



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:

COVER SHEET

Sheet Number:

A-0.0





HILLSDALE TERRACES

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



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

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

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

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

5. ENCROACHMENT FROM/ONTO THE ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES WHICH MAY ARISE 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 UTILITIES NOT SHOWN, SHALL BE DETERMINED BY VERIFICATION IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION, PRIOR TO ANY DIGGING, CALL U.S.A. (1-800-642-2444) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.

| | | | | | | |
|--------------------------------------|---|---|--------------|------------|-------------------------|------|
| SHEET C-1 SHEET 1 OF 10 | TOPOGRAPHIC SURVEY PLAN 2700, 2728, & 2790 EL CAMINO REAL APN: 039-352-060, 039-352-070, 039-352-090 PN: 2700ECR SAN MATEO CALIFORNIA | GLA CIVIL ENGINEERS, INC. 414 Mason Street Ste 404, San Francisco, CA. Tel. (415) 956-6707 | DESIGNED BY: | 01/23/2014 | PREPARATION OF PLAN | |
| | | | HC/LB | 02/10/2014 | ADD ADJACENT BLDG. LINE | |
| | | | DRAWN BY: | | | |
| | | | LB | | | |
| | | | CHECKED BY: | | | |
| | | | HC | | | |
| | | | SCALE: | | | |
| | | | 1"=20' | | | |
| | | | RY | DATE | DESCRIPTION | RY |
| | | | | | | DATE |
| | | | | | | 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 |
| Level 05 | 18,478 | 1,986 | 637 | 307 | 0 | 0 | 21,408 | 1491 |
| Level 04 | 20,243 | 2,066 | 637 | 288 | 0 | 0 | 23,234 | 1,182 |
| Level 03 | 21,450 | 2,034 | 638 | 288 | 0 | 0 | 24,410 | 0 |
| Level 02 | 20,494 | 2,026 | 637 | 326 | 744 | 0 | 24,227 | 0 |
| Level 01 | 0 | 1,319 | 902 | 739 | 0 | 13,462 | 16,422 | 3841 |
| Totals | 80,665 | 9,543 | 4,137 | 1,948 | 5,215 | 13,462 | 114,970 | 10,985 |
| GSF | | | | | | | | (not included in gross sq. ft. building area) |

Parking Areas

all figures in gross square feet

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

| | | | |
|---------------------------------|---------|-----|---------------------|
| Grand Total (Including Garages) | 237,432 | GSF | *Includes Open Area |
|---------------------------------|---------|-----|---------------------|

Unit Calculations

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

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

Parking Calculations by Level

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

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

Parking Calculations by Category

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

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

| 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 |

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

Landscaped Areas

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

Costa Brown
Architecture

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Date: 07/22/2016

Scale:

Description:

PROJECT
SUMMARIES

Sheet Number:

A-0.3

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Date: 07/22/2016

Scale:

Description:

BUILDING USAGE
/ TYPE

Sheet Number:

A-0.4

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

8 CONSTRUCTION

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

7 SEPARATIONS

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

6 EGRESS TRAVEL

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

5 EXIT TRAVEL DISTANCE

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

4 OCCUPANT LOADS

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

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

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

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

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

3 FIRE RESISTANCE

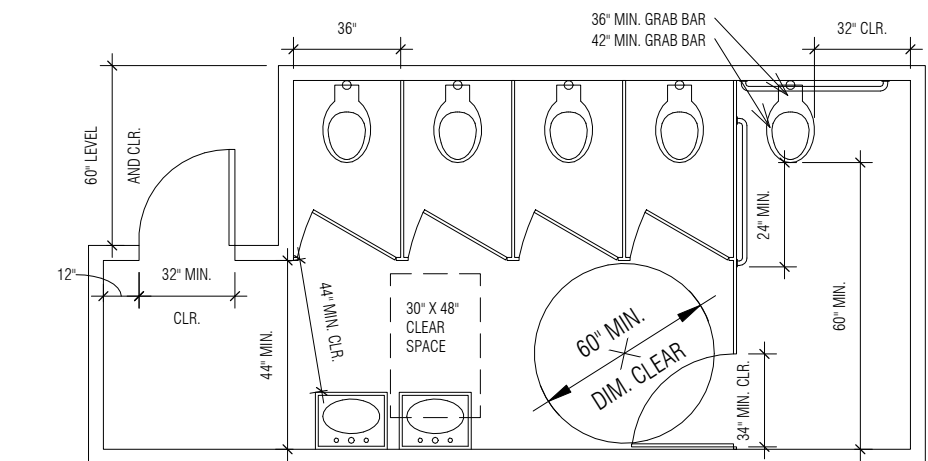
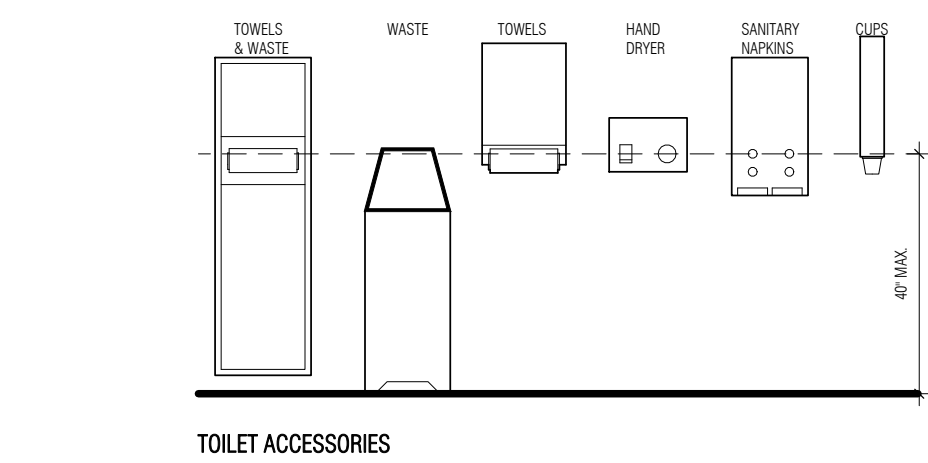
2 EXIT WIDTHS

FIRE COMMENTS :

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

1 FIRE COMMENTS

G. COMMON USE BATHING & TOILET FACILITIES (CONTINUED)



MULTIPLE ACCOMMODATION FACILITY

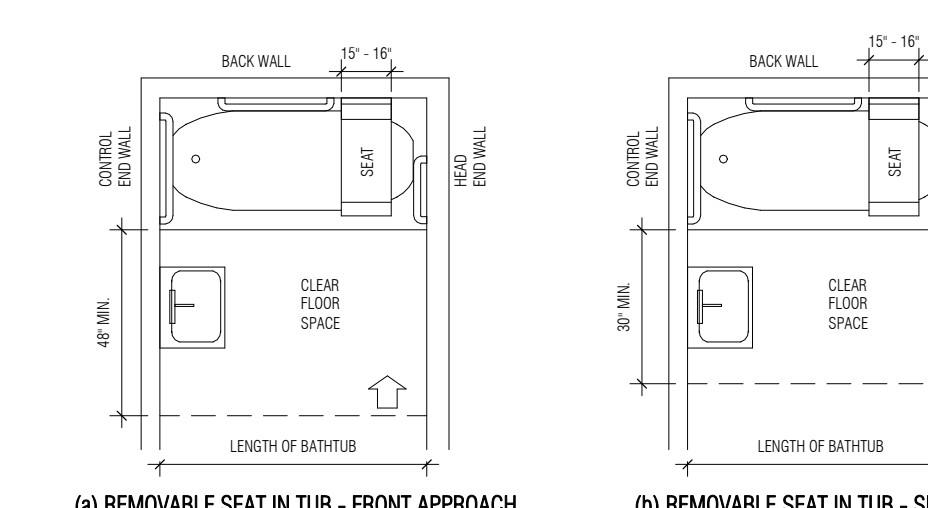
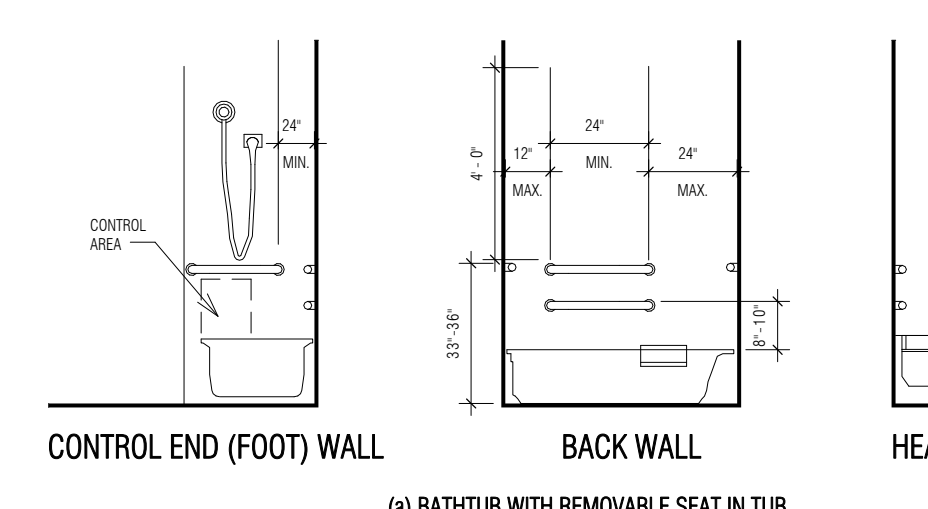
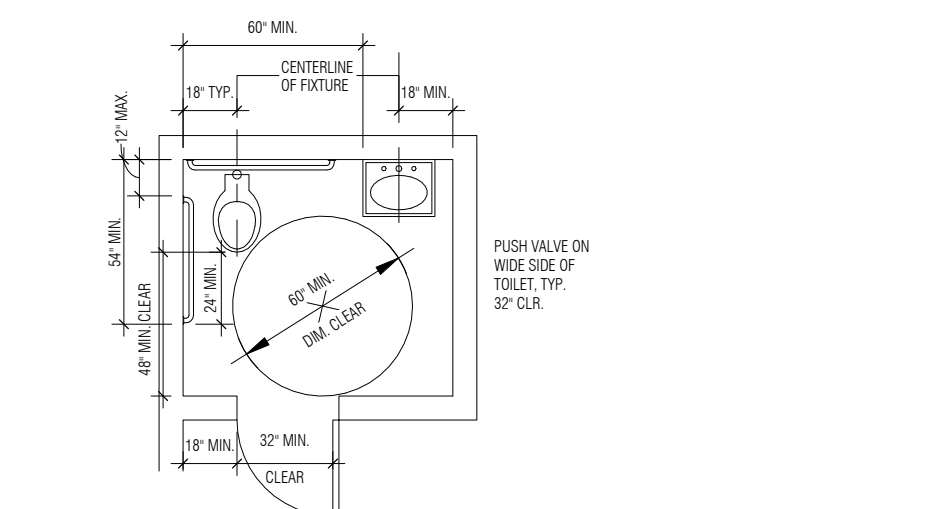


FIGURE 11A-9E
CLEAR FLOOR SPACE AT BATHTUBS

H. IDENTIFICATION SYMBOLS

11B-703.4.2 LOCATION: WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE, WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF, WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR, WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR, SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED WITH A CLEAR FLOOR SPACE OF 18 INCHES (457 MM) MINIMUM, BRANCHES (457 MM) MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IF PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION, WHERE PROVIDED, SIGNS IDENTIFYING PERMANENT ROOMS AND SPACES SHALL BE LOCATED AT THE ENTRANCE TO, AND OUTSIDE OF, THE ROOM OR SPACE, WHERE PROVIDED, SIGNS IDENTIFYING ELEVATORS SHALL BE LOCATED AT THE ELEVATOR DOOR WHEN APPROACHES TO THE ELEVATOR ARE EXISTING TRAVEL.

EXCEPTION: IN ALTERATIONS WHERE SIGN INSTALLATION LOCATIONS IDENTIFIED IN SECTION 11B-703.4.2 ARE OBSTRUCTED OR OTHERWISE UNAVAILABLE FOR SIGN INSTALLATION, SIGNS WITH TACTILE CHARACTERS SHALL BE PERMITTED ON THE PUSH SIDE OF DOORS WITH CLOSERS AND WITHOUT HOLD-OPEN DEVICES.

11B-703.2.2 TOILET AND BATHING FACILITIES GEOMETRIC SYMBOLS: DOORWAYS LEADING TO TOILET ROOMS AND BATHING ROOMS SHALL BE IDENTIFIED BY A GEOMETRIC SYMBOL, COMPLYING WITH SECTION 11B-703.2.2.1, THE SYMBOL SHALL BE MOUNTED AT 58 INCHES (1473 MM) MINIMUM AND 68 INCHES (1728 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED FROM THE CENTERLINE OF THE DOOR, WHERE A DOOR IS PROVIDED THE SYMBOL SHALL BE MOUNTED WITHIN 1 INCH (25 MM) OF THE VERTICAL CENTERLINE OF THE DOOR.

EXCEPTION: GEOMETRIC SYMBOLS SHALL NOT BE REQUIRED AT INMATE TOILET ROOMS AND BATHING ROOMS IN DETENTION AND CORRECTIONAL FACILITIES WHERE ONLY ONE GENDER IS HOUSED.

11B-703.2.2.1 MEN'S TOILET AND BATHING FACILITIES: MEN'S TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE, 1 1/4 INCH (6.4 MM) THICK WITH EDGES 1/2 INCH (12.7 MM) LONG AND A VERTEX POINTING UPWARD, THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.

EXCEPTION: WITHIN SECURE PERIMETER OF DETENTION AND CORRECTIONAL FACILITIES, GEOMETRIC SYMBOLS SHALL NOT BE REQUIRED TO BE 1/4 INCH (6.4 MM) THICK.

11B-703.2.2.2 WOMEN'S TOILET AND BATHING FACILITIES: WOMEN'S TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, 1 1/4 INCH (6.4 MM) THICK AND 12 INCHES (305 MM) IN DIAMETER, THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.

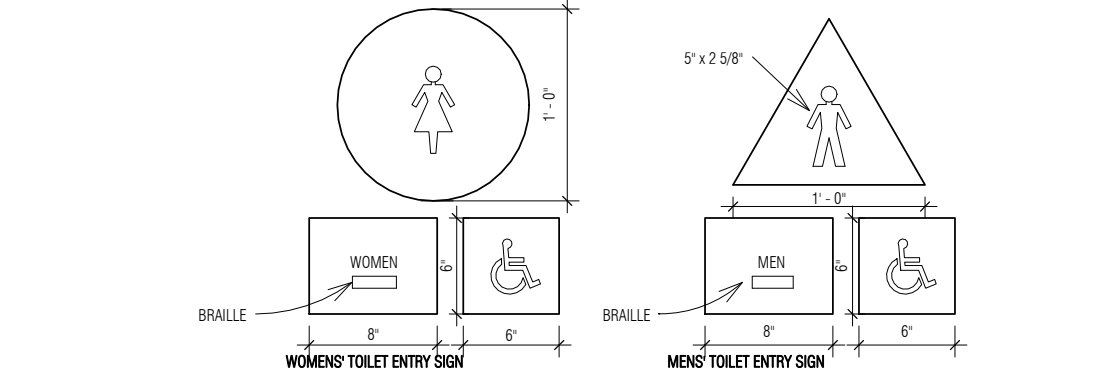
EXCEPTION: WITHIN SECURE PERIMETER OF DETENTION AND CORRECTIONAL FACILITIES, GEOMETRIC SYMBOLS SHALL NOT BE REQUIRED TO BE 1/4 INCH (6.4 MM) THICK.

11B-703.2.2.3 UNisex TOILET AND BATHING FACILITIES: UNisex TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, 1 1/4 INCH (6.4 MM) THICK AND 12 INCHES (305 MM) IN DIAMETER WITH A 1/4 INCH (6.4 MM) THICK VERTICAL TRIANGLE WITH VERTEX POINTING UPWARD SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12 INCH (305 MM) DIAMETER, THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE CIRCLE SYMBOL, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND, THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.

EXCEPTION: WITHIN SECURE PERIMETER OF DETENTION AND CORRECTIONAL FACILITIES, GEOMETRIC SYMBOLS SHALL NOT BE REQUIRED TO BE 1/4 INCH (6.4 MM) THICK.

11B-703.2.2.4 EDGES AND CORNERS: EDGES OF SIGNS SHALL BE ROUNDED, CHAMFERED OR EASED, CORNERS OF SIGNS SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH (3.2 MM).

11B-703.2.2.5 PRESTRIKING TRAFFIC CONTROL, OUTDOOR: NOT SUPPORTED PRESTRIKING TRAFFIC CONTROL, OUTDOOR SHALL BE IDENTIFIED WITH COLOR COORDINATE COORDINATE OF A TACTILE HORIZONTAL, YELLOW BRASS 2 INCHES (51 MM) IN WIDTH EXCLUDING THE PILE AND 1 INCH (25 MM) MINIMUM BARRIER BAND ABOVE AND BELOW THE YELLOW BAND, COLOR COORDINATE SHALL BE PLACED IMMEDIATELY ABOVE THE CONTROL BUTTON, CONTROL BUTTONS SHALL BE LOCATED TO HIGHER THAN 48 INCHES (1219 MM) ABOVE THE GROUND SURFACE ADJACENT TO THE PILE.



IDENTIFICATION SYMBOLS

I. INTERIOR STAIRWAYS

1123A.1 GENERAL: INTERIOR STAIRWAYS SERVING BUILDINGS CONTAINING COVERED MULTIFAMILY DWELLING UNITS SHALL COMPLY WITH THIS SECTION.

1123A.1.1 OPEN RISERS: OPEN RISERS SHALL NOT BE PERMITTED ON INTERIOR STAIRWAYS.

EXCEPTION: STAIRWAYS WITHIN AN INDIVIDUAL DWELLING UNIT.

1123A.1.2 TREADS: ALL TREAD SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT, AND SHALL COMPLY WITH SECTION 1123A.2, TREADS SHALL HAVE SMOOTH, ROUNDED OR CHAMFERED EXPOSED EDGES AND NO ABRUPT EDGES AT THE NOSING (LOWER FRONT EDGE).

1123A.1.3 NOSING: NOSING SHALL NOT PROJECT MORE THAN 1 1/4 INCHES (31.8 MM) PAST THE FACE OF THE RISER BELOW, RISERS SHALL BE SLOPED OR THE UNDERSIDE OF THE NOSING SHALL HAVE AN ANGLE NOT MORE THAN 30 DEGREES (3.5 RAD) FROM THE VERTICAL, (SEE FIGURE 11A-6A).

1123A.1.4 STRIPING FOR THE VISUALLY IMPAIRED: INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND LOWER TREAD MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST.

THE STRIPE SHALL BE A MINIMUM OF 2 INCHES (50.8 MM) WIDE TO A MAXIMUM OF 4 INCHES (101.6 MM) WIDE PLACED PARALLEL TO, AND NOT MORE THAN 1 INCH (25.4 MM) FROM, THE EDGE OF THE STEP OR UPPER APPROACH, THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STEP OR UPPER APPROACH AND SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR, A PAINTED STRIPE SHALL BE ACCEPTABLE, EXPOSED SIGN NOT BE USED TO SATISFY THIS REQUIREMENT.

EXCEPTION: STRIPING IS NOT REQUIRED FOR STAIRWAYS WITHIN INDIVIDUAL DWELLING UNITS.

1123A.1.5 INTERIOR STAIRWAY HANDRAILS:

1123A.1.5.1 WHERE REQUIRED: STAIRWAYS SHALL HAVE HAND-RAILS ON EACH SIDE, INTERMEDIATE HANDRAILS SHALL BE LOCATED EQUIDISTANT FROM THE SIDES OF THE STAIRWAY AND COMPLY WITH SECTION 102.3.

EXCEPTION: STAIRWAYS SERVING AN INDIVIDUAL DWELLING UNIT MAY HAVE ONE HANDRAIL, EXCEPT THAT STAIRWAYS OPEN ON ONE OR BOTH SIDES SHALL HAVE HANDRAILS ON THE OPEN SIDE OR SIDES.

1123A.1.5.2 HANDRAIL CONFIGURATION:

1123A.1.5.2.1 HANDRAIL HEIGHTS: THE TOP OF HANDRAILS SHALL BE 34 TO 38 INCHES (864 TO 965 MM) ABOVE THE NOSING OF THE TREADS.

1123A.1.5.2.2 HANDRAIL CONTINUITY: HANDRAILS ON ALL STAIRWAYS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT, INSIDE HANDRAILS ON SWITCHBACK STAIRS SHALL BE CONTINUOUS BETWEEN STAIR FLIGHTS.

1123A.1.5.2.3 HANDRAIL EXTENSIONS: AT THE TOP OF STAIR FLIGHTS, HANDRAILS SHALL EXTEND A MINIMUM OF 12 INCHES (305 MM) HORIZONTAL ABOVE LANDINGS, BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING, EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE WALKING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

AT THE BOTTOM OF STAIR FLIGHTS, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING, SUCH EXTENSION SHALL, CONTINUE WITH 12 INCHES (305 MM) MINIMUM HORIZONTAL, EXTENSION SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT, OR SHALL RETURN TO A WALL, GUARD, OR THE WALKING SURFACE, HANDRAIL, HORIZONTAL, EXTENSIONS SHALL BE IN THE SAME DIRECTION AS THE STAIR FLIGHTS.

EXCEPTION: STAIRWAYS WITHIN AN INDIVIDUAL DWELLING UNIT.

1123A.1.5.2.4 HANDRAIL PROJECTIONS: HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF 1 1/2 INCHES (38 MM) FROM THE WALL AND THE HANDRAIL.

HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS A MINIMUM OF 3 INCHES (76.2 MM) DEEP AND EXTENDS AT LEAST 18 INCHES (457 MM) ABOVE THE TOP OF THE RAIL, ANY WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS, (SEE FIGURE 11A-6B), 1123A.6.2.3 HANDRAIL GRIPS, THE HANDGRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1 1/4 INCHES (31.8 MM) NOR MORE THAN 7 INCHES (178 MM) IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE, THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS, EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH (3.2 MM), HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS, (SEE FIGURE 11A-6B).

1123A.1.5.2.5 HANDRAIL GRIPPING SURFACES: HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH, AND SHALL BE CONTINUOUS ALONG THEIR TOPS OR SIDES, THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL NOT BE DESIGNED FOR MORE THAN 20 PERCENT OF THEIR LENGTH, WHEN PROVIDED, HORIZONTAL PROJECTIONS SHALL OCCUR 1 1/2 INCHES (38 MM) MINIMUM BELOW THE BOTTOM OF THE HANDRAIL GRIPPING SURFACE, THE DISTANCE BETWEEN HORIZONTAL PROJECTIONS AND THE BOTTOM OF THE GRIPPING SURFACE SHALL BE PERMITTED TO BE REQUIRED BY 18 INCH (457 MM) FOR EACH 12 INCH (305 MM) OF ADDITIONAL HANDRAIL PERIMETER DIMENSION THAT EXCEEDS 4 INCHES (102 MM).

HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS, AND SHALL HAVE ROUNDED EDGES.

1123A.1.5.2.6 CROSS SECTION: HANDRAIL GRIPPING SURFACES SHALL COMPLY WITH THIS SECTION, OR THE SHAPE SHALL PROVIDE EQUIVALENT GRIPPING SURFACE.

CIRCULAR CROSS SECTION: THE HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL NOT BE LESS THAN 1 1/4 INCHES (31.8 MM) MINIMUM AND MORE THAN 2 INCHES (50.8 MM) IN CROSS-SECTIONAL DIMENSION.

NON-CIRCULAR CROSS SECTION: HANDRAIL GRIPPING SURFACES WITH A NON-CIRCULAR CROSS SECTION SHALL HAVE A PERIMETER DIMENSION OF 4 INCHES (102 MM) MINIMUM AND 6 1/4 INCHES (159 MM) MAXIMUM, AND A CROSS-DIMENSION OF 2 1/4 INCHES (57 MM) MAXIMUM.

1123A.1.5.2.7 FITTINGS: HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

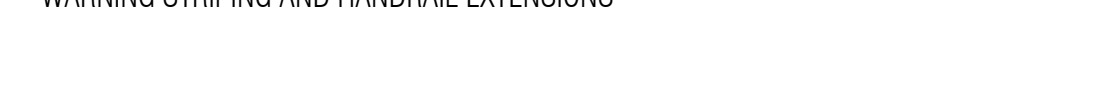


FIGURE 11A-6A
WARNING STRIPING AND HANDRAIL EXTENSIONS

J. OTHER BUILDING COMPONENTS (CONTINUED)

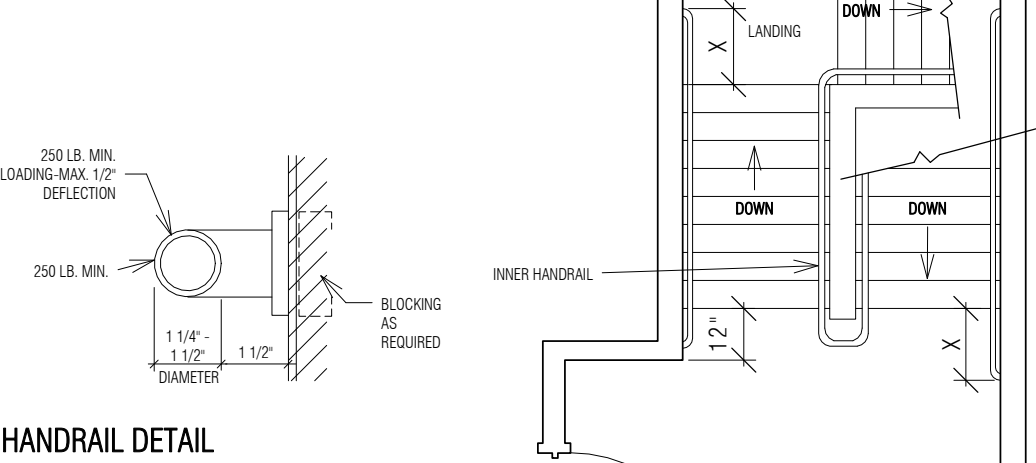


FIGURE 11A-6E
STAIR HANDRAILS

11B-305.1 OPERABLE PARTS

11B-305.1 GENERAL: OPERABLE PARTS ON ACCESSIBLE ELEMENTS, ACCESSIBLE ROUTES, AND IN ACCESSIBLE ROOMS AND SPACES SHALL COMPLY WITH SECTION 11B-309.

EXCEPTIONS:

1. OPERABLE PARTS THAT ARE INTENDED FOR USE ONLY BY SERVICE OR MAINTENANCE PERSONNEL, SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-309.

2. ELECTRICAL OR COMMUNICATION RECEPTACLES SERVING A DEDICATED USE SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-309.

3. RESERVED.

4. FLOOR ELECTRICAL RECEPTACLES SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-309.

5. HAND OPERATORS SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-309.

6. EXCEPT FOR LIGHT SWITCHES, WHERE REDUNDANT CONTROLS ARE PROVIDED FOR A SINGLE ELEMENT, ONE CONTROL IN EACH SPACE SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-309.

7. CLOSERS AND OTHER LOCK DEVICES SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-309.

8. EXERCISE MACHINES AND EXERCISE EQUIPMENT SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-309.

11B-309 REACH RANGES:

11B-309.1 GENERAL: REACH RANGES SHALL COMPLY WITH SECTION 11B-309.

11B-309.1.1 ELECTRICAL SWITCHES: CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF A ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL COMPLY WITH SECTION 11B-309 EXCEPT THE LOW REACH SHALL BE REQUIRED TO THE BOTTOM OF THE OUTLET BOX AND THE HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX.

11B-309.1.2 ELECTRICAL RECEPTACLE OUTLETS: ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL COMPLY WITH SECTION 11B-309 EXCEPT THE LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND THE HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX.

11B-309.1.3 OPERABLE PARTS:

11B-309.1.3.1 GENERAL: OPERABLE PARTS SHALL COMPLY WITH SECTION 11B-309.

11B-309.1.3.2 CLEAR FLOOR SPACE: A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-309 SHALL BE PROVIDED 11B-309.3.3 HEIGHT, OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 11B-309.

11B-309.1.3.3 OPERABLE PARTS: OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAXIMUM.

EXCEPTION: GAS PUMP NOZZLES SHALL NOT BE REQUIRED TO PROVIDE OPERABLE PARTS THAT HAVE AN ACTUATING FORCE OF 5 POUNDS (22.2 N) MAXIMUM.

ADA - MOUNTING HEIGHT

**FIGURE 11B - 407
ELEVATOR CONTROL PANEL**

**FIGURE 11B - 407.4.1
ELEVATOR CAR DIMENSIONS**

**FIGURE 11B - 404.2.4.2
MANEUVERING CLEARANCE AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES AND FOLDING DOORS.**

**FIGURE 11B-609.3
SPACING OF GRAB BARS**

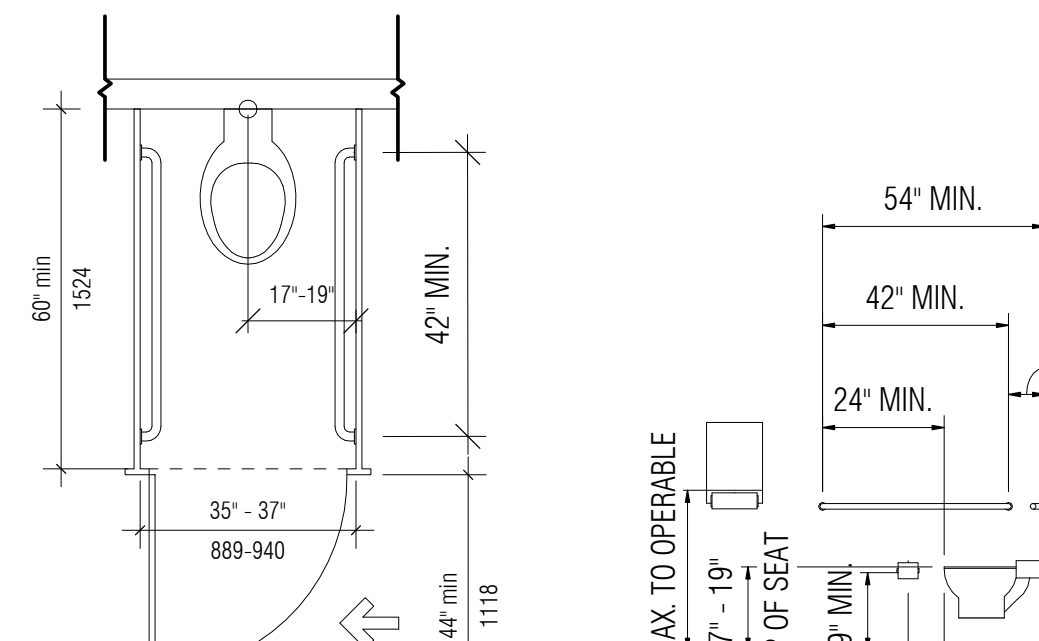


FIGURE 11B-604.8.2
AMBULATORY ACCESSIBLE TOILET COMPARTMENT

**FIGURE 11B - 604.5.1
SIDE WALL GRAB BAR AT WATER CLOSETS**

**FIGURE 11B - 604.5.2
REAR WALL GRAB BAR AT WATER CLOSETS**

**FIGURE 11B-605.2
HEIGHT AND DEPTH OF URINALS**

**FIGURE 11B-804.2.2
U-SHAPED KITCHENS**

**FIGURE 11B-804.2.1
PASS THROUGH KITCHENS**

**FIGURE 11B - 505.7.2
HANDRAIL NON-CIRCULAR CROSS SECTION**

**FIGURE 11B - 609.2.2
GRAB BAR NON-CIRCULAR CROSS SECTION**

**FIGURE 11B-602.5
DRINKING FOUNTAIN SPOUT LOCATION**

**FIGURE 11B-609.3
SPACING OF GRAB BARS**

**FIGURE 11B-609.3
SPACING OF GRAB BARS**

**FIGURE 11B-609.3
SPACING OF GRAB BARS**

**FIGURE 11B-609.3
SPACING OF GRAB BARS**

**FIGURE 11B-609.3
SPACING OF GRAB BARS**

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SPACING OF GRAB BARS**

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SPACING OF GRAB BARS**

**FIGURE 11B-609.3
SPACING OF GRAB BARS**

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1 SITE PLAN
1" = 20'-0"

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SITE PLAN

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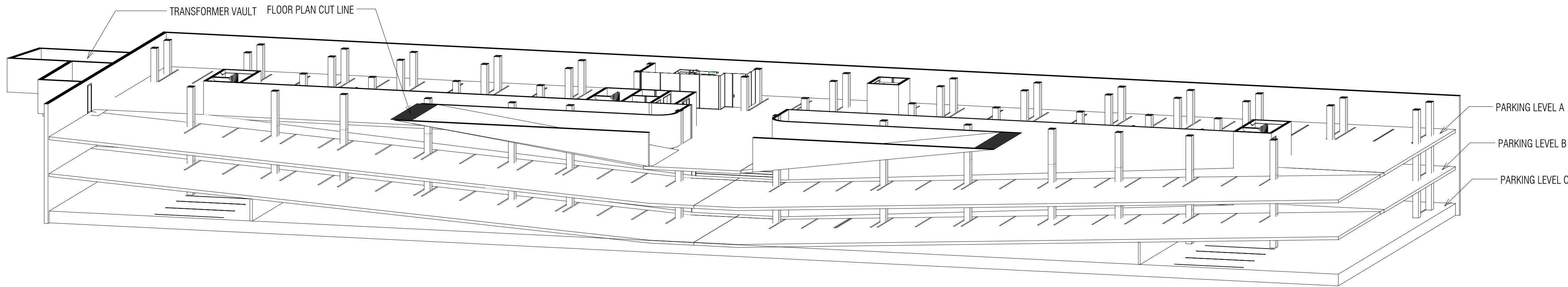


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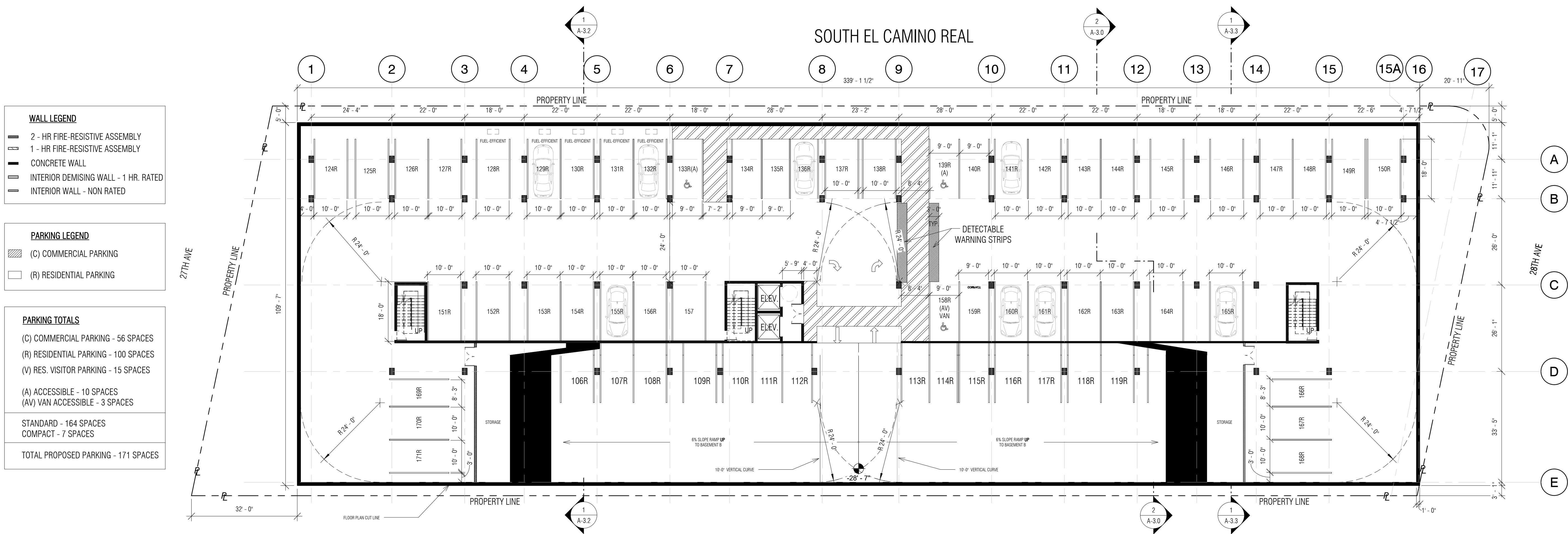
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2 Garage Axonometric View



1 Basement Level C - Residential Parking

1/16" = 1'-0"



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Description:

FLOOR PLAN -
PARKING LEVEL
C AND AXO VIEW

Sheet Number:

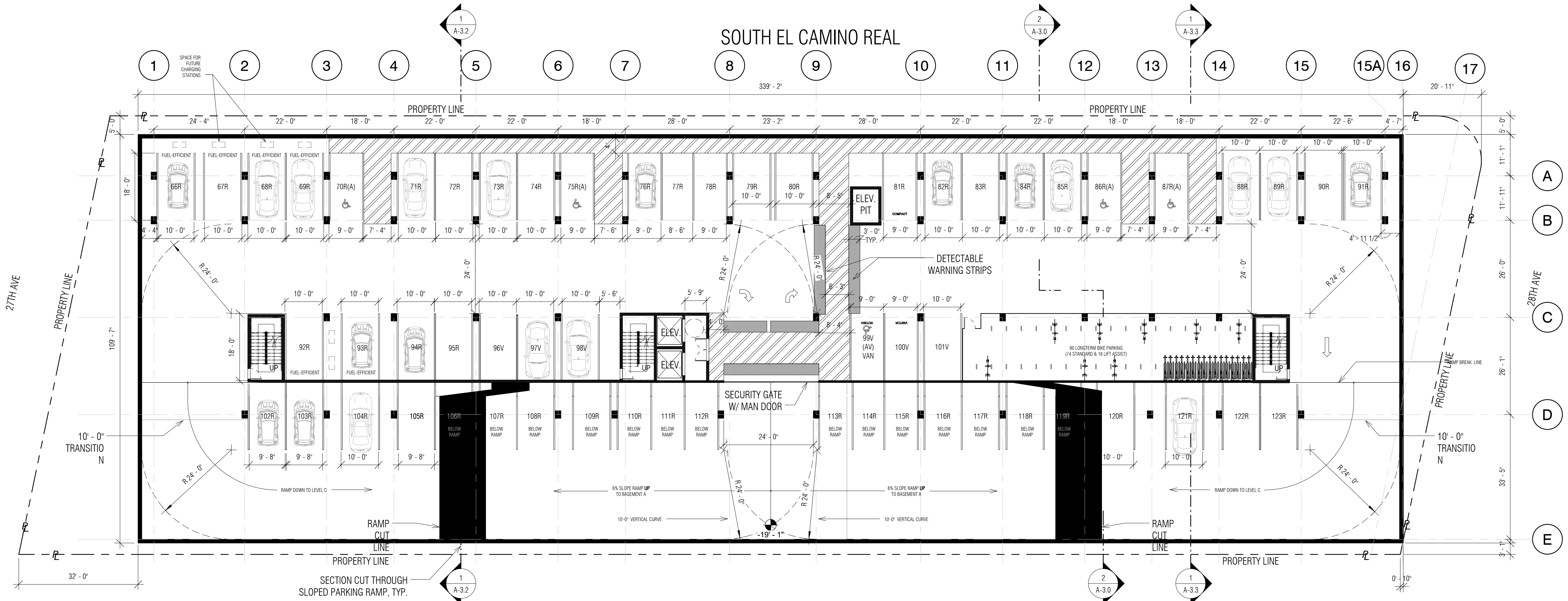
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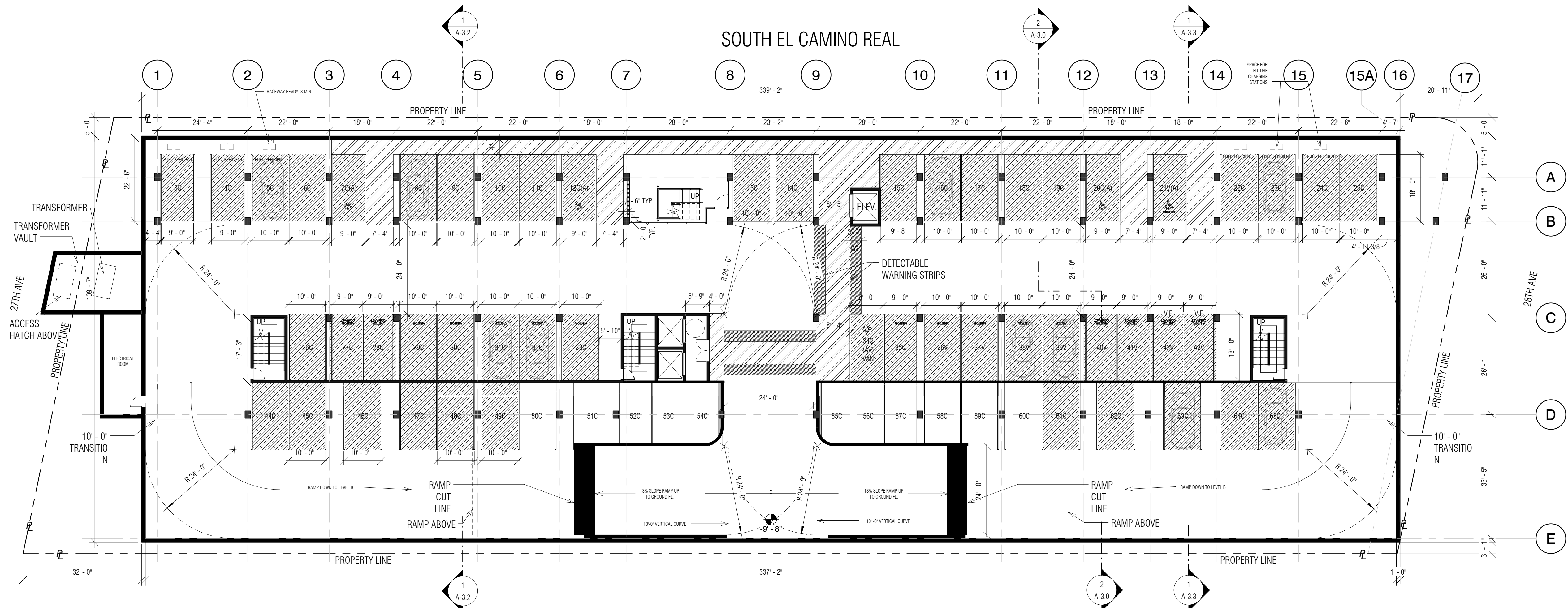
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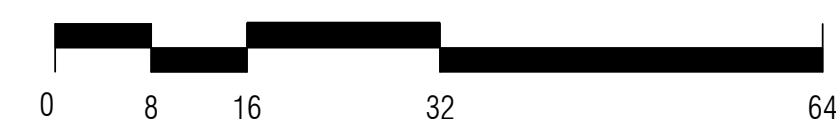
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2 Basement Level B - Residential Parking
1/16" = 1'-0"



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



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Description:
FLOOR PLANS -
PARKING LEVEL
A AND B

Sheet Number:

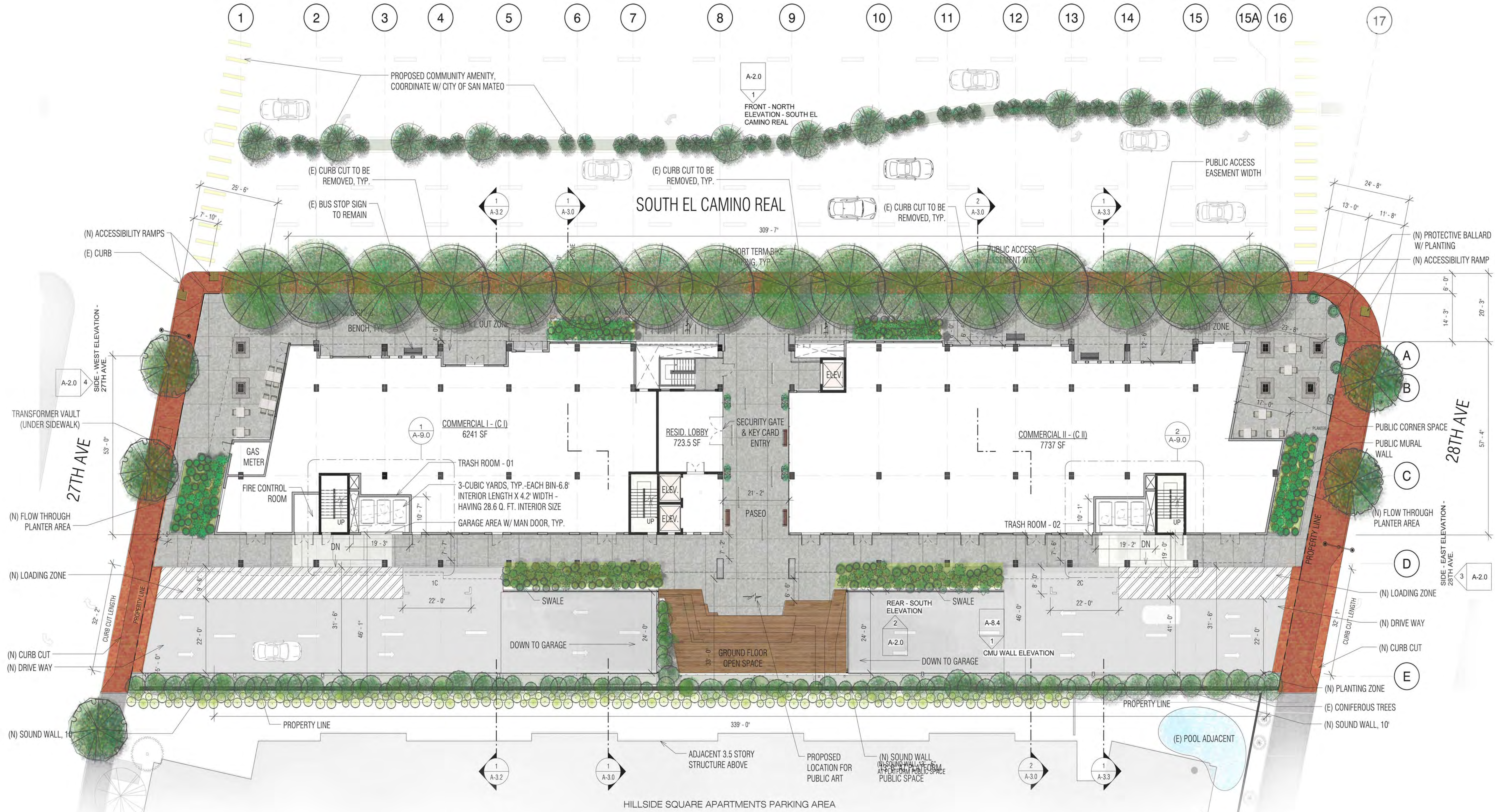
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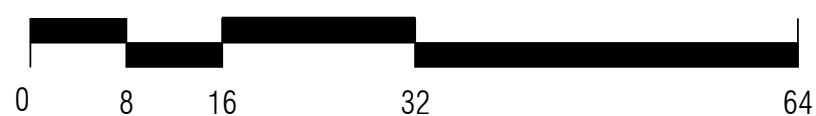
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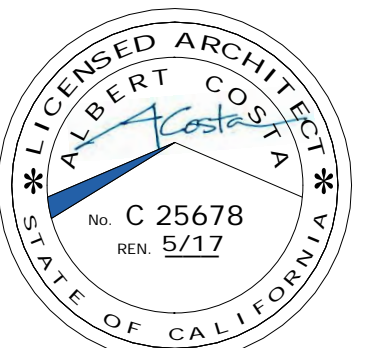
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1 Ground Floor Level
1/16" = 1'-0"



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**GROUND FLOOR
PLAN**

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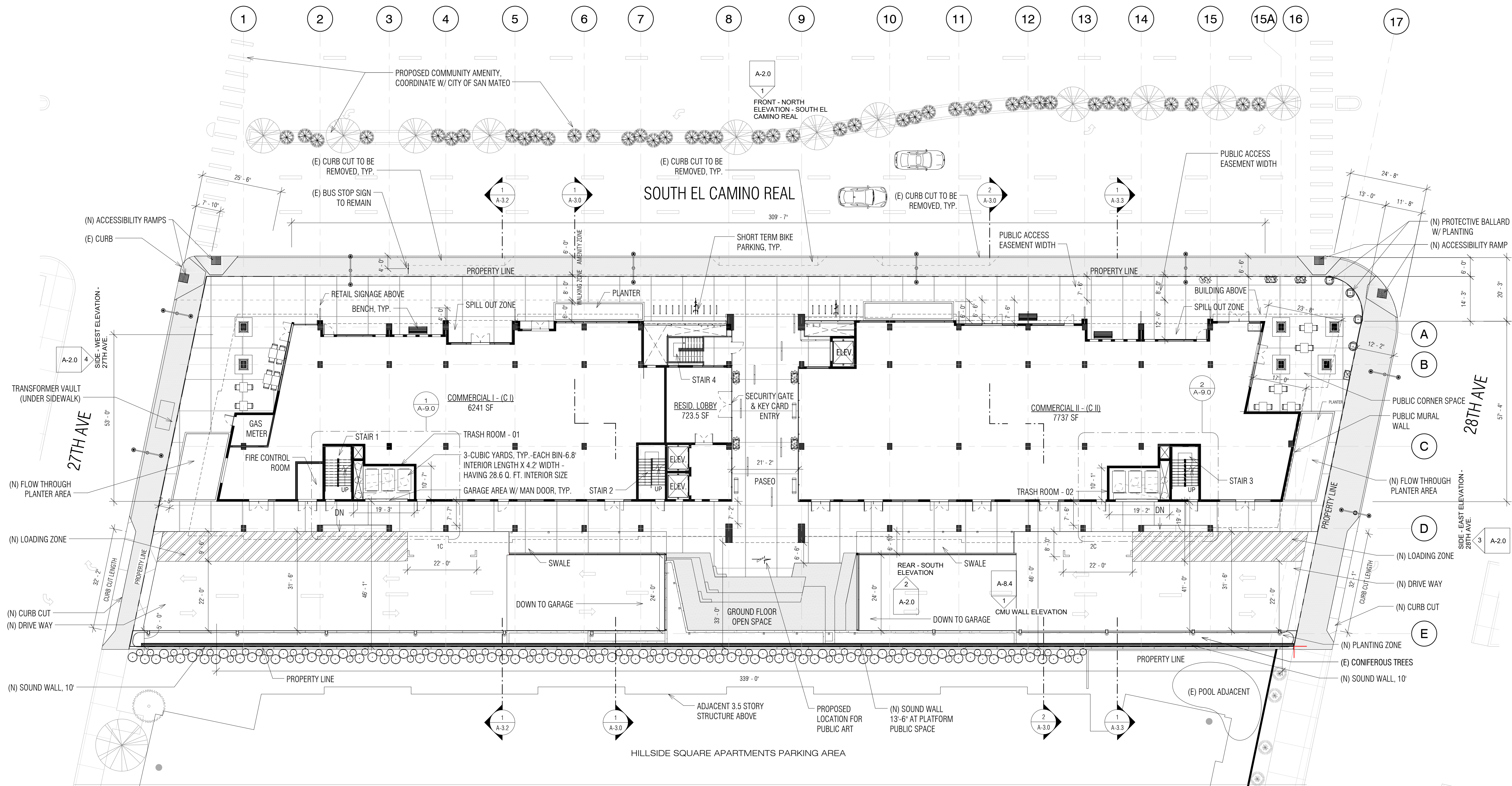
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1 Ground Floor Level - Base
1/16" = 1'-0"



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Description:

ANNOTATED
GROUND FLOOR
PLAN

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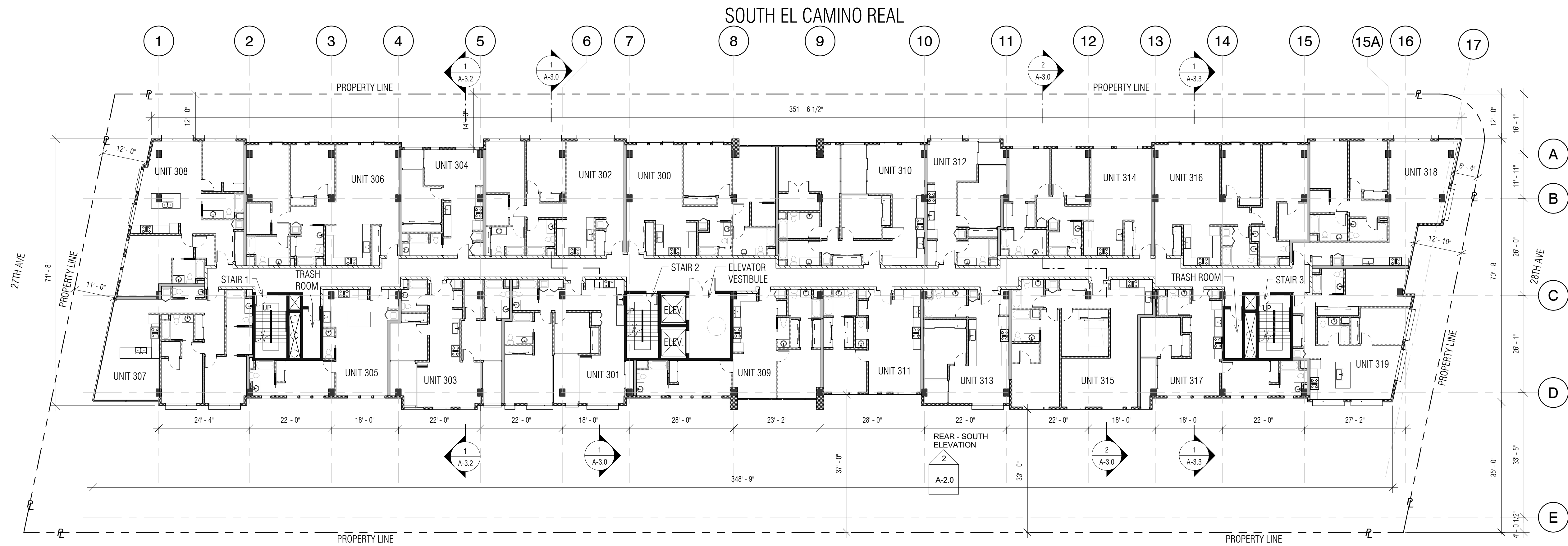
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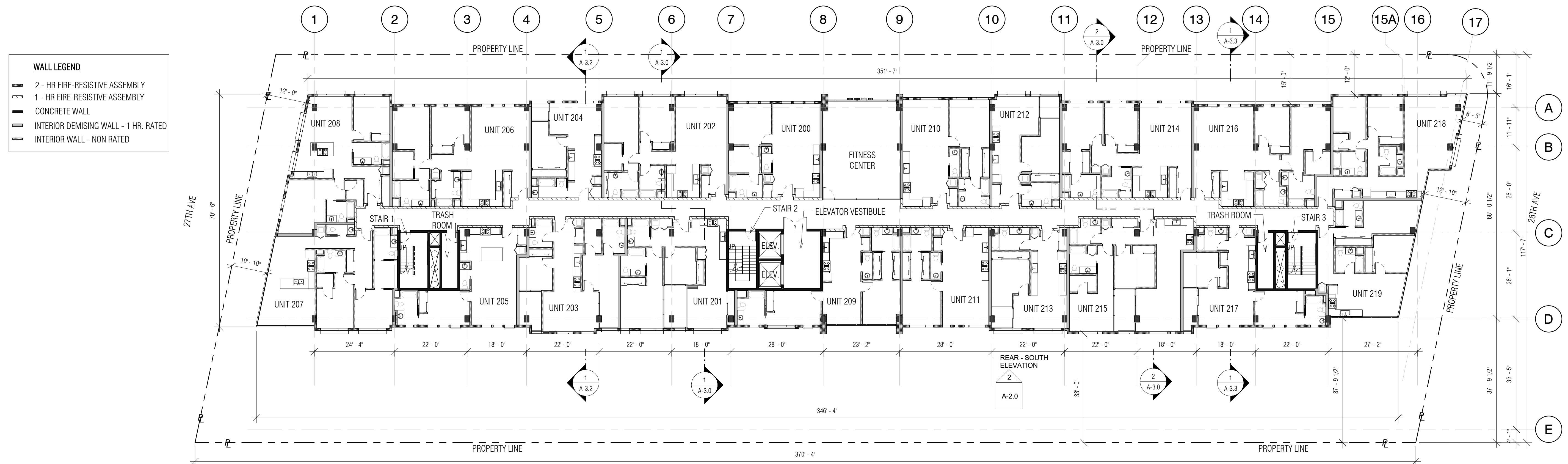
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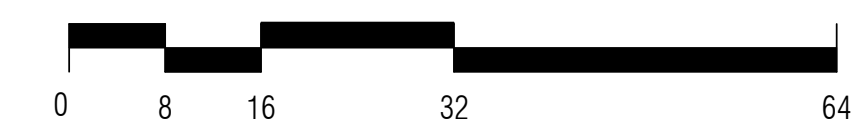
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② Level 3
1/16" = 1'-0"



① Level 2
1/16" = 1'-0"



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FLOOR PLANS -
LEVEL 2 & 3

Sheet Number:

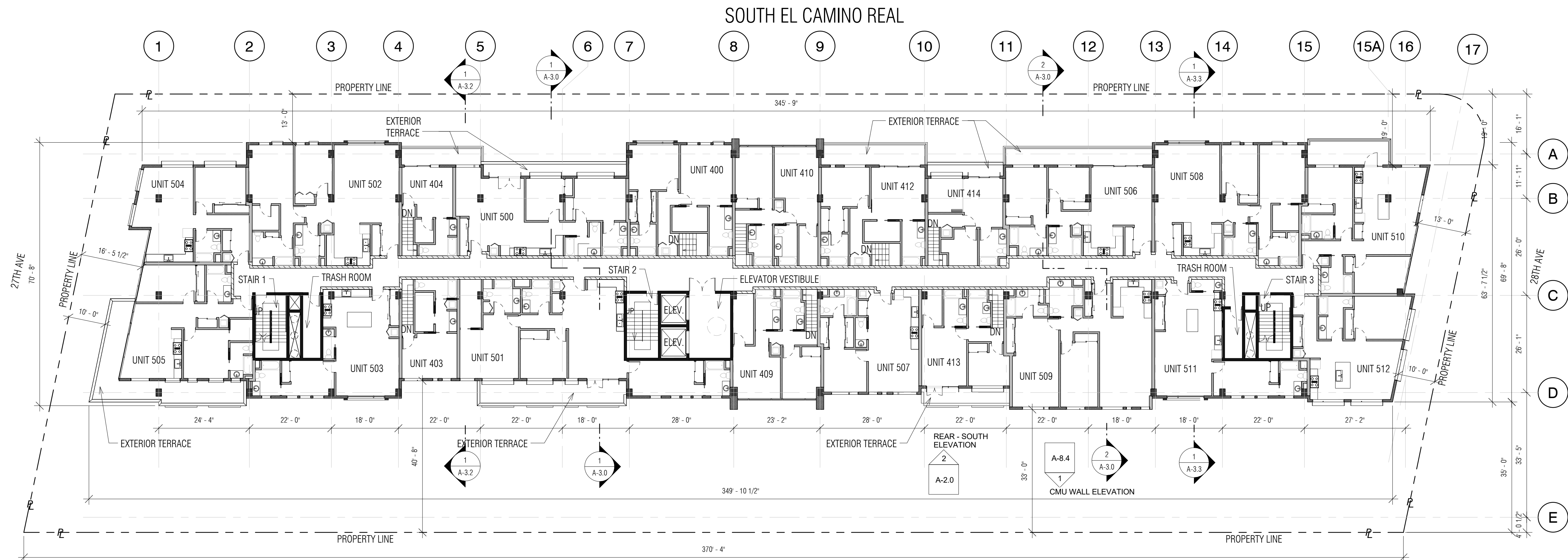
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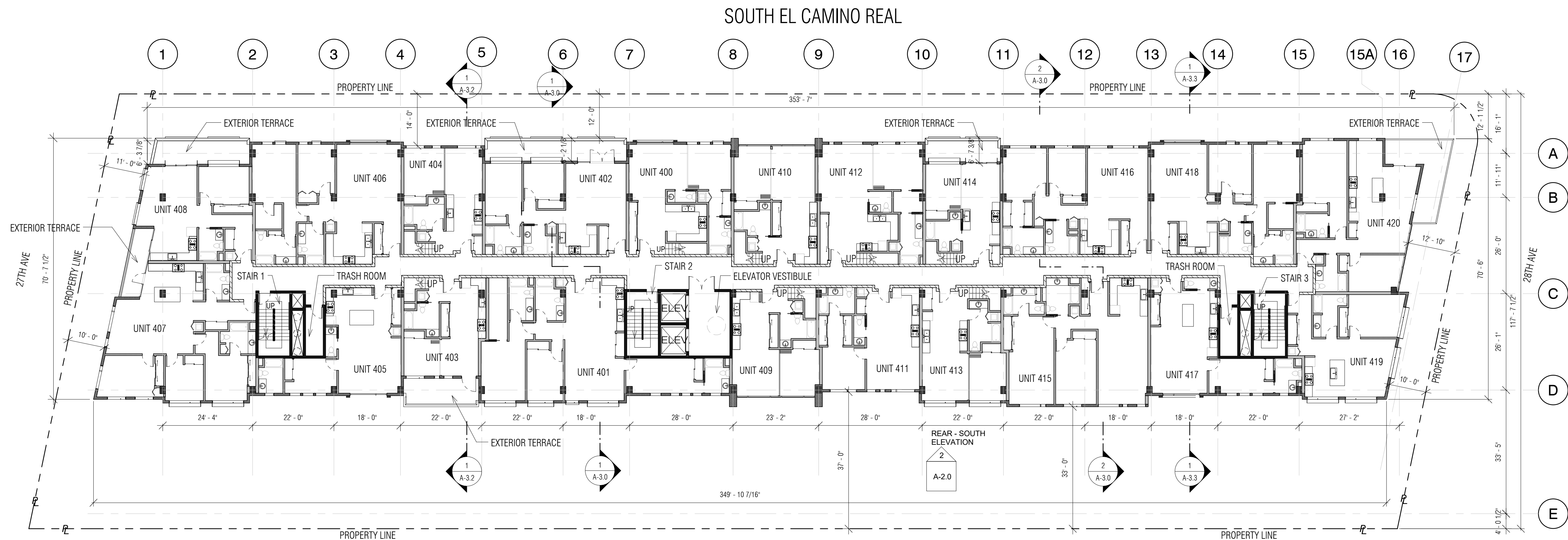
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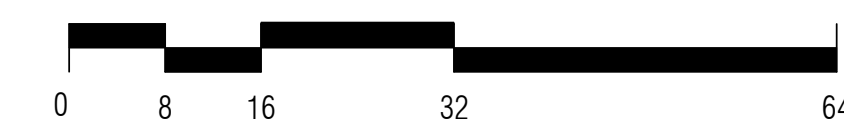
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Level 5
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Level 4
1/16" = 1'-0"



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Description:

FLOOR PLANS -
LEVEL 4 & 5

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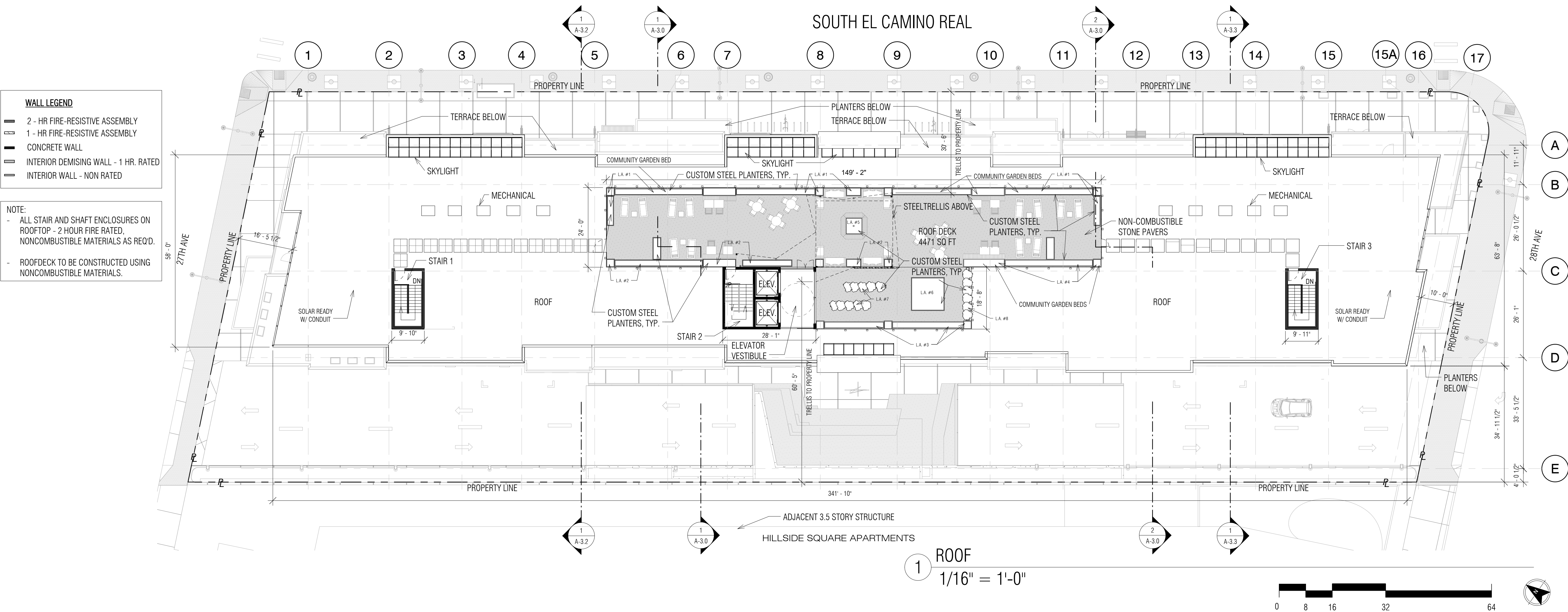
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| 5 | Response To Plan Check | 04/14/2016 |
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| 7 | Issue For Revision | 07/22/2016 |



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

Description:

ROOF PLAN

Sheet Number:

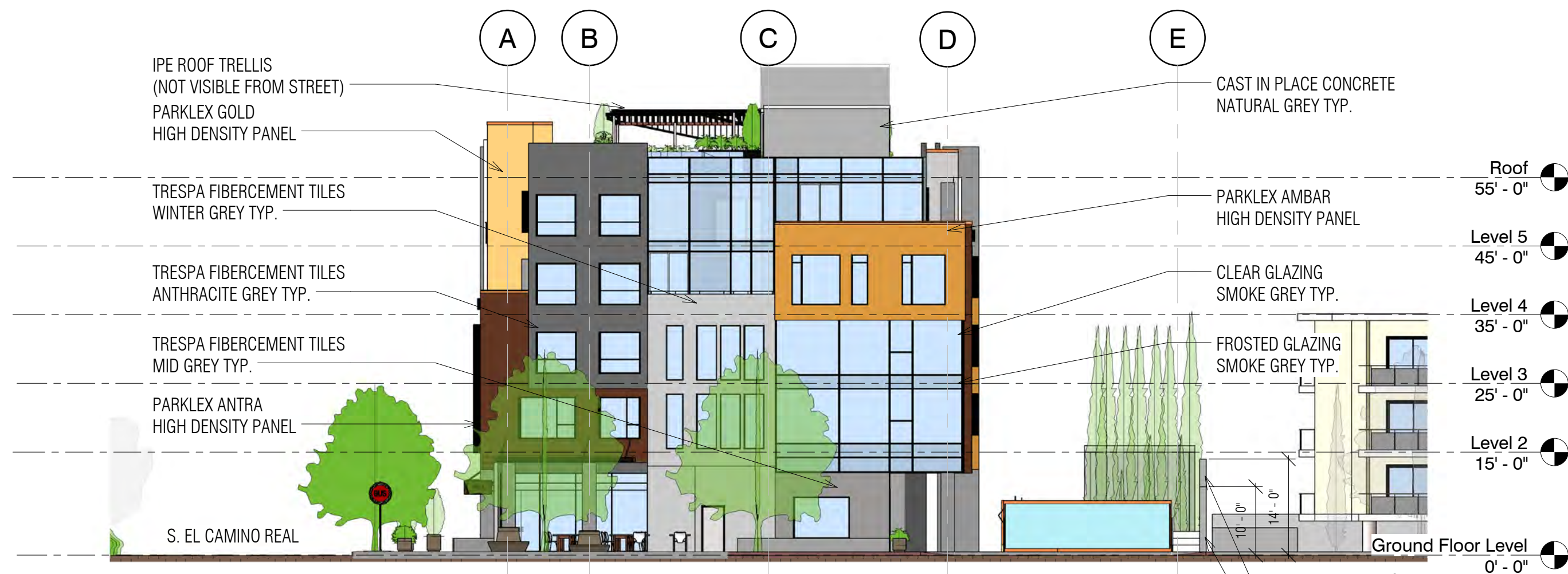
A-1.6

HILLSDALE
TERRACES

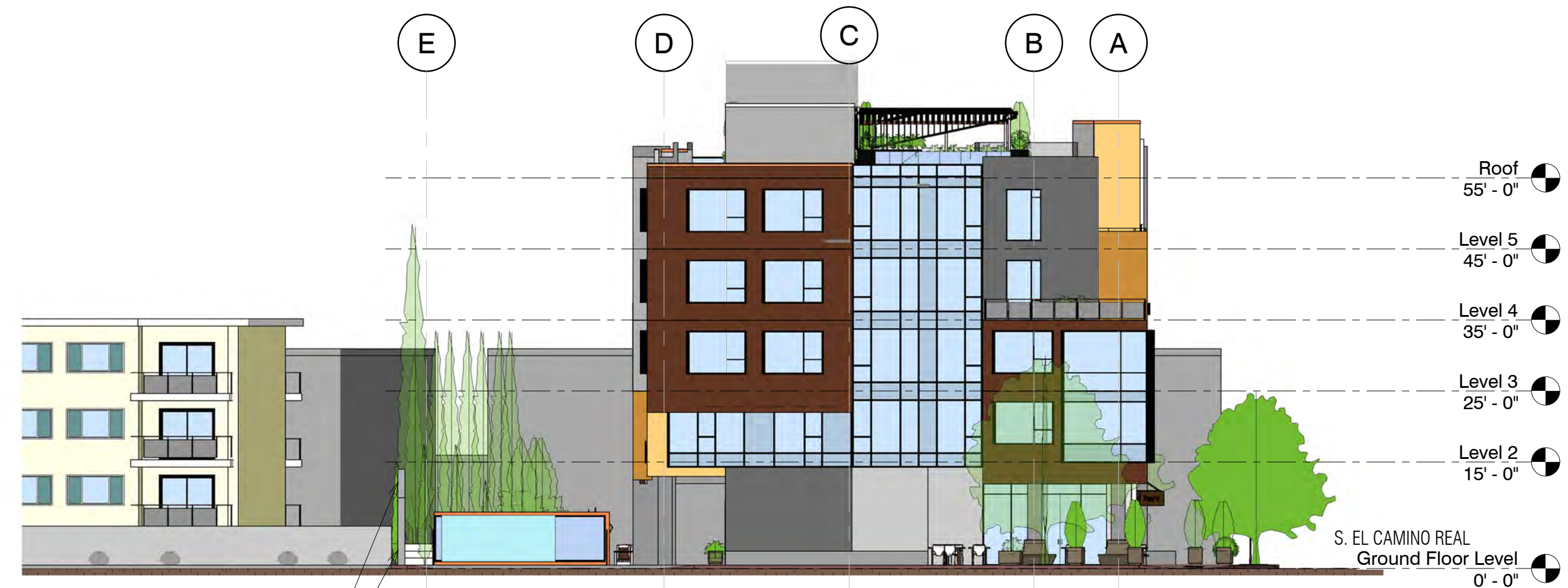
2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

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 |



4 SIDE - WEST ELEVATION - 27TH AVE.
1/16" = 1'-0"



3 SIDE - EAST ELEVATION - 28TH AVE.
1/16" = 1'-0"



2 REAR - SOUTH ELEVATION
1/16" = 1'-0"



1 FRONT - NORTH ELEVATION - SOUTH EL CAMINO REAL
1/16" = 1'-0"

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Date: 07/22/2016

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

Description:

BUILDING
ELEVATIONS

Sheet Number:

A-2.0



RETAIL PROMENADE - SOUTH EL CAMINO REAL

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 |

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Date: 07/22/2016

Scale:

Description:
RETAIL
PROMENADE
PERSPECTIVE

Sheet Number:

A-2.1



HILLSDALE TERRACES - MAIN ENTRANCE & PASEO

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:
MAIN ENTRANCE
& PASEO

Sheet Number:

A-2.2



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 |
| 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 |

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Date: 07/22/2016

Scale:

Description:
28TH AVENUE
CORNER
PERSPECTIVE

Sheet Number:

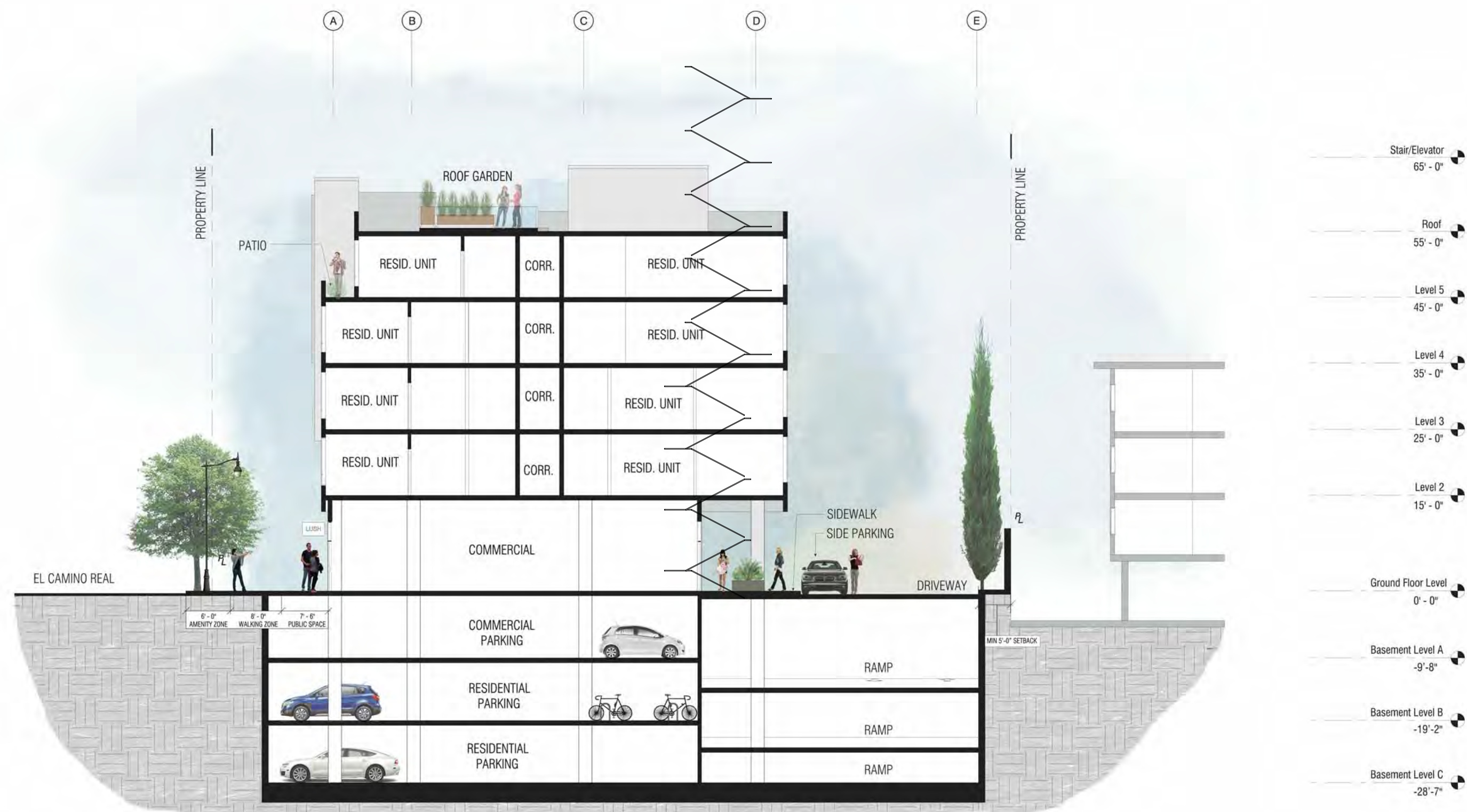
A-2.3

HILLSDALE
TERRACES

2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: 13090

| No. | Issue | Date |
|-----|-----------------------------|------------|
| 1 | Planning Pre-Application | 11/27/2013 |
| 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 EAST FACING GARAGE SECTION
1/16" = 1'-0"



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

PRINT DATE: 7/22/2016 11:59:06 AM



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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 |
| 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 |



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:

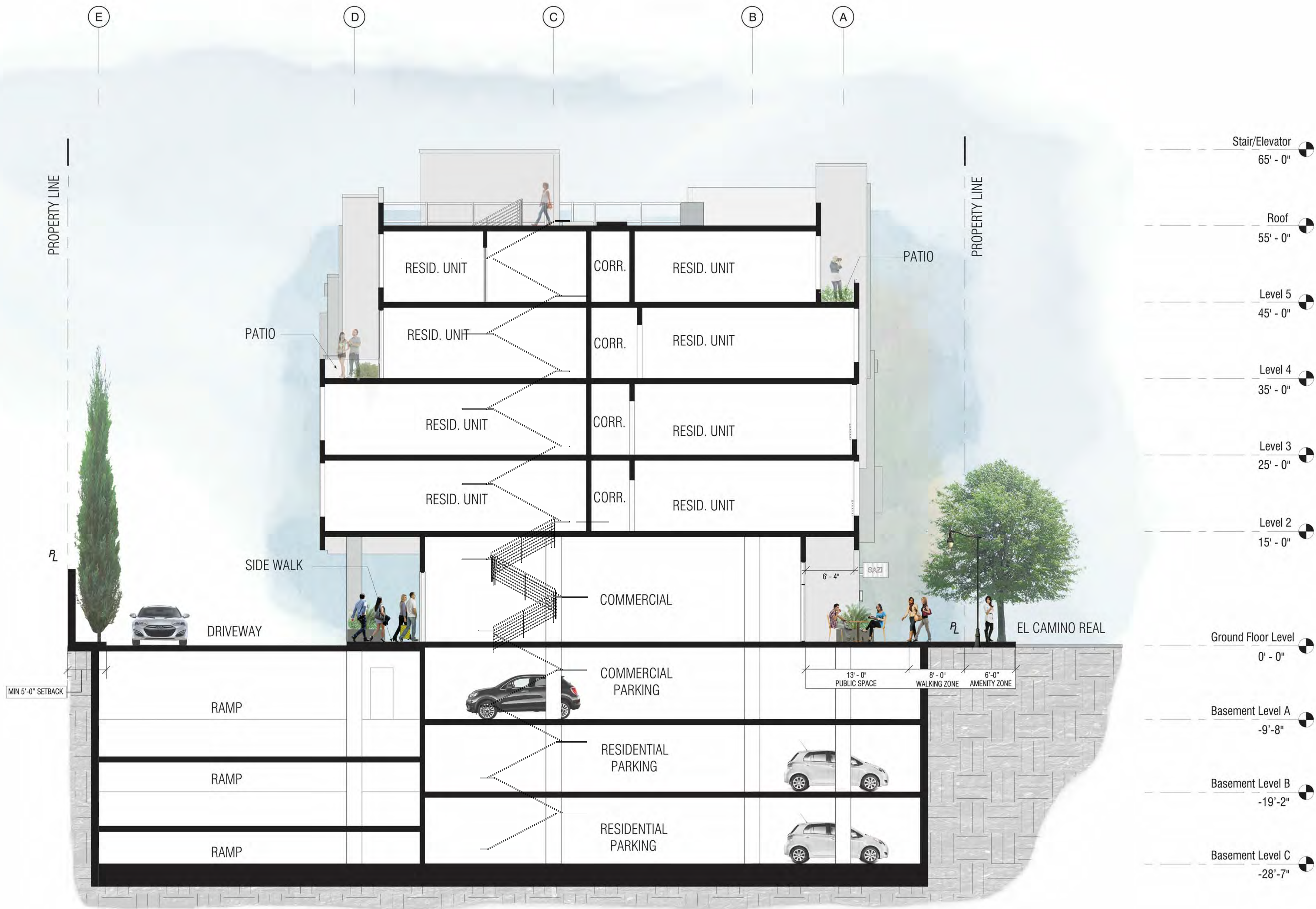
A-3.1

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 |



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

PRINT DATE: 7/22/2016 11:59:41 AM



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Date: 07/22/2016

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

Description:
WEST FACING
BUILDING
SECTION

Sheet Number:

A-3.2

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 |



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

PRINT DATE: 7/22/2016 12:00:53 PM



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Date: 07/22/2016

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

Description:

EAST FACING
BUILDING
SECTION

Sheet Number:

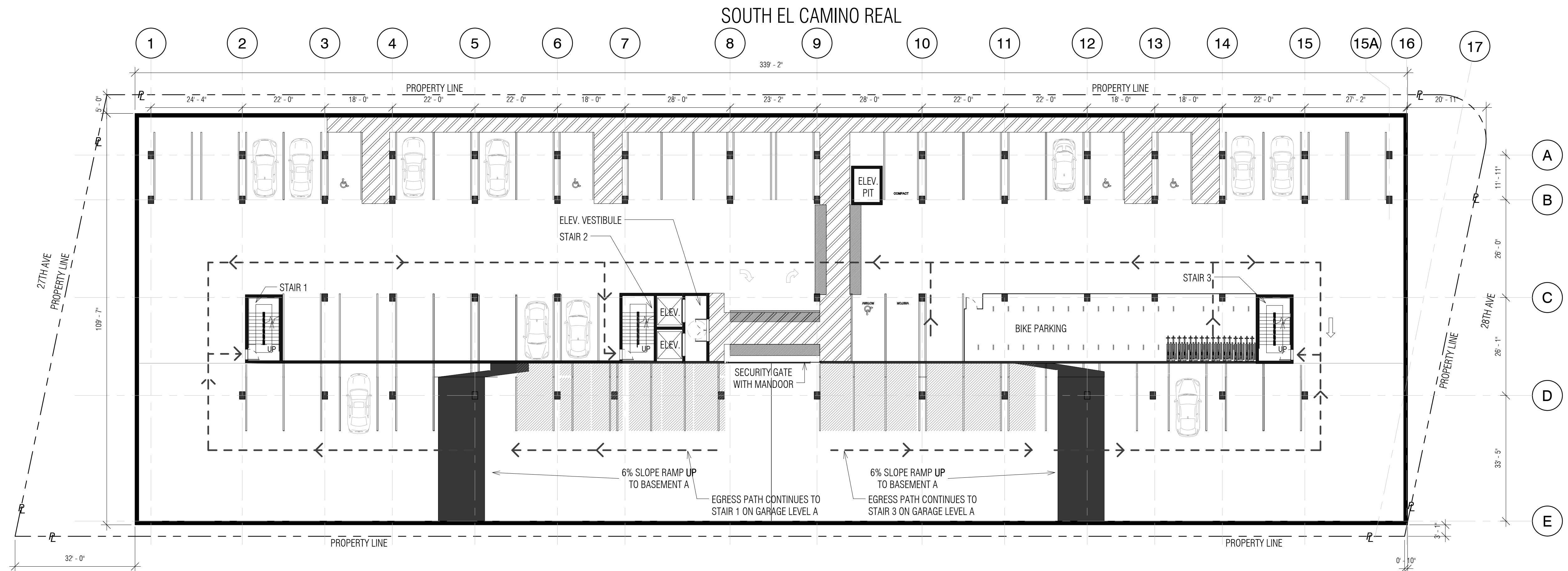
A-3.3

HILLSDALE
TERRACES

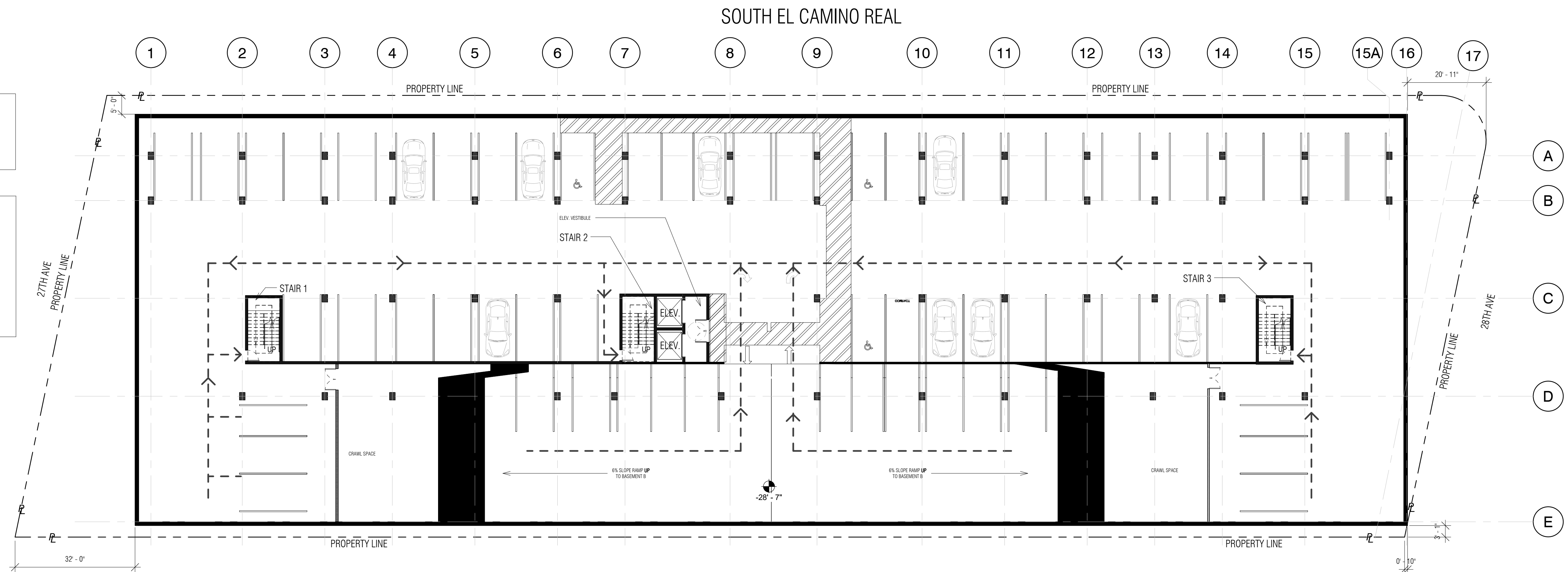
2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: 13090

| No. | Issue | Date |
|-----|-----------------------------|------------|
| 1 | Planning Pre-Application | 11/27/2013 |
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| 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 |



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



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

PARKING LEGEND

(C) COMMERCIAL PARKING
(R) RESIDENTIAL PARKING

LEGEND

..... EXTERIOR ACCESSIBLE ROUTE
- - - - - EGRESS PATH
- - - - - PROPERTY LINE
♿ ACCESSIBLE ENTRANCE

NOTE : ALL REQUIRED EXITS FOR BUILDING SHALL BE ACCESSIBLE

PRINT DATE: 7/22/2016 12:01:01 PM



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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

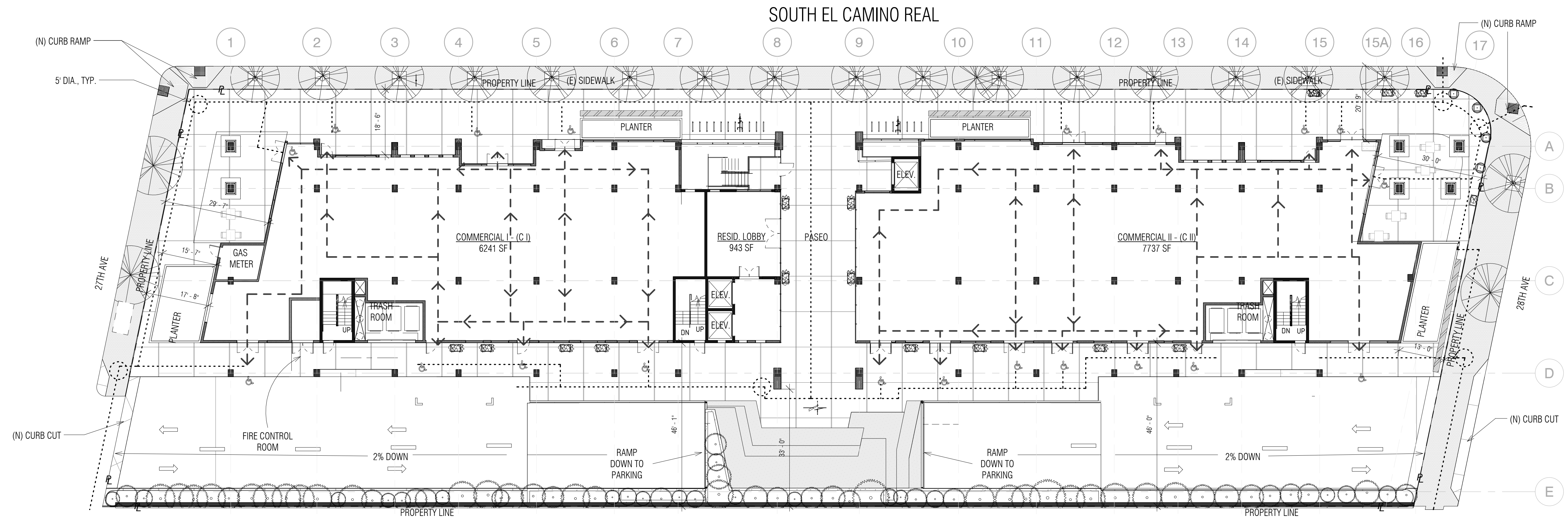


HILLSDALE
TERRACES

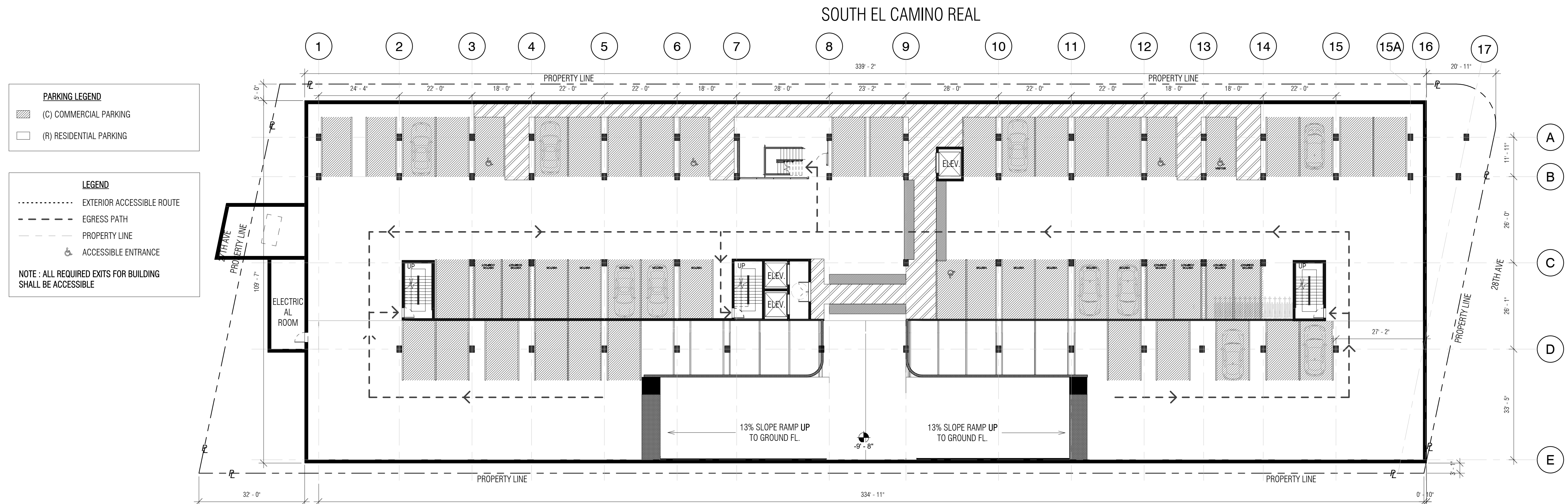
2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: 13090

| No. | Issue | Date |
|-----|-----------------------------|------------|
| 1 | Planning Pre-Application | 11/27/2013 |
| 2 | Planning Study Session | 01/16/2014 |
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| 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 |



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



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



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

Description:

EGRESS PLAN -
GROUND FLOOR
/ PARKING LEVEL

Sheet Number:
A

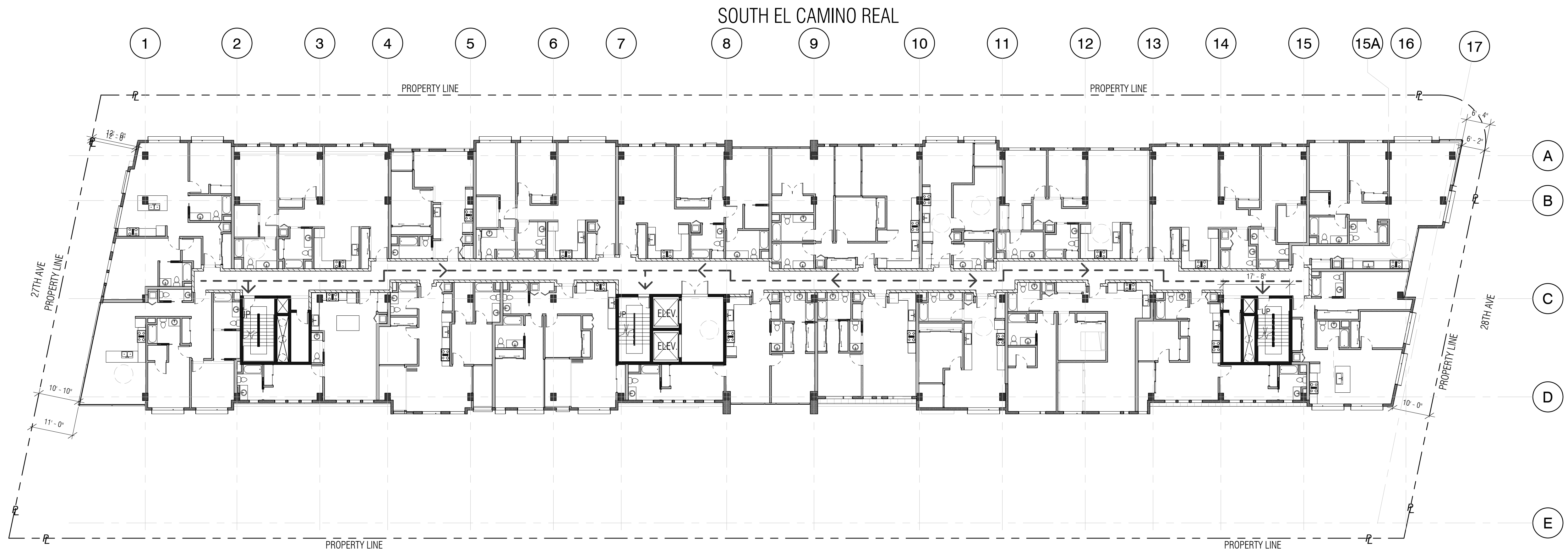
A-6.1

HILLSDALE
TERRACES

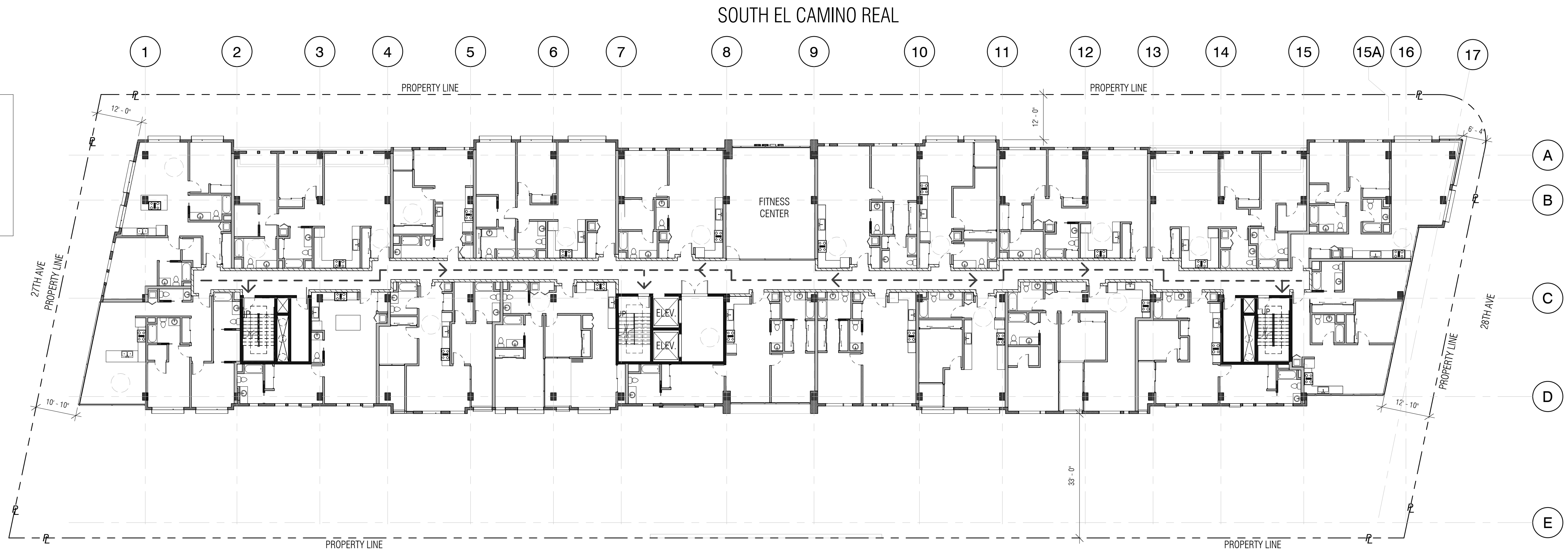
2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

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 |



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

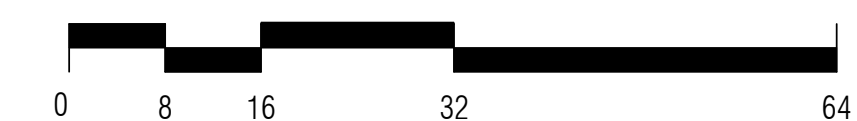


1 Level 2 - Egress
1/16" = 1'-0"

LEGEND

- EXTERIOR ACCESSIBLE ROUTE
- - - - - EGRESS PATH
- - - - - PROPERTY LINE
- ♿ ACCESSIBLE ENTRANCE

NOTE: ALL REQUIRED EXITS FOR BUILDING SHALL BE ACCESSIBLE



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Date: 07/22/2016

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

Description:

EGRESS PLANS -
LEVEL 2 & 3

Sheet Number:

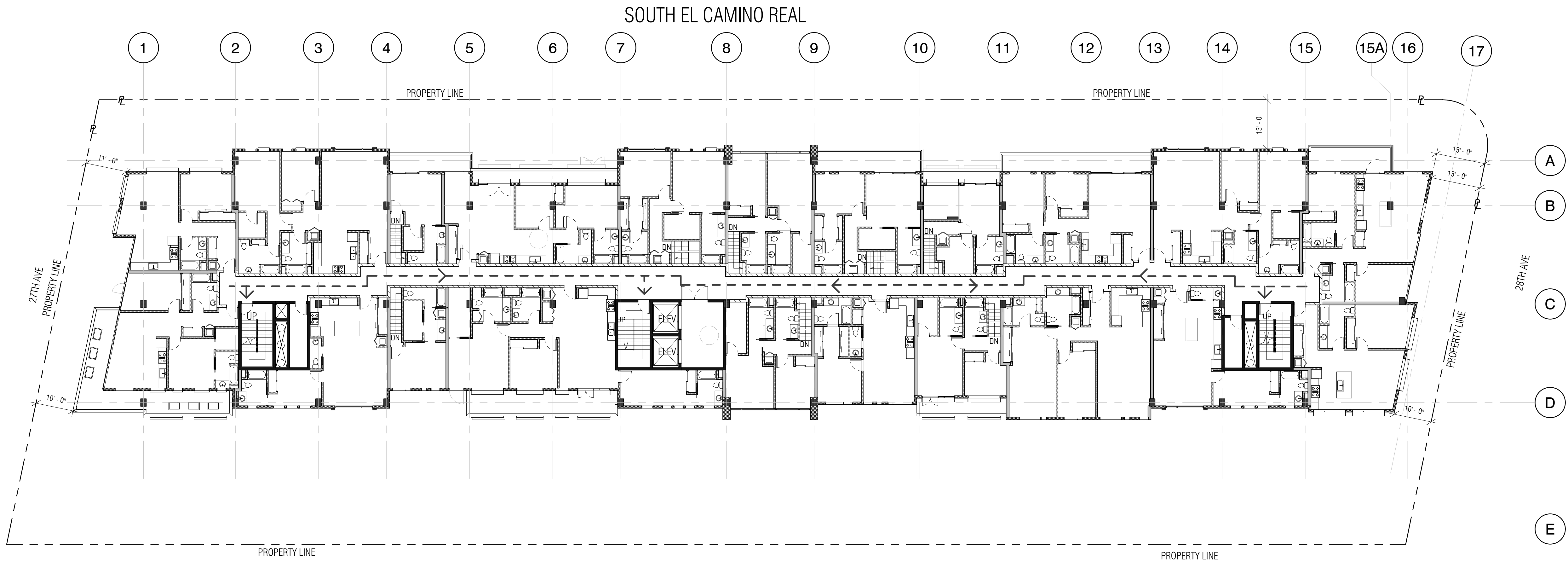
A-6.2

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 |
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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 |

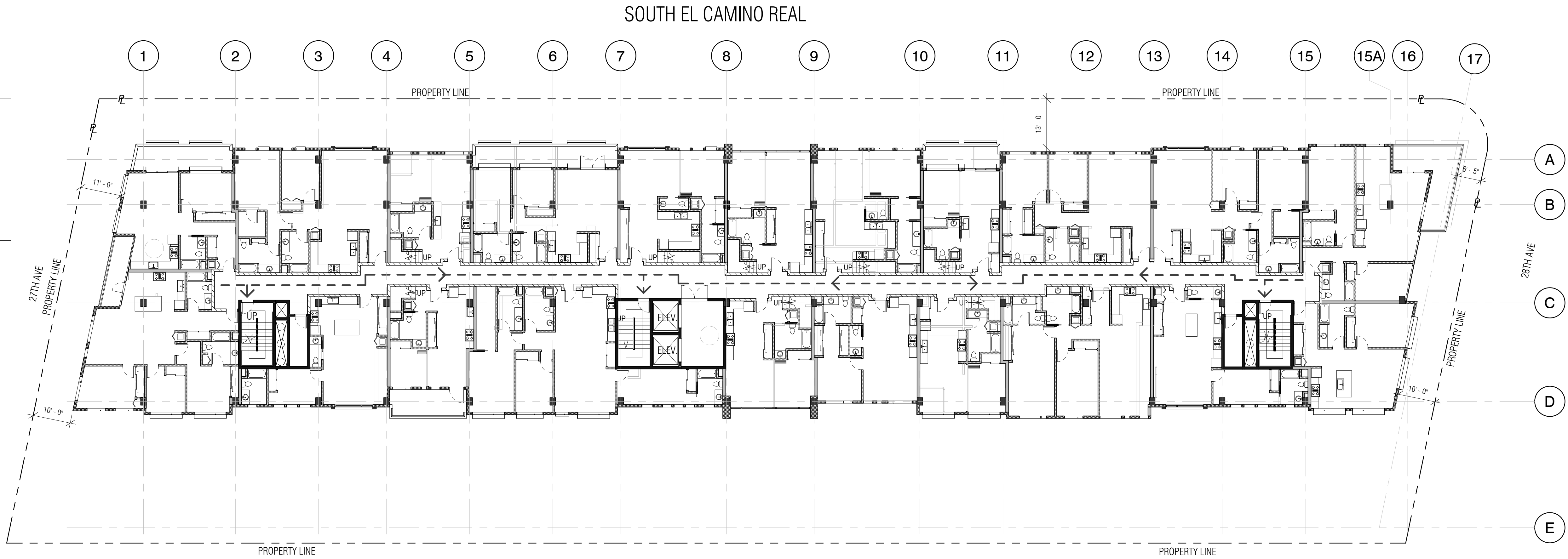


2 Level 5 - Egress
1/16" = 1'-0"

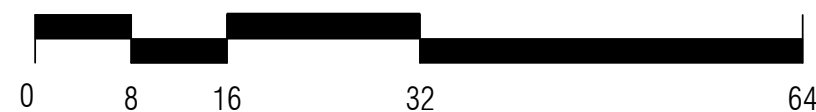
LEGEND

- EXTERIOR ACCESSIBLE ROUTE
- - - - - EGRESS PATH
- - - - - PROPERTY LINE
- ♿ ACCESSIBLE ENTRANCE

NOTE : ALL REQUIRED EXITS FOR BUILDING SHALL BE ACCESSIBLE



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



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

Description:
EGRESS PLANS -
LEVEL 4 & 5

Sheet Number:

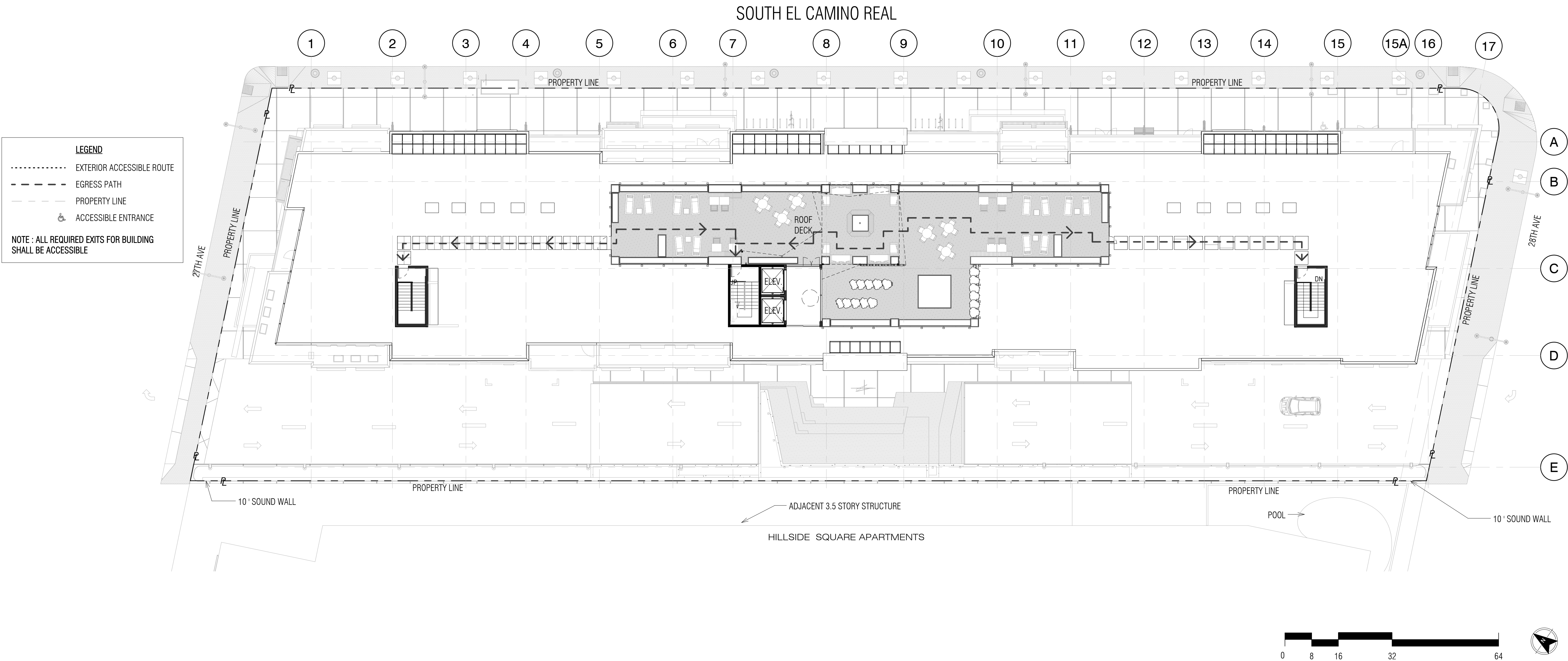
A-6.3

HILLSDALE
TERRACES

2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: 13090

| No. | Issue | Date |
|-----|-----------------------------|------------|
| 1 | Planning Pre-Application | 11/27/2013 |
| 2 | Planning Study Session | 01/16/2014 |
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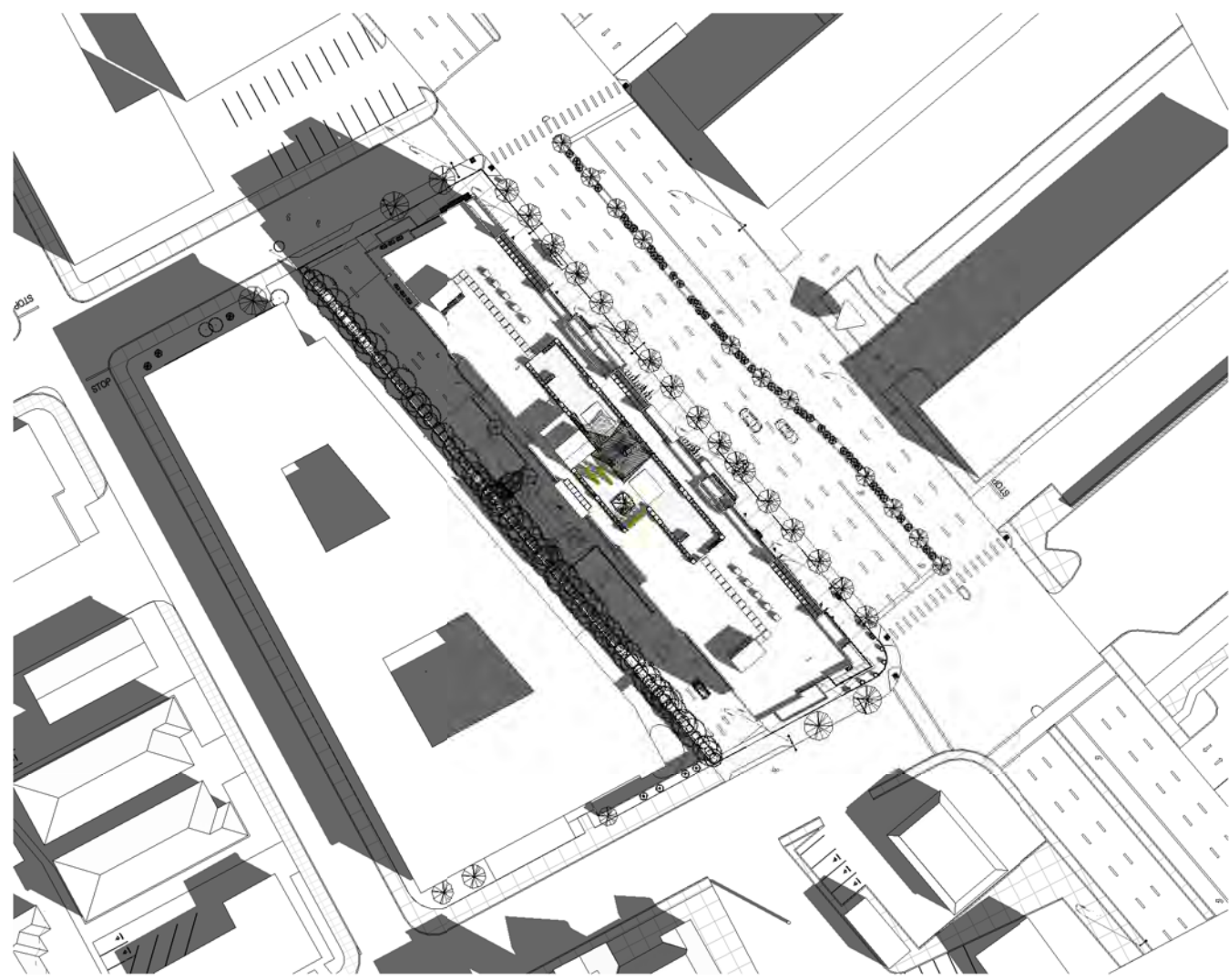
Date: 07/22/2016

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

Description:
EGRESS ROOF
PLAN

Sheet Number:

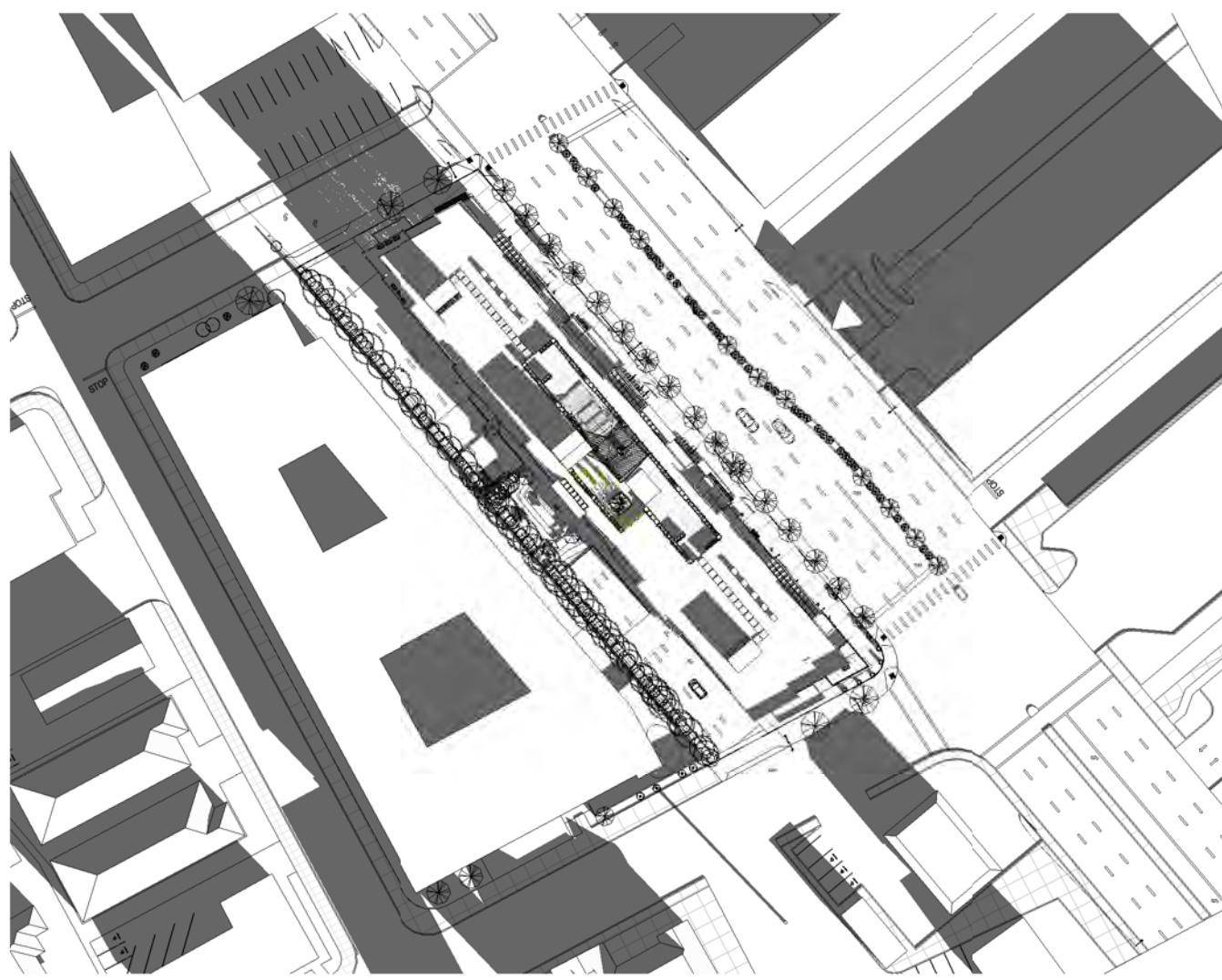
A-6.4



1 SPRING EQUINOX 9AM
1" = 100'-0"



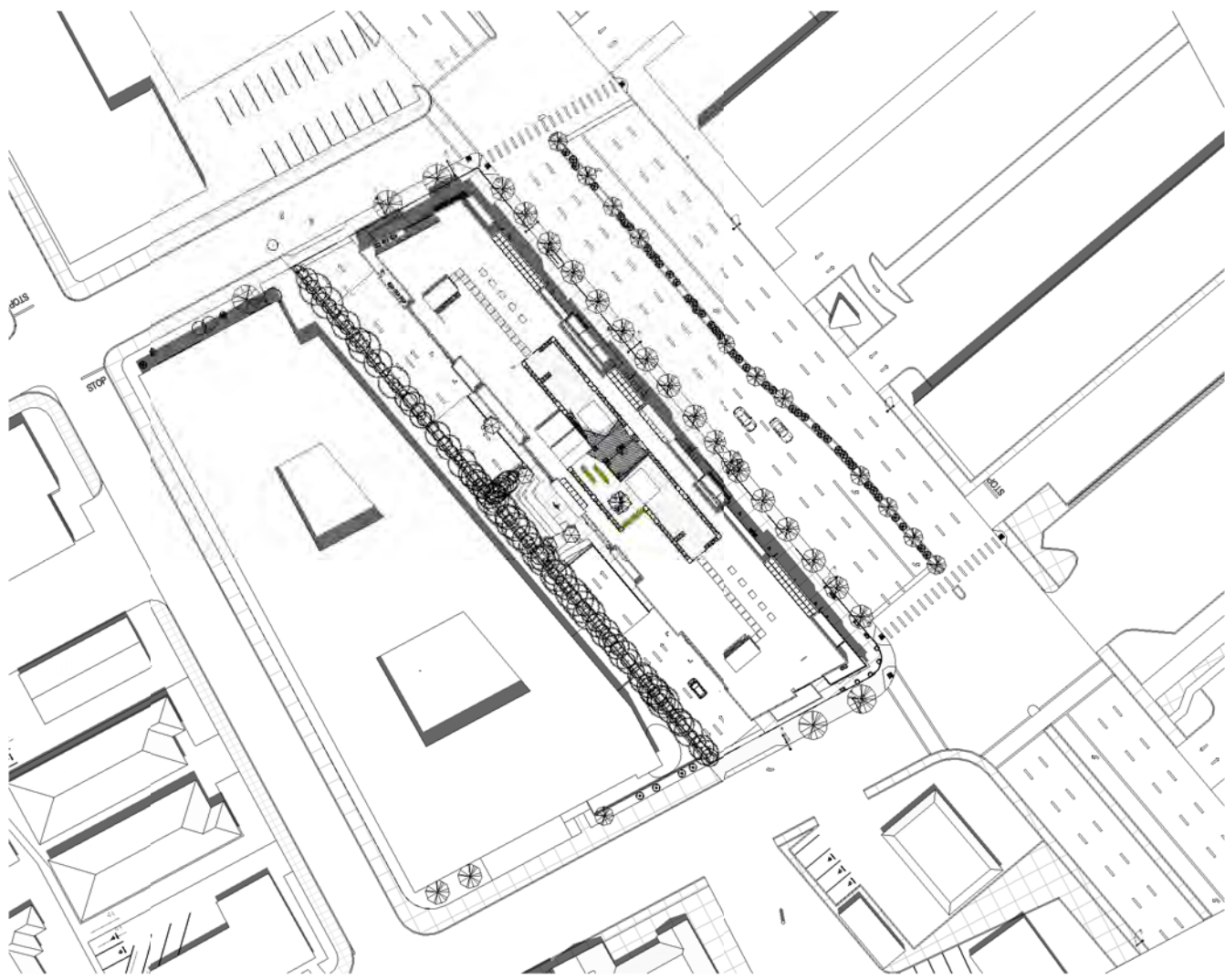
4 SUMMER SOLISTICE 9AM
1" = 100'-0"



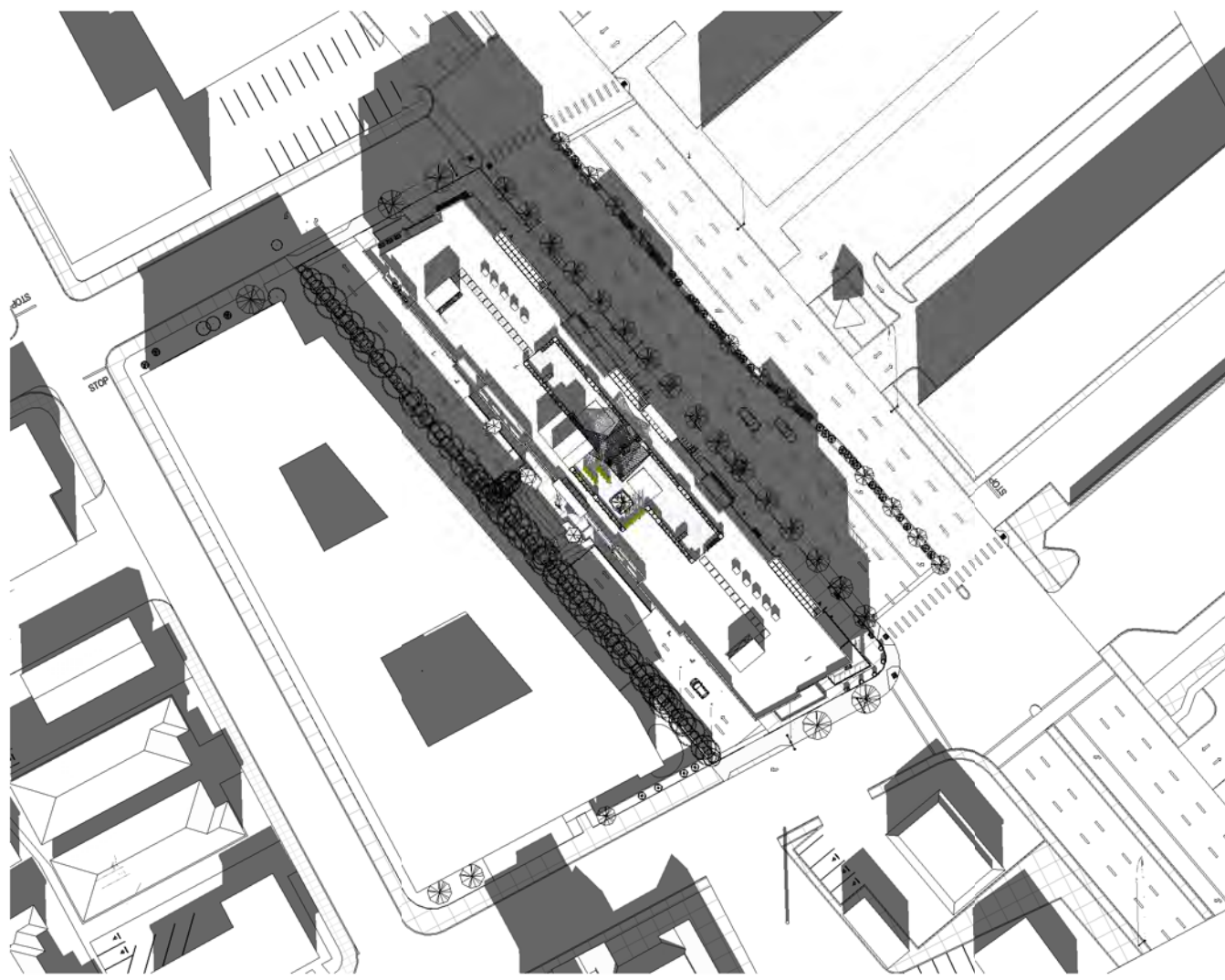
7 WINTER SOLISTICE 9AM
1" = 100'-0"



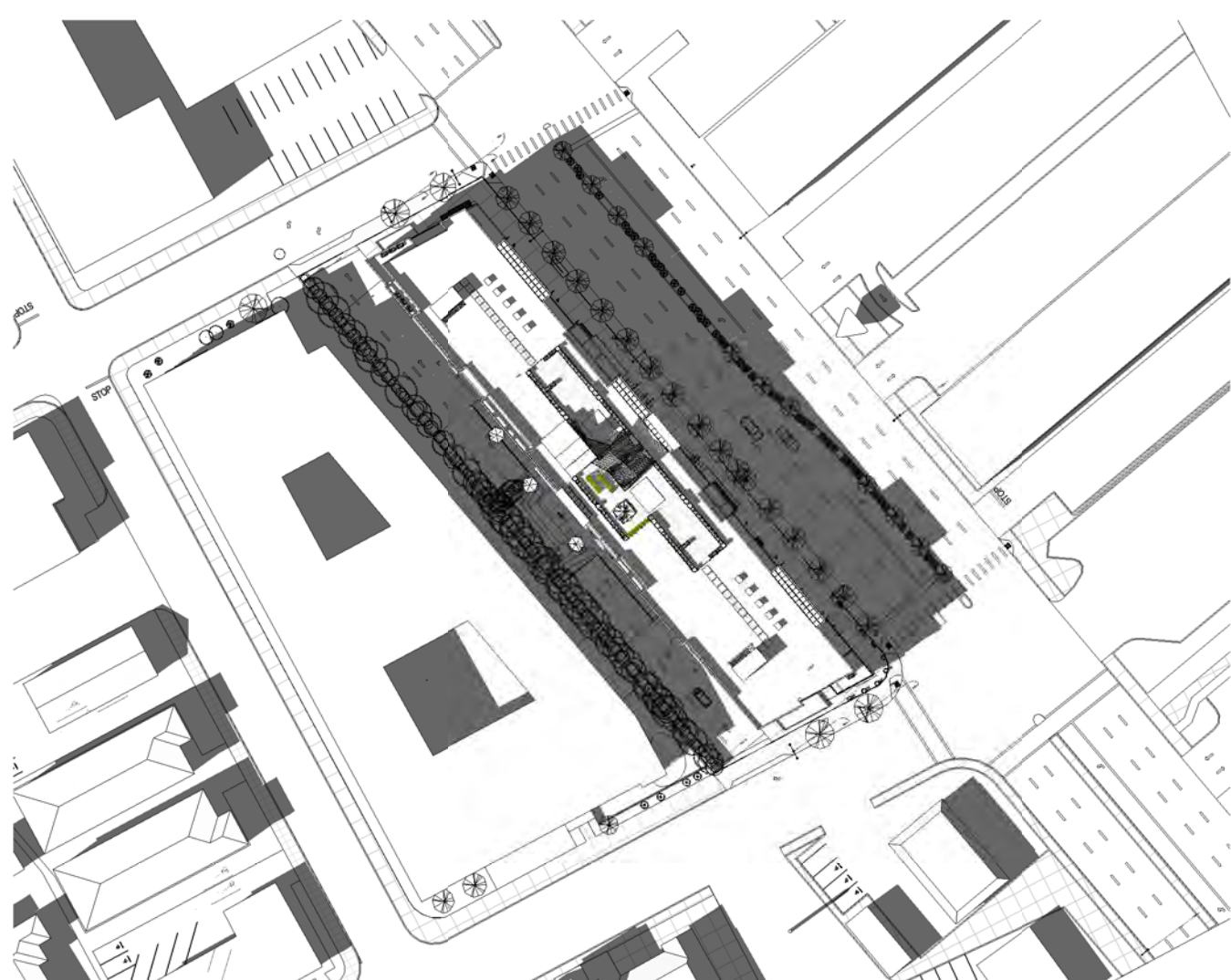
2 SPRING EQUINOX 12PM
1" = 100'-0"



5 SUMMER SOLISTICE 12PM
1" = 100'-0"



8 WINTER SOLISTICE 12PM
1" = 100'-0"



6 SPRING EQUINOX 3PM
1" = 100'-0"



3 SUMMER SOLISTICE 3PM
1" = 100'-0"



9 WINTER SOLISTICE 3PM
1" = 100'-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" = 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 |
| 2 | Planning Study Session | 01/16/2014 |
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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 NORTH ELEVATION - SUMMER SOLSTICE 9AM
1" = 50'-0"



4 SOUTH ELEVATION - SUMMER SOLSTICE 3PM
1" = 50'-0"



2 NORTH ELEVATION - SPRING/FALL EQUINOX 9AM
1" = 50'-0"



5 SOUTH ELEVATION - SPRING/FALL EQUINOX 3PM
1" = 50'-0"



3 NORTH ELEVATION - WINTER SOLSTICE 9AM
1" = 50'-0"



6 SOUTH ELEVATION - WINTER SOLSTICE 3PM
1" = 50'-0"

PRINT DATE: 7/22/2016 12:03:47 PM



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Date: 07/22/2016

Scale: 1" = 50'-0"

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

Sheet Number:

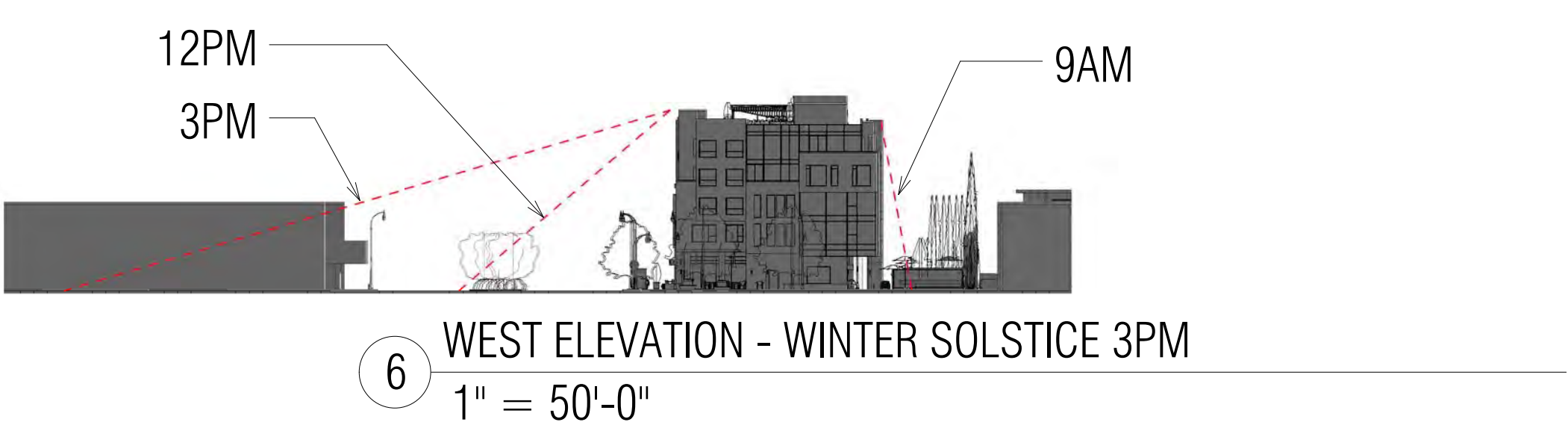
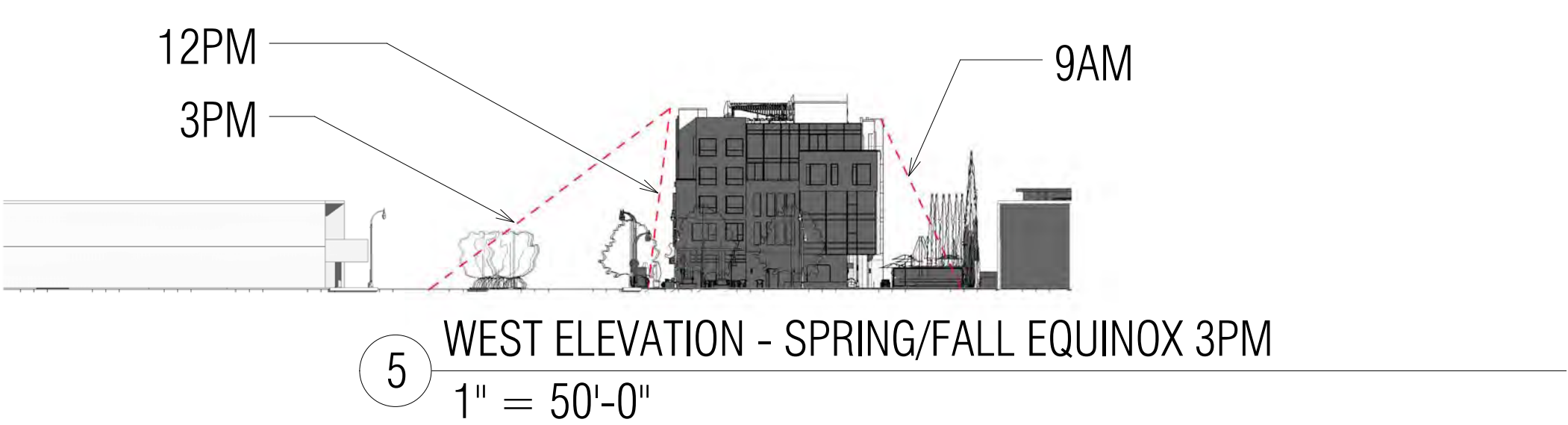
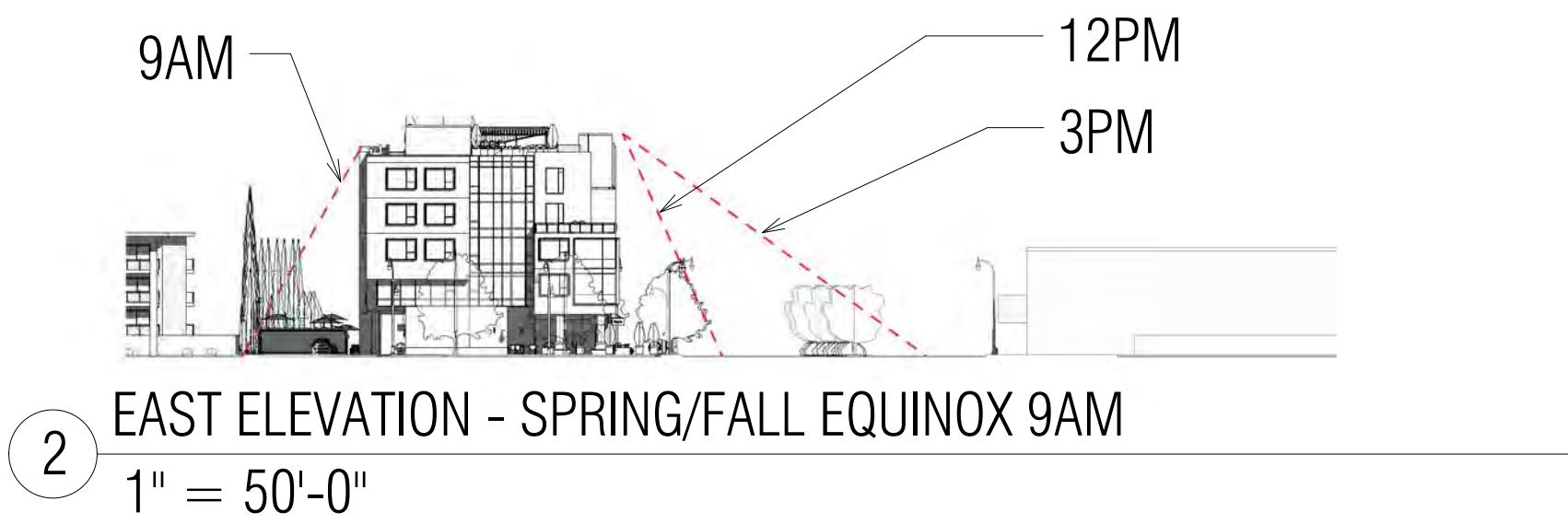
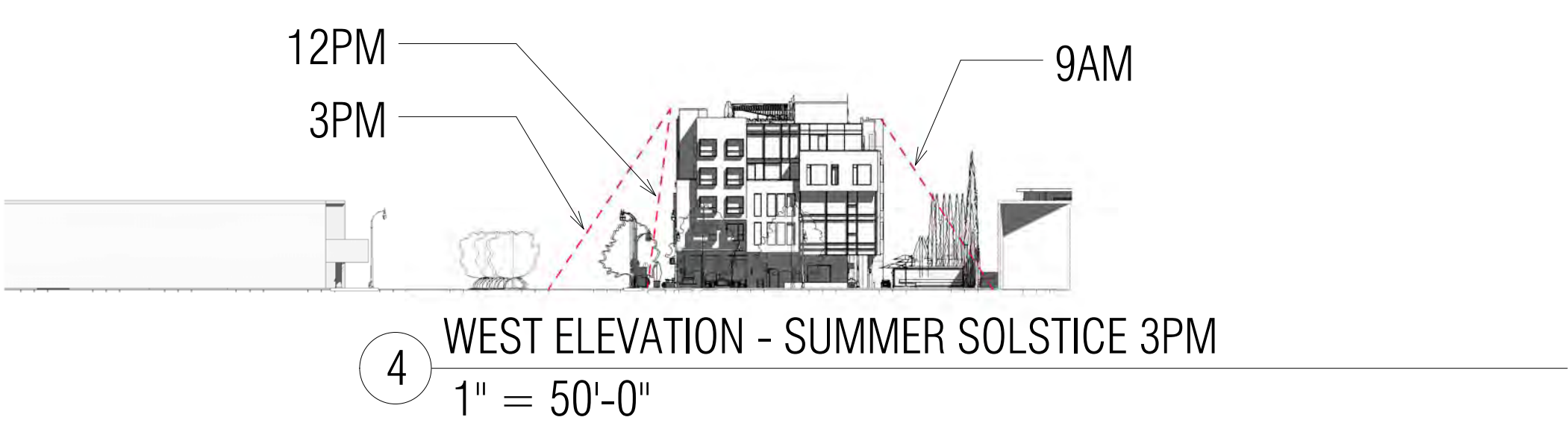
A-7.1

HILLSDALE
TERRACES

2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: 13090

| No. | Issue | Date |
|-----|-----------------------------|------------|
| 1 | Planning Pre-Application | 11/27/2013 |
| 2 | Planning Study Session | 01/16/2014 |
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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
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" = 1'-0"

Description:

EXISTING SITE
PHOTOS

Sheet Number:

A-7.3

| 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 | 35'L X 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 LYTEPROFILE | 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



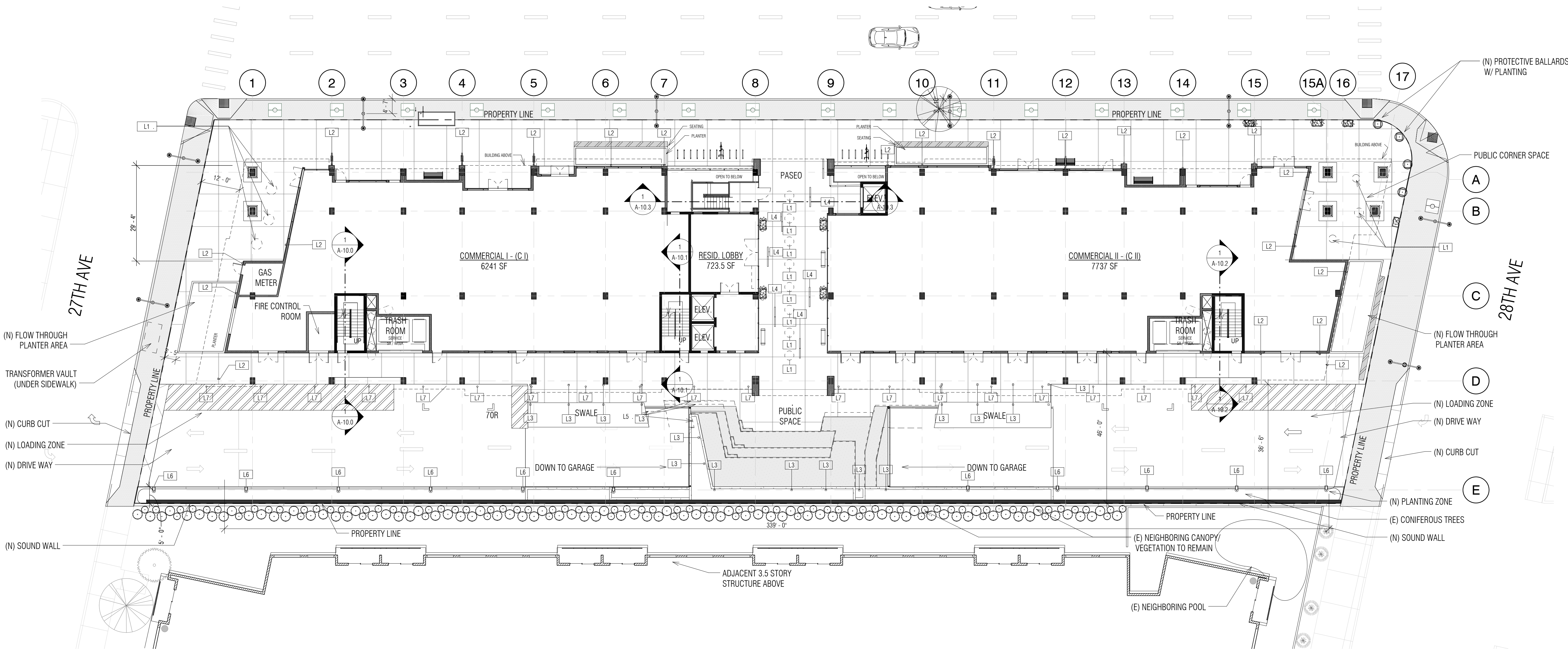
L-7

EXTERIOR LIGHT LEGEND

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

2 LIGHT IMAGES

3/64" = 1'-0"



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

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 |
| 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

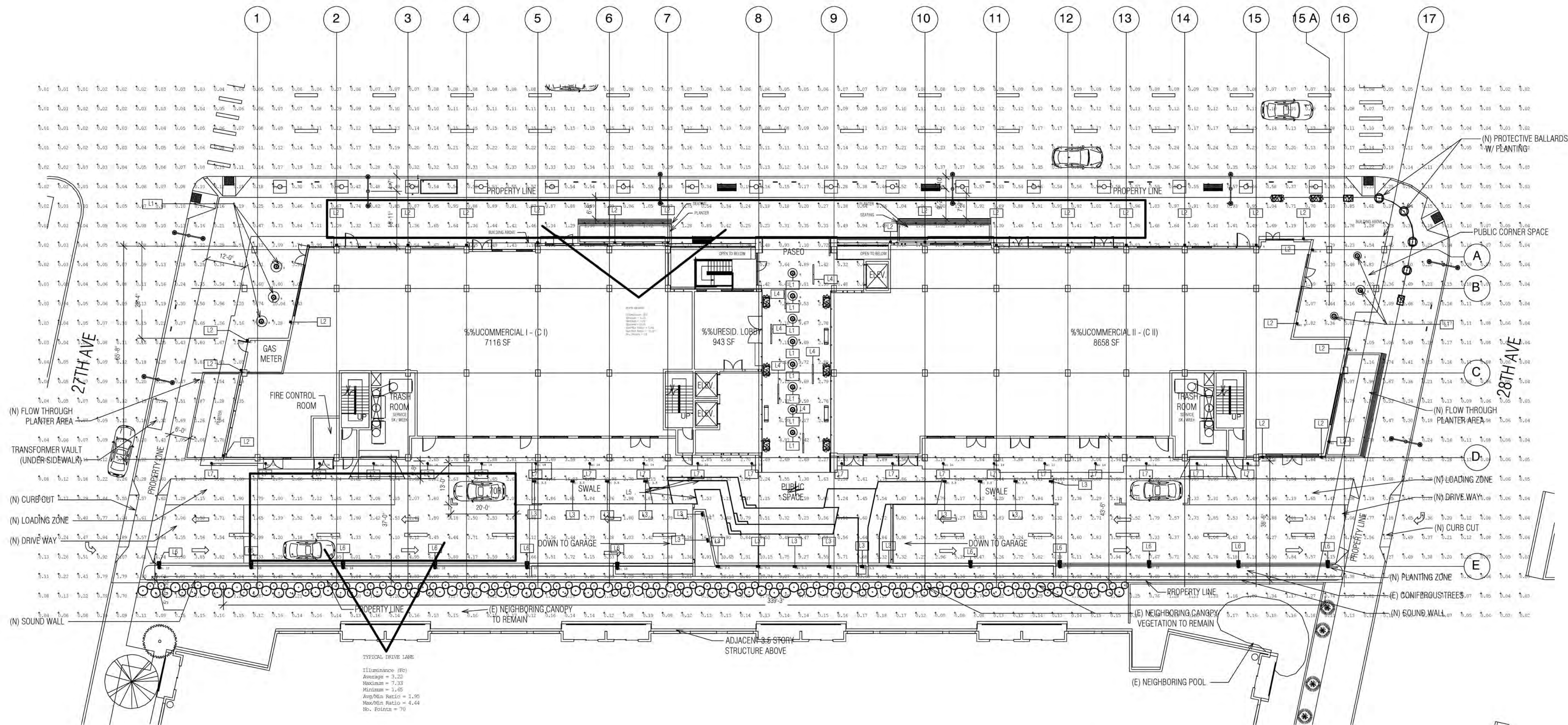
Scale: As indicated

Description:

EXTERIOR
LIGHTING PLAN

Sheet Number:

A-8.1



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

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

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.

Associated Lighting Representatives, Inc.

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 VERSION 18.4
AGI (C) 1999-2015 LIGHTING ANALYSTS, INC.
10288 W. CENTENNIAL RD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION

2700 EL CAMINO REAL
SAN MATEO, CA

DRAWING NO. / INPUT FILE

12847HAL-REL-D SHEET.DWG / .A32

SCALE
1" = 16'

SHEET
1 OF 1

DATE
9/10/2015

REV
0

A 8.2

| South El Camino Real Site Furnishing Schedule | | | | | | | |
|---|------------|-----|---------------------|-------------------------|-------------------------------------|---------------------------------|-----------------------------|
| Mark | Item | Qty | Manufac. | Model # | Description | Material Finish | Dimensions (L x W x H) |
| SF-1 | TRASH CAN | 6 | VICTOR STANLEY INC. | IRONSIDES SERIES S-429 | 95 GALLON CAPACITY, SURFACE MOUNTED | BLACK, POWDER COAT | 2'-0"0" X 2'-11" |
| SF-2 | TREE GRATE | 16 | URBAN ACCESSORIES | QT-TITLE 24 | | POWDER COAT RAL 6004 (BLACK) | 4' X 4' |
| SF-3 | PLANTER | 3 | WABASH VALLEY | | | CERAMIC | 2' X 3' |
| SF-5 | PLANTER | 2 | WABASH VALLEY | | | SLAT PATTERN, BLACK POWDER COAT | 24" X 24" X 18" |
| SF-7 | BKE RACK | 14 | WELLE | CIRCULAR RACK, INGROUND | | STAINLESS STEEL | 30" X 6" X 2'-8" |
| SF-8 | BENCH | 4 | WABASH VALLEY | ESTATE SERIES | | SLAT PATTERN, BLACK POWDER COAT | 7'-2 3/4" X 6'-2 3/4" X 25" |
| ADDIT1 NOTES | | | | | | | |
| CUSTOMIZED TO PROVIDE TWO 4" HOLES FOR BUBBLER ACCESS | | | | | | | |



SF-1



SF-2



SF-3



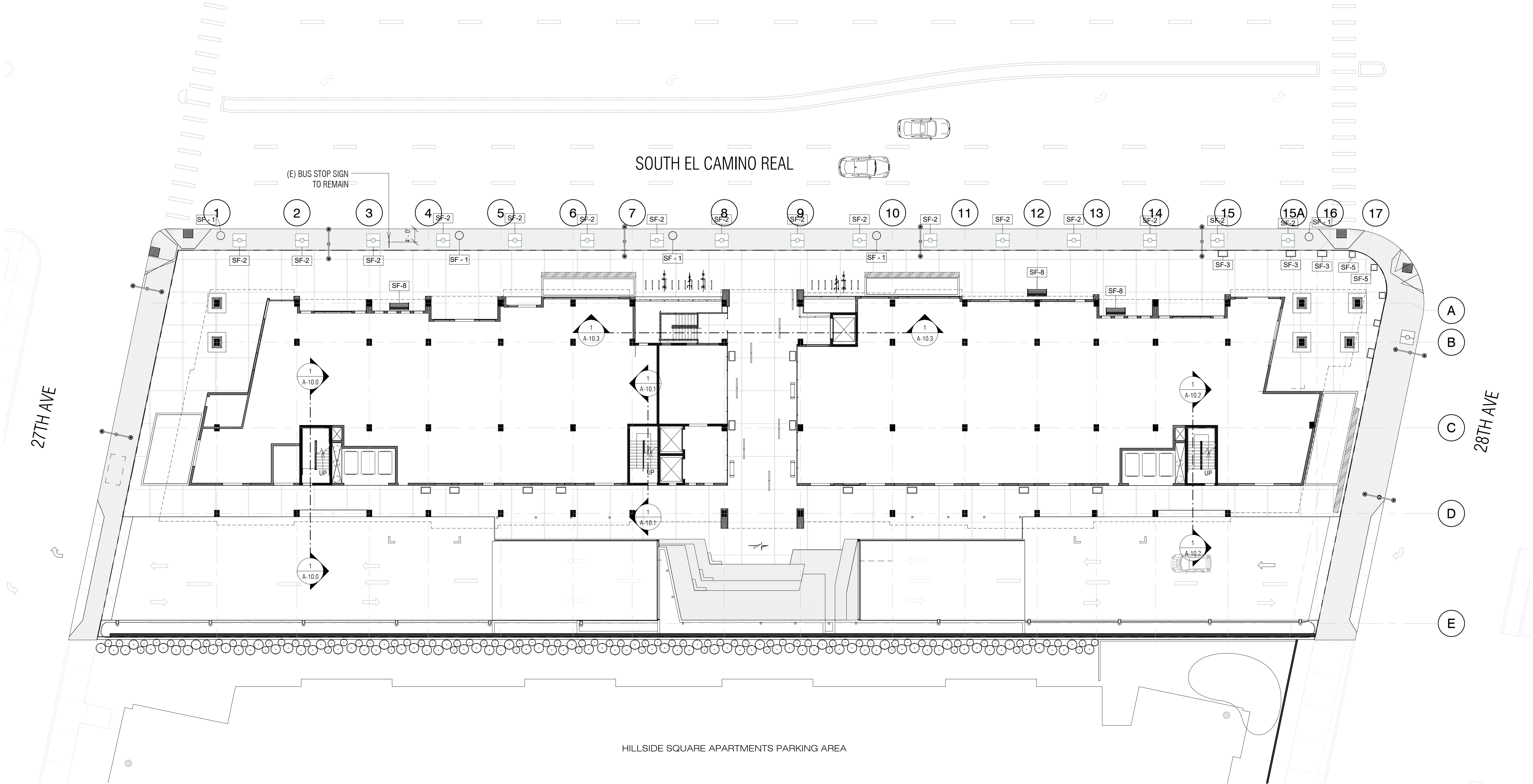
SF-5



SF-7



SF-8



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

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 | | |
|-------------------|-----------------------------|------------|
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Date: 07/22/2016
Scale: 1/16" = 1'-0"
Description:

SITE
FURNISHINGS &
HARDSCAPE
PLAN
Sheet Number:

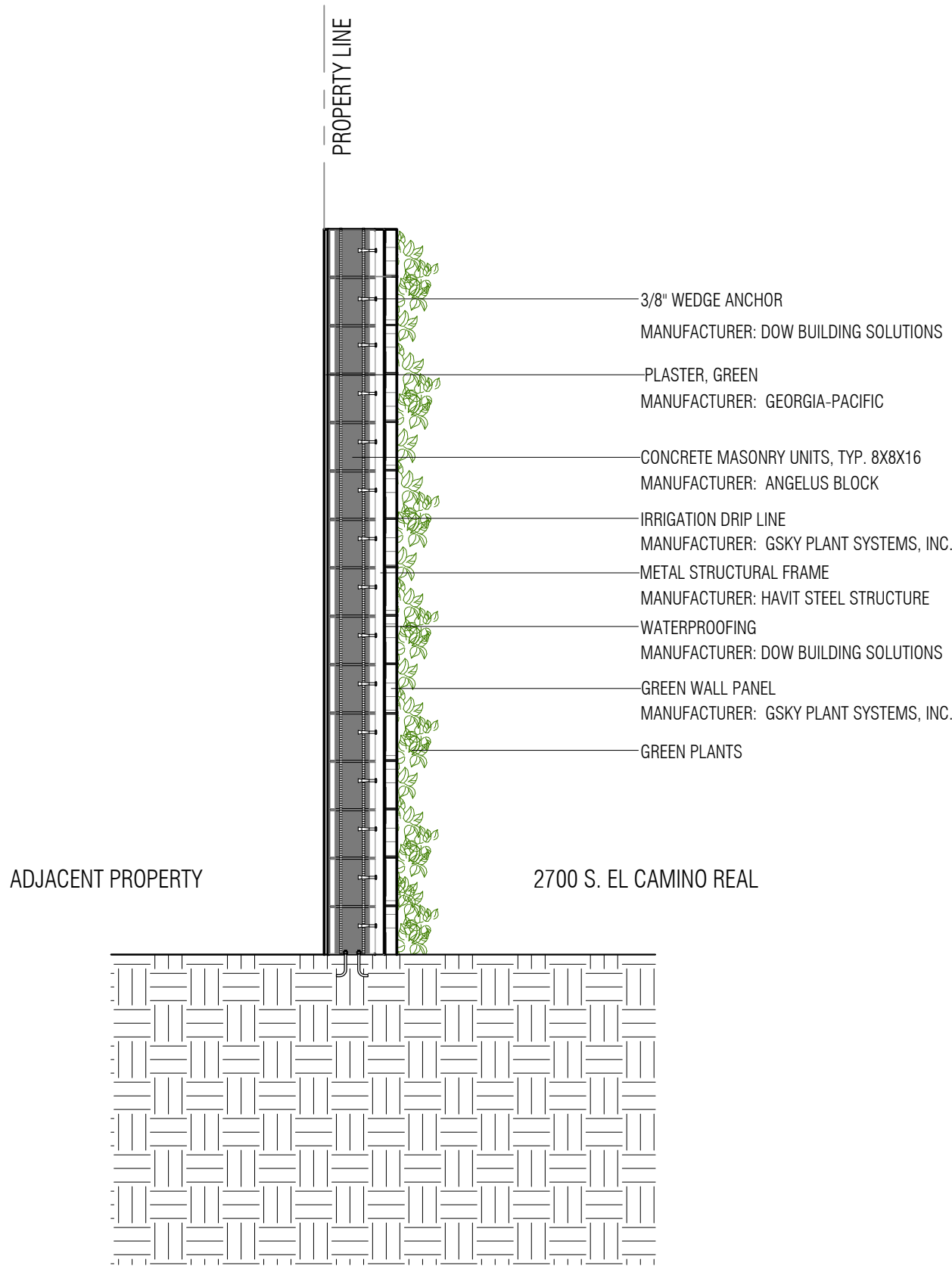
A-8.3

HILLSDALE
TERRACES

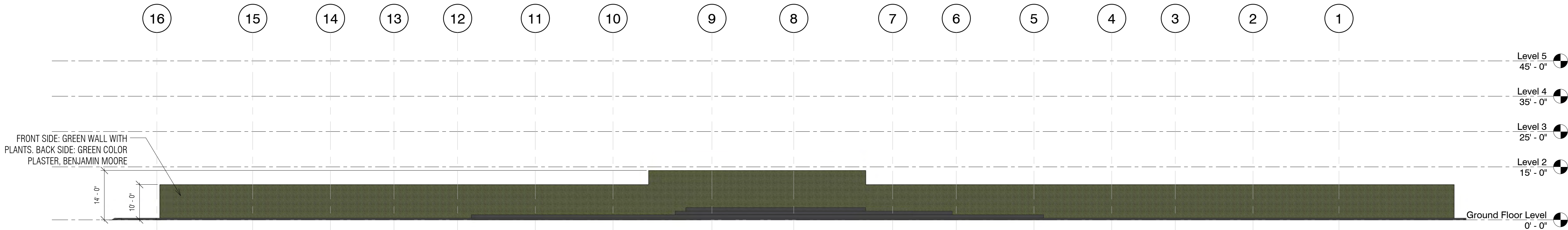
2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: 13090

| No. | Issue | Date |
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2 CMU Wall Section
1/2" = 1'-0"



1 CMU WALL ELEVATION
1/16" = 1'-0"

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Date: 07/22/2016

Scale: As indicated

Description:

WALL
ELEVATION AND
SECTION ON SITE
BOUNDARY

Sheet Number:

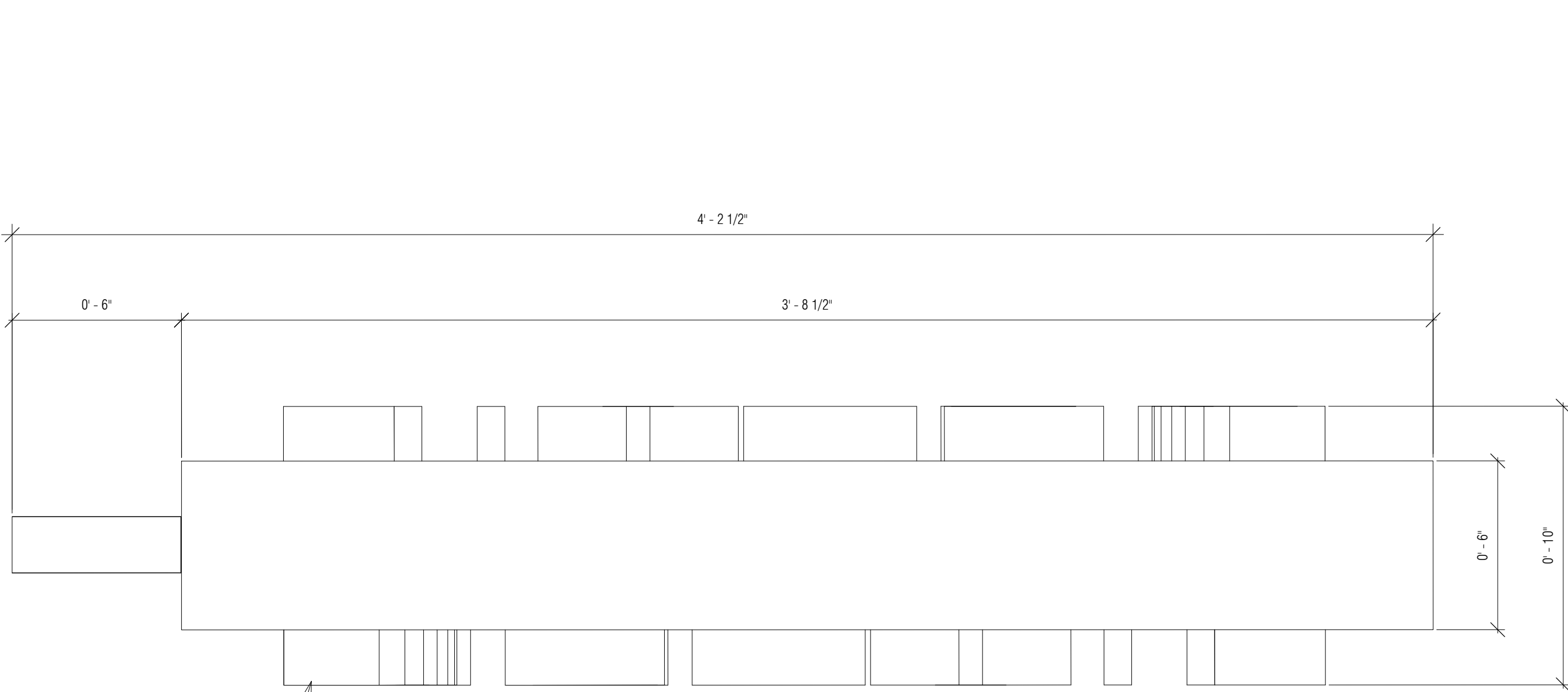
A-8.4

HILLSDALE
TERRACES

2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

Job Number: 13090

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|-----|-----------------------------|------------|
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2 BUILDING SIGNAGE STANDARDS PLAN
3" = 1'-0"

ALL COMPANY LOGOS WILL BE ADDED ON TO INDIVIDUAL WOODEN 0' - 4" THICK SURFACE. ALL COMPANY LOGO/TEXT EXTRUSIONS MAY NOT EXCEED 0' - 2 " THICKNESS.



1 BUILDING SIGNAGE STANDARDS ELEVATION
3" = 1'-0"

ALL COMPANY LOGOS MUST OBLIGE BY BUILDING AWNING STANDARDS AND MUST FOLLOW THE GIVEN DIMENSIONS. ALL SIGNS MUST FIT WITHIN GIVEN AREA. ALL COMPANY TEXT AND LOGOS MUST NOT EXCEED 0' - 8" IN HEIGHT.

0" - 6" x 0' - 2" STRUCTURE THAT CONNECTS TO WALL

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Date: 07/22/2016

Scale: 3" = 1'-0"

Description:
BUILDING
SIGNAGE
STANDARDS

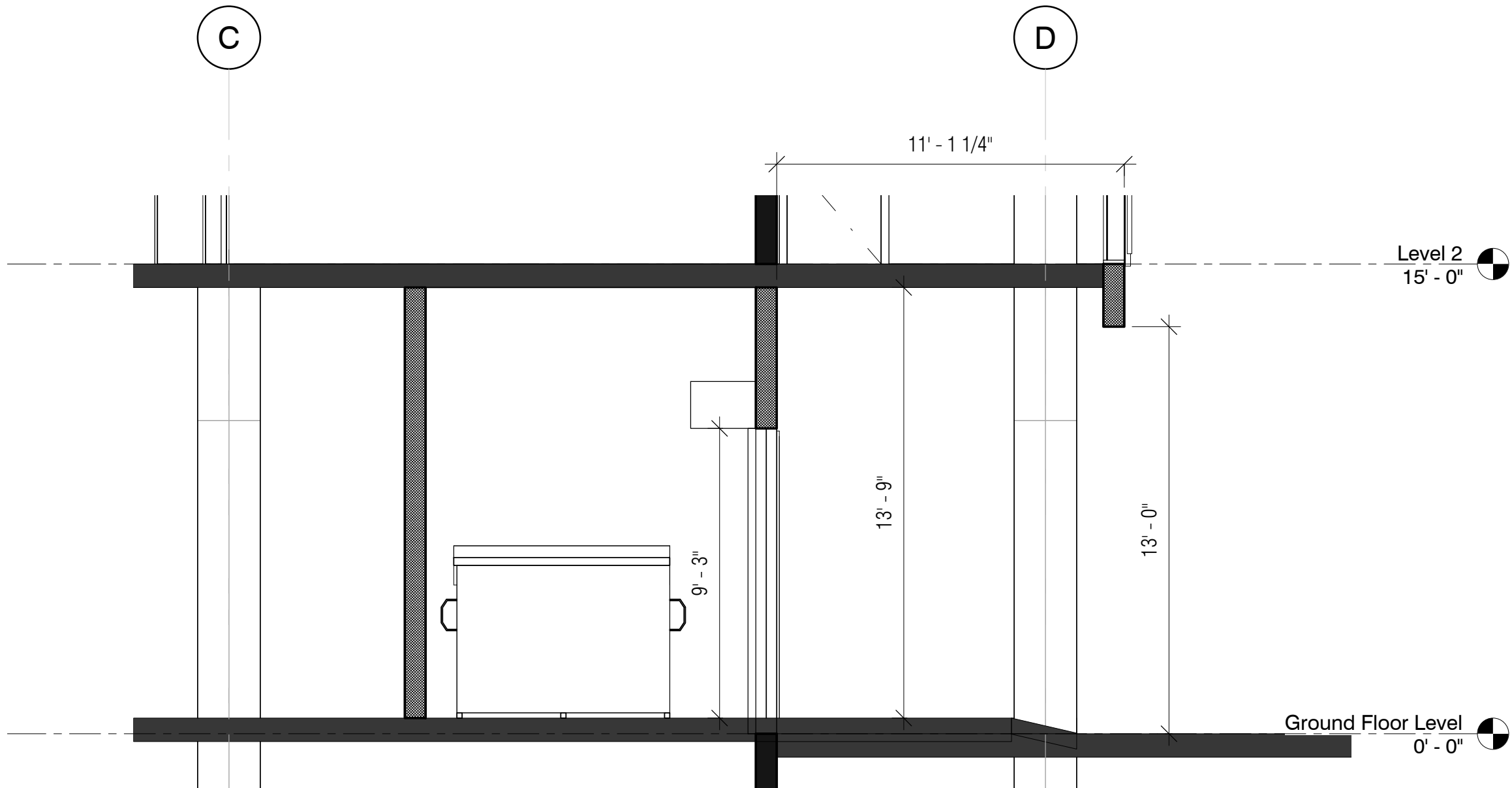
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A-8.5

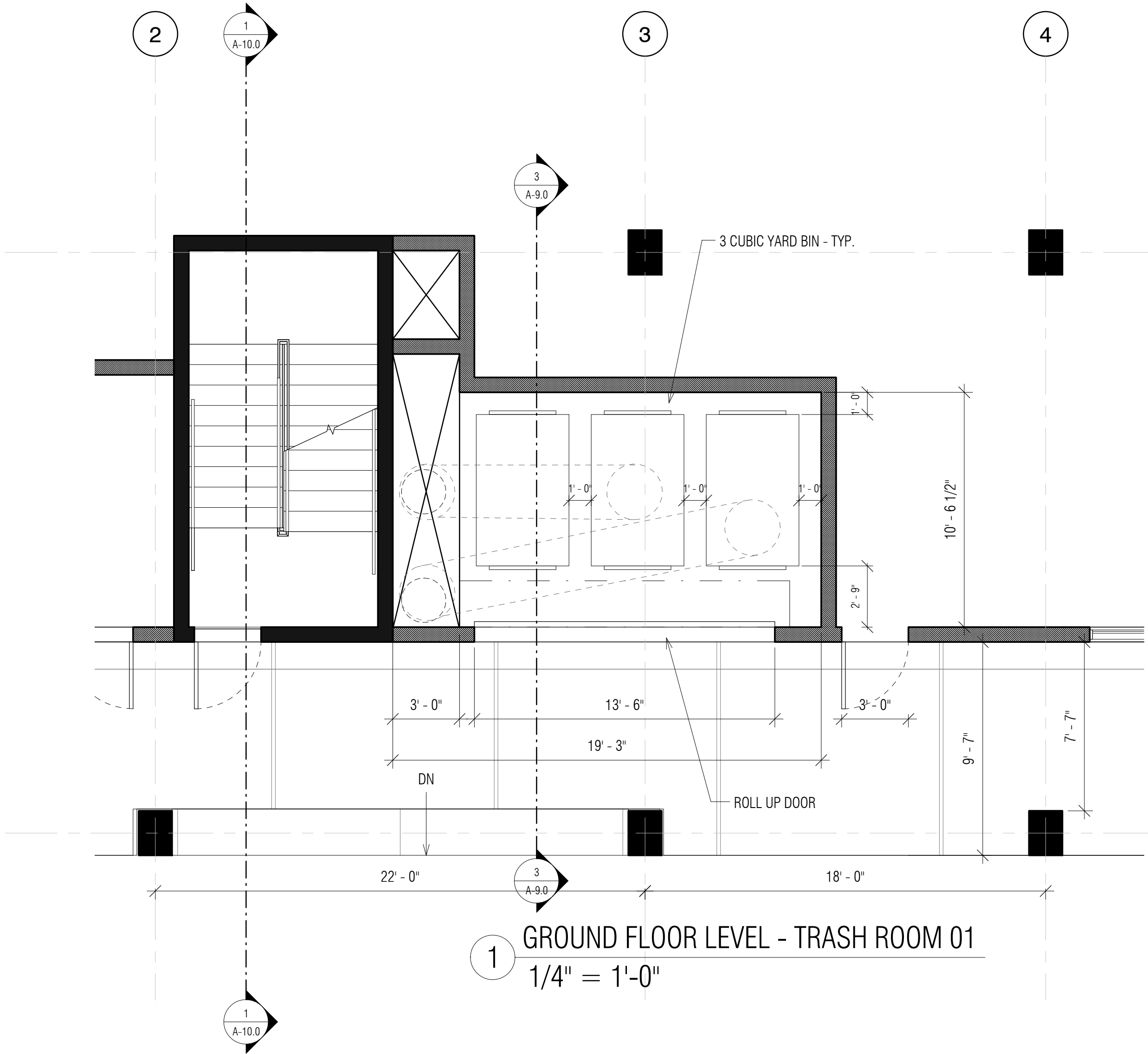
HILLSDALE
TERRACES

2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

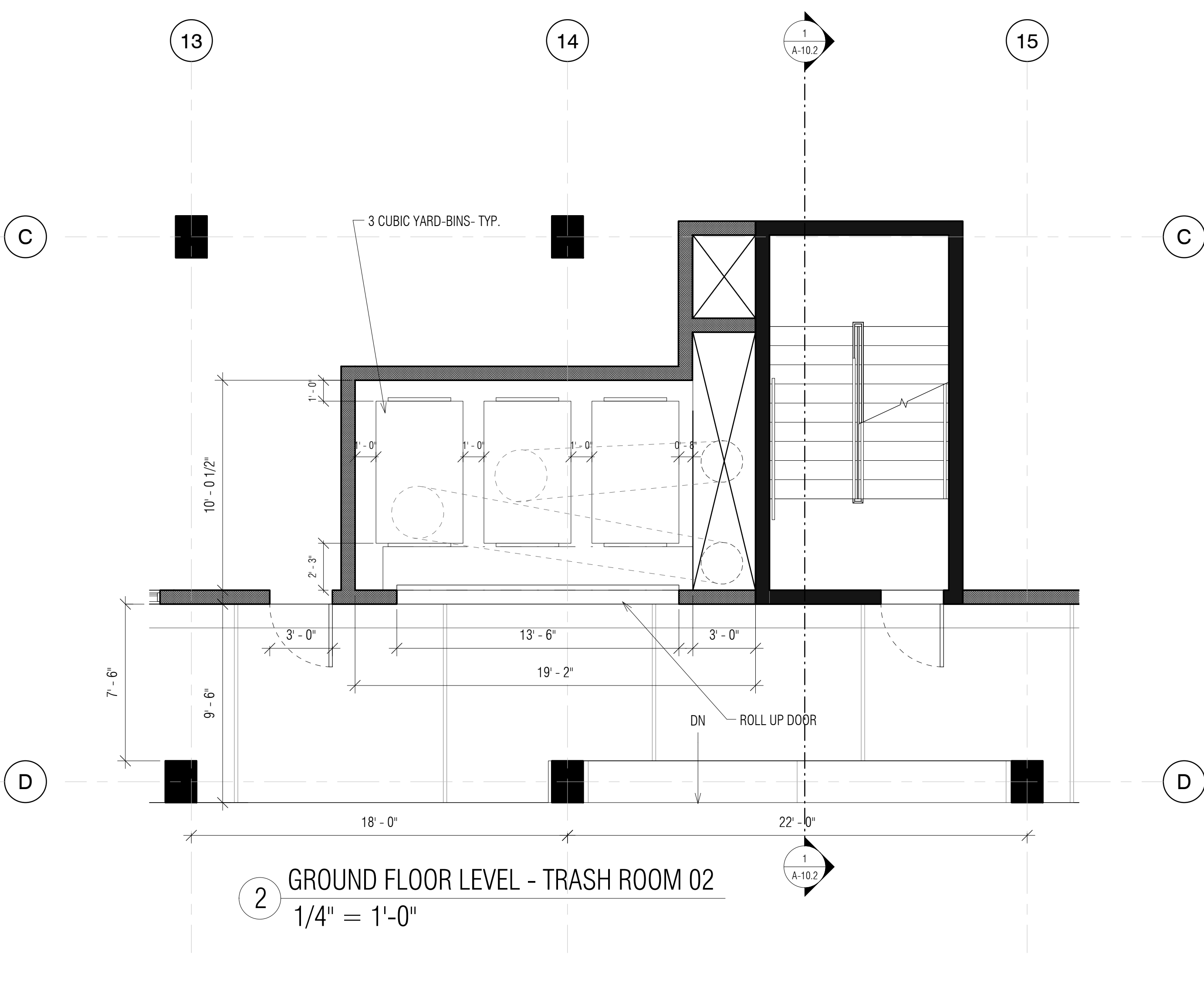
| Job Number: 13090 | | |
|-------------------|---------------------|------------|
| No. | Issue | Date |
| 6 | Revision to Comment | 05/05/2016 |
| 7 | Issue For Revision | 07/22/2016 |



3 GROUND FLOOR TRASH ROOM - TYPICAL SECTION
1/4" = 1'-0"



1 GROUND FLOOR LEVEL - TRASH ROOM 01
1/4" = 1'-0"



2 GROUND FLOOR LEVEL - TRASH ROOM 02
1/4" = 1'-0"

PRINT DATE: 7/22/2016 12:07:10 PM



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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. ÷ 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 = 284 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.



ZANTEDESCHIA, CHONDROPETALUM, PHILODENDRON,
LIRIOPE, CLIVIA, ASPARAGUS DENSIFLORUS



CLIVIA, CHONDROPETALUM, HEUCHERA, HAKONECHLOA,
DIETES BICOLOR, HELICTONTRICHON



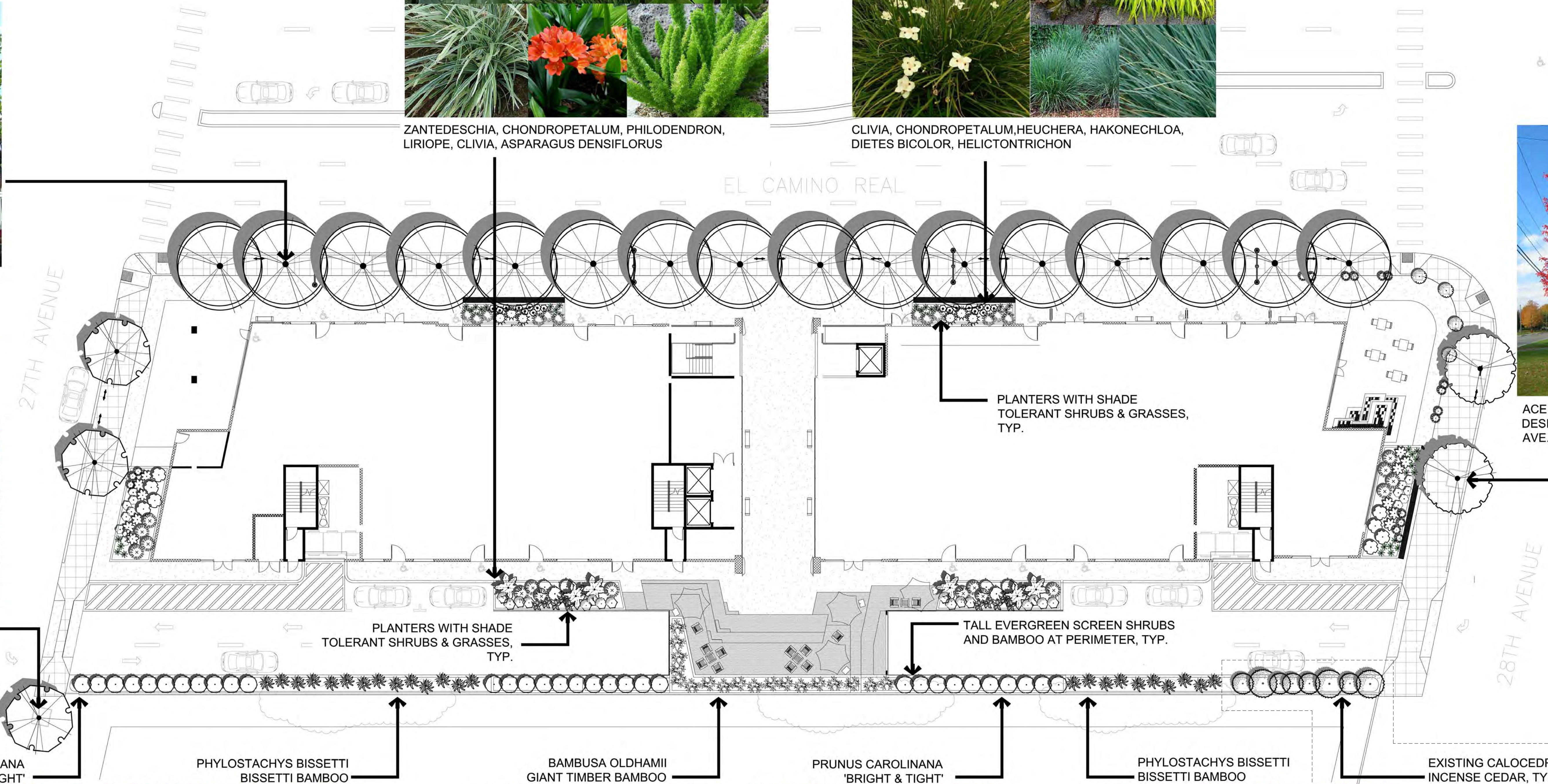
PLATANUS x ACERIFOLIA
DESIGNATED STREET TREE,
EL CAMINO REAL



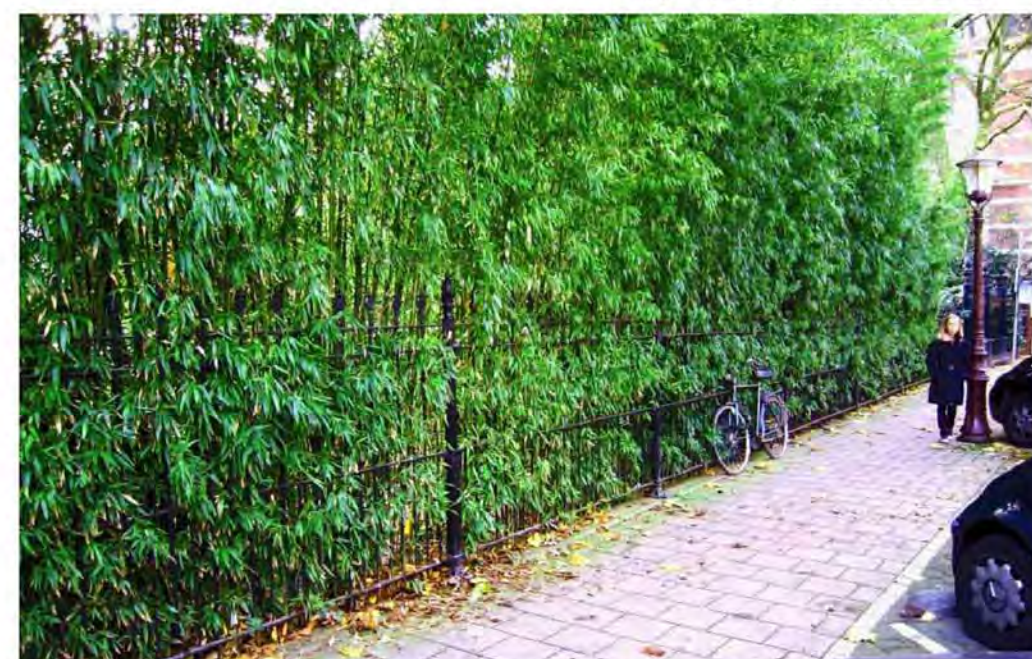
ACE BUEGERIANUM
DESIGNATED STREET TREE,
27th AVE.



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



PRUNUS CAROLINANA
'BRIGHT & TIGHT'



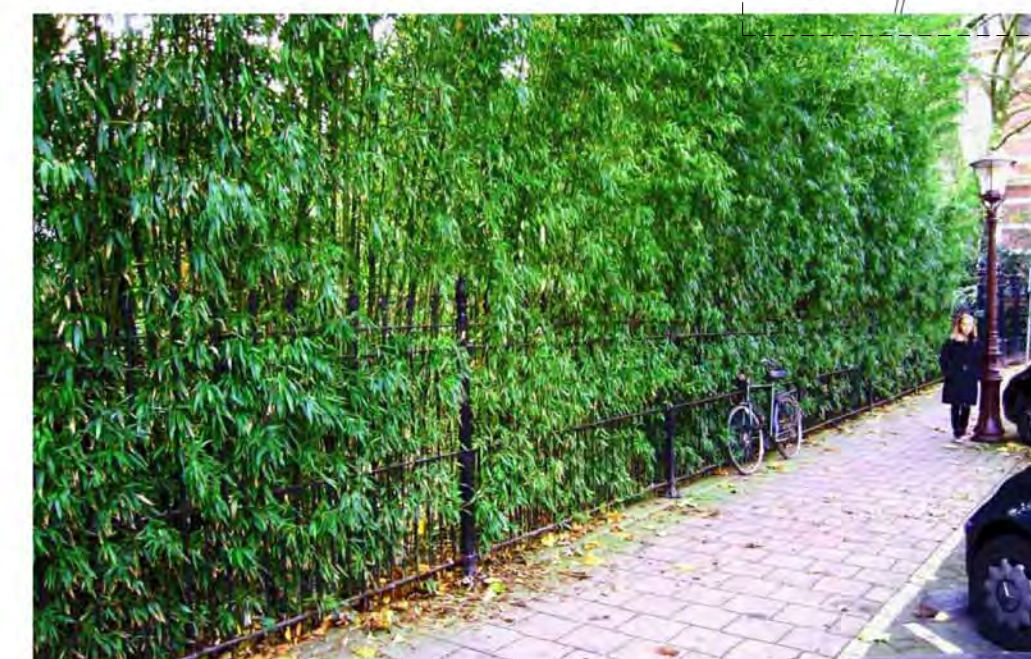
PHYLOSTACHYS BISSETTI
BISSETTI BAMBOO



BAMBUSA OLDHAMII
GIANT TIMBER BAMBOO



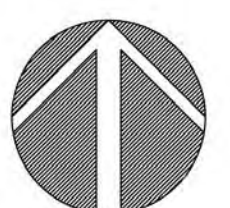
PRUNUS CAROLINANA
'BRIGHT & TIGHT'



PHYLOSTACHYS BISSETTI
BISSETTI BAMBOO



EXISTING CALOCEDRUS DECURENS
INCENSE CEDAR, TYP. OF 8





PRECAST LIGHTWEIGHT PLANTERS



SPECIMEN MULTI-TRUNK
LAGERSTROEMIA HYBRID



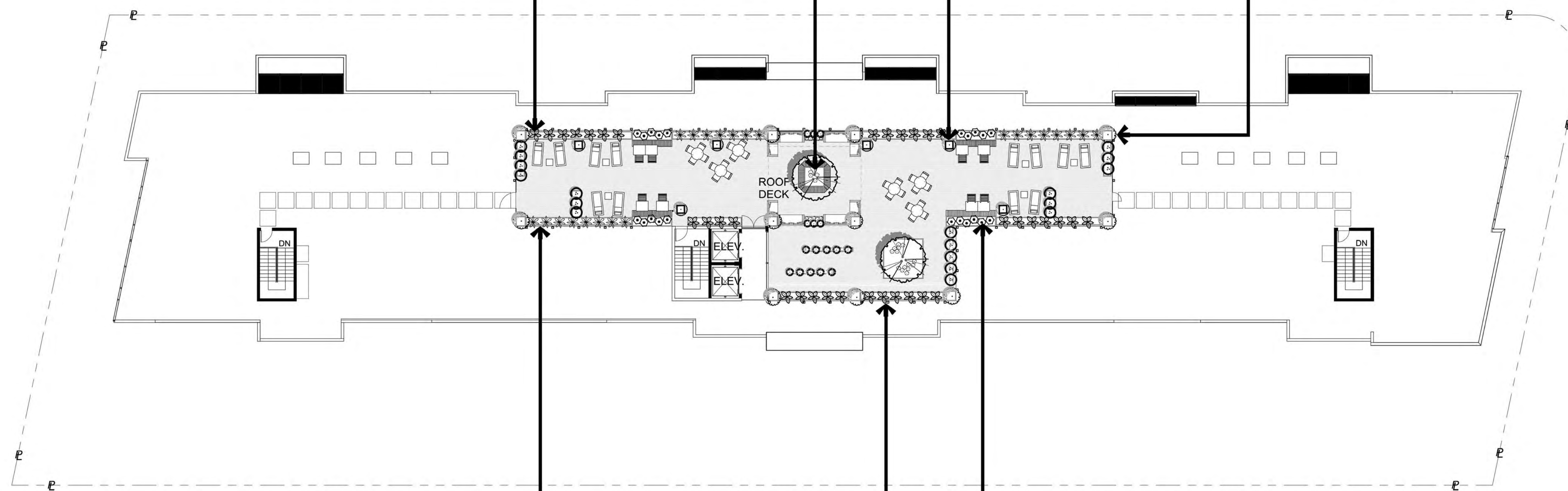
DWARF CITRUS TREES



NON-FRUITING DWARF
OLIVE TREES



"LITTLE OLLIE" EVERGREEN SHRUB &
PRECAST LIGHTWEIGHT PLANTERS



SEMIARUNDINARI YASHADAKE
'KIMMEI'



BAMBUSA MULTIPLEX
'ALPHONSE KARR'



AEONIUM 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 ‘Sprengerii Compacta’ | Sprenger Asparagus | 5 gal | L |
| ASP ASP | Asparagus densiflorus ‘Sprengerii’ | 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 | Dietes 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 europea 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 | Dietes 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 PLANTS WITH SELECT LOW TO MEDIUM WATER-USE & SHADE 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 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)



PITTOSPORUM 'MARJORIE CHANNON'



PRUNUS CAROLINANA 'BRIGHT N TIGHT'



BAMBUSA TEXTILIS



BAMBUSA OLDHAMII



HAKONECHLOA & HOSTAS



DIETES BICOLOR



DICKSONIA ANTARCTICA



AUCUBA JAPONICA



CLIVIA MINATA



HEUCHERA & HAKONECHLOA MACRA



AGAVE 'BLUE GLOW'



AGAVE 'BLUE GLOW'



CLIVIA MINATA



CHONDROPETALUM TECTORUM



PHILODENDRON BIPINNATIFIDUM



JUNCUS PATENS



PITTOSPORUM TOBIRA 'CREAM DE MINT'



ZANTEDESCHIA AETHIOPICA



ASPARAGUS DENSIFLORUS 'SPRENGERII'



ROOF DECK / UPPER LEVEL (PART-SUN)



SUCCULENTS IN PLANTER



AEONIUM & AGAVE



BAMBUSA MULTIPLEX



EUPHORBIA HYBRID



SEMIARUNDINARIA YASHADAKE



AEONIUM & PHORIUM



AGAVE ATTENUATA



SENECIO MANDRALISCAE



LIBERTIA PEREGRINANS



PITTOSPORUM TOBIRA 'WHEELERS DWF'



AEONIUM x SUNBURST



CHONDROPETALUM TECTORUM



DIETES BICOLOR



EUPHORBIA HYBRID



PHORIUM HYBRIDS



ANIGOZANTHOS



ANIGOZANTHOS



FESTUCA GLAUCA



HELICOTRICHON SEMPERVIRENS



OLEA 'LITTLE OLLIE'



DWARF CITRUS IN POTS

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 require 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

OFFICE: (888) 969-8733
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WWW.ARBORWELL.COM

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

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| Tree Evaluation Schedule | | | | | | | | | | | | | | |
|--------------------------|------------------------|-------------------------|-------------------------|--------------------------------|--------------------|----------------------|---------------------|------|-------------------|--------------------------|----------------------------|----------|---------------------------|--|
| FORMULA FOR LU VALUE: | | | | x | x | / | 0.35x | x | x | | | | = | |
| Ref. | Location | Species Name | Common Name | Major Vegetation (≥ 6" DBH) | Species Value % | Condition Value % | Location Value % | 0.35 | Caliper inches | ≥ 7.0 if in allowable | ≥ 1.25 if heritage tree | LU Value | Note | |
| 1 | Unmaintained Landscape | Liquidambar styraciflua | Sweetgum | Yes | 50 | 40 | 40 | 0.35 | 14 | 0.7 | 1 | 2.24 | Branch Failure | |
| 2 | Unmaintained Landscape | Liquidambar styraciflua | Sweetgum | Yes | 50 | 40 | 40 | 0.35 | 12 | 0.7 | 1 | 1.92 | Poor structure | |
| 3 | Property Perimeter | Calocedrus decurens | Incense Cedar | Yes | 70 | 40 | 20 | 0.35 | 7 | 0.7 | 1 | 0.784 | Raised | |
| 4 | Property Perimeter | Calocedrus decurens | Incense Cedar | Yes | 70 | 40 | 20 | 0.35 | 7 | 0.7 | 1 | 0.784 | Raised | |
| 5 | Property Perimeter | Calocedrus decurens | Incense Cedar | Yes | 70 | 40 | 20 | 0.35 | 7 | 0.7 | 1 | 0.784 | Raised | |
| 6 | Property Perimeter | Calocedrus decurens | Incense Cedar | Yes | 70 | 40 | 20 | 0.35 | 7 | 0.7 | 1 | 0.784 | Raised | |
| 7 | Property Perimeter | Calocedrus decurens | Incense Cedar | Yes | 70 | 40 | 20 | 0.35 | 7 | 0.7 | 1 | 0.784 | Raised | |
| 8 | Property Perimeter | Calocedrus decurens | Incense Cedar | Yes | 70 | 40 | 20 | 0.35 | 7 | 0.7 | 1 | 0.784 | Raised | |
| 9 | Property Perimeter | Calocedrus decurens | Incense Cedar | Yes | 70 | 40 | 20 | 0.35 | 7 | 0.7 | 1 | 0.784 | Raised | |
| 10 | Property Perimeter | Calocedrus decurens | Incense Cedar | Yes | 70 | 40 | 20 | 0.35 | 7 | 0.7 | 1 | 0.784 | Raised | |
| 11 | Property Perimeter | Calocedrus decurens | Incense Cedar | Yes | 70 | 40 | 20 | 0.35 | 7 | 0.7 | 1 | 0.784 | Raised | |
| 12 | Property Perimeter | Calocedrus decurens | Incense Cedar | Yes | 70 | 40 | 20 | 0.35 | 12 | 0.7 | 1 | 1.344 | | |
| 13 | Property Perimeter | Calocedrus decurens | Incense Cedar | Yes | 70 | 40 | 20 | 0.35 | 12 | 0.7 | 1 | 1.344 | | |
| 14 | Property Perimeter | Calocedrus decurens | Incense Cedar | Yes | 70 | 0 | 20 | 0.35 | 12 | 0.7 | 1 | 0 | Dead | |
| 15 | Property Perimeter | Calocedrus decurens | Incense Cedar | Yes | 70 | 0 | 20 | 0.35 | 10 | 0.7 | 1 | 0 | Dead | |
| 16 | Neighboring Property | Calocedrus decurens | Incense Cedar | Yes | 70 | 40 | 40 | 0.35 | 10 | 0.7 | 1 | 2.24 | Poor structure | |
| 17 | Property Perimeter | Maytenus boaria | Mayten | Yes | 50 | 0 | 20 | 0.35 | 12 | 0.7 | 1 | 0 | Dead | |
| 18 | Property Perimeter | Calocedrus decurens | Incense Cedar | Yes | 70 | 40 | 20 | 0.35 | 4 | 0.7 | 1 | 0.448 | | |
| 19 | Property Perimeter | Maytenus boaria | Mayten | Yes | 50 | 40 | 20 | 0.35 | 4 | 0.7 | 1 | 0.32 | | |
| 20 | Parking Lot | Maytenus boaria | Mayten | Yes | 50 | 40 | 40 | 0.35 | 14 | 0.7 | 1 | 2.24 | | |
| 21 | Parking Lot | Calocedrus decurens | Incense Cedar | Yes | 70 | 20 | 40 | 0.35 | 14 | 0.7 | 1 | 1.568 | Topped | |
| 22 | Parking Lot | Calocedrus decurens | Incense Cedar | Yes | 70 | 20 | 40 | 0.35 | 14 | 0.7 | 1 | 1.568 | Topped | |
| 23 | Parking Lot | Calocedrus decurens | Incense Cedar | Yes | 70 | 20 | 40 | 0.35 | 14 | 0.7 | 1 | 1.568 | Topped | |
| 24 | Parking Lot | Calocedrus decurens | Incense Cedar | Yes | 70 | 20 | 40 | 0.35 | 14 | 0.7 | 1 | 1.568 | Topped | |
| 25 | Parking Lot | Calocedrus decurens | Incense Cedar | Yes | 70 | 20 | 40 | 0.35 | 14 | 0.7 | 1 | 1.568 | Topped | |
| 26 | Parking Lot | Calocedrus decurens | Incense Cedar | Yes | 70 | 20 | 40 | 0.35 | 14 | 0.7 | 1 | 1.568 | Topped | |
| 27 | Parking Lot | Calocedrus decurens | Incense Cedar | Yes | 70 | 20 | 40 | 0.35 | 14 | 0.7 | 1 | 1.568 | Topped | |
| 28 | Parking Lot | Calocedrus decurens | Incense Cedar | Yes | 70 | 20 | 40 | 0.35 | 14 | 0.7 | 1 | 1.568 | Topped | |
| 29 | Landscaped Area | Pyrus calleryana | Ornamental Pear | Yes | 50 | 50 | 60 | 0.35 | 4 | 0.7 | 1 | 1.2 | Some blight | |
| 30 | Landscaped Area | Gleditsia tricanthos | Honey Locust | Yes | 30 | 30 | 60 | 0.35 | 6 | 0.7 | 1 | 0.648 | Poor structure and health | |
| 31 | Landscaped Area | Gleditsia tricanthos | Honey Locust | Yes | 30 | 30 | 60 | 0.35 | 4 | 0.7 | 1 | 0.432 | Poor structure and health | |
| 32 | Landscaped Area | Trachycarpus fortunei | Windmill Palm | Yes | 90 | 60 | 60 | 0.35 | 11 | 0.7 | 1 | 7.128 | Stunted growth | |
| 33 | Property Perimeter | Callistemon citrinus | Bottle Brush | Yes | 50 | 60 | 20 | 0.35 | 10 | 0.7 | 1 | 1.2 | Multiple stems | |
| 34 | Property Perimeter | Callistemon citrinus | Bottle Brush | Yes | 50 | 60 | 20 | 0.35 | 4 | 0.7 | 1 | 0.48 | Multiple stems | |
| 35 | Property Perimeter | Callistemon citrinus | Bottle Brush | Yes | 50 | 60 | 20 | 0.35 | 12 | 0.7 | 1 | 1.44 | Multiple stems | |
| 36 | Neighboring Property | Pinus radiata | Monterey Pine | Yes | 30 | 40 | 40 | 0.35 | 14 | 0.7 | 1 | 1.344 | Topped | |
| 37 | Neighboring Property | Eucalyptus sideroxylon | Red Ironbark Eucalyptus | Yes | 10 | 40 | 40 | 0.35 | 12 | 0.7 | 1 | 0.384 | Topped | |
| 38 | Neighboring Property | Eucalyptus sideroxylon | Red Ironbark Eucalyptus | Yes | 10 | 40 | 40 | 0.35 | 12 | 0.7 | 1 | 0.384 | Topped | |
| 39 | Neighboring Property | Cinnamomum camphora | Camphor | Yes | 70 | 40 | 40 | 0.35 | 12 | 0.7 | 1 | 2.688 | Topped | |



NOTE - CALOCEDRUS DECURENS TREES #3-10 TO BE PRESERVED

HILLSDALE TERRACE

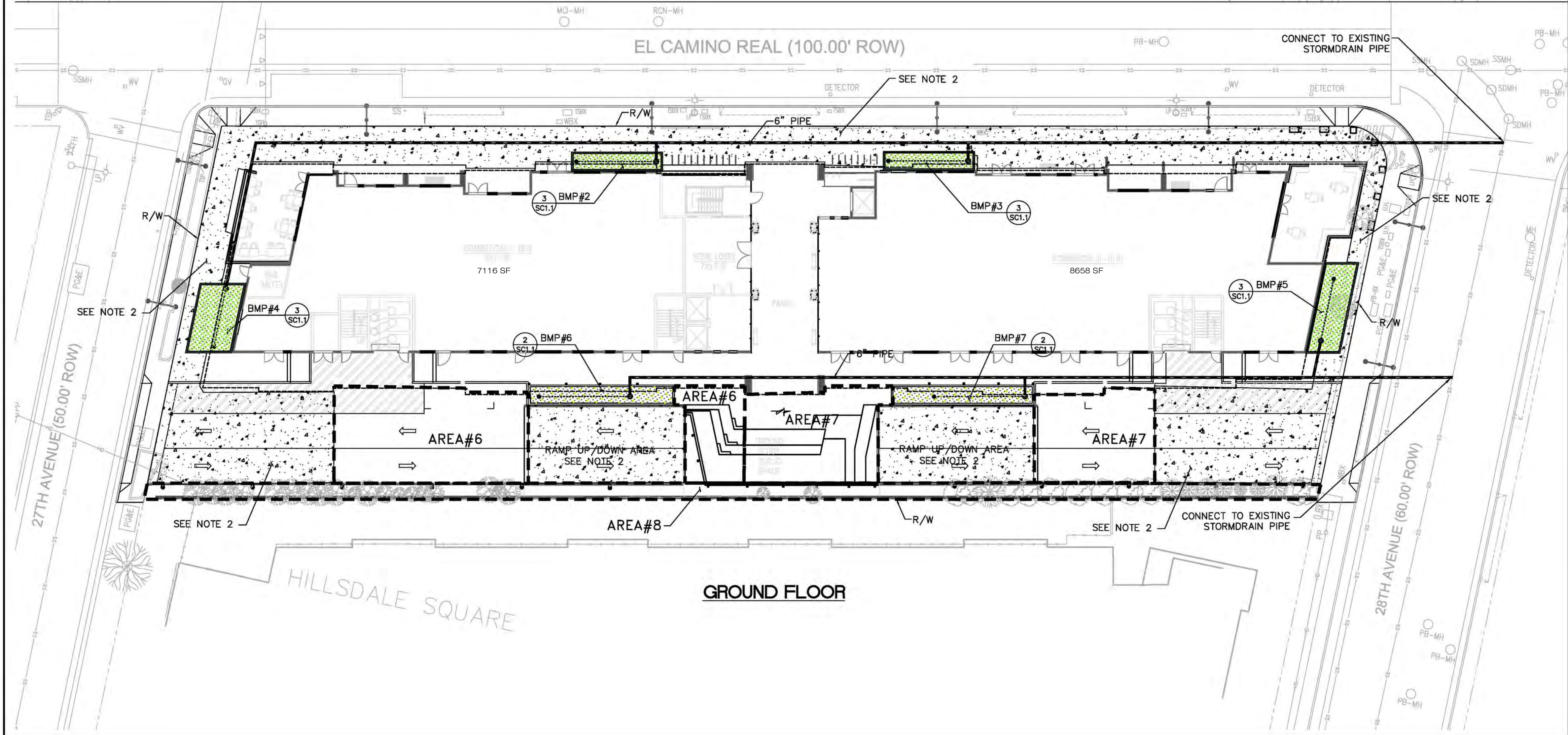
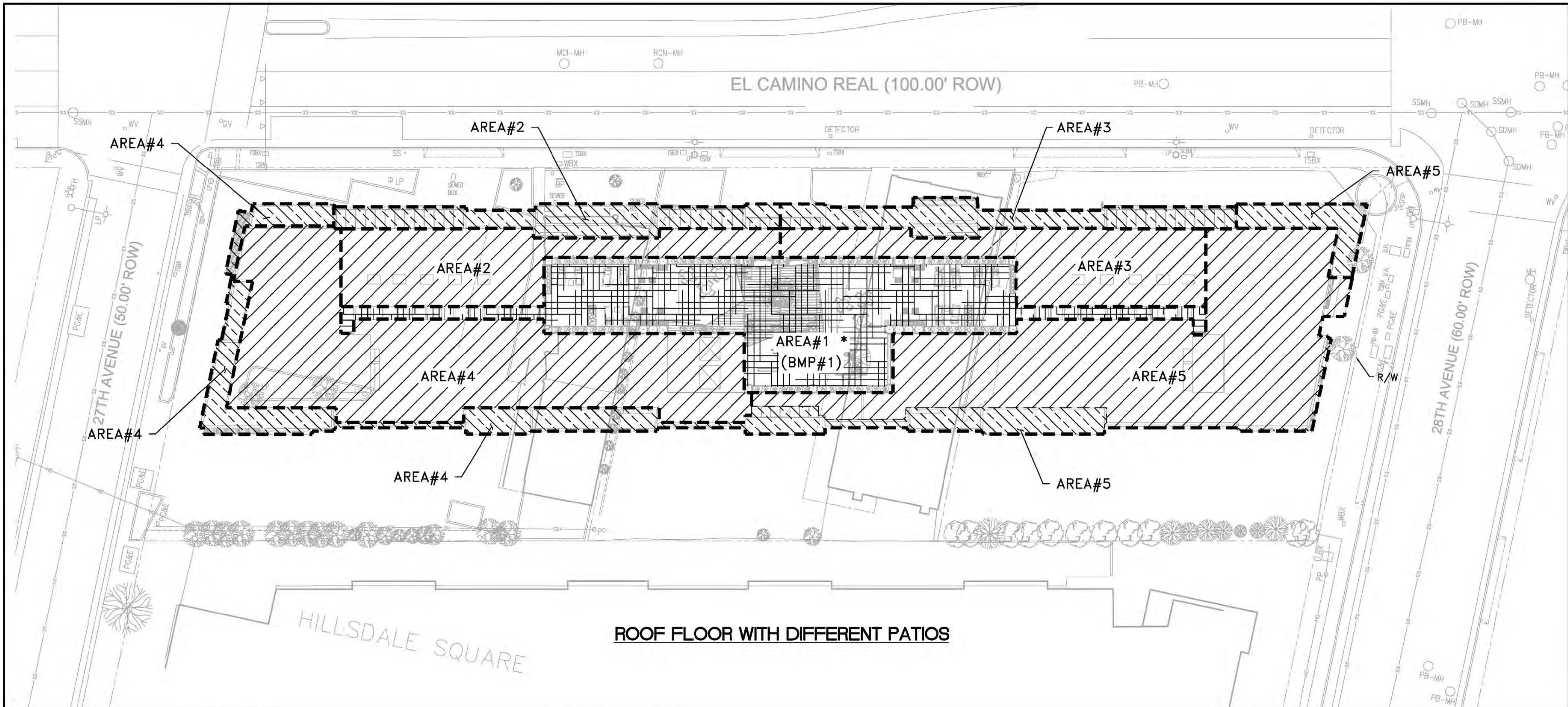
2700 SOUTH EL CAMINO REAL
SAN MATEO, CA 94403

TREE EVALUATION SCHEDULE

SCALE: NTS

DATE: 9/17/14

L 2.2



LEGEND

| | |
|--------|---|
| AREA#1 | = DRAINAGE BOUNDARY |
| | = ROOF |
| | = PATIO/SKYLIGHT |
| | = BIO-RETENTION AREA |
| | = FLOW THROUGH PLANTER AREA |
| | = ROOF GARDEN COMBINED WITH PERMEABLE PAVEMENT 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 | | |

- 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 PAVEMENT

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



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

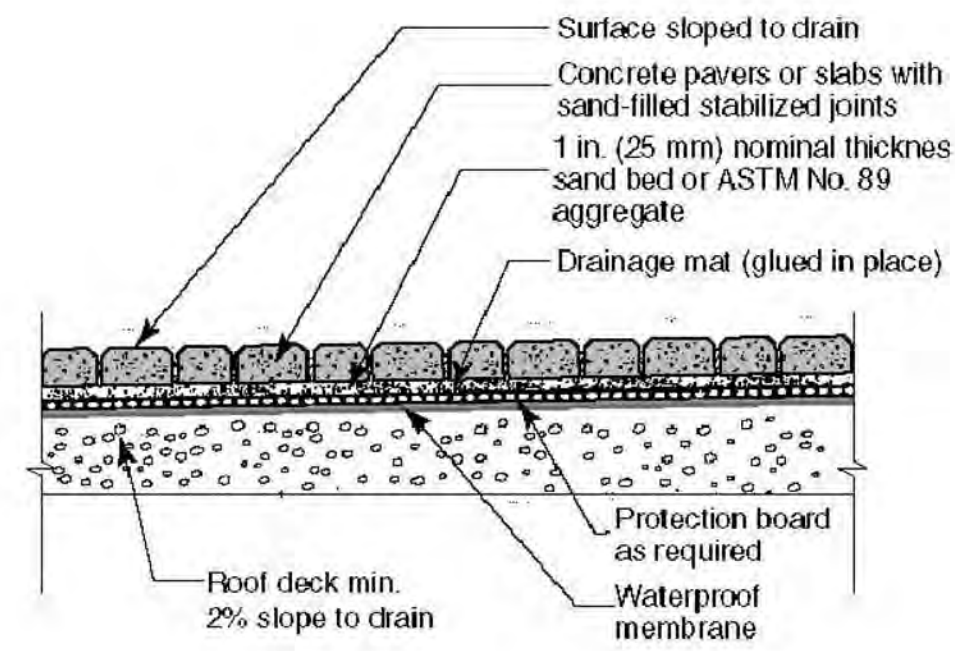
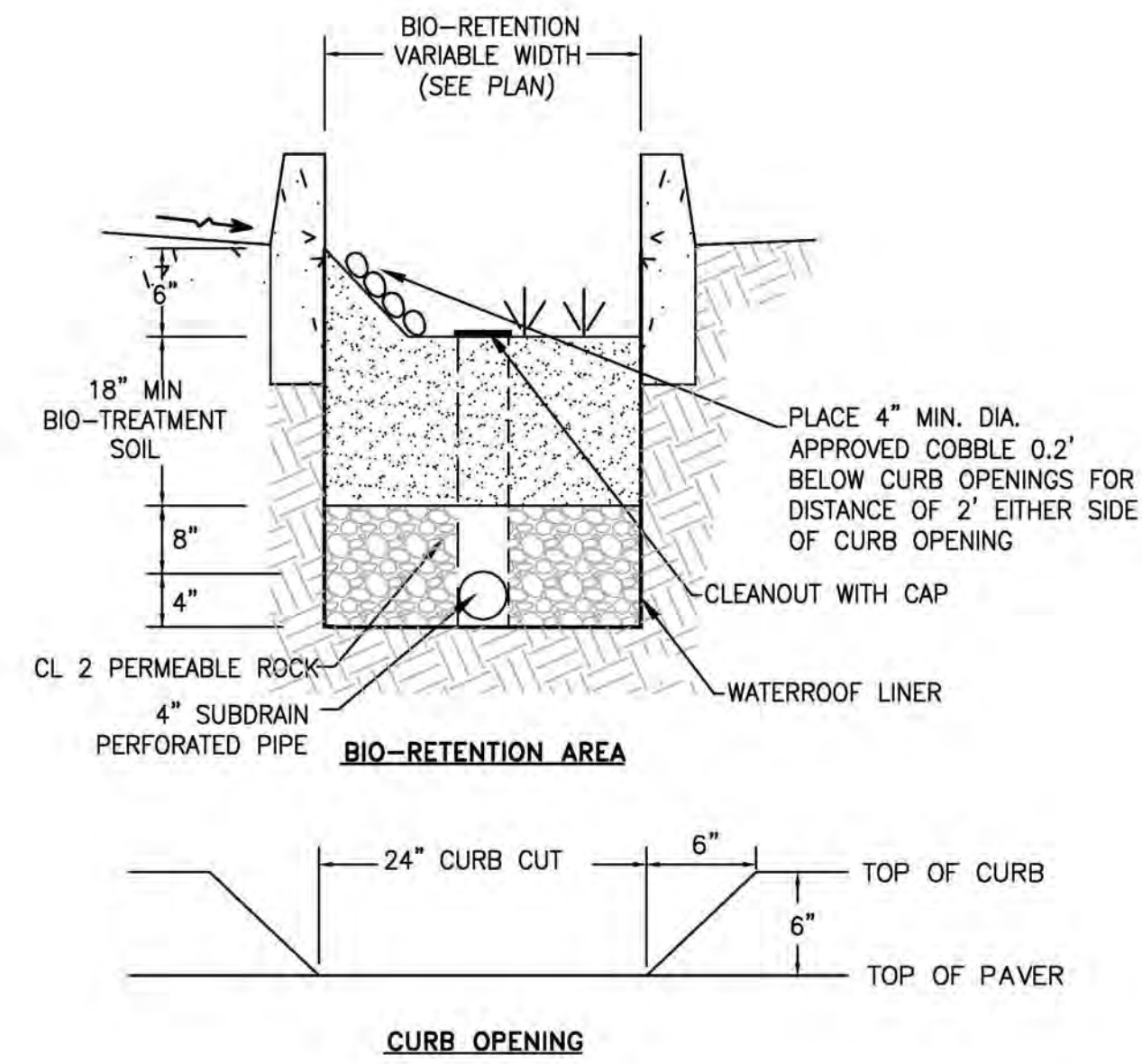
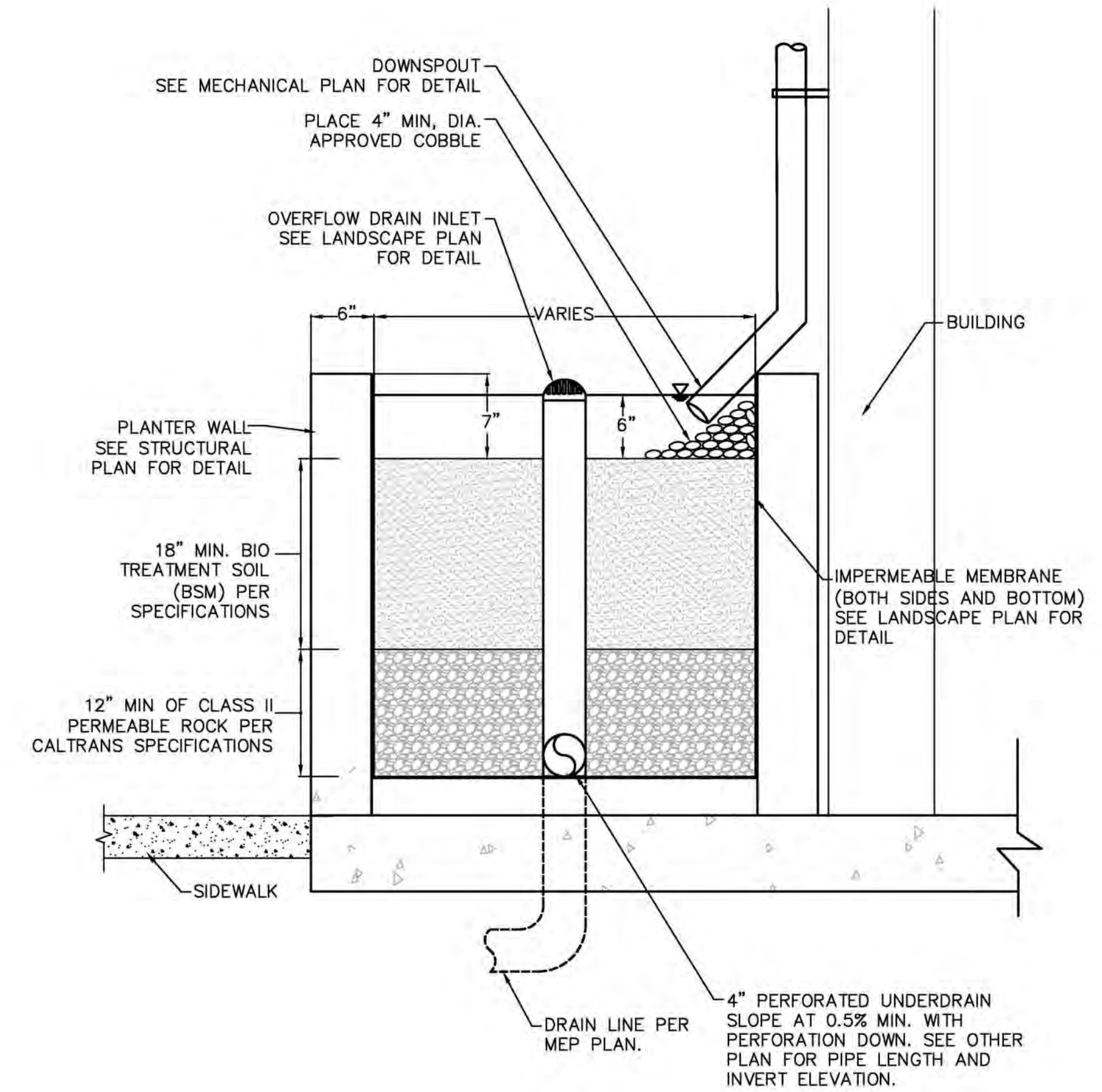


Figure 7. Sand-set concrete pavers or slabs for a pedestrian roof plaza deck. Units no larger than 12 x 12 in. (300 x 300 mm) length and width are recommended for sand-set applications to avoid tipping.

PERMEABLE PAVER
N.T.S. 1
SC1.1



BIO-RETENTION AREA
N.T.S. 2
SC1.1



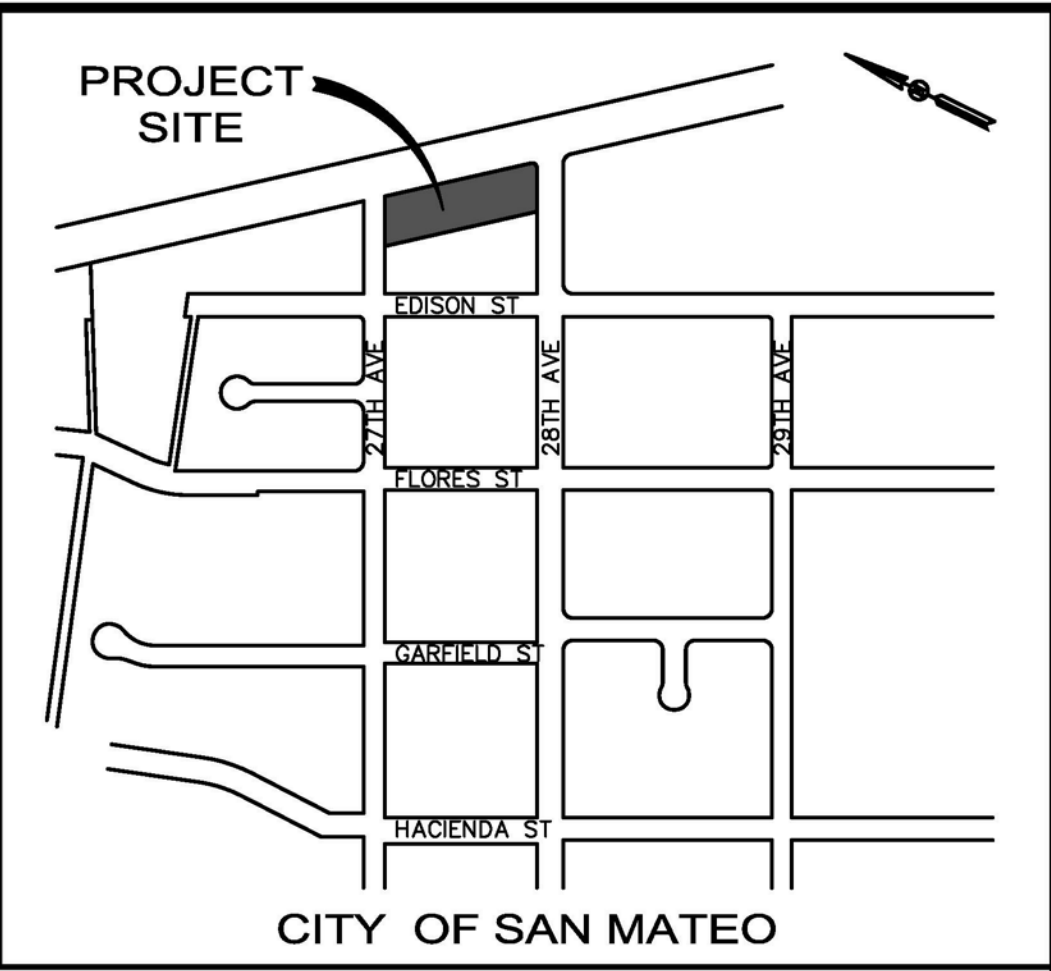
FLOW THROUGH PLANTER
N.T.S. 3
SC1.1

| 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 |

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



VICINITY MAP
NOT TO SCALE

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:

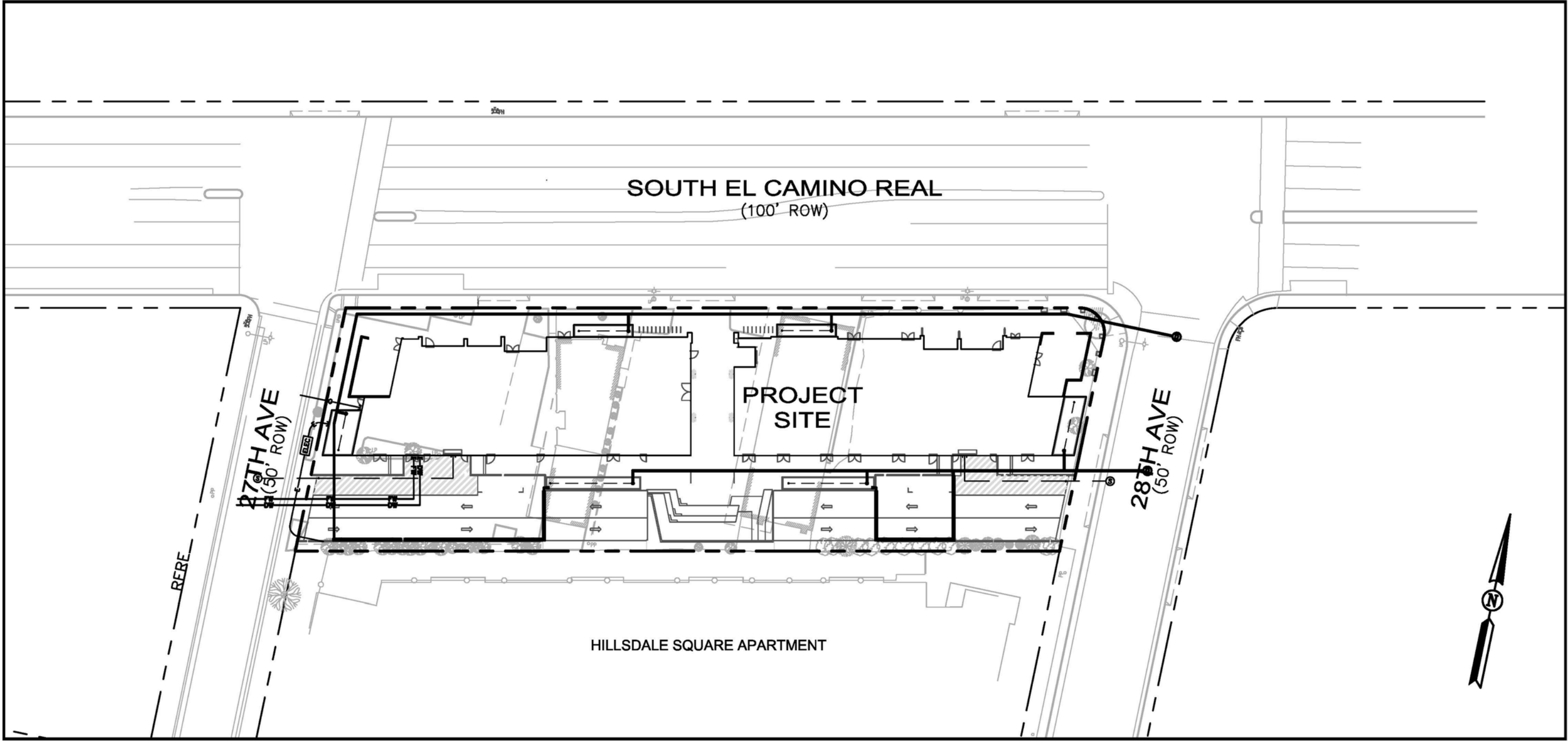
TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED ON JANUARY 16, 2014.

BOUNDARY NOTES:

- PROPERTY AND RIGHT-OF WAY SHOWN HEREON ARE BASED ON RECORD DATA AND NOT INTENDED TO BE A DETAILED FINAL SURVEY OF THE PROPERTY.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
- PROPERTY LINE TO MONUMENT LINE MEASURED DISTANCES WERE BASED UPON FOUND SURVEY MARKS, CURB SPLITS AND BUILDING OCCUPATIONS.
- 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).
- RECORDED MAP REFERENCE: 33 RS 43, 103 RSM 06, AND 2 RSM 37, SAN MATEO COUNTY.
- RECORD OWNERSHIP INFORMATION WAS TAKEN FROM GRANT DEED, INSTRUMENT NO. 2013-110986, DATED JULY 30, 2013.
- 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.



LOCATION MAP
NOT TO SCALE

LEGEND :

| | |
|--|--|
| | PROPERTY LINE |
| | EXISTING LINE |
| | BUILDING LIMITS |
| | BENCHMARK REFERENCE |
| | OVERHEAD ELECTRICAL LINE (APPROXIMATE) |
| | STORM DRAIN LINE (APPROXIMATE) |
| | 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 | Ⓢ | 103 RSM 06 |
| PAV. | PAVEMENT | | |

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 |

GENERAL NOTES:

- OWNER / DEVELOPER: HILLSDALE TERRACES, LLC
159 EL CAMINO REAL
MILLBRAE, CA 94030
- ARCHITECT: COSTA BROWN ARCHITECTURE, INC.
1620 MONTGOMERY STREET, SUITE 300
SAN FRANCISCO, CA 94111
- CIVIL ENGINEER: GREEN CIVIL ENGINEERING
204 EAST 2nd AVENUE #B20
SAN MATEO, CA 94401
- SURVEYOR: GLA CIVIL ENGINEERING, INC.
944 MARKET STREET, SUITE 711
SAN FRANCISCO, CA 94102
- APN(S): 039-352-060
039-352-070
039-352-090
- ZONING: C3-1/R4
- LOT AREA:
LOT 1 (MERGED TO 1 LOT) 0.999± ACRE
0.378± ACRE
0.298± ACRE
0.323± ACRE
- TOTAL NO. OF PROPOSED UNITS: COMMERCIAL - 17,804 SF OF FLOOR AREA
RESIDENTIAL - 74 UNITS
- TOTAL NO. OF PARKING PROVIDED: 171 SPACES
56 (COMMERCIAL)
100 (RESIDENTIAL)
15 (VISITOR)
- UTILITIES:
WATER: CAL WATER
CITY OF SAN MATEO
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

DRAFT

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



204 E 2ND AVE #B20
SAN MATEO, CA 94401

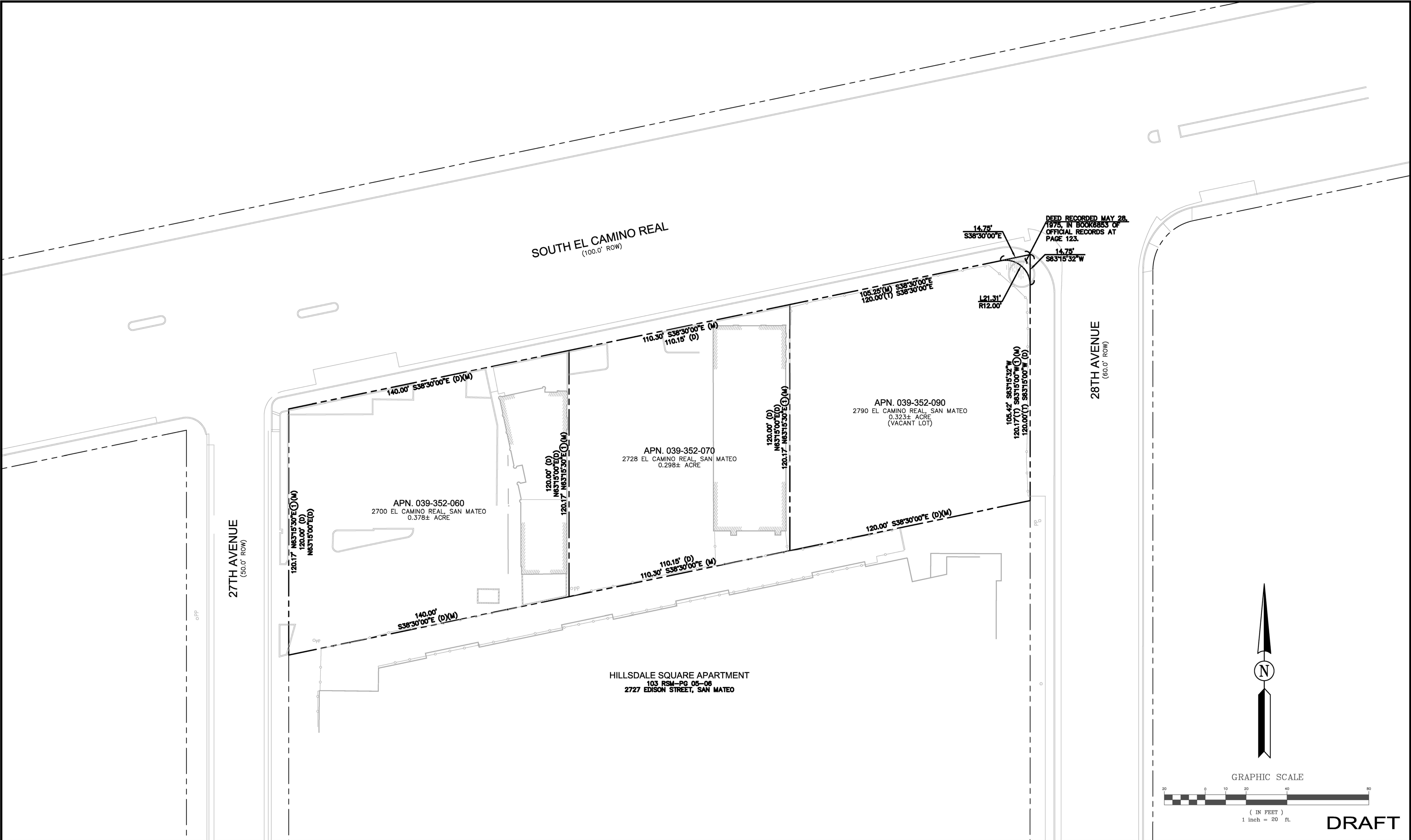


OWNER:
HILLSDALE TERRACES, LLC

159 EL CAMINO REAL
MILLBRAE, CA 94030

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

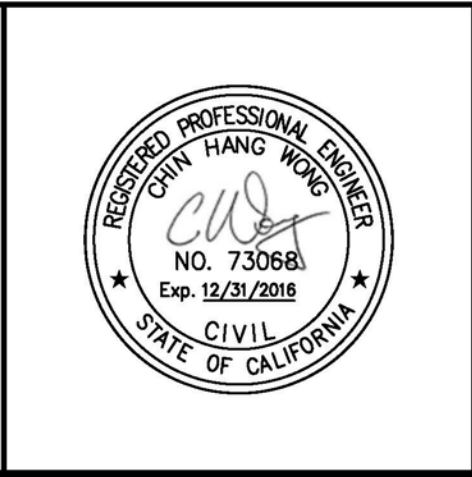
SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN
SHEET
TM-1
OF 5 SHEET
JOB NO.
2014022



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

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

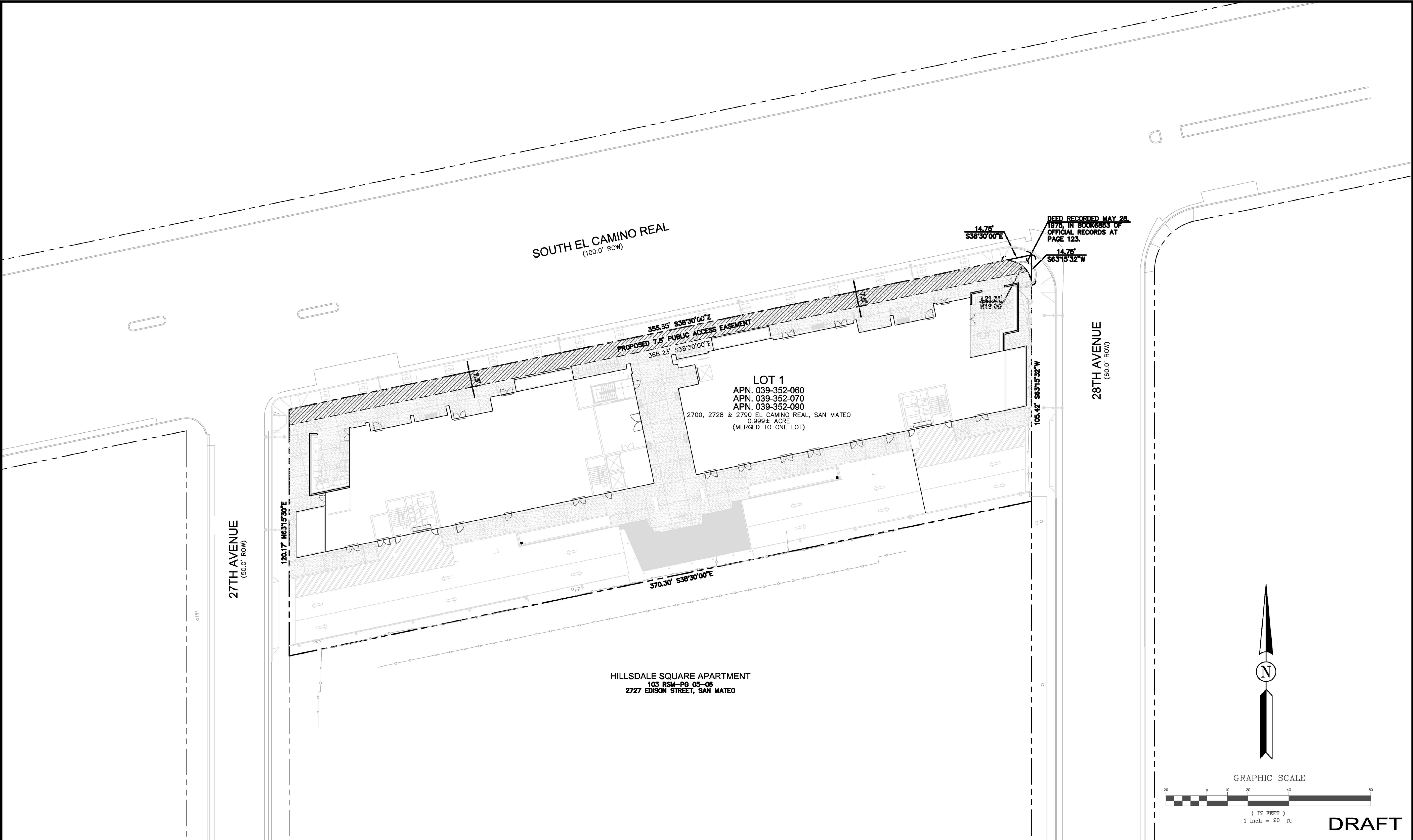


OWNER:
HILLSDALE TERRACES, LLC

159 EL CAMINO REAL
MILLBRAE, CA 94030

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

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| SCALE VERTICAL: 1"= AS SHOWN HORIZONTAL: 1"= AS SHOWN |
| SHEET TM-2 OF 5 SHEET |
| JOB NO. 2014022 |



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

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



OWNER:
HILLSDALE TERRACES, LLC

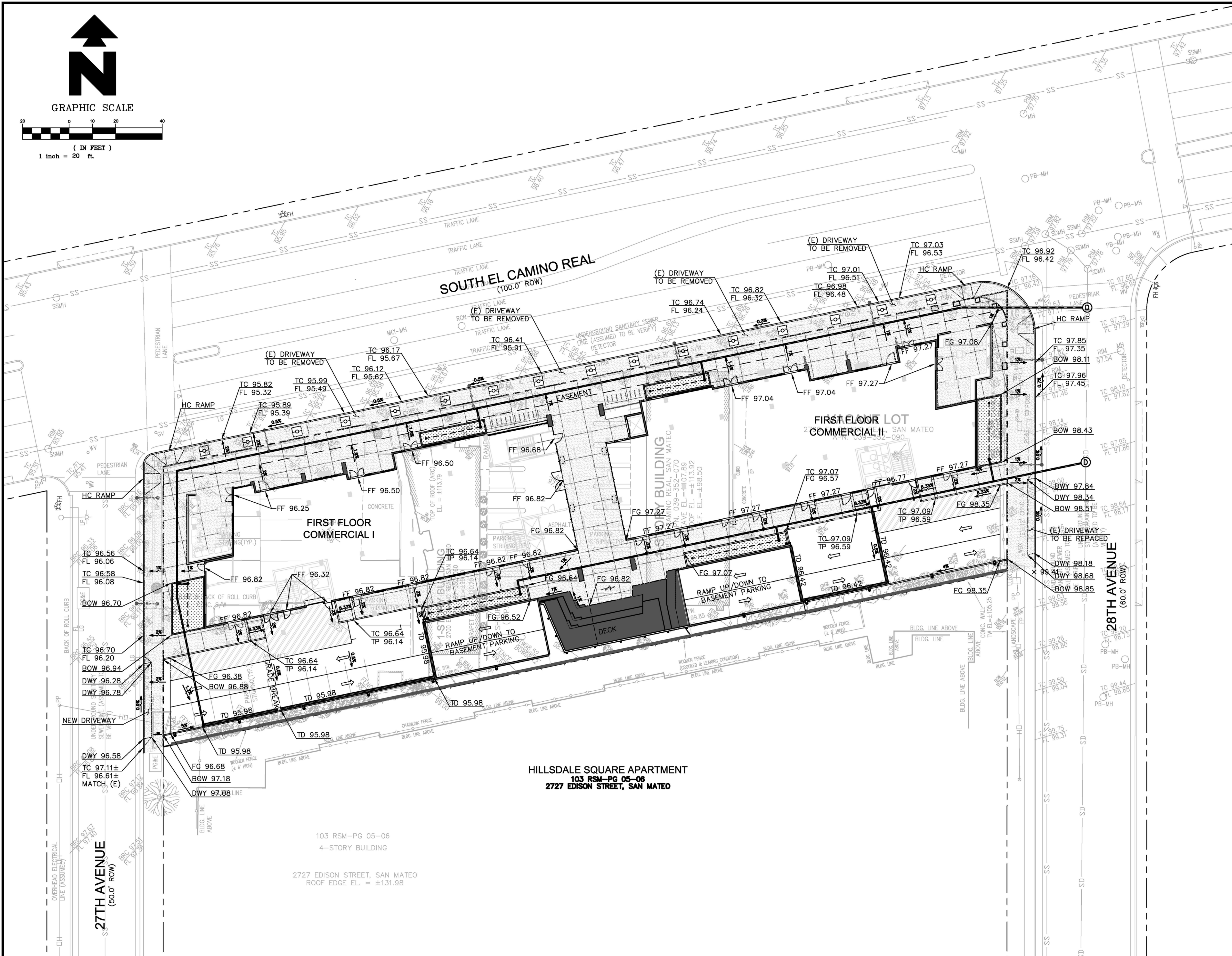
159 EL CAMINO REAL
MILLBRAE, CA 94030

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



- GENERAL NOTES:**
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
 - CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
 - CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
 - CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 - CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINET & CONCRETE BASES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
 - UTILITY INSTALLATION SHALL BE IN ACCORDANCE WITH CITY'S UTILITY STANDARDS FOR WATER, GAS & WASTEWATER.
 - CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS. PERMITS AS NECESSARY TO PERFORM UTILITY WORK IN ROW.
 - PG&E AND LOCAL WATER PURVEYOR SHALL OBTAIN SEPARATE ENCROACHMENT
 - THE APPLICANT SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY ENGINEERING DIVISION PRIOR TO CONSTRUCTION IN CITY'S RIGHT-OF-WAY.

- LEGEND**
- = PROPERTY LINE
 - = STORM DRAIN LINE
 - - - - - = 4" PERFORATED PIPE
 - = TRENCH DRAIN
 - ⊙ = STORM DRAIN MANHOLE
 - = SEWER/STORM CLEANOUT
 - ⊙ = STORM DRAIN OVERFLOW INLET
 - = POP UP DRAIN

- ABBREVIATIONS:**
- | | |
|-------------------------------|-----------------------------|
| DWY = DRIVEWAY ELEVATION | S = SLOPE |
| EG = EXISTING GRADE ELEVATION | SD = STORM DRAIN |
| FF = FINISH FLOOR ELEVATION | SDCO = STORM DRAIN CLEANOUT |
| FG = FINISH GRADE ELEVATION | SDDI = STORM DRAIN INLET |
| FL = FLOWLINE | TC = TOP OF CURB ELEVATION |
| TC = TOP OF CURB ELEVATION | TG = TOP OF GRATE ELEVATION |
| TP = TOP OF PAVEMENT | TS = TOP OF STEP ELEVATION |

DRAFT

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

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



OWNER:
HILLSDALE TERRACES, LLC

159 EL CAMINO REAL
MILLBRAE, CA 94030

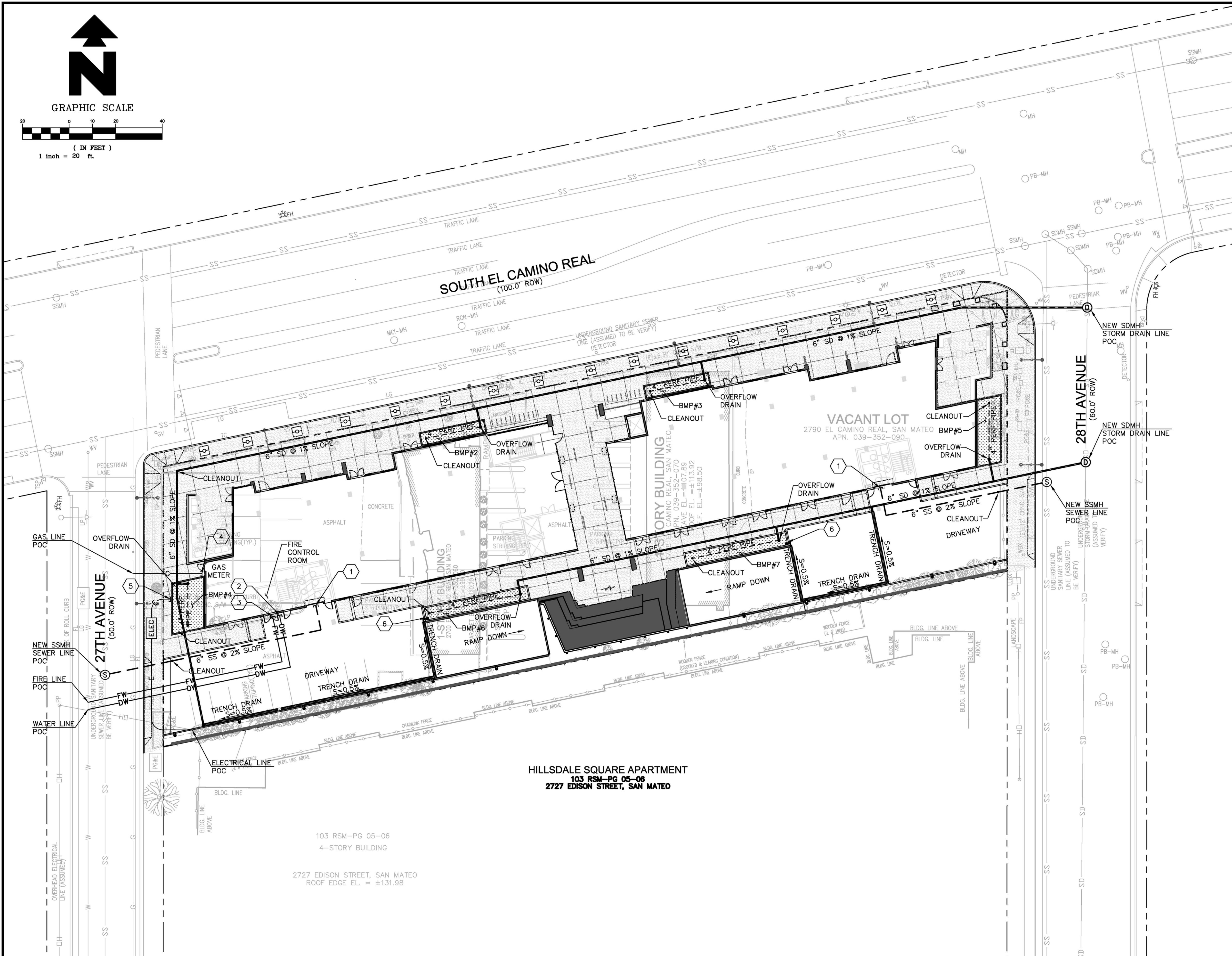
PRELIMINARY GRADING & DRAINAGE PLAN

TENTATIVE MAP

2700, 2728 & 2790 SOUTH EL CAMINO REAL

SAN MATEO, CALIFORNIA 94403

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



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- LEGEND**
- | | |
|-----|------------------------------|
| --- | = PROPERTY LINE |
| --- | = STORM DRAIN LINE |
| --- | = 4" PERFORATED PIPE |
| --- | = TRENCH DRAIN |
| --- | = SANITARY SEWER LINE |
| FW | = FIRE WATER LINE |
| DW | = DOMESTIC WATER LINE |
| G | = 2" GAS LINE |
| E | = ELECTRICAL LINE |
| Ⓢ | = SANITARY SEWER MANHOLE |
| Ⓢ | = STORM DRAIN MANHOLE |
| • | = SEWER/STORM CLEANOUT |
| • | = STORM DRAIN OVERFLOW INLET |
| • | = POP UP DRAIN |

ABBREVIATIONS:
POC = POINT OF CONNECTION
PERF = PERFORATED PIPE
S = SLOPE

- UTILITY NOTES**
- SANITARY SEWER SERVICE ENTRY
 - DOMESTIC WATER LINE SERVICE ENTRY
 - FIRE WATER LINE SERVICE ENTRY
 - GAS LINE SERVICE ENTRY
 - ELECTRICAL LINE SERVICE ENTRY
 - POP UP DRAIN. RECEIVES STORM WATER FROM TRENCH DRAIN

DRAFT

| REV. | DATE | DESCRIPTION |
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| - | 3/29/2016 | TENTATIVE MAP PER DEPT. OF COMMUNITY DEVELOPMENT COMMENTS, 1/20/16 |
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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
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SHEET
TM-5
OF 5 SHEET

JOB NO.
2014022