# 2817 S. EL CAMINO REAL SAN MATEO

## PROJECT TEAM


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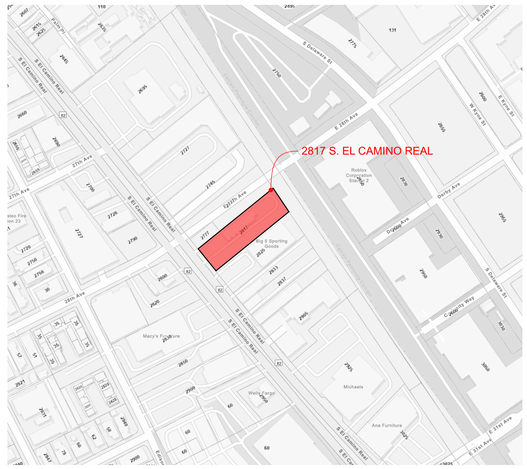
SURVEYOR

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## VICINITY MAP




## GENERAL NOTES

01 CODES: ALL WORK SHALL CONFORM WITH OR EXCEED THE REQUIREMENTS OF CURRENT APPLICABLE CITY, COUNTY AND STATE CODES, AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS INCLUDING BUT NOT LIMITED TO FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES. SEE CODE EDITIONS ON THIS SHEET.

02 PERMITS: BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDING INSPECTIONS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING AGENCIES.

03 EXISTING CONDITIONS AND DIMENSIONS: THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT. CALLED-OFF DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED-OFF DIMENSIONS. DIMENSIONS ARE TO FACE OF STRUCTURE (STUD, CONCRETE, STEEL), UNLESS OTHERWISE NOTED. DIMENSIONS IN SECTIONS AND ELEVATIONS ARE TO TOP OF PLATE OR TOP OF SUB-PLATE UNLESS OTHERWISE NOTED. ELEVATION MARKERS ARE TO TOP OF FINISHED FLOORS

04 PLANS & SPECIFICATIONS: THE PLANS AND SPECIFICATIONS SUPPLEMENT EACH OTHER. CONTRACTOR TO IMMEDIATELY REPORT ANY ERRORS, OMISSIONS, AMBIGUITIES OR CONFLICTS IN THE PLANS AND SPECIFICATIONS TO THE ARCHITECT, AND UNTIL THEY ARE RESOLVED, SHALL NOT PROCEED WITH THE AFFECTED WORK.

05 DETAILS: DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS SHALL APPLY IN SIMILAR CONDITIONS. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.

06 COORDINATION: THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES AND BUILDING MANAGEMENT.

07 CONTRACTOR RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES AND SEQUENCES OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS UNTIL THE NEW PERMANENT STRUCTURE CAN PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.

08 INSTALLATION: THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.). ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS OR RECOMMENDATIONS, UNLESS AGREED TO OTHERWISE BY THE ARCHITECTS.

09 SUBCONTRACTORS: PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN_OFFS.

10 REPAIR: THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.

11 ABANDONMENT: ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.

12 CLOSE-OUT: THE CONTRACTOR, UPON COMPLETION OF THE WORK, SHALL ARRANGE FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGN-OFFS AS REQUIRED.

## INDIVIDUALLY REQUESTED STATE DENSITY BONUS

**SCOPE OF WORK**

DEMOLISH EXISTING FORMULA RETAIL WITH EXISTING NON-CONFORMING DRIVE-THROUGH, PARKING AND EV CHARGING AND REPLACE WITH A NEW 8 STORY MIXED-USE CONDOMINIUM CONSISTING OF 151 RESIDENTIAL DWELLING UNITS AND 122 PARKING. ALSO INCLUDED IS A REPLACEMENT OF THE FORMULA RETAIL AND EV PUBLIC CHARGING STATION FOR UP TO 14 VEHICLES.

THE PROPOSED PROJECT WILL EXCEED THE RESIDENTIAL DENSITY SET FORTH BY THE SAN MATEO COUNTY MUNICIPAL CODE BY 50% BY EMPLOYING THE CA STATE DENSITY BONUS INCLUDING ANY NECESSARY AND ALLOWABLE WAIVERS AND CONCESSIONS TO BE DETERMINED.

**WAIVERS**
- SELECT OBJECTIVE DESIGN STANDARDS

BASE UNITS: BASED ON THE MAXIMUM RESIDENTIAL DENSITY OF 130 DWELLING UNITS PER ACRE, A 0.78-ACRE LOT HAS A BASE ALLOWANCE OF 101.4 UNITS.
50% BONUS: 101.4 BASE UNITS × 0.50 (50%) = 50.7 ADDITIONAL BONUS UNITS - SHALL COMPLY WITH LOCAL AND STATE INCLUSINARY HOUSING PROGRAM.
TOTAL UNITS: 101.4 BASE UNITS + 50.7 BONUS UNITS = 152.1 TOTAL UNITS.

**PLANNING CODE SUMMARY:**

| | |
|---|---|
| PROJECT SITE: | 2817 SOUTH EL CAMINO REAL, SAN MATEO, CA 94403 |
| CROSS STREET: | E 28 AVENUE |
| ASSESSOR'S PARCEL #: | 039-351-100 |
| ZONING: | TOD (TRANSIT ORIENTED DEVELOPMENT)<br>2040 GENERAL PLAN LAND USE DESIGNATION OF MIXED USE<br>HILLSDALE STATION AREA PLAN<br>EL CAMINO REAL MASTER PLAN |
| DWELLING UNIT DENSITY: | 130 DWELLING UNITS/ACRE / 0.77697 = 101 UNITS |
| LOT AREA: | 33,845 (342'-8" X 100')(0.78 acre) |
| HEIGHT LIMIT: | 8 STORIES |
| FRONT & SIDE SETBACK: | NOT REQUIRED |
| REAR SETBACK: | NOT REQUIRED |
| PARKING: | PERMITTED - NONE REQUIRED PER AB2097<br>PROPOSED - 122 RESIDENTIAL PARKING + 14 COMMERCIAL EV CHARGERS |
| BIKE PARKING: | REQUIRED:<br>LONG TERM BIKE PARKING REQUIRED<br>1 PER 1BR & 2BR = 112 BICYCLE PARKING REQUIRED<br>1.5 PER 3BR = 59 BICYCLE PARKING REQUIRED<br>171 BICYCLE PARKING STALL REQUIRED<br><br>PROPOSED:<br>171 BICYLE PARKING STALL PROPOSED<br><br>REQUIRED:<br>SHORT TERM BIKE PARKING REQUIRED<br>0.05 PER 1BR & 2BR = 6 PARKING REQUIRED<br>0.10 PER 3BR = 4 PARKING REQUIRED<br>10 BICYCLE PARKING STALL REQUIRED<br><br>PROPOSED:<br>10 BICYLE PARKING STALL PROPOSED |
| OPEN SPACE: | REQUIRED:<br>50 SF OF PRIVATE OPEN SPACE PER RESIDENTIAL UNIT<br><br>PROPOSED:<br>MINIMUM 55 SF PRIVATE OPEN SPACE PROVIDED FOR EVERY RESIDENTIAL UNIT |
| INCLUSIONARY HOUSING: | 15 ONSITE INCLUSIONARY UNITS<br>A 50% DENSITY BONUS IS REQUESTED PROVIDING 15% OF UNITS AT VERY LOW INCOME |

**BUILDING CODE SUMMARY:**

| | |
|---|---|
| CONSTRUCTION TYPE: | TYPE IA: (R-2 OVER B & S-2 OCCUPANCIES) |
| OCCUPANT GROUP: | R-2: RESIDENTIAL LEVEL 2 TO ROOF<br>B: GROUND FLOOR BUSINESS<br>A3 - ASSEMBLY (COMMON OPEN SPACE - R2 OCC USE ONLY)<br>S-2: CAR PARKING, BIKE STORAGE & MECHANICAL |
| UNITS COUNT: | PROPOSED - 151 RESIDENTIAL DWELLING UNITS + 1 COMMERCIAL |
| BLDG. HT. & NUMBER OF STORY: | EXISTING:<br>BLDG. HT. 11'-0"<br>STORIES: 1 STORY BLDG OF TYPE VA (B)<br>PROPOSED:<br>BLDG. HT. 90'-0"<br>STORIES: 8 STORY BLDG OF TYPE IA, BUILDING IS NOT A HIGH RISE.<br>NO OCCUPIED FLOORS LOCATED MORE THAN 75 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS. |
| BLDG. AREA: | PROPOSED:<br>LOT AREA: 33,845 SQ. FT.<br>GROSS AREA: 211,451 SQ. FT. |

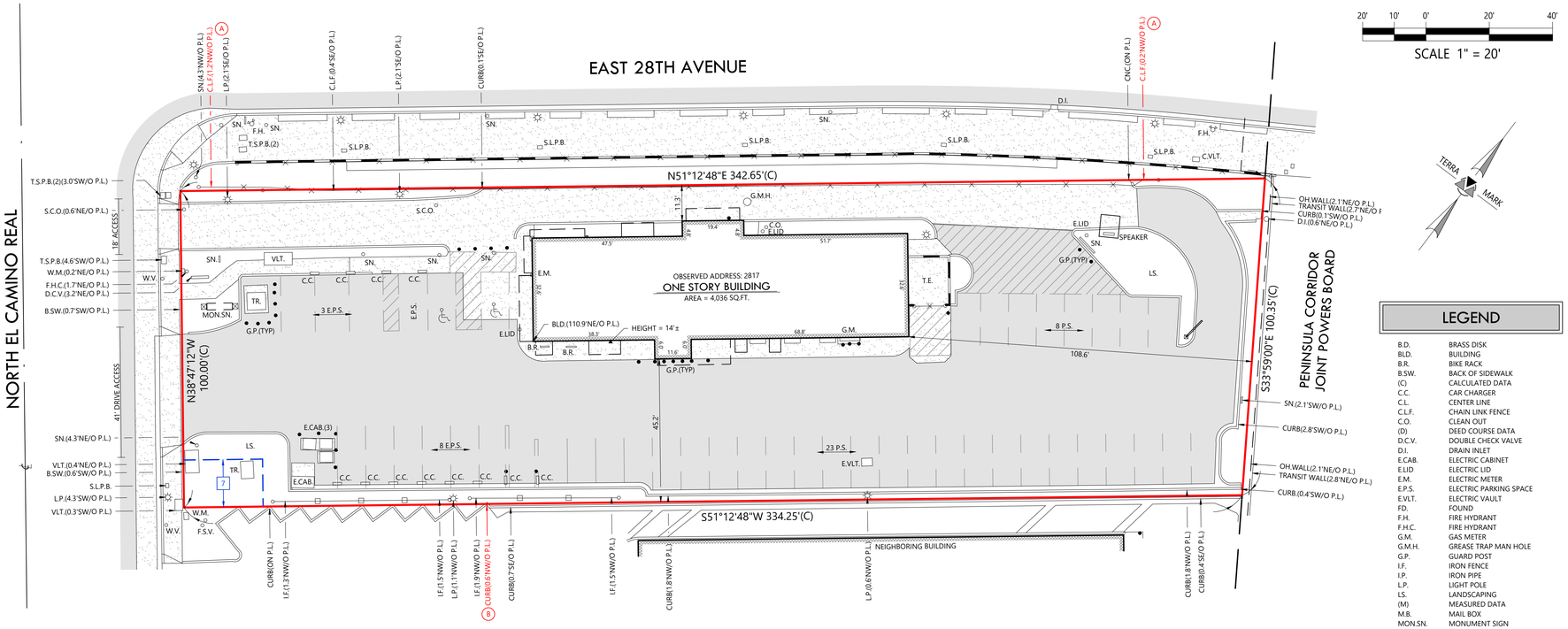
## BUILDING AREA GROSS

| LEVEL | TYPE | GROSS AREA (SQ FT) |
|---|---|---|
| STORY 1 | I-A | 32,721 |
| STORY 2 | I-A | 25,689 |
| STORY 3 | I-A | 25,689 |
| STORY 4 | I-A | 25,689 |
| STORY 5 | I-A | 25,689 |
| STORY 6 | I-A | 25,689 |
| STORY 7 | I-A | 25,689 |
| STORY 8 | I-A | 24,144 |
| ROOF | I-A | 452 |
| **TOTAL** | | **211,451 ft²** |

## UNIT MIX - RESIDENTIAL

| TYPE | QUANTITY | UNIT MIX % | AVERAGE UNIT AREA |
|---|---|---|---|
| 1B | 81 | 53.6 % | 66,869 / 81 = 826 SF |
| 2B | 31 | 20.5 % | 32,810 / 31 = 1,058 SF |
| 3B | 3 | 2.0 % | 4,514 / 3 = 1,504 SF |
| 3BD (NESTED) | 36 | 23.9 % | 44,658 / 36 = 1,240 SF |
| **TOTAL** | **151** | 100 % | **148,851 ft²** |






## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN MATEO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEING PORTION OF LOTS 5 AND 6, OF THE PARTITION OF LANDS OF THE MURRAY ESTATE, MAP OF WHICH WAS FILED IN THE OFFICE OF THE RECORDER'S OF THE COUNTY OF SAN MATEO COUNTY, CALIFORNIA IN BOOK 44, PAGE 57, OF DEEDS.

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF THE MAIN COUNTY ROAD BETWEEN SAN MATEO AND REDWOOD CITY, WHICH BEARS SOUTH 38° 46' 00" EAST 711.70 FEET FROM THE CORNER COMMON TO THE PROPERTIES FORMERLY OF THE MCRORIE-MCLAREN CO. AND ELISE C. HYNE; THENCE FROM SAID POINT OF BEGINNING, NORTH 51° 14' 00" EAST 359.61 FEET TO THE RIGHT OF WAY OF THE PENINSULA RAILROAD CO.; THENCE SOUTH 33° 59' 00" EAST, ALONG THE SAID RIGHT OF WAY, 100.35 FEET; THENCE SOUTH 51° 14' 00" WEST 351.24 FEET TO THE NORTHWESTERLY LINE OF SAID MAIN COUNTY ROAD; THENCE NORTH 38° 46' 00" WEST ALONG THE SAID NORTHWESTERLY LINE OF SAID COUNTY ROAD, 100 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHWESTERLY 17 FEET, CONVEYED TO THE STATE OF CALIFORNIA, FOR WIDENING OF EL CAMINO REAL, BY DEED FROM ERNEST WENTZEL, ARNOLD E. WENTZEL AND ANNA WENTZEL, DATED JANUARY 11, 1937 AND RECORDED FEBRUARY 9, 1937 IN BOOK 735, PAGE 41, OF OFFICIAL RECORDS OF SAN MATEO COUNTY, CALIFORNIA.

THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME AS THAT PROPERTY DESCRIBED IN THE PRELIMINARY TITLE REPORT IDENTIFIED AS "CHICAGO TITLE INSURANCE COMPANY" ORDER NUMBER FBSC2505855, WITH AN EFFECTIVE DATE OF MAY 27, 2025.

## NOTES CORRESPONDING TO SCHEDULE B

CHICAGO TITLE INSURANCE COMPANY: ORDER NUMBER FBSC2505855; EFFECTIVE DATE OF MAY 27, 2025.

THE FOLLOWING SURVEY RELATED ITEMS WERE FOUND IN SAID TITLE REPORT AND ARE REFERENCED ON THIS MAP.

7 EASEMENT FOR PUBLIC UTILITY PURPOSES RECORDED FEBRUARY 9, 1982 RECORDING NO.: 82011328, O.R.
SAID ITEM LIES ON THE SUBJECT PROPERTY AND IS SHOWN HEREON

8 NOTICE OF PROJECT RESTRICTIONS RECORDED JANUARY 5, 2016, RECORDING NO.: 2016-000446, O.R.
SAID ITEM IS BLANKET IN NATURE OVER THE SUBJECT SITE AND IS THEREFORE NOT SHOWN HEREON.

9 EASEMENT FOR PUBLIC UTILITY PURPOSES RECORDED JUNE 1, 2023, RECORDING NO.: 2023-025953, O.R.
SAID ITEM LIES ON THE SUBJECT PROPERTY, NOT SPECIFICALLY DESCRIBED (GENERALLY DEPICTED), AND THEREFORE NOT SHOWN HEREON.

## GENERAL NOTES

1. THE LOCATION OF UTILITIES SERVING THE SUBJECT PROPERTY CAN ONLY BE DETERMINED BY OBSERVED EVIDENCE TOGETHER WITH PLANS AND MARKINGS PROVIDED BY CLIENT, UTILITY COMPANIES, AND OTHER APPROPRIATE SOURCES. THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY FOR THIS SURVEY WAS DETERMINED BY OBSERVATION OF ABOVE GROUND EVIDENCE. THIS SURVEY WOULD NOT SHOW UTILITIES COVERED BY VEHICLES, OR OVERGROWTH OF FOLIAGE, TREES, BUSH OR SHRUBS.
2. THE BUILDING FOOTINGS WERE NOT EASILY ACCESSIBLE AND THEREFORE THE BUILDING LIMITS SHOWN HEREON, AND THE BUILDING SQUARE FOOT CALCULATIONS, WERE MEASURED ALONG THE BUILDING FASCIA.
3. ITEM NUMBERS SHOWN HEREON ARE STATED AS MATTERS ON REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.
4. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BLD. CONSTRUCTION OR BLDG. ADDITIONS WITHIN RECENT MONTHS.
5. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
6. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY.
8. THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
9. THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
10. THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/-0.1'.
11. THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THE RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
12. EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.
13. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO/FROM SOUTH EL CAMINO REAL, A PUBLIC RIGHT-OF-WAY.
14. THE SUBJECT PARCEL IS LANDSCAPED WITH TREES/SHRUBS. THIS SURVEY REFLECTS MEASUREMENTS OF HARDSCAPE ONLY AND THEREFORE LANDSCAPING, LANDSCAPE LIGHTING AND IRRIGATION SYSTEMS ARE NOT SHOWN HEREON.
15. NO PARTY WALLS EXIST BETWEEN THE SUBJECT PROPERTY AND ANY ADJOINING PROPERTIES.

## LEGEND

| | |
|---|---|
| B.D. | BRASS DISK |
| BLD. | BUILDING |
| B.R. | BIKE RACK |
| B.SW. | BACK OF SIDEWALK |
| (C) | CALCULATED DATA |
| C.C. | CAR CHARGER |
| C.L. | CENTER LINE |
| C.L.F. | CHAIN LINK FENCE |
| C.O. | CLEAN OUT |
| (D) | DEED COURSE DATA |
| D.C.V. | DOUBLE CHECK VALVE |
| D.I. | DRAIN INLET |
| E.CAB. | ELECTRIC CABINET |
| E.LID | ELECTRIC LID |
| E.M. | ELECTRIC METER |
| E.P.S. | ELECTRIC PARKING SPACE |
| E.V.LT. | ELECTRIC VAULT |
| FD. | FOUND |
| F.H. | FIRE HYDRANT |
| F.H.C. | FIRE HYDRANT |
| G.M. | GAS METER |
| G.M.H. | GREASE TRAP MAN HOLE |
| G.P. | GUARD POST |
| I.F. | IRON FENCE |
| I.P. | IRON PIPE |
| L.P. | LIGHT POLE |
| LS. | LANDSCAPING |
| (M) | MEASURED DATA |
| M.B. | MAIL BOX |
| MON.SN. | MONUMENT SIGN |
| OH. | OVERHANG |
| P.L. | PROPERTY LINE |
| P.S. | PARKING SPACE |
| (R1) | 78 P.M. 97-98 |
| (R2) | 69 P.M. 63-64 |
| (R3) | 68 P.M. 59 |
| (R4) | 2 P.M. 11 |
| (R5) | CALTRANS R/W MAP NO. R-506.4 |
| S.C.O. | SEWER CLEAN OUT |
| S.L.P.B. | STREET LIGHT PULL BOX |
| SN. | SIGN |
| T.E. | TRASH ENCLOSURE |
| T.S.P. | TRAFFIC SIGNAL POLE |
| T.S.P.B. | TRAFFIC SIGNAL PULL BOX |
| TR. | TRANSFORMER |
| (TYP) | TYPICAL |
| VLT. | VAULT |
| W.M. | WATER METER |
| W.V. | WATER VALVE |
| Y.P.C. | YELLOW PLASTIC CAP |

BLOCK/CONCRETE WALL
CONCRETE
ASPHALTIC CONCRETE
BUILDING LINE
HANDICAP PARKING
CHAIN LINK FENCE
IRON FENCE
LIGHT POLE

## STATEMENT OF POSSIBLE ENCROACHMENTS

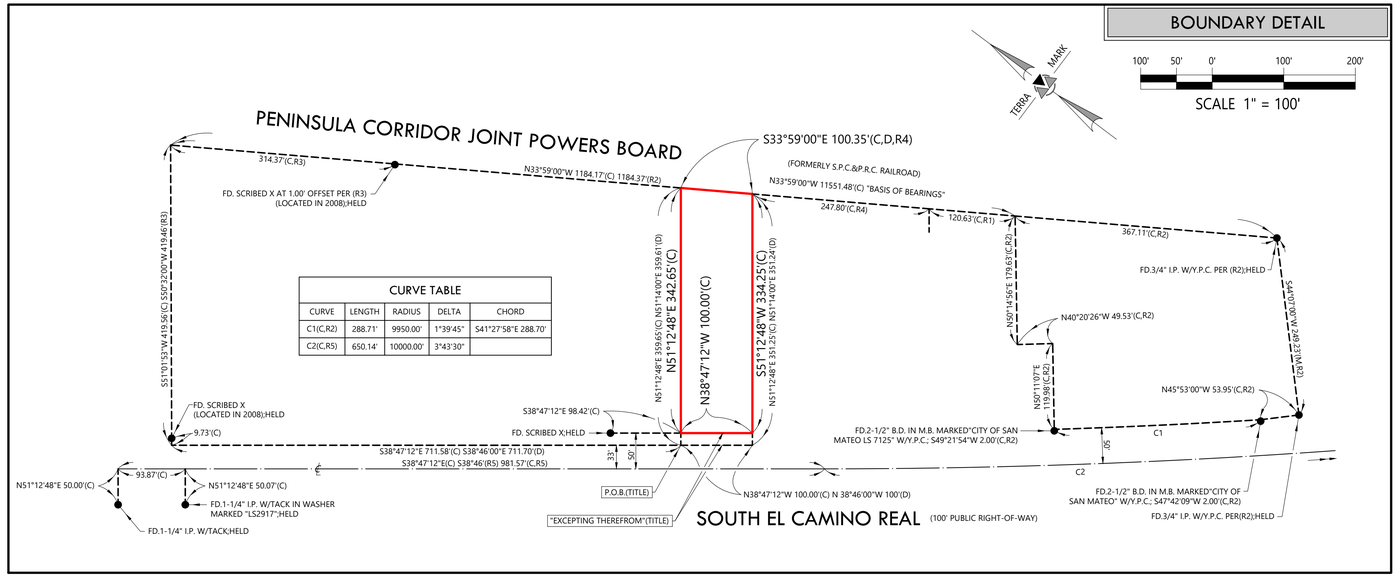
(A) CHAIN LINK FENCE EXTENDS UP TO 1.2' NORTHWESTERLY INTO THE RIGHT-OF-WAY.
(B) CURB EXTENDS UP TO 0.5' NORTHWESTERLY INTO THE SUBJECT PROPERTY.

## SITE RESTRICTIONS

ZONING INFORMATION WAS NOT PROVIDED TO SURVEYOR PURSUANT TO TABLE A ITEM 6.

EXISTING PARKING:
REGULAR PARKING: 31 SPACES; ELECTRIC PARKING: 12 SPACES; HANDICAP PARKING: 1 SPACE; TOTAL PARKING: 44 SPACES

## BOUNDARY DETAIL

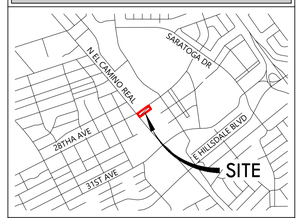



| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CHORD |
| C1(C,R2) | 288.71' | 9950.00' | 1°39'45" | S41°27'58"E 288.70' |
| C2(C,R5) | 650.14' | 10000.00' | 3°43'30" | |

## LEGEND

THE LAND AREA OF THE SUBJECT PROPERTY IS 33,845 SQ.FT. (0.77 ACRES) AS DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON.

## VICINITY MAP




SCALE: NONE

## BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE SW'LY LINE OF THE FORMER RAILROAD RIGHT-O-WAY AS SHOWN ON PARCEL MAP FILED IN 69.PM.64 IN THE OFFICE OF THE SAN MATEO COUNTY RECORDER, STATE OF CALIFORNIA, BEING NORTH 33°59'00" WEST.

## FLOOD NOTE

THE SUBJECT PROPERTY LIES WITHIN ZONE "X (UNSHADED)" OF THE FLOOD INSURANCE RATE MAP NO. 06081C0166F, COMMUNITY PANEL NO. 060328 0166F, WHICH BEARS AN EFFECTIVE DATE OF JULY 16, 2015. ZONE "X (UNSHADED)" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

## SURVEYOR'S CERTIFICATION

TO: FIFTH THIRD BANK, NATIONAL ASSOCIATION; GHAI MANAGEMENT SERVICES; AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JULY 1, 2025
DATE OF LAST REVISION:

MICHAEL A. HOFFMANN, L.S. 7361 (CALIFORNIA)
EXP: DECEMBER 31, 2025
MIKEH@TERRAMARKINC.COM

7/15/2025
DATE

LICENSED LAND SURVEYOR
MICHAEL A. HOFFMANN
EXP: 12-31-25
L.S. 7361
STATE OF CALIFORNIA

TERRAMARK
8196 SW HALL BOULEVARD, SUITE #111
BEAVERTON, OR 97008; PH: 503/860-2255

## ALTA/NSPS LAND TITLE SURVEY

BURGER KING
2817 SOUTH EL CAMINO REAL
SAN MATEO, CALIFORNIA 94403

| | | | |
|---|---|---|---|
| DATE: 07/11/25 | DRAWN BY: K.M. | | |
| SCALE: 1" = VARIES | CHECKED BY: M.A.H. | JOB NO: 20256315 | SHEET: 1 OF 1 |

# 2817 S. EL CAMINO REAL, SAN MATEO, CA 94403.

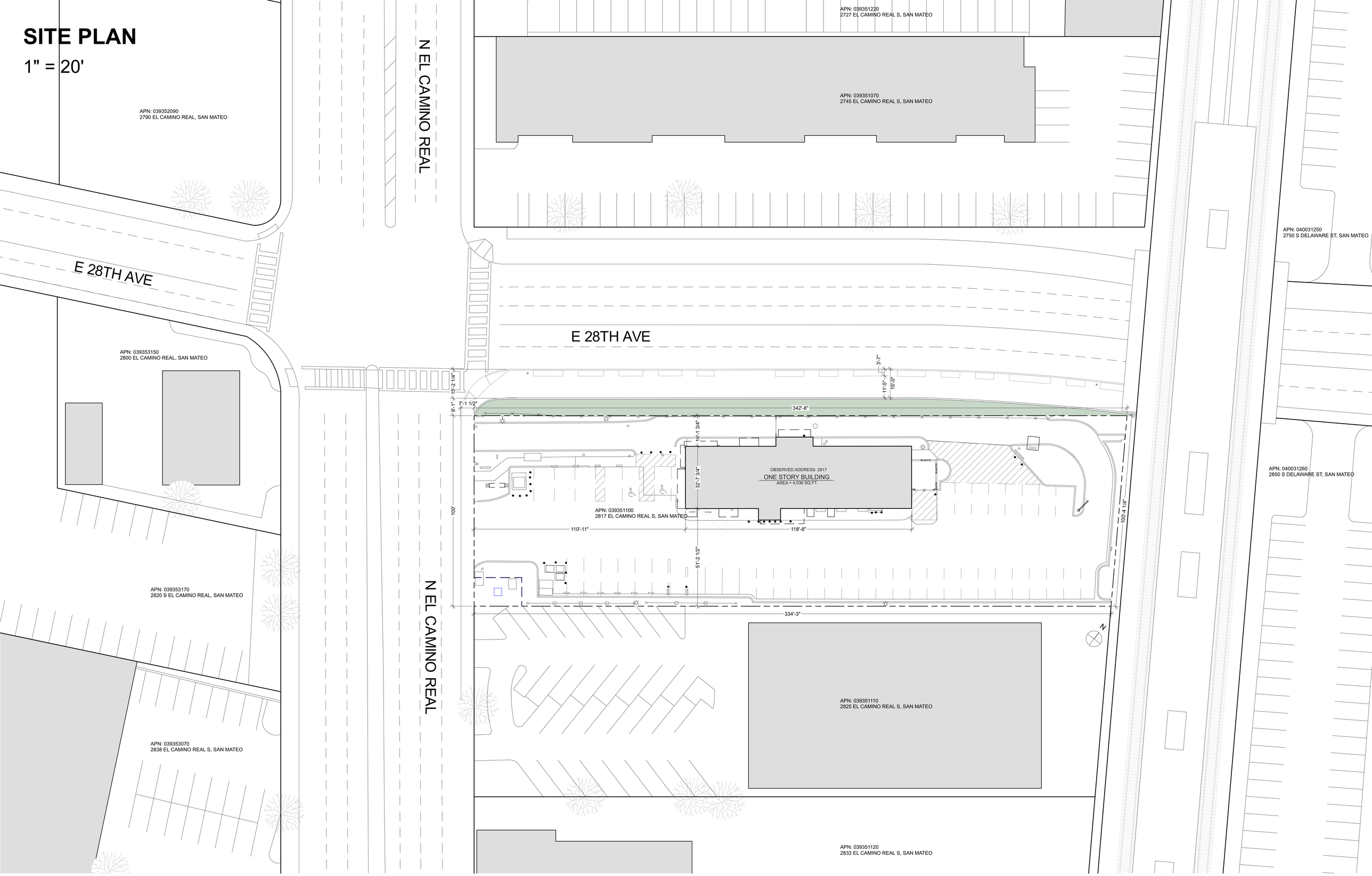
## OBJECTIVE DESIGN STANDARDS - WAIVERS & INCENTIVES

| REQUIREMENT | COMPLY | WAIVER | N/A |
|---|---|---|---|
| **1. SITE PLANNING & PARKING** | ■ | | |
| PUBLIC PEDESTRIAN PATHS ARE AT LEAST 6 FEET WIDE. | ■ | | |
| PRIVATE PEDESTRIAN PATHS ARE CLEARLY DELINEATED WITH TEXTURED OR COLORED MATERIALS. | | | ■ |
| PEDESTRIAN PASEOS (IF PROVIDED) ARE AT LEAST 20 FEET WIDE, OPEN TO THE SKY, AND CONNECT TO PUBLIC SIDEWALKS. | | | ■ |
| SURFACE PARKING IS COMPLETELY EXCLUDED FROM THE FRONT SETBACK AREA. | | | ■ |
| SURFACE PARKING AND DRIVEWAYS OCCUPY A MAXIMUM OF 25% OR 60 FEET OF THE PROJECT FRONTAGE, WHICHEVER IS GREATER. | | | ■ |
| PARKING STRUCTURES FACING PUBLIC STREETS ARE FULLY ENCLOSED OR SCREENED WITH DECORATIVE GRATES OR LANDSCAPING. | ■ | | |
| **2. MASSING & ARTICULATION** | | | |
| FOLLOW THE RULE OF THIRDS IN WHICH A STRUCTURE IS DIVIDED INTO AT LEAST THREE PRIMARY MASSES. | ■ | | |
| BUILDING IS VERTICALLY DIVIDED INTO A BASE (2-3 FLOORS), BODY (MORE FLOORS THAN THE BASE), AND TOP (MAX 2 FLOORS). | ■ | | |
| THE TOP SECTION IS DISTINCTLY DIFFERENTIATED FROM THE REST OF THE BUILDING BY AT LEAST TWO DESIGN ELEMENTS. | ■ | | |
| HORIZONTAL WALL PLANE OFFSETS OCCUR EVERY 25 TO 50 FEET. | ■ | | |
| VERTICAL WALL PLANES FEATURE AT LEAST THREE REQUIRED ARTICULATION METHODS ACROSS THE FACADE. | ■ | | |
| DETAILING CHANGES EVERY 25 TO 50 FEET, ENSURING NO TWO CONTIGUOUS WALL SEGMENTS ARE IDENTICAL. | | ■ | |
| AT LEAST THREE DISTINCT FACADE ARTICULATION DETAILS ARE PROVIDED, EACH WITH A MINIMUM DEPTH OF 12 INCHES. | ■ | | |
| BLANK WALLS DO NOT EXCEED 20 FEET IN LENGTH ON ANY STORY. | ■ | | |
| BUILDING CORNER TREATMENT. AT THE INTERSECTION OF TWO PRIMARY STREETS. | ■ | | |
| **3. MATERIALS & COLORS** | | | |
| BUILDING ELEVATIONS FEATURE 3 TO 6 DIFFERENT COLORS OR MATERIALS. | | ■ | |
| EACH COLOR OR MATERIAL CONSTITUTES AT LEAST 10% OF THE BUILDING FACADE. | | ■ | |
| CHANGES IN COLOR OR MATERIAL UTILIZE A 6-INCH OFFSET OR AN ARCHITECTURAL MOLDING. | | ■ | |
| MATERIAL CHANGES DO NOT ABRUPTLY END AT AN OUTSIDE EXTERIOR CORNER. | ■ | | |
| **4. WINDOWS, DOORS & ENTRANCES** | | | |
| REFLECTIVE GLASS AND TRANSPARENT GLASS GUARDRAILS OR PARAPETS ARE AVOIDED TO PREVENT BIRD COLLISIONS. | ■ | | |
| WINDOWS AND DOORS ALIGN VERTICALLY ALONG A CENTER LINE. | ■ | | |
| WINDOWS ARE RECESSED AT LEAST 3 INCHES FROM THE EXTERIOR WALL (UNLESS USING A FLUSH CURTAIN WALL). | ■ | | |
| MIXED-USE GROUND FLOORS HAVE AT LEAST 75% GLAZING AND A MINIMUM 12-FOOT FLOOR-TO-CEILING HEIGHT. | ■ | | |
| EXTERIOR WALLS FACING SHARED AREAS FEATURE A VIEWPOINT (WINDOW, DOOR, OR BALCONY) EVERY 30 FEET FOR SECURITY. | ■ | | |
| **5. OPEN SPACE & LANDSCAPING** | | | |
| 50% OF REQUIRED OPEN SPACE IS UNSHADED BETWEEN 12:00 PM AND 2:00 PM DURING EQUINOXES. | ■ | | |
| PRIVATE BALCONY FRONTS AND SIDES ARE AT LEAST 50% VISUALLY OPEN. | ■ | | |
| EXTERIOR LIGHTING FEATURES TOP COVERS TO DIRECT LIGHT DOWNWARD. | ■ | | |
| LIGHTING FIXTURES ARE NOT MOUNTED ABOVE THE ROOF OR PARAPET. | ■ | | |
| BUILDING PROVIDES A 20-FOOT STEPBACK ABOVE THE 2ND STORY OR A 40-FOOT TOTAL SETBACK IF WITHIN 20 FEET OF AN ABUTTING R1 DISTRICT. | | | ■ |
| **6. UTILITIES & SCREENING** | | | |
| SOLID WASTE AREAS ARE FULLY ENCLOSED WITH MASONRY WALLS ON THREE SIDES, A ROOF, AND A DECORATIVE METAL GATE. | ■ | | |
| ROOF-MOUNTED MECHANICAL EQUIPMENT IS FULLY SCREENED FROM THE PUBLIC RIGHT-OF-WAY USING ENCLOSURES OR PARAPETS. | ■ | | |
| TRANSPARENT GLASS IS AVOIDED AS A SCREENING MATERIAL FOR UTILITIES. | ■ | | |


BURGER KING

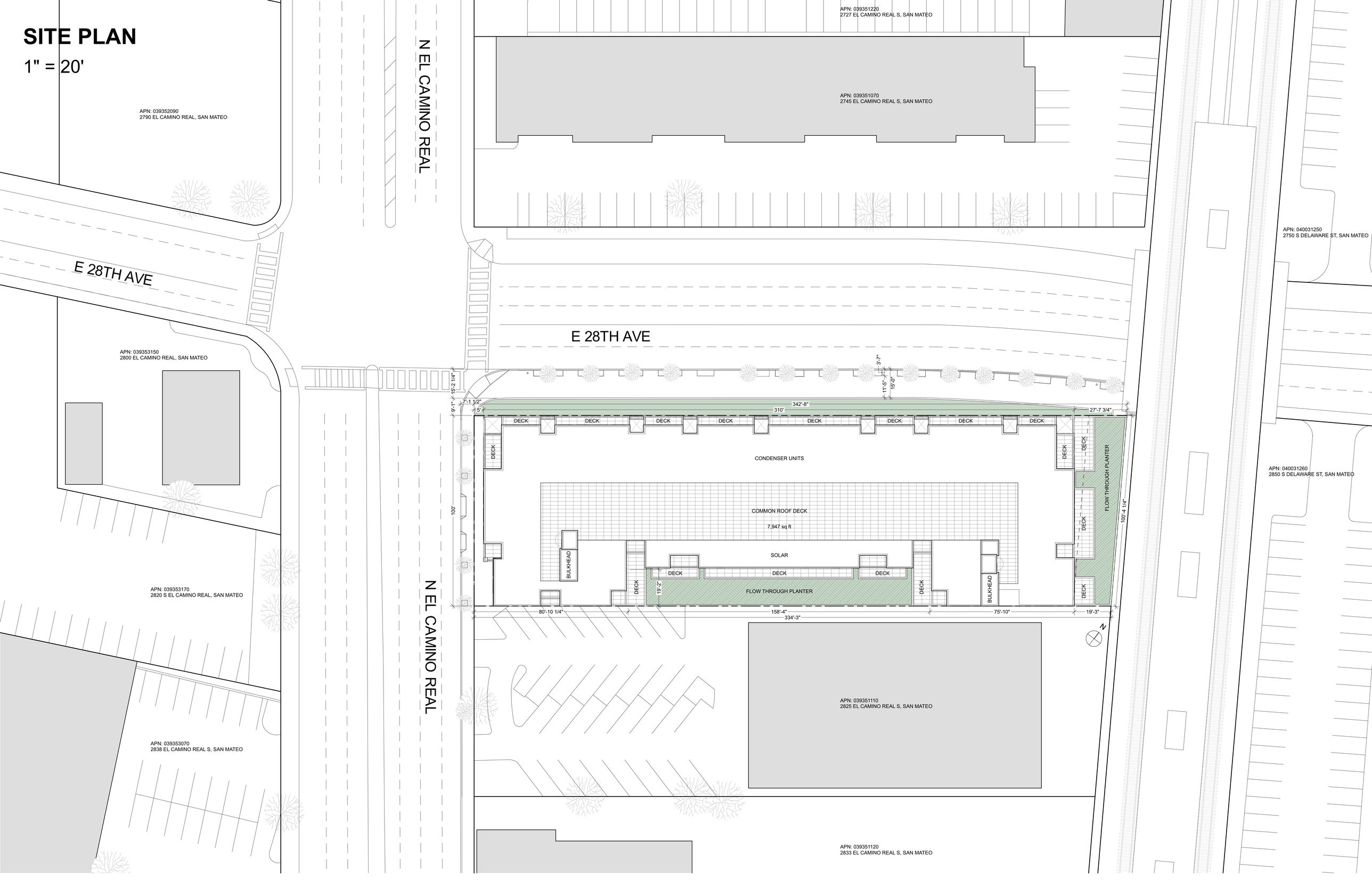
# SITE PLAN

1" = 20'



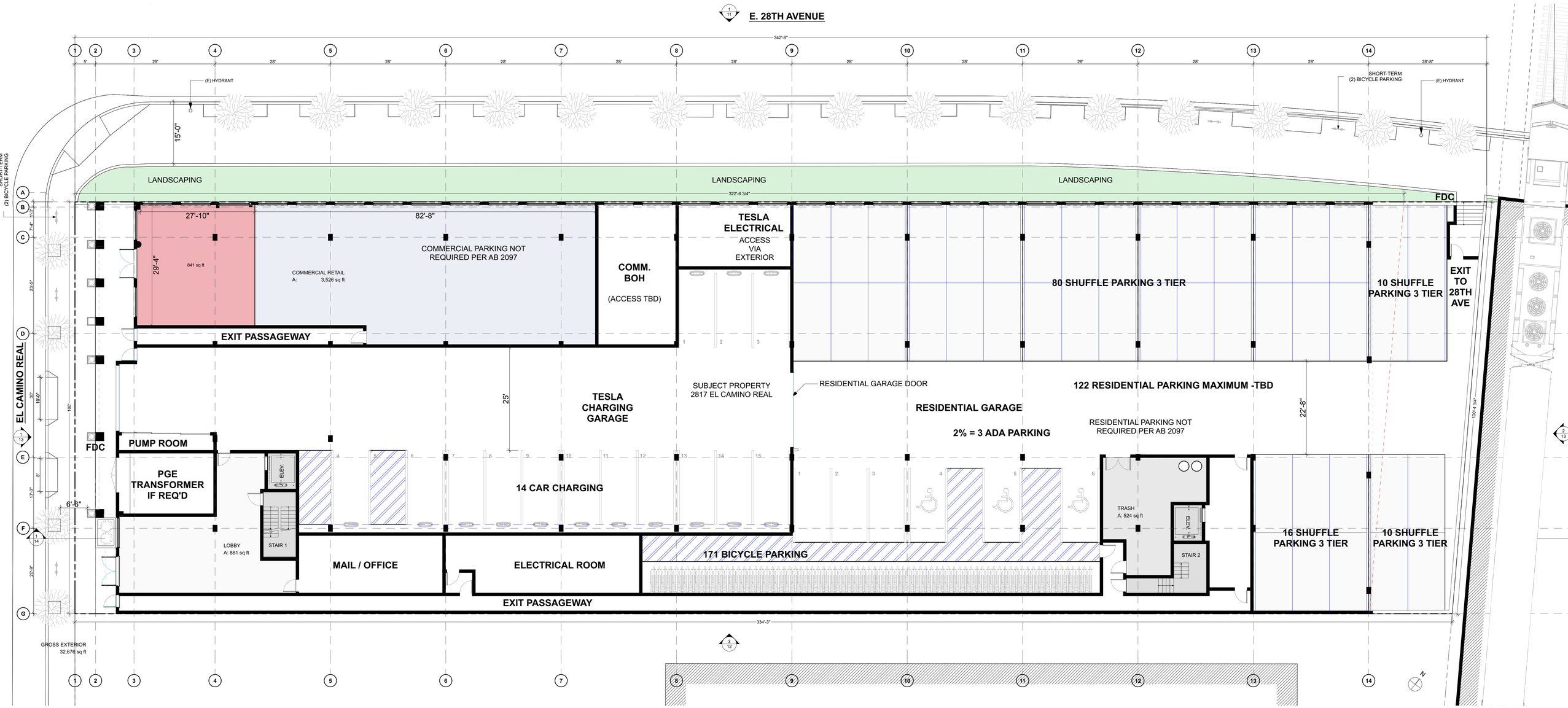
# SITE PLAN

1" = 20'



# GROUND FLOOR PLAN

3/32" = 1'-0"



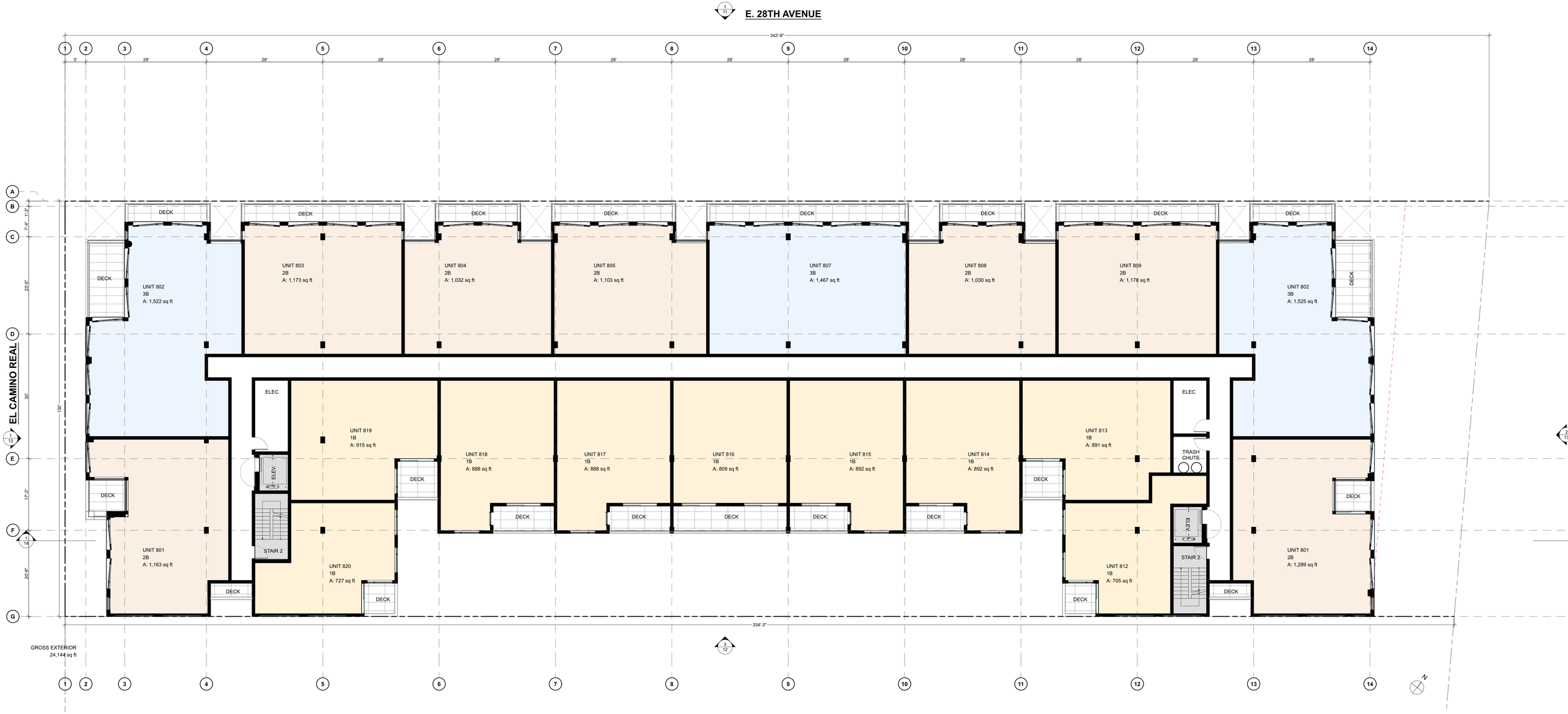
# 2ND TO 7TH FLOOR PLAN

3/32" = 1'-0"



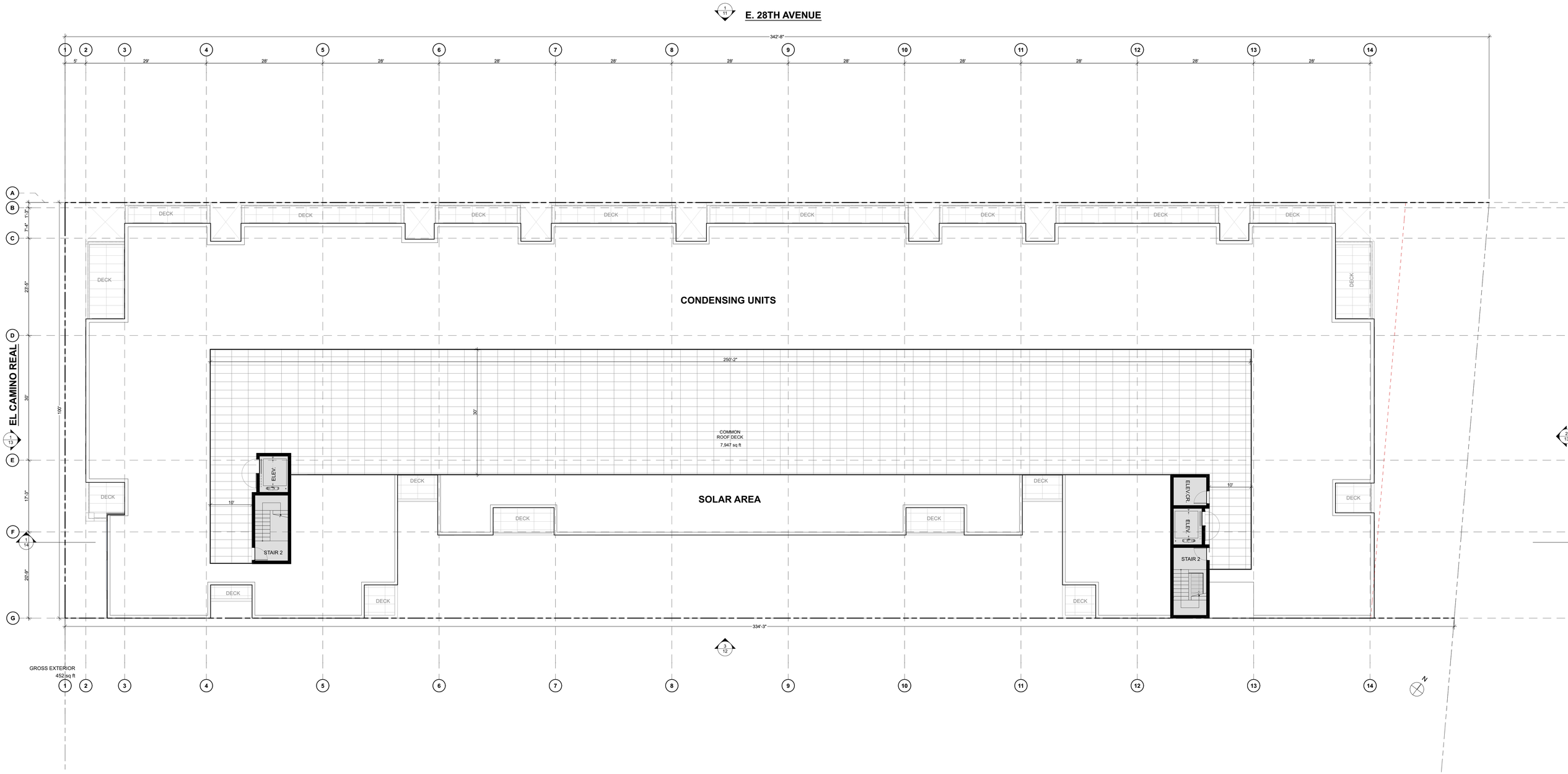
# 8TH FLOOR PLAN

3/32" = 1'-0"



# ROOF PLAN

3/32" = 1'-0"



# ELEVATIONS

3/32" = 1'-0"






01
ENGINEERED STONE ACCENT PANEL FACADE.



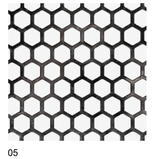
02
STEEL TROWELED INTEGRAL COLOR STUCCO



03
WARM TONED METAL



04
GLASS GUARDRAIL, BIRD SAFE PATTERN APPLIED



05
WOOD FINISH WARM-TONED SOFFIT

# ELEVATIONS

3/32" = 1'-0"






01
ENGINEERED STONE ACCENT PANEL FACADE.



02
STEEL TROWELED INTEGRAL COLOR STUCCO



03
WARM TONED METAL



04
GLASS GUARDRAIL, BIRD SAFE PATTERN APPLIED



05
WOOD FINISH WARM-TONED SOFFIT

# ELEVATIONS

1/4" = 1'-0"









01
ENGINEERED STONE ACCENT PANEL FACADE.



02
STEEL TROWELED INTEGRAL COLOR STUCCO



03
WARM TONED METAL



04
GLASS GUARDRAIL, BIRD SAFE PATTERN APPLIED



05
WOOD FINISH WARM-TONED SOFFIT

# SECTION

1/4" = 1'-0"

