

#	AT	HC	HANDICAP, HOLLOW CORE, OR
X < Y	NUMBER	HD	HORSE CABINET
X > Y	'X' IS LESS THAN 'Y'	HE	HEADER
A > B	'A' IS GREATER THAN 'B'	HDWD	HARDWOOD
		HDWR	HARDWARE
AB	ANCHOR BOLT	HT	HEIGHT
A/C	AIR CONDITIONER	HM	HOLLOW METAL
ACC	ACCESSIBLE	HP	HEAT PUMP
ACQUS	ACOUSTICAL	HR	HORIZONTAL
AD	AREA DRAIN		HOUR
ADJ	ADJUSTIBLE OR ADJACENT		
AFF	ABOVE FINISHED FLOOR		
ALUM	ALUMINUM		
ANOD	ANODIZED	ID	INSIDE DIAMETER
APPROX	APPROXIMATE	INSUL	INSULATION
ASF	ABOVE SUBFLOOR	INT	INTERIOR
AS	ABOVE SLAB		
AMSL	ABOVE MEAN SEA LEVEL	JAN	JANITOR
		JT	JOINT OR JOINT TRENCH
BD	BOARD		
BI	BUILT IN	L	LINEN CLOSET
BLDG	BUILDING	LAB	LABORATORY
BLK	BLOCK	LAM	LAMINATE
BLKG	BLOCKING	LAV	LAVATORY
BN	BEAN	LT	LIGHT
BOT	BOTTOM	LT WGT	LIGHT WEIGHT
BUR	BUILT-UP ROOF		
		M	MICROWAVE
C	COMPACT CAR PARKING SPACE	MAX	MAXIMUM
CAB	CABINET	MEC	MEDICINE CABINET
CB	CATCH BASIN	MECH	MECHANICAL
CER	CERAMIC	MEM	MEMBRANE
CFCI	CONTRACTOR FURNISHED,	MFR	MANUFACTURER
	CONTRACTOR INSTALLED	MH	MANHOLE
CFOI	CONTRACTOR FURNISHED,	MIN	MINIMUM
	OWNER INSTALLED	MISC	MISCELLANEOUS
CL	CENTERLINE OR CLOSET	MLDG	MOULDING
CLG	CEILING	MO	MASONRY OPENING
CLKG	CAULKING	MTD	MOUNTED
CLR	CLEAR	MTL	METAL
CMU	CONCRETE MASONRY UNIT	MUL	MULLION
CD	CLEAN OUT		
COL	COLUMN	N	NORTH
CNC	CONCRETE	<N	NEW
CNC	CONCRETE	N/A	NOT APPLICABLE
CONT	CONTINUOUS	NA	NOT AVAILABLE
CT	COOKTOP OR CERAMIC TILE	NIC	NOT IN CONTRACT
		NOM	NOMINAL
		NON-RATED	NON-RATED
D	DRYER	NSF	NET SQUARE FEET
DBL	DOUBLE	NTS	NOT TO SCALE
DEPT	DEPARTMENT		
DEG	DEGREES	O	OVEN
DH	DOOR HEADER	OA	OVERALL
DF	DRINKING FOUNTAIN OR	OC	ON CENTER
	DOUGLAS FIR	OD	OUTSIDE DIAMETER OR
DIA	DIAMETER	OF	OVERFLOW DRAIN
DIM	DIMENSION	QF	OVERFLOW
DISP	DISPENSER	QFNCI	OWNER FURNISHED, CONTRACTOR INSTALLED
DN	DOWN	QFOI	OWNER FURNISHED, OWNER INSTALLED
DO	DOUBLE OVEN	OFF	OFFICE
DR	DOOR	OL	OCCUPANT LOAD
DS	DOWNSPOUT	OLF	OCCUPANT LOAD FACTOR
DSP	DRY STAND PIPE	OPG	OPENING
DU	DWELLING UNIT	ORH	OVERHANG
DW	DISHWASHER	O/H	OVERHEAD
DWG	DRAWING	OPP	OPPOSITE
DWR	DRAWER	OPP	OPERABLE
(E)	EXISTING		
EA	EACH	P	POLE OR PANTRY
EF	EXHAUST FAN	P & S	POLE & SHELF
EJ	EXPANSION JOINT	PB	PARTICLE BOARD
ELEC	ELECTRICAL	PL	PLATE OR
EM	ELECTRICAL METER	PL	PROPERTY LINE
ELEV	ELEVATION	PLAM	PLASTIC LAMINATE
EMER	EMERGENCY	PLYWD	PLYWOOD
ENCL	ENCLOSURE	PR	PAIR
ENG	ENGINEER	PT	POINT, PRESSURE
EP	ELECTRICAL PANEL		TREATED OR POST TENSIONED
EQ	EQUAL	PTD	PAPER TOWEL DISPENSER
EQPT	EQUIPMENT	PTN	PARTITION
EVC	ELECTRIC WATER COOLER	PUE	PUBLIC UTILITIES EASEMENT
EXP	EXPANSION OR EXPOSED	PW	PLUMBING WALL
EXT	EXTERIOR	QT	QUARRY TILE
F	FURNACE	R	RISER
FAU	FORCED AIR UNIT	(R)	REMODEL OR REPLACEMENT
FAR	FLOOR AREA RATIO	RAD	RADIUS
FD	FLOOR DRAIN	RAG	RETURN AIR GRILLE
FDC	FIRE DEPARTMENT CONNECTION	RD	ROOF DRAIN
FDN	FOUNDATION	R/F	REFRIGERATOR
FE	FIRE EXTINGUISHER	R/F	REFRIGERATOR/FREEZER
FEC	FIRE EXTINGUISHER CABINET	REINF	REINFORCEMENT
FF	FINISHED FLOOR	REQD	REQUIRED
FHC	FIRE HOSE CABINET	RESIL	RESILIENT
FIN	FINISH	REV	REVISION
FLUR	FLOOR	RF	RESILIENT FLOORING
FLODR	FLUORESCENT	RWB	ROOBB OPENING
FDC	FACE OF CONCRETE	RW	RIGHT-OF-WAY
FDF	FACE OF FINISH	RWL	RAIN WATER LEADER
FD	FACE OF STUD		
FPS	FIREPLACE		
FFRF	FIREPROOFING		
FT	FOOT OR FEET	S	SOUTH OR SHELF
FTG	FOOTING	S & P	SHELF AND POLE
		SB	SLASH BLOCK
G	GAS	SC	SOLID CORE
GALV	GALVANIZED	SCD	SEE CIVIL DRAWINGS
GC	GENERAL CONTRACTOR	SCHED	SCHEDULE
GD	GARBAGE DISPOSAL	SD	SMOKE DETECTOR
GE	GOOGLE EARTH	SF	OR SOAP DISPENSER
GL	GLASS	SH	SQUARE FEET OR FOOT
GM	GAS METER	SHR	SOAP HOLDER
GR	GRADE	SHT	SHOWER
GSM	GALVANIZED SHEET METAL	SHTG	SHEET
GYP BD	GYPNUM BOARD	SIM	SHEATHING
		SIM	SIMILAR
		SLD	SLIDING
		SND	SANITARY NAPKIN
			DISPENSER
		SUB	SUBCONTRACTOR
		SUBFLR	SUBFLOOR

PER CALGREGG SEC. 4.408.2 (OR IN ACCORDANCE WITH THE LOCAL ORD.) DIVERT A MINIMUM OF 65% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE TO RECYCLE OR SALVAGE PER SEC. 4.408.1. THE FORM MAY BE FOUND ON PAGES 64-66 OF THE 2022 CA GREEN BUILDING CODE. IDENTIFY THE DIVERSION FACILITY WHERE THE MATERIAL COLLECTED WILL BE TAKEN.

 PLAN, SECTION, DETAIL NUMBER
SHEET ON WHICH IT OCCURS
 SECTION CUT, DETAIL NUMBER
SHEET ON WHICH IT OCCURS
 EXTERIOR ELEVATION NUMBER
SHEET ON WHICH IT OCCURS
OR WHERE DETAIL IS CUT
 INTERIOR ELEVATION NUMBER
 SHEET ON WHICH INT OCCURS
 DETAIL NUMBER
SHEET ON WHICH IT OCCURS
 REVISION NUMBER
 DOOR TYPE
 WINDOW TYPE
 GRID LINE IDENTIFICATION
 ROOM NUMBER
 UNIT TYPE
UNIT NUMBER
 REVISION CLOUD
 ELEVATION CHANGE
(NOTED ON PLAN)
 CEILING HEIGHT
 DOWN SLOPE INDICATION
 DATUM ELEVATION
 (E) ITEM TO BE REMOVED
 (E) WALL, ITEM TO REMAIN
 (E) WALL OR WINDOW TO BE REMOVED
 (N) WALL
40 SIZE OF DOOR OR WINDOW
OR SKYLIGHT (2'-6" X 4'-0", EG.)
 THERMAL BATT INSULATION
 KEYED SHEET NOTE

PROJECT COMMON ADDRESSES:
228 & 232 STATE ST.,
SAN MATEO, CA 94401
APN: 032-151-050 (#228)
APN: 032-151-060 (#232)

ZONING: R3 (MULTI-FAMILY, MEDIUM DENSITY)

LOT AREA = 50' X 150' = 7500 SF EA. PARCEL
TOTAL = 7500 SF X 2 = 15,000 SF (POST-MERGER)

FAR = .85 = 12,750 SF
BASEMENT AREAS EXEMPT FROM FAR
PLANNING BASEMENT DEFINITION: ADJACENT GRADE NOT TO EXCEED 4'-0" ABOVE DEEMED 1ST FLOOR FOR
NO LESS THAN 50% OF PERIMETER

FRONT YARD SETBACK = 15 FT. (1ST & 2ND STORIES)
REAR YARD SETBACK = 15 FT. (1ST & 2ND STORIES)
SIDE YARD SETBACKS = 6 FT. (1ST & 2ND STORIES)
HT. LIMIT = 35 FT. (BASE)

SINCE 10 DWELLINGS OR LESS, NO BMRs REQUIRED
SINCE WITHIN 1/2 MILE OF PUBLIC TRANSIT, PARKING OPTIONAL

SEE A0.1 FOR OPEN SPACE, BICYCLE PARKING, CAR PARKING, ETC...

DEVELOPER	LONESTAR HOLDINGS, LLC	RAJIV GUJRAL T: 650.784.5626
ARCHITECT/INTERIOR DESIGNER/CIVIL/ LANDSCAPE ARCHITECT/PLANNING	LC ENGINEERING	NINH LE, PE T: 408.806.7187
CONSULTANT		
ELECTRICAL		
LANDSCAPE	DESIGNINTENT	RUHINA SURENDRAN, LEED AP (#6499) T: 415.475.9231 E: ruhina@designintent.net
INTERIOR DESIGNER	KIELTY	DAVID BECKHAM (WE#10724A) T: 650.532.4418
ARCHITECT	BAUKUNST	MARK BUCCIARELLI, AIA (C 23159) T: 650.455.1207 E: baukunst2000@yahoo.com
STRUCTURAL		
CAL/TITLE 24		
CAL/LIGHTING		
SOLAR		
PROTECTION		
GREEN		
Acoustical		
Waterproofing		
UNDERLAYER		BOD ARCHITECTURE ONLINE

X - NOT IN A FLOOD ZONE PER FEMA MAPS

BUILDING CODE D

TYPE OF OCCUPANCY: R-2, S-2 (MECH. VENTILATED GARAGE)

CONSTRUCTION TYPE V-A O/ II

OPENINGS NOT PERMITTED LESS THAN 3' FROM PROPERTY LINE

TYPE OF OCCUPANCY: R-2, S-2 (MECH. VENTILATED GARAGE)
CONSTRUCTION: TYPE V-A O/ II

OPENINGS NOT PERMITTED LESS THAN 3' FROM PROPERTY LINE

EXTERIOR OPENINGS AT ALL BEDROOMS SHALL MEET
EMERGENCY ESCAPE REQUIREMENTS

SCOPE OF WORK

- DEMO OF (2) EXISTING 5-UNIT BUILDINGS UNDER
SEPARATE PERMITS.
- LOT MERGER OF 228 & 232 STATE ST.
- 10 NEW (FOR SALE) CONDOS O/ STRUCTURED
PARKING GARAGE BASEMENT
- SOLAR PV SYSTEM AT ROOF

- DEMO OF (2) EXISTING 5-UNIT BUILDINGS UNDER SEPARATE PERMITS.
- LOT MERGER OF 228 & 232 STATE ST.
- 10 NEW (FOR SALE) CONDOS O/ STRUCTURED PARKING GARAGE BASEMENT
- SOLAR PV SYSTEM AT ROOF

- 2022 CA ADMINISTRATIVE CODE
- 2022 CA BUILDING CODE (VOLS. 1 & 2)
- 2022 CA ELECTRICAL CODE
- 2022 CA MECHANICAL CODE
- 2022 CA PLUMBING CODE
- 2022 CA ENERGY CODE (TITLE 24, PART 6)
- 2022 CA HISTORICAL CODE (WHEN APPLICABLE)
- 2022 CA FIRE CODE
- 2022 CA EXISTING BUILDING CODE
- 2022 CA GREEN CODE
- 2022 CA REFERENCE STANDARDS

W/ COMPATIBLE FIRE ALARM PER SAN MATEO FIRE. SINCE
FIRE WRAP IS GREATER THAN 150' BUT LESS THAN 200'
FROM STAGING AREA, CONSTRUCTION EQUIVALENCIE(S) TO
BE PROVIDED.

ND GAS SERVICE OR METERS.
 SPACE HEATING: MINI-SPLIT HEAT PUMPS
 EXTERIOR UNITS & WALL CASSETTES
 WATER HEATING: HYBRID TANK-TYPE ELECTRIC
 ELECTRIC SERVICE: 200 AMP PER DWELLING
 CABLE SERVICE
 LANDLINE TELEPHONE SERVICE OPTIONAL/TBD

5/6/24	PRELIM DESIGN TO ASSIGNED PLANNER, 3D REQUEST
6/24/24	SUBMISSION TO PROJECT PLANNER W/ RESPONSES TO ODS RELATED COMMENTS
7/21/24	ISSUED 6/13/24
7/21/24	PLANNING SUB. FOR NEIGHBORHOOD OUTREACH MEETING OK
7/29/24	POST-MARK NEIGHBORHOOD OUTREACH MEETING PACKAGE
8/10/24	ONLINE NEIGHBOR OUTREACH MEETING
10/7/24	FORMAL PLANNING APPLICATION SUBMITTAL

A0.0	TITLE SHEET	
A0.1	AREAS & HOUSING MIX SUMMARY, NEIGHBOR COMMENTS/RESPONSES, CA LAW DISCLAIMER	
A0.2	SITE PHOTOS W/ PHOTO VIEW KEY	
A0.3	3D RENDERINGS	
A0.4	EXTERIOR MATERIALS	
SURVEY		
-	TOPOGRAPHIC SURVEY	
LANDSCAPE		
L1.0	BASEMENT LAYOUT PLAN	
L1.1	1ST FLOOR LAYOUT PLAN	
L1.2	2ND FLOOR LAYOUT PLAN	
L1.3	MATERIALS LIST & NOTES	
L1.4	HYDROZONE PLAN	
L4.0	BASEMENT FLOOR PLANTING PLAN	
L4.1	1ST FLOOR PLANTING PLAN	
L4.2	2ND FLOOR PLANTING PLAN	
L4.3	PLANT LIST & NOTES	
SITE LIGHTING AT RIGHT-OF-WAY (BY CAL LIGHTING)		
1	RENDERS	
2	PLAN	
ARCHITECTURAL		
A1.0	(E)/DEMO SITE PLAN (W/ SURVEY)	
A1.1	(N) SITE PLAN (W/ SURVEY)	
A2.1	(N) BASEMENT FLOOR/SITE PLAN (FAR EXEMPT)	
A2.2	1ST FLOOR PLAN (CONSIDERED GROUND FLOOR)	
A2.3	2ND FLOOR PLAN	
A2.4	ROOF PLAN	
A2.5	UPPER ROOF PLAN	
A2.2	1ST FLOOR PLAN (CONSIDERED GROUND FLOOR)	
A2.3	2ND FLOOR PLAN	
A2.4	ROOF PLAN	
A3.1	FRONT ELEVATION (W/ TYPICAL EXTERIOR MATERIALS)	
A3.2	RIGHT SIDE ELEVATION	
A3.3	REAR ELEVATION	
A3.4	LEFT SIDE ELEVATION	
A3.5	EXISTING ELEVATIONS AT 228 STATE ST.	
A3.6	EXISTING ELEVATIONS AT 232 STATE ST.	
A4.1	LONGITUDINAL SECTION AA	
A4.2	LONGITUDINAL SECTION BB	
A4.3	LONGITUDINAL SECTION CC	
A4.4	LONGITUDINAL SECTION DD	
A4.5	LONGITUDINAL SECTION EE	
A4.6	TRANSVERSE SECTION FF	
A4.7	TRANSVERSE SECTION GG	
A4.8	TRANSVERSE SECTION HH	

-	-
-	NO SCALE

A0.0

NOTE: BASEMENT FLOOR PLATE AT 10.700 SF EXEMPT FROM FAR PER PLANNING

AREAS & HOUSING MIX SUMMARY

	D.U. 1	D.U. 2	D.U. 3	D.U. 4	D.U. 5	D.U. 6	D.U. 7	D.U. 8	D.U. 9	D.U. 10	TOTALS BY FLOOR	
1ST FLR.	1394	1385	1192	1369	1385	1505	-	-	-	-	8230	
2ND FLR.	-	-	-	-	-	-	1131	1126	1131	1131	4519	
TOTAL											12,749	MAX. = 12,750 SF
BDRMS.	2	2	2	2	2	2	2	2	2	2	20	
BATHS	1	1	1	1	1	1	1	1	1	1	10	
MIN. PARKING REQ'D. (RES. & VISITOR) VOLUNTARY	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	20	19 PROVIDED INCLUDES VISITORS & VAN SPACE
OPEN SPACE REQUIRED	300	300	300	300	300	300	300	300	300	300	3000	PRIVATE OR COMMON
OPEN SPACE PROVIDED	100 SF PRIVATE DECK 391 SF COURTYARD	300 SF COURTYARD	100 SF PRIVATE DECK 391 SF COURTYARD	470 SF REAR YARD	470 SF REAR YARD	470 SF REAR YARD	100 SF PRIVATE DECK 268 SF ROOF DECK AT 2ND FLOOR	100 SF PRIVATE DECK 268 SF ROOF DECK AT 2ND FLOOR	100 SF PRIVATE DECK 268 SF ROOF DECK AT 2ND FLOOR	100 SF PRIVATE DECK 268 SF ROOF DECK AT 2ND FLOOR	4164	
REQUIRED RES. BICYCLE PARKING	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	12.5	13 REQUIRED / 14 PROVIDED
REQUIRED GUEST BICYCLE PARKING	.1	.1	.1	.1	.1	.1	.1	.1	.1	.1	1.0	

PUBLIC NEIGHBORHOOD OUTREACH ZOOM MEETING COMMENTS/RESPONSES

MEETING ATTENDEE	ADDRESS	COMMENTS	RESPONSE
AMANDA CHANG	UNDISCLOSED	QUESTIONING HEIGHT. QUESTIONING PROVIDING PARKING IF NOT REQUIRED. QUESTIONING BASEMENT / SUNKEN DESIGN. ANTI-COURTYARD & PRO DOUBLE LOADED CORRIDOR. QUESTIONING LANDSCAPING AND OPEN SPACE. QUESTIONING USE OF STOREFRONT WINDOW SYSTEMS AT UNITS. 'THIN WALL' CONDITION AT 2ND FLOOR STOREFRONTS. QUESTIONING PARAPET AT STREET AT RAMP. QUESTIONING GLASS GUARDS AS OPPOSED TO RAILINGS. QUESTIONING GREENING AT R.D.W. DESIGN IS DISORGANIZED. QUESTIONED COLOR SCHEME AS BEING TOO MODERN.	STRUCTURE MEASURES 34'-7" AT FRONT FACADE AS MEASURED FROM PEDESTRIAN LOBBY ENTRY. 35 FT. IS LIMIT. SUNKEN/ BASEMENT DESIGN SUCH THAT PARKING FLOOR PLATE IS NOT COUNTED TOWARDS FAR. A 10 UNIT CONDO DEVOID OF DEEDED PARKING SPACES WOULD NOT BE MARKETABLE. REGARDLESS OF CALTRAIN AND OTHER TRANSIT PROXIMITY. LICENSED LANDSCAPE ARCHITECT PLANS INCLUDED IN PLANNING SUBMISSION. COURTYARD ATTRIBUTES: 1. AS OPPOSED TO A ROTE DOUBLE LOADED INTERIOR CORRIDOR, COURTYARD ALLDWS CROSS-VENTILATED UNITS. 2. DOUBLES AS CIRCULATION AND A SEATING PLAZA 3. SINUOUS LINE SOFTSCAPE TO CONTRAST WITH RIGID GEOMETRY. 4. 2' WIDE/ 1' HIGH, WHICH IS A COMMON ASPECT RATIO. NOT TOO NARROW AND NOT TOO WIDE. 5. ALLOWS FOR MORE SOCIAL INTERACTION (RIKEN YAMAMOTO EFFECT). 6. MEETS OPEN SPACE FOR DWELLINGS DIRECTLY ENFRONTING COURTYARD. 7. THE HOA CAN MAINTAIN COMMON COURTYARD. IN A DOUBLE-LOADED LAYOUT, EVERY UNIT WOULD HAVE PRIVATE OPEN SPACES. EVEN W/ HOA CONTROLS. SAID SPACES OFTEN TIMES BECOME CLUTTERED EYESORES TO ADJACENT NEIGHBORS. STOREFRONT QUALITY FENESTRATION AS OPPOSED TO TRADITIONAL PUNCHED ALUMINUM OPENINGS RAISE THE USER EXPERIENCE REGARDLESS OF ROOM THIN WALL CONDITIONED THICKENED PER COMMENT. STEEL RAILLINGS AT PRIVATE BALCONIES. STEEL RAILING AT RAMP AT STREET IN LIEU OF SOLID TO BE MORE INVITING. OFF-SITE ALTERATIONS TO BE PROVIDED AT R.D.W. IF REQUIRED BY PUBLIC WORKS. DESIGN PARTI IS CLASSICAL AND UNDERSTOOD BY PEDESTRIAN TRAFFIC. COLOR SCHEME FLEXIBLE PER PLANNING / P.C..
MARCIA MARSHALL	850 JEFFERSON CT.	PRO-STRUCTURED PARKING GARAGE. NOTED ON-STREET PARKING IS DIFFICULT. ANTI-COURTYARD SCHEME.	SEE COURTYARD ATTRIBUTES PER AMANDA CHANG RESPONSE ABOVE.
MARIA RAMIREZ	440 ARCHGLEN	SPOKE ONCE ABOUT AUDIO, BUT NO FORMAL COMMENTS RELATED TO DESIGN	
TERRY CHOW	240 STATE	ANTI-COURTYARD SCHEME.	SEE COURTYARD ATTRIBUTES PER AMANDA CHANG RESPONSE ABOVE.
CHRISTINE YANG	UNDISCLOSED	QUESTIONING SETBACKS. CONSTRUCTION DURATION. QUESTIONING SUNLIGHT. PRAISED PARKING, DEDICATED PACKAGE ROOM, BIKE PARKING, AND OVERALL SECURITY MEASURES THAT WILL BE TAKEN. QUESTIONED SERVICES.	1ST FLOOR SIDE YARD SETBACK MINIMUM IS 6 FT. 2ND FLOOR SETBACK 16 FT. FROM SIDE PRPERTY LINE. EXPLAINED CA LAW WITH RESPECT TO LIGHT, AIR, VIEWS, AND PRIVACY. IDEALLY, CONSTRUCTION STARTS 6/25 AND TAKES 16-18 MONTHS. CITY BUILDING DEPT. CONTROLS CONSTRUCTION DAYS/HOURS. GC MAY TRY TO WORK AROUND ADJACENT NEIGHBORS TO KEEP THE DECIBLE LEVELS DOWN. EXPLAINED 'REACH CODES' AND NO GAS SERVICE.
ANNA	UNDISCLOSED 70 FT. AWAY FROM REAR P.L.	QUESTIONING CONSTRUCTION DURATION.	SEE RESPONSE TO 'CHRISTINE YANG' ABOVE REGARDING CONSTRUCTION.
ERIK HILLSTROM	UNDISCLOSED	*NICE WORK*	*THANK YOU*

CA LAW DISCLAIMER

If there is no private agreement or express grant or reservation of an easement for air, light, or views with the neighbor, a property owner may have no legal options. Under common law, California law does not provide a protective right for a property owner's enjoyment of air, light or an unobstructed view.

DATE

ISSUED FOR

LICENSED ARCHITECT

IMARK BUCKWHELM

3/31/25

Renewal Date

STATE OF CALIFORNIA

BAUKUNST

58 Fairlawn Avenue, Daly City, CA 94015

T: 650.455.1207

E: baukunst2000@yahoo.com W: baukunstarchitecture.com

Copyright 2000 - Baukunst

This drawing is the sole property of the Architect and may not be reproduced or used without his written consent. The right to build only one structure at said project address from these plans is licensed exclusively to this specific project owner.

NEW CONDOMINIUMS
228-232 STATE ST.,
SAN MATEO, CA

-	-
-	NO SCALE

A0.1

(3) TOWNHOUSES
5-UNIT APT.
HOUSE AT #232 TO
BE REMOVED
5-UNIT APT.
HOUSE AT
#228 TO
BE REMOVED



A

MULTI-FAMILY



B

FRONT
UNIT TOWNHOUSE



C



D



PHOTO VIEW KEY

GAS METERS
FOR TOWNHOUSES



E



F



G

SUBJECT
PROPERTY (#232)

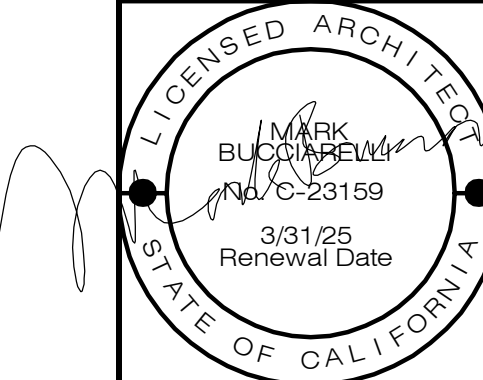
(3) TOWNHOUSES



H



I



BAKUNST
58 Fairlawn Avenue, Daly City, CA 94015
T: 650.455.1207
E: bakunst2000@yahoo.com W: bakunstarchitecture.com

Copyright 2000 - Bakunst
This drawing is the sole property of the Architect and may not be reproduced or used without his written consent. The right to build only one structure at said project address from these plans is licensed exclusively to this specific project owner.

NEW CONDOMINIUMS
228-232 STATE ST.,
SAN MATEO, CA

NO SCALE

A0.2



STREET VIEW

WHITE POWDER COATED
STEEL
TRELLIS

MORE WALL
PER NEIGHBOR
COMMENT

BLACK POWDER COATED
GUARDRAILING FOR
MORE OPENESS PER
NEIGHBOR COMMENT

DATE

ISSUED FOR

LICENSED ARCHITECT

MARK BUCKWELD

NO. C-23159

3/31/25

Renewal Date

STATE OF CALIFORNIA

BAUKUNST

58 Fairlawn Avenue, Daly City, CA 94015

T: 650.455.1207

E: baukunst2000@yahoo.com W: baukunstarchitecture.com

Copyright 2000 - Baukunst
This drawing is the sole property of the Architect and may not be reproduced or used without his written consent. The right to build only one structure at said project address from these plans is licensed exclusively to this specific project owner.



MAIN OPEN SPACE COURTYARD
(DESIGN INTENT ONLY. REFER TO LANDSCAPE PLANS)

'3-PART' MIN. MASSING
BREAK-UP
AT 1ST & 2ND FLOORS
MEETS ODS
4.1.4

FRAMELESS GLASS GUARDS
AT COURTYARD

TRELLIS

RAILINGS TO PROTRUDE
3' MAX. FROM FACE
OF WALL

RECESSED
GARAGE DOOR
ENTRY

STOREFRONT
SYSTEM WHERE OCCURS

ENTRY CANOPY



MAIN OPEN
SPACE COURTYARD

REAR YARD
OPEN SPACE FOR 1ST
FLOOR REAR DWELLINGS

PUNCHED WINDOW
WHERE OCCURS

RECESS AY
VERTICAL CIRCULATION
CORE

2ND FLOOR

COMMON OPEN SPACE
FOR 2ND FLOOR
DWELLINGS

1ST FLOOR

BELLY BAND TO
CONTINUE LENGTH
OF FACADE AT
BOTH SIDES
(TERMINATE AT
REAR YARD)

CONSIDERED BASEMENT

RECESSED
ENTRY

3D MASSING

NEW CONDOMINIUMS
228-232 STATE ST.,
SAN MATEO, CA

-	-
-	NO SCALE

A0.3



FRAMELESS GLASS GUARD AT COURTYARD



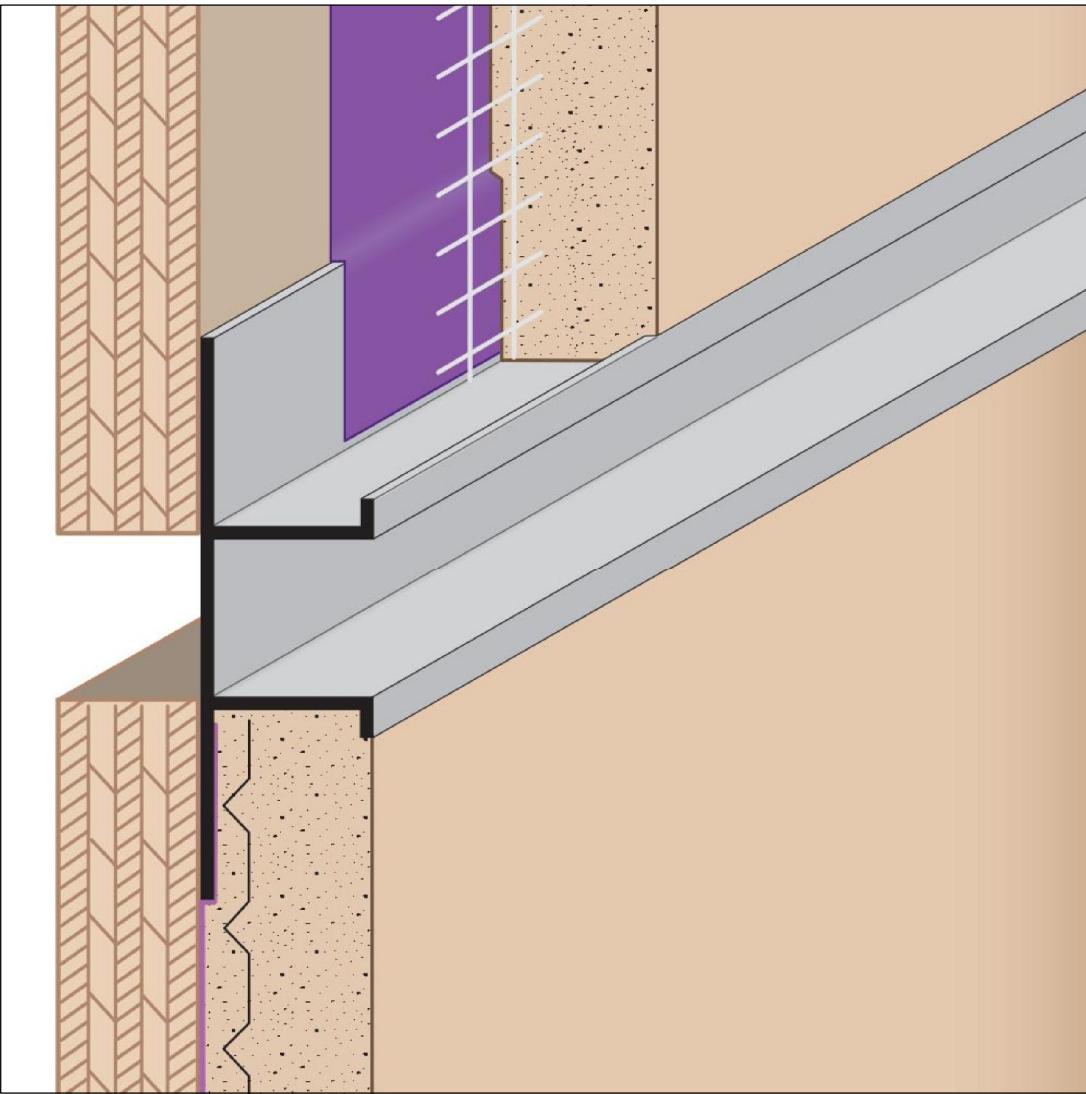
BLACK STOREFRONT



WHITE TRELLIS



MILGARD THERMALLY-BROKEN BLACK ALUM. WINDOWS



WHITE ALUM. STUCCO REVEAL



MAIN CEMENT PLASTER COLOR



BLACK POWDER COATED RAILING



PRECAST STONE (SMOOTH EXT. SKIN O/ FOAM)
CORNICE & BELLY BAND IN 'SIENNA'



EXTERIOR MATERIALS

DATE

ISSUED FOR

MARK BUCKWELL
No. C-23159
3/31/25
Renewal Date

STATE OF CALIFORNIA

BAUKUNST

58 Fairlawn Avenue, Daly City, CA 94015
T: 650.455.1207
E: baukunst2000@yahoo.com W: baukunstarchitecture.com

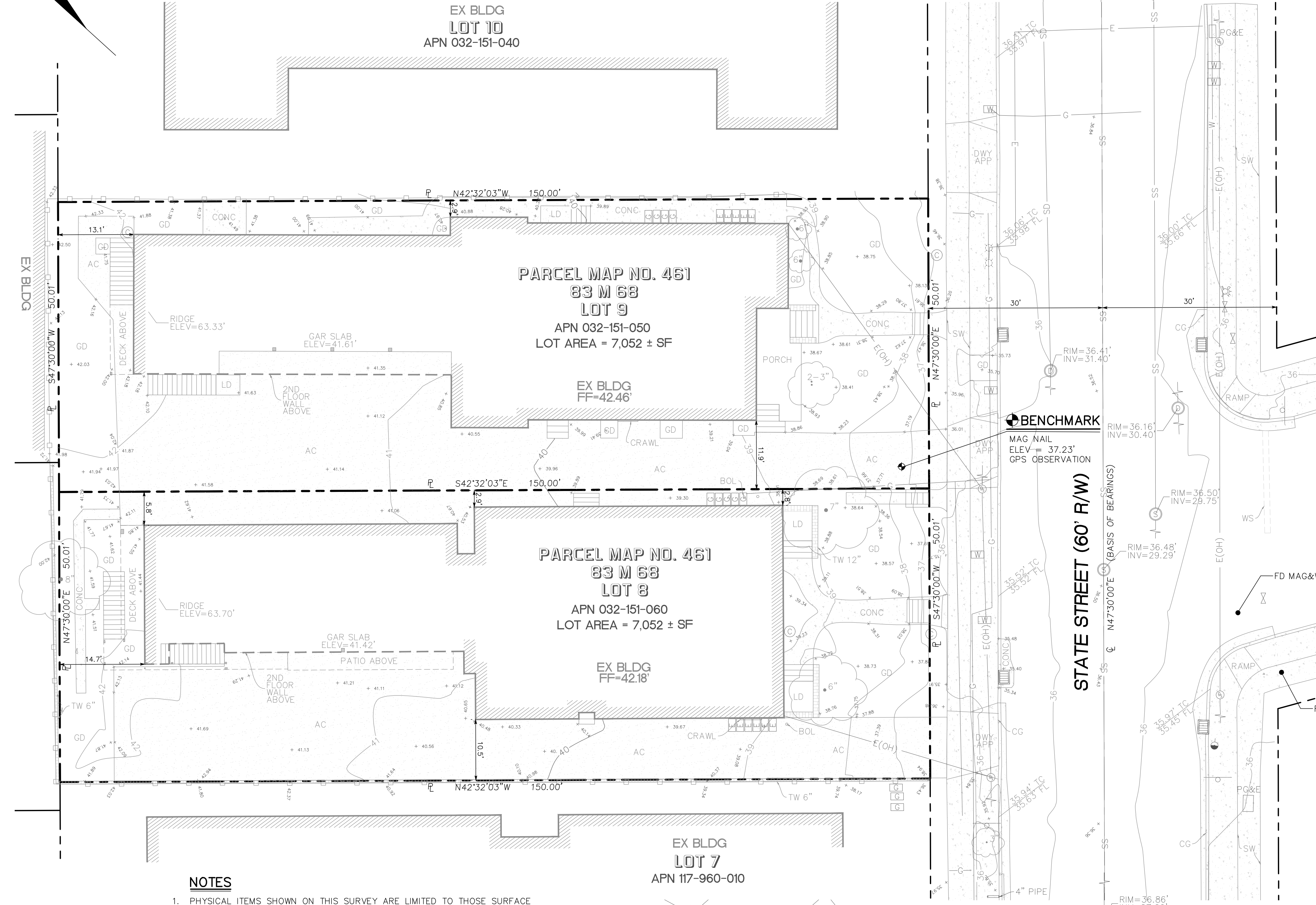
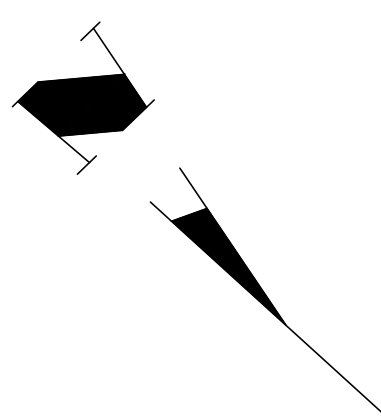
Copyright 2000 - Baukunst
This drawing is the sole property of the Architect and may not be reproduced or used without his written consent. The right to build only one structure at said project address from these plans is licensed exclusively to this specific project owner.

NEW CONDOMINIUMS

228-232 STATE ST.,
SAN MATEO, CA

NO SCALE

A0.4



NOTES

1. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND, UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION. 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.
2. DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
3. NO PROPERTY CORNERS ARE PROPOSED TO BE SET BY THIS SURVEY.
4. TREE TRUNK LOCATIONS ARE APPROXIMATE. TREE SIZE, TYPE AND DIAPHRANES ARE BASED ON A VISUAL OBSERVATION. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.
5. EASEMENTS, SETBACKS AND OTHER ENCUMBRANCES SHOWN ON THIS SURVEY MAP ARE OBTAINED FROM THE RECORDED MAPS. A TITLE REPORT WAS NOT PROVIDED BY THE CLIENT FOR THIS SURVEY. HENCE, ANY OTHER EASEMENTS, SETBACKS AND ENCUMBRANCES IDENTIFIED IN THE TITLE REPORT ARE NOT SHOWN ON THIS MAP
6. DISTANCES TO BUILDING SHOWN ARE TO THE WALL FINISH SURFACE.
7. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).



VICINITY MAP
NTS

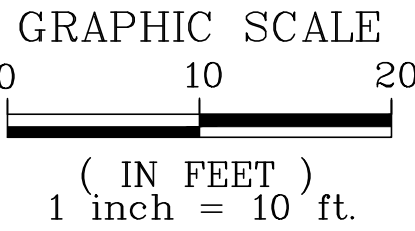
ROAD NAME : STATE STREET

LEGEND & ABBREVIATIONS

AD	AREA DRAIN	AB	AGGREGATE BASE
B	BENCHMARK	AC	ASPHALT CONCRETE
BL	BOLLARD	AD	AREA DRAIN
BLD	BORDER LINE	AE	ANCHOR EASEMENT
BLD	BOUNDARY	APN	ACCESSOR'S PARCLE NUMBER
BLD	BUILDING OUTLINE	BB	BUBBLER BOX
BLD	CATCH BASIN	BD	BRASS DISK
BLD	CENTERLINE	BLDG	BUILDING
BLD	BRICK	BSL	BUILDING SETBACK LINE
BLD	CONCRETE	BW	BOTTOM OF WALL/BACK OF WALK
BLD	WOOD	CED	COBBLE ROCK ENERGY DISSIPATOR
BLD	ELECTRICAL LINE	CG	CURB & GUTTER
BLD	ELECTRIC OVERHEAD	CL	CENTERLINE
BLD	EXISTING CONTOUR	CLF	CHAIN LINK FENCE
BLD	EASEMENT LINE	CLM	COLUMN
BLD	ELECTRICAL METER	CLST	CLOSET
BLD	EXISTING ELEVATION	CO	SANITARY SEWER CLEANOUT
BLD	EXISTING CHAIN LINK FENCE	COP	CURB OPENING
BLD	EXISTING HYDRANT	CONC	CONCRETE
BLD	EXISTING WOOD FENCE	CSD	CITY STANDARD DETAIL
BLD	EXISTING TREE AND DIAMETER	DE	DRAINAGE EMITTER
BLD	FLOW LINE	DI	DRAINAGE INLET
BLD	GAS LINE	DS	DOWNSPOUT
BLD	GAS METER	DMG	DAMAGE
BLD	GUY POLE	DWY	DRIVEWAY
BLD	GUY WIRE ANCHOR	EA	EASEMENT
BLD	INLET	ELEV	ELEVATION
BLD	JOINT POLE	EM	ELECTRIC METER
BLD	LIGHT POST	E(OH)	ELECTRIC OVERHEAD
BLD	MANHOLE	E(UG)	ELECTRIC UNDERGROUND
BLD	MANHOLE	EG	EDGE OF GUTTER
BLD	MANHOLE	EDG	EDGING
BLD	MANHOLE	EP	EDGE OF PAVEMENT
BLD	MANHOLE	EX	EXISTING
BLD	MANHOLE	FC	FACE OF CURB
BLD	MANHOLE	FD	FOUND
BLD	MANHOLE	FF	FINISH FLOOR
BLD	MANHOLE	FG	GROUND FINISH GRADE
BLD	MANHOLE	FH	FIRE HYDRANT
BLD	MANHOLE	FL	FLOW LINE
BLD	MANHOLE	GL	GARAGE SLAB ELEVATION/GAS LINE
BLD	MANHOLE	GD	GROUND
BLD	MANHOLE	GPE	GENERAL PUBLIC EASEMENT
BLD	MANHOLE	GSB	GRADING SETBACK
BLD	MANHOLE	GM	GAS METER
BLD	MANHOLE	HP	HI POINT
BLD	MANHOLE	INV	INVERT
BLD	MANHOLE	IP	IRON PIPE
BLD	MANHOLE	LIP	LIP OF GUTTER
BLD	MANHOLE	LS	LANDSCAPED AREA MAX MAXIMUM
BLD	MANHOLE	MH	MANHOLE
BLD	MANHOLE	MIN	MINIMUM
BLD	MANHOLE	MW	MONUMENT WELL
BLD	MANHOLE	(N)	NEW
BLD	MANHOLE	N&S	NAIL AND SILVER
BLD	MANHOLE	NTS	NOT TO SCALE
BLD	MANHOLE	OH	OVERHEAD
BLD	MANHOLE	OG	ORIGINAL GROUND
BLD	MANHOLE	P	PAVEMENT FINISH GRADE
BLD	MANHOLE	PN	PIN
BLD	MANHOLE	PAD	PAD ELEVATION
BLD	MANHOLE	P	PROPERTY LINE
BLD	MANHOLE	PEE	PEDESTRIAN EQUESTRIAN EASEMENT
BLD	MANHOLE	PERF	PERFORATED
BLD	MANHOLE	PP	POWER POLE PROP PROPOSED
BLD	MANHOLE	PSE	PUBLIC SERVICE EASEMENT
BLD	MANHOLE	PUE	PUBLIC UTILITY EASEMENT
BLD	MANHOLE	PVMT	PAVEMENT
BLD	MANHOLE	PVC	POLYVINYL CHLORIDE
BLD	MANHOLE	R	RADIUS
BLD	MANHOLE	RW	RETAINING WALL
BLD	MANHOLE	REM	REMOVE
BLD	MANHOLE	RRR	ROCK RIPRAP
BLD	MANHOLE	R/W	RIGHT OF WAY
BLD	MANHOLE	SD	STORM DRAIN
BLD	MANHOLE	SDE	STORM DRAIN EASEMENT
BLD	MANHOLE	SE	SLOPE EASEMENT
BLD	MANHOLE	SS	SANITARY SEWER/LATERAL
BLD	MANHOLE	SSE	SANITARY SEWER EASEMENT
BLD	MANHOLE	STA	STATION
BLD	MANHOLE	STD	STANDARD DETAIL
BLD	MANHOLE	SW	SIDEWALK
BLD	MANHOLE	TB	TOP OF BANK
BLD	MANHOLE	TC	TOP OF CURB
BLD	MANHOLE	TEMP	TEMPORARY
BLD	MANHOLE	TOC	TOP OF COVER
BLD	MANHOLE	TOE	TOE OF BANK
BLD	MANHOLE	TG	TOP OF GRATE
BLD	MANHOLE	TPF	TREE PROTECTION FENCE
BLD	MANHOLE	TW	TOP OF WALL
BLD	MANHOLE	TYP	TYPICAL
BLD	MANHOLE	VG	VALLEY GUTTER
BLD	MANHOLE	YS	YELLOW STRIPE
BLD	MANHOLE	W	WATER
BLD	MANHOLE	WCE	WIRE CLEARANCE EASEMENT
BLD	MANHOLE	WLK	WALKWAY
BLD	MANHOLE	WM	WATER METER
BLD	MANHOLE	WOE	WIRE OVERHANG EASEMENT
BLD	MANHOLE	WV	WATER VALVE
BLD	MANHOLE	WS	WHITE STRIPE
BLD	MANHOLE	WSO	WHITE STRIPE OLD

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF STATE STREET, AS SHOWN AS N47°30'00"E ON PARCEL MAP NO. 461, RECORDED IN VOL 83 OF MAPS, AT PAGE 68, SAN MATEO COUNTY RECORDS.



SURVEYOR'S STATEMENT

THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION.

Woon Chun
H. W. CHUI
RCE NO. 32912 EXP.06-30-2024

01/08/2024
DATE



TOPOGRAPHIC SURVEY
228-232 STATE STREET

APN 032-151-060, APN 032-151-050
San Mateo

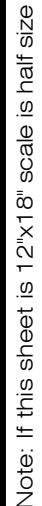
California

ENGINEERING

598 E Santa Clara St #270
San Jose, CA 95121
Phone: (408) 806-7187

TT	DESIGNED	DATE	01/08/2024
TT	DRAWN	DATE	01/08/2024
VL	CHECKED	SCALE	1" = 10'
VL	CHECKED	DATE	01/08/2024

NO.	REVISIONS	DATE	BY	APP'D
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				



[illegible]

	A1.1		-	.
			3/16"-1'-0"	-
NEW CONDOMINIUMS 228-232 STATE ST., SAN MATEO, CA				

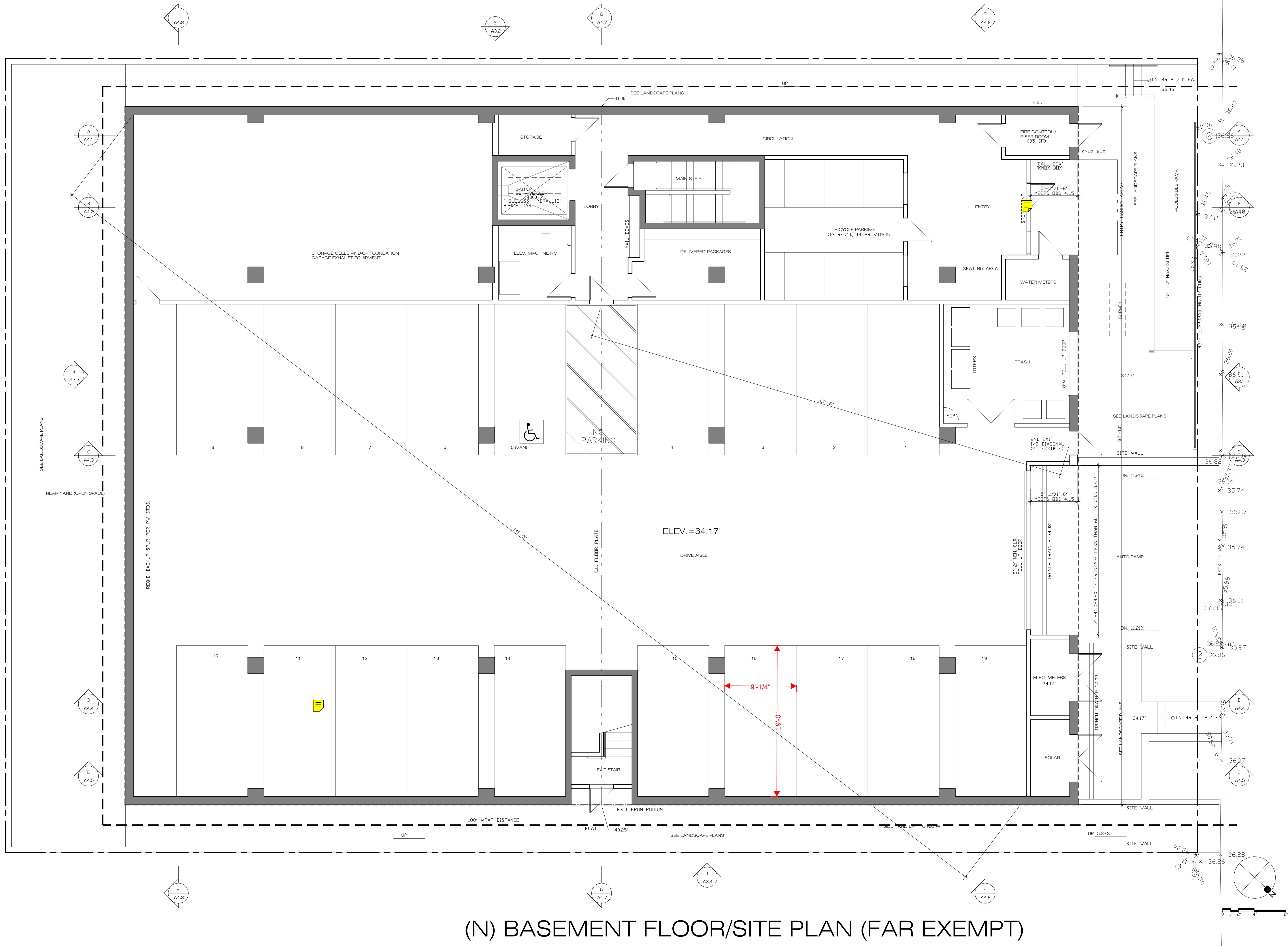
	A1.1		-	.
		3/16"-1'-0"	.	.
NEW CONDOMINIUMS 228-232 STATE ST., SAN MATEO, CA				
Copyright © 2000 - Baukunst This drawing is the sole property of the Architect and may not be reproduced or used without his written consent. The right to build only one structure at said project address from these plans is licensed exclusively to this specific project owner. RCR's may not be converted to DWGs without written consent by Baukunst.				
The Peninsula Mandaley Mandaley Place #1106, South San Francisco, CA 94080 T: 650.755.1200 E: baukunsr2000@yahoo.com YouTube: baukunsr2000 BAUKUNST				
ISSUED FOR:				
DATE				

	A1.1		-	.
		3/16"-1'-0"	-	.
NEW CONDOMINIUMS 228-232 STATE ST., SAN MATEO, CA				
Copyright © 2000 - Baukunst This drawing is the sole property of the Architect and may not be reproduced or used without his written consent. The right to build only one structure at said project address from these plans is licensed exclusively to this specific project owner. PO's may not be converted to DWGs without written consent by Baukunst.				
BAUKUNST The Peninsula Mandaley Mandaley Place #1106, South San Francisco, CA 94080 Tel: 650.755.1200 E: baukuns2000@yahoo.com YouTUBE: baukuns2000				
Copyrighted ARCHITECT 				ISSUED FOR:
				DATE:

	A1.1				
		-	.		
				. 3/16"-1'-0"	
NEW CONDOMINIUMS 228-232 STATE ST., SAN MATEO, CA					
Copyright 2000 - Baukunst This drawing is the sole property of the Architect and may not be reproduced or used without his written consent. The right to build only one structure at said project address from these plans is licensed exclusively to this specific project owner. PO's may not be converted to DWGs without written consent by Baukunst.					
The Peninsula Mandarlay Mandarin Place #1106, South San Francisco, CA 94080 T: 650.755.1200 E: baukuns2000@yahoo.com You Tube: baukuns2000 BAUKUNST					
LICENSED ARCHITECT MARK BUCCIARELLI No. C-23159 3/31/25 Renewal Date 1 2 3 4 ISSUED FOR DATE					

A1.1	-	-
	-	3/16"=1'-0"
NEW CONDOMINIUMS 228-232 STATE ST., SAN MATEO, CA		
Copyright 2000 - Baukunst This drawing is the sole property of the Architect and may not be reproduced or used without its written consent. The right to build only one structure at said project address from these plans is licensed exclusively to this specific project owner. PO's may not be converted to DWGs without written consent by Baukunst. BAUKUNST The Peninsula Mandaley 1500 Broadway Place #1106, South San Francisco, CA 94080 Tel: 650.755.1200 E: baukuns2000@yahoo.com You Tube: baukuns2000 Copyrighted ARCHITECT <i>[Signature]</i> MARK BUCCIARELLI No. C-23159 3/31/25 Renewal Date ISSUED FOR: 1 2 3 4 DATE:		

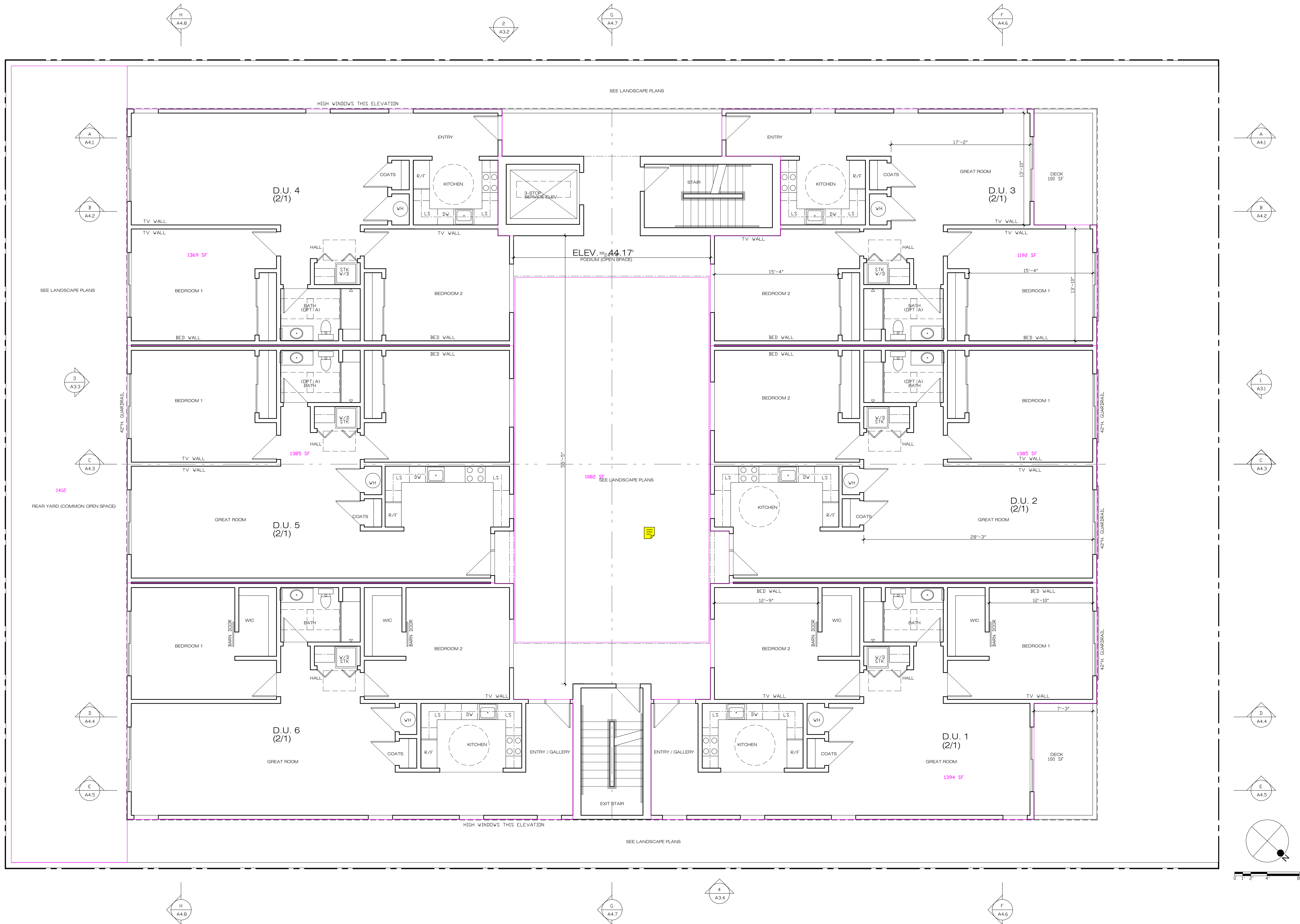
[illegible]



(N) BASEMENT FLOOR/SITE PLAN (FAR EXEMPT)

DATE	
ISSUED FOR	
BAUKUNST The Peninsula Mandalay 1 Mandalay Place # 1106, South San Francisco, CA 94080 T: baukunst200@yahoo.com YouTube: baukunst2000	
NEW CONDOMINIUMS 228-232 STATE ST., SAN MATEO, CA	
3/16"=1'-0"	
A2.1	

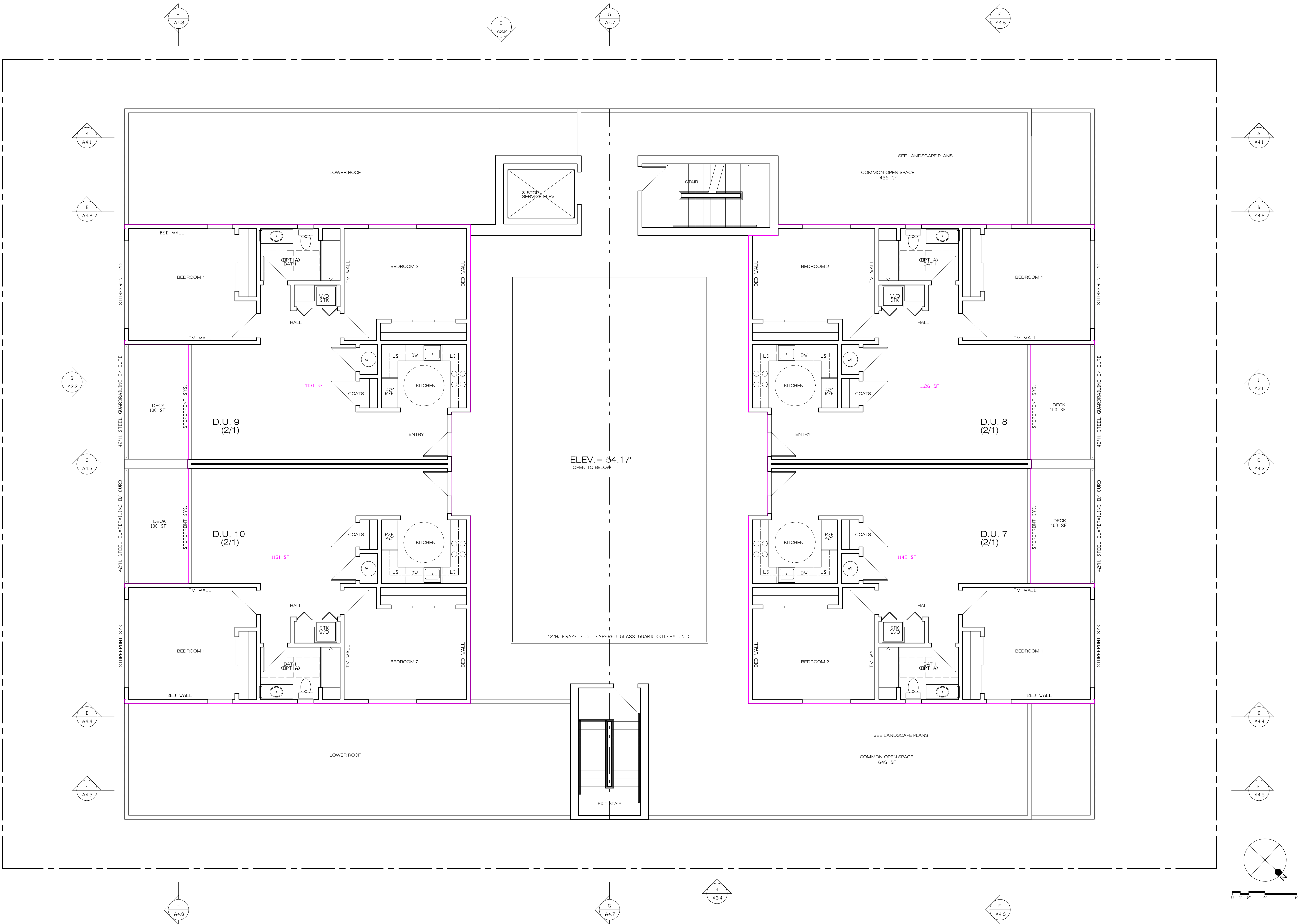
Note: If this sheet is 12"x18" scale is half size



1ST FLOOR PLAN (CONSIDERED GROUND FLOOR)

DATE	
ISSUED FOR	
BAUKUNST The Peninsula Mandala Mandala Place # 1106, South San Francisco, CA 94080 T: 650.435.1000 E: baukunst2000@yahoo.com YouTube: baukunst2000	
NEW CONDOMINIUMS 228-232 STATE ST., SAN MATEO, CA	
	3/16"=1'-0"
A2.2	

Note: If this sheet is 12"x18" scale is half size



2ND FLOOR PLAN

DATE

ISSUED FOR

1

2

3

4

SEAL

REGISTERED ARCHITECT

MARK BOCCIARELLI

No. C-23159

3/31/25

Renewal Date

STATE OF CALIFORNIA

BAUKUNST

The Peninsula Mandalay
Mandalay Place # 1106, South San Francisco, CA 94080
T: 415.435.1000
E: baukunst2000@yahoo.com YouTube baukunst2000

Copyright 2000 - Baukunst
This drawing is the sole property of the Architect and may not be reproduced or used without his written consent. The right to build only one structure at said project address from these plans is licensed exclusively to this specific project owner. PDFs may not be converted to DWG without written consent by Baukunst.

NEW CONDOMINIUMS

228-232 STATE ST.,

SAN MATEO, CA

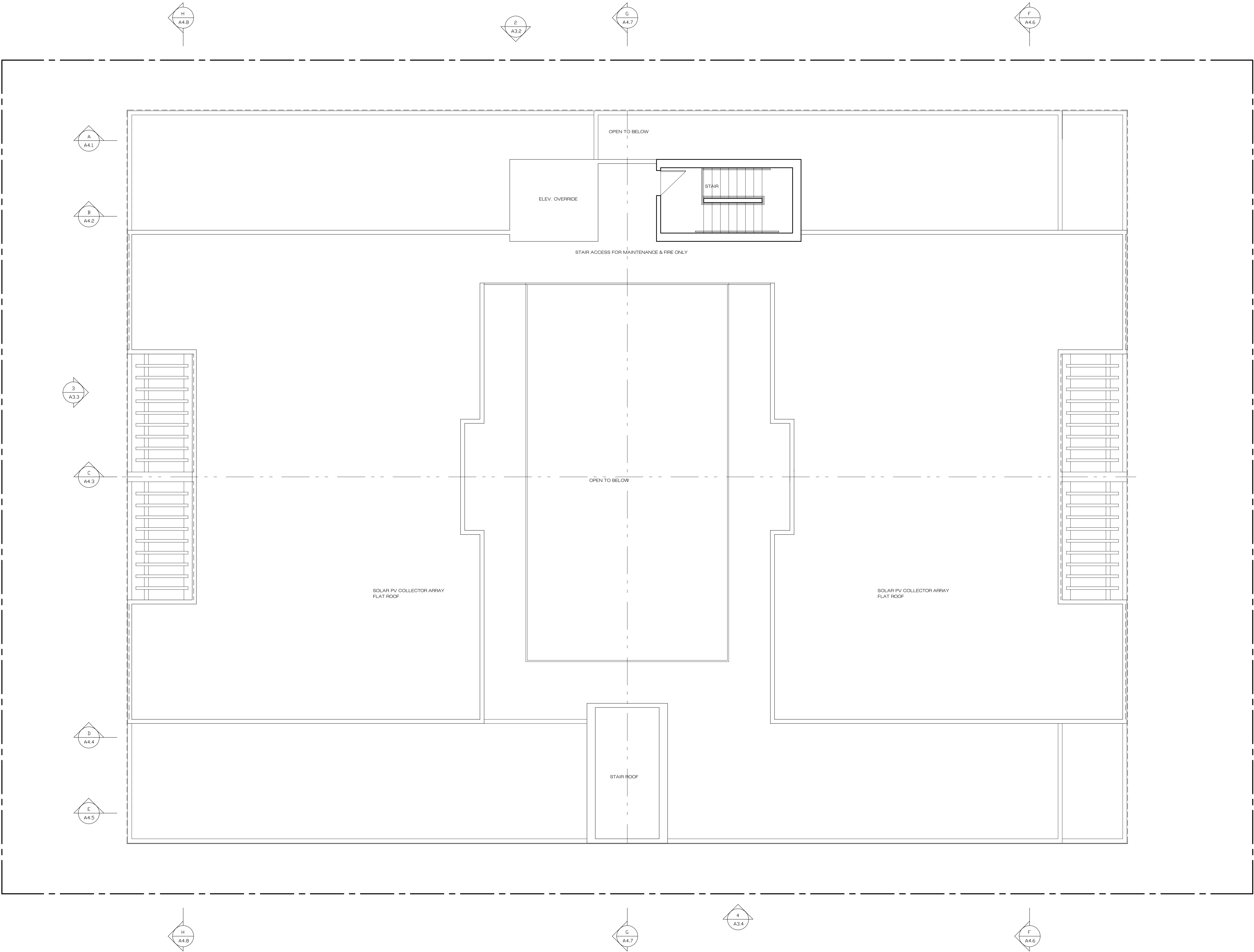
.

.

3/16"=1'-0"

A2.3

Note: If this sheet is 12"x18" scale is half size



ROOF PLAN

NEW CONDOMINIUMS
228-232 STATE ST.,
SAN MATEO, CA

BAUKUNST
The Peninsula Mandallay
T. Mandallay Place # 1106, South San Francisco, CA 94080
E: baukunst2000@yahoo.com YouTube: baukunst2000

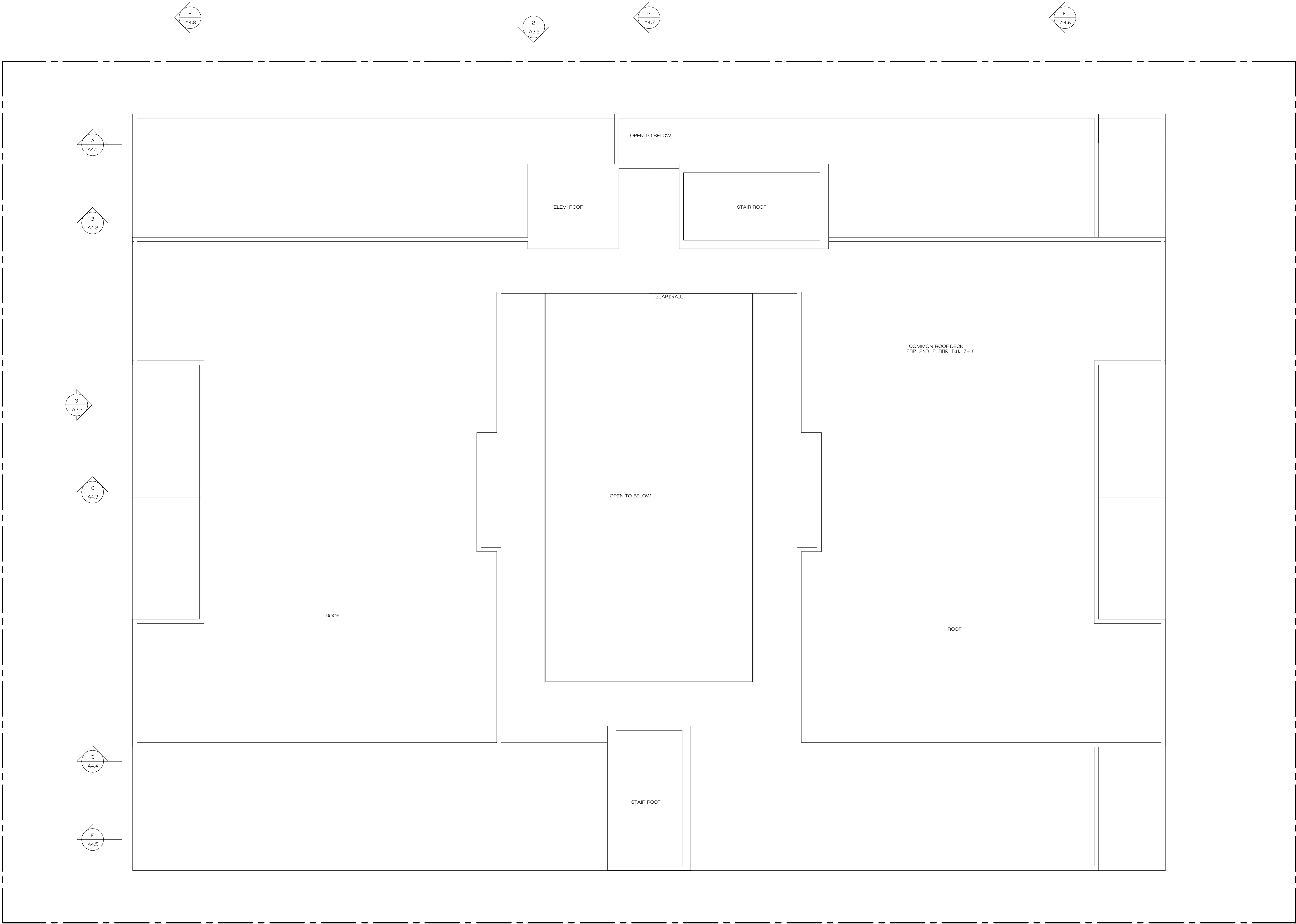
ISSUED FOR
1 2 3 4
3/31/25
Renewal Date
No. C-23159
MARK BOCCIARELLI
LICENSED ARCHITECT
STATE OF CALIFORNIA

DATE

1/4"=1'-0"

A2.4

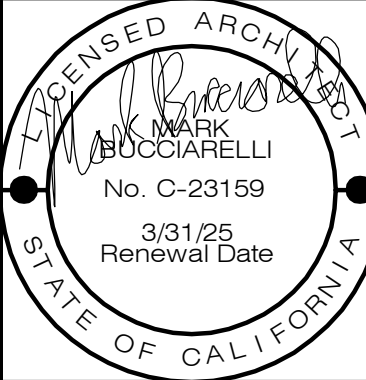
Note: If this sheet is 12"x18" scale is half size



UPPER ROOF PLAN

NEW CONDOMINIUMS
228-232 STATE ST.,
SAN MATEO, CA

BAUKUNST
The Peninsula Mandallay
11 Mandallay Place # 1106, South San Francisco, CA 94080
T: baukunst2000@yahoo.com YouTube: baukunst2000



ISSUED FOR	1 2 3 4
DATE	

.	.
.	3/16"=1'-0"

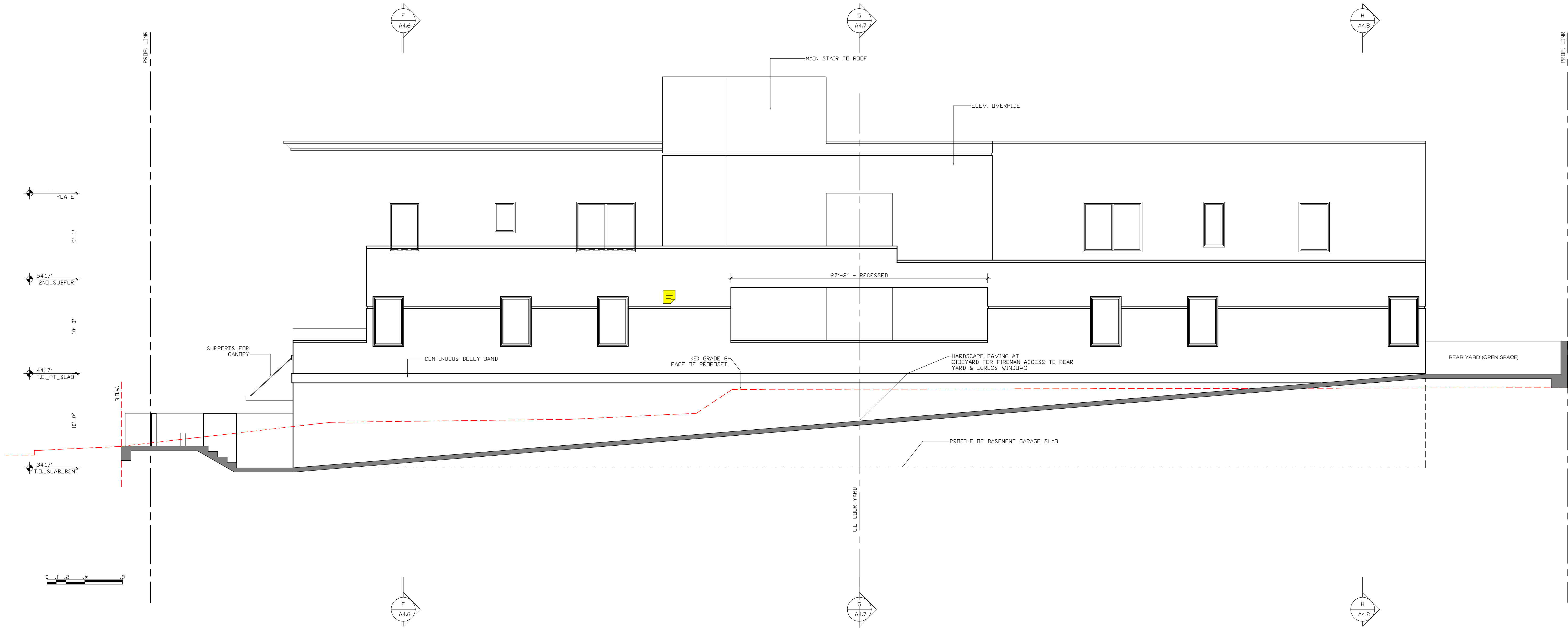
A2.4

Note: If this sheet is 12"x18" scale is half size



1. FRONT (STATE ST.) ELEVATION

47'
46'
45'
44'
43'
42'
41'
40'
39'
38'
37'
36'
35'
34'



2. RIGHT SIDE ELEVATION

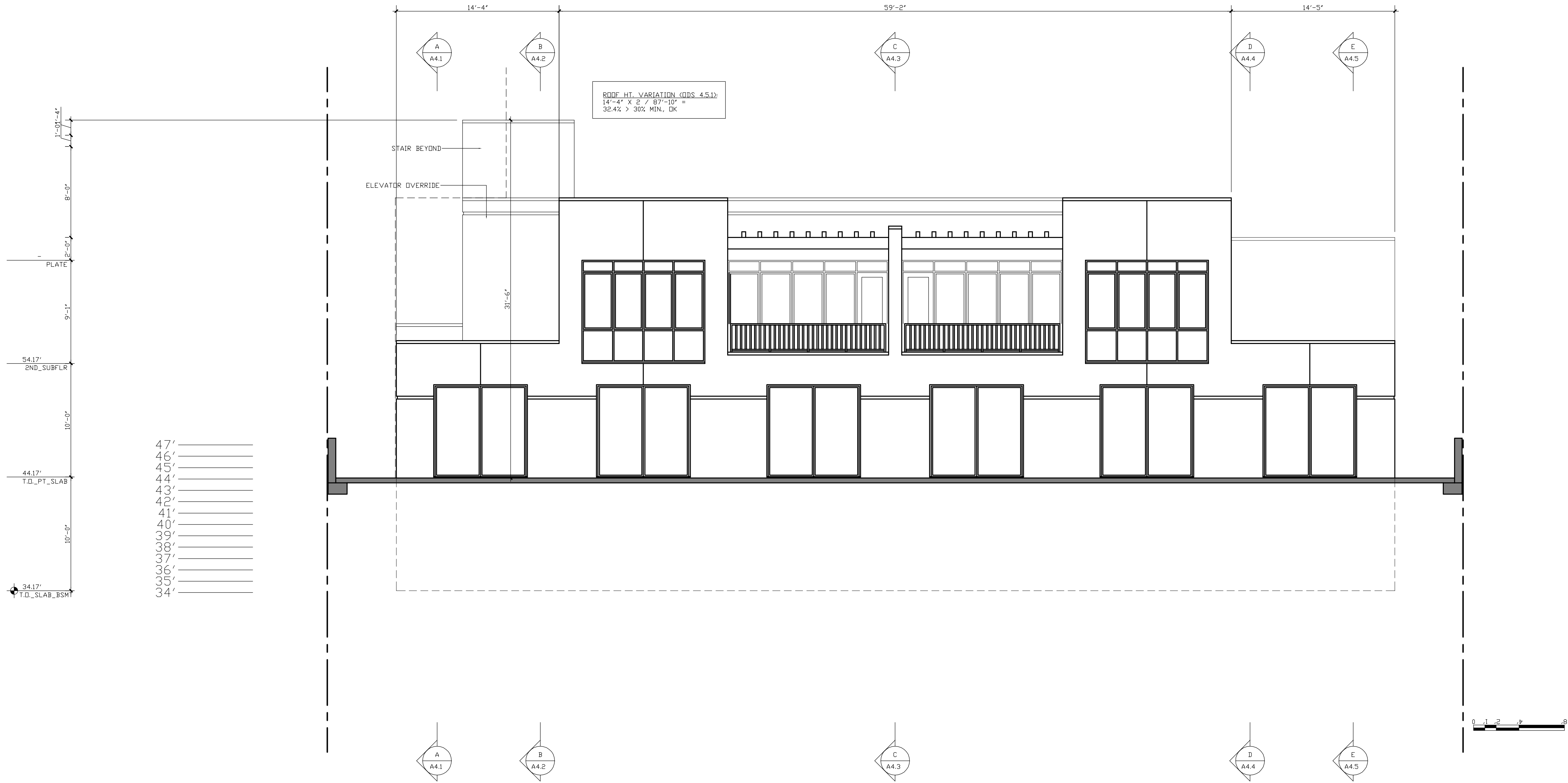
NEW CONDOMINIUMS
228-232 STATE ST.,
SAN MATEO, CA

BAUKUNST
The Peninsula Mandallay
Mandallay Place # 1106, South San Francisco, CA 94080
T: baukunst2000@yahoo.com YouTube: baukunst2000
E: baukunst2000@yahoo.com

Copyright 2000 - Baukunst
This drawing is the sole property of the
Architect and may not be reproduced
or used without his written consent.
The right to build only one structure
at said project address from these plans
is licensed exclusively to the specific
project owner. PDFs may not be
converted to DWGs without written
consent by Baukunst.

ISSUED FOR
1 2 3 4
ARCHITECT
MARK BOCCIARELLI
No. C-23159
3/31/25
Renewal Date
STATE OF CALIFORNIA
DATE

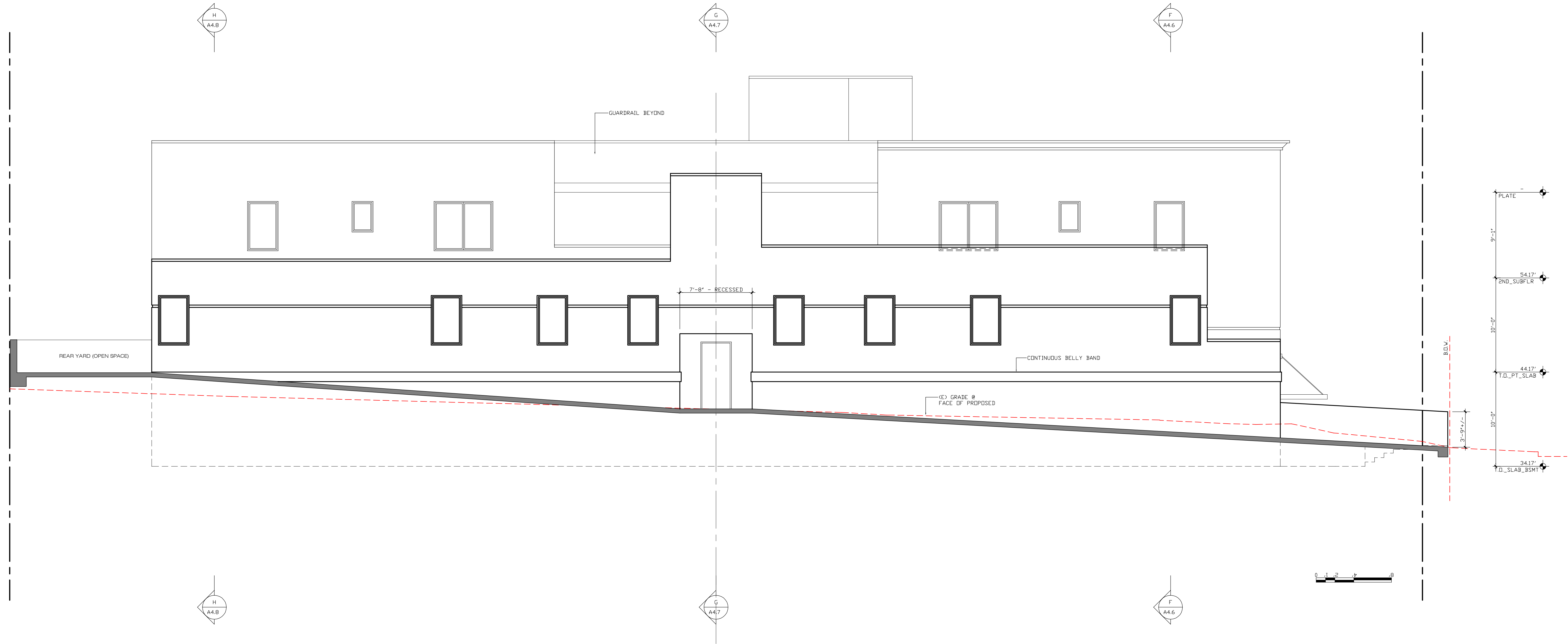
A3.2
3/16"=1'-0"
Note: If this sheet is 12x18" scale is half size



3. REAR ELEVATION

A3.3	.	.	3/16"=1'-0"	NEW CONDOMINIUMS 228-232 STATE ST., SAN MATEO, CA	BAUKUNST The Peninsula Mandallay Mandallay Place # 1106, South San Francisco, CA 94080 T: baukunst2000@yahoo.com E: baukunst2000@yahoo.com YouTube: baukunst2000 Copyright 2000 - Baukunst This drawing is the sole property of the Architect and may not be reproduced or used without his written consent. The right to build only one structure at said project address from these plans is licensed exclusively to this specific project owner. PDFs may not be converted to DWGs without written consent by Baukunst.	EXPLODED ARCHITECT MARK BOCCIARELLI No. C-23159 3/31/25 Renewal Date	ISSUED FOR	DATE
						1	2	3

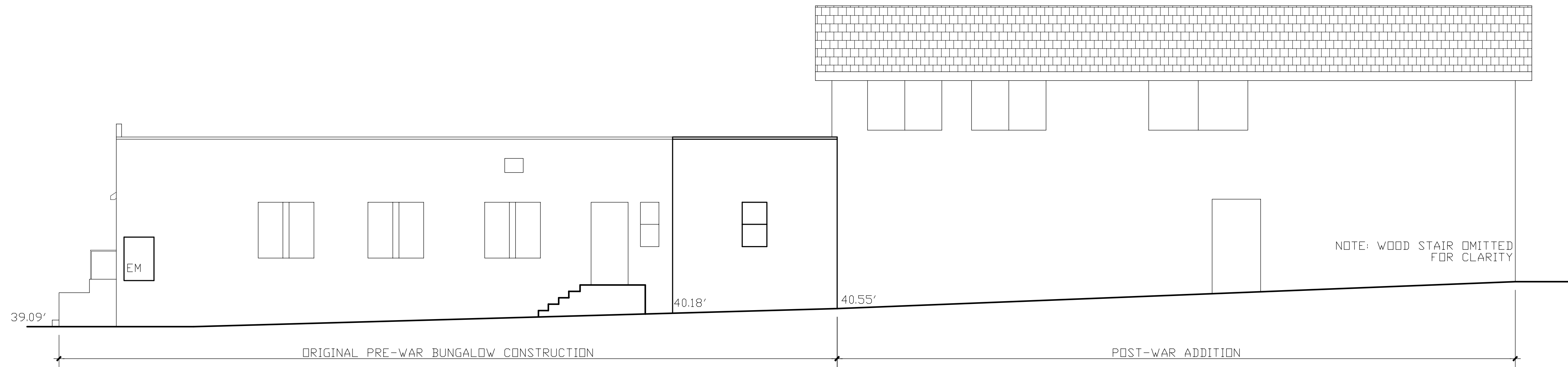
Note: If this sheet is 12x18" scale is half size



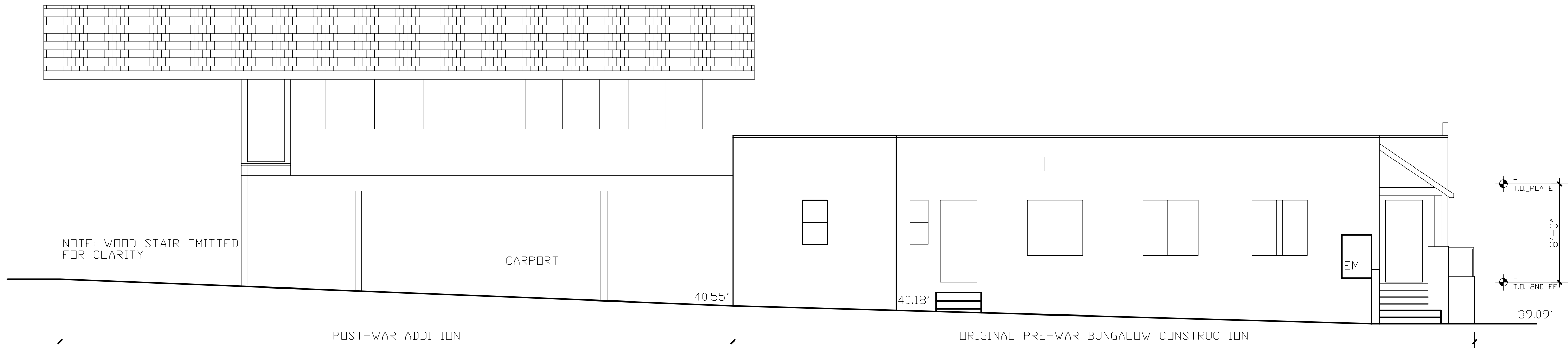
4. LEFT SIDE ELEVATION

DATE	
ISSUED FOR	
1234567890	
SEAL OF ARCHITECT MARK BOCCIARELLI No. C-23159 3/31/25 Renewal Date STATE OF CALIFORNIA	
BAUKUNST The Peninsula Mandallay Mandallay Place # 1106, South San Francisco, CA 94080 T: baukunst2000@yahoo.com YouTube baukunst2000 E: baukunst2000@yahoo.com YouTube baukunst2000	
Copyright 2000 - Baukunst This drawing is the sole property of the Architect and may not be reproduced or used without his written consent. The right to build only one structure at said project address from these plans is licensed exclusively to this specific project owner. PDFs may not be converted to DWGs without written consent by Baukunst.	
NEW CONDOMINIUMS 228-232 STATE ST., SAN MATEO, CA	
.	.
.	3/16"=1'-0"
A3.4	

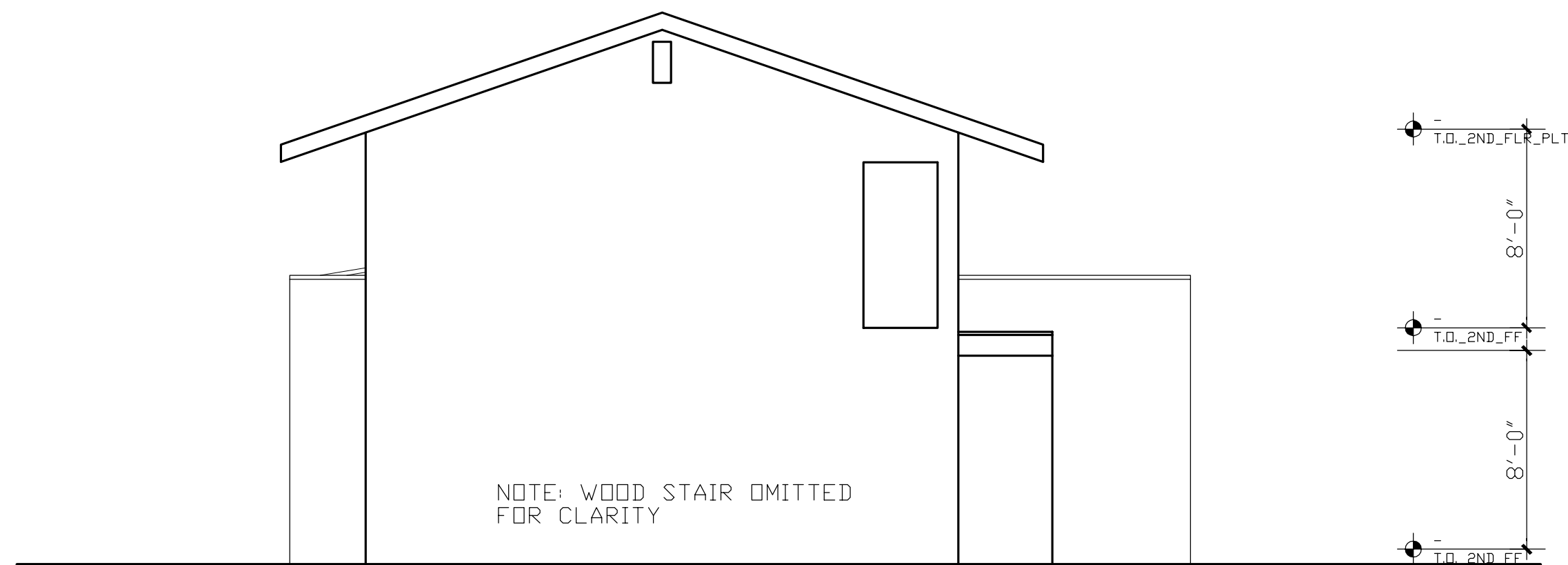
Note: If this sheet is 12x18" scale is half size



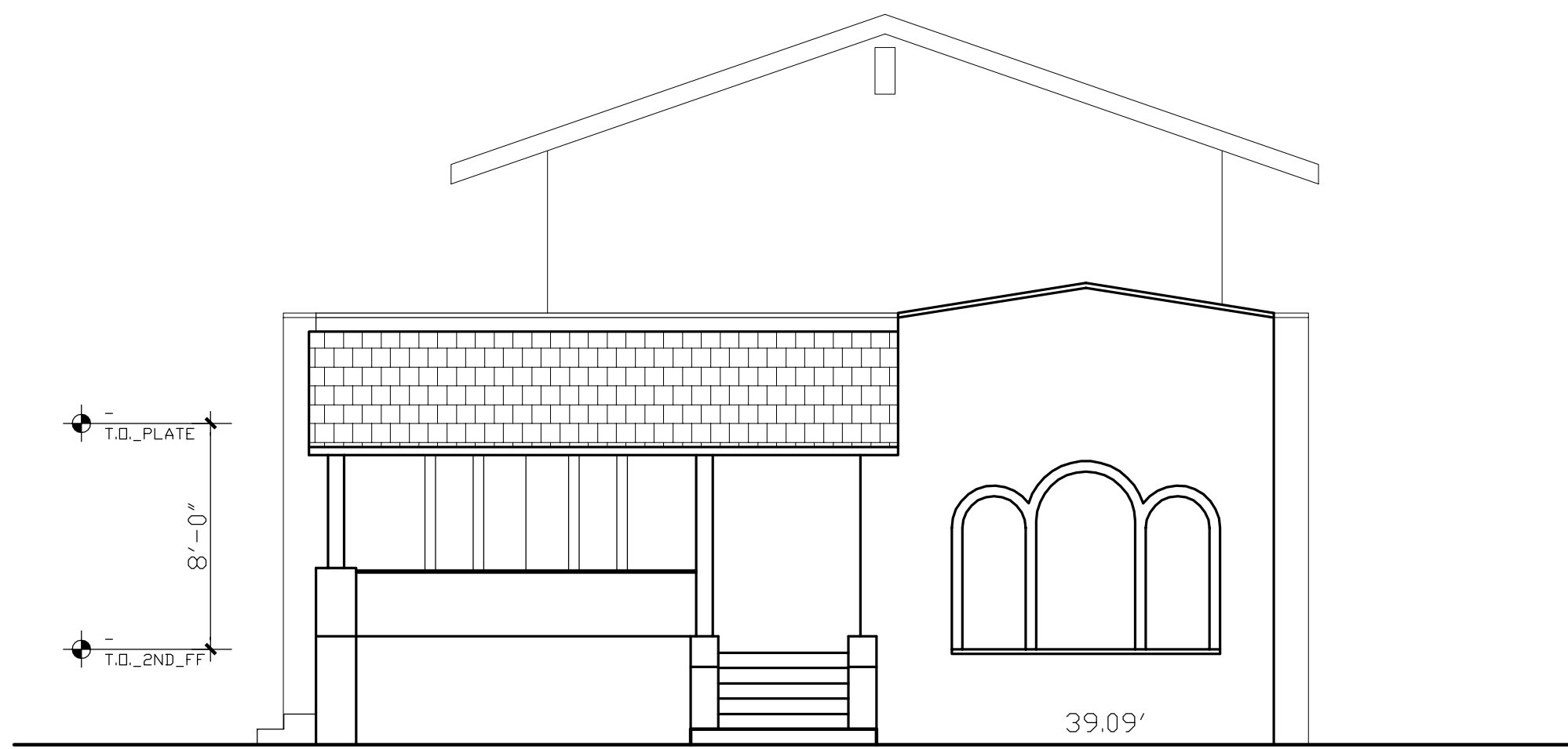
(E) RIGHT SIDE ELEVATION



(E) LEFT SIDE ELEVATION



(E) REAR ELEVATION

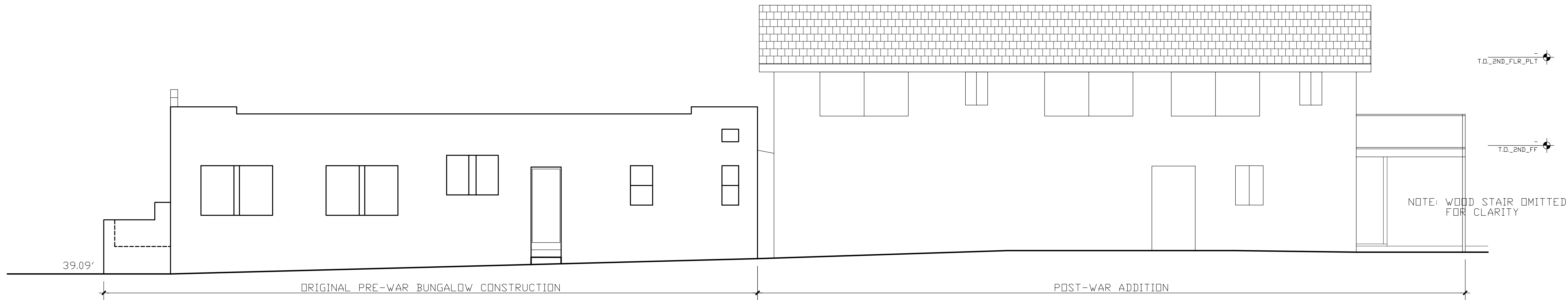


(E) FRONT ELEVATION

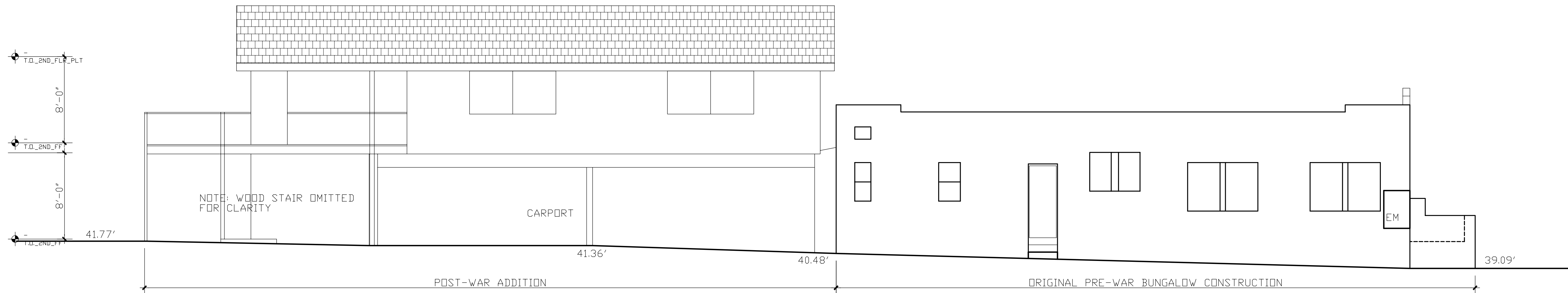
#228 STATE ST.

DATE	
ISSUED FOR	
1 2 3 4	
SEAL OF ARCHITECT MARK BOCCIARELLI No. C-23159 3/31/25 Renewal Date STATE OF CALIFORNIA	
BAUKUNST The Peninsula Mandalay T. Mandalay Place # 1106, South San Francisco, CA 94080 E: baukunst2000@yahoo.com YouTube: baukunst2000	
Copyright 2000 - Baukunst This drawing is the sole property of the Architect and may not be reproduced or used without his written consent. The right to build only one structure at said project address from these plans is licensed exclusively to this specific project owner. PDFs may not be converted to DWGs without written consent by Baukunst.	
NEW CONDOMINIUMS 228-232 STATE ST., SAN MATEO, CA	
.	.
.	3/16"=1'-0"
A3.5	

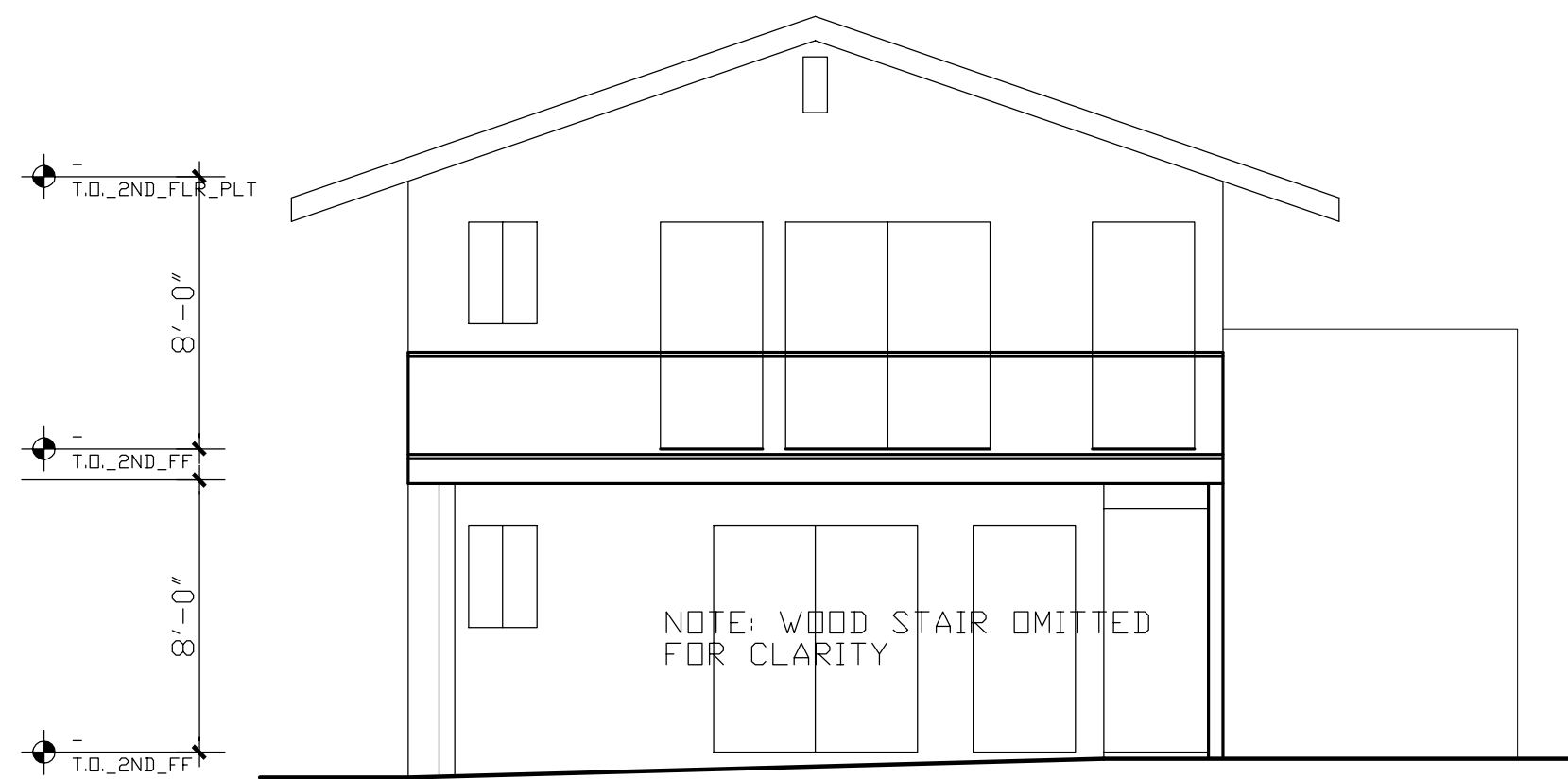
Note: If this sheet is 12x18" scale is half size



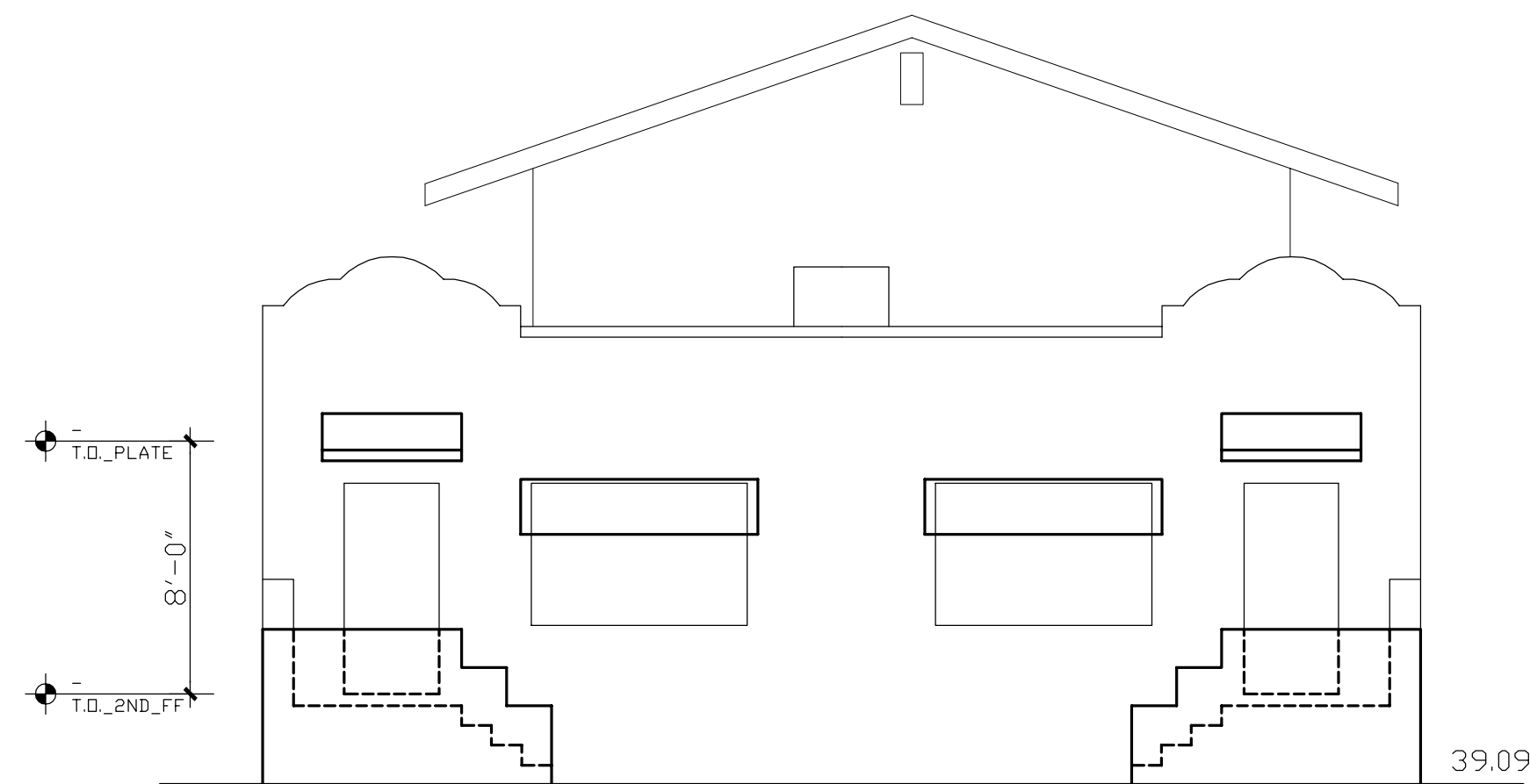
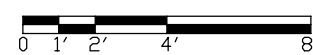
(E) RIGHT SIDE ELEVATION



(E) LEFT SIDE ELEVATION



(E) REAR ELEVATION



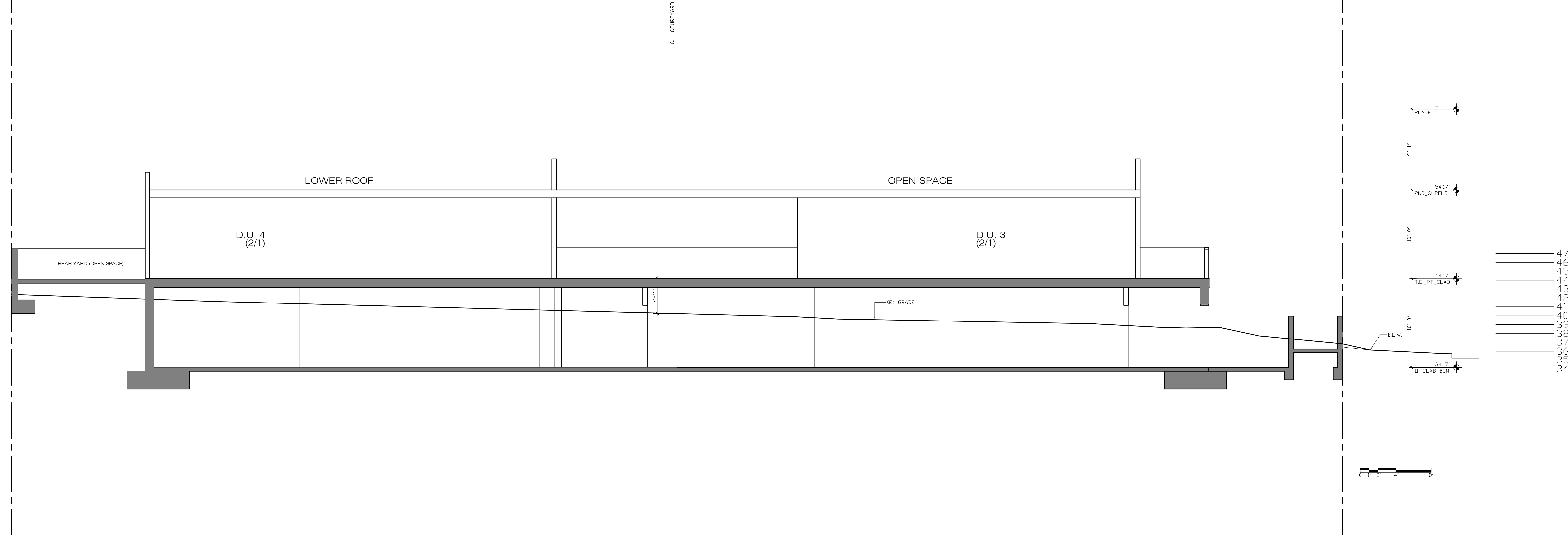
(E) FRONT ELEVATION

#232 STATE ST.

DATE	
ISSUED FOR	
1 2 3 4	
ARCHITECT MARK BOCCIARELLI No. C-23159 3/31/25 Renewal Date	
STATE OF CALIFORNIA	
BAUKUNST	
The Peninsula Mandalay T. Mandalay Place # 1106, South San Francisco, CA 94080 E: baukunst2000@yahoo.com YouTube: baukunst2000	
Copyright 2000 - Baukunst This drawing is the sole property of the Architect and may not be reproduced or used without his written consent. The right to build only one structure at said project address from these plans is licensed exclusively to this specific project owner. PDFs may not be converted to DWGs without written consent by Baukunst.	
NEW CONDOMINIUMS 228-232 STATE ST., SAN MATEO, CA	
.	.
.	3/16"=1'-0"
A3.6	

Note: If this sheet is 12x18" scale is half size

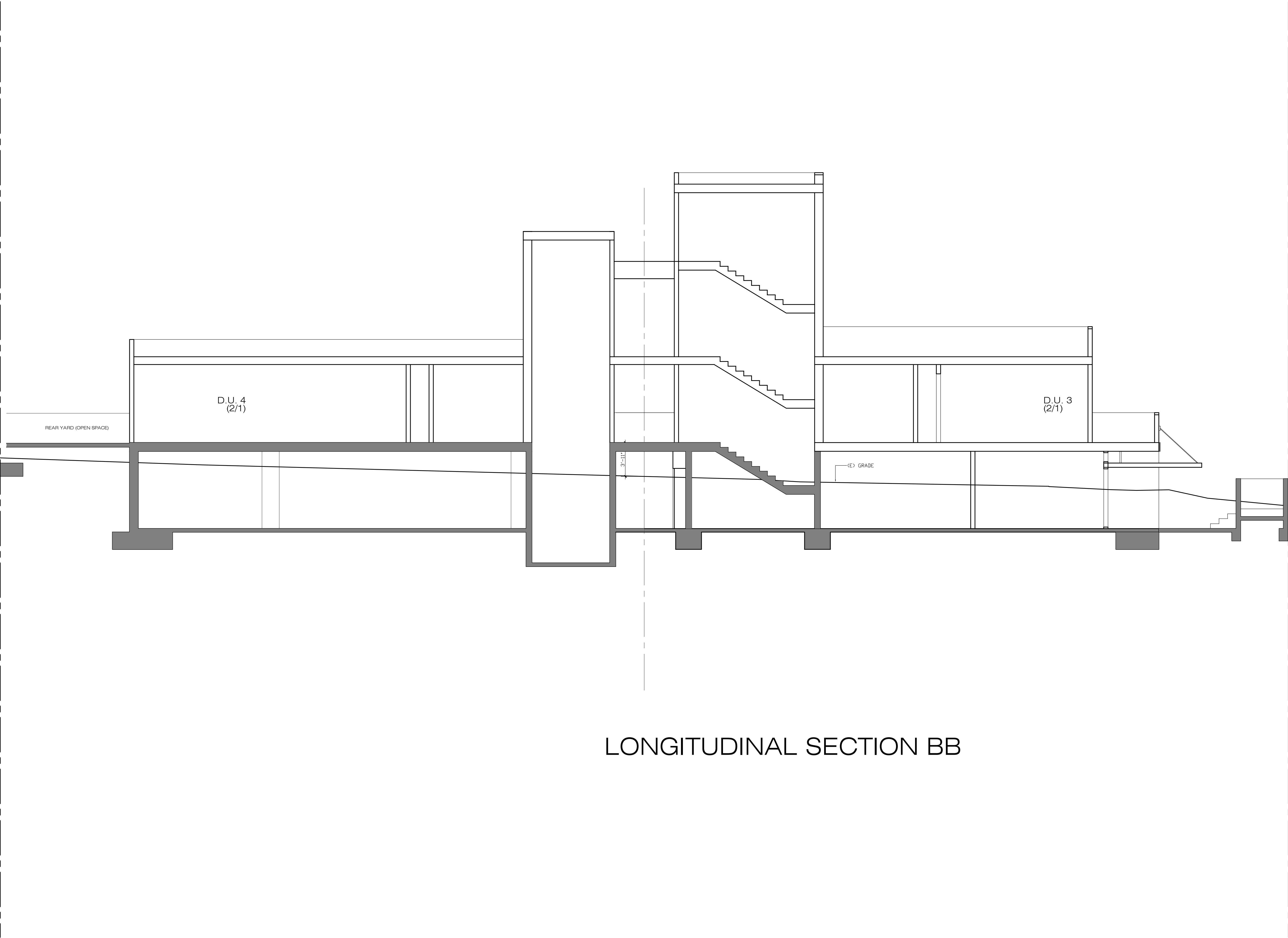
PROP. LINE



LONGITUDINAL SECTION AA

A4.1	.	.	3/16"=1'-0"	NEW CONDOMINIUMS 228-232 STATE ST., SAN MATEO, CA	Copyright 2000 - Baukunst This drawing is the sole property of the Architect and may not be reproduced or used without his written consent. The right to build only one structure at said project address from these plans is licensed exclusively to this specific project owner. PDFs may not be converted to DWGs without written consent by Baukunst. BAUKUNST The Peninsula Mandalay Mandalay Place # 1106, South San Francisco, CA 94080 T: 650.593.8888 E: baukunst200@yahoo.com YouTube baukunst2000	EXPLODED ARCHITECT MARK BOCCIARELLI No. C-23159 3/31/25 Renewal Date	ISSUED FOR 1 2 3 4	DATE

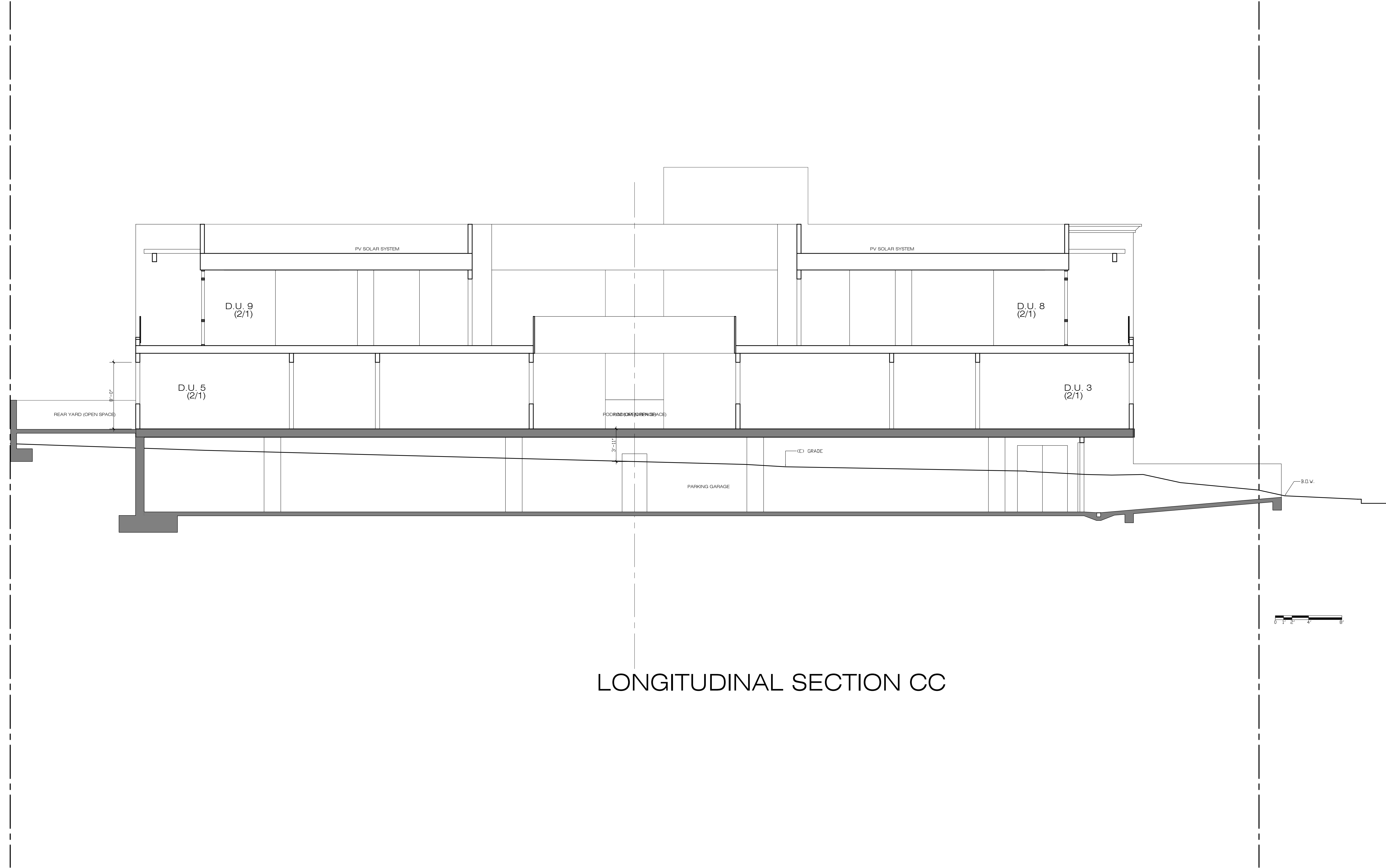
Note: If this sheet is 12x18" scale is half size



LONGITUDINAL SECTION BB

A4.2	.	.	3/16"=1'-0"	NEW CONDOMINIUMS 228-232 STATE ST., SAN MATEO, CA	BAUKUNST The Peninsula Mandallay Mandallay Place # 1106, South San Francisco, CA 94080 T: 415.398.2000 E: baukunst2000@yahoo.com YouTube baukunst2000	Copyright 2000 - Baukunst This drawing is the sole property of the Architect and may not be reproduced or used without his written consent. The right to build only one structure at said project address from these plans is licensed exclusively to this specific project owner. PDFs may not be converted to DWGs without written consent by Baukunst.	REGISTERED ARCHITECT MARK BOCCIARELLI No. C-23159 3/31/25 Renewal Date	ISSUED FOR 1 2 3 4	DATE

Note: If this sheet is 12x18" scale is half size



NEW CONDOMINIUMS
228-232 STATE ST.,
SAN MATEO, CA

.	.
.	3/16"=1'-0"
A4.3	

ISSUED FOR

1234

DATE

BAUKUNST

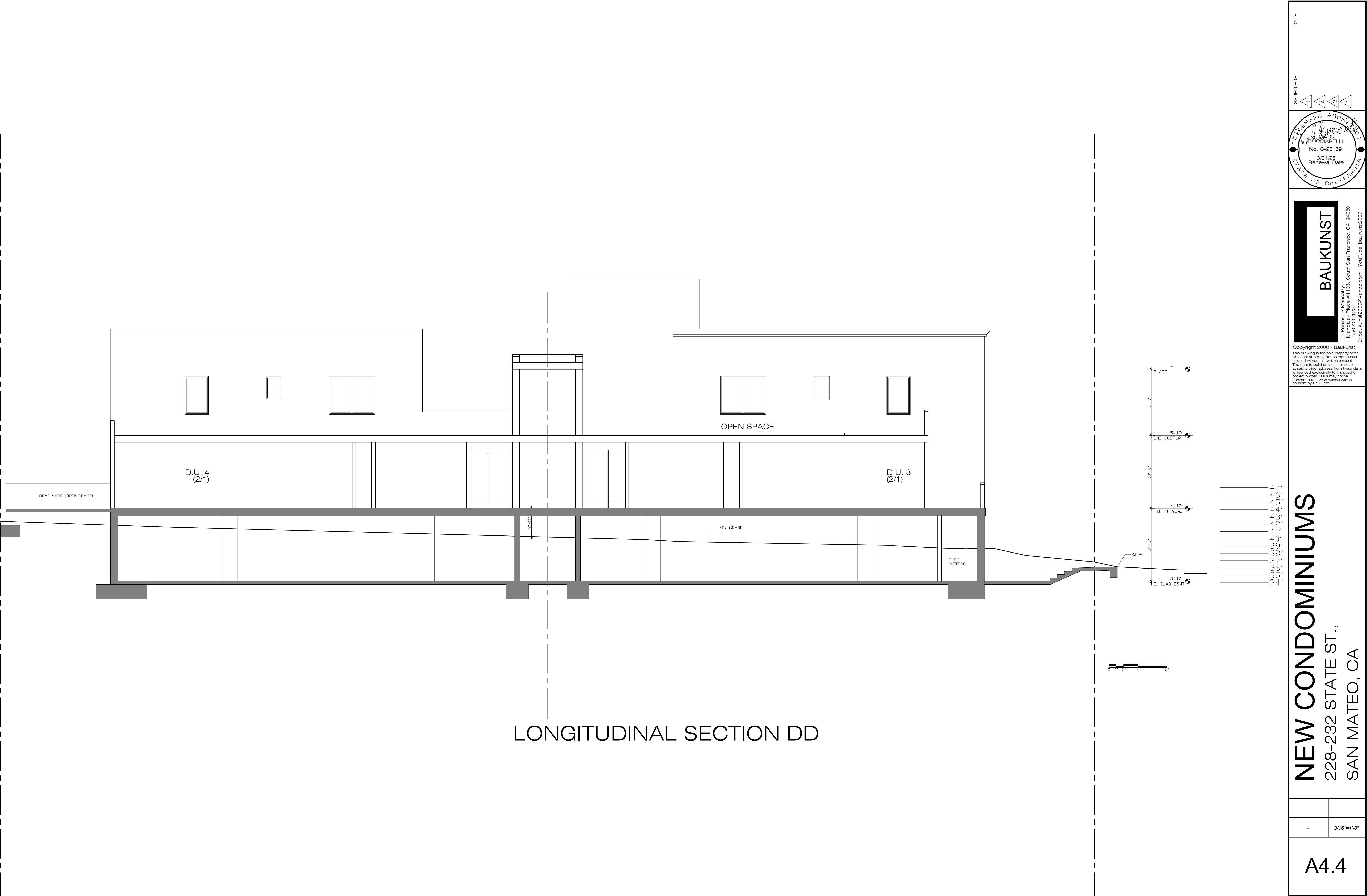
Copyright 2000 - Baukunst
This drawing is the sole property of the Architect and may not be reproduced or used without his written consent.
The right to build only one structure at said project address from these plans is licensed exclusively to this specific project owner. PDFs may not be converted to DWGs without written consent by Baukunst.

The Peninsula Mandallay
Mandallay Place # 1106, South San Francisco, CA 94080
T: baukunst2000@yahoo.com YouTube baukunst2000

REGISTERED ARCHITECT

MARK BOCCIARELLI
No. C-23159
3/31/25
Renewal Date

Note: If this sheet is 12x18" scale is half size



NEW CONDOMINIUMS
228-232 STATE ST.,
SAN MATEO, CA

A4.4

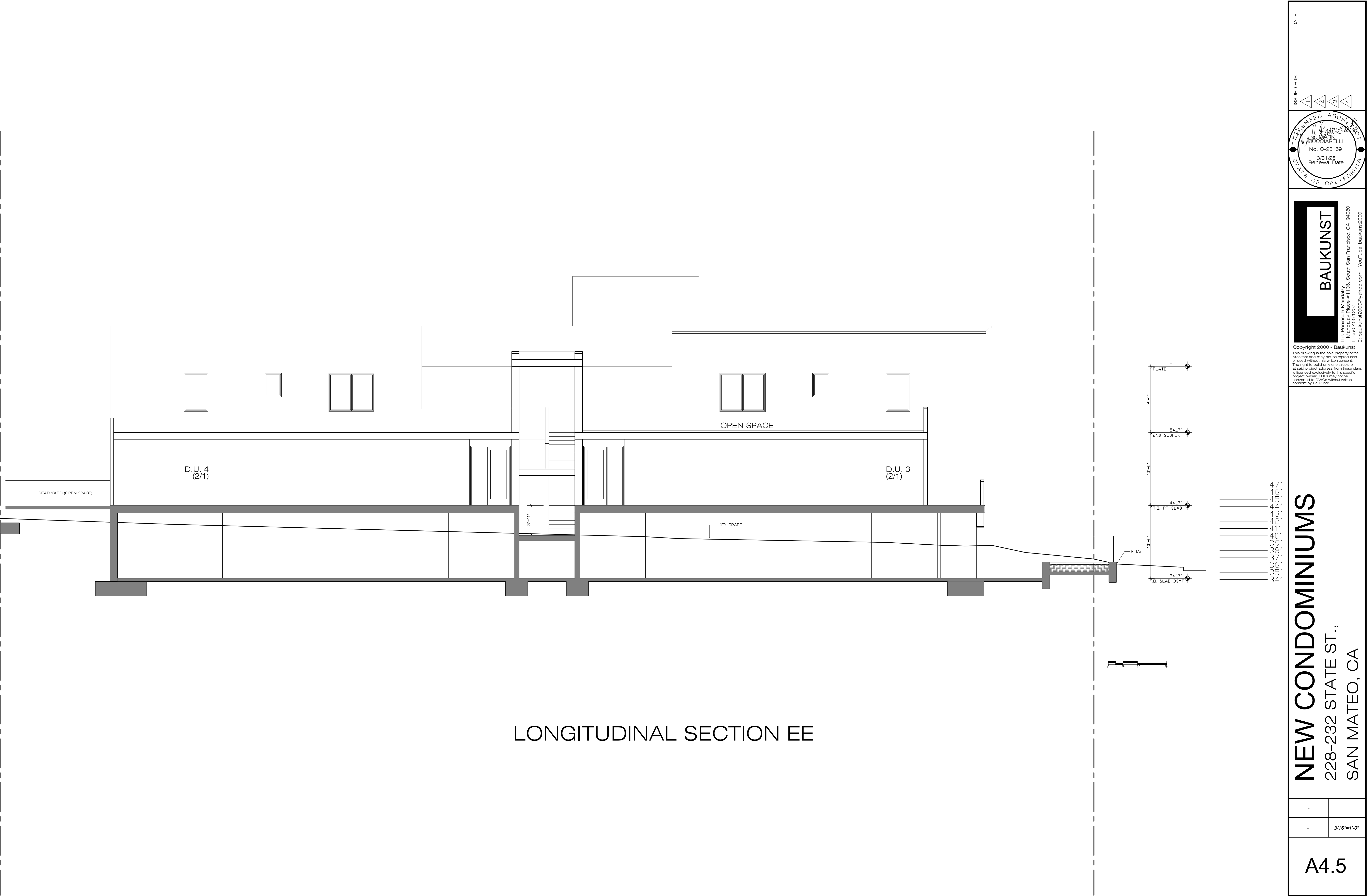


BAUKUNST
The Peninsula Mandalay
Mandalay Place # 1106, South San Francisco, CA 94080
T: 415.333.2000
E: baukunst2000@yahoo.com YouTube baukunst2000

Copyright 2000 - Baukunst
This drawing is the sole property of the Architect and may not be reproduced or used without his written consent. The right to build only one structure at said project address from these plans is licensed exclusively to this specific project owner. PDFs may not be converted to DWGs without written consent by Baukunst.

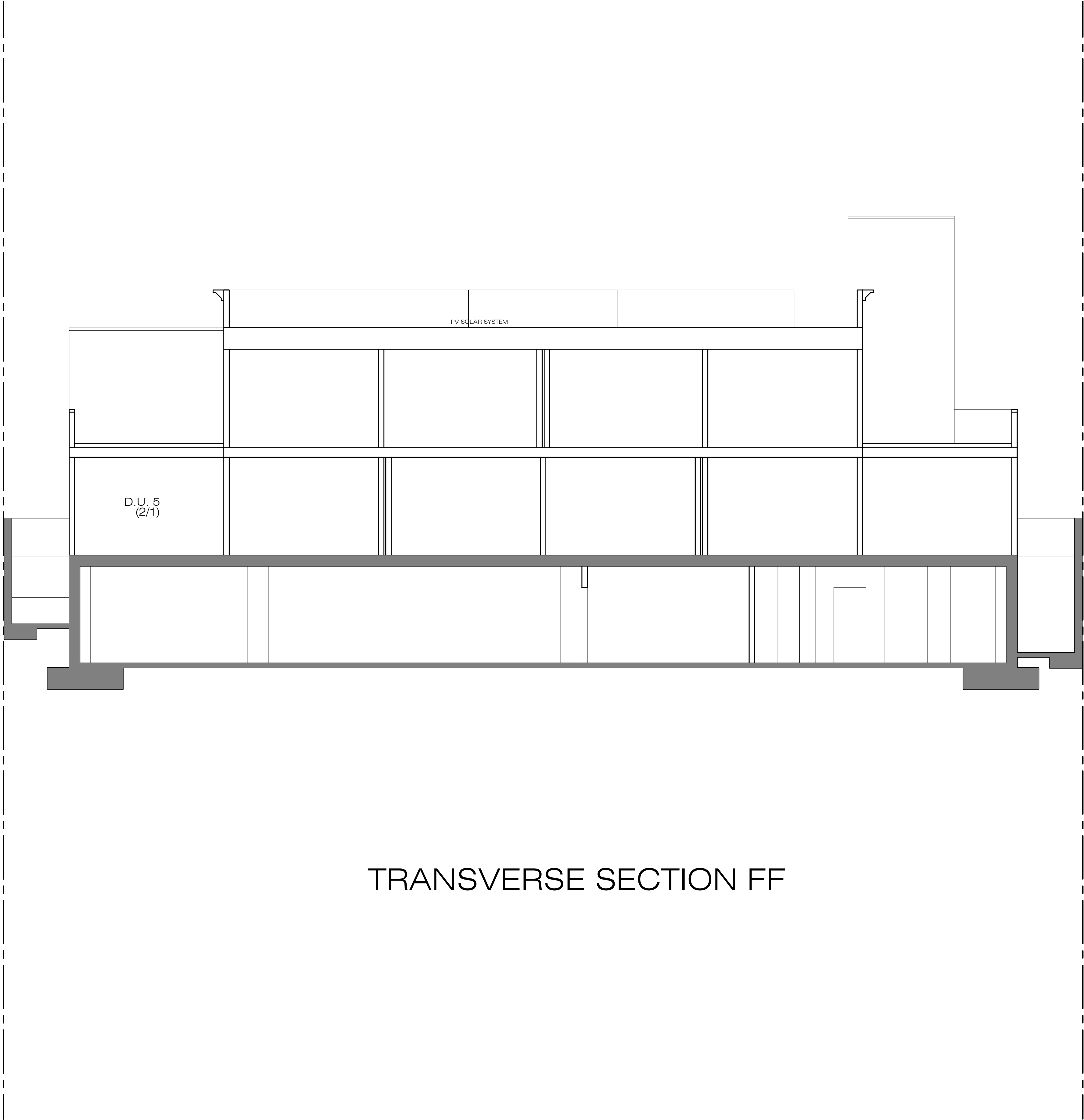
3/16"=1'-0"

Note: If this sheet is 12x18" scale is half size

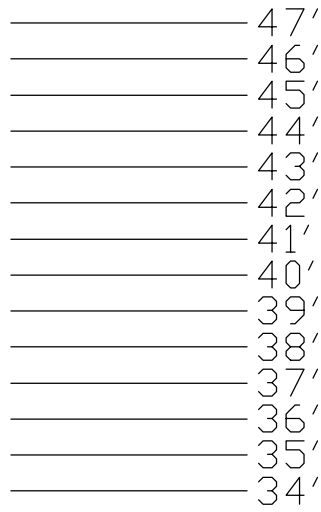
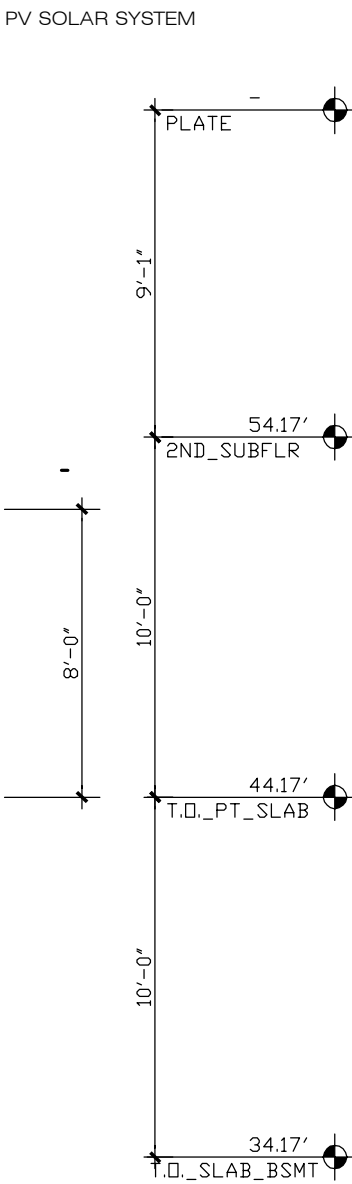
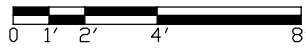


DATE	
ISSUED FOR	
12 11 10 9 8 7 6 5 4 3 2 1	
SEAL REGISTERED ARCHITECT MARK BOCCIARELLI No. C-23159 3/31/25 Renewal Date STATE OF CALIFORNIA	
BAUKUNST The Peninsula Mandallay Mandallay Place # 1106, South San Francisco, CA 94080 T. baukunst2000@yahoo.com YouTube baukunst2000 E. baukunst2000@yahoo.com YouTube baukunst2000	
Copyright 2000 - Baukunst This drawing is the sole property of the Architect and may not be reproduced or used without his written consent. The right to build only one structure at said project address from these plans is licensed exclusively to this specific project owner. PDFs may not be converted to DWGs without written consent by Baukunst.	
NEW CONDOMINIUMS 228-232 STATE ST., SAN MATEO, CA	
.	.
.	3/16"=1'-0"
A4.5	

Note: If this sheet is 12x18" scale is half size

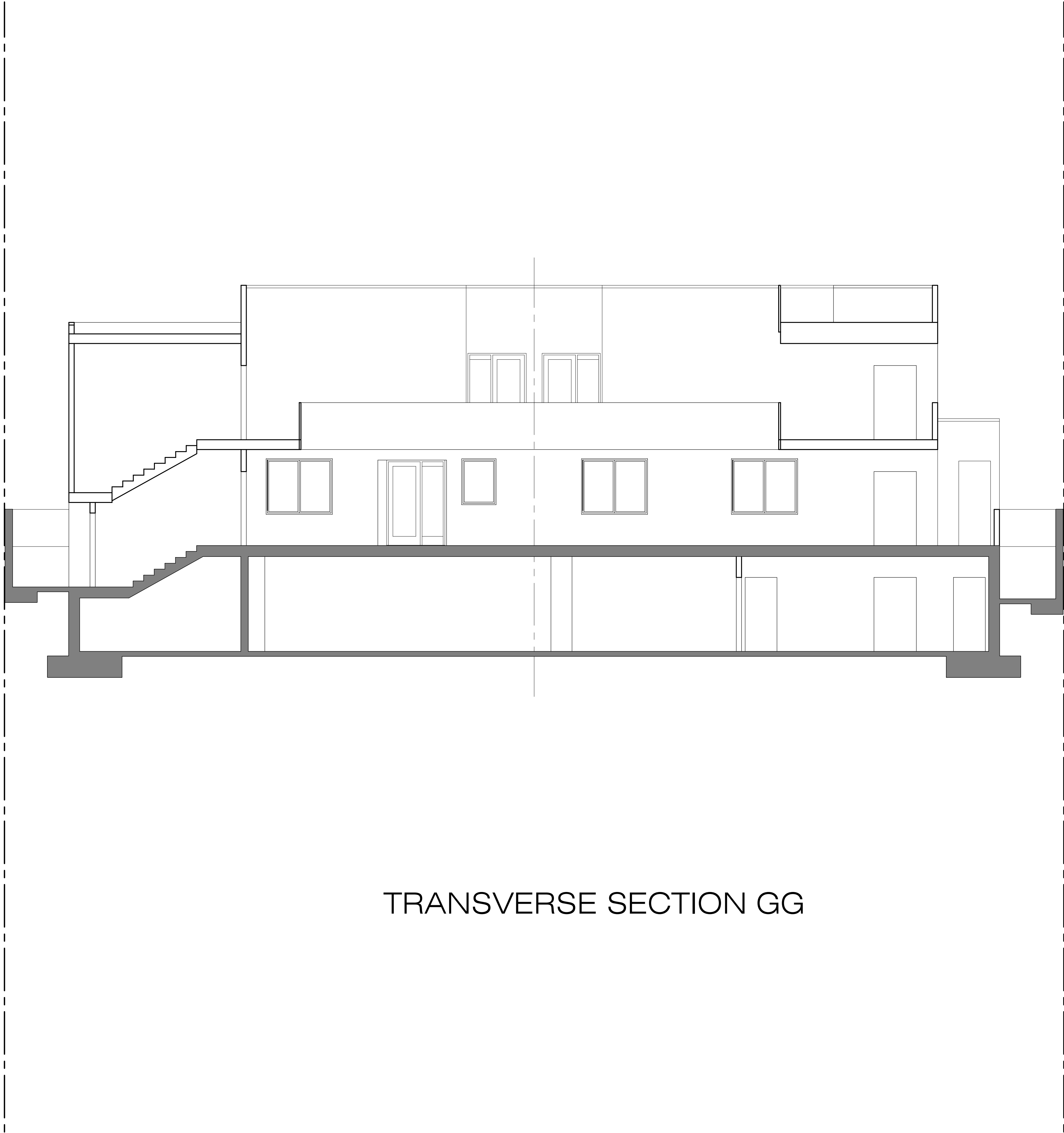


TRANSVERSE SECTION FF

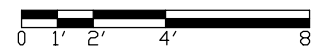


A4.6		NEW CONDOMINIUMS 228-232 STATE ST., SAN MATEO, CA		Copyright 2000 - Baukunst This drawing is the sole property of the Architect and may not be reproduced or used without his written consent. The right to build only one structure at said project address from these plans is licensed exclusively to this specific project owner. PDFs may not be converted to DWGs without written consent by Baukunst.		BAUKUNST The Peninsula Mandallay Mandallay Place # 1106, South San Francisco, CA 94080 T: baukunst2000@yahoo.com YouTube: baukunst2000		EXPANDED ARCHITECT MARK BOCCIARELLI No. C-23159 3/31/25 Renewal Date		ISSUED FOR 1 2 3 4		DATE	
------	--	---	--	--	--	---	--	---	--	-----------------------	--	------	--

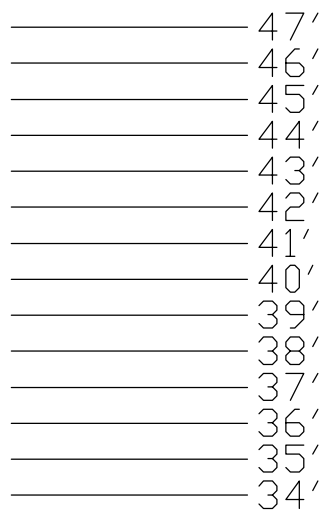
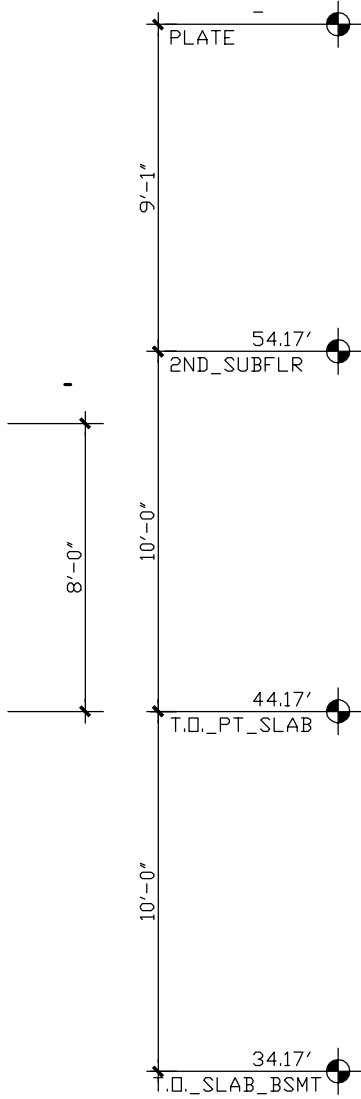
Note: If this sheet is 12x18" scale is half size



TRANSVERSE SECTION GG

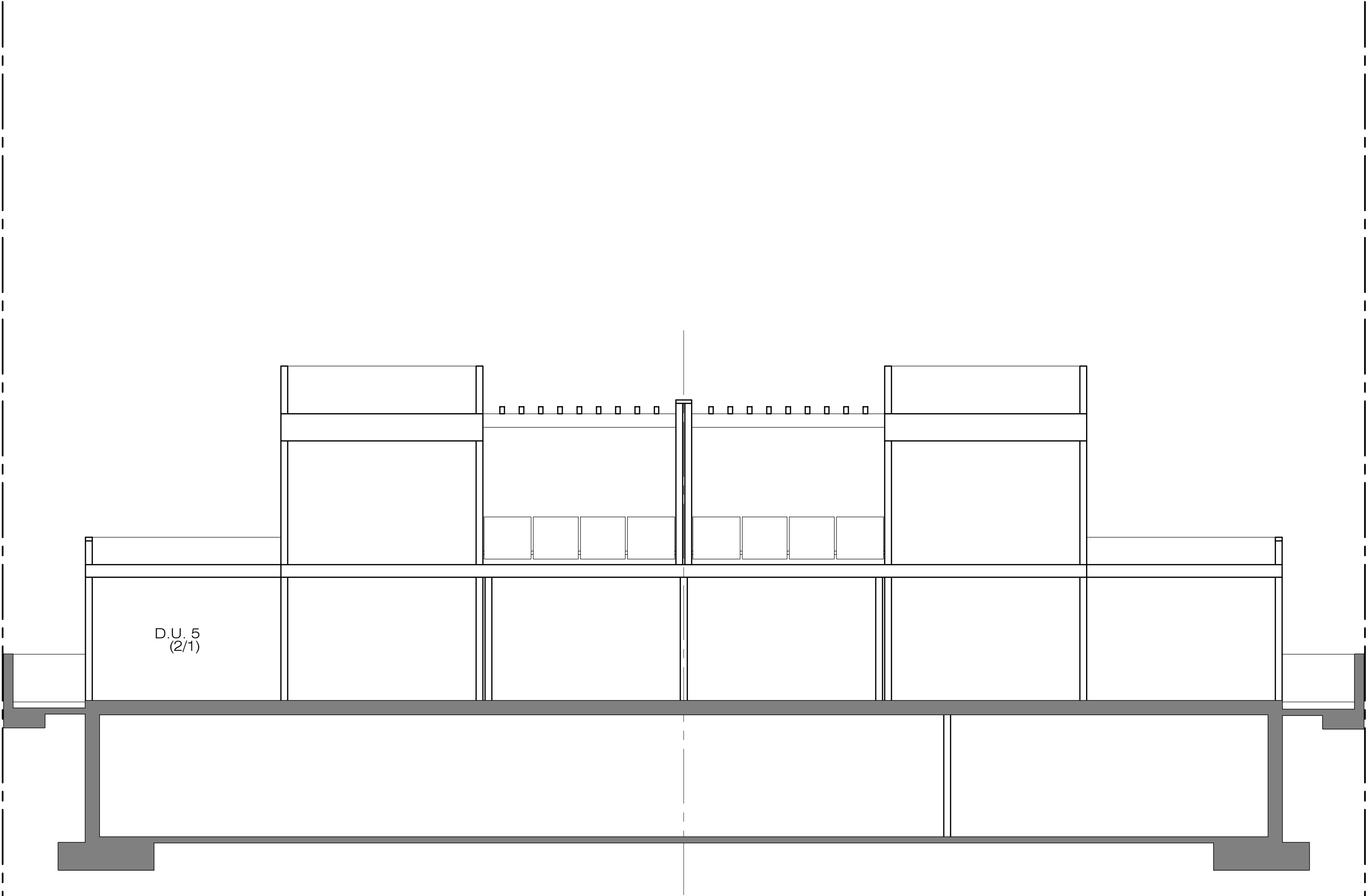


PV SOLAR SYSTEM

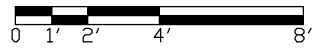
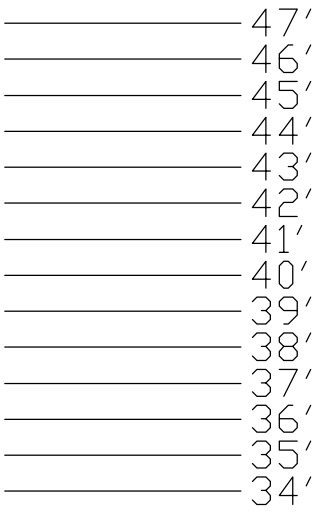
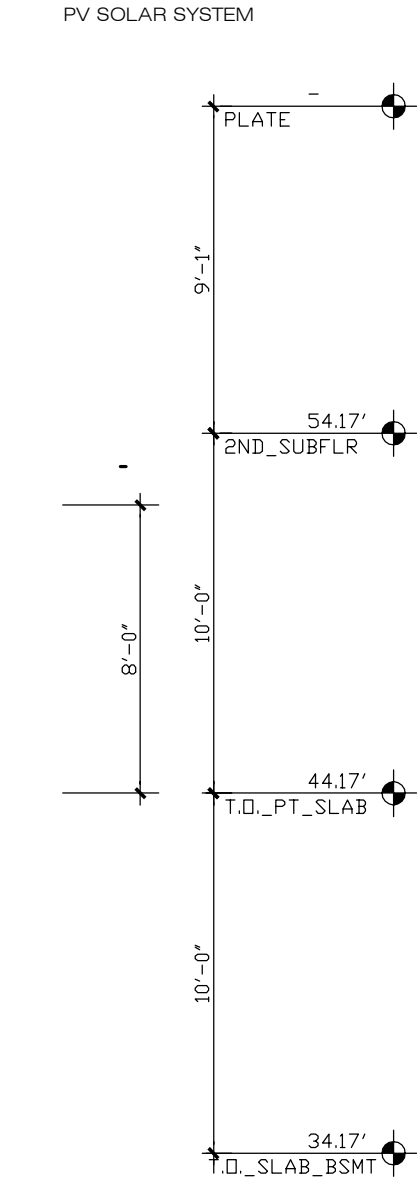


A4.7	.	.	3/16"=1'-0"	NEW CONDOMINIUMS 228-232 STATE ST., SAN MATEO, CA	Copyright 2000 - Baukunst This drawing is the sole property of the Architect and may not be reproduced or used without his written consent. The right to build only one structure at said project address from these plans is licensed exclusively to this specific project owner. PDFs may not be converted to DWGs without written consent by Baukunst. BAUKUNST The Peninsula Mandallay Mandallay Place # 1106, South San Francisco, CA 94080 T: baukunst200@yahoo.com YouTube: baukunst2000	REGISTERED ARCHITECT MARK BOCCIARELLI No. C-23159 3/31/25 Renewal Date	ISSUED FOR 1 2 3 4	DATE

Note: If this sheet is 12x18" scale is half size



TRANSVERSE SECTION HH



A4.8	.	.	3/16"=1'-0"	NEW CONDOMINIUMS 228-232 STATE ST., SAN MATEO, CA	Copyright 2000 - Baukunst This drawing is the sole property of the Architect and may not be reproduced or used without his written consent. The right to build only one structure at said project address from these plans is licensed exclusively to this specific project owner. PDFs may not be converted to DWGs without written consent by Baukunst.	BAUKUNST The Peninsula Mandallay Mandallay Place # 1106, South San Francisco, CA 94080 T: 650.598.1000 E: baukunst2000@yahoo.com YouTube baukunst2000	 ISSUED FOR 1 2 3 4 DATE
------	---	---	-------------	---	--	--	-----------------------------------

Note: If this sheet is 12x18" scale is half size