



HILLSDALE TERRACES

HILLSDALE  
TERRACES

2700 SOUTH EL CAMINO REAL  
SAN MATEO, CA 94403

Job Number: 13090

No.	Issue	Date
1	Planning Pre-Application	11/27/2013
2	Planning Study Session	01/16/2014
3	Planning Formal Application	04/02/2015
4	Response To Plan Check	12/17/2015
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Date: 04/14/2016

Scale:

Description:

COVER SHEET

Sheet Number:

A-0.0














**OWNER / CLIENT :**  
GEORGE LAM  
LF GEORGE PROPERTIES  
888 BRANNAN STREET, RM. 153-155  
SAN FRANCISCO, CA. 94103



ASSUMED BENCHMARK @ SSMH TOP RIM ELEVATION =  
100.00, AS SHOWN ON THE MAP.

THE BEARING N26°45'00"W OF THE CENTERLINE OF EDISON STREET (DERIVE FROM SPLITTING THE CURB LINES) PER "MAP SHOWING A SUBDIVISION OF LOTS 1, 2, 19, AND 21 OF THE BERESFORD PARK TRACT, SAN MATEO COUNTY, CAL." AND "33 RS 43", FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, WAS USED AS BASIS OF BEARING FOR THIS SURVEY.

	PROPERTY LINE
	EXISTING LINE
	BUILDING LIMITS
	BENCHMARK REFERENCE
	OVERHEAD ELECTRICAL LINE (APPROXIMATE)
	STORM DRAIN LINE (APPROXIMATE)
	SANITARY SEWER LINE (APPROXIMATE)

1. PROPERTY AND RIGHT-OF WAY SHOWN HEREON ARE BASED ON RECORD DATA AND NOT INTENDED TO BE A DETAILED FINAL SURVEY OF THE PROPERTY.
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
4. PROPERTY LINE TO MONUMENT LINE MEASURED DISTANCES WERE BASED UPON FOUND SURVEY MARKS, CURB SPLITS AND BUILDING OCCUPATIONS.

5. ENCROACHMENT FROM/ONTO THE ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES WHICH MAY ARISE THERE FROM. THIS MAP DOES NOT CONVEY ANY INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNER(S).

6. RECORDED MAP REFERENCE: 33 RS 43, 103 RSM 06,  
AND 2 RSM 37, SAN MATEO COUNTY.

7. RECORD OWNERSHIP INFORMATION WAS TAKEN FROM GRANT DEED, INSTRUMENT NO. 2013-110986, DATED JULY 30, 2013.

8. BUILDING FOOTPRINTS SHOWN ARE ALL TAKEN ON THE GROUND LEVEL.

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORD DATA AND ARE APPROXIMATE ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITIES NOT SHOWN, SHALL BE DETERMINED BY VERIFICATION IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION, PRIOR TO ANY DIGGING, CALL U.S.A. (1-800-642-2444) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.

DESIGNED BY:	01/21/2014	PREPARATION OF PLAN			
HC/LB	02/10/2014	ADD ADJACENT BLDG. LINE			
DRAWN BY:					
LB					
CHECKED BY:					
HC					
SCALE:					
"=20'					
	RY	DATE	DESCRIPTION	APPR	BY CITY DATE RY

GLA CIVIL ENGINEERS, INC.

414 Mason Street Ste 404,  
San Francisco, CA.  
Tel. (415) 956-6707

# TOPOGRAPHIC SURVEY PLAN

**2700, 2728, & 2790 EL CAMINO REAL**  
**APN: 039-352-060, 039-352-070, 039-352-090**

PN: 2700ECB

EMAIL: [G1AENGINEERS@SBCGLOBAL.NET](mailto:G1AENGINEERS@SBCGLOBAL.NET)

SHEET

C-1

SHEET 1 OF 1



2700 El Camino Real Project Summary  
San Mateo, California

Building Areas

all figures in gross square feet

Site Information	Total	Proposed
Project Site	43,509	
F.A.R.		2.44
Building Gross Area		106,055
*Only includes Ground Level stairs, elevators, and mechanical shafts.		
Landscaped Areas	3,735	

Floor	Unit Area	Circulation	Stair & Elevator	Mechanical & Accessory	Amenity	Commercial	Total	Open Area
Roof	0	112	686	0	4,471	0	5,269	4,471
Level 05	18,478	1,986	637	307	0	0	21,408	1491
Level 04	20,243	2,066	637	288	0	0	23,234	1,182
Level 03	21,450	2,034	638	288	0	0	24,410	0
Level 02	20,494	2,026	637	326	744	0	24,227	0
Level 01	0	1,319	902	739	0	13,462	16,422	3841
Totals	80,665	9,543	4,137	1,948	5,215	13,462	114,970	10,985
GSF								(not included in gross sq. ft. building area)

Parking Areas

all figures in gross square feet

Floor	Parking Area	Circulation	Stair & Elevator	Mechanical & Accessory	Amenity	Total
Parking Level A	36,414	111	635	0	0	37,159
Parking Level B	36,409	111	577	62	0	37,159
Parking Level C	35,029	111	577	1,442	0	37,159
Totals	107,852	333	1,789	1,504	0	111,477
GSF						Total Excavation = 42,595 yd³

Grand Total (Including Garages)	237,432	GSF	*Includes Open Area
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Unit Calculations

Floor	1BR	2BR	3BR	2BR+	3BR+	Unit Count	Typ. Size	1BR	2BR (+)	3BR (+)
Roof	0	0	0	0	0	0		662-909gsf	889-1,393gsf	1,304-1,771gsf
Level 05	5	6	2	0	0	13				
Level 04	5	7	1	3	5	21				
Level 03	5	15	0	0	0	20				
Level 02	7	13	0	0	0	20				
Level 01	0	0	0	0	0	0				
Totals	22	41	3	3	5	74				
Percentage	29.73%	55.41%	4.05%	4.05%	6.76%					

NOTE: VERY LOW INCOME UNITS (8 UNITS) - LOCATIONS TO BE DETERMINED

Parking Calculations by Level

	Residential		Commercial		Visitor		Total
	Standard	Accessible	Standard	Accessible	Standard	Accessible	
Ground Level	0	0	2	0	0	0	2
Parking Level A	0	0	50	4	8	1	63
Parking Level B	35	4	0	0	5	1	45
Parking Level C	59	2	0	0	0	0	61
Totals	94	6	52	4	13	2	171

NOTE: COMMERCIAL LOADING / GARBAGE COLLECTION - 2 AREAS PROVIDED (SEE SITE PLAN)

Parking Calculations by Category

Based on CBC Table 11B-208.2 11B-1109A.5 Based on 2013 CBC							Bike Parking Based on 2013 CalGreen Section 5.106.4 and the San Mateo Municipal Code						
Total # of Parking Spaces	Accessible Parking Spaces		Van Accessible Parking Spaces		Low-Emitting, Fuel Efficient Parking Spaces		# of Units / Sq. Ft.	Long Term			Short Term		
	Provided	Required	Provided	Required	Provided	Provided		Spaces Per Unit	Provided	Required	Spaces Per Unit	Provided	Required
Residential	100	6	6	1	1	11	1 Bedroom	22	1	22	22	0.05	5
Commercial	56	3	3	1	1	6	2 Bedroom	44	1.25	55	55	0.1	13
Visitor	15	1	1	1	1	0	3 Bedroom	8	1.5	12	12	0.15	5
							Restaurant	13,978 sq.ft.	1 per 20,000 sq.ft.	1	1	1 per 10,000 sq.ft.	15
Totals	171	10	10	3	3	17	Totals		90	90		38	7

NOTE: LOCKED EMPLOYEE BIKE ROOM TO BE PROVIDED ON GROUND FLOOR, LOCATION TBD.

Recommended Parking:		Residential	Visitor	Com. Parking	Factor per 1000 Square Feet	Resident Spaces	Commercial Spaces	Visitor Spaces	Total Spaces
1 Bedroom	22	1.0	0.2			22.0		4.4	26.4
2 Bedroom	44	1.3	0.2			57.2		8.8	66.0
3 Bedroom	8	1.6	0.2			12.8		1.6	14.4
Restaurant/Commercial	13,978			4			55.91		55.91
Total Units	74								
Recommended Parking Spaces						92	56	15	163

Parking factors are from the Hillsdale Station Area Plan, Page 149, Figure 14 "Recommended SAP Minimum Parking Requirements"

Landscaped Areas

Floor	Landscape Area 1	Landscape Area 2	Landscape Area 3	Landscape Area 4	Landscape Area 5	Landscape Area 6	Landscape Area 7	Landscape Area 8	Total
Roof	324	137	98	108	25	100	24	16	832
Ground Floor	24	139	139	284	269	335	364	1,349	2,903
Totals	348	276	237	392	294	435	388	1,365	3,735

Costa Brown  
Architecture

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PROJECT  
SUMMARIES

Sheet Number:

A-0.3



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BUILDING USAGE  
/ TYPE

Sheet Number:

A-0.4

TYPE OF CONSTRUCTION - I-B - 160' 0"								
	FLOOR LEVELS (LOCATION)	TYPE OF CONSTRUCTION	OCCUPANCY	ALLOWABLE STORIES ABOVE GRADE PLANE	ALLOWABLE AREAS. BUILDING AREA PER STORY - SQ.FT.	STORIES PER OCCUPANCY	PROPOSED STORIES ABOVE GRADE PLANE	PROPOSED AREAS - BUILDING AREA PER STORY (SQ. FT.)
1.	ROOF DECK	I-B	A - 3	11	UNLIMITED	-	-	4471
2.	RESIDENTIAL - LEVEL 5	I-B	R - 2	11	UNLIMITED	4	5TH FLOOR	21408
3.	RESIDENTIAL - LEVEL 4	I-B	R - 2	11	UNLIMITED	4	4TH FLOOR	23234
4.	RESIDENTIAL - LEVEL 3	I-B	R - 2	11	UNLIMITED	4	3RD FLOOR	24410
5.	RESIDENTIAL - LEVEL 2	I-B	R - 2	11	UNLIMITED	4	2ND FLOOR	24227
6.	COMMERCIAL / RETAIL AT GROUND LEVEL	I-B	M / B	11 / 11	UNLIMITED / UNLIMITED	1	GROUND FLOOR ON GRADE	16938
7.	PARKING LEVEL - A	I-B	S - 2	11	79000	3	BELOW GRADE	37159
8.	PARKING LEVEL - B	I-B	S - 2	11	79000	3	BELOW GRADE	37159
9.	PARKING LEVEL - C	I-B	S - 2	11	79000	3	BELOW GRADE	37159

8 CONSTRUCTION

BASED ON TABLE 508.4 - REQUIRED SEPARATION OF OCCUPANCIES (HOURS)		
OCCUPANCY	B, M	
	S	NS.
R - 2	1	2
S - 2	1	2
• S = BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.		
• NS = BUILDINGS NOT EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.		

7 SEPARATIONS

BASED ON TABLE 1014.3 - COMMON PATH OF EGRESS TRAVEL	
OCCUPANCY	WITH SPRINKLER SYSTEM (FEET)
B	100
S - 2	100
R - 2	125
ALL OTHERS	75

6 EGRESS TRAVEL

BASED ON TABLE 1016.2 - EXIT ACCESS TRAVEL DISTANCE	
OCCUPANCY	WITH SPRINKLER SYSTEM (FEET)
A, M, R	250
B	300
S - 2	400

5 EXIT TRAVEL DISTANCE

OCCUPANT LOAD AND REQUIRED NUMBER OF EXITS						
OCCUPANCY	FLOOR	AREA (SQ. FT.)	BASED ON TABLE 1004.1.2, FLOOR AREA PER OCCUPANT - OCCUPANT LOAD FACTOR	OCCUPANT LOAD	REQUIRED NO. OF EXITS AT EACH FLOOR	PROVIDED NO. OF EXITS AT EACH FLOOR
A - 3	ROOF DECK	4471	15 NET	298	2	3
R - 2	5TH FLOOR	21408	200 GROSS	107	2	3
R - 2	4TH FLOOR	23234	200 GROSS	116	2	3
R - 2	3RD FLOOR	24410	200 GROSS	120	2	3
R - 2	2ND FLOOR	24227	200 GROSS	121	2	3
M / B	GROUND FLOOR	6241 (C I) / 7737 (C II) (16938 TOTAL)	30 GROSS (FOR MERCANTILE)	208 (C I) / 258 (C II) (466 TOTAL)	2 (C I) / 2 (C II)	2 (C I) / 3 (C II)
S - 2	PARKING - A	37159	200 GROSS	173	2	4
S - 2	PARKING - B	37159	200 GROSS	173	2	3
S - 2	PARKING - C	37159	200 GROSS	173	2	3

4 OCCUPANT LOADS

FIRE RESISTANCE RATING REQUIREMENTS FOR TYPE I-B, PER TABLE 601:

STRUCTURAL FRAME	2 HR. / 1 HR ROOF SUPPORT
EXTERIOR BEARING WALLS	2 HR.
INTERIOR BEARING WALLS	2 HR. / 1 HR ROOF SUPPORT
EXTERIOR NONBEARING WALLS & PARTITIONS	SEE BELOW
INTERIOR NONBEARING WALLS & PARTITIONS	0 HR.
FLOOR CONSTRUCTION (BEAMS & JOISTS)	2 HR.
ROOF CONSTRUCTION (BEAMS & JOISTS)	1 HR.
SHAFT / STAIRWAY ENCLOSURES	2 HR.

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS FOR TYPE I-B  
BASED ON FIRE SEPARATION DISTANCE, PER TABLE 602:

FIRE SEP. DIST.	M / B, R-2
X < 5	1 HR.
5 ≤ X < 10	1 HR.
10 ≤ X < 30	1 HR.
X ≥ 30	0 HR.

NOTE: ALL EXTERIOR WALLS ARE 2-HR FIRE-RESISTIVE ASSEMBLY, U.N.O., SEE FIRE RESISTANCE RATING REQUIREMENTS FOR TYPE I-B TABLE FOR ALL BUILDING ELEMENTS.

3 FIRE RESISTANCE

2 EXIT WIDTHS

FIRE COMMENTS :

- FIRE SPRINKLER SYSTEM : INSTALL AN N.F.P.A 13 FIRE SPRINKLER SYSTEM COMPLYING WITH LOCAL AMENDMENTS. SUBMIT UNDER SEPARATE FIRE PLAN CHECK AND PERMIT. SEPARATE PLAN CHECK PERMIT REQUIRED FOR THE UNDERGROUND FIRE SERVICE.
- ROOF HATCHES ON BOTH STAIRWELLS : REQUIRED ROOF HATCHES SHALL BE A MINIMUM SIZE OF 4 FEET BY 6 FEET.
- PROVIDE SMOKE CONTROL AT ELEVATOR LOBBY AND IN CENTER CORRIDOR BY BOTH STAIRWELLS.
- PROVIDE SMOKE CONTROL FOR BELOW GRADE PARKING.

1 FIRE COMMENTS











