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220 WEST 20TH AVE, SAN MATEO

APRIL 8, 2025

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PROJECT DATA

PARKING TABULATION

ON-SITE PARKING

PARKING STALLS								
Level	Guest Standard 8.5' x 18'	Guest Accessible	Residential Standard 8.5' x 18'	Residential Compact 8.5' x 17'	Accessible	EV Compliant*	Tandem	Total
2	0	0	31	24	0	10	12	77
1	7	2	13	26	8	8	0	64
B1	0	0	80	31	0	20	3	134
Total	7	2	124	81	8	38	15	275
							Total Parking Required	0**
							Total Parking Provided	**275**

*Includeds (1) guest parking EV

**Per Assembly Bill (AB) 2097, no off-street parking is required as the project meets AB 2097 Criteria

ACCESSIBLE PARKING CALCULATION*

PARKING STALLS			
	Stall count	Percent	Accessible Total
Residential Parking at 2% of stalls	265	2%	6
Guest Parking at 5% of stalls	10	5%	2
		Total Accessible Parking Required	8
		Total Accessible Parking Provided	10

* Accessible stalls included in "required" and "provided" parking calculations

ELECTRIC VEHICLE (EV)

PARKING STALLS			
	count	Percent	EV Total
Residential EVCS Parking at 15% of Dwelling Units*	230	15%	35
(1) one in every 25 EVCS Parking Stalls shall have a 5'-0" wide aisle (accessible stall)			*2*
		Total EVCS Parking Required	35
Residential Level 2 EV Ready spaces at 85% of Dwelling Units	230	85%	196
		Total EV Parking Provided**	231

* Per City of San Mateo Amended Municipal Code - 15% of dwelling units with parking spaces shall be EVCS (4.106.4.2.1)

**In addition to EVCS (Electric Vehicle Charging Station) required stalls, Per City of San Mateo Municipal Code, 85% of dwelling units with parking spaces shall be provided with a lower Level 2 EV READY spaces (4.106.4.2.1) -

MUNICIPAL CODE REQUIRED BICYCLE PARKING CALCULATIONS

BIKE PARKING						
	SHORT TERM			LONG TERM		
	Count	Ratio	Bike Total	Count	Ratio	Bike Total
One Bedroom	161	0.05 per unit	8	161	1.0 per unit	161
Two Bedroom	61	0.1 per unit	6	61	1.25 per unit	76
Three or more Bedroom	11	0.15 per unit	2	11	1.5 per unit	17
		Total Bike Parking Required	16		Total Bike Parking Required	254
		Total Bike Short Term Parking Provided	16		Total Bike Long Term Parking Provided	254

PROVIDED OPEN SPACE*

Level	SPACE TYPE		Grand Total GSF
	UNIT	COMMON	
7	3,132	1,373	4,505
6	0	830	830
5	0	0	0
4	0	0	0
3	1,177	7,383	8,560
2	0	0	0
1	0	0	0
Total	4,309	9,586	13,895

* Per City of San Mateo Municipal Code Section 27.28.032

(b) Each dwelling unit shall be provided with the following:
1. Not less than 100 square feet per dwelling unit of private usable open space directly accessible to each unit provided that no single creditable private usable open space shall be less than eighty (80) square feet or have a dimension of less than eight (8) feet in each direction, or

2. 150 percent of the private usable open space requirement in common usable open spaces provided that no single creditable common usable open space shall be less than 400 square feet with a dimension not less than twenty (20) feet in each direction, or

3. A proportional combination of both of the above.

VICINITY MAP



PROJECT DATA

PRELIMINARY UNIT MIX*

LEVEL	1 BR (Type A)						2 BR (Type B)						3 BR (Type C)			UNIT
	AU	A1	A2	A3	A4	A5	B1	B2	B3	B4	B5	B6	C1	C2	C3	
7	1	1	0	4	4	0	0	7	0	5	0	1	0	0	2	**25**
6	1	6	0	14	4	2	0	0	2	6	0	1	1	0	0	**37**
5	1	6	0	15	4	2	0	0	2	7	2	1	1	1	0	**42**
4	3	6	0	15	4	2	0	0	2	6	2	1	1	1	0	**43**
3	3	6	0	15	4	2	0	0	2	5	2	0	1	1	0	**41**
2	0	11	5	0	0	2	1	0	2	1	2	0	1	1	0	**26**
1	0	11	1	0	0	0	1	0	1	0	2	0	0	0	0	**16**
	9	**47**	**6**	**63**	**20**	**10**	**2**	**7**	**11**	**30**	**10**	**4**	**5**	**4**	**2**	**230**
NRSF AVERAGE	707						1,066						1,302			835
TOTAL	**155**						**64**						**11**			**230**
%	67%						28%						5%			100%
NRSF TOTAL	**109,569**						**68,204**						**14,327**			**192,099**

NOTES:

* Residential Net Rentable (NRSF) calculation includes exterior, corridor and party walls

PRELIMINARY BUILDING AREA TABULATIONS

Level	Residential Net Rentable GSF*	Residential Amenity GSF**	Residential Core GSF***	Residential Total GSF	Garage Total GSF****	Grand Total GSF
7	23,884	806	4,531	29,221		**29,221**
6	30,210	0	4,608	34,818		**34,818**
5	35,170	0	5,599	40,769		**40,769**
4	35,170	0	5,587	40,757		**40,757**
3	32,958	2,054	5,740	40,752		**40,752**
2	21,758	0	5,629	27,387	28,531	**55,918**
1	12,949	6,983	6,562	26,494	29,961	**56,455**
B1	0	0	1,154	1,154	56,923	**58,077**
Total	192,099	9,843	39,410	**241,352**	115,415	**356,767**

NOTES:

* Residential Net Rentable GSF calculation includes exterior, corridor and party walls

** Residential Amenity GSF includes entry lobby, leasing office, club room, fitness room, etc

*** Residential Core GSF include corridors, residential level lobbies, stairs, elevators, res. level utility spaces, etc

**** Garage Total GSF includes all spaces inside garage footprint, such as mechanical/utility spaces, etc

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C1.2	PRELIMINARY UTILITY AND GRADING

PROJECT TEAM

PROJECT TEAM

SUMMERHILL APARTMENT COMMUNITIES

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PROJECT SUMMARY

BUILDING INFORMATION

TYPE OF CONSTRUCTION:	5 STORIES, TYPE IIIA OVER 3 STORY OF TYPE IA
GROSS SITE AREA:	67,083 GSF / 1.54 ACRES
TOTAL DWELLING UNITS:	230 DU
TOTAL DENSITY:	149 DU/AC
PROPOSED USES:	MULTI-FAMILY RESIDENTIAL
BUILDING HEIGHT:	7 STORIES + 1 STORY OF BASEMENT

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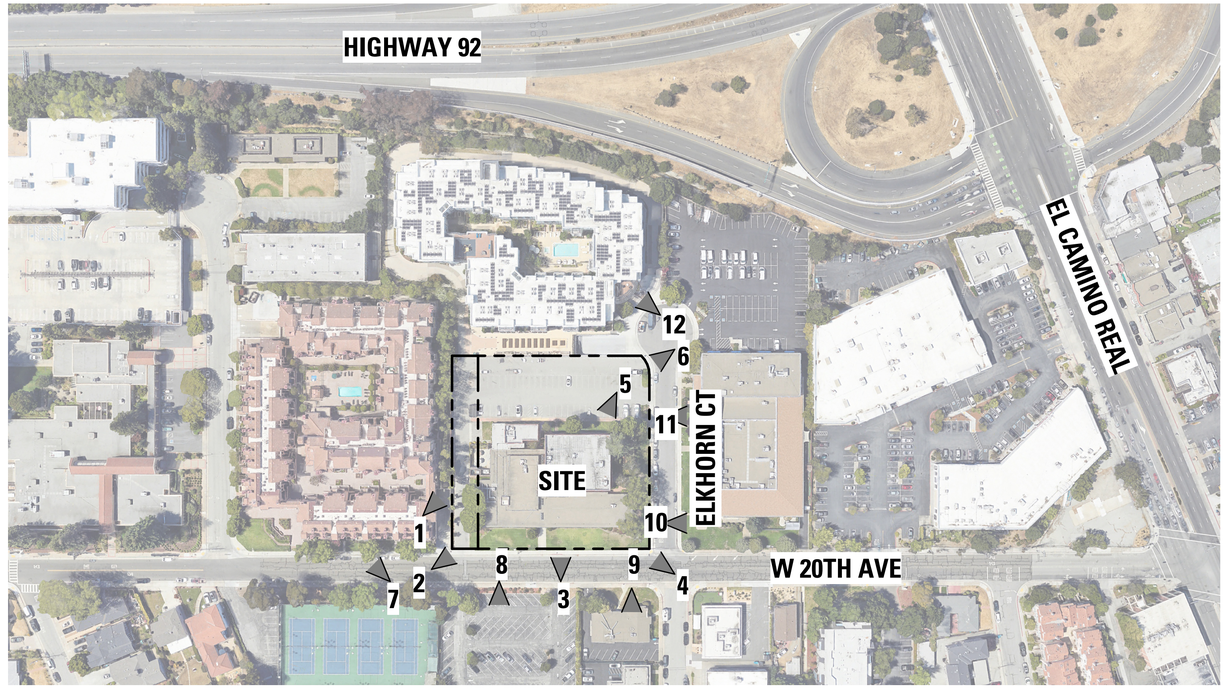


























EXISTING SITE CONTEXT
220 WEST 20TH AVE | SAN MATEO, CA
DATE: 04/08/25

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
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G1.1

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SITE PLAN

220 WEST 20TH AVE | SAN MATEO, CA
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0' 10' 20' 40'

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EYE LEVEL VIEW FROM THE SOUTHEAST CORNER

PERSPECTIVE VIEW

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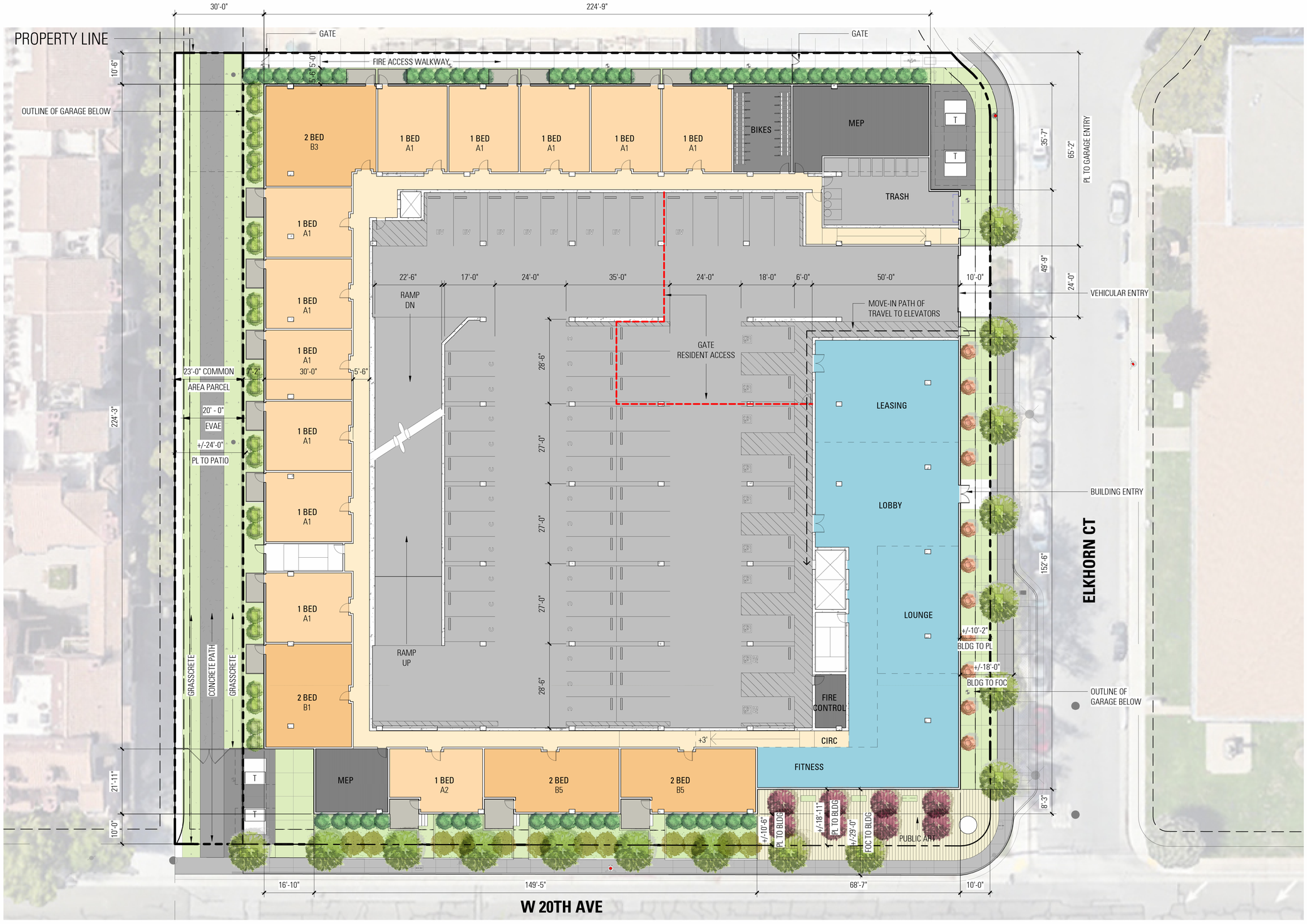
EYE LEVEL VIEW FROM THE SOUTHWEST CORNER

PERSPECTIVE VIEW

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FLOOR PLAN - LEVEL 1

220 WEST 20TH AVE | SAN MATEO, CA

DATE: 04/08/25

0 8' 16' 32'

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FLOOR PLAN - LEVEL 2

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FLOOR PLAN - LEVEL 3

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DATE: 04/08/25

0 8' 16' 32'

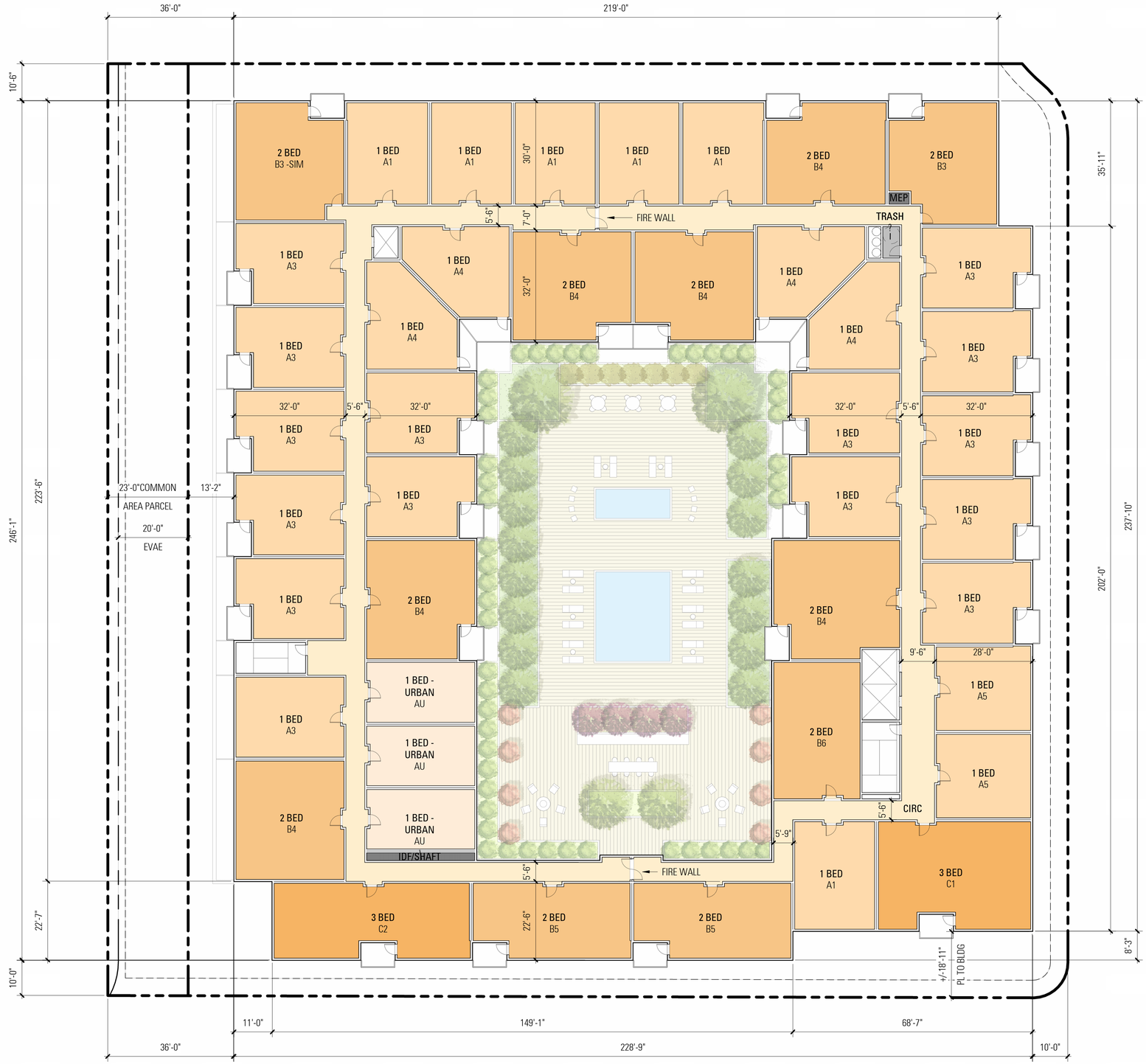
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FLOOR PLAN - LEVEL 4

220 WEST 20TH AVE | SAN MATEO, CA

DATE: 04/08/25

0 8' 16' 32'

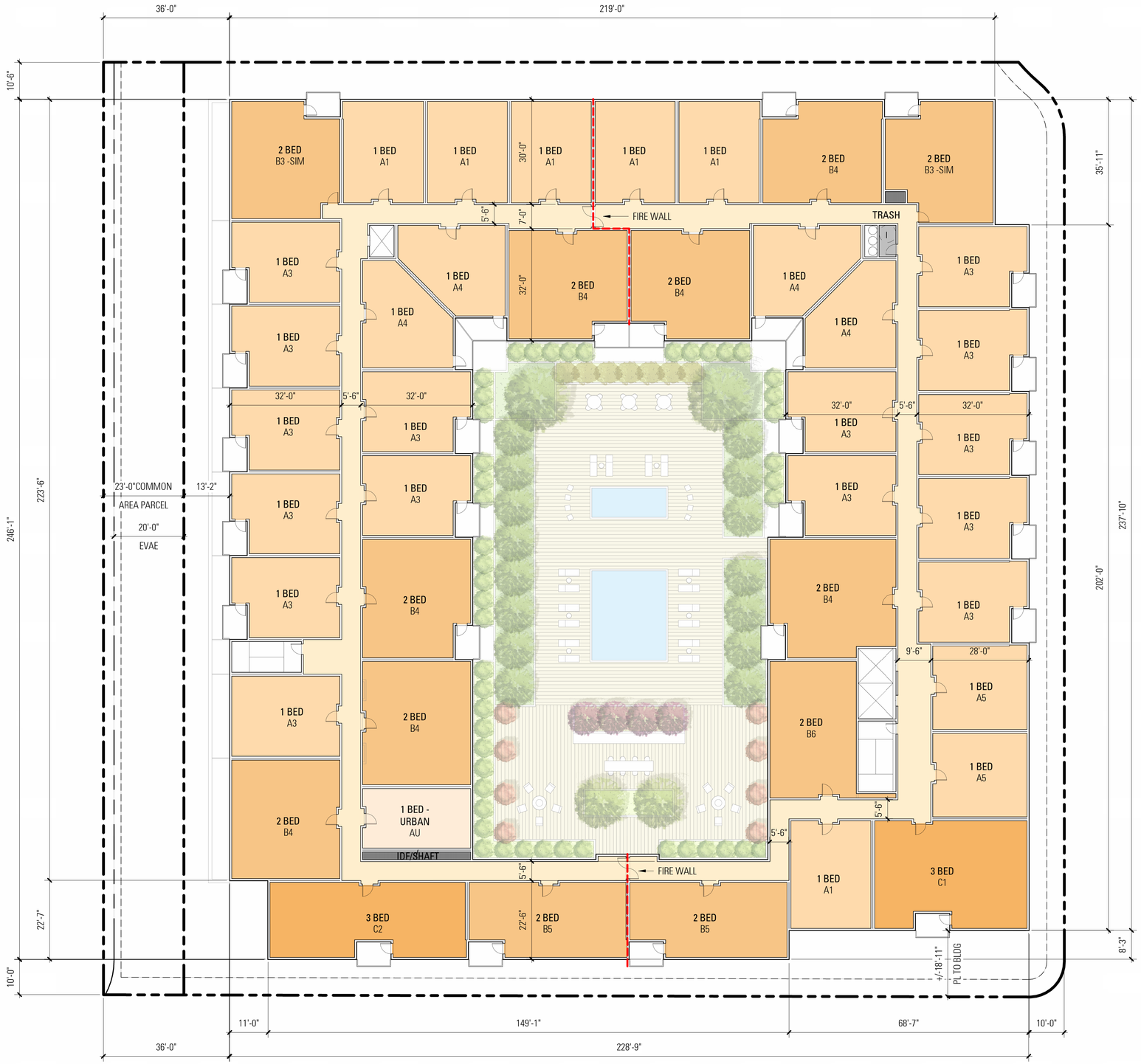
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FLOOR PLAN - LEVEL 5

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DATE: 04/08/25

0 8' 16' 32'

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FLOOR PLAN - LEVEL 6

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0 8' 16' 32'

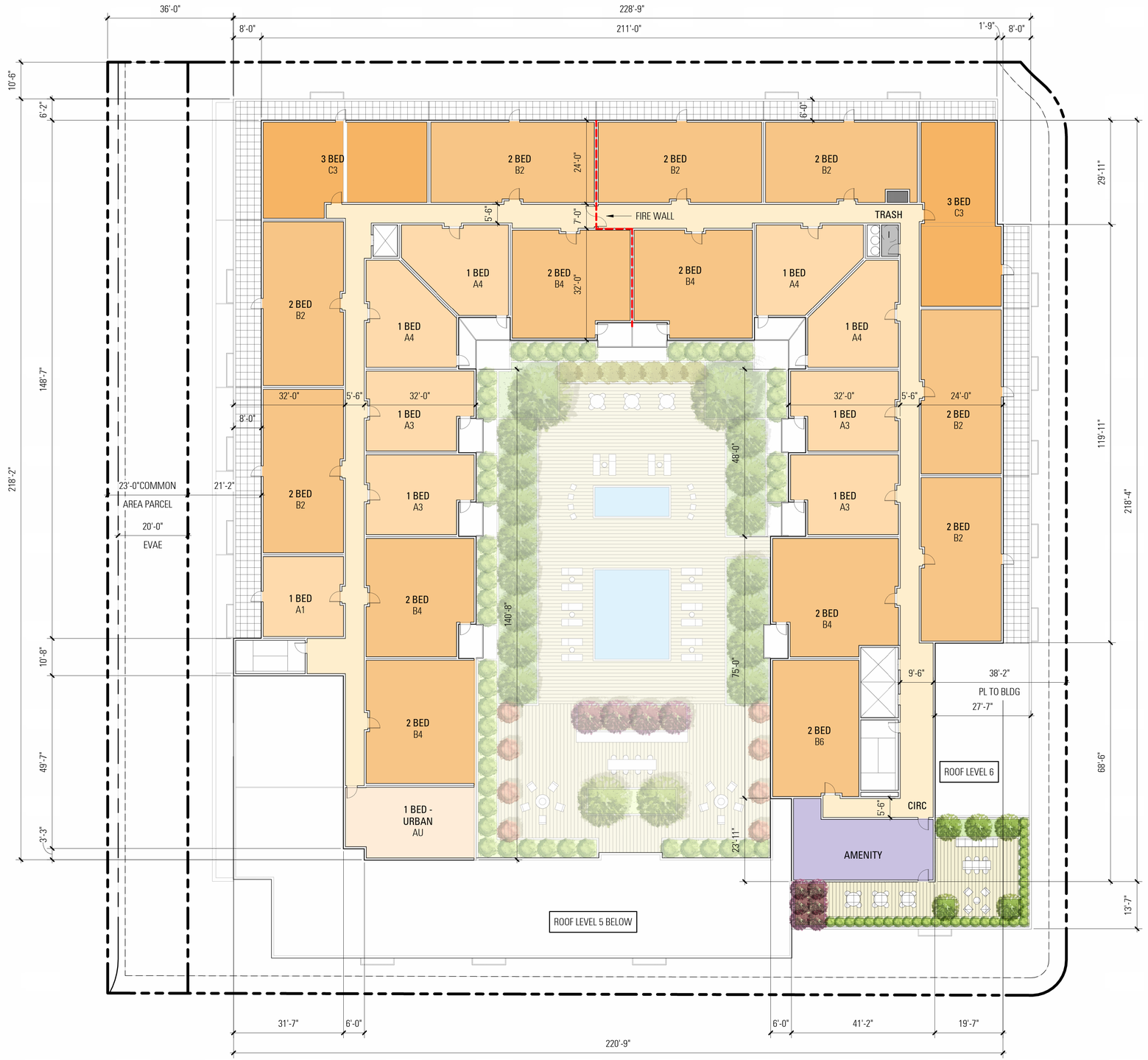
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FLOOR PLAN - LEVEL 7

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0 8' 16' 32'

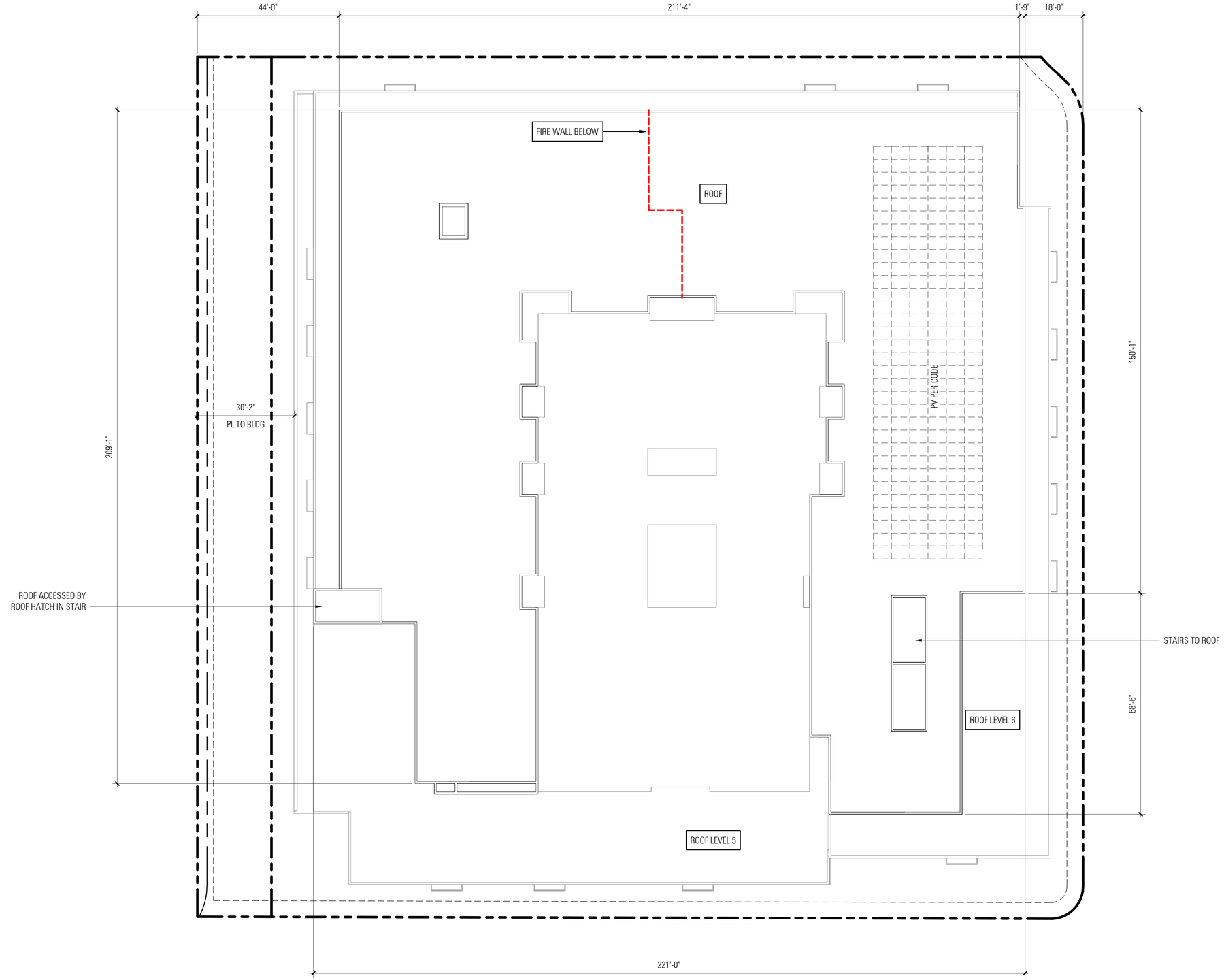
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FLOOR PLAN - ROOF

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0 8' 16' 32'

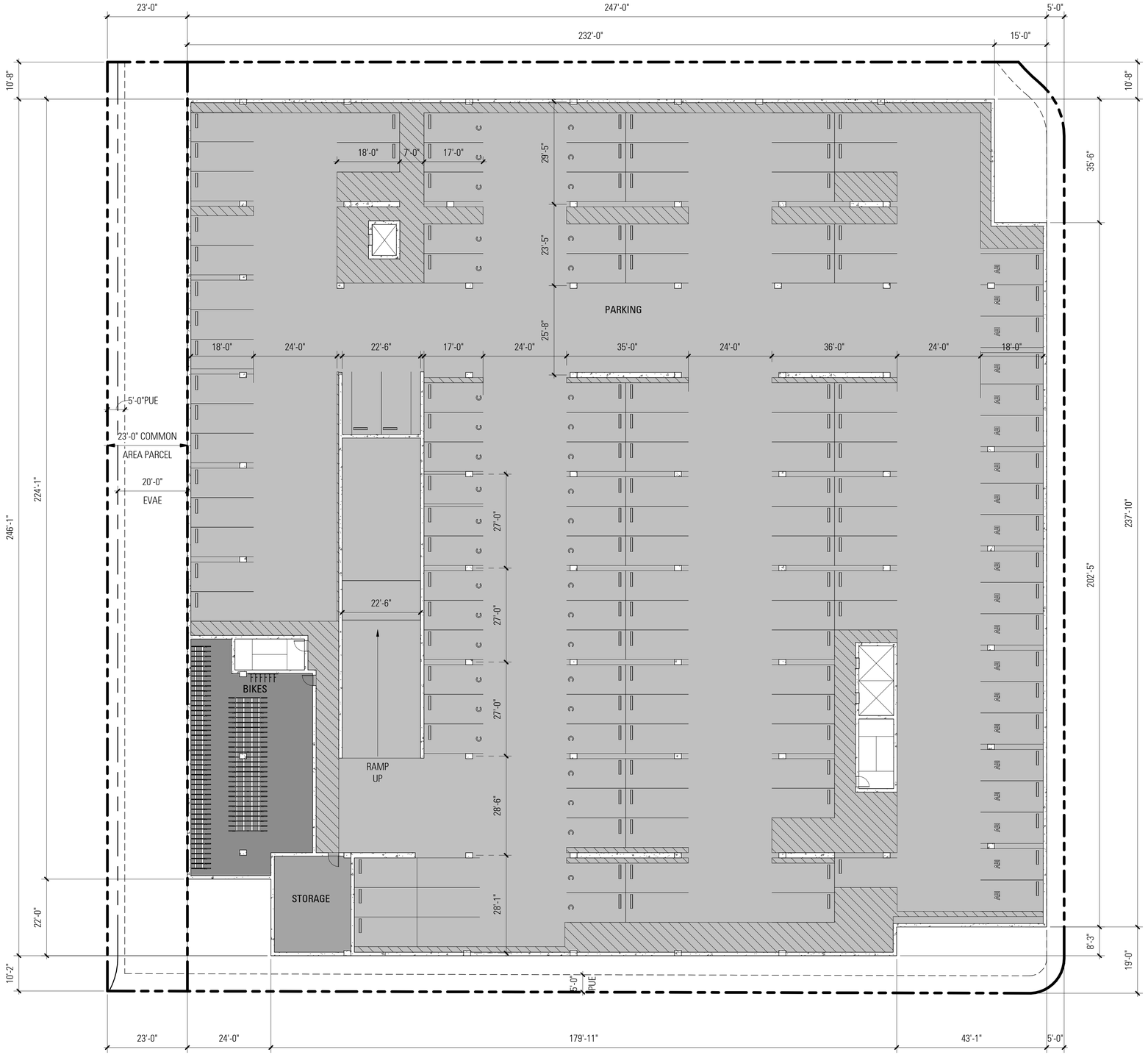
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FLOOR PLAN - LEVEL B1

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DATE: 04/08/25

0 8' 16' 32'

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A2.B1

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1 A3.1 **EXTERIOR ELEVATION - SOUTH (WEST 20TH AVENUE)**
1/16" = 1'-0"

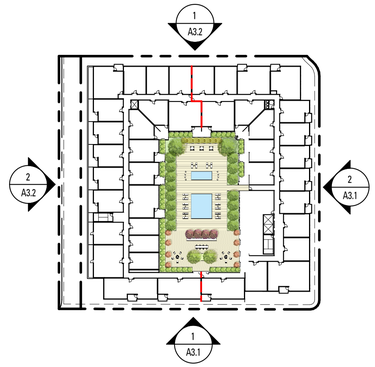


2 A3.1 **EXTERIOR ELEVATION - EAST (ELKHORN COURT)**
1/16" = 1'-0"

CALLOUT LEGEND

*REFER TO A5.1 - MATERIAL BOARD FOR THE MATERIAL COLOR SELECTION

1	CEMENT PLASTER
2	THIN BRICK
3	FAUX WOOD
4	TILE BASE
5	FIBER CEMENT TRIM
6	METAL CANOPY
7	VINYL WINDOW
8	ALUMNIUM STOREFRONT
9	MECHANICAL LOUVERS
10	VERTICAL PICKET RAILING
11	GLASS RAILING



KEY PLAN - ELEVATIONS

EXTERIOR ELEVATIONS

220 WEST 20TH AVE | SAN MATEO, CA
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0 8' 16' 32'

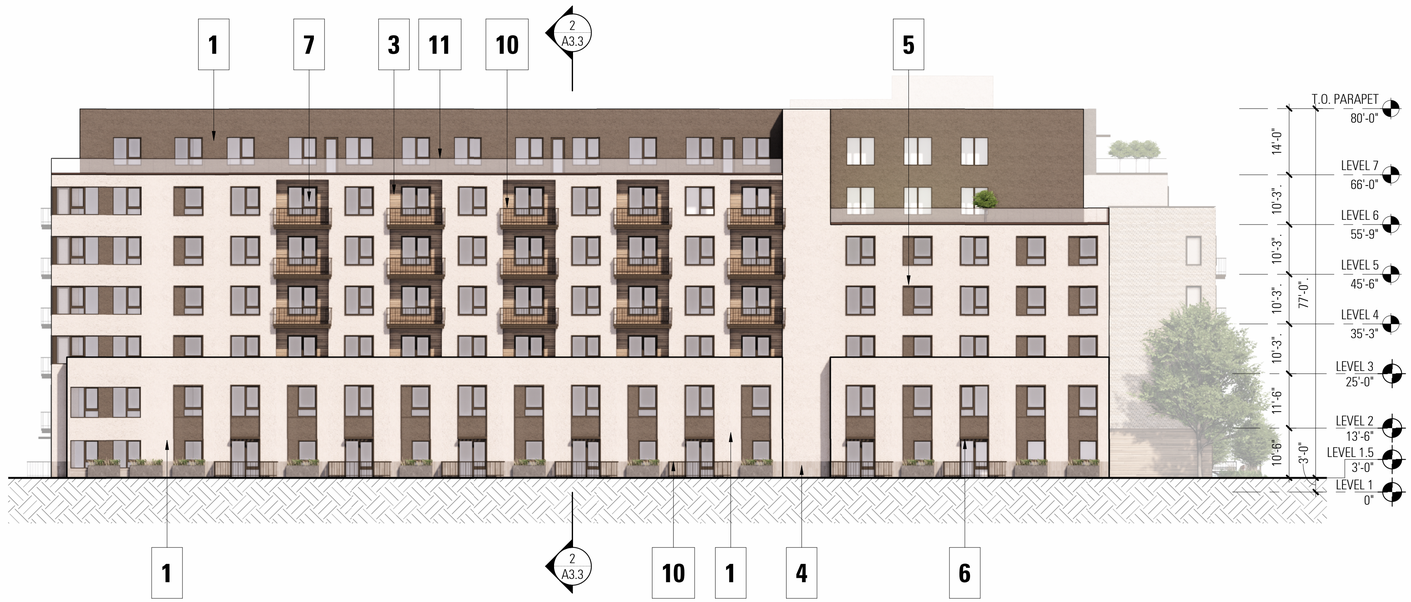
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1 A3.2 **EXTERIOR ELEVATION - NORTH**
1/16" = 1'-0"

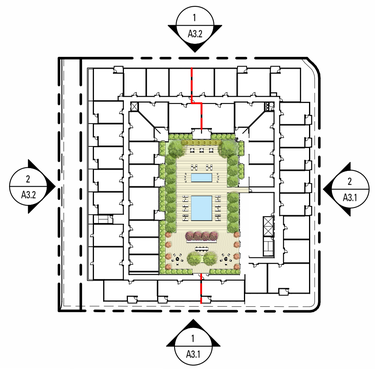


2 A3.2 **EXTERIOR ELEVATION - WEST**
1/16" = 1'-0"

CALLOUT LEGEND

*REFER TO A5.1 - MATERIAL BOARD FOR THE MATERIAL COLOR SELECTION

1	CEMENT PLASTER
2	THIN BRICK
3	FAUX WOOD
4	TILE BASE
5	FIBER CEMENT TRIM
6	METAL CANOPY
7	VINYL WINDOW
8	ALUMNIUM STOREFRONT
9	MECHANICAL LOUVERS
10	VERTICAL PICKET RAILING
11	GLASS RAILING



KEY PLAN - ELEVATIONS

EXTERIOR ELEVATIONS

220 WEST 20TH AVE | SAN MATEO, CA
DATE: 04/08/25

0 8' 16' 32'

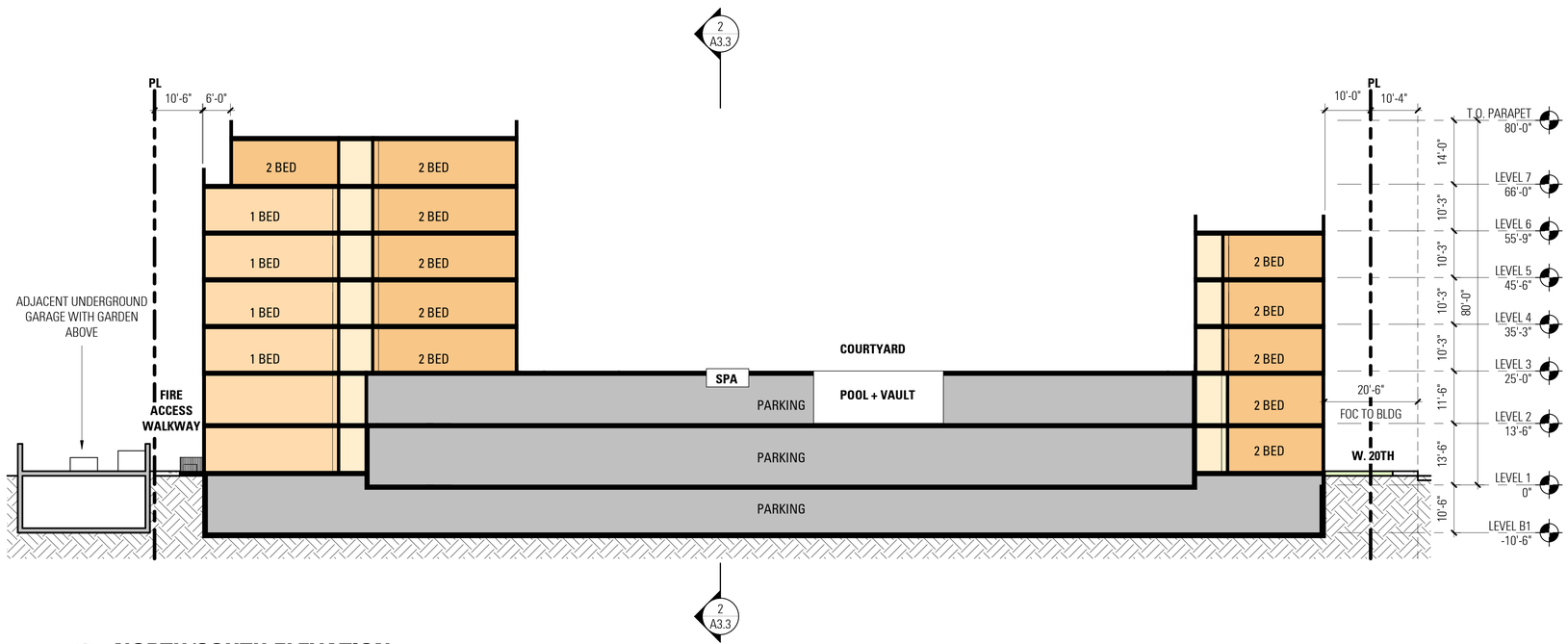
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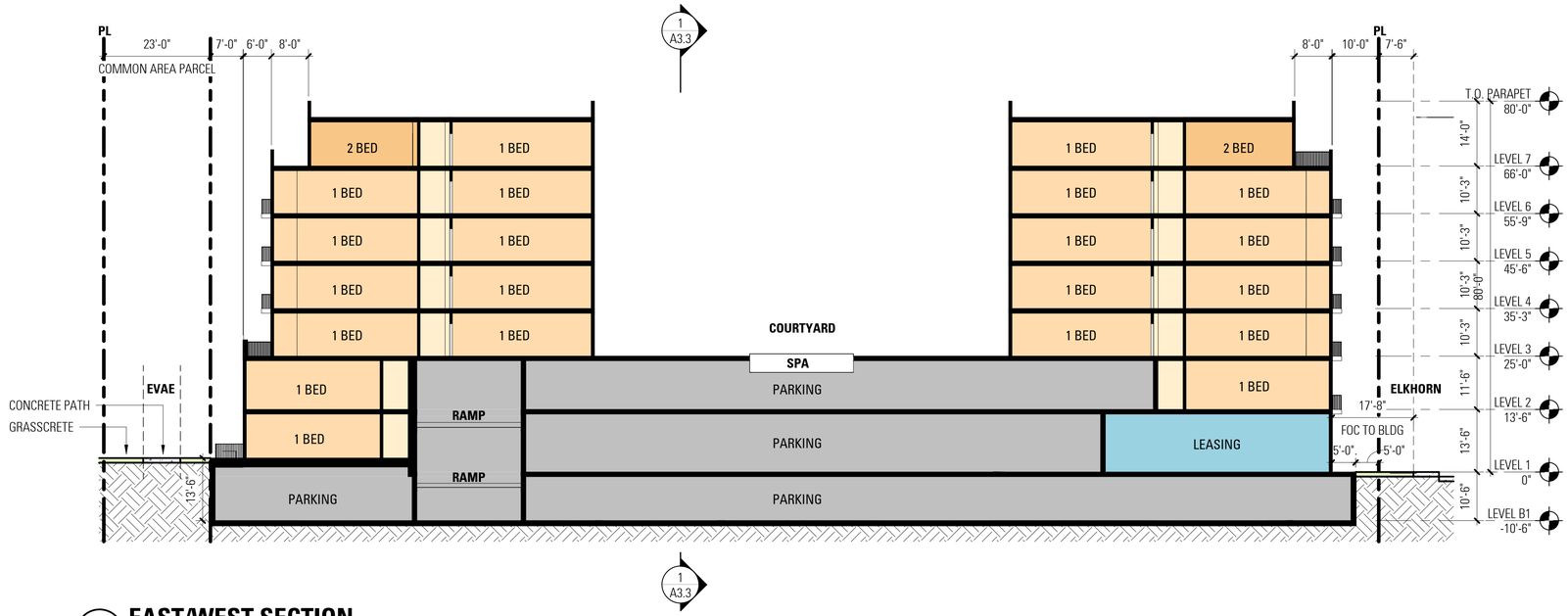
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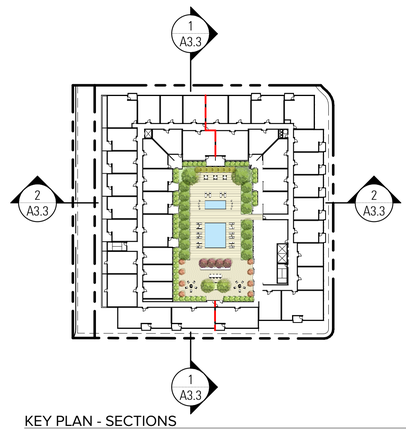
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1 A3.3 **NORTH/SOUTH ELEVATION**
1/16" = 1'-0"



2 A3.3 **EAST/WEST SECTION**
1/16" = 1'-0"



KEY PLAN - SECTIONS

SECTIONS
220 WEST 20TH AVE | SAN MATEO, CA
DATE: 04/08/25

0 8' 16' 32'

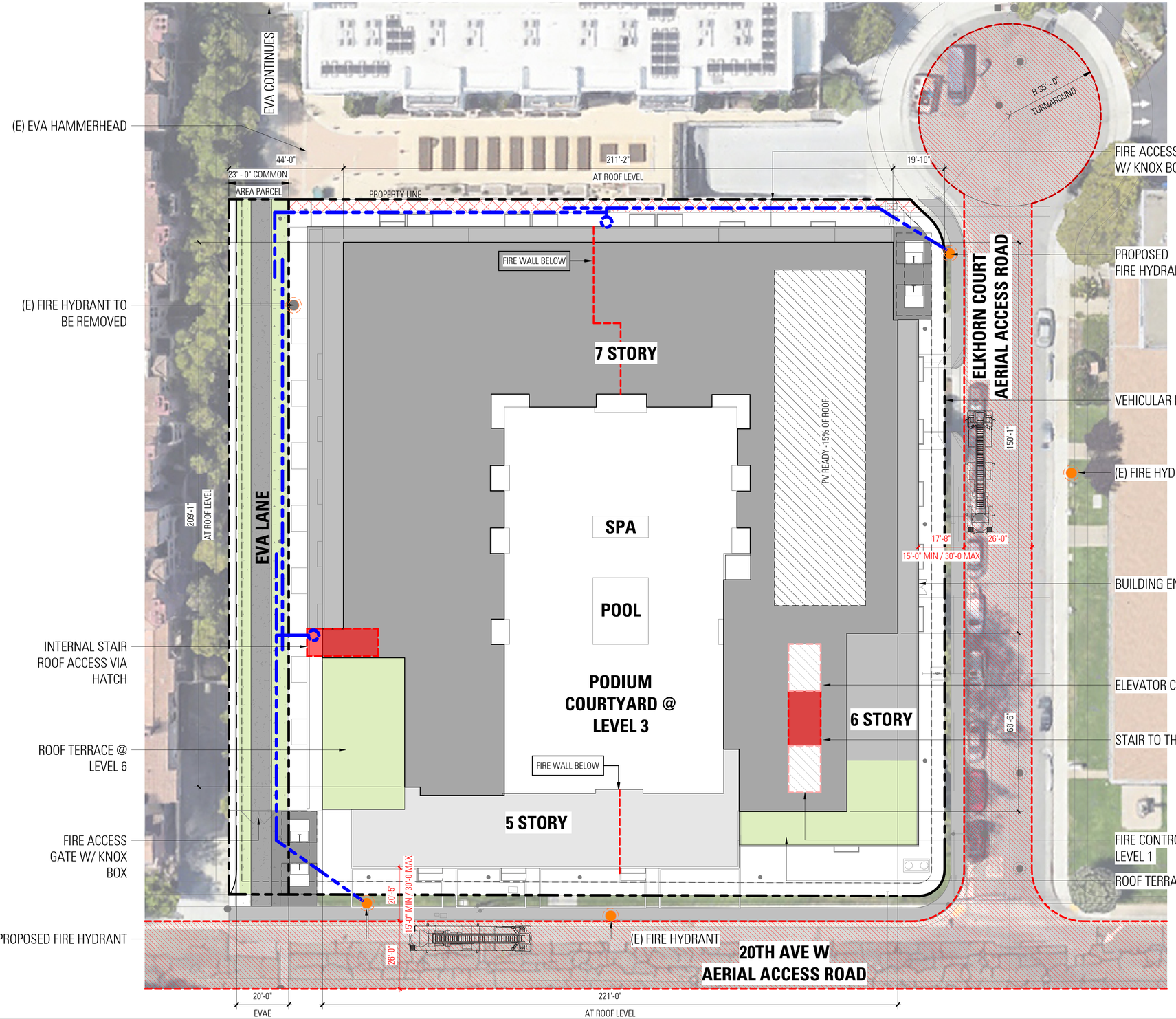
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LEGEND

- PROPERTY LINE
- 150' HOSE PULL
- EXTERIOR FIRE DEPT WALKWAY
- FIRE HYDRANT
- FIRE ACCESS / AERIAL ACCESS
- STANDPIPE

FIRE ACCESS SITE PLAN

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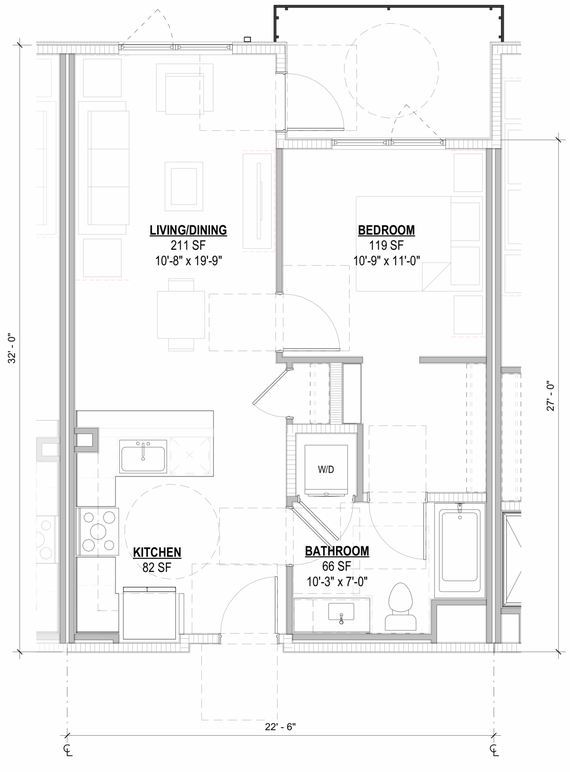
0 4' 8' 16'

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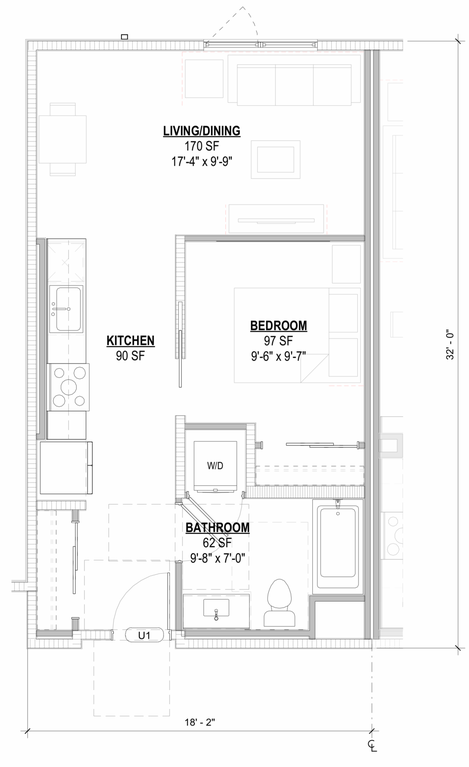
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1 BED



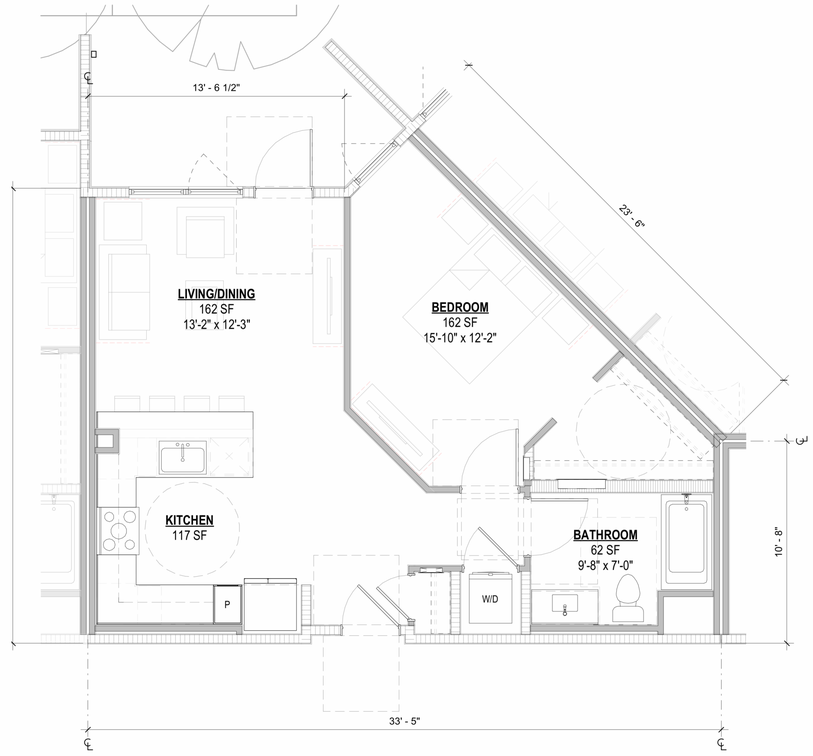
1 BED - URBAN

UNIT PLANS
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2 BED



1 BED - INSIDE CORNER

UNIT PLANS
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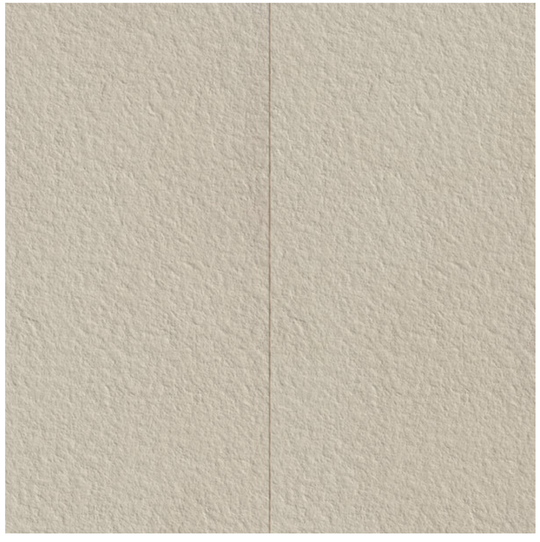
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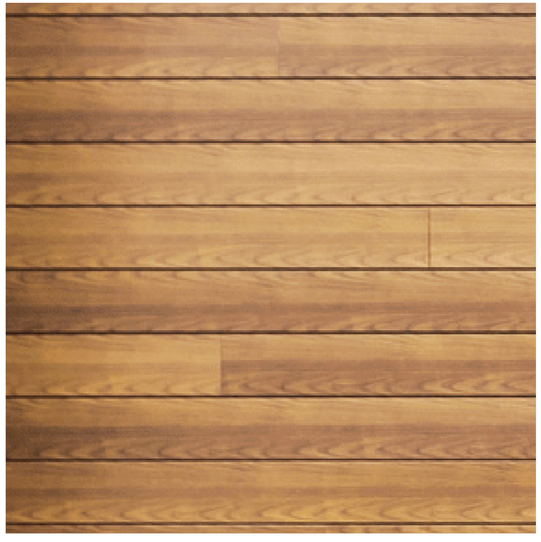
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CEMENT PLASTER - 20/30 SAND FINISH



FAUX WOOD



BRICK VENEER



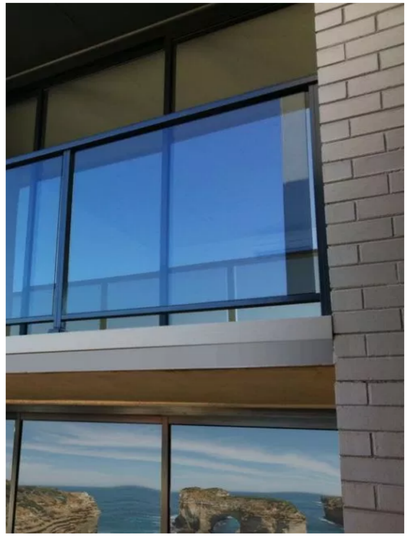
WALL BASE TILE



VINYL WINDOWS - DARK BRONZE FINISH



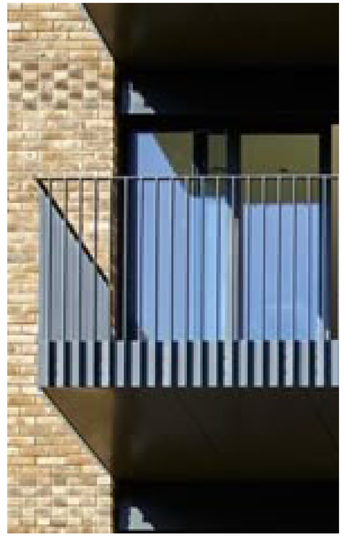
STOREFRONT - DARK BRONZE FINISH



GLASS RAILING



VERTICAL RAILING

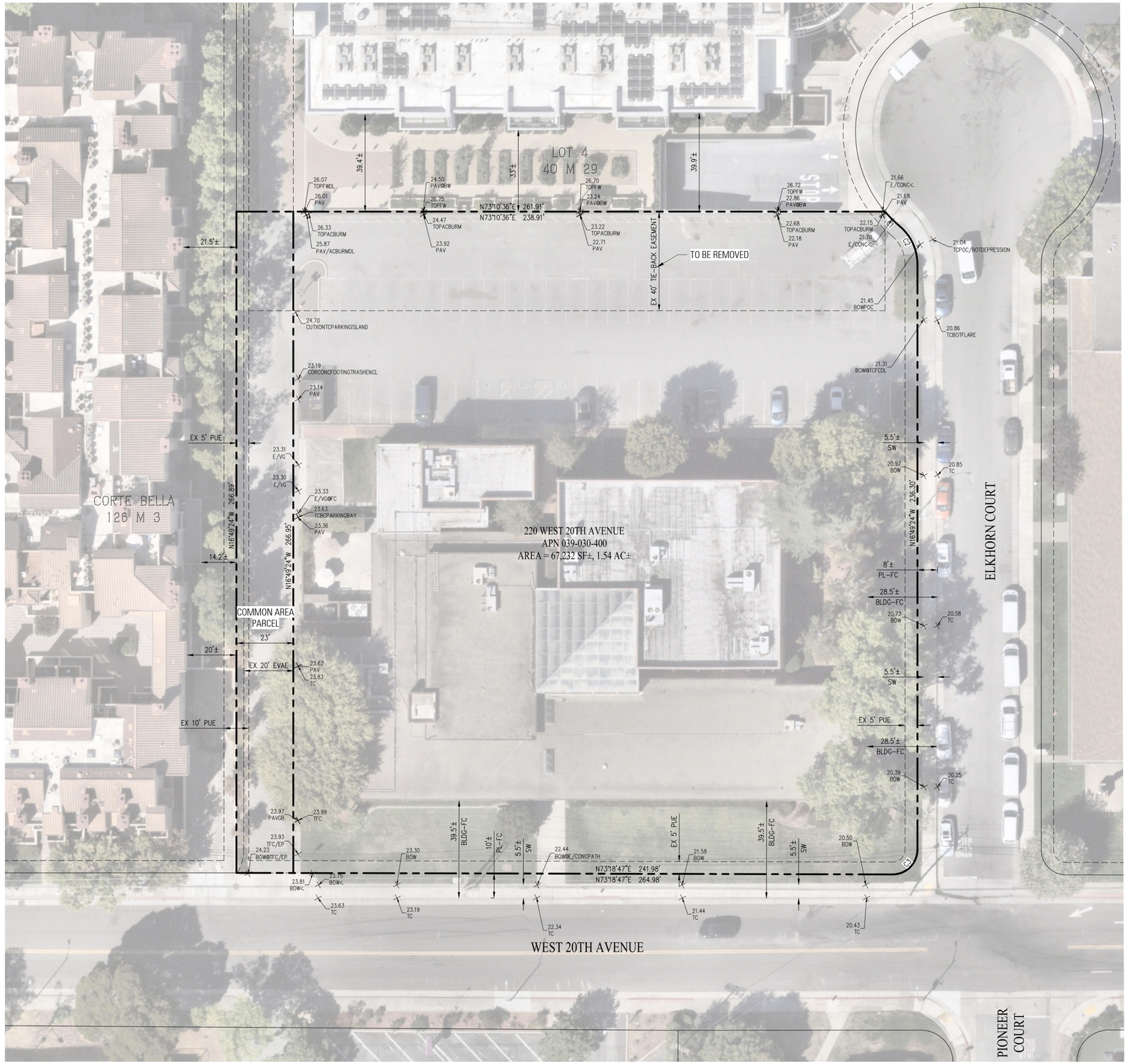


VERTICAL RAILING

NOTE: MATERIALS ARE SUBJECT TO REFINEMENT AS DESIGN DEVELOPS

MATERIALS BOARD
220 WEST 20TH AVE | SAN MATEO, CA
DATE: 04/08/25

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LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT
AC	ASPHALT CONCRETE
BD	BOUNDARY
BLDG	BUILDING
BW	BOTTOM WALL
BOW	BACK OF WALK
BOT	BOTTOM
E	EXISTING
EP	EXISTING PAVEMENT
FC	FACE OF CURB
PAV	PAVEMENT
PP	POWER POLE
TC	TOP OF CURB
TFC	FACE OF CURB
VG	VALLEY GUTTER

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	50.00'	9°36'58"	8.39'
C2	20.00'	49°59'41"	17.45'
C3	10.00'	90°08'11"	15.73'

BASE MAP

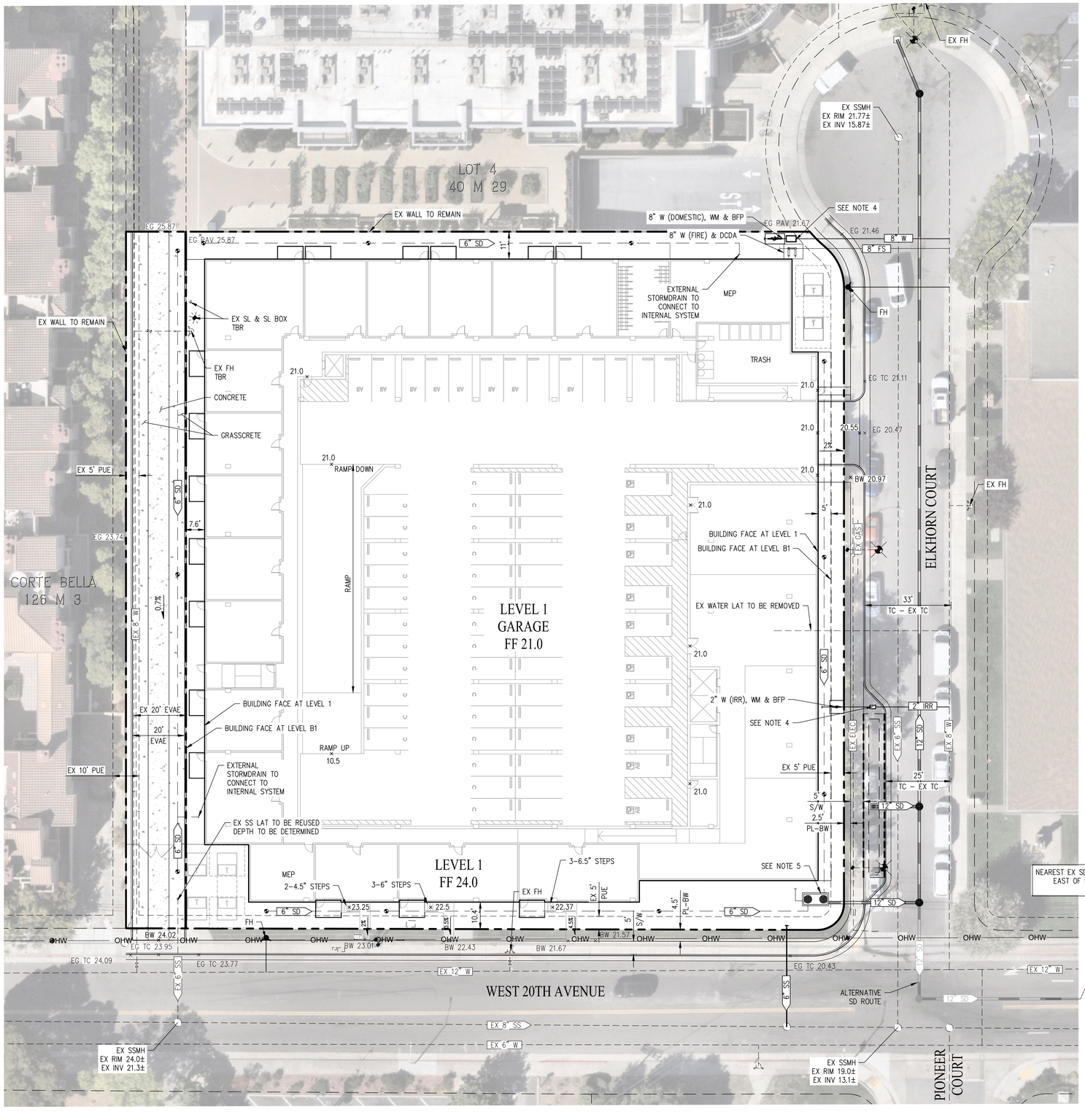
220 WEST 20TH AVENUE

CITY OF SAN MATEO SAN MATEO COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: FEBRUARY 11, 2025

0 20 40 60

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LEGEND

	EXISTING PROPERTY LINE
	EXISTING EASEMENT
EX SD	EXISTING STORM DRAIN
EX SS	EXISTING SANITARY SEWER MAIN
EX W	EXISTING WATER MAIN
EX GAS	EXISTING GAS LINE
EX ELEC	EXISTING ELECTRIC UTILITY
OHW	EXISTING OVERHEAD WIRE
8" SS	PROPOSED SANITARY SEWER MAIN
8" W	PROPOSED WATER MAIN
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING STORM DRAIN CATCH BASIN
	EXISTING STORM FIELD INLET
	PROPOSED STORM FIELD INLET
	PROPOSED AREA DRAIN
	PROPOSED BIO RETENTION
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED DOUBLE CHECK DETECTOR ASSEMBLY
	PROPOSED BACKFLOW PREVENTOR
T	PROPOSED TRANSFORMER
	EXISTING STREET LIGHT
	EXISTING UTILITY BOX
	EXISTING POWER POLE
	EXISTING RETAINING WALL
	PROPOSED DEEPENDED FOOTING
	PROPOSEDMEDIA FILTER

ABBREVIATIONS

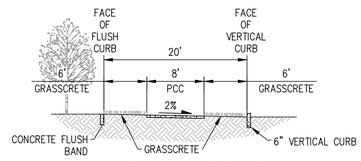
BFP	BACKFLOW PREVENTOR
BW	BACK OF WALK
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
EX	EXISTING
EG	EXISTING GRADE
FH	FIRE HYDRANT
FF	FINISH FLOOR
FS	FIRE SERVICE
IRR	IRRIGATION
MH	MANHOLE
PAV	PAVEMENT
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SS	SANITARY SEWER
S/W	SIDEWALK
WM	WATER METER

BUILDING ESTIMATED EARTHWORK

DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)
BUILDING	18,700	–	18,700 (C)

EARTHWORK ASSUMPTIONS:

1. ASSUMES 24" STRUCTURE SECTION BELOW LEVEL B1.



TYPICAL EVA SECTION

NOT TO SCALE

NOTES:

1. EXISTING UTILITY INFORMATION IS BASED ON AVAILABLE AS–BUILTS, BASE MAPS AND GOOGLE STREET VIEW. UTILITIES HAVE NOT BEEN FIELD VERIFIED.
2. THE REMOVAL AND/OR RELOCATION OF ALL DRY UTILITIES ARE SUBJECT TO JOINT TRENCH DESIGN CONSULTANT REVIEW.
3. ALL UTILITY POINT OF CONNECTIONS AND SIZES ARE SUBJECT TO MEP COORDINATION.
4. METER PLACEMENT IS SUBJECT TO MEP COORDINATION.
5. EXISTING STORMDRAIN STRUCTURES AND POINT OF CONNECTION TO BE CONFIRMED TO DETERMINE ROUTING OF STORM DRAIN.

PRELIMINARY UTILITY AND GRADING

220 WEST 20TH AVENUE

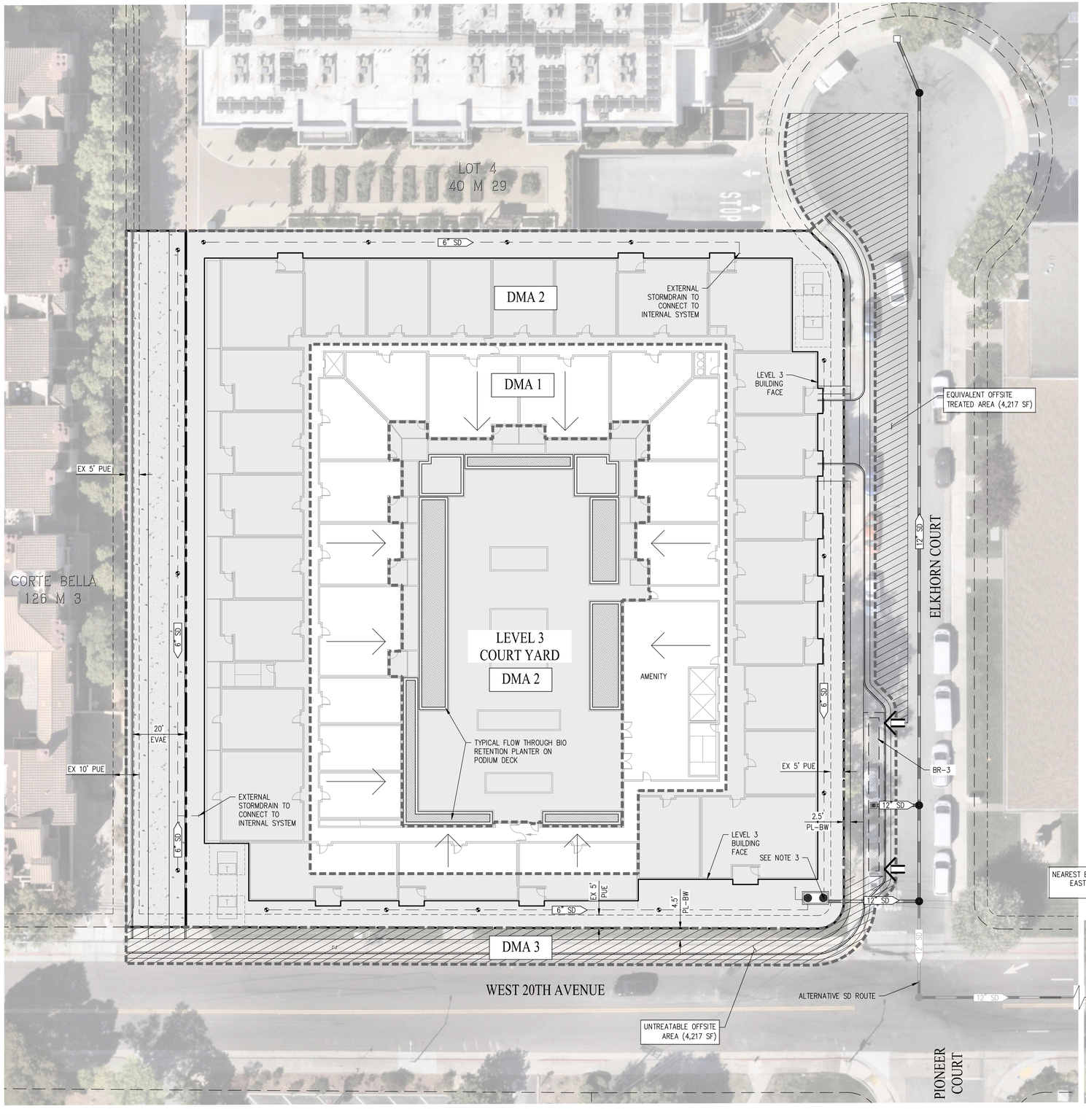
CITY OF SAN MATEO SAN MATEO COUNTY CALIFORNIA

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LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING STORM DRAIN (12" SD)
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING STORM FIELD INLET
- PROPOSED STORM FIELD INLET
- PROPOSED STORM AREA DRAIN
- PROPOSED DRAINAGE AREA
- IMPERVIOUS AREA TREATED BY MEDIA FILTER
- PROPOSED RAISED FLOW THROUGH BIO RETENTION PLANTER (ON LEVEL 3 COURTYARD)
- PROPOSED AT GRADE BIO RETENTION
- ASSUMED ROOF DRAINAGE
- PROPOSED MEDIA FILTER
- PROPOSED CURB CUT

ABBREVIATIONS

BR	BIO RETENTION
DMA	DRAINAGE MANAGEMENT AREA
EX	EXISTING
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN

SPECIAL PROJECT NON-LID TREATMENT REDUCTION CREDITS

CATEGORY B: DENSITY OF DEVELOPMENT

AREA: 0.5 AC < SITE < 2 AC
MIN GROSS DENSITY: 50 DU/AC

DENSITY	ALLOWABLE CREDITS
RES ≥ 100 DU/AC	100%

TOTAL SITE:	73,370 SF (1.7 AC)
GROSS DENSITY:	138 DU/AC
TOTAL SITE EFFECTIVE IMPERVIOUS AREA:	61,178 SF
PROVIDED IMPERVIOUS SURFACE TREATED BY LID TREATMENT AREAS:	17,826 SF (24.3%)

ONSITE TREATMENT SUMMARY (LID)

DMA	TREATMENT TYPE	SIZING METHOD	TOTAL DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF) (IMPERVIOUS + PERVIOUS X 0.1)	REQUIRED BIORETENTION AREA (SF)	PROVIDED BIORETENTION AREA (SF)
1	RAISED FLOW THROUGH BIO PLANTER	COMBO	17,826	17,826	0	17,826	713	1,188
			17,826	17,826	0	17,826	713	1,188

ONSITE TREATMENT SUMMARY (MEDIA FILTER)

DMA	TREATMENT TYPE	SIZING METHOD	TOTAL DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (A) (SF) (IMPERVIOUS + PERVIOUS X 0.1)	COMPOSITE C VALUE (C)	INTENSITY (I) (IN/HR)	MIN REQUIRED TREATMENT FLOW (CxIxA) (CFS)
2	MEDIA FILTER	FLOW	55,544	41,998	13,546	43,353	0.9	0.2	0.179
			55,544	41,998	13,546	43,353	–	–	–

OFFSITE TREATMENT SUMMARY (LID)

DMA	TREATMENT TYPE	SIZING METHOD	TOTAL DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF) (IMPERVIOUS + PERVIOUS X 0.1)	REQUIRED BIORETENTION AREA (SF)	PROVIDED BIORETENTION AREA (SF)
3	BR-3	COMBO	7,855	5,350	2,505	5,601	224	224
			7,855	5,350	2,505	5,601	224	224

NOTES:

1. ROOF DRAINAGE TO BE CONFIRMED BY ARCHITECT.
2. EXISTING UTILITY INFORMATION IS BASED ON AVAILABLE AS-BUILTS, BASE MAPS AND GOOGLE STREET VIEW. UTILITIES HAVE NOT BEEN FIELD VERIFIED.
3. EXISTING STORMDRAIN STRUCTURES AND POINT OF CONNECTION TO BE CONFIRMED TO DETERMINE ROUTING OF STORM DRAIN.

PRELIMINARY SWMP

220 WEST 20TH AVENUE

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