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TOTAL NUMBER OF SHEETS: 60

BUILDING AREA DATA

AREAS BY FLOOR	GROSS	RESIDENTIAL	AMENITY	UTILITY	PARKING	CIRCULATION
BASEMENT	50446 SF			1478 SF	47882 SF	1086 SF
1ST FLOOR	49714 SF	11549 SF	5294 SF	4276 SF	25177 SF	3418 SF
2ND FLOOR	31265 SF	26158 SF	1983 SF	181 SF		2943 SF
3RD FLOOR	32928 SF	29954 SF		182 SF		2792 SF
4TH FLOOR	32934 SF	29955 SF		180 SF		2799 SF
5TH FLOOR	32929 SF	29961 SF		180 SF		2788 SF
6TH FLOOR	28750 SF	24803 SF	835 SF	196 SF		2916 SF
TOTALS	258966 SF	152379 SF	8111 SF	6674 SF	73059 SF	18742 SF

RESIDENTIAL UNIT DATA

UNIT MIX BY FLOOR	ALL UNITS	% BY FLOOR	STUDIOS	URBAN 1 BD	1 BEDROOM	2 BEDROOM	3 BEDROOM
1ST FLOOR	14	8%	1	8	3	2	
2ND FLOOR	31	17%	1	6	15	8	1
3RD FLOOR	35	19%	1	7	15	11	1
4TH FLOOR	35	19%	1	7	15	11	1
5TH FLOOR	35	19%	1	7	15	11	1
6TH FLOOR	31	17%	4	2	16	9	
TOTALS	181	100%	9	37	79	52	4

RESIDENTIAL UNIT TYPE BREAKDOWN

UNIT TYPE	COUNT	% TYPE	AREA ALLOCATED	% AREA	AVG SF	MIN .. MAX SF	BEDROOMS
STUDIO	9	5.0%	5267 SF	3%	585 SF	533 ... 607	9
URBAN 1 BED	37	20.4%	25042 SF	16%	677 SF	614 ... 838	37
1 BEDROOM	79	43.6%	60559 SF	40%	767 SF	582 ... 954	79
2 BEDROOM	52	28.7%	55535 SF	36%	1068 SF	814 ... 1429	104
3 BEDROOM	4	2.2%	5975 SF	4%	1494 SF	1491 ... 1500	12
TOTALS	181	100.0%	152379 SF	100%			241

PROJECT DESCRIPTION

CONSTRUCTION OF A NEW 6-STORY RESIDENTIAL BUILDING WITH BASEMENT. 181 UNITS ON FLOORS 1-6 WITH AMENITY SPACES AND SHARED OUTDOOR SPACE FOR RESIDENTIAL USE AT 2ND FLOOR COURT YARD AND AT 6TH FLOOR. PARKING FOR APPROXIMATELY 186 VEHICLES AT BASEMENT AND 1ST FLOOR LEVELS.

THE PROJECT IS COMPLIANT UNDER THE CALIFORNIA STATE DENSITY BONUS PROGRAM.

STATE DENSITY DATA

SEE SUBMITTED APPLICATION.

PARKING DATA

ADA PARKING STALLS:	3
VAN ACCESSIBLE PARKING STALLS:	3
TANDEM PARKING SPACES:	12
COMPACT STALLS:	58
STANDARD STALLS	110
TOTAL CAR PARKING SPACES:	186

MOTORCYCLE PARKING TO BE DETERMINED

BICYCLE PARKING - 195 SPACES IN SECURE BIKE ROOM ON 1ST FLOOR

BUILDING DATA

CONSTRUCTION TYPE:	IIIA / IA
OCCUPANCY TYPE:	R-2, S-2, U
BUILDING AREA:	258,966 SF
BUILDING HEIGHT:	75' - 11-1/2"
STORIES:	6 (5 FLOORS TYPE IIIA OVER IA PODIUM)
BASEMENTS:	1
FIRE PROTECTION:	NFPA 13 / 13R

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN CODE
2022 CALIFORNIA FIRE CODE

2022 CALIFORNIA BUILDING CODE
2022 CITY OF SAN MATEO REACH CODES
FEDERAL FAIR HOUSING ACT

EXISTING BUILDING DATA

CONSTRUCTION TYPE:	VB
OCCUPANCY TYPE:	R-3, B
BUILDING AREA:	3,000 SF APRX
BUILDING HEIGHT:	VARIES
STORIES:	1, 2

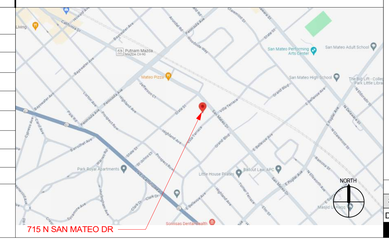
SITE AND ZONING DATA

ADDRESS:	715 N SAN MATEO DRIVE, SAN MATEO, CA 94401
APN #s:	032-151-130, 032-151-160, 032-151-300, 032-151-320
ZONING:	RESIDENTIAL MEDIUM II
INTERSECTION:	SAN MATEO DRIVE B/T VILLA TERRACE & STATE STREET
LOT SIZE:	154' - 4" x 334' - 4"
LOT AREA:	53,141+/- SF
LOT AREA IN ACRES:	1.220+/- AC
PERMITTED FAR:	PER 2040 GENERAL PLAN
MAX PERMITTED FAR:	PER 2040 GENERAL PLAN
PROPOSED FAR:	4.86%
LOT COVERAGE:	93.55%
PERMITTED HEIGHT:	PER 2040 GENERAL PLAN
PROPOSED HEIGHT:	75' - 11-1/2"

PROJECT DIRECTORY

	FIRM	ADDRESS	CONTACT	PHONE	EMAIL
CLIENT	PROMETHEUS REAL ESTATE GROUP	1 NORTH B STREET, SUITE 400, SAN MATEO CA 94401	JONATHAN STONE	(650) 931-3448	JSTONE@PROMETHEUSREG.COM
ARCHITECTURE	WINDER GIBSON ARCHITECTS	1898 MISSION ST, SAN FRANCISCO, CA 94103	GEOFF GIBSON	(415) 577-5310	GIBSON@ARCHSF.COM
SURVEY	DEBOLT CIVIL ENGINEERING	480 SAN RAMON VALLEY BLVD, #L DANVILLE, CA 94526	EASTON C McALLISTER	(925) 837-3780	
CIVIL	BKF ENGINEERS	1646 N CALIFORNIA BLVD, SUITE 400, WALNUT CREEK, CA 94596	KYLE CHRISTY	(317) 752-3176	KCHRISTY@BKF.COM
LANDSCAPE	KNOT STUDIO	350 SE MILL ST, SUITE 02, PORTLAND, OR 97214	JULIA WARDEN	(971) 865-5338	JWARDEN@KNOTSTUDIO.COM
TRASH MANAGEMENT	AMERICAN TRASH MANAGEMENT	1900 POWELL ST, SUITE 220, EMERYVILLE, CA 94608	DAISY URBINA	(971) 261-9979	DAISYURBINA@TRASHMANAGE.COM
PARKING	WATRY DESIGN, INC	2099 GATEWAY PL #550, SAN JOSE, CA 95110	TAYLOR KIM	(833) 917-7275 ext 2741	TKIM@WATRYDESIGN.COM
DRY UTILITY	GIACALONE DESIGN SERVICES	5820 STONERIDGE MALL RD, SUITE 345, PLEASANTON, CA 94588	ARNOLD SAENZ JR	(925) 989-4382	ARNOLDS@DRYUTILITYDESIGN.COM

VICINITY MAP



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10.31.2025
RENEWAL DATE
STATE OF CALIFORNIA

715 N SAN MATEO DR

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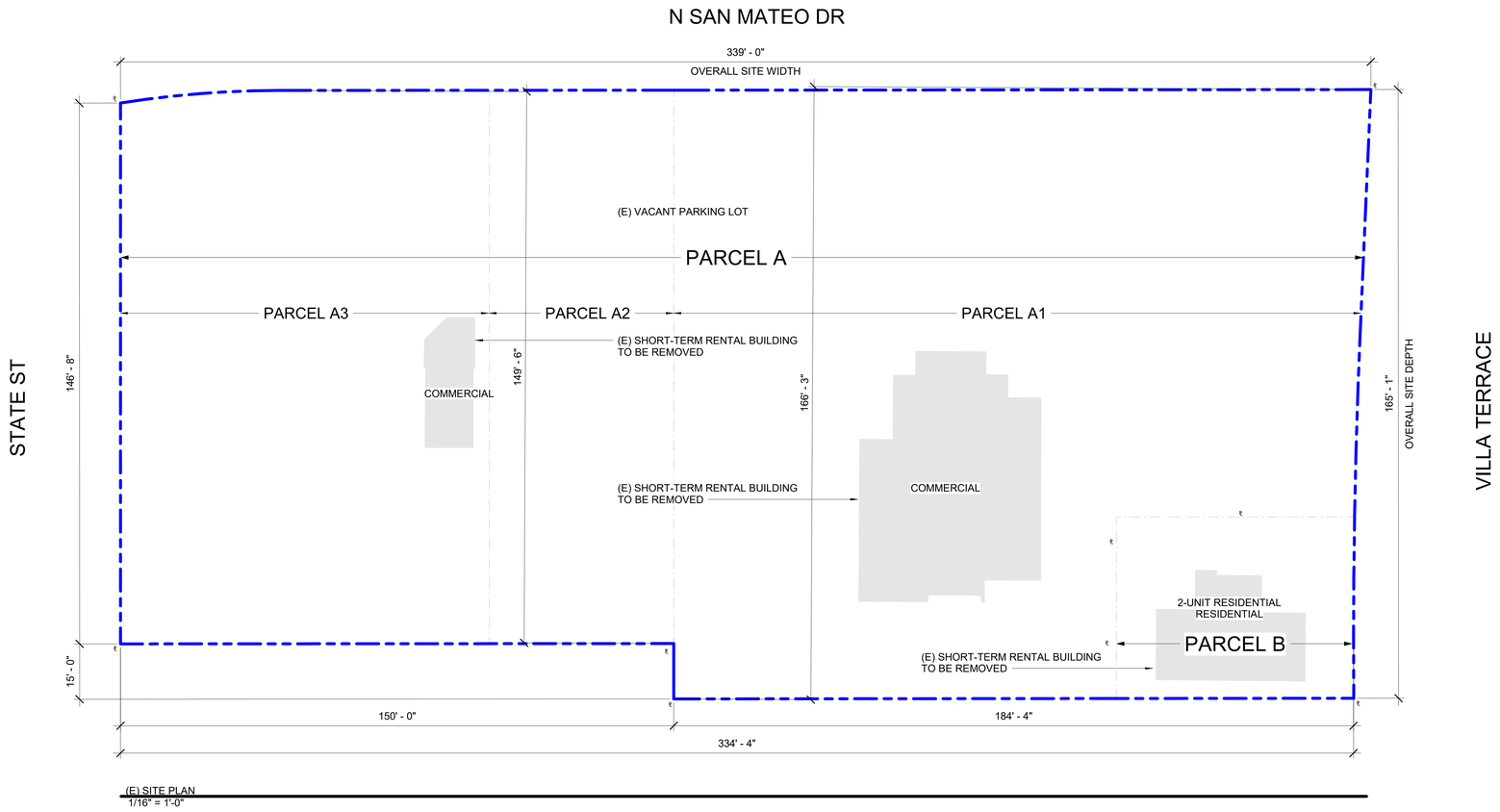
DESIGN REVIEW

TITLE PAGE

G 0.00

DATE	04/11/2025
SCALE	12" = 1'-0"
DRAWN	NW, FK, MR, LP
	2403



(E) SITE PLAN
1/16" = 1'-0"

STATE STREET

SAN MATEO DRIVE

SAN MATEO DRIVE

CORNER OF SAN MATEO DRIVE & STATE STREET

VILLA TERRACE

CORNER OF SAN MATEO DRIVE & VILLA TERRACE

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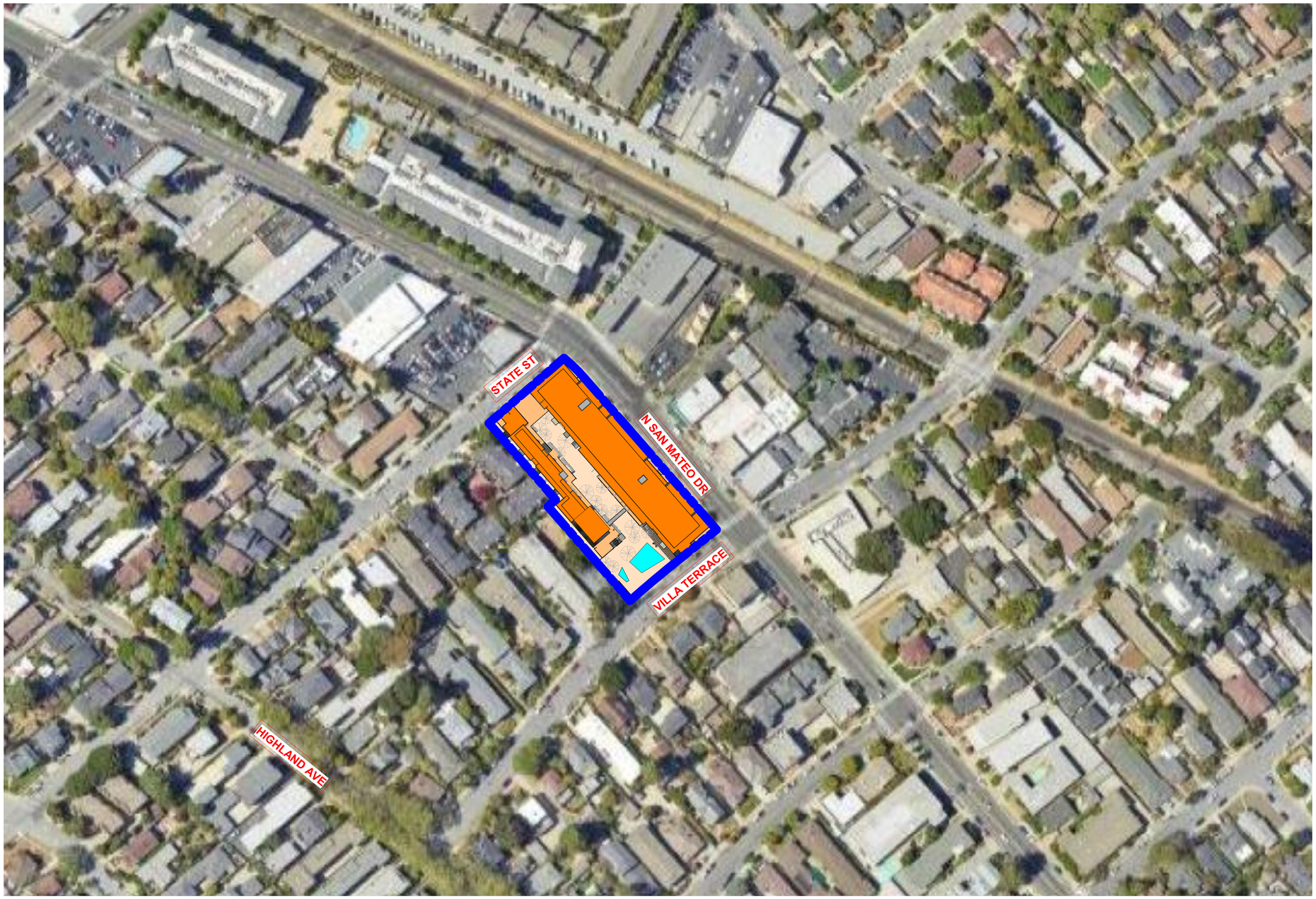
DESIGN REVIEW

(E) SITE PLAN AND PHOTOS

NORTH
PROJECT NORTH

G 0.01

DATE	04/11/2025
SCALE	As indicated
DRAWN	NW, FK, MR, LP
	2403



SITE PLAN OF 715 N SAN MATEO DR. OVER SATELLITE IMAGE
1/64" = 1'-0"

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715 N SAN MATEO DR

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DESIGN REVIEW

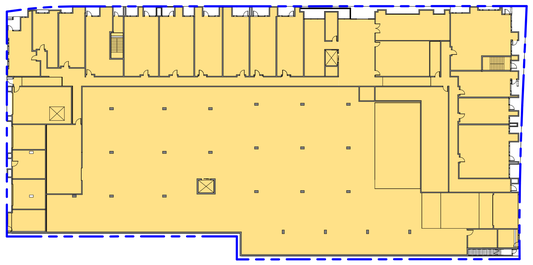
(N) SITE PLAN OVER SATELLITE IMAGE

NORTH

G 0.02

DATE	04/11/2025
SCALE	As indicated
DRAWN	NW, FK, MR, LP
	2403

LOT COVERAGE

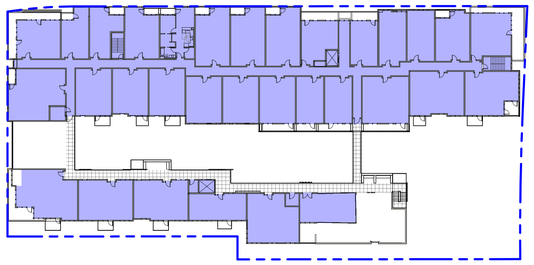


LOT COVERAGE
1" = 40'-0"

LOT COVERAGE CALCULATION

COVERAGE AREA	LOT AREA	LOT COVERAGE
49714 SF	53141 SF	93.55%

FAR CALCULATIONS

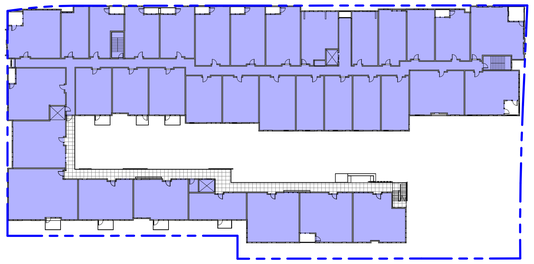


FAR CALCULATIONS

LEVEL	AREA	LOT AREA	FAR
BASEMENT	50,446 SF		0.94%
1ST FLOOR	49,714 SF	53141 SF	0.94%
2ND FLOOR	31,265 SF	53141 SF	0.59%
3RD FLOOR	32,928 SF	53141 SF	0.62%
4TH FLOOR	32,934 SF	53141 SF	0.62%
5TH FLOOR	32,929 SF	53141 SF	0.62%
6TH FLOOR	28,750 SF	53141 SF	0.54%
BUILDING TOTALS	258,966 SF		4.86%

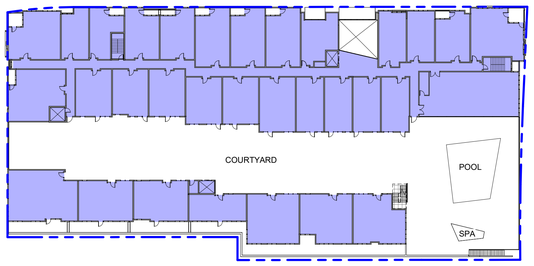
6TH FLOOR FAR CALCULATION
1" = 40'-0"

LEVEL	AREA	LOT AREA	FAR
6TH FLOOR	28,750 SF	53141 SF	0.54%



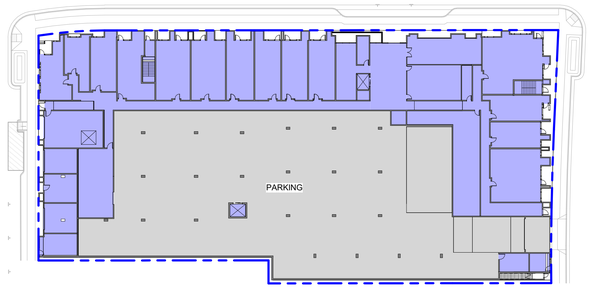
3RD, 4TH AND 5TH FLOOR FAR CALCULATION
1" = 40'-0"

LEVEL	AREA	LOT AREA	FAR
3RD FLOOR	32,928 SF	53141 SF	0.62%
4TH FLOOR	32,934 SF	53141 SF	0.62%
5TH FLOOR	32,929 SF	53141 SF	0.62%



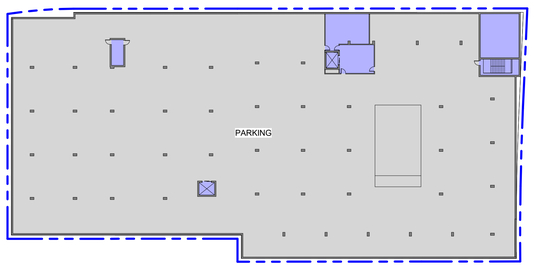
2ND FLOOR FAR CALCULATION
1" = 40'-0"

LEVEL	AREA	LOT AREA	FAR
2ND FLOOR	31,265 SF	53141 SF	0.59%



1ST FLOOR FAR CALCULATION
1" = 40'-0"

LEVEL	AREA	LOT AREA	FAR
1ST FLOOR	49,714 SF	53141 SF	0.94%



BASEMENT FLOOR FAR CALCULATION
1" = 40'-0"

LEVEL	AREA	LOT AREA	FAR
BASEMENT	50,446 SF	<varies>	0.94%

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DESIGN REVIEW

FAR AND LOT COVERAGE

NORTH
PROJECT NORTH

G 0.03

DATE	04/11/2025
SCALE	1" = 40'-0"
DRAWN	NW, FK, MR, LP
	2403

OUTDOOR LIVING AREAS

COMMON
PRIVATE

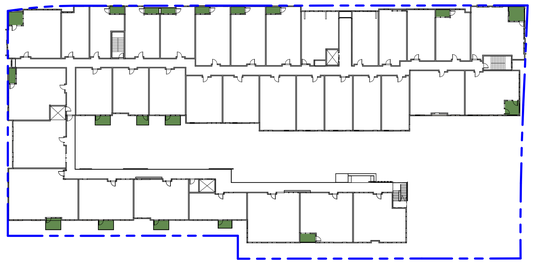
OUTDOOR LIVING AREA ANALYSIS

AREA TYPE	AREA TOTAL	UNITS	PER UNIT SF
COMMON	18769 SF	181	103.69
PRIVATE	8774 SF	115	76.30
TOTALS	27543 SF		179.99

OUTDOOR LIVING AREAS - 6TH FLOOR

COMMON	2449 SF
PRIVATE	2378 SF
TOTAL OUTDOOR AREA	4827 SF

OUTDOOR LIVING AREAS - 6TH FLOOR
1" = 40'-0"



OUTDOOR LIVING AREAS - 5TH FLOOR

PRIVATE	1074 SF
TOTAL OUTDOOR AREA	1074 SF

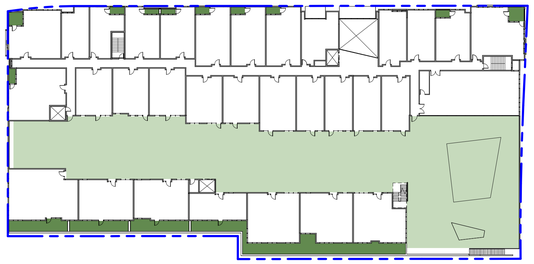
OUTDOOR LIVING AREAS - 4TH FLOOR

PRIVATE	1074 SF
TOTAL OUTDOOR AREA	1074 SF

OUTDOOR LIVING AREAS - 3RD FLOOR

PRIVATE	1060 SF
TOTAL OUTDOOR AREA	1060 SF

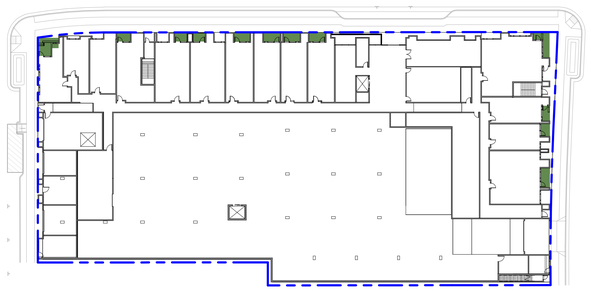
OUTDOOR LIVING AREAS - 3RD, 4TH AND 5TH FLOORS
1" = 40'-0"



OUTDOOR LIVING AREAS - 2ND FLOOR

COMMON	18769 SF
PRIVATE	8774 SF
TOTAL OUTDOOR AREA	27543 SF

OUTDOOR LIVING AREAS - 2ND FLOOR
1" = 40'-0"



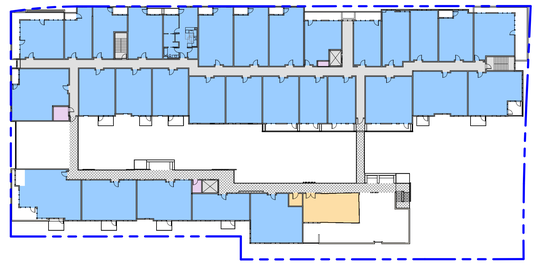
OUTDOOR LIVING AREAS - 1ST FLOOR

PRIVATE	803 SF
TOTAL OUTDOOR AREA	803 SF

OUTDOOR LIVING AREAS - 1ST FLOOR
1" = 40'-0"

AREAS BY TYPE

AMENITY
CIRCULATION
CIRCULATION - EXTERIOR
PARKING
RESIDENTIAL UNIT
UTILITY



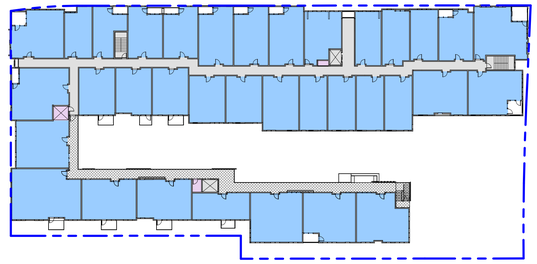
AREA TYPE BREAKDOWN TOTALS

AREA TYPE	AREA	%
AMENITY	8111 SF	3%
CIRCULATION	18742 SF	7%
CIRCULATION - EXTERIOR	7404 SF	3%
PARKING	73059 SF	27%
RESIDENTIAL UNIT	152379 SF	57%
UTILITY	6674 SF	3%
TOTAL AREA	266370 SF	100%

AREAS BY TYPE - 6TH FLOOR
1" = 40'-0"

AREA TYPE BREAKDOWN - 6TH FLOOR

AMENITY	835 SF
CIRCULATION	2916 SF
CIRCULATION - EXTERIOR	1960 SF
RESIDENTIAL UNIT	24803 SF
UTILITY	196 SF
TOTAL AREA	30710 SF



3RD FLOOR PLAN
1" = 40'-0"

AREA TYPE BREAKDOWN - 5TH FLOOR

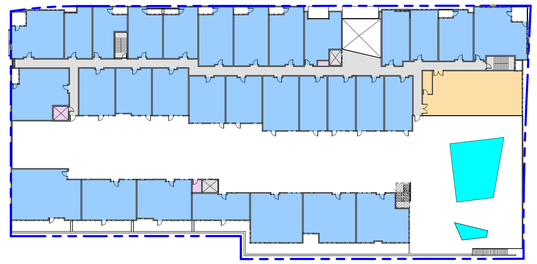
CIRCULATION	2788 SF
CIRCULATION - EXTERIOR	1764 SF
RESIDENTIAL UNIT	29961 SF
UTILITY	180 SF
TOTAL AREA	34693 SF

AREA TYPE BREAKDOWN - 4TH FLOOR

CIRCULATION	2799 SF
CIRCULATION - EXTERIOR	1767 SF
RESIDENTIAL UNIT	29955 SF
UTILITY	180 SF
TOTAL AREA	34701 SF

AREA TYPE BREAKDOWN - 3RD FLOOR

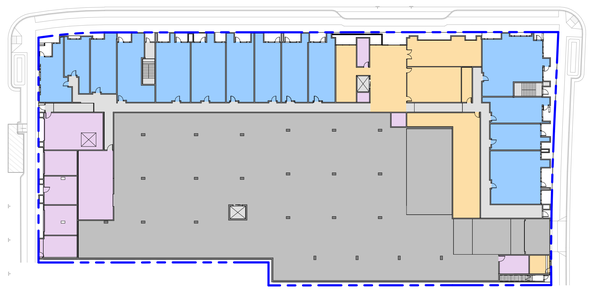
CIRCULATION	2792 SF
CIRCULATION - EXTERIOR	1766 SF
RESIDENTIAL UNIT	29954 SF
UTILITY	182 SF
TOTAL AREA	34694 SF



AREAS BY TYPE - 2ND FLOOR
1" = 40'-0"

AREA TYPE BREAKDOWN - 2ND FLOOR

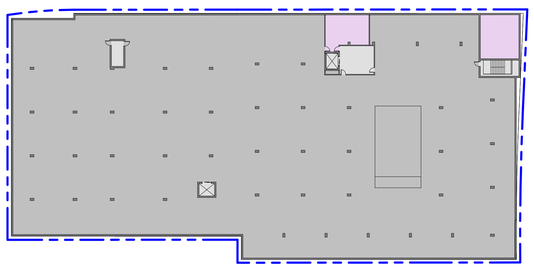
AMENITY	1983 SF
CIRCULATION	2943 SF
CIRCULATION - EXTERIOR	147 SF
RESIDENTIAL UNIT	26158 SF
UTILITY	181 SF
TOTAL AREA	31412 SF



AREAS BY TYPE - 1ST FLOOR
1" = 40'-0"

AREA TYPE BREAKDOWN - 1ST FLOOR

AMENITY	5294 SF
CIRCULATION	3418 SF
PARKING	25177 SF
RESIDENTIAL UNIT	11549 SF
UTILITY	4276 SF
TOTAL AREA	49714 SF



AREAS BY TYPE - BASEMENT
1" = 40'-0"

AREA TYPE BREAKDOWN - BASEMENT

CIRCULATION	1086 SF
PARKING	47882 SF
UTILITY	1478 SF
TOTAL AREA	50446 SF

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DESIGN REVIEW

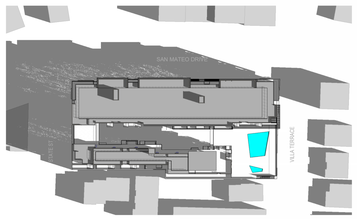
AREA PLANS

NORTH
PROJECT NORTH

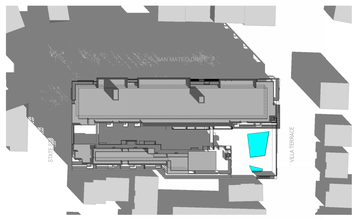
G 0.04

DATE	04/11/2025
SCALE	1" = 40'-0"
DRAWN	NW, FK, MR, LP
	2403

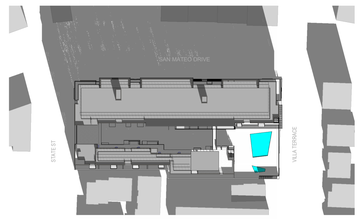
1 WINTER SOLSTICE - 9AM



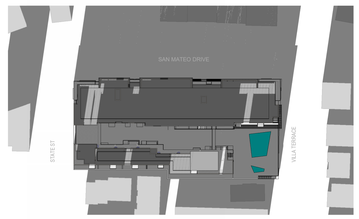
2 WINTER SOLSTICE - 11AM



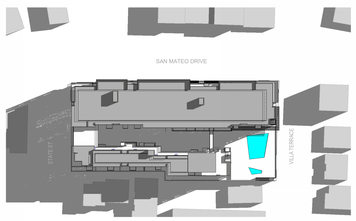
3 WINTER SOLSTICE - 1PM



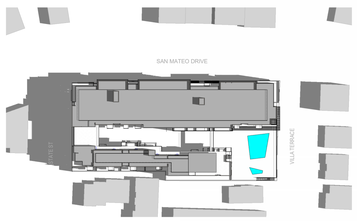
4 WINTER SOLSTICE - 3PM



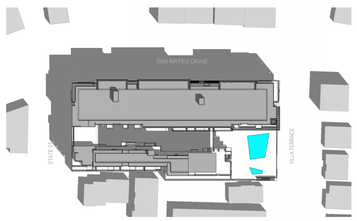
5 WINTER SOLSTICE - 5PM



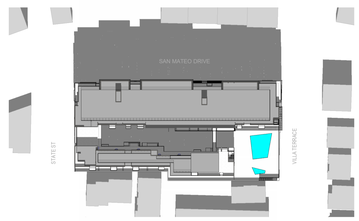
6 SPRING/FALL EQUINOX - 9AM



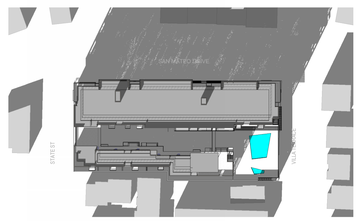
7 SPRING/FALL EQUINOX - 11AM



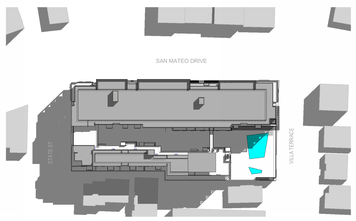
8 SPRING/FALL EQUINOX - 1PM



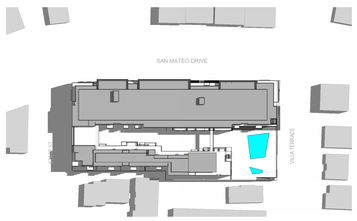
9 SPRING/FALL EQUINOX - 3PM



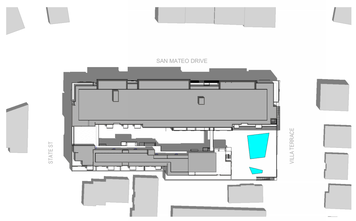
10 SPRING/FALL EQUINOX - 5PM



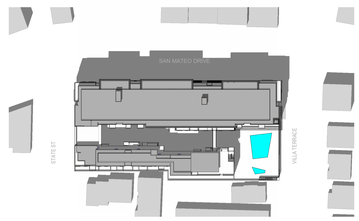
11 SUMMER SOLSTICE - 9AM



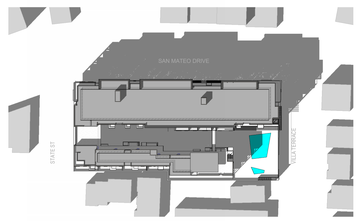
12 SUMMER SOLSTICE - 11AM



13 SUMMER SOLSTICE - 1PM



14 SUMMER SOLSTICE - 3PM



15 SUMMER SOLSTICE - 5PM

WINDER GIBSON
architects

interiors
planning
architecture

www.archsf.com

t: 415. 318.8634

1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
GEOFFREY WINDER
NOT FOR CONSTRUCTION
10.31.2025
RENEWAL DATE
STATE OF CALIFORNIA

715 N SAN MATEO DR

715 N San Mateo Drive, San Mateo, CA 94401

DESIGN REVIEW

SHADOW STUDIES

NORTH
PROJECT NORTH

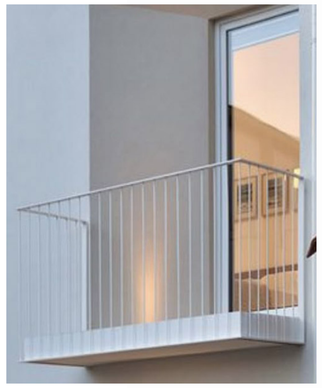
G 0.05

DATE	04/11/2025
SCALE	
DRAWN	NW, FK, MR, LP
	2403

1 STUCCO

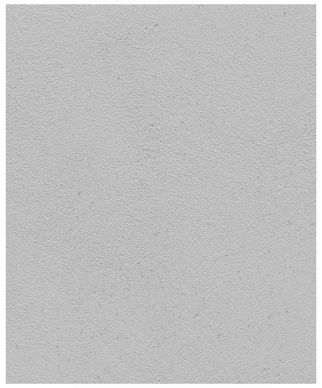
2 THIN BRICK CLADDING

3 WOOD APPEARANCE CLADDING



4 GALVANIZED & PAINTED STEEL RAILINGS

5 PERFORATED CLADDING



6 STUCCO

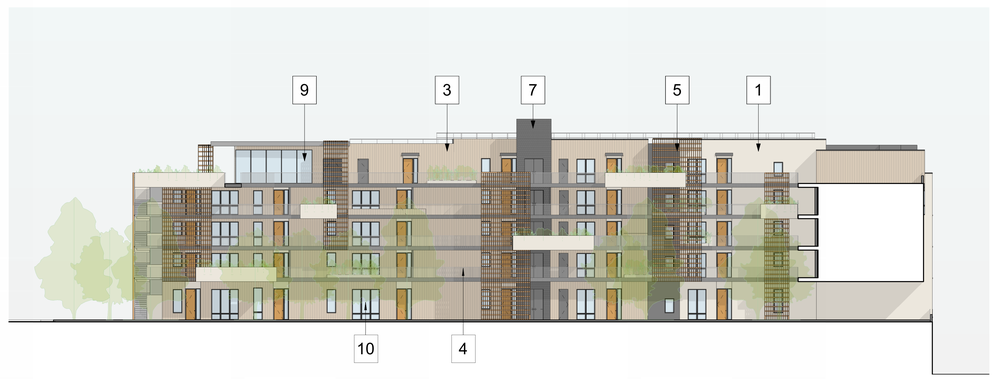
7 THIN BRICK CLADDING

8 GALVANIZED & PAINTED STEEL RAILINGS

9 COMMERCIAL STOREFRONT SYSTEMS

10 VINYL RESIDENTIAL WINDOW & DOOR SYSTEMS

EAST ELEVATION - MATERIAL PALETTE
1" = 20'-0"



EAST ELEVATION - COURTYARD - MATERIAL PALETTE
1" = 20'-0"

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1898 mission street
san francisco, ca 94103

LICENSED ARCHITECT
GEOFFREY WINDER
NOT FOR CONSTRUCTION
10.31.2025
RENEWAL DATE
STATE OF CALIFORNIA

715 N SAN MATEO DR
715 N San Mateo Drive, San Mateo, CA 94401

DESIGN REVIEW

MATERIAL PALETTE

G 0.06

DATE	04/11/2025
SCALE	As indicated
DRAWN	NW, FK, MR, LP
	2403

LEGAL DESCRIPTION

AS TO PARCEL "A":

LEGAL DESCRIPTION PER THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1157280-CC, DATED DECEMBER 15, 2022:

The Land referred to herein below is situated in the City of San Mateo, County of San Mateo, State of California, and is described as follows:

PARCEL ONE:

PARCEL 1, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "PARCEL MAP 274," FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON FEBRUARY 29, 1988 IN BOOK 60 OF PARCEL MAPS, AT PAGES 48 AND 49.

PARCEL TWO:

LOT 1, BLOCK 4, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF CENTRAL ADDITION TO SAN MATEO, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON JULY 24, 1906 IN BOOK "A" OF MAPS AT PAGE(S) 54, AND COPIED INTO BOOK 4 OF MAPS AT PAGE 27.

PARCEL THREE:

LOTS 2 AND 3, BLOCK 4, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF CENTRAL ADDITION TO SAN MATEO, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON JULY 24, 1906 IN BOOK "A" OF MAPS AT PAGE(S) 54, AND COPIED INTO BOOK 4 OF MAPS AT PAGE 27.

AS TO PARCEL "B":

LEGAL DESCRIPTION PER THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 0107-6954510, DATED JANUARY 26, 2023:

Real property in the City of San Mateo, County of San Mateo, State of California, described as follows:

PORTION OF LOT 13, BLOCK LETTERED "D", AS DESIGNATED ON THE MAP ENTITLED "MAP NO. 2 OF SAN MATEO HEIGHTS", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON APRIL 27, 1904 IN BOOK "E" OF MAPS AT PAGE 59 AND A COPY ENTERED INTO BOOK 3 OF MAPS AT PAGE 29, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF VILLA TERRACE DISTANT THEREON 165 FEET 1 INCH SOUTHWESTERLY FROM THE SOUTHWESTERLY LINE OF SAN MATEO DRIVE, AS SHOWN ON THAT CERTAIN MAP ENTITLED "THE PROPERTY OF THE SAN MATEO LAND ASSOCIATION, A SUBDIVISION OF A PORTION OF THE CITY OF SAN MATEO, CALIFORNIA, SURVEYED MAY 1895 BY D. BROMFIELD, CIVIL ENGINEER AND SURVEYOR", WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY JUNE 5, 1895 IN BOOK 2 OF MAPS AT PAGE 72 THEREOF, REFERENCE BEING HEREBY MADE THERETO; AND THENCE RUNNING NORTHWESTERLY PARALLEL WITH SAID SOUTHWESTERLY LINE OF SAN MATEO DRIVE 63 FEET 10 INCHES; THENCE AT RIGHT ANGLE NORTHEASTERLY ALONG THE LINE DIVIDING LOTS 12 AND 13, IN BLOCK "D", AS SHOWN ON SAID MAP, 49.11 FEET; THENCE AT RIGHT ANGLE SOUTHEASTERLY 63 FEET 10 INCHES, MORE OR LESS, TO SAID NORTHWESTERLY LINE OF VILLA TERRACE; THENCE SOUTHWESTERLY ALONG SAID LINE OF VILLA TERRACE, 49.11 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SURVEY CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY
PROMETHEUS REAL ESTATE GROUP, INC., A CALIFORNIA CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 13, 16 & 19 ($1,000,000) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 29, 2022.

DATE OF PLAT OR MAP: _____

EASTON C McALLISTER
P.L.S. 9583
LICENSE RENEWAL: 03/31/2023

PROFESSIONAL LAND SURVEYOR · EASTON C. McALLISTER · No. 9583 · EXP. 03/31/23 · STATE OF CALIFORNIA

SURVEYOR'S NOTE

THIS SURVEY IS COMPRISED OF LANDS COVERED BY TWO TITLE REPORTS:

THE LANDS COVERED BY THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1157280-CC, DATED DECEMBER 15, 2022, SHALL BE REFERRED TO ON THIS SURVEY AS " PARCEL 'A' ".

THE LANDS COVERED BY THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 0107-6954510, DATED JANUARY 26, 2023, SHALL BE REFERRED TO ON THIS SURVEY AS " PARCEL 'B' ".

NOTES

ASSESSOR'S PARCEL NUMBERS AND STREET ADDRESSES:	032-151-300	715 NORTH SAN MATEO DRIVE, SAN MATEO, CA 94401
	032-151-130	715 NORTH SAN MATEO DRIVE, SAN MATEO, CA 94401
	032-151-320	715 NORTH SAN MATEO DRIVE, SAN MATEO, CA 94401
	032-151-160	247 VILLA TERRACE, SAN MATEO, CA 94401
AREA OF SUBJECT PROPERTY:	53,141± SQ. FT (1.220± AC.)	
ON-SITE PARKING SPACES:	STANDARD:	52
	HANDICAP:	2
	TOTAL:	54

THIS MAP SHOWS ALL EASEMENTS OF RECORD PER THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1157280-CC, DATED DECEMBER 15, 2022 (AS TO PARCEL 'A') AND THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 0107-6954510, DATED JANUARY 26, 2023 (AS TO PARCEL 'B').

THE SUBJECT PROPERTY LIES IN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 06081C0154G, DATED APRIL 5, 2019.

ALL TIES FROM BUILDING CORNERS TO PROPERTY LINES ARE AT RIGHT ANGLES TO THE PROPERTY LINE.

THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.

THE SURVEYED PROPERTY CREATES A MATHEMATICALLY CLOSED FIGURE, WITH NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PROVIDED AND TITLE COMMITMENTS PROVIDED.

KEY TO EXISTING EASEMENTS

AS TO PARCEL "A":

NOTE: THE NUMBERS SHOWN BELOW CORRESPOND TO THOSE USED IN THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1157280-CC, DATED DECEMBER 15, 2022.

NUMBERS WITHIN HEXAGON SYMBOLS ARE PLOTTED ON THIS MAP.

4 EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. ===NOT PLOTTABLE===

6 (a) UNPATENTED MINING CLAIMS; (b) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (c) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (a), (b), OR (c) ARE SHOWN BY THE PUBLIC RECORDS. ===NOT PLOTTABLE===

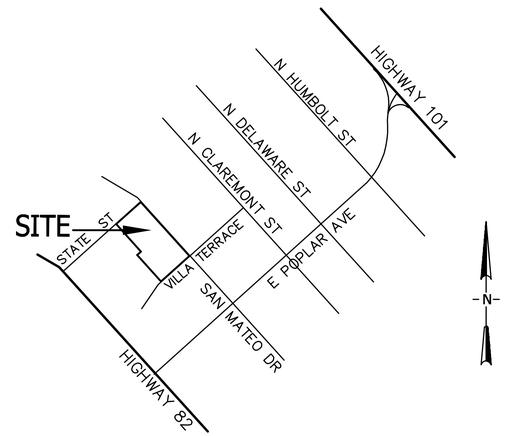
23 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. ===NOT PLOTTABLE===

AS TO PARCEL "B":

THERE ARE NO EASEMENTS OF RECORD PER THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 0107-6954510, DATED JANUARY 26, 2023.

ZONING REPORT

A ZONING REPORT HAS NOT BEEN PROVIDED TO THE SURVEYOR.



VICINITY MAP
N.T.S.

LEGEND

◉	FOUND STANDARD STREET MONUMENT
— — —	PROPERTY BOUNDARY LINE
AD	AREA DRAIN
CATV	CABLE TELEVISION BOX
DI	DRAINAGE INLET
CO	CLEAN OUT
ELEC	ELECTRIC BOX
MH	MANHOLE
PGE	PACIFIC GAS & ELECTRIC BOX
LT POLE	LIGHT POLE
ST LT	STREET LIGHT
WM	WATER METER
WV	WATER VALVE
DWY	DRIVEWAY
JP	JOINT POWER POLE
< >	RECORD INFORMATION

ALL PLANS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS SIGNED AND STAMPED BY THE ENGINEER AND REVIEWING AGENCY

PLANNING - DESIGN REVIEW SUBMITTAL 1 DATE: 04/11/25

TS-1

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

715-733 NORTH SAN MATEO ROAD & 247 VILLA TERRACE
SAN MATEO, SAN MATEO COUNTY, CALIFORNIA

EASTON C McALLISTER - PE 61148 / PLS 9583
RENEWAL DATE: 12/31/24 (PE) 03/31/23 (PLS)

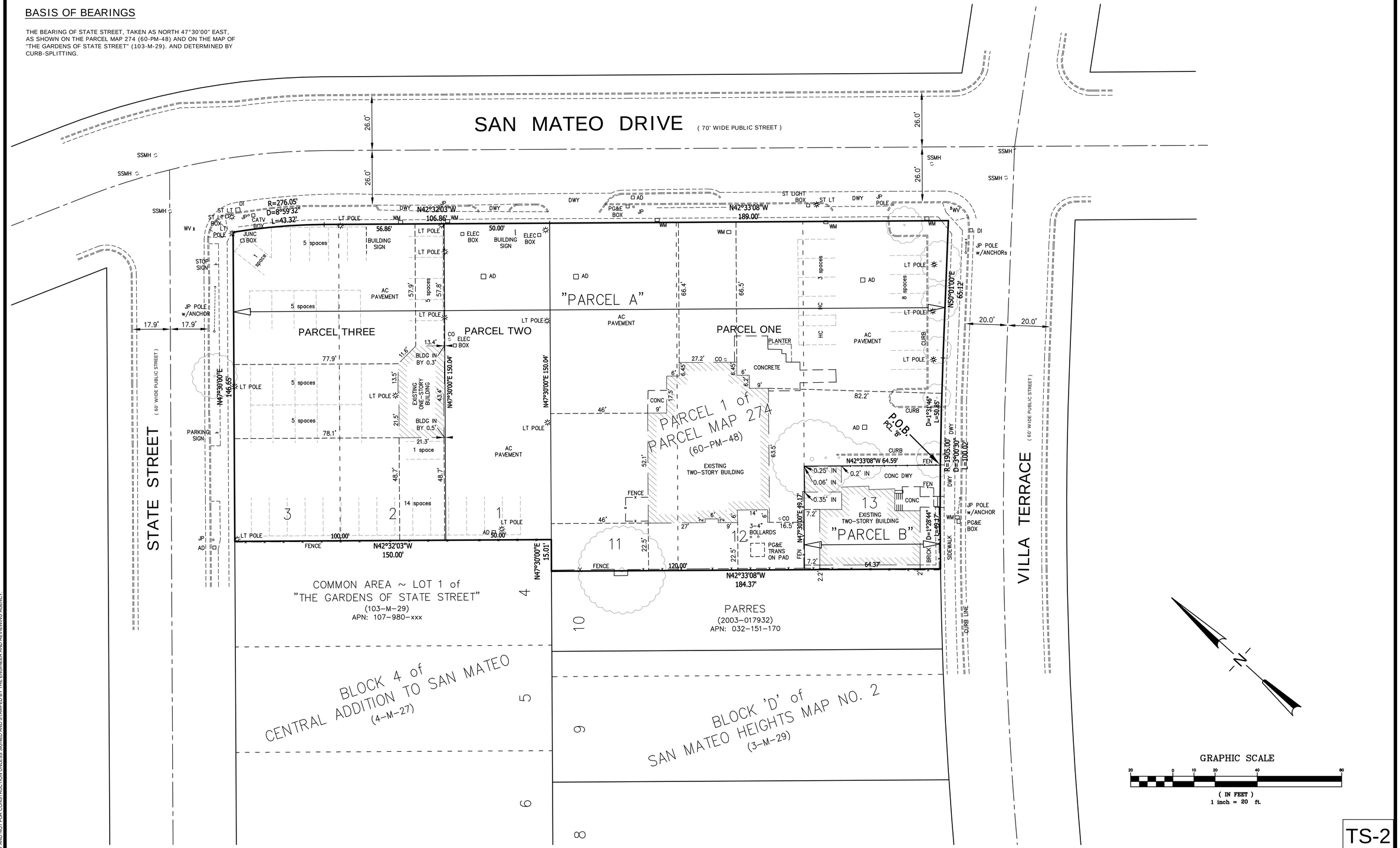
#	REVISIONS	DATE

DEBOLT CIVIL ENGINEERING
45+ YEARS
480 SAN RAMON VALLEY BLVD #L
DANVILLE, CALIFORNIA 94526
(925) 837-3780 | DEBOLTCIVIL.COM

Date: 2/17/2023
Scale: N.T.S.
By: ECM
Job No.: 23115

BASIS OF BEARINGS

THE BEARING OF STATE STREET, TAKEN AS NORTH 47°30'00" EAST, AS SHOWN ON THE PARCEL MAP 274 (60-PM-48) AND ON THE MAP OF "THE GARDENS OF STATE STREET" (103-M-29). AND DETERMINED BY CURB-SPLITTING.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

TS-2

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

715-733 NORTH SAN MATEO ROAD & 247 VILLA TERRACE
SAN MATEO, SAN MATEO COUNTY, CALIFORNIA

EASTON C McALLISTER - PE 61148 / PLS 9583
RENEWAL DATE: 12/31/24 (PE) 03/31/23 (PLS)

#	REVISIONS	DATE

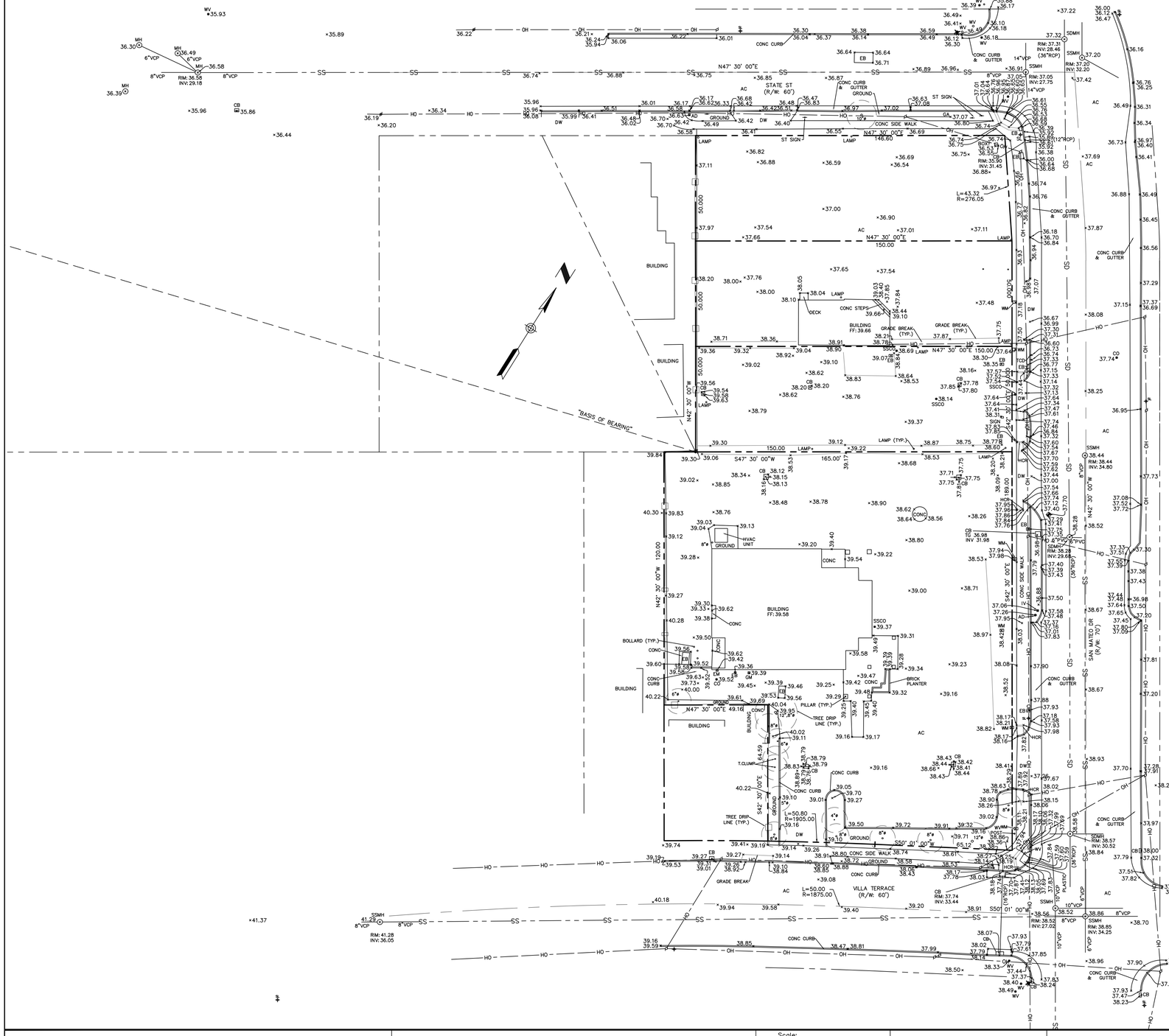
DEBOLT CIVIL ENGINEERING
45+ YEARS
480 SAN RAMON VALLEY BLVD #L
DANVILLE, CALIFORNIA 94526
(925) 837-3780 | DEBOLTCIVIL.COM

Date: 2/17/2023
Scale: 1" = 20'
By: ECM
Job No.: 23115

SHEET 2 OF 2 SHEETS

PLANNING - DESIGN REVIEW SUBMITTAL 1 DATE: 04/11/25

ALL PLANS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS SIGNED AND STAMPED BY THE ENGINEER AND REVIEWING AGENCY



LEGEND

- PROPERTY LINE
- EXISTING LOTS
- CENTERLINE
- EASEMENT LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- OVERHEAD POWER LINE
- WOOD FENCE
- POWER POLE
- FIRE HYDRANT
- JOINT POLE
- SURVEY MONUMENT FOUND
- TBM (ELEVATION)
- WATER VALVE

AC	ASPHALT
AD	AREA DRAIN
ANC	ANCHOR
BSBL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
CB	CATCH BASIN
CO	CLEAN OUT
DW	DRIVEWAY
EB	ELECTRIC BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
GA	GUY ANCHOR
GM	GAS METER
GV	GAS VALVE
IV	IRRIGATION VALVE
LP	LIGHT POLE
MB	MAIL BOX
MH	UTILITY MANHOLE
P.U.E.	PUBLIC UTILITY EASEMENT
P	BRICK CONC PILLAR
PP	POWER POLE
(R)	RADIAL BEARING
SL	STREET LIGHT
SDMH	STORM DRAINAGE MANHOLE
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEAN OUT
TCD	THROUGH CURB DRAIN
TS	TRAFFIC SIGN
VG	VALLEY GUTTER
WM	WATER METER
WV	WATER VALVE

DISCLAIMER:

SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

NOTE:

THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:

FOUND SURVEY MONUMENTS. RECORD INFORMATION WAS USED. PER RECORD MAP, BOOK: 60 PAGE: 49 WHICH IS FILED IN THE COUNTY OF SAN MATEO RECORDER'S OFFICE.

PROJECT BENCHMARK:

N.G.S. BENCHMARK #HT-0562
ELEVATION=15.60' (NAVD 88 DATUM)

SITE BENCHMARK:

SURVEY CONTROL SET MAG NAIL
ELEVATION=37.70' (NAVD 88 DATUM)

NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. THE GROSS AREA OF LAND OF RECORD IS 27,509-7,500-14,915 SQ. FT. ±.
3. THE MAP WAS BASED ON A GRANT DEED DOC.# 1218834. DATED 08/20/2021, RECORDED IN SAN MATEO COUNTY.
4. ALL EXISTING BUILDINGS ARE WOOD.
5. FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
6. THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.

SCALE 1"= 35'

GRAPHIC SCALE

35 0 17.5 35 70 140

(IN FEET)
1 inch = 35 ft.

715-723 AND 733 N. SAN MATEO DR.
SAN MATEO, CA 94401
APN:.032-151-130, 032-151-300, AND 032-151-320

SMP ENGINEERS
CIVIL ENGINEERS-LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale: 1" = 35'
Prepared by: J.N.
Checked by: R.M.
Date: 10/24/2022
Project No: 222116

PRELIMINARY BOUNDARY AND TOPOGRAPHIC SURVEY MAP

Sheet No: T-1

	REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF SAN MATEO

PLANNING - DESIGN REVIEW SUBMITTAL 1 DATE: 04/11/25

715 N SAN MATEO DRIVE

VESTING TENTATIVE PARCEL MAP
CITY OF SAN MATEO, SAN MATEO COUNTY, CALIFORNIA

GENERAL NOTES

1. VESTING TENTATIVE PARCEL 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.

2. PARCEL MAP: ONE SEPARATE PARCEL MAP WILL BE FILED FOR THIS PROJECT.

3. BOUNDARY: BOUNDARY INFORMATION IS BASED ON AN ALTA SURVEY BY DEBOLT CIVIL ENGINEERING DATED 2/17/2023.

4. SOURCE OF TOPOGRAPHY: EXISTING TOPOGRAPHY SHOWN IS BASED ON A FIELD TOPOGRAPHIC SURVEY PREPARED BY SMP ENGINEERS DATED 10/24/2022.

5. GRADING: SITE GRADES AND BUILDING/ GARAGE FINISHED FLOOR ELEVATIONS ARE SUBJECT TO FINAL ENGINEERING DESIGN AND GEOTECHNICAL ENGINEERS REVIEW AND APPROVAL.

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

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

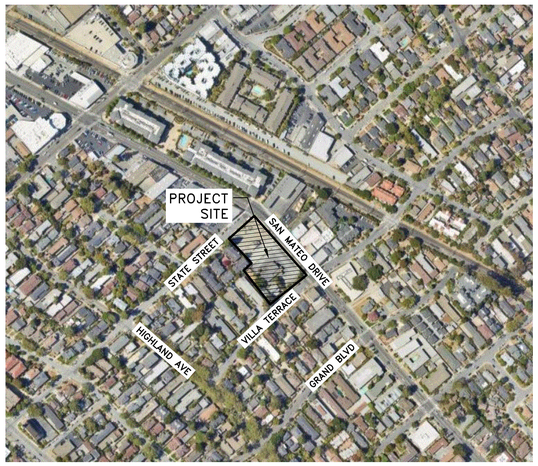
   B. EXISTING ON-SITE UTILITIES SHOWN ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON PLANS.

   C. THE WATER DISTRIBUTION WILL BE DESIGNED AND CONSTRUCTED PER CALWATER STANDARD SPECIFICATIONS AND DETAILS, WHERE APPLICABLE.

   D. THE SANITARY SEWER AND STORM DRAIN SYSTEMS WILL BE DESIGNED AND CONSTRUCTED PER CITY OF SAN MATEO STANDARD SPECIFICATIONS AND DETAILS, WHERE APPLICABLE.

ABBREVIATIONS

Δ	DELTA
AD	AREA DRAIN
AVG.	AVERAGE
BB	BUBBLER BOX
BFP	BACKFLOW PREVENTER
BOT	BOTTOM
BS	BOTTOM OF STAIR
BW	BACK OF WALK
CB	CATCH BASIN
CC	CURB CUT
CONC.	CONCRETE
CL	CENTERLINE
CO	CLEANOUT
CY	CUBIC YARDS
DI	DROP INLET
DIA.	DIAMETER
DWY	DRIVEWAY
E.E	ELECTRICAL EASEMENT
ESMT	EASEMENT
EX./(E)	EXISTING
EG	EXISTING GROUND
ELEV.	ELEVATION
DI	DRAINAGE INLET
FG	FINISHED GRADE
FC	FACE OF CURB
FF	FINISHED FLOOR
FL	FLOW LINE
FOB	FACE OF BUILDING
FT	FEET
FTP	FLOW THROUGH PLANTER
HP	HIGH POINT
INV	INVERT
LG	LIP OF GUTTER
LP	LOW POINT
M-M	MONUMENT TO MONUMENT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OFD	OVER FLOW DRAIN
PERF.	PERFORATED
PL	PROPERTY LINE
POC	POINT OF CONNECTION
P.U.E	PUBLIC UTILITY EASEMENT
PV	PAVEMENT
RC	RELATIVE COMPACTION
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEAN OUT
SDMF	STORM DRAIN MEDIA FILTER
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FOOT
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
SWE	SIDEWALK EASEMENT
TCD	THROUGH-CURB DRAIN
TC	TOP OF CURB
TS	TOP OF STAIR
TR	TREE
T.B.D.	TO BE DETERMINED
TYP.	TYPICAL
UGEE	UNDERGROUND ELECTRICAL EASEMENT
VGUT	VALLEY GUTTER



VICINITY MAP
SCALE: NTS

BASIS OF BEARINGS

FOUND SURVEY MONUMENTS. RECORD INFORMATION WAS USED. PER RECORD MAP, BOOK: 60 PAGE: 49 WHICH IS FILED IN THE COUNTY OF SAN MATEO RECORDER'S OFFICE.

BENCHMARK

N.G.S. BENCHMARK #HT-0562
ELEVATION = 15.60' (NAVD 88 DATUM)

PURPOSE:

FOUR (4) EXISTING PARCELS TO BE MERGED INTO ONE (1) PARCEL VIA PARCEL MAP PROCESS.

NOTE:

ALL UNITS TO BE FOR RENT.

SHEET INDEX

C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS
C3.0	VESTING TENTATIVE MAP
C4.0	PRELIMINARY SITE PLAN
C5.0	PRELIMINARY GRADING PLAN
C6.0	PRELIMINARY UTILITY PLAN
C7.0	PRELIMINARY STORMWATER CONTROL PLAN

PROJECT SUMMARY

OWNER	PROMETHEUS REAL ESTATE GROUP 1 NORTH B STREET, SUITE 4000 SAN MATEO, CA 94401
ARCHITECT	WINDER GIBSON ARCHITECTS 1898 MISSION STREET SAN FRANCISCO, CA 94103
LANDSCAPE ARCHITECT	KNOT LANDSCAPE ARCHITECTS 308 SW 1ST AVENUE STE. 400, PORTLAND, OREGON 97204
CIVIL ENGINEER	BKF ENGINEERS 1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112
TOTAL LOT AREA	53,134 SF (1.22 AC)
EXISTING ZONING	C3 – REGIONAL/COMMUNITY COMMERCIAL
EXISTING LAND USE	COMMERCIAL
PROPOSED ZONING	RESIDENTIAL MEDIUM II
PROPOSED LAND USE APARTMENTS)	MULTI-FAMILY RESIDENTIAL (RENTAL
FEMA	ZONE X (PROJECT NOT WITHIN THE SPECIAL FLOOD HAZARD AREA)
DENSITY	148 UNITS/ACRE
UTILITIES	
WATER SUPPLY:	CALIFORNIA WATER SERVICE
FIRE PROTECTION:	SAN MATEO FIRE DEPARTMENT
SEWAGE DISPOSAL:	CITY OF SAN MATEO
STORM DRAIN:	CITY OF SAN MATEO
ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	COMCAST & AT&T
CABLE TELEVISION:	COMCAST

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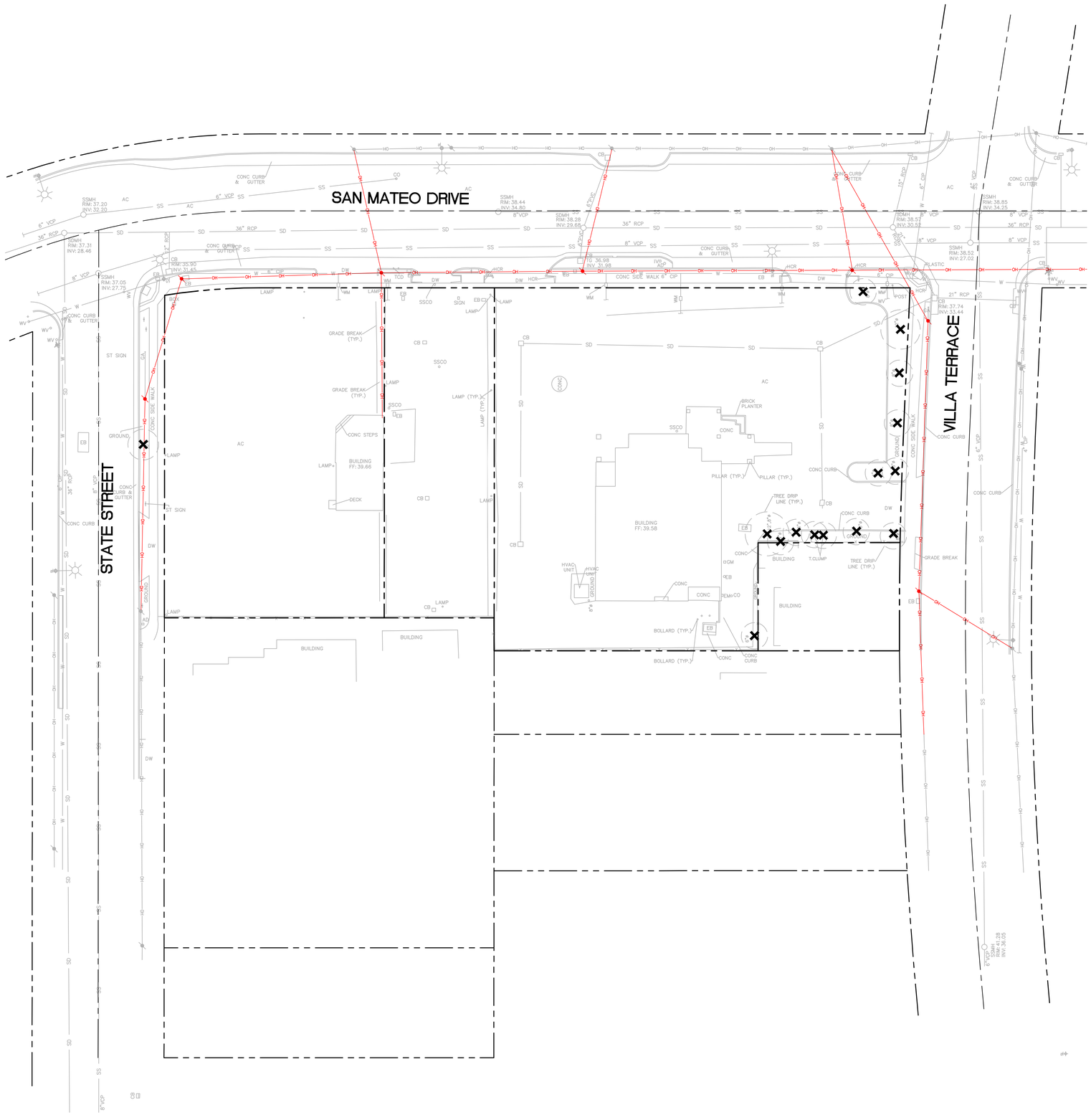
DESIGN REVIEW

TITLE SHEET

NORTH
PROJECT NORTH

C1.0

DATE	4/11/2025
DRAWN	BN
	20241881



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- STORM DRAIN (SD)
- SANITARY SEWER (SS)
- DOMESTIC WATER (W)
- OVERHEAD LINES TO REMAIN (OH)
- OVERHEAD LINES TO BE REMOVED (OH)
- JOINT UTILITY POLE TO REMAIN
- JOINT UTILITY POLES TO BE REMOVED
- STORM DRAIN CATCH BASIN (SDCB)
- STORM DRAIN/SANITARY SEWER MANHOLE (SDMH/SSMH)
- LIGHT POLE (LAMP, SL)
- FIRE HYDRANT (HYD)
- REMOVE TREE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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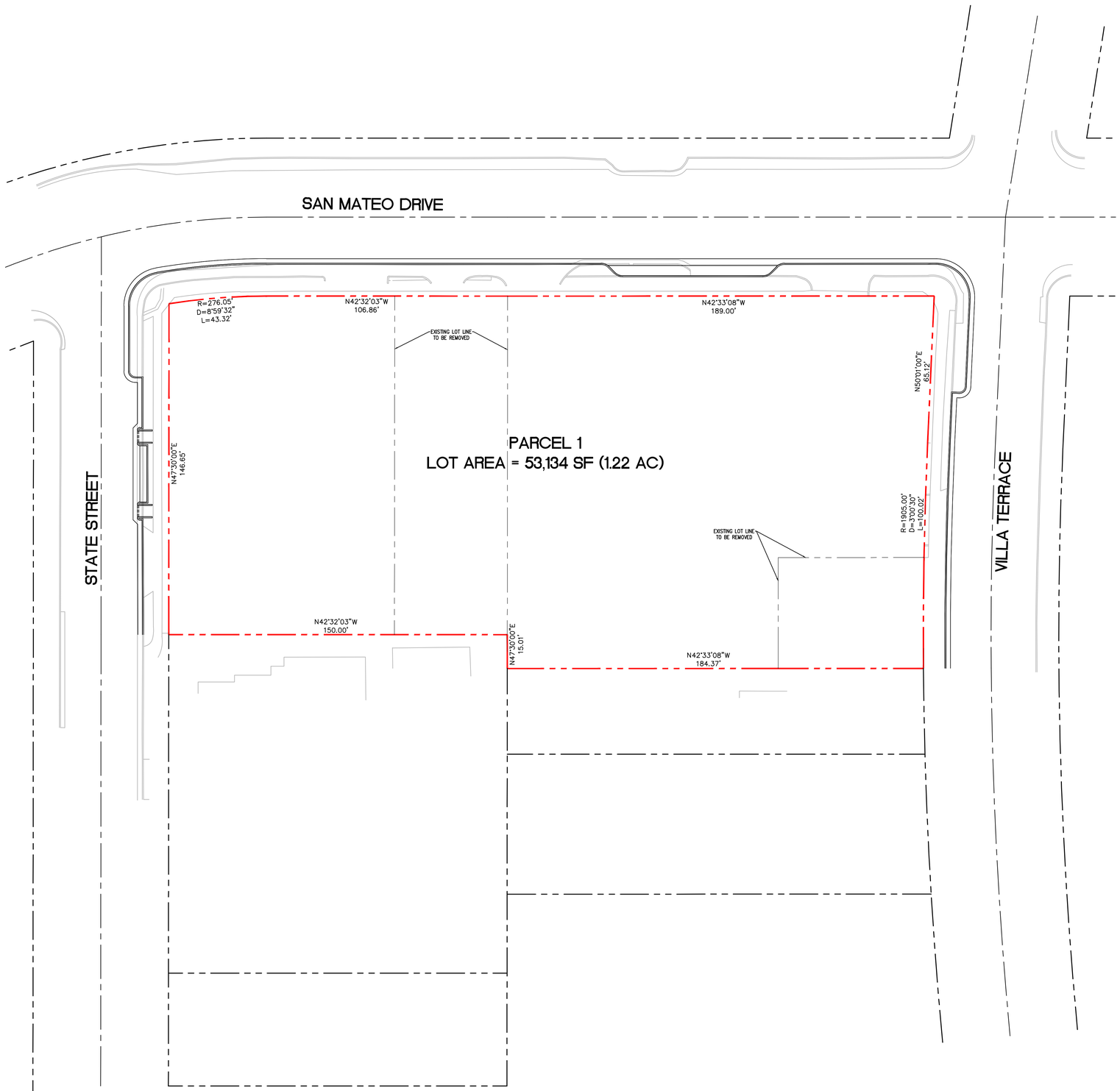
DESIGN REVIEW

EXISTING CONDITIONS

NORTH
PROJECT NORTH

C2.0

DATE	4/11/2025
DRAWN	BN
	20241881



LEGEND

- PROPERTY LINE
- EXISTING LOT LINE TO BE REMOVED
- ADJACENT PROPERTY LINE
- CENTERLINE

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

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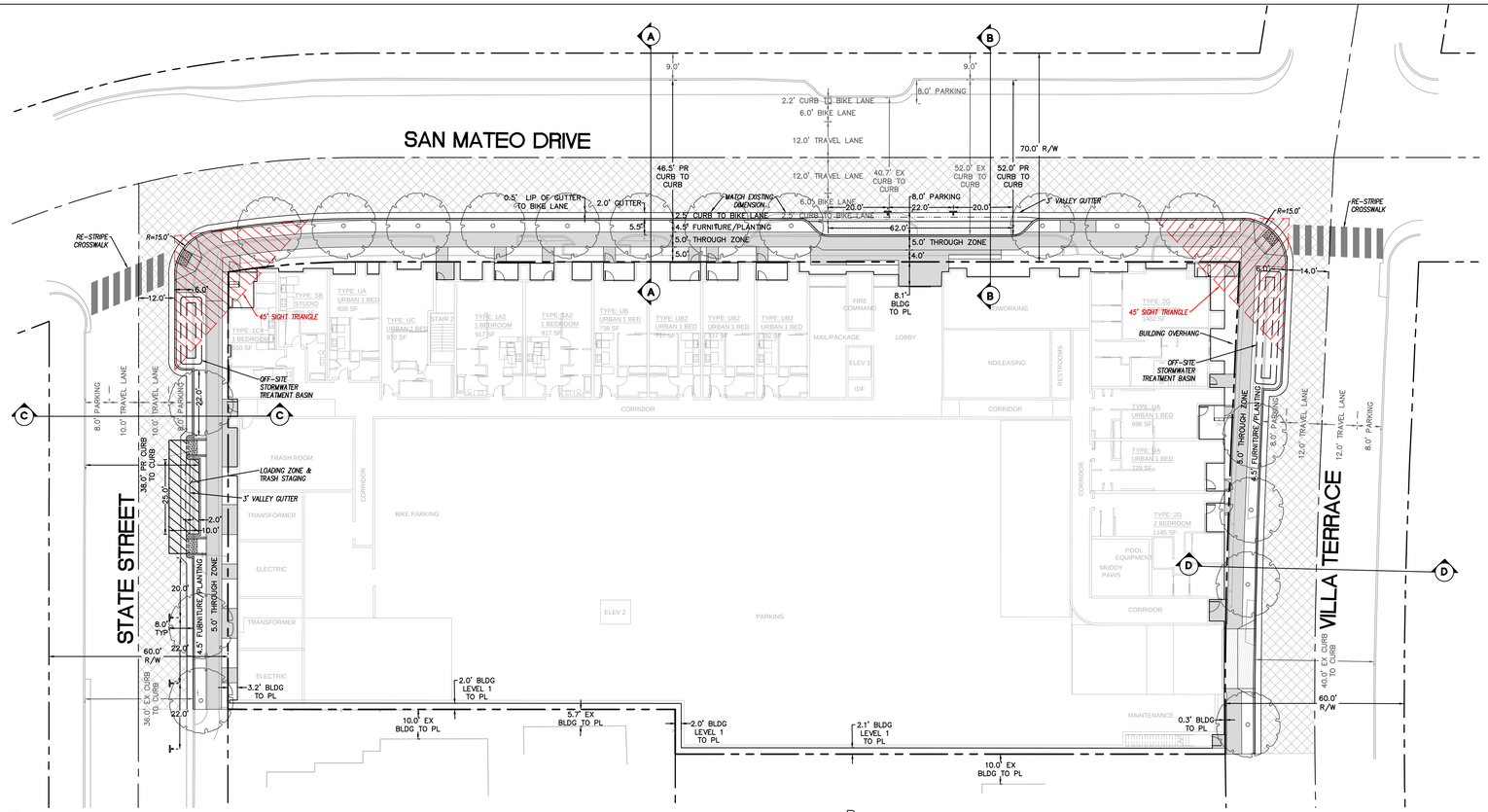
DESIGN REVIEW

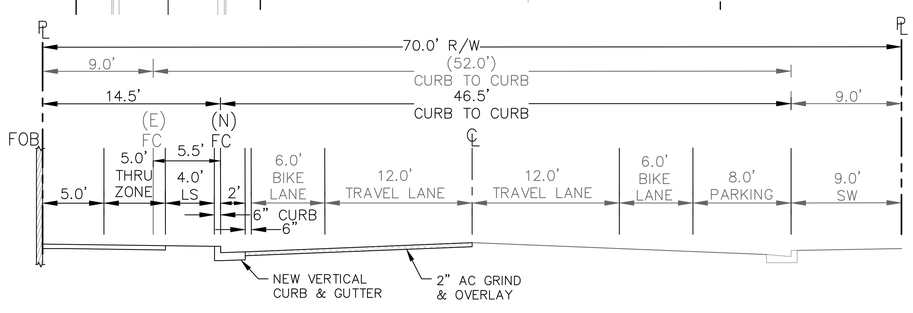
VESTING TENTATIVE MAP

NORTH
PROJECT NORTH

C3.0

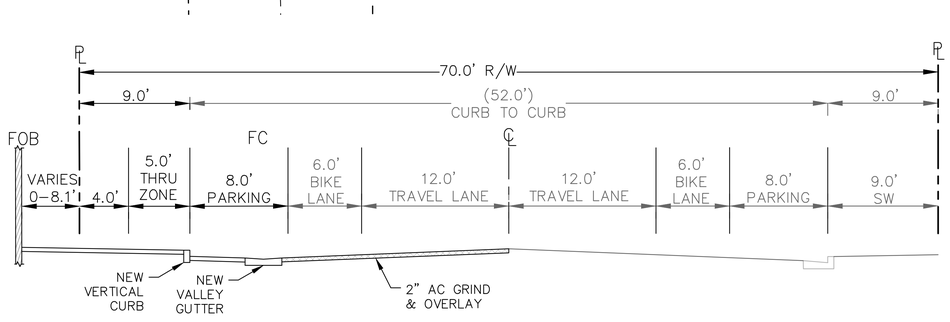
DATE	4/11/2025
DRAWN	BN
	20241881





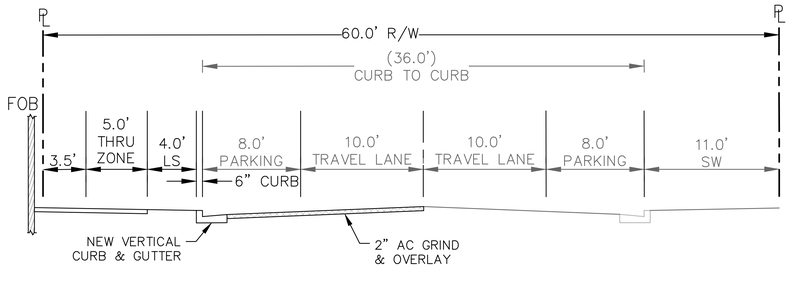
SECTION A: SAN MATEO DRIVE

SIDEWALK SECTION A.5 FROM PEDESTRIAN MASTER PLAN
SCALE: 1"=5'



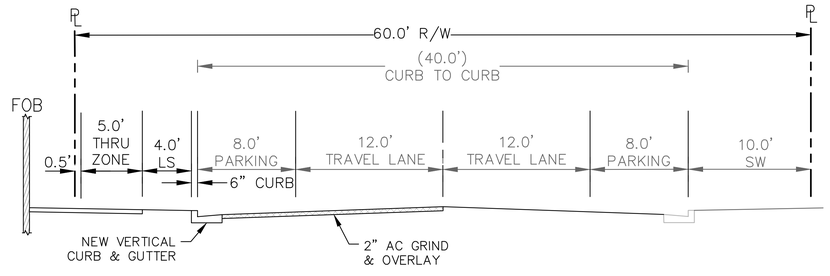
SECTION B: SAN MATEO DRIVE

SIDEWALK SECTION A.5 FROM PEDESTRIAN MASTER PLAN
SCALE: 1"=5'



SECTION C: STATE STREET

SIDEWALK SECTION A.5 FROM PEDESTRIAN MASTER PLAN
SCALE: 1"=5'



SECTION D: VILLA TERRACE

SIDEWALK SECTION A.5 FROM PEDESTRIAN MASTER PLAN
SCALE: 1"=5'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- BIORETENTION BASIN
- VERTICAL CURB
- VERTICAL CURB & GUTTER
- VALLEY GUTTER
- CONCRETE SIDEWALK
- VEHICULAR CONCRETE
- 2" AC GRIND & OVERLAY
- TRUNCATED DOMES

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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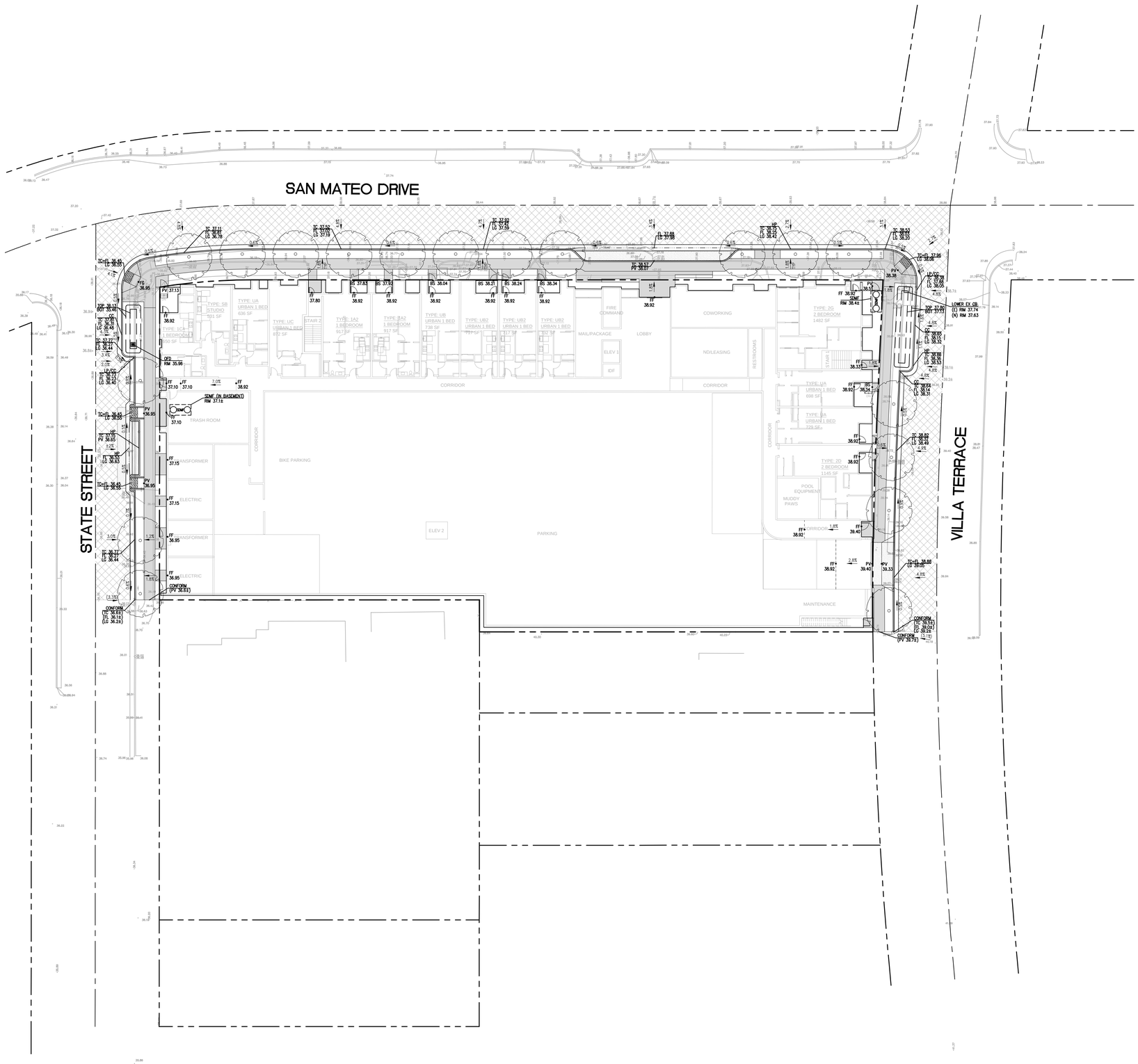
DESIGN REVIEW
PRELIMINARY SITE PLAN

NORTH
PROJECT NORTH

C4.0

DATE 4/11/2025
DRAWN BN
20241881



LEGEND

PROPERTY LINE	
BIORETENTION BASIN	
VERTICAL CURB	
VERTICAL CURB & GUTTER	
VALLEY GUTTER	
FINISHED GRADE ELEVATION	36.05
FINISHED FLOOR ELEVATION	FF 36.05
GARAGE SLAB FLOOR ELEVATION	GS 36.05
TOP OF STEP ELEVATION	TS 36.05
BOTTOM OF STEP ELEVATION	BS 36.05
TOP OF CURB ELEVATION	TC 36.05
CURB CUT ELEVATION	CC 36.05
FLOW LINE ELEVATION ELEVATION	FL 36.05
HIGH POINT	HP
LOW POINT	LP
PAVEMENT ELEVATION	PV 36.05
GRADE TO DRAIN	
SLOPE/DIRECTION OF FLOW	8.0%
OVERLAND RELEASE	
STORM DRAIN MANHOLE	SDMH
OVERFLOW DRAIN/DROP INLET	OFD
STORM DRAIN JUNCTION BOX	SDJB
CATCH BASIN	CB
AREA DRAIN	AD
BUBBLER BOX	BB
STORM DRAIN/SANITARY SEWER CLEANOUT	SDCO/SSCO

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

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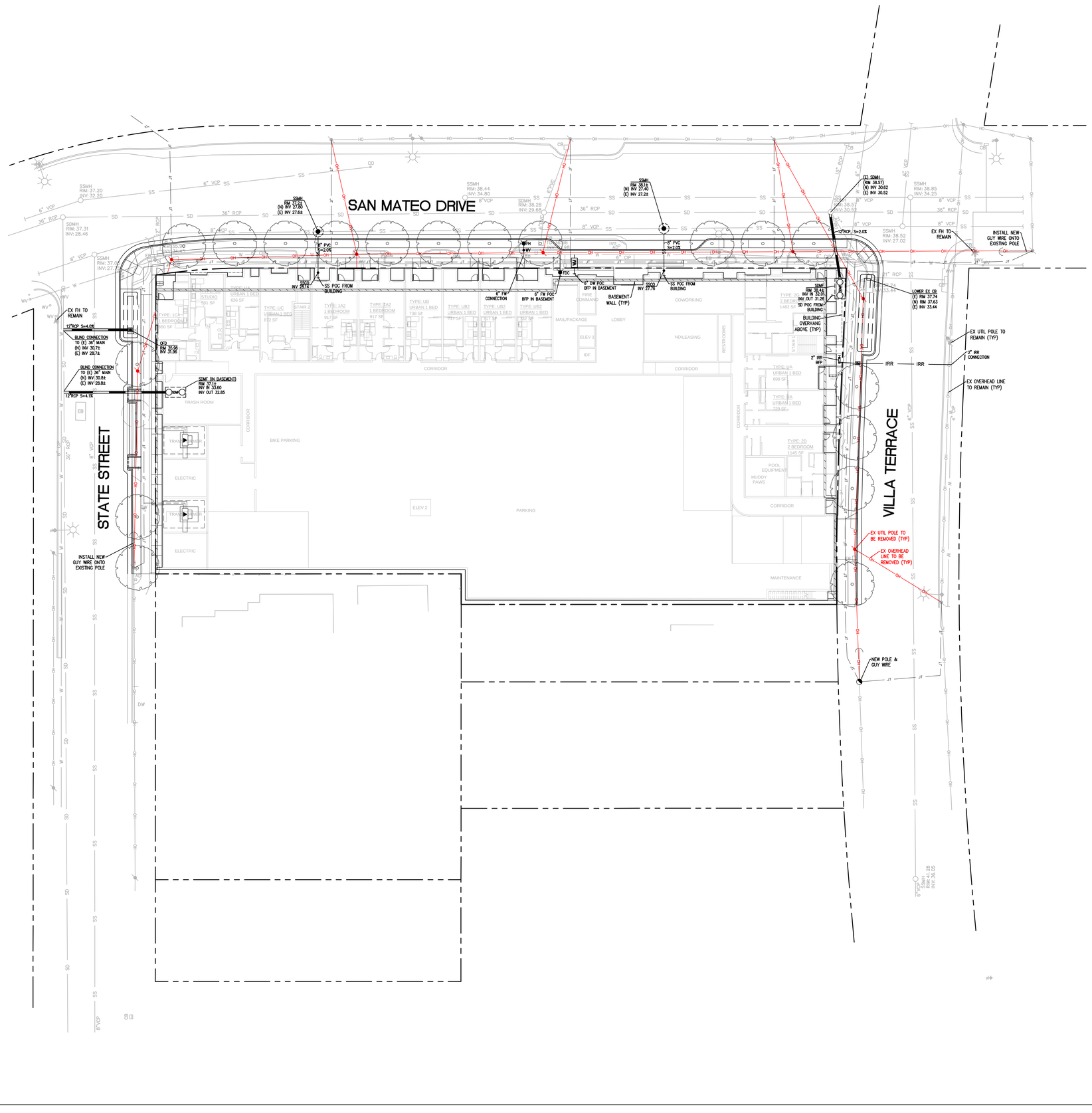
DESIGN REVIEW

PRELIMINARY GRADING PLAN

NORTH
PROJECT NORTH

C5.0

DATE	4/11/2025
DRAWN	BN
	20241881



LEGEND

- PROPERTY LINE
- BIORETENTION BASIN
- PROPOSED STORM DRAIN (UNTREATED) — SD
- PROPOSED STORM DRAIN (TREATED)
- PROPOSED SANITARY SEWER — SS
- PROPOSED DOMESTIC WATER — W
- PROPOSED IRRIGATION — IRR
- PROPOSED FIRE WATER — FW
- PROPOSED JOINT TRENCH — JT
- EXISTING OVERHEAD LINE TO REMAIN — OH
- EX OVERHEAD LINE TO BE REMOVED — OH
- EXISTING UTILITY POLE TO REMAIN
- EXISTING UTILITY POLE TO BE REMOVED
- STORM DRAIN MEDIA FILTER — SDMF
- STORM DRAIN MANHOLE — SDMH
- SANITARY SEWER MANHOLE — SSMH
- OVERFLOW DRAIN/DROP INLET — OFD
- STORM DRAIN JUNCTION BOX — SDJB
- CATCH BASIN — CB
- AREA DRAIN — AD
- BUBBLER BOX — BB
- STORM DRAIN/SANITARY SEWER CLEANOUT — SDCO/SSCO
- INVERT ELEVATION — INV 36.05
- RIM ELEVATION — RIM 36.05
- WATER VALVE — WV
- FIRE HYDRANT/FIRE DEPARTMENT CONNECTION — FH/DC
- WATER METER — WM

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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DESIGN REVIEW

PRELIMINARY UTILITY PLAN

NORTH
PROJECT NORTH

C6.0

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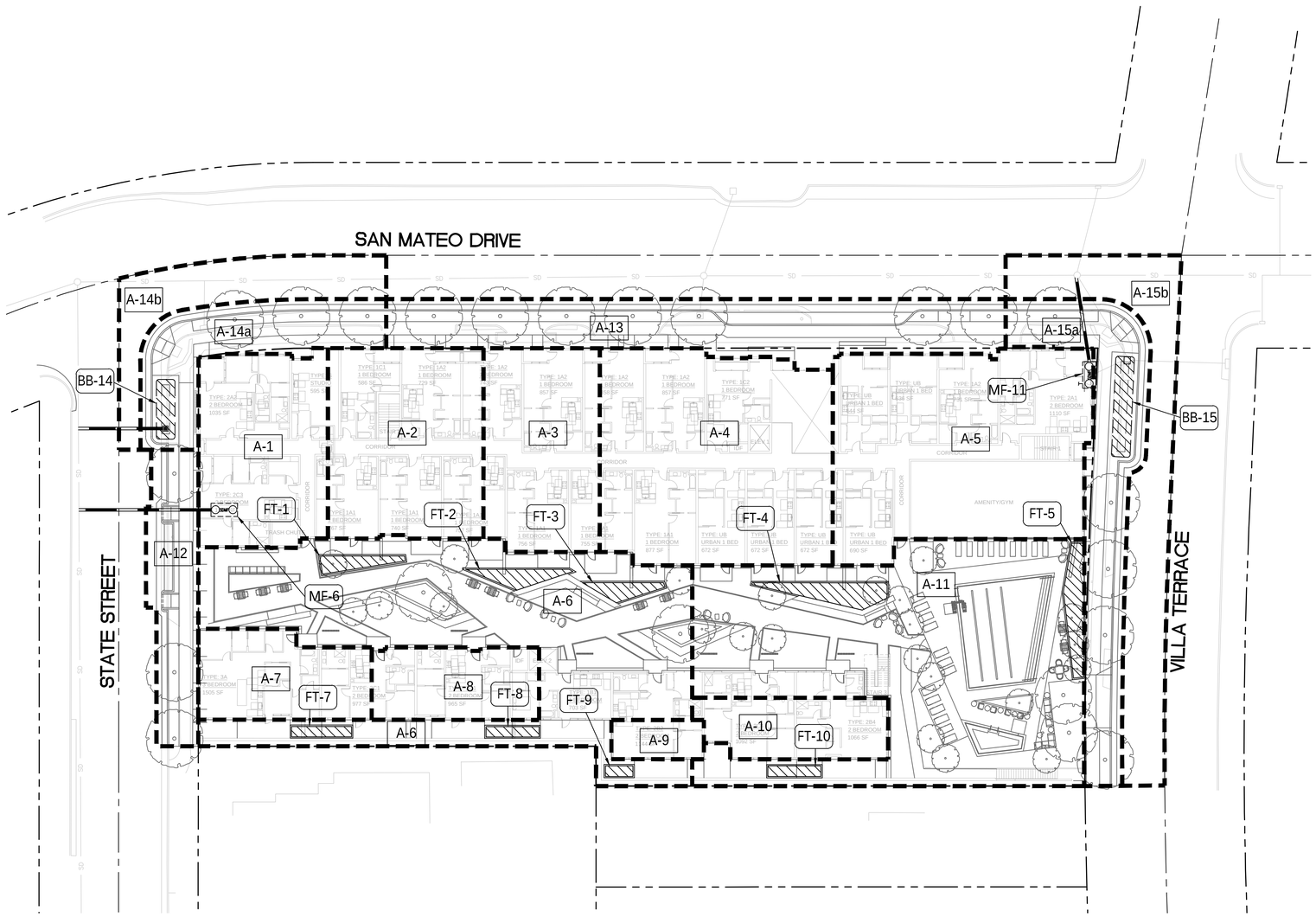
DRAWN	BN
	20241881



ON-SITE DRAINAGE MANAGEMENT AREA TREATMENT CONTROL SIZING								
DRAINAGE MANAGEMENT AREAS (DMA)	TOTAL AREA (SF)	PERVIOUS AREA (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS AREA (SF)	TYPE OF IMPERVIOUS SURFACE	4% RULE		PROPOSED TREATMENT CONTROLS
						TREATMENT REQUIRED (SF)	TREATMENT PROVIDED (SF)	
A-1	3,655	141	LANDSCAPE	3,514	ROOF	141	141	FT-1
A-2	4,366	169	LANDSCAPE	4,197	ROOF	168	169	FT-2
A-3	3,459	134	LANDSCAPE	3,325	ROOF	133	134	FT-3
A-4	7,191	303	LANDSCAPE	6,888	ROOF	276	303	FT-4
A-5	7,346	306	LANDSCAPE	7,040	ROOF	282	306	FT-5
A-6	9,674	0	N/A	9,674	ROOF	-	-	MF-6
A-7	2,134	89	LANDSCAPE	2,045	ROOF	82	89	FT-7
A-8	1,790	78	LANDSCAPE	1,712	ROOF	68	78	FT-8
A-9	556	41	LANDSCAPE	515	ROOF	21	41	FT-9
A-10	1,668	80	LANDSCAPE	1,588	ROOF	64	80	FT-10
A-11	10,659	0	N/A	10,659	ROOF	-	-	MF-11
TOTAL	52,498	1,341	-	51,157	-	1,233	1,341	-
OFF-SITE DRAINAGE MANAGEMENT AREA TREATMENT CONTROL SIZING								
A-12*	1,958	519	LANDSCAPE	1,439	CONCRETE	58	IN-LIEU*	IN-LIEU*
A-13*	4,710	1,260	LANDSCAPE	3,450	CONCRETE	138	IN-LIEU*	IN-LIEU*
A-14a	2,463	783	LANDSCAPE	1,680	CONCRETE	67	156**	BB-14**
A-15a	3,706	943	LANDSCAPE	2,763	CONCRETE	111	264**	BB-15**
TOTAL	12,837	3,505	-	9,332	-			-
OFF-SITE IN-LIEU DRAINAGE MANAGEMENT AREA TREATMENT CONTROL SIZING								
A-14b*	2,116	0	N/A	2,116	CONCRETE	85	156**	BB-14**
A-15b*	3,725	0	N/A	3,725	CONCRETE	149	264**	BB-15**
TOTAL	5,841	0		5,841				

*A-12 & A-13 REPRESENT THE NEW/REPLACED AREAS THAT ARE LEFT UNTREATED. TOTAL IMPERVIOUS AREA = 4,889 SF
*A-14b & A-15b REPRESENT AREAS THAT ARE NOT REQUIRED TO BE TREATED BY THE PROJECT BUT ARE TREATED IN-LIEU OF AREAS A-12 & A-13. TOTAL IMPERVIOUS AREA = 5,841 SF
**BB-14 TREATS A-14a & A-14b. TOTAL REQUIRED TREATMENT AREA IS THE SUM OF THE REQUIRED TREATMENT AREA FOR EACH DMA = 152 SF TOTAL
**BB-15 TREATS A-15a & A-15b. TOTAL REQUIRED TREATMENT AREA IS THE SUM OF THE REQUIRED TREATMENT AREA FOR EACH DMA = 260 SF TOTAL
ON-SITE IMPERVIOUS AREA TREATED WITH LID (FLOW-THROUGH PLANTERS) = 30,824 / 51,157 = 60%
ON-SITE IMPERVIOUS AREA TREATED WITH MEDIA FILTERS = 20,333 / 51,157 = 40%

LEGEND

- PROPERTY LINE
- DRAINAGE AREA BOUNDARY
- BIORETENTION BASIN
- FLOW-THROUGH PLANTER
- PROPOSED STORM DRAIN (UNTREATED) — SD
- PROPOSED STORM DRAIN (TREATED)
- OVERFLOW DRAIN/DROP INLET — OFD
- STORM DRAIN JUNCTION BOX — SDJB
- AREA DRAIN — AD
- BUBBLER BOX — BB
- STORM DRAIN/SANITARY SEWER CLEANOUT — SDCO
- STORM DRAIN MEDIA FILTER — SDMF
- DRAINAGE AREA — A-#
- BIORETENTION BASIN TREATMENT AREA — BB-#
- FLOW-THROUGH PLANTER TREATMENT AREA — FT-#
- MEDIA FILTER TREATMENT AREA — MF-#

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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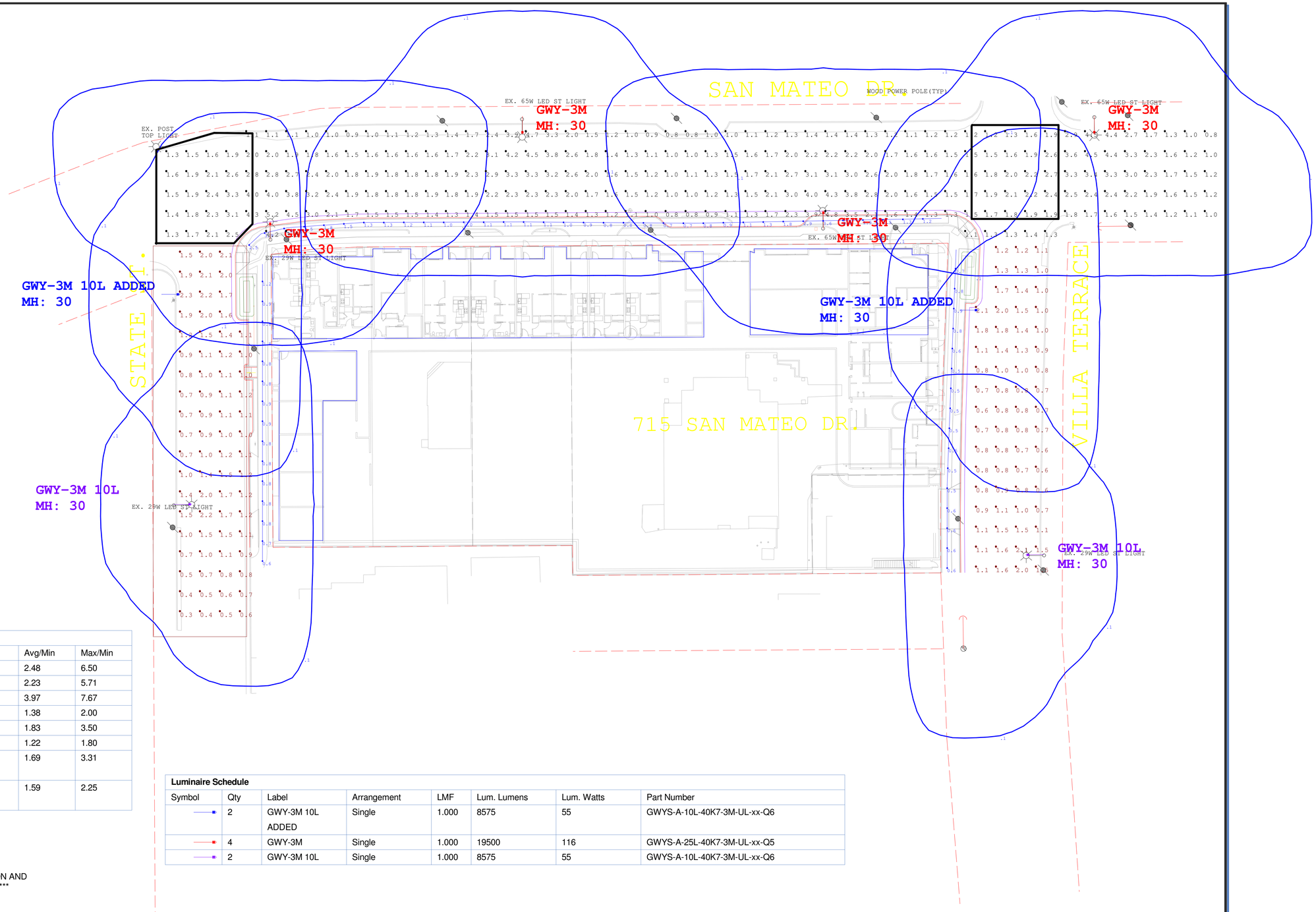
DESIGN REVIEW

PRELIMINARY STORMWATER CONTROL PLAN

NORTH
PROJECT NORTH

C7.0

DATE 4/11/2025
DRAWN BN
20241881



Calculation Summary (Footcandles calculated using LMF: 1.00)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
SAN MATEO DR	Fc	1.98	5.2	0.8	2.48	6.50
SAN MATEO DR SIDEWALK	Fc	1.56	4.0	0.7	2.23	5.71
STATE ST	Fc	1.19	2.3	0.3	3.97	7.67
STATE ST SIDEWALK	Fc	0.83	1.2	0.6	1.38	2.00
VILLA TERRACE	Fc	1.10	2.1	0.6	1.83	3.50
VILLA TERRACE SIDEWALK	Fc	0.61	0.9	0.5	1.22	1.80
SAN MATEO DR & STATE ST INTERSECTION	Fc	2.20	4.3	1.3	1.69	3.31
SAN MATEO DR & VILLA TERRACE INTERSECTION	Fc	1.91	2.7	1.2	1.59	2.25

MOUNTING HEIGHT: 30'
DAVIT ARM: 8'

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	2	GWY-3M 10L ADDED	Single	1.000	8575	55	GWYS-A-10L-40K7-3M-UL-xx-Q6
	4	GWY-3M	Single	1.000	19500	116	GWYS-A-25L-40K7-3M-UL-xx-Q5
	2	GWY-3M 10L	Single	1.000	8575	55	GWYS-A-10L-40K7-3M-UL-xx-Q6

CREE LIGHTING
9201 Washington Ave, Racine, WI 53406 - (800) 236-6800
https://www.creelighting.com - Email: applications@creelighting.com

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used inconjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting,or energy code.

Project Name: 24-313 715 SAN MATEO DR IN SAN MATEO

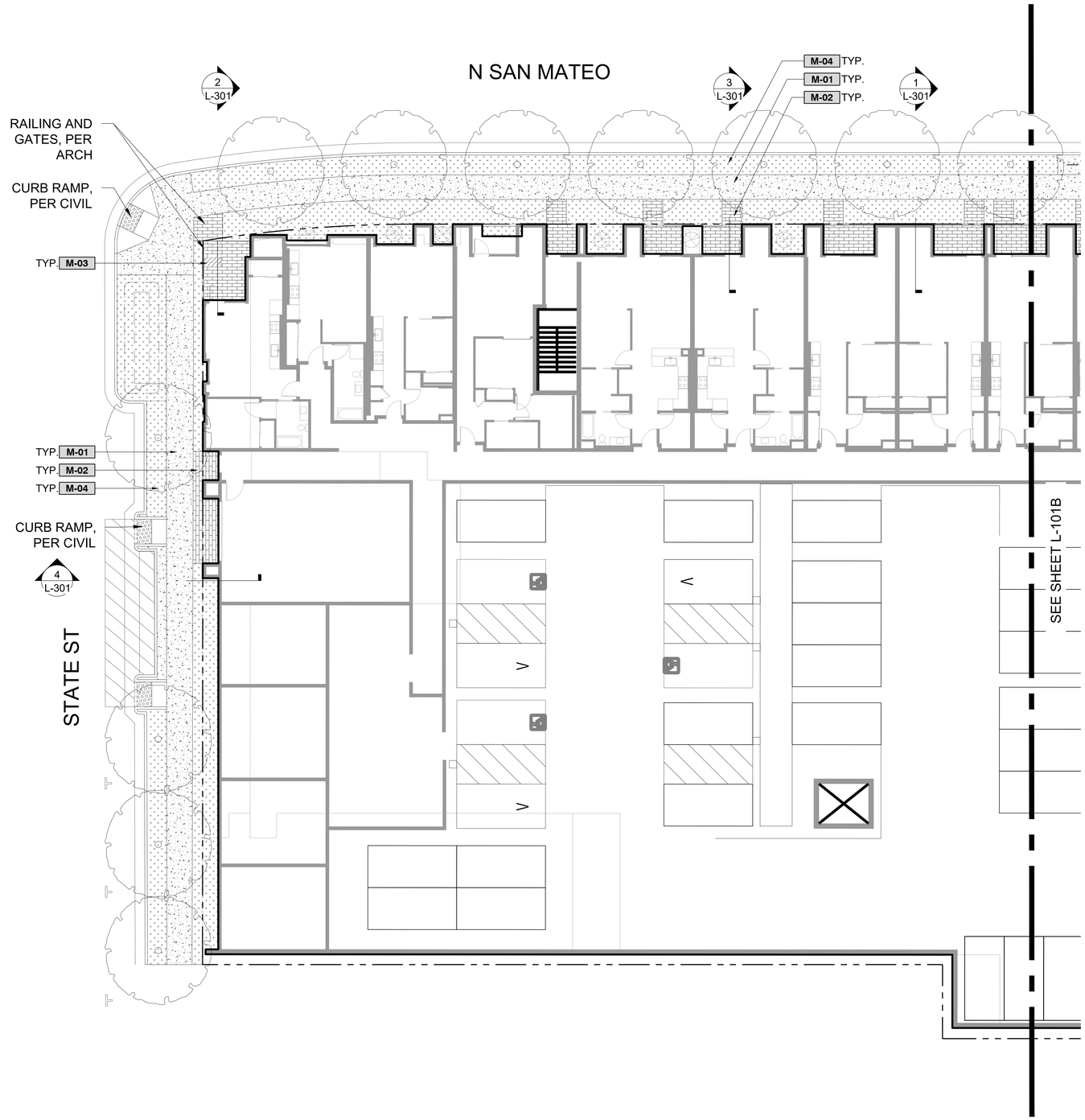
CASE #: 00643948 | Footcandles calculated at grade | Filename: 250331SM1LSR3.AGI

Layout By: Linda Schaller

Date: 4/11/25

Scale 1" = 25'

0 50 100



MATERIALS SCHEDULE

SITE MATERIALS

SYM	CALL OUT	MATERIAL	REFERENCE	SPECIFICATION
	M-01	CONCRETE PAVING	SEE CIVIL	
	M-02	CONCRETE UNIT PAVERS		
	M-03	CONCRETE STAIRS		
	M-04	PLANTING AREA		

SITE STRUCTURES

SYM	CALL OUT	MATERIAL	REFERENCE	SPECIFICATION
	S-01	SEATWALL		

SITE FURNITURE

SYM	CALL OUT	MATERIAL	REFERENCE	SPECIFICATION
—	F-01	BIKE RACK		

NOT FOR CONSTRUCTION

SCALE 1"=10'

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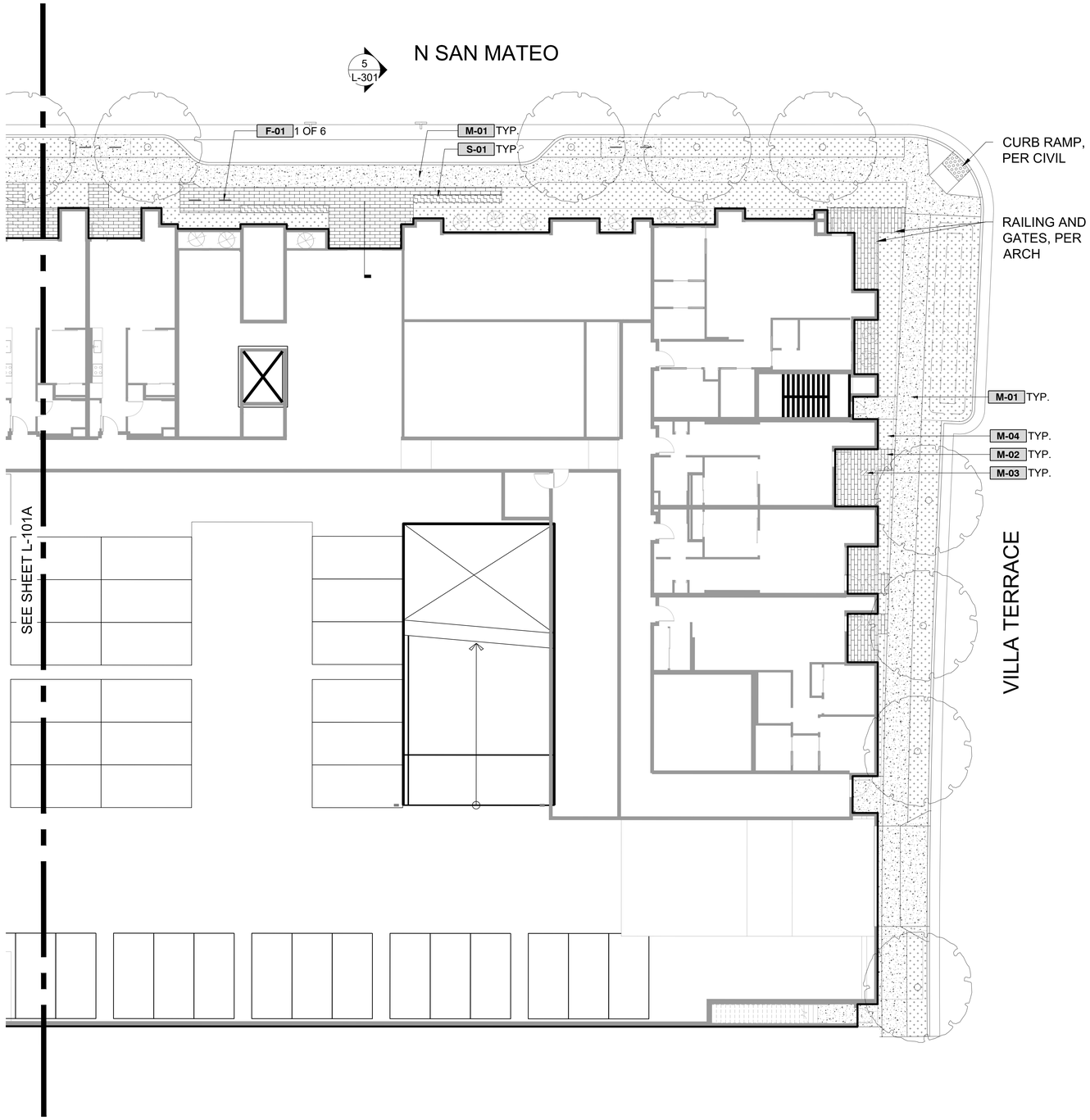
DESIGN REVIEW

LANDSCAPE PLAN
LEVEL 1A

L-101A

DATE 4/11/2025
DRAWN: WP/NV
CHECKED: JB



MATERIALS SCHEDULE

SITE MATERIALS

SYM	CALL OUT	MATERIAL	REFERENCE	SPECIFICATION
	M-01	CONCRETE PAVING	SEE CIVIL	
	M-02	CONCRETE UNIT PAVERS		
	M-03	CONCRETE STAIRS		
	M-04	PLANTING AREA		

SITE STRUCTURES

SYM	CALL OUT	MATERIAL	REFERENCE	SPECIFICATION
	S-01	SEATWALL		

SITE FURNITURE

SYM	CALL OUT	MATERIAL	REFERENCE	SPECIFICATION
—	F-01	BIKE RACK		

NOT FOR CONSTRUCTION

0 5 10 20 30 50FT

SCALE 1" = 10'

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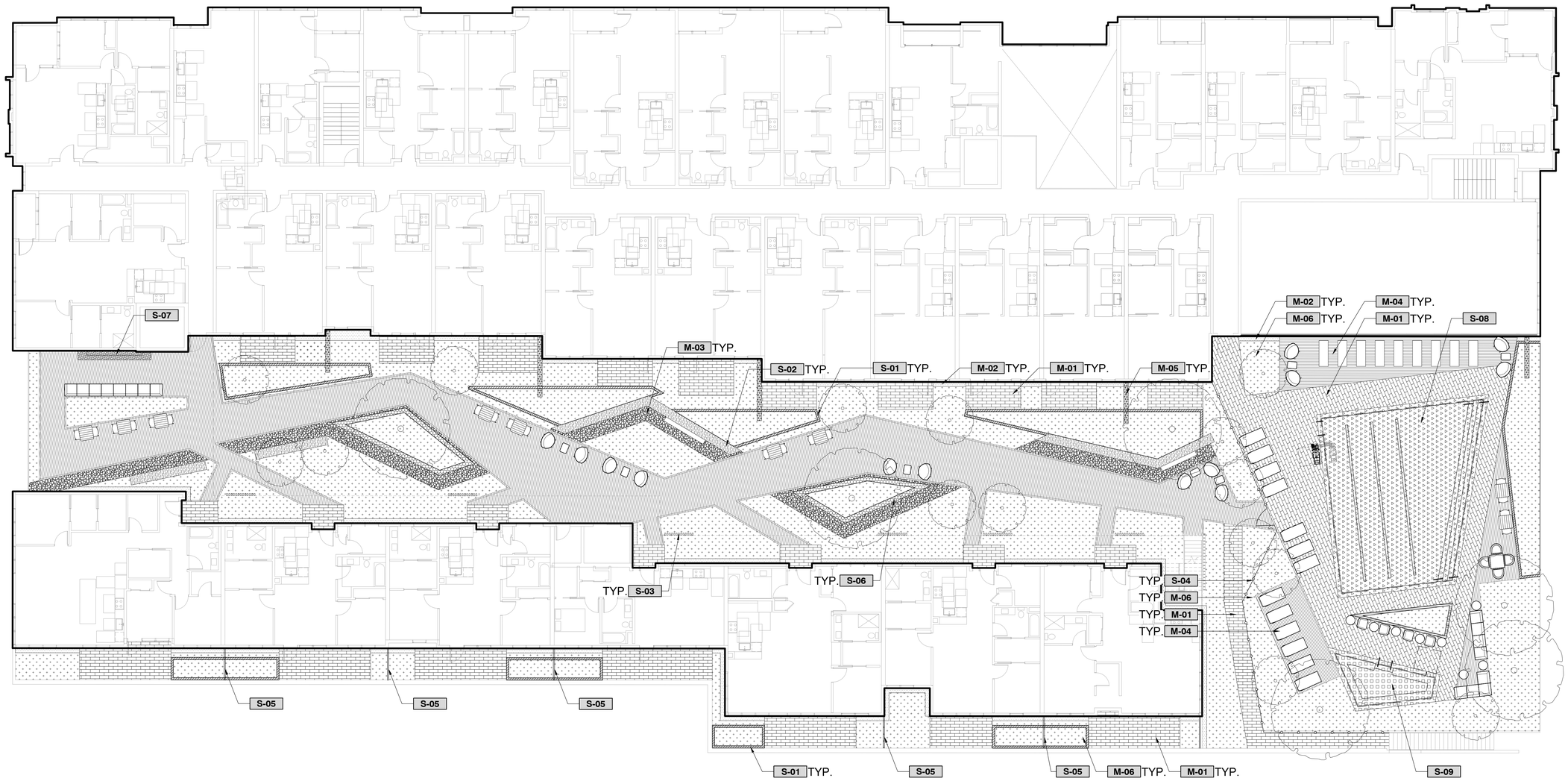
DESIGN REVIEW

LANDSCAPE PLAN
LEVEL 1B

NORTH
PROJECT NORTH

L-101B

DATE 4/11/2025
CHECKED: JB
DRAWN: WP/NV



MATERIALS SCHEDULE

SITE MATERIALS

SYM	CALL OUT	MATERIAL	REFERENCE	SPECIFICATION
	M-01	CONCRETE UNIT PAVER		
	M-02	GRAVEL PAVING- TYPE 1		
	M-03	GRAVEL PAVING- TYPE 2		
	M-04	SPECIALTY PAVING		
	M-05	STEEL RUNNELS		
	M-06	PLANTING AREA		

SITE STRUCTURES

SYM	CALL OUT	MATERIAL	REFERENCE	SPECIFICATION
	S-01	CONCRETE WALL- STORMWATER PLANTER - TYPE 1		
	S-02	SPECIALTY WALL- TYPE 1		
	S-03	SPECIALTY WALL- TYPE 2		
	S-04	POOL FENCING (5' HT)		
	S-05	PRIVACY SCREEN		
	S-06	TRELLIS		
	S-07	FIRE PLACE		
	S-08	POOL		
	S-09	SPA		

GENERAL NOTES

1. ALL SITE FURNISHING IS DIAGRAMMATIC. FURNISHING TO BE SELECTED LATER.

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0 5 10 20 30 50FT

SCALE 1"=10'

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DESIGN REVIEW

LANDSCAPE PLAN
LEVEL 2

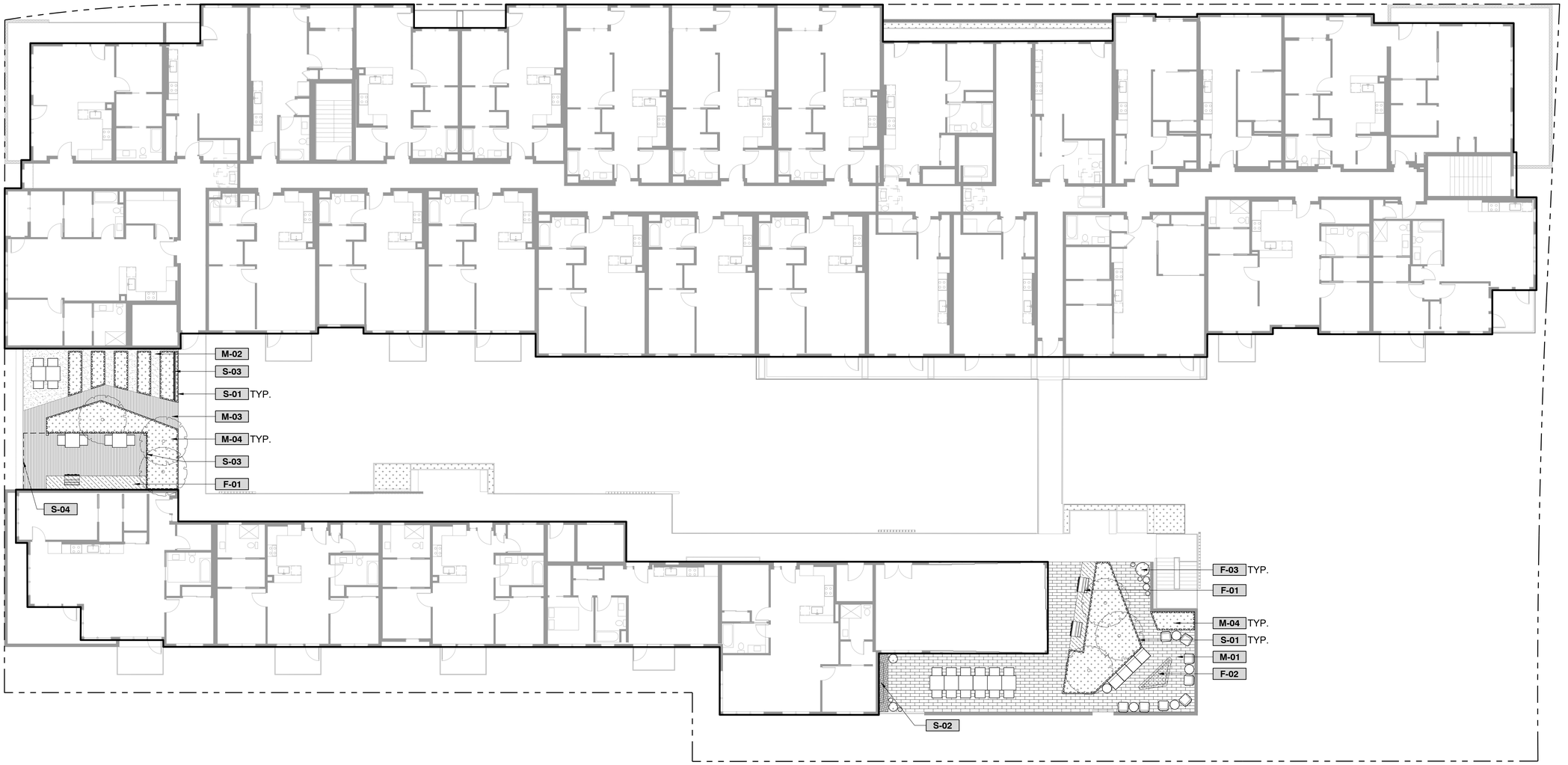
NORTH
PROJECT NORTH

L-102

DATE 4/11/2025

DRAWN: WP/NV

CHECKED: JB



MATERIALS SCHEDULE

SITE MATERIALS

SYM	CALL OUT	MATERIAL	REFERENCE	SPECIFICATION
	M-01	CONCRETE UNIT PAVER		
	M-02	GRAVEL PAVING- TYPE 3		
	M-03	WOOD DECKING		
	M-04	PLANTING AREA		

SITE STRUCTURES

SYM	CALL OUT	MATERIAL	REFERENCE	SPECIFICATION
	S-01	STEEL PLANTER		
	S-02	FIRE PLACE		
	S-03	SCREEN WALL		
	S-04	SHADE STRUCTURE		

SITE FURNITURE

SYM	CALL OUT	MATERIAL	REFERENCE	SPECIFICATION
	F-01	BARBEQUE COUNTER		
	F-02	FIRE TABLE		
	F-03	PLANTER POT		

GENERAL NOTES

1. ALL SITE FURNISHINGS NOT SHOWN ABOVE ARE DIAGRAMMATIC. FURNISHING TO BE SELECTED LATER.

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0 5 10 20 30 50FT

SCALE 1"=10'

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DESIGN REVIEW

LANDSCAPE PLAN
LEVEL 6

NORTH
PROJECT NORTH

L-106

DATE 4/11/2025
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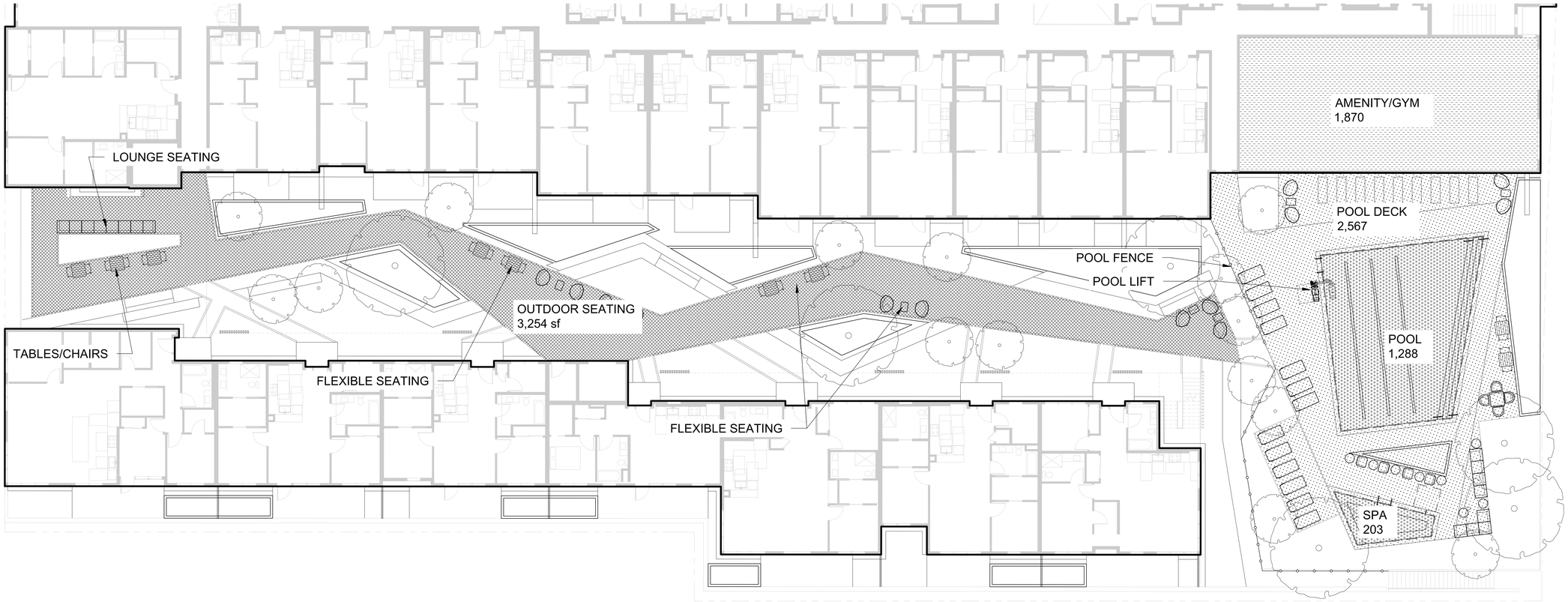
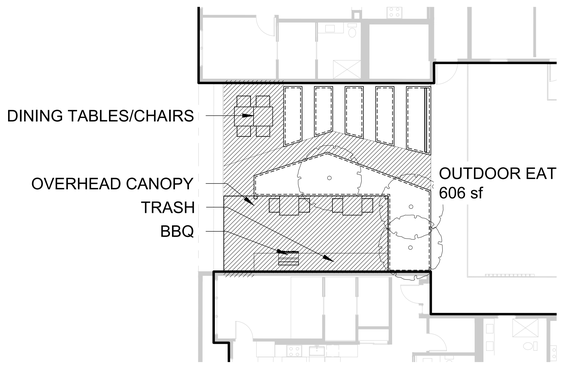
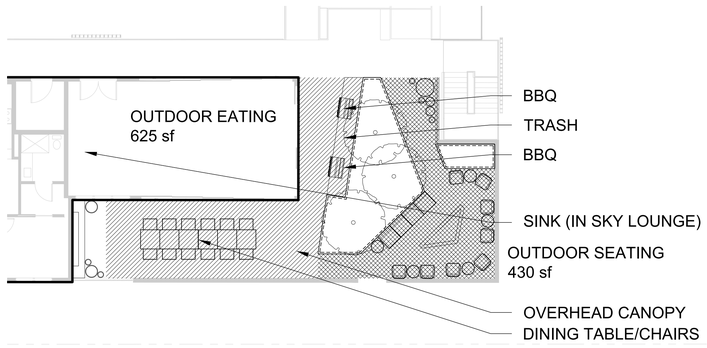


1 LEVEL 02 TERRACE
L-107 SCALE: 1" = 10'-0"



2 LEVEL 06 NORTH TERRACE
L-107 SCALE: 1" = 10'-0"



3 LEVEL 06 SOUTH TERRACE
L-107 SCALE: 1" = 10'-0"

PARK SPACE SCHEDULE
SPACE TYPES

SYM	FACILITY TYPE	AREA PROVIDED (SF)	MAX ALLOWABLE AREA (SF)	FINAL CALCULATED AREA
	OUTDOOR SEATING AREA	3,684	1267	1267
	OUTDOOR EATING AREA	1,231	724	724
	POOL DECK	2825	2640	2640
	WATER	1320		1320
	RECREATIONAL BUILDING/ROOM	1870		1870
TOTAL				7821

*MAXIMUM AREAS BASED ON 181 UNITS

MINIMUM PARK SPACE NEEDED: 8,233 sf

PARK SPACE PROVIDED: 7,821 sf

Per 26.64.030 8Aiii - given the development needs 8,233 sf of park space, it falls within the 8,000-14,000 sf range. Within that range, projects with three facility types receive a 50% credit. This project has four facility types (outdoor eating areas, outdoor seating areas, swimming pool and recreational room) so therefore qualifies for the 50% credit.

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0 5 10 20 30 50FT
SCALE 1"=10'

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DESIGN REVIEW

PARK SETTING CREDIT EXHIBIT

NORTH
PROJECT NORTH

L-107

DATE 4/11/2025
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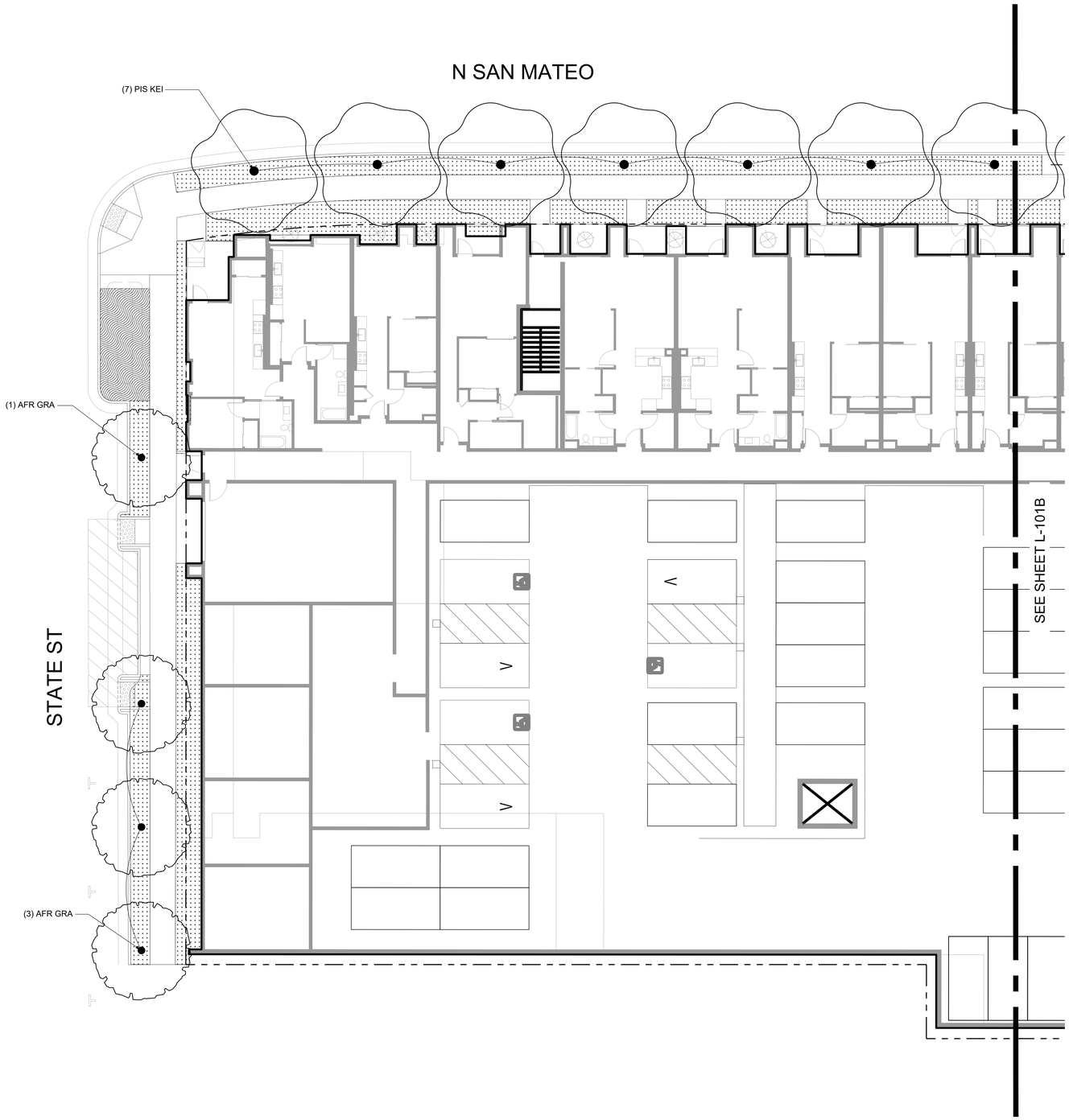

PLANT SCHEDULE : LEVEL 1

TREES

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QTY	CALIPER	WUCOLS
TREES						
	AFR GRA	AFROCARPUS GRACILIOR	AFRICAN FERN PINE	4	36" BOX	MODERATE
	OLE SWA	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	5	36" BOX	LOW
	PIS KEI	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	11	36" BOX	LOW

SHRUBS, PERENNIALS, AND GROUNDCOVERS

SYMBOL	SPECIES	QTY	SIZE	WUCOLS	EXPOSURE
	STORMWATER PLANTING	492 SF			
	CORNUS SERICEA 'KELSEYI' / KELSEY'S DWARF RED TWIG DOGWOOD		5 GAL.	HIGH	SUN/SHADE
	EQUISETUM HYEMALE / HORSETAIL		1 GAL.	HIGH	SUN/SHADE
	IRIS DOUGLASIANA / DOUGLAS IRIS		4"	MODERATE	SUN/SHADE
	JUNCUS PATENS 'ELK BLUE' / SPREADING RUSH		1 GAL.	LOW	SUN/SHADE
	LIRIOPE MUSCARI 'MAJESTIC' / MAJESTIC LILYTURF		4"	MODERATE	SUN/SHADE
	STREETSCAPE PLANTING	4,347 SF			
	AGAVE ATTENUATA / FOXTAIL AGAVE		5 GAL.	LOW	SUN
	ANIGOZANTHOS X 'YELLOW GEM' / YELLOW GEM KANGAROO PAW		1 GAL.	LOW	SUN
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK		1 GAL.	LOW	SUN/SHADE
	BERBERIS EURYBRACTEATA 'SOFT CARESS' / SOFT CARESS MAHONIA		5 GAL.	LOW	SUN/SHADE
	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA		1 GAL.	LOW	SUN
	BULBINE FRUTESCENS 'ORANGE' / ORANGE BULBINE		1 GAL.	LOW	SUN/SHADE
	DIANELLA CAERULEA 'DCNC0' / BECCA™ FLAX LILY		1 GAL.	MODERATE	SHADE
	DIANELLA REVOLUTA 'DR5000' / LITTLE REV™ FLAX LILY		1 GAL.	MODERATE	SUN/SHADE
	DIETES X 'NOLA ALBA' / KATRINA® AFRICAN IRIS		1 GAL.	LOW	SUN
	GREVILLEA X 'NOELLII' / NOEL GREVILLEA		1 GAL.	LOW	SUN
	LOMANDRA LONGIFOLIA 'LM300' / BREEZE™ MAT RUSH		1 GAL.	LOW	SUN/SHADE
	PEROVSKIA ATRIPLICIFOLIA 'LISSLITT' / LACEY BLUE RUSSIAN SAGE		1 GAL.	LOW	SUN
	SALVIA LEUCANTHA 'SANTA BARBARA' / SANTA BARBARA MEXICAN BUSH SAGE		1 GAL.	LOW	SUN
	SARCOCOCCA RUSCIFOLIA / FRAGRANT SWEETBOX		5 GAL.	LOW	SUN/SHADE
	SENECIO TALINOIDES MANDRALISCAE / BLUE CHALK STICKS		1 GAL.	LOW	SUN
	WESTRINGIA FRUTICOSA 'WES06' / LOW HORIZON™ COAST ROSEMARY		5 GAL.	LOW	SUN

PLANTING NOTES

GENERAL NOTES

1. THE MAXIMUM ALLOWABLE SOIL WEIGHT FOR SOILS PLACED ON-STRUCTURE FOR THIS PROJECT IS 100 LBS/C.F. SATURATED.
2. ALL PLANTING AREAS TO BE IRRIGATED USING FULLY AUTOMATED DRIP IRRIGATION.
3. PROVIDE 3-INCH DEPTH ORGANIC COMPOST MULCH AT ALL PLANTING AREAS, EXCEPT WHERE NOTED.
4. WITHIN THE TRAFFIC SAFETY VISIBILITY TRIANGLES, ALL PLANTINGS (SHRUBS, BUSHES OR HEDGES) SHALL MAINTAIN 3' MAXIMUM HEIGHT AND TREES SHALL HAVE 6' MIN. TREE CANOPY PER THE CITY OF SAN MATEO TRAFFIC SAFETY VISIBILITY AREA DESIGN GUIDELINES AND SIDE STREET/DRIVEWAY TRIANGLE OF SAFETY DESIGN GUIDELINES.
5. STREET TREES SHALL BE PLANTED A MINIMUM OF 10' FROM SANITARY SEWER LINES AND 5' FROM WATER LINES, FIRE LINES, AND DRIVEWAYS.

WATER CONSERVATION IN LANDSCAPING REGULATIONS NOTES

1. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS IN ORDER TO PREVENT EVAPORATIVE WATER LOSS FROM EXPOSED SOIL, EXCEPT IN AREAS OF DIRECT SEEDING APPLICATION (E.G., HYDROSEED).
2. ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POSTCONSUMER SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PROJECTS UNLESS THE RECYCLED POSTCONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE. ORGANIC MULCHES ARE NOT REQUIRED WHERE PROHIBITED BY LOCAL FUEL MODIFICATION PLAN GUIDELINES OR OTHER APPLICABLE LOCAL ORDINANCES.
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4. FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO THE SOIL. SOILS WITH GREATER THAN 6 PERCENT ORGANIC MATTER IN THE TOP 6" OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.

0 5 10 20 30 50FT

SCALE 1"=10'

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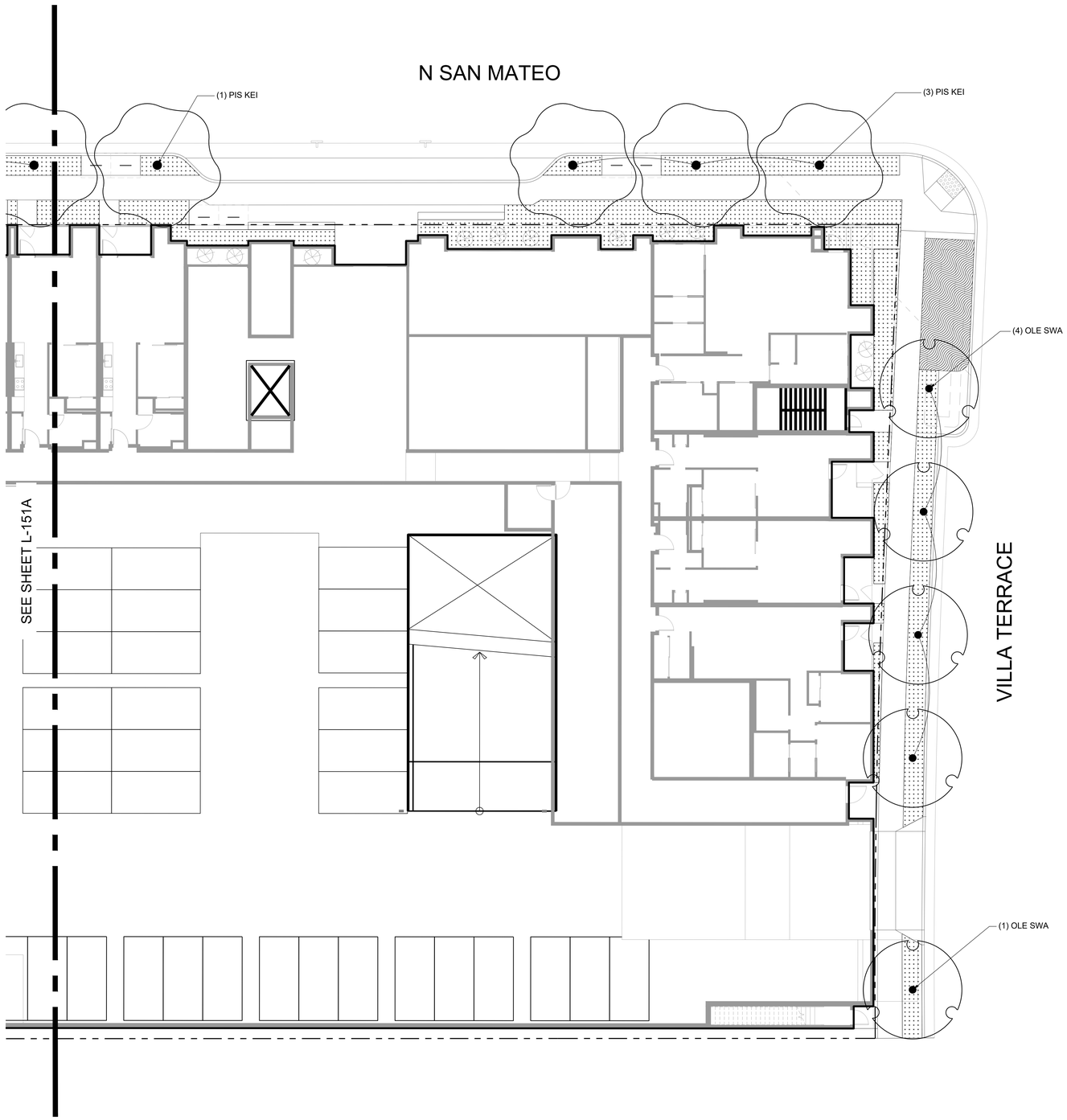
DESIGN REVIEW

PLANTING PLAN
LEVEL1A

NORTH
PROJECT NORTH

L-151A

DATE 4/11/2025
CHECKED: JB
DRAWN: WP/NV



PLANT SCHEDULE : LEVEL 1

TREES

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QTY	CALIPER	WUCOLS
TREES						
	AFR GRA	AFROCARPUS GRACILIOR	AFRICAN FERN PINE	4	36" BOX	MODERATE
	OLE SWA	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	5	36" BOX	LOW
	PIS KEI	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	11	36" BOX	LOW

SHRUBS, PERENNIALS, AND GROUNDCOVERS

SYMBOL	SPECIES	QTY	SIZE	WUCOLS	EXPOSURE
	STORMWATER PLANTING	492 SF			
	CORNUS SERICEA 'KELSEYI' / KELSEY'S DWARF RED TWIG DOGWOOD		5 GAL.	HIGH	SUN/SHADE
	EQUISETUM HYEMALE / HORSETAIL		1 GAL.	HIGH	SUN/SHADE
	IRIS DOUGLASIANA / DOUGLAS IRIS		4"	MODERATE	SUN/SHADE
	JUNCUS PATENS 'ELK BLUE' / SPREADING RUSH		1 GAL.	LOW	SUN/SHADE
	LIRIOPE MUSCARI 'MAJESTIC' / MAJESTIC LILYTURF		4"	MODERATE	SUN/SHADE
	STREETSCAPE PLANTING	4,347 SF			
	AGAVE ATTENUATA / FOXTAIL AGAVE		5 GAL.	LOW	SUN
	ANIGOZANTHOS X 'YELLOW GEM' / YELLOW GEM KANGAROO PAW		1 GAL.	LOW	SUN
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK		1 GAL.	LOW	SUN/SHADE
	BERBERIS EURYBRACTEATA 'SOFT CARESS' / SOFT CARESS MAHONIA		5 GAL.	LOW	SUN/SHADE
	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA		1 GAL.	LOW	SUN
	BULBINE FRUTESCENS 'ORANGE' / ORANGE BULBINE		1 GAL.	LOW	SUN/SHADE
	DIANELLA CAERULEA 'DCNC0' / BECCA™ FLAX LILY		1 GAL.	MODERATE	SHADE
	DIANELLA REVOLUTA 'DR5000' / LITTLE REV™ FLAX LILY		1 GAL.	MODERATE	SUN/SHADE
	DIETES X 'NOLA ALBA' / KATRINA® AFRICAN IRIS		1 GAL.	LOW	SUN
	GREVILLEA X 'NOELLII' / NOEL GREVILLEA		1 GAL.	LOW	SUN
	LOMANDRA LONGIFOLIA 'LM300' / BREEZE™ MAT RUSH		1 GAL.	LOW	SUN/SHADE
	PEROVSKIA ATRIPLICIFOLIA 'LISSLITT' / LACEY BLUE RUSSIAN SAGE		1 GAL.	LOW	SUN
	SALVIA LEUCANTHA 'SANTA BARBARA' / SANTA BARBARA MEXICAN BUSH SAGE		1 GAL.	LOW	SUN
	SARCOCOCCA RUSCIFOLIA / FRAGRANT SWEETBOX		5 GAL.	LOW	SUN/SHADE
	SENECIO TALINOIDES MANDRALISCAE / BLUE CHALK STICKS		1 GAL.	LOW	SUN
	WESTRINGIA FRUTICOSA 'WES06' / LOW HORIZON™ COAST ROSEMARY		5 GAL.	LOW	SUN

PLANTING NOTES

GENERAL NOTES

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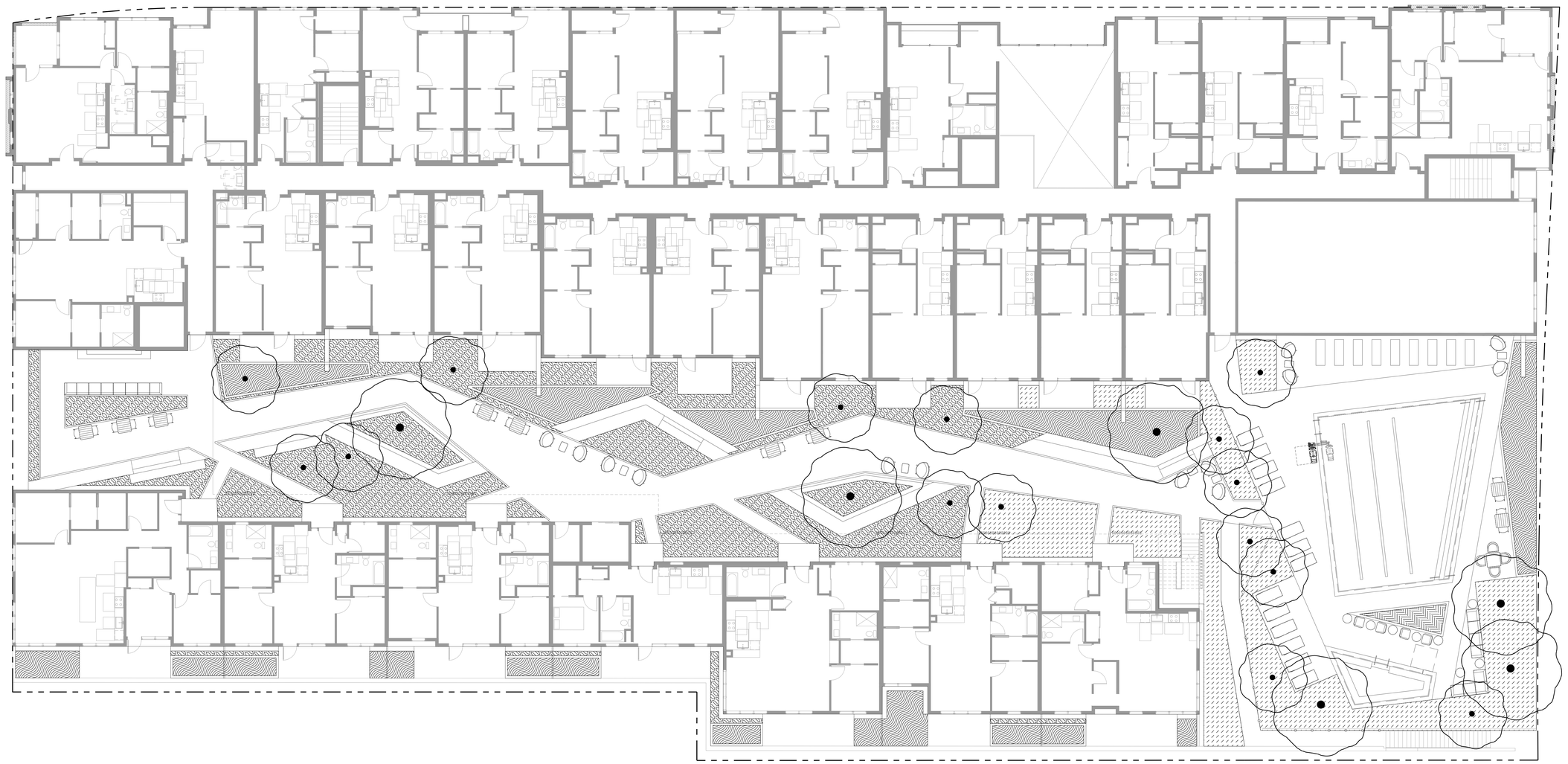
DESIGN REVIEW

PLANTING PLAN
LEVEL 1B

NORTH
PROJECT NORTH

L-151B

DATE 4/11/2025
CHECKED: JB
DRAWN: WP/NV



PLANT SCHEDULE : LEVEL 2

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	CALIPER	WUCOLS
TREES					
	AFROCARPUS GRACILIOR	AFRICAN FERN PINE	3	24" BOX	MODERATE
	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE STANDARD	4	24" BOX	LOW
	CERCIDIUM X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	2	24" BOX	LOW
	CERCIS OCCIDENTALIS	WESTERN REDBUD	1	24" BOX	LOW
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	1	24" BOX	LOW
	CORDYLINE AUSTRALIS	GRASS PALM	2	24" BOX	LOW
	CUPRESSUS SEMPERVIRENS 'MONSHEL'	TINY TOWER® ITALIAN CYPRESS	1	24" BOX	LOW
	DICKSONIA ANTARCTICA	TASMANIAN TREE FERN	3	24" BOX	LOW
	FICUS MICROCARPA	INDIAN LAUREL FIG	1	24" BOX	MODERATE
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	1	24" BOX	MODERATE
	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1	24" BOX	LOW
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	1	24" BOX	LOW

SHRUBS, PERENNIALS, & GROUNDCOVERS

SYMBOL	SPECIES	QTY	SIZE	WUCOLS
	STORMWATER PLANTING	1,722 SF		
	CORNUS SERICEA 'KELSEYI' / KELSEY'S DWARF RED TWIG DOGWOOD		5 GAL.	HGH
	EQUISETUM HYEMALE / HORSETAIL		1 GAL.	HIGH
	IRIS DOUGLASIANA / DOUGLAS IRIS		4" POT	MODERATE
	JUNCUS PATENS 'ELK BLUE' / SPREADING RUSH		1 GAL.	LOW
	LIRIOPE MUSCARI 'MAJESTIC' / MAJESTIC LILYTURF		4" POT	MODERATE
	FULL SUN : SHRUBS, PERENNIALS, & GROUNDCOVERS	2,064 SF		
	ACACIA COGNATA 'ACCOG01' / COUSIN ITT LITTLE RIVER WATTLE		5 GAL.	LOW
	ACHILLEA MILLEFOLIUM / COMMON YARROW		1 GAL.	LOW
	ANIGOZANTHOS X 'YELLOW GEM' / YELLOW GEM KANGAROO PAW		1 GAL.	LOW
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN VINE HILL MANZANITA		1 GAL.	LOW
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK		1 GAL.	LOW
	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA		1 GAL.	LOW
	CEANOTHUS GLORIOSUS 'ANCHOR BAY' / ANCHOR BAY POINT REYES CEANOTHUS		1 GAL.	LOW
	CEANOTHUS GRISEUS HORIZONTALIS 'DIAMOND HEIGHTS' / DIAMOND HEIGHTS CARMEL CREEPER		1 GAL.	LOW
	DIANELLA REVOLUTA 'DRS000' / LITTLE REV™ FLAX LILY		1 GAL.	MODERATE
	DIETES X 'NOLA ALBA' / KATRINA® AFRICAN IRIS		1 GAL.	LOW
	ELEGIA ELEPHANTINA / LARGE CAPE RUSH		1 GAL.	LOW
	EUPHORBIA CHARACIAS WULFENII / EVERGREEN SPURGE		1 GAL.	LOW
	FESTUCA GLAUCA 'ELIJAH BLUE' / ELIJAH BLUE FESCUE		1 GAL.	LOW
	FESTUCA MAIREI / ATLAS FESCUE		1 GAL.	LOW
	GREVILLEA LANIGERA / WOOLY GREVILLEA		1 GAL.	LOW
	GREVILLEA X 'NOELLII' / NOEL GREVILLEA		1 GAL.	LOW
	LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA		1 GAL.	LOW
	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA		1 GAL.	LOW
	LOMANDRA LONGIFOLIA 'LM300' / BREEZE™ MAT RUSH		1 GAL.	LOW
	OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE		1 GAL.	LOW
	PEROVSKIA ATRIPLICIFOLIA 'LISSLITT' / LACEY BLUE RUSSIAN SAGE		1 GAL.	LOW
	SALVIA CHAMAEDRYOIDES / GERMANDER SAGE		1 GAL.	LOW
	SALVIA CLEVELANDII 'WINNIFRED GILMAN' / WINNIFRED GILMAN CLEVELAND SAGE		1 GAL.	LOW
	SALVIA LEUCANTHA 'SANTA BARBARA' / SANTA BARBARA MEXICAN BUSH SAGE		1 GAL.	LOW
	SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON		1 GAL.	LOW
	STRELITZIA REGINAE / BIRD OF PARADISE		5 GAL.	MODERATE
	WESTRINGIA FRUTICOSA 'WES06' / LOW HORIZON™ COAST ROSEMARY		1 GAL.	LOW

SYMBOL	SPECIES	QTY	SIZE	WUCOLS
	SHADE : SHRUBS, PERENNIALS, & GROUNDCOVERS	2,820 SF		
	ASPARAGUS DENSIFLORUS 'MYERS' / MYERS ASPARAGUS FERN		1 GAL.	MODERATE
	ASPIDISTRA ELATIOR / CAST IRON PLANT		1 GAL.	MODERATE
	BERBERIS EURYBRACTEATA 'SOFT CARESS' / SOFT CARESS MAHONIA		5 GAL.	LOW
	CAREX DIVULSA / EUROPEAN GREY SEDGE		1 GAL.	LOW
	CHONDROPETALUM ELEPHANTINUM / LARGE CAPE RUSH		1 GAL.	MODERATE
	DAPHNE ODORA / WINTER DAPHNE		1 GAL.	MODERATE
	DIANELLA CAERULEA 'DCNC0' / BECCA™ FLAX LILY		1 GAL.	MODERATE
	DIANELLA TASMANICA 'VARIEGATA' / VARIEGATED FLAX LILY		1 GAL.	MODERATE
	LIRIOPE MUSCARI 'MAJESTIC' / MAJESTIC LILYTURF		1 GAL.	MODERATE
	PHILODENDRON X 'DANADU' / DANADU CUT-LEAF PHILODENDRON		1 GAL.	MODERATE
	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' / SILVER SHEEN TAWHIWHI		1 GAL.	MODERATE
	PYRROSIA X 'MONBRTS' / JURASSIC™ BRONTOSAURUS TONGUE FERN		1 GAL.	MODERATE
	SARCOCOCCA HOOKERIANA HUMILIS / TRAILING SWEETBOX		1 GAL.	LOW
	SARCOCOCCA RUSCIFOLIA / FRAGRANT SWEETBOX		5 GAL.	LOW
	VIBURNUM AWABUKI 'CHINDO' / CHINDO SWEET VIBURNUM		1 GAL.	MODERATE
	WOODWARDIA FIMBRIATA / GIANT CHAIN FERN		1 GAL.	MODERATE
	SUCCULENTS	61 SF		
	AGAVE ATTENUATA / FOXTAIL AGAVE		5 GAL.	LOW
	AGAVE BRACTEOSA 'CALAMAR' / CALAMAR SPIDER AGAVE		1 GAL.	LOW
	AGAVE VILMORINIANA / OCTOPUS AGAVE		5 GAL.	LOW
	ALOE X 'LEO 3711' / SUPER RED® ALOE		1 GAL.	LOW
	BULBINE FRUTESCENS 'ORANGE' / ORANGE BULBINE		1 GAL.	LOW
	DASYLIRION WHEELERI / GREY DESERT SPOON		5 GAL.	LOW
	HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS® RED YUCCA		1 GAL.	LOW
	SENECIO TALINOIDES MANDRALISCAE / BLUE CHALK STICKS		1 GAL.	LOW
	YUCCA GLORIOSA TRISTIS 'WALBRISTAR' / BRIGHT STAR SOFT LEAF YUCCA		1 GAL.	LOW
	YUCCA ROSTRATA / BEAKED YUCCA		5 GAL.	LOW
	X MANGAVE X 'NAVAJO PRINCESS' / NAVAJO PRINCESS MANGAVE		1 GAL.	LOW

NOTES

1. SEE SHEETS L-151A AND L-151B FOR PLANTING NOTES.

0 5 10 20 30 50FT

SCALE 1"=10'

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DESIGN REVIEW

PLANTING PLAN
LEVEL 2

L-152

DATE 4/11/2025
CHECKED: JB
DRAWN: WP/NV

PLANT SCHEDULE : LEVEL 6

TREE SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QTY	CALIPER	WUCOLS
TREES						
	ARB MRN	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE STANDARD	3	24" BOX	LOW
	CIT OWA	CITRUS RETICULATA 'OWARI'	OWARI SATSUMA MANDARIN ORANGE	1	24" BOX	MODERATE
	CIT OXM	CITRUS X MEYERI DWARF	DWARF MEYER LEMON	2	24" BOX	MODERATE

NOTES

1. SEE SHEETS L-151A AND L-151B FOR PLANTING NOTES.

SHRUBS, PERENNIALS, & GROUNDCOVERS

SYMBOL	SPECIES	QTY	SIZE	WUCOLS
	FULL SUN : SHRUBS, PERENNIALS, & GROUNDCOVERS	288 SF		
	ACACIA COGNATA 'ACCOG01' / COUSIN ITT LITTLE RIVER WATTLE		5 GAL.	LOW
	ACHILLEA MILLEFOLIUM / COMMON YARROW		1 GAL.	LOW
	ANIGOZANTHOS X 'YELLOW GEM' / YELLOW GEM KANGAROO PAW		1 GAL.	LOW
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN VINE HILL MANZANITA		1 GAL.	LOW
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK		1 GAL.	LOW
	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA		1 GAL.	LOW
	CEANOTHUS GLORIOSUS 'ANCHOR BAY' / ANCHOR BAY POINT REYES CEANOTHUS		1 GAL.	LOW
	CEANOTHUS GRISEUS HORIZONTALIS 'DIAMOND HEIGHTS' / DIAMOND HEIGHTS CARMEL CREEPER		1 GAL.	LOW
	DIANELLA REVOLUTA 'DR5000' / LITTLE REV™ FLAX LILY		1 GAL.	MODERATE
	DIETES X 'NOLA ALBA' / KATRINA® AFRICAN IRIS		1 GAL.	LOW
	ELEGIA ELEPHANTINA / LARGE CAPE RUSH		1 GAL.	LOW
	EUPHORBIA CHARACIAS WULFENII / EVERGREEN SPURGE		1 GAL.	LOW
	FESTUCA GLAUCA 'ELIJAH BLUE' / ELIJAH BLUE FESCUE		1 GAL.	LOW
	FESTUCA MAIREI / ATLAS FESCUE		1 GAL.	LOW
	GREVILLEA LANIGERA / WOOLY GREVILLEA		1 GAL.	LOW
	GREVILLEA X 'NOELLII' / NOEL GREVILLEA		1 GAL.	LOW
	LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA		1 GAL.	LOW
	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA		1 GAL.	LOW
	LOMANDRA LONGIFOLIA 'LM300' / BREEZE™ MAT RUSH		1 GAL.	LOW
	OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE		1 GAL.	LOW
	PEROVSKIA ATRIPLICIFOLIA 'LISSLITT' / LACEY BLUE RUSSIAN SAGE		1 GAL.	LOW
	SALVIA CHAMAEDRYOIDES / GERMANDER SAGE		1 GAL.	LOW
	SALVIA CLEVELANDII 'WINNIFRED GILMAN' / WINNIFRED GILMAN CLEVELAND SAGE		1 GAL.	LOW
	SALVIA LEUCANTHA 'SANTA BARBARA' / SANTA BARBARA MEXICAN BUSH SAGE		1 GAL.	LOW
	SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON		1 GAL.	LOW
	STRELITZIA REGINAE / BIRD OF PARADISE		5 GAL.	MODERATE
	WESTRINGIA FRUTICOSA 'WES06' / LOW HORIZON™ COAST ROSEMARY		1 GAL.	LOW

SYMBOL	SPECIES	QTY	SIZE	WUCOLS
	SHADE : SHRUBS, PERENNIALS, & GROUNDCOVERS	423 SF		
	ASPARAGUS DENSIFLORUS 'MYERS' / MYERS ASPARAGUS FERN		1 GAL.	MODERATE
	ASPIDISTRA ELATIOR / CAST IRON PLANT		1 GAL.	MODERATE
	BERBERIS EURYBRACTEATA 'SOFT CARESS' / SOFT CARESS MAHONIA		5 GAL.	LOW
	CAREX DIVULSA / EUROPEAN GREY SEDGE		1 GAL.	LOW
	CHONDROPETALUM ELEPHANTINUM / LARGE CAPE RUSH		1 GAL.	MODERATE
	DAPHNE ODORA / WINTER DAPHNE		1 GAL.	MODERATE
	DIANELLA CAERULEA 'DCNC0' / BECCA™ FLAX LILY		1 GAL.	MODERATE
	DIANELLA TASMANICA 'VARIEGATA' / VARIEGATED FLAX LILY		1 GAL.	MODERATE
	LIRIOPE MUSCARI 'MAJESTIC' / MAJESTIC LILYTURF		1 GAL.	MODERATE
	PHILODENDRON X 'DANADU' / DANADU CUT-LEAF PHILODENDRON		1 GAL.	MODERATE
	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' / SILVER SHEEN TAWHIWHI		1 GAL.	MODERATE
	PYRROSIA X 'MONBRTS' / JURASSIC™ BRONTOSAURUS TONGUE FERN		1 GAL.	MODERATE
	SARCOCOCCA HOOKERIANA HUMILIS / TRAILING SWEETBOX		1 GAL.	LOW
	SARCOCOCCA RUSCIFOLIA / FRAGRANT SWEETBOX		5 GAL.	LOW
	VIBURNUM AWABUKI 'CHINDO' / CHINDO SWEET VIBURNUM		1 GAL.	MODERATE
	WOODWARDIA FIMBRIATA / GIANT CHAIN FERN		1 GAL.	MODERATE
	SUCCULENTS	19 SF		
	AGAVE ATTENUATA / FOXTAIL AGAVE		5 GAL.	LOW
	AGAVE BRACTEOSA 'CALAMAR' / CALAMAR SPIDER AGAVE		1 GAL.	LOW
	AGAVE VILMORINIANA / OCTOPUS AGAVE		5 GAL.	LOW
	ALOE X 'LEO 37'11' / SUPER RED® ALOE		1 GAL.	LOW
	BULBINE FRUTESCENS 'ORANGE' / ORANGE BULBINE		1 GAL.	LOW
	DASYLIRION WHEELERI / GREY DESERT SPOON		5 GAL.	LOW
	HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS® RED YUCCA		1 GAL.	LOW
	SENECIO TALINOIDES MANDRALISCAE / BLUE CHALK STICKS		1 GAL.	LOW
	YUCCA GLORIOSA TRISTIS 'WALBRISTAR' / BRIGHT STAR SOFT LEAF YUCCA		1 GAL.	LOW
	YUCCA ROSTRATA / BEAKED YUCCA		5 GAL.	LOW
	X MANGAVE X 'NAVAJO PRINCESS' / NAVAJO PRINCESS MANGAVE		1 GAL.	LOW
	OTHER			
	VEGETABLE PLANTERS			
	SPECIES TBD PER OWNER	147 SF	N/A	N/A

0 5 10 20 30 50FT

SCALE 1"=10'

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DESIGN REVIEW

PLANTING PLAN LEVEL 6

NORTH
PROJECT NORTH

L-156

DATE 4/11/2025
CHECKED: JB
DRAWN: WP/NV

TREES

African Fern Pine
Afrocarpus gracilior

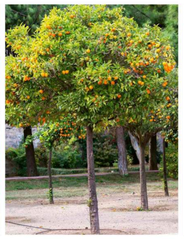
Strawberry Tree
Arbutus 'Marina'

Desert Museum Palo Verde
Cercidium x 'Desert Museum'

Western redbud
Cercis Occidentalis

European Fan Palm
Chamaerops humilis

Meyer lemon
Citrus x meyeri



Owari Satsuma Mandarin Tree
Citrus reticulata 'Owari'

Tiny Tower® Italian Cypress
Cupressus sempervirens 'Tiny Tower'

Tasmanian Tree Fern
Dicksonia antarctica

Indian Laurel Fig
Ficus microcarpa

Little Gem Dwarf Southern Magnolia
Magnolia grandiflora 'Little Gem'

Sweet Bay Magnolia
Magnolia virginiana

Swan Hill Olive Tree
Olea europaea 'Swan Hill'

Keith Davey Chinese Pistache
Pistacia chinensis 'Keith Davey'

SUN - SHRUBS, PERENNIALS, & GROUNDCOVERS

Common Yarrow
Achillea millefolium

Cousin itt Acacia
Acacia cognata 'ACCOG01'

Celebrations™ Fireworks Kangaroo Paw
Anigozanthos 'Fireworks'

Manzanita Emerald Carpet
Arctostaphylos densiflora 'emerald carpet'

Kinnikinnick
Arctostaphylos uva-ursi

Howard Mcminn Manzanita
Arctostaphylos densiflora 'Howard McMinn'

Blonde Ambition Blue Grama Grass
Bouteloua gracilis 'Blonde Ambition'

Diamond Heights Variegated Carmel Creeper
Ceanothus griseus var.'Diamond Heights'

Anchor Bay Ceanothus
Ceanothus gloriosus 'Anchor Bay'

Little Rev™ Flax Lily
Dianella revoluta 'DR5000'

Large Cape Rush
Chondropetalum elephantinum

Katrina® African Iris
Dietes nola alba

Blue Fescue
Festuca glauca 'Elijah Blue'

Maire's fescue
Festuca mairei

Mediterranean Spurge
Euphorbia characias wulfenii

Noell Grevillea
Grevillea x 'Noellii'

Wooly Grevillea
Grevillea lanigera

Purple Trailing Lantana
Lantana montevidensis

New Gold Lantana
Lantana 'New Gold'

Lime Tuff™ Mat Rush
Lomandra longifolia Breeze

Little Ollie® Dwarf Olive
Olea europaea 'Montra'

Lacey Blue Russian Sage
Perovskia atriplicifolia 'Lisslit'

Mexican Blue Sage
Salvia chamaedryoides

Cleveland Sage
Salvia clevelandii Winifred Gilman

Santa Barbara Mexican Bush Sage
Salvia leucantha 'Santa Barbara'

Santolina chamaecyparissus
santolina chamaecyparissus

Bird of Paradise
Strelitzia reginae

Low Horizon Coast Rosemary
Westringia fruticosa Low Horizon

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DESIGN REVIEW

PLANT PALETTE

NORTH
PROJECT NORTH

L-157

DATE 4/11/2025
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DRAWN: WP/NV

SHADE - SHRUBS, PERENNIALS, & GROUNDCOVERS

Foxtail Fern
Asparagus densiflorus 'Myers'

Cast Iron Plant
aspidistra elatior

berkley sedge
Carex divulsa

winter daphne
daphne odora

Becc Flax Lily
Dianella caerulea 'DCNCO' PP #18,505

White Striped Tasman Flax Lily
Dianella tasmanica 'Variegata'

Majestic Lilyturf
Liriope Muscari 'Majestic'

Mahonia 'Soft Caress'
Mahonia eurybracteata 'Soft Caress'

Danadu Cut-Leaf Philodendron
Philodendron x 'Danadu'

Silver Sheen Kohuhu *Pittosporum tenuifolium*
'Silver Sheen'

STORMWATER

Red-osier dogwood
cornus sericea 'Kelseyi'

Horsetail reed
Equisetum hyemale

Douglas Iris
Iris Douglasiana

Elk blue California Gray Rush
Juncus patens 'Elk Blue'

Majestic Lilyturf
Liriope Muscari 'Majestic'

SUCCULENTS

Fox Tail Agave
Agave attenuata

Calamar Squid Agave
Agave bracteosa 'Calamar'

Octopus Agave
Agave vilmoriniana

Super Red® Aloe
Aloe 'LEO 3711'

Orange Stalked Bulbine
Bulbine frutescens 'Orange'

Silver Desert Spoon
Dasylirion wheeleri

Brakelights® Red Yucca
Hesperaloe parviflora 'Perpa'

Blue Finger
Senecio talinoides var. mandraliscae

Navajo Princess Mangave
Mangave 'Navajo Princess' PP #31,136

Soft Leaf Yucca
Yucca recurvifolia

Blue Beaked Yucca
Yucca rostrata

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DESIGN REVIEW

PLANT PALETTE

NORTH
PROJECT NORTH

L-158

DATE 4/11/2025

DRAWN: WP/NV

CHECKED: JB

PRELIMINARY WATER USE CALCULATIONS

Water Efficient Landscape Worksheet
City of San Mateo Reference Evapotranspiration (Eto) 42.8

Hydrozone #/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PPF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
Ground (med)	0.4	Drip	0.81	0.49	4,217	2,082	55,260
Podium (Low)	0.3	Drip	0.81	0.37	2,000	741	19,656
Podium (High)	0.7	Drip	0.81	0.86	4,139	3,577	94,917
Misc. Planters	0.3	Drip	0.81	0.37	1,764	653	17,337
Roof (Med)	0.6	Drip	0.81	0.74	491	364	9,651
				Totals	12,611	7,417	196,822
Special Landscape Areas							
Pool				1	1288		
Spa				1	204		
Water Feature				1	24		
Food Crops				1	109		
				Totals	1,625	1,625	1,625
						ETWU Total	198,447
						Maximum Allowed Water Allowance (MAWA)	203,459

MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LS)+((1-ETAF)xSLA)]
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 forresidential areas and .45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	7,417	(B)
Total Area	12,611	(A)
Average ETAF	0.59	B/A

All Landscape Areas

Total ETAF x Area	9,042	(B+D)
Total Area	14,236	(A+C)
Sitewide ETAF	0.64	(B+D)/(A+C)

Average Evapotranspiration Adjustment Factor (ETAF) for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential

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DESIGN REVIEW

NORTH
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WUCOLS REQUIREMENTS

L-159

DATE 4/11/2025
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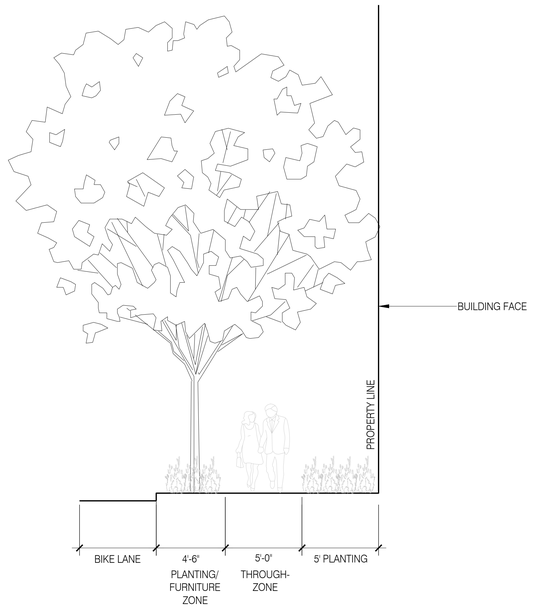
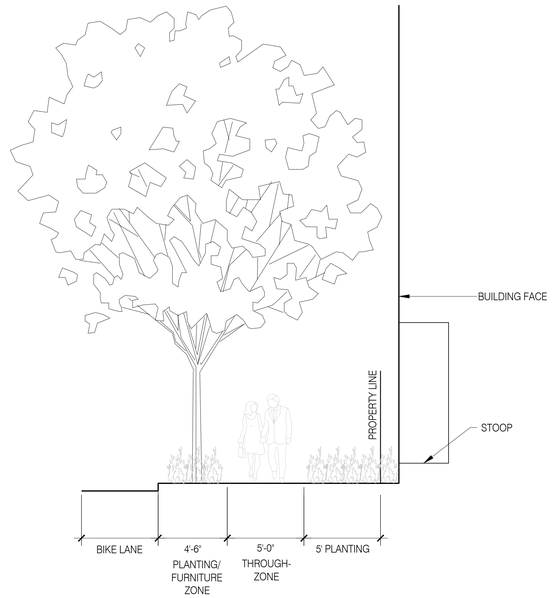


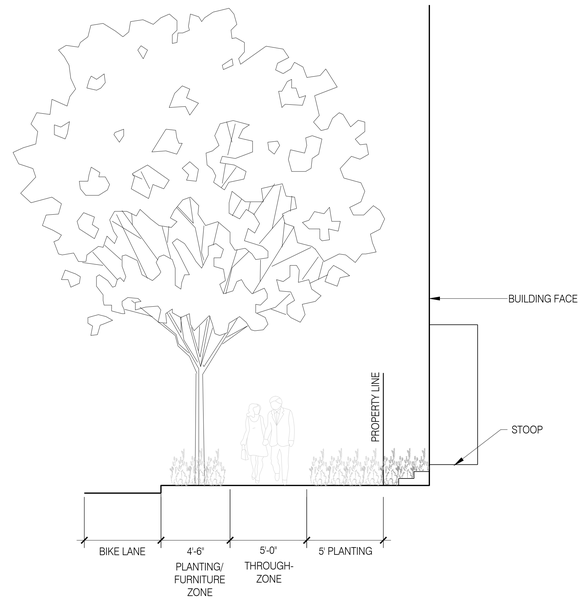
1/4"=1'-0"

SECTION 1 section 01



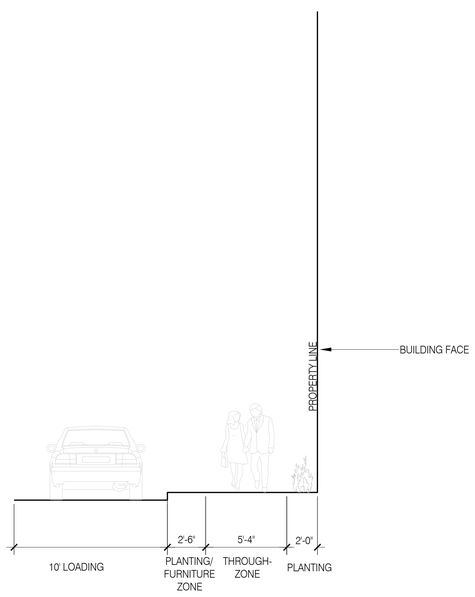
1/4"=1'-0"

SECTION 2 section 02



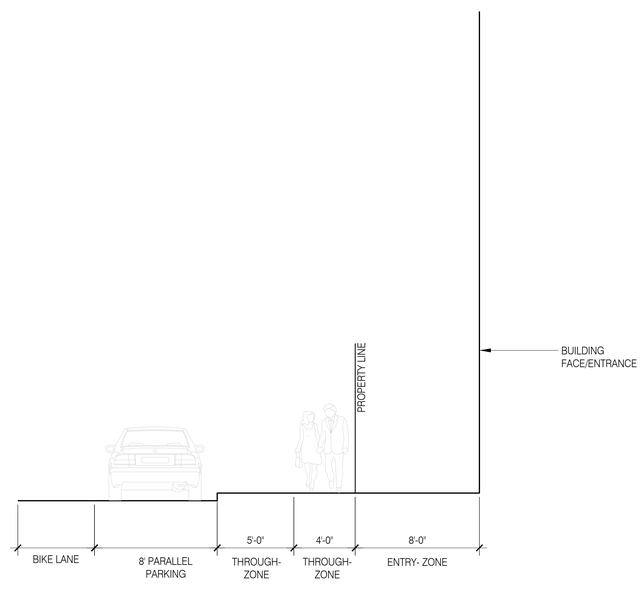
1/4"=1'-0"

SECTION 3 section 03



1/4"=1'-0"

SECTION 4 section 04



1/4"=1'-0"

SECTION 5 section 05

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DESIGN REVIEW

SITE SECTIONS 1

NORTH
PROJECT NORTH

L-301

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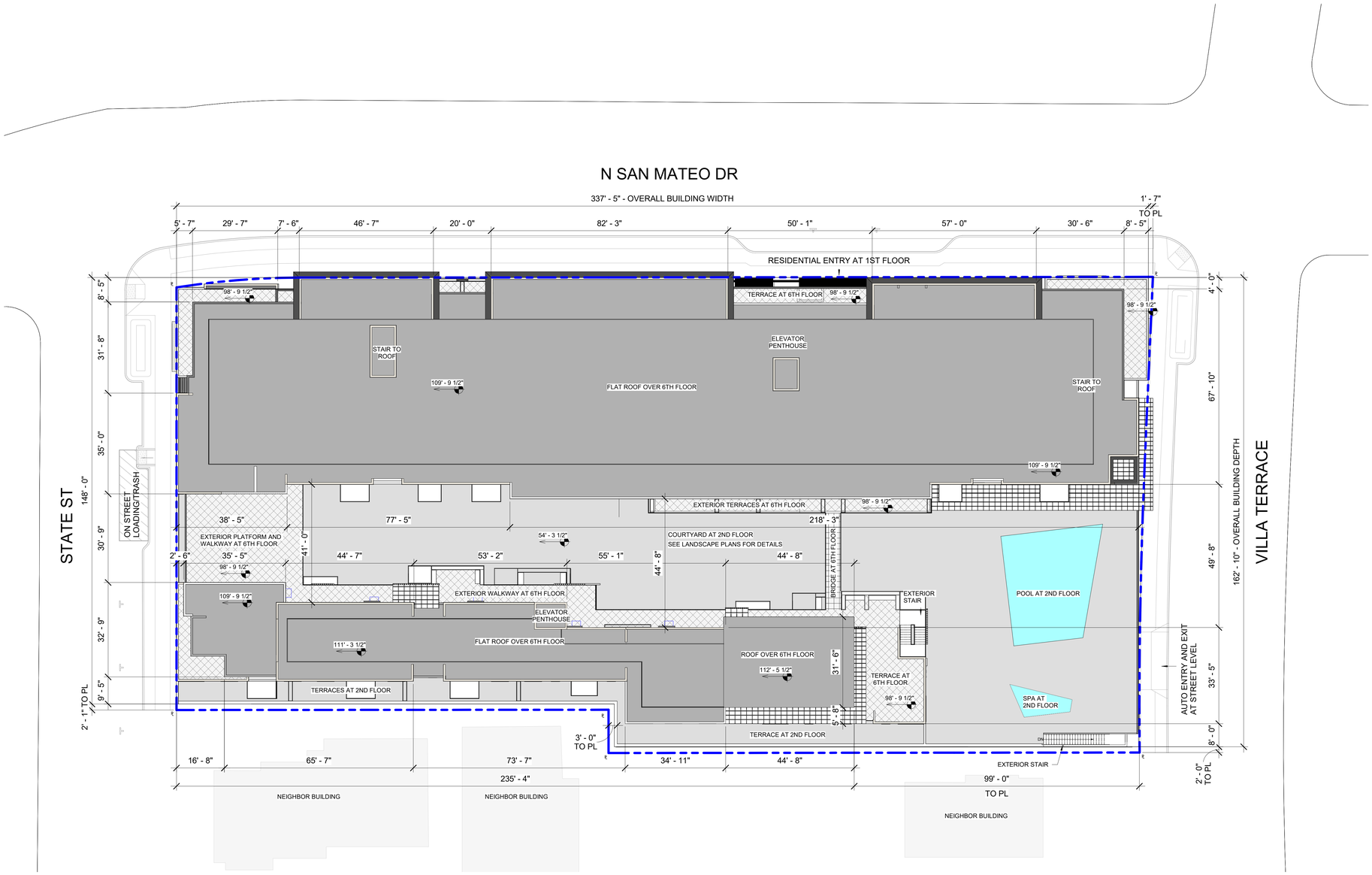

SITE PLAN
1/16" = 1'-0"

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NOT FOR CONSTRUCTION
10.31.2025
RENEWAL DATE
STATE OF CALIFORNIA

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715 N San Mateo Drive, San Mateo, CA 94401

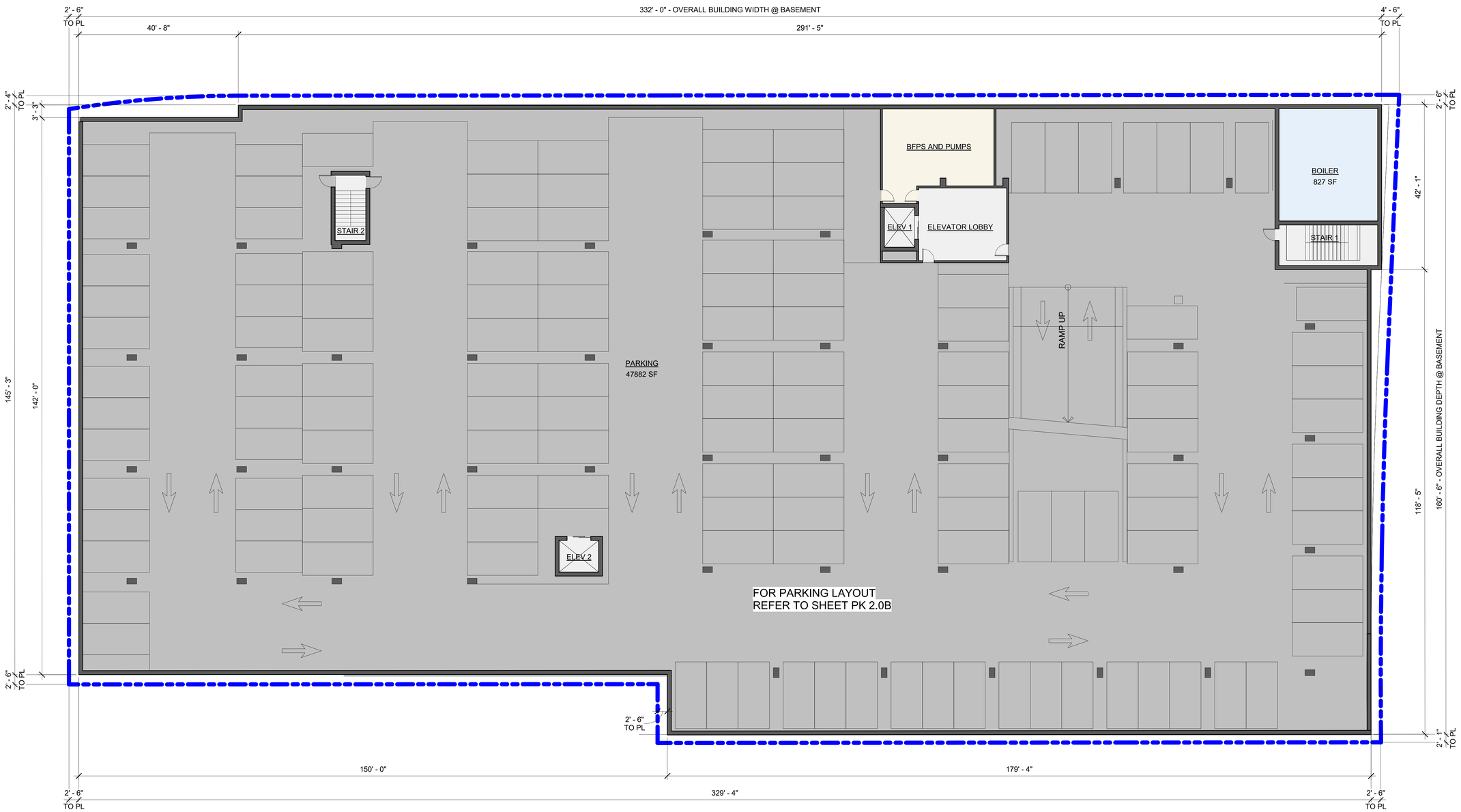
DESIGN REVIEW

SITE PLAN

NORTH
PROJECT NORTH

A 2.00

DATE	04/11/2025
SCALE	1/16" = 1'-0"
DRAWN	NW, FK, MR, LP
	2403



BASEMENT FLOOR PLAN (DESIGN REVIEW PLANS)
3/32" = 1'-0"

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10.31.2025
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715 N SAN MATEO DR

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DESIGN REVIEW

BASEMENT FLOOR PLAN

NORTH
PROJECT NORTH

A 2.0B

DATE	04/11/2025
SCALE	3/32" = 1'-0"
DRAWN	NW, FK, MR, LP
	2403

RESIDENTIAL UNIT TYPE BREAKDOWN - 1ST FLOOR		
UNIT TYPE	AREA	COUNT
STUDIO	533 SF	1
URBAN 1 BED	5801 SF	8
1 BEDROOM	2551 SF	3
2 BEDROOM	2665 SF	2
RESIDENTIAL UNIT TOTALS	11549 SF	14

1ST FLOOR PLAN (DESIGN REVIEW PLANS)
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DESIGN REVIEW

1ST FLOOR PLAN

NORTH
PROJECT NORTH

A 2.01

DATE	04/11/2025
SCALE	3/32" = 1'-0"
DRAWN	NW, FK, MR, LP
	2403

RESIDENTIAL UNIT TYPE BREAKDOWN - 2ND FLOOR		
UNIT TYPE	AREA	COUNT
STUDIO	606 SF	1
URBAN 1 BED	4026 SF	6
1 BEDROOM	11450 SF	15
2 BEDROOM	8575 SF	8
3 BEDROOM	1500 SF	1
RESIDENTIAL UNIT TOTALS	26158 SF	31

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2ND FLOOR PLAN (DESIGN REVIEW PLANS)
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DESIGN REVIEW

2ND FLOOR PLAN

NORTH
PROJECT NORTH

A 2.02

DATE	04/11/2025
SCALE	3/32" = 1'-0"
DRAWN	NW, FK, MR, LP
	2403

RESIDENTIAL UNIT TYPE BREAKDOWN - 3RD FLOOR		
UNIT TYPE	AREA	COUNT
STUDIO	607 SF	1
URBAN 1 BED	4638 SF	7
1 BEDROOM	11509 SF	15
2 BEDROOM	11709 SF	11
3 BEDROOM	1491 SF	1
RESIDENTIAL UNIT TOTALS	29954 SF	35

3RD FLOOR PLAN (DESIGN REVIEW PLANS)
3/32" = 1'-0"

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3RD FLOOR PLAN

NORTH
PROJECT NORTH

A 2.03

DATE	04/11/2025
SCALE	3/32" = 1'-0"
DRAWN	NW, FK, MR, LP
	2403

RESIDENTIAL UNIT TYPE BREAKDOWN - 4TH FLOOR		
UNIT TYPE	AREA	COUNT
STUDIO	606 SF	1
URBAN 1 BED	4638 SF	7
1 BEDROOM	11519 SF	15
2 BEDROOM	11700 SF	11
3 BEDROOM	1491 SF	1
RESIDENTIAL UNIT TOTALS	29955 SF	35

4TH FLOOR PLAN (DESIGN REVIEW PLANS)
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DESIGN REVIEW

4TH FLOOR PLAN

NORTH
PROJECT NORTH

A 2.04

DATE	04/11/2025
SCALE	3/32" = 1'-0"
DRAWN	NW, FK, MR, LP
	2403

RESIDENTIAL UNIT TYPE BREAKDOWN - 5TH FLOOR		
UNIT TYPE	AREA	COUNT
STUDIO	606 SF	1
URBAN 1 BED	4638 SF	7
1 BEDROOM	11522 SF	15
2 BEDROOM	11703 SF	11
3 BEDROOM	1492 SF	1
RESIDENTIAL UNIT TOTALS	29961 SF	35

5TH FLOOR PLAN (DESIGN REVIEW PLANS)
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DESIGN REVIEW

5TH FLOOR PLAN

NORTH
PROJECT NORTH

A 2.05

DATE	04/11/2025
SCALE	3/32" = 1'-0"
DRAWN	NW, FK, MR, LP
	2403

RESIDENTIAL UNIT TYPE BREAKDOWN - 6TH FLOOR		
UNIT TYPE	AREA	COUNT
STUDIO	2310 SF	4
URBAN 1 BED	1301 SF	2
1 BEDROOM	12008 SF	16
2 BEDROOM	9184 SF	9
RESIDENTIAL UNIT TOTALS	24803 SF	31

6TH FLOOR PLAN (DESIGN REVIEW PLANS)
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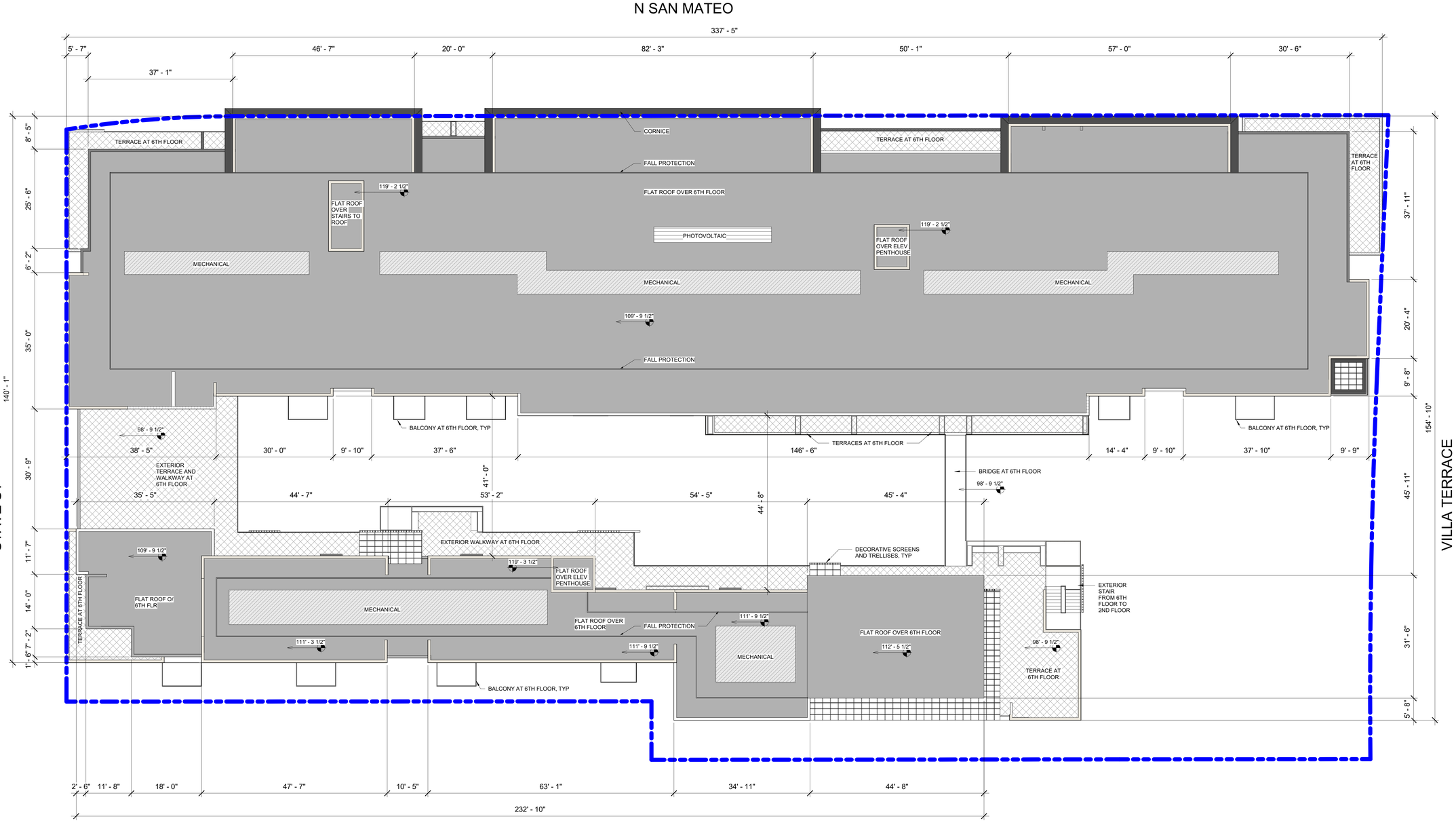
DESIGN REVIEW

6TH FLOOR PLAN

NORTH
PROJECT NORTH

A 2.06

DATE	04/11/2025
SCALE	3/32" = 1'-0"
DRAWN	NW, FK, MR, LP
	2403



ROOF PLAN
3/32" = 1'-0"

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ROOF PLAN

NORTH
PROJECT NORTH

A 2.07

DATE	04/11/2025
SCALE	3/32" = 1'-0"
DRAWN	NW, FK, MR, LP
	2403

WEST ELEVATION
3/32" = 1'-0"

EAST ELEVATION
3/32" = 1'-0"

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DESIGN REVIEW

BUILDING ELEVATIONS

A 3.00

DATE	04/11/2025
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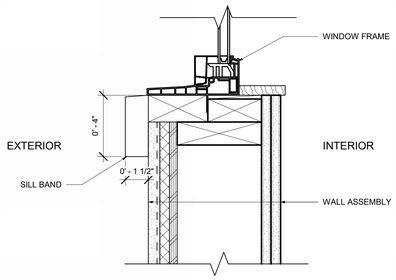
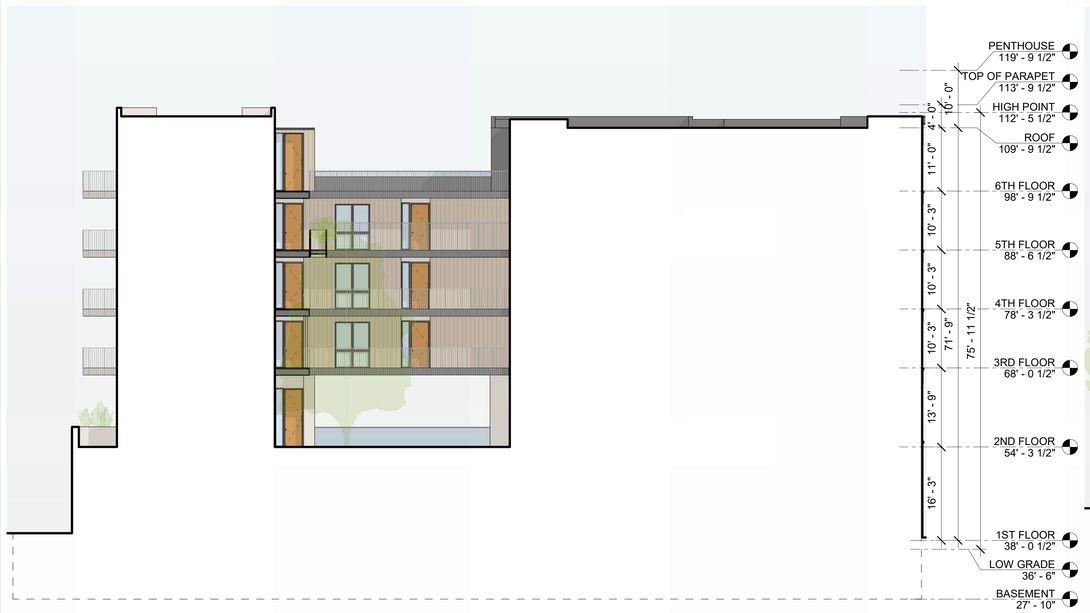
DRAWN	NW, FK, MR, LP
	2403



TYPICAL SILL BAND DETAIL
AT STUCCO WALL

NORTH ELEVATION
3/32" = 1'-0"



2ND FLOOR COURTYARD - SOUTH ELEVATION
3/32" = 1'-0"

SOUTH ELEVATION
3/32" = 1'-0"

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DESIGN REVIEW

BUILDING ELEVATIONS

A 3.01

DATE	04/11/2025
SCALE	As indicated
DRAWN	NW, FK, MR, LP
	2403

2ND FLOOR COURTYARD - EAST ELEVATION
3/32" = 1'-0"

2ND FLOOR COURTYARD - WEST ELEVATION
3/32" = 1'-0"

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DESIGN REVIEW

BUILDING ELEVATIONS

A 3.02

DATE	04/11/2025
SCALE	3/32" = 1'-0"
DRAWN	NW, FK, MR, LP
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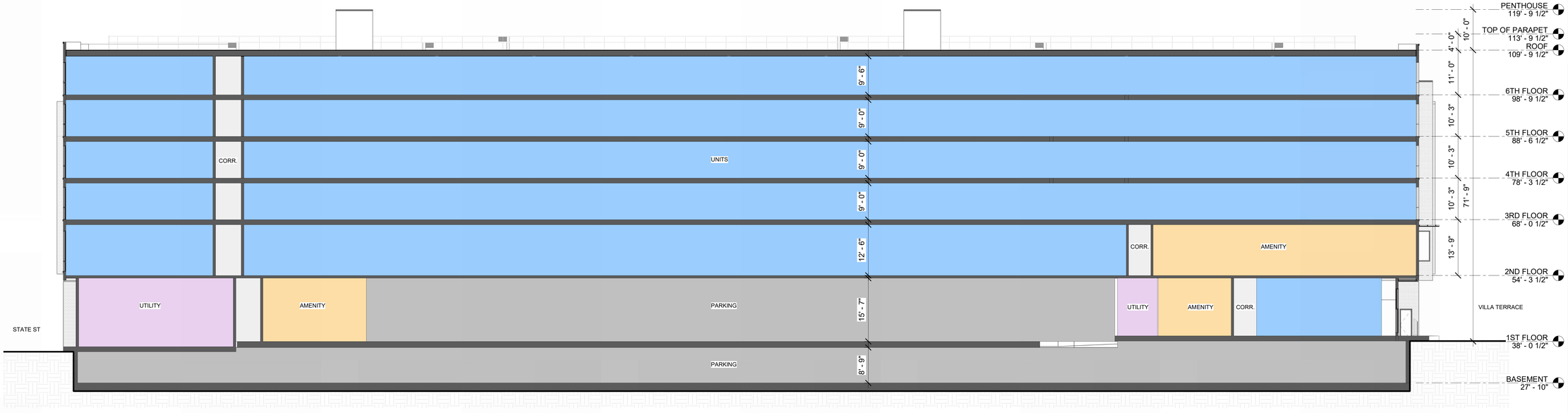

LONGITUDINAL SECTION THROUGH NORTHERN VOLUME
3/32" = 1'-0"

LONGITUDINAL SECTION THROUGH SOUTH VOLUME
3/32" = 1'-0"

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DESIGN REVIEW

LONGITUDINAL SECTIONS

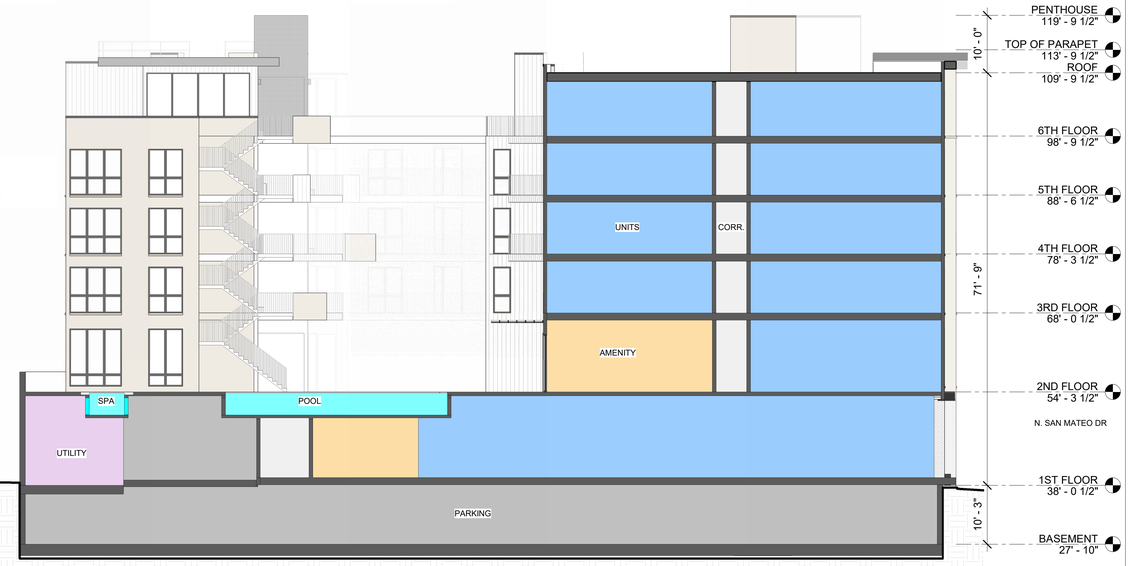
A 3.50

DATE	04/11/2025
SCALE	3/32" = 1'-0"
DRAWN	NW, FK, MR, LP
	2403

TRANSVERSE SECTION 2
3/32" = 1'-0"

TRANSVERSE SECTION 1
3/32" = 1'-0"

TRANSVERSE SECTION 3
3/32" = 1'-0"



TRANSVERSE SECTION 4
3/32" = 1'-0"

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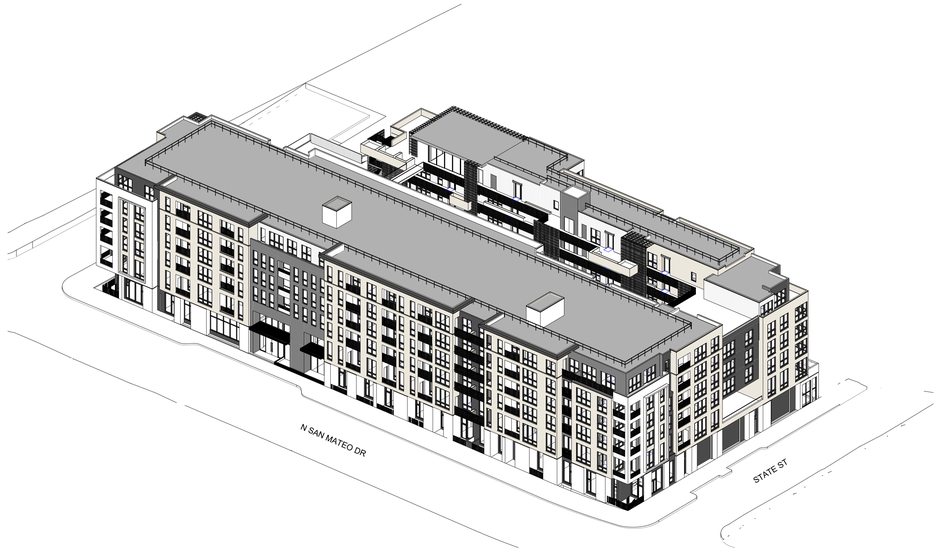
DESIGN REVIEW

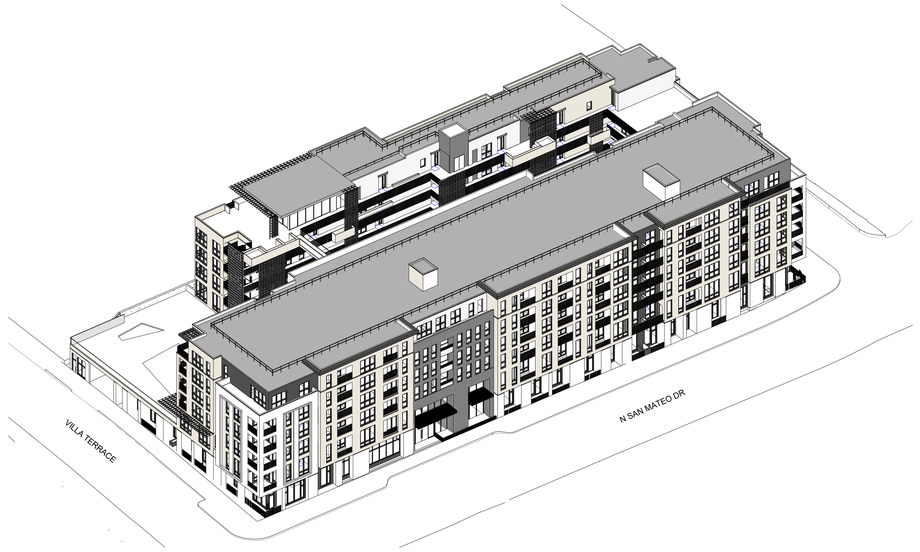
TRANSVERSE SECTIONS

A 3.60

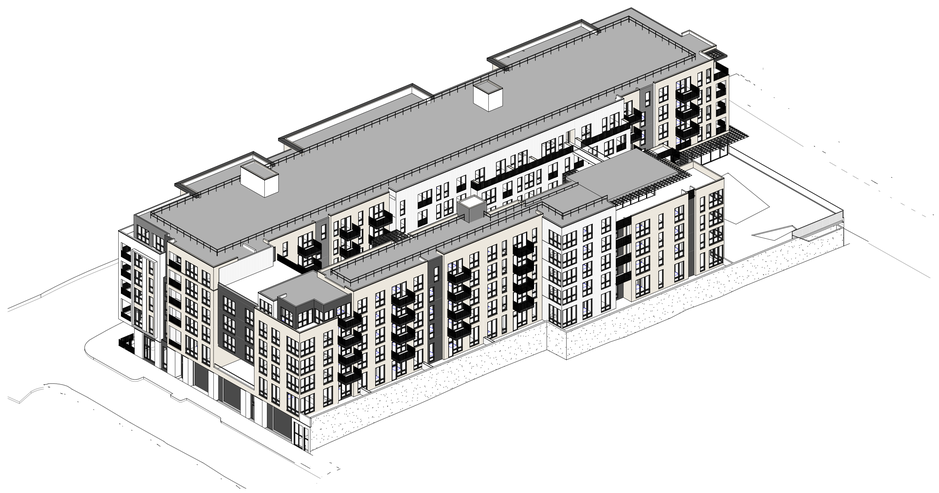
DATE	04/11/2025
SCALE	3/32" = 1'-0"
DRAWN	NW, FK, MR, LP
	2403



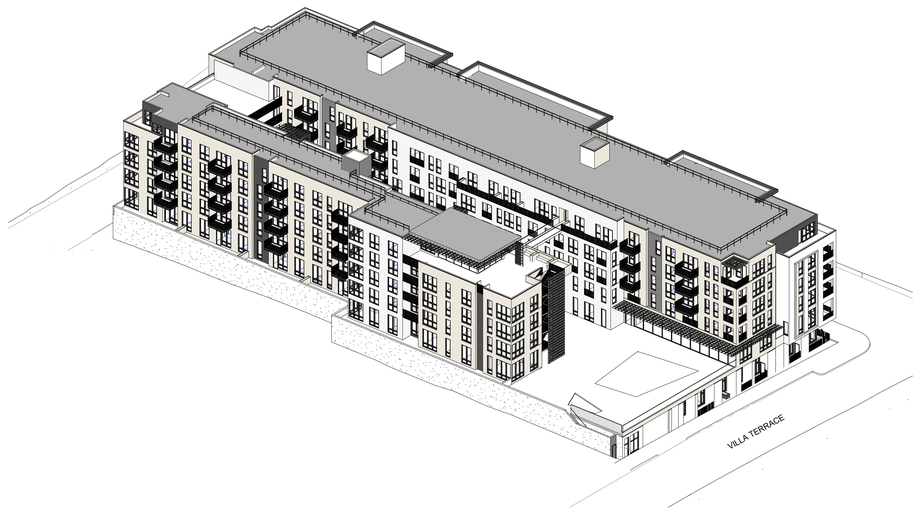
NW AXON



NE AXON



SW AXON



SE AXON

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DESIGN REVIEW

AXONOMETRIC VIEWS

A 9.00

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DESIGN REVIEW

PROJECT VISUALIZATION

A 9.01

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PROJECT VISUALIZATION

A 9.02

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PROJECT VISUALIZATION

A 9.03

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PROJECT VISUALIZATION

A 9.04

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PROJECT VISUALIZATION

A 9.05

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DESIGN REVIEW

PROJECT VISUALIZATION

A 9.06

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SCALE	
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DESIGN REVIEW

LANDSCAPE VISUALIZATION

A 9.07

DATE	04/11/2025
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DESIGN REVIEW

LANDSCAPE VISUALIZATION

A 9.08

DATE	04/11/2025
SCALE	
DRAWN	NW, FK, MR, LP
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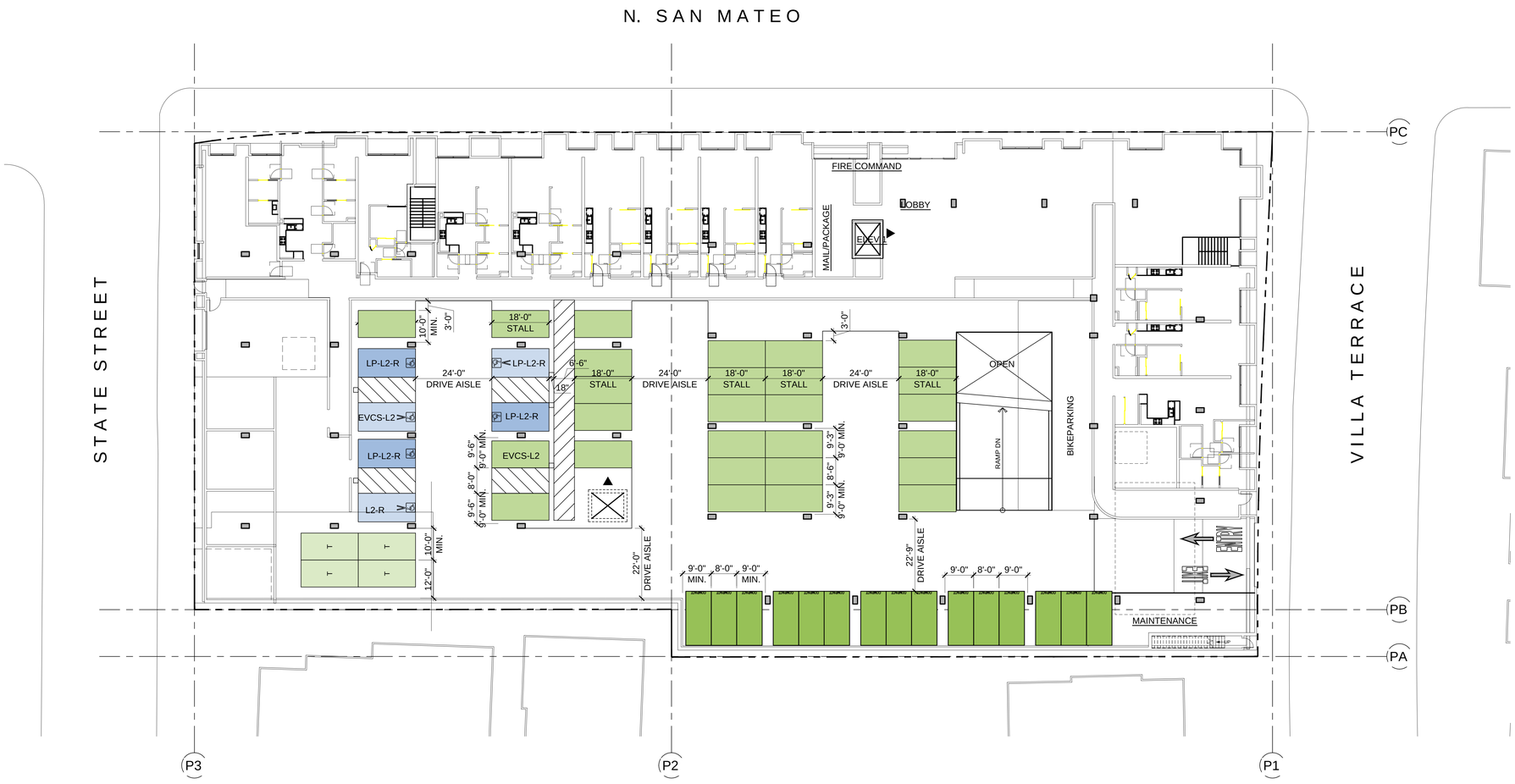
P:
Date:
JC:
Date:
E:
Date:
A:
Date:

SUMMATION CHART

LEVEL	UNISTALL (8'-6" x 18'-0")	COMPACT (8'-0" x 17'-0")	ACCESSIBLE (9'-0" x 18'-0")	VAN ACCESSIBLE (9'-0" x 18'-0")	TANDEM (8'-6" x 18'-0")	TOTAL	SQ. FOOTAGE	SQ. FT. / STALL
LEVEL 01	27	15	3	3	4	52	25,445	489
LEVEL B1	83	43	0	0	8	134	48,432	361
TOTAL:	110	58	3	3	12	186	73,887	397



1ST LEVEL PARKING

1/16" = 1'-0"

16'-0" 0 32'-0" 64'-0"

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

PLANNING - DESIGN REVIEW SUBMITTAL 1 DATE: 04/11/25

PLOTTED 02-28-25 15:13 tkim p:\projects\2024\24106 san mateo ford sale\2-wd\l4-prod\1-working\2-cad\24106a21alt2.dwg

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PROJECT NUMBER:	PROJECT NAME:	SHEET NUMBER:	SHEET NAME:	CLIENT NAME:	DATE ISSUED:
24-106	715 N SAN MATEO DR (FORD)	PK 2.01	1ST LEVEL PARKING	PROMETHEUS	02-26-25

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P:
Date:

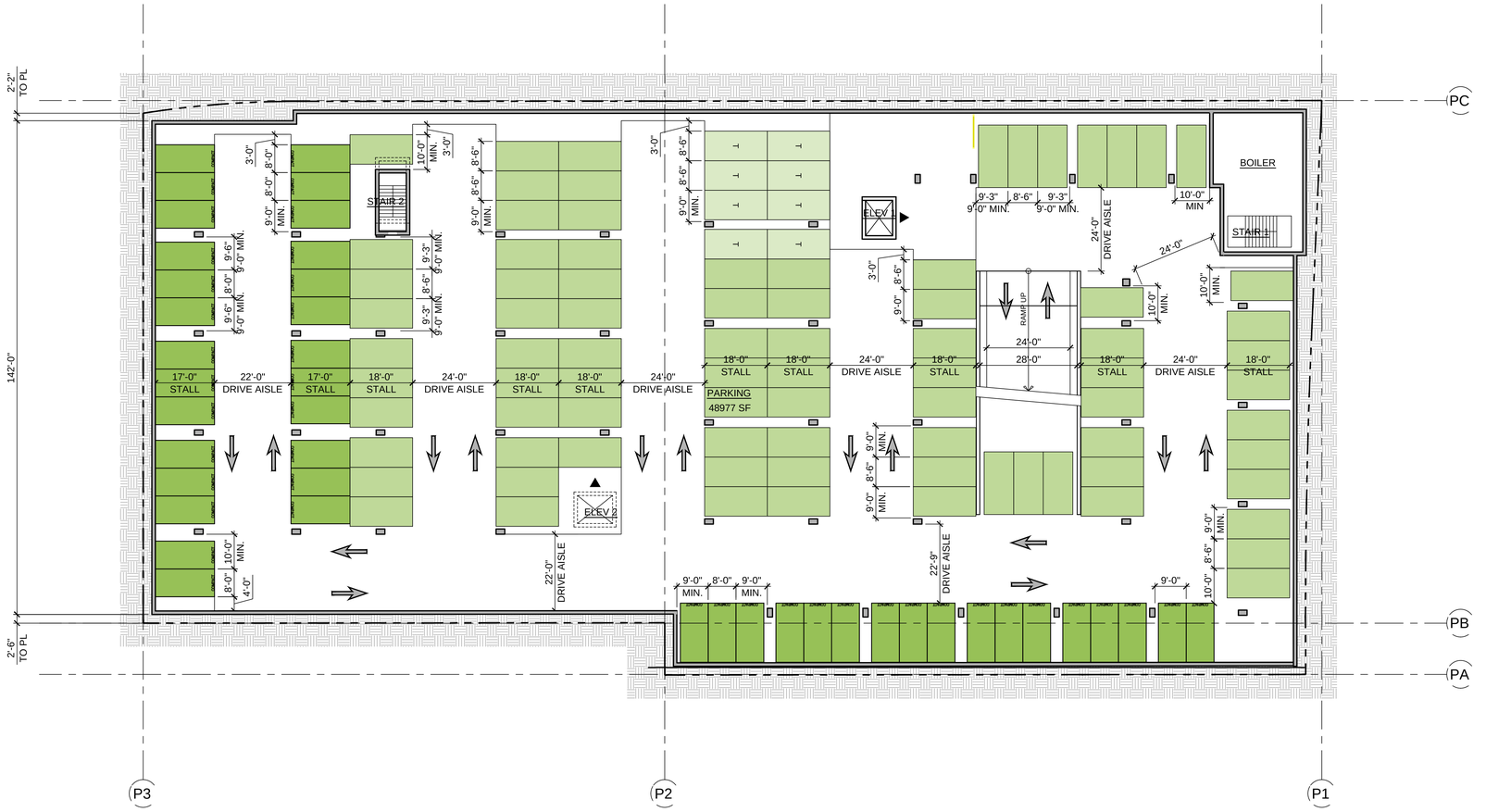
JC:
Date:

E:
Date:

A:
Date:

SUMMATION CHART

LEVEL	UNISTALL (8'-6" x 18'-0")	COMPACT (8'-0" x 17'-0")	ACCESSIBLE (9'-0" x 18'-0")	VAN ACCESSIBLE (9'-0" x 18'-0")	TANDEM (8'-6" x 18'-0")	TOTAL	SQ. FOOTAGE	SQ. FT. / STALL
LEVEL 01	27	15	3	3	4	52	25,445	489
LEVEL B1	83	43	0	0	8	134	48,432	361
TOTAL:	110	58	3	3	12	186	73,887	397



BASEMENT LEVEL PARKING

1/16" = 1'-0"

16'-0" 0 32'-0" 64'-0"

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

PLANNING - DESIGN REVIEW SUBMITTAL 1 DATE: 04/11/25

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PROJECT NUMBER:	PROJECT NAME:	SHEET NUMBER:	SHEET NAME:	CLIENT NAME:	DATE ISSUED:
24-106	715 N SAN MATEO DR (FORD)	PK 2.0B	BASEMENT LEVEL PARKING	PROMETHEUS	02-26-25

PLANNING -
DESIGN REVIEW
DATE: 4/11/25

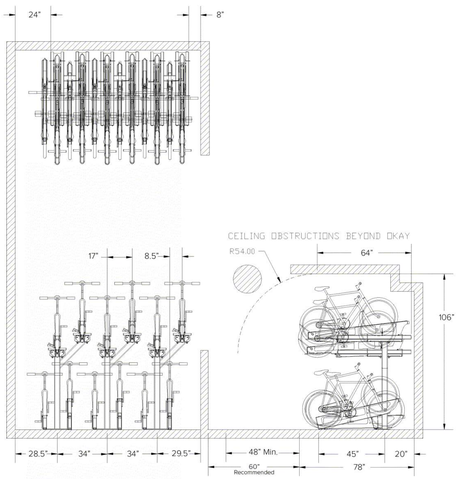
Patent #8,950,592

Dero **Decker**

The Dero Decker takes bike parking to the next level. Unlike other two-tier systems our mechanical lift-assist top trays slide down inches from the ground, thus requiring only minimal lifting of the bike into the tray while saving valuable floor space. The Dero Decker has a front wheel safety locking lever and dampers to provide safe lowering of upper trays. Add the e-bike charging option to let users power up their ride while parked.

©2024

Dero **Decker** — **Setbacks** Single Sided



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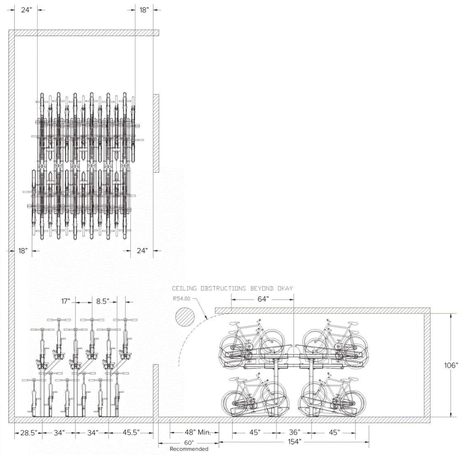
Dero **Decker** — **Setbacks** Double Sided



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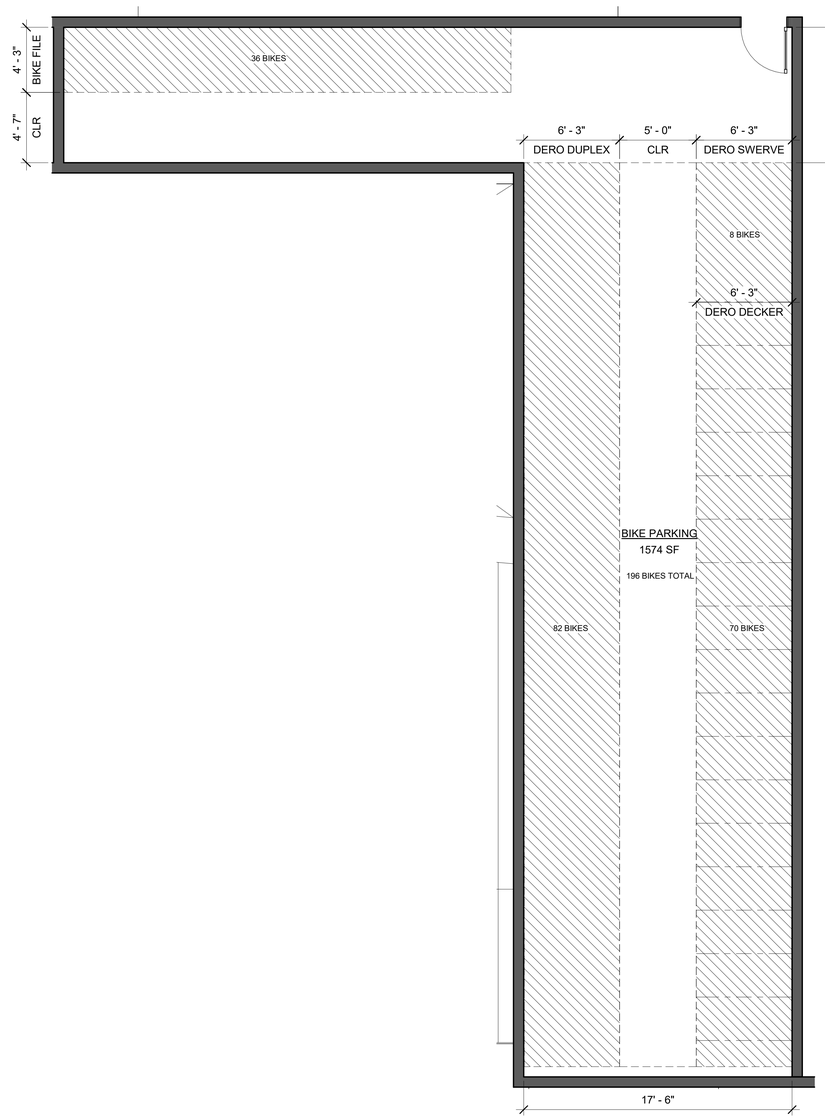
BIKE PARKING REQUIREMENTS			
UNIT TYPE	COUNT	LONG TERM PARKING COUNT	SHORT TERM PARKING COUNT
STUDIO	9	9	0.45
URBAN 1 BED	37	37	1.85
1 BEDROOM	79	79	3.95
2 BEDROOM	52	65	5.2
3 BEDROOM	4	6	0.6
TOTALS	181	196	12.05

* BIKE PARKING CALCULATED PER SAN MATEO MUNICIPAL CODE SEC. 27.64.262(f)(2)(A)



1 BIKE ROOM PLAN
1/4" = 1'-0"

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10.31.2025
RENEWAL DATE
STATE OF CALIFORNIA

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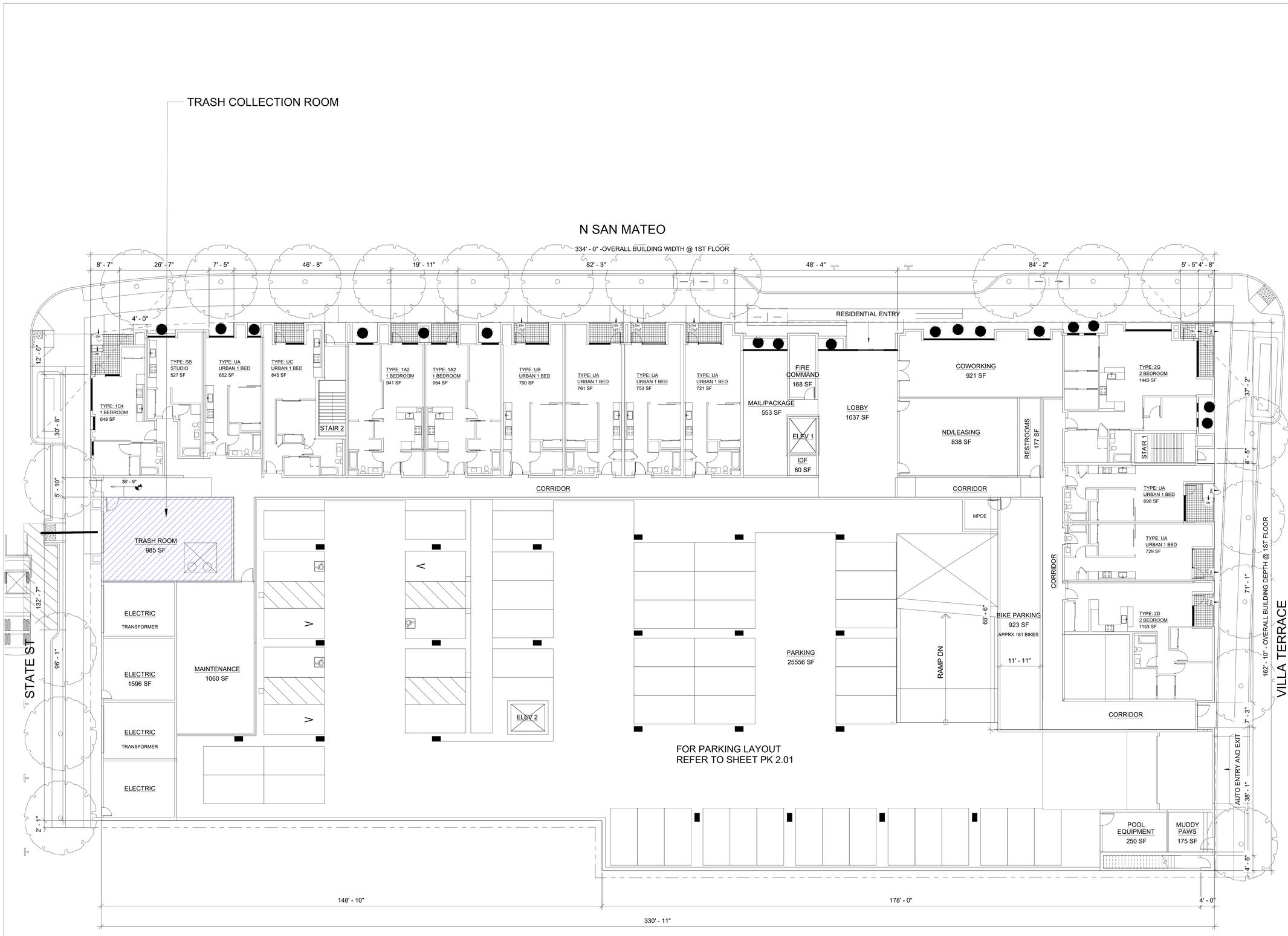
715 N San Mateo Drive, San Mateo, CA 94401

DESIGN REVIEW

BIKE PARKING INFORMATION

BK 2.00

DATE	04/11/2025
SCALE	1/4" = 1'-0"
DRAWN	NW, FK, MR, LP
	2403



1ST FLOOR PLAN
3/32" = 1'-0"

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DESIGN REVIEW

1ST FLOOR PLAN

NORTH
PROJECT NORTH

TR0.1

SUBMITTAL 1 DATE: 04/11/25

DRAWN DU, PK

2403

CHUTE VESTIBULE

N SAN MATEO

337'-5"- OVERALL BUILDING WIDTH @ 2ND FLOOR

9'-8" | 25'-6" | 7'-6" | 46'-7" | 20'-0" | 82'-3" | 50'-1" | 57'-0" | 3'-1" | 35'-10"

TYPE: 2A2
2 BEDROOM
1034 SF

TYPE: S
STUDIO
606 SF

TYPE: 1C1
1 BEDROOM
600 SF

STAIR 2

TYPE: 1A2
1 BEDROOM
742 SF

TYPE: 1A2
1 BEDROOM
743 SF

TYPE: 1A2
1 BEDROOM
857 SF

TYPE: 1A2
1 BEDROOM
858 SF

TYPE: 1A2
1 BEDROOM
857 SF

TYPE: 1C2
1 BEDROOM
708 SF

IDF
26 SF

ELEV 1

OPEN TO BELOW

TYPE: UB
URBAN 1 BED
644 SF

TYPE: DB
URBAN 1 BED
636 SF

TYPE: 1A2
1 BEDROOM
731 SF

TYPE: 2A1
2 BEDROOM
1108 SF

STAIR 1

32'-6" | 5'-5" | 35'-0" | 137'-10" | 30'-9" | 34'-3" | 35'-8" | 6'-2" | 30'-1" | 49'-7" | 10'-3" | 23'-2"

CORRIDOR

TYPE: 2C3
2 BEDROOM
1184 SF

TYPE: 1A1
1 BEDROOM
767 SF

TYPE: 1A1
1 BEDROOM
740 SF

TYPE: 1A1
1 BEDROOM
757 SF

TYPE: 1A1
1 BEDROOM
756 SF

TYPE: 1A1
1 BEDROOM
755 SF

TYPE: 1A1
1 BEDROOM
877 SF

TYPE: UB
URBAN 1 BED
672 SF

TYPE: UB
URBAN 1 BED
672 SF

TYPE: UB
URBAN 1 BED
672 SF

TYPE: UB
URBAN 1 BED
690 SF

AMENITY/GYM
1983 SF

38'-5" | 30'-0" | 9'-10" | 37'-6" | 48'-0" | 98'-6" | 71'-10"

LINE OF BLDG ABOVE

37'-11" | 97'-8" | 41'-0" | 44'-9" | 115'-7" | 39'-8" | 9'-0"

COURTYARD

POOL

WALKWAY ABOVE

IDF
55 SF

ELEV 2

WALKWAY ABOVE

TYPE: 3A
3 BEDROOM
1500 SF

TYPE: 2C1
2 BEDROOM
977 SF

TYPE: 2C1
2 BEDROOM
965 SF

TYPE: 1B1
1 BEDROOM
703 SF

TYPE: 2B2
2 BEDROOM
1148 SF

TYPE: 2C4
2 BEDROOM
1092 SF

STAIR 3

TYPE: 2B4
2 BEDROOM
1066 SF

SPA

82'-3" | 10'-5" | 63'-1" | 34'-11" | 9'-11" | 36'-8" | 4'-8" | 18'-3"

260'-2"

STATE ST

VILLA TERRACE

154'-10"- OVERALL BUILDING DEPTH @ 2ND FLOOR

2ND FLOOR PLAN
3/32" = 1'-0"

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DESIGN REVIEW

2ND FLOOR PLAN

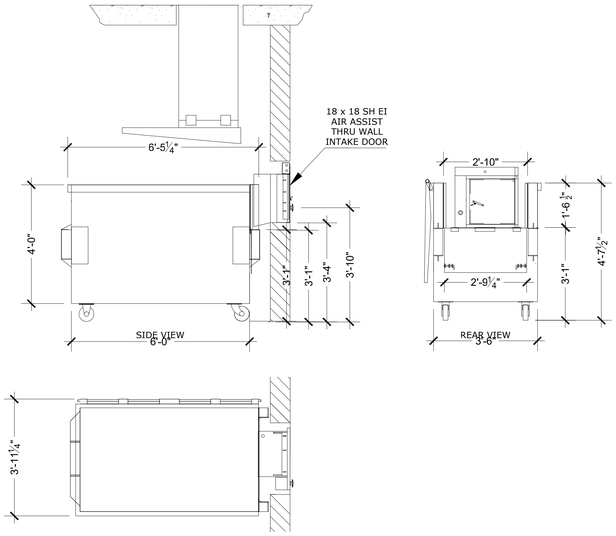
NORTH
PROJECT NORTH

TR0.2

SUBMITTAL 1 DATE: 04/11/25

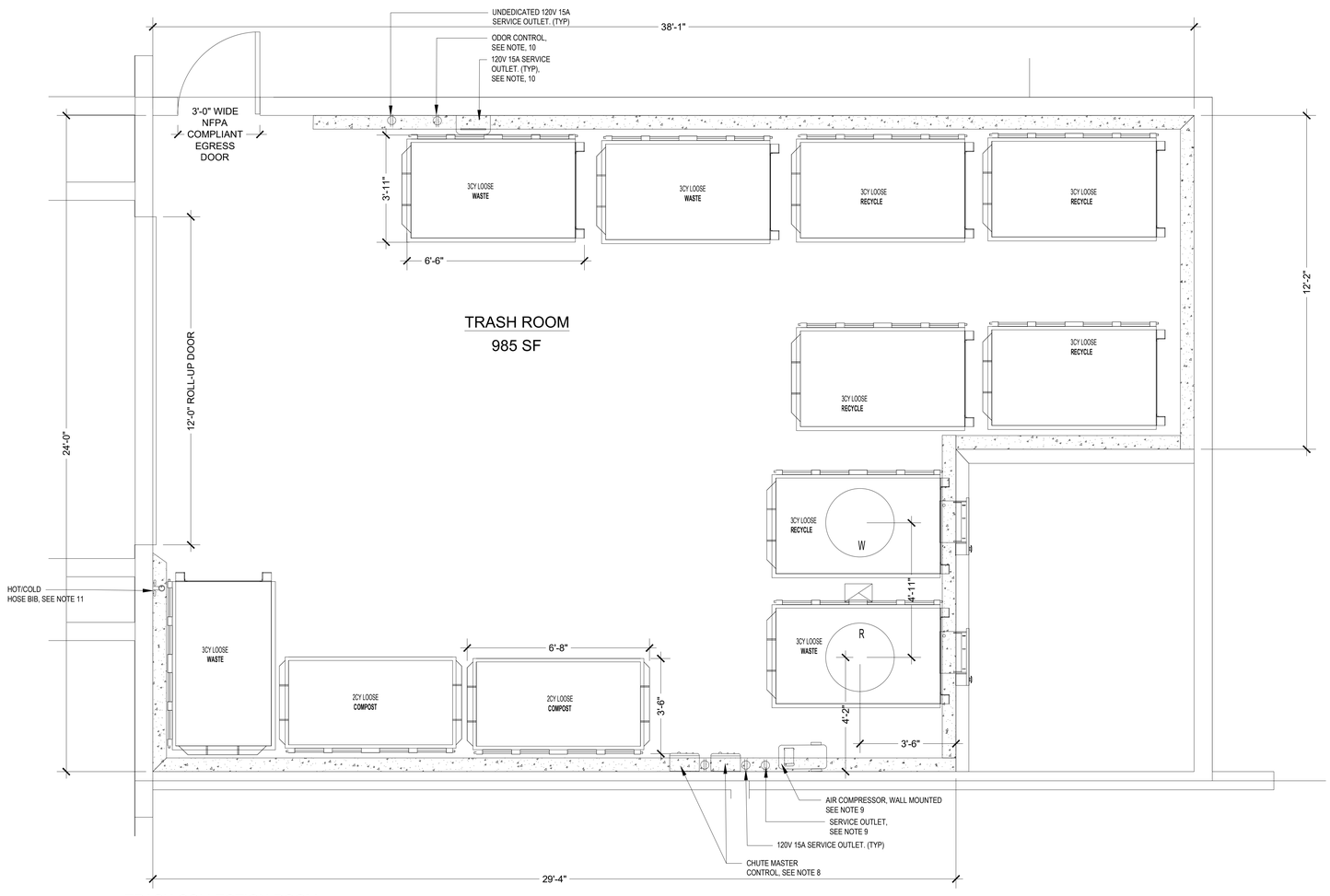
DRAWN NW, FK, MR, LP

2403

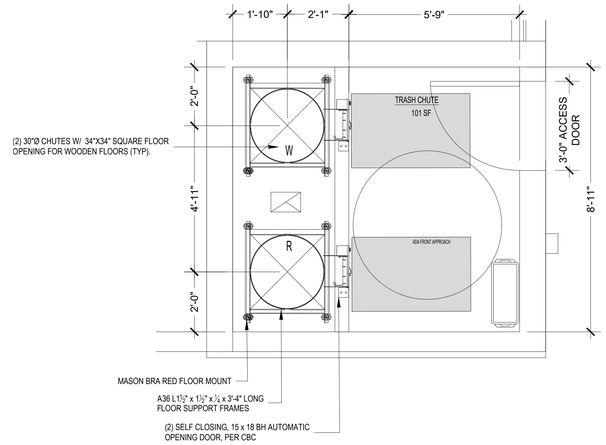


3CY THRU WALL SECTIONS
1/2" = 1'-0"

TRASH PICKUP SCHEDULE							
RESI BINS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
LOOSE 3CY WASTE	3	2		2	3		
LOOSE 3CY RECYCLE	4	4	4	4	4		
2 CY FL COMPOST	2		1		2		
TOTAL	9	7	5	6	9	0	0



TRASH COLLECTION ROOM
1/2" = 1'-0"



CHUTE VESTIBULE
1/2" = 1'-0"

SHEET NOTES:

RESIDENTIAL TRASH TERMINATION ROOM - LEVEL 1

1. TRASH COLLECTION ROOM IS PART OF 2HR FIRE-RATED TRASH CHUTE SHAFT - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1" MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTOR.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
4. INSTALL WALL PROTECTION: 11-½"Hx6"W CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS. DO NOT INSTALL THE CURB AROUND THE COMPACTORS/BISORTER OR POWER PACKS..
5. 8'-0" ROLL UP DOOR AND 3FT EXIT DOOR.
6. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/FT PER 2022 CBC.
7. (2) 30"Ø GRAVITY CHUTE FOR WASTE & RECYCLING. PROVIDE 3CY FL LOOSE CONTAINERS FOR WASTE & RECYCLING. CHUTES SHALL TERMINATE AT 9'9" AFF.
8. MCP: CHUTE MASTER CONTROL PANEL (1 PER CHUTE) SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. REQUIRES 120V 15A DEDICATED SERVICE.
9. AIR COMPRESSOR (OIL LESS) 4610AC WITH AUTOMATIC TANK DRAIN VALVE. 1HP RATED / RUNNING, 2HP PEAK, TWIN TANK CAPACITY 4.6 GALLONS, VOLTAGE @ 60 HZ 110 VOLTS, CURRENT 8.5 AMPS TO POWER THE CHUTE INTAKE DOORS.
10. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLETS.
11. HB: HOT AND COLD HOSE BIB SHALL BE WALL-MOUNTED 60" AFF.
12. PROVIDE ELECTRIC PALLET TRUCK (MT20 22X45.5) FOR TRANSFERRING CONTAINERS. 4500lb CAPACITY; TURNING RADIUS: 67". REQUIRES 120V 15A SERVICE OUTLETS.
13. CHUTE DISCHARGE DOOR: TYPE-A, HORIZONTALLY ROLLING DOOR, HELD OPEN BY 165° F FUSIBLE LINK.
14. (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.

CHUTE INTAKE VESTIBULES: LEVEL 2-6

15. CHUTE INTAKE VESTIBULES SHALL BE 2HR FIRE-RATED (NFPA-82 6.2.5.1.1) WITH 1.5HR FIRE-RATED DOOR(S) (NFPA-82 6.2.3.1.3); 5'-0" MIN REQUIRED PER ADA STANDARDS - RESIDENTIAL ACCESS. PROVIDE (2) SELF CLOSING, 15x18 BOTTOM HINGED, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING INTAKE DOORS TO DISPOSE TRASH AND RECYCLING INTO COMPACTORS PER CBC 713.13.1. POWER TO INTAKE DOORS SUPPLIED BY MCP. SEE DETAIL 1TR2.0.
16. CHUTE SHAFT SHALL NOT BE ERECTED UNTIL CHUTE HAS BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES (BY OTHERS).
17. PROVIDE 18X18 SIDE HINGED, AUTOMATIC OPENING, ELECTRICALLY INTERLOCKED THRU-WALL INTAKE DOORS THAT DISPOSE INTO CONTAINERS PER CBC 713.13.1. SEE DETAILS 2/TR2.0.
18. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 8/TR2.0 FOR ANCHORING AND MASON BRA-RED SOUND ISOLATION PAD ASSEMBLY. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

GENERAL NOTES:

1. ANY DESIGNS OR DESIGN SOLUTIONS PRESENTED IN THIS DRAWING OR SPECIFICATION, WHICH ARE DIRECT OR IMPLIED, INCLUDING NARRATIVES, DRAWINGS, OR DIAGRAMS, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS OR DESIGNS SUITABLE FOR CONSTRUCTION.
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3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ALL EXISTING FIELD CONDITIONS AND ANY DISCREPANCIES OR INCONSISTENCIES.

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DESIGN REVIEW

TRASH COLLECTION AREA

NORTH
PROJECT NORTH

TR1.0

SUBMITTAL 1 DATE: 04/11/25
DRAWN NW, FK, MR, LP
2403