SHEET INDEX

G 0.00	TITLE PAGE
G 0.01	(E) SITE PLAN AND PHOTOS
G 0.02	(N) SITE PLAN OVER SATELLITE IMAGE
G 0.03	SHADOW STUDIES - OVERALL
G 0.04	SHADOW STUDIES - 2ND FLOOR OPEN SPACE
G 0.05	SHADOW STUDIES - 6TH FLOOR OPEN SPACE
G 0.06	MATERIAL PALETTE
G 0.07	ODS DIAGRAMS
G 0.08	ODS DIAGRAMS
9	
T-1	PRELIMINARY BOUNDARY AND TOPOGRAPHIC SURVEY MAP
TS-1	ALTA / NSPS LAND TITLE SURVEY
TS-2	ALTA / NSPS LAND TITLE SURVEY
3	
C 1.0	TITLE SHEET
C 2.0	EXISTING CONDITIONS
C 3.0	VESTING TENTATIVE MAP
C 4.0	PRELIMINARY SITE PLAN
C 5.0	PRELIMINARY GRADING PLAN
C 6.0	PRELIMINARY UTILITY PLAN
C 7.0	PRELIMINARY STORMWATER CONTROL PLAN
7	
1 OF 2	FIRE TRUCK TURNING EXHIBIT
2 OF 2	FIRE TRUCK TURNING EXHIBIT
2	
SLPM	FOOTCANDLES CALCULATED AT GRADE (STREET LIGHTING PHOTOMETRIC PLAN)
1	
L-101A	LANDSCAPE PLAN LEVEL 1A
L-101B	LANDSCAPE PLAN LEVEL 1B
L-102	LANDSCAPE PLAN LEVEL 2
L-106	LANDSCAPE PLAN LEVEL 6
L-112	PARKCREDIT EXHIBIT LEVEL 2
L-116	PARKCREDIT EXHIBIT LEVEL 6
L-151A	PLANTING PLAN LEVEL 1A
L-151B	PLANTING PLAN LEVEL 1B
L-152	PLANTING PLAN LEVEL 2
L-156	PLANTING PLAN LEVEL 6
L-157	PLANT PALETTE
L-158	PLANT PALETTE
L-159	WUCOLS REQUIREMENT
L-301	SITE SECTIONS
14	
A 0.00	CODE ANALYSIS
A 0.01	FAR AND LOT COVERAGE
A 0.02	AREA PLANS
A 0.03	OCCUPANCY AND EGRESS ANALYSIS
A 0.04	FIRE SEPARATION DIAGRAMS
A 0.05	AREA OF EXTERIOR WALL OPENINGS BASED ON FSD
A 2.00	SITE PLAN
A 2.0B	BASEMENT FLOOR PLAN
A 2.01	1ST FLOOR PLAN
A 2.02	2ND FLOOR PLAN
A 2.03	3RD FLOOR PLAN
A 2.04	4TH FLOOR PLAN
A 2.05	5TH FLOOR PLAN
A 2.06	6TH FLOOR PLAN
A 2.07	ROOF PLAN
A 3.00	BUILDING ELEVATIONS
A 3.01	BUILDING ELEVATIONS
A 3.02	BUILDING ELEVATIONS
A 3.50	LONGITUDINAL SECTIONS
A 3.60	TRANSVERSE SECTIONS
A 6.40	UNIT TYPES - ALL
A 6.50	UNIT TYPES S AND UA
A 6.51	UNIT TYPES UB AND UC
A 6.52	UNIT TYPES 1A1 AND 1A2
A 6.53	UNIT TYPES 1A3 AND 1B1
A 6.54	UNIT TYPES 1C1 AND 1C2
A 6.55	UNIT TYPES 1C3 AND 1C4
A 6.56	UNIT TYPES 2A1 AND 2A2
A 6.57	UNIT TYPES 2A3 AND 2B1
A 6.58	UNIT TYPES 2B2 AND 2B3
A 6.59	UNIT TYPES 2C1 AND 2C2
A 6.60	UNIT TYPES 2C3 AND 2C4
A 6.61	UNIT TYPES 2D AND 2E
A 6.62	UNIT TYPES 2F AND 2G
A 6.63	UNIT TYPES 2H AND 3A
A 6.B1	BATH TYPES 1 AND 2
A 6.K1	KITCHEN TYPES 1 AND 2
A 8.00	EXTERIOR DOOR AND WINDOW KEY PLANS
A 8.01	EXTERIOR WINDOW SCHEDULE
A 8.02	EXTERIOR DOOR SCHEDULE
A 8.03	EXTERIOR STOREFRONT SCHEDULE
A 9.00	AXONOMETRIC VIEWS
A 9.01	PROJECT VISUALIZATION
A 9.02	PROJECT VISUALIZATION
A 9.03	PROJECT VISUALIZATION
A 9.04	PROJECT VISUALIZATION
A 9.05	PROJECT VISUALIZATION
A 9.06	PROJECT VISUALIZATION
A 9.07	LANDSCAPE VISUALIZATION
A 9.08	LANDSCAPE VISUALIZATION
50	
PK 2.00B	1ST LEVEL PARKING
PK 2.01	BASEMENT LEVEL PARKING
2	
BK 2.00	BIKE PARKING INFORMATION
1	
TR0.1	1ST FLOOR PLAN
TR0.2	2ND FLOOR PLAN
TR1.0	TRASH COLLECTION AREA
TR 2.0	CHUTE DETAILS
4	

TOTAL NUMBER OF SHEETS: 93

BUILDING AREA DATA

AREAS BY FLOOR	GROSS	RESIDENTIAL	AMENITY	UTILITY	PARKING	CIRCULATION
BASEMENT	49804 SF			1478 SF	47240 SF	1086 SF
1ST FLOOR	48780 SF	11371 SF	5260 SF	3855 SF	24903 SF	3391 SF
2ND FLOOR	31265 SF	26146 SF	1983 SF	181 SF		2955 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	28825 SF	24878 SF	835 SF	196 SF		2916 SF
TOTALS	257464 SF	152265 SF	8077 SF	6253 SF	72143 SF	18726 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%	24925 SF	16%	674 SF	590 ... 838	37
1 BEDROOM	79	43.6%	60488 SF	40%	766 SF	582 ... 918	79
2 BEDROOM	52	28.7%	55610 SF	37%	1069 SF	814 ... 1427	104
3 BEDROOM	4	2.2%	5975 SF	4%	1494 SF	1491 ... 1500	12
TOTALS	181	100.0%	152265 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

ACCESSIBLE PARKING STALLS:	8
TANDEM PARKING SPACES:	4
COMPACT STALLS:	66
STANDARD STALLS:	104
TOTAL CAR PARKING SPACES:	182

(SEE SHEETS PK 2.0B AND PK 2.01 FOR RESIDENTIAL PARKING BREAKDOWN)

MOTORCYCLE PARKING TO BE DETERMINED

BICYCLE PARKING - 196 SPACES IN SECURE BIKE ROOM ON 1ST FLOOR

BUILDING DATA

CONSTRUCTION TYPE:	IIIA / IA
OCCUPANCY TYPE:	R-2, S-2, U
BUILDING AREA:	257,464 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
PROPOSED EXISTING UNITS TO REMAIN:	0
PROPOSED EXISTING UNITS REMOVED:	2 (R-3), 2 (B)

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:	E2-1.5
LAND USE:	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:	4.79%
LOT COVERAGE:	91.79%
PERMITTED HEIGHT:	PER 2040 GENERAL PLAN
PROPOSED HEIGHT:	75' - 11-1/2"

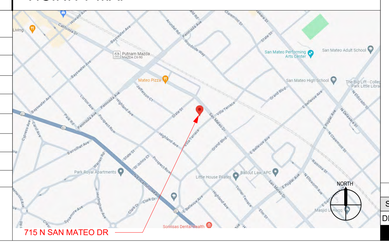
LANDSCAPE AND OUTDOOR LIVING

TOTAL LANDSCAPE AREA:	12,859 SF
TOTAL OUTDOOR LIVING AREA: (SEE AREA PLANS FOR ANALYSIS)	27,483 SF

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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GEOFFREY SCOTT GIBSON
NOT FOR CONSTRUCTION
10.31.2025
RENEWAL DATE
STATE OF CALIFORNIA

715 N SAN MATEO DR

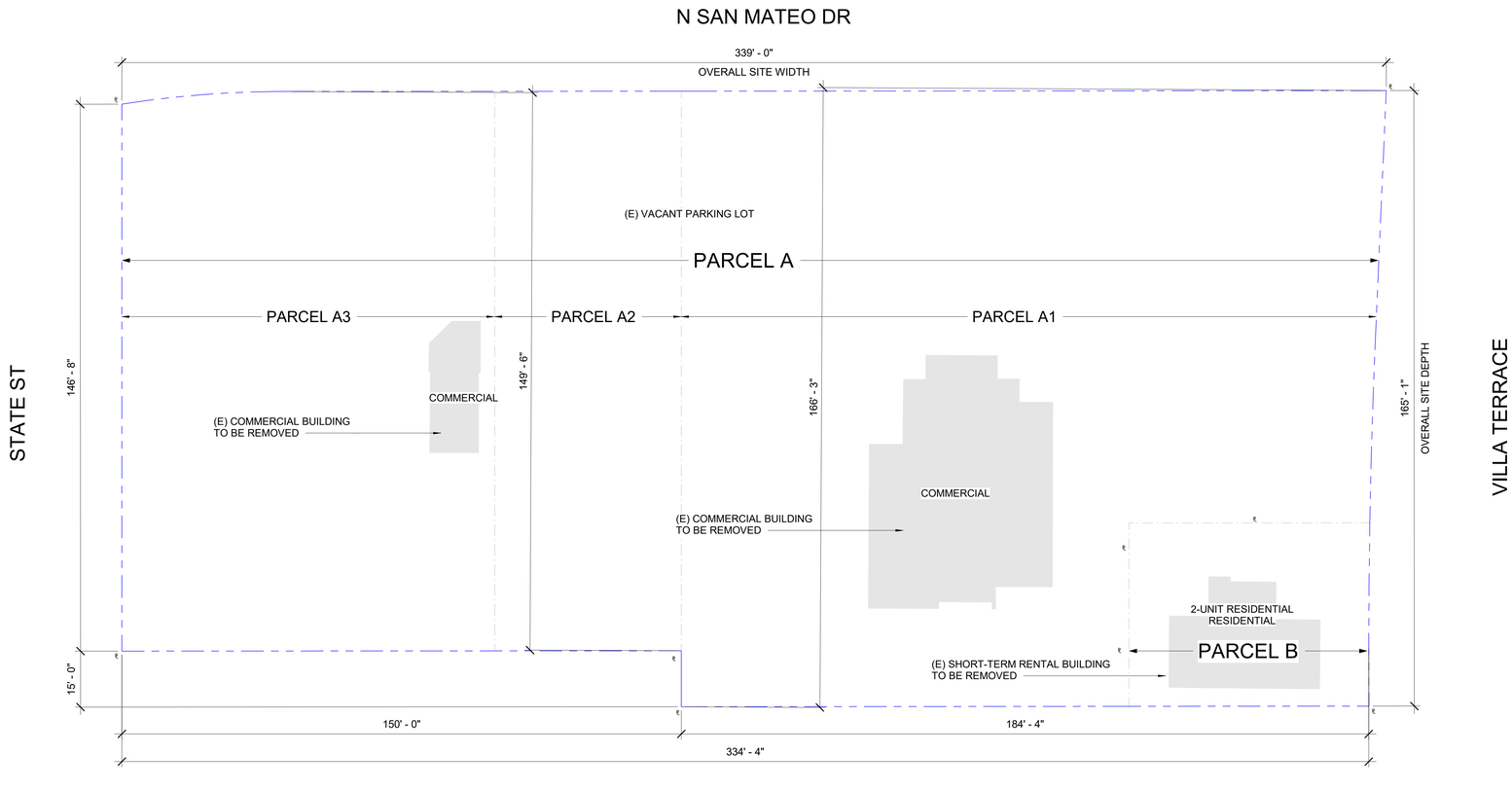
715 N San Mateo Drive, San Mateo, CA 94401

DESIGN REVIEW
RESUBMITTAL #1

TITLE PAGE

G 0.00

DATE	07.10.2025
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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STATE OF CALIFORNIA

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715 N San Mateo Drive, San Mateo, CA 94401

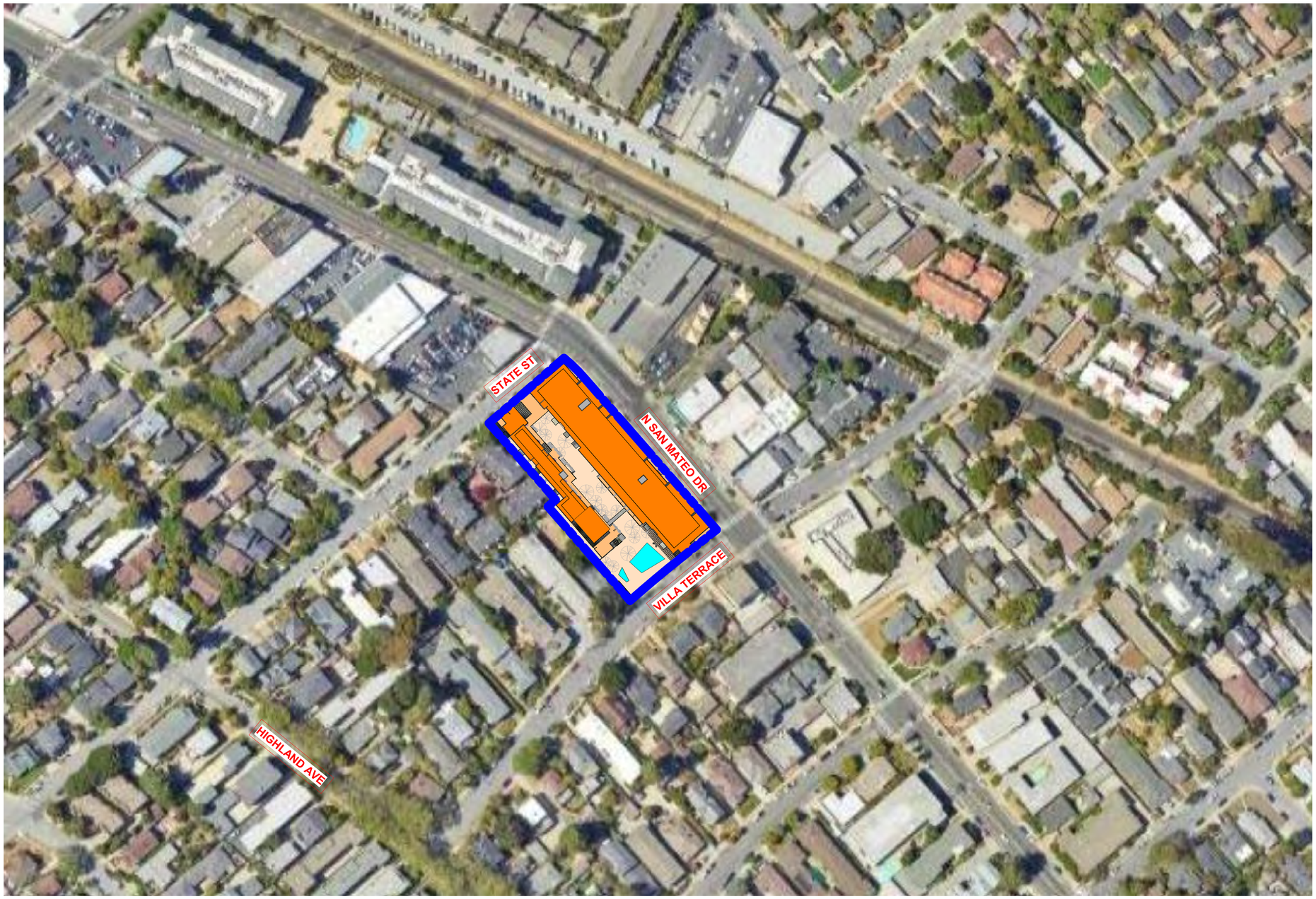
DESIGN REVIEW

(E) SITE PLAN AND PHOTOS

NORTH
PROJECT NORTH

G 0.01

DATE	07.10.2025
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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10.31.2025
RENEWAL DATE
STATE OF CALIFORNIA

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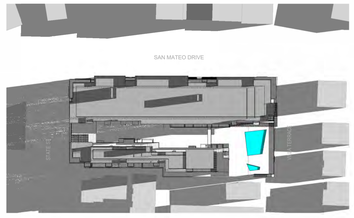
DESIGN REVIEW

(N) SITE PLAN OVER SATELLITE IMAGE

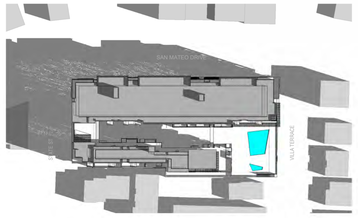
NORTH

G 0.02

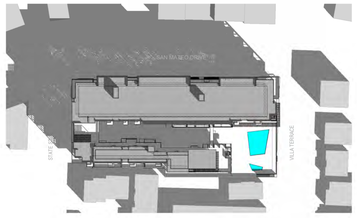
DATE	07.10.2025
SCALE	As indicated
DRAWN	NW, FK, MR, LP
	2403



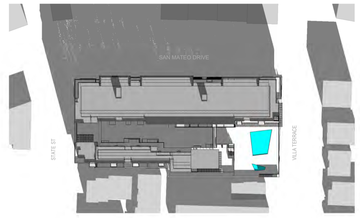
1 WINTER SOLSTICE - 9AM



2 WINTER SOLSTICE - 11AM

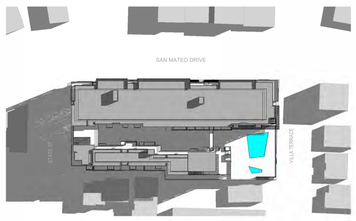


3 WINTER SOLSTICE - 1PM

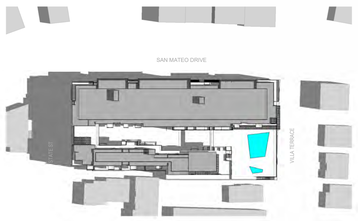


4 WINTER SOLSTICE - 3PM

5 WINTER SOLSTICE - 5PM



6 SPRING/FALL EQUINOX - 9AM



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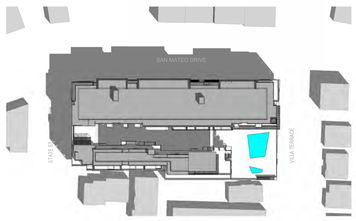

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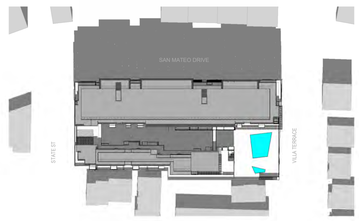

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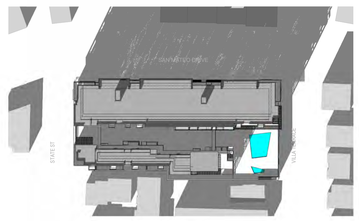
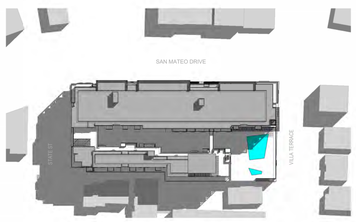
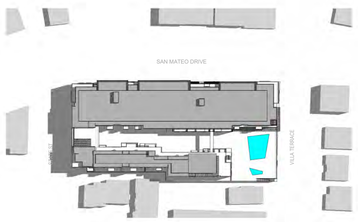


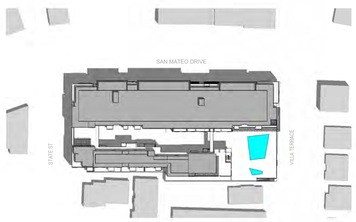
10 SPRING/FALL EQUINOX - 5PM



11 SUMMER SOLSTICE - 9AM



12 SUMMER SOLSTICE - 11AM



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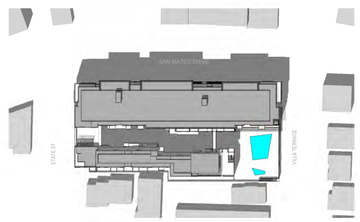
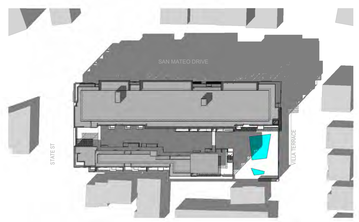


14 SUMMER SOLSTICE - 3PM



15 SUMMER SOLSTICE - 5PM

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DESIGN REVIEW

SHADOW STUDIES - OVERALL

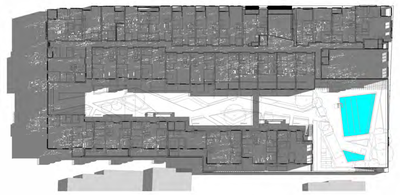
NORTH
PROJECT NORTH

G 0.03

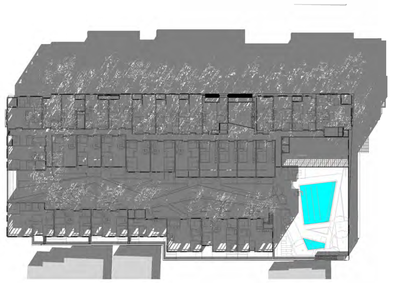
DATE	07.10.2025
SCALE	
DRAWN	NW, FK, MR, LP
	2403

SUMMER SOLSTICE (JUNE 20)
11AM - 5PM

SUN/SHADE AT 2ND FLOOR



SUMMER SOLSTICE - 11AM - COURTYARD

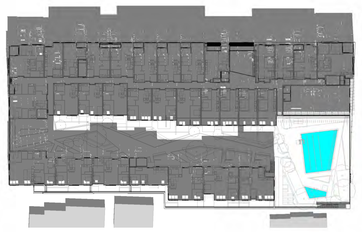


SUMMER SOLSTICE - 4PM - COURTYARD

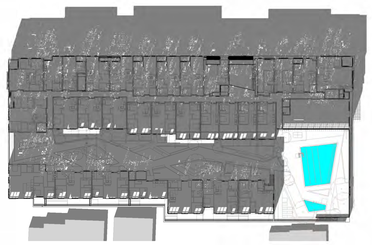
SUMMER SOLSTICE - 12PM - COURTYARD

SUMMER SOLSTICE - 5PM - COURTYARD

SUMMER SOLSTICE - 1PM - COURTYARD



SUMMER SOLSTICE - 2PM - COURTYARD

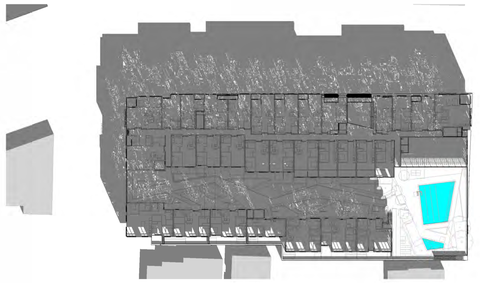


SUMMER SOLSTICE - 3PM - COURTYARD

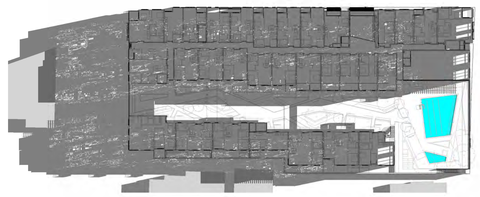
MARCH EQUINOX (MAR 20)/SEPTEMBER EQUINOX (SEP 22)
9AM - 5PM

SUN/SHADE AT 2ND FLOOR

MAR/SEP EQUINOX - 9AM - COURTYARD



MAR/SEP EQUINOX - 2PM - COURTYARD



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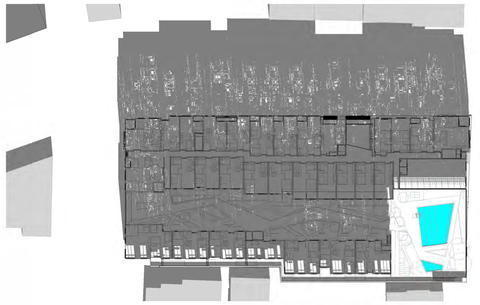

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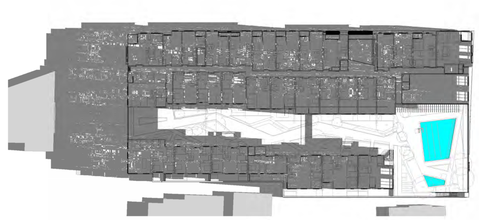

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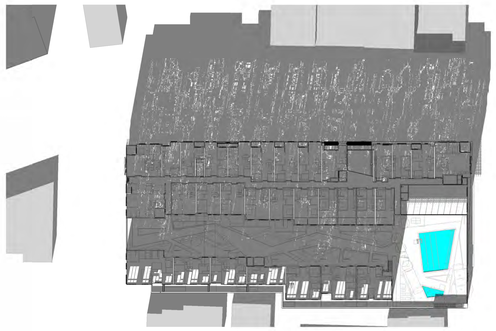

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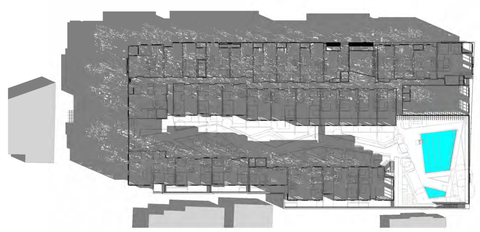

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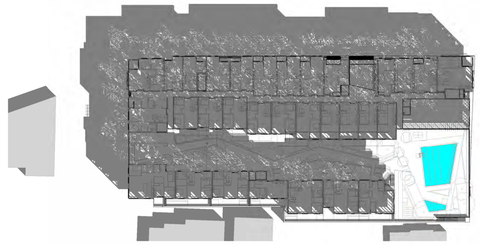
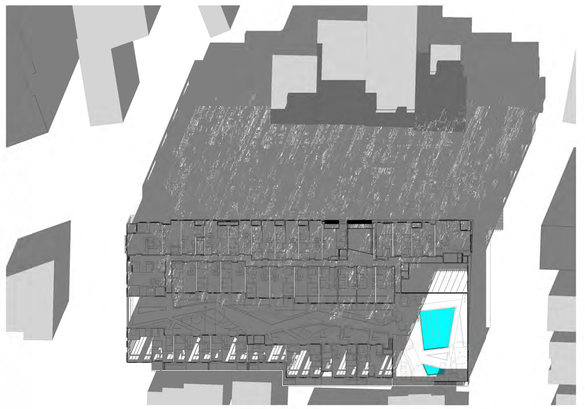


MAR/SEP EQUINOX - 1PM - COURTYARD



MAR/SEP EQUINOX - 5PM - COURTYARD

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DESIGN REVIEW

SHADOW STUDIES - 2ND FLOOR OPEN SPACE

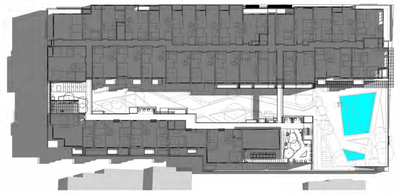
NORTH
PROJECT NORTH

G 0.04

DATE	07.10.2025
SCALE	
DRAWN	NW, FK, MR, LP
	2403

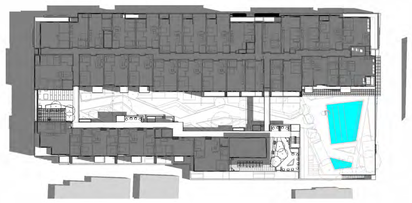
SUMMER SOLSTICE (JUNE 20)
11AM - 5PM

SUN/SHADE AT 6TH FLOOR



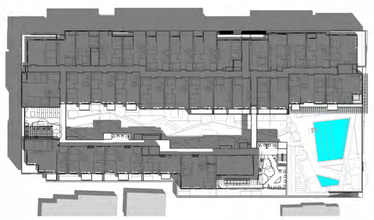
SUMMER SOLSTICE - 11AM

SUMMER SOLSTICE - 4PM

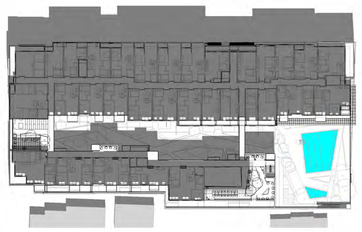


SUMMER SOLSTICE - 12PM

SUMMER SOLSTICE - 5PM



SUMMER SOLSTICE - 1PM

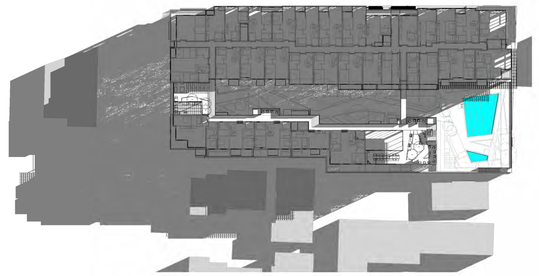


SUMMER SOLSTICE - 2PM

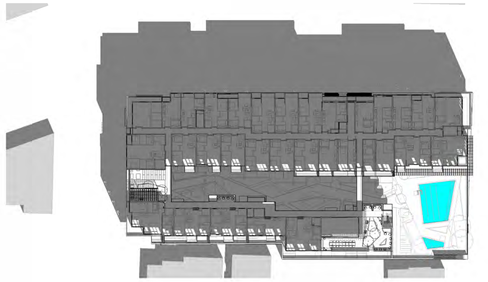
SUMMER SOLSTICE - 3PM

MARCH EQUINOX (MAR 20)/SEPTEMBER EQUINOX (SEP 22)
9AM - 5PM

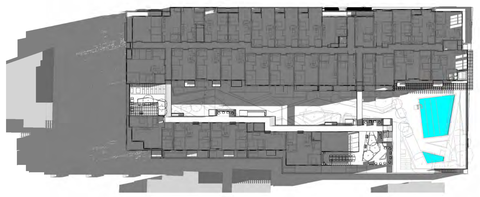
SUN/SHADE AT 6TH FLOOR



MAR/SEP EQUINOX - 9AM

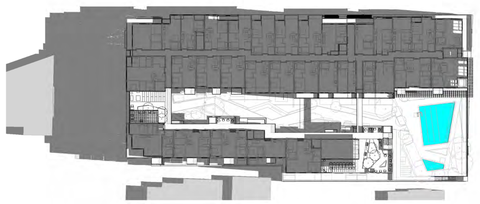


MAR/SEP EQUINOX - 2PM



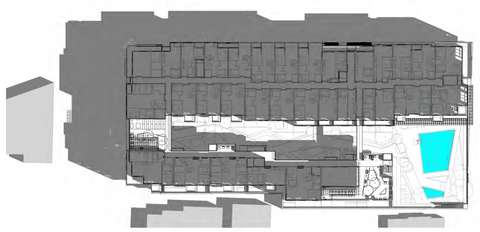
MAR/SEP EQUINOX - 10AM

MAR/SEP EQUINOX - 3PM



MAR/SEP EQUINOX - 11AM

MAR/SEP EQUINOX - 4PM



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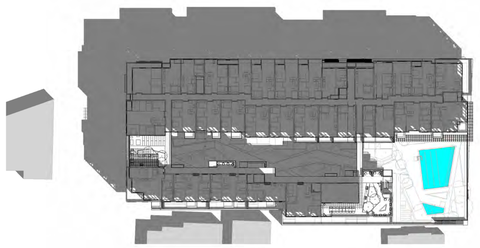
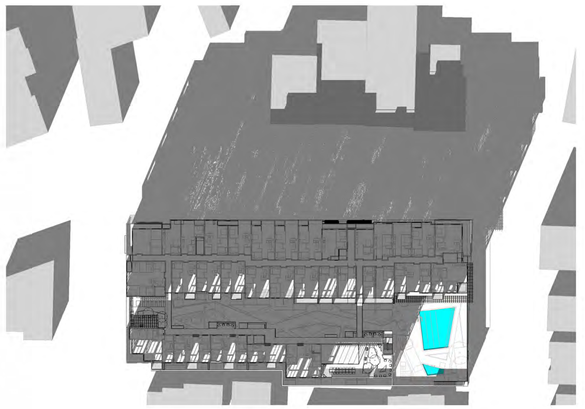


MAR/SEP EQUINOX - 1PM



MAR/SEP EQUINOX - 5PM

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SHADOW STUDIES - 6TH FLOOR OPEN SPACE

NORTH
PROJECT NORTH

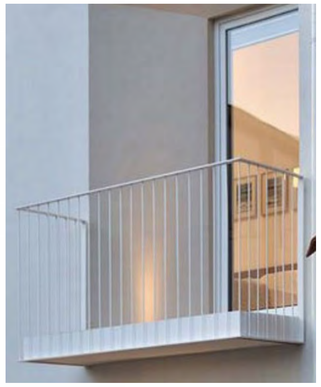
G 0.05

DATE	07.10.2025
SCALE	
DRAWN	NW, FK, MR, LP
	2403

1 STUCCO

2 THIN BRICK CLADDING

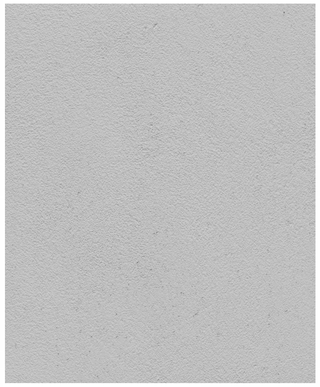
3 WOOD APPEARANCE CLADDING



4 GALVANIZED & PAINTED STEEL RAILINGS

5 PERFORATED CLADDING

6 VINYL RESIDENTIAL WINDOW & DOOR SYSTEMS

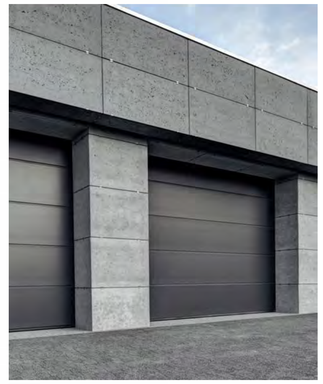


7 STUCCO

8 THIN BRICK CLADDING

9 GALVANIZED & PAINTED STEEL RAILINGS

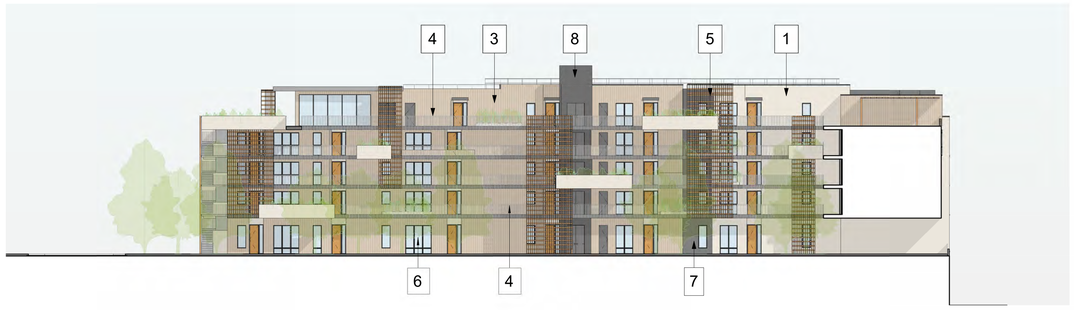
10 BIRD-SAFE GLASS RAILING/WINDSCREEN



11 COMMERCIAL GARAGE DOORS

12 COMMERCIAL STOREFRONT SYSTEMS

NORTH ELEVATION - MATERIAL PALETTE
3/64" = 1'-0"



EAST ELEVATION - COURTYARD - MATERIAL PALETTE
3/64" = 1'-0"

SOUTH ELEVATION - MATERIAL PALETTE
3/64" = 1'-0"

EAST ELEVATION - MATERIAL PALETTE
3/64" = 1'-0"

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DESIGN REVIEW

MATERIAL PALETTE

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DRAWN	NW, FK, MR, LP
	2403

4.1.2 ARTICULATION DETAILS

CITY OF SAN MATEO | OBJECTIVE DESIGN STANDARDS

The following façade articulations shall be a minimum depth of twelve (12) inches. These shall be in addition to requirements for wall plane and massing breaks identified below for each building type. For low-rise and mid-rise buildings, at least two (2) of the following shall be provided. For high-rise buildings, at least three (3) of the following shall be provided:

A. Architectural projections such as roof eaves, overhangs, cornices, pergolas, or metal, wood, or glass awnings

B. Balconies per unit

C. Box or bay windows per unit

D. Window recesses and edges, including mouldings and reveals with at least three (3)-inch depth

E. Projecting or recessed rooms or units for a minimum of ten (10) percent of the units along the building façade for low-rise development or a minimum of thirty (30) percent of the units for mid and high-rise development

F. Horizontal mouldings that are at least three (3) inches minimum

Figure 19: A low-rise development with at least four different façade articulations (Section 4.1.2)

LEGEND

A. ARCHITECTURAL PROJECTSIONS NOTED IN PURPLE

E. RECESSED ROOMS NOTED IN ELEVATION AND TYP. FLOOR PLANS:

RECESSED ROOM

UNIT DEMISING WALL

SUMMARY - % OF UNITS WITH RECESSED ROOMS

N SAN MATEO (EAST) FACADE
60% / 48 UNITS

VILLA TERRACE (SOUTH) FACADE
38.5% / 5 UNITS

STATE ST (NORTH) FACADE
50% / **9 UNITS**

TYPICAL FLOOR PLAN - EAST ELEVATION
1" = 20'-0"

N SAN MATEO (EAST) ELEVATION - RECESSED ROOMS
1" = 20'-0"

1ST FLOOR PLAN - EAST ELEVATION
1" = 20'-0"

STATE ST (NORTH) FACADE

18 TOTAL UNITS

9 UNITS WITH RECESSED ROOM/ROOM

50% OF UNITS WITH RECESSED ROOM/ROOMS

N SAN MATEO (EAST) FACADE

80 TOTAL UNITS

48 UNITS WITH RECESSED ROOM/ROOMS

60% OF UNITS WITH RECESSED ROOM/ROOMS

VILLA TERRACE (SOUTH) FACADE

13 TOTAL UNITS

5 UNITS WITH RECESSED ROOM/ROOMS

38.5% OF UNITS WITH RECESSED ROOM/ROOMS

STATE ST (NORTH) ELEVATION - RECESSED ROOMS
1" = 20'-0"

VILLA TERRACE (SOUTH) ELEVATION - RECESSED ROOMS
1" = 20'-0"

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4.1.3 BUILDING MATERIALS & COLOR

CITY OF SAN MATEO | OBJECTIVE DESIGN STANDARDS

Buildings shall not be monochromatic in color scheme and use of materials. The following approaches shall be used:

A. A combination of at least three (3) different colors and/or materials shall be used on each building elevation, inclusive of trim. For example, the combination could be two (2) different colors and one (1) different material. No more than six (6) colors and/or materials may be utilized on each building elevation. Public art or murals shall not contribute to minimum or maximum colors and/or materials.

B. Each color or material excluding trim shall constitute at least ten (10) percent of the building façade.

C. A change in color or material shall be characterized by a minimum six (6)-inch offset from the adjacent building plane, or architectural element such as moldings or bandings shall be used to create the offset.

D. Change of materials (for example, stucco to brick, etc.) including veneers shall not end at an outside exterior corner.

Figure 20: A mid-rise building with different colors and materials on the building façade to avoid a monochromatic color scheme and use of materials. (Section 4.1.3)

LEGEND

CREAM STUCCO

GREY STUCCO

CREAM THIN BRICK CLADDING

GREY THIN BRICK CLADDING

WOOD APPEARANCE CLADDING

N SAN MATEO (EAST) ELEVATION - MATERIAL & COLOR
1" = 30'-0"

VILLA TERRACE (SOUTH) ELEVATION - MATERIAL AND COLOR
1" = 30'-0"

STATE ST (NORTH) ELEVATION - MATERIAL & COLOR
1" = 30'-0"

4.1.6 MASSING BREAKS - MID-RISE BUILDINGS

CITY OF SAN MATEO | OBJECTIVE DESIGN STANDARDS

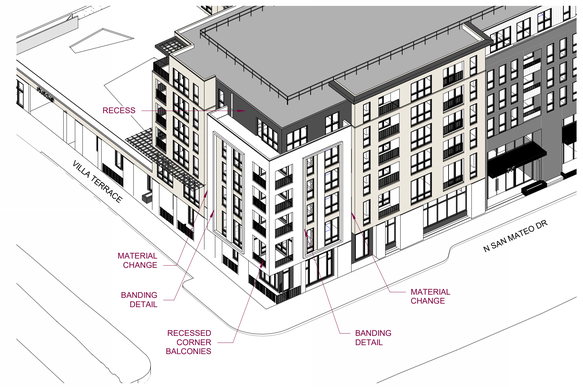
C. **Building Corner Treatment.** At the intersection of two (2) primary streets or a primary and secondary street, building corners shall incorporate at least one (1) of the following:

1. A corner cut of at least ten (10) feet at the base of the building
2. A tower element which extends between three (3) to six (6) feet in height from the building ridge
3. Special treatment of either different exterior materials, paint colors, recesses, or projections relative to the adjacent units, or combination of these features
4. An architectural element such as a cupola, quoin treatment, rooftop sculpture, or spire based on the architectural design of the overall structure

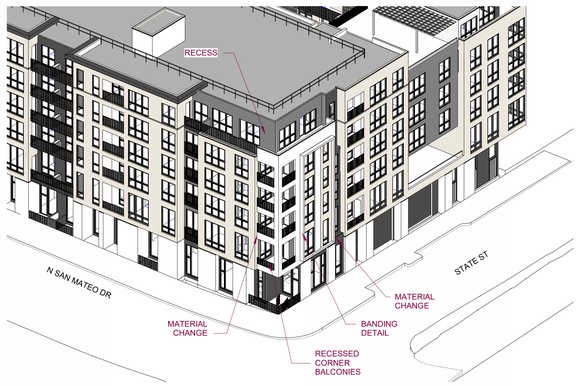
Figure 29: Examples of massing breaks in mid-rise buildings (Section 4.1.6.C)

LEGEND

3. SPECIAL TREATMENTS AT BUILDING CORNER NOTED IN PURPLE



VILLA TERRACE & N SAN MATEO DR - NE AXON



STATE ST & N SAN MATEO DR - NW AXON

4.1.6 MASSING BREAKS - MID-RISE BUILDINGS

CITY OF SAN MATEO | OBJECTIVE DESIGN STANDARDS

8. **Wall Planes.** At least one (1) of the following wall plane treatments shall be incorporated into the building design as described below.

1. Horizontal Wall Plane Breaks.

a. Along all building frontages, a wall plane offset shall occur at least every twenty (20) to forty (40) feet of horizontal building length, with the offset being a minimum of two (2) feet in depth and five (5) feet in length.

b. The horizontal wall plane offset/break shall follow the rule of thirds described in subsection 4.1.4.

2. Vertical Wall Plane Breaks. A change in the depth of the wall plane shall occur along the height of all building facades, unless stated otherwise. This shall be accomplished by incorporating at least one (1) of the following:

a. Roof cornice on the top floor.

b. A stepback or projection of a minimum of five (5) feet in depth between the base and the body of the building, meaning the body can be recessed or projected relative to the base. Along the primary and secondary frontages, projections from the base may occur on all stories above the base. No wall plane shall extend into the required setback or public right-of-way.

c. A change in building material or color between the base and body characterized by a twelve (12)-inch minimum offset from the surrounding building wall.

d. A minimum ten (10)-foot stepback immediately above the building base or for the top floor along all building facades facing a right-of-way.

3. Flat Plane Variation

a. For every twenty (20) to forty (40) feet of horizontal street frontage, the building façade design shall change in detailing to create distinct building segments. This change in detailing shall include at least four (4) of the following:

i. Change of materials and or color(s)

ii. Differing window size (twenty [20] percent or greater difference in height or width)

iii. Change in windows treatments (including trim, type of window, sills, shutters, mullions)

iv. Inclusion, or change, of cornices

v. Inclusion, or change, of columns or pilasters

vi. Inclusion, or exclusion, of balconies

vii. Inclusion, or change, of horizontal banding (i.e., transition from simple band to frieze and cornice etc.) to break up the structure's massing

viii. Wall plane offset (minimum eighteen [18] inches)

ix. Change in roof form or heights aligned with the building segment(s)

Figure 26: Quoin and inclusion of cornices, create distinct building segments. (Section 4.1.6.B)

LEGEND

— MAIN BUILDING SEGMENT

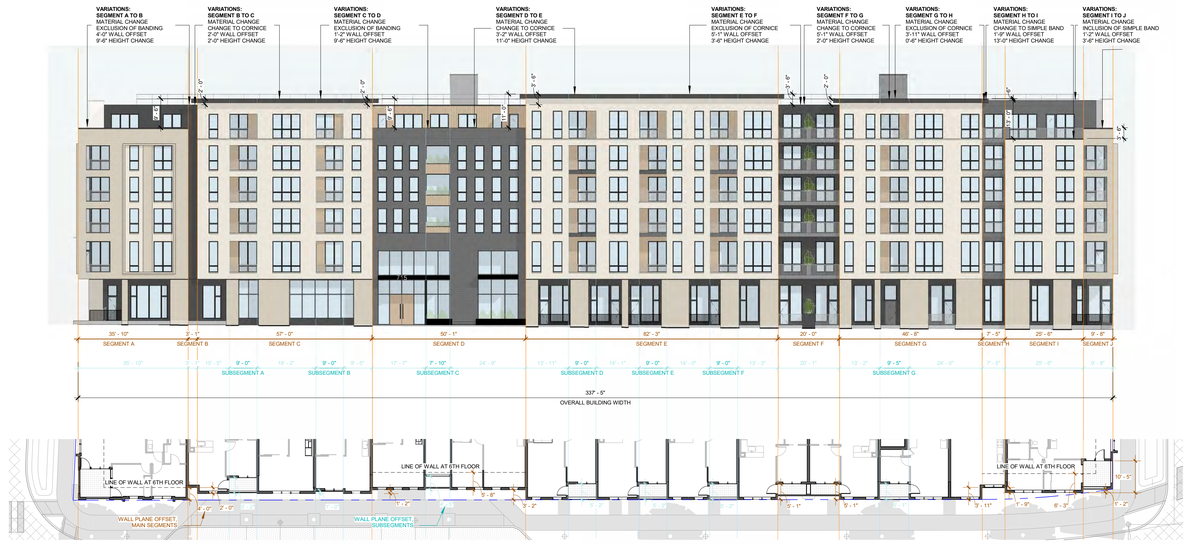
— BUILDING SUBSEGMENT
*DUE TO THE LENGTH OF EAST FACADE (337' - 5") SUBSEGMENTS ARE INTRODUCED TO FURTHER ARTICULATE MAIN BUILDING SEGMENTS

SUMMARY

N SAN MATEO (EAST) FACADE
10 MAIN SEGMENTS OVER 337' - 5"
33'- 9" AVERAGE MAIN SEGMENT LENGTH

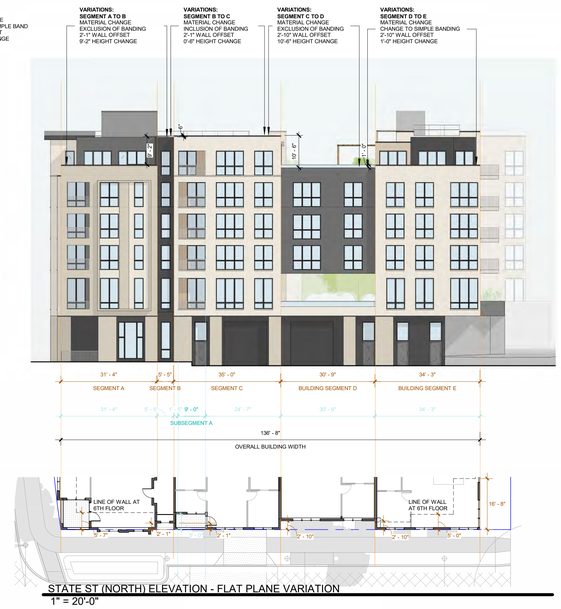
VILLA TERRACE (SOUTH) FACADE
6 MAIN SEGMENTS OVER 122' - 2"
20'- 4" AVERAGE MAIN SEGMENT LENGTH

STATE ST (NORTH) FACADE
5 MAIN SEGMENTS OVER 136' - 8"
26'- 9" AVERAGE MAIN SEGMENT LENGTH



N SAN MATEO (EAST) ELEVATION - FLAT PLANE VARIATION
1" = 20'-0"

VILLA TERRACE (SOUTH) ELEVATION - FLAT PLANE VARIATION
1" = 20'-0"



STATE ST (NORTH) ELEVATION - FLAT PLANE VARIATION
1" = 20'-0"

WEST (REAR) ELEVATION
1" = 20'-0"

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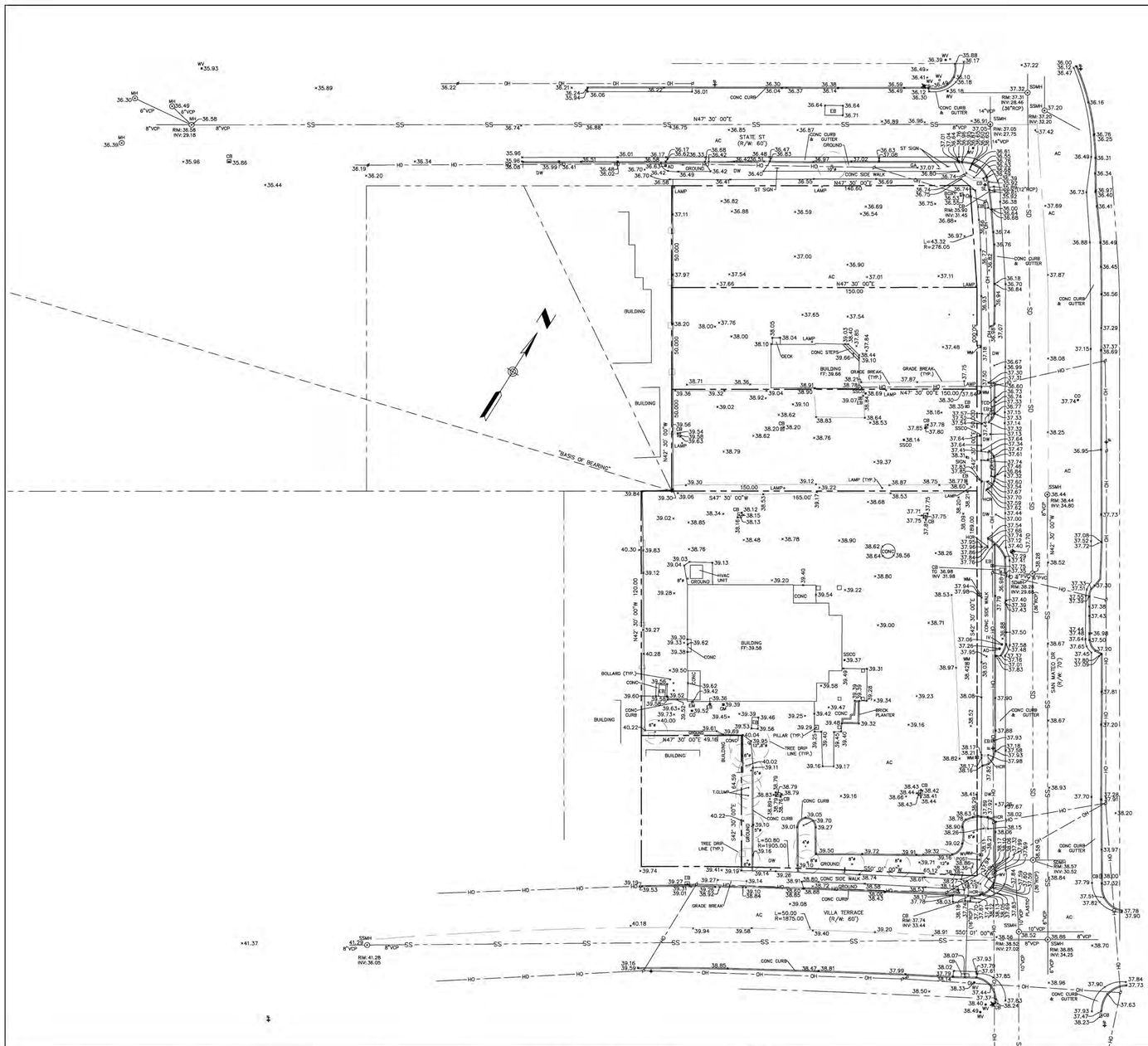


LEGEND

PROPERTY LINE		AC	ASPHALT
EXISTING LOTS		AD	AREA DRAIN
CENTERLINE		ANC	ANCHOR
EASEMENT LINE		BSBL	BUILDING SETBACK LINE
SANITARY SEWER LINE	SS	C&G	CURB AND GUTTER
STORM DRAIN LINE	SD	CB	CATCH BASIN
OVERHEAD POWER LINE	OH	CO	CLEAN OUT
WOOD FENCE		DW	DRIVEWAY
POWER POLE		EB	ELECTRIC BOX
FIRE HYDRANT		EM	ELECTRIC METER
JOINT POLE		EP	EDGE OF PAVEMENT
SURVEY MONUMENT FOUND		FH	FIRE HYDRANT
TBM (ELEVATION)		GA	GUY ANCHOR
WATER VALVE	WV	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

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

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

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===

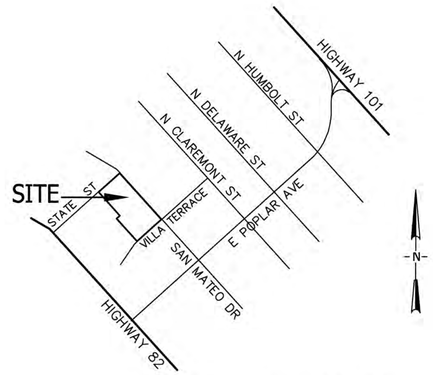
23 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. ===NOT PLOTTABLE===

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

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)

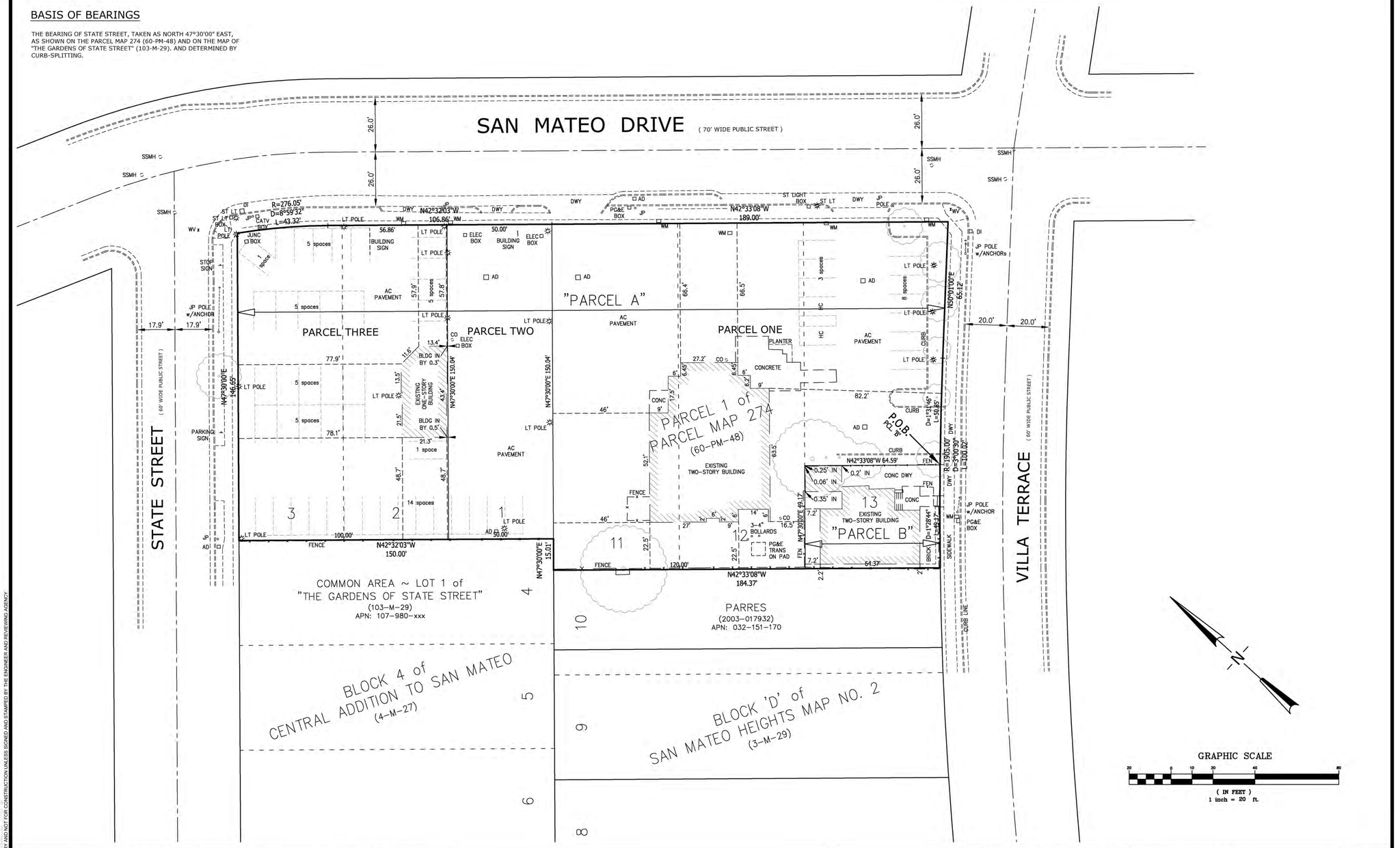
#	REVISIONS	DATE

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: EGM
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.

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

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

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.

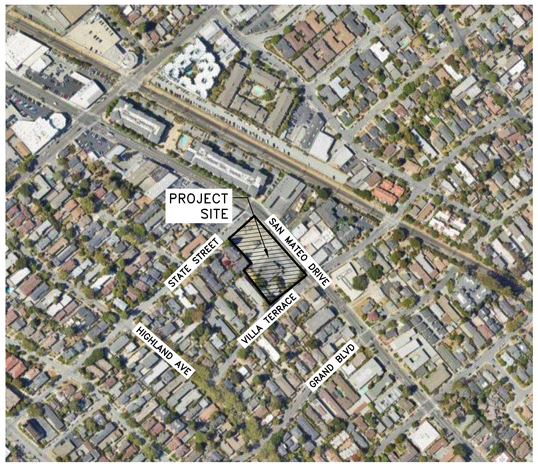
   B. EXISTING ON-SITE UTILITIES SHOWN ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON PLANS.

   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

WINDER GIBSON
architects
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planning
architecture
www.archsf.com
t: 415. 318.8634
1898 mission street
san francisco, ca 94103
BKF

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

DESIGN REVIEW

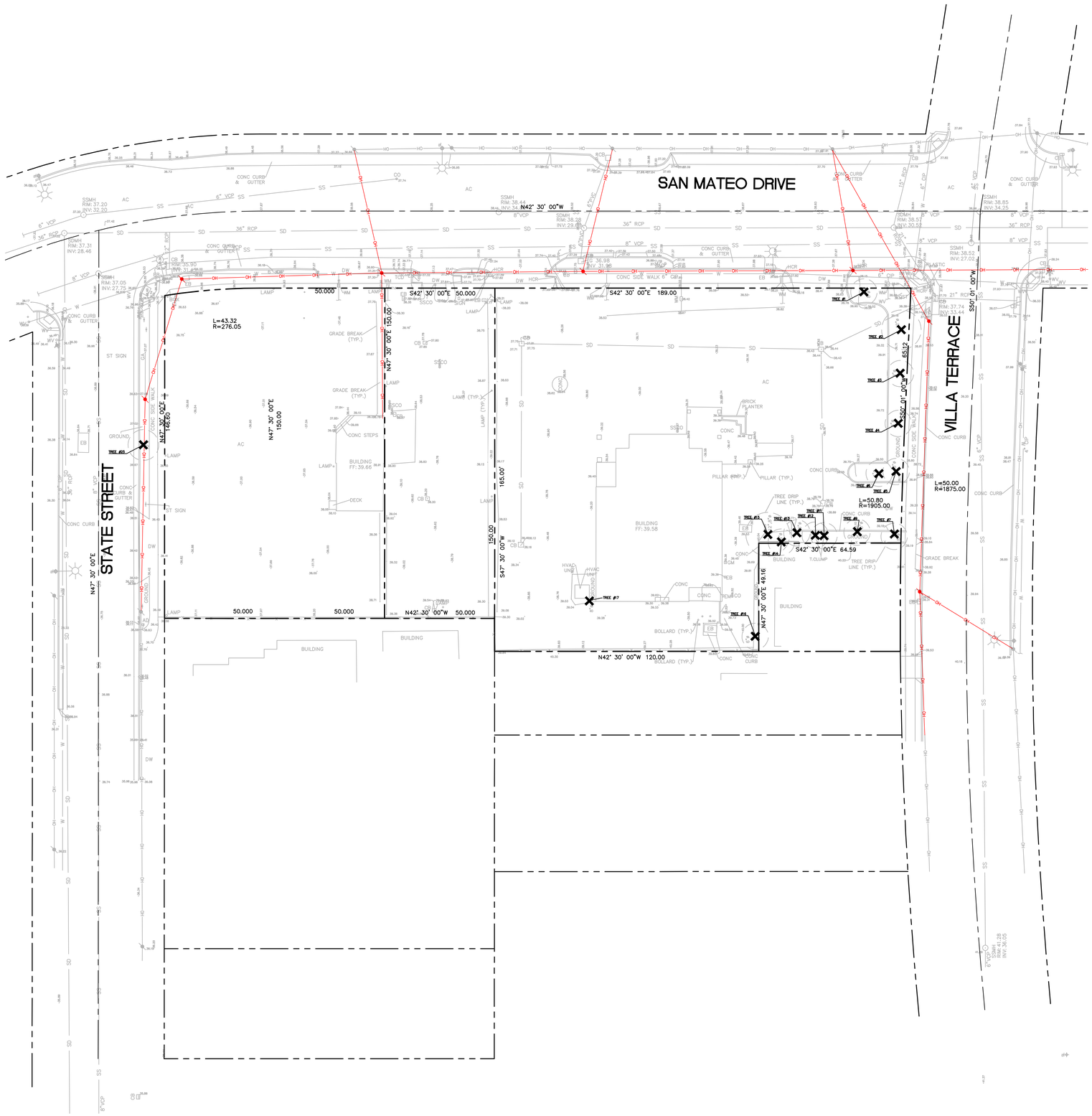
TITLE SHEET

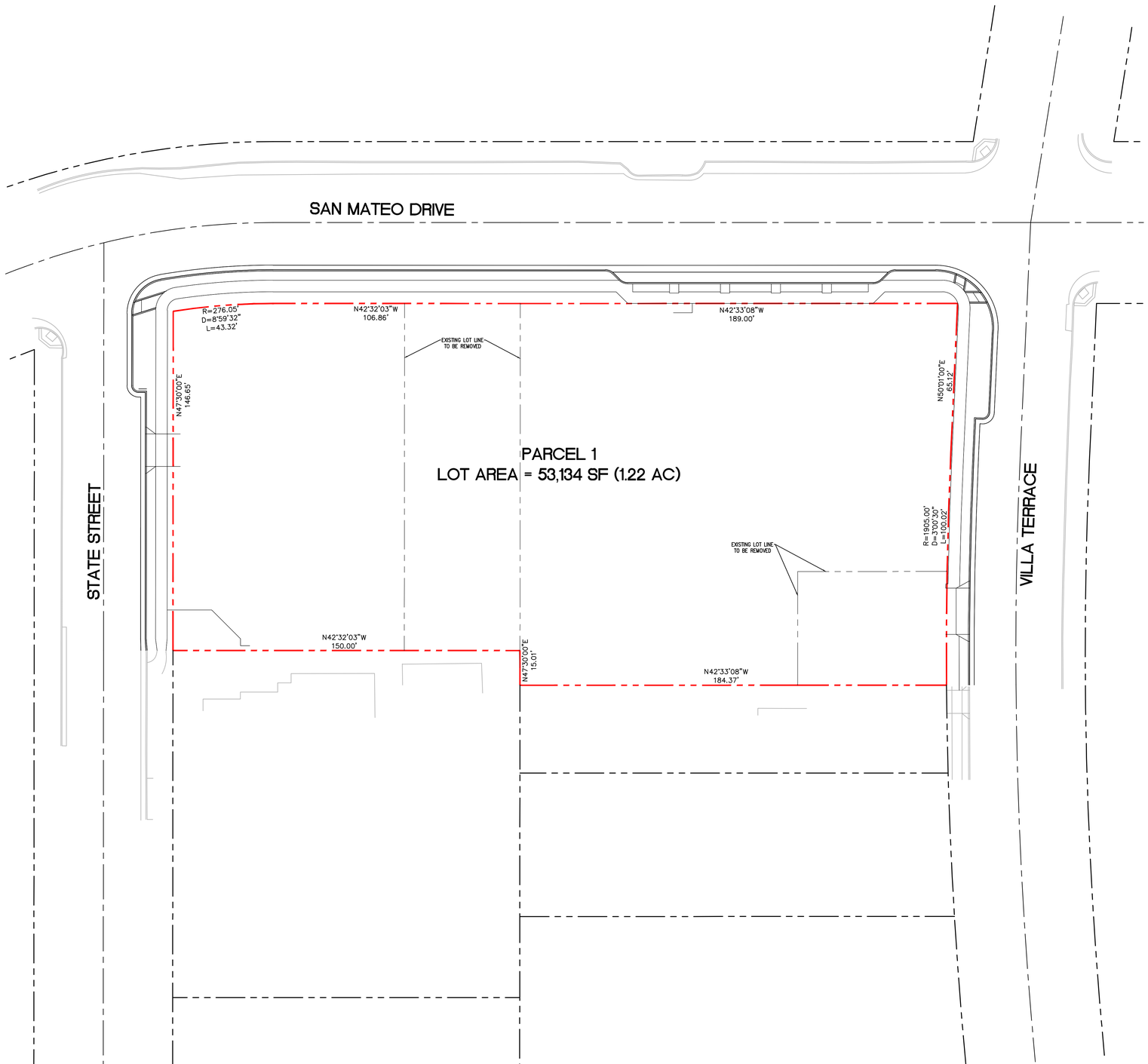
NORTH
PROJECT NORTH

C1.0

DATE	07/10/2025
DRAWN	BN
	20241881

DRAWING NAME: K:\2024\241881_715_N_San_Mateo_Dr_San_Mateo (Ford)\ENG-L\Sheets\C1 TITLE SHEET.dwg
PLOT DATE: 07-10-25 PLOTTED BY: kchristy


SAN MATEO DRIVE
STATE STREET
VILLA TERRACE
N42° 30' 00"W
S42° 30' 00"E 50.000
S42° 30' 00"E 189.00
S42° 30' 00"E 64.59
N42° 30' 00"W 120.00
N47° 30' 00"E 150.00
N47° 30' 00"E 146.66
S47° 30' 00"W 150.00
S47° 30' 00"W 165.00
S47° 30' 00"W 49.16
S50° 01' 00"W 65.12
S50° 01' 00"W
L=43.32
R=276.05
L=50.80
R=1905.00
L=50.00
R=1875.00
50.000
50.000
50.000
TREE #1
TREE #2
TREE #3
TREE #4
TREE #5
TREE #6
TREE #7
TREE #8
TREE #9
TREE #10
TREE #11
TREE #12
TREE #13
TREE #20
BUILDING
BUILDING
BUILDING
BUILDING
BUILDING
BUILDING
CONC CURB & GUTTER
CONC SIDE WALK 6"
CONC STEPS
DECK
BRICK PLANTER
PILLAR (TYP.)
TREE DRIP LINE (TYP.)
BOLLARD (TYP.)
GRADE BREAK (TYP.)
ST SIGN
GROUND
HVAC UNIT
SSMH RIM: 37.20 INV: 32.20
SSMH RIM: 37.31 INV: 28.46
SSMH RIM: 37.05 INV: 27.75
SSMH RIM: 38.44 INV: 34.39
SSMH RIM: 38.38 INV: 29.88
SSMH RIM: 38.85 INV: 34.25
SSMH RIM: 38.52 INV: 30.52
SSMH RIM: 38.52 INV: 27.02
SSMH RIM: 37.74 INV: 33.44
SSMH RIM: 37.74 INV: 34.08
SSMH RIM: 37.74 INV: 36.05
CB RIM: 36.98 INV: 31.98
CB RIM: 35.90 INV: 31.40
CB RIM: 37.74 INV: 33.74
CB RIM: 37.74 INV: 33.44
CB RIM: 37.74 INV: 34.08
8" VCP
6" VCP
36" RCP
21" RCP
6" CIP
8" VCP
6" PVC
6" SCH 40 PVC
8" VCP
8" VCP
8" VCP



LEGEND

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

WINDER GIBSON
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www.archsf.com

t: 415. 318.8634

1898 mission street
san francisco, ca 94103

BKF

REGISTERED PROFESSIONAL ENGINEER
SCOTT SCHOLTZ
PE 47813
12-31-27
CIVIL
STATE OF CALIFORNIA

715 N SAN MATEO DR

715 N San Mateo Drive, San Mateo, CA 94401

DESIGN REVIEW

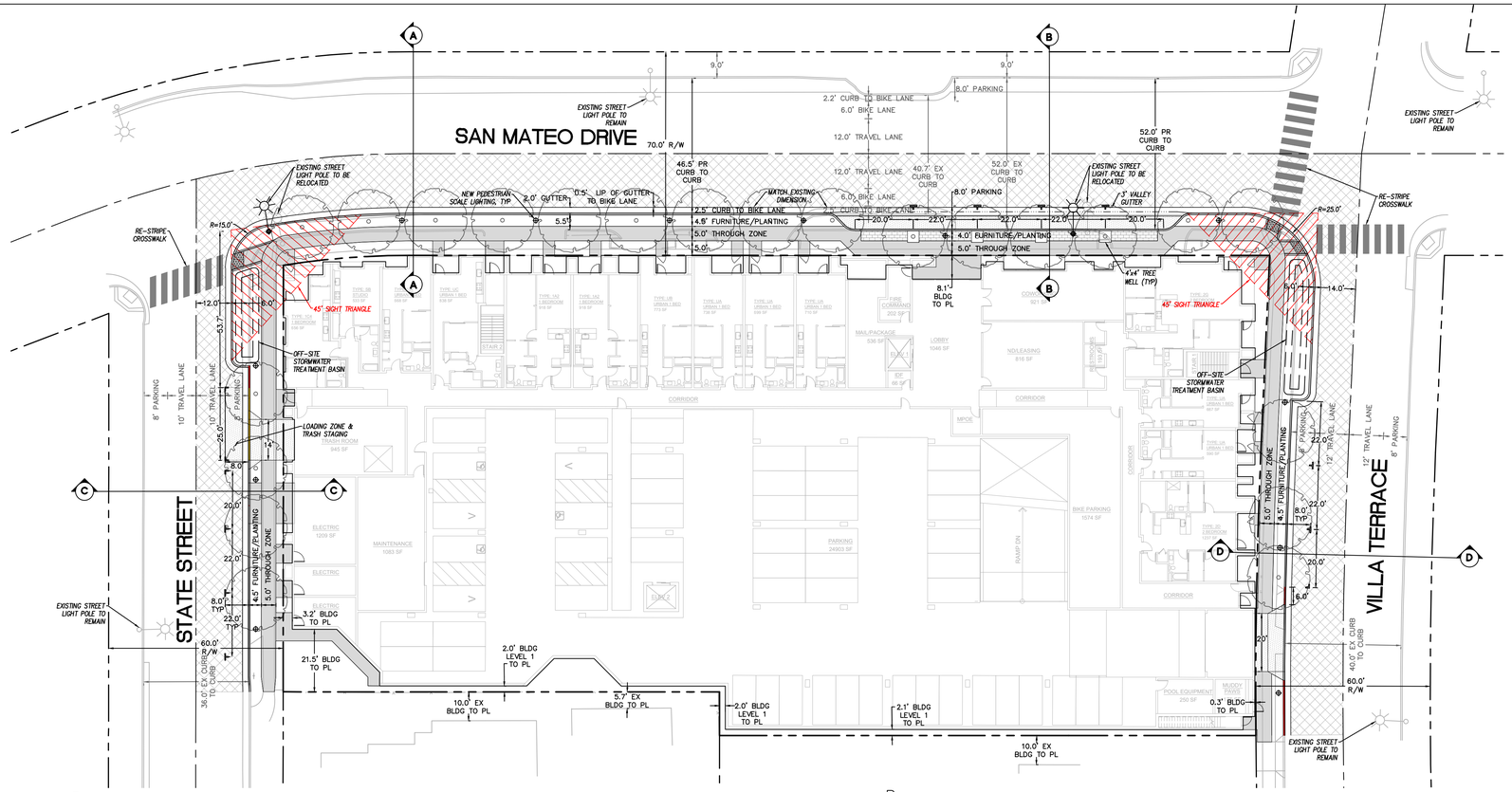
VESTING TENTATIVE MAP

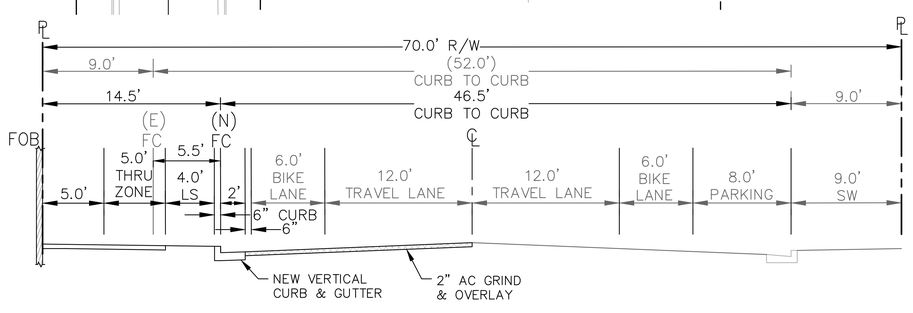
NORTH
PROJECT NORTH

C3.0

DATE	07/10/2025
DRAWN	BN
	20241881

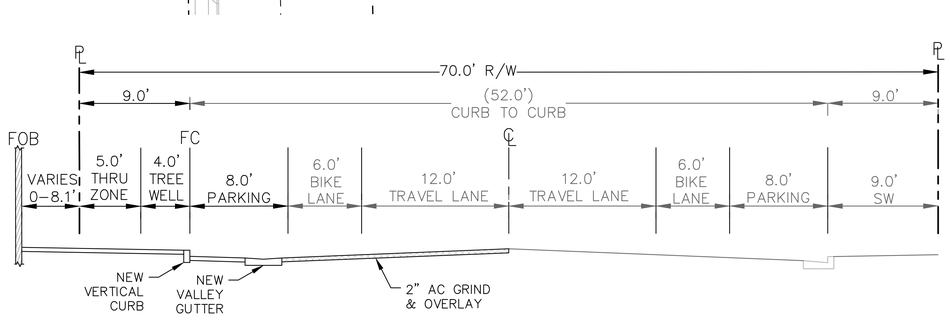
DRAWING NAME: K:\2024\241881_715_N_San_Mateo_Dr_San_Mateo (Ford)\ENG-L\Sheets\C3 VTMAP.dwg
PLOT DATE: 07-10-25 PLOTTED BY: kchristy





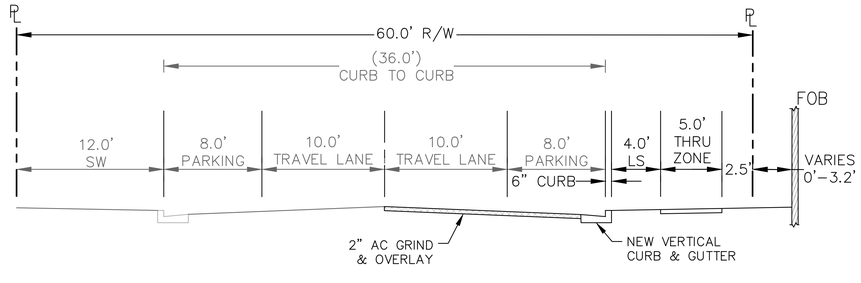
SECTION A: SAN MATEO DRIVE

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



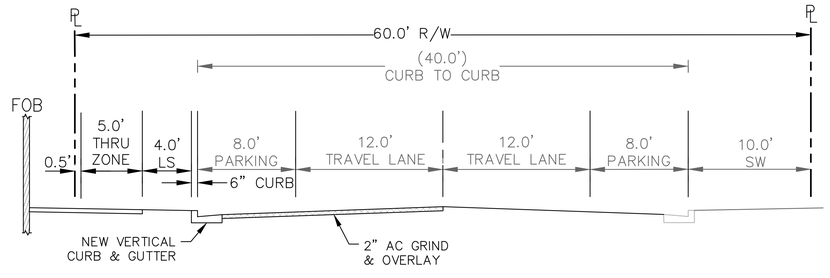
SECTION B: SAN MATEO DRIVE

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
- RED CURB
- YELLOW CURB
- CONCRETE SIDEWALK
- VEHICULAR CONCRETE
- 2" AC GRIND & OVERLAY
- TRUNCATED DOMES
- COBRA HEAD STREET LIGHT POLE BY OTHERS
- PEDESTRIAN SCALE STREET LIGHT POLE BY OTHERS

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

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Scott Schubert R. Schubert PE 47813 12-31-27 CIVIL STATE OF CALIFORNIA REGISTERED PROFESSIONAL ENGINEER

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

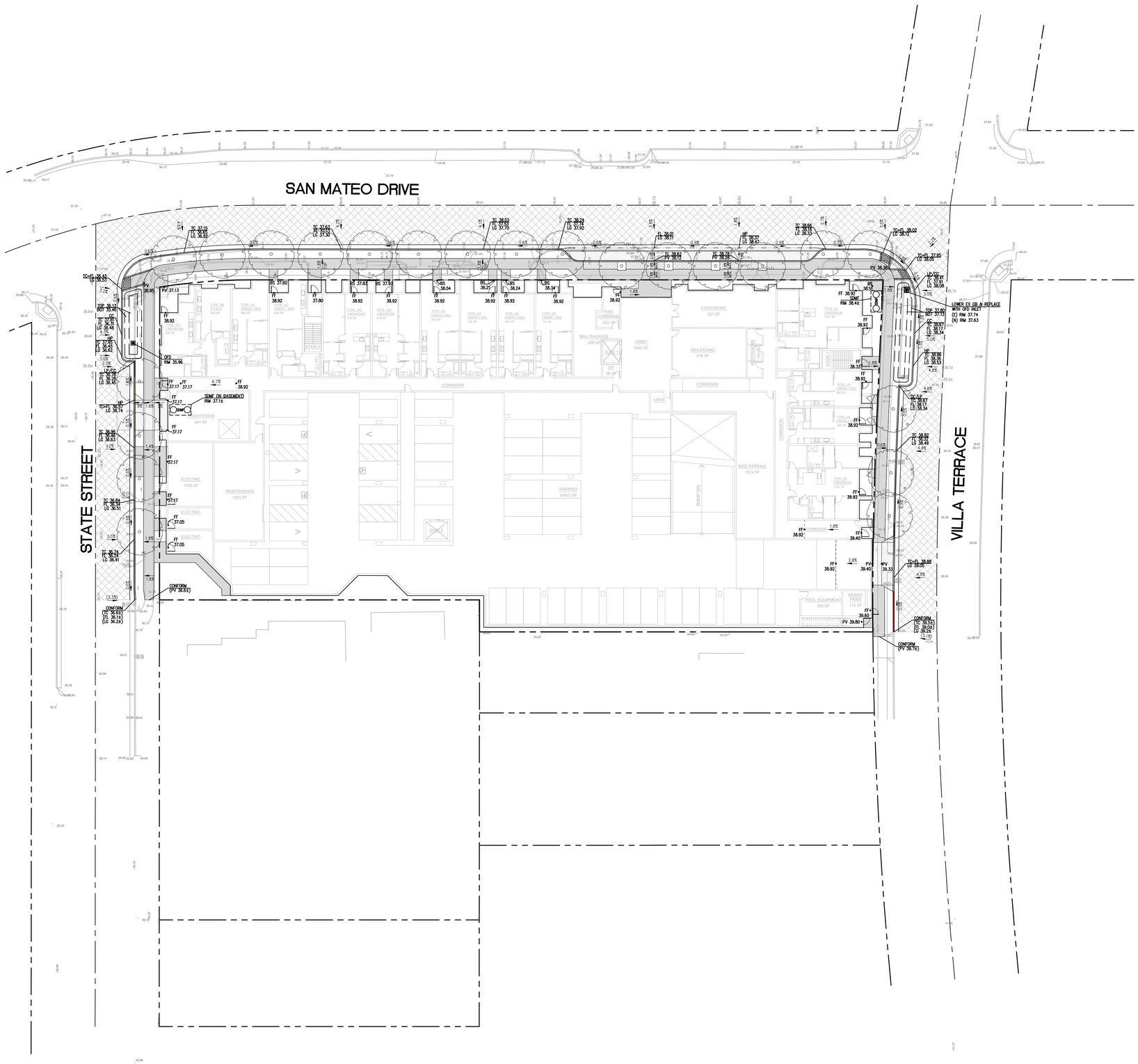
DESIGN REVIEW
PRELIMINARY SITE PLAN

NORTH
PROJECT NORTH

C4.0

DATE	07/10/2025
DRAWN	BN
	20241881

DRAWING NAME: K:\2024\241881_715_N_San_Mateo_Dr_San_Mateo (Ford)\ENG-L\Sheets\C4 SITE PLAN.dwg
PLOT DATE: 07-10-25 PLOTTED BY: kchristy



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	5.0%
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

EARTH WORK QUANTITIES

CUT (ON & OFF SITE): 21,932 CY
FILL (ON & OFF SITE): 200 CY
NET (ON & OFF SITE): 21,732 CY (EXPORT)

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

THE EARTHWORK SUMMARY PROVIDED ABOVE IS FOR REFERENCE ONLY. DUE TO VARIABLES SUCH AS AMOUNT OF STRIPPING, SHRINKAGE, COMPACTION, & METHODS OF OPERATION, THE VOLUME OF DIRT WILL IN ALL LIKELIHOOD DEVIATE TO SOME EXTENT FROM THE CALCULATED VOLUME. THE EARTHWORK SUMMARY DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO DETERMINE FOR HIMSELF THE QUANTITY OF EARTH MOVING THAT WILL BE REQUIRED FOR THIS JOB. IT IS UNDERSTOOD THAT THE CONTRACTOR'S BID PRICE FOR GRADING THIS JOB IS BASED ON THE CONTRACTOR'S OWN EARTHWORK ESTIMATE AND INCLUDES PROVISION FOR ANY GRADE ADJUSTMENTS REQUIRED TO BRING THE JOB TO A FINISHED CONDITION.

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

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DESIGN REVIEW

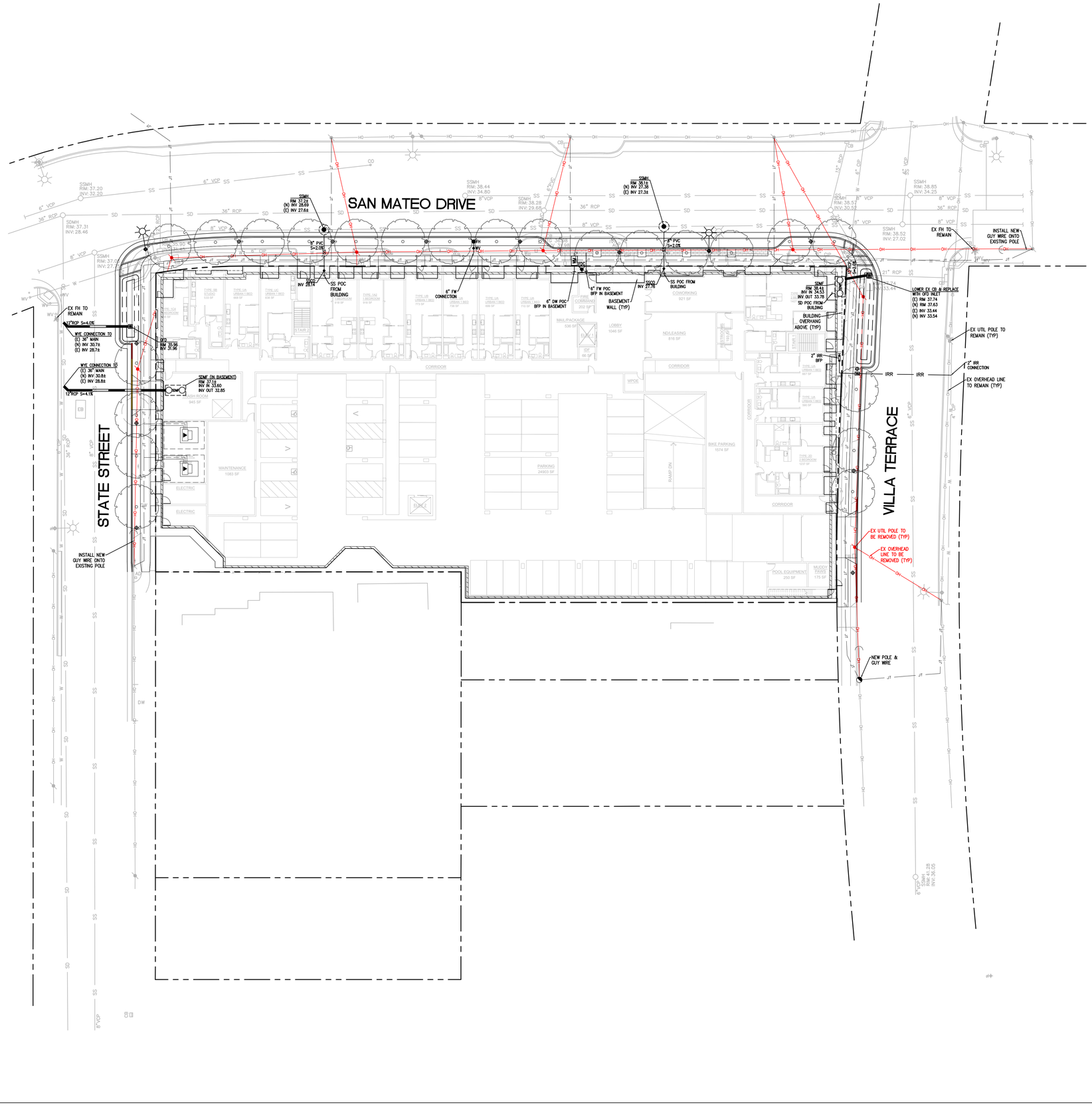
PRELIMINARY GRADING PLAN

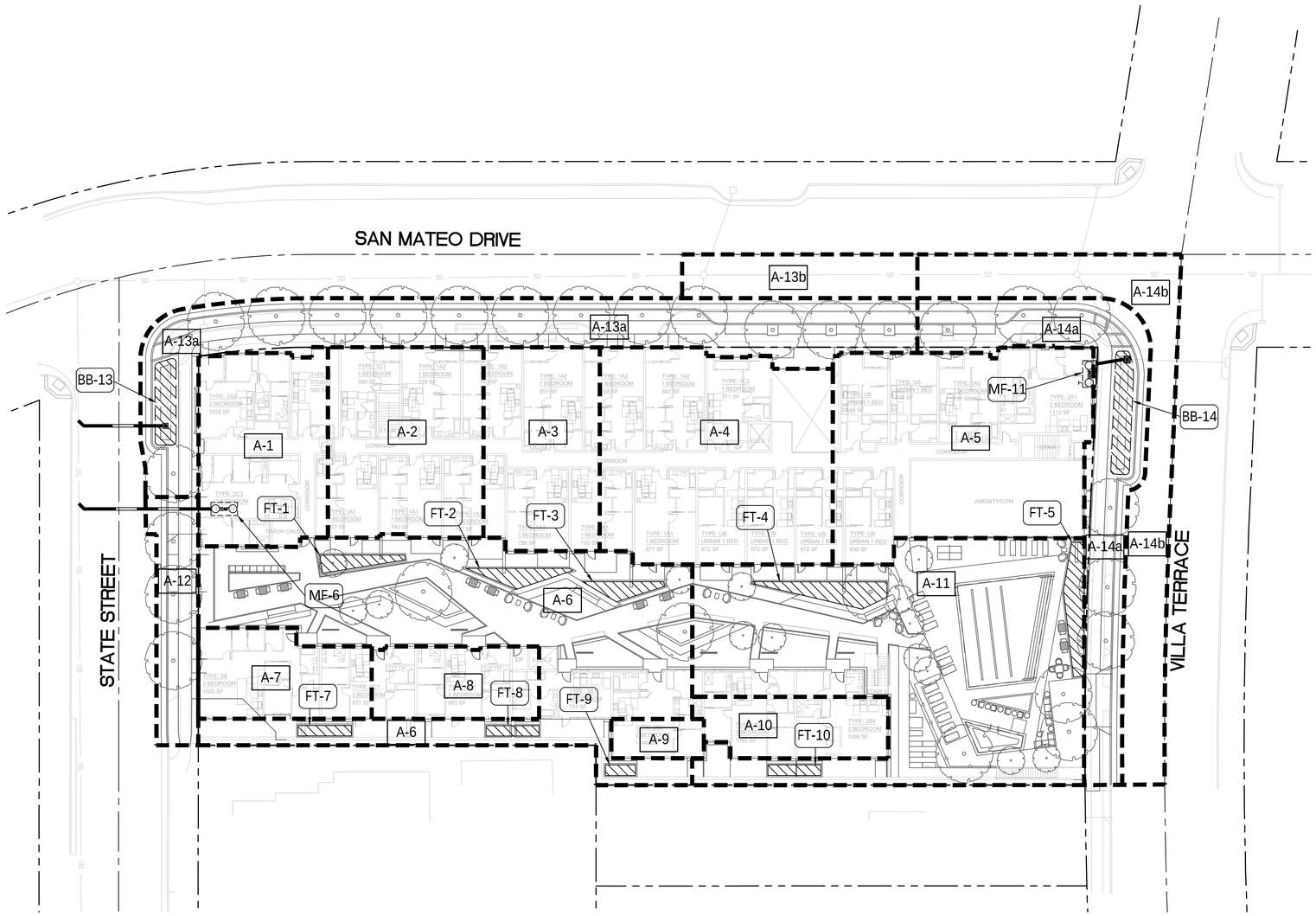
NORTH
PROJECT NORTH

C5.0

DATE	07/10/2025
DRAWN	BN
	20241881

DRAWING NAME: K:\2024\241881_715_N_San_Mateo_Dr_San_Mateo (Ford)\ENG-L\Sheets\C5 GRADING.dwg
PLOT DATE: 07-10-25 PLOTTED BY: kchristy


SAN MATEO DRIVE
STATE STREET
VILLA TERRACE
SSMH RIM: 37.20 INV: 32.20
SDMH RIM: 37.31 INV: 28.46
SSMH RIM: 37.07 INV: 27.57
SSMH RIM: 37.23 (N) INV: 28.69 (E) INV: 27.64
SSMH RIM: 38.44 INV: 34.80
SDMH RIM: 38.28 INV: 29.68
SSMH RIM: 38.16 (N) INV: 27.38 (E) INV: 27.38
SSMH RIM: 38.52 INV: 30.52
SSMH RIM: 38.85 INV: 34.25
SSMH RIM: 38.52 INV: 27.02
6" PVC S=2.0%
6" FW CONNECTION
6" DW POC BFP IN BASEMENT
5" FW POC BFP IN BASEMENT
BASEMENT WALL (TYP)
SS POC FROM BUILDING
SDCO INV 28.14
SDCO INV 27.78
SDMH RM 38.44 INV OUT 33.78
SD POC FROM BUILDING
BUILDING OVERHANG ABOVE (TYP)
LOWER EX CB & REPLACE WITH OFD INLET (E) RIM 37.74 (N) RIM 37.63 (E) INV 33.44 (N) INV 33.54
EX FH TO REMAIN
INSTALL NEW GUY WIRE ONTO EXISTING POLE
EX UTIL POLE TO REMAIN (TYP)
2" IRR CONNECTION
EX OVERHEAD LINE TO REMAIN (TYP)
IRR
2" IRR BFP
EX UTIL POLE TO BE REMOVED (TYP)
EX OVERHEAD LINE TO BE REMOVED (TYP)
NEW POLE & GUY WIRE
EX FH TO REMAIN
12"RCP S=4.0%
WYE CONNECTION TO (E) 36" MAIN (N) INV 30.7± (E) INV 28.7±
OFD RIM 35.96 INV 31.96
WYE CONNECTION TO (E) 36" MAIN (N) INV 30.8± (E) INV 28.8±
SDMF (IN BASEMENT) RIM 37.18 INV IN 33.60 INV OUT 32.85
12"RCP S=4.1%
INSTALL NEW GUY WIRE ONTO EXISTING POLE
6"PVC SSMH RIM: 36.18 INV: 36.05
TYPE 5B STUDIO 523 SF
TYPE 5A URBAN 1 BED 858 SF
TYPE 1C URBAN 1 BED 858 SF
TYPE 1A2 1 BEDROOM 918 SF
TYPE 1A URBAN 1 BED 729 SF
TYPE 1A URBAN 1 BED 773 SF
TYPE 1A URBAN 1 BED 858 SF
TYPE 1A URBAN 1 BED 858 SF
TYPE 1A URBAN 1 BED 858



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-#

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	304	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	82	LANDSCAPE	2,052	ROOF	82	82	FT-7
A-8	1,790	78	LANDSCAPE	1,712	ROOF	68	78	FT-8
A-9	556	46	LANDSCAPE	510	ROOF	20	46	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	1,339	-	51,159	-	1,233	1,340	-
OFF-SITE DRAINAGE MANAGEMENT AREA TREATMENT CONTROL SIZING								
A-12*	1,534	385	LANDSCAPE	1,149	CONCRETE	46	IN-LIEU*	IN-LIEU*
A-13a	6,868	2,296	LANDSCAPE	4,572	CONCRETE	183	250	BB-13**
A-13b*	1,462	0	N/A	1,462	CONCRETE	58	250	BB-13**
A-14a	4,435	1,193	LANDSCAPE	3,242	CONCRETE	130	317	BB-14**
TOTAL	14,299	3,874	-	10,425	-			-
OFF-SITE IN-LIEU DRAINAGE MANAGEMENT AREA TREATMENT CONTROL SIZING								
A-14b*	4,232	0	N/A	4,232	CONCRETE	169	317	BB-14**

*A-12 REPRESENTS THE NEW/REPLACED AREAS THAT ARE LEFT UNTREATED
*A-13b REPRESENTS THE AREA THAT IS ONLY REQUIRED TO BE TREATED BECAUSE IT IS CURRENTLY BEING TREATED BY THE EXISTING GREEN INFRASTRUCTURE ON SAN MATEO DRIVE
*A-14b REPRESENTS THE AREA THAT IS NOT REQUIRED TO BE TREATED BY THE PROJECT BUT IS TREATED IN-LIEU OF AREA A-12
**BB-13 TREATS BOTH A-13a & A-13b. TOTAL REQUIRED TREATMENT AREA IS THE SUM OF BOTH DMAs = 241 SF REQUIRED (250 SF IS PROVIDED)
**BB-14 TREATS BOTH A-14a & A-14b. TOTAL REQUIRED TREATMENT AREA IS THE SUM OF BOTH DMAs = 299 SF REQUIRED (317 SF IS PROVIDED)
ON-SITE IMPERVIOUS AREA TREATED WITH LID (FLOW-THROUGH PLANTERS) = 30,826 / 51,157 = 60%
ON-SITE IMPERVIOUS AREA TREATED WITH MEDIA FILTERS = 20,333 / 51,159 = 40%

GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

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DESIGN REVIEW

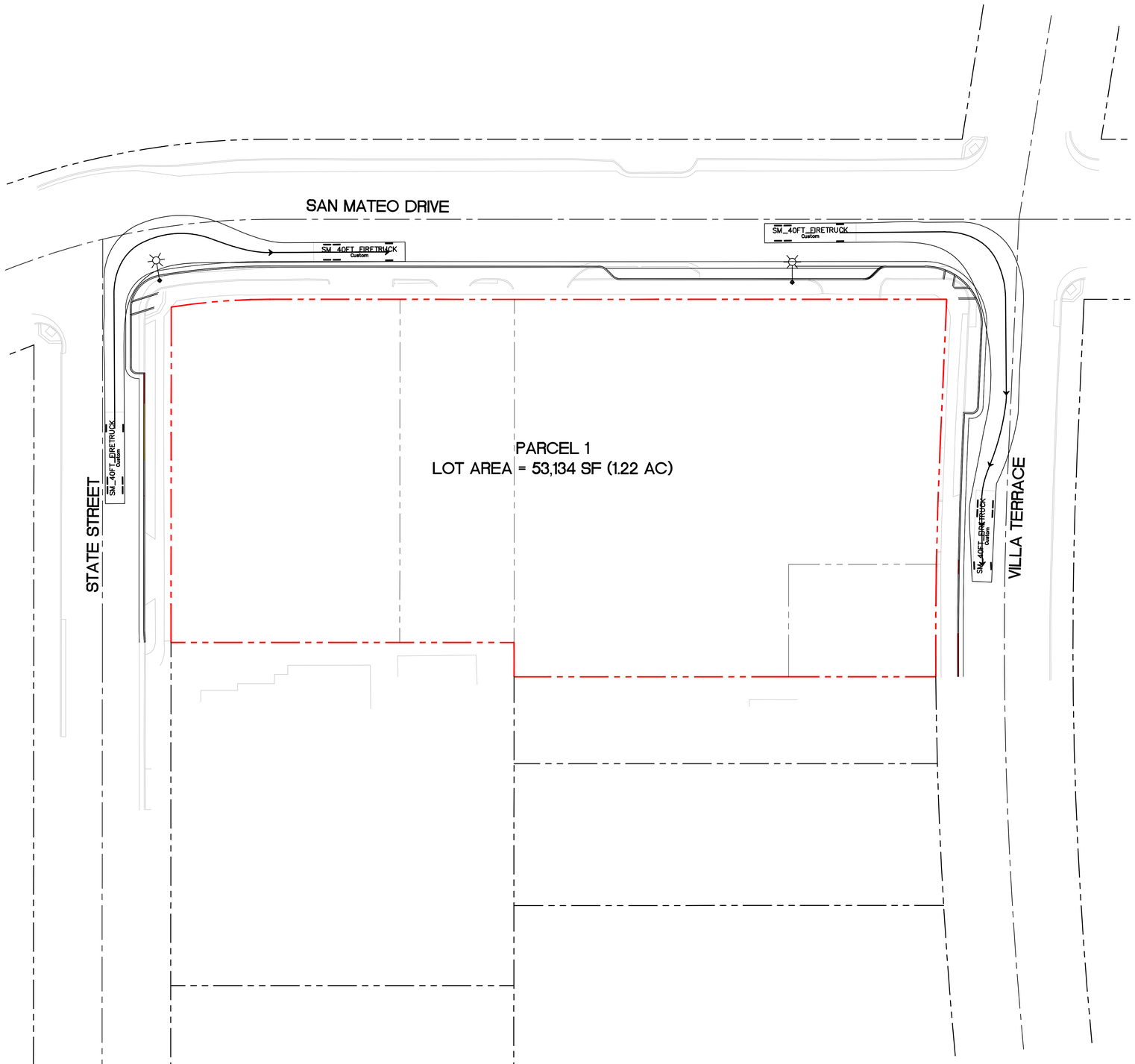
PRELIMINARY STORMWATER CONTROL PLAN

NORTH
PROJECT NORTH

C7.0

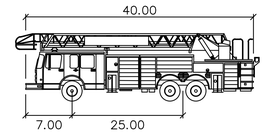
DATE 07/10/2025
DRAWN BN
20241881

DRAWING NAME: K:\2024\241881_715_N_San_Mateo_Dr_San_Mateo (Ford)\ENG-L\Sheets\C7 SWCP.dwg
PLOT DATE: 07-10-25 PLOTTED BY: kchristy



LEGEND

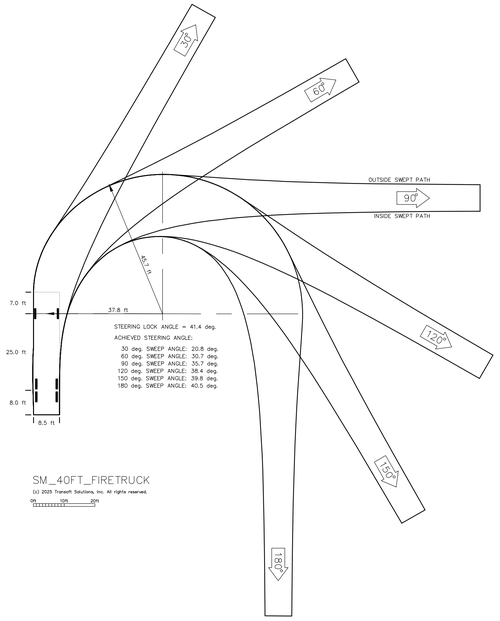
- PROPERTY LINE
- EXISTING LOT LINE TO BE REMOVED
- ADJACENT PROPERTY LINE
- CENTERLINE



SM_40FT_FIRETRUCK

feet

Width	: 8.50
Track	: 8.25
Lock to Lock Time	: 6.0
Steering Angle	: 41.4



SM_40FT_FIRETRUCK

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0ft 10ft 20ft

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

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CIVIL
STATE OF CALIFORNIA

715 N SAN MATEO DR

715 N San Mateo Drive, San Mateo, CA 94401

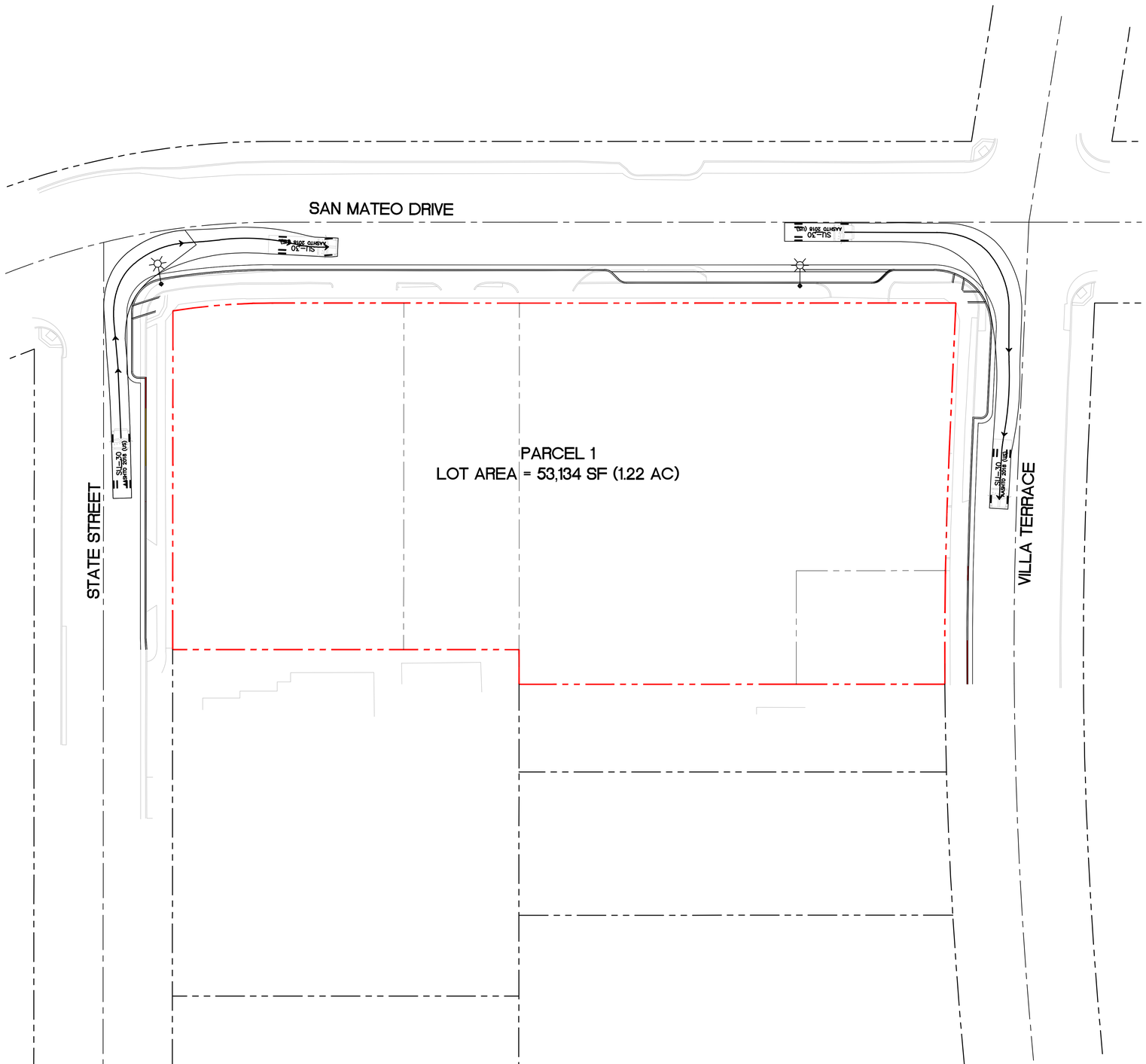
DESIGN REVIEW

FIRE TRUCK TURNING EXHIBIT

NORTH
PROJECT NORTH

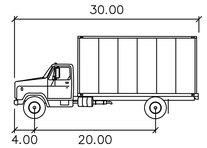
DATE	07/07/2025
DRAWN	BN
	20241881

DRAWING NAME: K:\2024\241881_715_N_San_Mateo_Dr_San_Mateo (Ford)\ENG-L\Exhibits\2025-6-30_Truck Turns\715 N SMD Truck Turns.dwg
PLOT DATE: 07-07-25 PLOTTED BY: bnash



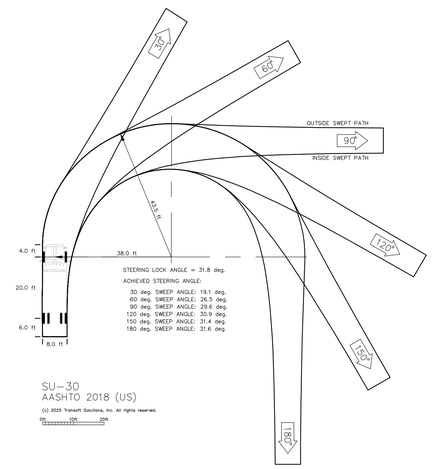
LEGEND

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



SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



SU-30
AASHTO 2018 (US)

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0m 10m 20m

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

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EXP.12/31/25
CIVIL
STATE OF CALIFORNIA

715 N SAN MATEO DR

715 N San Mateo Drive, San Mateo, CA 94401

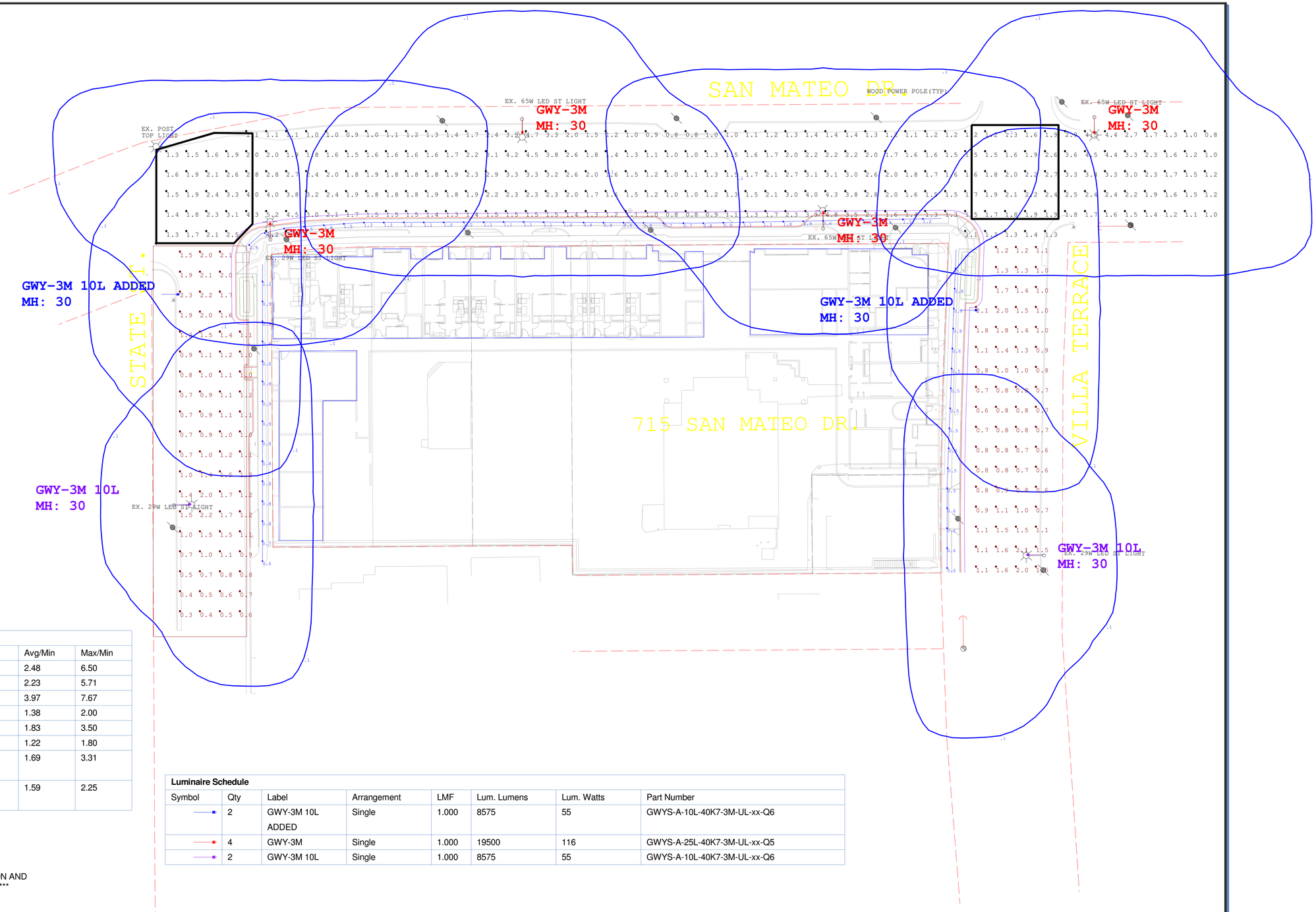
DESIGN REVIEW

COMMERCIAL TRUCK TURNING EXHIBIT

NORTH
PROJECT NORTH

DATE	07/07/2025
DRAWN	BN
	20241881

DRAWING NAME: K:\2024\241881_715_N_San_Mateo_Dr_San_Mateo (Ford)\ENG-L\Exhibits\2025-6-30_Truck Turns\715 N SMD Truck Turns.dwg
PLOT DATE: 07-07-25 PLOTTED BY: bnash



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

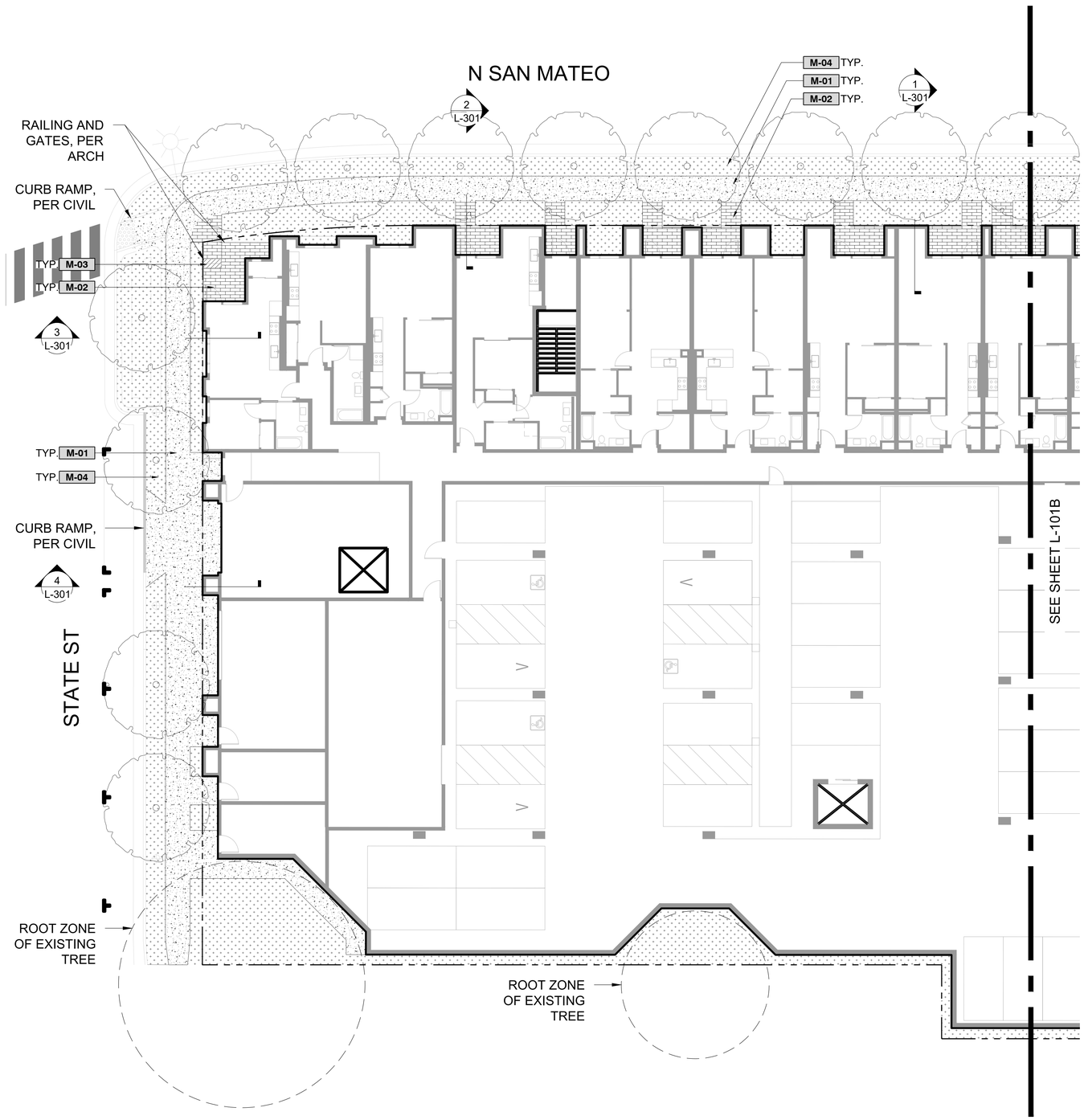
CASE #: 00643948 | Footcandles calculated at grade | Filename: 250331SM1LSR3.AGI

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 FURNITURE

SYM	CALL OUT	MATERIAL	REFERENCE	SPECIFICATION
—	F-01	BIKE RACK		
	F-02	TREE GRATE		

BIKE PARKING REQUIRED COUNT

UNIT TYPE	# OF UNITS	SPACE PER UNIT	BIKE SPACE REQUIRED
STUDIO	9	0.05	0.45
1 BEDROOM	116	0.05	5.8
2 BEDROOM	52	0.10	5.2
3 BEDROOM	4	0.15	0.6
TOTAL	181		12.05

BIKE PARKING PROVIDED COUNT

UNIT TYPE	# OF RACKS	SPACE PER RACK	BIKE SPACE #
SINGLE BIKE RACK	6	1	6
DOUBLE BIKE RACK	3	2	6
TOTAL BIKE PARKING	9		12

NOT FOR CONSTRUCTION

0 5 10 20 30 50FT

SCALE 1"=10'

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1898 mission street
san francisco, ca 94103

knot studio
350 SE Mill Street Suite 02
Portland, OR 97214

LICENSED LANDSCAPE ARCHITECT
JONATHAN BEAVER
LIC.# 6583
SIGNATURE
07-09-25
RENEWAL DATE
08-31-26
DATE
STATE OF CALIFORNIA

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

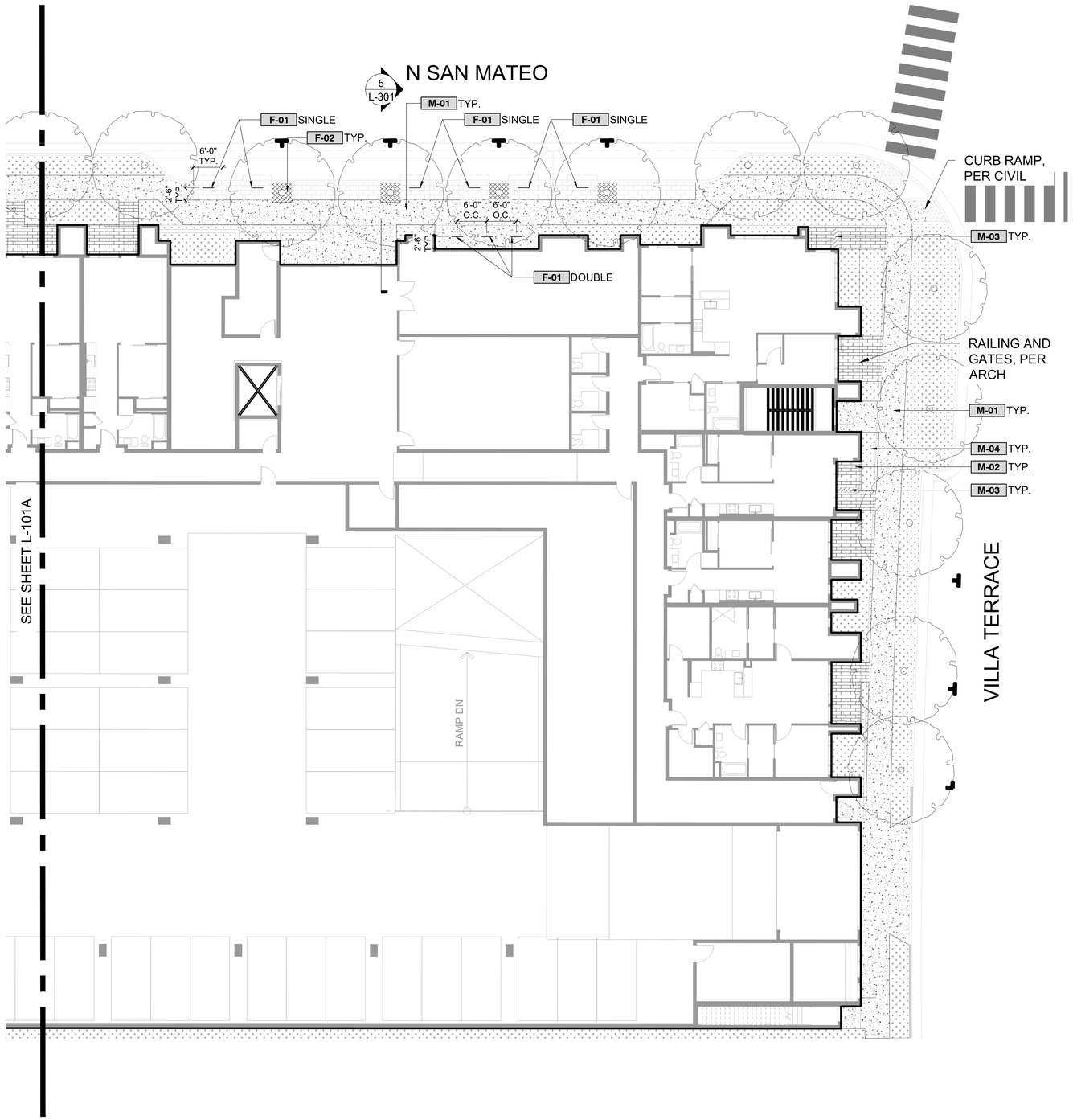
DESIGN REVIEW

NORTH
PROJECT NORTH

LANDSCAPE PLAN
LEVEL 1A

L-101A

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



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 FURNITURE

SYM	CALL OUT	MATERIAL	REFERENCE	SPECIFICATION
—	F-01	BIKE RACK		
	F-02	TREE GRATE		

BIKE PARKING REQUIRED COUNT

UNIT TYPE	# OF UNITS	SPACE PER UNIT	BIKE SPACE REQUIRED
STUDIO	9	0.05	0.45
1 BEDROOM	116	0.05	5.8
2 BEDROOM	52	0.10	5.2
3 BEDROOM	4	0.15	0.6
TOTAL	181		12.05

BIKE PARKING PROVIDED COUNT

UNIT TYPE	# OF RACKS	SPACE PER RACK	BIKE SPACE #
SINGLE BIKE RACK	6	1	6
DOUBLE BIKE RACK	3	2	6
TOTAL BIKE PARKING	9		12

0 5 10 20 30 50FT

SCALE 1"=10'

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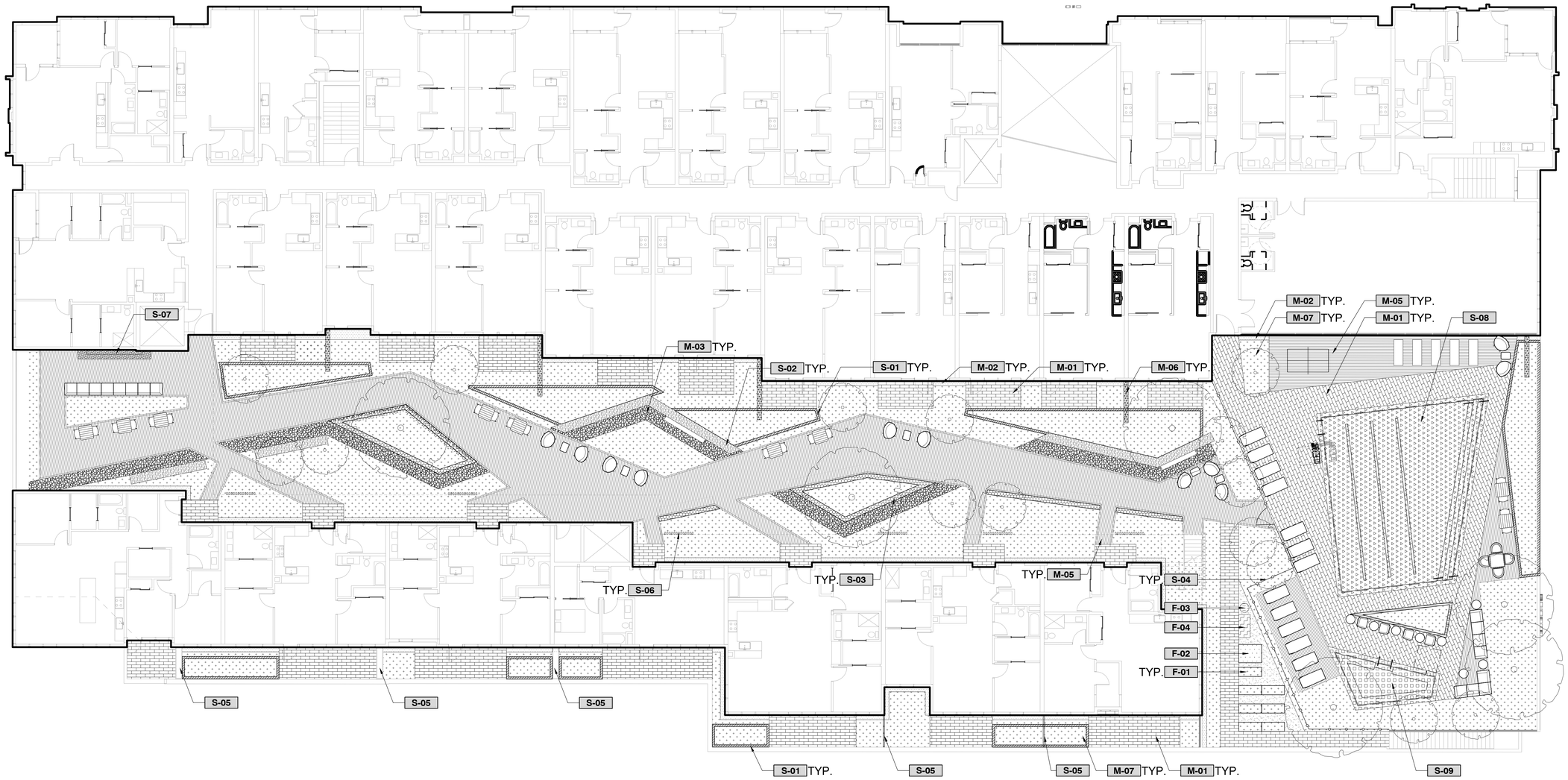
DESIGN REVIEW

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	GRAVEL PAVING- TYPE 3		
	M-05	SPECIALTY PAVING		
	M-06	STEEL RUNNELS		
	M-07	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		

SITE FURNITURE

SYM	CALL OUT	MATERIAL	REFERENCE	SPECIFICATION
	F-01	RAISED VEGETABLE PLANTER		
	F-02	COMPOST BIN		
	F-03	WASTE RECEPTACLE		
	F-04	WORK BENCH		

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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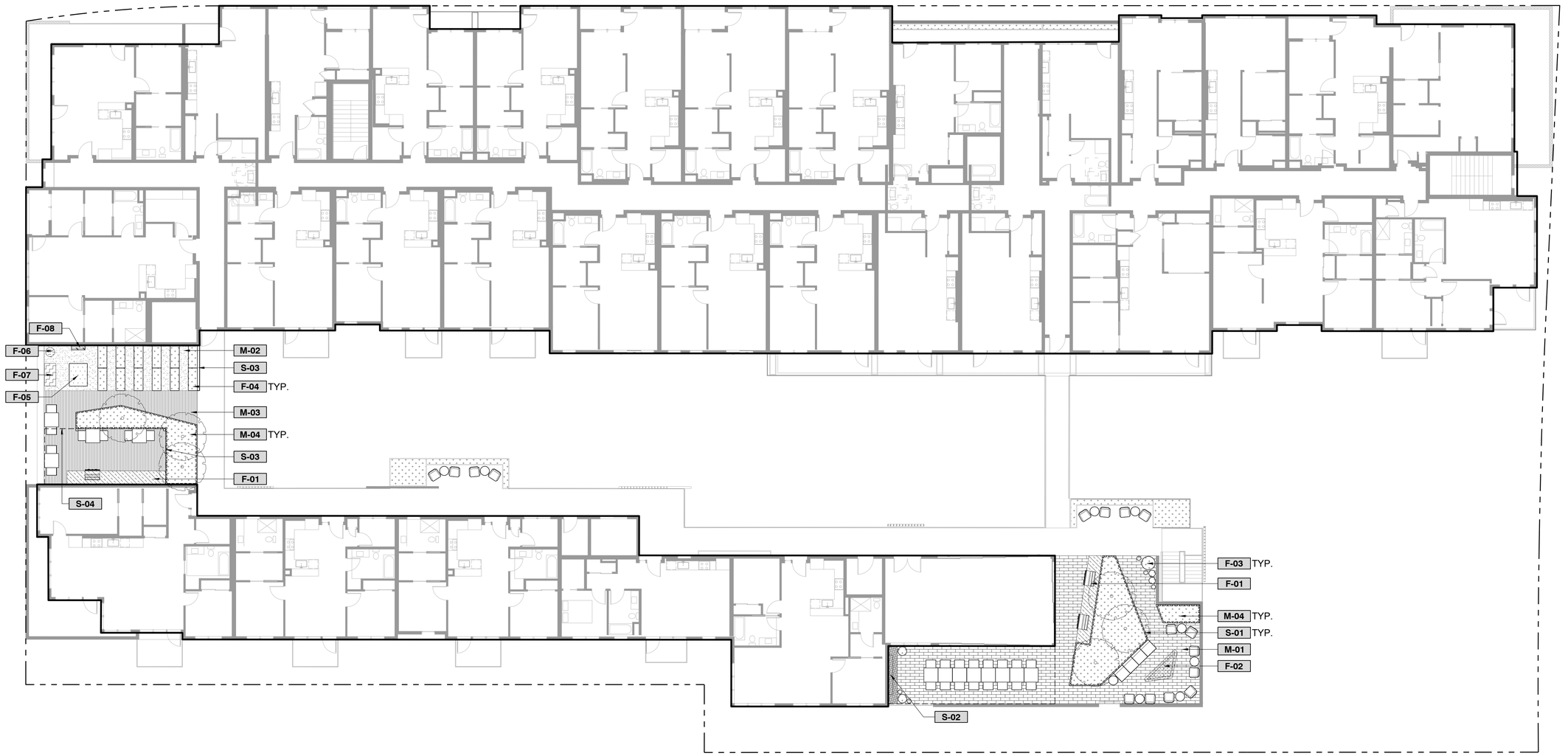
DESIGN REVIEW

NORTH
PROJECT NORTH

LANDSCAPE PLAN
LEVEL 2

L-102

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 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		
	F-04	RAISED VEGETABLE PLANTER		
	F-05	COMPOST BIN		
	F-06	WASTE RECEPTACLE		
	F-07	WORK BENCH		
	F-08	GARDEN SHED		

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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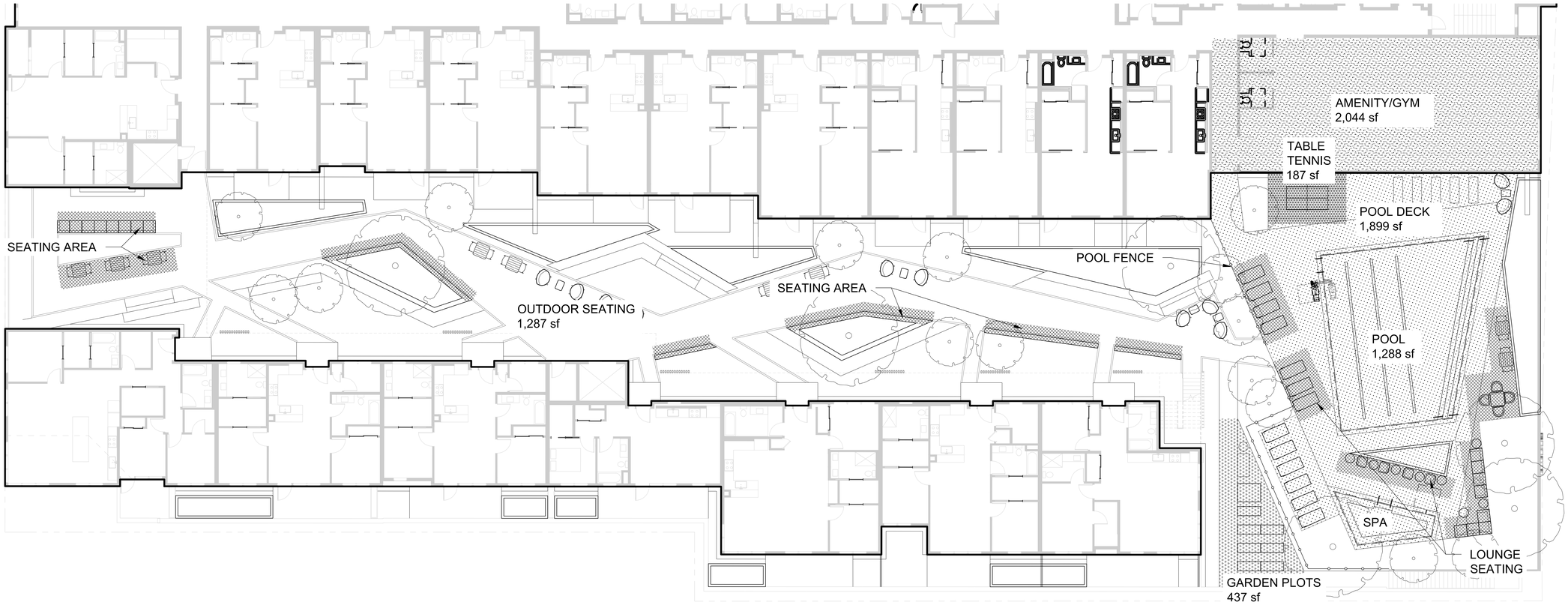
DESIGN REVIEW

LANDSCAPE PLAN
LEVEL 6

NORTH
PROJECT NORTH

L-106

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



1 LEVEL 02 TERRACE

L-112 SCALE: 1" = 10'-0"

SWIMMING POOL AREA

1. POOL IS TOTALLY FENCED.
2. POOL DECK IS INCLUDED AT NO MORE THAN 2 X THE WATER SURFACE AREA.
3. ACTUAL POOL WATER DIMENSION IS NOT LESS THAN 15' IN SMALLEST HORIZONTAL DIMENSION. POOL DECK INCLUDES THE SPA AREA.

RECREATION BUILDING

1. SIZE INCLUDES HALLWAY, STORAGE, LOCKER AND RESTROOM FACILITIES THAT SERVE NO OTHER USE THAN RECREATION PURPOSES THAT TAKE PLACE WITHIN THE ROOM AT NO MORE THAN .5 X ACTUAL ACTIVITY SPACE.
2. ACTIVITY SPACE IS NOT LESS THAN 20' IN SMALLEST DIMENSION AND AT LEAST 25% OR 250 SQUARE FEET OF THIS SPACE WHICHEVER IS GREATER IS PROVIDED WITH APPROVED EXERCISE EQUIPMENT.
3. SEE ARCHITECTURAL FLOOR PLANS FOR OVERALL RECREATION BUILDING SPACE LAYOUT AND ALLOCATION OF RESOURCES.

OUTDOOR EATING AREA

1. AREA CONSISTS OF EATING TABLES INCLUDING SEATS, GRILLS, POTABLE WATER (SINKS) , TRASH/RECYCLING FEATURES BUILD INTO CABINETRY, AND CIRCULATION AREA.
2. OF AT LEAST 1 SQUARE FOOT PLUS 1 SF PER 10 EATING TABLE SEATS, TRASH AND RECYCLING CONTAINERS AND POTABLE WATER FOR EACH AREA.
3. GRILLING DOES NOT REQUIRE A COAL BIN.
4. ALL FEATURES ARE FIXED IN PLACE.
5. ALL TABLES ARE WITHIN 50' OF GRILLING AREA & NOT SEPARATED BY GATES.
6. AT LEAST 50% OF THE EATING TABLES ARE DESIGNED TO INCLUDE PROVISIONS FOR SUN PROTECTION (BUILDINGS AND SHADE TRELLIS). SEE SHEET G0.05 FOR SHADE STUDY.

OUTDOOR SEATING AREA

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GARDEN PLOTS

1. ALL PLANT BEDS ARE A 12" MINIMUM HEIGHT RAISED AND RETAINED PLANTING BEDS WITH IMPORT TOPSOIL SCREENED FREE OF ROCKS. SIZE IS 24" X 5'. ALL SIZES ARE EQUAL.
2. WORK BENCH IS 5' LONG X 2.5' WIDE. 1 PER AREA.
3. GROUND FLOOR TOOL LOCKER WILL BE A SPACE DEDICATED INSIDE THE BUILDING. SEE ARCHITECTURAL PLANS. ROOF TOOL LOCKER IS FREESTANDING: 6' TALL X 1' DEEP X 3' WIDE.
4. MULCH BIN/AREA IS 4' X 5'.
5. ONE TRASH CONTAINER IS PROVIDED PER AREA.
6. HOSE BIB(S) WILL BE PROVIDED AS PART OF THE IRRIGATION SYSTEM WITH EACH BED GROUPING HAVING A DEDICATED HOSE BIB.
7. THE GARDEN PLOTS RECEIVE A MINIMUM OF 3 HOURS OF FULL SUN DURING THE HOURS OF 9 AM TO 5PM AT THE MARCH EQUINOX AND SEPTEMBER EQUINOX. SEE SHEETS G0.04 AND G0.05 FOR SUN STUDIES.

TABLE TENNIS

1. TABLE TENNIS HAS REGULATION SIZE TABLE MEASURING 5' WIDE AND 9' LONG AND REQUIRED UNIMPEDED PLAYABLE SPACE OF 11' X 17' FEET LONG.

PARK SPACE SUMMARY

SYM	FACILITY TYPE	AREA PROVIDED (SF)	MAX ALLOWABLE AREA (SF)	FINAL CALCULATED AREA	NOTES
	OUTDOOR SEATING AREA	1,287	1267*	1267	See G0.04 and G0.05 for sun/shade studies.
	OUTDOOR EATING AREA	782	724*	724	See G0.04 and G0.05 for sun/shade studies.
	SWIMMING POOL AREA	3187	NONE	3187	POOL AREA=1288 SF
	RECREATIONAL BUILDING/ROOM	3547	NONE	3547	See architectural drawings.
	GARDEN PLOTS	877	2715*	877	See G0.04 and G0.05 for sun/shade studies.
	OUTDOOR TABLE TENNIS	187	3 TABLES	187	
TOTAL				9789	

*MAXIMUM AREAS BASED ON 181 UNITS

MINIMUM PARK SPACE NEEDED: 8,233 sf

PARK SPACE PROVIDED: 9,789 sf

0 5 10 20 30 50FT

SCALE 1"=10'

NOT FOR CONSTRUCTION

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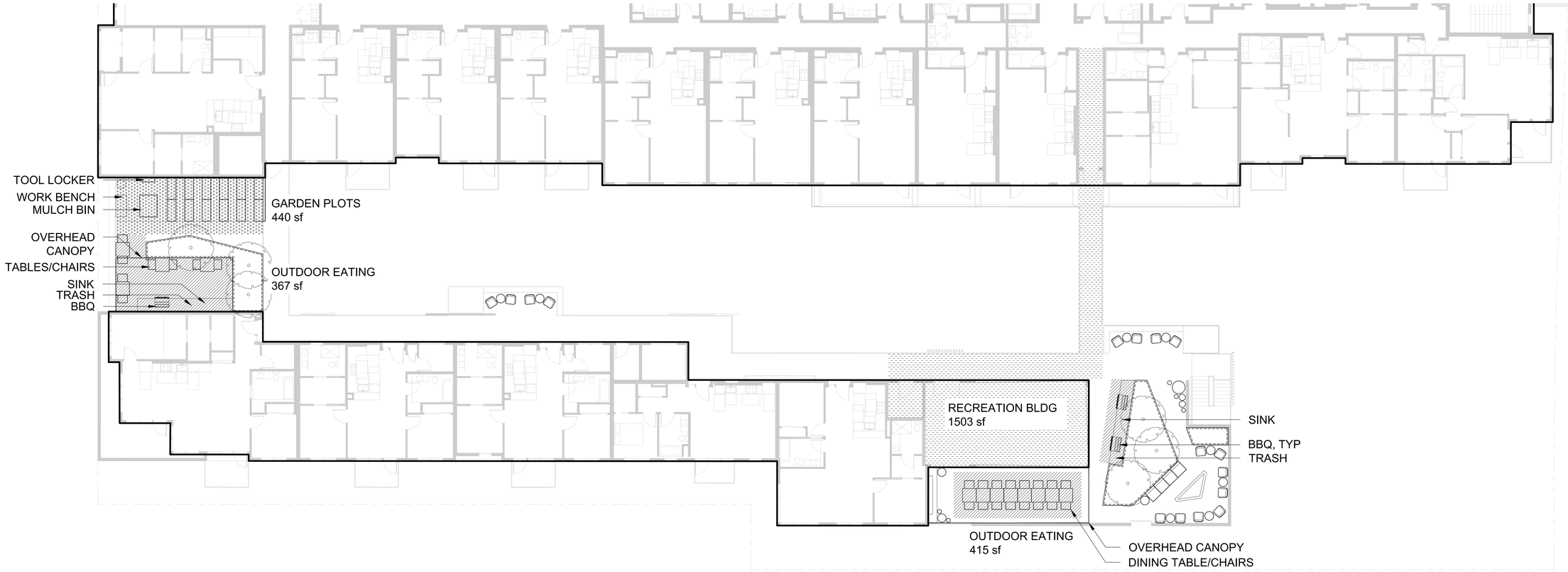
DESIGN REVIEW

PARK CREDIT EXHIBIT LEVEL 2

NORTH PROJECT NORTH

L-112

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



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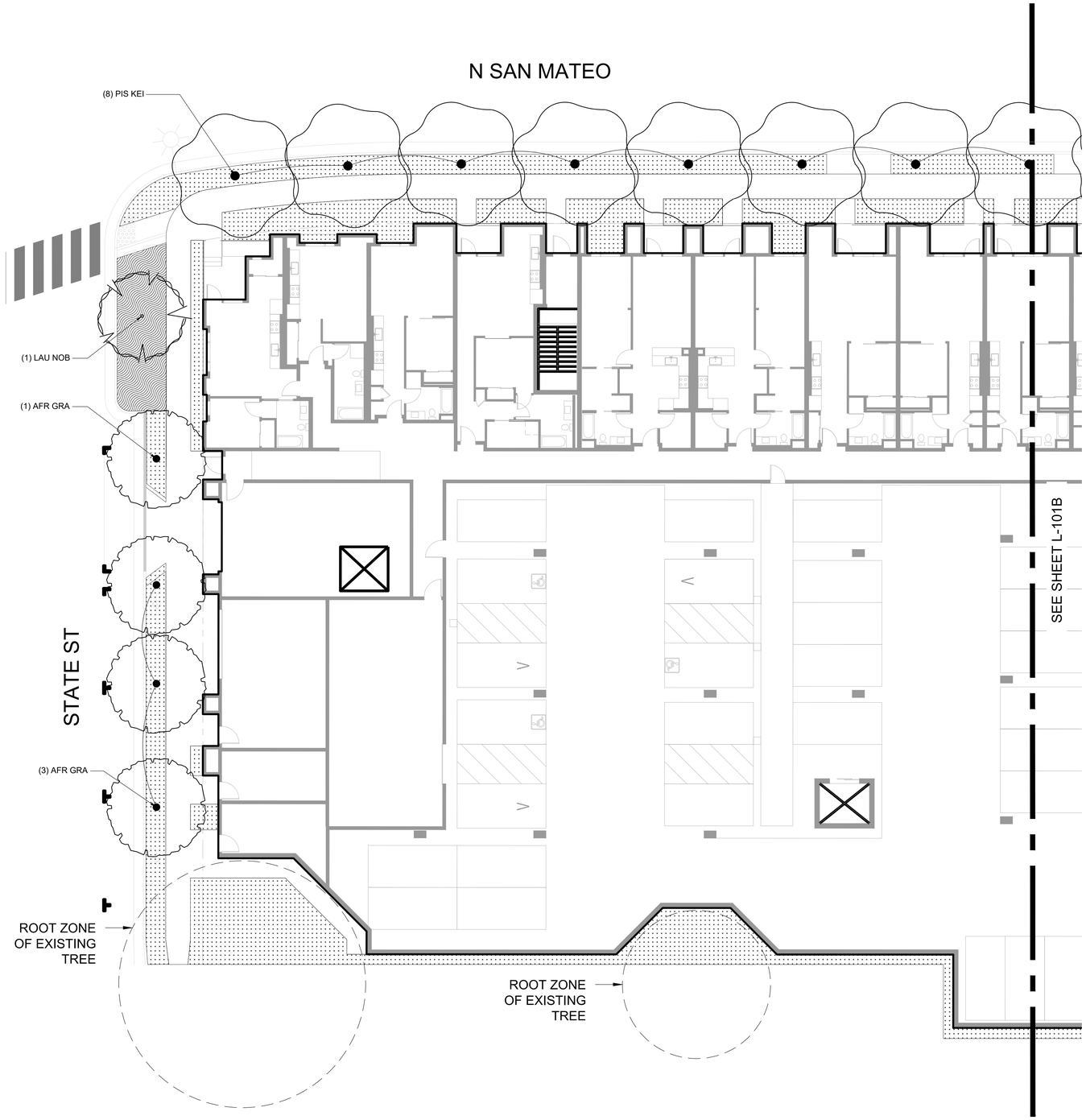
DESIGN REVIEW

PARK CREDIT EXHIBIT
LEVEL 6

NORTH
PROJECT NORTH

L-116

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
	LAU NOB	LAURUS NOBILIS 'SARATOGA'	SARATOGA BAY LAUREL	3	36" BOX	LOW
	OLE SWA	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	3	36" BOX	LOW
	PIS KEI	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15	36" BOX	LOW

SHRUBS, PERENNIALS, AND GROUNDCOVERS

SYMBOL	SPECIES	QTY	SIZE	WUCOLS	EXPOSURE
	STORMWATER PLANTING	747 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	4,996 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 7' MIN. CLEAR 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.
3. PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.
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'

NOT FOR CONSTRUCTION

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DESIGN REVIEW

PLANTING PLAN
LEVEL1A

NORTH
PROJECT NORTH

L-151A

DATE 4/11/2025
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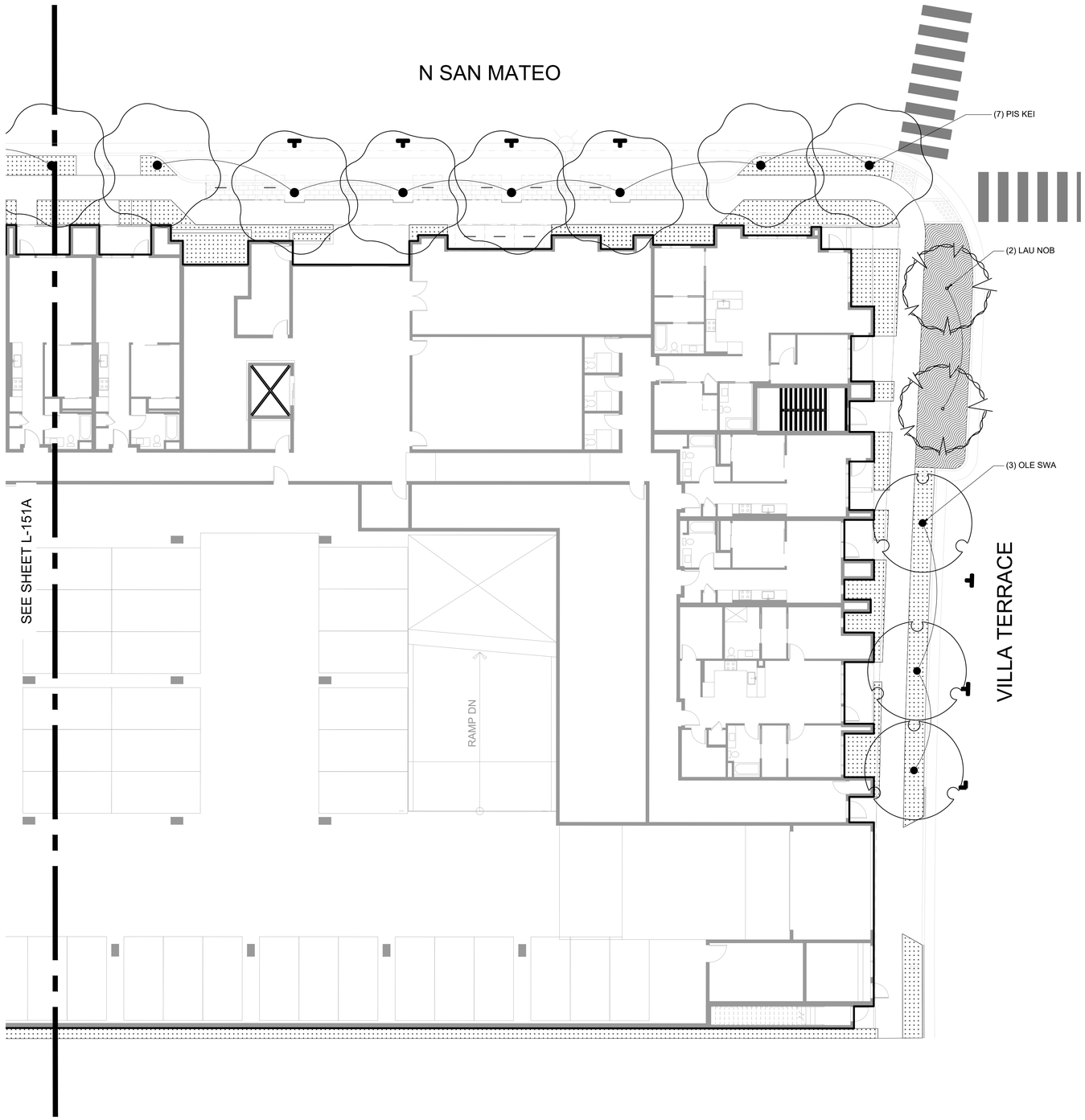

PLANT SCHEDULE : LEVEL 1

TREES

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QTY	CALIPER	WUCOLS
TREES						
	AFR GRA	AFROCARPUS GRACILIOR	AFRICAN FERN PINE	4	36" BOX	MODERATE
	LAU NOB	LAURUS NOBILIS 'SARATOGA'	SARATOGA BAY LAUREL	3	36" BOX	LOW
	OLE SWA	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	3	36" BOX	LOW
	PIS KEI	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15	36" BOX	LOW

SHRUBS, PERENNIALS, AND GROUNDCOVERS

SYMBOL	SPECIES	QTY	SIZE	WUCOLS	EXPOSURE
	STORMWATER PLANTING	747 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	4,996 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 7' MIN. CLEAR 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.
3. PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.
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.

NOT FOR CONSTRUCTION

0 5 10 20 30 50FT

SCALE 1"=10'

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LICENSED LANDSCAPE ARCHITECT
JONATHAN BEAVER
LIC.# 6583
SIGNATURE
07-09-25
RENEWAL DATE
08-31-26
DATE
STATE OF CALIFORNIA

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

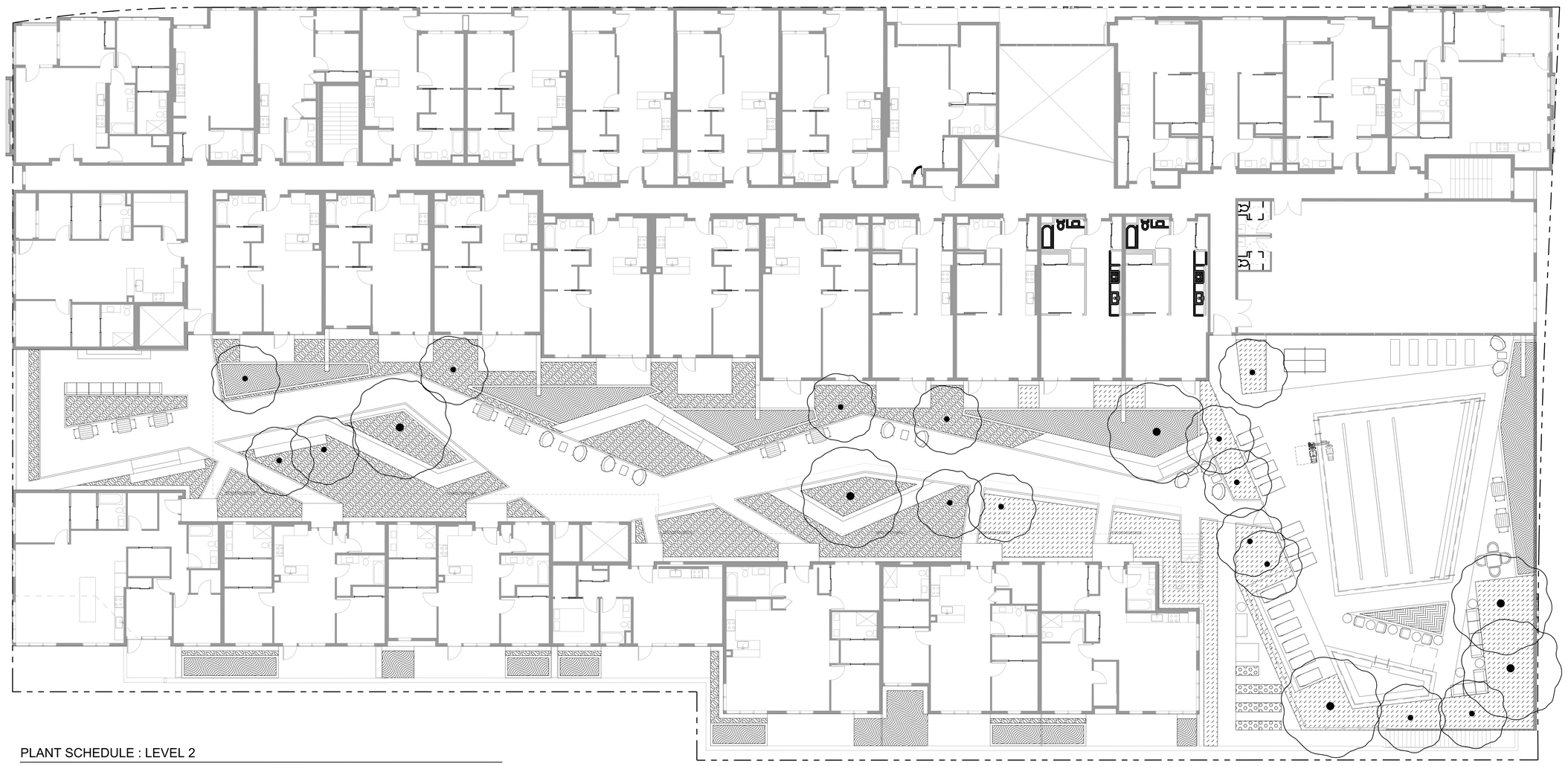
DESIGN REVIEW

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	6	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	1,523 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	1,830 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	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
	OTHER	70 SF		
	VEGETABLE PLANTERS			
	SPECIES TBD PER OWNER		N/A	N/A

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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07-09-25
RENEWAL DATE
08-31-26
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STATE OF CALIFORNIA

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

DESIGN REVIEW

NORTH
PROJECT NORTH

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 'WES006' / LOW HORIZON™ COAST ROSEMARY		1 GAL.	LOW

SYMBOL	SPECIES	QTY	SIZE	WUCOLS
	SHADE : SHRUBS, PERENNIALS, & GROUNDCOVERS	385 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	120 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

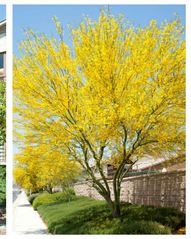
L-156

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

TREES

African Fern Pine
Afrocarpus gracilior

Strawberry Tree
Arbutus 'Marina'

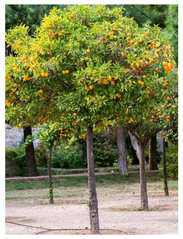


Desert Museum Palo Verde
Cercidium x 'Desert Museum'

Western redbud
Cercis Occidentalis

European Fan Palm
Chamaerops humilis

Meyer lemon
Citrus x meyeri

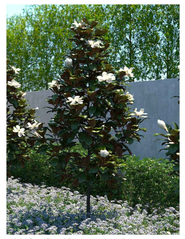


Owari Satsuma Mandarin Tree
Citrus reticulata 'Owari'

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'

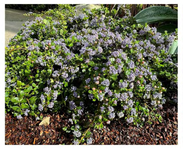
Manzanita Emerald Carpet
Arctostaphylos densiflora 'emerald carpet'

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'

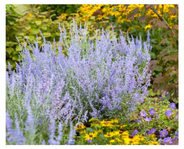
Wooly Grevillea
Grevillea lanigera

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'



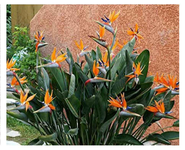
Lacey Blue Russian Sage
Perovskia atriplicifolia 'Lisslit'

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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LICENSED LANDSCAPE ARCHITECT
JONATHAN BEAVER
LIC. # 6583
SIGNATURE
07-09-25
RENEWAL DATE
08-31-26
DATE
STATE OF CALIFORNIA

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

DESIGN REVIEW

PLANT PALETTE

NORTH
PROJECT NORTH

L-157

DATE 4/11/2025
CHECKED: JB
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

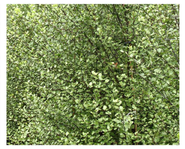
Becc Flax Lily
Dianella caerulea 'DCNC0' PP #18,505

White Striped Tasman Flax Lily
Dianella tasmanica 'Variegata'

Majestic Lilyturf
Liriope Muscari 'Majestic'

Mahonia 'Soft Caress'
Mahonia eurybracteata 'Soft Caress'

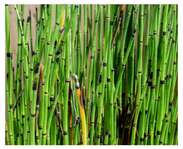
Danadu Cut-Leaf Philodendron
Philodendron x 'Danadu'



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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STATE OF CALIFORNIA

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715 N San Mateo Drive, San Mateo, CA 94401

DESIGN REVIEW

PLANT PALETTE

NORTH
PROJECT NORTH

L-158

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

Building Division
330 West 20th Avenue
San Mateo, CA 94403
(650) 522-7172
www.cityofsanmateo.org

Water Conservation in Landscaping Screening Form

REVISED 08/22/19

The City of San Mateo has adopted a Water Conservation in Landscaping Ordinance (SMMC 23.72) to ensure that all qualified development projects comply with the State of California's Water Efficient Landscape Ordinance (WELO). This ordinance was created to reduce water usage and ensure landscapes are constructed to allow for the efficient use of water.

This form will help you determine whether your project qualifies for the ordinance and connect you with the necessary forms to complete your application. **Table 1 outlines the requirements for new construction[1]** while **Table 2 highlights the specifics for rehabilitated landscape[2] projects.**

Table 1: New Construction Projects

Landscape Area[3]	Guidance	Select
<500 square feet	The ordinance does not apply to your project.	☐
500<2500 square feet	Submit the Prescriptive Measures Form.	☐
≥2500 square feet	Applicant must submit Full Landscape Project Documentation Package.	☑

Table 2: Rehabilitated Landscape Projects

Landscape Area	Guidance	Select
<1000 square feet	The ordinance does not apply to your project.	☐
1000<2500 square feet	Submit the Prescriptive Measures Form	☐
≥2500 square feet	Applicant must submit Full Landscape Project Documentation Package.	☐

Project Information

Project Address: 715 N San Mateo Drive San Mateo CA 94401

Permit #: PA-2025-031 **Landscape Area (sq. ft.):** 12,859

Name: Jonathan Beaver, PLA, ASLA

Signature: **Date:** 07/08/25

[1] New construction - includes a new building with landscape, or other new landscape such as a park, playground, or greenbelt without an associated building.
[2] Rehabilitated landscape - any re-landscaping project that requires a permit, plan check, or design review, **meets the requirements of 23.72**, and has a modified landscape area equal to or greater than 2,500 square feet.
[3] Landscape area - all the planting areas, turf areas, and water features in a landscape design plan subject to the maximum applied water allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

Q:\CDD\WELO Sample Forms\San Mateo

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

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

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)

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07-09-25
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08-31-26
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DESIGN REVIEW

WUCOLS REQUIREMENTS

NORTH
PROJECT NORTH

L-159

DATE 4/11/2025
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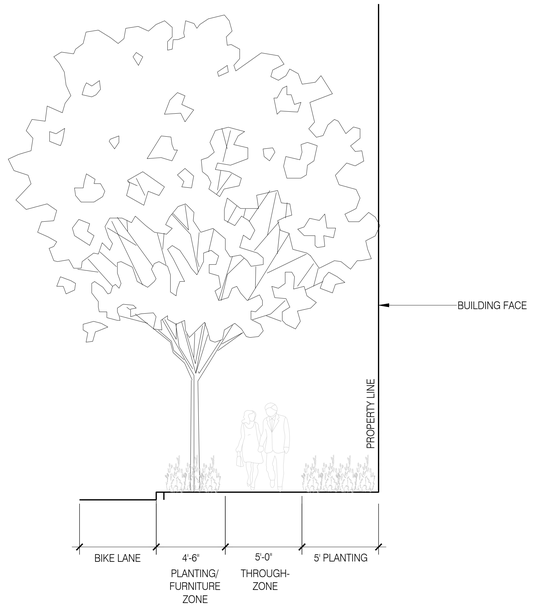
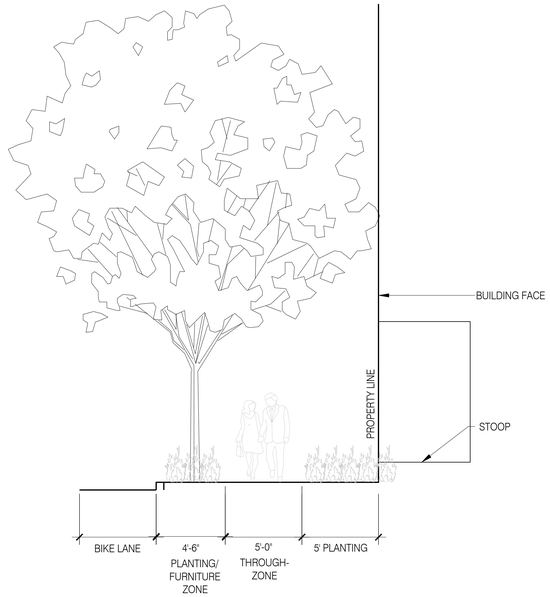
DRAWN: WP/NV



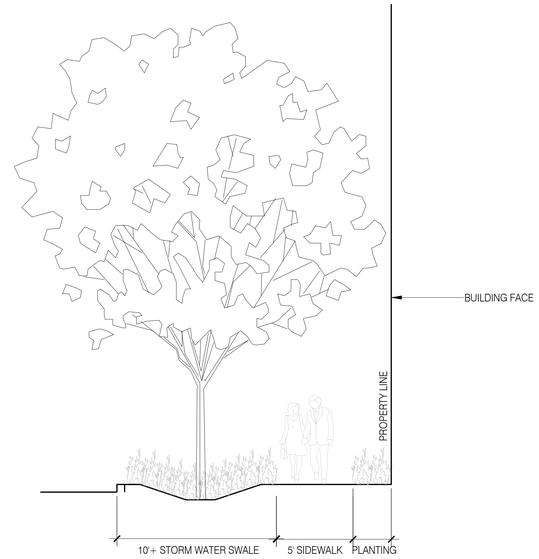
1/4"=1'-0"

SECTION 1 section 01



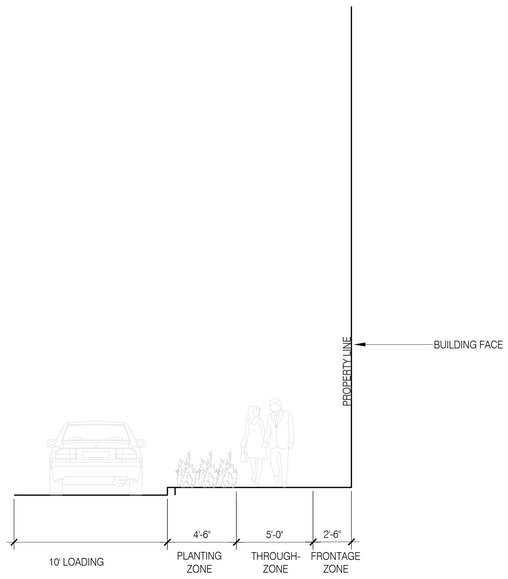
1/4"=1'-0"

SECTION 2 section 02



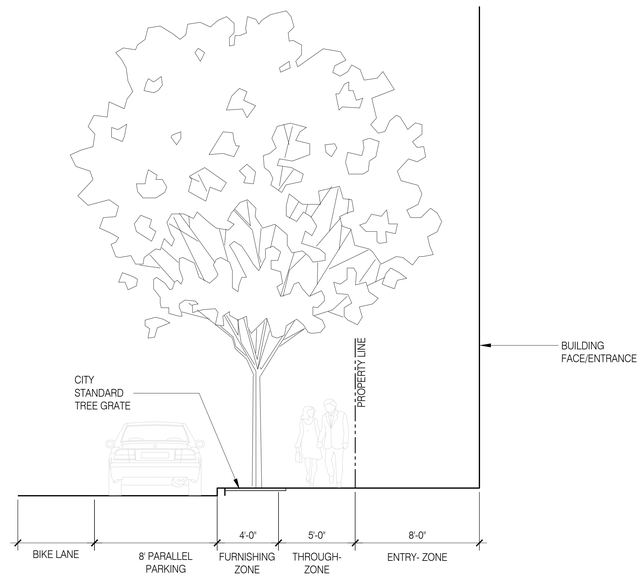
1/4"=1'-0"

SECTION 3 section 03



1/4"=1'-0"

SECTION 4 section 04



1/4"=1'-0"

SECTION 5 section 05

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JONATHAN BEAVER
LIC.# 6583
SIGNATURE
07-09-25
RENEWAL DATE
08-31-26
DATE
STATE OF CALIFORNIA

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

DESIGN REVIEW

SITE SECTIONS 1

NORTH
PROJECT NORTH

L-301

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

CODE ANALYSIS

ITEM	CODE RELEVANCE	APPLICABLE CODE	RESPONSE / NOTES
CHAPTER 3 - OCCUPANCY GROUPS		CHAPTER 3	SEE SHEET A 0.03 FOR OCCUPANCY DIAGRAMS
BASEMENT	S-2, ACCESSORY (S-2)		-
FLOOR 1	S-2, R-2, B, ACCESSORY (S-2)		-
FLOOR 2	R-2. B, A-3		-
FLOORS 3-5	R-2		-
FLOOR 6	R-2, B, A-3		-
CHAPTERS 5, 6 - BLDG HEIGHT AND AREAS & TYPES OF CONSTRUCTION			
CONSTRUCTION TYPES		SECTIONS 510, 601, 602	SEE SHEET A 0.04 FOR FIRE SEPARATION DIAGRAMS
BASEMENT & 1ST FLOOR	TYPE IA	TABLE 601	NONCOMBUSTIBLE CONCRETE STRUCTURE AND METAL FRAMING OF INTERIOR
FLOOR 2-6	TYPE IIIA	SECTION 510.2	HORIZONTAL BUILDING SEPARATION ALLOWANCE, 3-HOUR HORIZONTAL SEPARATION AT 2ND FLOOR
		TABLE 601	2-HOUR FRTW FRAMED EXTERIOR BEARING WALLS, 1-HOUR INTERIOR WALLS SEPARATING DWELLING UNITS
ALLOWABLE BUILDING HEIGHT		TABLE 504.3	
BASEMENT & 1ST FLOOR	TYPE IA		S WITHOUT AREA INCREASE, SEE TABLE BELOW
FLOOR 2-6	TYPE IIIA		S WITHOUT AREA INCREASE, SEE TABLE BELOW
ALLOWABLE STORIES ABOVE GRADE PLANE		TABLE 504.4	
BASEMENT & 1ST FLOOR	TYPE IA		UNLIMITED ALLOWED, 1 STORY ABOVE GRADE PLANE PROPOSED
FLOOR 2-6	TYPE IIIA		5 STORIES ALLOWED WITH SPECIAL PROVISIONS SECTION 510.2, 5 STORIES ABOVE GRADE PLANE PROPOSED
ALLOWABLE BUILDING AREA		TABLE 506.2	
BASEMENT & 1ST FLOOR	TYPE IA		SM WITHOUT AREA INCREASE, SEE TABLE BELOW
FLOOR 2-6	TYPE IIIA		SM WITHOUT AREA INCREASE, SEE TABLE BELOW

CODE COMPLIANCE - AREA AND HEIGHTS BY FLOORS

LEVEL	CONSTRUCTION TYPE	OCCUPANCY TYPE	ALLOWABLE HEIGHT	FLOOR HEIGHT	ALLOWABLE AREA	AREA
BASEMENT	IA	S-2	N/A		UNLIMITED	49,804 SF
1ST FLOOR	IA	S-2, R-2, B	UNLIMITED	1' - 6 1/2"	UNLIMITED	48,780 SF
2ND FLOOR	IIIA	R-2, B, A-3	85' - 0"	17' - 9 1/2"	72,000	37,443 SF
3RD FLOOR	IIIA	R-2	85' - 0"	31' - 6 1/2"	72,000	34,694 SF
4TH FLOOR	IIIA	R-2	85' - 0"	41' - 9 1/2"	72,000	34,701 SF
5TH FLOOR	IIIA	R-2	85' - 0"	52' - 0 1/2"	72,000	34,693 SF
6TH FLOOR	IIIA	R-2, B, A-3	85' - 0"	62' - 3 1/2"	72,000	33,323 SF
BUILDING TOTALS						273,437 SF

CHAPTER 7 - FIRE PROTECTION FEATURES		
ALLOWABLE OPENINGS	TABLE 705.8	ALL OPENINGS UNPROTECTED, SPRINKLERED. SEE A 0.06 FOR DIAGRAMS DEMONSTRATING COMPLIANCE WITH TABLE 705.8
CHAPTER 9 - FIRE PROTECTION SYSTEMS		
AUTOMATIC SPRINKLER SYSTEM	SECTION 903	FULLY SPRINKLERED BUILDING UNDER SEPARATE PERMIT
STANDPIPE SYSTEM	SECTION 905	CLASS III STANDPIPE SYSTEM THROUGHOUT
PORTABLE FIRE EXTINGUISHERS	SECTION 906	INSTALLED IN REQUIRED LOCATIONS
FIRE ALARM SYSTEM	SECTION 907	FIRE ALARM AND SPRINKLER MONITORING THROUGHOUT, VISUAL FIRE ALARMS IN ALL ADAPTABLE UNITS
CHAPTER 10 - MEANS OF EGRESS		SEE A 0.03 FOR EGRESS ANALYSIS DIAGRAMS
EGRESS TRAVEL	SECTIONS 1006, 1017	ALL COMMON PATH OF TRAVEL DISTANCES AND EXIT ACCESS TRAVEL DISTANCES ARE WITHIN THE ALLOWABLE RANGE
EXIT SEPARATION	SECTION 1007	ALL FLOORS AND SEPARATED OCCUPANCIES COMPLY WITH 1/3 MIN (SPRINKLERED BUILDING) REQUIRED EXIT SEPARATION DISTANCE
CHAPTER 11 - ACCESSIBILITY		
	GENERAL REQUIREMENTS FOR ACCESSIBLE ENTRY AND EXIT PER SEC 1117A INTERIOR ACCESSIBLE ROUTES PER SEC 1119A CHANGES IN LEVELS ON ACCESSIBLE ROUTES PER SEC 1121A, 1131A INTERIOR STAIRWAYS PER SEC 1123A DOORS, GATES AND WINDOWS PER SEC 1126A ACCESSIBLE ROUTE WITHIN COVERED MULTIFIMALY DWELLING UNITS PER SEC 1130A DOORS PER SEC 1132A KITCHENS PER SEC 1133A BATHING FACILITIES PER 1134A - OPTION 2 ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS PER SEC 1136A, 1142A SPACE ALLOWANCES AND REACH RANGES PER SEC 1138A	

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GEOFFREY SCOTT 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

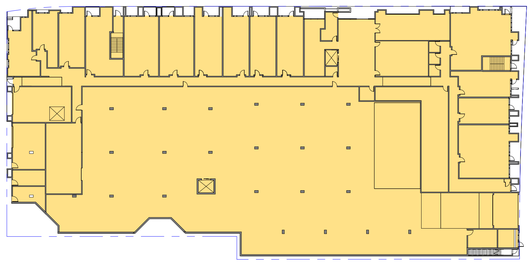
DESIGN REVIEW

CODE ANALYSIS

A 0.00

DATE	07.10.2025
SCALE	
DRAWN	NW, FK, MR, LP
	2403

LOT COVERAGE



LOT COVERAGE
1" = 40'-0"

LOT COVERAGE CALCULATION

COVERAGE AREA	LOT AREA	LOT COVERAGE
48780 SF	53141 SF	91.79%

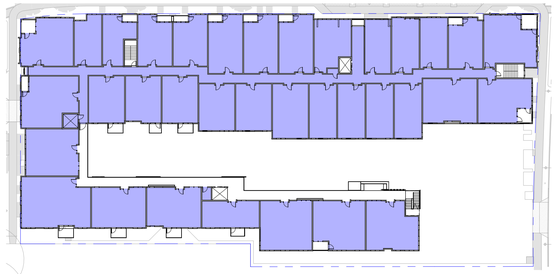
FAR CALCULATIONS

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

FAR CALCULATIONS

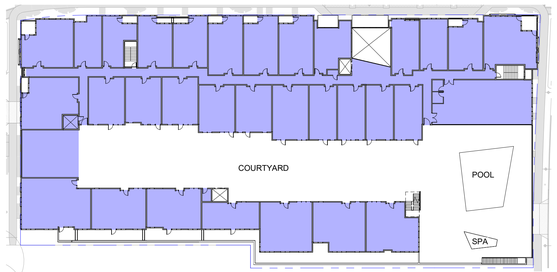
LEVEL	AREA	LOT AREA	FAR
BASEMENT	49,161 SF	53141 SF	0.93%
1ST FLOOR	47,206 SF	53141 SF	0.89%
2ND FLOOR	31,883 SF	53141 SF	0.60%
3RD FLOOR	32,416 SF	53141 SF	0.61%
4TH FLOOR	32,423 SF	53141 SF	0.61%
5TH FLOOR	32,418 SF	53141 SF	0.61%
6TH FLOOR	29,216 SF	53141 SF	0.55%
BUILDING TOTALS	254,723 SF		4.79%

LEVEL	AREA	LOT AREA	FAR
6TH FLOOR	29,216 SF	53141 SF	0.55%



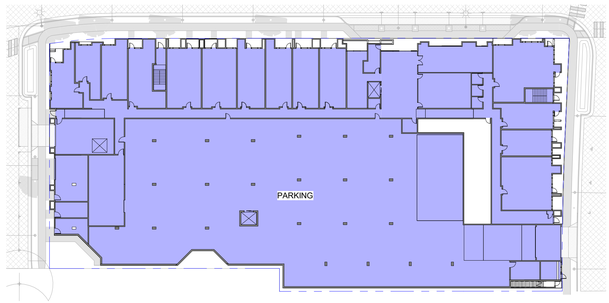
3RD, 4TH AND 5TH FLOOR FAR CALCULATION
1" = 40'-0"

LEVEL	AREA	LOT AREA	FAR
3RD FLOOR	32,416 SF	53141 SF	0.61%
4TH FLOOR	32,423 SF	53141 SF	0.61%
5TH FLOOR	32,418 SF	53141 SF	0.61%



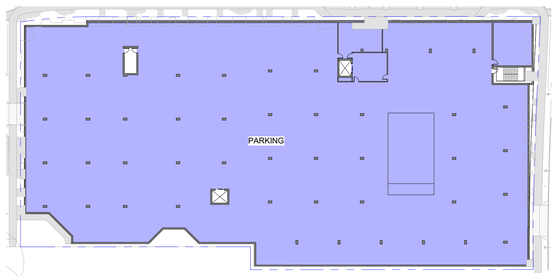
2ND FLOOR FAR CALCULATION
1" = 40'-0"

LEVEL	AREA	LOT AREA	FAR
2ND FLOOR	31,883 SF	53141 SF	0.60%



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

LEVEL	AREA	LOT AREA	FAR
1ST FLOOR	47,206 SF	53141 SF	0.89%



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

LEVEL	AREA	LOT AREA	FAR
BASEMENT	49,161 SF	53141 SF	0.93%

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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

FAR AND LOT COVERAGE

NORTH
PROJECT NORTH

A 0.01

DATE	07.10.2025
SCALE	1" = 40'-0"
DRAWN	NW, FK, MR, LP
	2403

OUTDOOR LIVING AREAS

COMMON
PRIVATE

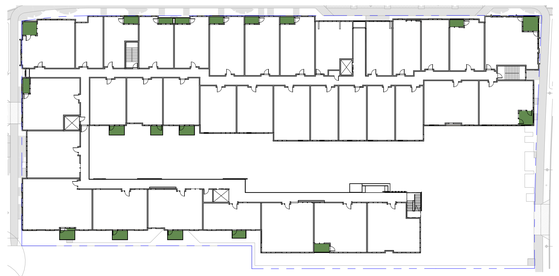
OUTDOOR LIVING AREA ANALYSIS

AREA TYPE	AREA TOTAL	UNITS	PER UNIT SF
COMMON	18892 SF	181	104.38
PRIVATE	8591 SF	115	74.70
TOTALS	27483 SF		179.08

OUTDOOR LIVING AREAS - 6TH FLOOR

COMMON	2474 SF
PRIVATE	2378 SF
TOTAL OUTDOOR AREA	4852 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

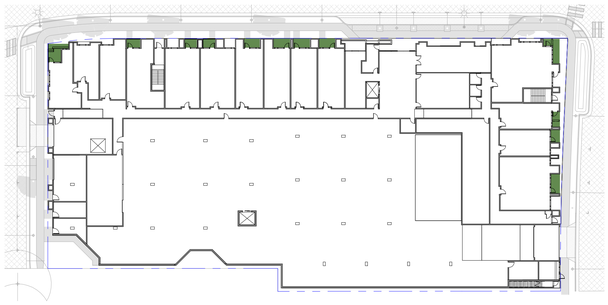
PRIVATE	1060 SF
TOTAL OUTDOOR AREA	1060 SF

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

OUTDOOR LIVING AREAS - 2ND FLOOR

COMMON	18892 SF
PRIVATE	8591 SF
TOTAL OUTDOOR AREA	27483 SF

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



OUTDOOR LIVING AREAS - 1ST FLOOR

PRIVATE	786 SF
TOTAL OUTDOOR AREA	786 SF

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

AREAS BY TYPE

AMENITY
CIRCULATION
CIRCULATION - EXTERIOR
PARKING
RESIDENTIAL UNIT
UTILITY

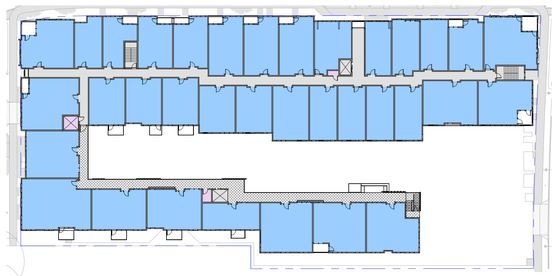
AREA TYPE BREAKDOWN TOTALS

AREA TYPE	AREA	%
AMENITY	8077 SF	3%
CIRCULATION	18726 SF	7%
CIRCULATION - EXTERIOR	8546 SF	3%
EXTERIOR COURTYARD	7427 SF	3%
PARKING	72143 SF	26%
RESIDENTIAL UNIT	152265 SF	56%
UTILITY	6253 SF	2%
TOTAL AREA	273437 SF	100%

AREA TYPE BREAKDOWN - 6TH FLOOR

AMENITY	835 SF
CIRCULATION	2916 SF
CIRCULATION - EXTERIOR	1960 SF
EXTERIOR COURTYARD	2538 SF
RESIDENTIAL UNIT	24878 SF
UTILITY	196 SF
TOTAL AREA	33323 SF

AREAS BY TYPE - 6TH FLOOR
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

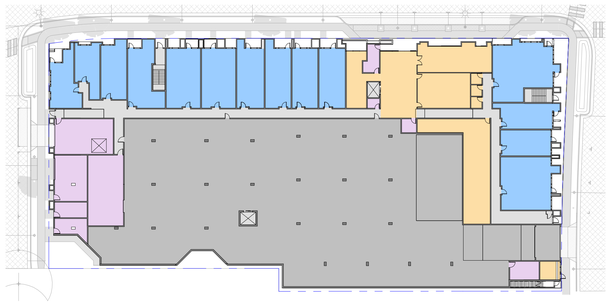
CIRCULATION	2792 SF
CIRCULATION - EXTERIOR	1766 SF
RESIDENTIAL UNIT	29954 SF
UTILITY	182 SF
TOTAL AREA	34694 SF

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

AREA TYPE BREAKDOWN - 2ND FLOOR

AMENITY	1983 SF
CIRCULATION	2955 SF
RESIDENTIAL UNIT	26146 SF
UTILITY	181 SF
TOTAL AREA	31265 SF

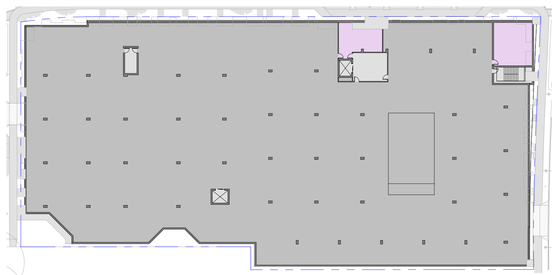
AREAS BY TYPE - 2ND FLOOR
1" = 40'-0"



AREA TYPE BREAKDOWN - 1ST FLOOR

AMENITY	5260 SF
CIRCULATION	3391 SF
PARKING	24903 SF
RESIDENTIAL UNIT	11371 SF
UTILITY	3855 SF
TOTAL AREA	48780 SF

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



AREA TYPE BREAKDOWN - BASEMENT

CIRCULATION	1086 SF
PARKING	47240 SF
UTILITY	1478 SF
TOTAL AREA	49804 SF

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

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DESIGN REVIEW

AREA PLANS

NORTH
PROJECT NORTH

A 0.02

DATE	07.10.2025
SCALE	1" = 40'-0"
DRAWN	NW, FK, MR, LP
	2403

EGRESS ANALYSIS

EGRESS PLAN - 6TH FLOOR
1" = 40'-0"

RESIDENTIAL UNITS (R-2)

MAX OCCUPANT LOAD: 7
EXIT ACCESS DOORWAYS REQD: 1
EXIT ACCESS DOORWAYS PROVIDED: 1

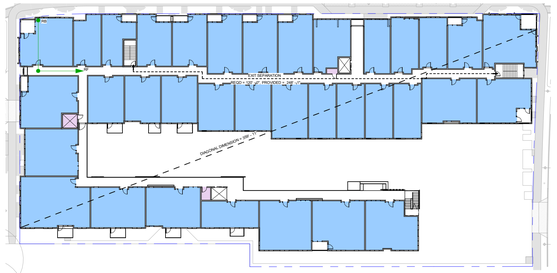
MAX COMMON PATH OF TRAVEL DISTANCE (RC-RG): 60' < 125'

LOUNGE (B)

MAX OCCUPANT LOAD: 15
EXIT ACCESS DOORWAYS REQD: 1
EXIT ACCESS DOORWAYS PROVIDED: 1

MAX COMMON PATH OF TRAVEL DISTANCE (RC-RG): 49' < 125'

ACCESSORY
ASSEMBLY
BUSINESS
FIRE COMMAND
PARKING
RESIDENTIAL

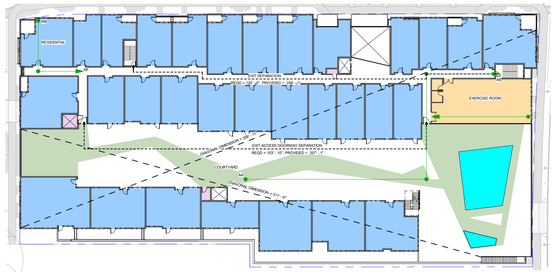


EGRESS PLAN - 3RD - 5TH FLOOR
1" = 40'-0"

RESIDENTIAL UNITS (R-2)

MAX OCCUPANT LOAD: 8
EXIT ACCESS DOORWAYS REQD: 1
EXIT ACCESS DOORWAYS PROVIDED: 1

MAX COMMON PATH OF TRAVEL DISTANCE (RB-RF): 63' < 125'



EGRESS PLAN - 2ND FLOOR
1" = 40'-0"

COURTYARD (A-3)

OCCUPANT LOAD: 368
EXIT ACCESS DOORWAYS REQD: 2
EXIT ACCESS DOORWAYS PROVIDED: 2

MAX EXIT ACCESS TRAVEL DISTANCE (AA - AB): 235' < 250'

RESIDENTIAL UNITS (R-2)

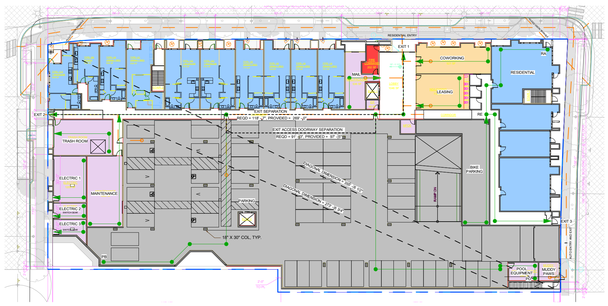
MAX OCCUPANT LOAD: 8
EXIT ACCESS DOORWAYS REQD: 1
EXIT ACCESS DOORWAYS PROVIDED: 1

MAX COMMON PATH OF TRAVEL DISTANCE (RB-RF): 63' < 125'

EXERCISE ROOM (B)

OCCUPANT LOAD: 40
EXIT ACCESS DOORWAYS REQD: 1
EXIT ACCESS DOORWAYS PROVIDED: 2

COMMON PATH OF TRAVEL DISTANCE: 63' < 100'



EGRESS PLAN - 1ST FLOOR
1" = 40'-0"

PARKING (S-2)

OCCUPANT LOAD: 126
EXIT ACCESS DOORWAYS REQD: 2
EXIT ACCESS DOORWAYS PROVIDED: 2

MAX EXIT ACCESS TRAVEL DISTANCE (PB - EXIT 2): 285' < 400'

BIKE PARKING (S-2)

OCCUPANT LOAD: 8
EXIT ACCESS DOORWAYS REQD: 1
EXIT ACCESS DOORWAYS PROVIDED: 1

COMMON PATH OF TRAVEL DISTANCE: 84' < 100'

MAINTENANCE (S-2)

OCCUPANT LOAD: 4
EXIT ACCESS DOORWAYS REQD: 1
EXIT ACCESS DOORWAYS PROVIDED: 1

COMMON PATH OF TRAVEL DISTANCE: 91' < 100'

TRASH ROOM (S-2)

OCCUPANT LOAD: 4
EXIT ACCESS DOORWAYS REQD: 1
EXIT ACCESS DOORWAYS PROVIDED: 2

MAX EXIT ACCESS TRAVEL DISTANCE: 48' < 400'

ELECTRIC ROOMS 1-4 (S-2)

OCCUPANT LOAD: 2
EXIT ACCESS DOORWAYS REQD: 1
EXIT ACCESS DOORWAYS PROVIDED: 1

MAX EXIT ACCESS TRAVEL DISTANCE:
ELECTRIC 1 45'
ELECTRIC 2 27'
ELECTRIC 3 28'

MAIL (S-2)

OCCUPANT LOAD: 3
EXIT ACCESS DOORWAYS REQD: 1
EXIT ACCESS DOORWAYS PROVIDED: 1

COMMON PATH OF TRAVEL DISTANCE: 40' < 100'

POOL EQUIPMENT (S-2)

OCCUPANT LOAD: 2
EXIT ACCESS DOORWAYS REQD: 1
EXIT ACCESS DOORWAYS PROVIDED: 1

MAX EXIT ACCESS TRAVEL DISTANCE (PD - EXIT 1): 274' < 400'

COWORKING (B)

OCCUPANT LOAD: 7
EXIT ACCESS DOORWAYS REQD: 1
EXIT ACCESS DOORWAYS PROVIDED: 1

COMMON PATH OF TRAVEL DISTANCE: 58' < 100'

LEASING (B)

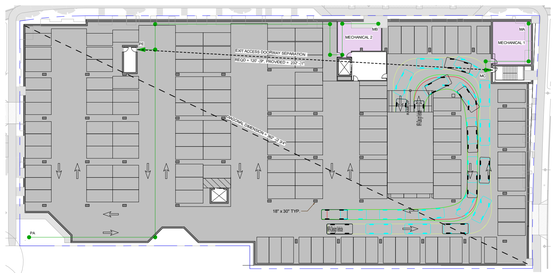
OCCUPANT LOAD: 6
EXIT ACCESS DOORWAYS REQD: 1
EXIT ACCESS DOORWAYS PROVIDED: 2

COMMON PATH OF TRAVEL DISTANCE: 46' < 100'

RESIDENTIAL UNITS (R-2)

MAX OCCUPANT LOAD: 8
EXIT ACCESS DOORWAYS REQD: 1
EXIT ACCESS DOORWAYS PROVIDED: 1

MAX COMMON PATH OF TRAVEL DISTANCE (RA-RE): 83' < 125'
MAX EXIT ACCESS TRAVEL DISTANCE (RA-EXIT 3): 195' < 250'



EGRESS PLAN - BASEMENT
1" = 40'-0"

PARKING (S-2)

OCCUPANT LOAD: 240
EXIT ACCESS DOORWAYS REQD: 2
EXIT ACCESS DOORWAYS PROVIDED: 2

MAX EXIT ACCESS TRAVEL DISTANCE (PA - PE): 217' < 400'

MECHANICAL 1 (S-2)

OCCUPANT LOAD: 3
EXIT ACCESS DOORWAYS REQD: 1
EXIT ACCESS DOORWAYS PROVIDED: 1

MAX EXIT ACCESS TRAVEL DISTANCE (MA - MC): 63' < 400'

MECHANICAL 2 (S-2)

OCCUPANT LOAD: 3
EXIT ACCESS DOORWAYS REQD: 1
EXIT ACCESS DOORWAYS PROVIDED: 1

MAX EXIT ACCESS TRAVEL DISTANCE (MB - PE): 214' < 400'

OCCUPANCY ANALYSIS

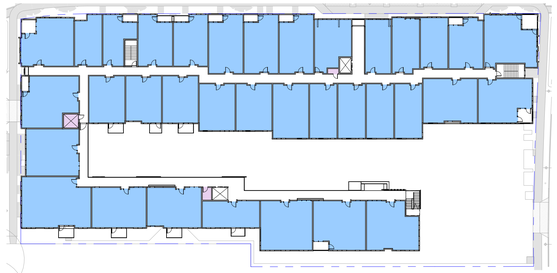
OCCUPANCY ANALYSIS - 6TH FLOOR
1" = 40'-0"

OCCUPANCY ANALYSIS - 6TH FLOOR

FUNCTION OF SPACE	CLASSIFICATION	OLF	AREA	OL	CALCULATED STAIR WIDTH	CALCULATED EGRESS WIDTH
ACCESSORY	S-2	300	196 SF	3	0.6	0.45
ASSEMBLY	A-3	15	2538 SF	171	34.2	25.65
BUSINESS	B	50	835 SF	17	3.4	2.55
RESIDENTIAL	R-2	200	24878 SF	136	27.2	20.4
FLOOR TOTALS			28447 SF	327	65.4	49.05

EGRESS WIDTH ANALYSIS - 6TH FLOOR

STAIR WIDTH REQUIRED	66"
STAIR WIDTH PROVIDED (3 EGRESS STAIRS)	132" = 44" x 3
CORRIDOR WIDTH REQUIRED	44"
CORRIDOR WIDTH PROVIDED	60"
EGRESS DOOR WIDTH MIN REQUIRED	36"
EGRESS DOOR WIDTH PROVIDED (3 EGRESS DOORS)	108" = 36" x 3
EGRESS DOOR WIDTH OF EACH ENCLOSED SPACE OR UNIT	36" (34" MIN CLR)



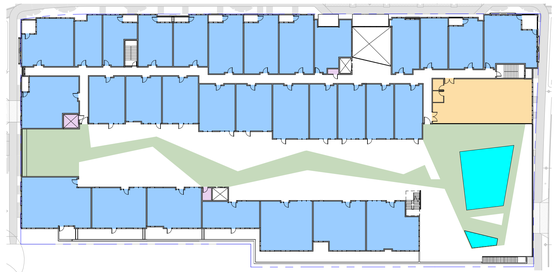
OCCUPANCY ANALYSIS - 3RD - 5TH FLOOR
1" = 40'-0"

OCCUPANCY ANALYSIS - 3RD - 5TH FLOORS

FUNCTION OF SPACE	CLASSIFICATION	OLF	AREA	OL	CALCULATED STAIR WIDTH	CALCULATED EGRESS WIDTH
ACCESSORY	S-2	300	182 SF	3	0.6	0.45
RESIDENTIAL	R-2	200	29954 SF	166	33.2	24.9
FLOOR TOTALS			30136 SF	169	33.8	25.35

EGRESS WIDTH ANALYSIS - TYPICAL FLOOR (3RD - 4TH)

STAIR WIDTH REQUIRED	44"
STAIR WIDTH PROVIDED (3 EGRESS STAIRS)	132" = 44" x 3
CORRIDOR WIDTH REQUIRED	44"
CORRIDOR WIDTH PROVIDED	60"
EGRESS DOOR WIDTH MIN REQUIRED	36"
EGRESS DOOR WIDTH PROVIDED (3 EGRESS DOORS)	108" = 36" x 3
EGRESS DOOR WIDTH OF EACH ENCLOSED SPACE OR UNIT	36" (34" MIN CLR)



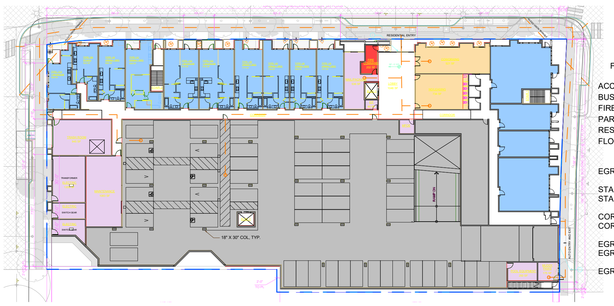
OCCUPANCY ANALYSIS - 2ND FLOOR
1" = 40'-0"

OCCUPANCY ANALYSIS - 2ND FLOOR

FUNCTION OF SPACE	CLASSIFICATION	OLF	AREA	OL	CALCULATED STAIR WIDTH	CALCULATED EGRESS WIDTH
ACCESSORY	S-2	300	181 SF	3	0.6	0.45
ASSEMBLY	A-3	15	6031 SF	403	80.6	60.45
BUSINESS	B	50	1983 SF	40	8	6
RESIDENTIAL	R-2	200	26146 SF	145	29	21.75
FLOOR TOTALS			34341 SF	591	118.2	88.65

EGRESS WIDTH ANALYSIS - 2ND FLOOR

STAIR WIDTH REQUIRED	120"
STAIR WIDTH PROVIDED (3 EGRESS STAIRS)	132" = 44" x 3
CORRIDOR WIDTH REQUIRED	44"
CORRIDOR WIDTH PROVIDED	60"
EGRESS DOOR WIDTH MIN REQUIRED	90"
EGRESS DOOR WIDTH PROVIDED (3 EGRESS DOORS)	108" = 36" x 3
EGRESS DOOR WIDTH OF EACH ENCLOSED SPACE OR UNIT	36" (34" MIN CLR)
EGRESS DOOR WIDTHS OF OUTDOOR SPACE	36" x 3 (EACH 34" MIN CLR)



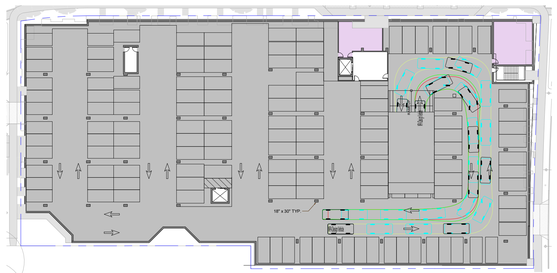
OCCUPANCY ANALYSIS - 1ST FLOOR
1" = 40'-0"

OCCUPANCY ANALYSIS - 1ST FLOOR

FUNCTION OF SPACE	CLASSIFICATION	OLF	AREA	OL	CALCULATED STAIR WIDTH	CALCULATED EGRESS WIDTH
ACCESSORY	S-2	300	4364 SF	19	3.8	2.85
BUSINESS	B	150	1737 SF	13	2.6	1.95
FIRE COMMAND	S-2	300	202 SF	1	0.2	0.15
PARKING	S-2	200	26477 SF	133	26.6	19.95
RESIDENTIAL	R-2	200	11371 SF	64	12.8	9.6
FLOOR TOTALS			44151 SF	230	46	34.5

EGRESS WIDTH ANALYSIS - 1ST FLOOR

STAIR WIDTH REQUIRED	N/A
STAIR WIDTH PROVIDED	N/A
CORRIDOR WIDTH REQUIRED	44"
CORRIDOR WIDTH PROVIDED	60"
EGRESS DOOR WIDTH MIN REQUIRED	36"
EGRESS DOOR WIDTH PROVIDED (4 EGRESS DOORS)	192" = 48" x 4
EGRESS DOOR WIDTH OF EACH ENCLOSED SPACE OR UNIT	36" (34" MIN CLR)



OCCUPANCY ANALYSIS - BASEMENT
1" = 40'-0"

OCCUPANCY ANALYSIS - BASEMENT

FUNCTION OF SPACE	CLASSIFICATION	OLF	AREA	OL	CALCULATED STAIR WIDTH	CALCULATED EGRESS WIDTH
ACCESSORY	S-2	300	1478 SF	6	1.2	0.9
PARKING	S-2	200	47240 SF	237	47.4	35.55
FLOOR TOTALS			48717 SF	243	48.6	36.45

EGRESS WIDTH ANALYSIS - BASEMENT

STAIR WIDTH REQUIRED	50"
STAIR WIDTH PROVIDED (2 EGRESS STAIRS)	88" = 44" x 2
CORRIDOR WIDTH REQUIRED	N/A
CORRIDOR WIDTH PROVIDED	N/A
EGRESS DOOR WIDTH MIN REQUIRED	36"
EGRESS DOOR WIDTH PROVIDED (2 EGRESS DOORS)	72" = 36" x 2

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DESIGN REVIEW

OCCUPANCY AND EGRESS ANALYSIS

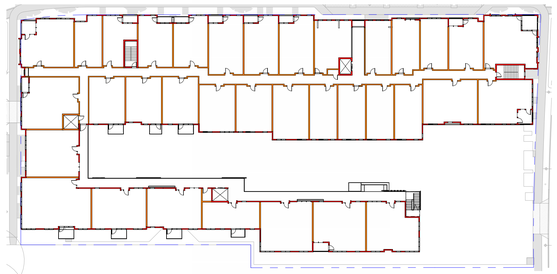
NORTH
PROJECT NORTH

A 0.03

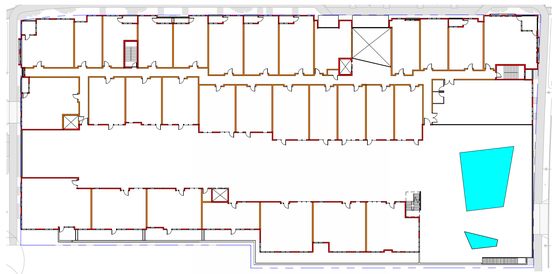
DATE	07.10.2025
SCALE	As indicated
DRAWN	NW, FK, MR, LP
	2403

FIRE SEPARATION ANALYSIS

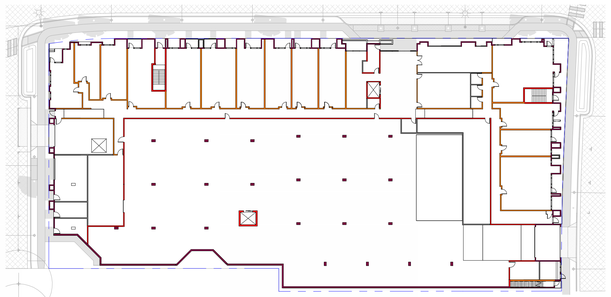
FIRE SEPARATION - 6TH FLOOR
1" = 40'-0"



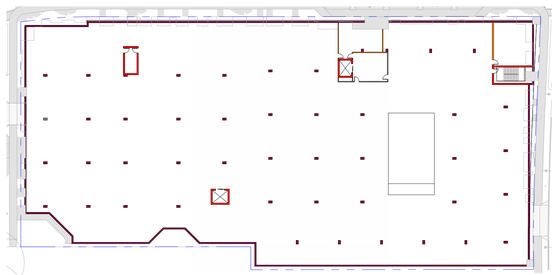
FIRE SEPARATION - 3RD - 5TH FLOOR
1" = 40'-0"



FIRE SEPARATION - 2ND FLOOR
1" = 40'-0"



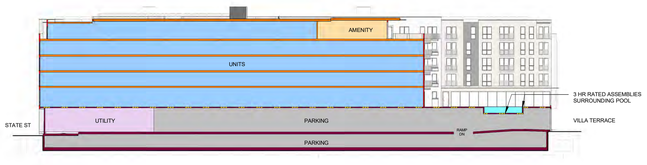
FIRE SEPARATION - 1ST FLOOR
1" = 40'-0"



FIRE SEPARATION - BASEMENT
1" = 40'-0"

FIRE RATED ASSEMBLIES

- 3-HR MIN FIRE RATED ASSEMBLY (PODIUM - CONCRETE STRUCTURAL SLAB)
- 3-HR MIN RATED FIRE ASSEMBLY
- 2-HR MIN RATED FIRE ASSEMBLY
- 1-HR MIN RATED FIRE ASSEMBLY
- UNRATED ASSEMBLY



FIRE RATED HORIZONTAL ASSEMBLIES
1" = 40'-0"

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DESIGN REVIEW

FIRE SEPARATION DIAGRAMS

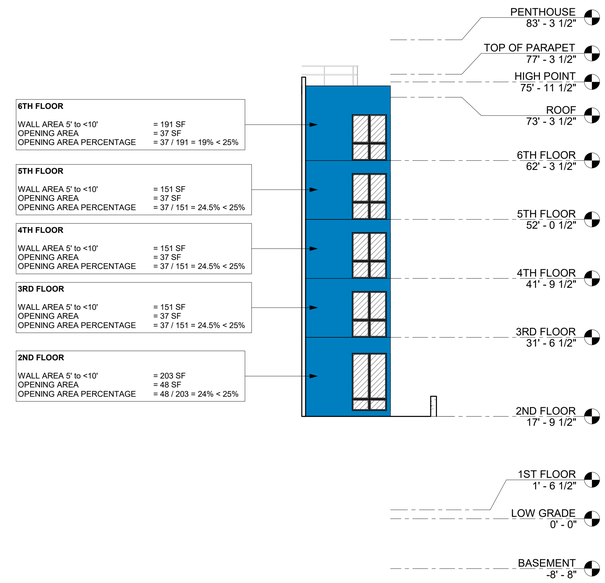
NORTH
PROJECT NORTH

A 0.04

DATE	07.10.2025
SCALE	As indicated
DRAWN	NW, FK, MR, LP
	2403

EXTERIOR WALL OPENING LEGEND

- FSD 5' to <10'
- FSD 10' to <15'
- FSD 15' to <20'



ALLOWABLE AREA OF EXTERIOR OPENINGS - NORTH ELEVATION
3/32" = 1'-0"

ALLOWABLE AREA OF EXTERIOR OPENINGS - WEST ELEVATION
3/32" = 1'-0"

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DESIGN REVIEW

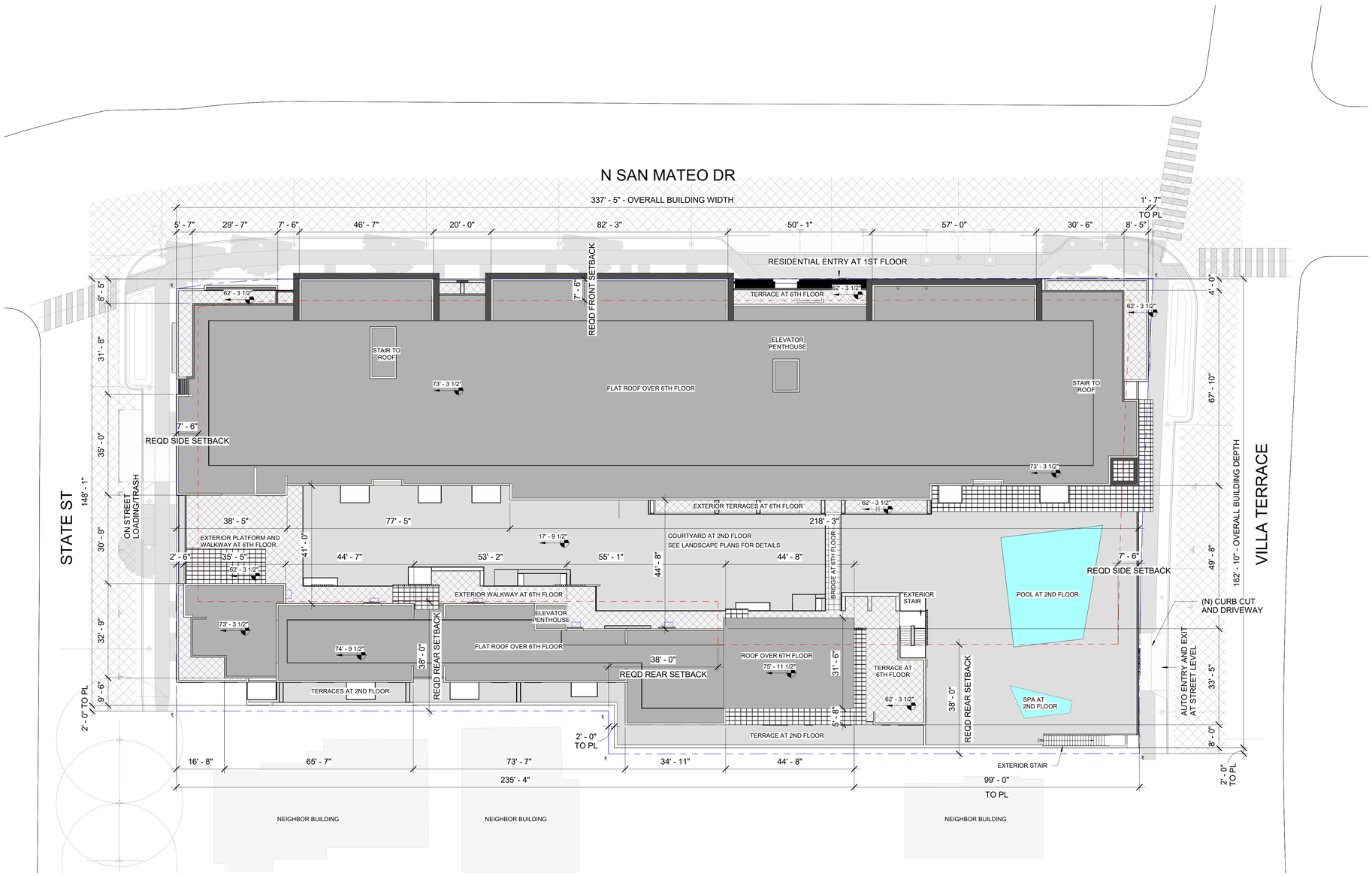
AREA OF EXTERIOR WALL OPENINGS BASED ON FSD

A 0.05

DATE	07.10.2025
SCALE	As indicated
DRAWN	NW, FK, MR, LP
	2403

PROPERTY LINE

REQUIRED SETBACKS PER SAN MATEO MUNICIPAL CODE TITLE 27.48.090 AND 27.48.100



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

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10.31.2025
RENEWAL DATE
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DESIGN REVIEW

SITE PLAN

NORTH
PROJECT NORTH

A 2.00

DATE	07.10.2025
SCALE	1/16" = 1'-0"
DRAWN	NW, FK, MR, LP
	2403

	(8'-0" x 18'-0")	(8'-0" x 17'-0")	(8'-0" x 18'-0")	(8'-0" x 18'-0")	(8'-0" x 18'-0")		(8'-0" x 18'-0")	(8'-0" x 18'-0")	(8'-0" x 18'-0")	
LEVEL 01	3	15	3	1	0	24	1	1	3	50
LEVEL B1	77	51	0	0	4	0	0	0		32
TOTAL:	80	66	3	1	4	24	1	1		82

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

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DESIGN REVIEW

BASEMENT FLOOR PLAN

NORTH
PROJECT NORTH

A 2.0B

DATE	07.10.2025
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	5683 SF	8
1 BEDROOM	2491 SF	3
2 BEDROOM	2664 SF	2
RESIDENTIAL UNIT TOTALS	11371 SF	14

PROPERTY LINE

EXTERIOR ACCESSIBLE ROUTE

45-DEG VISION TRIANGLE

PLAN NOTES

1 CAST METAL BUILDING SIGNAGE, HT 18", DEPTH 2"

2 FIRE CONTROL ROOM SIGNAGE

1ST FLOOR PLAN (DESIGN REVIEW PLANS)

3/32" = 1'-0"

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DESIGN REVIEW

1ST FLOOR PLAN

NORTH / PROJECT NORTH

A 2.01

DATE	07.10.2025
SCALE	As indicated
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	11438 SF	15
2 BEDROOM	8575 SF	8
3 BEDROOM	1500 SF	1
RESIDENTIAL UNIT TOTALS	26146 SF	31

2ND FLOOR PLAN (DESIGN REVIEW PLANS)
3/32" = 1'-0"

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DESIGN REVIEW

2ND FLOOR PLAN

NORTH
PROJECT NORTH

A 2.02

DATE	07.10.2025
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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DESIGN REVIEW

3RD FLOOR PLAN

NORTH
PROJECT NORTH

A 2.03

DATE	07.10.2025
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

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4TH FLOOR PLAN (DESIGN REVIEW PLANS)
3/32" = 1'-0"

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DESIGN REVIEW

4TH FLOOR PLAN

NORTH
PROJECT NORTH

A 2.04

DATE	07.10.2025
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)
3/32" = 1'-0"

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DESIGN REVIEW

5TH FLOOR PLAN

NORTH
PROJECT NORTH

A 2.05

DATE	07.10.2025
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	9260 SF	9
RESIDENTIAL UNIT TOTALS	24878 SF	31

6TH FLOOR PLAN (DESIGN REVIEW PLANS)
3/32" = 1'-0"

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DESIGN REVIEW

6TH FLOOR PLAN

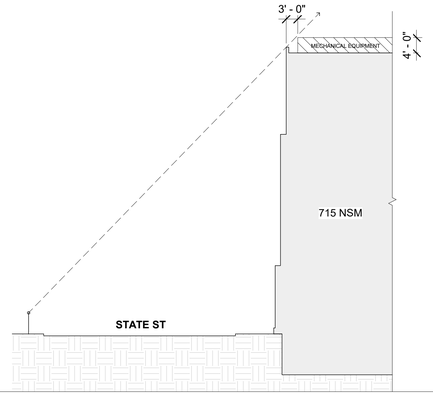
NORTH
PROJECT NORTH

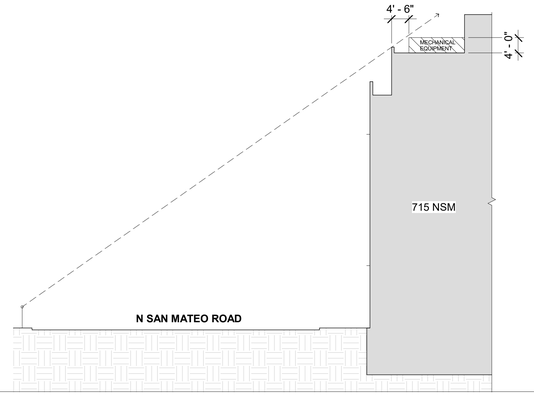
A 2.06

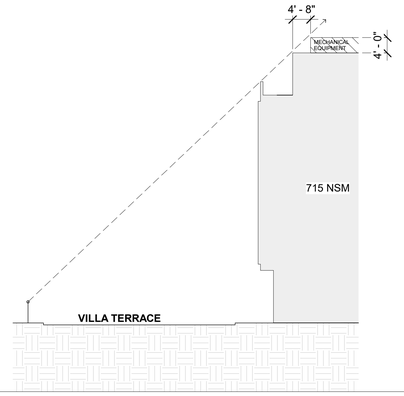
DATE	07.10.2025
SCALE	3/32" = 1'-0"
DRAWN	NW, FK, MR, LP
	2403

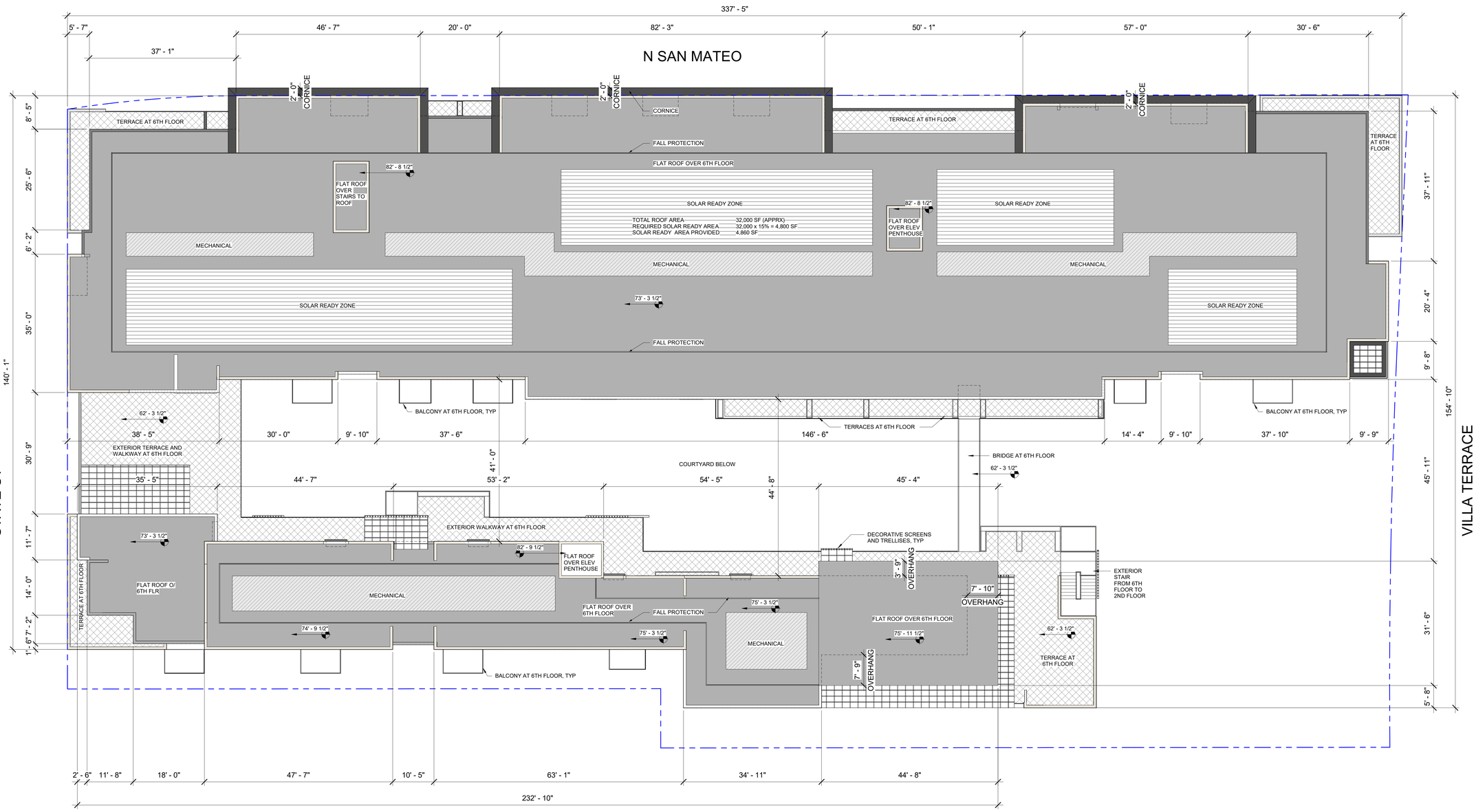
SIGHT LINE DIAGRAMS

MECHANICAL EQUIPMENT NOT VISIBLE
FROM RIGHT OF WAY









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

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DESIGN REVIEW

ROOF PLAN

NORTH
PROJECT NORTH

A 2.07

DATE	07.10.2025
SCALE	As indicated
DRAWN	NW, FK, MR, LP
	2403

ELEVATION NOTES

1 42" FALL PROTECTION GUARDRAIL AT ROOF, TYP.
2 CAST METAL BUILDING SIGNAGE, HT 18", DEPTH 2"
3 42" GUARDRAIL AT UNIT, TYP.
4 STAIR PENTHOUSE

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

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

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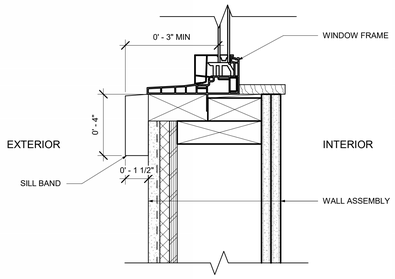
DESIGN REVIEW

BUILDING ELEVATIONS

A 3.00

DATE	07.10.2025
SCALE	3/32" = 1'-0"
DRAWN	NW, FK, MR, LP
	2403

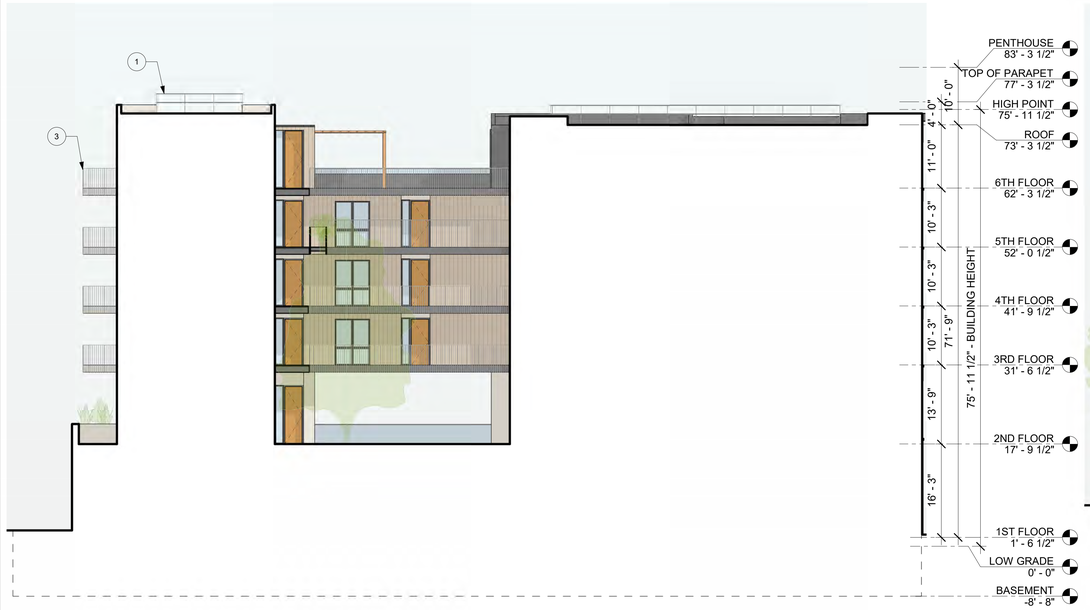


TYPICAL SILL BAND DETAIL
AT STUCCO WALL

ELEVATION NOTES

1 42" FALL PROTECTION GUARDRAIL AT ROOF, TYP.
2 CAST METAL BUILDING SIGNAGE, HT 18", DEPTH 2"
3 42" GUARDRAIL AT UNIT, TYP.
4 STAIR PENTHOUSE

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	07.10.2025
SCALE	As indicated
DRAWN	NW, FK, MR, LP
	2403

ELEVATION NOTES

1 42" FALL PROTECTION GUARDRAIL AT ROOF, TYP.
2 CAST METAL BUILDING SIGNAGE, HT 18", DEPTH 2"
3 42" GUARDRAIL AT UNIT, TYP.
4 STAIR PENTHOUSE

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

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

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DESIGN REVIEW

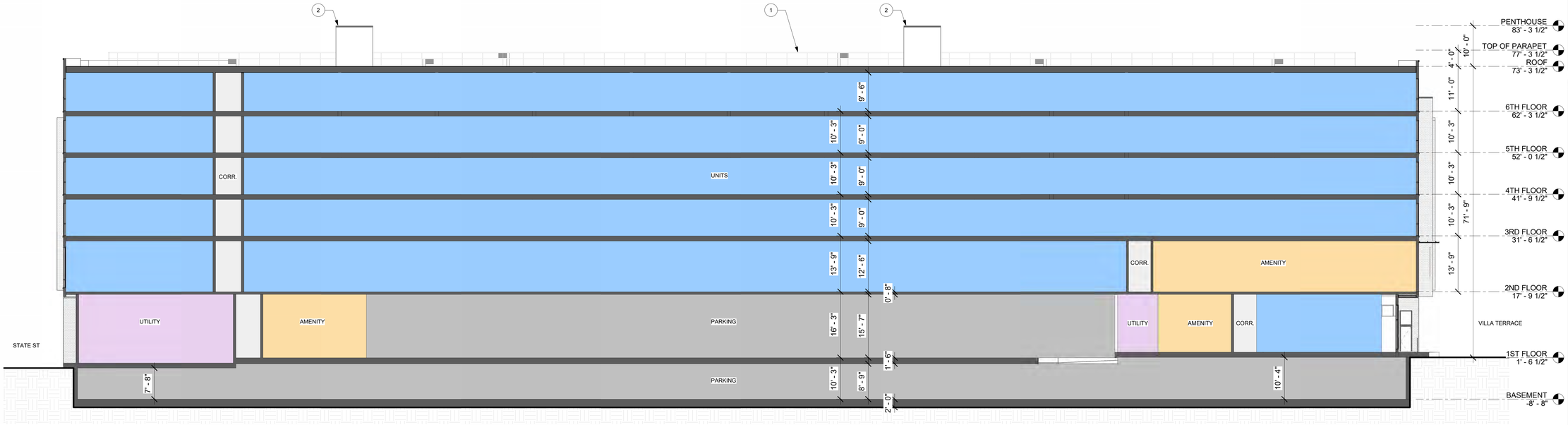
BUILDING ELEVATIONS

A 3.02

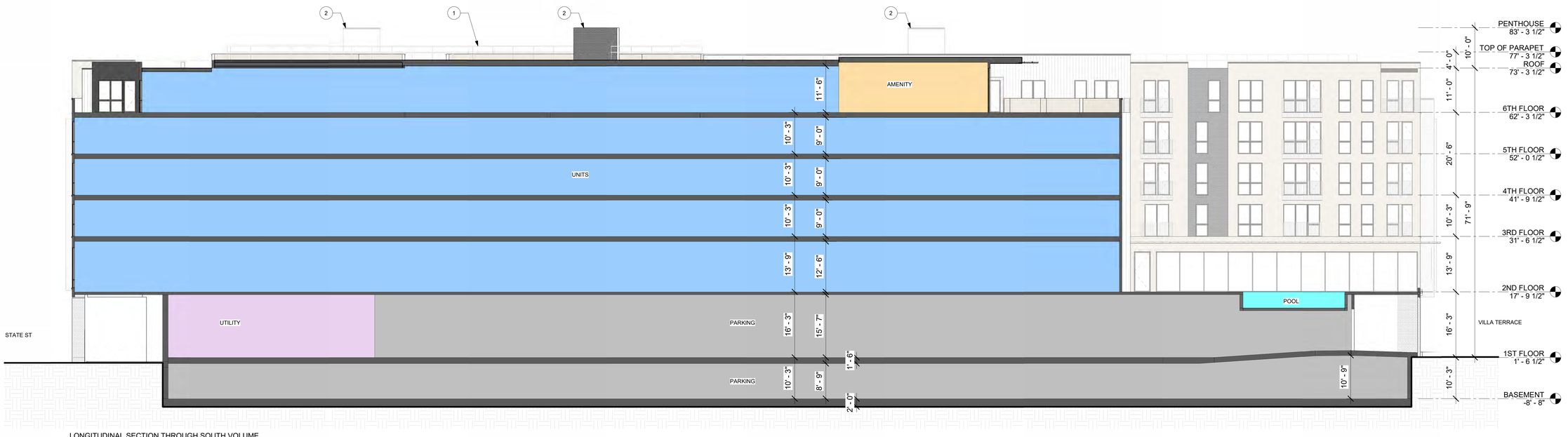
DATE	07.10.2025
SCALE	3/32" = 1'-0"
DRAWN	NW, FK, MR, LP
	2403

SECTION NOTES

1 42" FALL PROTECTION GUARDRAIL AT ROOF, TYP.
2 STAIR PENTHOUSE



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	07.10.2025
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	07.10.2025
SCALE	3/32" = 1'-0"
DRAWN	NW, FK, MR, LP
	2403

UNIT TYPES BY TYPE NAME

UNIT NAME	UNIT TYPE	QUANTITY	% TYPE	AREA ALLOCATED	% AREA	MIN .. MAX SF	BD	TOTAL BD	BA	TOTAL BA
1A1	1 BEDROOM	30	16.6%	23131 SF	15%	740 ... 877	1	30	1	30
1A2	1 BEDROOM	32	17.7%	25795 SF	17%	731 ... 918	1	32	1	32
1A3	1 BEDROOM	1	0.6%	761 SF	0%	761	1	1	1	1
1B1	1 BEDROOM	5	2.8%	3498 SF	2%	688 ... 704	1	5	1	5
1C1	1 BEDROOM	5	2.8%	2962 SF	2%	582 ... 597	1	5	1	5
1C2	1 BEDROOM	5	2.8%	3685 SF	2%	642 ... 785	1	5	1	5
1C3	2 BEDROOM	1	0.6%	814 SF	1%	814	2	2	1	1
1C4	1 BEDROOM	1	0.6%	656 SF	0%	656	1	1	1	1
2A1	2 BEDROOM	4	2.2%	4409 SF	3%	1099 ... 1108	2	8	2	8
2A2	2 BEDROOM	4	2.2%	4129 SF	3%	1028 ... 1034	2	8	2	8
2A3	2 BEDROOM	4	2.2%	3928 SF	3%	982	2	8	2	8
2B1	2 BEDROOM	3	1.7%	3302 SF	2%	1099 ... 1102	2	6	2	6
2B2	2 BEDROOM	4	2.2%	4594 SF	3%	1147 ... 1152	2	8	2	8
2B3	2 BEDROOM	4	2.2%	4265 SF	3%	1066 ... 1067	2	8	2	8
2C1	2 BEDROOM	10	5.5%	9714 SF	6%	961 ... 982	2	20	2	20
2C2	2 BEDROOM	4	2.2%	4247 SF	3%	1061 ... 1062	2	8	2	8
2C3	2 BEDROOM	5	2.8%	5900 SF	4%	1177 ... 1184	2	10	2	10
2C4	2 BEDROOM	4	2.2%	4368 SF	3%	1092	2	8	2	8
2D	2 BEDROOM	1	0.6%	1237 SF	1%	1237	2	2	2	2
2E	2 BEDROOM	1	0.6%	1045 SF	1%	1045	2	2	2	2
2F	2 BEDROOM	1	0.6%	986 SF	1%	986	2	2	2	2
2G	2 BEDROOM	1	0.6%	1427 SF	1%	1427	2	2	2	2
2H	2 BEDROOM	1	0.6%	1245 SF	1%	1245	2	2	2	2
3A	3 BEDROOM	4	2.2%	5975 SF	4%	1491 ... 1500	3	12	2	8
S	STUDIO	8	4.4%	4735 SF	3%	570 ... 607	1	8	1	8
SB	STUDIO	1	0.6%	533 SF	0%	533	1	1	1	1
UA	URBAN 1 BED	9	5.0%	6000 SF	4%	590 ... 738	1	9	1	9
UB	URBAN 1 BED	27	14.9%	18087 SF	12%	632 ... 773	1	27	1	27
UC	URBAN 1 BED	1	0.6%	838 SF	1%	838	1	1	1	1
TOTALS		181	100.0%	152265 SF	100%			241		236

ALL UNITS PROVIDED WITH REQUIRED WATER CLOSET, LAVATORY, BATHTUB/SHOWER, KITCHEN SINK & CLOTHES WASHER CONNECTION PER CPC 422, SEE TABLE ABOVE FOR # OF FACILITIES PROVIDED BY UNIT TYPE. ACCESSIBLE BATHROOMS PLACED THROUGHOUT COMMON SPACES FOR CONVENIENCE, SEE PLANS.

NOTE:
SEE SHEET A8.01 FOR EXTERIOR WINDOW SIZES

6TH FLOOR

3RD-5TH FLOOR

2ND FLOOR

1ST FLOOR

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DESIGN REVIEW

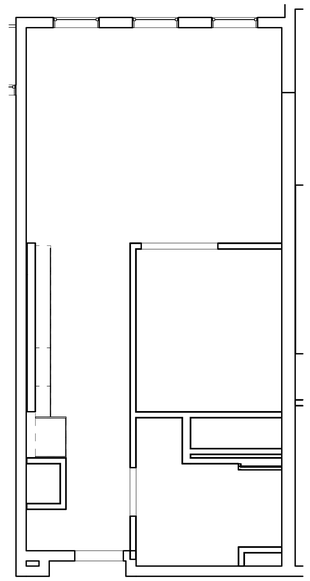
UNIT TYPES - ALL

A 6.40

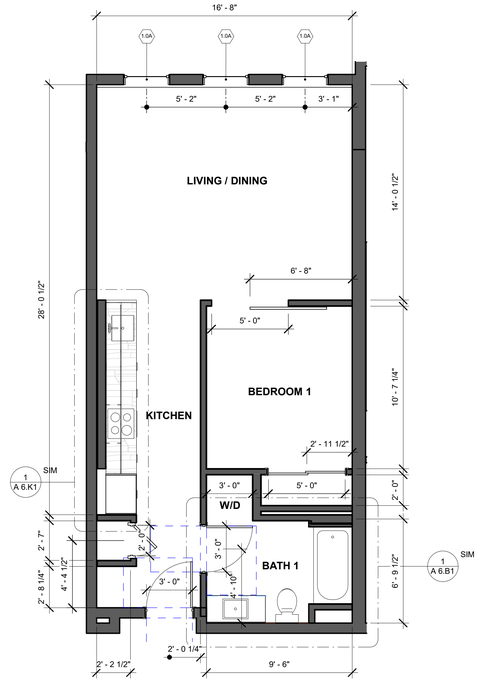
DATE	07.10.2025
SCALE	1/64" = 1'-0"
DRAWN	NW, FK, MR, LP
	2403

UNIT TYPE UA

UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
UA	URBAN 1 BED	9	590 ... 738



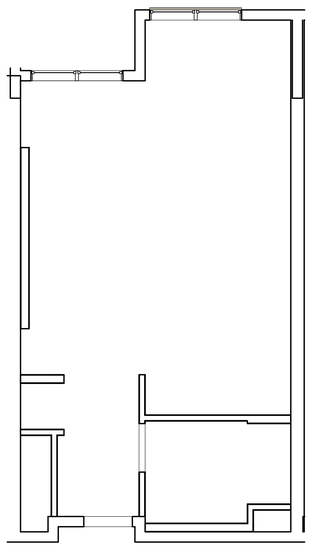
UNIT TYPE UA - RCP TBD
1/4" = 1'-0"



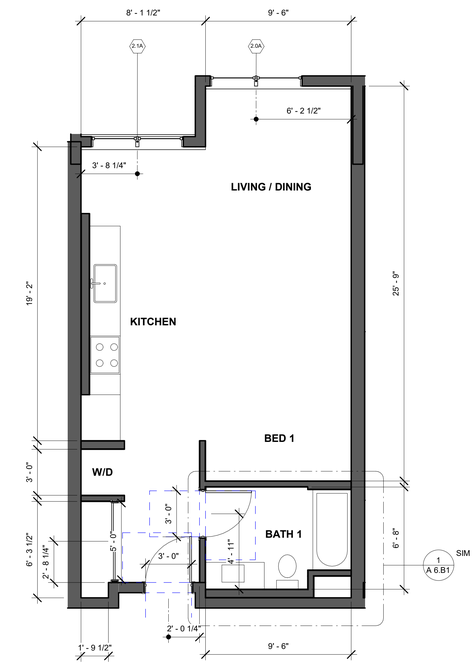
UNIT TYPE UA - ENLARGED PLAN
1/4" = 1'-0"

UNIT TYPE S

UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
S	STUDIO	8	570 ... 607



UNIT TYPE S - RCP TBD
1/4" = 1'-0"

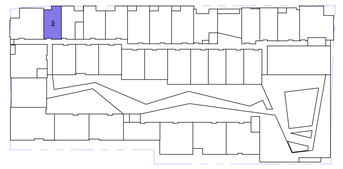


UNIT TYPE S - ENLARGED PLAN
1/4" = 1'-0"

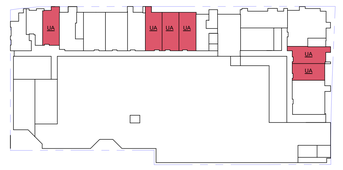
NOTE:
SEE SHEET A8.01 FOR EXTERIOR WINDOW SIZES

6TH FLOOR

3RD-5TH FLOOR



2ND FLOOR



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DESIGN REVIEW

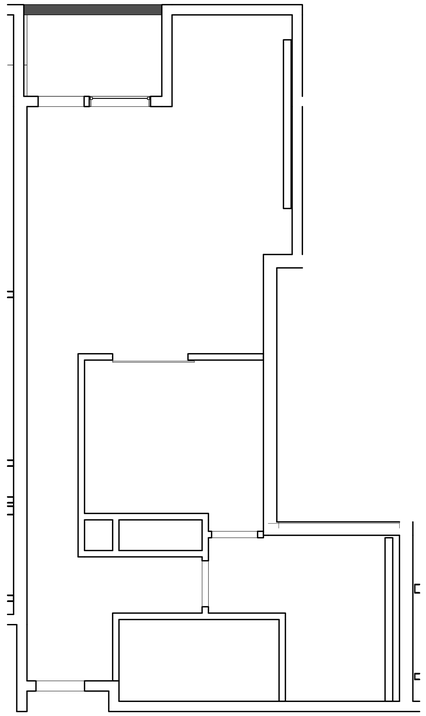
UNIT TYPES S AND UA

A 6.50

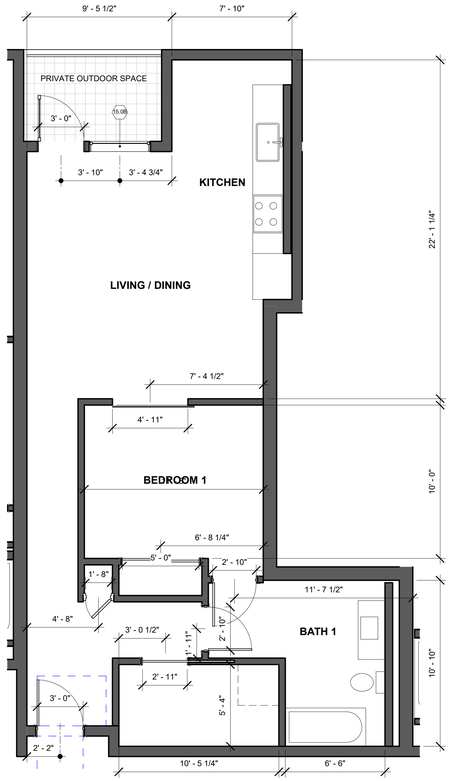
DATE	07.10.2025
SCALE	As indicated
DRAWN	NW, FK, MR, LP
	2403

UNIT TYPE UC

UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
UC	URBAN 1 BED	1	838



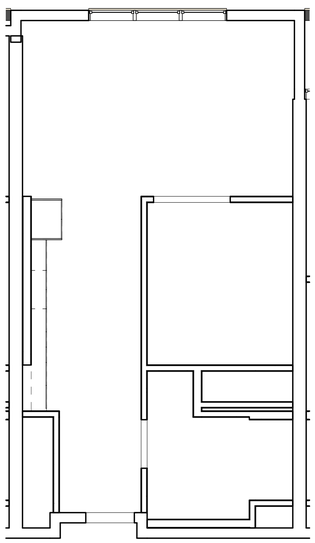
UNIT TYPE UC - RCP TBD
1/4" = 1'-0"



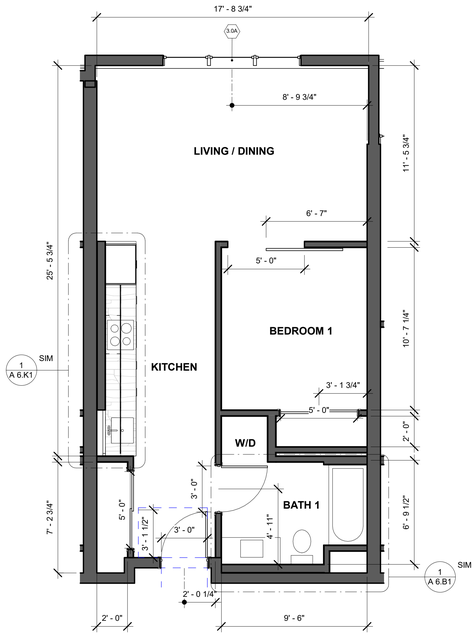
UNIT TYPE UC - ENLARGED PLAN
1/4" = 1'-0"

UNIT TYPE UB

UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
UB	URBAN 1 BED	27	632 ... 773



UNIT TYPE UB - RCP TBD
1/4" = 1'-0"



UNIT TYPE UB - ENLARGED PLAN
1/4" = 1'-0"

NOTE:
SEE SHEET A8.01 FOR EXTERIOR WINDOW SIZES

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DESIGN REVIEW

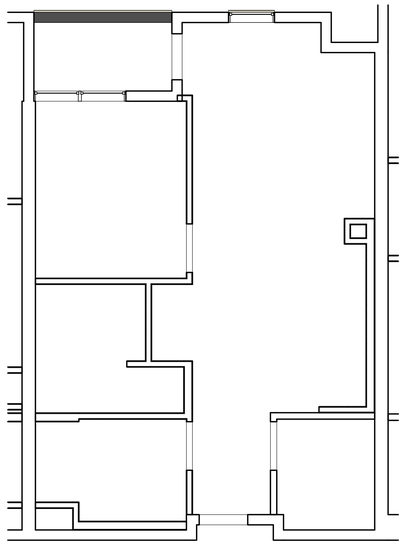
UNIT TYPES UB AND UC

A 6.51

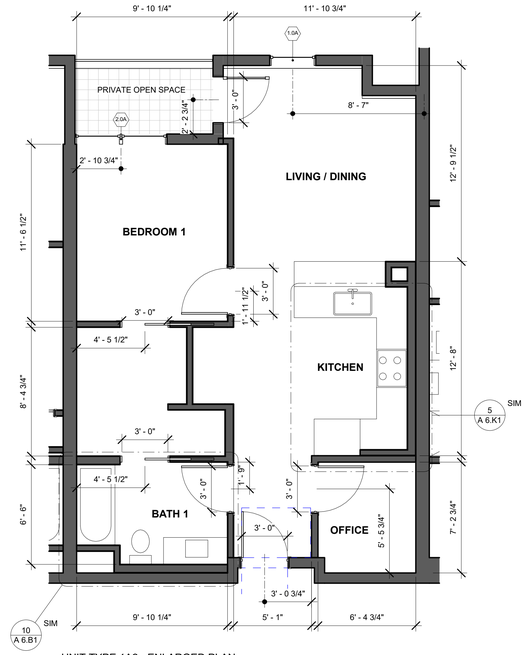
DATE	07.10.2025
SCALE	As indicated
DRAWN	NW, FK, MR, LP
	2403

UNIT TYPE 1A2

UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
1A2	1 BEDROOM	32	731 ... 918



UNIT TYPE 1A2 - RCP TBD
1/4" = 1'-0"

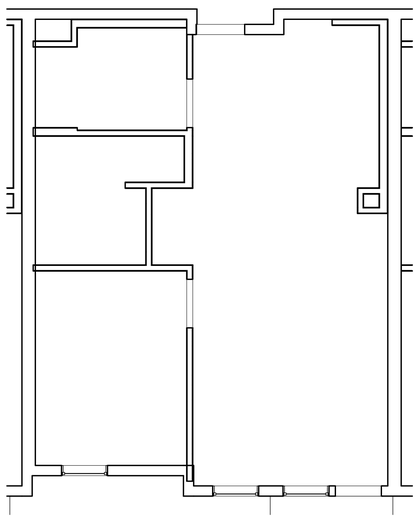


UNIT TYPE 1A2 - ENLARGED PLAN
1/4" = 1'-0"

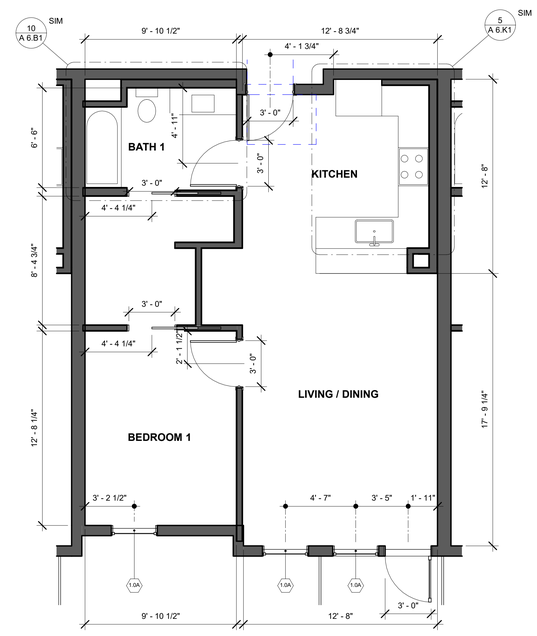
NOTE:
SEE SHEET A8.01 FOR EXTERIOR WINDOW SIZES

UNIT TYPE 1A1

UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
1A1	1 BEDROOM	30	740 ... 877



UNIT TYPE 1A1 - RCP TBD
1/4" = 1'-0"



UNIT TYPE 1A1 - ENLARGED PLAN
1/4" = 1'-0"

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3RD-5TH FLOOR

2ND FLOOR

1ST FLOOR

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DESIGN REVIEW

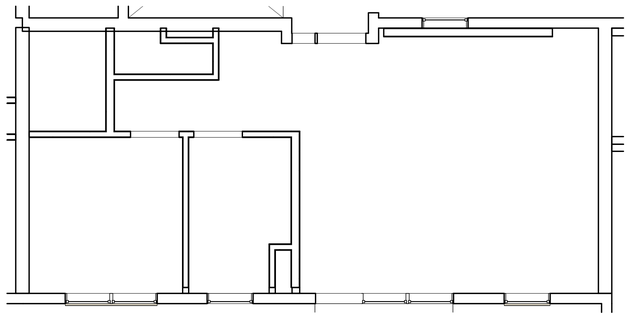
UNIT TYPES 1A1 AND 1A2

A 6.52

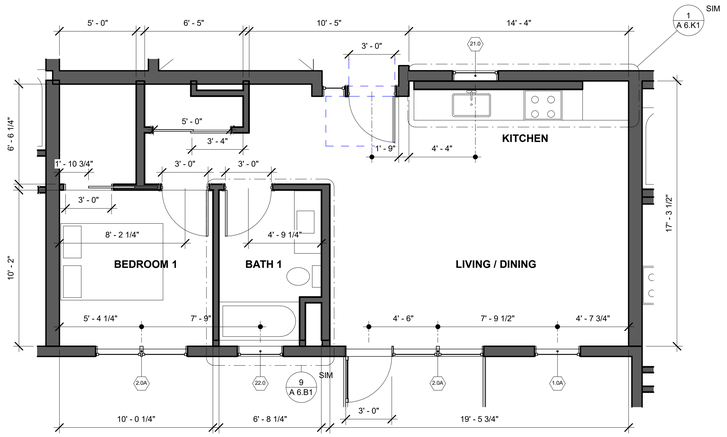
DATE	07.10.2025
SCALE	As indicated
DRAWN	NW, FK, MR, LP
	2403

UNIT TYPE 1B1

UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
1B1	1 BEDROOM	5	688 ... 704



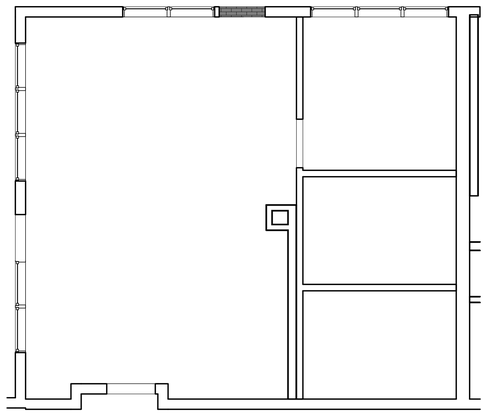
UNIT TYPE 1B1 - RCP TBD
1/4" = 1'-0"



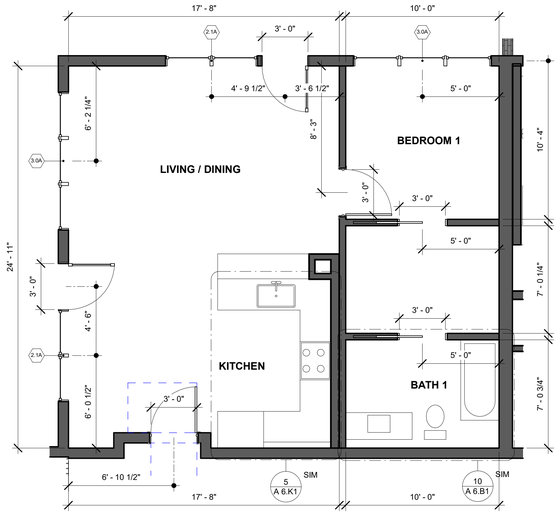
UNIT TYPE 1B1 - ENLARGED PLAN
1/4" = 1'-0"

UNIT TYPE 1A3

UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
1A3	1 BEDROOM	1	761



UNIT TYPE 1A3 - RCP TBD
1/4" = 1'-0"



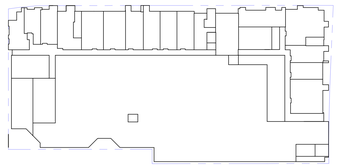
UNIT TYPE 1A3 - ENLARGED PLAN
1/4" = 1'-0"

NOTE:
SEE SHEET A8.01 FOR EXTERIOR WINDOW SIZES

6TH FLOOR

3RD-5TH FLOOR

2ND FLOOR



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DESIGN REVIEW

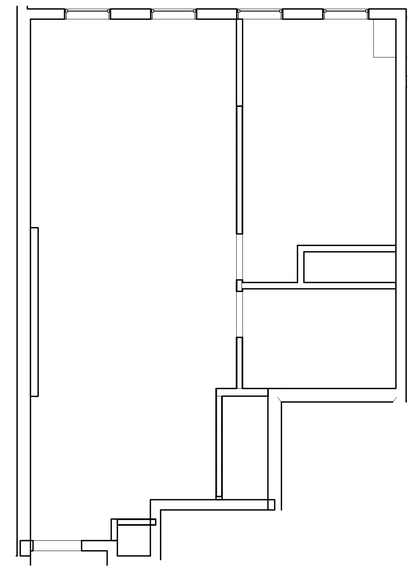
UNIT TYPES 1A3 AND 1B1

A 6.53

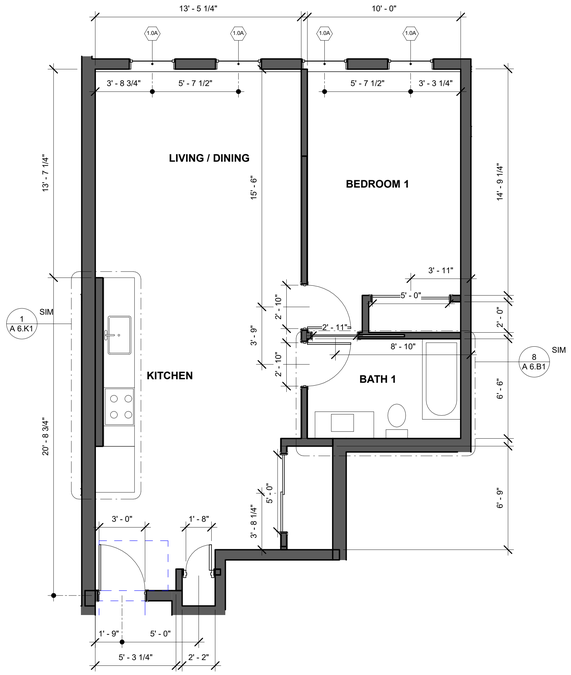
DATE	07.10.2025
SCALE	As indicated
DRAWN	NW, FK, MR, LP
	2403

UNIT TYPE 1C2

UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
1C2	1 BEDROOM	5	642 ... 785



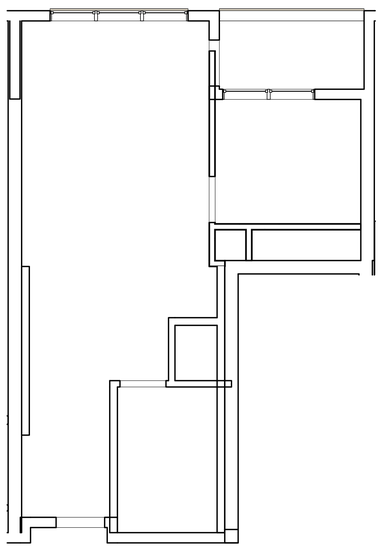
UNIT TYPE 1C2 - RCP TBD
1/4" = 1'-0"



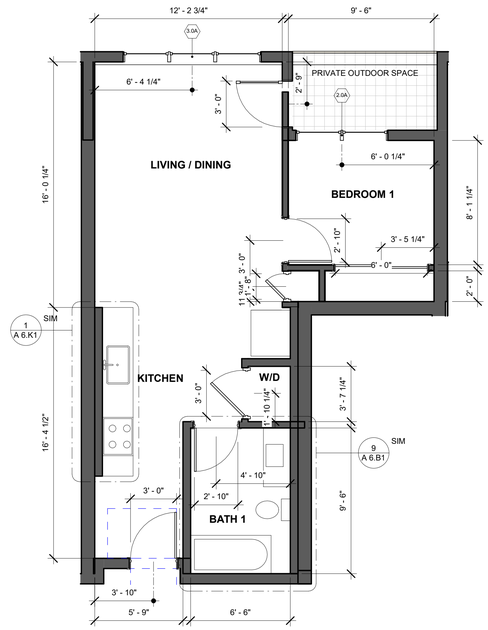
UNIT TYPE 1C2 - ENLARGED PLAN
1/4" = 1'-0"

UNIT TYPE 1C1

UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
1C1	1 BEDROOM	5	582 ... 597



UNIT TYPE 1C1 - RCP TBD
1/4" = 1'-0"



UNIT TYPE 1C1 - ENLARGED PLAN
1/4" = 1'-0"

NOTE:
SEE SHEET A8.01 FOR EXTERIOR WINDOW SIZES

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3RD-5TH FLOOR

2ND FLOOR

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DESIGN REVIEW

UNIT TYPES 1C1 AND 1C2

A 6.54

DATE	07.10.2025
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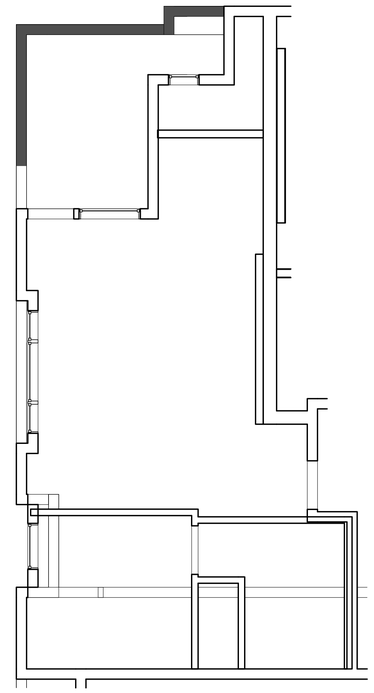
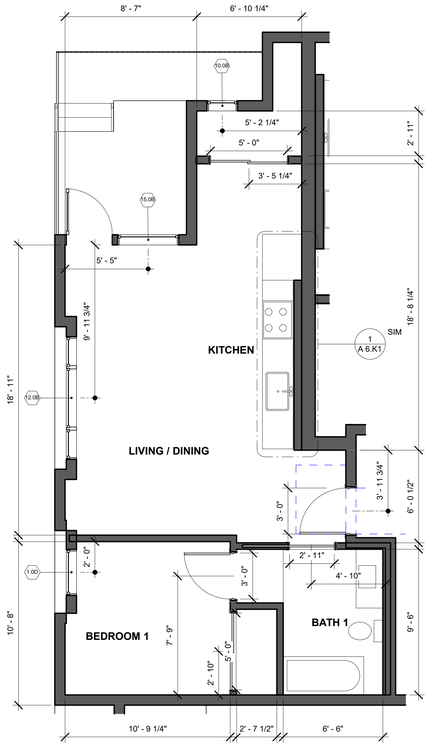
DRAWN	NW, FK, MR, LP
	2403

UNIT TYPE 1C4

UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
1C4	1 BEDROOM	1	656



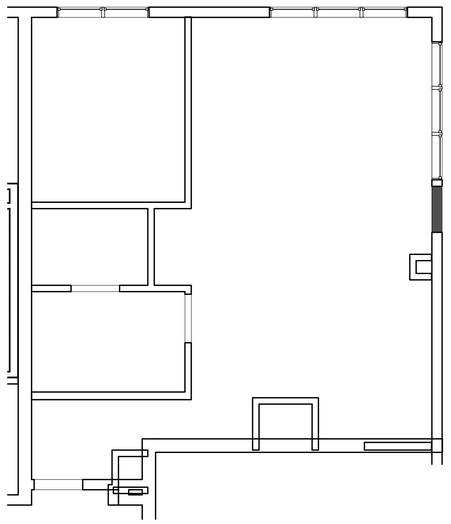
UNIT TYPE 1C4 - RCP TBD
1/4" = 1'-0"



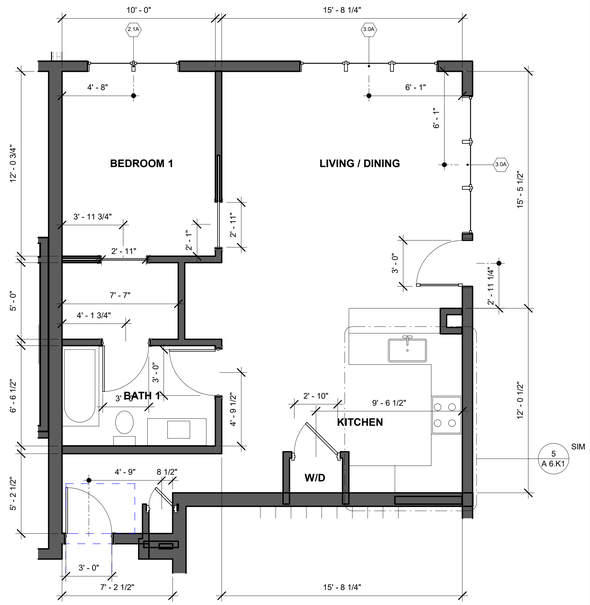
UNIT TYPE 1C4 - ENLARGED PLAN
1/4" = 1'-0"

UNIT TYPE 1C3

UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
1C3	2 BEDROOM	1	814

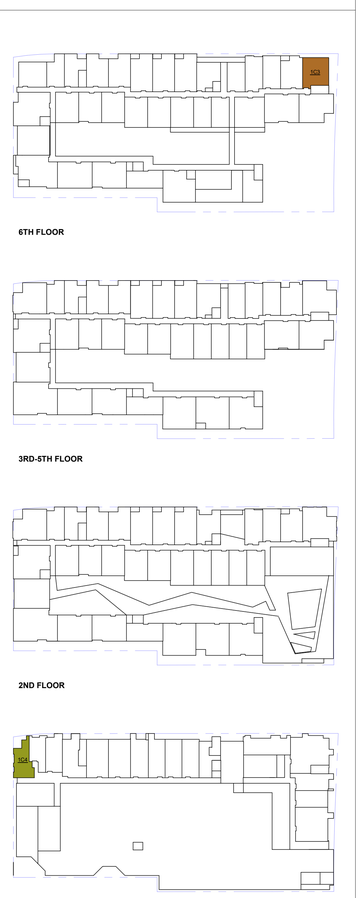


UNIT TYPE 1C3 - RCP TBD
1/4" = 1'-0"



UNIT TYPE 1C3 - ENLARGED PLAN
1/4" = 1'-0"

NOTE:
SEE SHEET A8.01 FOR EXTERIOR WINDOW SIZES



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3RD-5TH FLOOR

2ND FLOOR

1ST FLOOR

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DESIGN REVIEW

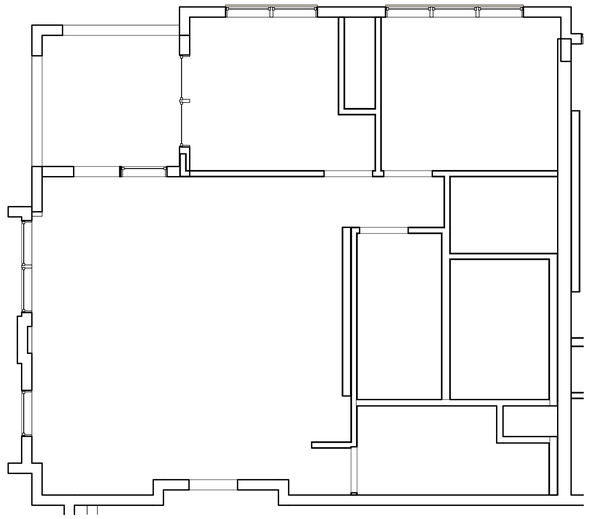
UNIT TYPES 1C3 AND 1C4

A 6.55

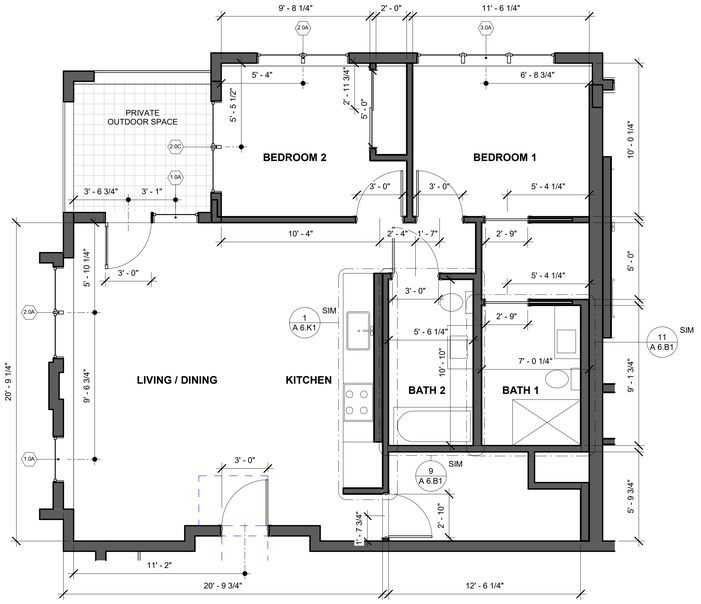
DATE	07.10.2025
SCALE	As indicated
DRAWN	NW, FK, MR, LP
	2403

UNIT TYPE 2A2

UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
2A2	2 BEDROOM	4	1028 ... 1034



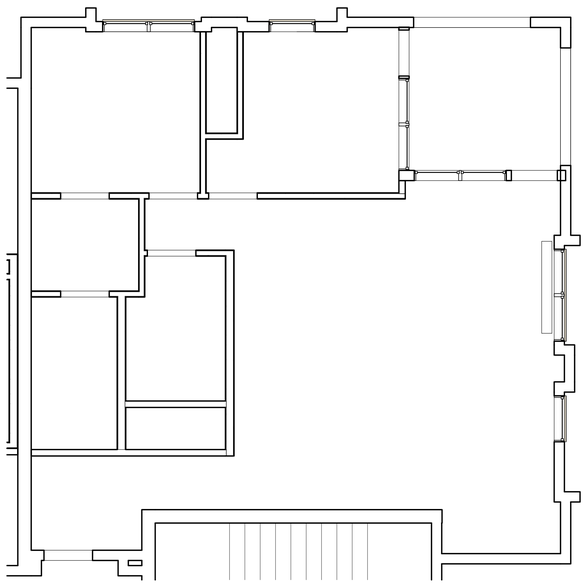
UNIT TYPE 2A2 - RCP TBD
1/4" = 1'-0"



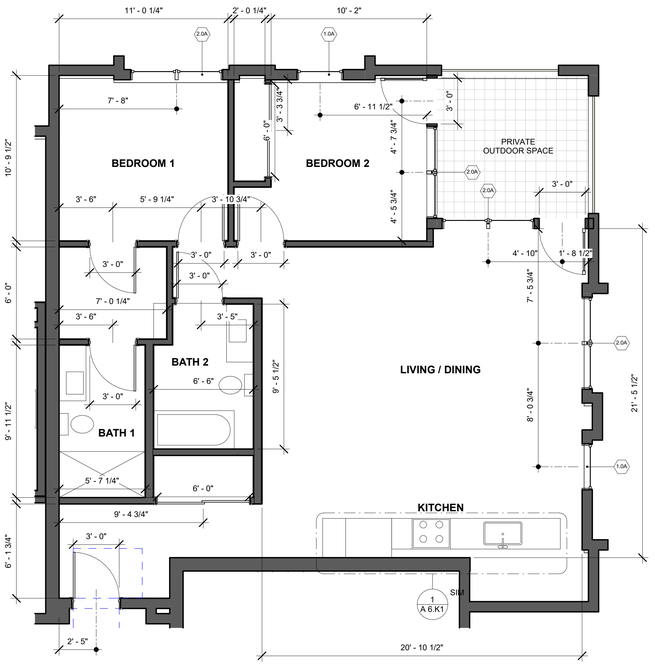
UNIT TYPE 2A2 - ENLARGED PLAN
1/4" = 1'-0"

UNIT TYPE 2A1

UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
2A1	2 BEDROOM	4	1099 ... 1108



UNIT TYPE 2A1 - RCP TBD
1/4" = 1'-0"



UNIT TYPE 2A1 - ENLARGED PLAN
1/4" = 1'-0"

NOTE:
SEE SHEET A8.01 FOR EXTERIOR WINDOW SIZES

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DESIGN REVIEW

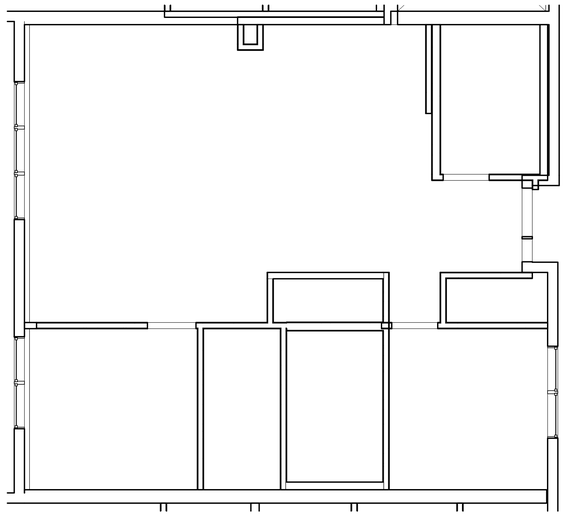
UNIT TYPES 2A1 AND 2A2

A 6.56

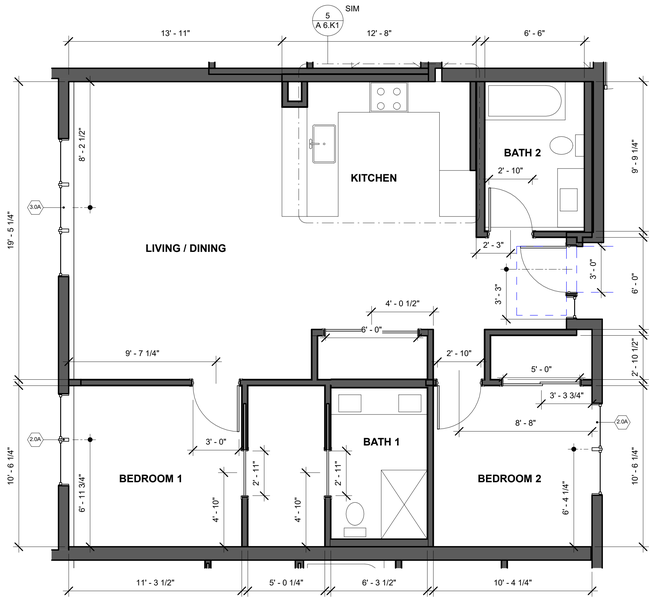
DATE	07.10.2025
SCALE	As indicated
DRAWN	NW, FK, MR, LP
	2403

UNIT TYPE 2B1

UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
2B1	2 BEDROOM	3	1099 ... 1102



UNIT TYPE 2B1 - RCP TBD
1/4" = 1'-0"

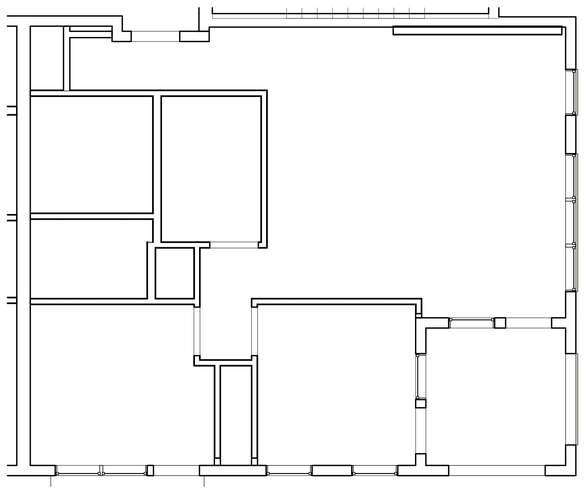


UNIT TYPE 2B1 - ENLARGED PLAN
1/4" = 1'-0"

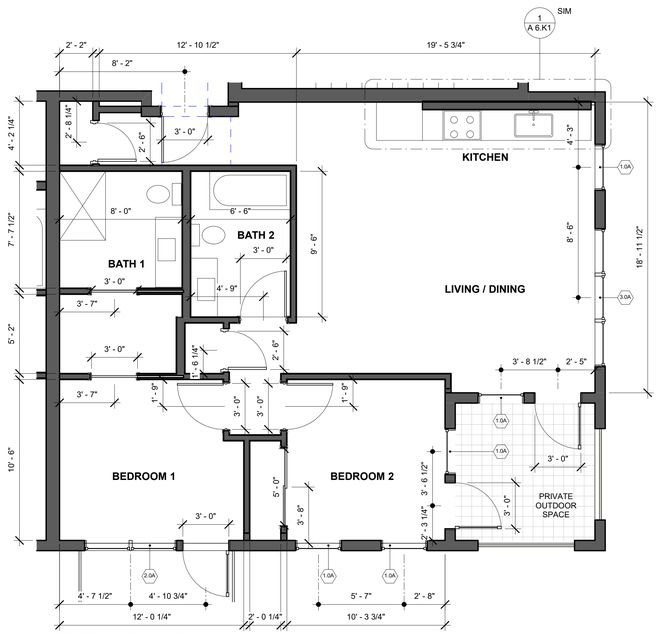
NOTE:
SEE SHEET A8.01 FOR EXTERIOR WINDOW SIZES

UNIT TYPE 2A3

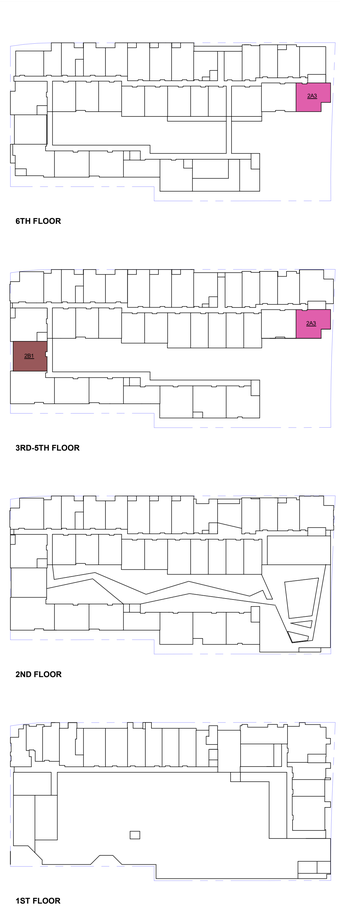
UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
2A3	2 BEDROOM	4	982



UNIT TYPE 2A3 - RCP TBD
1/4" = 1'-0"



UNIT TYPE 2A3 - ENLARGED PLAN
1/4" = 1'-0"



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DESIGN REVIEW

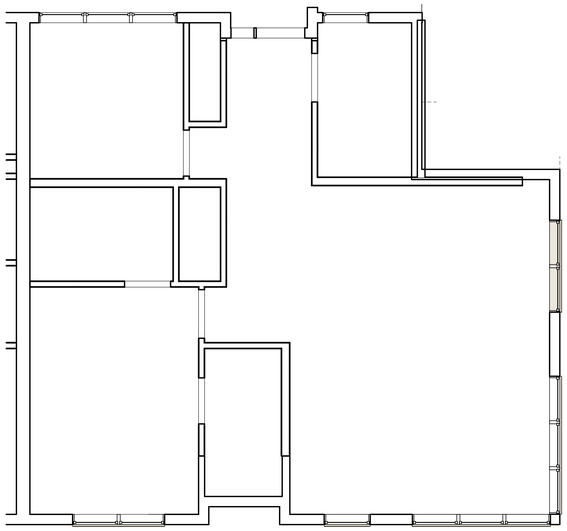
UNIT TYPES 2A3 AND 2B1

A 6.57

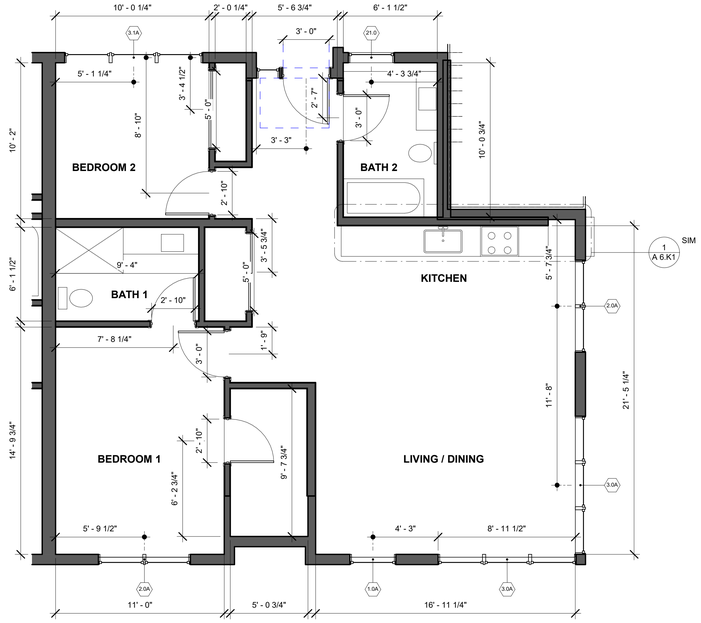
DATE	07.10.2025
SCALE	As indicated
DRAWN	NW, FK, MR, LP
	2403

UNIT TYPE 2B3

UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
2B3	2 BEDROOM	4	1066 ... 1067



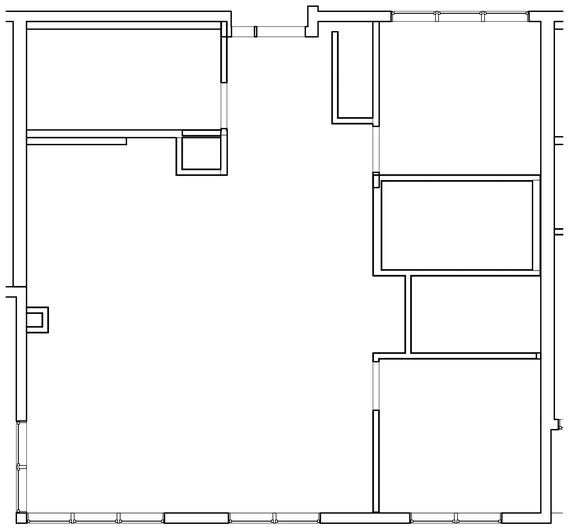
UNIT TYPE 2B3 - RCP TBD
1/4" = 1'-0"



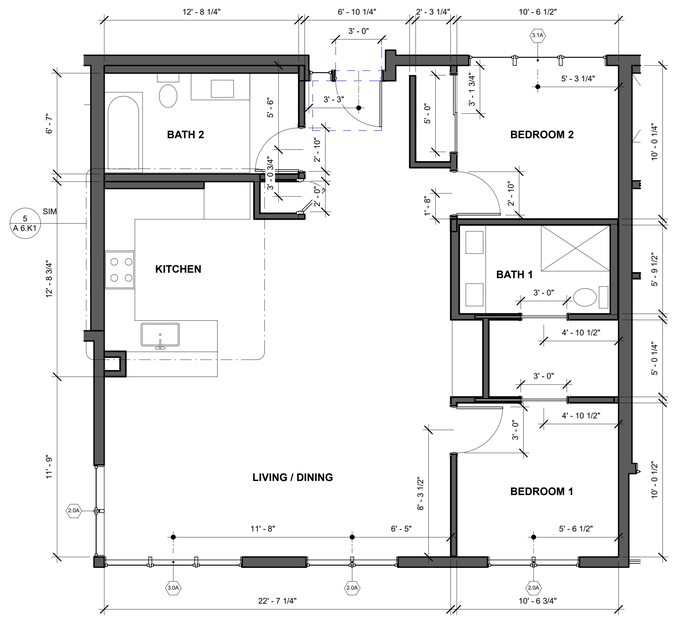
UNIT TYPE 2B3 - ENLARGED PLAN
1/4" = 1'-0"

UNIT TYPE 2B2

UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
2B2	2 BEDROOM	4	1147 ... 1152



UNIT TYPE 2B2 - RCP TBD
1/4" = 1'-0"



UNIT TYPE 2B2 - ENLARGED PLAN
1/4" = 1'-0"

NOTE:
SEE SHEET A8.01 FOR EXTERIOR WINDOW SIZES

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DESIGN REVIEW

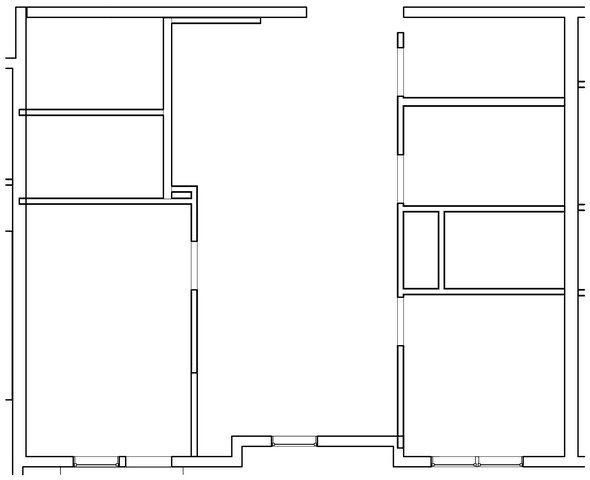
UNIT TYPES 2B2 AND 2B3

A 6.58

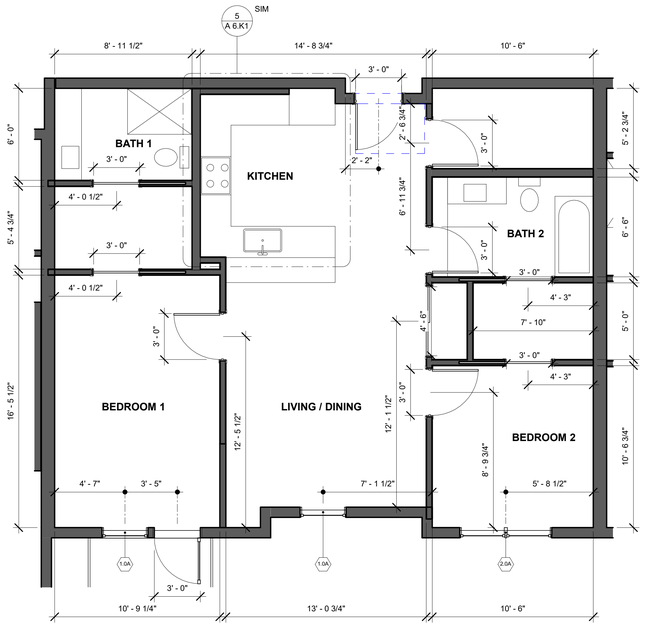
DATE	07.10.2025
SCALE	As indicated
DRAWN	NW, FK, MR, LP
	2403

UNIT TYPE 2C2

UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
2C2	2 BEDROOM	4	1061 ... 1062



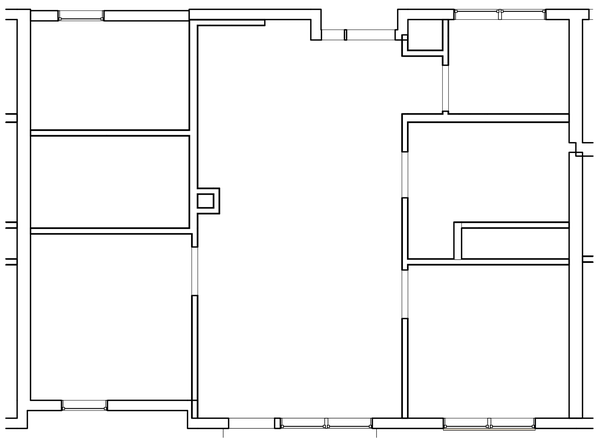
UNIT TYPE 2C2 - RCP TBD
1/4" = 1'-0"



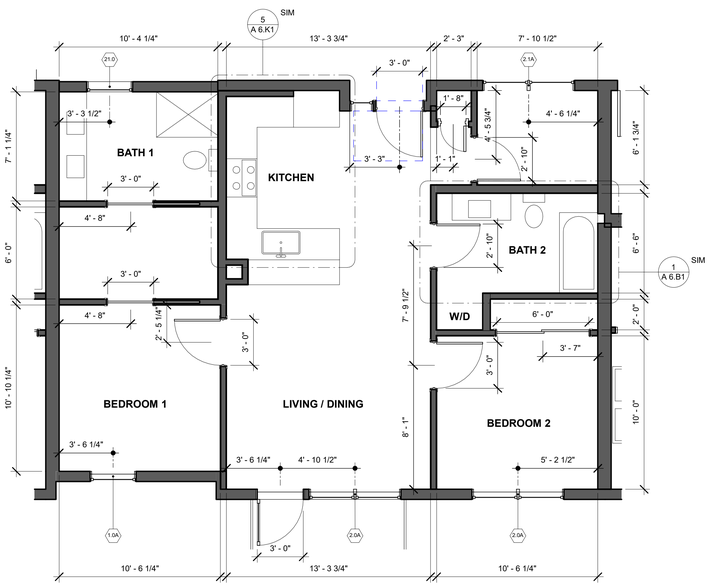
UNIT TYPE 2C2 - ENLARGED PLAN
1/4" = 1'-0"

UNIT TYPE 2C1

UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
2C1	2 BEDROOM	10	961 ... 982



UNIT TYPE 2C1 - RCP TBD
1/4" = 1'-0"



UNIT TYPE 2C1 - ENLARGED PLAN
1/4" = 1'-0"

NOTE:
SEE SHEET A8.01 FOR EXTERIOR WINDOW SIZES

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DESIGN REVIEW

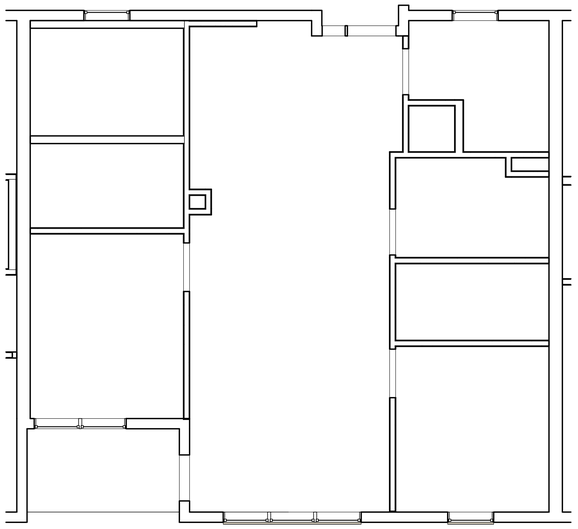
UNIT TYPES 2C1 AND 2C2

A 6.59

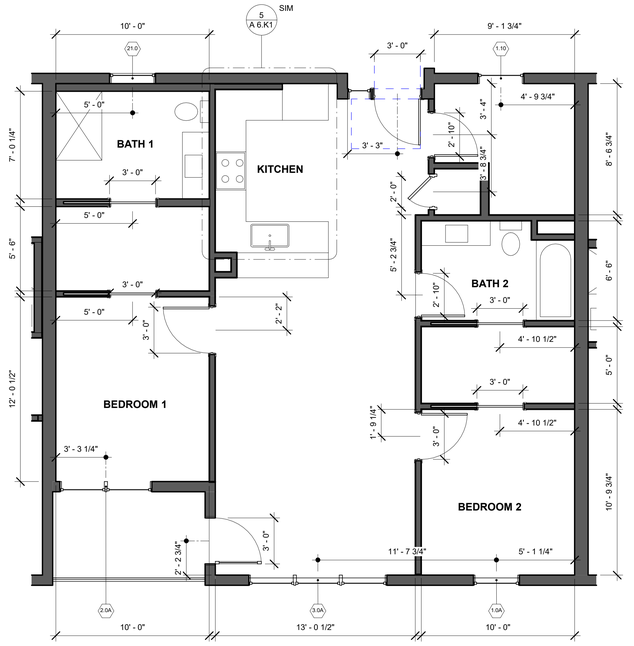
DATE	07.10.2025
SCALE	As indicated
DRAWN	NW, FK, MR, LP
	2403

UNIT TYPE 2C4

UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
2C4	2 BEDROOM	4	1092



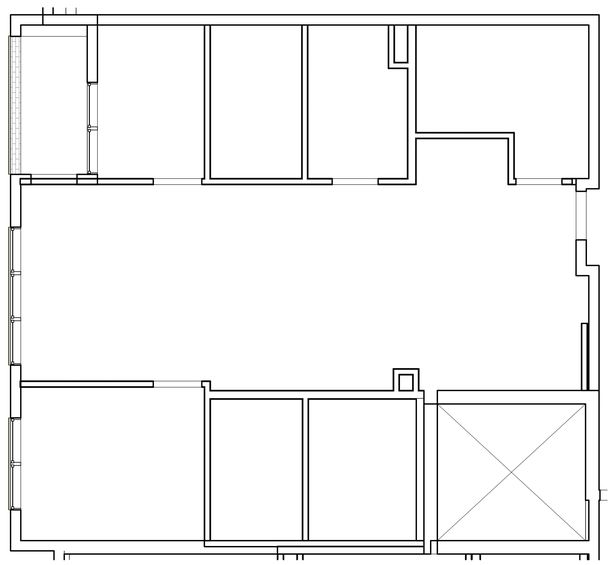
UNIT TYPE 2C4 - RCP TBD
1/4" = 1'-0"



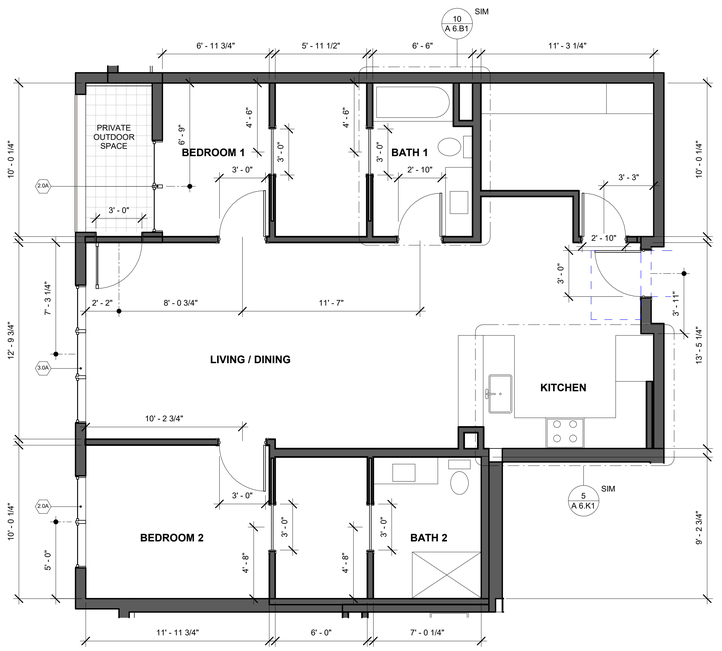
UNIT TYPE 2C4 - ENLARGED PLAN
1/4" = 1'-0"

UNIT TYPE 2C3

UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
2C3	2 BEDROOM	5	1177 ... 1184

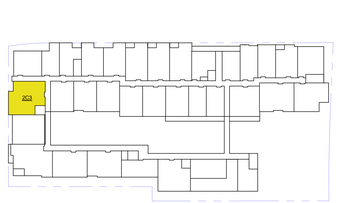


UNIT TYPE 2C3 - RCP TBD
1/4" = 1'-0"



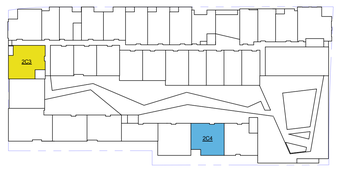
UNIT TYPE 2C3 - ENLARGED PLAN
1/4" = 1'-0"

NOTE:
SEE SHEET A8.01 FOR EXTERIOR WINDOW SIZES

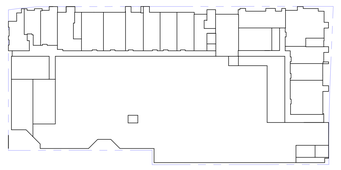


6TH FLOOR

3RD-5TH FLOOR



2ND FLOOR



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DESIGN REVIEW

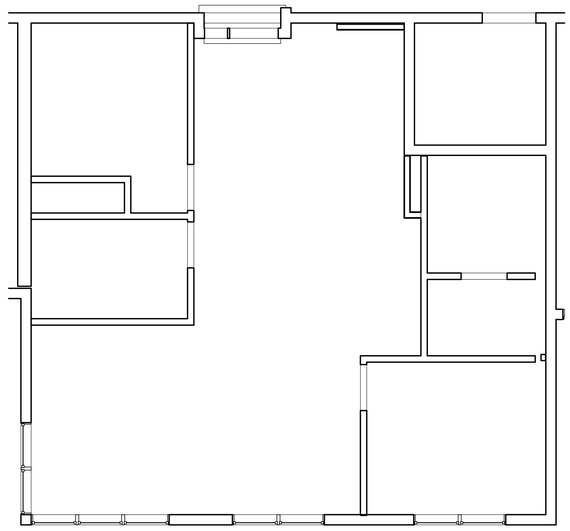
UNIT TYPES 2C3 AND 2C4

A 6.60

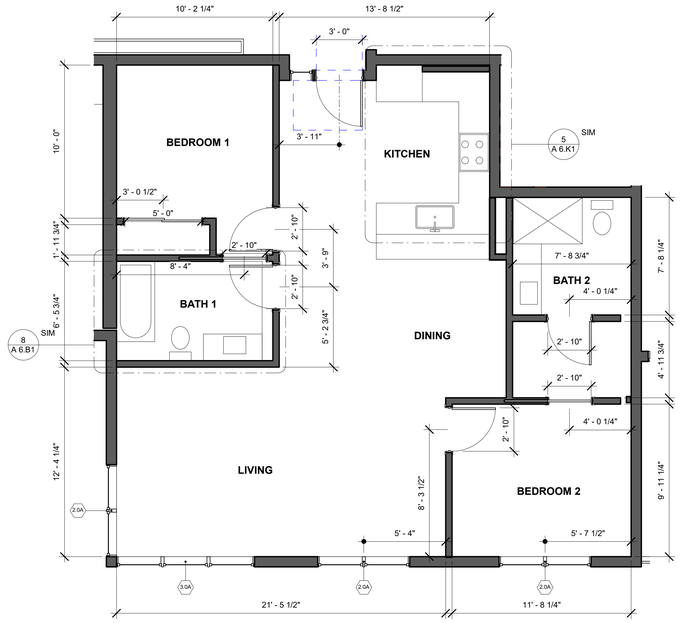
DATE	07.10.2025
SCALE	As indicated
DRAWN	NW, FK, MR, LP
	2403

UNIT TYPE 2E

UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
2E	2 BEDROOM	1	1045



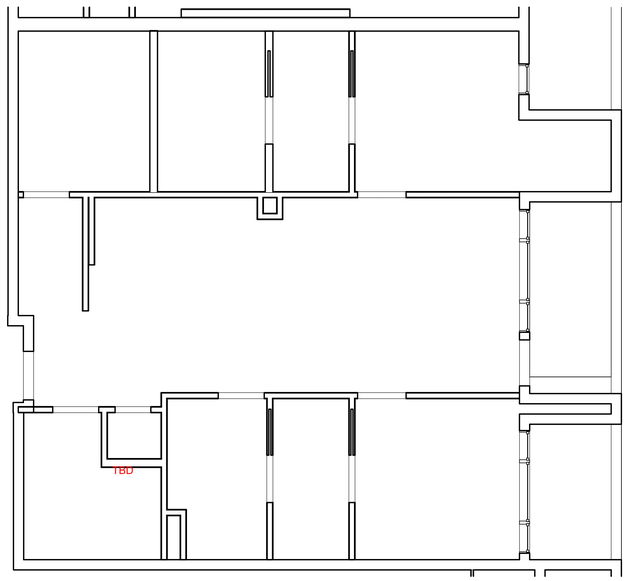
UNIT TYPE 2E - RCP
1/4" = 1'-0"



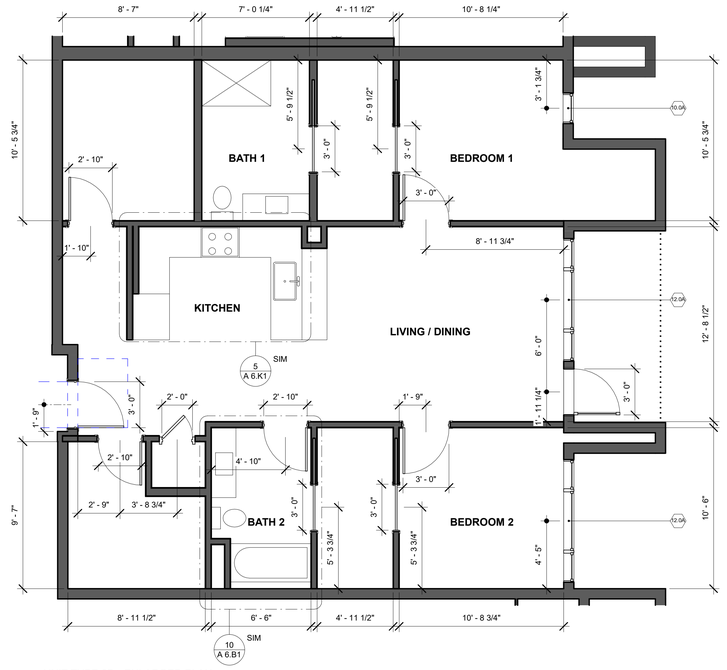
UNIT TYPE 2E - ENLARGED PLAN
1/4" = 1'-0"

UNIT TYPE 2D

UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
2D	2 BEDROOM	1	1237

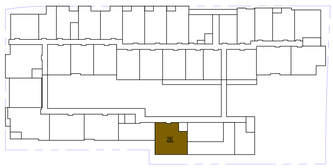


UNIT TYPE 2D - RCP
1/4" = 1'-0"



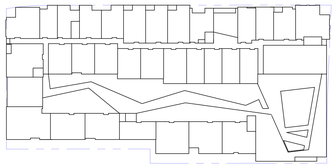
UNIT TYPE 2D - ENLARGED PLAN
1/4" = 1'-0"

NOTE:
SEE SHEET A8.01 FOR EXTERIOR WINDOW SIZES

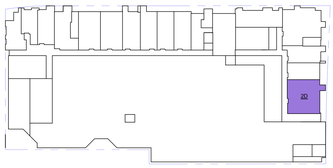


6TH FLOOR

3RD-5TH FLOOR



2ND FLOOR



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DESIGN REVIEW

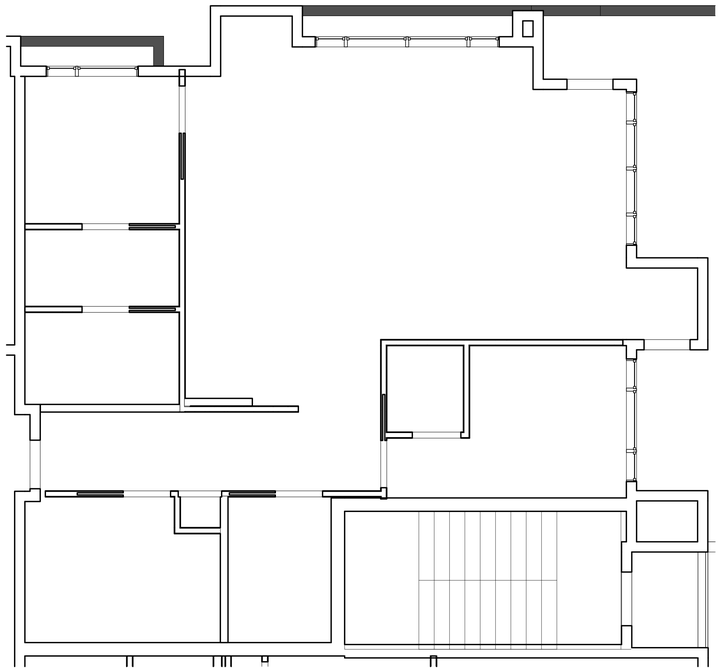
UNIT TYPES 2D AND 2E

A 6.61

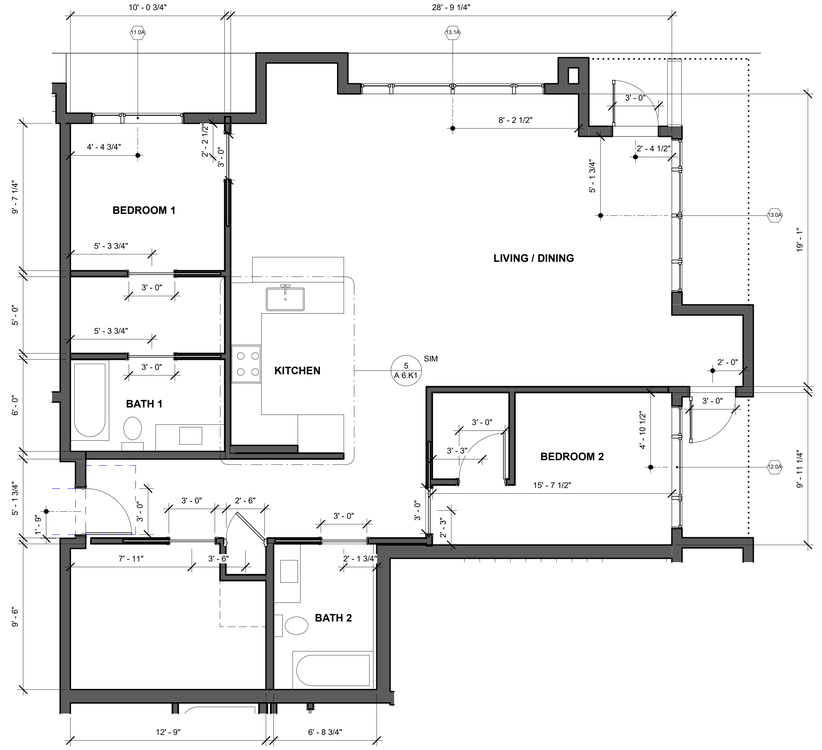
DATE	07.10.2025
SCALE	As indicated
DRAWN	NW, FK, MR, LP
	2403

UNIT TYPE 2G

UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
2G	2 BEDROOM	1	1427



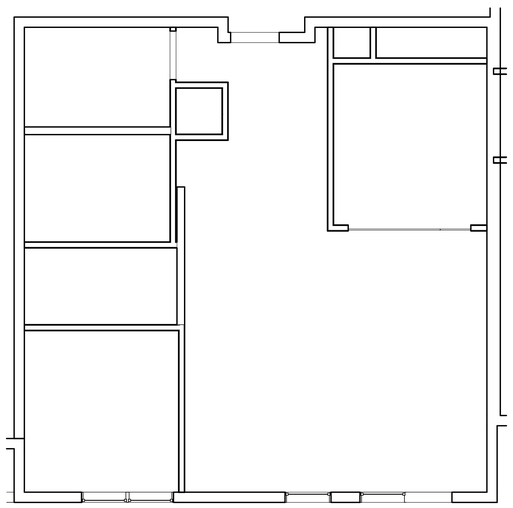
UNIT TYPE 2G - RCP TBD
1/4" = 1'-0"



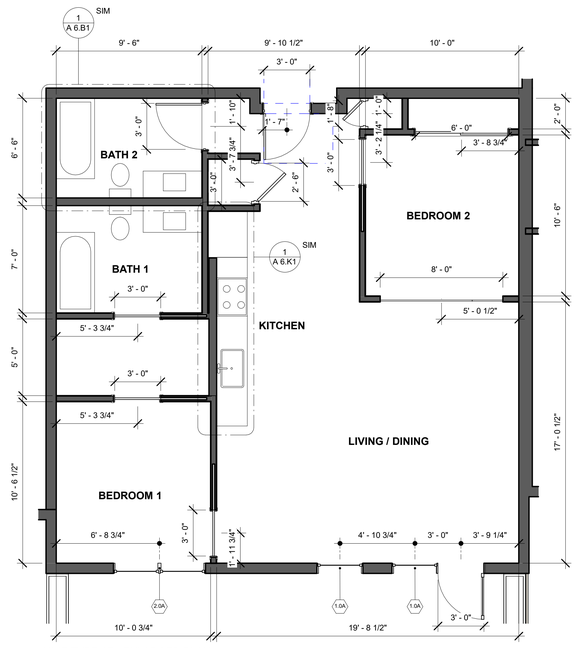
UNIT TYPE 2G - ENLARGED PLAN
1/4" = 1'-0"

UNIT TYPE 2F

UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
2F	2 BEDROOM	1	986

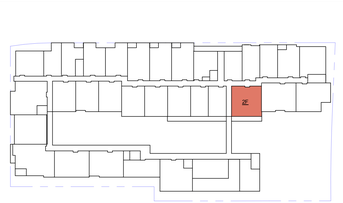


UNIT TYPE 2F - RCP TBD
1/4" = 1'-0"



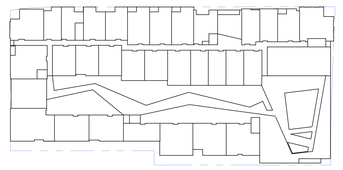
UNIT TYPE 2F - ENLARGED PLAN
1/4" = 1'-0"

NOTE:
SEE SHEET A8.01 FOR EXTERIOR WINDOW SIZES

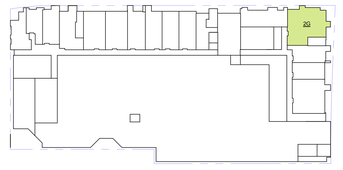


6TH FLOOR

3RD-5TH FLOOR



2ND FLOOR



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DESIGN REVIEW

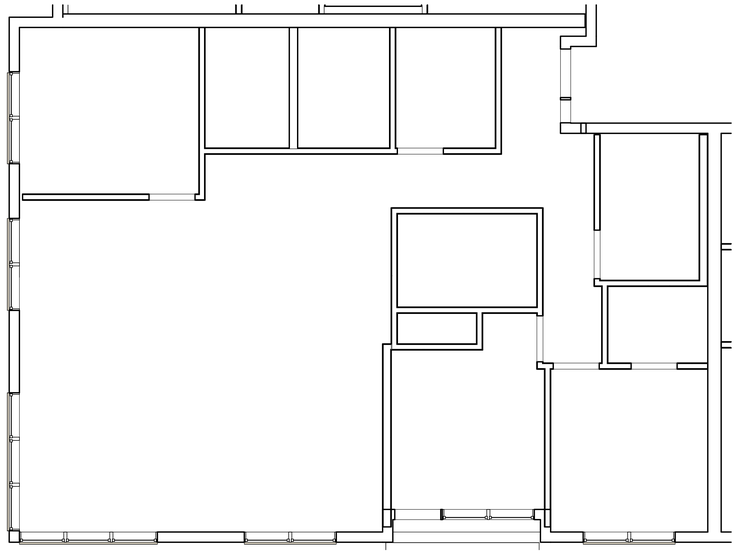
UNIT TYPES 2F AND 2G

A 6.62

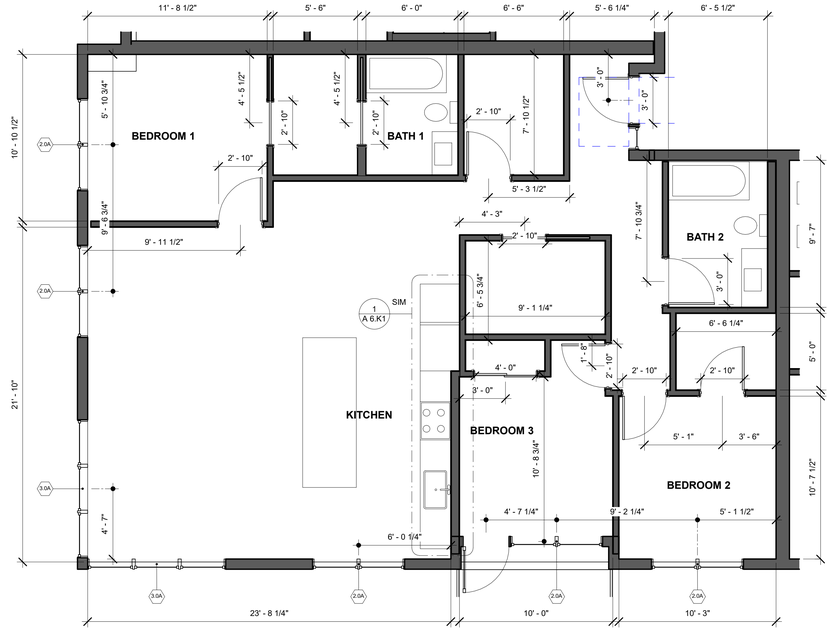
DATE	07.10.2025
SCALE	As indicated
DRAWN	NW, FK, MR, LP
	2403

UNIT TYPE 3A

UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
3A	3 BEDROOM	4	1491 ... 1500



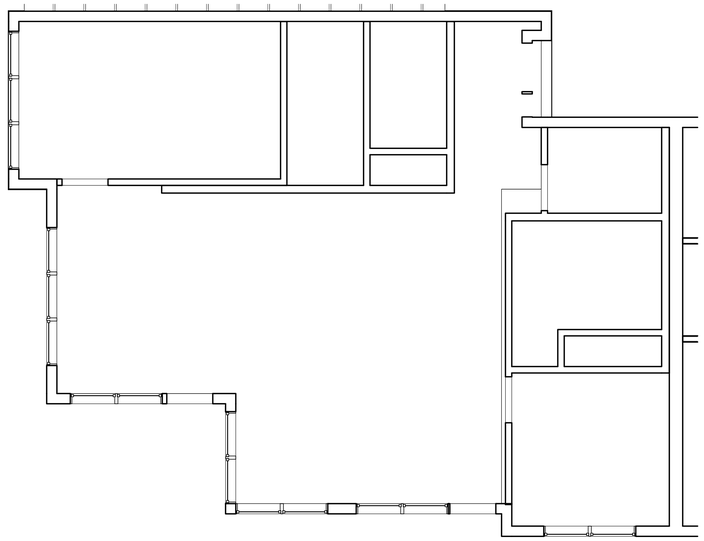
UNIT TYPE 3A - RCP TBD
1/4" = 1'-0"



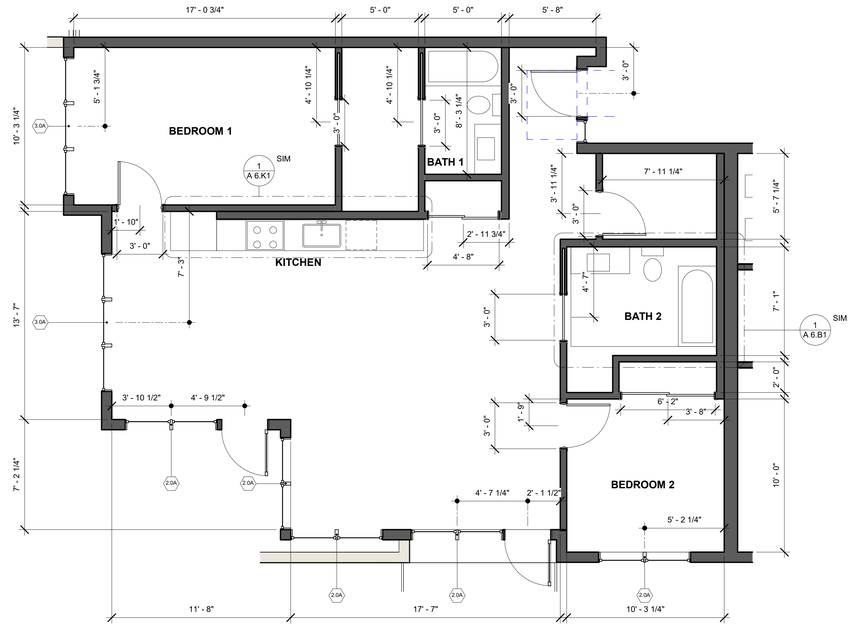
UNIT TYPE 3A - ENLARGED PLAN
1/4" = 1'-0"

UNIT TYPE 2H

UNIT NAME	UNIT TYPE	QUANTITY	MIN .. MAX SF
2H	2 BEDROOM	1	1245

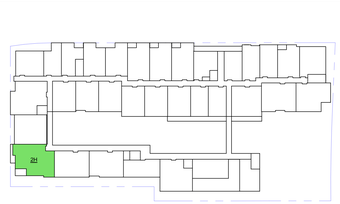


UNIT TYPE 2H - RCP TBD
1/4" = 1'-0"

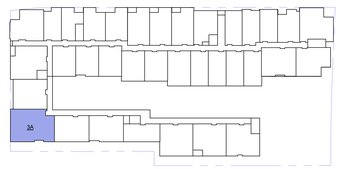


UNIT TYPE 2H - ENLARGED PLAN
1/4" = 1'-0"

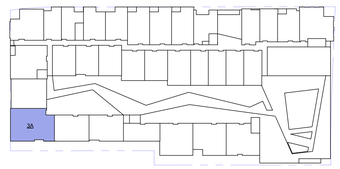
NOTE:
SEE SHEET A8.01 FOR EXTERIOR WINDOW SIZES



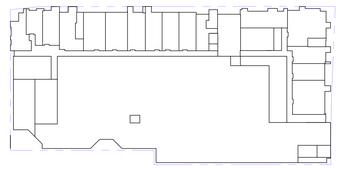
6TH FLOOR



3RD-5TH FLOOR



2ND FLOOR



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DESIGN REVIEW

UNIT TYPES 2H AND 3A

A 6.63

DATE	07.10.2025
SCALE	As indicated
DRAWN	NW, FK, MR, LP
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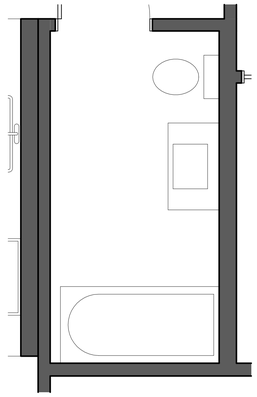
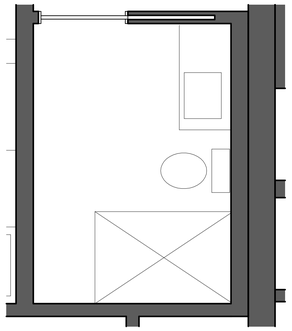
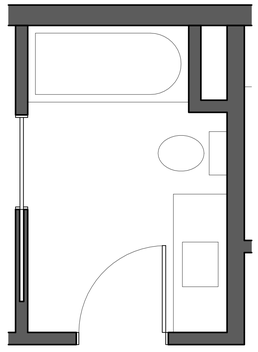
BATH 2



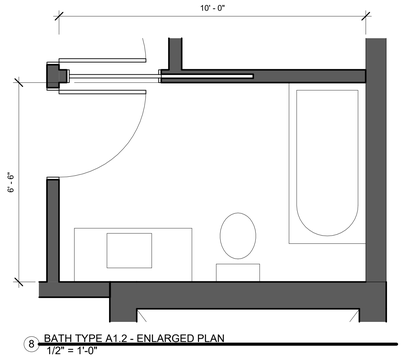
9 BATH TYPE A2 - ENLARGED PLAN
1/2" = 1'-0"



11 BATH TYPE B1 - ENLARGED PLAN
1/2" = 1'-0"

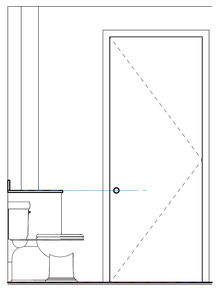


10 BATH TYPE A1.3 - ENLARGED PLAN
1/2" = 1'-0"

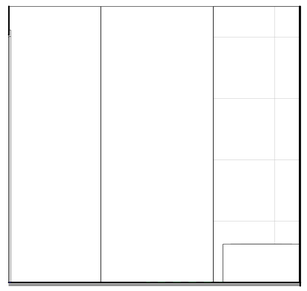


8 BATH TYPE A1.2 - ENLARGED PLAN
1/2" = 1'-0"

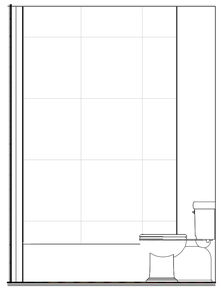
BATH 1



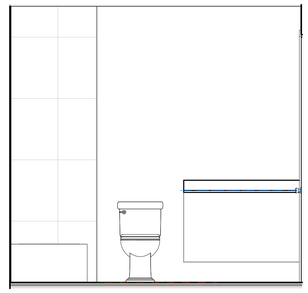
6 BATH TYPE 1 - ELEVATION
1/2" = 1'-0"



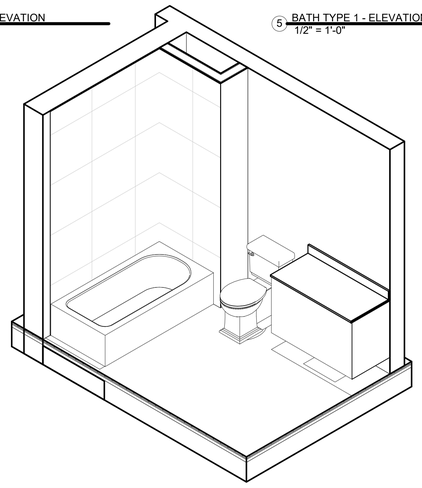
5 BATH TYPE 1 - ELEVATION
1/2" = 1'-0"

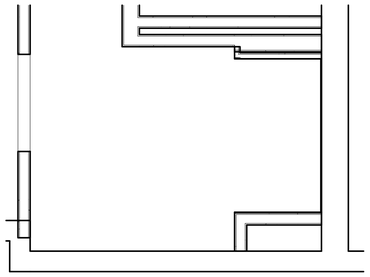


4 BATH TYPE 1 - ELEVATION
1/2" = 1'-0"

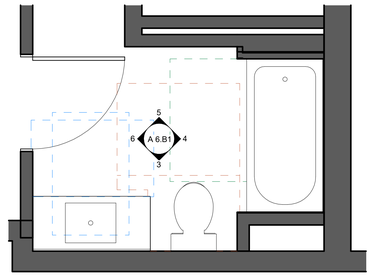


3 BATH TYPE 1 - ELEVATION
1/2" = 1'-0"





2 BATH TYPE 1 - RCP
1/2" = 1'-0"



1 BATH TYPE A1.1 - ENLARGED PLAN
1/2" = 1'-0"

ACCESSIBILITY LEGEND

SCALE: 1/2" = 1'-0"

RESIDENTIAL BATH REFERENCES

BATH REF-A

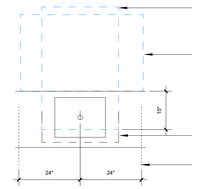
CBC SECTION 1134A.2 OPTION 2 ITEMS 1-12 BATH

BATH REF-B

CBC SECTION 1134A.2 OPTION 2 ITEMS 8-12 BATH

REF-A BATH GRAPHIC LEGEND

CLEARANCE AT BATH SINK



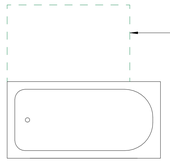
FORWARD APPROACH CLEARANCE - 30" x 48" CENTERED ON FIXTURE

PARALLEL APPROACH CLEARANCE - 48" x 30" CENTERED ON FIXTURE

REMOVABLE BASE CLEARANCE - 30" WIDE

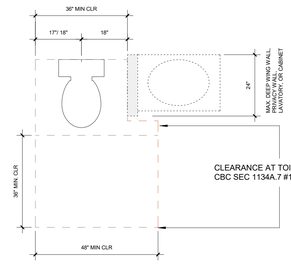
24" MIN CLR TO CENTERLINE OF FIXTURE PER 1134A.8 #1

CLEARANCE AT TUB



PARALLEL APPROACH CLEARANCE - 48" x 30" EDGE OF PARALLEL APPROACH FLUSH WITH COTROL END OF TUB PER 1134A.5 #1

CLEARANCE AT TOILET

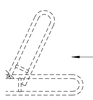


CLEARANCE AT TOILET PER CBC SEC 1134A.7 #1 EXCEPTION

BLOCKING FOR GRAB BARS

REINFORCED WALLS FOR FUTURE INSTALLATION OF GRAB BARS. SEE DETAILS ON SHEET A0.04 FOR TYPICAL GRAB BAR REINFORCEMENT DIAGRAMS.

GRAB BAR AT TOILET



REINFORCED WALLS FOR GRAB BARS FOR FUTURE INSTALLATION OF FOLDAWAY GRAB BAR. SEE DETAIL 13/A1.02 FOR REINFORCEMENTDIAGRAMS.

KITCHEN WORK SURFACE CLEARANCE

48" x 30" CLEARANCE AT WORK SURFACE FOR PARALLEL OR FORWARD APPROACH

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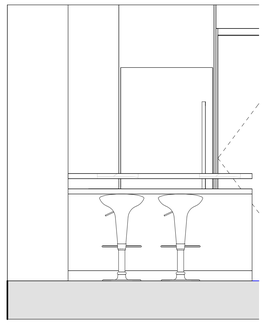
DESIGN REVIEW

BATH TYPES 1 AND 2

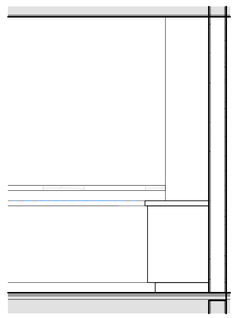
A 6.B1

DATE	07.10.2025
SCALE	1/2" = 1'-0"
DRAWN	NW, FK, MR, LP
	2403

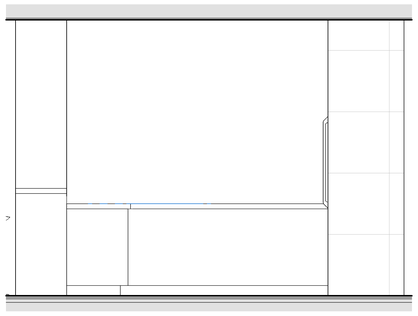
KITCHEN 2



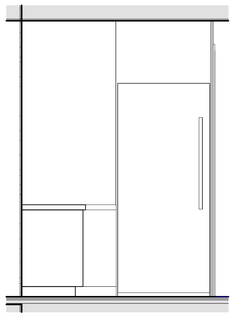
D Elevation 2 - a
1/2" = 1'-0"



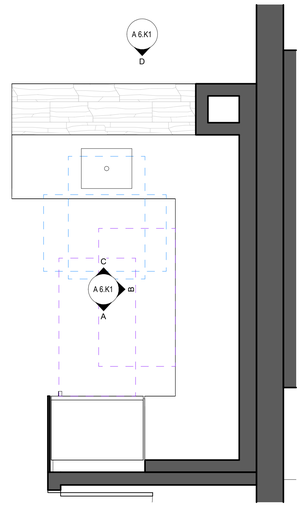
C Elevation 1 - d
1/2" = 1'-0"



B Elevation 1 - a
1/2" = 1'-0"

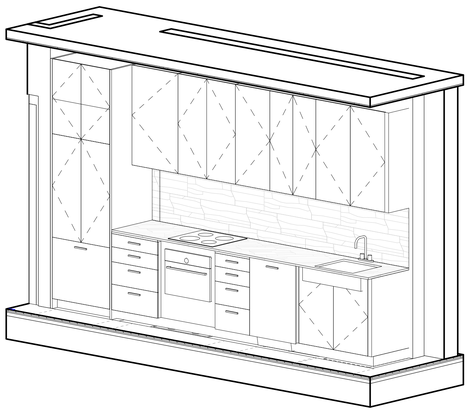


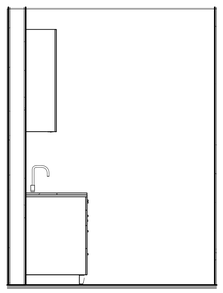
A KITCHEN TYPE 2 - ELEVATION A
1/2" = 1'-0"



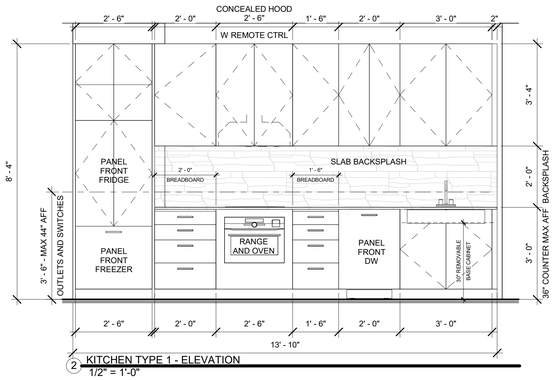
5 KITCHEN TYPE 2 - ENLARGED PLAN
1/2" = 1'-0"

KITCHEN 1

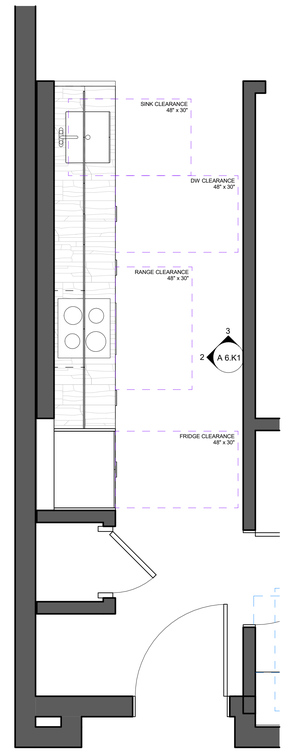




3 KITCHEN TYPE 1 - ELEVATION
1/2" = 1'-0"



2 KITCHEN TYPE 1 - ELEVATION
1/2" = 1'-0"



1 KITCHEN TYPE 1 - ENLARGED PLAN
1/2" = 1'-0"

ACCESSIBILITY LEGEND

SCALE: 1/2" = 1'-0"

RESIDENTIAL BATH REFERENCES

BATH REF-A

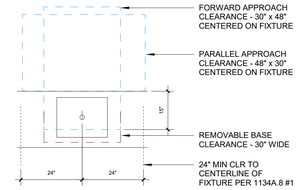
CBC SECTION 1134A.2 OPTION 2 ITEMS 1-12 BATH

BATH REF-B

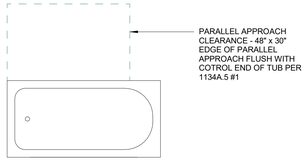
CBC SECTION 1134A.2 OPTION 2 ITEMS 8-12 BATH

REF-A BATH GRAPHIC LEGEND

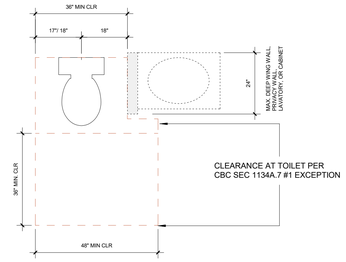
CLEARANCE AT BATH SINK



CLEARANCE AT TUB



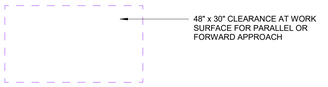
CLEARANCE AT TOILET



BLOCKING FOR GRAB BARS

GRAB BAR AT TOILET

KITCHEN WORK SURFACE CLEARANCE



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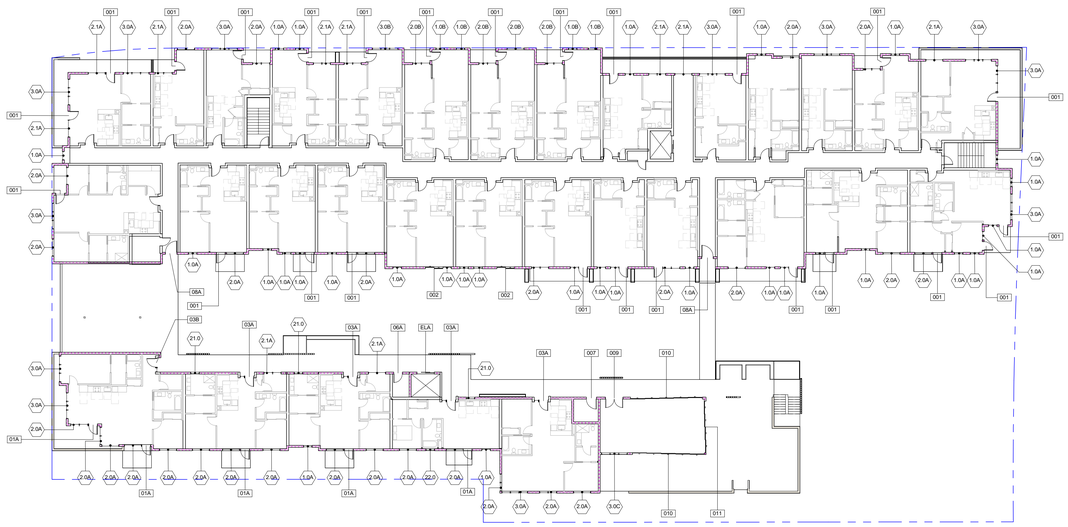
DESIGN REVIEW

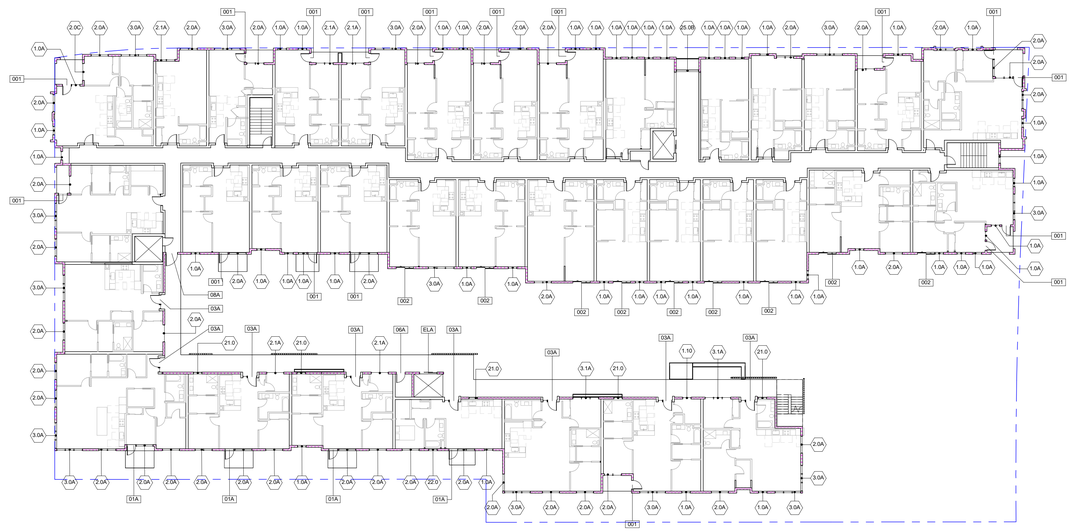
KITCHEN TYPES 1 AND 2

A 6.K1

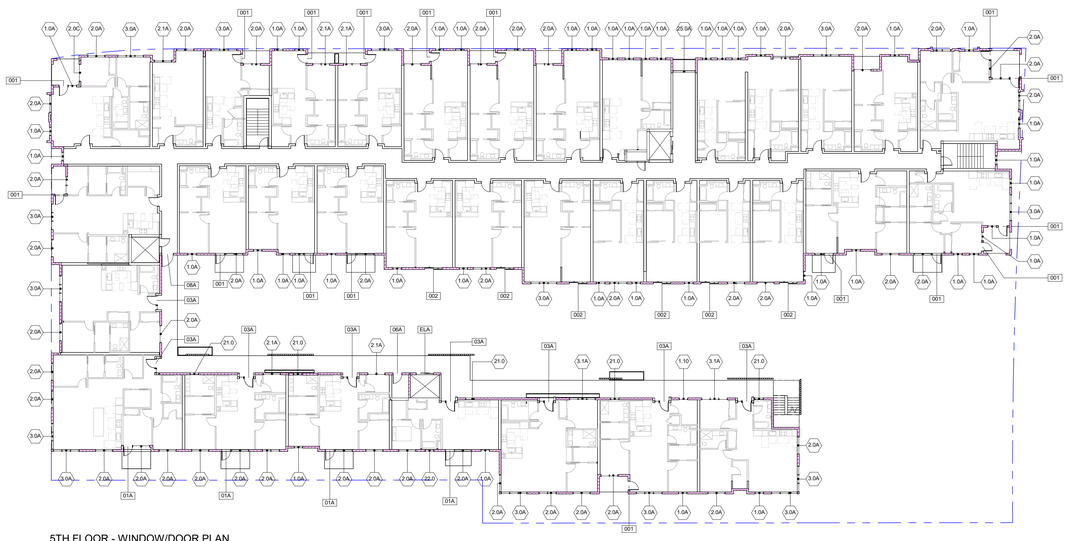
DATE	07.10.2025
SCALE	1/2" = 1'-0"
DRAWN	NW, FK, MR, LP
	2403



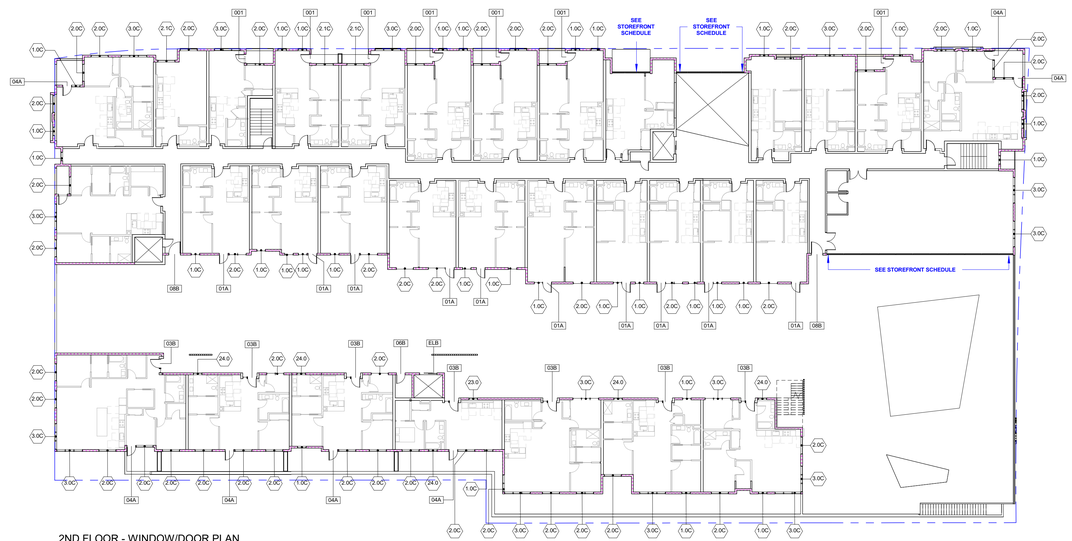
6TH FLOOR -WINDOW/DOOR PLAN
3/64" = 1'-0"



3RD FLOOR - WINDOW/DOOR PLAN
3/64" = 1'-0"

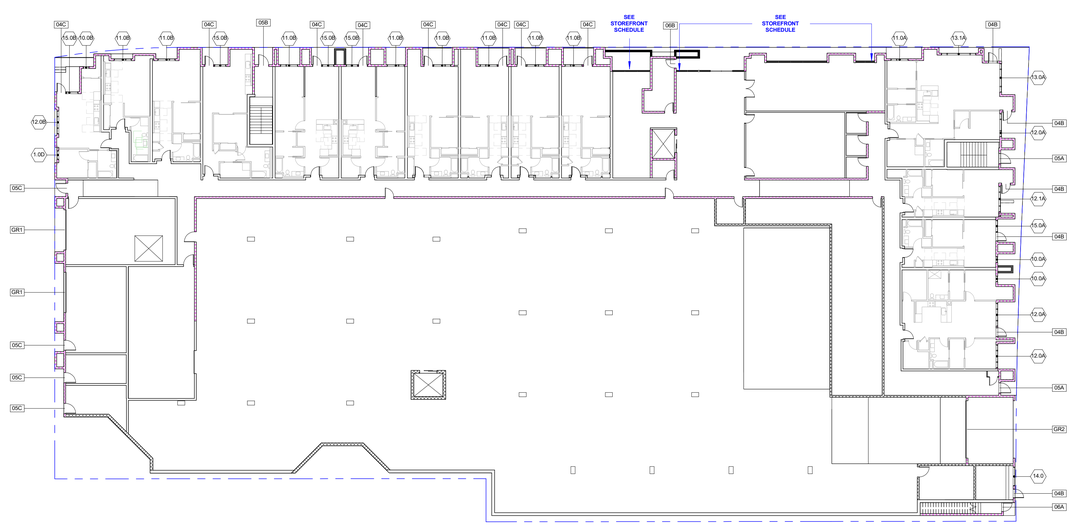


5TH FLOOR - WINDOW/DOOR PLAN
3/64" = 1'-0"



2ND FLOOR - WINDOW/DOOR PLAN
3/64" = 1'-0"

4TH FLOOR - WINDOW/DOOR PLAN
3/64" = 1'-0"



1ST FLOOR - WINDOW/DOOR PLAN
3/64" = 1'-0"

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DESIGN REVIEW

EXTERIOR DOOR AND WINDOW KEY PLANS

NORTH
PROJECT NORTH

A 8.00

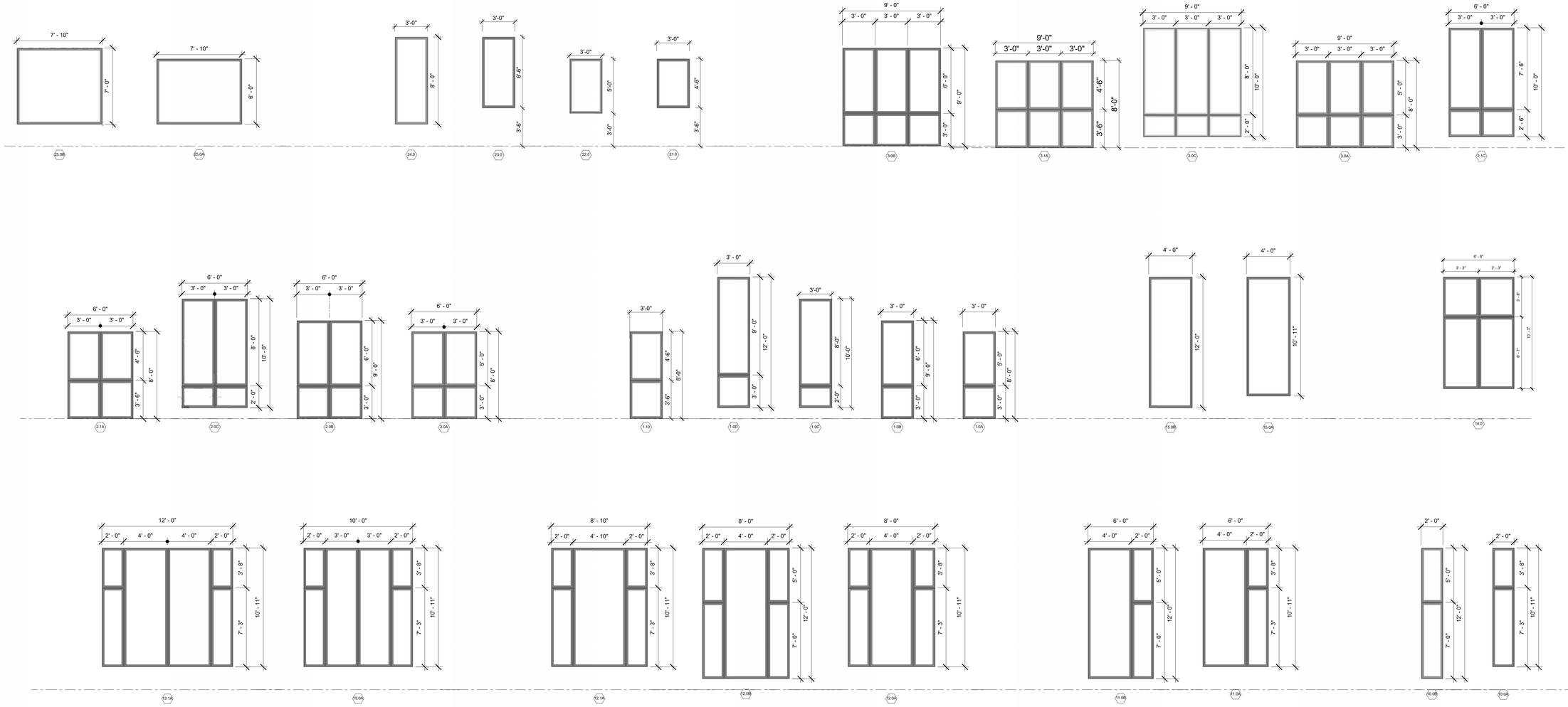
DATE	07.10.2025
SCALE	3/64" = 1'-0"
DRAWN	NW, FK, MR, LP
	2403

WINDOW SCHEDULE

Type Name	Count	Manufacturer	Hardware	Width	Height	Sill Height	Frame Material	Glazing	Comments
1.0A	165			3' - 0"	8' - 0"	0' - 0"			
1.0B	4			3' - 0"	9' - 0"	0' - 0"			
1.0C	32			3' - 0"	10' - 0"	<varies>			
1.0D	1			3' - 0"	12' - 0"	1' - 0"			
1.10	3			3' - 0"	8' - 0"	0' - 0"			
2.0A	156			6' - 0"	8' - 0"	<varies>			
2.0B	4			6' - 0"	9' - 0"	0' - 0"			
2.0C	47			6' - 0"	10' - 0"	<varies>			
2.1A	26			6' - 0"	8' - 0"	0' - 0"			
2.1C	3			6' - 0"	10' - 0"	1' - 0"			
3.0A	53			9' - 0"	8' - 0"	<varies>			
3.0B	1			9' - 0"	9' - 0"	0' - 0"			
3.0C	16			9' - 0"	10' - 0"	<varies>			
3.1A	6			9' - 0"	8' - 0"	0' - 0"			
10.0A	2			2' - 0"	10' - 11"	2' - 1"			
10.0B	1			2' - 0"	12' - 0"	1' - 0"			
11.0A	1			6' - 0"	10' - 11"	2' - 1"			
11.0B	8			6' - 0"	12' - 0"	1' - 0"			
12.0A	3			8' - 0"	10' - 11"	2' - 1"			
12.0B	1			8' - 0"	12' - 0"	1' - 0"			
12.1A	1			8' - 10"	10' - 11"	2' - 1"			
13.0A	1			10' - 0"	10' - 11"	2' - 1"			
13.1A	1			12' - 0"	10' - 11"	2' - 1"			
14.0	1			6' - 6"	10' - 3"	2' - 9"			
15.0A	1			4' - 0"	10' - 11"	2' - 1"			
15.0B	4			4' - 0"	12' - 0"	1' - 0"			
21.0	18			3' - 0"	4' - 6"	3' - 6"			FROSTED AT BATHROOMS
22.0	4			3' - 0"	5' - 0"	3' - 0"			FROSTED
23.0	1			3' - 0"	6' - 6"	3' - 6"			
24.0	5			3' - 0"	8' - 0"	<varies>			FROSTED
25.0A	1			7' - 10"	6' - 0"	2' - 0"			
25.0B	2			7' - 10"	7' - 0"	2' - 0"			

GRAPHIC LEGEND

- ◇ A — WALL ASSEMBLIES, SEE A5.00, A5.01
- 1 — EXTERIOR DOOR SCHEDULE, SEE A8.00 AND A8.01
- 1i — WINDOW SCHEDULE, SEE A8.00 AND A8.01
- 1t — FLOOR AND ROOF ASSEMBLIES, SEE A5.10
- 1 — INTERIOR DOOR SCHEDULE, SEE A8.10



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DESIGN REVIEW

EXTERIOR WINDOW SCHEDULE

NORTH
PROJECT NORTH

A 8.01

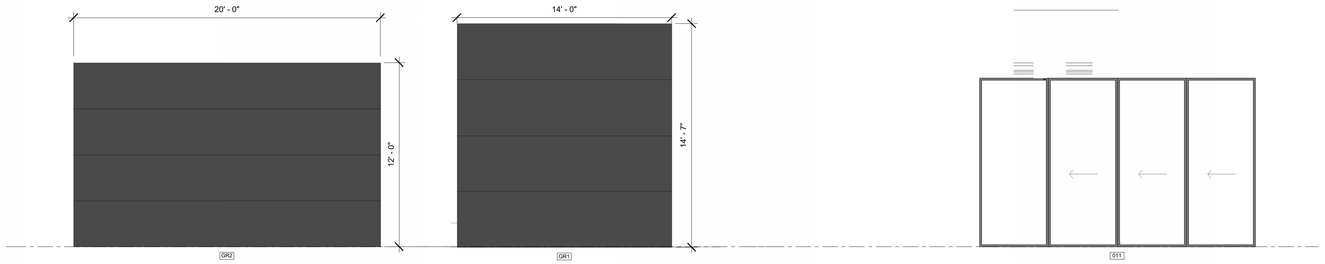
DATE	07.10.2025
SCALE	1/4" = 1'-0"
DRAWN	NW, FK, MR, LP
	2403

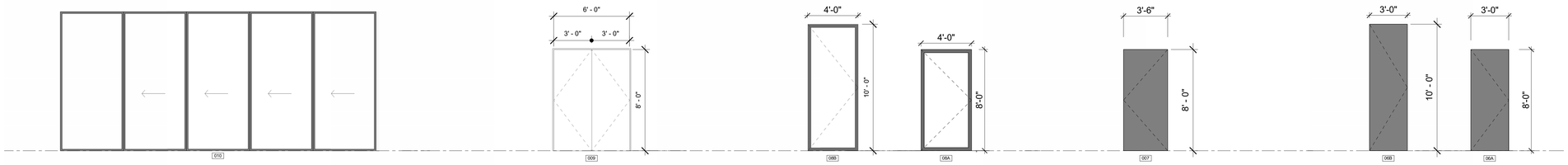
EXTERIOR DOOR SCHEDULE

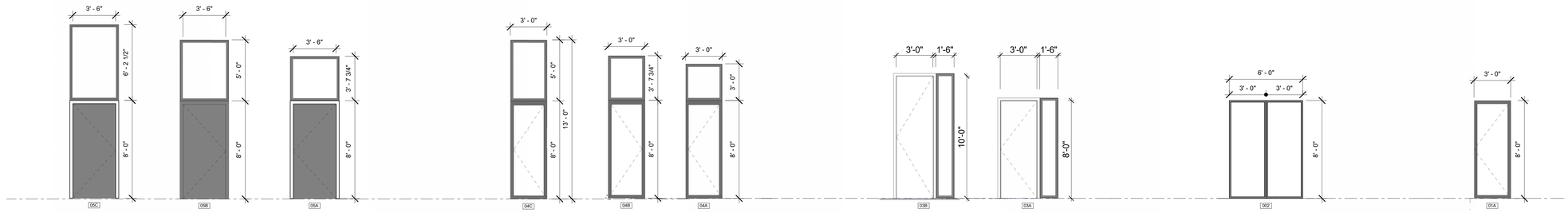
TYPE NAME	Count	Manufacturer	Operation	Hardware	Width	Height	Material	Glazing	Comments
01A	17		SWING		3' - 0"	8' - 0"			
002	23		SWING		6' - 0"	8' - 0"			
03A	35		SWING		3' - 0"	8' - 0"			
03B	8		SWING		3' - 0"	10' - 0"			
04A	7		SWING		3' - 0"	8' - 0"			
04B	6		SWING		3' - 0"	8' - 0"			
04C	8		SWING		3' - 0"	8' - 0"			
05A	2		SWING		3' - 6"	7' - 9"			
05B	1		SWING		3' - 6"	7' - 9"			
05C	4		SWING		3' - 6"	7' - 9"			
06A	5		SWING		3' - 0"	8' - 0"			
06B	2		SWING		3' - 0"	10' - 0"			
007	1		SWING		3' - 6"	8' - 0"			
08A	5		SWING		4' - 0"	8' - 0"			
08B	2		SWING		4' - 0"	10' - 0"			
009	1		DOUBLE SWING		6' - 0"	8' - 0"			
010	2		MULTI-SLIDE		25' - 0"	11' - 0"			
011	1		MULTI-SLIDE		18' - 0"	11' - 0"			
ELA	4		ELEVATOR DOOR		6' - 0"	8' - 0"			ELEVATOR DOOR BY ELEVATOR MANUFACTURER
ELB	1		ELEVATOR DOOR		6' - 0"	10' - 0"			ELEVATOR DOOR BY ELEVATOR MANUFACTURER
GR1	2		GARAGE DOOR		14' - 0"	14' - 7"			
GR2	1		GARAGE DOOR		20' - 0"	12' - 0"			

GRAPHIC LEGEND

- ◇ A — WALL ASSEMBLIES, SEE A5.00, A5.01
- 1 — EXTERIOR DOOR SCHEDULE, SEE A8.00 AND A8.01
- ⬡ 1i — WINDOW SCHEDULE, SEE A8.00 AND A8.01
- 1t — FLOOR AND ROOF ASSEMBLIES, SEE A5.10
- 1 — INTERIOR DOOR SCHEDULE, SEE A8.10







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RENEWAL DATE
STATE OF CALIFORNIA

715 N SAN MATEO DR

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DESIGN REVIEW

EXTERIOR DOOR SCHEDULE

NORTH
PROJECT NORTH

A 8.02

DATE	07.10.2025
SCALE	1/4" = 1'-0"
DRAWN	NW, FK, MR, LP
	2403

GRAPHIC LEGEND

- ◇ 5 — WALL ASSEMBLIES, SEE A5.00, A5.01
- 1 — EXTERIOR DOOR SCHEDULE, SEE A8.00 AND A8.01
- ⬡ 1i — WINDOW SCHEDULE, SEE A8.00 AND A8.01
- 1t — FLOOR AND ROOF ASSEMBLIES, SEE A5.10
- 1 — INTERIOR DOOR SCHEDULE, SEE A8.10

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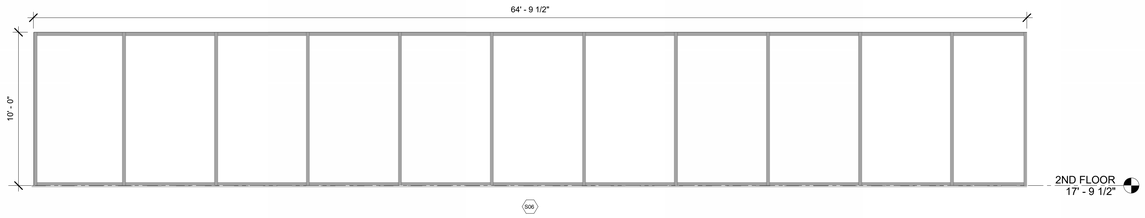
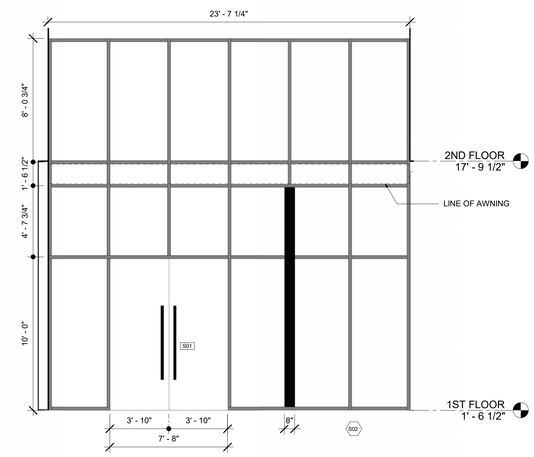
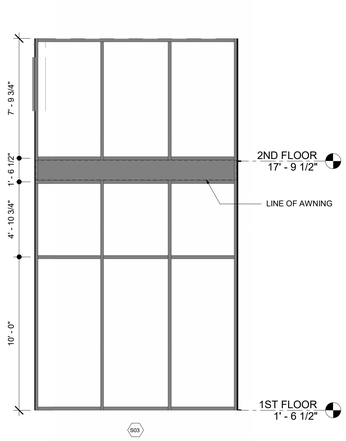
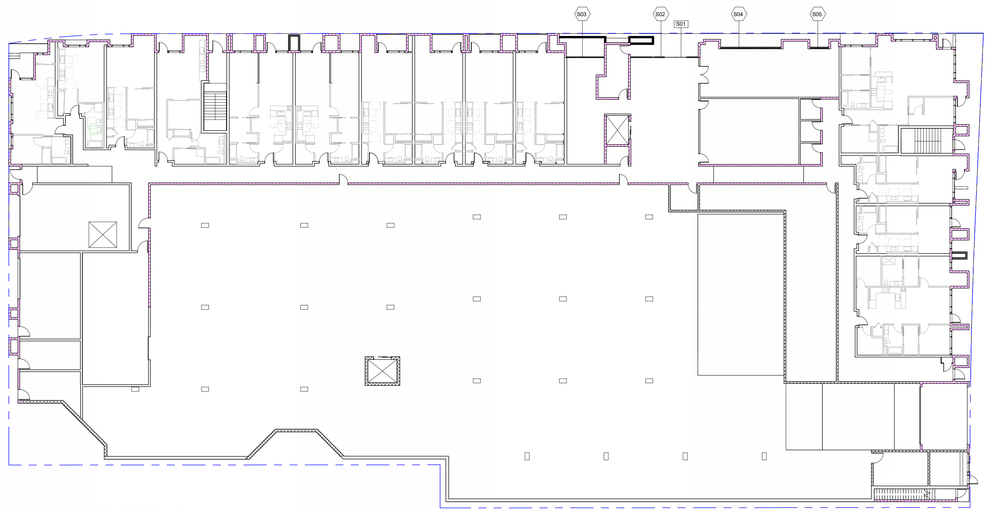






2ND FLOOR - STOREFRONT PLAN
3/64" = 1'-0"



1ST FLOOR - STOREFRONT PLAN
3/64" = 1'-0"

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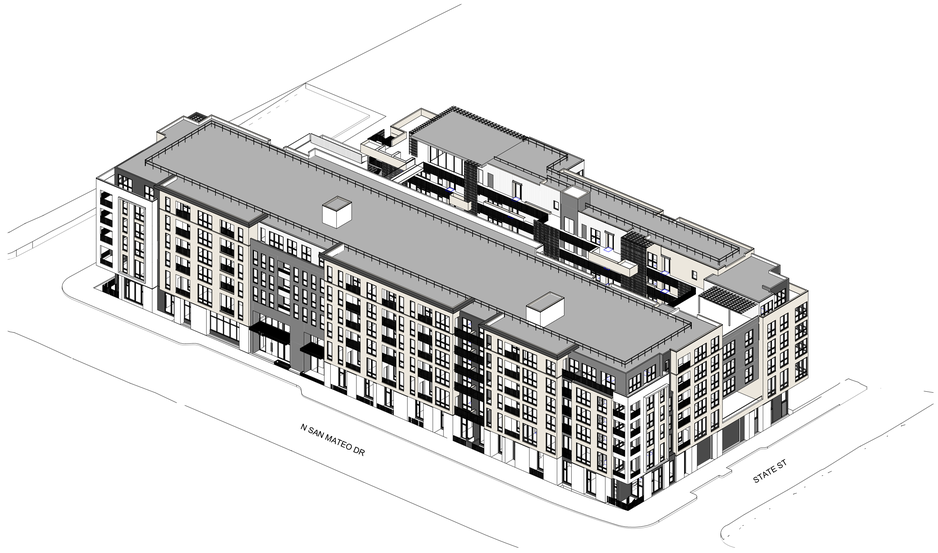
DESIGN REVIEW

EXTERIOR STOREFRONT SCHEDULE

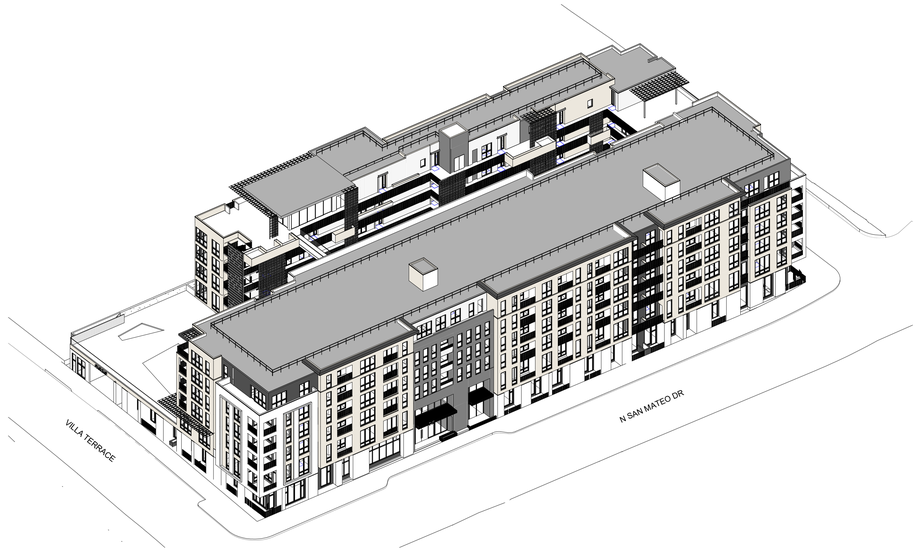
NORTH
PROJECT NORTH

A 8.03

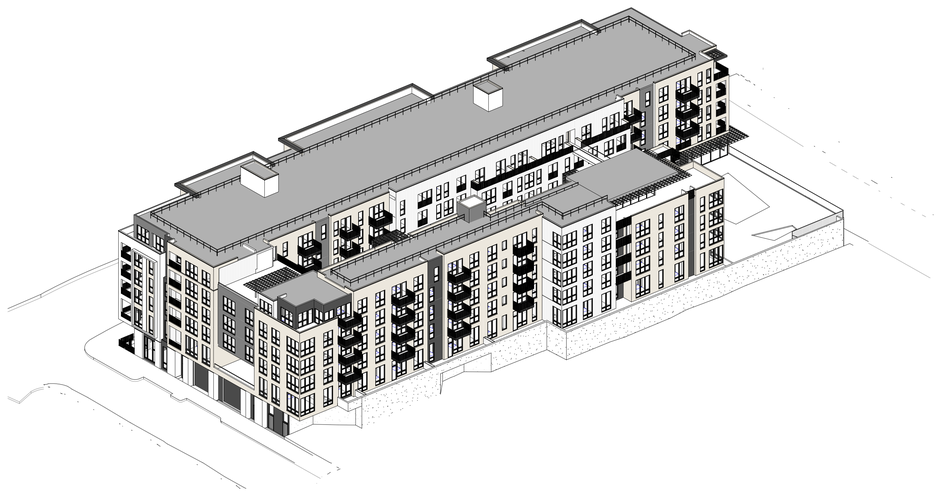
DATE	07.10.2025
SCALE	As indicated
DRAWN	NW, FK, MR, LP
	2403



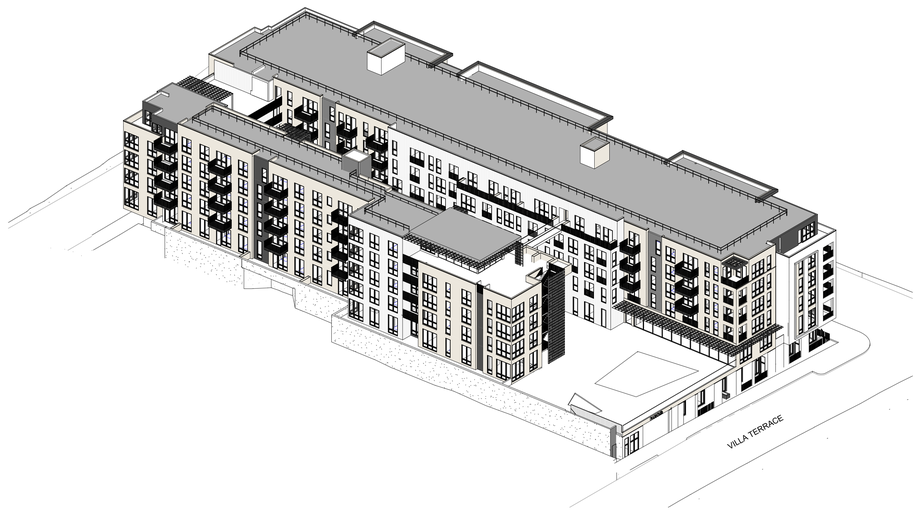
NW AXON



NE AXON



SW AXON



SE AXON

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DESIGN REVIEW

AXONOMETRIC VIEWS

A 9.00

DATE	07.10.2025
SCALE	
DRAWN	NW, FK, MR, LP
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DESIGN REVIEW

PROJECT VISUALIZATION

A 9.01

DATE	07.10.2025
SCALE	
DRAWN	NW, FK, MR, LP
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DESIGN REVIEW

PROJECT VISUALIZATION

A 9.02

DATE	07.10.2025
SCALE	
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PROJECT VISUALIZATION

A 9.03

DATE	07.10.2025
SCALE	
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DESIGN REVIEW

PROJECT VISUALIZATION

A 9.04

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

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A 9.05

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SCALE	
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PROJECT VISUALIZATION

A 9.06

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

LANDSCAPE VISUALIZATION

A 9.07

DATE	07.10.2025
SCALE	
DRAWN	NW, FK, MR, LP
	2403

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DESIGN REVIEW

LANDSCAPE VISUALIZATION

A 9.08

DATE	07.10.2025
SCALE	
DRAWN	NW, FK, MR, LP
	2403

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P: Date:
JC: Date:
E: Date:
A: Date:

PARKING TYPE	REQUIRED	PROVIDED	NOTES
TOTAL EVCS - L2	**28**	**28**	15% OF PARKING
VAN ACCESSIBLE EVCS-L2	1	1	2% OF EVCS TOTAL
STANDARD ACCESSIBLE EVCS-L2	1	1	
WITH 8' SIDE AISLE	2	2	1 in 25 EVCS
EVCS - L2	24	24	
TOTAL EV READY - L2	**154**	**154**	85% OF PARKING
VAN ACCESSIBLE EV READY	1	1	2% OF EV READY TOTAL
STANDARD ACCESSIBLE EV READY	3	3	
EV READY	150	150	

ASSIGNED RESIDENTIAL PARKING SUMMARY

LEVEL	UNISTALL (EV READY) (8'-6" x 18'-0")	COMPACT (EV READY) (8'-0" x 17'-0")	ACCESSIBLE (EV READY) (9'-0" x 18'-0")	VAN ACCESSIBLE (EV READY) (9'-0" x 18'-0")	TANDEM (EV READY) (8'-6" x 18'-0")	EVCS-L2 (8'-6" x 18'-0")	ACCESSIBLE (EVCS-L2) (9'-0" x 18'-0")	VAN ACCESSIBLE (EVCS-L2) (9'-0" x 18'-0")	W/ 8' SIDE AISLE (EVCS-L2) (9'-0" x 18'-0")	TOTAL	SQ. FOOTAGE	SQ. FT. / STALL
LEVEL 01	**3**	**15**	**3**	**1**	**0**	**24**	**1**	**1**	**2**	**50**	**23,748**	**475**
LEVEL B1	**77**	**51**	**0**	**0**	**4**	**0**	**0**	**0**	**0**	**132**	**46,631**	**353**
TOTAL:	**80**	**66**	**3**	**1**	**4**	**24**	**1**	**1**	**2**	**182**	**70,379**	**387**

BASEMENT LEVEL PARKING

1/16" = 1'-0"

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

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

PLOTTED 07-08-25 12:59 tkim p:\projects\2024\24106 san mateo ford site\2-wd\24-proof-working\2-cad\24106-pk20b.dwg

WATRY DESIGN, INC. Architects • Engineers • Parking Planners	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	07-07-25

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P:
Date:
JC:
Date:
Ei:
Date:
A:
Date:

PARKING TYPE	REQUIRED	PROVIDED	NOTES
TOTAL EVCS - L2	**28**	**28**	15% OF PARKING
VAN ACCESSIBLE EVCS-L2	1	1	2% OF EVCS TOTAL
STANDARD ACCESSIBLE EVCS-L2	1	1	
WITH 8' SIDE AISLE	2	2	1 in 25 EVCS
EVCS - L2	24	24	
TOTAL EV READY - L2	**154**	**154**	85% OF PARKING
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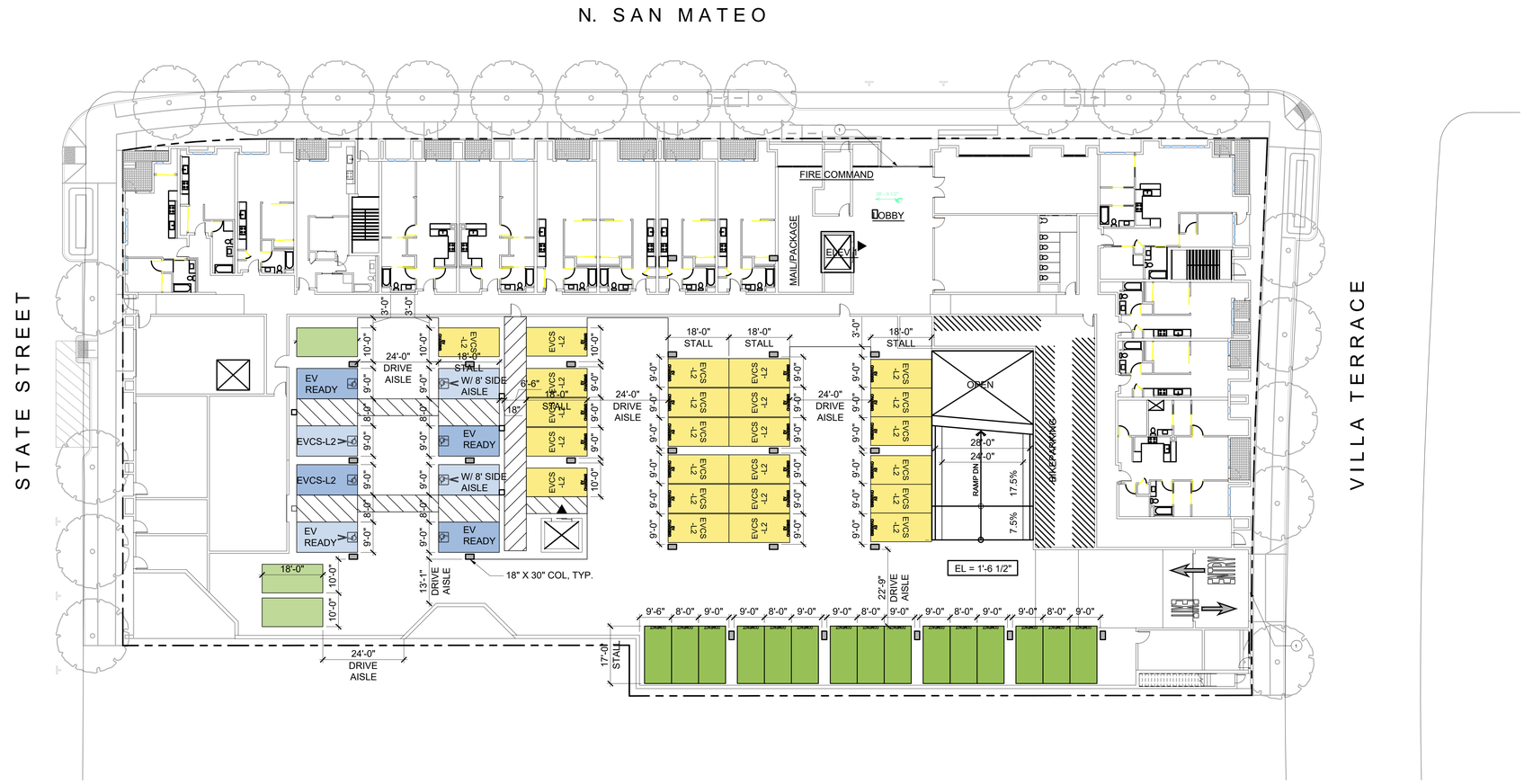
EV READY	150	150	

ASSIGNED RESIDENTIAL PARKING SUMMARY

LEVEL	UNISTALL (EV READY) (8'-6" x 18'-0")	COMPACT (EV READY) (8'-0" x 17'-0")	ACCESSIBLE (EV READY) (9'-0" x 18'-0")	VAN ACCESSIBLE (EV READY) (9'-0" x 18'-0")	TANDEM (EV READY) (8'-6" x 18'-0")	EVCS-L2 (8'-6" x 18'-0")	ACCESSIBLE (EVCS-L2) (9'-0" x 18'-0")	VAN ACCESSIBLE (EVCS-L2) (9'-0" x 18'-0")	W/ 8' SIDE AISLE (EVCS-L2) (9'-0" x 18'-0")	TOTAL	SQ. FOOTAGE	SQ. FT. / STALL
LEVEL 01	**3**	**15**	**3**	**1**	**0**	**24**	**1**	**1**	**2**	**50**	**23,748**	**475**
LEVEL B1	**77**	**51**	**0**	**0**	**4**	**0**	**0**	**0**	**0**	**132**	**46,631**	**353**
TOTAL:	**80**	**66**	**3**	**1**	**4**	**24**	**1**	**1**	**2**	**182**	**70,379**	**387**



1ST LEVEL PARKING

1/16" = 1'-0"

1s

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

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

PLOTTED 07-08-25 13:00 tkim p:\projects\2024\24106 san mateo ford site\2-wd\r4-prod1-working\2-cad\24106-pk201.dwg

WATRY DESIGN, INC. Architects • Engineers • Parking Planners	PROJECT NUMBER: 24-106	PROJECT NAME: 715 N SAN MATEO DR (FORD)	SHEET NUMBER: PK 2.01	SHEET NAME: 1ST LEVEL PARKING	CLIENT NAME: PROMETHEUS	DATE ISSUED: 07-07-25

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.

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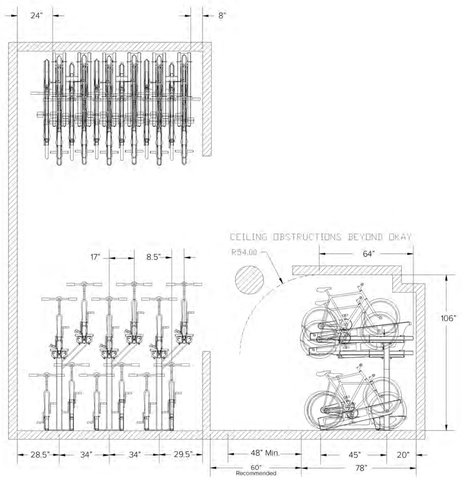
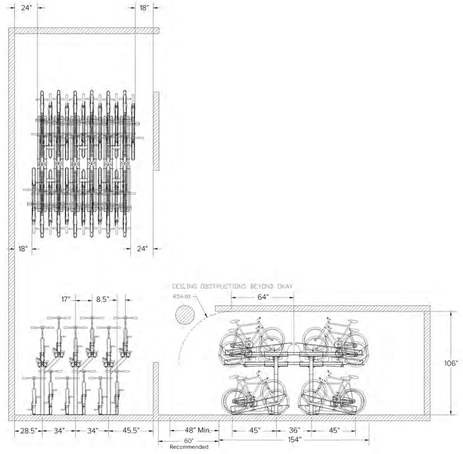
Dero **Decker** — **Setbacks** Single Sided

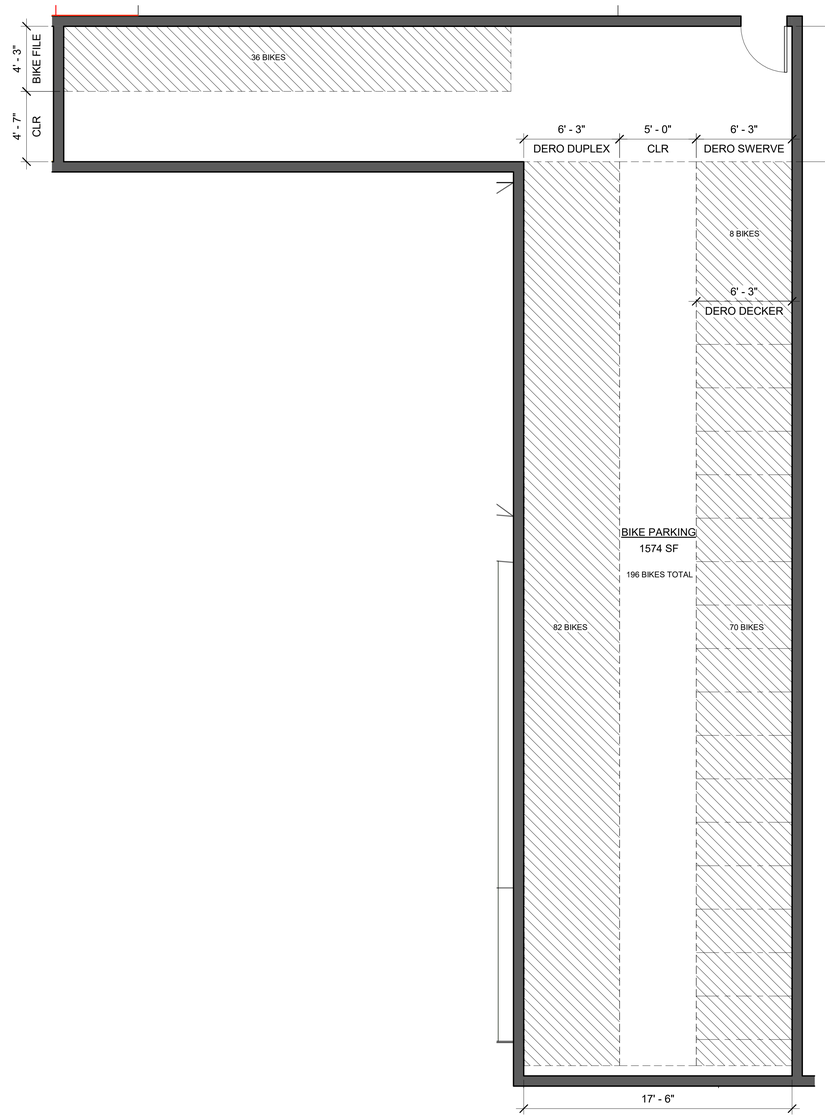


Dero **Decker** — **Setbacks** Double Sided



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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DESIGN REVIEW

BIKE PARKING INFORMATION

BK 2.00

DATE	07.10.2025
SCALE	1/4" = 1'-0"
DRAWN	NW, FK, MR, LP
	2403

SHEET NOTES:

TRASH ROUTE / STAGING PLAN. GROUND LEVEL.

1. STAFF TO MOVE BINS TO TRASH STAGING AREA WITH MT20 22" x 45.5" ELECTRIC PALLET TRUCK.

GENERAL NOTES.

1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
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3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

PATH OF TRAVEL LEGEND.

STAFF PATH OF TRAVEL FROM RESIDENTIAL TRASH ROOM TO TRASH STAGING AREA.

FL TRUCK SERVICE

TRASH COLLECTION ROOM

N SAN MATEO

334'-0"- OVERALL BUILDING WIDTH @ N. 1ST FLOOR

89'-3" | 19'-11" | 82'-3" | 5'-0" TO PL

RESIDENTIAL ENTRY

TYPE: 1C4 1 BEDROOM 656 SF

TYPE: SB STUDIO 533 SF

TYPE: UA URBAN 1 BED 668 SF

TYPE: UC URBAN 1 BED 838 SF

STAIR 2

TYPE: 1A2 1 BEDROOM 918 SF

TYPE: 1A2 1 BEDROOM 918 SF

TYPE: UB URBAN 1 BED 773 SF

TYPE: UA URBAN 1 BED 738 SF

TYPE: UA URBAN 1 BED 699 SF

TYPE: UA URBAN 1 BED 741 SF

KNOX BOX LOCATION

FIRE COMMAND 202 SF

MAIL/PACKAGE 536 SF

ELEV 1

IDF 60 SF

LOBBY 1046 SF

COWORKING 921 SF

ND/LEASING 734 SF

RESTROOMS 275 SF

TYPE: 2G 2 BEDROOM 1430 SF

STAIR 1

TYPE: UA URBAN 1 BED 667 SF

TYPE: UA URBAN 1 BED 614 SF

TYPE: 2D 2 BEDROOM 1237 SF

CORRIDOR

MPOE

DERO BIKE FILE (36)

DERO SWERVE (40)

DERO DUPLEX (82)

DERO DECKER (78)

BIKE PARKING 1574 SF 196 BIKES

RAMP DN

PARKING 24903 SF

ELEV 2

FOR PARKING LAYOUT
REFER TO SHEET PK 2.01

STATE ST

VILLA TERRACE

TRANSFORMER ELECTRIC 1209 SF

MAINTENANCE 1083 SF

ELECTRIC SWITCH GEAR

ELECTRIC SWITCH GEAR

ELECTRIC METER BANKS ON EXTERIOR WALLS

POOL EQUIPMENT 250 SF

MUDDY PAWS 175 SF

AUTO ENTRY AND EXIT

162'-10" - OVERALL BUILDING DEPTH @ 1ST FLOOR

158'-0"

220'-5"

109'-3"

94'-5"

72'-11"

132'-7"

38'-1"

23'-2"

23'-0"

21'-1"

30'-0"

45'-10"

10'-0"

19'-5"

13'-9"

9'-5"

2'-0" TO PL

3'-2"TO PL

2'-1"TO PL

0'-3"TO PL

4'-6"

2'-0"TO PL

30'-0" | 50'-7" | 32'-7" | 148'-10" | 178'-0" | 4'-0"

330'-11"

TRASH ROUTE /SERVICE PLAN - LEVEL 1
3/32" = 1'-0"

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DESIGN REVIEW

FIRST FLOOR PLAN

NORTH
PROJECT NORTH

TR0.1

DATE 07.09.2025
DRAWN NW, FK, MR, LP
2403

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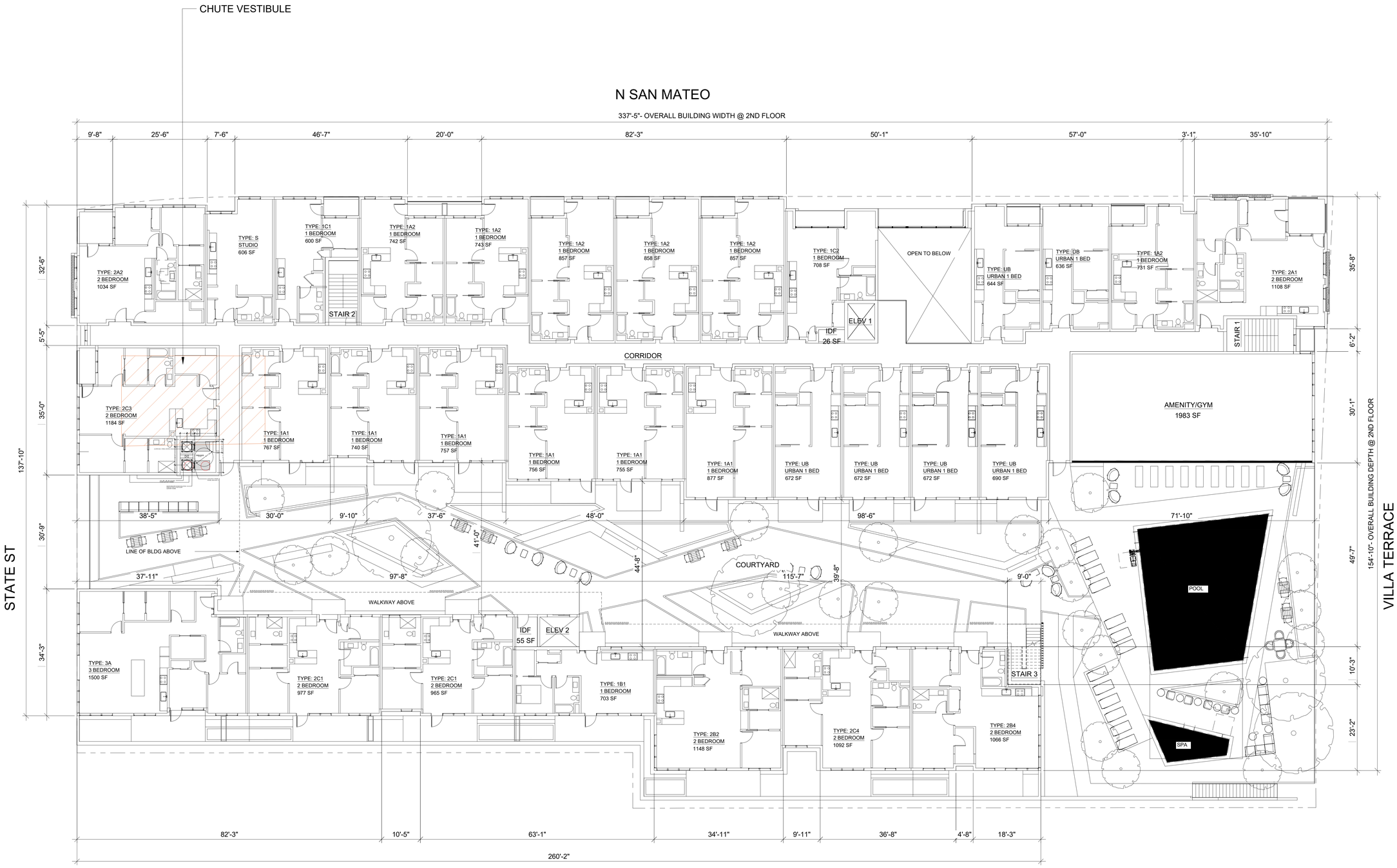


DESIGN REVIEW

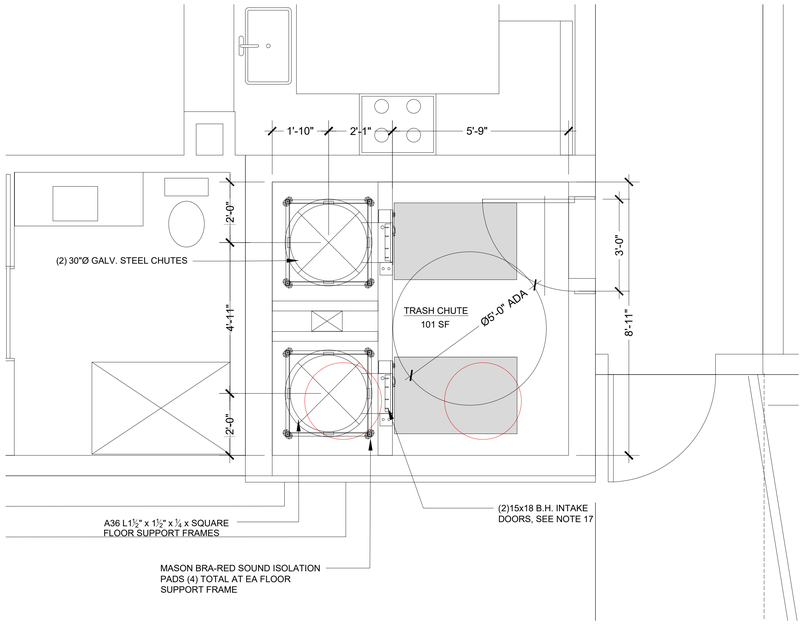
SECOND FLOOR PLAN

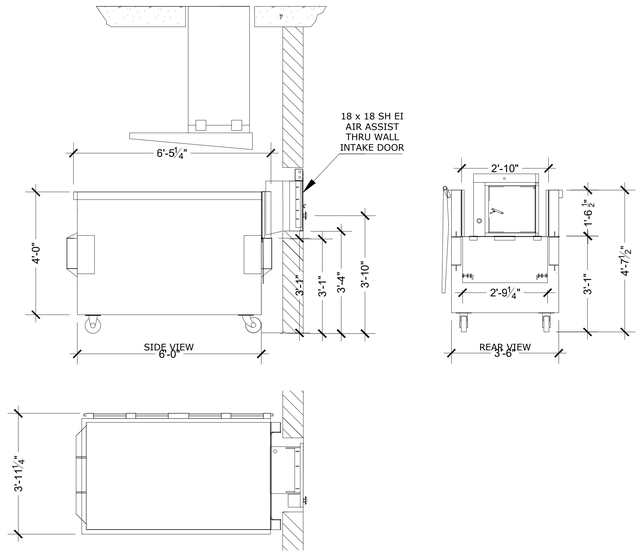
NORTH
PROJECT NORTH

LEVEL 2
3/32" = 1'-0"

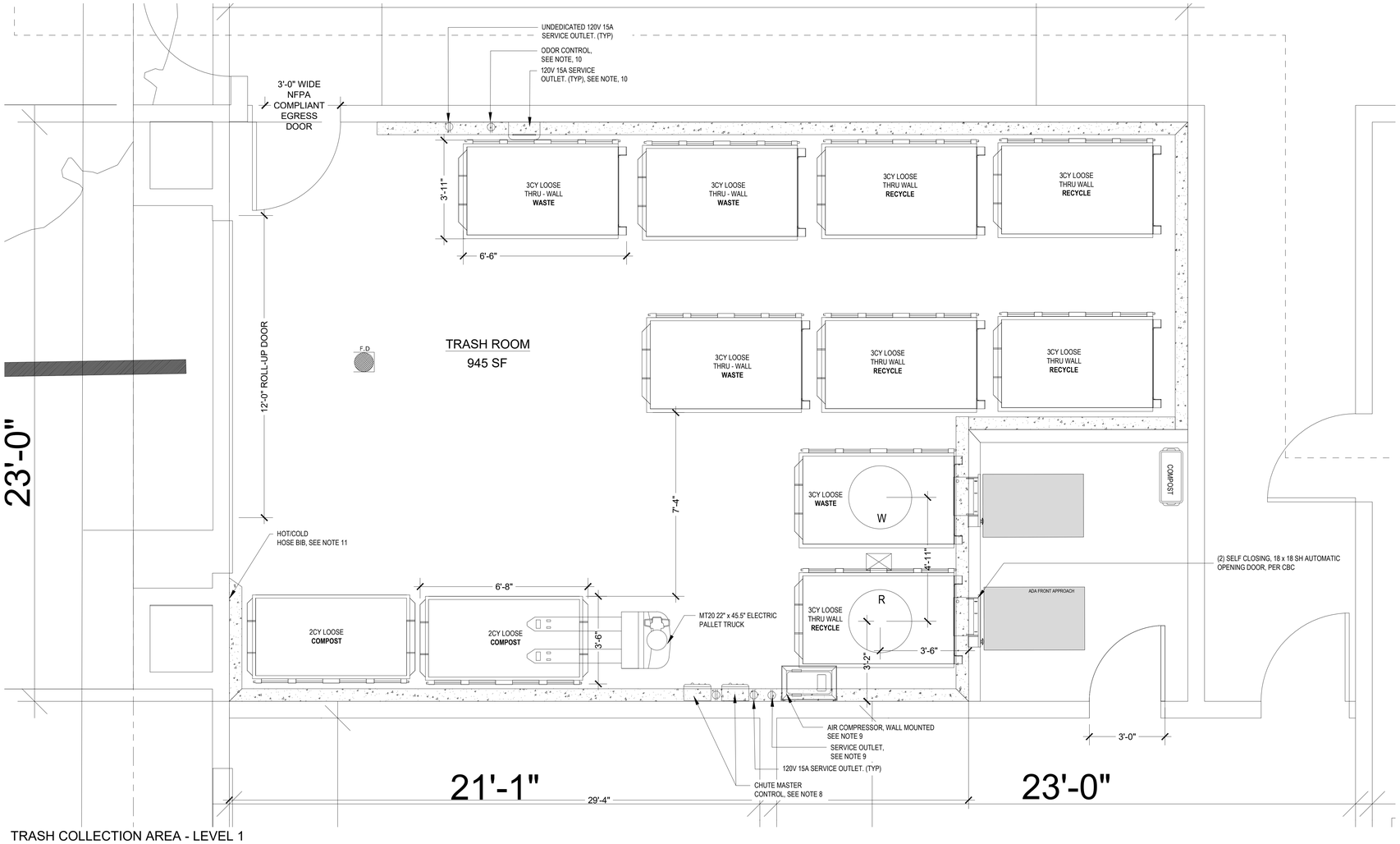
TR0.2

DATE	07.09.2025
DRAWN	NW, FK, MR, LP
	2403





CHUTE VESTIBULE LEVEL 2-6
1/2" = 1'-0"



TRASH COLLECTION AREA - LEVEL 1
1/2" = 1'-0"

SHEET NOTES:

RESIDENTIAL TRASH ROOM. LEVEL X.

1. TRASH COLLECTION ROOM IS 2HR FIRE-RATED - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTORS.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
4. WALL PROTECTION: OPTION 1: 12"H×6"W CONCRETE CURB AT BASE OF ALL NON-REINFORCED CONCRETE WALLS. OPTION 2: ⅛" THICK STEEL DIAMOND TREAD BACKING 6'-0" AFF ALONG ALL NON-REINFORCED CONCRETE WALLS. ARCHITECT TO SELECT SUITABLE ASSEMBLY.
5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PER 2022 CBC.
6. INSTALL 8'-0" WIDE ROLL-UP DOOR FOR TRANSFERRING CONTAINERS. INSTALL 3'-0" NFPA COMPLIANT DOOR FOR FIRE EGRESS.
7. (2) 30"Ø 16-GAUGE GALVANIZED / GALVANNEALED OR ALUMINIZED STEEL CHUTE WITH 3CY FL LOOSE THRU-WALL CONTAINER FOR WASTE AND RECYCLING. CHUTES TERMINATE 6'-0" 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. 120V 15A SERVICE OUTLET REQUIRED.
9. AC: AIR COMPRESSOR (OIL LESS) 4610AC WITH AUTOMATIC TANK DRAIN VALVE. 2 HP PEAK, TWIN TANK CAPACITY 4.6 GALLONS, VOLTAGE @ 60 HZ 110 VOLTS, CURRENT 8.5 AMPS TO POWER THE CHUTE INTAKE DOORS. (1) TOTAL.
10. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. 120V 15A SERVICE OUTLET REQUIRED.
11. HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
12. PROVIDE MT20 22" x 45.5" ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4500LB CAPACITY WITH 67" TURNING RADIUS. 120V 15A SERVICE OUTLET REQUIRED.
13. PROVIDE (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.
14. TYPE-A, B-LABEL CONSTRUCTION, HORIZONTALLY ROLLING DOOR, HELD OPEN BY 165°F FUSIBLE LINK, SHOWN IN CLOSED POSITION.
19. THRU-WALL INTAKE VESTIBULE FOR GROUND LEVEL RESIDENTIAL TRASH. 2HR FIRE-RATED WITH 2HR FIRE-RATED DOOR. **NOTE THAT WHERE CHUTE INTAKE ROOMS ARE PROTECTED BY AUTOMATIC SPRINKLERS, THE ROOM SHALL BE ENCLOSED IN A MIN OF 1HR FIRE RESISTANCE-RATED CONSTRUCTION WITH 45-MINUTE FIRE-RATED ACCESS DOORS**. 5'-0" MIN DIAMETER WHEELCHAIR TURNING SPACE REQUIRED PER ADA. PROVIDE (2) 18x18 SIDE HINGED, SELF CLOSING, AUTOMATIC OPENING THRU-WALL DOORS. SEE DETAIL 1/TR2.0. PROVIDE WALL-MOUNTED AIR-COMPRESSOR 60" AFF (OIL LESS) 4610AC WITH AUTOMATIC TANK DRAIN VALVE. 2 HP PEAK, TWIN TANK CAPACITY 4.6 GALLONS, VOLTAGE @ 60 HZ 110 VOLTS, CURRENT 8.5 AMPS TO POWER THE CHUTE INTAKE DOORS. (1) TOTAL.

CHUTE INTAKE VESTIBULES. SIM AT LEVELS 2-5.

20. CHUTE INTAKE VESTIBULES SHALL BE 2HR FIRE-RATED WITH 90-MINUTE FIRE-RATED ACCESS DOOR FOR RESIDENTIAL ACCESS. **NOTE THAT WHERE CHUTE INTAKE ROOMS ARE PROTECTED BY AUTOMATIC SPRINKLERS, THE ROOM SHALL BE ENCLOSED IN A MIN OF 1HR FIRE RESISTANCE-RATED CONSTRUCTION WITH 45-MINUTE FIRE-RATED ACCESS DOORS**. 5'-0" MIN DIAMETER WHEELCHAIR TURNING SPACE REQUIRED PER ADA REQUIREMENTS. POWER TO INTAKE DOORS SUPPLIED BY MCP. PROVIDE (X) 15x18 BOTTOM HINGED, LOW-VOLTAGE, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING DOOR AT EACH FLOOR. SEE DETAIL 2/TR2.0. 30" x 48" FRONT / SIDE APPROACH REQUIRED PER ADA STANDARDS.
21. MANAGEMENT TO PROVIDE 23-GALLON 'RUBBERMAID SLIM JIM' CONTAINER OR EQUIVALENT FOR COMPOST DISPOSAL. STAFF TO EMPTY IN CONTAINERS DAILY AT TRASH ROOM.
22. 2HR FIRE-RATED FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, ATM RECOMMENDS DOUBLE STUD-WALLS OR EQUIVALENT ADJACENT TO OCCUPIED SPACES. ATM RECOMMENDS INTERIOR OF SHAFT TO BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES. ARCHITECT TO SELECT SUITABLE ASSEMBLY.
23. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND OCTAGONAL FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. SEE PLAN FOR DIAMETER OF OPENINGS. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING.

GENERAL NOTES.

1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

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

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DESIGN REVIEW

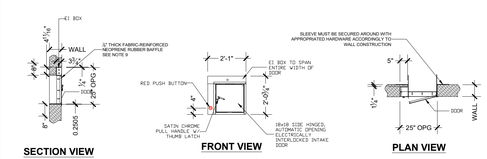
TRASH COLLECTION ROOM &
CHUTE VESTIBULE

NORTH
PROJECT NORTH

TR1.0

DATE 07.09.2025
DRAWN NW, FK, MR, LP
2403

NOTES:
1. INTAKE DOOR AND TRIM SHALL BE REMOVED FOR DOOR MAINTENANCE.
2. SIDE HINGED DOORS ARE SELF-CLOSING, NOISELESS, AND SELF-LATCHING. UL CLASSIFIED 90 MINUTE FIRE-RATED DOOR AND FRAME ASSEMBLY AND A TEMPERATURE RISE OF 250° F MAX IN 30 MINUTES.
3. MAX OPENING FOR INTAKE DOOR IS 14" FROM FACE OF FINISHED WALL.
4. 2022 CBC - 11B-404.3.5 HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE GRIP.
5. 2022 CBC - 11B-309.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.
6. 18x18 AIR ASSIST ACCESS DOOR IS LARGEST DOOR THAT ATM WILL DESIGN FOR CHUTE INTAKE.
7. ATM WILL NEVER DESIGN A 24x24 INTAKE DOOR AS THESE DOOR SIZES HAVE LED TO FATALITIES.
8. FOR CONTROLS AND OPERATING MECHANISMS HEIGHTS ARE AFF. REFER TO ARCHITECTURAL DRAWINGS.
9. ½" THICK FABRIC-REINFORCED NEOPRENE RUBBER BAFFLE AT EACH INTAKE DOOR REQUIRED FOR BUILDINGS WITH MORE THAN 8-STORIES. OPTIONAL OTHERWISE.



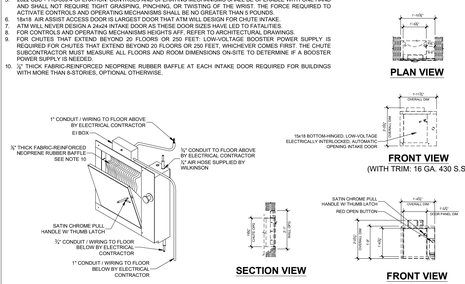
SECTION VIEW | FRONT VIEW | PLAN VIEW

1 THRU-WALL INTAKE DOOR

GROUND FLOOR - EI BOX

SCALE: NTS

NOTES:
1. INTAKE DOOR AND TRIM SHALL BE REMOVED FOR DOOR MAINTENANCE.
2. BOTTOM HINGED DOORS ARE SELF-CLOSING, NOISELESS, AND SELF-LATCHING. UL CLASSIFIED 90 MINUTE FIRE-RATED DOOR AND FRAME ASSEMBLY AND A TEMPERATURE RISE OF 250° F MAX IN 30 MINUTES.
3. MAX OPENING FOR INTAKE DOOR IS 14" FROM FACE OF FINISHED WALL.
4. 2022 CBC - 11B-404.3.5 HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE GRIP.
5. 2022 CBC - 11B-309.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.
6. 18x18 AIR ASSIST ACCESS DOOR IS LARGEST DOOR THAT ATM WILL DESIGN FOR CHUTE INTAKE.
7. ATM WILL NEVER DESIGN A 24x24 INTAKE DOOR AS THESE DOOR SIZES HAVE LED TO FATALITIES.
8. FOR CONTROLS AND OPERATING MECHANISMS HEIGHTS ARE AFF. REFER TO ARCHITECTURAL DRAWINGS.
9. FOR CHUTES THAT EXTEND BEYOND 20 FLOORS OR 250 FEET: LOW-VOLTAGE BOOSTER POWER SUPPLY IS REQUIRED FOR CHUTES THAT EXTEND BEYOND 20 FLOORS OR 250 FEET, WHICHEVER COMES FIRST. THE CHUTE SUBCONTRACTOR MUST MEASURE ALL FLOORS AND ROOM DIMENSIONS ON-SITE TO DETERMINE IF A BOOSTER POWER SUPPLY IS NEEDED.
10. ½" THICK FABRIC-REINFORCED NEOPRENE RUBBER BAFFLE AT EACH INTAKE DOOR REQUIRED FOR BUILDINGS WITH MORE THAN 8-STORIES, OPTIONAL OTHERWISE.



2 CHUTE INTAKE DOOR

UPPER LEVELS

SCALE: NTS

SHEET NOTES. 30"Ø CHUTE DETAILS
1. WASTE / COMPOST CHUTE MATERIAL: 16-GAUGE 304 STAINLESS STEEL.
2. RECYCLING CHUTE MATERIAL: 16-GAUGE GALVANIZED / GALVANNEALED OR ALUMINIZED STEEL.
3. 2HR FIRE-RATED WALL ASSEMBLIES ENCASING CHUTE SHAFT. FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED.
4. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS TO VERIFY ALL INFORMATION NOT RELATED TO ATM'S SCOPE OF WORK PER AGREEMENT.

GENERAL NOTES.
1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

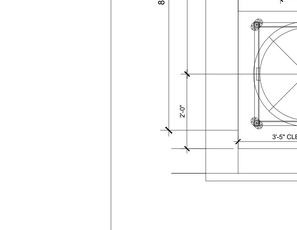
NOTES:
1. 2HR FIRE-RATED FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES.
2. INTAKE DOOR NOT SHOWN FOR CLARITY.

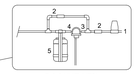
5 CHUTE AIR AND SOUND ISOLATION

SCALE: NTS

NOTES:
1. PROVIDE HIGH PRESSURE CHUTE WASHDOWN NOZZLE.
2. FILL SANITATION TANK WITH CONCENTRATED DISINFECTING SOLUTION. THE SYPHON HOSE SHOULD REACH THE BOTTOM OF THE SOLUTION CONTAINER. TO FLUSH WITH CLEAR WATER, TURN HANDLE TO THE ON POSITION. FACTORY SETTING OF THE PROPORTIONING VALVE IS FOR 50-GALLONS PER GALLON OF DISINFECTING SOLUTION.
3. NOTE THAT THE ACCESS DOOR AND D & S UNIT ARE SHOWN OUTSIDE OF CHUTE SHAFT FOR CLARITY. ALL WASHDOWN EQUIPMENT WILL BE INSTALLED WITHIN CHUTE SHAFT, ABOVE THE HIGHEST INTAKE. (1) D & S UNIT PER CHUTE.
4. 2022 CBC - 11B-404.3.5 HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE GRIP.
5. 2022 CBC - 11B-309.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.
6. SUPPLIED BY VENDOR - INSTALLED BY PLUMBER.

PLUMBING SCHEMATIC LEGEND:
1. ¾"Ø DOMESTIC HOT WATER INLET WITH VACUUM BREAKER. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR).**
2. QUARTER-TURN GATE VALVE (SHUT-OFF AND BYPASS), (2) TOTAL. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR).**
3. PLUMBING DESIGN, MATERIALS, AND INSTALLATION BY OTHERS. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR).**
4. 24-VDC SOLENOID VALVE (OPTIONAL). NOT NEEDED FOR MANUAL OPERATION. **(NOT USED HERE).**
5. D & S UNIT: 1-GALLON CONTAINER, MOUNTING BRACKET, AND PROPORTIONAL VALVE AT REMOTE LOCATION. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY PLUMBING SUBCONTRACTOR).**
6. FLUSHING SPRAY HEAD BELOW CHUTE VENT. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY PLUMBING SUBCONTRACTOR).**
7. FIRE SPRINKLER IS LOCATED AT HIGHEST INTAKE, LOWEST INTAKE, AND EVERY OTHER FLOOR BETWEEN, TO BE STARTED FROM HIGHEST INTAKE. **(MOUNTED IN SHOP BY CHUTE MANUFACTURER. CONNECTION MADE BY FIRE SPRINKLER SUBCONTRACTOR).**
8. SIDE-HINGED, UL RATED 90 MINUTE B-LABEL ACCESS DOOR. **(SUPPLIED BY CHUTE SUBCONTRACTOR. INSTALLED BY FRAMING SUBCONTRACTOR OR GC).**
9. SATIN CHROME PULL-HANDLE. **(SUPPLIED/INSTALLED BY CHUTE MANUFACTURE).**





D & S UNIT (NTS) INSTALLED BEHIND F.O. WALL

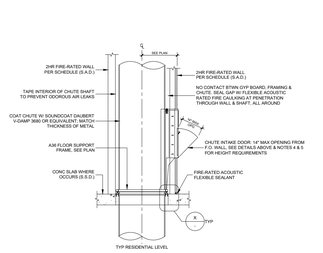
15x15 ACCESS DOOR (NTS) INSTALLED BY CONTRACTOR PRIOR TO ERECTING WALL

6 DISINFECTING AND SANITATION UNIT

AT HIGHEST INTAKE - ALL CHUTES

SCALE: NTS

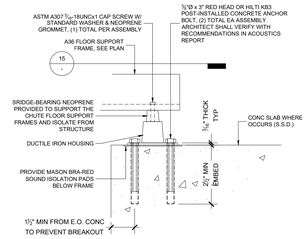
NOTES:
1. 2022 CBC - 11B-404.3.5 HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE GRIP.
2. 2022 CBC - 11B-309.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.



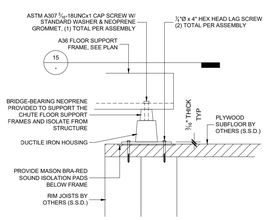
8 CHUTE SHAFT AT INTAKE

SCALE: NTS

NOTES:
1. REFER TO MANUFACTURER SPECIFICATIONS FOR ALL OTHER INFORMATION NOT LISTED.
2. (4) MASON BRA-RED SOUND ISOLATION PAD ASSEMBLIES PER FLOOR SUPPORT FRAME.
3. BRIDGE-BEARING NEOPRENE PROVIDED TO SUPPORT THE CHUTE FLOOR SUPPORT FRAME AND ISOLATE FROM STRUCTURE. MOUNTS SHALL HAVE 0.2-INCH STATIC DEFLECTION.

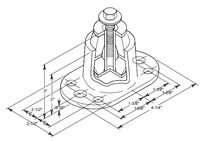


CONCRETE
CONNECTION



WOOD-FRAME
CONNECTION

NOTES:
1. ALL HARDWARE PLATED
2. REFER TO MANUFACTURERS SPECIFICATIONS FOR ALL OTHER INFORMATION NOT INCLUDED.

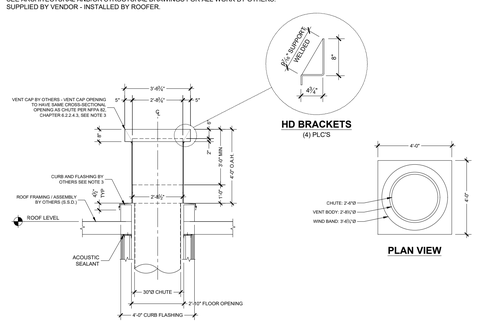


MASON BRA-RED MOUNT
ISOMETRIC VIEW

9 FLOOR SUPPORT FRAME ANCHORING

SCALE: NTS

NOTES:
1. ATTACHMENT OF ALL BLOCKING, CURBS, AND OTHER ROOF COMPONENTS SHALL BE DESIGNED AND INSTALLED TO MEET THE MINIMUM REQUIREMENTS OF MANUFACTURER.
2. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS FOR ALL WORK BY OTHERS.
3. SUPPLIED BY VENDOR - INSTALLED BY ROOFER.



13 CHUTE VENT

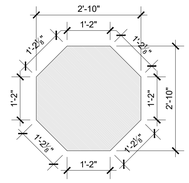
AT ROOF LEVEL

SCALE: NTS

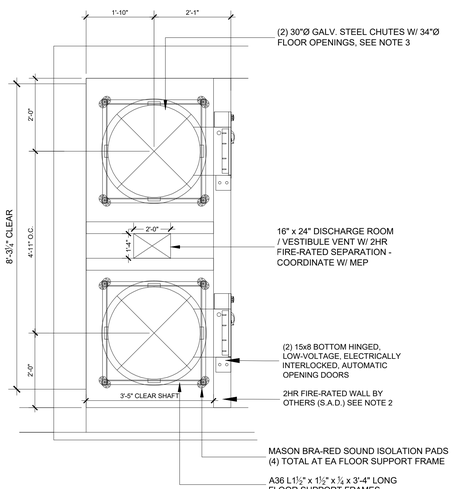
NOTES:
1. REDUCED CHUTE INTAKE VESTIBULES SHALL BE 2HR FIRE-RATED WITH 2HR FIRE-RATED ACCESS DOORS FOR RESIDENTIAL ACCESS, 14" MIN CLEAR REQUIRED PER FIRE DEPARTMENT. POWER TO INTAKE DOORS SUPPLIED BY MCP. PROVIDE (2) 15x18 BOTTOM HINGED, NORMALLY CLOSED LOW-VOLTAGE, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING DOORS FOR WASTE AND RECYCLING AT EACH FLOOR. SEE DETAIL 2/- 30" x 48" FRONT APPROACH REQUIRED PER ADA STANDARDS. MANAGEMENT TO PROVIDE 23-GALLON RUBBERMAID SLIM JIM OR EQUIVALENT CONTAINER FOR COMPOST DISPOSAL. STAFF TO EMPTY IN TOTERS DAILY AT TRASH ROOM.
2. 2HR FIRE-RATED FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE 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.
3. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. SEE PLAN FOR DIAMETER OF OPENINGS. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/- FOR ANCHORING. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB - PROVIDED BY MANUFACTURER.
4. TYPE I FLOOR: TO PREVENT CONCRETE BREAK-OFF, VERIFY MINIMUM DISTANCE WITH STRUCTURAL ENGINEER.
5. ARCHITECT SHALL VERIFY ALL FLOOR SUPPORT FRAME ANCHORING CONNECTIONS WITH RECOMMENDATIONS IN ACOUSTICS REPORT.

SOUND CONSULTANT TO VERIFY DETAILS AND UPDATE AS NECESSARY

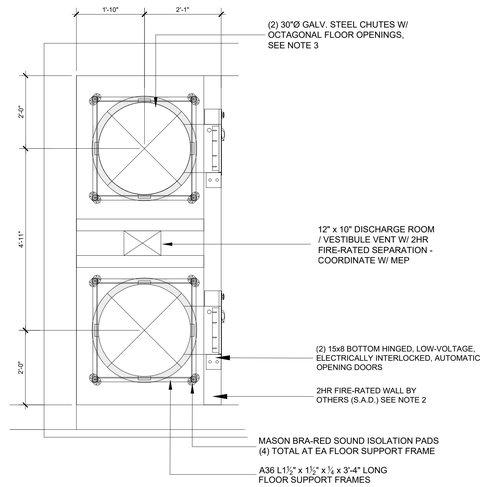
REFER TO CHUTE VESTIBULE LAYOUTS ON SHEETS TR1.0 FOR ANY MISSING INFORMATION.



OCTAGONAL FLOOR OPENING
30"Ø CHUTE (NTS)



CONCRETE CONNECTION
ROUND FLOOR OPENINGS



WOOD-FRAME CONNECTION
OCTAGONAL FLOOR OPENINGS

15 CHUTE SHAFT DETAILS

PLAN VIEWS

SCALE: NTS

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DESIGN REVIEW

CHUTE DETAILS

NORTH
PROJECT NORTH

TR2.0

DATE	07.09.2025
DRAWN	NW, FK, MR, LP
	2403