

**HILLSDALE
TERRACES**

2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: 13090

No.	Issue	Date
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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
5	Response To Plan Check	04/14/2016
6	Revision to Comment	05/05/2016
7	Issue For Revision	07/22/2016



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Date: 07/22/2016

Scale:

Description:
COVER SHEET

Sheet Number:

A-0.0

HILLSDALE TERRACES

GENERAL NOTES

1. All labor, materials, fabrication, installation, etc., shall be performed in full accordance with California Title 24, the Americans with Disabilities Act (ADA), all governing agencies and all national, state and local codes, laws and ordinances, especially those requirements regarding energy and handicapped accessibility. In case of conflict, the more stringent shall govern.

2. It is the general contractor's responsibility to verify and coordinate all work with the design build subcontractors to ensure project completion in accordance with the design intent set forth within these construction documents and specifications. Contractor to refer to Project Manual for additional information.

3. The appearance of the architect's identification block on drawings prepared by other firms shall not be construed to indicate responsibility for the contents of such drawings on the part of the architect.

4. General contractor shall verify all dimensions and conditions at the job site before starting work and shall notify architect of any discrepancies or errors. Contractor shall be responsible for all costs required due to his failure to do so. Commencement of work by any trade shall constitute agreement that conditions are acceptable for such work.

5. The drawings and specifications are complementary. Every effort has been made to coordinate the drawings and specifications of the architect and the consulting engineers; however, any item, instruction, specification, etc., shown in one location shall be required as if shown in all applicable locations. In case of discrepancy, consult with architect before proceeding.

6. All work shown, listed or implied on any construction document must be supplied and installed by the general contractor, unless noted otherwise. The general contractor must closely coordinate his work with that of subcontractors and suppliers to assure that schedules are met and that work is done in conformance to manufacturer's requirements.

7. The use of the word "provided" in connection with any specified item is intended to mean that the item must be furnished, installed, connected, and ready for use, unless otherwise noted.

8. The construction documents illustrate the design and type of construction desired in general and imply only the finest quality of construction, material and workmanship. By assuming responsibility for the work indicated, the general contractor must comply with the spirit as well as the letter in which they were written.

9. The general contractor shall coordinate the work of all subcontractors: mechanical, electrical, structural, plumbing, etc. General contractor shall report to the architect any discrepancies for correction. Requests for cost increases caused by lack of proper coordination will not be allowed. All work listed, shown or implied on any construction document shall be supplied and installed by the general contractor, except where noted otherwise. General contractor shall coordinate his work with that of other contractors or vendors to assure that all schedules are met and that all work is done in conformance to manufacturer's requirements. Workmanship shall be equal to the best standard of the following institutions:

- American Society of Testing Materials (ASTM)
- American Institute of Steel Construction (AISC)
- American Welding Society (AWS)
- American Concrete Institute (ACI)
- American National Standards Institute (ANSI)
- Architectural Aluminum Manufacturer's Association (AAMA)
- Aluminum Association, Inc. (AA)
- American Institute of Steel Construction (AISC)
- Concrete Reinforcing Steel Institute (CRSI)
- National Association of Architectural Metal Manufacturers (NAAMM)
- National Fire Protection Association (NFPA)
- National Woodwork Manufacturers Association (NWMA)
- Woodwork Institute of California (WIC)

10. General contractor shall continuously check architectural and structural clearances for accessibility of equipment, including construction equipment, and mechanical, electrical and plumbing systems. Contractor shall verify that no conflicts exist and that all required clearances for installation and maintenance of such items is provided without altering noted dimensions. No allowance of any kind will be made for general contractor's failure to foresee means of installing such items into position inside structure.

11. All materials shall be new and of first quality, and all work shall be performed by skilled mechanics.

12. Dimensions:

- a. All partition dimensions are to face of finish, unless otherwise noted.
- b. Do not scale drawings.
- c. Dimensions and reference elevations are to finished face of floors and at roof (not to top of covering or roofing), unless otherwise noted.
- d. All dimensions shall be verified in field before fabrication.

13. All dimensions are to be exact within 1/4" along full height and full width of walls. Contractor shall not adjust any dimension marked "clear" or "clr" without written instructions from architect.

14. "Typical" or "typ" means identical for all similar conditions, unless noted otherwise.

15. "Similar" or "sim" means comparable characteristics for items noted. Verify dimensions & orientation on plan.

16. General contractor shall provide all chases, sleeves, openings, etc., as required by the various trades, whether noted on construction documents or not.

17. Substantial blocking, backing or other support shall be provided for all fixtures, appliances, cabinets, shelves, rods, accessories or other items to be secured in the walls, whether such blocking or backing is specifically indicated or not.

18. Attachments, connections or fastenings of any nature are to be properly and permanently secured in conformance with best practice. The drawings show only special conditions to assist the contractor; they do not illustrate every such detail.

19. All work shall provide for material expansion and contraction, shrinkage, building movement, etc., sufficient to prevent cracks, buckling or other deformation due to humidity/temperature change and normal loading.

20. All openings to exterior shall be fully sealed all around. Sealant colors shall match adjacent surfaces where possible. Verify sealant colors with architect. Operable doors and windows shall be fully weather-stripped.

21. Provide all flashings, counterflashings, copings, sheet metal, etc., to provide a fully watertight building, whether specifically indicated on the drawings or not. Flashings shall be compatible with all adjacent surfaces. See specifications for more information.

22. Contractor shall waive "common practice" and "common usage" as construction criteria wherever details and contract documents or governing codes, ordinances, etc., require greater quantity or better quality than common usage would require.

23. No work defective in construction or quality or deficient in any requirements of drawings and specifications will be acceptable, despite owner's or architect's failure to discover such defects or deficiencies during construction. Defective work shall be replaced by work conforming to intent of contract. No payment whether partial or final shall be construed as an acceptance of defective work or improper materials.

24. The general contractor must submit shop drawings for all fabricated items, cut sheets for all fixtures and equipment, and samples of all finishes to architect for review and action prior to ordering and fabrication.

25. The contractor must protect the area and all new or existing materials and finishes from damage which may occur from demolition, construction, dust, water, etc., and must provide and maintain temporary barricades as required to protect the public during the period of construction. Damage to new and existing structures, materials, finishes and equipment must be repaired or replaced to the satisfaction of the Owner at the expense of the general contractor.

26. The contractor must notify the architect of any lead time coordination problems.

27. Substitutions, revisions or changes may be allowed only if such items are submitted to the architect in a timely manner, in writing, and subsequently approved by the architect in writing. All substitutions must be at least of equal quality, design and performance. The contractor is liable for replacement, repair and delays caused by an unauthorized substitution of any item for this project. All requests for substitutions shall include the project name, description and drawings, as required, comparing items. The architect reserves the right to reject any substitutes for any reason.

28. The general contractor must maintain a complete, current set of construction documents on the job site during all phases of construction for use by all trades and must provide all subcontractors with current construction documents as required.

29. The subcontractors must remove all rubbish and waste materials on a regular basis and must exercise strict control over job cleaning to prevent any dirt, debris or dust from affecting, in any way, finished areas in or outside job site.

30. The structural, mechanical and electrical drawings are supplementary to the architectural drawings. If a discrepancy exists between the architectural drawings and other drawings, such discrepancy shall be brought to the architect's attention in writing prior to installation of said work. Any work installed in conflict with the architectural drawings shall be corrected by the contractor at contractor's expense.

31. Provide gypsum wallboard behind and around all openings (including cabinets and electrical panels) and fire rated 3M box wrap pad around electrical boxes, where required by code, to maintain fire rated construction.

32. The contractor shall be responsible for and shall supervise all cutting and patching of finished work already installed if made necessary by errors, changes or other reasons. All replacement work shall match adjoining surfaces with no visible markings of redo/repair work.

33. All material shall be furnished and installed by the contractor, unless otherwise noted.

34. All revisions to the drawings must proceed through the owner and architect. Contractor revisions may be considered invalid if not approved by the owner.

35. Contractor shall be responsible for providing adequate cover for the protection of all installed utilities during the construction of this project.

36. Contractor shall be responsible for locating and protecting all utilities that are to remain in use, whether or not shown hereon.

37. Contractor shall provide all temporary lights, signs, barricades, flag persons, and other devices necessary to provide for public safety.

38. Contractor shall be responsible for any on-site permit signs required by the City of San Mateo.

39. Mechanical, electrical and fire safety to provide drawings for location of all access panels for architect's review and approval.

40. Large scale detail drawings take precedence over smaller scale drawings.

41. The contractor shall be responsible for verification and coordination with other trades and their work for compliance with the drawings and specifications. Also, contractor shall verify sizes and locations of all openings for mechanical, plumbing and electrical equipment with these subcontractors, as well as obtaining the approval of the architect before proceeding with the work. Otherwise it will be assumed that the contractor can perform the work as outlined on the drawings without additional cost to the owner.

42. Contractor shall maintain and keep accurate record drawings that show the final location, elevation and description of the completed work.

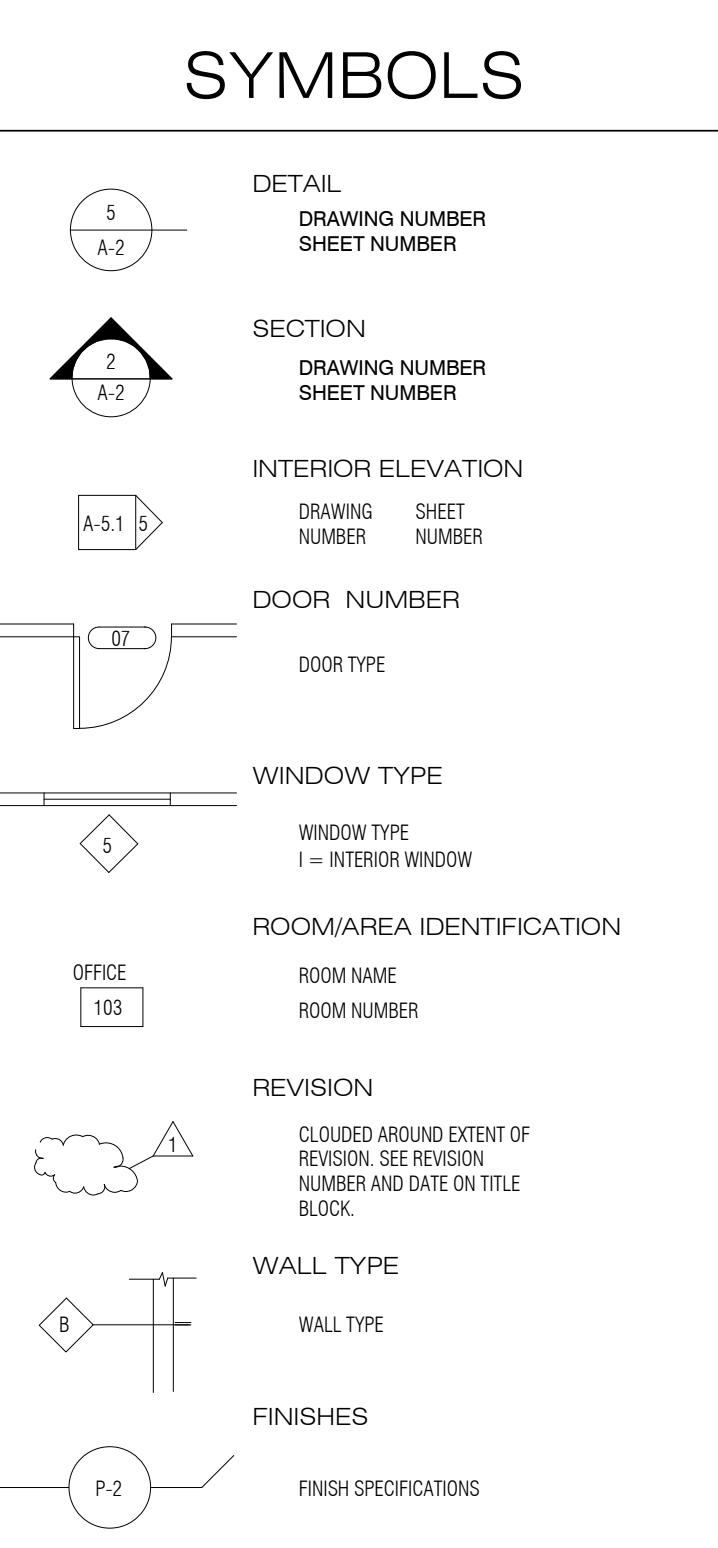
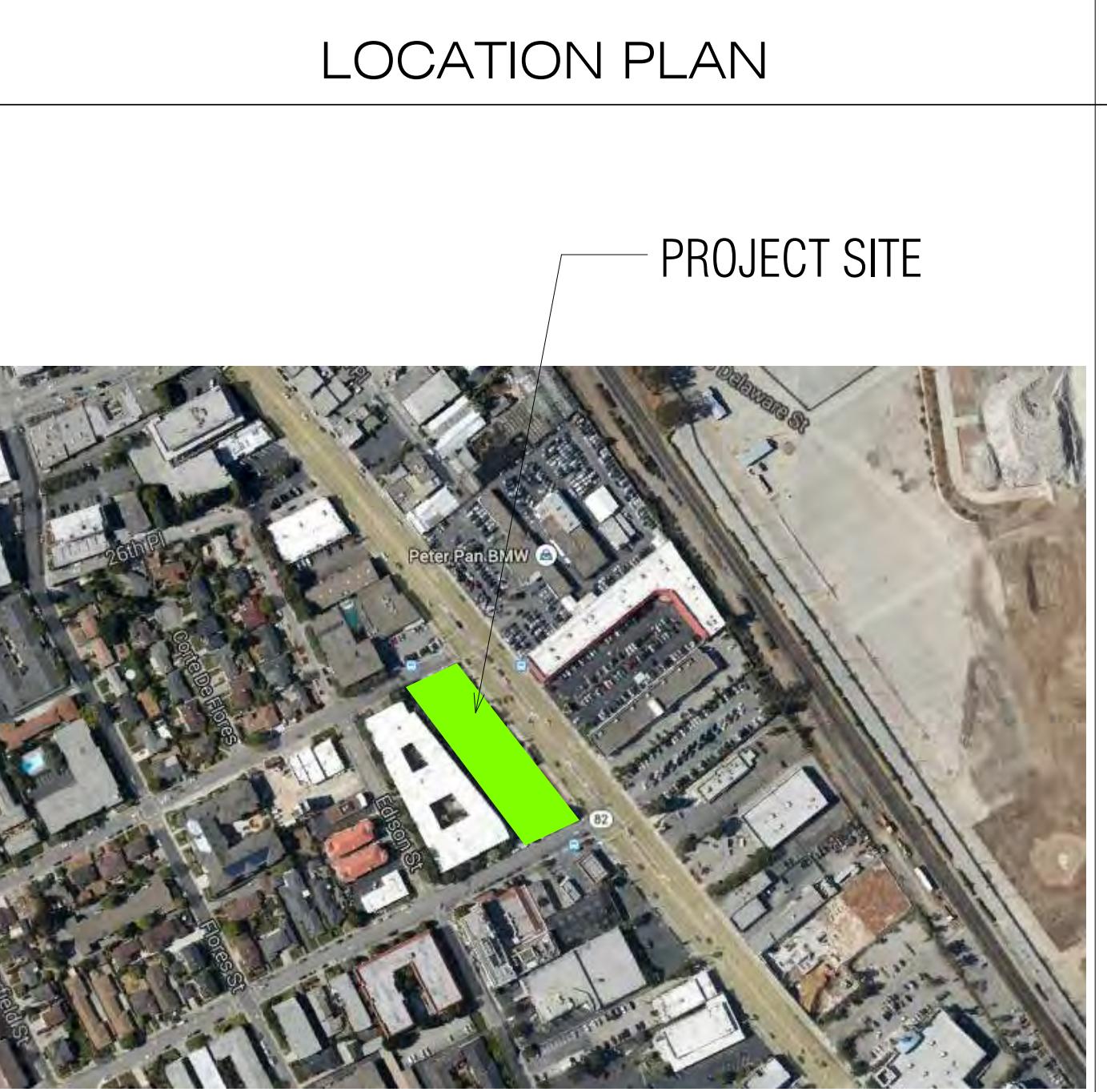
43. The contractor must notify the architect in writing when his work nears completion. Upon inspection, the architect will prepare a final "punch list" outlining incomplete or unacceptable work. The project will not be considered complete until all items on the punch list have been resolved.

44. The contractor shall furnish to the owner two copies of the manufacturer's instruction, operation and maintenance manuals for products and equipment specified in the contract documents, including special tools, accessories, spare parts, etc.

45. Prior to completion of the project, the contractor must submit to the owner in duplicate on behalf of himself and his respective subcontractors a one (1) year written guarantee against defective workmanship and/or materials, as well as complete operating and maintenance instructions for all mechanical and electrical portions of the work.

46. Contractor to submit to owner release of all liens from subcontractors, suppliers, etc., assuring owner that all payrolls, bills for equipment and materials, and all other indebtedness connected with the work has been paid or otherwise satisfied.

HILLSDALE TERRACES

SYMBOLS	LOCATION PLAN	PROJECT INFORMATION	PROJECT CONTACTS	DRAWING INDEX
 <p>DETAIL DRAWING NUMBER SHEET NUMBER</p> <p>SECTION DRAWING NUMBER SHEET NUMBER</p> <p>INTERIOR ELEVATION DRAWING NUMBER NUMBER</p> <p>DOOR NUMBER DOOR TYPE</p> <p>WINDOW TYPE WINDOW TYPE I = INTERIOR WINDOW</p> <p>ROOM/AREA IDENTIFICATION ROOM NAME ROOM NUMBER</p> <p>REVISION CLODED AROUND EXTENT OF REVISION SEE REVISION NUMBER AND DATE ON TITLE BLOCK</p> <p>WALL TYPE WALL TYPE</p> <p>FINISHES FINISH SPECIFICATIONS</p>	 <p>PROJECT SITE</p>	<p>PROPERTY ADDRESS: 2700 SOUTH EL CAMINO REAL SAN MATEO, CA 94403</p> <p>PROJECT DESCRIPTION: A NEW MIXED-USE PROJECT WITH COMMERCIAL RETAIL ON GROUND FLOOR AND 74 RESIDENTIAL CONDOMINIUMS BETWEEN FLOORS 2 - 5.</p> <p>PARCEL #: 039352060 (PARCELS TO BE MERGED) 039352070 039352090</p> <p>STORIES: 5</p> <p>HEIGHT LIMIT: 55'</p> <p>LOT AREA: 43,509 SF</p> <p>ZONING: C3-1/R4</p> <p>REFERENCED ZONING CODES: SAN MATEO ZONING CODE EL CAMINO REAL MASTER PLAN HILLSDALE STATION PLAN S.M. RAIL CORRIDOR TOD PLAN</p> <p>BUILDING CODE EDITIONS: 2013 CBC, CRC, CMC, CPC, CFC, CEC, CALIFORNIA ENERGY CODE, 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE & LOCAL REQUIREMENTS, 2013 SAN MATEO CITY CHARTER AND MUNICIPAL CODE</p> <p>THIS PROJECT IS SUBJECT TO THE PARK IN-LIEU/IMPACT FEE (SMMC 26.64.010 & 13.05.070) PURSUANT TO THE SAN MATEO CITY COMPREHENSIVE FEE SCHEDULE.</p> <p>THE PLANS OF THIS PROJECT SHALL COMPLY WITH THE CITY'S BUILDING SECURITY CODE (SAN MATEO MUNICIPAL CODE CHAPTER 23.54).</p>	<p>ARCHITECT: COSTA BROWN ARCHITECTURE, INC. 1620 MONTGOMERY STREET SUITE 300 SAN FRANCISCO, CA 94111 (415) 986-0101</p> <p>CONTRACTOR:</p> <p>STRUCTURAL ENGINEER:</p> <p>OWNER: HILLSDALE TERRACES, LLC 159 EL CAMINO REAL MILLBRAE, CA 94030 (650) 697-3800</p> <p>REFERENCED ZONING CODES: SAN MATEO ZONING CODE EL CAMINO REAL MASTER PLAN HILLSDALE STATION PLAN S.M. RAIL CORRIDOR TOD PLAN</p> <p>BUILDING CODE EDITIONS: 2013 CBC, CRC, CMC, CPC, CFC, CEC, CALIFORNIA ENERGY CODE, 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE & LOCAL REQUIREMENTS, 2013 SAN MATEO CITY CHARTER AND MUNICIPAL CODE</p> <p>THIS PROJECT IS SUBJECT TO THE PARK IN-LIEU/IMPACT FEE (SMMC 26.64.010 & 13.05.070) PURSUANT TO THE SAN MATEO CITY COMPREHENSIVE FEE SCHEDULE.</p> <p>THE PLANS OF THIS PROJECT SHALL COMPLY WITH THE CITY'S BUILDING SECURITY CODE (SAN MATEO MUNICIPAL CODE CHAPTER 23.54).</p>	<p>ARCHITECTURAL</p> <p>A-0.0 COVER SHEET A-0.1 INFORMATION SHEET A-0.2/C1 TOPOGRAPHIC SURVEY PLAN A-0.3 PROJECT SUMMARIES A-0.4 BUILDING USAGE / TYPE A-0.5 ADA DETAILS A-0.6 ADA DETAILS A-0.7 ADA DETAILS A-1.0 SITE PLAN A-1.1 FLOOR PLAN - PARKING LEVEL C AND AXO VIEW A-1.2 FLOOR PLANS - PARKING LEVEL A AND B A-1.3 GROUND FLOOR PLAN A-1.3.1 ANNOTATED GROUND FLOOR PLAN A-1.4 FLOOR PLANS - LEVEL 2 & 3 A-1.5 FLOOR PLANS - LEVEL 4 & 5 A-1.6 ROOF PLAN A-2.0 BUILDING ELEVATIONS A-2.1 RETAIL PROMENADE PERSPECTIVE A-2.2 MAIN ENTRANCE & PASEO A-2.3 28TH AVENUE CORNER PERSPECTIVE A-3.0 EAST FACING GARAGE & SIDEWALK SECTION A-3.1 LONGITUDINAL SECTION A-3.2 WEST FACING BUILDING SECTION A-3.3 EAST FACING BUILDING SECTION A-6.0 EGRESS PLANS - PARKING LEVEL C AND B A-6.1 EGRESS PLAN - GROUND FLOOR / PARKING LEVEL A A-6.2 EGRESS PLANS - LEVEL 2 & 3 A-6.3 EGRESS PLANS - LEVEL 4 & 5 A-6.4 EGRESS ROOF PLAN A-7.0 SHADOW STUDIES A-7.1 SHADOW STUDY - NORTH/SOUTH ELEVATION A-7.2 SHADOW STUDY - EAST/WEST ELEVATION A-7.3 EXISTING SITE PHOTOS</p> <p>LANDSCAPE</p> <p>L-0.1 REQUIRED TREE PLANTING L-1.0 CONCEPTUAL PLANTING PLAN - GROUND FLOOR L-1.1 CONCEPTUAL PLANTING PLAN - ROOF DECK L-2.0 CONCEPTUAL PLANT LIST & PLANTING NOTES L-2.1 CONCEPTUAL PLANT IMAGES L-2.2 TREE EVALUATION SCHEDULE</p> <p>CIVIC ENGINEERING</p> <p>SC-1.0 STORMWATER CONTROL PLAN SC-1.1 STORMWATER DETAIL SHEET TM-1 TENTATIVE MAP COVER SHEET TM-2 EXISTING PARCELS & EASEMENTS TM-3 PROPOSED PARCELS & EASEMENTS TM-4 PRELIMINARY GRADING & DRAINAGE PLAN TM-5 PRELIMINARY UTILITY PLAN</p>

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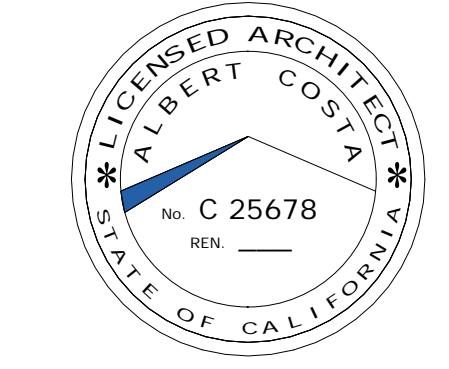
1620 Montgomery Street, Suite 300
San Francisco, CA 94111
Tel: 415 986 0101

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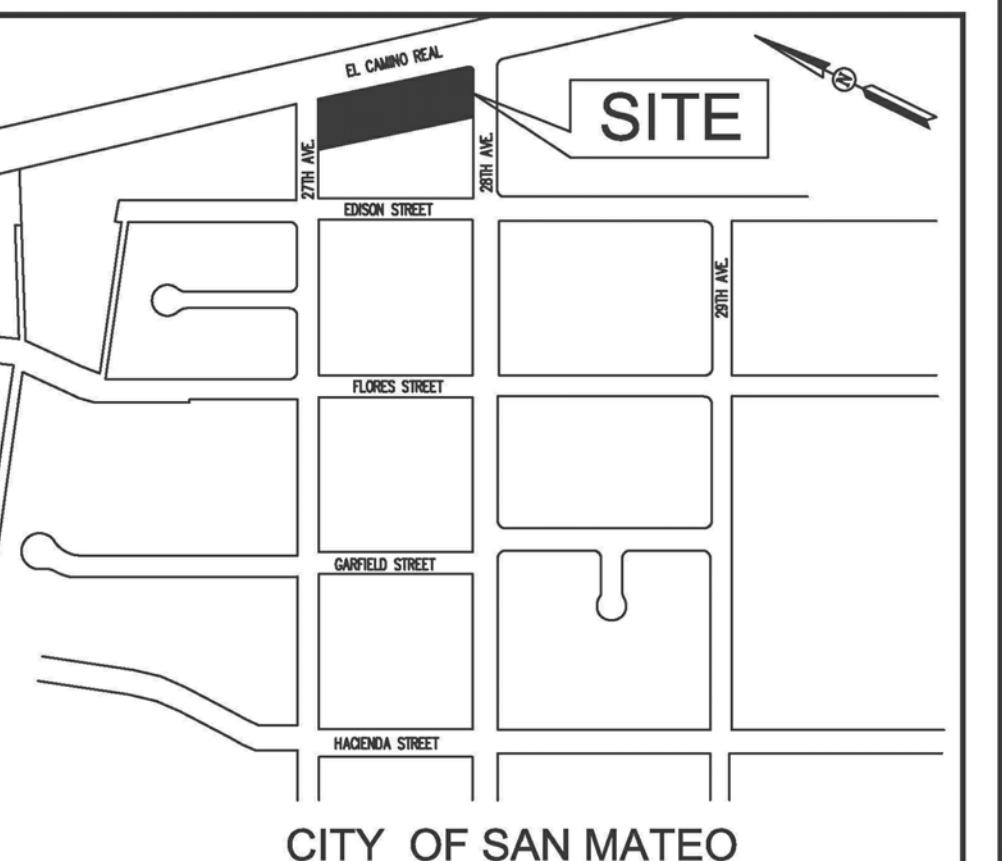
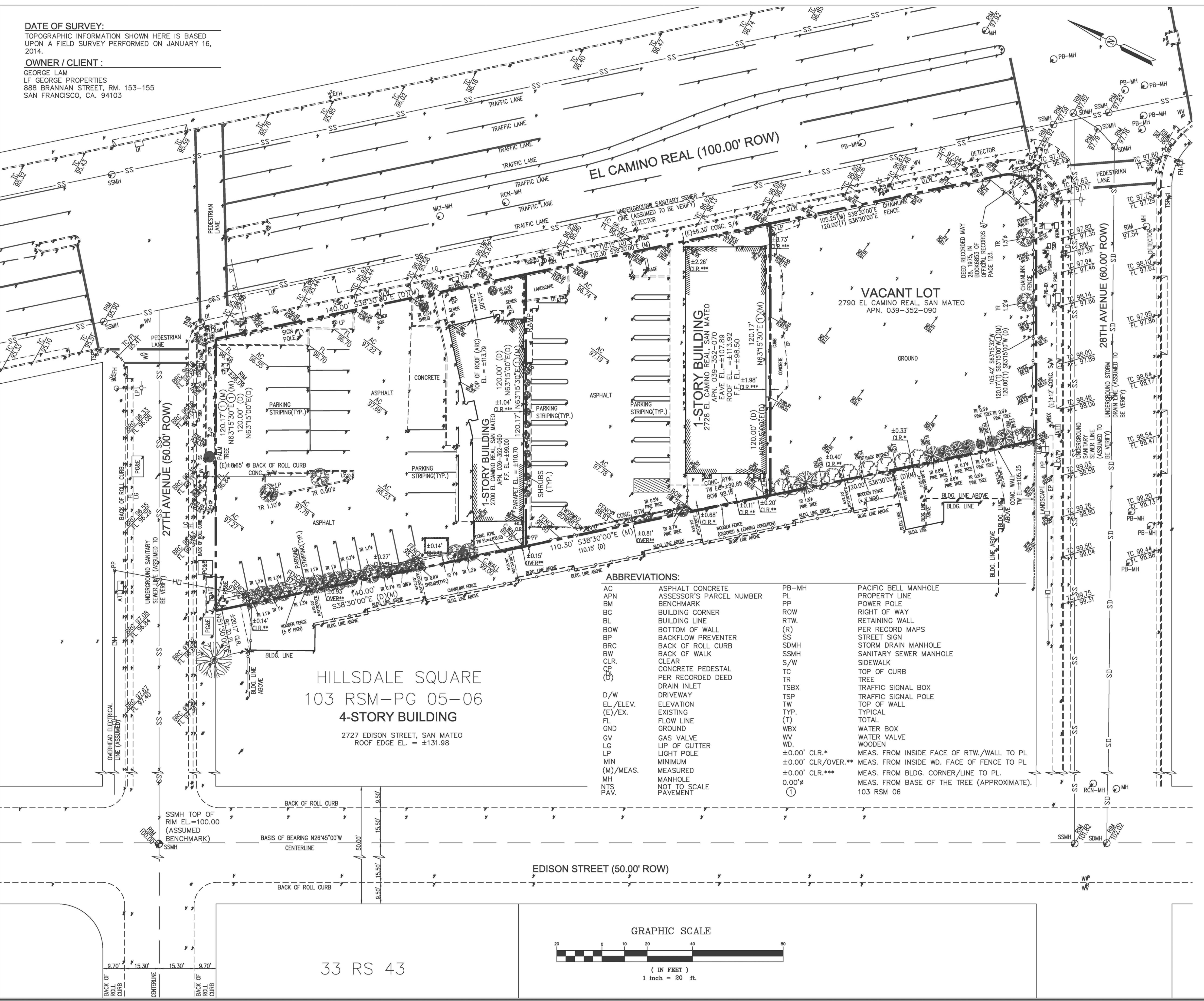
Description:
**INFORMATION
SHEET**

Sheet Number:

A-0.1

DATE OF SURVEY:
TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED
UPON A FIELD SURVEY PERFORMED ON JANUARY 16,
2014.

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



NTS
ASSUMED BENCHMARK AT INTERSECTION OF
27TH AVE. & EDISON ST.

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

BASIS OF BEARINGS

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,
19, AND 21 OF THE BERESFORD PARK TRACT, SAN
MATEO COUNTY, CAL." AND "33 RS 43," FILED IN THE
STATE OF THE RECORDER OF SAN MATEO COUNTY,
CALIFORNIA, WAS USED AS BASIS OF BEARING
FOR THIS SURVEY.

LEGEND :

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

BOUNDARY NOTES:

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 BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES WHICH MAY ARISE THEREFROM. 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 UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED 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.

TOPOGRAPHIC SURVEY PLAN		PREPARATION OF PLAN	
2700, 2728, & 2790 EL CAMINO REAL	APN: 039-352-060, 039-352-070, 039-352-090	01/21/2014	01/21/2014
SAN MATEO	CALIFORNIA	DRAWN BY: HC/LB	ADJ. ADJACENT BLDG. LINE
		DRAWN BY: LB	
		CHECKED BY: HC	
		SCALE: 1" = 20'	
		BY DATE	DESCRIPTION

SHEET	C-1	APPR. BY CITY	BY

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	Roof Deck
Level 05	18,478	1,986	637	307	0	0	21,408	1491	Balconies
Level 04	20,243	2,066	637	288	0	0	23,234	1,162	Balconies
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	Paseo & Rear Open Space (not included in gross sq. ft. building area)
Totals	80,665	9,543	4,137	1,948	5,215	13,462	114,970	GSF	10,985

Parking Areas						
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

Grand Total (including Garages) 237,432 GSF *Includes Open Area

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

Total # of Parking Spaces	Based on CBC Table 208.2		Based on 2013 CBC 1109A.5		Low-Emitting, Fuel Efficient Parking Spaces Provided		Bike Parking Based on 2013 CalGreen Section 5.106.4 and the San Mateo Municipal Code	
	Accessible Spaces Provided	Required	Accessible Spaces Provided	Required	Spaces Per Unit	Provided	Required	
	Residential	100	6	1	1	11		
Commercial	56	3	3	1	1	6		
Visitor	15	1	1	1	1	0		
Totals	171	10	10	3	3	17		

Recommended Parking:	Units or GSF	Residential Parking	Visitor Parking	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	

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

Landscape Areas Floor	Landscape		Landscape Area		Landscape		Landscape		Landscape		Total	
	Area 1	2	Area 3	Area 4	Area 5	Area 6	Area 7	Area 8				
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			

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

Costa Brown
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7	Issue For Revision	07/22/2016

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

CONSTRUCTION

8

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.

WIDTH OF REQUIRED EXITS : BASED ON TABLE 1018.2 - MINIMUM CORRIDOR WIDTH

OCCUPANCY	WIDTH (MINIMUM)
ANY FACILITIES NOT LISTED IN TABLE	44 INCHES
ACCESS TO AND UTILIZATION OF MECHANICAL, PLUMBING OR ELECTRICAL SYSTEMS OR EQUIPMENT	24 INCHES
WITH REQUIRED OCCUPANCY CAPACITY LESS THAN 50	36 INCHES
WITHIN A DWELLING UNIT	36 INCHES
<ul style="list-style-type: none"> WIDTH OF EXIT PASSAGEWAYS PER 1023.2 SHALL BE MINIMUM 44 INCHES EXCEPT FOR OCCUPANT LOAD LESS THAN 50, WIDTH WILL BE 36 INCHES MINIMUM. WIDTH OF STAIRWAYS SHALL NOT BE LESS THAN 44 INCHES CLEAR BETWEEN HANDRAILS FOR BUILDING EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM. CBC 2013 1007.3 - EXCEPTION 1 AND 1009.4. 	

FIRE RESISTANCE

3

EXIT WIDTHS

2

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.

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

EGRESS TRAVEL

6

BASED ON TABLE 1016.2 - EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITH SPRINKLER SYSTEM (FEET)
A, M, R	250
B	300
S - 2	400

EXIT TRAVEL DISTANCE

5

FIRE COMMENTS:

1. 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.
2. ROOF HATCHES ON BOTH STAIRWELLS : REQUIRED ROOF HATCHES SHALL BE A MINIMUM SIZE OF 4 FEET BY 6 FEET.
3. PROVIDE SMOKE CONTROL AT ELEVATOR LOBBY AND IN CENTER CORRIDOR BY BOTH STAIRWELLS.
4. PROVIDE SMOKE CONTROL FOR BELOW GRADE PARKING.

SEPARATIONS

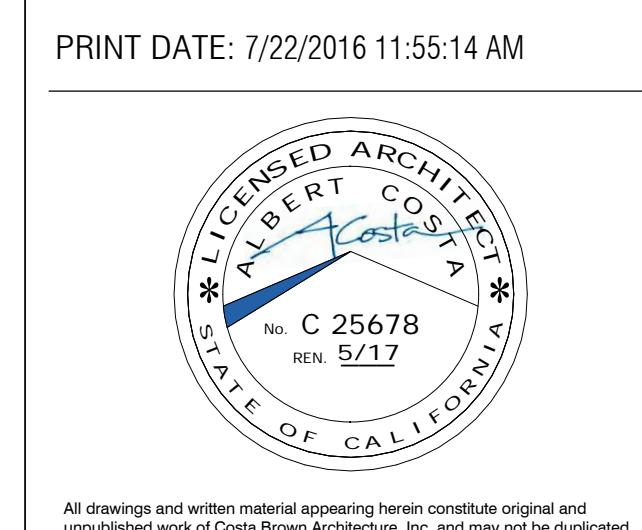
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OCCUPANT LOAD AND REQUIRED NUMBER OF EXITS

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

OCCUPANT LOADS

4



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Date: 07/22/2016

Scale:

Description:

BUILDING USAGE / TYPE

Sheet Number:

A-0.4

PRINT DATE: 7/22/2016 11:55:14 AM

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
5	Response To Plan Check	04/14/2016
6	Revision To Comment	05/05/2016
7	Issue For Revision	07/22/2016

A. PARKING

SECTION 1109A PARKING FACILITIES

1109A.1 ACCESSIBLE PARKING REQUIRED. EACH PARKING FACILITY PROVIDED FOR COVERAGE MULTIFAMILY DWELLINGS AND FACILITIES (E.G. SWIMMING POOLS, CLUB HOUSES, RECREATION AREA, AND LAUNDRY ROOMS) THAT SERVE COVERED MULTIFAMILY DWELLINGS SHALL PROVIDE ACCESSIBLE PARKING AS REQUIRED BY THIS SECTION.

1109A.2 PARKING FACILITIES. PARKING FACILITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

1. PRIVATE GARAGES

2. CARPORTS

3. OFF-STREET PARKING (PARKING LOT/SPACE)

1109A.3 1 PRIVATE GARAGES. PRIVATE GARAGES ACCESSORY TO COVERED MULTIFAMILY DWELLING UNITS, SHALL BE ACCESSIBLE AS REQUIRED IN SECTION 1109A.

1109A.4 CARPORTS. COVERED MULTIFAMILY DWELLING UNITS GROUPED TOGETHER.

1109A.5 OFF-STREET PARKING. ACCESSORY TO COVERED MULTIFAMILY DWELLING UNIT PROVIDED AT LEAST ONE OF THE FOLLOWING:

1. A DOOR LEADING DIRECTLY FROM THE COVERED DWELLING UNIT, WHICH IMMEDIATELY ENTERS THE GARAGE. THE DOOR SHALL COMPLY ON BOTH SIDES WITH SECTIONS 1109A.1 THROUGH 1109A.8.

2. AN ACCESSIBLE ROUTE OF TRAVEL FROM THE COVERED DWELLING UNIT TO AN EXTERIOR DOOR ENTERING THE GARAGE. THE DOOR SHALL COMPLY WITH SECTION 1109A.1 THROUGH 1109A.8.

3. AN ACCESSIBLE ROUTE OF TRAVEL FROM THE DWELLING UNIT'S PRIMARY ENTRY DOOR TO THE VEHICULAR ENTRANCE AT THE GARAGE. SEE SECTION 1102A.1 FOR REQUIREMENTS AT THE PRIMARY ENTRY DOOR.

1109A.6 ASSIGNED AND VISITOR PARKING SPACES. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED AT A MINIMUM RATE OF 2 PERCENT OF THE COVERED MULTIFAMILY DWELLING UNITS AT LEAST ONE EACH OF PARKING FACILITIES SHALL BE MADE ACCESSIBLE EVEN IF THE TOTAL NUMBER EXCEEDS 100 UNITS.

1109A.7 ASSIGNED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES, WHICH ARE DESIGNATED FOR PERSONS WITH DISABILITIES, SHALL BE PROVIDED AS REQUIRED FOR A RESIDENT OR GUEST OF THE DWELLING UNIT. THE NUMBER OF SPACES PROVIDED SHALL BE 100 PERCENT OF THE TOTAL NUMBER OF COVERED MULTIFAMILY DWELLING UNITS PROVIDED. EACH ACCESSIBLE PARKING SPACE SHALL BE PROVIDED IN THE PRIMARY ENTRY FACILITY AT LEAST ONE EACH OF EACH OF THE PARKING FACILITY SHALL BE MADE ACCESSIBLE EVEN IF THE TOTAL NUMBER EXCEEDS 100 UNITS. WHEN PROVIDED, SIGNALS SHALL BE PROVIDED AS REQUIRED BY SECTION 1108A.8 AND SHALL NOT BE REQUIRED.

1109A.8 UNASSIGNED AND VISITOR PARKING SPACES. ACCESSIBLE PARKING SPACES PROVIDED FOR COVERED MULTIFAMILY DWELLINGS AND NOT ASSIGNED TO A RESIDENT OR A GUEST OF THE DWELLING UNIT SHALL BE PROVIDED AS ACCESSIBLE PARKING SPACES PROVIDED AS REQUIRED BY SECTION 1108A.8. SUCH SIGNALS SHALL NOT BE BLOCKED FROM VIEW BY A VEHICLE PARKED IN THE PARKING SPACES PROVIDED AS REQUIRED BY SECTION 1108A.8.

1109A.9 REQUESTS FOR ACCESSIBLE PARKING SPACES. WHEN DESIGNATED PROVIDED, DESIGNATED ACCESSIBLE PARKING FOR THE DWELLING UNIT SHALL BE PROVIDED AT REQUEST OF RESIDENTS WITH DISABILITIES ON THE SAME TERM AND WITH THE FULL RANGE OF CHOICES (E.G., OFF-STREET PARKING, GARAGE OR PARKING).

1109A.10 LOCATION OF ACCESSIBLE PARKING SPACES. THE LOCATION OF ACCESSIBLE PARKING SPACES SHALL COMPLY WITH THE FOLLOWING:

1. ACCESSIBLE PARKING SPACES PROVIDED IN THE DWELLING UNIT SHALL BE PROVIDED AS ACCESSIBLE PARKING SPACES FOR COVERED MULTIFAMILY DWELLING UNIT ENTRANCE. ALL ACCESSIBLE PARKING SPACES PROVIDED ON LEVEL OF DWELLING UNIT SHALL BE PROVIDED AS ACCESSIBLE PARKING SPACES.

2. ACCESSIBLE PARKING SPACES PROVIDED IN THE DWELLING UNIT SHALL BE PROVIDED AS ACCESSIBLE PARKING SPACES FOR COVERED MULTIFAMILY DWELLING UNIT ENTRANCE. ALL ACCESSIBLE PARKING SPACES PROVIDED ON LEVEL OF DWELLING UNIT SHALL BE PROVIDED AS ACCESSIBLE PARKING SPACES.

3. ACCESSIBLE PARKING SPACES PROVIDED IN THE DWELLING UNIT SHALL BE PROVIDED AS ACCESSIBLE PARKING SPACES.

4. WHEN PRACTICAL, THE ACCESSIBLE ROUTE SHALL NOT CROSS LINES FOR VEHICULAR TRAFFIC LINES IS NECESSARY. THE ACCESSIBLE ROUTE SHALL NOT CROSS LINES FOR VEHICULAR TRAFFIC LINES IS NECESSARY.

5. ACCESSIBLE PARKING FACILITIES THAT ARE PROVIDED AS PART OF A VEHICLE BUILDING SHALL HAVE ACCESSIBLE PARKING SPACES LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE ROUTE.

6. ACCESSIBLE PARKING SPACES PROVIDED IN THE DWELLING UNIT SHALL BE PROVIDED AS ACCESSIBLE PARKING SPACES.

7. EXCEPTION: WHEN THE ENFORCEMENT AGENCY DETERMINES THAT COMPLIANCE WITH THIS SECTION OR PROVIDED EQUIVALENT FACILITY WOULD CREATE AN UNREASONABLE HINDRANCE, PARKING SPACES MAY BE PROVIDED WHICH WOULD REQUIRE A PERSON WITH PHYSICAL DISABILITIES TO WALK OR WHEEL BARRIER OTHER THAN THEIR OWN.

8. EXCEPTION: WHEN THE ENFORCEMENT AGENCY DETERMINES THAT COMPLIANCE WITH THIS SECTION OR PROVIDED EQUIVALENT FACILITY WOULD CREATE AN UNREASONABLE HINDRANCE, PARKING SPACES MAY BE PROVIDED WHICH WOULD REQUIRE A PERSON WITH PHYSICAL DISABILITIES TO WALK OR WHEEL BARRIER OTHER THAN THEIR OWN.

1109A.11 DESIGN AND CONSTRUCTION. ACCESSIBLE PARKING REQUIRED BY THIS SECTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION 1109A.

1109A.12 VERTICAL CLEARANCES. EACH PARKING SPACES PROVIDED FOR COVERED MULTIFAMILY DWELLINGS SHALL HAVE A VERTICAL CLEARANCE OF 80 INCHES (203 MM) FROM THE FLOOR TO THE CEILING. THE VERTICAL CLEARANCE SHALL NOT BE LESS THAN 72 INCHES (182 MM) FROM THE FLOOR TO THE CEILING. THE VERTICAL CLEARANCES SHALL BE PROVIDED AS REQUIRED BY SECTION 1109A.13.

1109A.13 VERTICAL CLEARANCES. PARKING SPACES SHALL BE ARRANGED TO COMPLY WITH THE FOLLOWING:

1. ALL ACCESSIBLE PARKING SPACES PROVIDED TO ACCESSIBLE PARKING SPACES PROVIDED AS REQUIRED BY SECTION 1109A.13.

2. ALL ACCESSIBLE PARKING SPACES PROVIDED TO ACCESSIBLE PARKING SPACES PROVIDED AS REQUIRED BY SECTION 1109A.13.

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71. ALL ACCESSIBLE PARKING SPACES PROVIDED TO ACCESSIBLE PARK

No.	Issue	Date
1	Planning Pre-Application	11/27/2013
2	Planning Study Session	01/16/2014
3	Planning Formal Application	04/20/2015
4	Response To Plan Check	12/17/2015
5	Response To Plan Check	04/14/2016
6	Revision to Comment	05/05/2016
7	Issue For Revision	07/22/2016

D. ELEVATORS (CONTINUED)

302.2 GLASS IN ELEVATOR ENCLOSURES. GLASS IN ELEVATOR ENCLOSURES SHALL COMPLY WITH SECTION 2409.1.

302.9 PHOTOELECTRIC TUBE BYPASS SWITCH.

302.9A ELEVATORS EQUIPPED WITH PHOTOELECTRIC TUBE DEVICES WHICH CONTROL THE CLOSING OF AUTOMATIC, POWER-OPERATED CAR OR HOSTWAY DOORS, OR BOTH, SHALL HAVE A SWITCH IN THE CAR WHICH, WHEN ACTUATED, WILL RENDER THE PHOTOELECTRIC TUBE DEVICE INACTIVE.

302.9A.1 THE SWITCH SHALL BE CONSTANT-PRESSURE TYPE, REQUIRING NOT LESS THAN 10 POUNDS (44 N) OR MORE THAN 15 POUNDS (66.7 N) PRESSURE TO ACTIVATE.

302.9A.2 THE SWITCH SHALL BE LIGHTED, NOT LESS THAN 6 FEET (1829 MM) OR MORE THAN 8 FEET 6 INCHES (1981 MM) ABOVE THE CAR FLOOR, AND SHALL BE LOCATED IN OR ADJACENT TO THE OPERATING PANEL.

302.9A.3 THE SWITCH SHALL BE CLEARLY LABELED TO BE USED IN CASE OF FIRE. ONLY 9-SWITCHES SHALL BE KEPT IN WORKING ORDER OR BE REMOVED WHEN EXISTING INSTALLATIONS ARE ARRANGED TO COMPLY WITH SECTION 3002.9.5, EXCEPT 1 OR 2.

EXCEPTIONS:

1. ELEVATORS INSTALLED AND MAINTAINED IN COMPLIANCE WITH SECTION 3003.

2. UNIFORM SAFETY MEANS ACCEPTABLE TO THE FIRE AUTHORITY HAVING JURISDICTION ARE PROVIDED THAT WILL ENSURE THE DOORS CAN CLOSE UNDER ADVERSE SMOKE CONDITIONS.

SECTION 3003 EMERGENCY OPERATIONS

[F] 3003.1 STANDBY POWER. IN BUILDINGS AND STRUCTURES WHERE STANDBY POWER IS REQUIRED OR FURNISHED TO OPERATE AN ELEVATOR, THE OPERATION SHALL BE IN ACCORDANCE WITH SECTION 3003.1 THROUGH 3003.4.

[F] 3003.1.1 MANUAL TRANSFER. STANDBY POWER SHALL BE MANUALLY TRANSFERRED TO ALL ELEVATORS, IN EACH BANK.

[F] 3003.1.2 ONE ELEVATOR. WHERE ONLY ONE ELEVATOR IS INSTALLED, THE ELEVATOR SHALL AUTOMATICALLY TRANSFER TO STANDBY POWER WITHIN 60 SECONDS AFTER FAILURE OF NORMAL POWER.

[F] 3003.1.3 TWO OR MORE ELEVATORS. WHERE TWO OR MORE ELEVATORS ARE CONTROLLED BY A COMMON OPERATING SYSTEM, ALL ELEVATORS SHALL AUTOMATICALLY TRANSFER TO STANDBY POWER IN SOURCE, IF THE STANDBY POWER SOURCE IS OF SUFFICIENT CAPACITY TO OPERATE ALL ELEVATORS. WHERE THE STANDBY POWER SOURCE IS OF INSUFFICIENT CAPACITY TO OPERATE ALL ELEVATORS, THE ELEVATORS SHALL TRANSFER TO STANDBY POWER IN SOURCE, RETURN TO THE DESIGNATED LANDINGS AND DISCONNECT FROM THE STANDBY POWER SOURCE, AFTER WHICH ALL ELEVATORS HAVE BEEN RETURNED TO THE DESIGNED LEVEL, AT LAST AN ELEVATOR SHALL REMAIN OPERABLE TO CONNECT TO THE STANDBY POWER SOURCE.

[F] 3003.1.4 VENTILATION. WHERE STANDBY POWER IS CONNECTED TO THE ELEVATOR, THE MACHINE ROOM VENTILATION OR AIR CONDITIONING SYSTEM SHALL BE CONNECTED TO THE STANDBY POWER SOURCE.

[F] 3003.1.5 FIRE-RESISTANT OPERATING ELEVATORS SHALL BE PROVIDED WITH PHASE (EMERGENCY) RELOCATION AND PHASE II EMERGENCY IN-CAR OPERATION IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 14, DIVISION 4, CHAPTER 4. ELEVATOR SAFETY ORDERS.

3003.2 FLOOR NUMBERS. ELEVATOR INSTRUMENTS SHALL HAVE A FLOOR NUMBER NOT LESS THAN 4 INCHES (102 MM) IN HEIGHT, PLACED ON THE WALLS AND/OR DOORS OF THE HOSTWAY AT INTERVALS SO THAT A PERSON IN A STATED ELEVATOR, UPON OPENING THE CAR DOOR, CAN DETERMINE THE FLOOR POSITION.

3003.2.1 FIRE SIGNS. ALL AUTOMATIC ELEVATORS SHALL HAVE NOT LESS THAN ONE SIGN OR EACH LANDING PRINTED ON A CONTRASTING BACKGROUND IN LETTERS NOT LESS THAN 1 INCH (25 MM) HIGH TO READ, IN CASE OF FIRE, USE STAIRWAY FOR EXIT, DO NOT USE ELEVATOR.

3003.2.2 CALL AND CAR OPERATION BUTTONS. AUTOMATIC PASSENGER ELEVATORS SHALL HAVE CALL AND CAR OPERATION BUTTONS WITHIN 60 INCHES (1524 MM) OF THE FLOOR. EMERGENCY TELEPHONES SHALL ALSO BE WITHIN 60 INCHES (1524 MM) OF THE FLOOR.

[F] 3003.3 STANDBY FOR FIRE SERVICE ELEVATOR KEYS. ALL ELEVATORS SHALL BE EQUIPPED TO OPERATE WITH A STANDARDIZED FIRE SERVICE ELEVATOR KEY IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE.

FLOOR LANDINGS
NUMBERS ON BOTH SIDES OF DOOR AND
SEE NUMBER 1 AT
CALL BUTTON
HALL LANTERN
1
12' MIN.
42' MIN.
3' 6" MIN.
8' MIN.
42' MIN.
(b) CENTER OPENING DOOR
NUMBER DETAIL FIGURE 11A - 7A
MINIMUM DIMENSIONS OF ELEVATOR CARS

1134.1 ELEVATOR ENTRANCES. ELEVATOR ENTRANCES SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1 AND THE FOLLOWING:

1. CALL BUTTONS. CALL BUTTONS SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.1 AND THE FOLLOWING:

2. HALL LANTERN. HALL LANTERN SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.2 AND THE FOLLOWING:

3. NUMBER DETAIL. NUMBER DETAIL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.3 AND THE FOLLOWING:

4. CALLING INDICATORS. CALLING INDICATORS SHALL BE PROVIDED BY A STANDBY (120 VAC) PLUGGED-INTO-ELEVATOR CONTROL PANEL.

5. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.4.

6. ELEVATOR CONTROL PANEL DETAIL. ELEVATOR CONTROL PANEL DETAIL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.5.

7. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.6.

8. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.7.

9. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.8.

10. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.9.

11. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.10.

12. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.11.

13. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.12.

14. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.13.

15. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.14.

16. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.15.

17. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.16.

18. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.17.

19. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.18.

20. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.19.

21. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.20.

22. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.21.

23. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.22.

24. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.23.

25. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.24.

26. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.25.

27. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.26.

28. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.27.

29. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.28.

30. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.29.

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71. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.70.

72. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.71.

73. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL SHALL BE LOCATED IN ACCORDANCE WITH SECTION 1134.1.72.

74. ELEVATOR CONTROL PANEL. ELEVATOR CONTROL PANEL



SITE PLAN

1" = 20'-0"

Sheet Number:

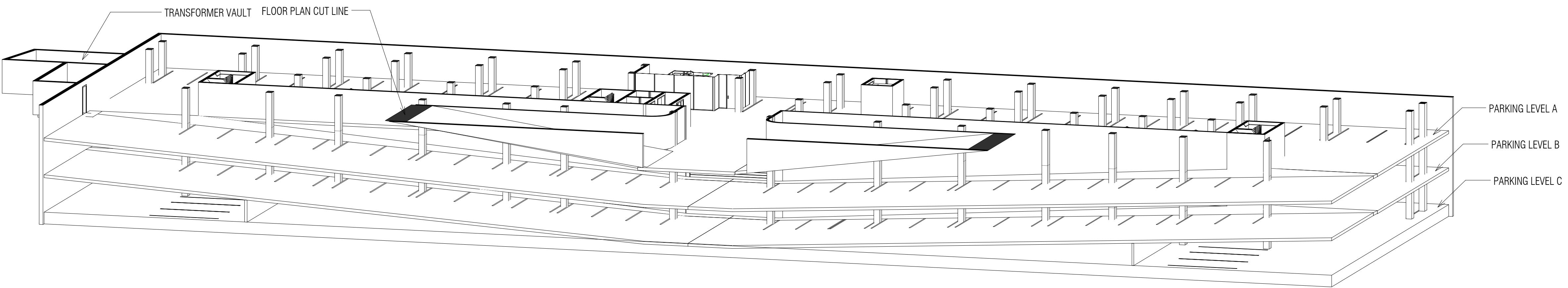
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**HILLSDALE
TERRACES**

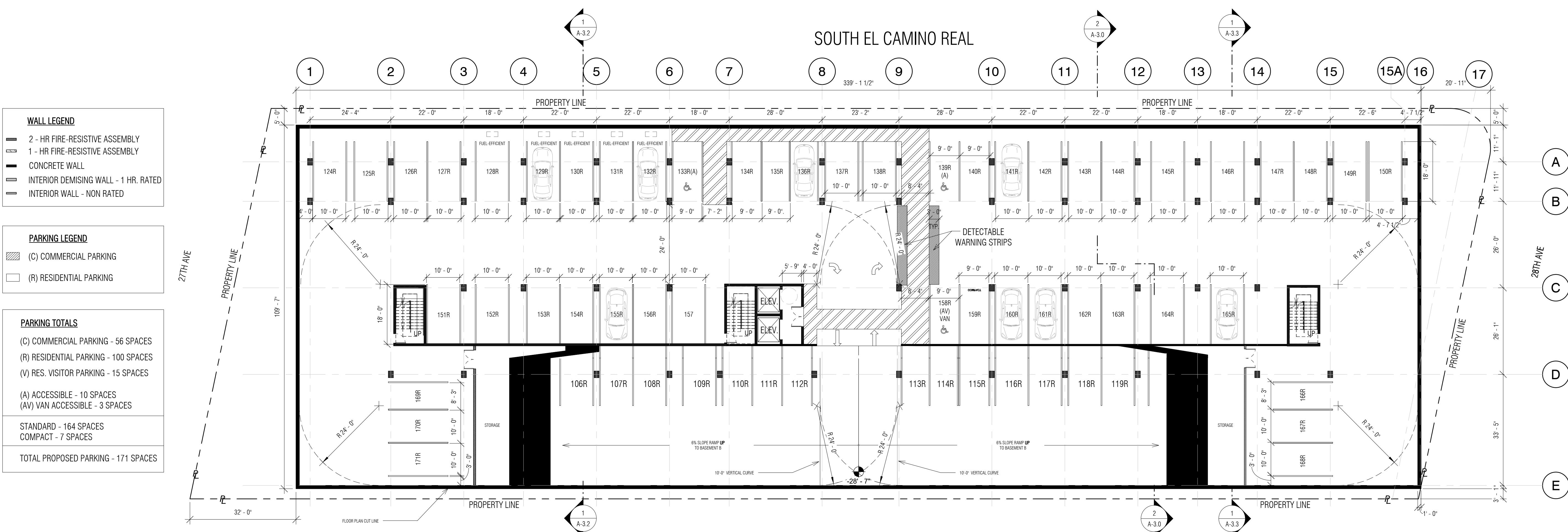
2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

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
5	Response To Plan Check	04/14/2016
6	Revision to Comment	05/05/2016
7	Issue For Revision	07/22/2016



2 Garage Axonometric View



Sheet Number:

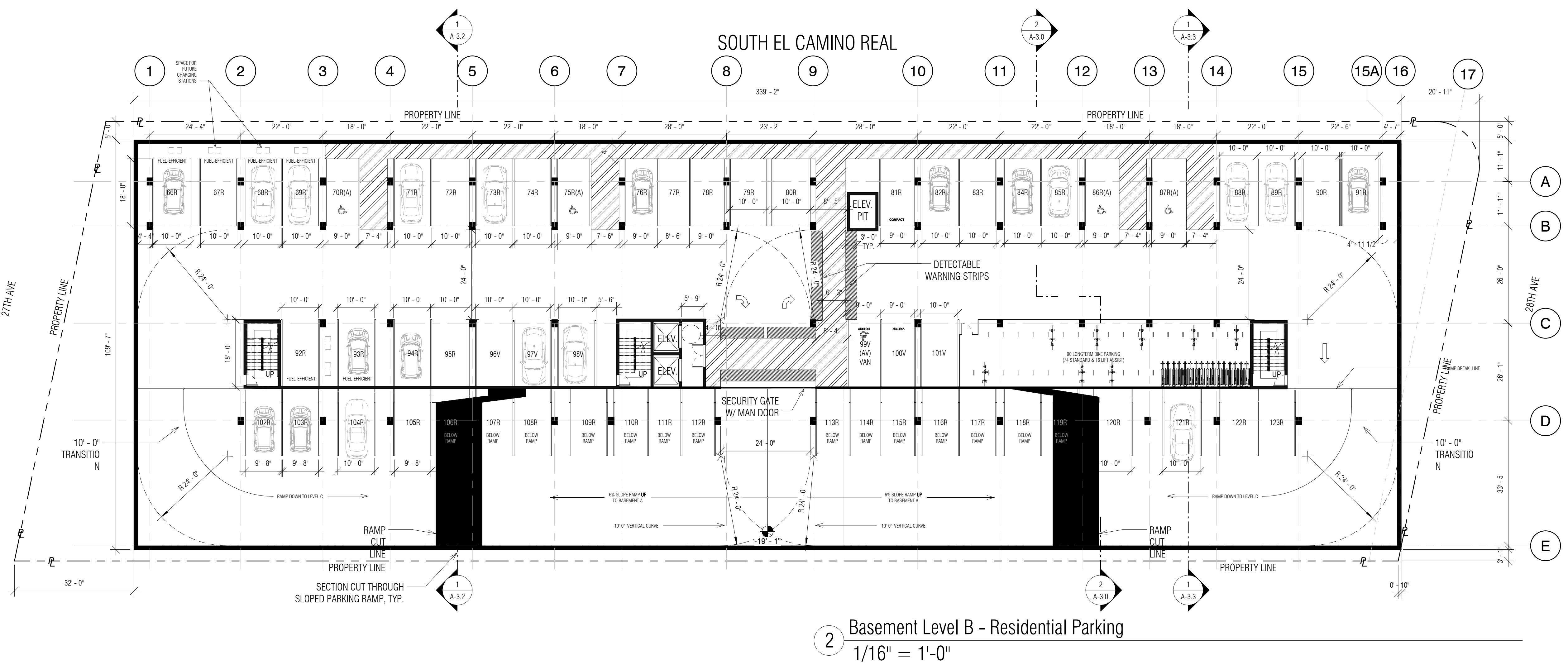
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HILLSDALE TERRACES

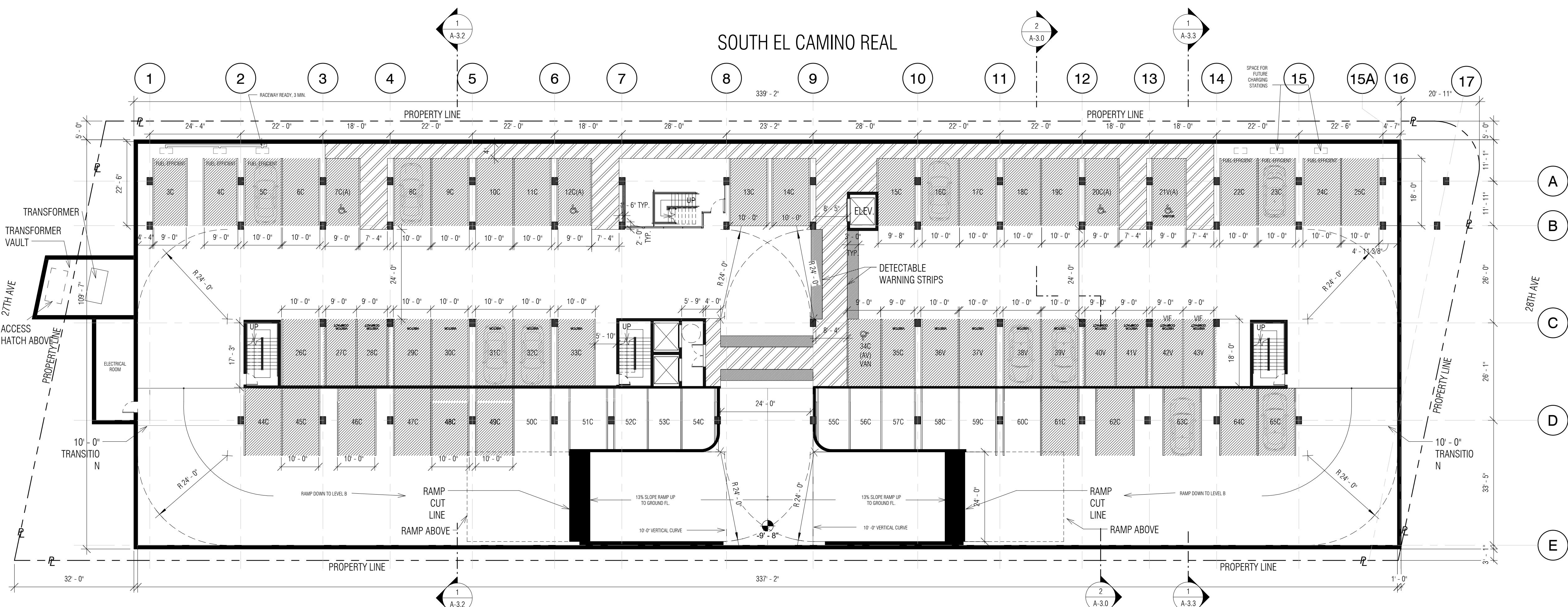
2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: 1309

No.	Issue	Date
1	Planning Pre-Application	11/27/201
2	Planning Study Session	01/16/201
3	Planning Formal Application	04/02/201
4	Response To Plan Check	12/17/201
5	Response To Plan Check	04/14/201
6	Revision to Comment	05/05/201
7	Issue For Revision	07/22/201

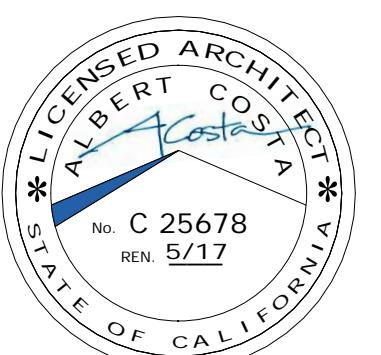


2 Basement Level B - Residential Parking
1/16" = 1'-0"



3 Basement Level A - Commercial Parking/Visitor Parking
1/16" = 1'-0"

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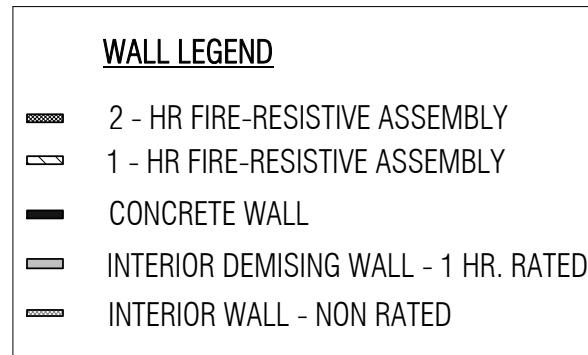
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Description:

FLOOR PLANS - PARKING LEVEL A AND B

Sheet Number:

ct Number.

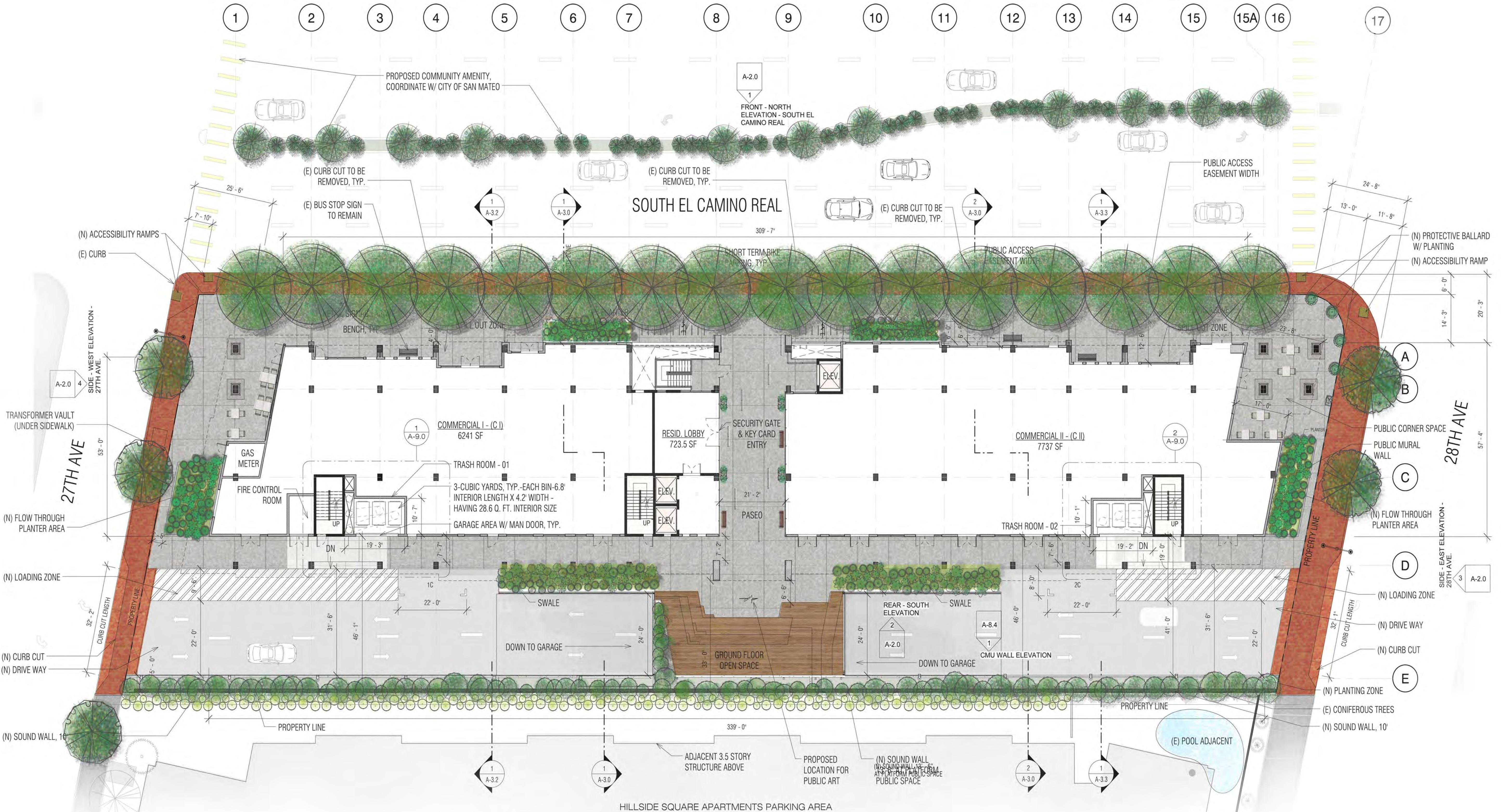


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2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: 13090

No.	Issue	Date
1	Planning Pre-Application	11/27/2013
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6	Revision to Comment	05/05/2016
7	Issue For Revision	07/22/2016



1 Ground Floor Level
1/16" = 1'-0"



Sheet Number:

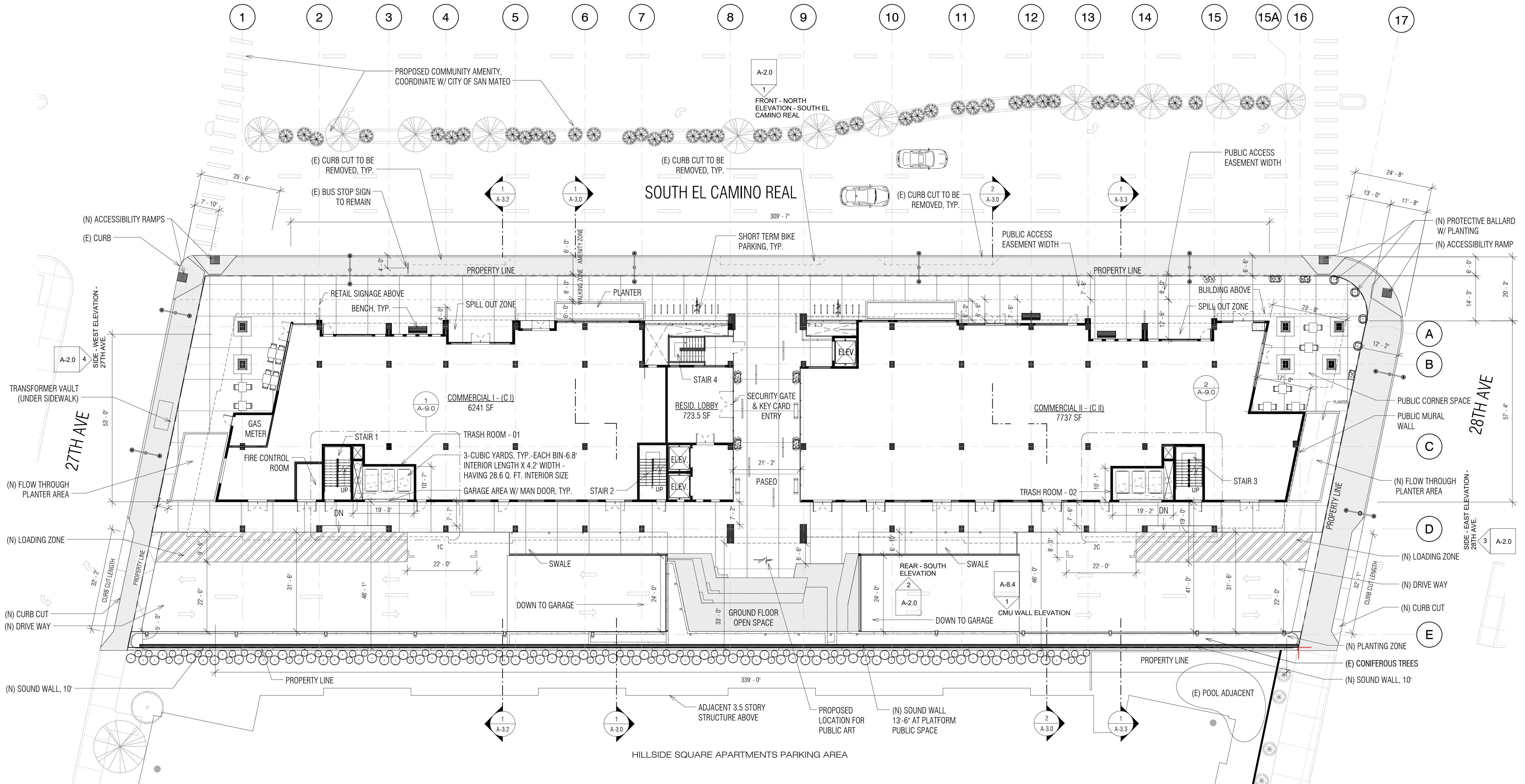
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HILLSDALE TERRACES

2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: 13090

No.	Issue	Date
1	Planning Pre-Application	11/27/2013
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5	Response To Plan Check	04/14/2016
6	Revision to Comment	05/05/2016
7	Issue For Revision	07/22/2016



1 Ground Floor Level - Base
1/16" = 1'-0"



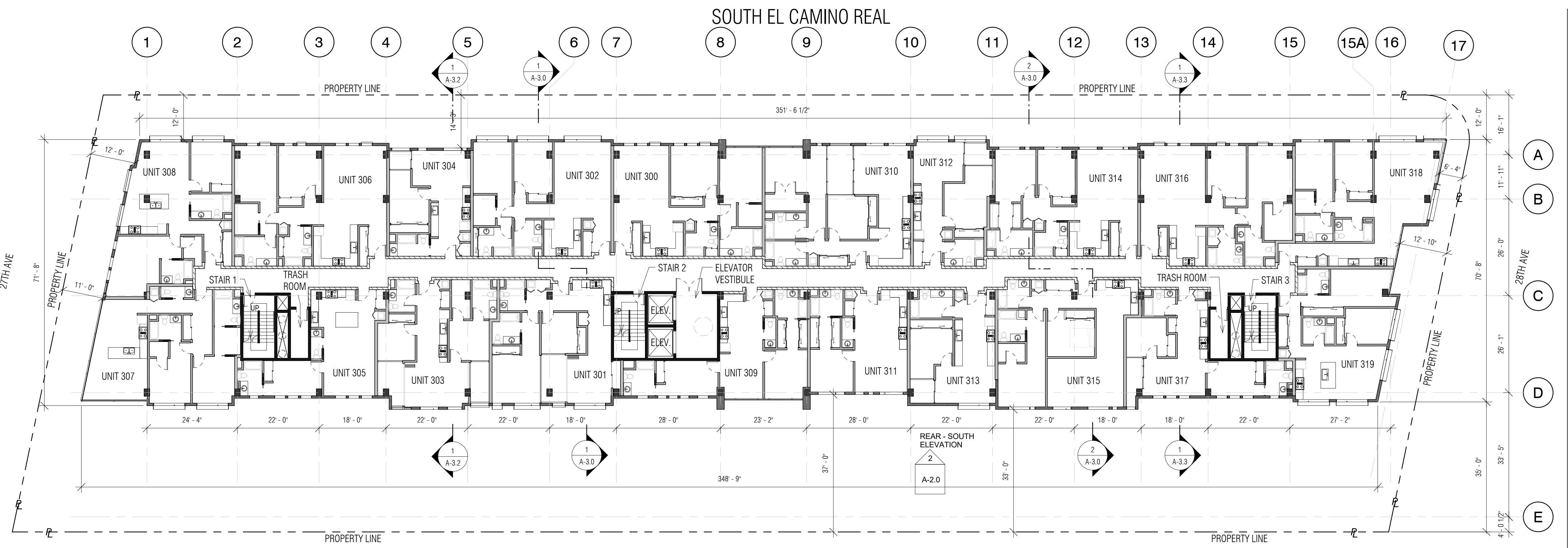
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**HILLSDALE
TERRACES**

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SAN MATEO, CA 94403

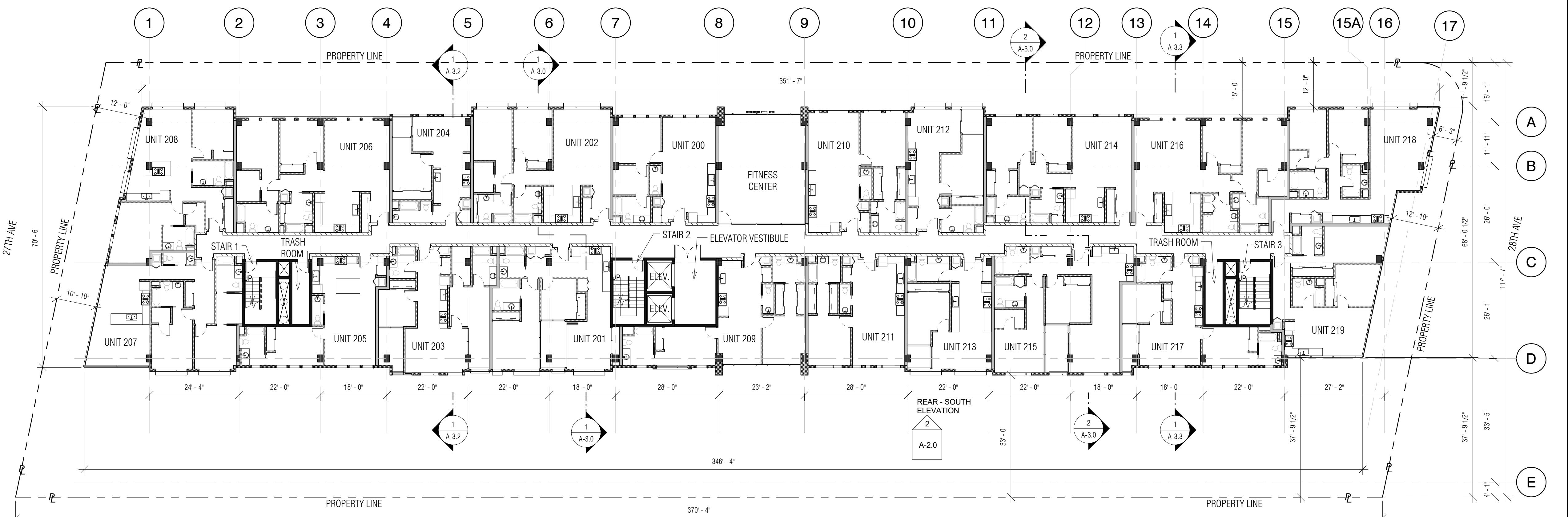
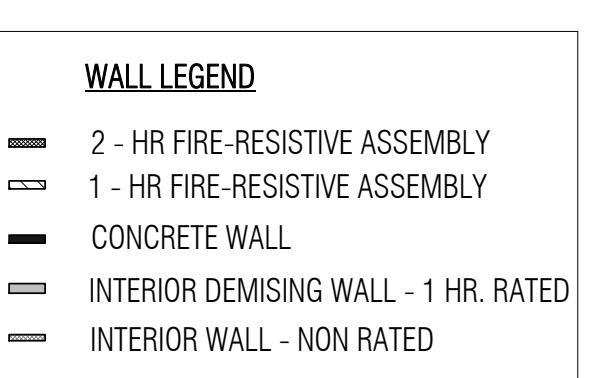
Job Number: 13090

No.	Issue	Date
1	Planning Pre-Application	11/27/2013
2	Planning Study Session	01/16/2014
3	Planning Formal Application	04/02/2015
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6	Revision to Comment	05/05/2016
7	Issue For Revision	07/22/2016

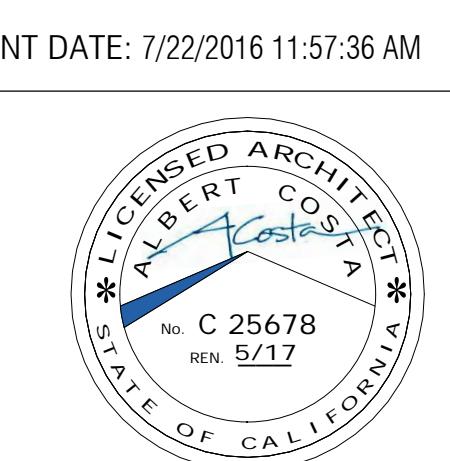


2 Level 3
1/16" = 1'-0"

SOUTH EL CAMINO REAL



1 Level 2
1/16" = 1'-0"



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Scale: 1/16" = 1'-0"

Description:
**FLOOR PLANS -
LEVEL 2 & 3**

Sheet Number:

A-1.4

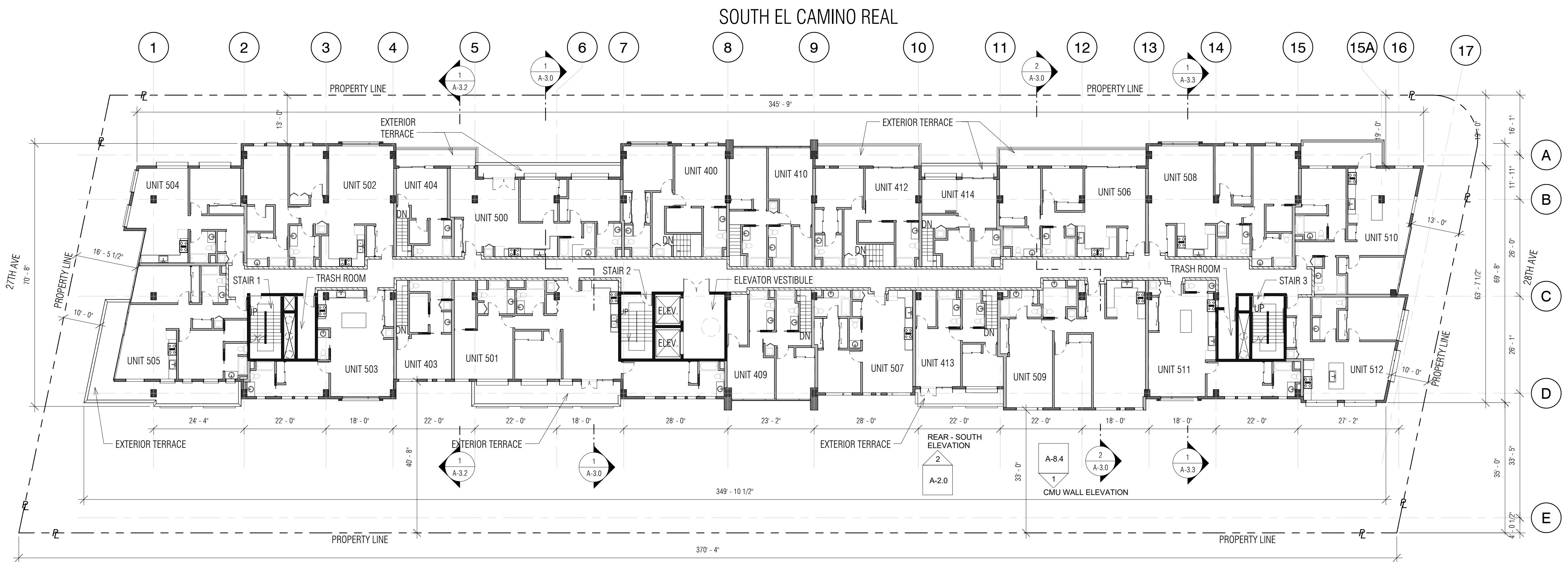


**HILLSDALE
TERRACES**

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SAN MATEO, CA 94403

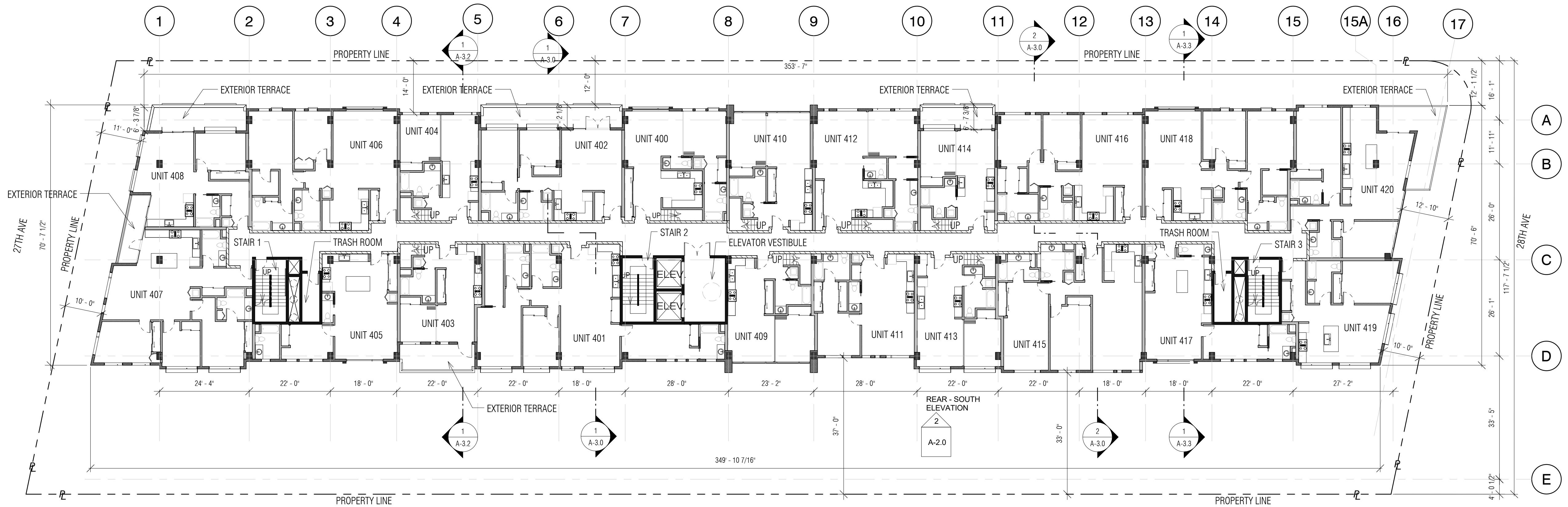
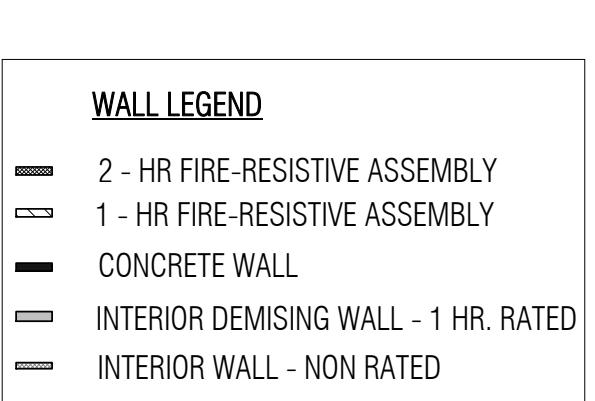
Job Number: 13090

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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7	Issue For Revision	07/22/2016



2 Level 5
1/16" = 1'-0"

SOUTH EL CAMINO REAL



1 Level 4
1/16" = 1'-0"

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Description:

**FLOOR PLANS -
LEVEL 4 & 5**

Sheet Number:

A-1.5

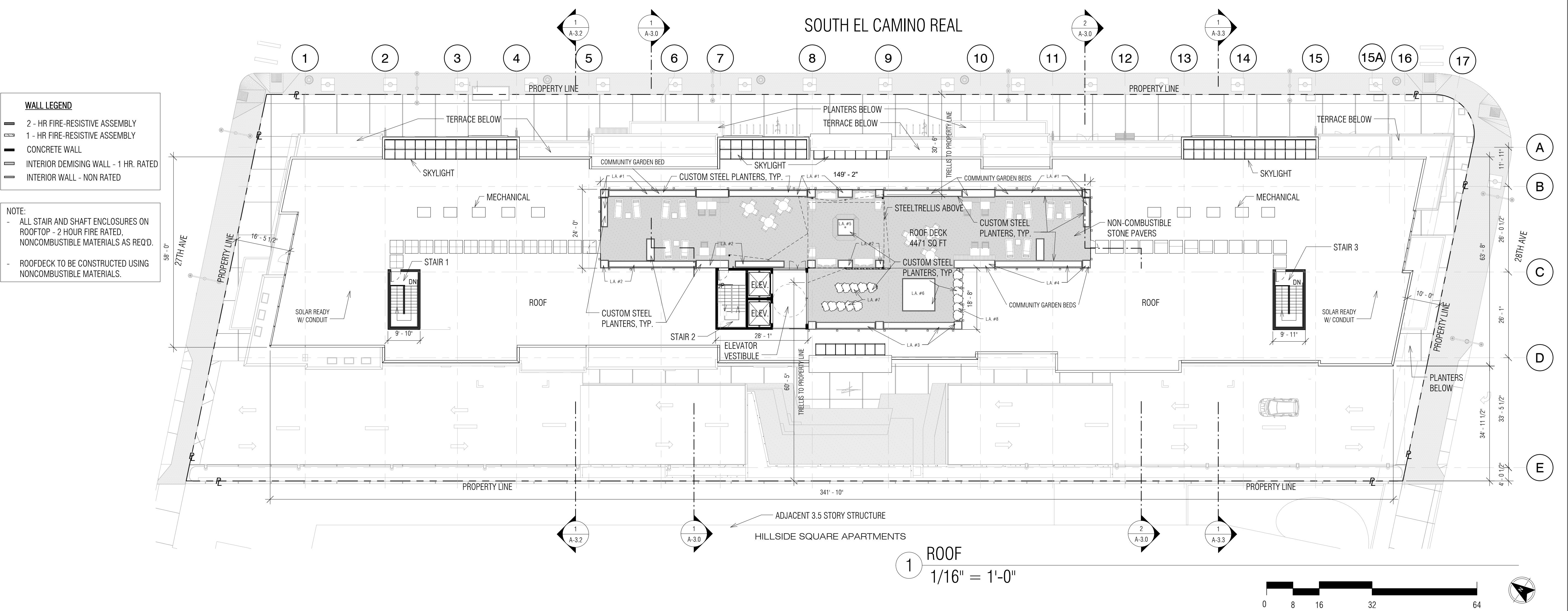


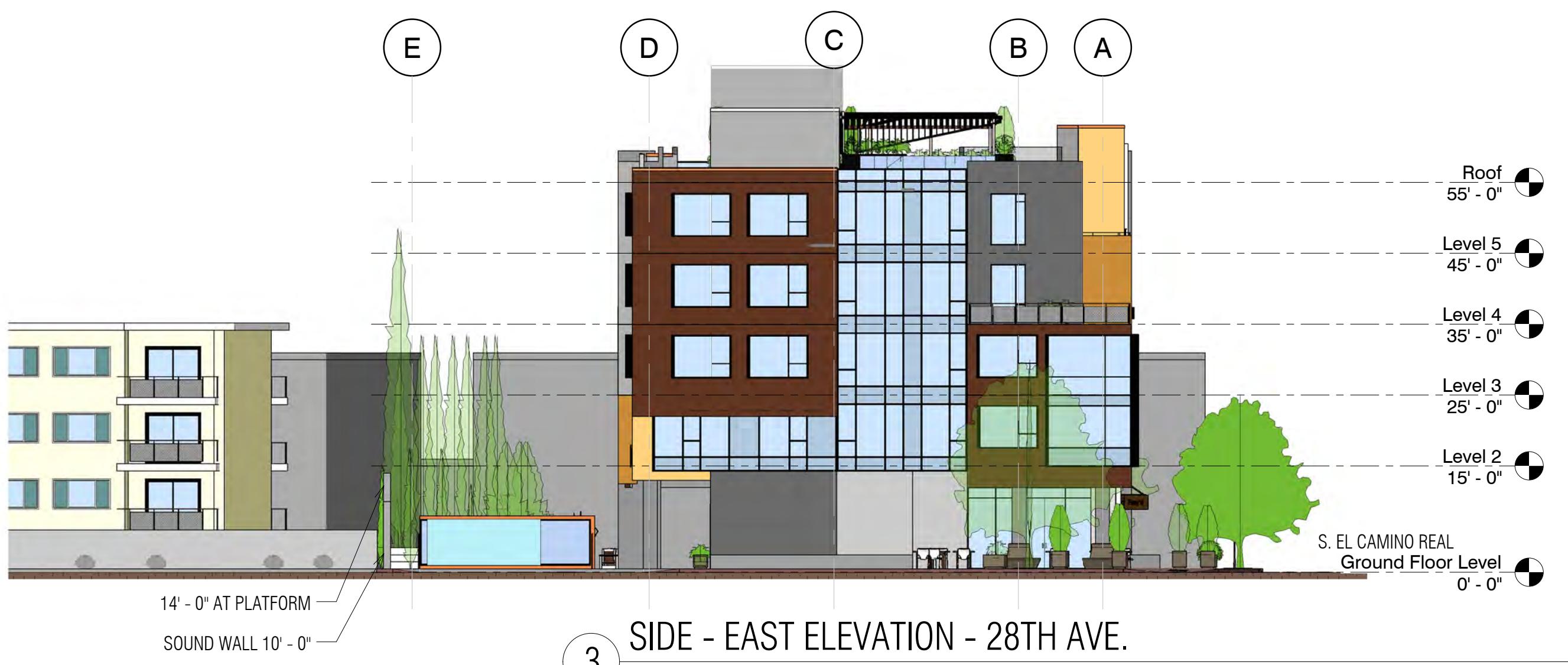
**HILLSDALE
TERRACES**

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
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7	Issue For Revision	07/22/2016





Costa Brown Architecture

1620 Montgomery Street, Suite 300
San Francisco, CA 94111
Tel: 415 986 0101

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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7	Issue For Revision	07/22/2016



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Date: 07/22/2016

Scale: 1/16" = 110"

Scale: 1/10 = 1-0

BUILDING ELEVATIONS

Sheet Number:

A-2.0

**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
5	Response To Plan Check	04/14/2016
6	Revision to Comment	05/05/2016
7	Issue For Revision	07/22/2016



RETAIL PROMENADE - SOUTH EL CAMINO REAL

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Date: 07/22/2016

Scale:

Description:

RETAIL
PROMENADE
PERSPECTIVE

Sheet Number:

A-2.1

**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
5	Response To Plan Check	04/14/2016
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7	Issue For Revision	07/22/2016



HILLSDALE TERRACES - MAIN ENTRANCE & PASEO

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Date: 07/22/2016

Scale:

Description:
**MAIN ENTRANCE
& PASEO**

Sheet Number:

A-2.2

**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
5	Response To Plan Check	04/14/2016
6	Revision to Comment	05/05/2016
7	Issue For Revision	07/22/2016



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Date: 07/22/2016

Scale:

Description:

28TH AVENUE
CORNER
PERSPECTIVE

Sheet Number:

A-2.3

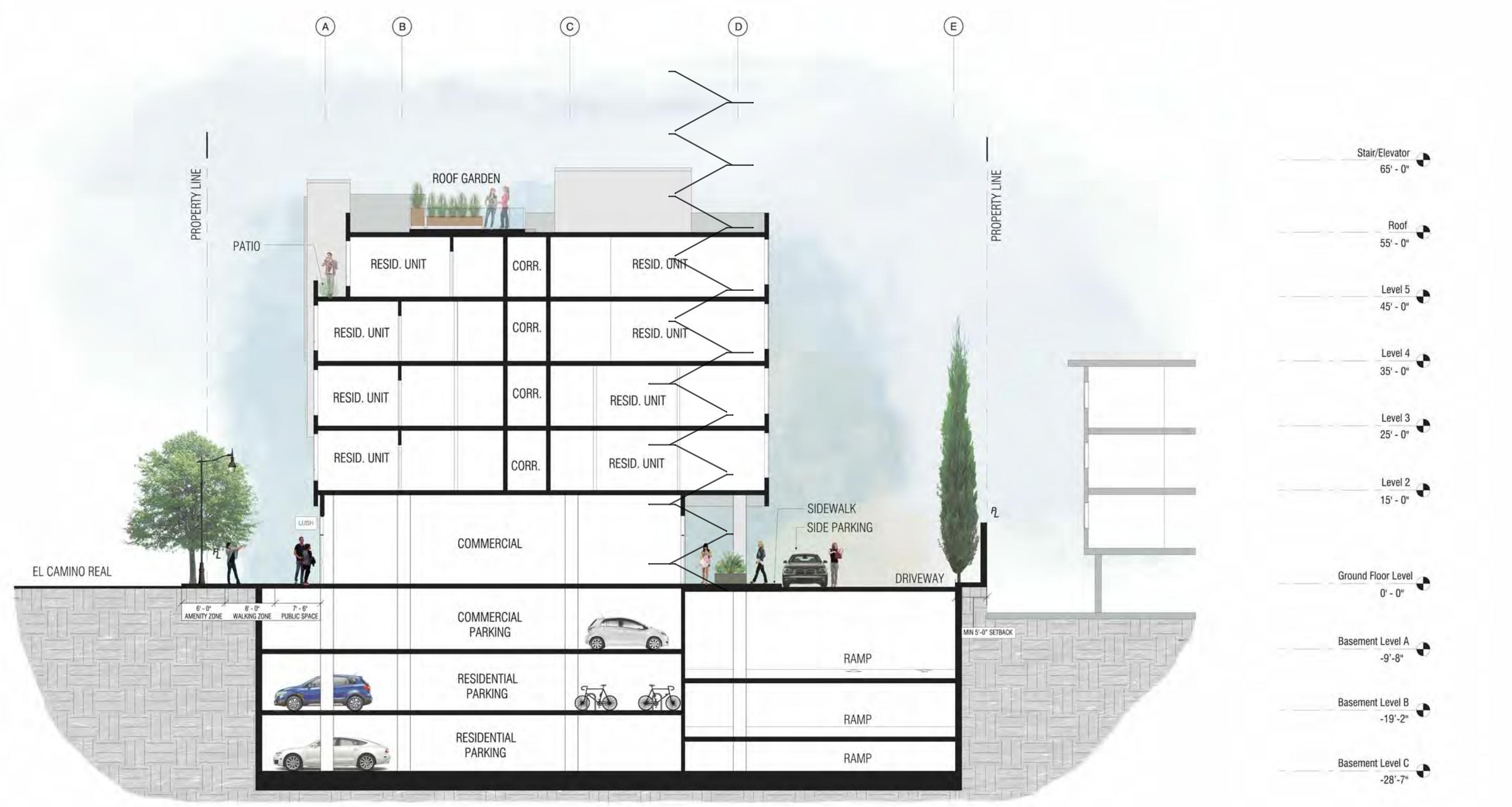
CORNER PERSPECTIVE AT SOUTH EL CAMINO REAL & 28TH AVENUE

**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
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5	Response To Plan Check	04/14/2016
6	Revision to Comment	05/05/2016
7	Issue For Revision	07/22/2016



2 EAST FACING GARAGE SECTION
1/16" = 1'-0"



1 EAST FACING SIDEWALK SECTION
1/8" = 1'-0"

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Date: 07/22/2016

Scale: As indicated

Description:

**EAST FACING
GARAGE &
SIDEWALK
SECTION**

Sheet Number:

A-3.0

**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
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6	Revision to Comment	05/05/2016
7	Issue For Revision	07/22/2016



1 LONGITUDINAL SECTION
1/16" = 1'-0"

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Date: 07/22/2016

Scale: 1/16" = 1'-0"

Description:

**LONGITUDINAL
SECTION**

Sheet Number:

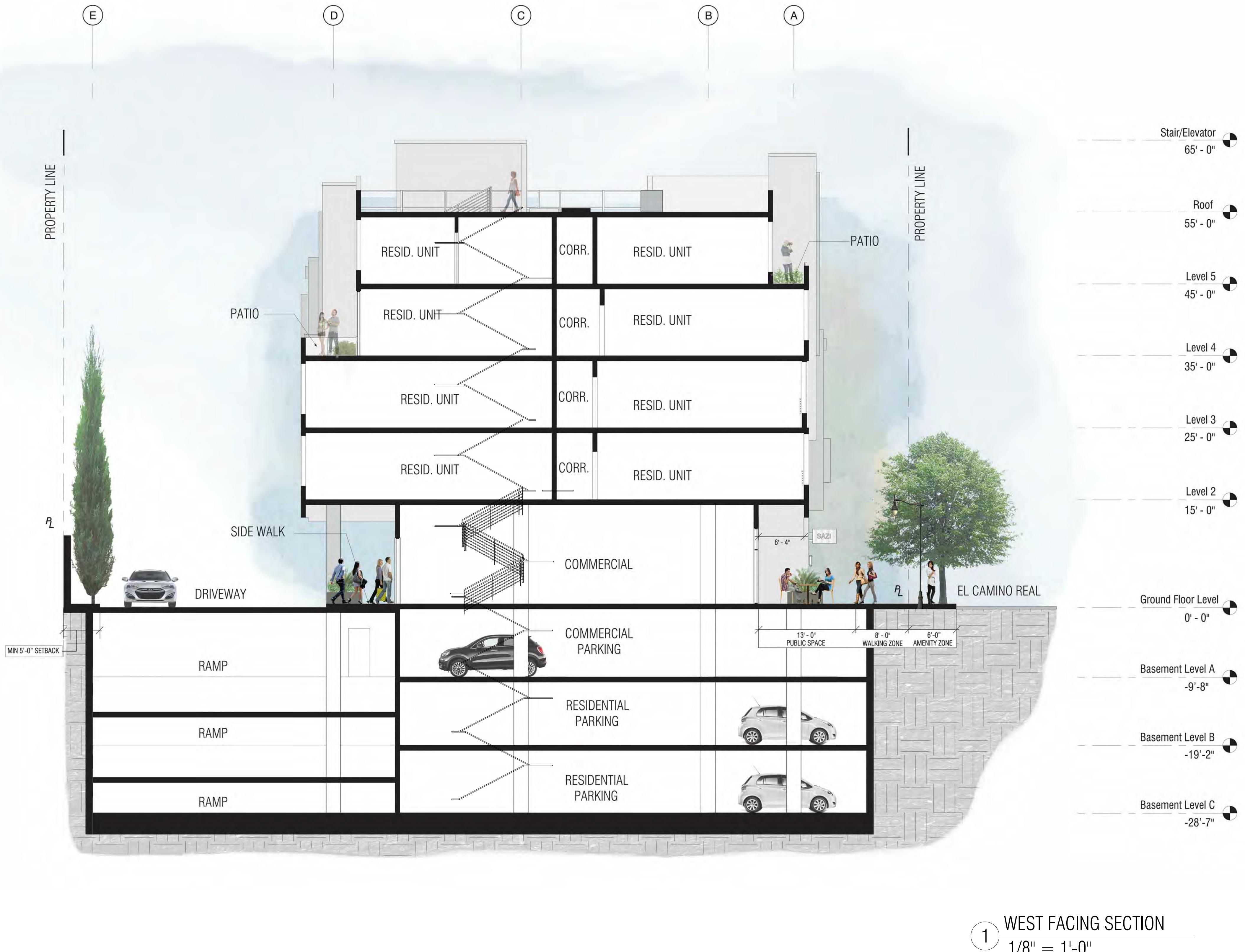
A-3.1

**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
5	Response To Plan Check	04/14/2016
6	Revision to Comment	05/05/2016
7	Issue For Revision	07/22/2016



Sheet Number:

A-3.2

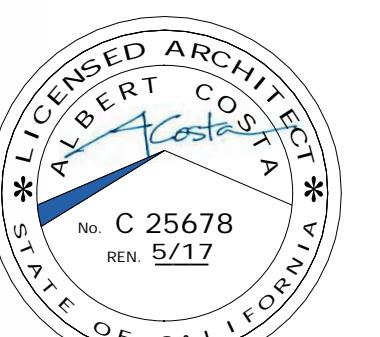
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Date: 07/22/2016

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

Description:

**WEST FACING
BUILDING
SECTION**

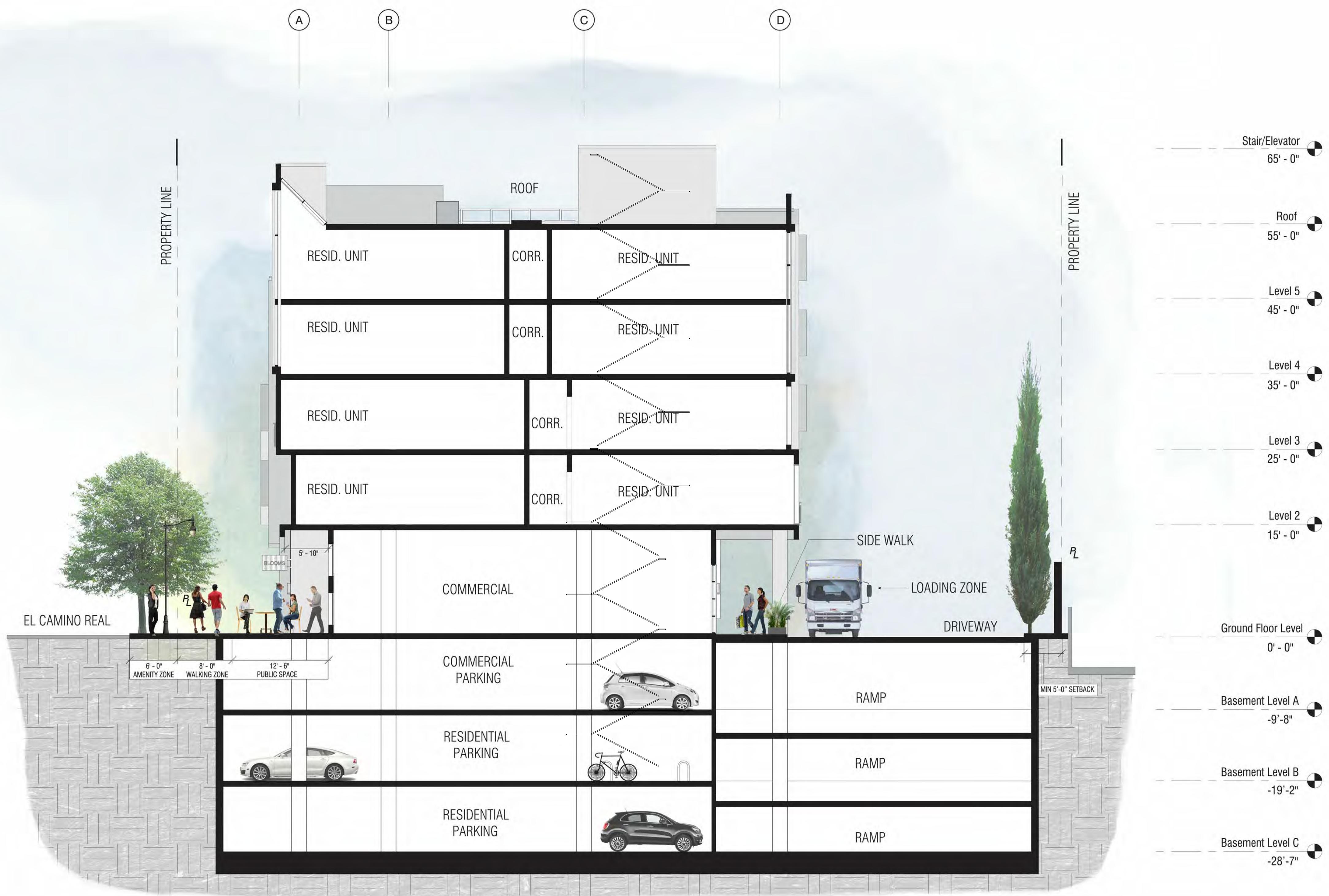


**HILLSDALE
TERRACES**

2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: 13090

No.	Issue	Date
1	Planning Pre-Application	11/27/2013
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7	Issue For Revision	07/22/2016



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Date: 07/22/2016

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

Description:

**EAST FACING
BUILDING
SECTION**

Sheet Number:

A-3.3

1 EAST FACING SECTION
1/8" = 1'-0"

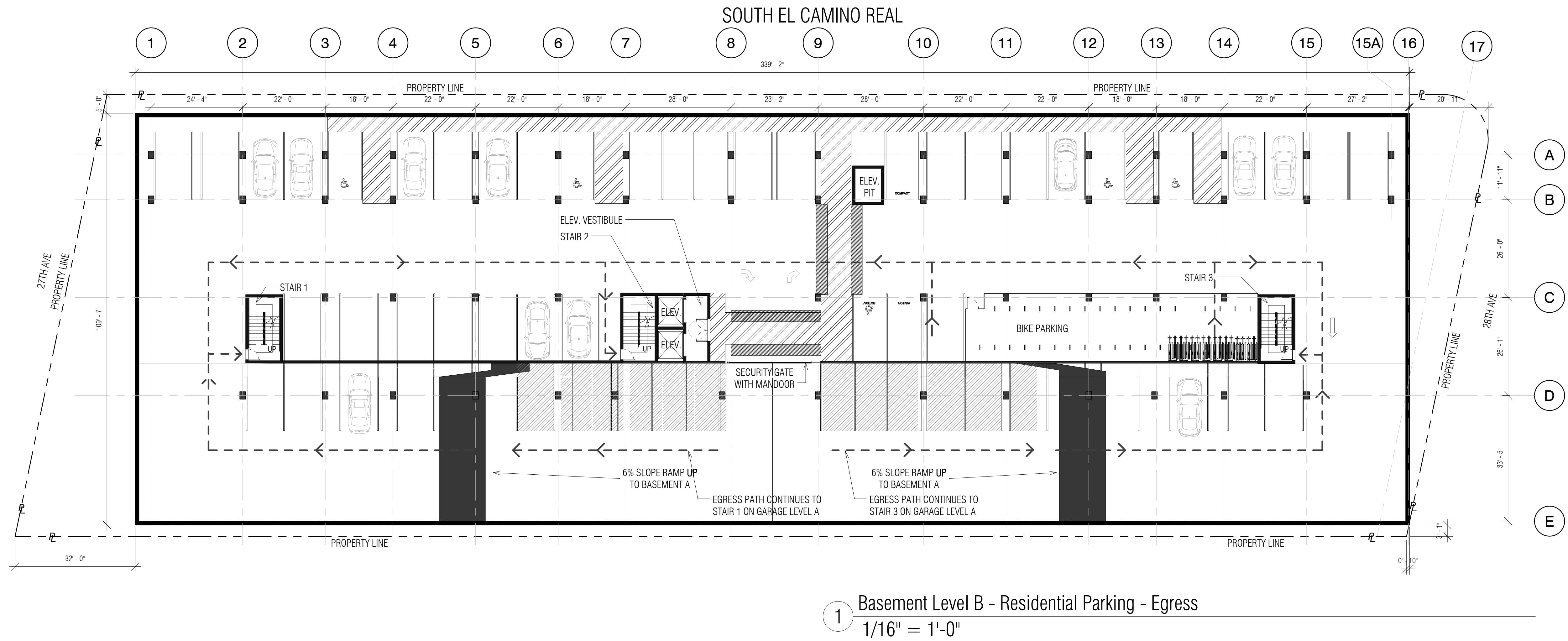
1620 Montgomery Street, Suite 300
San Francisco, CA 94111
Tel: 415 986 0101

HILLSDALE TERRACES

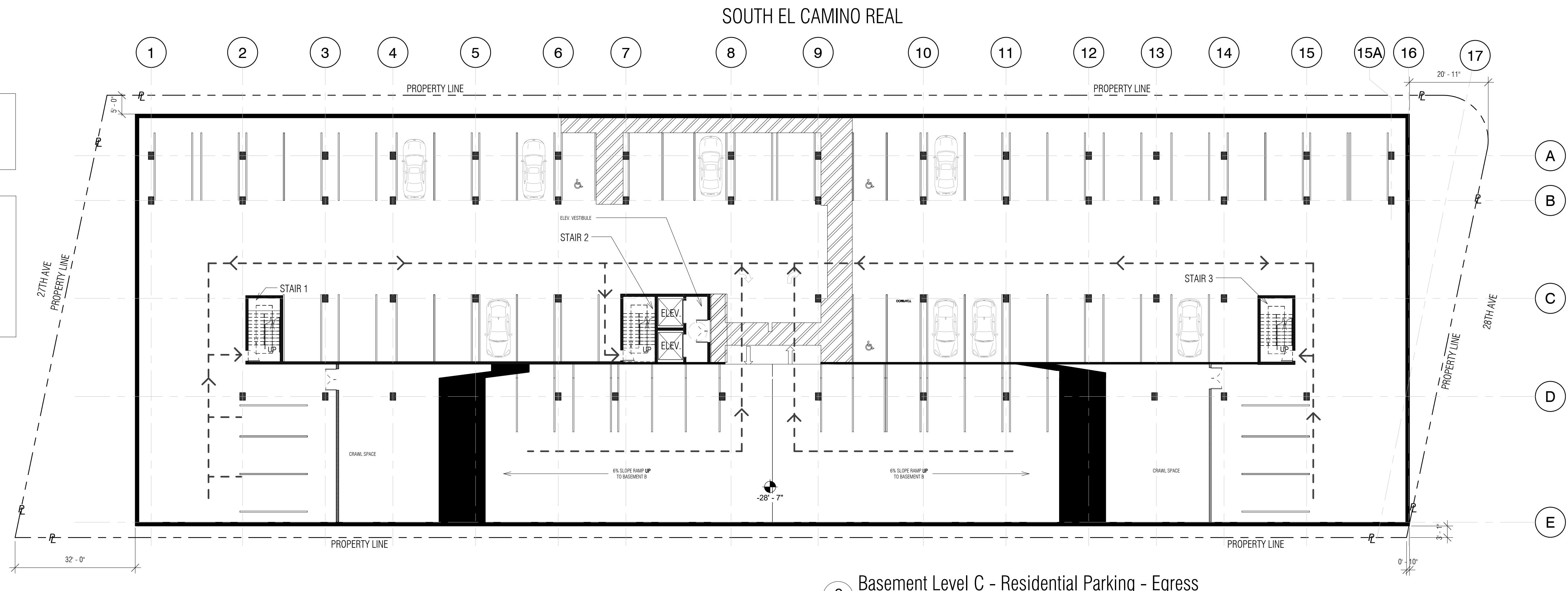
2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: 1309

No.	Issue	Date
1	Planning Pre-Application	11/27/201
2	Planning Study Session	01/16/201
3	Planning Formal Application	04/02/201
4	Response To Plan Check	12/17/201
5	Response To Plan Check	04/14/201
6	Revision to Comment	05/05/201
7	Issue For Revision	07/22/201



1 Basement Level B - Residential Parking - Egress
1/16" = 1'-0"



2 Basement Level C - Residential Parking - Egress
1/16" = 1'-0"

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Date: 07/22/2016

Scale: 1/16" = 1'-0"

Description:

EGRESS PLANS – PARKING LEVEL C AND B

Sheet Number:

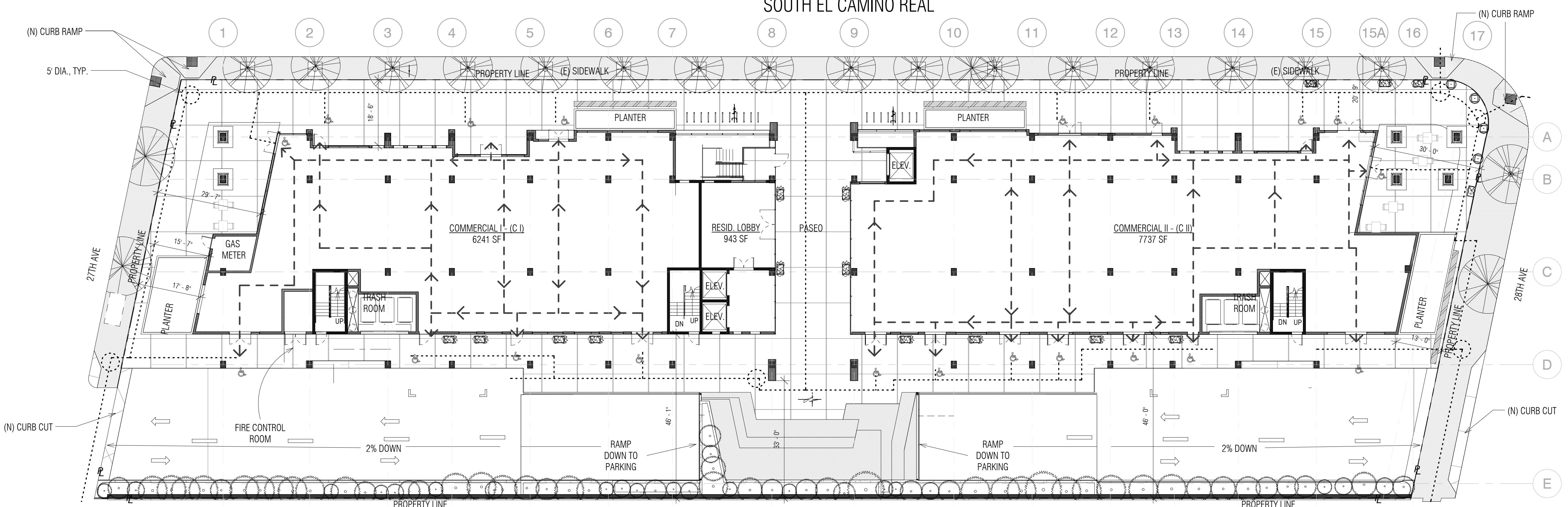
A-6.0

**HILLSDALE
TERRACES**

2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

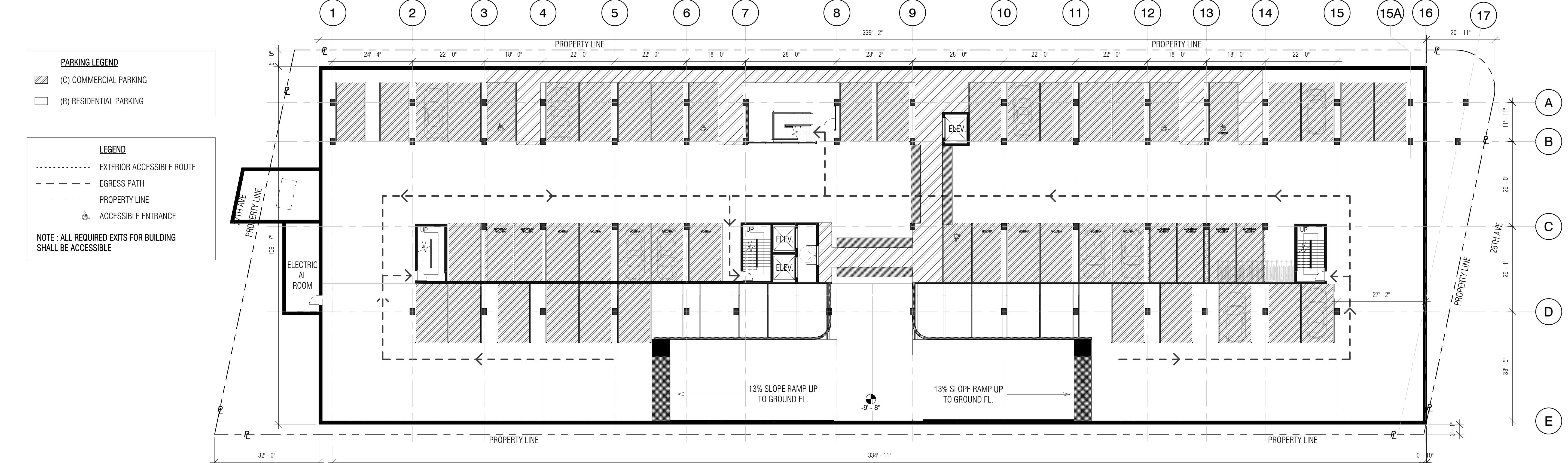
Job Number: 13090

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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6	Revision to Comment	05/05/2016
7	Issue For Revision	07/22/2016



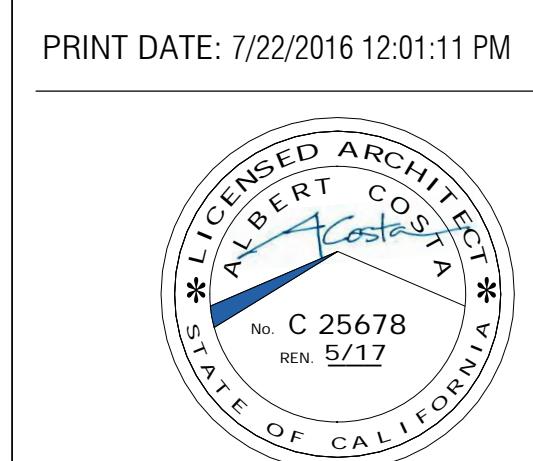
1 Ground Floor Level - Egress
1/16" = 1'-0"

SOUTH EL CAMINO REAL



2 Basement Level A - Commercial Parking - Egress
1/16" = 1'-0"

A-6.1



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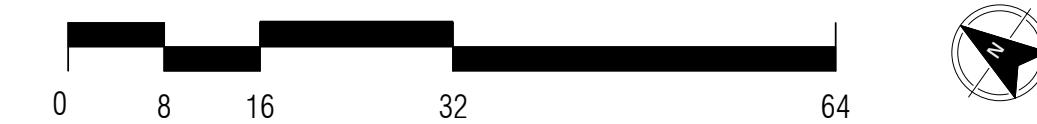
Date: 07/22/2016

Scale: 1/16" = 1'-0"

Description:

**EGRESS PLAN -
GROUND FLOOR
/ PARKING LEVEL
A**

Sheet Number:

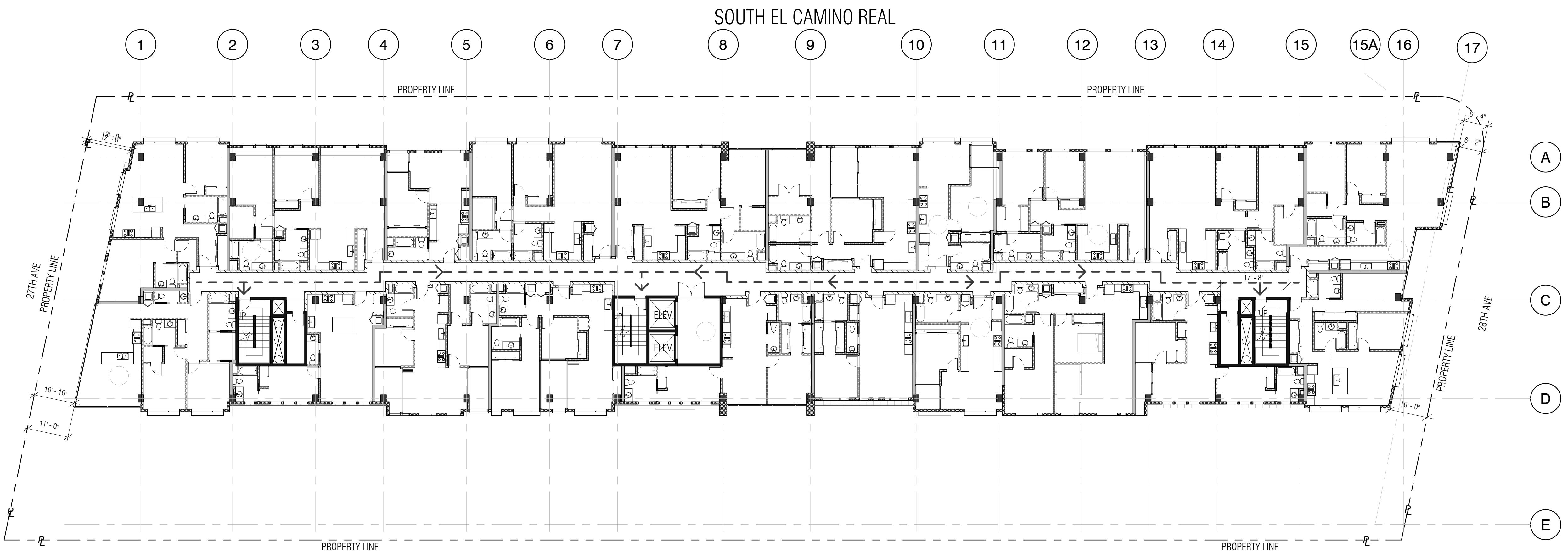


**HILLSDALE
TERRACES**

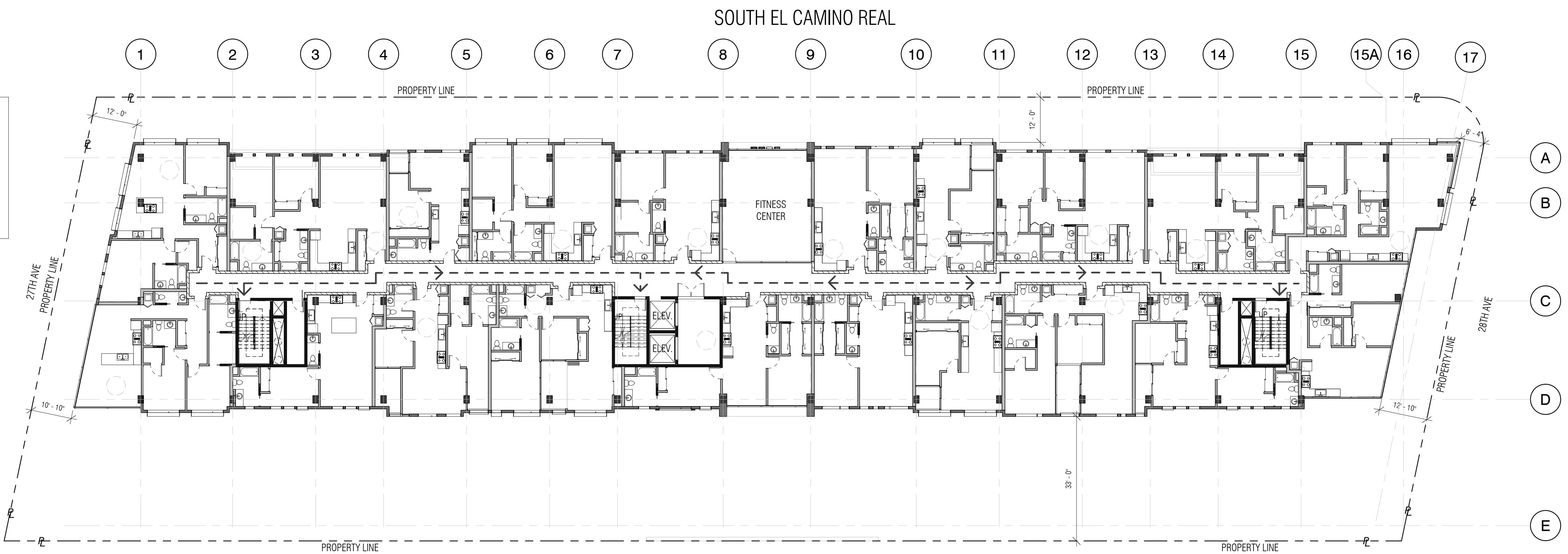
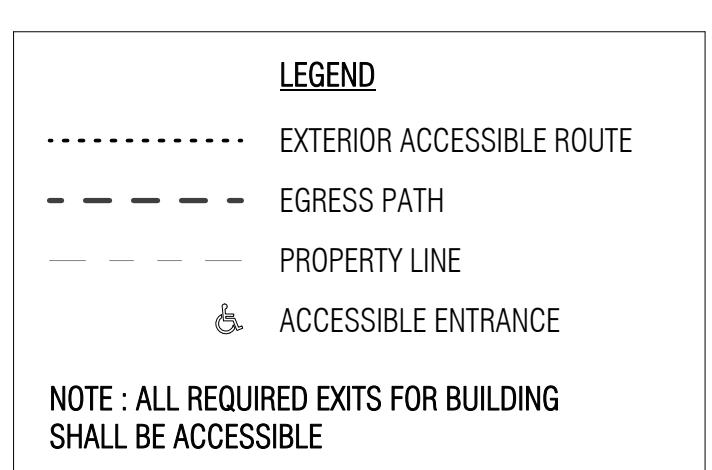
2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: 13090

No.	Issue	Date
1	Planning Pre-Application	11/27/2013
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7	Issue For Revision	07/22/2016



2 Level 3 - Egress
1/16" = 1'-0"



1 Level 2 - Egress
1/16" = 1'-0"



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Date: 07/22/2016

Scale: 1/16" = 1'-0"

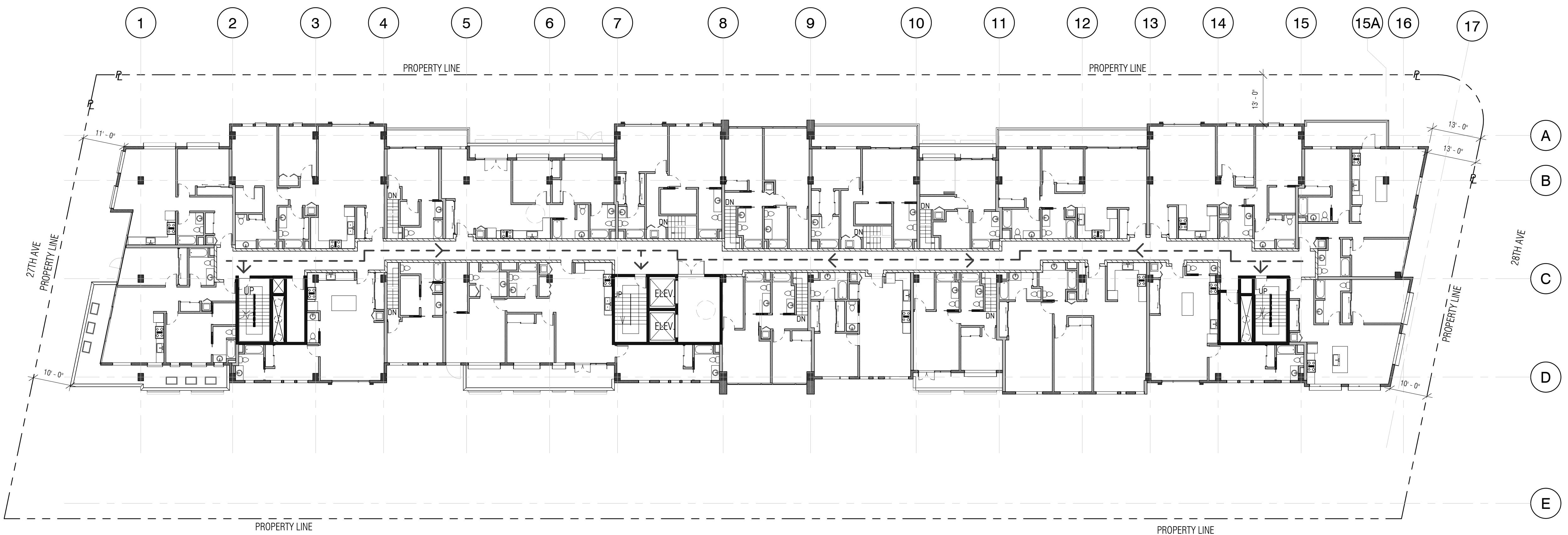
Description:

**EGRESS PLANS -
LEVEL 2 & 3**

Sheet Number:

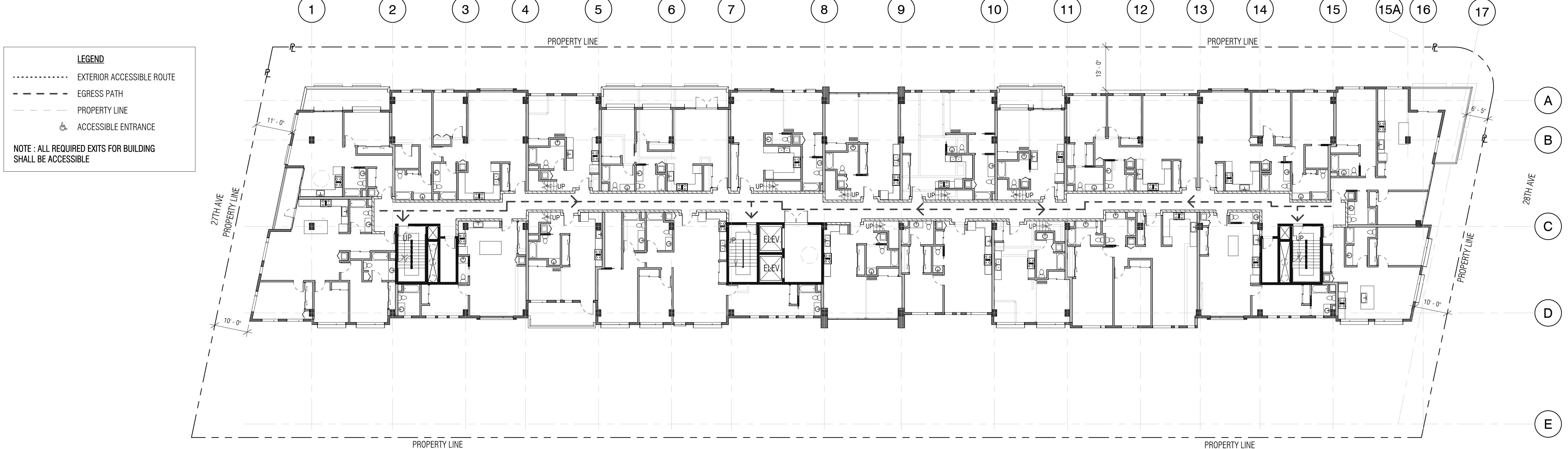
A-6.2

SOUTH EL CAMINO REAL



2 Level 5 - Egress
1/16" = 1'-0"

SOUTH EL CAMINO REAL



1 Level 4 - Egress
1/16" = 1'-0"

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: 07/22/2016

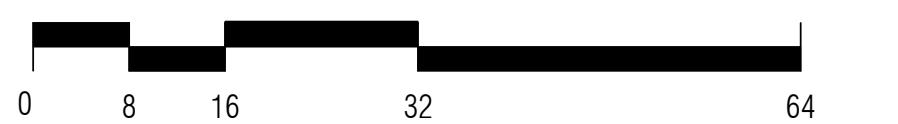
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Description:

EGRESS PLANS -
LEVEL 4 & 5

Sheet Number:

A-6.3

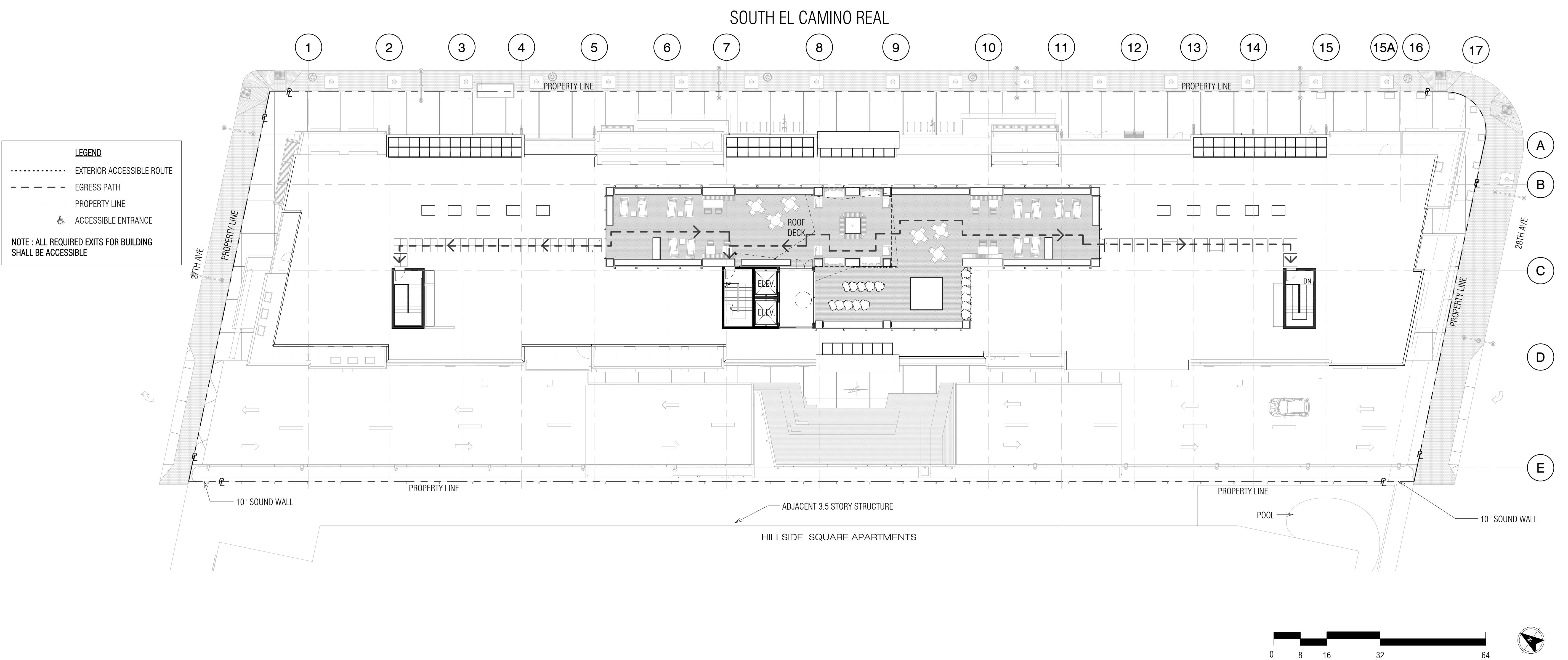


**HILLSDALE
TERRACES**

2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: 13090

No.	Issue	Date
1	Planning Pre-Application	11/27/2013
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7	Issue For Revision	07/22/2016

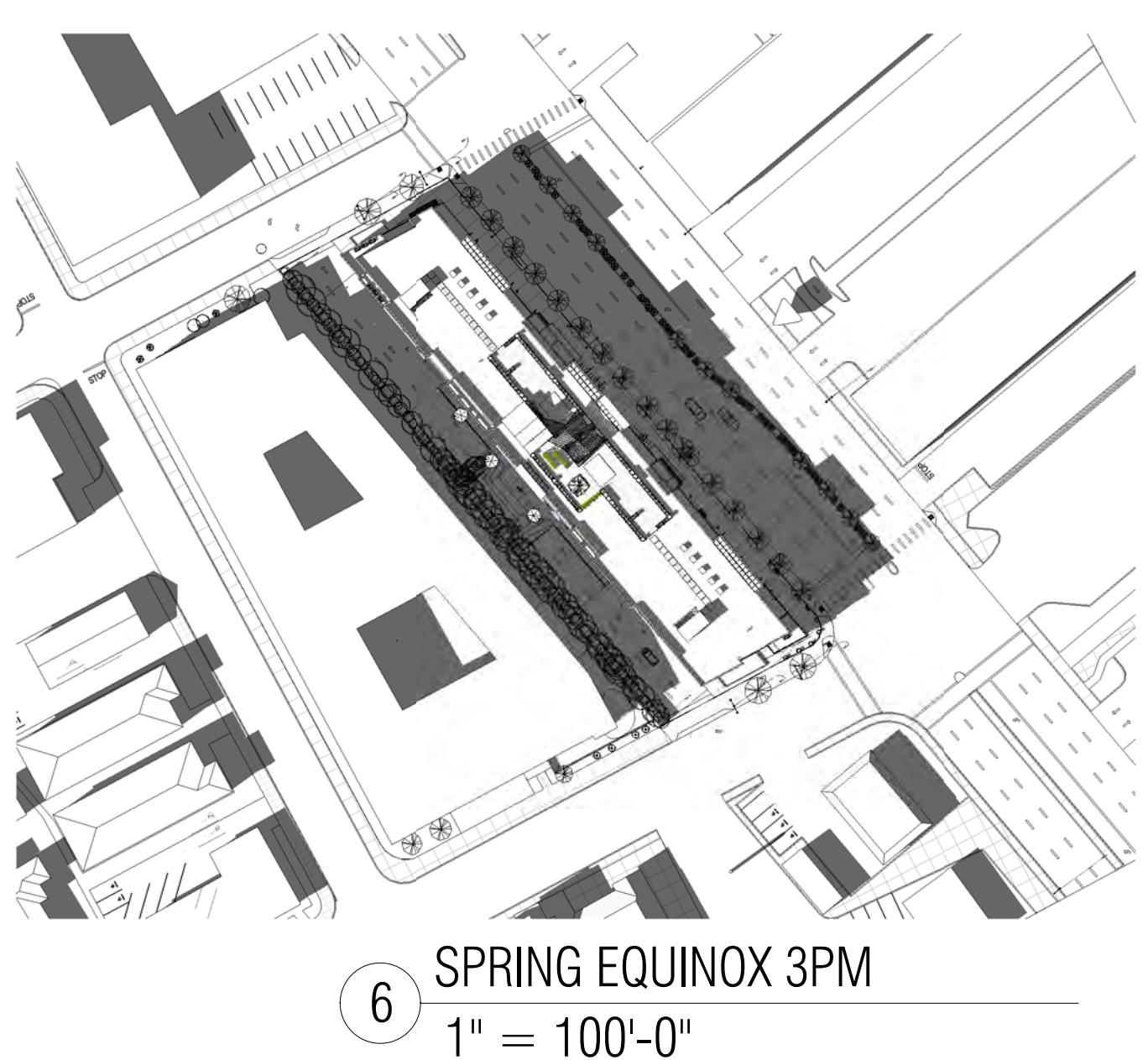
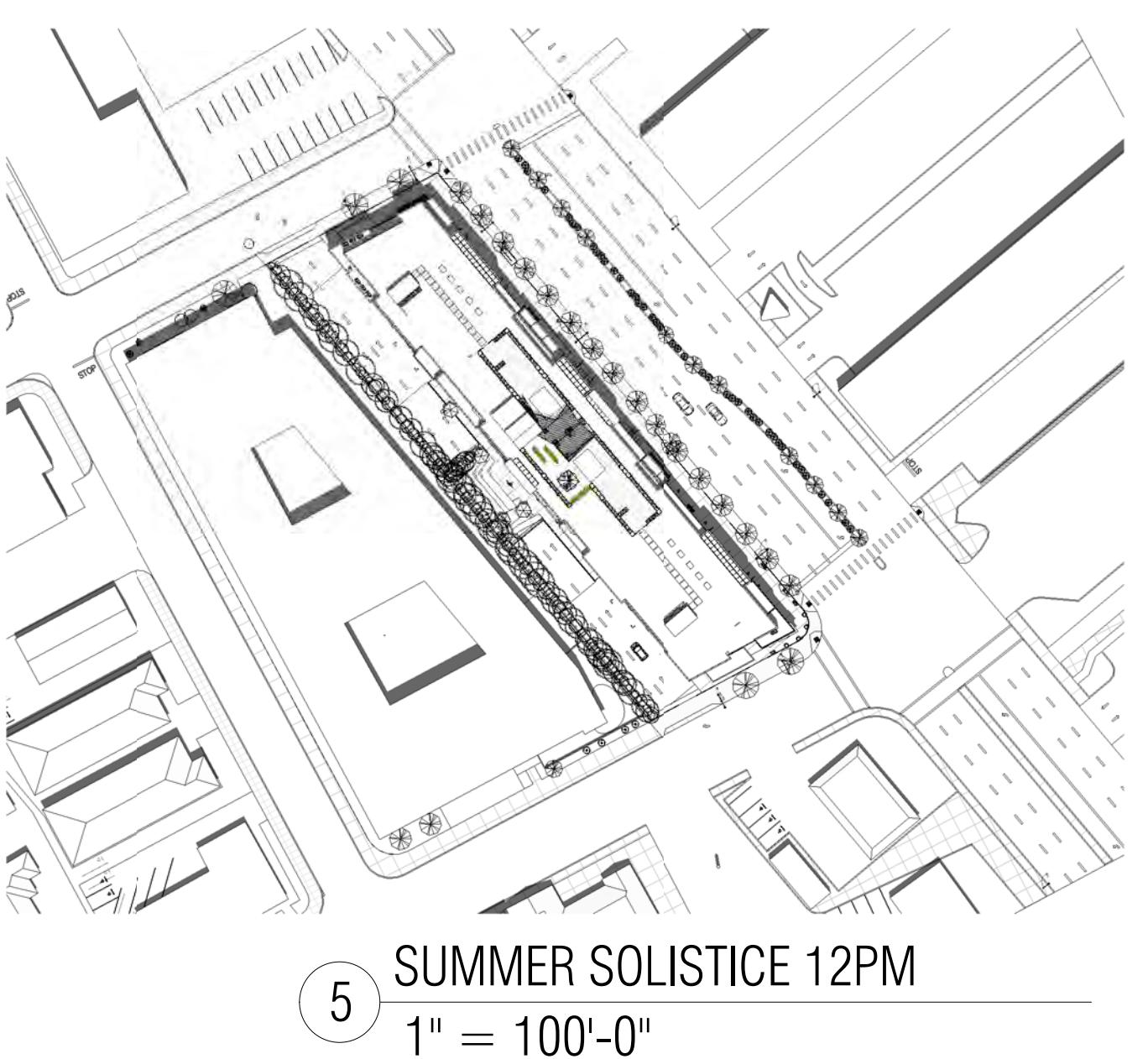
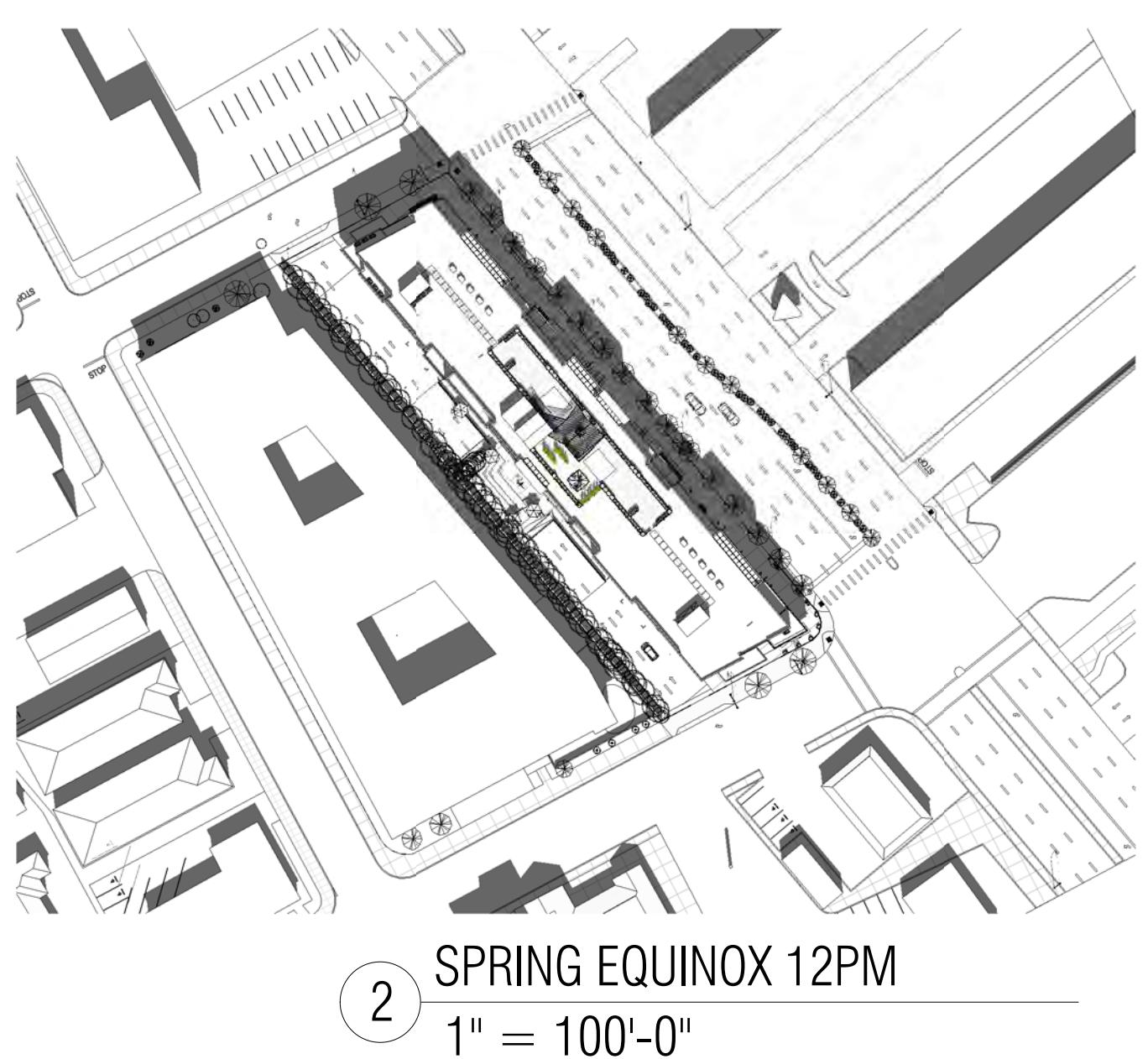
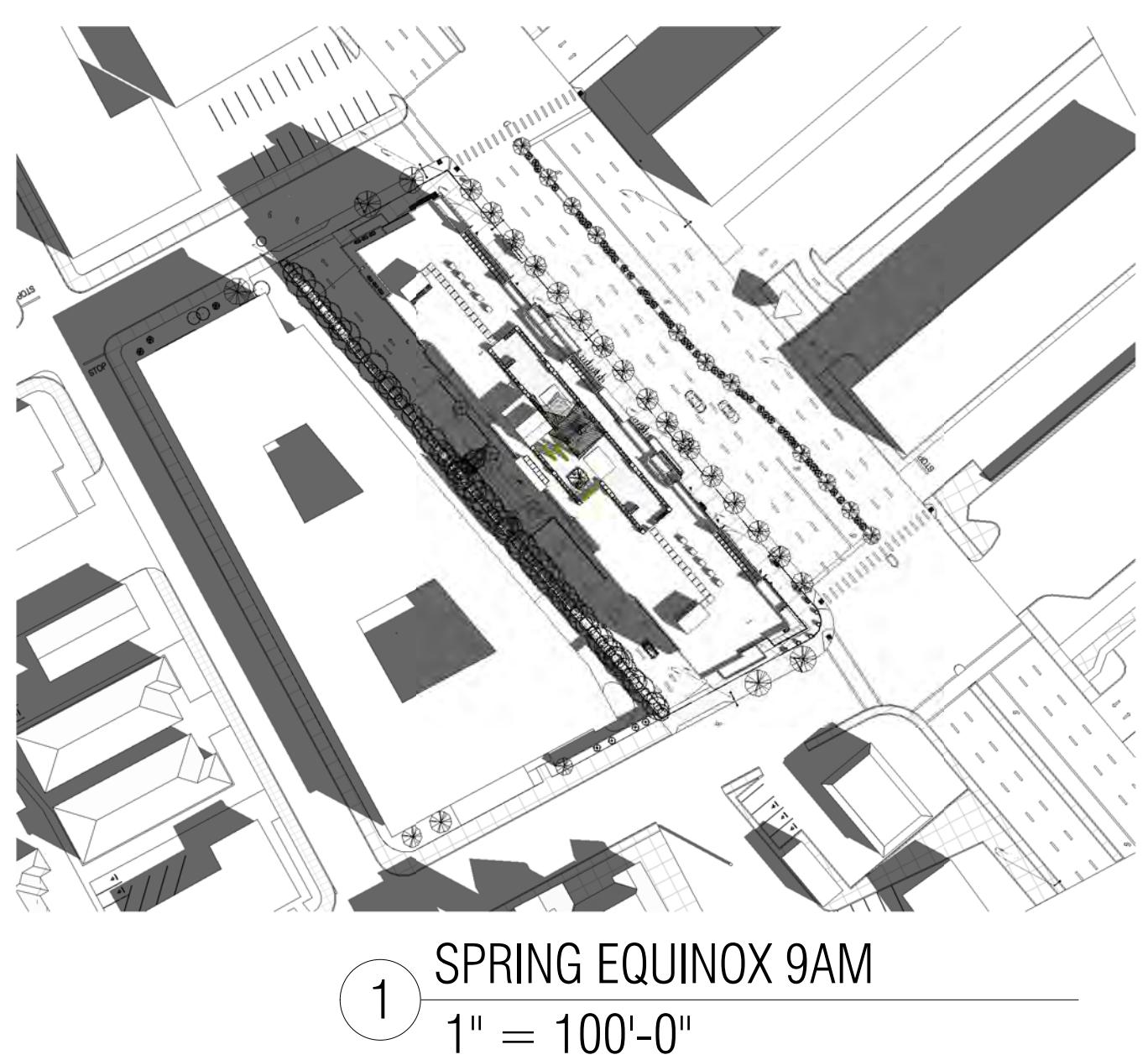


**HILLSDALE
TERRACES**

2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: 13090

No.	Issue	Date
1	Planning Pre-Application	11/27/2013
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Date: 07/22/2016

Scale: 1" = 100'-0"

Description:
**SHADOW
STUDIES**

Sheet Number:

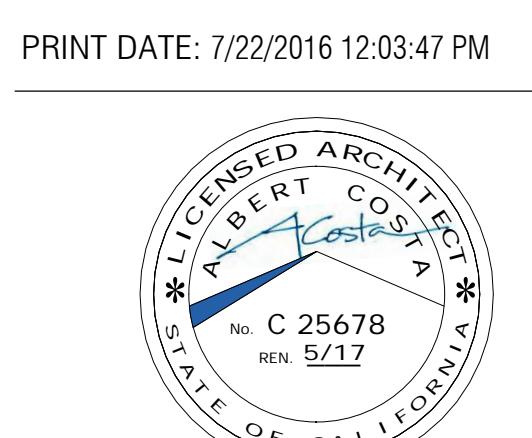
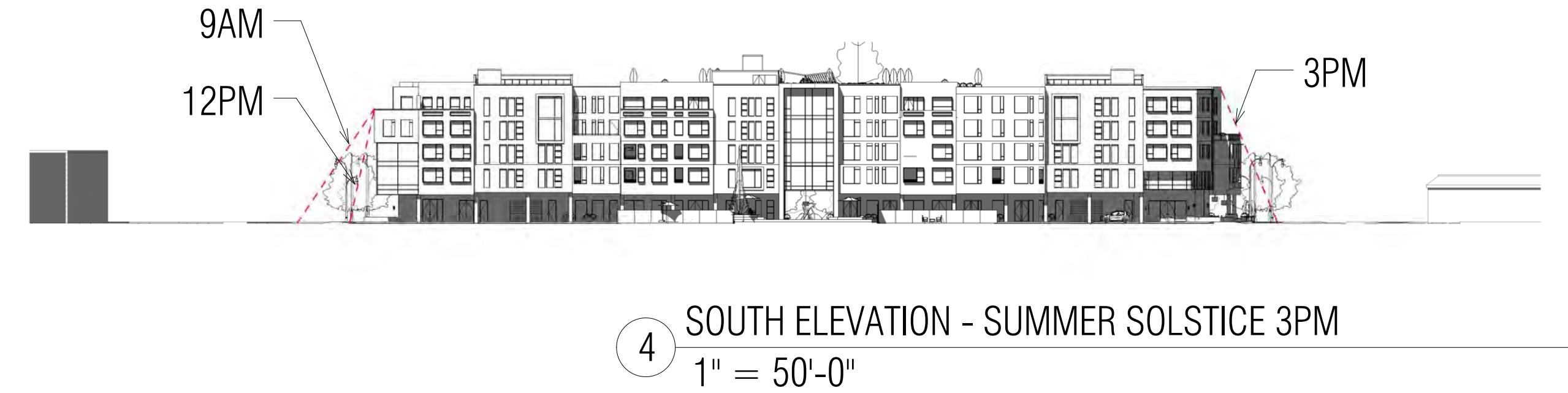
A-7.0

**HILLSDALE
TERRACES**

2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: 13090

No.	Issue	Date
1	Planning Pre-Application	11/27/2013
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Date: 07/22/2016

Scale: 1" = 50'-0"

Description:
**SHADOW STUDY
- NORTH/SOUTH
ELEVATION**

Sheet Number:

A-7.1

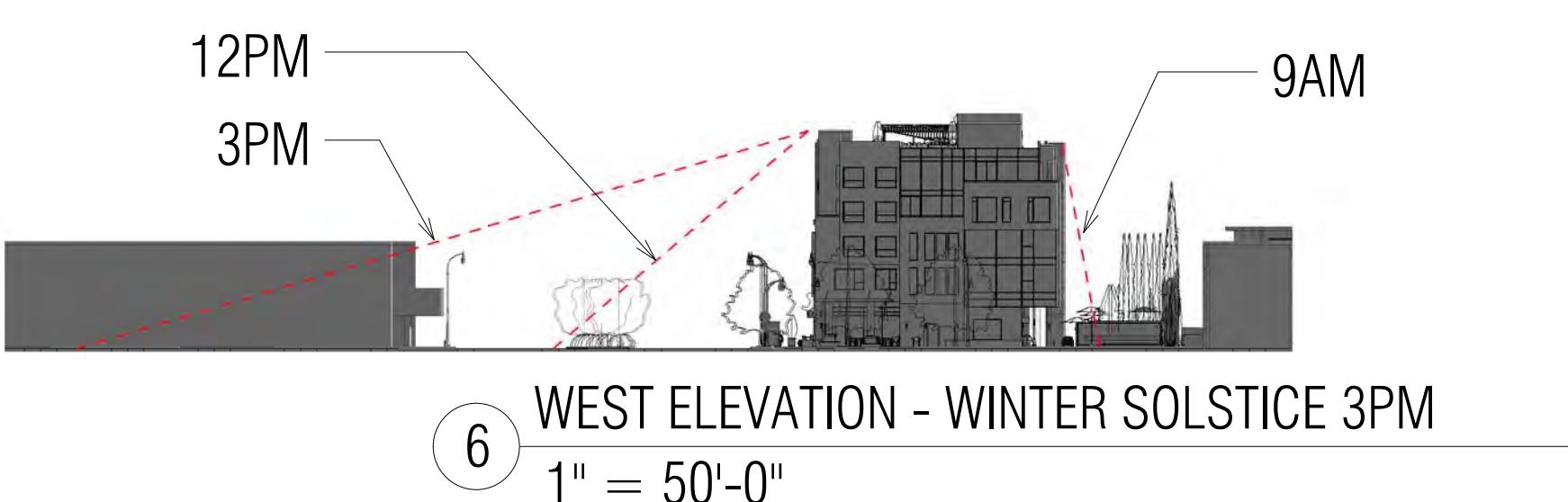
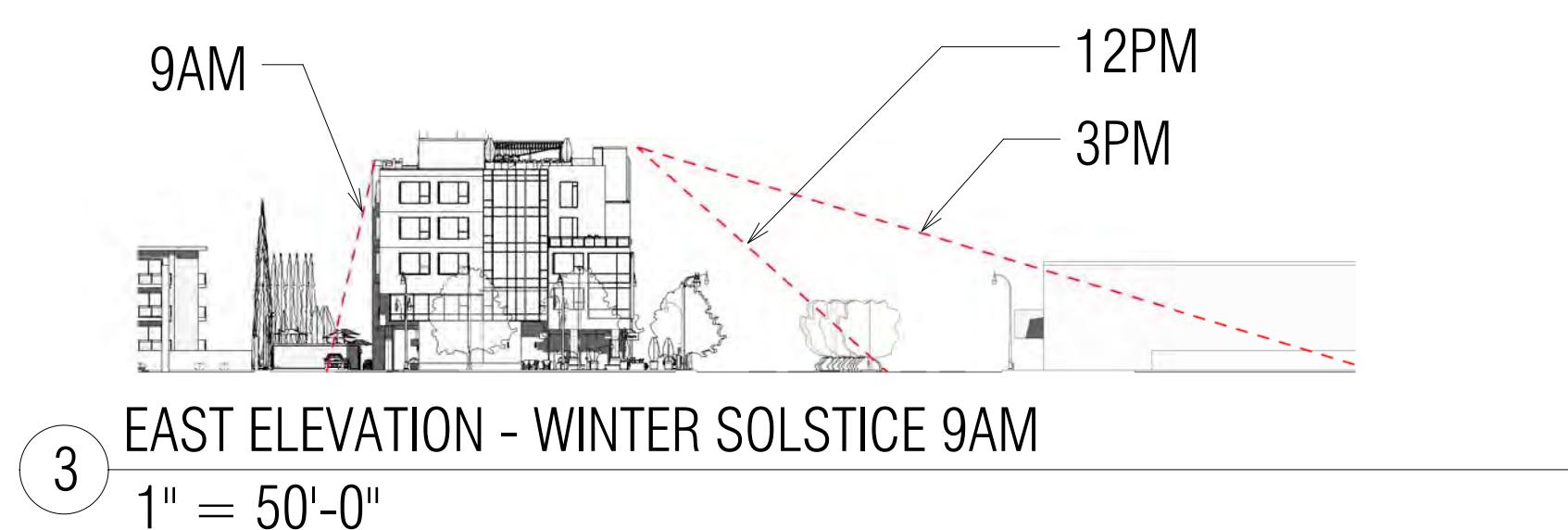
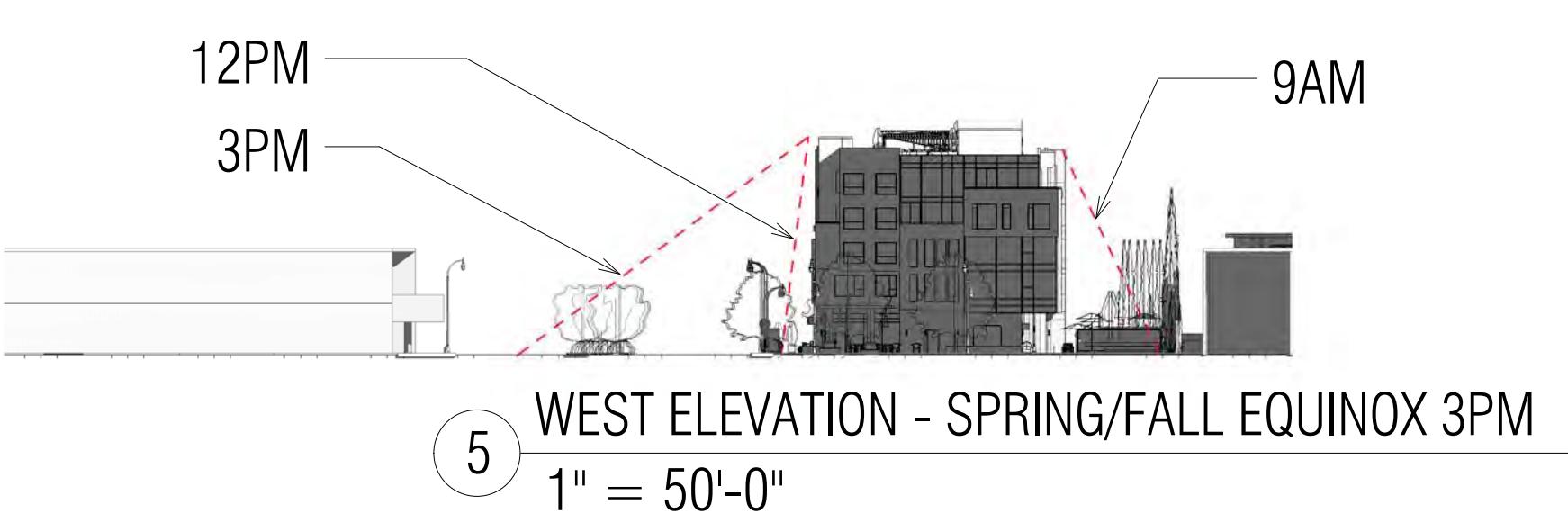
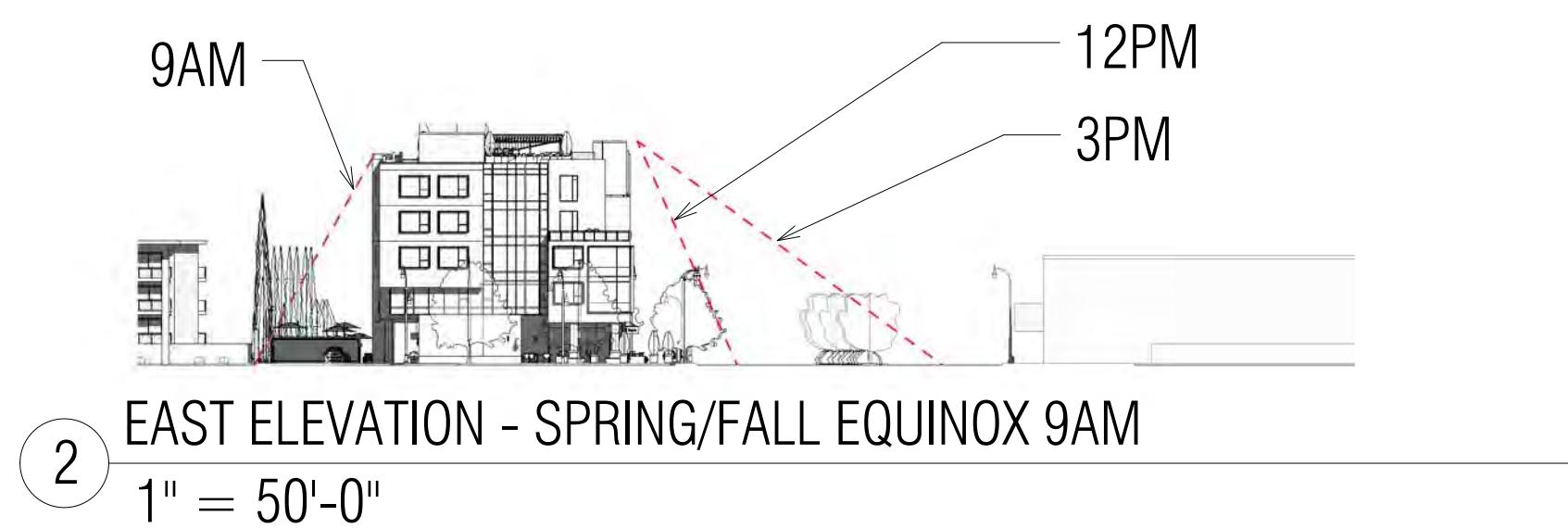
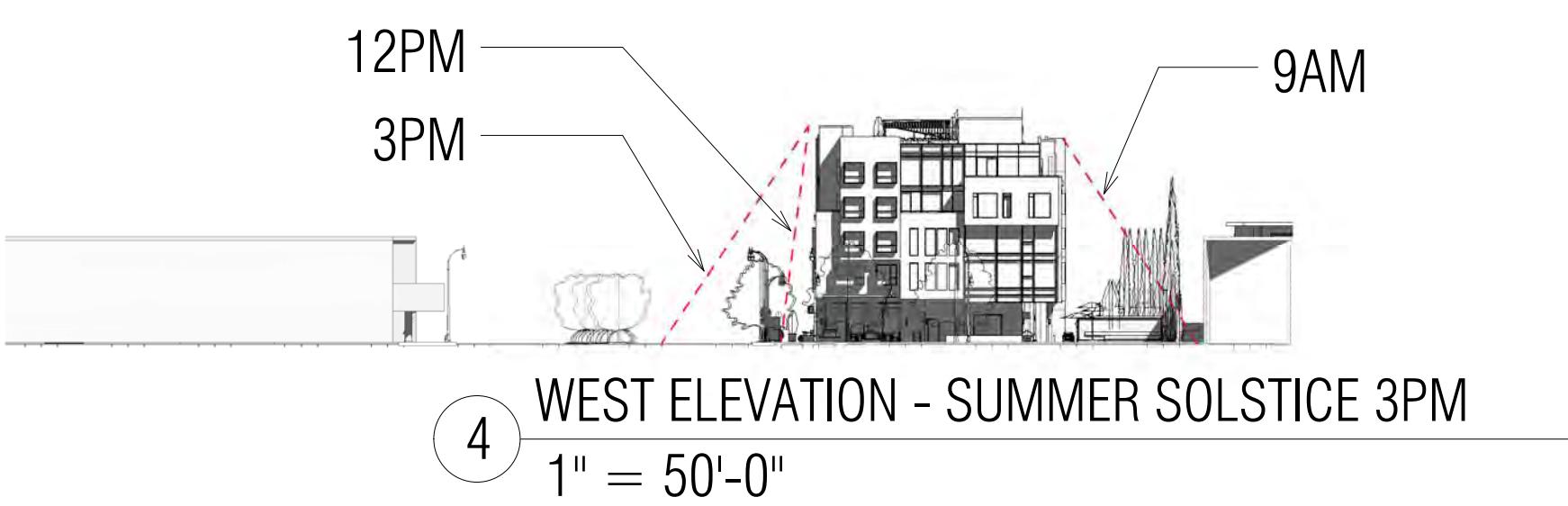
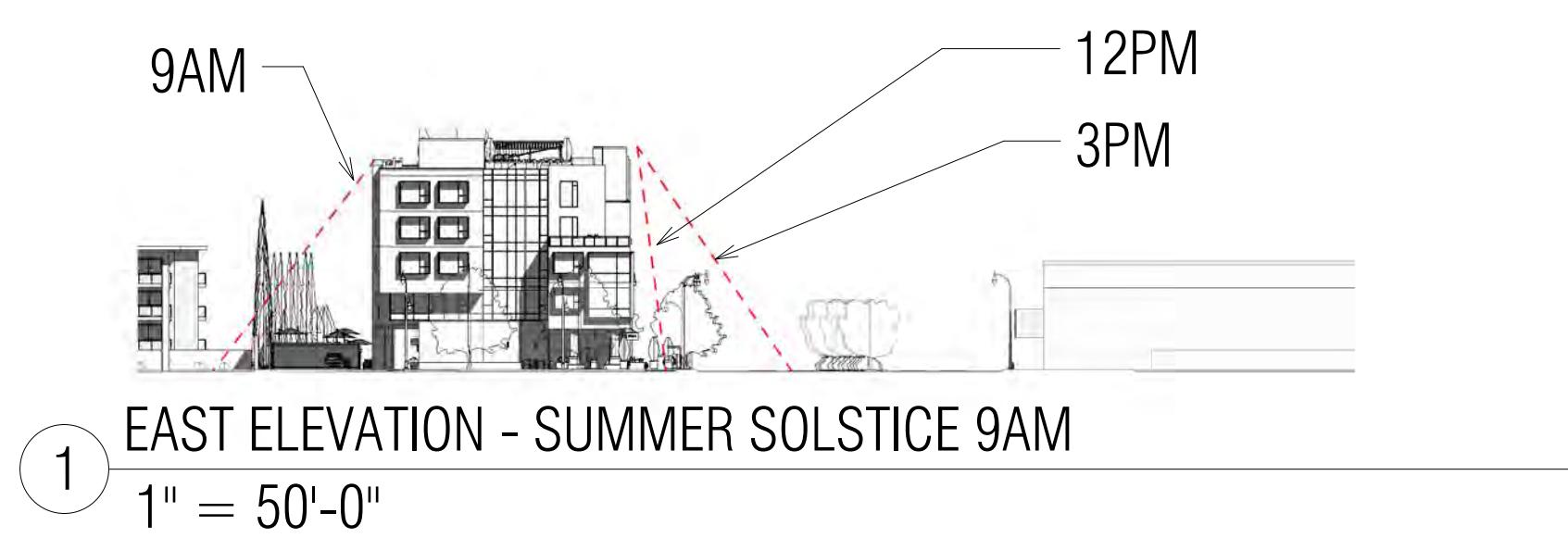
A-7.1

**HILLSDALE
TERRACES**

2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: 13090

No.	Issue	Date
1	Planning Pre-Application	11/27/2013
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Date: 07/22/2016

Scale: 1" = 50'-0"

Description:

**SHADOW STUDY
- EAST/WEST
ELEVATION**

Sheet Number:

A-7.2

**HILLSDALE
TERRACES**

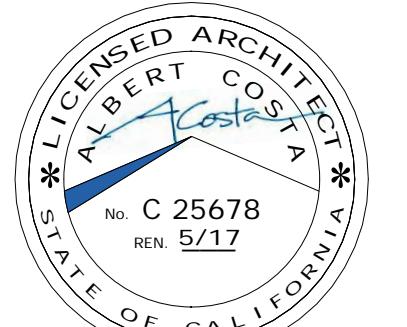
2700 SOUTH EL CAMINO REAL
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Date: 07/22/2016

Scale: 1" = 1'-0"

Description:

**EXISTING SITE
PHOTOS**

Sheet Number:

A-7.3

**HILLSDALE
TERRACES**

2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: 13090

No.	Issue	Date
1	Planning Pre-Application	11/27/2013
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5	Response To Plan Check	04/14/2016
6	Revision to Comment	05/05/2016
7	Issue For Revision	07/22/2016

Lighting Schedule								
Mark	Item	Qty	Manufac.	Model #	Description	Material Finish	Dimensions	Add'l Notes
L-1	LED LIGHT	-	TMS LIGHTING	QS-CAL	CALVIN PENDANT	MATTE BLACK	16" D X 7 3/4"H	SUITABLE FOR WET LOCATION
L-2	LED LIGHT	-	BEGA	4426P.537	SURFACE WALL - LINEAR W/ WHITE ACRYLIC DIFFUSER	POWDER COATED BLACK	25 5/8" X 7 7/8" X 6 1/4"	SUITABLE FOR WET LOCATION
L-3	LED LIGHT	-	BEGA	8062LED	SHIELDED BOLLARD WITH SYMMETRICAL LIGHT DISTRIBUTION	POWDER COATED BLACK	10 3/8" X 28 1/8" X 5 1/4"	SUITABLE FOR WET LOCATION
L-4	LED LIGHT	-	HESS	LEDIA LL OD 36	RECESSED FRAMELESS LINEAR LED GLASS	ANODIZED ALUMINUM	19 5/8" L X 1 3/8" W	SUITABLE FOR WET LOCATION
L-5	LED LIGHT	-	Q-TRAN LED	IQ-35-50-90-2.6	LED IP67 FLEXIBLE TAPE LIGHT	WARM WHITE	35L X 1 1/2" W	DIMMABLE W/ MOTION SENSOR
L-6	LED LIGHT	-	BEGA	9499LED	LED POLE TOP LUMINAIRES	POWDER COATED BLACK	17 3/8" L X 2 3/8" H X 10" W	OUTDOOR, 10' POLE
L-7	LED LIGHT	-	PHILIPS	P6R LYTERPROFILE	6" RECESSED ROUND DOWNLIGHT	WHITE	6" Dia X 4 1/2" H	SUITABLE FOR WET LOCATION



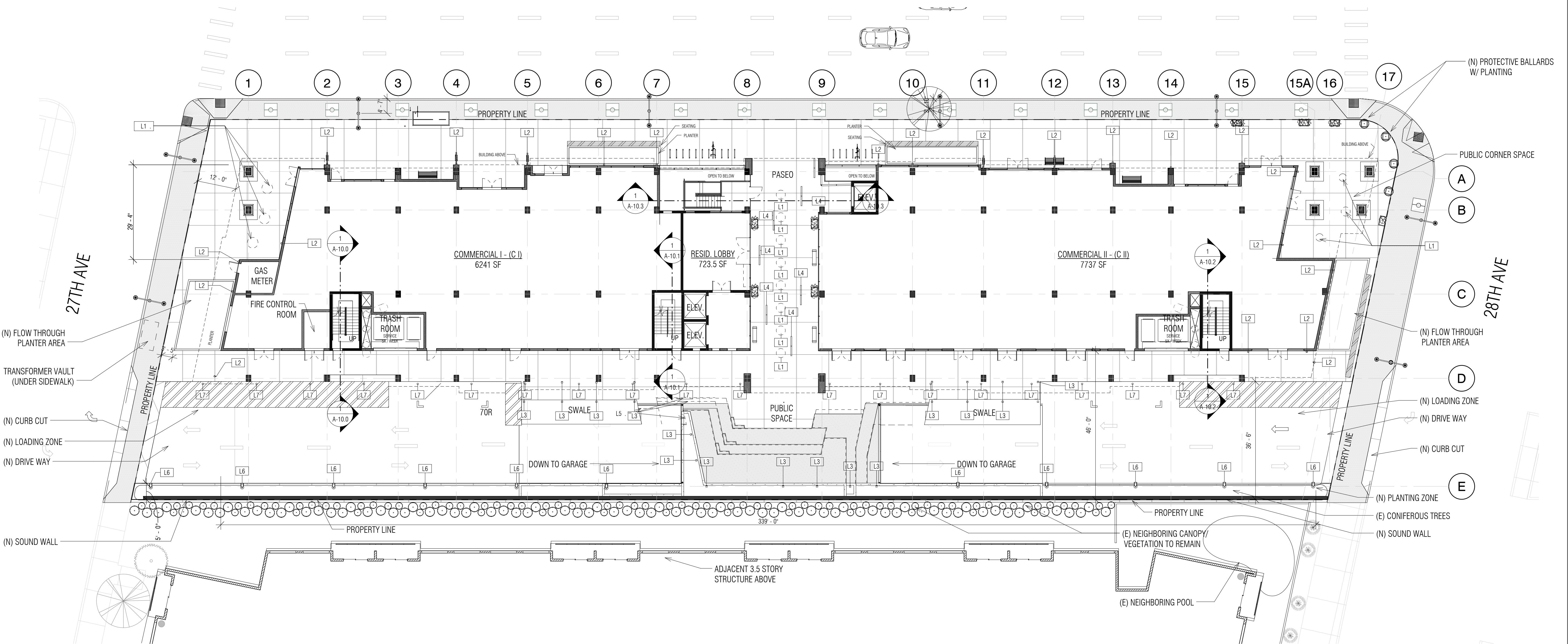
L-1 L-2 L-3 L-4 L-5 L-6 L-7

LIGHT IMAGES

3/64" = 1'-0"

EXTERIOR LIGHT LEGEND

- OUTDOOR PENDANT LIGHT
- EXTERIOR LED WALL SCONCE
- BOLLARD LED LIGHT
- LINEAR RECESSED FLOOR LIGHT
- - - OUTDOOR LED STRIP LIGHT
- LED POLE TOP LUMINARIES
- RECESSED DOWNLIGHT



1 Ground Floor - Lighting Plan
1/16" = 1'-0"

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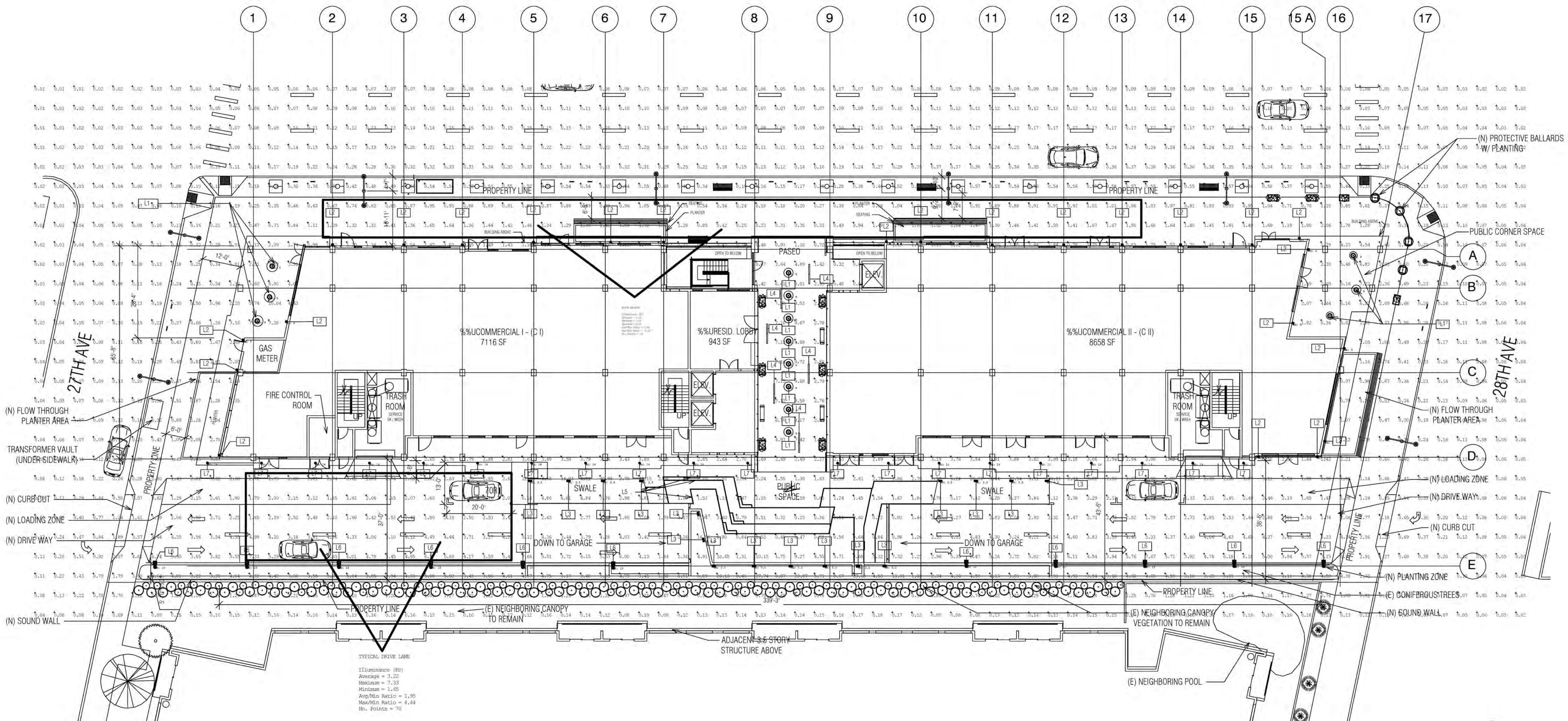
Date: 07/22/2016

Scale: As indicated

Description:
**EXTERIOR
LIGHTING PLAN**

Sheet Number:

A-8.1



Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	LDD	LLD	BF	Description	Filename
	14	L1	SINGLE	1073	0.900	1.000	0.900	1.000	TMS LIGHTING - CAL-0-16-19LED-C0x-40K-xxx-F15-x-x-x-x-x-x - SUSPENDED	CAL16-19LED.ies
	24	L2	SINGLE	2681	0.900	1.000	0.900	1.000	BEGA - 4426P_537 - WALL MOUNT	4426P_537.ies
	16	L3	SINGLE	1220	0.900	1.000	0.900	1.000	BEGA - 8062LED - BOLLARD	8062LED.ies
	11	L6	SINGLE	3386	0.900	1.000	0.900	1.000	BEGA - 9499LED-TYPE III - POLE MOUNT	9499LED_Type III.ies
	20	L7	SINGLE	1014	0.900	1.000	0.900	1.000	PHILIPS - LIGHTOLIER - P6RD10NZ10UVB-P6RD835VB-P6RDCL - RECESSED	P6RD10NZ10UVB-P6RD835VB-P6RDCL.ies

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
NORTH WALKWAY	Illuminance	Fc	1.01	1.92	0.18	5.61	10.67	84
TYPICAL DRIVE LANE	Illuminance	Fc	3.22	7.33	1.65	1.95	4.44	70

CALCULATIONS ONLY REPRESENT EQUIPMENT SHOWN IN SCHEDULE. ADDITIONAL CONTRIBUTION FROM EXISTING EQUIPMENT NOT INCLUDED

* FOR PHOTOMETRY ONLY. SEE A-1.3.1 FOR LATEST GROUND FLOOR PLAN

LIGHTING LAYOUT VERIFICATION

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS
IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED
LAMP, RATINGS, FIELD PERFORMANCE WILL DEPEND ON ACTUAL
LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



ALR ASSOCIATED LIGHTING REPRESENTATIVES, INC.
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: COSTA BROWN ARCHITECTURE; MARK ZANNAD
BY: APPLICATIONS ENGINEERING; DENNIS L. LAVANWAY
SALES REPRESENTATIVE: ALR; TIM HALEY

AGI32 lighting software
by Lighting Analysts

AGI32 VERSION 16.4
AGI (C) 1999-2015 LIGHTING ANALYSTS,
10268 W. CENTENNIAL RD, SUITE 2
LITTLETON, CO 80127

PROJECT DESCRIPTION

A 8.2

**HILLSDALE
TERRACES**

2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: 13090

No.	Issue	Date
1	Planning Pre-Application	11/27/2013
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7	Issue For Revision	07/22/2016

Mark	Item	Qty	Manufc.	Model #	Description	Material Finis	Dimensions (l x w x h)	Add'l Notes
SF-1	TRASH CAN	6	VICTOR STANLEY INC	TRONITES SERIES S-424	96 GALLON CAPACITY, SURFACE MOUNTED	BLACK POWDER COAT	2'-6" x 3'-11"	
SF-2	TREE GRATE	16	URBAN ACCESSORIES	OT-TITLE 24	POWDER COAT BAL 6004 (BLACK)	CERAMIC	4' x 4'	CUSTOMIZED TO PROVIDE TWO 4" HOLES FOR BUBBLER ACCESS
SF-3	PLANTER	3	WABASH VALLEY		SLAT PATTERN, BLACK POWDER COAT		2' x 3'	
SF-5	PLANTER	2	WABASH VALLEY	CIRCULAR RACK, INGROUND	STAINLESS STEEL		24" x 24" x 18"	
SF-7	BIKE PARK	14	WELLE	ESTATE SERIES	SLAT PATTERN, BLACK POWDER COAT		36" x 6" x 2'-8"	
SF-8	BENCH	4	WABASH VALLEY		SLAT PATTERN, BLACK POWDER COAT		7'-2 3/4" x 6'-2 3/4" x 35"	



SF-1



SF-2



SF-3



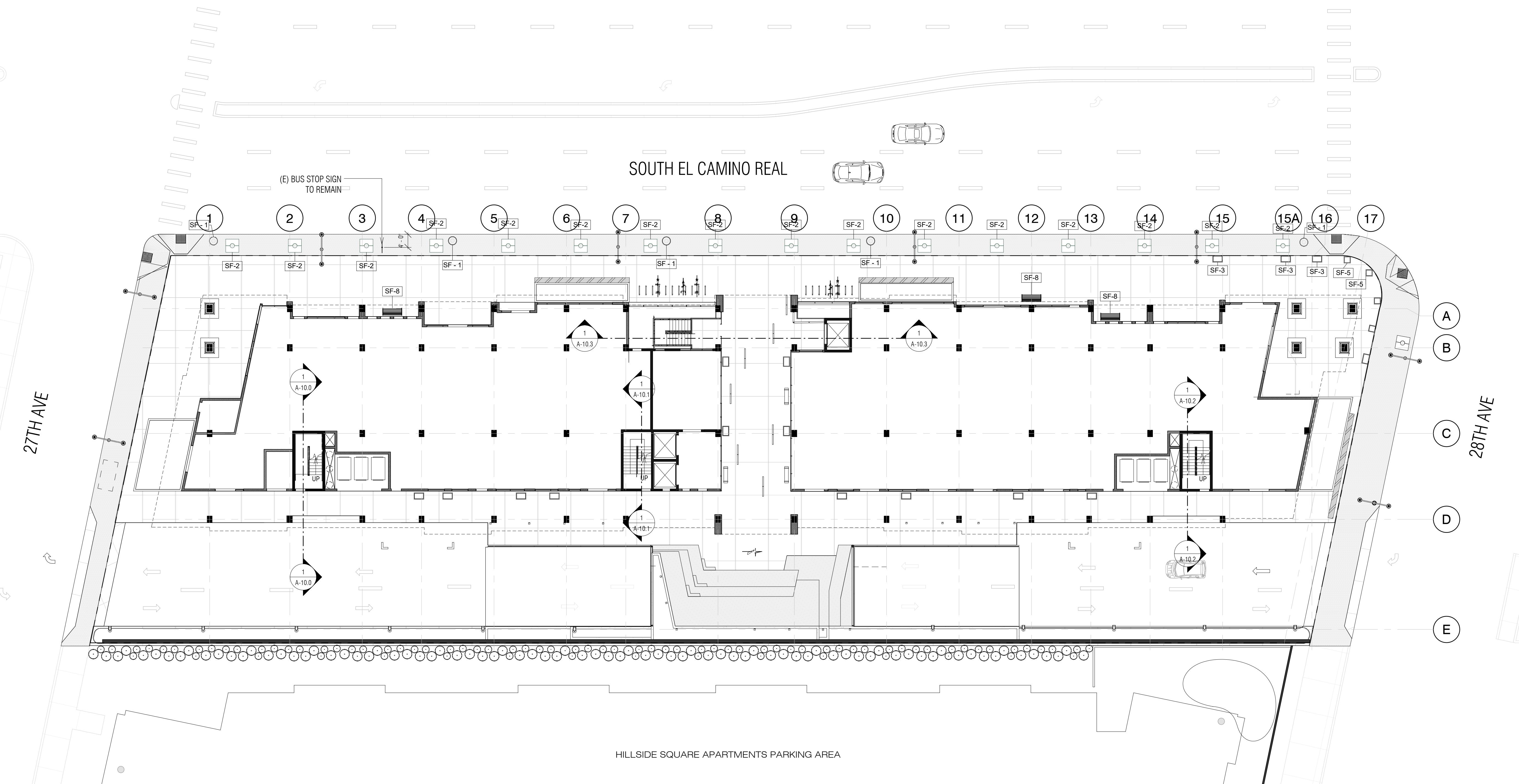
SF-5



SF-7



SF-8



HILLSIDE SQUARE APARTMENTS PARKING AREA

1 Ground Floor - Hardscape Plan
1/16" = 1'-0"

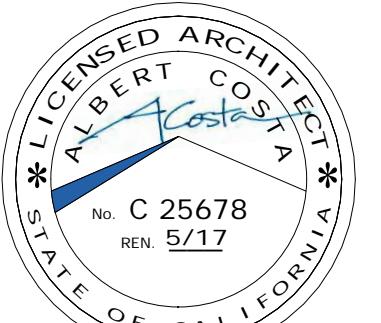
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Date: 07/22/2016

Scale: 1/16" = 1'-0"

Description:

**SITE
FURNISHINGS &
HARDSCAPE
PLAN**
Sheet Number:
A-8.3



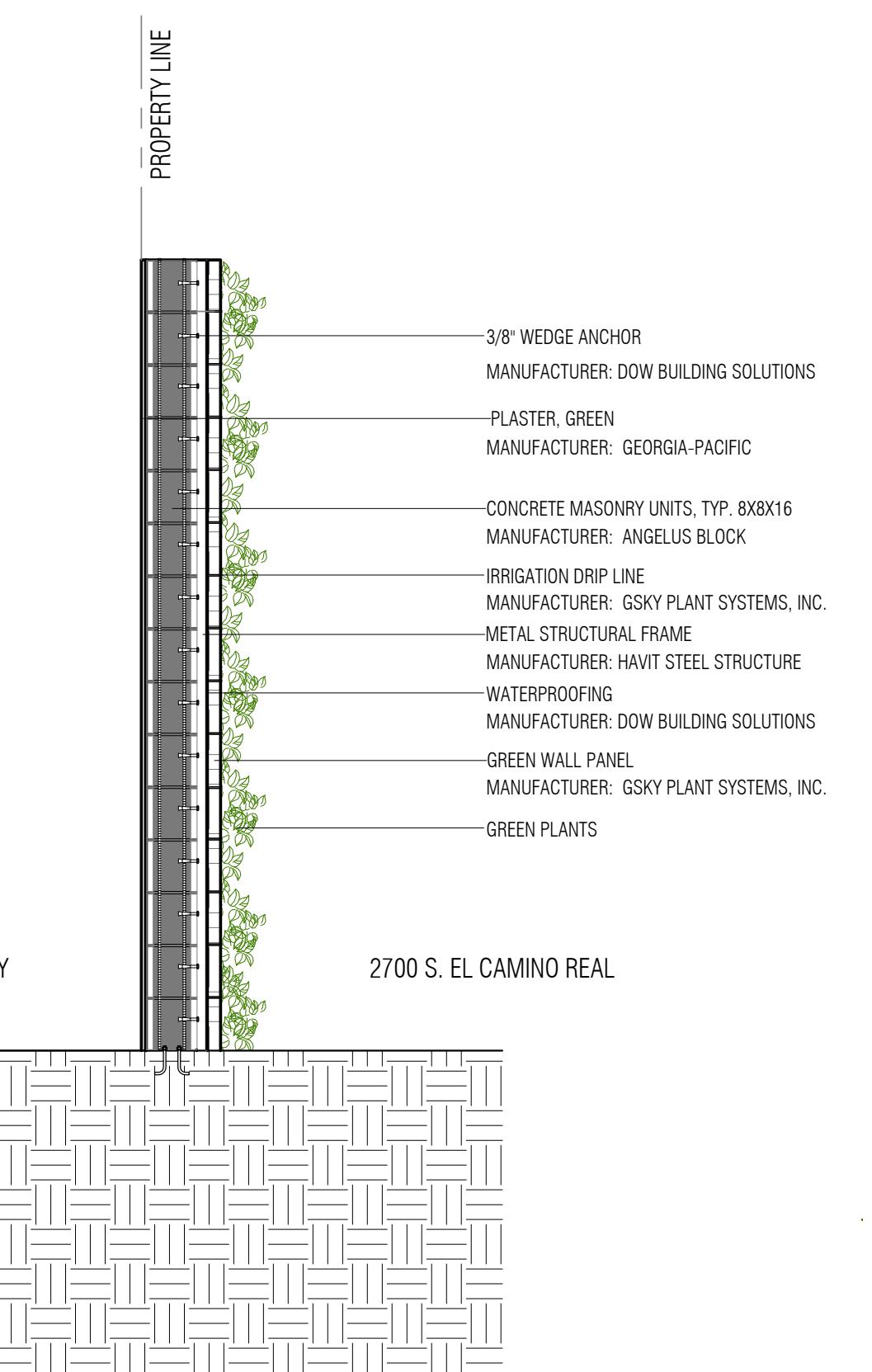
No. C 25678
REN 5/17

**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
5	Response To Plan Check	04/14/2016
6	Revision to Comment	05/05/2016
7	Issue For Revision	07/22/2016



② CMU Wall Section
1/2" = 1'-0"

PRINT DATE: 7/22/2016 12:07:06 PM



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Date: 07/22/2016

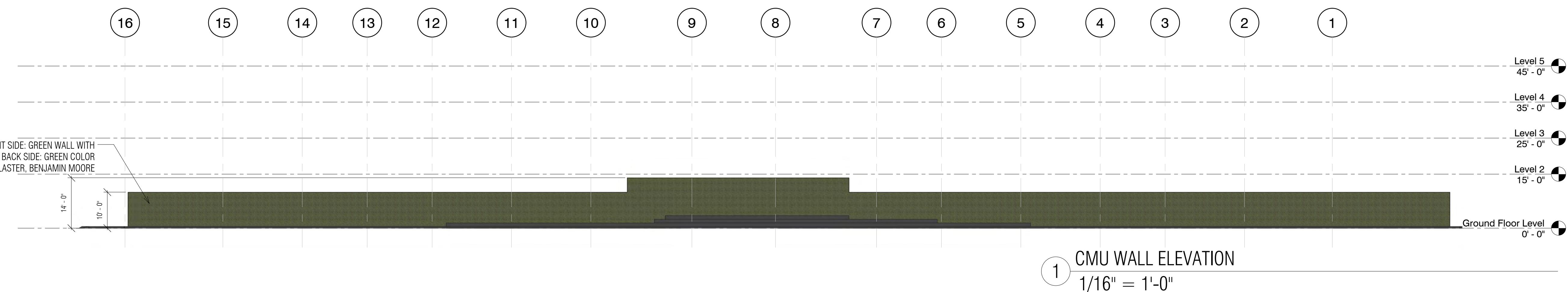
Scale: As indicated

Description:

WALL
ELEVATION AND
SECTION ON SITE
BOUNDARY

Sheet Number:

A-8.4

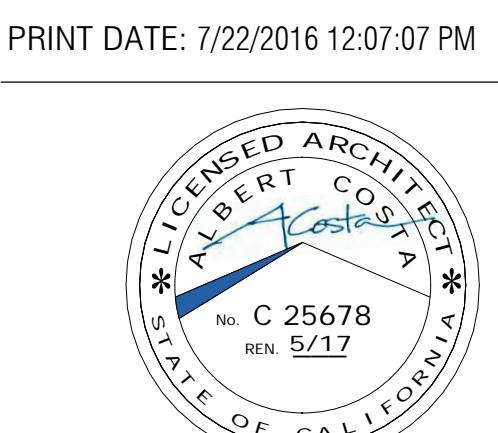
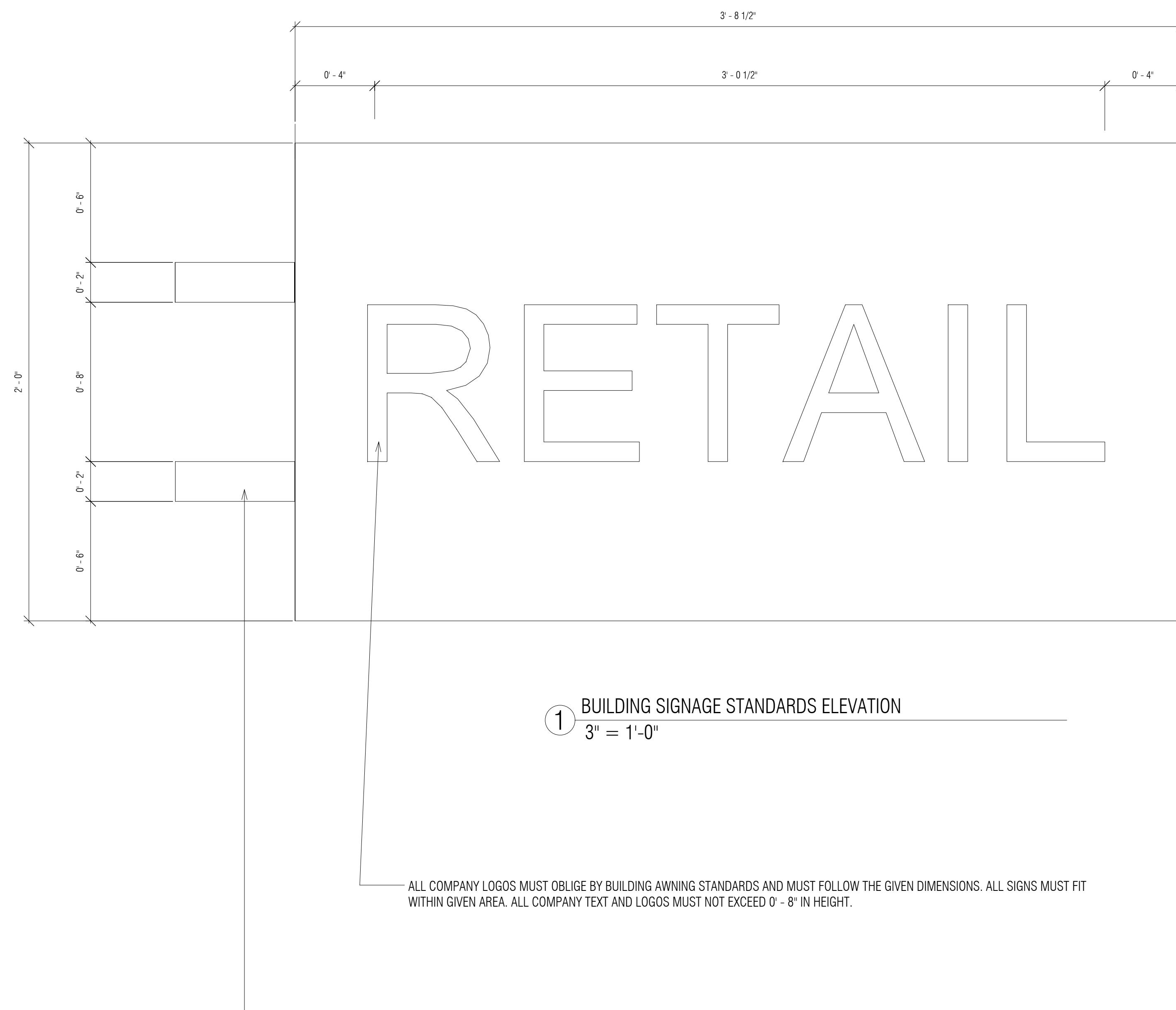
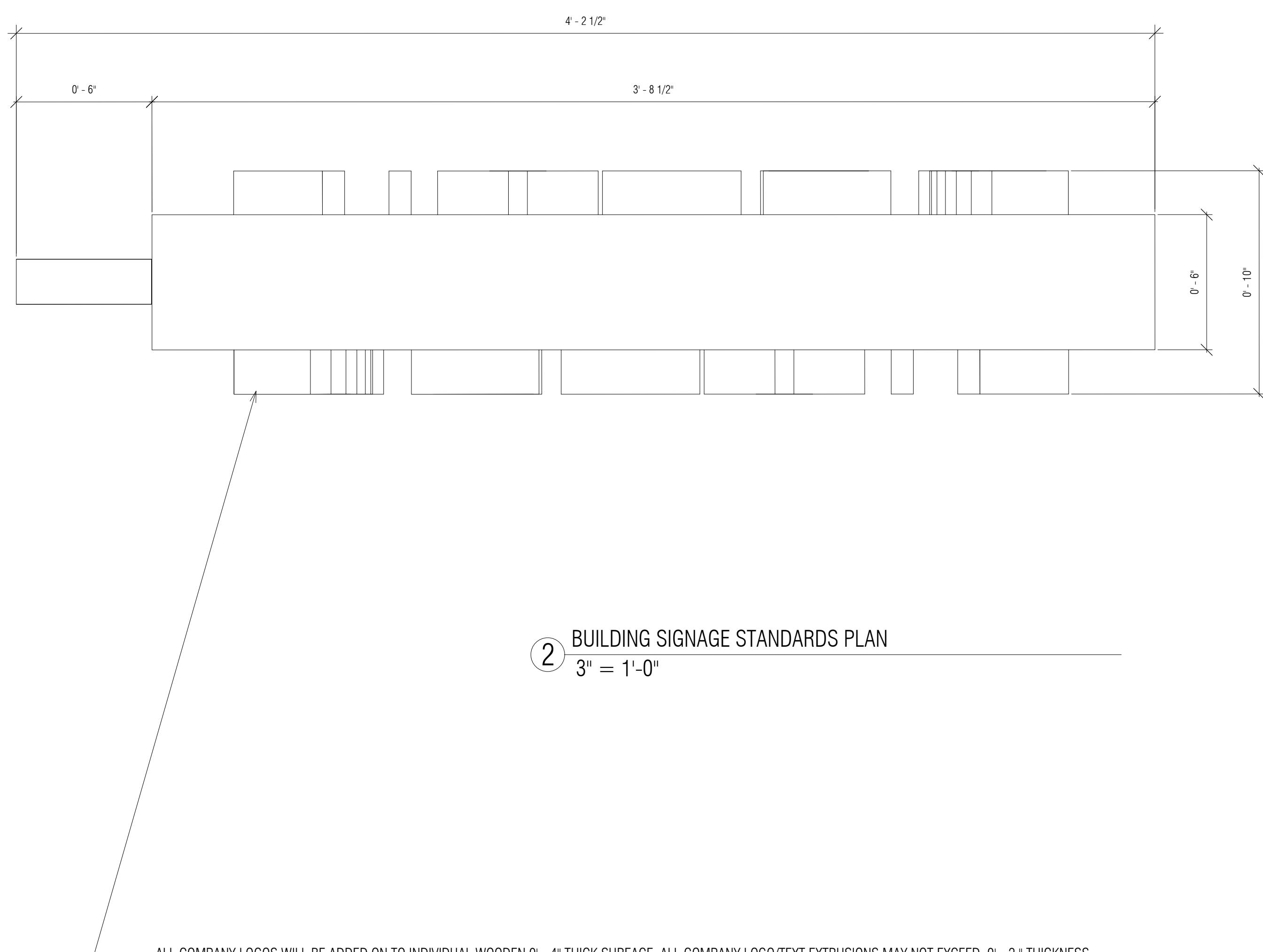


**HILLSDALE
TERRACES**

2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: 13090

No.	Issue	Date
1	Planning Pre-Application	11/27/2013
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Date: 07/22/2016

Scale: 3" = 1'-0"

Description:

**BUILDING
SIGNAGE
STANDARDS**

Sheet Number:

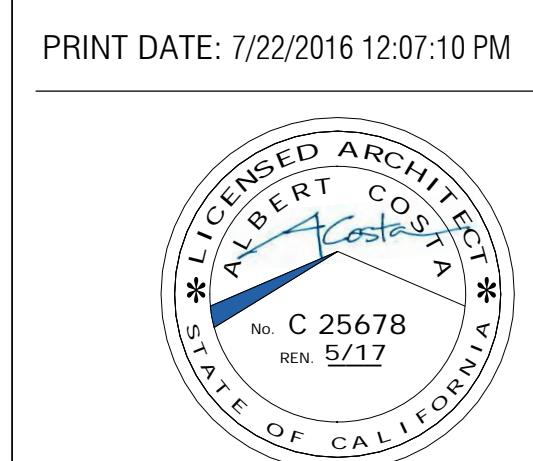
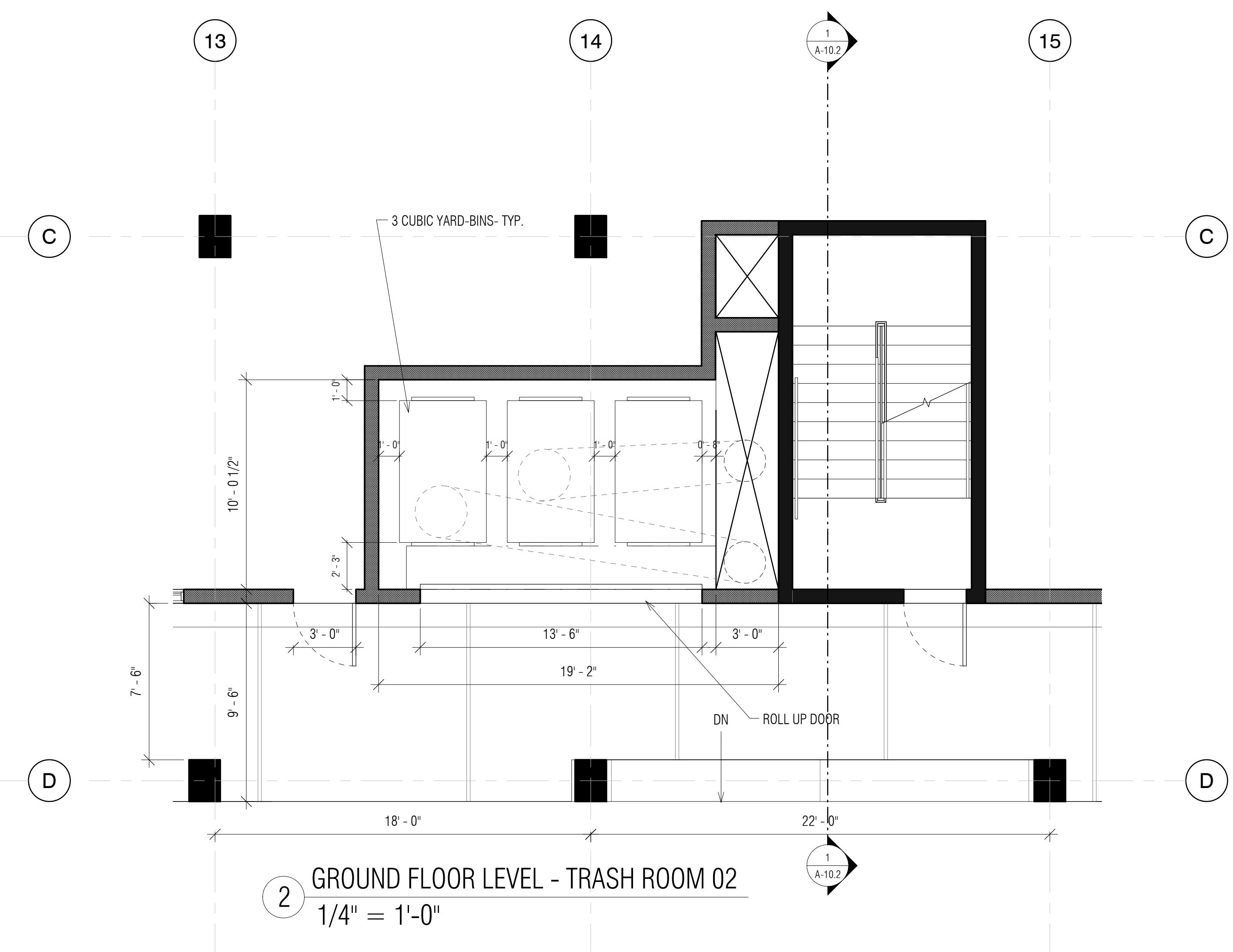
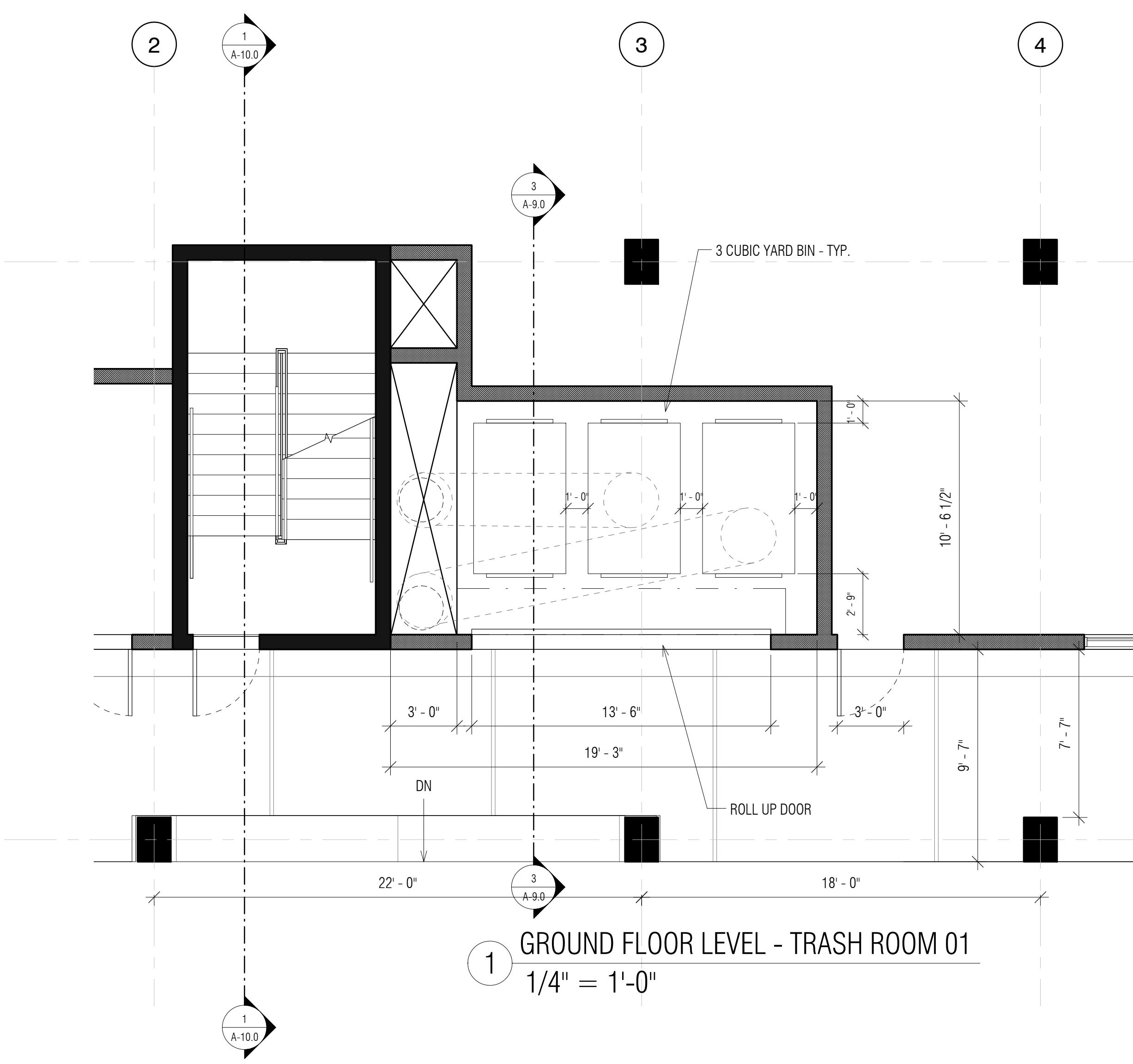
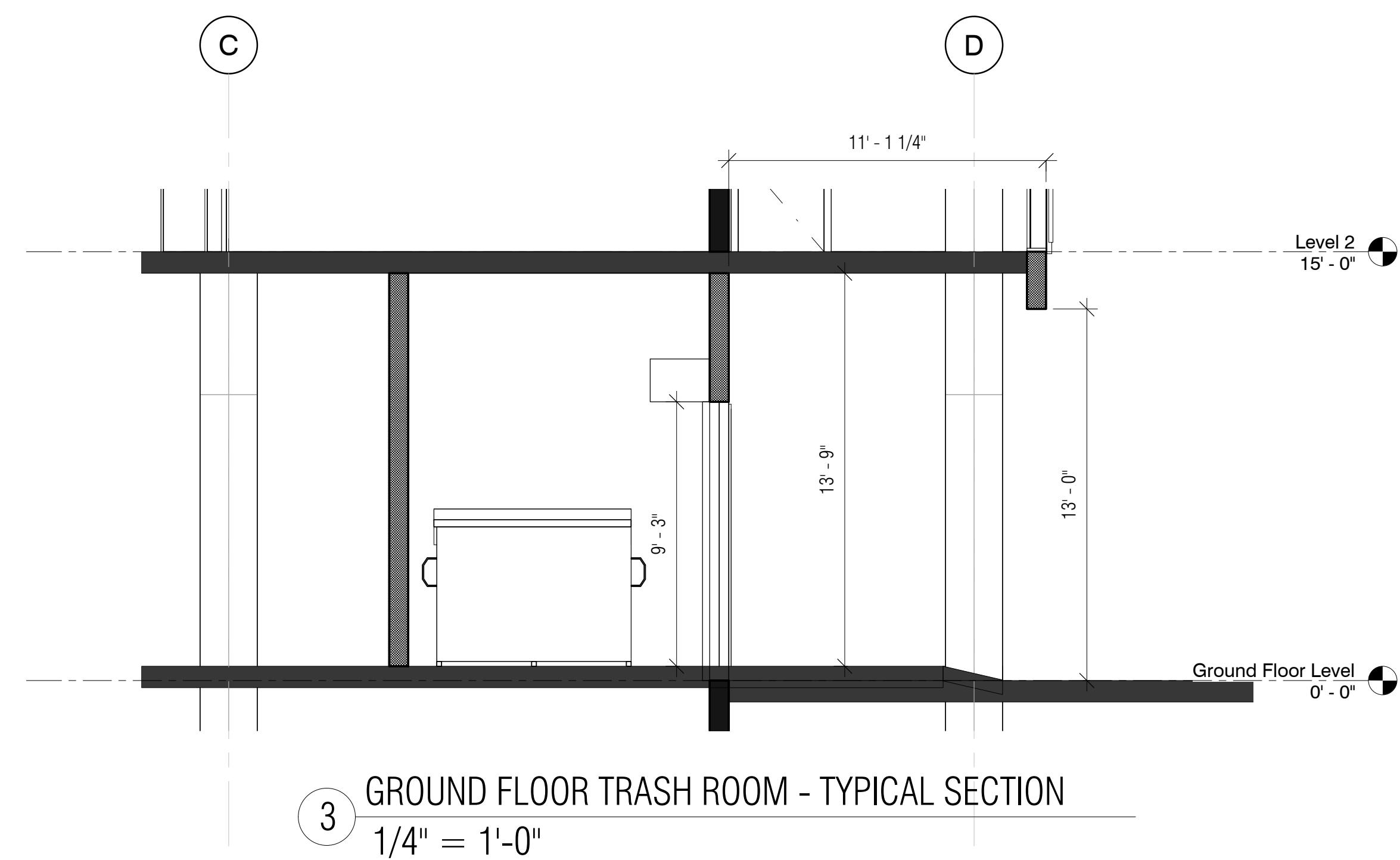
A-8.5

**HILLSDALE
TERRACES**

2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: 13090

No.	Issue	Date
6	Revision to Comment	05/05/2016
7	Issue For Revision	07/22/2016



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Date: 07/22/2016

Scale: 1/4" = 1'-0"

Description:
GROUND
LEVEL-TRASH
ROOM DETAILS

Sheet Number:

A-9.0

HILLSDALE TERRACE
9.14.15

Required Tree Planting

Required Trees:

As per the requirements of the Zoning Code, Section 27.71 – Landscape, all projects must 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. Any trees with a 6 inch or greater diameter that are being removed must be replaced with an equivalent value of trees. Values are to be determined as stated in Section 27.71.180 of the zoning code and recorded on the Tree Evaluation Schedule and/or any required arborist report.

Landscape Area: 4392 sq. ft. \div 400 = 10.98 (a)

Number of existing trees with a 6 inch or greater diameter **to be preserved:** 8 (b)

Landscape Unit (LU) value **deficit** from the Tree Evaluation Schedule: 42.75 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a – b + c = d]** 45.73 (d)

New Trees:

A minimum number of trees equivalent to (a), above, must be planted (or existing on the site). In order to make up the required LU value from the removal of trees, additional or larger trees may be planted. If the LU value shown at (e) is not equal or greater than (d), then an in-lieu fee must be paid to the City's street tree planting fund at the rate defined annually in the City's Comprehensive Fee Schedule for each deficient LU.

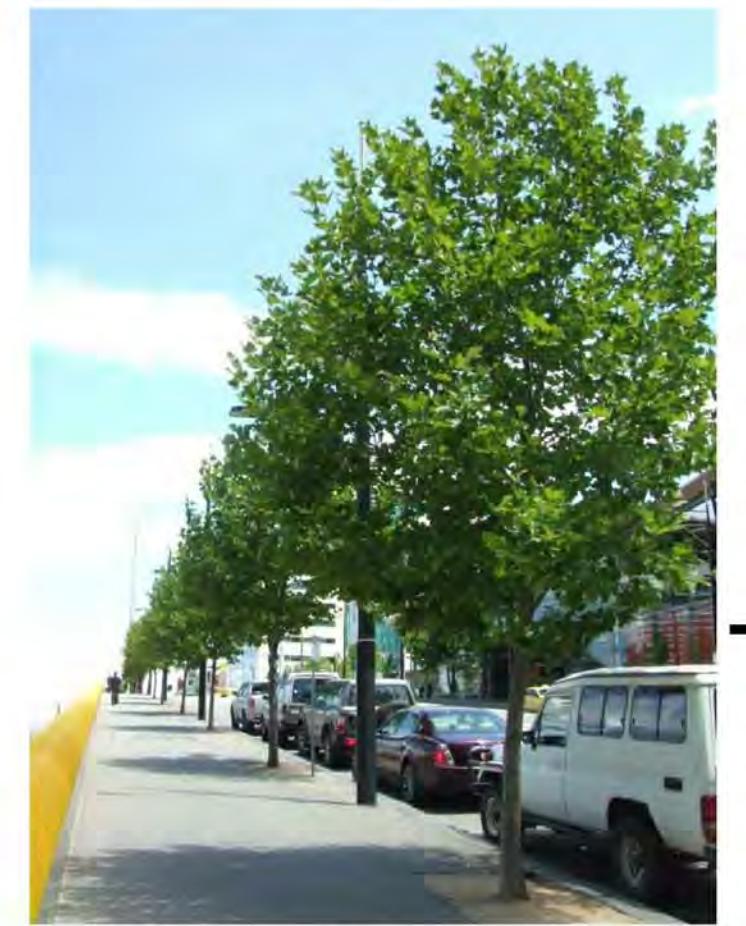
New Trees Being Planted			
Quantity	Size	LU Value	Total LU Value
<u>6</u>	15 gallon	1	<u>6</u>
<u>23</u>	24 inch box	2	<u>46</u>
<u>0</u>	36 inch box	3	<u>0</u>
<u>0</u>	48 inch box	4	<u>0</u>
Total LU Value of new trees being proposed:			<u>52</u> (e)

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

[d – e = x (the annually defined \$ per LU value] = \$ 284

Q:\CDD\Planning\FORMS\Trees Preservation & Site Development\Required Tree Planting Form.doc

* FOR LANDSCAPE PLAN ONLY. SEE A-1.3.1 FOR LATEST GROUND FLOOR PLAN.



PLATANUS x ACERIFOLIA
DESIGNATED STREET TREE,
EL CAMINO REAL



ACE BUERGERIANUM
DESIGNATED STREET TREE,
27th AVE.



PRUNUS CAROLINANA
'BRIGHT & TIGHT'



PHYLLOSTACHYS BISSETTI
BISSETTI BAMBOO



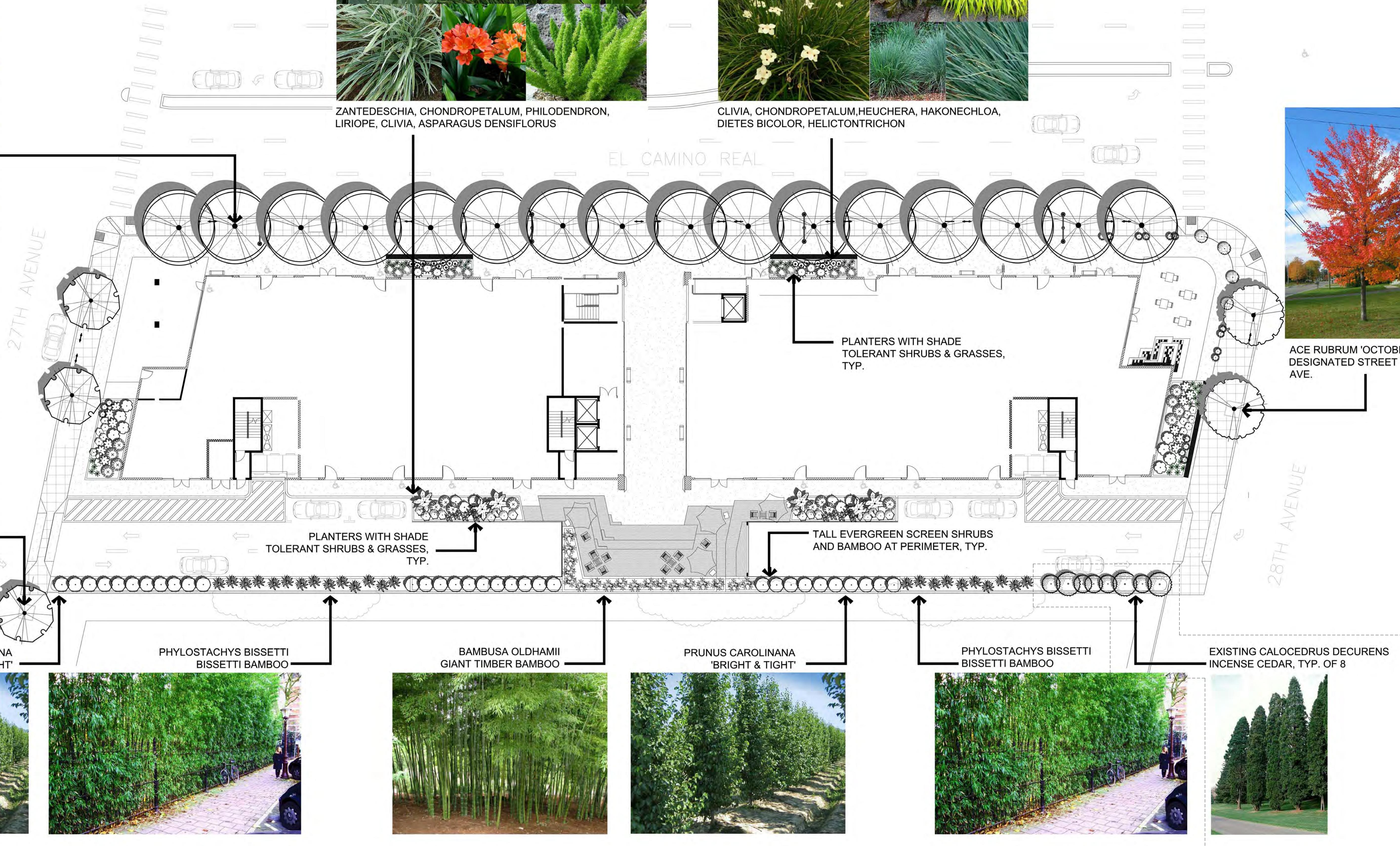
ZANTEDESCHIA, CHONDROPELALUM, PHILODENDRON,
LIRIOPE, CLIVIA, ASPARAGUS DENSIFLORUS



CLIVIA, CHONDROPELALUM, HEUCHERA, HAKONECHLOA,
DIETES BICOLOR, HELICTOTRICHON



ACE RUBRUM 'OCTOBER GLORY'
DESIGNATED STREET TREE, 28th AVE.





PRECAST LIGHTWEIGHT PLANTERS



SPECIMEN MULTI-TRUNK
LAGERSTROEMIA HYBRID



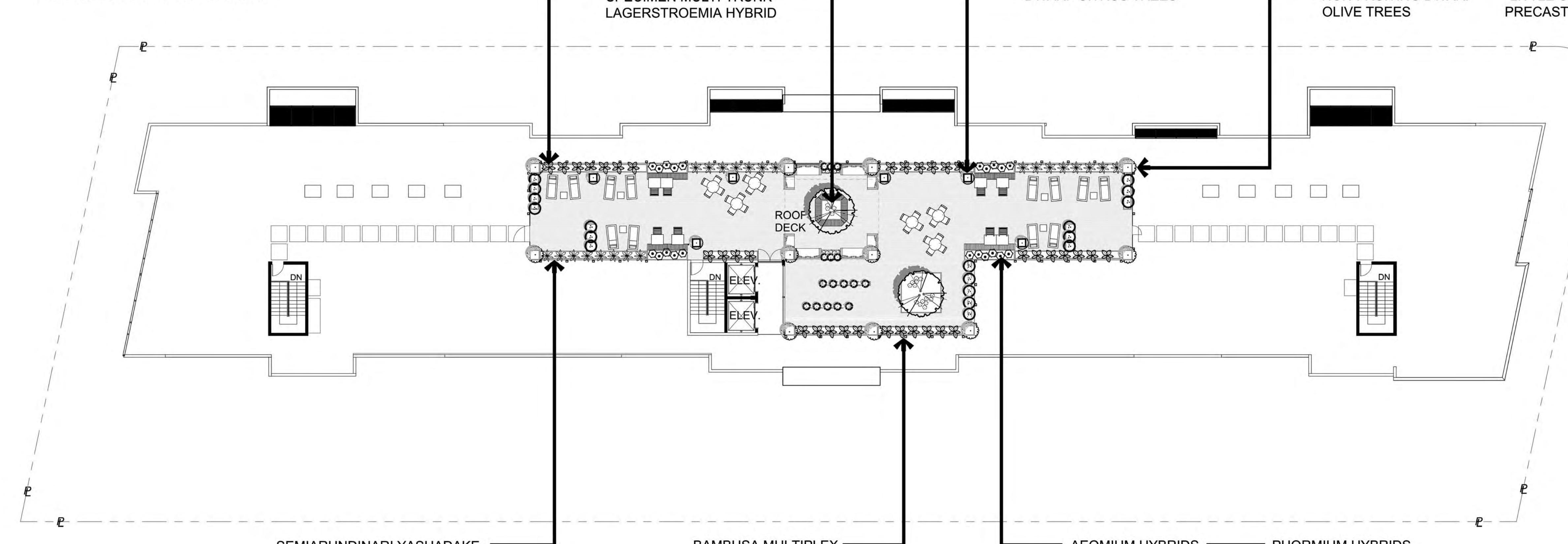
DWARF CITRUS TREES



NON-FRUITING DWARF
OLIVE TREES



"LITTLE OLLIE" EVERGREEN SHRUB &
PRECAST LIGHTWEIGHT PLANTERS



SEMIARUNDINARI YASHADAKE
'KIMMEI'



BAMBUSA MULTIPLEX
'ALPHONSE KARR'



AEOMIUM HYBRIDS



PHORMIUM HYBRIDS

GROUND FLOOR / STREET LEVEL (PART-SHADE)

BAMBOO	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
BAM OLD	Bambusa oldhamii	Giant Timber Bamboo	5 gal	M
BAM TEX	Bambusa textilis	Weaver's Bamboo	5 gal	M
PHY BIS	Phyllostachys bissettii	Bissett Bamboo	5 gal	M
PLE VIR	Pleioblastus viridistriatus	Dwarf Whitestripe Bamboo	5 gal	M
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AGA BLU	Agave x 'Blue Glow'	Blue Glow Agave	5 gal	L
ASP SPR	Asparagus densiflorus 'Sprenger Compacta'	Sprenger Asparagus	5 gal	L
ASP ASP	Asparagus densiflorus 'Sprenger'	Sprenger Asparagus	5 gal	L
AUC NAN	Aucuba japonica 'Nana' & 'Variegata Nana'	Dwarf Aucuba	5 gal	L
CHO TEC	Chondropetalum tectorum	Cape Rush	5 gal	M
CLI MIN	Clivia miniata 'Flame' & 'San Marcos Yellow'	Kaffir Lily	1 gal	L
DIC ANT	Dicksonia antarctica	Tasmanian Tree Fern	5 gal	M
DIE BIC	Dieteres bicolor	Fortnight Lily	5 gal	L
HAK MAC	Hakonechloa macra	Japanese Forest Grass	5 gal	M
HAK AUR	Hakonechloa macra 'Aureola'	Golden Variegated Hakonechloa	5 gal	M
HEL SEM	Helictotrichon sempervirens	Blue Oat Grass	5 gal	L
HEU HYB	Heuchera Hybrids	Coral Bells	1 gal	M
HOS HYB	Hosta Hybrids	Plantain Lily	5 gal	M
JUN PAT	Juncus patens	California Gray Rush	1 gal	M
LIR GIG	Liriope gigantea	Giant Liriope	1 gal	M
LIR SUN	Liriope muscari 'Silvery Sunproof'	Silvery Sunproof Blue Lilyturf	5 gal	M
LOR CHI	Loropetalum chinense	Loropetalum	5 gal	M
PHI BIP	Philodendron bipinnatifidum	Cut Leaf Philodendron	5 gal	M
PIT MAR	Pittosporum tenuifolium 'Marjorie Channon'	Tawhiwhi	5 gal	M
PIT CRE	Pittosporum tobira 'Cream De Mint' TM	Cream De Mint Dwarf Mock Orange	5 gal	L
PRU CAR	Prunus caroliniana 'Bright and Tight'	Carolina Laurel Cherry	5 gal	L
ZAN AET	Zantedeschia aethiopica	Common Calla	5 gal	H

DESIGNATED STREET TREES

STREET TREES	BOTANICAL NAME	COMMON NAME	CONT	QUANTITY
ACE BUE	Acer buergerianum	Trident Maple	24"box	3
ACE GLO	Acer rubrum 'October Glory' TM	October Glory Maple	24"box	2
PLA ACE	Platanus x acerifolia	London Plane Tree	24"box	16

ROOF DECK / UPPER LEVEL (PART-SUN)

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
LAG HYB	Lagerstroemia hybrid	Crape Myrtle - multi trunk	24" bx	2
OLE EUR	Olea europaea dwarf	Dwarf non-fruiting olive	15 gal	6
BAMBOO	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
BAM ALP	Bambusa multiplex 'Alphonse Karr'	Alphonse Karr Bamboo	5 gal	M
SEM YAS	Semiarundinaria yashadake 'Kimmei'	Red Cane Bamboo	5 gal	M
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
AEO KIW	Aeonium x 'Kiwi'	Kiwi Aeonium	1 gal	L
AEO SUN	Aeonium x 'Sunburst'	Aeonium	1 gal	L
AGA ATT	Agave attenuata	Agave	5 gal	L
ANI BUS	Anigozanthos x 'Bush Baby'	Bush Baby Kangaroo Paw	1 gal	L
CAR NAN	Carissa macrocarpa 'Nana'	Dwarf Natal Plum	1 gal	L
CHO TE2	Chondropetalum tectorum	Cape Rush	5 gal	M
CIT HYB	Citrus X lemon	Dwarf lemon tree	5 gal	M
DIE BIC	Dieteres bicolor	Fortnight Lily	5 gal	L
EUP MAR	Euphorbia x martinii	Euphorbia	1 gal	M
EUP ASC	Euphorbia x martinii 'Ascot Rainbow'	Rainbow Spurge	1 gal	M
FES GLA	Festuca glauca	Blue Fescue	1 gal	L
HEL SEM	Helictotrichon sempervirens	Blue Oat Grass	5 gal	L
LIB PER	Libertia peregrinans	NCN	1 gal	L
OLE LIT	Olea europaea 'Little Ollie' TM	Little Ollie Olive	5 gal	L
PHO DAZ	Phormium tenax 'Dazzler'	New Zealand Flax	5 gal	L
PHO MAO	Phormium tenax 'Maori Queen'	New Zealand Flax	5 gal	L
PHO RAI	Phormium tenax 'Rainbow Warrior'	New Zealand Flax	5 gal	L
PHO GOL	Phormium x 'Gold Sword'	Gold Sword Flax	5 gal	L
PIT WHE	Pittosporum tobira 'Wheelers Dwarf'	Wheeler's Dwarf Mock Orange	5 gal	L

PLANTING & WATER USE DESIGN INTENT STATEMENT

THE PLANTING DESIGN INCORPORATES PRINCIPLES INCLUDED IN THE "BAY FRIENDLY LANDSCAPE GUIDELINES". THE PLANTING DESIGN UTILIZES DROUGHT TOLERANT ORNAMENTAL PLANTS THAT ARE ADAPTED TO THE LOCAL CONDITIONS. PLANTS ARE GROUPED BY HYDROZONE, EXPOSURE & LOCAL CLIMATIC CONDITIONS. THE PLANTING DESIGN ALLOWS FOR THE PLANTS TO REACH THEIR NATURAL, FULL-GROWN SIZE AND ELIMINATES THE NEED FOR EXCESSIVE PRUNING OR HEDGING.

STREET TREES SHOWN ARE THE APPROVED/DESIGNATED SPECIES PER THE CITY OF SAN MATEO. DWARF ORNAMENTAL TREES ARE UTILIZED ON THE ROOF DECK.

THE PLANTS HAVE BEEN SELECTED UTILIZING THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PLANT LIST, WUCOLS III, SANTA CLARA COUNTY WATER DISTRICT'S APPROVED PLANT LIST FOR STORM WATER TREATMENT.

NO PLANTS ARE USED THAT ARE CONSIDERED INVASIVE IN THE REGION AS LISTED BY THE CAL-IPC. THE IRRIGATION SYSTEMS WILL BE AUTOMATIC, LOW GALLON USE DRIP SYSTEM. LOW, MEDIUM AND HIGH WATER USE HYDROZONES WILL BE ON SEPARATE VALVE CIRCUITS. ALL NEW TREES WILL BE IRRIGATED WITH BUBBLERS ON A SEPARATE CIRCUIT. ALL EXISTING TREES TO REMAIN WILL BE IRRIGATED PER THE ARBORIST'S RECOMMENDATIONS.

THE REMOTE CONTROL VALVES WILL HAVE INTEGRAL PRESSURE REGULATORS TO PREVENT FLUCTUATIONS AND ENSURE CONSTANT APPLICATION RATES TO MINIMIZE OVER OR UNDER WATERING. THE ELECTRONIC IRRIGATION CONTROLLER WILL HAVE SEASON ADJUSTMENTS, MULTIPLE PROGRAMS AND APPLICATION CYCLES/START TIMES. A RAIN SWITCH WILL BE INSTALLED TO PREVENT IRRIGATION DURING RAINY PERIODS. A FLOW SENSOR AND MASTER VALVE WILL BE CONNECTED TO THE CONTROLLER TO ALLOW AUTOMATIC SHUT OFF OF ANY VALVE CIRCUIT OR MAIN LINE IN THE EVENT OF A PIPE BRAKE TO PREVENT WATER WASTE.

NEW TREES

PLEASE SEE ARBORIST'S REPORT & TREE EVALUATION ALONG WITH THE "REQUIRED TREE PLANTING FORM" INCLUDED WITH THIS SUBMITTAL.

SUMMARY BELOW AS FOLLOWS:

REQUIRED TREE PLANTING		
LANDSCAPE AREA	4392 SF	
NEW TREES REQUIRED	11	
EXISTING TREES TO REMAIN	8	
LU VALUE TO BE REPLACED	45.73	

NEW TREE PROVIDED

QUANTITY	SIZE	LU VALUE
23	24" BOX TREES	46
6	15 GALLON	6
		TOTAL LU VALUE: 52

GROUND FLOOR / STREET LEVEL (PART-SHADE)



ROOF DECK / UPPER LEVEL (PART-SUN)



September 17, 2014



Winnie Lam
Hillsdale Terraces, LLC
159 El Camino Real
Millbrae, CA 94030

Re: Hillsdale Terrace Tree Evaluation Survey at 2700-2790 of S. El Camino Real, San Mateo, CA

Dear Ms. Lam,

On behalf of the Arborwell team, I would like to thank you for the opportunity to provide you with this tree evaluation survey for your upcoming planning submittal. This survey includes a *Tree Evaluation Schedule* and a *Tree Inventory Map*, along with the required planning submittal forms.

Site Description & Background

Hillsdale Terrace at 2700-2790 S. El Camino Real is a commercial property in the El Camino Real Corridor of San Mateo, California. The property encompasses an undeveloped lot on the southwest corner of the property and to the north of the lot, several small buildings that house commercial stores.

All *Major Vegetation*, defined as any tree with a trunk six (6) inches or greater measured at forty-eight (48) inches above natural grade, on-site was inventoried. Individual trees were mapped but not physically tagged onsite due to the small nature of the property.

There were thirty-nine (39) trees on-site or neighboring the property that are considered *Major Vegetation*. There are no *Heritage Trees* on the property, as defined by the City of San Mateo's *Heritage Tree Ordinance* §13.52.020, "any tree with a trunk diameter of sixteen (16) inches or more measured at forty-eight (48) inches above natural grade." Many, if not all, trees onsite were declining in health and will likely require removal. Site conditions may change over time.

Methodology

All individuals were identified in the field and identified with a number. Each tree was assessed on an individual basis and observations were made accordingly. *Major Vegetation* was recorded in *Tree Evaluation Schedule* and a *Tree Inventory Map*, mapped using ArcView® GIS.

A modified appraisal of the subject trees was performed under the direction of the *Guide for Plant Appraisal*, 9th Edition issued by the International Society of Arboriculture (ISA), Champaign, Illinois 2000, and adapted by the City of San Mateo to arrive at a LU Value. *The Species Classification and Group Assignment* (1992), a publication of the Western Chapter of the International Society of Arboriculture, was used to determine the species value. The appraised LU Value of the tree was determined using the City of San Mateo's *Tree Evaluation Schedule*.

The formula is as follows:

LU Value = (Species * Condition * Location) / 0.35) (Caliper Size * 0.70 if in allowable bldg. area * 1.25 if Heritage Tree)

Location: each tree was assigned a location value according to *The Guide for Plant Appraisal*, which includes the average of the *site rating* (10 to 100 percent), *contribution rating* (10 to 100 percent), and *placement rating* (10 to 100 percent). Because the trees are situated within a continuous landscape, the above ratings were assigned the following:

2337 AMERICAN AVE, HAYWARD, CA 94545
1993 EAST BAYSHORE ROAD, REDWOOD CITY, CA 94063

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September 17, 2014



- *Property Perimeter*: these trees serve as screen. Some have not been placed. They provide no shade, have had little maintenance, and contributed little to the long-term of the site – 20%
- *Parking Lot*: these trees were placed in the parking lot planting areas, yet have been improperly maintained – 40%
- *Street Trees*: while these trees are well placed, they are not maintained yearly – 70%
- *Landscaped Area*: these trees are well placed in high-visibility planting vaults but were not maintained regularly – 60%
- *Neighboring Property*: the trees were located on the neighboring property and yet influence the site – 40%

Species: each tree was assigned values in accordance with the species value corrected by the regional supplement for California, *Species Classification and Group Assignment*, available from the Western Chapter of the International Society of Arboriculture.

Condition: each tree has an assigned a value between 0% and 100% based on the derived value of health and structural conditions observed on the dates of inspection. Observations were recorded as *poor* = 1, *fair* = 2, *moderate* = 3, *good* = 4, and *excellent* = 5 (see Exhibit 1 for *condition ratings*), and then both values were added together then multiplied by 10 to arrive at a percentage.

Appraisal Discussion & Conclusion

For the purpose of this report, the LU Value derived is an approximation of an individual tree's LU Value and does not represent absolute values based on the inherent subjectivity, and questionable results, of the *Tree Evaluation Schedule*. The total appraised LU Value for the existing Hillsdale Terrace property's trees is **49.024**. If a new development is being proposed, I recommend all trees on the site be removed and replaced with high-value specimens. Neighboring trees should be preserved in place.

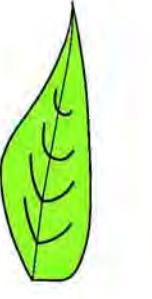
Thank you again; we look forward to building a long lasting relationship and taking care of your trees. Please review this information and contact me with any questions or concerns regarding the information provided in this letter.

Sincerely,

Sam Oakley
ISA Certified Arborist, WE-9474A, TRAQ
ASCA Registered Consulting Arborist #556

Ref.	Location	Species Name	Common Name	Major Vegetation (> 6" DBH)	Species Value %	Condition Value %	Location Value %	Tree Evaluation Schedule		LU Value	Note
								x	x	/	
								0.35	Caliper inches	.70 in allowable bldg. tree	1.25 in heritage tree
1	Unmaintained Landscape	<i>Liquidambar styraciflua</i>	Sweetgum	Yes	50	40	40	0.35	14	0.7	1
2	Unmaintained Landscape	<i>Liquidambar styraciflua</i>	Sweetgum	Yes	50	40	40	0.35	12	0.7	1
3	Property Perimeter	<i>Calocedrus decurrens</i>	Incense Cedar	Yes	70	40	20	0.35	7	0.7	1
4	Property Perimeter	<i>Calocedrus decurrens</i>	Incense Cedar	Yes	70	40	20	0.35	7	0.7	1
5	Property Perimeter	<i>Calocedrus decurrens</i>	Incense Cedar	Yes	70	40	20	0.35	7	0.7	1
6	Property Perimeter	<i>Calocedrus decurrens</i>	Incense Cedar	Yes	70	40	20	0.35	7	0.7	1
7	Property Perimeter	<i>Calocedrus decurrens</i>	Incense Cedar	Yes	70	40	20	0.35	7	0.7	1
8	Property Perimeter	<i>Calocedrus decurrens</i>	Incense Cedar	Yes	70	40	20	0.35	7	0.7	1
9	Property Perimeter	<i>Calocedrus decurrens</i>	Incense Cedar	Yes	70	40	20	0.35	7	0.7	1
10	Property Perimeter	<i>Calocedrus decurrens</i>	Incense Cedar	Yes	70	40	20	0.35	7	0.7	1
11	Property Perimeter	<i>Calocedrus decurrens</i>	Incense Cedar	Yes	70	40	20	0.35	7	0.7	1
12	Property Perimeter	<i>Calocedrus decurrens</i>	Incense Cedar	Yes	70	40	20	0.35	12	0.7	1
13	Property Perimeter	<i>Calocedrus decurrens</i>	Incense Cedar	Yes	70	40	20	0.35	12	0.7	1
14	Property Perimeter	<i>Calocedrus decurrens</i>	Incense Cedar	Yes	70	0	20	0.35	12	0.7	1
15	Property Perimeter	<i>Calocedrus decurrens</i>	Incense Cedar	Yes	70	0	20	0.35	10	0.7	1
16	Neighboring Property	<i>Calocedrus decurrens</i>	Incense Cedar	Yes	70	40	40	0.35	10	0.7	1
17	Property Perimeter	<i>Maytenus boaria</i>	Mayten	Yes	50	0	20	0.35	12	0.7	1
18	Property Perimeter	<i>Calocedrus decurrens</i>	Incense Cedar	Yes	70	40	20	0.35	4	0.7	1
19	Property Perimeter	<i>Maytenus boaria</i>	Mayten	Yes	50	40	20	0.35	4	0.7	1
20	Parking Lot	<i>Maytenus boaria</i>	Mayten	Yes	50	40	40	0.35	14	0.7	1
21	Parking Lot	<i>Calocedrus decurrens</i>	Incense Cedar	Yes	70	20	40	0.35	14	0.7	1
22	Parking Lot	<i>Calocedrus decurrens</i>	Incense Cedar	Yes	70	20	40	0.35	14	0.7	1
23	Parking Lot	<i>Calocedrus decurrens</i>	Incense Cedar	Yes	70	20	40	0.35	14	0.7	1
24	Parking Lot	<i>Calocedrus decurrens</i>	Incense Cedar	Yes	70	20	40	0.35	14	0.7	1
25	Parking Lot	<i>Calocedrus decurrens</i>	Incense Cedar	Yes	70	20	40	0.35	14	0.7	1
26	Parking Lot	<i>Calocedrus decurrens</i>	Incense Cedar	Yes	70	20	40	0.35	14	0.7	1
27	Parking Lot	<i>Calocedrus decurrens</i>	Incense Cedar	Yes	70	20	40	0.35	14	0.7	1
28	Parking Lot	<i>Calocedrus decurrens</i>	Incense Cedar	Yes	70	20	40	0.35	14	0.7	1
29	Landscaped Area	<i>Pyrus calleryana</i>	Ornamental Pear	Yes	50	50	60	0.35	4	0.7	1
30	Landscaped Area	<i>Gleditsia triacanthos</i>	Honey Locust	Yes	30	30	60	0.35	6	0.7	1
31	Landscaped Area	<i>Gleditsia triacanthos</i>	Honey Locust	Yes	30	30	60	0.35	4	0.7	1
32	Landscaped Area	<i>Trachycarpus fortunei</i>	Windmill Palm	Yes	90	60	60	0.35	11	0.7	1
33	Property Perimeter	<i>Callistemon citrinus</i>	Bottle Brush	Yes	50	60	20	0.35	10	0.7	1
34	Property Perimeter	<i>Callistemon citrinus</i>	Bottle Brush	Yes	50	60	20	0.35	4	0.7	1
35	Property Perimeter	<i>Callistemon citrinus</i>	Bottle Brush	Yes	50	60	20	0.35	12	0.7	1
36	Neighboring Property	<i>Pinus radiata</i>	Monterey Pine	Yes	30	40	40	0.35	14	0.7	1
37	Neighboring Property	<i>Eucalyptus sideroxylon</i>	Red Ironbark Eucalyptus	Yes	10	40	40	0.35	12	0.7	1
38	Neighboring Property	<i>Eucalyptus sideroxylon</i>	Red Ironbark Eucalyptus	Yes	10	40	40	0.35	12	0.7	1
39	Neighboring Property	<i>Cinnamomum camphora</i>	Camphor	Yes	70	40	40	0.35	12	0.7	1

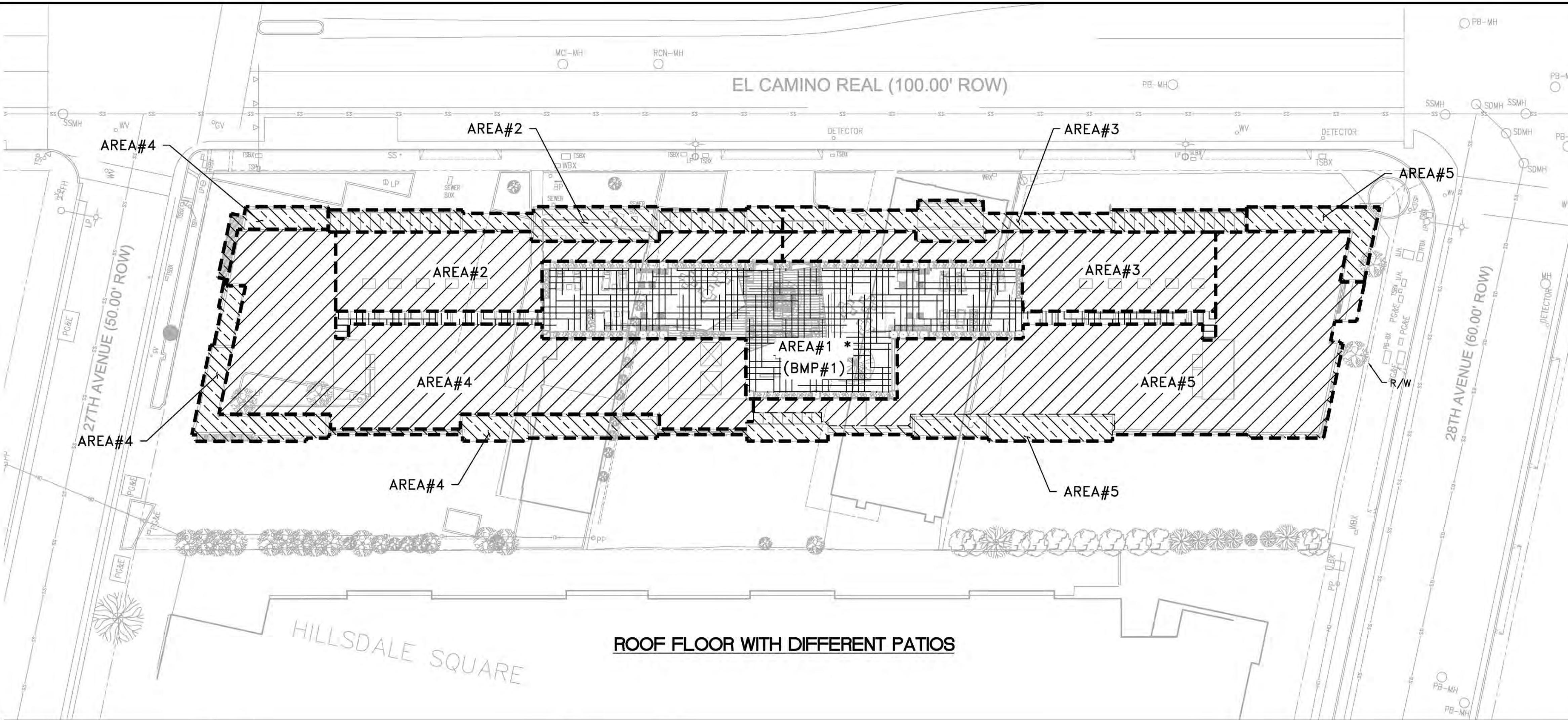




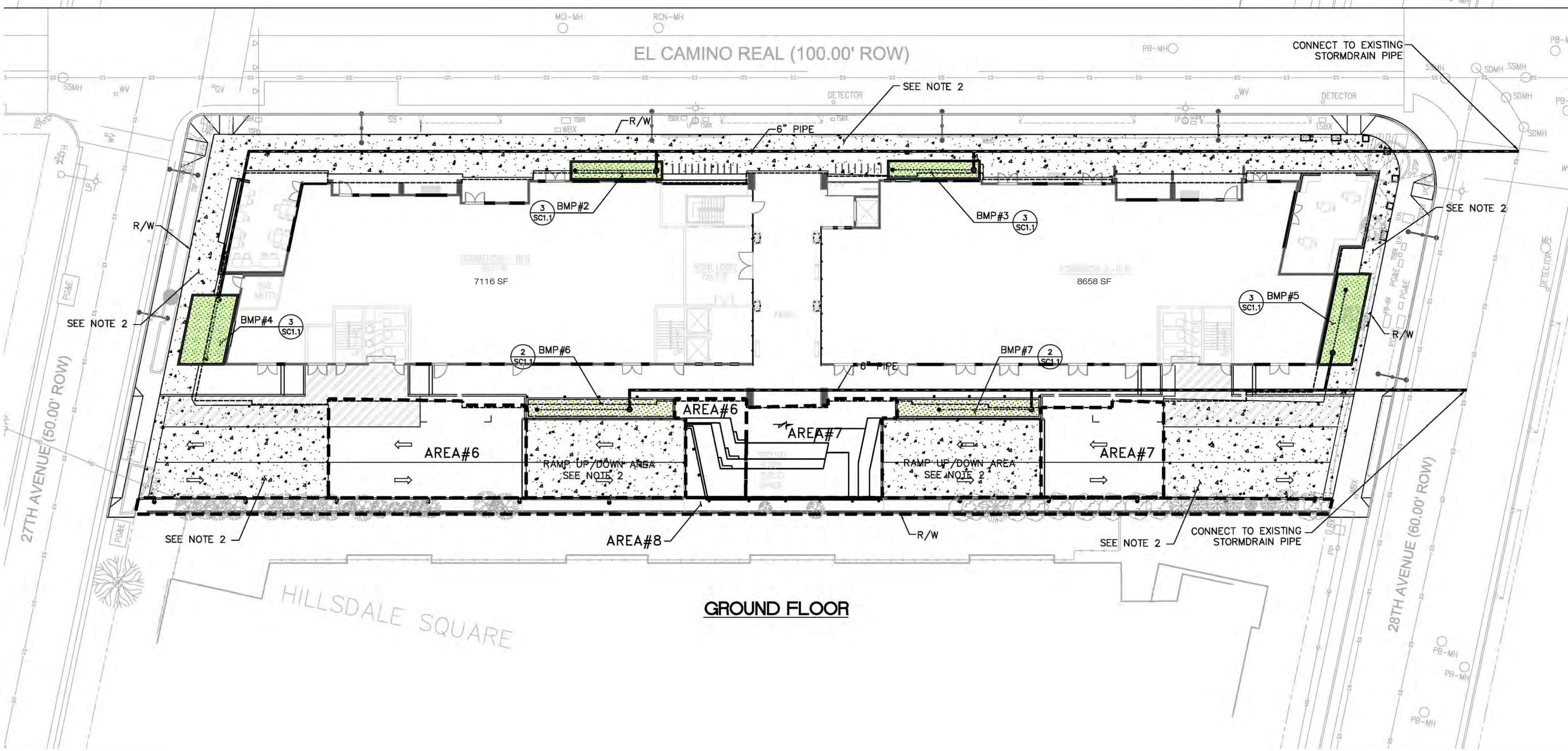
GREEN
CIVIL ENGINEERING
GREEN-ENG@GMAIL.COM
204 E. 2ND AVE #820
SAN MATEO, CA 94401

STORMWATER CONTROL PLAN

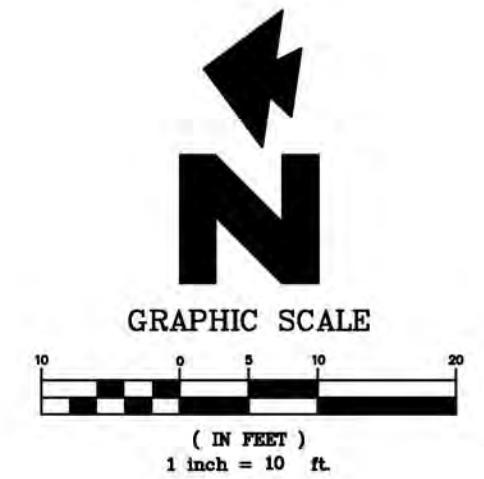
2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403



ROOF FLOOR WITH DIFFERENT PATIOS



GROUND FLOOR



LEGEND

AREA#1	= DRAINAGE BOUNDARY
	= ROOF
	= PATIO/SKYLIGHT
	= BIO-RETENTION AREA
	= FLOW THROUGH PLANTER AREA
	= ROOF GARDEN COMBINED WITH PERMEABLE PAVER AND LANDSCAPE
	= GROUND AREA, SEE NOTE 2 TO APPLY 25% CREDIT FOR SPECIAL PROJECT
	= LANDSCAPE

TREATMENT MEASURE SIZING TABLE

TREATMENT AREA	PROPOSED TREATMENT METHOD(BMP#)	DRAINAGE AREA (SF)	REQUIRED TREATMENT AREA (SF) 4% OF DRAINAGE AREA	PROVIDED TREATMENT MEASURE(SF)
AREA#1 *	SELF-TREATING (BMP#1)	4990	-	-
AREA#2	FLOW-THROUGH PLANTER(BMP#2)	3240	130	138
AREA#3	FLOW-THROUGH PLANTER(BMP#3)	3170	127	138
AREA#4	FLOW-THROUGH PLANTER(BMP#4)	7080	283	284
AREA#5	FLOW-THROUGH PLANTER(BMP#5)	6550	262	292
AREA#6	BIO-RETENTION AREA(BMP#6)	2420	92	236
AREA#7	BIO-RETENTION AREA(BMP#7)	2340	104	231
AREA#8	LANDSCAPE	1910		
AREA#9	IMPERVIOUS AREA, SEE NOT 2	10,513		

REV. 1 REvised Plans per City
COMMENTS 1 -



DATE: 02-17-2015
SCALE: AS SHOWN
DRAWN: CW
CHECK: CW
JOB: 2014022

NOTES

- 1) SIZING GUIDELINE FOR FLOW BASED TREATMENT IS 4%, PER COUNTY OF SAN MATEO STANDARDS.
- 2) FOR SIDEWALK ALONG EL CAMINO REAL, 27TH AVE, 28TH AVE, RAMP UP/DOWN, AND PORTION OF PRIVATE ROAD, THE PROJECT TEAM WOULD APPLY TREATMENT REDUCTION CREDIT, SEE SPECIAL PROJECT FORM FOR DETAILS.
- 3) SEE LANDSCAPE PLAN FOR ONSITE PROPOSED LANDSCAPE DESIGN.
- 4) DRAINAGE AREA 2, 3, 4 AND 5 CONTAIN ROOF AREAS, DIFFERENT FLOOR PATIO AREAS AND SKYLIGHT AREAS.

* ROOF DRAINAGE AREA COMBINED WITH LANDSCAPE AND PERMEABLE PAVER

~SHEET~
SC1.0



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204 E. 2ND AVE #820
SAN MATEO, CA 94401

DETAIL SHEET

2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

REV.	DESCRIPTION	DATE
1	REVISED PLANS PER CITY COMMENTS	3/28/16



DATE: 02-17-2015
SCALE: AS SHOWN
DRAWN: CW
CHECK: CW
JOB: 2014022

~SHEET~
SC1.1

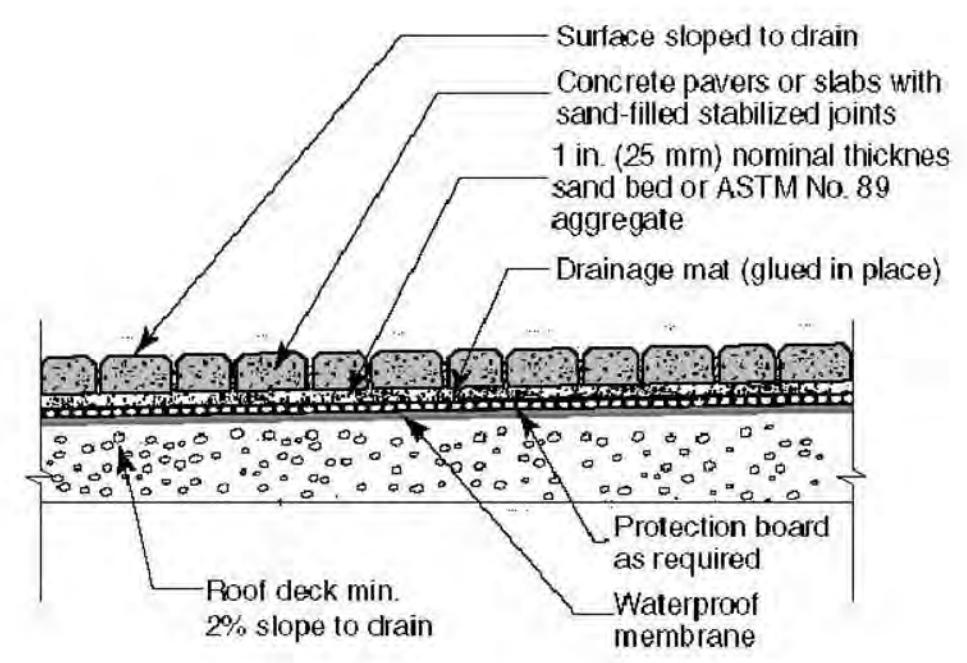
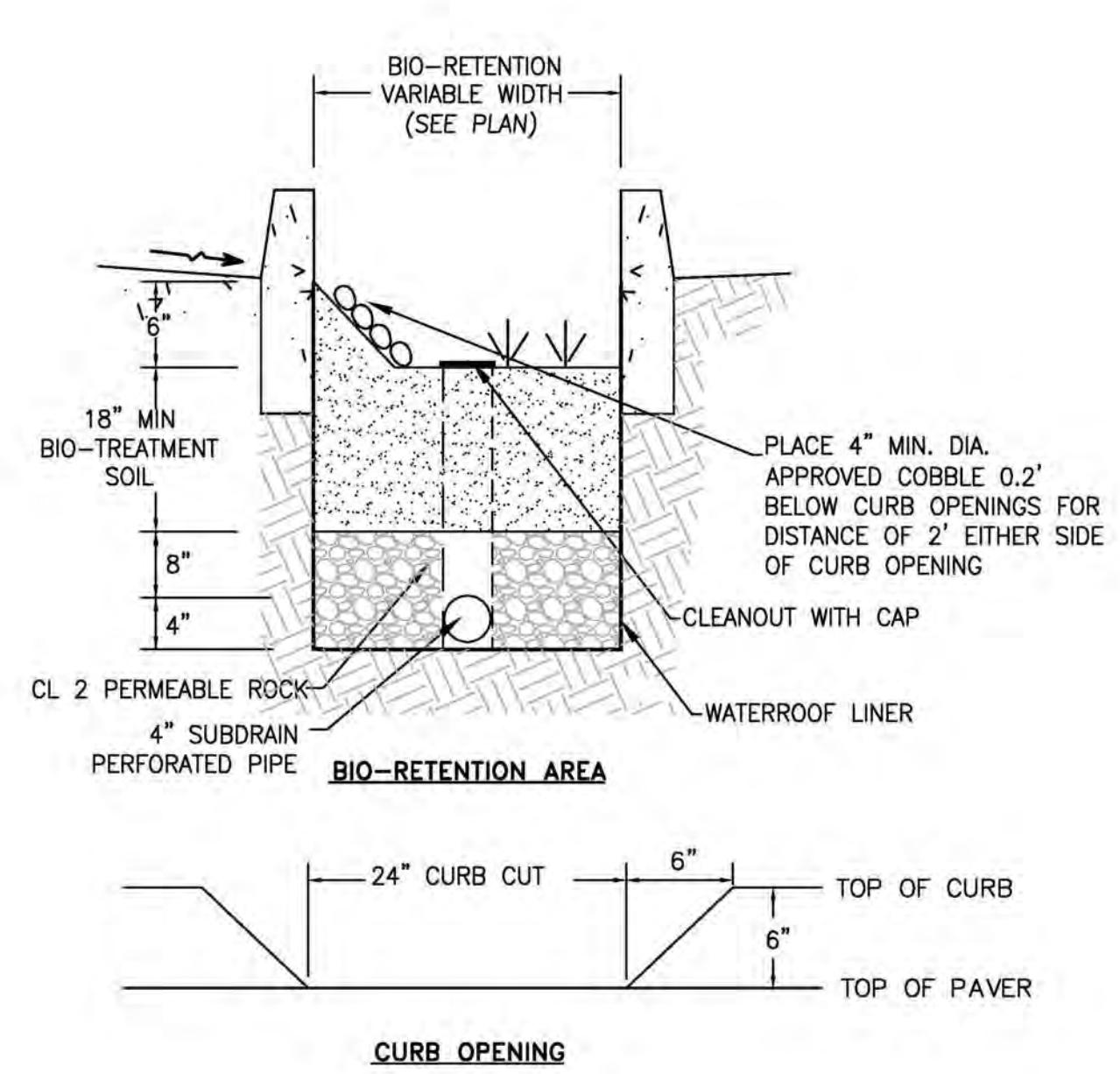
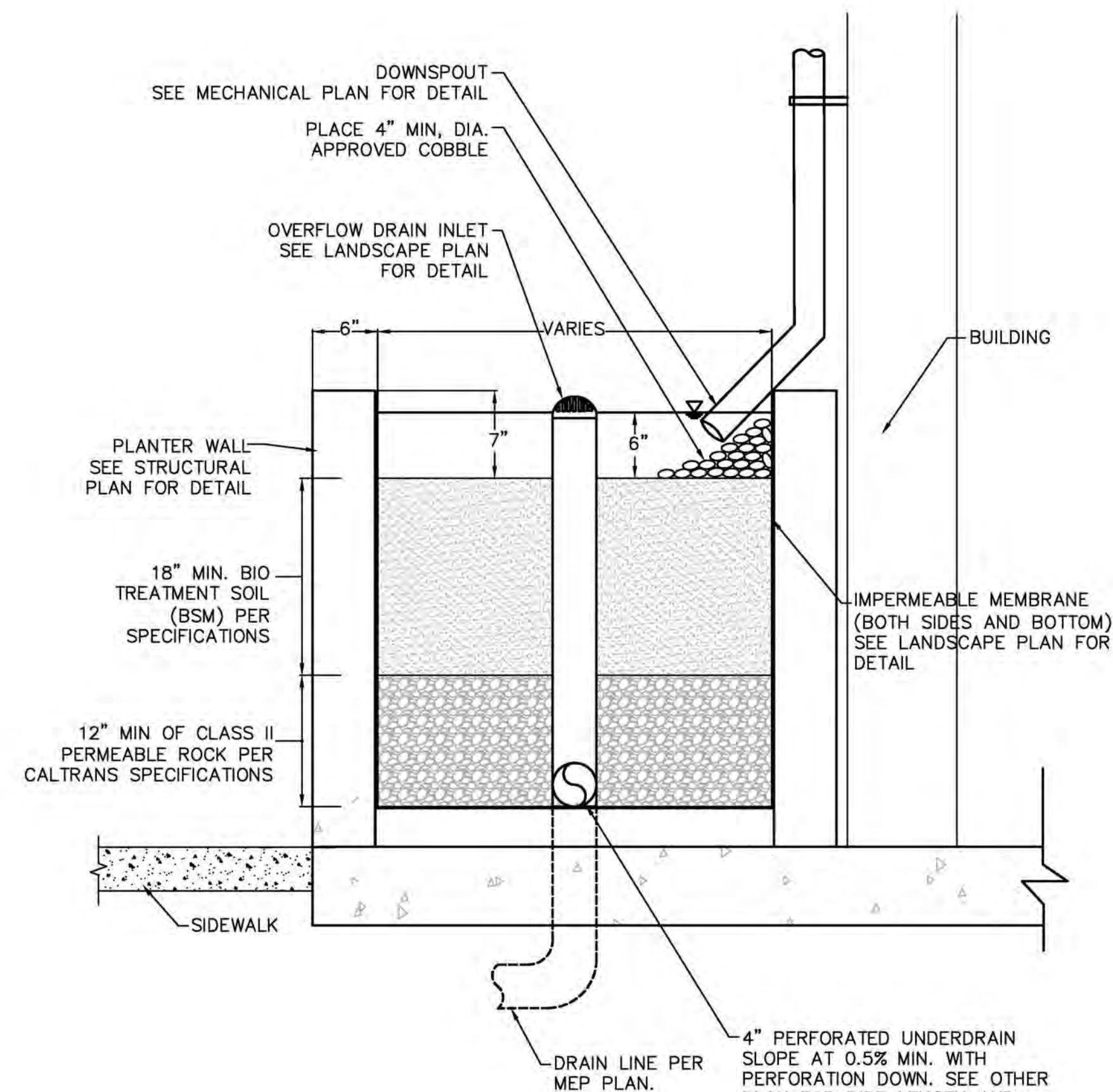


Figure 7. Sand-set concrete pavers or slabs for a pedestrian roof plaza deck. Units no larger than 12 x 12 in. (300 x 300 mm) length and width are recommended for sand-set applications to avoid tipping.

PERMEABLE PAVER N.T.S. SC1.1

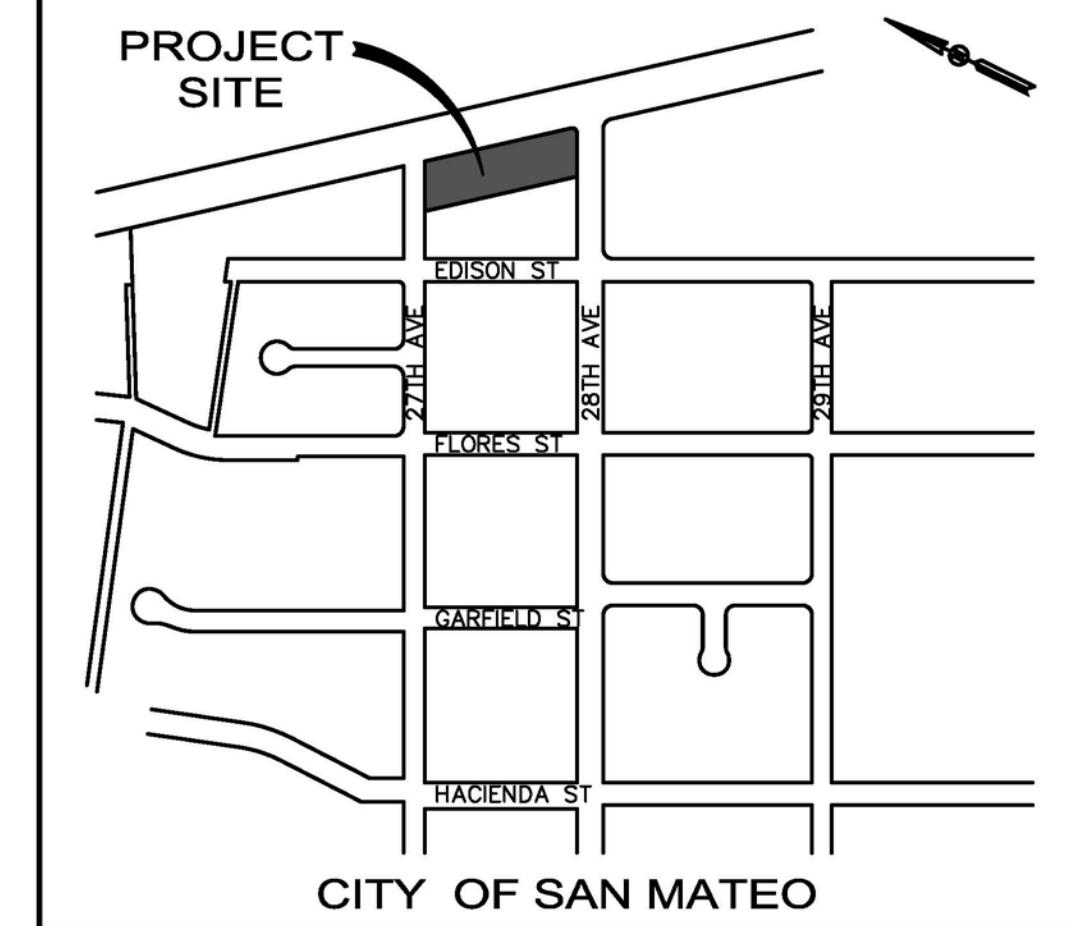


BIO-RETENTION AREA N.T.S. SC1.1



FLOW THROUGH PLANTER N.T.S. SC1.1

**TENTATIVE MAP
HILSDALE TERRACES
2700, 2728 & 2790 SOUTH EL CAMINO REAL
SAN MATEO, SAN MATEO COUNTY, CALIFORNIA 94403
FOR: HILSDALE TERRACES, LLC**



**ASSUMED BENCHMARK AT INTERSECTION OF 27TH AVE.
& EDISON ST.**

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

BASIS OF BEARINGS

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.

DATE OF SURVEY:

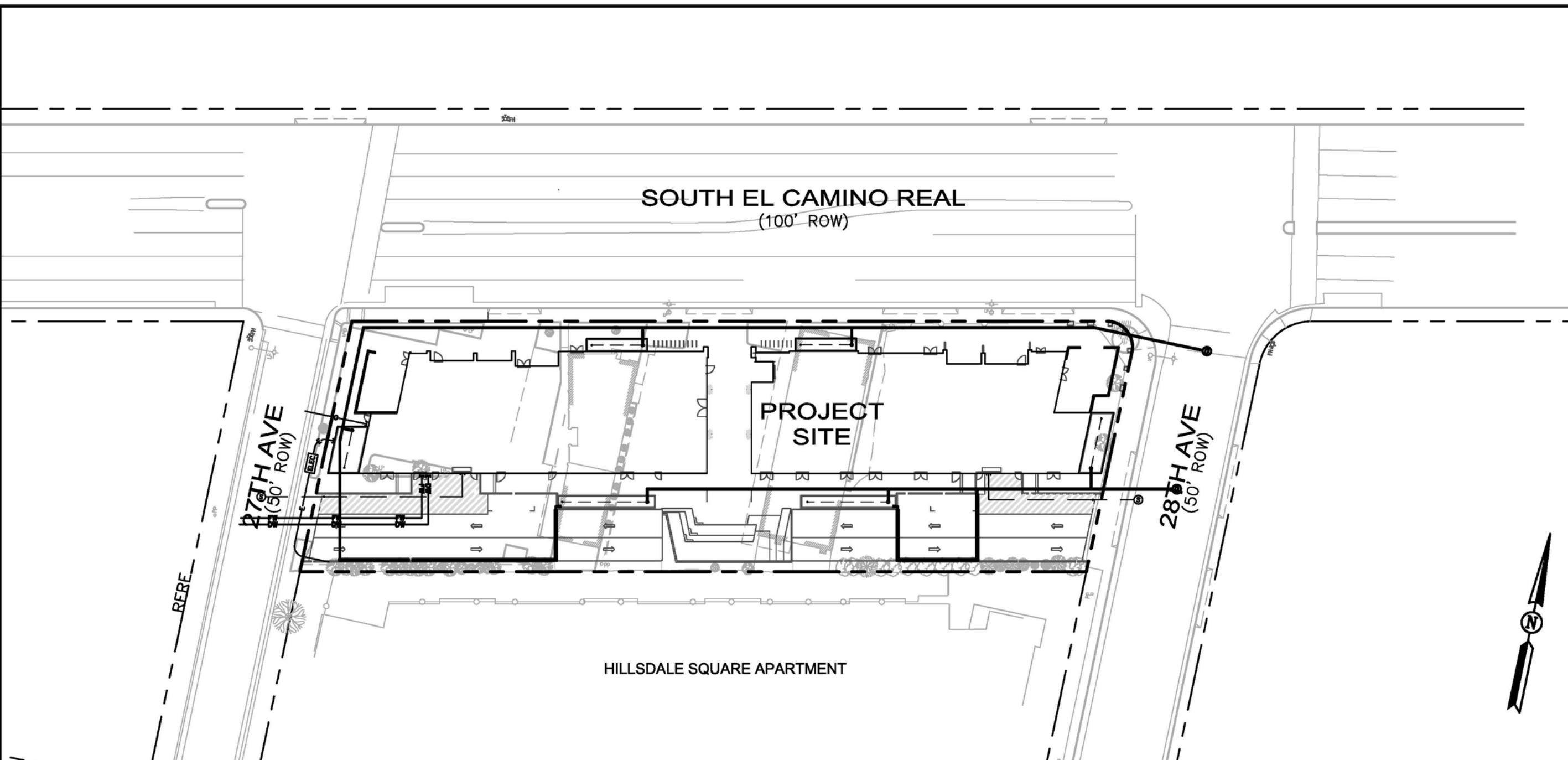
TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED
ON JANUARY 16, 2014.

BOUNDARY NOTES:

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 COMPRIZE 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 UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED 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.



LOCATION MAP

NOT TO SCALE

SHEET INDEX

- TM-1 COVER SHEET
- TM-2 EXISTING PARCELS & EASEMENTS
- TM-3 PROPOSED PARCELS & EASEMENTS
- TM-4 PRELIMINARY GRADING & DRAINAGE PLAN
- TM-5 PRELIMINARY UTILITY PLAN

LEGEND

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

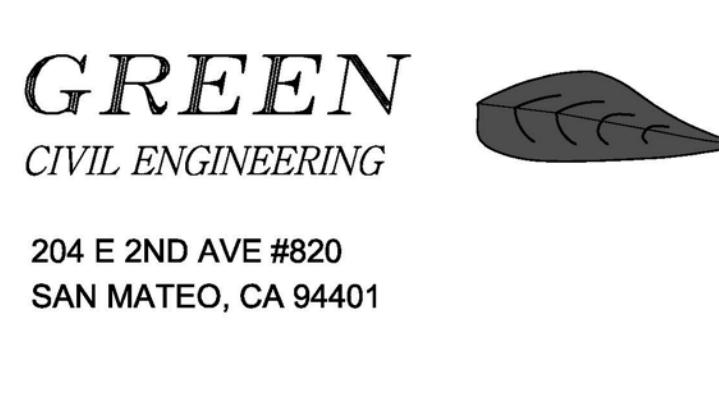
ABBREVIATIONS

AC	ASPHALT CONCRETE	PB-MH	PACIFIC BELL MANHOLE
APN	ASSESSOR'S PARCEL NUMBER	PL	PROPERTY LINE
BM	BENCHMARK	PP	POWER POLE
BC	BUILDING CORNER	ROW	RIGHT OF WAY
BL	BUILDING LINE	RTW.	RETAINING WALL
BOW	BOTTOM OF WALL	(R)	PER RECORD MAPS
BP	BACKFLOW PREVENTER	SS	STREET SIGN
BRC	BACK OF ROLL CURB	SDMH	STORM DRAIN MANHOLE
BW	BACK OF WALK	SSMH	SANITARY SEWER MANHOLE
CLR.	CLEAR	S/W	SIDEWALK
(D)	PER RECORDED DEED	TC	TOP OF CURB
DI	DRAIN INLET	TR	TREE
D/W	DRIVEWAY	TSBX	TRAFFIC SIGNAL BOX
EL./ELEV.	ELEVATION	TSP	TRAFFIC SIGNAL POLE
(E)/EX.	EXISTING	TW	TOP OF WALL
FH	FIRE HYDRANT	TYP.	TYPICAL
FL	FLOW LINE	(T)	TOTAL
GND	GROUND	WBX	WATER BOX
GV	GAS VALVE	WV	WATER VALVE
LG	LIP OF GUTTER	WD	WOODEN
LP	LIGHT POLE	±0.00' CLR.*	MEAS. FROM INSIDE FACE OF RTW./WALL TO PL
MIN	MINIMUM	±0.00' CLR/OVER.**	MEAS. FROM INSIDE WD. FACE OF FENCE TO PL
(M)/MEAS.	MEASURED	±0.00' CLR.***	MEAS. FROM BLDG. CORNER/LINE TO PL
MH	MANHOLE	0.00'Ø	MEAS. FROM BASE OF THE TREE (APPROXIMATE).
NTS	NOT TO SCALE	①	103 RSM 06
PAV	PAVEMENT		

GENERAL NOTES

1. OWNER / DEVELOPER:	HILLSDALE TERRACES, LLC 159 EL CAMINO REAL MILLBRAE, CA 94030	7. LOT AREA: LOT 1 (MERGED TO 1 LOT) 0.999± ACRE 039-352-060 0.378± ACRE 039-352-070 0.298± ACRE 039-352-090 0.323± ACRE
2. ARCHITECT:	COSTA BROWN ARCHITECTURE, INC. 1620 MONTGOMERY STREET, SUITE 300 SAN FRANCISCO, CA 94111	8. TOTAL NO. OF PROPOSED UNITS: COMMERCIAL - 17,804 SF OF FLOOR AREA RESIDENTIAL - 74 UNITS
3. CIVIL ENGINEER:	GREEN CIVIL ENGINEERING 204 EAST 2nd AVENUE #820 SAN MATEO, CA 94401	9. TOTAL NO. OF PARKING PROVIDED: 171 SPACES 56 (COMMERCIAL) 100 (RESIDENTIAL) 15 (VISITOR)
4. SURVEYOR:	GLA CIVIL ENGINEERING, INC. 944 MARKET STREET, SUITE 711 SAN FRANCISCO, CA 94102	10. UTILITIES: WATER: CAL WATER SANITARY SEWER: CITY OF SAN MATEO STORM DRAIN: CITY OF SAN MATEO FIRE: CITY OF SAN MATEO GAS & ELECTRIC: PACIFIC GAS & ELECTRIC TELEPHONE: AT&T CABLE TV: COMCAST
5. APN(S):	039-352-060 039-352-070 039-352-090	
6. ZONING:	C3-1/R4	

DRAFT



OWNER:
HILSDALE TERRACES, LLC

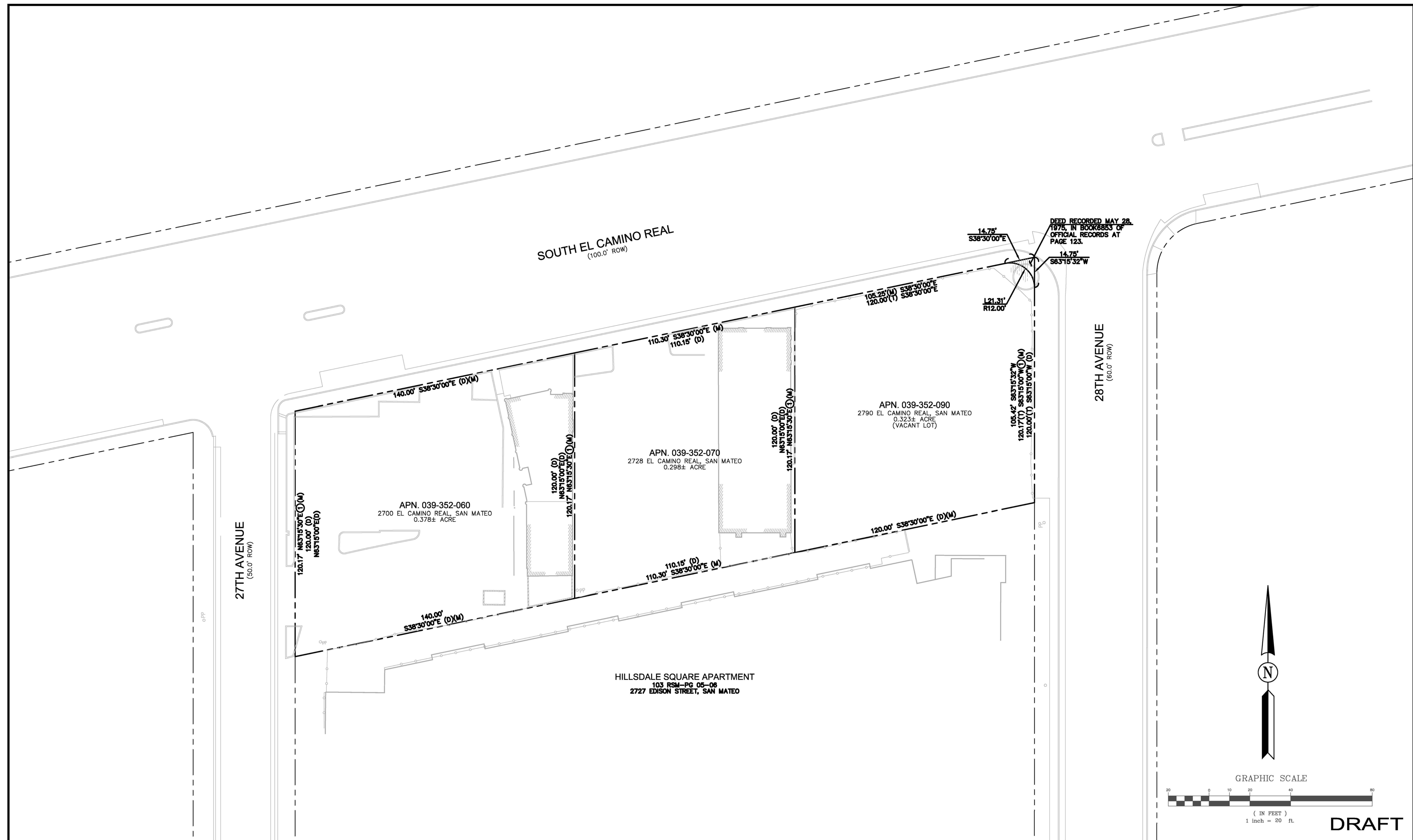
**COVER SHEET
TENTATIVE MAP
2700, 2728 & 2790 SOUTH EL CAMINO REAL
SAN MATEO, CALIFORNIA 94403**

SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

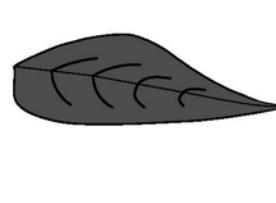
SHEET
TM-1

OF 5 SHEET

JOB NO.
2014022



GREEN CIVIL ENGINEERING



204 E 2ND AVE #820
SAN MATEO, CA 94401

OWNER:
HILSDALE TERRACES, LLC

EXISTING PARCELS & EASEMENTS

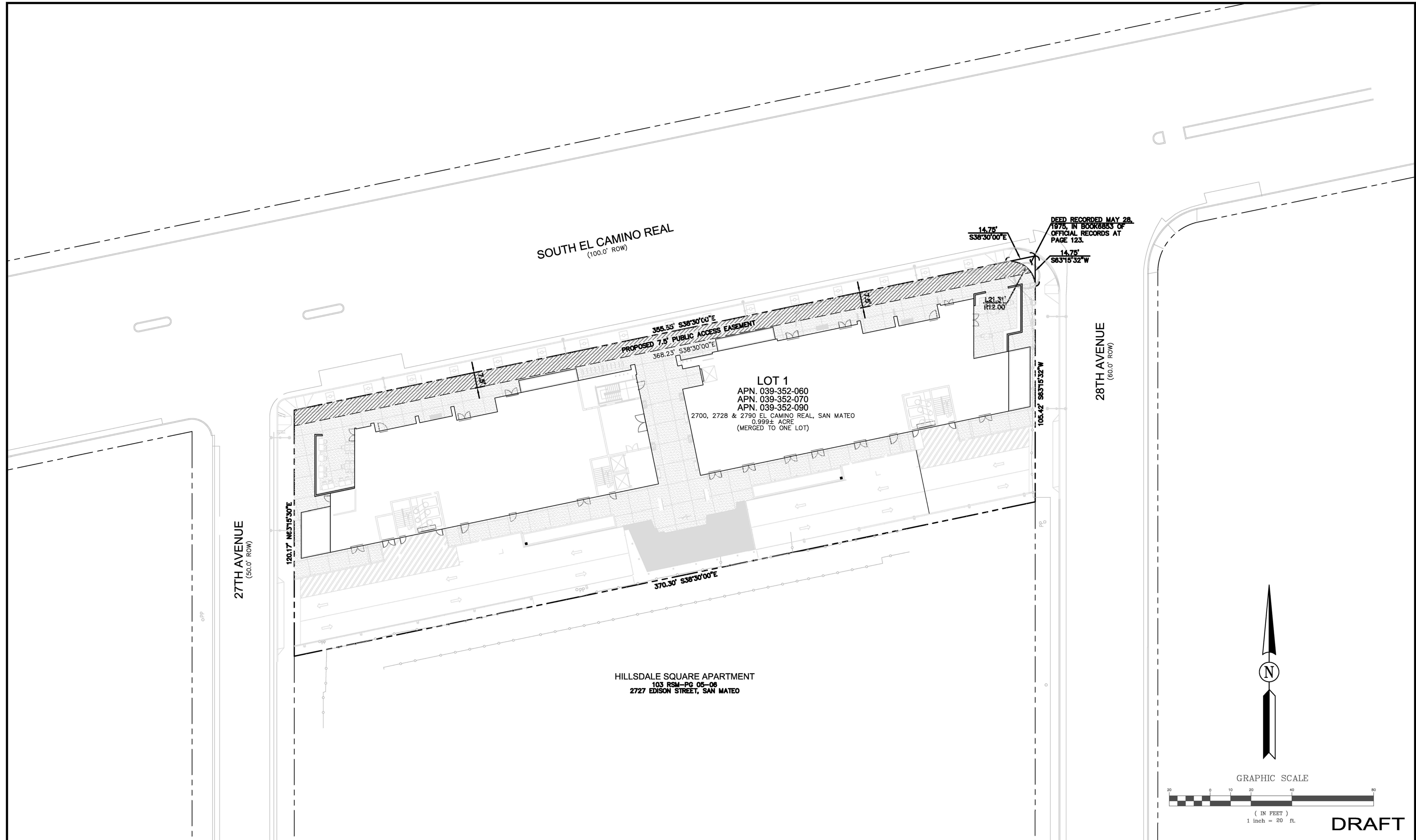
**TENTATIVE MAP
2700, 2728 & 2790 SOUTH EL CAMINO REAL
SAN MATEO, CALIFORNIA 94403**

SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

SHEET
TM-2

OF 5 SHEET

JOB NO.
2014022



REV.	DATE	DESCRIPTION
-	3/29/2016	TENTATIVE MAP PER DEPT. OF COMMUNITY DEVELOPMENT COMMENTS, 1/20/16

GREEN
CIVIL ENGINEERING

204 E 2ND AVE #820
SAN MATEO, CA 94401



OWNER:

HILLSDALE TERRACES, LLC

159 EL CAMINO REAL
MILLBRAE, CA 94030

PROPOSED PARCELS & EASEMENTS

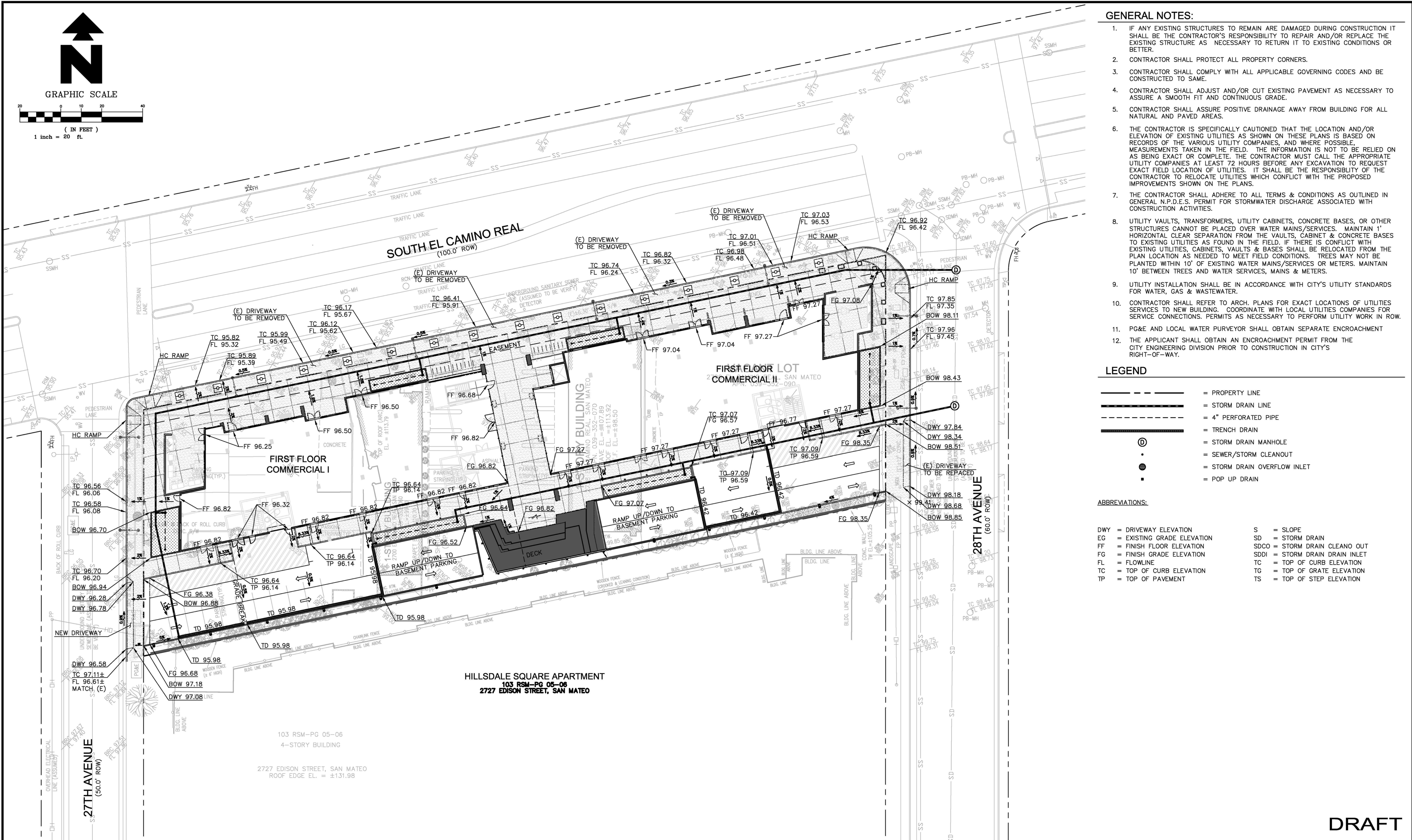
TENTATIVE MAP

2700, 2728 & 2790 SOUTH EL CAMINO REAL
SAN MATEO, CALIFORNIA 94403

SCALE
VERTICAL: 1" = AS SHOWN
HORIZONTAL: 1" = AS SHOWN

SHEET
TM-3
OF 5 SHEET

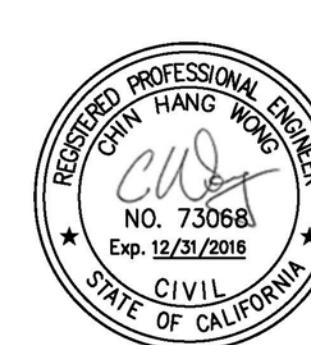
JOB NO.
2014022



REV.	DATE	DESCRIPTION
-	3/29/2016	TENTATIVE MAP PER DEPT. OF COMMUNITY DEVELOPMENT COMMENTS, 1/20/16

GREEN
CIVIL ENGINEERING

204 E 2ND AVE #820
SAN MATEO, CA 94401

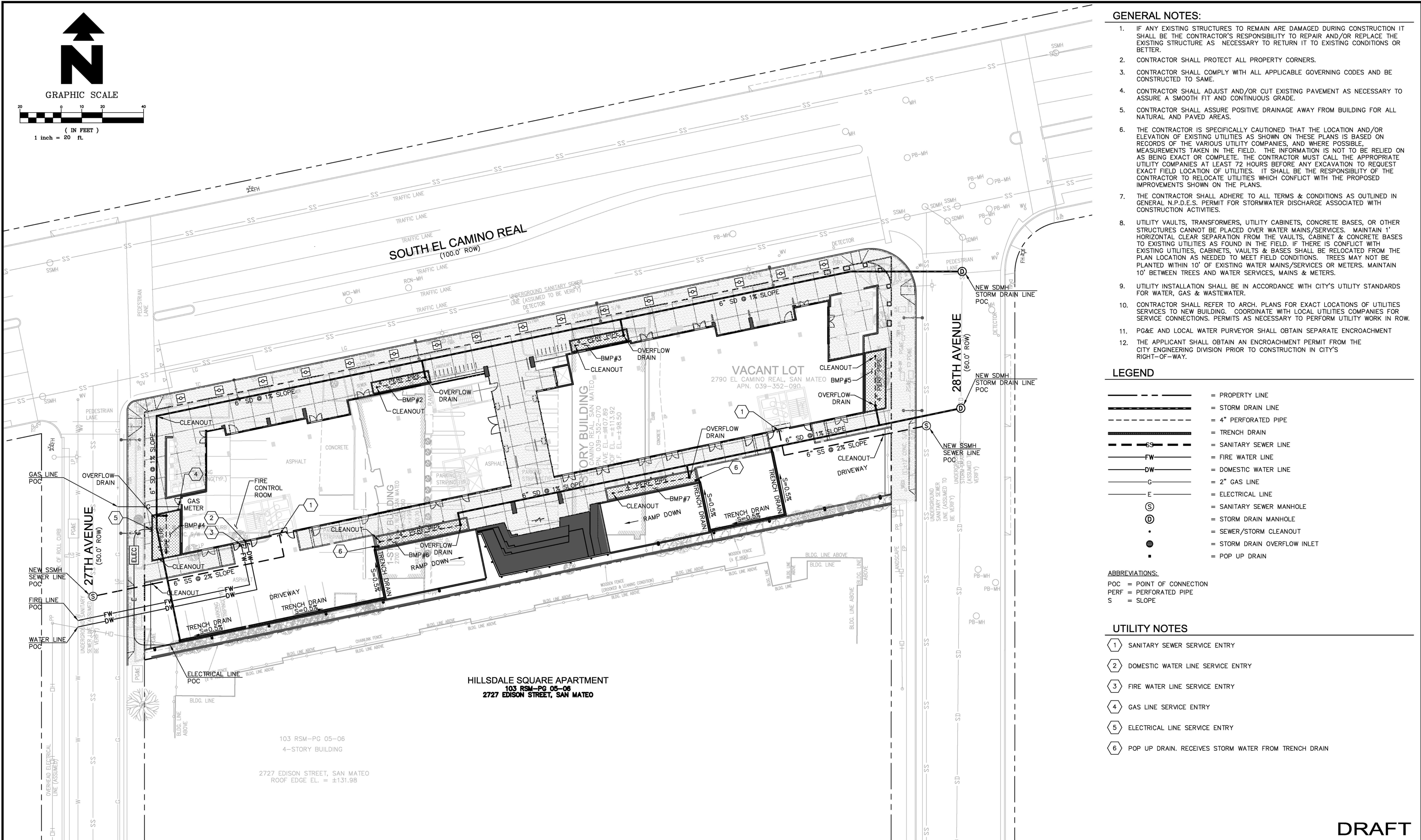


OWNER:
HILLSDALE TERRACES, LLC
159 EL CAMINO REAL
MILLBRAE, CA 94030

PRELIMINARY GRADING & DRAINAGE PLAN
TENTATIVE MAP
2700, 2728 & 2790 SOUTH EL CAMINO REAL
SAN MATEO, CALIFORNIA 94403

SCALE
VERTICAL: 1" = AS SHOWN
HORIZONTAL: 1" = AS SHOWN
SHEET
TM-4
OF 5 SHEET
JOB NO.
2014022

DRAFT



REV.	DATE	DESCRIPTION
-	3/29/2016	TENTATIVE MAP PER DEPT. OF COMMUNITY DEVELOPMENT COMMENTS, 1/20/16

GREEN
CIVIL ENGINEERING

204 E 2ND AVE #820
SAN MATEO, CA 94401



OWNER:
HILLSDALE TERRACES, LLC
159 EL CAMINO REAL
MILLBRAE, CA 94030

PRELIMINARY UTILITY PLAN

TENTATIVE MAP
2700, 2728 & 2790 SOUTH EL CAMINO REAL
SAN MATEO, CALIFORNIA 94403

SCALE
VERTICAL: 1" = AS SHOWN
HORIZONTAL: 1" = AS SHOWN
Sheet
TM-5
OF 5 SHEET
JOB NO. 2014022