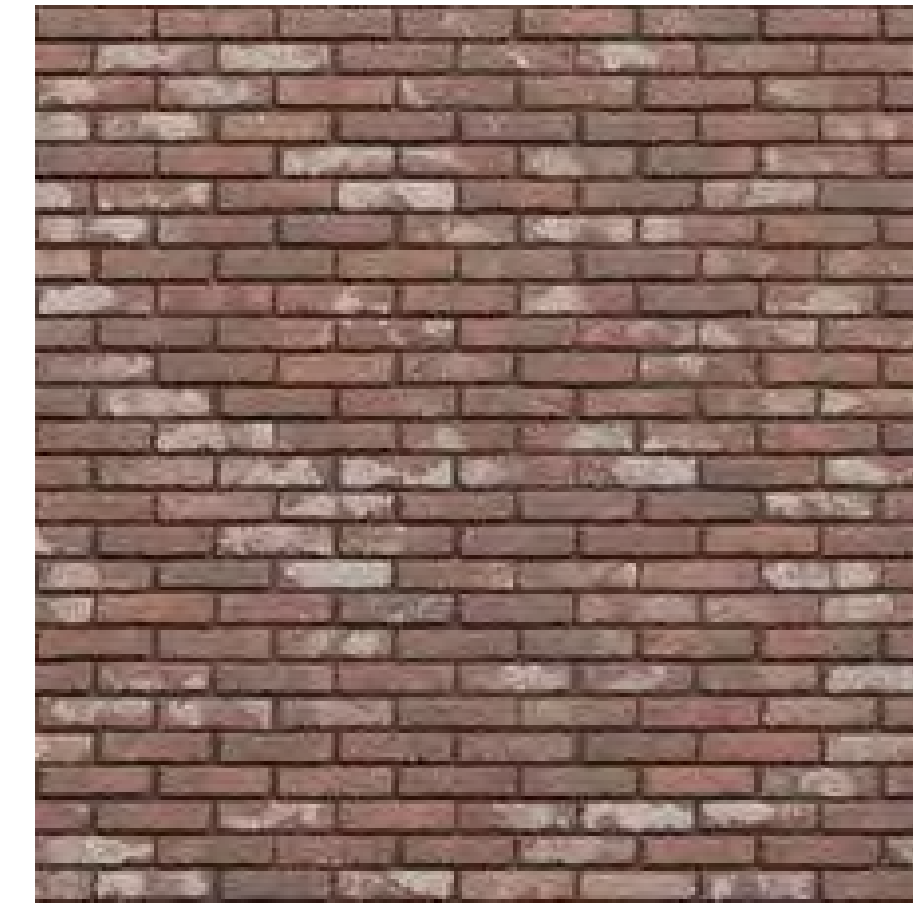


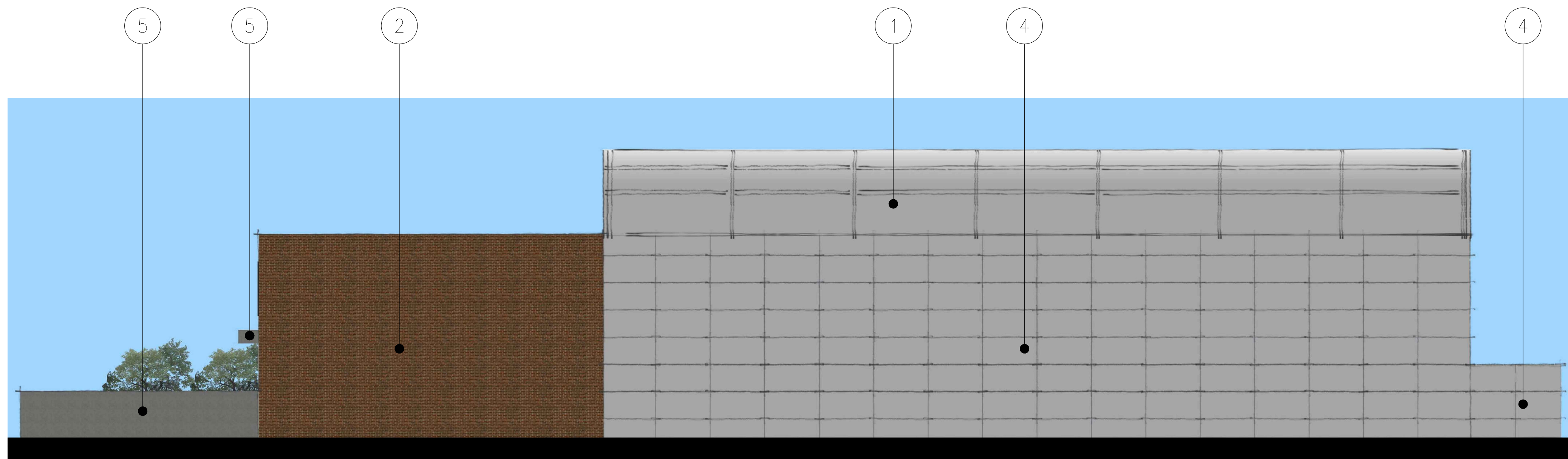
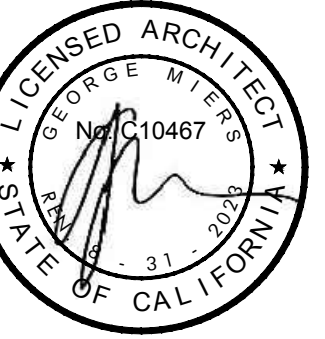
1 FABRIC ROOF ASSEMBLY



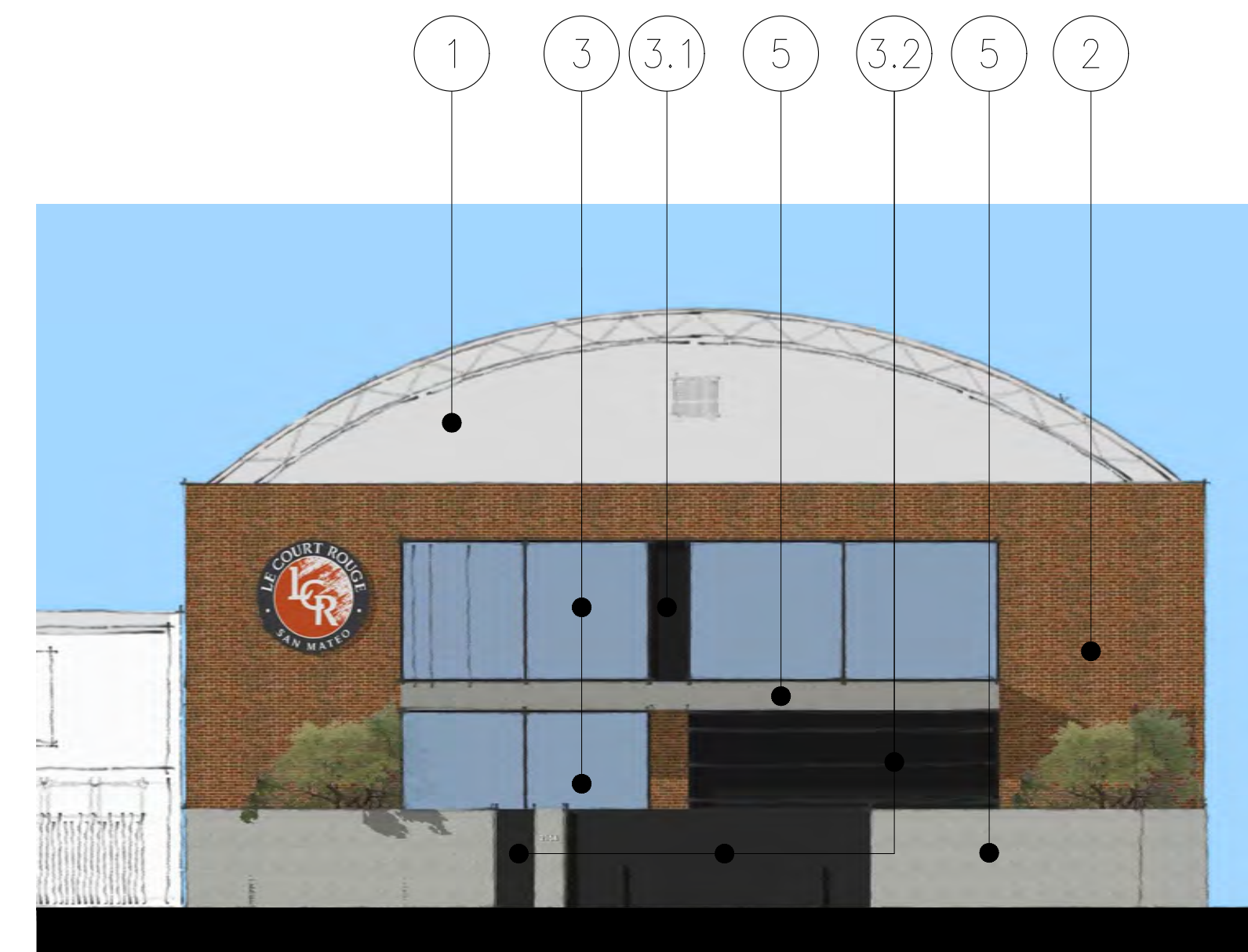
2 RED THIN BRICK
VENEER CLADDING



**845 Doyle Street, Suite 104
Emeryville, CA 94608
Tel: 510 985 9779
Fax: 510 985 0116
www.swattmiers.com**



north elevation (west and south elevation similar)



east elevation (Palm Avenue)

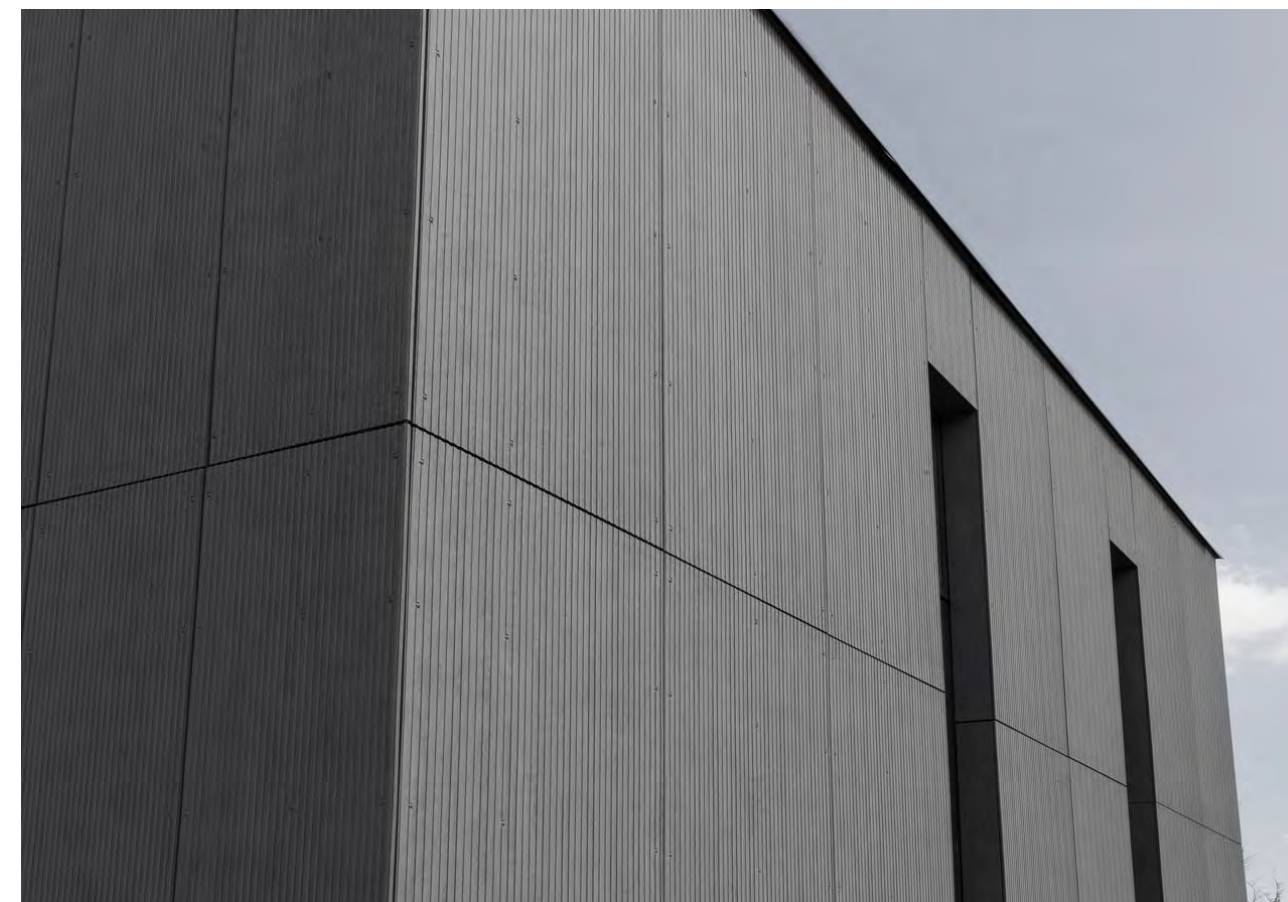
3 DARK BRONZE ANODIZED ALUMINUM WINDOW SYSTEM

3.1 DARK BRONZE ANODIZED PANEL MATCHING ALUMINUM WINDOW SYSTEM

3.2 DARK BRONZE ANODIZED SECTIONAL GARAGE DOOR AND GATES MATCHING ALUMINUM WINDOW SYSTEM



4 FIBER CEMENT PANEL SIDING AND REVEAL JOINTS



5 EXPOSED CONCRETE
CANOPY AND FENCE



LE COURT ROUGE

2164 PALM AVENUE
SAN MATEO, CA 94403

APN: 039-073-510

ssue

[illegible]

Drawn By

Checked By

Job No. 2105

Issue Date 11/04/22

Scale AS NOTED

Reference North

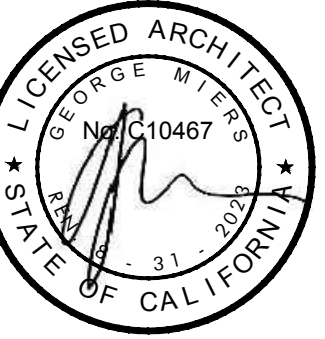
Drawing Title

MATERIALS BOARD

A0.4

Sheet

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SAN MATEO, CA 94403

APN: 039-073-510

APN: 039-073-510

APN: 039-073-510

Issue

[illegible]

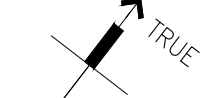
Drawn By

Checked By

Job No. 2108

Issue Date 11/04/22

Scale AS NOTED



Reference North

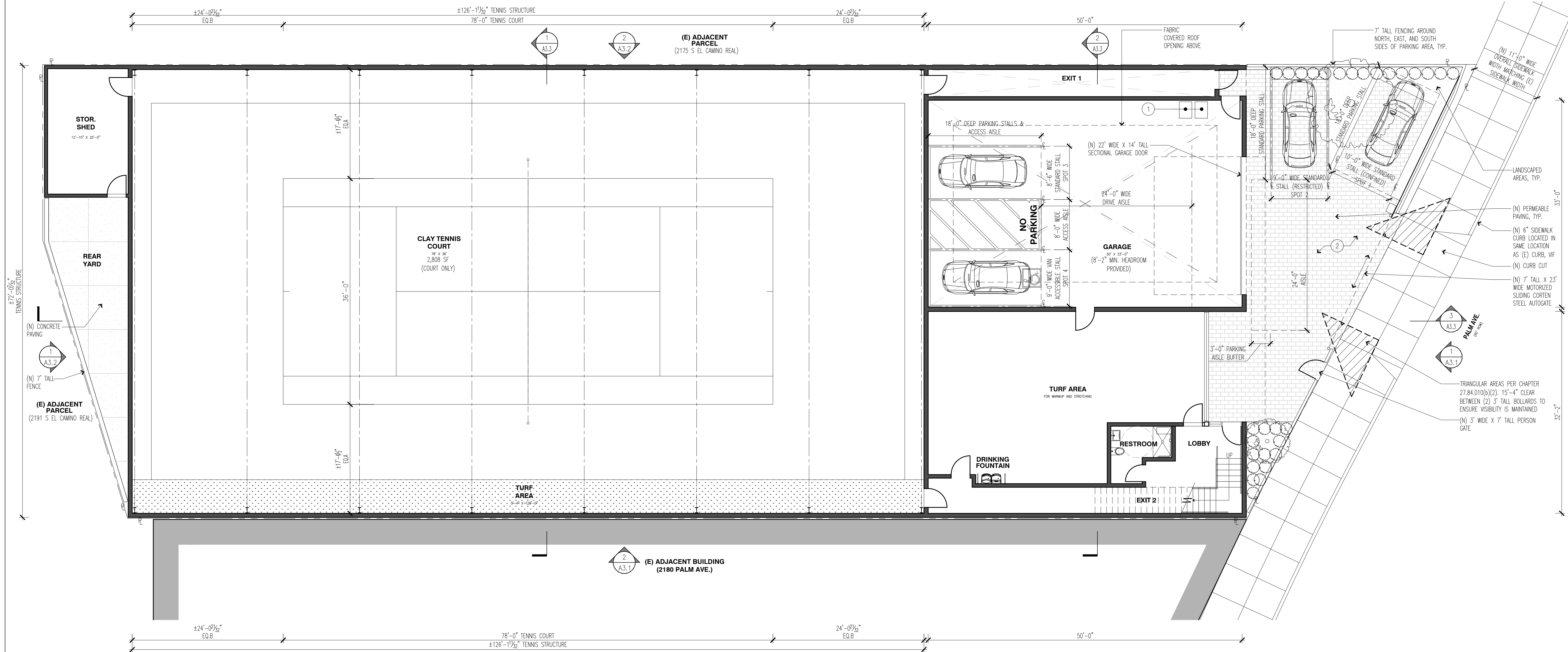
Drawing Title

GROUND FLOOR PLAN & SITE PLAN

A2.1

Sheet

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1 GROUND FLOOR PLAN

$$1/8'' = 1' - 0''$$

KEYNOTES

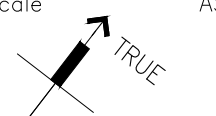
- | | |
|---|--|
| 1 | SOLID WASTE COLLECTION CONTAINER STORAGE AREA CONSISTING OF A 64 GALLON GARBAGE CART AND 64 GALLON RECYCLE CART. (AS RECOMMENDED BY RECOLOGY). OWNER WILL SET UP ACCOUNT WITH RECOLOGY TO SERVICE THE CARTS FROM AN ACCESSIBLE DRIVE UP LOCATION. |
| 2 | MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE AT THE EXISTING LOCATIONS NOTED ON SHEET A0.2. LIGHTING DESIGNER WILL BE ON-BOARD TO ENSURE THIS REQUIREMENT IS COMPLIED. LIGHTING DESIGN AND PHOTOMETRIC ANALYSIS WILL BE SUBMITTED DURING THE BUILDING PERMIT SUBMITTAL. |



PN: 039-073-510

[illegible]

| | |
|------------|----------|
| Drawn By | |
| Checked By | |
| Job No. | 2108 |
| Issue Date | 11/04/22 |
| Scale | AS NOTED |

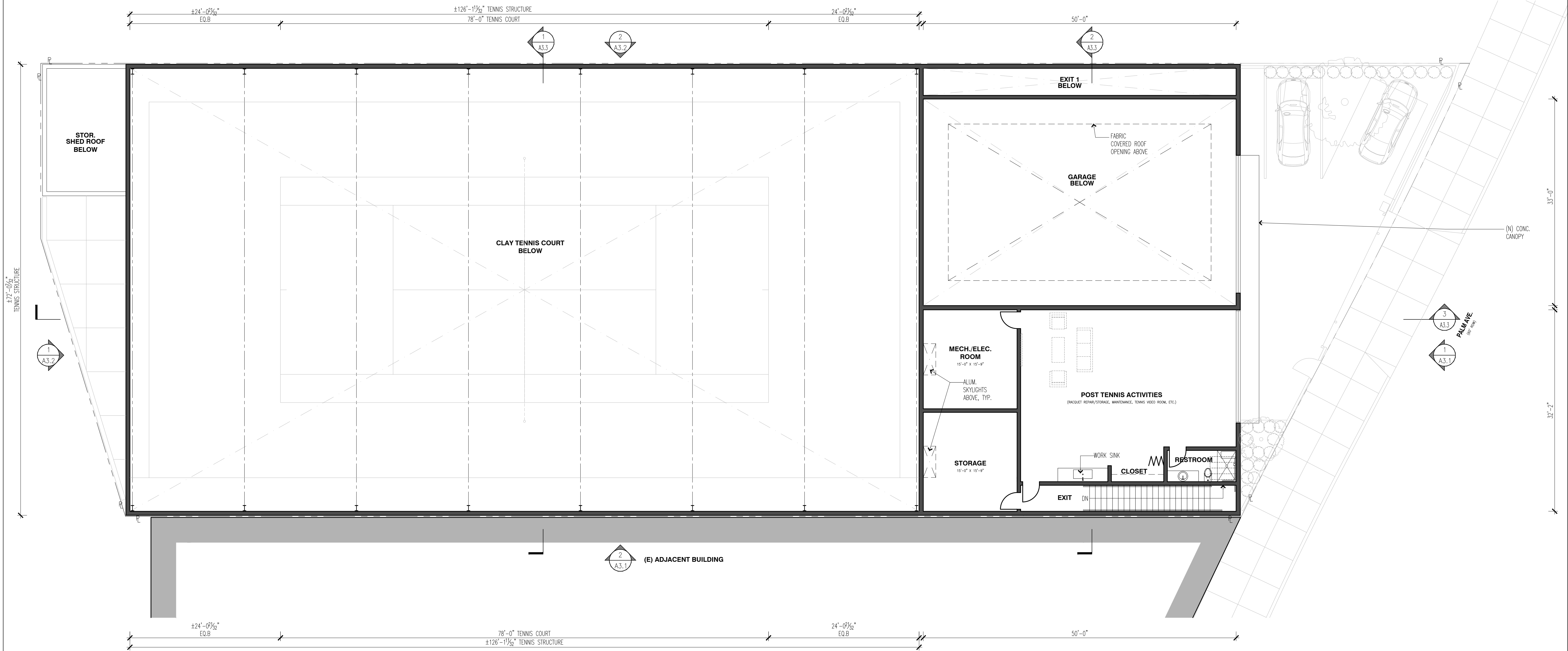


Reference North

SECOND FLOOR PLAN

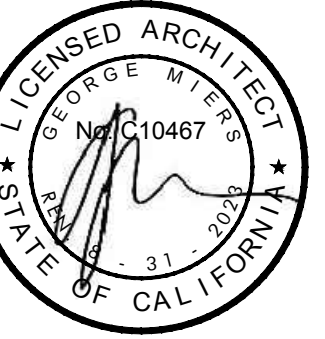
A2.2

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| | |
|---|--|
| 1 | SOLID WASTE COLLECTION CONTAINER STORAGE AREA CONSISTING OF A 64 GALLON GARBAGE CART AND 64 GALLON RECYCLE CART. (AS RECOMMENDED BY RECYCLOGY). OWNER WILL SET UP ACCOUNT WITH RECYCLOGY TO SERVICE THE CARTS FROM AN ACCESSIBLE DRIVE UP LOCATION. |
| 2 | MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE AT THE EXISTING LOCATIONS NOTED ON SHEET A0.2. LIGHTING DESIGNER WILL BE ON-BOARD TO ENSURE THIS REQUIREMENT IS COMPLIED. LIGHTING DESIGN AND PHOTOMETRIC ANALYSIS WILL BE SUBMITTED DURING THE BUILDING PERMIT SUBMITTAL. |

Sheet



2164 PALM AVENUE
SAN MATEO, CA 94403

APN: 039-073-510

APN: 039-073-510

APN: 039-073-510

APN: 039-073-510

Issue

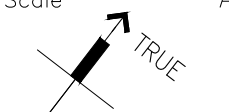
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Drawn By

Checked By

Job No. 2108

Issue Date 11/04/22

Scale 1 AS NOTED

Reference North

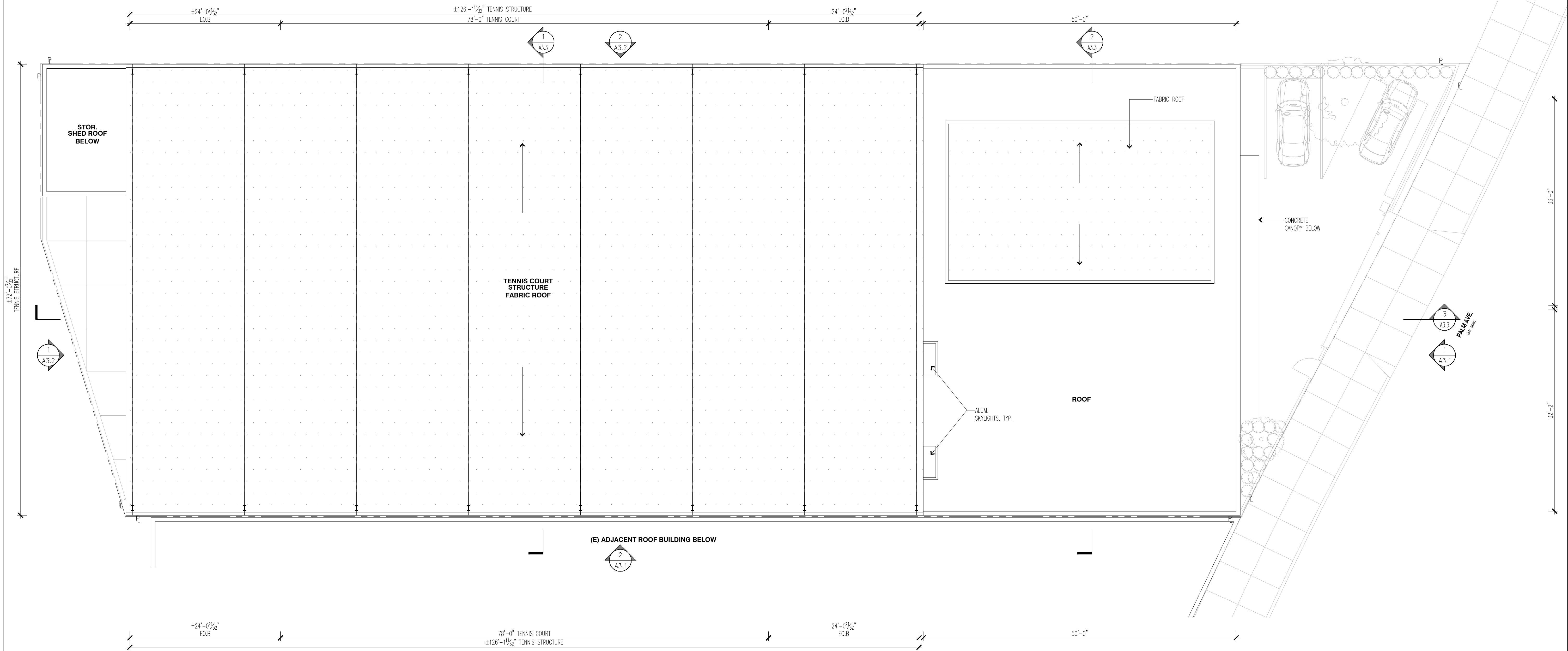
Drawing Title

ROOF PLAN

A2.3

Sheet

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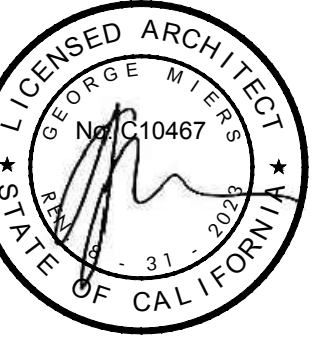


| | |
|---|-----------|
| 1 | ROOF PLAN |
| | |

$$1/8'' = 1' - 0''$$

KEYNOTES

- | | |
|---|--|
| 1 | SOLID WASTE COLLECTION CONTAINER STORAGE AREA CONSISTING OF A 64 GALLON GARBAGE CART AND 64 GALLON RECYCLE CART. (AS RECOMMENDED BY RECYCLOGY). OWNER WILL SET UP ACCOUNT WITH RECYCLOGY TO SERVICE THE CARTS FROM AN ACCESSIBLE DRIVE UP LOCATION. |
| 2 | MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE AT THE EXISTING LOCATIONS NOTED ON SHEET AO.2. LIGHTING DESIGNER WILL BE ON-BOARD TO ENSURE THIS REQUIREMENT IS COMPLIED. LIGHTING DESIGN AND PHOTOMETRIC ANALYSIS WILL BE SUBMITTED DURING THE BUILDING PERMIT SUBMITTAL. |



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SAN MATEO, CA 94403

APN: 039-073-510

APN: 039-073-510

Issue

[illegible]

| | |
|------------|--------------|
| Drawn By | |
| Checked By | |
| Job No. | 2105 |
| Issue Date | 11/04/22 |
| Scale | 1/8" = 1'-0" |

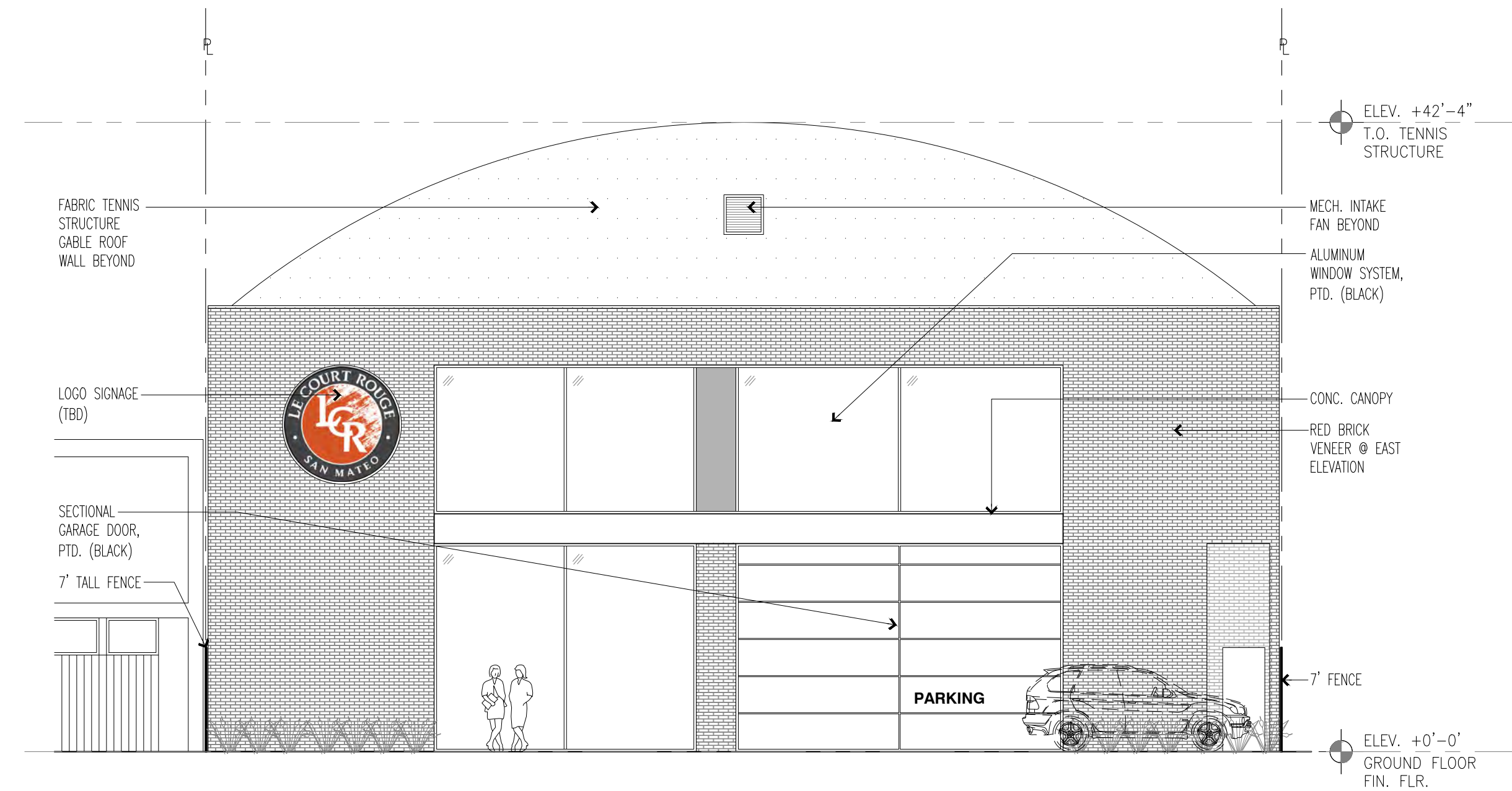
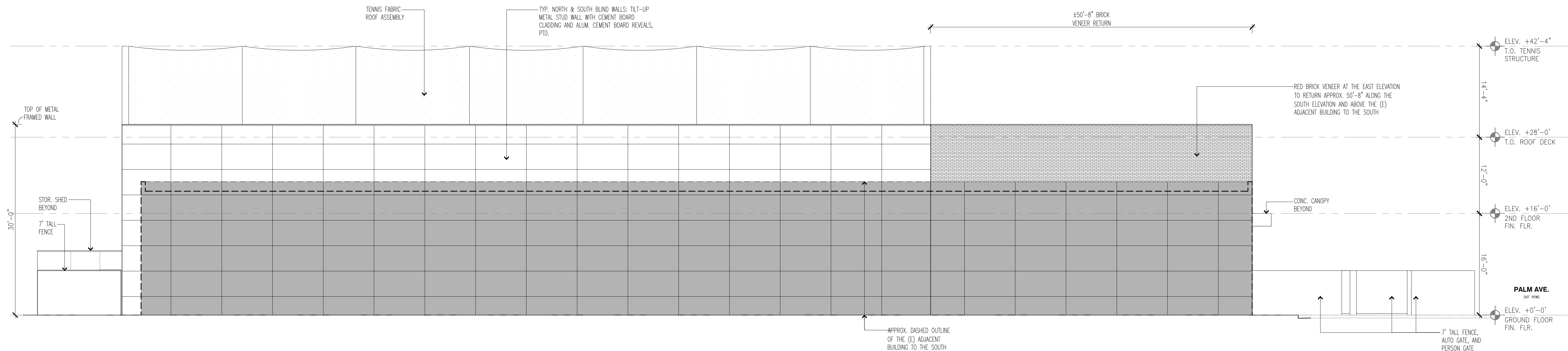
| |
|-----------------|
| Reference North |
| Drawing Title |

EXTERIOR BUILDING ELEVATIONS

A3.1

Sheet

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$$1/8" = 1' - 0"$$

$$1/8'' = 1' - 0''$$



164 PALM AVENUE
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PN: 039-073-510

PN: 039-073-510

Issue

[illegible]

Drawn By

Checked By

Ob No. 2105

Issue Date 11/04/22

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

Reference North

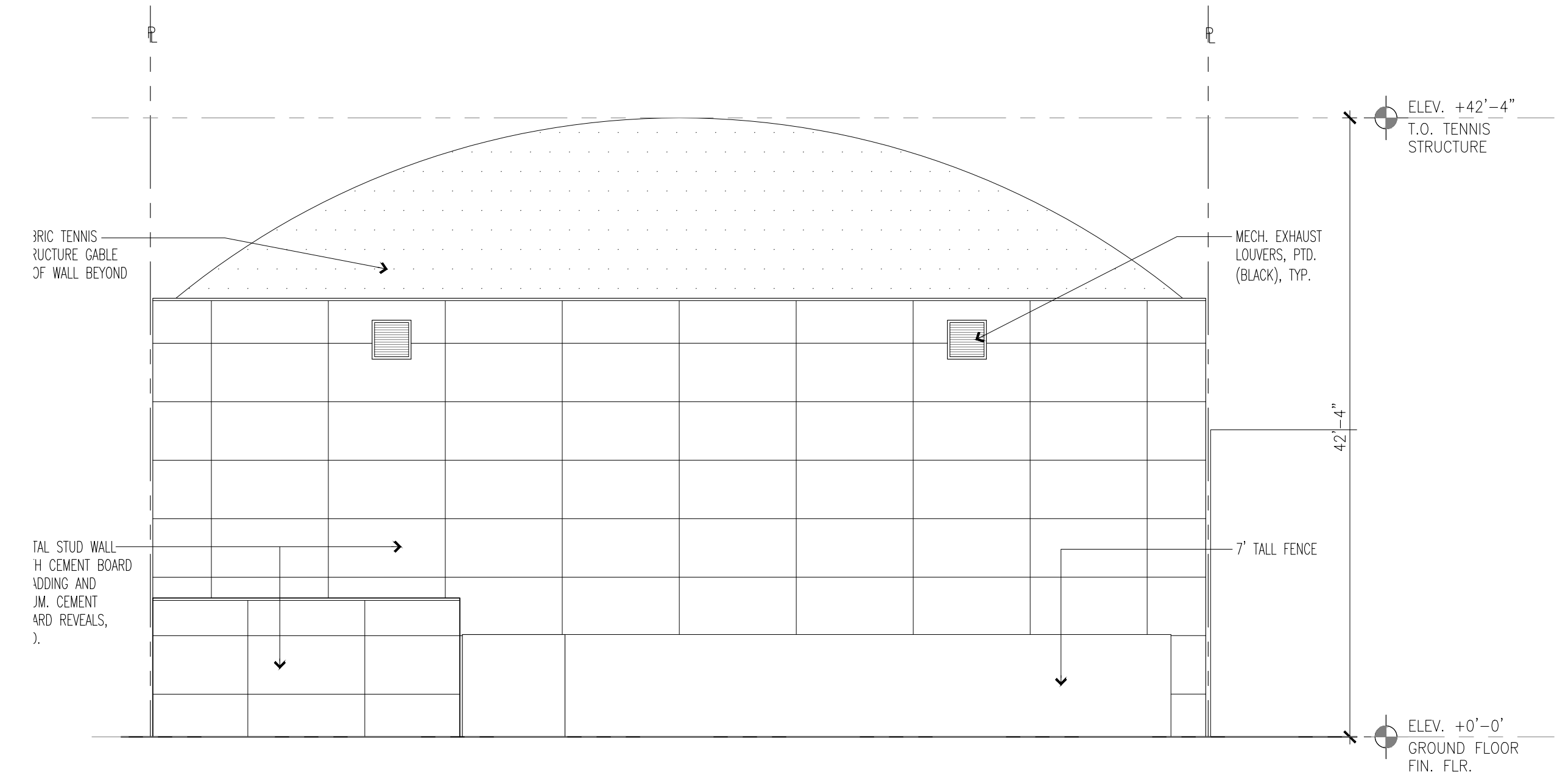
Drawing Title

EXTERIOR BUILDING ELEVATIONS

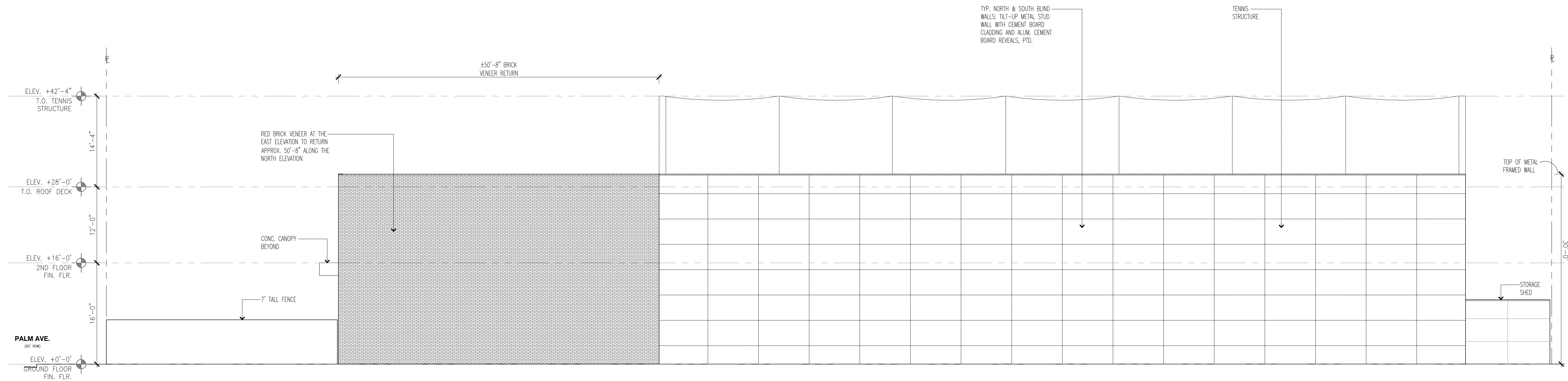
A3.2

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| | |
|---|------------------|
| 1 | ELEVATION - WEST |
|---|------------------|

$$1/8'' = 1' - 0''$$


2 ELEVATION - NORTH

$$1/8'' = 1' - 0''$$



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APN: 039-073-510

APN: 039-073-510

APN: 039-073-510

Issue

[illegible]

Drawn By

Checked By

Job No. _____

Issue Date

Scale

Reference North

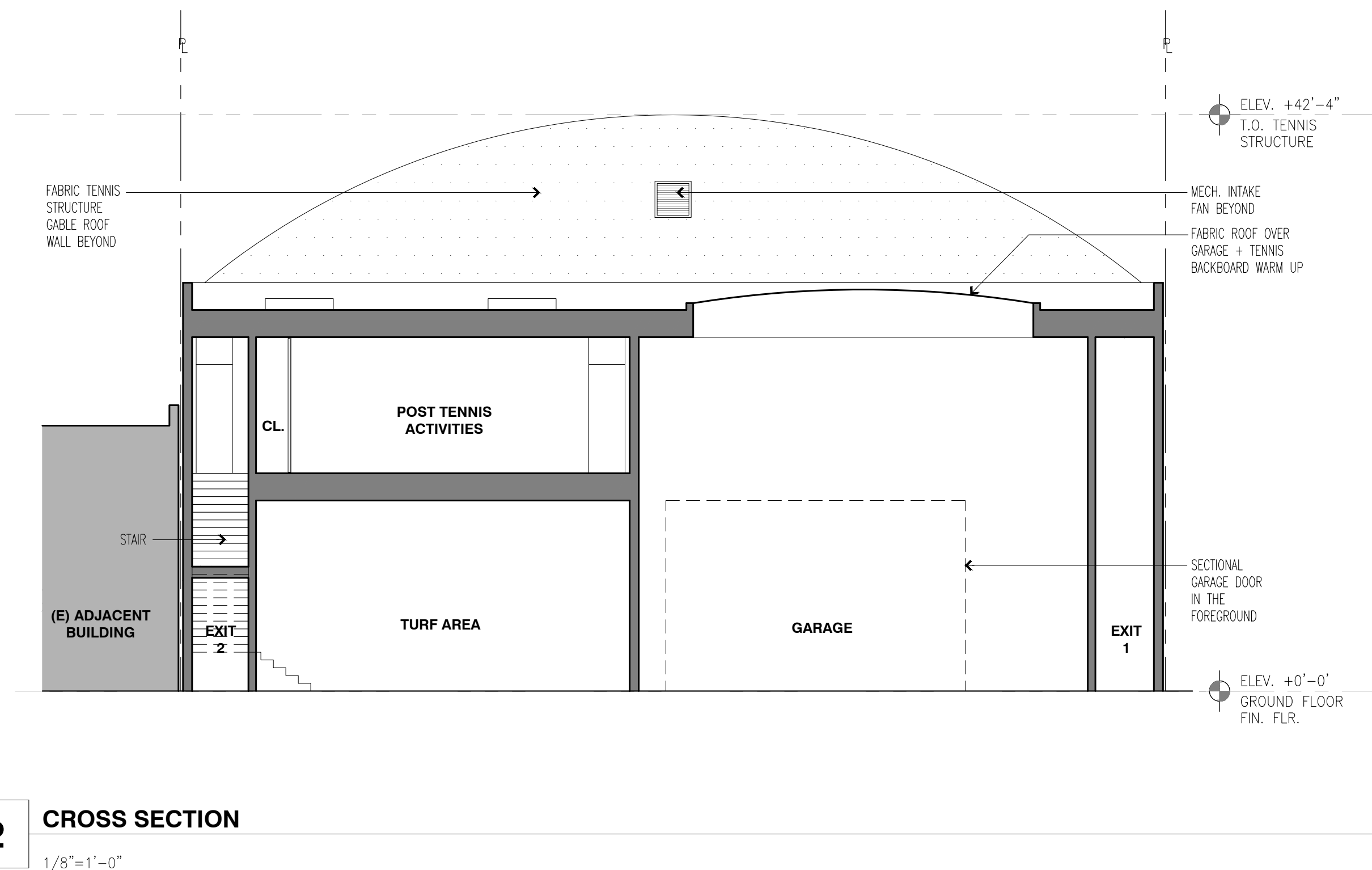
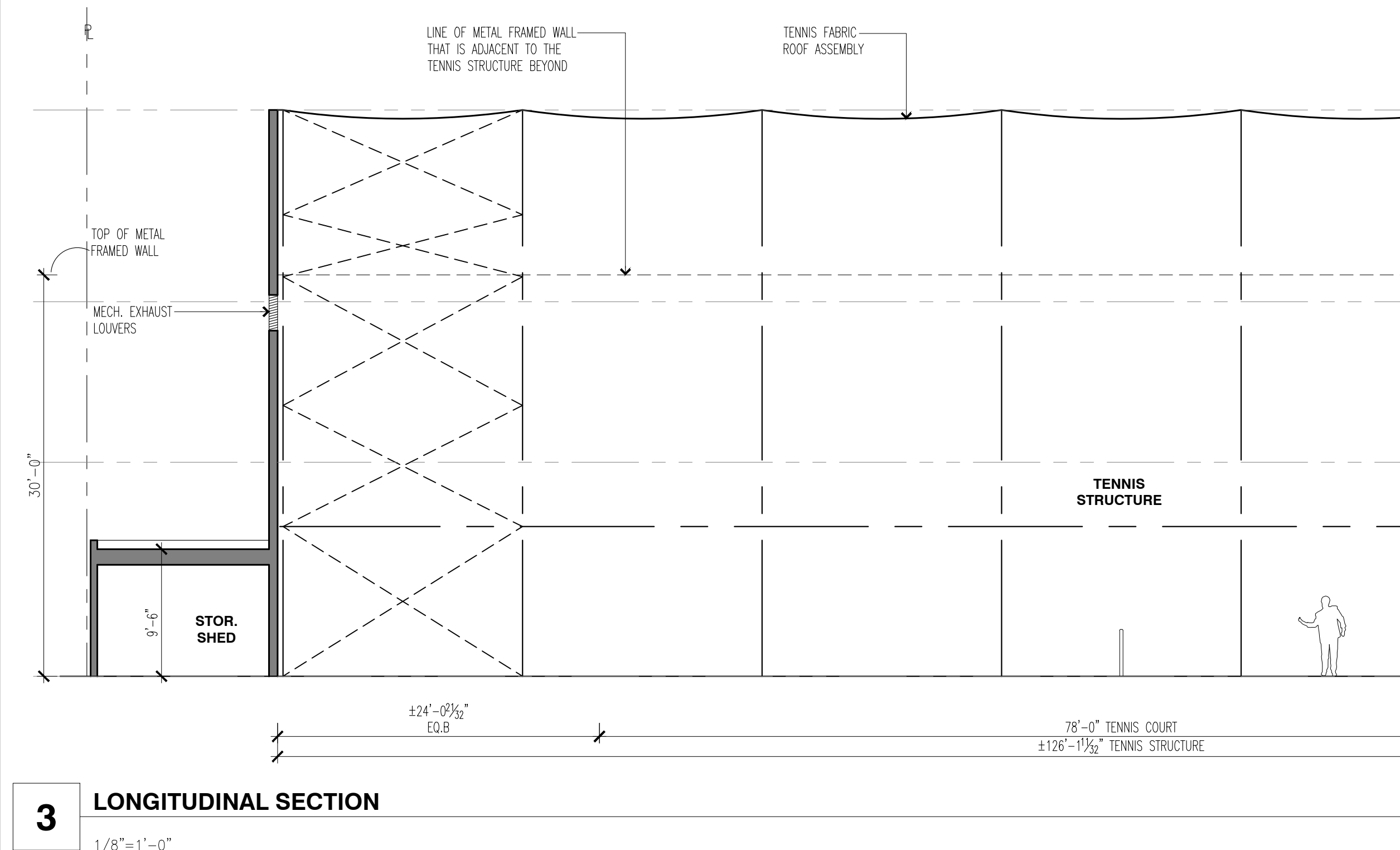
| Drawing | Title |
|---------|-------|
|---------|-------|

BUILDING SECTIONS

A3.3

Shee

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NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 14,925± SQUARE FEET / 0.343± ACRES

EASEMENT NOTE

THE PRELIMINARY TITLE REPORT ISSUED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 0360025841-CC, DATED AS OF JUNE 1, 2021 LISTS AN ACCESS EASEMENT AGREEMENT WHEREAS THE OWNER OF PARCEL B OF 25 PM 50 (APN: 039-073-510) IS GRANTED ACCESS TO THE PROPERTY TO THE NORTHWEST (APN: 039-073-040) FOR DEMOLITION, CONSTRUCTION AND/OR REMODEL ON SUBJECT PROPERTY

BENCHMARK

CITY OF SAN MATEO BENCHMARK 062-010
RAMSET NAIL AND WASHER
TOP OF CURB N'LY END NW'LY RETURN EL
CAMINO REAL & 23RD AVENUE
ELEVATION = 15.48'
(ADJUSTED TO NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 10.46'
(ADJUSTED TO NAVD 88 DATUM)

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

FEMA FLOOD NOTE

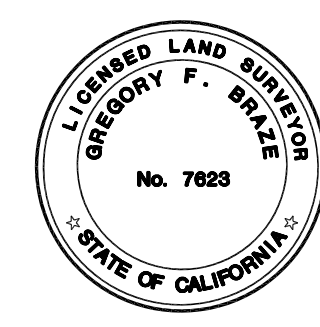
PORTIONS OF SUBJECT PROPERTY ARE IN FLOOD ZONE: AH

100-YEAR BASE FLOOD ELEVATION (BFE): 12' (NAVD88 DATUM)
PER CURRENT FLOOD INSURANCE RATE MAP (FIRM)

FEMA FLOOD INSURANCE RATE MAP
NO. 06081C0160F
EFFECTIVE DATE: JULY 16, 2015

VICINITY MAP

NO SCALE



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
ROSEVILLE
FOLSOM
SAN JOSE
SAN LEANDE
WWW.LEABRAZE.COM

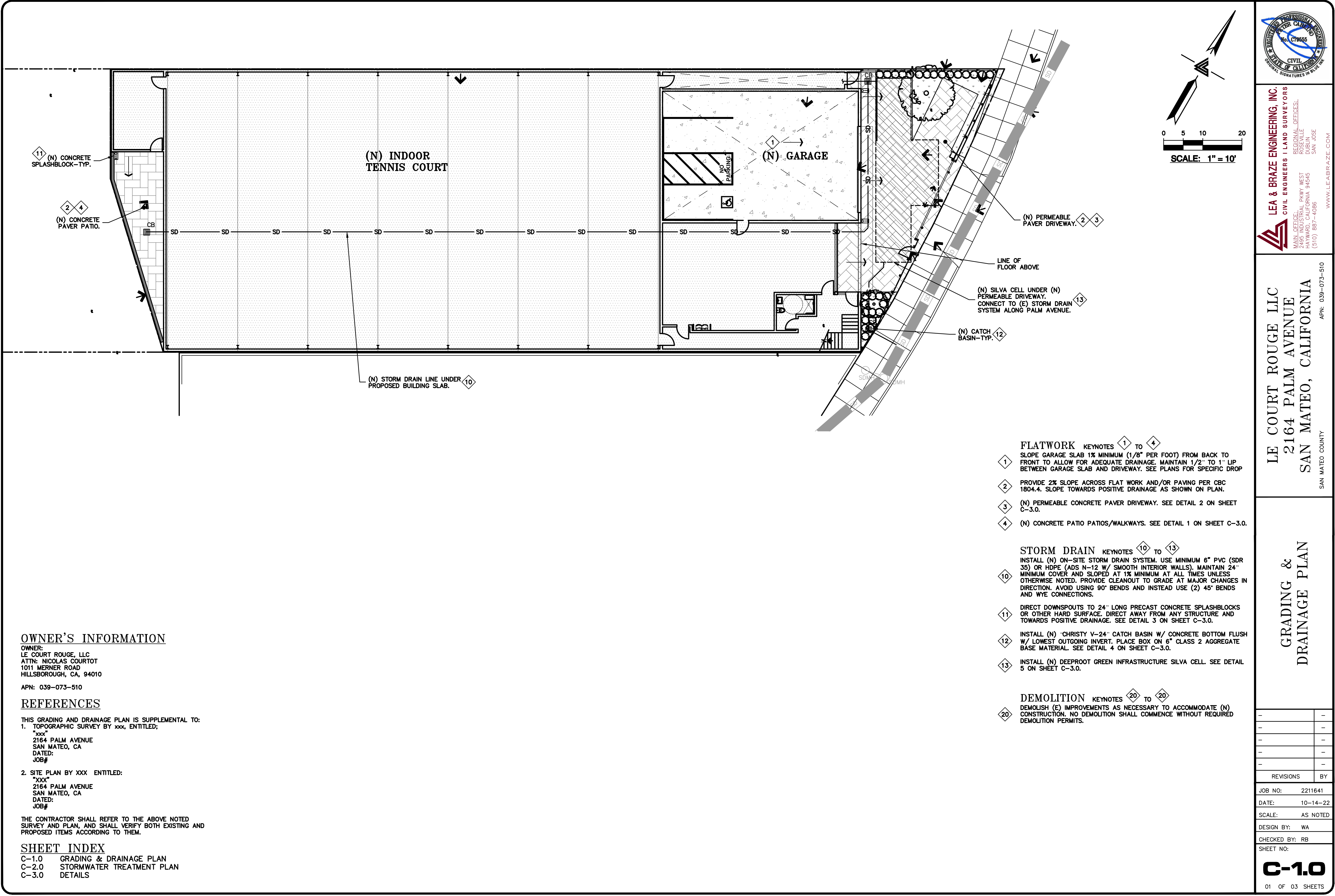
2164 PALM AVENUE
SAN MATEO
CALIFORNIA

TOPOGRAPHIC SURVEY

| | |
|-----------------|----|
| REVISIONS | BY |
| JOB NO: 2211636 | |
| DATE: 11-9-22 | |
| SCALE: 1"=10' | |
| BNDY BY: RM | |
| FIELD BY: EH | |
| DRAWN BY: DB | |
| SHEET NO: | |

SU1

1 OF 1 SHEETS

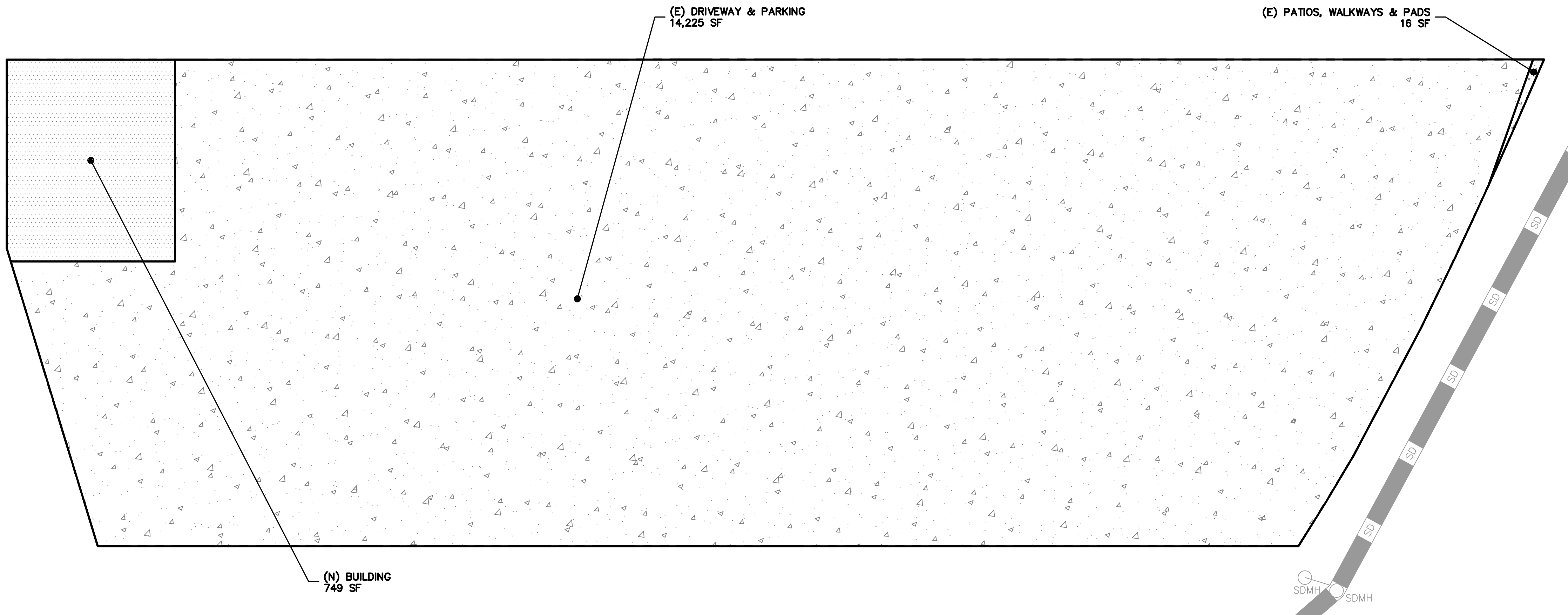


LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 16000 RAVEN HILL AVENUE, SUITE 100, DUBLIN, CA 94568
SAN MATEO OFFICE: 2164 PALM AVENUE, SAN MATEO, CA 94401
(510) 887-4066
WWW.LEABRAZE.COM

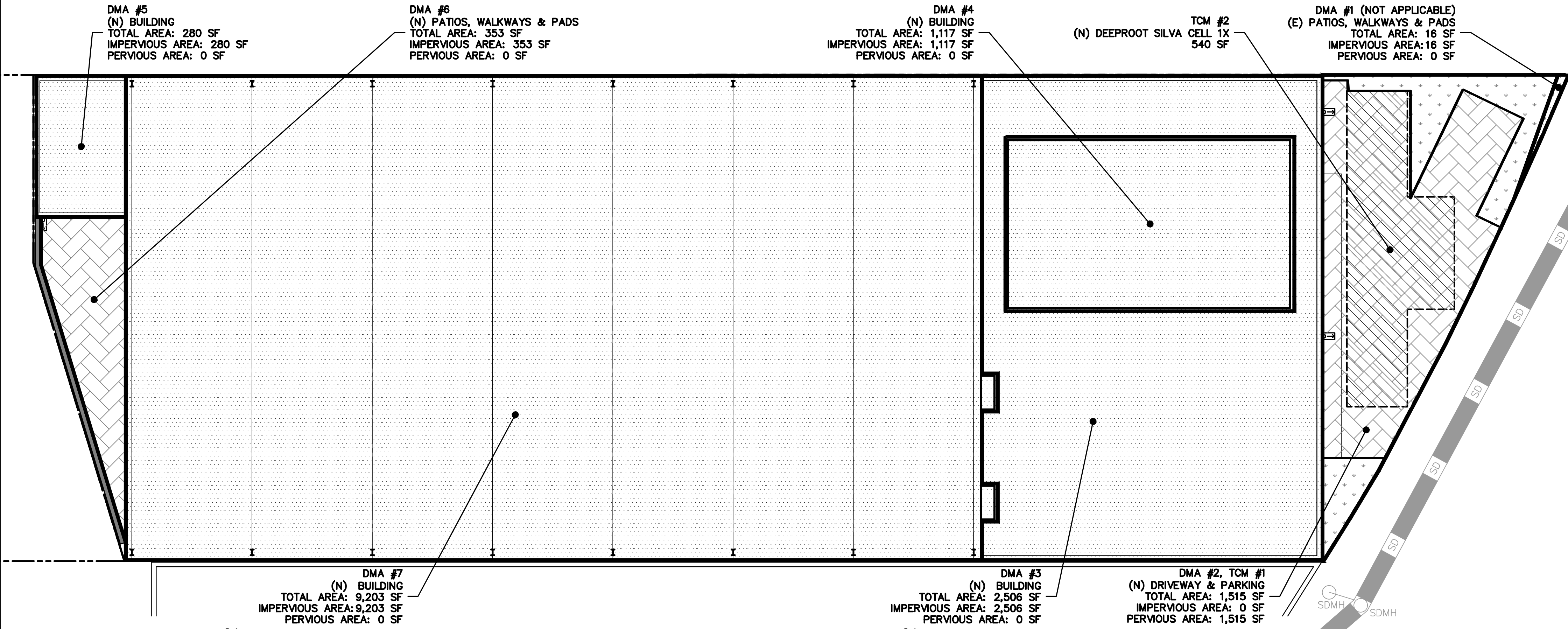
LE COURT ROUGE LLC
2164 PALM AVENUE
SAN MATEO, CALIFORNIA
APN: 039-073-510
SAN MATEO COUNTY

**GRADING &
DRAINAGE PLAN**

| | |
|-------------|--------------|
| REVISIONS | BY |
| JOB NO: | 2211641 |
| DATE: | 10-14-22 |
| SCALE: | AS NOTED |
| DESIGN BY: | WA |
| CHECKED BY: | RB |
| SHEET NO: | C-1.0 |
| 01 | OF 03 SHEETS |




EXISTING



PROPOSED

| TREATMENT CONTROL MEASURES SUMMARY TABLE | | | | | | | | | | | | |
|--|-------|----------|---------------------|----------------|---------------|--------------------|------------------------|------------------------|----------------------|---|-----------------------------------|----------------------------|
| DMA # | TCM # | Location | Treatment Type | LID or Non-LID | Sizing Method | Drainage Area (sf) | Impervious Area (s.f.) | Pervious Paving (s.f.) | Pervious Area (s.f.) | % Onsite Area Treated by LID or Non-LID TCM | Bioretention Area Required (s.f.) | Bioretention Area Provided |
| 1 | N/A | Onsite | N/A | N/A | N/A | 16 | 16 | N/A | N/A | 0.11% | N/A | 0 |
| 2 | 1 | Onsite | Pervious Pavement | LID | Self Treating | 1,515 | 0 | 1,101 | 414 | 10.11% | 0 | 0 |
| 3 | 2 | Onsite | Deeproot Silva Cell | LID | 4% Rule | 2,506 | 2,506 | 0 | 0 | 16.72% | 100 | 100 |
| 4 | 2 | Onsite | Deeproot Silva Cell | LID | 4% Rule | 1,117 | 1,117 | 0 | 0 | 7.45% | 45 | 45 |
| 5 | 2 | Onsite | Deeproot Silva Cell | LID | 4% Rule | 280 | 280 | 0 | 0 | 1.87% | 11 | 11 |
| 6 | 2 | Onsite | Deeproot Silva Cell | LID | 4% Rule | 353 | 353 | 0 | 0 | 2.35% | 14 | 14 |
| 7 | 2 | Onsite | Deeproot Silva Cell | LID | 4% Rule | 9,203 | 9,203 | 0 | 0 | 61.39% | 368 | 370 |
| | | | | | | 14,990 | | | | 100.00% | | |

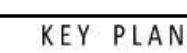
| | | | |
|--|--------------|-----------------------------|----------------------------|
|  | | PROJECT 2164 Palm Avenue | DATE October 14, 2022 |
| CIVIL ENGINEERS • LAND SURVEYORS 2495 Industrial Parkway West Hayward, California 94545 (510) 887-4088 Fax: (510) 887-3019 WWW.LEABRAZE.COM | | JOB NO. 2211641 | BY Waleed Alzori |
| DEVELOPMENT AREA CALCULATIONS | | | |
| NET SITE AREA: | 14,990 sqft. | = | 0.344 acre |
| BREAKDOWN OF DEVELOPED AREA | | | |
| Existing: | | | |
| Impervious | | | |
| Buildings | | | 749 sqft. |
| Impervious Driveway & Parking | | | 14,225 sqft. |
| Patios, Walkways & Pads | | | 16 sqft. |
| TOTAL | | | 14,990 sqft. |
| Pervious | | | |
| Pervious Paving | | | 0 sqft. |
| Green Roof | | | 0 sqft. |
| Landscape / Treatment Planters | | | 0 sqft. |
| TOTAL | | | 0 sqft. |
| Proposed: | | | |
| Impervious | | | |
| Buildings | | | 9,203 sqft. |
| Impervious Driveway | | | 0 sqft. |
| Patios, Walkways & Pads | | | 16 sqft. |
| TOTAL | | | 9,219 sqft. |
| Pervious | | | |
| Pervious Paving | | | 1,101 sqft. |
| Green Roof | | | 4,256 sqft. |
| Landscape / Treatment Planters | | | 414 sqft. |
| TOTAL | | | 5,771 sqft. |
| NET CHANGE OF DEVELOPED AREA: | | | |
| Impervious | -5,771 sqft. | = | -0.132 acre (Net Decrease) |
| Pervious Paving | 1,101 sqft. | = | 0.025 acre |
| Total Developed Area | -4,670 sqft. | = | -0.107 acre (Net Decrease) |



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HAYWARD OFFICE: 2495 INDUSTRIAL PARKWAY WEST
SAN JOSE: (510) 887-4088
HAYWARD: (510) 887-4086
WWW.LEABRAZE.COM

LE COURT ROUGE LLC
2164 PALM AVENUE
SAN MATEO, CALIFORNIA
APN: 039-073-510

| | |
|---------------------------|----------|
| STORMWATER TREATMENT PLAN | |
| REVISIONS | BY |
| JOB NO: | 2211641 |
| DATE: | 10-14-22 |
| SCALE: | AS NOTED |
| DESIGN BY: | WA |
| CHECKED BY: | RB |
| SHEET NO: | |
| C-2.0 | |
| 02 OF 03 SHEETS | |



- *MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING
- | PAVEMENT | + AGGREGATE BASE COURSE |
|-------------------|-------------------------|
| 4" CONCRETE | + 4" AGGREGATE |
| 3" PAVER | + 12" AGGREGATE |
| 4" ASPHALT | + 12" AGGREGATE |
| 2.6" PAVER | + 5" CONCRETE |

- (P) DEEPROOT ROOT BARRIER, 12" OR 18" DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
- (R) ROOT BALL
- (S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
- (T) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
- (U) DEEPROOT WATER AND AIR VENT, WHEN REQUIRED
- (V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)

NOTES

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



| | |
|-----------|---|
| - | - |
| - | - |
| - | - |
| - | - |
| - | - |
| REVISIONS | B |

JOB NO: 2211641

DATE: 10-14-2

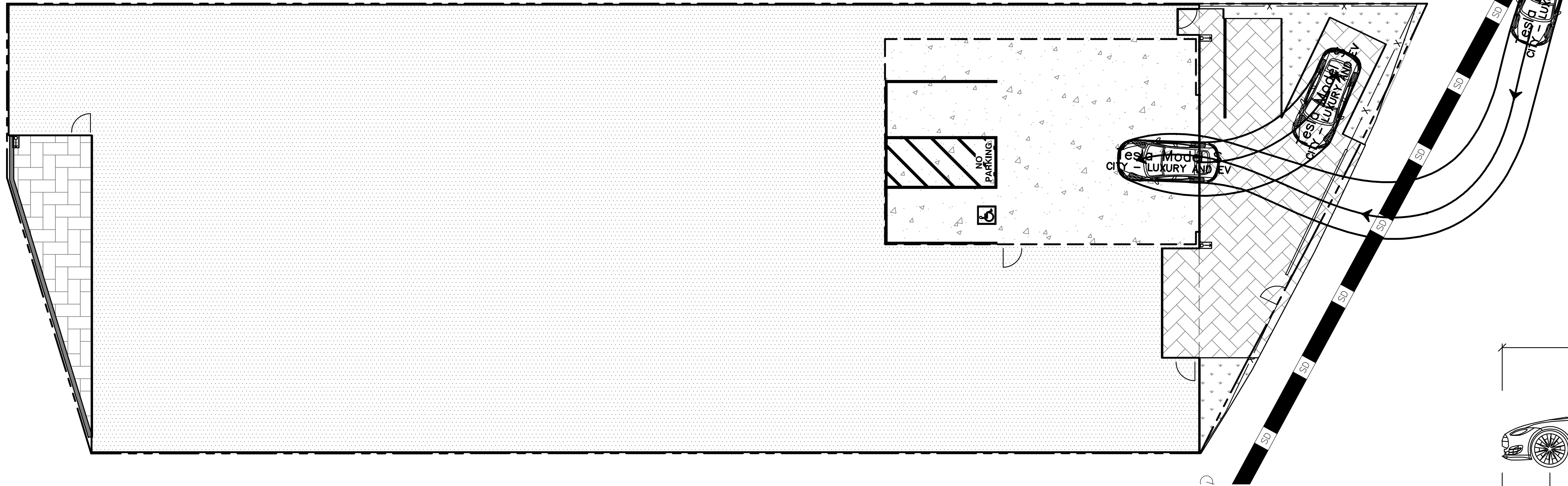
SCALE: NTS

DESIGN BY: WA

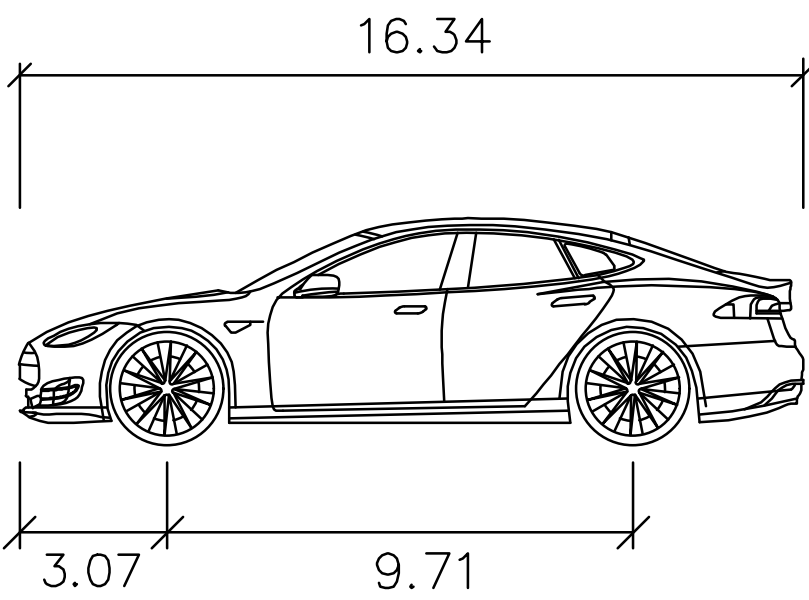
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SHEET NO:

C-3.0

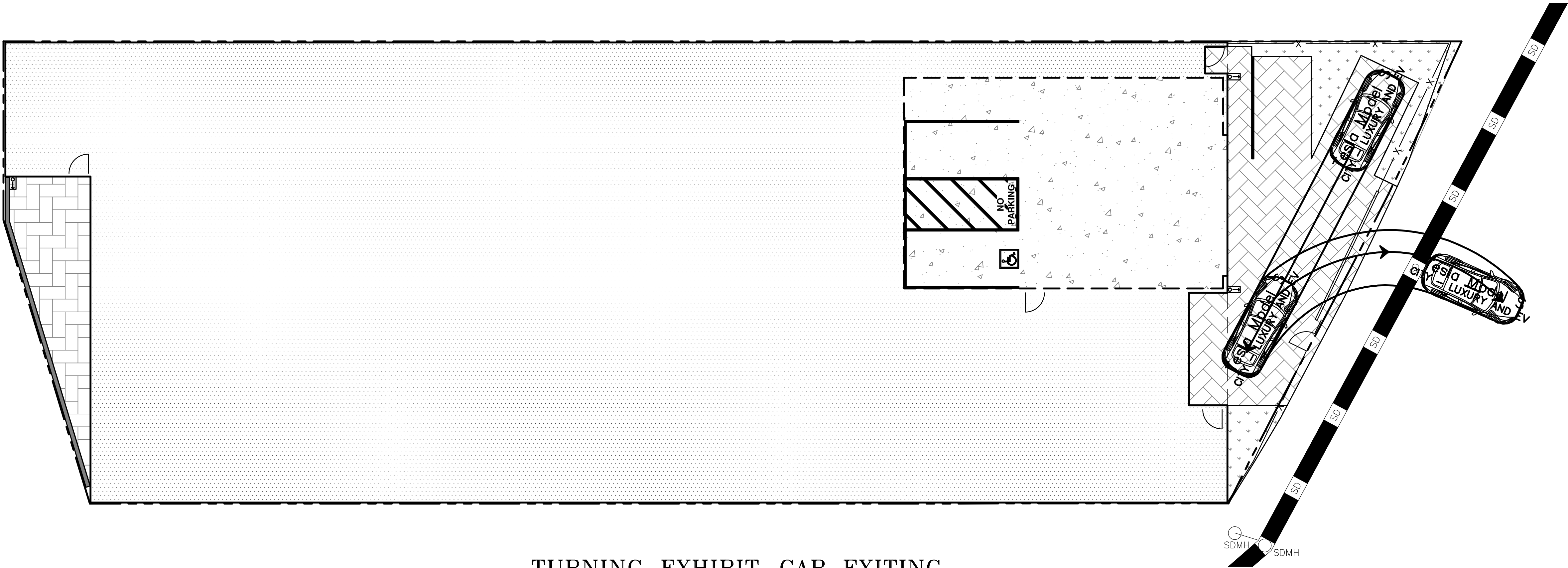
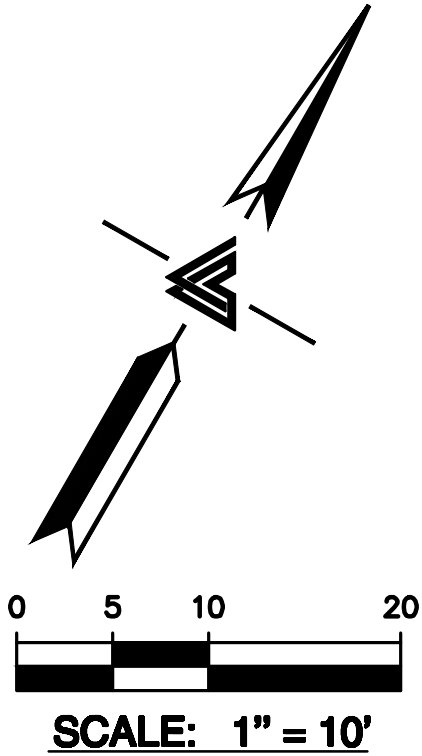


TURNING EXHIBIT-CAR ENTERING



Tesla Model S

| | |
|-------------------|--------|
| | feet |
| Width | : 6.44 |
| Track | : 6.38 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 33.4 |



TURNING EXHIBIT-CAR EXITING

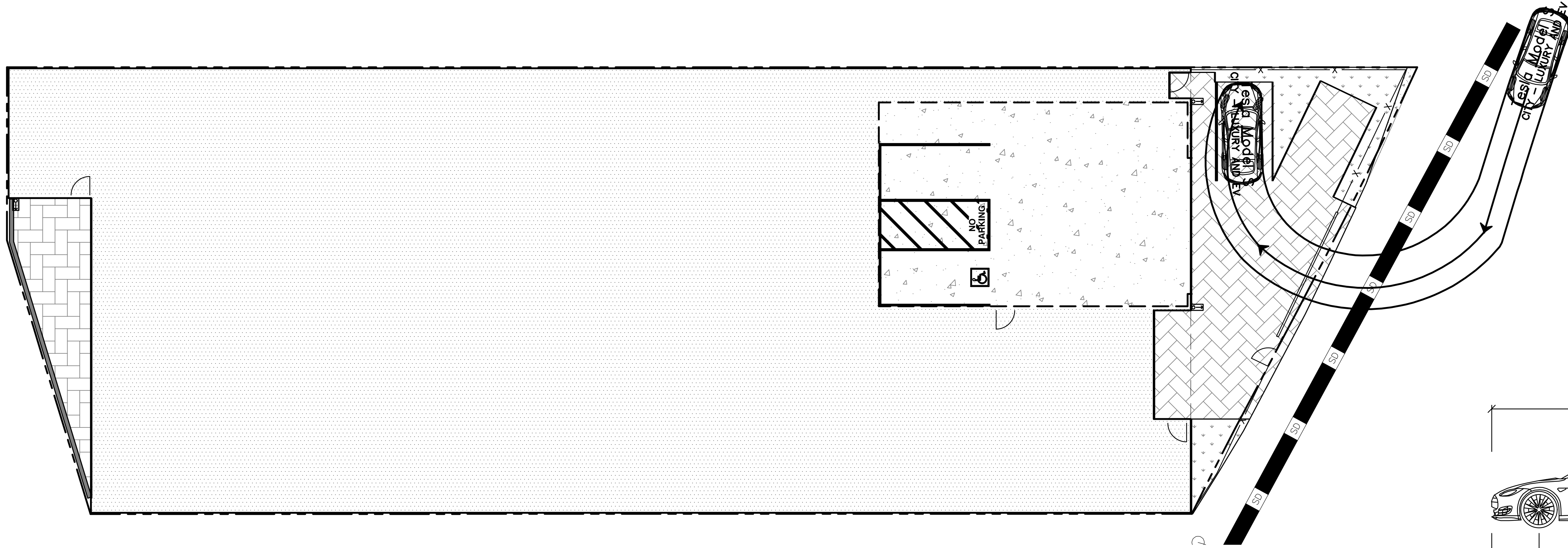


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SAN JOSE, CA 95128
SAN DIEGO, CA 92108
SAN ANTONIO, TX 78205
SAN CARLOS, CA 95060
SAN JOSE, CA 95128
(510) 887-4066
WWW.LEABRAZE.COM

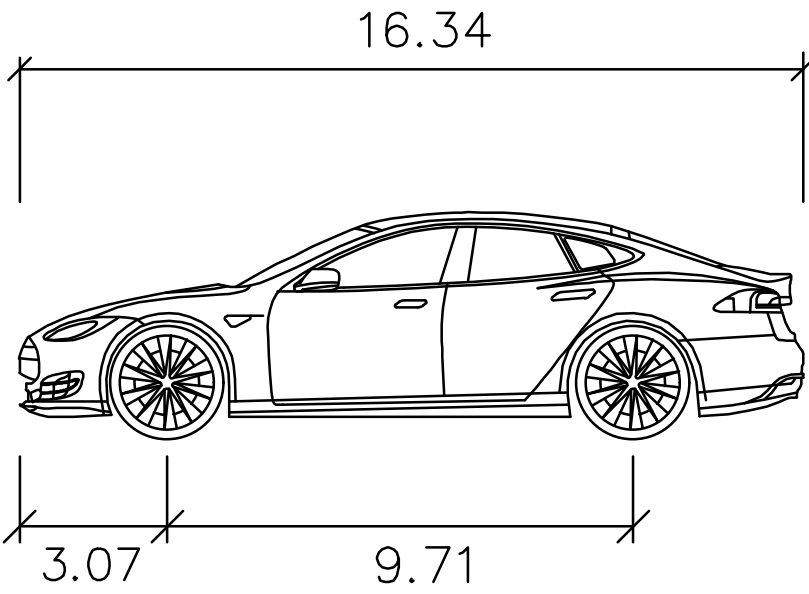
LE COURT ROUGE LLC
2164 PALM AVENUE
SAN MATEO, CALIFORNIA
SAN MATEO COUNTY
APN: 039-073-510

TURNING EXHIBIT
PARKING SPOT 1

| | |
|-----------------|----|
| REVISIONS | BY |
| JOB NO: 2211641 | |
| DATE: 10-14-22 | |
| SCALE: AS NOTED | |
| DESIGN BY: WA | |
| CHECKED BY: RB | |
| SHEET NO: | |

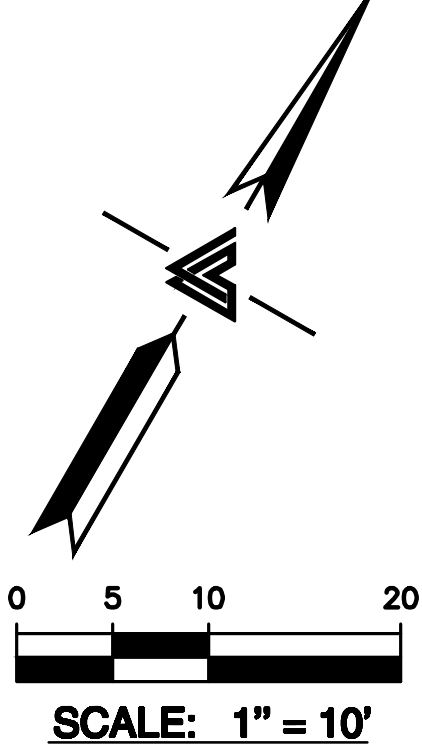


TURNING EXHIBIT-CAR ENTERING



TURNING EXHIBIT-CAR EXITING

Tesla Model S
feet
Width : 6.44
Track : 6.38
Lock to Lock Time : 6.0
Steering Angle : 33.4

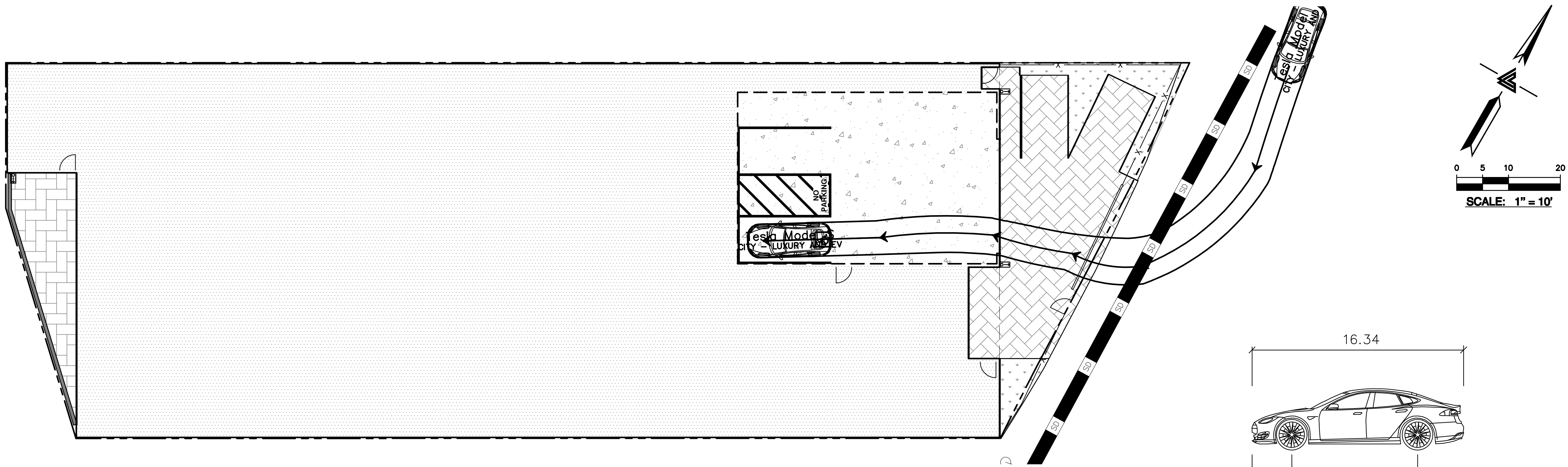


LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 14000 PAVENHILL DRIVE, SUITE 100, DUBLIN, CA 94568
SAN JOSE OFFICE: 1000 CALIFORNIA AVE, SUITE 100, SAN JOSE, CA 95128
(510) 887-4086
WWW.LEABRAZE.COM

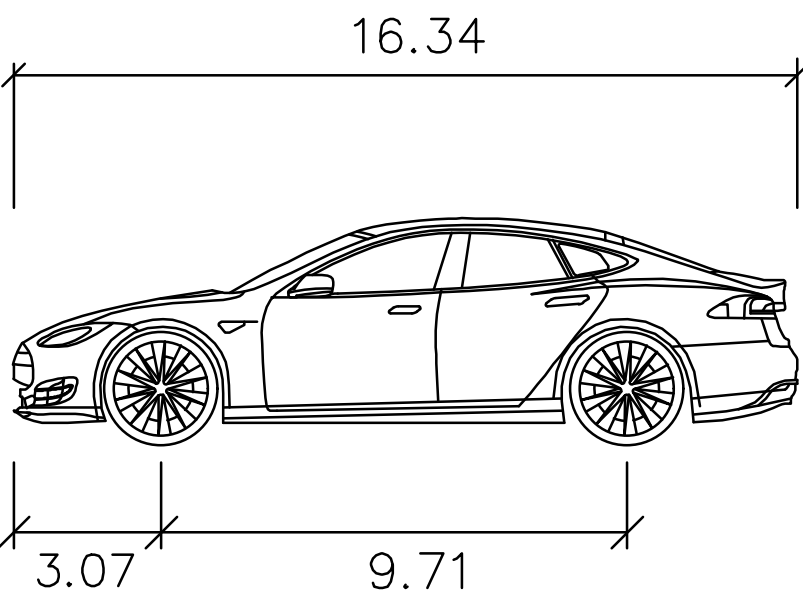
LE COURT ROUGE LLC
2164 PALM AVENUE
SAN MATEO, CALIFORNIA
SAN MATEO COUNTY
APN: 039-073-510

TURNING EXHIBIT
PARKING SPOT 2

| | |
|-----------------|----|
| REVISIONS | BY |
| JOB NO: 2211641 | |
| DATE: 10-14-22 | |
| SCALE: AS NOTED | |
| DESIGN BY: WA | |
| CHECKED BY: RB | |
| SHEET NO: | |

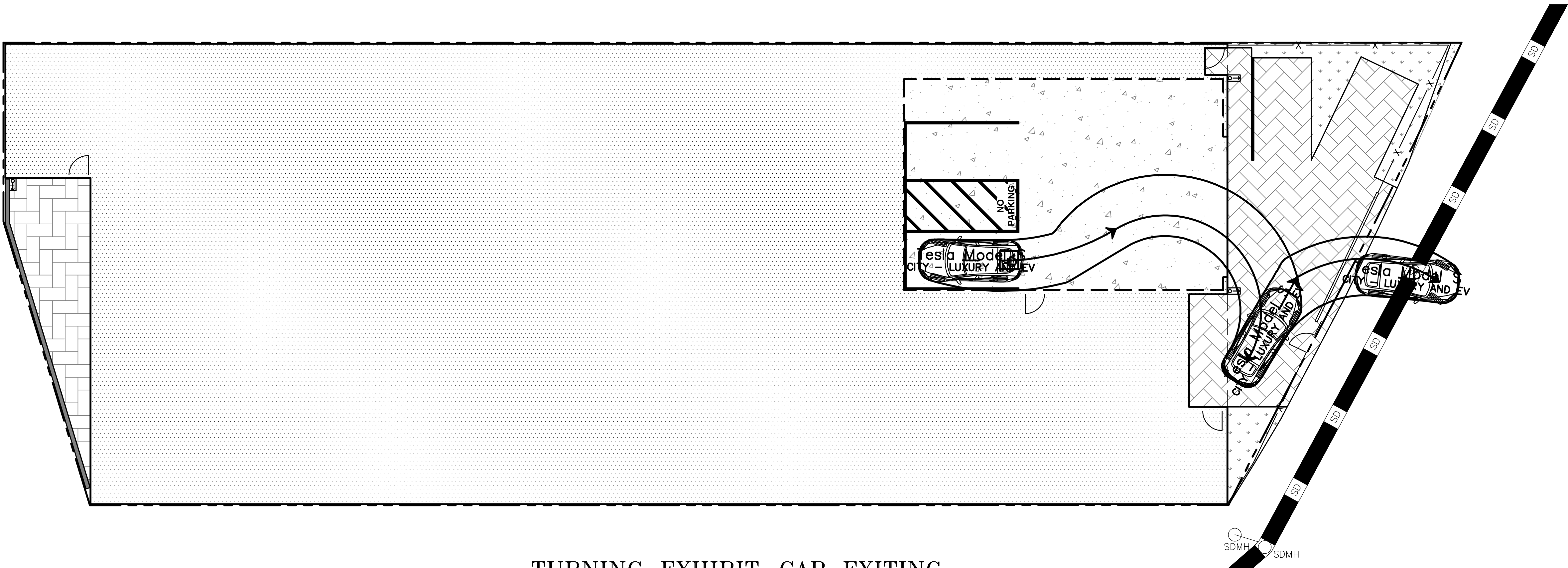


TURNING EXHIBIT-CAR ENTERING

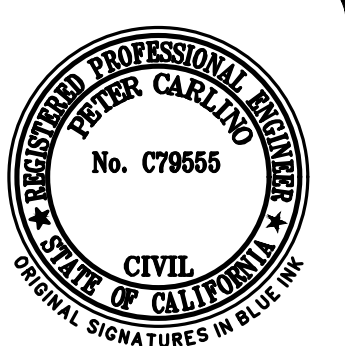


Tesla Model S

| | |
|-------------------|--------|
| | feet |
| Width | : 6.44 |
| Track | : 6.38 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 33.4 |



TURNING EXHIBIT-CAR EXITING

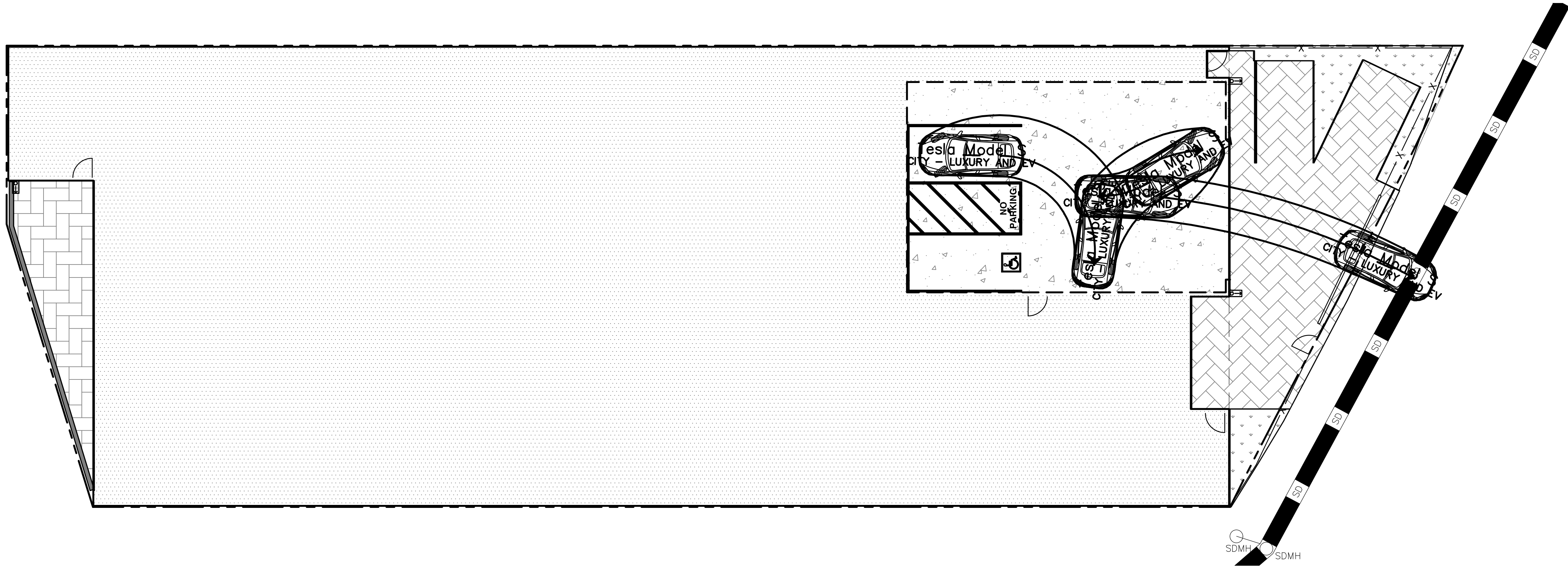


LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 10000 PAVENY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
SAN JOSE
WWW.LEABRAZE.COM

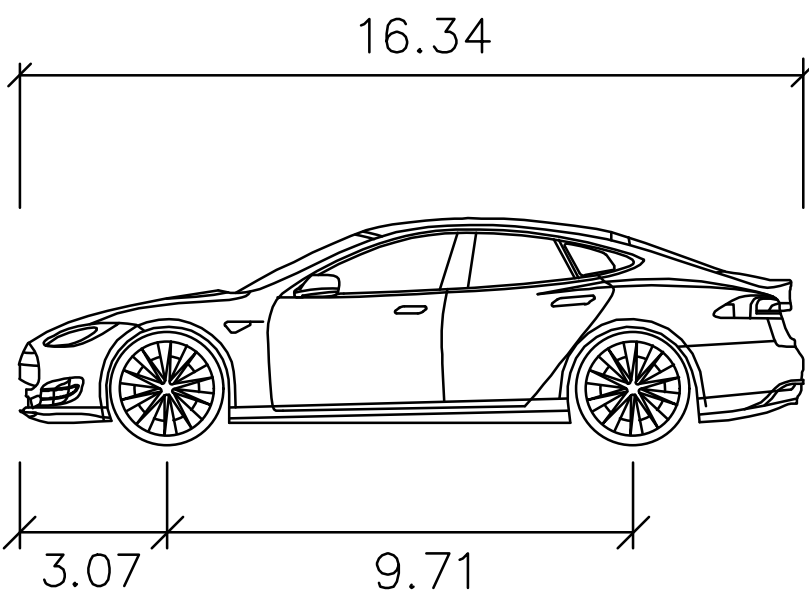
LE COURT ROUGE LLC
2164 PALM AVENUE
SAN MATEO, CALIFORNIA
SAN MATEO COUNTY
APN: 039-073-510

TURNING EXHIBIT
PARKING SPOT 4

| | |
|-----------------|----|
| REVISIONS | BY |
| JOB NO: 2211641 | |
| DATE: 10-14-22 | |
| SCALE: AS NOTED | |
| DESIGN BY: WA | |
| CHECKED BY: RB | |
| SHEET NO: | |

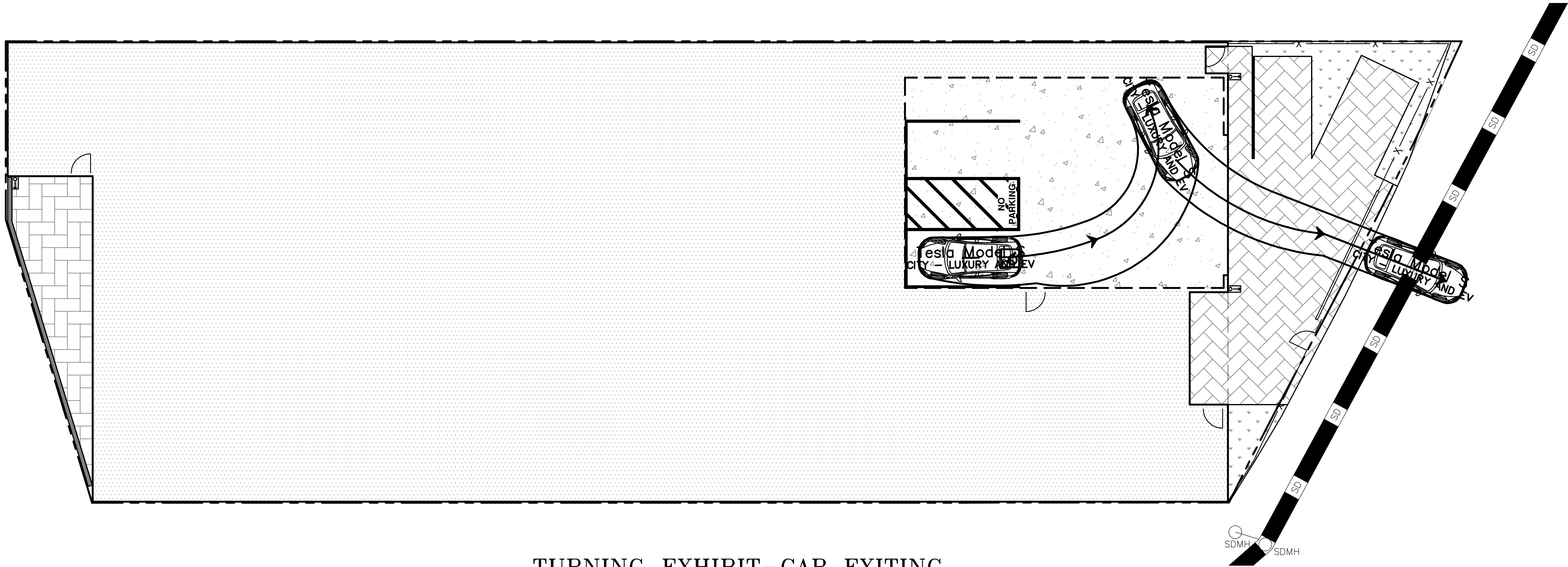
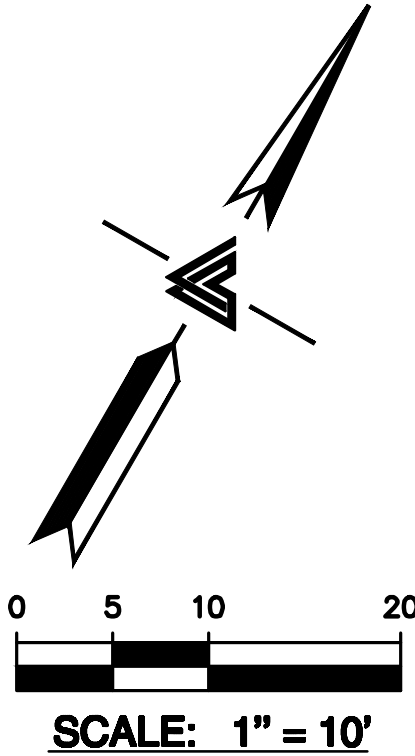


TURNING EXHIBIT-CAR ENTERING



Tesla Model S

| | |
|-------------------|--------|
| | feet |
| Width | : 6.44 |
| Track | : 6.38 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 33.4 |



TURNING EXHIBIT-CAR EXITING



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
REGIONAL OFFICES:
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SAN JOSE, CA 95128
SAN DIEGO, CA 92108
SAN ANTONIO, TX 78205
DALLAS, TX 75201
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LE COURT ROUGE LLC
2164 PALM AVENUE
SAN MATEO, CALIFORNIA
SAN MATEO COUNTY
APN: 039-073-510

TURNING EXHIBIT
PARKING SPOT
3 & 4
ALTERNATIVE

| | |
|-----------|----|
| REVISIONS | BY |
| 1 | WA |
| 2 | WA |
| 3 | WA |
| 4 | WA |
| 5 | WA |
| 6 | WA |
| 7 | WA |
| 8 | WA |
| 9 | WA |
| 10 | WA |

JOB NO: 2211641
DATE: 10-14-22
SCALE: AS NOTED
DESIGN BY: WA
CHECKED BY: RB
SHEET NO:

TE-5
05 OF 05 SHEETS