P2 Alt 2 | P3 | P4 | P5 | Building Total Gross Area (CBC/SB330) ** | Building Total Gross Area (SMMC) *** | P1 | P2/P2 Alt 1 | P2 Alt 2 | P3 | P4 | P5 | | Site Total Gross Area (CBC/SB330) ** | Site Total Gross Area (SMMC) *** |
| BT - 3 Story Townhouses - Boxtowns | 5-Plex (C Style) | 1 | 1 | 2 | 0 | 2 | NA | NA | 14,611 SF | 12,932 SF | 1 | 2 | 0 | 2 | NA | NA | 5 | 14,611 SF | 12,932 SF |
| | 5X-Plex (A Style) | 1 | 1 | 2 | 1 | 1 | | | 14,260 SF | 12,724 SF | 1 | 2 | 1 | 1 | | | 5 | 14,260 SF | 12,724 SF |
| | 5X-Plex (C Style) | 1 | 1 | 3 | 0 | 1 | | | 14,389 SF | 12,764 SF | 1 | 3 | 0 | 1 | | | 5 | 14,389 SF | 12,764 SF |
| | 6-Plex (A Style) | 2 | 2 | 1 | 1 | 2 | | | 16,822 SF | 14,975 SF | 4 | 2 | 2 | 4 | | | 12 | 33,644 SF | 29,950 SF |
| | 6-Plex (C Style) | 1 | 2 | 2 | 0 | 2 | | | 16,966 SF | 15,030 SF | 2 | 2 | 0 | 2 | | | 6 | 16,966 SF | 15,030 SF |
| | 6X-Plex (A Style) | 1 | 2 | 2 | 1 | 1 | | | 16,615 SF | 14,822 SF | 2 | 2 | 1 | 1 | | | 6 | 16,615 SF | 14,822 SF |
| | 6X-Plex (C Style) | 1 | 2 | 3 | 0 | 1 | | | 16,744 SF | 14,862 SF | 2 | 3 | 0 | 1 | | | 6 | 16,744 SF | 14,862 SF |
| | 7-Plex (A Style) | 1 | 2 | 2 | 1 | 2 | | | 19,750 SF | 17,575 SF | 2 | 2 | 1 | 2 | | | 7 | 19,750 SF | 17,575 SF |
| | 7-Plex (C Style) | 1 | 2 | 3 | 0 | 2 | | | 19,880 SF | 17,616 SF | 2 | 3 | 0 | 2 | | | 7 | 19,880 SF | 17,616 SF |
| | 8-Plex (A Style) | 2 | 2 | 3 | 1 | 2 | | | 22,678 SF | 20,175 SF | 4 | 6 | 2 | 4 | | | 16 | 45,356 SF | 40,350 SF |
| | 8-Plex (C Style) | 1 | 2 | 4 | 0 | 2 | | | 22,794 SF | 20,202 SF | 2 | 4 | 0 | 2 | | | 8 | 22,794 SF | 20,202 SF |
| | *Total* | *13* | | | | | | | | | *23* | *31* | *7* | *22* | *0* | *0* | *83* | *235,009 SF* | *208,827 SF* |
| IT - 3 Story Townhouses - Interlocking | 7-Plex (A & B Style) | 6 | 2 | 1 | NA | 2 | 1 | 1 | 19,084 SF | 17,137 SF | 12 | 6 | NA | 12 | 6 | 6 | 42 | 114,504 SF | 102,822 SF |
| | 8-Plex (A & B Style) | 3 | 2 | 2 | NA | 2 | 2 | 0 | 22,284 SF | 20,028 SF | 6 | 6 | NA | 6 | 6 | 0 | 24 | 66,852 SF | 60,084 SF |
| | *Total* | *9* | | | | | | | | | *18* | *12* | | *18* | *12* | *6* | *66* | *181,356 SF* | *162,906 SF* |
| * Units with Accessible Ground Floor (10% of Townhome Units Required) | | | | | | | | | | | *(4) BT U2* | | | *(2) BT U3* | *(3) IT U4* | *(6) IT U5* | *15* | | |
| **BMR Units (15% of Total units or 33 Units) | | | | | | | | | | | *(13) BT U1 + (16) IT U1 + (2) IT U2 + (2) IT U3* | | | | | | *33* | | |
| SFD - Single Family Detached | P1 (A & C Style) | 19 | | | | | | | 3,200 SF | 2,841 SF | | | | | | | | 60,800 SF | 53,979 SF |
| | P1 (B Style) | 8 | | | | | | | 3,211 SF | 2,850 SF | | | | | | | | 25,688 SF | 22,800 SF |
| | P1 Alt (A & C Style) | 7 | | | | | | | 3,200 SF | 2,835 SF | | | | | | | | 22,400 SF | 19,845 SF |
| | P1 Alt (B Style) | 5 | | | | | | | 3,218 SF | 2,853 SF | | | | | | | | 16,090 SF | 14,265 SF |
| | P2 (A,B,C Style) | 23 | | | | | | | 3,532 SF | 3,206 SF | | | | | | | | 81,236 SF | 73,738 SF |
| | P2 Alt (A,B,C Style) | 11 | | | | | | | 3,532 SF | 3,170 SF | | | | | | | | 38,852 SF | 34,870 SF |
| | *Total* | *73* | | | | | | | | | | | | | | | *73* | *245,066 SF* | *219,497 SF* |
| **Total Buildings On Site** | | **95** | | | | | | | | | | | | | | | **222** | **661,431 SF** | **591,230 SF** |

## UNIT SUMMARY

BT - 3 Story Townhouses - Boxtowns

| Unit Name | Description | Garage Type | Garage Area (SF) | Covered Second Floor Balcony (SF) | Roof Top Deck Area (SF) | Net Living Area (SF) * | Gross Floor Area (SB330) ** | Gross Floor Area (SMMC) *** | Site Total DU | % | Site Total Net SF * | Site Total Gross (CBC/SB330) ** | Site Total Gross (SMMC) *** | Site Total Garage Area (SF) | Site Total Covered Second Floor Balcony (SF) | Site Total Roof Top Deck Area (SF) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Plan 1 (A & C Style) (13 BMR) | 3bd/3.5ba | Side x Side | 393 SF | 109 SF | 0 SF | 1,668 SF | 2,355 SF | 2,098 SF | 23 DU | 28% | 38,364 SF | 54,165 SF | 48,254 SF | 9,039 SF | 2,507 SF | 0 SF |
| Plan 2 Interior Unit (A Style) | 4bd/3.5ba/RTD | Side x Side | 454 SF | 87 SF | 380 SF | 2,091 SF | 2,928 SF | 2,600 SF | 12 DU | 14% | 25,092 SF | 35,136 SF | 31,200 SF | 5,448 SF | 1,044 SF | 4,560 SF |
| Plan 2 Interior Unit (C Style) | 4bd/3.5ba/RTD | Side x Side | 454 SF | 87 SF | 380 SF | 2,076 SF | 2,914 SF | 2,586 SF | 15 DU | 18% | 31,140 SF | 43,710 SF | 38,790 SF | 6,810 SF | 1,305 SF | 5,700 SF |
| Plan 2 Alt 1 (A Style) at X Plex | 4bd/3.5ba/RTD | Side x Side | 454 SF | 87 SF | 380 SF | 2,091 SF | 3,007 SF | 2,678 SF | 2 DU | 2% | 4,182 SF | 6,014 SF | 5,356 SF | 908 SF | 174 SF | 760 SF |
| Plan 2 Alt 1 (C Style) at X Plex | 4bd/3.5ba/RTD | Side x Side | 454 SF | 87 SF | 380 SF | 2,076 SF | 2,992 SF | 2,663 SF | 2 DU | 2% | 4,152 SF | 5,984 SF | 5,326 SF | 908 SF | 174 SF | 760 SF |
| Plan 2 Alt 2 (A Style) | 4bd/3.5ba | Side x Side | 454 SF | 87 SF | 0 SF | 2,091 SF | 2,756 SF | 2,517 SF | 7 DU | 8% | 14,637 SF | 19,292 SF | 17,619 SF | 3,178 SF | 609 SF | 0 SF |
| Plan 3 (A & C Style) | 4bd/3.5ba/RTD | Side x Side | 517 SF | 71 SF | 322 SF | 2,245 SF | 3,214 SF | 2,831 SF | 22 DU | 27% | 49,390 SF | 70,708 SF | 62,282 SF | 11,374 SF | 1,562 SF | 7,084 SF |
| **Subtotal** | | | | | | | | | **83 DU** | **100%** | **166,957 SF** | **235,009 SF** | **208,827 SF** | **37,665 SF** | **7,375 SF** | **18,864 SF** |

IT - 3 Story Townhouses - Interlocking

| Unit Name | Description | Garage | Garage Area (SF) | Covered Second Floor Balcony (SF) | Roof Top Deck (SF) | Net Living Area (SF) * | Gross Floor Area (SB330) ** | Gross Floor Area (SMMC) *** | Site Total DU | % | Site Total Net SF * | Site Total Gross (CBC/SB330) ** | Site Total Gross (SMMC) *** | Site Total Garage Area (SF) | Site Total Covered Second Floor Balcony (SF) | Site Total Roof Top Deck (SF) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Plan 1 (A & B Style) (16 BMR) | 3bd/3ba | 2-car Tandem | 646 SF | 61 SF | 0 SF | 1,382 SF | 2,267 SF | 2,050 SF | 18 DU | 27% | 24,876 SF | 40,806 SF | 36,900 SF | 11,628 SF | 1,098 SF | 0 SF |
| Plan 2 (A & B Style) (2 BMR) | 3bd/3ba | 2-car Tandem | 658 SF | 82 SF | 0 SF | 1,734 SF | 2,664 SF | 2,421 SF | 12 DU | 18% | 20,808 SF | 31,968 SF | 29,052 SF | 7,896 SF | 984 SF | 0 SF |
| Plan 3 (A & B Style) (2 BMR) | 3bd/3.5ba/RTD | Side x Side | 483 SF | 98 SF | 321 SF | 1,992 SF | 2,863 SF | 2,504 SF | 18 DU | 27% | 35,856 SF | 51,534 SF | 45,072 SF | 8,694 SF | 1,764 SF | 5,778 SF |
| Plan 4 (A & B Style) | 4bd/3.5ba/RTD | Side x Side | 574 SF | 82 SF | 341 SF | 2,388 SF | 3,348 SF | 3,039 SF | 12 DU | 18% | 28,656 SF | 40,176 SF | 36,468 SF | 6,888 SF | 984 SF | 4,092 SF |
| Plan 5 (A & B Style) | 4bd/3.5ba | Side x Side | 471 SF | 88 SF | 0 SF | 2,026 SF | 2,812 SF | 2,569 SF | 6 DU | 9% | 12,156 SF | 16,872 SF | 15,414 SF | 2,826 SF | 528 SF | 0 SF |
| **Subtotal** | | | | | | | | | **66 DU** | **100%** | **122,352 SF** | **181,356 SF** | **162,906 SF** | **37,932 SF** | **5,358 SF** | **9,870 SF** |

SFD - 3 Story Single Family Detached

| Unit Name | Description | Garage | Garage Area (SF) | Covered Second Floor Balcony (SF) | Roof Top Deck (SF) **** | Private Yard (SF) Varies (typ. min. shown) | Gross Living Area (SF) * | Gross Floor Area (SB330) ** | Gross Floor Area (SMMC) *** | Site Total DU | % | Site Total Gross SF * | Site Total Gross (CBC/SB330) ** | Site Total Gross (SMMC) *** | Site Total Garage Area (SF) | Site Total Covered Second Floor Balcony (SF) | Site Total Roof Top Deck (SF) **** | Site Total Private Yard (SF) Varies (typ. min. shown) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Plan 1 (A & C Style) | 4bd/3.5ba/RTD | Side x Side | 470 SF | 88 SF | 359 SF | 185 SF | 2,476 SF | 3,200 SF | 2,841 SF | 19 DU | 26% | 47,044 SF | 60,800 SF | 53,979 SF | 8,930 SF | 1,672 SF | 6,821 SF | 3,515 SF |
| Plan 1 (B Style) | 4bd/3.5ba/RTD | Side x Side | 470 SF | 88 SF | 359 SF | 185 SF | 2,485 SF | 3,211 SF | 2,850 SF | 8 DU | 11% | 19,880 SF | 25,688 SF | 22,800 SF | 3,760 SF | 704 SF | 2,872 SF | 1,480 SF |
| Plan 1 Alt (A & C Style) | 4bd/3.5ba/RTD | Side x Side | 470 SF | 90 SF | 359 SF | 185 SF | 2,469 SF | 3,200 SF | 2,835 SF | 7 DU | 10% | 17,283 SF | 22,400 SF | 19,845 SF | 3,290 SF | 630 SF | 2,513 SF | 1,295 SF |
| Plan 1 Alt (B Style) | 4bd/3.5ba/RTD | Side x Side | 470 SF | 90 SF | 359 SF | 185 SF | 2,488 SF | 3,218 SF | 2,853 SF | 5 DU | 7% | 12,440 SF | 16,090 SF | 14,265 SF | 2,350 SF | 450 SF | 1,795 SF | 925 SF |
| Plan 2 (A,B,C Style) | 4bd/3.5ba/RTD | Side x Side | 490 SF | 70 SF | 318 SF | 196 SF | 2,780 SF | 3,532 SF | 3,206 SF | 23 DU | 32% | 63,940 SF | 81,236 SF | 73,738 SF | 11,270 SF | 1,610 SF | 7,314 SF | 4,508 SF |
| Plan 2 Alt (A,B,C Style) | 4bd/3.5ba/RTD | Side x Side | 490 SF | 103 SF | 318 SF | 196 SF | 2,858 SF | 3,532 SF | 3,170 SF | 11 DU | 15% | 31,438 SF | 38,852 SF | 34,870 SF | 5,390 SF | 1,133 SF | 3,498 SF | 2,156 SF |
| **Subtotal** | | | | | | | | | | **73 DU** | **100%** | **160,587 SF** | **245,066 SF** | **219,497 SF** | **29,600 SF** | **5,066 SF** | **21,315 SF** | **11,723 SF** |

* Gross Living Area (SFD) Includes space within outside perimeter of exterior walls surrounding conditioned living space (including exterior walls).
* Net Living Area (IT, BT Townhouses) Includes space within inside perimeter of exterior walls (excluding exterior walls).
** CBC/SB330 Gross Floor Area includes all area within exterior walls on each level; garages, walls, covered porches, balconies, architectural projections, etc.
*** SMMC Gross Floor Area see SMMC 27.04.200 (b & d) for full Floor Area definition, and full list of floor area exclusions (incudes all area within exterior walls on each level; garages, architectural projections, but excludes porches, decks, etc.)
**** Area Meets Requirement for Open Parcel Area-Improved Outdoor Living-Roof Deck

| | | | Site Total SF * | Site Total Gross (CBC/SB330) ** | Site Total Gross (SMMC) *** |
|---|---|---|---|---|---|
| **Site Total** (SFD+IT+BT) | **222 DU** | | **449,896 SF** | **661,431 SF** | **591,230 SF** |
| **Average Unit Size** | 2,663 SF | | | | |
| **Density** | **15.8** | DU/NET AC | | | |

## SB330 GROSS SQUARE FOOTAGE CALCULATION

| Building Type | Originial No. of Units | Current Proposed No. of Units | Original Site Total Gross (SF) ** | Current Site Total Gross SB330 (SF) ** | Percentage Difference |
|---|---|---|---|---|---|
| BT - 3 Story Townhouses - Boxtowns | 83 | 83 | 246,942 SF | 235,009 SF | |
| IT - 3 Story Townhouses - Interlocking | 66 | 66 | 192,057 SF | 181,356 SF | |
| SFD - 3 Story Single Family Detached | 73 | 73 | 261,717 SF | 245,066 SF | |
| **Total** | 222 | **222** | 700,716 SF | **661,431 SF** | **-5.61%** |

## BMR UNIT SUMMARY (Required)

| | | | | |
|---|---|---|---|---|
| 15% of Total Units | 222 DU X .15 = | **33 DU** | **Required** | |

## BMR UNIT SUMMARY (Provided)

| Unit Name | Description | Garage Type | Gross Floor Area (SMMC) *** | Site Total DU | BMR Distribution |
|---|---|---|---|---|---|
| BT - 3 Story Townhouses - Boxtowns | | | | | |
| Plan 1 (A & C Style) (13 BMR) | 3bd/3.5ba | Side x Side | 2,098 SF | 23 DU | 13 DU |
| Plan 2 Interior Unit (A Style) | 4bd/3.5ba/RTD | Side x Side | 2,600 SF | 12 DU | 0 DU |
| Plan 2 Interior Unit (C Style) | 4bd/3.5ba/RTD | Side x Side | 2,586 SF | 15 DU | 0 DU |
| Plan 2 Alt 1 (A Style) at X Plex | 4bd/3.5ba/RTD | Side x Side | 2,678 SF | 2 DU | 0 DU |
| Plan 2 Alt 1 (C Style) at X Plex | 4bd/3.5ba/RTD | Side x Side | 2,663 SF | 2 DU | 0 DU |
| Plan 2 Alt 2 (A Style) | 4bd/3.5ba | Side x Side | 2,517 SF | 7 DU | 0 DU |
| Plan 3 (A & C Style) | 4bd/3.5ba/RTD | Side x Side | 2,831 SF | 22 DU | 0 DU |
| *Subtotal* | | | | *83 DU* | *13 DU* |
| IT - 3 Story Townhouses - Interlocking | | | | | |
| Plan 1 (A & B Style) (16 BMR) | 3bd/3ba | 2-car Tandem | 2,050 SF | 18 DU | 16 DU |
| Plan 2 (A & B Style) (2 BMR) | 3bd/3ba | 2-car Tandem | 2,421 SF | 12 DU | 2 DU |
| Plan 3 (A & B Style) (2 BMR) | 3bd/3.5ba/RTD | Side x Side | 2,504 SF | 18 DU | 2 DU |
| Plan 4 (A & B Style) | 4bd/3.5ba/RTD | Side x Side | 3,039 SF | 12 DU | 0 DU |
| Plan 5 (A & B Style) | 4bd/3.5ba | Side x Side | 2,569 SF | 6 DU | 0 DU |
| *Subtotal* | | | | *66 DU* | *20 DU* |
| SFD - 3 Story Single Family Detached | | | | | |
| Plan 1 (A & C Style) | 4bd/3.5ba/RTD | Side x Side | 2,841 SF | 19 DU | 0 DU |
| Plan 1 (B Style) | 4bd/3.5ba/RTD | Side x Side | 2,850 SF | 8 DU | 0 DU |
| Plan 1 Alt (A & C Style) | 4bd/3.5ba/RTD | Side x Side | 2,835 SF | 7 DU | 0 DU |
| Plan 1 Alt (B Style) | 4bd/3.5ba/RTD | Side x Side | 2,853 SF | 5 DU | 0 DU |
| Plan 2 (A,B,C Style) | 4bd/3.5ba/RTD | Side x Side | 3,206 SF | 23 DU | 0 DU |
| Plan 2 Alt (A,B,C Style) | 4bd/3.5ba/RTD | Side x Side | 3,170 SF | 11 DU | 0 DU |
| *Subtotal* | | | | *73 DU* | *0 DU* |
| **Total** | | | | 222 DU | **33 DU** |

## PARKING REQUIRED SUMMARY

| | | | | |
|---|---|---|---|---|
| Total Floor Area for Parking Requirements (See SMMC 27.18.110) | | 105,197 SF | | |
| Single Family Off-Street Parking | 73 x 2 | 146 | | |
| Multi-Family Off-Street Parking & Loading | 149x2 | 298 | | |
| **Total In-Garage** | | **444** | | |
| **Visitor Parking Required for Multi-Family** | | **30** | 0.20 ratio | Visitor Parking |
| Accessible | | 3 | | |
| EV Capable | | 6 | | |
| Loading | | 1 | | |
| **Site Total Vehicle Parking** | | **474** spaces | 2.13 ratio | Total Parking |
| | | | | |
| **Bike Parking** | | | | |
| Single-Family | 73 x 0 | 0 spaces required | | |
| Multi-Family Short-Term | 149 x .15 | 22 Short-Term Spaces Required | | |
| Multi-Family Long-Term | 149 x 1.5 | 224 Long-Term Spaces Required | | |

## PARKING PROVIDED SUMMARY

| | | | | |
|---|---|---|---|---|
| Single Family In-Garage | 73 x 2 | 146 | | |
| Townhouse In-Garage | 149x2 | 298 | 30 *Tandem parked spaces* | |
| **Total In-Garage** | | **444** | | |
| **Total On-Street** | | **41** | 0.28 ratio | Per MF DU for 149 DU |
| Standard Guest | | 32 | 0.18 ratio | Per all proposed DU |
| Accessible | | 3 | | |
| EV Capable | | 6 | | |
| **Site Total** | | **485** spaces | 2.18 ratio | Total Parking |
| Loading | | 1 | | |

## SINGLE-FAMILY (SFD) & TOWNHOUSE (BT, IT) RESIDENCE DATA INFORMATION

| | | | | |
|---|---|---|---|---|
| Site Address: | | | 3000 Clearview Way, San Mateo, CA | 3155 Clearview Way, San Mateo, CA |
| APN | | | 041-361-120 | 041-361-130 |
| Zoning Classification | | | E1-1 -- Executive Park | |
| Lot Size (Sq. Ft.): (Varies-Minimum Shown) | | SFD Lots | +/- 1,711 (P1) | +/- 1,856 (P2) |
| Tallest Building Height per SMMC (existing grade to highest plate height, excluding stair penthouse) | | SFD Lot 19 | 74.7ft | |
| Tallest Building Height (proposed grade to highest point of exterior construction) | | IT 2, 3, 6, &7 | 48.5ft | |
| No. of Stories | | | 3 Stories + Roof Top Deck | |
| Proposed Number of SFD Units | | 4 Bed | 73 DU | |
| Proposed number of TH Units | | Total | 149 DU | |
| | | 3 Bed | 71 DU | |
| | | 4 Bed | 78 DU | |
| Proposed Number of BMR Units (by affordability) | | 15% | 33 DU | |
| List of All Protected Trees including Species and Size | | | See Landscape Set | |
| Total Area of new and rehabilitated landscape area (Sq. Ft.) | (at-grade open parcel area) | Site-Wide | 136,275 SF | |
| Cubic Yards of Soil Disturbance<br>(required in order to determine if a Stormwater Pollution Prevention Construction Permit is Required) | | Site-Wide | +/-74,500 cubic yards | |

## UNIT SUMMARY BY BEDROOM COUNT & OPEN PARCEL AREA AS COMPARED TO R-3 STANDARDS

| Bedroom Count | No. of DU per Bedroom | Standard | |
|---|---|---|---|
| **3-BEDROOM UNITS** | 71 DU | 200SF/ 1ST BED | 14,200 SF |
| | | 100SF/ EA BED AFTER | 14,200 SF |
| **4-BEDROOM UNITS** | 151 DU | 200SF/ 1ST BED | 30,200 SF |
| | | 100SF/ EA BED AFTER | 45,300 SF |
| **Total Open Parcel Area as compared to R-3 Standards** | | | **103,900 SF** |
| **Total Open Parcel Area required is 35% min of Net Developable Area for E1-1 Zoning** | | | **213,690 SF** |

## OPEN PARCEL AREA PROVIDED SUMMARY

| | |
|---|---|
| Total At-Grade Open Parcel Area Provided | 136,275 SF |
| Total Roof Top Decks (6' min. dim. / 100 SF min.) | 50,049 SF |
| **Site Total Open Parcel Area & Private Improved Outdoor Living** | **186,324 SF** |

## PROJECT INFORMATION

**Clearview Housing Development**

| | | |
|---|---|---|
| Site Address: | 3000 Clearview Way, San Mateo, CA<br>3155 Clearview Way, San Mateo, CA | |
| Accessors Parcel No.: | 041-361-120, 041-361-130 | |
| Existing Zoning: | E1-1 -- Executive Park | |
| Site Area (Gross): | 21.87 AC+/- | 952,657 SQ. FT. +/- |
| Site Area (Net): | 14.02 AC+/- | 610,543 SQ. FT. |

### SB330 GROSS SQUARE FOOTAGE CALCULATION

| Building Type | Original No. of Units | Current Proposed No. of Units | Original Site Total Gross (SF) ** | Current Site Total Gross SB330 (SF) ** |
|---|---|---|---|---|
| BT - 3 Story Townhouses - Boxtowns | 83 | 83 | 246,942 SF | 235,009 SF |
| IT - 3 Story Townhouses - Interlocking | 66 | 66 | 192,057 SF | 181,356 SF |
| SFD - 3 Story Single Family Detached | 73 | 73 | 261,717 SF | 245,066 SF |
| **Total** | 222 | **222** | 700,716 SF | **661,431 SF** |

### BUILDING TYPE SUMMARY

| Typology | Building Plex | # of Buildings on Site | Total Units Per Building (Units Unique per Typology) P1 | P2/P2 Alt 1 | P2 Alt 2 | P3 | P4 | P5 | Building Total Gross Area (CBC/SB330) ** | Building Total Gross Area (SMMC) *** | Total Units on Site P1 | P2/P2 Alt 1 | P2 Alt 2 | P3 | P4 | P5 | Total Units | Site Total Gross Area (CBC/SB330) ** | Site Total Gross Area (SMMC) *** |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BT - 3 Story Townhouses - Boxtowns | 5-Plex (C Style) | 1 | 1 | 2 | 0 | 2 | | | 14,611 SF | 12,932 SF | 1 | 2 | 0 | 2 | | | 5 | 14,611 SF | 12,932 SF |
| | 5X-Plex (A Style) | 1 | 1 | 2 | 1 | 1 | | | 14,260 SF | 12,724 SF | 1 | 2 | 1 | 1 | | | 5 | 14,260 SF | 12,724 SF |
| | 5X-Plex (C Style) | 1 | 1 | 3 | 0 | 1 | | | 14,389 SF | 12,764 SF | 1 | 3 | 0 | 1 | | | 5 | 14,389 SF | 12,764 SF |
| | 6-Plex (A Style) | 2 | 2 | 1 | 1 | 2 | | | 16,822 SF | 14,975 SF | 4 | 2 | 2 | 4 | | | 12 | 33,644 SF | 29,950 SF |
| | 6-Plex (C Style) | 1 | 2 | 2 | 0 | 2 | | | 16,966 SF | 15,030 SF | 2 | 2 | 0 | 2 | | | 6 | 16,966 SF | 15,030 SF |
| | 6X-Plex (A Style) | 1 | 2 | 2 | 1 | 1 | NA | NA | 16,615 SF | 14,822 SF | 2 | 2 | 1 | 1 | NA | NA | 6 | 16,615 SF | 14,822 SF |
| | 6X-Plex (C Style) | 1 | 2 | 3 | 0 | 1 | | | 16,744 SF | 14,862 SF | 2 | 3 | 0 | 1 | | | 6 | 16,744 SF | 14,862 SF |
| | 7-Plex (A Style) | 1 | 2 | 2 | 1 | 2 | | | 19,750 SF | 17,575 SF | 2 | 2 | 1 | 2 | | | 7 | 19,750 SF | 17,575 SF |
| | 7-Plex (C Style) | 1 | 2 | 3 | 0 | 2 | | | 19,880 SF | 17,616 SF | 2 | 3 | 0 | 2 | | | 7 | 19,880 SF | 17,616 SF |
| | 8-Plex (A Style) | 2 | 2 | 3 | 1 | 2 | | | 22,678 SF | 20,175 SF | 4 | 6 | 2 | 4 | | | 16 | 45,356 SF | 40,350 SF |
| | 8-Plex (C Style) | 1 | 2 | 4 | 0 | 2 | | | 22,794 SF | 20,202 SF | 2 | 4 | 0 | 2 | | | 8 | 22,794 SF | 20,202 SF |
| | *Total* | *13* | | | | | | | | | *23* | *31* | *7* | *22* | *0* | *0* | *83* | *235,009 SF* | *208,827 SF* |
| IT - 3 Story Townhouses - Interlocking | 7-Plex (A & B Style) | 6 | 2 | 1 | NA | 2 | 1 | 1 | 19,084 SF | 17,137 SF | 12 | 6 | NA | 12 | 6 | 6 | 42 | 114,504 SF | 102,822 SF |
| | 8-Plex (A & B Style) | 3 | 2 | 2 | NA | 2 | 2 | 0 | 22,284 SF | 20,028 SF | 6 | 6 | NA | 6 | 6 | 0 | 24 | 66,852 SF | 60,084 SF |
| | *Total* | *9* | | | | | | | | | *18* | *12* | | *18* | *12* | *6* | *66* | *181,356 SF* | *162,906 SF* |
| * Units with Accessible Ground Floor (10% of Townhome Units Required) | | | | | | | | | | | | *(4) BT U2* | | *(2) BT U3* | *(3) IT U4* | *(6) IT U5* | *15* | | |
| **BMR Units (15% of Total units or 33 Units) | | | | | | | | | | | *(13) BT U1 + (16) IT U1 + (2) IT U2 + (2) IT U3* | | | | | | *33* | | |
| SFD - Single Family Detached | P1 (A & C Style) | 19 | | | | | | | 3,200 SF | 2,841 SF | | | | | | | | 60,800 SF | 53,979 SF |
| | P1 (B Style) | 8 | | | | | | | 3,211 SF | 2,850 SF | | | | | | | | 25,688 SF | 22,800 SF |
| | P1 Alt (A & C Style) | 7 | | | | | | | 3,200 SF | 2,835 SF | | | | | | | | 22,400 SF | 19,845 SF |
| | P1 Alt (B Style) | 5 | | | | | | | 3,218 SF | 2,853 SF | | | | | | | | 16,090 SF | 14,265 SF |
| | P2 (A,B,C Style) | 23 | | | | | | | 3,532 SF | 3,206 SF | | | | | | | | 81,236 SF | 73,738 SF |
| | P2 Alt (A,B,C Style) | 11 | | | | | | | 3,532 SF | 3,170 SF | | | | | | | | 38,852 SF | 34,870 SF |
| | *Total* | *73* | | | | | | | | | | | | | | | *73* | *245,066 SF* | *219,497 SF* |
| **Total Buildings On Site** | | **95** | | | | | | | | | | | | | | | **222** | **661,431 SF** | **591,230 SF** |

### PARKING REQUIRED SUMMARY

| | | | | |
|---|---|---|---|---|
| Total Floor Area for Parking Requirements (See SMMC 27.18.110) | | 105,197 SF | | |
| Single Family Off-Street Parking | 73 x 2 | 146 | | |
| Multi-Family Off-Street Parking & Loading | 149x2 | 298 | | |
| **Total In-Garage** | | **444** | | |
| **Visitor Parking Required for Multi-Family** | | **30** | 0.20 ratio | Visitor Parking |
| Accessible | | 3 | | |
| EV Capable | | 6 | | |
| Loading | | 1 | | |
| **Site Total Vehicle Parking** | | **474** spaces | 2.13 ratio | Total Parking |
| | | | | |
| **Bike Parking** | | | | |
| Single-Family | 73 x 0 | 0 spaces required | | |
| Multi-Family Short-Term | 149 x .15 | 22 Short-Term Spaces Required | | |
| Multi-Family Long-Term | 149 x 1.5 | 224 Long-Term Spaces Required | | |

### PARKING PROVIDED SUMMARY

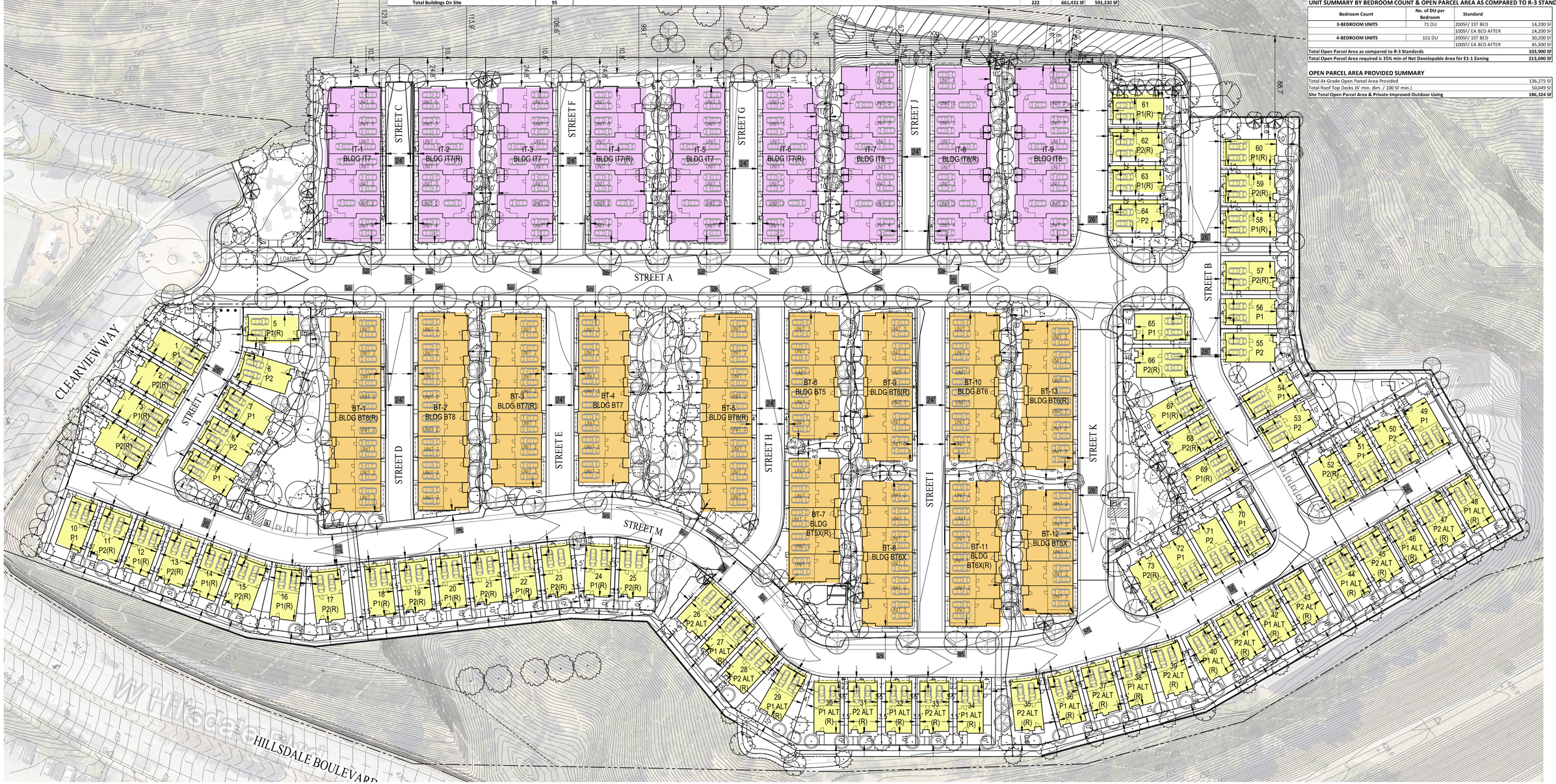
| | | | | |
|---|---|---|---|---|
| Single Family In-Garage | 73 x 2 | 146 | | |
| Townhouse In-Garage | 149x2 | 298 | 30 | *Tandem parked spaces* |
| **Total In-Garage** | | **444** | | |
| **Total On-Street** | | **41** | 0.28 ratio | Per MF DU for 149 DU |
| Standard Guest | | 32 | 0.18 ratio | Per all proposed DU |
| Accessible | | 3 | | |
| EV Capable | | 6 | | |
| **Site Total** | | **485** spaces | 2.18 ratio | Total Parking |
| Loading | | 1 | | |

### UNIT SUMMARY BY BEDROOM COUNT & OPEN PARCEL AREA AS COMPARED TO R-3 STANDARDS

| Bedroom Count | No. of DU per Bedroom | Standard | |
|---|---|---|---|
| **3-BEDROOM UNITS** | 71 DU | 200SF/ 1ST BED | 14,200 SF |
| | | 100SF/ EA BED AFTER | 14,200 SF |
| **4-BEDROOM UNITS** | 151 DU | 200SF/ 1ST BED | 30,200 SF |
| | | 100SF/ EA BED AFTER | 45,300 SF |
| **Total Open Parcel Area as compared to R-3 Standards** | | | **103,900 SF** |
| **Total Open Parcel Area required is 35% min of Net Developable Area for E1-1 Zoning** | | | **213,690 SF** |

### OPEN PARCEL AREA PROVIDED SUMMARY

| | |
|---|---|
| Total At-Grade Open Parcel Area Provided | 136,275 SF |
| Total Roof Top Decks (6' min. dim. / 100 SF min.) | 50,049 SF |
| **Site Total Open Parcel Area & Private Improved Outdoor Living** | **186,324 SF** |





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cbg CIVIL ENGINEERS SURVEYORS PLANNERS — SAN RAMON · ROSEVILLE
JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN LLC
HARVEST PROPERTIES

Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104


**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 20 40 80 Scale 1" = 40'

**ARCHITECTURAL SITE EXHIBIT**

**A0.2.0**







NTS

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San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**EXISTING SITE IMAGERY**

**A0.2.1**







PARKVIEW TERRACE APARTMENTS
1555 W HILLSDALE BLVD
SAN MATEO, CA 94402



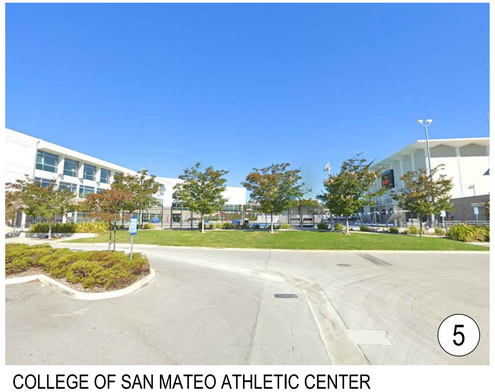

VITAS HEALTHCARE
3190 CLEARVIEW WAY
SAN MATEO, CA 94402



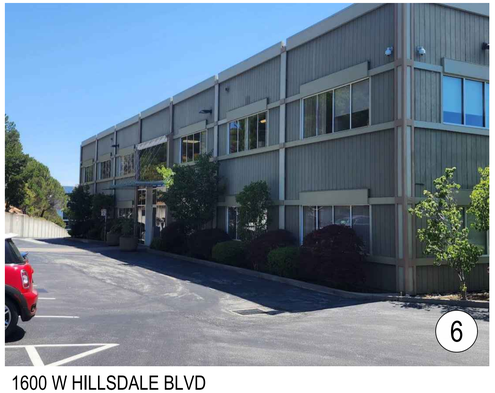

SERENDIPITY SCHOOL
3172 CLEARVIEW WAY
SAN MATEO, CA 94402




COLLEGE OF SAN MATEO FACILITIES
7 PERIMETER RD
SAN MATEO, CA 94402




COLLEGE OF SAN MATEO ATHLETIC CENTER
1700 W HILLSDALE BLVD
SAN MATEO, CA 94402




1600 W HILLSDALE BLVD
SAN MATEO, CA 94402

## ELEVATION STYLE LEGEND

- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

* SIDE ELEVATION ENHANCEMENT

STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET H
STREET I
STREET J
STREET K
STREET L
STREET M
W Hillsdale Blvd

IT-1 BLDG IT7
IT-2 BLDG IT7(R)
IT-3 BLDG IT7
IT-4 BLDG IT7(R)
IT-5 BLDG IT7
IT-6 BLDG IT7(R)
IT-7 BLDG IT8
IT-8 BLDG IT8(R)
IT-9 BLDG IT8

BT-1 BLDG BT8(R)
BT-2 BLDG BT8
BT-3 BLDG BT7(R)
BT-4 BLDG BT7
BT-5 BLDG BT8(R)
BT-6 BLDG BT5
BT-7 BLDG BT5X(R)
BT-8 BLDG BT6X
BT-9 BLDG BT6(R)
BT-10 BLDG BT6
BT-11 BLDG BT6X(R)
BT-12 BLDG BT5X
BT-13 BLDG BT6(R)

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69 P1(R) *
70 P1 *
71 P2
72 P1
73 P2(R) *


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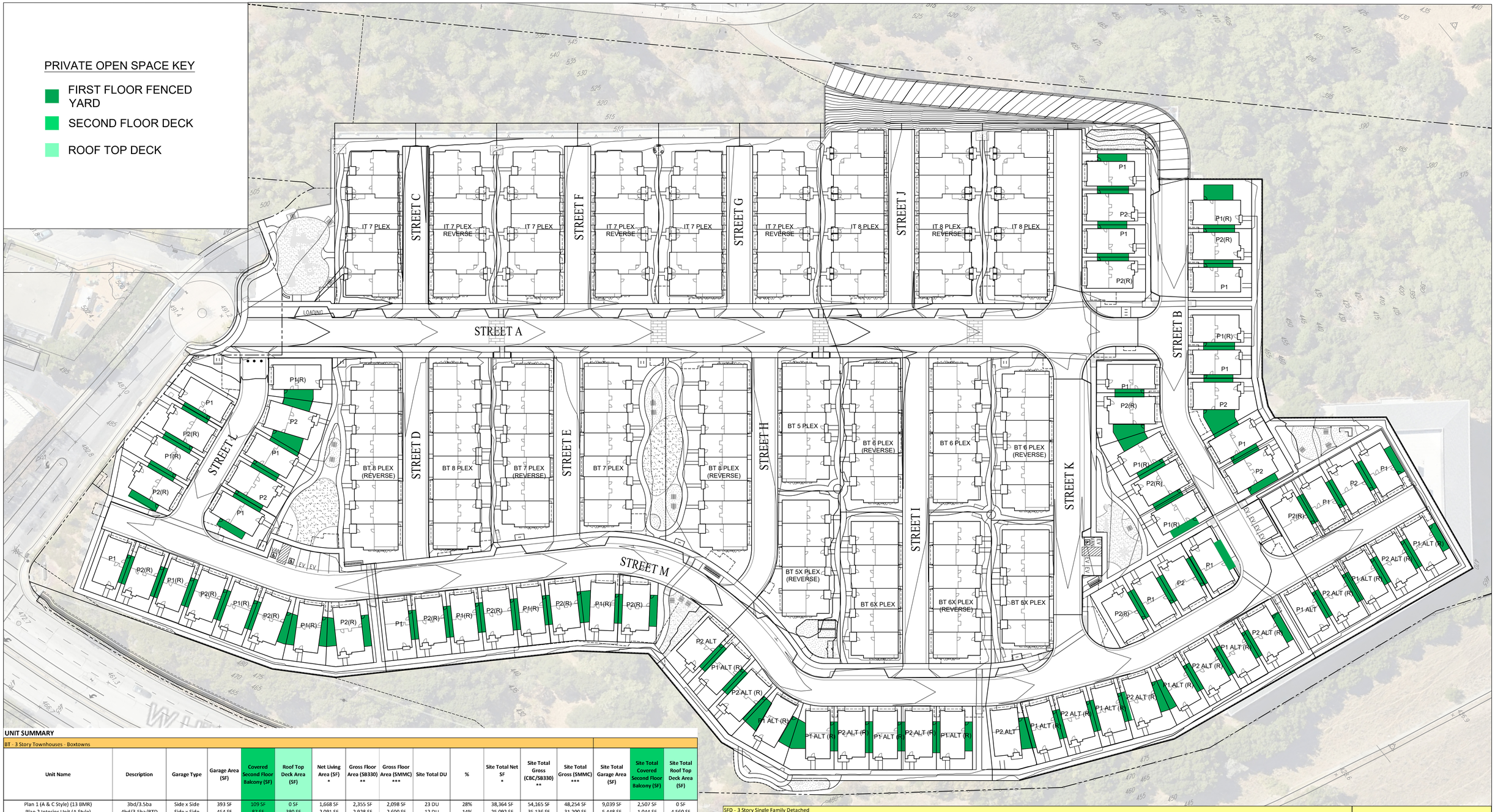
**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 20 40 80 Scale 1" = 40'

**ARCHITECTURAL STYLE PLOTTING** **A0.2.3**

PRIVATE OPEN SPACE KEY

- FIRST FLOOR FENCED YARD
- SECOND FLOOR DECK
- ROOF TOP DECK




## UNIT SUMMARY

**BT** - 3 Story Townhouses - Boxtowns

| Unit Name | Description | Garage Type | Garage Area (SF) | Covered Second Floor Balcony (SF) | Roof Top Deck Area (SF) | Net Living Area (SF) * | Gross Floor Area (SB330) ** | Gross Floor Area (SMMC) *** | Site Total DU | % | Site Total Net SF * | Site Total Gross (CBC/SB330) ** | Site Total Gross (SMMC) *** | Site Total Garage Area (SF) | Site Total Covered Second Floor Balcony (SF) | Site Total Roof Top Deck Area (SF) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Plan 1 (A & C Style) (13 BMR) | 3bd/3.5ba | Side x Side | 393 SF | 109 SF | 0 SF | 1,668 SF | 2,355 SF | 2,098 SF | 23 DU | 28% | 38,364 SF | 54,165 SF | 48,254 SF | 9,039 SF | 2,507 SF | 0 SF |
| Plan 2 Interior Unit (A Style) | 4bd/3.5ba/RTD | Side x Side | 454 SF | 87 SF | 380 SF | 2,091 SF | 2,928 SF | 2,600 SF | 12 DU | 14% | 25,092 SF | 35,136 SF | 31,200 SF | 5,448 SF | 1,044 SF | 4,560 SF |
| Plan 2 Interior Unit (C Style) | 4bd/3.5ba/RTD | Side x Side | 454 SF | 87 SF | 380 SF | 2,076 SF | 2,914 SF | 2,586 SF | 15 DU | 18% | 31,140 SF | 43,710 SF | 38,790 SF | 6,810 SF | 1,305 SF | 5,700 SF |
| Plan 2 Alt 1 (A Style) at X Plex | 4bd/3.5ba/RTD | Side x Side | 454 SF | 87 SF | 380 SF | 2,091 SF | 3,007 SF | 2,678 SF | 2 DU | 2% | 4,182 SF | 6,014 SF | 5,356 SF | 908 SF | 174 SF | 760 SF |
| Plan 2 Alt 1 (C Style) at X Plex | 4bd/3.5ba/RTD | Side x Side | 454 SF | 87 SF | 380 SF | 2,076 SF | 2,992 SF | 2,663 SF | 2 DU | 2% | 4,152 SF | 5,984 SF | 5,326 SF | 908 SF | 174 SF | 760 SF |
| Plan 2 Alt 2 (A Style) | 4bd/3.5ba | Side x Side | 454 SF | 87 SF | 0 SF | 2,091 SF | 2,756 SF | 2,517 SF | 7 DU | 8% | 14,637 SF | 19,292 SF | 17,619 SF | 3,178 SF | 609 SF | 0 SF |
| Plan 3 (A & C Style) | 4bd/3.5ba/RTD | Side x Side | 517 SF | 71 SF | 322 SF | 2,245 SF | 3,214 SF | 2,831 SF | 22 DU | 27% | 49,390 SF | 70,708 SF | 62,282 SF | 11,374 SF | 1,562 SF | 7,084 SF |
| **Subtotal** | | | | | | | | | **83 DU** | **100%** | **166,957 SF** | **235,009 SF** | **208,827 SF** | **37,665 SF** | **7,375 SF** | **18,864 SF** |

**IT** - 3 Story Townhouses - Interlocking

| Unit Name | Description | Garage | Garage Area (SF) | Covered Second Floor Balcony (SF) | Roof Top Deck (SF) | Net Living Area (SF) * | Gross Floor Area (SB330) ** | Gross Floor Area (SMMC) *** | Site Total DU | % | Site Total Net SF * | Site Total Gross (CBC/SB330) ** | Site Total Gross (SMMC) *** | Site Total Garage Area (SF) | Site Total Covered Second Floor Balcony (SF) | Site Total Roof Top Deck (SF) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Plan 1 (A & B Style) (16 BMR) | 3bd/3ba | 2-car Tandem | 646 SF | 61 SF | 0 SF | 1,382 SF | 2,267 SF | 2,050 SF | 18 DU | 27% | 24,876 SF | 40,806 SF | 36,900 SF | 11,628 SF | 1,098 SF | 0 SF |
| Plan 2 (A & B Style) (2 BMR) | 3bd/3ba | 2-car Tandem | 658 SF | 82 SF | 0 SF | 1,734 SF | 2,664 SF | 2,421 SF | 12 DU | 18% | 20,808 SF | 31,968 SF | 29,052 SF | 7,896 SF | 984 SF | 0 SF |
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SFD - 3 Story Single Family Detached

| Unit Name | Description | Garage | Garage Area (SF) | Covered Second Floor Balcony (SF) | Roof Top Deck (SF) **** | Private Yard (SF) Varies (typ. min. shown) | Gross Living Area (SF) * | Gross Floor Area (SB330) ** | Gross Floor Area (SMMC) *** | Site Total DU | % | Site Total Gross SF * | Site Total Gross (CBC/SB330) ** | Site Total Gross (SMMC) *** | Site Total Garage Area (SF) | Site Total Covered Second Floor Balcony (SF) | Site Total Roof Top Deck (SF) **** | Site Total Private Yard (SF) Varies (typ. min. shown) |
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Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
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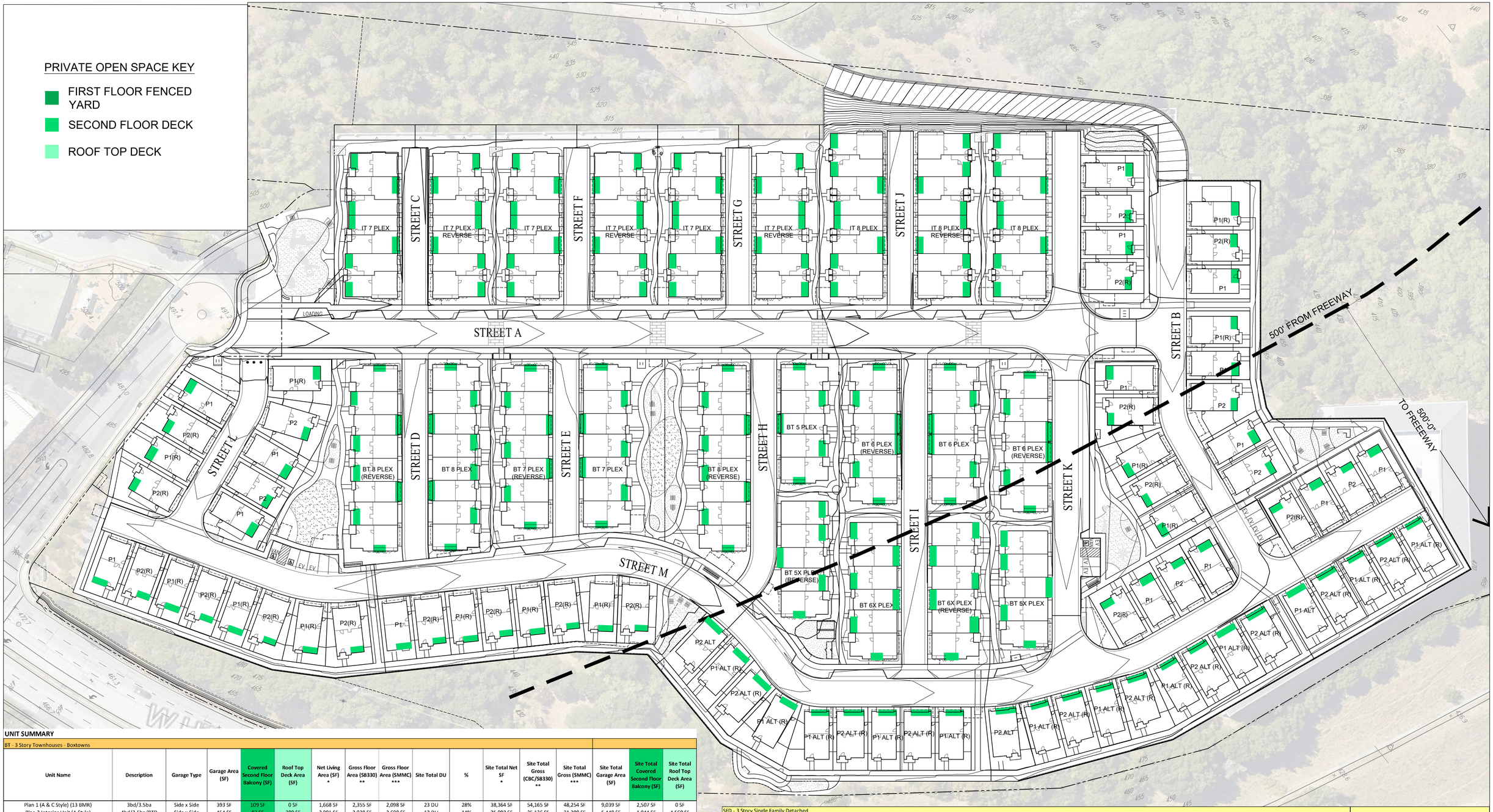
**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 20 40 80 Scale 1" = 40'

**PRIVATE OPEN SPACE EXHIBIT-SIDE YARD** **A0.2.4**

PRIVATE OPEN SPACE KEY

- FIRST FLOOR FENCED YARD
- SECOND FLOOR DECK
- ROOF TOP DECK




## UNIT SUMMARY

BT - 3 Story Townhouses - Boxtowns

| Unit Name | Description | Garage Type | Garage Area (SF) | Covered Second Floor Balcony (SF) | Roof Top Deck Area (SF) | Net Living Area (SF) * | Gross Floor Area (SB330) ** | Gross Floor Area (SMMC) *** | Site Total DU | % | Site Total Net SF * | Site Total Gross (CBC/SB330) ** | Site Total Gross (SMMC) *** | Site Total Garage Area (SF) | Site Total Covered Second Floor Balcony (SF) | Site Total Roof Top Deck Area (SF) |
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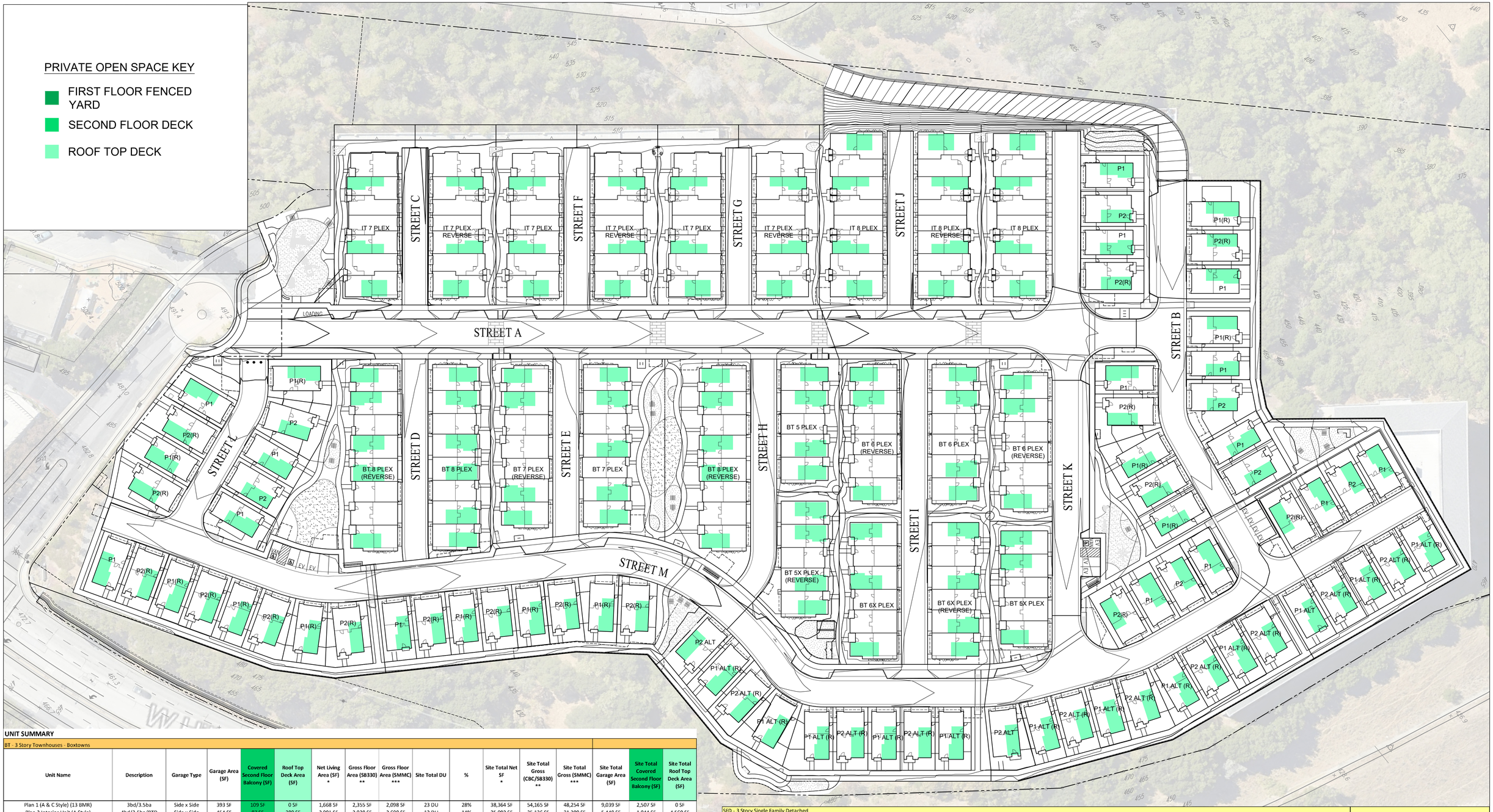
0 20 40 80 Scale 1" = 40'

**PRIVATE OPEN SPACE EXHIBIT-2ND FLR BALCONY**

**A0.2.5**

PRIVATE OPEN SPACE KEY

- FIRST FLOOR FENCED YARD
- SECOND FLOOR DECK
- ROOF TOP DECK




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0 20 40 80 Scale 1" = 40'

**PRIVATE OPEN SPACE EXHIBIT-RTD**

**A0.2.6**

## GREEN BUILDING FEATURES

Smart Development
- Urban infill site, reducing sprawl
- Reducing transportation related greenhouse gas emissions
  - Housing located in proximity to major jobs centers to reduce commuting distances and improve access to alternative transportation methods

Net Zero Electric
- Heat pump for heating/AC
- Heat pump water heater

Energy Efficiency
- All electric homes meet or exceed Title 24
- High-Efficacy Lighting

On site solar renewable generation (installation of PV panels)
Prewire with separate branch circuit for EV charging station in all garages to comply with CEC Article 625 and San Mateo Reach Code.

Garages pre-wired for Battery Energy Storage System (ESS) Ready
Reducing carbon emissions (all electric)
Improved indoor air quality (no gas appliances)
Debris Recovery Plan – construction debris to be diverted from landfill
Durable and Non-combustible cladding materials (stucco and fiber cement siding)
Water efficient bathroom fixtures (showerheads, faucets, toilets)

Water Efficiency – Complete Irrigation plans will be provided as part of the Building Permit Drawings. The proposed irrigation system is designed to maximize water efficiency and provide long-term sustainability for the landscape. The system will utilize a weather-based smart irrigation controller capable of automatically adjusting watering schedules based on real-time evapotranspiration (ET) data, local weather conditions, and seasonal variations. This smart control technology ensures that plants receive only the amount of water necessary for optimal health, minimizing runoff and overwatering.

All components and design practices will fully comply with the California Model Water Efficient Landscape Ordinance (MWELO), including but not limited to hydrozoning by plant water needs and incorporation of high-efficiency spray and drip nozzles. The system will prioritize low-volume drip irrigation for planting areas and subsurface or high-efficiency overhead systems for turf or groundcover areas, where allowed. Backflow prevention devices, pressure regulators, and master valves will be included to protect water quality, maintain proper operating pressures, and reduce potential leakage. In addition, soil health and water retention will be supported through appropriate soil amendments and mulching, consistent with MWELO requirements, further reducing irrigation demand.

On-Site Stormwater Management -- Silva Cells providing at-source, underground, stormwater management that captures, stores, and treats runoff with the ability to grow large trees. Stormwater planters are surface-level landscape features that capture, store, and treat stormwater runoff while providing vegetation within a limited space.

## SINGLE FAMILY DETACHED
## R3

APPLICABLE CODES:

2025 CALIFORNIA RESIDENTIAL CODE (CRC)
[BASED ON 2024 INTERNATIONAL RESIDENTIAL CODE]

2025 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24
[BASED ON 2024 NATIONAL ELECTRICAL CODE, NFPA 70]

2025 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24
[BASED ON 2024 UNIFORM MECHANICAL CODE]

2025 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24
[BASED ON 2024 UNIFORM PLUMBING CODE]

2025 CALIFORNIA ENERGY CODE PART 6, TITLE 24

2025 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24
[BASED ON 2024 INTERNATIONAL FIRE CODE]

2025 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11

CITY OF SAN MATEO MUNICIPAL CODE

CITY OF SAN MATEO REACH CODE (ELECTRIFY SAN MATEO)

TYPE OF CONSTRUCTION: V-B
OCCUPANCY GROUP: R-3
GARAGE: U
FIRE SPRINKLERS: NFPA 13-D

AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13-D IN ONE- AND TWO- FAMILY DWELLINGS.

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY THE LOCAL GOVERNING AGENCIES.

SAN MATEO REACH CODE COMPLIANCE MARGIN:
SINGLE FAMILY RESIDENTIAL BUILDINGS REQUIRED TO EXCEED TEH STANDARD EDR1 REQUIREMET BY AT LEAST 9.

SAN MATEO REACH CODE ENHANCED ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE:
ONE- AND TWO-FAMILY DWELLINGS AND TOWHOUSES REQUIRE
ONE LEVEL 2 EV READY SPACE PER DU;
ONE LEVEL 1 EV READY SPACE IF SECOND SPACE PROVIDED

## TOWNHOUSE:
## R3 - TOWNHOUSE CONDOMINIUMS

APPLICABLE CODES:

2025 CALIFORNIA BUILDING CODE (CBC) PART 2, VOLUMES 1 AND 2, TITLE 24
[BASED ON 2024 INTERNATIONAL BUILDING CODE]

2025 CALIFORNIA RESIDENTIAL CODE (CRC)
[BASED ON 2024 INTERNATIONAL RESIDENTIAL CODE]

2025 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24
[BASED ON 2023 NATIONAL ELECTRICAL CODE, NFPA 70]

2025 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24
[BASED ON 2024 UNIFORM MECHANICAL CODE]

2025 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24
[BASED ON 2024 UNIFORM PLUMBING CODE]

2025 CALIFORNIA ENERGY CODE PART 6, TITLE 24

2025 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24
[BASED ON 2024 INTERNATIONAL FIRE CODE]

2025 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11

CITY OF SAN MATEO MUNICIPAL CODE

CITY OF SAN MATEO REACH CODE (ELECTRIFY SAN MATEO)

| | |
|---|---|
| DEFINITIONS<br>[ PER CRC R202 ] | TOWNHOUSE CONDOMINIUMS: A SINGLE FAMILY DWELLING UNIT CONSTRUCTED IN A GROUP OF THREE OR MORE ATTACHED UNITS IN WHICH EACH UNIT EXTENDS FROM FOUNDATION TO ROOF AND WITH A YARD OR PUBLIC WAY ON AT LEAST TWO SIDES. |
| (CBC AND CRC) | STORY: THAT PORTION OF A BUILDING INCLUDED BETWEEN THE UPPER SURFACE OF A FLOOR OR ROOF NEXT ABOVE. |
| OCCUPANCY GROUP<br>(CRC R 1.1.3.1) | R-3 TOWNHOUSE CONDOMINIUMS<br>U (PRIVATE GARAGES) |
| CONSTRUCTION TYPE | TYPE V-B |
| FIRE SPRINKLERS<br>(CRC R 309) | NFPA 13-D ALLOWED<br>NFPA 13 PROPOSED |
| ALLOWABLE HEIGHT | 40 FEET |
| ALLOWABLE STORIES<br>(CRC 1.13) | 3 STORIES + OCCUPIED ROOF DECK |
| OCCUPIED ROOF DECKS<br>(CBC SECTION 503.1.4) | A ROOF LEVEL OR PORTION THEREOF SHALL BE PERMITTED TO BE USED AS AN OCCUPIED ROOF PROVIDED THE OCCUPANCY OF THE ROOF IS AN OCCUPANCY ALLOWED FOR THE STORY IMMEDIATELY BELOW THE ROOF.... AN OCCUPIED ROOF SHALL NOT BE INCLUDED IN THE BUILDING HEIGHT OR NUMBER OF STORIES... PROVIDED THAT THE PENTHOUSE AND OTHER ENCLOSED ROOFTOP STRUCTURES COMPLY WITH SECTION 1511. |
| PENTHOUSES<br>(CBC SECTION 1511.2) | SHALL BE CONSIDERED AS PORTIONS OF THE STORY BELOW THE ROOF DECK AS LONG AS THEY COMPLY WITH THE FOLLOWING:<br>-PENTHOUSES SHALL NOT EXCEED 18 FEET IN HEIGHT ABOVE THE ROOF DECK.<br>-PENTHOUSES SHALL ONLY BE USED TO SHELTER MECHANICAL OR ELECTRICAL EQUIPMENT, TANKS, ELEVATORS AND RELATED MACHINERY, AND STAIRWAY OR VERTICAL SHAFT OPENINGS IN THE ROOF ASSEMBLY. |
| VERTICAL EGRESS<br>(CRC SECTION R 318.4) | FOR HABITABLE LEVELS OR BASEMENTS LOCATED MORE THAN ONE STORY ABOVE OR MORE THAN ONE STORY BELOW AN EGRESS DOOR, THE MAXIMUM TRAVEL DISTANCE FROM ANY OCCUPIED POINT TO A STAIRWAY OR RAMP THAT PROVIDES EGREES FROM SUCH HABITABLE LEVEL OR BASEMENT, SHALL NOT EXCEED 50 FEET. |
| ALLOWABLE FLOOR AREA | THE CRC DOES NOT PUT AREA LIMITATIONS ON TOWNHOUSE CONDOMINIUMS. |
| TOWNHOUSE UNIT SEPARATION<br>(CRC R 302.2.2) | PER CRC R302.2 EACH TOWNHOUSE CONDOMINIUM SHALL BE SEPARATED BY A COMMON WALL CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS RUNNING VERTICALLY IN THE COMMON WALL CAVITY. PER CRC R 302.2 ITEM 7 THE COMMON WALL SHALL BE NOT LESS THAN 1-HOUR FIRE RATED. |
| EXTERIOR WALL RATING<br>(CRC TABLE R 302.1(2)) | FIRE SEPARATION DISTANCE ≥ 3' SHALL BE ZERO (0) (NON-RATED)<br>FIRE SEPARATION DISTANCE < 3' SHALL BE ONE (1) - (1 HOUR) |
| MAXIMUM AREA OF EXTERIOR WALL OPENINGS<br>(CRC TABLE R 302.1(2)) | FIRE SEPARATION DISTANCE ≥ 3' SHALL BE UNLIMITED (UNRATED)<br>FIRE SEPARATION DISTANCE < 3' SHALL NOT BE ALLOWED |
| UTILITIES / THROUGH PENETRATIONS<br>(CRC R302.4.1) | ELECTRIC METERS LOCATED IN COMMON HOA MAINTAINED CLOSETS AT THE END OF EACH BUILDING ARE RUN THROUGH THE BUILDING LATERALLY IN A NON-RATED SOFFIT RACEWAY LOCATED IN THE GARAGES. ACCESS EASEMENTS EXIST FOR USE AND MAINTENANCE OF THE UTILITY RACEWAY. THROUGH PENETRATIONS OF THE 1-HOUR RATED COMMON WALL SEPARATING UNITS BY ELECTRICAL AND PLUMBING LINES SHALL BE PROTECTED IN ACCORDANCE WITH CRC R 302.4.1 & CRC R 302.4.1.2 BY PROVIDING A THROUGH PENETRATION FIRESTOP SYSTEM. |
| ACCESSIBILITY<br>(PER CRC R320.1) | DWELLING UNITS IN A BUILDING CONSISTING OF FOUR OR MORE CONDOMINIUM UNITS SHALL MEET THE REQUIREMENTS OF CALIFORNIA BUILDING CODE CHAPTER 11A - MULTISTORY DWELLINGS.<br>REFER TO CIVIL SITE PLAN FOR MORE INFORMATION AND LOCATION OF ACCESSIBLE UNITS. MULTI-DWELLING BUILDINGS WITH LESS THAN 4 UNITS ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS. 10% OF THE REMAINING UNITS THAT ARE NOT EXEMPT MUST BE MADE ACCESSIBLE BASED ON CBC SECTION 1102.3.1 (SEE SITE PLAN, SHEET A1.10). |
| COMPLIANCE MARGIN<br>(PER SAN MATEO REACH CODE) | SINGLE FAMILY RESIDENTIAL BUILDINGS REQUIRED TO EXCEED TEH STANDARD EDR1 REQUIREMET BY AT LEAST 9.<br>MULTI-FAMILY RESIDENTIAL (LOW-RISE, < OR = 3 STORIES) REQUIRED TO EXCEED THE STANDARD SOURCE ENERGY REQUIREMENT BY 10%. |
| ENHANCED ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE<br>(PER SAN MATEO REACH CODE) | ONE- AND TWO-FAMILY DWELLINGS AND TOWHOUSES REQUIRE<br>ONE LEVEL 2 EV READY SPACE PER DU;<br>ONE LEVEL 1 EV READY SPACE IF SECOND SPACE PROVIDED |
| AB 130 / CEQA Exemption Criteria – PRC §21080.66<br>(500' Freeway Requirements) | (2) For any housing on the site located within 500 feet of a freeway, all of the following shall apply:<br>(A) The building shall have a centralized heating, ventilation, and air-conditioning system.<br>(B) The outdoor air intakes for the heating, ventilation, and air-conditioning system shall face away from the freeway.<br>(C) The building shall provide air filtration media for outside and return air that provides a minimum efficiency reporting value of 16.<br>(D) The air filtration media shall be replaced at the manufacturer's designated interval.<br>(E) The building shall not have any balconies facing the freeway.<br><br>"'Facing' indicates a direct line-of-sight orientation to the freeway; therefore, balconies oriented toward intervening buildings are not considered to face the freeway, even if within 500 feet." |
| SMC 27.04.050 BALCONY DEFINITION | AN ELEVATED PLATFORM, ENCLOSED BY A PARAPET OR RAILING, PROJECTING FROM AN EXTERIOR WALL OF A BUILDING.<br><br>"PROJECTING" INDICATES BALCONIES EXTEND BEYOND THE EXTERIOR FACE OF THE BUILDING. |

## PRELIMINARY ENVIRONMENTAL NOISE STUDY

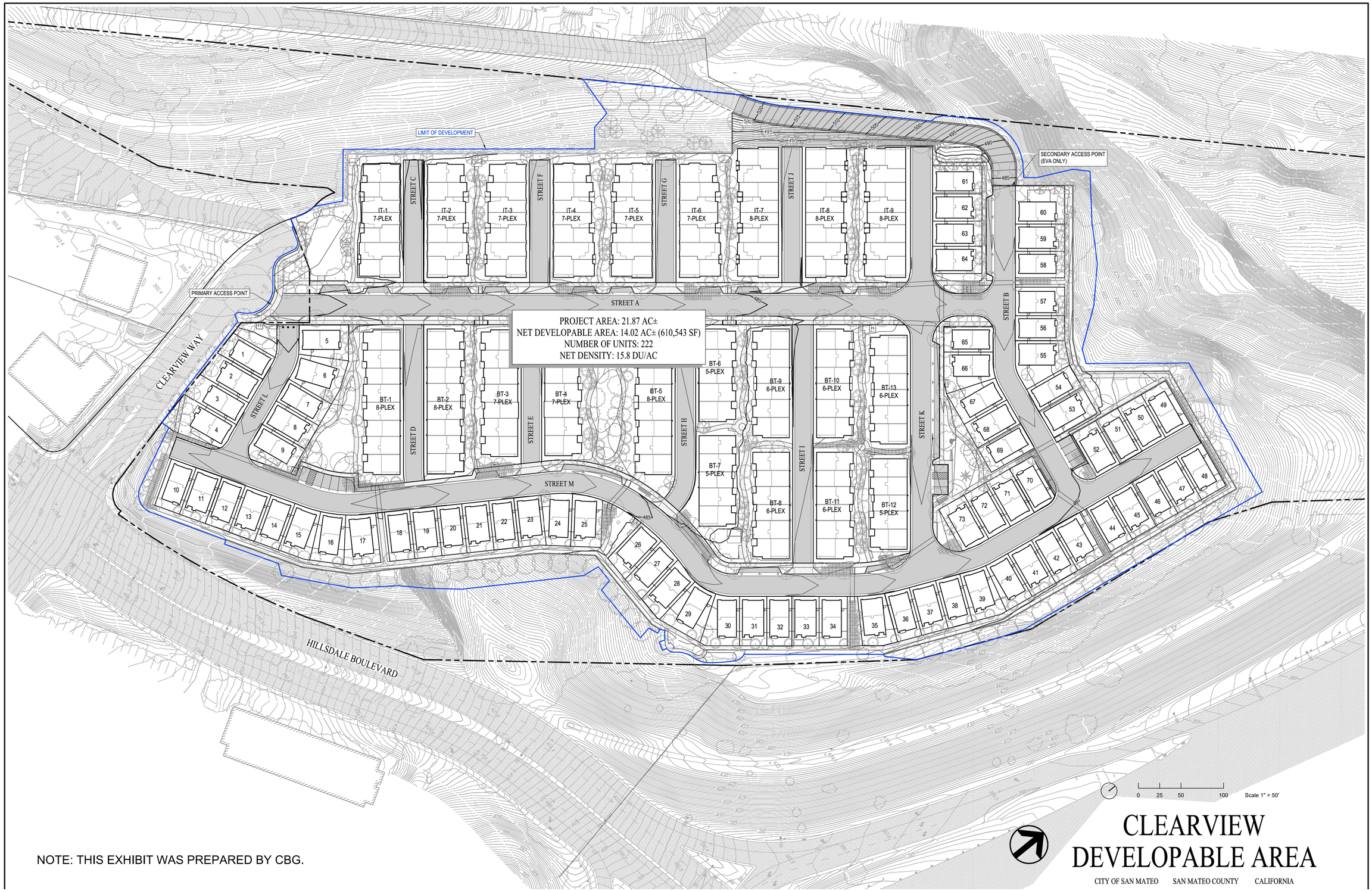
Policy N1.1 Interior Noise Level Standard.

At time of building permit submittal an acoustical analysis and interior noise insulation is required at all identified "noise sensitive" land uses locations with sources of exterior noise level of 60 dB ($L_{dn}$) or above. The maximum interior noise level shall not exceed 45 dB ($L_{dn}$) in any habitable rooms.

## AIR FILTRATION SOLUTIONS per San Mateo General Plan 2040

For residences located less than or equal to 500' from freeways.

If a 500-foot distance cannt be accommodated (particularly in high-density, transit-oriented developmen hubs like Hayward park or Hillsdale), new buildings must feature high-efficiency particulate air (HEPA) filters and ventilation systems to acceptable levels.




NOTE: THIS EXHIBIT WAS PREPARED BY CBG.

# CLEARVIEW DEVELOPABLE AREA

CITY OF SAN MATEO SAN MATEO COUNTY CALIFORNIA

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

Ownership:

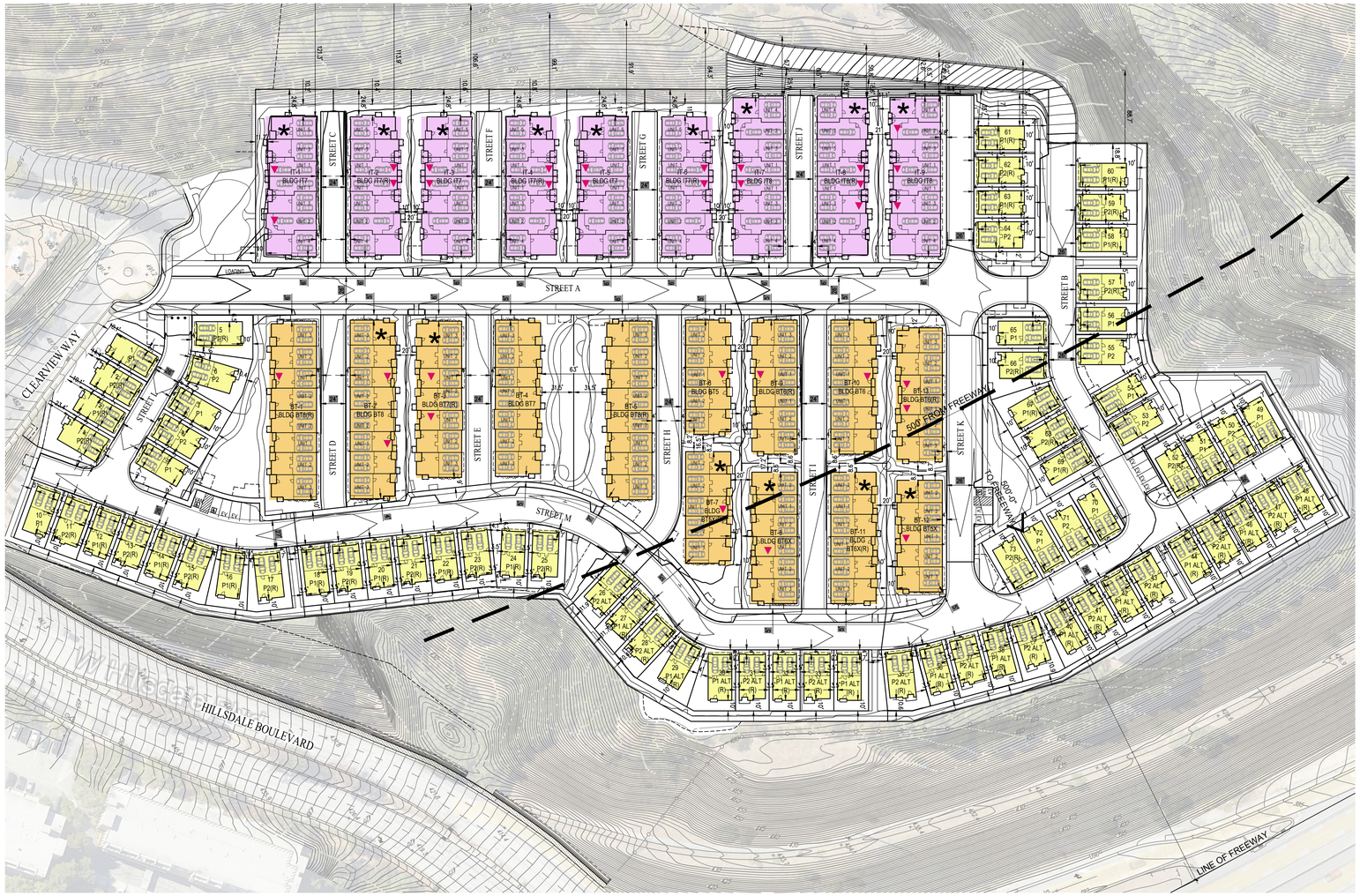
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**DEVELOPABLE AREA EXHIBIT**

**A0.2.8**




**Current Zoning:** E1-1
**Permitted Use** Residential Units. 27.44.020(g) Subject to R3 district "Minimum Development Standards" 27.22.040 and affordable housing requiremer
**Land Use** Office Medium SMGP (pg44) Table LU-1 and Landuse Map (pg38)

| Code Subject | Code Reference | Requirement | Required | Provided | Additional Detail | Compliance |
|---|---|---|---|---|---|---|
| **Parcel Area (sf)/ Parcel Width (lineal ft)/ Parcel Area per DU (sf)** | SMMC 27.22.040(a) R3 - Min. Dev. Standards Table | 5,000 / 50 / 2,500<br>8,000 / 65 / 2,000<br>10,000 / 80 / 1,500<br>15,000 / 100 / 1,250 | | See Civil TM | | Waiver |
| **Minimum Yard at any street frontage** | SMMC 27.44.080 | 15' min. | 15' min. | 3' to garage face | 3' to garage face consistent with single-family lot typical | Waiver |
| **SFD: Off-Street Parking and Loading** | SMMC 27.44.050<br>SMMC 27.64.160(a) | SFD under 3,000 sf of floor area (excluding garage) require 2 garage spaces / DU | 146 Spaces | 146 Spaces | | Compliant |
| **IT/BT: Off-Street Parking and Loading** | SMMC 27.44.050<br>SMMC 27.64.160(d) | MF 3 or more bedroom requires 2 resident parking spaces per DU (min. 1 covered) + .2 visitor parking spaces | 298 Spaces<br>+<br>30 Visitor | 298 Spaces<br>+<br>41 Visitor | See Site Guest Parking Summary sheet C8 | Compliant |
| **IT/BT Visitor Parking** | SMMC 27.44.050 | Required visitor parking spaces shall be provided off-street | 30 off-street visitor parking spaces | 41 on-street visitor parking spaces | | Waiver |
| **Standard Parking Stall Dim.** | SMMC 27.64.015(q)(3,8) | 10' W x 18'L Minimum | 10'Wx18'L Min. | 9'Wx18'L | BT Unit 1 provides only 9'Wx 18' L Min parking stall dimensions=18'x18' for 2 cars side-by-side.<br>Future ESS Space extends into parking stall clearance by 18" typical all garages. | Waiver |
| **Tandem Parking Space** | | Space in Tandem not allowed to be counted toward required parking. | | 30 spaces in tandem | | Waiver |
| **SFD: Bicycle Parking Facilities** | SMMC 27.64.262(f)(2)(A)(a) | No spaces required | 0 bike spaces | 0 | | Compliant |
| **IT/BT: Bicycle Parking Facilities** | SMMC 27.64.262(f)(2)(A)(c) | .15 per unit short-term<br>1.5 per unit long-term | 149x.15=<br>22 short-term spaces<br>149x1.5=<br>224 long-term spaces | 22 short-term<br>1 per unit = 149 long-term spaces | Garage areas allow for 1 long-term parking space per IT/BT unit. The additional .5 long-term bike space would require enlarging garages thereby reducing units. | Waiver |
| **Plot Area Standards and Dims** | SMMC 27.44.070 | 20,000 sf Zoning Plot size min., 100 foot min. width at building line. | 20,000sf min. zoning plot, 100ft width min. | | | Compliant |
| **Access to Streets: Frontage** | SMMC 26.20.060.a | 30' minimum frontage required for all lots along public or private street meeting the minimum requirements for pavement and right-of-way widths | 30' min. lot frontage | 29'6" wide min. | Plan 1/1alt floor plans are plotted with lots having minimum frontage of 29'6" typical. | Waiver |
| **Parcel Coverage** | SMMC 27.44.065 | 35% minimum at-grade open space required on the parcel (excludes driveways, parking, loading, storage areas) | 35% at-grade open space | 22% at-grade open space | 136,275sf at-grade open space provided on 610,543sf of net buildable site area. | Waiver |
| **Building Height** | SMGP (pg40)<br>SMGP (pg241) 'Story' Definition<br>SM Property Report | Per Building Height Plan of the General Plan<br>(2-4 stories) | 2-4 Stories | 3 Stories + Roof Top Deck | | Compliant |
| **Maximum Density Range** | SMGP (pg44) Table LU-1 Landuse Map (pg38) 'Density' Definition (pg234) SMGP (pg40) | Office Medium - Up to 50DU/AC DU per net acreage, excluding land area devoted to public right-of-way, including roadways | 50DU/Net AC 2-4 Stories | 15.8 DU/AC | | Compliant |
| **Minimum Density Standards Established by AB130** | AB130 | 15DU/ Net AC Min. | 15 DU/ NET AC Min.<br>~206 DU | 15.8 DU/AC | Net Developable Area 14.02 AC, Number of units 222<br>Net Density 15.8 DU/AC | Compliant |
| **Limit of Hillside Grading** | SMMC 23.40.050(c)(3) | Grading on slopes of 25% or more limted to site access only. | 25% or more grading is limited to site access (driveway) and to building foundations | 25% slope are being graded to create areas other than site access (residential lots, building sites). | | Waiver |
| **Window and Door Alignment** | ODS 4.6.1.A | On building facades fronting a street or public right-of-way windows, doors, arches, and balconies shall align vertically along a centerline through these elements. | Vertical alignment of windows and doors required | Not all windows and doors can be vertically aligned on townhome product typology | Aligning windows and doors would require a significant alteration to the proposed plan types and thereby cause a reduction in units. Waiver is required | Waiver |
| **Building Height** | ODS 2.3.A (pg4) | Low-Rise Max Height 3 stories (35'max) measured from exisiting grade to T.O.P.L. of highest level (height per SMMC excludes stair penthouse) | 35' Height<br>3 stories | 74.7ft per SMMC 3 Stories + Roof Top Deck<br>48.5' Height per tallest proposed grade to highest point of construction. | SFD Lot 19 has lowest point of existing grade on site, paired with the SFD 2C elevation results in 74.7ft height per SMMC form of measurement.<br>Tallest buildings measured from proposed grade to highest point of construction are IT style A buildings 2,3,6, & 7 at 48.5 ft tall. | Waiver |
| **Ground Floor Requirements-Residential** | ODS 4.2.2 (pg13) | Ground-Floor Entries located 18-42" above or below adjacent public sidewalk grade. | Raised 18-42" ground floor entries | Accessible 1st floors are provided per CBC 1102.A.3 with flush threshold at entry and sidewalk access | | Waiver |
| **Massing Breaks-Low-Rise Buildings** | ODS 4.1.5 (pg20) | 18" deep min. wall plane break for every 15'-30' of horizontal wall length | 18" wall plane breaks all sides, all levels | 18" wall plane breaks occur at front elevations. Sides have plane breaks as space allows. Rears do not have wall plane breaks on first floor typ. | | Waiver |

| Abbreviations Key | |
|---|---|
| SM | San Mateo |
| SMMC | San Mateo Municipal Code |
| SMGP | San Mateo General Plan |
| SMSFDDRG | San Mateo Single-Family Dwelling Design Review Guideline |
| ODS | San Mateo Objective Design Standards for Multi-Family and Residential Mixed-Use |

NOTE: Project deemed compliant with all ODS standards unless specifically referenced on this table
NOTE: For all other ODS Compliance items see Checklist on ODS Compliance sheets
NOTE: For Single Family Design Guideline Compliance items see Checklist on SFD Design Review Guidelines Sheet

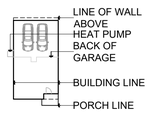
**BMR UNIT SUMMARY (Required)**

| | | | |
|---|---|---|---|
| 15% of Total Units | 222 DU X .15 = | **33 DU** | **Required** |

**BMR UNIT SUMMARY (Provided)**

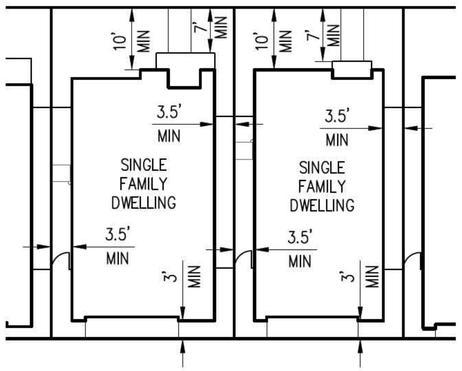
| Unit Name | Description | Garage Type | Gross Floor Area (SMMC) *** | Site Total DU | BMR Distribution |
|---|---|---|---|---|---|
| BT - 3 Story Townhouses - Boxtowns | | | | | |
| Plan 1 (A & C Style) (13 BMR) | 3bd/3.5ba | Side x Side | 2,098 SF | 23 DU | 13 DU |
| Plan 2 Interior Unit (A Style) | 4bd/3.5ba/RTD | Side x Side | 2,600 SF | 12 DU | 0 DU |
| Plan 2 Interior Unit (C Style) | 4bd/3.5ba/RTD | Side x Side | 2,586 SF | 15 DU | 0 DU |
| Plan 2 Alt 1 (A Style) at X Plex | 4bd/3.5ba/RTD | Side x Side | 2,678 SF | 2 DU | 0 DU |
| Plan 2 Alt 1 (C Style) at X Plex | 4bd/3.5ba/RTD | Side x Side | 2,663 SF | 2 DU | 0 DU |
| Plan 2 Alt 2 (A Style) | 4bd/3.5ba | Side x Side | 2,517 SF | 7 DU | 0 DU |
| Plan 3 (A & C Style) | 4bd/3.5ba/RTD | Side x Side | 2,831 SF | 22 DU | 0 DU |
| *Subtotal* | | | | *83 DU* | *13 DU* |
| IT - 3 Story Townhouses - Interlocking | | | | | |
| Plan 1 (A & B Style) (16 BMR) | 3bd/3ba | 2-car Tandem | 2,050 SF | 18 DU | 16 DU |
| Plan 2 (A & B Style) (2 BMR) | 3bd/3ba | 2-car Tandem | 2,421 SF | 12 DU | 2 DU |
| Plan 3 (A & B Style) (2 BMR) | 3bd/3.5ba/RTD | Side x Side | 2,504 SF | 18 DU | 2 DU |
| Plan 4 (A & B Style) | 4bd/3.5ba/RTD | Side x Side | 3,039 SF | 12 DU | 0 DU |
| Plan 5 (A & B Style) | 4bd/3.5ba | Side x Side | 2,569 SF | 6 DU | 0 DU |
| *Subtotal* | | | | *66 DU* | *20 DU* |
| SFD - 3 Story Single Family Detached | | | | | |
| Plan 1 (A & C Style) | 4bd/3.5ba/RTD | Side x Side | 2,841 SF | 19 DU | 0 DU |
| Plan 1 (B Style) | 4bd/3.5ba/RTD | Side x Side | 2,850 SF | 8 DU | 0 DU |
| Plan 1 Alt (A & C Style) | 4bd/3.5ba/RTD | Side x Side | 2,835 SF | 7 DU | 0 DU |
| Plan 1 Alt (B Style) | 4bd/3.5ba/RTD | Side x Side | 2,853 SF | 5 DU | 0 DU |
| Plan 2 (A,B,C Style) | 4bd/3.5ba/RTD | Side x Side | 3,206 SF | 23 DU | 0 DU |
| Plan 2 Alt (A,B,C Style) | 4bd/3.5ba/RTD | Side x Side | 3,170 SF | 11 DU | 0 DU |
| *Subtotal* | | | | *73 DU* | *0 DU* |
| **Total** | | | | 222 DU | **33 DU** |

TYPICAL BUILDING FOOTPRINT




▼ Below Market Rate (BMR) Units (33 Total)

✱ Units meeting CBC Chapter 1102A.3.1 Housing Accessibility (15 Total)




TYPICAL SINGLE FAMILY DWELLING UNIT
NOT TO SCALE

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 30 60 120 Scale 1" = 60'

**ZONING EXHIBIT**

**A0.3.0**

# OBJECTIVE DESIGN STANDARD LEGEND

4.1.1 **BLANK WALLS (COMPLIANT)**

BLANKS WALLS ARE LIMITED TO A MAXIMUM OF 20 FT IN LENGTH ON ALL STORIES. MAX LENGTH OF 11'-7" OCCURS ON SIDE ELEVATIONS.

4.1.2 **ARTICULATION DETAILS (COMPLIANT)**

A. ROOF EAVES ARE PROJECTED A MINIMUM OF 12 INCHES

E. 100% OF UNITS WITHIN STYLES A AND C FOR ALL PLEXES HAVE EITHER ROOMS THAT ARE OFFSET BY 12 INCHES OR THE ENTIRE UNIT IS OFFSET BY 12 INCHES.

4.1.3 **BUILDING MATERIALS AND COLOR (COMPLIANT)**

A. ELEVATIONS CONTAIN 3 DISTINCT BODY COLORS/MATERIALS IN STUCCO AND FIBER CEMENT BOARD AND BATTEN/LAP SIDING.

B. EACH COLOR CONSTITUTES AT LEAST 10% OF EACH BUILDING FAÇADE. SEE PERCENTAGES ON EXHIBITS.

C. CHANGES IN COLOR OCCUR WITH PLANE CHANGES AND MOLDINGS.

D. CHANGES IN MATERIAL DO NOT END AT ANY OUTSIDE EXTERIOR CORNERS.

4.1.4 **MASSING BREAKS - GENERALLY (COMPLIANT)**

EACH BUILDING IS DIVIDED INTO AT LEAST THREE PRIMARY MASSES HORIZONTALLY. SEE MASSING ON EXHIBITS.

4.1.5 **MASSING BREAKS - LOW-RISE (NON-COMPLIANT)**

EACH BUILDING DOES NOT HAVE A MINIMUM 18-INCH-DEEP WALL FOR PLANE BREAKS FOR EVERY 15-30 FEET OF HORIZONTAL WALL LENGTH. LONGEST HORIZONTAL PLANE IS 44'-10" AT REAR ELEVATIONS. WAIVER REQUESTED.

4.2.2 **GROUND FLOOR REQUIREMENTS (NON-COMPLIANT)**

ENTRIES TO GROUND-FLOOR RESIDENTIAL UNITS ARE NOT LOCATED 18 - 42 INCHES ABOVE OR BELOW THE GRADE OF THE ADJACENT PUBLIC SIDEWALK. WAIVER REQUESTED.

4.5.1 **ROOF FORM VARIATION (COMPLIANT)**

ROOF HEIGHTS AND/OR FORMS VARY FOR AT LEAST 30% OF THE ROOF LINE.

4.5.2 **ROOF FORM ADDITIONAL REQUIREMENTS (COMPLIANT)**

A. STYLE A AND C BUILDINGS HAVE NO MORE THAN TWO VARIATIONS IN ROOF FORM. BOTH STYLES HAVE SHED AND GABLE ROOF FORMS.
B. EAVE TREATMENT IS CONSISTENT THROUGHOUT THE DESIGNS OF STYLES A AND C.
C. COPING IS PROVIDED AT EACH PARAPET.

4.6.1 **WINDOW AND DOOR ALIGNMENT (NON-COMPLIANT)**

A. WINDOWS, DOORS, ARCHES, AND BALCONIES ARE ALIGNED VERTICALLY ON FRONT ELEVATIONS BUT NOT THE REAR ELEVATIONS. WAIVER REQUESTED.

B. WHEN APPLICABLE, OUTSIDE EDGES OF ELEMENTS ALIGN.

C. ALL WINDOWS AND DOORS ARE RECTANGULAR AND VERTICALLY ORIENTED. GROUPED WINDOWS HAVE AT LEAST 3.5 INCHES OF BUILDING FAÇADE SURFACE BETWEEN THEM.

4.6.3 **WINDOWS - REFLECTIVITY, TRANSPARENCY, AND DETAILS (COMPLIANT)**

A. WINDOW REFLECTIVITY SHALL COMPLY WITH THIS STANDARD.

C. ALL WINDOWS INCLUDE WINDOW TRIM AND PROJECTED SILLS.

4.6.5 **ENTRIES, DOORS, AND STAIRWAYS (COMPLIANT)**

B. ENTRY ELEMENTS (COVERED FRONT PORCH OR RECESSED ENTRY TYP.) AND FENESTRATION ELEMENTS OF SIDELIGHT WINDOW OR DEPTH OF ROOF COVER 3' MIN. MEETS INTENT OF AWNING WITH 3' PROJECTION

4.7.1 **GENERAL STANDARDS TO ALL DEVELOPMENT (COMPLIANT)**

A. NO NEON COLORS USED IN THIS PROJECT.

B. EXTERIOR WALLS: STUCCO,FIBER CEMENT LAP SIDING AND BOARD AND BATTEN
WINDOW TRIMS: STUCCO OVER HIGH DENSITY FOAM OR FIBER CEMENT
ROOFING: COMPOSITION SHINGLE

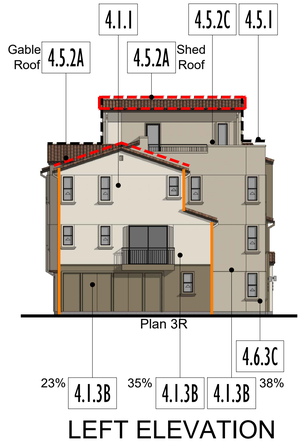
C. MATERIALS SHALL COMPLY WITH THIS STANDARD.



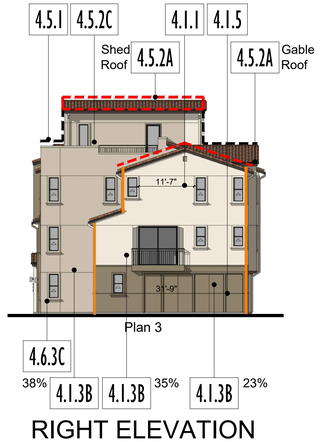

FRONT ELEVATION




REAR ELEVATION

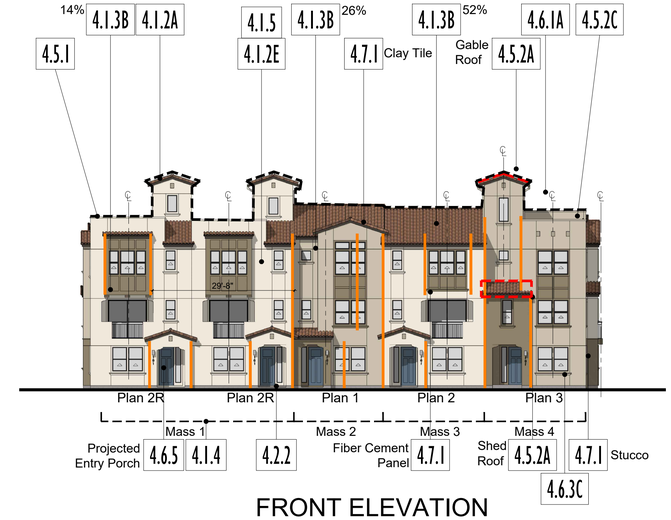



LEFT ELEVATION




RIGHT ELEVATION

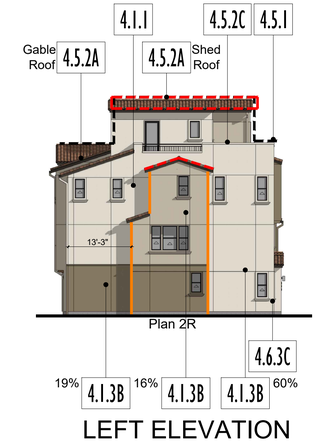
BT SPANISH STYLE A - 5 PLEX



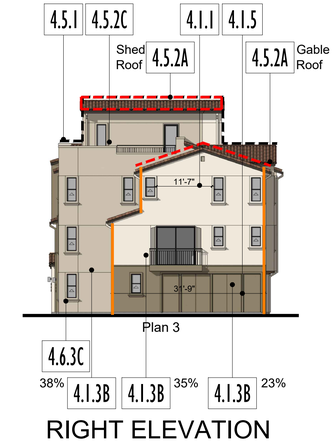

FRONT ELEVATION




REAR ELEVATION




LEFT ELEVATION




RIGHT ELEVATION

BT SPANISH STYLE A - 5X PLEX

# OBJECTIVE DESIGN STANDARD LEGEND

4.1.1 **BLANK WALLS (COMPLIANT)**

BLANKS WALLS ARE LIMITED TO A MAXIMUM OF 20 FT IN LENGTH ON ALL STORIES. MAX LENGTH OF 11'-7" OCCURS ON SIDE ELEVATIONS.

4.1.2 **ARTICULATION DETAILS (COMPLIANT)**

A. ROOF EAVES ARE PROJECTED A MINIMUM OF 12 INCHES

E. 100% OF UNITS WITHIN STYLES A AND C FOR ALL PLEXES HAVE EITHER ROOMS THAT ARE OFFSET BY 12 INCHES OR THE ENTIRE UNIT IS OFFSET BY 12 INCHES.

4.1.3 **BUILDING MATERIALS AND COLOR (COMPLIANT)**

A. ELEVATIONS CONTAIN 3 DISTINCT BODY COLORS/MATERIALS IN STUCCO AND FIBER CEMENT BOARD AND BATTEN/LAP SIDING.

B. EACH COLOR CONSTITUTES AT LEAST 10% OF EACH BUILDING FAÇADE. SEE PERCENTAGES ON EXHIBITS.

C. CHANGES IN COLOR OCCUR WITH PLANE CHANGES AND MOLDINGS.

D. CHANGES IN MATERIAL DO NOT END AT ANY OUTSIDE EXTERIOR CORNERS.

4.1.4 **MASSING BREAKS - GENERALLY (COMPLIANT)**

EACH BUILDING IS DIVIDED INTO AT LEAST THREE PRIMARY MASSES HORIZONTALLY. SEE MASSING ON EXHIBITS.

4.1.5 **MASSING BREAKS - LOW-RISE (NON-COMPLIANT)**

EACH BUILDING DOES NOT HAVE A MINIMUM 18-INCH-DEEP WALL FOR PLANE BREAKS FOR EVERY 15-30 FEET OF HORIZONTAL WALL LENGTH. LONGEST HORIZONTAL PLANE IS 44'-10" AT REAR ELEVATIONS. WAIVER REQUESTED.

4.2.2 **GROUND FLOOR REQUIREMENTS (NON-COMPLIANT)**

ENTRIES TO GROUND-FLOOR RESIDENTIAL UNITS ARE NOT LOCATED 18 - 42 INCHES ABOVE OR BELOW THE GRADE OF THE ADJACENT PUBLIC SIDEWALK. WAIVER REQUESTED.

4.5.1 **ROOF FORM VARIATION (COMPLIANT)**

ROOF HEIGHTS AND/OR FORMS VARY FOR AT LEAST 30% OF THE ROOF LINE.

4.5.2 **ROOF FORM ADDITIONAL REQUIREMENTS (COMPLIANT)**

A. STYLE A AND C BUILDINGS HAVE NO MORE THAN TWO VARIATIONS IN ROOF FORM. BOTH STYLES HAVE SHED AND GABLE ROOF FORMS.
B. EAVE TREATMENT IS CONSISTENT THROUGHOUT THE DESIGNS OF STYLES A AND C.
C. COPING IS PROVIDED AT EACH PARAPET.

4.6.1 **WINDOW AND DOOR ALIGNMENT (NON-COMPLIANT)**

A. WINDOWS, DOORS, ARCHES, AND BALCONIES ARE ALIGNED VERTICALLY ON FRONT ELEVATIONS BUT NOT THE REAR ELEVATIONS. WAIVER REQUESTED.

B. WHEN APPLICABLE, OUTSIDE EDGES OF ELEMENTS ALIGN.

C. ALL WINDOWS AND DOORS ARE RECTANGULAR AND VERTICALLY ORIENTED. GROUPED WINDOWS HAVE AT LEAST 3.5 INCHES OF BUILDING FAÇADE SURFACE BETWEEN THEM.

4.6.3 **WINDOWS - REFLECTIVITY, TRANSPARENCY, AND DETAILS (COMPLIANT)**

A. WINDOW REFLECTIVITY SHALL COMPLY WITH THIS STANDARD.

C. ALL WINDOWS INCLUDE WINDOW TRIM AND PROJECTED SILLS.

4.6.5 **ENTRIES, DOORS, AND STAIRWAYS (COMPLIANT)**

B. ENTRY ELEMENTS (COVERED FRONT PORCH OR RECESSED ENTRY TYP.) AND FENESTRATION ELEMENTS OF SIDELIGHT WINDOW OR DEPTH OF ROOF COVER 3' MIN. MEETS INTENT OF AWNING WITH 3' PROJECTION

4.7.1 **GENERAL STANDARDS TO ALL DEVELOPMENT (COMPLIANT)**

A. NO NEON COLORS USED IN THIS PROJECT.

B. EXTERIOR WALLS: STUCCO,FIBER CEMENT LAP SIDING AND BOARD AND BATTEN
WINDOW TRIMS: STUCCO OVER HIGH DENSITY FOAM OR FIBER CEMENT
ROOFING: COMPOSITION SHINGLE

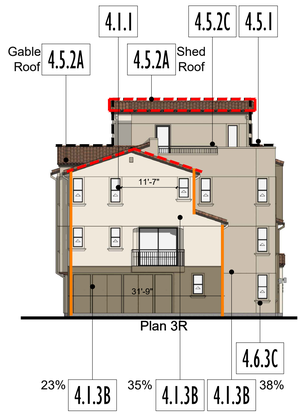
C. MATERIALS SHALL COMPLY WITH THIS STANDARD.



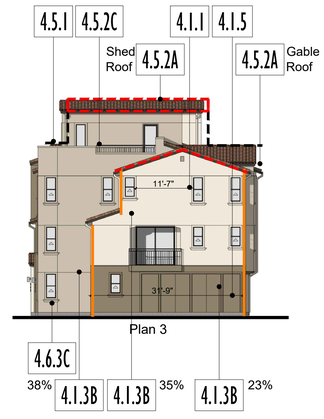

FRONT ELEVATION




REAR ELEVATION




LEFT ELEVATION




RIGHT ELEVATION

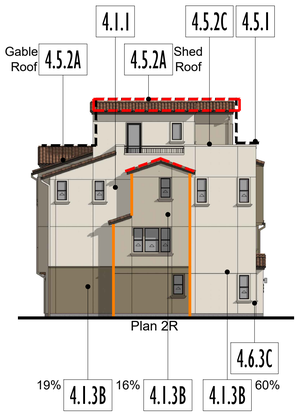
BT SPANISH STYLE A - 6PLEX



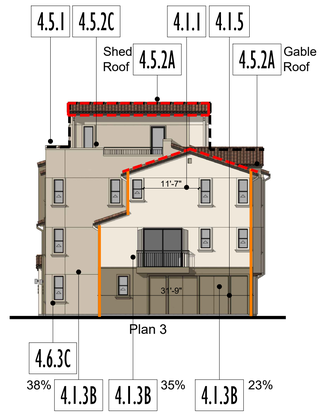

FRONT ELEVATION




REAR ELEVATION




LEFT ELEVATION




RIGHT ELEVATION

BT SPANISH STYLE A - 6X PLEX

# OBJECTIVE DESIGN STANDARD LEGEND

4.1.1 **BLANK WALLS (COMPLIANT)**

BLANKS WALLS ARE LIMITED TO A MAXIMUM OF 20 FT IN LENGTH ON ALL STORIES. MAX LENGTH OF 11'-7" OCCURS ON SIDE ELEVATIONS.

4.1.2 **ARTICULATION DETAILS (COMPLIANT)**

A. ROOF EAVES ARE PROJECTED A MINIMUM OF 12 INCHES

E. 100% OF UNITS WITHIN STYLES A AND C FOR ALL PLEXES HAVE EITHER ROOMS THAT ARE OFFSET BY 12 INCHES OR THE ENTIRE UNIT IS OFFSET BY 12 INCHES.

4.1.3 **BUILDING MATERIALS AND COLOR (COMPLIANT)**

A. ELEVATIONS CONTAIN 3 DISTINCT BODY COLORS/MATERIALS IN STUCCO AND FIBER CEMENT BOARD AND BATTEN/LAP SIDING.

B. EACH COLOR CONSTITUTES AT LEAST 10% OF EACH BUILDING FAÇADE. SEE PERCENTAGES ON EXHIBITS.

C. CHANGES IN COLOR OCCUR WITH PLANE CHANGES AND MOLDINGS.

D. CHANGES IN MATERIAL DO NOT END AT ANY OUTSIDE EXTERIOR CORNERS.

4.1.4 **MASSING BREAKS - GENERALLY (COMPLIANT)**

EACH BUILDING IS DIVIDED INTO AT LEAST THREE PRIMARY MASSES HORIZONTALLY. SEE MASSING ON EXHIBITS.

4.1.5 **MASSING BREAKS - LOW-RISE (NON-COMPLIANT)**

EACH BUILDING DOES NOT HAVE A MINIMUM 18-INCH-DEEP WALL FOR PLANE BREAKS FOR EVERY 15-30 FEET OF HORIZONTAL WALL LENGTH. LONGEST HORIZONTAL PLANE IS 44'-10" AT REAR ELEVATIONS. WAIVER REQUESTED.

4.2.2 **GROUND FLOOR REQUIREMENTS (NON-COMPLIANT)**

ENTRIES TO GROUND-FLOOR RESIDENTIAL UNITS ARE NOT LOCATED 18 - 42 INCHES ABOVE OR BELOW THE GRADE OF THE ADJACENT PUBLIC SIDEWALK. WAIVER REQUESTED.

4.5.1 **ROOF FORM VARIATION (COMPLIANT)**

ROOF HEIGHTS AND/OR FORMS VARY FOR AT LEAST 30% OF THE ROOF LINE.

4.5.2 **ROOF FORM ADDITIONAL REQUIREMENTS (COMPLIANT)**

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B. WHEN APPLICABLE, OUTSIDE EDGES OF ELEMENTS ALIGN.

C. ALL WINDOWS AND DOORS ARE RECTANGULAR AND VERTICALLY ORIENTED. GROUPED WINDOWS HAVE AT LEAST 3.5 INCHES OF BUILDING FAÇADE SURFACE BETWEEN THEM.

4.6.3 **WINDOWS - REFLECTIVITY, TRANSPARENCY, AND DETAILS (COMPLIANT)**

A. WINDOW REFLECTIVITY SHALL COMPLY WITH THIS STANDARD.

C. ALL WINDOWS INCLUDE WINDOW TRIM AND PROJECTED SILLS.

4.6.5 **ENTRIES, DOORS, AND STAIRWAYS (COMPLIANT)**

B. ENTRY ELEMENTS (COVERED FRONT PORCH OR RECESSED ENTRY TYP.) AND FENESTRATION ELEMENTS OF SIDELIGHT WINDOW OR DEPTH OF ROOF COVER 3' MIN. MEETS INTENT OF AWNING WITH 3' PROJECTION

4.7.1 **GENERAL STANDARDS TO ALL DEVELOPMENT (COMPLIANT)**

A. NO NEON COLORS USED IN THIS PROJECT.

B. EXTERIOR WALLS: STUCCO,FIBER CEMENT LAP SIDING AND BOARD AND BATTEN
WINDOW TRIMS: STUCCO OVER HIGH DENSITY FOAM OR FIBER CEMENT
ROOFING: COMPOSITION SHINGLE

C. MATERIALS SHALL COMPLY WITH THIS STANDARD.




FRONT ELEVATION



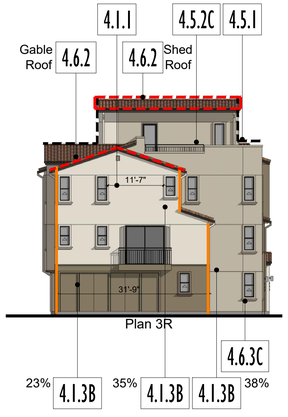

FRONT ELEVATION



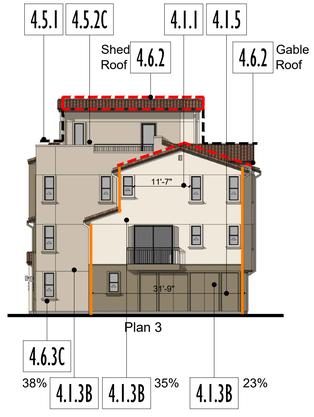

REAR ELEVATION



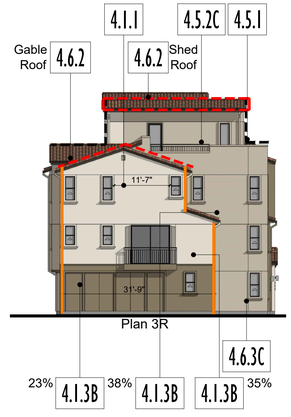

REAR ELEVATION



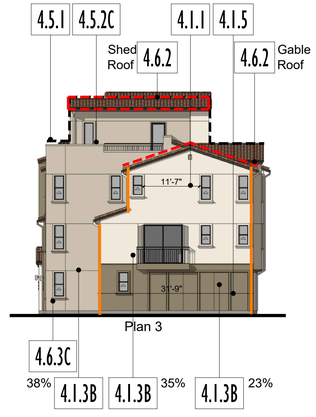

LEFT ELEVATION




RIGHT ELEVATION




LEFT ELEVATION




RIGHT ELEVATION

## BT SPANISH STYLE A - 7 PLEX

## BT SPANISH STYLE A - 8 PLEX

# OBJECTIVE DESIGN STANDARD LEGEND

4.1.1 **BLANK WALLS (COMPLIANT)**

BLANKS WALLS ARE LIMITED TO A MAXIMUM OF 20 FT IN LENGTH ON ALL STORIES. MAX LENGTH OF 11'-7" OCCURS ON SIDE ELEVATIONS.

4.1.2 **ARTICULATION DETAILS (COMPLIANT)**

A. ROOF EAVES ARE PROJECTED A MINIMUM OF 12 INCHES

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D. CHANGES IN MATERIAL DO NOT END AT ANY OUTSIDE EXTERIOR CORNERS.

4.1.4 **MASSING BREAKS - GENERALLY (COMPLIANT)**

EACH BUILDING IS DIVIDED INTO AT LEAST THREE PRIMARY MASSES HORIZONTALLY. SEE MASSING ON EXHIBITS.

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EACH BUILDING DOES NOT HAVE A MINIMUM 18-INCH-DEEP WALL FOR PLANE BREAKS FOR EVERY 15-30 FEET OF HORIZONTAL WALL LENGTH. LONGEST HORIZONTAL PLANE IS 44'-10" AT REAR ELEVATIONS. WAIVER REQUESTED.

4.2.2 **GROUND FLOOR REQUIREMENTS (NON-COMPLIANT)**

ENTRIES TO GROUND-FLOOR RESIDENTIAL UNITS ARE NOT LOCATED 18 - 42 INCHES ABOVE OR BELOW THE GRADE OF THE ADJACENT PUBLIC SIDEWALK. WAIVER REQUESTED.

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4.7.1 **GENERAL STANDARDS TO ALL DEVELOPMENT (COMPLIANT)**

A. NO NEON COLORS USED IN THIS PROJECT.

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ROOFING: COMPOSITION SHINGLE

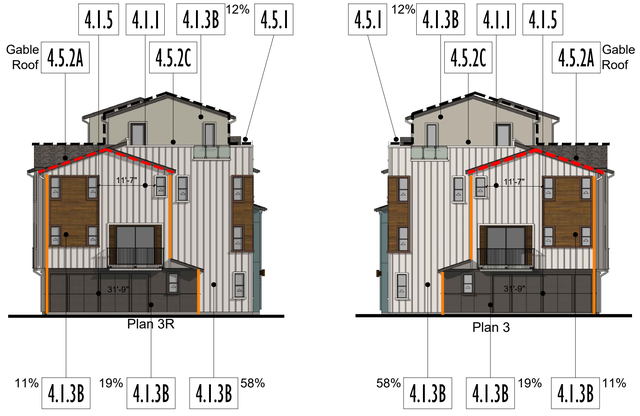
C. MATERIALS SHALL COMPLY WITH THIS STANDARD.




FRONT ELEVATION




REAR ELEVATION




LEFT ELEVATION

RIGHT ELEVATION

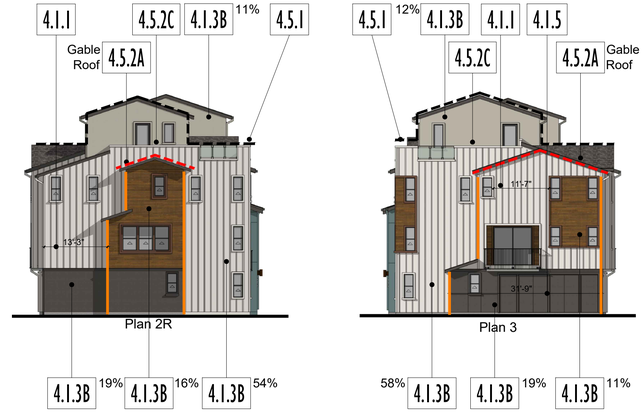
BT FARMHOUSE STYLE C - 5 PLEX




FRONT ELEVATION




REAR ELEVATION




LEFT ELEVATION

RIGHT ELEVATION

BT FARMHOUSE STYLE C - 5X PLEX

# OBJECTIVE DESIGN STANDARD LEGEND

4.1.1 **BLANK WALLS (COMPLIANT)**

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4.6.3 **WINDOWS - REFLECTIVITY, TRANSPARENCY, AND DETAILS (COMPLIANT)**

A. WINDOW REFLECTIVITY SHALL COMPLY WITH THIS STANDARD.

C. ALL WINDOWS INCLUDE WINDOW TRIM AND PROJECTED SILLS.

4.6.5 **ENTRIES, DOORS, AND STAIRWAYS (COMPLIANT)**

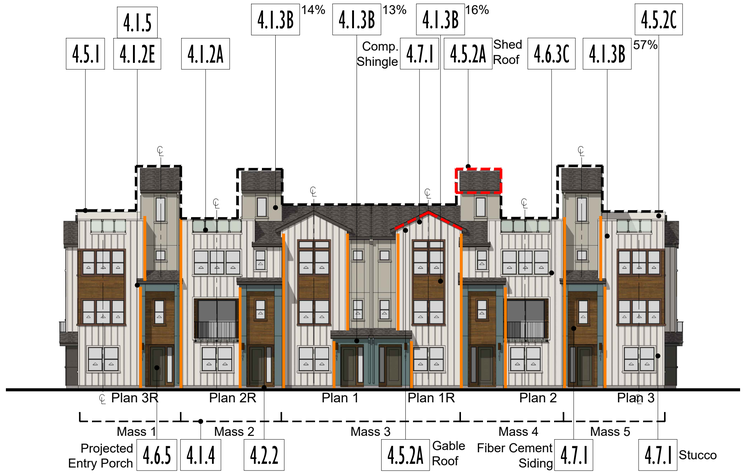
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4.7.1 **GENERAL STANDARDS TO ALL DEVELOPMENT (COMPLIANT)**

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ROOFING: COMPOSITION SHINGLE

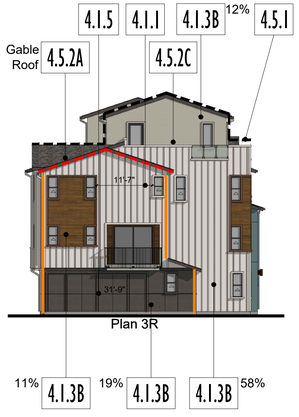
C. MATERIALS SHALL COMPLY WITH THIS STANDARD.



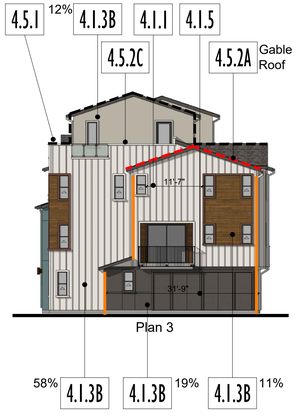

FRONT ELEVATION




REAR ELEVATION

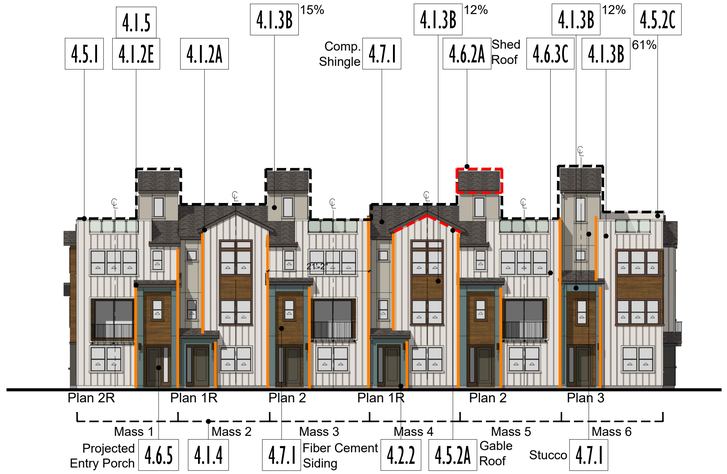



LEFT ELEVATION




RIGHT ELEVATION

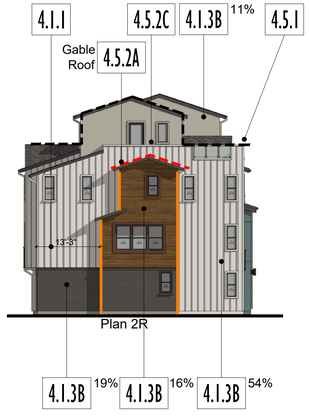
BT FARMHOUSE STYLE C - 6PLEX



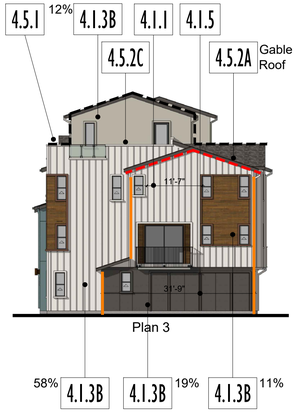

FRONT ELEVATION




REAR ELEVATION




LEFT ELEVATION




RIGHT ELEVATION

BT FARMHOUSE STYLE C - 6X PLEX

# OBJECTIVE DESIGN STANDARD LEGEND

4.1.1 **BLANK WALLS (COMPLIANT)**

BLANKS WALLS ARE LIMITED TO A MAXIMUM OF 20 FT IN LENGTH ON ALL STORIES. MAX LENGTH OF 11'-7" OCCURS ON SIDE ELEVATIONS.

4.1.2 **ARTICULATION DETAILS (COMPLIANT)**

A. ROOF EAVES ARE PROJECTED A MINIMUM OF 12 INCHES

E. 100% OF UNITS WITHIN STYLES A AND C FOR ALL PLEXES HAVE EITHER ROOMS THAT ARE OFFSET BY 12 INCHES OR THE ENTIRE UNIT IS OFFSET BY 12 INCHES.

4.1.3 **BUILDING MATERIALS AND COLOR (COMPLIANT)**

A. ELEVATIONS CONTAIN 3 DISTINCT BODY COLORS/MATERIALS IN STUCCO AND FIBER CEMENT BOARD AND BATTEN/LAP SIDING.

B. EACH COLOR CONSTITUTES AT LEAST 10% OF EACH BUILDING FAÇADE. SEE PERCENTAGES ON EXHIBITS.

C. CHANGES IN COLOR OCCUR WITH PLANE CHANGES AND MOLDINGS.

D. CHANGES IN MATERIAL DO NOT END AT ANY OUTSIDE EXTERIOR CORNERS.

4.1.4 **MASSING BREAKS - GENERALLY (COMPLIANT)**

EACH BUILDING IS DIVIDED INTO AT LEAST THREE PRIMARY MASSES HORIZONTALLY. SEE MASSING ON EXHIBITS.

4.1.5 **MASSING BREAKS - LOW-RISE (NON-COMPLIANT)**

EACH BUILDING DOES NOT HAVE A MINIMUM 18-INCH-DEEP WALL FOR PLANE BREAKS FOR EVERY 15-30 FEET OF HORIZONTAL WALL LENGTH. LONGEST HORIZONTAL PLANE IS 44'-10" AT REAR ELEVATIONS. WAIVER REQUESTED.

4.2.2 **GROUND FLOOR REQUIREMENTS (NON-COMPLIANT)**

ENTRIES TO GROUND-FLOOR RESIDENTIAL UNITS ARE NOT LOCATED 18 - 42 INCHES ABOVE OR BELOW THE GRADE OF THE ADJACENT PUBLIC SIDEWALK. WAIVER REQUESTED.

4.5.1 **ROOF FORM VARIATION (COMPLIANT)**

ROOF HEIGHTS AND/OR FORMS VARY FOR AT LEAST 30% OF THE ROOF LINE.

4.5.2 **ROOF FORM ADDITIONAL REQUIREMENTS (COMPLIANT)**

A. STYLE A AND C BUILDINGS HAVE NO MORE THAN TWO VARIATIONS IN ROOF FORM. BOTH STYLES HAVE SHED AND GABLE ROOF FORMS.
B. EAVE TREATMENT IS CONSISTENT THROUGHOUT THE DESIGNS OF STYLES A AND C.
C. COPING IS PROVIDED AT EACH PARAPET.

4.6.1 **WINDOW AND DOOR ALIGNMENT (NON-COMPLIANT)**

A. WINDOWS, DOORS, ARCHES, AND BALCONIES ARE ALIGNED VERTICALLY ON FRONT ELEVATIONS BUT NOT THE REAR ELEVATIONS. WAIVER REQUESTED.

B. WHEN APPLICABLE, OUTSIDE EDGES OF ELEMENTS ALIGN.

C. ALL WINDOWS AND DOORS ARE RECTANGULAR AND VERTICALLY ORIENTED. GROUPED WINDOWS HAVE AT LEAST 3.5 INCHES OF BUILDING FAÇADE SURFACE BETWEEN THEM.

4.6.3 **WINDOWS - REFLECTIVITY, TRANSPARENCY, AND DETAILS (COMPLIANT)**

A. WINDOW REFLECTIVITY SHALL COMPLY WITH THIS STANDARD.

C. ALL WINDOWS INCLUDE WINDOW TRIM AND PROJECTED SILLS.

4.6.5 **ENTRIES, DOORS, AND STAIRWAYS (COMPLIANT)**

B. ENTRY ELEMENTS (COVERED FRONT PORCH OR RECESSED ENTRY TYP.) AND FENESTRATION ELEMENTS OF SIDELIGHT WINDOW OR DEPTH OF ROOF COVER 3' MIN. MEETS INTENT OF AWNING WITH 3' PROJECTION

4.7.1 **GENERAL STANDARDS TO ALL DEVELOPMENT (COMPLIANT)**

A. NO NEON COLORS USED IN THIS PROJECT.

B. EXTERIOR WALLS: STUCCO,FIBER CEMENT LAP SIDING AND BOARD AND BATTEN
WINDOW TRIMS: STUCCO OVER HIGH DENSITY FOAM OR FIBER CEMENT
ROOFING: COMPOSITION SHINGLE

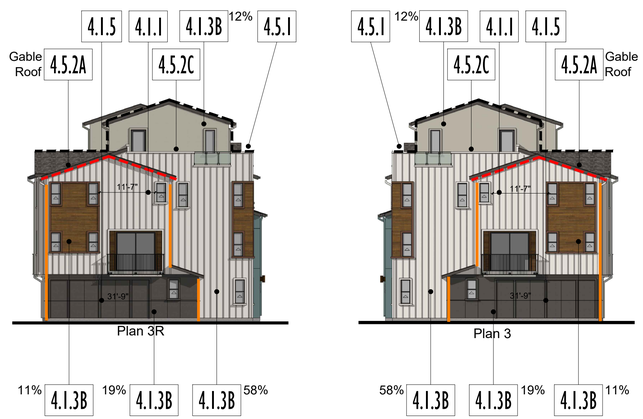
C. MATERIALS SHALL COMPLY WITH THIS STANDARD.




FRONT ELEVATION




REAR ELEVATION




LEFT ELEVATION




RIGHT ELEVATION

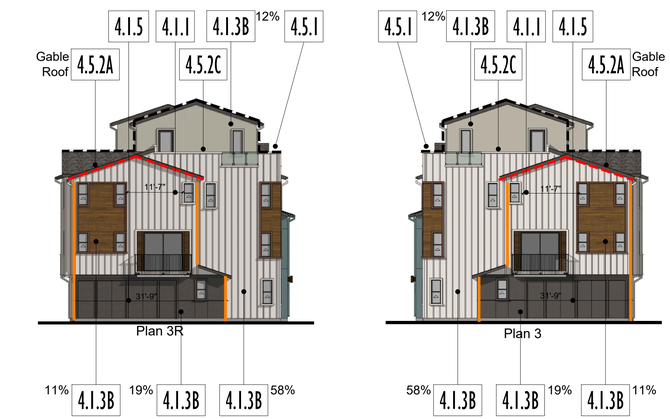
BT FARMHOUSE STYLE C - 7 PLEX




FRONT ELEVATION




REAR ELEVATION




LEFT ELEVATION

RIGHT ELEVATION

BT FARMHOUSE STYLE C - 8 PLEX

# OBJECTIVE DESIGN STANDARD LEGEND

4.1.1 **BLANK WALLS (COMPLIANT)**

BLANKS WALLS ARE LIMITED TO A MAXIMUM OF 20 FT IN LENGTH ON ALL STORIES. MAX LENGTH OF 11'-7" OCCURS ON SIDE ELEVATIONS.

4.1.2 **ARTICULATION DETAILS (COMPLIANT)**

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E. 100% OF UNITS WITHIN STYLES A AND B FOR ALL PLEXES HAVE EITHER ROOMS THAT ARE OFFSET BY 12 INCHES OR THE ENTIRE UNIT IS OFFSET BY 12 INCHES.

F. HORIZONTAL MOULDINGS ARE AT LEAST 3 INCHES MINIMUM. MOULDINGS OCCUR AT SECOND FLOOR OF STYLE B BUILDINGS - 8 IN. TALL x 3 IN. DEEP.

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A. WINDOWS, DOORS, ARCHES, AND BALCONIES ARE ALIGNED VERTICALLY ALONG STREET FRONTAGES.

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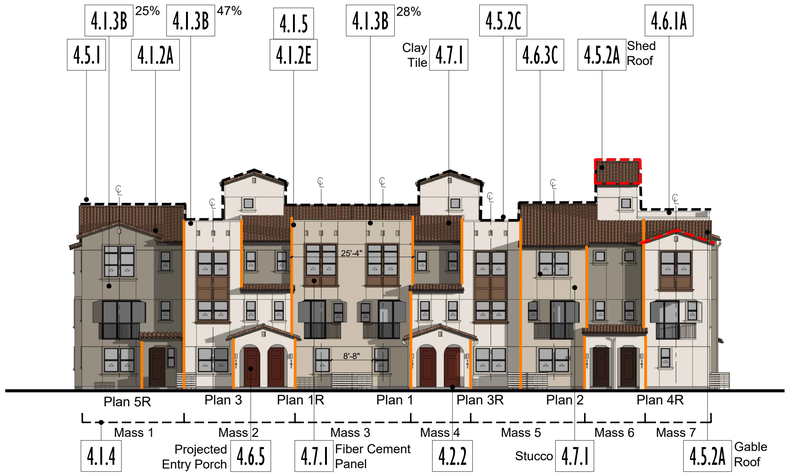
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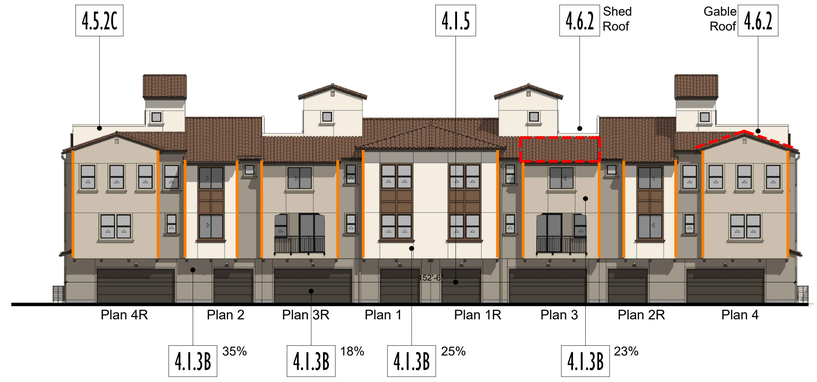

FRONT ELEVATION



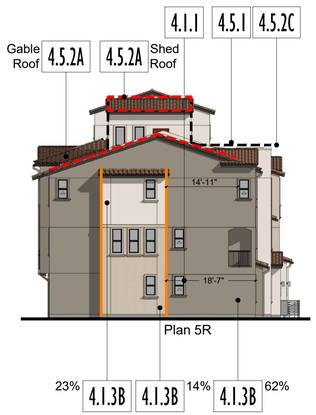

FRONT ELEVATION



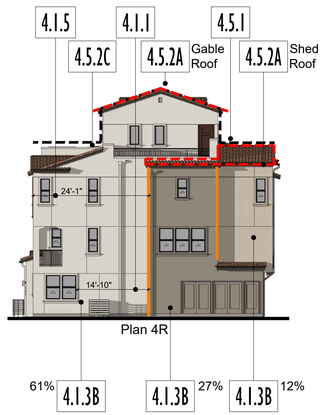

REAR ELEVATION



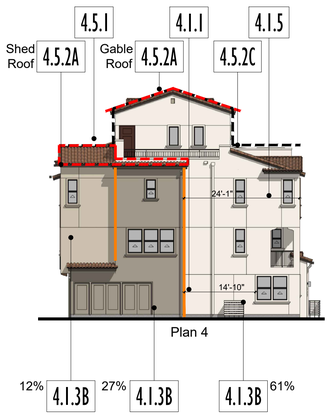

REAR ELEVATION



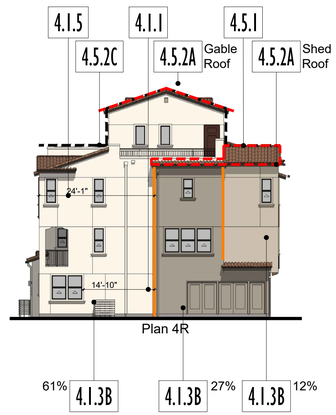

LEFT ELEVATION




RIGHT ELEVATION




LEFT ELEVATION




RIGHT ELEVATION

## IT SPANISH STYLE A - 7 PLEX

## IT SPANISH STYLE A - 8 PLEX

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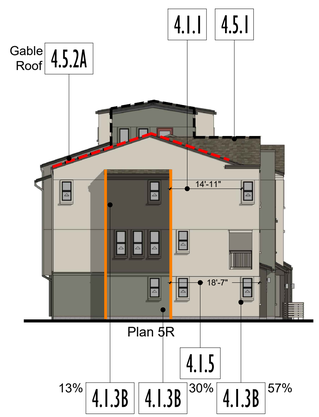
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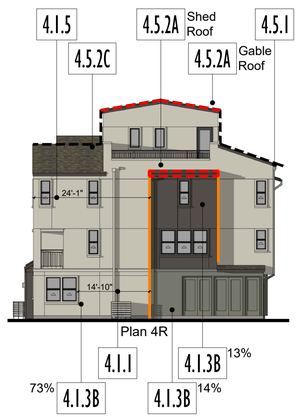

FRONT ELEVATION




REAR ELEVATION




LEFT ELEVATION

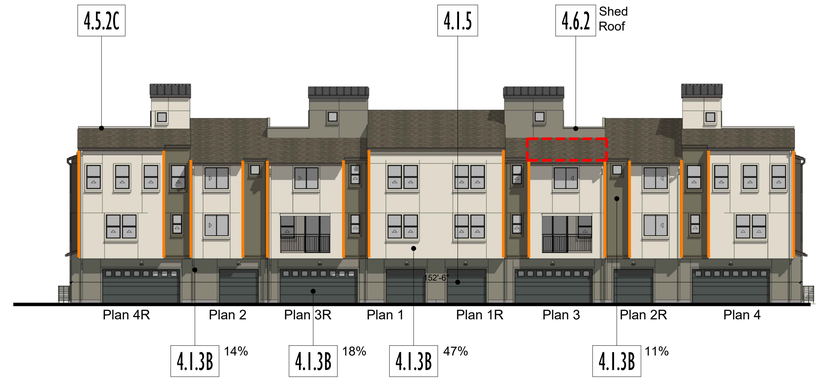



RIGHT ELEVATION

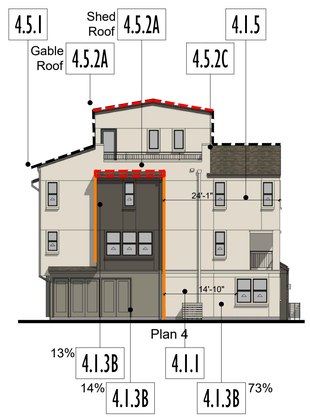
IT MODERN FRENCH STYLE B - 7 PLEX



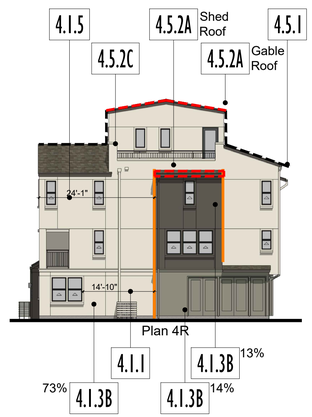

FRONT ELEVATION




REAR ELEVATION

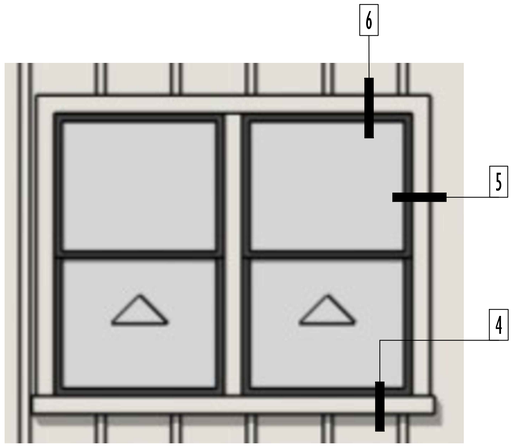



LEFT ELEVATION

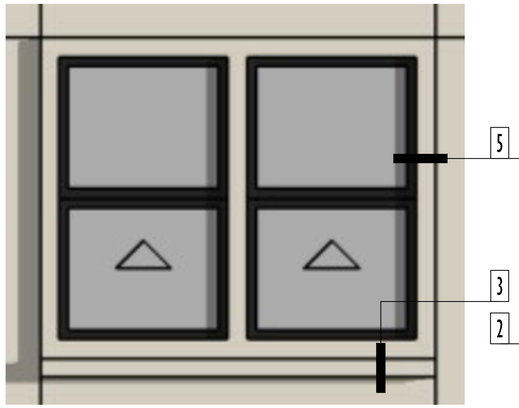



RIGHT ELEVATION

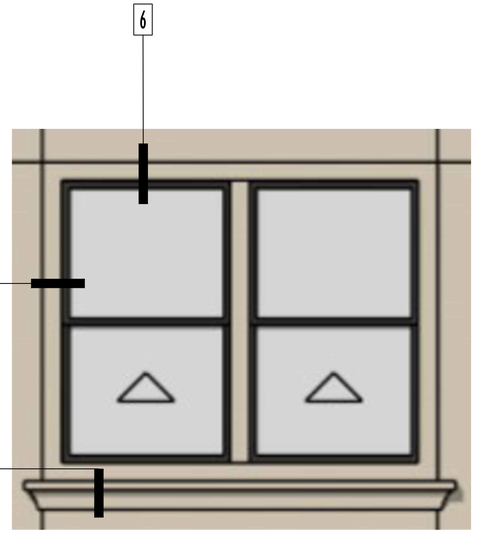
IT MODERN FRENCH STYLE B - 8 PLEX




'C' STYLE WINDOW TYP. NTS



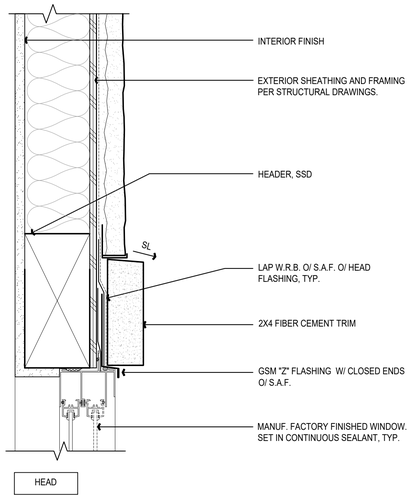

'B' STYLE WINDOW TYP. NTS



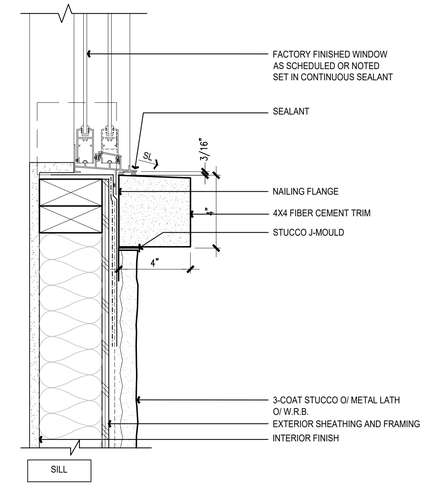

'A' STYLE WINDOW TYP. NTS



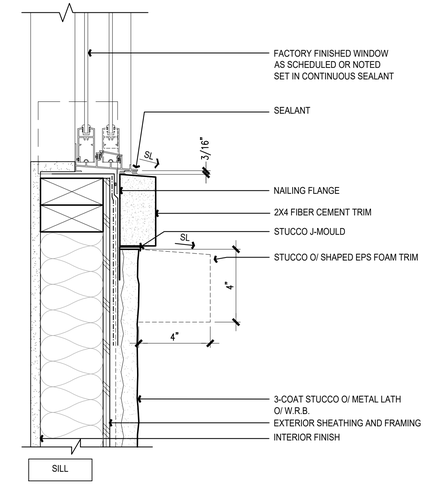

GARAGE TYP. NTS




6. WINDOW HEAD DETAIL TYP.



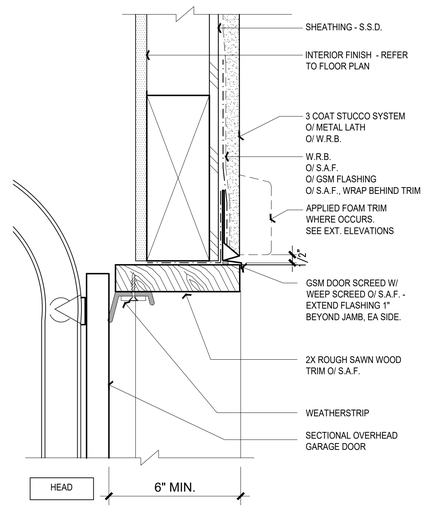

4. STYLE 'C' SILL DETAIL

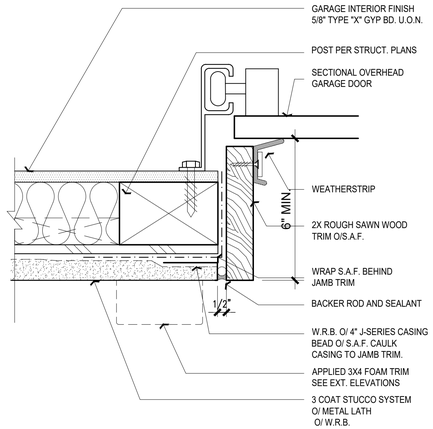


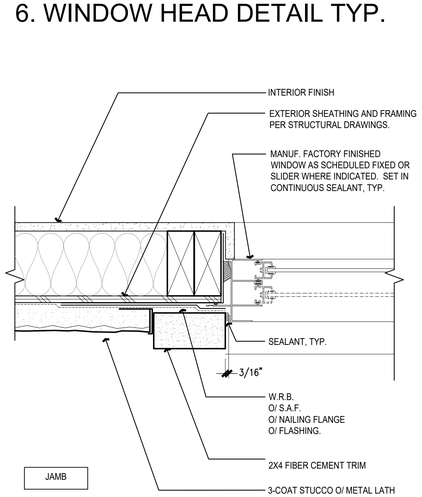

3. STYLE 'B' SILL DETAIL



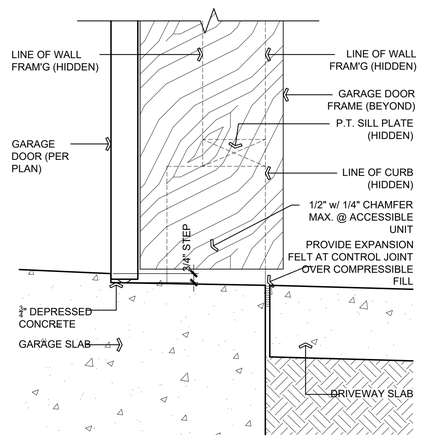

2. STYLE 'A' SILL DETAIL




5. WINDOW JAMB DETAIL TYP.




1. GARAGE DOOR DETAIL TYP.

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**ODS COMPLIANCE DETAILS** **A0.3.8A**

CITY OF SAN MATEO
COMMUNITY DEVELOPMENT DEPARTMENT

330 W. 20th Avenue
San Mateo, CA 94403
www.cityofsanmateo.org

# SINGLE-FAMILY DWELLING DESIGN REVIEW GUIDELINE CHECKLIST

## PROJECT INFORMATION

| | |
|---|---|
| Street Address: | 3000 and 3155 Clearview Way, San Mateo, CA |

**Through the completion of this form, I certify as the project applicant** that the above project is compliant with the Single-Family Dwelling Design Guidelines. I understand that the guidelines exist to maintain a standard of neighborhood character in San Mateo and that and departures from the guidelines must be justified and approved by planning staff.

*Please indicate whether your project conforms to each of the following guidelines:*

| | |
|---|---|
| Is the project consistent with the predominant setback pattern and building footprints in the neighborhood? | Yes ☐ No ☐ N/A ■ |
| Is the project consistent with the established pattern of garage locations, as well as the size, position, and appearance of the garage openings? | Yes ☐ No ☐ N/A ■ |
| Is the driveway and curb-cut width minimized and consistent with the neighborhood pattern (single or double-width)? | Yes ☐ No ☐ N/A ■ |
| Does the driveway location maximize on-street parking by providing a minimum of 20’ between curb cuts? | Yes ☐ No ■ N/A ☐ |
| Does the driveway width and placement minimize harm to existing street trees? | Yes ☐ No ☐ N/A ■ |
| Is the main entrance visible from the street and not blocked by walls, screens, or tall hedges? | Yes ☐ No ☐ N/A ■ |
| If front porches are common in the neighborhood, does the project include a porch that is similar in size and proportion to those in the neighborhood? | Yes ☐ No ☐ N/A ■ |
| Does the project de-emphasize the garage entrance so that it is not a dominant feature seen from the street? | Yes ☐ No ■ N/A ☐ |
| Is the project consistent with the established pattern of building footprints and forms? | Yes ☐ No ☐ N/A ■ |
| Is the scale of the project consistent with the common scale of houses in the neighborhood? | Yes ☐ No ☐ N/A ■ |
| Is the placement of the proposed second story set back from the property lines to meet daylight plane requirements and maximize light into neighboring properties? | Yes ☐ No ☐ N/A ■ |
| Does the placement of the proposed second story addition appear in balance with the home and with the neighboring homes? | Yes ☐ No ☐ N/A ■ |



| | | |
|---|---|---|
| Would the proposed second story create wall heights that are compatible with or different from the pattern of homes in the neighborhood? | | Yes ☐ No ☐ N/A ■ |
| Have some portions of the roof been brought down to the gutter or eave line of the first story roof to reduce the apparent mass of the building? | | Yes ☐ No ■ N/A ☐ |
| Are the building elements that define the architectural style of the house common to other houses in the neighborhood? | | Yes ■ No ☐ N/A ☐ |
| Is there an established roof pattern (forms, slopes, materials, massing) in the neighborhood? | | Yes ■ No ☐ N/A ☐ |
| Are the proposed roof form, slope, materials, and massing, compatible with roofs in the neighborhood and the existing home? | | Yes ☐ No ☐ N/A ■ |
| Does the addition change the appearance of any existing primary and secondary roof forms? | | Yes ☐ No ☐ N/A ■ |
| Do the proposed roof forms contribute to the overall style of the neighborhood | | Yes ☐ No ☐ N/A ■ |
| Does the addition include architectural features (stepping back the 2nd story or changing the building footprint, roof form, and windows) that break up the apparent mass of the house and add visual interest to long or tall walls? | | Yes ☐ No ☐ N/A ■ |
| Are new windows directly aligned with neighboring windows, or offset? | | Yes ☐ No ■ N/A ☐ |
| Is the privacy of the adjacent neighbors protected? | | Yes ☐ No ☐ N/A ■ |
| If the project is on a slope: | | |
| | Does the addition step the home with the slope to avoid expanses of tall walls | Yes ☐ No ☐ N/A ■ |
| | Does the addition use landscaping to mask tall, down-slope walls? | Yes ☐ No ☐ N/A ■ |
| | Does the addition respect the neighbor’s views? | Yes ☐ No ☐ N/A ■ |
| Would the proposed addition impair view from neighboring homes? | | Yes ☐ No ☐ N/A ■ |
| Would the proposed addition create a greater view blockage than other homes on similar parcels in the neighborhood? | | Yes ☐ No ☐ N/A ■ |
| Are exterior materials consistent with those on the existing house and in the neighborhood? | | Yes ☐ No ☐ N/A ■ |
| Are the proportions of the window openings and materials consistent with those of the existing house or neighborhood? | | Yes ☐ No ☐ N/A ■ |

Please provide an explanation for any item marked 'No' (attach additional pages if necessary).

*Driveway aprons are located between 11'-0" and 17'8" apart (13'8" or 15'6" typical). Guest parking is not available as parallel spaces between driveway aprons of SFD typical. Instead guest parking is provided within the development at other locations as parallel parking (at fronts of homes), and head-in parking. Enlarging streets, or space between driveway aprons to provide more parking on street would reduce the number of units on site precluding the development of these homes.

**The SFD are an alley loaded product type therefore the garages become a dominant feature along several streets in the proposed design. Altering the SFD homes to be front loaded paired with living space forward of garage doors to reduce the presence of garage doors would reduce the number of units thereby precluding the development of these homes. Living space typically overhangs the garages at the rear of the homes to help reduce emphasis of garages.

***Portions of the roof are not brought down to the gutter or eave line of the first story roof because the SFDs are 3 stories - doing so would reduce livable square footage considerably and preclude the development of these homes. Other elements such as awnings and front porches help break down the massing instead.

****New windows proposed on the SFD homes are offset and designed to avoid directly alignment with neighboring homes. Larger windows of the SFD homes are typically placed on the front or back of the home where adjacency concerns are not as great with 26' streets between typ. Side elevation windows are offset from adjacent plan windows with a floor plans more active side (more windows) being paired with the adjacent plans less active side (less windows of smaller size). Floor plans in one row of homes also alternate between plan 1 and 2 which creates less likelihood of adjacency concerns between windows.







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Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**SITE ILLUSTRATION - BIRDS EYE** **A0.4.0**






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# 20240095

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JULY 16, 2026

**SITE ILLUSTRATION - BIRDS EYE - MAIN STREET A**

**A0.4.1**







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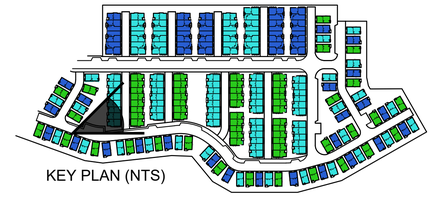
235 Montgomery Street, Suite 2500
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**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**SITE ILLUSTRATION - BIRDS EYE - SFD** **A0.4.2**




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SAN RAMON · ROSEVILLE

JETT LANDSCAPE ARCHITECTURE + DESIGN

RADIUS DESIGN

HARVEST PROPERTIES

Ownership:

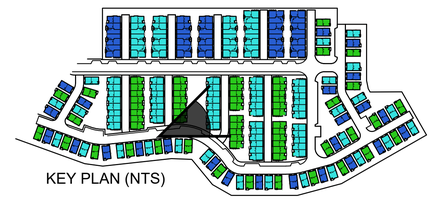
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**SITE ILLUSTRATION - BOX TOWNHOUSE** **A0.4.3**


ktgy
MAGILIGHT


KEY PLAN (NTS)





KEY PLAN (NTS)

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San Francisco, CA 94104

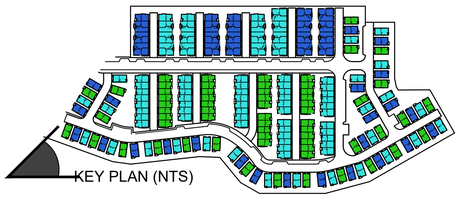
**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**SITE ILLUSTRATION - INTERLOCKING TOWNHOUSES**

**A0.4.5**






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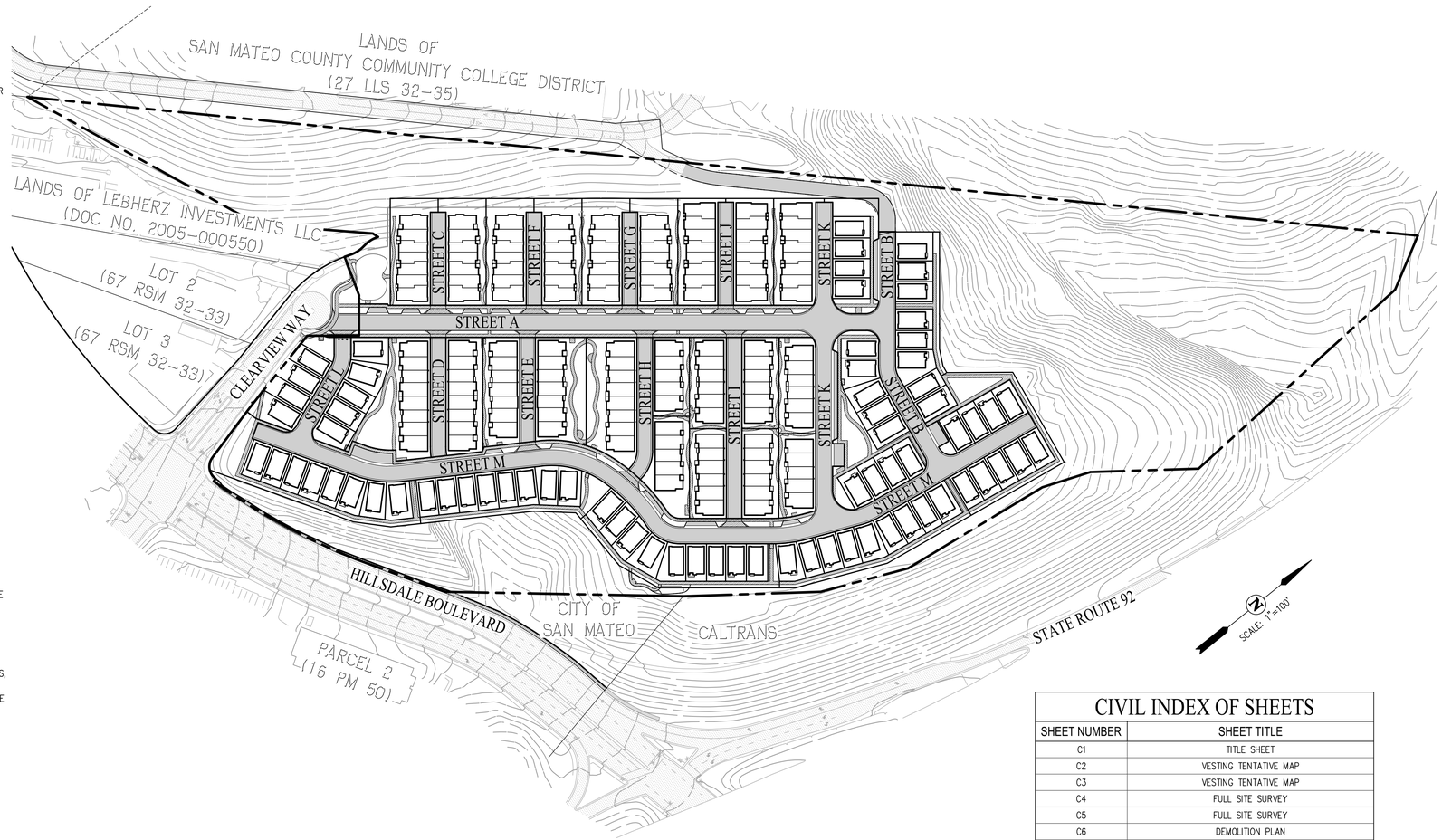
**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
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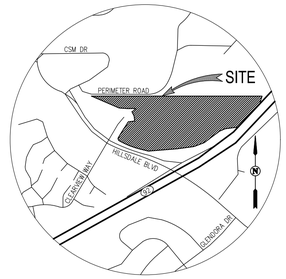
**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**SITE ILLUSTRATION - SFD**

**A0.4.6**

# VESTING TENTATIVE MAP
## CLEARVIEW HOUSING DEVELOPMENT




VICINITY MAP

## GENERAL NOTES

1. SITE ADDRESS: 3000 CLEARVIEW WAY, SAN MATEO, CA
   3155 CLEARVIEW WAY, SAN MATEO, CA
2. ACCESSORS PARCEL NO.: 041-361-120, 041-361-130
3. EXISTING ZONING: E1 – EXECUTIVE PARK
5. CONTOUR INTERVAL: 1 FOOT
6. SITE AREA (GROSS): 21.87 AC±
   SITE AREA (NET): 14.02 AC±
7. EXISTING STRUCTURES: EXISTING STRUCTURES ON THE SITE WILL BE DEMOLISHED PRIOR TO CONSTRUCTION.
8. NUMBER OF LOTS/PARCELS: 124
9. TREES: ALL EXISTING TREES WITHIN THE DEVELOPMENT OF THE SITE ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
10. UTILITY PROVIDERS:
    WATER: CALIFORNIA WATER SERVICES
    SANITARY SEWER: CITY OF SAN MATEO
    STORM DRAIN: CITY OF SAN MATEO
    GAS & ELECTRIC: PG&E
11. TELEPHONE: AT&T
12. CABLE TV: COMCAST
13. FIRE PROTECTION: SAN MATEO CONSOLIDATED FIRE DEPARTMENT
14. LIGHTING: ALL LIGHTING ON PRIVATE STREETS SHALL BE PRIVATELY MAINTAINED.
15. TRASH: INDIVIDUAL TRASH CAN PICKUP IS TO BE PROVIDED BY RECOLOGY.
16. STREETS: ALL ONSITE STREETS ARE TO BE PRIVATE AND PRIVATELY MAINTAINED.
17. GRADING: PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISHED GRADING IS SUBJECT TO FINAL DESIGN.
18. DIMENSIONS: ALL PARCEL AND LOT DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN.
19. EROSION CONTROL: EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND CASQA RECOMMENDATIONS.
20 FLOOD ZONE: ZONE X: AREAS OF MINIMAL FLOOD HAZARD. AREA WITH REDUCED FLOOD RISK DUE TO LEVEE.
    SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP. MAP NUMBER 06081C0162F
    DATED: JULY 16, 2015
21. BASIS OF BEARINGS: DETERMINED BY FOUND MONUMENTS DESIGNATION "POINT 107" AND DESIGNATION "POINT 16" PER RECORD OF SURVEY 2276 (41 LLS 91). THE BEARING N44°02'48"W, BEING A CALCULATED AND MEASURED BEARING.
22. CONDOMINIUM MAP: A CONDOMINIUM PLAN WILL BE RECORDED FOR PARCELS A THROUGH V. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4285 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 149 RESIDENTIAL CONDOMINIUM UNITS FOR PARCELS A THROUGH V.
23. COMMON AREAS: COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. EASEMENTS WILL BE PROVIDED IN SELECT LOCATIONS OF COMMON AREA TO COVER UTILITIES AND ACCESS, AS NEEDED.
24. MULTIPLE FINAL MAPS: PURSUANT TO CHAPTER 3, ARTICLE 4 SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS. ONLY THE IMPROVEMENTS REQUIRED TO SUPPORT THE LEVEL OF DEVELOPMENT, AS DETERMINED BY THE CITY, OF EACH PARTICULAR FINAL MAP NEEDS TO BE COMPLETED OR BONDED.
25. TITLE REPORT: THE LISTED OWNER AND EASEMENTS AND ENCUMBRANCES SHOWN ON THE VESTING TENTATIVE MAP ARE BASED ON THE TITLE REPORT DATED MARCH 12, 2026, DOCUMENT NUMBER: NCS-1204652-SM
26. PHASING: PROJECT MAY BE DEVELOPED IN PHASES.

## CONTACTS

1. DEVELOPER: HARVEST PROPERTIES
   KEVIN CHOY
   235 MONTGOMERY STREET, SUITE 2500
   SAN FRANCISCO, CA 94104
   (530) 574-5339
2. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
   TERRY R. REEVES, P.E., RCE 75174
   2633 CAMINO RAMON, SUITE 350
   SAN RAMON, CA 94583
   (925) 866-0322
3. ARCHITECT: KTGY ARCHITECTS, INC.
   DAVID BURTON
   1814 FRANKLIN STREET. SUITE 400
   OAKLAND, CA 94612
   (510) 463-2072
4. LANDSCAPE: JETT LANDSCAPE ARCHITECTURE & DESIGN
   JESSE MARKMAN
   2 THEATRE SQUARE, SUITE 218
   ORINDA, CA 94563
   (925) 254-5422
5. OWNER: CLEARVIEW SM PROPERTY OWNER, LLC
   235 MONTGOMERY STREET, SUITE 2500
   SAN FRANCISCO, CA 94104
   (510) 594-2050

## LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| | | SUBDIVISION BOUNDARY |
| | | CENTERLINE |
| | | LOT LINE |
| | | PARCEL LINE |
| | | CURB, GUTTER & SIDEWALK |
| | | ELECTROLIER |
| | | FIRE HYDRANT |
| | | SANITARY SEWER MANHOLE |
| EX 12" SS | 12" SS | SANITARY SEWER PIPE |
| | | STORM DRAIN CATCH BASIN |
| | | STORM DRAIN FIELD INLET |
| | | STORM DRAIN MANHOLE |
| EX 12" SD | 12" SD | STORM DRAIN PIPE |
| | 4" WSD | WALL SUBDRAIN |
| | | STREET LIGHT |
| | | UTILITY POLE |
| EX 8" W | 8" W | WATER PIPE |
| | | BLOW OFF |
| | | BIORETENTION AREA |
| | | SILVA CELLS |

I, TERRENCE R. REEVES, ATTEST THAT I HAVE REVIEWED THE INFORMATION CONTAINED IN THE INSTRUCTIONAL PACKET FOR LAND DIVISIONS, ZONING ORDINANCE, AND SUBDIVISION ORDINANCE PERTAINING TO TENTATIVE MAPS AND VESTING TENTATIVE MAPS, AND DO HEREBY ATTEST THAT I HAVE MET EACH OF THE AFOREMENTIONED REQUIREMENTS AS THEY APPLY TO THIS SUBDIVISION.

REGISTERED ENGINEER

7/16/2026
DATE

REGISTERED PROFESSIONAL ENGINEER
TERRANCE R. REEVES
75174
CIVIL
STATE OF CALIFORNIA

## CIVIL INDEX OF SHEETS

| SHEET NUMBER | SHEET TITLE |
|---|---|
| C1 | TITLE SHEET |
| C2 | VESTING TENTATIVE MAP |
| C3 | VESTING TENTATIVE MAP |
| C4 | FULL SITE SURVEY |
| C5 | FULL SITE SURVEY |
| C6 | DEMOLITION PLAN |
| C7 | DEMOLITION PLAN |
| C8 | SITE PLAN |
| C9 | SITE PLAN |
| C10 | SITE PLAN |
| C11 | STREET SECTIONS & DETAILS |
| C12 | GRADING PLAN |
| C13 | GRADING PLAN |
| C14 | GRADING PLAN |
| C15 | UTILITY PLAN |
| C16 | UTILITY PLAN |
| C17 | UTILITY PLAN |
| C18 | STORMWATER CONTROL PLAN |
| C19 | STORMWATER CONTROL PLAN |
| C20 | VEHICLE MANUVERING – SU-30 |
| C21 | VEHICLE MANUVERING – FIRE TRUCK & ACCESS PLAN |
| C22 | VEHICLE MANUVERING – GARBAGE TRUCK |
| C23 | EROSION CONTROL PLAN |
| C24 | EROSION CONTROL PLAN |
| C25 | CASQA DETAILS |
| C26 | RETAINING WALLS & PRIVATE STREETS – PLAN VIEW |
| C27 | PRIVATE STREETS – PROFILE VIEW |
| C28 | PRIVATE STREETS – PROFILE VIEW |
| C29 | PRIVATE STREETS – PROFILE VIEW |
| C30 | RETAINING WALL – PROFILE VIEW |
| C31 | SIGNING AND STRIPING |
| C32 | SIGNING AND STRIPING |
| C33 | OFF-SITE HILLSDALE BLVD. |

## ABBREVIATIONS

| | |
|---|---|
| AC | ACRE |
| APN | ASSESSOR'S PARCEL NUMBER |
| BFP | BACK FLOW PREVENTION |
| BOV | BLOW-OFF VALVE |
| BW | BACK OF WALK |
| C/L | CENTERLINE |
| CB | CATCH BASIN |
| DDCV | DOUBLE DETECTOR CHECK VALVE |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |
| EX | EXISTING |
| FF | FINISHED FLOOR ELEVATION |
| FG | FINISHED GRADE |
| FH | FIRE HYDRANT |
| FI | FIELD INLET |
| GB | GRADE BREAK |
| GR | TOP OF GRATE ELEVATION |
| HP | HIGH POINT |
| INV | INVERT |
| IRR | IRRIGATION SERVICE |
| LF | LINEAL FOOT |
| LL | LOT LINE |
| LP | LOW POINT |
| LS | LANDSCAPE |
| MAX | MAXIMUM |
| MIN | MINIMUM |
| OHW | OVERHEAD WIRE |
| PAE | PRIVATE PEDESTRIAN ACCESS EASEMENT |
| PL | PROPERTY LINE |
| PR | PROPOSED |
| PRC | POINT OF REVERSE CURVE |
| PRSE | PRIVATE STREET EASEMENT |
| PSDE | PRIVATE STORM DRAIN EASEMENT |
| PSSE | PRIVATE SANITARY SEWER EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| R | RADIUS |
| R/W | RIGHT-OF-WAY |
| S | SLOPE |
| SD | STORM DRAIN |
| SDMH | STORM DRAIN MANHOLE |
| SS | SANITARY SEWER |
| SSMH | SANITARY SEWER MANHOLE |
| SW | SIDEWALK |
| TBQ | TO BE QUITCLAIMED |
| TC | TOP OF VERTICAL CURB |
| TCE | TEMPORARY CONSTRUCTION EASEMENT |
| TG | TOP OF GRATE |
| TRC | TOP OF ROLLED CURB |
| TSC | TOP OF SILVA CELLS |
| TSM | TOP OF SOIL MIX |
| TYP | TYPICAL |
| W | WATER |
| WM | WATER METER |
| WS | WATER SERVICE |
| WSD | WALL SUBDRAIN |

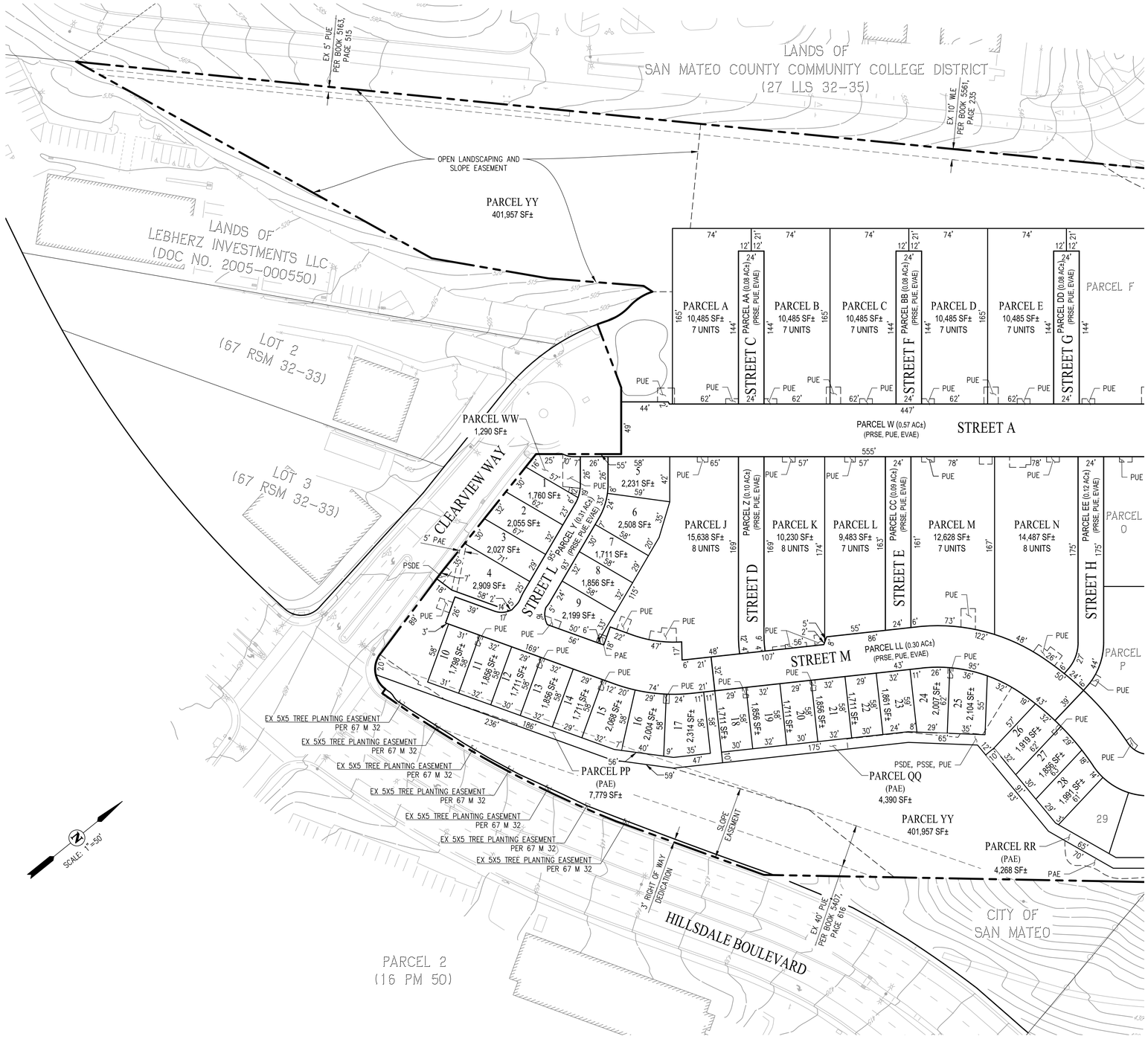
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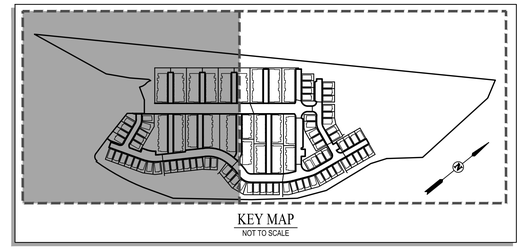
Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**TITLE SHEET** C1




## EASEMENT NOTES:

1. PRIVATE STREET EASEMENT (PRSE) FOR INGRESS/EGRESS, UNDERGROUND UTILITIES, EMERGENCY VEHICLE ACCESS, PEDESTRIAN ACCESS, GUEST PARKING AND LOADING ZONES.
2. PUBLIC UTILITY EASEMENT (PUE) FOR ALL UNDERGROUND PUBLIC UTILITIES, ASSOCIATED STRUCTURES AND MAINTENANCE ACCESS, SEE UTILITY PLAN FOR UTILITY LOCATIONS. STORM DRAINAGE AND SANITARY SEWER FACILITIES LOCATED WITHIN THE PUE SHALL BE PRIVATELY OWNED AND MAINTAINED.
3. PRIVATE PEDESTRIAN ACCESS EASEMENT (PAE) FOR ANY PORTION OF LAND LOCATED ON A PRIVATE LOT ACCESSIBLE BY PEDESTRIANS FOR USE OF WALKWAYS OR COMMON AMENITIES.
4. AS SPECIFIED IN THE CC&Rs, FOR PARCELS DESIGNATED FOR CONDOMINIUM PURPOSES, ALL AREA OUTSIDE THE FOOTPRINT OF BUILDINGS WILL BE FOR RESIDENT INGRESS/EGRESS.
5. STREETS AND SIDEWALKS WITHIN THE PRIVATE PARCELS SHALL BE PRIVATELY OWNED AND MAINTAINED.
6. EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) FOR ANY ROADWAY LIMITED TO EMERGENCY VEHICLES.
7. SLOPE EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SLOPES, DRAINAGE DITCHES, DRAINAGE PIPES AND ANY APPURTENANCES
8. PRIVATE STORM DRAIN EASEMENT (PSDE) FOR THE USE OF, BUT NOT LIMITED TO PRIVATE STORM DRAINAGE AND ALL APPURTENANCES. MAINTENANCE OF SAID EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATIONS ALL IN ACCORDANCE WITH THE SUBDIVISION RESTRICTIONS GOVERNING THIS PROJECT.

## EXISTING PARCEL SUMMARY

| NUMBER OF EXISTING PARCELS | EXISTING LAND USE |
|---|---|
| 7 | EXECUTIVE PARK |

NOTES:
1. ALL EXISTING PARCELS ARE TO BE RE-SUBDIVIDED AS SHOWN ON THIS SHEET.
2. SEE SHEETS C4-C5 FOR EXTENTS OF EXISTING PARCELS

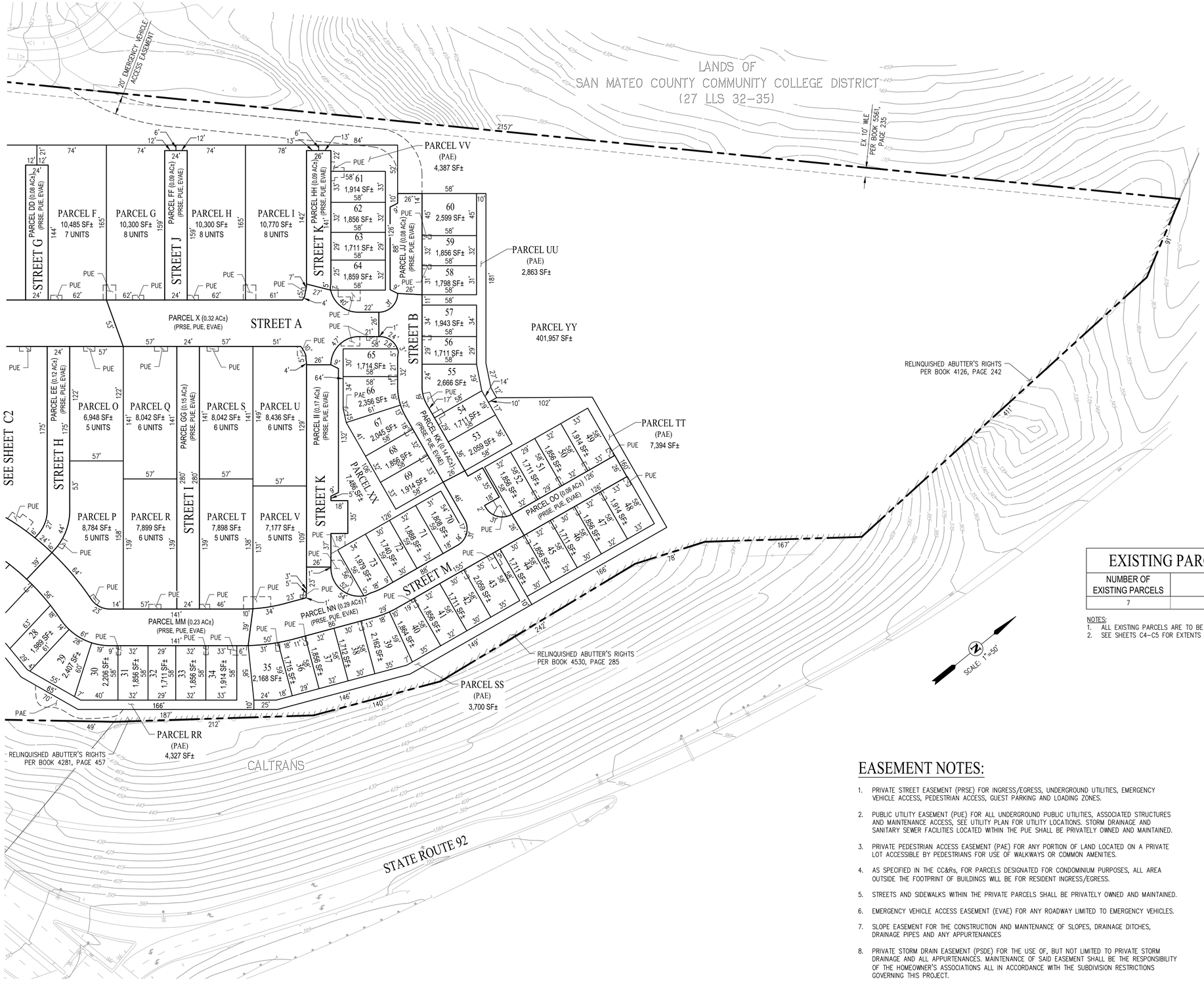
## PARCEL / LOT SUMMARY

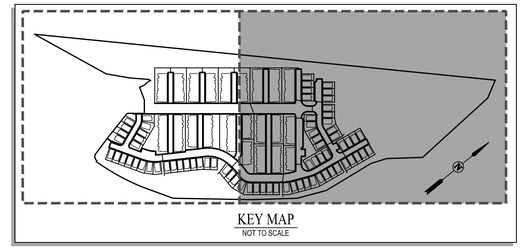
| PARCEL | PROPOSED LAND USE |
|---|---|
| LOTS 1-73 | RESIDENTIAL - SINGLE FAMILY DETACHED |
| PARCEL A | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL B | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL C | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL D | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL E | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL F | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL G | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL H | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL I | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL J | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL K | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL L | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL M | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL N | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL O | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL P | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL Q | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL R | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL S | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL T | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL U | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL V | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL W | PRIVATE STREET |
| PARCEL X | PRIVATE STREET |
| PARCEL Y | PRIVATE STREET |
| PARCEL Z | PRIVATE STREET |
| PARCEL AA | PRIVATE STREET |
| PARCEL BB | PRIVATE STREET |
| PARCEL CC | PRIVATE STREET |
| PARCEL DD | PRIVATE STREET |
| PARCEL EE | PRIVATE STREET |
| PARCEL FF | PRIVATE STREET |
| PARCEL GG | PRIVATE STREET |
| PARCEL HH | PRIVATE STREET |
| PARCEL II | PRIVATE STREET |
| PARCEL JJ | PRIVATE STREET |
| PARCEL KK | PRIVATE STREET |
| PARCEL LL | PRIVATE STREET |
| PARCEL MM | PRIVATE STREET |
| PARCEL NN | PRIVATE STREET |
| PARCEL OO | PRIVATE STREET |
| PARCEL PP | COMMON SPACE |
| PARCEL QQ | COMMON SPACE |
| PARCEL RR | COMMON SPACE |
| PARCEL SS | COMMON SPACE |
| PARCEL TT | COMMON SPACE |
| PARCEL UU | COMMON SPACE |
| PARCEL VV | COMMON SPACE |
| PARCEL WW | COMMON SPACE |
| PARCEL XX | COMMON SPACE |
| PARCEL YY | COMMON SPACE |

TOTAL NUMBER OF PARCELS / LOTS: 124
TOTAL NUMBER OF UNITS: 222

REGISTERED PROFESSIONAL ENGINEER
TERRANCE R. REEVES
75174
CIVIL
STATE OF CALIFORNIA

50' 0' 25' 50' 100' 200'
GRAPHIC SCALE




## PARCEL / LOT SUMMARY

| PARCEL | PROPOSED LAND USE |
|---|---|
| LOTS 1–73 | RESIDENTIAL – SINGLE FAMILY DETACHED |
| PARCEL A | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL B | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL C | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL D | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL E | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL F | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL G | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL H | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL I | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL J | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL K | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL L | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL M | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL N | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL O | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL P | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL Q | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL R | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL S | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL T | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL U | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL V | CONDOMINIUM UNITS & COMMON SPACE |
| PARCEL W | PRIVATE STREET |
| PARCEL X | PRIVATE STREET |
| PARCEL Y | PRIVATE STREET |
| PARCEL Z | PRIVATE STREET |
| PARCEL AA | PRIVATE STREET |
| PARCEL BB | PRIVATE STREET |
| PARCEL CC | PRIVATE STREET |
| PARCEL DD | PRIVATE STREET |
| PARCEL EE | PRIVATE STREET |
| PARCEL FF | PRIVATE STREET |
| PARCEL GG | PRIVATE STREET |
| PARCEL HH | PRIVATE STREET |
| PARCEL II | PRIVATE STREET |
| PARCEL JJ | PRIVATE STREET |
| PARCEL KK | PRIVATE STREET |
| PARCEL LL | PRIVATE STREET |
| PARCEL MM | PRIVATE STREET |
| PARCEL NN | PRIVATE STREET |
| PARCEL OO | PRIVATE STREET |
| PARCEL PP | COMMON SPACE |
| PARCEL QQ | COMMON SPACE |
| PARCEL RR | COMMON SPACE |
| PARCEL SS | COMMON SPACE |
| PARCEL TT | COMMON SPACE |
| PARCEL UU | COMMON SPACE |
| PARCEL VV | COMMON SPACE |
| PARCEL WW | COMMON SPACE |
| PARCEL XX | COMMON SPACE |
| PARCEL YY | COMMON SPACE |

TOTAL NUMBER OF PARCELS / LOTS: 124
TOTAL NUMBER OF UNITS: 222

## EXISTING PARCEL SUMMARY

| NUMBER OF EXISTING PARCELS | EXISTING LAND USE |
|---|---|
| 7 | EXECUTIVE PARK |

NOTES:
1. ALL EXISTING PARCELS ARE TO BE RE-SUBDIVIDED AS SHOWN ON THIS SHEET.
2. SEE SHEETS C4-C5 FOR EXTENTS OF EXISTING PARCELS

## EASEMENT NOTES:

1. PRIVATE STREET EASEMENT (PRSE) FOR INGRESS/EGRESS, UNDERGROUND UTILITIES, EMERGENCY VEHICLE ACCESS, PEDESTRIAN ACCESS, GUEST PARKING AND LOADING ZONES.
2. PUBLIC UTILITY EASEMENT (PUE) FOR ALL UNDERGROUND PUBLIC UTILITIES, ASSOCIATED STRUCTURES AND MAINTENANCE ACCESS, SEE UTILITY PLAN FOR UTILITY LOCATIONS. STORM DRAINAGE AND SANITARY SEWER FACILITIES LOCATED WITHIN THE PUE SHALL BE PRIVATELY OWNED AND MAINTAINED.
3. PRIVATE PEDESTRIAN ACCESS EASEMENT (PAE) FOR ANY PORTION OF LAND LOCATED ON A PRIVATE LOT ACCESSIBLE BY PEDESTRIANS FOR USE OF WALKWAYS OR COMMON AMENITIES.
4. AS SPECIFIED IN THE CC&Rs, FOR PARCELS DESIGNATED FOR CONDOMINIUM PURPOSES, ALL AREA OUTSIDE THE FOOTPRINT OF BUILDINGS WILL BE FOR RESIDENT INGRESS/EGRESS.
5. STREETS AND SIDEWALKS WITHIN THE PRIVATE PARCELS SHALL BE PRIVATELY OWNED AND MAINTAINED.
6. EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) FOR ANY ROADWAY LIMITED TO EMERGENCY VEHICLES.
7. SLOPE EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SLOPES, DRAINAGE DITCHES, DRAINAGE PIPES AND ANY APPURTENANCES
8. PRIVATE STORM DRAIN EASEMENT (PSDE) FOR THE USE OF, BUT NOT LIMITED TO PRIVATE STORM DRAINAGE AND ALL APPURTENANCES. MAINTENANCE OF SAID EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATIONS ALL IN ACCORDANCE WITH THE SUBDIVISION RESTRICTIONS GOVERNING THIS PROJECT.

REGISTERED PROFESSIONAL ENGINEER
TERRANCE R. REETZ
75174
CIVIL
STATE OF CALIFORNIA

50' 0' 25' 50' 100' 200'
GRAPHIC SCALE

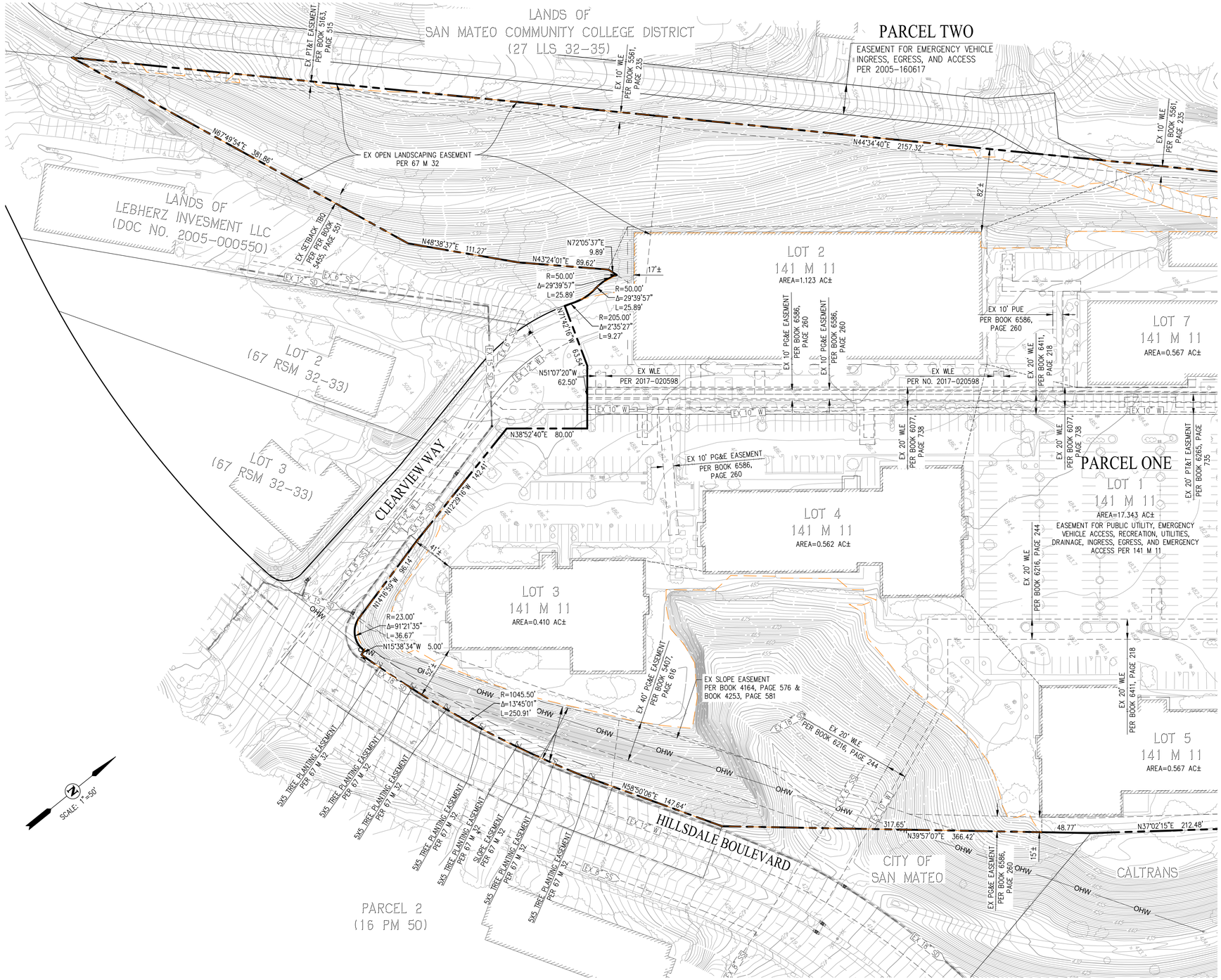
ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN LLC | HARVEST PROPERTIES

Ownership:
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San Francisco, CA 94104

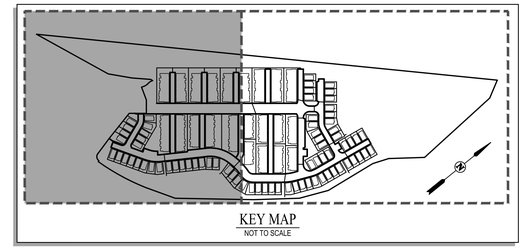
**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**VESTING TENTATIVE MAP**




SEE SHEET C5




## SURVEYOR'S STATEMENT:

THIS BOUNDARY EXHIBIT REPRESENTS A SURBEY BY ME OR UNDER MY DIRECTION.

MARK H. WEHBER
REGISTERED L.S. NO. 7960

7/16/2026
DATE

LICENSED LAND SURVEYOR
MARK H. WEHBER
7960
STATE OF CALIFORNIA

## LEGEND

AREA WITH SLOPES EQUAL TO OR GREATER THAN 15%

NOTE:

SEE LANDSCAPE SHEET L4.01 FOR EXISTING TREE NUMBERS AND LANDSCAPE SHEETS L4.02-L4.08 FOR EXISTING TREE INFORMATION.

50' 0' 25' 50' 100' 200'
GRAPHIC SCALE

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

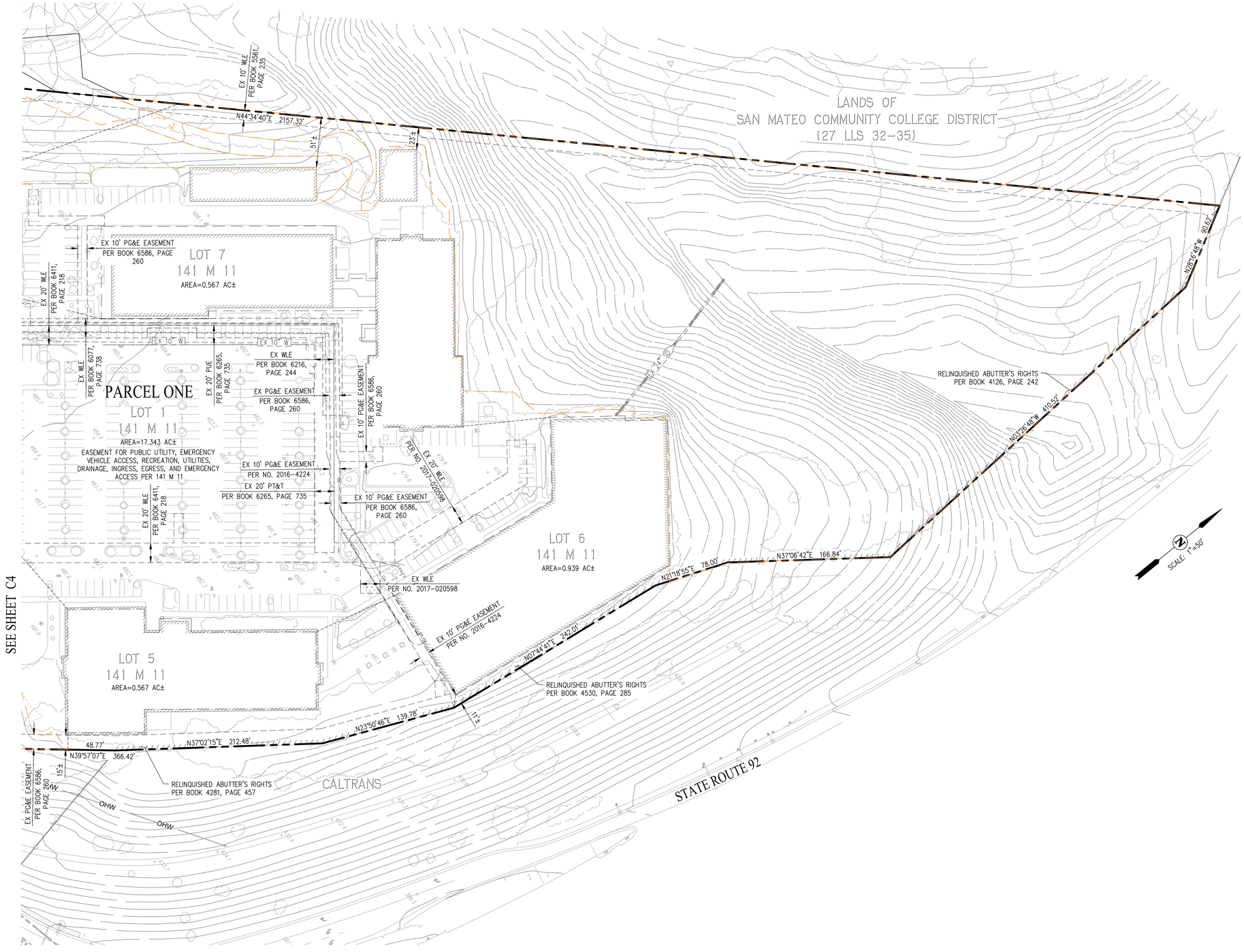
Ownership:

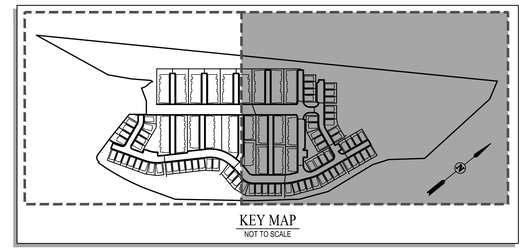
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San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**FULL SITE SURVEY**




## SURVEYOR'S STATEMENT:

THIS BOUNDARY EXHIBIT REPRESENTS A SURBEY BY ME OR UNDER MY DIRECTION.

MARK H. WEHBER
REGISTERED L.S. NO. 7960

7/16/2026
DATE

LICENSED LAND SURVEYOR
MARK H. WEHBER
7960
STATE OF CALIFORNIA

## LEGEND

AREA WITH SLOPES EQUAL TO OR GREATER THAN 15%

NOTE:

SEE LANDSCAPE SHEET L4.01 FOR EXISTING TREE NUMBERS AND LANDSCAPE SHEETS L4.02-L4.08 FOR EXISTING TREE INFORMATION.

50' 0' 25' 50' 100' 200'
GRAPHIC SCALE

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Ownership:

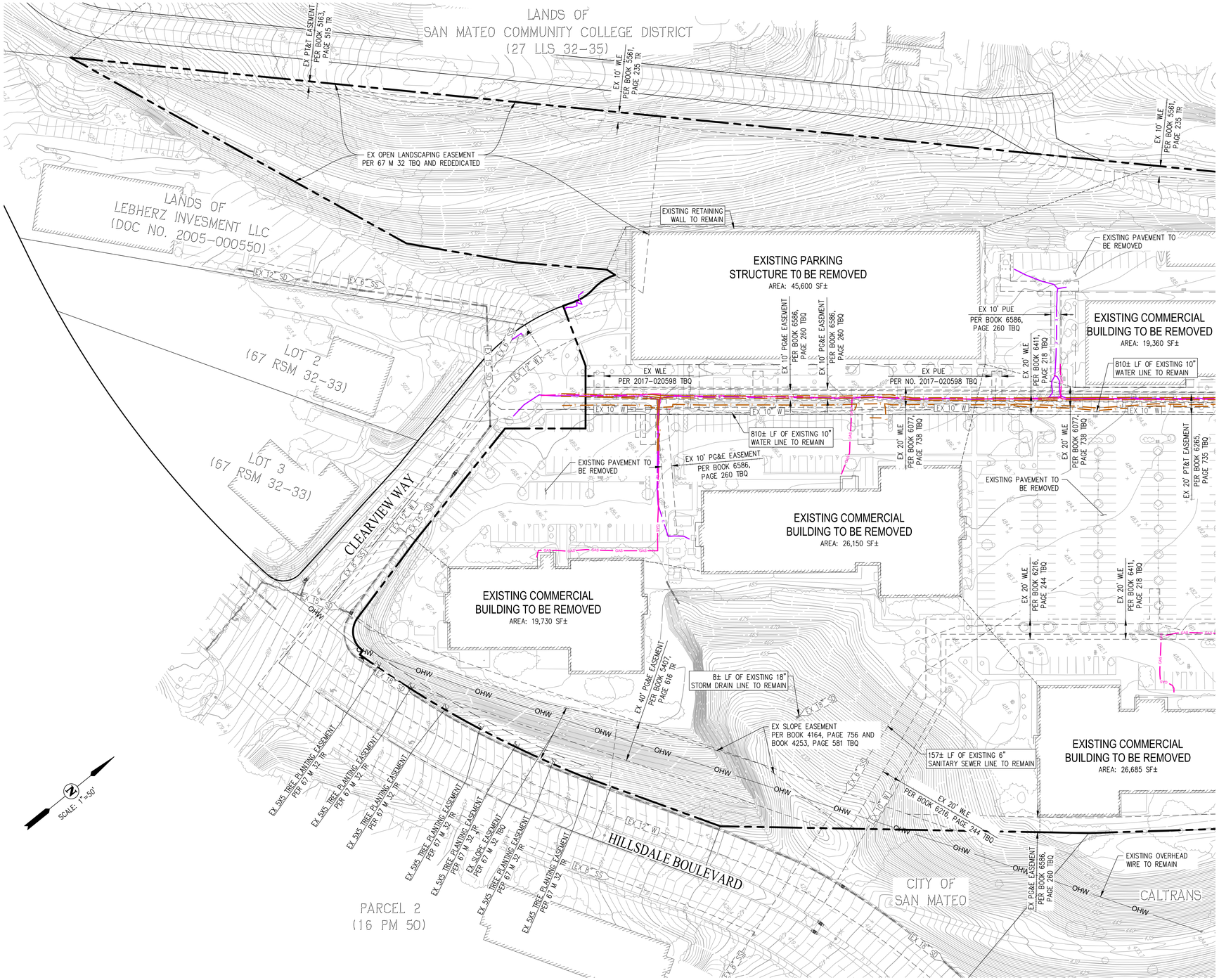
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San Francisco, CA 94104

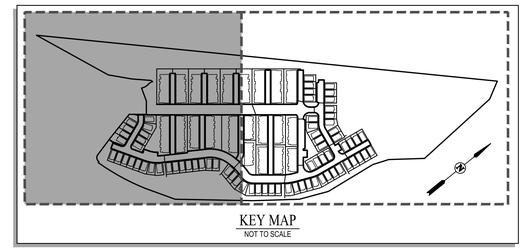
**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**FULL SITE SURVEY**

**C5**




## NOTES:

1. ALL EXISTING ONSITE UTILITIES AND IMPROVEMENTS NOT LIMITED TO BUILDINGS, RETAINING WALLS, PAVEMENT, TREES, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
2. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE BASED ON FIELD AND RECORD INFORMATION. FINAL UTILITY LOCATIONS AND DEPTHS ARE SUBJECT TO VERIFICATION AND POTHOLE INVESTIGATIONS.
3. ALL ONSITE TREES ARE TO BE REMOVED UNLESS NOTED ON THE LANDSCAPE PLANS FOR RETENTION.
4. EXISTING EASEMENTS WILL BE VACATED THROUGH THE RECORDING OF THE SUBSEQUENT FINAL MAP(S).

## LEGEND

- EXISTING COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT LINE
- EXISTING GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS LINE
- EXISTING ELECTRICAL POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES

REGISTERED PROFESSIONAL ENGINEER
TERRANCE R. REEVES
75174
CIVIL
STATE OF CALIFORNIA

50' 0' 25' 50' 100' 200'
GRAPHIC SCALE

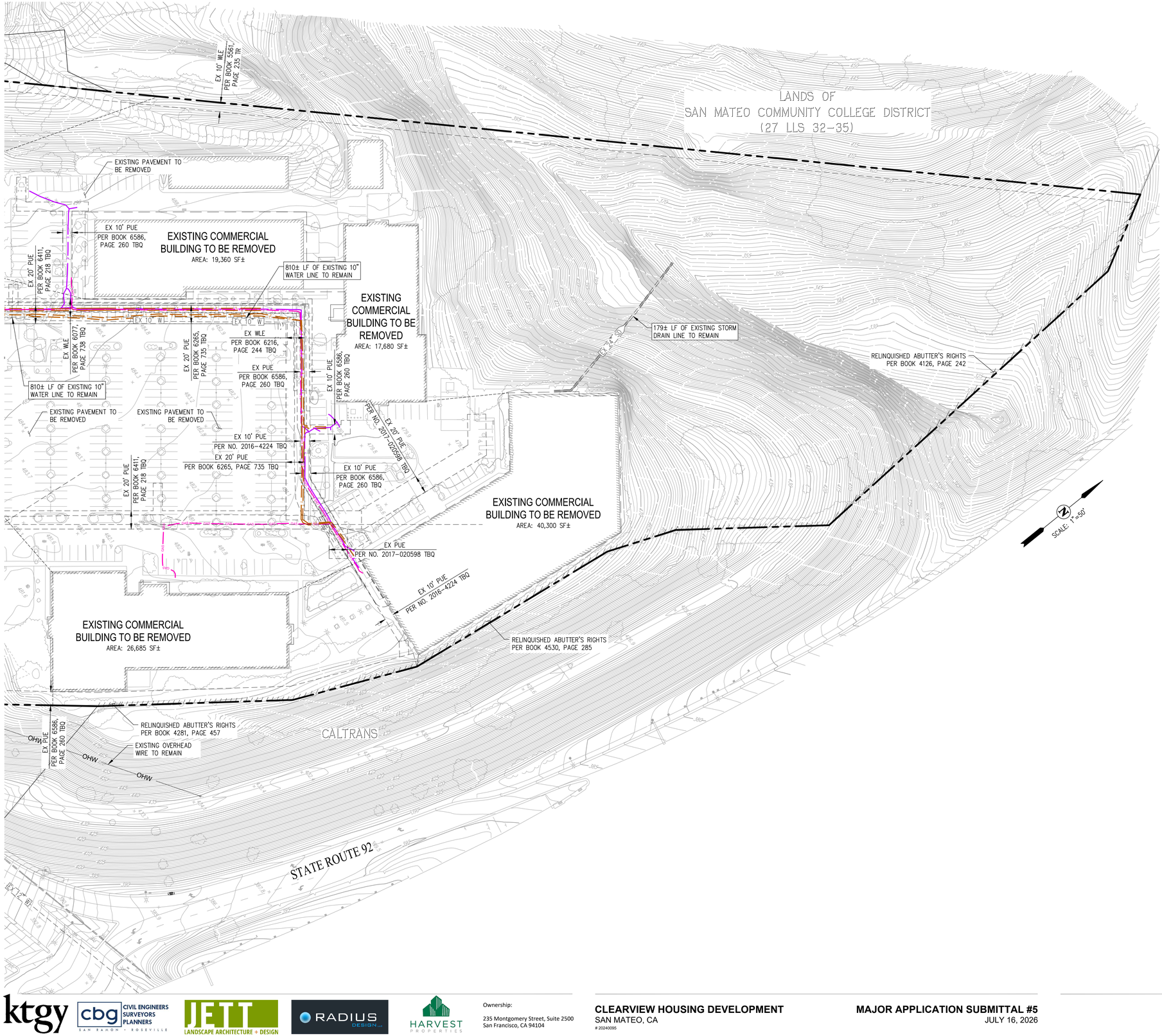
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Ownership:
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San Francisco, CA 94104

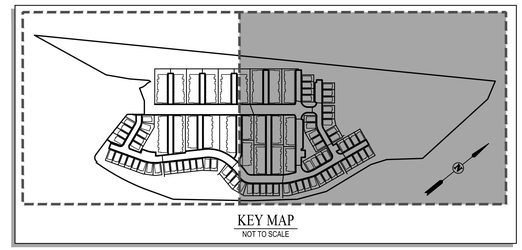
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# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**DEMOLITION PLAN** C6




SEE SHEET C6




## NOTES:

1. ALL EXISTING ONSITE UTILITIES AND IMPROVEMENTS NOT LIMITED TO BUILDINGS, RETAINING WALLS, PAVEMENT, TREES, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
2. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE BASED ON FIELD AND RECORD INFORMATION. FINAL UTILITY LOCATIONS AND DEPTHS ARE SUBJECT TO VERIFICATION AND POTHOLE INVESTIGATIONS.
3. ALL ONSITE TREES ARE TO BE REMOVED UNLESS NOTED ON THE LANDSCAPE PLANS FOR RETENTION.
4. EXISTING EASEMENTS WILL BE VACATED THROUGH THE RECORDING OF THE SUBSEQUENT FINAL MAP(S).

## LEGEND

- T — T — T — T — EXISTING COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT LINE
- GAS — GAS — GAS — EXISTING GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS LINE
- E — E — E — E — EXISTING ELECTRICAL POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES

REGISTERED PROFESSIONAL ENGINEER
TERRENCE R. REEVES
75174
CIVIL
STATE OF CALIFORNIA

50' 0' 25' 50' 100' 200'
GRAPHIC SCALE

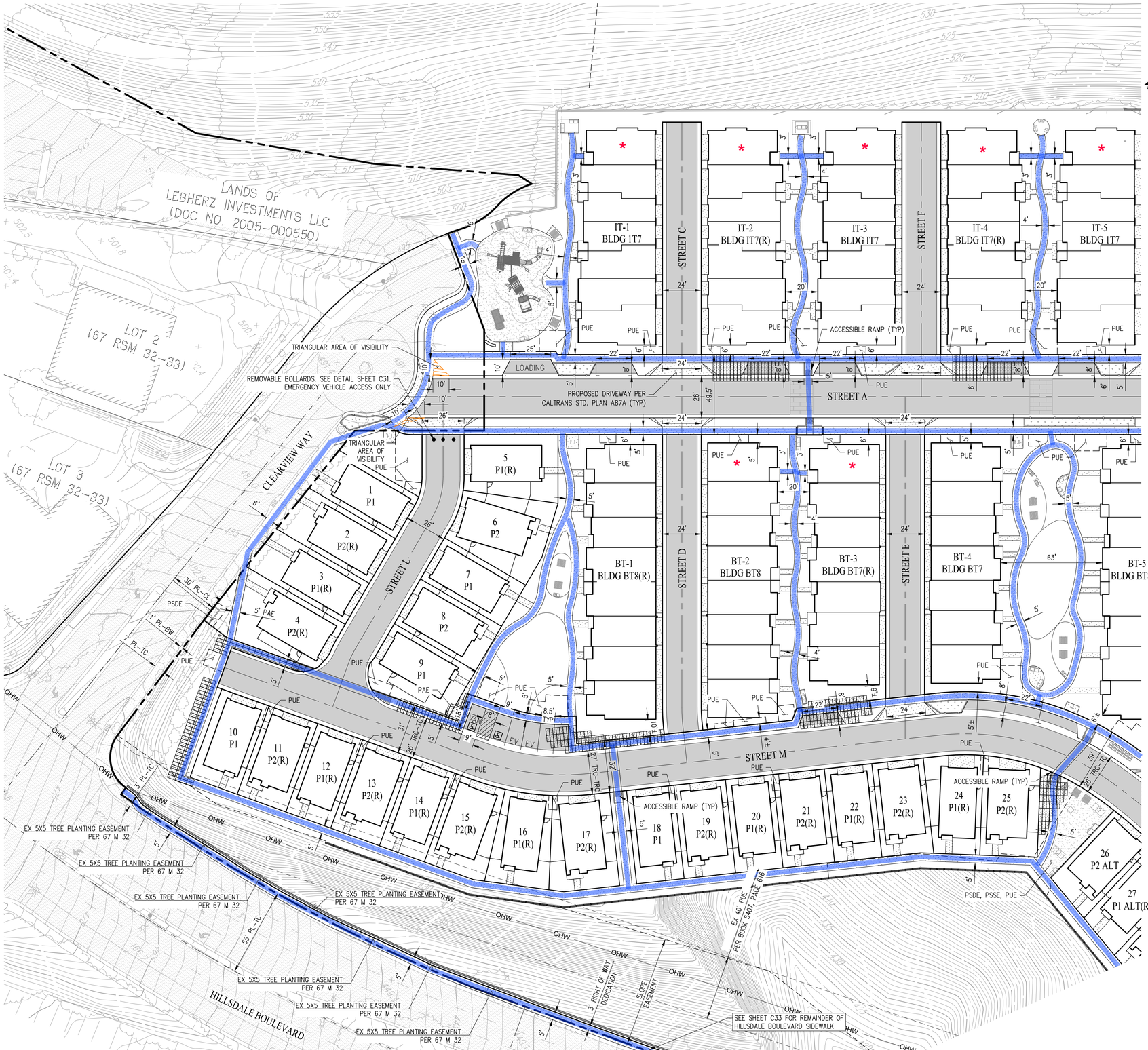
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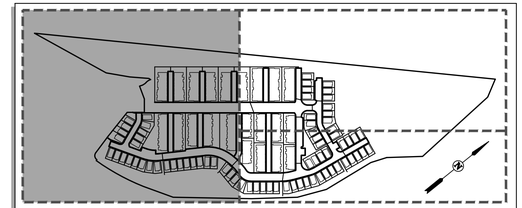
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# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**DEMOLITION PLAN** **C7**




SCALE: 1" = 30'



KEY MAP
NOT TO SCALE

## PRODUCT SUMMARY

| BUILDING TYPE | # OF BUILDINGS | # OF UNITS |
|---|---|---|
| SINGLE FAMILY DETACHED | | |
| PLAN 1 | – | 38 |
| PLAN 2 | – | 35 |
| SUBTOTAL SINGLE FAMILY DETACHED | | 73 |
| BOX TOWNS | | |
| 5-PLEX | 1 | 5 |
| 5X-PLEX | 2 | 10 |
| 6-PLEX | 3 | 18 |
| 6X-PLEX | 2 | 12 |
| 7-PLEX | 2 | 14 |
| 8-PLEX | 3 | 24 |
| INTERLOCKING TOWNS | | |
| 7-PLEX | 6 | 42 |
| 8-PLEX | 3 | 24 |
| SUBTOTAL CONDOMINIUM UNITS | | 149 |
| TOTAL | 22 | 222 |

* ACCESSIBLE UNITS (10% OF TOWNHOME UNITS REQUIRED): 15 PROVIDED

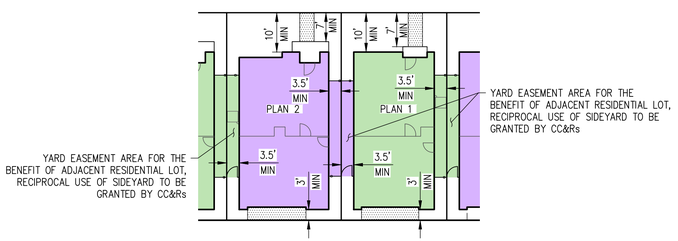
## SITE GUEST PARKING SUMMARY

| PARKING TYPE | # OF UNITS |
|---|---|
| STANDARD GUEST | 33 |
| ACCESSIBLE | 2 |
| (STANDARD ACCESSIBLE) | (1 OF 2) |
| (VAN ACCESSIBLE) | (1 OF 2) |
| VAN ACCESSIBLE & EV CAPABLE | 1 |
| EV CAPABLE | 5 |
| TOTAL | 41 |
| LOADING | 1 |

## LEGEND

ACCESSIBLE PATH OF TRAVEL

* ACCESSIBLE UNIT




TYPICAL SINGLE FAMILY DWELLING UNIT
NOT TO SCALE

NOTE: FENCE, REAR, FRONT AND SIDEYARDS, DRIVEWAY & WALKWAY OWNER OWNED & MAINTAINED (TYP)

REGISTERED PROFESSIONAL ENGINEER
TERRENCE R. REEVES
75174
CIVIL
STATE OF CALIFORNIA

30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

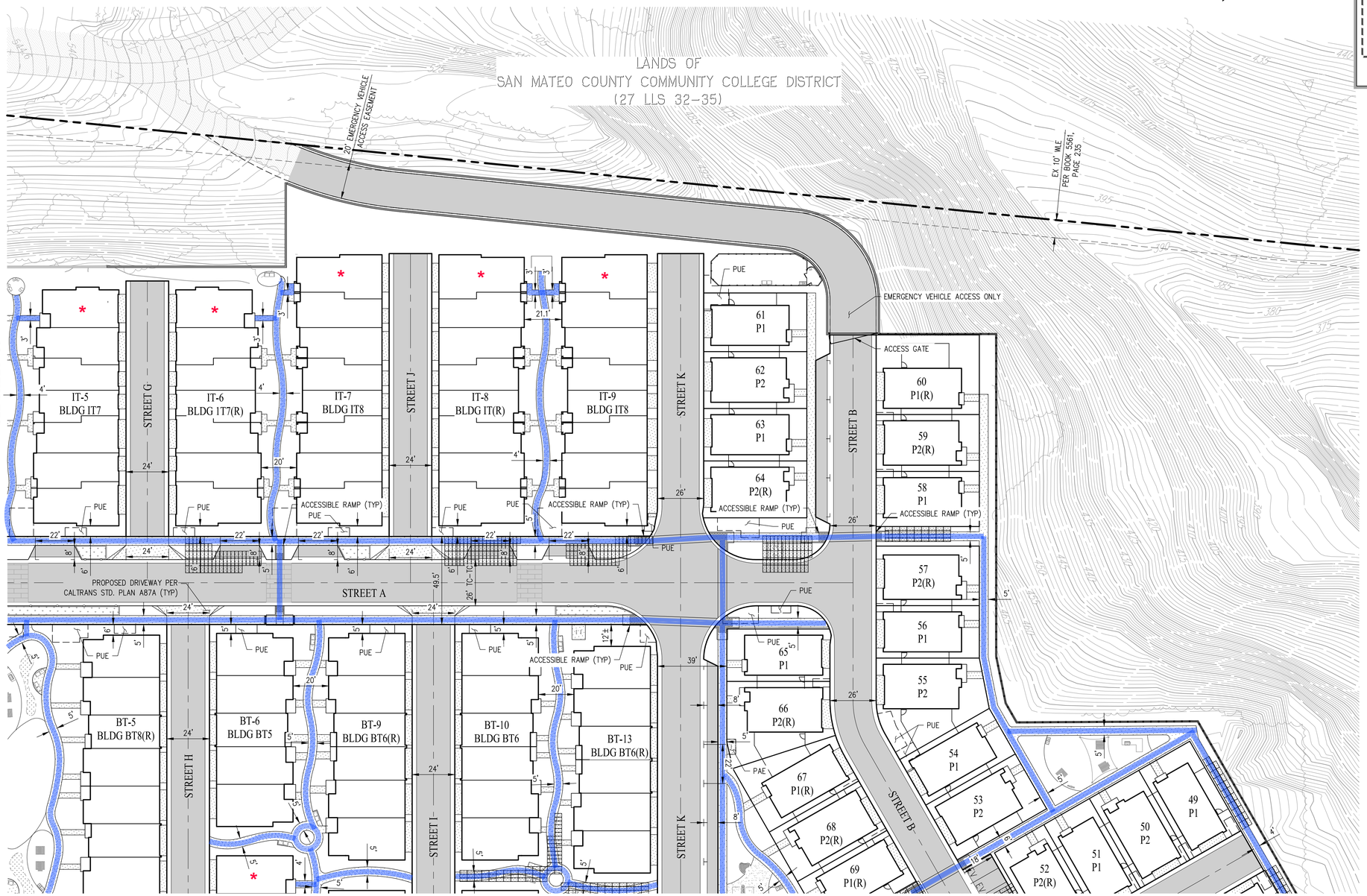
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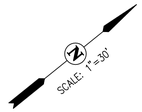
Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

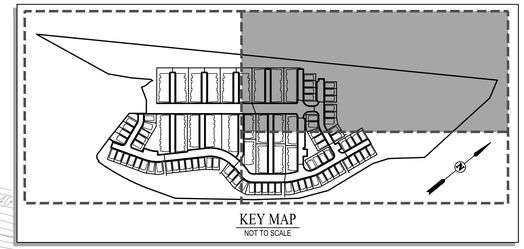
**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**SITE PLAN** C8




## PRODUCT SUMMARY

| BUILDING TYPE | # OF BUILDINGS | # OF UNITS |
|---|---|---|
| SINGLE FAMILY DETACHED | | |
| PLAN 1 | – | 38 |
| PLAN 2 | – | 35 |
| SUBTOTAL SINGLE FAMILY DETACHED | | 73 |
| BOX TOWNS | | |
| 5-PLEX | 1 | 5 |
| 5X-PLEX | 2 | 10 |
| 6-PLEX | 3 | 18 |
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| 7-PLEX | 6 | 42 |
| 8-PLEX | 3 | 24 |
| SUBTOTAL CONDOMINIUM UNITS | | 149 |
| TOTAL | 22 | 222 |

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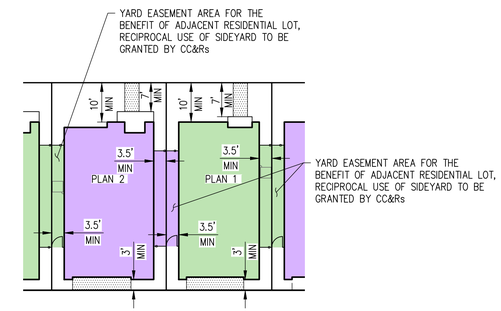
## SITE GUEST PARKING SUMMARY

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|---|---|
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| VAN ACCESSIBLE & EV CAPABLE | 1 |
| EV CAPABLE | 5 |
| TOTAL | 41 |
| LOADING | 1 |

## LEGEND

ACCESSIBLE PATH OF TRAVEL

* ACCESSIBLE UNIT




TYPICAL SINGLE FAMILY DWELLING UNIT
NOT TO SCALE

NOTE: FENCE, REAR, FRONT AND SIDEYARDS, DRIVEWAY & WALKWAY OWNER OWNED & MAINTAINED (TYP)




30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

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Ownership:
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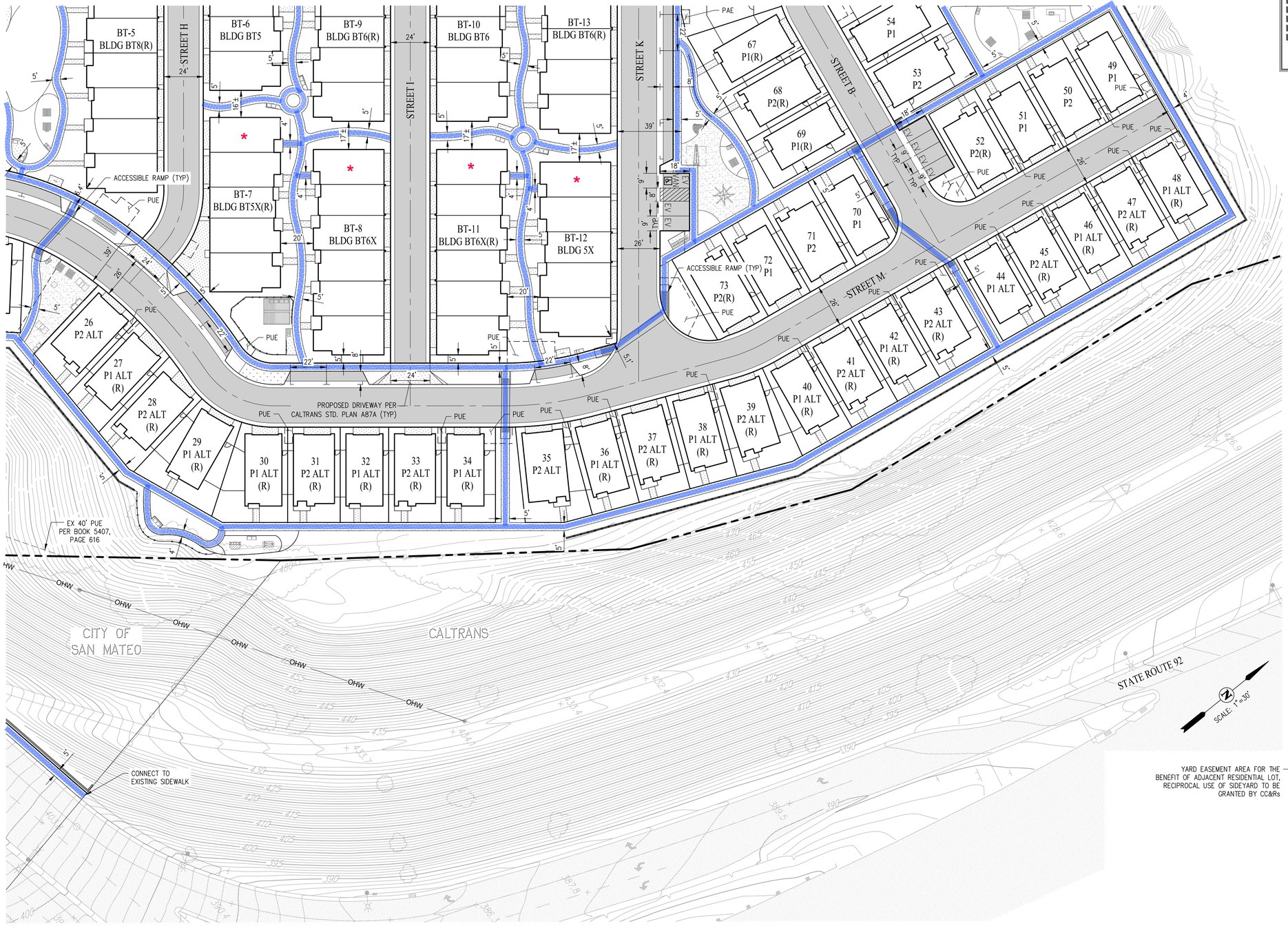
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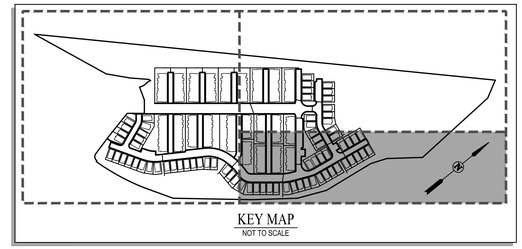
**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**SITE PLAN**

SEE SHEET C9

SEE SHEET C8




## PRODUCT SUMMARY

| BUILDING TYPE | # OF BUILDINGS | # OF UNITS |
|---|---|---|
| SINGLE FAMILY DETACHED | | |
| PLAN 1 | – | 38 |
| PLAN 2 | – | 35 |
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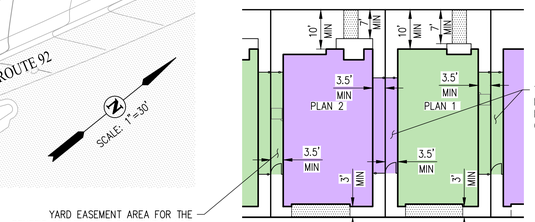
## SITE GUEST PARKING SUMMARY

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| EV CAPABLE | 5 |
| TOTAL | 41 |
| LOADING | 1 |

## LEGEND

ACCESSIBLE PATH OF TRAVEL

* ACCESSIBLE UNIT




TYPICAL SINGLE FAMILY DWELLING UNIT

NOT TO SCALE

NOTE: FENCE, REAR, FRONT AND SIDEYARDS, DRIVEWAY & WALKWAY OWNER OWNED & MAINTAINED (TYP)

REGISTERED PROFESSIONAL ENGINEER
TERRENCE R. REEVES
75174
CIVIL
STATE OF CALIFORNIA

30' 0' 15' 30' 60' 120'

GRAPHIC SCALE

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

Ownership:

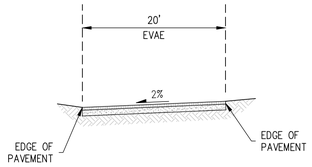
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**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

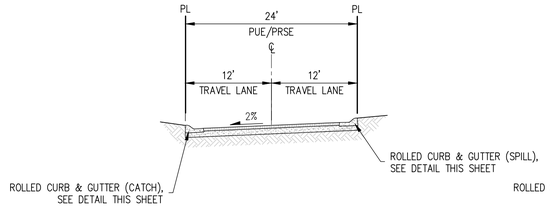
**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**SITE PLAN**

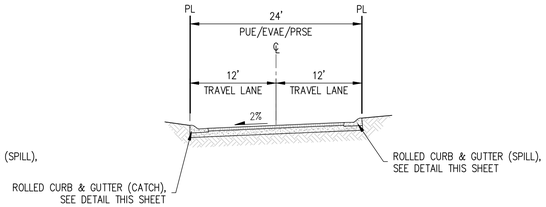
**C10**



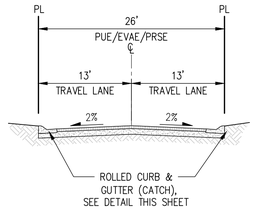

## 20' EMERGENCY VEHICLE ACCESS ROAD
NOT TO SCALE



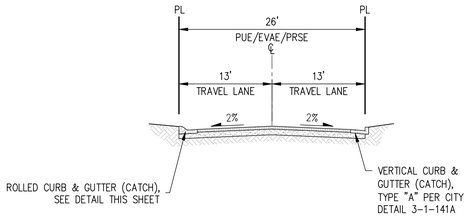

## 24' ROLLED CURB & GUTTER
STREET C, STREET F, STREET G, STREET J
NOT TO SCALE



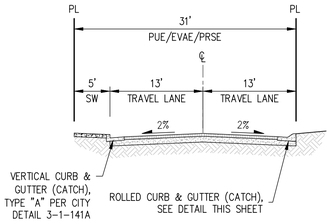

## 24' ROLLED CURB & GUTTER
STREET D, STREET E, STREET H, STREET I
NOT TO SCALE



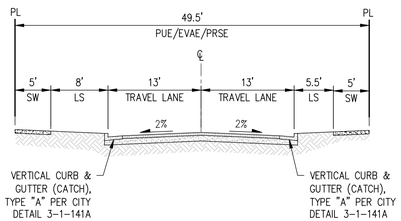

## 26' ROLLED CURB & GUTTER
STREET B, STREET K, STREET L
NOT TO SCALE



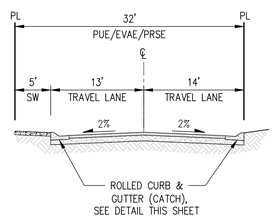

## 26' ROLLED & VERTICAL CURB & GUTTER
STREET M, STREET K
NOT TO SCALE



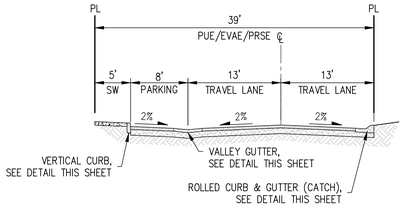

## 26' ROLLED & VERTICAL CURB & GUTTER
## W/ ATTACHED SIDEWALK (ONE SIDE)
STREET M
NOT TO SCALE



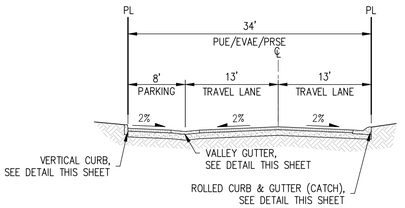

## 26' VERTICAL CURB & GUTTER
## W/ DETACHED SIDEWALK & LANDSCAPE PLANTERS
STREET A
NOT TO SCALE



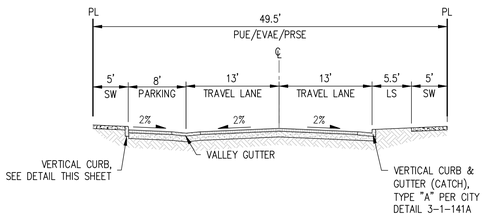

## 27' ROLLED CURB & GUTTER
## W/ ATTACHED SIDEWALK (ONE SIDE)
STREET M
NOT TO SCALE




## 34' VERTICAL & ROLLED CURB & GUTTER
## W/ PARALLEL PARKING & SIDEWALK (ONE SIDE)
STREET M
NOT TO SCALE




## 34' VERTICAL & ROLLED CURB & GUTTER
## W/ PARALLEL PARKING
STREET B, STREET K
NOT TO SCALE




## 34' VERTICAL CURB & GUTTER
## W/ PARALLEL PARKING & DETACHED SIDEWALK
STREET A
NOT TO SCALE

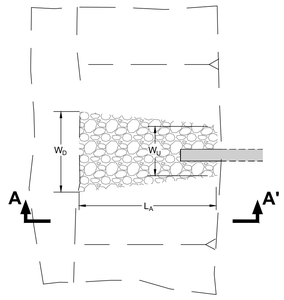
## PAVEMENT DESIGN CHART

| FLEXIBLE PAVEMENTS | | | | |
|---|---|---|---|---|
| PAVEMENT SECTION | TI | R | AC (MIN) | AB (MIN) |
| EMERGENCY VEHICLE ACCESS ROAD | 3.5 | 15 | 2.5" | 6" |
| STREET A | 5 | 15 | 3" | 9" |
| STREET B | 5 | 15 | 3" | 9" |
| STREET C | 5 | 15 | 3" | 9" |
| STREET D | 5 | 15 | 3" | 9" |
| STREET E | 5 | 15 | 3" | 9" |
| STREET F | 5 | 15 | 3" | 9" |
| STREET G | 5 | 15 | 3" | 9" |
| STREET H | 5 | 15 | 3" | 9" |
| STREET I | 5 | 15 | 3" | 9" |
| STREET J | 5 | 15 | 3" | 9" |
| STREET K | 5 | 15 | 3" | 9" |
| STREET L | 5 | 15 | 3" | 9" |
| STREET M | 5 | 15 | 3" | 9" |

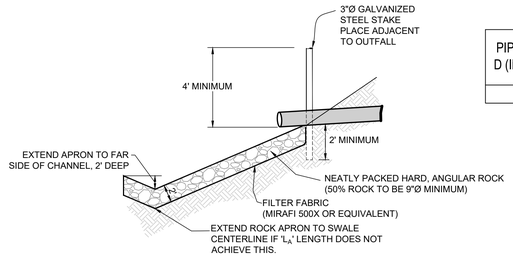
| RIGID PAVEMENTS | | |
|---|---|---|
| PAVEMENT SECTION | PCC (MIN) | AB (MIN) |
| SIDEWALK | 4" | 6" |

NOTES:

1. SEE PROJECT GEOTECH REPORT FOR DETAILED SPECIFICATIONS AND RECOMMENDATIONS.



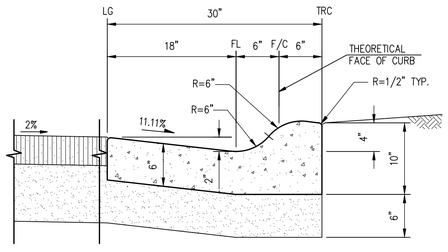

PLAN VIEW



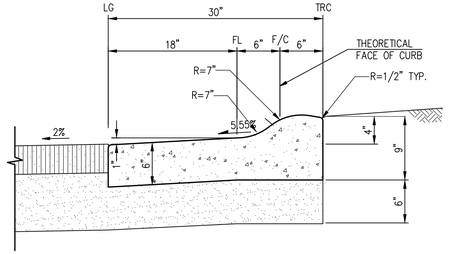

SECTION A-A'

| PIPE SIZE, D (INCHES) | ROCK APRON LENGTH, $L_A$ (FEET) | UPSTREAM WIDTH, $W_U$ (FEET) | DOWNSTREAM WIDTH, $W_D$ (FEET) |
|---|---|---|---|
| 18 | 16 | 4.5 | 18 |

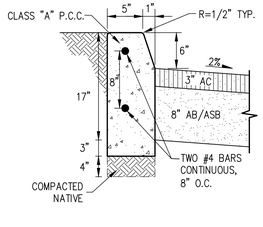
## EXISTING STORM DRAIN OUTFALL
NOT TO SCALE



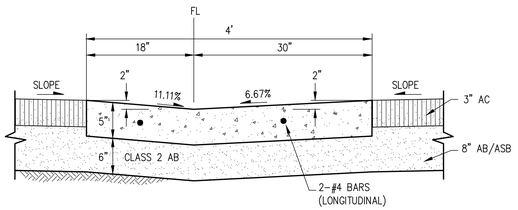

## ROLLED CATCH CURB DETAIL
NOT TO SCALE




## ROLLED SPILL CURB DETAIL
NOT TO SCALE




## VERTICAL CURB DETAIL
NOT TO SCALE




## VALLEY GUTTER DETAIL
NOT TO SCALE



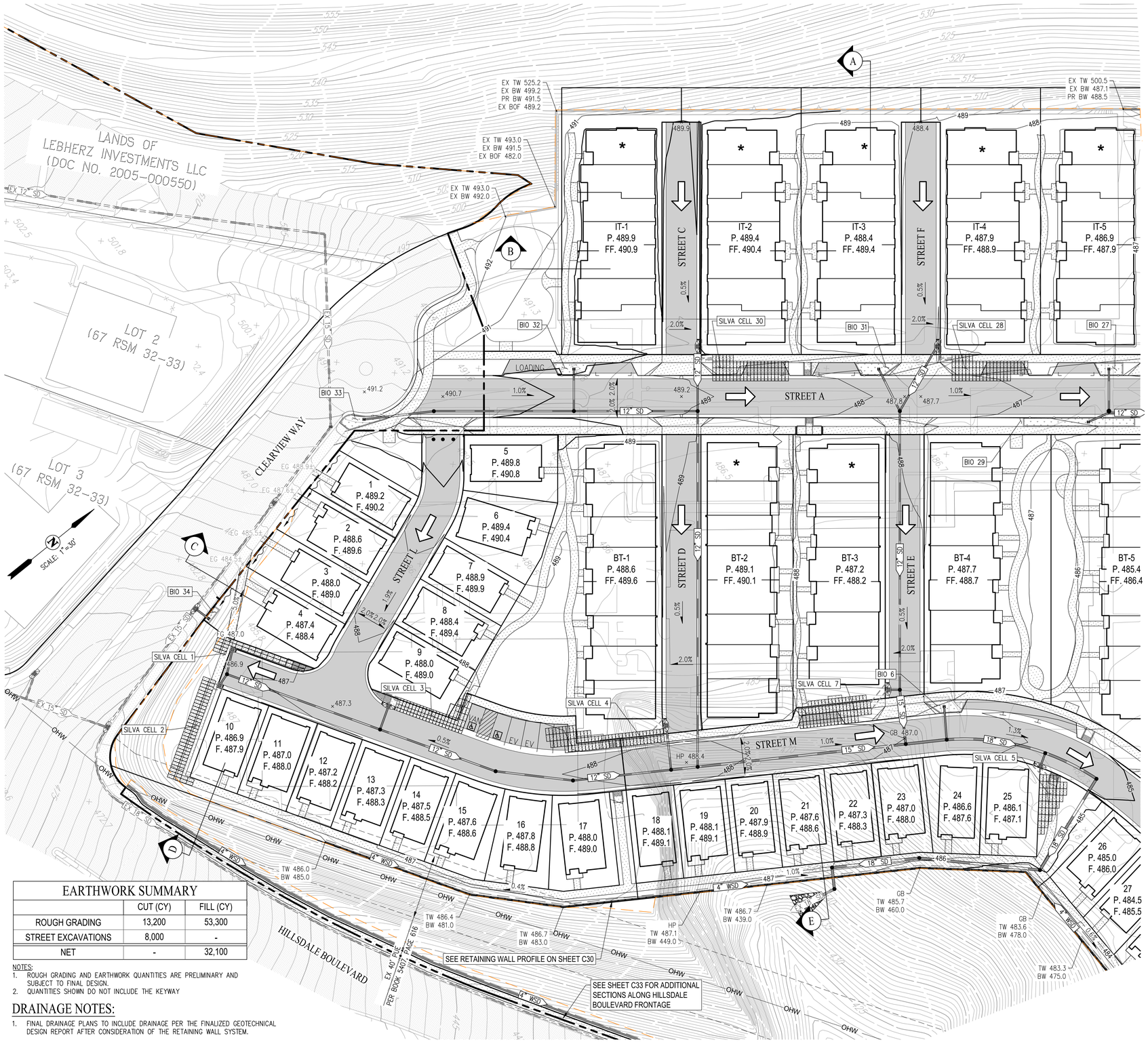

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**STREET SECTIONS & DETAILS**

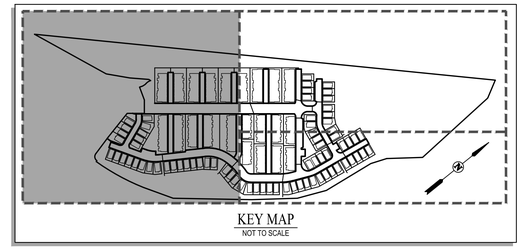



| EARTHWORK SUMMARY | | |
|---|---|---|
| | CUT (CY) | FILL (CY) |
| ROUGH GRADING | 13,200 | 53,300 |
| STREET EXCAVATIONS | 8,000 | - |
| NET | - | 32,100 |

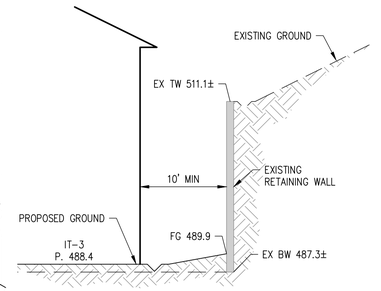
NOTES:
1. ROUGH GRADING AND EARTHWORK QUANTITIES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. QUANTITIES SHOWN DO NOT INCLUDE THE KEYWAY

## DRAINAGE NOTES:

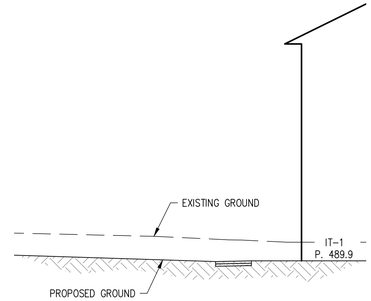
1. FINAL DRAINAGE PLANS TO INCLUDE DRAINAGE PER THE FINALIZED GEOTECHNICAL DESIGN REPORT AFTER CONSIDERATION OF THE RETAINING WALL SYSTEM.



KEY MAP
NOT TO SCALE




SECTION A
NOT TO SCALE




SECTION B
NOT TO SCALE

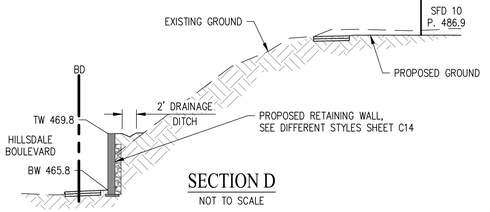
SEE SHEET C13

## LEGEND

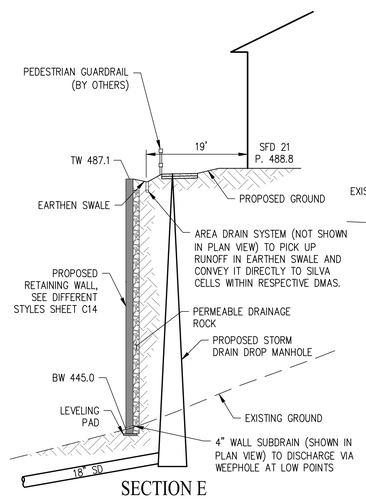
* ACCESSIBLE UNITS

DIRECTION OF OVERLAND RELEASE

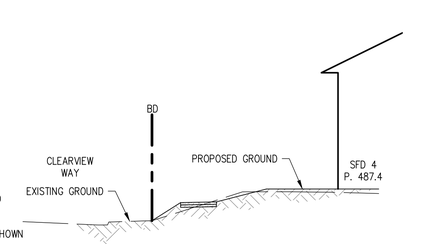
AREA WITH SLOPES EQUAL TO OR GREATER THAN 15%




SECTION D
NOT TO SCALE




SECTION E
NOT TO SCALE




SECTION C
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
TERRANCE R. REEVES
75174
CIVIL
STATE OF CALIFORNIA

30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

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Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**GRADING PLAN** C12

## LEGEND

* ACCESSIBLE UNITS

DIRECTION OF OVERLAND RELEASE

AREA WITH SLOPES EQUAL TO OR GREATER THAN 15%

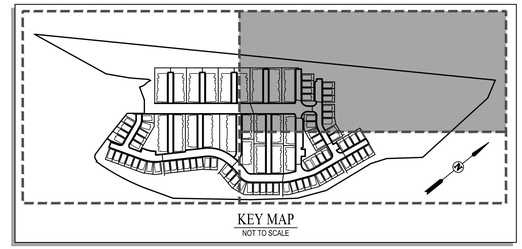
## EARTHWORK SUMMARY

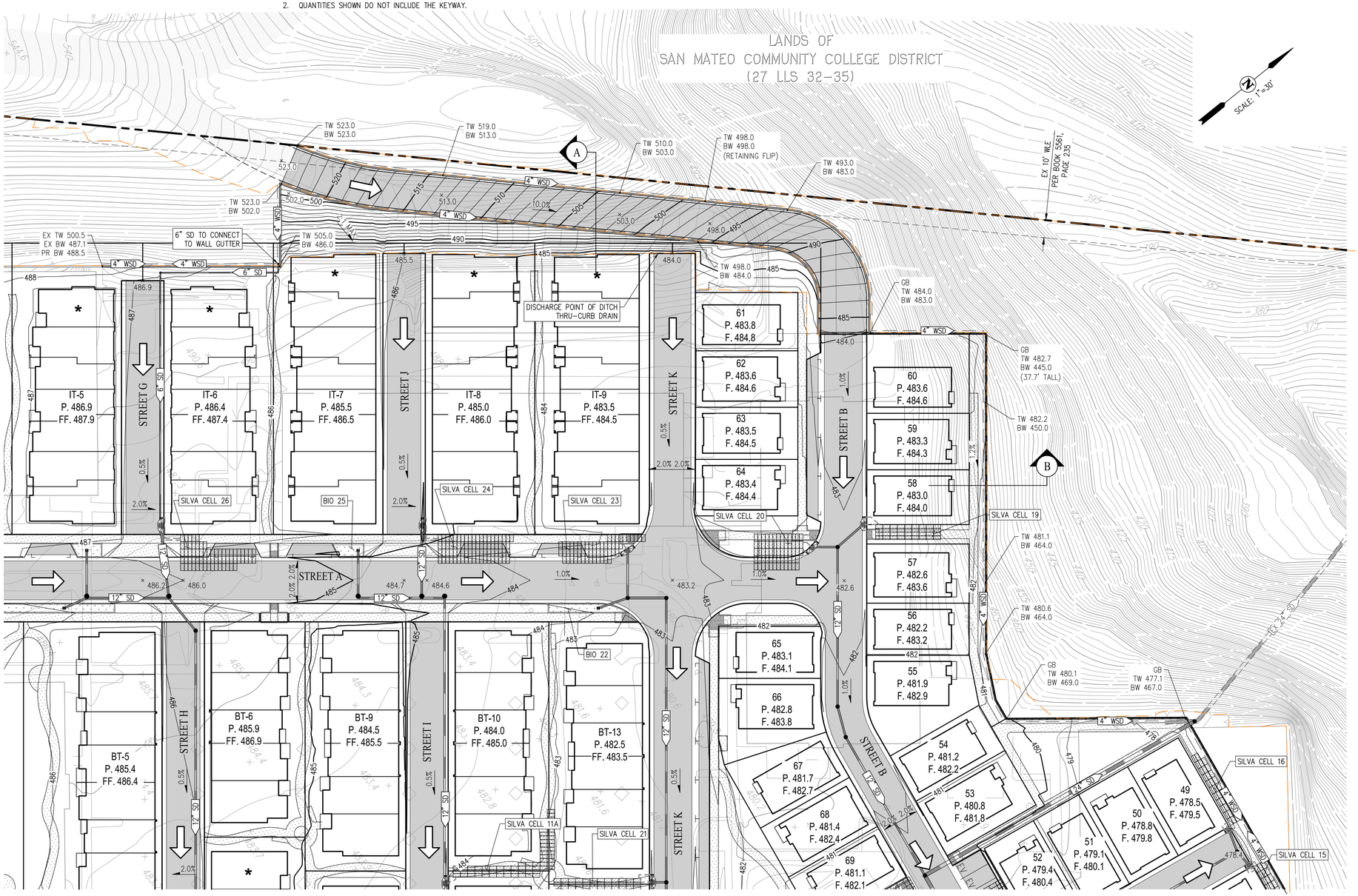
| | CUT (CY) | FILL (CY) |
|---|---|---|
| ROUGH GRADING | 13,200 | 53,300 |
| STREET EXCAVATIONS | 8,000 | - |
| NET | - | 32,100 |

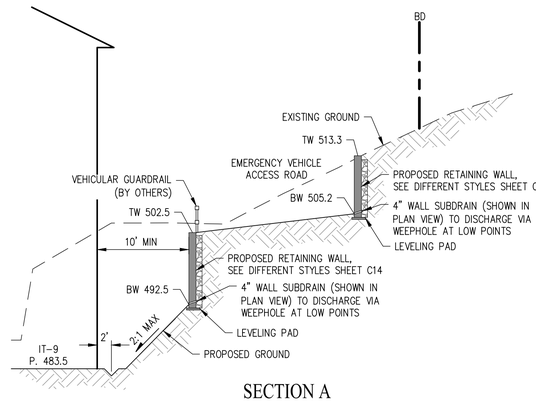
NOTES:
1. ROUGH GRADING AND EARTHWORK QUANTITIES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. QUANTITIES SHOWN DO NOT INCLUDE THE KEYWAY.

## DRAINAGE NOTES:

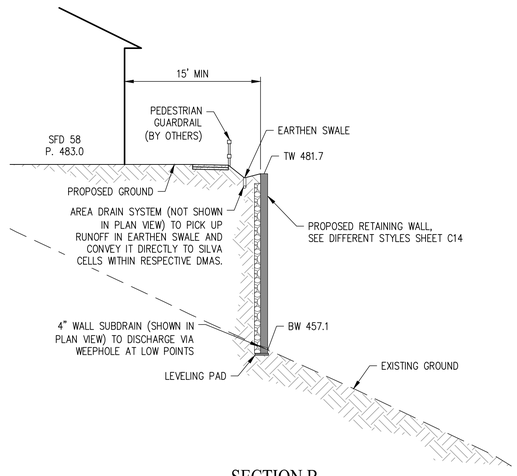
1. FINAL DRAINAGE PLANS TO INCLUDE DRAINAGE PER THE FINALIZED GEOTECHNICAL DESIGN REPORT AFTER CONSIDERATION OF THE RETAINING WALL SYSTEM.




SECTION A
NOT TO SCALE




SECTION B
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
TERRANCE R. REETZ
75174
CIVIL
STATE OF CALIFORNIA

30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN LLC | HARVEST PROPERTIES

Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

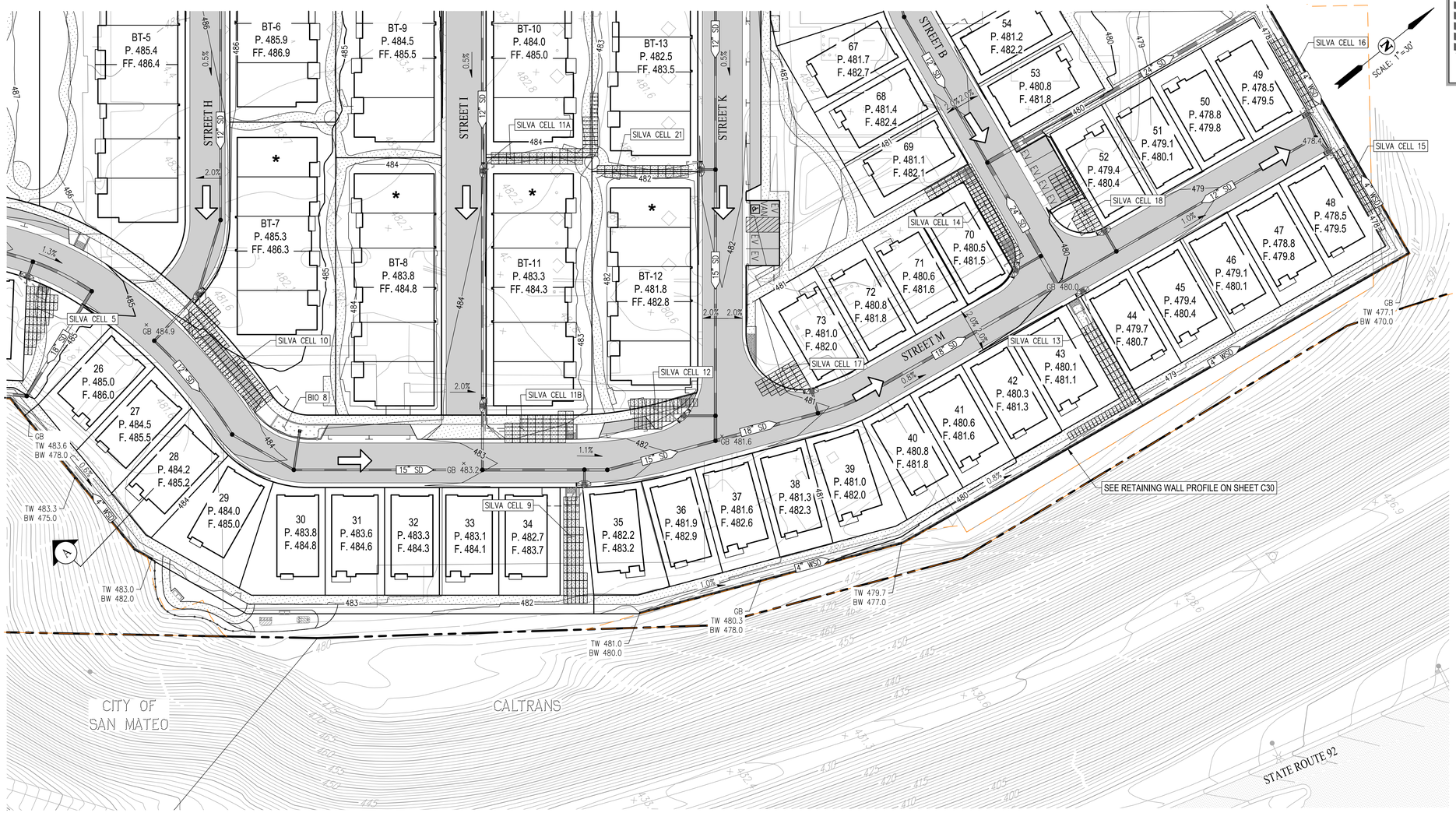
**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

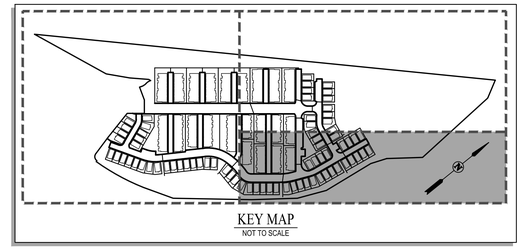
**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**GRADING PLAN** **C13**

SEE SHEET C13

SEE SHEET C12




## LEGEND

- * ACCESSIBLE UNITS
- DIRECTION OF OVERLAND RELEASE
- AREA WITH SLOPES EQUAL TO OR GREATER THAN 15%

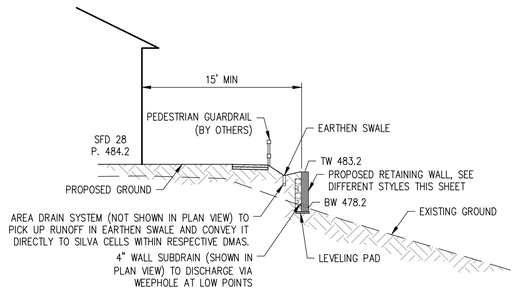
## DRAINAGE NOTES:

1. FINAL DRAINAGE PLANS TO INCLUDE DRAINAGE PER THE FINALIZED GEOTECHNICAL DESIGN REPORT AFTER CONSIDERATION OF THE RETAINING WALL SYSTEM.

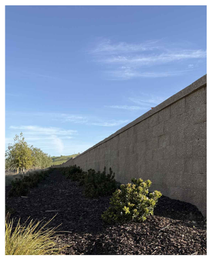
## EARTHWORK SUMMARY

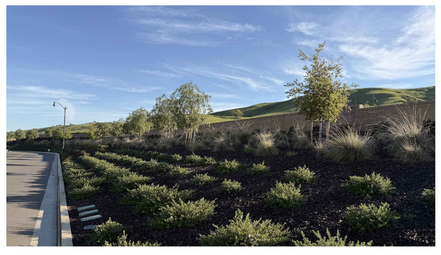
| | CUT (CY) | FILL (CY) |
|---|---|---|
| ROUGH GRADING | 13,200 | 53,300 |
| STREET EXCAVATIONS | 8,000 | - |
| NET | - | 32,100 |

NOTES:
1. ROUGH GRADING AND EARTHWORK QUANTITIES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. QUANTITIES SHOWN DO NOT INCLUDE THE KEYWAY.




## SECTION A
NOT TO SCALE









## RETAINING WALL STYLES

NOTE: EXACT MATERIAL SPECIFICATION IS STILL TO BE DETERMINED AND AT THE SOLE DISCRETION OF THE DEVELOPER

## RETAINING WALL NOTES:

1. FINAL RETAINING WALL DESIGN WILL BE PROVIDED DURING CONSTRUCTION DOCUMENTS PHASE AND WILL FOLLOW GEOTECHNICAL REPORT RECOMMENDATIONS.

REGISTERED PROFESSIONAL ENGINEER
TERRENCE R. REETES
75174
CIVIL
STATE OF CALIFORNIA

50' 0' 25' 50' 100' 200'
GRAPHIC SCALE

ktgy
cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE
JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN
HARVEST PROPERTIES

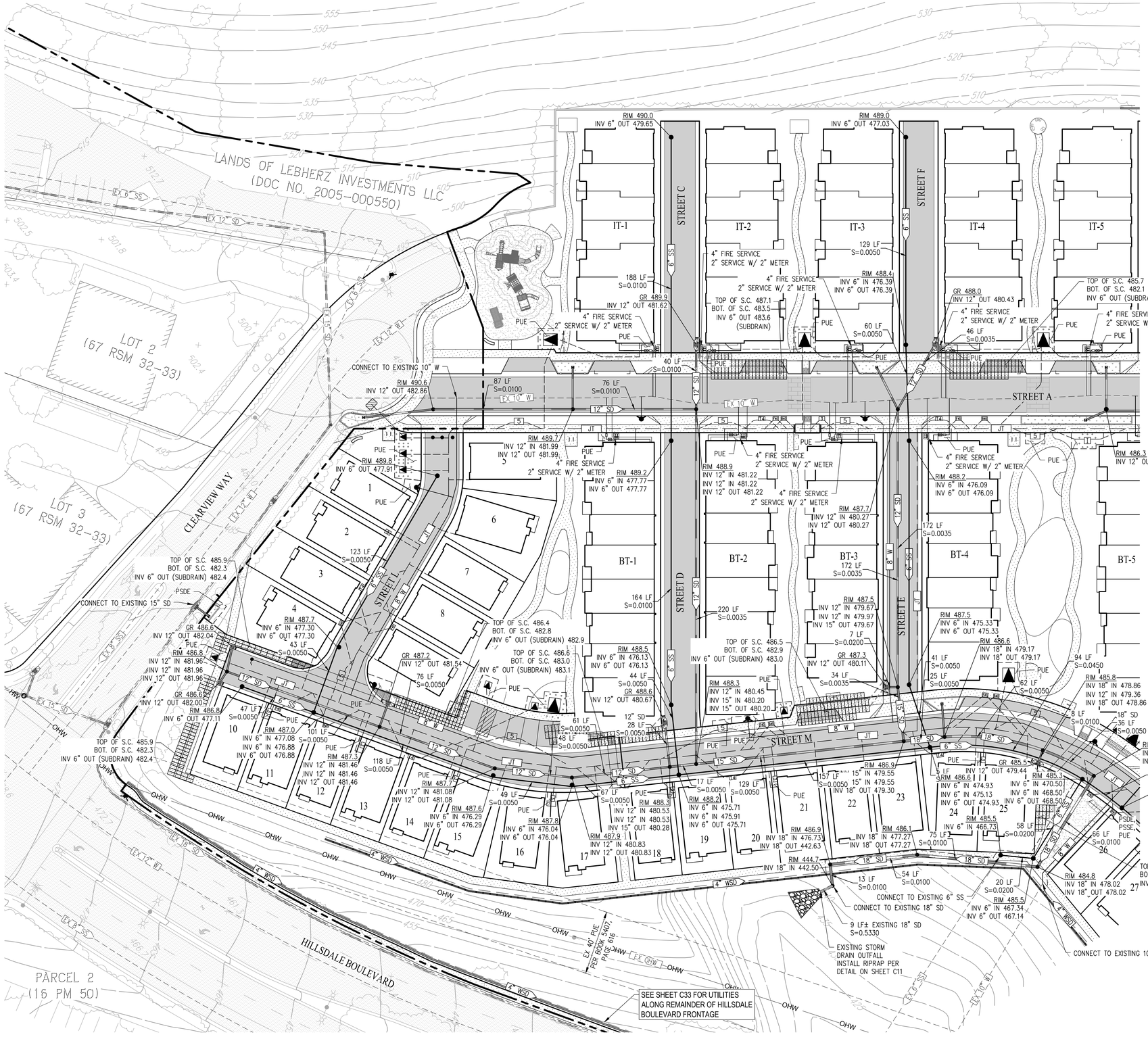
Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

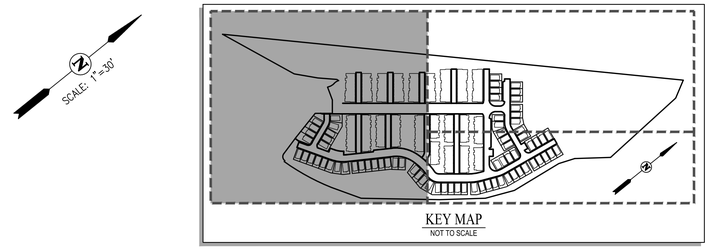
**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

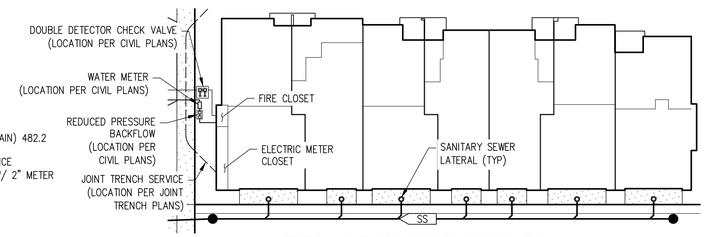
**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**GRADING PLAN**

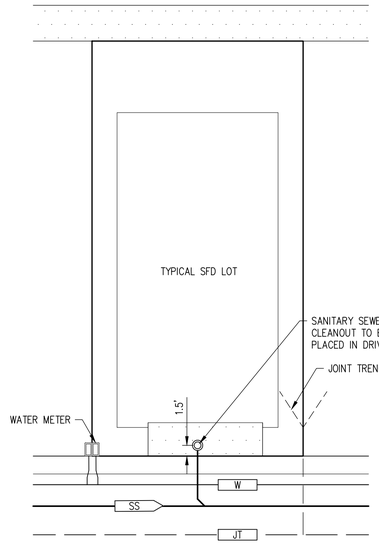
**C14**




TYPICAL TOWNHOME SERVICES
NOT TO SCALE




TYPICAL SFD LOT SERVICES
NOT TO SCALE

## UTILITY NOTES:

1. ALL ON-SITE SANITARY SEWER AND STORM DRAIN UTILITIES ARE TO BE PRIVATELY MAINTAINED.
2. EXISTING PIPE SIZES INDICATED ON THIS TENTATIVE MAP ARE BASED ON AVAILABLE RECORDS AND SHALL BE FIELD-VERIFIED AT A LATER DATE.
3. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER AND WILL BE SUBJECT TO THE DESIGN OF CALWATER.
4. SEE SHEETS C27-C29 FOR PRIVATE STREET PROFILES.

REGISTERED PROFESSIONAL ENGINEER
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75174
CIVIL
STATE OF CALIFORNIA

30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

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JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN
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235 Montgomery Street, Suite 2500
San Francisco, CA 94104

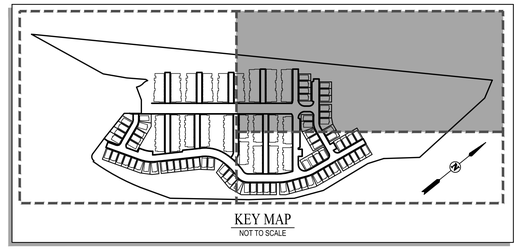
**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

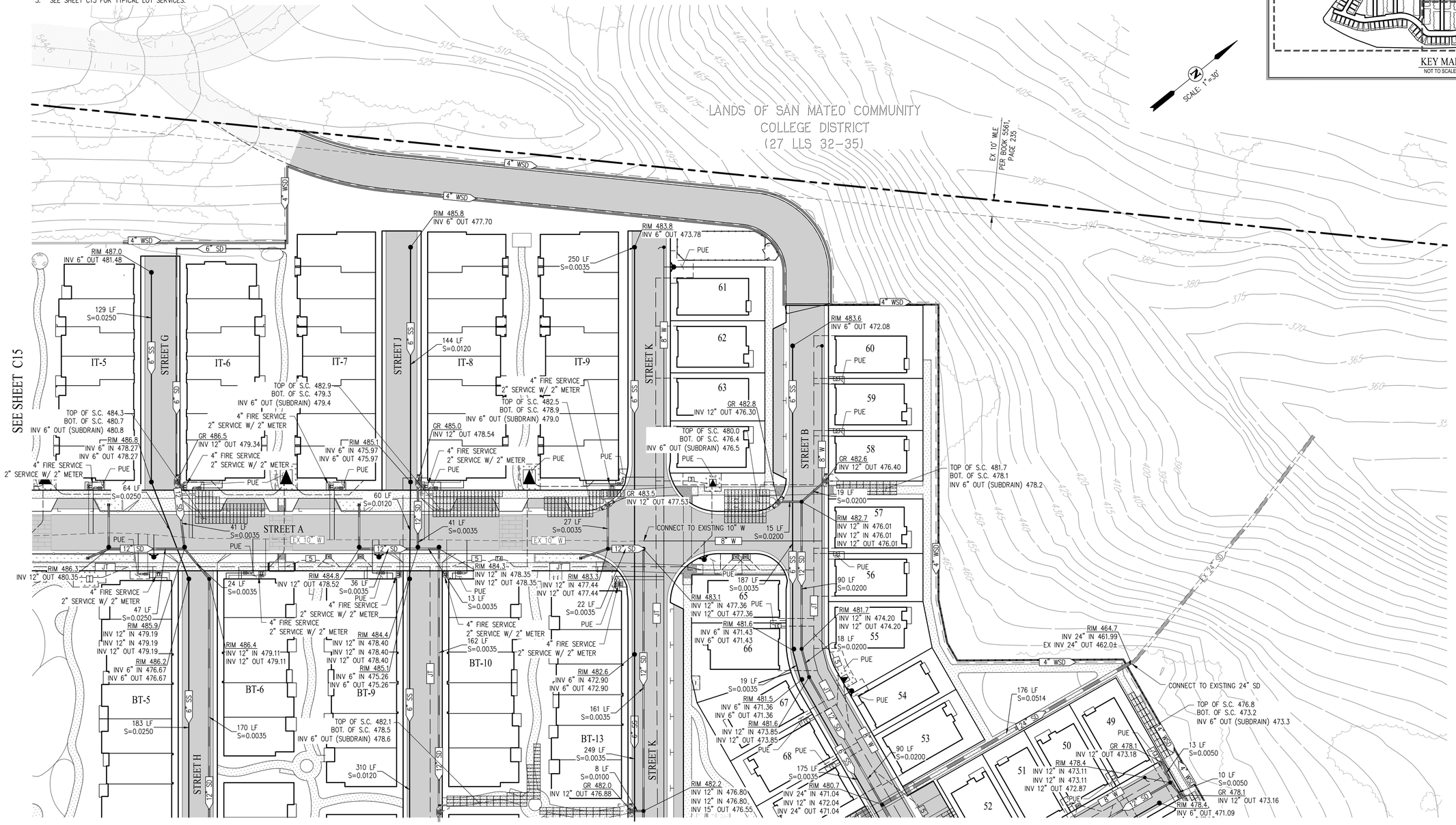
**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**UTILITY PLAN**

## UTILITY NOTES:

1. ALL ON-SITE SANITARY SEWER AND STORM DRAIN UTILITIES ARE TO BE PRIVATELY MAINTAINED.
2. EXISTING PIPE SIZES INDICATED ON THIS TENTATIVE MAP ARE BASED ON AVAILABLE RECORDS AND SHALL BE FIELD-VERIFIED AT A LATER DATE.
3. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER AND WILL BE SUBJECT TO THE DESIGN OF CALWATER.
4. SEE SHEETS C27-C29 FOR PRIVATE STREET PROFILES.
5. SEE SHEET C15 FOR TYPICAL LOT SERVICES.




SEE SHEET C15

SEE SHEET C17

REGISTERED PROFESSIONAL ENGINEER
TERRENCE R. REETER
75174
CIVIL
STATE OF CALIFORNIA

30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

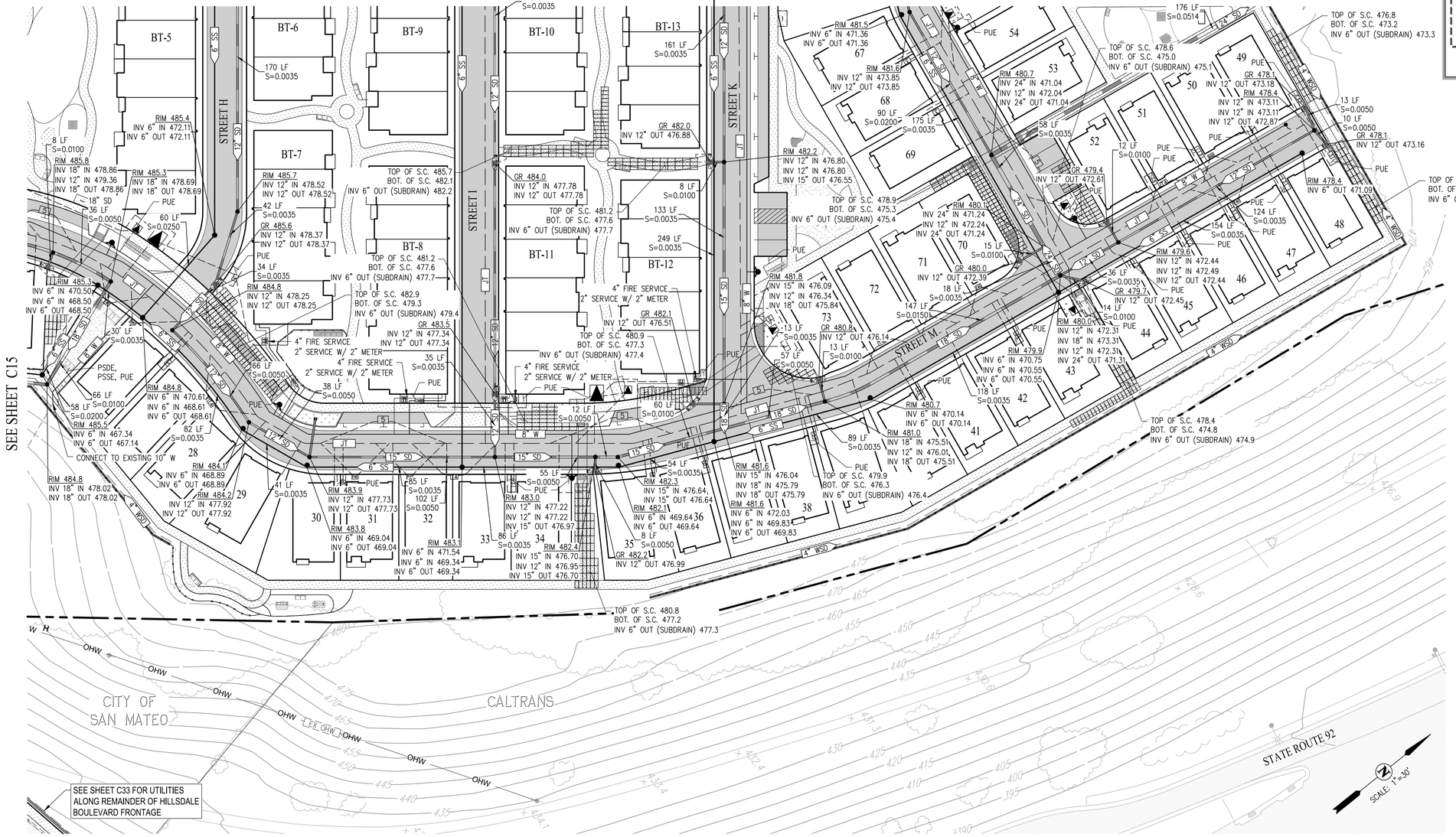
Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

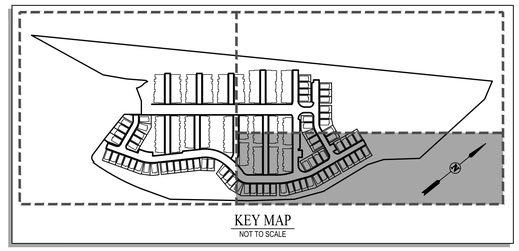
**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**UTILITY PLAN**

**C16**




## UTILITY NOTES:

1. ALL ON-SITE SANITARY SEWER AND STORM DRAIN UTILITIES ARE TO BE PRIVATELY MAINTAINED.
2. EXISTING PIPE SIZES INDICATED ON THIS TENTATIVE MAP ARE BASED ON AVAILABLE RECORDS AND SHALL BE FIELD-VERIFIED AT A LATER DATE.
3. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER AND WILL BE SUBJECT TO THE DESIGN OF CALWATER.
4. SEE SHEETS C27-C29 FOR PRIVATE STREET PROFILES.
5. SEE SHEET C15 FOR TYPICAL LOT SERVICES.

REGISTERED PROFESSIONAL ENGINEER
TERRENCE R. REEVES
75174
CIVIL
STATE OF CALIFORNIA

30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

ktgy
cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE
JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN
HARVEST PROPERTIES

Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**UTILITY PLAN**

**C17**

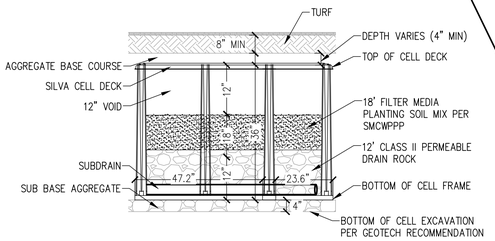
## LEGEND

- DRAINAGE BOUNDARY
- BIORETENTION AREA (SEE DETAIL THIS SHEET)
- SILVA CELLS (SEE DETAIL THIS SHEET)
- PROPOSED IMPERVIOUS AREA TO BE TREATED
- EXISTING PAVEMENT
- SELF-TREATING AREA
- DRAINAGE ARROW

NOTE: SEE SHEET C19 FOR STORMWATER MANAGEMENT PLAN DMA SUMMARY TABLE

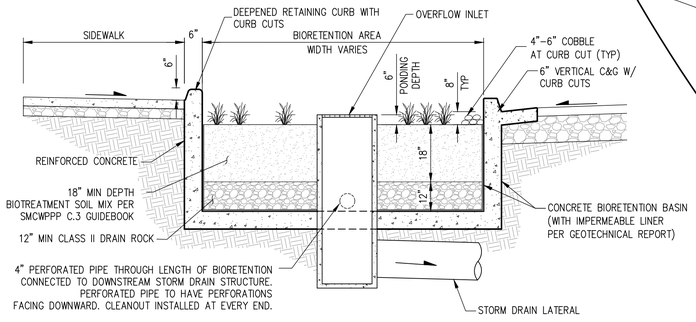
## NOTE:

1. ROOF RUNOFF WILL BE CONVEYED THROUGH DOWNSPOUTS, ONTO LOTS AND/OR PARCELS AND COLLECTED BY AREA DRAINS WHICH DISCHARGE INTO THE STREET VIA THRU-CURB DRAINS. RUNOFF IS THEN COLLECTED BY CATCH BASINS AND ROUTED TO A TREATMENT CONTROL MEASURE WITHIN EACH DMA.




### SILVA CELL DETAIL

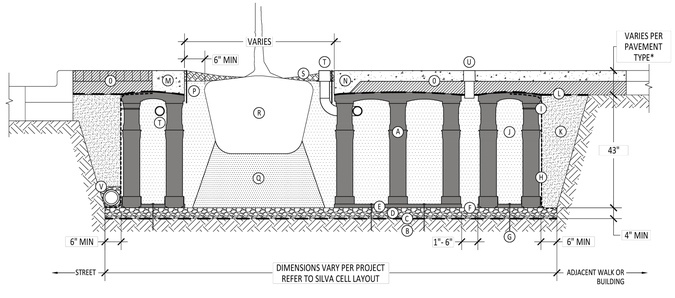
NOT TO SCALE




### BIORETENTION PLANTER DETAIL

NOT TO SCALE

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SILVA CELL SYSTEM 3X

NOT TO SCALE

KEY PLAN

- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) SUBGRADE, COMPACTED
- (C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
- (D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (E) SILVA CELL BASE SLOPE, 10% MAX
- (F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
- (G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
- (H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- (I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
- (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
- (K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
- (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
- (M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
- (N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
- (O) PAVEMENT AND AGGREGATE BASE PER PROJECT *
- (P) DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
- (R) ROOT BALL
- (S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
- (T) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
- (U) DEEPROOT WATER AND AIR VENT, WHEN REQUIRED
- (V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)

*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

| PAVEMENT | + AGGREGATE BASE COURSE |
|---|---|
| 4" CONCRETE | + 4" AGGREGATE |
| 3" PAVER | + 12" AGGREGATE |
| 4" ASPHALT | + 12" AGGREGATE |
| 2.6" PAVER | + 5" CONCRETE |

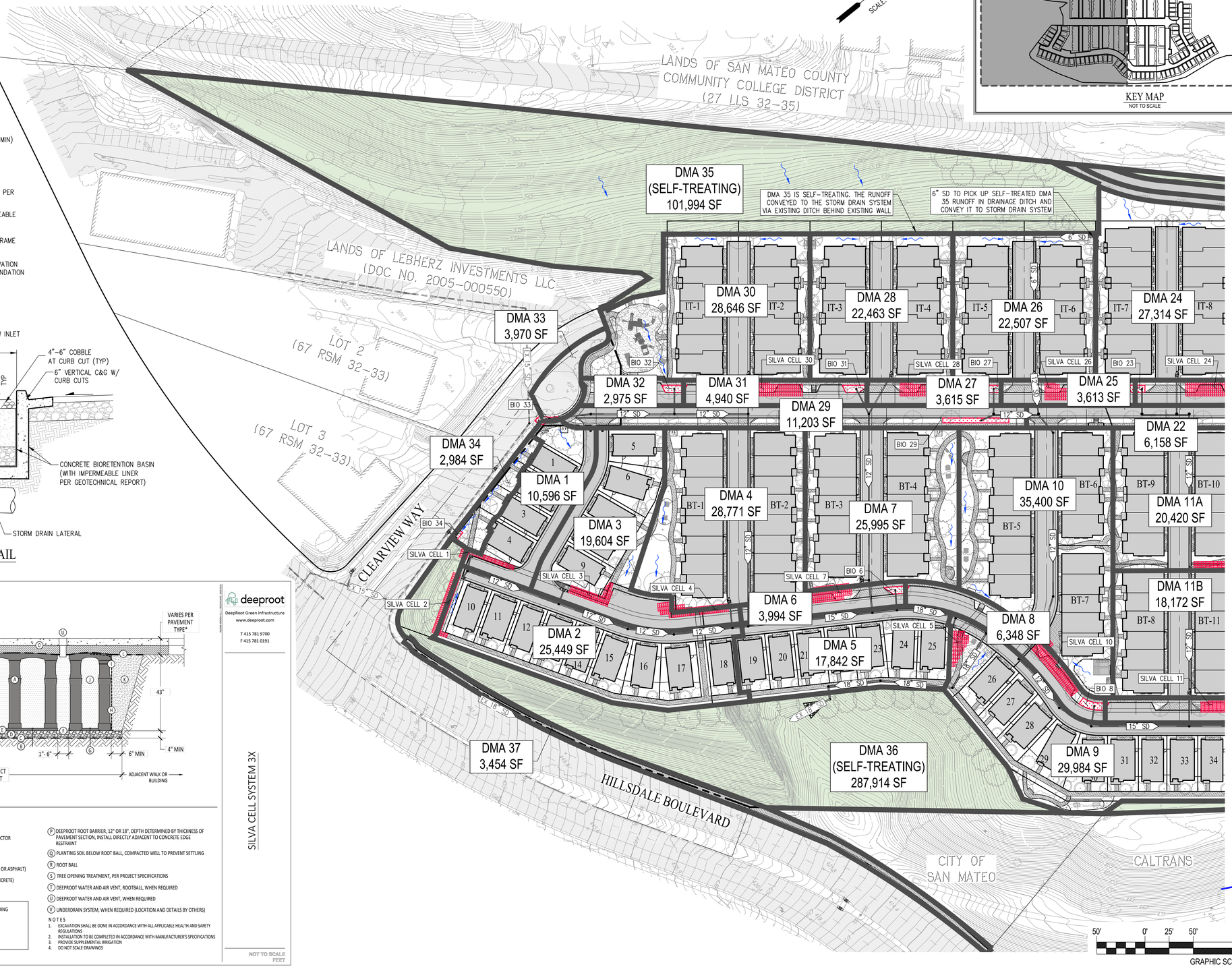
NOTES

1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS

deeproot
DeepRoot Green Infrastructure
www.deeproot.com
T 415 781 9700
F 415 781 0191

SILVA CELL SYSTEM 3X

NOT TO SCALE FEET







SEE SHEET C19

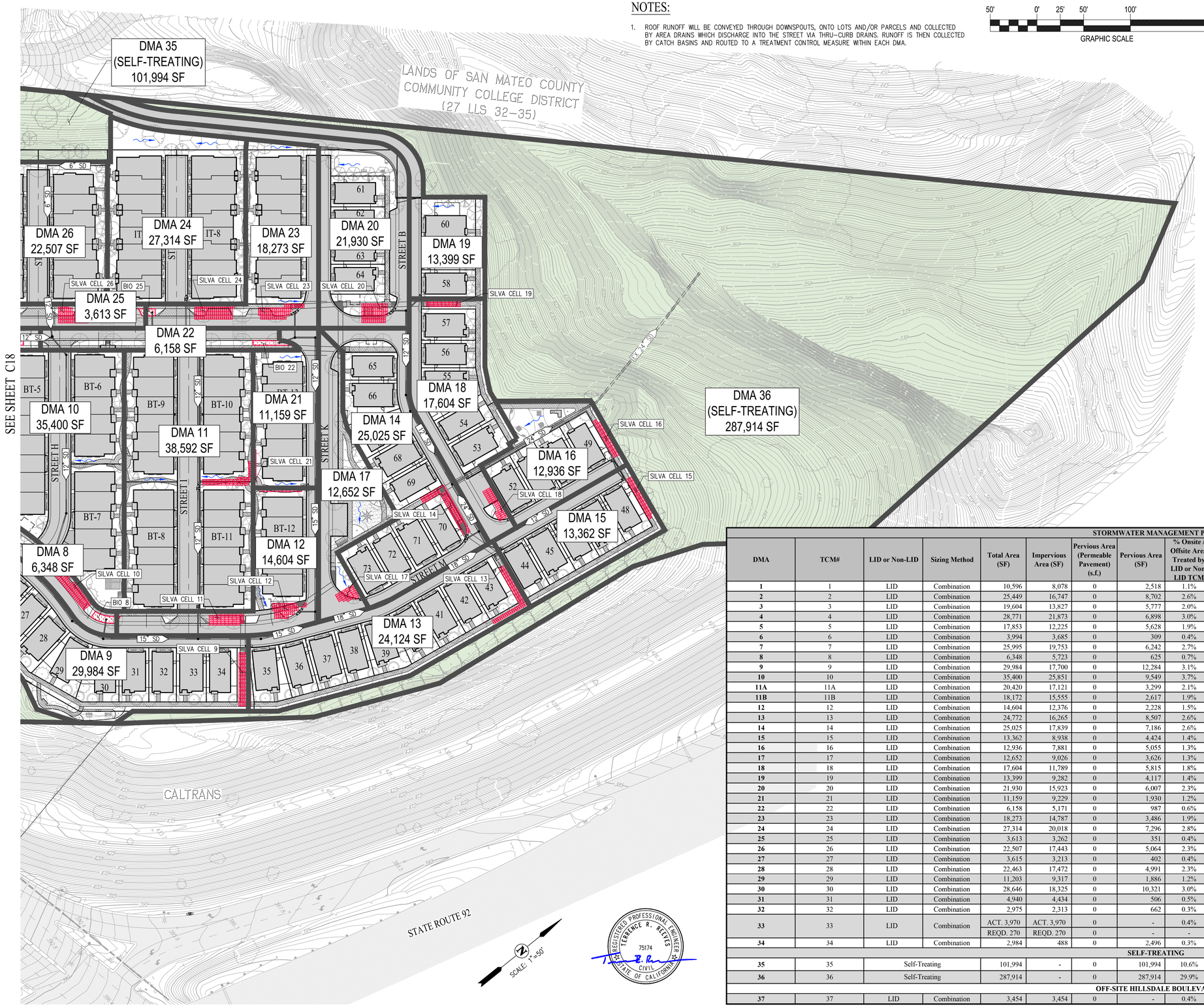
REGISTERED PROFESSIONAL ENGINEER
TERRENCE R. REEVES
75174
CIVIL
STATE OF CALIFORNIA

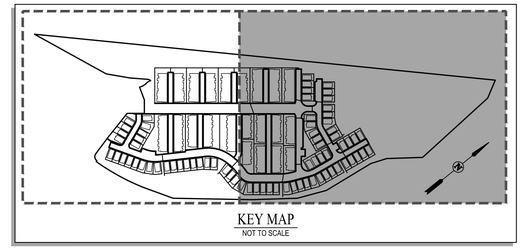
## NOTES:

1. ROOF RUNOFF WILL BE CONVEYED THROUGH DOWNSPOUTS, ONTO LOTS AND/OR PARCELS AND COLLECTED BY AREA DRAINS WHICH DISCHARGE INTO THE STREET VIA THRU-CURB DRAINS. RUNOFF IS THEN COLLECTED BY CATCH BASINS AND ROUTED TO A TREATMENT CONTROL MEASURE WITHIN EACH DMA.

50' 0' 25' 50' 100' 200'

GRAPHIC SCALE

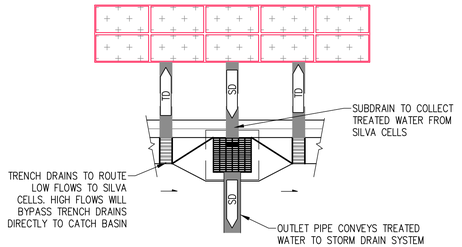


KEY MAP
NOT TO SCALE

## LEGEND

- DRAINAGE BOUNDARY
- BIORETENTION AREA (SEE DETAIL SHEET C18)
- SILVA CELLS (SEE DETAIL SHEET C18)
- PROPOSED IMPERVIOUS AREA TO BE TREATED
- EXISTING PAVEMENT
- SELF-TREATING AREA
- DRAINAGE ARROW




SILVA CELL ROUTING DETAIL
NOT TO SCALE

SCALE: 1"=50'

REGISTERED PROFESSIONAL ENGINEER
TERRENCE R. REEVES
75174
STATE OF CALIFORNIA
CIVIL

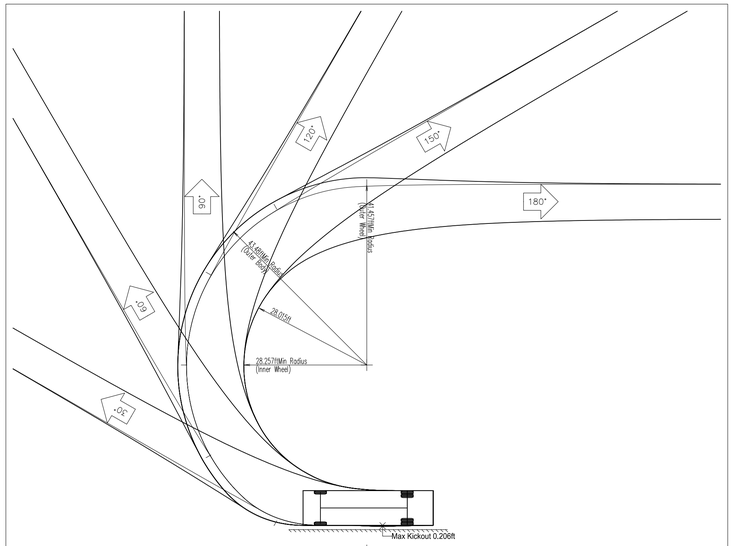
**STORMWATER MANAGEMENT PLAN**

| DMA | TCM# | LID or Non-LID | Sizing Method | Total Area (SF) | Impervious Area (SF) | Pervious Area (Permeable Pavement) (s.f.) | Pervious Area (SF) | % Onsite / Offsite Area Treated by LID or Non-LID TCM | Effective Impervious Area (SF) | Bioretention Area Required (s.f.) | Bioretention Area Provided (s.f.) | Overflow Riser Height (in) | Storage Depth Required (ft) | Storage Depth Provided (ft) | Treatment Type |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | 1 | LID | Combination | 10,596 | 8,078 | 0 | 2,518 | 1.1% | 8,330 | 268 | 297 | 6 | 0.5 | 0.5 | Silva Cells |
| **2** | 2 | LID | Combination | 25,449 | 16,747 | 0 | 8,702 | 2.6% | 17,617 | 568 | 577 | 6 | 0.5 | 0.5 | Silva Cells |
| **3** | 3 | LID | Combination | 19,604 | 13,827 | 0 | 5,777 | 2.0% | 14,405 | 464 | 464 | 6 | 0.5 | 0.5 | Silva Cells |
| **4** | 4 | LID | Combination | 28,771 | 21,873 | 0 | 6,898 | 3.0% | 22,563 | 727 | 735 | 6 | 0.5 | 0.5 | Silva Cells |
| **5** | 5 | LID | Combination | 17,853 | 12,225 | 0 | 5,628 | 1.9% | 12,788 | 412 | 420 | 6 | 0.5 | 0.5 | Silva Cells |
| **6** | 6 | LID | Combination | 3,994 | 3,685 | 0 | 309 | 0.4% | 3,716 | 120 | 130 | 6 | 0.5 | 0.5 | Bioretention |
| **7** | 7 | LID | Combination | 25,995 | 19,753 | 0 | 6,242 | 2.7% | 20,377 | 657 | 665 | 6 | 0.5 | 0.5 | Silva Cells |
| **8** | 8 | LID | Combination | 6,348 | 5,723 | 0 | 625 | 0.7% | 5,786 | 186 | 192 | 6 | 0.5 | 0.5 | Bioretention |
| **9** | 9 | LID | Combination | 29,984 | 17,700 | 0 | 12,284 | 3.1% | 18,928 | 610 | 612 | 6 | 0.5 | 0.5 | Silva Cells |
| **10** | 10 | LID | Combination | 35,400 | 25,851 | 0 | 9,549 | 3.7% | 26,806 | 864 | 866 | 6 | 0.5 | 0.5 | Silva Cells |
| **11A** | 11A | LID | Combination | 20,420 | 17,121 | 0 | 3,299 | 2.1% | 17,451 | 562 | 569 | 6 | 0.5 | 0.5 | Silva Cells |
| **11B** | 11B | LID | Combination | 18,172 | 15,555 | 0 | 2,617 | 1.9% | 15,817 | 510 | 516 | 6 | 0.5 | 0.5 | Silva Cells |
| **12** | 12 | LID | Combination | 14,604 | 12,376 | 0 | 2,228 | 1.5% | 12,599 | 406 | 411 | 6 | 0.5 | 0.5 | Silva Cells |
| **13** | 13 | LID | Combination | 24,772 | 16,265 | 0 | 8,507 | 2.6% | 17,116 | 552 | 560 | 6 | 0.5 | 0.5 | Silva Cells |
| **14** | 14 | LID | Combination | 25,025 | 17,839 | 0 | 7,186 | 2.6% | 18,558 | 598 | 603 | 6 | 0.5 | 0.5 | Silva Cells |
| **15** | 15 | LID | Combination | 13,362 | 8,938 | 0 | 4,424 | 1.4% | 9,380 | 302 | 306 | 6 | 0.5 | 0.5 | Silva Cells |
| **16** | 16 | LID | Combination | 12,936 | 7,881 | 0 | 5,055 | 1.3% | 8,387 | 270 | 280 | 6 | 0.5 | 0.5 | Silva Cells |
| **17** | 17 | LID | Combination | 12,652 | 9,026 | 0 | 3,626 | 1.3% | 9,389 | 303 | 306 | 6 | 0.5 | 0.5 | Silva Cells |
| **18** | 18 | LID | Combination | 17,604 | 11,789 | 0 | 5,815 | 1.8% | 12,371 | 399 | 402 | 6 | 0.5 | 0.5 | Silva Cells |
| **19** | 19 | LID | Combination | 13,399 | 9,282 | 0 | 4,117 | 1.4% | 9,694 | 312 | 315 | 6 | 0.5 | 0.5 | Silva Cells |
| **20** | 20 | LID | Combination | 21,930 | 15,923 | 0 | 6,007 | 2.3% | 16,524 | 532 | 533 | 6 | 0.5 | 0.5 | Silva Cells |
| **21** | 21 | LID | Combination | 11,159 | 9,229 | 0 | 1,930 | 1.2% | 9,371 | 302 | 306 | 6 | 0.5 | 0.5 | Silva Cells |
| **22** | 22 | LID | Combination | 6,158 | 5,171 | 0 | 987 | 0.6% | 5,270 | 170 | 174 | 6 | 0.5 | 0.5 | Bioretention |
| **23** | 23 | LID | Combination | 18,273 | 14,787 | 0 | 3,486 | 1.9% | 15,136 | 488 | 489 | 6 | 0.5 | 0.5 | Silva Cells |
| **24** | 24 | LID | Combination | 27,314 | 20,018 | 0 | 7,296 | 2.8% | 20,748 | 668 | 674 | 6 | 0.5 | 0.5 | Silva Cells |
| **25** | 25 | LID | Combination | 3,613 | 3,262 | 0 | 351 | 0.4% | 3,297 | 107 | 107 | 6 | 0.5 | 0.5 | Bioretention |
| **26** | 26 | LID | Combination | 22,507 | 17,443 | 0 | 5,064 | 2.3% | 17,949 | 578 | 586 | 6 | 0.5 | 0.5 | Silva Cells |
| **27** | 27 | LID | Combination | 3,615 | 3,213 | 0 | 402 | 0.4% | 3,253 | 105 | 105 | 6 | 0.5 | 0.5 | Bioretention |
| **28** | 28 | LID | Combination | 22,463 | 17,472 | 0 | 4,991 | 2.3% | 17,971 | 579 | 586 | 6 | 0.5 | 0.5 | Silva Cells |
| **29** | 29 | LID | Combination | 11,203 | 9,317 | 0 | 1,886 | 1.2% | 9,506 | 306 | 306 | 6 | 0.5 | 0.5 | Bioretention |
| **30** | 30 | LID | Combination | 28,646 | 18,325 | 0 | 10,321 | 3.0% | 19,357 | 623 | 630 | 6 | 0.5 | 0.5 | Silva Cells |
| **31** | 31 | LID | Combination | 4,940 | 4,434 | 0 | 506 | 0.5% | 4,485 | 145 | 171 | 6 | 0.5 | 0.5 | Bioretention |
| **32** | 32 | LID | Combination | 2,975 | 2,313 | 0 | 662 | 0.3% | 2,379 | 76 | 153 | 6 | 0.5 | 0.5 | Bioretention |
| **33** | 33 | LID | Combination | ACT. 3,970<br>REQD. 270 | ACT. 3,970<br>REQD. 270 | 0<br>0 | -<br>- | 0.4%<br>- | ACT. 3,970<br>REQD. 270 | ACT. 128<br>REQD. 14 | ACT. 128 (114 SF for In Lieu Treatment) | 6 | 0.5 | 0.5 | Bioretention |
| **34** | 34 | LID | Combination | 2,984 | 488 | 0 | 2,496 | 0.3% | 738 | 24 | 30 | 6 | 0.5 | 0.5 | Bioretention |
| **SELF-TREATING** | | | | | | | | | | | | | | | |
| **35** | 35 | Self-Treating | | 101,994 | - | 0 | 101,994 | 10.6% | Self-Treating | | | | | | |
| **36** | 36 | Self-Treating | | 287,914 | - | 0 | 287,914 | 29.9% | Self-Treating | | | | | | |
| **OFF-SITE HILLSDALE BOULEVARD** | | | | | | | | | | | | | | | |
| **37** | 37 | LID | Combination | 3,454 | 3,454 | 0 | - | 0.4% | 3,454 | 111 | 111 | In Lieu Treatment | | | |


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cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE
JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN
HARVEST PROPERTIES

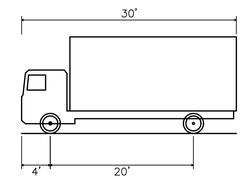
Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104




NOTES: TURNS BASED UPON A DESIGN SPEED OF 5.00 MPH.

TITLE:
SU-30 -
SINGLE UNIT
TRUCK




| | |
|---|---|
| OVERALL LENGTH | 30.0 FT |
| OVERALL WIDTH | 8.0 FT |
| OVERALL BODY HEIGHT | 13.5 FT |
| MIN BODY GROUND CLEARANCE | 1.3 FT |
| TRACK WIDTH | 8.0 FT |
| LOCK-TO-LOCK TIME | 5.00 S |
| MAX STEERING ANGLE (VIRTUAL) | 31.8° |

## AASHTO STANDARD SU-30 TRUCK

NOT TO SCALE

## LEGEND

VEHICLE & PATH OF TRAVEL (SEE VEHICLE SPECIFICATIONS THIS SHEET)

REGISTERED PROFESSIONAL ENGINEER
TERRANCE R. REEVES
75174
CIVIL
STATE OF CALIFORNIA

60' 0' 30' 60' 120' 240'
GRAPHIC SCALE

ktgy
cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON · ROSEVILLE
JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN LLC
HARVEST PROPERTIES

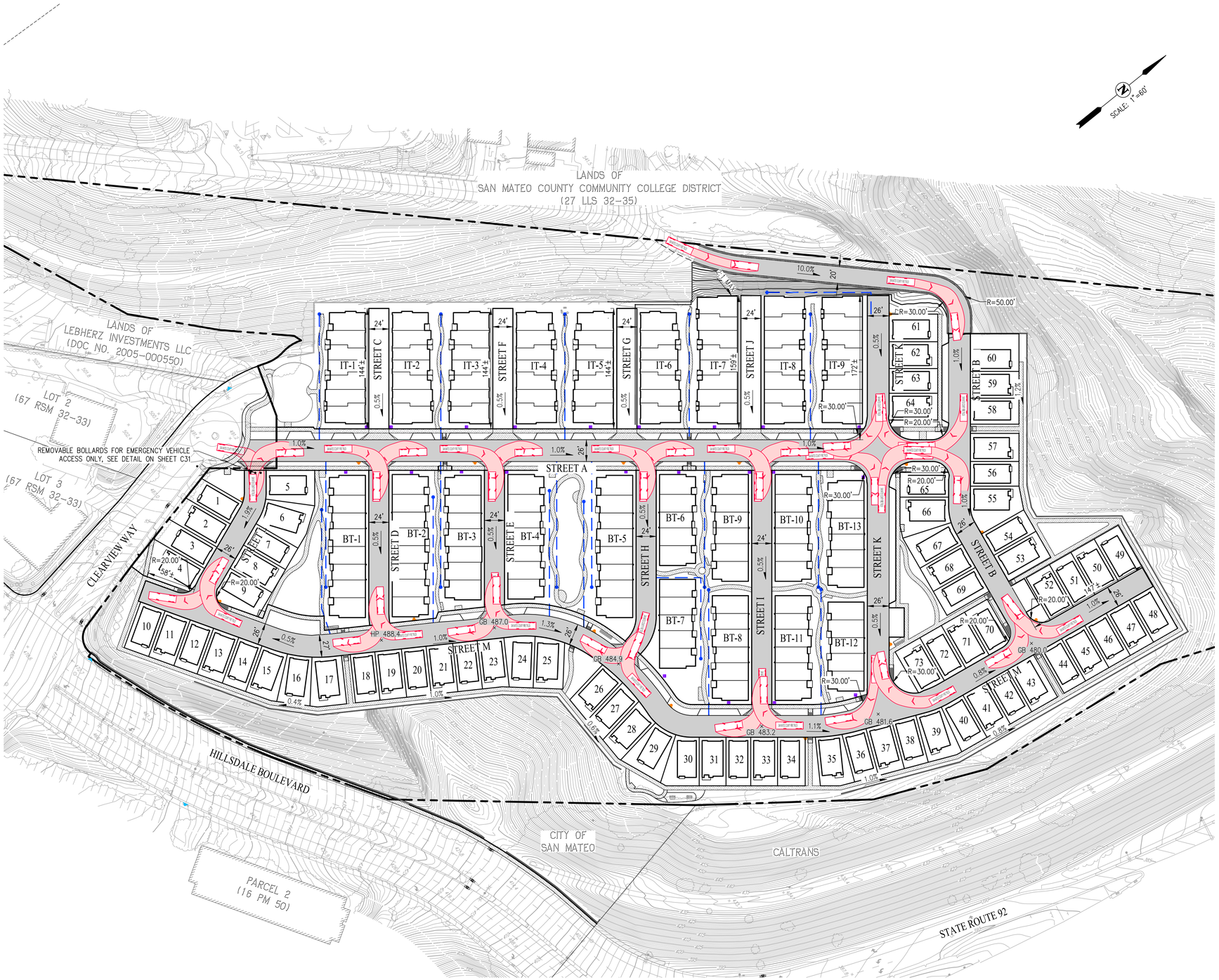
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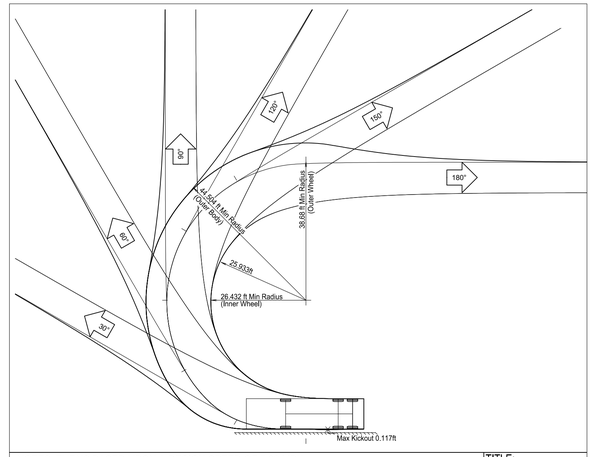
**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**VEHICLE MANUVERING - SU-30**

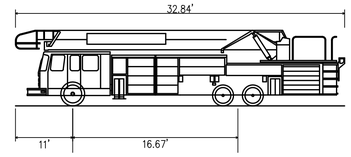
**C20**




NOTES: TURNS BASED UPON A DESIGN SPEED OF 5.00 MPH.

TITLE:
SAN MATEO
COUNTY FIRE
TRUCK




| | |
|---|---|
| WIDTH | 8.5 FT |
| TRACK | 8.5 FT |
| LOCK TO LOCK TIME | 6.0 |
| STEERING ANGLE | 31.9° |

## SAN MATEO COUNTY FIRE TRUCK

NOT TO SCALE

## LEGEND

- FIRE ACCESS ROADS (SEE PAVEMENT DESIGN CHART SHEET 5)
- FIRE DEPARTMENT HOSE REACH (150')
- PROPOSED FIRE HYDRANT (15 TOTAL)
- EXISTING FIRE HYDRANT
- DOUBLE DETECTOR CHECK VALVE
- VEHICLE & PATH OF TRAVEL (SEE VEHICLE SPECIFICATIONS THIS SHEET)

### REQUIRED BUILDING FIRE FLOW CALCULATIONS

| BUILDING TYPE | FLOOR AREA USED IN FIRE FLOW CALCULATION | REQUIRED FIRE FLOW[1] | FLOW DURATION | FIRE SPRINKLER SYSTEM |
|---|---|---|---|---|
| TOWNHOMES– BUILDING IT–1 TO IT–9 & BT–1 TO BT–13 (TYPE V–B CONSTRUCTION, 3 STORIES, R3 OCCUPANCY) (22 BUILDINGS) | 23,900 SF | 2,125 GPM | 4 HOURS | NFPA 13 |
| SINGLE FAMILY DETACHED (TYPE V–B CONSTRUCTION, R3 OCCUPANCY) (73 UNITS) | 2,475 SF | 500 GPM | 0.5 HOURS | NFPA 13–D |

NOTES:
1. REQUIRED FIRE FLOW CALCULATIONS PER CALIFORNIA FIRE CODE APPENDIX B.
2. FIRE HYDRANT REQUIREMENTS AND SPACING
   (PER TABLE C102.1 – CALIFORNIA FIRE CODE)
   - FIRE FLOW REQUIREMENT – 2,125 GPM
   - MINIMUM NUMBER OF HYDRANTS – 4
   - AVERAGE SPACING (FEET) – 450

REGISTERED PROFESSIONAL ENGINEER
TERRANCE R. REYES
75174
CIVIL
STATE OF CALIFORNIA

60' 0' 30' 60' 120' 240'
GRAPHIC SCALE

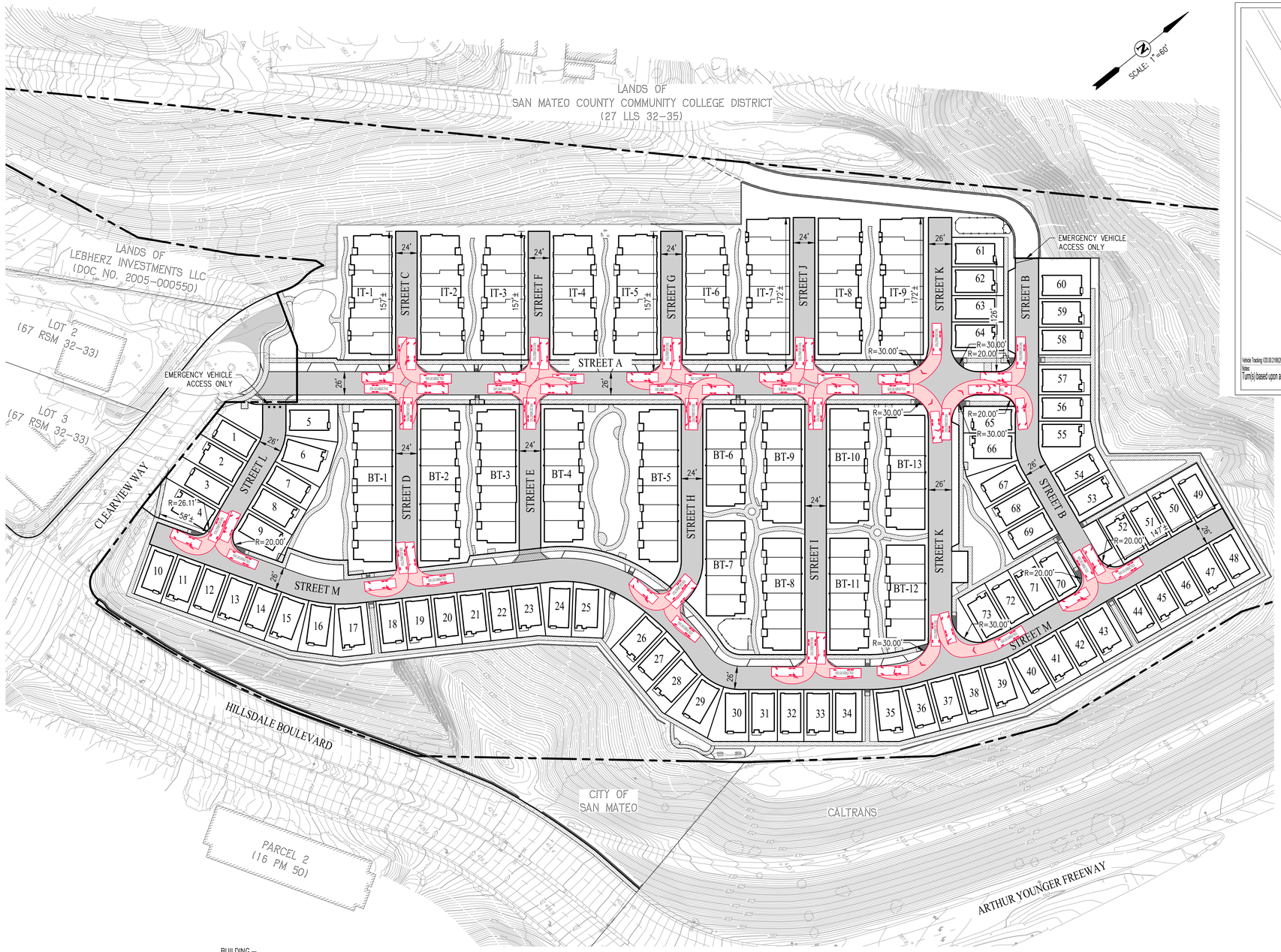
ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN LLC | HARVEST PROPERTIES

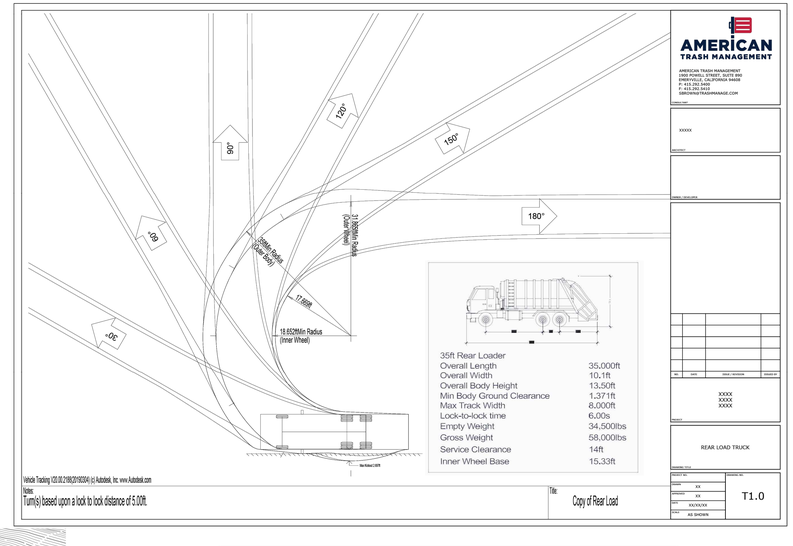
Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

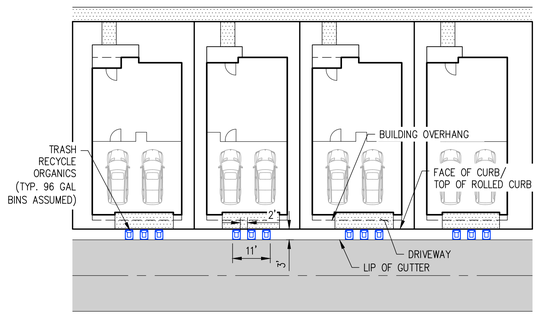
**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

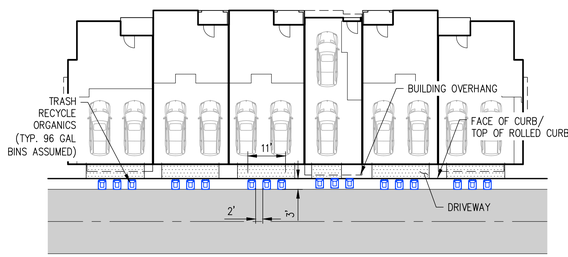
**VEHICLE MANUVERING - FIRE TRUCK & ACCESS PLAN** C21



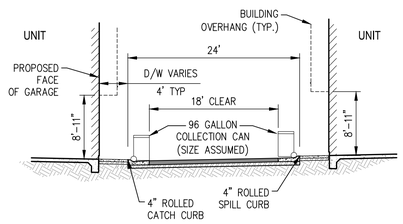



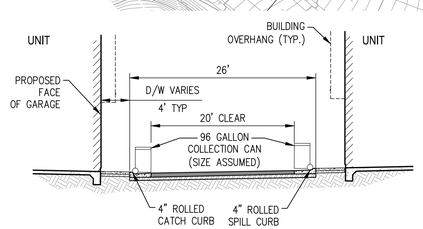

TYPICAL GARBAGE BIN SINGE FAMILY
CONFIGURATION DETAIL
NOT TO SCALE




TYPICAL GARBAGE BIN TOWNHOME
CONFIGURATION DETAIL
NOT TO SCALE




TYPICAL GARBAGE BIN
IN 24' ROADWAY SECTION
NOT TO SCALE




TYPICAL GARBAGE BIN
IN 26' ROADWAY SECTION
NOT TO SCALE

## LEGEND

GARBAGE TRUCK ACCESS ROADS

VEHICLE & PATH OF TRAVEL (SEE VEHICLE SPECIFICATIONS THIS SHEET)

REGISTERED PROFESSIONAL ENGINEER
TERRENCE R. REETES
75174
CIVIL
STATE OF CALIFORNIA

60' 0' 30' 60' 120' 240'
GRAPHIC SCALE

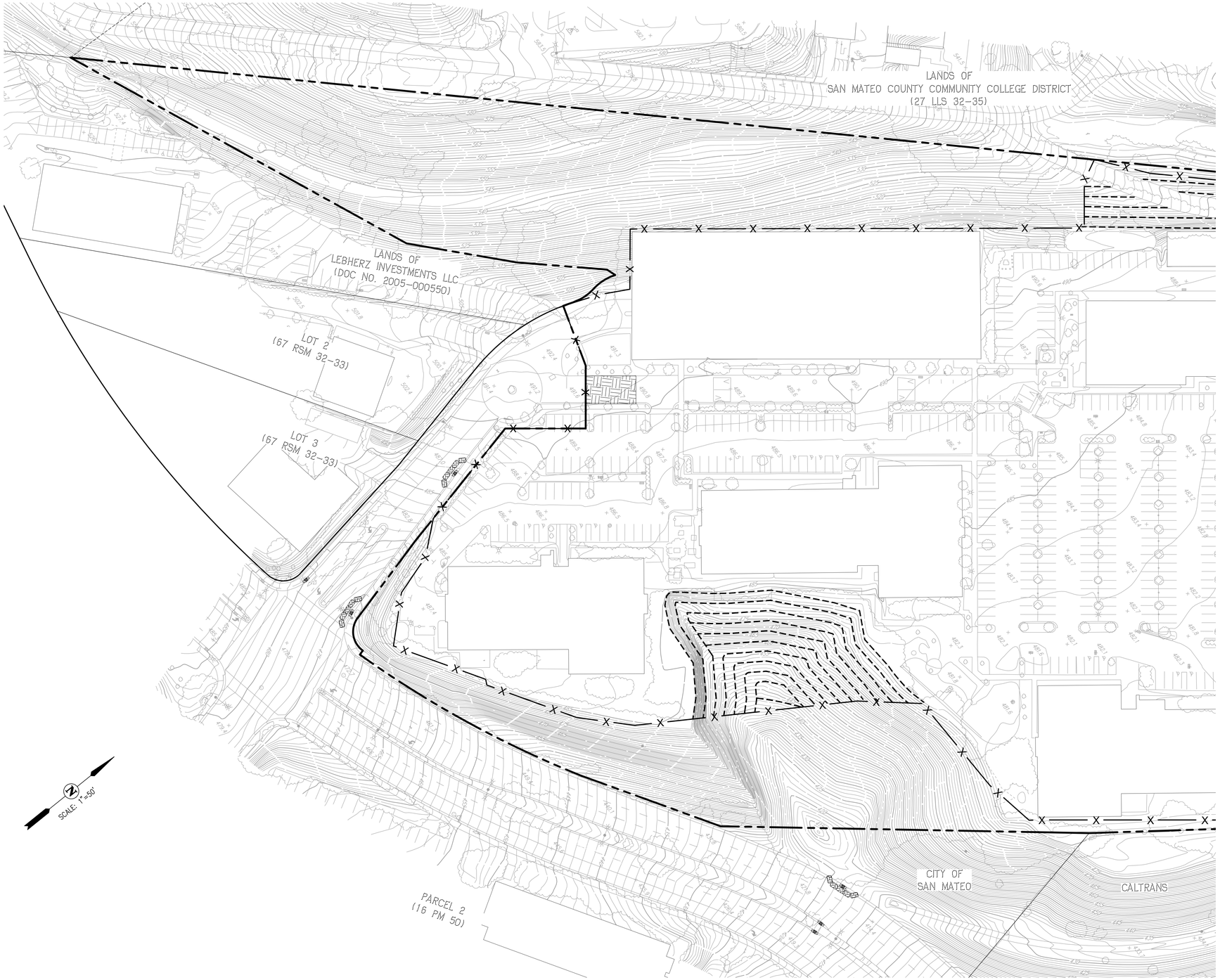
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cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON · ROSEVILLE
JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN
HARVEST PROPERTIES

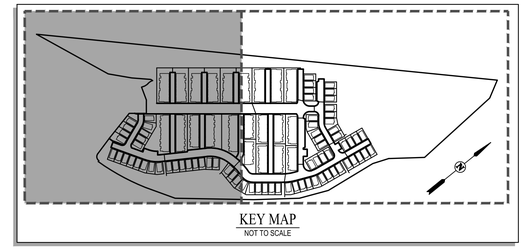
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**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**VEHICLE MANUVERING - GARBAGE TRUCK** **C22**




## LEGEND

- CURB INLET PROTECTION – (SE–10)
- SILT FENCE – (SE–1)
- FIBER ROLL – (SE–5)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT – (TC–1)

## QUALIFIED SWPPP PRACTITIONER (QSP) MARK KNOWN LOCATIONS*

- MATERIALS AND EQUIPMENT STORAGE AREA (WM–1)
- VEHICLE CLEANING/MAINTENANCE/FUELING AREA – (NS–8, NS–9, NS–10)
- SANITARY FACILITY (WM–9)
- C — CONCRETE/WASTE WASHOUT (WM–8)

NOTES:

1. THE MATERIALS AND EQUIPMENT STORAGE AREA, VEHICLE CLEANING/MAINTENANCE/FUELING AREA, SANITARY FACILITY AND CONCRETE/WASTE WASHOUT WILL BE PLACED AT THE QSP'S DISCRETION AND ARE SUBJECT TO CHANGE.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
3. VERTICAL SPACING FOR FIBER ROLL SLOPE INSTALLATIONS AS FOLLOWS:
   SLOPE OF 2:1 OR GREATER = 10 FEET APART
   SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
   SLOPE OF 4:1 OR FLATTER = 20 FEET APART
4. INSPECT AND REPAIR FIBER ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
5. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF–SITE AND CAN BE PERMANENTLY STABILIZED.

REGISTERED PROFESSIONAL ENGINEER
TERRENCE R. REEVES
75174
CIVIL
STATE OF CALIFORNIA

50' 0' 25' 50' 100' 200'
GRAPHIC SCALE

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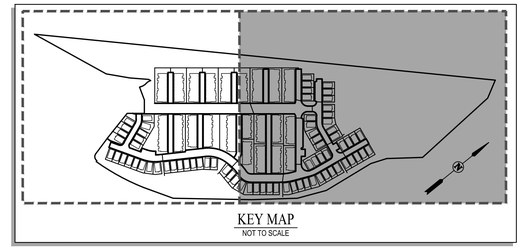
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**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**EROSION CONTROL PLAN** **C23**




## LEGEND

- CURB INLET PROTECTION – (SE-10)
- SILT FENCE – (SE-1)
- FIBER ROLL – (SE-5)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT – (TC-1)

## QUALIFIED SWPPP PRACTITIONER (QSP) MARK KNOWN LOCATIONS*

- MATERIALS AND EQUIPMENT STORAGE AREA (WM-1)
- VEHICLE CLEANING/MAINTENANCE/FUELING AREA – (NS-8, NS-9, NS-10)
- SANITARY FACILITY (WM-9)
- C — CONCRETE/WASTE WASHOUT (WM-8)

NOTE:

* THE MATERIALS AND EQUIPMENT STORAGE AREA, VEHICLE CLEANING/MAINTENANCE/FUELING AREA, SANITARY FACILITY AND CONCRETE/WASTE WASHOUT WILL BE PLACED AT THE QSP'S DISCRETION AND ARE SUBJECT TO CHANGE.

SCALE: 1" = 50'

REGISTERED PROFESSIONAL ENGINEER
TERRANCE R. REEVES
75174
CIVIL
STATE OF CALIFORNIA

50' 0' 25' 50' 100' 200'
GRAPHIC SCALE

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Ownership:

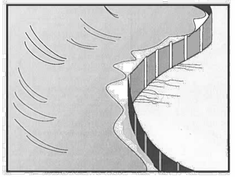
235 Montgomery Street, Suite 2500
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**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**EROSION CONTROL PLAN** **C24**

## Silt Fence SE-1



**Categories**

- EC Erosion Control
- SE Sediment Control ☑
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

**Legend:**
☑ Primary Category
☒ Secondary Category

**Targeted Constituents**

- Sediment (coarse sediment) ☑
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

**Potential Alternatives**

- SE-5 Fiber Rolls
- SE-6 Gravel Bag Berm
- SE-12 Manufactured Linear Sediment Controls
- SE-13 Compost Socks and Berms
- SE-14 Biofilter Bags

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### Description and Purpose

A silt fence is made of a woven geotextile that has been entrenched, attached to supporting poles, and sometimes backed by a plastic or wire mesh for support. The silt fence detains water, promoting sedimentation of coarse sediment behind the fence. Silt fence does not retain soil fine particles like clays or silts.

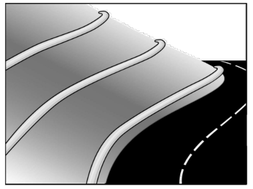
### Suitable Applications

Silt fences are suitable for perimeter control, placed below areas where sheet flows discharge from the site. They could also be used as interior controls below disturbed areas where runoff may occur in the form of sheet and rill erosion and around inlets within disturbed areas (Storm Drain Inlet Protection, SE-10). Silt fences should not be used in locations where the flow is concentrated. Silt fences should always be used in combination with erosion controls. Suitable applications include:

- At perimeter of a project (although they should not be installed up and down slopes).
- Below the toe or down slope of exposed and erodible slopes.
- Along streams and channels.
- Around temporary spoil areas and stockpiles.
- Around inlets.
- Below other small cleared areas.



## Fiber Rolls SE-5



**Categories**

- EC Erosion Control ☒
- SE Sediment Control ☑
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

**Legend:**
☑ Primary Category
☒ Secondary Category

**Targeted Constituents**

- Sediment ☑
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

**Potential Alternatives**

- SE-1 Silt Fence
- SE-6 Gravel Bag Berm
- SE-8 Sandbag Barrier
- SE-12 Manufactured Linear Sediment Controls
- SE-13 Compost Socks and Berms
- SE-14 Biofilter Bags

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### Description and Purpose

A fiber roll (also known as a wattle or log) consists of straw, coir, curled wood fiber, or other biodegradable materials bound into a tight tubular roll wrapped by netting. Additionally, gravel core fiber rolls are available, which contain an imbedded ballast material such as gravel or sand for additional weight, when staking the rolls are not feasible (such as use as inlet protection).

When fiber rolls are placed at the top, toe, and on the face of slopes along the contours, fiber rolls intercept runoff, reduce flow velocity, release runoff as sheet flow, and provide sediment removal from the runoff (through sedimentation). By interrupting the length of a slope, fiber rolls can also reduce sheet and rill erosion until vegetation is established.

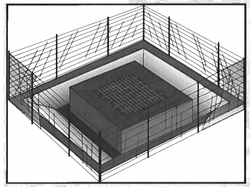
### Suitable Applications

Fiber rolls may be suitable:

- Along the top, toe, face, and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.
- At the end of a downward slope where it transitions to a steeper slope.
- Along the perimeter of a project.
- As check dams in unlined ditches with minimal grade.
- Down-slope of exposed soil areas.



## Storm Drain Inlet Protection SE-10



**Categories**

- EC Erosion Control
- SE Sediment Control ☑
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

**Legend:**
☑ Primary Category
☒ Secondary Category

**Targeted Constituents**

- Sediment ☑
- Nutrients
- Trash ☒
- Metals
- Bacteria
- Oil and Grease
- Organics

**Potential Alternatives**

- SE-1 Silt Fence
- SE-5 Fiber Rolls
- SE-6 Gravel Bag Berm
- SE-8 Sandbag Barrier
- SE-14 Biofilter Bags
- SE-13 Compost Socks and Berms

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### Description and Purpose

Storm drain inlet protection consists of a sediment filter or an impounding area in, around or upstream of a storm drain, drop inlet, or curb inlet. Storm drain inlet protection measures temporarily pond runoff before it enters the storm drain, allowing sediment to settle. Some filter configurations also remove sediment by filtering, but usually the ponding action results in the greatest sediment reduction. Temporary geotextile storm drain inserts attach underneath storm drain grates to capture and filter storm water.

### Suitable Applications

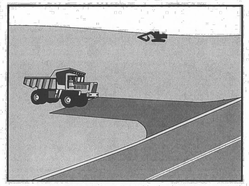
- Every storm drain inlet receiving runoff from unstabilized or otherwise active work areas should be protected. Inlet protection should be used in conjunction with other erosion and sediment controls to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.

### Limitations

- Drainage area should not exceed 1 acre.
- In general straw bales should not be used as inlet protection.
- Requires an adequate area for water to pond without encroaching into portions of the roadway subject to traffic.
- Sediment removal may be inadequate to prevent sediment discharges in high flow conditions or if runoff is heavily sediment laden. If high flow conditions are expected, use



## Stabilized Construction Entrance/Exit TC-1



**Categories**

- EC Erosion Control ☒
- SE Sediment Control ☒
- TC Tracking Control ☑
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

**Legend:**
☑ Primary Objective
☒ Secondary Objective

**Targeted Constituents**

- Sediment ☑
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

**Potential Alternatives**

None

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### Description and Purpose

A stabilized construction access is defined by a point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.

### Suitable Applications

Use at construction sites:

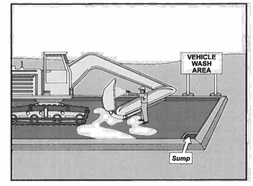
- Where dirt or mud can be tracked onto public roads.
- Adjacent to water bodies.
- Where poor soils are encountered.
- Where dust is a problem during dry weather conditions.

### Limitations

- Entrances and exits require periodic top dressing with additional stones.
- This BMP should be used in conjunction with street sweeping on adjacent public right of way.
- Entrances and exits should be constructed on level ground only.
- Stabilized construction entrances are rather expensive to construct and when a wash rack is included, a sediment trap of some kind must also be provided to collect wash water runoff.



## Vehicle and Equipment Cleaning NS-8




**Categories**

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control ☑
- WM Waste Management and Materials Pollution Control

**Legend:**
☑ Primary Objective
☒ Secondary Objective

**Targeted Constituents**

- Sediment ☑
- Nutrients ☑
- Trash
- Metals
- Bacteria
- Oil and Grease ☑
- Organics ☑

**Potential Alternatives**

None

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### Description and Purpose

Vehicle and equipment cleaning procedures and practices eliminate or reduce the discharge of pollutants to stormwater from vehicle and equipment cleaning operations. Procedures and practices include but are not limited to: using offsite facilities; washing in designated, contained areas only; eliminating discharges to the storm drain by infiltrating the wash water; and training employees and subcontractors in proper cleaning procedures.

### Suitable Applications

These procedures are suitable on all construction sites where vehicle and equipment cleaning is performed.

### Limitations

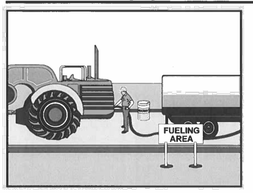
Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades. Sending vehicles/equipment offsite should be done in conjunction with TC-1, Stabilized Construction Entrance/Exit.

### Implementation

Other options to washing equipment onsite include contracting with either an offsite or mobile commercial washing business. These businesses may be better equipped to handle and dispose of the wash waters properly. Performing this work offsite can also be economical by eliminating the need for a separate washing operation onsite.



## Vehicle and Equipment Fueling NS-9




**Categories**

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control ☑
- WM Waste Management and Materials Pollution Control

**Legend:**
☑ Primary Objective
☒ Secondary Objective

**Targeted Constituents**

- Sediment
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease ☑
- Organics

**Potential Alternatives**

None

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### Description and Purpose

Vehicle equipment fueling procedures and practices are designed to prevent fuel spills and leaks and reduce or eliminate contamination of stormwater. This can be accomplished by using offsite facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors in proper fueling procedures.

### Suitable Applications

These procedures are suitable on all construction sites where vehicle and equipment fueling takes place.

### Limitations

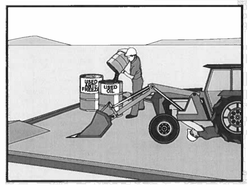
Onsite vehicle and equipment fueling should only be used where it is impractical to send vehicles and equipment offsite for fueling. Sending vehicles and equipment offsite should be done in conjunction with TC-1, Stabilized Construction Entrance/ Exit.

### Implementation

- Use offsite fueling stations as much as possible. These businesses are better equipped to handle fuel and spills properly. Performing this work offsite can also be economical by eliminating the need for a separate fueling area at a site.
- Discourage "topping-off" of fuel tanks.



## Vehicle & Equipment Maintenance NS-10




**Categories**

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control ☑
- WM Waste Management and Materials Pollution Control

**Legend:**
☑ Primary Objective
☒ Secondary Objective

**Targeted Constituents**

- Sediment
- Nutrients ☑
- Trash ☑
- Metals
- Bacteria
- Oil and Grease ☑
- Organics ☑

**Potential Alternatives**

None

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### Description and Purpose

Prevent or reduce the contamination of stormwater resulting from vehicle and equipment maintenance by running a "dry and clean site". The best option would be to perform maintenance activities at an offsite facility. If this option is not available then work should be performed in designated areas only, while providing cover for materials stored outside, checking for leaks and spills, and containing and cleaning up spills immediately. Employees and subcontractors must be trained in proper procedures.

### Suitable Applications

These procedures are suitable on all construction projects where an onsite yard area is necessary for storage and maintenance of heavy equipment and vehicles.

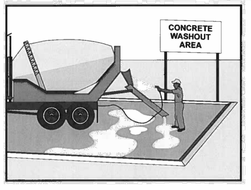
### Limitations

Onsite vehicle and equipment maintenance should only be used where it is impractical to send vehicles and equipment offsite for maintenance and repair. Sending vehicles/equipment offsite should be done in conjunction with TC-1, Stabilized Construction Entrance/Exit.

Outdoor vehicle or equipment maintenance is a potentially significant source of stormwater pollution. Activities that can contaminate stormwater include engine repair and service, changing or replacement of fluids, and outdoor equipment storage and parking (engine fluid leaks). For further information on vehicle or equipment servicing, see NS-8,



## Concrete Waste Management WM-8




**Categories**

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control ☒
- WM Waste Management and Materials Pollution Control ☑

**Legend:**
☑ Primary Category
☒ Secondary Category

**Targeted Constituents**

- Sediment ☑
- Nutrients
- Trash
- Metals ☑
- Bacteria
- Oil and Grease
- Organics

**Potential Alternatives**

None

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### Description and Purpose

Prevent the discharge of pollutants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training.

The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Many types of construction materials, including mortar, concrete, stucco, cement and block and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows and raising pH to levels outside the accepted range.

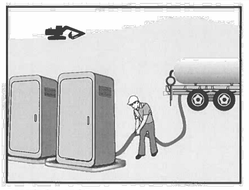
### Suitable Applications

Concrete waste management procedures and practices are implemented on construction projects where:

- Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Slurries containing Portland cement concrete (PCC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.
- Concrete trucks and other concrete-coated equipment are washed onsite.



## Sanitary/Septic Waste Management WM-9



**Categories**

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control ☑

**Legend:**
☑ Primary Category
☒ Secondary Category

**Targeted Constituents**

- Sediment
- Nutrients ☑
- Trash ☑
- Metals
- Bacteria ☑
- Oil and Grease
- Organics ☑

**Potential Alternatives**

None

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### Description and Purpose

Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

### Suitable Applications

Sanitary septic waste management practices are suitable for use at all construction sites that use temporary or portable sanitary and septic waste systems.

### Limitations

None identified.

### Implementation

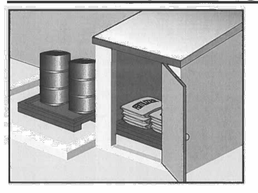
Sanitary or septic wastes should be treated or disposed of in accordance with state and local requirements. In many cases, one contract with a local facility supplier will be all that it takes to make sure sanitary wastes are properly disposed.

***Storage and Disposal Procedures***

- Temporary sanitary facilities should be located away from drainage facilities, watercourses, and from traffic circulation. If site conditions allow, place portable facilities a minimum of 50 feet from drainage conveyances and traffic areas. When subjected to high winds or risk of high winds, temporary sanitary facilities should be secured to prevent overturning.



## Material Delivery and Storage WM-1



**Categories**

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control ☑

**Legend:**
☑ Primary Category
☒ Secondary Category

**Targeted Constituents**

- Sediment ☑
- Nutrients ☑
- Trash ☑
- Metals ☑
- Bacteria
- Oil and Grease ☑
- Organics ☑

**Potential Alternatives**

None

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### Description and Purpose

Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

### Suitable Applications

These procedures are suitable for use at all construction sites with delivery and storage of the following materials:

- Soil stabilizers and binders
- Pesticides and herbicides
- Fertilizers
- Detergents
- Plaster
- Petroleum products such as fuel, oil, and grease



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STATE OF CALIFORNIA

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Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**CASQA DETAILS** **C25**

NOTE: SEE SHEET C27-C30 FOR PRIVATE STREET PROFILES.

SCALE: 1" =60'

LANDS OF SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT (27 LLS 32-35)

LANDS OF LEBHERZ INVESTMENTS LLC (DOC NO. 2005-000550)

LOT 2 (67 RSM 32-33)

LOT 3 (67 RSM 32-33)

PARCEL 2 (16 PM 50)

CLEARVIEW WAY

HILLSDALE BOULEVARD

STREET A

STREET L

STREET M

STREET C

STREET D

STREET E

STREET F

STREET G

STREET H

STREET I

STREET J

STREET K

STREET B

IT-1 IT-2 IT-3 IT-4 IT-5 IT-6 IT-7 IT-8 IT-9

BT-1 BT-2 BT-3 BT-4 BT-5 BT-6 BT-7 BT-8 BT-9 BT-10 BT-11 BT-12 BT-13

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73

SEE RETAINING WALL PROFILE ON SHEET C30

SEE RETAINING WALL PROFILE ON SHEET C30

CITY OF SAN MATEO

CALTRANS

STATE ROUTE 92

## RETAINING WALL NOTES:

1. FINAL RETAINING WALL DESIGN WILL BE PROVIDED DURING CONSTRUCTION DOCUMENTS PHASE AND WILL FOLLOW GEOTECHNICAL REPORT RECOMMENDATIONS.

REGISTERED PROFESSIONAL ENGINEER TERRENCE R. REETS 75174 CIVIL STATE OF CALIFORNIA

60' 0' 30' 60' 120' 240'

GRAPHIC SCALE

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Ownership:

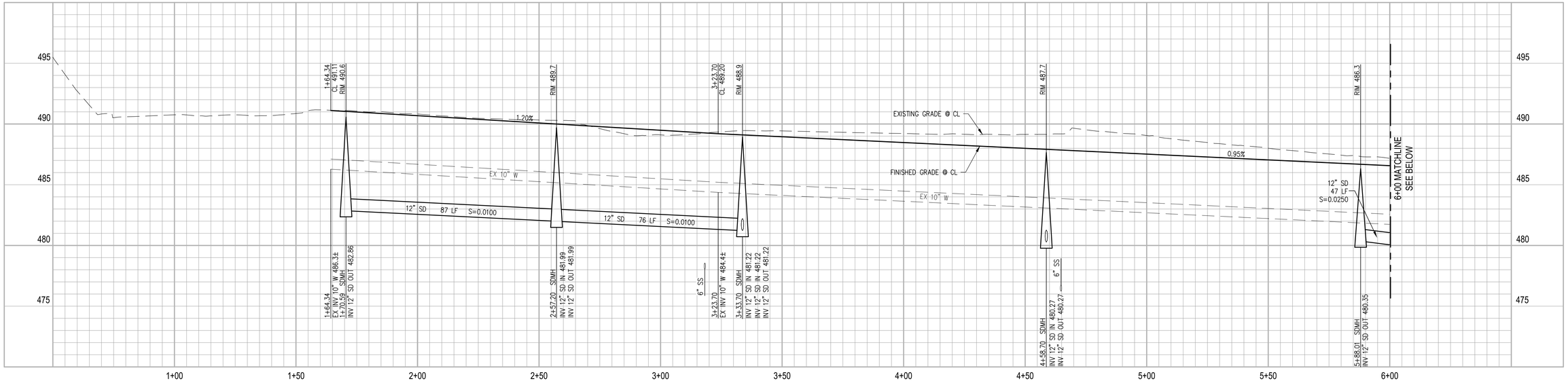
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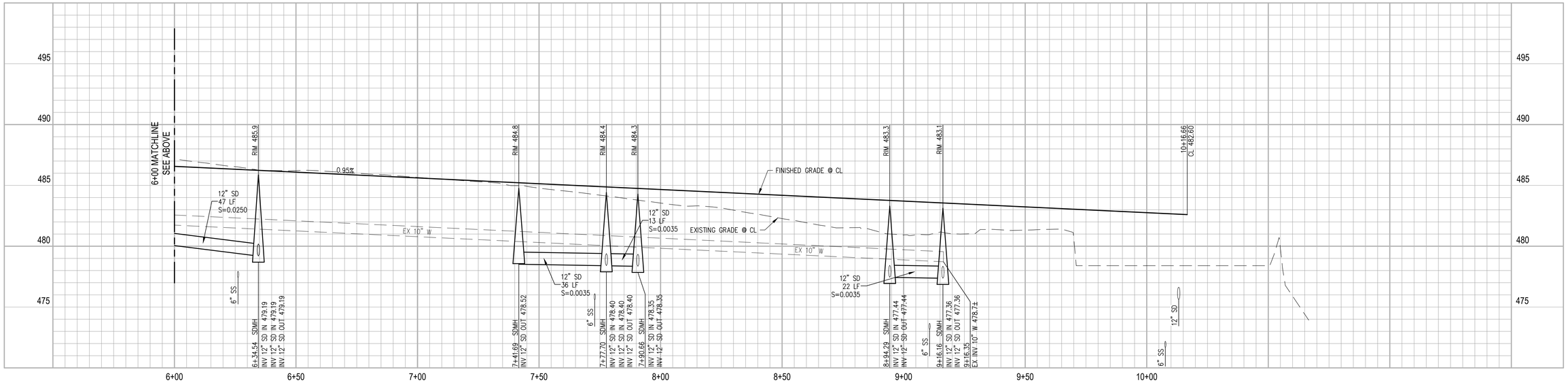
**RETAINING WALLS & PRIVATE STREETS - PLAN VIEW**

**C26**




## STREET A PROFILE (START-6+00)

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'




## STREET A PROFILE (6+00-END)

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

NOTE:
EXISTING WATER INVERTS NEED TO BE FIELD VERIFIED. IF EXISTING WATER DOES NOT MEET COVER, THE EXISTING WATER MAIN IS TO BE RECONSTRUCTED TO MEET CALWATER'S COVER REQUIREMENTS.

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STATE OF CALIFORNIA

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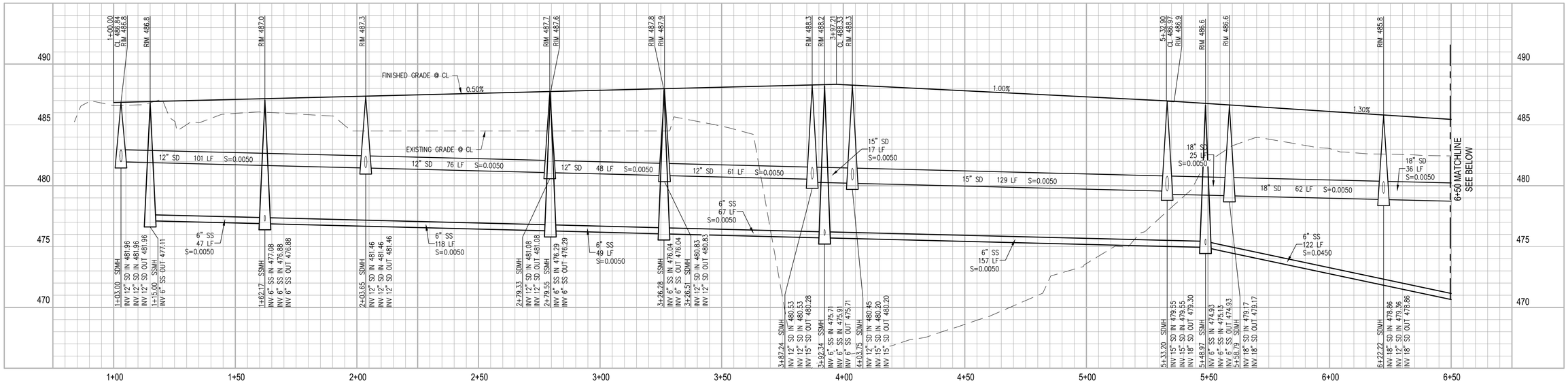
Ownership:
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SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

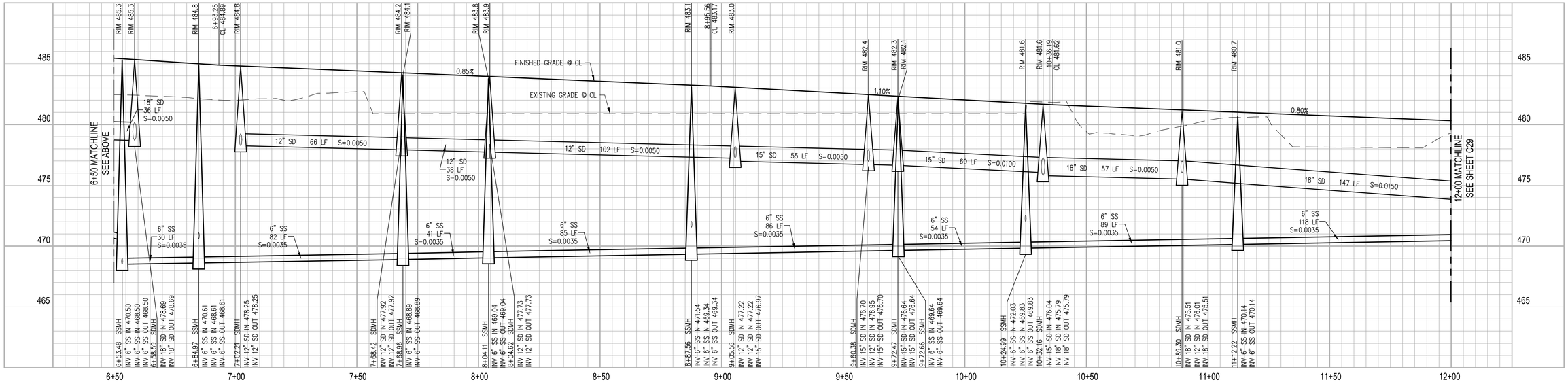
**PRIVATE STREETS - PROFILE VIEW**

C27




## STREET M PROFILE (START-6+50)

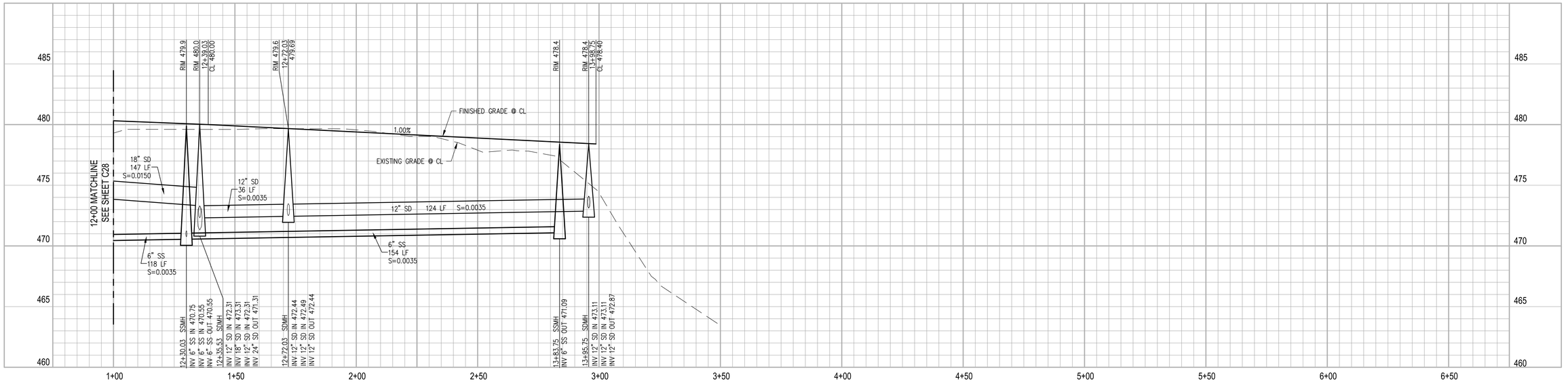
SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'




## STREET M PROFILE (6+50-12+00)

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

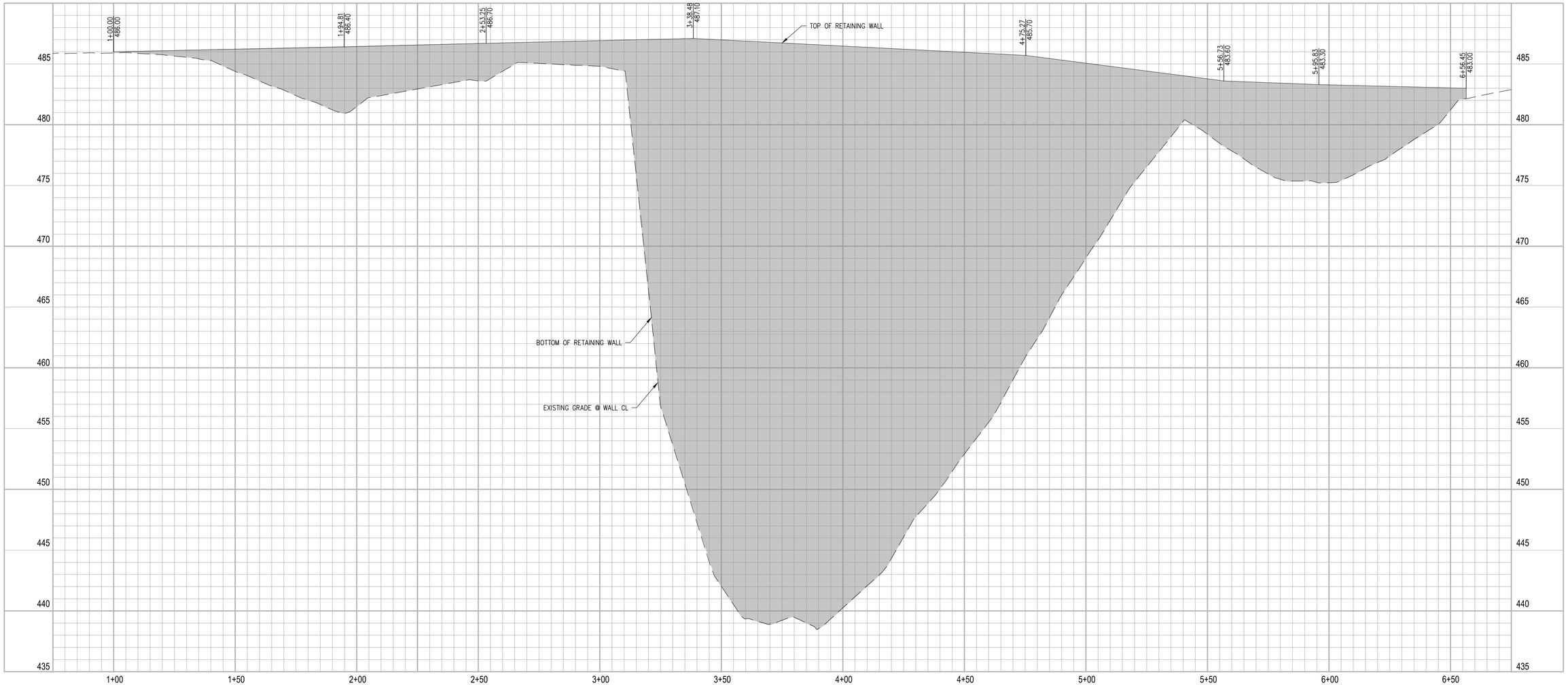
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75174
CIVIL
STATE OF CALIFORNIA




## STREET M PROFILE (12+00-END)

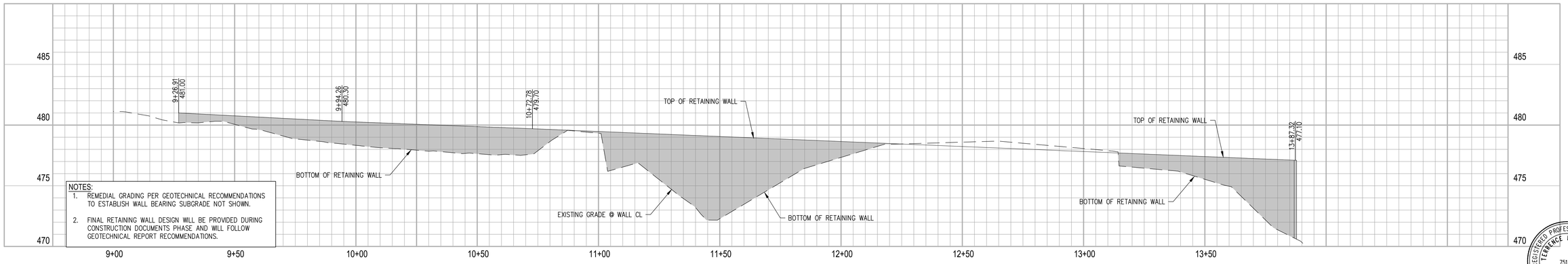
SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

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CIVIL
STATE OF CALIFORNIA




## RETAINING WALL PROFILE (LOTS 13-28)

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'




NOTES:
1. REMEDIAL GRADING PER GEOTECHNICAL RECOMMENDATIONS TO ESTABLISH WALL BEARING SUBGRADE NOT SHOWN.
2. FINAL RETAINING WALL DESIGN WILL BE PROVIDED DURING CONSTRUCTION DOCUMENTS PHASE AND WILL FOLLOW GEOTECHNICAL REPORT RECOMMENDATIONS.

## RETAINING WALL PROFILE (LOTS 35-48)

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

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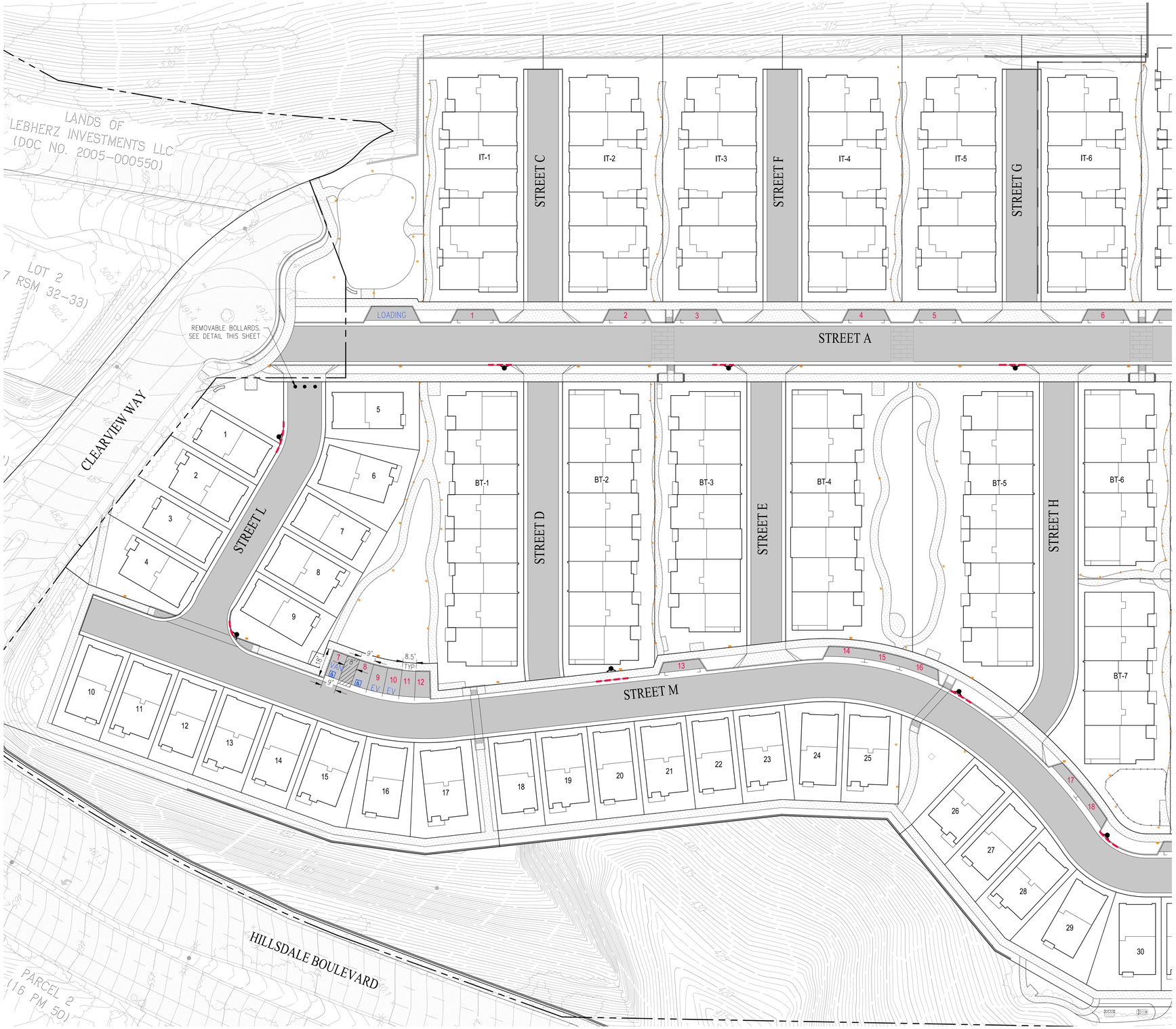
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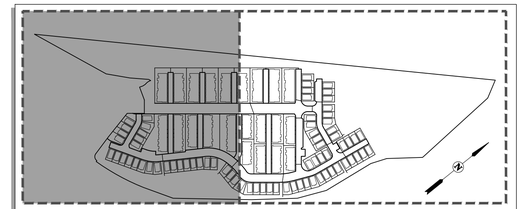
**MAJOR APPLICATION SUBMITTAL #5**
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**RETAINING WALL - PROFILE VIEW** **C30**




SEE SHEET C32

SCALE: 1" = 30'

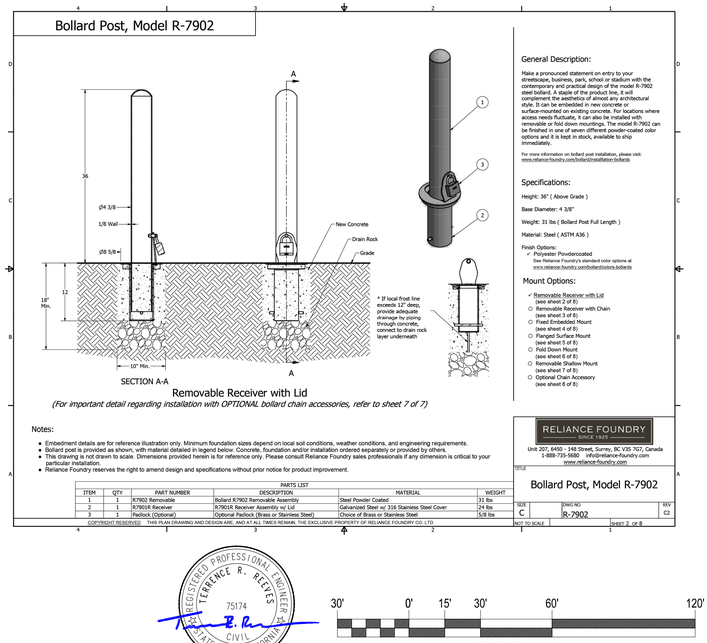


KEY MAP
NOT TO SCALE

## LEGEND

| | |
|---|---|
| ♿ | ACCESSIBLE PARKING STALL (PER CALTRANS STANDARD A90A) |
| VAN | VAN ACCESSIBLE PARKING STALL |
| LOADING | LOADING ZONE |
| EV | ELECTRIC VEHICLE CHARGING CAPABLE PARKING STALL |
| - - - | RED CURB |
| | FIRE HYDRANT |
| | STREET LIGHT / POLE LIGHT / BOLLARD LIGHT |
| 1 | PARKING STALL COUNT |

NOTE: SEE SHEET C32 FOR PARKING SUMMARY AND NOTES.







30' 0' 15' 30' 60' 120'

GRAPHIC SCALE

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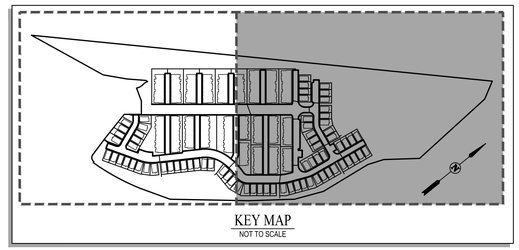
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**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**SIGNING AND STRIPING**




SCALE: 1" = 30'

## SITE GUEST PARKING SUMMARY

| PARKING TYPE | REQUIRED | # OF UNITS PROVIDED |
|---|---|---|
| STANDARD GUEST | – | 33 |
| ACCESSIBLE | 5% OF STANDARD GUEST = 2 | 2 |
| (STANDARD ACCESSIBLE) | – | (1 OF 2) |
| (VAN ACCESSIBLE) | 1/8 OF ACCESSIBLE = 1 | (1 OF 2) |
| VAN ACCESSIBLE & EV CAPABLE | | 1 |
| EV CAPABLE | 25% OF STANDARD GUEST = 9 | 9 |
| (EV CAPABLE & VAN ACCESSIBLE) | 1/25 OF EV CAPABLE | (1 OF 9) |
| TOTAL | | 41 |
| LOADING | | 1 |

## NOTES:

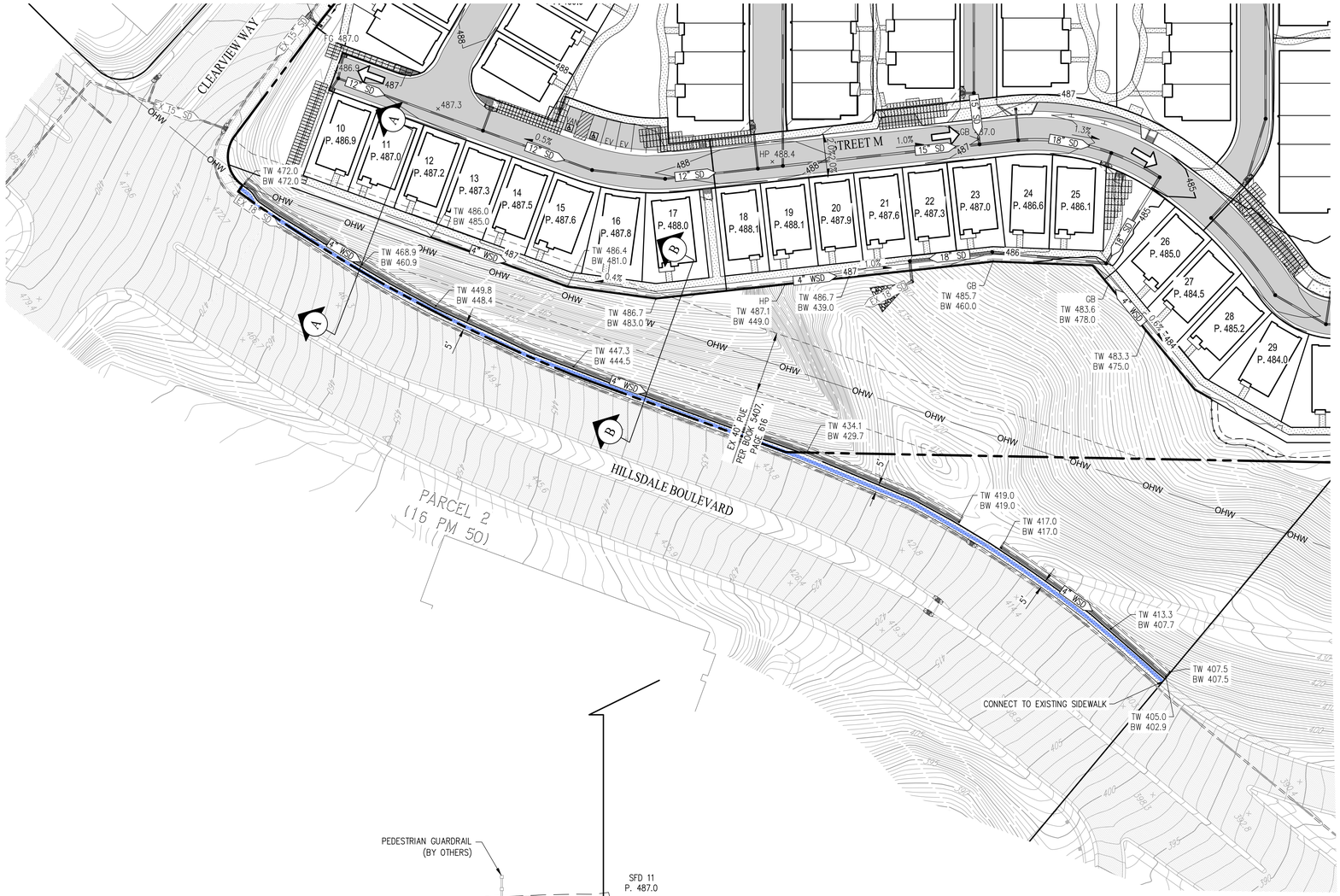
1. STALL NUMBERS SHOWN IN RED ARE MEANT TO SERVE AS A GUEST PARKING COUNT. THESE WILL NOT BE ASSIGNED PARKING STALLS.
2. ACCESSIBLE PARKING REQUIREMENTS PER CALIFORNIA BUILDING CODE - CHAPTER 11A.
3. ACCESSIBLE PARKING: 5% OF TOTAL STALLS PER CALIFORNIA BUILDING CODE 1109A.5.
4. VAN ACCESSIBLE PARKING: 1 PER 8 ACCESSIBLE STALLS PER CALIFORNIA BUILDING CODE 1109A.8.6.
5. EV CAPABLE: 25% OF TOTAL STALLS PER CALIFORNIA GREEN BUILDING CODE 4.106.4.2.2.2A.
6. EV CAPABLE ACCESSIBLE: 1 PER 25 EV CAPABLE STALLS PER CITY OF SAN MATEO MUNICIPAL CODE, SECTION 23.70.040, SUBSECTION 4.106.4.3.2.
7. LOADING ZONES PER CITY OF SAN MATEO MUNICIPAL CODE SECTION 27.64, ARTICLE 2.

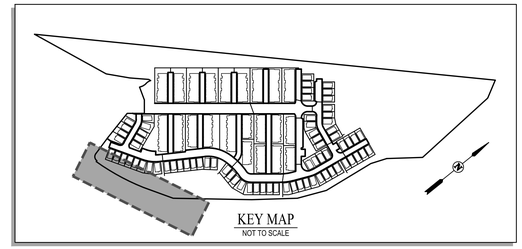
## LEGEND

| | |
|---|---|
| ♿ | ACCESSIBLE PARKING STALL (PER CALTRANS STANDARD A90A) |
| VAN | VAN ACCESSIBLE PARKING STALL |
| LOADING | LOADING ZONE |
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| | FIRE HYDRANT |
| | STREET LIGHT / POLE LIGHT / BOLLARD LIGHT |
| 1 | PARKING STALL COUNT |

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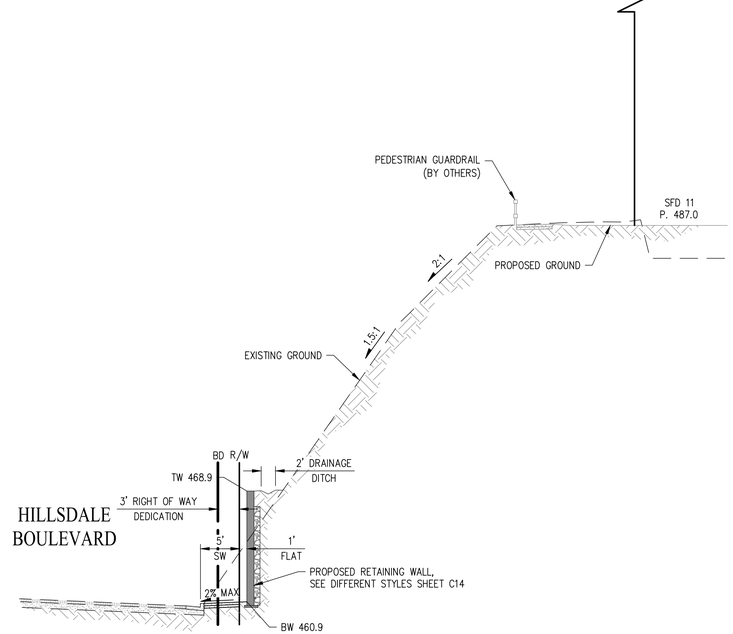
30' 0' 15' 30' 60' 120'
GRAPHIC SCALE



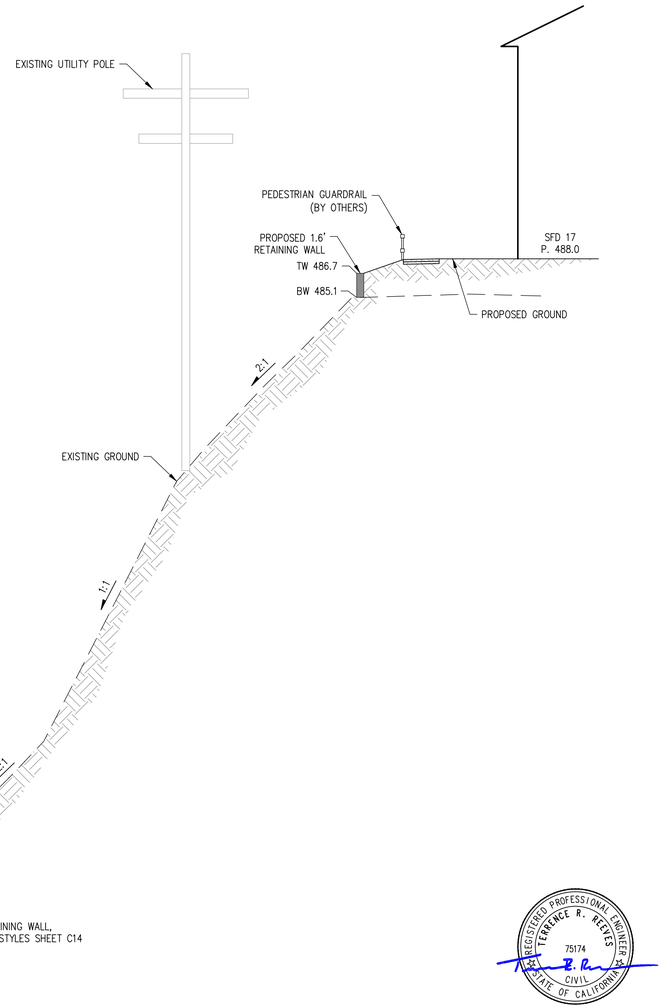




## LEGEND

ACCESSIBLE PATH OF TRAVEL




SECTION A-A
NOT TO SCALE




SECTION B-B
NOT TO SCALE

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75174
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STATE OF CALIFORNIA

40' 0' 20' 40' 80' 160'
GRAPHIC SCALE

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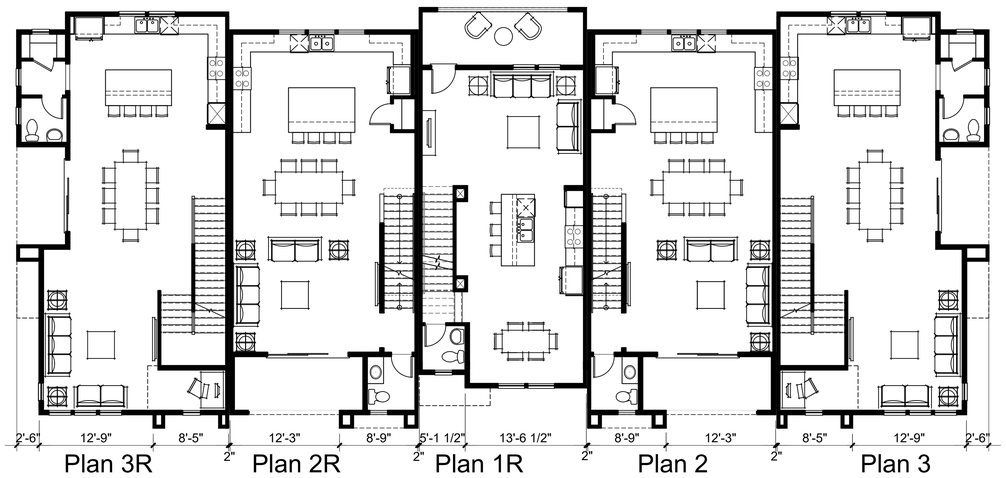
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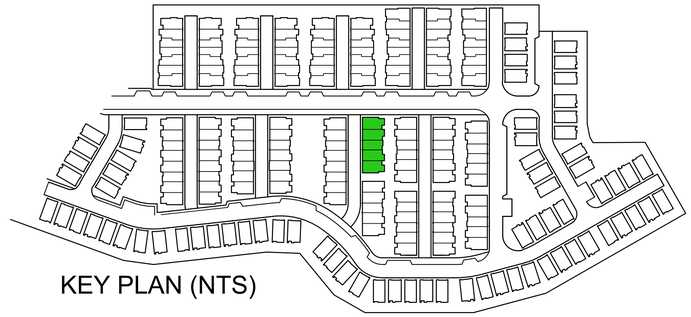
**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**OFF-SITE HILLSDALE BLVD.** **C33**




LEVEL 2C

0 4 8 16 Scale 1" = 8'

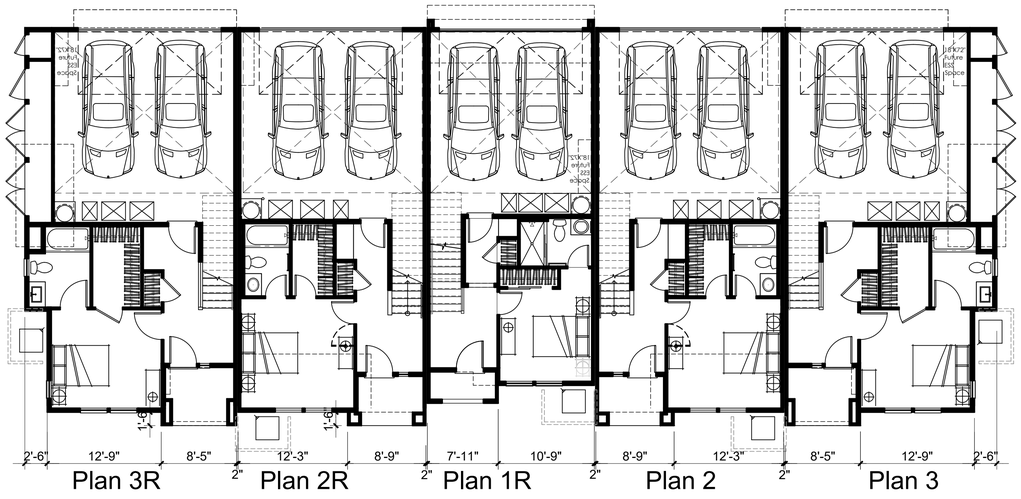



STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.




LEVEL 1C

0 4 8 16 Scale 1" = 8'

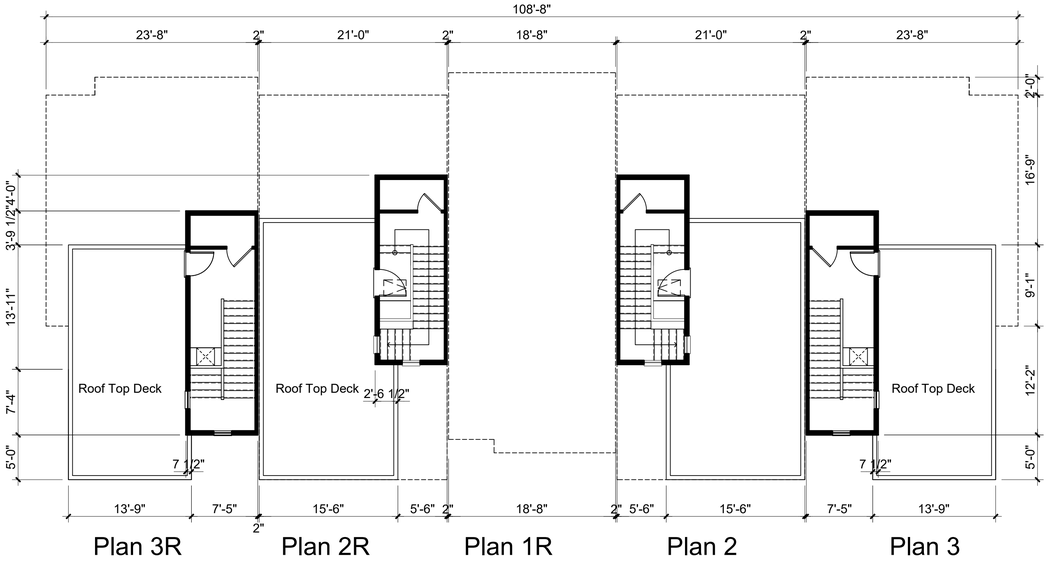
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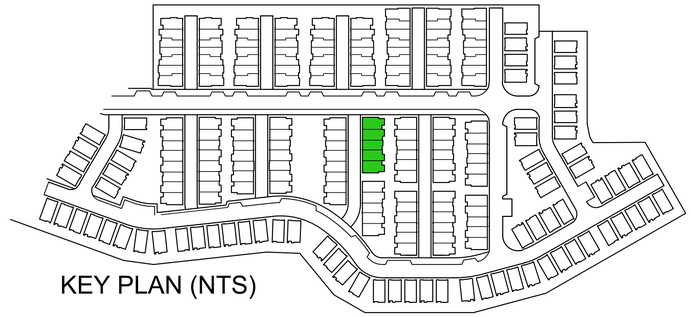
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**MAJOR APPLICATION SUBMITTAL #5**
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STYLE 'A' SPANISH

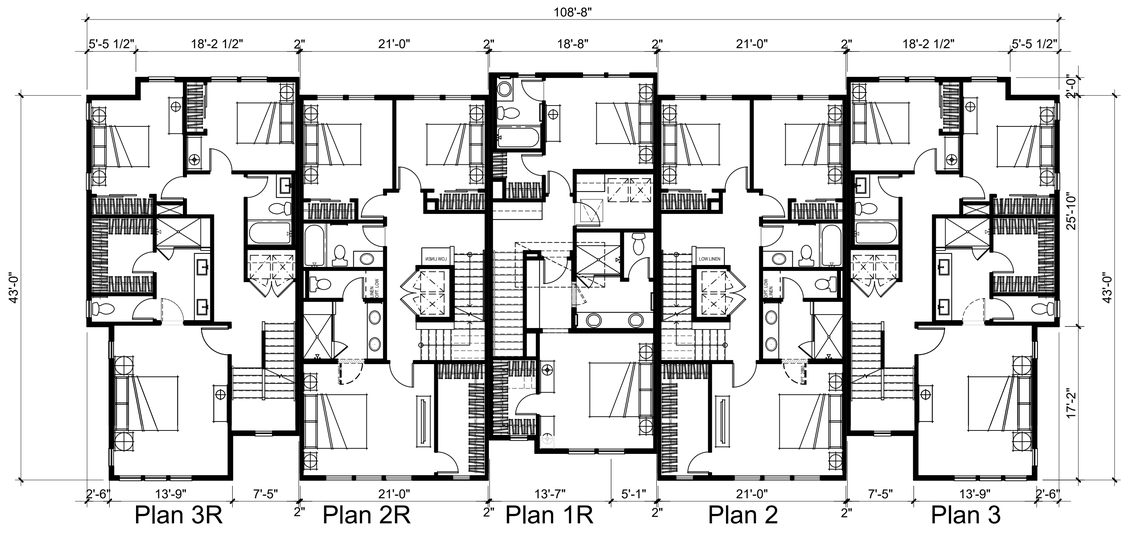
STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

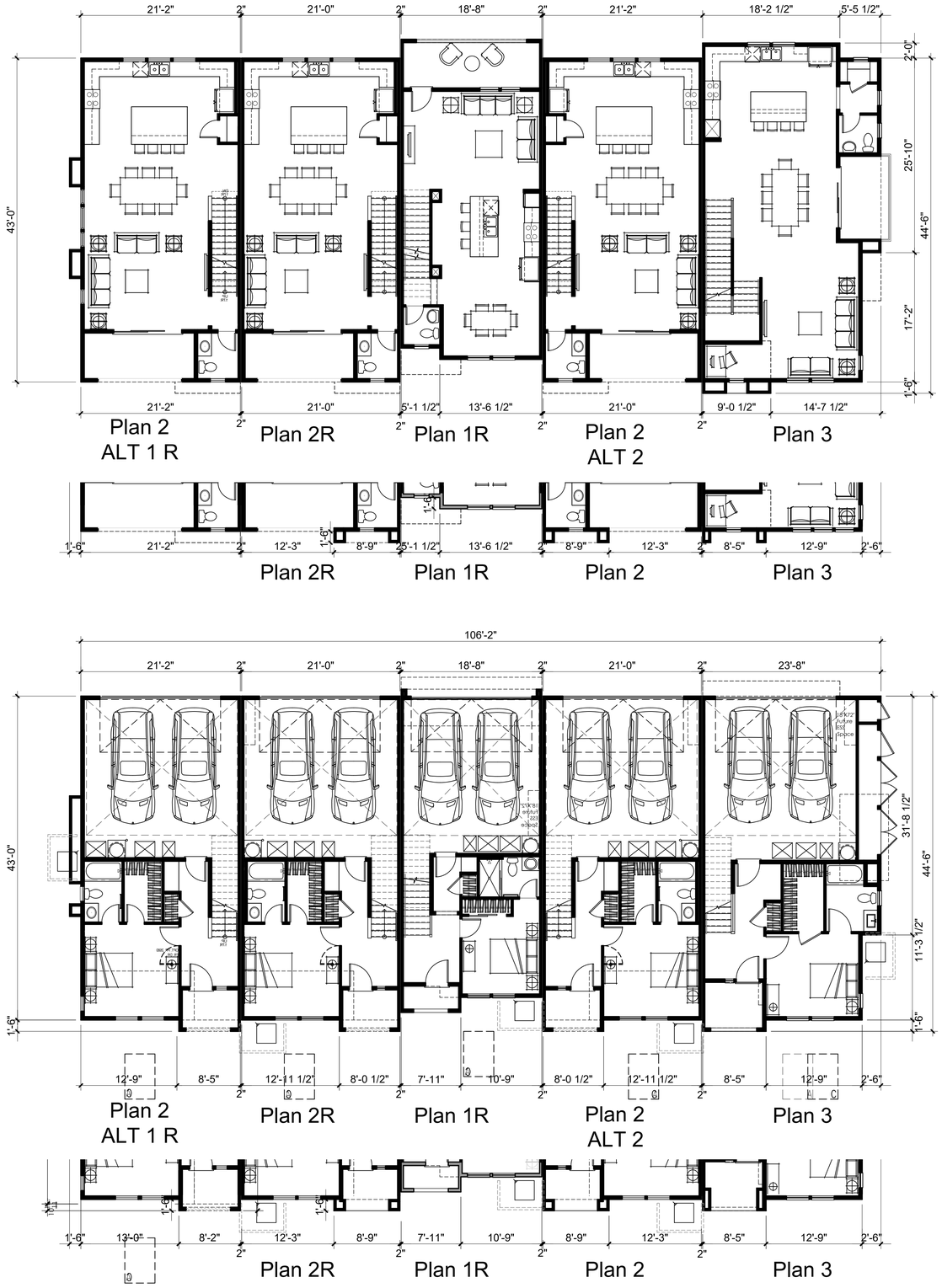
## ROOF TOP DECK

0 4 8 16 Scale 1" = 8'



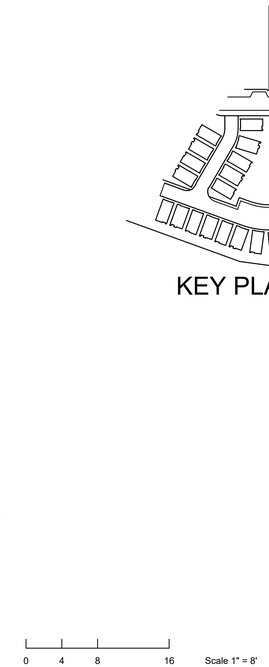

## LEVEL 3

0 4 8 16 Scale 1" = 8'




LEVEL 2A

LEVEL 2C







- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

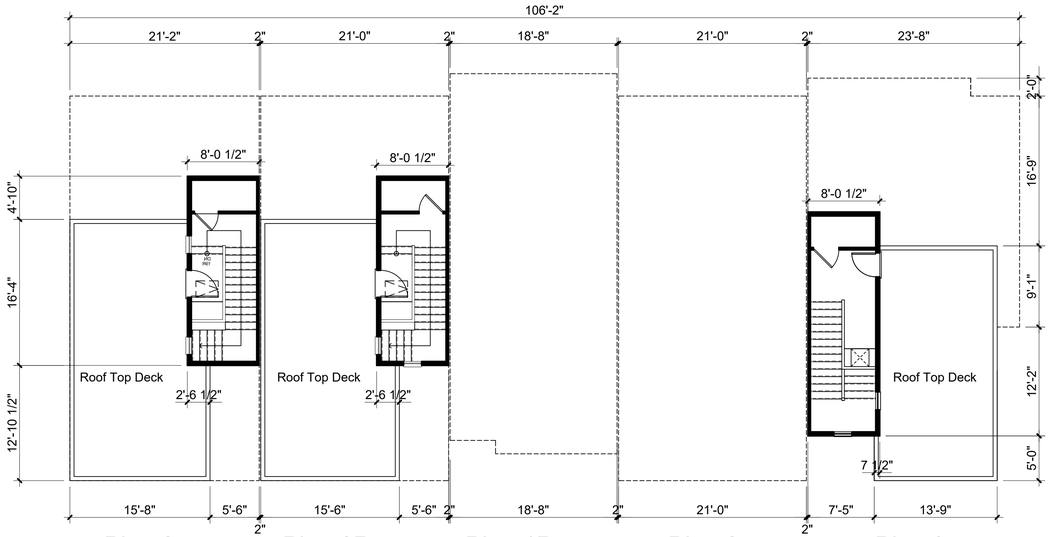
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.




LEVEL 1A

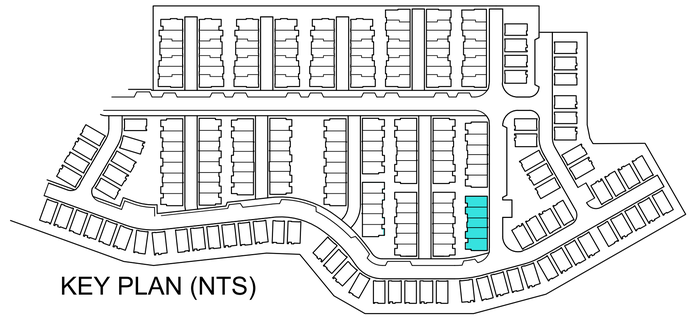
LEVEL 1C






ROOF TOP DECK

0 4 8 16 Scale 1" = 8'



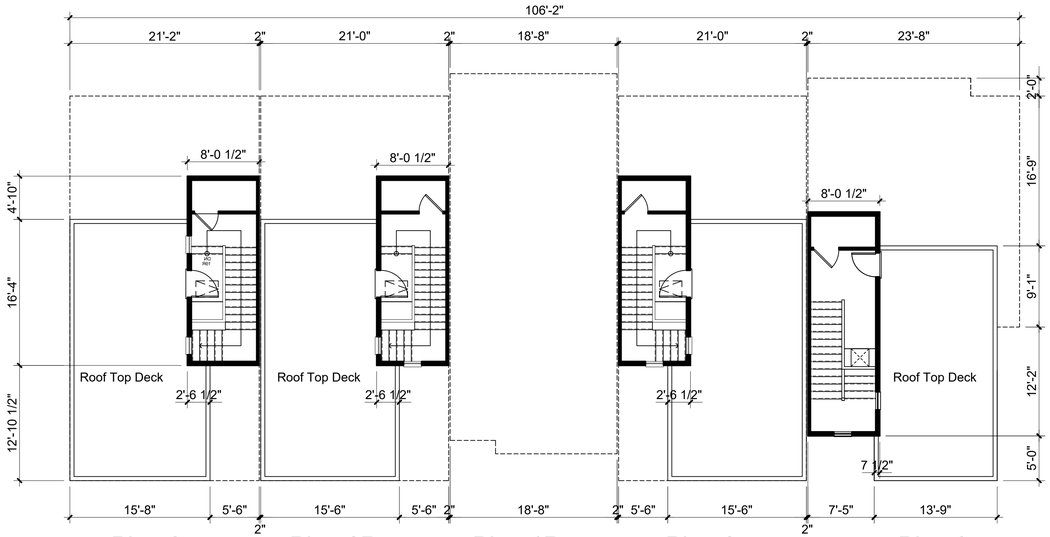

- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.



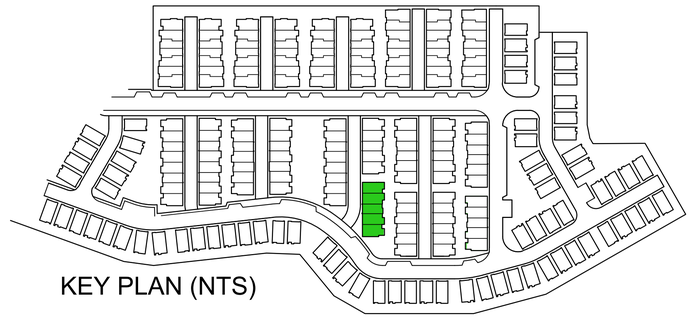

LEVEL 3

0 4 8 16 Scale 1" = 8'




ROOF TOP DECK

0 4 8 16 Scale 1" = 8'

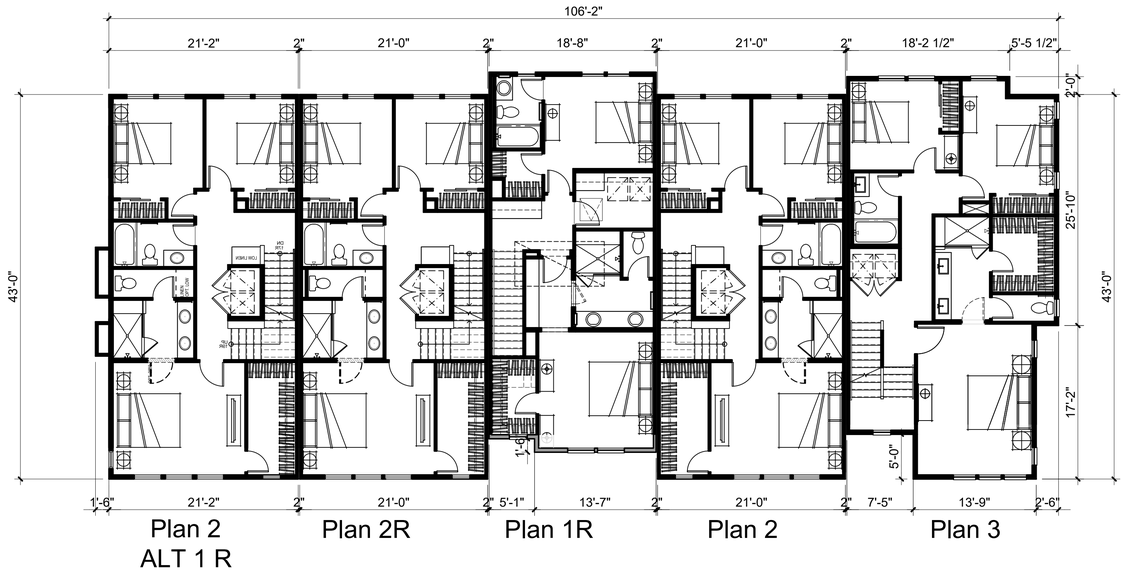



STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

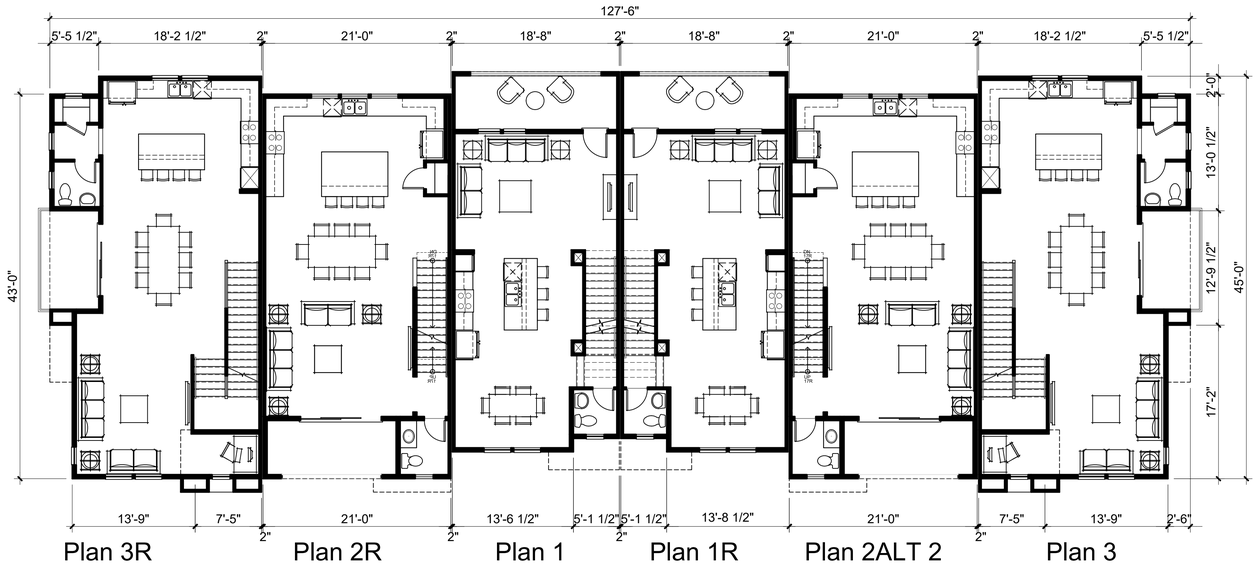
STYLE 'C' MODERN FARMHOUSE

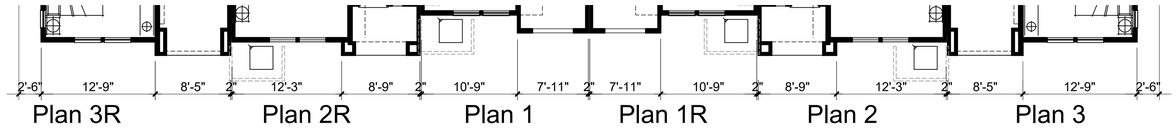
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.




LEVEL 3

0 4 8 16 Scale 1" = 8'




LEVEL 2A




STYLE 'A' SPANISH

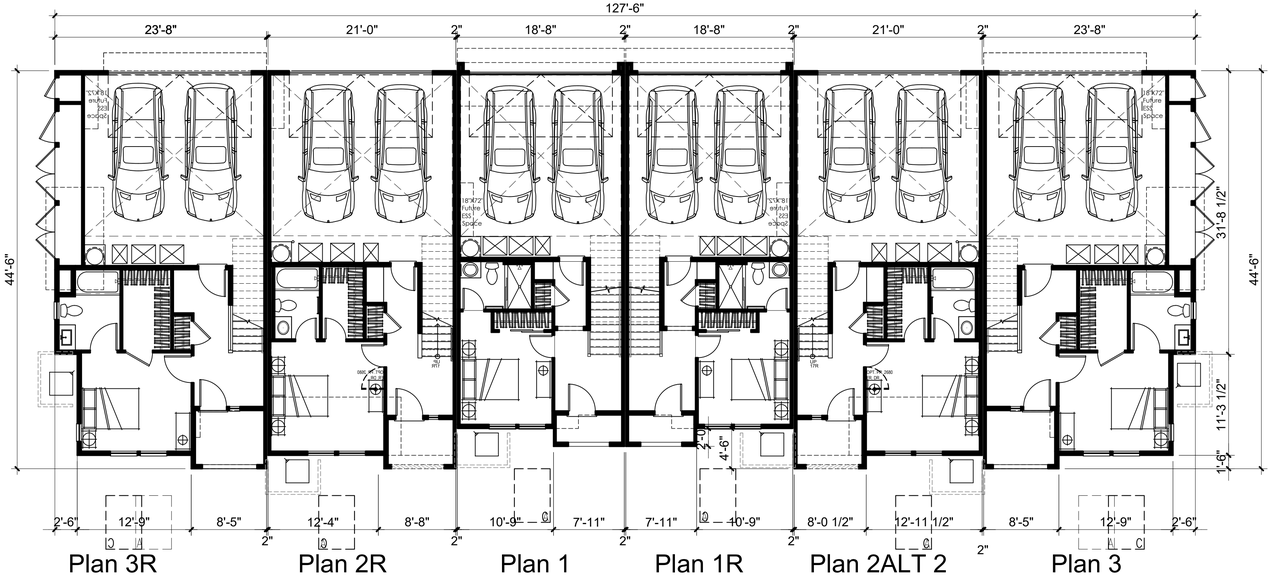
STYLE 'B' MODERN FRENCH

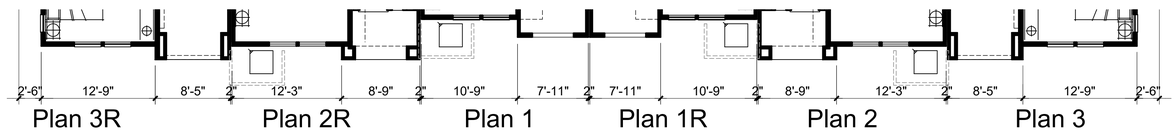
STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

LEVEL 2C

0 4 8 16 Scale 1" = 8'




LEVEL 1A

LEVEL 1C

0 4 8 16 Scale 1" = 8'

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

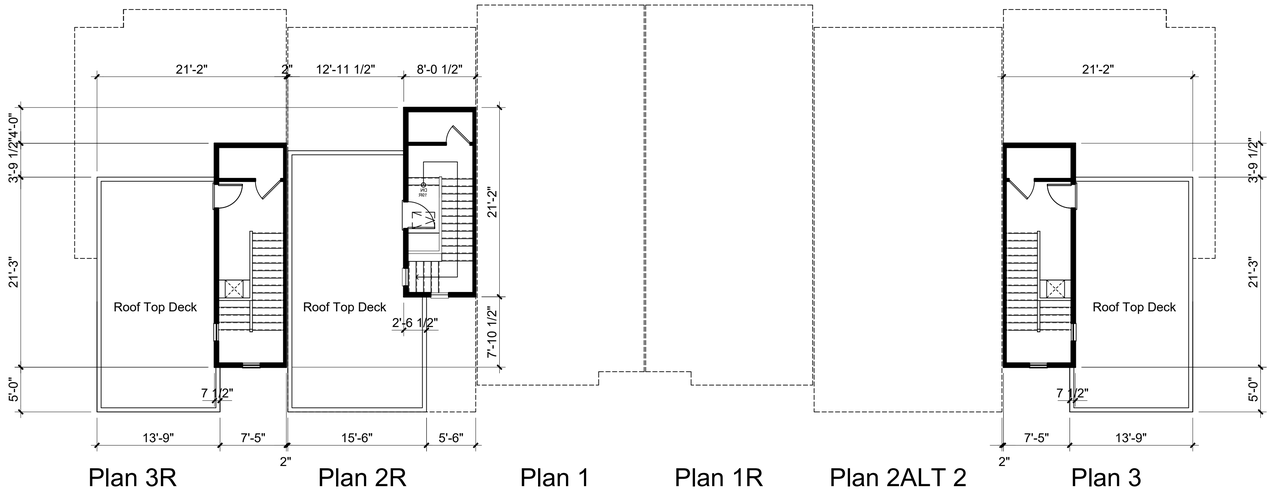
Ownership:

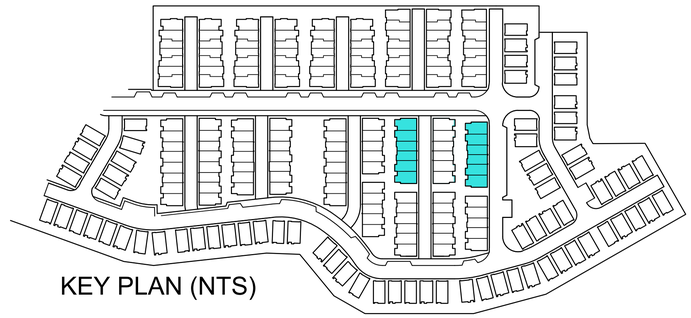
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**BT_6PLEX A AND C 1ST - 2ND BUILDING PLANS A1.1.4**



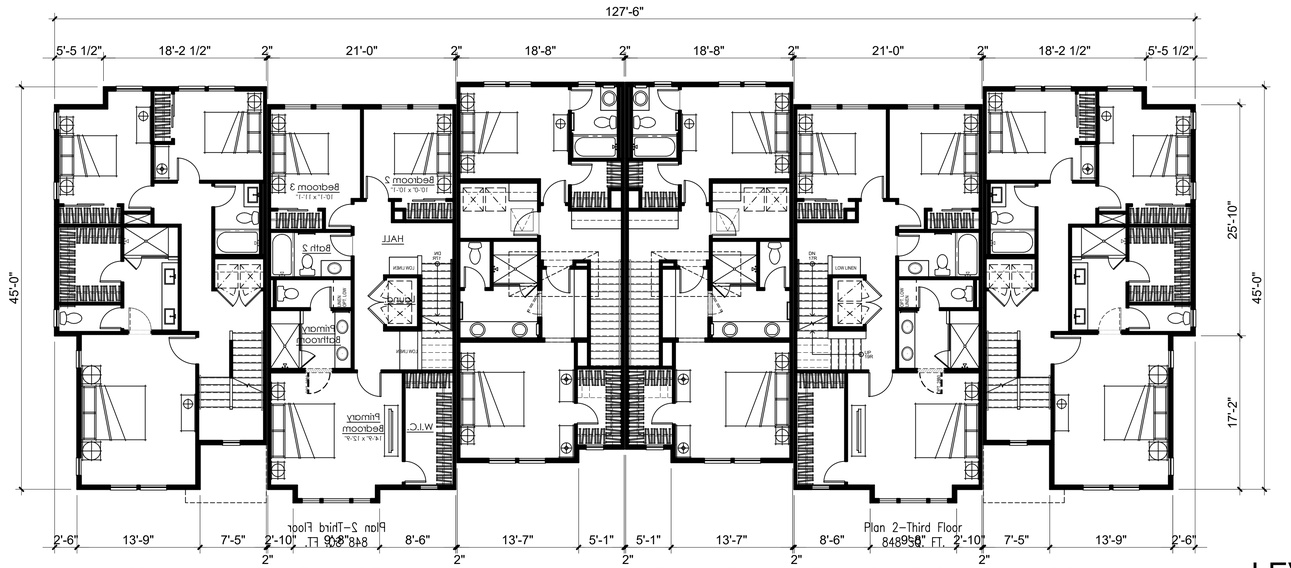




ROOF TOP DECK

0 4 8 16 Scale 1" = 8'

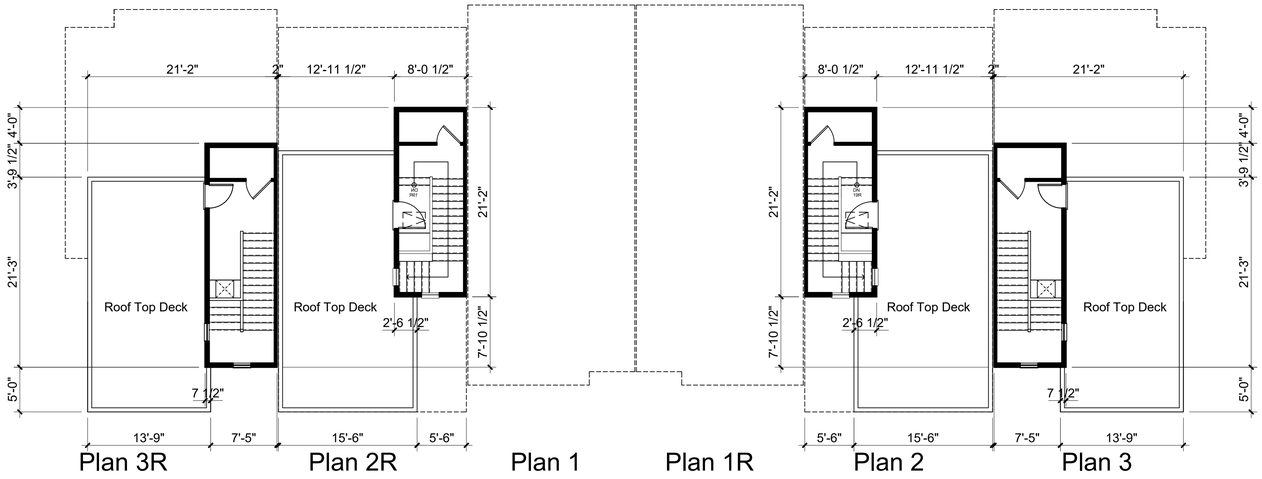
- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

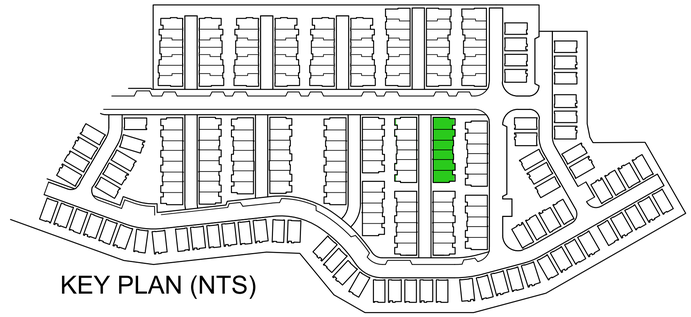
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.




LEVEL 3

0 4 8 16 Scale 1" = 8'




STYLE 'A' SPANISH

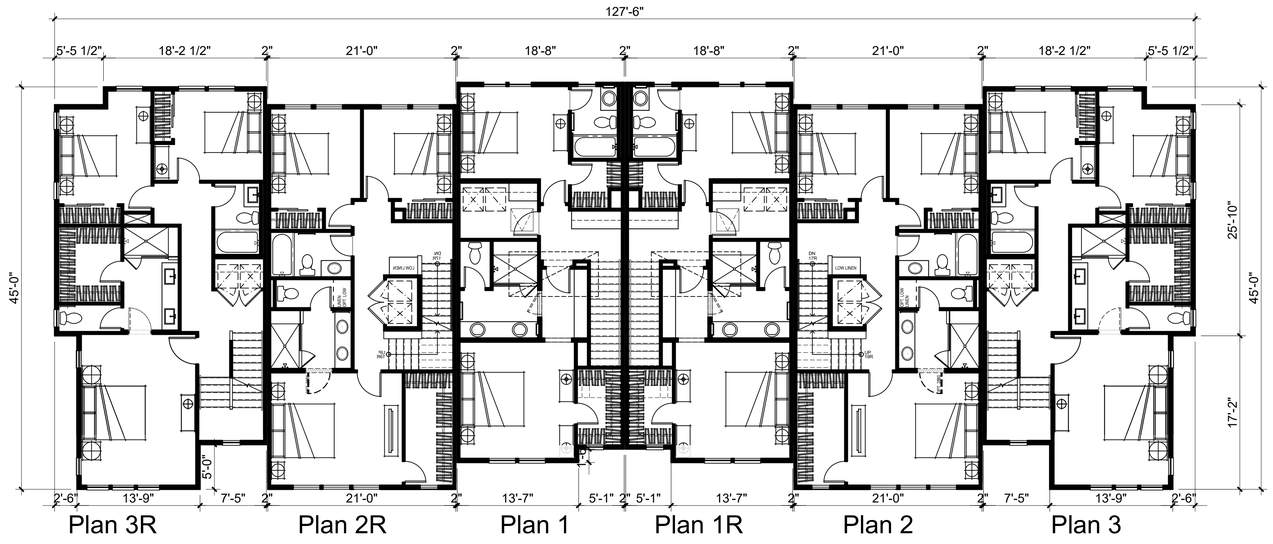
STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

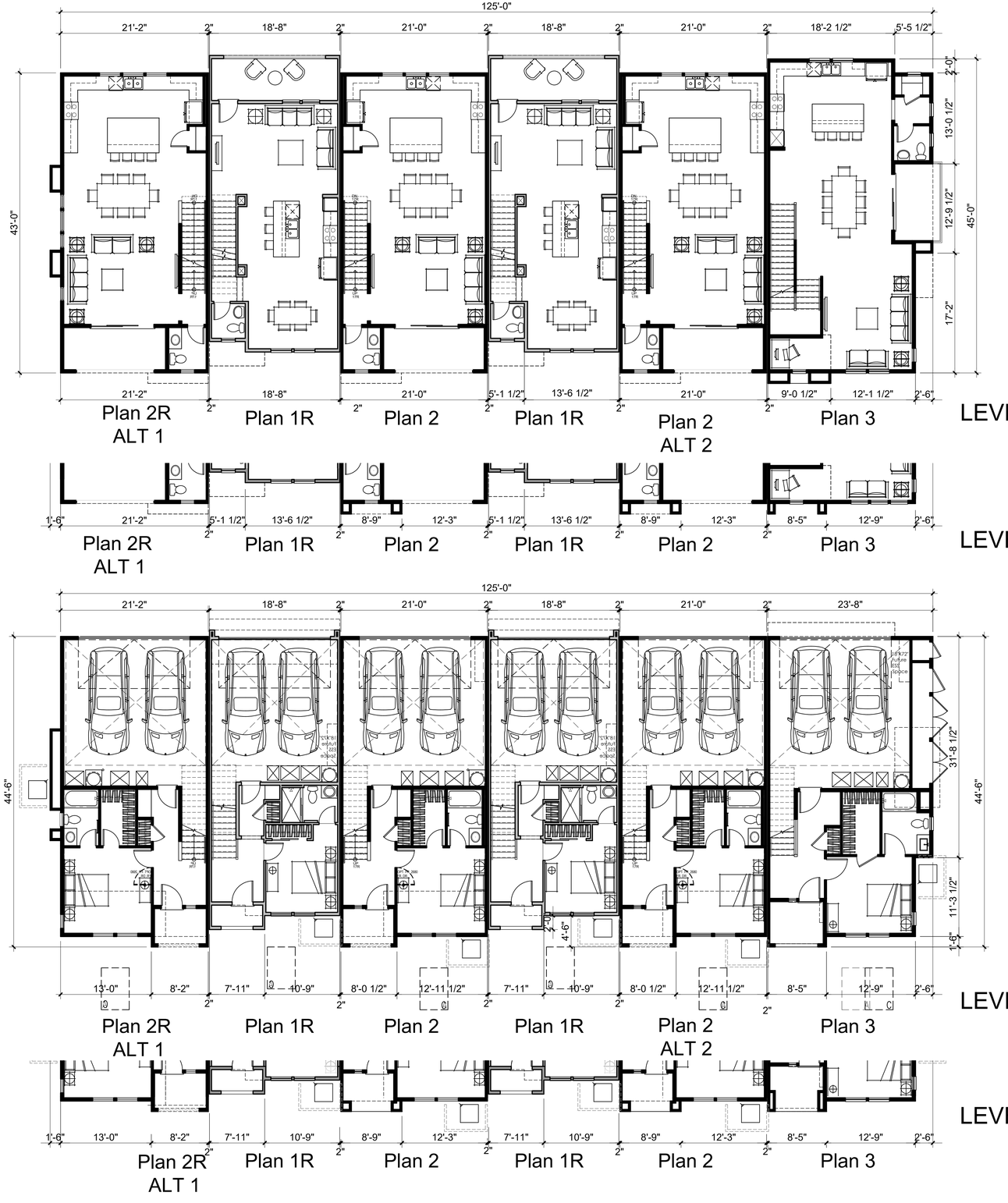
## ROOF TOP DECK

0 4 8 16 Scale 1" = 8'




## LEVEL 3

0 4 8 16 Scale 1" = 8'





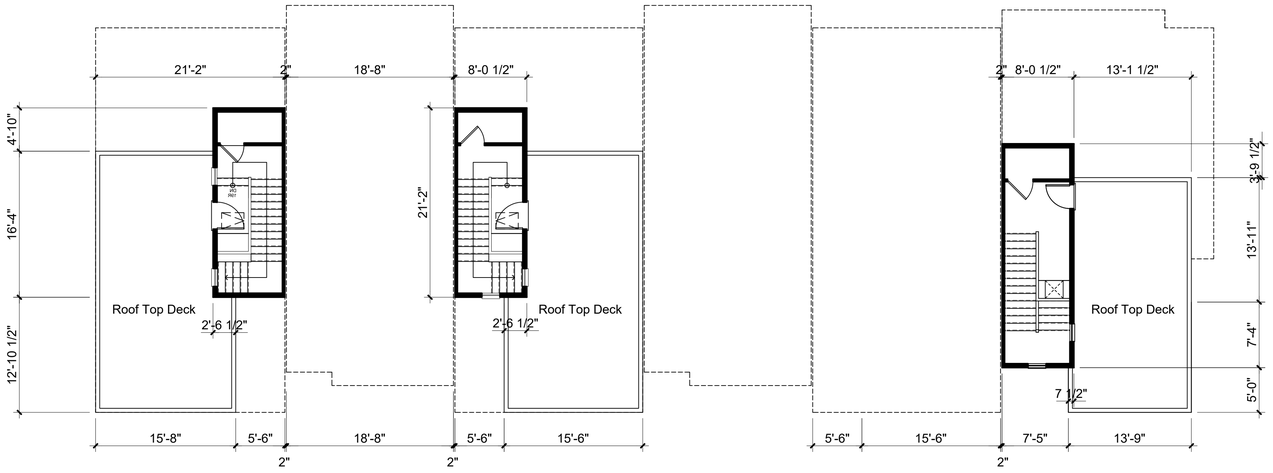


STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.




Plan 2R ALT 1 | Plan 1R | Plan 2 | Plan 1R | Plan 2 ALT 2 | Plan 3

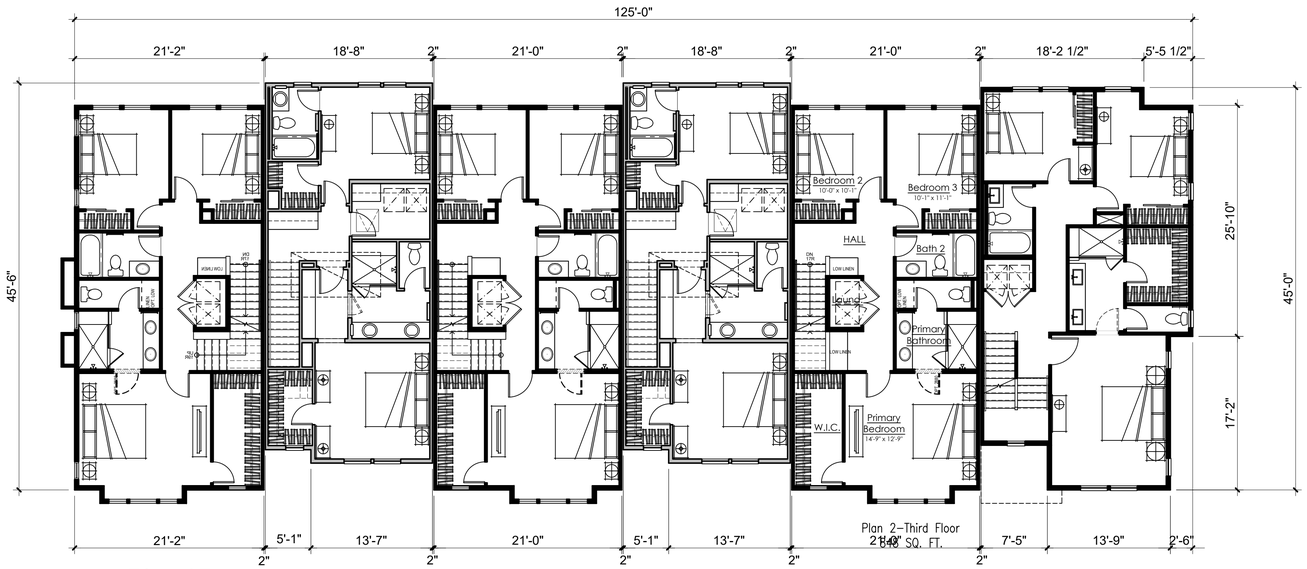
## ROOF TOP DECK

0 4 8 16 Scale 1" = 8'




- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

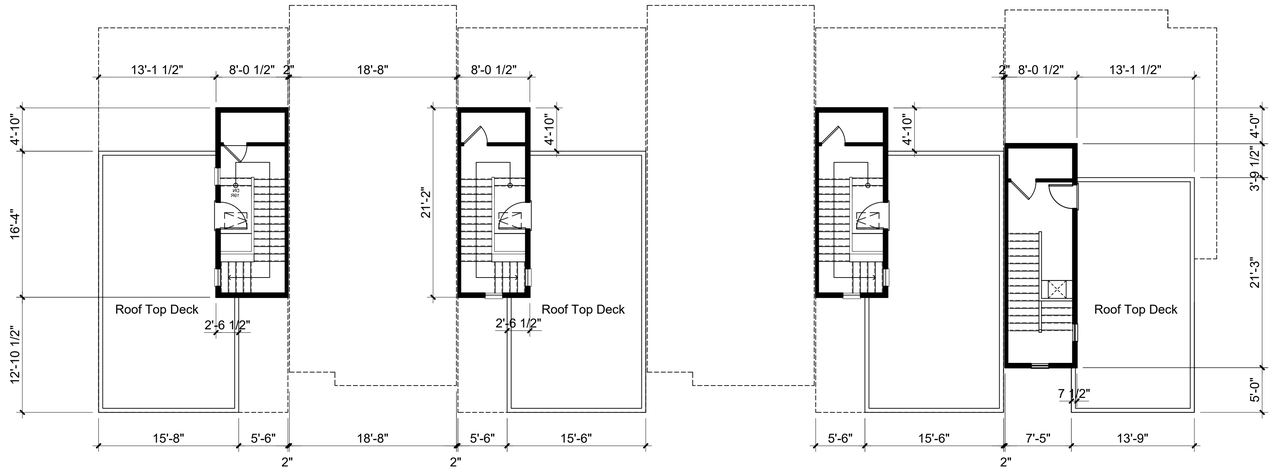
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.




Plan 2R ALT 1 | Plan 1R | Plan 2 | Plan 1R | Plan 2 ALT 2 | Plan 3

## LEVEL 3

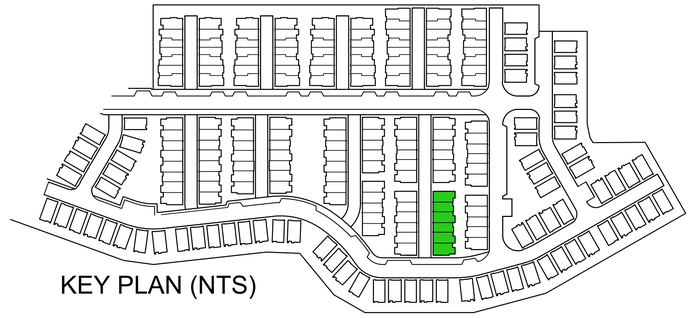
0 4 8 16 Scale 1" = 8'




Plan 2R ALT 1 | Plan 1R | Plan 2 | Plan 1R | Plan 2 | Plan 3

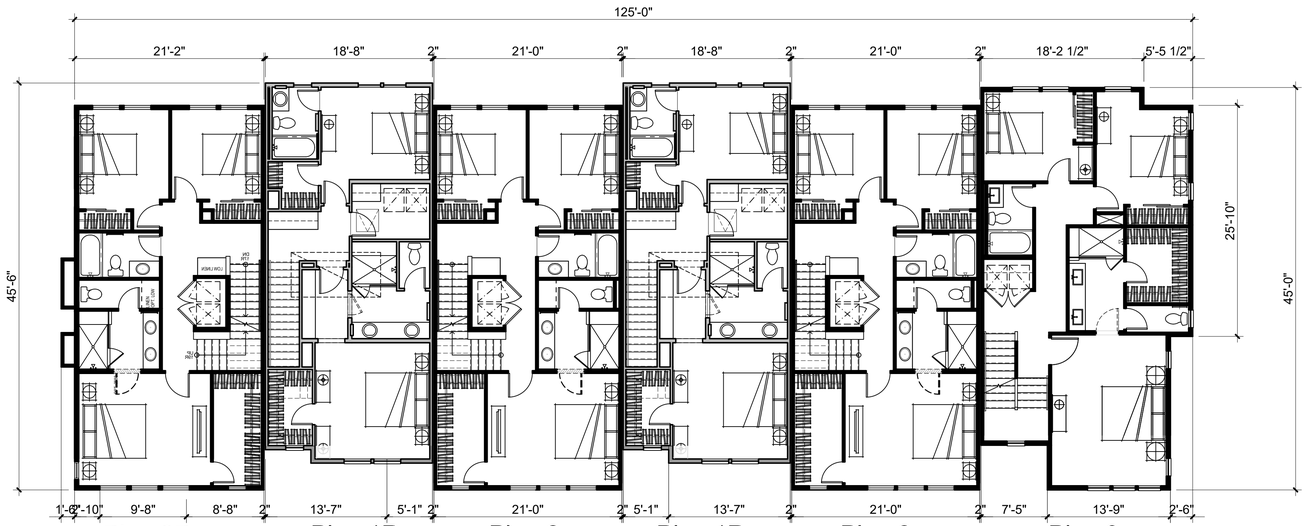
## ROOF TOP DECK

0 4 8 16 Scale 1" = 8'




- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

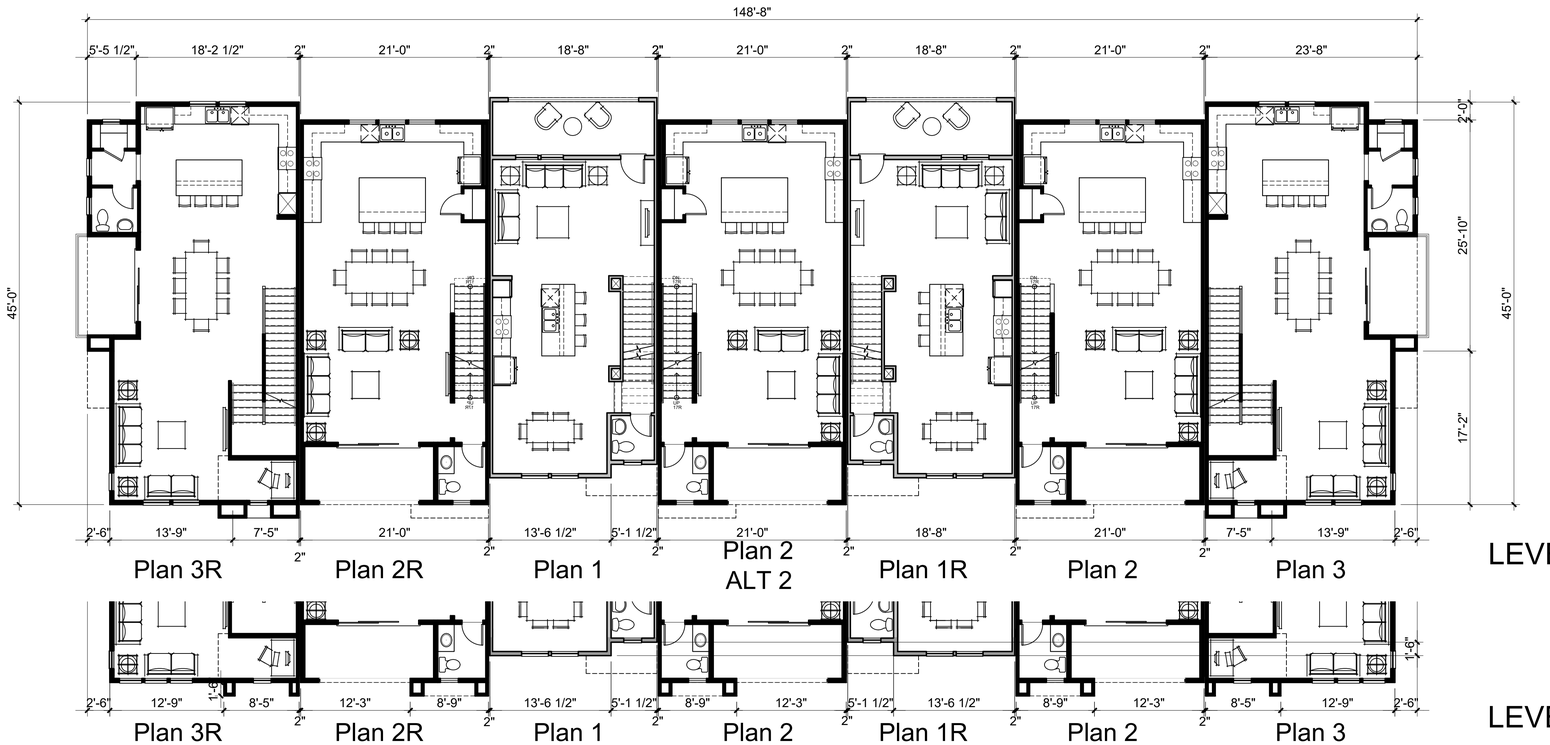
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.




Plan 2R ALT 1 | Plan 1R | Plan 2 | Plan 1R | Plan 2 | Plan 3

## LEVEL 3

0 4 8 16 Scale 1" = 8'

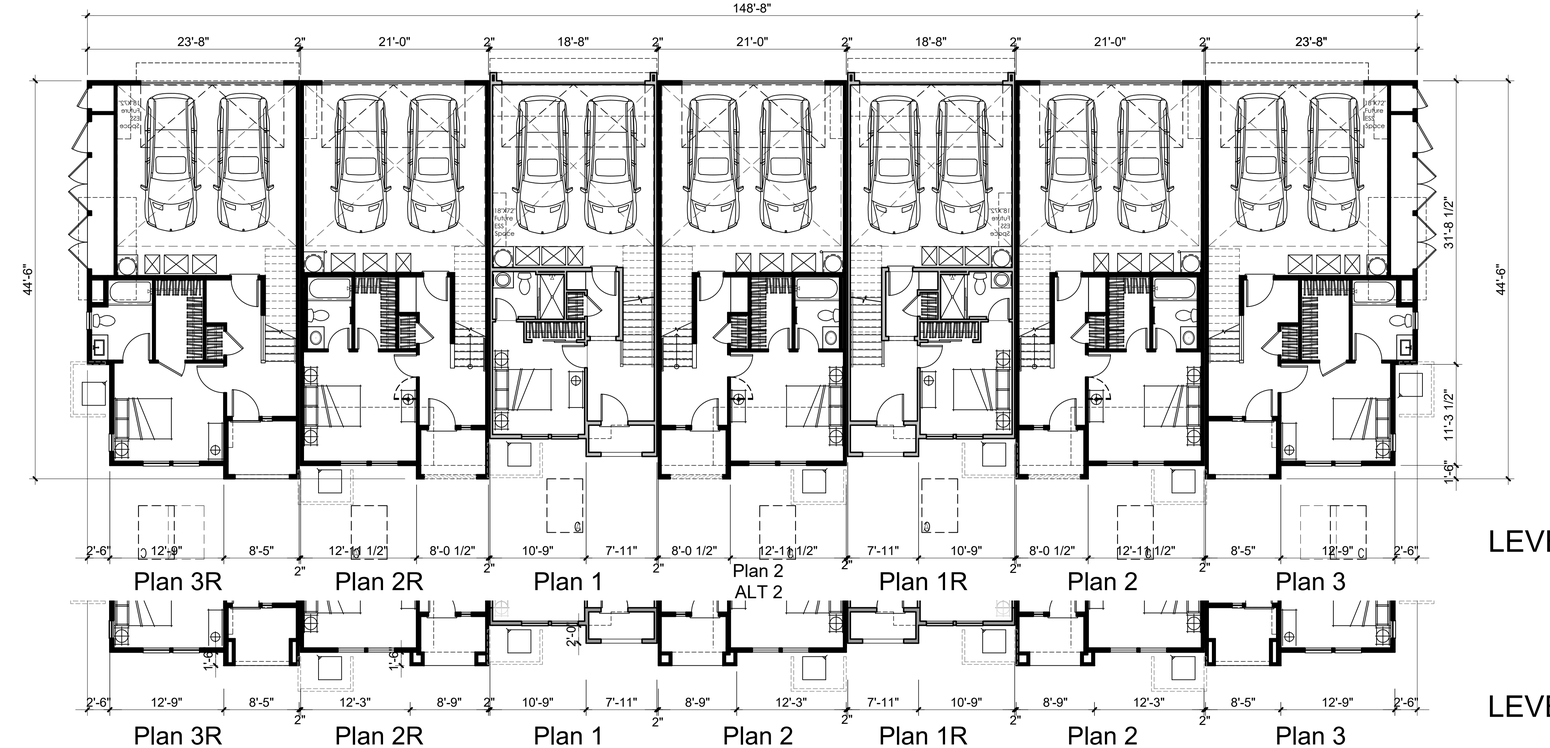


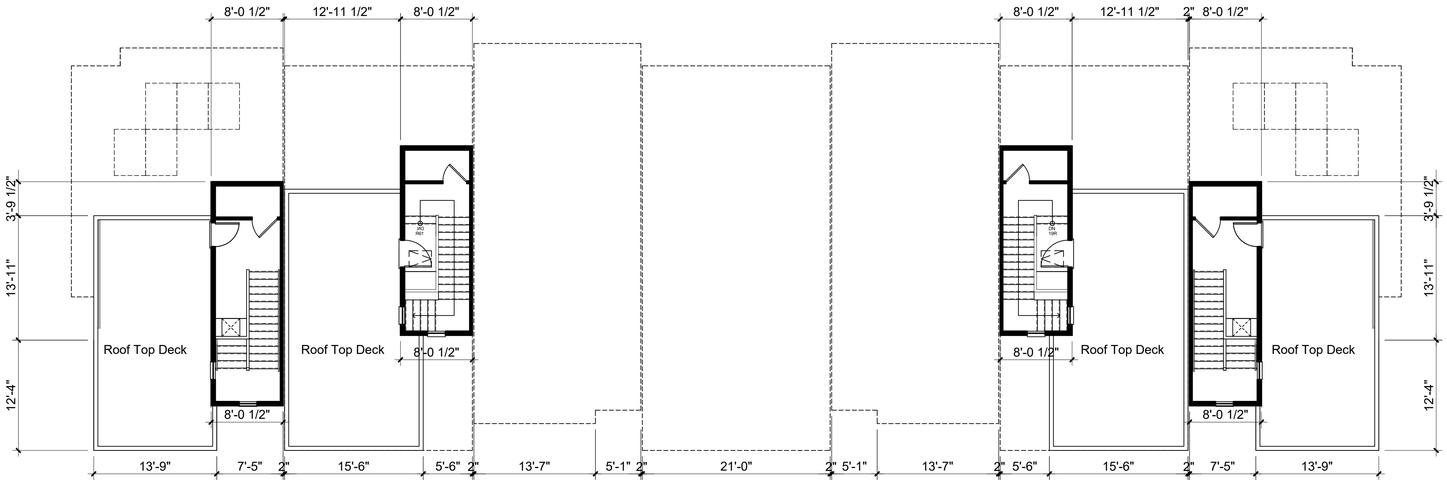

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

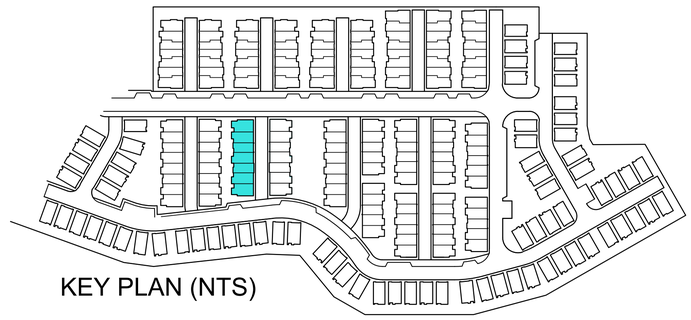
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.





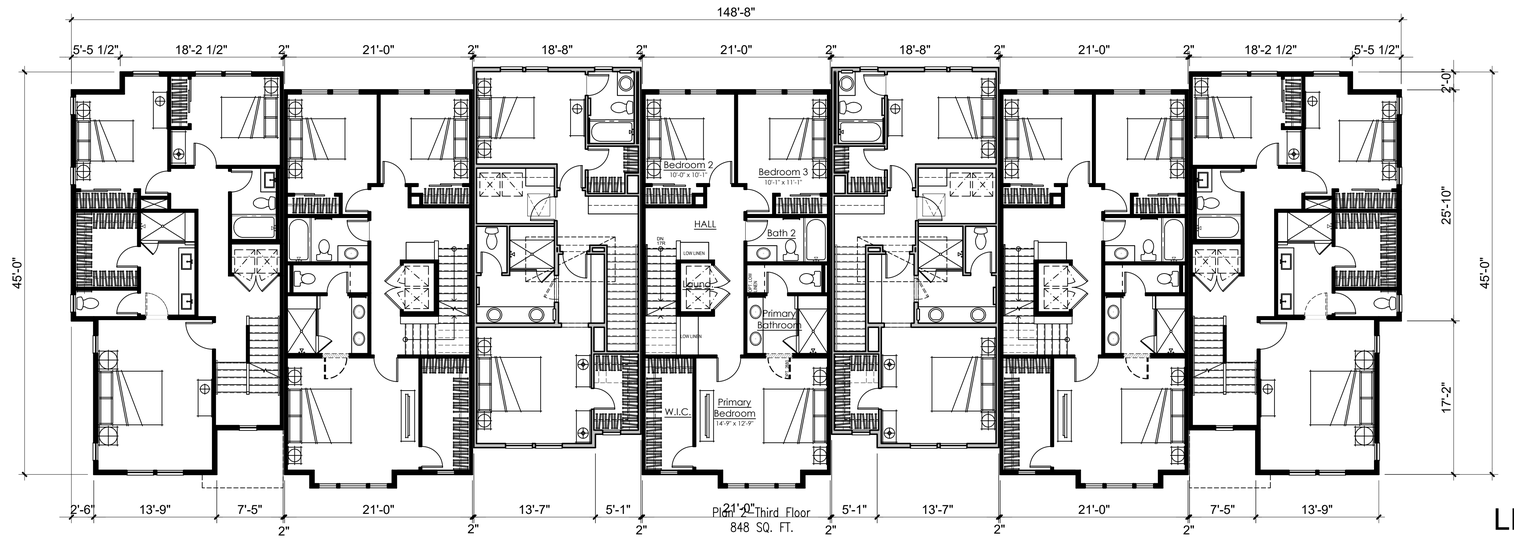

ROOF TOP DECK

0 4 8 16 Scale 1" = 8'




- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

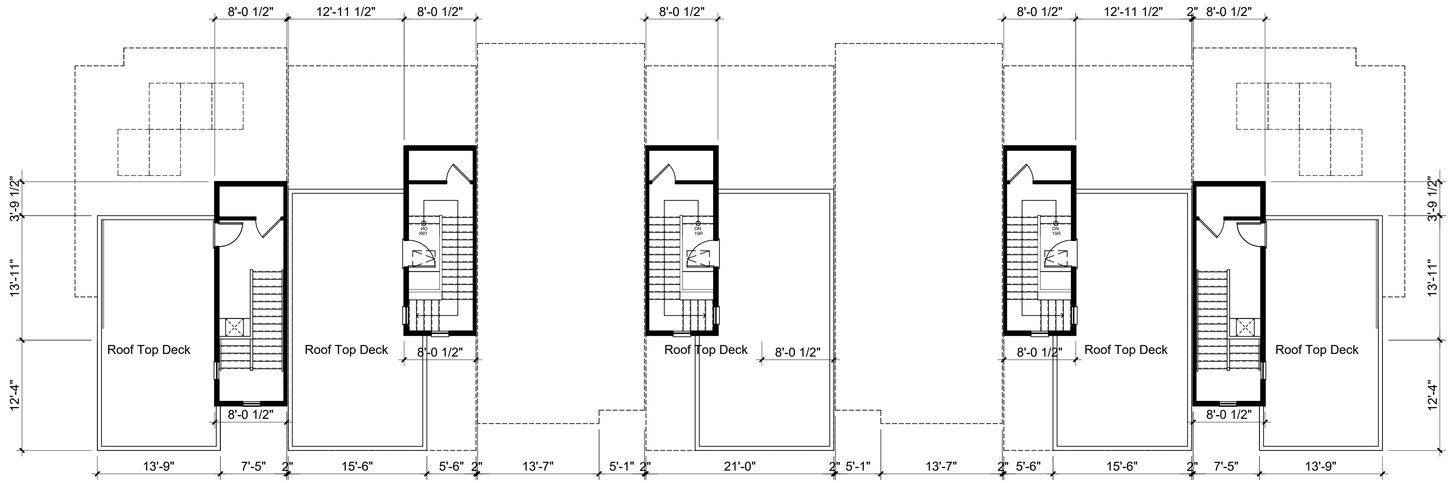
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.




LEVEL 3

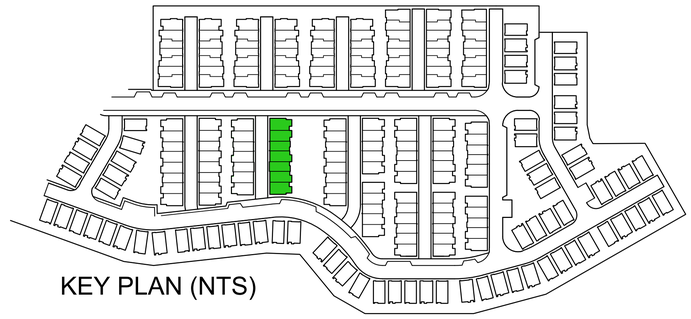
0 4 8 16 Scale 1" = 8'

Plan 3R | Plan 2R | Plan 1 | Plan 2 ALT 2 | Plan 1R | Plan 2 | Plan 3



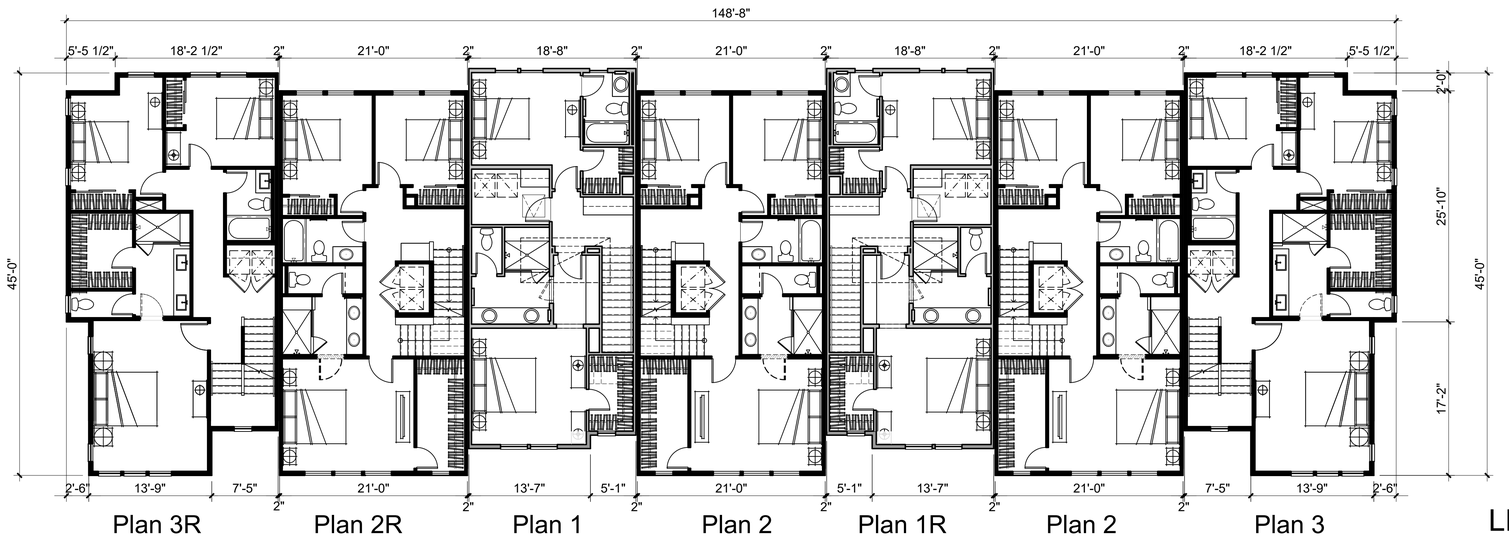

ROOF TOP DECK

Scale 1" = 8'




- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.




LEVEL 3

Scale 1" = 8'

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON • ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

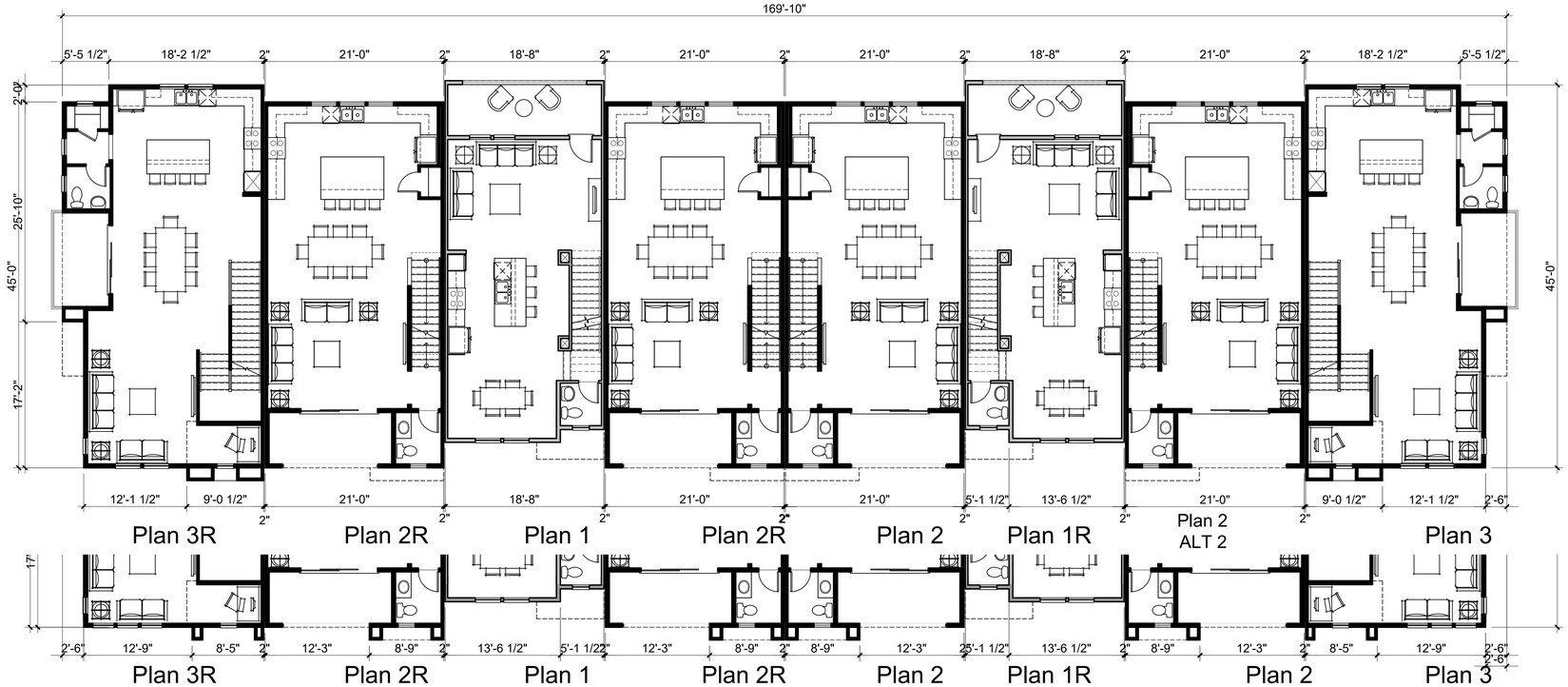
Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

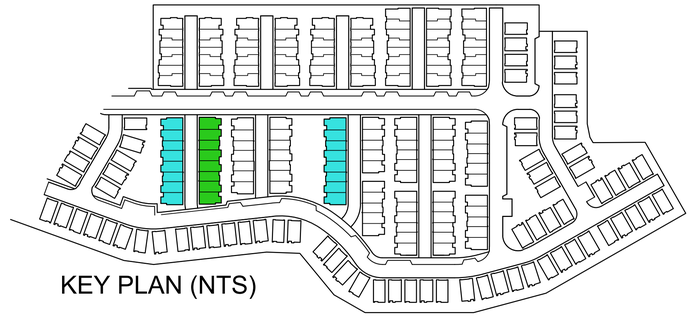
**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**BT_7PLEX C 3RD - RTD BUILDING PLANS** **A1.1.9A**




LEVEL 2A

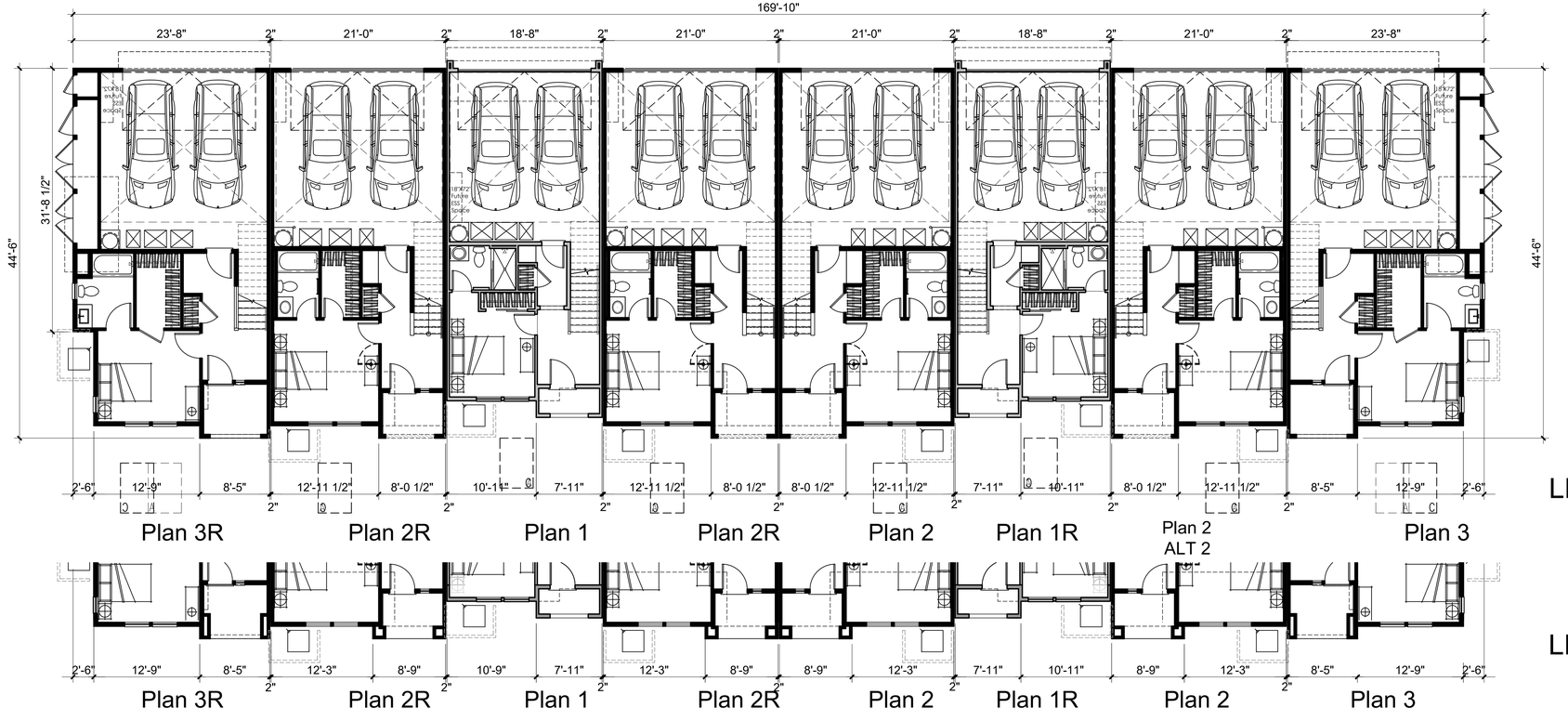
LEVEL 2C




- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

0 4 8 16 Scale 1" = 8'




LEVEL 1A

LEVEL 1C

0 4 8 16 Scale 1" = 8'

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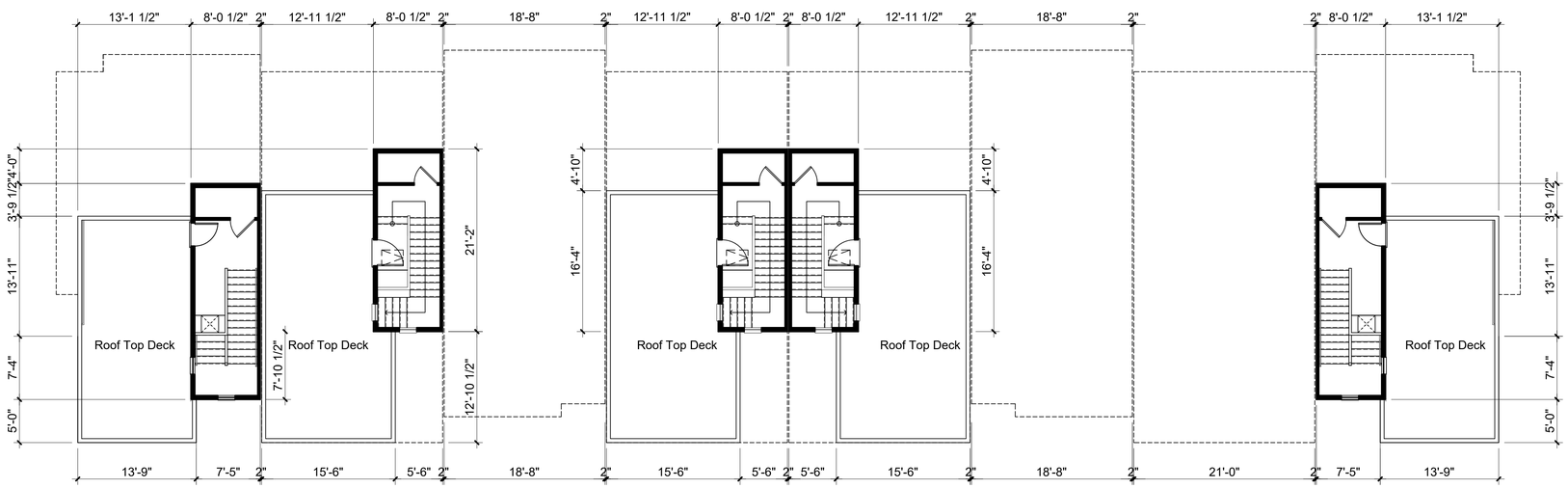
Ownership:

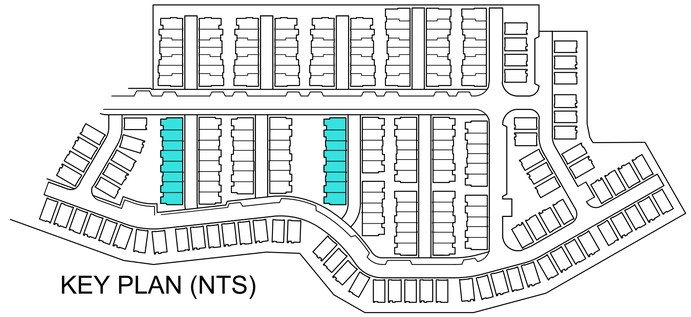
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**BT_8PLEX A AND C 1ST - 2ND BUILDING PLANS A1.1.10**



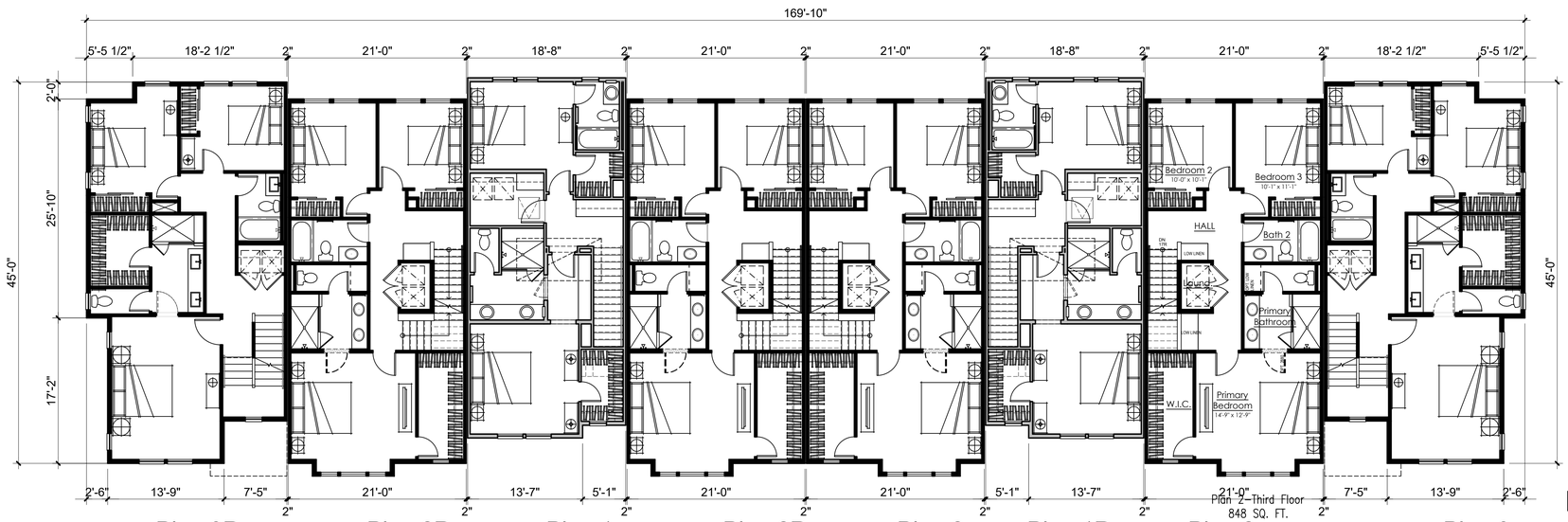




ROOF TOP DECK

0 4 8 16 Scale 1" = 8'

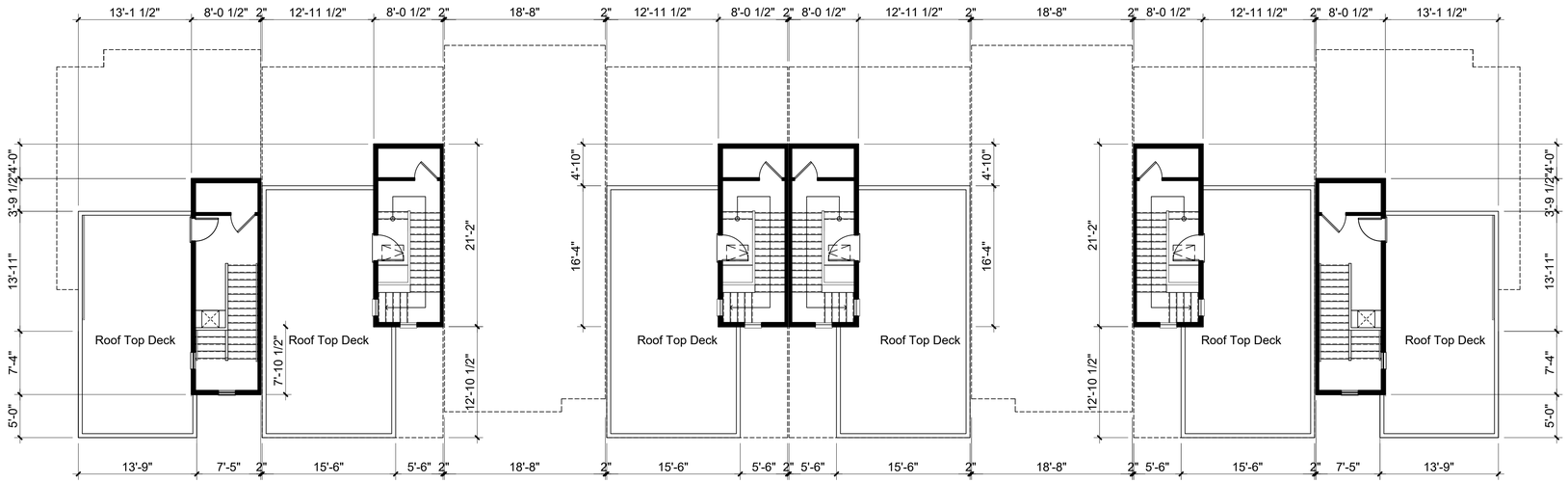
- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

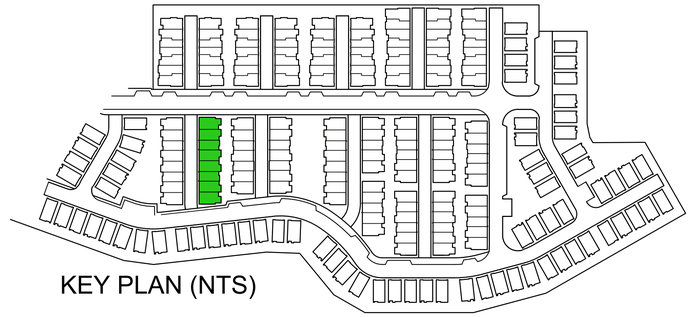
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.




LEVEL 3

0 4 8 16 Scale 1" = 8'




STYLE 'A' SPANISH

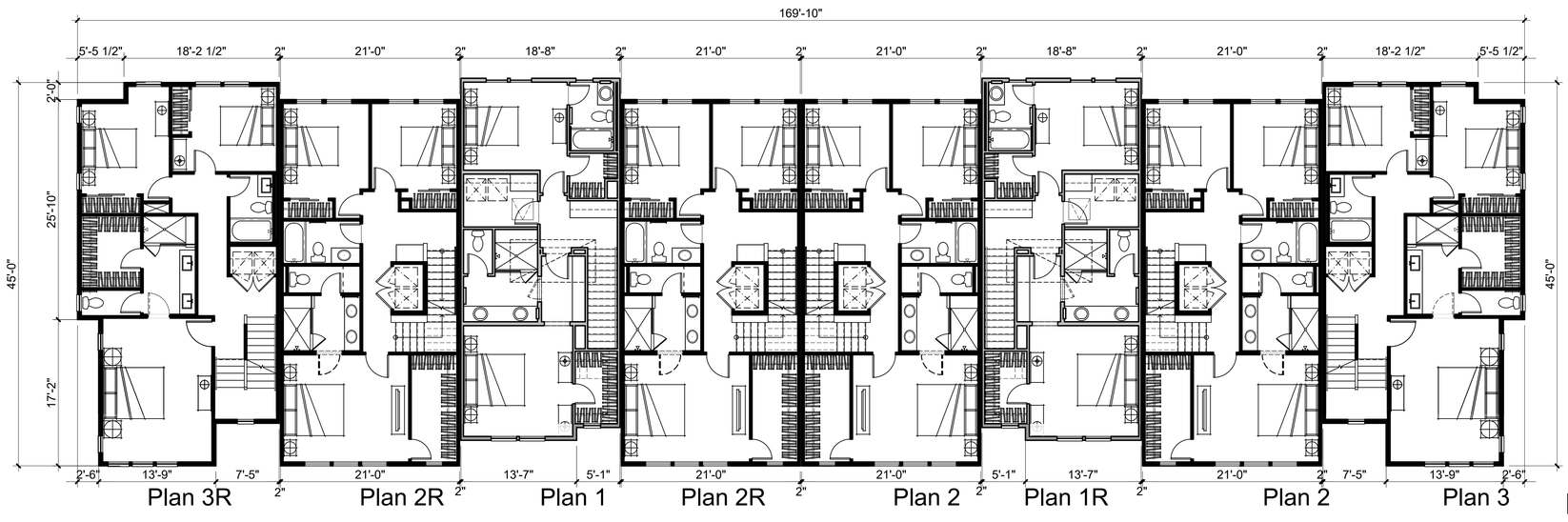
STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

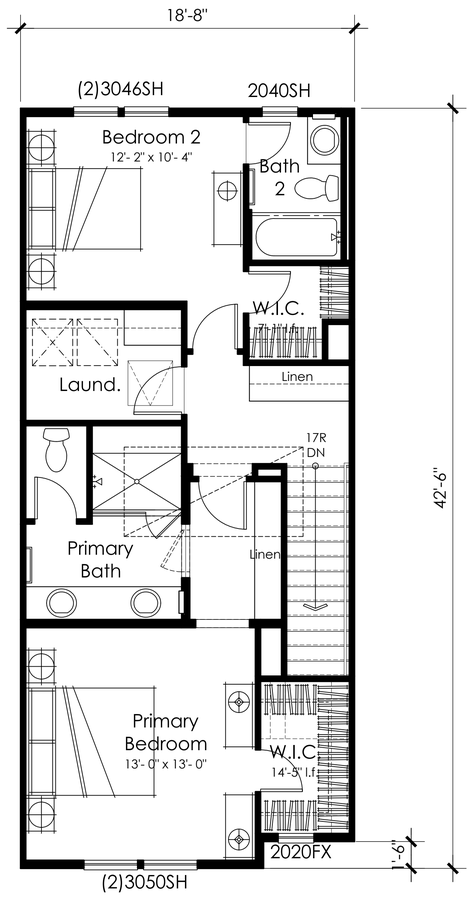
ROOF TOP DECK

0 4 8 16 Scale 1" = 8'




LEVEL 3

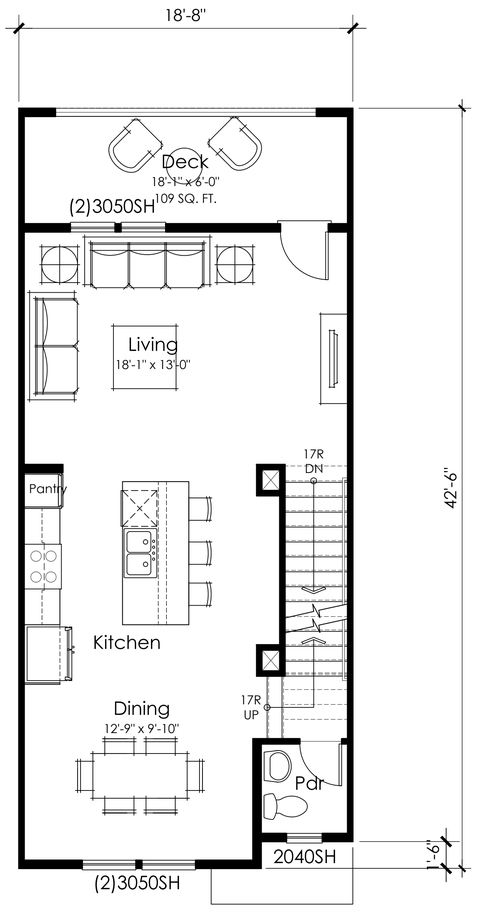
0 4 8 16 Scale 1" = 8'




## Third Floor

Plan 3: 715 SQ. FT.

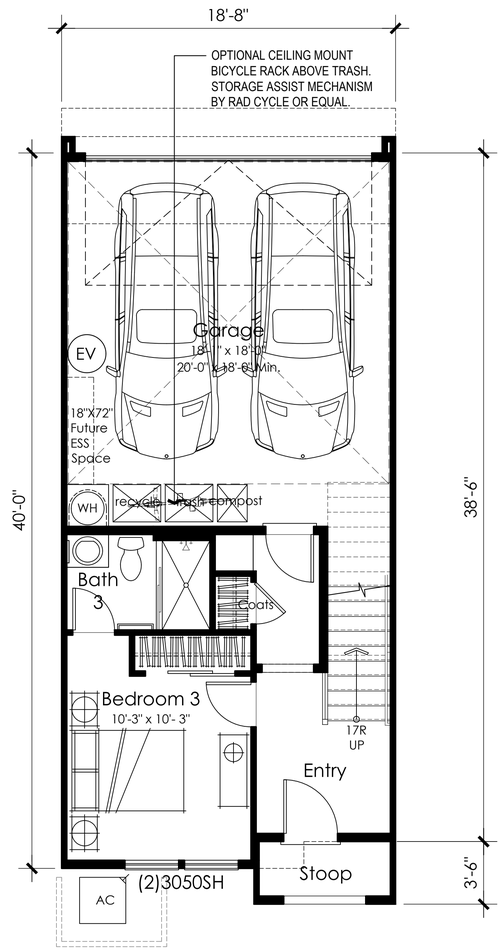
0 2 4 8 Scale 1" = 4'




## Second Floor

Plan 3: 627 s.f.

0 2 4 8 Scale 1" = 4'




## First Floor

Plan 3: 326 SQ. FT.

0 2 4 8 Scale 1" = 4'

# Unit 1 Floor Plan
# (A & C Style)
# 3 Bedroom + 3.5 Bath
# 1,668 s.f.(net)
# 2,355 s.f. (SB330)
# 2,046 s.f. (SMMC)

EV ONE LEVEL 2 EV READY SPACE & ONE LEVEL 1 EV READY SPACE @ EACH PRIVATE GARAGE

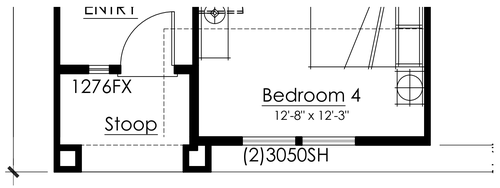
ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON • ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN LAB | HARVEST PROPERTIES

Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

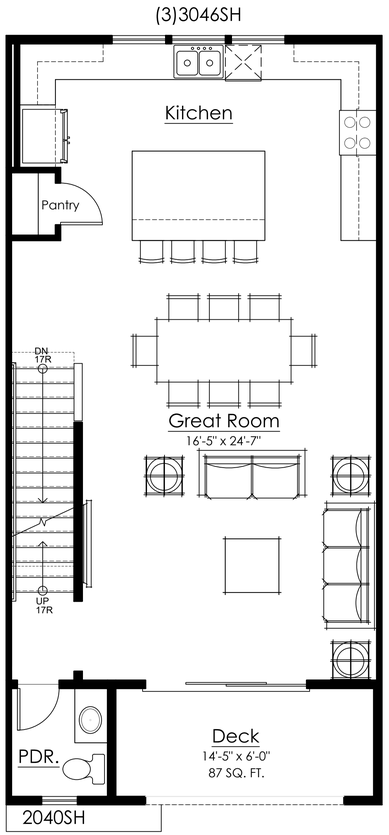
**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**BT_UNIT 1 FLOOR PLAN** **A1.2.0**

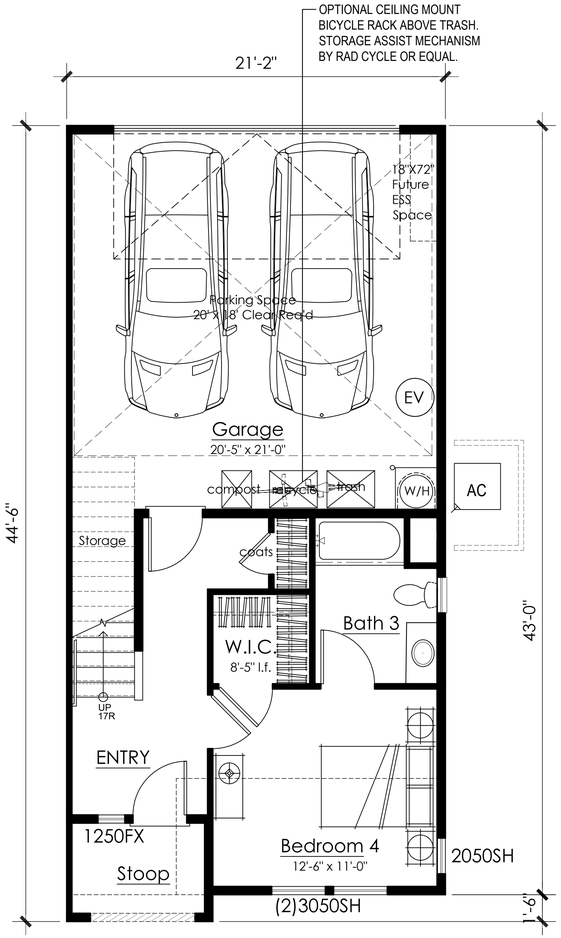



First Floor Style C



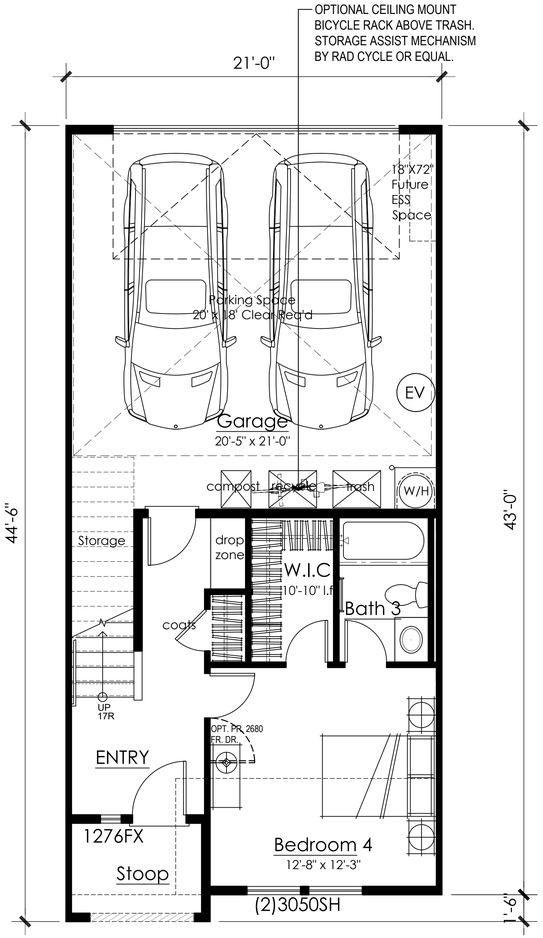

Second Floor

Plan 2: 761 SQ. FT.



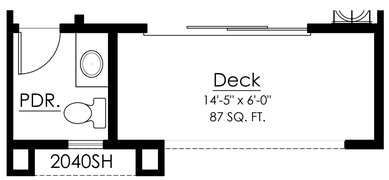

First Floor Ground Floor Accessible

Plan 2 Alt: 392 SQ. FT.




First Floor

Plan 2: 392 SQ. FT.




Second Floor Style C

0 2 4 8 Scale 1" = 4'

0 2 4 8 Scale 1" = 4'

0 2 4 8 Scale 1" = 4'

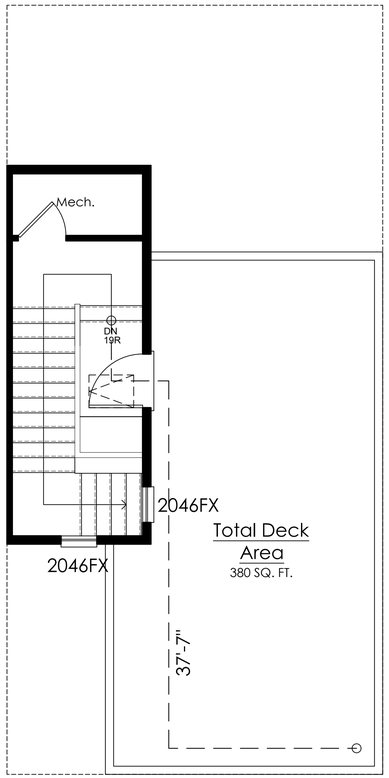
0 2 4 8 Scale 1" = 4'

## Unit 2 Floor Plan

4 Bedroom + 3.5 Bath

| | | | |
|---|---|---|---|
| 2 A Style | 2,091 s.f.(net) | 2,928 s.f. (SB330) | 2,548s.f. (SMMC) |
| 2 C Style | 2,076 s.f.(net) | 2,914 s.f. (SB330) | 2,534 s.f. (SMMC) |

EV ONE LEVEL 2 EV READY SPACE & ONE LEVEL 1 EV READY SPACE @ EACH PRIVATE GARAGE




## Roof Top Deck

Plan 2: 87 SQ. FT.



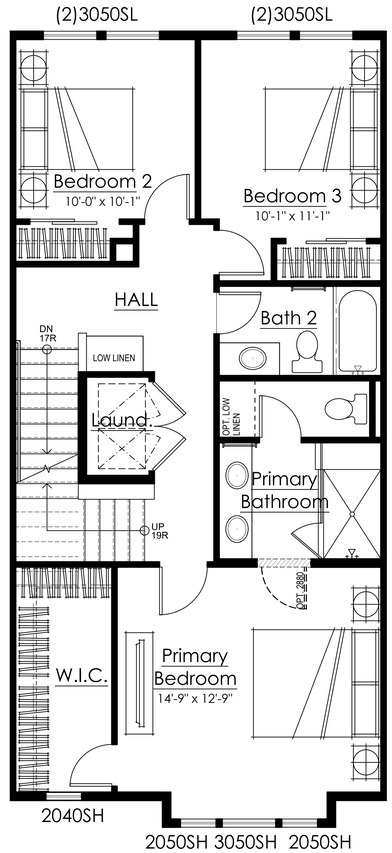




## Third Floor Style C

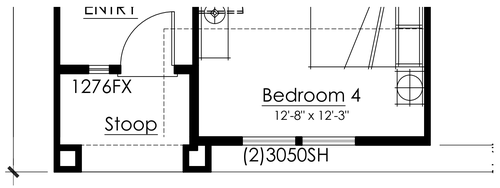
*Reduction in 15 SF from Style A



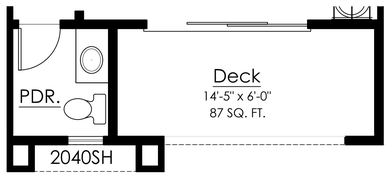

## Third Floor

Plan 2: 851 SQ. FT.



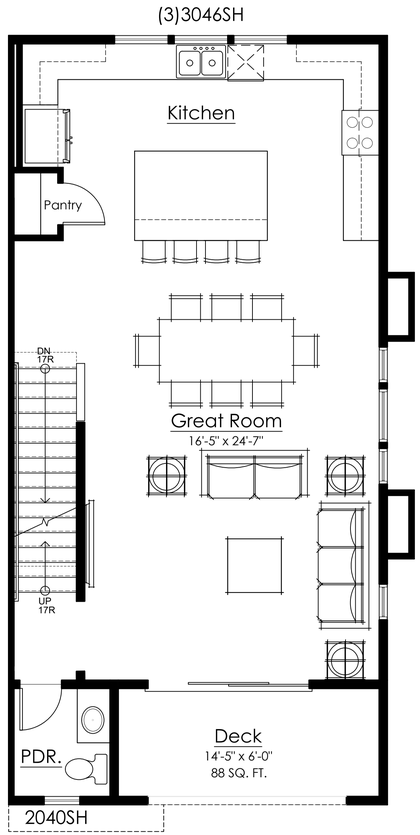

First Floor Style C




Second Floor Style C

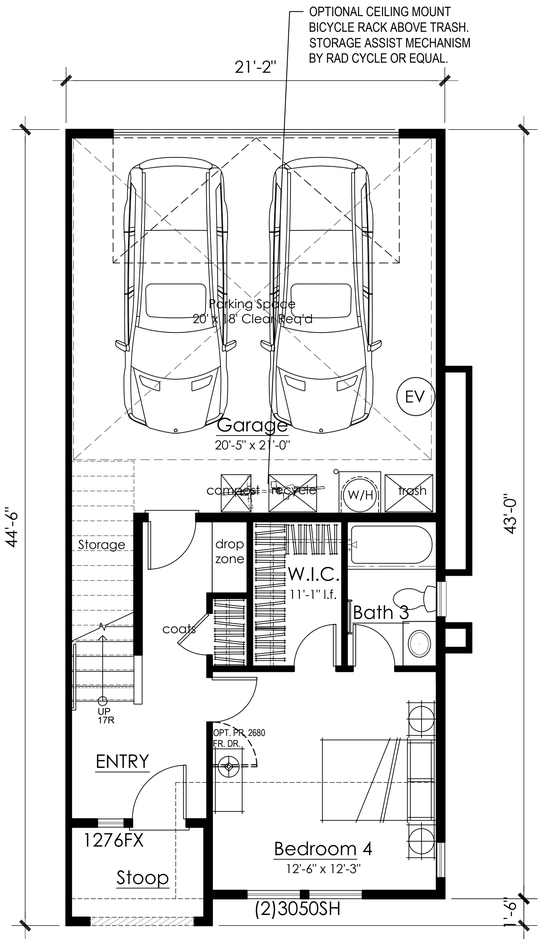



Second Floor

Plan 2: 761 SQ. FT.




First Floor

Plan 2: 392 SQ. FT.

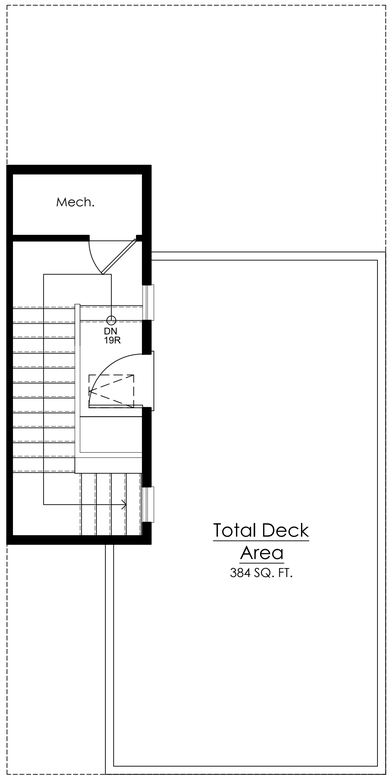



## Unit 2 Alt1 Floor Plan

4 Bedroom + 3.5 Bath

| | | | |
|---|---|---|---|
| 2Alt1 A Style | 2,091 s.f.(net) | 3,007 s.f. (SB330) | 2,626 s.f. (SMMC) |
| 2Alt1 C Style | 2,076 s.f.(net) | 2,992 s.f. (SB330) | 2,611 s.f. (SMMC) |

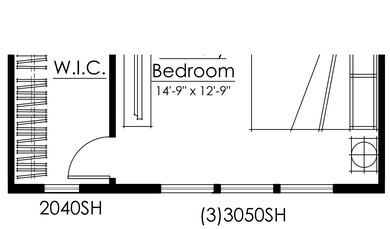
EV ONE LEVEL 2 EV READY SPACE & ONE LEVEL 1 EV READY SPACE @ EACH PRIVATE GARAGE




## Roof Top Deck

Plan 2: 87 SQ. FT.

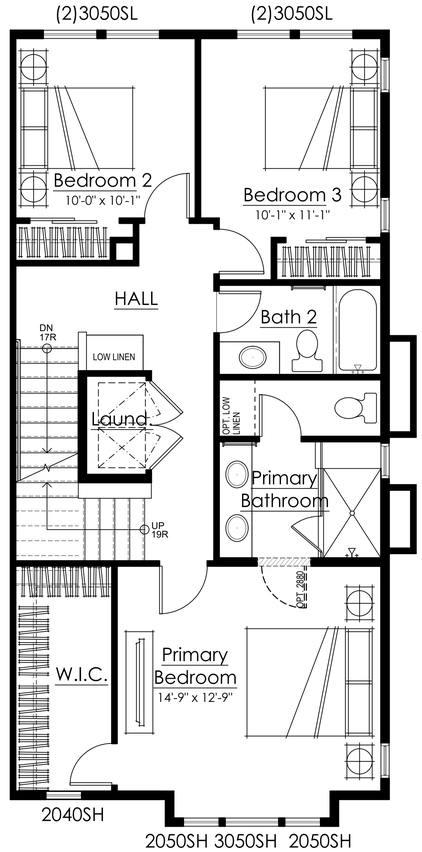
0 2 4 8 Scale 1" = 4'




## Third Floor Style C

*Reduction in 15 SF from Style A

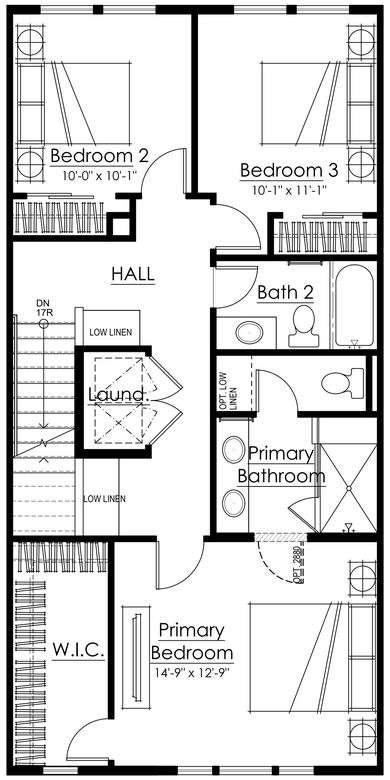
0 2 4 8 Scale 1" = 4'




## Third Floor

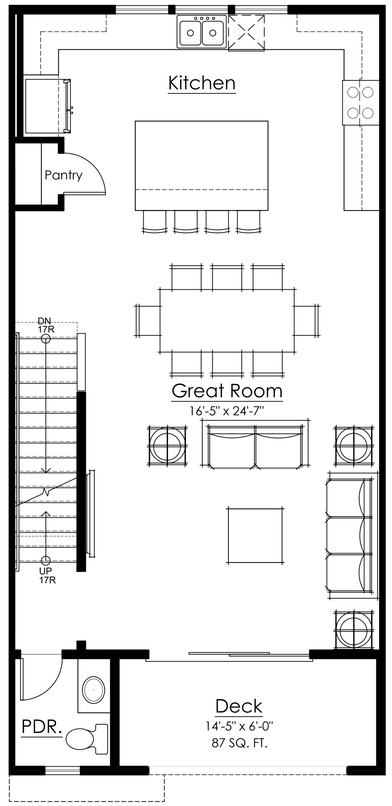
Plan 2: 851 SQ. FT.

0 2 4 8 Scale 1" = 4'



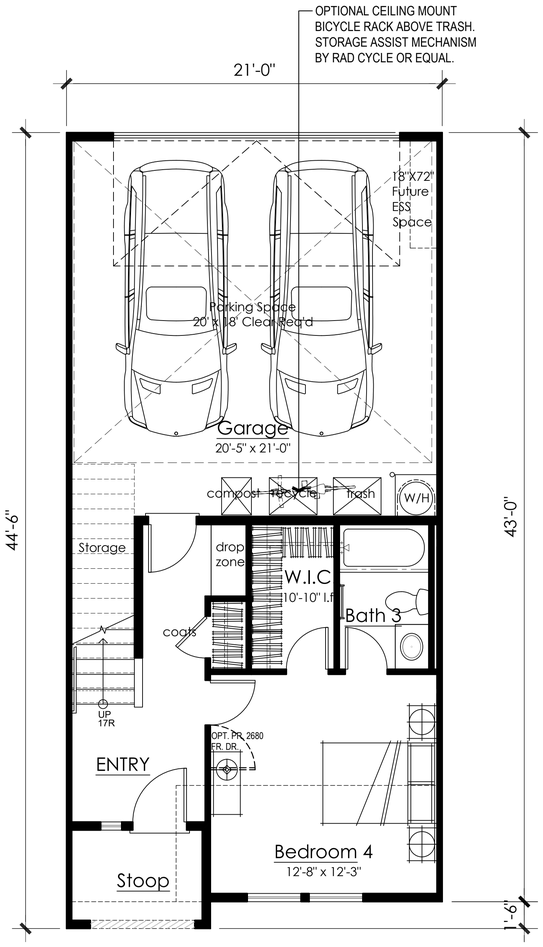

## Third Floor

Plan 2: 851 SQ. FT.




## Second Floor

Plan 2: 761 SQ. FT.




## First Floor

Plan 2: 392 SQ. FT.

0 2 4 8 Scale 1" = 4'

0 2 4 8 Scale 1" = 4'

0 2 4 8 Scale 1" = 4'

# Unit 2 Alt2 Floor Plan
# 4 Bedroom + 3.5 Bath
# 2Alt2 A Style 2,091 s.f.(net) 2,756 s.f. (SB330) 2,465 s.f. (SMMC)

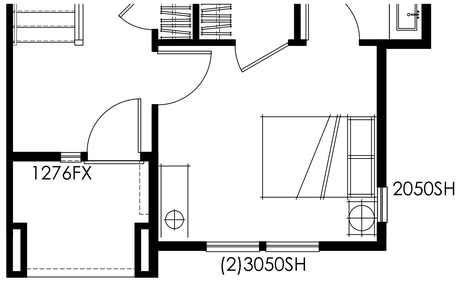
EV ONE LEVEL 2 EV READY SPACE & ONE LEVEL 1 EV READY SPACE @ EACH PRIVATE GARAGE

ktgy
cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE
JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN
HARVEST PROPERTIES

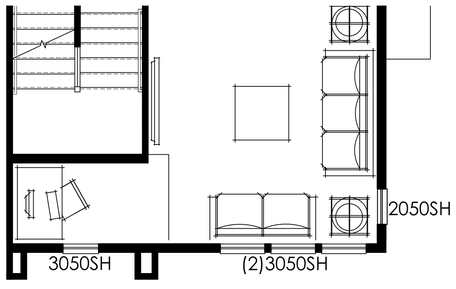
Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

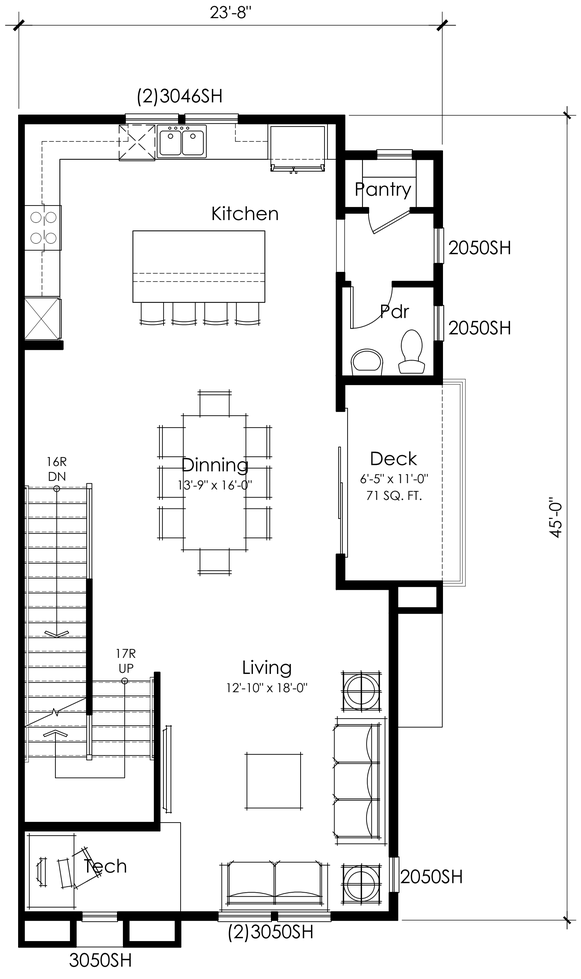
**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026




First Floor Style C

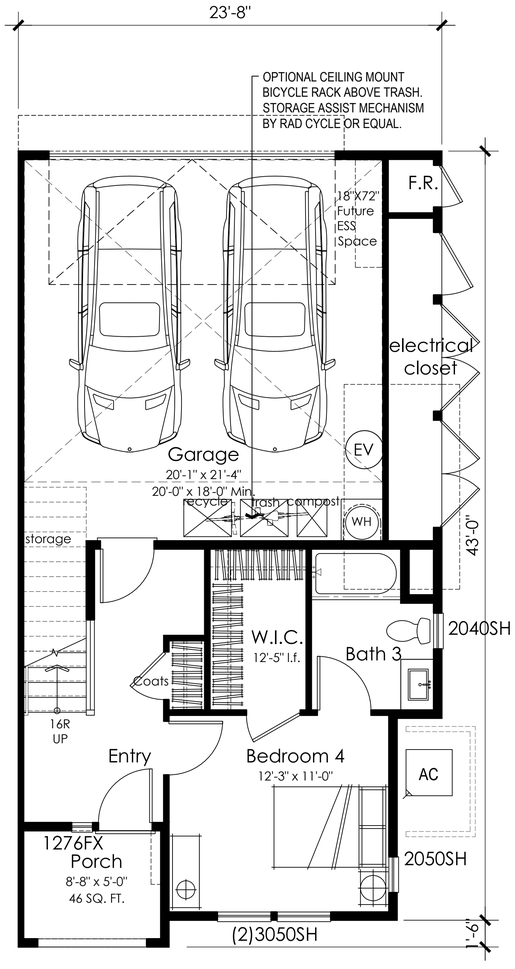



Second Floor Style C




Second Floor

Plan 3: 889 SQ. FT.




First Floor

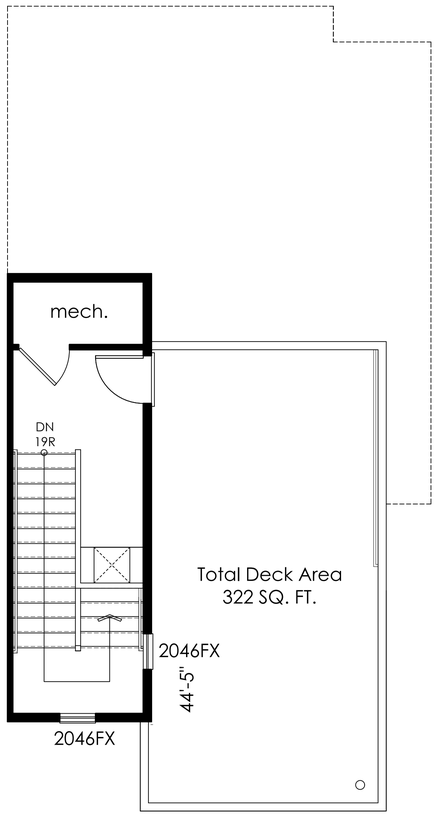
Plan 3: 407 SQ. FT.

0 2 4 8 Scale 1" = 4"

0 2 4 8 Scale 1" = 4"

# Unit 3 Floor Plan
# (A & C Style)
# 4 Bedroom + 3.5 Bath
# 2,245 s.f.(net)
# 3,214 s.f. (SB330)
# 2,786 s.f. (SMMC)

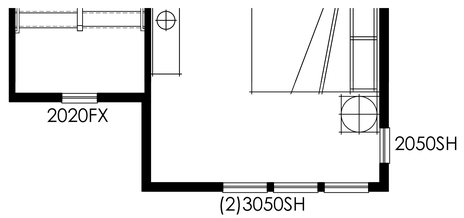
EV ONE LEVEL 2 EV READY SPACE & ONE LEVEL 1 EV READY SPACE @ EACH PRIVATE GARAGE



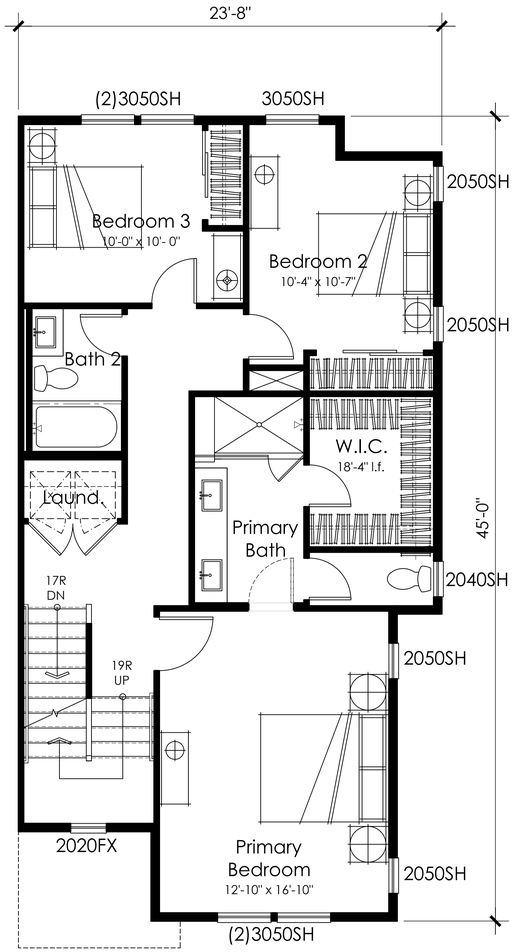

Roof Top Deck

Plan 3: 99 SQ. FT.

0 2 4 8 Scale 1" = 4'




Third Floor Style C

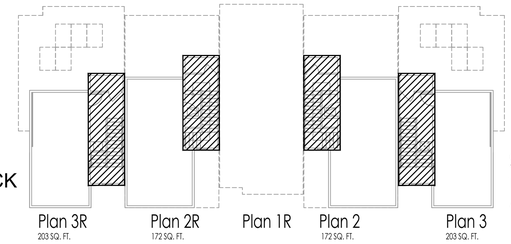



Third Floor

Plan 3: 850 SQ. FT.

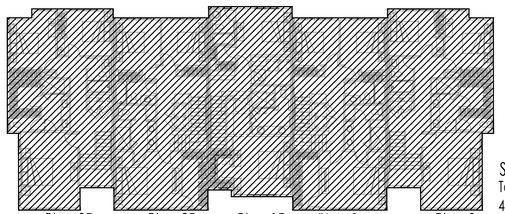
0 2 4 8 Scale 1" = 4'

ROOF TOP DECK



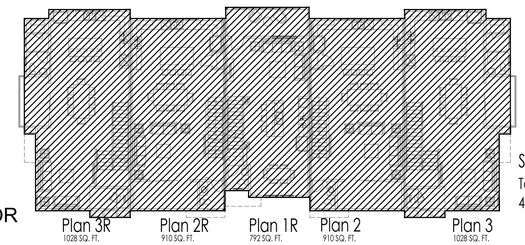

Style C
Total
750 SQ. FT.

THIRD FLOOR



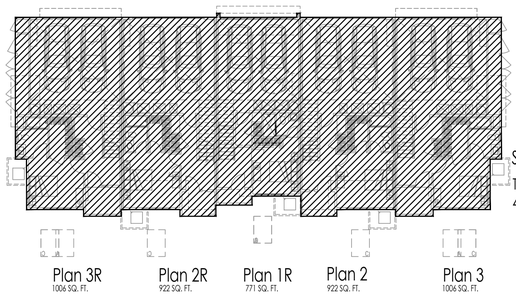

Style C
Total
4566 SQ. FT.

SECOND FLOOR




Style C
Total
4668 SQ. FT.

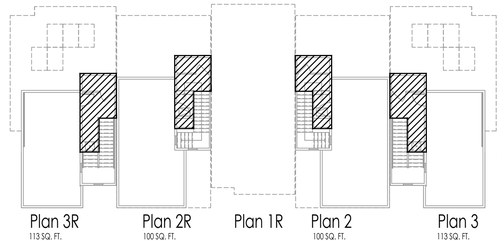
FIRST FLOOR




Style C
Total
4627 SQ. FT.

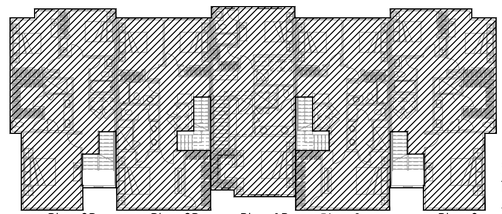
## GROSS AREA DIAGRAM (PER C.B.C) - SB330

ROOF TOP DECK



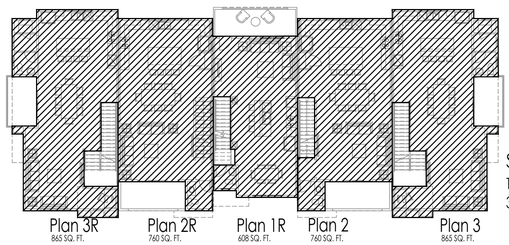

Style C
Total
426 SQ. FT.

THIRD FLOOR



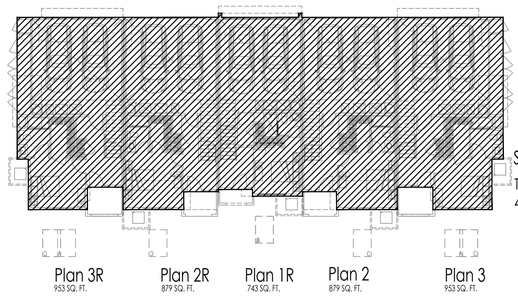

Style C
Total
4,241 SQ. FT.

SECOND FLOOR




Style C
Total
3,858 SQ. FT.

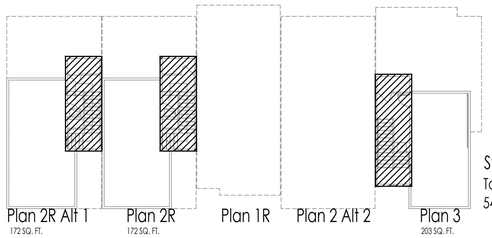
FIRST FLOOR

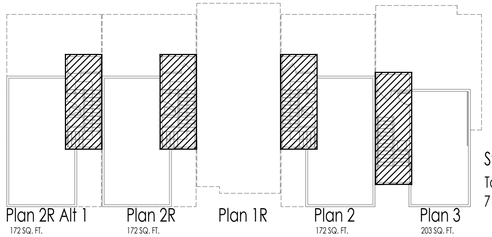



Style C
Total
4,407 SQ. FT.

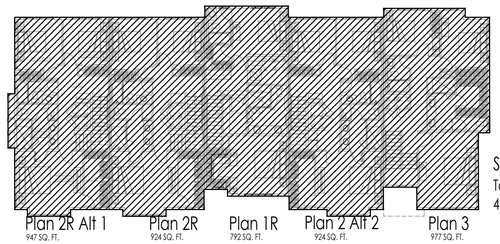
## GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

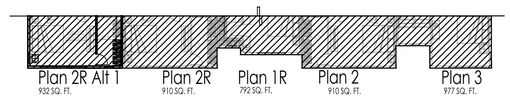
| BT - 5 Plex C | | |
|---|---|---|
| | CBC Def. | San Mateo Def. |
| 1st Floor | 4627 | 4407 |
| 2nd Floor | 4668 | 3858 |
| 3rd Floor | 4566 | 4241 |
| RTD | 750 | 426 |
| **Total** | 14,611 SF | 12,932 SF |



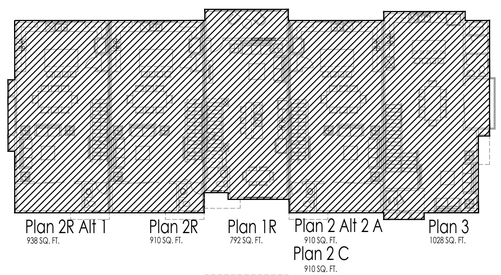




ROOF TOP DECK

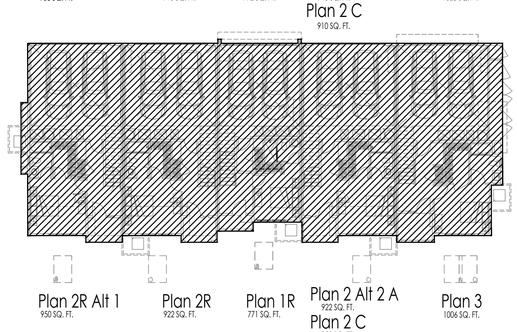



THIRD FLOOR

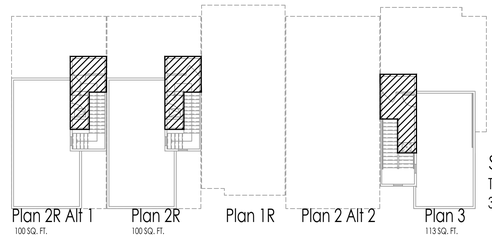


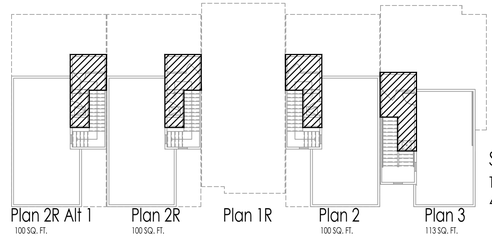

SECOND FLOOR



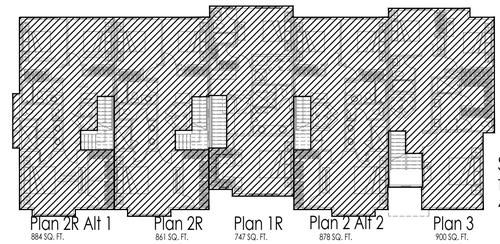

FIRST FLOOR

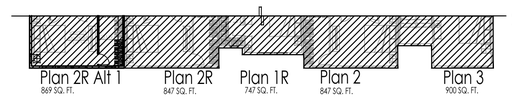
## GROSS AREA DIAGRAM (PER C.B.C) - SB330



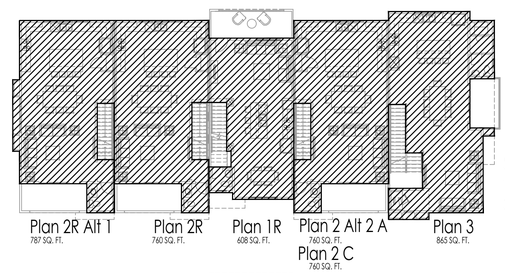




ROOF TOP DECK

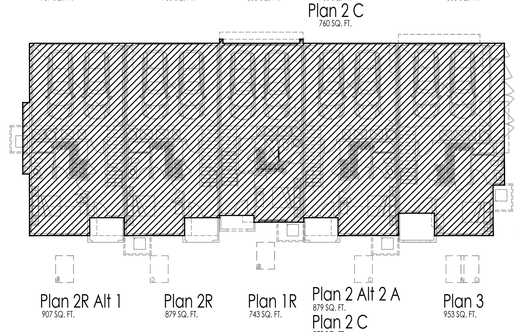



THIRD FLOOR




SECOND FLOOR




FIRST FLOOR

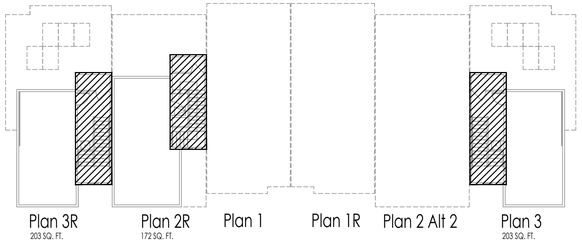
## GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

**BT - 5X Plex A**

| | CBC Def. | San Mateo Def. |
|---|---|---|
| 1st Floor | 4571 | 4361 |
| 2nd Floor | 4578 | 3780 |
| 3rd Floor | 4564 | 4270 |
| RTD | 547 | 313 |
| **Total** | 14,260 SF | 12,724 SF |

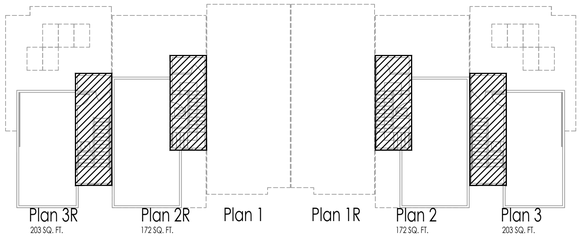
**BT - 5X Plex C**

| | CBC Def. | San Mateo Def. |
|---|---|---|
| 1st Floor | 4571 | 4361 |
| 2nd Floor | 4578 | 3780 |
| 3rd Floor | 4521 | 4210 |
| RTD | 719 | 413 |
| **Total** | 14,389 SF | 12,764 SF |

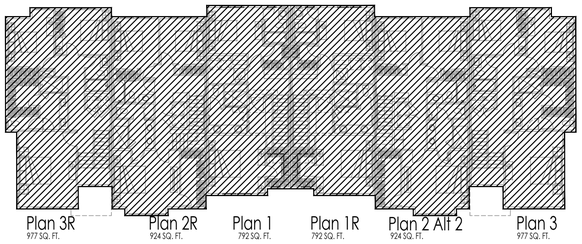



Style A
Total
578 SQ. FT.

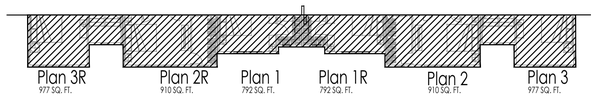
ROOF TOP DECK




Style C
Total
750 SQ. FT.

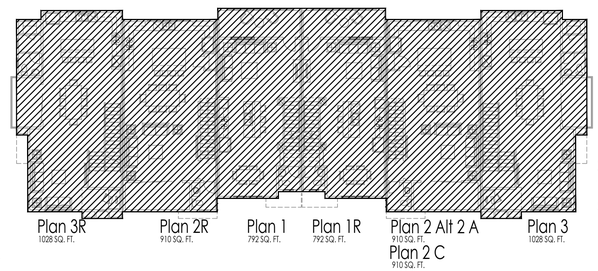



Style A
Total
5386 SQ. FT.



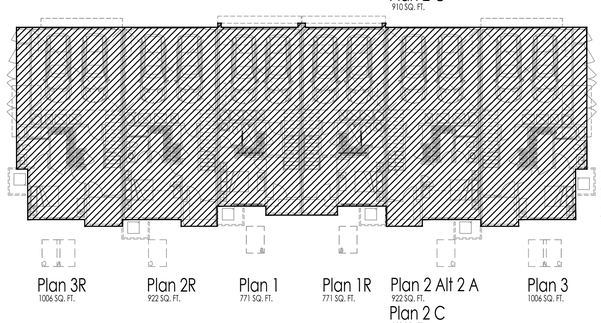

Style C
Total
5358 SQ. FT.

THIRD FLOOR




Style A/C
Total
5460 SQ. FT.

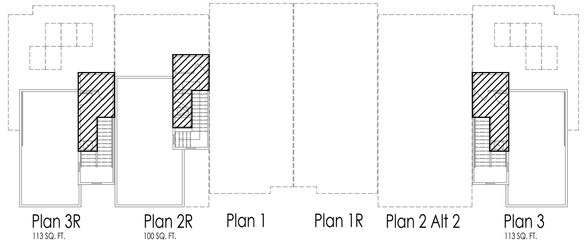
SECOND FLOOR




Style A/C
Total
5398 SQ. FT.

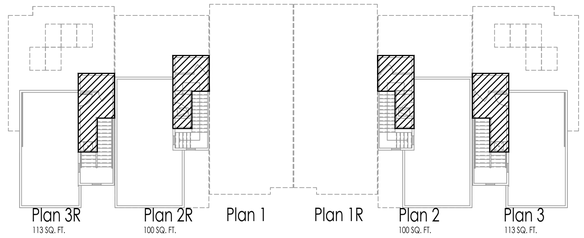
FIRST FLOOR

## GROSS AREA DIAGRAM (PER C.B.C) - SB330

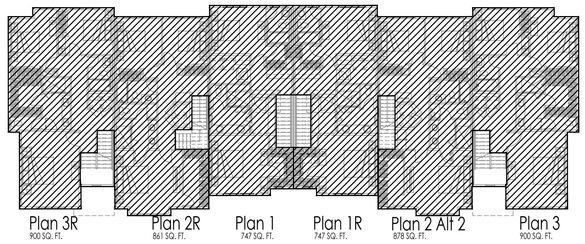



Style A
Total
326 SQ. FT.

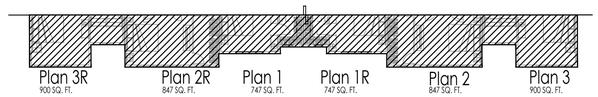
ROOF TOP DECK




Style C
Total
426 SQ. FT.

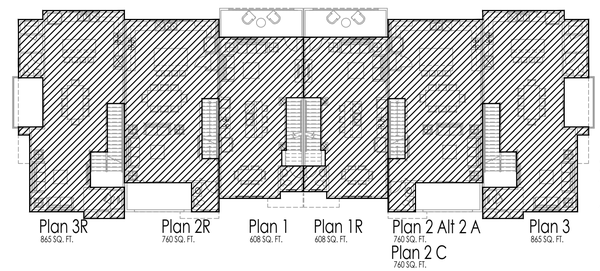



Style A
Total
5,033 SQ. FT.



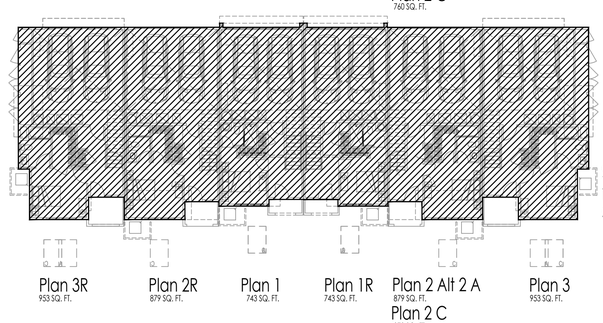

Style C
Total
4,988 SQ. FT.

THIRD FLOOR




Style A/C
Total
4,466 SQ. FT.

SECOND FLOOR




Style A/C
Total
5,150 SQ. FT.

FIRST FLOOR

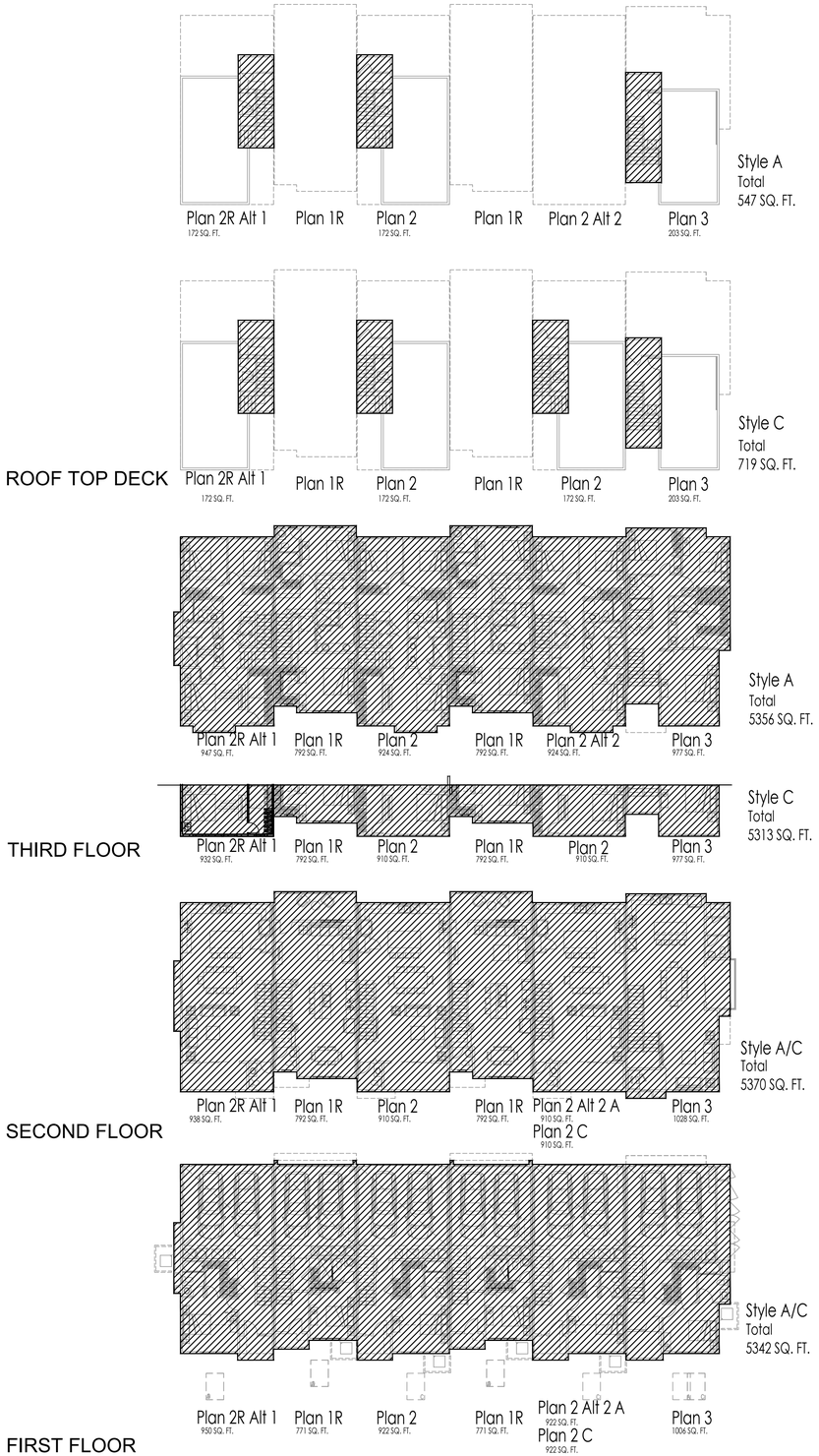
## GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

**BT- 6 Plex A**

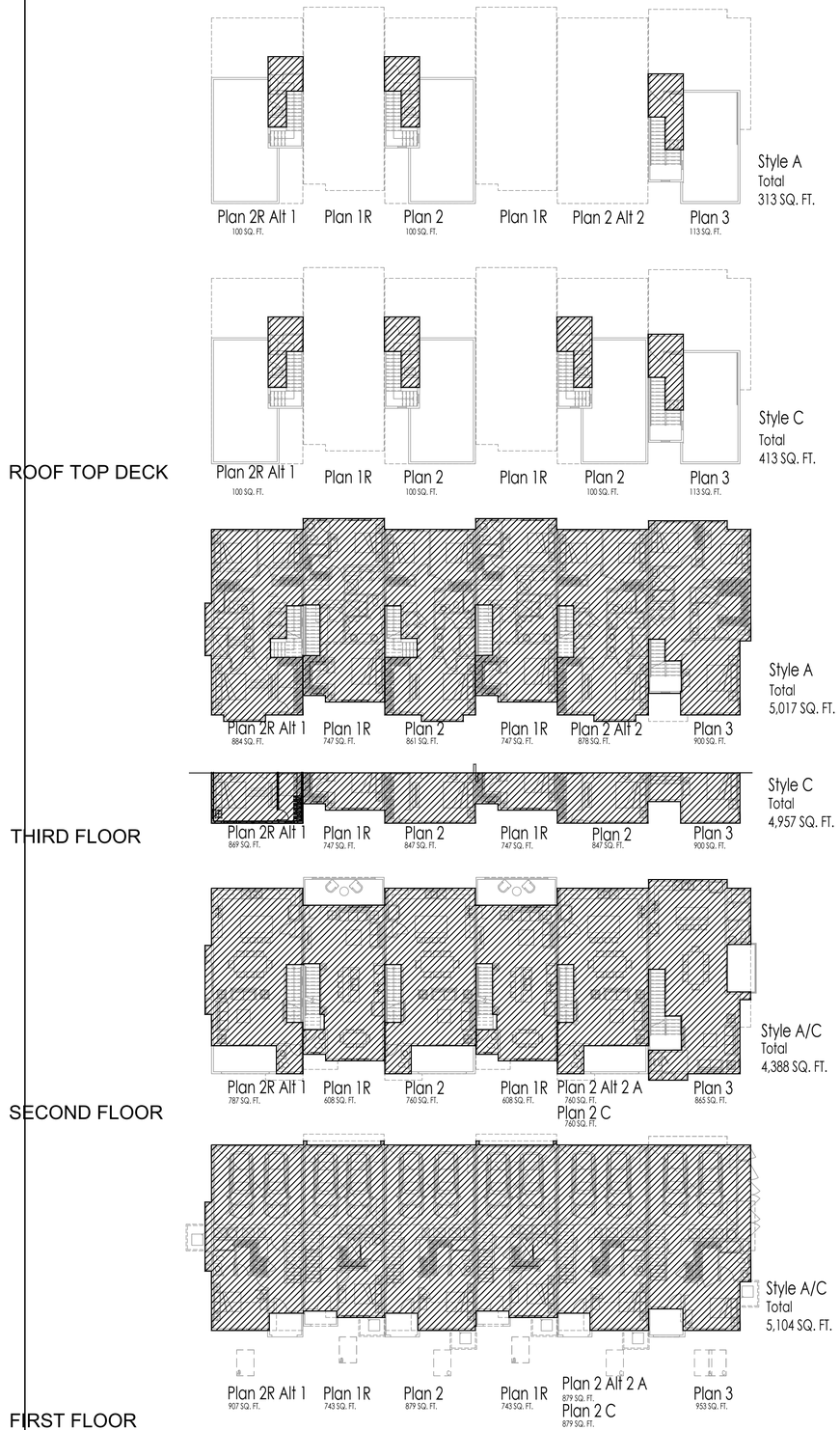
| | CBC Def. | San Mateo Def. |
|---|---|---|
| 1st Floor | 5398 | 5150 |
| 2nd Floor | 5460 | 4466 |
| 3rd Floor | 5386 | 5033 |
| RTD | 578 | 326 |
| **Total** | 16,822 SF | 14,975 SF |

**BT- 6 Plex C**

| | CBC Def. | San Mateo Def. |
|---|---|---|
| 1st Floor | 5398 | 5150 |
| 2nd Floor | 5460 | 4466 |
| 3rd Floor | 5358 | 4988 |
| RTD | 750 | 426 |
| **Total** | 16,966 SF | 15,030 SF |




## GROSS AREA DIAGRAM (PER C.B.C) - SB330



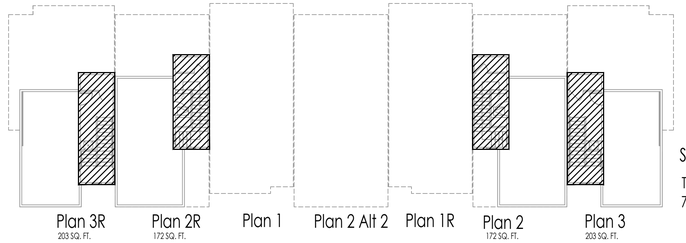

## GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

**BT - 6X Plex A**

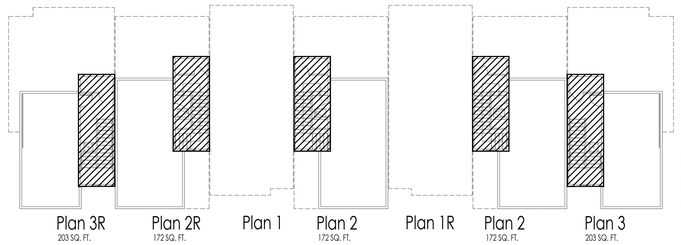
| | CBC Def. | San Mateo Def. |
|---|---|---|
| 1st Floor | 5342 | 5104 |
| 2nd Floor | 5370 | 4388 |
| 3rd Floor | 5356 | 5017 |
| RTD | 547 | 313 |
| **Total** | 16,615 SF | 14,822 SF |

**BT - 6X Plex C**

| | CBC Def. | San Mateo Def. |
|---|---|---|
| 1st Floor | 5342 | 5104 |
| 2nd Floor | 5370 | 4388 |
| 3rd Floor | 5313 | 4957 |
| RTD | 719 | 413 |
| **Total** | 16,744 SF | 14,862 SF |

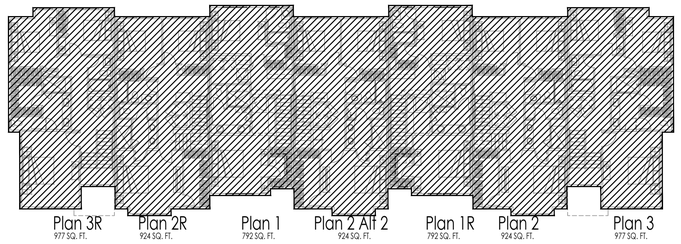



Style A
Total
750 SQ. FT.




Style C
Total
922 SQ. FT.

ROOF TOP DECK

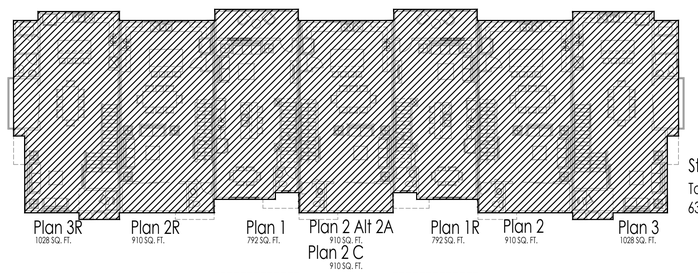



Style A
Total
6310 SQ. FT.



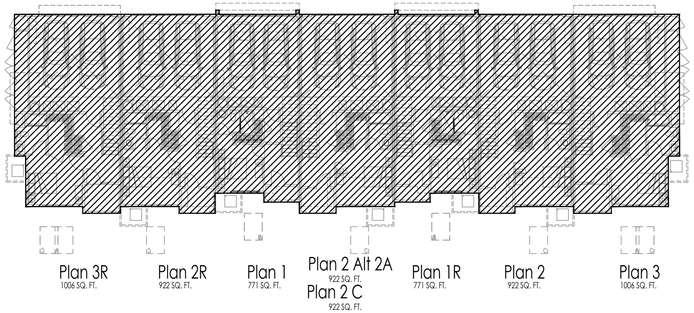

Style C
Total
6268 SQ. FT.

THIRD FLOOR




Style A/C
Total
6370 SQ. FT.

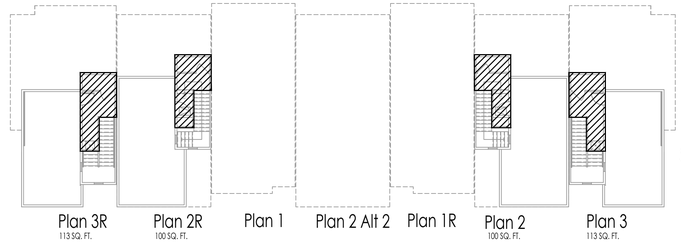
SECOND FLOOR



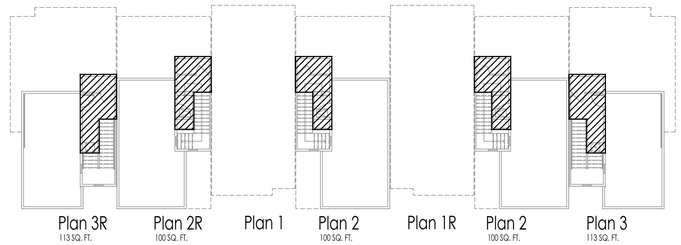

Style A/C
Total
6320 SQ. FT.

FIRST FLOOR

## GROSS AREA DIAGRAM (PER C.B.C) - SB330

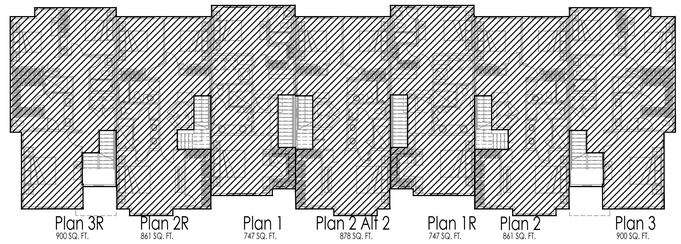



Style A
Total
426 SQ. FT.




Style C
Total
526 SQ. FT.

ROOF TOP DECK

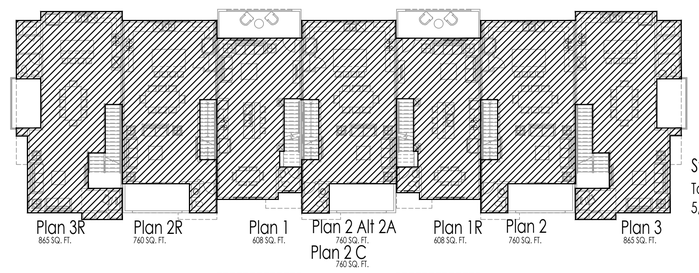



Style A
Total
5,894 SQ. FT.



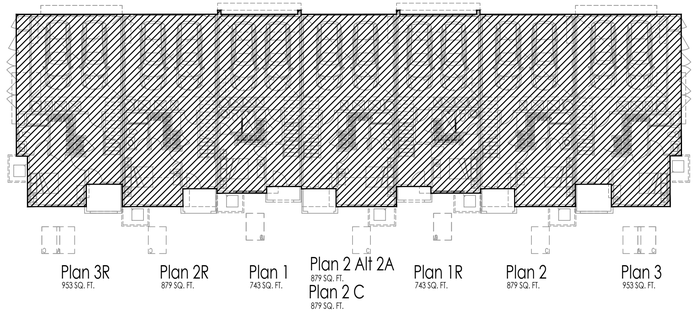

Style C
Total
5,835 SQ. FT.

THIRD FLOOR




Style A/C
Total
5,226 SQ. FT.

SECOND FLOOR




Style A/C
Total
6,029 SQ. FT.

FIRST FLOOR

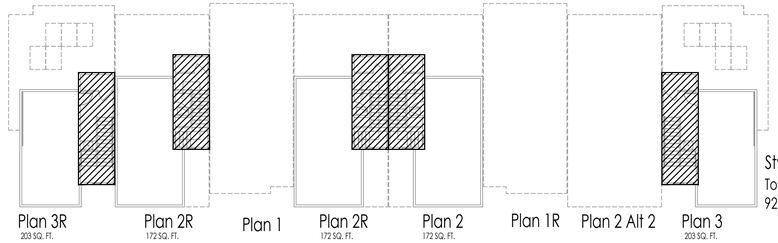
## GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

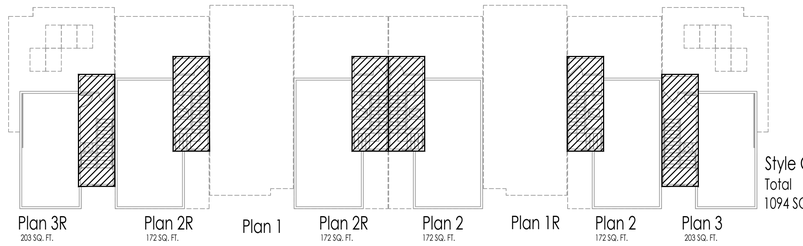
**BT - 7 Plex A**

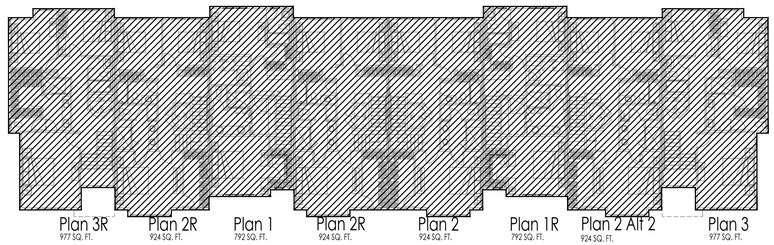
| | CBC Def. | San Mateo Def. |
|---|---|---|
| 1st Floor | 6320 | 6029 |
| 2nd Floor | 6370 | 5226 |
| 3rd Floor | 6310 | 5894 |
| RTD | 750 | 426 |
| **Total** | 19,750 SF | 17,575 SF |

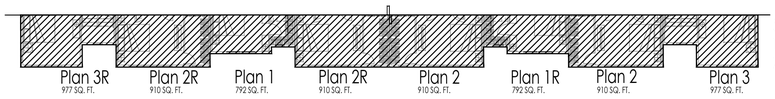
**BT - 7 Plex C**

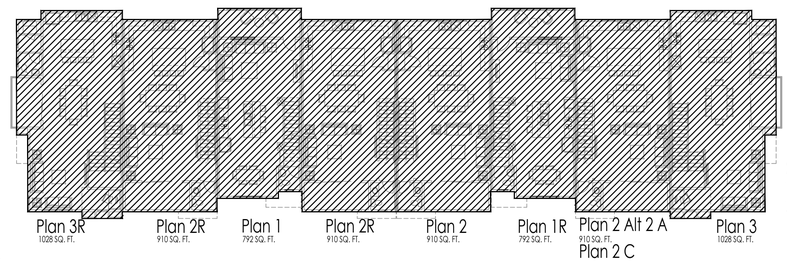
| | CBC Def. | San Mateo Def. |
|---|---|---|
| 1st Floor | 6320 | 6029 |
| 2nd Floor | 6370 | 5226 |
| 3rd Floor | 6268 | 5835 |
| RTD | 922 | 526 |
| **Total** | 19,880 SF | 17,616 SF |

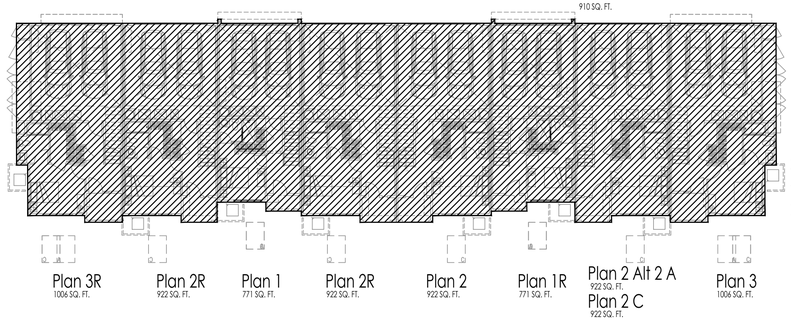


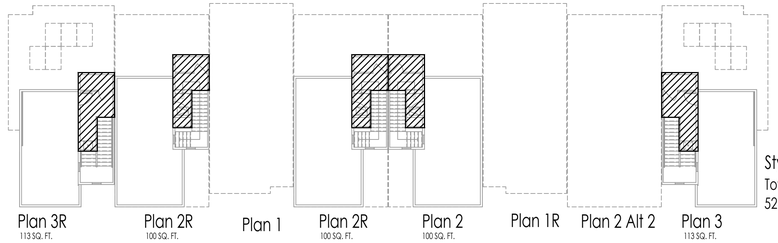



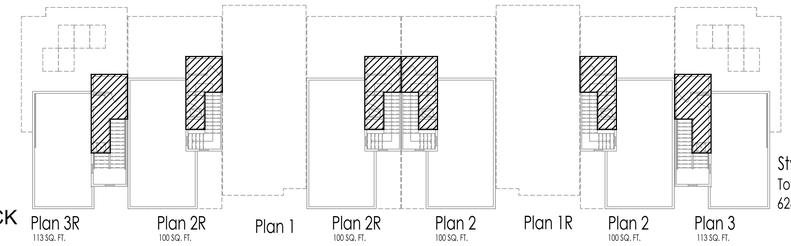



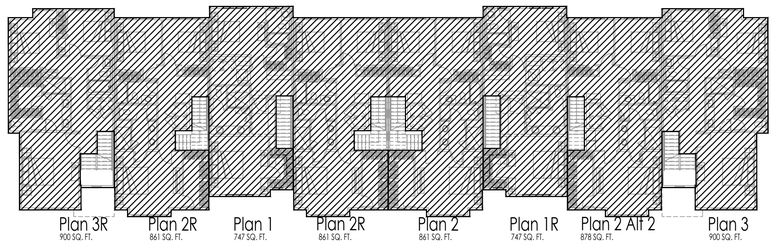



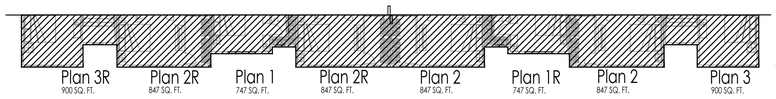



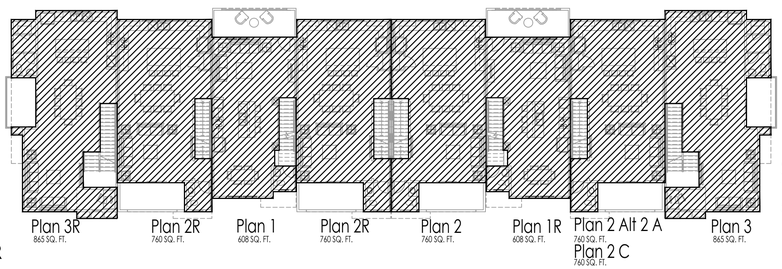

## GROSS AREA DIAGRAM (PER C.B.C) - SB330

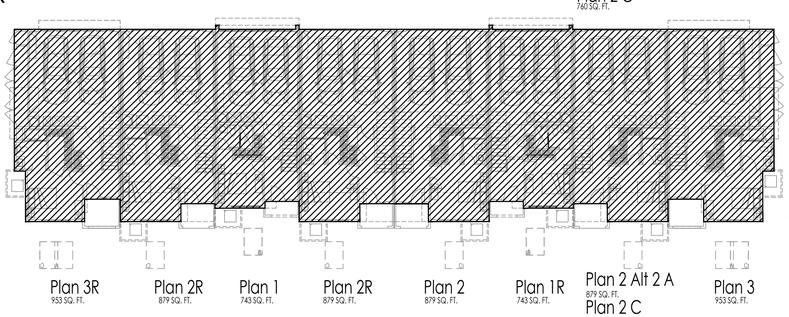


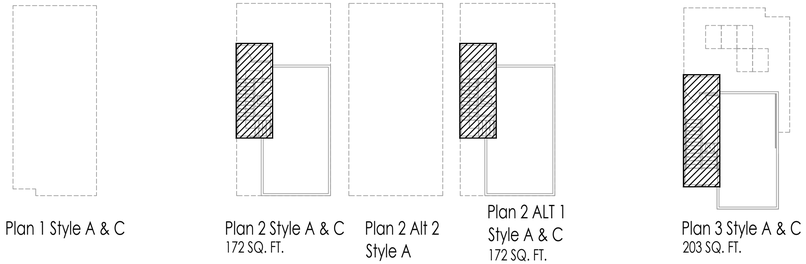



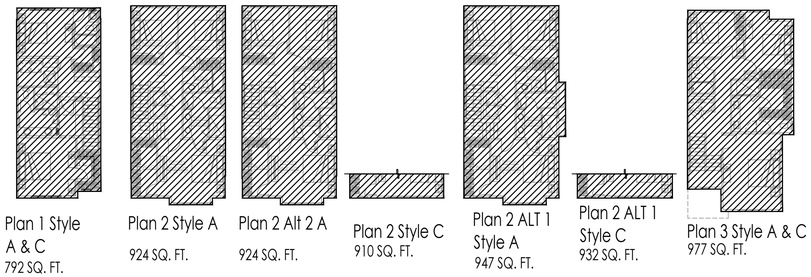

## GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

| BT - 8 Plex A | | |
|---|---|---|
| | CBC Def. | San Mateo Def. |
| 1st Floor | 7242 | 6908 |
| 2nd Floor | 7280 | 5986 |
| 3rd Floor | 7234 | 6755 |
| RTD | 922 | 526 |
| **Total** | 22,678 SF | 20,175 SF |

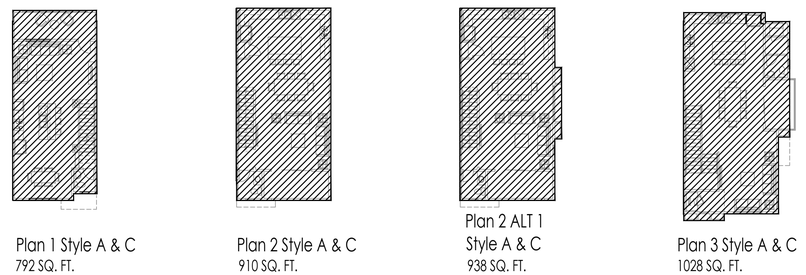
| BT - 8 Plex C | | |
|---|---|---|
| | CBC Def. | San Mateo Def. |
| 1st Floor | 7242 | 6908 |
| 2nd Floor | 7280 | 5986 |
| 3rd Floor | 7178 | 6682 |
| RTD | 1094 | 626 |
| **Total** | 22,794 SF | 20,202 SF |



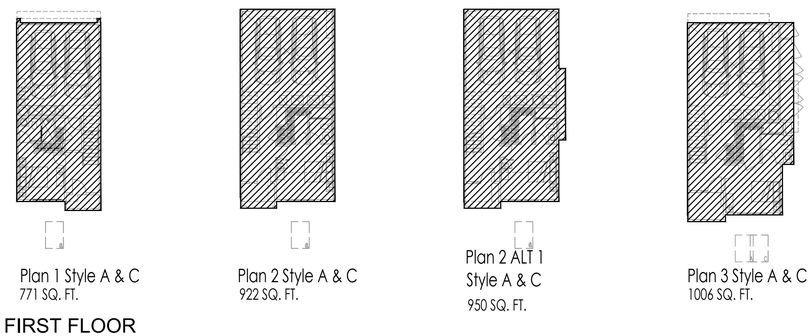

ROOF TOP DECK




THIRD FLOOR

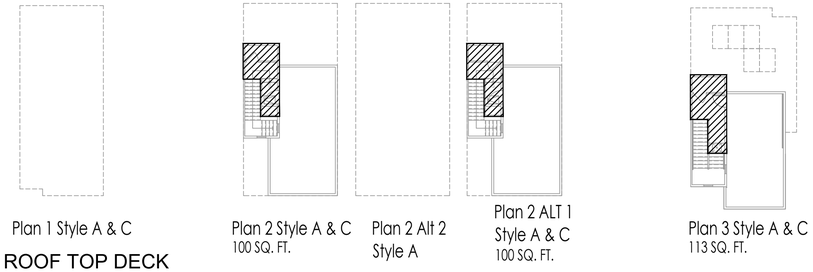



SECOND FLOOR

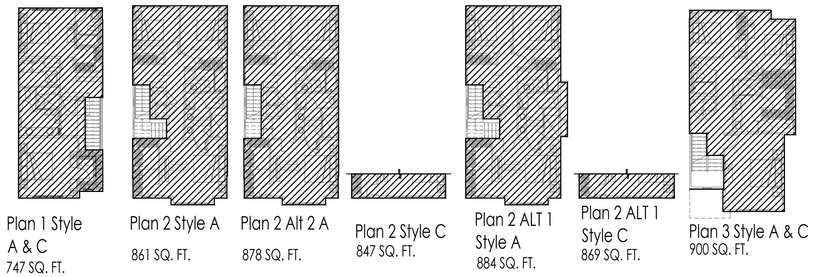



FIRST FLOOR

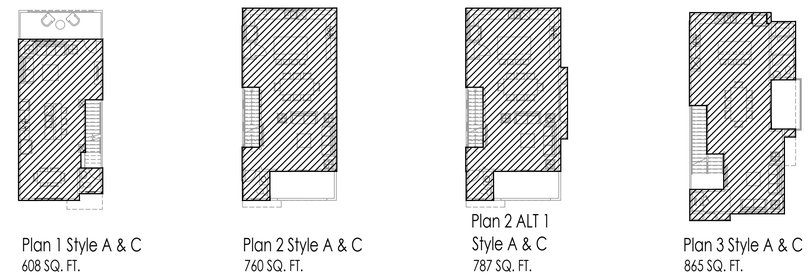
## GROSS AREA DIAGRAM (PER C.B.C) - SB330



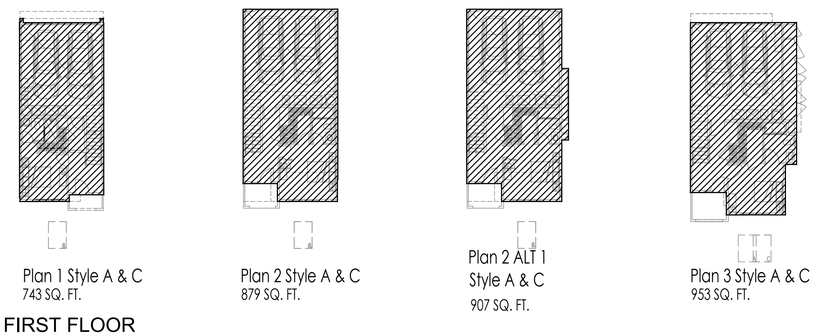

ROOF TOP DECK




THIRD FLOOR




SECOND FLOOR




FIRST FLOOR

## GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

| BT- UNIT 1 A & C | | |
|---|---|---|
| | CBC Def. | San Mateo Def. |
| 1st Floor | 771 | 743 |
| 2nd Floor | 792 | 608 |
| 3rd Floor | 792 | 747 |
| RTD | 0 | 0 |
| **Total** | 2,355 SF | 2,098 SF |

| BT- UNIT 2 A | | |
|---|---|---|
| | CBC Def. | San Mateo Def. |
| 1st Floor | 922 | 879 |
| 2nd Floor | 910 | 760 |
| 3rd Floor | 924 | 861 |
| RTD | 172 | 100 |
| **Total** | 2,928 SF | 2,600 SF |

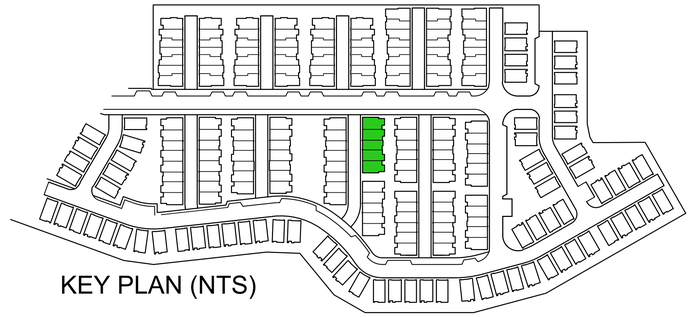
| BT- UNIT 2 C | | |
|---|---|---|
| | CBC Def. | San Mateo Def. |
| 1st Floor | 922 | 879 |
| 2nd Floor | 910 | 760 |
| 3rd Floor | 910 | 847 |
| RTD | 172 | 100 |
| **Total** | 2,914 SF | 2,586 SF |

| BT- UNIT 2 Alt 1 A | | |
|---|---|---|
| | CBC Def. | San Mateo Def. |
| 1st Floor | 950 | 907 |
| 2nd Floor | 938 | 787 |
| 3rd Floor | 947 | 884 |
| RTD | 172 | 100 |
| **Total** | 3,007 SF | 2,678 SF |

| BT- UNIT 2 Alt 1 C | | |
|---|---|---|
| | CBC Def. | San Mateo Def. |
| 1st Floor | 950 | 907 |
| 2nd Floor | 938 | 787 |
| 3rd Floor | 932 | 869 |
| RTD | 172 | 100 |
| **Total** | 2,992 SF | 2,663 SF |

| BT- UNIT 2 Alt 2 A | | |
|---|---|---|
| | CBC Def. | San Mateo Def. |
| 1st Floor | 922 | 879 |
| 2nd Floor | 910 | 760 |
| 3rd Floor | 924 | 878 |
| RTD | 0 | 0 |
| **Total** | 2,756 SF | 2,517 SF |

| BT- UNIT 3 A & C | | |
|---|---|---|
| | CBC Def. | San Mateo Def. |
| 1st Floor | 1006 | 953 |
| 2nd Floor | 1028 | 865 |
| 3rd Floor | 977 | 900 |
| RTD | 203 | 113 |
| **Total** | 3,214 SF | 2,831 SF |



KEY PLAN (NTS)

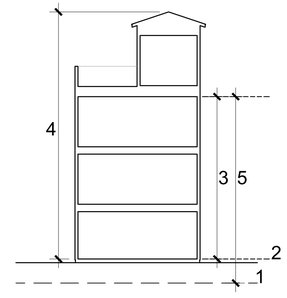
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

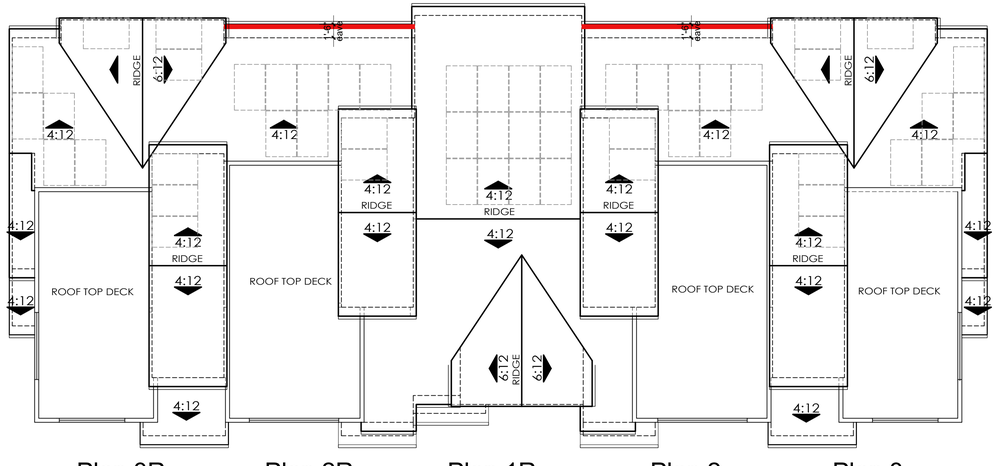
HEIGHT TABLE GUIDE




NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

Eave height less than 30' for fire ground ladder access.

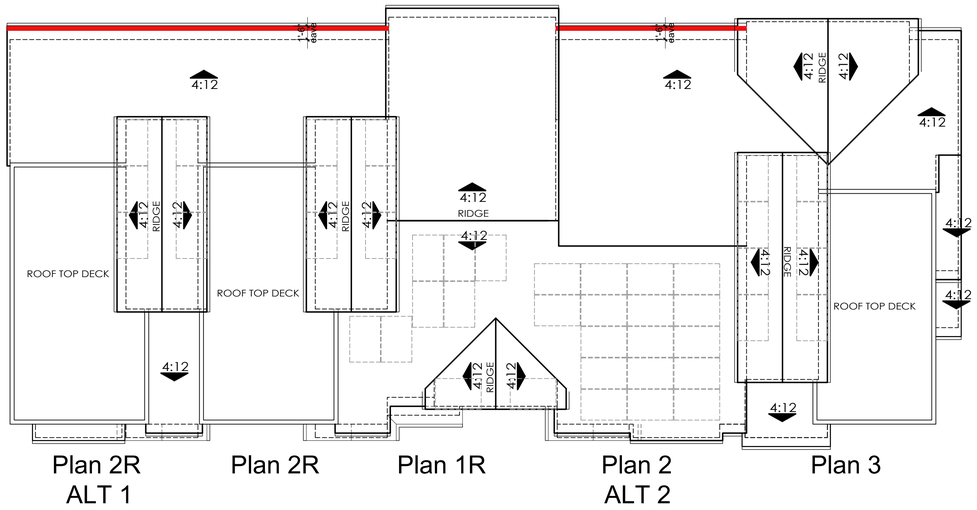



Plan 3R Plan 2R Plan 1R Plan 2 Plan 3

# 5PLEX C - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'

4:12 ROOF PITCH TYP.
6:12 ACCENT ROOF PITCH
12" EAVE, TIGHT RAKE TYP.




Plan 2R ALT 1 | Plan 2R | Plan 1R | Plan 2 ALT 2 | Plan 3

## 5XPLEX A - STYLE ROOF PLAN

4:12 ROOF PITCH TYP.
12" EAVE, TIGHT RAKE TYP.

0 4 8 16 Scale 1" = 8'




Plan 2R ALT 1 | Plan 2R | Plan 1R | Plan 2 | Plan 3

## 5XPLEX C - STYLE ROOF PLAN

4:12 ROOF PITCH TYP.
6:12 ACCENT ROOF PITCH
12" EAVE, TIGHT RAKE TYP.

0 4 8 16 Scale 1" = 8'



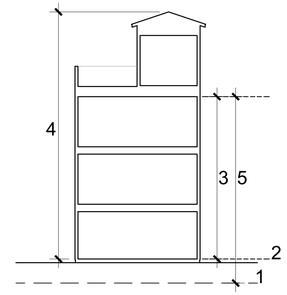

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

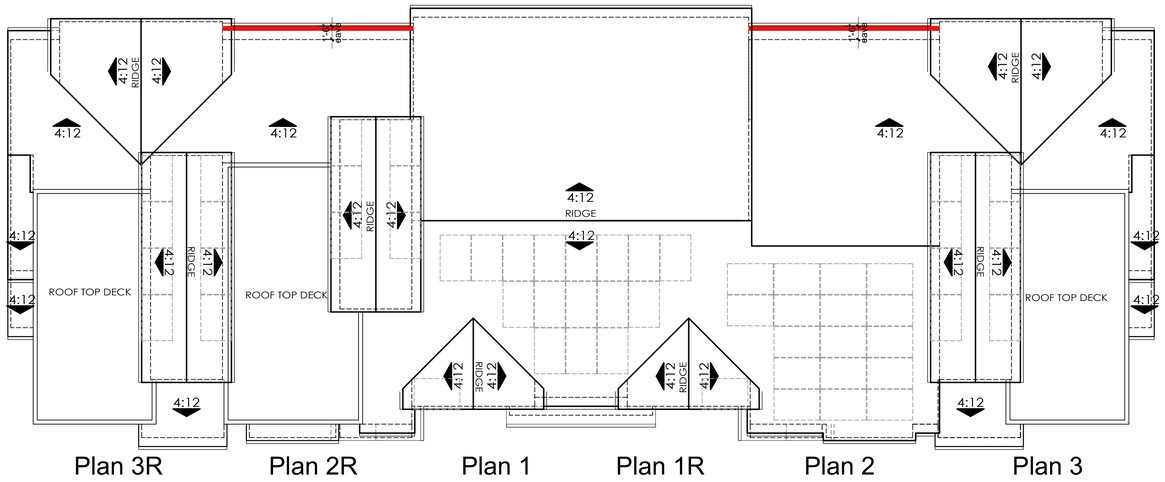
HEIGHT TABLE GUIDE




NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

Eave height less than 30' for fire ground ladder access.







STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

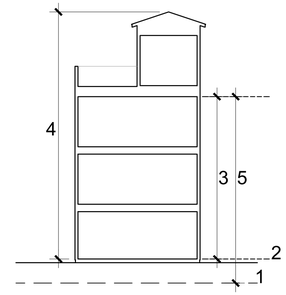
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

## 6PLEX A - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'

4:12 ROOF PITCH TYP.
12" EAVE, TIGHT RAKE TYP.

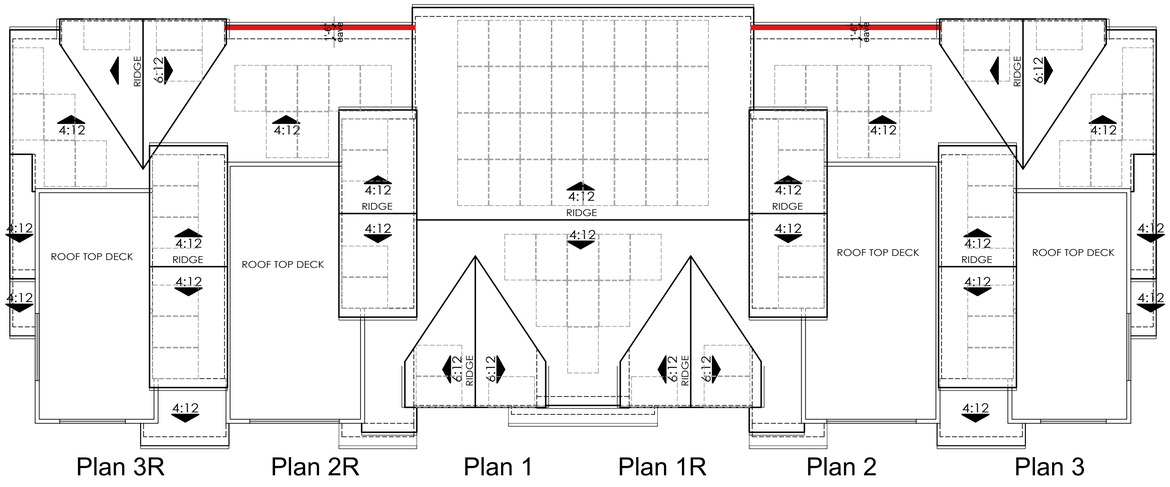
HEIGHT TABLE GUIDE




NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

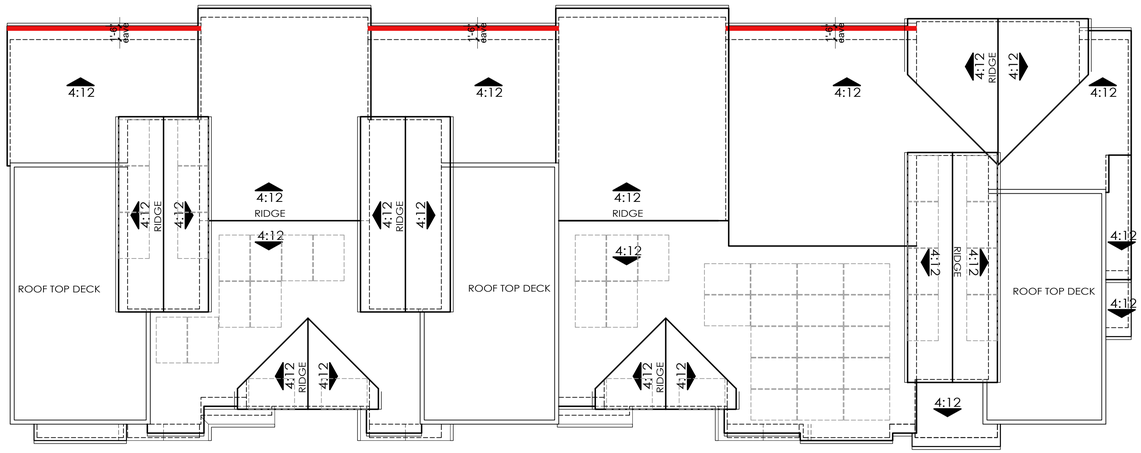
Eave height less than 30' for fire ground ladder access.




## 6PLEX C - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'

4:12 ROOF PITCH TYP.
6:12 ACCENT ROOF PITCH
12" EAVE, TIGHT RAKE TYP.




Plan 2R ALT 1 | Plan 1R | Plan 2 | Plan 1R | Plan 2 ALT 2 | Plan 3

# 6XPLEX A - STYLE ROOF PLAN

4:12 ROOF PITCH TYP.
12" EAVE, TIGHT RAKE TYP.

0 4 8 16 Scale 1" = 8'



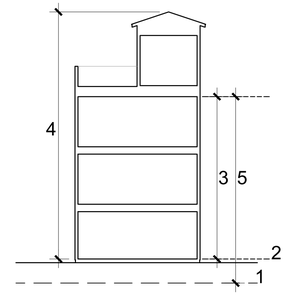

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

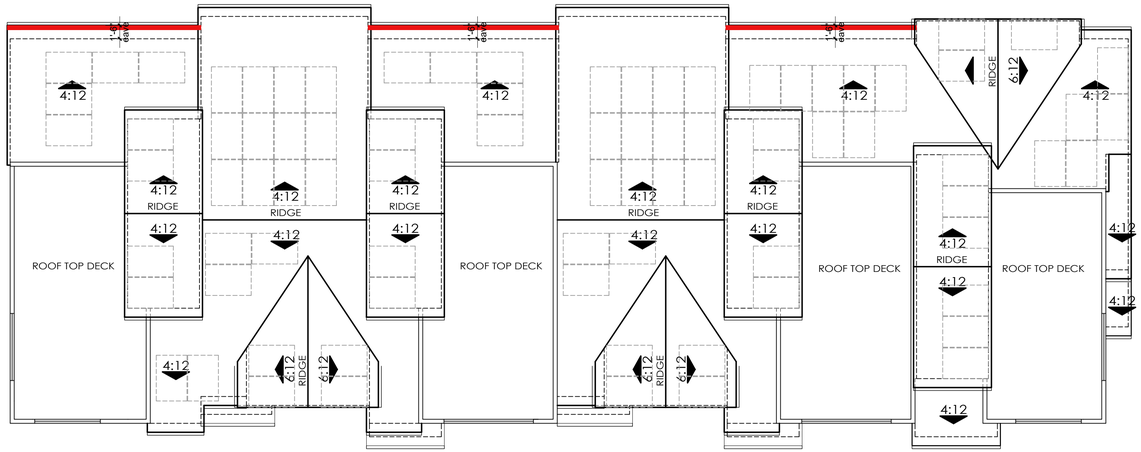
HEIGHT TABLE GUIDE




NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

Eave height less than 30' for fire ground ladder access.

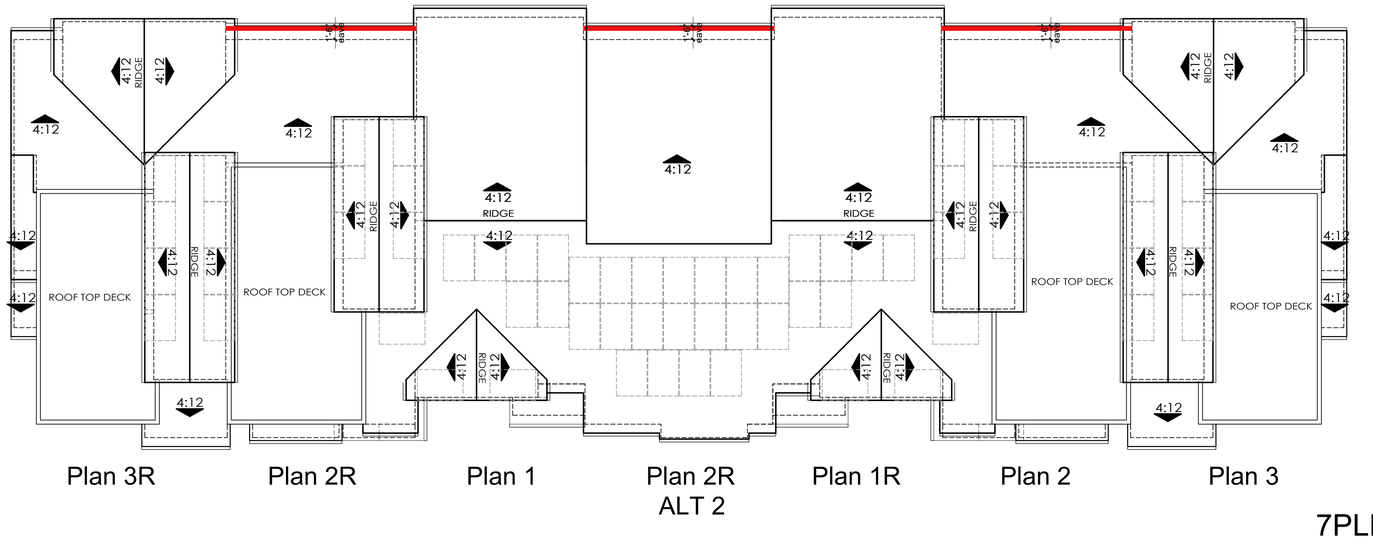


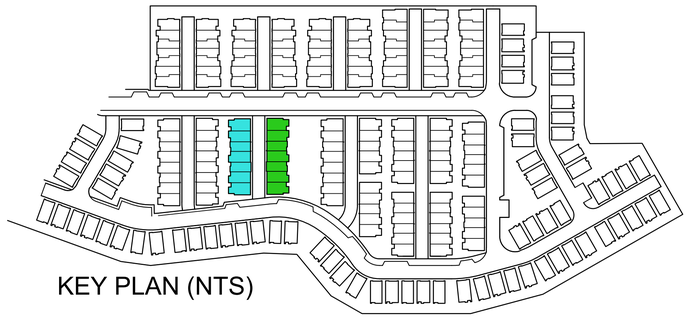

Plan 2R ALT 1 | Plan 1R | Plan 2 | Plan 1R | Plan 2 | Plan 3

# 6XPLEX C - STYLE ROOF PLAN

4:12 ROOF PITCH TYP.
6:12 ACCENT ROOF PITCH
12" EAVE, TIGHT RAKE TYP.

0 4 8 16 Scale 1" = 8'




## 7PLEX A - STYLE ROOF PLAN

4:12 ROOF PITCH TYP.
12" EAVE, TIGHT RAKE TYP.

0 4 8 16 Scale 1" = 8'

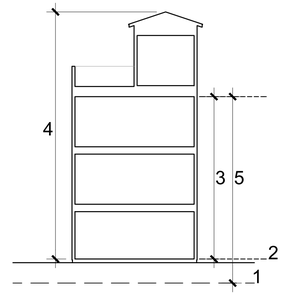
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

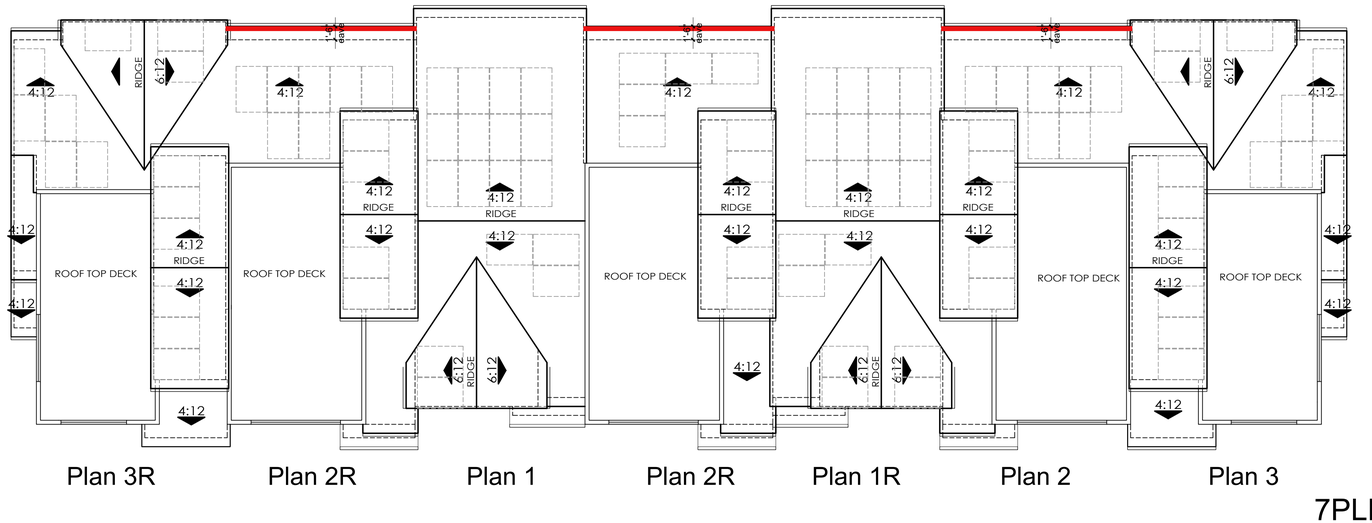
HEIGHT TABLE GUIDE




NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

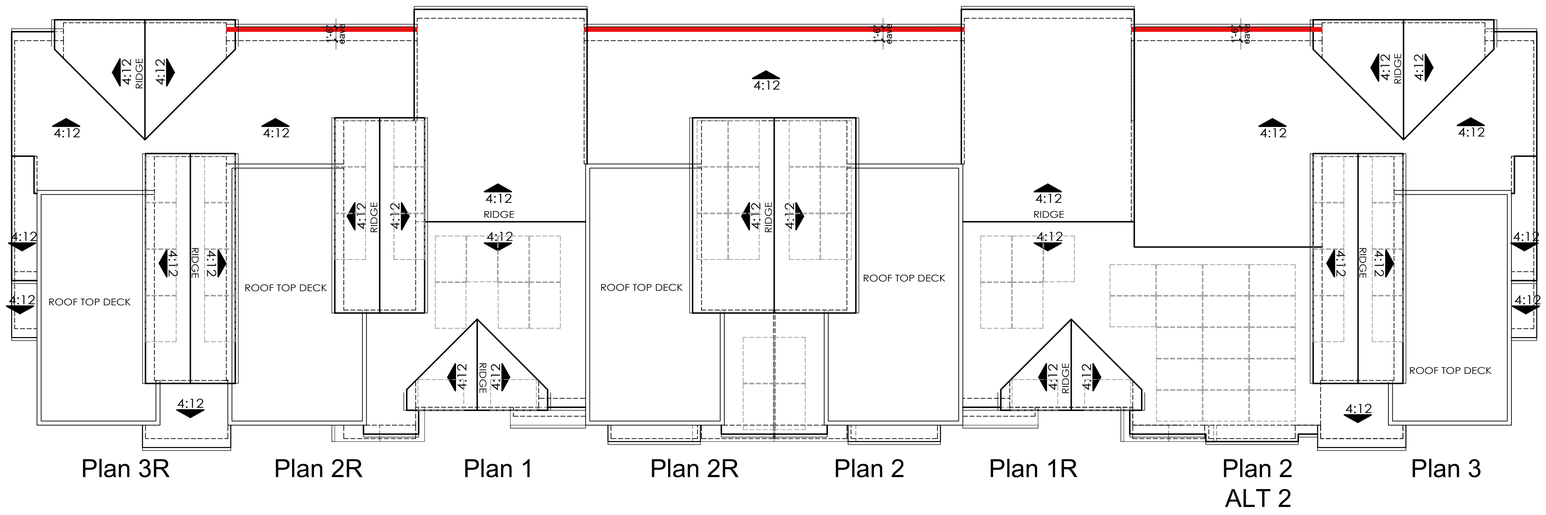
Eave height less than 30' for fire ground ladder access.




## 7PLEX C - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'

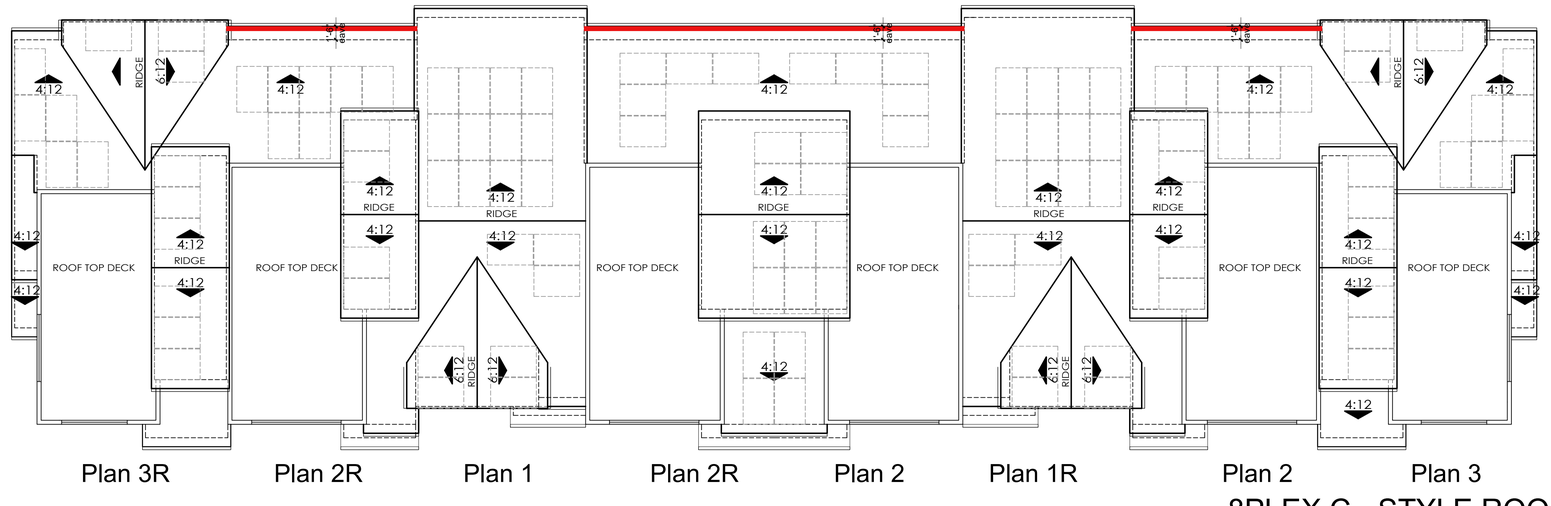
4:12 ROOF PITCH TYP.
6:12 ACCENT ROOF PITCH
12" EAVE, TIGHT RAKE TYP.




## 8PLEX A - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'

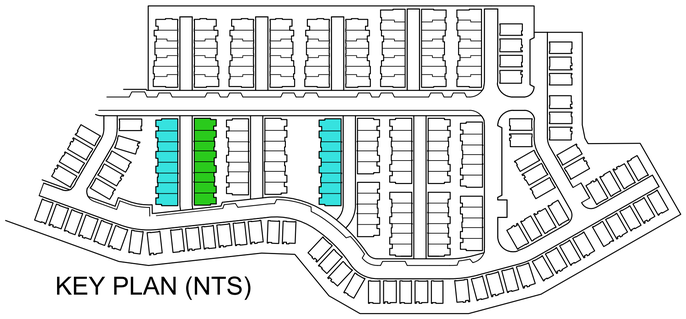
4:12 ROOF PITCH TYP.
12" EAVE, TIGHT RAKE TYP.




## 8PLEX C - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'

4:12 ROOF PITCH TYP.
6:12 ACCENT ROOF PITCH
12" EAVE, TIGHT RAKE TYP.



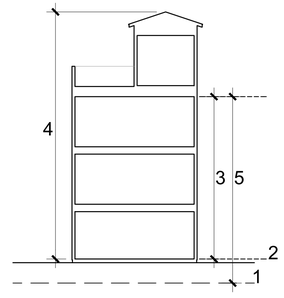

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE




NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

Eave height less than 30' for fire ground ladder access.



KEY PLAN (NTS)

| HEIGHT TABLE: BT-Boxtown Townhouses-C Style | | | | | | |
|---|---|---|---|---|---|---|
| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
| | | Foot Elevation ± | | | | |
| BT-2 | 8 | 478.33 | 490.1 | 31.3 | 46.5 | 43.07 |
| BT-3 | 7R | 485.07 | 488.2 | 31.3 | 46.5 | 34.43 |
| BT-5 | 8R | 482.85 | 486.4 | 31.3 | 46.5 | 34.85 |
| BT-6 | 5 | 483.78 | 486.9 | 31.3 | 46.5 | 34.42 |
| BT-9 | 6R | 482.92 | 485.5 | 31.3 | 46.5 | 33.88 |
| BT-11 | 6XR | 482 | 484.3 | 31.3 | 46.5 | 33.6 |
| BT-12 | 5X | 481.61 | 482.8 | 31.3 | 46.5 | 32.49 |

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

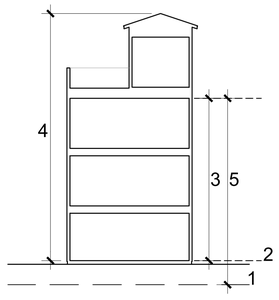
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE

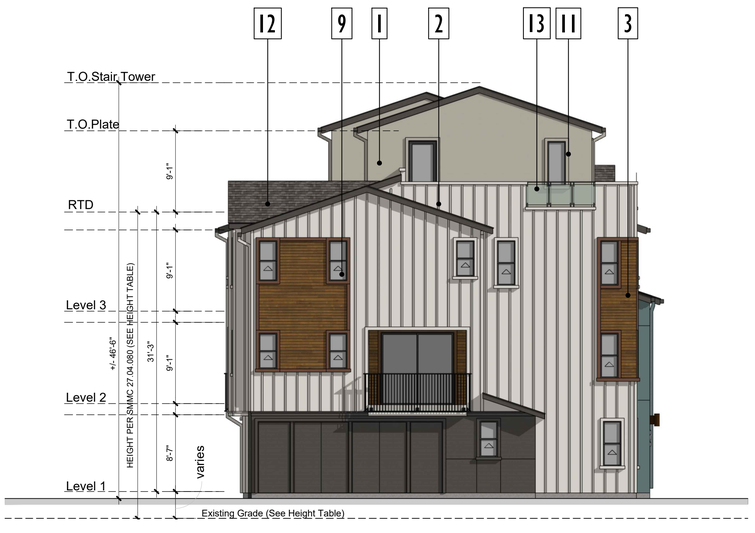





FRONT LEFT PERSPECTIVE

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing




Plan 3R

LEFT ELEVATION




Plan 3R Plan 2R Plan 1R Plan 2 Plan 3

FRONT ELEVATION

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Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**BT_5PLEX C FRONT - LEFT ELEVATIONS** **A1.5.2**



KEY PLAN (NTS)

| HEIGHT TABLE: BT-Boxtown Townhouses-C Style | | | | | | |
|---|---|---|---|---|---|---|
| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
| | | Foot Elevation ± | | | | |
| BT-2 | 8 | 478.33 | 490.1 | 31.3 | 46.5 | 43.07 |
| BT-3 | 7R | 485.07 | 488.2 | 31.3 | 46.5 | 34.43 |
| BT-5 | 8R | 482.85 | 486.4 | 31.3 | 46.5 | 34.85 |
| BT-6 | 5 | 483.78 | 486.9 | 31.3 | 46.5 | 34.42 |
| BT-9 | 6R | 482.92 | 485.5 | 31.3 | 46.5 | 33.88 |
| BT-11 | 6XR | 482 | 484.3 | 31.3 | 46.5 | 33.6 |
| BT-12 | 5X | 481.61 | 482.8 | 31.3 | 46.5 | 32.49 |

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

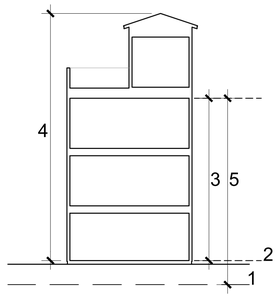
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE

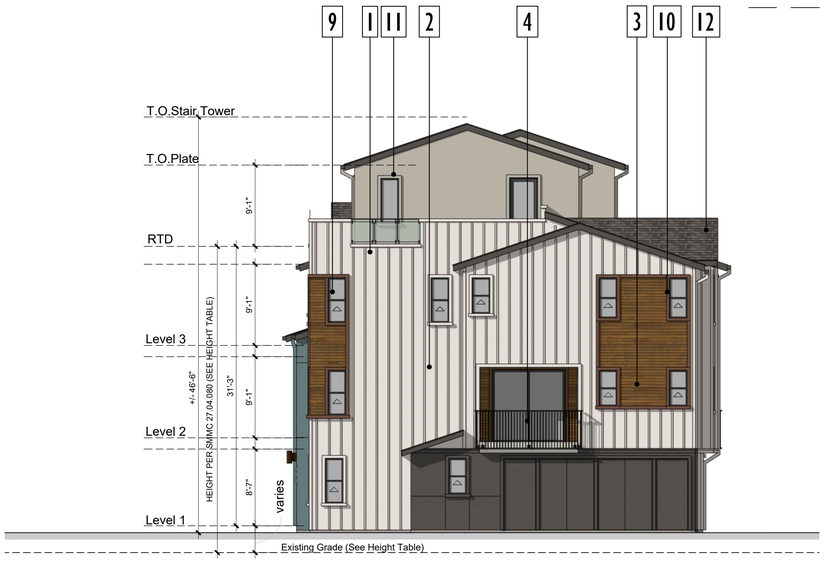





REAR RIGHT PERSPECTIVE

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing




Plan 3
RIGHT ELEVATION




Plan 3 Plan 2 Plan 1R Plan 2R Plan 3R
REAR ELEVATION

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Ownership:

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SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**BT_5PLEX C REAR - RIGHT ELEVATIONS** **A1.5.3**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

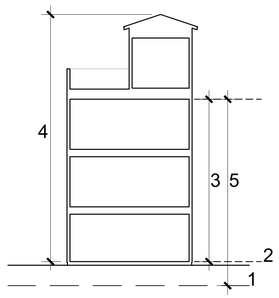
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

**HEIGHT TABLE: BT-Boxtown Townhouses-A Style**

| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
|---|---|---|---|---|---|---|
| | | Foot Elevation ± | | | | |
| BT-1 | 8R | 474.47 | 489.6 | 31.3 | 45 | 46.43 |
| BT-4 | 7 | 482.7 | 488.7 | 31.3 | 45 | 37.3 |
| BT-7 | 5XR | 482.19 | 486.3 | 31.3 | 45 | 35.41 |
| BT-8 | 6X | 480.9 | 484.8 | 31.3 | 45 | 35.2 |
| BT-10 | 6 | 482.25 | 485 | 31.3 | 45 | 34.05 |
| BT-13 | 6R | 481.24 | 483.5 | 31.3 | 46.5 | 33.56 |

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

HEIGHT TABLE GUIDE

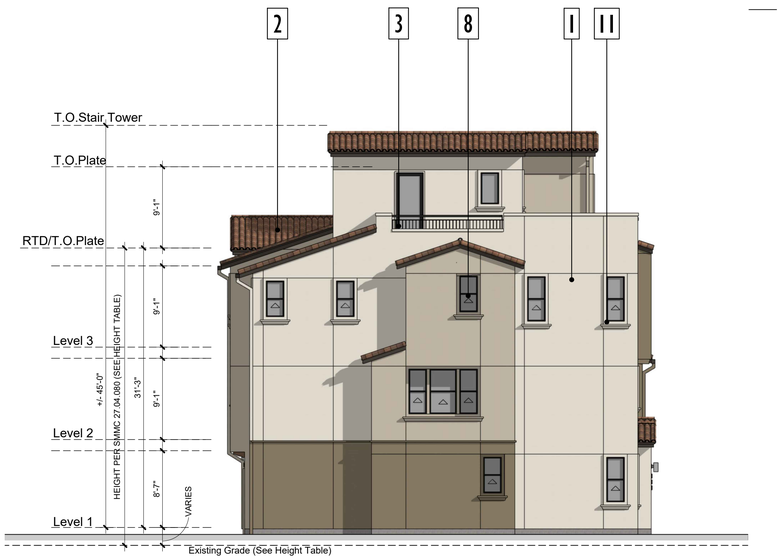





FRONT LEFT PERSPECTIVE

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim




Plan 2R ALT1

LEFT ELEVATION




Plan 2R ALT1 Plan 2R Plan 1R Plan 2 ALT 2 Plan 3

FRONT ELEVATION

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**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**BT_5XPLEX A FRONT - LEFT ELEVATIONS** **A1.5.4**



KEY PLAN (NTS)

| HEIGHT TABLE: BT-Boxtown Townhouses-A Style | | | | | | |
|---|---|---|---|---|---|---|
| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
| | | Foot Elevation ± | | | | |
| BT-1 | 8R | 474.47 | 489.6 | 31.3 | 45 | 46.43 |
| BT-4 | 7 | 482.7 | 488.7 | 31.3 | 45 | 37.3 |
| BT-7 | 5XR | 482.19 | 486.3 | 31.3 | 45 | 35.41 |
| BT-8 | 6X | 480.9 | 484.8 | 31.3 | 45 | 35.2 |
| BT-10 | 6 | 482.25 | 485 | 31.3 | 45 | 34.05 |
| BT-13 | 6R | 481.24 | 483.5 | 31.3 | 46.5 | 33.56 |

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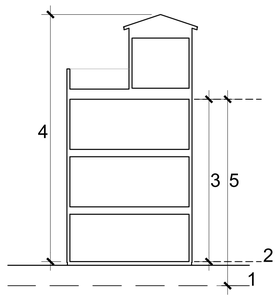
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE

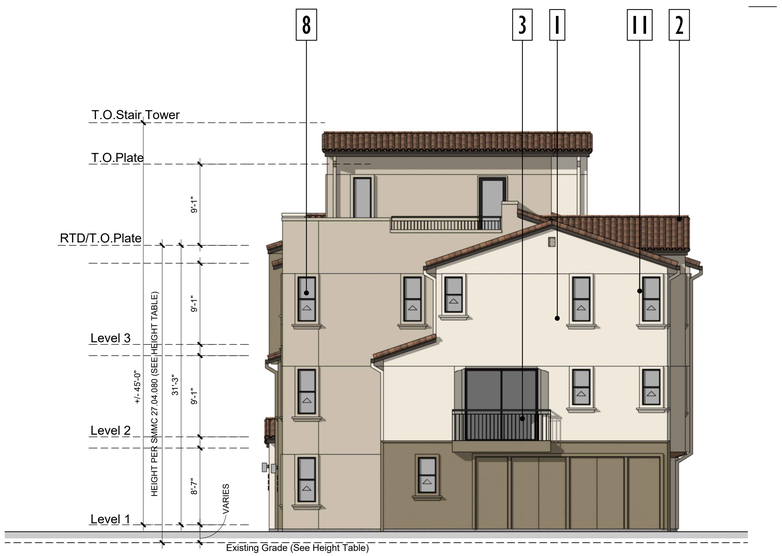





REAR RIGHT PERSPECTIVE

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim




Plan 3

RIGHT ELEVATION




Plan 3 Plan 2 ALT 2 Plan 1R Plan 2R Plan 2R ALT1

REAR ELEVATION

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# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**BT_5XPLEX A REAR - RIGHT ELEVATIONS** **A1.5.5**



KEY PLAN (NTS)

| HEIGHT TABLE: BT-Boxtown Townhouses-C Style | | | | | | |
|---|---|---|---|---|---|---|
| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
| | | Foot Elevation ± | | | | |
| BT-2 | 8 | 478.33 | 490.1 | 31.3 | 46.5 | 43.07 |
| BT-3 | 7R | 485.07 | 488.2 | 31.3 | 46.5 | 34.43 |
| BT-5 | 8R | 482.85 | 486.4 | 31.3 | 46.5 | 34.85 |
| BT-6 | 5 | 483.78 | 486.9 | 31.3 | 46.5 | 34.42 |
| BT-9 | 6R | 482.92 | 485.5 | 31.3 | 46.5 | 33.88 |
| BT-11 | 6XR | 482 | 484.3 | 31.3 | 46.5 | 33.6 |
| BT-12 | 5X | 481.61 | 482.8 | 31.3 | 46.5 | 32.49 |

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

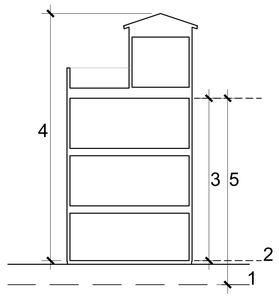
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE

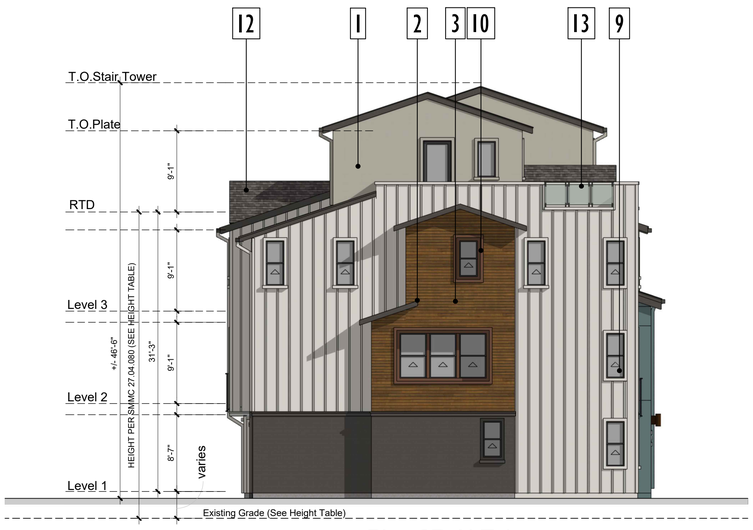





FRONT LEFT PERSPECTIVE

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing




Plan 2R ALT 1

LEFT ELEVATION




Plan 2R ALT 1 Plan 2R Plan 1R Plan 2 Plan 3

FRONT ELEVATION

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**BT_5XPLEX C FRONT - LEFT ELEVATIONS** **A1.5.6**



KEY PLAN (NTS)

| HEIGHT TABLE: BT-Boxtown Townhouses-C Style | | | | | | |
|---|---|---|---|---|---|---|
| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
| | | Foot Elevation ± | | | | |
| BT-2 | 8 | 478.33 | 490.1 | 31.3 | 46.5 | 43.07 |
| BT-3 | 7R | 485.07 | 488.2 | 31.3 | 46.5 | 34.43 |
| BT-5 | 8R | 482.85 | 486.4 | 31.3 | 46.5 | 34.85 |
| BT-6 | 5 | 483.78 | 486.9 | 31.3 | 46.5 | 34.42 |
| BT-9 | 6R | 482.92 | 485.5 | 31.3 | 46.5 | 33.88 |
| BT-11 | 6XR | 482 | 484.3 | 31.3 | 46.5 | 33.6 |
| BT-12 | 5X | 481.61 | 482.8 | 31.3 | 46.5 | 32.49 |

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

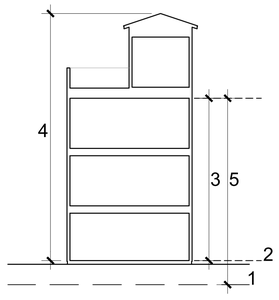
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE

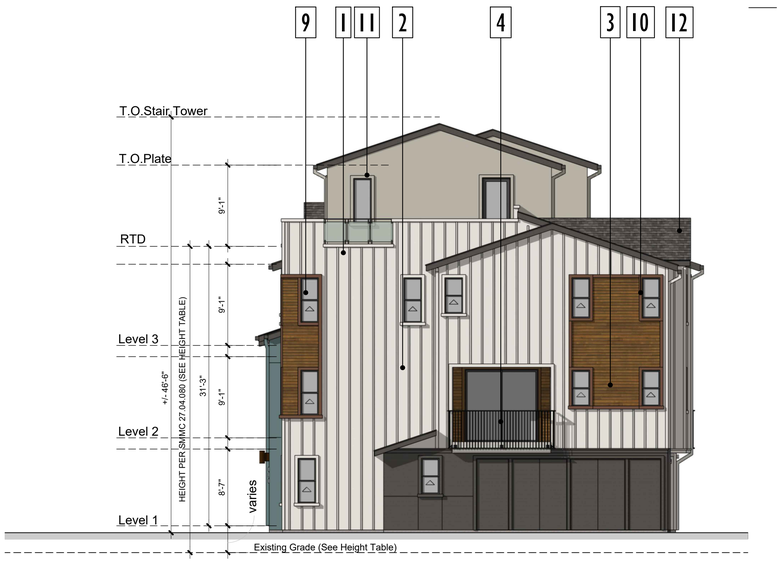





REAR RIGHT PERSPECTIVE

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing




Plan 3
RIGHT ELEVATION




Plan 3 Plan 2 Plan 1R Plan 2R Plan 2R ALT1
REAR ELEVATION

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# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**BT_5XPLEX C REAR - RIGHT ELEVATIONS** **A1.5.7**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

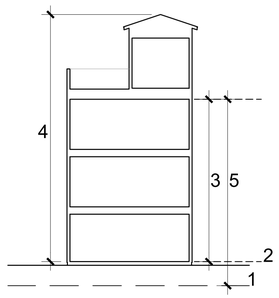
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

**HEIGHT TABLE: BT-Boxtown Townhouses-A Style**

| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
|---|---|---|---|---|---|---|
| | | Foot Elevation ± | | | | |
| BT-1 | 8R | 474.47 | 489.6 | 31.3 | 45 | 46.43 |
| BT-4 | 7 | 482.7 | 488.7 | 31.3 | 45 | 37.3 |
| BT-7 | 5XR | 482.19 | 486.3 | 31.3 | 45 | 35.41 |
| BT-8 | 6X | 480.9 | 484.8 | 31.3 | 45 | 35.2 |
| BT-10 | 6 | 482.25 | 485 | 31.3 | 45 | 34.05 |
| BT-13 | 6R | 481.24 | 483.5 | 31.3 | 46.5 | 33.56 |

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

HEIGHT TABLE GUIDE

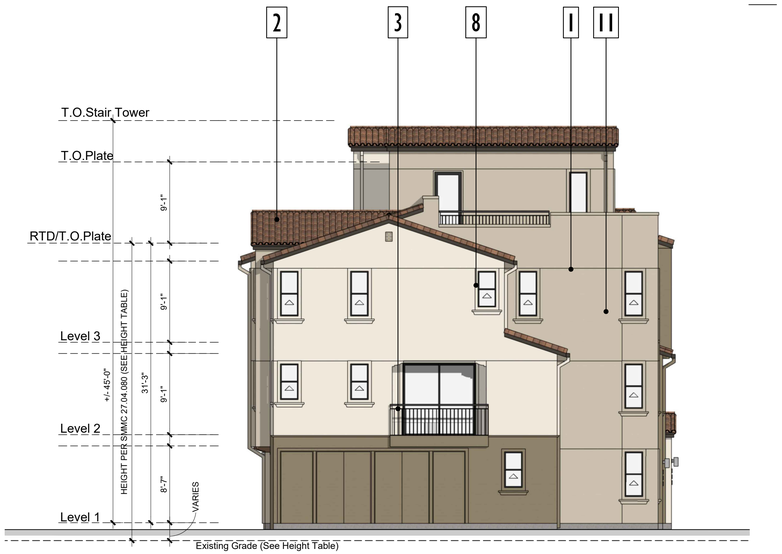





FRONT LEFT PERSPECTIVE

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim




Plan 3R

LEFT ELEVATION




Plan 3R Plan 2R Plan 1 Plan 1R Plan 2 ALT 2 Plan 3

FRONT ELEVATION

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**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**BT_6PLEX A FRONT - LEFT ELEVATIONS** **A1.5.8**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

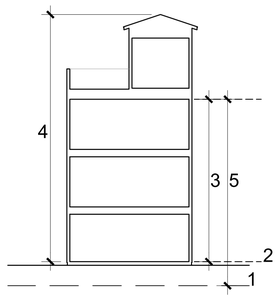
STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

| HEIGHT TABLE: BT-Boxtown Townhouses-A Style | | | | | | |
|---|---|---|---|---|---|---|
| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
| | | Foot Elevation ± | | | | |
| BT-1 | 8R | 474.47 | 489.6 | 31.3 | 45 | 46.43 |
| BT-4 | 7 | 482.7 | 488.7 | 31.3 | 45 | 37.3 |
| BT-7 | 5XR | 482.19 | 486.3 | 31.3 | 45 | 35.41 |
| BT-8 | 6X | 480.9 | 484.8 | 31.3 | 45 | 35.2 |
| BT-10 | 6 | 482.25 | 485 | 31.3 | 45 | 34.05 |
| BT-13 | 6R | 481.24 | 483.5 | 31.3 | 46.5 | 33.56 |

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HEIGHT TABLE GUIDE

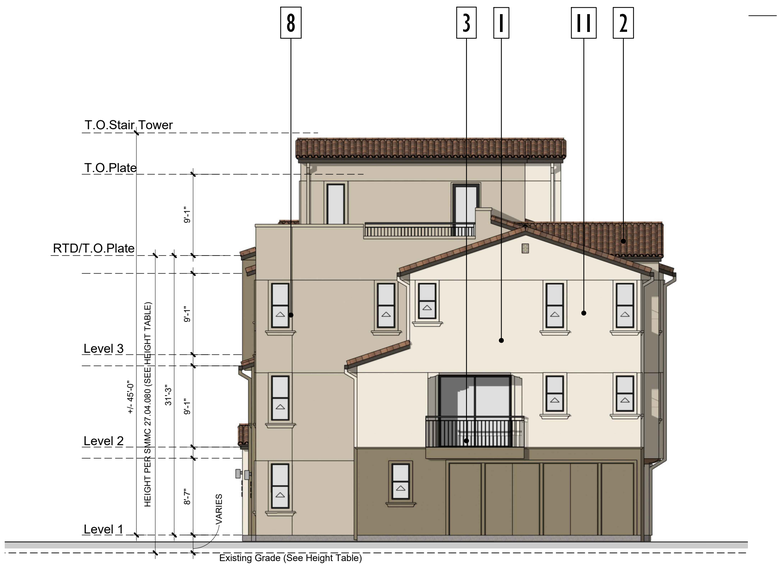




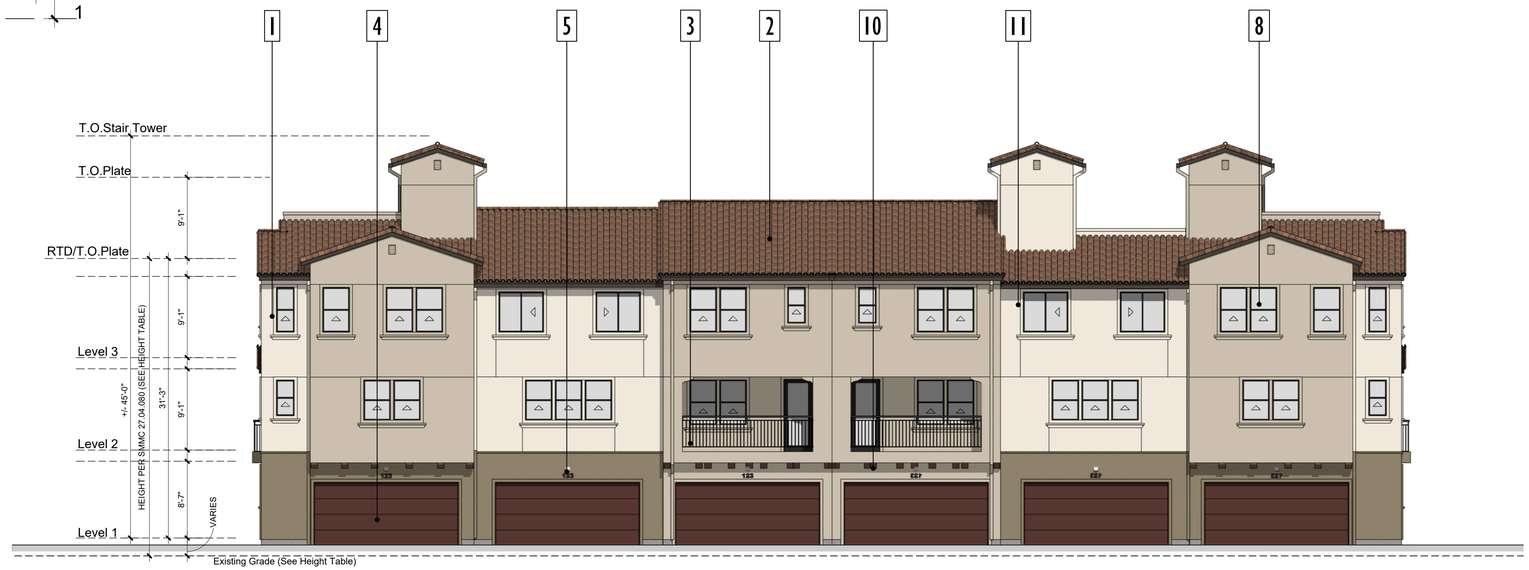

REAR RIGHT PERSPECTIVE

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim




Plan 3 RIGHT ELEVATION




Plan 3 Plan 2 ALT 2 Plan 1R Plan 1 Plan 2R Plan 3R
REAR ELEVATION

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SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**BT_6PLEX A REAR - RIGHT ELEVATIONS** **A1.5.9**



KEY PLAN (NTS)

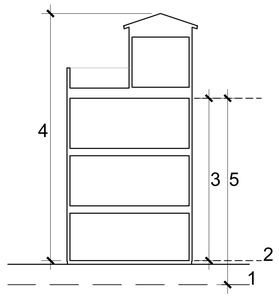
| HEIGHT TABLE: BT-Boxtown Townhouses-C Style | | | | | | |
|---|---|---|---|---|---|---|
| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
| | | Foot Elevation ± | | | | |
| BT-2 | 8 | 478.33 | 490.1 | 31.3 | 46.5 | 43.07 |
| BT-3 | 7R | 485.07 | 488.2 | 31.3 | 46.5 | 34.43 |
| BT-5 | 8R | 482.85 | 486.4 | 31.3 | 46.5 | 34.85 |
| BT-6 | 5 | 483.78 | 486.9 | 31.3 | 46.5 | 34.42 |
| BT-9 | 6R | 482.92 | 485.5 | 31.3 | 46.5 | 33.88 |
| BT-11 | 6XR | 482 | 484.3 | 31.3 | 46.5 | 33.6 |
| BT-12 | 5X | 481.61 | 482.8 | 31.3 | 46.5 | 32.49 |

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- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE

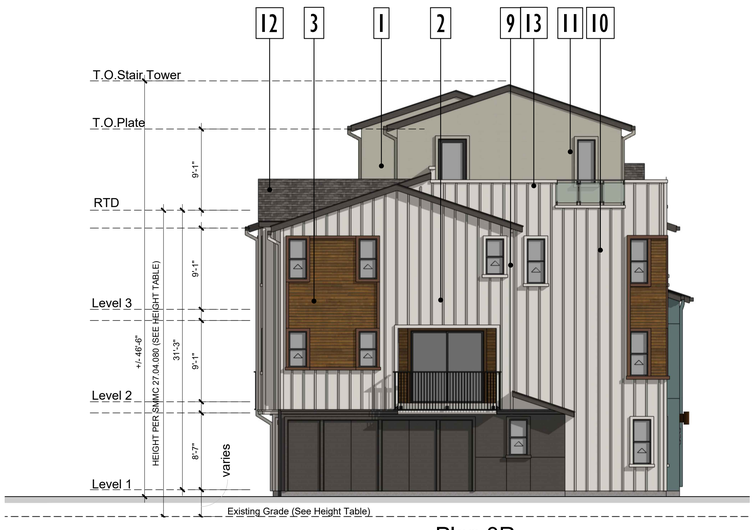





FRONT LEFT PERSPECTIVE

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing




Plan 3R

LEFT ELEVATION




Plan 3R Plan 2R Plan 1 Plan 1R Plan 2 Plan 3

FRONT ELEVATION

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Ownership:

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**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**BT_6PLEX C FRONT - LEFT ELEVATIONS** **A1.5.10**



KEY PLAN (NTS)

| HEIGHT TABLE: BT-Boxtown Townhouses-C Style | | | | | | |
|---|---|---|---|---|---|---|
| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
| | | Foot Elevation ± | | | | |
| BT-2 | 8 | 478.33 | 490.1 | 31.3 | 46.5 | 43.07 |
| BT-3 | 7R | 485.07 | 488.2 | 31.3 | 46.5 | 34.43 |
| BT-5 | 8R | 482.85 | 486.4 | 31.3 | 46.5 | 34.85 |
| BT-6 | 5 | 483.78 | 486.9 | 31.3 | 46.5 | 34.42 |
| BT-9 | 6R | 482.92 | 485.5 | 31.3 | 46.5 | 33.88 |
| BT-11 | 6XR | 482 | 484.3 | 31.3 | 46.5 | 33.6 |
| BT-12 | 5X | 481.61 | 482.8 | 31.3 | 46.5 | 32.49 |

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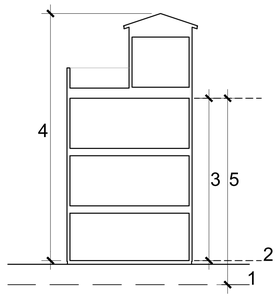
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE

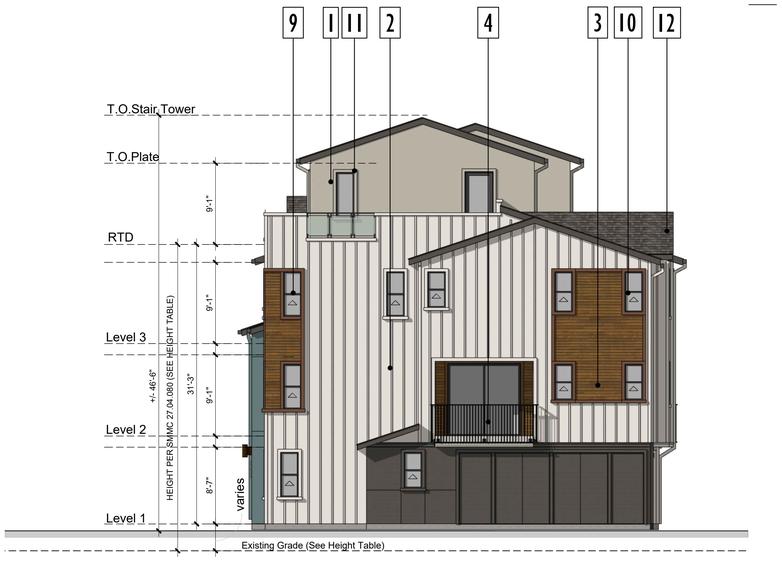





REAR RIGHT PERSPECTIVE

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing




Plan 3
RIGHT ELEVATION




Plan 3 Plan 2 Plan 1R Plan 1 Plan 2R Plan 3R
REAR ELEVATION

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# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**BT_6PLEX C REAR - RIGHT ELEVATIONS** **A1.5.11**



KEY PLAN (NTS)

| HEIGHT TABLE: BT-Boxtown Townhouses-A Style | | | | | | |
|---|---|---|---|---|---|---|
| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
| | | Foot Elevation ± | | | | |
| BT-1 | 8R | 474.47 | 489.6 | 31.3 | 45 | 46.43 |
| BT-4 | 7 | 482.7 | 488.7 | 31.3 | 45 | 37.3 |
| BT-7 | 5XR | 482.19 | 486.3 | 31.3 | 45 | 35.41 |
| BT-8 | 6X | 480.9 | 484.8 | 31.3 | 45 | 35.2 |
| BT-10 | 6 | 482.25 | 485 | 31.3 | 45 | 34.05 |
| BT-13 | 6R | 481.24 | 483.5 | 31.3 | 46.5 | 33.56 |

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

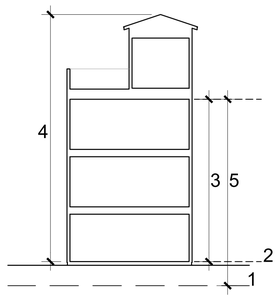
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE

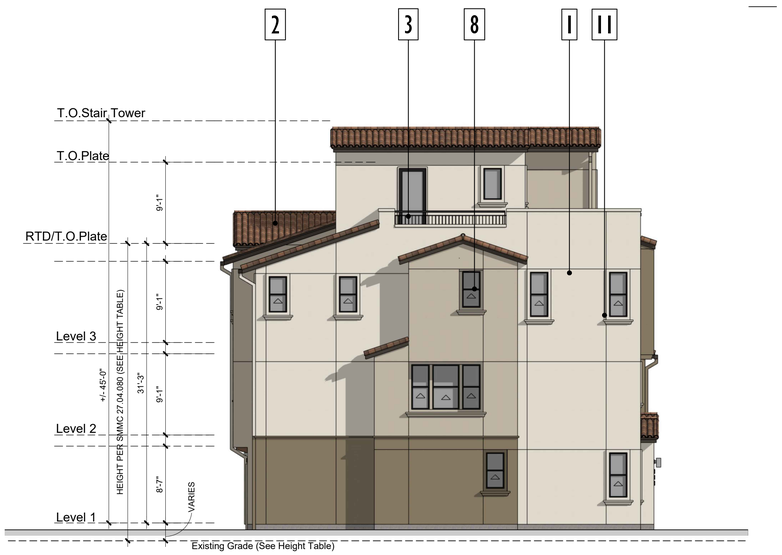





FRONT LEFT PERSPECTIVE

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim




Plan 2R ALT 1
LEFT ELEVATION




Plan 2R ALT 1 Plan 1R Plan 2 Plan 1R Plan 2 ALT 2 Plan 3
FRONT ELEVATION

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SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**BT_6XPLEX A FRONT - LEFT ELEVATIONS** **A1.5.12**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

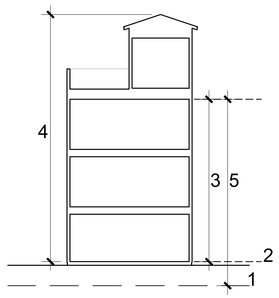
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

**HEIGHT TABLE: BT-Boxtown Townhouses-A Style**

| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
|---|---|---|---|---|---|---|
| | | Foot Elevation ± | | | | |
| BT-1 | 8R | 474.47 | 489.6 | 31.3 | 45 | 46.43 |
| BT-4 | 7 | 482.7 | 488.7 | 31.3 | 45 | 37.3 |
| BT-7 | 5XR | 482.19 | 486.3 | 31.3 | 45 | 35.41 |
| BT-8 | 6X | 480.9 | 484.8 | 31.3 | 45 | 35.2 |
| BT-10 | 6 | 482.25 | 485 | 31.3 | 45 | 34.05 |
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HEIGHT TABLE GUIDE

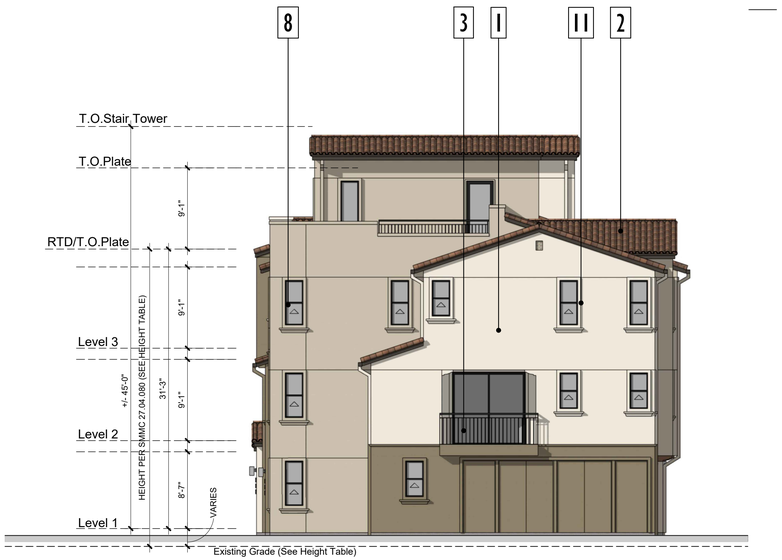





REAR RIGHT PERSPECTIVE

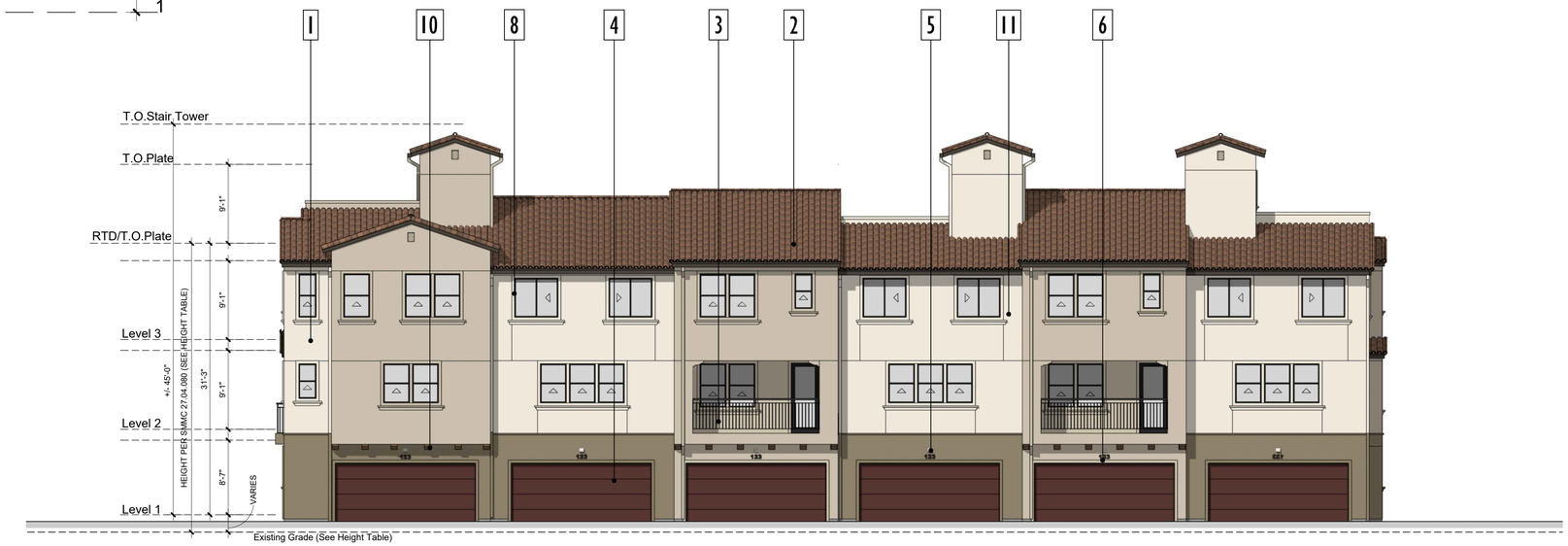
MATERIAL LEGEND SPANISH A

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8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim




Plan 3

RIGHT ELEVATION




Plan 3 Plan 2 ALT 2 Plan 1R Plan 2 Plan 1R Plan 2R ALT 1

REAR ELEVATION

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SAN MATEO, CA
# 20240095

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JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**BT_6XPLEX A REAR - RIGHT ELEVATIONS** **A1.5.13**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

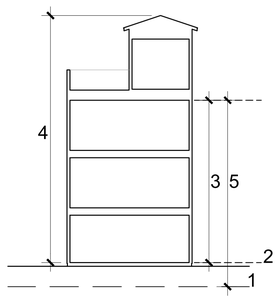
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

**HEIGHT TABLE: BT-Boxtown Townhouses-C Style**

| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
|---|---|---|---|---|---|---|
| | | Foot Elevation ± | | | | |
| BT-2 | 8 | 478.33 | 490.1 | 31.3 | 46.5 | 43.07 |
| BT-3 | 7R | 485.07 | 488.2 | 31.3 | 46.5 | 34.43 |
| BT-5 | 8R | 482.85 | 486.4 | 31.3 | 46.5 | 34.85 |
| BT-6 | 5 | 483.78 | 486.9 | 31.3 | 46.5 | 34.42 |
| BT-9 | 6R | 482.92 | 485.5 | 31.3 | 46.5 | 33.88 |
| BT-11 | 6XR | 482 | 484.3 | 31.3 | 46.5 | 33.6 |
| BT-12 | 5X | 481.61 | 482.8 | 31.3 | 46.5 | 32.49 |

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

HEIGHT TABLE GUIDE

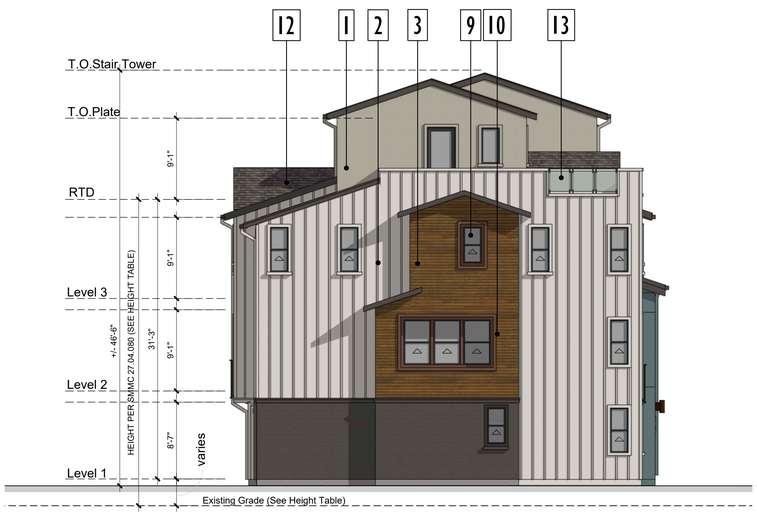





FRONT LEFT PERSPECTIVE

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing




Plan 2R ALT1

LEFT ELEVATION




Plan 2R ALT1 Plan 1R Plan 2 Plan 1R Plan 2 Plan 3

FRONT ELEVATION

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Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**BT_6XPLEX C FRONT - LEFT ELEVATIONS** **A1.5.14**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

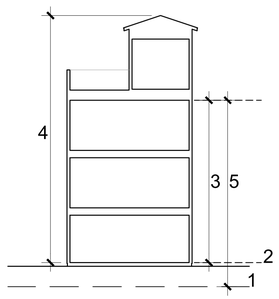
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

**HEIGHT TABLE: BT-Boxtown Townhouses-C Style**

| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
|---|---|---|---|---|---|---|
| | | Foot Elevation ± | | | | |
| BT-2 | 8 | 478.33 | 490.1 | 31.3 | 46.5 | 43.07 |
| BT-3 | 7R | 485.07 | 488.2 | 31.3 | 46.5 | 34.43 |
| BT-5 | 8R | 482.85 | 486.4 | 31.3 | 46.5 | 34.85 |
| BT-6 | 5 | 483.78 | 486.9 | 31.3 | 46.5 | 34.42 |
| BT-9 | 6R | 482.92 | 485.5 | 31.3 | 46.5 | 33.88 |
| BT-11 | 6XR | 482 | 484.3 | 31.3 | 46.5 | 33.6 |
| BT-12 | 5X | 481.61 | 482.8 | 31.3 | 46.5 | 32.49 |

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

HEIGHT TABLE GUIDE

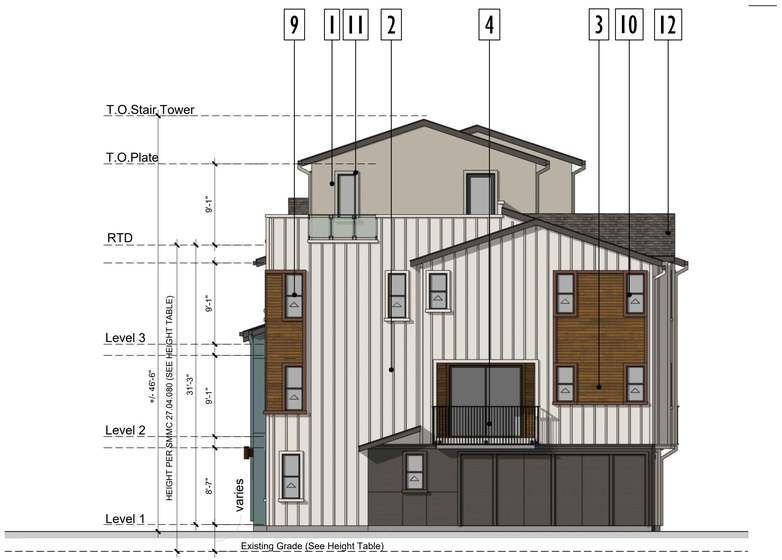





REAR RIGHT PERSPECTIVE

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing




Plan 3

RIGHT ELEVATION




Plan 3 Plan 2 Plan 1R Plan 2 Plan 1R Plan 2R ALT1

REAR ELEVATION

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SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**BT_6XPLEX C REAR - RIGHT ELEVATIONS** **A1.5.15**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

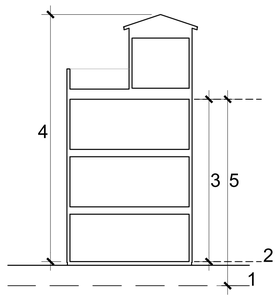
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

**HEIGHT TABLE: BT-Boxtown Townhouses-A Style**

| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
|---|---|---|---|---|---|---|
| | | Foot Elevation ± | | | | |
| BT-1 | 8R | 474.47 | 489.6 | 31.3 | 45 | 46.43 |
| BT-4 | 7 | 482.7 | 488.7 | 31.3 | 45 | 37.3 |
| BT-7 | 5XR | 482.19 | 486.3 | 31.3 | 45 | 35.41 |
| BT-8 | 6X | 480.9 | 484.8 | 31.3 | 45 | 35.2 |
| BT-10 | 6 | 482.25 | 485 | 31.3 | 45 | 34.05 |
| BT-13 | 6R | 481.24 | 483.5 | 31.3 | 46.5 | 33.56 |

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

HEIGHT TABLE GUIDE

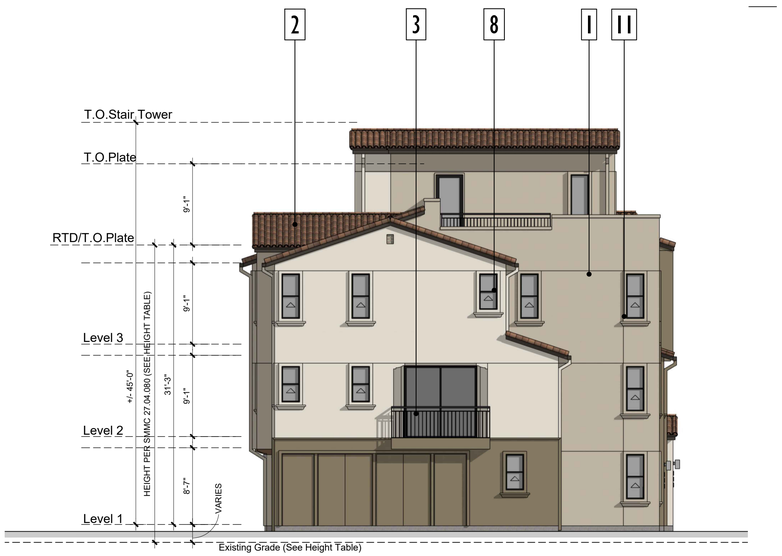





FRONT LEFT PERSPECTIVE

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim




Plan 3R

LEFT ELEVATION




Plan 3R Plan 2R Plan 1 Plan 2 ALT 2 Plan 1R Plan 2 Plan 3

FRONT ELEVATION

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# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**BT_7PLEX A FRONT - LEFT ELEVATIONS** **A1.5.16**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

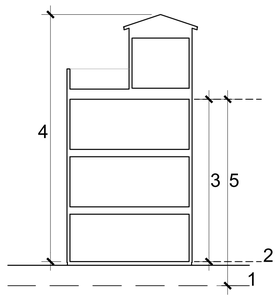
STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

| HEIGHT TABLE: BT-Boxtown Townhouses-A Style | | | | | | |
|---|---|---|---|---|---|---|
| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
| | | Foot Elevation ± | | | | |
| BT-1 | 8R | 474.47 | 489.6 | 31.3 | 45 | 46.43 |
| BT-4 | 7 | 482.7 | 488.7 | 31.3 | 45 | 37.3 |
| BT-7 | 5XR | 482.19 | 486.3 | 31.3 | 45 | 35.41 |
| BT-8 | 6X | 480.9 | 484.8 | 31.3 | 45 | 35.2 |
| BT-10 | 6 | 482.25 | 485 | 31.3 | 45 | 34.05 |
| BT-13 | 6R | 481.24 | 483.5 | 31.3 | 46.5 | 33.56 |

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HEIGHT TABLE GUIDE

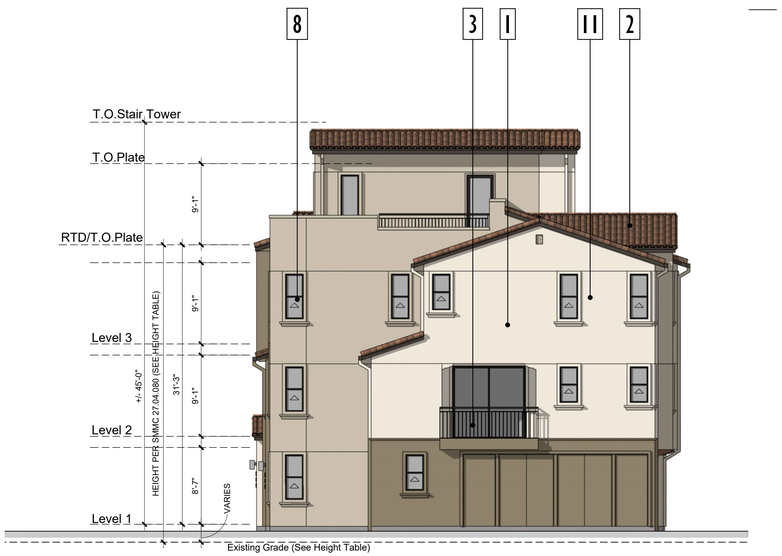





REAR RIGHT PERSPECTIVE

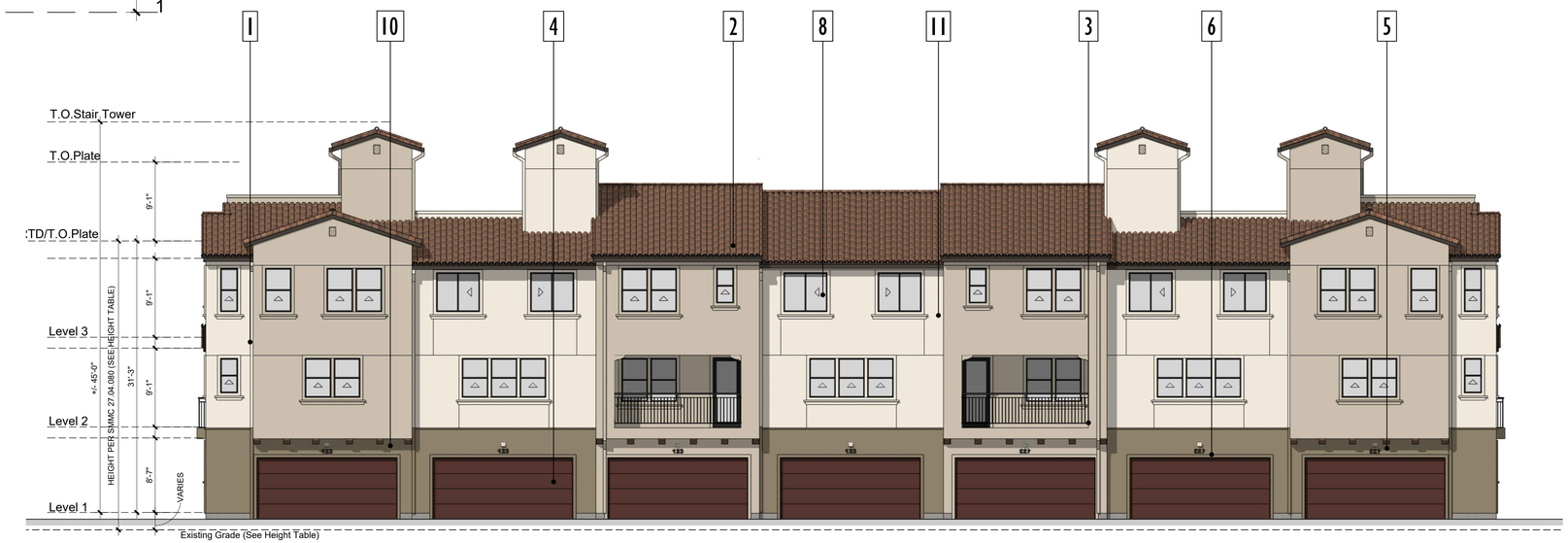
MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim




Plan 3

RIGHT ELEVATION




Plan 3 Plan 2 Plan 1R Plan 2 ALT 2 Plan 1 Plan 2R Plan 3R

REAR ELEVATION

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**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**BT_7PLEX A REAR - RIGHT ELEVATIONS** **A1.5.17**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

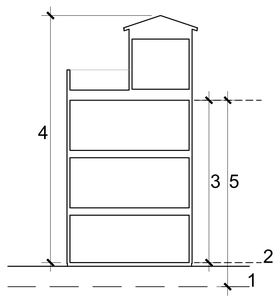
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

**HEIGHT TABLE: BT-Boxtown Townhouses-C Style**

| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
|---|---|---|---|---|---|---|
| | | Foot Elevation ± | | | | |
| BT-2 | 8 | 478.33 | 490.1 | 31.3 | 46.5 | 43.07 |
| BT-3 | 7R | 485.07 | 488.2 | 31.3 | 46.5 | 34.43 |
| BT-5 | 8R | 482.85 | 486.4 | 31.3 | 46.5 | 34.85 |
| BT-6 | 5 | 483.78 | 486.9 | 31.3 | 46.5 | 34.42 |
| BT-9 | 6R | 482.92 | 485.5 | 31.3 | 46.5 | 33.88 |
| BT-11 | 6XR | 482 | 484.3 | 31.3 | 46.5 | 33.6 |
| BT-12 | 5X | 481.61 | 482.8 | 31.3 | 46.5 | 32.49 |

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

HEIGHT TABLE GUIDE

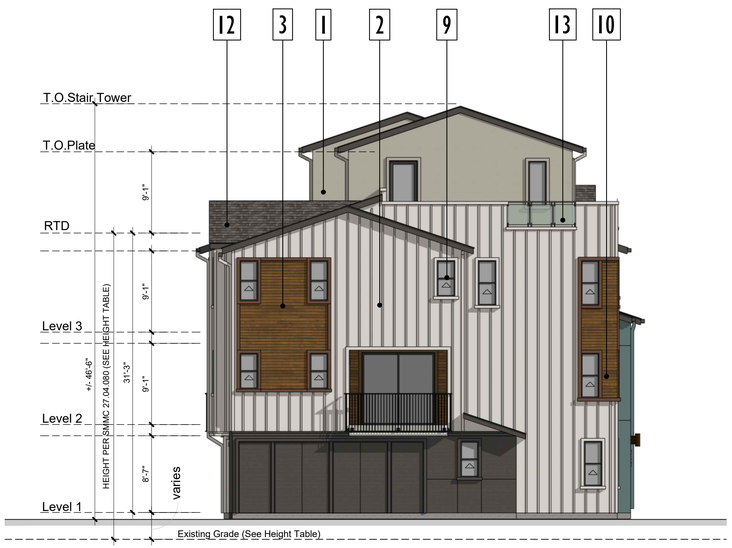





FRONT LEFT PERSPECTIVE

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing




Plan 3R

LEFT ELEVATION




Plan 3R Plan 2R Plan 1 Plan 2 Plan 1R Plan 2 Plan 3

FRONT ELEVATION

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SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**BT_7PLEX C FRONT - LEFT ELEVATIONS** **A1.5.18**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

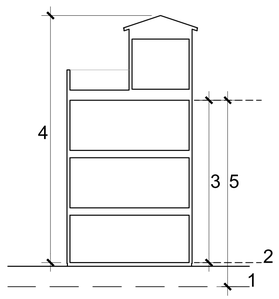
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

**HEIGHT TABLE: BT-Boxtown Townhouses-C Style**

| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
|---|---|---|---|---|---|---|
| | | Foot Elevation ± | | | | |
| BT-2 | 8 | 478.33 | 490.1 | 31.3 | 46.5 | 43.07 |
| BT-3 | 7R | 485.07 | 488.2 | 31.3 | 46.5 | 34.43 |
| BT-5 | 8R | 482.85 | 486.4 | 31.3 | 46.5 | 34.85 |
| BT-6 | 5 | 483.78 | 486.9 | 31.3 | 46.5 | 34.42 |
| BT-9 | 6R | 482.92 | 485.5 | 31.3 | 46.5 | 33.88 |
| BT-11 | 6XR | 482 | 484.3 | 31.3 | 46.5 | 33.6 |
| BT-12 | 5X | 481.61 | 482.8 | 31.3 | 46.5 | 32.49 |

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

HEIGHT TABLE GUIDE

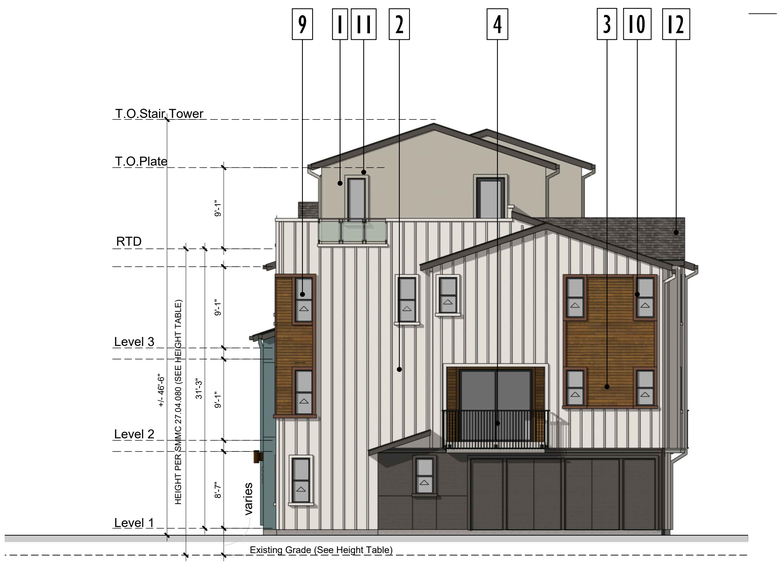





REAR RIGHT PERSPECTIVE

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing




Plan 3

RIGHT ELEVATION




Plan 3 Plan 2 Plan 1R Plan 2 Plan 1 Plan 2R Plan 3R

REAR ELEVATION

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SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**BT_7PLEX C REAR - RIGHT ELEVATIONS** **A1.5.19**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

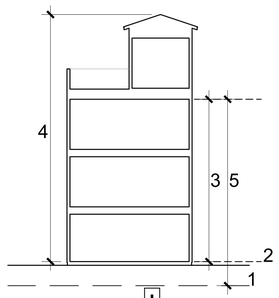
STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

| HEIGHT TABLE: BT-Boxtown Townhouses-A Style | | | | | | |
|---|---|---|---|---|---|---|
| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
| | | Foot Elevation ± | | | | |
| BT-1 | 8R | 474.47 | 489.6 | 31.3 | 45 | 46.43 |
| BT-4 | 7 | 482.7 | 488.7 | 31.3 | 45 | 37.3 |
| BT-7 | 5XR | 482.19 | 486.3 | 31.3 | 45 | 35.41 |
| BT-8 | 6X | 480.9 | 484.8 | 31.3 | 45 | 35.2 |
| BT-10 | 6 | 482.25 | 485 | 31.3 | 45 | 34.05 |
| BT-13 | 6R | 481.24 | 483.5 | 31.3 | 46.5 | 33.56 |

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HEIGHT TABLE GUIDE

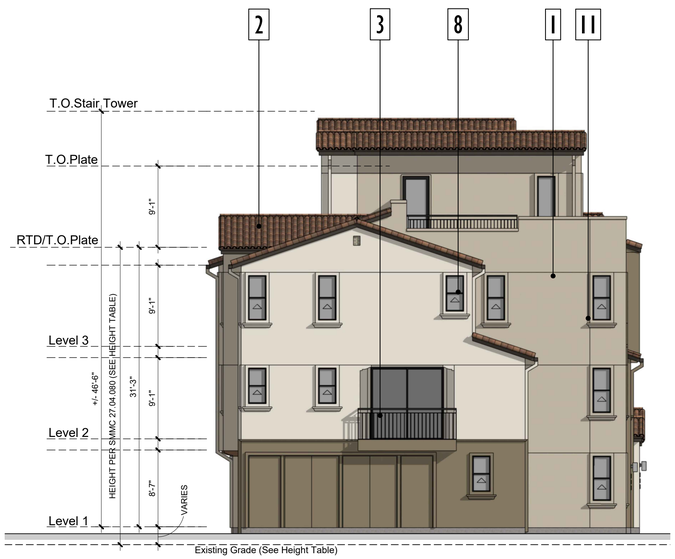





FRONT LEFT PERSPECTIVE

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim




Plan 3R
LEFT ELEVATION




Plan 3R | Plan 2R | Plan 1 | Plan 2R | Plan 2 | Plan 1R | Plan 2 ALT 2 | Plan 3
FRONT ELEVATION

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SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**BT_8PLEX A FRONT - LEFT ELEVATIONS** **A1.5.20**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

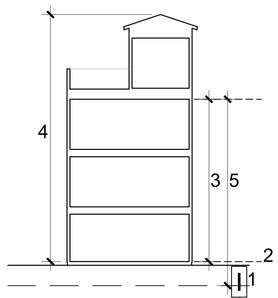
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

**HEIGHT TABLE: BT-Boxtown Townhouses-A Style**

| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
|---|---|---|---|---|---|---|
| | | Foot Elevation ± | | | | |
| BT-1 | 8R | 474.47 | 489.6 | 31.3 | 45 | 46.43 |
| BT-4 | 7 | 482.7 | 488.7 | 31.3 | 45 | 37.3 |
| BT-7 | 5XR | 482.19 | 486.3 | 31.3 | 45 | 35.41 |
| BT-8 | 6X | 480.9 | 484.8 | 31.3 | 45 | 35.2 |
| BT-10 | 6 | 482.25 | 485 | 31.3 | 45 | 34.05 |
| BT-13 | 6R | 481.24 | 483.5 | 31.3 | 46.5 | 33.56 |

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

HEIGHT TABLE GUIDE

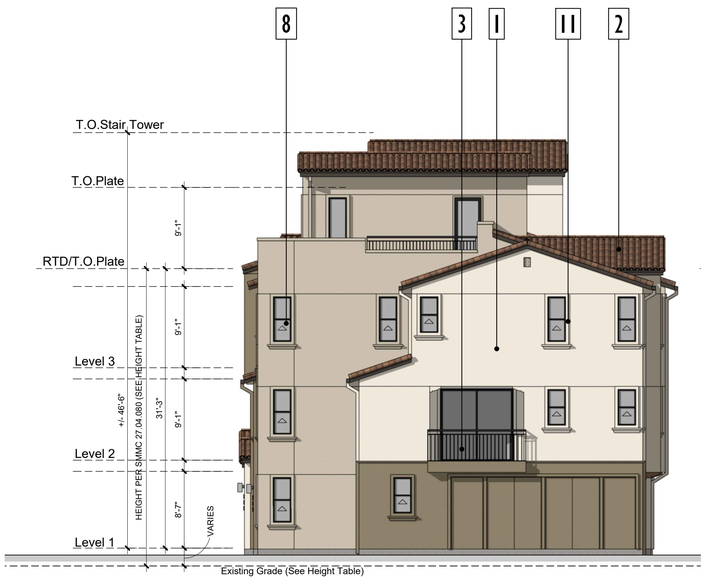





REAR RIGHT PERSPECTIVE

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim




Plan 3

RIGHT ELEVATION




Plan 3 Plan 2 ALT 2 Plan 1R Plan 2 Plan 2R Plan 1 Plan 2R Plan 3R

REAR ELEVATION

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Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**BT_8PLEX A REAR - RIGHT ELEVATIONS** **A1.5.21**



KEY PLAN (NTS)

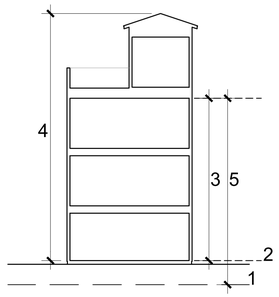
| HEIGHT TABLE: BT-Boxtown Townhouses-C Style | | | | | | |
|---|---|---|---|---|---|---|
| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
| | | Foot Elevation ± | | | | |
| BT-2 | 8 | 478.33 | 490.1 | 31.3 | 46.5 | 43.07 |
| BT-3 | 7R | 485.07 | 488.2 | 31.3 | 46.5 | 34.43 |
| BT-5 | 8R | 482.85 | 486.4 | 31.3 | 46.5 | 34.85 |
| BT-6 | 5 | 483.78 | 486.9 | 31.3 | 46.5 | 34.42 |
| BT-9 | 6R | 482.92 | 485.5 | 31.3 | 46.5 | 33.88 |
| BT-11 | 6XR | 482 | 484.3 | 31.3 | 46.5 | 33.6 |
| BT-12 | 5X | 481.61 | 482.8 | 31.3 | 46.5 | 32.49 |

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE

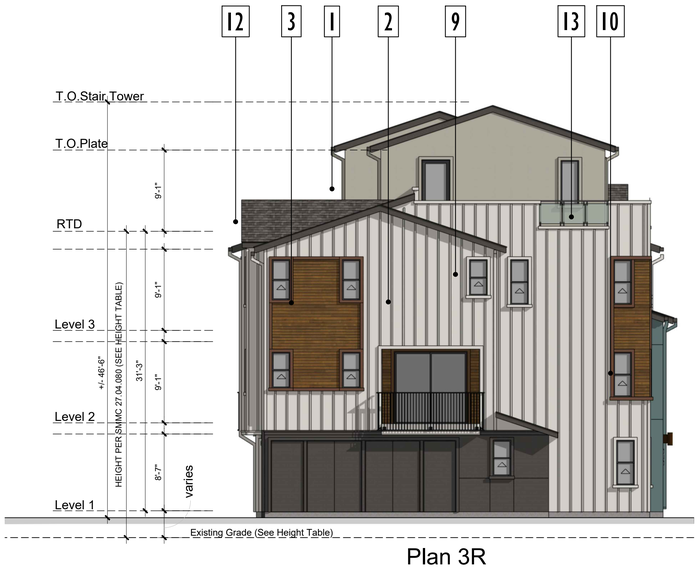





FRONT LEFT PERSPECTIVE

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing




Plan 3R

LEFT ELEVATION




Plan 3R Plan 2R Plan 1 Plan 2R Plan 2 Plan 1R Plan 2 Plan 3

FRONT ELEVATION

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Ownership:

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San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**BT_8PLEX C FRONT - LEFT ELEVATIONS** **A1.5.22**



KEY PLAN (NTS)

| HEIGHT TABLE: BT-Boxtown Townhouses-C Style | | | | | | |
|---|---|---|---|---|---|---|
| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
| | | Foot Elevation ± | | | | |
| BT-2 | 8 | 478.33 | 490.1 | 31.3 | 46.5 | 43.07 |
| BT-3 | 7R | 485.07 | 488.2 | 31.3 | 46.5 | 34.43 |
| BT-5 | 8R | 482.85 | 486.4 | 31.3 | 46.5 | 34.85 |
| BT-6 | 5 | 483.78 | 486.9 | 31.3 | 46.5 | 34.42 |
| BT-9 | 6R | 482.92 | 485.5 | 31.3 | 46.5 | 33.88 |
| BT-11 | 6XR | 482 | 484.3 | 31.3 | 46.5 | 33.6 |
| BT-12 | 5X | 481.61 | 482.8 | 31.3 | 46.5 | 32.49 |

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

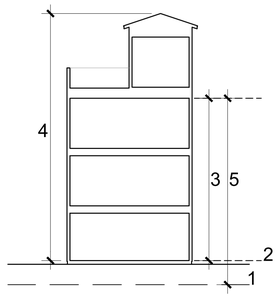
STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE

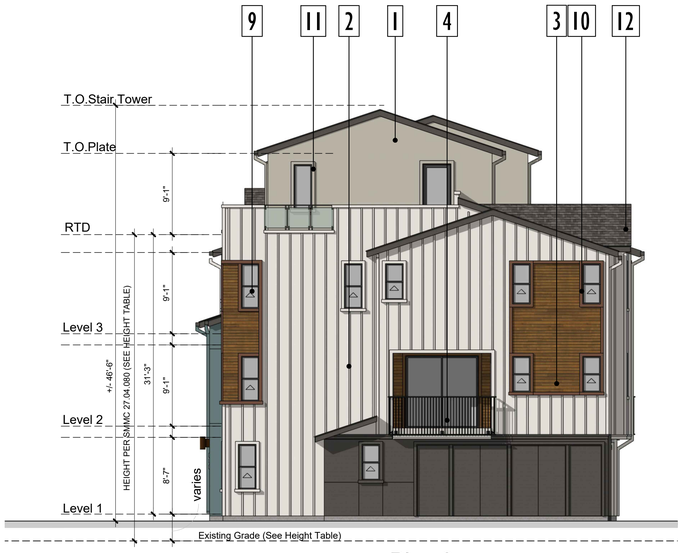





REAR RIGHT PERSPECTIVE

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing




Plan 3

RIGHT ELEVATION




Plan 3 Plan 2 Plan 1R Plan 2 Plan 2R Plan 1 Plan 2R Plan 3R

REAR ELEVATION

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Ownership:

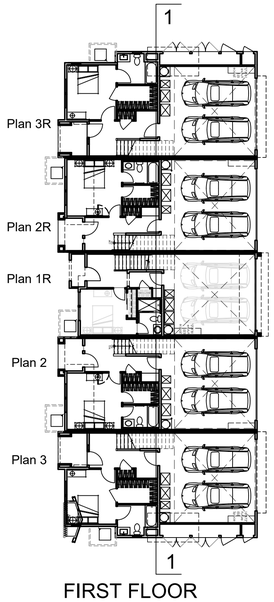
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

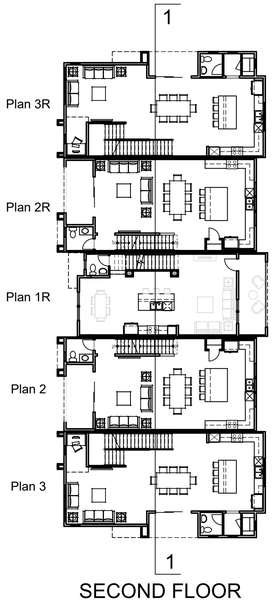
**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 4 8 16 Scale 1" = 8'

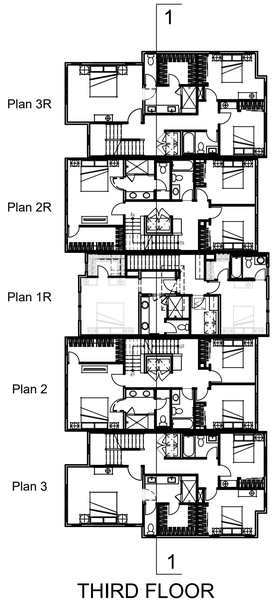
**BT_8PLEX C REAR - RIGHT ELEVATIONS** **A1.5.23**



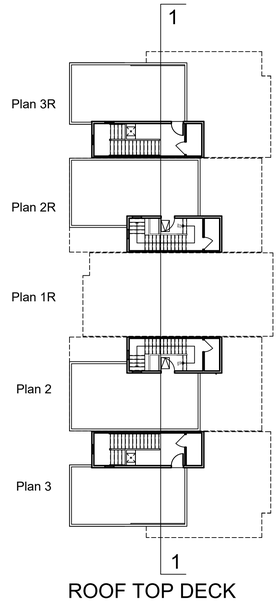

FIRST FLOOR



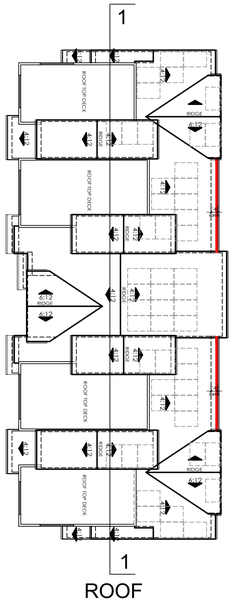

SECOND FLOOR




THIRD FLOOR




ROOF TOP DECK




ROOF

# 5-PLEX C KEY PLANS

0 8 16 32 Scale 1" = 16'




0 4 8 12 Scale 3/16" = 1'

**1.** 5-PLEX C LONGITUDINAL SECTION

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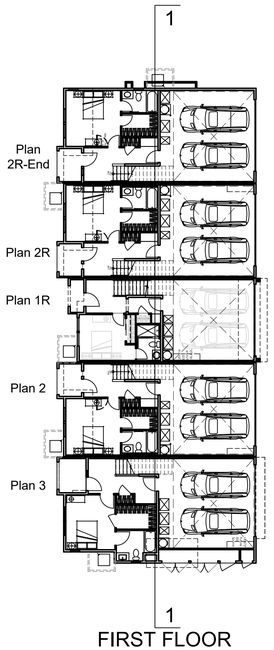
Ownership:

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San Francisco, CA 94104

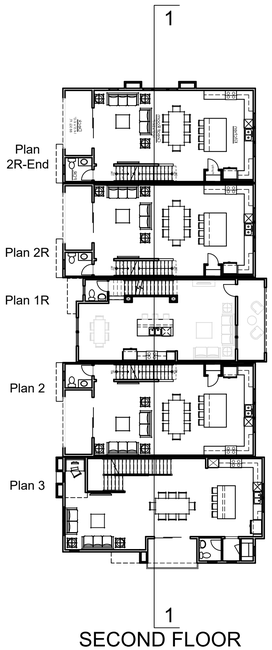
**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

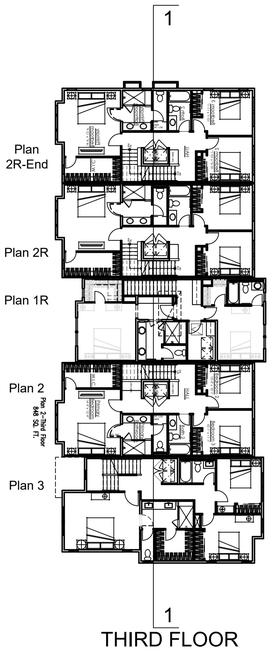
**BT_5PLEX C LONG SECTION** **A1.6.0**



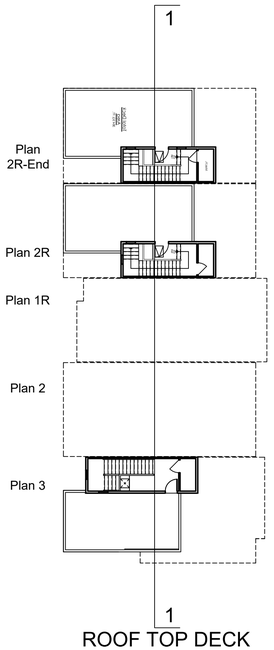

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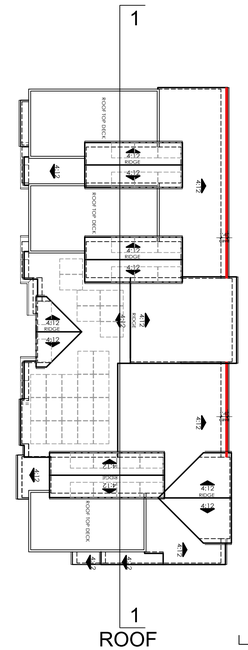

SECOND FLOOR




THIRD FLOOR



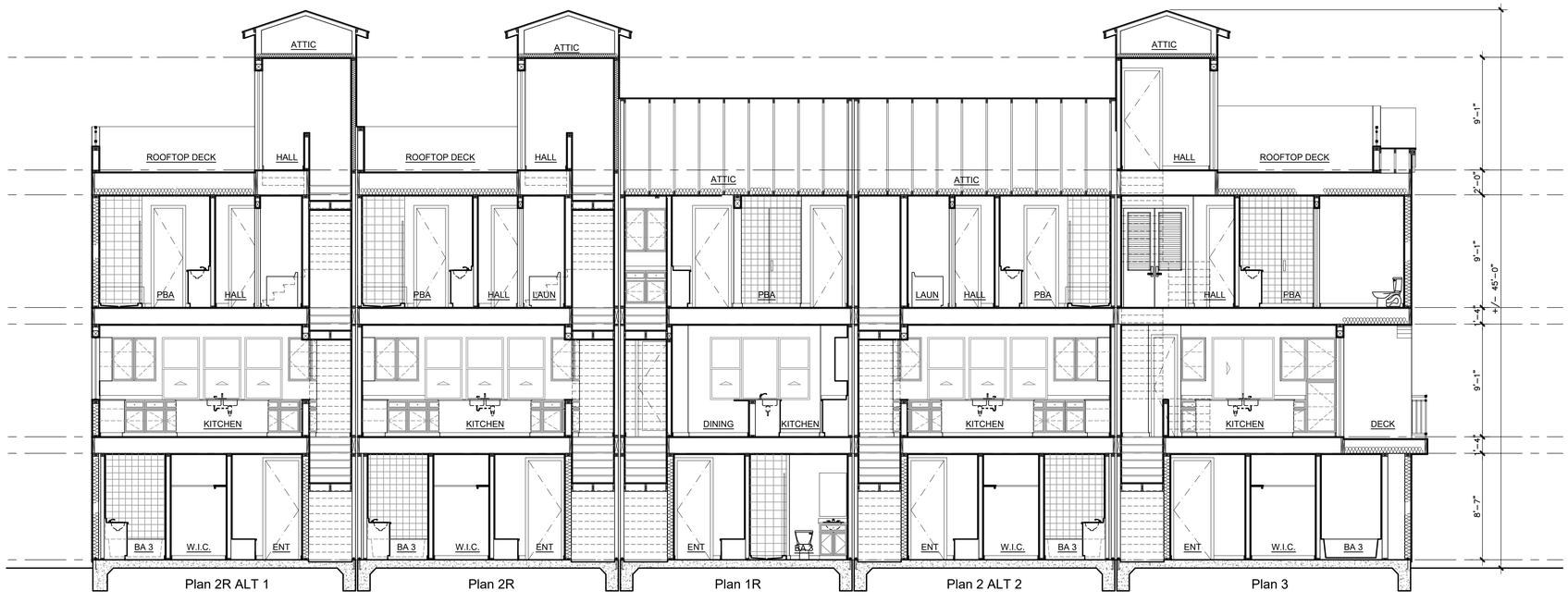

ROOF TOP DECK




ROOF

5X-PLEX A KEY PLANS

0 8 16 32 Scale 1" = 16'




0 4 8 12 Scale 3/16" = 1'

**1.** 5X-PLEX A LONGITUDINAL SECTION

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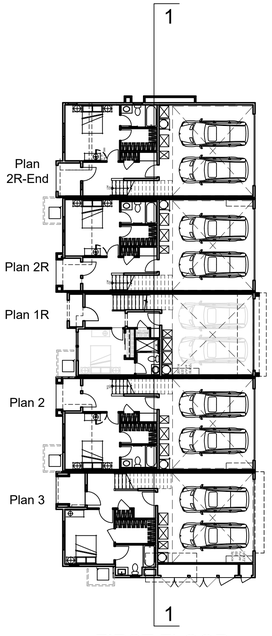
Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

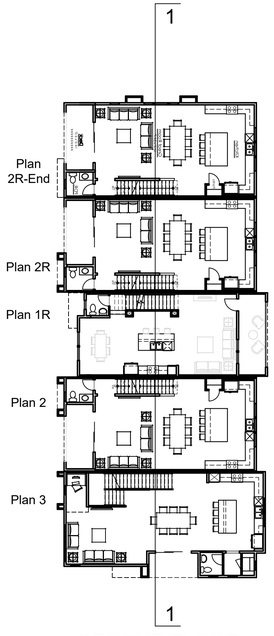
**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

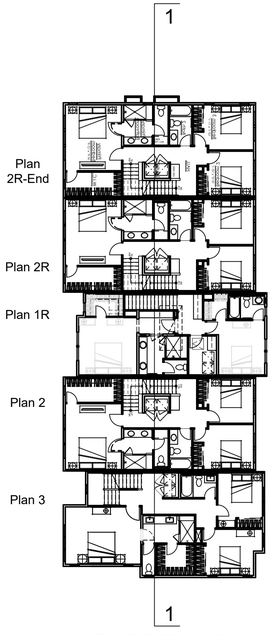
**BT_5XPLEX A LONG SECTION** **A1.6.1**



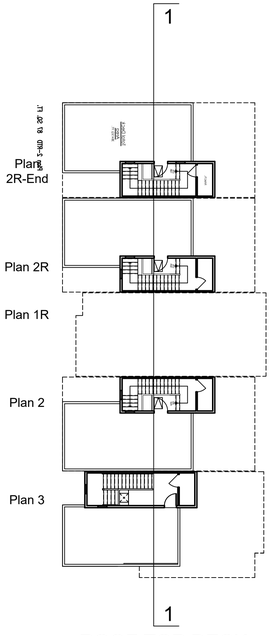

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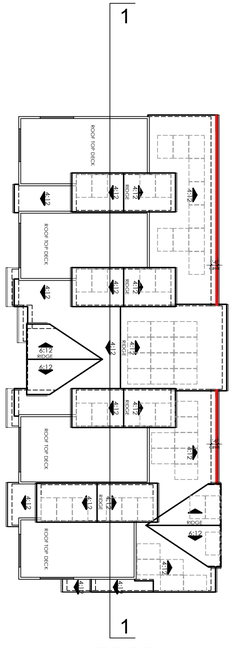

SECOND FLOOR




THIRD FLOOR




ROOF TOP DECK




ROOF

# 5X-PLEX C KEY PLANS

0 8 16 32 Scale 1" = 16'




0 4 8 12 Scale 3/16" = 1'

**1.** 5X-PLEX C LONGITUDINAL SECTION

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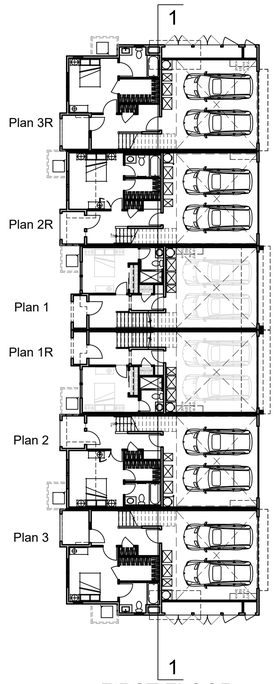
Ownership:

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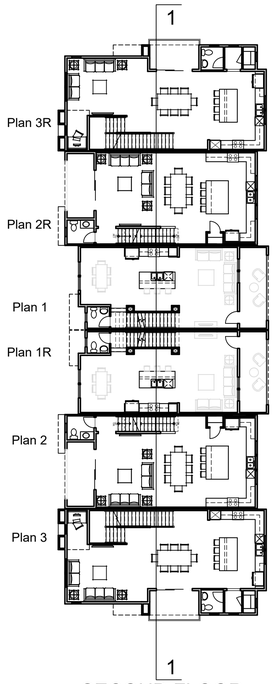
**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

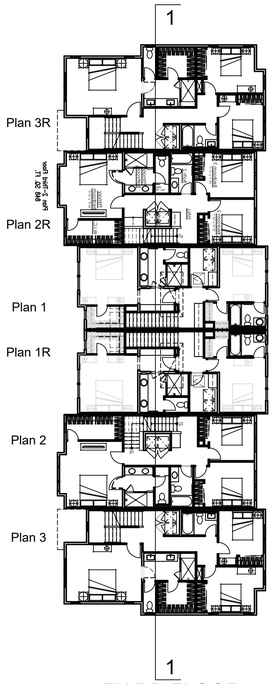
**BT_5XPLEX C LONG SECTION** **A1.6.1A**



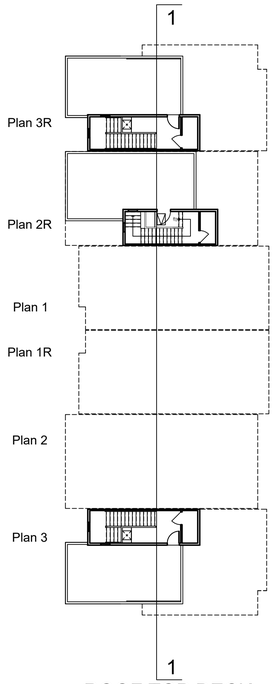

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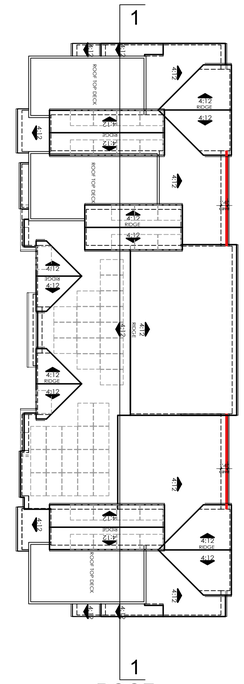

SECOND FLOOR




THIRD FLOOR



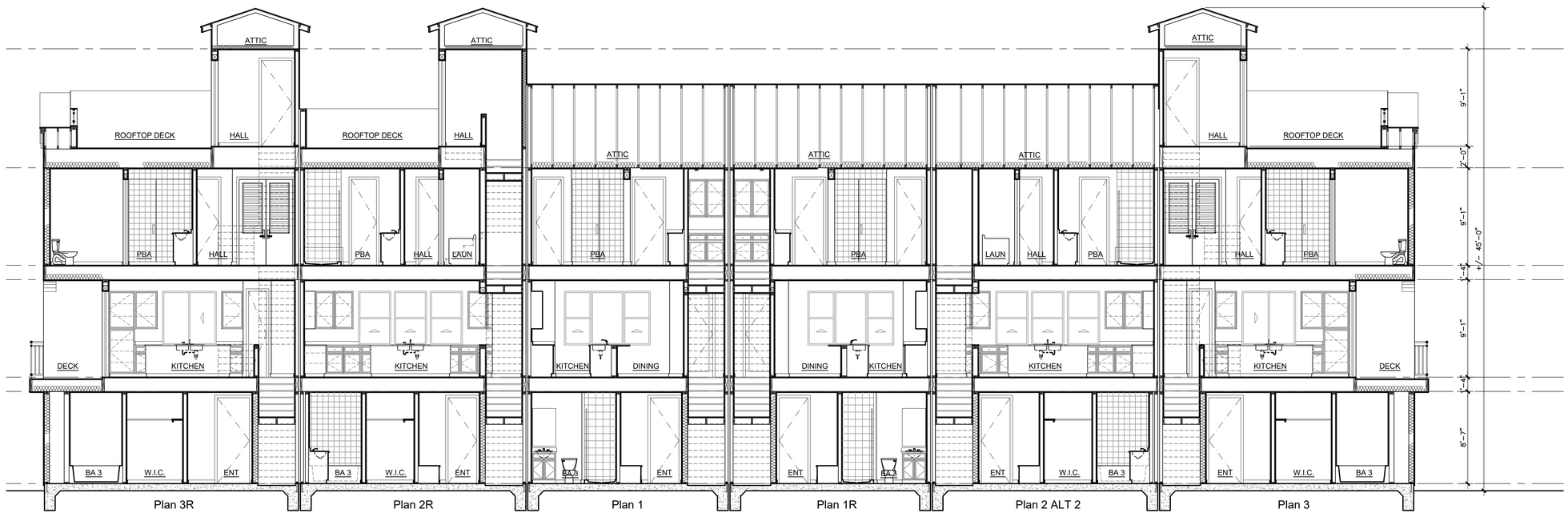

ROOF TOP DECK




ROOF

# 6-PLEX A KEY PLANS

0 8 16 32 Scale 1" = 16'




0 4 8 12 Scale 3/16" = 1'

**1.** 6-PLEX A LONGITUDINAL SECTION

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Ownership:

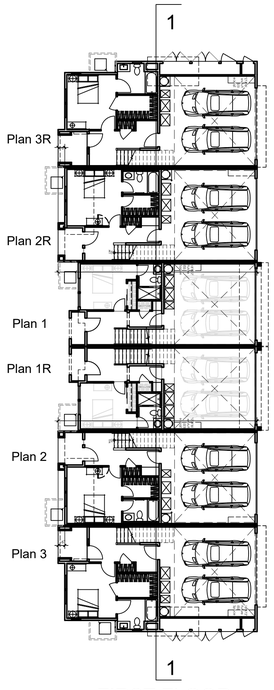
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

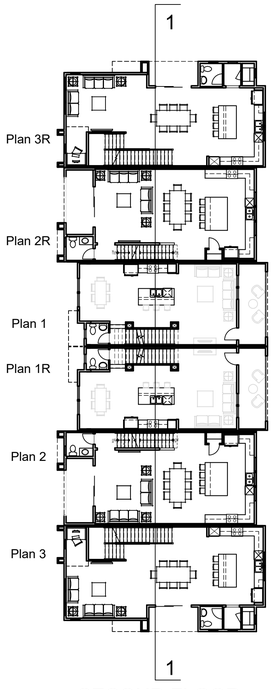
**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**BT_6PLEX A LONG SECTION**

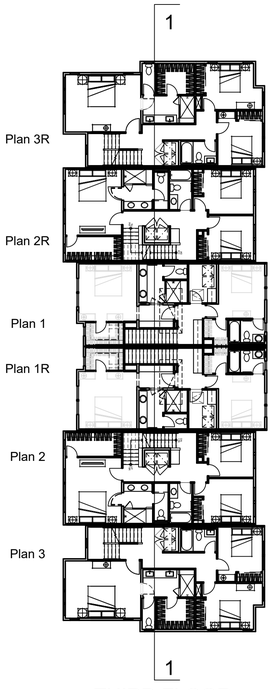
**A1.6.2**



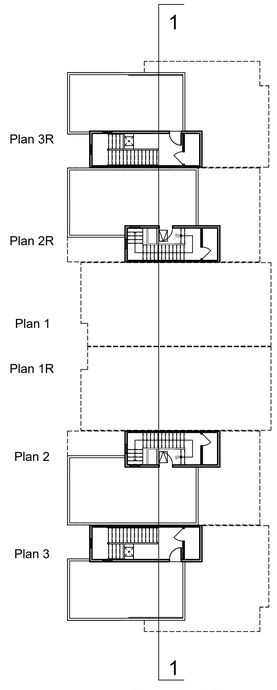

FIRST FLOOR



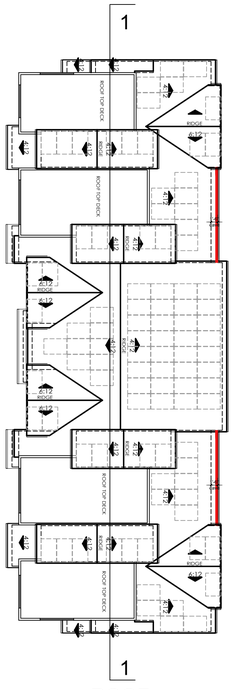

SECOND FLOOR




THIRD FLOOR

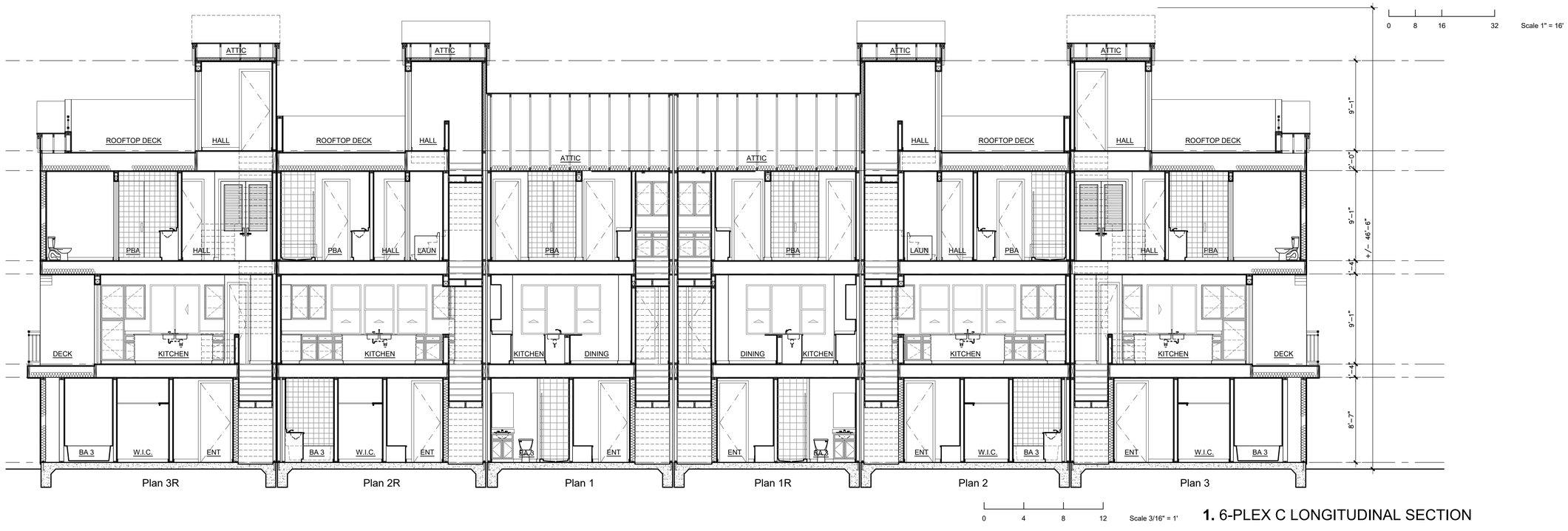



ROOF TOP DECK




ROOF

# 6-PLEX C KEY PLANS




**1.** 6-PLEX C LONGITUDINAL SECTION

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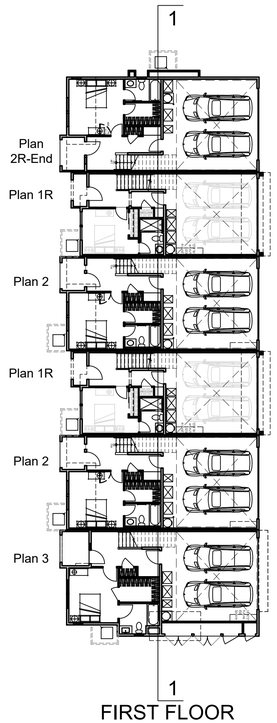
Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

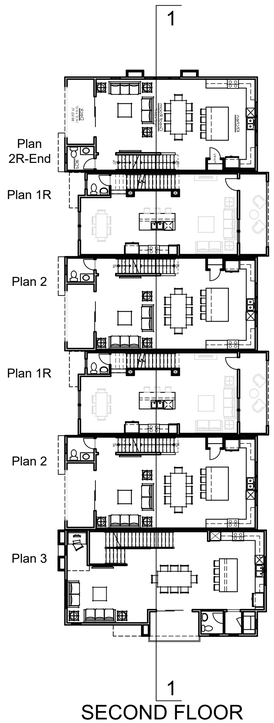
**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

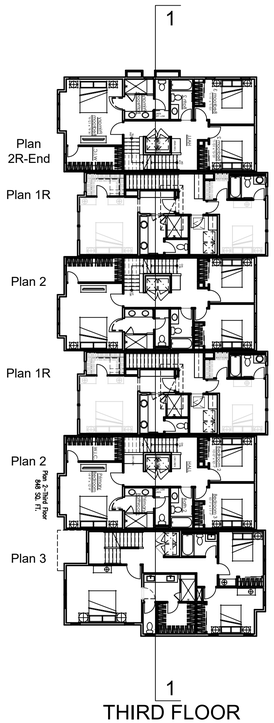
**BT_6PLEX C LONG SECTION** **A1.6.2A**



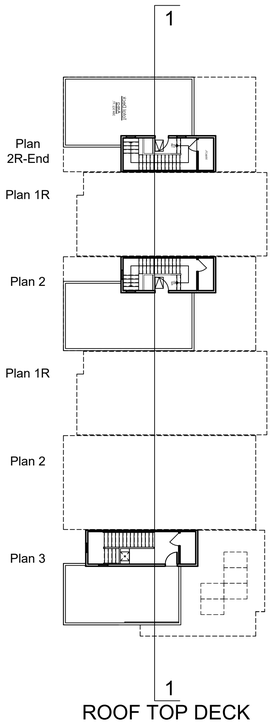

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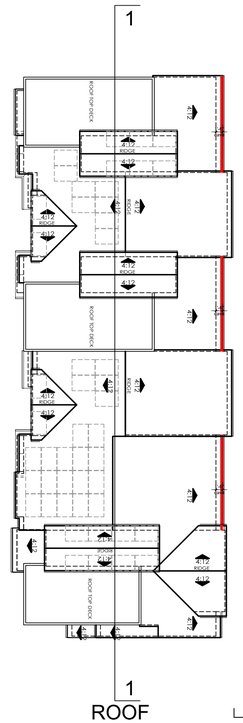

SECOND FLOOR




THIRD FLOOR



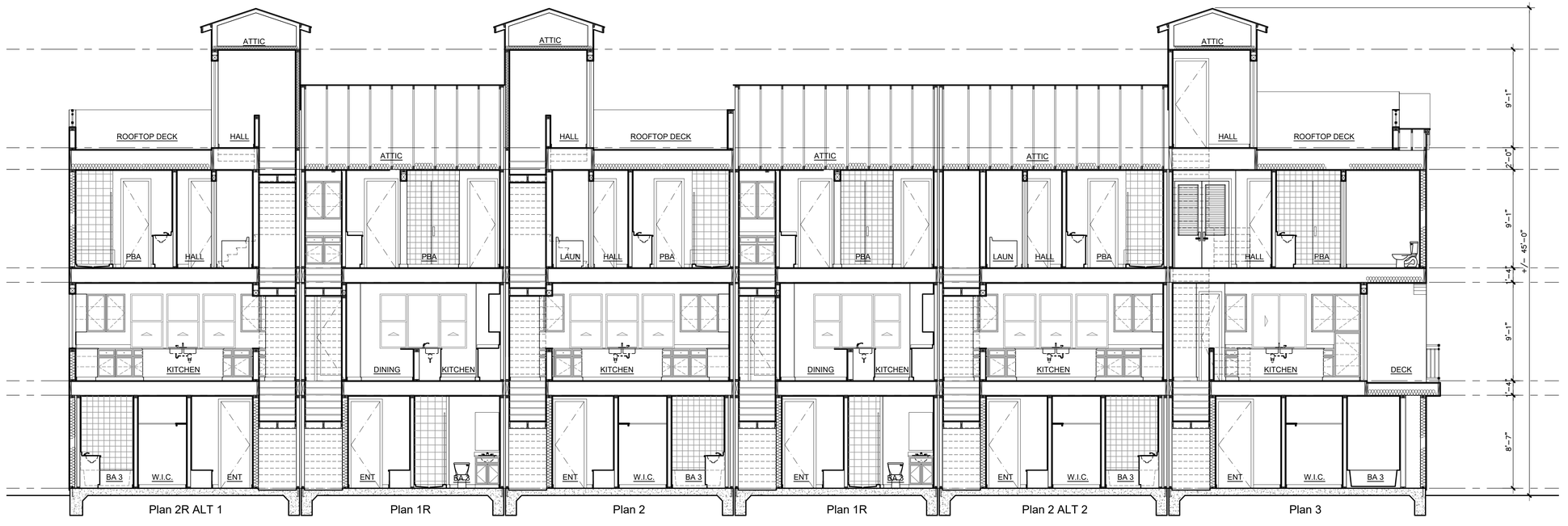

ROOF TOP DECK




ROOF

6X-PLEX A KEY PLANS

0 8 16 32 Scale 1" = 16'




0 4 8 12 Scale 3/16" = 1'

**1.** 6X-PLEX A LONGITUDINAL SECTION

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Ownership:

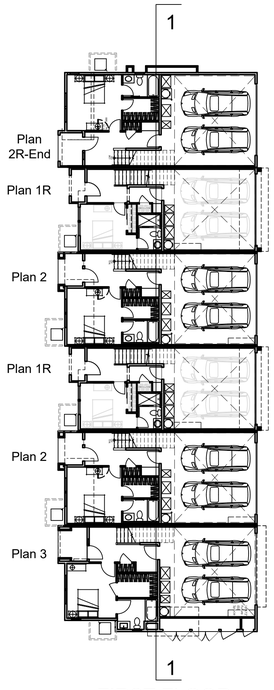
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

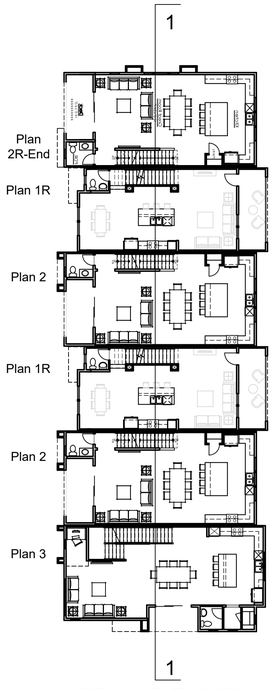
**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**BT_6XPLEX A LONG SECTION**

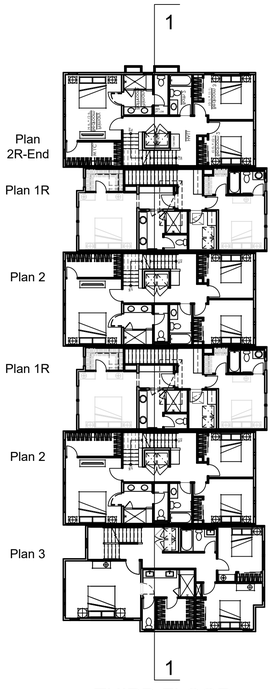
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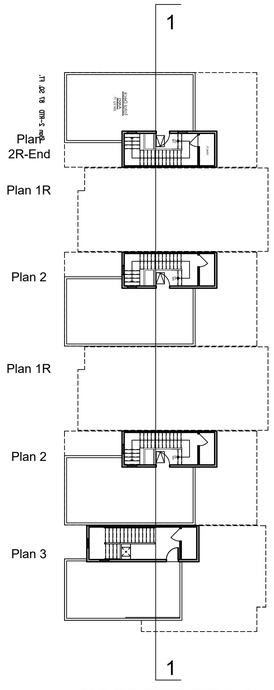

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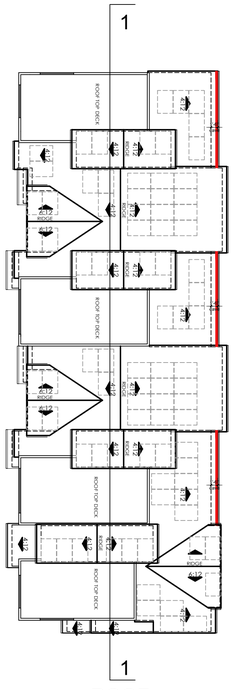

SECOND FLOOR




THIRD FLOOR




ROOF TOP DECK




ROOF

# 6X-PLEX C KEY PLANS




0 8 16 32 Scale 1" = 16'

0 4 8 12 Scale 3/16" = 1'

**1.** 6X-PLEX C LONGITUDINAL SECTION

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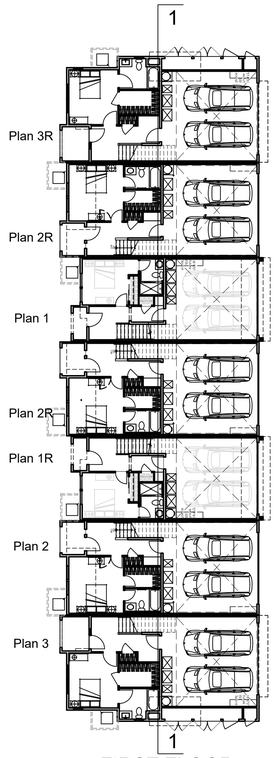
Ownership:

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San Francisco, CA 94104

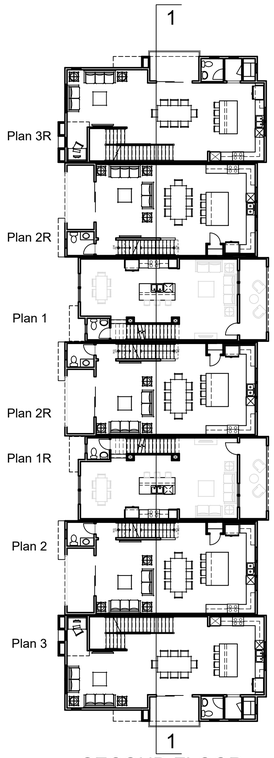
**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

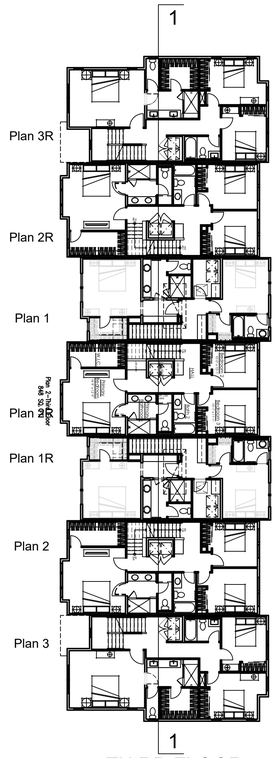
**BT_6XPLEX C LONG SECTION** **A1.6.3A**



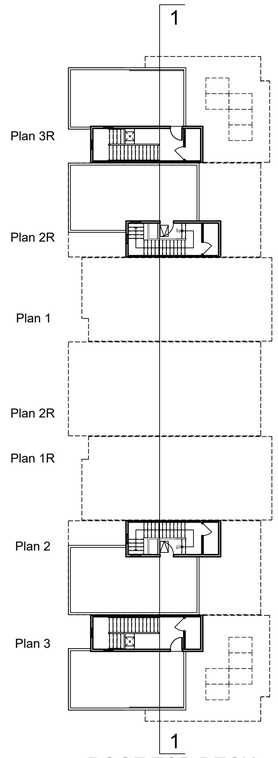

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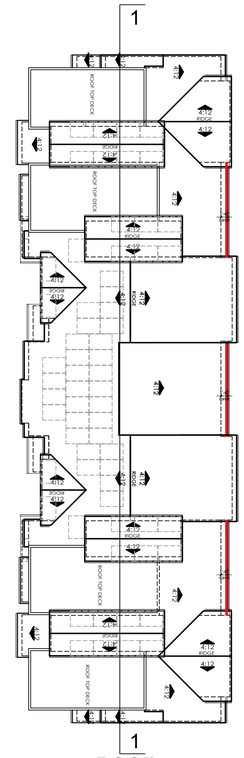

SECOND FLOOR




THIRD FLOOR

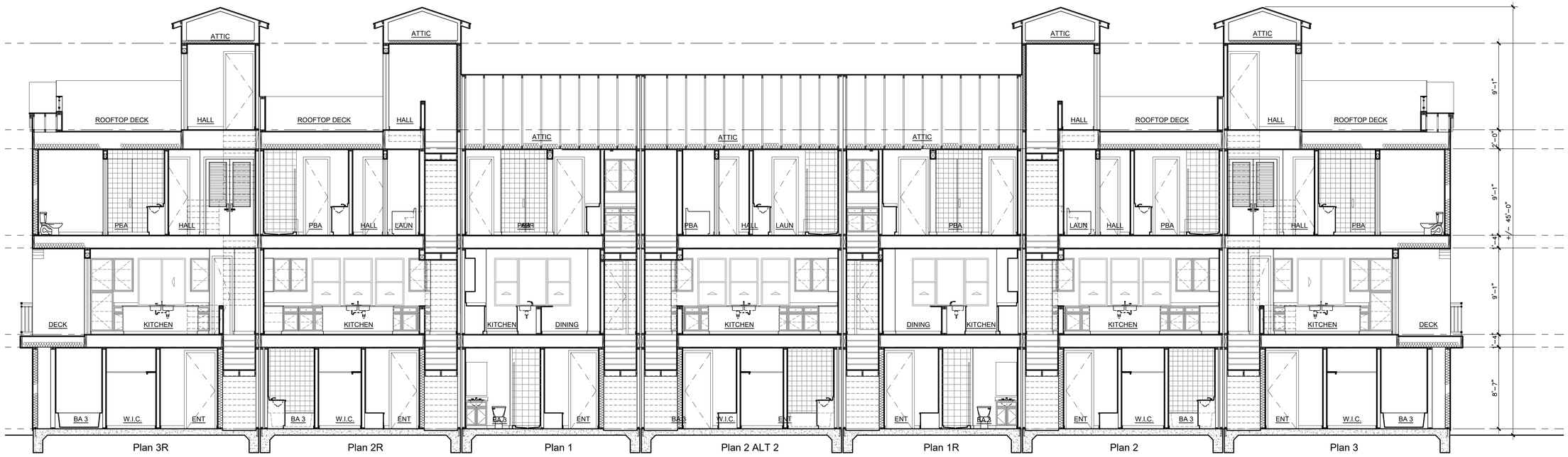



ROOF TOP DECK




ROOF

7-PLEX A KEY PLANS




**1.** 7-PLEX A LONGITUDINAL SECTION

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Ownership:

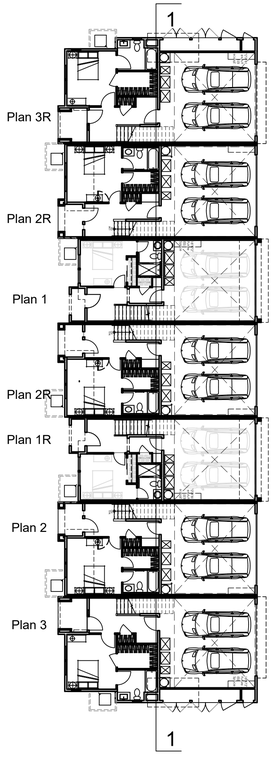
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San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

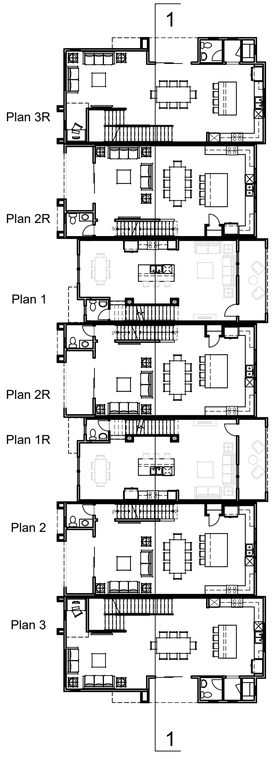
**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**BT_7PLEX A LONG SECTION**

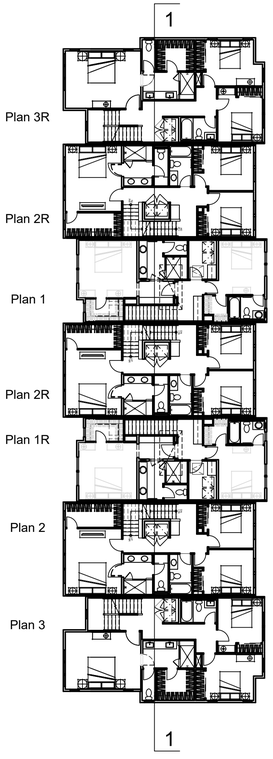
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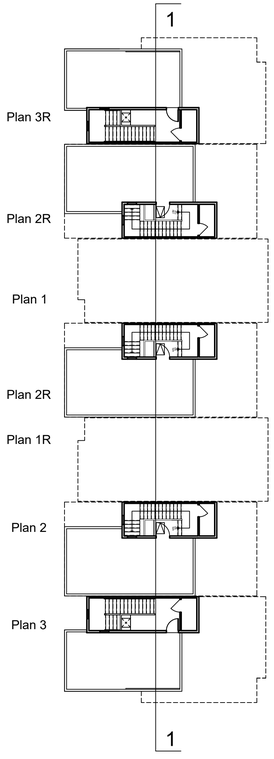

FIRST FLOOR



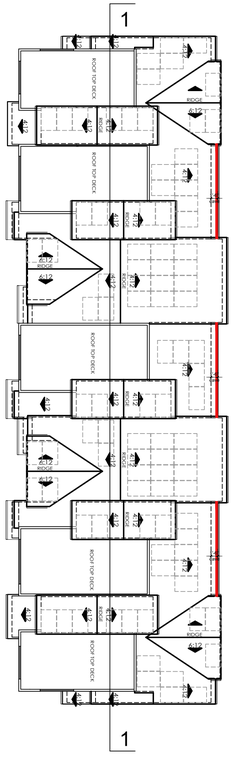

SECOND FLOOR




THIRD FLOOR

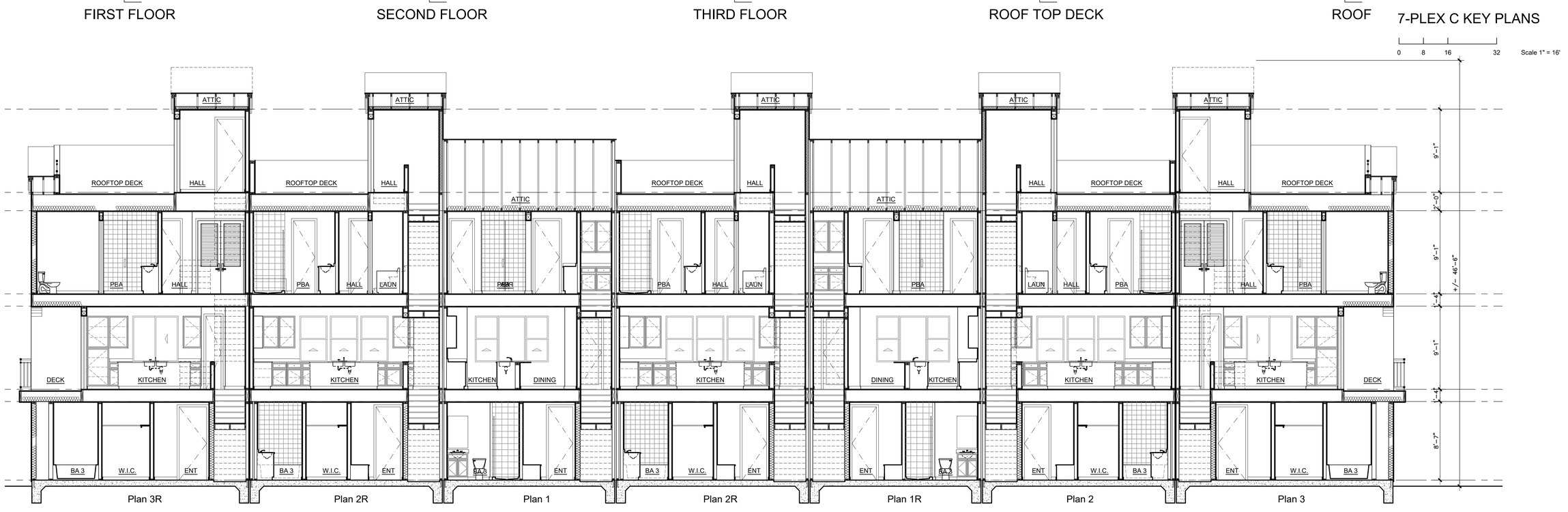



ROOF TOP DECK




ROOF

7-PLEX C KEY PLANS




**1.** 7-PLEX C LONGITUDINAL SECTION

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Ownership:

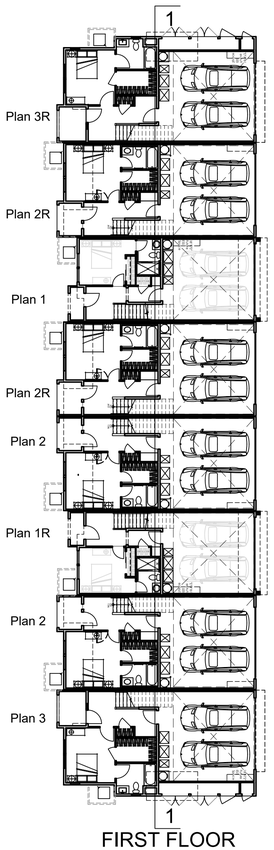
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

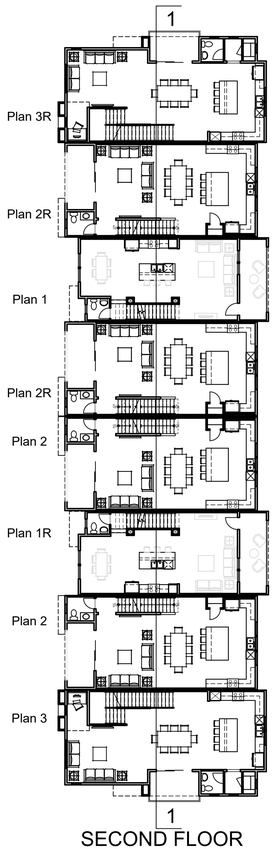
**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**BT_7PLEX C LONG SECTION**

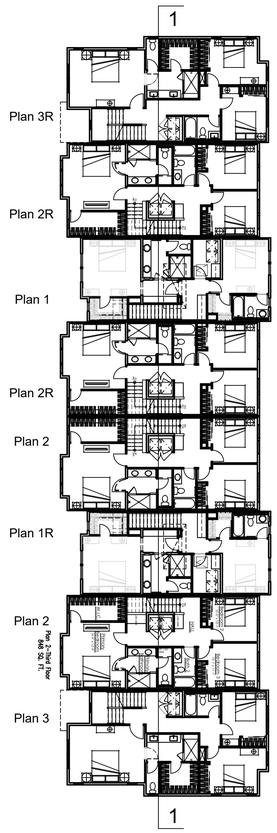
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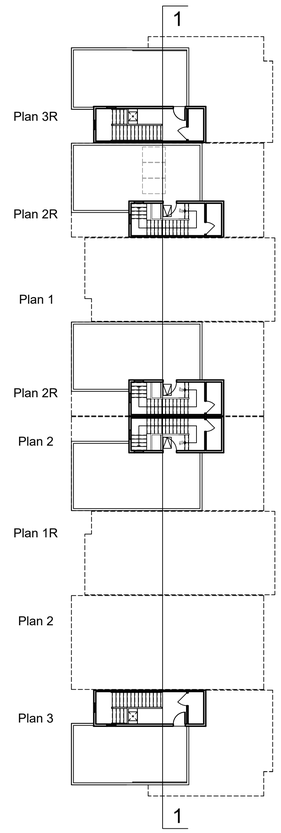

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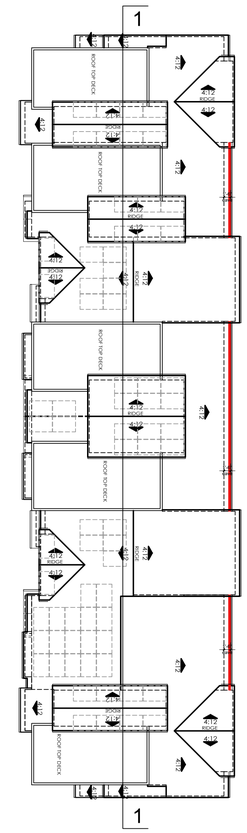

SECOND FLOOR




THIRD FLOOR




ROOF TOP DECK




ROOF

8-PLEX A KEY PLANS




**1.** 8-PLEX A LONGITUDINAL SECTION

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SAN RAMON · ROSEVILLE

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RADIUS DESIGN

HARVEST PROPERTIES

Ownership:

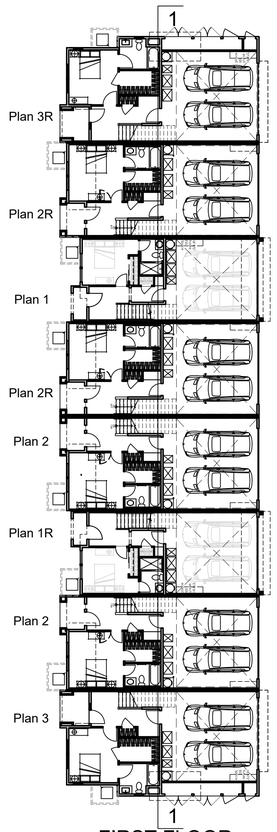
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San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

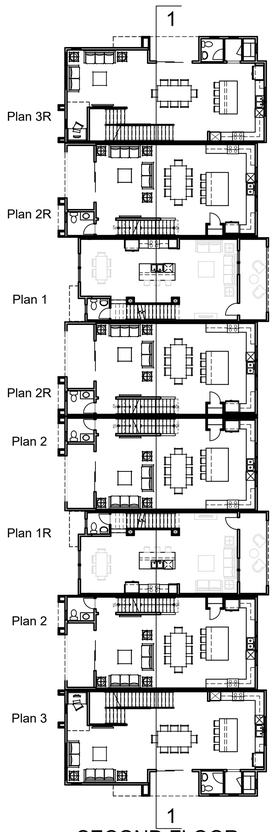
**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**BT_8PLEX A LONG SECTION**

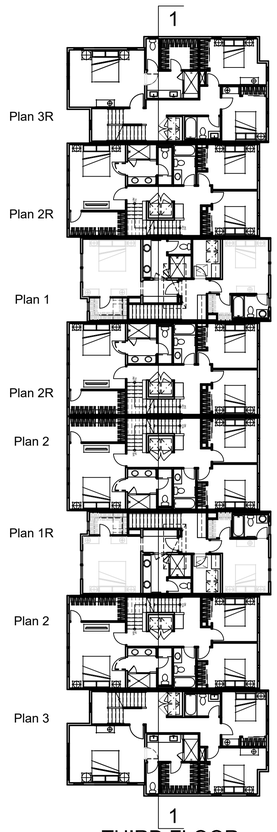
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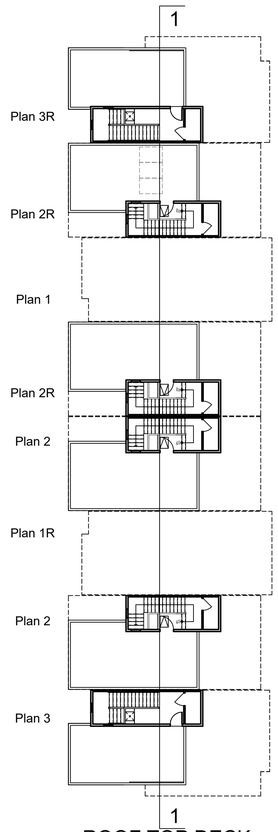

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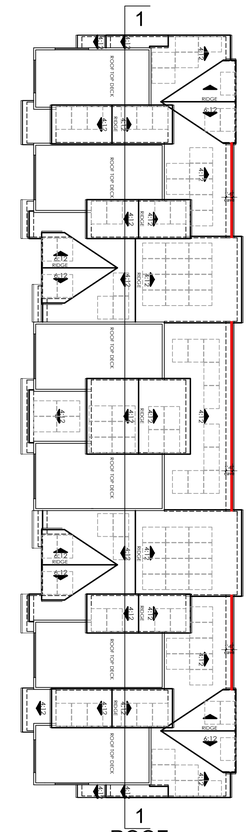

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THIRD FLOOR

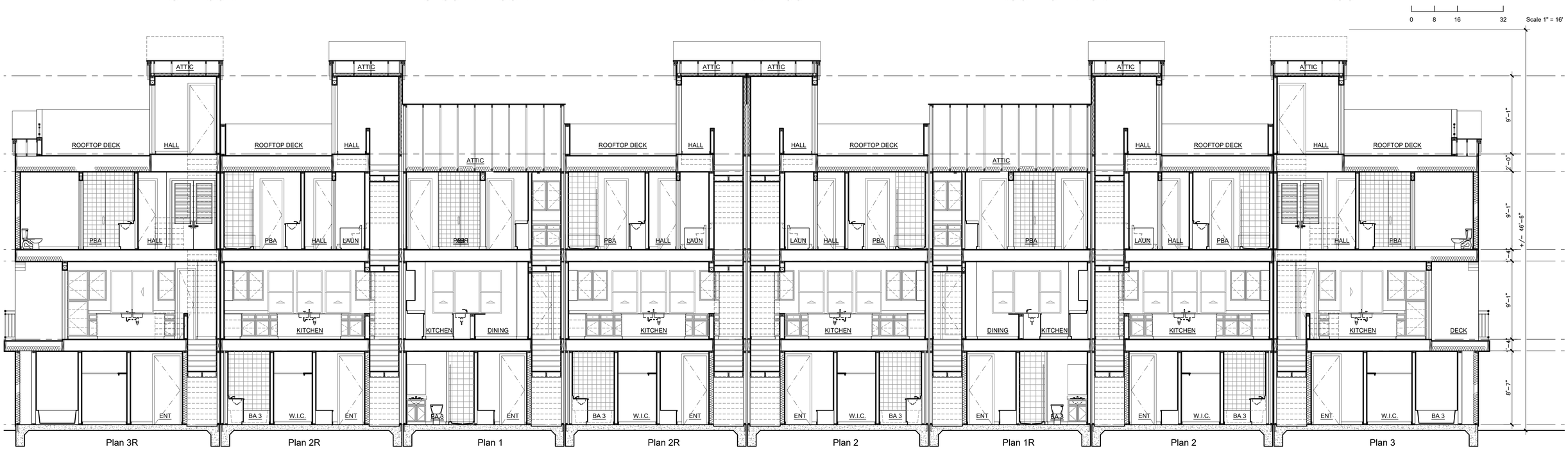



ROOF TOP DECK




ROOF

8-PLEX C KEY PLANS




**1.** 8-PLEX C LONGITUDINAL SECTION

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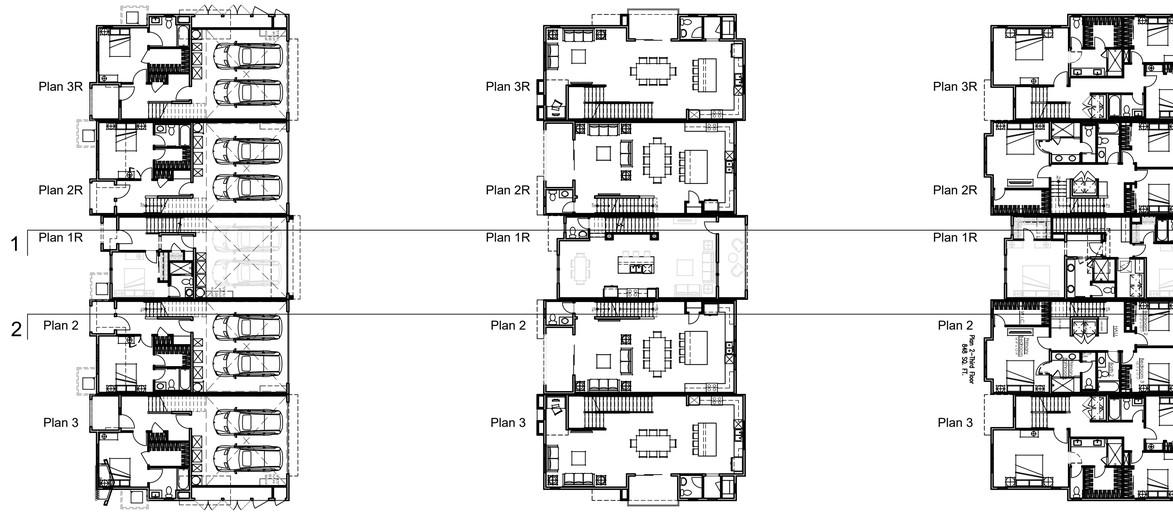
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San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**BT_8PLEX C LONG SECTION** **A1.6.5A**



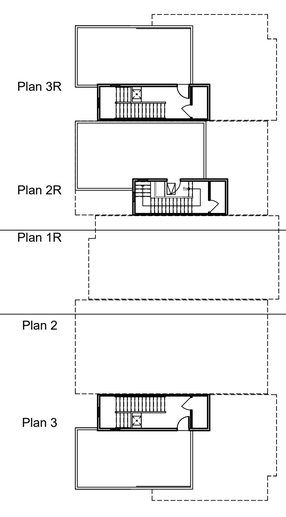

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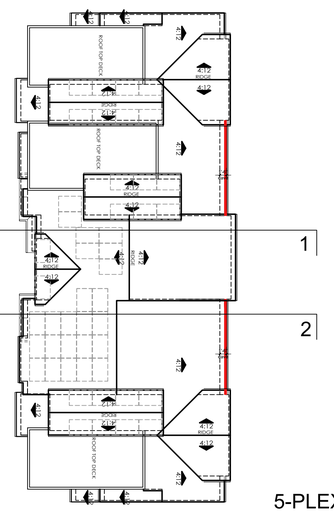

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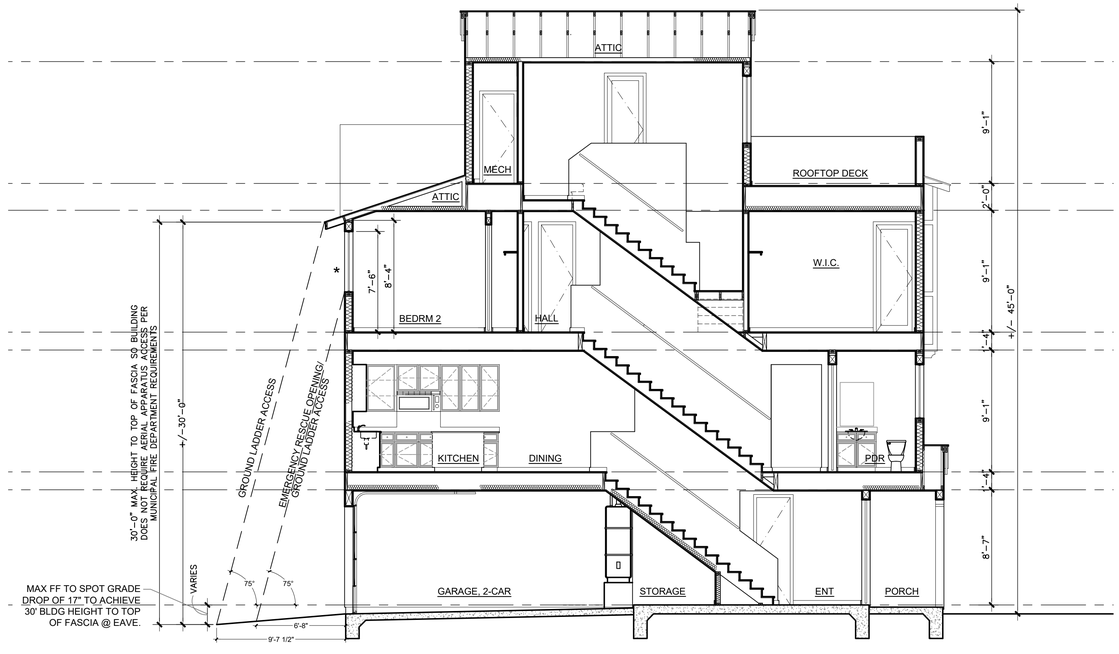

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ROOF

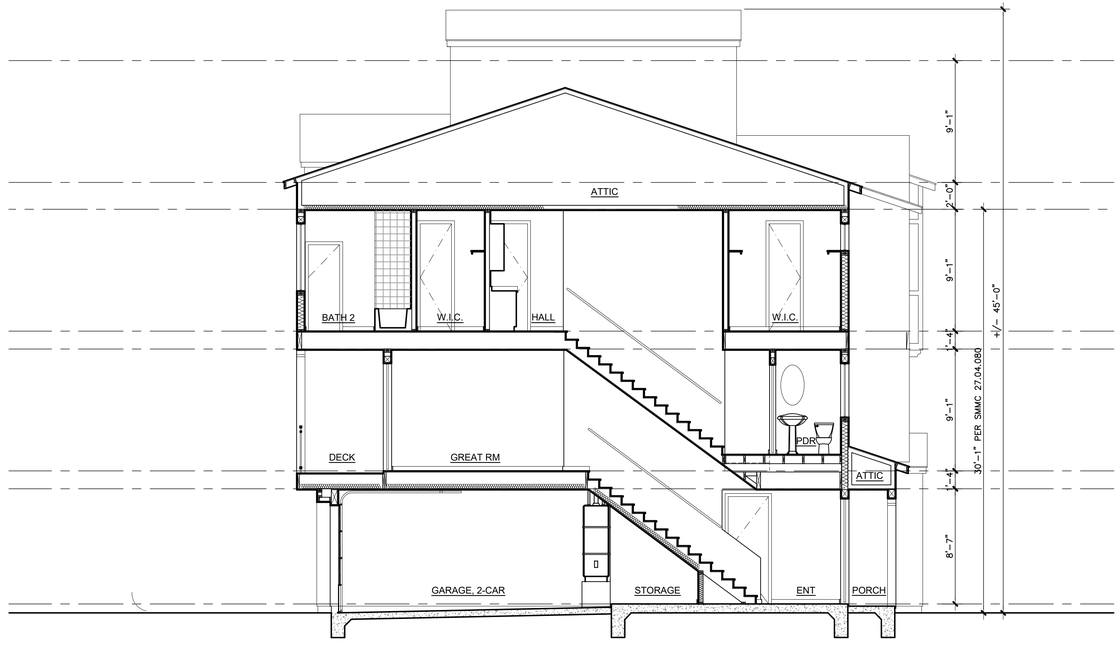
5-PLEX KEY PLANS

0 8 16 32 Scale 1" = 16'




0 4 8 12 Scale 3/16" = 1'

2- UNIT 2 CROSS SECTION




0 4 8 12 Scale 3/16" = 1'

1- UNIT 1 CROSS SECTION

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Ownership:

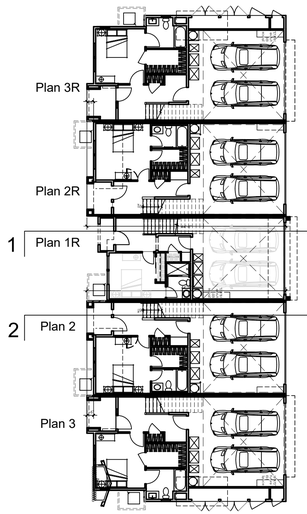
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

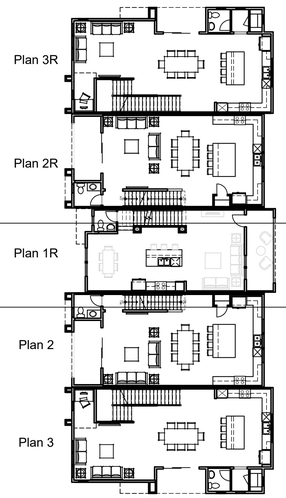
**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**BT_UNIT 1-2 A CROSS SECTION**

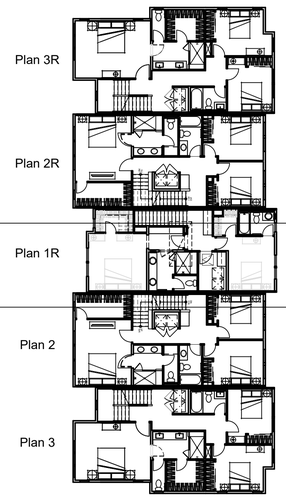
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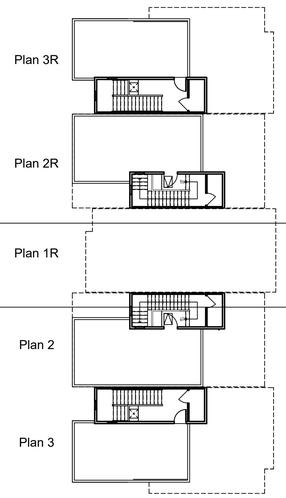

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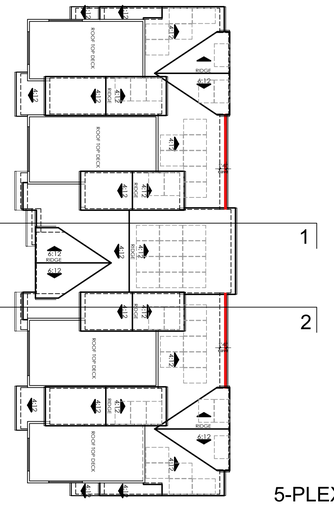

SECOND FLOOR




THIRD FLOOR



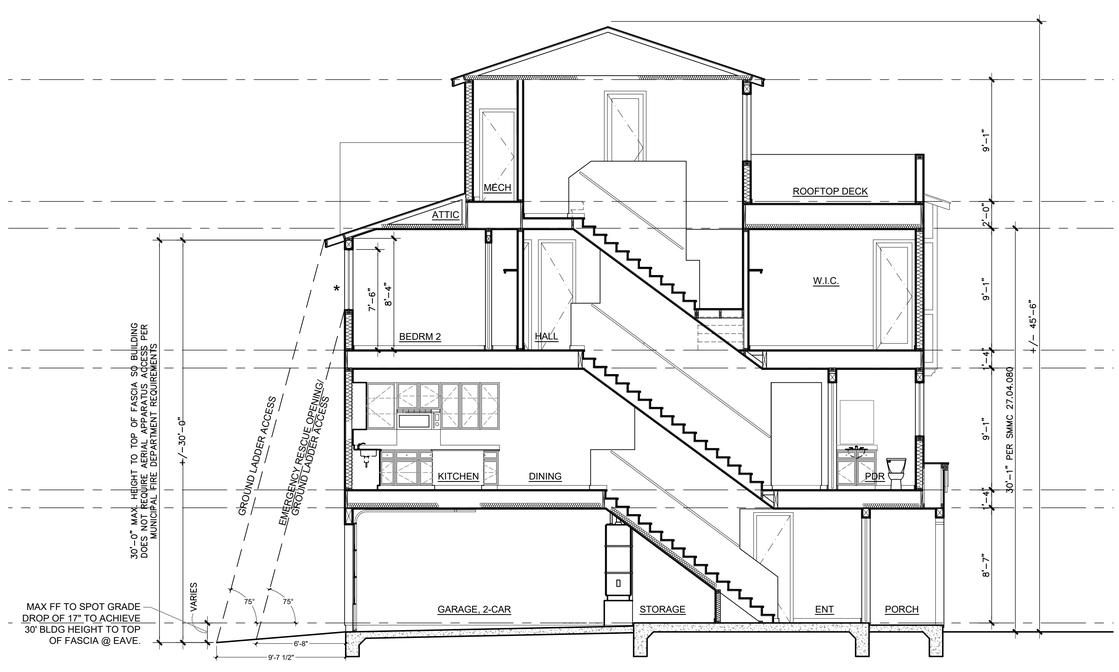

ROOF TOP DECK




ROOF

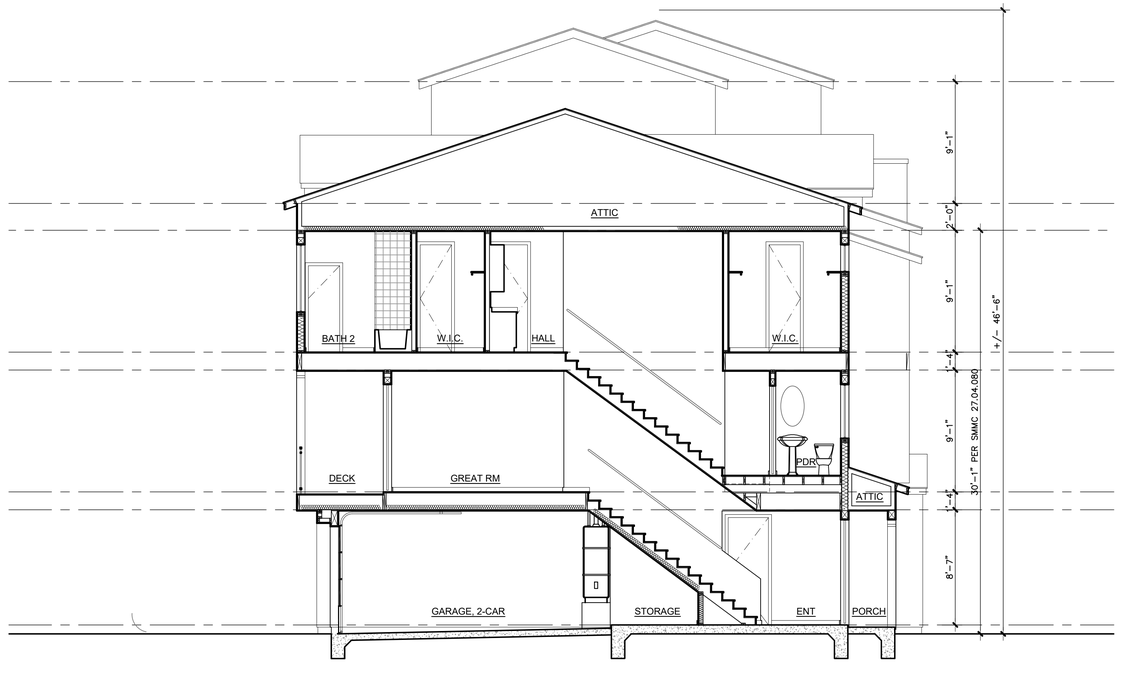
5-PLEX KEY PLANS

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0 4 8 12 Scale 3/16" = 1'

2- UNIT 2 CROSS SECTION




0 4 8 12 Scale 3/16" = 1'

1- UNIT 1 CROSS SECTION

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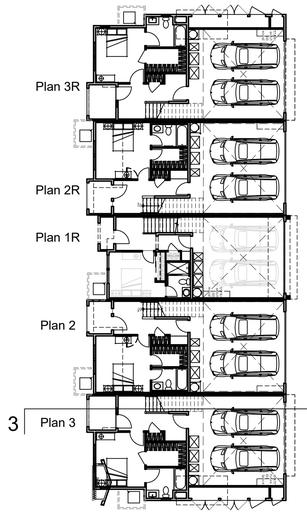
Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

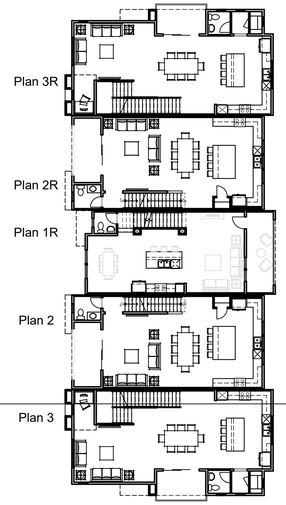
**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 202400095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

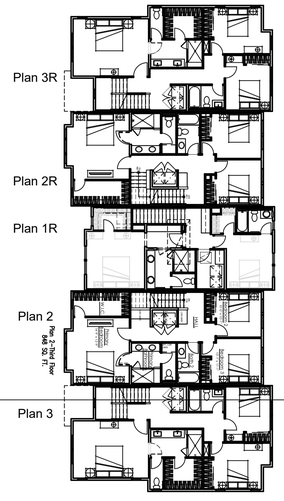
**BT_UNIT 1-2 C CROSS SECTION** **A1.6.6A**



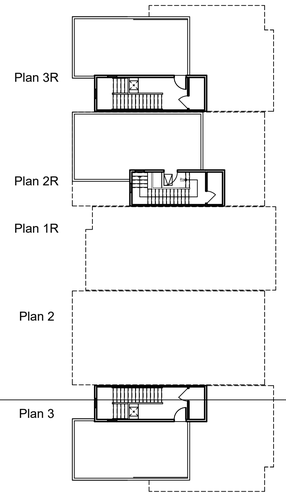

FIRST FLOOR



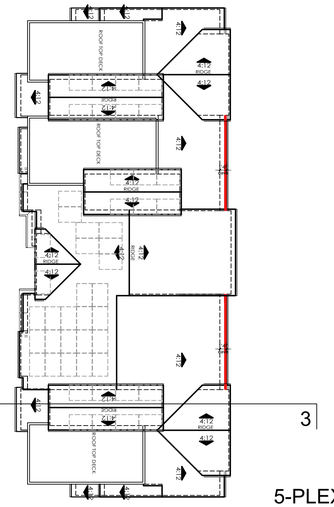

SECOND FLOOR




THIRD FLOOR



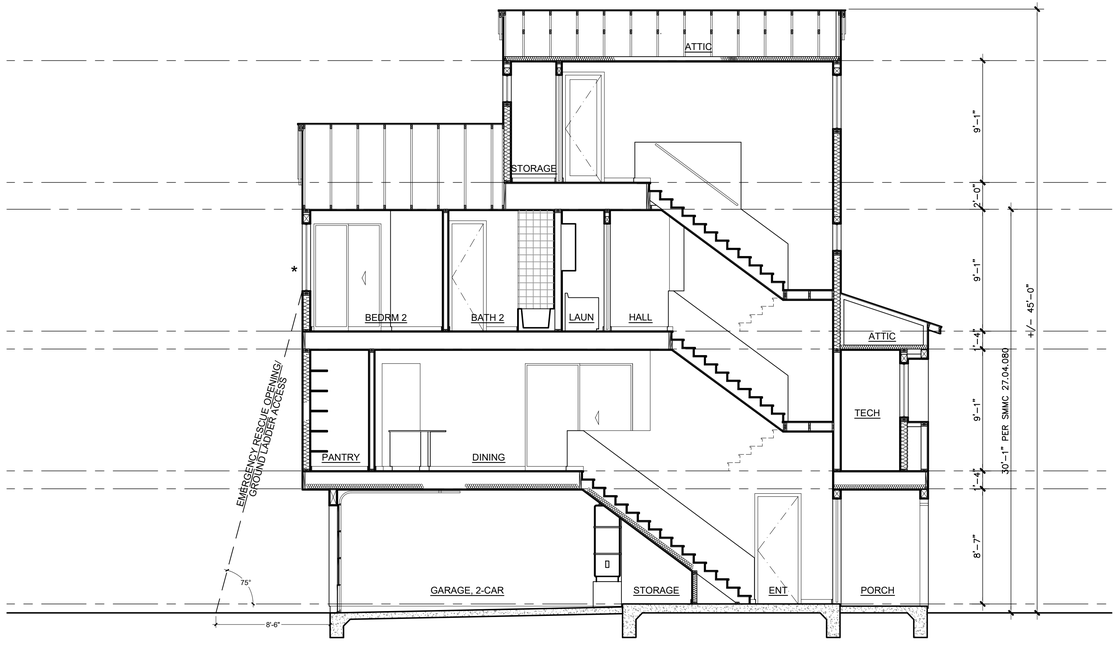

ROOF TOP DECK




ROOF

5-PLEX KEY PLANS

0 8 16 32 Scale 1" = 16'




0 4 8 12 Scale 3/16" = 1'

1- UNIT 3 CROSS SECTION

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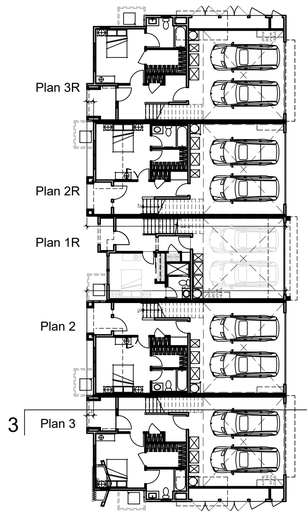
Ownership:

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San Francisco, CA 94104

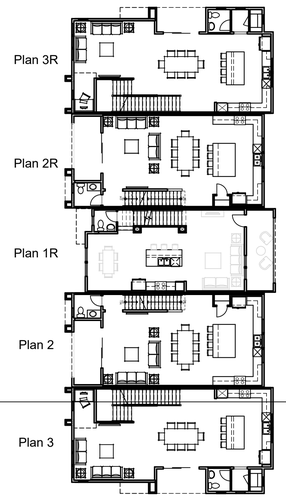
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SAN MATEO, CA
# 20240095

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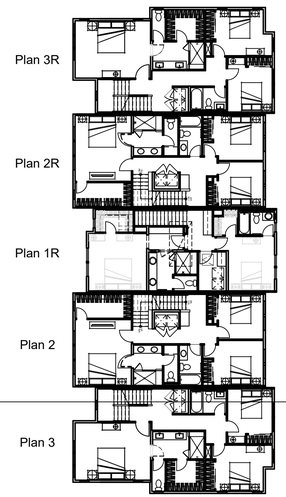
**BT_UNIT 3 A CROSS SECTION** **A1.6.7**



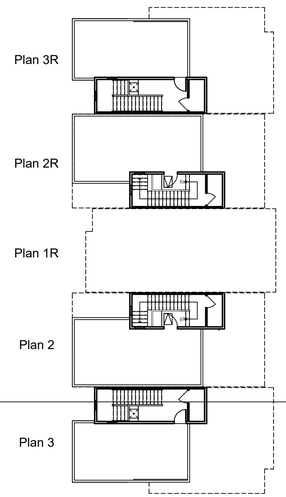

FIRST FLOOR



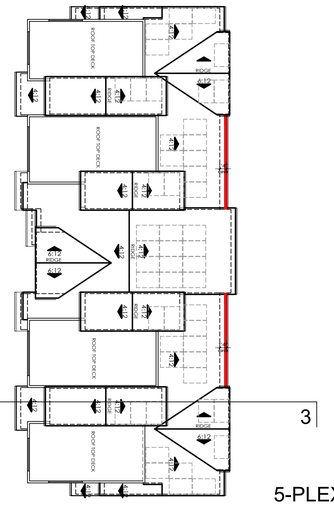

SECOND FLOOR




THIRD FLOOR



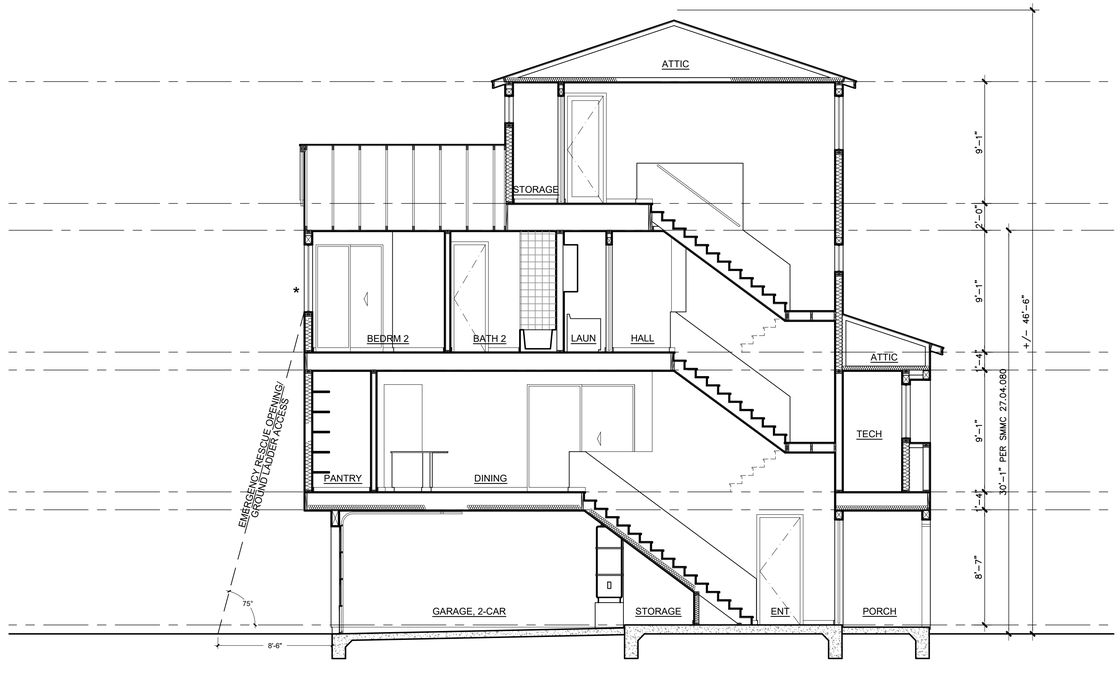

ROOF TOP DECK




ROOF

5-PLEX KEY PLANS

0 8 16 32 Scale 1" = 16'




0 4 8 12 Scale 3/16" = 1'

1- UNIT 3 CROSS SECTION

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**CLEARVIEW HOUSING DEVELOPMENT**
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JULY 16, 2026

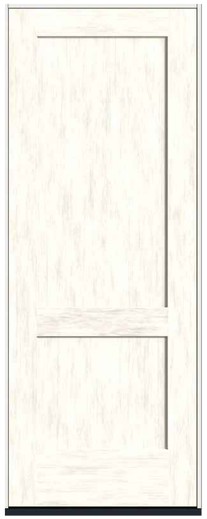
**BT_UNIT 3 C CROSS SECTION** **A1.6.7A**

# BT - A - SPANISH STYLE

| | 1 | 2 |
|---|---|---|
| COLOR 1 STUCCO/TRIM | SW7542 - NATUREL | SW7514 - FOOTHILLS |
| COLOR 2 STUCCO/TRIM | SW7012 - CREAMY | SW7506 - LOGGIA |
| COLOR 3 STUCCO/ TRIM/ ACCENT | SW7737 -MEADOW TRAIL | SW9183 - DARK CLOVE |
| FASCIA/ RAFTER TAILS | SW7675 - SEALSKIN | |
| GARAGE DOORS | SW9182 - ROJO MARRON | SW7061 - NIGHT OWL |
| ENTRY DOORS | SW7069 - IRON ORE | SW7076 - CYBERSPACE |
| COLOR 4 METAL RAILINGS | SW6258 - TRICORN BLACK | SW6258 - TRICORN BLACK |
| COLOR 7 ROOF MATERIAL LOW 'S' PROFILE | SMM 8402 SANTA CRUZ BLEND | SCM 8823 PEBBLE BEACH BLEND |
| COLOR 8 DECO TILES AT GABLE | R 49 6" X 6" | R 49 6" X 6" |

PAINT: SHERWIN WILLIAMS
ROOF: EAGLE ROOFING OR EQUAL
DECO TILES: ZIA TILE OR CONCRETE TILE

## ENTRY DOOR



THERMATRU FIBERGLASS EXTERIOR SINGLE DOOR
CLASSIC CRAFT FIR GRAIN
3'x8' 2 PANEL SQUARE TOP SHAKER
COLOR DETERMINED BY COLOR SCHEME

## WINDOWS



MILGARD TUSCANY SINGLE-HUNG
VINYL
EXTERIOR BRONZE

## ENTRY LIGHT



PROGRESS LIGHTING
ONE-LIGHT WALL SCONCE WITH HAL AC LED MODULE
METALLIC GRAY CAST ALUMINUM SHADE

## GARAGE LIGHT



PROGRESS LIGHTING
6" LED SQUARE CYLINDER DOWN WALL LANTERN
METALLIC GRAY DIE-CAST ALUMINUM

## GARAGE DOORS



WAYNE DALTON
CLASSIC STEEL 8300 PANEL 16'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME



WAYNE DALTON
CLASSIC STEEL 8300 PANEL 8'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME

NOTE: ALL MANUFACTURERS AND MATERIALS ARE EXAMPLES AND ARE SUBJECT TO CHANGE. SUBSTITUTIONS TO BE OF EQUAL OR LIKE APPEARANCE AND PERFORMANCE.
NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT NOTED ABOVE. KTGY MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD.
NOTE: MANDOORS, VENTS AND RELATED TRIMS TO BE PAINTED ADJACENT COLOR - UNLESS OTHERWISE NOTED.

# BT - C - MODERN FARMHOUSE STYLE

| | 1 | 2 |
|---|---|---|
| COLOR 1 STUCCO | SW7052 - GRAY AREA | SW7636 - ORIGAMI WHITE |
| COLOR 2 BOARD + BATTEN | SW7049 - NUANCE | SW7645 - THUNDER GRAY |
| COLOR 3 STUCCO | SW9141 - WATERLOO | SW6209 - RIPE OLIVE |
| COLOR 4 STUCCO/FASCIA | SW7069 - IRON ORE | SW9592 - ILLUSION |
| WOODLOOK FIBER CEMENT LAP SIDING | WOODTONE - MOUNTAIN CEDAR | WOODTONE - CARIBOU TRAILS |
| COLOR 6 ROOF MATERIAL COMPOSITION SHINGLE | MOIRE BLACK | WEATHERED WOOD |
| COLOR 8 GARAGE DOORS / ENTRY DOORS | SW7645 - THUNDER GRAY | SW7645 - THUNDER GRAY |
| COLOR 4 METAL RAILINGS | SW7020 - BLACK FOX | SW7020 - BLACK FOX |

PAINT: SHERWIN WILLIAMS
ROOF: CERTAINTEED LANDMARK ROOFING OR EQUAL
DECO TILES: GONZ TILE OR EQUAL

## ENTRY DOOR



THERMATRU FIBERGLASS EXTERIOR SINGLE DOOR
CLASSIC CRAFT FIR GRAIN
3'x8' 4 PANEL SHAKER
COLOR DETERMINED BY COLOR SCHEME

## WINDOWS



MILGARD TUSCANY SINGLE-HUNG
VINYL
EXTERIOR BRONZE

## ENTRY LIGHT



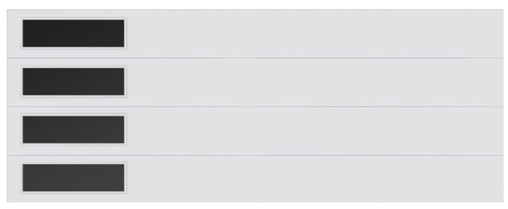
PROGRESS LIGHTING
ONE-LIGHT WALL SCONCE WITH HAL AC LED MODULE
METALLIC GRAY CAST ALUMINUM SHADE

## GARAGE LIGHT



PROGRESS LIGHTING
6" LED SQUARE CYLINDER DOWN WALL LANTERN
METALLIC GRAY DIE-CAST ALUMINUM

## GARAGE DOORS

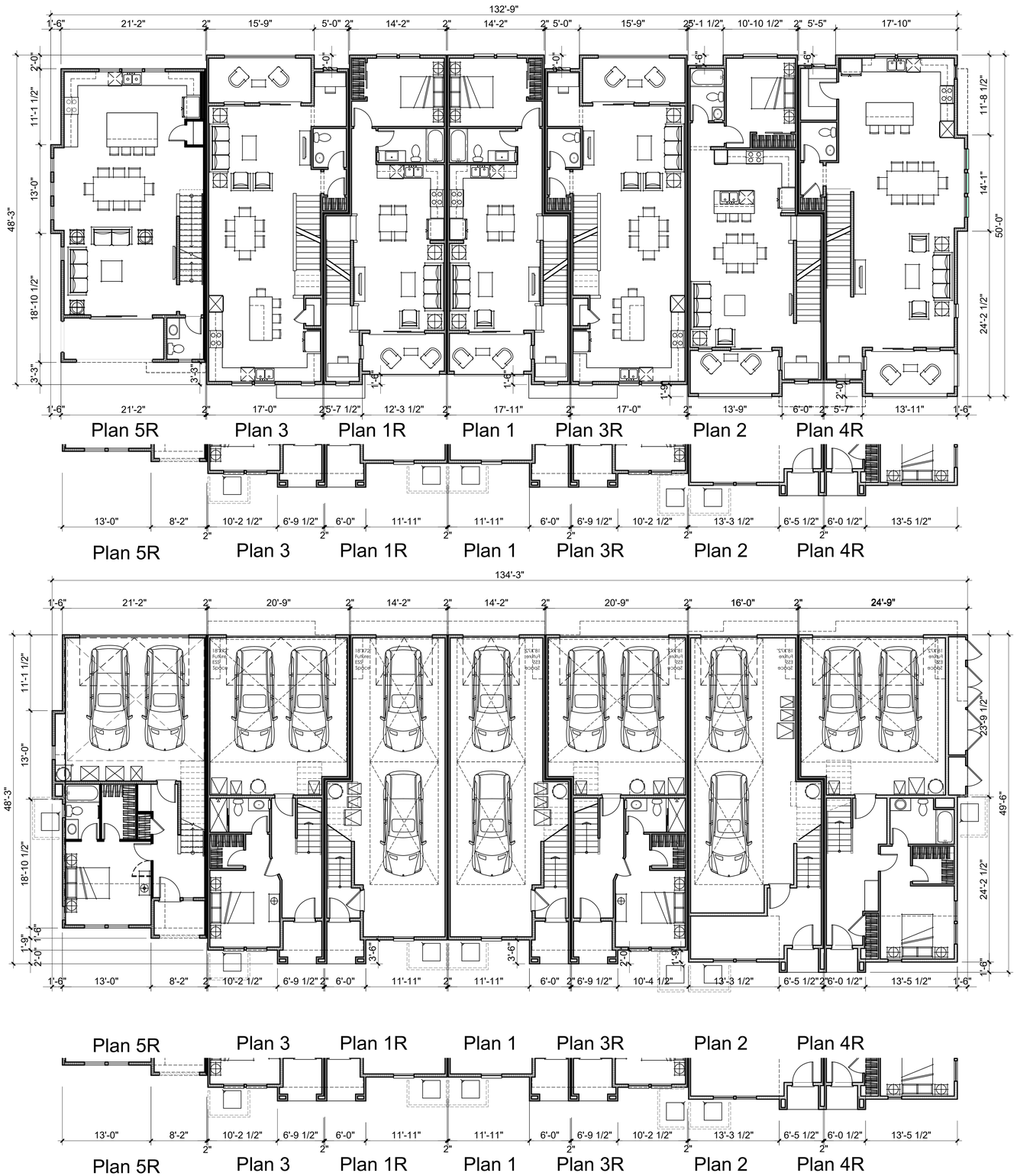


WAYNE DALTON
CLASSIC STEEL 8300 PANEL 16'x7'
CLASSIC STEEL WINDOW VERTICAL CLEAR II LEFT 7'
COLOR DETERMINED BY COLOR SCHEME



WAYNE DALTON
CLASSIC STEEL 8300 PANEL 8'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME

NOTE: ALL MANUFACTURERS AND MATERIALS ARE EXAMPLES AND ARE SUBJECT TO CHANGE. SUBSTITUTIONS TO BE OF EQUAL OR LIKE APPEARANCE AND PERFORMANCE.
NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT NOTED ABOVE. KTGY MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD.
NOTE: MANDOORS, VENTS AND RELATED TRIMS TO BE PAINTED ADJACENT COLOR - UNLESS OTHERWISE NOTED.




LEVEL 2A

LEVEL 2B

0 4 8 16 Scale 1" = 8'




STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.




LEVEL 1A

LEVEL 1B

0 4 8 16 Scale 1" = 8'

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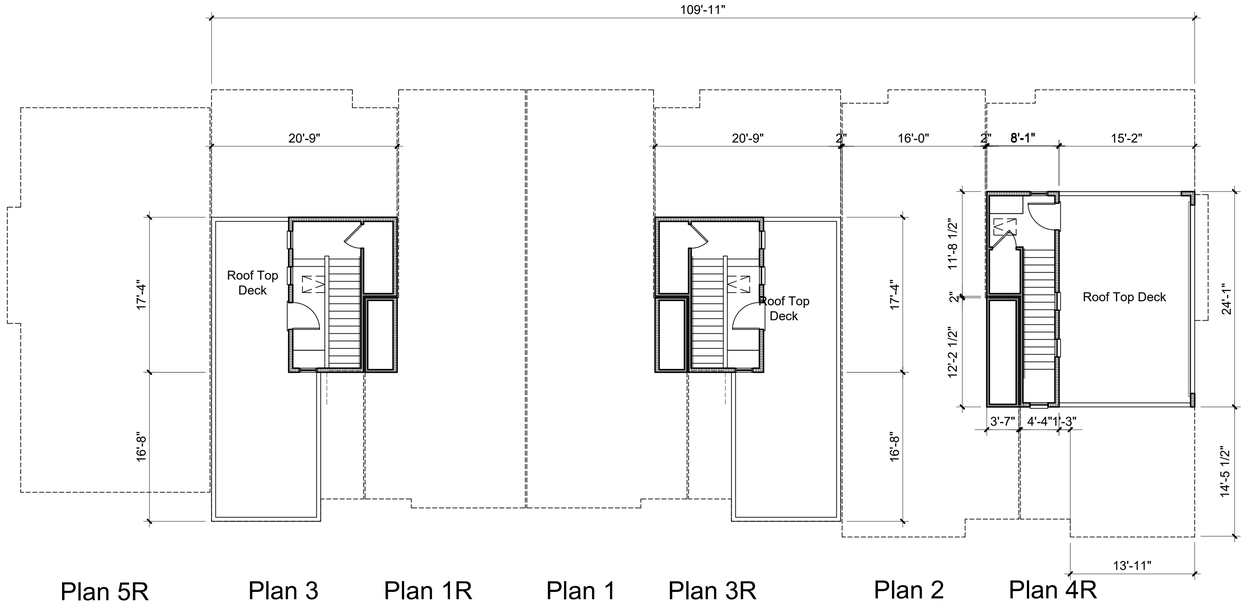
Ownership:

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San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**IT_7PLEX 1ST - 2ND BUILDING PLANS** **A2.1.0**




ROOF TOP DECK

0 4 8 16 Scale 1" = 8'

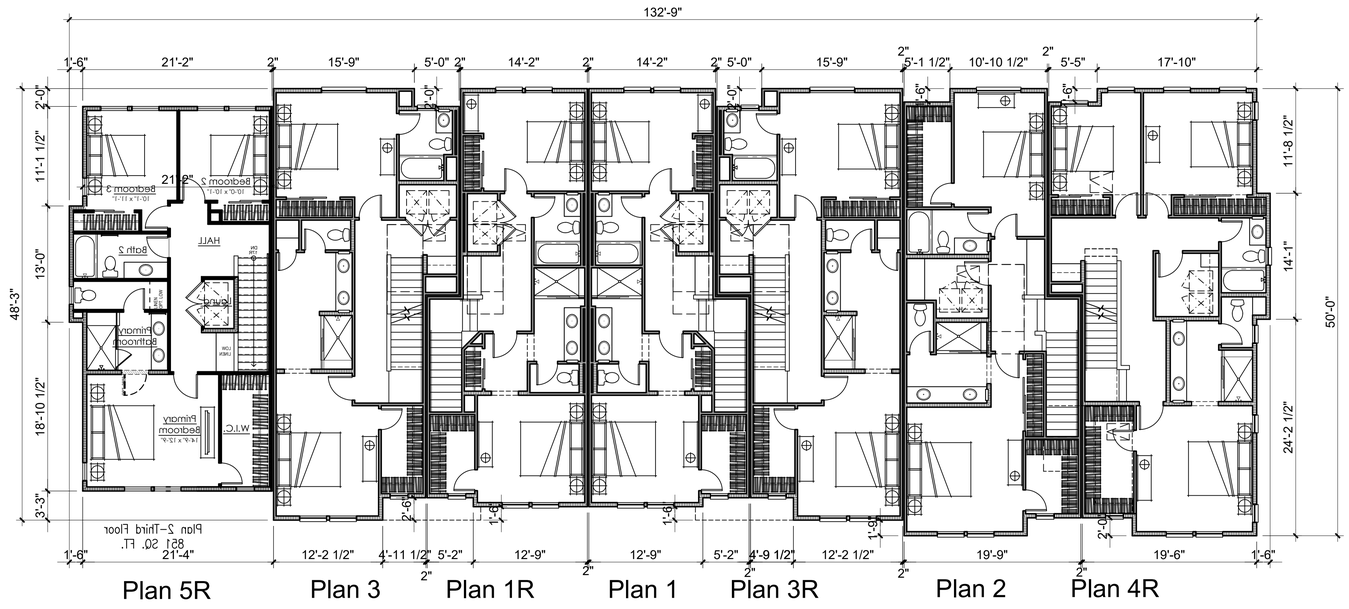



STYLE 'A' SPANISH

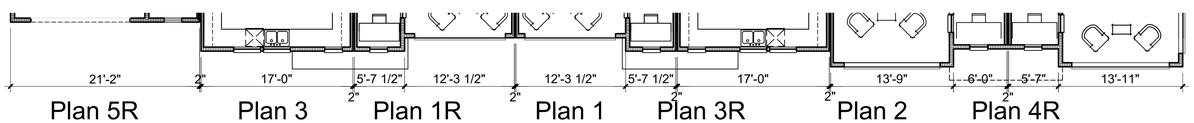
STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.




LEVEL 3A




LEVEL 3B

0 4 8 16 Scale 1" = 8'

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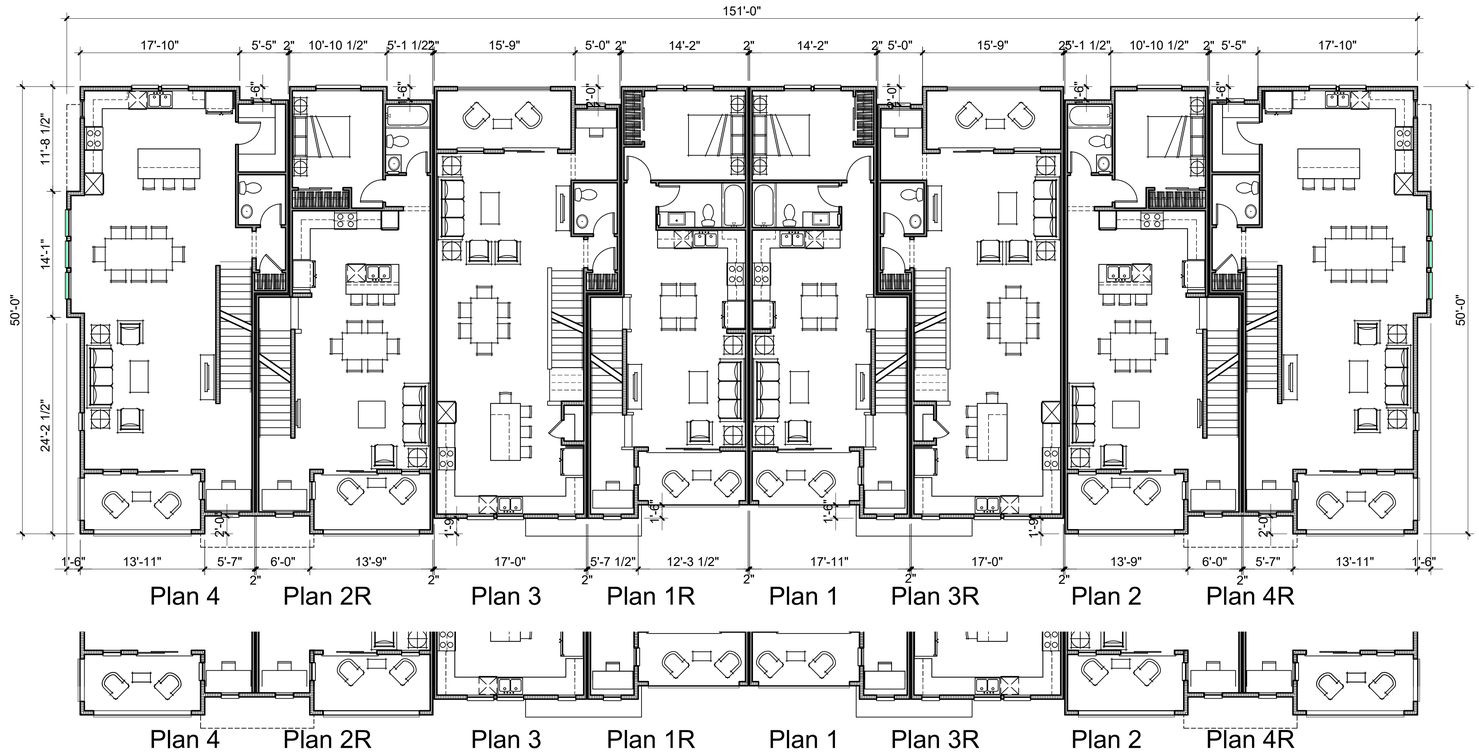
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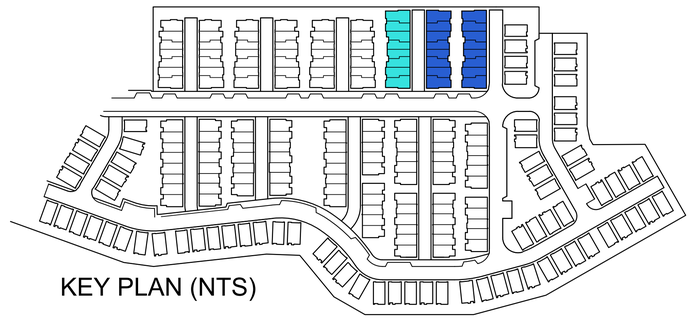
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**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**IT_7PLEX 3RD - RTD BUILDING PLANS** **A2.1.1**




STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

LEVEL 2A

LEVEL 2B

0 4 8 16 Scale 1" = 8'

LEVEL 1A

LEVEL 1B

0 4 8 16 Scale 1" = 8'

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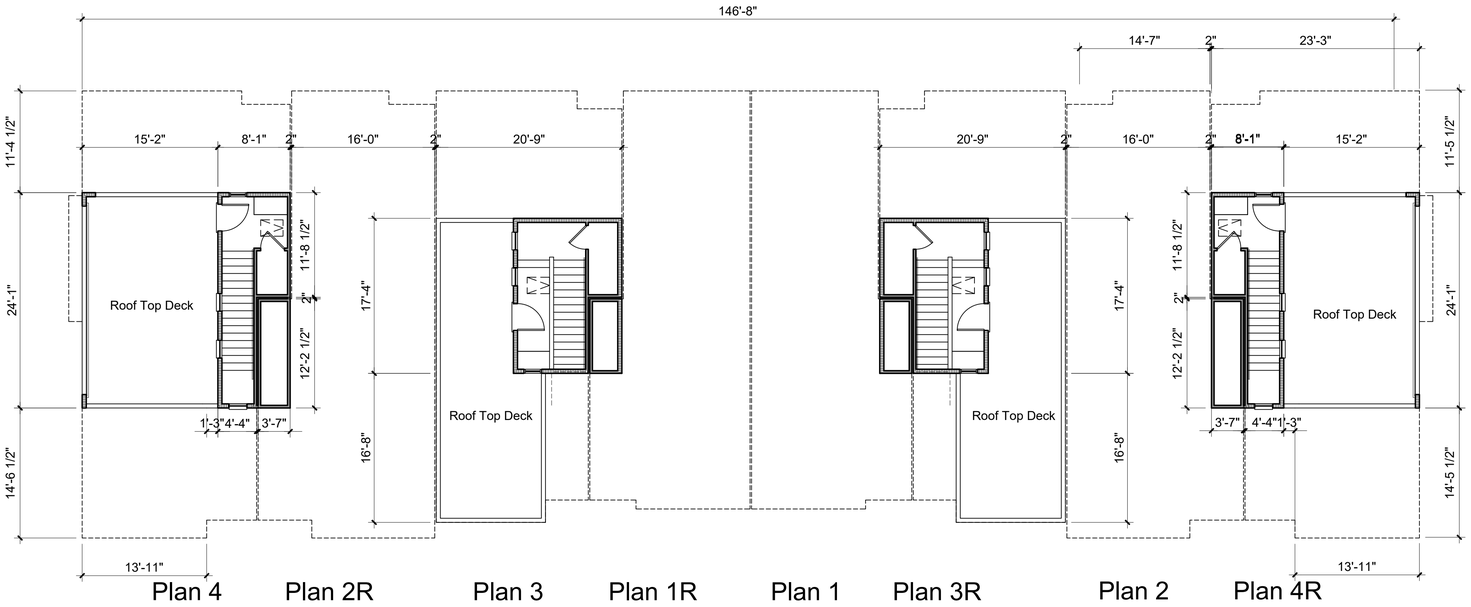
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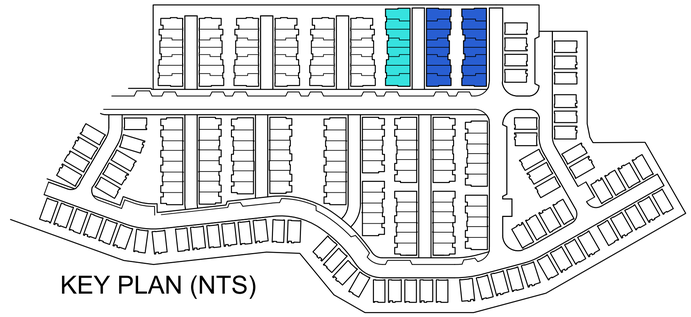
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**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**IT_8PLEX 1ST - 2ND BUILDING PLANS** **A2.1.2**




STYLE 'A' SPANISH

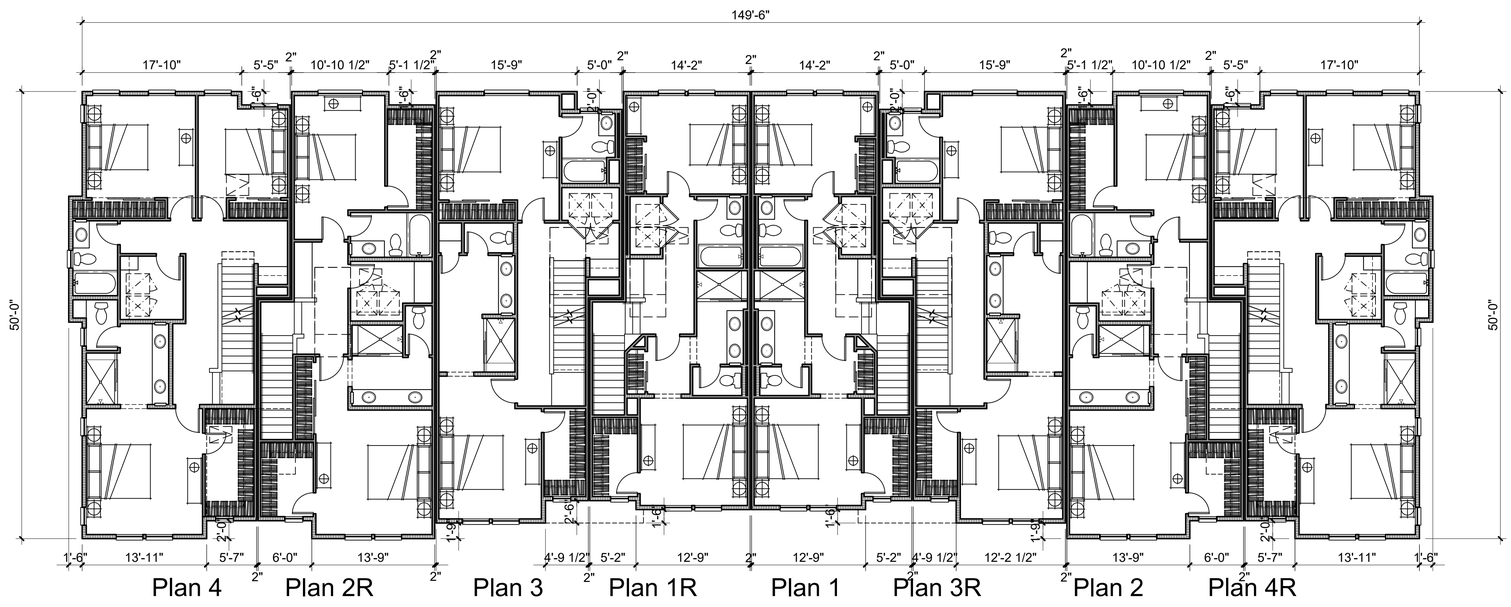
STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

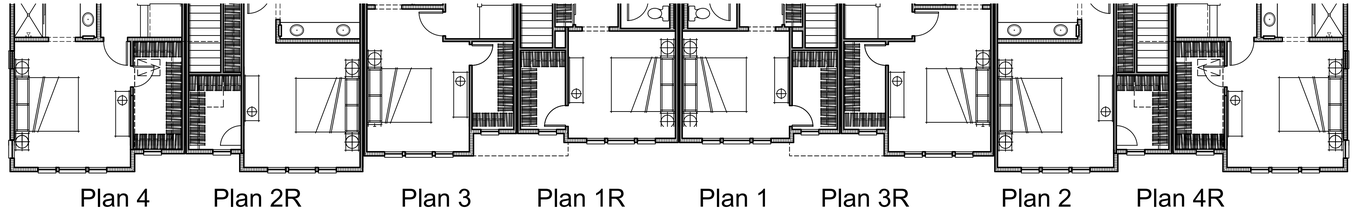
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

# ROOF TOP DECK

0 4 8 16 Scale 1" = 8'

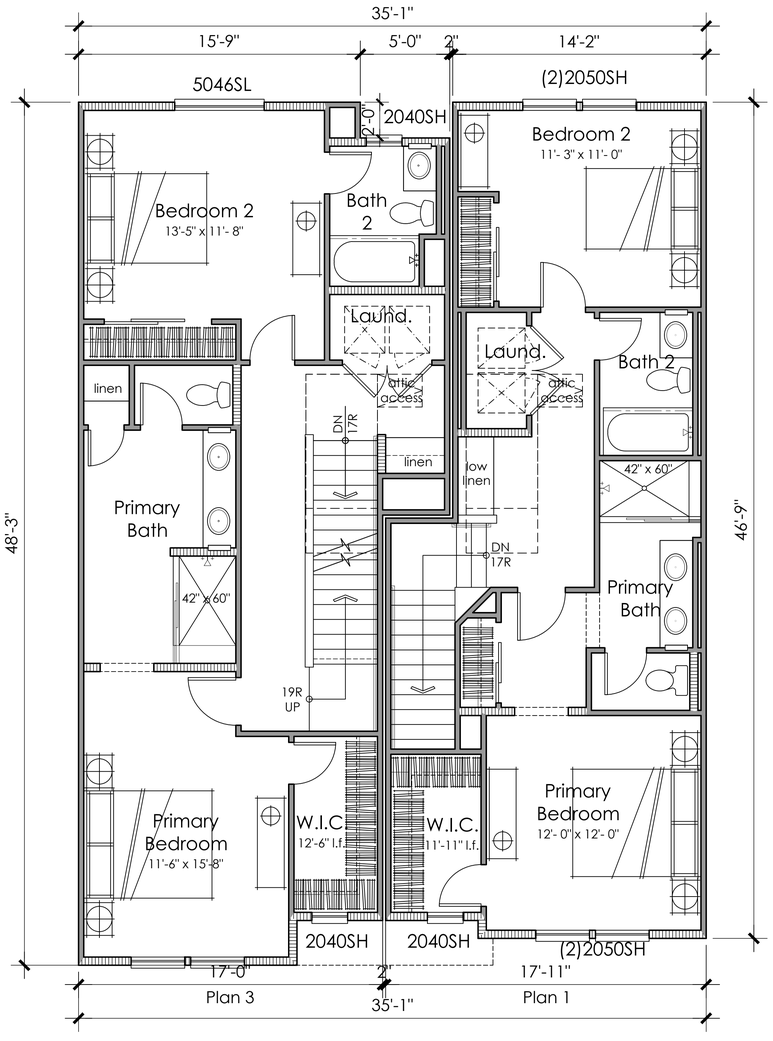



# LEVEL 3A




# LEVEL 3B

0 4 8 16 Scale 1" = 8'

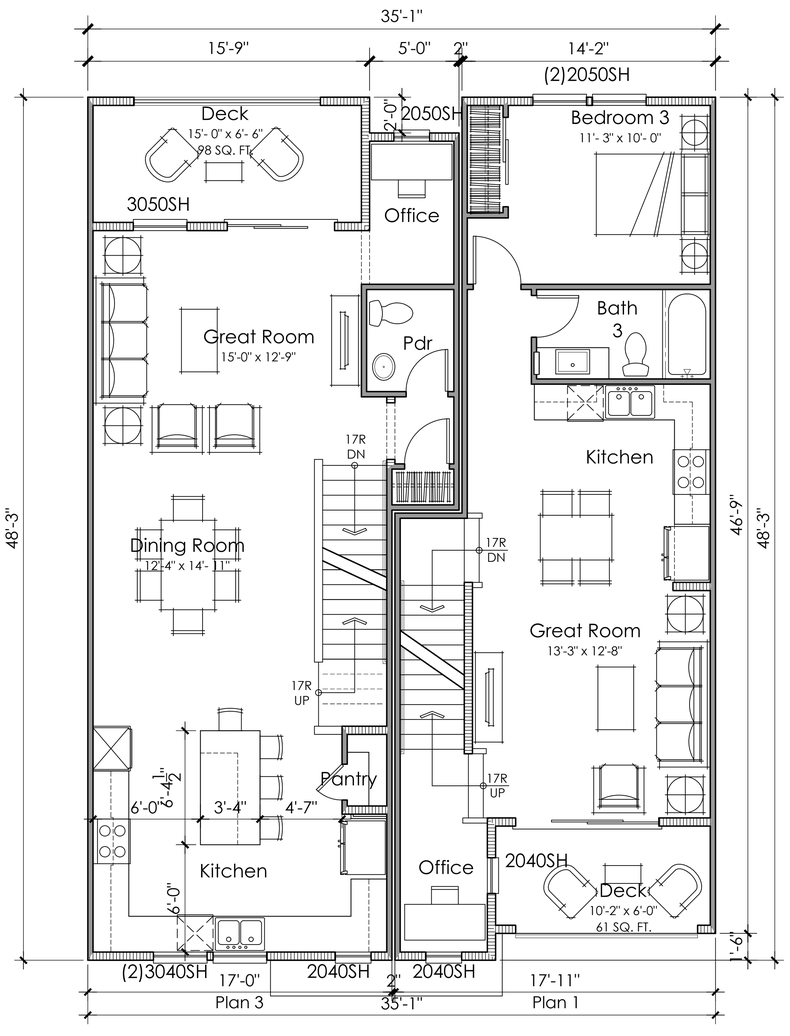



## Third Floor

Scale 1" = 4'

Plan 1: 680 s.f.

Plan 3: 800 s.f.

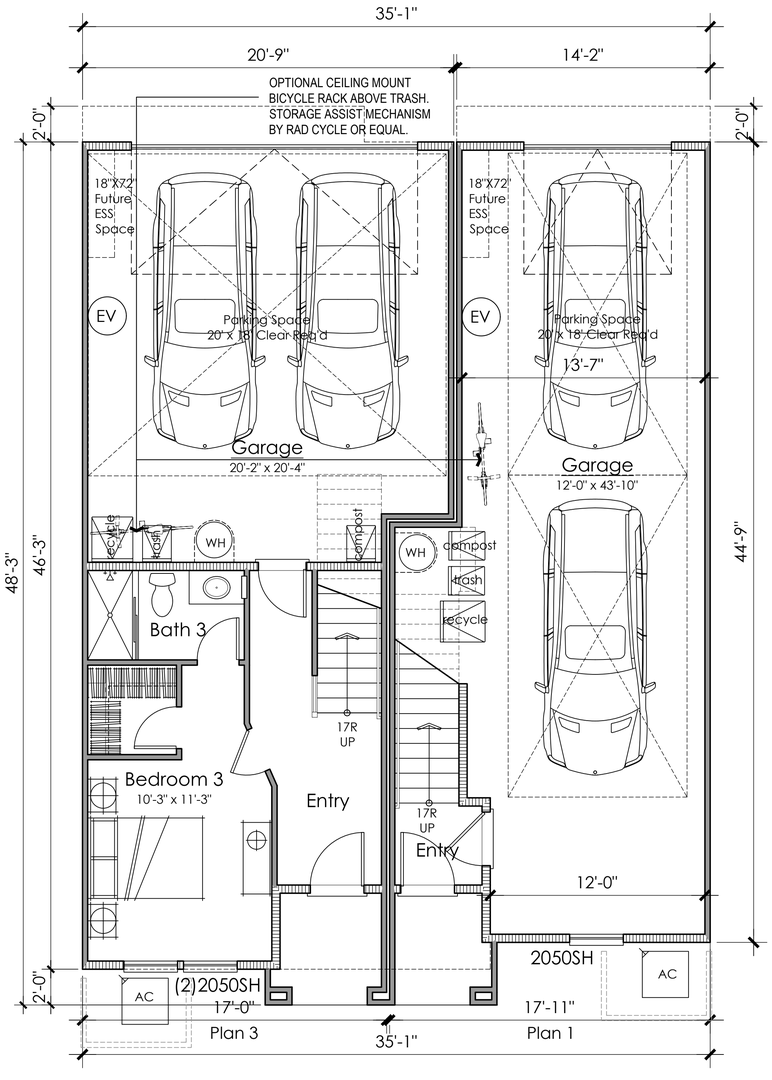



## Second Floor

Scale 1" = 4'

Plan 1: 640 s.f.

Plan 3: 743 s.f.




## First Floor

Scale 1" = 4'

Plan 1: 62 SQ. FT.

Plan 3: 339 SQ. FT.

| Plan 3 Floor Plan | Plan 1 Floor Plan |
|---|---|
| 3 Bedroom + 3.5 Bath | 3 Bedroom + 3 Bath |
| 1,992 s.f.(net) | 1,382 s.f.(net) |
| 2,863 s.f. (SB330) | 2,267 s.f. (SB330) |
| 2,452 s.f. (SMMC) | 1,984 s.f. (SMMC) |

EV ONE LEVEL 2 EV READY SPACE & ONE LEVEL 1 EV READY SPACE @ EACH PRIVATE GARAGE

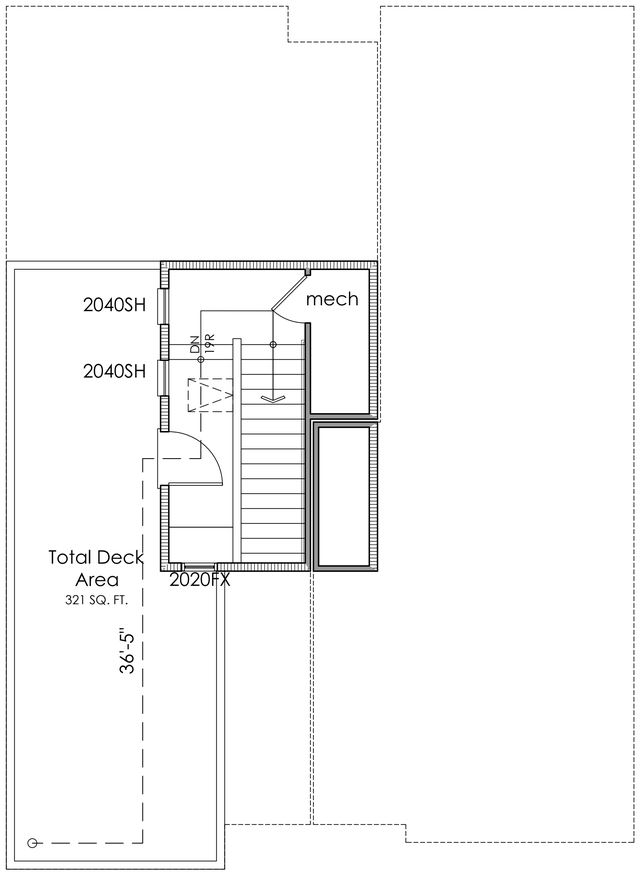

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**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**IT_UNIT 1 AND 3 FLOOR PLANS** **A2.2.0**

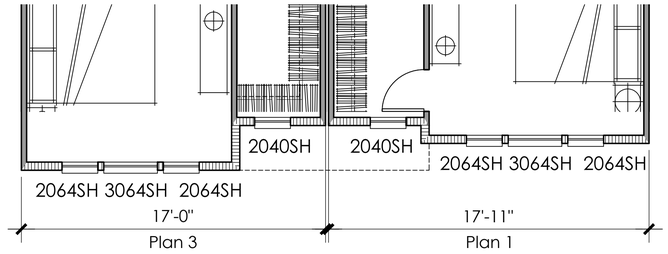



## Roof Top Deck

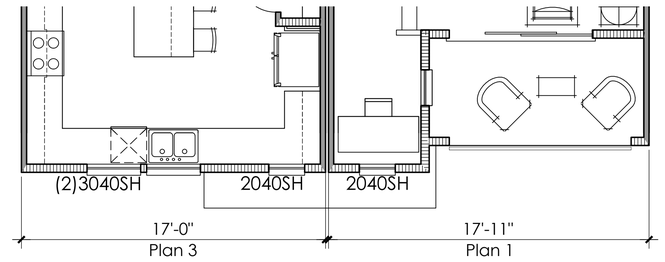
Plan 1: N/A

Plan 3: 110 SQ. FT.

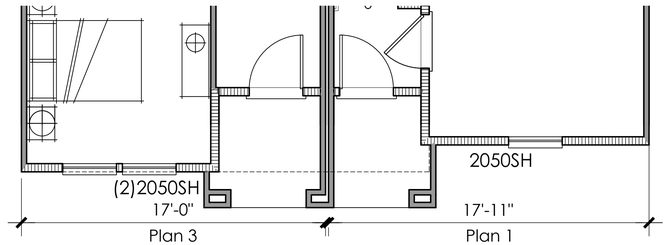
0 2 4 8 Scale 1" = 4'




## Third Floor Style B




## Second Floor Style B




## First Floor Style B

0 2 4 8 Scale 1" = 4'

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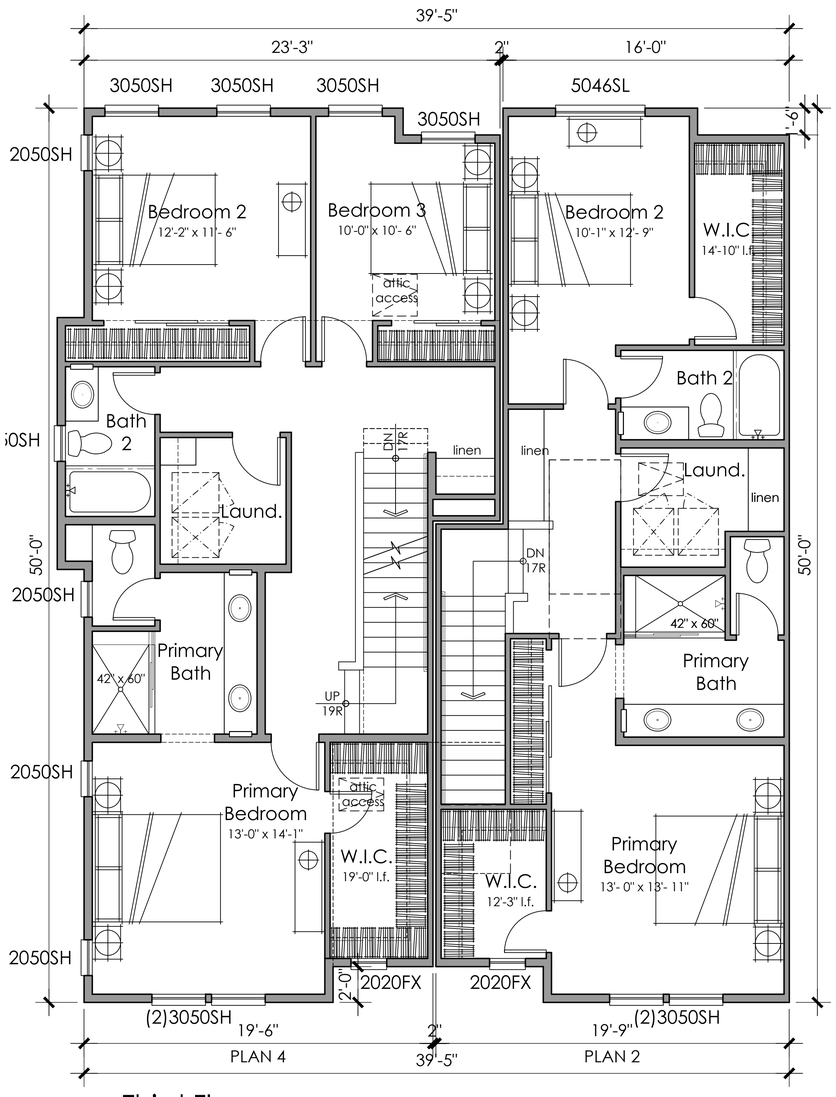
Ownership:

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**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**IT_UNIT 3 ROOF DECK FLOOR PLAN** **A2.2.1**



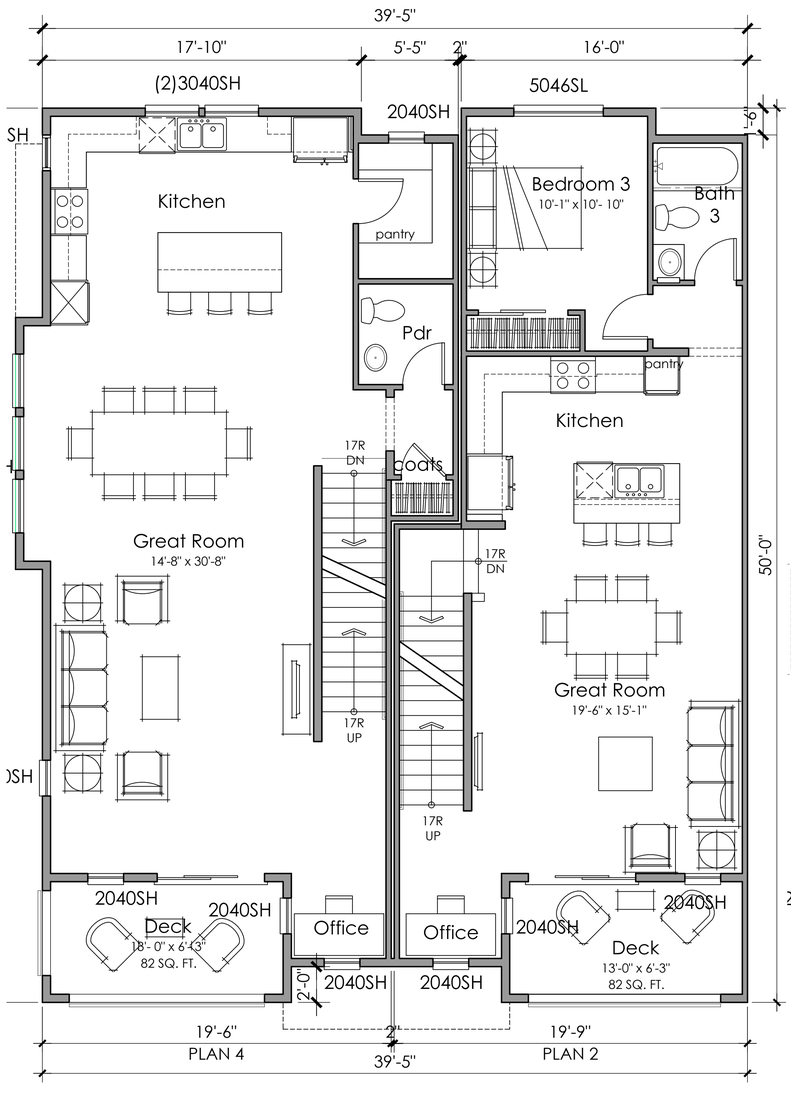

# Third Floor

Scale 1" = 4'

Plan 4 with Roof Top Deck

Plan 2: 801 SQ. FT.

Plan 4: 970 SQ. FT.

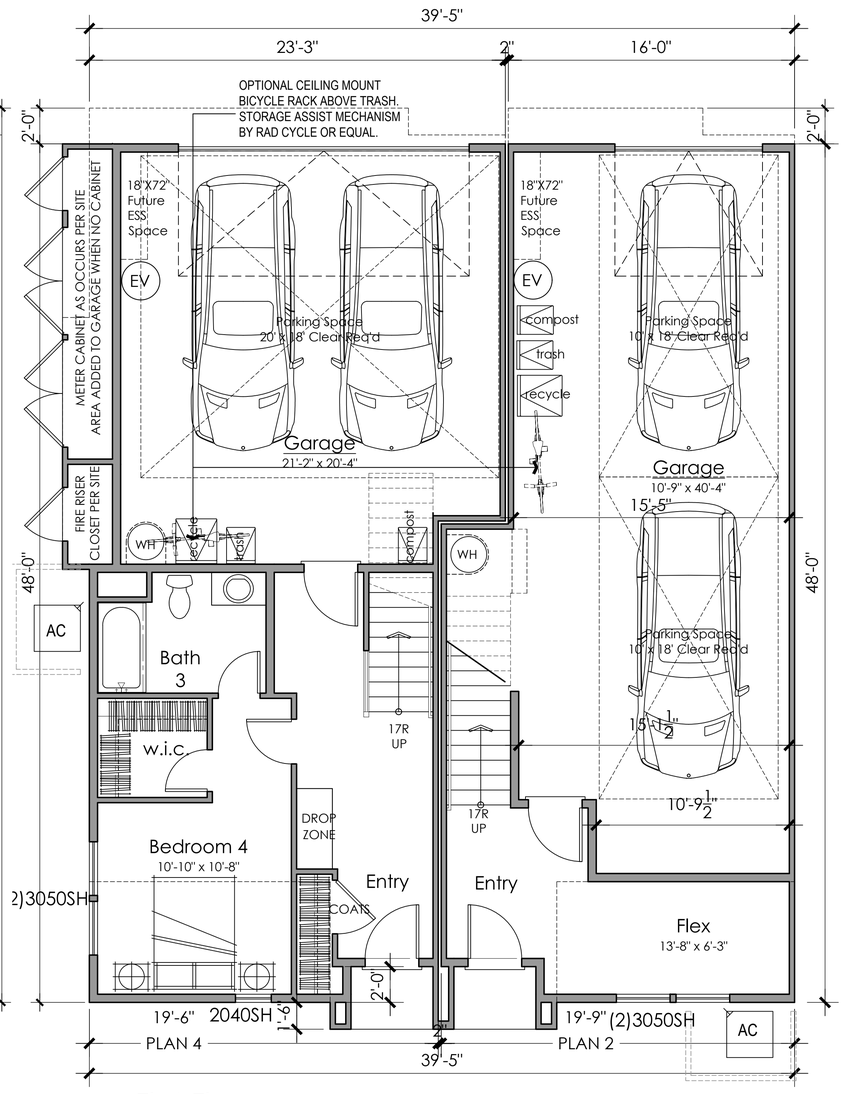



# Second Floor

Scale 1" = 4'

Plan 2: 744 s.f.

Plan 4: 914 s.f.




# First Floor

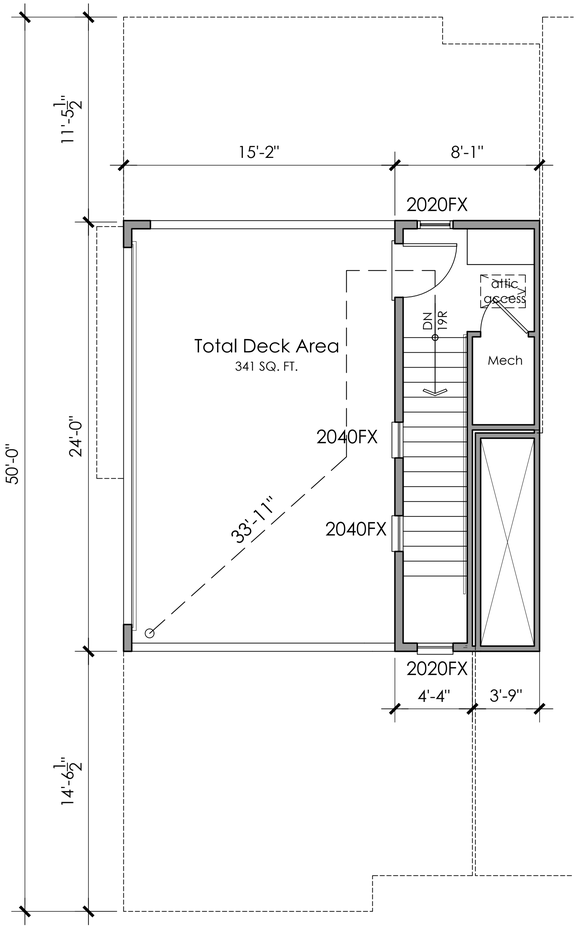
Scale 1" = 4'

Plan 2: 189 s.f.

Plan 4: 442 s.f.

| Plan 4 Floor Plan | Plan 2 Floor Plan |
|---|---|
| 4 Bedroom + 3.5 Bath | 3 Bedroom + 3 Bath |
| 2,388 s.f.(net) | 1,734 s.f.(net) |
| 3,348 s.f. (SB330) | 2,664 s.f. (SB330) |
| 2,987 s.f. (SMMC) | 2,355 s.f. (SMMC) |

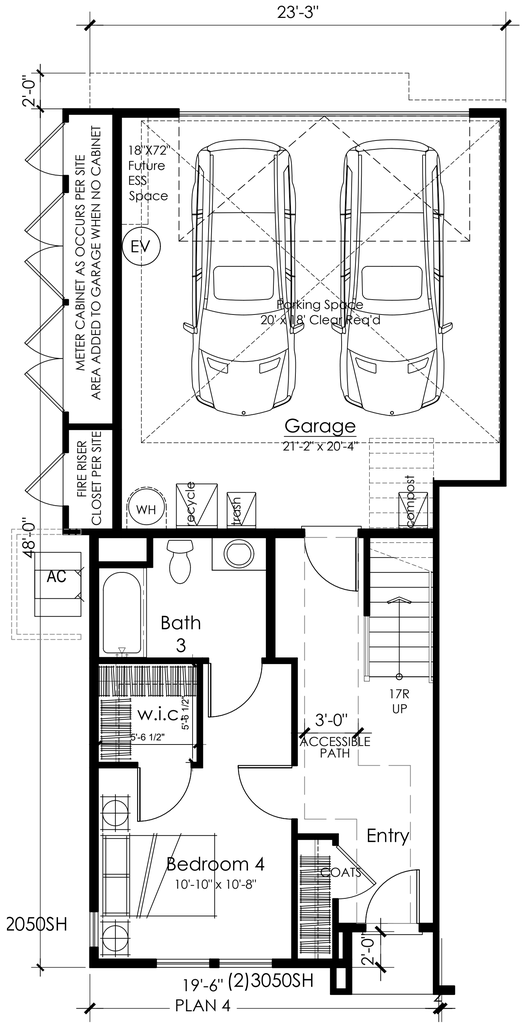
EV ONE LEVEL 2 EV READY SPACE & ONE LEVEL 1 EV READY SPACE @ EACH PRIVATE GARAGE




## Plan 4 Roof Top Deck

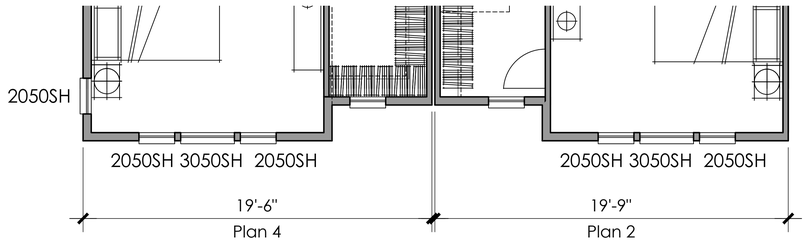
0 2 4 8 Scale 1" = 4'

Plan 4: 62 SQ. FT.



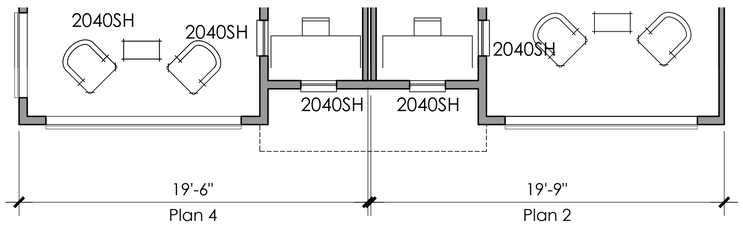

## First Floor Plan 4 Alt
## Ground Floor Accessible

0 2 4 8 Scale 1" = 4'



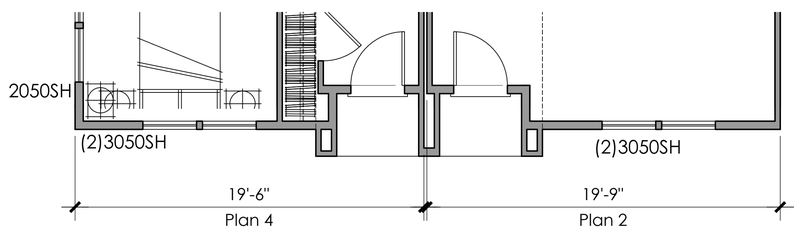

## Third Floor Style B

0 2 4 8 Scale 1" = 4'




## Second Floor Style B

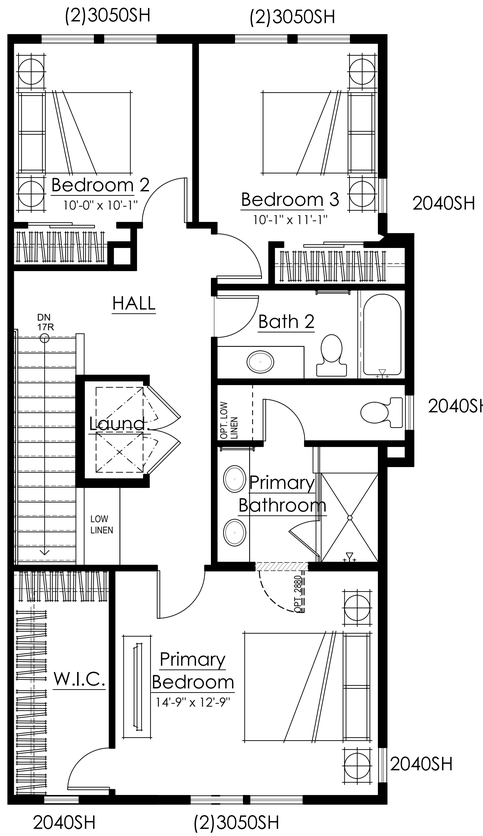
0 2 4 8 Scale 1" = 4'




## First Floor Style B

0 2 4 8 Scale 1" = 4'

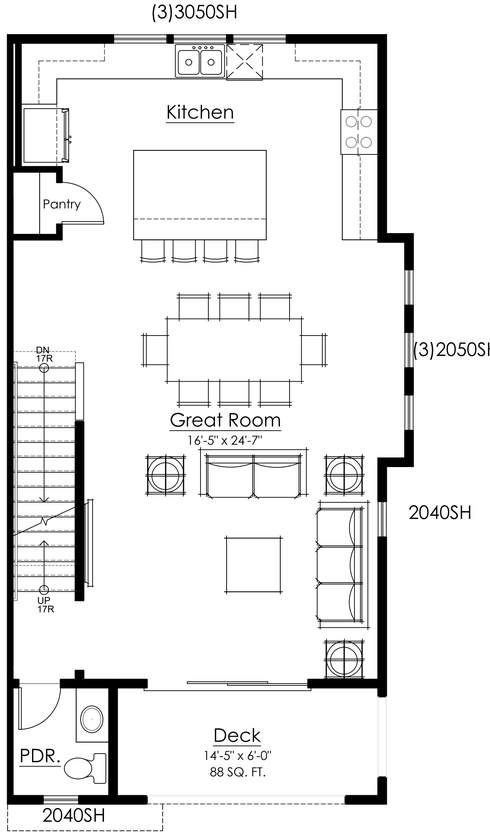
EV ONE LEVEL 2 EV READY SPACE & ONE LEVEL 1 EV READY SPACE @ EACH PRIVATE GARAGE




## Third Floor

Plan 5: 851 SQ. FT.

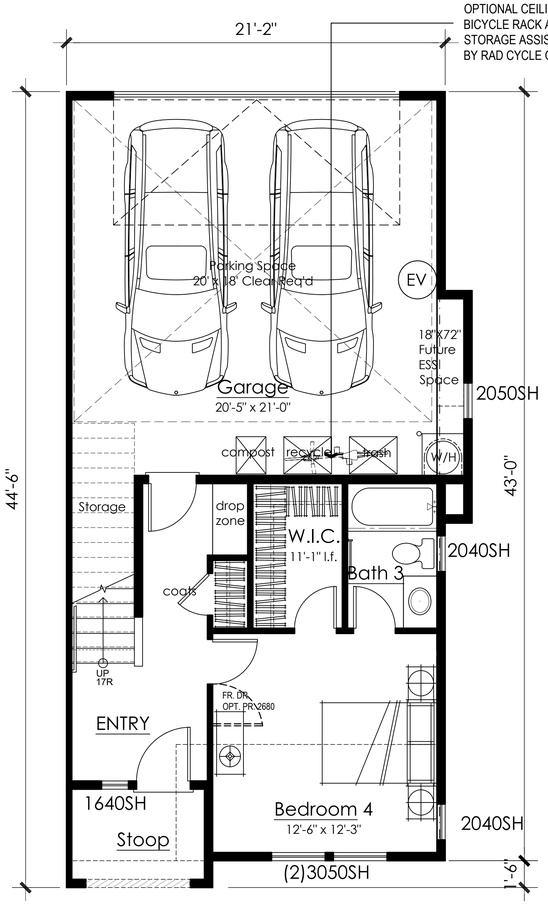
0 2 4 8 Scale 1" = 4'




## Second Floor

Plan 5: 780 SQ. FT.

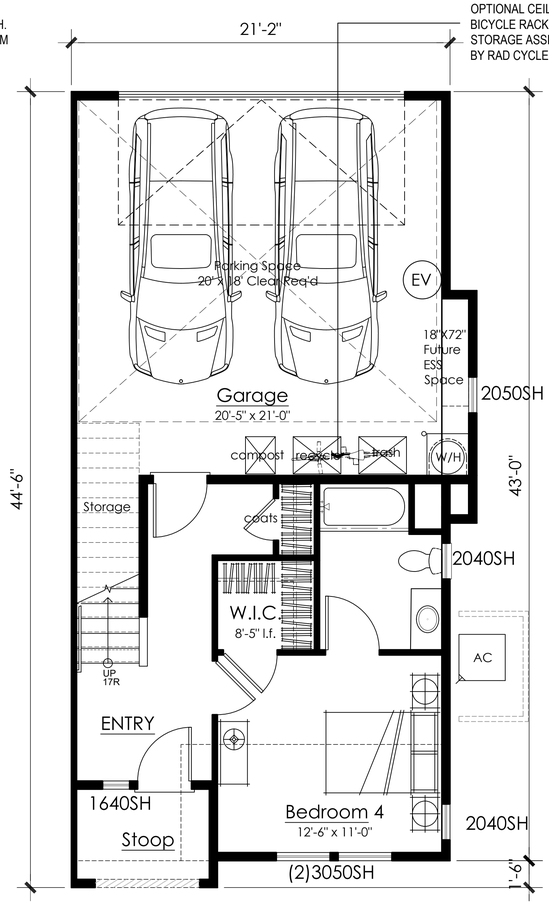
0 2 4 8 Scale 1" = 4'




## First Floor

Plan 5: 395 SQ. FT.

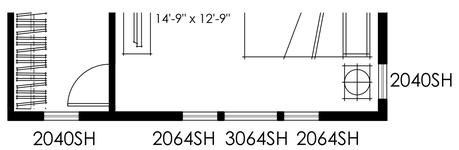
0 2 4 8 Scale 1" = 4'




## First Floor Ground Floor Accessible

Plan 5Alt: 395 SQ. FT.

0 2 4 8 Scale 1" = 4'



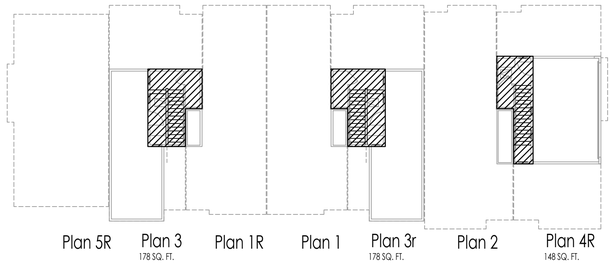

## Third Floor Style B

0 2 4 8 Scale 1" = 4'

# Plan 5 Floor Plan
4 Bedroom + 3.5 Bath
2,026 s.f.(net)
2,812 s.f. (SB330)
2,670 s.f. (SMMC)

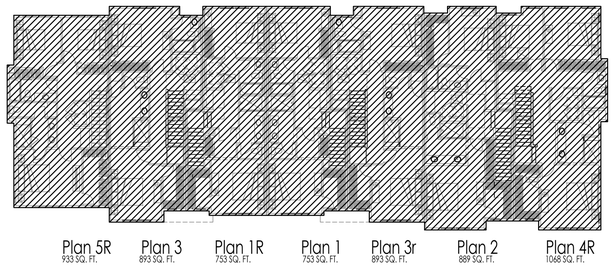
EV ONE LEVEL 2 EV READY SPACE & ONE LEVEL 1 EV READY SPACE @ EACH PRIVATE GARAGE

GROSS AREA - CBC (SB330)



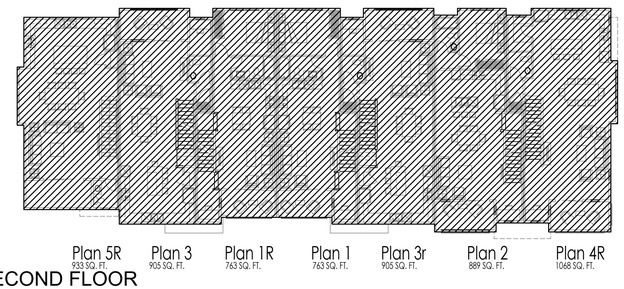

TOTAL
508 SQ. FT.

ROOF TOP DECK



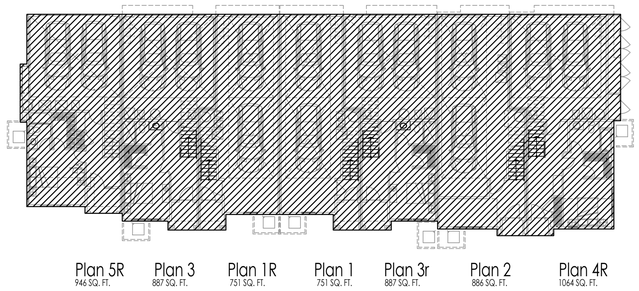

TOTAL
6182 SQ. FT.

THIRD FLOOR




TOTAL
6226 SQ. FT.

SECOND FLOOR

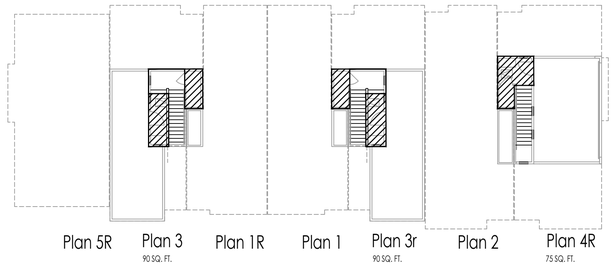



TOTAL
6172 SQ. FT.

FIRST FLOOR

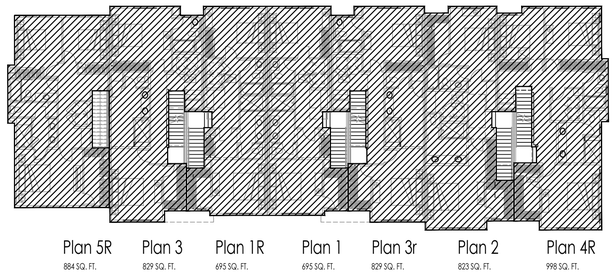
## GROSS AREA DIAGRAM (PER C.B.C) - SB330

GROSS AREA - SAN MATEO



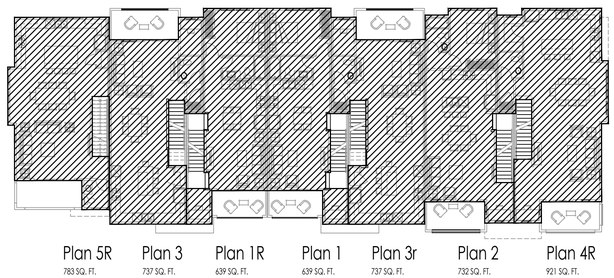

TOTAL
255 SQ. FT.

ROOF TOP DECK



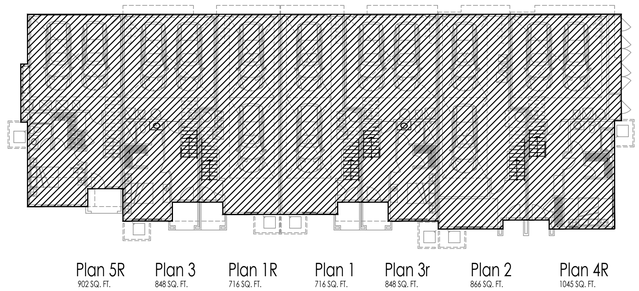

TOTAL
5,753 SQ. FT.

THIRD FLOOR




TOTAL
5,188 SQ. FT.

SECOND FLOOR




TOTAL
5,941 SQ. FT.

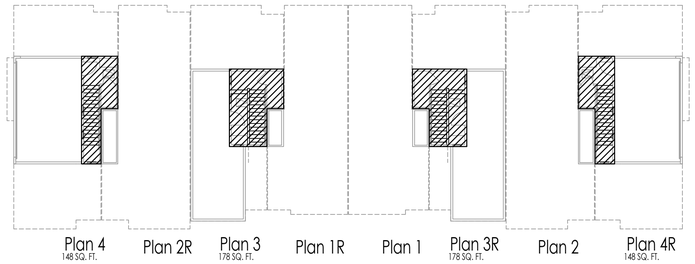
FIRST FLOOR

## GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

**IT - 7 Plex A & B**

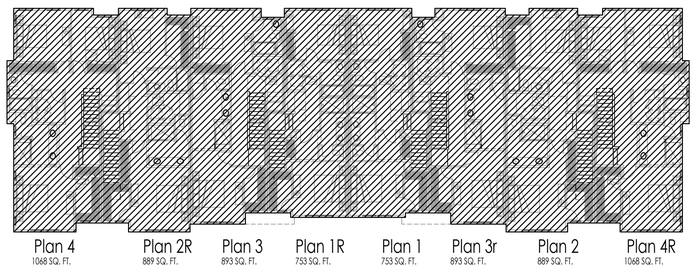
| | CBC Def. | San Mateo Def. |
|---|---|---|
| 1st Floor | 6172 | 5941 |
| 2nd Floor | 6226 | 5188 |
| 3rd Floor | 6182 | 5753 |
| RTD | 504 | 255 |
| **Total** | 19,084 SF | 17,137 SF |

GROSS AREA - CBC (SB330)



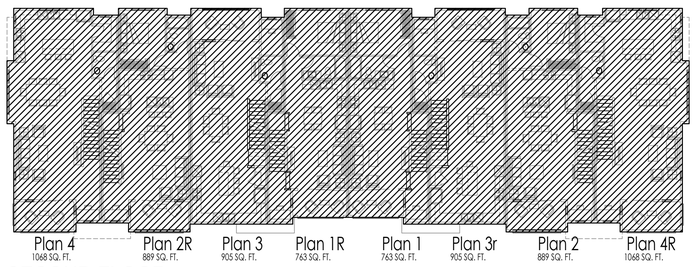

TOTAL
652 SQ. FT.

ROOF TOP DECK



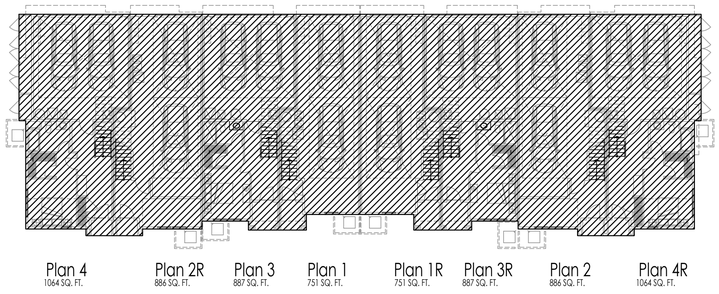

TOTAL
7206 SQ. FT.

THIRD FLOOR




TOTAL
7250 SQ. FT.

SECOND FLOOR

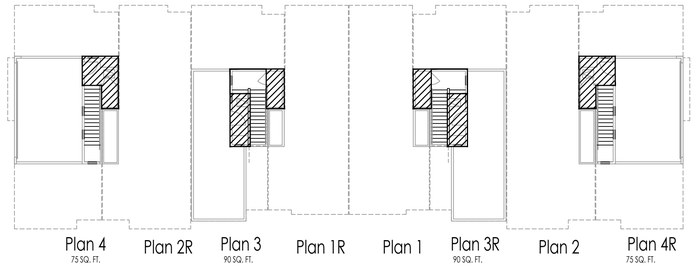



TOTAL
7176 SQ. FT.

FIRST FLOOR

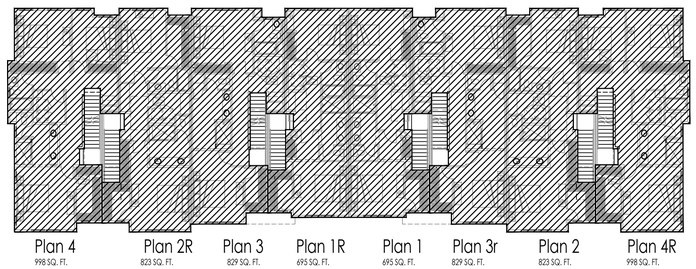
## GROSS AREA DIAGRAM (PER C.B.C) - SB330

GROSS AREA - SAN MATEO



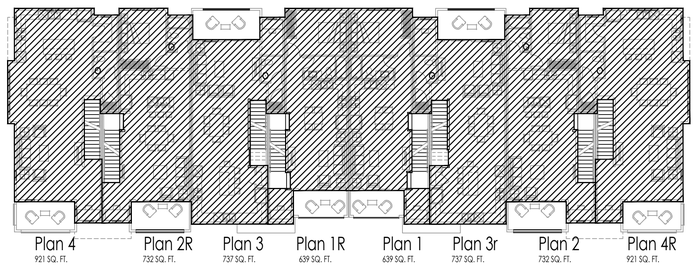

TOTAL
330 SQ. FT.

ROOF TOP DECK



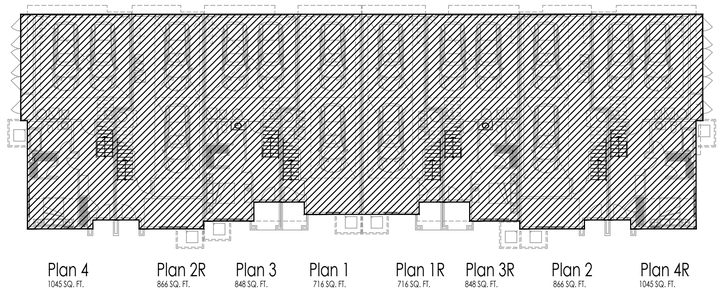

TOTAL
6,690 SQ. FT.

THIRD FLOOR




TOTAL
6,058 SQ. FT.

SECOND FLOOR




TOTAL
6,950 SQ. FT.

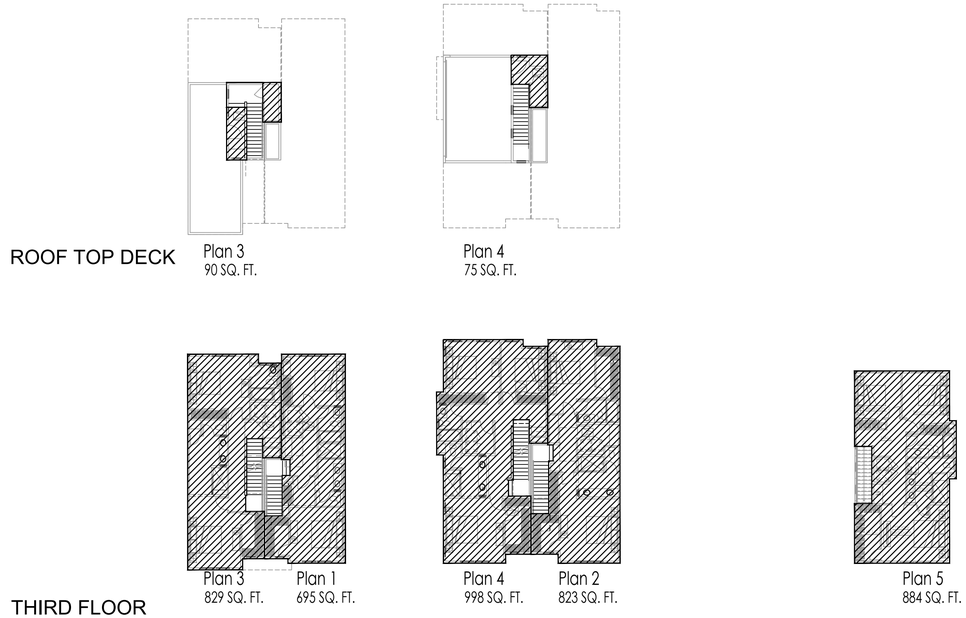
FIRST FLOOR

## GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

| IT - 8 Plex A & B | | |
|---|---|---|
| | CBC Def. | San Mateo Def. |
| 1st Floor | 7176 | 6950 |
| 2nd Floor | 7250 | 6058 |
| 3rd Floor | 7206 | 6690 |
| 4th Floor | 652 | 330 |
| **Total** | 22,284 SF | 20,028 SF |




## GROSS AREA DIAGRAM (PER C.B.C) - SB330




## GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

**IT - UNIT 1 A & B**

| | CBC Def. | San Mateo Def. |
|---|---|---|
| 1st Floor | 751 | 716 |
| 2nd Floor | 763 | 639 |
| 3rd Floor | 753 | 695 |
| RTD | 0 | 0 |
| **Total** | 2,267 SF | 2,050 SF |

**IT - UNIT 2 A & B**

| | CBC Def. | San Mateo Def. |
|---|---|---|
| 1st Floor | 886 | 866 |
| 2nd Floor | 889 | 732 |
| 3rd Floor | 889 | 823 |
| RTD | 0 | 0 |
| **Total** | 2,664 SF | 2,421 SF |

**IT - UNIT 3 A & B**

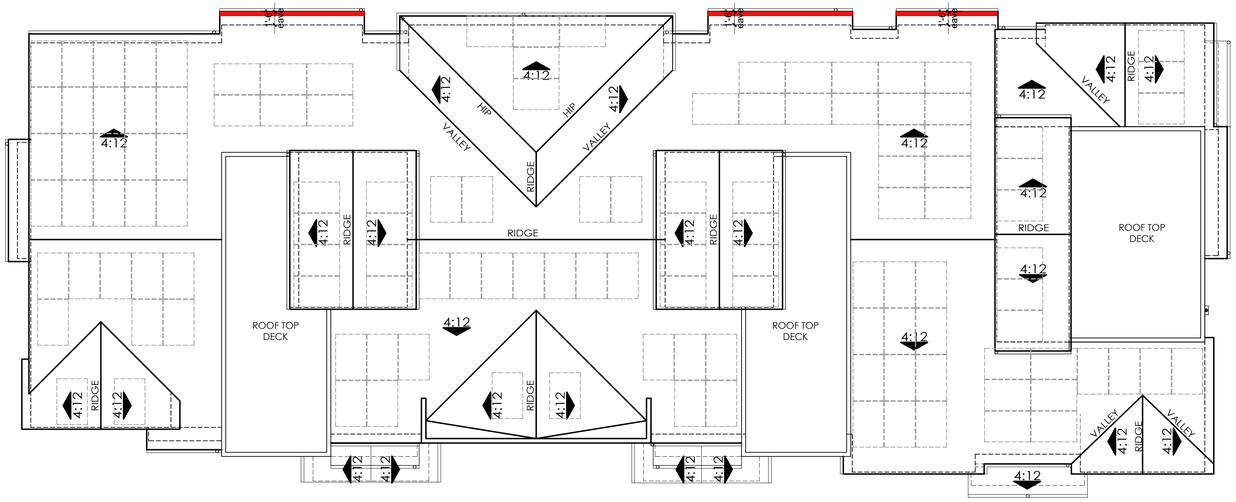
| | CBC Def. | San Mateo Def. |
|---|---|---|
| 1st Floor | 887 | 848 |
| 2nd Floor | 905 | 737 |
| 3rd Floor | 893 | 829 |
| RTD | 178 | 90 |
| **Total** | 2,863 SF | 2,504 SF |

**IT - UNIT 4 A &B**

| | CBC Def. | San Mateo Def. |
|---|---|---|
| 1st Floor | 1064 | 1045 |
| 2nd Floor | 1068 | 921 |
| 3rd Floor | 1068 | 998 |
| RTD | 148 | 75 |
| **Total** | 3,348 SF | 3,039 SF |

**IT - UNIT 5 A & B**

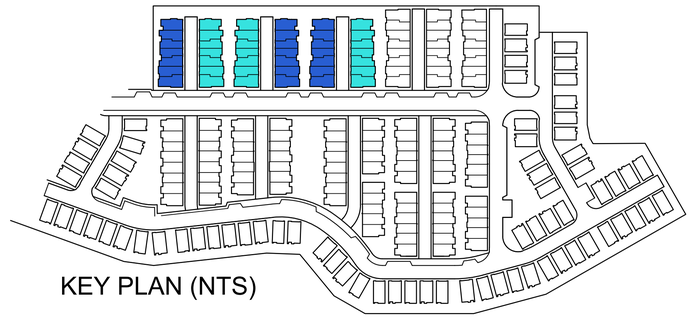
| | CBC Def. | San Mateo Def. |
|---|---|---|
| 1st Floor | 946 | 902 |
| 2nd Floor | 933 | 783 |
| 3rd Floor | 933 | 884 |
| RTD | 0 | 0 |
| **Total** | 2,812 SF | 2,569 SF |




# 7PLEX A - STYLE ROOF PLAN

4:12 ROOF PITCH TYP.
12" EAVE, TIGHT RAKE TYP.

0 4 8 16 Scale 1" = 8'



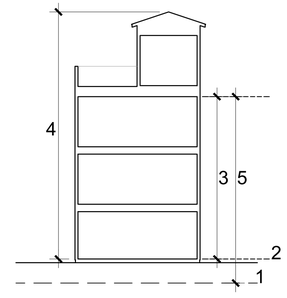

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

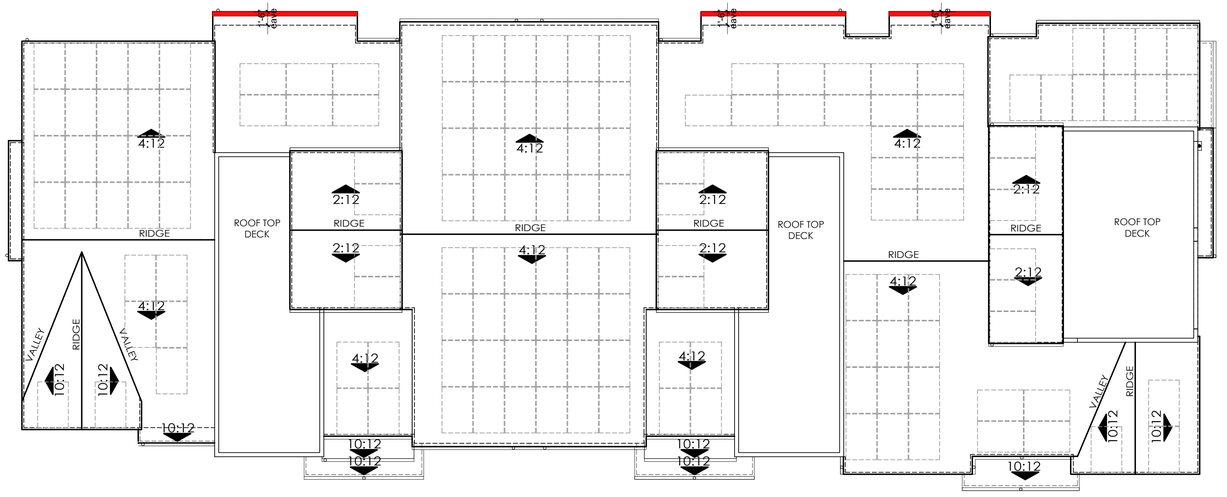
## HEIGHT TABLE GUIDE




NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

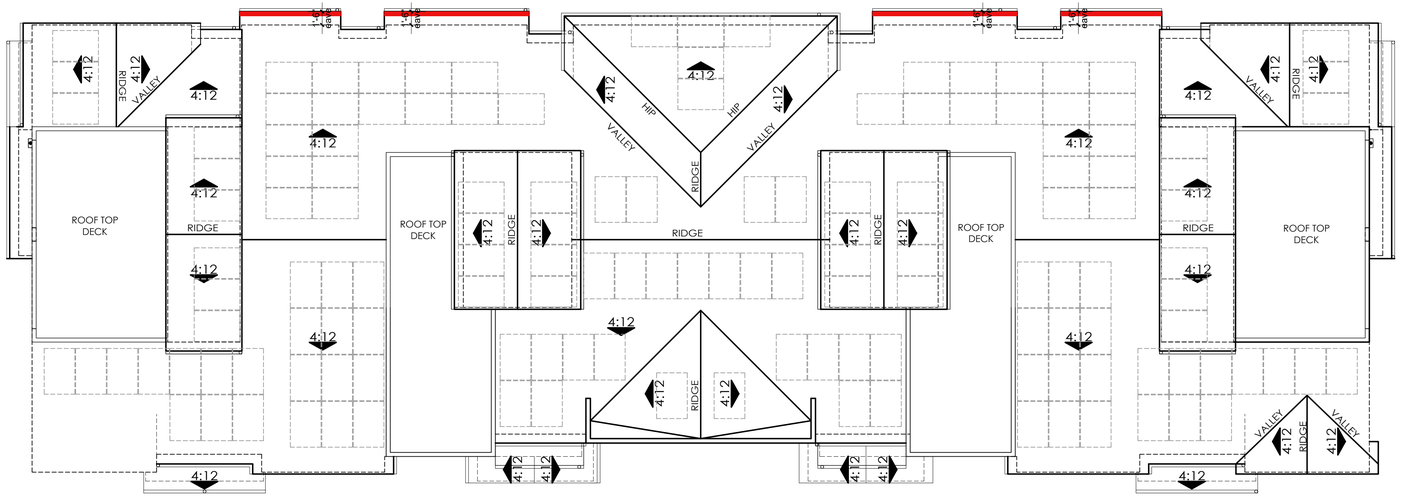
Eave height less than 30' for fire ground ladder access.




# 7PLEX B - STYLE ROOF PLAN

4:12 ROOF PITCH TYP.
10:12 ACCENT ROOF PITCH
TIGHT EAVE & RAKE TYP. U.N.O.

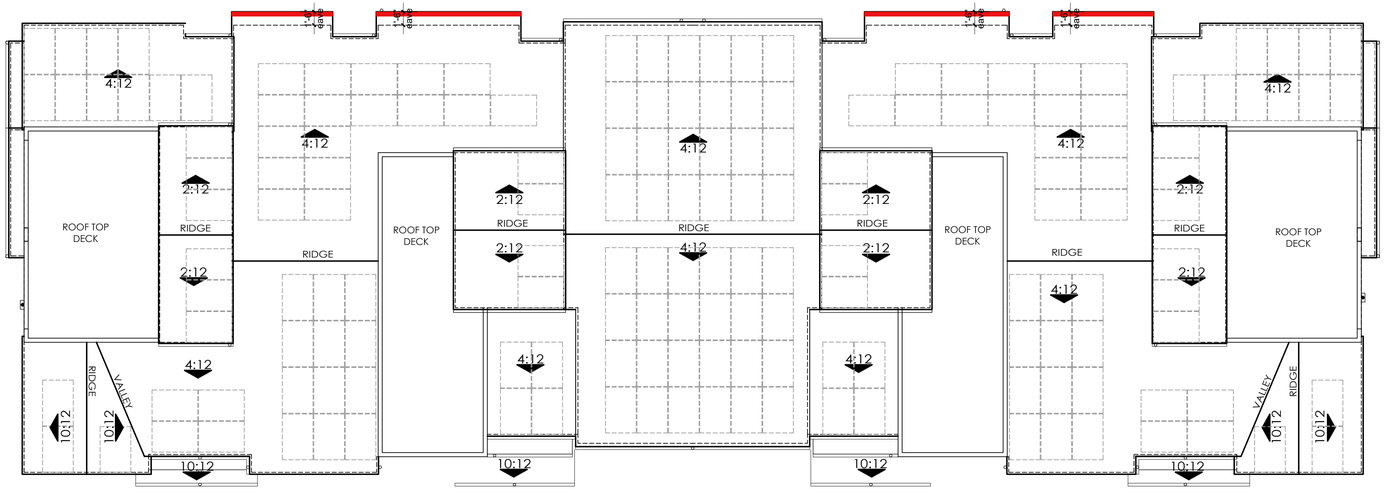
0 4 8 16 Scale 1" = 8'




## 8PLEX A - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'

4:12 ROOF PITCH TYP.
12" EAVE, TIGHT RAKE TYP. U.N.O.




## 8PLEX B - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'

4:12 ROOF PITCH TYP.
10:12 ACCENT ROOF PITCH
TIGHT EAVE & RAKE TYP. U.N.O.



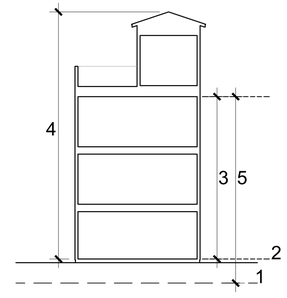

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE




NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

Eave height less than 30' for fire ground ladder access.

NOTE: REVERSE CONDITION OF ROOF PLANS ARE AN EXACT MIRROR CONDITION OF WHAT IS SHOWN HERE.



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

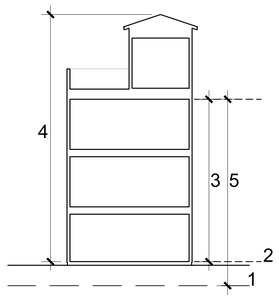
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

**HEIGHT TABLE: IT-Interlocking Townhouses-A Style**

| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
|---|---|---|---|---|---|---|
| | | Foot Elevation ± | | | | |
| IT-2 | 7R | 487.3 | 490.4 | 31.3 | 47.5 | 34.4 |
| IT-3 | 7 | 487.3 | 489.4 | 31.3 | 47.5 | 33.4 |
| IT-6 | 7R | 486.47 | 487.4 | 31.3 | 47.5 | 32.23 |
| IT-7 | 8 | 480.4 | 486.5 | 31.3 | 47.5 | 37.4 |

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

HEIGHT TABLE GUIDE

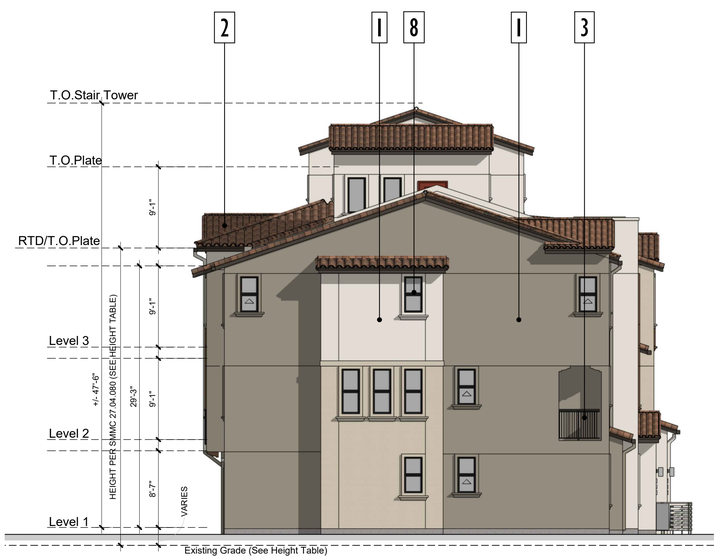





FRONT LEFT PERSPECTIVE

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim




Plan 5R

LEFT ELEVATION




Plan 5R Plan 3 Plan 1R Plan 1 Plan 3R Plan 2 Plan 4R

FRONT ELEVATION

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**IT_7PLEX A FRONT - LEFT ELEVATIONS** **A2.5.0**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

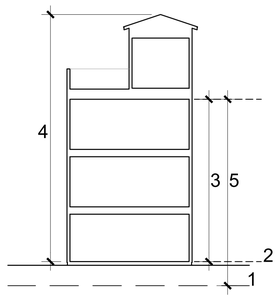
NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

**HEIGHT TABLE: IT-Interlocking Townhouses-A Style**

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|---|---|---|---|---|---|---|
| | | Foot Elevation ± | | | | |
| IT-2 | 7R | 487.3 | 490.4 | 31.3 | 47.5 | 34.4 |
| IT-3 | 7 | 487.3 | 489.4 | 31.3 | 47.5 | 33.4 |
| IT-6 | 7R | 486.47 | 487.4 | 31.3 | 47.5 | 32.23 |
| IT-7 | 8 | 480.4 | 486.5 | 31.3 | 47.5 | 37.4 |

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HEIGHT TABLE GUIDE

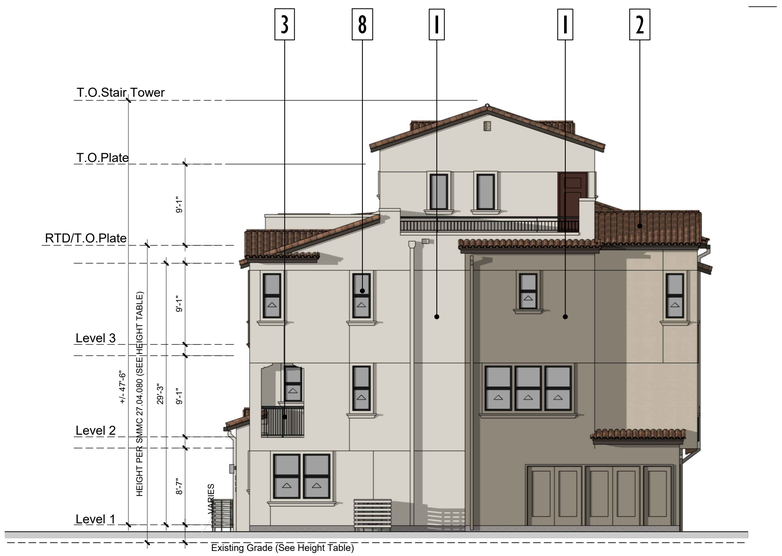





REAR RIGHT PERSPECTIVE

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim




Plan 4R
RIGHT ELEVATION




Plan 4R Plan 2 Plan 3R Plan 1 Plan 1R Plan 3 Plan 5R
REAR ELEVATION

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**IT_7PLEX A REAR- RIGHT ELEVATIONS** **A2.5.1**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

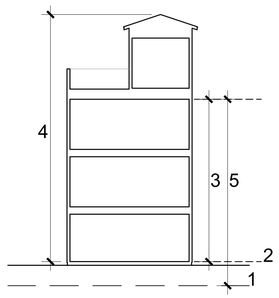
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**HEIGHT TABLE: IT-Interlocking Townhouses-B Style**

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|---|---|---|---|---|---|---|
| | | Foot Elevation ± | | | | |
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| IT-4 | 7R | 487.3 | 488.9 | 31.3 | 45.5 | 32.9 |
| IT-5 | 7 | 487.3 | 487.9 | 31.3 | 45.5 | 31.9 |
| IT-8 | 8R | 480.4 | 486 | 31.3 | 45.5 | 36.9 |
| IT-9 | 8 | 480.4 | 484.5 | 31.3 | 45.5 | 35.4 |

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HEIGHT TABLE GUIDE

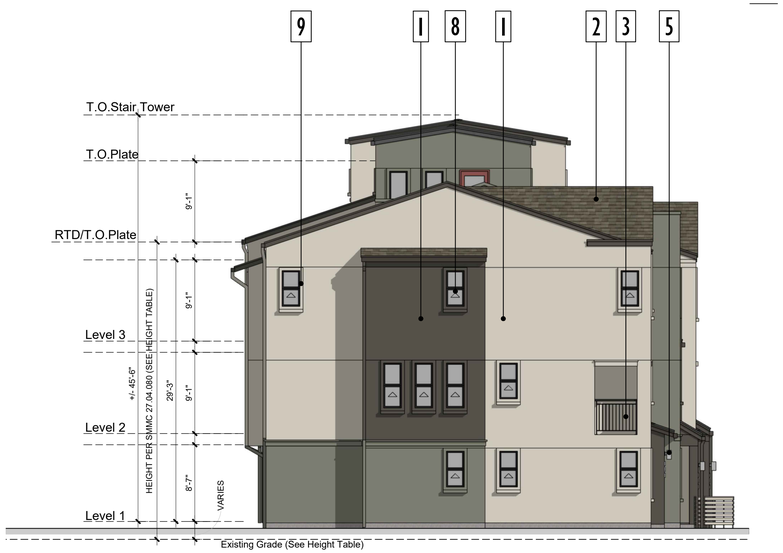





FRONT LEFT PERSPECTIVE

MATERIAL LEGEND MODERN FRENCH B

1. Stucco
2. Composition Shingle Roofing (GAF or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Clopay or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. High Density Foam Trim




Plan 5R

LEFT ELEVATION




Plan 5R Plan 3 Plan 1R Plan 1 Plan 3R Plan 2 Plan 4R

FRONT ELEVATION

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# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**IT_7PLEX B FRONT-LEFT ELEVATIONS** **A2.5.2**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

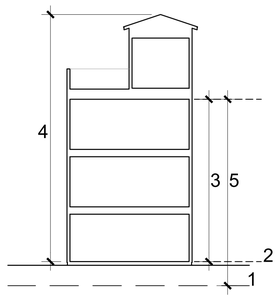
STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

| HEIGHT TABLE: IT-Interlocking Townhouses-B Style | | | | | | |
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| IT-4 | 7R | 487.3 | 488.9 | 31.3 | 45.5 | 32.9 |
| IT-5 | 7 | 487.3 | 487.9 | 31.3 | 45.5 | 31.9 |
| IT-8 | 8R | 480.4 | 486 | 31.3 | 45.5 | 36.9 |
| IT-9 | 8 | 480.4 | 484.5 | 31.3 | 45.5 | 35.4 |

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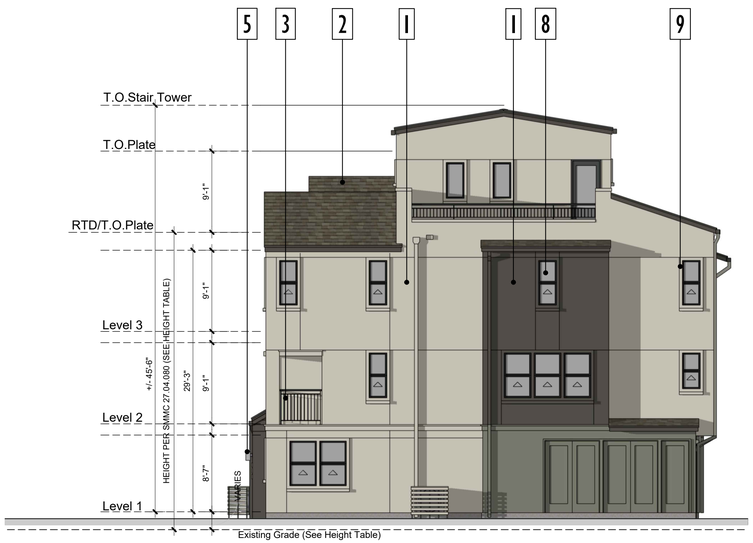





REAR RIGHT PERSPECTIVE

MATERIAL LEGEND MODERN FRENCH B

1. Stucco
2. Composition Shingle Roofing (GAF or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Clopay or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. High Density Foam Trim




Plan 4R

RIGHT ELEVATION




Plan 4R Plan 2 Plan 3R Plan 1 Plan 1R Plan 3 Plan 5R

REAR ELEVATION

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**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**IT_7PLEX B REAR - RIGHT ELEVATIONS** **A2.5.3**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

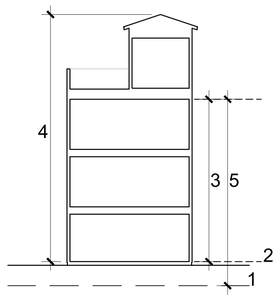
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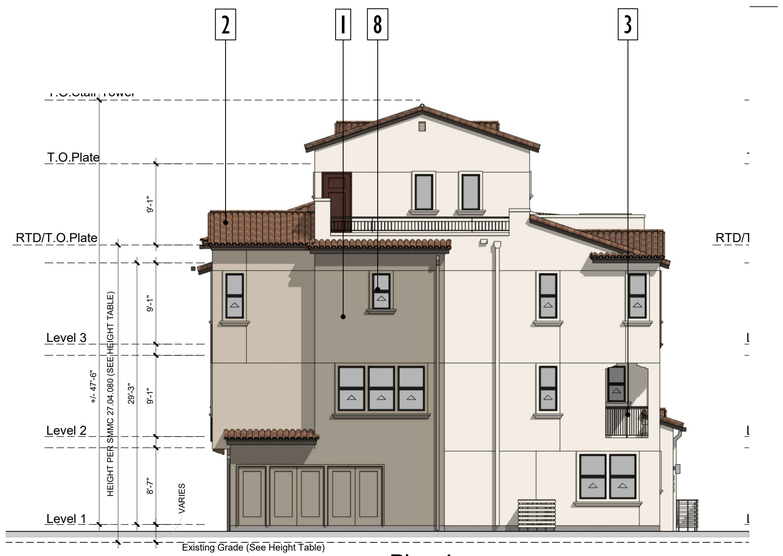





FRONT LEFT PERSPECTIVE

MATERIAL LEGEND SPANISH A

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2. Concrete Roof Tiles (Eagle Roofing or Equal)
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4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim




Plan 4

LEFT ELEVATION




Plan 4 Plan 2R Plan 3 Plan 1R Plan 1 Plan 3R Plan 2 Plan 4R

FRONT ELEVATION

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# 20240095

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JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**IT_8PLEX A FRONT - LEFT ELEVATIONS** **A2.5.4**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

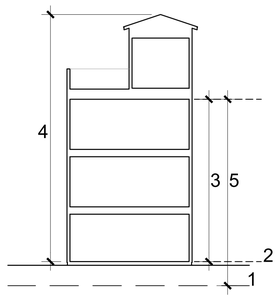
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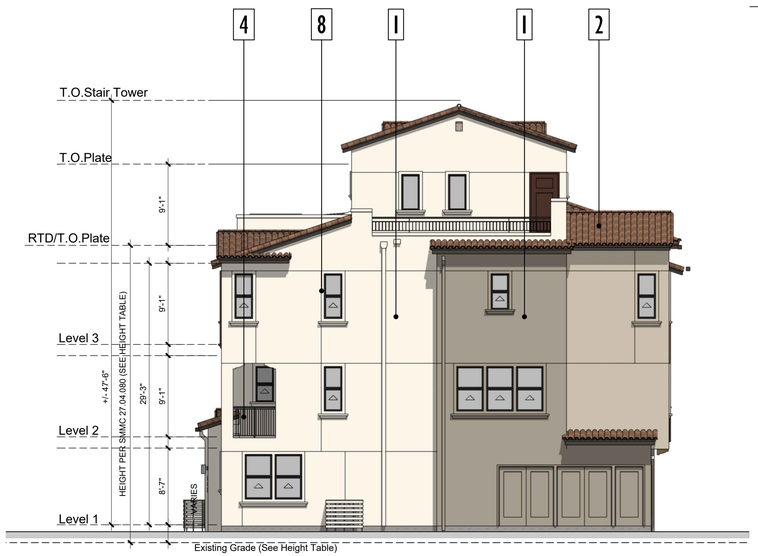





REAR RIGHT PERSPECTIVE

MATERIAL LEGEND SPANISH A

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Plan 4R

RIGHT ELEVATION




Plan 4R Plan 2 Plan 3R Plan 1 Plan 1R Plan 3 Plan 2R Plan 4

REAR ELEVATION

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SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**IT_8PLEX A REAR - RIGHT ELEVATIONS** **A2.5.5**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

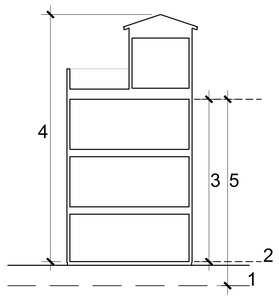
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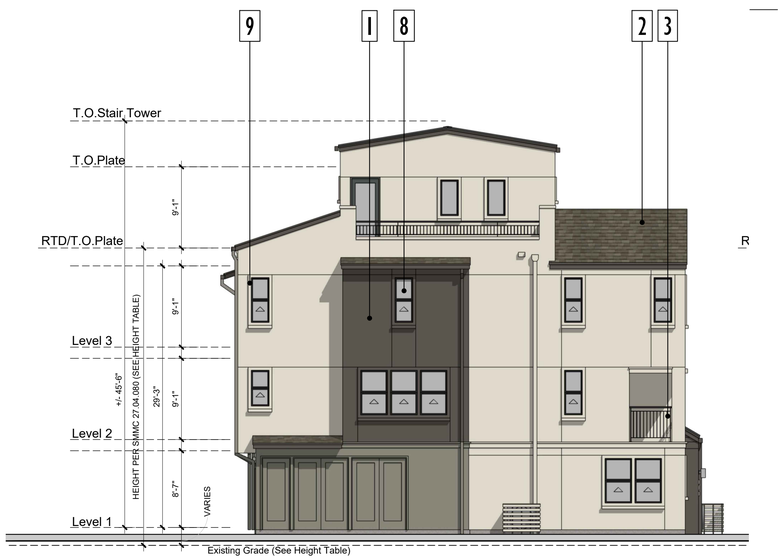





FRONT LEFT PERSPECTIVE

MATERIAL LEGEND MODERN FRENCH B

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Plan 4
LEFT ELEVATION




Plan 4 Plan 2R Plan 3 Plan 1R Plan 1 Plan 3R Plan 2 Plan 4R
FRONT ELEVATION

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# 20240095

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JULY 16, 2026

0 4 8 16 Scale 1" = 8'

**IT_8PLEX B FRONT - LEFT ELEVATIONS** **A2.5.6**



KEY PLAN (NTS)

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

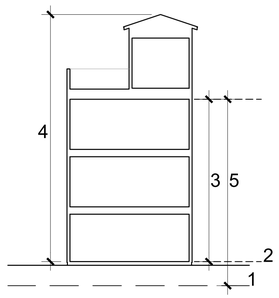
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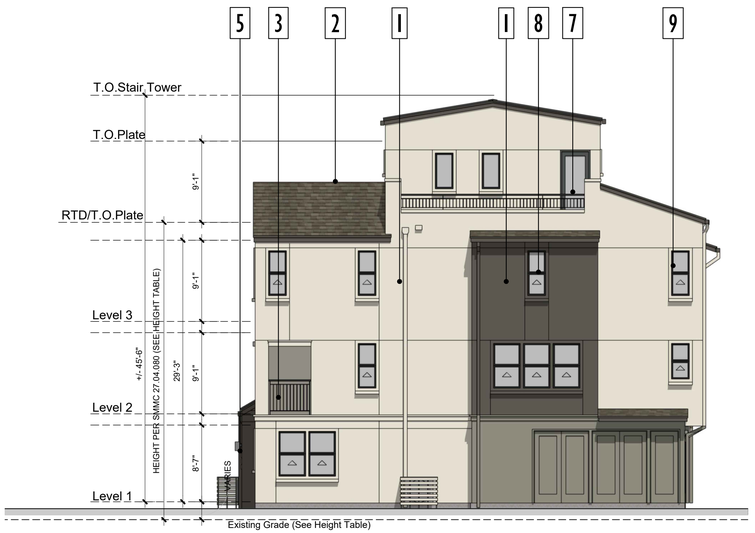





REAR RIGHT PERSPECTIVE

MATERIAL LEGEND MODERN FRENCH B

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9. High Density Foam Trim




Plan 4R

LEFT ELEVATION




Plan 4R Plan 2 Plan 3R Plan 1 Plan 1R Plan 3 Plan 2R Plan 4

FRONT ELEVATION

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Ownership:

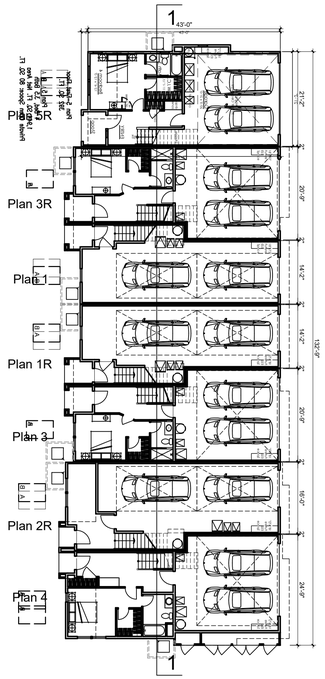
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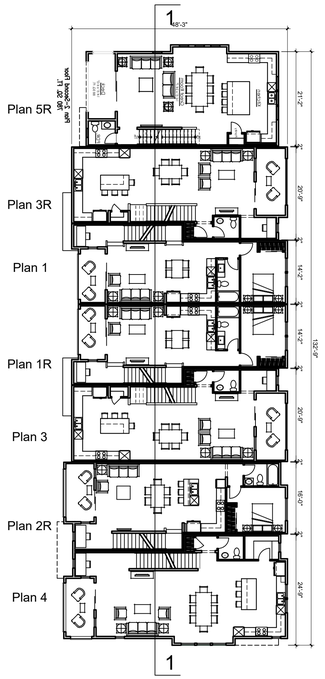
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0 4 8 16 Scale 1" = 8'

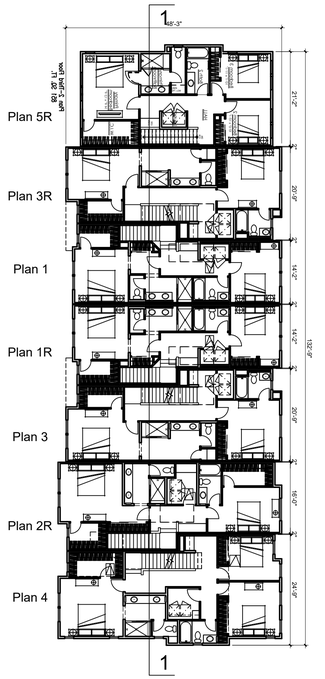
**IT_8PLEX B REAR - RIGHT ELEVATIONS** **A2.5.7**



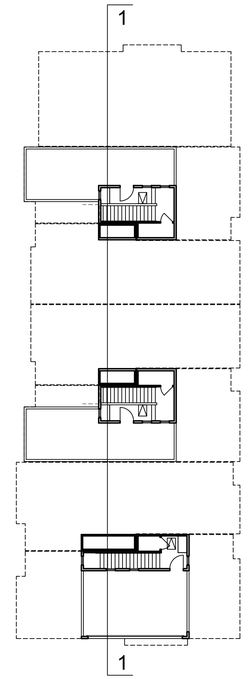

FIRST FLOOR



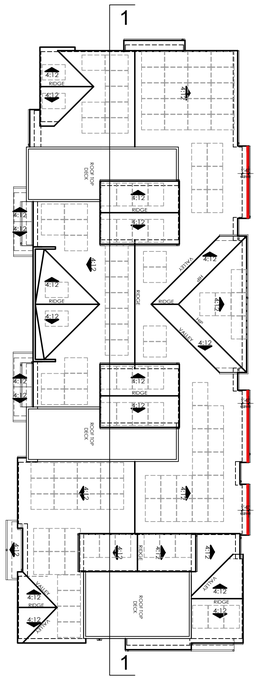

SECOND FLOOR




THIRD FLOOR



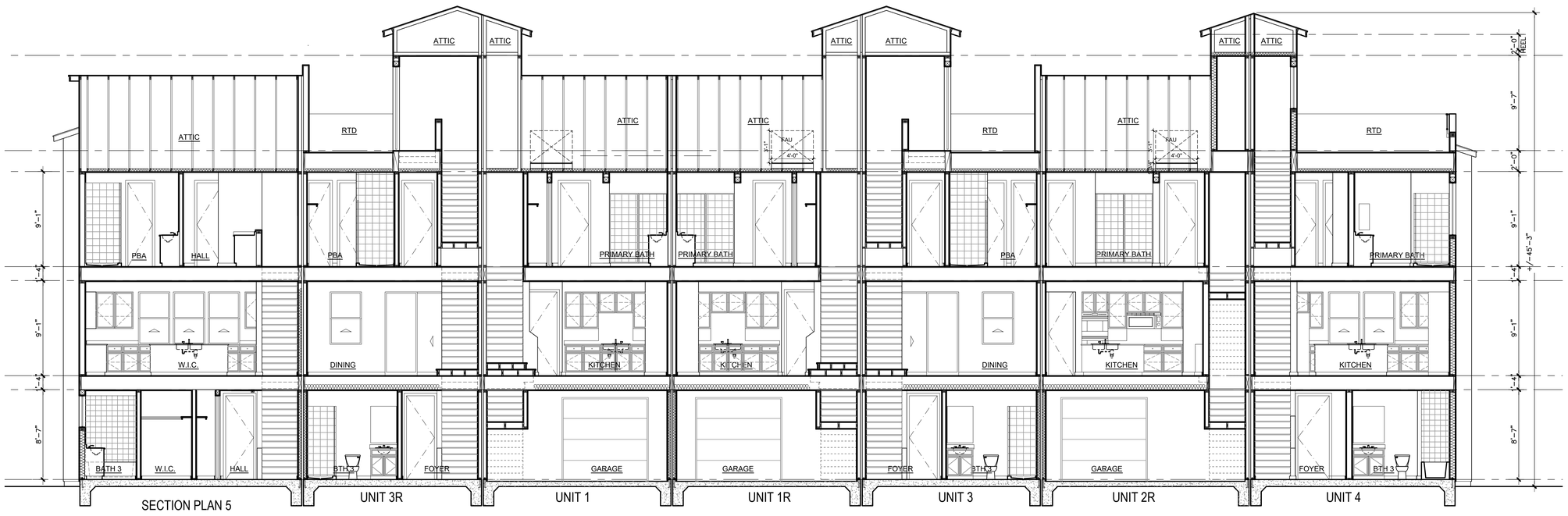

ROOF TOP DECK




ROOF

7-PLEX KEY PLANS

0 8 16 32 Scale 1" = 16'




0 4 8 12 Scale 3/16" = 1'

1- 7-PLEX LONGITUDINAL SECTION

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Ownership:

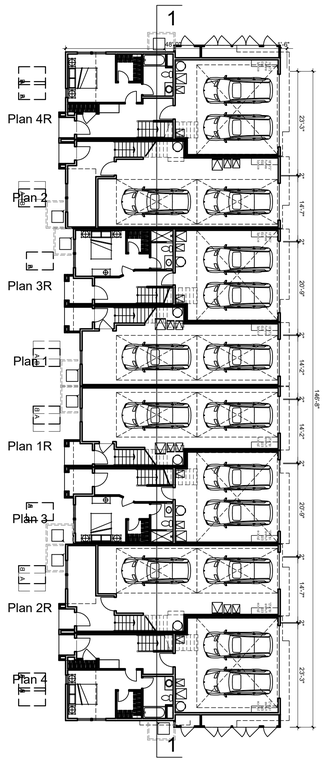
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

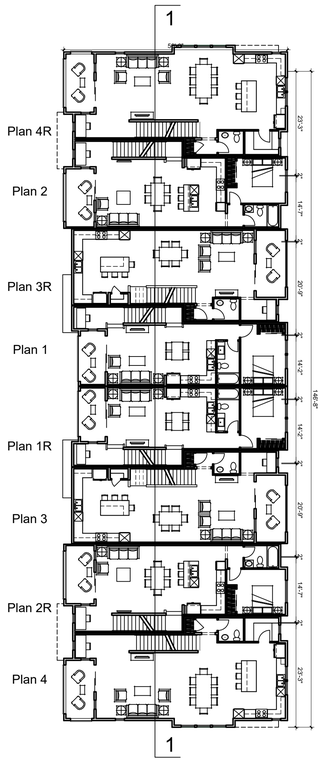
**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**IT_7PLEX LONG SECTION**

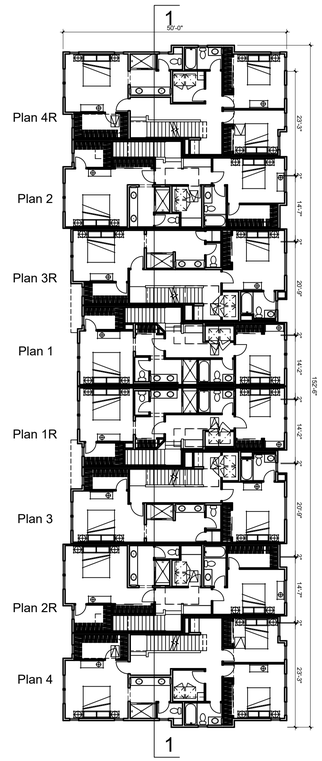
**A2.6.0**



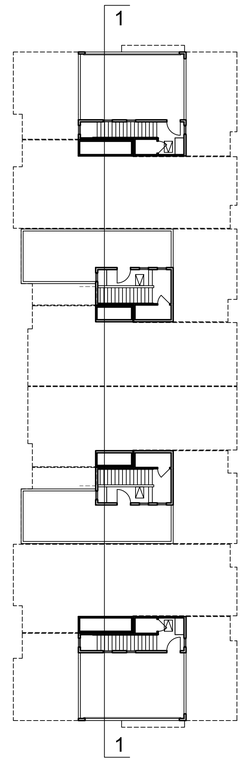

FIRST FLOOR



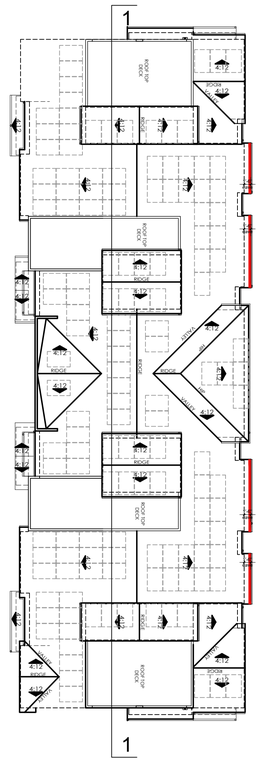

SECOND FLOOR




THIRD FLOOR



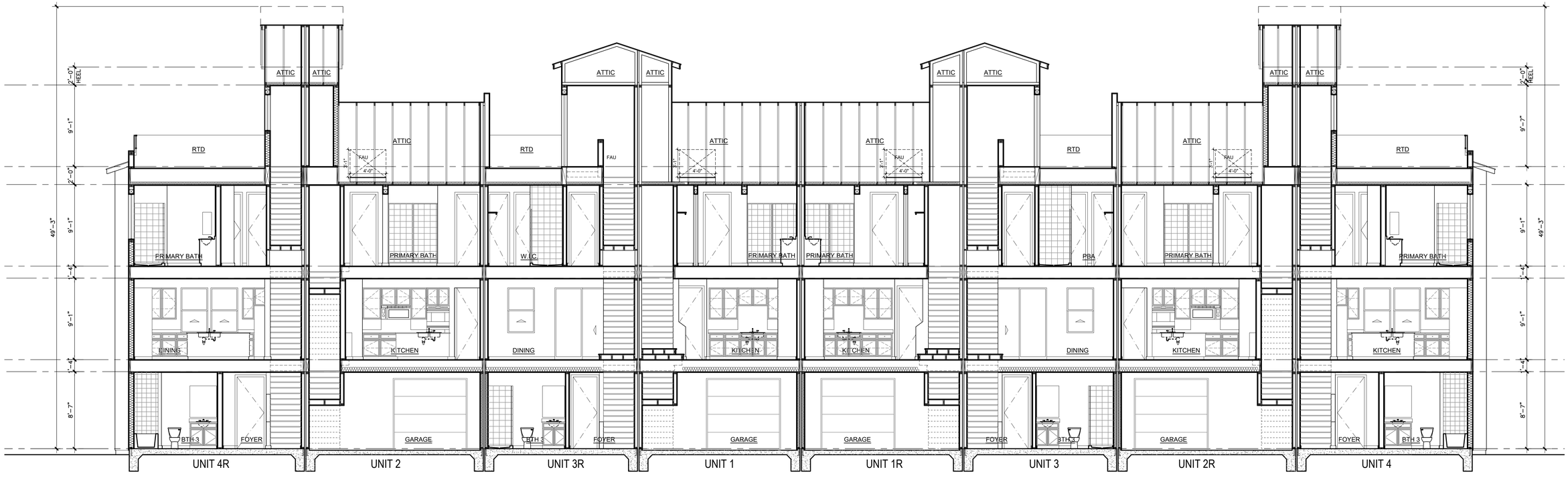

ROOF TOP DECK




ROOF

8-PLEX KEY PLANS

0 8 16 32 Scale 1" = 16'




0 4 8 12 Scale 3/16" = 1'

1- 8-PLEX LONGITUDINAL SECTION

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JETT LANDSCAPE ARCHITECTURE + DESIGN

RADIUS DESIGN

HARVEST PROPERTIES

Ownership:

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**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**IT_8PLEX LONG SECTION**

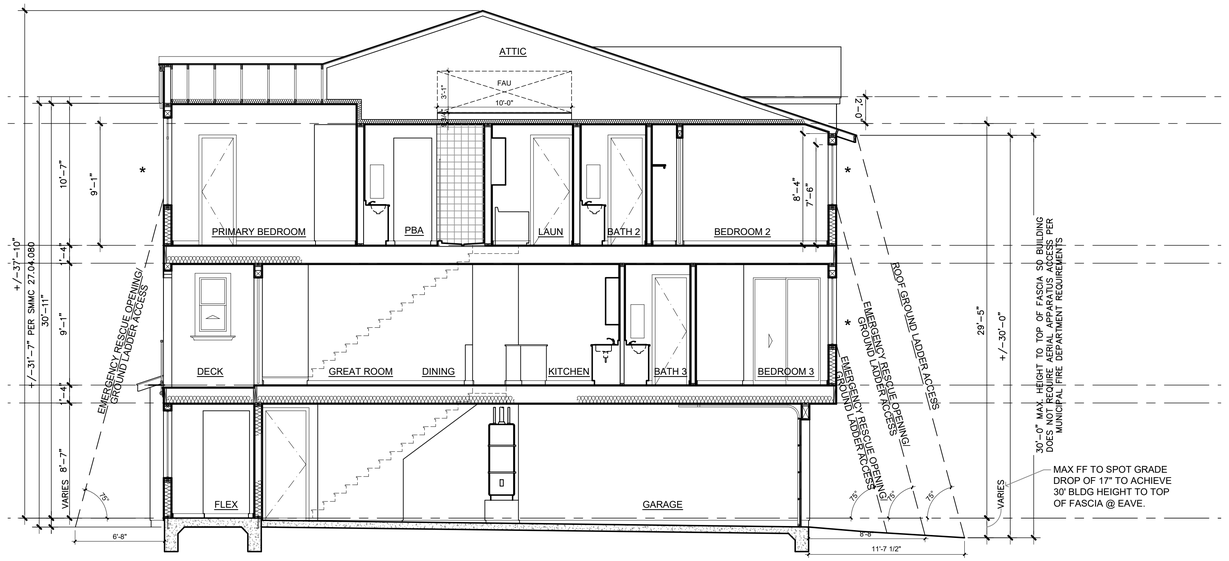
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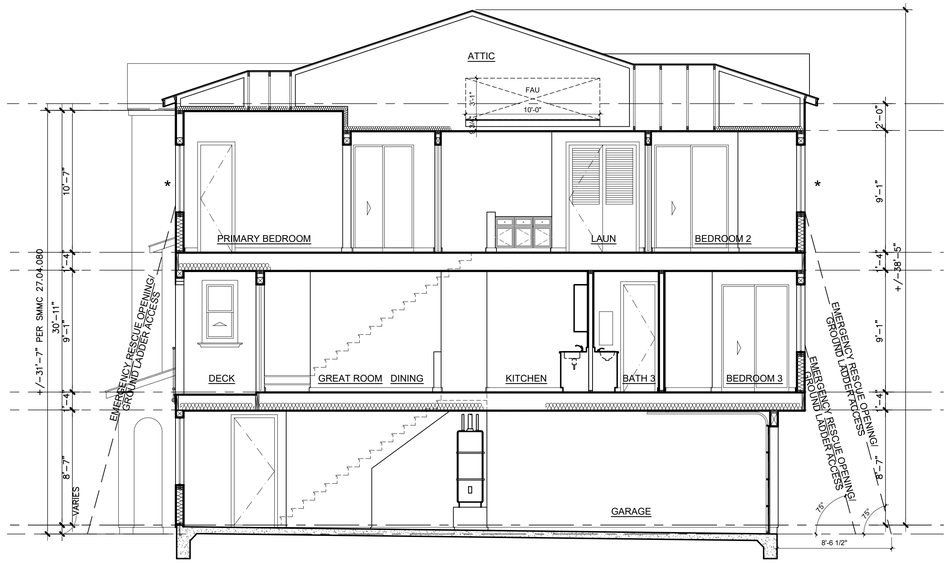

FIRST FLOOR | SECOND FLOOR | THIRD FLOOR | ROOF TOP DECK | ROOF

8-PLEX KEY PLANS

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)




2- UNIT 2 SECTION




1- UNIT 1 SECTION

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SAN MATEO, CA
# 202400095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**IT_UNIT 1-2 CROSS SECTIONS**

**A2.6.2**




FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

ROOF TOP DECK

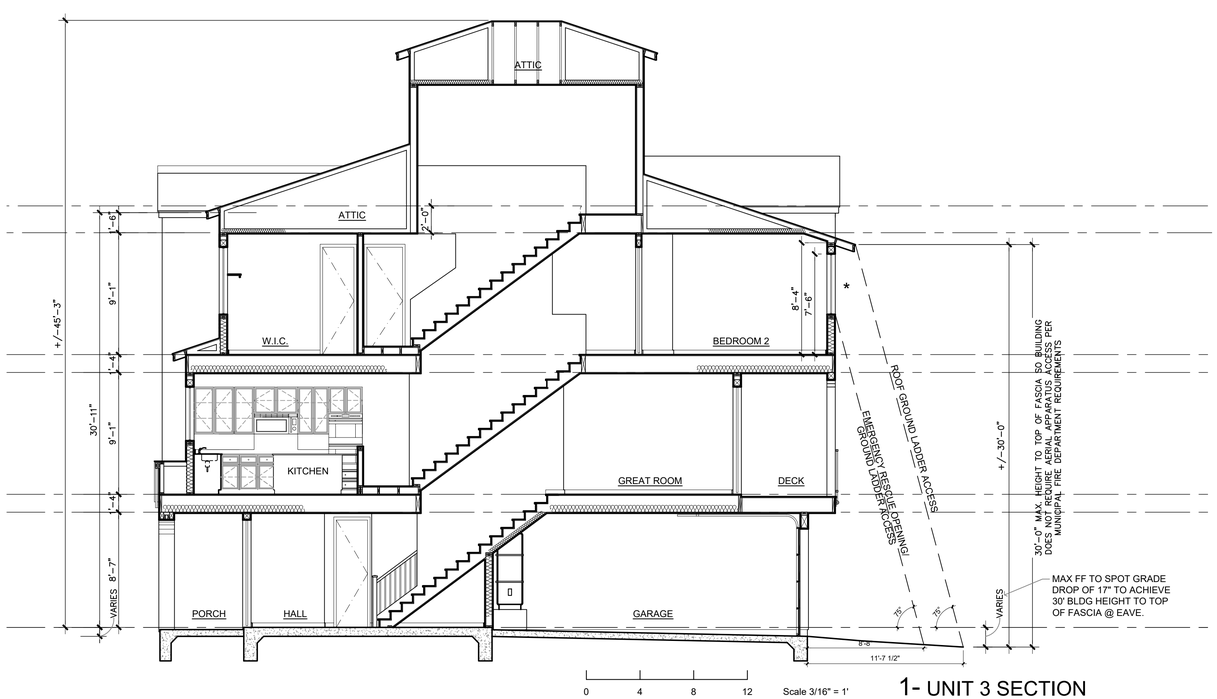
ROOF

8-PLEX KEY PLANS

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)




2- UNIT 4 SECTION




1- UNIT 3 SECTION

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Ownership:

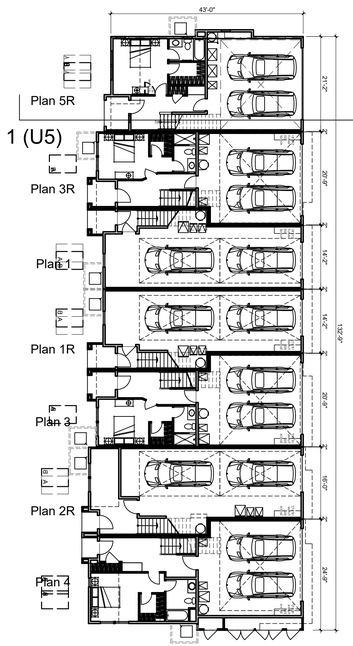
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# 202400095

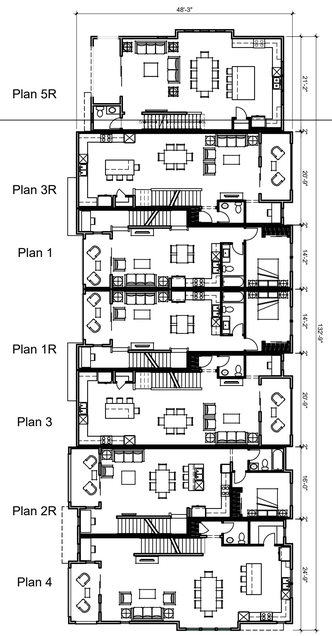
**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**IT_UNIT 3-4 CROSS SECTIONS**

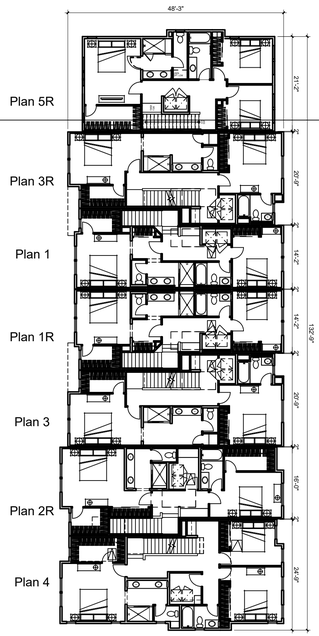
**A2.6.3**



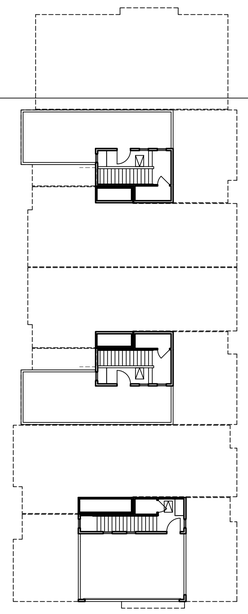

FIRST FLOOR



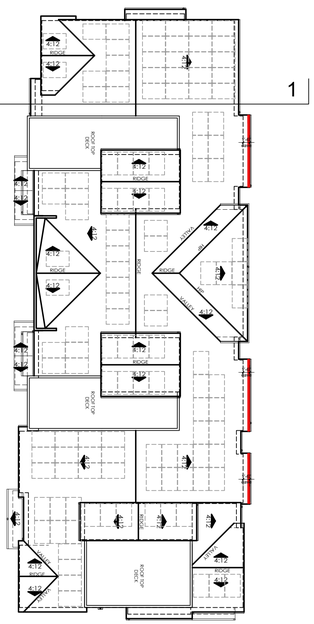

SECOND FLOOR




THIRD FLOOR



ROOF TOP DECK

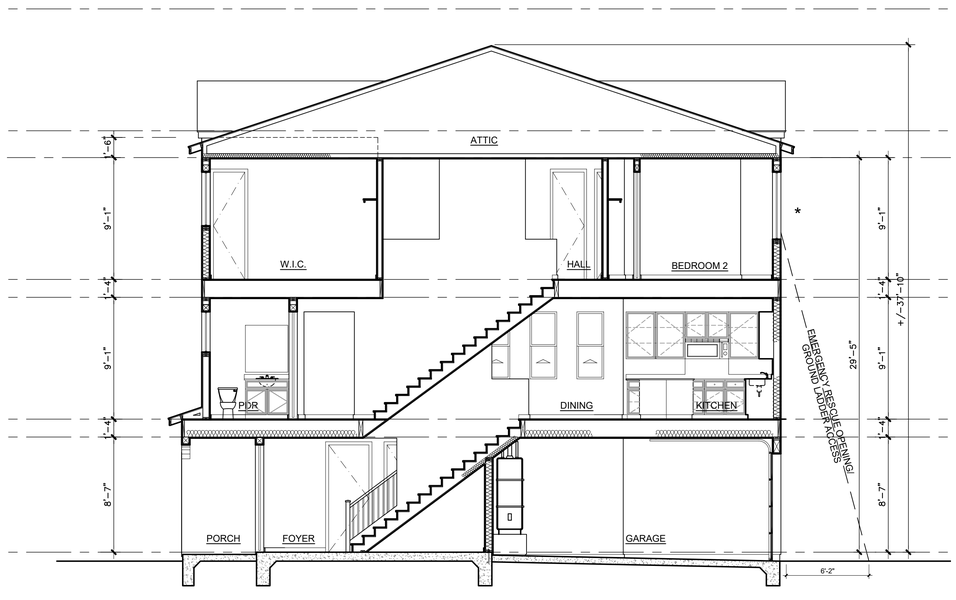



ROOF

0 8 16 32 Scale 1" = 16'

8-PLEX KEY PLANS

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)




SECTION PLAN 5

0 4 8 12 Scale 3/16" = 1'

1- UNIT 5 SECTION

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**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 202400095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

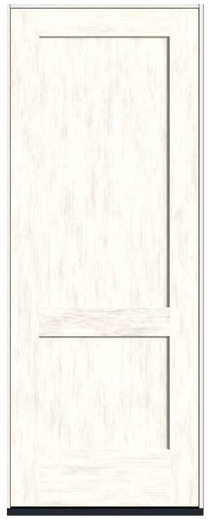
**IT_UNIT 5 CROSS SECTIONS** **A2.6.4**

# IT - A - SPANISH STYLE

| | 1 | 2 |
|---|---|---|
| COLOR 1 STUCCO/TRIM | SW7542 - NATUREL | SW7514 - FOOTHILLS |
| COLOR 2 STUCCO/TRIM | SW7012 - CREAMY | SW7506 - LOGGIA |
| COLOR 3 STUCCO/ TRIM/ ACCENT | SW7737 -MEADOW TRAIL | SW9183 - DARK CLOVE |
| FASCIA/ RAFTER TAILS | SW7675 - SEALSKIN | |
| GARAGE DOORS | SW9182 - ROJO MARRON | SW7061 - NIGHT OWL |
| ENTRY DOORS | SW7069 - IRON ORE | SW7076 - CYBERSPACE |
| COLOR 4 METAL RAILINGS | SW6258 - TRICORN BLACK | SW6258 - TRICORN BLACK |
| COLOR 7 ROOF MATERIAL LOW 'S' PROFILE | SMM 8402 SANTA CRUZ BLEND | SCM 8823 PEBBLE BEACH BLEND |
| COLOR 8 DECO TILES AT GABLE | R 49 6" X 6" | R 49 6" X 6" |

PAINT: SHERWIN WILLIAMS
ROOF: EAGLE ROOFING OR EQUAL
METAL ROOF: BERRIDGE METALS OR EQUAL
DECO TILES: GONZ TILE OR EQUAL

## ENTRY DOOR



THERMATRU FIBERGLASS EXTERIOR SINGLE DOOR
CLASSIC CRAFT FIR GRAIN
3'x8' 2 PANEL SQUARE TOP SHAKER
COLOR DETERMINED BY COLOR SCHEME

## WINDOWS



MILGARD TUSCANY SINGLE-HUNG
VINYL
EXTERIOR BRONZE

## ENTRY LIGHT



PROGRESS LIGHTING
ONE-LIGHT WALL SCONCE WITH HAL AC LED MODULE
METALLIC GRAY CAST ALUMINUM SHADE

## GARAGE LIGHT



PROGRESS LIGHTING
6" LED SQUARE CYLINDER DOWN WALL LANTERN
METALLIC GRAY DIE-CAST ALUMINUM

## GARAGE DOORS



WAYNE DALTON
CLASSIC STEEL 8300 PANEL 16'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME



WAYNE DALTON
CLASSIC STEEL 8300 PANEL 8'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME

NOTE: ALL MANUFACTURERS AND MATERIALS ARE EXAMPLES AND ARE SUBJECT TO CHANGE. SUBSTITUTIONS TO BE OF EQUAL OR LIKE APPEARANCE AND PERFORMANCE.
NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT NOTED ABOVE. KTGY MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD.
NOTE: MANDOORS, VENTS AND RELATED TRIMS TO BE PAINTED ADJACENT COLOR - UNLESS OTHERWISE NOTED.

# IT - B - FRENCH MODERN STYLE

| | 1 | 2 |
|---|---|---|
| COLOR 1 STUCCO/TRIM | SW7050 - USEFUL GRAY | SW7056 - RESERVED WHITE |
| COLOR 2 STUCCO/TRIM | SW6200 - LINK GRAY | SW0077 - CLASSIC FRENCH GRAY |
| COLOR 3 STUCCO/TRIM | SW6167 - GARDEN GATE | SW7505 - MANOR HOUSE |
| FASCIA/ TRIM/ACCENTS | SW7048 - URBANE BRONZE | SW7069 - IRON ORE |
| ROOF MATERIAL COMPOSITION SHINGLE | WEATHERED WOOD | MOIRE BLACK |
| GARAGE DOORS | SW7062 - ROCK BOTTOM | SW6258 - TRICORN BLACK |
| ENTRY DOORS 1 | SW0006 - TOILE RED | SW6461 - ISLE OF PINES |
| ENTRY DOORS 2 | SW7062 - ROCK BOTTOM | SW6258 - TRICORN BLACK |
| COLOR 4 METAL RAILINGS | SW6258 - TRICORN BLACK | SW6258 - TRICORN BLACK |

## ENTRY DOOR



THERMATRU FIBERGLASS EXTERIOR SINGLE DOOR
CLASSIC CRAFT FIR GRAIN
3'x8' 4 PANEL SHAKER
COLOR DETERMINED BY COLOR SCHEME

## WINDOWS



MILGARD TUSCANY SINGLE-HUNG
VINYL
EXTERIOR BRONZE

## ENTRY LIGHT



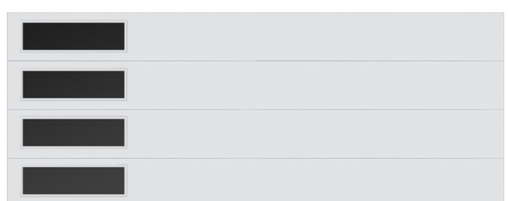
PROGRESS LIGHTING
ONE-LIGHT WALL SCONCE WITH HAL AC LED MODULE
METALLIC GRAY CAST ALUMINUM SHADE

## GARAGE LIGHT

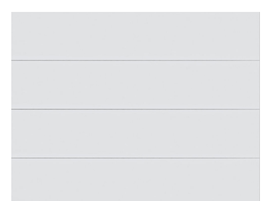


PROGRESS LIGHTING
6" LED SQUARE CYLINDER DOWN WALL LANTERN
METALLIC GRAY DIE-CAST ALUMINUM

## GARAGE DOORS

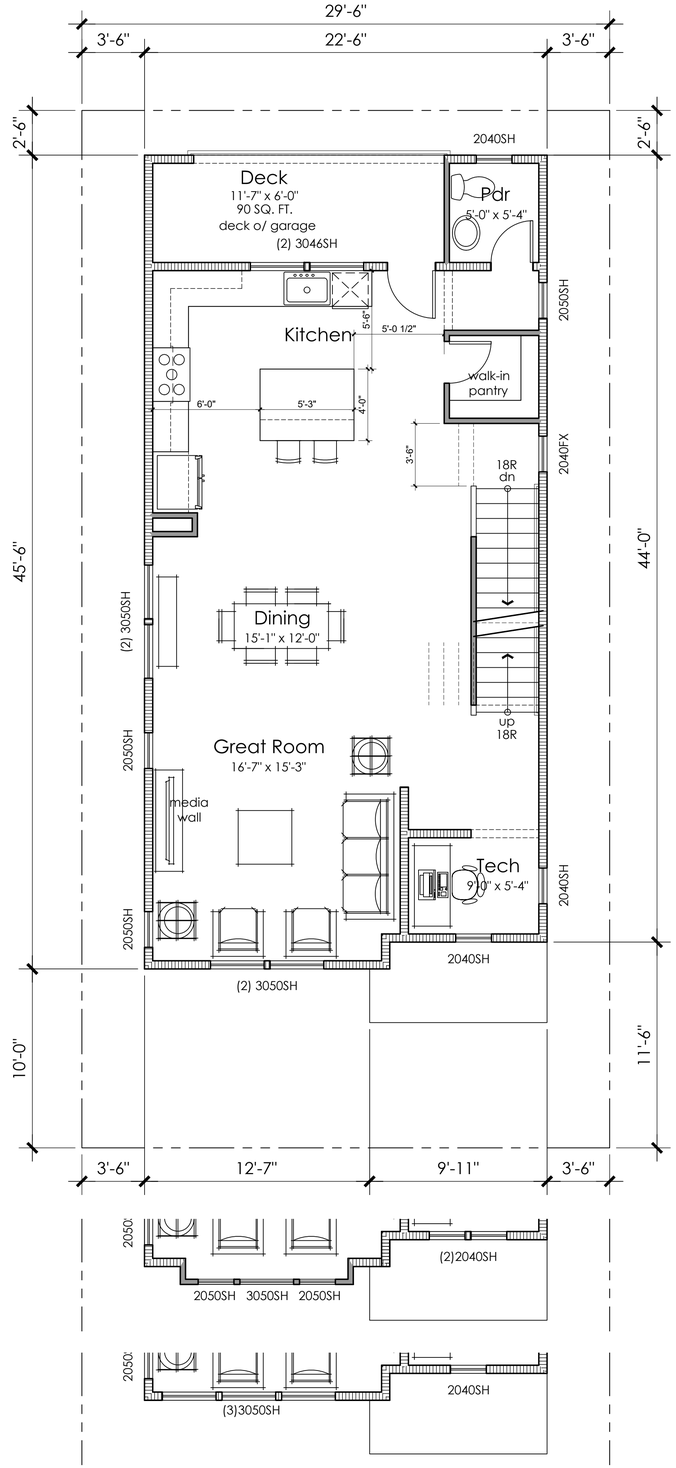


WAYNE DALTON
CLASSIC STEEL 8300 PANEL 16'x7'
CLASSIC STEEL WINDOW VERTICAL CLEAR II LEFT 7'
COLOR DETERMINED BY COLOR SCHEME



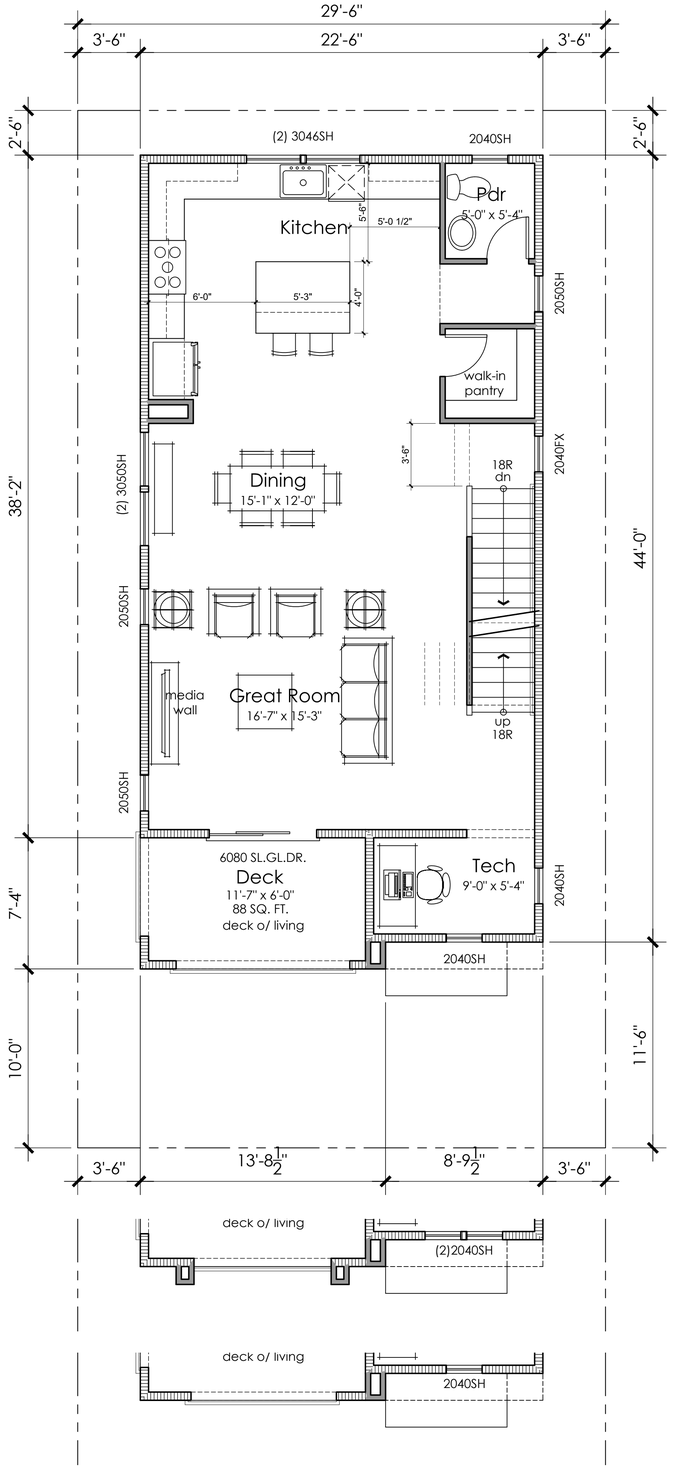
WAYNE DALTON
CLASSIC STEEL 8300 PANEL 8'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME

NOTE: ALL MANUFACTURERS AND MATERIALS ARE EXAMPLES AND ARE SUBJECT TO CHANGE. SUBSTITUTIONS TO BE OF EQUAL OR LIKE APPEARANCE AND PERFORMANCE.
NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT NOTED ABOVE. KTGY MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD.
NOTE: MANDOORS, VENTS AND RELATED TRIMS TO BE PAINTED ADJACENT COLOR - UNLESS OTHERWISE NOTED.



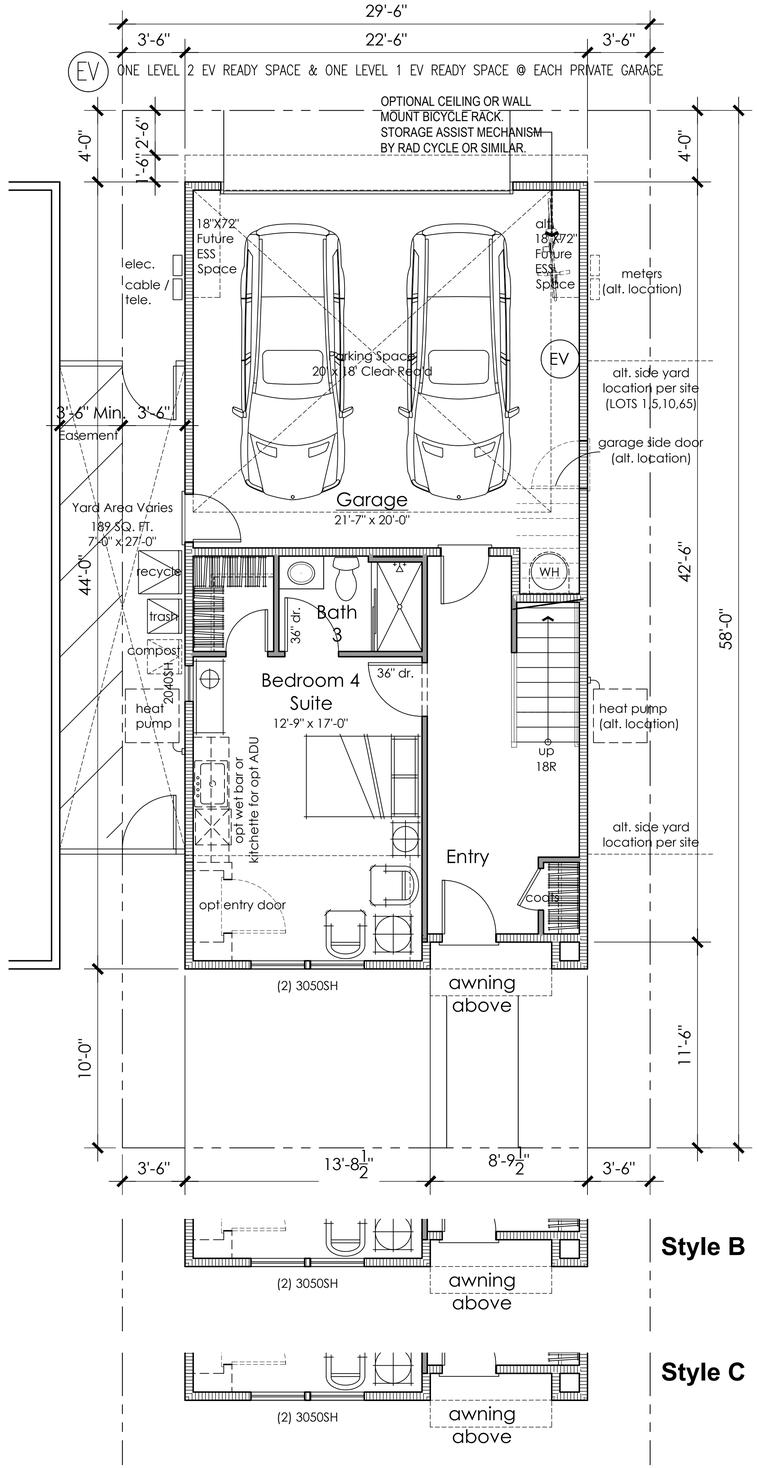

**Alt Second Floor**
910 SQ. FT. (Style B 920 SQ. FT.)

0 2 4 8 Scale 1" = 4'




**Second Floor**
917 SQ. FT.

0 2 4 8 Scale 1" = 4'




**Style A**

**Style B**

**Style C**

4 BEDROOMS
3.5 BATHS

**First Floor**
507 SQ. FT.

0 2 4 8 Scale 1" = 4'

| | | | |
|---|---|---|---|
| P1 A&C | 2,476 S.F. | 3,200 S.F. (SB330) | 3,096 S.F. (SMMC) |
| P1 B | 2,485 S.F. | 3,211 S.F. (SB330) | 3,105 S.F. (SMMC) |
| P1ALT A&C | 2,469 S.F. | 3,200 S.F. (SB330) | 3,089 S.F. (SMMC) |
| P1ALT B | 2,488 S.F. | 3,218 S.F. (SB330) | 3,108 S.F. (SMMC) |

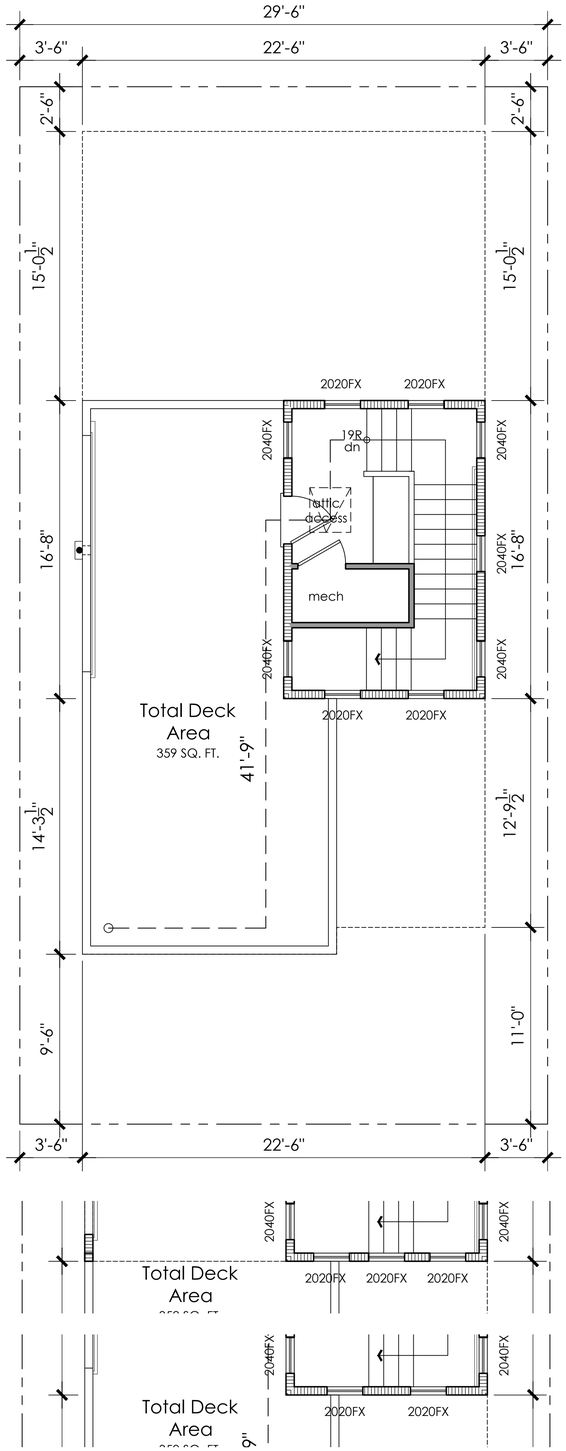
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JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN
HARVEST PROPERTIES

Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

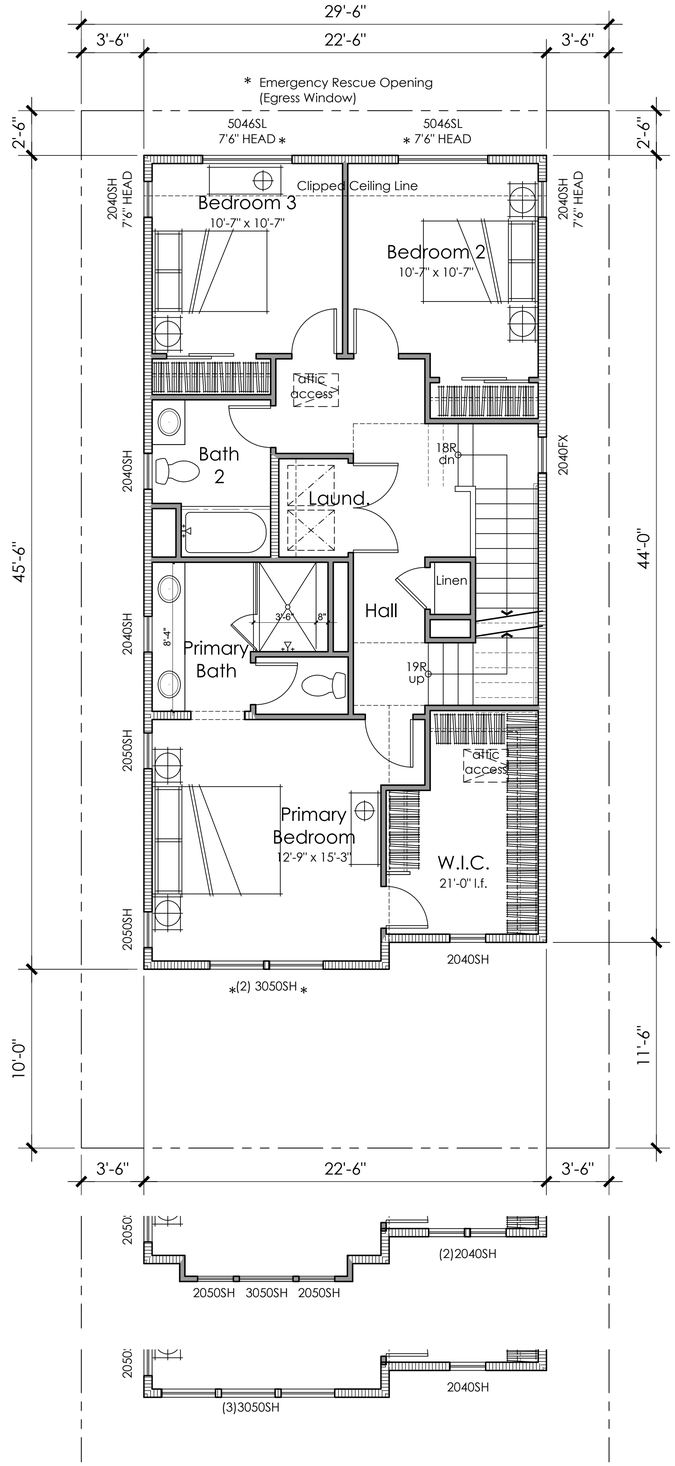
**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**SFD_PLAN 1 1ST - 2ND FLOOR PLAN** **A3.2.0**




**Roof Top Deck**
89 SQ. FT.

0 2 4 8 Scale 1" = 4'




**Third Floor**
963 SQ. FT. (Style B 972 SQ. FT.)

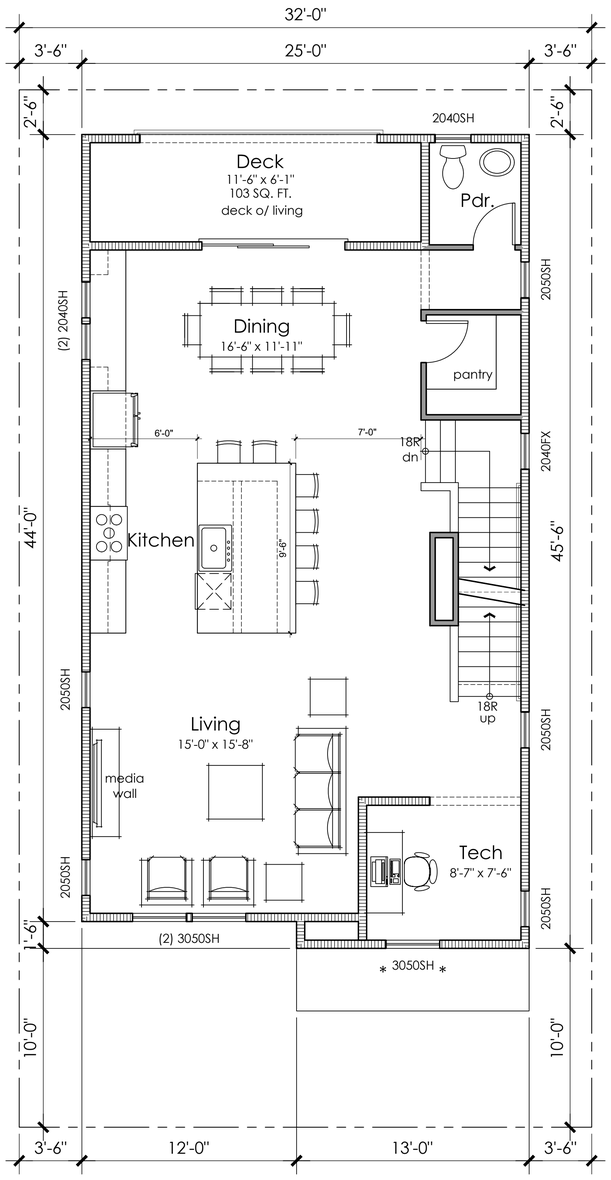
0 2 4 8 Scale 1" = 4'

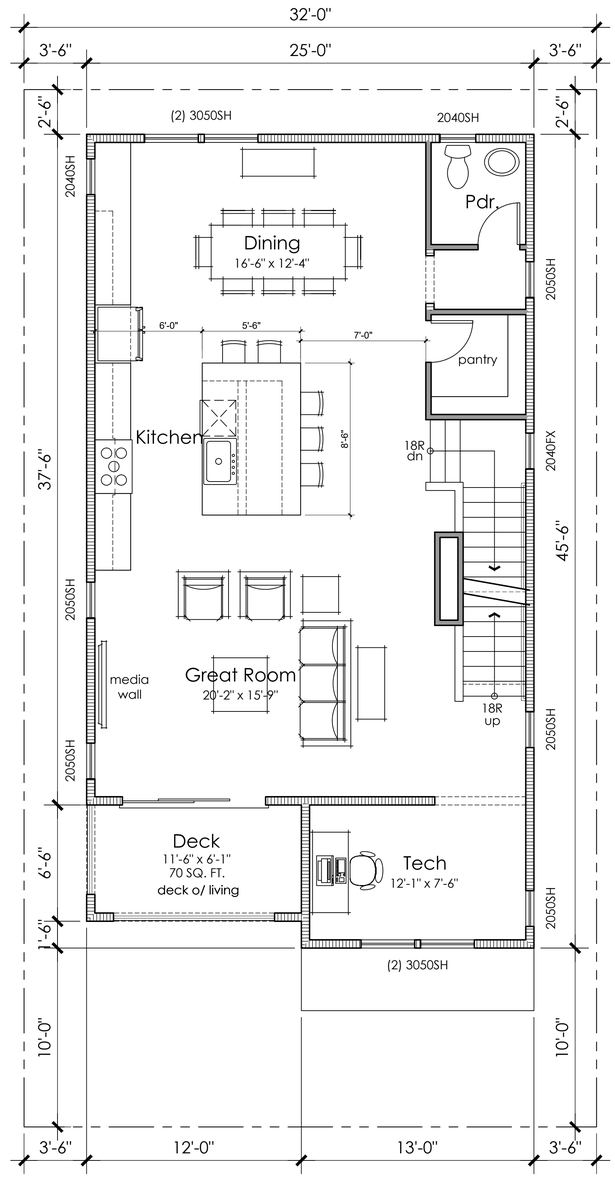


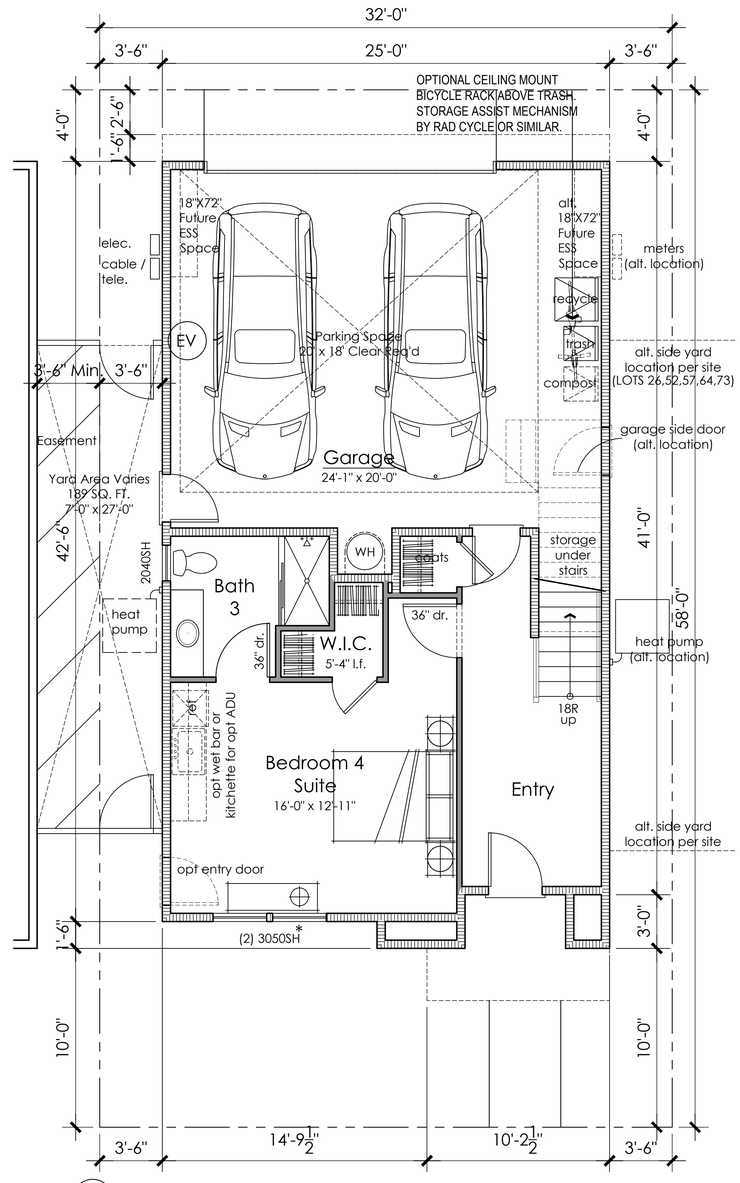

**Style A**

**Style B**

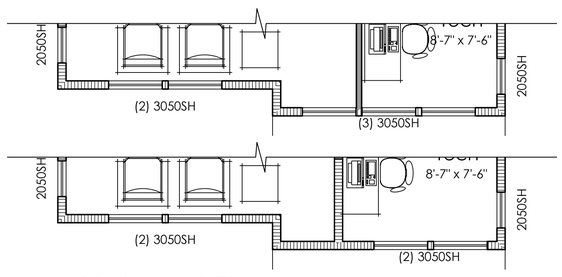
**Style C**

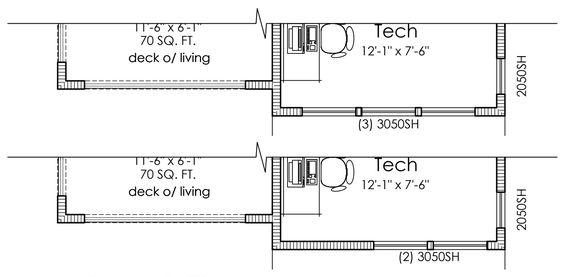


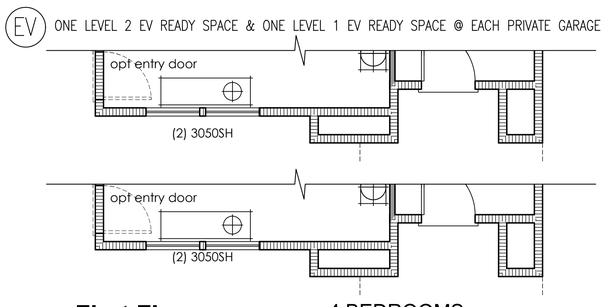




**Style A**




**Style B**

**Style C**

**Alt Second Floor**
1,119 SQ. FT.

0 2 4 8 Scale 1" = 4'

**Second Floor**
1,041 SQ. FT.

0 2 4 8 Scale 1" = 4'

**First Floor**
560 SQ. FT.

0 2 4 8 Scale 1" = 4'

4 BEDROOMS
3.5 BATHS

| | | | |
|---|---|---|---|
| P2 | 2,780 S.F. | 3,532 S.F. (SB330) | 3,437 S.F. (SMMC) |
| P2 ALT | 2,858 S.F. | 3,532 S.F. (SB330) | 3,402 S.F. (SMMC) |

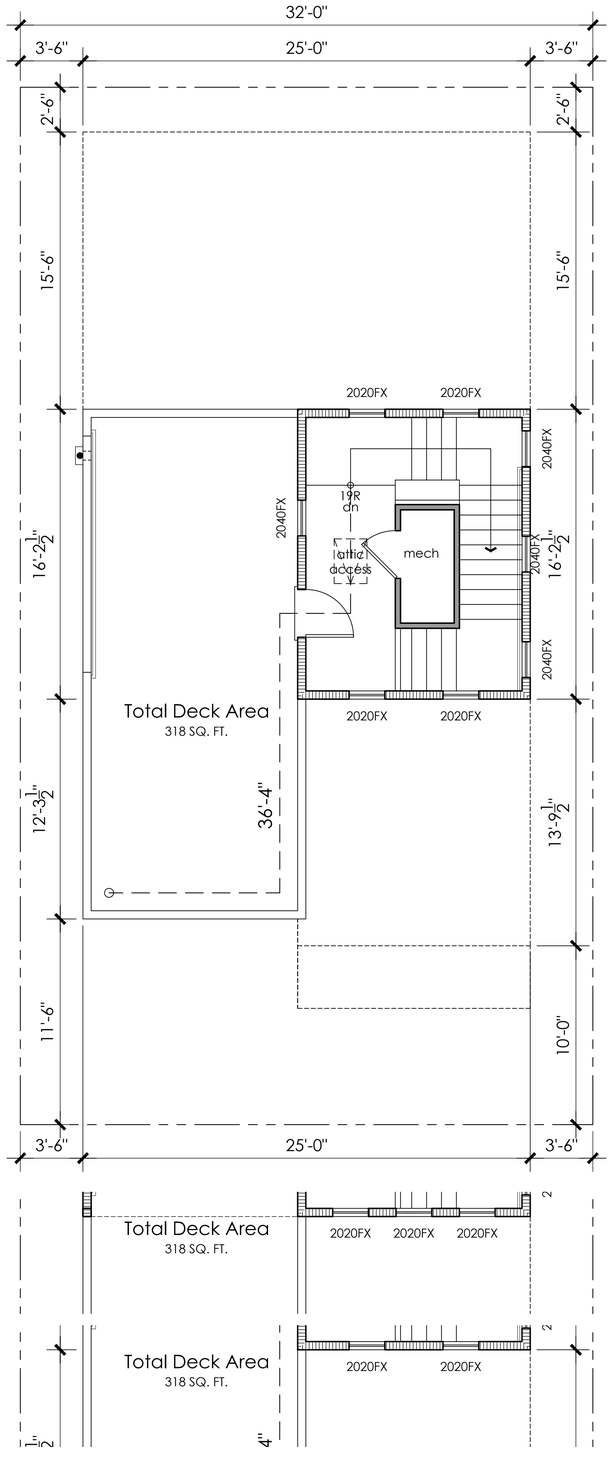
ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

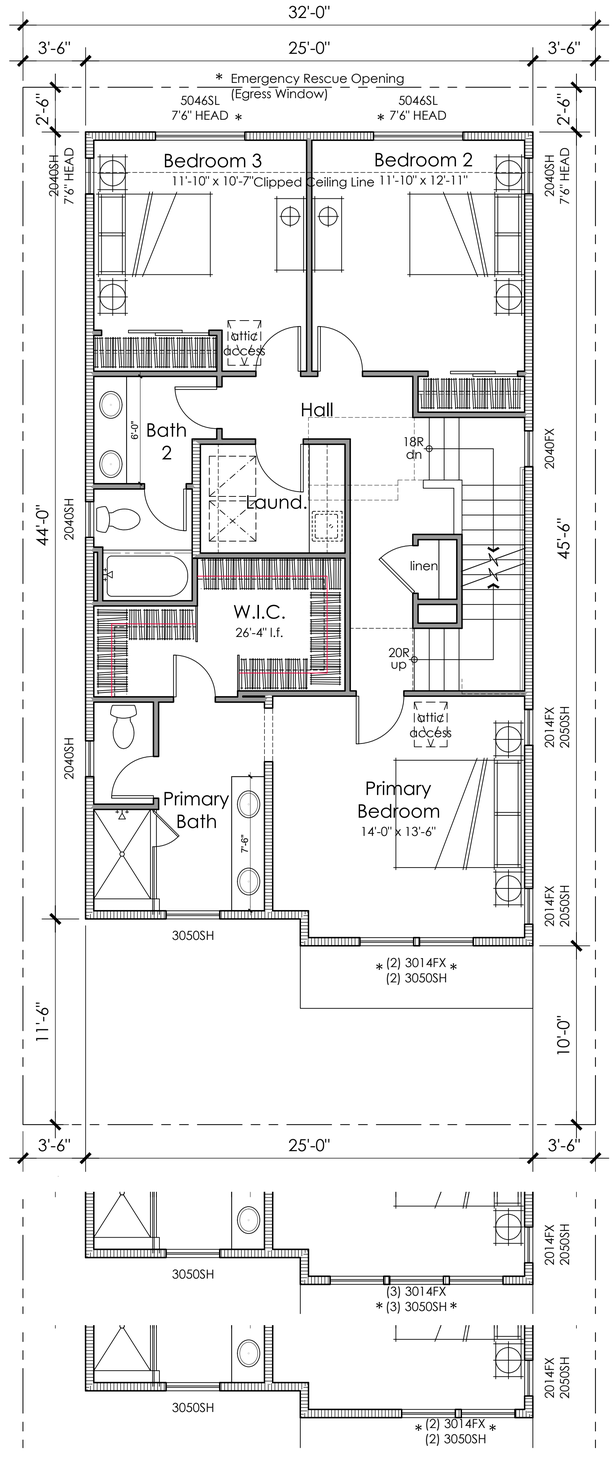
Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**SFD_PLAN 2 1ST - 2ND FLOOR PLAN** A3.2.2










**Third Floor**
126 SQ. FT.

0 2 4 8 Scale 1" = 4'

**Third Floor**
1,053 SQ. FT.

0 2 4 8 Scale 1" = 4'

**Style A**

**Style B**

**Style C**

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JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN LLP
HARVEST PROPERTIES

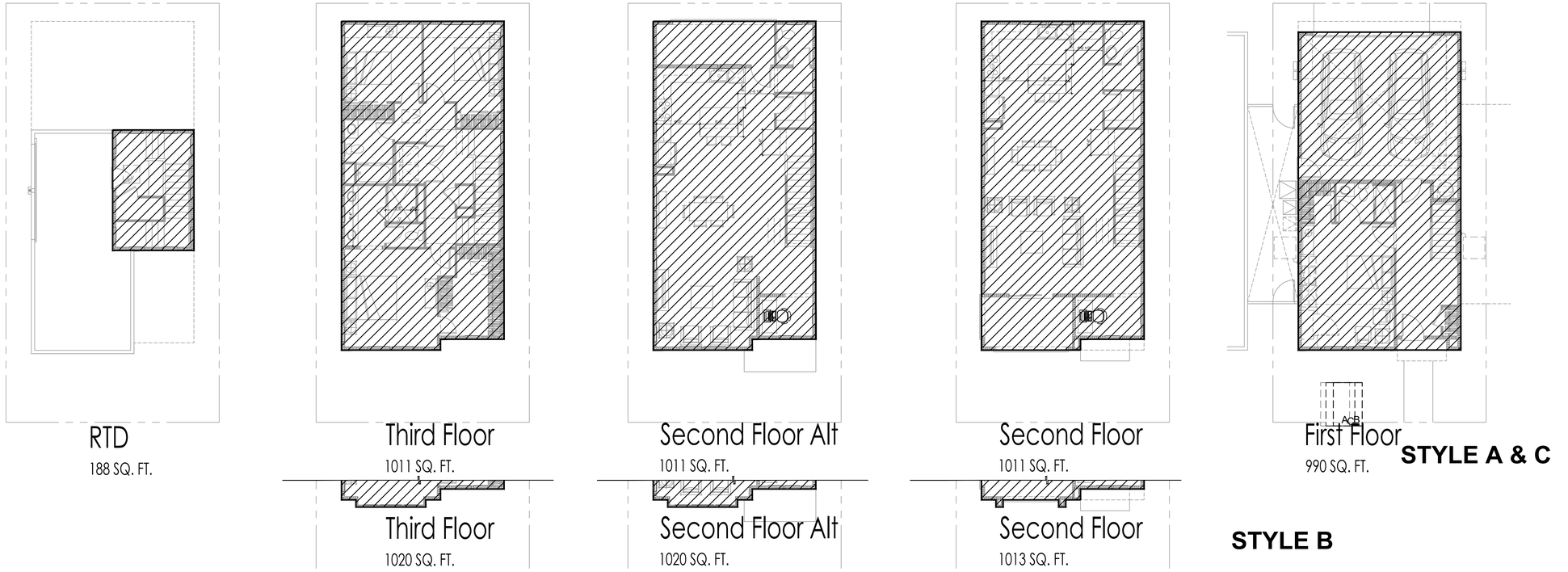
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SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**SFD_PLAN 2 3RD - ROOF DECK FLOOR PLAN** **A3.2.3**

## GROSS AREA DIAGRAM (PER C.B.C) - SB330




## GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

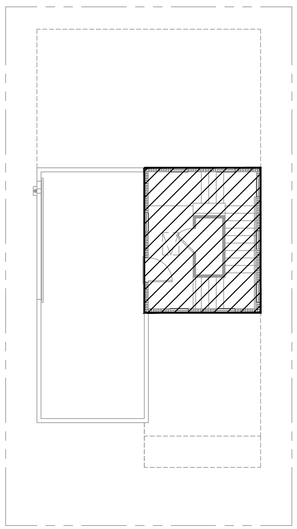



| SFD- Plan 1 A & C | | |
|---|---|---|
| | CBC Def. | San Mateo Def. |
| 1st Floor | 990 | 980 |
| 2nd Floor | 1011 | 849 |
| 3rd Floor | 1011 | 930 |
| RTD | 188 | 82 |
| **Total** | 3,200 SF | 2,841 SF |

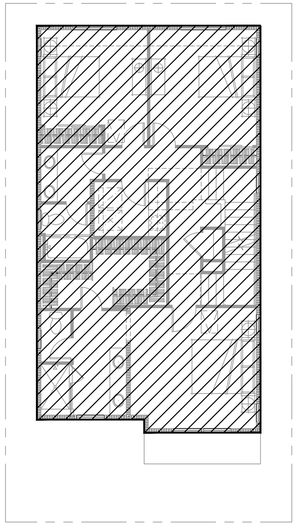
| SFD- Plan 1 B | | |
|---|---|---|
| | CBC Def. | San Mateo Def. |
| 1st Floor | 990 | 980 |
| 2nd Floor | 1013 | 849 |
| 3rd Floor | 1020 | 939 |
| RTD | 188 | 82 |
| **Total** | 3,211 SF | 2,850 SF |

| SFD- Plan 1 A & C Alt | | |
|---|---|---|
| | CBC Def. | San Mateo Def. |
| 1st Floor | 990 | 980 |
| 2nd Floor | 1011 | 843 |
| 3rd Floor | 1011 | 930 |
| RTD | 188 | 82 |
| **Total** | 3,200 SF | 2,835 SF |

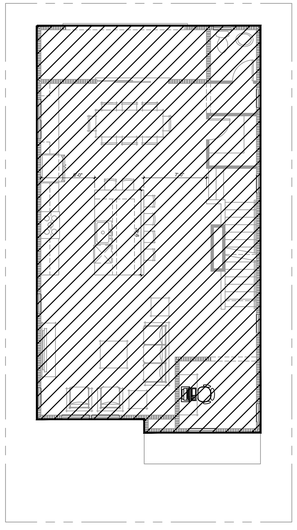
| SFD- Plan 1 B Alt | | |
|---|---|---|
| | CBC Def. | San Mateo Def. |
| 1st Floor | 990 | 980 |
| 2nd Floor | 1020 | 852 |
| 3rd Floor | 1020 | 939 |
| RTD | 188 | 82 |
| **Total** | 3,218 SF | 2,853 SF |



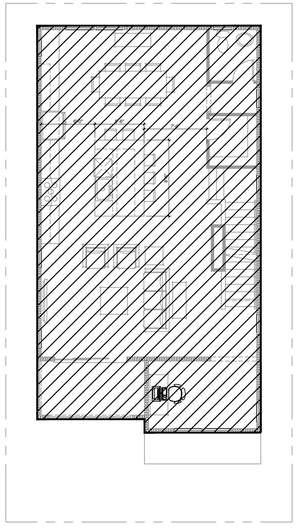
RTD
211 SQ. FT.



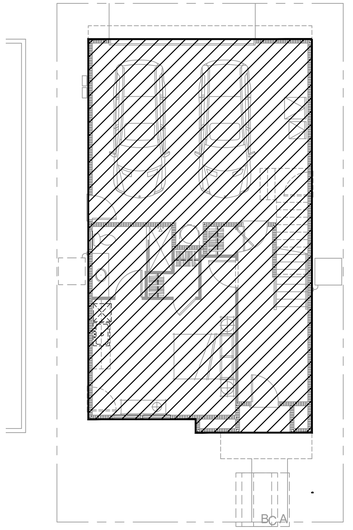
Third Floor
1120 SQ. FT.



Second Floor Alt
1119 SQ. FT.

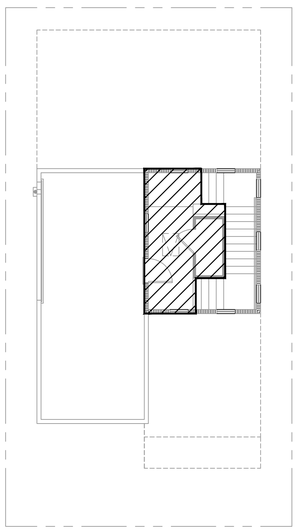


Second Floor
1119 SQ. FT.

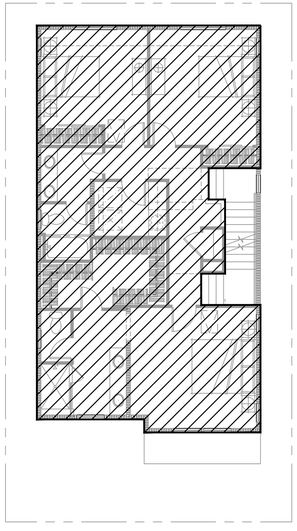


First Floor
1082 SQ. FT.

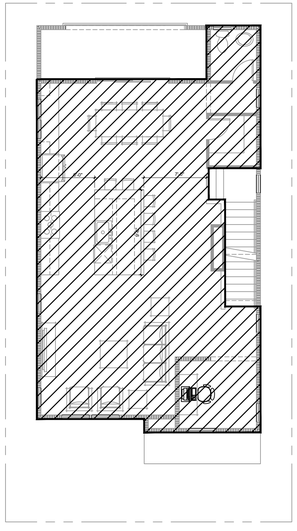
## GROSS AREA DIAGRAM (PER C.B.C) - SB330



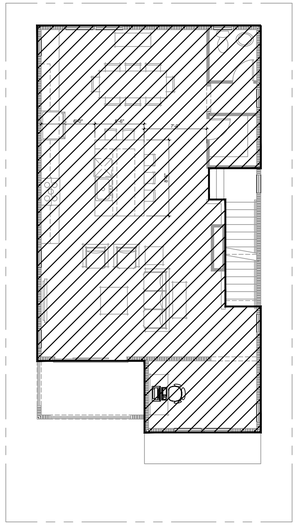
RTD
123 SQ. FT.



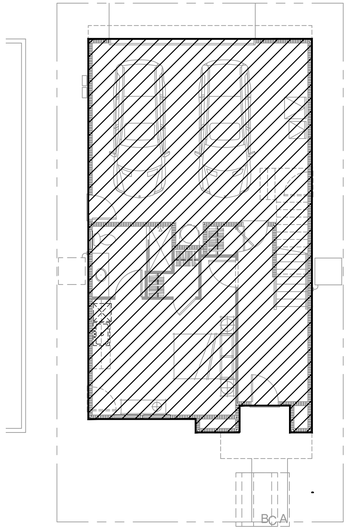
Third Floor
1044 SQ. FT.



Second Floor Alt
938 SQ. FT.



Second Floor
974 SQ. FT.



First Floor
1065 SQ. FT.

## GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

| SFD- Plan 2 A, B & C | | |
|---|---|---|
| | CBC Def. | San Mateo Def. |
| 1st Floor | 1082 | 1065 |
| 2nd Floor | 1119 | 974 |
| 3rd Floor | 1120 | 1044 |
| RTD | 211 | 123 |
| **Total** | 3,532 SF | 3,206 SF |

| SFD- Plan 2 A, B & C Alt | | |
|---|---|---|
| | CBC Def. | San Mateo Def. |
| 1st Floor | 1082 | 1065 |
| 2nd Floor | 1119 | 938 |
| 3rd Floor | 1120 | 1044 |
| RTD | 211 | 123 |
| **Total** | 3,532 SF | 3,170 SF |

STYLE 'A' SPANISH

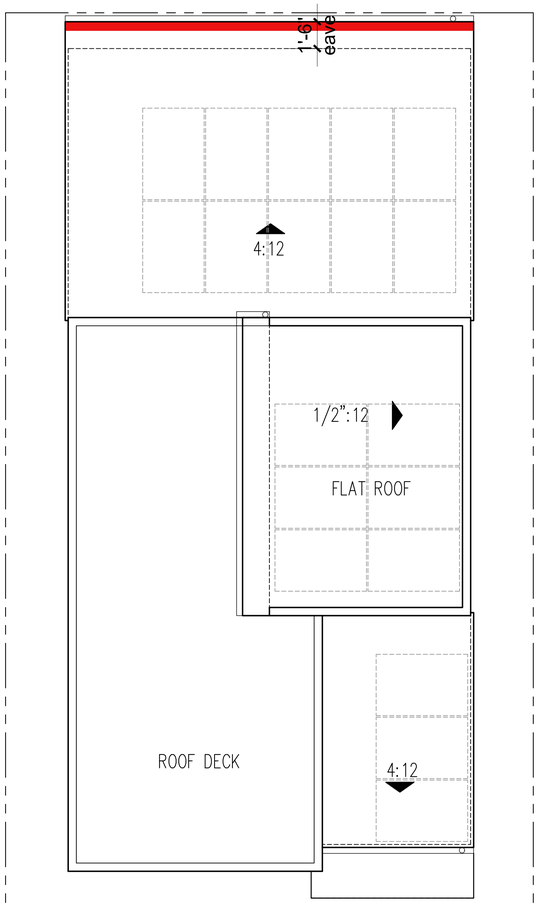
STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

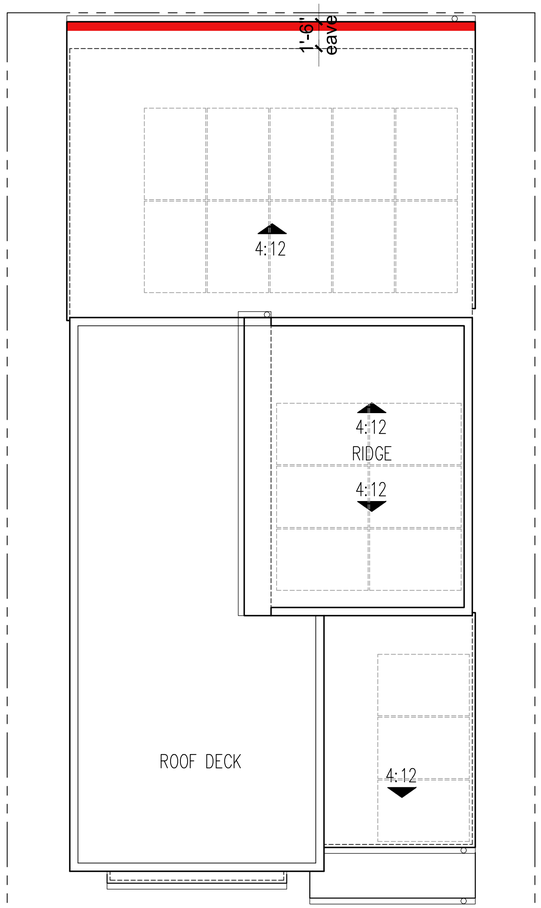


KEY PLAN (NTS)



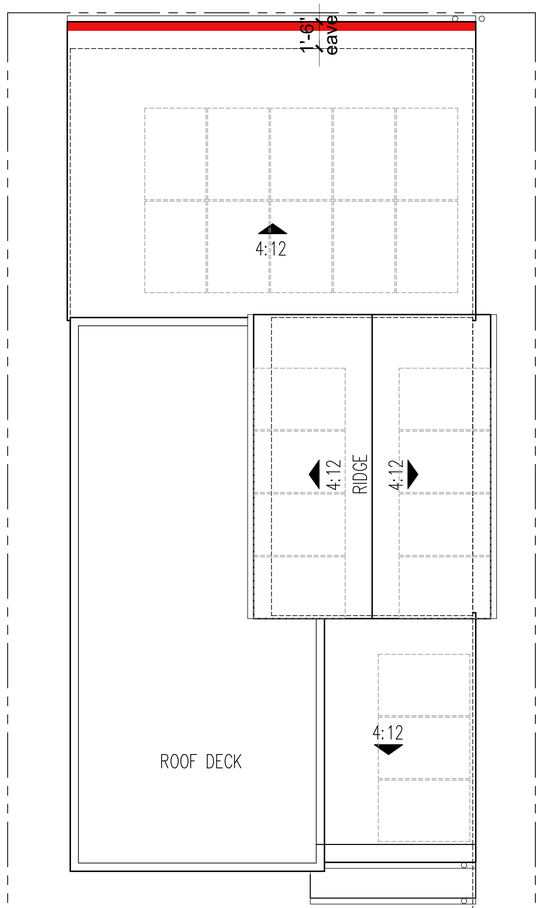

'C' ELEVATION ROOF PLAN
4:12 ROOF PITCH TYP.
TIGHT EAVE & RAKE TYP.

0 2 4 8 Scale 1" = 4'




'B' ELEVATION ROOF PLAN
4:12 ROOF PITCH TYP.
10:12 ACCENT ROOF PITCH
TIGHT EAVE & RAKE TYP.

0 2 4 8 Scale 1" = 4'




'A' ELEVATION ROOF PLAN
4:12 ROOF PITCH TYP.
12" EAVE, TIGHT RAKE TYP.

0 2 4 8 Scale 1" = 4'

## ROOF PLAN NOTES

Elevations shown plotted per the Architectural Style Plotting Sheet.
Lot lines reflect smallest lot size on site.

Solar panels shown are for illustrative purposes only.
Solar will be confirmed with solar consultant during building submittal process.
Location, quantity, and orientation may change.

No roof mounted mechanical equipment is proposed.

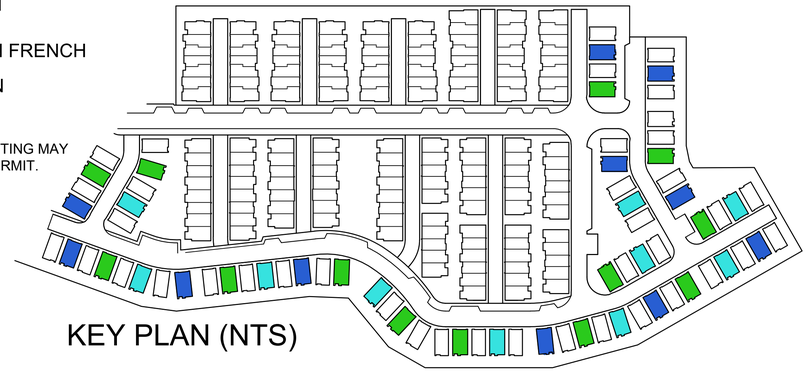
Eave height less than 30' for fire ground ladder access.

STYLE 'A' SPANISH

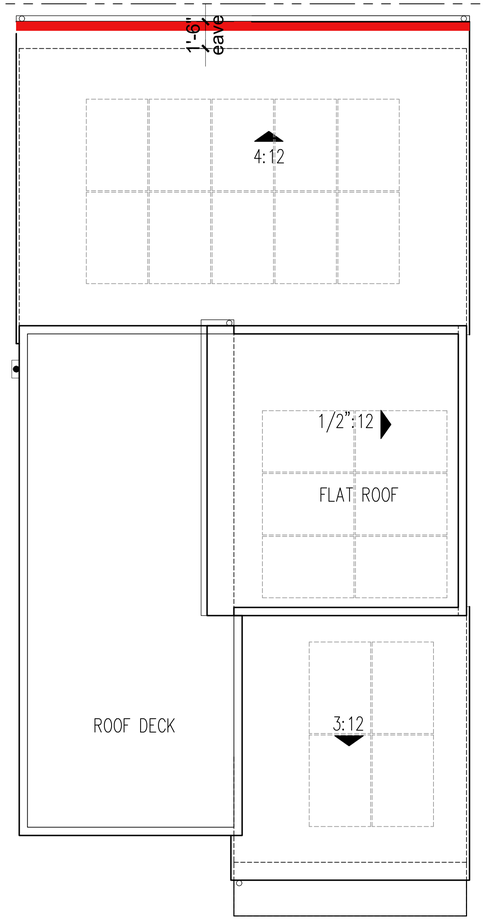
STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

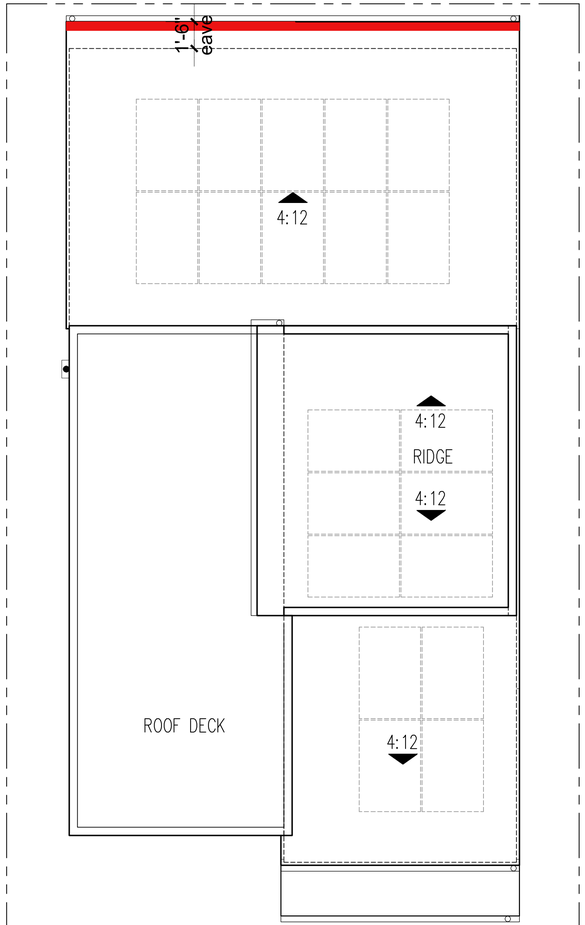


KEY PLAN (NTS)



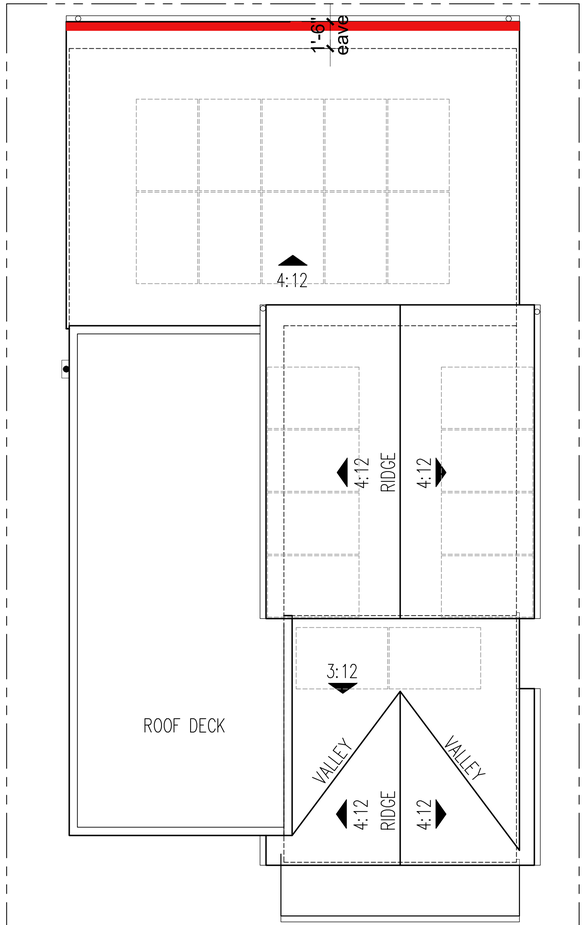

'C' ELEVATION ROOF PLAN
4:12 ROOF PITCH TYP.
TIGHT EAVE & RAKE TYP.

0 2 4 8 Scale 1" = 4'




'B' ELEVATION ROOF PLAN
4:12 ROOF PITCH TYP.
10:12 ACCENT ROOF PITCH
TIGHT EAVE & RAKE TYP.

0 2 4 8 Scale 1" = 4'




'A' ELEVATION ROOF PLAN
4:12 ROOF PITCH TYP.
12" EAVE, TIGHT RAKE TYP.

0 2 4 8 Scale 1" = 4'

## ROOF PLAN NOTES

Elevations shown plotted per the Architectural Style Plotting Sheet.
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Eave height less than 30' for fire ground ladder access.



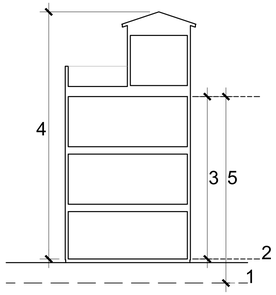

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE




## 'A' SPANISH MATERIAL LEGEND

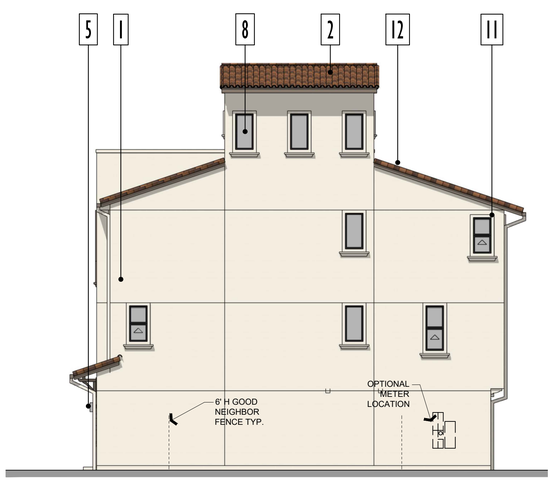
1. STUCCO
2. CONCRETE ROOF TILES (EAGLE ROOFING OR EQUAL
3. PAINTED METAL RAILING
4. METAL GARAGE DOOR (CLOPAY OR EQUAL)
5. LIGHT FIXTURE
6. UNIT ADDRESS
7. ENTRY DOOR (THERMATRU OR EQUAL)
8. VINYL WINDOW SYSTEM
9. TILE ACCENT
10. CORBEL
11. HIGH DENSITY FOAM TRIM
12. WOOD FASCIA BOARD
13. CEMENT FIBER PANEL AND TRIM

**HEIGHT TABLE: SFD PLAN 1 STYLE 'A' SPANISH**

| Lot No. | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
|---|---|---|---|---|---|---|
| | | Foot Elevation ± | | | | |
| 3 | 1AR | 486.16 | 489 | 29.3 | 45.5 | 32.14 |
| 5 | 1AR | 488.3 | 490.8 | 29.3 | 45.5 | 31.8 |
| 12 | 1AR | 485.24 | 488.2 | 29.3 | 45.5 | 32.26 |
| 18 | 1AR | 460.33 | 489.1 | 29.3 | 45.5 | 58.07 |
| 24 | 1AR | 472.2 | 487.6 | 29.3 | 45.5 | 44.7 |
| 54 | 1A | 479.65 | 482.2 | 29.3 | 45.5 | 31.85 |
| 60 | 1AR | 464.7 | 484.6 | 29.3 | 45.5 | 49.2 |
| 63 | 1AR | 478.4 | 484.5 | 29.3 | 45.5 | 35.4 |
| 65 | 1A | 478.4 | 484.1 | 29.3 | 45.5 | 35 |

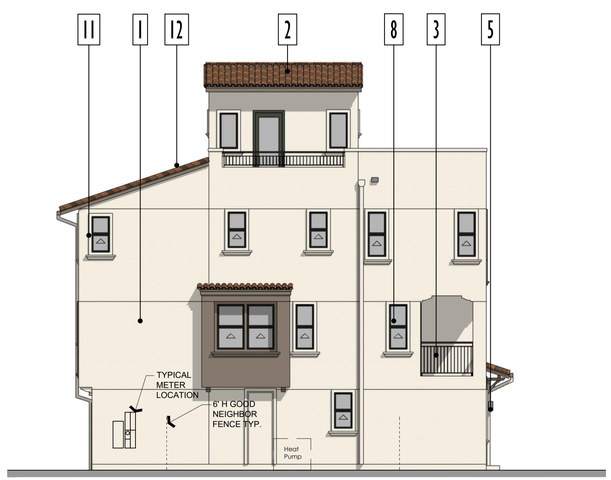
* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

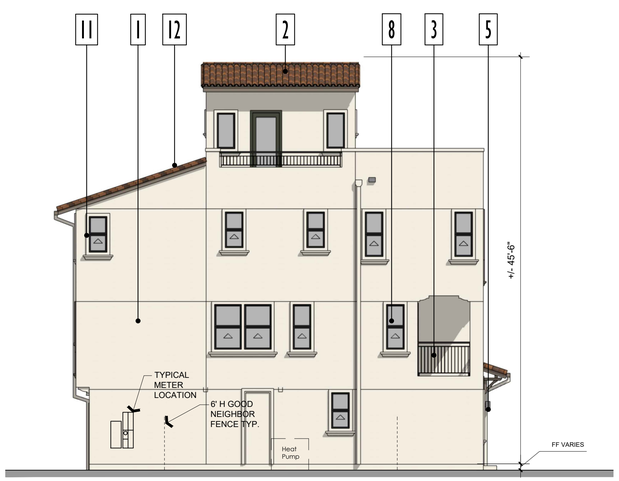









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Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**SFD_PLAN 1 A ELEVATIONS**
SCHEME 3

**A3.5.0**



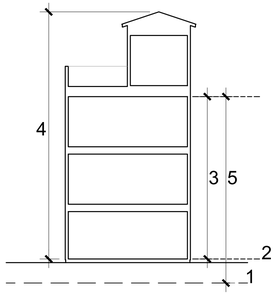

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE




## 'B' FRENCH MODERN MATERIAL LEGEND

1 STUCCO

2 COMPOSITION SHINGLE ROOFING (GAF OR EQUAL)

3 PAINTED METAL RAILING

4 METAL GARAGE DOOR (CLOPAY OR EQUAL)

5 LIGHT FIXTURE

6 UNIT ADDRESS

7 ENTRY DOOR (THERMATRU OR EQUAL)

8 VINYL WINDOW

9 HIGH DENSITY FOAM TRIM

10 STANDING SEAM METAL ROOF

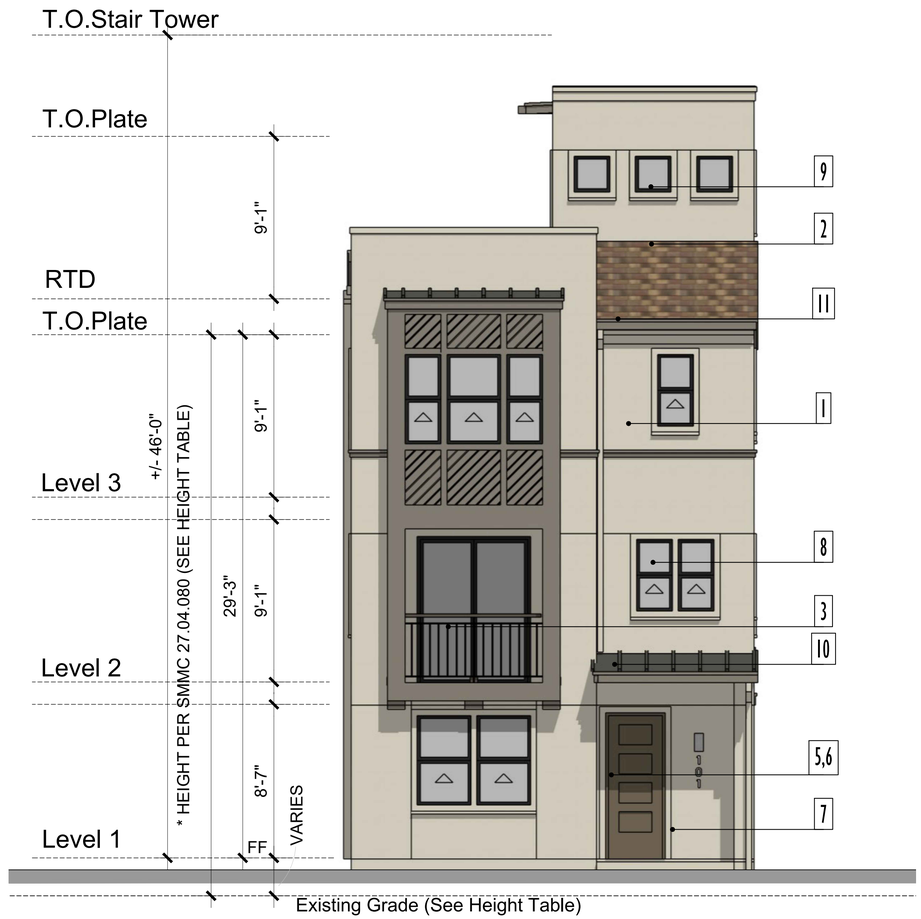
11 WOOD FASCIA BOARD

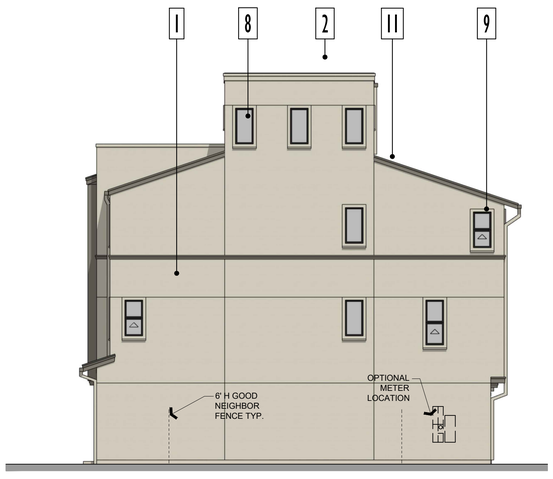
12 CEMENT FIBER PANEL AND TRIM

**HEIGHT TABLE: SFD PLAN 1 STYLE 'B' MODERN FRENCH**

| Lot No. | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
|---|---|---|---|---|---|---|
| | | Foot Elevation ± | | | | |
| 1 | 1B | 487.53 | 490.2 | 29.3 | 46 | 31.97 |
| 7 | 1B | 486.33 | 489.9 | 29.3 | 46 | 32.87 |
| 14 | 1BR | 484.5 | 488.5 | 29.3 | 46 | 33.3 |
| 20 | 1BR | 444.08 | 488.9 | 29.3 | 46 | 74.12 |
| 51 | 1B | 479.08 | 480.1 | 29.3 | 46 | 30.32 |
| 56 | 1B | 469.16 | 483.2 | 29.3 | 46 | 43.34 |
| 69 | 1BR | 477.92 | 482.1 | 29.3 | 46 | 33.48 |
| 72 | 1B | 479.46 | 481.8 | 29.3 | 46 | 31.64 |

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.













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# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**SFD_PLAN 1 B ELEVATIONS**
SCHEME 3

**A3.5.1**



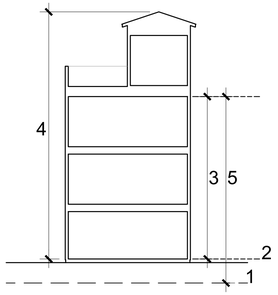

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE



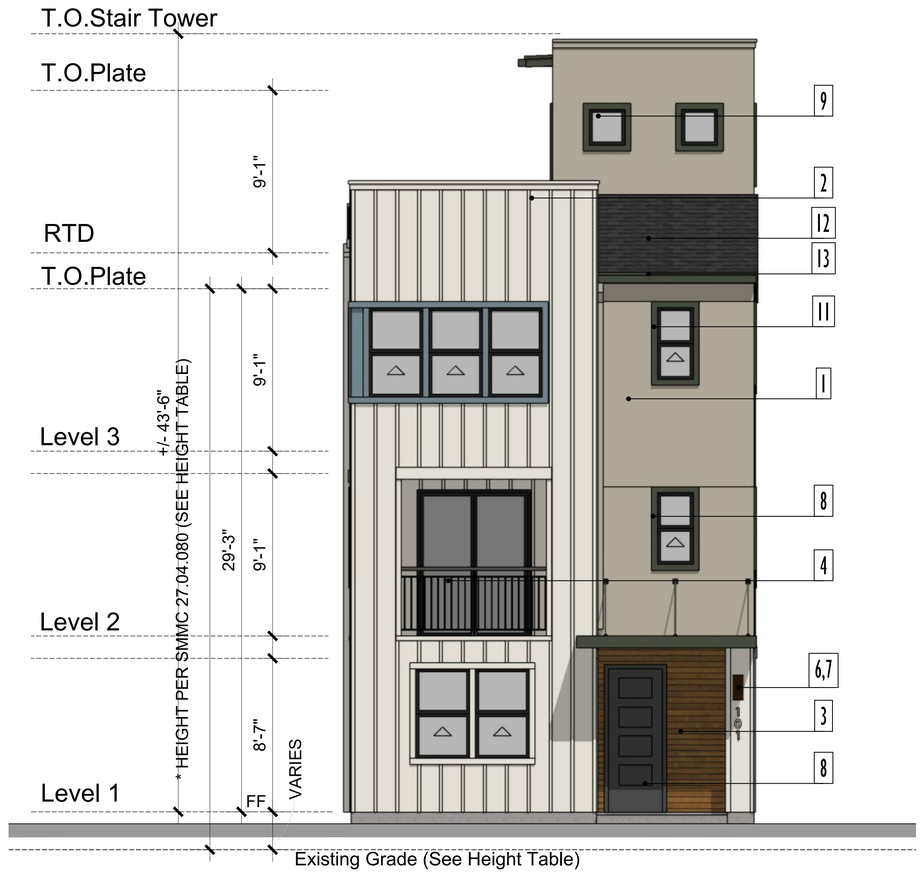

## 'C' MODERN FARMHOUSE MATERIAL LEGEND

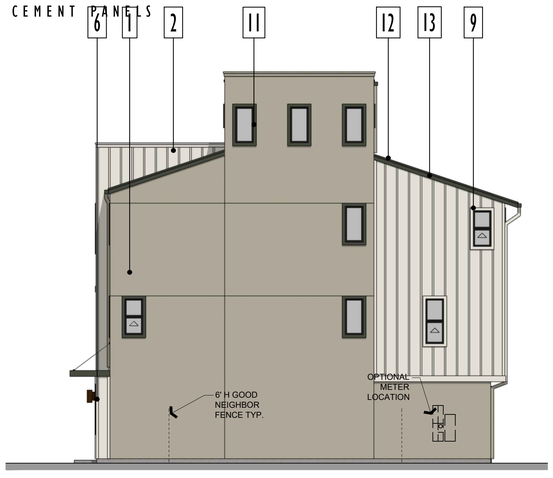
1. STUCCO
2. FIBER CEMENT BOARD AND BATTEN SIDING
3. WOOD LOOK SIDING
4. PAINTED METAL RAILING
5. METAL GARAGE DOOR (CLOPAY OR EQUAL)
6. LIGHT FIXTURE
7. UNIT ADDRESS
8. ENTRY DOOR (THERMATRU OR EQUAL)
9. VINYL WINDOW
10. WOOD LOOK TRIM
11. HIGH DENSITY FOAM TRIM
12. COMPOSITION SHINGLE ROOF MANUFACTURER, OR EQUAL)
13. WOOD FASCIA BOARD
14. FIBER CEMENT PANELS

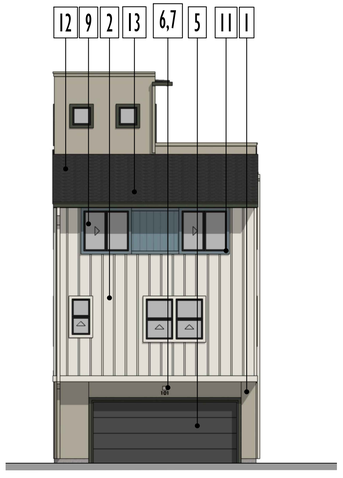
**HEIGHT TABLE: SFD PLAN 1 STYLE 'C' CONTEMPORARY**

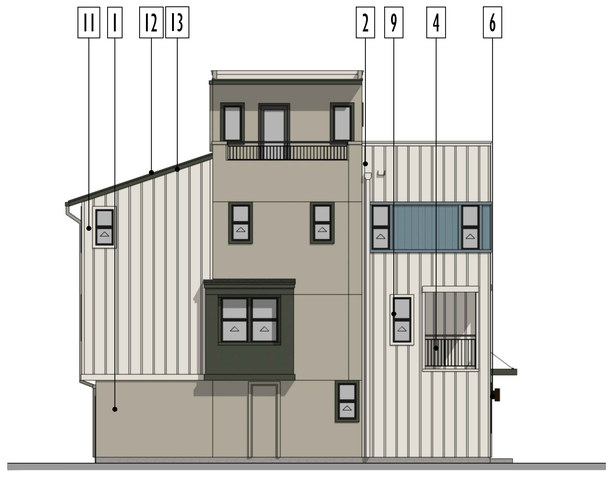
| Lot No. | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
|---|---|---|---|---|---|---|
| | | Foot Elevation ± | | | | |
| 9 | 1C | 484.5 | 489 | 29.3 | 43.5 | 33.8 |
| 10 | 1C | 484.5 | 487.9 | 29.3 | 43.5 | 32.7 |
| 16 | 1CR | 484.5 | 488.8 | 29.3 | 43.5 | 33.6 |
| 22 | 1CR | 453.15 | 488.3 | 29.3 | 43.5 | 64.45 |
| 49 | 1C | 473.53 | 479.5 | 29.3 | 43.5 | 35.27 |
| 58 | 1CR | 466.24 | 484 | 29.3 | 43.5 | 47.06 |
| 61 | 1CR | 485.7 | 484.8 | 29.3 | 43.5 | 28.4 |
| 67 | 1CR | 478.4 | 482.7 | 29.3 | 43.5 | 33.6 |
| 70 | 1C | 479.4 | 481.5 | 29.3 | 43.5 | 31.4 |

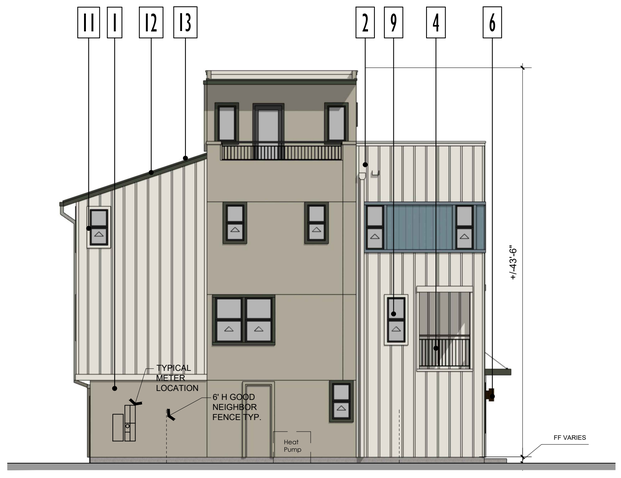
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**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**SFD_PLAN 1 C ELEVATIONS**
SCHEME 1

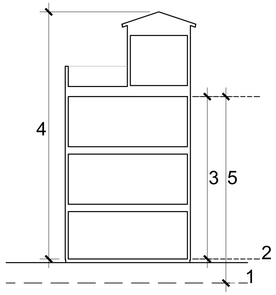
**A3.5.2**




- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE



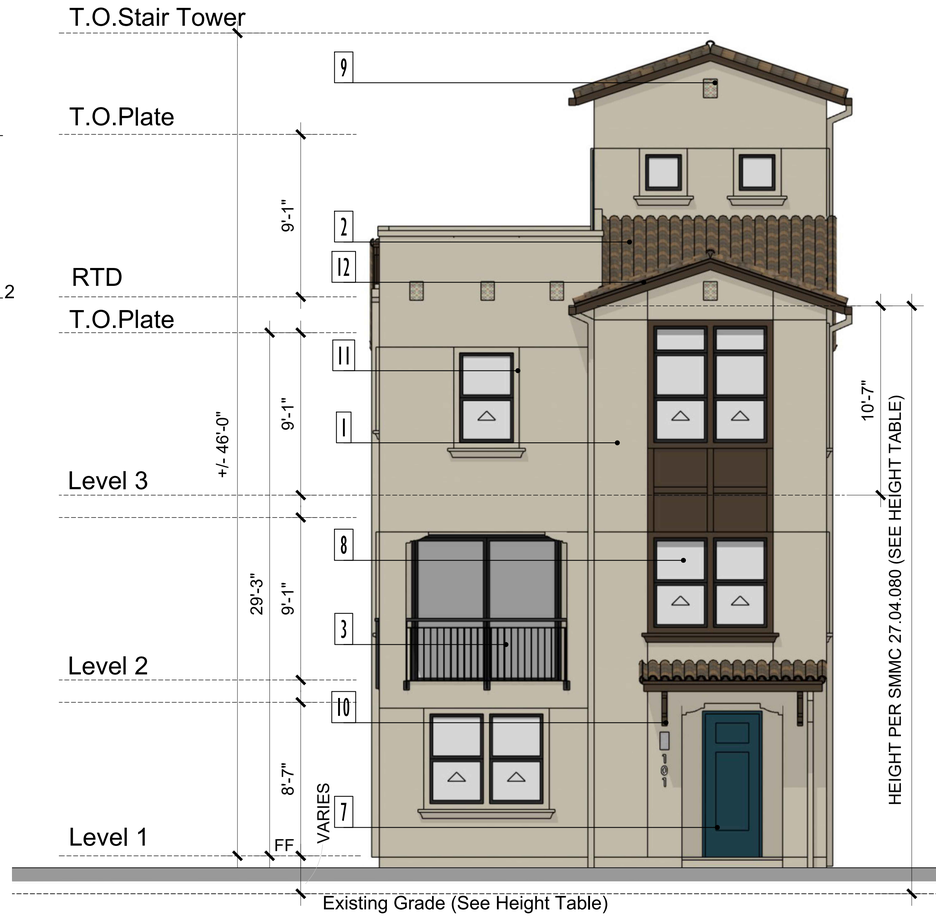

## 'A' SPANISH MATERIAL LEGEND

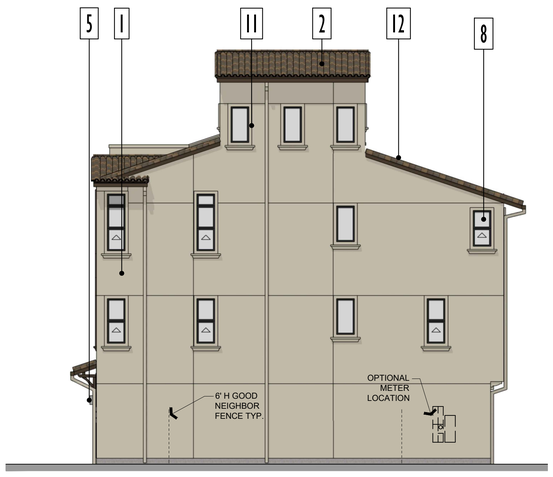
1. STUCCO
2. CONCRETE ROOF TILES (EAGLE ROOFING OR EQUAL
3. PAINTED METAL RAILING
4. METAL GARAGE DOOR (CLOPAY OR EQUAL)
5. LIGHT FIXTURE
6. UNIT ADDRESS
7. ENTRY DOOR (THERMATRU OR EQUAL)
8. VINYL WINDOW SYSTEM
9. TILE ACCENT
10. CORBEL
11. HIGH DENSITY FOAM TRIM
12. WOOD FASCIA BOARD
13. CEMENT FIBER PANEL AND TRIM

**HEIGHT TABLE: SFD PLAN 2 STYLE 'A' SPANISH**

| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
|---|---|---|---|---|---|---|
| | | Foot Elevation ± | | | | |
| 8 | 2A | 484.5 | 489.4 | 30.8 | 46 | 35.7 |
| 15 | 2AR | 484.5 | 488.6 | 30.8 | 46 | 34.9 |
| 21 | 2AR | 446.14 | 488.6 | 30.8 | 46 | 73.26 |
| 50 | 2A | 478.23 | 479.8 | 30.8 | 46 | 32.37 |
| 68 | 2AR | 479.56 | 482.4 | 30.8 | 46 | 33.64 |
| 71 | 2A | 479.41 | 481.6 | 30.8 | 46 | 32.99 |

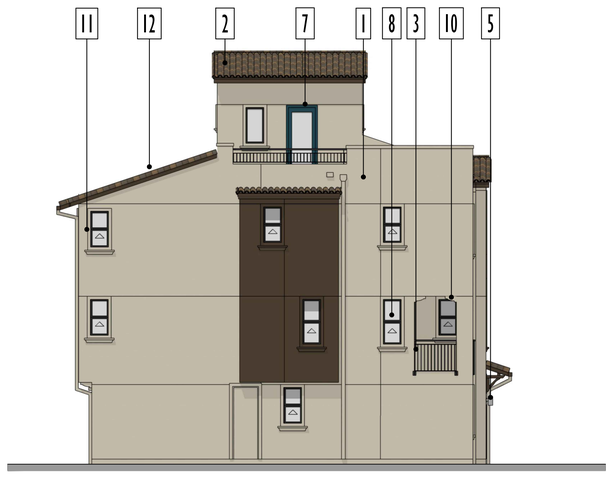
* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

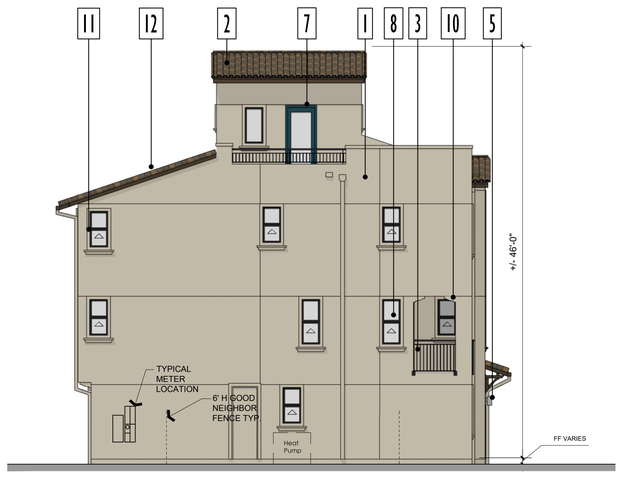


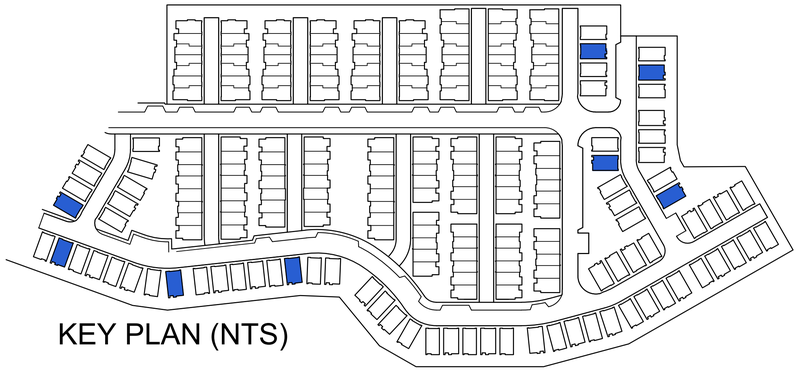











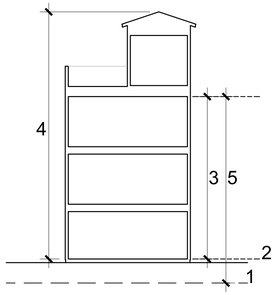

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE




## 'B' FRENCH MODERN MATERIAL LEGEND

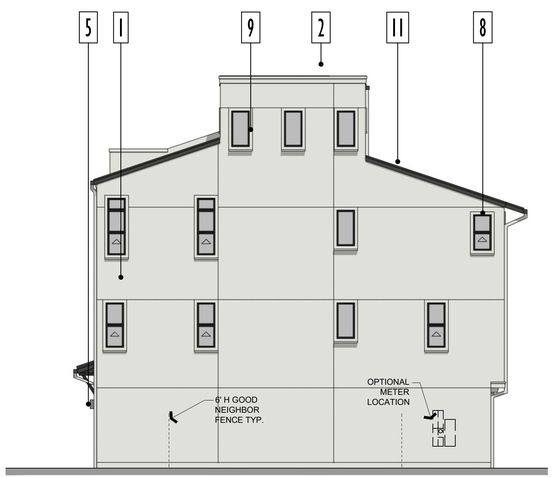
1. STUCCO
2. COMPOSITION SHINGLE ROOFING (GAF OR EQUAL)
3. PAINTED METAL RAILING
4. METAL GARAGE DOOR (CLOPAY OR EQUAL)
5. LIGHT FIXTURE
6. UNIT ADDRESS
7. ENTRY DOOR (THERMATRU OR EQUAL)
8. VINYL WINDOW
9. HIGH DENSITY FOAM TRIM
10. STANDING SEAM METAL ROOF
11. WOOD FASCIA BOARD
12. CEMENT FIBER PANEL AND TRIM

**HEIGHT TABLE: SFD PLAN 2 STYLE 'B' MODERN FRENCH**

| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
|---|---|---|---|---|---|---|
| | | Foot Elevation ± | | | | |
| 4 | 2BR | 486.34 | 488.4 | 30.8 | 45.5 | 32.86 |
| 11 | 2BR | 484.9 | 488 | 30.8 | 45.5 | 33.9 |
| 17 | 2BR | 484.5 | 489 | 30.8 | 45.5 | 35.3 |
| 23 | 2BR | 460.3 | 488 | 30.8 | 45.5 | 58.5 |
| 53 | 2B | 479.52 | 481.8 | 30.8 | 45.5 | 33.08 |
| 59 | 2BR | 466.31 | 484.3 | 30.8 | 45.5 | 48.79 |
| 62 | 2BR | 481.89 | 484.6 | 30.8 | 45.5 | 33.51 |
| 66 | 2BR | 478.4 | 483.8 | 30.8 | 45.5 | 36.2 |

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

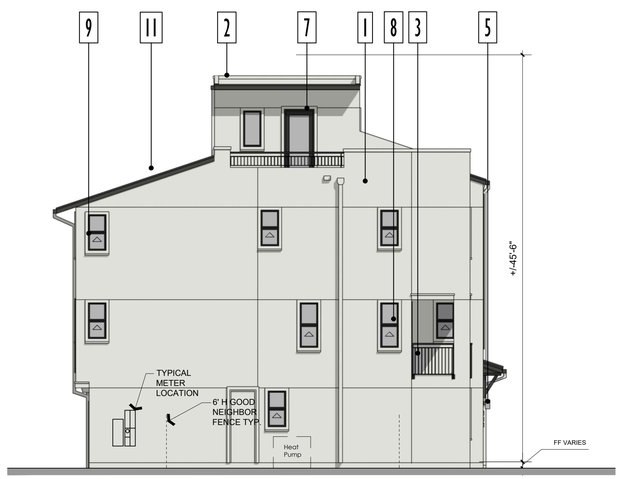









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Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 202400095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**SFD_PLAN 2 B ELEVATIONS**
SCHEME 1

**A3.5.4**



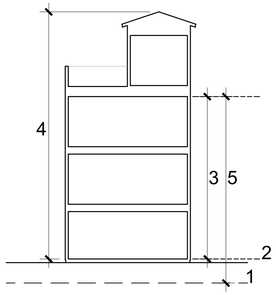

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE




## 'C' MODERN FARMHOUSE MATERIAL LEGEND

1 STUCCO

2 FIBER CEMENT BOARD AND BATTEN SIDING

3 WOOD LOOK SIDING

4 PAINTED METAL RAILING

5 METAL GARAGE DOOR (CLOPAY OR EQUAL)

6 LIGHT FIXTURE

7 UNIT ADDRESS

8 ENTRY DOOR (THERMATRU OR EQUAL)

9 VINYL WINDOW

10 WOOD LOOK TRIM

11 HIGH DENSITY FOAM TRIM

12 COMPOSITION SHINGLE ROOF MANUFACTURER, OR EQUAL)

13 WOOD FASCIA BOARD

14 FIBER CEMENT PANELS

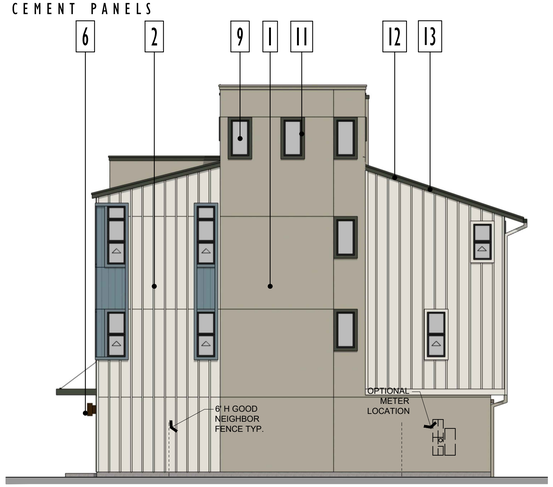
**HEIGHT TABLE: SFD PLAN 2 STYLE 'C' CONTEMPORARY**

| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
|---|---|---|---|---|---|---|
| | | Foot Elevation ± | | | | |
| 2 | 2CR | 486.25 | 489.6 | 30.8 | 43.5 | 34.15 |
| 6 | 2C | 486.78 | 490.4 | 30.8 | 43.5 | 34.42 |
| 13 | 2CR | 484.5 | 488.3 | 30.8 | 43.5 | 34.6 |
| 19 | 2CR | 445.24 | 489.1 | 30.8 | 43.5 | 74.66 |
| 25 | 2CR | 480.25 | 487.1 | 30.8 | 43.5 | 37.65 |
| 52 | 2CR | 479.76 | 480.4 | 30.8 | 43.5 | 31.44 |
| 55 | 2C | 473.19 | 482.9 | 30.8 | 43.5 | 40.51 |
| 64 | 2C | 478.4 | 484.4 | 30.8 | 43.5 | 36.8 |
| 73 | 2CR | 478.48 | 482 | 30.8 | 43.5 | 34.32 |

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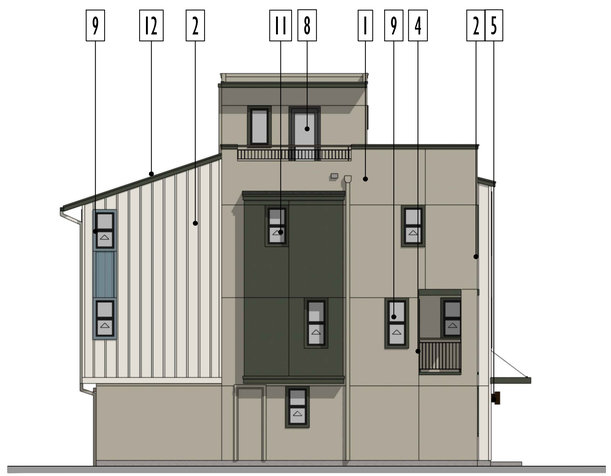

FRONT
Scale 1" = 4'



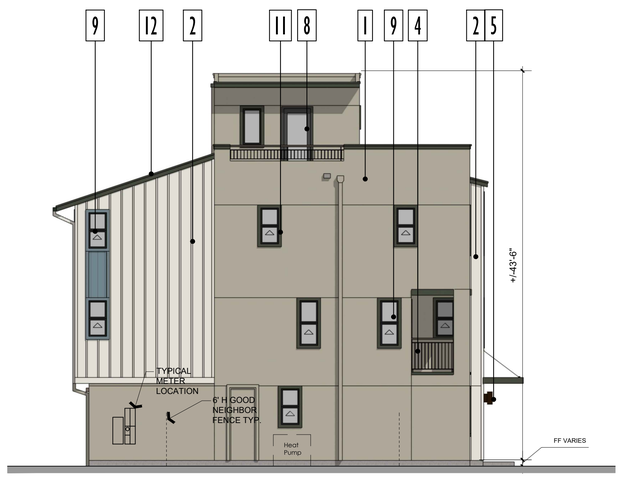

RIGHT
Scale 1" = 8'




BACK
Scale 1" = 8'




LEFT ENHANCED
Scale 1" = 8'




LEFT
Scale 1" = 8'

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**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**SFD_PLAN 2 C ELEVATIONS**
SCHEME 1

**A3.5.5**



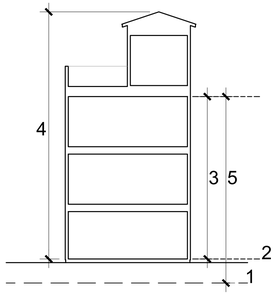

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE



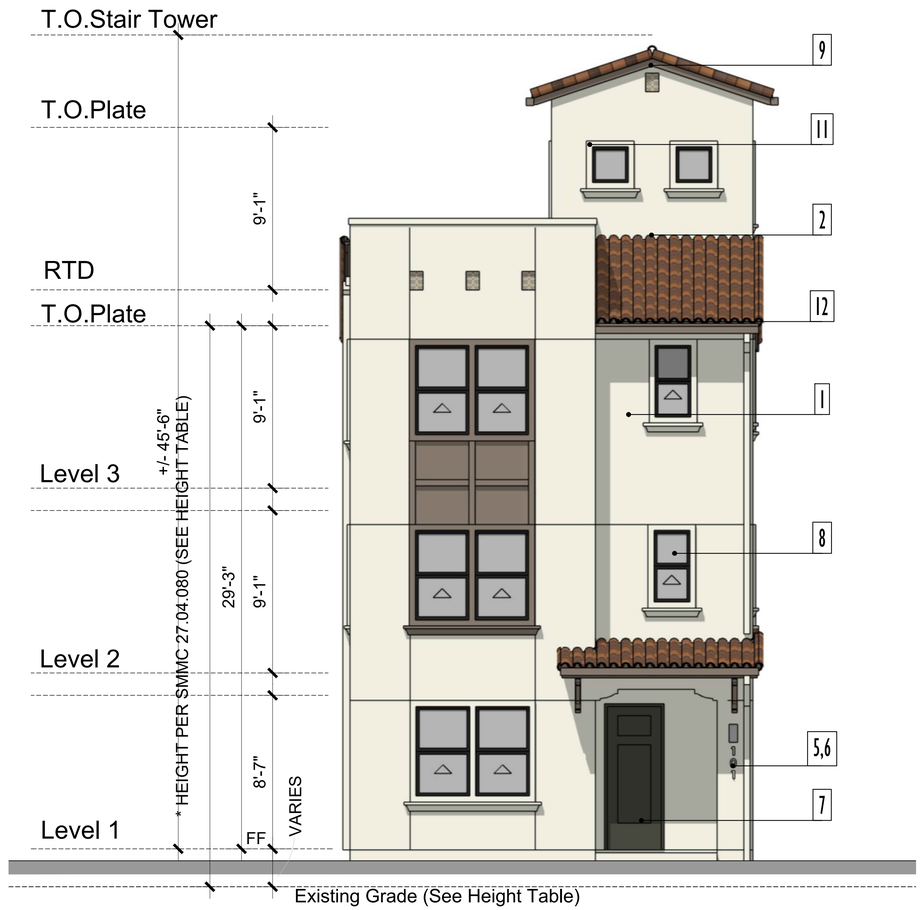

## 'A' SPANISH MATERIAL LEGEND

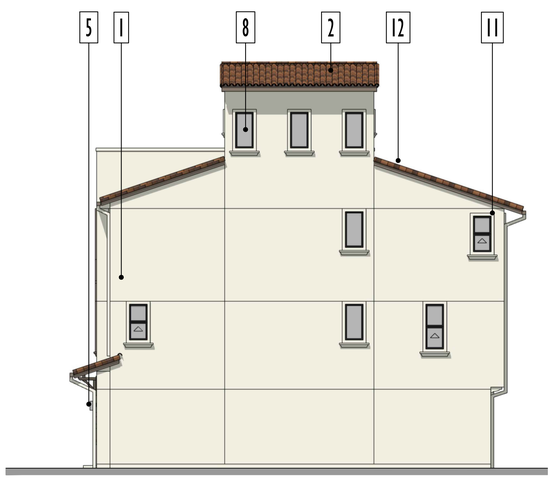
1. STUCCO
2. CONCRETE ROOF TILES (EAGLE ROOFING OR EQUAL
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8. VINYL WINDOW SYSTEM
9. TILE ACCENT
10. CORBEL
11. HIGH DENSITY FOAM TRIM
12. WOOD FASCIA BOARD
13. CEMENT FIBER PANEL AND TRIM

**HEIGHT TABLE: SFD PLAN 1 ALT STYLE 'A' SPANISH**

| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
|---|---|---|---|---|---|---|
| | | Foot Elevation ± | | | | |
| 30 | 1ALTAR | 480.9 | 484.8 | 29.3 | 45.5 | 33.2 |
| 36 | 1ALTAR | 480.9 | 482.9 | 29.3 | 45.5 | 31.3 |
| 42 | 1ALTAR | 473.6 | 481.3 | 29.3 | 45.5 | 37 |
| 48 | 1ALTAR | 475.44 | 479.5 | 29.3 | 45.5 | 33.36 |

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

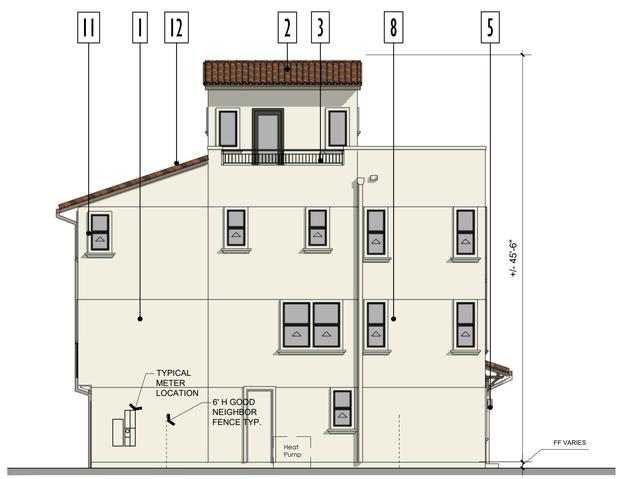









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# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**SFD_PLAN 1 A-ALT ELEVATIONS**
SCHEME 3

**A3.5.6**



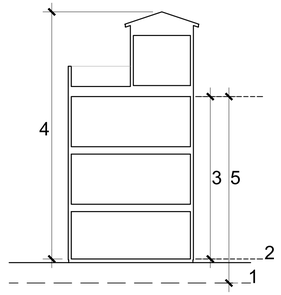

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE



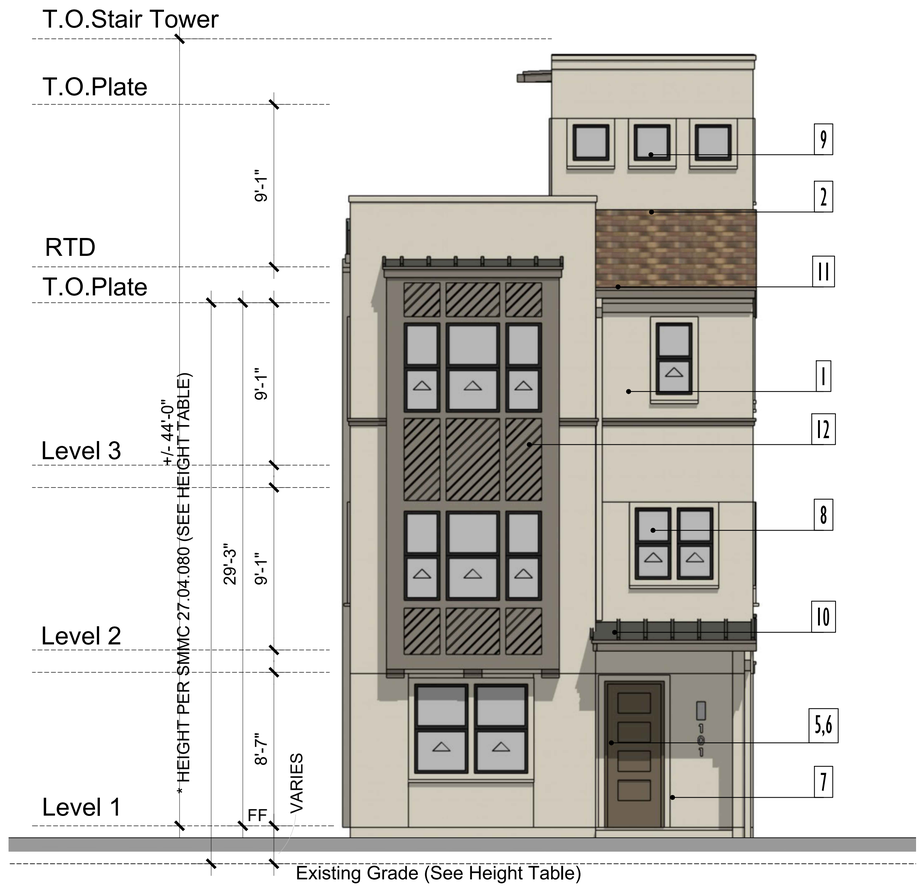

## 'B' FRENCH MODERN MATERIAL LEGEND

1. STUCCO
2. COMPOSITION SHINGLE ROOFING (GAF OR EQUAL)
3. PAINTED METAL RAILING
4. METAL GARAGE DOOR (CLOPAY OR EQUAL)
5. LIGHT FIXTURE
6. UNIT ADDRESS
7. ENTRY DOOR (THERMATRU OR EQUAL)
8. VINYL WINDOW
9. HIGH DENSITY FOAM TRIM
10. STANDING SEAM METAL ROOF
11. WOOD FASCIA BOARD
12. CEMENT FIBER PANEL AND TRIM

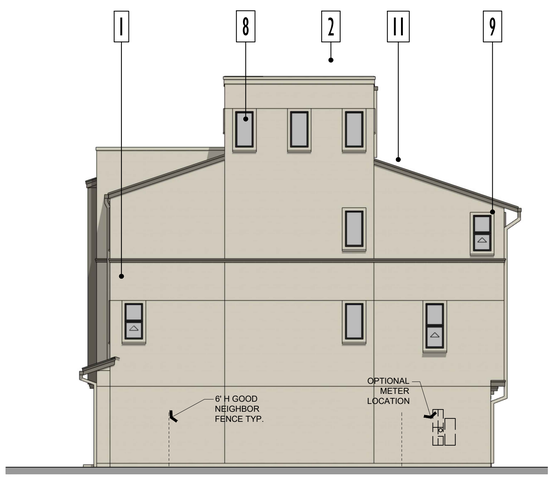
**HEIGHT TABLE: SFD PLAN 1 ALT STYLE 'B' MODERN FRENCH**

| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
|---|---|---|---|---|---|---|
| | | Foot Elevation ± | | | | |
| 27 | 1ALTBR | 481.57 | 485.5 | 29.3 | 46 | 33.23 |
| 29 | 1ALTBR | 480.9 | 485 | 29.3 | 46 | 33.4 |
| 32 | 1ALTBR | 480.9 | 484.3 | 29.3 | 46 | 32.7 |
| 38 | 1ALTBR | 481.34 | 482.3 | 29.3 | 46 | 30.26 |
| 44 | 1ALTBR | 478.86 | 480.7 | 29.3 | 46 | 31.14 |

* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.




FRONT
Scale 1" = 4'



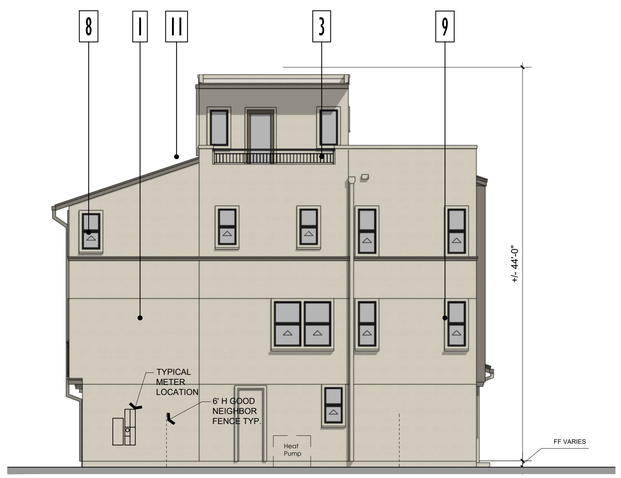

RIGHT
Scale 1" = 8'




BACK
Scale 1" = 8'




LEFT ENHANCED
Scale 1" = 8'




LEFT
Scale 1" = 8'

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**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**SFD_PLAN 1 B-ALT ELEVATIONS**
SCHEME 3

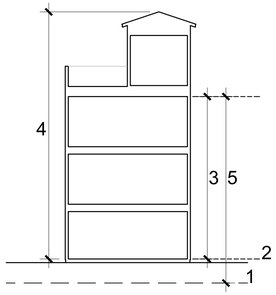
**A3.5.7**




- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE



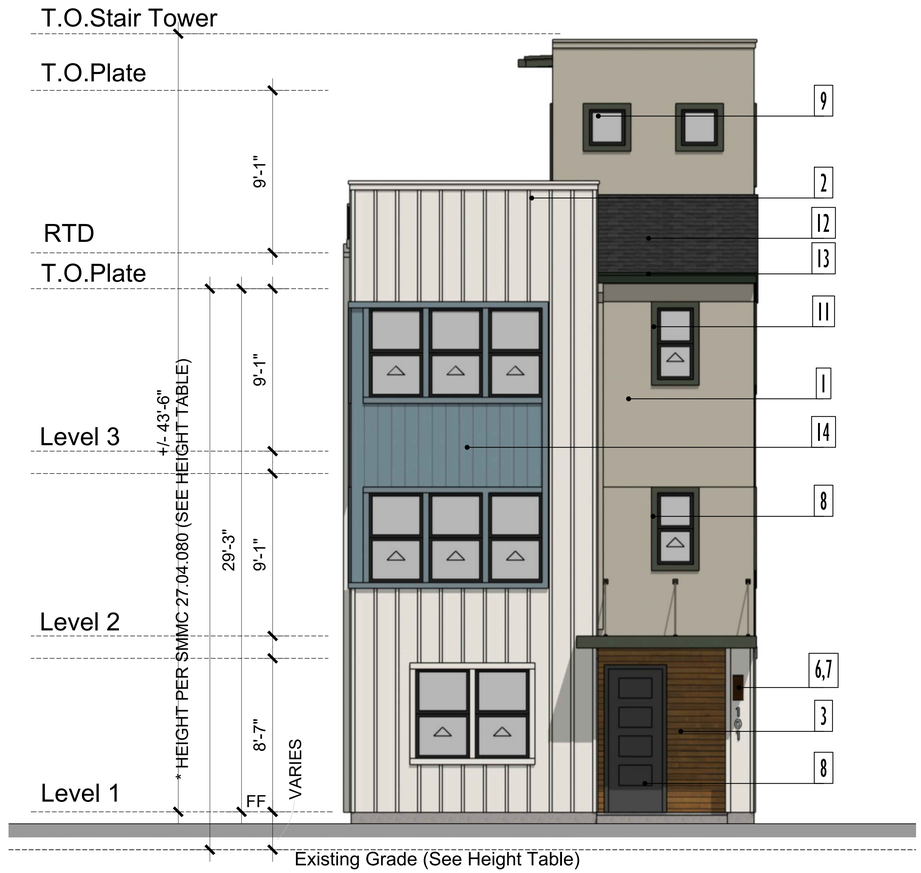

## 'C' MODERN FARMHOUSE MATERIAL LEGEND

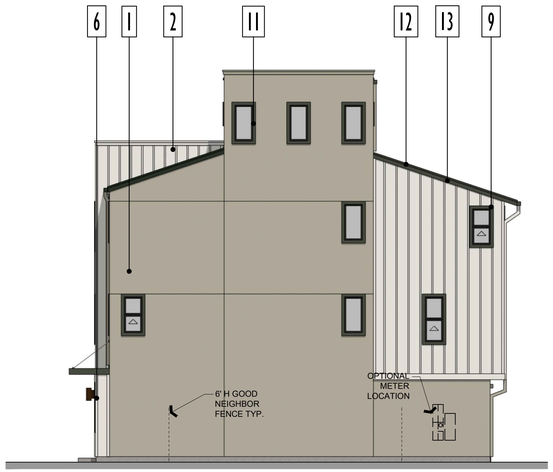
1. STUCCO
2. FIBER CEMENT BOARD AND BATTEN SIDING
3. WOOD LOOK SIDING
4. PAINTED METAL RAILING
5. METAL GARAGE DOOR (CLOPAY OR EQUAL)
6. LIGHT FIXTURE
7. UNIT ADDRESS
8. ENTRY DOOR (THERMATRU OR EQUAL)
9. VINYL WINDOW
10. WOOD LOOK TRIM
11. HIGH DENSITY FOAM TRIM
12. COMPOSITION SHINGLE ROOF MANUFACTURER, OR EQUAL)
13. WOOD FASCIA BOARD
14. FIBER CEMENT PANELS

**HEIGHT TABLE: SFD PLAN 1 ALT STYLE 'C' CONTEMPORARY**

| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
|---|---|---|---|---|---|---|
| | | Foot Elevation ± | | | | |
| 34 | 1ALTCR | 480.9 | 483.7 | 29.3 | 43.5 | 32.1 |
| 40 | 1ALTCR | 478.61 | 481.8 | 29.3 | 43.5 | 32.49 |
| 46 | 1ALTCR | 478.13 | 480.1 | 29.3 | 43.5 | 31.27 |

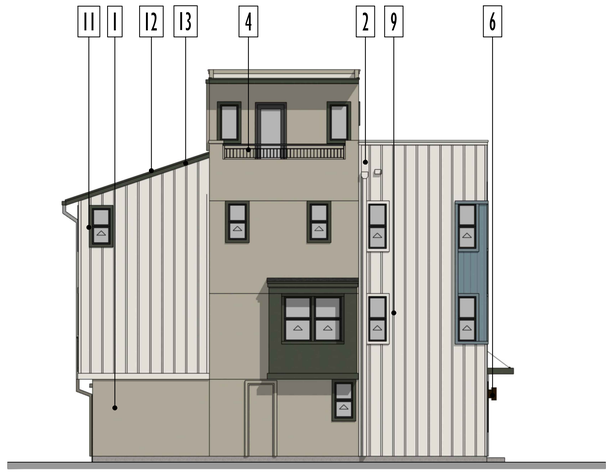
* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

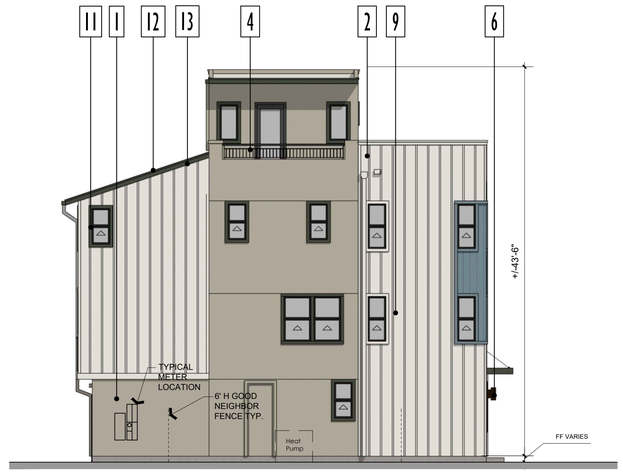









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# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**SFD_PLAN 1 C-ALT ELEVATIONS**
SCHEME 1

**A3.5.8**



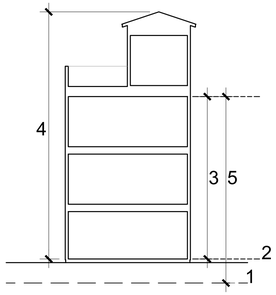

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE




## 'A' SPANISH MATERIAL LEGEND

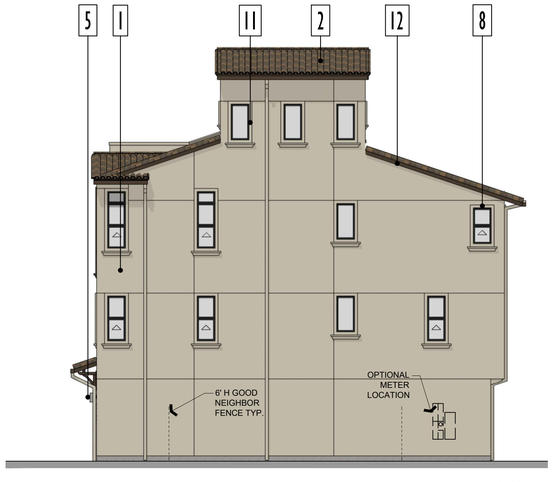
1. STUCCO
2. CONCRETE ROOF TILES (EAGLE ROOFING OR EQUAL
3. PAINTED METAL RAILING
4. METAL GARAGE DOOR (CLOPAY OR EQUAL)
5. LIGHT FIXTURE
6. UNIT ADDRESS
7. ENTRY DOOR (THERMATRU OR EQUAL)
8. VINYL WINDOW SYSTEM
9. TILE ACCENT
10. CORBEL
11. HIGH DENSITY FOAM TRIM
12. WOOD FASCIA BOARD
13. CEMENT FIBER PANEL AND TRIM

**HEIGHT TABLE: SFD PLAN 2 ALT STYLE 'A' SPANISH**

| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
|---|---|---|---|---|---|---|
| | | Foot Elevation ± | | | | |
| 26 | 2ALTA | 481.53 | 486 | 30.8 | 46 | 35.27 |
| 33 | 2ALTAR | 480.9 | 484.1 | 30.8 | 46 | 34 |
| 39 | 2ALTAR | 480.76 | 482 | 30.8 | 46 | 32.04 |
| 45 | 2ALTAR | 478.7 | 480.4 | 30.8 | 46 | 32.5 |

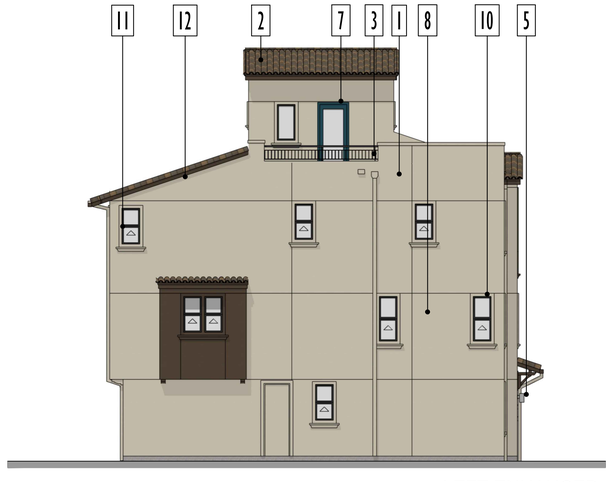
* "Building height" means the vertical distance, measured from existing grade at any point along the perimeter of a building, to the highest plate line of the structure directly above that point, regardless of whether that point is on the same plane as the building where it touches the ground.Existing Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per SMMC.

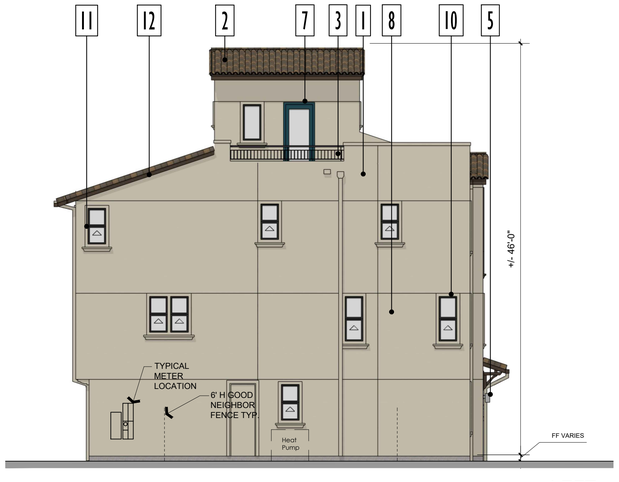









ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN co. | HARVEST PROPERTIES

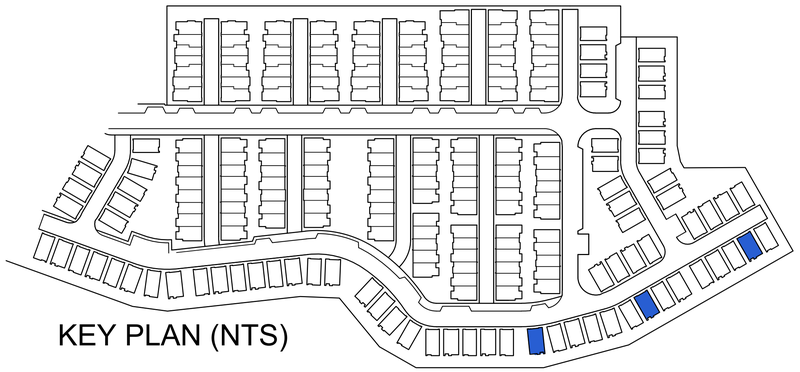
Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**SFD_PLAN 2 A-ALT ELEVATIONS**
SCHEME 2

**A3.5.9**



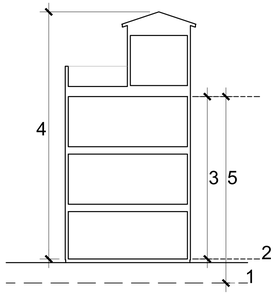

STYLE 'A' SPANISH

STYLE 'B' MODERN FRENCH

STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE



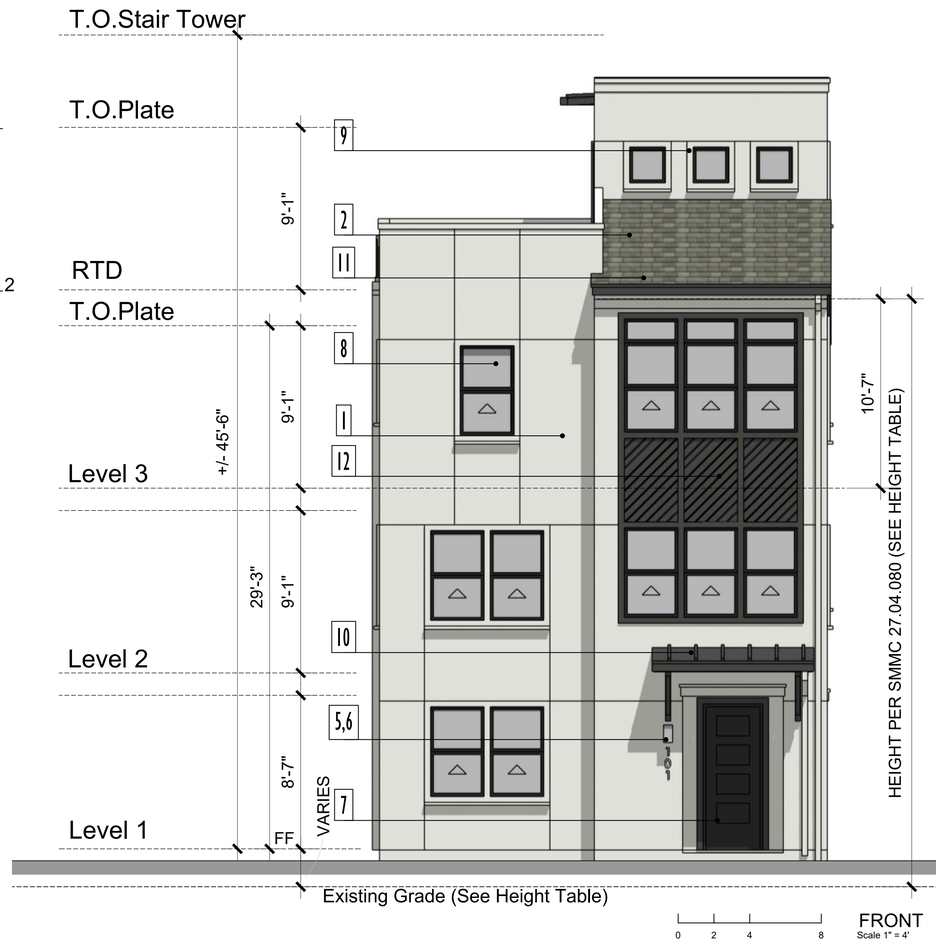

## 'B' FRENCH MODERN MATERIAL LEGEND

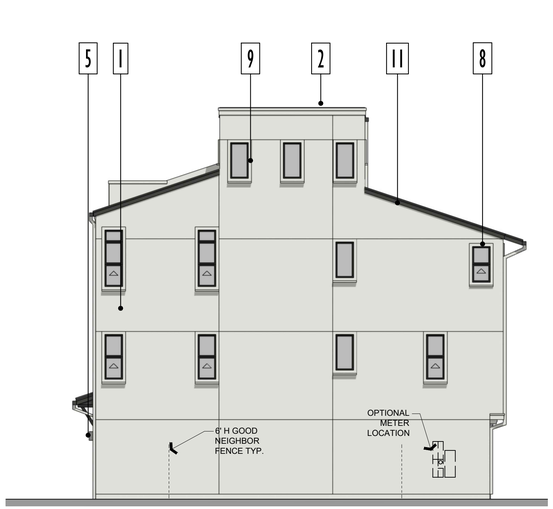
1. STUCCO
2. COMPOSITION SHINGLE ROOFING (GAF OR EQUAL)
3. PAINTED METAL RAILING
4. METAL GARAGE DOOR (CLOPAY OR EQUAL)
5. LIGHT FIXTURE
6. UNIT ADDRESS
7. ENTRY DOOR (THERMATRU OR EQUAL)
8. VINYL WINDOW
9. HIGH DENSITY FOAM TRIM
10. STANDING SEAM METAL ROOF
11. WOOD FASCIA BOARD
12. CEMENT FIBER PANEL AND TRIM

**HEIGHT TABLE: SFD PLAN 2 ALT STYLE 'B' MODERN FRENCH**

| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
|---|---|---|---|---|---|---|
| | | Foot Elevation ± | | | | |
| 35 | 2ALTBR | 480.9 | 483.2 | 30.8 | 45.5 | 33.1 |
| 41 | 2ALTBR | 477.58 | 481.6 | 30.8 | 45.5 | 34.82 |
| 47 | 2ALTBR | 476.86 | 479.8 | 30.8 | 45.5 | 33.74 |

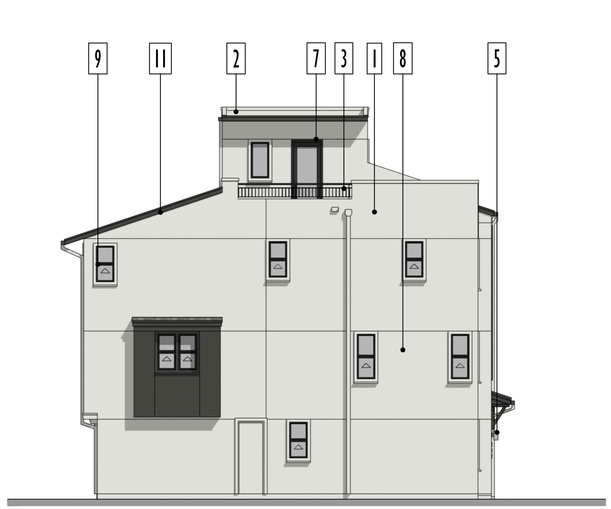
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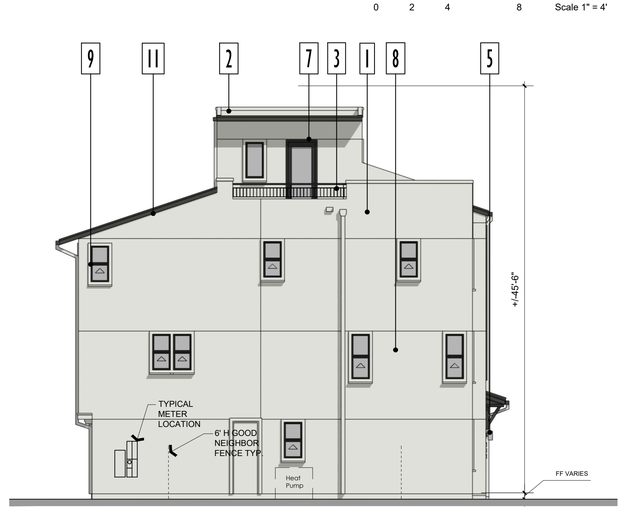








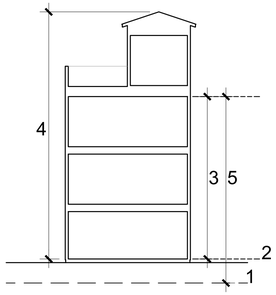






- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

HEIGHT TABLE GUIDE




## 'C' MODERN FARMHOUSE MATERIAL LEGEND

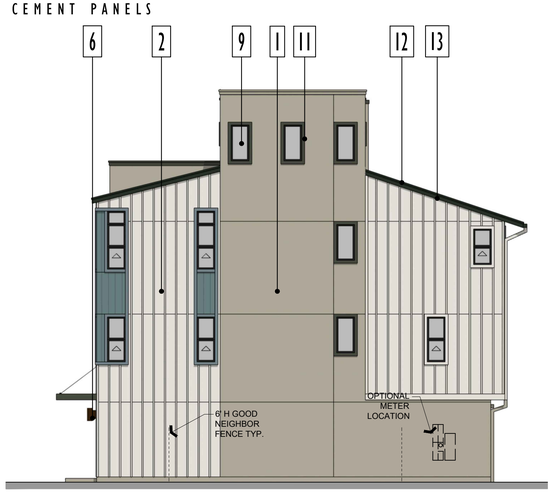
1. STUCCO
2. FIBER CEMENT BOARD AND BATTEN SIDING
3. WOOD LOOK SIDING
4. PAINTED METAL RAILING
5. METAL GARAGE DOOR (CLOPAY OR EQUAL)
6. LIGHT FIXTURE
7. UNIT ADDRESS
8. ENTRY DOOR (THERMATRU OR EQUAL)
9. VINYL WINDOW
10. WOOD LOOK TRIM
11. HIGH DENSITY FOAM TRIM
12. COMPOSITION SHINGLE ROOF MANUFACTURER, OR EQUAL)
13. WOOD FASCIA BOARD
14. FIBER CEMENT PANELS

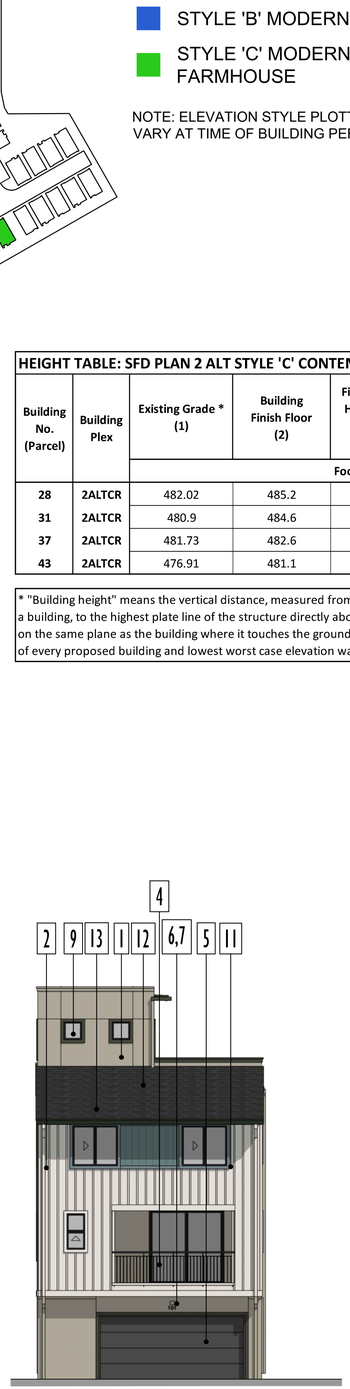
**HEIGHT TABLE: SFD PLAN 2 ALT STYLE 'C' CONTEMPORARY**

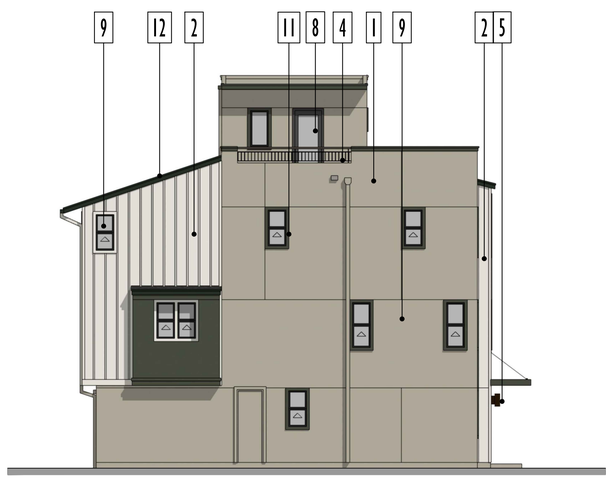
| Building No. (Parcel) | Building Plex | Existing Grade * (1) | Building Finish Floor (2) | Finish Floor to Highest Plate Line (3) | Finish floor to Highest Point of Exterior Construction (4) | Height per San Mateo Municipal Code * (5) |
|---|---|---|---|---|---|---|
| | | Foot Elevation ± | | | | |
| 28 | 2ALTCR | 482.02 | 485.2 | 30.8 | 43.5 | 33.98 |
| 31 | 2ALTCR | 480.9 | 484.6 | 30.8 | 43.5 | 34.5 |
| 37 | 2ALTCR | 481.73 | 482.6 | 30.8 | 43.5 | 31.67 |
| 43 | 2ALTCR | 476.91 | 481.1 | 30.8 | 43.5 | 34.99 |

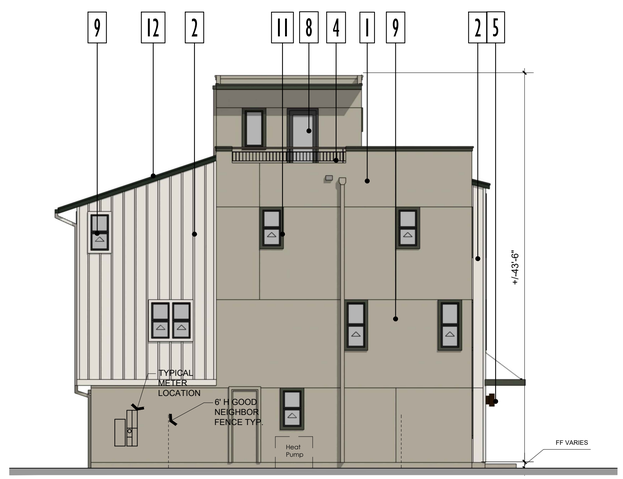
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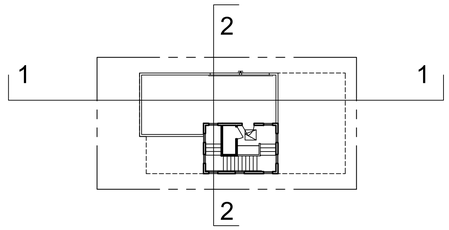


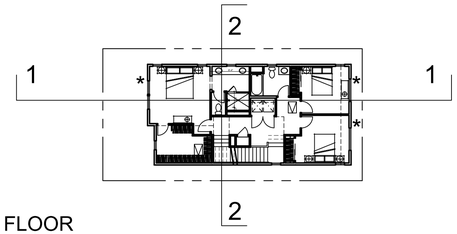



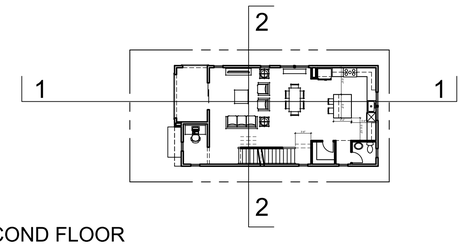





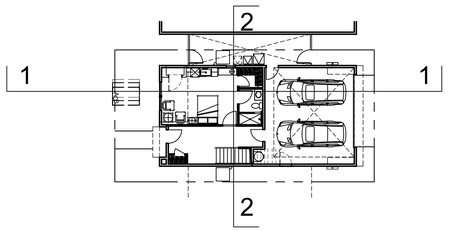

ROOF TOP DECK




THIRD FLOOR




SECOND FLOOR

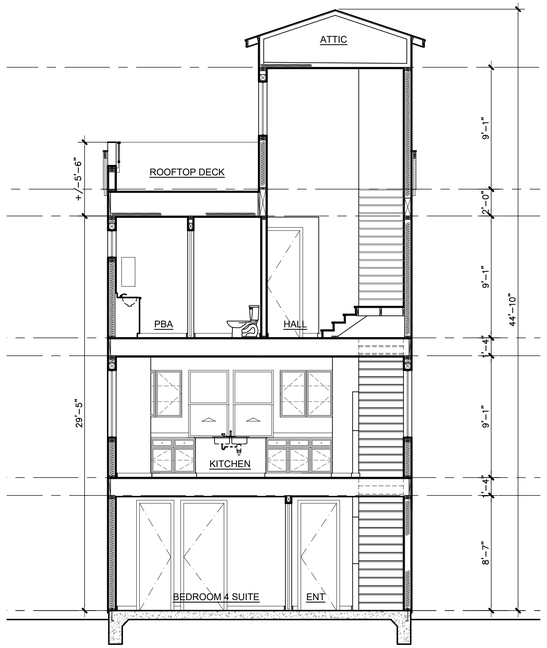



FIRST FLOOR

SECTION KEY PLANS

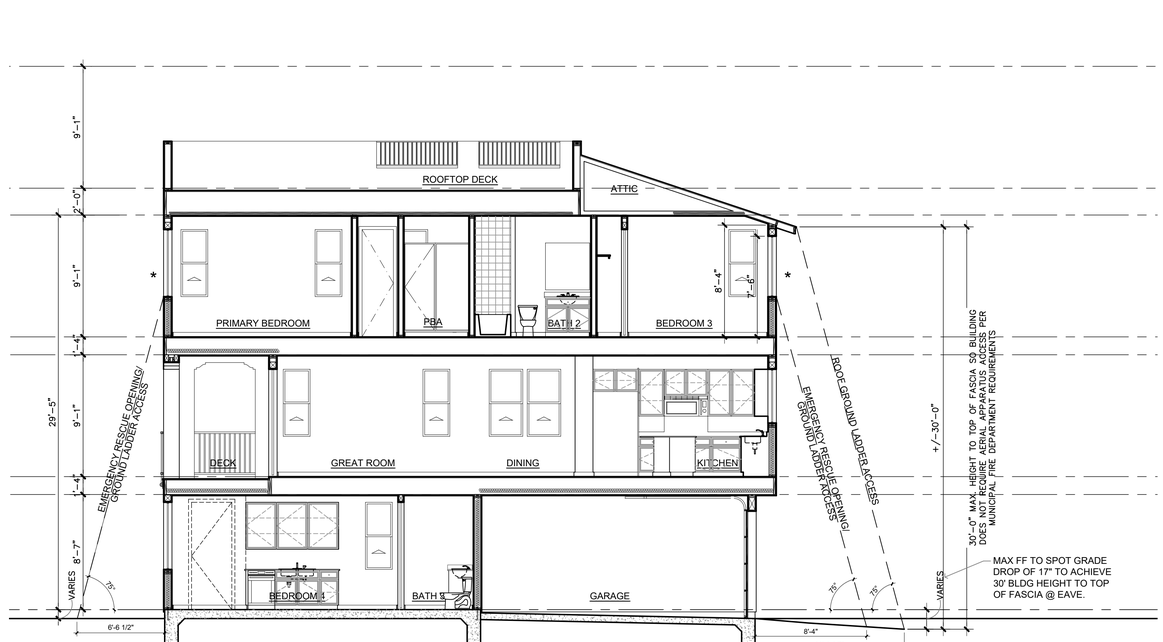
0 8 16 32 Scale 1" = 16'

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)



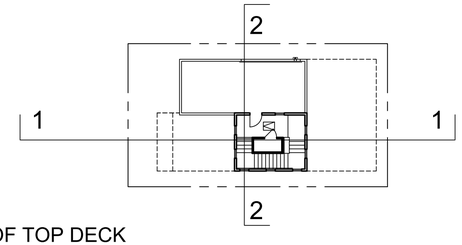

2- PLAN 1 SECTION

0 4 8 12 Scale 3/16" = 1'

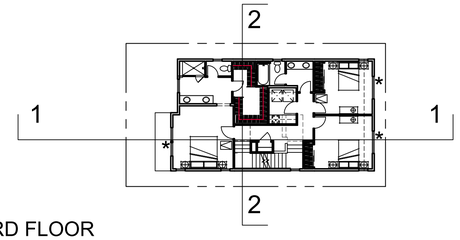



1- PLAN 1 SECTION

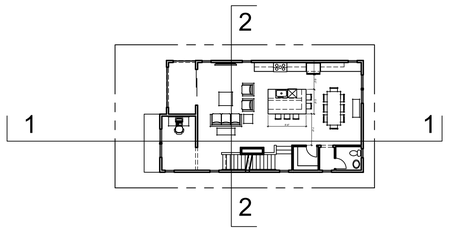
0 4 8 12 Scale 3/16" = 1'



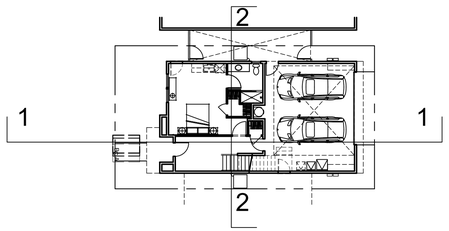

ROOF TOP DECK




THIRD FLOOR




SECOND FLOOR

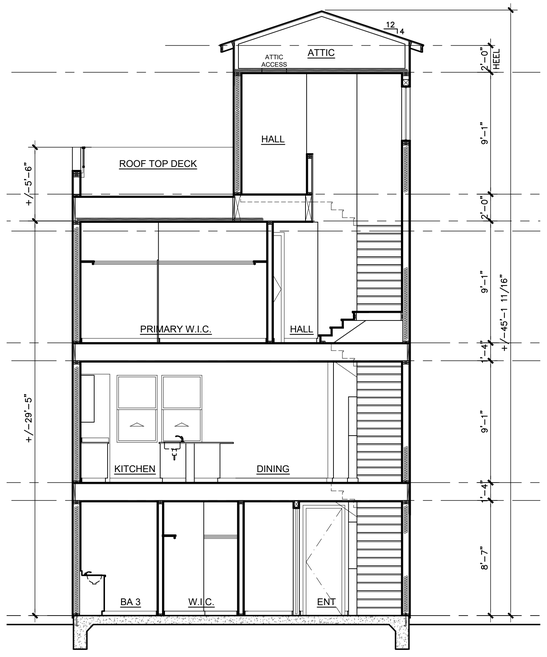



FIRST FLOOR

SECTION KEY PLANS

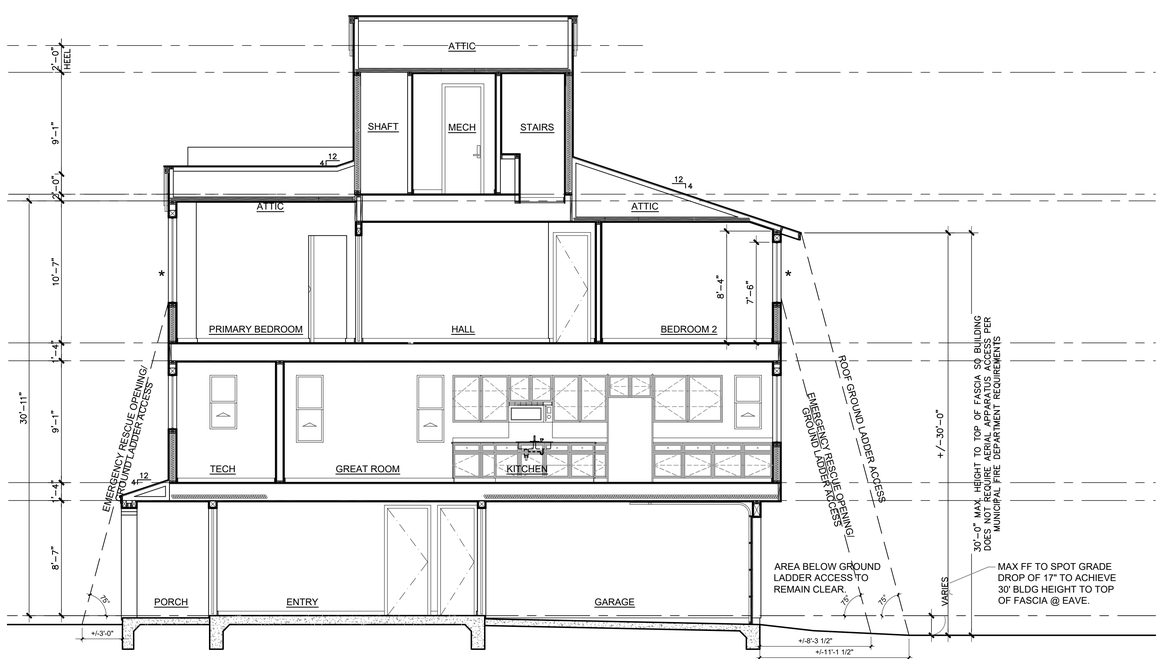
0 8 16 32 Scale 1" = 16'

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)




2- PLAN 2 SECTION

0 4 8 12 Scale 3/16" = 1'




1- PLAN 2 SECTION

0 4 8 12 Scale 3/16" = 1'

ktgy
cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE
JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN
HARVEST PROPERTIES

Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**SFD_PLAN 2 SECTIONS**

**A3.6.1**

# SFD - A - SPANISH STYLE

| | 1 | 2 | 3 |
|---|---|---|---|
| COLOR 1<br>STUCCO /<br>STUCCO TRIM | SW 7035<br>AESTHETIC WHITE | SW 7506<br>LOGGIA | SW 7566<br>WESTHIGHLAND WHITE |
| COLOR 2<br>FASCIA / EAVES /<br>TRIM INSETS/<br>RAFTER TAILS | SW 6089<br>GROUNDED | SW 9183<br>DARK CLOVE | SW 7025<br>BACKDROP |
| COLOR 3<br>GARAGE DOORS | SW 7675<br>SEALSKIN | SW 7069<br>IRON ORE | SW 6041<br>OTTER |
| COLOR 4<br>ENTRY DOORS | SW 7630<br>RAISIN | SW 9142<br>MOSCOW MIDNIGHT | SW 6209<br>RIPE OLIVE |
| COLOR 5<br>METAL RAILINGS | SW 6258<br>TRICORN BLACK | SW 6258<br>TRICORN BLACK | SW 6258<br>TRICORN BLACK |
| COLOR 6<br>ROOF MATERIAL<br>LOW 'S' PROFILE | SMM 8402<br>SANTA CRUZ BLEND | SCM 8823<br>PEBBLE BEACH BLEND | 2636<br>PIEDMONT |
| COLOR 7<br>DECO TILES -<br>6" X6" U.O.N. | J52 | MAR2 | R49 |

PAINT: SHERWIN WILLIAMS
ROOF: EAGLE ROOFING OR EQUAL
METAL ROOF: BERRIDGE METALS OR EQUAL
DECO TILES: GONZ TILE OR EQUAL

## ENTRY DOOR



THERMATRU FIBERGLASS EXTERIOR SINGLE DOOR
CLASSIC CRAFT FIR GRAIN
3'x8' 2 PANEL SQUARE TOP SHAKER
COLOR DETERMINED BY COLOR SCHEME

## WINDOWS



MILGARD TUSCANY SINGLE-HUNG
VINYL
EXTERIOR BRONZE

## ENTRY LIGHT



PROGRESS LIGHTING
ONE-LIGHT WALL SCONCE WITH HAL AC LED MODULE
METALLIC GRAY CAST ALUMINUM SHADE

## GARAGE LIGHT



PROGRESS LIGHTING
6" LED SQUARE CYLINDER DOWN WALL LANTERN
METALLIC GRAY DIE-CAST ALUMINUM

## GARAGE DOOR



WAYNE DALTON
CLASSIC STEEL 8300 PANEL 16'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME

NOTE: ALL MANUFACTURERS AND MATERIALS ARE EXAMPLES AND ARE SUBJECT TO CHANGE. SUBSTITUTIONS TO BE OF EQUAL OR LIKE APPEARANCE AND PERFORMANCE.
NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT NOTED ABOVE. KTGY MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD.
NOTE: MANDOORS, VENTS AND RELATED TRIMS TO BE PAINTED ADJACENT COLOR - UNLESS OTHERWISE NOTED.
NOTE: MATERIALS SHALL HAVE A LIFE EXPECTANCY OF A MINIMUM OF TWENTY-FIVE (25) YEARS AND ROOFING SHALL HAVE A MINIMUM LIFE EXPECTANCY OF THIRTY (30) YEARS.

# SFD - B - FRENCH MODERN STYLE

| | 1 | 2 | 3 |
|---|---|---|---|
| COLOR 1<br>STUCCO /<br>STUCCO TRIM | SW 7056<br>RESERVED WHITE | SW 7050<br>USEFUL GRAY | SW 7036<br>ACCESSIBLE BEIGE |
| COLOR 2<br>FASCIA / EAVES /<br>TRIM INSETS /<br>STUCCO ACCENT | SW 7069<br>IRON ORE | SW 6200<br>LINK GRAY | SW 7046<br>ANONYMOUS |
| COLOR 3<br>GARAGE DOORS /<br>ENTRY DOORS | SW 6258<br>TRICORN BLACK | SW 7048<br>URBANE BRONZE | SW 7054<br>OAK LEAF BROWN |
| COLOR 4<br>METAL RAILINGS | SW 6258<br>TRICORN BLACK | SW 7020<br>BLACK FOX | SW 7020<br>BLACK FOX |
| COLOR 5<br>ROOF MATERIAL<br>COMPOSITION SHINGLE | MORIE BLACK | WEATHERED WOOD | HEATHER BLEND |
| COLOR 6<br>METAL ROOF | METALLIC<br>PREWEATHERED GLAVALUME | MEDIUM BRONZE | DARK BRONZE |

PAINT: SHERWIN WILLIAMS
ROOF: CERTAINTEED LANDMARK ROOFING OR EQUAL
METAL ROOF: BERRIDGE METALS OR EQUAL.
DECO TILES: GONZ TILE OR EQUAL

## ENTRY DOOR



THERMATRU FIBERGLASS EXTERIOR SINGLE DOOR
CLASSIC CRAFT FIR GRAIN
3'x8' 4 PANEL SHAKER
COLOR DETERMINED BY COLOR SCHEME

## WINDOWS



MILGARD TUSCANY SINGLE-HUNG
VINYL
EXTERIOR BRONZE

## ENTRY LIGHT



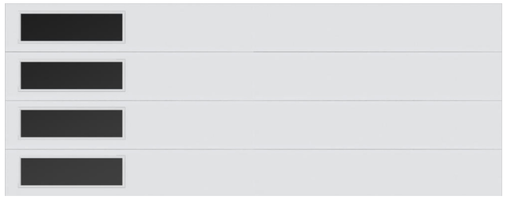
PROGRESS LIGHTING
ONE-LIGHT WALL SCONCE WITH HAL AC LED MODULE
METALLIC GRAY CAST ALUMINUM SHADE

## GARAGE LIGHT



PROGRESS LIGHTING
6" LED SQUARE CYLINDER DOWN WALL LANTERN
METALLIC GRAY DIE-CAST ALUMINUM

## GARAGE DOOR



WAYNE DALTON
CLASSIC STEEL 8300 PANEL 16'x7'
CLASSIC STEEL WINDOW VERTICAL CLEAR II LEFT 7'
COLOR DETERMINED BY COLOR SCHEME

NOTE: ALL MANUFACTURERS AND MATERIALS ARE EXAMPLES AND ARE SUBJECT TO CHANGE. SUBSTITUTIONS TO BE OF EQUAL OR LIKE APPEARANCE AND PERFORMANCE.
NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT NOTED ABOVE. KTGY MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD.
NOTE: MANDOORS, VENTS AND RELATED TRIMS TO BE PAINTED ADJACENT COLOR - UNLESS OTHERWISE NOTED.
NOTE: MATERIALS SHALL HAVE A LIFE EXPECTANCY OF A MINIMUM OF TWENTY-FIVE (25) YEARS AND ROOFING SHALL HAVE A MINIMUM LIFE EXPECTANCY OF THIRTY (30) YEARS.

# SFD - C - MODERN FARMHOUSE STYLE

| | 1 | 2 | 3 |
|---|---|---|---|
| COLOR 1 STUCCO | SW7052 - GRAY AREA | SW7636 - ORIGAMI WHITE | SW9166 - CLASSIC FRENCH GRAY |
| COLOR 3 BOARD + BATTEN | SW7049 - NUANCE | SW7645 - THUNDER GRAY | SW9166 - DRIFT OF MIST |
| COLOR 2 TRIM / ACCENT | SW6209 - RIPE OLIVE | SW9592 - ILLUSION | SW7645 - THUNDER GRAY |
| WOODLOOK FIBER CEMENT LAP SIDING | WOODTONE - MOUNTAIN CEDAR | WOODTONE - CARIBOU TRAILS | WOODTONE - RIVER ROCK |
| COLOR 5 ACCENT | SW9140 - BLUSTERY SKY | SW9592 - ILLUSION | SW7515 - HOMESTEAD BROWN |
| COLOR 6 ROOF MATERIAL COMPOSITION SHINGLE | MOIRE BLACK | WEATHERED WOOD | GEORGETOWN GRAY |
| COLOR 8 GARAGE DOORS / ENTRY DOORS | SW7069 - IRON ORE | SW7645 - THUNDER GRAY | SW6251 - OUTERSPACE |
| COLOR 4 METAL RAILINGS | SW7020 - BLACK FOX | SW7020 - BLACK FOX | SW7020 - BLACK FOX |

PAINT: SHERWIN WILLIAMS
ROOF: CERTAINTEED LANDMARK ROOFING OR EQUAL
METAL ROOF: BERRIDGE METALS OR EQUAL
DECO TILES: GONZ TILE OR EQUAL

## ENTRY DOOR



THERMATRU FIBERGLASS EXTERIOR SINGLE DOOR
CLASSIC CRAFT FIR GRAIN
1 PANEL SHAKER
COLOR DETERMINED BY COLOR SCHEME

## WINDOWS



MILGARD TUSCANY SINGLE-HUNG
VINYL
EXTERIOR BRONZE

## ENTRY LIGHT



PROGRESS LIGHTING
ONE-LIGHT WALL SCONCE WITH HAL AC LED MODULE
METALLIC GRAY CAST ALUMINUM SHADE

## GARAGE LIGHT



PROGRESS LIGHTING
6" LED SQUARE CYLINDER DOWN WALL LANTERN
METALLIC GRAY DIE-CAST ALUMINUM

## GARAGE DOOR



WAYNE DALTON
CLASSIC STEEL 8300 PANEL 16'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME

NOTE: ALL MANUFACTURERS AND MATERIALS ARE EXAMPLES AND ARE SUBJECT TO CHANGE. SUBSTITUTIONS TO BE OF EQUAL OR LIKE APPEARANCE AND PERFORMANCE.
NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT NOTED ABOVE. KTGY MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD.
NOTE: MANDOORS, VENTS AND RELATED TRIMS TO BE PAINTED ADJACENT COLOR - UNLESS OTHERWISE NOTED.
NOTE: MATERIALS SHALL HAVE A LIFE EXPECTANCY OF A MINIMUM OF TWENTY-FIVE (25) YEARS AND ROOFING SHALL HAVE A MINIMUM LIFE EXPECTANCY OF THIRTY (30) YEARS.



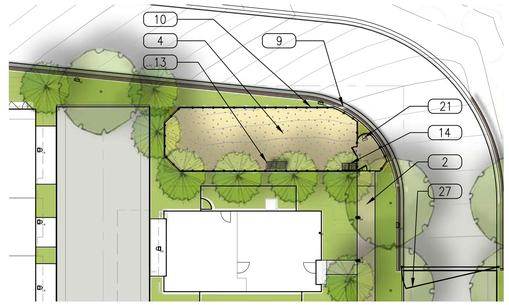

1 ENTRY PARK
SCALE: 1"=20'-0"




2 PASEO PARK
SCALE: 1"=20'-0"




3 CENTRAL LINEAR PARK
SCALE: 1"=20'-0"




4 DOG RUN – NORTH
SCALE: 1"=20'-0"




SCALE: 1" = 20'-0"

| MATERIALS SCHEDULE | |
|---|---|
| KEY | NAME |
| 1 | DECORATIVE AC PAVING |
| 2 | STANDARD CONCRETE PAVING, PATHWAY TYP. |
| 3 | DECORATIVE CONCRETE PAVING |
| 4 | DG PAVING |
| 5 | RESILIENT PLAY SURFACING |
| 6 | SYNTHETIC TURF |
| 7 | 3' HT FENCE |
| 8 | 6' HT FENCE |
| 9 | GUARDRAIL |
| 10 | DOG PARK FENCE |
| 11 | MONUMENT SIGNAGE |
| 12 | CLUSTER MAILBOX |
| 13 | BENCH |
| 14 | TRASH/RECYCLE RECEPTACLES |
| 15 | DRINKING FOUNTAIN |
| 16 | PICNIC TABLE |
| 17 | SHADE STRUCTURE |
| 18 | FITNESS EQUIPMENT |
| 19 | PLAY EQUIPMENT |
| 20 | DOG AGILITY EQUIPMENT |
| 21 | PET WASTE STATION |
| 22 | BBQ |
| 23 | LAWN GAMES |
| 24 | STORAGE SHED |
| 25 | PET DRINKING FOUNTAIN |
| 26 | BIKE RACK |
| 27 | FIRE GATE |

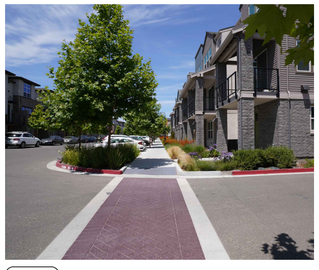
SEE SHEET L2.04 FOR FULL SCHEDULE OF MATERIALS



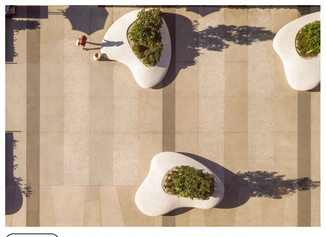

11 MONUMENT SIGNAGE

THE MONUMENT SIGN SHOWN IS FOR ILLUSTRATION PURPOSES ONLY, IT DOES NOT REPRESENT THE PROPOSED MONUMENT SIGN DESIGN.

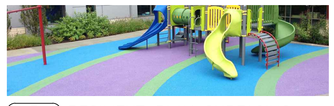
FUTURE SIGNAGE WILL BE CONSISTENT WITH CHAPTER 25.06, TABLE 20.06-2 OF THE SMMC FOR RESIDENTIAL USES.



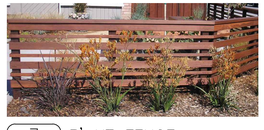
1 DECORATIVE AC PAVING



3 DECORATIVE CONCRETE PAVING



5 RESILIENT PLAY SURFACING



7 3' HT FENCE



10 DOG PARK FENCE



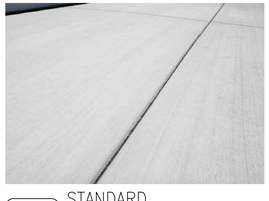
14 TRASH/RECYCLE RECEPTACLES



21 PET WASTE STATION



26 BIKE RACK



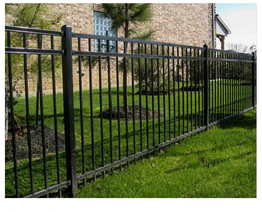
2 STANDARD CONCRETE PAVING



4 DECOMPOSED GRANITE



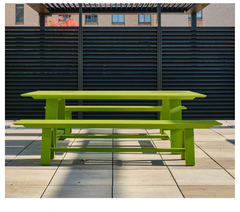
8 6' HT FENCE



9 GUARDRAIL



13 BENCH



16 PICNIC TABLE




19 PLAY EQUIPMENT



27 FIRE GATE

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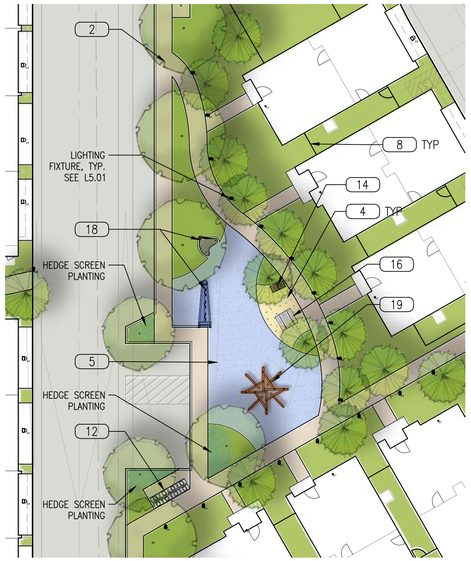
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SAN MATEO, CA
# 20240095

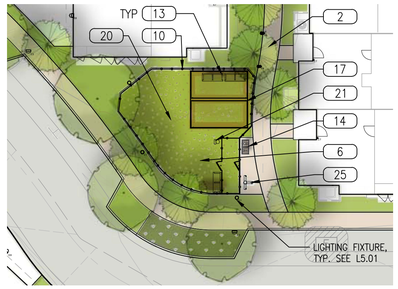
**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

SHEET TITLE
**ENLARGEMENTS - LANDSCAPE PLAN**

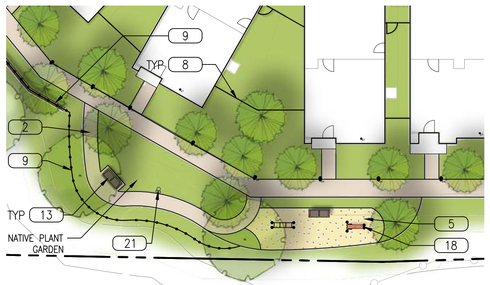
SHEET NO.
**L1.02**



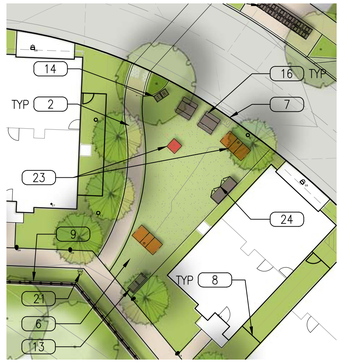

1 FAMILY PARK – NORTH
SCALE: 1"=20'–0"



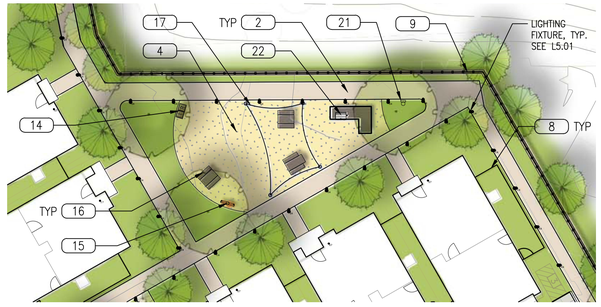

2 DOG PARK
SCALE: 1"=20'–0"




3 AMENITY AREA – SOUTH
SCALE: 1"=20'–0"




4 FAMILY PARK
SCALE: 1"=20'–0"




5 OVERLOOK PARK
SCALE: 1"=20'–0"

| MATERIALS SCHEDULE | |
|---|---|
| KEY | NAME |
| 1 | DECORATIVE AC PAVING |
| 2 | STANDARD CONCRETE PAVING, PATHWAY TYP. |
| 3 | DECORATIVE CONCRETE PAVING |
| 4 | DG PAVING |
| 5 | RESILIENT PLAY SURFACING |
| 6 | SYNTHETIC TURF |
| 7 | 3' HT FENCE |
| 8 | 6' HT FENCE |
| 9 | GUARDRAIL |
| 10 | DOG PARK FENCE |
| 11 | MONUMENT SIGNAGE |
| 12 | CLUSTER MAILBOX |
| 13 | BENCH |
| 14 | TRASH/RECYCLE RECEPTACLES |
| 15 | DRINKING FOUNTAIN |
| 16 | PICNIC TABLE |
| 17 | SHADE STRUCTURE |
| 18 | FITNESS EQUIPMENT |
| 19 | PLAY EQUIPMENT |
| 20 | DOG AGILITY EQUIPMENT |
| 21 | PET WASTE STATION |
| 22 | BBQ |
| 23 | LAWN GAMES |
| 24 | STORAGE SHED |
| 25 | PET DRINKING FOUNTAIN |
| 26 | BIKE RACK |
| 27 | FIRE GATE |

SEE SHEET L2.04 FOR FULL SCHEDULE OF MATERIALS



2 STANDARD CONCRETE PAVING



5 RESILIENT PLAY SURFACING



6 SYNTHETIC TURF



4 DECOMPOSED GRANITE



7 3' HT FENCE



8 6' HT FENCE



9 GUARDRAIL



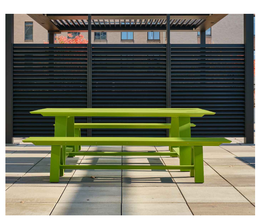
10 DOG PARK FENCE



18 FITNESS EQUIPMENT



13 BENCH



16 PICNIC TABLE



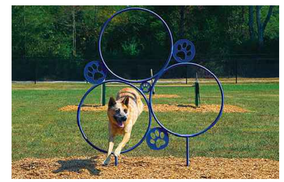
17 SHADE STRUCTURE – OVERLOOK PARK



17 SHADE STRUCTURE – DOG PARK



19 PLAY EQUIPMENT



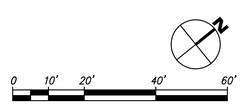


20 DOG AGILITY EQUIPMENT



21 PET WASTE STATION

TOTAL OF 10 PET WASTE STATIONS TO BE INSTALLED AT REGULAR INTERVALS ALONG THE PERIMETER PATH TO FACILITATE PROPER WASTE DISPOSAL AND MAINTAIN PATH AESTHETICS.




SCALE: 1" = 20'–0"

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RADIUS DESIGN
HARVEST PROPERTIES

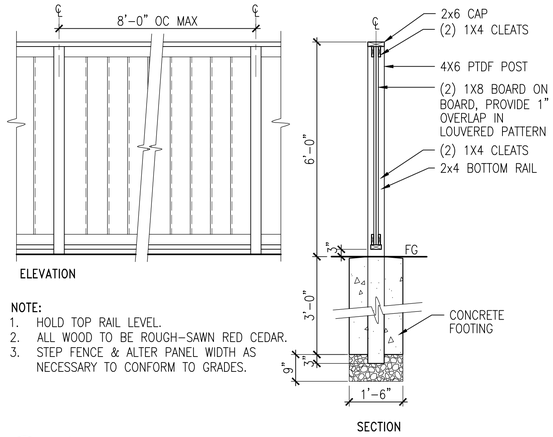
Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

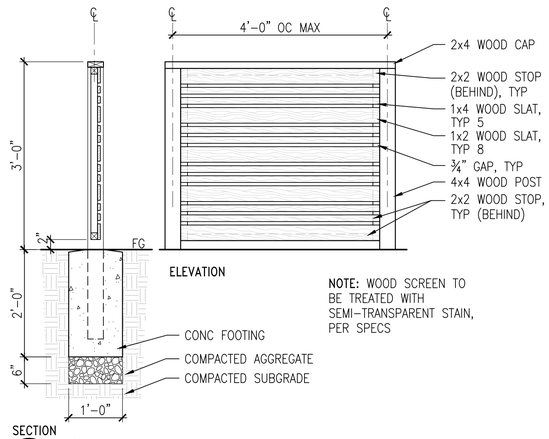
SHEET TITLE
**ENLARGEMENTS - LANDSCAPE PLAN**

SHEET NO.
**L1.03**



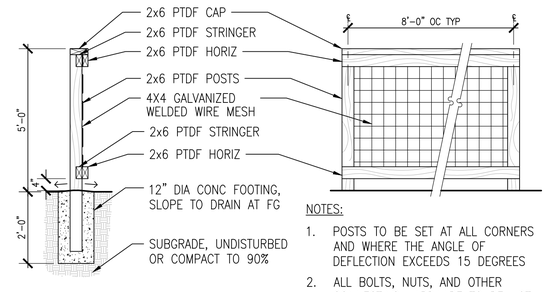

NOTE:
1. HOLD TOP RAIL LEVEL.
2. ALL WOOD TO BE ROUGH-SAWN RED CEDAR.
3. STEP FENCE & ALTER PANEL WIDTH AS NECESSARY TO CONFORM TO GRADES.

## 1 6' HT FENCE
SCALE: 1/2" = 1'-0"



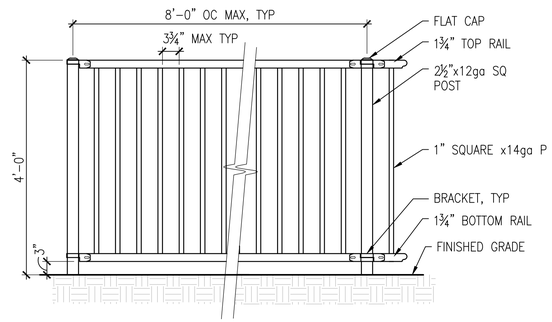

**NOTE:** WOOD SCREEN TO BE TREATED WITH SEMI-TRANSPARENT STAIN, PER SPECS

## 2 3' HT FENCE
SCALE: 1/2" = 1'-0"

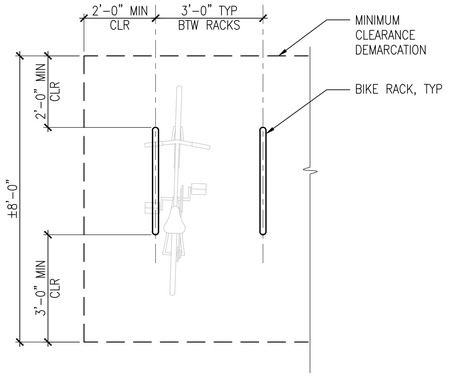



NOTES:
1. POSTS TO BE SET AT ALL CORNERS AND WHERE THE ANGLE OF DEFLECTION EXCEEDS 15 DEGREES
2. ALL BOLTS, NUTS, AND OTHER CONNECTING HARDWARE TO BE HOT DIPPED GALVANIZED

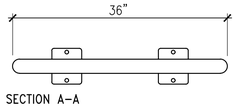
## 3 DOG PARK FENCE
SCALE: 1/2" = 1'-0"



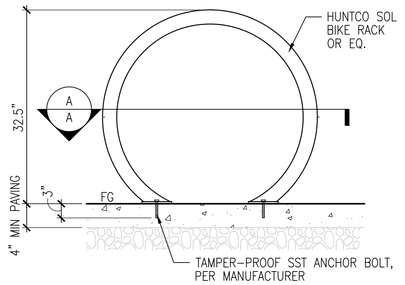

## 4 4' HT GUARDRAIL
SCALE: 3/4" = 1'-0"



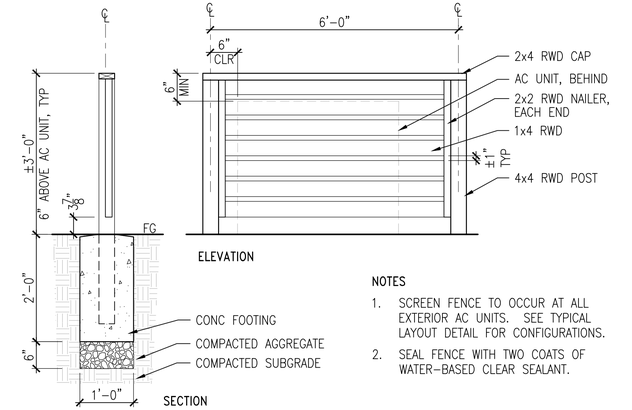

## 5 TYPICAL SHORT TERM BIKE PARKING LAYOUT
SCALE: 1/2" = 1'-0"




SECTION A-A




## 6 BIKE RACK
SCALE: 1" = 1'-0"




NOTES
1. SCREEN FENCE TO OCCUR AT ALL EXTERIOR AC UNITS. SEE TYPICAL LAYOUT DETAIL FOR CONFIGURATIONS.
2. SEAL FENCE WITH TWO COATS OF WATER-BASED CLEAR SEALANT.

## 7 SCREEN FENCE AT HEAT PUMP
SCALE: 3/4 = 1'-0"

## MATERIALS SCHEDULE

| KEY | NAME | DESCRIPTION |
|---|---|---|
| 1 | DECORATIVE AC PAVING | STAMPED/COLORED VEHICULAR ASPHALT PAVING, SCD |
| 2 | STANDARD CONCRETE PAVING, PATHWAY TYP. | NATURAL COLOR, BROOM FINISH |
| 3 | DECORATIVE CONCRETE PAVING | INTEGRAL COLOR; SANDBLAST, TOP CAST, OR BROOM FINISH |
| 4 | DG PAVING | DECOMPOSED GRANITE |
| 5 | RESILIENT PLAY SURFACING | POURED IN PLACE |
| 6 | SYNTHETIC TURF | SYNTHETIC TURF FIBER |
| 7 | 3' HT FENCE | 4/L2.04, WOOD FENCE, ADA COMPLIANT GATE |
| 8 | 6' HT FENCE | 2/L2.04, WOOD GOOD NEIGHBOR FENCE |
| 9 | GUARDRAIL | 42" HT FOR FALL PROTECTION; OMEGA II FENCE SYSTEM, STEEL FRAME, BLACK |
| 10 | DOG PARK FENCE | 3/L2.04, 5' HT, WOOD FRAME, WIRE MESH INFILL, ADA COMPLIANT GATE |
| 11 | MONUMENT SIGNAGE | CMU WALLS AND PILASTERS W/DECORATIVE FINISH |
| 12 | CLUSTER MAILBOX | USPS APPROVED CLUSTER BOX UNIT (CBU) |
| 13 | BENCH | BACKED WITH CENTER ARM |
| 14 | TRASH/RECYCLE RECEPTACLES | EMBED MOUNT |
| 15 | DRINKING FOUNTAIN | OUTDOOR BARRIER-FREE PEDESTAL FOUNTAIN |
| 16 | PICNIC TABLE | ADA ACCESSIBLE |
| 17 | SHADE STRUCTURE | 5/L2.04, POWDERCOATED ALUMINUM STRUCTURE |
| 18 | FITNESS EQUIPMENT | FITNESS FEATURE WITH SAFETY USE ZONE |
| 19 | PLAY EQUIPMENT | 2-12 YEARS, CONFORM TO SAFETY USE ZONES REQUIRED BY ASTM F1487-17; INTEGRATED SHADE |
| 20 | DOG AGILITY EQUIPMENT | HOOP JUMP, BARREL TUNNEL |
| 21 | PET WASTE STATION | PET WASTE BAG DISPENSER |
| 22 | BBQ | COMMUNITY BARBEQUE GRILL |
| 23 | LAWN GAMES | GIANT JENGA, CORNHOLE, ETC, BY OWNER |
| 24 | STORAGE SHED | PREFAB STORAGE SHED |
| 25 | PET DRINKING FOUNTAIN | OUTDOOR BARRIER-FREE PEDESTAL FOUNTAIN W/ PET BOWL |
| 26 | BIKE RACK | SHORT TERM BIKE PARKING, 17 RACKS TOTAL |
| 27 | FIRE GATE | ROADWAY BARRIER GATE |



8 6' HT FENCE



9 GUARDRAIL



10 DOG PARK FENCE



7 3' HT FENCE

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**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

SHEET TITLE
**FENCING & CONCEPT DETAILS**

SHEET NO.
**L2.01**

SEE L3.02 FOR FULL PLANT SCHEDULE

| TURF | |
|---|---|
| | CA NATIVE SOD |

| STORMWATER PLANTING MIX |
|---|
| CAREX DIVULSA |
| CHONDROPETALUM TECTORUM |
| IRIS PACIFIC COAST HYBRIDS |
| JUNCUS PATENS |
| SISYRINCHIUM BELLUM |
| DIETES SPP. |

| GROUNDCOVERS |
|---|
| ARCTOSTAPHYLOS UVA URSI 'GREEN SUPREME' |
| CEANOTHUS G. 'ANCHOR BAY' |
| COPROSMA KIRKII 'VARIEGATA' |
| ERIGERON GLAUCUS 'SEA BREEZE' |
| LANTANA MONTEVIDENSIS |
| SARCOCOCCA H. VAR HUMILIS |

| SMALL SHRUBS, GRASSES, & PERENNIALS |
|---|
| ACHILLEA SP |
| ANIGOZANTHOS 'BUSH TANGO' |
| ASPIDISTRA ELATIOR |
| DIPLACUS (MIMULUS) AURANTIACUS |
| EPILOBIUM CANUM |
| LIMONIUM PEREZII |
| LIRIOPE 'SILVER DRAGON' |

| MEDIUM SHRUBS, GRASSES, & PERENNIALS |
|---|
| AGAVE ATTENUATA |
| DIETES BICOLOR |
| CEANOTHUS THYR. 'SKYLARK' |
| CORREA 'WYNS WONDER' |
| GREVILLEA 'SCARLET SPRITE' |
| LOMANDRA LONGIFOLIA 'BREEZE' |
| LOROPETALUM 'SUZANNE' |
| MUHLENBERGIA RIGENS |
| PHORMIUM HYBRID |
| POLYSTICHUM MUNITUM |

| PLANT SCHEDULE | |
|---|---|
| SYMBOL | BOTANICAL NAME |
| TREES | |
| | ARBUTUS UNEDO 'MARINA' |
| | GINKGO BILOBA 'FAIRMOUNT' |
| | PLATANUS ACERIFOLIA |
| | QUERCUS AGRIFOLIA |
| | QUERCUS AGRIFOLIA – 48 |
| | QUERCUS ENGELMANNII |
| | LOPHOSTEMON CONFERTUS |
| ACCENT TREES | |
| | ACER PALMATUM |
| | CERCIS OCCIDENTALIS |
| | LAGERSTROEMIA 'TUSCARORA' |
| | OLEA EUROPAEA 'SWAN HILL' |
| | PODOCARPUS GRACILIOR |
| | TIBOUCHINA URVILLEANA |
| LARGE SHRUBS | |
| | ARCTOSTAPHYLOS X 'SUNSET' |
| | CEANOTHUS 'DARK STAR' |
| | HETEROMELES ARBUTIFOLIA |
| | PITTOSPORUM TOBIRA 'VARIEGATA' |
| | RHAMNUS CALIFORNICA |

15 GAL, TYP OF 6 QUERCUS AGRIFOLIA

24" BOX, ARBUTUS UNEDO 'MARINA'

ACER PALMATUM

CERCIS OCCIDENTALIS

PASEO ENLARGEMENT 1 L3.03

LAGERSTROEMIA 'TUSCARORA'

48" BOX, QUERCUS AGRIFOLIA

PODOCARPUS GRACILIOR

ARBUTUS UNEDO 'MARINA'

QUERCUS ENGELMANNII

LOPHOSTEMON CONFERTUS

QUERCUS ENGELMANNII

OLEA EUROPAEA 'SWAN HILL'

TIBOUCHINA URVILLEANA

GINKGO BILOBA 'FAIRMOUNT'

NEW TREES FOR SCREENING RETAINING WALL

15 GAL, TYP OF 21 QUERCUS AGRIFOLIA

SINGLE FAMILY UNIT ENLARGEMENT 2 L3.03

15 GAL, TYP OF 20 QUERCUS AGRIFOLIA

| LANDSCAPE AREAS | |
|---|---|
| FACILITY TYPE | SIZE PROVIDED (SF) |
| PLANTING AREA | 13,953 |
| COMMON AREA PLANTING | 79,635 |
| COMMON OUTDOOR PARK | 10,653 |
| DOG PARK | 2,053 |
| TURF AREA | 3,801 |
| SUBTOTAL ONSITE PLANTING AREA | 110,095 |
| | |
| HARDSCAPE (CONCRETE) | 44,316 |
| TOTAL ONSITE LANDSCAPE AREA | 154,411 |
| | |
| ONSITE LANDSCAPE AREAS | % OF TOTAL |
| HARDSCAPE AREAS | 29% |
| PLANTING AREAS | 71% |

| NEW TREE QUANTITY | |
|---|---|
| SIZE | (QTY) |
| 15 GAL | 118 |
| 24" BOX | 376 |
| 36" BOX | 16 |
| 48" BOX | 34 |
| TOTAL | 544 |

0 20' 40' 80' 120'

SCALE: 1" = 40'–0"

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN LLC | HARVEST PROPERTIES

Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

SHEET TITLE
**PRELIMINARY PLANTING PLAN**

SHEET NO.
**L3.01**

## TREES

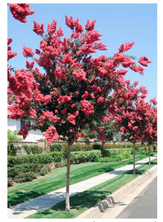

ACER PALMATUM
JAPANESE MAPLE


ARBUTUS UNEDO 'MARINA'
STRAWBERRY TREE


CERCIS OCCIDENTALIS
WESTERN REDBUD


GINKGO BILOBA 'FAIRMONT'
MAIDENHAIR TREE


LOPHOSTEMON CONF.
BRISBANE BOX


LAGERSTROEMIA 'TUSCARORA'
CRAPE MYRTLE


OLEA EUROPAEA 'SWAN HILL'
FRUITLESS OLIVE


PLATANUS ACERIFOLIA
LONDON PLANE TREE


QUERCUS AGRIFOLIA
COAST LIVE OAK

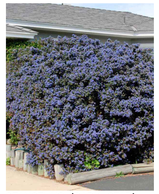

QUERCUS ENGELMANNII
ENGELMANN OAK


PODOCARPUS GRACILIOR
FERN PINE


TRISTANIOPSIS LAURINA
WATER GUM

## LARGE SHRUBS


ARCTOSTAPHYLOS X SUNSET
SUNSET MANZANITA


CEANOTHUS 'DARK STAR'
CALIFORNIA LILAC


HETEROMELES ARBUTIFOLIA
TOYON


MYRICA CALIFORNICA
PACIFIC WAX MYRTLE

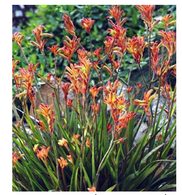

PITTOSPORUM TOBIRA 'VARIEGATA'
VARIEGATED MOCK ORANGE


RHAMNUS CALIFORNICA
COFFEEBERRY

## SHRUBS, GRASSES, & PERENNIALS


ACHILLEA SPP.
YARROW


AGAVE ATTENUATA
BLUE FOX TAIL AGAVE


ANIGOZANTHOS 'BUSH TANGO'
KANGAROO PAWS


ASPIDISTRA ELATIOR
CAST IRON PLANT


CHONDROPETALUM TECTORUM
CAPE RUSH


CEANOTHUS THYRSIFLORUS SKYLARK
BLUE MOUNTAIN LILAC


DIPLACUS AURANTIACUS
MONKEY FLOWERS


DIETES BICOLOR
FORTNIGHT LILY


CORREA 'WYNS WONDER'
AUSTRALIAN FUCHSIA


GREVILLEA 'SCARLET SPRITE'
GREVILLEA


LIMONIUM PEREZII
SEA LAVENDER

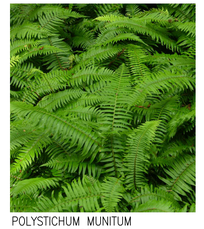

LIRIOPE 'SILVER DRAGON'
SILVERY LILYTURF


LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH


LOROPETALUM 'SUZANNE'
FRINGE FLOWER

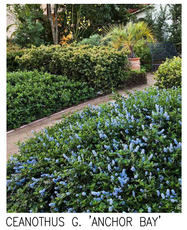

MUHLENBERGIA RIGENS
DEER GRASS


PHORMIUM HYBRID
NEW ZEALAND FLAX

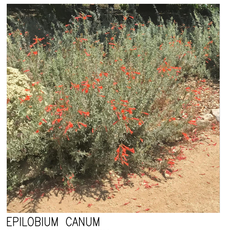

POLYSTICHUM MUNITUM
WESTERN SWORD FERN

## GROUNDCOVERS


ARCTOSTAPHYLOS UVA URSI
KINNIKINNICK


CEANOTHUS G. 'ANCHOR BAY'
PT. REYES CEANOTHUS


COPROSMA KIRKII 'VARIEGATA'
CREEPING MIRROR PLANT


EPILOBIUM CANUM
CALIFORNIA FUCHSIA


ERIGERON GLAUCUS 'SEA BREEZE'
SEASIDE DAISY


LANTANA MONTEVIDENSIS
PURPLE TRAILING LANTANA


SARCOCOCCA H. VAR HUMILIS
HIMILAYAN SWEET BOX

## STORMWATER PLANTS


CAREX DIVULSA
BERKELEY SEDGE


CHONDROPETALUM TECTORUM
CAPE RUSH


IRIS PACIFIC COAST HYBRIDS
PCH IRIS


JUNCUS PATENS CALIFORNIA
GRAY RUSH


SISYRINCHIUM BELLUM
BLUE-EYED GRASS


DIETES SPP.
FORTNIGHT LILY

## PLANT SCHEDULE

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | WTR USE | QTY |
|---|---|---|---|---|---|---|
| **TREES** | | | | | | |
| | ARBUTUS UNEDO 'MARINA' | STRAWBERRY TREE | 24" BOX | PER PLAN | L | 35 |
| | GINKGO BILOBA 'FAIRMOUNT' | MAIDENHAIR TREE | 48" BOX | PER PLAN | M | 20 |
| | PLATANUS ACERIFOLIA | LONDON PLANE TREE | 36" BOX | PER PLAN | M | 16 |
| | QUERCUS AGRIFOLIA | COAST LIVE OAK | 15 GAL | PER PLAN | L | 47 |
| | QUERCUS AGRIFOLIA – 48 | COAST LIVE OAK | 48" BOX | PER PLAN | L | 14 |
| | QUERCUS ENGELMANNII | ENGELMANN OAK | 24" BOX | PER PLAN | L | 8 |
| | LOPHOSTEMON CONFERTUS | BRISBANE BOX | 24" BOX | PER PLAN | L | 55 |
| ACCENT TREES | | | | | | |
| | ACER PALMATUM | JAPANESE MAPLE | 24" BOX | PER PLAN | M | 85 |
| | CERCIS OCCIDENTALIS | WESTERN REDBUD | 24" BOX | PER PLAN | L | 42 |
| | LAGERSTROEMIA 'TUSCARORA' | CRAPE MYRTLE | 24" BOX | PER PLAN | L | 106 |
| | OLEA EUROPAEA 'SWAN HILL' | FRUITLESS OLIVE | 24" BOX | PER PLAN | L | 18 |
| | PODOCARPUS GRACILIOR | FERN PINE | 24" BOX | PER PLAN | M | 26 |
| | TIBOUCHINA URVILLEANA | PRINCESS FLOWER | 15 GAL | PER PLAN | M | 71 |
| **LARGE SHRUBS** | | | | | | |
| | ARCTOSTAPHYLOS X 'SUNSET' | SUNSET MANZANITA | 5 GAL | 6'–0" OC | L | 260 |
| | CEANOTHUS 'DARK STAR' | CALIFORNIA LILAC | 5 GAL | 5'–0" OC | L | 145 |
| | HETEROMELES ARBUTIFOLIA | TOYON | 5 GAL | 5'–0" OC | L | 120 |
| | PITTOSPORUM TOBIRA 'VARIEGATA' | VARI. MOCK ORANGE | 5 GAL | 4'–0" OC | L | 255 |
| | RHAMNUS CALIFORNICA | COFFEEBERRY | 5 GAL | 7'–0" OC | L | 260 |
| **MEDIUM SHRUBS, GRASSES, & PERENNIALS** | | | | | | |
| | AGAVE ATTENUATA | BLUE FOX TAIL AGAVE | 5 GAL | 3'–0" OC | L | 400 |
| | DIETES BICOLOR | FORTNIGHT LILY | 1 GAL | 3'–0" OC | L | 425 |
| | CEANOTHUS THYR. 'SKYLARK' | BLUE MOUNTAIN LILAC | 5 GAL | 5'–0" OC | L | 180 |
| | CORREA 'WYNS WONDER' | AUSTRALIAN FUCHSIA | 5 GAL | 3'–0" OC | L | 375 |
| | GREVILLEA 'SCARLET SPRITE' | GREVILLEA | 5 GAL | 4'–0" OC | L | 280 |
| | LOMANDRA LONGIFOLIA 'BREEZE' | DWARF MAT RUSH | 1 GAL | 3'–0" OC | L | 400 |
| | LOROPETALUM 'SUZANNE' | FRINGE FLOWER | 5 GAL | 4'–0" OC | L | 300 |
| | MUHLENBERGIA RIGENS | DEER GRASS | 1 GAL | 4'–0" OC | L | 300 |
| | PHORMIUM HYBRID | NEW ZEALAND FLAX | 5 GAL | 3'–0" OC | L | 270 |
| | POLYSTICHUM MUNITUM | WESTERN SWORD FERN | 1 GAL | 3'–0" OC | M | 350 |
| **SMALL SHRUBS, GRASSES, & PERENNIALS** | | | | | | |
| | ACHILLEA SP | YARROW | 1 GAL | 2'–0" OC | L | 428 |
| | ANIGOZANTHOS 'BUSH TANGO' | KANGAROO PAWS | 5 GAL | 2'–0" OC | L | 229 |
| | ASPIDISTRA ELATIOR | CAST IRON PLANT | 1 GAL | 2'–0" OC | L | 286 |
| | DIPLACUS (MIMULUS) AURANTIACUS | MONKEY FLOWER | 1 GAL | 2'–0" OC | L | 322 |
| | EPILOBIUM CANUM | CALIFORNIA FUCHSIA | 1 GAL | 2'–0" OC | L | 315 |
| | LIMONIUM PEREZII | SEA LAVENDER | 1 GAL | 3'–0" OC | L | 220 |
| | LIRIOPE 'SILVER DRAGON' | SILVERY LILYTURF | 1 GAL | 2'–0" OC | M | 200 |
| **GROUNDCOVERS** | | | | | | |
| | ARCTOSTAPHYLOS UVA URSI 'GREEN SUPREME' | GREEN SUPREME MANZANITA | 1 GAL | 4'–0" OC | L | 180 |
| | CEANOTHUS G. 'ANCHOR BAY' | PT. REYES CEANOTHUS | 1 GAL | 4'–0" OC | L | 190 |
| | COPROSMA KIRKII 'VARIEGATA' | CREEPING MIRROR PLANT | 1 GAL | 4'–0" OC | L | 200 |
| | ERIGERON GLAUCUS 'SEA BREEZE' | SEASIDE DAISY | 1 GAL | 1'–6" OC | L | 230 |
| | LANTANA MONTEVIDENSIS | PURPLE TRAILING LANTANA | 1 GAL | 4'–0" OC | L | 300 |
| | SARCOCOCCA H. VAR HUMILIS | HIMILAYAN SWEET BOX | 1 GAL | 4'–0" OC | L | 260 |
| **STORMWATER PLANTING MIX** | | | | | | |
| | CAREX DIVULSA | BERKELEY SEDGE | 1 GAL | 4'–0" OC | L | 230 |
| | CHONDROPETALUM TECTORUM | CAPE RUSH | 3 GAL | 4'–0" OC | L | 200 |
| | IRIS PACIFIC COAST HYBRIDS | PCH IRIS | 1 GAL | 4'–0" OC | L | 215 |
| | JUNCUS PATENS | CALIFORNIA GRAY RUSH | 1 GAL | 4'–0" OC | L | 215 |
| | SISYRINCHIUM BELLUM | BLUE-EYED GRASS | 1 GAL | 4'–0" OC | L | 200 |
| | DIETES SPP. | FORTNIGHT LILY | 1 GAL | 4'–0" OC | L | 230 |
| **TURF** | | | | | | |
| | CA NATIVE SOD | | SOD | | L | |


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JETT LANDSCAPE ARCHITECTURE + DESIGN
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SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

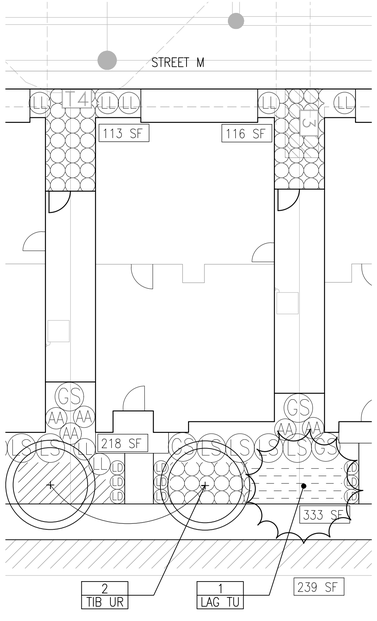
SHEET TITLE
**PRELIMINARY PLANT SCHEDULE & IMAGES**

SHEET NO.
**L3.02**

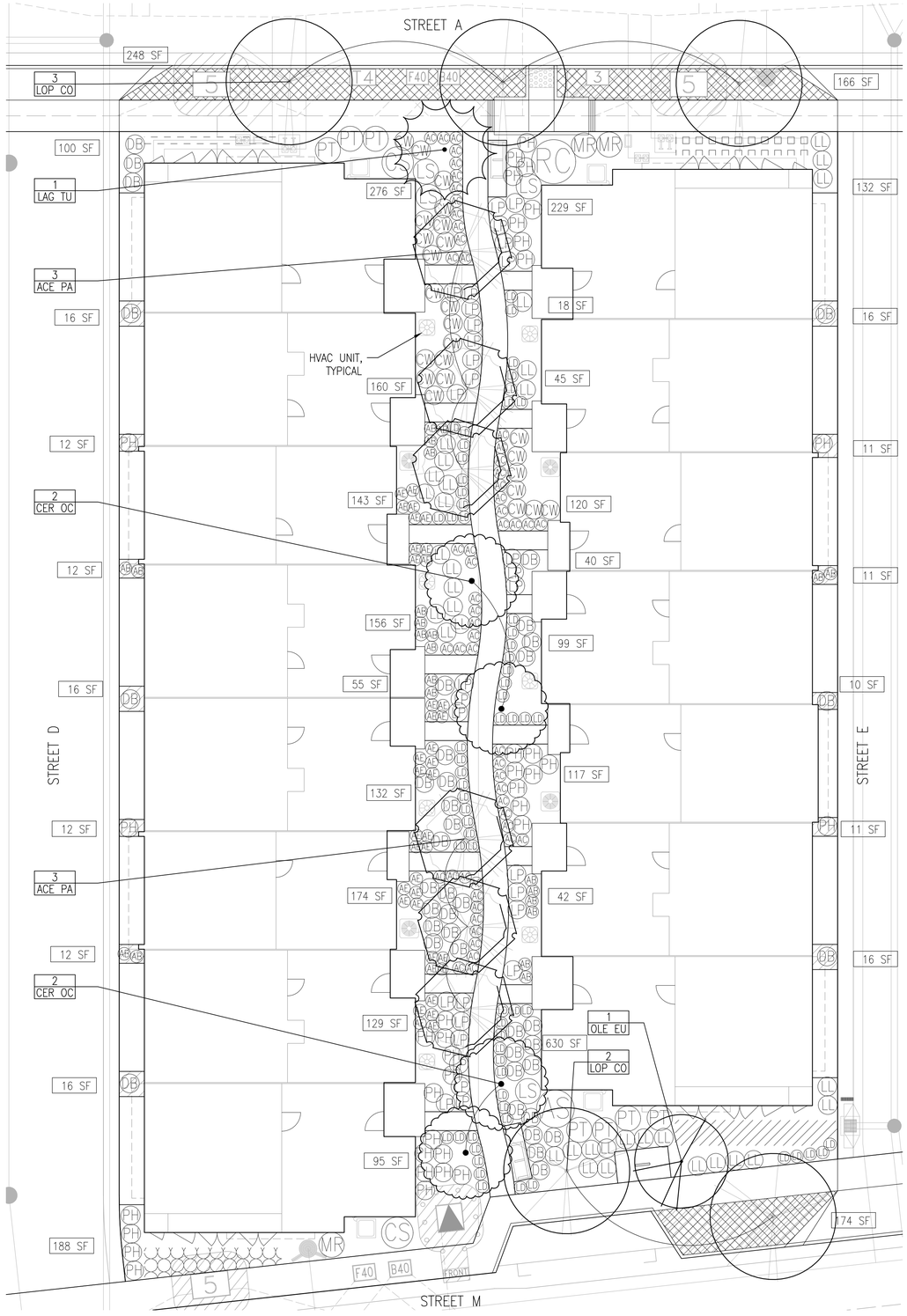
## PARK AND RECREATION FACILITY CREDIT – CLEARVIEW

THE FOLLOWING AREAS MAY COUNT AS CREDIT OFF THE PARK IN-LIEU FEE ACCORDING TO SAN MATEO RESOLUTION NO. 53-2008 AND MUNICIPAL CODE SECTION 26.64.030.

| FACILITY TYPE | LOCATION | SIZE PROVIDED (SF) | SIZE ALLOWED FOR CREDIT (SF) | COMMENTS |
|---|---|---|---|---|
| PLAY AREA | ENTRY PARK | 2933 | 2933 | ACTIVITY SPACE OCCUPIED BY PLAY AREA, PATHWAY, SITTING AREAS, TRASH RECEPTACLES, ADJACENT LANDSCAPE AREAS UP TO 10' AND UP TO 15% OF TOTAL ACTIVITY SPACE |
| | FAMILY PARK – NORTH | 1382 | 1382 | |
| OUTDOOR EATING AREA (PICNIC/BBQ AREA) | OVERLOOK PARK | 1323 | 1323 | SPACE OCCUPIED BY BBQ AND USE ZONE, PICNIC TABLES AND CIRCULATION SPACE, FLEXIBLE DG AREA FOR PARTY/EVENTS, TRASH/RECYCLING, COAL BIN, DRINKING FOUNTAIN, PEDESTRIAN CIRCULATION AREAS WITHIN 5' OF THESE ELEMENTS; 4 SF/UNIT ALLOWED FOR CREDIT |
| SEATING AREA (PICNIC AREA) | CENTRAL LINEAR PARK | 1176 | 2398 | SPACE OCCUPIED BY PICNIC TABLE, TRASH/RECYCLING, WATER FOUNTAIN AND PEDESTRIAN SPACES WITHIN 5' OF THESE ELEMENTS |
| | CENTRAL LINEAR PARK | 385 | | |
| | PASEO PARK | 508 | | |
| | PASEO PARK | 329 | | |
| SEATING AREA (BENCH SEATING) | THROUGHOUT THE PROJECT | 430 | 430 | 16 SF PER BENCH, OUTSIDE PATH OF TRAVEL, EXCLUDES SEATING AREA IN OTHER AMENITIES |
| TURF AREA | CENTRAL LINEAR PARK (70'Lx30'W) | 1951 | 1951 | TURF AREA NOT EXCEEDING 2% SLOPE AND AT LEAST 30'x50' IN SIZE. |
| | PASEO PARK (55'Lx40'W) | 1850 | 1850 | |
| FITNESS STATION | AMENITY PARK – SOUTH | 392 | 392 | INCLUDES REQUIRED SPACE TO USE FITNESS EQUIPMENT AND OTHER SUPPORTING ELEMENTS PLUS NO MORE THAN 5' PEDESTRIAN SURROUNDING SPACE. INSTRUCTIONAL SIGNS TO BE PROVIDED. |
| | | TOTAL AREA PROVIDED: | 12,659 | |




2 ENLARGEMENT – TYPICAL SINGLE FAMILY PLANTING PLAN
SCALE: 1"=10'-0"




1 ENLARGEMENT – TYPICAL PASEO PLANTING PLAN
SCALE: 1"=10'-0"

## PLANT SCHEDULE

| SYMBOL | BOTANICAL NAME |
|---|---|
| **TREES** | |
| | ARBUTUS UNEDO 'MARINA' |
| | GINKGO BILOBA 'FAIRMOUNT' |
| | PLATANUS ACERIFOLIA |
| | QUERCUS AGRIFOLIA |
| | QUERCUS TOMANTELLA |
| | LOPHOSTEMON CONFERTUS |
| ACCENT TREES | |
| | ACER PALMATUM |
| | CERCIS OCCIDENTALIS |
| | LAGERSTROEMIA 'TUSCARORA' |
| | OLEA EUROPAEA 'SWAN HILL' |
| | PODOCARPUS GRACILIOR |
| | TIBOUCHINA URVILLEANA |
| **LARGE SHRUBS** | |
| AS | ARCTOSTAPHYLOS X 'SUNSET' |
| CS | CEANOTHUS 'DARK STAR' |
| PT | PITTOSPORUM TOBIRA 'VARIEGATA' |
| RC | RHAMNUS CALIFORNICA |
| **MEDIUM SHRUBS, GRASSES, & PERENNIALS** | |
| AA | AGAVE ATTENUATA |
| DB | DIETES BICOLOR |
| CW | CORREA 'WYNS WONDER' |
| GS | GREVILLEA 'SCARLET SPRITE' |
| LL | LOMANDRA LONGIFOLIA 'BREEZE' |
| LS | LOROPETALUM 'SUZANNE' |
| MR | MUHLENBERGIA RIGENS |
| PH | PHORMIUM HYBRID |
| PM | POLYSTICHUM MUNITUM |
| **SMALL SHRUBS, GRASSES, & PERENNIALS** | |
| AC | ACHILLEA SP |
| AB | ANIGOZANTHOS 'BUSH TANGO' |
| AE | ASPIDISTRA ELATIOR |
| LP | LIMONIUM PEREZII |
| LD | LIRIOPE 'SILVER DRAGON' |
| **GROUNDCOVERS** | |
| | ARCTOSTAPHYLOS UVA URSI 'GREEN SUPREME' |
| | CEANOTHUS GLORIOSUS 'ANCHOR BAY' |
| | COPROSMA KIRKII 'VARIEGATA' |
| | LANTANA MONTEVIDENSIS |
| | SARCOCOCCA H. VAR HUMILIS |
| **STORMWATER PLANTING MIX** | |
| CD | CAREX DIVULSA |
| CT | CHONDROPETALUM TECTORUM |
| IP | IRIS PACIFIC COAST HYBRIDS |
| JP | JUNCUS PATENS |
| SB | SISYRINCHIUM BELLUM |
| DI | DIETES SPP. |

SEE L3.02 FOR FULL PLANT SCHEDULE

0 20' 40' 80' 120'
SCALE: 1" = 40'-0"

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JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN
HARVEST PROPERTIES

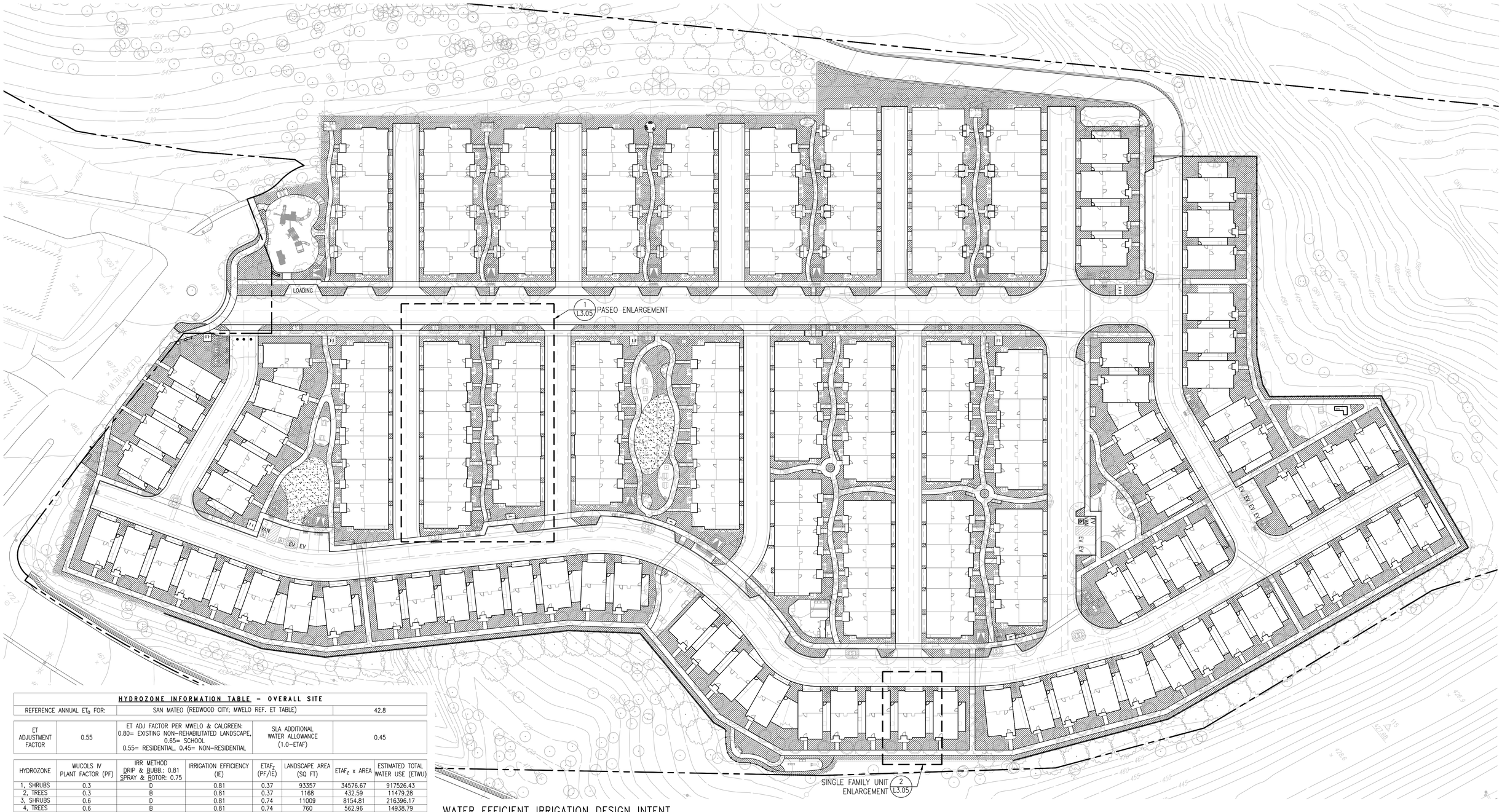
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SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**SHEET TITLE**
**ENLARGEMENTS - PLANTING PLAN**

**SHEET NO.**
**L3.03**




**HYDROZONE INFORMATION TABLE – OVERALL SITE**

| | | | |
|---|---|---|---|
| REFERENCE ANNUAL $ET_0$ FOR: | SAN MATEO (REDWOOD CITY; MWELO REF. ET TABLE) | | 42.8 |
| ET ADJUSTMENT FACTOR | 0.55 | ET ADJ FACTOR PER MWELO & CALGREEN: 0.80= EXISTING NON-REHABILITATED LANDSCAPE, 0.65= SCHOOL 0.55= RESIDENTIAL, 0.45= NON-RESIDENTIAL | SLA ADDITIONAL WATER ALLOWANCE (1.0-ETAF) | 0.45 |

| HYDROZONE | WUCOLS IV PLANT FACTOR (PF) | IRR METHOD DRIP & BUBB.: 0.81 SPRAY & ROTOR: 0.75 | IRRIGATION EFFICIENCY (IE) | $ETAF_Z$ (PF/IE) | LANDSCAPE AREA (SQ FT) | $ETAF_Z$ x AREA | ESTIMATED TOTAL WATER USE (ETWU) |
|---|---|---|---|---|---|---|---|
| 1, SHRUBS | 0.3 | D | 0.81 | 0.37 | 93357 | 34576.67 | 917526.43 |
| 2, TREES | 0.3 | B | 0.81 | 0.37 | 1168 | 432.59 | 11479.28 |
| 3, SHRUBS | 0.6 | D | 0.81 | 0.74 | 11009 | 8154.81 | 216396.17 |
| 4, TREES | 0.6 | B | 0.81 | 0.74 | 760 | 562.96 | 14938.79 |
| – | 0 | – | 0.0 | 0.00 | 0 | 0.00 | 0.00 |
| – | 0 | – | 0.0 | 0.00 | 0 | 0.00 | 0.00 |
| | | | | TOTAL | 106294.00 | 43727.04 | 1,160,340.65 |
| SPECIAL LANDSCAPE AREAS | | | | | | | |
| 5 | TURF – RECREATION | | | 1 | 3801 | 3801.00 | 100,863.34 |
| -- | | | | 0 | 0 | 0.00 | 0.00 |
| | | | | TOTAL | 3,801 | 3801.00 | 100,863.34 |
| | TOTAL LANDSCAPE AREA (LA + SLA) | | | | 110,095.00 | | |

| | | | |
|---|---|---|---|
| TOTAL ETWU | TOTAL ETWU ALL AREAS (SLA AND REGULAR LA) | TOTAL ETWU | 1,261,203.99 |
| MAWA | (ANNUAL ETO)(0.62 CONVERSION FACTOR) [(ET ADJUSTMENT FACTOR)(TOTAL LANDSCAPE AREA) + (1-ETAF)*SLA))] | MAWA | 1,652,203.01 |

| | | |
|---|---|---|
| AVERAGE ETAF | SUM($ETAF_Z$ X AREA) / TOTAL AREA (AVERAGE ETAF AS DESIGNED, EXCLUSIVE OF $SLA_S$) | 0.41 |
| SITEWIDE ETAF | TOTAL ETAF X AREA / TOTAL LANDSCAPE AREA (INCLUDES $SLA_S$) | 0.43 |

## WATER EFFICIENT IRRIGATION DESIGN INTENT

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

0 20' 40' 80' 120'

SCALE: 1" = 40'-0"

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# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**SHEET TITLE**
# PRELIMINARY HYDROZONE PLAN

**SHEET NO.**
**L3.04**

## WATER EFFICIENT IRRIGATION DESIGN INTENT

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

### HYDROZONE LEGEND – PASEO AREA SHOWN

| SYMBOL | ZONE | HYDROZONE | PLANT TYPE | IRRIGATION TYPE | AREA (SF) | TOTAL (SF) | % LANDSCAPE |
|---|---|---|---|---|---|---|---|
| | 1 | LOW WATER USE | SHRUB/G.COVER | DRIP | 3,980 | 4,008.0 | 100% |
| | 2 | LOW WATER USE | TREES | BUBBLER | 28 | | |
| | 3 | MODERATE WATER USE | TREES | BUBBLER | 4 | 4 | 0% |
| | | | | | TOTAL | 4,012.0 | 100% |

## WATER EFFICIENT LANDSCAPE WORKSHEET

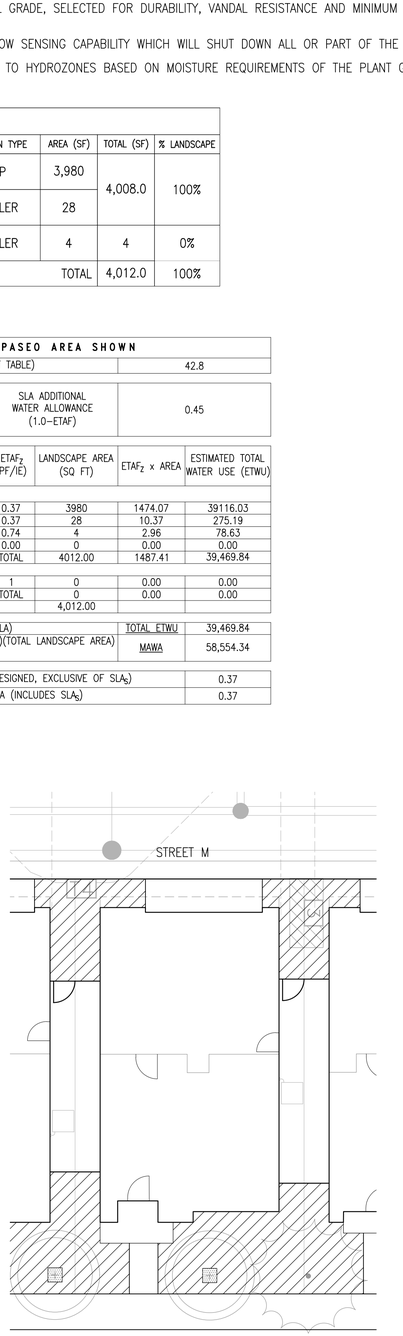
**HYDROZONE INFORMATION TABLE – PASEO AREA SHOWN**

| | | | |
|---|---|---|---|
| REFERENCE ANNUAL $ET_0$ FOR: | SAN MATEO (MWELO REF. ET TABLE) | | 42.8 |
| ET ADJUSTMENT FACTOR | 0.55 | ET ADJ FACTOR PER MWELO & CALGREEN: 0.80= EXISTING LANDSCAPE, 0.65= SCHOOL, 0.55= RESIDENTIAL, 0.45= NON-RESIDENTIAL | SLA ADDITIONAL WATER ALLOWANCE (1.0-ETAF) | 0.45 |

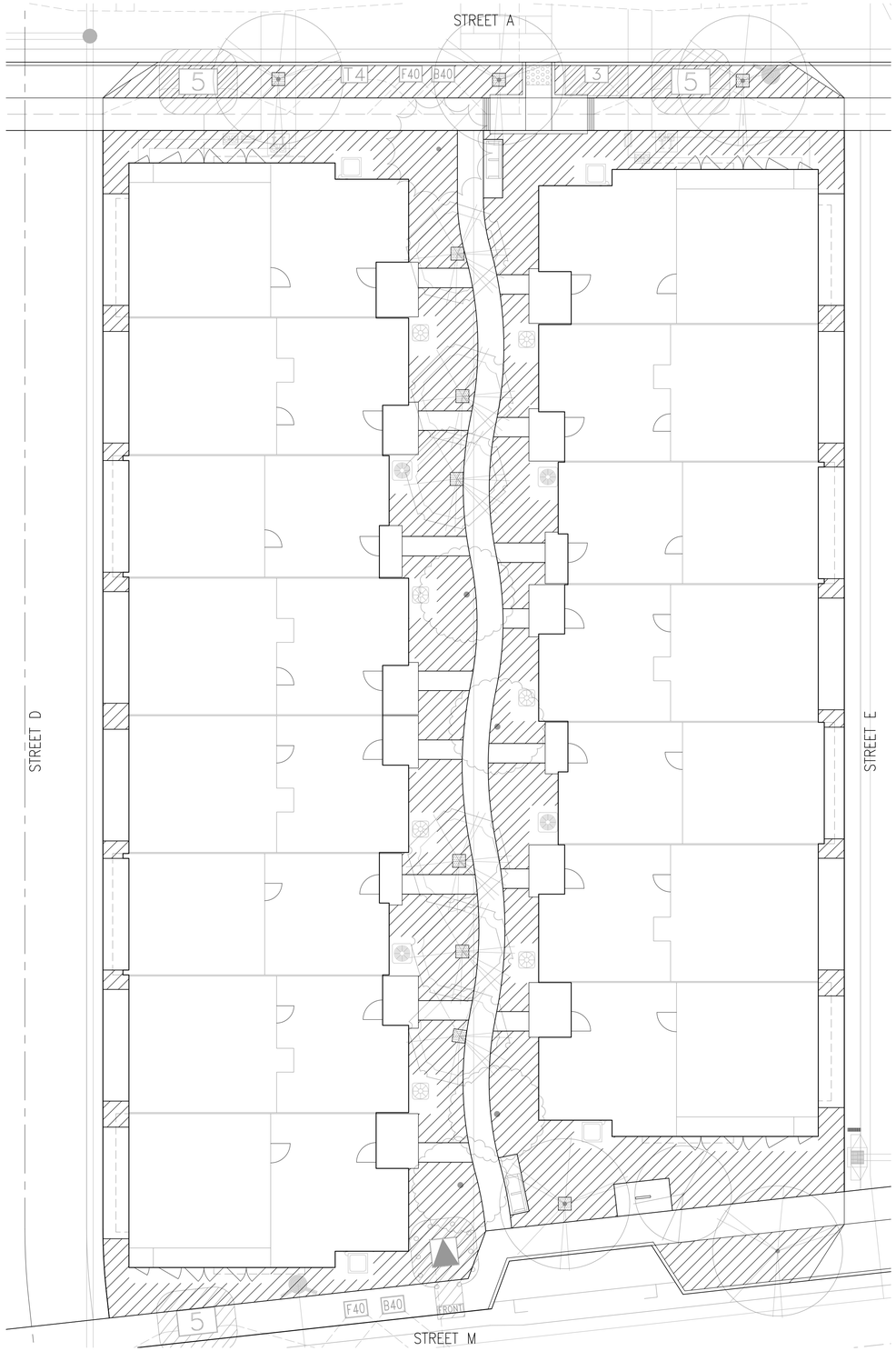
| HYDROZONE # /PLANTING DESCRIPTION | PLANT FACTOR (PF) | IRRIGATION METHOD DRIP & BUBB.: 0.81 SPRAY & ROTOR: 0.75 | IRRIGATION EFFICIENCY (IE) | $ETAF_Z$ (PF/IE) | LANDSCAPE AREA (SQ FT) | $ETAF_Z$ x AREA | ESTIMATED TOTAL WATER USE (ETWU) |
|---|---|---|---|---|---|---|---|
| REGULAR LANDSCAPE AREAS | | | | | | | |
| 1, SHRUBS | 0.3 | D | 0.81 | 0.37 | 3980 | 1474.07 | 39116.03 |
| 2, TREES | 0.3 | B | 0.81 | 0.37 | 28 | 10.37 | 275.19 |
| 3, TREES | 0.6 | B | 0.81 | 0.74 | 4 | 2.96 | 78.63 |
| – | 0 | – | 0.0 | 0.00 | 0 | 0.00 | 0.00 |
| | | | | TOTAL | 4012.00 | 1487.41 | 39,469.84 |
| SPECIAL LANDSCAPE AREAS | | | | | | | |
| – | | | | 1 | 0 | 0.00 | 0.00 |
| | | | | TOTAL | 0 | 0.00 | 0.00 |
| | TOTAL LANDSCAPE AREA (LA + SLA) | | | | 4,012.00 | | |

| | | | |
|---|---|---|---|
| TOTAL ETWU | TOTAL ETWU ALL AREAS (SLA AND REGULAR LA) | TOTAL ETWU | 39,469.84 |
| MAWA | (ANNUAL ETO)(0.62 CONVERSION FACTOR) [(ET ADJUSTMENT FACTOR)(TOTAL LANDSCAPE AREA) + (1-ETAF)*SLA))] | MAWA | 58,554.34 |

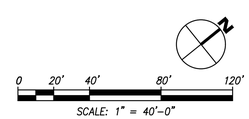
| | | |
|---|---|---|
| AVERAGE ETAF | SUM($ETAF_Z$ X AREA) / TOTAL AREA (AVERAGE ETAF AS DESIGNED, EXCLUSIVE OF $SLA_S$) | 0.37 |
| SITEWIDE ETAF | TOTAL ETAF X AREA / TOTAL LANDSCAPE AREA (INCLUDES $SLA_S$) | 0.37 |




2 ENLARGEMENT – SINGLE FAMILY TYPICAL PLANTING PLAN
SCALE: 1"=10'-0"




1 ENLARGEMENT – PASEO PLANTING PLAN
SCALE: 1"=10'-0"




ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN LLC | HARVEST PROPERTIES

Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**SHEET TITLE**
**ENLARGEMENTS - HYDROZONE PLAN**

**SHEET NO.**
**L3.05**

NOTES:

1. REFER TO ARBORIST REPORT BY HORTSCIENCE | BARTLETT CONSULTING DATED DEC. 2025 FOR MORE INFORMATION.
2. SEE CIVIL DRAWINGS FOR ADDITIONAL SURVEY INFORMATION.
3. SEE SHEET L4.08 FOR TREE REPLACEMENT SCHEDULE.
4. SEE SHEET L4.09 TREE PRESERVATION GUIDELINE AND SHEET L4.10 FOR TREE PROTECTION FENCE. SEE THE ARBORIST REPORT FOR MORE INFORMATION ON FENCING, TREE TRUNK, SOIL, AND ROOT PROTECTION. ANY WORK WITHIN THE DESIGNATED TREE PROTECTION ZONE MUST BE APPROVED AND MONITORED BY THE CONSULTING ARBORIST.
5. AREAS OF HAND EXCAVATION, PRESSURIZED AIR OR WATER. AREA TO BE MONITORING BY THE PROJECT ARBORIST ON SITE. ROOT CUTTING WITHIN 6xDBH REQUIRES PRUNING SPECIFICATIONS AND APPROVAL FROM THE CITY ARBORIST.

LEGEND:

- ### EXISTING TREE OVER 6" CALIPER TO BE REMOVED
- ### EXISTING TREE TO REMAIN
- TREE PROTECTION FENCING, SEE ARBORIST REPORT
- TREE PROTECTION ZONE (10x DBH)

(5) HAND EXCAVATION AREA, 180 & 181

(5) HAND EXCAVATION AREA, 94 TO 99

CLEARVIEW DR

W HILLSDALE BLVD

0 20' 40' 80' 120'

SCALE: 1" = 40'-0"

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**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

SHEET TITLE
# TREE REMOVAL AND MITIGATION PLAN

SHEET NO.
**L4.01**

## Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

| Tree No. | Species | Trunk Diameter (in.) | Protected Tree? | Condition 1=poor 5=excellent | Suitability for Preservation | Comments | Estimated Value | Disposition | Disposition Comments |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Eastern redbud | 5 | No | 5 | Moderate | Multiple attachments at 3'; measured below attachment; vigorous new buds; round form. | $ 1,050 | Remove | Within limit of grading |
| 2 | Coast live oak | 4 | No | 3 | Moderate | Sparse crown; chlorotic; good form. | $ 350 | Remove | Within limit of grading |
| 3 | Coast live oak | 10 | Heritage | 5 | High | Multiple attachments at 4'; measured below attachment; round form; vigorous new growth. | $ 2,050 | Remove | Within limit of grading |
| 4 | Coast live oak | 10 | Heritage | 5 | High | Multiple attachments at 4'; measured below attachment; round crown; vigorous new growth. | $ 2,050 | Remove | Within limit of grading |
| 5 | Coast live oak | 5 | No | 5 | High | Good young tree. | $ 550 | Remove | Within limit of grading |
| 6 | Coast live oak | 4 | No | 5 | High | Sparse crown. | $ 450 | Remove | Within limit of grading |
| 7 | Coast live oak | 9 | Yes | 5 | High | Multiple attachments at 6'; round crown; vigorous new growth. | $ 1,700 | Remove | Within limit of grading |
| 8 | Coast live oak | 8 | Yes | 5 | High | Codominant at 4' with 6' seam; round crown; vigorous new growth. | $ 1,150 | Remove | Within limit of grading |
| 9 | Coast live oak | 8 | Yes | 5 | High | Multiple attachments at 4'; round crown; vigorous new growth. | $ 1,150 | Remove | Within limit of grading |
| 10 | Coast live oak | 10 | Heritage | 4 | High | Multiple attachments at 5'; narrow crown; vigorous new growth. | $ 1,350 | Remove | Within limit of grading |
| 11 | Coast live oak | 10 | Heritage | 5 | High | Multiple attachments at 6'; round crown; vigorous new growth. | $ 1,700 | Remove | Within limit of grading |
| 12 | Coast live oak | 6 | Yes | 4 | High | Codominant at 1'; small twig and branch dieback; vigorous new growth. | $ 600 | Remove | Within limit of grading |
| 13 | Lemon-scented gum | 19 | Heritage | 4 | Moderate | Multiple attachments high in crown; high crown; small twig dieback. | $ 7,800 | Remove | Within limit of grading |
| 14 | Lemon-scented gum | 20 | Heritage | 4 | Moderate | Multiple attachments high in crown; high crown; small twig dieback; branches removed for building clearance. | $ 8,600 | Remove | Within limit of grading |
| 15 | Lemon-scented gum | 11 | Yes | 2 | Low | One-sided crown W; sparse crown; few lateral branches. | $ 1,300 | Remove | Within limit of grading |
| 16 | Lemon-scented gum | 6 | No | 2 | Low | Stump sprout; codominant at base; stems cross at 7'; suppressed. | $ 350 | Remove | Within limit of grading |
| 17 | Lemon-scented gum | 4 | No | 2 | Low | Stump sprout; suppressed beneath CLO. | $ 250 | Remove | Within limit of grading |
| 18 | Coast live oak | 14 | Heritage | 3 | Low | Trunk curves W then N; profuse epicormic growth; healthy new foliage. | $ 1,000 | Remove | Within limit of grading |
| 19 | Coast live oak | 28 | Heritage | 3 | High | Large stem removed N; corrected trunk lean S; moderate twig and branch dieback. | $ 11,550 | Remove | Within limit of grading |
| 20 | Coast live oak | 20 | Heritage | 3 | Moderate | Trunk leans slightly S; codominant at 6'; high crown; one sided N. | $ 1,050 | Remove | Within limit of grading |
| 21 | Coast live oak | 30 | Heritage | 4 | High | Wide spreading form typical of species; multiple attachments at 6'; vigorous crown. | $ 2,800 | Remove | Within limit of grading |
| 22 | Glossy privet | 4 | No | 2 | Low | Suppressed under large neighboring crowns; sparse crown. | $ 250 | Remove | Within limit of grading |
| 23 | Coast live oak | 17 | Heritage | 3 | Moderate | Codominant at 6'; corrected trunk lean S; high crown; ivy on trunk. | $ 2,000 | Remove | Within limit of grading |
| 24 | Coast live oak | 24 | Heritage | 3 | Moderate | Multiple stems at base and 2'; high crown; vigorous new growth. | $ 3,750 | Remove | Within limit of grading |
| 25 | Coast live oak | 21 | Heritage | 4 | High | Multiple attachments at ~15'; lower lateral branches removed; high wide spreading crown; vigorous new growth. | $ 4,050 | Remove | Within limit of grading |
| 26 | Coast live oak | 12 | Heritage | 3 | Moderate | Codominant at ~15'; candelabra form; high crown. | $ 1,100 | Remove | Within limit of grading |
| 27 | Coast live oak | 11 | Heritage | 3 | Moderate | Codominant at ~12'; lower lateral branches removed; high crown; vigorous new growth. | $ 950 | Remove | Within limit of grading |
| 28 | Coast live oak | 18 | Heritage | 4 | High | Lateral removed E; multiple attachments at 7'; vigorous new growth. | $ 3,000 | Remove | Within limit of grading |
| 29 | Coast live oak | 18 | Heritage | 4 | High | Corrected trunk lean S; large branch removed S; high crown; vigorous new growth. | $ 3,000 | Remove | Within limit of grading |
| 30 | Coast live oak | 24 | Heritage | 3 | High | Multiple attachments at 5'; high crown; vigorous new growth. | $ 3,750 | Remove | Within limit of grading |
| 31 | Silver wattle acacia | 4 | No | 2 | Low | Group of 12 stems 4" or greater; suppressed understory trees; tall spindly form. | $ 250 | Remove | Within limit of grading |
| 32 | Silver wattle acacia | 7 | Yes | 2 | Low | Trunk leans S; thin spindly form; suppressed understory tree. | $ 350 | Remove | Within limit of grading |
| 33 | Silver wattle acacia | 8 | Yes | 2 | Low | Stems cross and rub at 2'; thin spindly form; suppressed understory tree. | $ 400 | Remove | Within limit of grading |
| 34 | Coast live oak | 13 | Heritage | 3 | Low | Stems arise and cross at base; moderate twig and branch dieback; vigorous upper crown. | $ 1,250 | Remove | Within limit of grading |
| 35 | Coast live oak | 17 | Heritage | 4 | High | Multiple attachments at 8'; high crown; vigorous new growth. | $ 2,700 | Remove | Within limit of grading |
| 36 | Lemon-scented gum | 13 | Yes | 3 | Low | Multiple attachments at same point ~15'; high crown; moderate branch dieback. | $ 2,100 | Remove | Within limit of grading |
| 37 | Lemon-scented gum | 19 | Heritage | 4 | Moderate | Multiple attachments high in crown; high, vigorous crown. | $ 5,900 | Remove | Within limit of grading |
| 38 | Lemon-scented gum | 19 | Heritage | 3 | Moderate | Candelabra form; multiple attachments high in crown; high, vigorous crown. | $ 4,250 | Remove | Within limit of grading |
| 39 | Coast live oak | 20 | Heritage | 3 | Moderate | Lower branches removed N; high slightly sparse crown; two branches coil around each other E. | $ 2,700 | Remove | Within limit of grading |
| 40 | Coast live oak | 5 | No | 5 | High | Crown leans slightly W; dense vigorous crown. | $ 500 | Remove | Within limit of grading |
| 41 | Silver wattle acacia | 18 | Heritage | 3 | Low | Multiple stems at base; on slope; dense foliage; poor structure. | $ 3,400 | Remove | Within limit of grading |
| 42 | Silver wattle acacia | 11 | Yes | 2 | Low | Multiple stems at base; 4 stems failing at base; little foliage; poor structure. | $ 700 | Remove | Within limit of grading |
| 43 | Silver wattle acacia | 14 | Yes | 2 | Low | Multiple stems at base; on slope; poor form and structure; sparse foliage. | $ 1,000 | Remove | Within limit of grading |
| 44 | Silver wattle acacia | 14 | Yes | 2 | Low | Topped; poorly attached branches; high crown. | $ 400 | Remove | Within limit of grading |
| 45 | Silver wattle acacia | 9 | Yes | 2 | Low | Topped; poorly attached branches. | $ 600 | Remove | Within limit of grading |
| 46 | Coast live oak | 6 | Yes | 2 | Low | Little live foliage; suppressed understory tree. | $ 350 | Remove | Within limit of grading |
| 47 | Silver wattle acacia | 9 | Yes | 1 | Low | All but dead. | $ 300 | Remove | Within limit of grading |
| 48 | Silver wattle acacia | 5 | No | 2 | Low | Corrected trunk lean N; crowded, poor form, vigorous crown. | $ 250 | Remove | Within limit of grading |
| 49 | Silver wattle acacia | 9 | No | 2 | Low | Trunk leans N, crowded, topped, vigorous. | $ 450 | Remove | Within limit of grading |
| 50 | Coast live oak | 4 | No | 3 | Moderate | Stem removed at 2'; N stem S curve; vigorous new growth. | $ 300 | Remove | Within limit of grading |
| 51 | Cork oak | 8 | Yes | 4 | High | Corrected trunk lean W; dense vigorous crown. | $ 850 | Remove | Within limit of grading |
| 52 | Coast live oak | 8 | Yes | 3 | Moderate | Codominant at base with 1' seam; dense vigorous crown. | $ 850 | Remove | Within limit of grading |
| 53 | Coast live oak | 16 | Heritage | 2 | Low | Corrected trunk lean E; Significant twig and branch dieback. | $ 1,150 | Remove | Within limit of grading |
| 54 | Silver wattle acacia | 6 | Yes | 2 | Low | Trunk leans N; thin spindly form; high crown. | $ 300 | Remove | Within limit of grading |
| 55 | Coast live oak | 7 | Yes | 4 | High | Multiple attachments at 5'; dense round crown; small twig and branch dieback. | $ 650 | Remove | Within limit of grading |
| 56 | Coast live oak | 14 | Heritage | 2 | Low | Significant trunk decay; trunk leans S to perpendicular. | $ 950 | Remove | Within limit of grading |
| 57 | Coast live oak | 21 | Heritage | 4 | High | Corrected trunk lean S; multiple attachments at 8'; vigorous new growth. | $ 4,050 | Remove | Within limit of grading |
| 58 | Coast live oak | 5 | No | 4 | High | Multiple attachments at 4'; small twig dieback. | $ 400 | Remove | Within limit of grading |
| 59 | Coast live oak | 14 | Heritage | 4 | High | Corrected trunk lean N; small twig dieback; dense vigorous crown. | $ 1,900 | Remove | Within limit of grading |
| 60 | Coast live oak | 13 | Heritage | 4 | High | Codominant at 6'; corrected trunk lean N; dense vigorous crown. | $ 2,650 | Remove | Within limit of grading |
| 61 | Cork oak | 7 | Yes | 3 | Moderate | In planting island; Codominant at 5'; slightly sparse crown. | $ 1,050 | Remove | Within limit of grading |
| 62 | Coast live oak | 9 | Yes | 3 | Moderate | Corrected trunk lean N; one-sided crown N; vigorous new growth. | $ 1,050 | Remove | Within limit of grading |
| 63 | Coast live oak | 8 | Yes | 4 | High | Multiple attachments at 6'; slightly sparse crown; good form and structure. | $ 1,150 | Remove | Within limit of grading |
| 64 | Coast live oak | 8 | Yes | 5 | High | Good form and structure; dense vigorous crown. | $ 900 | Remove | Within limit of grading |
| 65 | Coast live oak | 7 | Yes | 5 | High | Good form and structure; dense vigorous crown. | $ 750 | Remove | Within limit of grading |
| 66 | Silver wattle acacia | 10 | Yes | 3 | Low | Multiple stems at base; poor form; dense crown. | $ 700 | Remove | Within limit of grading |
| 67 | Silver wattle acacia | 17 | Heritage | 3 | Low | Multiple narrow attachments at 3'; poor structure; dense crown. | $ 700 | Remove | Within limit of grading |
| 68 | Coast live oak | 7 | Yes | 4 | High | Lower branches removed; High crown; small twig dieback. | $ 350 | Remove | Within limit of grading |
| 69 | Coast live oak | 9 | Yes | 5 | High | Good form and structure; dense vigorous crown. | $ 1,100 | Remove | Within limit of grading |
| 70 | Coast live oak | 8 | Yes | 5 | High | Multiple whorled attachments at 6'; vigorous crown. | $ 1,400 | Remove | Within limit of grading |
| 71 | European hornbeam | 4 | No | 4 | High | Sunscald on trunk base to 5'; multiple attachments at 6'; healthy new bud growth. | $ 350 | Remove | Within limit of grading |
| 72 | Cork oak | 6 | Yes | 3 | Moderate | In 4' planting island; multiple attachments at 6'; high crown; slightly sparse. | $ 950 | Remove | Within limit of grading |
| 73 | Cork oak | 5 | No | 5 | High | Planting island; good young tree. | $ 1,150 | Remove | Within limit of grading |
| 74 | Cork oak | 6 | Yes | 3 | Moderate | Discolored bleeding bark lower trunk S; corrected trunk lean W; multiple attachments at 5'; vigorous crown. | $ 1,300 | Remove | Within limit of grading |
| 75 | Coast live oak | 15 | Heritage | 4 | High | Codominant at base with 1' seam; 2' seam on W stem at 4'; dense vigorous crown. | $ 3,450 | Remove | Within limit of grading |
| 76 | Coast live oak | 11 | Heritage | 4 | Moderate | Codominant at base with 1' seam; multiple attachments at 3 and 4'; vigorous crown. | $ 1,950 | Remove | Within limit of grading |
| 77 | Coast live oak | 14 | Heritage | 4 | Moderate | Corrected trunk lean N; codominant at 3' with 1' seam; dense vigorous crown. | $ 3,050 | Remove | Within limit of grading |
| 78 | African fern-pine | 10 | Yes | 3 | Low | Multiple stems to form screen; poor branch structure; vigorous new growth. | $ 1,250 | Remove | Within limit of grading |
| 79 | Coast live oak | 9 | Yes | 4 | Moderate | Multiple attachments at 3'; poor branch structure; dense crown. | $ 1,350 | Remove | Within limit of grading |
| 80 | Long leafed yellowwood | 5 | No | 4 | Moderate | Corrected trunk lean N; stakes and ties; multiple whorled attachments at 5'; dense crown. | $ 450 | Remove | Within limit of grading |
| 81 | River birch | 12 | Yes | 5 | High | Multiple stems at base; healthy new bud growth. | $ 1,250 | Remove | Within limit of grading |
| 82 | River birch | 15 | Heritage | 5 | High | Multiple stems at base; healthy new bud growth. | $ 1,850 | Remove | Within limit of grading |
| 83 | River birch | 22 | Heritage | 4 | High | Multiple stems at base; healthy new bud growth. | $ 3,000 | Remove | Within limit of grading |
| 84 | European hornbeam | 7 | Yes | 5 | High | Multiple attachments at 5'; good form and structure; healthy new growth. | $ 800 | Remove | Within limit of grading |
| 85 | European hornbeam | 8 | Yes | 5 | High | Good young tree. | $ 2,200 | Remove | Within limit of grading |
| 86 | European hornbeam | 6 | Yes | 3 | Moderate | Topped: poor structure; healthy new growth. | $ 850 | Remove | Within limit of grading |
| 87 | European hornbeam | 8 | Yes | 5 | High | Good young tree. | $ 2,200 | Remove | Within limit of grading |
| 88 | European hornbeam | 6 | Yes | 5 | High | Good young tree. | $ 1,350 | Remove | Within limit of grading |
| 89 | European hornbeam | 7 | Yes | 5 | High | Good young tree. | $ 1,750 | Remove | Within limit of grading |
| 90 | European hornbeam | 7 | Yes | 5 | High | Good young tree. | $ 1,750 | Remove | Within limit of grading |
| 91 | European hornbeam | 5 | No | 5 | High | Good young tree. | $ 1,000 | Remove | Within limit of grading |
| 92 | Cork oak | 6 | Yes | 5 | High | Narrow form; dense vigorous crown. | $ 1,350 | Remove | Within limit of grading |
| 93 | Cork oak | 8 | Yes | 3 | Moderate | Corrected trunk lean E; weepy bark on lower trunk; dense vigorous crown. | $ 650 | Remove | Within limit of grading |
| 94 | Cork oak | 14 | Heritage | 5 | High | Specimen tree; good form and structure; dense vigorous crown. | $ 7,600 | Preserve | Outside limit of grading |
| 95 | Cork oak | 7 | Yes | 5 | High | Good young tree. | $ 1,450 | Preserve | Outside limit of grading |
| 96 | Cork oak | 8 | Yes | 4 | High | Corrected trunk lean S; dense crown. | $ 1,450 | Preserve | Outside limit of grading |
| 97 | Cork oak | 8 | Yes | 5 | High | Good young tree. | $ 1,800 | Preserve | Outside limit of grading |
| 98 | Cork oak | 8 | Yes | 5 | High | Good young tree. | $ 1,800 | Preserve | Outside limit of grading |
| 99 | Marina madrone | 6 | Yes | 4 | High | Corrected trunk lean S; crown heavy S; multiple branches originate at same point 5'; dense crown. | $ 900 | Preserve | Outside limit of grading |
| 100 | Marina madrone | 5 | No | 5 | High | Good young tree. | $ 1,150 | Preserve | Outside limit of grading |
| 101 | Marina madrone | 5 | No | 4 | High | Multiple attachments at 5'; small twig dieback; one-sided crown S. | $ 550 | Preserve | Outside limit of grading |
| 102 | Italian stone pine | 13 | Yes | 5 | High | Good form and structure. | $ 1,700 | Preserve | Outside limit of grading |
| 103 | Italian stone pine | 19 | Heritage | 3 | Low | On slope; trunk leans S over road; crown heavy S. | $ 800 | Preserve | Outside limit of grading |
| 104 | Italian stone pine | 25 | Heritage | 3 | Low | Codominant at 4'; topped for utility clearance; dense crown. | $ 1,250 | Remove | Within limit of grading |
| 105 | Italian stone pine | 14 | Yes | 2 | Low | On slope; trunk leans S over road; topped; crown heavy S. | $ 400 | Preserve | Outside limit of grading |
| 106 | Coast live oak | 6 | Yes | 2 | Low | Significant crown dieback; suppressed understory tree. | $ 250 | Remove | Within limit of grading |
| 107 | Coast live oak | 6 | Yes | 3 | Moderate | Corrected trunk lean S; one sided E; suppressed understory tree; vigorous new growth. | $ 250 | Remove | Within limit of grading |
| 108 | Coast live oak | 9 | Yes | 3 | Moderate | One sides crown S; high crown; vigorous new growth. | $ 350 | Remove | Within limit of grading |
| 109 | Coast live oak | 11 | Heritage | 3 | Moderate | Codominant at 2'; one sided crown E; small twig and branch dieback. | $ 450 | Remove | Within limit of grading |
| 110 | Italian stone pine | 14 | Yes | 3 | Low | On slope; trunk leans S; W stem leaning on #112; high sparse crown. | $ 500 | Remove | Within limit of grading |
| 111 | Italian stone pine | 10 | Yes | 2 | Low | Topped; sparse one-sided crown. | $ 300 | Remove | Within limit of grading |
| 112 | Italian stone pine | 9 | Yes | 2 | Low | Touching trunk of tree #110; sparse one-sided crown. | $ 300 | Preserve | Outside limit of grading |
| 113 | Italian stone pine | 11 | Yes | 2 | Low | One sided sparse crown S. | $ 300 | Preserve | Outside limit of grading |
| 114 | Italian stone pine | 11 | Yes | 2 | Low | One-sided sparse crown S. | $ 300 | Preserve | Outside limit of grading |
| 115 | Italian stone pine | 12 | Yes | 2 | Low | One-sided sparse crown S. | $ 350 | Preserve | Outside limit of grading |
| 116 | Italian stone pine | 11 | Yes | 3 | Low | Corrected trunk lean W; high one-sided crown S. | $ 400 | Preserve | Outside limit of grading |
| 117 | Italian stone pine | 16 | Heritage | 3 | Low | Corrected trunk lean S; topped; high crown. | $ 600 | Preserve | Outside limit of grading |
| 118 | Italian stone pine | 10 | Yes | 3 | Low | Topped; sparse high crown. | $ 350 | Remove | Within limit of grading |
| 119 | Italian stone pine | 13 | Yes | 3 | Low | Topped; high crown. | $ 500 | Remove | Within limit of grading |
| 120 | Italian stone pine | 12 | Yes | 3 | Low | Topped; high sparse crown. | $ 450 | Remove | Within limit of grading |
| 121 | Coast live oak | 5 | No | 2 | Low | Topped; poor structure; sparse crown. | $ 250 | Remove | Within limit of grading |
| 122 | Italian stone pine | 10 | Yes | 3 | Low | High sparse crown; thin spindly form. | $ 350 | Preserve | Outside limit of grading |
| 123 | Italian stone pine | 13 | Yes | 3 | Low | High sparse crown; narrow form. | $ 500 | Preserve | Outside limit of grading |
| 124 | Italian stone pine | 12 | Yes | 3 | Low | High sparse crown; narrow form. | $ 450 | Preserve | Outside limit of grading |
| 125 | Coast live oak | 12 | Heritage | 3 | Moderate | Corrected trunk lean E; under crowns of larger trees; slightly sparse crown. | $ 500 | Remove | Within limit of grading |
| 126 | Italian stone pine | 14 | Yes | 2 | Low | Topped; one sided sparse crown S. | $ 400 | Remove | Within limit of grading |
| 127 | Italian stone pine | 14 | Yes | 3 | Low | Codominant at 3'; topped; high crown. | $ 500 | Preserve | Outside limit of grading |
| 128 | Italian stone pine | 14 | Yes | 1 | Low | Topped; dead top. | $ 250 | Preserve | Outside limit of grading |
| 129 | Coast live oak | 7 | Yes | 2 | Low | Suppressed understory tree; sparse foliage. | $ 250 | Remove | Within limit of grading |
| 130 | Coast live oak | 6 | Yes | 2 | Low | Topped; suppressed understory tree; sparse foliage. | $ 250 | Remove | Within limit of grading |
| 131 | Italian stone pine | 14 | Yes | 3 | Low | Topped; high sparse crown. | $ 500 | Remove | Within limit of grading |
| 132 | Italian stone pine | 14 | Yes | 2 | Low | Corrected trunk lean S; topped; one sided crown S. | $ 400 | Preserve | Outside limit of grading |
| 133 | Italian stone pine | 18 | Heritage | 2 | Low | Codominant at 2'; topped; high sparse crown. | $ 500 | Preserve | Outside limit of grading |
| 134 | Italian stone pine | 13 | Yes | 3 | Low | One sided crown S; high sparse crown. | $ 500 | Preserve | Outside limit of grading |
| 135 | Italian stone pine | 15 | Heritage | 3 | Low | Trunk leans S; crown heavy S. | $ 550 | Preserve | Outside limit of grading |
| 136 | Italian stone pine | 14 | Yes | 2 | Low | Topped; high sparse crown. | $ 400 | Preserve | Outside limit of grading |
| 137 | Italian stone pine | 14 | Yes | 2 | Low | Codominant at 6'; topped. | $ 400 | Remove | Within limit of grading |
| 138 | Italian stone pine | 16 | Heritage | 2 | Low | Topped. | $ 450 | Remove | Within limit of grading |
| 139 | Italian stone pine | 14 | Yes | 2 | Low | Topped. | $ 400 | Remove | Within limit of grading |
| 140 | Coast live oak | 4 | No | 1 | Low | All but dead. | $ 200 | Remove | Within limit of grading |
| 141 | Coast live oak | 19 | Heritage | 2 | Low | Multiple stems at base; topped; poor structure; twig dieback. | $ 650 | Remove | Within limit of grading |
| 142 | Italian stone pine | 13 | Yes | 2 | Low | Topped. | $ 350 | Remove | Within limit of grading |
| 143 | Italian stone pine | 15 | Heritage | 2 | Low | Topped. | $ 400 | Remove | Within limit of grading |
| 144 | Italian stone pine | 7 | Yes | 2 | Low | Topped. | $ 250 | Remove | Within limit of grading |
| 145 | Italian stone pine | 11 | Yes | 2 | Low | Topped. | $ 300 | Remove | Within limit of grading |
| 146 | Italian stone pine | 15 | Heritage | 3 | Low | Trunk leans S; one sided crown S. | $ 550 | Remove | Within limit of grading |
| 147 | Italian stone pine | 9 | Yes | 2 | Low | One sided crown S; sparse high crown. | $ 300 | Preserve | Outside limit of grading |
| 148 | Italian stone pine | 13 | Yes | 2 | Low | Topped. | $ 350 | Preserve | Outside limit of grading |

## Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

| Tree No. | Species | Trunk Diameter (in.) | Protected Tree? | Condition 1=poor 5=excellent | Suitability for Preservation | Comments | Estimated Value | Disposition | Disposition Comments |
|---|---|---|---|---|---|---|---|---|---|
| 149 | Coast live oak | 11 | Heritage | 3 | Moderate | Multiple attachments at 2'; understory tree; slightly sparse crown. | $ 450 | Preserve | Outside limit of grading |
| 150 | Italian stone pine | 14 | Yes | 2 | Low | Topped. | $ 400 | Remove | Within limit of grading |
| 151 | Italian stone pine | 10 | Yes | 2 | Low | Topped. | $ 300 | Preserve | Outside limit of grading |
| 152 | Italian stone pine | 10 | Yes | 2 | Low | Topped. | $ 300 | Remove | Within limit of grading |
| 153 | Coast live oak | 13 | Heritage | 2 | Low | Multiple attachments at 5'; topped. | $ 400 | Remove | Within limit of grading |
| 154 | Coast live oak | 11 | Heritage | 2 | Low | Codominant at 1'; topped. | $ 350 | Remove | Within limit of grading |
| 155 | Coast live oak | 9 | Yes | 2 | Low | Multiple attachments at 6'; topped. | $ 300 | Remove | Within limit of grading |
| 156 | Coast live oak | 19 | Heritage | 2 | Low | Codominant at 2'; topped. | $ 650 | Remove | Within limit of grading |
| 157 | Italian stone pine | 15 | Yes | 2 | Low | Codominant at 1'; topped. | $ 400 | Remove | Within limit of grading |
| 158 | Italian stone pine | 19 | Heritage | 2 | Low | Codominant at 2' with narrow union; seam from base to 4'; topped. | $ 550 | Remove | Within limit of grading |
| 159 | Italian stone pine | 16 | Heritage | 2 | Low | Topped. | $ 450 | Remove | Within limit of grading |
| 160 | Italian stone pine | 17 | Heritage | 2 | Low | Topped. | $ 500 | Remove | Within limit of grading |
| 161 | Coast live oak | 4 | No | 3 | Moderate | Small understory tree; trunk leans N; slightly sparse crown. | $ 250 | Remove | Within limit of grading |
| 162 | Italian stone pine | 18 | Heritage | 2 | Low | Topped. | $ 500 | Remove | Within limit of grading |
| 163 | Italian stone pine | 10 | Yes | 2 | Low | Topped. | $ 300 | Remove | Within limit of grading |
| 164 | Coast live oak | 10 | Heritage | 3 | Moderate | Multiple attachments at 5'; partially topped; slightly sparse crown. | $ 400 | Remove | Within limit of grading |
| 165 | Coast live oak | 15 | Heritage | 3 | Moderate | Codominant at base; slightly sparse crown; topped. | $ 650 | Remove | Within limit of grading |
| 166 | Coast live oak | 10 | Heritage | 3 | Moderate | Corrected trunk lean S; one sided crown S; topped. | $ 400 | Remove | Within limit of grading |
| 167 | Italian stone pine | 20 | Heritage | 2 | Low | Topped. | $ 600 | Remove | Within limit of grading |
| 168 | Coast live oak | 5 | No | 2 | Low | Suppressed understory tree; thin sinuous form; high sparse crown. | $ 250 | Remove | Within limit of grading |
| 169 | Coast live oak | 17 | Heritage | 3 | Moderate | Codominant at base; inner branch dieback; dense high crown. | $ 800 | Remove | Within limit of grading |
| 170 | Coast live oak | 17 | Heritage | 3 | Moderate | Multiple attachments at 4'; central leader horizontal S; inner branch dieback; dense high crown. | $ 800 | Remove | Within limit of grading |
| 171 | Coast live oak | 22 | Heritage | 4 | High | Multiple attachments at 8'; good form and structure; inner branch dieback; dense high crown. | $ 1,600 | Remove | Within limit of grading |
| 172 | Coast live oak | 25 | Heritage | 4 | High | No tag; diameter estimated; dense high crown. | $ 2,000 | Remove | Within limit of grading |
| 173 | Cork oak | 7 | Yes | 4 | Moderate | 4' planting strip; lower branches removed; dense high crown. | $ 900 | Remove | Within limit of grading |
| 174 | Cork oak | 5 | No | 3 | Moderate | 4' planting strip; lower branches removed; small twig dieback, slightly sparse crown. | $ 450 | Remove | Within limit of grading |
| 175 | Sawleaf zelkova | 6 | Yes | 3 | Moderate | Multiple attachments at 5'; narrow unions; vigorous new bud growth. | $ 600 | Remove | Within limit of grading |
| 176 | Sawleaf zelkova | 5 | No | 4 | High | Multiple narrow attachments at 5'; vigorous new bud growth. | $ 550 | Remove | Within limit of grading |
| 177 | Cork oak | 5 | No | 3 | Moderate | Lower branches removed; small twig dieback; slightly sparse crown. | $ 450 | Remove | Within limit of grading |
| 178 | Cork oak | 5 | No | 3 | Moderate | Lower branches removed; Small twig dieback; slightly sparse crown. | $ 450 | Remove | Within limit of grading |
| 179 | Cork oak | 7 | Yes | 4 | High | Multiple attachments at 8'; small twig dieback; vigorous crown. | $ 900 | Remove | Within limit of grading |
| 180 | Cork oak | 8 | Yes | 2 | Low | Trunk budget at 3'; Significant twig and branch dieback. | $ 600 | Preserve | Outside limit of grading |
| 181 | Cork oak | 4 | No | 2 | Low | Significant twig and branch dieback. | $ 300 | Preserve | Outside limit of grading |
| 182 | Cork oak | 6 | Yes | 3 | Low | Significant twig and branch dieback. | $ 600 | Remove | Within limit of grading |
| 183 | Marina madrone | 5 | No | 3 | Moderate | Multiple narrow attachments at 5'; slightly chlorotic crown. | $ 450 | Remove | Within limit of grading |
| 184 | Marina madrone | 4 | No | 4 | Moderate | Multiple attachments at 5'; slightly chlorotic crown. | $ 450 | Remove | Within limit of grading |
| 185 | Marina madrone | 6 | Yes | 4 | High | Multiple attachments at 5'; slightly chlorotic crown; good form and structure. | $ 750 | Remove | Within limit of grading |
| 186 | Coast live oak | 5 | No | 4 | Moderate | Good form and structure; small twig dieback. | $ 400 | Preserve | Outside limit of grading |
| 187 | Ginkgo | 4 | No | 5 | High | Multiple attachments at 5'; good form and structure; vigorous new buds. | $ 400 | Remove | Within limit of grading |
| 188 | Ginkgo | 5 | No | 5 | High | Good form and structure; vigorous new bud growth. | $ 650 | Remove | Within limit of grading |
| 189 | Cork oak | 7 | Yes | 3 | Moderate | Lower branches removed; small twig dieback; slightly sparse crown. | $ 700 | Remove | Within limit of grading |
| 190 | Cork oak | 11 | Heritage | 3 | Moderate | Lower branches removed N; crown heavy S; slightly sparse crown. | $ 1,450 | Remove | Within limit of grading |
| 191 | Cork oak | 7 | Yes | 3 | Low | Small crown; multiple attachments at 6'; poor form; in 4' wide parking lot planter. | $ 700 | Remove | Within limit of grading |
| 192 | Ginkgo | 4 | No | 4 | High | Good you tree; slight lean north; crook in trunk at 7'; good form. | $ 500 | Remove | Within limit of grading |
| 193 | Ginkgo | 4 | No | 4 | High | Good young tree, good structure and form. | $ 500 | Remove | Within limit of grading |
| 194 | Ginkgo | 4 | No | 4 | High | Good you tree; slight lean north; crook in trunk at 7'; codominant trunk at 6'. | $ 500 | Remove | Within limit of grading |
| 195 | Ginkgo | 4 | No | 4 | High | Good young tree, good structure and form. | $ 500 | Remove | Within limit of grading |
| 196 | Ginkgo | 4 | No | 4 | Moderate | Good young tree; leans north; codominant trunk at 7'. | $ 500 | Remove | Within limit of grading |
| 197 | Ginkgo | 4 | No | 4 | High | Good young tree, good structure and form. | $ 500 | Remove | Within limit of grading |
| 198 | Ginkgo | 5 | No | 4 | High | Good young tree; leans north; codominant trunk at 7'. | $ 700 | Remove | Within limit of grading |

## Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

| Tree No. | Species | Trunk Diameter (in.) | Protected Tree? | Condition 1=poor 5=excellent | Suitability for Preservation | Comments | Estimated Value | Disposition | Disposition Comments |
|---|---|---|---|---|---|---|---|---|---|
| 199 | Cork oak | 7 | Yes | 3 | Moderate | Multiple attachments at 7'; fair form; small crown; in 4' wide well. | $ 700 | Remove | Within limit of grading |
| 200 | Cork oak | 8 | Yes | 4 | High | Good young tree, good structure and form. | $ 1,450 | Remove | Within limit of grading |
| 201 | Cork oak | 7 | Yes | 3 | Low | Declining top; leans west; bark action at base on north side; small crown; in 4' well. | $ 700 | Remove | Within limit of grading |
| 202 | European hornbeam | 4 | No | 3 | Low | Sunscald on south side of stem; fair form; small crown; 4' off building. | $ 550 | Remove | Within limit of grading |
| 203 | European hornbeam | 10 | Yes | 4 | High | Good structure and form; full crown; moderate vigor. | $ 3,150 | Remove | Within limit of grading |
| 204 | European hornbeam | 10 | Yes | 4 | High | Good structure and form; full crown; moderate vigor. | $ 3,150 | Remove | Within limit of grading |
| 205 | European hornbeam | 11 | Yes | 3 | Moderate | Good structure and form; full crown; decay in main stem; wounds on east side. | $ 2,750 | Remove | Within limit of grading |
| 206 | European hornbeam | 9 | Yes | 3 | Moderate | Good structure and form; multiple attachments at 6'; full crown; moderate vigor. | $ 1,900 | Remove | Within limit of grading |
| 207 | European hornbeam | 10 | Yes | 4 | Moderate | Good structure and form; full crown; moderate vigor. | $ 3,150 | Remove | Within limit of grading |
| 208 | European hornbeam | 9 | Yes | 4 | High | Good structure and form; full crown; moderate vigor. | $ 2,600 | Remove | Within limit of grading |
| 209 | European hornbeam | 6 | Yes | 4 | High | Good structure and form; full crown; moderate vigor. | $ 1,250 | Remove | Within limit of grading |
| 210 | European hornbeam | 6 | Yes | 3 | Moderate | Codominant trunk at 12'; fair form; slight lean south. | $ 950 | Remove | Within limit of grading |
| 211 | European hornbeam | 6 | Yes | 4 | Moderate | Fair structure and form; full crown; previously topped; moderate vigor. | $ 1,250 | Remove | Within limit of grading |
| 212 | European hornbeam | 4 | No | 3 | Moderate | Fair structure and form; full crown; previously topped; moderate vigor. | $ 550 | Remove | Within limit of grading |
| 213 | Ginkgo | 4 | No | 4 | Moderate | Good young tree; good form; 2' off curb. | $ 500 | Remove | Within limit of grading |
| 214 | Ginkgo | 4 | No | 3 | Moderate | Good young tree; good form; leans north; 2' off curb. | $ 400 | Remove | Within limit of grading |
| 215 | Ginkgo | 4 | No | 4 | Moderate | Good young tree; good form; leans north; 2' off curb. | $ 500 | Remove | Within limit of grading |
| 216 | Cork oak | 8 | Yes | 3 | Moderate | Codominant trunk at 7'; small crown; fair form. | $ 1,100 | Remove | Within limit of grading |
| 217 | Ginkgo | 4 | No | 4 | Moderate | Good young tree; good form; leans north; 2' off curb. | $ 500 | Remove | Within limit of grading |
| 218 | Ginkgo | 4 | No | 4 | Moderate | Good young tree; good form; leans north; 2' off curb. | $ 500 | Remove | Within limit of grading |
| 219 | Marina madrone | 7 | Yes | 4 | High | Multiple attachments at 7'; good form; slight lean north; in 8' well. | $ 1,400 | Remove | Within limit of grading |
| 220 | Marina madrone | 6 | Yes | 4 | Moderate | Good young tree; good structure and form. | $ 1,100 | Remove | Within limit of grading |
| 221 | Marina madrone | 6 | Yes | 5 | High | Good young tree; good structure and form. | $ 1,350 | Remove | Within limit of grading |
| 222 | Marina madrone | 6 | Yes | 4 | High | Good young tree; good structure and form. | $ 1,100 | Remove | Within limit of grading |
| 223 | Marina madrone | 4 | No | 3 | Moderate | Small crown; slight lean northeast; fair form. | $ 500 | Remove | Within limit of grading |
| 224 | Cork oak | 4 | No | 2 | Low | Topped at 10'; very small crown; poor form. | $ 350 | Remove | Within limit of grading |
| 225 | European hornbeam | 6 | Yes | 4 | High | Codominant trunk at 12'; good form; full crown. | $ 1,450 | Remove | Within limit of grading |
| 226 | European hornbeam | 7 | Yes | 3 | Moderate | Codominant trunk at 125'; fair form; thin crown. | $ 1,400 | Remove | Within limit of grading |
| 227 | European hornbeam | 6 | Yes | 3 | Moderate | Codominant trunk at 12'; fair form; thin crown. | $ 850 | Remove | Within limit of grading |
| 228 | European hornbeam | 8 | Yes | 3 | Moderate | Codominant trunk at 12'; fair form; thin crown. | $ 1,300 | Remove | Within limit of grading |
| 229 | Cork oak | 8 | Yes | 3 | Moderate | Codominant trunk at 12'; fair form; thin crown in 4' well. | $ 1,300 | Remove | Within limit of grading |
| 230 | European hornbeam | 8 | Yes | 4 | Moderate | Codominant trunk at 12'; fair form; thin crown; 4'off sidewalk. | $ 1,750 | Remove | Within limit of grading |
| 231 | European hornbeam | 7 | Yes | 4 | Moderate | Upright form; good structure; full crown. | $ 1,400 | Remove | Within limit of grading |
| 232 | Cork oak | 5 | No | 3 | Moderate | Umbrella crown; fair form; crown. | $ 750 | Remove | Within limit of grading |
| 233 | Cork oak | 7 | Yes | 3 | Moderate | Upright form; fair structure; narrow crown; codominant trunk at 12'. | $ 1,050 | Remove | Within limit of grading |
| 234 | Cork oak | 5 | No | 3 | Low | Small crown; canker around trunk; small crown; in 7' well. | $ 650 | Remove | Within limit of grading |
| 235 | Sawleaf zelkova | 5 | No | 3 | Low | Small crown; poor form; twig dieback; in 5x5 well. | $ 450 | Remove | Within limit of grading |
| 236 | Sawleaf zelkova | 5 | No | 3 | Low | Multiple attachments at 5'; small crown; poor form; twig dieback; in 5x5 well. | $ 450 | Remove | Within limit of grading |
| 237 | Sawleaf zelkova | 4 | No | 2 | Low | Small crown; poor form; twig dieback; in 5x5 well. | $ 300 | Remove | Within limit of grading |
| 238 | Cork oak | 4 | No | 3 | Low | Small crown; poor forms; depressed in planting well. | $ 350 | Remove | Within limit of grading |
| 239 | Cork oak | 5 | No | 3 | Low | Codominant trunk at 5'; small crown; poor form; twig dieback; in 8' wide well. | $ 650 | Remove | Within limit of grading |
| 240 | Sawleaf zelkova | 5 | No | 3 | Low | Small crown; poor form; twig dieback; in 5x5 well. | $ 450 | Remove | Within limit of grading |
| 241 | Sawleaf zelkova | 6 | Yes | 3 | Moderate | Small crown; poor form; twig dieback; in 5x5 well. | $ 600 | Remove | Within limit of grading |
| 242 | Sawleaf zelkova | 7 | Yes | 3 | Low | Small crown; poor form; multiple attachments at 6'; in 5x5 well. | $ 700 | Remove | Within limit of grading |
| 243 | Sawleaf zelkova | 6 | Yes | 3 | Low | Small crown; poor form; multiple attachments at 6'; in 5x5 well. | $ 600 | Remove | Within limit of grading |
| 244 | Sawleaf zelkova | 5 | No | 3 | Moderate | Small crown; poor form; twig dieback; in 5x5 well. | $ 450 | Remove | Within limit of grading |
| 245 | Sawleaf zelkova | 6 | Yes | 3 | Low | Small crown; poor form; multiple attachments at 6'; in 5x5 well. | $ 600 | Remove | Within limit of grading |
| 246 | Sawleaf zelkova | 7 | Yes | 3 | Low | Small crown; poor form; multiple attachments at 5'; in 5x5 well. | $ 700 | Remove | Within limit of grading |

## Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

| Tree No. | Species | Trunk Diameter (in.) | Protected Tree? | Condition 1=poor 5=excellent | Suitability for Preservation | Comments | Estimated Value | Disposition | Disposition Comments |
|---|---|---|---|---|---|---|---|---|---|
| 247 | Cork oak | 6 | Yes | 3 | Moderate | Small crown; fair form; low vigor; in 8' wide well. | $ 950 | Remove | Within limit of grading |
| 248 | Cork oak | 7 | Yes | 3 | Low | Heavy lean north; yellowing leaves; canker at base. | $ 1,250 | Remove | Within limit of grading |
| 249 | Cork oak | 7 | Yes | 3 | Low | Heavy lean north; canker at base; in-sided south. | $ 1,050 | Remove | Within limit of grading |
| 250 | Cork oak | 8 | Yes | 3 | Low | Small crown; fair form; low vigor; in 7' wide well; canker on trunk. | $ 850 | Remove | Within limit of grading |
| 251 | Sawleaf zelkova | 7 | Yes | 3 | Moderate | Small crown; fair form; low vigor; in 5x5' well. | $ 700 | Remove | Within limit of grading |
| 252 | Sawleaf zelkova | 7 | Yes | 3 | Moderate | Small crown; fair form; low vigor; in 5x5' well. | $ 700 | Remove | Within limit of grading |
| 253 | Sawleaf zelkova | 6 | Yes | 3 | Low | Small crown; fair form; low vigor; in 5x5' well. | $ 600 | Remove | Within limit of grading |
| 254 | Sawleaf zelkova | 4 | No | 2 | Low | Small crown; fair form; low vigor; in 5x5' well. | $ 300 | Remove | Within limit of grading |
| 255 | Sawleaf zelkova | 5 | No | 2 | Low | Small crown; fair form; low vigor; in 5x5' well. | $ 350 | Remove | Within limit of grading |
| 256 | Sawleaf zelkova | 4 | No | 2 | Low | Small crown; fair form; low vigor; in 5x5' well. | $ 300 | Remove | Within limit of grading |
| 257 | Sawleaf zelkova | 4 | No | 2 | Low | Small crown; poor form; low vigor; in 5x5' well. | $ 300 | Remove | Within limit of grading |
| 258 | Cork oak | 5 | No | 2 | Low | Small crown; fair form; low vigor; in 7' wide well; canker on trunk. | $ 350 | Remove | Within limit of grading |
| 259 | Cork oak | 5 | No | 2 | Low | Major decline; dying top; poor form; in 8' well. | $ 400 | Remove | Within limit of grading |
| 260 | Cork oak | 6 | Yes | 3 | Low | Slight lean north; small crown; twig dieback. | $ 600 | Remove | Within limit of grading |
| 261 | Sawleaf zelkova | 4 | No | 2 | Low | Major decline; dying top; 1/2 top removed; poor form; in 5' well. | $ 300 | Remove | Within limit of grading |
| 262 | Sawleaf zelkova | 4 | No | 2 | Low | Major decline; dying top; 1/2 top removed; poor form; in 5' well. | $ 300 | Remove | Within limit of grading |
| 263 | Sawleaf zelkova | 5 | No | 3 | Low | Multiple attachments at 5'; fair form; twig dieback; in 5x5' well. | $ 450 | Remove | Within limit of grading |
| 264 | Sawleaf zelkova | 5 | No | 3 | Low | Multiple attachments at 5'; fair form; twig dieback; in 5x5' well. | $ 450 | Remove | Within limit of grading |
| 265 | Sawleaf zelkova | 6 | Yes | 3 | Moderate | Multiple attachments at 5'; fair form; twig dieback; in 5x5' well. | $ 600 | Remove | Within limit of grading |
| 266 | Sawleaf zelkova | 5 | No | 3 | Low | Multiple attachments at 5'; fair form; twig dieback; in 5x5' well. | $ 450 | Remove | Within limit of grading |
| 267 | Cork oak | 5 | No | 2 | Low | Small crown; narrow forms in 5' well. | $ 350 | Remove | Within limit of grading |
| 268 | Cork oak | 4 | No | 2 | Low | Small crown; narrow form; minimal foliage; in 8' well. | $ 350 | Remove | Within limit of grading |
| 269 | Cork oak | 7 | Yes | 3 | Moderate | Small crown; umbrella form; 8' off utility box. | $ 700 | Remove | Within limit of grading |
| 270 | Sawleaf zelkova | 4 | No | 2 | Low | Small crown; narrow, poor form in 5 x 5' well. | $ 300 | Remove | Within limit of grading |
| 271 | Sawleaf zelkova | 8 | Yes | 3 | Moderate | Medium crown; multiple attachments at 7'; poor form in 5 x 5' well. | $ 850 | Remove | Within limit of grading |
| 272 | Sawleaf zelkova | 5 | No | 3 | Low | Small crown; narrow, poor form; strap engulfed in attachments; in 5 x 5' well. | $ 450 | Remove | Within limit of grading |
| 273 | Sawleaf zelkova | 5 | No | 2 | Low | Small crown; narrow, branch dieback; poor form in 5 x 5' well. | $ 350 | Remove | Within limit of grading |
| 274 | Sawleaf zelkova | 4 | No | 2 | Low | Small crown; codominant trunk at 5'; branch dieback; poor form; in 5 x 5' well. | $ 300 | Remove | Within limit of grading |
| 275 | Sawleaf zelkova | 6 | Yes | 3 | Low | Small crown; codominant trunk at 5'; branch dieback; poor form; in 5 x 5' well. | $ 600 | Remove | Within limit of grading |
| 276 | Sawleaf zelkova | 6 | Yes | 3 | Low | Small crown; multiple attachments at 5'; branch dieback; poor form; in 5 x 5' well. | $ 600 | Remove | Within limit of grading |
| 277 | Sawleaf zelkova | 5 | No | 3 | Low | Small crown; multiple attachments at 5'; twig dieback; poor form; in 5 x 5' well. | $ 450 | Remove | Within limit of grading |
| 278 | Cork oak | 6 | Yes | 3 | Low | Heavy lean north; yellowing leaves; small crown; fair form; in 8' well. | $ 850 | Remove | Within limit of grading |
| 279 | European hornbeam | 4 | No | 3 | Low | Leans south; decay on trunk, south side; narrow crown. | $ 550 | Remove | Within limit of grading |
| 280 | European hornbeam | 6 | Yes | 3 | Moderate | Upright; decay on trunk, south side; full crown. | $ 950 | Remove | Within limit of grading |
| 281 | European hornbeam | 6 | Yes | 2 | Low | Top dieback; sunscald on trunk; small crown. | $ 600 | Remove | Within limit of grading |
| 282 | Olive | 11 | Yes | 3 | Moderate | Codominant trunk at 1'; fair form; full crown. | $ 1,450 | Remove | Within limit of grading |
| 283 | European hornbeam | 5 | No | 4 | Moderate | Multiple attachments at 5'; fastigiate form; good structure. | $ 800 | Remove | Within limit of grading |
| 284 | European hornbeam | 5 | No | 3 | Moderate | Multiple attachments at 3'; fastigiate form; good structure. | $ 650 | Remove | Within limit of grading |
| 285 | European hornbeam | 5 | No | 4 | Moderate | Multiple attachments at 3'; fastigiate form; good structure. | $ 950 | Remove | Within limit of grading |
| 286 | European hornbeam | 5 | No | 4 | Moderate | Multiple attachments at 3'; fastigiate form; good structure. | $ 950 | Remove | Within limit of grading |
| 287 | Olive | 6 | Yes | 3 | Moderate | Multiple attachments at 5'; good form; good structure; in 8' well. | $ 550 | Remove | Within limit of grading |
| 288 | Sweetgum | 6 | Yes | 4 | High | Good structure and form; full crown; in 10x10' well. | $ 1,250 | Remove | Within limit of grading |
| 289 | Sweetgum | 6 | Yes | 3 | Low | Topped at 12'; poor form; branch dieback. | $ 850 | Remove | Within limit of grading |
| 290 | Sweetgum | 7 | Yes | 3 | Low | Topped at 12'; poor form; epicormics. | $ 1,050 | Remove | Within limit of grading |
| 291 | Sweetgum | 7 | Yes | 3 | Low | Topped at 10'; poor form; epicormics. | $ 1,050 | Remove | Within limit of grading |
| 292 | Cork oak | 6 | Yes | 2 | Low | Topped at 12'; poor form; branch dieback; trunk cankers. | $ 450 | Remove | Within limit of grading |
| 293 | Cork oak | 11 | Heritage | 3 | Moderate | Topped at 10'; poor form; epicormics; canker on trunk. | $ 1,450 | Remove | Within limit of grading |
| 294 | Marina madrone | 5 | No | 3 | Moderate | Multiple attachments at 6' fair form; yellowing leaves. | $ 650 | Remove | Within limit of grading |
| 295 | Marina madrone | 5 | No | 3 | Moderate | Codominant trunk at 5'; fair form; minor yellowing. | $ 650 | Remove | Within limit of grading |

## Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

| Tree No. | Species | Trunk Diameter (in.) | Protected Tree? | Condition 1=poor 5=excellent | Suitability for Preservation | Comments | Estimated Value | Disposition | Disposition Comments |
|---|---|---|---|---|---|---|---|---|---|
| 296 | Olive | 4 | No | 3 | Low | Codominant trunk at 2'; fair form; small crown. | $ 350 | Remove | Within limit of grading |
| 297 | Olive | 6 | Yes | 3 | Moderate | Codominant trunk at 2'; fair form; small crown. | $ 550 | Remove | Within limit of grading |
| 298 | Olive | 6 | Yes | 3 | Moderate | Codominant trunk at 1'; fair form; small crown. | $ 550 | Remove | Within limit of grading |
| 299 | Cork oak | 5 | No | 3 | Low | In 2' wide well; codominant trunk at 10'; small crown. | $ 400 | Remove | Within limit of grading |
| 300 | European hornbeam | 5 | No | 4 | Moderate | Fastigiate form; 3' off wall; good form. | $ 800 | Remove | Within limit of grading |
| 301 | Cork oak | 4 | No | 2 | Low | Dead top; small crown; in 2.5' wide well. | $ 250 | Remove | Within limit of grading |
| 302 | Coast live oak | 4 | No | 3 | Moderate | Multiple attachments at 6'; crossing branch; girdling root; in 3' wide well. | $ 300 | Remove | Within limit of grading |
| 303 | Cork oak | 6 | Yes | 3 | Moderate | Codominant trunk at 8'; thin top; twig dieback. | $ 850 | Remove | Within limit of grading |
| 304 | Cork oak | 6 | Yes | 3 | Moderate | Codominant trunk at 8'; thin top; twig dieback; 2' off wall. | $ 850 | Remove | Within limit of grading |
| 305 | Cork oak | 6 | Yes | 3 | Moderate | Codominant trunk at 8'; twig dieback; 2' off wall and curb. | $ 600 | Remove | Within limit of grading |
| 306 | Cork oak | 5 | No | 3 | Moderate | Topped at 12'; fair form; 2' off wall. | $ 450 | Remove | Within limit of grading |
| 307 | Cork oak | 5 | No | 3 | Low | Topped at 12'; fair form; 2' off wall; leans north. | $ 450 | Remove | Within limit of grading |
| 308 | Cork oak | 6 | Yes | 3 | Moderate | Topped at 12'; fair form; 2' off wall; leans north. | $ 600 | Remove | Within limit of grading |
| 309 | Cork oak | 8 | Yes | 3 | Moderate | Topped at 15'; fair form; 2' off wall and curb; leans north. | $ 850 | Remove | Within limit of grading |
| 310 | Cork oak | 6 | Yes | 3 | Moderate | Small crown; fair form; cankers on trunk. | $ 600 | Remove | Within limit of grading |
| 311 | Ginkgo | 5 | No | 3 | Moderate | Small crown; fair form; in 5' well. | $ 650 | Remove | Within limit of grading |
| 312 | Coast redwood | 9 | Yes | 4 | High | Upright form; good structure; good leaf color; in 6' well. | $ 1,350 | Remove | Within limit of grading |
| 313 | Coast redwood | 9 | Yes | 4 | High | Upright form; good structure; good leaf color; in 6' well. | $ 1,350 | Remove | Within limit of grading |
| 314 | Ginkgo | 5 | No | 3 | Moderate | Slight lean north; full crown; good form. | $ 800 | Remove | Within limit of grading |
| 315 | Italian cypress | 7 | Yes | 4 | High | Upright, good structure and form; 4' off wall. | $ 1,050 | Remove | Within limit of grading |
| 316 | Coast redwood | 9 | Yes | 4 | High | Upright, good structure and form; 6' off wall and curb. | $ 1,350 | Remove | Within limit of grading |
| 317 | Coast redwood | 9 | Yes | 4 | High | Upright, good structure and form; 6' off wall and curb. | $ 1,350 | Remove | Within limit of grading |
| 318 | Ginkgo | 5 | No | 3 | Low | Leans north; poor form; asymmetrical crown. | $ 650 | Remove | Within limit of grading |
| 319 | Ginkgo | 5 | No | 4 | Moderate | Leans north; fair form; full crown; 4' off curb. | $ 800 | Remove | Within limit of grading |
| 320 | Coast redwood | 10 | Yes | 4 | Moderate | Upright, good structure and form; 4' off curb. | $ 1,600 | Remove | Within limit of grading |
| 321 | Coast redwood | 10 | Yes | 3 | Moderate | Upright; full crown; 4' off curb. | $ 1,200 | Remove | Within limit of grading |
| 322 | Ginkgo | 5 | No | 4 | Moderate | Good structure and form; slight lean north; dense crown; 4' off curb. | $ 950 | Remove | Within limit of grading |
| 323 | Coast redwood | 11 | Yes | 4 | Moderate | Good structure and form; slight lean north; dense crown; 4' off curb. | $ 1,900 | Remove | Within limit of grading |
| 324 | Coast redwood | 10 | Yes | 4 | Moderate | Good structure and form; slight lean north; dense crown; 4' off curb. | $ 1,600 | Remove | Within limit of grading |
| 325 | Ginkgo | 5 | No | 3 | Moderate | Sinuous trunk; fair form; dense crown; 3' off curb. | $ 750 | Remove | Within limit of grading |
| 326 | Coast redwood | 9 | Yes | 4 | Moderate | Upright; full crown; 7' off curb. | $ 1,350 | Remove | Within limit of grading |
| 327 | Coast redwood | 9 | Yes | 4 | Moderate | Upright; full crown; 7' off curb; slight lean north. | $ 1,150 | Remove | Within limit of grading |
| 328 | Ginkgo | 5 | No | 3 | Moderate | Slight lean north; dense crown; topped at 10'; 4' off walkway. | $ 750 | Remove | Within limit of grading |
| 329 | Coast redwood | 9 | Yes | 4 | Moderate | Upright; full crown; 6' off curb. | $ 1,350 | Remove | Within limit of grading |
| 330 | Coast redwood | 10 | Yes | 4 | Moderate | Upright; full crown; 6' off curb. | $ 1,350 | Remove | Within limit of grading |
| 331 | Ginkgo | 5 | No | 3 | Moderate | Multiple attachments at 5'; fair form; dense crown; 4' off curb. | $ 750 | Remove | Within limit of grading |
| 332 | Italian cypress | 7 | Yes | 4 | High | Upright; full crown; 3' off curb; in 4'well. | $ 1,050 | Remove | Within limit of grading |
| 333 | European hornbeam | 5 | No | 4 | Moderate | Good structure and form; full crown; 4' off sidewalk. | $ 800 | Remove | Within limit of grading |
| 334 | European hornbeam | 5 | No | 3 | Moderate | Good structure and form; full crown; 4' off sidewalk; ADA parking sign 1' from trunk. | $ 650 | Remove | Within limit of grading |
| 335 | Olive | 8 | Yes | 3 | Moderate | Codominant trunk at base; fair form; topped at 12'. | $ 750 | Remove | Within limit of grading |
| 336 | Olive | 7 | Yes | 3 | Moderate | Codominant trunk at base; fair form; topped at 8'; 3' off sidewalk. | $ 600 | Remove | Within limit of grading |
| 337 | Olive | 5 | No | 3 | Moderate | Codominant trunk at 1'; fair form; topped at 8'; 3' off sidewalk. | $ 500 | Remove | Within limit of grading |
| 338 | Olive | 6 | Yes | 3 | Moderate | Codominant trunk at 1'; fair form; topped at 8'; 4' off curb. | $ 700 | Remove | Within limit of grading |
| 339 | Olive | 7 | Yes | 3 | Moderate | Codominant trunk at 13; fair form; topped at 8'; 6' off sidewalk. | $ 800 | Remove | Within limit of grading |
| 340 | European hornbeam | 8 | Yes | 4 | Moderate | Codominant trunk at 7'; good form; full crown; 4' off sewer drain. | $ 2,100 | Remove | Within limit of grading |
| 341 | European hornbeam | 10 | Yes | 4 | Moderate | Multiple attachments at 6'; full, wide crown; good form. | $ 3,150 | Remove | Within limit of grading |
| 342 | European hornbeam | 8 | Yes | 3 | Moderate | Previously topped at 12'; fair form; fill crown. | $ 1,750 | Remove | Within limit of grading |
| 343 | European hornbeam | 8 | Yes | 3 | Moderate | Multiple attachments at 6'; fair form; full crown; 6' off sidewalk. | $ 850 | Remove | Within limit of grading |
| 344 | Cork oak | 4 | No | 2 | Low | Previously topped at 10'; poor form; small crown; in 4' well. | $ 400 | Remove | Within limit of grading |
| 345 | European hornbeam | 7 | Yes | 3 | Moderate | Multiple attachments at 6'; fair form; full crown; 6' off sidewalk. | $ 1,250 | Remove | Within limit of grading |
| 346 | European hornbeam | 6 | Yes | 3 | Moderate | Multiple attachments at 6'; fair form; full crown; 6' off sidewalk. | $ 850 | Remove | Within limit of grading |
| 347 | Italian cypress | 4 | No | 3 | Low | Upright form; leans northeast; lower half deer browsed. | $ 450 | Remove | Within limit of grading |
| 348 | Italian cypress | 7 | Yes | 4 | Moderate | Upright form; full crown. | $ 1,200 | Remove | Within limit of grading |
| 349 | Italian cypress | 6 | Yes | 3 | Low | Dead spiral; upright; 6' off bldg. | $ 700 | Remove | Within limit of grading |
| 350 | European hornbeam | 5 | No | 4 | Moderate | Good form; full crown; 8' off bldg. | $ 950 | Remove | Within limit of grading |
| 351 | European hornbeam | 6 | Yes | 4 | Moderate | Fair form; thin crown; 8' off bldg.; rounded over. | $ 1,250 | Remove | Within limit of grading |
| 352 | Coast live oak | 10 | Heritage | 4 | High | Codominant trunk at 10'; good structure and form; twig dieback. | $ 1,950 | Remove | Within limit of grading |
| 353 | Coast live oak | 9 | Yes | 2 | Low | Severe dieback; fair form; cankers around base. | $ 900 | Remove | Within limit of grading |
| 354 | European hornbeam | 6 | Yes | 3 | Moderate | Multiple attachments at 4'; upright form; 7' off sidewalk. | $ 950 | Remove | Within limit of grading |
| 355 | Olive | 12 | Yes | 3 | Moderate | Full, round crown; 3 stem at base; fair form. | $ 2,000 | Remove | Within limit of grading |
| 356 | Olive | 8 | Yes | 3 | Moderate | Full, round crown; 3 stem at base; fair form. | $ 1,000 | Remove | Within limit of grading |
| 357 | Olive | 11 | Yes | 3 | Moderate | Multiple attachments at base; fair form; round crown. | $ 1,200 | Remove | Within limit of grading |
| 358 | Olive | 5 | No | 2 | Low | Heavy lean south; heaving at base; small crown; in 5x5' tree well. | $ 300 | Remove | Within limit of grading |
| 359 | Olive | 5 | No | 3 | Moderate | Codominant trunk at base; fair form; small crown; in 5x5' tree well. | $ 400 | Remove | Within limit of grading |
| 360 | Olive | 5 | No | 3 | Moderate | Codominant trunk at base; fair form; small crown; in 5x5' tree well. | $ 400 | Remove | Within limit of grading |
| 361 | Olive | 5 | No | 3 | Moderate | Codominant trunk at base; fair form; small crown; in 5x5' tree well. | $ 400 | Remove | Within limit of grading |
| 362 | Olive | 5 | No | 3 | Moderate | Codominant trunk at 3'; fair form; small crown; in 5x5' tree well. | $ 400 | Remove | Within limit of grading |
| 363 | Olive | 6 | Yes | 3 | Moderate | Codominant trunk at base; fair form; small crown; in 5x5' tree well. | $ 650 | Remove | Within limit of grading |
| 364 | Italian cypress | 7 | Yes | 4 | High | Upright; good form; full crown; 3' off building. | $ 900 | Remove | Within limit of grading |
| 365 | Italian cypress | 7 | Yes | 3 | Moderate | Upright; good form; full crown; 3' off building. | $ 800 | Remove | Within limit of grading |
| 366 | Italian cypress | 5 | No | 4 | Moderate | Upright; good form; full crown; 3' off building. | $ 650 | Remove | Within limit of grading |
| 367 | Italian cypress | 4 | No | 4 | Moderate | Upright; good form; full crown; 3' off building. | $ 400 | Remove | Within limit of grading |
| 368 | Cork oak | 6 | Yes | 3 | Moderate | Codominant trunk at 7'; fair form; small crown; in 8' well. | $ 700 | Remove | Within limit of grading |
| 369 | Cork oak | 5 | No | 3 | Moderate | Codominant trunk at 7'; fair form; small crown; in 8' well. | $ 650 | Remove | Within limit of grading |
| 370 | European hornbeam | 4 | No | 3 | Moderate | Codominant trunk at 8'; upright; fair form. | $ 550 | Remove | Within limit of grading |
| 371 | Italian cypress | 5 | No | 4 | Moderate | Upright; good form; full crown; 3' off building. | $ 550 | Remove | Within limit of grading |
| 372 | Olive | 5 | No | 3 | Moderate | Codominant trunk at 1'; upright; fair form. | $ 450 | Remove | Within limit of grading |
| 373 | Olive | 5 | No | 2 | Low | Small crown; poor form; codominant trunk at base. | $ 350 | Remove | Within limit of grading |
| 374 | Olive | 6 | Yes | 3 | Moderate | Codominant trunk at 1'; round crown; fair form. | $ 550 | Remove | Within limit of grading |
| 375 | Olive | 6 | Yes | 3 | Moderate | Codominant trunk at 1'; round crown; fair form. | $ 650 | Remove | Within limit of grading |
| 376 | Italian cypress | 5 | No | 4 | High | Upright form; full crown; 3' off building. | $ 500 | Remove | Within limit of grading |
| 377 | Cork oak | 6 | Yes | 3 | Low | Codominant trunk at 7'; poor form; small crown. | $ 1,100 | Remove | Within limit of grading |
| 378 | Italian cypress | 5 | No | 4 | High | Upright form; full crown; 3' off building. | $ 700 | Remove | Within limit of grading |
| 379 | Italian cypress | 5 | No | 4 | High | Upright form; full crown; 3' off building. | $ 700 | Remove | Within limit of grading |
| 380 | Italian cypress | 6 | Yes | 4 | Moderate | Upright form; full crown; 3' off building. | $ 950 | Remove | Within limit of grading |
| 381 | European hornbeam | 5 | No | 3 | Moderate | Upright form; full crown; 5' off building. | $ 750 | Remove | Within limit of grading |
| 382 | Italian cypress | 5 | No | 4 | High | Upright form; full crown; 4' off building. | $ 650 | Remove | Within limit of grading |
| 383 | Coast live oak | 16 | Heritage | 4 | High | Codominant trunk at 7'; good form; slight lean northeast. | $ 2,400 | Remove | Within limit of grading |
| 384 | Coast live oak | 16 | Heritage | 4 | Moderate | Codominant trunk at 8'; good form; slight lean southeast. | $ 4,650 | Remove | Within limit of grading |
| 385 | California bay | 18 | Heritage | 3 | Low | Codominant trunk at 5'; previously topped at 12'; crown of epicormics; decay in topped branches. | $ 8,150 | Remove | Within limit of grading |
| 386 | Coast live oak | 18 | Heritage | 4 | Moderate | Codominant trunk at 5'; leans south; fair form; 8' off deck. | $ 3,000 | Remove | Within limit of grading |
| 387 | Coast redwood | 13 | Yes | 4 | Moderate | In deck; upright; twig dieback. | $ 1,350 | Remove | Within limit of grading |
| 388 | Cork oak | 6 | Yes | 3 | Moderate | Codominant trunk at 8'; fair form; small crown; in 4' wide well. | $ 600 | Remove | Within limit of grading |
| 389 | European hornbeam | 6 | Yes | 3 | Low | One-sided East; 3' off building; poor form. | $ 600 | Remove | Within limit of grading |
| 390 | Cork oak | 11 | Heritage | 3 | Moderate | Leans north; multiple attachments at 5'; canker on trunk; surface roots. | $ 1,450 | Remove | Within limit of grading |
| 391 | European hornbeam | 4 | No | 3 | Low | One-sided East; 3' off building; poor form. | $ 400 | Remove | Within limit of grading |
| 392 | Cork oak | 4 | No | 3 | Low | Small crown; poor form; staked. | $ 350 | Remove | Within limit of grading |
| 393 | Olive | 6 | Yes | 3 | Moderate | Multiple attachments at base; fair form; small crown. | $ 400 | Remove | Within limit of grading |
| 394 | Olive | 4 | No | 3 | Low | Small crown; poor form; staked. | $ 300 | Remove | Within limit of grading |
| 395 | Cork oak | 6 | Yes | 3 | Moderate | Multiple attachments at 5'; fair form; small crown. | $ 700 | Remove | Within limit of grading |
| 396 | Cork oak | 8 | Yes | 3 | Moderate | Multiple attachments at 8'; fair form; round crown. | $ 1,100 | Remove | Within limit of grading |
| 397 | Cork oak | 8 | Yes | 3 | Moderate | Multiple attachments at 8'; fair form; round crown. | $ 1,100 | Remove | Within limit of grading |
| 398 | Cork oak | 9 | Yes | 3 | Moderate | Codominant trunks at 6'; fair form; 6' off walkway. | $ 1,350 | Remove | Within limit of grading |
| 399 | Cork oak | 8 | Yes | 3 | Moderate | Codominant trunks at 6'; fair form; 6' off curb. | $ 850 | Remove | Within limit of grading |
| 400 | Cork oak | 5 | No | 3 | Low | High, small crown; round form; in shrubs. | $ 450 | Remove | Within limit of grading |
| 401 | Cork oak | 4 | No | 3 | Low | High, small crown; round form; in shrubs. | $ 350 | Remove | Within limit of grading |
| 402 | Cork oak | 5 | No | 3 | Low | High, small crown; round form; in shrubs. | $ 450 | Remove | Within limit of grading |
| 403 | Cork oak | 4 | No | 3 | Low | High, small crown; round form; in shrubs; leans northeast. | $ 350 | Remove | Within limit of grading |
| 404 | Cork oak | 4 | No | 3 | Low | High, small crown; round form; in shrubs; sinuous trunk. | $ 350 | Remove | Within limit of grading |
| 405 | Coast live oak | 14 | Heritage | 5 | High | Codominant at 4'; dense vigorous crown. | $ 2,400 | Preserve | Outside limit of grading |
| 406 | Coast live oak | 6 | Yes | 2 | Low | One sided; suppressed under tree 405. | $ 350 | Preserve | Outside limit of grading |
| 407 | Silver wattle acacia | 9 | Yes | 3 | Low | Multiple stems at base; volunteer; one sided crown; vigorous growth. | $ 450 | Remove | Within limit of grading |
| 408 | Silver wattle acacia | 12 | Yes | 3 | Low | Codominant stems at 6" with seam; vigorous growth. | $ 700 | Remove | Within limit of grading |
| 409 | Silver wattle acacia | 8 | Yes | 3 | Low | Codominant at 6"; crowded; volunteer; vigorous growth. | $ 400 | Preserve | Outside limit of grading |
| 410 | Silver wattle acacia | 11 | Yes | 2 | Low | Codominant at 6" with 1' seam; trunk leans E; volunteer; dense crown. | $ 450 | Remove | Within limit of grading |
| 411 | Monterey pine | 11 | Yes | 3 | Low | Topped; weak attachments; vigorous new growth. | $ 600 | Remove | Within limit of grading |
| 412 | Silver wattle acacia | 12 | Yes | 2 | Low | Multiple stems at base; west stems cross and rub at 3'; volunteer; vigorous crown. | $ 500 | Remove | Within limit of grading |
| 413 | Coast live oak | 16 | Heritage | 4 | High | Fence embedded in trunk; multiple attachments at 5'; dense round crown. | $ 2,400 | Preserve | Outside limit of grading |
| 414 | Eastern redbud | 4 | No | 3 | Moderate | Corrected trunk lean; multiple attachment at 5'; crossing branches; round crown. | $ 500 | Remove | Within limit of grading |
| 415 | Red ironbark | 14 | Yes | 3 | Low | Multiple narrow sterns at base with 1' seam; fence embedded in trunk; small branch dieback. | $ 2,250 | Remove | Within limit of grading |
| 416 | Blackwood acacia | 4 | No | 3 | Low | Volunteer; dense crown. | $ 300 | Remove | Within limit of grading |
| 417 | Coast live oak | 7 | Yes | 5 | High | Multiple attachments at 7'; crown slightly heavy W; dense crown. | $ 950 | Remove | Within limit of grading |
| 418 | Coast live oak | 6 | Yes | 3 | Low | Trunk leans S; crown heavy S; vigorous growth. | $ 500 | Remove | Within limit of grading |
| 419 | Coast live oak | 8 | Yes | 4 | High | Corrected trunk lean S; dense round crown. | $ 1,300 | Remove | Within limit of grading |
| 420 | Coast live oak | 9 | Yes | 4 | High | Multiple attachments at 6'; slightly thin crown; vigorous new growth. | $ 1,150 | Remove | Within limit of grading |
| 421 | Coast live oak | 6 | Yes | 3 | Low | Trunk embedded through center of trunk; crowded; dense crown. | $ 500 | Remove | Within limit of grading |
| 422 | Coast live oak | 5 | No | 2 | Low | Trunk goes through fence; fence embedded; one sided; crowded. | $ 300 | Remove | Within limit of grading |
| 423 | Blackwood acacia | 14 | Yes | 3 | Low | Multiple stems at base with seam; dense vigorous crown; fence embedded. | $ 1,800 | Remove | Within limit of grading |
| 424 | Blackwood acacia | 8 | Yes | 2 | Low | Stump sprout; crowded; embedded in fence. | $ 350 | Remove | Within limit of grading |
| 425 | Blackwood acacia | 5 | No | 2 | Low | Tagged on fence; volunteer; crowded; high crown. | $ 250 | Remove | Within limit of grading |
| 426 | Blackwood acacia | 10 | Yes | 3 | Low | Multiple stems at base; volunteer; crowded; vigorous crown. | $ 600 | Remove | Within limit of grading |
| 427 | Blackwood acacia | 8 | Yes | 3 | Low | Multiple stems at base; volunteer; crowded; vigorous crown. | $ 450 | Remove | Within limit of grading |
| 428 | Coast live oak | 5 | No | 2 | Low | Trunk leans W; grows through fence; fence embedded; vigorous new growth. | $ 300 | Remove | Within limit of grading |
| 429 | Coast live oak | 7 | Yes | 2 | Low | Codominant at 4'; crowded; crown heavy W; fence embedded in trunk; vigorous new growth. | $ 400 | Remove | Within limit of grading |
| 430 | Blackwood acacia | 8 | Yes | 4 | Moderate | Crowded; dense vigorous crown. | $ 750 | Remove | Within limit of grading |
| 431 | Coast live oak | 9 | Yes | 4 | High | Corrected trunk lean S; slightly thin round crown. | $ 900 | Remove | Within limit of grading |
| 432 | Coast live oak | 8 | Yes | 3 | High | One sided W; corrected trunk lean S; slightly thin crown. | $ 600 | Remove | Within limit of grading |
| 433 | Blackwood acacia | 7 | Yes | 3 | Low | One sided crown E; crowded; vigorous growth. | $ 500 | Remove | Within limit of grading |
| 434 | Blackwood acacia | 8 | Yes | 2 | Low | Fence embedded in trunk; 3' dead branches N & W; crowded thin crown. | $ 450 | Remove | Within limit of grading |
| 435 | Coast live oak | 17 | Heritage | 3 | Moderate | Fence embedded in trunk; multiple stems at 2' with seam; crowded; vigorous growth. | $ 2,000 | Remove | Within limit of grading |
| 436 | Lemon-scented gum | 9 | Yes | 3 | Low | Trunk leans S; crowded; thin high crown. | $ 1,100 | Remove | Within limit of grading |
| 437 | Lemon-scented gum | 10 | Yes | 3 | Moderate | Crowded; high crown; slightly thin crown. | $ 600 | Remove | Within limit of grading |
| 438 | Lemon-scented gum | 10 | Yes | 3 | Low | Crowded; one sided crown W; high crown. | $ 1,350 | Remove | Within limit of grading |
| 439 | Lemon-scented gum | 12 | Yes | 3 | Low | Crowded; trunk 6" from 438; high crown; one sided E. | $ 1,800 | Remove | Within limit of grading |
| 440 | Blackwood acacia | 7 | Yes | 3 | Low | Trunk leans N; volunteer; one sided crown N; dense vigorous growth. | $ 500 | Remove | Within limit of grading |
| 441 | Blackwood acacia | 5 | No | 3 | Low | Volunteer; crowded; vigorous crown. | $ 350 | Remove | Within limit of grading |
| 442 | Blackwood acacia | 6 | Yes | 3 | Low | Multiple stems at base; volunteer; crowded; dense crown. | $ 400 | Remove | Within limit of grading |
| 443 | Blackwood acacia | 9 | Yes | 2 | Low | Multiple stems at base; volunteer; crowded; vigorous crown. | $ 500 | Remove | Within limit of grading |
| 444 | Blackwood acacia | 12 | Yes | 1 | Low | All but dead. | $ 400 | Remove | Within limit of grading |
| 445 | Coast live oak | 6 | Yes | 2 | Low | Fence embedded in trunk; branches cross at 7'; crowded; one sided crown E. | $ 350 | Remove | Within limit of grading |
| 446 | Coast live oak | 5 | No | 3 | Moderate | Crowded; crown one sided E; wood rat nest. | $ 350 | Remove | Within limit of grading |
| 447 | Blackwood acacia | 8 | Yes | 1 | Low | Multiple stems at base; volunteer; little live foliage. | $ 300 | Remove | Within limit of grading |
| 448 | Lemon-scented gum | 8 | Yes | 4 | High | High vigorous crown; crowded. | $ 1,200 | Remove | Within limit of grading |

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Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

SHEET TITLE
**TREE ASSESSMENT SCHEDULE**

SHEET NO.
**L4.04**

## Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

| Tree No. | Species | Trunk Diameter (in.) | Protected Tree? | Condition 1=poor 5=excellent | Suitability for Preservation | Comments | Estimated Value | Disposition | Disposition Comments |
|---|---|---|---|---|---|---|---|---|---|
| 449 | Coast live oak | 16 | Heritage | 5 | High | Codominant at 5' with seam; dense vigorous round crown; crowded. | $ 3,050 | Remove | Within limit of grading |
| 450 | Coast live oak | 24 | Heritage | 4 | High | Heavy lateral branches E; one sided crown E; crowded; dense crown. | $ 5,200 | Remove | Within limit of grading |
| 451 | Coast live oak | 15 | Heritage | 3 | Moderate | Multiple stems at base; trunk leans E; one sided high crown E. | $ 1,600 | Remove | Within limit of grading |
| 452 | California buckeye | 16 | Heritage | 3 | Moderate | Multiple stems at base; suppressed understory tree; high crown. | $ 2,900 | Remove | Within limit of grading |
| 453 | Blackwood acacia | 7 | Yes | 3 | Low | Crowded; dense high crown. | $ 500 | Remove | Within limit of grading |
| 454 | Blackwood acacia | 6 | Yes | 3 | Low | Codominant at 8' with narrow union; crowded; dense high crown. | $ 400 | Remove | Within limit of grading |
| 455 | Blackwood acacia | 7 | Yes | 3 | Low | Multiple stems at base; volunteer; crowded; dense high crown. | $ 500 | Remove | Within limit of grading |
| 456 | Blackwood acacia | 6 | No | 3 | Low | Multiple stems at base with seam; volunteer; crowded; high dense crown. | $ 400 | Remove | Within limit of grading |
| 457 | Blackwood acacia | 7 | Yes | 2 | Low | Codominant at 2' with seam; volunteer; crowded; dense high crown. | $ 400 | Remove | Within limit of grading |
| 458 | Blackwood acacia | 6 | No | 3 | Low | Multiple stems at base; volunteer; crowded; high dense crown. | $ 400 | Remove | Within limit of grading |
| 459 | Blackwood acacia | 9 | Yes | 1 | Low | Little live foliage. | $ 300 | Remove | Within limit of grading |
| 460 | Coast live oak | 16 | Heritage | 3 | Moderate | Trunk leans S; one sided high crown. | $ 1,800 | Remove | Within limit of grading |
| 461 | Blackwood acacia | 5 | No | 2 | Low | Crowded; this high crown. | $ 300 | Remove | Within limit of grading |
| 462 | Blackwood acacia | 15 | Heritage | 1 | Low | Multiple crowded stems at 6" with seam; little live foliage. | $ 500 | Remove | Within limit of grading |
| 463 | Blackwood acacia | 13 | Yes | 2 | Low | Multiple stems at base with 2' seam; thin high crown. | $ 850 | Remove | Within limit of grading |
| 464 | Coast live oak | 13 | Heritage | 4 | High | Good form; high crown. | $ 1,650 | Remove | Within limit of grading |
| 465 | Blackwood acacia | 15 | Heritage | 3 | Moderate | Poor branch structure; crowded; dense vigorous crown. | $ 1,600 | Remove | Within limit of grading |
| 466 | Blackwood acacia | 13 | Yes | 3 | Low | Multiple narrow stems at base; S stems cross; one sided dense crown. | $ 1,250 | Remove | Within limit of grading |
| 467 | Blackwood acacia | 10 | Yes | 3 | Low | Trunk leans S; multiple attachments at 2'; one sided dense crown. | $ 800 | Remove | Within limit of grading |
| 468 | Blackwood acacia | 11 | Yes | 3 | Moderate | Crowded; poor branch structure; dense crown. | $ 950 | Remove | Within limit of grading |
| 469 | Coast live oak | 5 | No | 4 | High | Corrected trunk lean N; dense vigorous crown. | $ 400 | Remove | Within limit of grading |
| 470 | Coast live oak | 4 | No | 3 | Moderate | Trunk decay base to 3' W; trunk leans E; vigorous new growth. | $ 300 | Remove | Within limit of grading |
| 471 | Coast live oak | 4 | No | 4 | High | Crown heavy N; dense crown. | $ 350 | Remove | Within limit of grading |
| 472 | Coast live oak | 19 | Heritage | 4 | High | Good form and structure; slightly thin crown. | $ 3,350 | Remove | Within limit of grading |
| 473 | California buckeye | 11 | Yes | 3 | Moderate | Mid slope; multiple stems with wide attachments at base; understory tree; one sided crown. | $ 1,450 | Remove | Within limit of grading |
| 474 | Blackwood acacia | 5 | No | 4 | Moderate | Crowded; good young tree. | $ 400 | Remove | Within limit of grading |
| 475 | Blackwood acacia | 10 | Yes | 3 | Low | Crowded; dense high crown. | $ 800 | Preserve | Outside limit of grading |
| 476 | Blackwood acacia | 9 | Yes | 2 | Low | Trunk inches from 477; crowded narrow form. | $ 500 | Preserve | Outside limit of grading |
| 477 | Coast live oak | 16 | Heritage | 3 | Moderate | Codominant at base; crowded; high crown. | $ 1,800 | Preserve | Outside limit of grading |
| 478 | Blackwood acacia | 10 | Yes | 2 | Low | Multiple stems at base; volunteer; crowded; high crown. | $ 550 | Remove | Within limit of grading |
| 479 | Coast live oak | 12 | Heritage | 3 | Moderate | Trunk leans E; one sided high crown E; vigorous. | $ 1,100 | Preserve | Outside limit of grading |
| 480 | Blackwood acacia | 5 | No | 2 | Low | Thin crowded form; high sparse crown. | $ 300 | Preserve | Outside limit of grading |
| 481 | Coast live oak | 4 | No | 3 | Moderate | Crowded thin form; high crown. | $ 300 | Remove | Within limit of grading |
| 482 | Coast live oak | 4 | No | 3 | Moderate | Crowded thin form; high crown. | $ 300 | Remove | Within limit of grading |
| 483 | Coast live oak | 7 | Yes | 3 | Moderate | Crowded thin form; high crown. | $ 500 | Remove | Within limit of grading |
| 484 | Coast live oak | 7 | Yes | 3 | Moderate | Crowded; one sided crown S. | $ 500 | Remove | Within limit of grading |
| 485 | Coast live oak | 17 | Heritage | 3 | Moderate | Codominant at 1' with 3' seam; vigorous crown. | $ 2,000 | Remove | Within limit of grading |
| 486 | Coast live oak | 8 | Yes | 3 | Moderate | Fence embedded in branch; crowded understory tree; one sided high crown E. | $ 600 | Remove | Within limit of grading |
| 487 | Coast live oak | 8 | Yes | 3 | Moderate | Crowded; high crown. | $ 600 | Remove | Within limit of grading |
| 488 | Coast live oak | 17 | Heritage | 3 | Moderate | Multiple stems at base; crowded; high crown. | $ 2,000 | Remove | Within limit of grading |
| 489 | Coast live oak | 33 | Heritage | 3 | Moderate | Multiple stems at base; 2 S stems to horizontal; dense vigorous crown. | $ 6,950 | Remove | Within limit of grading |
| 490 | Coast live oak | 30 | Heritage | 4 | High | Fence embedded through center of trunk; good form and structure; high crown. | $ 8,000 | Remove | Within limit of grading |
| 491 | Coast live oak | 26 | Heritage | 3 | Moderate | Codominant at base with 1' seam; trunk embedded in lower trunk; crown heavy E; dense high crown. | $ 4,400 | Remove | Within limit of grading |
| 492 | Coast live oak | 11 | Heritage | 3 | Moderate | Corrected trunk lean N; high vigorous crown. | $ 950 | Remove | Within limit of grading |
| 493 | California buckeye | 4 | No | 2 | Low | Trunk growing through fence; trunk wound S; high crown. | $ 300 | Remove | Within limit of grading |
| 494 | Coast live oak | 4 | No | 5 | High | Good young tree. | $ 400 | Remove | Within limit of grading |
| 495 | Coast live oak | 9 | Yes | 5 | High | Good form and structure; slightly crowded; dense crown. | $ 1,100 | Remove | Within limit of grading |
| 496 | Coast live oak | 11 | Heritage | 2 | Low | Large lower trunk wound W; s-curved trunk; high one sided crown. | $ 650 | Remove | Within limit of grading |
| 497 | Coast live oak | 8 | Yes | 3 | Moderate | Codominant at 6'; thin crowded form; high crown. | $ 600 | Remove | Within limit of grading |
| 498 | Coast live oak | 11 | Heritage | 3 | Moderate | Multiple stems at base; crowded; embedded in fence; high dense crown. | $ 950 | Remove | Within limit of grading |
| 499 | Coast live oak | 6 | Yes | 3 | Moderate | Crowded form; trunk leans E; high dense crown. | $ 400 | Remove | Within limit of grading |
| 500 | Coast live oak | 15 | Heritage | 2 | Low | Embedded in fence; multiple stems at base with 1' seam; high crown. | $ 1,050 | Remove | Within limit of grading |
| 501 | Coast live oak | 6 | No | 3 | Moderate | Multiple stems at base; crowded; high crown. | $ 400 | Remove | Within limit of grading |

## Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

| Tree No. | Species | Trunk Diameter (in.) | Protected Tree? | Condition 1=poor 5=excellent | Suitability for Preservation | Comments | Estimated Value | Disposition | Disposition Comments |
|---|---|---|---|---|---|---|---|---|---|
| 502 | Coast live oak | 6 | No | 2 | Low | Embedded in fence; topped; high crown. | $ 350 | Remove | Within limit of grading |
| 503 | Coast live oak | 8 | Yes | 2 | Low | Heavily pruned from fence; poor structure; high crown. | $ 450 | Remove | Within limit of grading |
| 504 | Coast live oak | 5 | No | 2 | Low | Heavily pruned from fence; embedded in fence; poor structure; high crown. | $ 300 | Remove | Within limit of grading |
| 505 | Coast live oak | 6 | Yes | 2 | Low | Tagged on fence; codominant at 2' with 2' seam; stems cross; high crown. | $ 350 | Remove | Within limit of grading |
| 506 | Coast live oak | 7 | Yes | 2 | Low | Multiple attachments at 3'; heavily pruned off fence; poor form; high crown. | $ 400 | Remove | Within limit of grading |
| 507 | Coast live oak | 9 | Yes | 2 | Low | Heavily pruned from fence; embedded in fence; poor structure; high crown. | $ 500 | Remove | Within limit of grading |
| 508 | Coast live oak | 13 | Heritage | 2 | Low | Multiple fused stems at 3'; poor structure; crowded; high crown. | $ 850 | Remove | Within limit of grading |
| 509 | Coast live oak | 11 | Heritage | 2 | Low | Multiple attachments at 2'; heavily pruned off fence; poor form; high crown. | $ 650 | Remove | Within limit of grading |
| 510 | Coast live oak | 7 | Yes | 2 | Low | Heavily pruned from fence; topped; poor structure; high crown. | $ 400 | Remove | Within limit of grading |
| 511 | Coast live oak | 14 | Heritage | 2 | Low | Heavily pruned from fence; topped; poor structure; high crown. | $ 950 | Preserve | Outside limit of grading |
| 512 | California buckeye | 7 | Yes | 2 | Low | Heavily pruned from fence; topped; poor structure; high crown. | $ 500 | Remove | Within limit of grading |
| 513 | Coast live oak | 17 | Heritage | 3 | Moderate | Multiple attachments at 3'; good form and structure; thin crown; small twig and branch dieback. | $ 2,000 | Remove | Within limit of grading |
| 514 | Coast live oak | 13 | Heritage | 3 | Moderate | Growing through fence; dense vigorous crown. | $ 1,250 | Preserve | Outside limit of grading |
| 515 | Coast live oak | 4 | No | 4 | High | Corrected trunk lean E; vigorous new growth. | $ 400 | Remove | Within limit of grading |
| 516 | Coast live oak | 4 | No | 5 | High | Growing away from building N; good form and structure; dense crown. | $ 450 | Remove | Within limit of grading |
| 517 | Coast live oak | 4 | No | 5 | High | Good young tree. | $ 450 | Preserve | Outside limit of grading |
| 518 | Coast live oak | 4 | No | 5 | High | Growing away from building N; good form and structure; dense crown. | $ 300 | Preserve | Outside limit of grading |
| 519 | Coast live oak | 5 | No | 5 | High | Good young tree. | $ 850 | Preserve | Outside limit of grading |
| 520 | Coast live oak | 28 | Heritage | 4 | High | Multiple attachments at 4'; good form and structure; vigorous new growth. | $ 7,000 | Preserve | Outside limit of grading |
| 521 | Lemon-scented gum | 16 | Yes | 3 | Moderate | Thin form; previous branch failure W; high crown. | $ 3,100 | Preserve | Outside limit of grading |
| 522 | Coast live oak | 16 | Heritage | 3 | Moderate | Codominant at 3'; trunk decay below attachment; vigorous new growth. | $ 1,800 | Preserve | Outside limit of grading |
| 523 | Coast live oak | 17 | Heritage | 4 | Moderate | Multiple attachments at 7'; fungal fruiting bodies at old pruning sites; high crown. | $ 2,700 | Preserve | Outside limit of grading |
| 524 | California buckeye | 12 | Yes | 4 | Moderate | Trunk to horizontal W at 2'; one sided crown W; vigorous. | $ 2,300 | Remove | Within limit of grading |
| 525 | Coast live oak | 16 | Heritage | 2 | Low | 3' Trunk cavity E; crown heavy W; moderate branch dieback. | $ 1,150 | Preserve | Outside limit of grading |
| 526 | Coast live oak | 19 | Heritage | 3 | Moderate | Codominant at ~12'; high crown; small twig and branch dieback. | $ 2,450 | Preserve | Outside limit of grading |
| 527 | Coast live oak | 21 | Heritage | 2 | Low | Trunk decay at old pruning sites; recent branch failure; high crown. | $ 1,850 | Remove | Within limit of grading |
| 528 | Coast live oak | 17 | Heritage | 2 | Low | E stem failed at base; basal decay; W stem vigorous new growth. | $ 1,300 | Remove | Within limit of grading |
| 529 | California bay | 15 | Heritage | 5 | High | Codominant at ~12' with narrow seam; dense vigorous crown; oak 530 growing at base S. | $ 4,450 | Preserve | Outside limit of grading |
| 530 | Coast live oak | 22 | Heritage | 4 | Moderate | Trunk vanity from base to 5' N; solid wound wood; crown heavy S; vigorous. | $ 4,400 | Preserve | Outside limit of grading |
| 531 | Coast live oak | 11 | Heritage | 3 | Moderate | Multiple attachments at 3'; understory tree; crown heavy N; vigorous new growth. | $ 1,200 | Preserve | Outside limit of grading |
| 532 | Coast live oak | 20 | Heritage | 4 | High | Good form and structure; small twig and branch dieback; high vigorous crown. | $ 4,850 | Preserve | Outside limit of grading |
| 533 | California bay | 18 | Heritage | 3 | Low | Codominant at 3'; topped; poorly attached sprouts; vigorous. | $ 4,750 | Preserve | Outside limit of grading |
| 534 | Coast live oak | 13 | Heritage | 4 | High | Codominant at 1'; vigorous round crown. | $ 2,150 | Remove | Within limit of grading |
| 535 | Coast live oak | 17 | Heritage | 4 | High | Corrected trunk lean S; vigorous crown. | $ 3,550 | Remove | Within limit of grading |
| 536 | Coast live oak | 15 | Heritage | 3 | Moderate | Multiple attachments at ~12'; high sparse crown. | $ 3,450 | Remove | Within limit of grading |
| 537 | California buckeye | 12 | Yes | 2 | Low | Topped; poor form and structure; thin crown. | $ 1,400 | Remove | Within limit of grading |
| 538 | Coast live oak | 14 | Heritage | 2 | Low | Trunk leans heavily N; history of branch failure; moderate twig and branch dieback; crown heavy N. | $ 1,150 | Remove | Within limit of grading |
| 539 | California bay | 15 | Heritage | 4 | High | Codominant high in crown; vigorous. | $ 4,600 | Remove | Within limit of grading |
| 540 | Coast live oak | 17 | Heritage | 3 | Moderate | Trunk leans heavily N; high sparse crown. | $ 2,600 | Remove | Within limit of grading |
| 541 | Coast live oak | 16 | Heritage | 5 | High | Vigorous high crown. | $ 4,000 | Remove | Within limit of grading |
| 542 | Coast live oak | 13 | Heritage | 3 | Moderate | Trunk leans heavily N; high sparse crown. | $ 900 | Preserve | Outside limit of grading |
| 543 | Coast live oak | 18 | Heritage | 3 | Moderate | Codominant at ~10'; moderate twig and branch dieback; high crown. | $ 2,900 | Remove | Within limit of grading |
| 544 | Coast live oak | 7 | Yes | 3 | Low | Trunk to horizontal S; suppressed; high crown. | $ 600 | Remove | Within limit of grading |
| 545 | Coast live oak | 10 | Heritage | 3 | Moderate | Trunk leans heavily S; suppressed; high crown S. | $ 1,050 | Remove | Within limit of grading |
| 546 | Coast live oak | 10 | Heritage | 3 | Moderate | Trunk leans E; high sparse crown. | $ 1,050 | Remove | Within limit of grading |
| 548 | Coast live oak | 16 | Heritage | 3 | Moderate | Codominant with bulging seam; crowded; vigorous. | $ 2,300 | Preserve | Outside limit of grading |
| 548 | California bay | 22 | Heritage | 5 | High | Good form and structure; vigorous. | $ 12,400 | Remove | Within limit of grading |

## Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

| Tree No. | Species | Trunk Diameter (in.) | Protected Tree? | Condition 1=poor 5=excellent | Suitability for Preservation | Comments | Estimated Value | Disposition | Disposition Comments |
|---|---|---|---|---|---|---|---|---|---|
| 549 | Coast live oak | 15 | Heritage | 3 | Moderate | Codominant at base; stems lean heavily N; crowded; high crown. | $ 2,050 | Preserve | Outside limit of grading |
| 550 | California bay | 8 | Yes | 3 | Low | Thin sinuous form; crowded; high crown. | $ 1,100 | Preserve | Outside limit of grading |
| 551 | Coast live oak | 15 | Heritage | 3 | Moderate | Codominant at ~10'; crowded; sparse high crown. | $ 2,050 | Preserve | Outside limit of grading |
| 552 | California bay | 14 | Yes | 3 | Moderate | Thin form; crowded; vigorous. | $ 2,950 | Preserve | Outside limit of grading |
| 553 | Coast live oak | 18 | Heritage | 4 | High | Good form and structure; small twig and branch dieback; vigorous round crown. | $ 3,950 | Remove | Within limit of grading |
| 554 | California bay | 11 | Yes | 4 | High | Poorly attached 1-2' trunk sprouts; vigorous. | $ 2,550 | Remove | Within limit of grading |
| 555 | Coast live oak | 11 | Heritage | 3 | Moderate | Trunk leans heavily N; moderate twig and branch dieback; high crown. | $ 1,200 | Preserve | Outside limit of grading |
| 556 | Coast live oak | 14 | Heritage | 3 | Moderate | Crowded; few lateral branches; high crown. | $ 1,800 | Preserve | Outside limit of grading |
| 557 | California bay | 4 | No | 4 | Moderate | Understory tree; vigorous. | $ 500 | Preserve | Outside limit of grading |
| 558 | Coast live oak | 13 | Heritage | 2 | Low | Codominant at ~8'; N stem all but dead; crowded one sided crown S. | $ 1,050 | Preserve | Outside limit of grading |
| 559 | California bay | 13 | Yes | 4 | High | Crown leans slightly N; crowded; vigorous. | $ 3,500 | Preserve | Outside limit of grading |
| 560 | Coast live oak | 25 | Heritage | 4 | High | Mid slope; multiple attachments at ~8'; 2' cavity S; solid wound wood; high crown. | $ 7,450 | Preserve | Outside limit of grading |
| 561 | Blackwood acacia | 5 | No | 3 | Low | Trunk leans heavily N; high vigorous crown. | $ 400 | Remove | Within limit of grading |
| 562 | Blackwood acacia | 5 | No | 3 | Low | Crown leans slightly N; crowded; sparse crown. | $ 350 | Remove | Within limit of grading |
| 563 | Monterey pine | 38 | Heritage | 4 | Moderate | Multiple attachments at ~10'; 4-5" deadwood; vigorous crown. | $ 6,900 | Remove | Within limit of grading |
| 564 | Strawberry tree | 16 | Heritage | 5 | High | Multiple stems at base; dense vigorous crown. | $ 7,150 | Remove | Within limit of grading |
| 565 | Aleppo pine | 18 | Heritage | 3 | Low | Large stem removed N; poor structure; crown heavy S; vigorous. | $ 2,200 | Remove | Within limit of grading |
| 566 | Aleppo pine | 21 | Heritage | 4 | Moderate | Multiple attachments at 3'; crown heavy S; vigorous. | $ 4,050 | Remove | Within limit of grading |
| 567 | Bushy yate | 10 | Yes | 3 | Moderate | Crown heavy W; previous branch failure E; high crown. | $ 1,950 | Remove | Within limit of grading |
| 568 | Bushy yate | 11 | Yes | 3 | Moderate | Multiple stems at base; W stems cross at 3'; one sided crown S. | $ 2,300 | Remove | Within limit of grading |
| 569 | Aleppo pine | 19 | Heritage | 3 | Moderate | Codominant at base; can't see base; upright form and structure; vigorous. | $ 3,950 | Remove | Within limit of grading |
| 570 | Aleppo pine | 19 | Heritage | 3 | Moderate | Multiple stems at 3'; upright form and structure; vigorous. | $ 3,950 | Remove | Within limit of grading |
| 571 | Bushy yate | 12 | Yes | 3 | Moderate | Codominant at base; crossing branches; high crown. | $ 2,700 | Remove | Within limit of grading |
| 572 | Bushy yate | 14 | Yes | 3 | Moderate | Multiple attachments at 2' with included bark; crossing branches; high crown. | $ 4,300 | Remove | Within limit of grading |
| 573 | Bushy yate | 12 | Yes | 3 | Moderate | Multiple stems at base, crossing stems; high crown; slightly crowded. | $ 3,250 | Remove | Within limit of grading |
| 574 | Bushy yate | 16 | Heritage | 3 | Moderate | Codominant at base with a seam; high crown. | $ 4,700 | Remove | Within limit of grading |
| 575 | Aleppo pine | 6 | Yes | 3 | Moderate | Codominant at top; upright form and structure; slightly thin crown. | $ 550 | Remove | Within limit of grading |
| 576 | Aleppo pine | 8 | Yes | 3 | Moderate | Codominant at base; thin sinuous form; crowded; thin crown. | $ 1,000 | Remove | Within limit of grading |
| 577 | Aleppo pine | 15 | Heritage | 4 | High | Multiple attachments at ~10'; good upright form and structure; vigorous. | $ 4,100 | Remove | Within limit of grading |
| 578 | Canary Island pine | 6 | Yes | 4 | High | Good upright form and structure; vigorous; slightly heavy form S. | $ 800 | Remove | Within limit of grading |
| 579 | Aleppo pine | 12 | Yes | 3 | Moderate | Good upright form and structure; thin crown. | $ 1,400 | Remove | Within limit of grading |
| 580 | Aleppo pine | 13 | Yes | 3 | Moderate | Multiple stems at 6"; crown heavy E; slightly thin crown. | $ 1,950 | Remove | Within limit of grading |
| 581 | Aleppo pine | 14 | Yes | 3 | Moderate | Codominant at base with included bark; trunk leans E; one sided crown E. | $ 1,800 | Remove | Within limit of grading |
| 582 | Aleppo pine | 11 | Yes | 3 | Moderate | Codominant at base; suppressed; top leans E. | $ 1,450 | Remove | Within limit of grading |
| 583 | Aleppo pine | 13 | Yes | 3 | Moderate | Multiple attachments at base; wide union; high vigorous crown. | $ 1,600 | Remove | Within limit of grading |
| 584 | Aleppo pine | 12 | Yes | 3 | Moderate | Good upright form and structure; codominant stems at ~8'; vigorous. | $ 1,700 | Remove | Within limit of grading |
| 585 | Aleppo pine | 7 | Yes | 3 | Moderate | One sided crown E; crowded; upright form and structure. | $ 600 | Remove | Within limit of grading |
| 586 | Aleppo pine | 7 | Yes | 2 | Low | Codominant at base; crowded; one sided thin crown E. | $ 450 | Remove | Within limit of grading |
| 587 | Aleppo pine | 7 | Yes | 2 | Low | Crowded; trunk canker ~10'; little live foliage. | $ 450 | Remove | Within limit of grading |
| 588 | Aleppo pine | 12 | Yes | 2 | Low | Suppressed form; top bends to horizontal E; thin crown. | $ 900 | Remove | Within limit of grading |
| 589 | Aleppo pine | 13 | Yes | 3 | Moderate | Codominant at base; crown heavy E; high crown. | $ 1,950 | Preserve | Outside limit of grading |
| 590 | Aleppo pine | 10 | Yes | 2 | Low | S-curve trunk at ~12'; high thin crown. | $ 700 | Preserve | Outside limit of grading |
| 591 | Aleppo pine | 11 | Yes | 3 | Low | Codominant at base; crown heavy E; high crown. | $ 1,200 | Preserve | Outside limit of grading |
| 592 | Aleppo pine | 7 | Yes | 2 | Low | Trunk leans E; thin high crown. | $ 450 | Preserve | Outside limit of grading |
| 593 | Aleppo pine | 10 | Yes | 2 | Low | Multiple attachments at base; high thin crown. | $ 700 | Preserve | Outside limit of grading |
| 594 | Aleppo pine | 10 | Yes | 2 | Low | Codominant at base; trunk cankers W; high crown. | $ 700 | Preserve | Outside limit of grading |
| 595 | Aleppo pine | 12 | Yes | 3 | Moderate | Multiple attachments at 8'; high crown. | $ 1,400 | Preserve | Outside limit of grading |
| 596 | Aleppo pine | 9 | Yes | 2 | Low | Codominant at base; crossing branches in crown; crown heavy E. | $ 600 | Preserve | Outside limit of grading |
| 597 | Aleppo pine | 13 | Yes | 3 | Low | Codominant at 1' with included bark to base; high one sided crown. | $ 1,600 | Preserve | Outside limit of grading |
| 598 | Aleppo pine | 4 | No | 2 | Low | Thin sinuous form; trunk leans S. | $ 250 | Preserve | Outside limit of grading |
| 599 | Koa | 7 | Yes | 3 | Low | Volunteer; multiple stems at base; vigorous. | $ 1,750 | Remove | Within limit of grading |
| 600 | Coast live oak | 7 | Yes | 4 | Moderate | Codominant at 2'; vigorous; narrow form. | $ 1,200 | Preserve | Outside limit of grading |
| 601 | Coast live oak | 7 | Yes | 4 | Moderate | Codominant at 2'; vigorous round crown. | $ 900 | Preserve | Outside limit of grading |

## Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

| Tree No. | Species | Trunk Diameter (in.) | Protected Tree? | Condition 1=poor 5=excellent | Suitability for Preservation | Comments | Estimated Value | Disposition | Disposition Comments |
|---|---|---|---|---|---|---|---|---|---|
| 602 | Aleppo pine | 6 | Yes | 3 | Moderate | Thin form; one sided E; vigorous. | $ 500 | Preserve | Outside limit of grading |
| 603 | Aleppo pine | 15 | Heritage | 3 | Moderate | Codominant at 3'; crown heavy E; vigorous. | $ 2,050 | Preserve | Outside limit of grading |
| 604 | Aleppo pine | 14 | Yes | 3 | Moderate | Trunk leans E; vigorous one sided crown. | $ 2,250 | Preserve | Outside limit of grading |
| 605 | Aleppo pine | 16 | Heritage | 3 | Moderate | Multiple large attachments high in crown; cankers E; dense crown. | $ 4,950 | Preserve | Outside limit of grading |
| 606 | Canary Island pine | 11 | Yes | 5 | High | Good upright form and structure; vigorous. | $ 2,900 | Preserve | Outside limit of grading |
| 607 | Coast live oak | 26 | Heritage | 4 | High | Multiple attachments at ~8'; good structure; slightly thin crown. | $ 11,950 | Preserve | Outside limit of grading |
| 609 | Aleppo pine | 14 | Yes | 4 | High | Multiple attachments high in crown; dense crown. | $ 3,050 | Remove | Within limit of grading |
| 610 | Canary Island pine | 10 | Yes | 5 | High | Good young tree. | $ 1,700 | Remove | Within limit of grading |
| 611 | Coast live oak | 6 | Heritage | 3 | Moderate | Multiple attachments at 4'; crowded; slightly thin crown. | $ 800 | Preserve | Outside limit of grading |
| 612 | Coast live oak | 9 | Yes | 4 | High | Codominant at 5'; vigorous round crown. | $ 1,850 | Preserve | Outside limit of grading |
| 613 | Coast live oak | 12 | Heritage | 3 | Moderate | Multiple attachments at 3'; crown heavy E; vigorous. | $ 2,300 | Preserve | Outside limit of grading |
| 614 | Coast live oak | 6 | Heritage | 3 | Moderate | Trunk leans E; crowded; vigorous. | $ 650 | Preserve | Outside limit of grading |
| 615 | Canary Island pine | 10 | Yes | 4 | High | Upright form and structure; high thin crown. | $ 1,350 | Preserve | Outside limit of grading |
| 616 | Koa | 7 | Yes | 2 | Low | Trunk failed at base; resting on ground E. | $ 800 | Preserve | Outside limit of grading |
| 617 | Canary Island pine | 11 | Yes | 3 | Moderate | Upright form and structure; lower limb dieback; high crown. | $ 1,700 | Preserve | Outside limit of grading |
| 619 | Canary Island pine | 13 | Yes | 3 | Moderate | Upright form and structure; lower limb dieback; high crown. | $ 1,950 | Preserve | Outside limit of grading |
| 620 | Aleppo pine | 15 | Heritage | 3 | Low | Codominant at 4'; trunk leans E; high crown. | $ 2,550 | Preserve | Outside limit of grading |
| 621 | Aleppo pine | 21 | Heritage | 3 | Low | Codominant at 3' with seam; trunk leans E; lower limb dieback; high crown. | $ 3,850 | Preserve | Outside limit of grading |
| 622 | Aleppo pine | 8 | Yes | 3 | Low | Crowded thin form; high crown. | $ 750 | Preserve | Outside limit of grading |
| 623 | Coast live oak | 10 | Heritage | 4 | High | Multiple attachments at 3'; vigorous round crown; crowded. | $ 1,350 | Preserve | Outside limit of grading |
| 624 | Aleppo pine | 26 | Heritage | 3 | Low | Multiple narrow attachments at ~8'; seam with included bark; dense crown. | $ 3,000 | Preserve | Outside limit of grading |
| 625 | Aleppo pine | 6 | Yes | 2 | Low | Suppressed understory tree; trunk curves S; high thin crown. | $ 400 | Preserve | Outside limit of grading |
| 626 | Aleppo pine | 7 | Yes | 3 | Moderate | Upright form and structure; crowded; high crown. | $ 500 | Preserve | Outside limit of grading |
| 627 | Aleppo pine | 8 | Yes | 3 | Moderate | Upright form and structure; crowded; high crown. | $ 600 | Preserve | Outside limit of grading |
| 628 | Coast live oak | 6 | Heritage | 3 | Low | Multiple attachments at 5'; suppressed understory tree. | $ 400 | Preserve | Outside limit of grading |
| 629 | Aleppo pine | 6 | Yes | 3 | Low | Trunk leans E; crowded; thin high crown. | $ 700 | Preserve | Outside limit of grading |
| 630 | Aleppo pine | 5 | No | 4 | High | Sinuous form; vigorous. | $ 400 | Preserve | Outside limit of grading |
| 631 | Aleppo pine | 7 | Yes | 2 | Low | Trunk leans E; trunk cankers; thin high crown. | $ 300 | Preserve | Outside limit of grading |
| 632 | Aleppo pine | 10 | Yes | 2 | Low | Understory tree; trunk leans E to horizontal; high thin crown. | $ 450 | Preserve | Outside limit of grading |
| 633 | Aleppo pine | 19 | Heritage | 3 | Low | Trunk leans heavily E; dense vigorous crown. | $ 2,450 | Preserve | Outside limit of grading |
| 634 | Monterey pine | 14 | Yes | 3 | Low | Trunk leans E; few scaffold branches W; vigorous. | $ 2,450 | Preserve | Outside limit of grading |
| 635 | Aleppo pine | 39 | Heritage | 4 | High | Codominant at 2' with seam to base; high vigorous crown. | $ 9,000 | Preserve | Outside limit of grading |
| 636 | Coast live oak | 7 | Yes | 3 | Low | At base of 635; crown heavy W; vigorous. | $ 900 | Preserve | Outside limit of grading |
| 637 | Monterey pine | 11 | Yes | 4 | High | Multiple attachments at ~7'; dense vigorous crown. | $ 1,050 | Preserve | Outside limit of grading |
| 638 | Monterey pine | 7 | Yes | 4 | High | Good young tree. | $ 450 | Preserve | Outside limit of grading |
| 639 | Coast live oak | 5 | No | 3 | Low | Suppressed understory tree; trunk leans W; vigorous. | $ 300 | Preserve | Outside limit of grading |
| 640 | Coast live oak | 14 | Heritage | 3 | Moderate | Codominant at ~6'; crowded; vigorous. | $ 1,000 | Preserve | Outside limit of grading |
| 641 | Canyon live oak | 9 | Yes | 3 | Low | Codominant at base; suppressed understory tree; high crown. | $ 1,050 | Preserve | Outside limit of grading |
| 642 | Canyon live oak | 7 | Yes | 3 | Low | Codominant at base; suppressed understory tree; thin crown. | $ 700 | Preserve | Outside limit of grading |
| 643 | Aleppo pine | 14 | Yes | 3 | Low | Crowded; trunk leans E; high crown. | $ 1,400 | Preserve | Outside limit of grading |
| 644 | Aleppo pine | 9 | Yes | 2 | Low | Codominant at 1' with seam; suppressed; trunk leans E; high thin crown. | $ 600 | Preserve | Outside limit of grading |
| 645 | Aleppo pine | 17 | Heritage | 3 | Low | Multiple stems at base; stems lean E; dense high crown. | $ 2,000 | Preserve | Outside limit of grading |
| 647 | Aleppo pine | 5 | No | 1 | Low | Little live foliage. | $ 200 | Preserve | Outside limit of grading |
| 647 | Aleppo pine | 5 | No | 1 | Low | Tension side of base decayed and failed. | $ 200 | Preserve | Outside limit of grading |
| 648 | Aleppo pine | 5 | No | 3 | Moderate | Trunk leans slightly E; crowded; dense vigorous crown. | $ 300 | Preserve | Outside limit of grading |
| 649 | Aleppo pine | 4 | No | 4 | High | Crowded; good young tree. | $ 300 | Preserve | Outside limit of grading |
| 650 | Koa | 4 | No | 3 | Low | Trunk leans E; shaded behind building; high crown. | $ 300 | Preserve | Outside limit of grading |
| 651 | Koa | 4 | No | 1 | Low | Trunk leans N; shaded by building; little live foliage. | $ 200 | Preserve | Outside limit of grading |
| 652 | Aleppo pine | 4 | No | 3 | Low | One sided E; vigorous. | $ 300 | Preserve | Outside limit of grading |
| 653 | Aleppo pine | 13 | Yes | 3 | Moderate | Crowded; one sided E; dense vigorous crown. | $ 1,250 | Preserve | Outside limit of grading |
| 654 | Aleppo pine | 5 | No | 2 | Low | Suppressed understory tree; little live foliage. | $ 300 | Preserve | Outside limit of grading |
| 655 | Aleppo pine | 6 | Yes | 3 | Low | Upright form; one sided E; sparse crown. | $ 400 | Preserve | Outside limit of grading |
| 656 | Aleppo pine | 8 | Yes | 2 | Low | Codominant at base; narrow union; suppressed; sparse crown. | $ 450 | Preserve | Outside limit of grading |
| 657 | Aleppo pine | 7 | Yes | 3 | Moderate | Upright form; one sided E; high crown. | $ 500 | Preserve | Outside limit of grading |
| 658 | Aleppo pine | 7 | Yes | 3 | Moderate | Crowded; one sided crown E. | $ 500 | Preserve | Outside limit of grading |
| 659 | Coast live oak | 9 | Yes | 3 | Low | Codominant stems at 5'; stems lean E to horizontal; high crown. | $ 700 | Preserve | Outside limit of grading |
| 660 | Coast live oak | 8 | Yes | 3 | Moderate | Upright form; crowded; vigorous. | $ 600 | Preserve | Outside limit of grading |
| 661 | Coast live oak | 14 | Heritage | 3 | Moderate | E stem to horizontal; one sided E; vigorous. | $ 1,800 | Preserve | Outside limit of grading |

## Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

| Tree No. | Species | Trunk Diameter (in.) | Protected Tree? | Condition 1=poor 5=excellent | Suitability for Preservation | Comments | Estimated Value | Disposition | Disposition Comments |
|---|---|---|---|---|---|---|---|---|---|
| 662 | Coast live oak | 18 | Heritage | 4 | High | Codominant at 1'; crown heavy W; vigorous. | $ 2,050 | Preserve | Outside limit of grading |
| 663 | Coast live oak | 5 | No | 2 | Low | Suppressed understory tree; high crown. | $ 250 | Preserve | Outside limit of grading |
| 664 | Coast live oak | 8 | Yes | 3 | Moderate | Multiple attachments at 5'; one sided crown E; high vigorous crown. | $ 450 | Preserve | Outside limit of grading |
| 665 | Aleppo pine | 7 | Yes | 3 | Moderate | Crowded; crown leans W; vigorous. | $ 700 | Preserve | Outside limit of grading |
| 666 | Coast live oak | 13 | Heritage | 4 | High | Multiple attachments at 5'; dense round crown. | $ 2,650 | Preserve | Outside limit of grading |
| 667 | Coast live oak | 7 | Yes | 3 | Moderate | Codominant at base with 1' seam; vigorous crown. | $ 500 | Preserve | Outside limit of grading |
| 668 | Coast live oak | 7 | Yes | 3 | Moderate | Codominant at 3'; crowded; interior twig dieback; vigorous. | $ 500 | Preserve | Outside limit of grading |
| 669 | Coast live oak | 14 | Heritage | 3 | Moderate | Multiple attachments at 3'; crowded form; crossing branches; high vigorous crown. | $ 1,400 | Preserve | Outside limit of grading |
| 670 | Canyon live oak | 5 | No | 3 | Moderate | Crowded; one sided E; vigorous. | $ 450 | Preserve | Outside limit of grading |
| 671 | Aleppo pine | 10 | Yes | 3 | Moderate | High one sided crown; vigorous. | $ 800 | Preserve | Outside limit of grading |
| 672 | Aleppo pine | 8 | Yes | 2 | Low | Trunk leans E; sparse one sided crown. | $ 350 | Preserve | Outside limit of grading |
| 673 | Aleppo pine | 10 | Yes | 2 | Low | Codominant at 6"; crowded; high sparse crown. | $ 450 | Preserve | Outside limit of grading |
| 674 | Aleppo pine | 5 | No | 3 | Low | Crowded; high sparse crown. | $ 300 | Preserve | Outside limit of grading |
| 675 | Aleppo pine | 5 | No | 2 | Low | Crowded; high sparse crown. | $ 250 | Preserve | Outside limit of grading |
| 677 | Aleppo pine | 4 | No | 2 | Low | Crowded; high sparse crown. | $ 250 | Preserve | Outside limit of grading |
| 677 | Aleppo pine | 8 | Yes | 2 | Low | Crowded; high sparse crown. | $ 350 | Preserve | Outside limit of grading |
| 678 | Aleppo pine | 12 | Yes | 2 | Low | Codominant high in crown; crowded; high sparse crown. | $ 550 | Preserve | Outside limit of grading |
| 679 | Aleppo pine | 6 | Yes | 2 | Low | Crowded; high sparse crown. | $ 300 | Preserve | Outside limit of grading |
| 680 | Aleppo pine | 8 | Yes | 2 | Low | Crowded; high sparse crown. | $ 350 | Preserve | Outside limit of grading |
| 681 | Aleppo pine | 8 | Yes | 2 | Low | Crowded; high sparse crown. | $ 450 | Preserve | Outside limit of grading |
| 682 | Aleppo pine | 7 | Yes | 3 | Low | Shaded by building; high sparse crown. | $ 500 | Preserve | Outside limit of grading |
| 683 | Aleppo pine | 4 | No | 3 | Low | Shaded by building; high sparse crown. | $ 300 | Preserve | Outside limit of grading |
| 684 | Aleppo pine | 5 | No | 3 | Low | Shaded by building; high sparse crown. | $ 350 | Preserve | Outside limit of grading |
| 685 | Aleppo pine | 13 | Yes | 2 | Low | Codominant at base; crowded; high sparse crown. | $ 850 | Preserve | Outside limit of grading |
| 686 | Aleppo pine | 6 | Yes | 2 | Low | Crowded; trunk leans E; high sparse crown. | $ 350 | Preserve | Outside limit of grading |
| 687 | Aleppo pine | 14 | Yes | 2 | Low | Codominant at base; crowded; trunk leans E; high sparse crown. | $ 950 | Preserve | Outside limit of grading |
| 688 | Aleppo pine | 12 | Yes | 3 | Low | Codominant at 8'; trunk leans E; one sided crown E. | $ 1,100 | Preserve | Outside limit of grading |
| 689 | Aleppo pine | 7 | Yes | 2 | Low | Crowded; high sparse crown. | $ 400 | Preserve | Outside limit of grading |
| 690 | Aleppo pine | 13 | Yes | 3 | Moderate | Multiple attachments at base and 2'; high sparse crown; trunk leans E. | $ 1,250 | Preserve | Outside limit of grading |
| 692 | Aleppo pine | 13 | Yes | 3 | Low | Crowded; high sparse crown. | $ 1,250 | Preserve | Outside limit of grading |
| 693 | Aleppo pine | 11 | Yes | 3 | Low | Crowded; high sparse crown. | $ 950 | Preserve | Outside limit of grading |
| 694 | Aleppo pine | 8 | Yes | 2 | Low | Crowded; trunk leans E; high sparse crown. | $ 350 | Preserve | Outside limit of grading |
| 695 | Toyon | 8 | Yes | 2 | Low | Codominant at base & 2'; suppressed understory tree; high crown. | $ 500 | Preserve | Outside limit of grading |
| 696 | Aleppo pine | 11 | Yes | 2 | Low | Crowded; trunk leans E; high sparse crown. | $ 500 | Preserve | Outside limit of grading |
| 697 | Coast live oak | 4 | No | 3 | Low | Suppressed understory tree; high vigorous crown. | $ 250 | Preserve | Outside limit of grading |
| 698 | Canyon live oak | 5 | No | 2 | Low | Codominant at 2'; suppressed understory tree; high crown. | $ 300 | Preserve | Outside limit of grading |
| 699 | Aleppo pine | 4 | No | 1 | Low | Crowded; little live foliage. | $ 200 | Preserve | Outside limit of grading |
| 700 | Aleppo pine | 10 | Yes | 2 | Low | Suppressed understory tree; sparse high crown. | $ 450 | Preserve | Outside limit of grading |
| 701 | Aleppo pine | 4 | No | 2 | Low | Crowded; sparse high crown. | $ 250 | Preserve | Outside limit of grading |
| 702 | Aleppo pine | 8 | Yes | 3 | Low | Crowded; one sided crown E. | $ 450 | Preserve | Outside limit of grading |
| 703 | Canyon live oak | 7 | Yes | 3 | Moderate | Codominant at base; suppressed understory tree; vigorous new growth. | $ 550 | Preserve | Outside limit of grading |
| 704 | Aleppo pine | 15 | Heritage | 3 | Moderate | Crowded; one sided crown E. | $ 1,150 | Preserve | Outside limit of grading |
| 705 | Aleppo pine | 14 | Yes | 1 | Low | Partial root failure; heaving on backside; tree leans E. | $ 450 | Preserve | Outside limit of grading |
| 706 | Aleppo pine | 15 | Heritage | 3 | Moderate | Crowded; dense high crown. | $ 1,600 | Preserve | Outside limit of grading |
| 707 | Coast live oak | 4 | No | 2 | Low | Suppressed understory tree; trunk leans W; high crown. | $ 250 | Preserve | Outside limit of grading |
| 708 | Coast live oak | 13 | Heritage | 3 | Moderate | Crowded; good structure; high crown. | $ 1,250 | Preserve | Outside limit of grading |
| 709 | Canyon live oak | 5 | No | 2 | Low | Growing within crown of adjacent tree; suppressed. | $ 300 | Preserve | Outside limit of grading |
| 710 | Canyon live oak | 7 | Yes | 3 | Moderate | S-curve trunk toward W; dense crown. | $ 900 | Preserve | Outside limit of grading |
| 711 | Coast live oak | 7 | Yes | 4 | High | Trunk leans slightly W; dense vigorous crown. | $ 750 | Preserve | Outside limit of grading |
| 712 | Coast live oak | 17 | Heritage | 4 | High | Codominant at 1'; crowded; dense vigorous crown. | $ 3,550 | Preserve | Outside limit of grading |
| 713 | Coast live oak | 12 | Heritage | 3 | Moderate | Corrected trunk lean E; crowded; high dense crown. | $ 1,400 | Preserve | Outside limit of grading |
| 714 | Aleppo pine | 9 | Yes | 4 | High | Upright form and structure; crowded; dense crown. | $ 1,150 | Preserve | Outside limit of grading |
| 715 | Canyon live oak | 7 | Yes | 3 | Low | Codominant at base; suppressed; high crown. | $ 900 | Preserve | Outside limit of grading |
| 716 | Canyon live oak | 7 | Yes | 3 | Low | Codominant at base; suppressed; high crown. | $ 900 | Preserve | Outside limit of grading |
| 717 | Canyon live oak | 5 | No | 3 | Low | Crowded; upright form; high vigorous crown. | $ 550 | Preserve | Outside limit of grading |
| 718 | Aleppo pine | 15 | Heritage | 2 | Low | Trunk leans E; high one sided crown. | $ 1,050 | Preserve | Outside limit of grading |
| 719 | Aleppo pine | 13 | Yes | 2 | Low | Codominant at base; trunk leans E; one sided dense crown. | $ 850 | Preserve | Outside limit of grading |
| 720 | Aleppo pine | 8 | Yes | 2 | Low | Codominant at base; suppressed; high sparse crown. | $ 450 | Preserve | Outside limit of grading |
| 721 | Monterey pine | 6 | Yes | 4 | High | Good upright form and structure; branch canker; vigorous. | $ 350 | Preserve | Outside limit of grading |
| 722 | Coast live oak | 5 | No | 3 | Low | Crowded; high crown. | $ 300 | Preserve | Outside limit of grading |
| 723 | Coast live oak | 5 | No | 3 | Low | Multiple attachments at 2'; crowded, high crown. | $ 300 | Preserve | Outside limit of grading |
| 724 | Monterey pine | 6 | Yes | 2 | Low | Thin; chlorotic. | $ 250 | Preserve | Outside limit of grading |

## Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

| Tree No. | Species | Trunk Diameter (in.) | Protected Tree? | Condition 1=poor 5=excellent | Suitability for Preservation | Comments | Estimated Value | Disposition | Disposition Comments |
|---|---|---|---|---|---|---|---|---|---|
| 725 | Aleppo pine | 7 | Yes | 3 | Low | Crowded; high crown; vigorous. | $ 400 | Preserve | Outside limit of grading |
| 726 | Coast live oak | 4 | No | 3 | Low | Codominant at 4'; high narrow crown. | $ 250 | Preserve | Outside limit of grading |
| 727 | Coast live oak | 4 | No | 3 | Low | Crowded; thin crown. | $ 250 | Preserve | Outside limit of grading |
| 728 | Coast live oak | 9 | Yes | 3 | Low | Crowded; high crown. | $ 550 | Preserve | Outside limit of grading |
| 729 | Coast live oak | 5 | No | 3 | Low | Codominant at 4'; crowded; high crown. | $ 300 | Preserve | Outside limit of grading |
| 730 | Coast live oak | 5 | No | 3 | Low | Crowded; high crown. | $ 300 | Preserve | Outside limit of grading |
| 731 | Toyon | 7 | Yes | 3 | Low | Multiple whorled attachments at 6'; high crown; vigorous. | $ 550 | Preserve | Outside limit of grading |
| 732 | Coast live oak | 6 | Heritage | 3 | Low | Crowded; high crown. | $ 350 | Preserve | Outside limit of grading |
| 733 | Monterey pine | 16 | Heritage | 3 | Low | Crowded; high crown; lower branch dieback. | $ 1,050 | Preserve | Outside limit of grading |
| 734 | Aleppo pine | 16 | Heritage | 3 | Low | Crowded; one sided high crown. | $ 1,250 | Preserve | Outside limit of grading |
| 735 | Aleppo pine | 8 | Yes | 2 | Low | Suppressed; poor form; little live foliage. | $ 350 | Preserve | Outside limit of grading |
| 736 | Aleppo pine | 11 | Yes | 1 | Low | Little live foliage. | $ 300 | Preserve | Outside limit of grading |
| 737 | Aleppo pine | 5 | No | 2 | Low | Thin sinuous form; high crown. | $ 250 | Preserve | Outside limit of grading |
| 738 | Aleppo pine | 12 | Yes | 3 | Low | Crowded; high crown. | $ 800 | Preserve | Outside limit of grading |
| 739 | Canyon live oak | 13 | Heritage | 2 | Low | Codominant at base; thin. | $ 900 | Preserve | Outside limit of grading |
| 740 | Aleppo pine | 7 | Yes | 2 | Low | Thin sinuous form; high crown. | $ 300 | Preserve | Outside limit of grading |
| 741 | Aleppo pine | 5 | No | 1 | Low | All but dead. | $ 200 | Preserve | Outside limit of grading |
| 742 | Aleppo pine | 12 | Yes | 2 | Low | Crowded; high one sided crown. | $ 550 | Preserve | Outside limit of grading |
| 743 | Aleppo pine | 9 | Yes | 2 | Low | Crowded; high one sided crown. | $ 400 | Preserve | Outside limit of grading |
| 744 | Aleppo pine | 5 | No | 2 | Low | Suppressed; thin sinuous form. | $ 250 | Preserve | Outside limit of grading |
| 745 | Aleppo pine | 7 | Yes | 1 | Low | Suppressed; thin sinuous form; little live foliage. | $ 250 | Preserve | Outside limit of grading |
| 746 | Aleppo pine | 16 | Heritage | 2 | Low | Multiple attachments at ~12'; high crown. | $ 850 | Preserve | Outside limit of grading |
| 747 | Monterey pine | 26 | Heritage | 2 | Low | Multiple attachments at base; this crown; branch dieback. | $ 1,550 | Preserve | Outside limit of grading |
| 751 | Canary Island pine | 6 | Yes | 1 | Low | Dead top; little live foliage. | $ 250 | Preserve | Outside limit of grading |
| 752 | Aleppo pine | 28 | Heritage | 2 | Low | Multiple attachments at 1'; high one sided crown. | $ 2,150 | Preserve | Outside limit of grading |
| 753 | Aleppo pine | 12 | Yes | 3 | Low | One sided crown E; vigorous. | $ 800 | Preserve | Outside limit of grading |
| 754 | Aleppo pine | 7 | Yes | 2 | Low | Sparse one sided crown E. | $ 300 | Preserve | Outside limit of grading |
| 755 | Aleppo pine | 4 | No | 2 | Low | Sparse high crown. | $ 250 | Preserve | Outside limit of grading |
| 756 | Aleppo pine | 9 | Yes | 3 | Low | Crowded; one sided crown E. | $ 550 | Preserve | Outside limit of grading |
| 757 | Aleppo pine | 8 | Yes | 2 | Low | Crowded; high sparse crown. | $ 350 | Preserve | Outside limit of grading |
| 758 | Aleppo pine | 8 | Yes | 2 | Low | Crowded; high sparse crown. | $ 350 | Preserve | Outside limit of grading |
| 759 | Coast live oak | 6 | Heritage | 3 | Low | Crowded; high one sided crown E. | $ 350 | Preserve | Outside limit of grading |
| 760 | Aleppo pine | 8 | Yes | 2 | Low | Trunk leans E; shaded by building; high crown. | $ 350 | Preserve | Outside limit of grading |
| 761 | Aleppo pine | 4 | No | 3 | Low | Crowded; vigorous. | $ 250 | Preserve | Outside limit of grading |
| 762 | Aleppo pine | 5 | No | 3 | Low | Branch cankers; vigorous. | $ 300 | Preserve | Outside limit of grading |
| 763 | Aleppo pine | 6 | Yes | 3 | Moderate | Vigorous; good upright structure. | $ 350 | Preserve | Outside limit of grading |
| 764 | Aleppo pine | 9 | Yes | 3 | Low | S-curve trunk; canker; one sided crown E. | $ 550 | Preserve | Outside limit of grading |
| 765 | Canary Island pine | 7 | Yes | 3 | Moderate | Good upright form and structure; slightly chlorotic; vigorous. | $ 400 | Preserve | Outside limit of grading |
| 766 | Canary Island pine | 7 | Yes | 2 | Low | Crowded; thin sinuous form. | $ 300 | Preserve | Outside limit of grading |
| 767 | Aleppo pine | 16 | Heritage | 2 | Low | Trunk leans E; one sided high crown. | $ 850 | Preserve | Outside limit of grading |
| 768 | Aleppo pine | 12 | Yes | 2 | Low | Crowded; high one sided crown. | $ 550 | Preserve | Outside limit of grading |
| 769 | Canary Island pine | 4 | No | 3 | Low | Crowded; good young tree. | $ 250 | Preserve | Outside limit of grading |
| 770 | Aleppo pine | 18 | Heritage | 2 | Low | Codominant at base; trunk leans E. | $ 1,000 | Preserve | Outside limit of grading |
| 772 | Aleppo pine | 9 | Yes | 2 | Low | Crowded; trunk leans E; high crown. | $ 400 | Preserve | Outside limit of grading |
| 773 | Aleppo pine | 14 | Yes | 2 | Low | Codominant at base; trunk leans heavily E. | $ 700 | Preserve | Outside limit of grading |
| 775 | Aleppo pine | 11 | Yes | 1 | Low | Little live foliage. | $ 300 | Preserve | Outside limit of grading |
| 777 | Aleppo pine | 15 | Heritage | 2 | Low | Multiple stems at base; one sided crown E. | $ 750 | Preserve | Outside limit of grading |
| 779 | Canyon live oak | 5 | No | 3 | Low | Suppressed understory tree; vigorous. | $ 400 | Preserve | Outside limit of grading |
| 780 | Aleppo pine | 11 | Yes | 2 | Low | Trunk leans E; high one sided crown. | $ 500 | Preserve | Outside limit of grading |
| 781 | Aleppo pine | 15 | Heritage | 2 | Low | Crowded; high vigorous crown. | $ 750 | Preserve | Outside limit of grading |
| 782 | Canyon live oak | 8 | Yes | 3 | Low | Multiple attachments at 5'; vigorous. | $ 650 | Preserve | Outside limit of grading |
| 783 | Coast live oak | 5 | No | 2 | Low | Crowded; high crown. | $ 250 | Preserve | Outside limit of grading |
| 784 | Canyon live oak | 4 | No | 2 | Low | Crowded; high crown. | $ 250 | Preserve | Outside limit of grading |
| 785 | Canyon live oak | 6 | Heritage | 2 | Low | Crowded; high crown. | $ 350 | Preserve | Outside limit of grading |
| 786 | Canyon live oak | 4 | No | 2 | Low | Crowded; high crown. | $ 250 | Preserve | Outside limit of grading |
| 787 | Coast live oak | 9 | Yes | 2 | Low | Codominant at 5'; poor structure; vigorous. | $ 400 | Preserve | Outside limit of grading |
| 788 | Canyon live oak | 6 | Heritage | 2 | Low | Crowded; high crown. | $ 350 | Preserve | Outside limit of grading |
| 789 | Canyon live oak | 4 | No | 2 | Low | Crowded; high crown. | $ 250 | Preserve | Outside limit of grading |
| 790 | Canyon live oak | 4 | No | 2 | Low | Codominant at 1'; crowded; high crown. | $ 250 | Preserve | Outside limit of grading |
| 791 | Canyon live oak | 4 | No | 2 | Low | Crowded; high crown. | $ 250 | Preserve | Outside limit of grading |
| 792 | Canyon live oak | 5 | No | 2 | Low | Crowded; high crown. | $ 300 | Preserve | Outside limit of grading |
| 793 | Canyon live oak | 8 | Yes | 3 | Low | Crowded; vigorous. | $ 650 | Preserve | Outside limit of grading |
| 795 | Canyon live oak | 4 | No | 3 | Low | Crowded; vigorous. | $ 300 | Preserve | Outside limit of grading |
| 796 | Coast live oak | 6 | Heritage | 3 | Low | Crowded; vigorous. | $ 350 | Preserve | Outside limit of grading |
| 797 | Coast live oak | 5 | No | 3 | Moderate | Trunk leans slightly W; vigorous dense crown. | $ 350 | Preserve | Outside limit of grading |
| 798 | Coast live oak | 8 | Yes | 3 | Moderate | Codominant at 5'; good form and structure; vigorous. | $ 450 | Preserve | Outside limit of grading |
| 799 | Holly oak | 5 | No | 3 | Moderate | Multiple stems at base; dense vigorous crown. | $ 400 | Preserve | Outside limit of grading |
| 800 | Italian stone pine | 35 | Heritage | 1 | Low | Codominant at 1' with seam; E stem dead. | $ 1,000 | Preserve | Outside limit of grading |
| 801 | Bushy yate | 14 | Yes | 1 | Low | Top dead. | $ 450 | Preserve | Outside limit of grading |

## Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

| Tree No. | Species | Trunk Diameter (in.) | Protected Tree? | Condition 1=poor 5=excellent | Suitability for Preservation | Comments | Estimated Value | Disposition | Disposition Comments |
|---|---|---|---|---|---|---|---|---|---|
| 802 | Coast live oak | 10 | Heritage | 3 | Low | Multiple attachments at 5'; suppressed; crown heavy E. | $ 600 | Preserve | Outside limit of grading |
| 803 | Coast live oak | 7 | Yes | 3 | Moderate | Crowded; good form and structure; vigorous. | $ 400 | Preserve | Outside limit of grading |
| 804 | Coast live oak | 4 | No | 2 | Low | Suppressed understory tree; trunk curves W. | $ 250 | Preserve | Outside limit of grading |
| 805 | Canyon live oak | 6 | Heritage | 2 | Low | Codominant at 1'; crowded; high crown. | $ 350 | Preserve | Outside limit of grading |
| 806 | Coast live oak | 10 | Heritage | 3 | Low | Poor branch structure; crowded; high crown. | $ 600 | Preserve | Outside limit of grading |
| 807 | Aleppo pine | 9 | Yes | 3 | Low | Thin sinuous form; high crown. | $ 550 | Preserve | Outside limit of grading |
| 808 | Aleppo pine | 15 | Heritage | 3 | Low | Crowded; high crown. | $ 1,150 | Preserve | Outside limit of grading |
| 809 | Aleppo pine | 14 | Yes | 3 | Low | Crowded; high crown. | $ 1,000 | Preserve | Outside limit of grading |
| 810 | Monterey pine | 13 | Yes | 2 | Low | Significant branch dieback; sparse crown. | $ 550 | Preserve | Outside limit of grading |
| 811 | Canyon live oak | 4 | No | 2 | Low | Suppressed understory tree. | $ 250 | Preserve | Outside limit of grading |
| 812 | Aleppo pine | 10 | Yes | 2 | Low | Crowded; thin sinuous form; sparse crown. | $ 450 | Preserve | Outside limit of grading |
| 813 | Aleppo pine | 11 | Yes | 2 | Low | Trunk leans E; high crown. | $ 500 | Preserve | Outside limit of grading |
| 814 | Aleppo pine | 16 | Heritage | 2 | Low | Trunk leans E; high crown. | $ 850 | Preserve | Outside limit of grading |
| 815 | Aleppo pine | 7 | Yes | 1 | Low | Suppressed understory tree; sparse crown. | $ 250 | Preserve | Outside limit of grading |
| 816 | Aleppo pine | 12 | Yes | 3 | Low | High sparse one sided crown. | $ 800 | Preserve | Outside limit of grading |
| 817 | Aleppo pine | 17 | Heritage | 1 | Low | Failed at base. | $ 450 | Preserve | Outside limit of grading |
| 818 | Aleppo pine | 4 | No | 2 | Low | Suppressed understory tree; sparse crown. | $ 250 | Preserve | Outside limit of grading |
| 826 | Aleppo pine | 13 | Yes | 2 | Low | Multiple stems at 1'; sparse one sided crown. | $ 600 | Preserve | Outside limit of grading |
| 827 | Aleppo pine | 4 | No | 1 | Low | All but dead. | $ 200 | Preserve | Outside limit of grading |
| 828 | Aleppo pine | 10 | Yes | 2 | Low | Crowded; high sparse one sided crown. | $ 450 | Preserve | Outside limit of grading |
| 829 | Aleppo pine | 6 | Heritage | 2 | Low | Suppressed understory tree; sparse crown. | $ 300 | Preserve | Outside limit of grading |
| 830 | Aleppo pine | 12 | Yes | 2 | Low | Codominant at 4'; narrow union; high one sided crown. | $ 550 | Preserve | Outside limit of grading |
| 831 | Aleppo pine | 11 | Yes | 2 | Low | Codominant at 5' with narrow union; high sparse crown. | $ 500 | Preserve | Outside limit of grading |
| 832 | Aleppo pine | 11 | Yes | 1 | Low | Little live foliage. | $ 300 | Preserve | Outside limit of grading |
| 833 | Toyon | 4 | No | 3 | Moderate | Crowded; vigorous. | $ 300 | Preserve | Outside limit of grading |
| 834 | Aleppo pine | 11 | Yes | 2 | Low | High sparse crown. | $ 500 | Preserve | Outside limit of grading |
| 835 | Aleppo pine | 18 | Heritage | 2 | Low | Suppressed understory tree; top leans heavily E; high crown. | $ 1,000 | Preserve | Outside limit of grading |
| 838 | Aleppo pine | 13 | Yes | 3 | Low | High crown. | $ 900 | Preserve | Outside limit of grading |
| 840 | Monterey pine | 6 | Heritage | 2 | Low | Top leans E; thin sinuous form; high crown. | $ 250 | Preserve | Outside limit of grading |
| 841 | Aleppo pine | 11 | Yes | 2 | Low | Trunk leans heavily E; high crown. | $ 500 | Preserve | Outside limit of grading |
| 843 | Italian stone pine | 9 | Yes | 2 | Low | Crowded; high sparse crown. | $ 350 | Preserve | Outside limit of grading |
| 844 | Italian stone pine | 8 | Yes | 2 | Low | Crowded; high sparse crown. | $ 350 | Preserve | Outside limit of grading |
| 845 | Italian stone pine | 10 | Yes | 2 | Low | Crowded; trunk leans E; high one sided crown. | $ 400 | Preserve | Outside limit of grading |
| 846 | Aleppo pine | 8 | Yes | 2 | Low | Crowded; trunk leans E; high one sided crown. | $ 350 | Preserve | Outside limit of grading |
| 847 | Aleppo pine | 25 | Heritage | 2 | Low | Codominant at base; high one sided crown E. | $ 1,750 | Preserve | Outside limit of grading |

## Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

| Tree No. | Species | Trunk Diameter (in.) | Protected Tree? | Condition 1=poor 5=excellent | Suitability for Preservation | Comments | Estimated Value | Disposition | Disposition Comments |
|---|---|---|---|---|---|---|---|---|---|
| 848 | Italian stone pine | 10 | Yes | 2 | Low | Top curves W; high one sided crown W. | $ 400 | Preserve | Outside limit of grading |
| 849 | Italian stone pine | 12 | Yes | 3 | Low | Crowded; vigorous. | $ 700 | Preserve | Outside limit of grading |
| 850 | Aleppo pine | 14 | Yes | 2 | Low | Codominant at 3'; high crown. | $ 700 | Preserve | Outside limit of grading |
| 851 | Coast live oak | 4 | No | 3 | Moderate | Multiple narrow attachments at 2'; dense vigorous crown. | $ 300 | Preserve | Outside limit of grading |
| 852 | Italian stone pine | 12 | Yes | 3 | Moderate | Crowded; vigorous. | $ 900 | Preserve | Outside limit of grading |
| 853 | Aleppo pine | 9 | Yes | 3 | Low | Codominant at ~10'; trunk leans heavily E; high crown. | $ 700 | Preserve | Outside limit of grading |
| 854 | Aleppo pine | 14 | Yes | 3 | Low | Multiple stems at base; suppressed; sparse crown. | $ 1,400 | Preserve | Outside limit of grading |
| 855 | Aleppo pine | 16 | Heritage | 2 | Low | Trunk leans E; suppressed; one sided crown. | $ 1,150 | Preserve | Outside limit of grading |
| 857 | Aleppo pine | 19 | Heritage | 2 | Low | Codominant high in crown; poor structure; high dense crown. | $ 1,550 | Preserve | Outside limit of grading |
| 859 | Aleppo pine | 10 | Yes | 2 | Low | Crowded; high one sided crown E. | $ 550 | Preserve | Outside limit of grading |
| 860 | Canyon live oak | 5 | No | 3 | Low | Crowded; vigorous. | $ 450 | Preserve | Outside limit of grading |
| 861 | Canyon live oak | 7 | Yes | 3 | Low | Suppressed; trunk leans heavily E. | $ 700 | Preserve | Outside limit of grading |
| 862 | Canyon live oak | 12 | Heritage | 3 | Low | Codominant at 1'; crowded; vigorous. | $ 2,700 | Preserve | Outside limit of grading |
| 863 | Monterey pine | 22 | Heritage | 3 | High | Codominant high in crown; dense vigorous crown. | $ 4,200 | Preserve | Outside limit of grading |
| 864 | Monterey pine | 14 | Yes | 3 | Moderate | S-curve high on trunk; dense slightly one sided crown E. | $ 1,800 | Preserve | Outside limit of grading |
| 865 | Monterey pine | 29 | Heritage | 3 | Moderate | Trunk leans slightly E; dense vigorous crown. | $ 3,000 | Preserve | Outside limit of grading |
| 866 | Monterey pine | 24 | Heritage | 3 | Moderate | S-curve high on trunk; dense slightly one sided crown E. | $ 2,100 | Preserve | Outside limit of grading |
| 867 | Toyon | 12 | Yes | 3 | Low | Crowded; multiple attachments at base; dense crown. | $ 1,300 | Preserve | Outside limit of grading |
| 869 | Canyon live oak | 4 | No | 2 | Low | At base of 868; suppressed. | $ 250 | Preserve | Outside limit of grading |
| 870 | Coast live oak | 4 | No | 3 | Low | Crowded; vigorous. | $ 250 | Preserve | Outside limit of grading |
| 871 | Canyon live oak | 4 | No | 2 | Low | Crowded; suppressed; sparse crown. | $ 250 | Preserve | Outside limit of grading |
| 872 | Aleppo pine | 9 | Yes | 2 | Low | Crowded; top bends E; sparse one sided crown. | $ 400 | Preserve | Outside limit of grading |
| 873 | Monterey pine | 25 | Heritage | 2 | Low | Multiple attachments at 2'; branch dieback; one sided crown. | $ 1,450 | Preserve | Outside limit of grading |
| 874 | Aleppo pine | 15 | Heritage | 2 | Low | Trunk leans E; high one sided crown. | $ 1,050 | Preserve | Outside limit of grading |
| 875 | Canary Island pine | 9 | Yes | 3 | Moderate | Good upright form and structure; slightly one sided crown E. | $ 700 | Preserve | Outside limit of grading |
| 876 | Canary Island pine | 8 | Yes | 3 | Low | Crowded; good upright form and structure; high crown. | $ 600 | Preserve | Outside limit of grading |
| 877 | Canary Island pine | 10 | Yes | 3 | Moderate | Good upright form and structure; dense one sided crown. | $ 800 | Preserve | Outside limit of grading |
| 878 | Canary Island pine | 14 | Yes | 2 | Low | Lost top; weakly attached branches; high crown. | $ 950 | Preserve | Outside limit of grading |
| 879 | Canary Island pine | 12 | Yes | 3 | Moderate | Crowded; good upright form and structure; high crown. | $ 1,100 | Preserve | Outside limit of grading |
| 880 | Canary Island pine | 9 | Yes | 3 | Moderate | Crowded; good upright form and structure; vigorous. | $ 700 | Preserve | Outside limit of grading |

## Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

| Tree No. | Species | Trunk Diameter (in.) | Protected Tree? | Condition 1=poor 5=excellent | Suitability for Preservation | Comments | Estimated Value | Disposition | Disposition Comments |
|---|---|---|---|---|---|---|---|---|---|
| 881 | Canary Island pine | 14 | Yes | 3 | Moderate | Crowded; good upright form and structure; vigorous. | $ 1,400 | Preserve | Outside limit of grading |
| 882 | Canary Island pine | 9 | Yes | 3 | Moderate | Crowded; good upright form and structure; vigorous. | $ 700 | Preserve | Outside limit of grading |
| 883 | Canary Island pine | 10 | Yes | 2 | Low | Multiple narrow attachments at ~8'; high sparse crown. | $ 550 | Preserve | Outside limit of grading |
| 884 | Koa | 4 | No | 2 | Low | Suppress understory tree; sparse crown. | $ 300 | Preserve | Outside limit of grading |
| 885 | Canary Island pine | 14 | Yes | 3 | Moderate | Crowded; good upright form and structure; vigorous. | $ 1,400 | Preserve | Outside limit of grading |
| 886 | Coast live oak | 5 | No | 3 | Low | Suppressed; vigorous. | $ 350 | Preserve | Outside limit of grading |
| 887 | Aleppo pine | 9 | Yes | 1 | Low | Little live foliage. | $ 300 | Preserve | Outside limit of grading |
| 888 | Koa | 9 | Yes | 2 | Low | Poor structure; sparse crown. | $ 700 | Preserve | Outside limit of grading |
| 889 | Aleppo pine | 19 | Heritage | 3 | Low | Multiple large attachments at ~10'; extensive branch galls. | $ 2,450 | Preserve | Outside limit of grading |
| 890 | Aleppo pine | 9 | Yes | 2 | Low | Suppressed; extensive branch galls; sparse crown. | $ 500 | Preserve | Outside limit of grading |
| 891 | Aleppo pine | 9 | Yes | 2 | Low | Suppressed understory tree; sparse crown. | $ 500 | Preserve | Outside limit of grading |
| 892 | Aleppo pine | 16 | Heritage | 2 | Low | Codominant at base; sparse one sided crown. | $ 1,150 | Preserve | Outside limit of grading |
| 893 | Aleppo pine | 9 | Yes | 2 | Low | Crowded; high sparse crown. | $ 500 | Preserve | Outside limit of grading |
| 894 | Aleppo pine | 17 | Heritage | 2 | Low | Codominant at ~10'; high one sided crown. | $ 1,300 | Preserve | Outside limit of grading |
| 895 | Aleppo pine | 10 | Yes | 2 | Low | Crowded; high one sided crown. | $ 550 | Preserve | Outside limit of grading |
| 896 | Aleppo pine | 16 | Heritage | 2 | Low | Crowded; high one sided crown. | $ 1,150 | Preserve | Outside limit of grading |
| 897 | Aleppo pine | 11 | Yes | 2 | Low | Crowded; high one sided crown. | $ 650 | Preserve | Outside limit of grading |
| 898 | Aleppo pine | 9 | Yes | 2 | Low | Crowded; trunk leans E; high sparse crown. | $ 500 | Preserve | Outside limit of grading |
| 899 | Aleppo pine | 9 | Yes | 2 | Low | Crowded; high sparse one sided crown. | $ 500 | Preserve | Outside limit of grading |
| 900 | Aleppo pine | 23 | Heritage | 2 | Low | Codominant at base; high one sided crown. | $ 2,150 | Preserve | Outside limit of grading |
| 901 | Aleppo pine | 23 | Heritage | 2 | Low | Codominant at base; suppressed; top leans E; high crown. | $ 2,150 | Preserve | Outside limit of grading |
| 902 | Aleppo pine | 19 | Heritage | 2 | Low | Codominant at base; crowded; sparse crown. | $ 1,550 | Preserve | Outside limit of grading |
| 903 | Aleppo pine | 7 | Yes | 2 | Low | Suppressed; high sparse one sided crown. | $ 400 | Preserve | Outside limit of grading |
| 904 | Aleppo pine | 28 | Heritage | 2 | Low | Codominant at base; crowded; high sparse crown. | $ 1,150 | Preserve | Outside limit of grading |
| 905 | Koa | 7 | Yes | 3 | Low | Multiple stems at base; inches from wall; dense crown. | $ 1,050 | Remove | Within limit of grading |
| 906 | Coast live oak | 6 | Heritage | 3 | Moderate | Codominant at 1'; dense vigorous crown. | $ 550 | Remove | Within limit of grading |
| 907 | Italian cypress | 4 | No | 2 | Low | Crown dead to ~8'. | $ 300 | Remove | Within limit of grading |
| 908 | Aleppo pine | 22 | Heritage | 3 | Moderate | Multiple attachments high in crown; high dense crown. | $ 5,200 | Remove | Within limit of grading |
| 910 | Aleppo pine | 28 | Heritage | 2 | Low | Codominant at base; high dense crown; significant branch galls. | $ 5,050 | Preserve | Outside limit of grading |
| 911 | Aleppo pine | 17 | Heritage | 3 | Moderate | Multiple attachments high in crown; dense high crown. | $ 1,400 | Preserve | Outside limit of grading |
| 912 | Koa | 7 | Yes | 2 | Low | Little live foliage. | $ 400 | Preserve | Outside limit of grading |
| 914 | Bushy yate | 12 | Yes | 3 | Low | Multiple narrow art at ~8'; profuse root sprouts; top dead; dense crown. | $ 3,250 | Preserve | Outside limit of grading |

## Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

| Tree No. | Species | Trunk Diameter (in.) | Protected Tree? | Condition 1=poor 5=excellent | Suitability for Preservation | Comments | Estimated Value | Disposition | Disposition Comments |
|---|---|---|---|---|---|---|---|---|---|
| 915 | Toyon | 9 | Yes | 3 | Moderate | Codominant at 2'; dense vigorous crown. | $ 1,100 | Preserve | Outside limit of grading |
| 916 | Monterey pine | 12 | Yes | 3 | Low | Trunk leans E; small branch dieback; vigorous. | $ 1,400 | Preserve | Outside limit of grading |
| 917 | Coast live oak | 13 | Heritage | 3 | Moderate | Multiple narrow attachments at 4'; adjacent tree failed and hanging in crown; vigorous. | $ 1,250 | Preserve | Outside limit of grading |
| 918 | Toyon | 6 | Heritage | 3 | Moderate | Crowded; multiple whorled attachments at 4'; dense crown. | $ 900 | Preserve | Outside limit of grading |
| 919 | Coast live oak | 14 | Heritage | 3 | Moderate | Codominant stems fused at 4'; dense vigorous crown. | $ 2,250 | Preserve | Outside limit of grading |
| 923 | Coast live oak | 9 | Yes | 3 | Moderate | Crowded; codominant at 4'; dense vigorous crown. | $ 700 | Preserve | Outside limit of grading |
| 925 | Coast live oak | 5 | No | 2 | Low | No tag; buried below failed trees. | $ 250 | Preserve | Outside limit of grading |
| 927 | Coast live oak | 4 | No | 3 | Moderate | Slightly heavy W; dense vigorous crown. | $ 300 | Preserve | Outside limit of grading |
| 928 | Toyon | 7 | Yes | 3 | Moderate | Trunk leans E; multiple whorled attachments at 4'; dense crown. | $ 750 | Preserve | Outside limit of grading |
| 931 | Aleppo pine | 10 | Yes | 3 | Low | Trunk leans E; high one sided crown. | $ 800 | Preserve | Outside limit of grading |
| 932 | Coast live oak | 6 | Heritage | 2 | Low | Codominant at base; one sided crown; vigorous. | $ 350 | Preserve | Outside limit of grading |
| 933 | Aleppo pine | 5 | No | 5 | High | Good young tree. | $ 650 | Preserve | Outside limit of grading |
| 934 | Coast live oak | 8 | Yes | 4 | High | Multiple attachments at 4'; dense vigorous crown. | $ 1,150 | Preserve | Outside limit of grading |
| 935 | Coast live oak | 5 | No | 2 | Low | Base emerges from slope S; crowded; trunk bows E; one sided crown. | $ 200 | Preserve | Outside limit of grading |
| 936 | Aleppo pine | 8 | Yes | 2 | Low | Codominant at 1'; base pillowing over oak; vigorous. | $ 200 | Preserve | Outside limit of grading |
| 937 | Monterey pine | 20 | Heritage | 2 | Low | Multiple attachments at base; thin form; one sided crown. | $ 1,400 | Preserve | Outside limit of grading |
| 938 | Coast live oak | 4 | No | 2 | Low | Suppressed understory tree; sinuous form; base outside drip line. | $ 200 | Preserve | Outside limit of grading |
| 939 | Coast live oak | 11 | Heritage | 3 | Low | Adjacent to wash; one sided W; vigorous. | $ 700 | Remove | Within limit of grading |
| 940 | Coast live oak | 19 | Heritage | 3 | Low | Codominant at 4'; buried root collar; suppressed; high crown; vigorous new growth. | $ 2,450 | Remove | Within limit of grading |
| 941 | Coast live oak | 18 | Heritage | 3 | Moderate | Multiple attachments at 8'; suppressed; high vigorous crown. | $ 2,200 | Remove | Within limit of grading |
| 942 | Coast live oak | 6 | Heritage | 2 | Low | Crowded; thin sinuous form; high crown. | $ 250 | Remove | Within limit of grading |
| 943 | Silver wattle acacia | 6 | Heritage | 1 | Low | Failed at base; resting in adjacent crown. | $ 200 | Remove | Within limit of grading |
| 944 | Silver wattle acacia | 7 | Yes | 1 | Low | Failed at base; all but dead. | $ 200 | Remove | Within limit of grading |
| 946 | Silver wattle acacia | 5 | No | 1 | Low | All but dead. | $ 200 | Remove | Within limit of grading |
| 947 | Silver wattle acacia | 9 | Yes | 2 | Low | Trunk leans heavily E; bleeding trunk cankers N; high crown. | $ 350 | Remove | Within limit of grading |
| 948 | Silver wattle acacia | 7 | Yes | 1 | Low | Significant crown dieback; little live foliage. | $ 250 | Remove | Within limit of grading |
| 949 | Silver wattle acacia | 6 | Heritage | 1 | Low | Significant crown dieback; little live foliage. | $ 200 | Remove | Within limit of grading |
| 950 | Silver wattle acacia | 12 | Yes | 1 | Low | Group of 7 stems; 5 dead; crowded; little live foliage. | $ 250 | Remove | Within limit of grading |

## Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

| Tree No. | Species | Trunk Diameter (in.) | Protected Tree? | Condition 1=poor 5=excellent | Suitability for Preservation | Comments | Estimated Value | Disposition | Disposition Comments |
|---|---|---|---|---|---|---|---|---|---|
| 951 | Silver wattle acacia | 6 | Heritage | 2 | Low | Trunk leans S; base outside drip line; high crown. | $ 250 | Remove | Within limit of grading |
| 952 | Silver wattle acacia | 11 | Yes | 2 | Low | Poor branch structure; high crown; vigorous. | $ 450 | Remove | Within limit of grading |
| 956 | Silver wattle acacia | 11 | Yes | 2 | Low | Codominant at base; one sided high crown S. | $ 450 | Remove | Within limit of grading |
| 957 | Coast live oak | 13 | Heritage | 2 | Low | Codominant at base; stem failed W; healthy wound wood; high vigorous crown. | $ 850 | Remove | Within limit of grading |
| 958 | Coast live oak | 21 | Heritage | 3 | Low | Codominant at 6'; Severely topped; weakly attached reactive sprouts; high vigorous crown. | $ 2,950 | Remove | Within limit of grading |
| 959 | California buckeye | 20 | Heritage | 3 | Low | No tag; multiple attachments at 2'; crowded; high one sided crown. | $ 4,400 | Remove | Within limit of grading |
| 960 | Coast live oak | 12 | Heritage | 2 | Low | No tag; codominant at 8' with seam; suppressed understory tree; high crown. | $ 400 | Remove | Within limit of grading |
| 961 | Silver wattle acacia | 10 | Yes | 2 | Low | Multiple stems arise at base; stump sprouts; crowded; high, dense crown. | $ 400 | Remove | Within limit of grading |
| 962 | Silver wattle acacia | 8 | Yes | 2 | Low | Trunk bows west and south; crowded; crown heavy south; dense, high crown. | $ 350 | Remove | Within limit of grading |
| 963 | Coast live oak | 26 | Heritage | 3 | Moderate | South stem failed; good response would; dense crown; good branch structure. | $ 4,400 | Remove | Within limit of grading |
| 964 | Coast live oak | 19 | Heritage | 3 | Moderate | Boring damage on trunk; good branch structure; small twig and branch, die back; slightly thin crown. | $ 2,450 | Remove | Within limit of grading |
| 965 | Coast live oak | 24 | Heritage | 3 | Moderate | Codominant at 3 feet; crown heavy west; slightly thin crown; branch decay. | $ 3,750 | Remove | Within limit of grading |
| 966 | Coast live oak | 23 | Heritage | 3 | Moderate | Trunk turns to horizontal at 6 feet; codominant along horizontal; base outside, drip line; dense high crown. | $ 3,500 | Remove | Within limit of grading |
| 967 | Plum | 8 | Yes | 3 | Low | Multiple attachments at 4 feet; north branches fused; bark cracking north; suppressed under adjacent tree. | $ 650 | Remove | Within limit of grading |
| 968 | Coast live oak | 25 | Heritage | 3 | Moderate | Trunk leans heavily south; codominant, approximately 10 feet; slightly sparse crown; good branch structure. | $ 4,100 | Remove | Within limit of grading |
| 969 | Plum | 7 | Yes | 2 | Low | Multiple stems at 1 foot; roots washed out west; trunk cracked; crown heavy north. | $ 300 | Remove | Within limit of grading |
| 970 | Aleppo pine | 8 | Yes | 3 | Low | Understory tree; high crown; narrow form. | $ 450 | Remove | Within limit of grading |
| 971 | Coast live oak | 11 | Heritage | 3 | Low | Narrow form; slightly thin crown; twig, and branch die back. | $ 700 | Remove | Within limit of grading |
| 972 | Monterey pine | 12 | Yes | 3 | Low | Crowded; multiple attachments at 15'; hi, dense crown; galls. | $ 700 | Remove | Within limit of grading |
| 973 | Coast live oak | 24 | Heritage | 3 | Moderate | Codominant at base; history of branch failure; crown heavy north; 2 lateral branches N bend to horizontal; dense crown. | $ 6,150 | Remove | Within limit of grading |
| 974 | Italian stone pine | 13 | Yes | 2 | Low | Multiple attachments at 10'; topped; twig and branch, dieback. | $ 850 | Preserve | Outside limit of grading |

## Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

| Tree No. | Species | Trunk Diameter (in.) | Protected Tree? | Condition 1=poor 5=excellent | Suitability for Preservation | Comments | Estimated Value | Disposition | Disposition Comments |
|---|---|---|---|---|---|---|---|---|---|
| 975 | Coast live oak | 6 | Yes | 2 | Low | Suppressed understory tree; crown heavy north; foliage concentrated at branch tips. | $ 300 | Preserve | Outside limit of grading |
| 976 | Coast live oak | 7 | Yes | 3 | Moderate | Top of bank; multiple attachments at 5 feet; high dense crown. | $ 600 | Preserve | Outside limit of grading |
| 977 | Coast live oak | 7 | Yes | 3 | Moderate | Top of bank; multiple attachments at 5 feet; crowded; narrow form. | $ 600 | Preserve | Outside limit of grading |
| 978 | Coast live oak | 7 | Yes | 3 | Low | Suppressed under story tree; multiple attachments at 5 feet; narrow form; high crown. | $ 400 | Preserve | Outside limit of grading |
| 979 | Coast live oak | 25 | Heritage | 4 | High | Codominant at 2 feet; good branch structure; minor branch, die back; dense wide-spreading crown. | $ 9,250 | Remove | Within limit of grading |
| 980 | Coast live oak | 12 | Heritage | 3 | Moderate | Multiple attachments at 6 feet; crown heavy south; crowded; high crown. | $ 800 | Preserve | Outside limit of grading |
| 981 | Coast live oak | 16 | Heritage | 3 | Moderate | Codominant at 1 foot; boring damage on trunk; trunk heavy south; twig and branch, die back; slightly thin crown. | $ 2,300 | Preserve | Outside limit of grading |
| 982 | Coast live oak | 9 | Yes | 3 | Moderate | Codominant at 5 feet; crown heavy south; dense crown. | $ 850 | Preserve | Outside limit of grading |
| 983 | Coast live oak | 7 | Yes | 3 | Low | Suppressed understory tree; codominant at 4 feet; crown heavy south. | $ 400 | Preserve | Outside limit of grading |
| 984 | Coast live oak | 7 | Yes | 2 | Low | Suppressed under storytree; multiple attachments at 5 feet; crown heavy south. | $ 300 | Preserve | Outside limit of grading |
| 985 | Coast live oak | 11 | Heritage | 3 | Moderate | Codominant at 5 feet; crown heavy south; high dense crown. | $ 1,450 | Preserve | Outside limit of grading |
| 986 | Coast live oak | 20 | Heritage | 3 | Moderate | Codominant at 6 feet; branch cavity south; small twig and branch, die back; wide-spreading crown. | $ 4,350 | Preserve | Outside limit of grading |
| 987 | Coast live oak | 21 | Heritage | 3 | Low | Codominant at 5 feet; stems bow to horizontal; crown heavy north; dense foliage at branch tips. | $ 4,750 | Preserve | Outside limit of grading |
| 988 | California bay | 19 | Heritage | 2 | Low | Codominant at base; in creek bed; crown heavy north; history of small branch failures. | $ 2,500 | Preserve | Outside limit of grading |
| 989 | California bay | 6 | Yes | 2 | Low | Suppressed understory tree; codominant at 1 foot; thin, narrow crown. | $ 350 | Preserve | Outside limit of grading |
| 990 | Coast live oak | 17 | Heritage | 3 | Moderate | Codominant at 7 feet; stems bend to horizontal; wide spreading crown; moderate twig and branch die back. | $ 3,200 | Preserve | Outside limit of grading |
| 991 | Coast live oak | 8 | Yes | 2 | Low | Partially failed at base; supressed understory tree; poor form structure. | $ 350 | Preserve | Outside limit of grading |
| 992 | Coast live oak | 18 | Heritage | 2 | Low | Multiple attachments at 6 feet; significant branch die back; dense foliage at branch tips. | $ 1,800 | Preserve | Outside limit of grading |
| 993 | Coast live oak | 6 | Yes | 2 | Low | Suppressed under story tree; base outside drip line; crown heavy north. | $ 300 | Preserve | Outside limit of grading |

## Tree Assessment

2300 Clearview
San Mateo, CA
December, 2025

| Tree No. | Species | Trunk Diameter (in.) | Protected Tree? | Condition 1=poor 5=excellent | Suitability for Preservation | Comments | Estimated Value | Disposition | Disposition Comments |
|---|---|---|---|---|---|---|---|---|---|
| 994 | Coast live oak | 33 | Heritage | 2 | Low | Multiple stems at base; west stem dead; trunk decay; wide-spreading crown; thin. | $ 5,600 | Preserve | Outside limit of grading |
| 995 | Coast live oak | 26 | Heritage | 3 | Low | Multiple stems at base; moderate twig and branch die back; crown heavy over roadway; foliage concentrated at branch tips. | $ 7,200 | Preserve | Outside limit of grading |
| 986 | Coast live oak | 23 | Heritage | 3 | Moderate | Multiple stems arise at base; east stem removed; stem bend to horizontal north; based outside drip line; dense foliage at branch tips. | $ 5,650 | Preserve | Outside limit of grading |
| 997 | Coast live oak | 7 | Yes | 3 | Low | Base outside, drip line; trunk leans east; high crown. | $ 600 | Preserve | Outside limit of grading |
| 998 | Coast live oak | 7 | Yes | 2 | Low | Base outside drip line; trunk leans east; thin crown. | $ 450 | Preserve | Outside limit of grading |
| 999 | California bay | 16 | Heritage | 3 | Low | In creek bed; crowded; high crown. | $ 2,000 | Preserve | Outside limit of grading |
| 1000 | California bay | 6 | Yes | 2 | Low | Codominant at 1 foot with 1 foot seam; stems fused; base outside drip line; high dense crown. | $ 500 | Preserve | Outside limit of grading |
| 1001 | Coast live oak | 11 | Heritage | 3 | Low | Multiple small diameter, stems at base; high dense crown; crown heavy east. | $ 700 | Preserve | Outside limit of grading |
| 1002 | Coast live oak | 17 | Heritage | 2 | Low | Base outside dripline; stem decay; trunk bends to horizontal east; dense foliage at branch tips. | $ 1,650 | Preserve | Outside limit of grading |
| 1003 | California bay | 24 | Heritage | 3 | Low | Multiple stems at base; crowded; high dense crown. | $ 4,250 | Preserve | Outside limit of grading |
| 1004 | Coast live oak | 21 | Heritage | 2 | Low | Multiple stems at base; base washed out; East stem bends to horizontal; trunk decay; high crown. | $ 1,300 | Preserve | Outside limit of grading |
| 1005 | California bay | 6 | Yes | 2 | Low | Multiple stems at base; suppressed under story tree; narrow form. | $ 350 | Preserve | Outside limit of grading |
| 1006 | Coast live oak | 22 | Heritage | 2 | Low | Basil wound; history of branch failure; branch decay; high crown; poor structure. | $ 2,600 | Preserve | Outside limit of grading |
| 1007 | Coast live oak | 30 | Heritage | 3 | Moderate | Trunk leans north; moderate branch, die back; dense wide-spreading crown. | $ 7,650 | Preserve | Outside limit of grading |
| 1008 | Coast live oak | 14 | Heritage | 3 | Low | Codominant at base; crown heavy east; crowded; foliage concentrated at branch tips. | $ 1,000 | Preserve | Outside limit of grading |
| 1009 | Coast live oak | 15 | Heritage | 2 | Low | Codominant at base with 2-foot seam; significant twig and branch die back; understory tree. | $ 750 | Preserve | Outside limit of grading |
| 1010 | Coast live oak | 15 | Heritage | 2 | Low | Multiple stems at one and 2 feet; suppressed; crown heavy south; foliage at branch tips. | $ 750 | Preserve | Outside limit of grading |
| 1011 | Coast live oak | 8 | Yes | 2 | Low | Poor form and structure; suppressed understory tree. | $ 350 | Preserve | Outside limit of grading |
| 1012 | Coast live oak | 9 | Yes | 2 | Low | Poor form and structure; suppressed understory tree. | $ 400 | Preserve | Outside limit of grading |
| 1013 | Coast live oak | 8 | Yes | 2 | Low | Poor form and structure; suppressed understory tree. | $ 350 | Preserve | Outside limit of grading |
| 1014 | Coast live oak | 18 | Heritage | 2 | Low | Stem failed east; dense crown. | $ 1,800 | Preserve | Outside limit of grading |
| 1015 | Coast live oak | 26 | Heritage | 3 | Moderate | Codominant at base; crossing branches; wide, spreading crown; small twig, and branch dieback. | $ 7,200 | Preserve | Outside limit of grading |
| 1016 | Coast live oak | 26 | Heritage | 3 | Moderate | Multiple stems at base; stems fused east; dents, wide spreading crown; small twig and branch die back. | $ 7,200 | Preserve | Outside limit of grading |
| 1017 | Silver wattle acacia | 11 | Yes | 2 | Low | Trunk bows to horizontal at base; codominant at 5 feet; base outside drip line; crown heavy south. | $ 800 | Remove | Within limit of grading |
| 1018 | Coast live oak | 20 | Heritage | 2 | Low | Codominant at base; moderate branch, die back; poor structure; high crown. | $ 2,700 | Preserve | Outside limit of grading |
| 1019 | Coast live oak | 14 | Heritage | 3 | Low | Multiple attachments at approximately 12 feet; crown heavy south; dense foliage at branch tips . | $ 2,250 | Preserve | Outside limit of grading |
| 1020 | Coast live oak | 7 | Yes | 1 | Low | All but dead. | $ 300 | Preserve | Outside limit of grading |
| 1021 | Coast live oak | 10 | Heritage | 2 | Low | Codominant at 4 feet; suppressed; thin crown. | $ 450 | Preserve | Outside limit of grading |
| 1022 | Coast live oak | 8 | Yes | 2 | Low | Codominant at 5 feet; base outside, drip line; trunk leans west. | $ 500 | Remove | Within limit of grading |
| 1023 | Coast live oak | 7 | Yes | 2 | Low | Codominant at 4 feet; suppressed understory tree. | $ 300 | Remove | Within limit of grading |
| 1024 | Silver wattle acacia | 13 | Yes | 2 | Low | Base outside drip line; large 5' trunk wound east; thin crown. | $ 700 | Remove | Within limit of grading |
| 1025 | Coast live oak | 6 | Yes | 2 | Low | Suppressed under story tree; thin, high crown. | $ 300 | Remove | Within limit of grading |
| 1026 | Coast live oak | 7 | Yes | 2 | Low | Suppressed under story tree; thin, high crown. | $ 300 | Remove | Within limit of grading |
| 1027 | Silver wattle acacia | 23 | Heritage | 2 | Low | Trunk leans south; poor form and branch structure; crossing branches; fused, branches; dense crown. | $ 2,300 | Remove | Within limit of grading |
| 1028 | Coast live oak | 16 | Heritage | 3 | Moderate | Multiple attachments at 6 feet; boring damage on trunk; dentse high crown; crown slightly heavy east. | $ 2,300 | Preserve | Outside limit of grading |
| 1029 | Coast live oak | 8 | Yes | 2 | Low | Trunk bows West; dense foliage; poor form and structure. | $ 500 | Preserve | Outside limit of grading |
| 1030 | Coast live oak | 13 | Heritage | 2 | Low | Boring damage on trunk; poor form and structure; crown heavy south. | $ 1,050 | Preserve | Outside limit of grading |
| 1031 | Coast live oak | 10 | Heritage | 2 | Low | Codominant at 6 feet; poor form and structure; crown heavy east; dense crown. | $ 700 | Preserve | Outside limit of grading |
| 1032 | Coast live oak | 12 | Heritage | 2 | Low | Codominant at base in 3 feet; poor form and structure; base outside drip line; suppressed under story tree. | $ 550 | Preserve | Outside limit of grading |
| 1033 | Coast live oak | 9 | Yes | 2 | Low | Suppressed understory tree; high crown. | $ 400 | Preserve | Outside limit of grading |
| 1034 | Coast live oak | 20 | Heritage | 2 | Low | Multiple attachments at 6 feet; crown heavy east; slightly thin crown; good branch structure. | $ 2,200 | Preserve | Outside limit of grading |
| 1035 | Coast live oak | 13 | Heritage | 2 | Low | Codominant at 1 foot; crowded; crown heavy east; foliage concentrated at branch tips. | $ 600 | Preserve | Outside limit of grading |
| 1036 | Silver wattle acacia | 7 | Yes | 2 | Low | Codominant with narrow attachment at 1 foot; trunk leans east; high, dense crown. | $ 350 | Preserve | Outside limit of grading |
| 1037 | Coast live oak | 18 | Heritage | 3 | Moderate | Multiple stems at base; full dense crown; small twig and branch dieback. | $ 2,200 | Preserve | Outside limit of grading |
| 1038 | Silver wattle acacia | 6 | Yes | 2 | Low | Trunk leans heavily north; suppressed under story tree. | $ 250 | Remove | Within limit of grading |
| 1039 | Coast live oak | 22 | Heritage | 3 | Moderate | Codominant at base with 2 foot seam; poor structure; crown heavy east; dense crown. | $ 4,200 | Remove | Within limit of grading |
| 1040 | Coast live oak | 18 | Heritage | 2 | Low | Multiple attachments at 3 feet; suppressed understory tree; moderate twig and branch die back; foliage at branch tips. | $ 1,000 | Remove | Within limit of grading |
| 1041 | Coast live oak | 8,6 | Heritage | 4 | Moderate | Codominant at base; good form; leaf splotches throughout crown. | $ 1,650 | Preserve | Outside limit of grading |
| 1042 | Blackwood acacia | 11 | Yes | 3 | Low | Multiple attachments at 2 feet; crowded; poor form and structure. | $ 700 | Preserve | Outside limit of grading |
| 1043 | Blackwood acacia | 7 | Yes | 1 | Low | All but dead. | $ 250 | Preserve | Outside limit of grading |
| 1044 | Coast live oak | 6 | Yes | 2 | Low | Suppressed to understory tree; crown heavy east; foliage at branch tips. | $ 300 | Preserve | Outside limit of grading |
| 1045 | Coast live oak | 17 | Heritage | 4 | Moderate | Multiple attachments at 5 feet; dense crown; good branch structure; boring damage on trunk. | $ 3,550 | Preserve | Outside limit of grading |
| 1046 | Coast live oak | 7 | Yes | 3 | Moderate | Crowded; high crown. | $ 400 | Remove | Within limit of grading |
| 1047 | Coast live oak | 18 | Heritage | 3 | Moderate | Codominant at 1 foot with 2 foot seam; good branch structure; crown heavy east; inner branch and twig die back. | $ 2,200 | Preserve | Outside limit of grading |
| 1048 | Coast live oak | 18 | Heritage | 3 | Moderate | Codominant at base; can't see base; rat nest; crowd, heavy east; foliage concentrated at branch tips. | $ 2,200 | Preserve | Outside limit of grading |
| 1049 | Coast live oak | 22 | Heritage | 3 | Moderate | Multiple attachments at 3 feet; crossing branches; fused branches; crown heavy east. | $ 3,200 | Preserve | Outside limit of grading |
| 1050 | Coast live oak | 20 | Heritage | 3 | Moderate | Multiple stems at 2 feet with seam; crown heavy east; high crown; inner branch dieback. | $ 2,700 | Preserve | Outside limit of grading |
| 1051 | Coast live oak | 7 | Yes | 2 | Low | Multiple attachments at 5 feet; trunk leans south; leaf splotches throughout crown; poor form and structure. | $ 400 | Preserve | Outside limit of grading |
| 1052 | Silver wattle acacia | 13 | Yes | 2 | Low | Failed at base; trunk resting on ground. | $ 700 | Remove | Within limit of grading |
| 1053 | Coast live oak | 16 | Heritage | 3 | Low | Codominant at base and 3 feet; under story tree; inner branch die back; dense foliage at branch tips. | $ 1,800 | Preserve | Outside limit of grading |
| 1054 | Coast live oak | 12 | Heritage | 3 | Low | Understory tree; crown heavy east; foliage at branch tips. | $ 800 | Remove | Within limit of grading |
| 1055 | Coast live oak | 10 | Heritage | 2 | Low | Understory tree; crown heavy east; foliage at branch tips. | $ 450 | Preserve | Outside limit of grading |
| 1056 | Coast live oak | 25 | Heritage | 4 | High | Multiple attachments at 5'; good form and structure: crown slightly heavy east. | $ 5,650 | Remove | Within limit of grading |
| 1057 | Coast live oak | 18 | Heritage | 3 | Moderate | Multiple attachments at 5 feet; good structure; crown slightly heavy east; foliage at branch tips. | $ 2,200 | Remove | Within limit of grading |
| 1058 | Coast live oak | 12 | Heritage | 3 | Moderate | Codominant at base; dense foliage at branch tips; good form. | $ 1,100 | Remove | Within limit of grading |
| 1059 | Coast live oak | 12 | Heritage | 3 | Moderate | Base pillowing over concrete; multiple attachments at 5 feet; dense crown. | $ 1,100 | Preserve | Outside limit of grading |
| 1060 | Coast live oak | 19 | Heritage | 3 | Moderate | Multiple attachments at base with narrow unions; dense crown. | $ 2,450 | Preserve | Outside limit of grading |
| 1061 | Coast live oak | 19 | Heritage | 3 | Moderate | Base pillowing over concrete; multiple stems at base; crowded; dense high crown. | $ 2,450 | Remove | Within limit of grading |
| 1062 | Coast live oak | 12 | Heritage | 2 | Low | Multiple fused stems at 1 foot; suppressed understory tree; crown heavy east; thin crown. | $ 550 | Remove | Within limit of grading |
| 1063 | Coast live oak | 9 | Yes | 2 | Low | Multiple fused stems at 3 feet; suppressed understory tree; crown heavy east; thin crown. | $ 400 | Remove | Within limit of grading |
| 1064 | Coast live oak | 9 | Yes | 2 | Low | Multiple stems at base and 3 feet; crossing fused branches; crowded; thin crown. | $ 400 | Preserve | Outside limit of grading |
| 1065 | Coast live oak | 11 | Heritage | 2 | Low | Multiple stems at 1 foot with 1 foot seam; suppressed; crown heavy east. | $ 500 | Preserve | Outside limit of grading |
| 1066 | Coast live oak | 9 | Yes | 2 | Low | Multiple attachments at 5 feet; suppressed; high crown. | $ 400 | Preserve | Outside limit of grading |
| 1067 | Coast live oak | 11 | Heritage | 2 | Low | Multiple stems at one and 2 feet; crowded; high crown. | $ 500 | Remove | Within limit of grading |
| 1068 | Coast live oak | 18 | Heritage | 3 | Moderate | Multiple attachments at 4 feet; good form structure; thin crown. | $ 2,200 | Preserve | Outside limit of grading |
| 1069 | Coast live oak | 10 | Heritage | 2 | Low | Base pillowing over concrete; wide codominant at base; suppressed. | $ 450 | Remove | Within limit of grading |
| 1070 | Coast live oak | 7 | Yes | 2 | Low | Suppressed under story tree; multiple attachments at 5 feet; crown heavy east. | $ 300 | Preserve | Outside limit of grading |
| 1071 | Coast live oak | 15 | Heritage | 3 | Moderate | Base pillowing over concrete; crossing fused branches at 6 feet; dense crown. | $ 1,150 | Preserve | Outside limit of grading |
| 1072 | California buckeye | 12 | Yes | 2 | Low | Base fused with adjacent California Bay; trunk bows to horizontal at 1 foot; suppressed. | $ 800 | Preserve | Outside limit of grading |
| 1073 | Coast live oak | 17 | Heritage | 2 | Low | Topped; all epicormic growth from top cut; poor form and structure. | $ 1,300 | Remove | Within limit of grading |
| 1074 | California bay | 14 | Yes | 2 | Low | Codominant at base; bases fused with adjacent California buckeye; crowded; topped; weekly attached branches. | $ 1,000 | Remove | Within limit of grading |
| 1075 | California buckeye | 17 | Heritage | 2 | Low | Codominant at 2 feet; profuse stump sprouts; crowded understory tree; crown heavy north. | $ 1,400 | Remove | Within limit of grading |
| 1076 | California buckeye | 16 | Heritage | 2 | Low | Multiple stems at base; history of branch failure; decay; topped. | $ 1,800 | Remove | Within limit of grading |
| 1077 | California bay | 12 | Yes | 2 | Low | Multiple stems at base; stem removed east; poor form and structure; dense crown. | $ 1,100 | Preserve | Outside limit of grading |
| 1078 | California bay | 9 | Yes | 2 | Low | Codominant at base; understory tree; narrow form; thin crown. | $ 700 | Preserve | Outside limit of grading |
| 1079 | California buckeye | 8 | Yes | 1 | Low | Failed at base; trunk resting on ground; trunk decay. | $ 350 | Preserve | Outside limit of grading |
| 1080 | California bay | 9 | Yes | 2 | Low | Codominant at 2 feet with 1 foot seam; failed buckeye, resting in crown; thin crown. | $ 700 | Preserve | Outside limit of grading |
| 1081 | Coast live oak | 18 | Heritage | 2 | Low | Codominant at 6 feet; crown heavy south; high crown; slightly thin. | $ 2,200 | Preserve | Outside limit of grading |
| 1082 | California bay | 25 | Heritage | 2 | Low | Central leader failed; lateral branch dominant; dense crown of epicormic sprouts. | $ 6,750 | Preserve | Outside limit of grading |
| 1083 | California bay | 9 | Yes | 2 | Low | Suppressed under story tree; S curved trunk; topped; weekly attached sprouts. | $ 550 | Remove | Within limit of grading |
| 1084 | Coast live oak | 23 | Heritage | 3 | Moderate | Codominant high in crown; dense crown; twig and branch die back; no lateral branches on south. | $ 4,550 | Remove | Within limit of grading |
| 1085 | California buckeye | 15 | Heritage | 1 | Low | All but dead. | $ 850 | Remove | Within limit of grading |
| 1086 | California buckeye | 7 | Yes | 2 | Low | Trunk leans north and correct; trunk wound south at 2 feet; round crown. | $ 600 | Remove | Within limit of grading |
| 1087 | Coast live oak | 21 | Heritage | 3 | Moderate | Codominant at 3 feet with 2 foot seam; history of branch failure; crown heavy east; high dense crown. | $ 3,850 | Remove | Within limit of grading |
| 1088 | Coast live oak | 13 | Heritage | 1 | Low | Failed at base; leaning against tree 1089; thin crown. | $ 250 | Remove | Within limit of grading |
| 1089 | California bay | 8 | Yes | 1 | Low | Partially failing at base; supporting adjacent tree that failed; thin crown. | $ 300 | Remove | Within limit of grading |
| 1090 | California bay | 8 | Yes | 1 | Low | Failed at base; lying on top of 1091. | $ 250 | Remove | Within limit of grading |
| 1091 | Coast live oak | 12 | Heritage | 1 | Low | Failed at base; lying on top of 1092. | $ 250 | Remove | Within limit of grading |
| 1092 | Coast live oak | 10 | Heritage | 1 | Low | Failed at base; supporting adjacent failed tree. | $ 250 | Remove | Within limit of grading |
| 1093 | California bay | 15 | Heritage | 4 | Moderate | Sinuous form; branching nearly to ground; dense crown. | $ 1,300 | Remove | Within limit of grading |

## REQUIRED TREE PLANTING

ZONING CODE, SECTION 27.71 – LANDSCAPE, REQUIRES ALL PROJECTS TO HAVE A MINIMUM RATIO OF 1 TREE PER 400 SQUARE FEET OF LANDSCAPED AREA. EXISTING TREES THAT ARE A MINIMUM OF 6 INCH DIAMETER MAY COUNT TOWARD THIS TOTAL.

| | | | | |
|---|---|---|---|---|
| **LANDSCAPE AREA:** | 110,094 | SQ.FT. / 400 = | 275.2 | (A) |
| NUMBER OF EXISTING TREES FROM TREE EVALUATION SCHEDULE WITH A 6 INCH OR GREATER DIAMETER **TO BE PRESERVED:** | | | 390 | (B) |
| LANDSCAPE UNIT (LU) VALUE OF TREES **TO BE REMOVED** FROM THE TREE EVALUATION SCHEDULE: | | | 2695.28 | (C) |
| MINIMUM LU VALUE TO BE REPLACED AND/OR MET THROUGH PAYMENT OF IN-LIEU FEES: **[A – B + C = D]** | | | 2,580.5 | (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 TREE BEING PLANTED*

| QUANTITY | SIZE | LU VALUE | TOTAL LU VALVE |
|---|---|---|---|
| 118 | 15 GALLON | 1 | 118 |
| 376 | 24 INCH BOX | 2 | 752 |
| 16 | 36 INCH BOX | 3 | 48 |
| 34 | 48 INCH BOX | 4 | 136 |
| TOTAL LU VALUE OF NEW TREES BEING PROPOSED: | | | 1054 (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 = 1,526.5 x (THE ANNUALLY DEFINED $ BE LU VALVUE AS PER CURRENT COMPREHENSIVE FEE SCHEDULED) ( $357.07 ) = $545,072

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN LLC | HARVEST PROPERTIES

Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

SHEET TITLE
**TREE ASSESSMENT & REQUIRED TREE PLANTING**

SHEET NO.
**L4.08**

- Demolition, grading/drainage, utility, and landscape/irrigation information with surveyed tree locations on all plans;
- Any modifications to plans that will affect trees intended for preservation.

The proposed plans include demolition of the existing buildings and construction of 216 new residential units. The potential area of renovation includes 1055 trees. Based on the preliminary grading plans, 440 *Protected* trees (151 *Heritage* trees included) are within or immediately adjacent to the limit of grading and will be removed. Three hundred eighty-nine (389) *Protected* trees (153 *Heritage* trees included) are outside the grading limit and will be preserved. Individual tree disposition can be found in the ***Tree Assessment*** attachment.

The trees proposed for removal conform to the City of San Mateo's tree removal criteria Code 13.40.100(b)(4)(B), as follows, "necessity to remove the tree or trees in order to allow reasonable economic enjoyment of the property".

The retention of all trees identified for preservation is predicated on adherence to the ***Preliminary Tree Preservation Guidelines***.

## *Estimate of Value*

To estimate the value of the trees, I used the cost approach, reproduction method, trunk formula technique, as described in the ***Guide for Plant Appraisal***, 10th edition (International Society of Arboriculture, Champaign IL, 2018). In addition, I referred to ***Species Classification and Group Assignment*** (2004), a publication of the Western Chapter of the International Society of Arboriculture.

When estimating reproduction cost, the trunk formula technique considers four factors: size, condition, functional limitations, and external limitations. Size is measured as trunk diameter, normally 54 inches above grade. Condition reflects the health and structural integrity of the tree. Functional limitations reflect constraints to tree development based on the site and species. For this site, I did not factor in any external limitations.

The total reproduction cost of all 1055 assessed trees is $1,241,800. The estimated value of the 828 protected trees (*Heritage* trees included) is $1,146,600. The estimated value of the 304 *Heritage* trees is $706,550. The estimated value of each tree is listed in the ***Tree Assessment*** Attachment.

## *Preliminary Tree Preservation Guidelines*

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Coordinating any construction activity inside the **TREE PROTECTION ZONE** can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

**Tree Protection Zone**

**A TREE PROTECTION ZONE** shall be identified for all trees to be preserved.

1. The **TREE PROTECTION ZONE** for each tree shall be finalized in a Tree Protection Plan as the project progresses. For design purposes, the Tree Protection Zone shall be defined as the tree's dripline.





   a. Fence all trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link with posts sunk into the ground or equivalent as approved by the City.
   b. Fences must be installed prior to beginning demolition and must remain until construction is complete.
   c. No grading, excavation, construction, or storage or dumping of materials shall occur within the **TREE PROTECTION ZONE**.
   d. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.

**Design recommendations**

1. Any changes to the plans affecting the trees should be reviewed by the consulting arborist with regard to tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
2. Plot accurate locations of all trees to be preserved on all project plans. Identify the **TREE PROTECTION ZONE** for each tree. Focus on preserving trees that have high suitability for preservation.
3. Plan for tree preservation by designing adequate space around trees to be preserved. This is the **TREE PROTECTION ZONE:** No grading, excavation, construction or storage of materials should occur within that zone. Route underground services including utilities, sub-drains, water or sewer around the **TREE PROTECTION ZONE**.
4. Consider the vertical clearance requirements near trees during design. Avoid designs that would require pruning more than 20% of a tree's canopy.
5. Irrigation systems must be designed so that no trenching severs roots larger than 1" in diameter will occur within the Tree Protection Zone.
6. Tree Preservation Guidelines prepared by the Consulting Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
7. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
8. Do not lime the subsoil within 50' of any tree. Lime is toxic to tree roots.
9. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.
10. Ensure adequate but not excessive water is supplied to trees; in most cases occasional irrigation will be required. Avoid directing runoff toward trees.

**Pre-demolition and pre-construction treatments and recommendations**

1. The demolition and construction superintendents shall meet with the Consulting Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
2. Fence all trees to be retained to completely enclose the **Tree Protection Zone** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link. Fences are to remain until all grading and construction is completed.
3. Prune trees to be preserved to clean the crown of dead branches 1" and larger in diameter, raise canopies as needed for construction activities.
   a. Do not remove more than 20-25% of each tree's crown.





   b. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
   c. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
   d. While in the tree, the arborist shall perform an aerial inspection to identify any defects, weak branch and trunk attachments and decay not visible from the ground. Any additional work needed to mitigate defects shall be reported to the property owner.
4. Tree(s) to be removed that have branches extending into the canopy of tree(s) or located within the tree protection zone of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain. Stumps shall be ground below grade.
5. Trees to be removed shall be felled so as to fall away from **TREE PROTECTION ZONE** and avoid pulling and breaking of roots of trees to remain. If roots are entwined, the Consulting Arborist may require first severing the major woody root mass before extracting the trees, or grinding the stump below ground.
6. All down brush and trees shall be removed from the **TREE PROTECTION ZONE** either by hand, or with equipment sitting outside the **TREE PROTECTION ZONE**. Extraction shall occur by lifting the material out, not by skidding across the ground. Brush shall be chipped and spread beneath the trees within the **TREE PROTECTION ZONE.**
7. Where demolition must occur close to trees, such as removing curb and pavement, install temporary trunk protection devices such as winding silt sock wattle or wood planks around trunks or stacking hay bales around tree trunks to a height of approximately 5'. Any low branches that are within the work zone should also be protected. Remove trunk protection after demolition is completed and install protective fence at the limits of the tree protection zone. Do not retain wattling around tree trunks for more than 2-3 weeks to avoid damaging trunks from excess moisture.
8. Structures and underground features to be removed within the **TREE PROTECTION ZONE** shall use equipment that will minimize damage to trees above and below ground, and operate from outside the **TREE PROTECTION ZONE**. Tie back branches and wrap trunks with protective materials to protect from injury as directed by the Project arborist. The Project arborist shall be on-site during all operations within the **TREE PROTECTION ZONE** to monitor demolition activity.
9. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

**Recommendations for tree protection during construction**

1. Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.





3. Any approved grading, construction, demolition or other work within the **TREE PROTECTION ZONE** should be monitored by the Consulting Arborist.
4. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Consulting Arborist.
5. Adequate irrigation shall be provided to coast redwoods during construction.
6. Construction trailers, traffic and storage areas must remain outside **TREE PROTECTION ZONE** at all times.
7. Prior to grading or trenching, trees may require root pruning outside the **TREE PROTECTION ZONE.** Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the Project Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2" in diameter should be avoided.
8. For excavation within the **TREE PROTECTION ZONE**, use a pneumatic excavating device such as an air spade or air gun. This tool blasts the soil away while leaving tree roots intact. Roots should be cut with a saw to provide a flat and smooth cut perpendicular to the root.
9. If roots 2" and greater in diameter are encountered during site work and must be cut to complete the construction, the Project Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
10. All grading within the dripline of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the **TREE PROTECTION ZONE**. Any modifications must be approved and monitored by the Consulting Arborist.
11. No chemicals, debris, equipment, materials, spoil from trench, footing, utility or other excavation shall be dumped or stored within the **TREE PROTECTION ZONE**.
12. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.
13. Trees that accumulate a sufficient quantity of dust on their leaves, limbs and trunk as judged by the Consulting Arborist shall be spray-washed at the direction of the Project Arborist.
14. All trees shall be irrigated on a schedule to be determined by the Consulting Arborist (every 3 to 6 weeks is typical). Each irrigation shall wet the soil within the **TREE PROTECTION ZONE** to a depth of 30".
15. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.

**Maintenance of impacted trees**

Trees should be monitored and inspected annually and after major storms to identify conditions requiring treatment to manage risk associated with tree failure.

Preserved trees will experience a physical environment different from that of pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. Inspect trees annually and following major storms to identify conditions requiring treatment to manage risk associated with tree failure.

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of





defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

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

**HortScience | Bartlett Consulting**

BWong

Brenda Wong, Consulting Arborist and Urban Forester
ISA Certified Arborist WE12933A
ISA Tree Risk Assessment Qualified
American Society of Consulting Arborists Member



ktgy
cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON • ROSEVILLE
JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN LLP
HARVEST PROPERTIES
Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

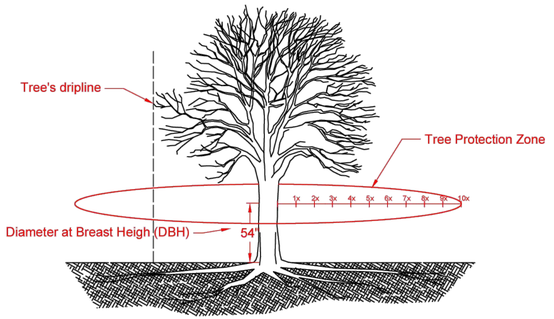
**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

**SHEET TITLE**
**TREE PRESERVATION GUIDELINES**

**SHEET NO.**
**L4.09**

## 1 TREE PROTECTION ZONE
SECTION VIEW




PROTECTED TREES

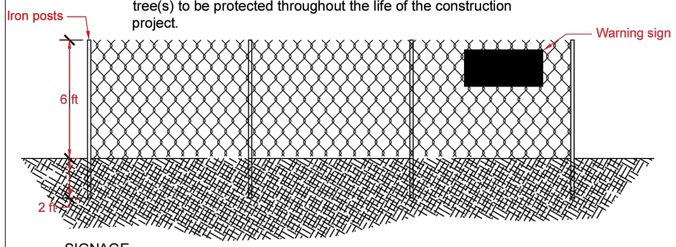
In the City of San Mateo per Chapter 13.40 of the Municipal Code, the following trees are considered protected:

1. Heritage Trees
   - Oak trees with a trunk diameter of 10 inches or more
   - Any other tree species with a trunk diameter of 15 inches or more.
2. Street Trees
   - All trees growing within the public right of way.
3. Existing Trees/Major Vegetation
   - Trees with a trunk diameter of 6 inches or more designated as protected as part of a Planning Application subject to Chapter 27.71.

Tree Protection Zone (TPZ) is the area surrounding a tree with a radius equal to 10 times the diameter of the trunk measured at 54" above grade or as otherwise specified by a Project Arborist and approved by the City Arborist.
Construction activities as defined by the Code are not allowed within the TPZ. It is unlawful for any person to cause damage to a Protected Tree compromising its health or structural integrity according to accepted industry standards, or to cause damage that is severely detrimental to its overall aesthetics. Any violations may result in penalties described in SMMC 13.40.160."

## 2 TREE PROTECTION FENCING AND SIGN DETAILS
SECTION VIEW

Fencing shall consist of chain link fence (6-feet high), mounted on galvanized iron posts with 2 inches in diameter. Each post must be driven into the ground at least two 2 feet deep, no more than 10 feet apart. The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project.




SIGNAGE

Warning signs shall be installed to be displayed on fencing and trunk wraps. Tree signs should be in English, Spanish or any other language if required.

**---WARNING---**

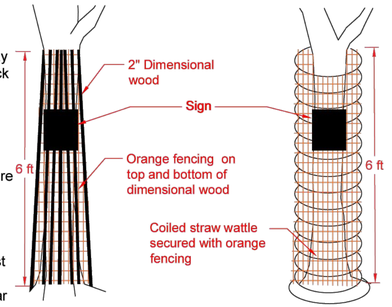
TREE PROTECTION ZONE

Do not move or remove without Arborist approval.
Violations will be subject to penalties according to SMMC 13.40.

## 3 TRUNK AND ROOT PROTECTION DETAILS
TRUNK WRAP

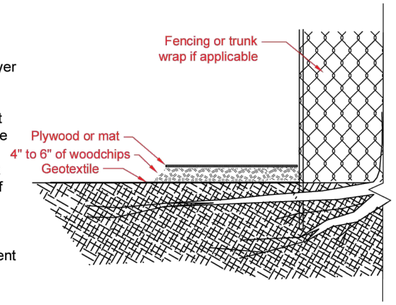
Wrap the trunk with orange plastic fencing for buffering (2" thick). Overlay orange plastic fencing with 2-inch thick wooden slats bound securely by two layers of additional orange fencing (slats shall not be allowed to dig in to the bark). During installation, use caution to avoid damaging any branches. Major limbs may also require wrapping.

Straw wattle can be used as an alternative material. For this purpose coil the straw wattle around the lowest 6' of the trunk and secure it with a double layer of orange fence or similar material.



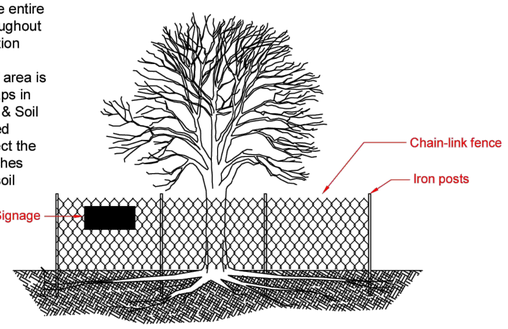

ROOT BUFFER

Root buffers consist of secured geotextile material covered with a layer 4" to 6" of clean wood chips and 3/4-inch plywood sheets securely installed over the wood chips. Do not use geotextile fabric if root buffers are to be left permanently.
The Project Arborist shall be present during the installation and removal of root buffers.
Any root buffer variation must be approved by the City Arborist in accordance with the Best Management Practices (BMPs).

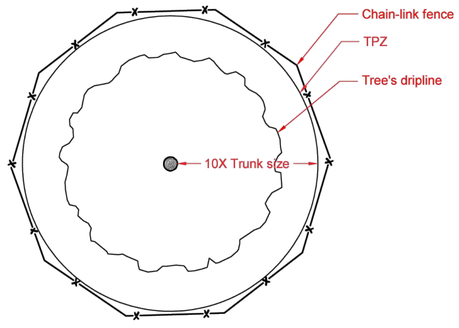



## 4 TYPE I COMPLETE FENCING
SECTION VIEW

The fence encloses the entire TPZ of the tree(s) throughout the life of the construction project.
When fencing the TPZ area is not feasible, Trunk wraps in combination with Root & Soil buffers shall be installed within the TPZ to protect the trunk, roots, and branches from injury and avoid soil compaction.



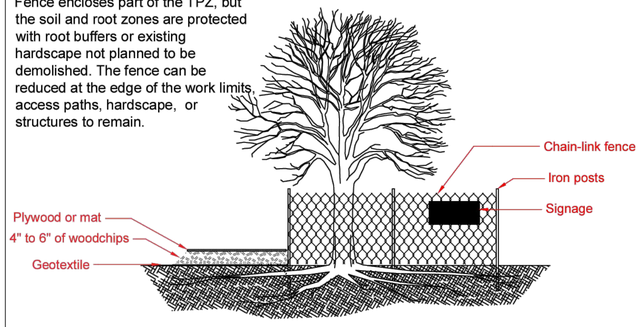

PLAN VIEW



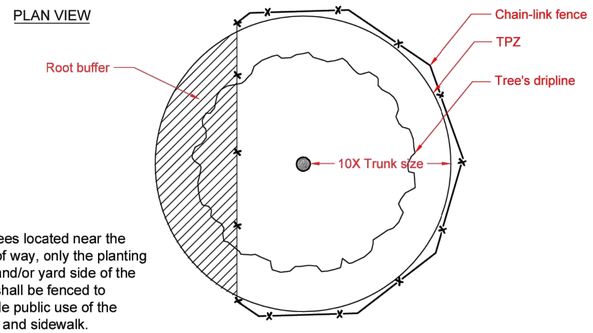

Fencing a group of trees at the TPZ radius of the largest tree is acceptable rather than fencing each tree in the group individually.
Adjustments and/or reparations for protective fencing shall be performed in a timely maner to avoid damages to Protected trees.

## 5 TYPE II REDUCED FENCING
SECTION VIEW

Fence encloses part of the TPZ, but the soil and root zones are protected with root buffers or existing hardscape not planned to be demolished. The fence can be reduced at the edge of the work limits, access paths, hardscape, or structures to remain.



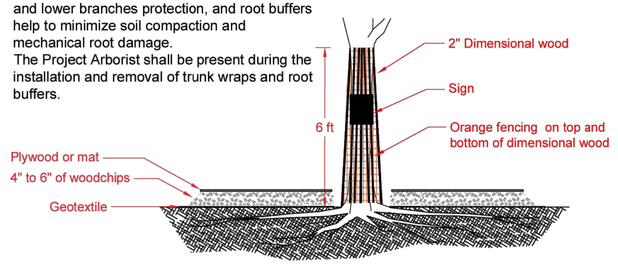

PLAN VIEW



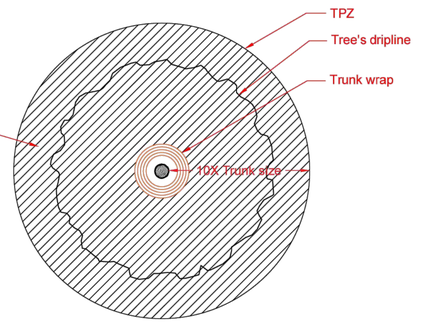

For trees located near the right of way, only the planting strip and/or yard side of the TPZ shall be fenced to provide public use of the street and sidewalk.

## 6 TYPE III TRUNK WRAP & ROOT BUFFER
SECTION VIEW

To be used when construction activities cannot be kept outside of TPZ and/or installing fencing is not feasible. Trunk wraps account for trunk and lower branches protection, and root buffers help to minimize soil compaction and mechanical root damage.
The Project Arborist shall be present during the installation and removal of trunk wraps and root buffers.




PLAN VIEW




During the trunk wrap installation, caution shall be used to avoid damaging any tree parts. The root buffer shall be installed and removed without wheeled equipment touching exposed soil.


330 West 20th Avenue
San Mateo, CA 94403


# APPROVED TREE PROTECTION DETAILS
Community Development Department
S.M.M.C. 13.40

NOTES:

- Tree protection measures are required whenever construction activities encroach the TPZ of Protected trees. These shall not be installed, altered or removed unless recommended by the Project Arborist and approved by the City Arborist.
- Construction Activity as defined by the Code includes the necessary related activities like storing/staging of materials, site access, parking, placement of temporary structures, debris disposal, additional excavation, and landscaping.
- See the Tree Protection Plan sheet or Site Plan for specific information and location of protection measures.

SHEET
TP-01
Not to Scale Rev 9/23




**Schedule**

| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Lamp | Lumens Per Lamp | Light Loss Factor | Wattage |
|---|---|---|---|---|---|---|---|---|---|
| | E1 | 31 | LUMINIS | EH152-L2L20-WYM-30K-MVOLT-PM-(Finish) | 10' Tall Pedestrian Pole | | 2250 | 0.85 | 25 |
| | E2 | 0 | LIGMAN | UAN-20595-41w-M-W30-(Finish)-120/277v | Area Light | | 992 | 0.85 | 41.2 |
| | E3 | 30 | LIGMAN | ULI-21171-54W-T3-W30-(Finish)-15'-120/277v | 15' Tall Street Light | | 4872 | 0.85 | 54 |
| | E4 | 334 | ERCO | 35748.023 | 3' Tall Bollard | | 269 | 0.85 | 14 |
| | E5 | 0 | Celestial Lighting | HYA-STL-AC-GF30-24 + Lamp by 90+ | String Light | SE-350.032 | 50 | 0.85 | 4.5 |
| | E6 | 0 | Hydrel | Aspen A P1 90CRI 30K 12 15DEG FLC (Mounting) C1 (Finish) | Tree Uplight | | 610 | 0.85 | 8.11 |
| | E7 | 221 | Spitzer | CEL-WS-4D-10L-U-30K-GC-C1-(Finish) | Entry Sconce Mounted at 5' AFG | | 985 | 0.85 | 10.1265 |
| | E8 | 222 | LUMINIS | JA112-L2L7-30K-MVOLT-(Cover)-(Finish) | Garage Wall Mount Light Mounted at 10' AFG | | 723 | 0.85 | 14 |
| | E9 | 0 | Hydrel | 4750L 4FT 500LMF 30K MVOLT MFL (Mounting) ZT (Finish) | Sign Light | | 2350 | 0.85 | 20.98 |

**Statistics**

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|---|
| 60W Paseo Path 0'0" | + | 0.8 fc | 2.4 fc | 0.2 fc | 12.0:1 | 4.0:1 |
| Dog Park 0'0" | + | 1.8 fc | 3.7 fc | 0.3 fc | 12.3:1 | 6.0:1 |
| Egress Street 0'0" | + | 1.8 fc | 6.3 fc | 0.5 fc | 12.6:1 | 3.6:1 |
| Entry Park 0'0" | + | 1.7 fc | 3.8 fc | 0.2 fc | 19.0:1 | 8.5:1 |
| Family Park 0'0" | + | 1.3 fc | 2.5 fc | 0.5 fc | 5.0:1 | 2.6:1 |
| Mini Park Paths 0'0" | + | 2.1 fc | 4.0 fc | 0.3 fc | 13.3:1 | 7.0:1 |
| Paths TYP 0'0" | + | 2.0 fc | 3.2 fc | 0.1 fc | 32.0:1 | 20.0:1 |
| Perimeter Paths 0'0" | + | 2.0 fc | 4.0 fc | 0.2 fc | 20.0:1 | 10.0:1 |
| Private Streets 0'0" | + | 1.0 fc | 5.4 fc | 0.1 fc | 54.0:1 | 10.0:1 |

**Finish Schedule**

| Finish | Surface | Reflectance/ Transmittance |
|---|---|---|
| Buildings | Building | 30 |
| Ground | Floor | 10 |

sixteen5hundred

Ceiling Height: NA
Luminaire Mounting Height: As noted
Calculation Point Height: As noted

Luminaire illuminance values provided in this report, whether for normal, critical, or emergency applications, are for product application assistance only. These values were developed in collaboration with, and are subject to approval by, the design professional of record (architect/engineer/LC), and are NOT intended for construction. Because these values are approximate and based on limited application information provided to 16500, Inc. at the time of calculation, 16500, Inc. does not warrant the installed performance of the luminaire(s) will match that shown in this report. Please verify all data and conditions to assure the accuracy of the report. 16500 shall neither be responsible nor liable for design, approval, or results of emergency lighting under any circumstance.

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

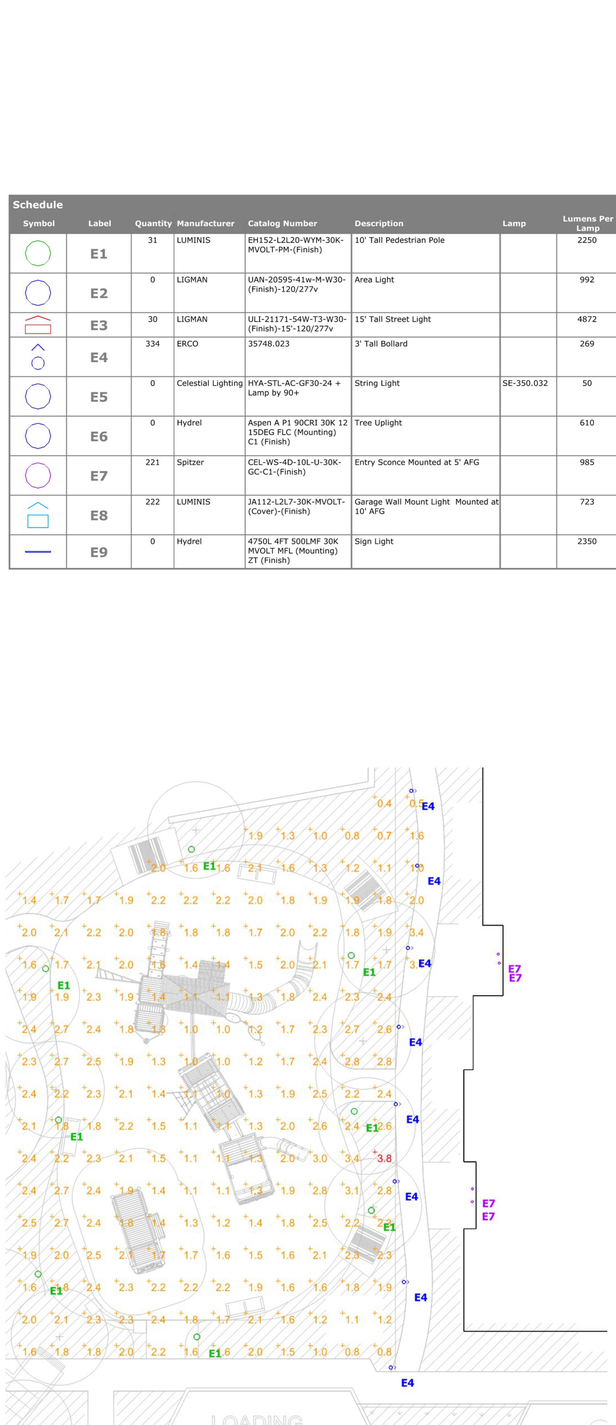
**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

SHEET TITLE
# PRELIMINARY SITE LIGHTING PLAN

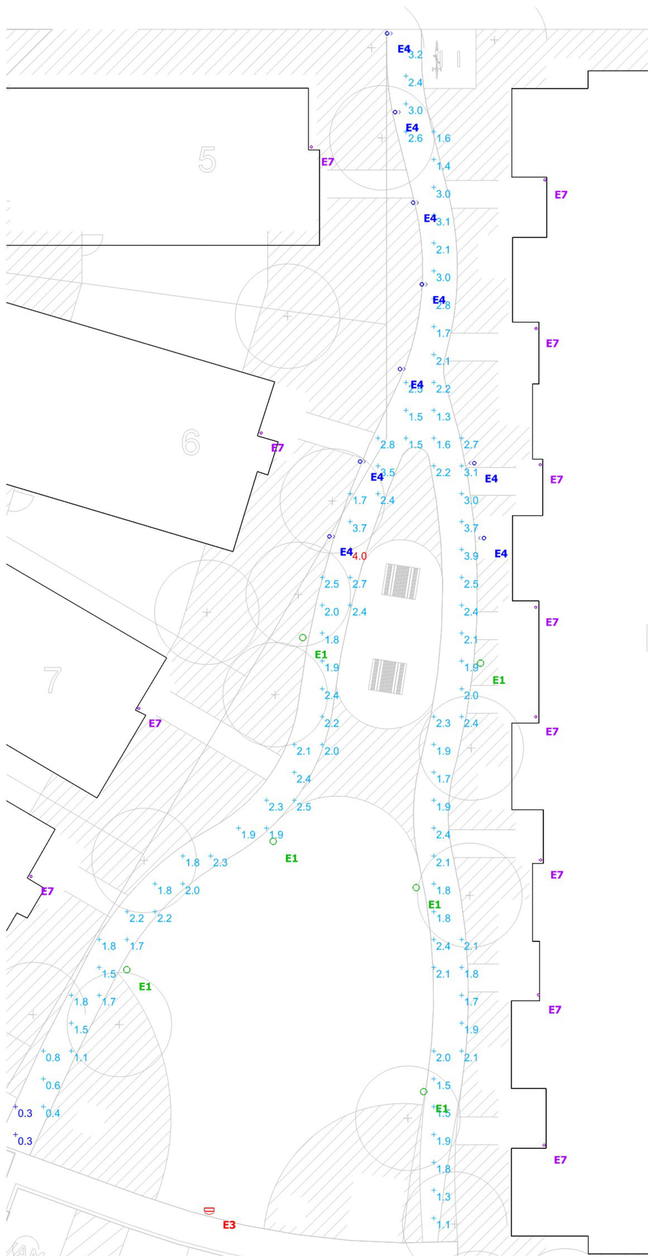
SHEET NO.
**L5.01**

**Schedule**

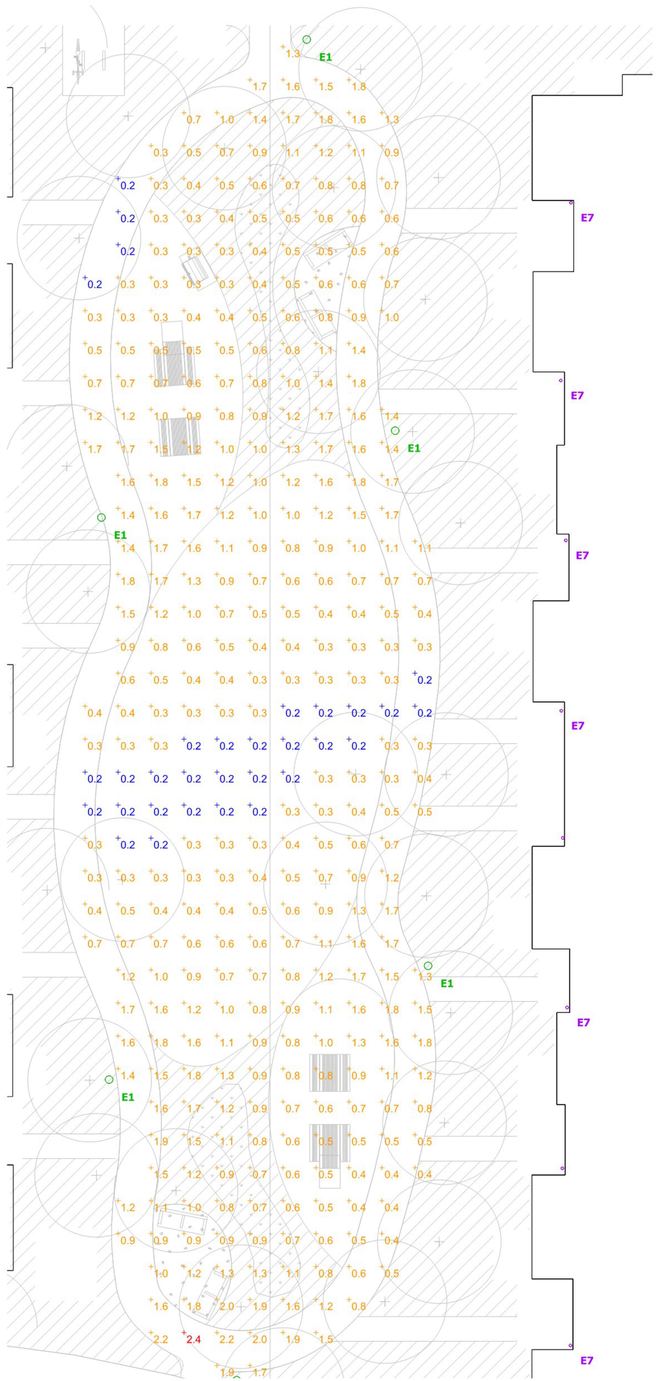
| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Lamp | Lumens Per Lamp | Light Loss Factor | Wattage |
|---|---|---|---|---|---|---|---|---|---|
| | E1 | 31 | LUMINIS | EH152-L2L20-WYM-30K-MVOLT-PM-(Finish) | 10' Tall Pedestrian Pole | | 2250 | 0.85 | 25 |
| | E2 | 0 | LIGMAN | UAN-20595-41w-M-W30-(Finish)-120/277v | Area Light | | 992 | 0.85 | 41.2 |
| | E3 | 30 | LIGMAN | ULI-21171-54W-T3-W30-(Finish)-15'-120/277v | 15' Tall Street Light | | 4872 | 0.85 | 54 |
| | E4 | 334 | ERCO | 35748.023 | 3' Tall Bollard | | 269 | 0.85 | 14 |
| | E5 | 0 | Celestial Lighting | HYA-STL-AC-GF30-24 + Lamp by 90+ | String Light | SE-350.032 | 50 | 0.85 | 4.5 |
| | E6 | 0 | Hydrel | Aspen A P1 90CRI 30K 12 15DEG FLC (Mounting) C1 (Finish) | Tree Uplight | | 610 | 0.85 | 8.11 |
| | E7 | 221 | Spitzer | CEL-WS-4D-10L-U-30K-GC-C1-(Finish) | Entry Sconce Mounted at 5' AFG | | 985 | 0.85 | 10.1265 |
| | E8 | 222 | LUMINIS | JA112-L2L7-30K-MVOLT-(Cover)-(Finish) | Garage Wall Mount Light Mounted at 10' AFG | | 723 | 0.85 | 14 |
| | E9 | 0 | Hydrel | 4750L 4FT 500LMF 30K MVOLT MFL (Mounting) ZT (Finish) | Sign Light | | 2350 | 0.85 | 20.98 |




1 ENTRY PARK
SCALE: NTS




2 PASEO PARK
SCALE: NTS



3 CENTRAL LINEAR PARK
SCALE: NTS

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON • ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN LAB | HARVEST PROPERTIES

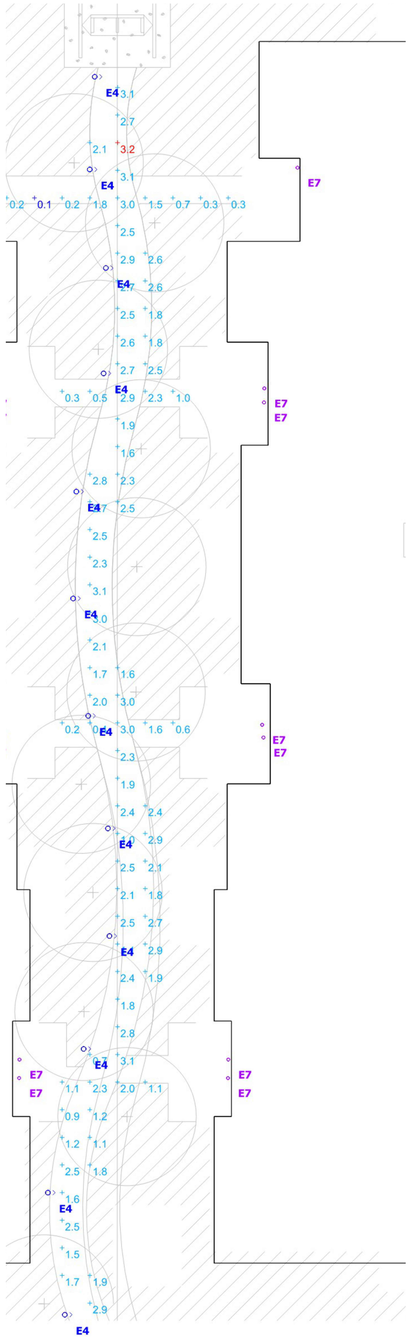
Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

**CLEARVIEW HOUSING DEVELOPMENT**
SAN MATEO, CA
# 20240095

**MAJOR APPLICATION SUBMITTAL #5**
JULY 16, 2026

SHEET TITLE
# PRELIMINARY SITE LIGHTING ENLARGEMENTS

SHEET NO.
**L5.02**




1 TYPICAL RESIDENTIAL PASEO
SCALE: NTS

## Schedule

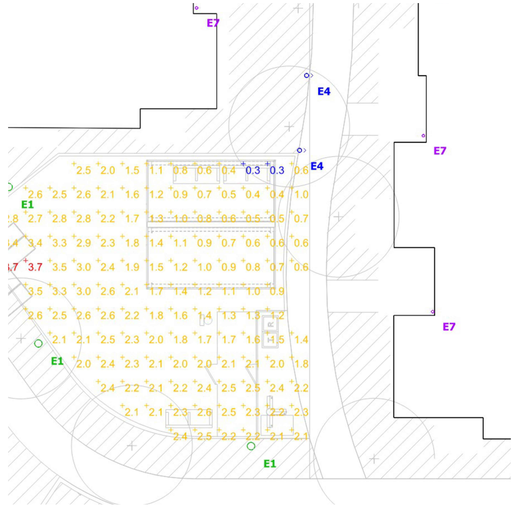
| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Lamp | Lumens Per Lamp | Light Loss Factor | Wattage |
|---|---|---|---|---|---|---|---|---|---|
| | E1 | 31 | LUMINIS | EH152-L2L20-WYM-30K-MVOLT-PM-(Finish) | 10' Tall Pedestrian Pole | | 2250 | 0.85 | 25 |
| | E2 | 0 | LIGMAN | UAN-20595-41w-M-W30-(Finish)-120/277v | Area Light | | 992 | 0.85 | 41.2 |
| | E3 | 30 | LIGMAN | ULI-21171-54W-T3-W30-(Finish)-15'-120/277v | 15' Tall Street Light | | 4872 | 0.85 | 54 |
| | E4 | 334 | ERCO | 35748.023 | 3' Tall Bollard | | 269 | 0.85 | 14 |
| | E5 | 0 | Celestial Lighting | HYA-STL-AC-GF30-24 + Lamp by 90+ | String Light | SE-350.032 | 50 | 0.85 | 4.5 |
| | E6 | 0 | Hydrel | Aspen A P1 90CRI 30K 12 15DEG FLC (Mounting) C1 (Finish) | Tree Uplight | | 610 | 0.85 | 8.11 |
| | E7 | 221 | Spitzer | CEL-WS-4D-10L-U-30K-GC-C1-(Finish) | Entry Sconce Mounted at 5' AFG | | 985 | 0.85 | 10.1265 |
| | E8 | 222 | LUMINIS | JA112-L2L7-30K-MVOLT-(Cover)-(Finish) | Garage Wall Mount Light Mounted at 10' AFG | | 723 | 0.85 | 14 |
| | E9 | 0 | Hydrel | 4750L 4FT 500LMF 30K MVOLT MFL (Mounting) ZT (Finish) | Sign Light | | 2350 | 0.85 | 20.98 |

## Statistics

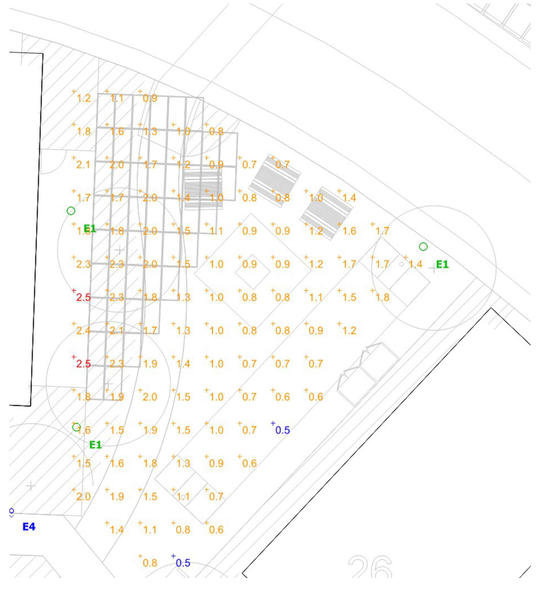
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|---|
| 60W Paseo Path 0'0" | + | 0.8 fc | 2.4 fc | 0.2 fc | 12.0:1 | 4.0:1 |
| Dog Park 0'0" | + | 1.8 fc | 3.7 fc | 0.3 fc | 12.3:1 | 6.0:1 |
| Egress Street 0'0" | + | 1.8 fc | 6.3 fc | 0.5 fc | 12.6:1 | 3.6:1 |
| Entry Park 0'0" | + | 1.7 fc | 3.8 fc | 0.2 fc | 19.0:1 | 8.5:1 |
| Family Park 0'0" | + | 1.3 fc | 2.5 fc | 0.5 fc | 5.0:1 | 2.6:1 |
| Mini Park Paths 0'0" | + | 2.1 fc | 4.0 fc | 0.3 fc | 13.3:1 | 7.0:1 |
| Paths TYP 0'0" | + | 2.0 fc | 3.2 fc | 0.1 fc | 32.0:1 | 20.0:1 |
| Perimeter Paths 0'0" | + | 2.0 fc | 4.0 fc | 0.2 fc | 20.0:1 | 10.0:1 |
| Private Streets 0'0" | + | 1.0 fc | 5.4 fc | 0.1 fc | 54.0:1 | 10.0:1 |

## Finish Schedule

| Finish | Surface | Reflectance/ Transmittance |
|---|---|---|
| Buildings | Building | 30 |
| Ground | Floor | 10 |




2 LARGE DOG PARK
SCALE: NTS




3 CENTRAL LINEAR PARK
SCALE: NTS

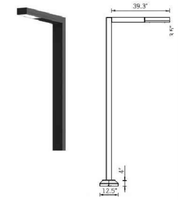
LUMINIS
**ELLINGTON**
POLE MOUNT

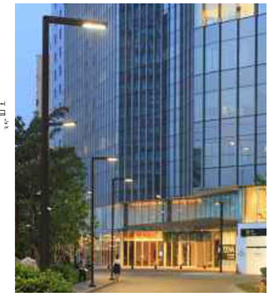





E1 LUMINIS PEDESTRIAN POLE LIGHT

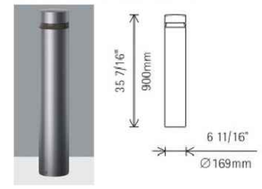
LIGMAN LIGHTING USA
**ULI-21171**
Single Head Streetlight

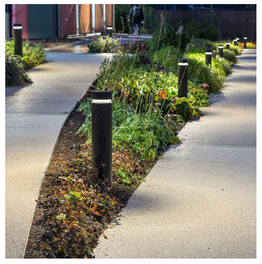


E3 LIGMAN ULI-21171 STREET LIGHT

ERCO
**Castor Bollard**

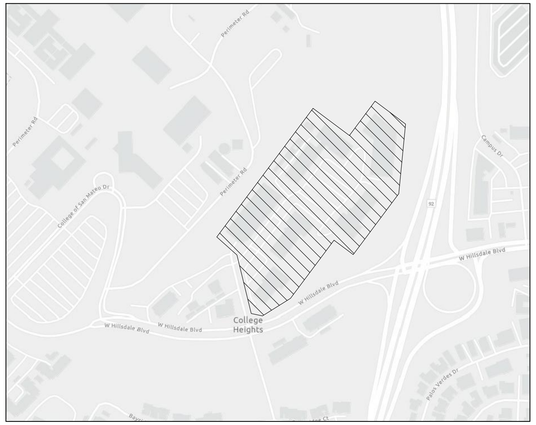


E4 ERCO CASTOR BOLLARD LIGHT



E7 PORCH SCONCE GARAGE SCONCE E8




## VICINITY MAP
N. T. S.

## WORK RESPONSIBILITY
## JOINT TRENCH

| | PG&E ELECTRIC / PG&E GAS | TELEPHONE / C.A.T.V. | CONTRACTOR |
|---|---|---|---|
| **TRENCHING** | | | |
| EXCAVATE & BACKFILL | ○ | ○ | ● |
| **GAS MATERIAL** | | | |
| SUPPLY & INSTALL | ○ | ○ | ● |
| ***PG&E ELECTRIC CABLE** | | | |
| SUPPLY & INSTALL | ○ | ○ | ● |
| **ELECTRIC CONDUIT** | | | |
| SUPPLY & INSTALL | ○ | ○ | ● |
| **ELECTRIC BOXES** | | | |
| SUPPLY & INSTALL | ○ | ○ | ● |
| EXCAVATION | ○ | ○ | ● |
| **ELECTRIC PADS** | | | |
| SUPPLY & INSTALL | ○ | ○ | ● |
| EXCAVATION | ○ | ○ | ● |
| **ELECTRIC TRANSFORMERS** | | | |
| SUPPLY & INSTALL | ○ | ○ | ● |
| **ELECTRIC INTERRUPTERS** | | | |
| SUPPLY & INSTALL | ○ | ○ | ● |
| **PG&E ELECTRIC SWITCHES** | | | |
| SUPPLY & INSTALL | ○ | ○ | ● |
| **TELEPHONE CONDUIT** | | | |
| SUPPLY & INSTALL | ○ | ○ | ● |
| **TELEPHONE CABLE** | | | |
| SUPPLY & INSTALL | ○ | ○ | ● |
| **TELEPHONE SPLICE BOXES** | | | |
| SUPPLY & INSTALL | ○ | ○ | ● |
| EXCAVATION | ○ | ○ | ● |
| **TELEPHONE S.A.I. PADS** | | | |
| SUPPLY & INSTALL | ○ | ○ | ● |
| EXCAVATION | ○ | ○ | ● |
| **C.A.T.V. CONDUIT** | | | |
| SUPPLY & INSTALL | ○ | ○ | ● |
| **C.A.T.V. SPLICE BOXES** | | | |
| SUPPLY & INSTALL | ○ | ○ | ● |
| EXCAVATION | ○ | ○ | ● |
| **C.L.E.C. FIBER CONDUIT** ___ACCEPTED ___DECLINED | | | |
| SUPPLY & INSTALL | ○ | ○ | ● |
| **C.L.E.C. FIBER SPLICE BOXES** ___ACCEPTED ___DECLINED | | | |
| SUPPLY & INSTALL | ○ | ○ | ● |
| EXCAVATION | ○ | ○ | ● |

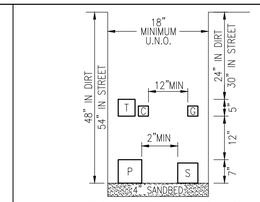
● WORK TO BE PERFORMED BY THE RESPECTIVE CONTRACTOR & UTILITY COMPANIES
◉ ASSUME CONTRACTOR RESPONSIBILITY UNLESS OTHERWISE SPECIFIED
○ NOT APPLICABLE UNLESS OTHERWISE SPECIFIED
* PG&E TO PULL CABLE INTO ENERGIZED ENCLOSURES
NOTE: FOR A MORE DETAILED WORK RESPONSIBILITY BREAKDOWN, SEE CORRESPONDING MATERIAL LIST.

**THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:**

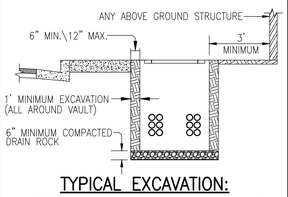
| | RECEIVED | APPROVED |
|---|---|---|
| CIVIL IMPROVEMENT PLANS/GRADING PLANS | 05-13-2026 | PRELIMINARY |
| ARCHITECTURAL ELECTRONIC FILE | 05-13-2026 | PRELIMINARY |
| APPLICANT DESIGN (GAS) | | |
| APPLICANT DESIGN (ELECTRIC) | | |
| TELEPHONE | | |
| C.A.T.V. | | |
| LANDSCAPE | 12-16-2025 | PRELIMINARY |
| LIGHT LOCATIONS | | |
| TRAFFIC SIGNAL LOCATIONS | | |

*RADIUS DESIGN is not responsible for any subsequent changes or revisions.*

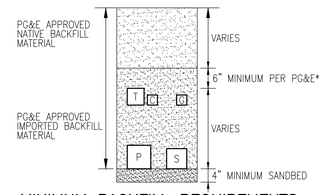
OTHER UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FIELD SURVEY AND AVAILABLE UTILITY INFORMATION. IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND EXTENT OF UTILITIES PRIOR TO THE COMMENCEMENT OF WORK. PHYSICAL VERIFICATION OF UTILITY LOCATIONS SHALL BE PERFORMED BY CAREFUL PROBING OR HAND DIGGING IN ACCORDANCE WITH ARTICLE 6 OF THE CAL/OSHA CONSTRUCTION SAFETY ORDERS.



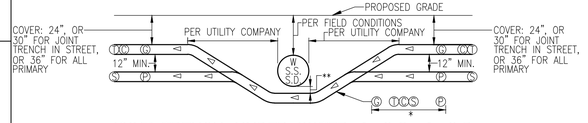

## TYPICAL JOINT TRENCH
PER PG&E STANDARD S5453 & 038193



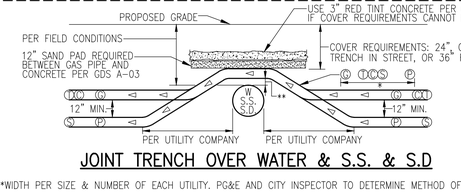

## TYPICAL EXCAVATION:
FOR PG&E PRIMARY VAULTS, TRANSFORMERS, U.N.O.




## MINIMUM BACKFILL REQUIREMENTS
*CHECK WITH LOCAL GOVERNING AGENCIES FOR POSSIBLE VARIATIONS




## JOINT TRENCH UNDER WATER & S.S. & S.D.



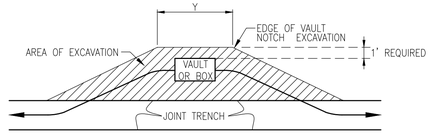

## JOINT TRENCH OVER WATER & S.S. & S.D

*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.

**6" MINIMUM REQUIRED BY PG&E. ADDITIONAL CLEARANCE MAY BE REQUIRED BY LOCAL JURISDICTION.

**NOTE: TRENCH DEPTH NOT TO EXCEED 5' UNLESS APPROVED BY PG&E INSPECTOR. IN NO CASE SHOULD PLASTIC GAS PIPE BE INSTALLED AT A DEPTH GREATER THAN 10' UNLESS APPROVED BY PG&E SENIOR GAS ENGINEER.**

TRENCHING CONTRACTOR SHALL NOT ASSUME THAT EITHER OF THE ABOVE DETAILS WILL BE ACCEPTABLE TO PG&E. YOU ARE REQUIRED TO CONTACT THE LOCAL PG&E ENGINEERING OFFICE WITH ANY ISSUE RELATING TO COVERS LESS THAN MINIMUM OR COVERS REQUIRING SHORING. CONCRETE CAPPING IS ONLY ACCEPTABLE WHERE NO OTHER SOLUTION IS POSSIBLE AND ONLY WHEN CERTAIN CRITERIA ARE MET AND ONLY WITH PG&E APPROVAL.




| | BOX EXCAVATION | |
|---|---|---|
| PRIMARY BOX SIZE | "Y" | NOTE: |
| 3' x 5' | 7" | DISTANCE VARIES PER FIELD CONDITIONS |
| 4'-6" x 8'-6" | 11' | |

## TYPICAL PG&E PRIMARY BOX
EXCAVATION DETAIL

## ELECTRIC CONDUIT MINIMUM BEND RADIUS

| CONDUIT DIAMETER | VERTICAL RADIUS | HORIZONTAL RADIUS |
|---|---|---|
| 2" | 24" | 36" |
| 3" | 24" | 36" |
| 4" | 36" | 36" |
| 5" | 36" | 60" |

NOTE: 315° MAX BENDS IN ANY SECONDARY CONDUIT RUN 200' OR LESS.
300° MAX BENDS IN ANY PRIMARY CONDUIT RUN.

## TYPICAL GAS METER REQUIREMENTS*

| METER TYPE | LOAD (SCFH) | DELIVERY PRESSURE** (PSIG) | PAD SIZE (INCHES) | MIN. WIDTH REQUIRED FOR METER "X" (INCHES) | DISTANCE FROM RISER TO FINISHED WALL (INCHES) | MIN. HOUSELINE STUB OUT (INCHES) |
|---|---|---|---|---|---|---|
| TYPICAL RESIDENTIAL | 0–350 | 0.25 | N/A UNLESS USING FLEX-HOSE METER | 24 | 6 TO 9 | 4 |
| | 0–600 | 2 | | | | |
| 400 TO 1000 CLASS | 351–1,400 | 0.25 | N/A UNLESS USING FLEX-HOSE METER | 30 | 6 TO 9 | 6 |
| | 601–2,400 | 2 | | | | |
| 1.5M OR 3M ROTARY | 1,401–3,000 | APPROVED BY PG&E | 40 X 36 X 4 | 52 | 20 | VARIES |
| 5M OR 7M ROTARY | 3,001–7,000 | APPROVED BY PG&E | 78 X 36 X 4 | 90 | 20 | VARIES |
| 11M OR 16M ROTARY | 7,001–16,000 | APPROVED BY PG&E | 94 X 36 X 4 | 106 | 20 | VARIES |

*ACTUAL METER-SET CONFIGURATIONS MAY DIFFER DEPENDING ON FIELD CONDITIONS AND RESTRICTIONS. FOR GAS METER DETAILS, SEE SECTION 2 OF CURRENT ***ELECTRIC & GAS SERVICE REQUIREMENTS*** GREENBOOK BY PG&E. PG&E STANDARD METER SPACING REQUIREMENTS DO NOT INCLUDE CLEARANCE FOR EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT. SEE NOTE 17 UNDER GENERAL NOTES ON SHEET JT–1.

**DELIVERY PRESSURE TO BE CONFIRMED VIA BUILDING PLUMBING AND MECHANICAL PLANS. PG&E MAINTAINS SOLE AUTHORITY TO DETERMINE IF THE ELEVATED DELIVERY–PRESSURE SERVICE IS AVAILABLE AT A SPECIFIC LOCATION.

X
GM

## GENERAL NOTES:

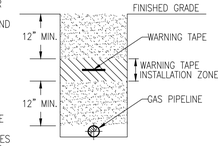
1. JOINT TRENCH MUST BE INSTALLED ENTIRELY WITHIN AN EASEMENT. EASEMENTS FOR JOINT TRENCH SERVICE LATERALS WITHIN PROJECT ON PRIVATE PROPERTY ARE AT THE DISCRETION OF THE UTILITY COMPANIES.
2. ALL DEPTHS AND RESULTING COVER REQUIREMENTS ARE MEASURED FROM FINAL GRADE.
3. COVER, CLEARANCES, AND SEPARATION SHALL BE AS GREAT AS PRACTICABLE UNDER THE CIRCUMSTANCES, BUT UNDER NO CIRCUMSTANCES SHALL BE LESS THAN THE MINIMUM COVER, CLEARANCE, AND SEPARATION REQUIREMENTS SET FORTH IN GENERAL ORDER 128 AND 49CFR 192.321 , 49CFR 192.325, AND 49CFR 192.327. ALL FACILITIES SHALL BE ANCHORED IN PLACE PRIOR TO COMPACTION, OR OTHER MEANS SHALL BE TAKEN TO ENSURE NO MOTION OF THE FACILITIES. DIMENSIONAL REQUIREMENTS FOR SHADING, LEVELING, AND BACKFILLING SHALL BE DETERMINED SUBSEQUENT TO COMPACTION.
4. TRENCH DIMENSIONS SHOWN ARE TYPICAL. TRENCH SIZES AND CONFIGURATIONS MAY VARY DEPENDING UPON OCCUPANCY AND/OR FIELD CONDITIONS. TRENCH SIZE AND CONFIGURATION MUST AT ALL TIMES BE CONSTRUCTED IN A MANNER THAT ENSURES PROPER CLEARANCES AND COVER REQUIREMENTS ARE MET. ANY "CHANGE" TO THE TRENCH WIDTH AND CONFIGURATIONS AS SHOWN IN THIS EXHIBIT MUST BE DESIGNED TO ENSURE THIS REQUIREMENT.
5. IT IS PREFERRED TO HAVE NON–PG&E OWNED STREETLIGHTS AT A LEVEL OTHER THAN THE GAS OR ELECTRIC LEVEL. NON–PG&E OWNED STREETLIGHTS MAY BE AT THE ELECTRIC LEVEL OF THE TRENCH AS LONG AS MINIMUM CLEARANCES ARE PROVIDED AND COMPLY WITH ALL SPECIAL NOTES FOR A JOINT TRENCH WITH A SECOND ELECTRIC UTILITY.
6. NON–UTILITY FACILITIES ARE NOT ALLOWED IN ANY JOINT UTILITY TRENCH, E.G., IRRIGATION CONTROL LINES, BUILDING FIRE ALARM SYSTEMS, PRIVATE TELEPHONE SYSTEMS, OUTDOOR ELECTRICAL CABLE, ETC.
7. WHEN COMMUNICATION DUCTS ARE INSTALLED, A MINIMUM OF 12" RADIAL SEPARATION SHALL BE MAINTAINED FROM GAS FACILITIES. EXCEPTION: WITH MUTUAL AGREEMENT, WHEN 4–INCH DIAMETER OR SMALLER GAS PIPE IS INSTALLED, THE SEPARATION MAY BE REDUCED TO NOT LESS THAN 6 INCHES.
8. PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
9. MAINTAIN PROPER SEPARATION BETWEEN PG&E FACILITIES AND "WET" UTILITY LINES AS DESCRIBED IN UO STANDARD S5453. THE MINIMUM ALLOWABLE HORIZONTAL SEPARATION BETWEEN COMPANY FACILITIES AND "WET" FACILITIES IS 3' WITH A MINIMUM 1' OF UNDISTURBED EARTH OR THE INSTALLATION OF A SUITABLE BARRIER BETWEEN THE FACILITIES. IF A 3' HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY BE APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO THE SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL. SEPARATIONS OF 1' OR LESS ARE NOT PERMISSIBLE AND WILL NOT BE ALLOWED. THE COMPANY MAY AGREE TO WAIVE THE MINIMUM 3' SEPARATION REQUIREMENT AT THE REQUEST OF AN APPLICANT IF WARRANTED AND THE NEED IS JUSTIFIED. THE REQUEST FOR A WAIVER MUST:
   - BE MADE IN WRITING AND SUBMITTED TO THE COMPANY ADE DURING THE PLANNING AND DESIGN PHASE OF THE PROJECT.
   - CLEARLY DESCRIBE THE CONDITIONS NECESSITATING THE WAIVER.
   - INCLUDE A PROPOSED DESIGN, AND INCLUDE A DESIGN FOR A BARRIER BETWEEN THE "WET" UTILITIES AND COMPANY DRY FACILITIES IN THE EVENT 1' OF UNDISTURBED EARTH CANNOT BE MAINTAINED. NOTE: DRAIN LINES CONNECTED TO DOWNSPOUTS ON BUILDINGS ARE CONSIDERED A "WET" UTILITY FOR THE PURPOSES OF THIS STANDARD.
10. SEPARATIONS SHALL BE MAINTAINED AT ABOVE GROUND TERMINATION POINTS.
11. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING OF PG&E GAS FACILITIES:
    - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A 1/2" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
    - THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE.
    - THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING, OR LEVELING MATERIALS.
    - COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE PG&E, FEDERAL, STATE, COUNTY, OR LOCAL REQUIREMENTS.
    - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
    - THE SIEVES AND SCREENS SHALL BE:
      1/2" SIEVE: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
      #4 SCREEN: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
12. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING AT PG&E ELECTRIC FACILITIES:
    - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
    - SHADING MATERIAL CONTAINING LARGE ROCK, PAVING MATERIAL, CINDERS, SHARPLY ANGULAR SUBSTANCES, OR CORROSIVE MATERIAL SHALL NOT BE PLACED IN THE TRENCH WHERE SUCH MATERIAL MAY DAMAGE THE CONDUITS AND/OR PREVENT PROPER COMPACTION OVER OR AROUND THE CONDUITS.
    - NATIVE SOILS CONTAINING CLODS NOT TO EXCEED 6" IN DIAMETER MAY BE INCLUDED IN THE SHADING MATERIAL PROVIDED THE CLODS ARE READILY BREAKABLE BY HAND. NOTE: SOILS CONSISTING PRIMARILY OF ADOBE, HARD COMPACT (DENSE) CLAY, AND BAY MUDS SHALL NOT BE USED AS SHADING MATERIAL.
    - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
    - REFER TO ENGINEERING DOCUMENT 062288 FOR MORE INFORMATION.
13. COMPETENT NATIVE SOILS ARE PREFERRED TO BE USED FOR SHADING, BEDDING, AND BACKFILLING THROUGHOUT THE TRENCH.
    - WHERE NATIVE SOILS EXCEED 1/2" MINUS AND/OR WHERE GAS IS TO BE PLACED AT THE BOTTOM OF A TRENCH IN AREAS THAT EXCEED 1/2" MINUS SOIL CONDITIONS, OR WHERE THE BOTTOM OF A TRENCH IS CONSIDERED TO CONSIST OF HARD PAN, PG&E APPROVED 1/2" MINUS IMPORT MATERIAL SHALL BE USED FOR SHADING AND/OR BEDDING OF GAS FACILITIES.
    - PG&E APPROVED IMPORT MATERIAL IS PER CGT ENGINEERING GUIDELINE 4123.
    - IF A LEVELING COURSE IS REQUIRED FOR GAS FACILITIES, THE USE OF NATIVE SOILS IS PREFERRED, BUT IF 1/2" MINUS CONDITIONS ARE NOT ATTAINABLE WITH THE NATIVE SOILS, THEN THE USE OF PG&E APPROVED IMPORT MATERIALS IS REQUIRED. BEDDING UNDER GAS FACILITIES WILL BE A MINIMUM OF 2" OF COMPACTED 1/2" MINUS NATIVE SOILS OR PG&E APPROVED IMPORT MATERIAL.
    - FOR ELECTRIC FACILITIES, REFER TO NOTE 12. THIS APPLIES TO LEVELING COURSES AS WELL AS SHADING.
    - THE MINIMUM PG&E APPROVED BEDDING MATERIAL MAY BE INCREASED AT THE DISCRETION OF PG&E WHEN WARRANTED BY EXISTING FIELD CONDITIONS (E.G., ROCKY SOILS, HARD PAN, ETC.).
    - THE USE OF ANY IMPORTED MATERIAL FOR BACKFILLING PURPOSES SHALL BE LIMITED TO THOSE SITUATIONS WHEN NATIVE SOILS DO NOT ALLOW FOR REQUIRED COMPACTION.
14. THE APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF EXCESS SPOIL AND ASSOCIATED COSTS.
15. SEPARATION BETWEEN GAS FACILITIES AND ELECTRIC FACILITIES MAY BE REDUCED TO 6" WHEN CROSSING.
16. SERVICE SADDLES ARE THE PREFERRED SERVICE FITTINGS FOR USE THROUGHOUT THE JOINT TRENCH PROJECT. ALL PROJECTS WILL BE DESIGNED AND ESTIMATED USING SERVICE SADDLES. HOWEVER, SERVICE TEES MAY BE USED IF ALL CLEARANCES, SEPARATION, AND COVERAGE REQUIREMENTS ARE MAINTAINED.
17. CONTRACTOR TO INCREASE METER SPACING AS NECESSARY WHEN EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT ARE REQUIRED. EARTHQUAKE VALVES ARE REQUIRED IN SOME AREAS AND ARE NOT PART OF PG&E/RADIUS SCOPE. THIS INFORMATION CAN BE FOUND ON BUILDING MECHANICAL ENGINEER'S PLANS. PG&E STANDARD METER SPACING REQUIREMENTS DO NOT INCLUDE CLEARANCE FOR EARTHQUAKE VALVES.
18. ELECTRIC GENERATION EQUIPMENT IS NOT PART OF RADIUS SCOPE. ALL RELATED DESIGNS, APPLICATIONS, AND COORDINATION WITH PG&E'S INTERCONNECTION/NET METERING DEPARTMENT SHALL BE HANDLED BY THE EQUIPMENT VENDOR OR OTHERS.

## ELECTRIC VERTICAL CLEARANCE REQUIREMENTS:

1. ABOVE ANY THREE–PHASE PAD–MOUNTED TRANSFORMER/EQUIPMENT LOCATION (EXCEPT MINI THREE PHASE), MAINTAIN 30' MINIMUM UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
2. ABOVE ANY OTHER TRANSFORMER/EQUIPMENT LOCATION, MAINTAIN 20' MINIMUM UNOBSTRUCTED OVERHEAD CLEARANCE OVER VAULT/PAD.

## GAS PIPELINE UNDERGROUND WARNING TAPE NOTES:

1. A WARNING TAPE IS TO BE INSTALLED IN OPEN TRENCH INSTALLATION OVER GAS PIPELINES IN BOTH TRANSMISSION AND DISTRIBUTION FACILITIES. THIS INCLUDES TRENCHES, BELL HOLES, EXCAVATIONS FOR REPAIR PURPOSES AND RISER REPLACEMENTS. THE WARNING TAPE IS INTENDED FOR EXCAVATOR DIGGING IN THE "TOLERANCE ZONE" TO STRIKE THE WARNING TAPE PRIOR THAN THE PIPELINE. WHEN THE WARNING TAPE IS EXPOSED AND GRABBED WITH EXCAVATING EQUIPMENT, IT STRETCHES WITHOUT BREAKING, THUS ALERTING THE EXCAVATOR OF THE GAS FACILITY BELOW.
2. INSTALL 6" WIDE WARNING TAPE ABOVE THE GAS PIPELINE AT LEAST 12" BELOW GRADE, AND NO CLOSER THAN 12" FROM THE PIPE. INSTALLATION SHOULD PROVIDE THE GREATEST DISTANCE BETWEEN THE PIPELINE AND THE TAPE AS POSSIBLE. INSTALL THE TAPE ALONG THE LENGTH OF THE EXCAVATION. ENSURE THAT THE TAPE OVERLAPS WHEN TWO OR MORE PIECES OF TAPE ARE USED. EXCEPTION: WHEN A JOINT TRENCH DESIGN DOES NOT ALLOW FOR INSTALLMENT OF WARNING TAPE WITHIN THE "WARNING TAPE INSTALLATION ZONE", INSTALL THE WARNING TAPE A MINIMUM OF 6" ABOVE THE GAS PIPELINE, AND BELOW THE FACILITY ABOVE THE PIPE.
3. WARNING TAPE SHALL BE BRIGHTLY COLORED YELLOW AND MARKED "CAUTION: GAS LINE BURIED BELOW" OR MARKED WITH A SIMILAR NOTIFICATION.
4. WARNING TAPE SHALL BE STORED IN SUCH A MANNER THAT LIMITS ULTRAVIOLET (UV) EXPOSURE.




## TYPICAL DETAIL
GAS PIPELINE UNDERGROUND WARNING TAPE INSTALLATION
(N.T.S.)

**PG&E PM#S:**
ELECTRIC:
GAS:

**DESIGN CHANGE COMPONENT**
ANY CHANGES TO THIS DESIGN MUST BE APPROVED BY

_____ _____
PG&E GAS ADE

## CONSTRUCTION NOTES:

1. ALL TRENCHING, BACKFILLING AND INSTALLATION BY CONTRACTOR MUST COMPLY WITH PG&E UO STANDARD S5453 (EFFECTIVE DATE 7–5–2006).
2. ALL WORK MUST COMPLY WITH PG&E, TELEPHONE, CATV, STANDARDS AND PRACTICES. ALL WORK MUST BE INSPECTED AND APPROVED BY RESPECTIVE INSPECTORS. FIELD CONDITIONS MAY REQUIRE CHANGES TO APPROVED PLANS, AT THE DISCRETION OF PG&E INSPECTOR OR OTHERS. RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF THREE LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A ½" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND IS TO BE AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE. THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE. THE SOILS MUST NOT CONTAIN CLODS LARGER THAN ½" IF TO BE USED AS SHADING, BEDDING OR LEVELING MATERIALS. COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE P.G.& E. FEDERAL, STATE, COUNTY OR LOCAL REQUIREMENTS. ANY NATIVE SOILS OR IMPORT MATERIALS USED MUST NOT HINDER THOSE EFFORTS.
3. BACKFILL SHALL BE APPROVED BY THE UTILITY COMPANIES AND THE CITY. COMPACTION WILL BE TESTED AND PASSED BY THE SOILS ENGINEER.
4. IF SOIL IS NOT ROCK FREE, ADD 4" DEPTH OF TRENCH FOR SAND BEDDING.
5. VERIFY SPLICE BOX EXCAVATION SIZES WITH SUPPLIER(S).
6. THE TRENCHING CONTRACTOR SHALL COORDINATE THE UTILITY COMPANIES' INSTALLATION. THE TRENCHING CONTRACTOR TO PLACE CONNECTING CONDUIT WITHIN 5' OF BUILDING EXTERIOR WALL.
7. CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
8. IT IS THE TRENCHING CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE ALL EXISTING FACILITIES. NO EXTRA PAYMENT WILL BE CONSIDERED FOR CROSSING OTHER SYSTEMS.
9. RADIUS DESIGN ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THESE DRAWINGS WERE PREPARED USING DATA SUPPLIED BY PG&E, TELEPHONE, C.A.T.V., IMPROVEMENT PLANS AND THE CITY'S VARIOUS "AS BUILT" INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PHYSICALLY REVIEW THE PROJECT PRIOR TO SUBMITTING HIS BID.
10. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A., INDUSTRIAL SAFETY ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING NEAR ENERGIZED OR "HOT" EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER. PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES ARE THE CONTRACTOR'S RESPONSIBILITY.
11. THE CONTRACTOR SHALL PROTECT CONSTRUCTION STAKING. HE SHALL COORDINATE STAKING WITH THE PROJECT'S CIVIL ENGINEER.
12. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) TWO WORKING DAYS PRIOR TO START OF WORK.
13. CONTRACTOR SHALL NOTIFY INSPECTORS OF ANY POTENTIAL CONFLICTS PRIOR TO START OF WORK.
14. THIS PLAN IS TO BE USED FOR SOLE PURPOSE OF DIGGING THE JOINT TRENCH. SEE PG&E, AT&T, AND COMCAST PLANS FOR EXACT SIZE AND NUMBER OF CONDUITS INSTALLED IN THE JOINT TRENCH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE CORRECT NUMBER, SIZE AND TYPES OF CONDUITS ARE INSTALLED PER THE ENGINEERED PLANS BY EACH UTILITY COMPANY.
15. NOTE PLANS ISSUED AT THE PRE–CONSTRUCTION MEETING MAY BE SUBJECT TO REVISIONS, IF FINAL PLANS FROM EACH UTILITY COMPANY WERE NOT AVAILABLE AT THE START OF CONSTRUCTION.
16. WATER, SEWER, DRAINS, SANITARY WASTE, FUELS (INCLUDING DIESEL AND GASOLINE), OIL, PROPANE AND OTHER VOLATILE HEAVIER THAN AIR GASES, SPRINKLER, IRRIGATION, STEAM AND OTHER "WET" FACILITIES SHALL MAINTAIN A MINIMUM OF THREE FEET FROM THE NEAREST OUTER SURFACE OF PG&E FACILITIES WITH NO LESS THAN ONE FOOT OF EARTH (SOIL BARRIER) BETWEEN THE ADJACENT SIDES OF THE INDIVIDUAL TRENCHES.
17. IN THE EXTRAORDINARY CASE THAT THE MINIMUM THREE FOOT HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL.
18. ALL METER PANELS: INDIVIDUAL, RESIDENTIAL, OR NONRESIDENTIAL APPLICANTS WITH A METER PANEL RATING OF ANY SIZE, INSTALLED INSIDE A METER ROOM OR OTHER STRUCTURE, MUST FOLLOW ALL OF THE REQUIREMENTS DESCRIBED BELOW.
    A. INSTALL, OWN, AND MAINTAIN A SEPARATE, NOMINAL, 2–INCH DIAMETER CONDUIT WITH PULL TAPE INSIDE. THE CONDUIT AND PULL TAPE MUST EXTEND FROM THE OUTSIDE SURFACE OF THE BUILDING AND TERMINATE OUTSIDE THE METER PANEL OR SWITCHBOARD AT THE TOP OF THE METER SECTION.
    B. ENSURE THE 2–INCH DIAMETER CONDUIT AND PULL TAPE EXIT THE OUTSIDE OF THE BUILDING A MINIMUM OF 8 FEET AND A MAXIMUM OF 10 FEET ABOVE GROUND. THE OPEN END OF THE CONDUIT THAT IS EXPOSED TO THE OUTSIDE MUST HAVE A REMOVABLE, TEMPORARY CAP OR PLUG.
    C. DO NOT USE THE CONDUIT. THE CONDUIT IS FOR PG&E'S METERING EQUIPMENT ONLY.
19. THIS JOINT TRENCH PLAN WAS PREPARED BASED ON TOPOGRAPHICAL SURVEY AS PROVIDED BY A CIVIL ENGINEER. THE CONTRACTOR IS CAUTIONED THAT EXPLORATORY WORK IS NECESSARY TO DETERMINE THE ACTUAL LOCATION OF ANY EXISTING UTILITY. RADIUS STRONGLY RECOMMENDS THAT ALL UTILITIES BE PHYSICALLY LOCATED ON THE SITE BEFORE THE ONSET OF SITE WORK. SUBSTRUCTURE LOCATIONS MAY REQUIRE FIELD ADJUSTMENT TO COMPENSATE FOR ACTUAL EXISTING UTILITY LOCATIONS.
20. EXCAVATION DIMENSIONS FOR TIE–IN TO EXISTING ELECTRIC CONDUITS ARE AT THE DISCRETION OF THE PG&E FIELD INSPECTOR. CONTRACTOR TO COORDINATE WITH INSPECTOR AND EXPOSE UP TO 20' OR MORE OF EXISTING CONDUITS WHEN NEEDED.

**SUBSTRUCTURE VERIFICATION STAMP**

**DEVELOPER**
**PLEASE NOTE AND SIGN**

ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR RE–ADJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES OR BOXES, AND SIGN AND DATE DRAWING.

THANK YOU

SIGNED _____

DATE _____

**UTILITY APPROVALS**

| UTILITY | APPROVED BY | DATE |
|---|---|---|
| AT&T (PHONE) | | |
| COMCAST (CATV) | | |
| | | |
| | | |
| | | |

**FOR RADIUS USE ONLY**
**QA REVIEW**

| | INITIALS | REVIEW DATE |
|---|---|---|
| INTENT | | |
| COMPOSITE | | |
| PRE–CON | | |
| PRE–CON | | |

**DEVELOPER:**
HARVEST PROPERTIES
235 MONTGOMERY ST., SUITE 2500
SAN FRANCISCO, CA 94104
KEVIN CHOY
(510) 594–2050

**SHEET INDEX**


| | |
|---|---|
| JT–1 | JOINT TRENCH TITLE SHEET |
| JT–2 | OVERALL |
| JT–3–6 | JOINT TRENCH INTENT

DRAWING NAME: j:\dropbox\projects\2024\24-1367a clearview, san mateo\radius work\ms 24-1367a_jt.dwg
PLOT DATE: Tuesday, March 17, 2026 12:20:45 PM
PLOTTED BY: HENRY

95 LOT SUBDIVISION
ALPINE RD
2,712 AVERAGE SQUARE FEET BOXTOWNS
2,625 AVERAGE SQUARE FEET INTERLOCKING

BE–1&9
8 UNITS
21,716 TOTAL SQUARE FEET
2,715 AVERAGE SQUARE FEET
3 STORIES

BE–2
8 UNITS
21,772 TOTAL SQUARE FEET
2,722 AVERAGE SQUARE FEET
3 STORIES

BE–3&
7 UNITS
18,941 TOTAL SQUARE FEET
2,706 AVERAGE SQUARE FEET
3 STORIES

BE–4
7 UNITS
18,983 TOTAL SQUARE FEET
2,712 SQUARE FEET
3 STORIES

BE–5
5 UNITS
13,959 TOTAL SQUARE FEET
2,792 AVERAGE SQUARE FEET
3 STORIES

BE–7
5 UNITS
13,740 TOTAL SQUARE FEET
2,748 AVERAGE SQUARE FEET
3 STORIES

BE–8
6 UNITS
15,990 TOTAL SQUARE FEET
2,665 AVERAGE SQUARE FEET
3 STORIES

BE–9&3
7 UNITS
16,194 TOTAL SQUARE FEET
2,699 AVERAGE SQUARE FEET
3 STORIES

BE–10
6 UNITS
16,166 TOTAL SQUARE FEET
2,694 AVERAGE SQUARE FEET
3 STORIES

BE–11
6 UNITS
15,947 TOTAL SQUARE FEET
2,658 AVERAGE SQUARE FEET
3 STORIES

BE–12
5 UNITS
13,783 TOTAL SQUARE FEET
2,757 AVERAGE SQUARE FEET
3 STORIES

BE–1,2,4,5,&6
8 UNITS
18,212 TOTAL SQUARE FEET
2,602 AVERAGE SQUARE FEET
3 STORIES

BE–7,8,&
8 UNITS
21,336 TOTAL SQUARE FEET
2,667 AVERAGE SQUARE FEET
3 STORIES

95 LOT SUBDIVISION
ALPINE RD
3,252 AVERAGE SQUARE FEET SINGLE FAMILY HOMES

PLAN 1
LOTS: 1,3,5,7,9,10,11,14,16,18,20,22,24,27,29,31,32,34,36,
38,40,42,44,46,48,49,51,54,55,57,58,60,61,63,65,67,69,70,72
39 SINGLE FAMILY HOMES
3,098 AVERAGE SQUARE FEET
3 STORIES

PLAN 2
LOTS: 2,4,6,8,11,13,15,17,19,21,23,25,26,28,30,33,35,
37,39,41,43,45,47,50,52,53,56,58,62,64,66,68,71,73,
34 SINGLE FAMILY HOMES
3,428 AVERAGE SQUARE FEET
3 STORIES

CLEARVIEW WY.
W HILLSDALE BLVD.
STREET L
JT–1
JT–5
JT–2
JT–3
JT–4
JT–6
STREET D
STREET C
STREET E
STREET F
STREET H
STREET G
STREET I
STREET M
STREET A
STREET J
STREET K
STREET B

SHEET INDEX
JT–1 JOINT TRENCH TITLE SHEET
JT–2 OVERALL JOINT TRENCH INTENT

RADIUS

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOUCHES
No. 26429
Exp. 03-31-28
CIVIL
STATE OF CALIFORNIA

| | | |
|---|---|---|
| PROJECT NUMBER: | 24-1376A | |
| SCALE: | N.T.S. | |
| PROJECT MANAGER: | RAY SAHI | |
| DESIGNED BY: | HENRY NGUYEN | |
| DRAWN BY: | | |
| LAST UPDATED: | 05-21-2026 | |
| DRAWING NUMBER: | JT-2 | |
| SHEET: | 2 OF 6 | |

RADIUS DESIGN LLC
UTILITY DESIGN CONSULTANTS & ENGINEERS
201 N CIVIC DRIVE, SUITE 135, WALNUT CREEK, CA 94596
Tel (925) 269-4575

OVERALL
CLEARVIEW
NEW BUSINESS - PHASE 1 & 2
HARVEST PROPERTIES
SAN MATEO CALIFORNIA

| DELTA NO: | REVISION | DATE: |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

# UTILITIES
# PLEASE CONFIRM TIE IN LOCATIONS

# –PRELIMINARY– NOT FOR CONSTRUCTION

## THIS IS NOT A BID DOCUMENT
THIS DRAWING HAS NOT YET BEEN REVIEWED BY UTILITY COMPANIES AND IS SUBJECT TO CHANGE.

**SINGLE FAMILY HOME PLAN 1**
EACH UNIT:
ELECTRIC–200A
120/208V, 1ø, 3W
METERS:
_ RESIDENTIAL

PHONE
CATV
FIBER

**SINGLE FAMILY HOME PLAN 2**
EACH UNIT:
ELECTRIC–200A
120/208V, 1ø, 3W
METERS:
_ RESIDENTIAL

PHONE
CATV
FIBER

**IT–1,2,3,4,5,6,7,8**
EACH UNIT:
ELECTRIC–800A
120/208V, 3ø, 4W
METERS:
_ RESIDENTIAL

PHONE
CATV
FIBER

**BT–1,2,3,4,5**
EACH UNIT:
ELECTRIC–800A
120/208V, 3ø, 4W
METERS:
_ RESIDENTIAL

PHONE
CATV
FIBER

**BT–6,7,8,9,10,11,12**
EACH UNIT:
ELECTRIC–600A
120/208V, 3ø, 4W
METERS:
_ RESIDENTIAL

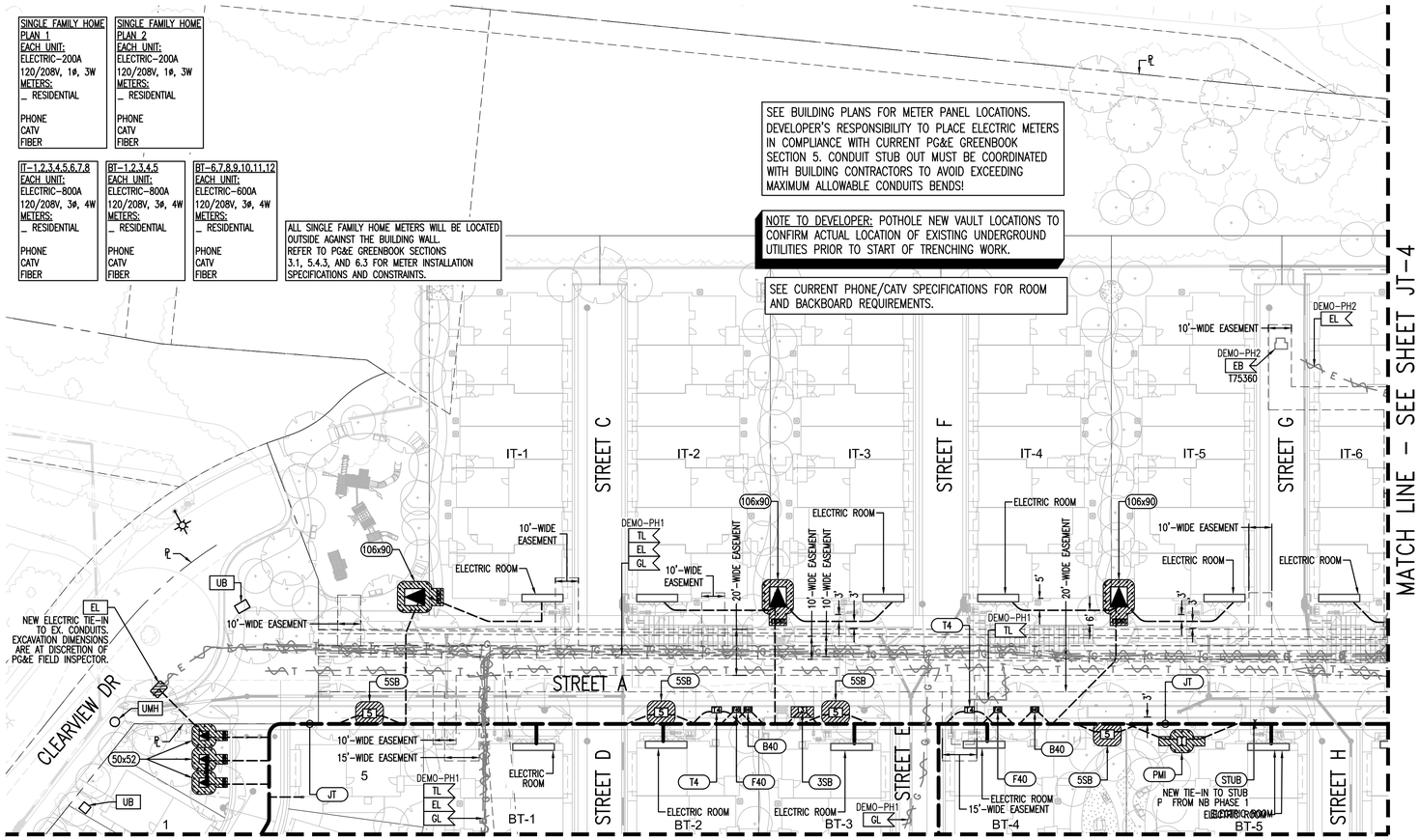
PHONE
CATV
FIBER

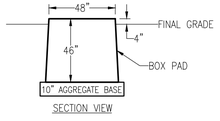
ALL SINGLE FAMILY HOME METERS WILL BE LOCATED OUTSIDE AGAINST THE BUILDING WALL. REFER TO PG&E GREENBOOK SECTIONS 3.1, 5.4.3, AND 6.3 FOR METER INSTALLATION SPECIFICATIONS AND CONSTRAINTS.

SEE BUILDING PLANS FOR METER PANEL LOCATIONS. DEVELOPER'S RESPONSIBILITY TO PLACE ELECTRIC METERS IN COMPLIANCE WITH CURRENT PG&E GREENBOOK SECTION 5. CONDUIT STUB OUT MUST BE COORDINATED WITH BUILDING CONTRACTORS TO AVOID EXCEEDING MAXIMUM ALLOWABLE CONDUITS BENDS!

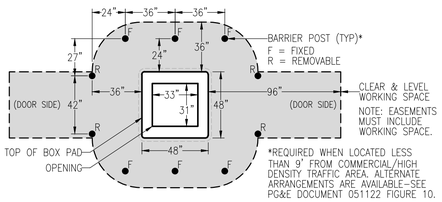
NOTE TO DEVELOPER: POTHOLE NEW VAULT LOCATIONS TO CONFIRM ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF TRENCHING WORK.

SEE CURRENT PHONE/CATV SPECIFICATIONS FOR ROOM AND BACKBOARD REQUIREMENTS.

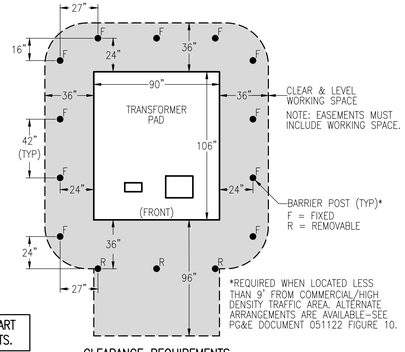


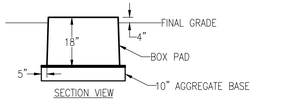
SECTION VIEW



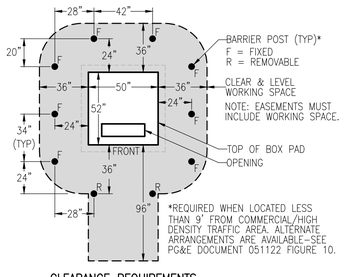
CLEARANCE REQUIREMENTS
48" x 48" INTERRUPTER BOX PAD (N.T.S.)
PER PG&E DOCUMENT 051122



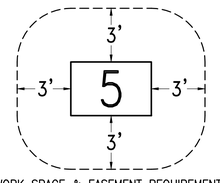
CLEARANCE REQUIREMENTS
106" x 90" TRANSFORMER PAD (N.T.S.)
PER PG&E DOCUMENT 051122



SECTION VIEW



CLEARANCE REQUIREMENTS
50" x 52" TRANSFORMER BOX PAD (N.T.S.)
PER PG&E DOCUMENT 051122



WORK SPACE & EASEMENT REQUIREMENTS
FOR #5 VAULTS
MAINTAIN A CLEAR AND LEVEL WORK SPACE AS SHOWN (N.T.S.), PER PG&E DOCUMENT 051122.

NOTE TO COMCAST:
PLEASE CONFIRM WHO WILL PROVIDE CONDUIT AND VAULTS. DEVELOPER TO PROVIDE TRENCH.

NOTE TO DEVELOPER: POTHOLE TO DETERMINE THE ACTUAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES DURING DESIGN PHASE. POTHOLE SUBSTRUCTURE LOCATIONS TO CONFIRM THE ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF TRENCHING WORK.

SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE SHEET (JT–1) REGARDING EXISTING CONDITIONS.

REFER TO PG&E DOCUMENT 094683 FOR SMART METER ANTENNA CONSTRUCTION REQUIREMENTS.

NOTE FOR UNDERGROUND ELECTRIC INSTALLATION:
USE OF PVC DB–120 IS NO LONGER APPROVED BY PG&E FOR ANY CONDUIT SIZES, BENDS, AND FITTINGS. RIGID PVC SCHEDULE 40 MUST BE USED IN PLACE OF PVC DB–120 CONDUIT. FOR ALL APPROVED CONDUITS, BENDS, AND FITTINGS, SEE PG&E DOCUMENT 062288.

## NOTE TO CONTRACTOR:
FOR CONTRACTOR'S WORK RESPONSIBILITY, REFER TO JOINT TRENCH TITLE SHEET (JT–1)

## LEGEND:

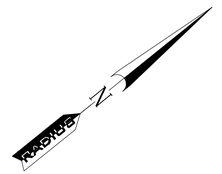
### NEW
- JT — JOINT TRENCH
- STUB — STUB LOCATION
- 106x90 W/ BOLLARDS — 106" x 90" TRANSFORMER PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
- 50x52 W/ BOLLARDS — 50" x 52" TRANSFORMER BOX PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
- PMJ W/ BOLLARDS — 72" x 36" JUNCTION PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
- 5SB — 3' x 5' x 3'–6" SPLICE BOX (PG&E) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE
- 3SB — 24" x 36" x 18" SPLICE BOX (PG&E) WORKING SPACE SHOWN
- T4 — 30" x 48" x 36" SPLICE BOX (AT&T)
- B40 — 24" x 36" x 24" B–40 (CATV)
- F40 — 24" x 36" x 24" SPLICE BOX (C.L.E.C.)

### EXISTING – TO REMAIN
- EL — E — ELECTRIC LINE
- TL — T — PHONE LINE
- UB — UTILITY BOX
- UMH — UTILITY MANHOLE
- SL — STREET LIGHT
- LITE — LIGHT
- JP — JOINT POLE
- GL — G — GAS LINE

### EXISTING – REMOVAL UNDER SEPARATE PLAN
DEMO–PH1
XXX SEE SEPARATE REMOVALS PHASE 1 PLAN (PG&E APPLICATION# ########)
DEMO–PH2
XXX SEE SEPARATE REMOVALS PHASE 2 PLAN (PG&E APPLICATION# ########)



SHEET INDEX MAP
N. T. S.




SHEET INDEX


| | |
|---|---|
| JT–1 | JOINT TRENCH TITLE SHEET |
| JT–2 | OVERALL |
| JT–3–6 | JOINT TRENCH INTENT |


REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03–31–28
CIVIL
STATE OF CALIFORNIA

DATE:
REVISION
DELTA NO:

CALL 811 BEFORE YOU DIG
USA
UNDERGROUND SERVICE ALERT OF CALIFORNIA

JOINT TRENCH INTENT
CLEARVIEW
NEW BUSINESS - PHASE 1 & 2
HARVEST PROPERTIES
SAN MATEO
CALIFORNIA


RADIUS DESIGN LLC
UTILITY DESIGN CONSULTANTS & ENGINEERS
201 N CIVIC DRIVE, SUITE 135, WALNUT CREEK, CA 94596
Tel (925) 269-4575

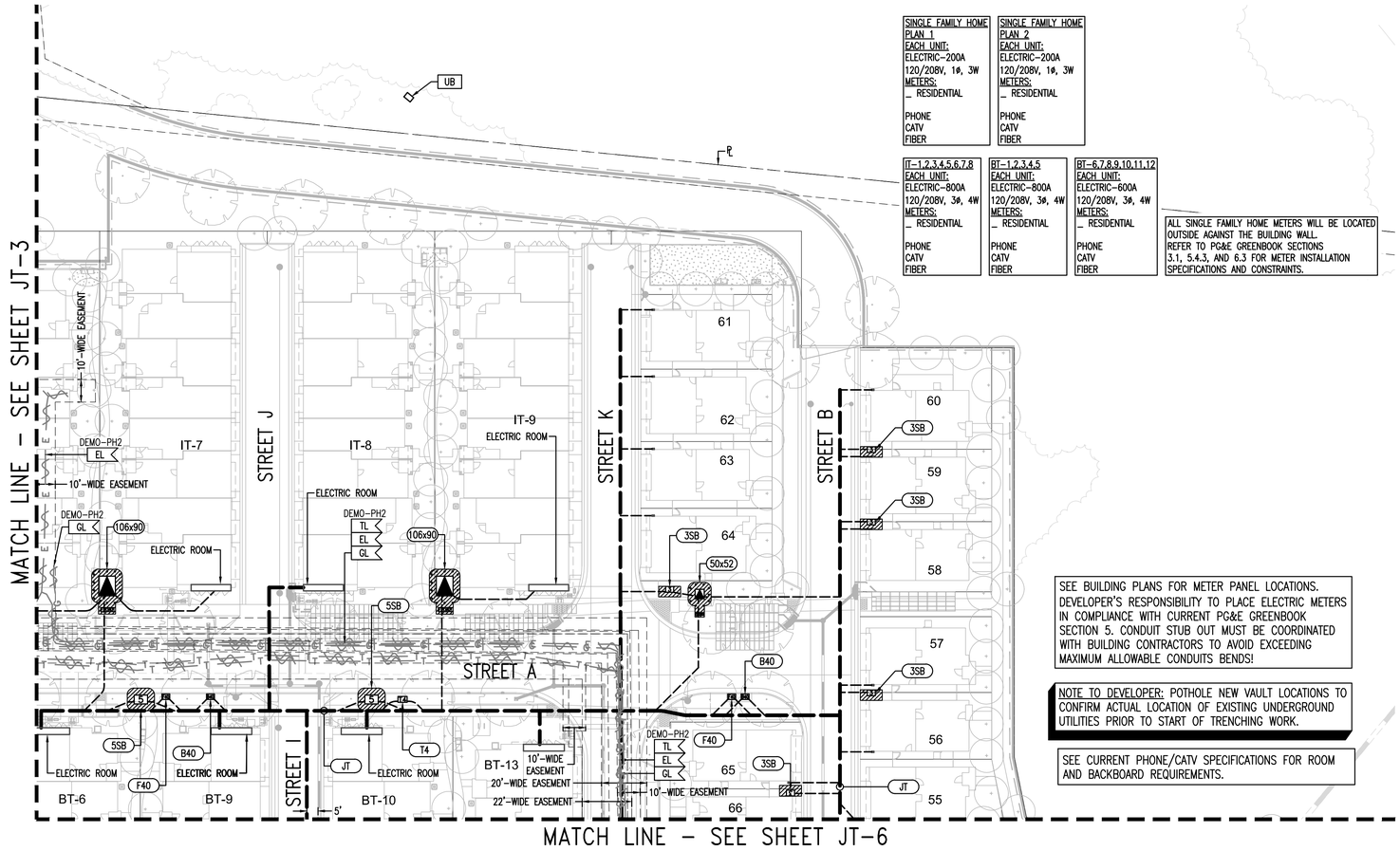

PROJECT NUMBER: 24-1376A
SCALE: 1" = 30'
PROJECT MANAGER: RAV SAHI
DRAWN BY: HENRY NGUYEN
CHECKED BY:
LAST UPDATED: 05-21-2026
DRAWING NUMBER: JT-3
SHEET: 3 OF: 6

DRAWING NAME: j:\dropbox\projects\2024\24-1367a clearview, san mateo\radius work\ms 24-1367a_jt.dwg
PLOT DATE: Tuesday, March 17, 2026 12:20:45 PM
PLOTTED BY: HENRY

# UTILITIES
# PLEASE CONFIRM TIE IN LOCATIONS

# –PRELIMINARY–
# NOT FOR CONSTRUCTION

## THIS IS NOT A BID DOCUMENT
THIS DRAWING HAS NOT YET BEEN REVIEWED BY UTILITY COMPANIES AND IS SUBJECT TO CHANGE.




| SINGLE FAMILY HOME PLAN 1 |
|---|
| EACH UNIT: |
| ELECTRIC–200A |
| 120/208V, 1ø, 3W |
| METERS: |
| _ RESIDENTIAL |
| PHONE |
| CATV |
| FIBER |

| SINGLE FAMILY HOME PLAN 2 |
|---|
| EACH UNIT: |
| ELECTRIC–200A |
| 120/208V, 1ø, 3W |
| METERS: |
| _ RESIDENTIAL |
| PHONE |
| CATV |
| FIBER |

| IT–1,2,3,4,5,6,7,8 |
|---|
| EACH UNIT: |
| ELECTRIC–800A |
| 120/208V, 3ø, 4W |
| METERS: |
| _ RESIDENTIAL |
| PHONE |
| CATV |
| FIBER |

| BT–1,2,3,4,5 |
|---|
| EACH UNIT: |
| ELECTRIC–800A |
| 120/208V, 3ø, 4W |
| METERS: |
| _ RESIDENTIAL |
| PHONE |
| CATV |
| FIBER |

| BT–6,7,8,9,10,11,12 |
|---|
| EACH UNIT: |
| ELECTRIC–600A |
| 120/208V, 3ø, 4W |
| METERS: |
| _ RESIDENTIAL |
| PHONE |
| CATV |
| FIBER |

ALL SINGLE FAMILY HOME METERS WILL BE LOCATED OUTSIDE AGAINST THE BUILDING WALL. REFER TO PG&E GREENBOOK SECTIONS 3.1, 5.4.3, AND 6.3 FOR METER INSTALLATION SPECIFICATIONS AND CONSTRAINTS.

SEE BUILDING PLANS FOR METER PANEL LOCATIONS. DEVELOPER'S RESPONSIBILITY TO PLACE ELECTRIC METERS IN COMPLIANCE WITH CURRENT PG&E GREENBOOK SECTION 5. CONDUIT STUB OUT MUST BE COORDINATED WITH BUILDING CONTRACTORS TO AVOID EXCEEDING MAXIMUM ALLOWABLE CONDUITS BENDS!

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SEE CURRENT PHONE/CATV SPECIFICATIONS FOR ROOM AND BACKBOARD REQUIREMENTS.

NOTE TO CONTRACTOR:
FOR CONTRACTOR'S WORK RESPONSIBILITY, REFER TO JOINT TRENCH TITLE SHEET (JT–1)

## LEGEND:

NEW

| | |
|---|---|
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| STUB | STUB LOCATION |
| 106x90 W/ BOLLARDS | 106" x 90" TRANSFORMER PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD. |
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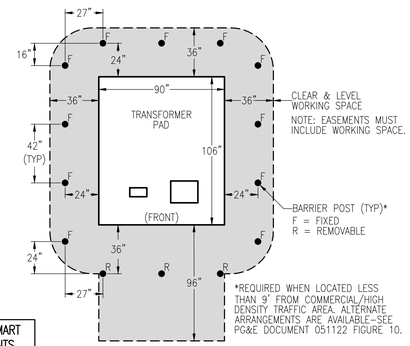
EXISTING – TO REMAIN

| | |
|---|---|
| EL | E – ELECTRIC LINE |
| TL | T – PHONE LINE |
| UB | UTILITY BOX |
| UMH | UTILITY MANHOLE |
| SL | STREET LIGHT |
| LITE | LIGHT |
| JP | JOINT POLE |
| GL | G – GAS LINE |

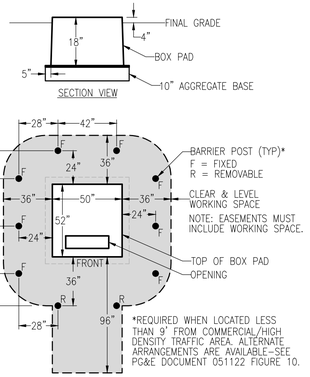
EXISTING – REMOVAL UNDER SEPARATE PLAN

DEMO–PH1
XXX SEE SEPARATE REMOVALS PHASE 1 PLAN (PG&E APPLICATION# ########)

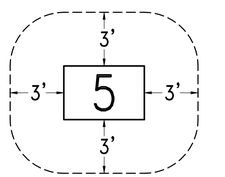
DEMO–PH2
XXX SEE SEPARATE REMOVALS PHASE 2 PLAN (PG&E APPLICATION# ########)




CLEARANCE REQUIREMENTS
106" x 90" TRANSFORMER PAD (N.T.S.)
PER PG&E DOCUMENT 051122




CLEARANCE REQUIREMENTS
50" x 52" TRANSFORMER BOX PAD (N.T.S.)
PER PG&E DOCUMENT 051122




WORK SPACE & EASEMENT REQUIREMENTS
FOR #5 VAULTS
MAINTAIN A CLEAR AND LEVEL WORK SPACE AS SHOWN (N.T.S.), PER PG&E DOCUMENT 051122.

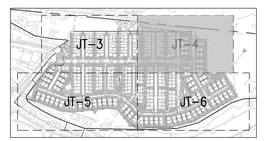
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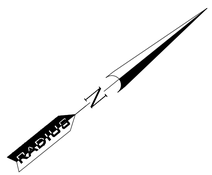
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SHEET INDEX MAP
N. T. S.




0 15 30 60

SHEET INDEX


| | |
|---|---|
| JT–1 | JOINT TRENCH TITLE SHEET |
| JT–2 | OVERALL |
| JT–3–6 | JOINT TRENCH INTENT |


REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03–31–28
CIVIL
STATE OF CALIFORNIA

DATE:
REVISION:
DELTA NO:

CALL 811 BEFORE YOU DIG
USA
UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

JOINT TRENCH INTENT
CLEARVIEW
NEW BUSINESS - PHASE 1 & 2
HARVEST PROPERTIES
SAN MATEO
CALIFORNIA


RADIUS DESIGN LLC
UTILITY DESIGN CONSULTANTS & ENGINEERS
203 N CIVIC DRIVE, SUITE 135, WALNUT CREEK, CA 94596
Tel (925) 289-4575


PROJECT NUMBER: 24-1376A
SCALE: 1" = 30'
PROJECT MANAGER: RAV SAHI
DRAWN BY: HENRY NGUYEN
CHECKED BY:
LAST UPDATED: 05-21-2026
DRAWING NUMBER: JT-4
SHEET: 4 OF: 6

DRAWING NAME: j:\dropbox\projects\2024\24-1367a clearview, san mateo\radius work\ms 24-1367a_jt.dwg
PLOT DATE: Tuesday, March 17, 2026 12:20:45 PM
PLOTTED BY: HENRY

# UTILITIES
# PLEASE CONFIRM TIE IN LOCATIONS

# –PRELIMINARY–
# NOT FOR CONSTRUCTION

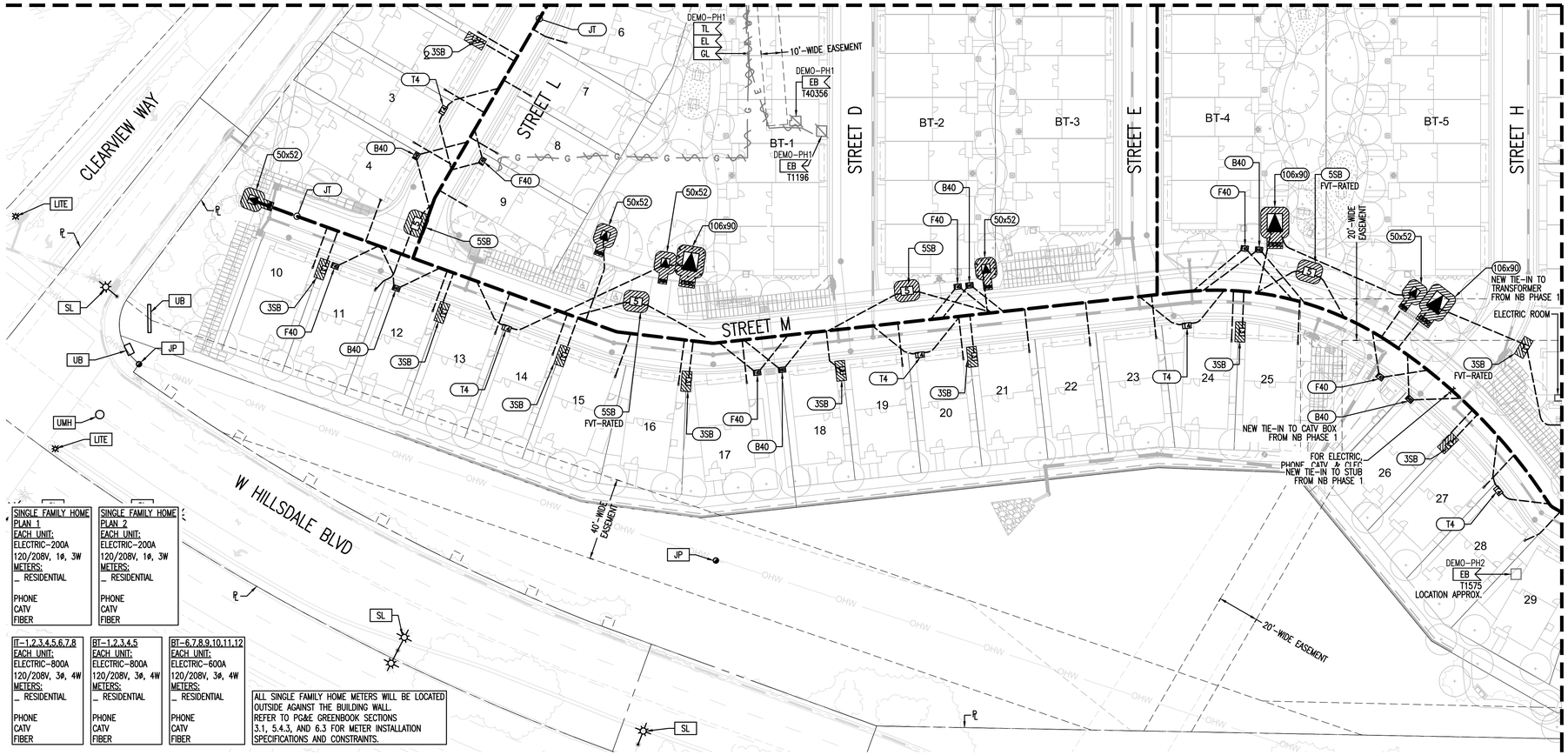
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SEE CURRENT PHONE/CATV SPECIFICATIONS FOR ROOM AND BACKBOARD REQUIREMENTS.

MATCH LINE – SEE SHEET JT–3




| SINGLE FAMILY HOME PLAN 1 |
|---|
| EACH UNIT: |
| ELECTRIC–200A |
| 120/208V, 1Ø, 3W |
| METERS: |
| _ RESIDENTIAL |
| PHONE |
| CATV |
| FIBER |

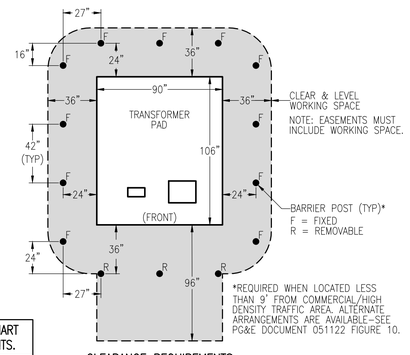
| SINGLE FAMILY HOME PLAN 2 |
|---|
| EACH UNIT: |
| ELECTRIC–200A |
| 120/208V, 1Ø, 3W |
| METERS: |
| _ RESIDENTIAL |
| PHONE |
| CATV |
| FIBER |

| BT–1,2,3,4,5,6,7,8 |
|---|
| EACH UNIT: |
| ELECTRIC–800A |
| 120/208V, 3Ø, 4W |
| METERS: |
| _ RESIDENTIAL |
| PHONE |
| CATV |
| FIBER |

| BT–1,2,3,4,5 |
|---|
| EACH UNIT: |
| ELECTRIC–800A |
| 120/208V, 3Ø, 4W |
| METERS: |
| _ RESIDENTIAL |
| PHONE |
| CATV |
| FIBER |

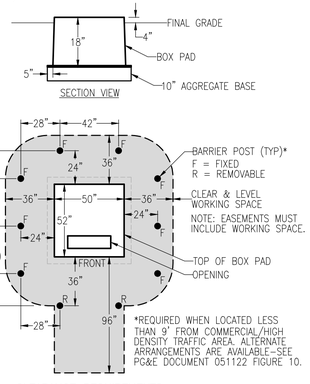
| BT–6,7,8,9,10,11,12 |
|---|
| EACH UNIT: |
| ELECTRIC–600A |
| 120/208V, 3Ø, 4W |
| METERS: |
| _ RESIDENTIAL |
| PHONE |
| CATV |
| FIBER |

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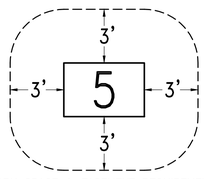

*REQUIRED WHEN LOCATED LESS THAN 9' FROM COMMERCIAL/HIGH DENSITY TRAFFIC AREA. ALTERNATE ARRANGEMENTS ARE AVAILABLE–SEE PG&E DOCUMENT 051122 FIGURE 10.

CLEARANCE REQUIREMENTS
106" x 90" TRANSFORMER PAD (N.T.S.)
PER PG&E DOCUMENT 051122




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CLEARANCE REQUIREMENTS
50" x 52" TRANSFORMER BOX PAD (N.T.S.)
PER PG&E DOCUMENT 051122




WORK SPACE & EASEMENT REQUIREMENTS
FOR #5 VAULTS
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## NOTE TO CONTRACTOR:
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## LEGEND:

### NEW

| | |
|---|---|
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| B40 | 24" x 36" x 24" B–40 (CATV) |
| F40 | 24" x 36" x 24" SPLICE BOX (C.L.E.C.) |

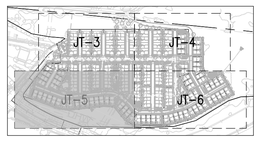
### EXISTING – TO REMAIN

| | |
|---|---|
| EL | E – ELECTRIC LINE |
| TL | T – PHONE LINE |
| UB | UTILITY BOX |
| UMH | UTILITY MANHOLE |
| SL | STREET LIGHT |
| LITE | LIGHT |
| JP | JOINT POLE |
| GL | G – GAS LINE |

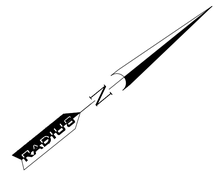
### EXISTING – REMOVAL UNDER SEPARATE PLAN

DEMO–PH1
XXX SEE SEPARATE REMOVALS PHASE 1 PLAN (PG&E APPLICATION# ########)

DEMO–PH2
XXX SEE SEPARATE REMOVALS PHASE 2 PLAN (PG&E APPLICATION# ########)




SHEET INDEX MAP
N. T. S.




0 15 30 60

SHEET INDEX


| | |
|---|---|
| JT–1 | JOINT TRENCH TITLE SHEET |
| JT–2 | OVERALL |
| JT–3–6 | JOINT TRENCH INTENT |


REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03–31–28
CIVIL
STATE OF CALIFORNIA

DATE:
REVISION
DELTA NO:

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JOINT TRENCH INTENT
CLEARVIEW
NEW BUSINESS - PHASE 1 & 2
HARVEST PROPERTIES
SAN MATEO
CALIFORNIA


RADIUS DESIGN LLC
UTILITY DESIGN CONSULTANTS & ENGINEERS
201 N CIVIC DRIVE, SUITE 135, WALNUT CREEK, CA 94596
Tel (925) 269-4575


PROJECT NUMBER: 24-1376A
SCALE: 1" = 30'
PROJECT MANAGER: RAV SAHI
DRAWN BY: HENRY NGUYEN
CHECKED BY:
LAST UPDATED: 05-21-2026
DRAWING NUMBER: JT-5
SHEET: 5 OF: 6

DRAWING NAME: J:\Dropbox\projects\2024\24-1376a clearview, san mateo\radius work\ms 24-1376a_jt.dwg
PLOT DATE: Tuesday, March 17, 2026 12:20:45 PM
PLOTTED BY: HENRY

# UTILITIES
# PLEASE CONFIRM TIE IN LOCATIONS

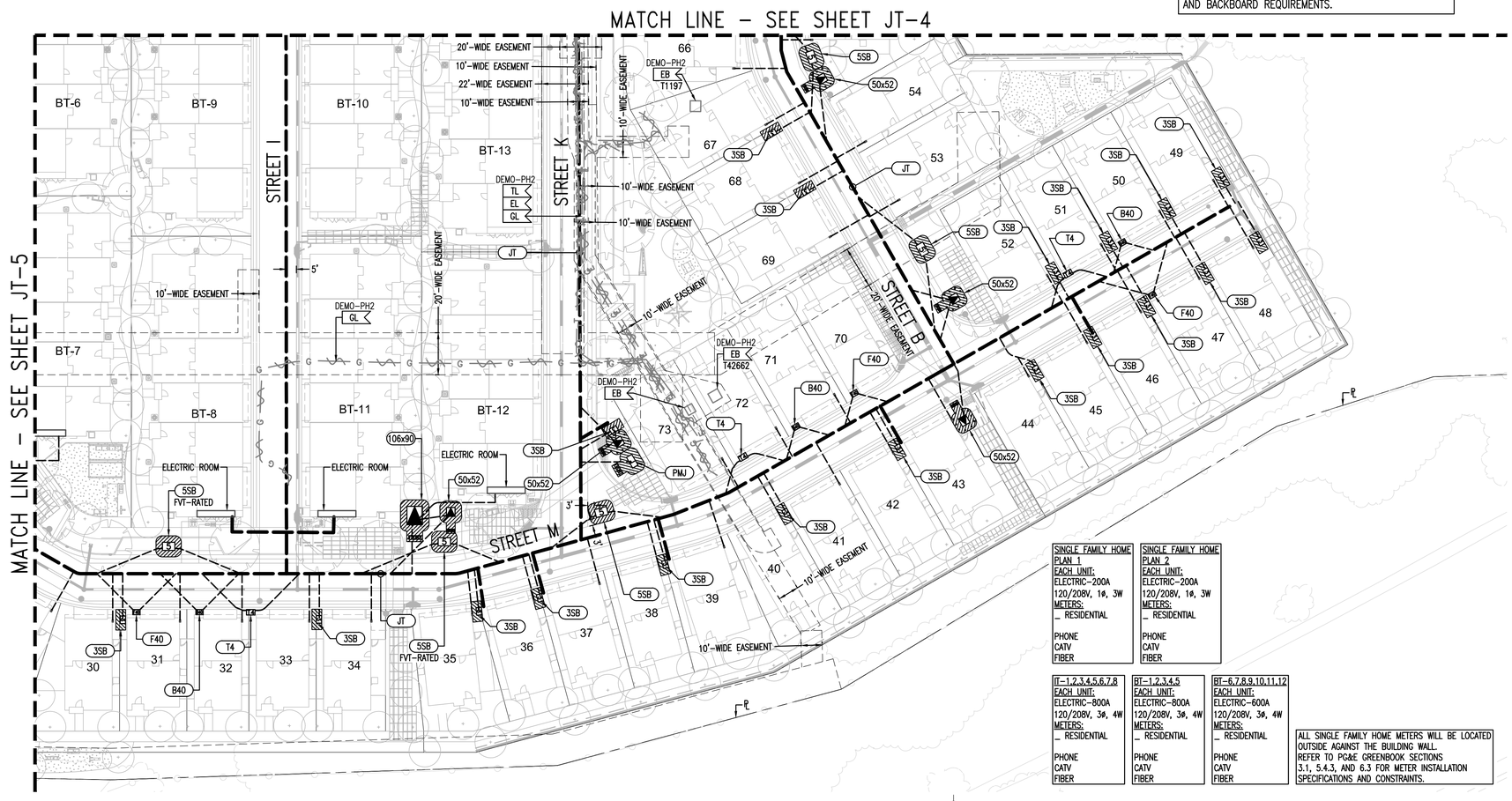
# –PRELIMINARY–
# NOT FOR CONSTRUCTION

## THIS IS NOT A BID DOCUMENT
THIS DRAWING HAS NOT YET BEEN REVIEWED BY UTILITY COMPANIES AND IS SUBJECT TO CHANGE.

SEE BUILDING PLANS FOR METER PANEL LOCATIONS. DEVELOPER'S RESPONSIBILITY TO PLACE ELECTRIC METERS IN COMPLIANCE WITH CURRENT PG&E GREENBOOK SECTION 5. CONDUIT STUB OUT MUST BE COORDINATED WITH BUILDING CONTRACTORS TO AVOID EXCEEDING MAXIMUM ALLOWABLE CONDUITS BENDS!

NOTE TO DEVELOPER: POTHOLE NEW VAULT LOCATIONS TO CONFIRM ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF TRENCHING WORK.

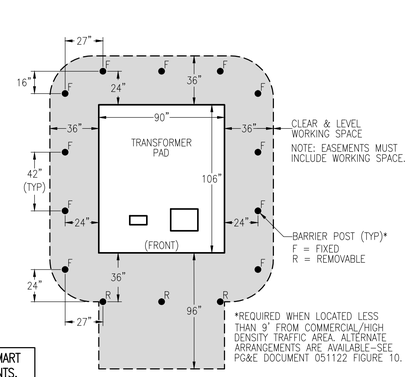
SEE CURRENT PHONE/CATV SPECIFICATIONS FOR ROOM AND BACKBOARD REQUIREMENTS.



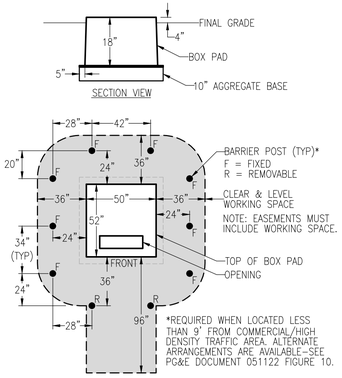

| SINGLE FAMILY HOME PLAN 1 | SINGLE FAMILY HOME PLAN 2 |
|---|---|
| EACH UNIT: | EACH UNIT: |
| ELECTRIC–200A | ELECTRIC–200A |
| 120/208V, 1ø, 3W | 120/208V, 1ø, 3W |
| METERS: | METERS: |
| _ RESIDENTIAL | _ RESIDENTIAL |
| PHONE | PHONE |
| CATV | CATV |
| FIBER | FIBER |

| IT–1,2,3,4,5,6,7,8 | BT–1,2,3,4,5 | BT–6,7,8,9,10,11,12 |
|---|---|---|
| EACH UNIT: | EACH UNIT: | EACH UNIT: |
| ELECTRIC–800A | ELECTRIC–800A | ELECTRIC–600A |
| 120/208V, 3ø, 4W | 120/208V, 3ø, 4W | 120/208V, 3ø, 4W |
| METERS: | METERS: | METERS: |
| _ RESIDENTIAL | _ RESIDENTIAL | _ RESIDENTIAL |
| PHONE | PHONE | PHONE |
| CATV | CATV | CATV |
| FIBER | FIBER | FIBER |

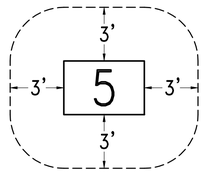
ALL SINGLE FAMILY HOME METERS WILL BE LOCATED OUTSIDE AGAINST THE BUILDING WALL. REFER TO PG&E GREENBOOK SECTIONS 3.1, 5.4.3, AND 6.3 FOR METER INSTALLATION SPECIFICATIONS AND CONSTRAINTS.




CLEARANCE REQUIREMENTS
106" x 90" TRANSFORMER PAD (N.T.S.)
PER PG&E DOCUMENT 051122




CLEARANCE REQUIREMENTS
50" x 52" TRANSFORMER BOX PAD (N.T.S.)
PER PG&E DOCUMENT 051122




WORK SPACE & EASEMENT REQUIREMENTS
FOR #5 VAULTS
MAINTAIN A CLEAR AND LEVEL WORK SPACE AS SHOWN (N.T.S.), PER PG&E DOCUMENT 051122.

NOTE TO COMCAST:
PLEASE CONFIRM WHO WILL PROVIDE CONDUIT AND VAULTS. DEVELOPER TO PROVIDE TRENCH.

NOTE TO DEVELOPER: POTHOLE TO DETERMINE THE ACTUAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES DURING DESIGN PHASE. POTHOLE SUBSTRUCTURE LOCATIONS TO CONFIRM THE ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF TRENCHING WORK.

SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE SHEET (JT–1) REGARDING EXISTING CONDITIONS.

REFER TO PG&E DOCUMENT 094683 FOR SMART METER ANTENNA CONSTRUCTION REQUIREMENTS.

NOTE FOR UNDERGROUND ELECTRIC INSTALLATION:
USE OF PVC DB–120 IS NO LONGER APPROVED BY PG&E FOR ANY CONDUIT SIZES, BENDS, AND FITTINGS. RIGID PVC SCHEDULE 40 MUST BE USED IN PLACE OF PVC DB–120 CONDUIT. FOR ALL APPROVED CONDUITS, BENDS, AND FITTINGS, SEE PG&E DOCUMENT 062288.

## NOTE TO CONTRACTOR:
FOR CONTRACTOR'S WORK RESPONSIBILITY, REFER TO JOINT TRENCH TITLE SHEET (JT–1)

## LEGEND:

NEW

| | |
|---|---|
| JT | JOINT TRENCH |
| STUB | STUB LOCATION |
| 106x90 W/ BOLLARDS | 106" x 90" TRANSFORMER PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD. |
| 50x52 W/ BOLLARDS | 50" x 52" TRANSFORMER BOX PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD. |
| PMJ W/ BOLLARDS | 72" x 36" JUNCTION PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD. |
| 5SB | 3' x 5' x 3'–6" SPLICE BOX (PG&E) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE |
| 3SB | 24" x 36" x 18" SPLICE BOX (PG&E) WORKING SPACE SHOWN |
| T4 | 30" x 48" x 36" SPLICE BOX (AT&T) |
| B40 | 24" x 36" x 24" B–40 (CATV) |
| F40 | 24" x 36" x 24" SPLICE BOX (C.L.E.C.) |

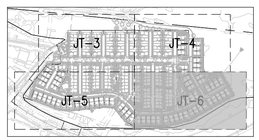
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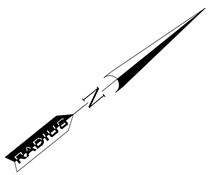
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DEMO–PH2
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SHEET INDEX MAP
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SCALE: 1" = 30'
PROJECT MANAGER: RAV SAHI
DRAWN BY: HENRY NGUYEN
CHECKED BY:
LAST UPDATED: 05-21-2026
DRAWING NUMBER: JT-6
SHEET: 6 OF: 6

DRAWING NAME: J:\dropbox\projects\2024\24-1367a clearview, san mateo\radius work\ms 24-1367a_JT.dwg
PLOT DATE: Tuesday, March 17, 2026 12:20:45 PM
PLOTTED BY: HENRY