1218 MONTE DIABLO AVENUE (PA-2023-026)

San Mateo, California

SB-330 PRELIMINARY APPLICATION/ FORMAL PLANNING APPLICATION

NOVEMBER, 2024



PROJECT TEAM

APPLICANT:

SC PROPERTIES
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PHONE: (510) 833-9988

ZONING INFORMATION

ZONING PERMIT APPLICATION #:	PA-2023-026
ZONING DESIGNATION:	R4
FLOOR AREA RATIO:	2.1
SITE AREA (MASTER PLAN):	1.02 AC
TOTAL NO. OF PARKING SPACES (PROJECT):	91 STALLS

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

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1218 MONTE DIABLO AVENUE
San Mateo, California

SC PROPERTIES

Sheet Title:
COVER SHEET

Job No. 21058
Date: 09/06/2024
Scale: 1 1/2" = 1'-0"
Drawn By: Author

Sheet No:

G-000

PROJECT DESCRIPTION

THE PROJECT SITE INCLUDES PARCELS OF APN 033-171-180 AND 033-171-060, WITH A COMBINED SITE AREA OF APPROXIMATELY +/- 1.02 ACRES. THE PROPOSED DEVELOPMENT IS TO REPLACE EXISITING COMMERCIAL AND RESIDENTIAL BUILDINGS WITH RENTAL RESIDENTIAL APARTMENTS AND FOR SALE TOWNHOMES. THE PROGRAM COMPRISED OF 62 APARTMENT UNITS AND 10 TOWNHOMES UNITS.

THE APARTMENT BUILDING HAS 4 STORIES OF TYPE III-A RESIDENTIAL ON TOP OF 2 STORIES OF TYPE I-A WITH A SUBTERRANEAN GARAGE. LEASING OFFICE/ LOUNGE ARE LOCATED AT THE CORNER OF N. KINGSTON STREET AND MONTE DIABLO AVENUE TO ACTIVATE THE STREET FRONTAGE. THE PROPOSED MAXIMUM HEIGHT IS APPROXIMATELY 64-FEET TO THE TOP OF THE PARAPET EXCLUDING THE STAIR PENTHOUSE AND ELEVATOR OVERRUN. PARKING WILL BE PROVIDED AT APPROXIMATELY 1.13 SPACE PER UNIT.

THE TOWNHOME BUILDINGS HAS 3 STORIES OF TYPE V-A. PARKING WILL BE PROVIDED THROUGH TUCK-UNDER PARKING INSIDE EACH UNIT AT 2 SPACE PER UNIT. CONDO MAP TO BE PROVIDED FOR THE PROPOSED FOR SALE TOWNHOMES. THE PROPOSED MAXIMUM BUILDING HEIGHT IS APPROXIMATELY 30-FEET.

CONSISTENT WITH BOTH THE CITY'S BELOW MARKET RATE (INCLUSIONARY) PROGRAM AND THE REQUIREMENTS OF THE STATE DENSITY BONUS LAW. THE PROJECT PROPOSES 8 LOWER INCOME UNITS, INCLUDING 7 VERY LOW INCOME UNITS (13.7% OF THE BASE MAXIMUM) AND 1 LOW INCOME UNIT. BECAUSE THE PROJECT PROVIDES AT LEAST 13% OF ITS BASE DENSITY UNITS AS VERY LOW INCOME UNITS, THE PROJECT QUALIFIES FOR A MANDATORY BONUS OF UP TO 42.5%.

ADDRESS:1218 MONTE DIABLO AVENUE, SAN MATEO, CALIFORNIA

AREA: 44,283 SF(1.02 AC)

ASSESSORS PARCEL NUMBER: 033-171-180, 033-171-060

PROPOSED USE: MULTIFAMILY RESIDENTIAL

CONSTRUCTION TYPE: TYPE I-A (1 LEVEL SUBTERRANEAN, 1 STORY ABOVE GROUND), TYPE III-A (4 LEVEL OF APARTMENTS), TYPE V-A (3 LEVELS OF TOWNHOMES)

OCCUPANCY: R-2 (RESIDENTIAL), S-2(GARAGE, BIKE ROOM), A-3 (LOUNGE, FITNESS ROOM, AMENITY ROOM)

SPRINKLED: YES, APARTMENTS NFPA-13, TOWNHOMES NFPA-13R

PROPOSED BUILDING HEIGHT:
APARTMENTS: ±64-FEET PROPOSED (TO TOP OF PARAPET)
TOWNHOMES: ±30-FEET PROPOSED

PARKING RATIO: 1.13 SPACES/ DU FOR APARTMENTS, 2 SPACES/ DU FOR TOWNHOMES

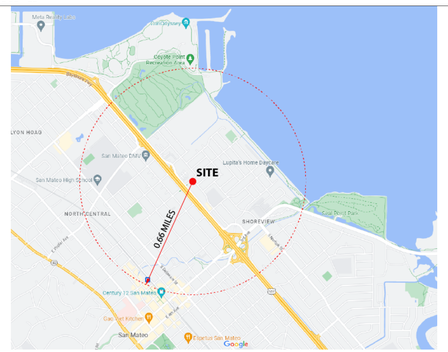
PROPOSED SETBACK				
	FRONT (N. KINGSTON ST.)	STREET SIDE (MONTE DIABLO AVE.)	SIDE	REAR
APARTMENTS	2'- 4"	6'- 2"	2'- 0"	11'- 0"
TOWNHOMES	8'- 0"	N/A	11'- 0"	11'- 0"

SITE ZONING SUMMARY

SITE ZONING COMPLIACE SUMMARY (SEE STATE DENSITY BONUS LETTER FOR MORE DETAILS)					
	GENERAL PLAN/ MEASURE Y	ZONING R-4	ADDITIONAL 42.5% PER SDB	PROPOSED	
MAX. DENSITY	50 DU/AC		71.25 DU/AC	70.6 DU/AC	
MAX. FAR		1.5	2.1375	2.1	
MAX. BUILDING HEIGHT	55-FEET	45-FEET		60'-2" * / 70'-3" **(APARTMENTS) 37'-8" (TOWNHOMES)**	BUILDING HIEGHT: * FROM AVE. GRADE TO ROOF SURFACE. ** FROM AVG. GRADE TO TALLEST ELEMENT.

DEVELOPMENT PROJECT DATA INFORMATION		
SITE ADDRESS:	1218 MONTE DIABLO AVENUE, SAN MATEO, CALIFORNIA	
APN:	033-171-180, 033-171-060	
ZONING CLASSIFICATION:	R4	
LOT SIZE (SQ. FT.)	44,283 SF (1.02 ACRES)	
PERMITTED FLOOR AREA RATIO	1.5	
MAXIMUM PERMITTED FLOOR AREA (SQ. FT.)	66,432 SF	
	Existing:	Proposed:
FLOOR AREA (SQ. FT.)	13,884 SF	91,885 SF + 30,995 SF (GARAGE) = 122,880 SF
MAIN STRUCTURE(S):	2	3
DETACHED ACCESSORY STRUCTURES:	1	
EXEMPTIONS:		
TOTAL FLOOR AREA:	13,884 SF	122,880 SF
EXISTING INTERIOR FLOOR AREA TO BE REMODELED:	N/A	
TOTAL FLOOR AREA FOR PARKING REQUIREMENTS:	N/A	
TOTAL COVER PARKING STALLS:	90 STALLS (70 STALLS FOR APARTMENTS, 20 STALLS IN TOWNHOMES)	
TOTAL UNCOVERED PARKING STALLS:	1 VISITOR ADA VAN STALL FOR TOWNHOMES	
LIST OF ALL PROTECTED TREES ON SITE INCLUDING SPECIES AND SIZE	N/A	
TOTAL AREA OF NEW AND REHABILITATED LANDSCAPE AREA (SQ. FT.)	6,565 SF	
CUBIC YARDS OF SOIL DISTURBANCE: (REQUIRED IN ORDER TO DETERMINE IF A STORMWATER POLLUTION PREVENTION CONSTRUCTION PERMIT IS REQUIRED)	6,350 CY	

VICINITY MAP



PROJECT SUMMARY

FAR CALCULATION
91,885 PROPOSED SF/ 44,283 LOT AREA = 2.1 FAR

BUILDING GROSS AREA (INCLUDED IN FAR)			NOT INCLUDED IN FAR
FLOOR	APARTMENT	TOWNHOME	PARKING
LEVEL B1			17742 SF
LEVEL 1	5144 SF	7680 SF	13253 SF
LEVEL 2	16231 SF	7762 SF	
LEVEL 3	16231 SF	7548 SF	
LEVEL 4	16231 SF		
LEVEL 5	15029 SF		
TOTAL	68865 SF	22990 SF	30995 SF
GRAND TOTAL	91885 SF		

SEE SHEETS A-201, A-202 & A-203 FOR FAR CALCULATION DIAGRAM (LEVEL B1: 17,742 NOT INCLUDED IN FAR CALCULATION)

APARTMENT UNIT MIX				
UNIT TYPE	COUNT	AVERAGE NET AREA	AREA	UNIT MIX %
STUDIO	4	436 SF	1746 SF	6%
JR. 1BR	8	594 SF	4752 SF	13%
1BR	34	713 SF	24234 SF	55%
2BR	12	1092 SF	13100 SF	19%
3BR	4	1184 SF	4735 SF	6%
TOTAL	62		48567 SF	100%

TOWNHOME UNIT MIX				
UNIT TYPE	COUNT	AVERAGE NET AREA	AREA	UNIT MIX %
TH 1	6	1978 SF	11868 SF	60%
TH 2	2	1976 SF	3953 SF	20%
TH 3 (ADA)	2	2883 SF	5766 SF	20%
TOTAL	10		21586 SF	100%

ZONING REQUIREMENTS

APARTMENTS:
PARKING REQUIREMENT PER STATE DENSITY BONUS LAW:
46 UNITS X 1 STALLS PER UNIT (FOR STUDIO & 1BD)= 46 PARKING STALLS REQUIRED.
16 UNITS X 1.5 STALLS PER UNIT (FOR 2BD & 3 BD)= 24 PARKING STALLS REQUIRED.
TOTAL: 70 STALLS ON-SITE PROPOSED

APARTMENT PARKING SUMMARY			
			QTY
LEVEL 1	12'-0" x 18'-0" EV CHARGER VAN ACCESSIBLE	ACCESSIBLE	1
	9'-0" x 18'-0" EV READY VAN ACCESSIBLE	ACCESSIBLE	1
	LEVEL 2 EV READY	SHUFFLER	15
	LEVEL 2 EV READY	TYPICAL	9
	EV CHARGERS	TYPICAL	4
		LEVEL 1 TOTAL:	**30**
LEVEL B1	9'-0" x 18'-0" EV READY VAN ACCESSIBLE	ACCESSIBLE	1
	LEVEL 2 EV READY	SHUFFLER	12
	LEVEL 2 EV READY	TYPICAL	20
	EV CHARGERS	TYPICAL	7
		LEVEL B1 TOTAL:	**40**
		GRAND TOTAL:	**70**

ASSIGNED PARKING:
70 X 2% = 2 ACCESSIBLE STALLS (INCLUDING 1 VAN ACCESSIBLE) REQUIRED;
3 VAN ACCESSIBLE PARKING PROVIDED (INCLUDING 1 ACCESSIBLE EV VAN)

2022 SAN MATEO REACH CODE (JAN. 1, 2023 - DEC. 31, 2025)

TYPE	REQUIREMENTS	REQUIRED#	PROPOSED#
EV CHARGERS	15% OF PARKING SPACES	11	11
EV READY	85% OF PARKING SPACES	59	59

2022 CALGREEN SUPPLEMENT - EFFECTIVE JULY 1, 2024:

	REQUIREMENTS	REQUIRED#	PROPOSED#
EV CHARGERS	10% OF PARKING SPACES	7	11
EV READY	40% OF PARKING SPACES	28	59

TOWNHOMES:
PARKING REQUIREMENT PER STATE DENSITY BONUS LAW:
10 UNITS X 1.5 STALLS PER UNIT (FOR 2BD & 3 BD) = 15 PARKING STALLS REQUIRED.

TOWNHOME'S PARKING SCHEDULE		
Type	COMMENTS	COUNT
9'-0" x 18'-0" EV READY VAN ACCESSIBLE	GUEST	1
LEVEL 2 EV READY	RESIDENTIAL	10
LEVEL 1 EV READY	RESIDENTIAL	10
	GRAND TOTAL:	**21**

2022 SAN MATEO REACH CODE (JAN. 1, 2023 - DEC. 31, 2025)

1 LEVEL 2 EV READY PER DWELLING UNIT, LEVEL 1 EV READY IF SECOND SPACE PROVIDED

BIKE REQUIREMENT PER SAN MATEO MUNI CODE:

APARTMENT'S BIKE PARKING							
UNIT TYPE	COUNT	SHORT TERM RATIO REQ.	SHORT TERM BIKE REQ.	SHORT TERM BIKE PROVIDED	LONG TERM RATIO REQ.	LONG TERM BIKE REQ.	BIKE PROVIDED
STUDIO	4	0.05	0.2		1.00	4	
JR. 1BR	8	0.05	0.4		1.00	12	
1BR	34	0.05	1.7		1.00	30	
2BR	12	0.10	1.2		1.25	15	
3BR	4	0.15	0.6		1.50	6	
TOTAL	62		4.1	5		67	72

OPEN SPACE REQUIREMENT PER SAN MATEO MUNI CODE:

APARTMENT OPEN SPACE REQUIREMENT						
UNIT TYPE	COUNT	TOTAL BEDROOM PER UNIT TYPE	200 SF PER 1ST BEDROOM	100 SF PER BEDROOM	TOTAL OPEN SPACE REQUIRED	TOTAL OPEN SPACE PROVIDED
STUDIO	4	4	800			
JR. 1BR	8	8	1,600			
1BR	34	34	6,800			
2BR	12	24	2,400	1,200		
3BR	4	12	800	800		
TOTAL	62	82	12,400	2,000	14,400	6,113

TOWNHOME OPEN SPACE REQUIREMENT						
	COUNT	TOTAL BEDROOM PER UNIT TYPE	200 SF PER 1ST BEDROOM	100 SF PER BEDROOM	TOTAL OPEN SPACE REQUIRED	TOTAL OPEN SPACE PROVIDED
TH1 (3BR)	8	24	1,600	1,600		
TH2 (4BR)	2	8	400	600		
TOTAL			2,000	2,200	4,200	4,900

SEE SHEETS L2.0 FOR OPEN SPACE CALCULATION DIAGRAM

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SHEET INDEX	
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G-000	COVER SHEET
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G-200	EXISTING SITE PHOTOS
02-CIVIL	
C1.0	COVER SHEET
C2.0	EXISTING TOPOGRAPHIC SURVEY
C3.0	DEMOLITION PLAN
C4.0	GRADING AND DRAINAGE PLAN
C5.0	UTILITY PLAN
C6.0	STORMWATER MANAGEMENT PLAN
C7.0	TENTATIVE MAP
C8.0	FIRE ACCESS PLAN
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A-112	LEVEL 2
A-113	LEVEL 3
A-114	LEVEL 4
A-115	LEVEL 5
A-116	ROOF LEVEL
A-201	LEVELS B1 & 1 - FAR CALCULATION
A-202	LEVELS 2 & 3 - FAR CALCULATION
A-203	LEVELS 4 & 5 - FAR CALCULATION
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A-301	BUILDING ELEVATIONS
A-302	APARTMENT BUILDING PERSPECTIVE
A-303	TOWNHOME BUILDING PERSPECTIVE
A-304	COLOR AND MATERIAL BOARD
A-400	BUILDING SECTIONS
A-600	SHADOW STUDIES
04-LANDSCAPE	
L1.0	ILLUSTRATIVE LANDSCAPE PLANS
L2.0	PLANTING PLAN & SCHEDULE OPEN SPACE/ PLANTED AREA
L3.0	PLANTING PALETTE
L4.0	HYDROZONE & WATER BUDGET CALCULATIONS
L5.0	LANDSCAPE STREETSCAPE PERSPECTIVES
L6.0	LANDSCAPE AMENITIES PERSPECTIVES
L7.0	LANDSCAPE FURNISHING PLAN AND REFERENCES
05-LIGHTING	
LT-01	LIGHTING PLAN
LT-02	PHOTOMETRIC PLAN
LT-03	COURTYARD LIGHTING PLAN

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 615
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1218 MONTE DIABLO AVENUE
San Mateo, California

SC PROPERTIES

Sheet Title:
PROJECT SUMMARY

Job No. 21058
Date: 09/06/2024
Scale: 1/4" = 1'-0"
Drawn By: Author

Sheet No:

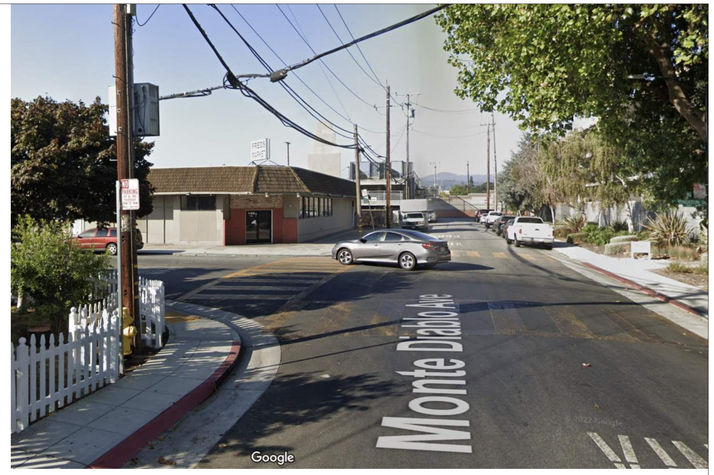
G-100



1. NORTH KINGSTON STREET FACING WEST



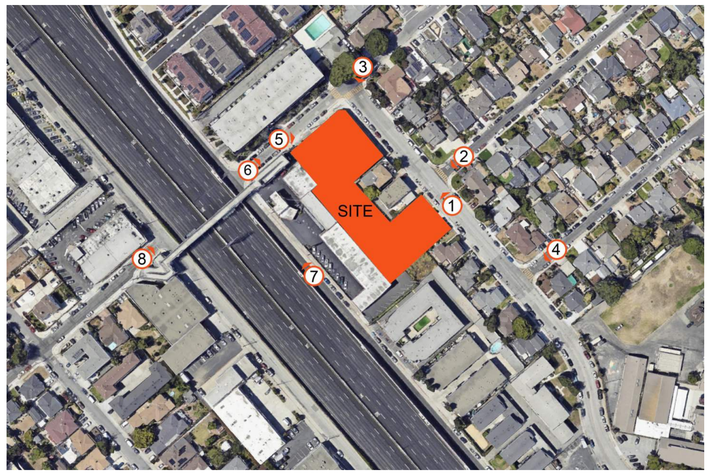
2. MONROE AVE LOOKING TOWARDS N. KINGSTON ST.



3. MONTE DIABLO AVENUE LOOKING AT SITE

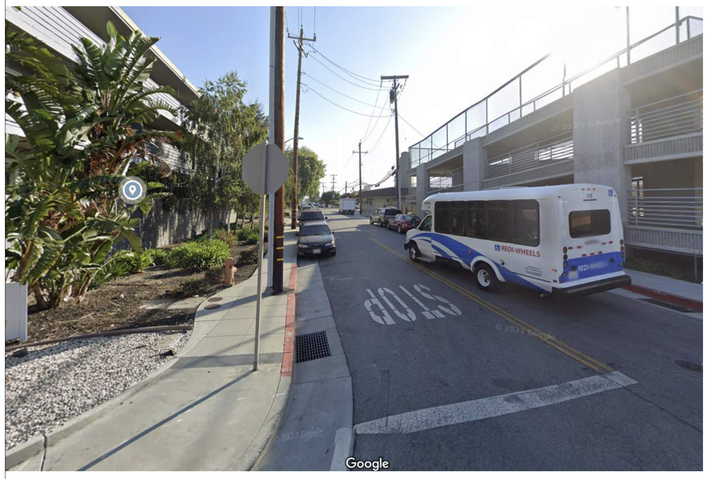


4. HURON AVE LOOKING TOWARDS N. KINGSTON ST.





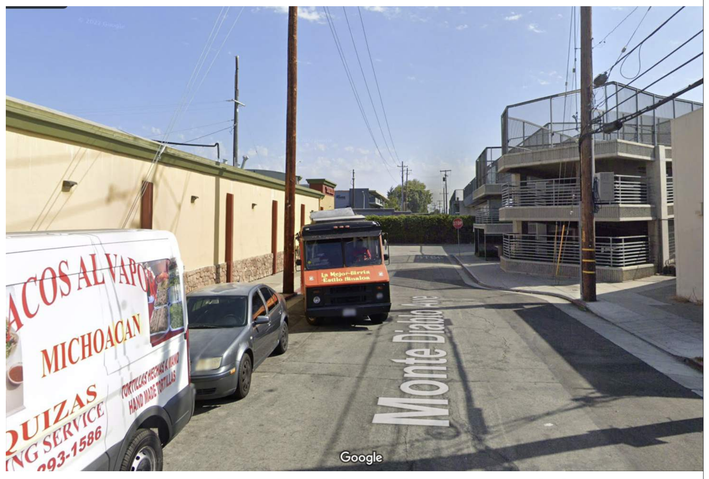
5. MONTE DIABLO AVENUE LOOKING NORTH



6. MONTE DIABLO AVENUE LOOKING EAST



7. VIEW FROM N. BAYSHORE BLVD.



8. MONTE DIABLO AVE. LOOKING TOWARDS SITE ACROSS HIGHWAY 101

STUDIO T SQUARE

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1218 MONTE DIABLO AVENUE
San Mateo, California

SC PROPERTIES

Sheet Title:
EXISTING SITE PHOTOS

Job No. 21058
Date: 09/06/2024
Scale:
Drawn By: Author

Sheet No:

G-200

SITE PLAN AND ARCHITECTURAL REVIEW

1218 MONTE DIABLO AVENUE

CITY OF SAN MATEO, SAN MATEO COUNTY, CALIFORNIA

1. VESTING TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT. MAP WILL MERGE EXISTING LOTS INTO ONE LOT. LOT WILL BE FURTHER DIVIDED INTO CONDOMINIUMS.

2. FINAL MAP: A FINAL MAP WILL BE FILED FOR THIS PROJECT.

3. PROJECT PHASING: THIS IS A PHASED PROJECT SUCH THAT FINAL SUBDIVISION MAP, CC&R'S, ARTICLES, BYLAWS, AND CONDOMINIUM PLANS MAY BE DEFERRED INTO THE FUTURE, IF AND WHEN THE CONDOMINIUMS WILL BE CREATED. THE PARCEL MAP TO MERGE THE LOTS WILL BE RECORDED INITIALLY.

4. BOUNDARY: BOUNDARY INFORMATION IS BASED ON SURVEY DATA PREPARED BY BKF ENGINEERS DATED 02/05/2020

5. RECORD INFORMATION: RECORD OWNERSHIP AND EASEMENT INFORMATION WAS TAKEN FROM THE FOLLOWING TITLE REPORTS:
   FIRST AMERICAN TITLE INSURANCE COMPANY DATED 4/18/2019
   ORDER NO. NCS-893807-SC
   ORDER NO. NCS-917463-SC
   ORDER NO. NCS-939555-SC
   ORDER NO. NCS-890981-SC

6. SOURCE OF TOPOGRAPHY: EXISTING TOPOGRAPHY SHOWN IS BASED ON A FIELD TOPOGRAPHIC SURVEY PREPARED BY BKF ENGINEERS DATED 02/05/2020.

7. GRADING: SITE GRADES AND BUILDING / GROUND FINISHED FLOOR ELEVATIONS ARE SUBJECT TO FINAL ENGINEERING DESIGN AND GEOTECHNICAL ENGINEER'S REVIEW AND APPROVAL.

8. UTILITIES: UTILITY SIZING, LOCATIONS, AND GRADES ARE SUBJECT TO FINAL ENGINEERING DESIGN, GEOTECHNICAL ENGINEER AND RESPECTIVE UTILITY AGENCY REVIEW AND APPROVAL.

   8.1. EXISTING UTILITIES SHOWN ARE FROM FIELD OBSERVATION AND RECORD DRAWINGS AND ARE NOT MEANT TO BE A FULL CATALOG OF ACTUAL CONDITIONS.

   8.2. EXISTING ON-SITE UTILITIES SHOWN ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON THE PLANS.

   8.3. THE WATER DISTRIBUTION SYSTEM WILL BE DESIGNED AND CONSTRUCTED PER CAL WATER DISTRICT SPECIFICATIONS & DETAILS, WHERE APPLICABLE.

   8.4. THE SANITARY SEWER SYSTEM WILL BE DESIGNED AND CONSTRUCTED PER CITY OF SAN MATEO STANDARD SPECIFICATIONS AND DETAILS, WHERE APPLICABLE.

   8.5. THE STORM DRAIN SYSTEM WILL BE DESIGNED AND CONSTRUCTED PER CITY OF SAN MATEO STANDARD SPECIFICATIONS AND DETAILS, WHERE APPLICABLE.

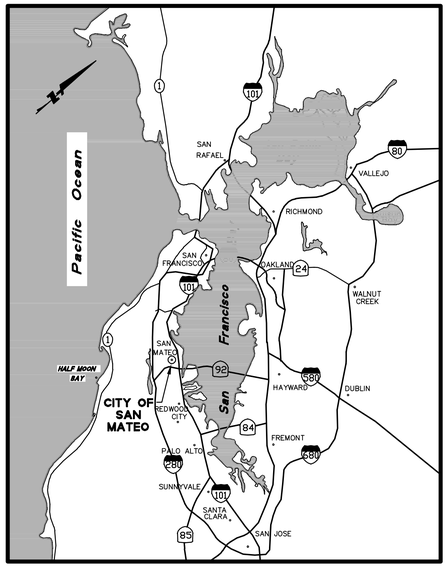
9. FEMA DESIGNATED FLOOD ZONE: FLOOD ZONE "AE"; AREA DETERMINED PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06081C0154G FROM THE FEMA WEBSITE DATED 4/5/2019.

10. LANDSCAPE PLAN: LANDSCAPE PLAN SHALL BE PROVIDED AS PART OF FINAL IMPROVEMENT PLANS FOR THE PROJECT.

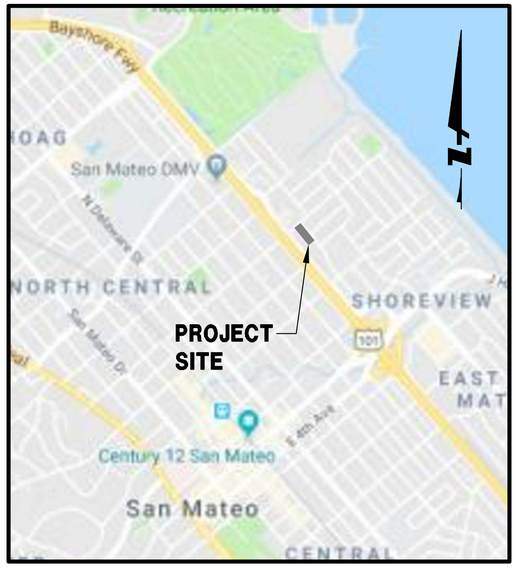
11. ELEVATION DATUM: EXISTING TOPOGRAPHIC SURVEY ELEVATIONS ARE BASED ON A LOCAL DATUM. THE FOLLOWING EQUATION SHOULD BE USED TO CONVERT ELEVATIONS TO NAVD 88: PROJECT ELEVATION – 92.28 = NAVD 88 ELEVATIONS.

SHEET INDEX

SHT. NO.	DESCRIPTION
C1.0	COVER SHEET
C2.0	TOPOGRAPIC SURVEY
C3.0	DEMOLITION PLAN
C4.0	GRADING AND DRAINAGE PLAN
C5.0	UTILITY PLAN
C6.0	STORMWATER MANAGEMENT PLAN
C7.0	TENTATIVE MAP
C8.0	FIRE ACCESS PLAN



LOCATION MAP
NTS



VICINITY MAP
NTS

PROJECT SUMMARY

1.	PROPERTY ADDRESS:	1218 MONTE DIABLO AVENUE, SAN MATEO, CA
2.	PROPERTY OWNERS:	ERNIE C. GIOTINIS & ANDRIA S. GIOTINIS 1218 MONTE DIABLO AVENUE, SAN MATEO, CA 94401 RAIMUNDO A D'AMICO 131 N KINGSTON STREET, SAN MATEO, CA 94401
3.	SUBDIVIDER:	SC PROPERTIES 311 S ELLISWORTH AVENUE SAN MATEO, CA 94401 (650) 342-3030
4.	ENGINEER:	BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 (650) 482-6300
5.	ARCHITECT:	STUDIO T-SQUARE INC 1970 BROADWAY, SUITE 408 OAKLAND, CA 94612 (510) 451-2850
6.	LANDSCAPE:	PLAT STUDIO INC 2550 NINTH STREET, SUITE 113A BERKELEY, CA 94710 (510) 883-9988
7.	ASSESSOR'S PARCEL NO:	APN 033-171-180/060
8.	TOTAL AREA:	44,219 SF (1.02 ACRES ±)
9.	EXISTING ZONING:	R4 – MULTIPLE FAMILY DWELLINGS (HIGH DENSITY)
10.	EXISTING LAND USE:	COMMERCIAL / RESIDENTIAL
11.	PROPOSED ZONING:	R4 – MULTIPLE FAMILY DWELLINGS (HIGH DENSITY)
12.	PROPOSED LAND USE:	HIGH-DENSITY RESIDENTIAL 62 APARTMENT UNITS 10 TOWNHOME UNITS
13.	UTILITIES:	
	WATER SUPPLY:	CAL WATER SERVICES
	FIRE PROTECTION:	SAN MATEO FIRE DEPARTMENT
	SEWAGE DISPOSAL:	CITY OF SAN MATEO
	STORM DRAIN:	CITY OF SAN MATEO
	GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
	TELEPHONE:	AT&T
	CABLE TELEVISION:	COMCAST

LEGEND

	PROPOSED	EXISTING
BOUNDARY		
STORM DRAIN LINE	SD	SD
SANITARY SEWER LINE	SS	SS
DOMESTIC WATER LINE	W	W
FIRE SERVICE LINE	FW	FW
STORM DRAIN MANHOLE	◎	Ⓓ
SEWER MANHOLE	●	Ⓢ
FIRE HYDRANT		
CATCH BASIN	▦	▦
DRAIN INLET	▣	□
SPOT ELEVATION	×101	×101
TRANSFORMER	UCD OR ◥	
ELECTRICAL	E	E
OVERHEAD	OH	OH
JOINT TRENCH	JT	JT
UNDERGROUND TELEPHONE	T	UGT
GAS	G	G
ELECTROLIER	☼	☼
TRAFFIC SIGNAL	☼	☼

ABBREVIATIONS

SYMBOL	DESCRIPTION
6"TREE	6" DIAMETER TREE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APN	ASSESSOR PARCEL NUMBER
APPROX	APPROXIMATE
BFP	BACK FLOW PREVENTER
BLDG	BUILDING
BK	BOOK
BNDY	BNDY
BOL	BOLLARD
BW	BACK OF WALK
C&G	CURB AND GUTTER
CB	CATCH BASIN
CI	CURB INLET
CIP	CAST IN-PLACE, CAST IRON PIPE
CLF	CHAIN LINK FENCE
CLOMR	CONDITIONAL LETTER OF MAP REVISION
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
COR	CORNER
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DROP INLET
DW	DOMESTIC WATER
D/W, DWY	DRIVEWAY
E	ELECTRIC
(E), EX, EXIST	EXISTING
EB	ELECTRIC BOX
EG	EXISTING GROUND
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ELEC	ELECTROLIER
ESMT	EASEMENT
ETW	EDGE OF TRAVELED WAY
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FO	FIBER OPTIC
FS	FINISHED SURFACE
G	GAS
GB	GRADE BREAK
GM	GAS METER
GR	GRATE
GV	GATE VALVE
HC/HCR	HANDICAP RAMP
HP	HIGH POINT
INV	INVERT
IRR	IRRIGATION
JP	JOINT POLE
JT	JOINT TRENCH
LF	LINEAR FOOT
LG	LIP OF GUTTER
LP	LOW POINT
LS	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MON	MONUMENT
(N)	NEW
NO.	NUMBER
NTS	NOT TO SCALE
OH, O/H	OVER HEAD
OR	OFFICIAL RECORD
PAE	PUBLIC ACCESS EASEMENT
PG	PAGE
PIV	POST INDICATOR VALVE
P/L, PL	PROPERTY LINE
PM	PARKING METER
POC	POINT OF CONNECTION
PR, PROP	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
PVMT	PAVEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET	RETURN
RIM	RIM ELEVATION
R/W, ROW	RIGHT OF WAY
RET	RETAINING
S	SLOPE
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDDI	STORM DRAIN DRAIN INLET
SDMH	STORM DRAIN MANHOLE
SHT	SHEET
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SF	SQUARE FEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SW, S/W, SDWK	SIDEWALK
SWE	SIDEWALK EASEMENT
T, TRANS	TRANSFORMER
TC	TOP OF CURB
T, TEL	TELEPHONE
TG	TOP OF GRATE
TM	TENTATIVE MAP
TOS	TOP OF SLAB
TRANS	TRANSFORMER
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
TTC	THEORETICAL TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL
UB	UTILITY BOX
UGE	UNDERGROUND ELECTRICAL
VOL	VOLUME
VCP	VITRIFIED CLAY PIPE
W	WATER
WL	WATER LINE
WM	WATER METER
WV	WATER VALVE
W/	WITH

ENGINEER'S STATEMENT

THIS VESTING TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

JASON C. MANSFIELD, P.E.
PROJECT MANAGER
R.C.E. No. 59567
BKF ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
JASON CONRAD MANSFIELD
No. C 59567
CIVIL
STATE OF CALIFORNIA

DATE

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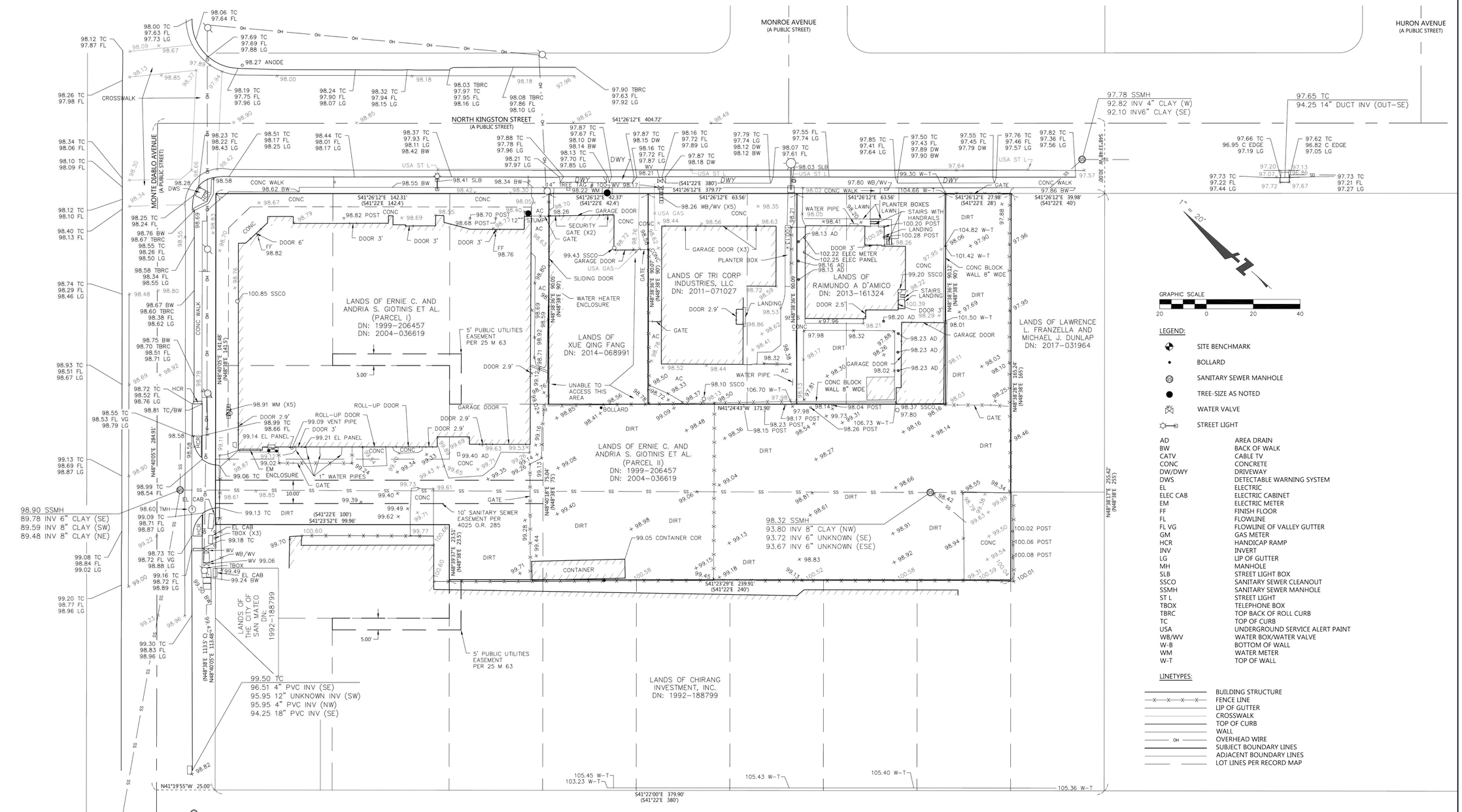
1218 MONTE DIABLO AVENUE
San Mateo, California

SC PROPERTIES

Sheet Title:
COVER SHEET

Job No. 181085
Date: 09/06/2024
Scale: AS SHOWN
Drawn By: HC

Sheet No:
C1.0



LEGEND:

- SITE BENCHMARK
- BOLLARD
- SANITARY SEWER MANHOLE
- TREE-SIZE AS NOTED
- WATER VALVE
- STREET LIGHT

AD	AREA DRAIN
BW	BACK OF WALK
CATV	CABLE TV
CONC	CONCRETE
DW/DWY	DRIVEWAY
DWS	DETECTABLE WARNING SYSTEM
EL	ELECTRIC
ELEC CAB	ELECTRIC CABINET
EM	ELECTRIC METER
FF	FINISH FLOOR
FL	FLOWLINE
FL VG	FLOWLINE OF VALLEY GUTTER
GM	GAS METER
HCR	HANDICAP RAMP
INV	INVERT
LG	LIP OF GUTTER
MH	MANHOLE
SLB	STREET LIGHT BOX
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
ST L	STREET LIGHT
TBOX	TELEPHONE BOX
TBRC	TOP BACK OF ROLL CURB
TC	TOP OF CURB
USA	UNDERGROUND SERVICE ALERT PAINT
WB/WV	WATER BOX/WATER VALVE
W-B	BOTTOM OF WALL
WM	WATER METER
W-T	TOP OF WALL

LINETYPES:

- BUILDING STRUCTURE
- FENCE LINE
- LIP OF GUTTER
- CROSSWALK
- TOP OF CURB
- WALL
- OH — OVERHEAD WIRE
- SUBJECT BOUNDARY LINES
- ADJACENT BOUNDARY LINES
- LOT LINES PER RECORD MAP

UTILITY STATEMENT:

UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED. CONTRACTOR(S) SHALL VERIFY ALL UTILITIES PRIOR TO ANY AND ALL CONSTRUCTION ACTIVITIES.

BASIS OF BEARINGS:

THE BEARING OF SOUTH 41°22'00" EAST ALONG THE NORTHEASTERLY SIDELINE OF NORTH BAYSHORE BOULEVARD, FORMERLY BAYSHORE HIGHWAY, AS SHOWN ON THAT CERTAIN MAP NO.6 SHORE VIEW TRACT, RECORDED JUNE 18, 1946 AT 63 RSM 063, RECORDS OF SAN MATEO COUNTY, AND AS SHOWN HEREON, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP. LOCATED BASED ON CURB SPLITS.

BENCHMARK STATEMENT:

THE ELEVATIONS SHOWN HEREON ARE ASSUMED. THE FOUND CALTRANS MAG NAIL AND WASHER SOUTHWESTERLY OF THE INTERSECTION OF MONTE DIABLO AVENUE AND NORTH BAYSHORE BOULEVARD WAS USED AS THE BENCHMARK FOR THIS SURVEY.

FOUND CALTRANS MAG NAIL AND WASHER
ELEVATION= 100.00'

ELEVATION CONVERSION EQUATION:

TO OBTAIN ELEVATIONS ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) SUBTRACT 92.28 FEET FROM THE ASSUMED DATUM ELEVATION SHOWN HEREON.

ASSUMED DATUM - 92.28' = NAVD 88 DATUM

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

DAVID JUNGMANN, P.L.S. 9267

PROFESSIONAL LAND SURVEYOR — DAVID JUNGMANN — NO. 9267 — STATE OF CALIFORNIA

02/05/2020
DATE

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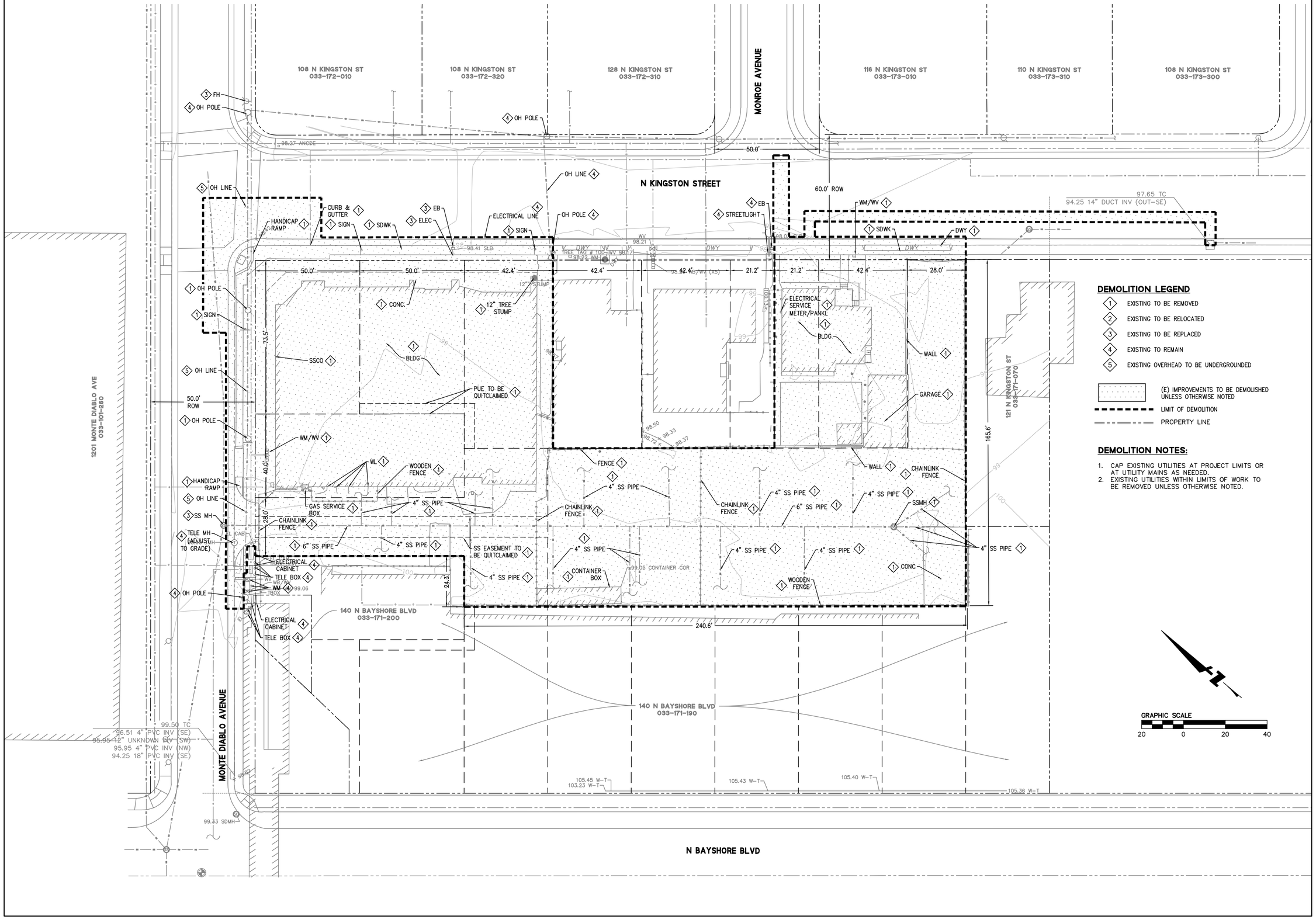
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SC PROPERTIES

Sheet Title:
EXISTING TOPOGRAPHIC SURVEY

Job No. 181085
Date: 09/06/2024
Scale: AS SHOWN
Drawn By: HC

Sheet No:
C2.0



DEMOLITION LEGEND

1. EXISTING TO BE REMOVED
2. EXISTING TO BE RELOCATED
3. EXISTING TO BE REPLACED
4. EXISTING TO REMAIN
5. EXISTING OVERHEAD TO BE UNDERGROUNDED

(E) IMPROVEMENTS TO BE DEMOLISHED UNLESS OTHERWISE NOTED

LIMIT OF DEMOLITION

PROPERTY LINE

DEMOLITION NOTES:

1. CAP EXISTING UTILITIES AT PROJECT LIMITS OR AT UTILITY MAINS AS NEEDED.
2. EXISTING UTILITIES WITHIN LIMITS OF WORK TO BE REMOVED UNLESS OTHERWISE NOTED.

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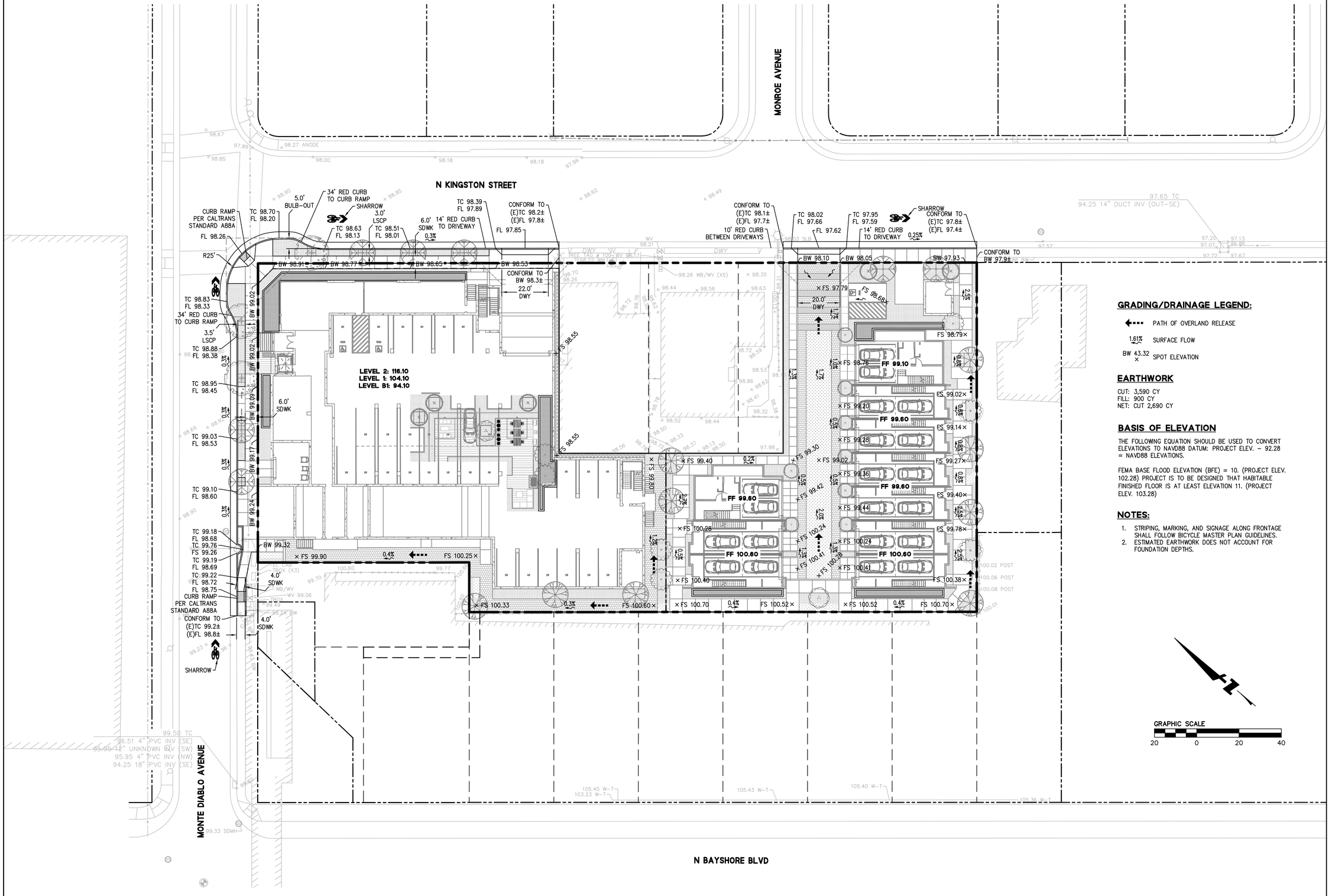
SC PROPERTIES

Sheet Title:
DEMOLITION PLAN

Job No.	181085
Date:	09/06/2024
Scale:	AS SHOWN
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Sheet No:

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GRADING/DRAINAGE LEGEND:

- PATH OF OVERLAND RELEASE
- 1.61% SURFACE FLOW
- BW 43.32 × SPOT ELEVATION

EARTHWORK

CUT: 3,590 CY
FILL: 900 CY
NET: CUT 2,690 CY

BASIS OF ELEVATION

THE FOLLOWING EQUATION SHOULD BE USED TO CONVERT ELEVATIONS TO NAVD88 DATUM: PROJECT ELEV. – 92.28 = NAVD88 ELEVATIONS.

FEMA BASE FLOOD ELEVATION (BFE) = 10. (PROJECT ELEV. 102.28) PROJECT IS TO BE DESIGNED THAT HABITABLE FINISHED FLOOR IS AT LEAST ELEVATION 11. (PROJECT ELEV. 103.28)

NOTES:

1. STRIPING, MARKING, AND SIGNAGE ALONG FRONTAGE SHALL FOLLOW BICYCLE MASTER PLAN GUIDELINES.
2. ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR FOUNDATION DEPTHS.

GRAPHIC SCALE
20 0 20 40

1218 MONTE DIABLO AVENUE
San Mateo, California

SC PROPERTIES

Sheet Title:
GRADING AND DRAINAGE PLAN

Job No. 181085
Date: 09/06/2024
Scale: AS SHOWN
Drawn By: HC

Sheet No:
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SC PROPERTIES

MONROE AVENUE

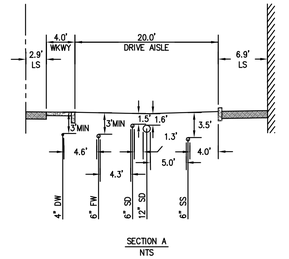
N KINGSTON STREET

MONTE DIABLO AVENUE

N BAYSHORE BLVD

UTILITY NOTES:

1. LATERALS TO INDIVIDUAL UNITS ARE NOT SHOWN.
2. IMPROVEMENTS WITHIN RIGHT OF WAY TO MEET CITY OF SAN MATEO STANDARDS.
3. OVERHEAD LINES ALONG PROJECT FRONTAGE WILL BE UNDERGROUNDED.
4. NEW FIRE HYDRANTS SHALL BE CLOW MODEL 960 WET BARREL OR EQUIVALENT THAT CONSISTS OF (2)2½" AND (1)4" OUTLET.
5. ROOF DRAINS SHALL BE DIRECTED TO FLOW-THRU PLANTERS.
6. EXISTING LATERALS FROM THE INN ARE CONNECTING TO THE NEW PROPOSED SANITARY SEWER. THE ANGLE OF TAP IN IS UNKNOWN AND CURRENT PLAN ONLY SHOW APPROXIMATIONS. LATERAL ANGLES SUBJECT TO CHANGE.
7. STORM INLETS IN BIORETENTION PLANTERS SHALL BE OVERFLOW DRAINS THAT ARE 6" ABOVE TREATMENT SOIL.



SECTION A
NTS

GRAPHIC SCALE
20 0 20 40

Sheet Title:
UTILITY PLAN

Job No.	181085
Date:	09/06/2024
Scale:	AS SHOWN
Drawn By:	HC

Sheet No:

C5.0

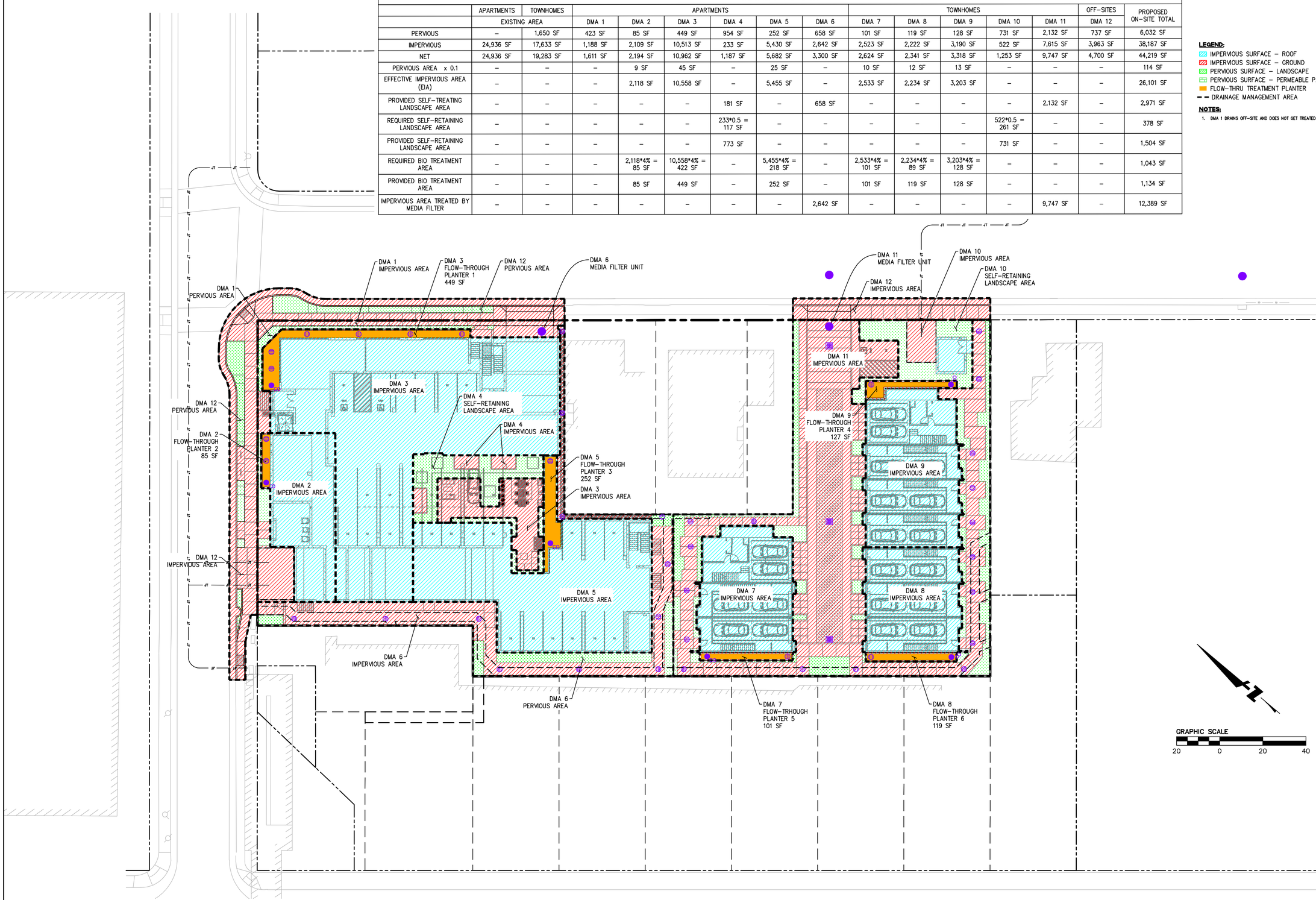
STORM WATER AREA CALCS															
	APARTMENTS	TOWNHOMES	APARTMENTS						TOWNHOMES					OFF-SITES	PROPOSED ON-SITE TOTAL
	EXISTING AREA		DMA 1	DMA 2	DMA 3	DMA 4	DMA 5	DMA 6	DMA 7	DMA 8	DMA 9	DMA 10	DMA 11	DMA 12	
PERVIOUS	–	1,650 SF	423 SF	85 SF	449 SF	954 SF	252 SF	658 SF	101 SF	119 SF	128 SF	731 SF	2,132 SF	737 SF	6,032 SF
IMPERVIOUS	24,936 SF	17,633 SF	1,188 SF	2,109 SF	10,513 SF	233 SF	5,430 SF	2,642 SF	2,523 SF	2,222 SF	3,190 SF	522 SF	7,615 SF	3,963 SF	38,187 SF
NET	24,936 SF	19,283 SF	1,611 SF	2,194 SF	10,962 SF	1,187 SF	5,682 SF	3,300 SF	2,624 SF	2,341 SF	3,318 SF	1,253 SF	9,747 SF	4,700 SF	44,219 SF
PERVIOUS AREA x 0.1	–	–	–	9 SF	45 SF	–	25 SF	–	10 SF	12 SF	13 SF	–	–	–	114 SF
EFFECTIVE IMPERVIOUS AREA (EIA)	–	–	–	2,118 SF	10,558 SF	–	5,455 SF	–	2,533 SF	2,234 SF	3,203 SF	–	–	–	26,101 SF
PROVIDED SELF-TREATING LANDSCAPE AREA	–	–	–	–	–	181 SF	–	658 SF	–	–	–	–	2,132 SF	–	2,971 SF
REQUIRED SELF-RETAINING LANDSCAPE AREA	–	–	–	–	–	233*0.5 = 117 SF	–	–	–	–	–	522*0.5 = 261 SF	–	–	378 SF
PROVIDED SELF-RETAINING LANDSCAPE AREA	–	–	–	–	–	773 SF	–	–	–	–	–	731 SF	–	–	1,504 SF
REQUIRED BIO TREATMENT AREA	–	–	–	2,118*4% = 85 SF	10,558*4% = 422 SF	–	5,455*4% = 218 SF	–	2,533*4% = 101 SF	2,234*4% = 89 SF	3,203*4% = 128 SF	–	–	–	1,043 SF
PROVIDED BIO TREATMENT AREA	–	–	–	85 SF	449 SF	–	252 SF	–	101 SF	119 SF	128 SF	–	–	–	1,134 SF
IMPERVIOUS AREA TREATED BY MEDIA FILTER	–	–	–	–	–	–	–	2,642 SF	–	–	–	–	9,747 SF	–	12,389 SF

LEGEND:

- IMPERVIOUS SURFACE – ROOF
- IMPERVIOUS SURFACE – GROUND
- PERVIOUS SURFACE – LANDSCAPE
- PERVIOUS SURFACE – PERMEABLE PAVEMENT
- FLOW-THRU TREATMENT PLANTER
- DRAINAGE MANAGEMENT AREA

NOTES:

1. DMA 1 DRAINS OFF-SITE AND DOES NOT GET TREATED.



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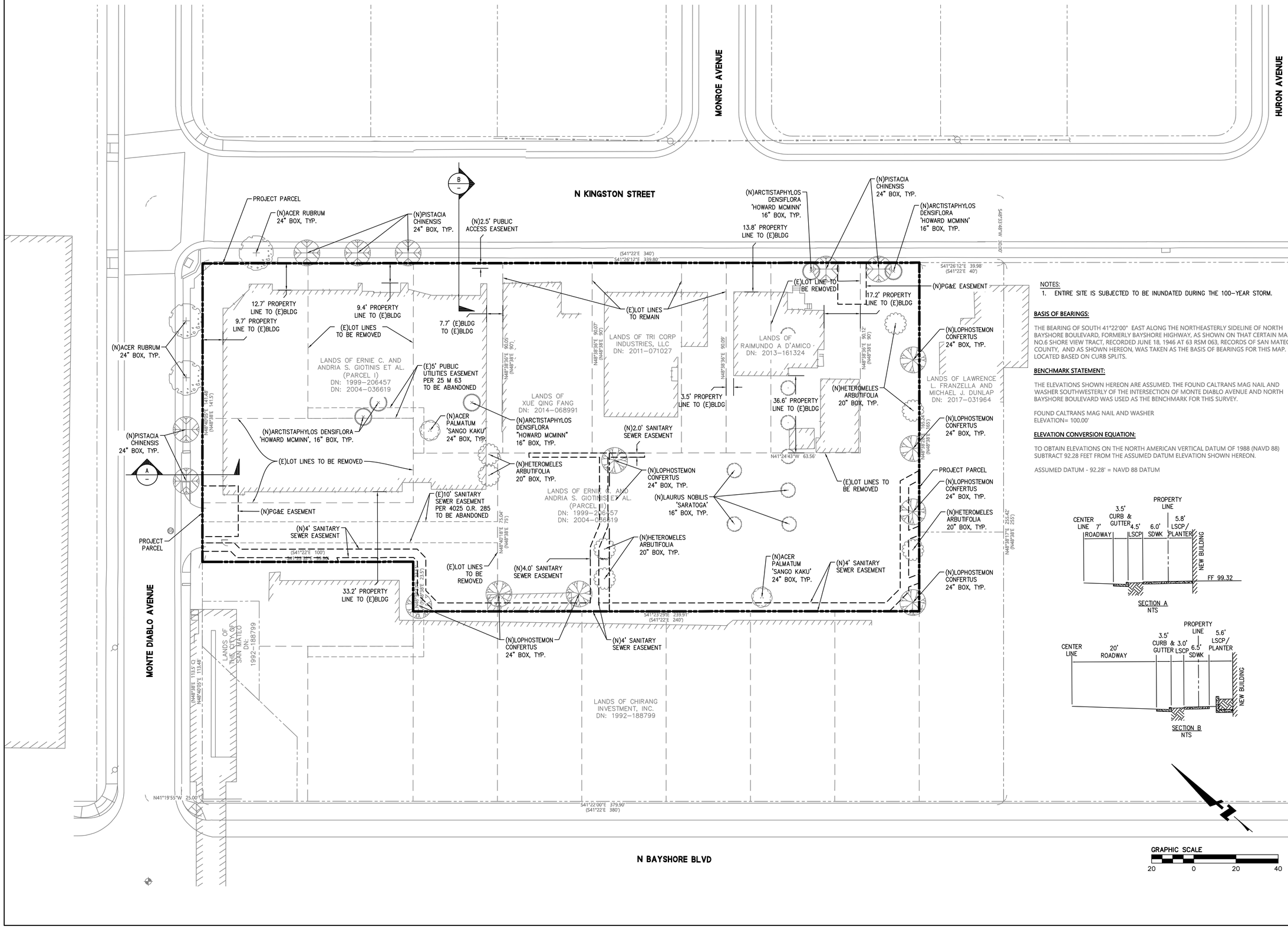
SC PROPERTIES

Sheet Title:
STORMWATER MANAGEMENT PLAN

Job No.	181085
Date:	09/06/2024
Scale:	AS SHOWN
Drawn By:	HC

Sheet No:

C6.0



NOTES:

1. ENTIRE SITE IS SUBJECTED TO BE INUNDATED DURING THE 100–YEAR STORM.

BASIS OF BEARINGS:

THE BEARING OF SOUTH 41°22'00" EAST ALONG THE NORTHEASTERLY SIDELINE OF NORTH BAYSHORE BOULEVARD, FORMERLY BAYSHORE HIGHWAY, AS SHOWN ON THAT CERTAIN MAI NO.6 SHORE VIEW TRACT, RECORDED JUNE 18, 1946 AT 63 RSM 063, RECORDS OF SAN MATEC COUNTY, AND AS SHOWN HEREON, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP. LOCATED BASED ON CURB SPLITS.

BENCHMARK STATEMENT:

THE ELEVATIONS SHOWN HEREON ARE ASSUMED. THE FOUND CALTRANS MAG NAIL AND WASHER SOUTHWESTERLY OF THE INTERSECTION OF MONTE DIABLO AVENUE AND NORTH BAYSHORE BOULEVARD WAS USED AS THE BENCHMARK FOR THIS SURVEY.

FOUND CALTRANS MAG NAIL AND WASHER
ELEVATION= 100.00'

ELEVATION CONVERSION EQUATION:

TO OBTAIN ELEVATIONS ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) SUBTRACT 92.28 FEET FROM THE ASSUMED DATUM ELEVATION SHOWN HEREON.

ASSUMED DATUM - 92.28' = NAVD 88 DATUM

SECTION A
NTS

SECTION B
NTS

GRAPHIC SCALE
20 0 20 40

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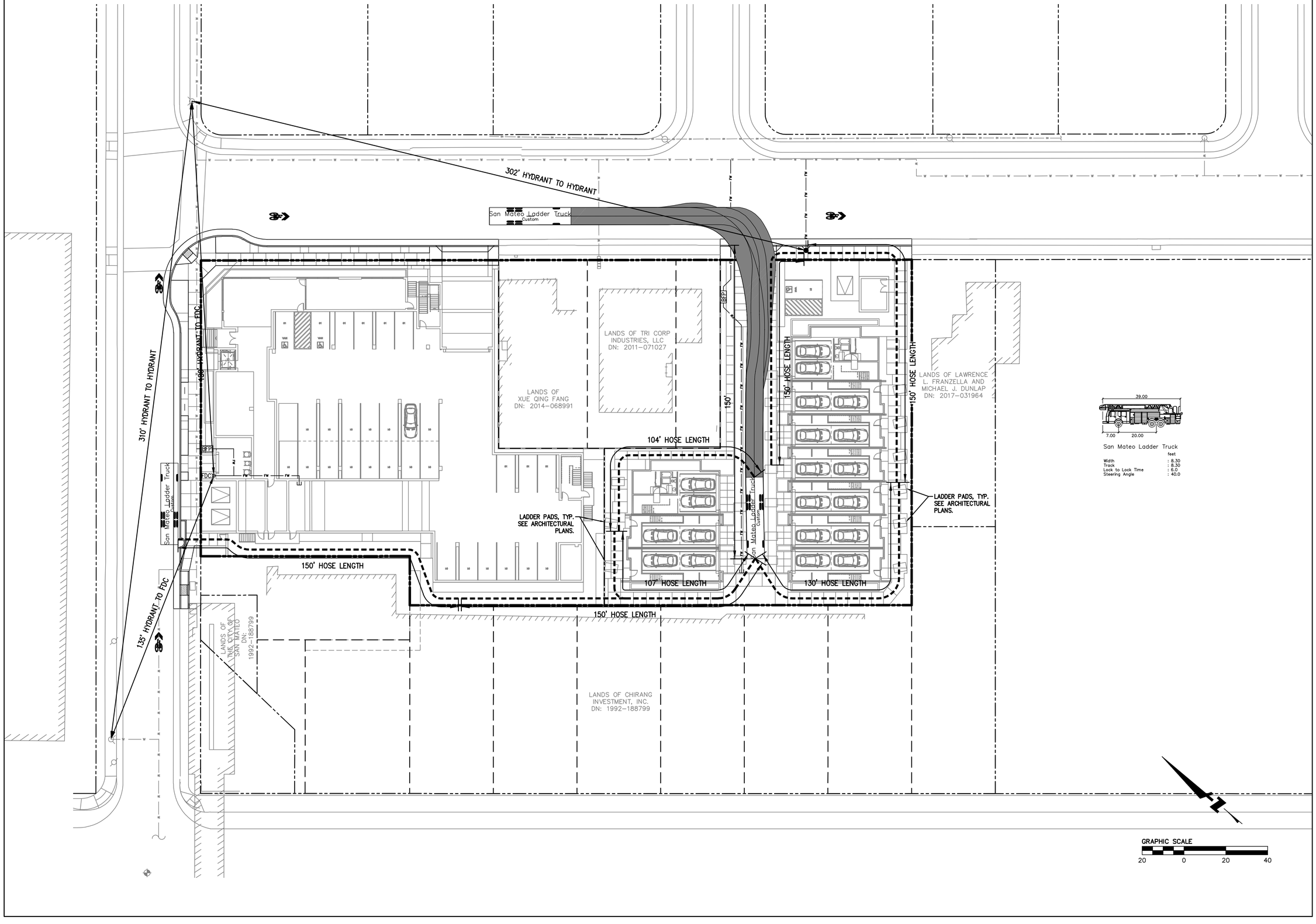
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San Mateo, California

SC PROPERTIES

Sheet Title:
TENTATIVE MAP

Job No. 181085
Date: 09/06/2024
Scale: AS SHOWN
Drawn By: HC

Sheet No:
C7.0



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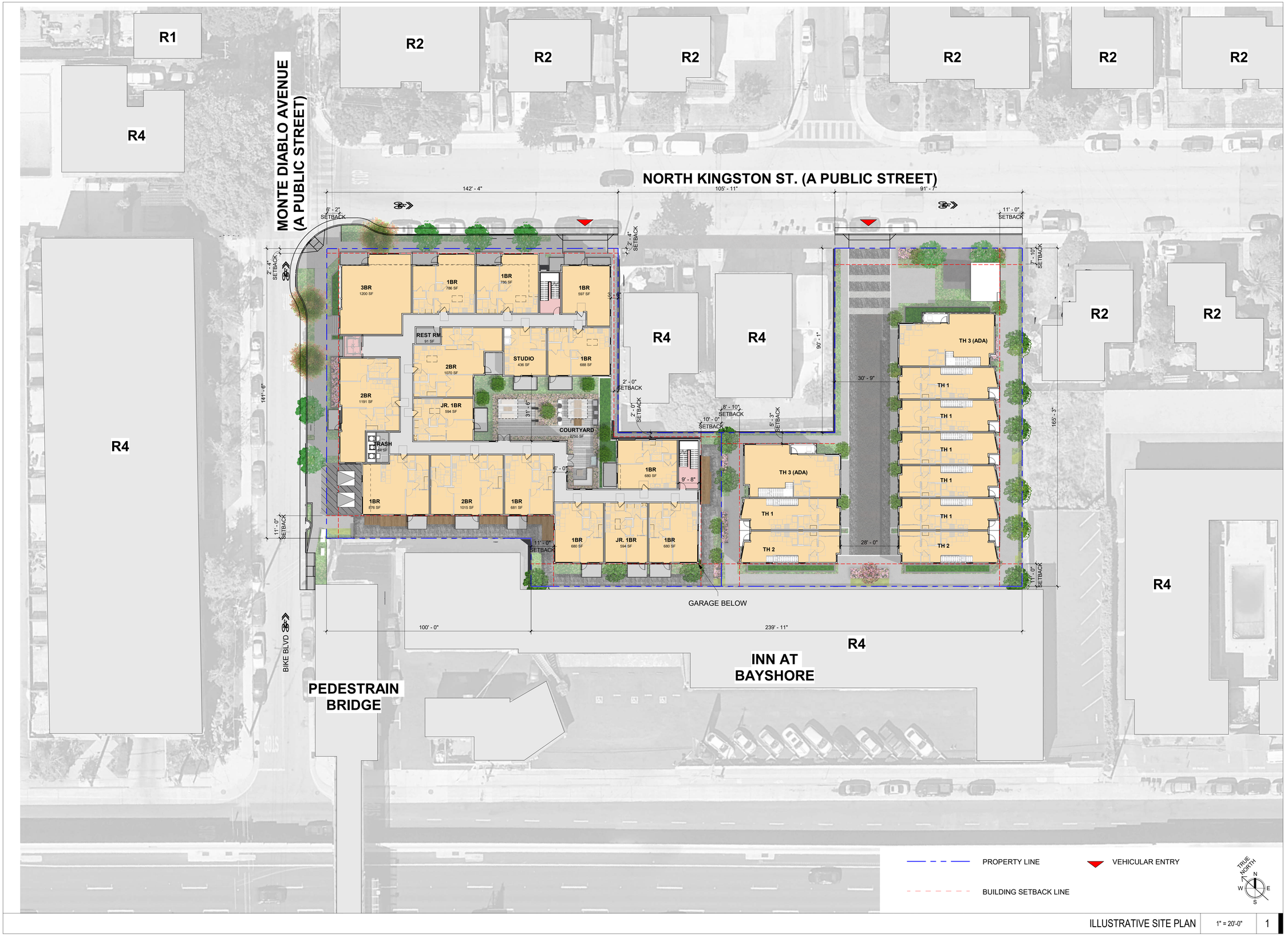
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SC PROPERTIES

Sheet Title:
FIRE ACCESS PLAN

Job No. 181085
Date: 09/06/2024
Scale: AS SHOWN
Drawn By: HC

Sheet No:
C8.0



ILLUSTRATIVE SITE PLAN | 1" = 20'-0" | 1

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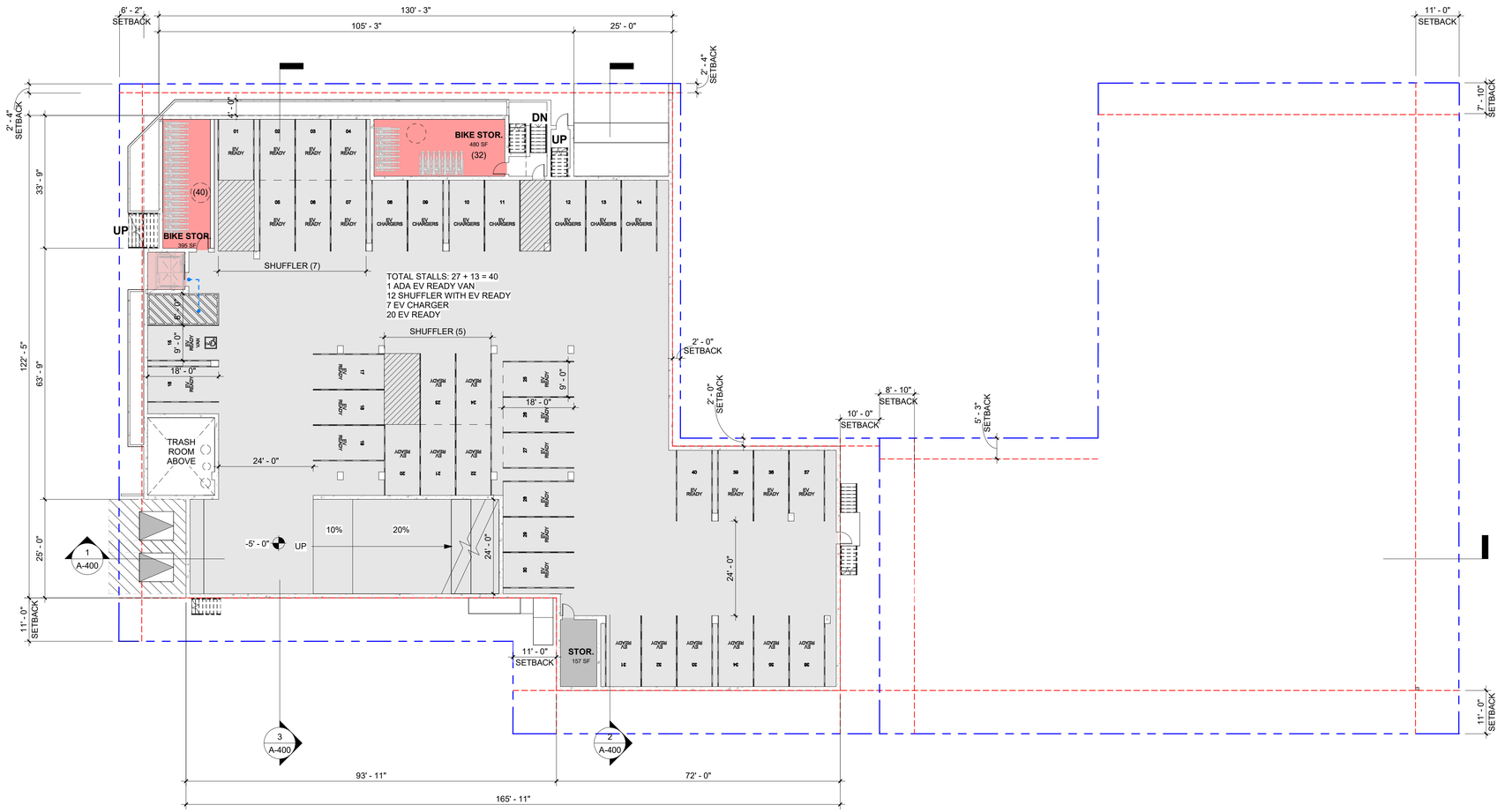
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Sheet Title:
ILLUSTRATIVE SITE PLAN

Job No.	21058
Date:	09/06/2024
Scale:	1" = 20'-0"
Drawn By:	Author

Sheet No:

A-100



EGRESS PATH

TRUE NORTH

LEVEL B1 | 1/16" = 1'-0" | 1

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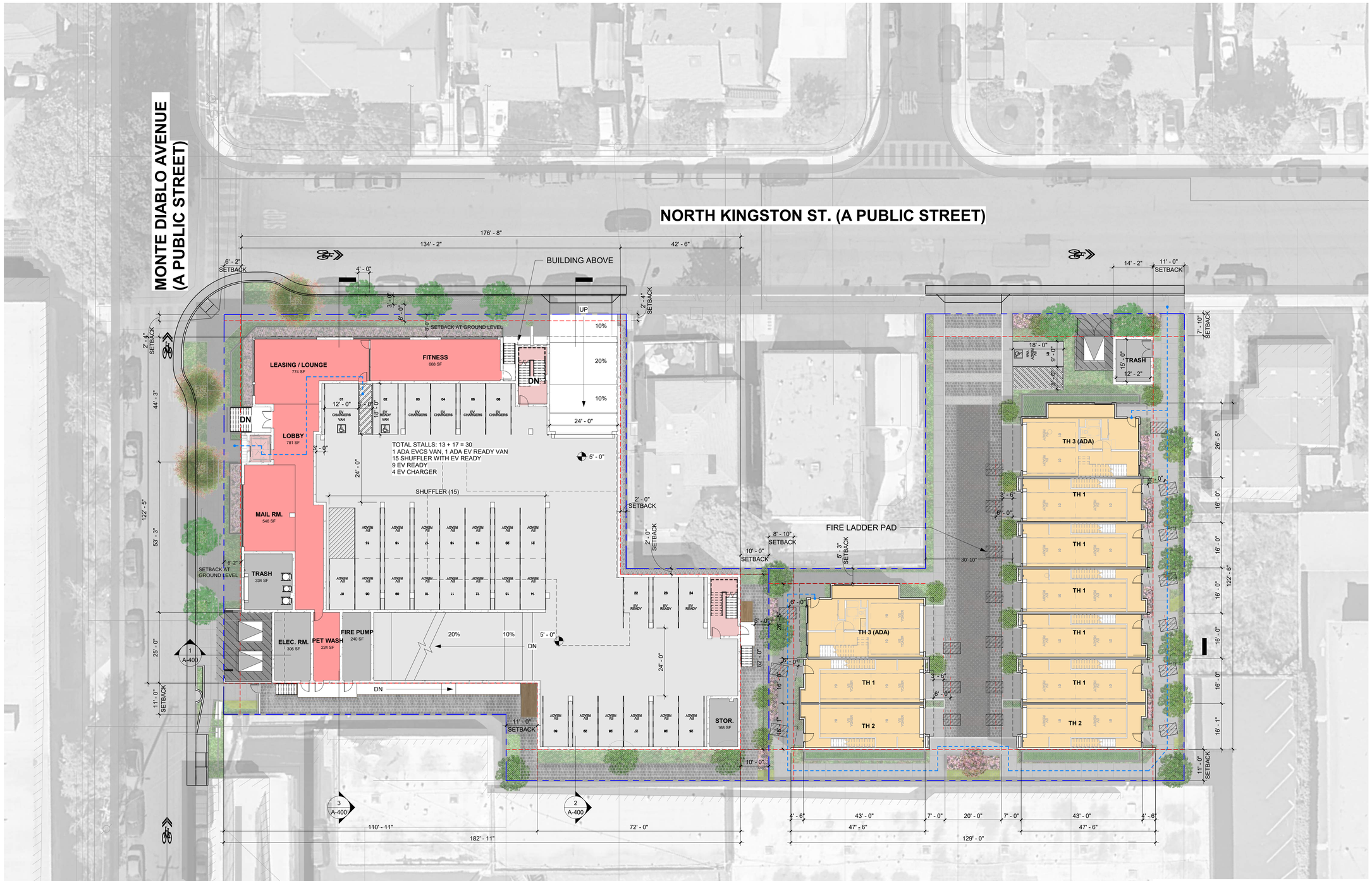
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SC PROPERTIES

Sheet Title:
LEVEL B1

Job No. 21058
Date: 09/06/2024
Scale: 1/16" = 1'-0"
Drawn By: Author

Sheet No:
A-110



EGRESS PATH

TRUE NORTH

LEVEL 1 | 1/16" = 1'-0" | 1

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SC PROPERTIES

Sheet Title:
LEVEL 1

Job No. 21058
Date: 09/06/2024
Scale: 1/16" = 1'-0"
Drawn By: Author

Sheet No:

A-111



EGRESS PATH

NOTE: ALL UNITS HAVE ACCESSIBLE EGRESS ROUTE ROUTE THROUGHOUT THE BUILDING

TRUE NORTH

LEVEL 2 | 1/16" = 1'-0" | 1

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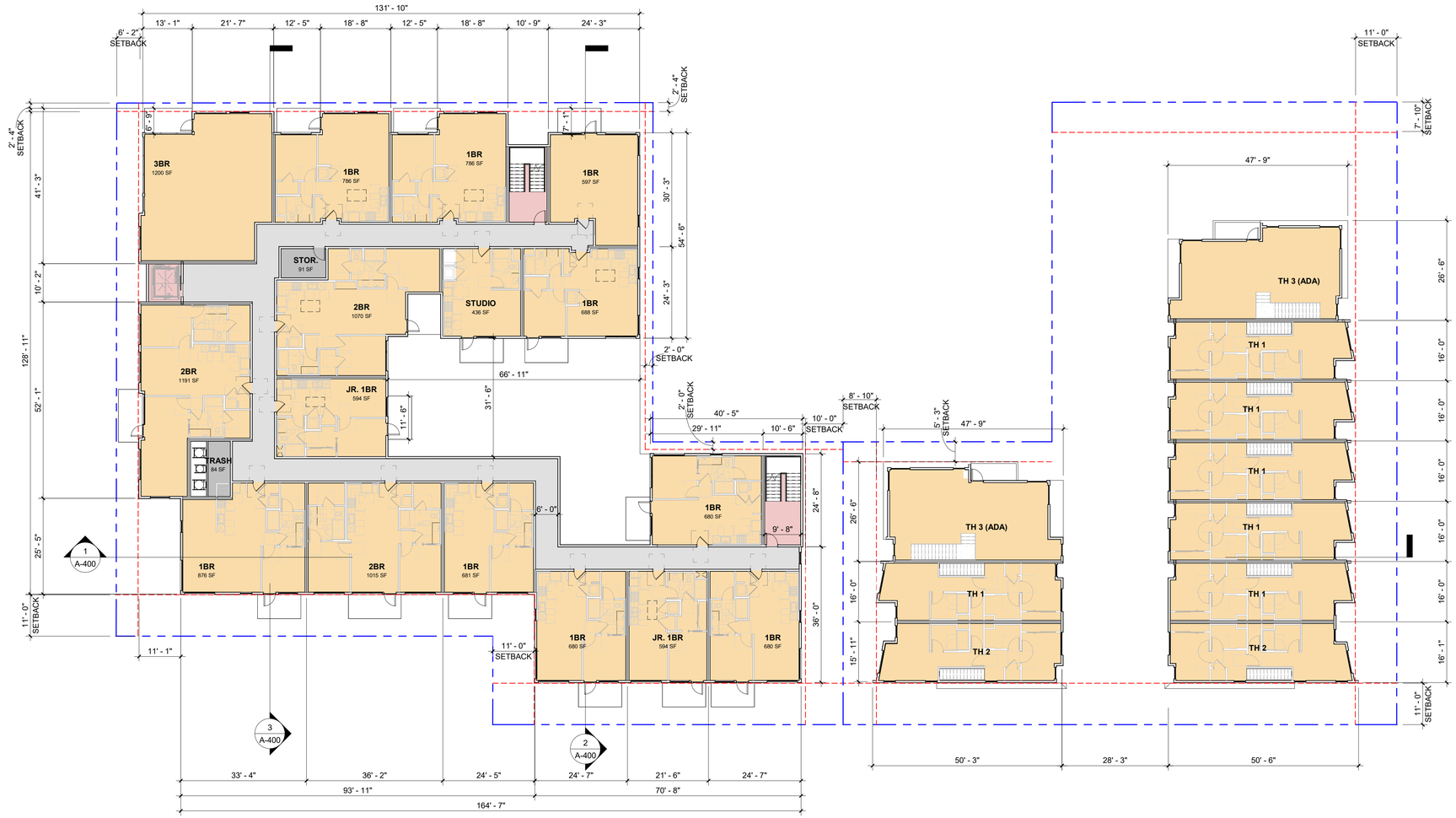
SC PROPERTIES

Sheet Title:
LEVEL 2

Job No.	21058
Date:	09/06/2024
Scale:	1/16" = 1'-0"
Drawn By:	Author

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San Mateo, California

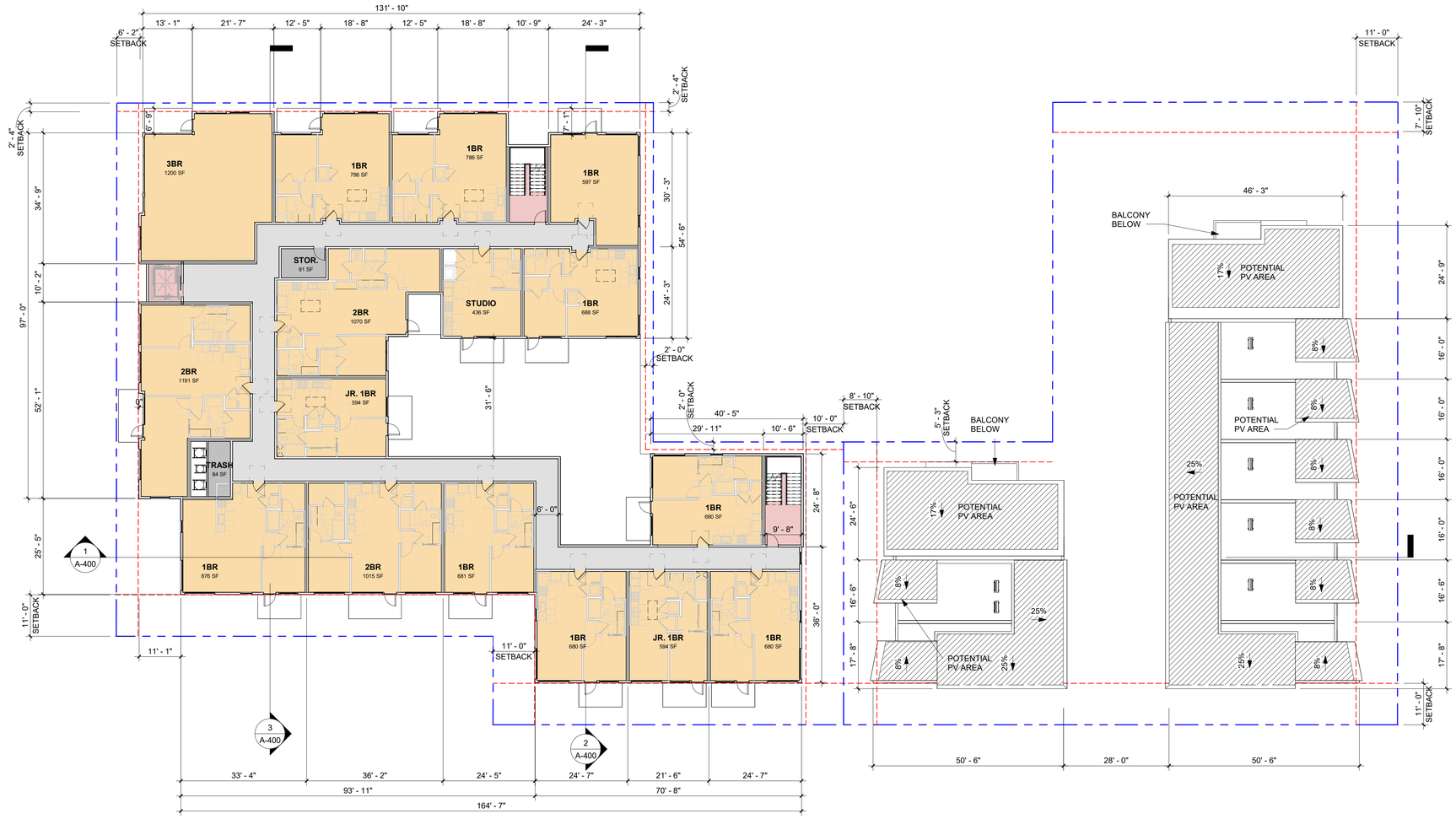
SC PROPERTIES

Sheet Title:
LEVEL 3

Job No. 21058
Date: 09/06/2024
Scale: 1/16" = 1'-0"
Drawn By: Author

Sheet No:

A-113



LEVEL 4 | 1/16" = 1'-0" | 1

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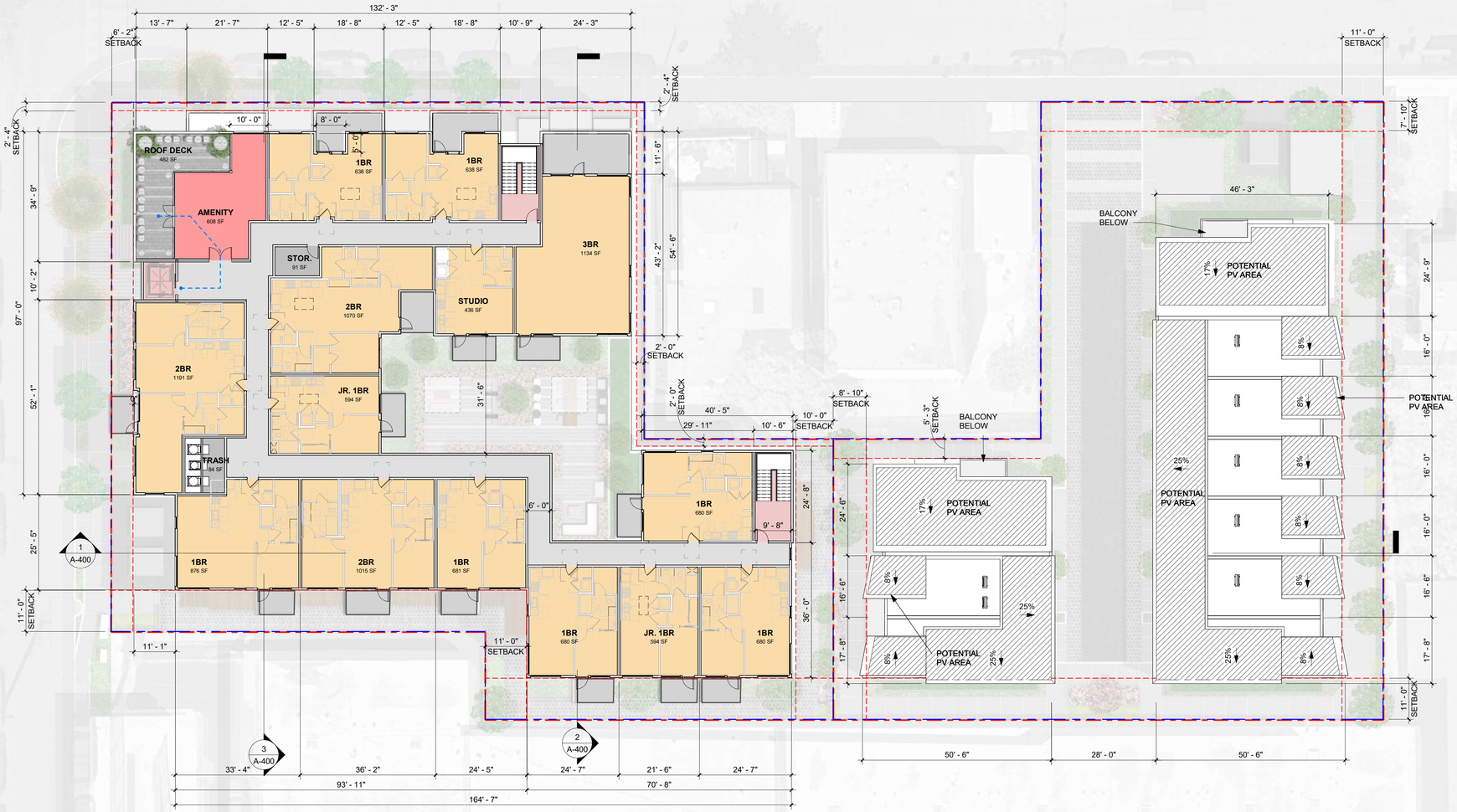
1218 MONTE DIABLO AVENUE
San Mateo, California

SC PROPERTIES

Sheet Title:
LEVEL 4

Job No. 21058
Date: 09/06/2024
Scale: 1/16" = 1'-0"
Drawn By: Author

Sheet No:
A-114



EGRESS PATH

NOTE: ALL UNITS HAVE ACCESSIBLE EGRESS ROUTE ROUTE THROUGHOUT THE BUILDING

TRUE NORTH

LEVEL 5 | 1/16" = 1'-0" | 1

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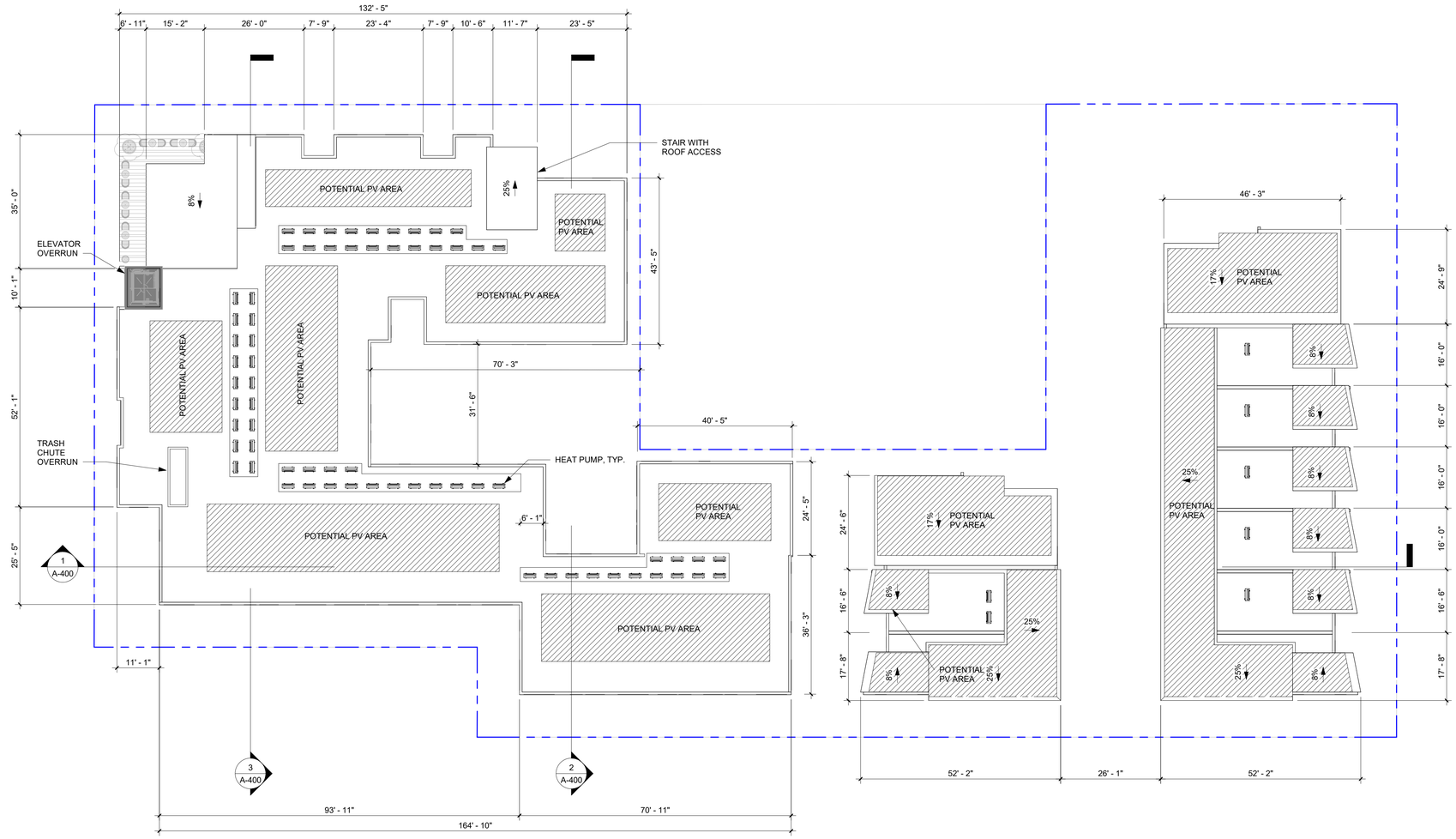
1218 MONTE DIABLO AVENUE
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SC PROPERTIES

Sheet Title:
LEVEL 5

Job No. 21058
Date: 09/06/2024
Scale: 1/16" = 1'-0"
Drawn By: Author

Sheet No:
A-115



ROOF LEVEL | 1/16" = 1'-0" | 1

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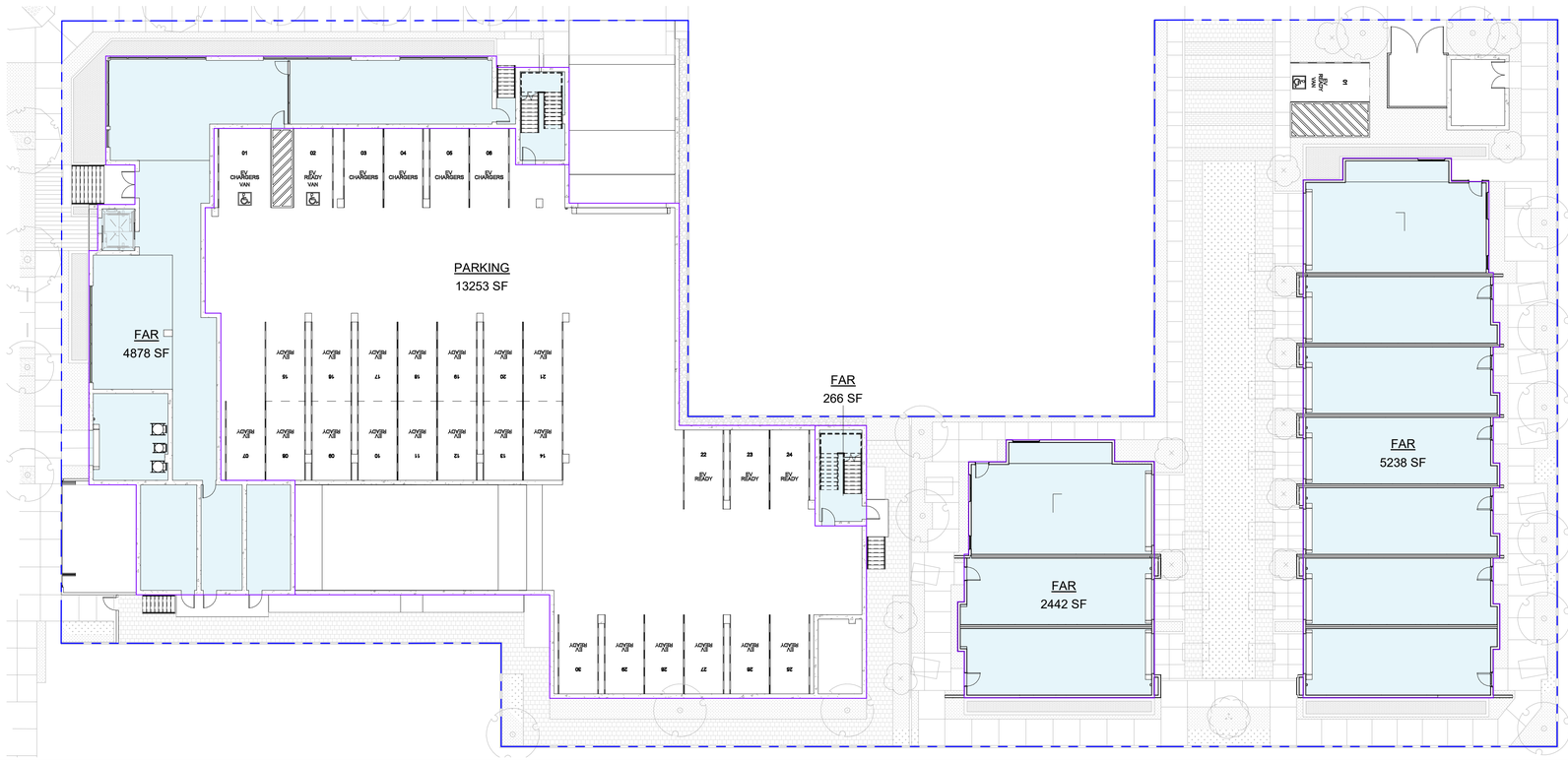
SC PROPERTIES

Sheet Title:
ROOF LEVEL

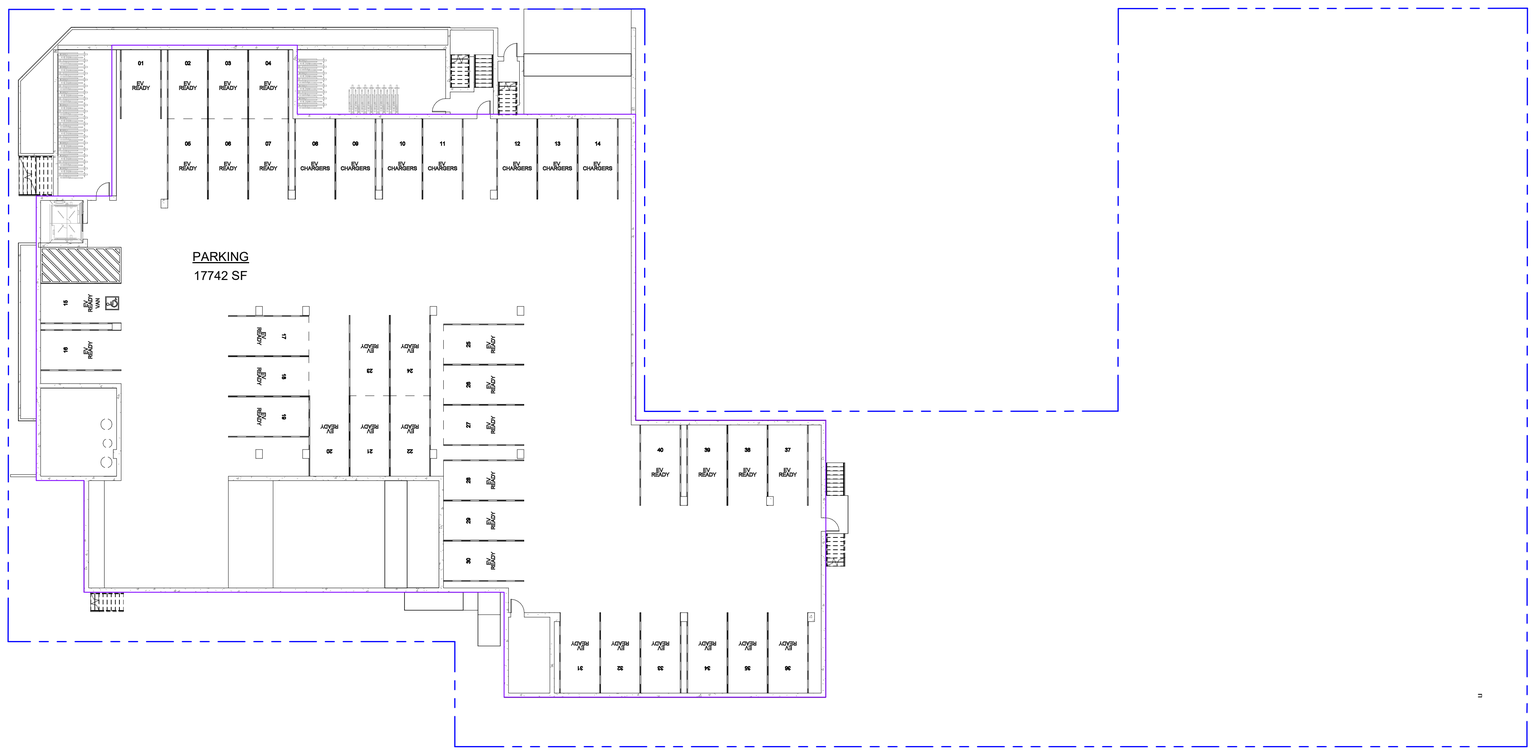
Job No. 21058
Date: 09/06/2024
Scale: 1/16" = 1'-0"
Drawn By: -

Sheet No:

A-116



LEVEL 1 | 1/16" = 1'-0" | 2



LEVEL B1 | 1/16" = 1'-0" | 1

AREA PLAN LEGEND

BUILDING GROSS AREA

AREA NOT INCLUDED IN FAR

BUILDING GROSS AREA (INCLUDED IN FAR)			NOT INCLUDED IN FAR
FLOOR	APARTMENT	TOWNHOME	PARKING
LEVEL B1			17742 SF
LEVEL 1	5144 SF	7680 SF	13253 SF
LEVEL 2	16231 SF	7762 SF	
LEVEL 3	16231 SF	7548 SF	
LEVEL 4	16231 SF		
LEVEL 5	15029 SF		
TOTAL	68865 SF	22990 SF	30995 SF
GRAND TOTAL	91885 SF		

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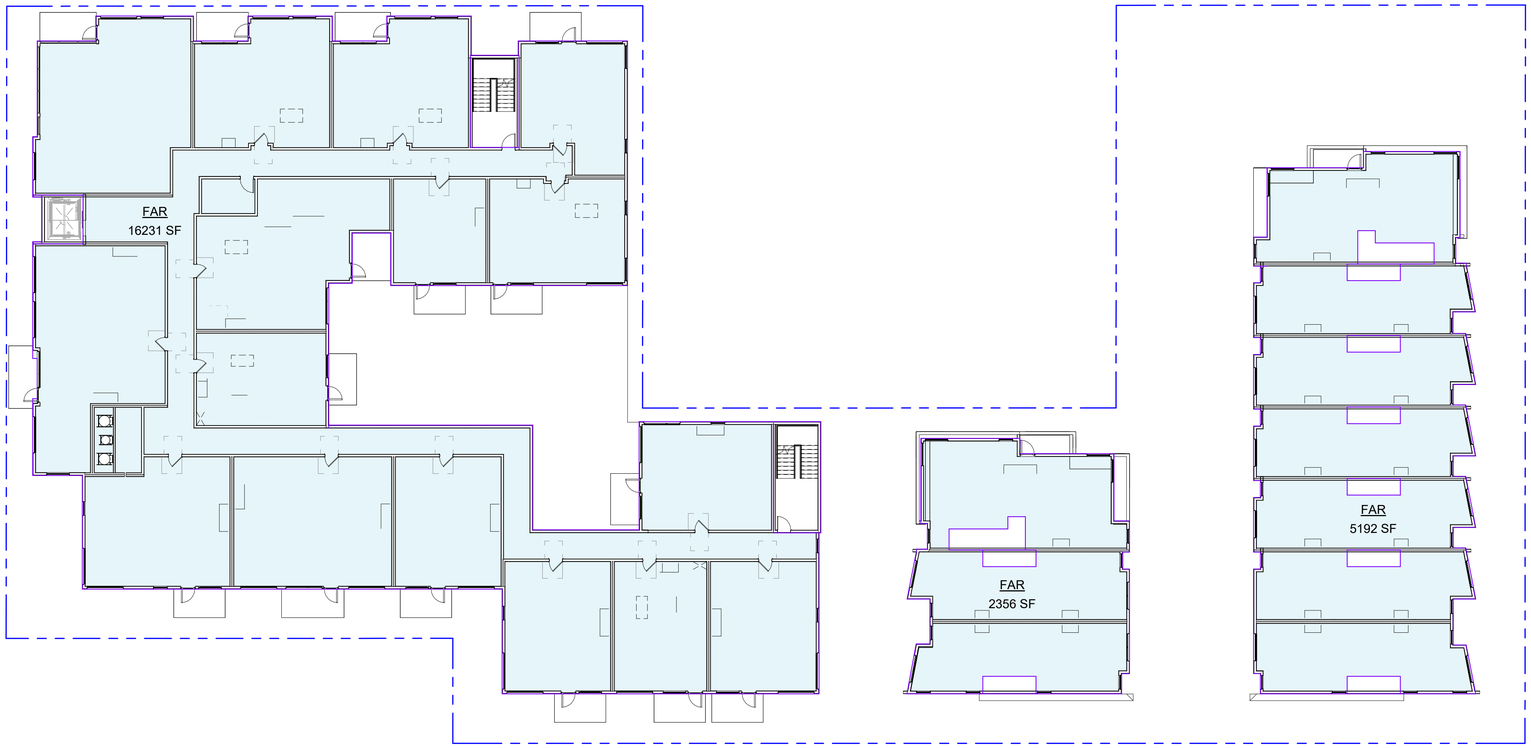
SC PROPERTIES

Sheet Title:
LEVELS B1 & 1 - FAR CALCULATION

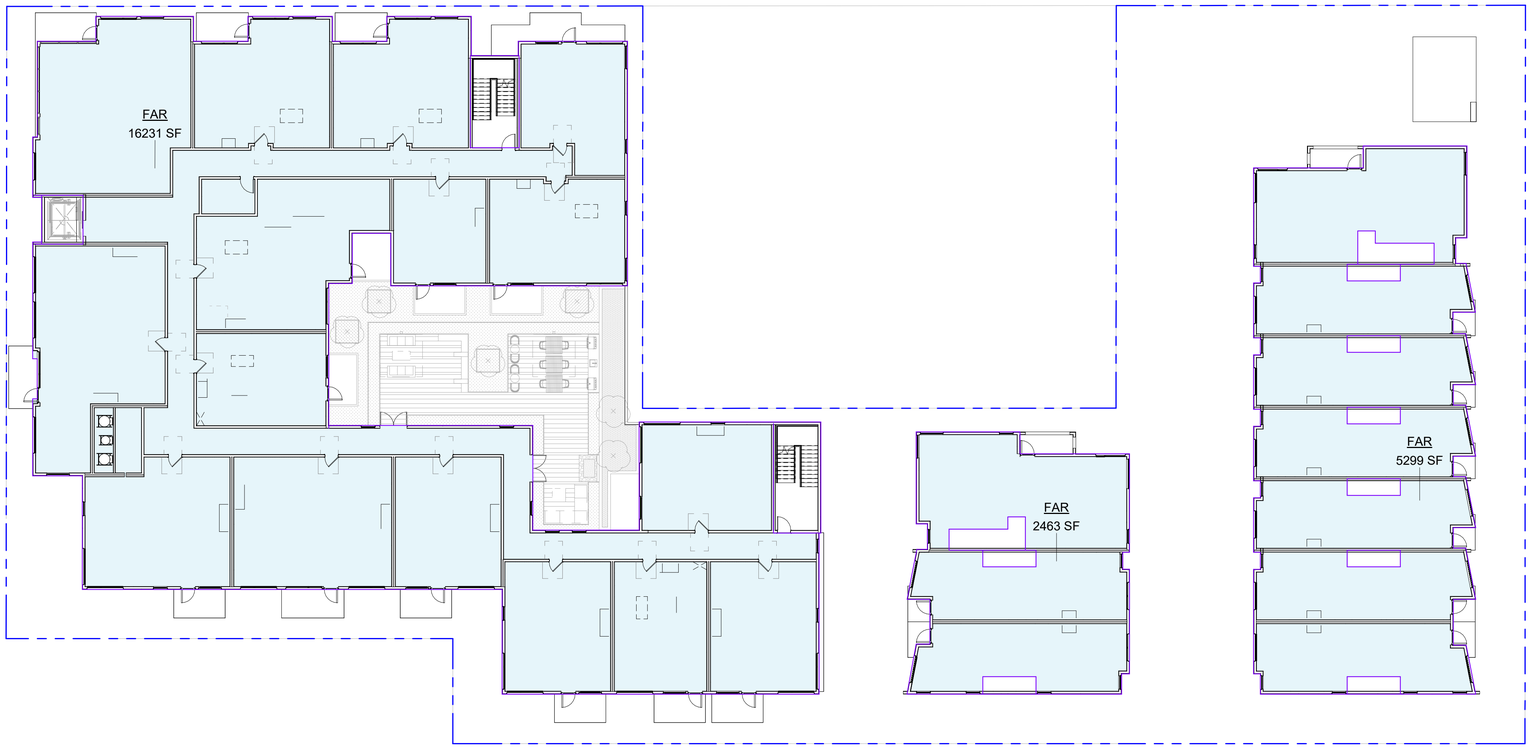
Job No. 21058
Date: 09/06/2024
Scale: As indicated
Drawn By: Author

Sheet No:

A-201



LEVEL 3 | 1/16" = 1'-0" | 2



LEVEL 2 | 1/16" = 1'-0" | 1

AREA PLAN LEGEND

BUILDING GROSS AREA

AREA NOT INCLUDED IN FAR

BUILDING GROSS AREA (INCLUDED IN FAR)			NOT INCLUDED IN FAR
FLOOR	APARTMENT	TOWNHOME	PARKING
LEVEL B1			17742 SF
LEVEL 1	5144 SF	7680 SF	13253 SF
LEVEL 2	16231 SF	7762 SF	
LEVEL 3	16231 SF	7548 SF	
LEVEL 4	16231 SF		
LEVEL 5	15029 SF		
TOTAL	68865 SF	22990 SF	30995 SF
GRAND TOTAL	91885 SF		

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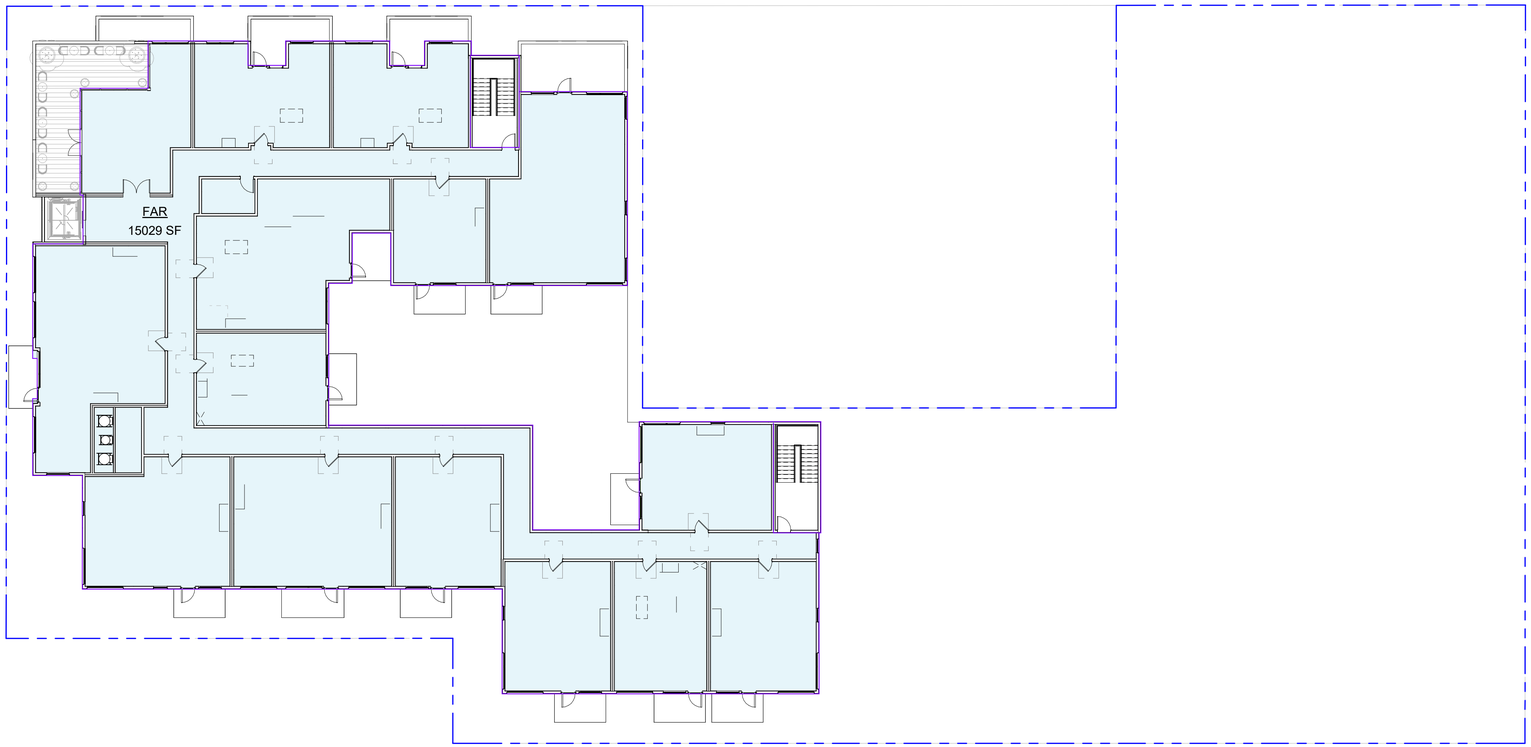
SC PROPERTIES

Sheet Title:
LEVELS 2 & 3 - FAR CALCULATION

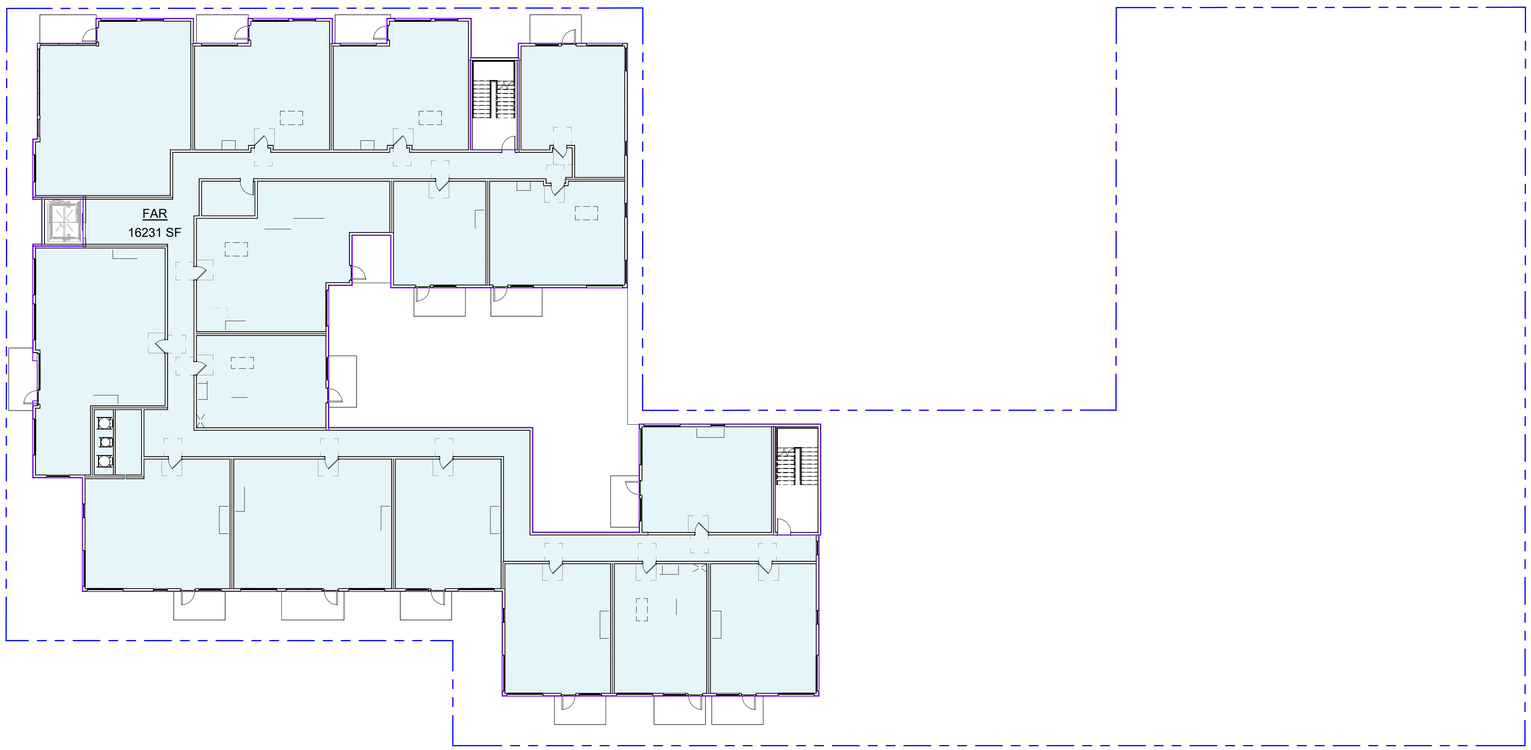
Job No.	21058
Date:	09/06/2024
Scale:	As indicated
Drawn By:	Author

Sheet No:

A-202



LEVEL 5 | 1/16" = 1'-0" | 2



LEVEL 4 | 1/16" = 1'-0" | 1

AREA PLAN LEGEND

BUILDING GROSS AREA

AREA NOT INCLUDED IN FAR

BUILDING GROSS AREA (INCLUDED IN FAR)			NOT INCLUDED IN FAR
FLOOR	APARTMENT	TOWNHOME	PARKING
LEVEL B1			17742 SF
LEVEL 1	5144 SF	7680 SF	13253 SF
LEVEL 2	16231 SF	7762 SF	
LEVEL 3	16231 SF	7548 SF	
LEVEL 4	16231 SF		
LEVEL 5	15029 SF		
TOTAL	68865 SF	22990 SF	30995 SF
GRAND TOTAL	91885 SF		

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SC PROPERTIES

Sheet Title:
LEVELS 4 & 5 - FAR CALCULATION

Job No. 21058
Date: 09/06/2024
Scale: As indicated
Drawn By: Author

Sheet No:

A-203



West Elevation | 1/16" = 1'-0" | 2



North Elevation | 1/16" = 1'-0" | 1

1

2

E.1

KEYPLAN

A-1	STUCCO - LIGHT GREY	**W-1**	VINYL WINDOW
A-2	STUCCO - DARK GREY	**W-2**	STOREFRONT
A-3	STUCCO - GREY	**W-3**	METAL CANOPY
A-4	STUCCO - GREEN	**E-1**	PHOTOVOLTAIC PANELS
A-5	STUCCO - BLUE	**E-2**	GREEN SCREEN
B-1	CONCRETE		
B-2	SIDING - BROWN		
B-3	SIDING - TAN		
B-4	SIDING - LIGHT GREY		
C-1	STANDING SEAM - GREY		
C-2	STANDING SEAM - GREEN		
C-3	HUNG BALCONIES		
C-4	METAL GUARD RAILS		
D-1	MURAL/ PUBLIC ART - SUBJECT TO CHANGE		

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1218 MONTE DIABLO AVENUE
San Mateo, California

SC PROPERTIES

Sheet Title:
BUILDING ELEVATIONS

Job No. 21058
Date: 09/06/2024
Scale: 1/16" = 1'-0"
Drawn By: Author

Sheet No:

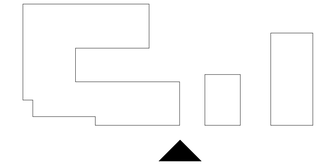
A-300



East Elevation | 1/16" = 1'-0" | 1



South Elevation | 1/16" = 1'-0" | 2



2

KEYPLAN

A-1	STUCCO - LIGHT GREY	**W-1**	VINYL WINDOW
A-2	STUCCO - DARK GREY	**W-2**	STOREFRONT
A-3	STUCCO - GREY	**W-3**	METAL CANOPY
A-4	STUCCO - GREEN	**E-1**	PHOTOVOLTAIC PANELS
A-5	STUCCO - BLUE	**E-2**	GREEN SCREEN
B-1	CONCRETE		
B-2	SIDING - BROWN		
B-3	SIDING - TAN		
B-4	SIDING - LIGHT GREY		
C-1	STANDING SEAM - GREY		
C-2	STANDING SEAM - GREEN		
C-3	HUNG BALCONIES		
C-4	METAL GUARD RAILS		
D-1	MURAL/ PUBLIC ART - SUBJECT TO CHANGE		

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SC PROPERTIES

Sheet Title:
BUILDING ELEVATIONS

Job No. 21058
Date: 09/06/2024
Scale: 1/16" = 1'-0"
Drawn By: Author

Sheet No:

A-301



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SC PROPERTIES

Sheet Title:
APARTMENT BUILDING PERSPECTIVE

Job No.	21058
Date:	09/06/2024
Scale:	
Drawn By:	Author

Sheet No:

A-302



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SC PROPERTIES

Sheet Title:
TOWNHOME BUILDING PERSPECTIVE

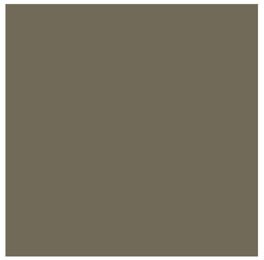
Job No. 21058
Date: 09/06/2024
Scale:
Drawn By: Author

Sheet No:

A-303



A-5 STUCCO
BLUE



A-4 STUCCO
GREEN



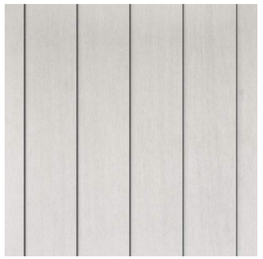
A-3 STUCCO
GREY



A-2 STUCCO
BLACK



A-1 STUCCO
LIGHT GREY



B-4 SIDING
LIGHT GREY



B-3 SIDING
TAN



B-2 SIDING
BROWN



B-1 CONCRETE



D-1 MURAL/ PUBLIC ART
GRAPHIC SUBJECT TO CHANGE



C-4 METAL GUARD RAILS



C-3 HUNG BALCONIES



C-2 STANDING SEAM
GREEN



C-1 STANDING SEAM
GREY



E-2 GREEN SCREEN



E-1 PHOTOVOLTAIC PANELS



W-3 METAL CANOPY



W-2 STOREFRONT



W-1 VINYL WINDOW

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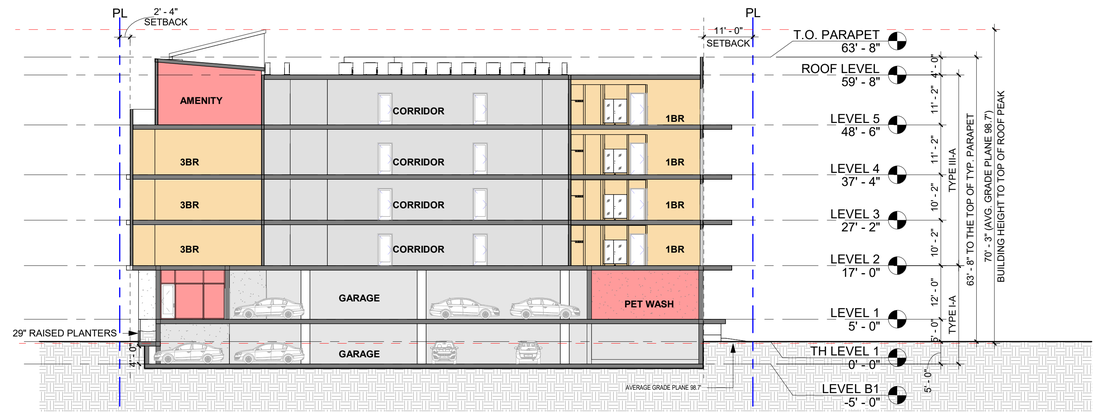
SC PROPERTIES

Sheet Title:
COLOR AND
MATERIAL BOARD

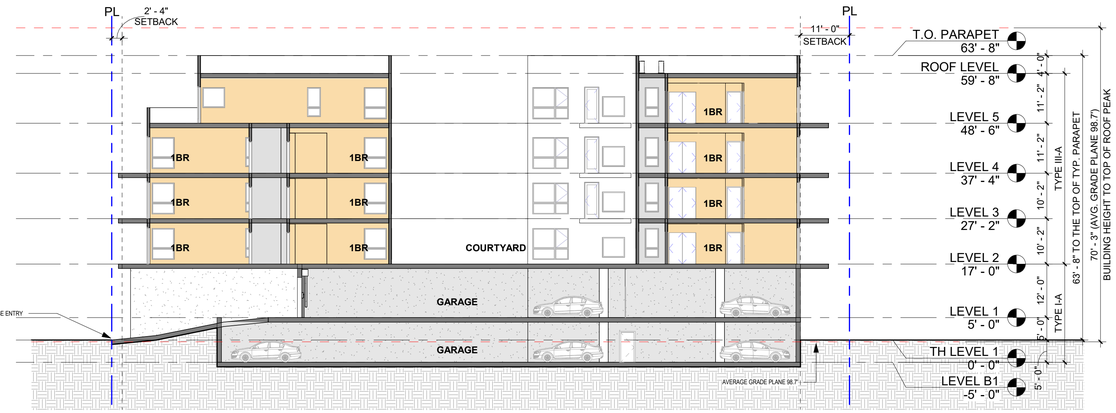
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Date:	09/06/2024
Scale:	1/16" = 1'-0"
Drawn By:	Author

Sheet No:

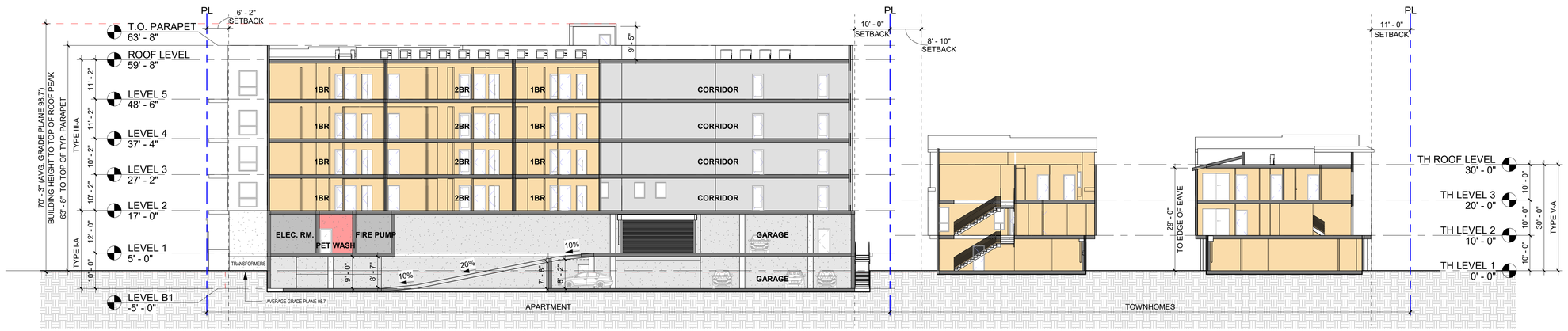
A-304



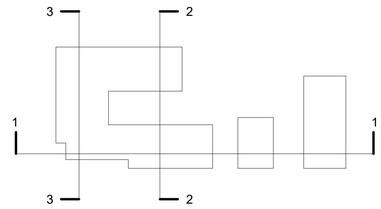
Section 3 | 1/16" = 1'-0" | 3



Section 2 | 1/16" = 1'-0" | 2



Section 1 | 1/16" = 1'-0" | 1



KEYPLAN

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SC PROPERTIES

Sheet Title:
BUILDING SECTIONS

Job No. 21058
Date: 09/06/2024
Scale: 1/16" = 1'-0"
Drawn By: -

Sheet No:
A-400



MARCH/ SEPTEMBER 21 9AM



MARCH/ SEPTEMBER 21 12PM



MARCH/ SEPTEMBER 21 3PM

EQUINOX



JUNE 21 9AM



JUNE 21 12PM



JUNE 21 3PM

SUMMER SOLSTICE



DECEMBER 21 9AM



DECEMBER 21 12PM



DECEMBER 21 3PM

WINTER SOLSTICE

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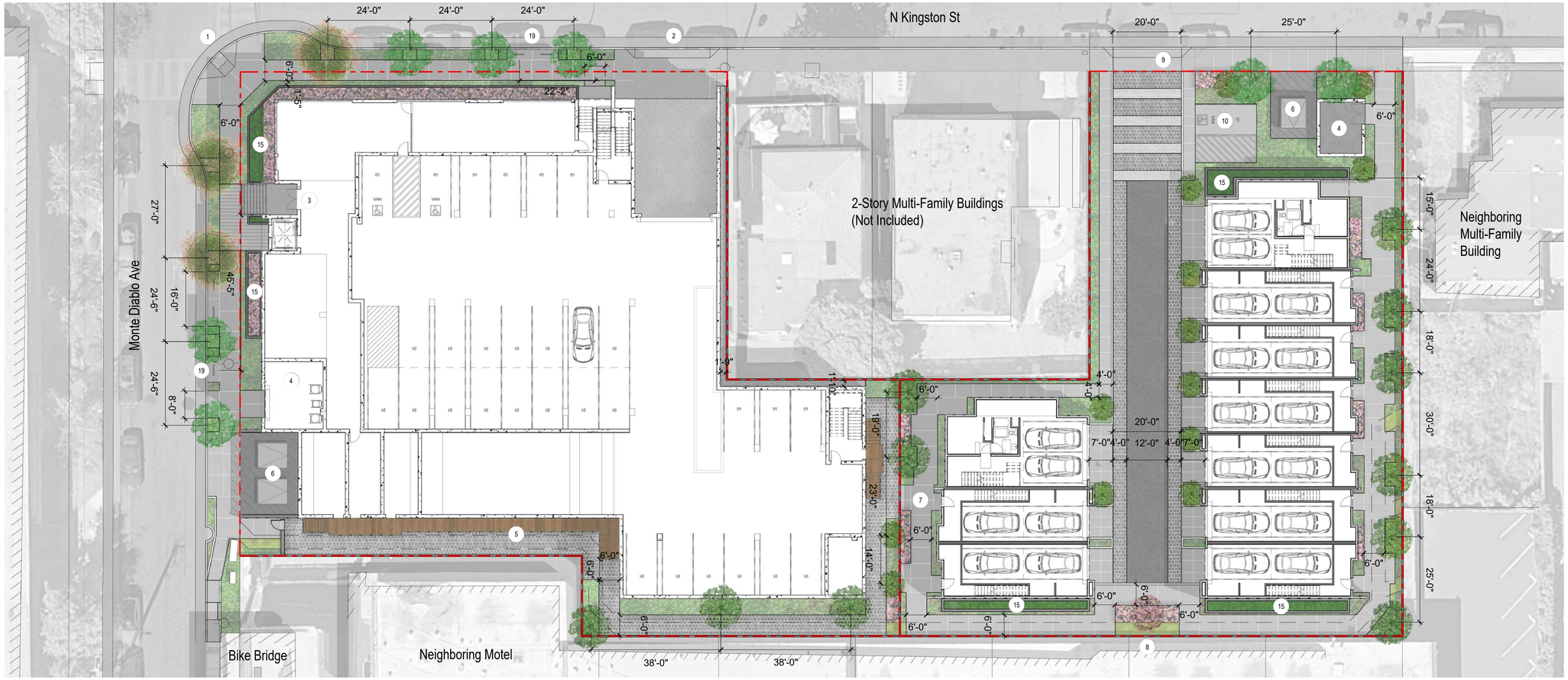
SC PROPERTIES

Sheet Title:
SHADOW STUDIES

Job No. 21058
Date: 09/06/2024
Scale:
Drawn By: -

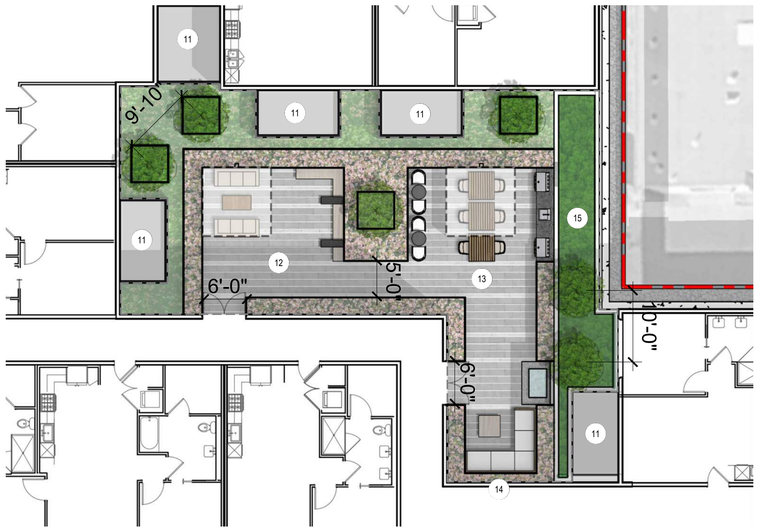
Sheet No:

A-600



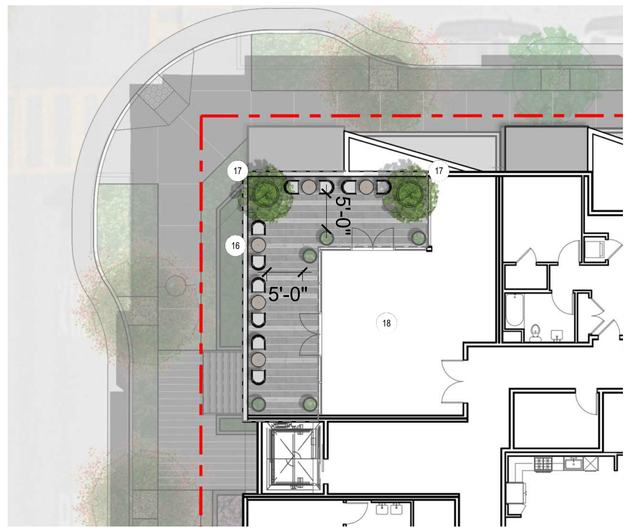
1 GROUND LEVEL

SCALE: 1/16"- 1'-0"



2 SECOND LEVEL - COURTYARD

SCALE: 1"= 10'



3 FIFTH LEVEL - ROOF DECK

SCALE: 1"= 10'

0 16' 32' 48' N

LEGEND

1. BULB-OUT CORNER
2. GARAGE ENTRANCE
3. ENTRANCE
4. UTILITY AREA/TRASH
5. PEDESTRIAN PATH
6. TRANSFORMER
7. RESIDENT WALKWAY
8. END VIEW
9. TOWNHOME DRIVEWAY
10. ADA PARKING
11. UNIT BALCONY
12. LOUNGING AREA
13. OUTDOOR DINING AREA
14. SEATING CORNER
15. C3 PLANTERS
16. SEATING CORNER
17. TREE POTS
18. AMENITY ROOM
19. SHORT-TERM BIKE RACKS

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PLAT
LANDSCAPE ARCHITECTS & URBANISM
2550 NINTH STREET, SUITE 113A
BERKELEY, CA 94710
510.883.9988

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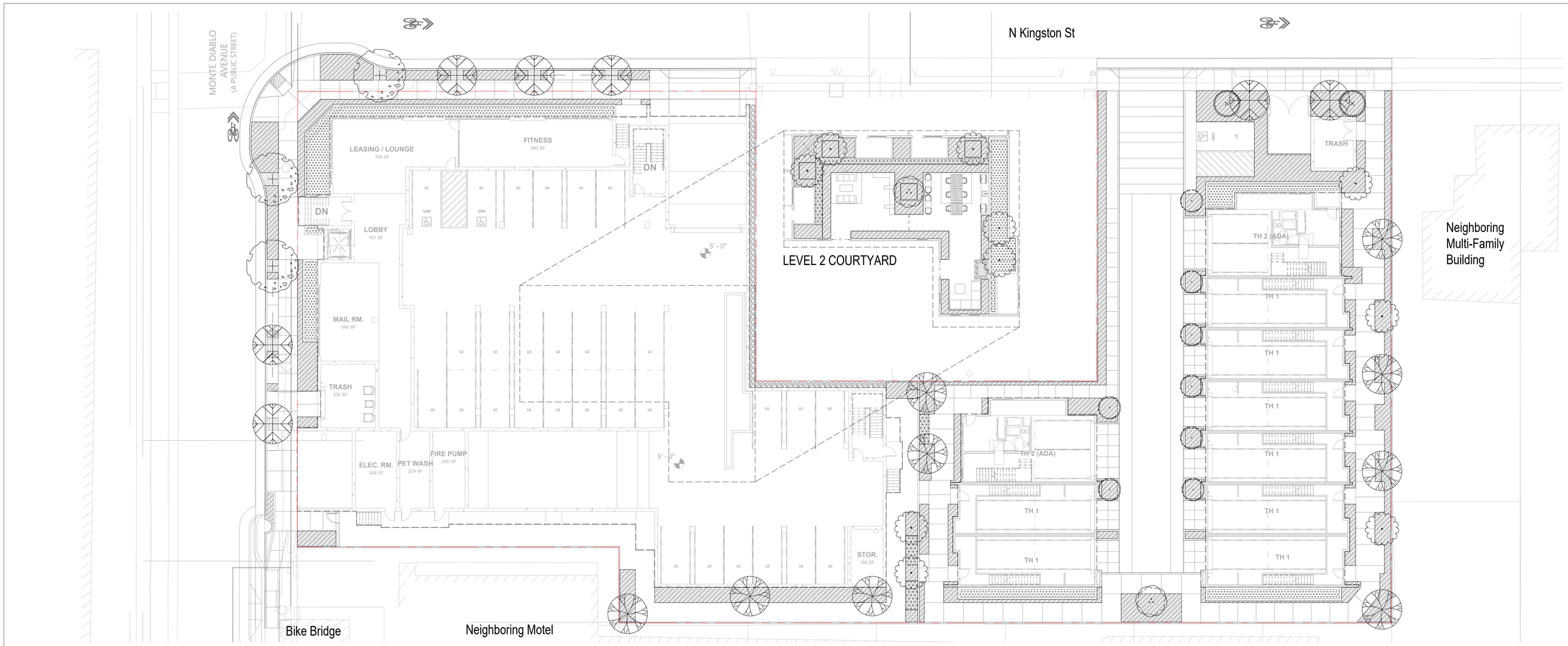
SC PROPERTIES

Sheet Title:
ILLUSTRATIVE LANDSCAPE PLANS

Job No.	21058
Date:	09/06/2024
Scale:	1/16"- 1'-0"& 1"= 10'
Drawn By:	SJ/PP

Sheet No:

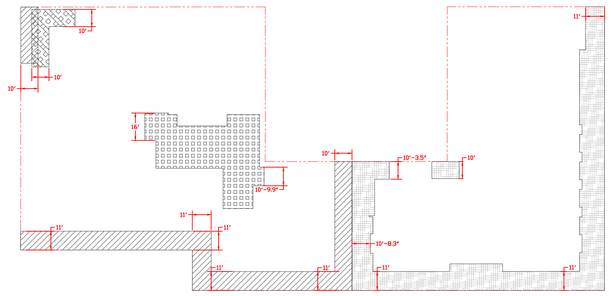
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PLANT LIST

NO.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QUANTITY
TREES						
1		*Acer rubrum*	RED MAPLE	24" BOX	M	3
2		*Pistacia chinensis*	CHINESE PISTACHE	24" BOX	L	7
3		*Lophostemon confertus*	BRISBANE BOX	24" BOX	M	9
4		*Heteromeles arbutifolia*	TOYON	20" BOX	L	10
5		*Laurus nobilis 'Saratoga'*	SARATOGA SWEET BAY	16" BOX	L	8
6		*Acer palmatum 'Sango Kaku'*	CORAL BARK JAPANESE MAPLE	24" BOX	M	2
7		*Arctostaphylos densiflora 'Howard McMinn'*	HOWARD MCMINN MANZANITA	15 GAL	L	2
SHRUB AND GROUNDCOVER						
1		*Pittosporum tenuifolium 'Silver Sheen'*	SILVER SHEEN PITTOSPORUM	--	M	--
2		*Fatsia japonica*	JAPANESE ARALIA	--	M	--
3		*Trachelospermum jasminoides*	STAR JASMINE	--	M	--
4		*Anigozanthos flavidus 'Bush Dawn'*	BUSH DAWN KANGAROO PAW	--	L	--
5		*Mimulus aurantiacus*	STICKY MONKEY FLOWER	--	L	--
6		*Tulbaghia violacea*	SOCIETY GARLIC	--	L	--
7		*Muhlenbergia rigens*	DEER GRASS	--	L	--
8		*Ceanothus 'Diamond Heights*	VARIEGATED CARMEL CREEPER	--	L	--
9		*Phormium tenax*	NEW ZEALAND FLAX	--	L	--
10		*Salvia leucantha*	MEXICAN BUSH SAGE	--	L	--
11		*Festuca glauca*	BLUE FESCUE	--	L	--
12		*Hesperaloe 'Pink Parade'*	PINK PARADE RED YUCCA	--	L	--
13		*Olea europaea 'Montra'*	LITTLE OLIVE	--	L	--
14		*Alyogyne huegelii 'Santa Cruz'*	SANTA CRUZ BLUE HIBISCUS	--	L	--
15		*Berberis aquifolium var. repens*	CREEPING MAHONIA	--	L	--

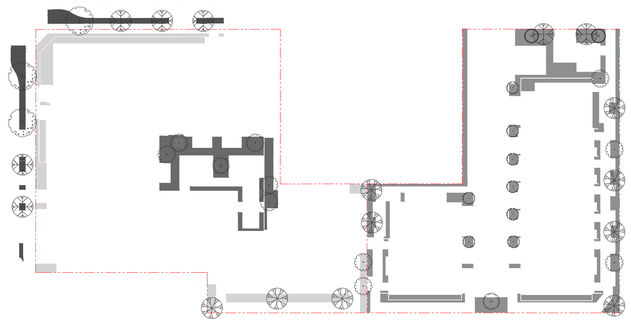
OPEN SPACE DIAGRAM



OPEN SPACE

SYMBOL	AREA WITHIN PROPERTY LINE	SQUARE FOOTAGE
APARTMENT: 6,113 SQ. FT.		
	GROUND FLOOR	3,350
	LEVEL 2 COURT YARD	2,277
	LEVEL 5 PATIO	486
TOWN HOME: 4,900 SQ. FT.		
	GROUND FLOOR	4,900

PLANTED AREA DIAGRAM



PLANTED AREA

SYMBOL	AREA WITHIN PROPERTY LINE	SQUARE FOOTAGE	TREES REQUIRED PER 400 SQ FT	TREES PROPOSED
APARTMENT				
	GROUND FLOOR	1,618	4	5
	LEVEL 2 COURT YARD	1,179	3	6
SUBTOTAL		2,797	7	11
TOWN HOME				
	GROUND FLOOR	3,039	8	22
APARTMENT + TOWN HOME				
TOTAL		5,836	15	33
* STREET TREES OUTSIDE PROPERTY NOT INCLUDED (8 TREES)				
OUTSIDE PROPERTY AREA 653 SQFT				

0 16' 32' 48' N

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: 5,836 sq. ft. ÷ 400 = 15 (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]** 15 (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 Trees Being Planted*

Quantity	Size	LU Value	Total LU Value
	15 gallon	1	20
	24 inch box	2	26
	36 inch box	3	0
	48 inch box	4	0
	Total LU Value of new trees being proposed:		46 (e)

*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 = −30 **x (the annually defined $ per LU value as per Current Comprehensive Fee Schedule)** = $_____

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San Mateo, California
SC PROPERTIES

Sheet Title:
PLANTING PLAN & SCHEDULE, OPEN SPACE/PLANTED AREA

Job No. 21058
Date: 09/06/2024
Scale: 1/16"- 1'-0"
Drawn By: SJ/PP

Sheet No:
L 2.0

PLANTING PALETTE

TREE IMAGES



ACER RUBRUM
RED MAPLE



PISTACIA CHINENSIS
CHINESE PISTACHE



LOPHOSTEMON CONFERTUS
BRISBANE BOX



HETEROMELES ARBUTIFOLIA
TOYON



LAURUS NOBILIS 'SARATOGA'
SARATOGA SWEET BAY



ACER PALMATUM 'SANGO KAKU'
CORAL BARK JAPANESE MAPLE



ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'
HOWARD MCMINN MANZANITA

SHRUB & GROUNDCOVER IMAGES



PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'
SILVER SHEEN KOHUHU



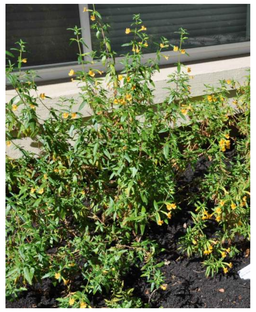
FATSIA JAPONICA
JAPANESE ARALIA



TRACHELOSPERMUM JASMINOIDES
STAR JASMINE



ANIGOZANTHOS FLAVIDUS 'BUSH DAWN'
BUSH DAWN KANGAROO PAW



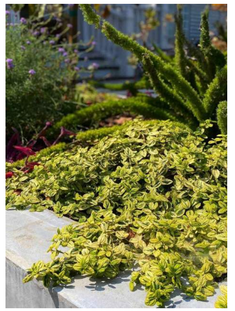
MIMULUS AURANTIACUS
STICKY MONKEY FLOWER



TULBAGHIA VIOLACEA
SOCIETY GARLIC



MUHLENBERGIA RIGENS
DEER GRASS



CEANOTHUS 'DIAMOND HEIGHTS
VARIEGATED CARMEL CREEPER



PHORMIUM TENAX
NEW ZEALAND FLAX



SALVIA LEUCANTHA
MEXICAN BUSH SAGE



FESTUCA GLAUCA
BLUE FESCUE



HESPERALOE 'PINK PARADE'
PINK PARADE RED YUCCA



OLEA EUROPAEA 'MONTRA'
LITTLE OLIVE



ALYOGYNE HUEGELII 'SANTA CRUZ'
SANTA CRUZ BLUE HIBISCUS



BERBERIS AQUIFOLIUM VAR. REPENS
CREEPING MAHONIA

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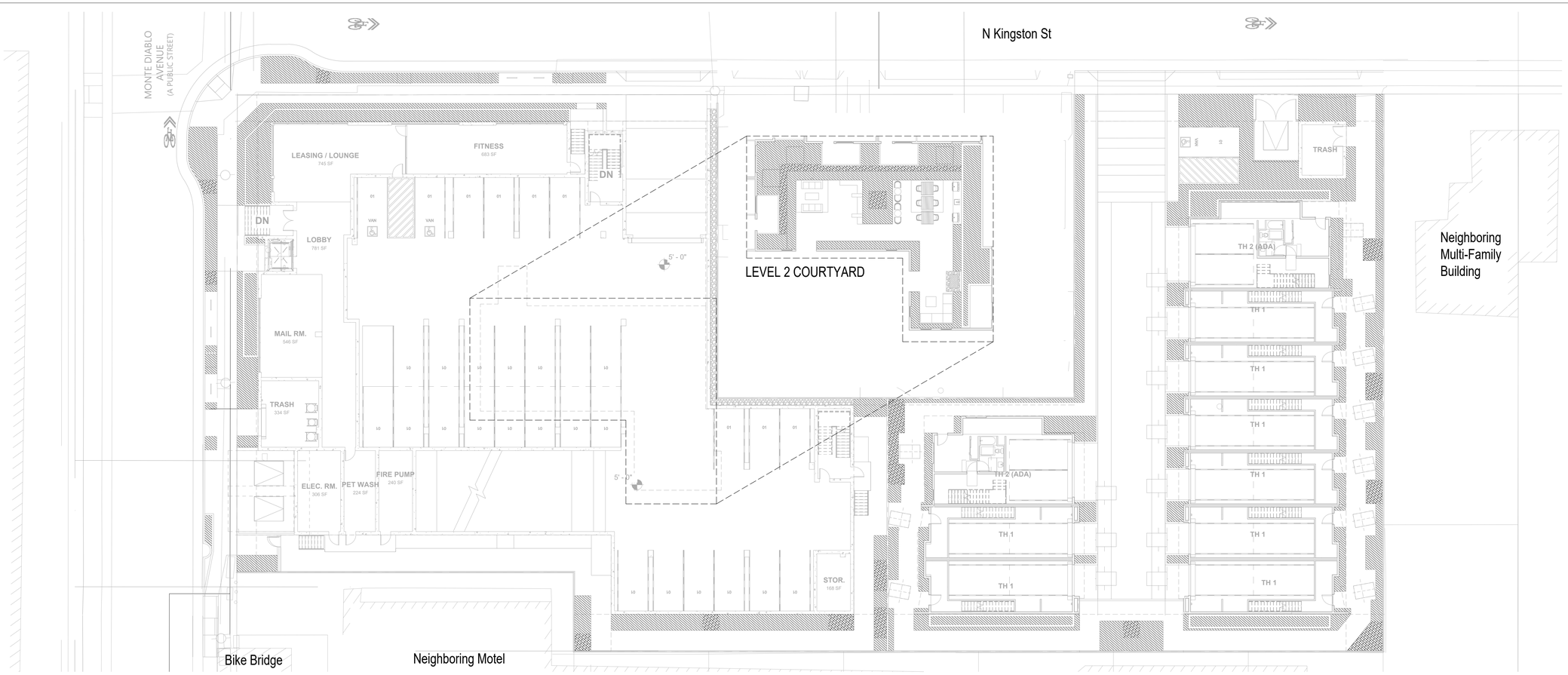
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Sheet Title:
PLANTING PALETTE

Job No. 21058
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0 16' 32' 48' N

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 42.8

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq, ft,)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
MEDIUM WATER USE	0.5	DRIP	0.81	0.6172839	653	403.08	10,696.13
VERY LOW WATER USE	0.3	DRIP	0.81	0.3703703	0	0	0
LOW WATER USE	0.3	DRIP	0.81	0.3703703	5,835	2,161.11	57,347.215
				Totals	6,488	2,564.2	
Special Landscape Areas							
				1	0	0	0
				1	0	0	0
				1	0	0	0
				Totals	0 (C)	0 (D)	
						ETWU Total	68,043
						Maximum Allowed Water Allowance (MAWA)[e]	94,691.06

[a]Hydrozone #/Planting Description *E.g 1.) front lawn 2.) low water use plantings 3.) medium water use planting*

[b]Irrigation Method *overhead spray or drip*

[c]Irrigation Efficiency *0.75 for spray head 0.81 for drip*

***[d]ETWU* (Annual Gallons Required) =** *Eto x 0.62 x ETAF x Area* where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e]MAWA (Annual Gallons Allowed) = *(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	2,564.2
Total Area	(A)	6,488
Average ETAF	**B ÷ A**	0.39

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	2,564.2
Total Area	(A+C)	6,488
Sitewide ETAF	**(B+D) ÷ (A+C)**	0.39

A copy of this form may be obtained from Department of Water Resources website: http://www.water.ca.gov/wateruseefficiency/landscapeordinance/

HYDROZONE LEGEND:

MEDIUM WATER USE
DRIP APPLICATION

LOW WATER USE
DRIP APPLICATION

A fully automatic irrigation system will be provided.

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Sheet Title:
HYDROZONE AND WATER BUDGET CALCULATIONS

Job No. 21058
Date: 09/06/2024
Scale:
Drawn By: SJ/PP

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L 4.0



1 BIKE BRIDGE VIEW ON MONTE DIABLO AVE

SCALE: NOT TO SCALE



2 MONTE DIABLO AVE & NORTH KINGSTON ST INTERSECTION

SCALE: NOT TO SCALE



3 NORTH KINGSTON ST VIEW

SCALE: NOT TO SCALE



4 APARTMENT GARAGE ENTRY ON NORTH KINGSTON ST

SCALE: NOT TO SCALE



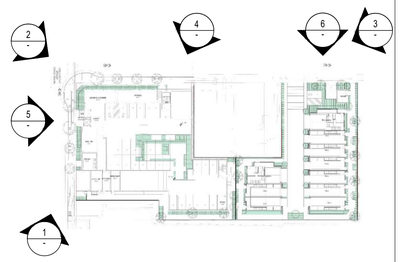
5 APARTMENT ENTRY ON MONTE DIABLO AVE

SCALE: NOT TO SCALE



6 TOMEHOME ENTRY ON NORTH KINGSTON ST

SCALE: NOT TO SCALE



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Sheet Title:
LANDSCAPE STREETSCAPE PERSPECTIVE

Job No. 21058
Date: 09/06/2024
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1 APARTMENT COURTYARD LOUNGING AREA

SCALE: NOT TO SCALE



2 APARTMENT COURTYARD OUTDOOR DINING AREA

SCALE: NOT TO SCALE



3 APARTMENT COURTYARD WATER FEATURE & GRILL AREA

SCALE: NOT TO SCALE



4 TOWNHOME WALKWAY

SCALE: NOT TO SCALE



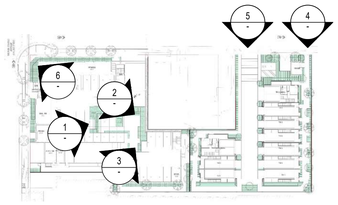
5 TOWNHOME DRIVEWAY AREA

SCALE: NOT TO SCALE



6 APARTMENT LEVEL 5 ROOF PATIO

SCALE: NOT TO SCALE



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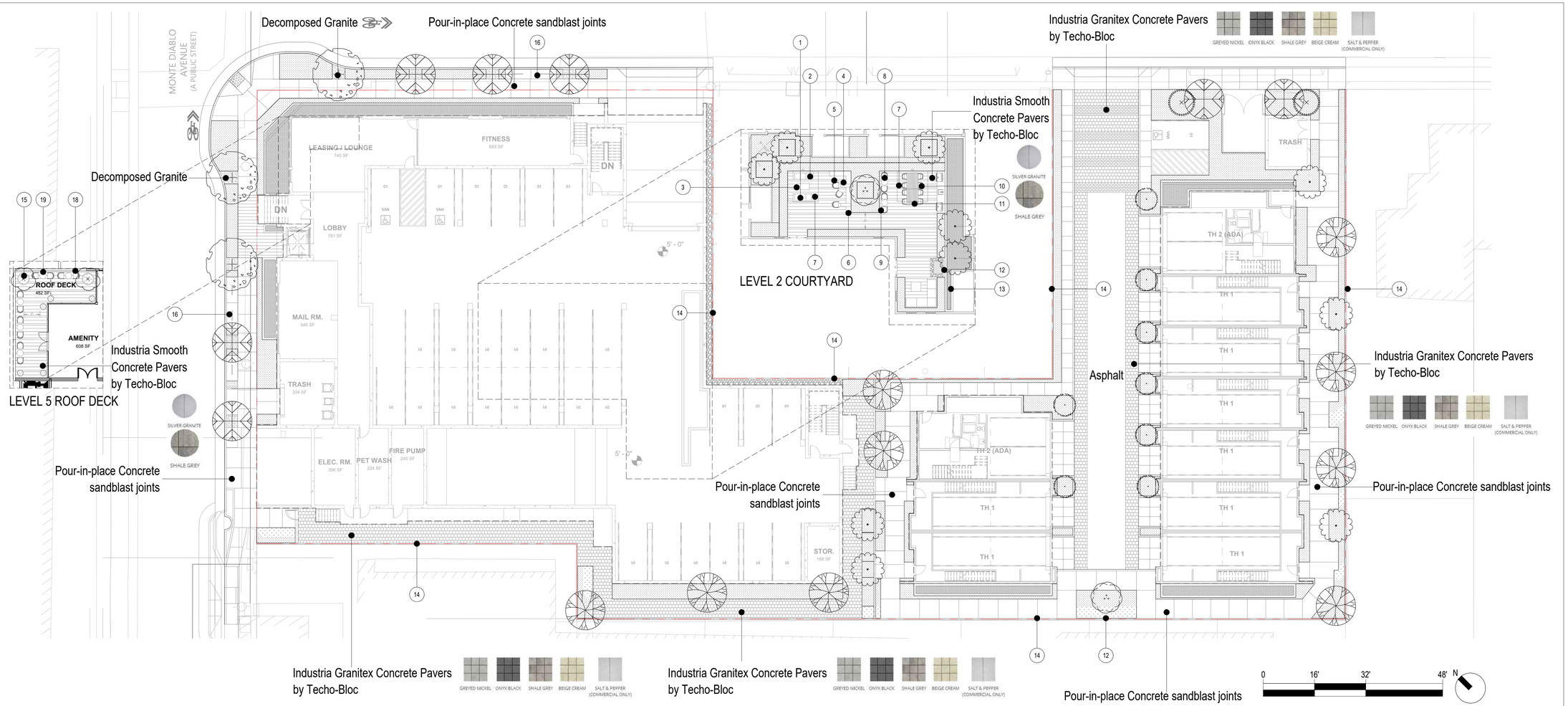
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Sheet Title:
LANDSCAPE AMENITIES PERSPECTIVE

Job No. 21058
Date: 09/06/2024
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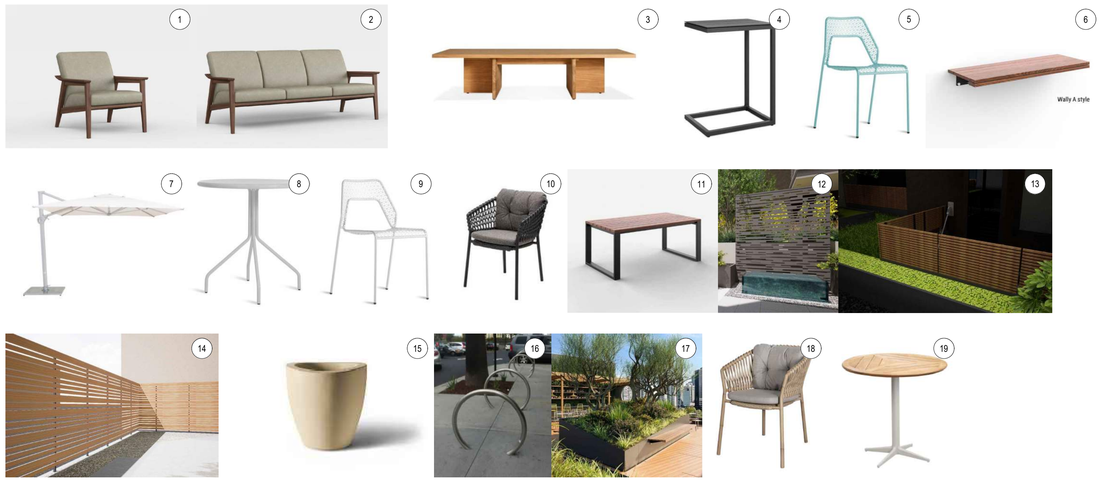
Sheet No:
L 6.0



FURNISHING SCHEDULE

NO.	ITEM	MATERIAL	BRAND	COLOR	QUANTITY
1	Tempo-Jensen Outdoor Lounge Chair	Timber& Fabrics w/ Durability, Strength, and Water resistance for outdoor living	JENSEN OUTDOOR FURNITURE	Brown color& Warm grey	2
2	Tempo-Jensen Outdoor Sofa	Timber& Fabrics w/ Durability, Strength, and Water resistance for outdoor living	JENSEN OUTDOOR FURNITURE	Brown color& Warm grey	1
3	NowThen Outdoor Coffee Table	Solid Teak Wood	Blu Dot Design& Manufacturing, Inc.	Teak	1
4	Skiff Outdoor Side Table	Powder-coated Aluminum	Blu Dot Design& Manufacturing, Inc.	Carbon	2
5	Hot Mesh Chair	Powder-coated Steel	Blu Dot Design& Manufacturing, Inc.	Aqua	3
6	Wally A Benches	Ipe	Tournesol	Wood Color	–
7	Parone10' Rotational Square Aluminum Cantilever Patio Umbrella	Grey Aluminum Structure w/Grip handle, Natural Sunbrella Fabrics with base of 49 lbs Paver Frame Kit (Pavers not included)	Woodline Shade Solutions	Grey Structure& White Fabric	2
8	Hot Mesh 30" Café Table	Powder-coated Steel	Blu Dot Design& Manufacturing, Inc.	Off White	2
9	Hot Mesh Chair	Powder-coated Steel	Blu Dot Design& Manufacturing, Inc.	Off White	4
10	Outdoor Ocean Chair	Aluminum frame, Strong Cane-line Soft Rope, and water-resistant fabric	Cane-line	Dark Grey Rope& Dark Grey cushion set	8
11	60" Willard Gathering Table	Powder-coat Steel& Woods	Tournesol	Black Frame& Wood color	1
12	Metal Perforated Feature Wall	Powder-coated Metal	–	Medium Grey Color	–
13	Balcony Screening Wood Fence	Timber with Metal Structure	–	Wood Color& Black Frame	–
14	Perimeter Wood Fence	Timber with Metal Structure	–	Wood Color& Black Frame	–
15	Dune Planter	Concrete w/Sandblast finish	KORNEGAY DESIGN	Natural Grey	2
16	Bike Racks	Welle Circular Rack, In Ground stainless steel	BIKEPARKING	Stainless #4Brush Finish	5
17	Kitsap Modular Planter Walls	Powder-coated Aluminum	Tournesol	Puddle	–
18	Outdoor Ocean Chair	Aluminum frame, Strong Cane-line Soft Rope, and water-resistant fabric	Cane-line	Natural Rope& Taupe color cushion set	10
19	Drop Café Table dia.60cm	Aluminum frame, and Timber	Cane-line	Sand Aluminum and Teak table top	5

FURNITURE IMAGE



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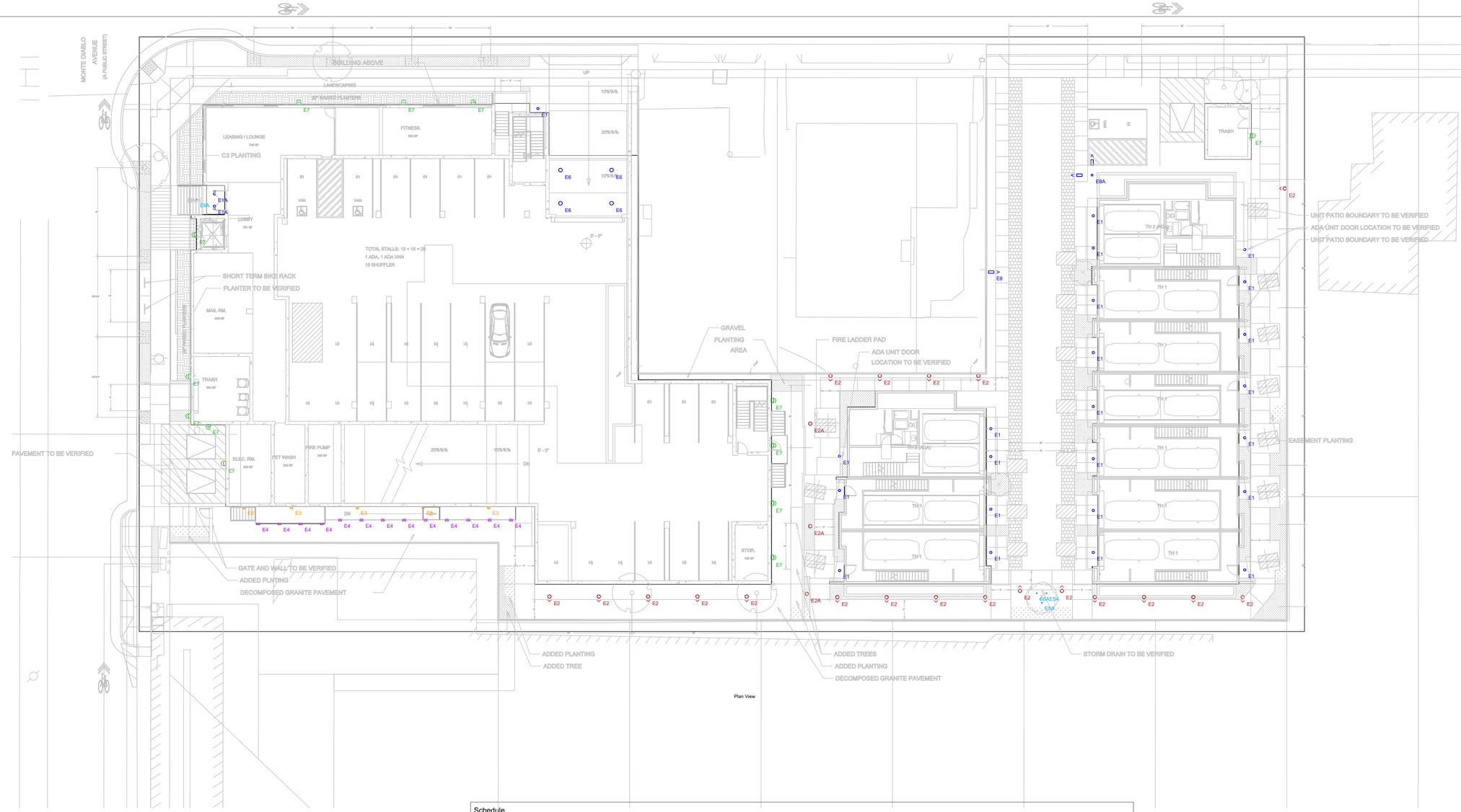
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Sheet Title:
LANDSCAPE FEATURE & FURNISHING REFERENCE

Job No. 21058
Date: 09/06/2024
Scale: 1/16"- 1'-0"
Drawn By: SJ/PP

Sheet No:
L 7.0



Plan View

Ceiling Height: NA
Luminaire Mounting Height: As noted
Calculation Point Height: As noted

Luminaire illuminance values provided in this report, whether for normal, critical, or emergency applications, are for product application assistance only. These values were developed in collaboration with, and are subject to approval by, the design professional of record (architect/engineer/LC), and are NOT intended for construction. Because these values are approximate and based on limited application information provided to 16500, Inc. at the time of calculation, 16500, Inc. does not warrant the installed performance of the luminaire(s) will match that shown in this report. Please verify all data and conditions to assure the accuracy of the report. 16500 shall neither be responsible nor liable for design, approval, or results of emergency lighting under any circumstance.

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage	Finish	Fixture Image
	E1	23	Gotham Architectural Lighting	IVO4S D 07LM 35K 80CRI WD MIN1 MVOLT (NLTAIR2) NCH WL P AR LSS F		LED	780	0.85	7.78		
	E1A	2	Gotham Architectural Lighting	IVO4S WW 10LM 35K 80CRI MIN1 MVOLT (NLTAIR2) NCH LW AR LSS F		LED	748	0.85	10.5		
	E2	20	TARGETTI	CBB413218L235FE		LED	1967	0.85	13.5		
	E2A	3	TARGETTI	CBB413236L335FE		LED	2640	0.85	19.8		
	E3	5	Lithonia Lighting	WDGE2 LED P2 35K 80CRI VW SRM (Options) (NLTAIR2 PIR) (Finish)		LED	2067	0.85	14.53		
	E4	13	TARGETTI	ZEL41FWFEL235		LED	1280	0.85	8		
	E5	0	Hydrel	Aspen A P1 80CRI 35K 12 55DEG FLC (Mounting) (Options) C2 (Finish)		LED	694	0.85	8.11		
	E5A	4	Hydrel	Aspen A P1 80CRI 35K 12 55DEG FLC (Mounting) (Options) C2 (Finish)		LED	694	0.85	8.11		
	E6	4	Lithonia Lighting	VCPG LED V4 P2 35K 80CRI T5E MVOLT SRM (NLTAIR2 PIR) (Finish)		LED	4690	0.85	33.96		
	E7	13	Lithonia Lighting	WDGE2 LED P1 35K 80CRI VW MVOLT SRM (NLTAIR2 PIR) (Finish)		LED	1284	0.85	9.81		
	E8	1	Luminis Lighting	BVA21-L1L40-TYP2-BVP612-120V-(Finish)-K35-(NLTAIR2)		LED	4050	0.85	36		
	E8A	1	Luminis Lighting	BVA21-L1L40-TYP2-BVP612-120V-(Finish)-K35-(NLTAIR2)-P290		LED	4050	0.85	72		

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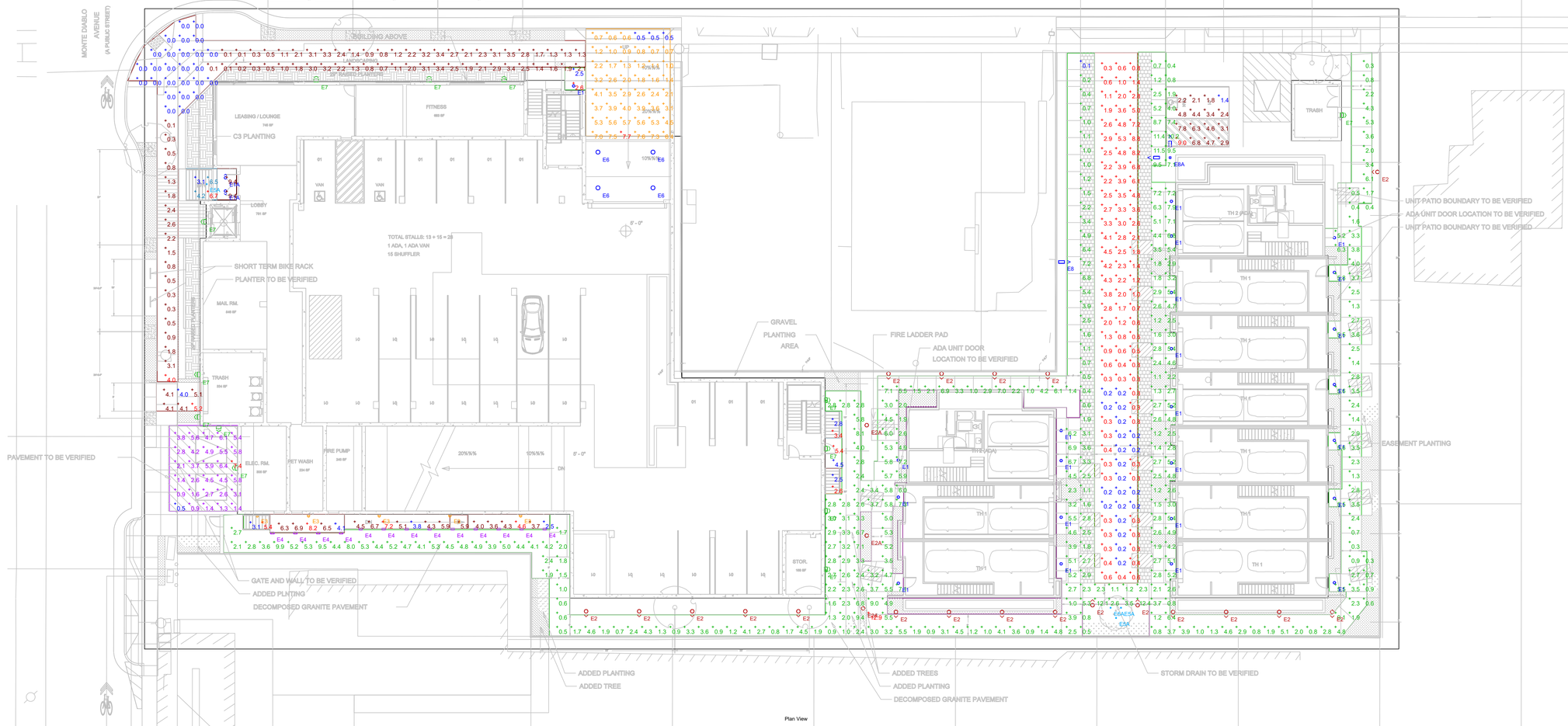
Prepared by:
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Sheet Title:
SITE
LIGHTING PLAN

Job No. 21058
Date: 09/06/2024
Scale:
Drawn By: John Keyes

Sheet No:
LT-01



Plan View

Ceiling Height: NA
Luminaire Mounting Height: As noted
Calculation Point Height: As noted

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Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage	Finish	Fixture Image
	E1	23	Gotham Architectural Lighting	IVO4S D 07LM 35K 80CRI WD MIN1 MVOLT (NLTAIR2) NCH WL P AR LSS F		LED	780	0.85	7.78		
	E1A	2	Gotham Architectural Lighting	IVO4S WW 10LM 35K 80CRI MIN1 MVOLT (NLTAIR2) NCH LW AR LSS F		LED	748	0.85	10.5		
	E2	20	TARGETTI	CBB413218L235FE		LED	1967	0.85	13.5		
	E2A	3	TARGETTI	CBB413236L335FE		LED	2640	0.85	19.8		
	E3	5	Lithonia Lighting	WDGE2 LED P2 35K 80CRI VW SRM (Options) (NLTAIR2 PIR) (Finish)		LED	2067	0.85	14.53		
	E4	13	TARGETTI	ZEL41FWFEL235		LED	1280	0.85	8		
	E5	0	Hydrel	Aspen A P1 80CRI 35K 12 55DEG FLC (Mounting) (Options) C2 (Finish)		LED	694	0.85	8.11		
	E5A	4	Hydrel	Aspen A P1 80CRI 35K 12 55DEG FLC (Mounting) (Options) C2 (Finish)		LED	694	0.85	8.11		
	E6	4	Lithonia Lighting	VCPG LED V4 P2 35K 80CRI T5E MVOLT SRM (NLTAIR2 PIR) (Finish)		LED	4690	0.85	33.96		
	E7	13	Lithonia Lighting	WDGE2 LED P1 35K 80CRI VW MVOLT SRM (NLTAIR2 PIR) (Finish)		LED	1284	0.85	9.81		
	E8	1	Luminis Lighting	BVA21-L1L40-TYP2-BVP612-120V-(Finish)-K35-(NLTAIR2)		LED	4050	0.85	36		
	E8A	1	Luminis Lighting	BVA21-L1L40-TYP2-BVP612-120V-(Finish)-K35-(NLTAIR2)-P290		LED	4050	0.85	72		

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ADA Parking 0'0"	+	4.2 fc	9.0 fc	1.4 fc	6.4:1	3.0:1
Garage Entry 0'0"	+	3.0 fc	7.7 fc	0.5 fc	15.4:1	6.0:1
Garage Pedestrian Entry 0'0"	+	2.5 fc	2.6 fc	2.5 fc	1.0:1	1.0:1
Lobby Entry 0'0"	+	9.4 fc	9.4 fc	9.4 fc	1.0:1	1.0:1
Lobby Stairs 0'0"	+	5.1 fc	6.7 fc	3.1 fc	2.2:1	1.6:1
Main Sidewalks 0'0"	+	1.2 fc	4.0 fc	0.0 fc	N/A	N/A
Mural Ramp Lower Ramp 0'0"	+	3.8 fc	4.6 fc	2.5 fc	1.8:1	1.5:1
Mural Ramp Middle Landing 0'0"	+	5.9 fc	5.9 fc	5.9 fc	1.0:1	1.0:1
Mural Ramp Stair 0'0"	+	4.3 fc	5.4 fc	3.1 fc	1.7:1	1.4:1
Mural Ramp Upper Landing 0'0"	+	6.4 fc	8.2 fc	4.1 fc	2.0:1	1.6:1
Mural Ramp Upper Ramp 0'0"	+	5.4 fc	7.2 fc	3.8 fc	1.9:1	1.4:1
Mural Wall 0'0"	+	0.8 fc	14.1 fc	0.1 fc	141.0:1	8.0:1
Paths 0'0"	+	3.5 fc	12.9 fc	0.1 fc	129.0:1	35.0:1
Resi Garage Entry 0'0"	+	5.0 fc	5.4 fc	4.5 fc	1.2:1	1.1:1
Resi Garage Entry Stairs North 0'0"	+	3.1 fc	3.4 fc	2.8 fc	1.2:1	1.1:1
Resi Garage Entry Stairs South 0'0"	+	2.5 fc	2.6 fc	2.5 fc	1.0:1	1.0:1
Residential Drive 0'0"	+	1.7 fc	8.8 fc	0.2 fc	44.0:1	8.5:1
Trash Area 0'0"	+	3.6 fc	7.4 fc	0.5 fc	14.8:1	7.2:1
Trash Room Entry 0'0"	+	4.4 fc	5.2 fc	4.0 fc	1.3:1	1.1:1

Finish Schedule

Finish	Surface	Reflectance/ Transmittance
Ground	Floor	10

STUDIO T SQUARE

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: Planning
: Urban Design

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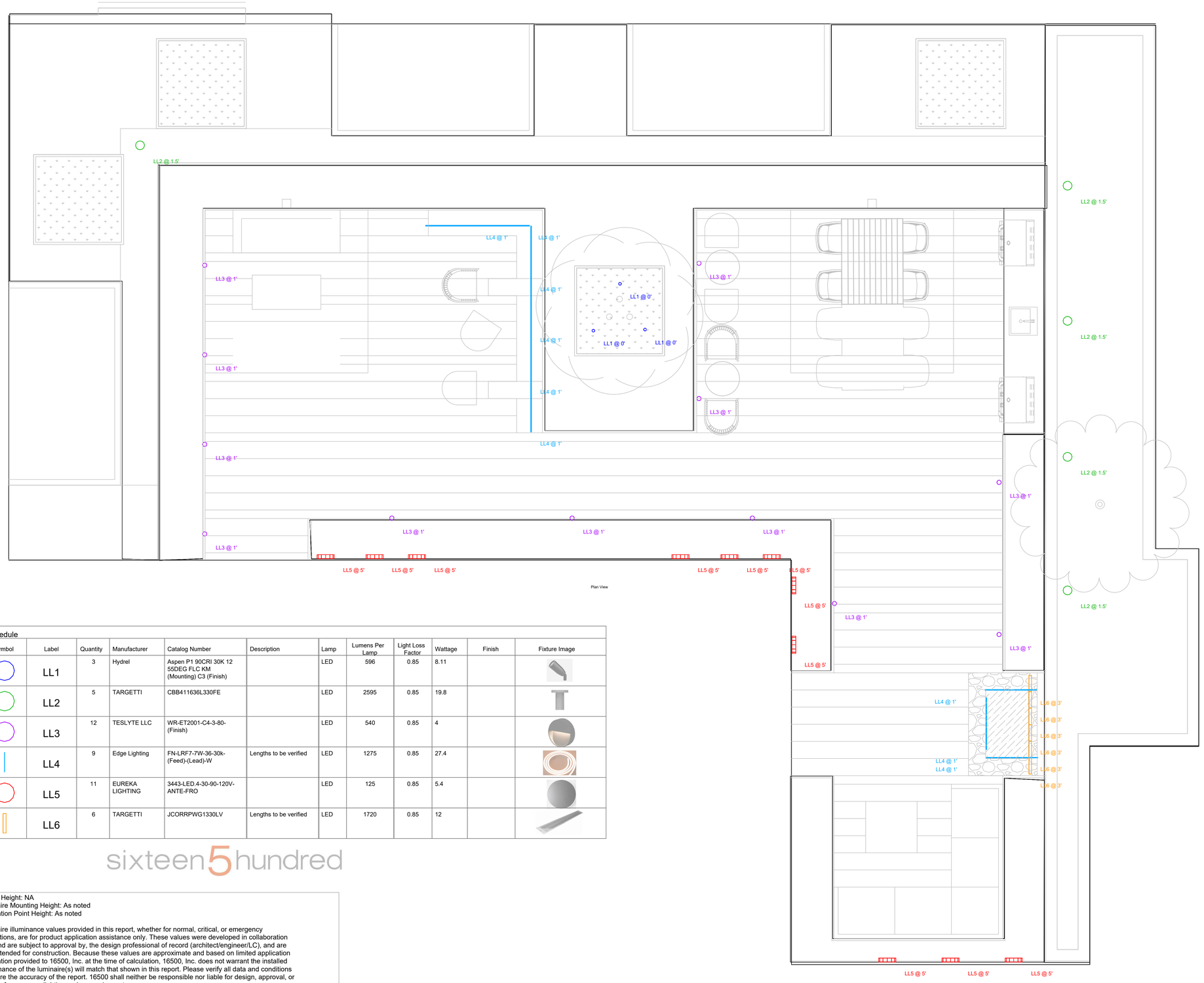
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Sheet Title:
SITE PHOTOMETRIC PLAN

Job No. 21058
Date: 09/06/2024
Scale:
Drawn By: John Keyes

Sheet No:
LT-02



Plan View

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage	Finish	Fixture Image
	LL1	3	Hydrel	Aspen P1 90CRI 30K 12 55DEG FLC KM (Mounting) C3 (Finish)		LED	596	0.85	8.11		
	LL2	5	TARGETTI	CBB411636L330FE		LED	2595	0.85	19.8		
	LL3	12	TESLYTE LLC	WR-ET2001-C4-3-80-(Finish)		LED	540	0.85	4		
	LL4	9	Edge Lighting	FN-LRF7-7W-36-30k-(Feed)-(Lead)-W	Lengths to be verified	LED	1275	0.85	27.4		
	LL5	11	EUREKA LIGHTING	3443-LED.4-30-90-120V-ANTE-FRO		LED	125	0.85	5.4		
	LL6	6	TARGETTI	JCORRPWG1330LV	Lengths to be verified	LED	1720	0.85	12		

sixteen5hundred

Ceiling Height: NA
Luminaire Mounting Height: As noted
Calculation Point Height: As noted

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Sheet Title:
COURTYARD LIGHTING PLAN

Job No. 21058
Date: 09/06/2024
Scale:
Drawn By: John Keyes

Sheet No:
LT-03