



Alternate Means (AMMR) Application

FRM-002
Date: 1/1/17
Mod:1/13/19

Approved by:
RWM

INSTRUCTIONS TO APPLICANT: Fill out this application as completely as possible. Incomplete applications, including signatures, will be rejected. See the appropriate code sections below for further info.

☐ **REQUEST FOR MODIFICATION OF CODE (CFC 104.8)**

☒ **REQUEST FOR ALTERNATE MATERIAL OR METHOD OF CONSTRUCTION (CFC 104.9)**

1	JOB ADDRESS	2164 Palm Avenue, San Mateo, CA 94403	APN	039-073-510
	OWNER	Nicolas Courtot	LOT	14,990 sf
	ADDRESS	1011 Mermer Road	PERMIT #	
	ADDRESS	Hillsborough, CA 94010	CONSTRUCT TYPE	II-B
	PHONE	650.799.1363	STORIES	2
	PETITIONER	Swatt Miers Architects	OCCUPANCY CLASS	A-3, B
	ADDRESS	5845 Doyle Street, Suite 104	OCC LOAD	
	ADDRESS	Emeryville, CA 94608	CITY	
	PHONE	510.985.9779	ZIP	
	USE(S) OF BLDG	Private Tennis Court	# of UNITS	0

2 Code section needing alternate/modification: CFC Section 503.1.1.

This application requests an alternate means for all portions of the exterior walls of the first story of the building are to be within 150 feet of a fire apparatus on an access road (CFC Section 503.1.1).

3 **REQUEST:** Submit plans if necessary to illustrate request. Additional sheets or data may be attached:

To mitigate the 150-foot distance, the design team proposes to increase the sprinkler density throughout the building from light hazard (0.10 gpm/sf over the remote 1,500 sf) to ordinary hazard (0.15 gpm/sf over the remote 1,500 sf). Additionally, the design team proposes to provide a manual wet standpipe hose valve connection in the west storage room to support interior firefighting operations.

San Mateo Consolidated Fire Department- Fire Prevention
1900 O'Farrell Street Suite 375 San Mateo California 94403

Page | 1



Alternate Means (AMMR) Application

FRM-002
Date: 1/1/17
Mod:1/13/19

Approved by:
RWM

4 **JUSTIFICATION/FINDINGS OF EQUIVALENCY:** Applicant shall demonstrate Suitability, Strength, Effectiveness, Fire resistance, Durability, and Safety of justification. PLEASE NOTE: Any alternate must provide for an equivalent level of protection as required by State Law. Equivalencies will be evaluated through the use of NFPA 550, or other nationally recognized standards, or engineering judgements.

Increasing the sprinkler density throughout the building is intended to improve the suppression of a fire and reduce fire spread through the building. The standpipe hose valve connection will provide the fire department with additional firefighting options during a fire event to mitigate all portions of the first-story exterior walls of the building being within 150 feet of a fire apparatus access road.

Attach additional sheets if necessary.

PETITIONER: Malsen Anders, PE
SIGNATURE: [Signature]
DATE: January 13, 2023
POSITION: Fire Protection Engineer, Jensen Hughes

For Office Use Only:

REVIEWED BY: Melinda Martin

DATE: 4/6/2023

San Mateo Consolidated Fire Department- Fire Prevention
1900 O'Farrell Street Suite 375 San Mateo California 94403

Page | 2



Alternate Means (AMMR) Application

FRM-002
Date: 1/1/17
Mod:1/13/19

Approved by:
RWM

The Fire Marshal evaluated the proposal based on nationally recognized codes and standards, as well as recognized practices to ensure that the request is at least equivalent to the original code provisions.

DEPARTMENT ACTION: After determination, copies to: 1) applicant by mail, 2) attach copy to office plans, and 3) file copy to central filing system.

The Request is: GRANTED ☒ DENIED ☐

Reason for Denial:

CONDITIONS OF APPROVAL:

For Office Use Only

No. of Items:

Fee Due: \$257.00

Date Paid: 3/17/2023

Receipt No.

Processed By: T. Veimoen

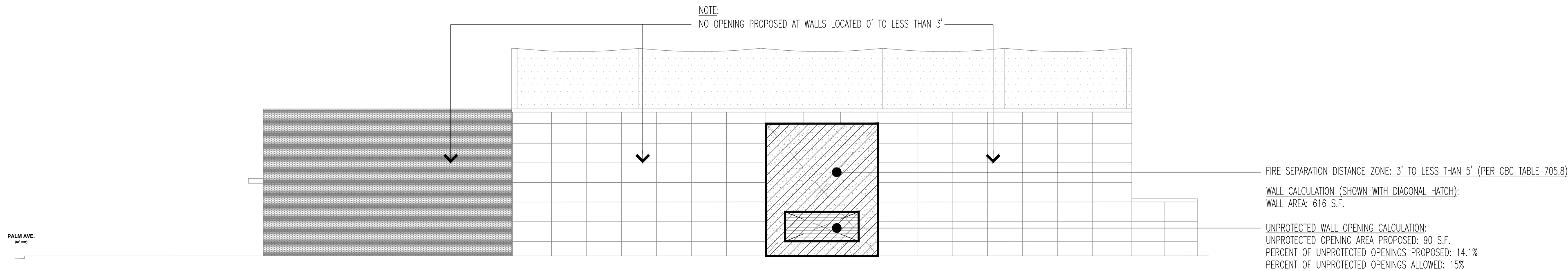
Fire Marshal Signature: [Signature] DATE: 4/6/23

San Mateo Consolidated Fire Department- Fire Prevention
1900 O'Farrell Street Suite 375 San Mateo California 94403

Page | 3

2 ALTERNATE MEANS APPLICATION

3 EXTERIOR WALL OPENING DIAGRAM - NORTH ELEVATION

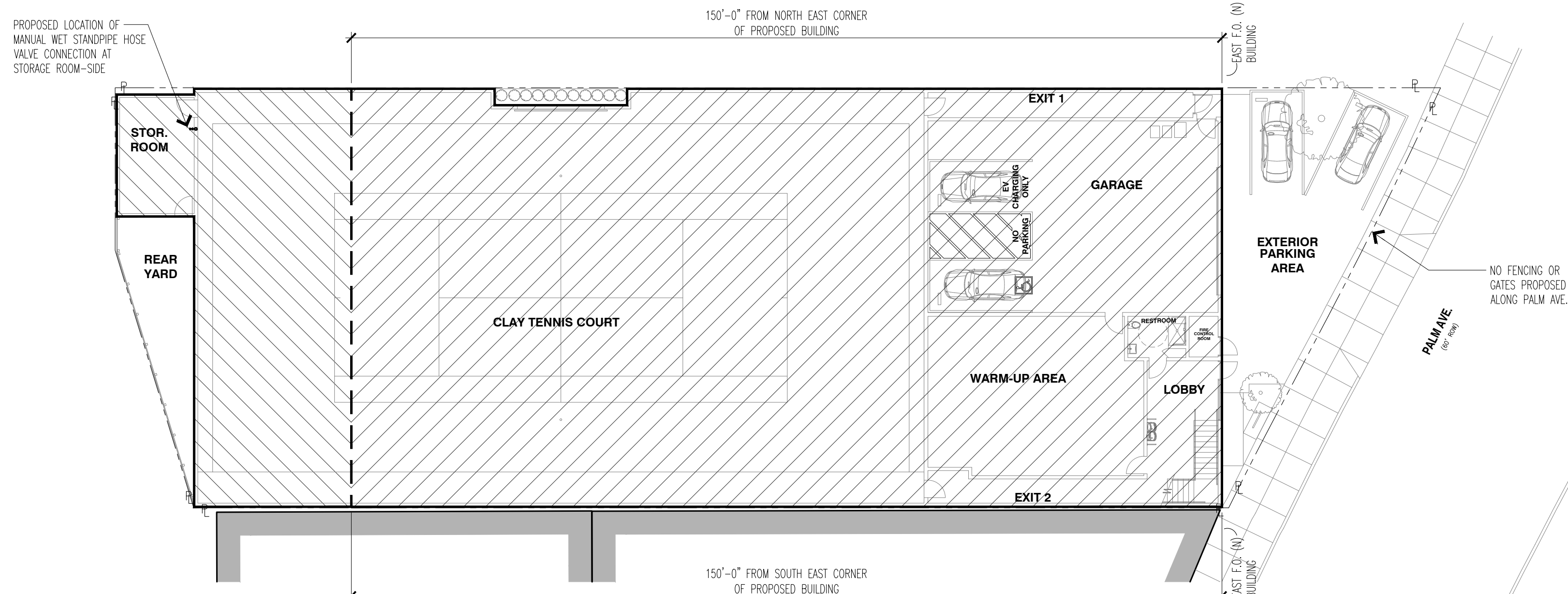


WALL RECESS AREA THAT HAS A FIRE SEPARATION DISTANCE OF 3' TO LESS THAN 5'

WALL OPENING LEGEND:

1 FIRE ACCESS DIAGRAM PLAN - GROUND FLOOR

1/16"=1'-0"



FIRE ACCESS DIAGRAM NOTES:

1. SEE AMMR APPLICATION ON 2/-- FOR MITIGATION OF THE 150' DISTANCE

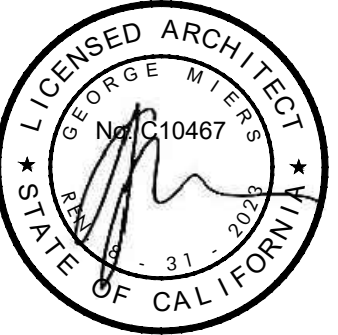
PORTION OF PROPOSED BUILDING WITHIN 150' OF A FIRE APPARATUS ON AN ACCESS ROAD (CFC SECTION 503.1.1)

PORTION OF PROPOSED BUILDING NOT WITHIN 150' OF A FIRE APPARATUS ON AN ACCESS ROAD (CFC SECTION 503.1.1)

FIRE ACCESS DIAGRAM HATCH LEGEND:

SWATT MIERS
ARCHITECTS

5845 Doyle Street, Suite 104
Emeryville, CA 94608
Tel: 510 985 9779
Fax: 510 985 0116
www.swattmiers.com



LE COURT ROUGE

2164 PALM AVENUE
SAN MATEO, CA 94403

APN: 039-073-510

Issue

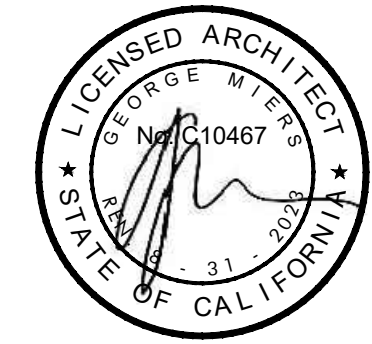
Rev	Date	By	Description
1	11/04/22		FORMAL PLANNING SUBMITTAL SET
2	01/23/23		FORMAL PLANNING SUBMITTAL SET - CYCLE 1
2	03/27/23		FORMAL PLANNING SUBMITTAL SET - CYCLE 2

Drawn By	
Checked By	
Job No.	2108
Issue Date	03/27/23
Scale	AS NOTED
Reference North	TRUE
Drawing Title	

CODE ANALYSIS:
APPROVED AMMR, FIRE ACCESS DIAGRAM & EXT. WALL OPENING DIAGRAM

A0.4

Sheet
These plans, drawings and specifications are the property of Swatt | Miers Architects and any use and/or reuse thereof in part or in whole without the written permission of the Architect is prohibited. Copyright 2015 Swatt | Miers Architects



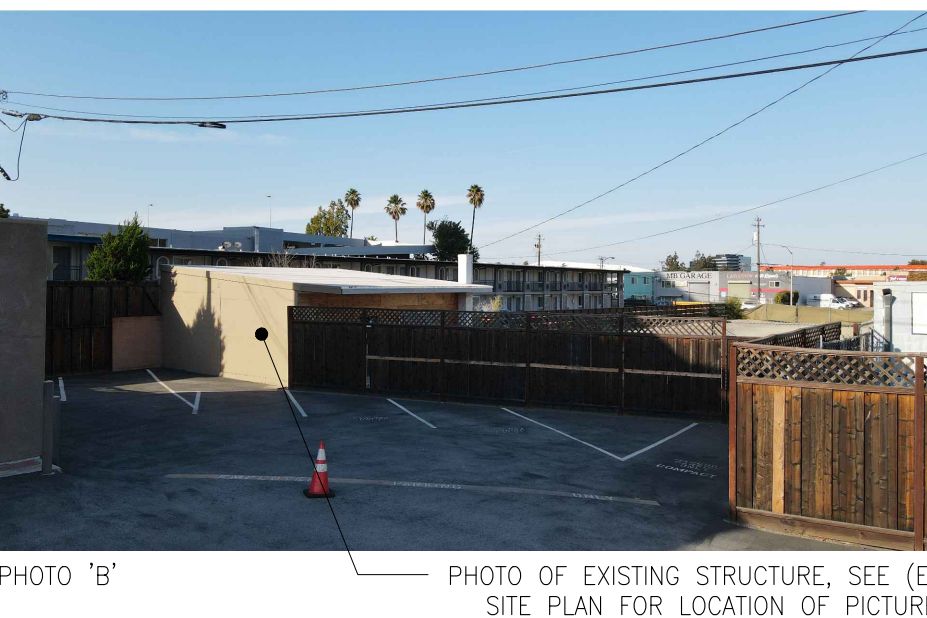
KEYNOTES

- 1 SITE (E) SITE IS A VACANT PARKING LOT LOCATED AT 2164 PALM AVE. WITH AN (E) STRUCTURE TO THE REAR OF THE SITE (SEE KEYNOTE '3') WHICH WILL BE DEMOLISHED.
- 2 (E) ADJACENT BUILDING
- 3 (E) STRUCTURE TO BE DEMOLISHED
- 4 (E) FENCE
- 5 (E) CONCRETE CURB AND GUTTER
- 6 (E) SIDEWALK CURB CUT
- 7 (N) CONC. CURB AND GUTTER TO REPLACE (E) & AT SAME LOCATION AS (E), TYP.
- 20 (N) RETRACTABLE SKYLIGHT ABOVE
- 21 (N) EXPOSED CONCRETE CANOPY ABOVE
- 22 (N) PARKING AREA
- 23 SOLID WASTE COLLECTION CONTAINER STORAGE AREA CONSISTING OF A 64 GALLON GARBAGE CART AND 64 GALLON RECYCLE CART (AS RECOMMENDED BY RECYCLOS?
- 24 64 GALLON GARBAGE CART AND 64 GALLON RECYCLE CART LOCATION THAT THE OWNER WILL PUSH THE CARTS TO FROM THE SOLID WASTE COLLECTION STORAGE AREA IN THE GARAGE AREA. SEE KEYNOTE '1'. ALSO SEE SUBMITTED RECYCLOGY 'WILL SERVE' LETTER
- 25 STAGING AND PICK-UP AREA FOR TRASH/RECYCLING AT EXTERIOR PARKING AREA. ALSO SEE SUBMITTED RECYCLOGY 'WILL SERVE' LETTER

GENERAL SITE NOTES

1. REFER SHEET SU1 FOR TOPOGRAPHIC SURVEY DATED 11/09/2022 FOR ADDITIONAL EXISTING SITE INFORMATION AS PREPARED BY:
LEA & BRAZE ENGINEERING, INC.
2495 INDUSTRIAL PKWY WEST
HAYWARD, CA 94545
2. SEE CIVIL DRAWINGS FOR PROPOSED GRADING AND DRAINAGE PLANS
3. SEE CIVIL DRAWINGS FOR PROPOSED STORMWATER TREATMENT PLANS
3. SEE CIVIL DRAWINGS FOR PROPOSED PARKING AREA TURNING EXHIBITS
4. SEE SU1 AND TITLE REPORT FOR INFORMATION REGARDING ACCESS EASEMENT AGREEMENT

PICTURES OF EXISTING STRUCTURE



LE COURT ROUGE

2164 PALM AVENUE
SAN MATEO, CA 94403

APN: 039-073-510

Issue

Rev	Date	By	Description
1	11/04/22		FORMAL PLANNING SUBMITTAL SET
2	01/27/23		FORMAL PLANNING SUBMITTAL SET - CYCLE 1
2	03/27/23		FORMAL PLANNING SUBMITTAL SET - CYCLE 2

Drawn By

Checked By

Job No. 2108

Issue Date 03/27/23

Scale AS NOTED

Reference North

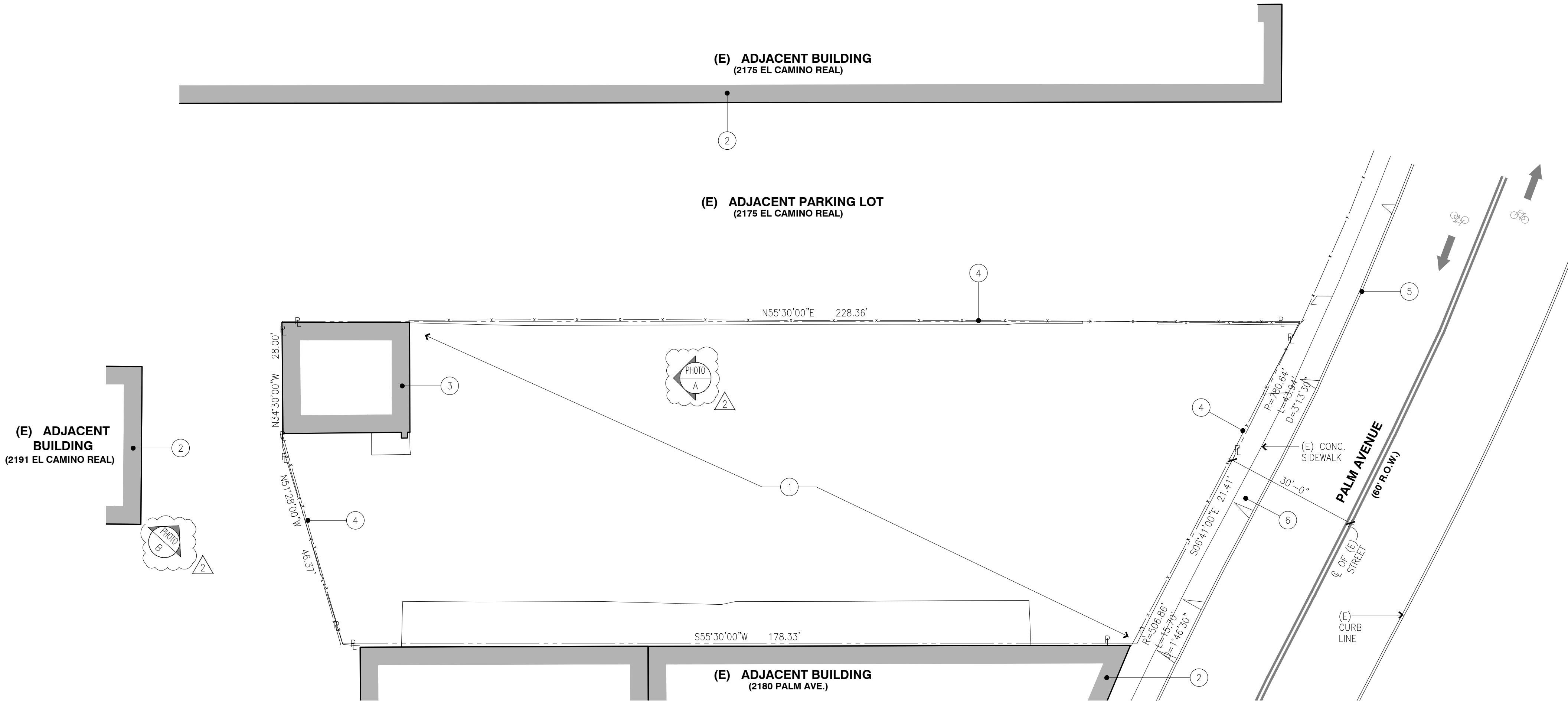
Drawing Title

(E) SITE PLAN & PROPOSED SITE PLAN



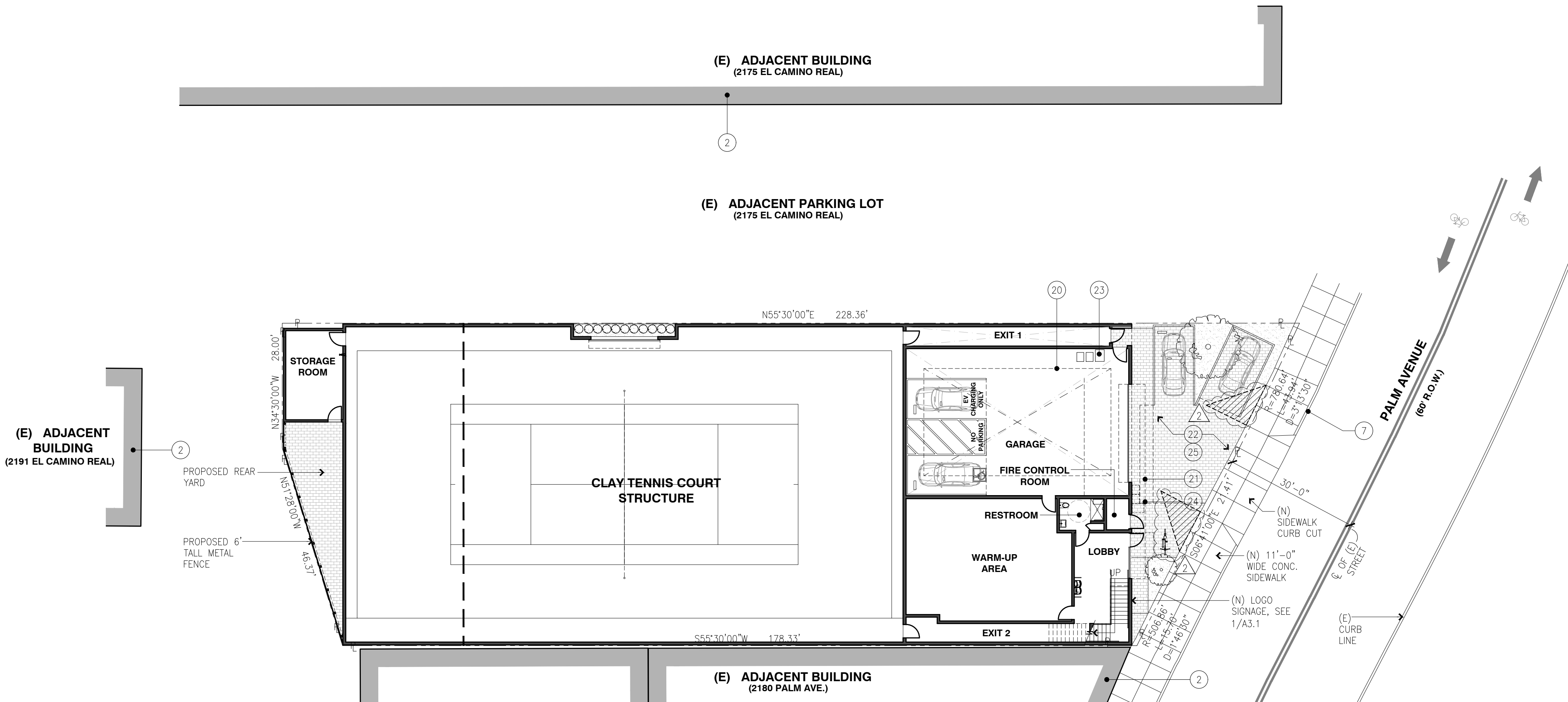
Sheet

These plans, drawings and specifications are the property of Swatt | Miers Architects and any use and/or reuse thereof in part or in whole without the written permission of the Architect is prohibited. Copyright 2015 Swatt | Miers Architects



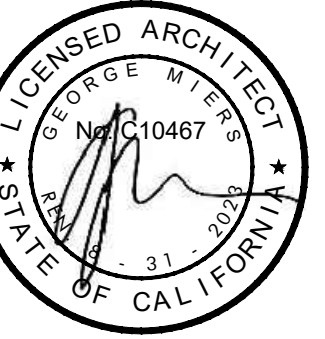
1 EXISTING SITE PLAN

1/16"=1'-0"



2 PROPOSED SITE PLAN

1/16"=1'-0"



2164 PALM AVENUE
SAN MATEO, CA 94403

APN: 039-073-510

Issue

[illegible]

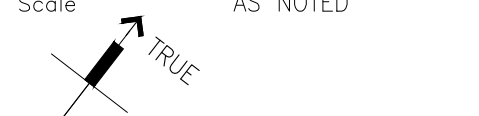
Drawn By

Checked By _____

Job No. 2108

Issue Date 03/27/23

Scale AS NOTED



Reference North

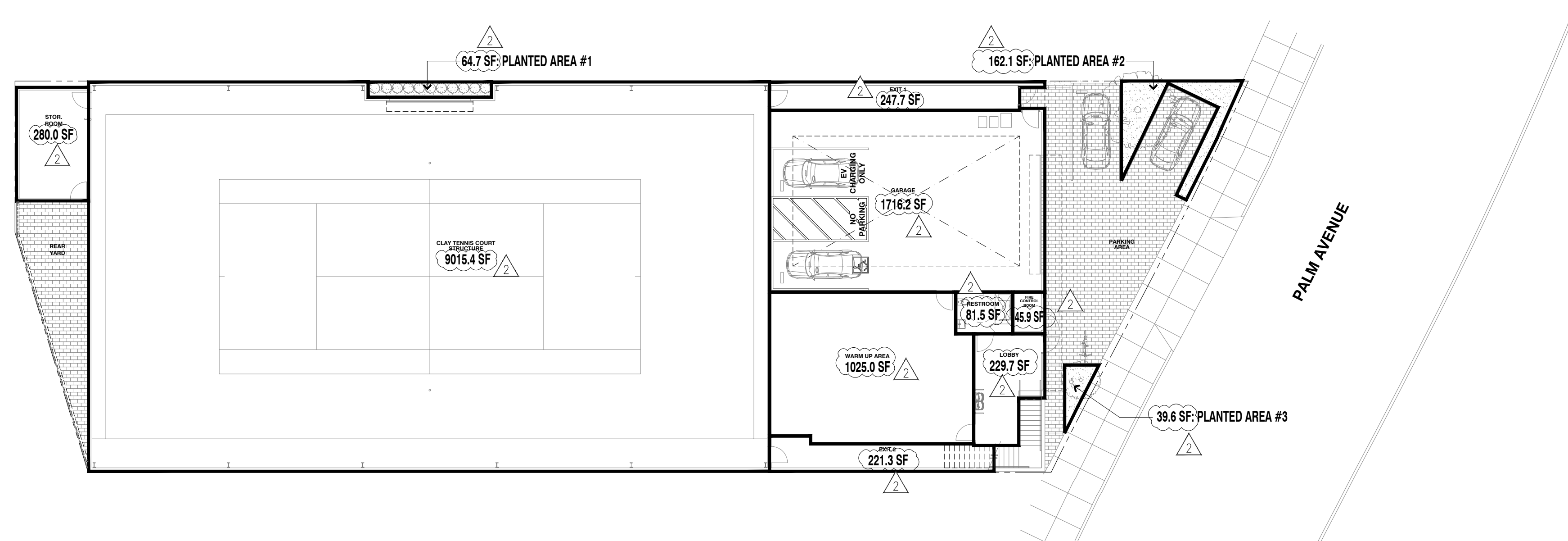
Drawing Title

A1.1

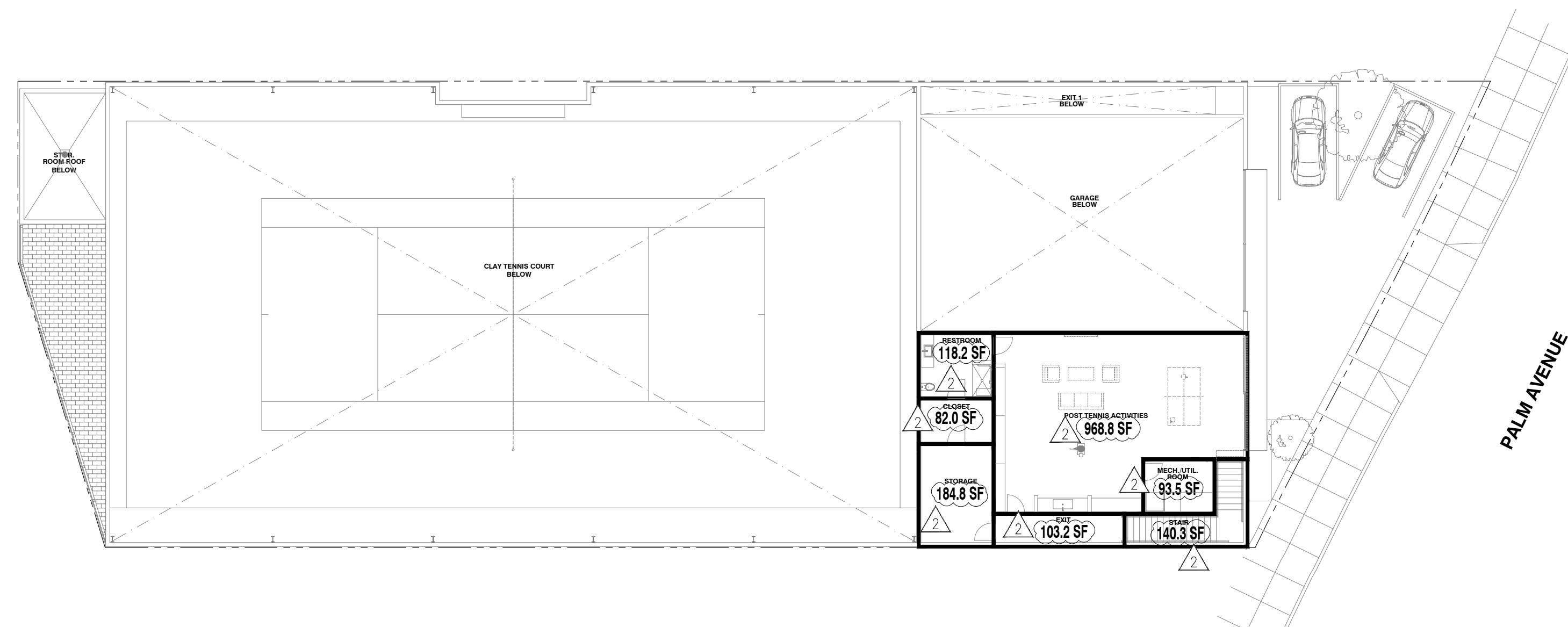
Sheet

These plans, drawings and specifications are the property of Swatt | Miers Architects and any use and/or reuse thereof in part or in whole without the written permission of the Architect is prohibited. Copyright 2015 Swatt | Miers Architects

1. AREAS ARE MEASURED TO THE OUTSIDE FACE EXTERIOR FACADE AND CENTERLINE OF SHARED WALLS, TYP.
2. AREAS MEASURED TO THE NEAREST 10TH DECIMAL POINT, TYP.

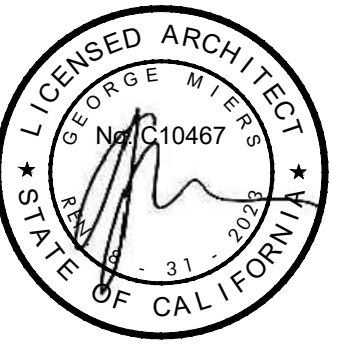


1

$$1/16'' = 1' - 0''$$


2

$$\underline{1/16'' = 1' - 0''}$$



2164 PALM AVENUE
SAN MATEO, CA 94403

APN: 039-073-510

APN: 039-073-510

APN: 039-073-510

APN: 039-073-510

Issue

Rev	Date	By	Description
	11/04/22		FORMAL PLANNING SUBMITTAL SET
	01/27/23		FORMAL PLANNING SUBMITTAL SET - CYCLE

Drawn By

Checked By

Job No. _____

Issue Date

Scale

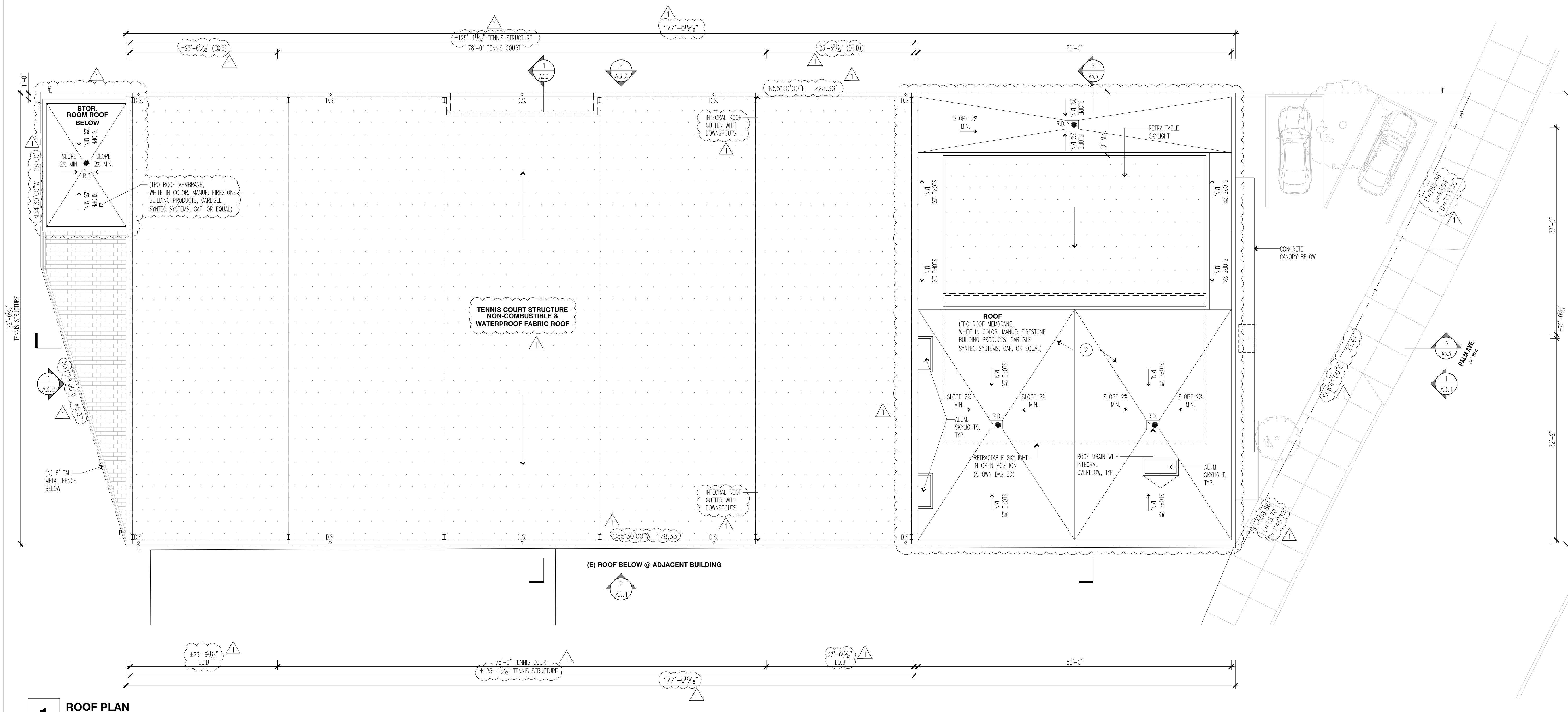
Reference North

ROOF PLAN

A2.3

Shee

These plans, drawings and specifications are property of Swatt | Miers Architects and any and/or reuse thereof in part or in whole without written permission of the Architect is prohibited.
Copyright 2015 Swatt | Miers Architects



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 RECYCLOLOGY). |
| 2 | 64 GALLON GARBAGE CART AND 64 GALLON RECYCLE CART LOCATION THAT THE OWNER WILL PUSH THE CARTS TO FROM THE SOLID WASTE COLLECTION STORAGE AREA IN THE GARAGE AREA. SEE KEYNOTE "1". ALSO SEE SUBMITTED RECYCLOLOGY WILL SERVE LETTER. |
| 1-2 | STAGING AND PICK-UP AREA FOR TRASH/RECYCLING AT EXTERIOR PARKING AREA. ALSO SEE SUBMITTED RECYCLOLOGY WILL SERVE LETTER |
| 2 | NO ROOF MECHANICAL PROPOSED AT THE FLAT 2-STORY ROOF |
| 3 | PARKING AREA STRIPING |
| 4 | WHEEL STOPS, SEE TYPICAL DIMENSIONS AT PARKING SPOT "4" |
| 5 | ELECTRIC VEHICLE CHARGING STATION (EVS). |
| 6 | LINE DESIGNATING PORTION OF BUILDING WITHIN 150' OF A FIRE APPARATUS ON AN ACCESS ROAD (CFO SECTION 503.1.1). SEE AMMR APPLICATION ON SHEET 182/40.4 FOR MITIGATION OF THE 150' DISTANCE. |
| 7 | PROPOSED LOCATION OF MANUAL WET STANDPIPE HOSE VALVE CONNECTION. SEE AMMR APPLICATION ON SHEET 182/40.4 |
| 8 | 1 LONG TERM BICYCLE PARKING SPACE AS REQUIRED BY SAN MATEO PLANNING CODE 27.64.262 OF 1 LONG TERM BICYCLE PARKING SPACE FOR EACH SPORT COURT. LONG TERM BICYCLE PARKING SPACE CONSISTING OF 2.5'X6'-0" CLEAR ZONE WITH A 1'-LOOUP WAVE STYLE BIKE RACK. |



2164 PALM AVENUE
SAN MATEO, CA 94403

APN: 039-073-510

APN: 039-073-510

Issue

[illegible]

Drawn By

Checked By

Job No. 2105

Issue Date 01/27/23

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

Reference North

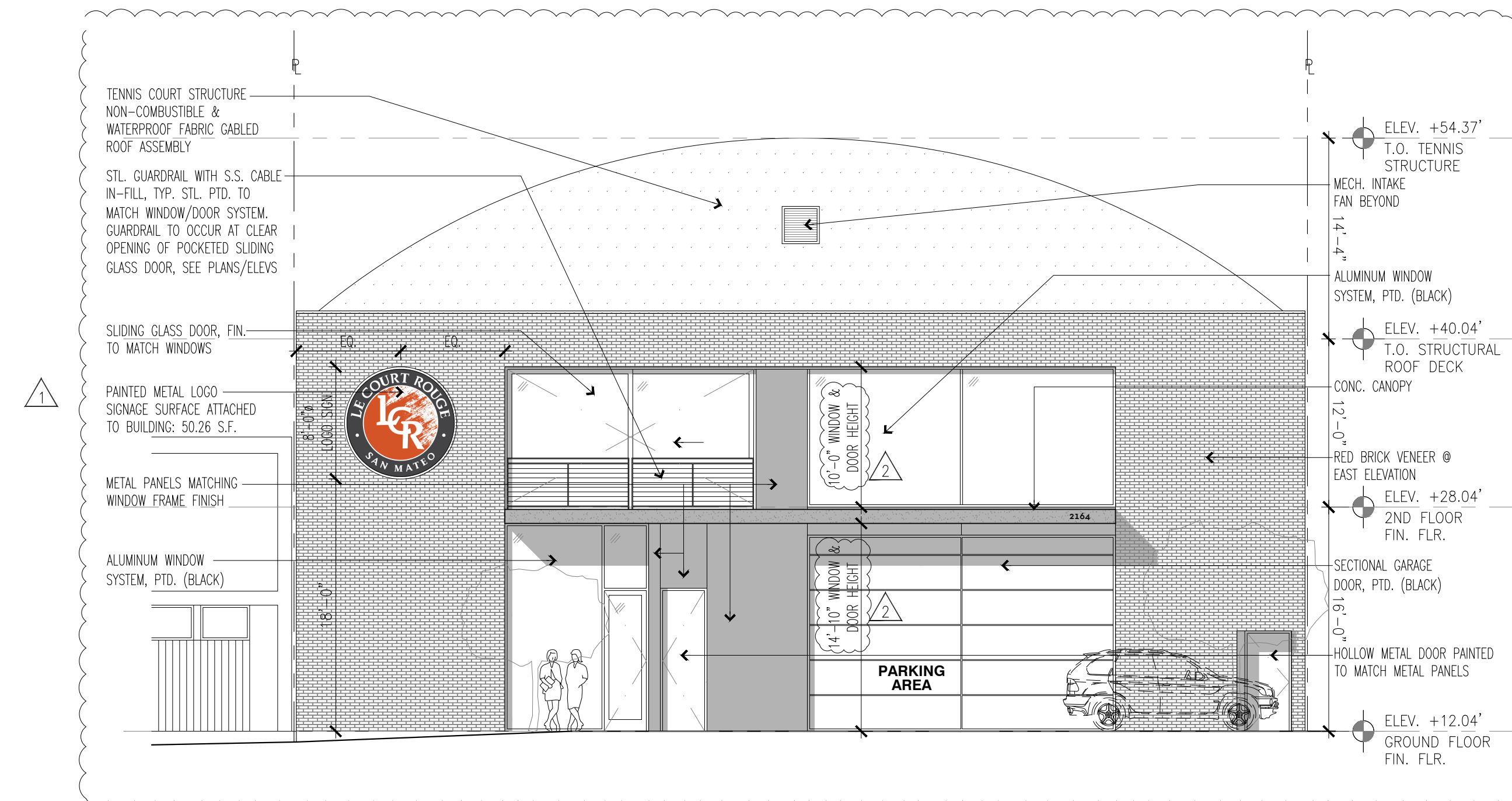
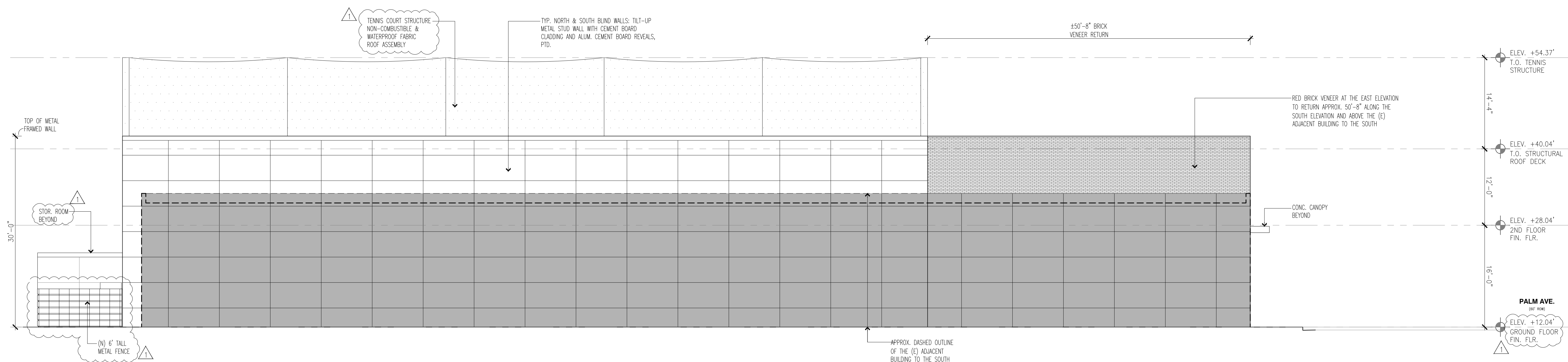
Drawing Title

EXTERIOR BUILDING ELEVATIONS

A3.1

Sheet

These plans, drawings and specifications are the property of Swatt | Miers Architects and any use and/or reuse thereof in part or in whole without the written permission of the Architect is prohibited.
Copyright 2015 Swatt | Miers Architects


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

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

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. 0360025B41-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.

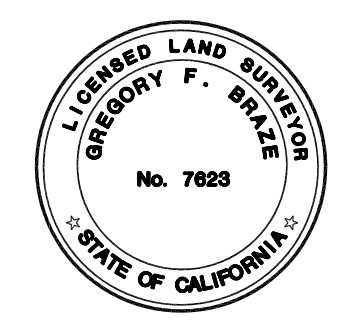
FEMA FLOOD NOTE

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



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

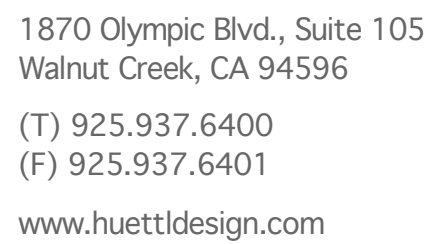
2164 PALM AVENUE
SAN MATEO
CALIFORNIA

TOPOGRAPHIC SURVEY

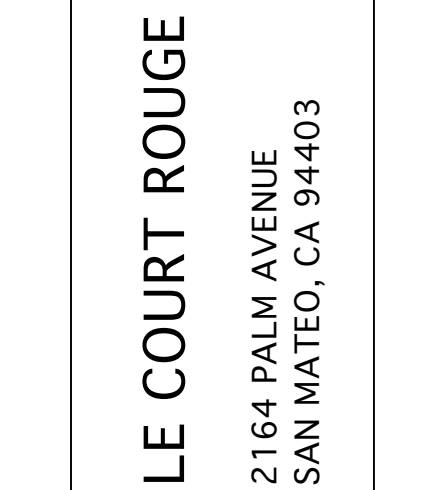
REVISIONS	BY
JOB NO: 2211636	
DATE: 11-10-22	
SCALE: 1"=10'	
BNDY BY: RM	
FIELD BY: EH	
DRAWN BY: DB	
SHEET NO:	

SU1

1 OF 1 SHEETS



Revisions	Date
-----------	------



Landscape

Scale: 1" = 10' - 0"



©2023. All ideas, concepts, drawings and written material appearing herein constitute the original and unpublished work of huetl landscape architecture and the same may not be duplicated, used or disclosed without the written consent of the designer.

Required Tree Planting

Zoning Code, Section 27.71 – Landscape, requires all projects to 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.

Landscape Area: 276 sq. ft. $\div$ 400 = .69 (a)

Number of existing trees from Tree Evaluation Schedule
with a 6 inch or greater diameter **to be preserved:** 0 (b)

Landscape Unit (LU) value of trees **to be removed**
from the Tree Evaluation Schedule: 0 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a – b + c = d]** .69 (d)

New Trees:

A "landscape unit" (LU) value equivalent to (d) above, must either be planted on site, or an "in-lieu" fee paid to the city's street tree planting fund. 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.

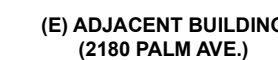
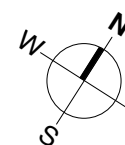
*New replacement trees shall be in addition to and not substitute requirements for new street trees, parking lot trees or other required trees.

Fees Owed to the City Street Tree Planting Fund: _____

If (d) is greater than (e), there will be an LU value deficit calculated as follows: _____

[d - e = ____ x (the annually defined \$ per LU value as per Current Comprehensive Fee Schedule) = \$ 0

The Planning Application Guide



LANDSCAPING NOTES:

GENERAL:

WORK SHALL BE DONE BY A LICENSED LANDSCAPE CONTRACTOR AND EXPERIENCED WORKMEN. ANY DISCREPANCIES BETWEEN PLANS AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. CONTRACTOR TO ASSUME ALL RESPONSIBILITY FOR DETERMINING SETBACKS, EASEMENTS AND GRADES IN THE FIELD AND SHALL FOLLOW CURRENT BUILDING CODES AS THEY APPLY.

SUPERVISION:

THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. DISCREPANCIES OR OTHER PROBLEMS SHALL BE RESOLVED AT THIS TIME. PLANTS, PLANT LOCATIONS, AND GRADING SHALL BE APPROVED PRIOR TO PLANT INSTALLATION.

GUARANTEE AND MAINTENANCE:

TREES OF 15 GALLON CAN SIZE OR LARGER SHALL BE IN THRIVING CONDITION 1 YEAR FROM THE DATE OF FINAL COMPLETION, PLANTS OF 5 GAL SIZE OR LESS ARE TO BE GUARANTEED FOR 3 MONTHS FROM DATE OF COMPLETION.

GRADING AND TOPSOIL:

RIP EXISTING SOIL TO A DEPTH OF 4" PRIOR TO SPREADING TOPSOIL OR FILL. IF NO TOPSOIL IS ADDED, SPREAD 2" SOIL AMENDMENT ON ALL PLANTING AREAS AND ROTOTILL TO A DEPTH OF 6" MIN. SOIL AMENDMENT SHALL BE COMPOSED OF A MIX OF 50% NITRIFIED REDWOOD SAWDUST AND 50% COMPOSTED ORGANIC GREENWASTE. AVOID TILLING IN AREAS OF SHALLOW ROOTS OF EXISTING TREES TO BE SAVED. IMPORTEED TOPSOILS SHALL BE FREE OF DEBRIS, WEED SEEDS OR HIGH SALT CONTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING AND ALL PLANTING AREA SURFACE DRAINAGE. NO LOW SPOTS THAT HOLD STANDING WATER WILL BE ACCEPTED UPON COMPLETION OF THE WORK.

MULCH: ALL PLANTED AREAS ARE TO BE MULCHED WITH A MINIMUM OF 3" OF ECOMULCH OR FOREST FLOOR BARK FOR SLOPES OVER 10% AND 3" OF FINE ECOMULCH IN AREAS OF SLOPES LESS THAN 10%.

GROUND COVER PLANTING:

AMEND PLANTING AREAS WITH 5 CUBIC YARDS SOIL AMENDMENT PER 1000 SQ.FT.
APPLY 10-10-10- FERTILIZER AT 10 LBS./ 1000 S.F. WITH AMENDMENT. ROTOTILL TO A DEPTH OF 4", INCORPORATING MATERIALS INTO THE SOIL. CLEAR PLANTING AREA OF ROCK, DEBRIS, GREATER THAN ONE INCH DIAMETER.
PLANT ROOTED CUTTINGS AT 12" O.C. OR AS INDICATED. WATER PLANTS WITHIN 4 HOURS OF THE TIME OF PLANTING.

TREE AND SHRUB PLANTING:

PLANTING BACKFILL MIX SHALL BE 2 PARTS TOPSOIL, 1 PART SOIL AMENDMENT, THOROUGHLY MIXED.
FERTILIZE PLANTS AT THE TIME OF PLANTING WITH AGRIFORM 21 GRAM PLANT TABLETS OR BEST PAKS: 2 PER 1 G.C., 3 PER 5 G.C., 6 PER 15 G.C.; BOX TREES - 3 PER INCH CALIPER.

PLANTS SHALL BE ERECT AFTER PLANTING AND STAKED OR GUYED AS DETAILED - IMMEDIATELY AFTER PLANTING. PLANT CROWNS SHALL BE 1/2" TO 1" ABOVE FINISHED GRADE AFTER WATERING AND SETTTLING. TREE AND SHRUB PLANTING SHALL BE WATERED WITHIN 2 HOURS OF THE TIME OF PLANTING AND FLOODED TO ELIMINATE AIR POCKETS





LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS

MAIN OFFICE:
 4995 INDUSTRIAL PKWY WEST
 HAYWARD, CALIFORNIA 94545
 (510) 887-4086

REGIONAL OFFICES:
 ROSEVILLE
 DUBLIN
 SAN JOSE

WWW.LEABRAZE.COM

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

GRADING & DRAINAGE PLAN

OWNER'S INFORMATION

OWNER:
LE COURT ROUGE, LLC
ATTN: NICOLAS COURTOT
1011 MERNER ROAD
HILLSBOROUGH, CA, 94010

APN: 039-073-510

REFERENCES

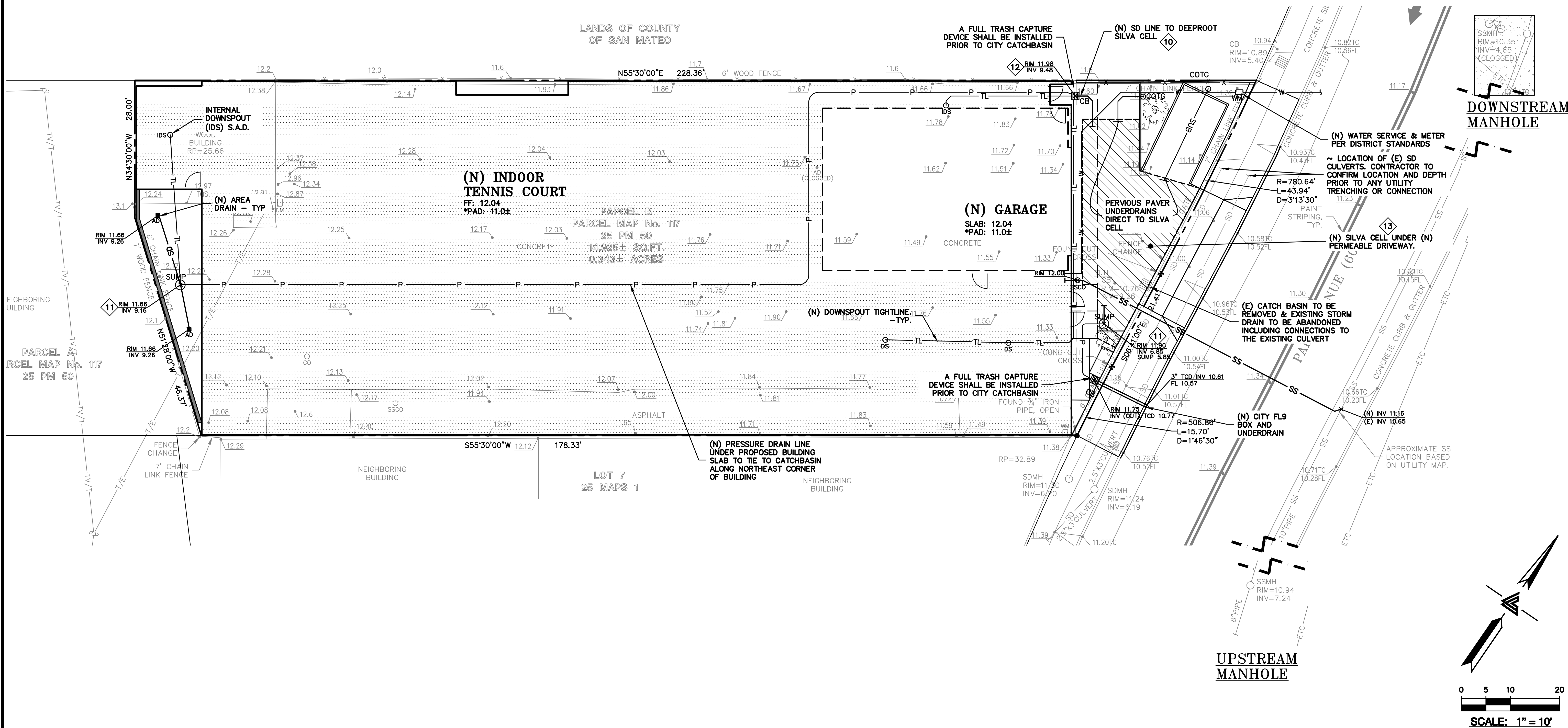
THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING,
ENTITLED:
"2164 PALM AVENUE"
2164 PALM AVENUE
SAN MATEO, CA
DATED: 11-10-22
JOB# 2211636 SU

2. SITE PLAN BY SWATT MIERS ARCHITECTS ENTITLED
"LE COURT ROUGE"
2164 PALM AVENUE
SAN MATEO, CA
DATED: 1-27-23
JOB# 2108

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

SHEET INDEX

C-1.0 GRADING & DRAINAGE PLAN
C-2.0 UTILITY PLAN
C-3.0 STORMWATER TREATMENT PLAN
C-4.0 DETAILS



STORM DRAIN KEYNOTES 10 TO 13

INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

(N) SUMP PUMP TO LIFT STORM DRAIN RUNOFF. SEE DETAIL 3 ON SHEET C-4.0.

INSTALL (N) "CHRISTY V-24" CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. SEE DETAIL 4 ON SHEET C-4.0.

INSTALL (N) DEEPROOT GREEN INFRASTRUCTURE SILVA CELL. SEE DETAIL 5 ON SHEET C-4.0.

DEMOLITION KEYNOTES 20 TO 20

DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.



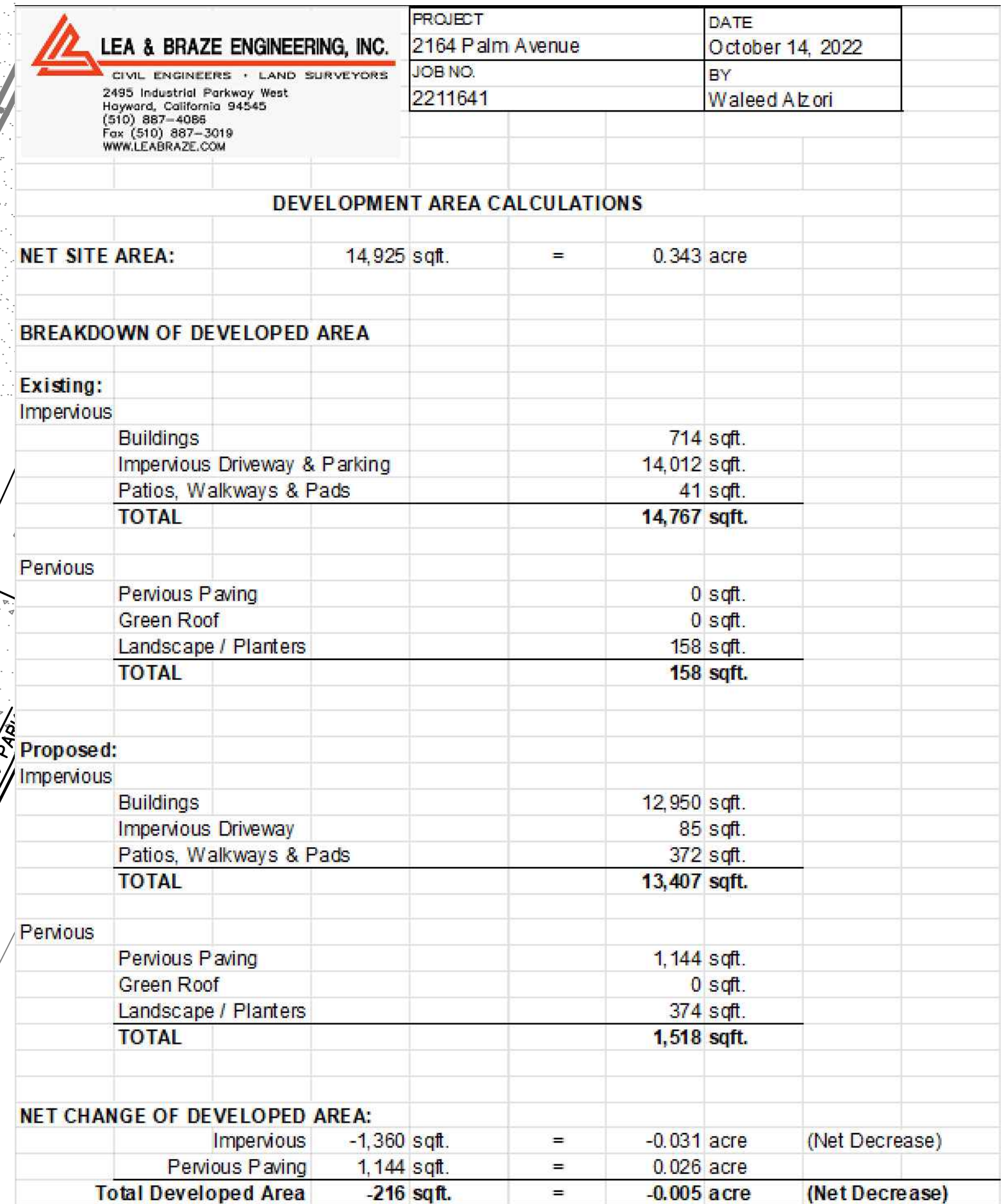
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 16000 RAYNEY WEST
DUBLIN, CALIFORNIA 94568
(510) 887-4086
WWW.LEABRAZE.COM

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

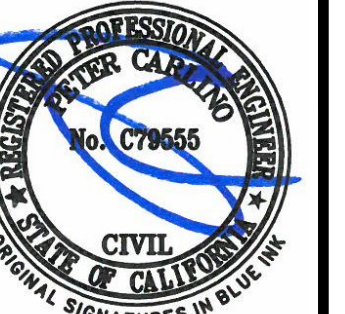
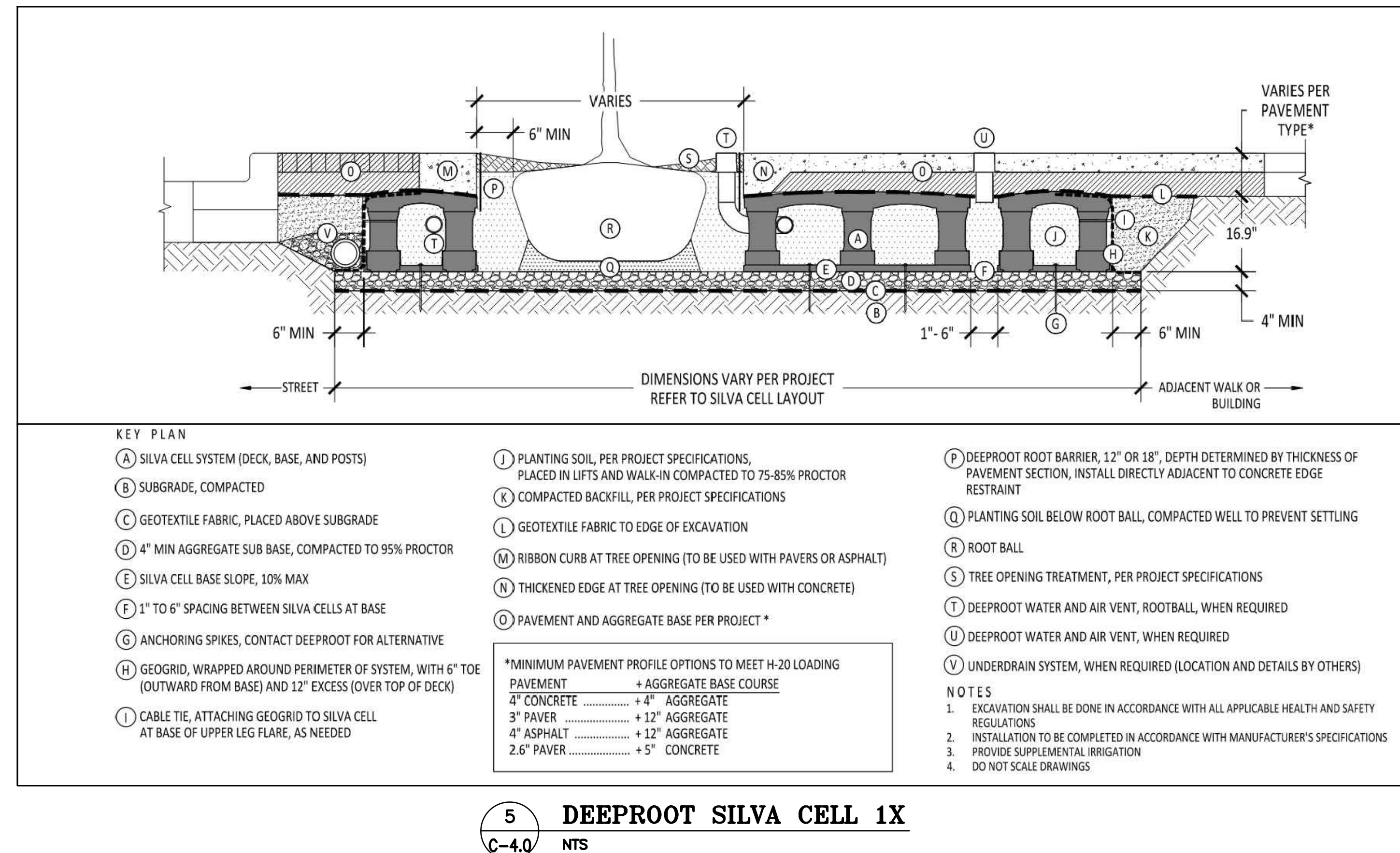
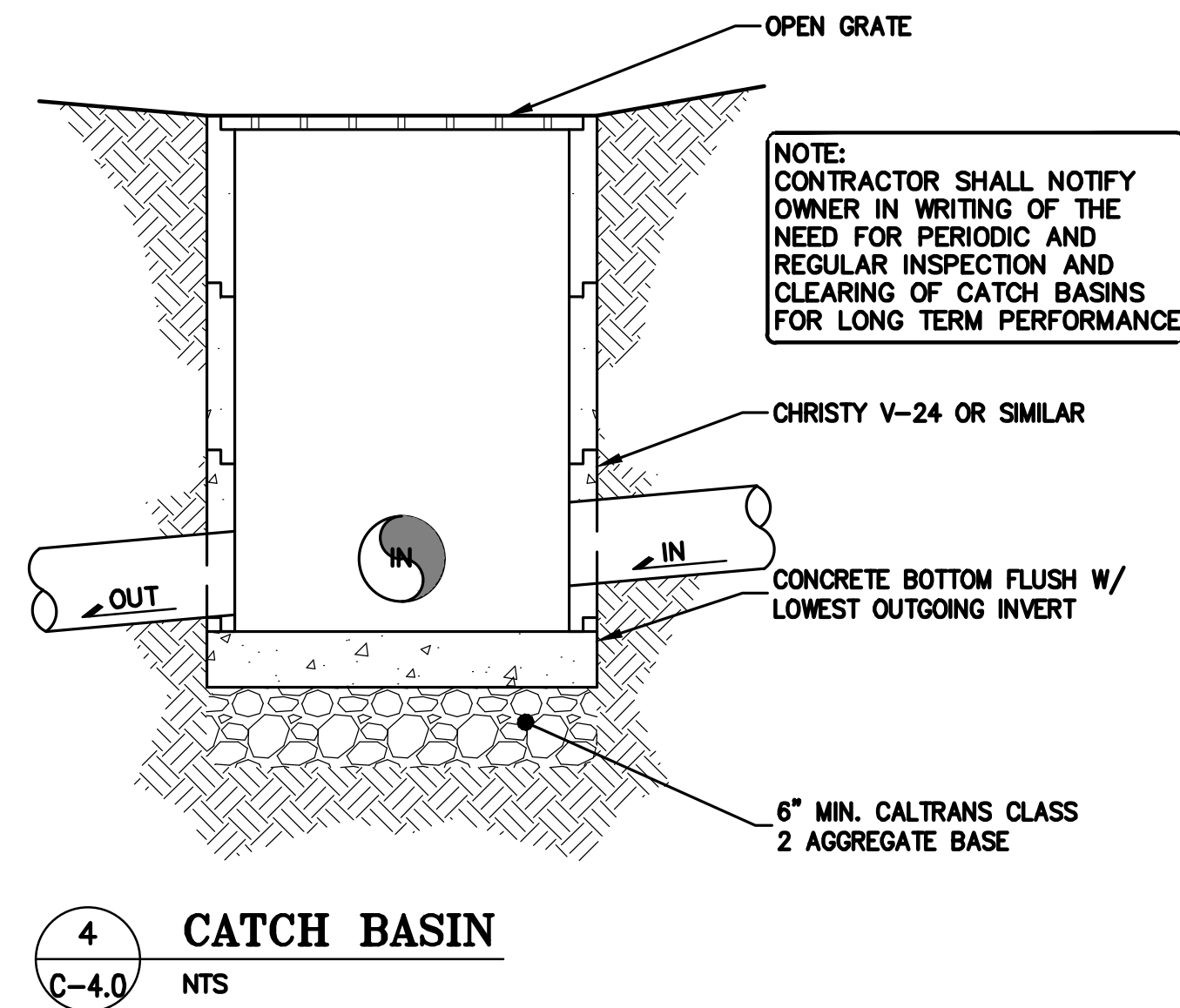
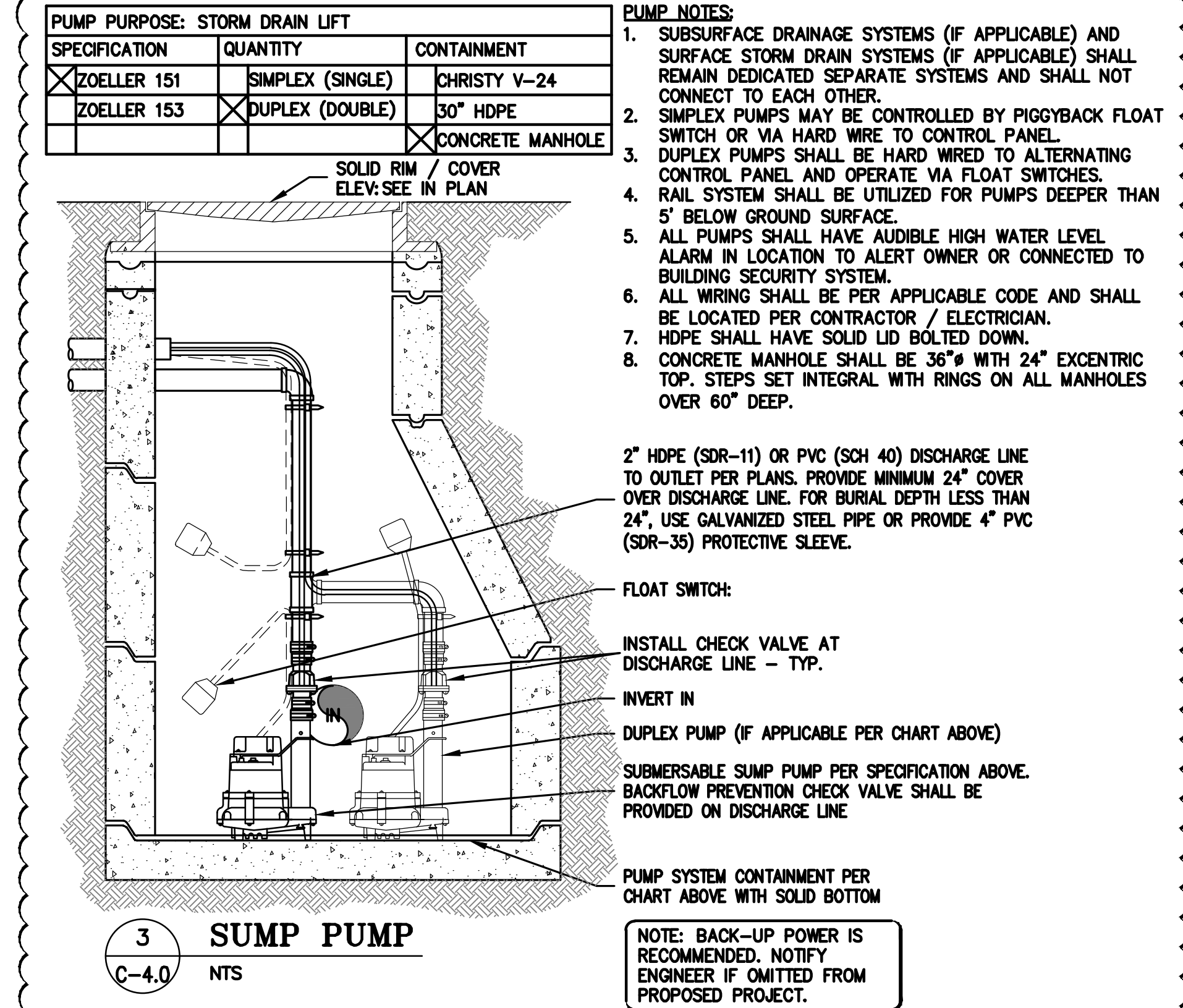
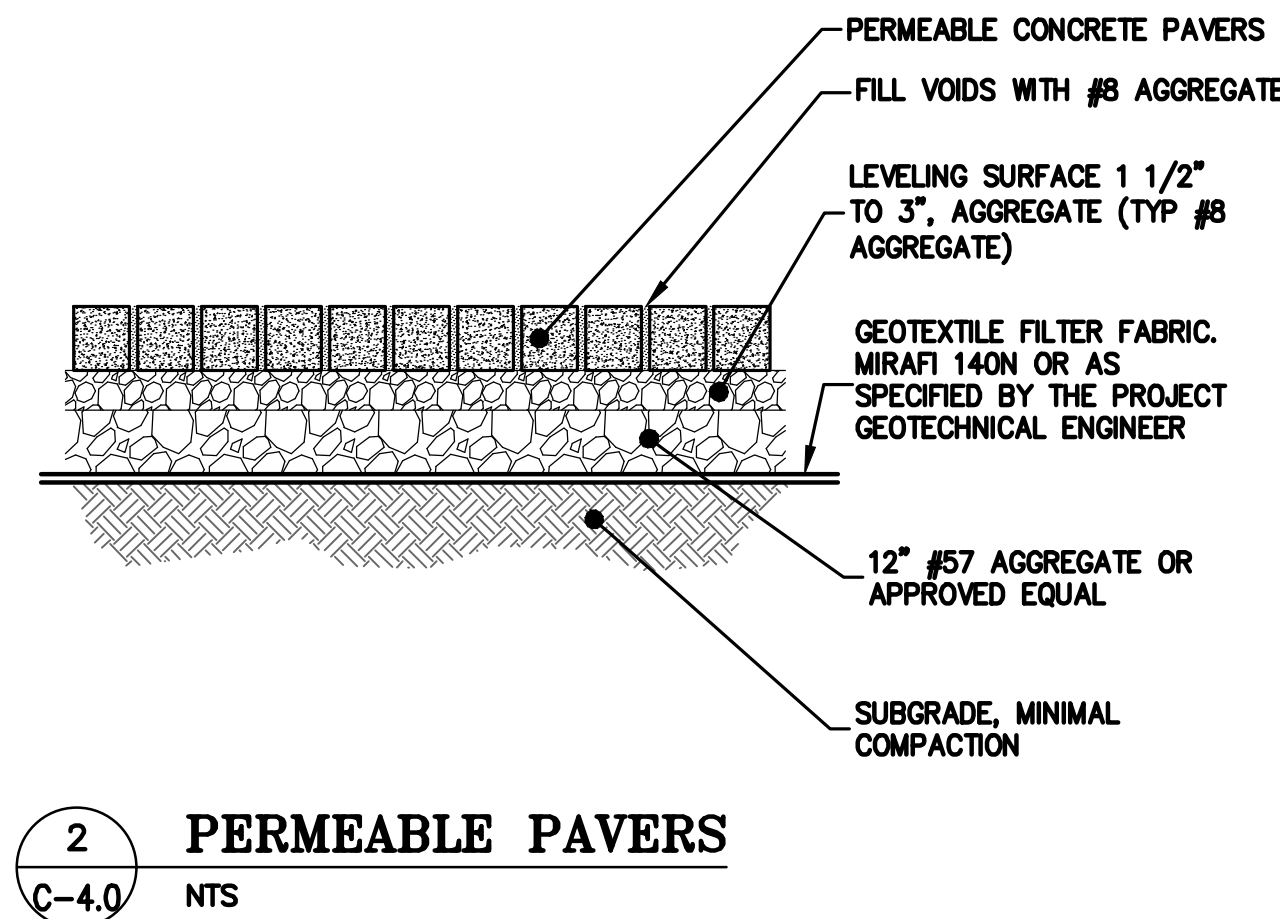
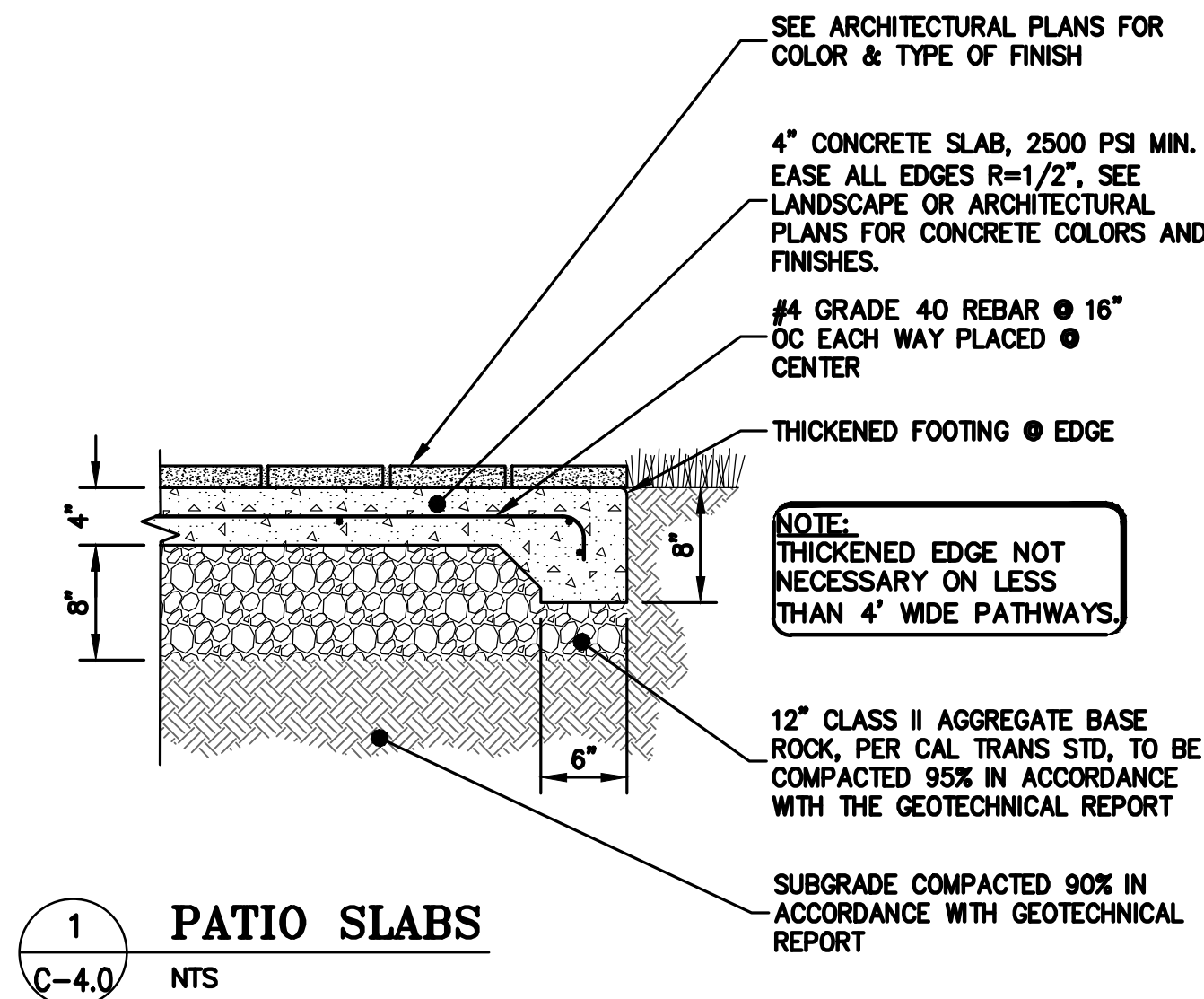
UTILITY PLAN

1	FORMAL PLANNING SUBMITTAL SET CYCLE 1 01/23/23	RB
2	FORMAL PLANNING SUBMITTAL SET CYCLE 2 03/27/23	RB
-	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 04 SHEETS



TREATMENT CONTROL MEASURES SUMMARY TABLE																
DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Paving (s.f.)	Pervious Paving (s.f.) x 0.1	Pervious Area (s.f.)	Pervious Area (s.f.) x 0.1	Effective Impervious Area (EIA) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided	Bioretention Area Excess
1A	1	Onsite	Impervious Area	LID	4%	13,479	13,322	0	0	157	16	13,338	90.31%	534	638	104
1B	1	Onsite	Pervious Pavement	LID	4%	1,446	85	1,144	114	217	22	221	9.69%	9	104	96

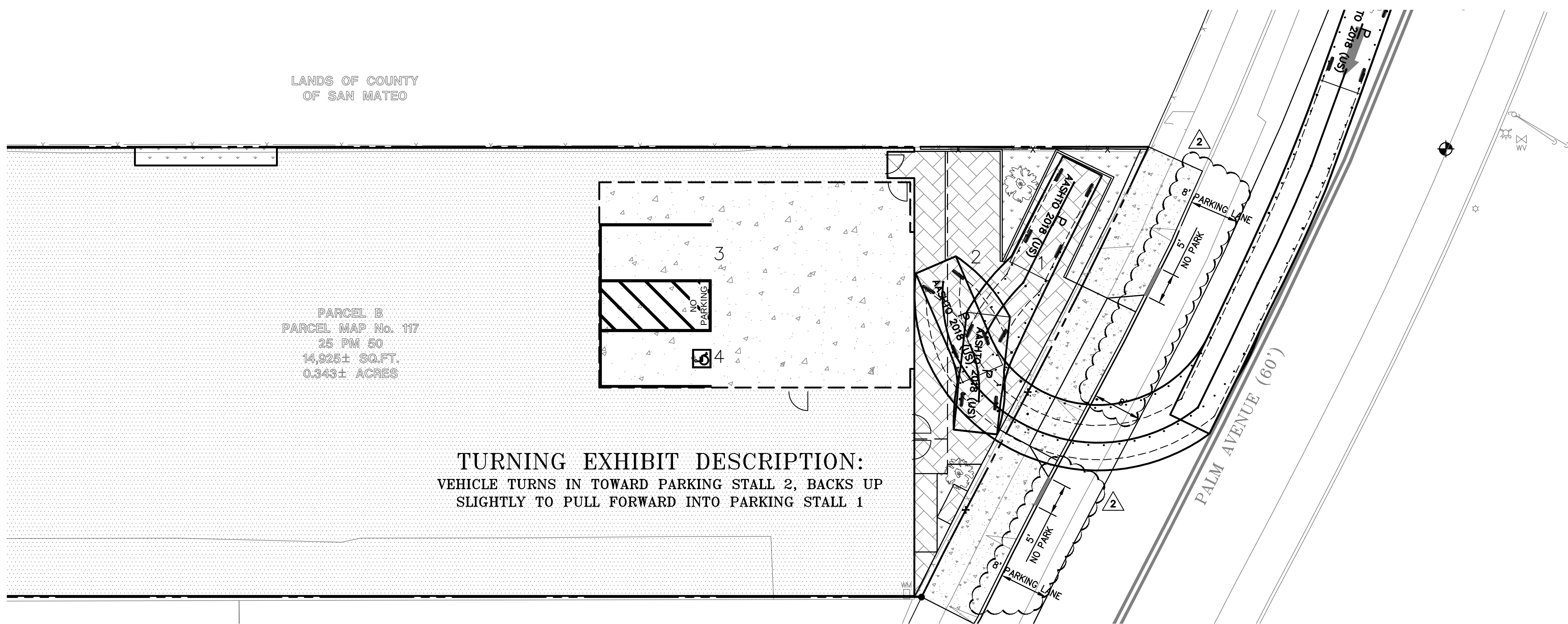


LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 10000 RAVENWOOD DRIVE, SUITE 100, SAN MATEO, CA 94403
SAN JOSE OFFICE: 1000 RAVENWOOD DRIVE, SUITE 100, SAN JOSE, CA 95128
(510) 887-4066
WWW.LEABRAZE.COM

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

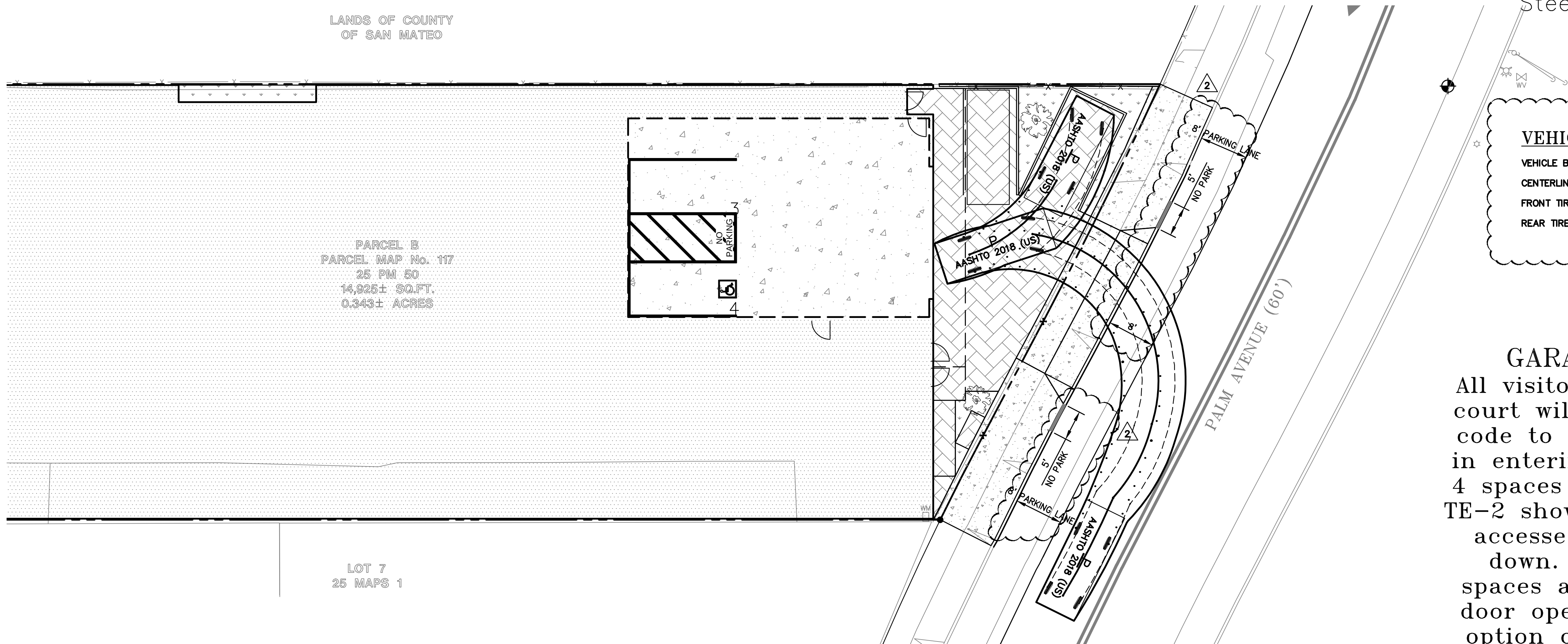
DETAILS

1	FORMAL PLANNING SUBMITTAL SET CYCLE 1 01/23/23	RB
2	FORMAL PLANNING SUBMITTAL SET CYCLE 2 03/27/23	RB
-		-
REVISIONS		BY
JOB NO:		2211641
DATE:		10-14-22
SCALE:		NTS
DESIGN BY:		WA
CHECKED BY:		RB
SHEET NO:		



TURNING EXHIBIT DESCRIPTION:
VEHICLE TURNS IN TOWARD PARKING STALL 2, BACKS UP
SLIGHTLY TO PULL FORWARD INTO PARKING STALL 1

TURNING EXHIBIT-CAR ENTERING



TURNING EXHIBIT-CAR EXITING

VEHICLE LINE TYPE DESCRIPTION

VEHICLE BODY _____
CENTERLINE _____
FRONT TIRE _____
REAR TIRE _____

GARAGE ACCESS NOTE:

All visitors to this private tennis court will be provided the access code to the garage for their use in entering or leaving any of the 4 spaces shown. Sheets TE-1 and TE-2 show the two exterior spaces accessed with the garage door down. TE-5 shows the same spaces accessed with the garage door open. users will have their option on which condition they prefer



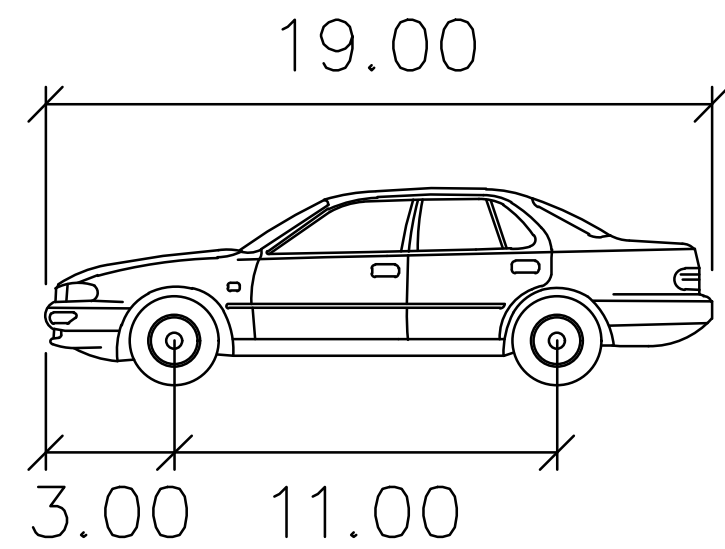
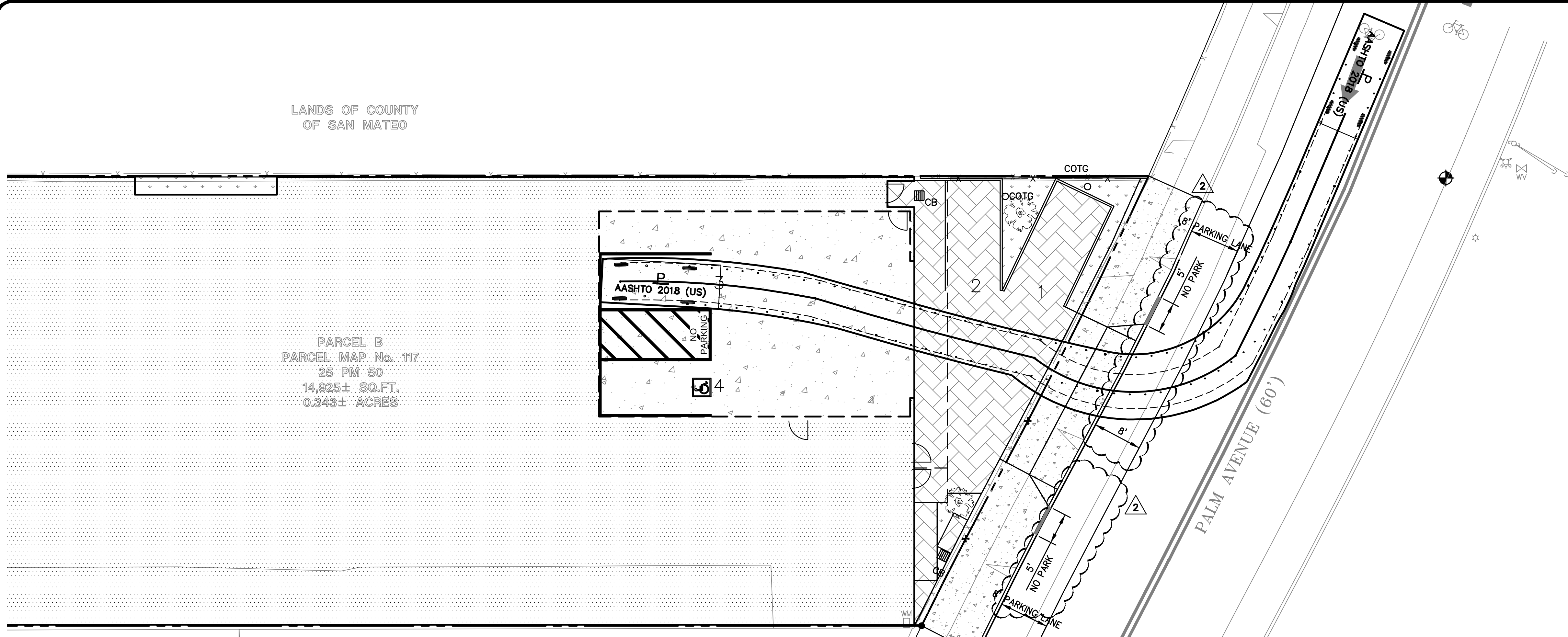
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
SAN JOSE
SAN FRANCISCO
SAN DIEGO
SAN ANTONIO
SAN JOSE
WWW.LEABRAZE.COM

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

TURNING EXHIBIT
PARKING SPOT 1

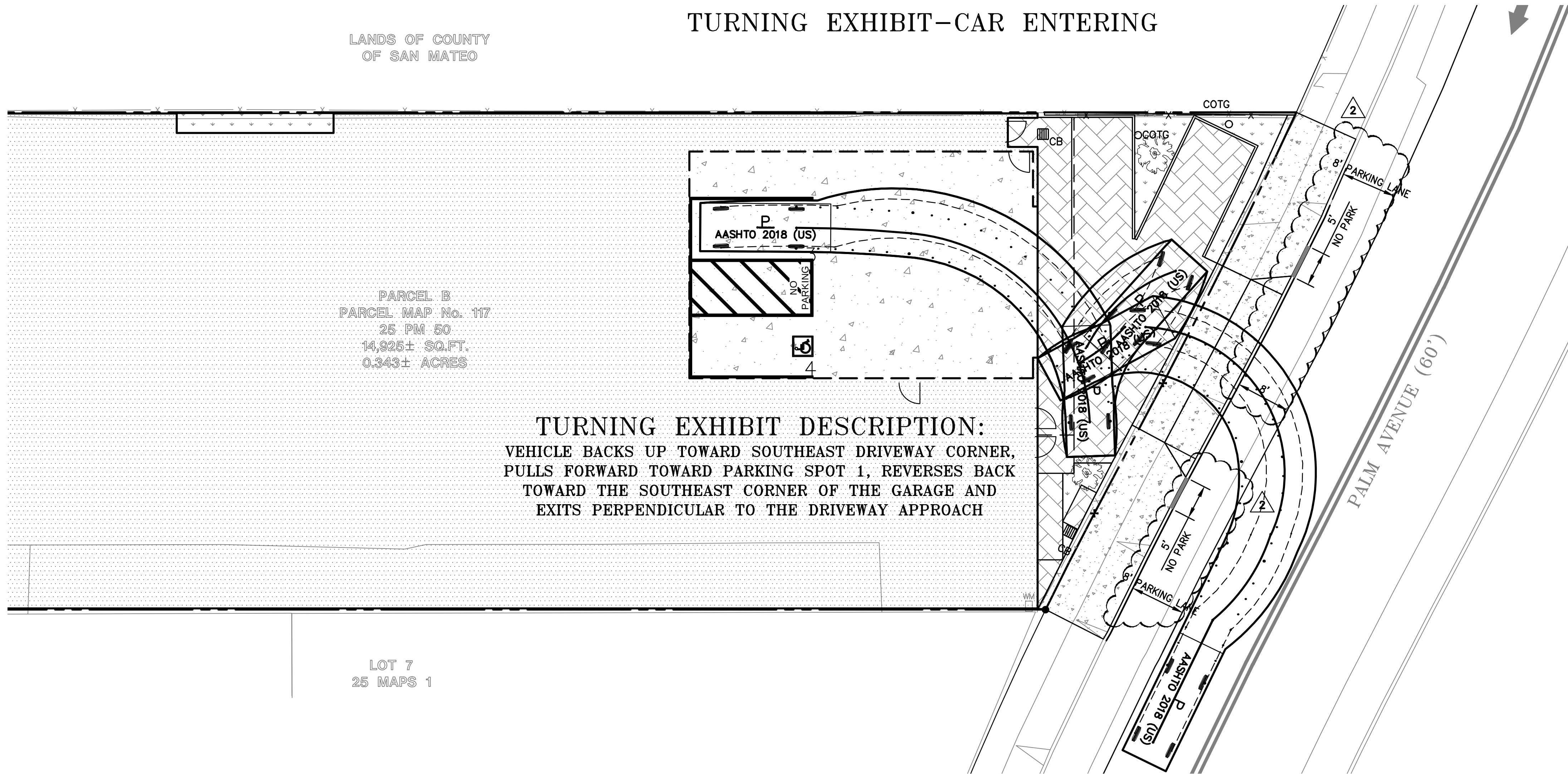
1	FORMAL PLANNING SUBMITTAL SET CYCLE 1 01/23/23	RB
2	FORMAL PLANNING SUBMITTAL SET CYCLE 2 03/27/23	RB
-	REVISIONS	BY
JOB NO:	2211641	
DATE:	10-14-22	
SCALE:	AS NOTED	
DESIGN BY:	WA	
CHECKED BY:	RB	
SHEET NO:		

TE-1
01 OF 05 SHEETS



Aashto passenger

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 24.0



TURNING EXHIBIT-CAR ENTERING

TURNING EXHIBIT DESCRIPTION:
VEHICLE BACKS UP TOWARD SOUTHEAST DRIVEWAY CORNER,
PULLS FORWARD TOWARD PARKING SPOT 1, REVERSES BACK
TOWARD THE SOUTHEAST CORNER OF THE GARAGE AND
EXITS PERPENDICULAR TO THE DRIVEWAY APPROACH

VEHICLE LINE TYPE DESCRIPTION	
VEHICLE BODY	_____
CENTERLINE	_____
FRONT TIRE	-----
REAR TIRE	

GARAGE ACCESS NOTE:
All visitors to this private tennis court will be provided the access code to the garage for their use in entering or leaving any of the 4 spaces shown. Sheets TE-1 and TE-2 show the two exterior spaces accessed with the garage door down. TE-5 shows the same spaces accessed with the garage door open. users will have their option on which condition they prefer



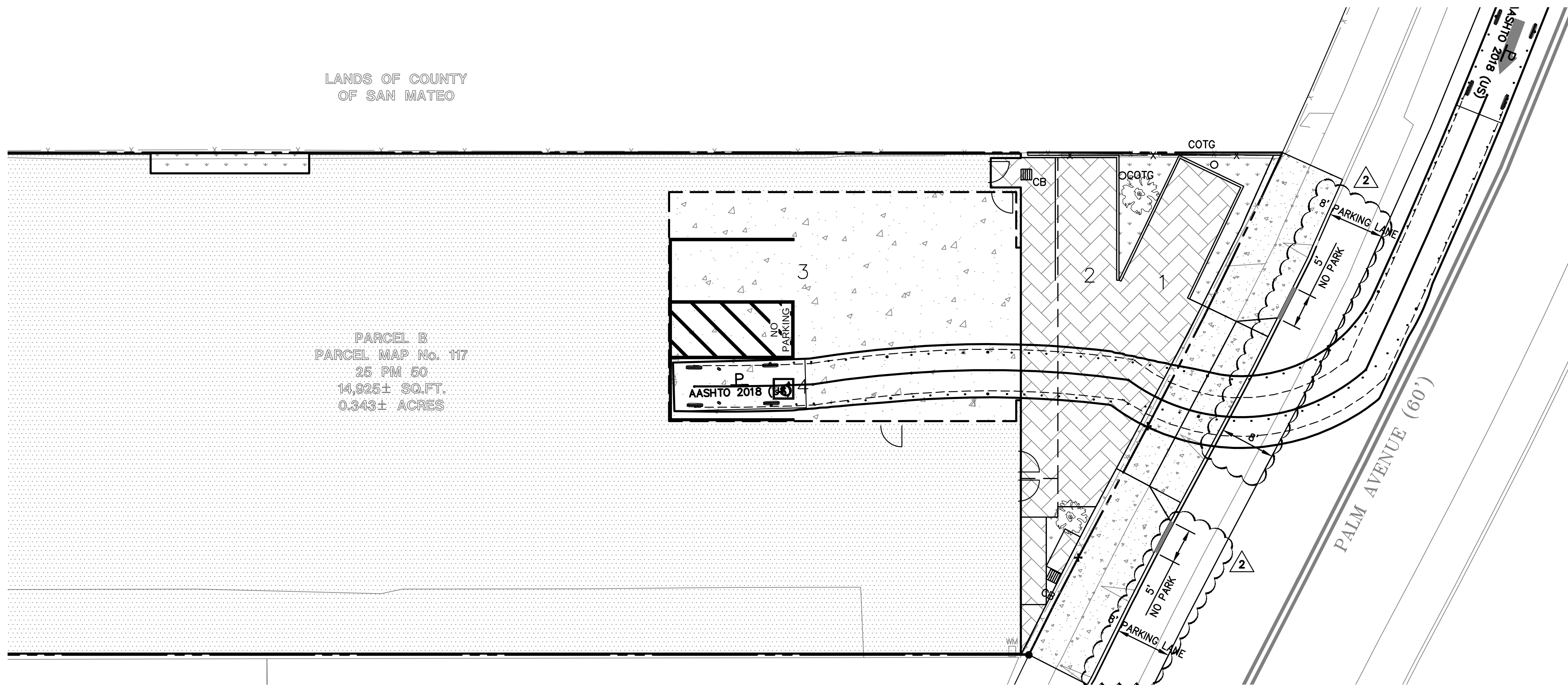
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
SAN JOSE
DUBLIN
SAN JOSE
HAYWARD
SAN JOSE
WWW.LEABRAZE.COM

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

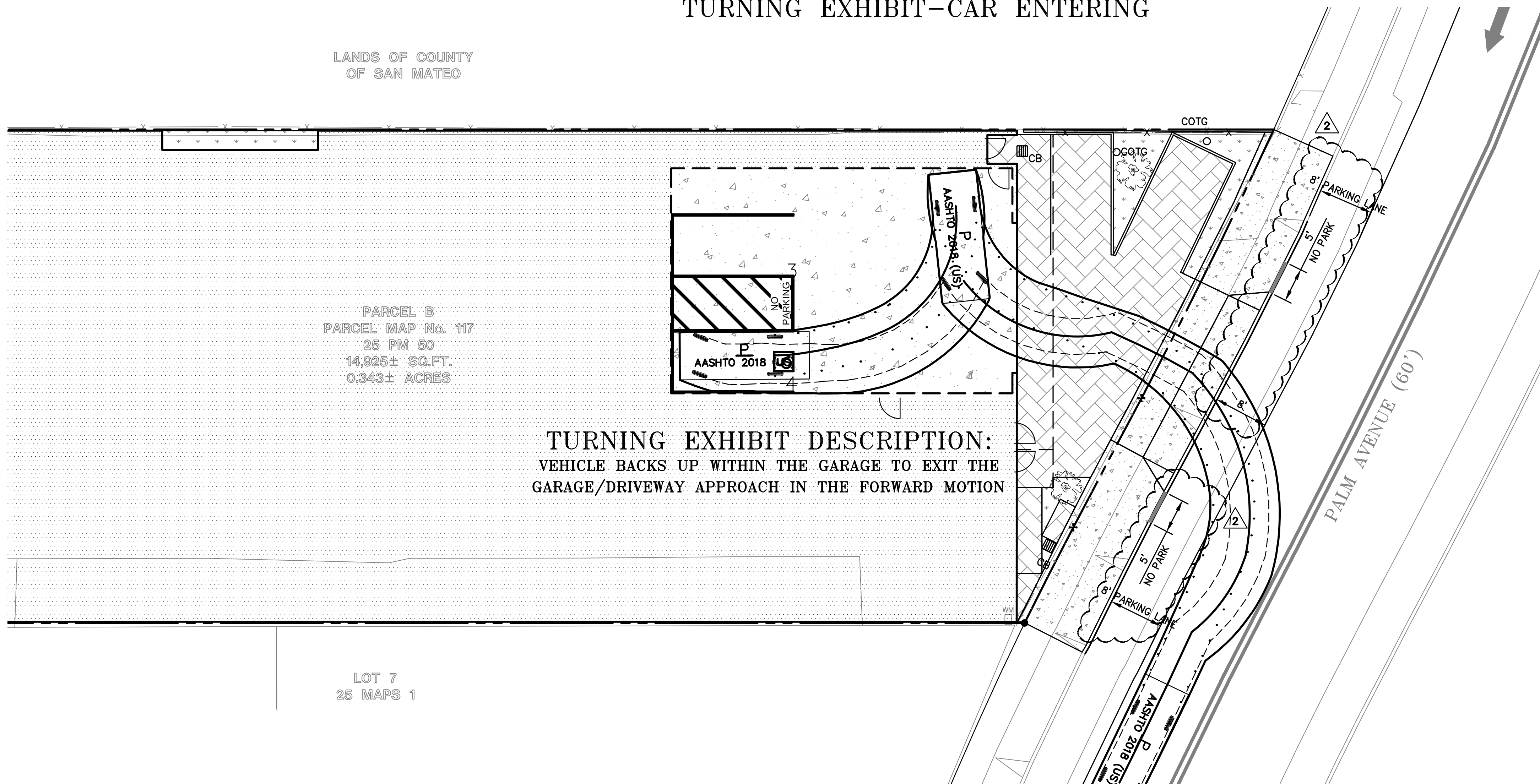
TURNING EXHIBIT
PARKING SPOT 3

1	FORMAL PLANNING SUBMITTAL SET CYCLE 1 01/23/23	RB
2	FORMAL PLANNING SUBMITTAL SET CYCLE 2 03/27/23	RB
-	REVISIONS	BY
JOB NO: 2211641		
DATE: 10-14-22		
SCALE: AS NOTED		
DESIGN BY: WA		
CHECKED BY: RB		
SHEET NO:		

TE-3
03 OF 05 SHEETS

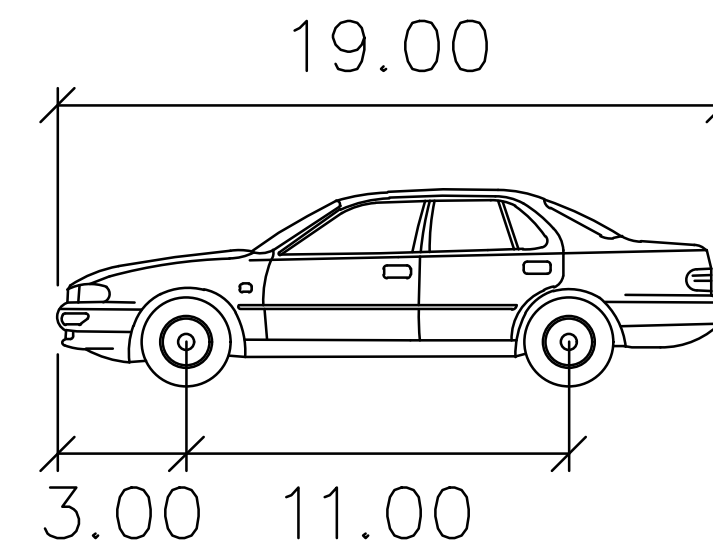
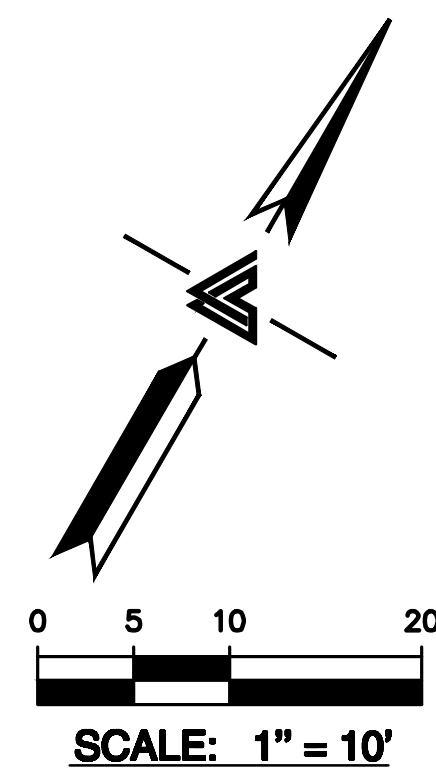


TURNING EXHIBIT-CAR ENTERING



TURNING EXHIBIT DESCRIPTION:
VEHICLE BACKS UP WITHIN THE GARAGE TO EXIT THE
GARAGE/DRIVEWAY APPROACH IN THE FORWARD MOTION

TURNING EXHIBIT-CAR EXITING

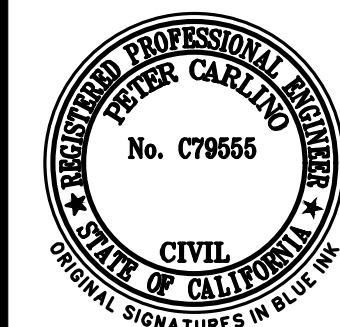


Aashto passenger

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 24.0

VEHICLE LINE TYPE DESCRIPTION	
VEHICLE BODY	_____
CENTERLINE	_____
FRONT TIRE	_____
REAR TIRE	_____

GARAGE ACCESS NOTE:
All visitors to this private tennis court will be provided the access code to the garage for their use in entering or leaving any of the 4 spaces shown. Sheets TE-1 and TE-2 show the two exterior spaces accessed with the garage door down. TE-5 shows the same spaces accessed with the garage door open. users will have their option on which condition they prefer



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
SAN JOSE
SAN FRANCISCO
SAN DIEGO
SAN ANTONIO
SAN JOSE
WWW.LEABRAZE.COM

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

TURNING EXHIBIT
PARKING SPOT 4

1	FORMAL PLANNING SUBMITTAL SET CYCLE 1 01/23/23	RB
2	FORMAL PLANNING SUBMITTAL SET CYCLE 2 03/27/23	RB
-	REVISIONS	BY
JOB NO: 2211641		
DATE: 10-14-22		
SCALE: AS NOTED		
DESIGN BY: WA		
CHECKED BY: RB		
SHEET NO:		

TE-4
04 OF 05 SHEETS



LE COURT
ROUGE

2164 PALM AVENUE
SAN MATEO, CA 94403

APN: 039-073-510

Issue			
Rev	Date	By	Description

A EXTERIOR LIGHTING LAYOUT

1/8"=1'-0"

General Notes								
1. Fixture finishes to be confirmed by Architect.								
2. Contractor to provide all necessary accessories and components for complete installation.								
3. Contractor to confirm driver compatibility with lighting controls system prior to ordering.								
4. Shop drawings are to be provided for continuous linear fixtures for approval prior to ordering. Drawings to be prepared by the manufacturer showing all details of construction, lengths of required runs, lamp layout, power location, finishes and list of materials. Drawings must be to scale.								
5. Fixture mounting heights are TBD. Pendant and vertical surface mounted fixtures are to be mounted X-X" AFF. Refer to architectural drawings for more information.								
Type	Description	Manufacturer / Catalog Number	Location	Lamp	Driver/ Trans.	Watts/ Unit	Voltage	Notes
L1A	CEILING RECESSED LED DOWNLIGHT - LINEAR SPREAD LENS	DMF - DRD Series Housing: M4-CC-R-S Module: DRD2M-12-9-40-LS-O Trim: M4T-R-S-TBD	High Front Canopy	White LEDs (Provided by Manufacturer) 4000K	Integral, Electronic - (Dimmable)	14.3	EA 120V-277V	1. Downlight to be installed in concrete canopy. Contractor and Engineer to verify. 2. Engineer to verify compatibility with lighting control system prior to ordering. 3. Lenses to be oriented to evenly illuminate exterior wall.
L1B	CEILING RECESSED LED DOWNLIGHT - WIDE BEAM ANGLE	DMF - DRD Series Housing: M4-NC-R-S Module: DRD2M-10-9-40-FL-O Trim: M4T-R-S-TBD	Exit Corridor Entry Niche	White LEDs (Provided by Manufacturer) 4000K	Integral, Electronic - (Dimmable)	12.5	EA 120V-277V	1. Engineer to verify compatibility with lighting control system prior to ordering.
L2	STAKE MOUNTED LED MONOPOINT	BK Lighting - Micro Nite Star LED Fixture: MN-LED-e69-FL-TBD-12-C360SL-LEADS AS REQ'D	North Wall Recess	White LEDs (Provided by Manufacturer) 4000K	Remote, Magnetic (Dimmable)	7	EA 12V	1. Engineer to verify compatibility with lighting control system prior to ordering. 2. Fixture requires remote driver. Driver to be located in accessible location. 3. Fixture/wire connections to be clean and concealed from all viewable lines. 5. Contractor to allow for extra coiled low-voltage cable to allow for slight repositioning of light fixtures
		Transformer: TR-150-AS REQ'D				150	EA 120V-277V	
L3	WALL SURFACE MOUNTED LED SCONCE - VANDAL RESISTANT	BEGA - LED Wall Luminaire Fixture: 22385-K4-FINISH TBD	Back Yard	White LEDs (Provided by Manufacturer) 4000K	Integral, Electronic - (Dimmable)	12.5	EA 120V-277V	1. Engineer to verify compatibility with lighting control system prior to ordering.

B EXTERIOR LIGHTING SCHEDULE

NTS

C1 L1A AND L1B

NTS

C FIXTURE IMAGES

NTS

C2 L2

NTS

C2 L3

NTS

NTS

LP.01