1218 MONTE DIABLO AVENUE

San Mateo, California

SB-330 PRELIMINARY APPLICATION/ FORMAL PLANNING APPLICATION

JULY 2025



PROJECT TEAM

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ZONING INFORMATION

ZONING DESIGNATION:	R4
FLOOR AREA RATIO:	2.1
SITE AREA (MASTER PLAN):	1.02 AC
TOTAL NO. OF PARKING SPACES (PROJECT):	91 STALLS

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

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

SC PROPERTIES

Sheet Title:
COVER SHEET

Job No. 21058
Date: 07/18/2025
Scale: 1 1/2" = 1'-0"
Drawn By: Author

Sheet No:

G-000

PROJECT DESCRIPTION

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

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

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

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

ADDRESS:1218 MONTE DIABLO AVENUE, SAN MATEO, CALIFORNIA

AREA: 44,283 SF (1.02 AC)

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

PROPOSED USE: MULTIFAMILY RESIDENTIAL

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

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

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

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

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

PROPOSED SETBACK

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

SITE ZONING SUMMARY

SITE ZONING COMPLIACE SUMMARY (SEE STATE DENSITY BONUS LETTER FOR MORE DETAILS)

	GENERAL PLAN/ MEASURE Y	ZONING R-4	ADDITIONAL 42.5% PER SDB	PROPOSED
MAX. DENSITY	50 DU/AC		71.25 DU/AC	70.6 DU/AC
MAX. FAR		1.5	2.1375	2.1
MAX. BUILDING HEIGHT	55-FEET	45-FEET		64-FEET (APARTMENTS)

DEVELOPMENT PROJECT DATA INFORMATION

SITE ADDRESS:	1218 MONTE DIABLO AVENUE, SAN MATEO, CALIFORNIA	
APN:	033-171-180, 033-171-060	
ZONING CLASSIFICATION:	R4	
LOT SIZE (SQ. FT.)	44,283 SF (1.02 ACRES)	
PERMITTED FLOOR AREA RATIO	1.5	
MAXIMUM PERMITTED FLOOR AREA (SQ. FT.)	66,432 SF	
	EXISTING:	**PROPOSED:**
FLOOR AREA (SQ. FT.)	13,884 SF	91,733 SF + 30,395 SF (GARAGE) = 122,128 SF
MAIN STRUCTURE(S):	2	3
DETACHED ACCESSORY STRUCTURES:	1	
EXEMPTIONS:		
TOTAL FLOOR AREA:	13,884 SF	122,128 SF
PROPOSED NUMBER OF BMR UNITS	**UNITS**:	**BEDROOMS:**
VERY LOW INCOME	7	8
LOW INCOME	1	2
EXISTING INTERIOR FLOOR AREA TO BE REMODELED:	N/A	
TOTAL FLOOR AREA FOR PARKING REQUIREMENTS:	N/A	
TOTAL COVER PARKING STALLS:	90 STALLS (70 STALLS FOR APARTMENTS, 20 STALLS IN TOWNHOMES)	
TOTAL UNCOVERED PARKING STALLS:	1 VISITOR ADA VAN STALL FOR TOWNHOMES	
LIST OF ALL PROTECTED TREES ON SITE INCLUDING SPECIES AND SIZE	N/A	
TOTAL AREA OF NEW AND REHABILITATED LANDSCAPE AREA (SQ. FT.)	5,881 SF + 728 SF = 6,609 SF	
CUBIC YARDS OF SOIL DISTURBANCE: (REQUIRED IN ORDER TO DETERMINE IF A STORMWATER POLLUTION PREVENTION CONSTRUCTION PERMIT IS REQURIED)	6,350 CY	

OPEN SPACE REQUIREMENT PER SAN MATEO MUNI CODE:

APARTMENT OPEN SPACE REQUIREMENT

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

TOWNHOME OPEN SPACE REQUIREMENT

	COUNT	TOTAL BEDROOM PER UNIT TYPE	200 SF PER 1ST BEDROOM	100 SF PER BEDROOM	TOTAL OPEN SPACE REQUIRED	TOTAL OPEN SPACE PROVIDED
TH1 (3BR)	6	18	1,200	1,200		
TH2 (3BR)	2	6	400	400		
TH3 (4BR)	2	8	400	600		
TOTAL		32	2,000	2,200	4,200	4,900

SEE SHEETS L2.0 FOR OPEN SPACE CALCULATION DIAGRAM

PROJECT SUMMARY

FAR CALCULATION
91,679 PROPOSED SF / 44,283 LOT AREA = 2.1 FAR

BUILDING GROSS AREA (INCLUDED IN FAR)			NOT INCLUDED IN FAR	APARTMENT BEDROOMS	TOWNHOME BEDROOMS
FLOOR	**APARTMENT**	**TOWNHOME**	**PARKING**		
LEVEL B1			17422 SF		
LEVEL 1	4911 SF	7681 SF	12973 SF		2
LEVEL 2	16238 SF	7758 SF		21	8
LEVEL 3	16238 SF	7553 SF		21	22
LEVEL 4	16238 SF			21	
LEVEL 5	15115 SF			19	
TOTAL	68741 SF	22992 SF	30395 SF	82	32
GRAND TOTAL	91733 SF				

SEE SHEETS A-201, A-202 & A-203 FOR FAR CALCULATION DIAGRAM (LEVEL B1: 17,422 NOT INCLUDED IN FAR CALCULATION)
* ALL BUILDING GROSS SF IS TAKEN FROM OUTSIDE WALL FINISH.

APARTMENT UNIT MIX

	UNIT NAME	COUNT	UNIT AREA	AREA	UNIT MIX %	Bedrooms
JR. 1 BR	UNIT 1A	8	594 SF	4752 SF	13%	8
1 BR	UNIT 1B	3	590 SF	1769 SF	5%	3
	UNIT 1D	16	680 SF	10884 SF	26%	16
	UNIT 1E	5	688 SF	3440 SF	8%	5
	UNIT 1F	6	791 SF	4746 SF	10%	6
	UNIT 1G	4	876 SF	3503 SF	6%	4
2 BR	UNIT 2A	4	1015 SF	4061 SF	6%	8
	UNIT 2B	4	1174 SF	4697 SF	6%	8
	UNIT 2C	4	1060 SF	4240 SF	6%	8
3 BR	UNIT 3A	3	1196 SF	3588 SF	5%	9
	UNIT 3B	1	1125 SF	1125 SF	2%	3
STUDIO	UNIT S1	4	466 SF	1864 SF	6%	4
TOTAL		62		48668 SF	100%	82

* ALL UNIT SF IS TAKEN FROM INSIDE WALL FINISH.

TOWNHOME UNIT MIX

UNIT TYPE	COUNT	AVERAGE NET AREA	AREA	UNIT MIX %	Bedrooms
TH 1	6	1979 SF	11875 SF	60%	18
TH 2	2	1978 SF	3956 SF	20%	6
TH 3 (ADA)	2	2899 SF	5797 SF	20%	8
TOTAL	10	6856 SF	21628 SF	100%	32

* ALL UNIT SF IS TAKEN FROM INSIDE WALL FINISH.

PROJECT WILL COMPLY WITH OBJECTIVE DESIGN STANDARDS

ZONING REQUIREMENTS

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

APARTMENT PARKING SUMMARY

			QTY
LEVEL 1	12'-0" x 18'-0" EV CHARGER VAN ACCESSIBLE	ACCESSIBLE	1
	9'-0" x 18'-0" EV READY VAN ACCESSIBLE	ACCESSIBLE	1
	8'-0" x 17'-0" LEVEL 2 EV READY	COMPACT	6
	LEVEL 2 EV READY	SHUFFLER	15
	LEVEL 2 EV READY	TYPICAL	3
	EV CHARGERS	TYPICAL	4
		LEVEL 1 TOTAL:	**30**
LEVEL B1	9'-0" x 18'-0" EV READY VAN ACCESSIBLE	ACCESSIBLE	1
	8'-0" x 17'-0" LEVEL 2 EV READY	COMPACT	8
	LEVEL 2 EV READY	SHUFFLER	12
	LEVEL 2 EV READY	TYPICAL	12
	EV CHARGERS	TYPICAL	7
		LEVEL B1 TOTAL:	**40**
		GRAND TOTAL:	**70**

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

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

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

2022 CALGREEN SUPPLEMENT - EFFECTIVE JULY 1, 2024:

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

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

TOWNHOME'S PARKING SCHEDULE

Type	COMMENTS	COUNT
9'-0" x 18'-0" EV READY VAN ACCESSIBLE	GUEST	1
LEVEL 2 EV READY	RESIDENTIAL	10
LEVEL 1 EV READY	RESIDENTIAL	10
TOTAL		21

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

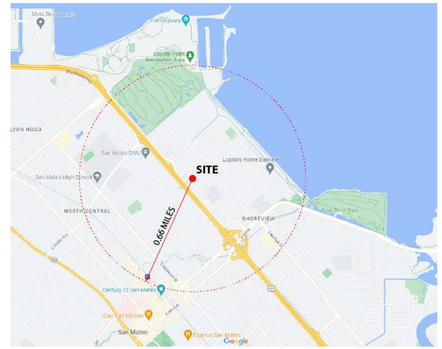
1 LEVEL 2 EV READY PER DWELLING UNIT, LEVEL 1 EV READY IF SECOND SPACE PROVIDED

BIKE REQUIREMENT PER SAN MATEO MUNI CODE:

APARTMENT'S BIKE PARKING

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

VICINITY MAP



SHEET INDEX

SHEET INDEX

SHEET NUMBER	SHEET NAME
00-GENERAL	
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LT-01	LIGHTING PLAN
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06-TRASH	
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TR0.2	LEVEL 2 (TYP UPPER LEVEL)
TR1.0	TRASH COLLECTION ROOM - TOWNHOUSE
TR1.1	TRASH COLLECTION ROOM & CHUTE VESTIBULE

STUDIO T SQUARE
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: Urban Design
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San Mateo, California

SC PROPERTIES

Sheet Title:
PROJECT SUMMARY

Job No. 21058
Date: 07/18/2025
Scale:
Drawn By: Author

Sheet No:
G-100

CONSTRUCTION TYPE

B, R-2, A-3, S-2	TYPE I-A,	NFPA13 SPRINKLERED
A-3, R-2	TYPE III-A	NFPA13 SPRINKLERED
A-3, B, R-2	TYPE V-B	NFPA13R SPRINKLERED

THE BUILDING SHALL COMPLY WITH THE 2022 CFC SECTION 510 FOR ERRC COVERAGE
THE BUILDING SHALL COMPLY WITH THE 2022 CFC 903.2 & PER THE CITY OF SAN JOSE FIRE CODE SJFC 17.12.620 FOR FIRE SPRINKLER SYSTEMS
THE BUILDING SHALL COMPLY WITH THE 2022 CFC 907.2 FOR FIRE ALARM SYSTEM

ALLOWABLE GROSS FLOOR AREA / HEIGHTS / CONSTRUCTION TYPES

BASE ALLOWABLE HEIGHT & STORIES PER CBC TABLE 504.3 & 504.4 FOR TYPE I-A:
S-2 UNLIMITED S.F.
R-2 UNLIMITED S.F.
A-3 UNLIMITED S.F.

BASE ALLOWABLE AREA PER FLOOR PER CBC TABLE 506.2 FOR TYPE I-A:
S-2 UNLIMITED S.F.
R-1 UNLIMITED S.F.
A-3 UNLIMITED S.F.

BASE ALLOWABLE HEIGHT & STORIES PER CBC TABLE 504.3 & 504.4 FOR TYPE III-A:
A-3 85 FEET / 4 STORIES W/ AUTOMATIC SPRINKLER SYSTEM AND W/O AREA INCREASE
B 85 FEET / 6 STORIES W/ AUTOMATIC SPRINKLER SYSTEM
R-2 85 FEET / 5 STORIES W/ AUTOMATIC SPRINKLER SYSTEM AND W/O AREA INCREASE (NFPA13 SPRNKLERED)

BASE ALLOWABLE AREA PER FLOOR PER CBC TABLE 506.2 FOR TYPE III-A:
A-3 14,000 S.F. W/ HEIGHT INCREASE AND W/ AUTOMATIC SPRINKLER SYSTEM
B 85,500 S.F. (SPRINKLERED)
R-2 24,000 S.F. W/ HEIGHT INCREASE AND W/ AUTOMATIC SPRINKLER SYSTEM (NFPA13 SPRINKLERED)

BASE ALLOWABLE HEIGHT & STORIES PER CBC TABLE 504.3 & 504.4 FOR TYPE V-A:
A-3 70 FEET / 3 STORIES W/ AUTOMATIC SPRINKLER SYSTEM AND W/O AREA INCREASE
B 70 FEET / 4 STORIES W/ AUTOMATIC SPRINKLER SYSTEM
R-2 50 FEET / 3 STORIES W/ AUTOMATIC SPRINKLER SYSTEM AND W/ AREA & HEIGHT INCREASE (NFPA13R SPRINKLERED)

BASE ALLOWABLE AREA PER FLOOR PER CBC TABLE 506.2 FOR TYPE V-A:
A-3 34,500 S.F. W/O HEIGHT INCREASE AND W/ AUTOMATIC SPRINKLER SYSTEM
B 54,000 S.F. W/ AUTOMATIC SPRINKLER SYSTEM
R-2 36,000 S.F. W/O AREA & HEIGHT INCREASE AND W/ AUTOMATIC SPRINKLER SYSTEM

FIRE-RESISTANCE RATING REQUIREMENTS:

3 HOUR HORIZONTAL SEPARATION BETWEEN TYPE I-A & TYPE III-A REQUIREMENTS PER SECTION 510.2 HORIZONTAL BUILDING SEPARATION ALLOWANCE

FOR TYPE I-A CONSTRUCTION: FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER TABLE 601:

STRUCTURAL FRAME	3-HR	REDUCE TO 2-HR FOR ROOF SUPPORT
EXTERIOR BEARING WALLS	3-HR	
INTERIOR BEARING WALLS	3-HR	REDUCE TO 2-HR FOR ROOF SUPPORT
INT. NONBEARING WALLS	0-HR	
FLOOR CONSTRUCTION	2-HR	
ROOF CONSTRUCTION	1 1/2-HR	

TYPE III-A CONSTRUCTION: FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER TABLE 601:

STRUCTURAL FRAME	1 HR.
EXTERIOR BEARING WALLS	2 HR.
INTERIOR BEARING WALLS	1 HR.
EXTERIOR NONBEARING WALLS & PARTITIONS	SEE BELOW
INTERIOR NONBEARING WALLS & PARTITIONS	0 HR.
FLOOR CONSTRUCTION (BEAMS & JOISTS)	1 HR.
ROOF CONSTRUCTION (BEAMS & JOISTS)	1 HR.
SHAFT / STAIRWAY ENCLOSURES	2 HR.

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE FOR TYPE I-A, III-A AND V-B CONSTRUCTION AND OCCUPANCY PER TABLE 602:

FIRE SEP. DIST.	OCCUPANCIES: GROUP A-2, B, R-1 & S-2
X < 5	1 HR.
5 ≤ X < 10	1 HR.
10 ≤ X < 30	1 HR.
X ≥ 30	0 HR.

"NO PENETRATION OF ANY KIND IS PROPOSED AT THE 3 HOUR WALL"

CBC TABLE 508.4 - FIRE BARRIERS AT OCCUPANCY SEPARATIONS:

GROUP R-2 TO A-3, A-2/B:	1-HOUR
GROUP R-2 to M:	1-HOUR
GROUP A-3, A-2 TO S-2:	NONE
GROUP A-3, A-2 TO S-2:	NONE
STORAGE > 100 SF:	1-HOUR

NOTES:
COLUMNS TO BE PROTECTED AS REQUIRED IN SECTION 704.2, OTHER PARTS OF THE PRIMARY STRUCTURAL FRAME AS REQUIRED PER SECTION 704.3 THROUGH 713
GARAGE FIRE SPRINKLER DENSITY IS REQUIRED TO BE A MIN. OH-II DENSITY A NFPA 13 FIRE SPRINKLER SYSTEM, NFPA 14 STANDPIPE SYSTEM, NFPA 24 UNDERGROUND FIRE SERVICE, NFPA 72 FIRE ALARM SYSTEM, A 2-WAY COMMUNICATION SYSTEM AND EVALUATE FOR AN EMERGENCY RESPONSE RADIO COMMUNICATION SYSTEM WILL BE INSTALLED.

ACCESSIBILITY: 2022 CBC CHAPTER 11A
2022 CBC CHAPTER 11B (FOR "SITE, RETAIL AND LEASING" AREAS ONLY)
FHA GUIDELINES, FHA DESIGN MANUAL
ANSI A117.1 - 1998 AS "SAFE HARBOR" (FOR "COMMON USE AREAS" ONLY)
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (FOR "PUBLIC ACCOMMODATION" AREAS ONLY)
PER CBC SECTION 1106A.1 - ALL DWELLING IN COVERED MULTI FAMILY DWELLING WITH ELEVATOR ARE CONSIDERED ACCESSIBLE AND ADAPTABLE.
PER CBC SECTION 1009.2.1- EXEMPTION 1: ELEVATOR NOT REQUIRED AS MEAN OF EGRESS IF AUTOMATIC SPRINKLER ARE PROVIDED ALONG WITH HORIZONTAL EXITS.

CODE

2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
2022 CALIFORNIA BUILDING CODE (INCLUDING JULY 1, 2021 SUPPLEMENT)
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE)
NFPA 13 2022 EDITION – FULLY SPRINKLERED
ALL SUPPLEMENTS AND ERRATA EFFECTIVE JANUARY 1, 2020
CITY OF SAN MATEO LOCAL AMENDMENTS
2022 CBC CHAPTER 11A
2022 CBC CHAPTER 11B (FOR PUBLIC AREAS ONLY),
FHA DESIGN MANUAL
ANSI A117.1 - 1998 AS "SAFE HARBOR" (FOR "COMMON USE AREAS")
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (FOR "PUBLIC ACCOMMODATION AREAS")

CONSTRUCTION TYPE: CBC SECTION 602.1
TYPE I-A – CBC 602.2: LEVEL B1 AND 1 (GARAGE AND AMENITY)
TYPE III-A – CBC 602.3: LEVEL 2 THRU 5 RESIDENTIAL
TYPE V-A – CBC 602.3: LEVEL 1 THRU 3 (TOWNHOMES)
PER CBC 602.3 USE OF FIRE RETARDANT TREATED WOOD FRAMING COMPLYING WITH SECTION 2303.2 SHALL BE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES OF A 2-HOUR RATING OR LESS. INTERIOR FRAMING SHALL BE WOOD OR ANY OTHER MATERIALS PERMITTED BY THIS CODE

ROOF CLASSIFICATION: CLASS B MINIMUM PER CBC SECTION 1505.1

SPECIAL PROVISIONS: CBC SECTION 510.2
BASED ON THE SPECIAL PROVISION REQUIREMENTS PER CBC SECTION 510.2
BUILDINGS SHALL BE SEPARATED BY A 3-HOUR HORIZONTAL ASSEMBLY BETWEEN TYPE I-A AND TYPE III-A CONSTRUCTION ABOVE.

THE 3-HOUR HORIZONTAL SEPARATION IS LOCATED BETWEEN LEVELS 1 AND 2, WHICH IS AT THE TOP OF THE LEVEL 1 TYPE I-A CONCRETE STRUCTURE, CONSISTING OF GARAGE AND AMENITIES, AND BELOW LEVEL 2 WHICH IS THE TYPE III-A RESIDENTIAL STRUCTURE AT LEVELS 2 THROUGH 5.

OCCUPANCY CLASSIFICATIONS AND OCCUPANCY LOAD FACTORS (OLF):
OCCUPANCIES DEFINED PER CBC SECTION 302.1
OCCUPANT LOAD FACTOR PER TABLE 1004.1.2

CBC 311.3 -ENCLOSED PARKING GARAGE:	S-2	OLF: 200
CBC 310.3 - RESIDENTIAL:	R-2	OLF: 200
(LEVEL B1 THRU 5 PER CBC SECTION 505)		
CBC 303.4 - LEASING / LOUNGE:	A-3	OLF: 15
CBC 303.4 - FITNESS CENTER:	A-3	OLF: 15
CBC 303.4 - FITNESS CENTER W/FIXED EQUIPMENT:	A-3	OLF: 50
CBC 304.1 - MAIL ROOM:	B	OLF: 50
CBC 304.1 - PET WASH:	B	OLF: 50
CBC 311.3 - BIKE ROOM:	S-2	OLF: 200
CBC 303.1.2 – ROOF AMENITY :		
(ACCESSORY TO R-2 - < 10% OF LEVEL 5 TOTAL AREA)		OLF: 15
CBC 303.1.2 (OUTDOOR) ROOF TERRACE –	A-3	OLF: 15
(OUTDOOR) COURTYARD SIDEWALKS:	A-3	OLF: 15

EXITING: PER CBC CHAPTER 10,
FOR NUMBER OF EXITS REQUIRED (CBC 1006.3.1)
FOR HORIZONTAL EXITS (CBC 1026)
SEE EGRESS PLANS G-110 TO G-112
TYPE I-A: GARAGE LEVEL B1 AND 1 - SEE PLANS FOR EXITING
TYPE III-A: RESIDENTIAL REQUIRE 2 EXIT STAIRS,
PROVIDED: 2 EXIT STAIRS SEE PLANS FOR EXITING
1 HORIZONTAL EXIT PROVIDED AT LEVEL 2 THRU 5
PROJECT USES HORIZONTAL EXIT AS AN EXCEPTION TO PROVIDING ELEVATOR AS AN ACCESSIBLE MEANS OF EGRESS PER CBC SECTION 1009.2.1 EXCEPTION 1

STUDIO T SQUARE
: Architecture
: Planning
: Urban Design
: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

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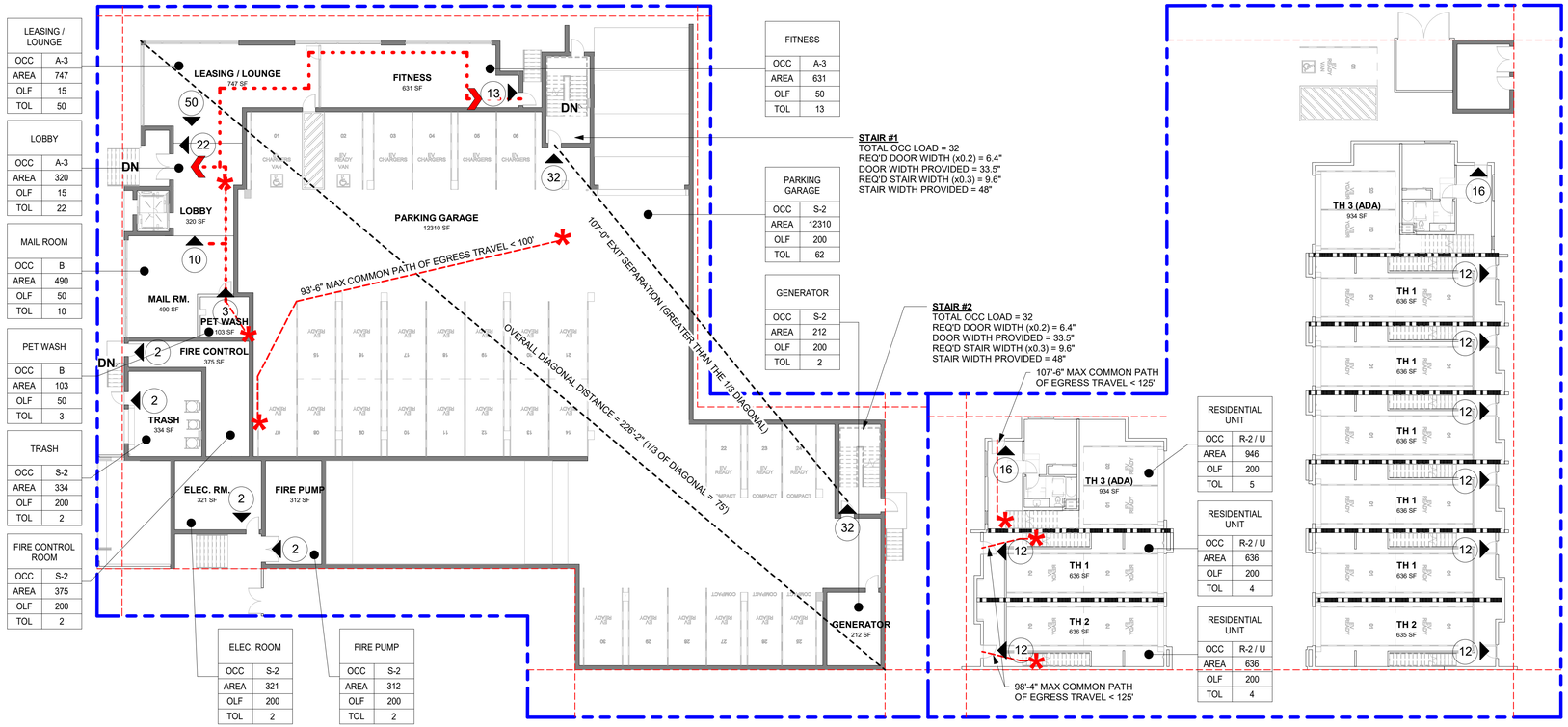
1218 MONTE DIABLO AVENUE
San Mateo, California

SC PROPERTIES

Sheet Title:
BUILDING CODE SUMMARY - ALLOWABLE AREAS

Job No.	21058
Date:	07/18/2025
Scale:	
Drawn By:	Author

Sheet No:
G-101



LEASING / LOUNGE	
OCC	A-3
AREA	747
OLF	15
TOL	50

LOBBY	
OCC	A-3
AREA	320
OLF	15
TOL	22

MAIL ROOM	
OCC	B
AREA	490
OLF	50
TOL	10

PET WASH	
OCC	B
AREA	103
OLF	50
TOL	3

TRASH	
OCC	S-2
AREA	334
OLF	200
TOL	2

FIRE CONTROL ROOM	
OCC	S-2
AREA	375
OLF	200
TOL	2

FITNESS	
OCC	A-3
AREA	631
OLF	50
TOL	13

PARKING GARAGE	
OCC	S-2
AREA	12310
OLF	200
TOL	62

GENERATOR	
OCC	S-2
AREA	212
OLF	200
TOL	2

STAIR #1
TOTAL OCC LOAD = 32
REQ'D DOOR WIDTH (x0.2) = 6.4"
DOOR WIDTH PROVIDED = 33.5"
REQ'D STAIR WIDTH (x0.3) = 9.6"
STAIR WIDTH PROVIDED = 48"

STAIR #2
TOTAL OCC LOAD = 32
REQ'D DOOR WIDTH (x0.2) = 6.4"
DOOR WIDTH PROVIDED = 33.5"
REQ'D STAIR WIDTH (x0.3) = 9.6"
STAIR WIDTH PROVIDED = 48"

RESIDENTIAL UNIT	
OCC	R-2 / U
AREA	946
OLF	200
TOL	5

RESIDENTIAL UNIT	
OCC	R-2 / U
AREA	636
OLF	200
TOL	4

RESIDENTIAL UNIT	
OCC	R-2 / U
AREA	636
OLF	200
TOL	4

ELEC. ROOM	
OCC	S-2
AREA	321
OLF	200
TOL	2

FIRE PUMP	
OCC	S-2
AREA	312
OLF	200
TOL	2

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

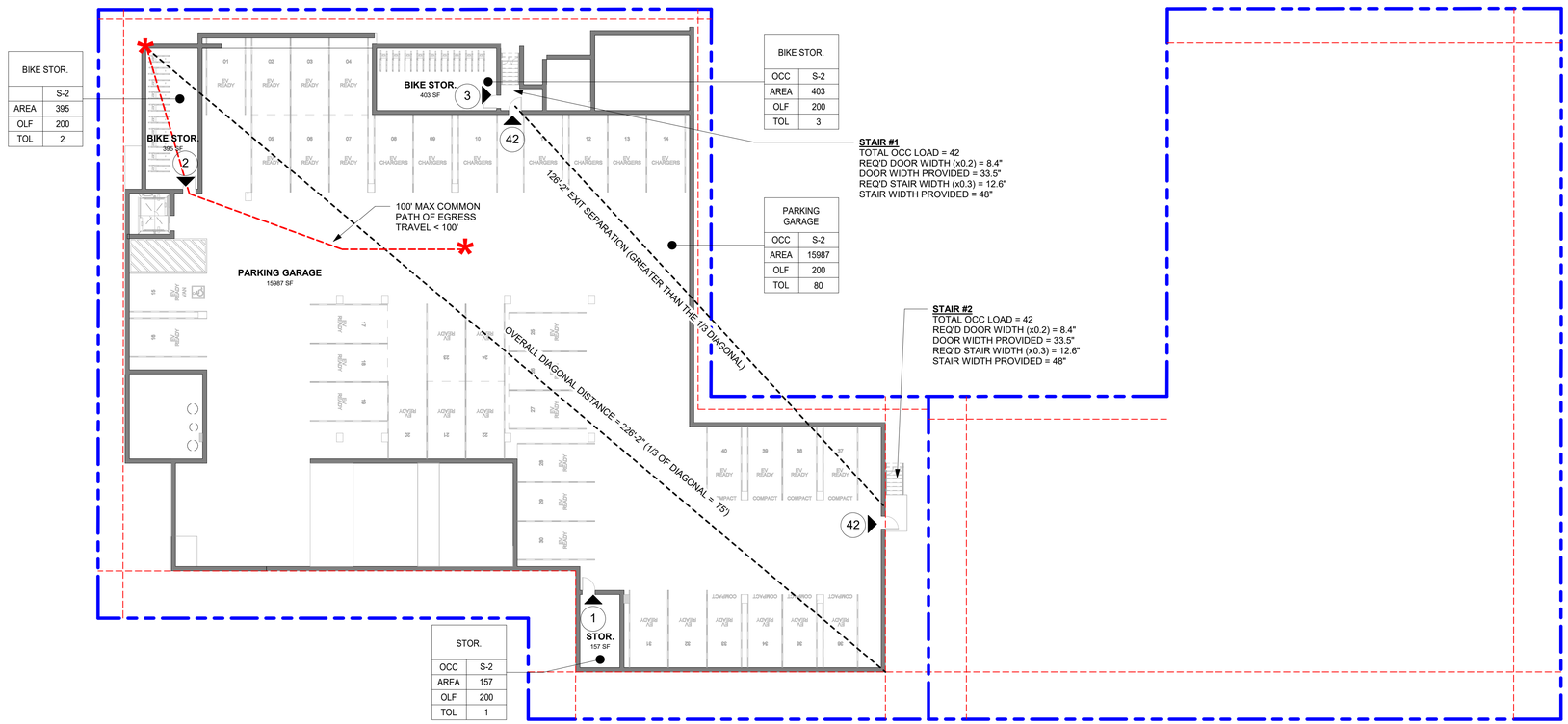
FIRE BARRIERS/ WALLS AND PARTITIONS:
1. ALL STAIR SHAFTS TO BE ENCLOSED WITH 2-HOUR FIRE BARRIERS PER CBC 2019, SECTION 707.
2. CORRIDOR WALLS IN ACCORDANCE TO CBC 2019, TABLE 1020.1 TO BE 1-HOUR FIRE PARTITIONS PER CBC SECTION 708.
3. REFER TO A-XXX CODE SUMMARY FOR REQUIRED OCCUPANCY SEPARATIONS.

EGRESS WIDTH:
1. STAIRWAY EGRESS WIDTH CAPACITY FACTOR = 0.2"/ OCCUPANT IN ACCORDANCE TO CBC 2019, SECTION 1005.3.1 EXCEPTION 1
2. CORRIDOR EGRESS WIDTH CAPACITY FACTOR = 0.15"/ OCCUPANT IN ACCORDANCE TO CBC 2019, SECTION 1005.3.2 EXCEPTION 1
3. FOR EXIT DOOR WIDTH AND HARDWARE REQUIRED, REFER TO DOOR SCHEDULE ON A-XXX THRU A-XXX.
4. PER CBC SECTION 1005.3.1 & 1005.3.2 EXCEPTION 1, BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH CBC SECTION 903.3.1.1. OR 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH CBC SECTION 907.5.2.2.

EXIT ACCESS TRAVEL DISTANCE:
1. PER CBC 2019, TABLE 1017.2, MAX TRAVEL DISTANCE WITH SPRINKLER SYSTEM SHALL BE NO LESS THAN 250' FOR R-2 AND 400' FOR S-2 OCCUPANCY.
2. PER CBC 2019, TABLE 1006.2.1, MAX TRAVEL DISTANCE WITH SPRINKLER SYSTEM TO COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125'-0" PER R-2 OCCUPANCY & 100'-0" FOR S-2 OCCUPANCY.

NOTES:
1. ALL EXITS TO BE SERVED AS ACCESSIBLE MEANS OF EGRESS.
2. STANDPIPE RISERS LOCATED IN STAIRS SHALL EXTEND TO ROOF.
3. EGRESS COURTS SERVING AS A PORTION OF THE EXIT DISCHARGE IN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF CBC 1028.4.1 AND 1028.4.2
4. EXIT DISCHARGE SHALL PROVIDE A DIRECT AND UNOBSTRUCTED ACCESS TO A PUBLIC WAY PER CBC 1028.5
5. MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED IN ACCORDANCE WITH CBC 1008.1. UNDER EMERGENCE POWER MEANS OF EGRESSS ILLUMINATION SHALL COMPLY WITH CBC 1008.3.

EGRESS PLAN SHEET NOTES



BIKE STOR.	
	S-2
AREA	395
OLF	200
TOL	2

BIKE STOR.	
OCC	S-2
AREA	403
OLF	200
TOL	3

PARKING GARAGE	
OCC	S-2
AREA	15987
OLF	200
TOL	80

STOR.	
OCC	S-2
AREA	157
OLF	200
TOL	1

STAIR #1
TOTAL OCC LOAD = 42
REQ'D DOOR WIDTH (x0.2) = 8.4"
DOOR WIDTH PROVIDED = 33.5"
REQ'D STAIR WIDTH (x0.3) = 12.6"
STAIR WIDTH PROVIDED = 48"

STAIR #2
TOTAL OCC LOAD = 42
REQ'D DOOR WIDTH (x0.2) = 8.4"
DOOR WIDTH PROVIDED = 33.5"
REQ'D STAIR WIDTH (x0.3) = 12.6"
STAIR WIDTH PROVIDED = 48"

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

NAME	
OCC	TYPE
AREA	6
OLF	5
TOL	2

- OCCUPANCY TYPE
- FLOOR AREA
- OCCUPANT LOAD FACTOR
- TOTAL OCCUPANCY
- TOTAL NUMBER OF OCCUPANTS AT EXIT DOOR
- EXIT SIGN WITH ILLUMINATION
- PATH OF EGRESS TRAVEL
- COMMON PATH OF EGRESS TRAVEL
- EXIT DISCHARGE
- KB — KNOX BOX, FINAL LOCATIONS TO BE APPROVED BY OFD
- E — TACTILE EXIT SIGN. SEE X/A-XXX
- CR — CARD READER.
- PH — PANIC HARDWARE
- SP — STANDPIPE

WALL PATTERNS PER FIRE RATING:
- 3 HOUR STRUCTURAL CONCRETE WALL, TYP (SEE DETAIL X/A-XXX)
- 3 HOUR FIRE WALL, TYP (PER CBC SECTION 706) (SEE DETAIL X/A-XXX)
- 2 HOUR FIRE BARRIER, TYP (PER CBC SECTION 707) (SEE DETAIL X/A-XXX)
- 1 HOUR FIRE PARTITION WALL, TYP (PER CBC SECTION 708) (SEE DETAIL X/A-XXX)
- 1 HOUR FIRE BARRIER WALL, TYP PER (CBC 508.4.4.1) (SEE DETAIL X/A-XXX)

EGRESS DIAGRAM LEGEND

STUDIO T SQUARE
: Architecture
: Planning
: Urban Design
: 1970 Broadway, Suite 615
: Oakland, California 94612
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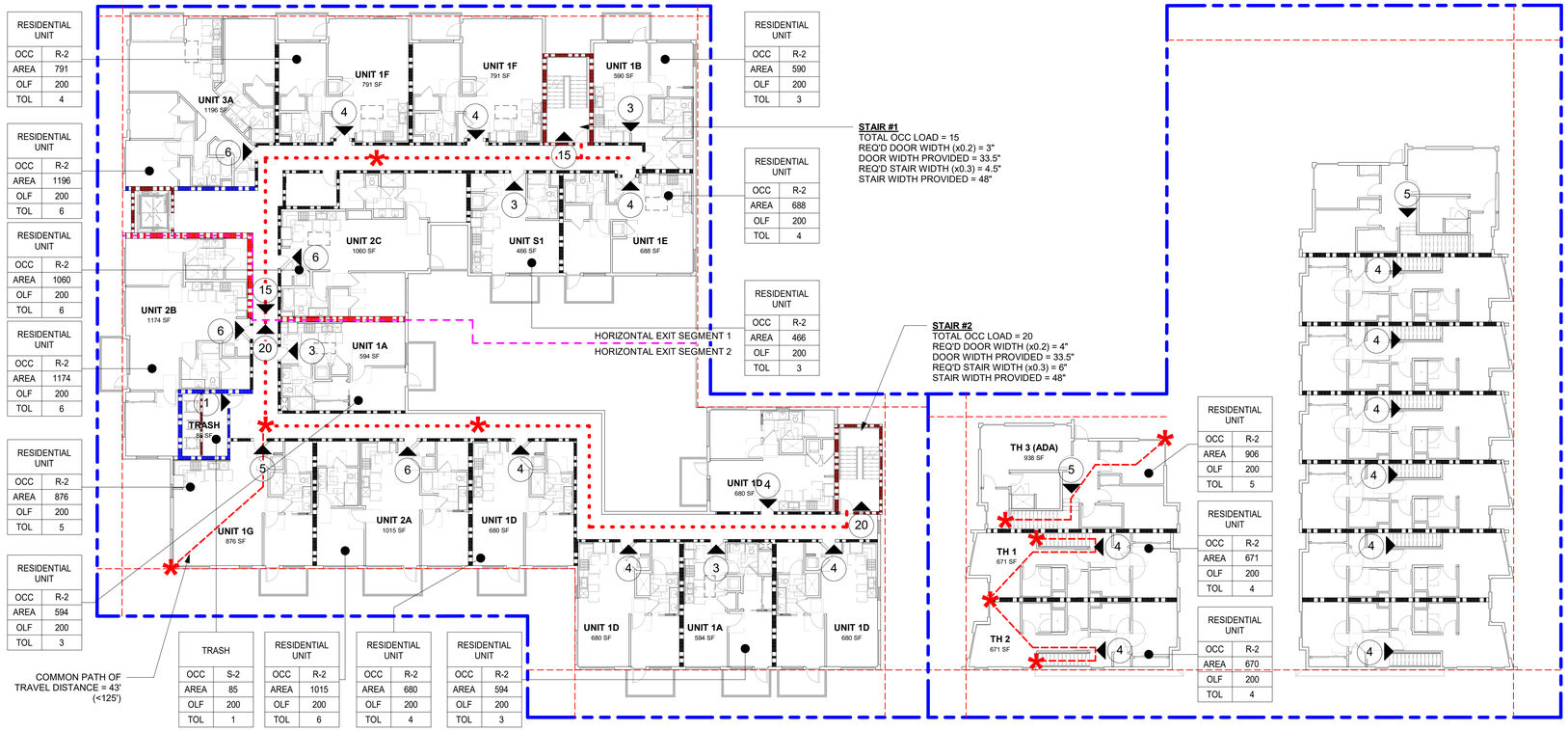
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1218 MONTE DIABLO AVENUE
San Mateo, California
SC PROPERTIES

Sheet Title:
EGRESS PLAN - LEVELS B1 & 1

Job No. 21058
Date: 07/18/2025
Scale: As indicated
Drawn By: Author

Sheet No:
G-110



RESIDENTIAL UNIT	
OCC	R-2
AREA	791
OLF	200
TOL	4

RESIDENTIAL UNIT	
OCC	R-2
AREA	1196
OLF	200
TOL	6

RESIDENTIAL UNIT	
OCC	R-2
AREA	1060
OLF	200
TOL	6

RESIDENTIAL UNIT	
OCC	R-2
AREA	1174
OLF	200
TOL	6

RESIDENTIAL UNIT	
OCC	R-2
AREA	876
OLF	200
TOL	5

RESIDENTIAL UNIT	
OCC	R-2
AREA	594
OLF	200
TOL	3

TRASH	
OCC	S-2
AREA	85
OLF	200
TOL	1

RESIDENTIAL UNIT	
OCC	R-2
AREA	1015
OLF	200
TOL	6

RESIDENTIAL UNIT	
OCC	R-2
AREA	680
OLF	200
TOL	4

RESIDENTIAL UNIT	
OCC	R-2
AREA	594
OLF	200
TOL	3

RESIDENTIAL UNIT	
OCC	R-2
AREA	590
OLF	200
TOL	3

RESIDENTIAL UNIT	
OCC	R-2
AREA	688
OLF	200
TOL	4

RESIDENTIAL UNIT	
OCC	R-2
AREA	466
OLF	200
TOL	3

STAIR #1
TOTAL OCC LOAD = 15
REQ'D DOOR WIDTH (x0.2) = 3"
DOOR WIDTH PROVIDED = 33.5"
REQ'D STAIR WIDTH (x0.3) = 4.5"
STAIR WIDTH PROVIDED = 48"

STAIR #2
TOTAL OCC LOAD = 20
REQ'D DOOR WIDTH (x0.2) = 4"
DOOR WIDTH PROVIDED = 33.5"
REQ'D STAIR WIDTH (x0.3) = 6"
STAIR WIDTH PROVIDED = 48"

RESIDENTIAL UNIT	
OCC	R-2
AREA	906
OLF	200
TOL	5

RESIDENTIAL UNIT	
OCC	R-2
AREA	671
OLF	200
TOL	4

RESIDENTIAL UNIT	
OCC	R-2
AREA	670
OLF	200
TOL	4

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

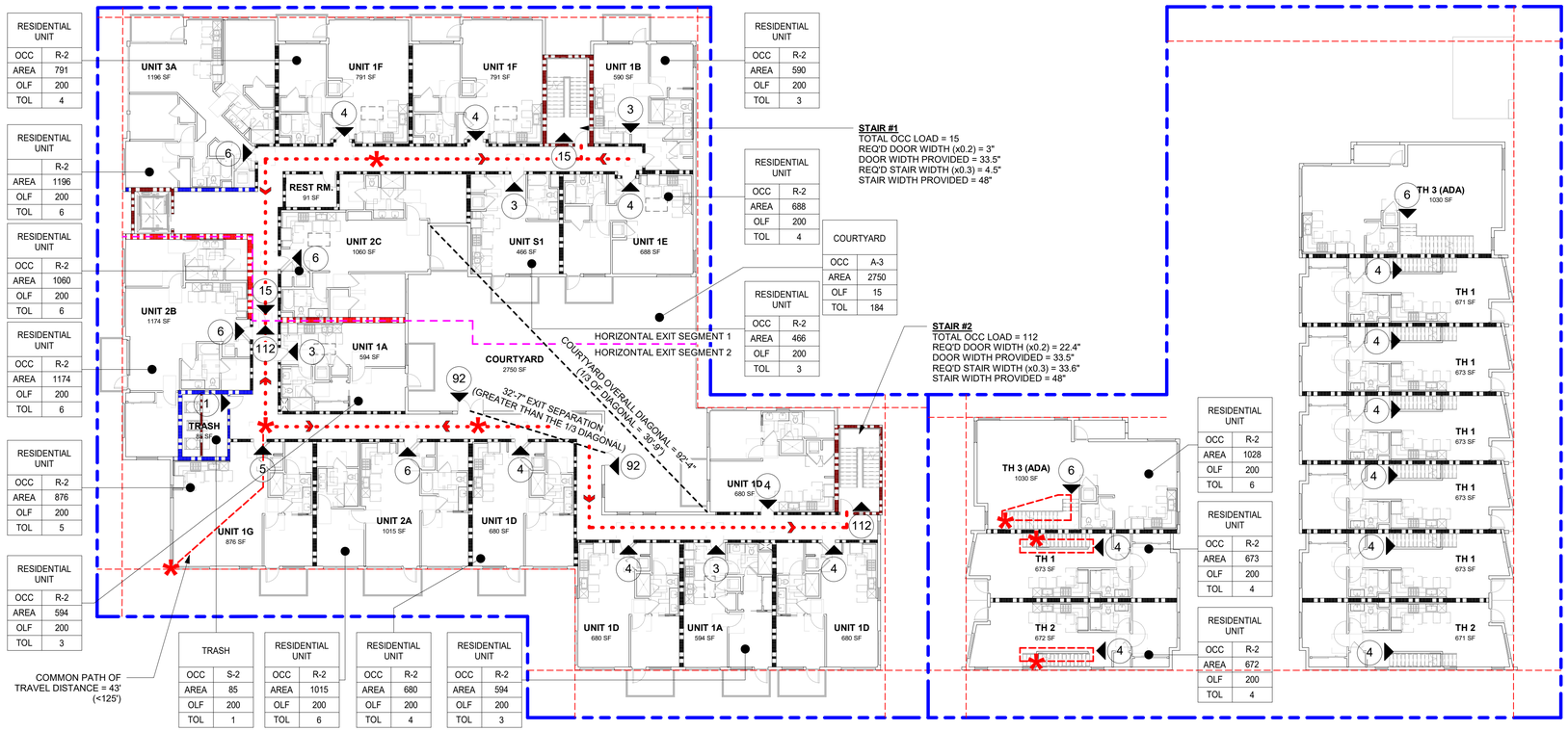
FIRE BARRIERS/ WALLS AND PARTITIONS:
1. ALL STAIR SHAFTS TO BE ENCLOSED WITH 2-HOUR FIRE BARRIERS PER CBC 2019, SECTION 707.
2. CORRIDOR WALLS IN ACCORDANCE TO CBC 2019, TABLE 1020.1 TO BE 1-HOUR FIRE PARTITIONS PER CBC SECTION 708.
3. REFER TO A-XXX CODE SUMMARY FOR REQUIRED OCCUPANCY SEPARATIONS.

EGRESS WIDTH:
1. STAIRWAY EGRESS WIDTH CAPACITY FACTOR = 0.2"/ OCCUPANT IN ACCORDANCE TO CBC 2019, SECTION 1005.3.1 EXCEPTION 1
2. CORRIDOR EGRESS WIDTH CAPACITY FACTOR = 0.15"/ OCCUPANT IN ACCORDANCE TO CBC 2019, SECTION 1005.3.2 EXCEPTION 1
3. FOR EXIT DOOR WIDTH AND HARDWARE REQUIRED, REFER TO DOOR SCHEDULE ON A-XXX THRU A-XXX.
4. PER CBC SECTION 1005.3.1 & 1005.3.2 EXCEPTION 1, BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH CBC SECTION 903.3.1.1. OR 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH CBC SECTION 907.5.2.2.

EXIT ACCESS TRAVEL DISTANCE:
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NOTES:
1. ALL EXITS TO BE SERVED AS ACCESSIBLE MEANS OF EGRESS.
2. STANDPIPE RISERS LOCATED IN STAIRS SHALL EXTEND TO ROOF.
3. EGRESS COURTS SERVING AS A PORTION OF THE EXIT DISCHARGE IN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF CBC 1028.4.1 AND 1028.4.2
4. EXIT DISCHARGE SHALL PROVIDE A DIRECT AND UNOBSTRUCTED ACCESS TO A PUBLIC WAY PER CBC 1028.5
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EGRESS PLAN SHEET NOTES



RESIDENTIAL UNIT	
OCC	R-2
AREA	791
OLF	200
TOL	4

RESIDENTIAL UNIT	
	R-2
AREA	1196
OLF	200
TOL	6

RESIDENTIAL UNIT	
OCC	R-2
AREA	1060
OLF	200
TOL	6

RESIDENTIAL UNIT	
OCC	R-2
AREA	1174
OLF	200
TOL	6

RESIDENTIAL UNIT	
OCC	R-2
AREA	876
OLF	200
TOL	5

RESIDENTIAL UNIT	
OCC	R-2
AREA	594
OLF	200
TOL	3

TRASH	
OCC	S-2
AREA	85
OLF	200
TOL	1

RESIDENTIAL UNIT	
OCC	R-2
AREA	1015
OLF	200
TOL	6

RESIDENTIAL UNIT	
OCC	R-2
AREA	680
OLF	200
TOL	4

RESIDENTIAL UNIT	
OCC	R-2
AREA	594
OLF	200
TOL	3

RESIDENTIAL UNIT	
OCC	R-2
AREA	590
OLF	200
TOL	3

RESIDENTIAL UNIT	
OCC	R-2
AREA	688
OLF	200
TOL	4

COURTYARD	
OCC	A-3
AREA	2750
OLF	15
TOL	184

RESIDENTIAL UNIT	
OCC	R-2
AREA	466
OLF	200
TOL	3

STAIR #1
TOTAL OCC LOAD = 15
REQ'D DOOR WIDTH (x0.2) = 3"
DOOR WIDTH PROVIDED = 33.5"
REQ'D STAIR WIDTH (x0.3) = 4.5"
STAIR WIDTH PROVIDED = 48"

STAIR #2
TOTAL OCC LOAD = 112
REQ'D DOOR WIDTH (x0.2) = 22.4"
DOOR WIDTH PROVIDED = 33.5"
REQ'D STAIR WIDTH (x0.3) = 33.6"
STAIR WIDTH PROVIDED = 48"

RESIDENTIAL UNIT	
OCC	R-2
AREA	1028
OLF	200
TOL	6

RESIDENTIAL UNIT	
OCC	R-2
AREA	673
OLF	200
TOL	4

RESIDENTIAL UNIT	
OCC	R-2
AREA	672
OLF	200
TOL	4

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

NAME	
OCC	TYPE
AREA	6
OLF	5
TOL	2

- OCCUPANCY TYPE
- FLOOR AREA
- OCCUPANT LOAD FACTOR
- TOTAL OCCUPANCY
- TOTAL NUMBER OF OCCUPANTS AT EXIT DOOR
- EXIT SIGN WITH ILLUMINATION
- PATH OF EGRESS TRAVEL
- COMMON PATH OF EGRESS TRAVEL
- EXIT DISCHARGE
- KB — KNOX BOX, FINAL LOCATIONS TO BE APPROVED BY OFD
- E — TACTILE EXIT SIGN. SEE X/A-XXX
- CR — CARD READER.
- PH — PANIC HARDWARE
- SP — STANDPIPE

WALL PATTERNS PER FIRE RATING:
- 3 HOUR STRUCTURAL CONCRETE WALL, TYP (SEE DETAIL X/A-XXX)
- 3 HOUR FIRE WALL, TYP (PER CBC SECTION 706) (SEE DETAIL X/A-XXX)
- 2 HOUR FIRE BARRIER, TYP (PER CBC SECTION 707) (SEE DETAIL X/A-XXX)
- 1 HOUR FIRE PARTITION WALL, TYP (PER CBC SECTION 708) (SEE DETAIL X/A-XXX)
- 1 HOUR FIRE BARRIER WALL, TYP PER (CBC 508.4.4.1) (SEE DETAIL X/A-XXX)

EGRESS DIAGRAM LEGEND

STUDIO T SQUARE
: Architecture
: Planning
: Urban Design
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: Oakland, California 94612
: (510) 451 - 2850

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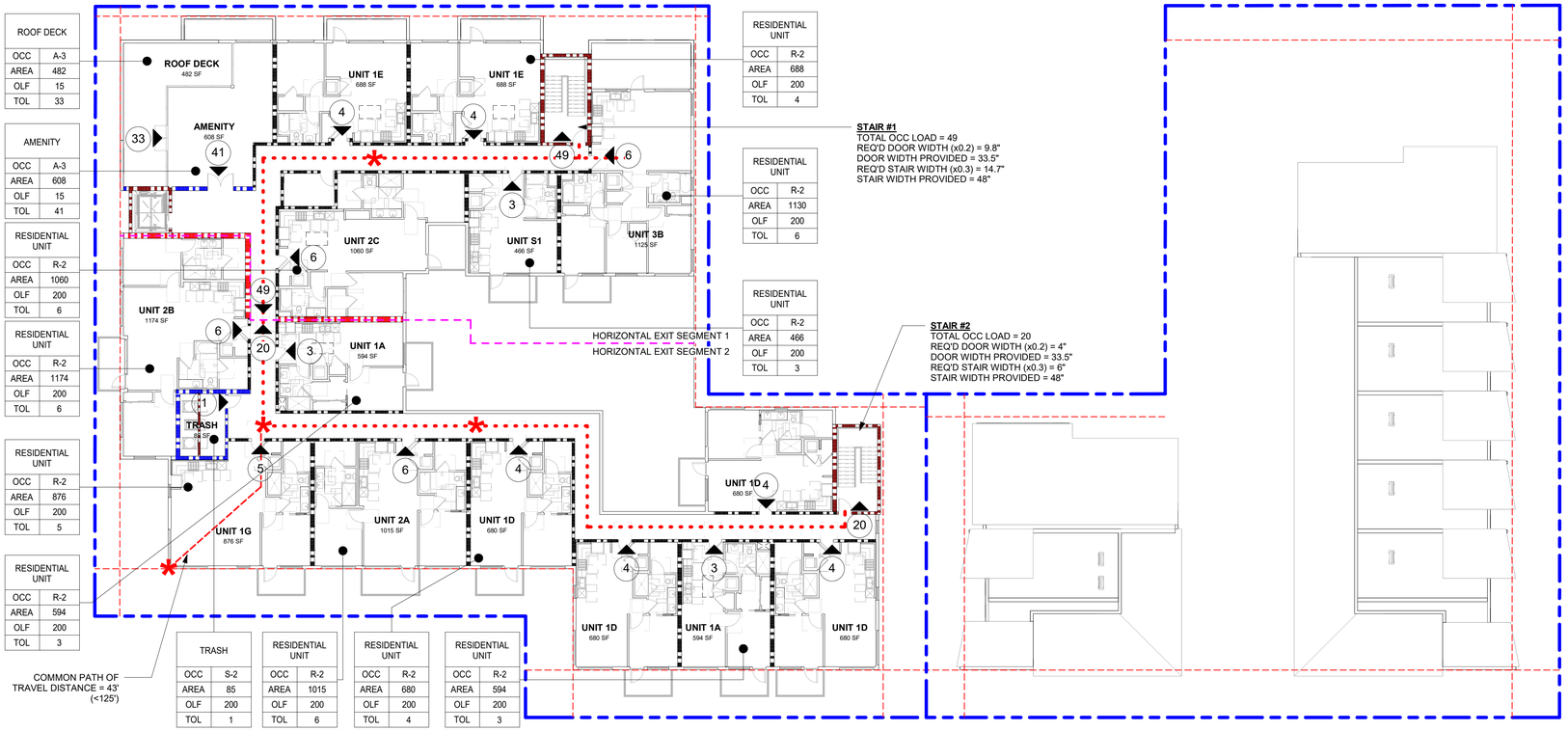
1218 MONTE DIABLO AVENUE
San Mateo, California

SC PROPERTIES

Sheet Title:
EGRESS PLAN - LEVELS 2 & 3

Job No. 21058
Date: 07/18/2025
Scale: As indicated
Drawn By: Author

Sheet No:
G-111



ROOF DECK	
OCC	A-3
AREA	482
OLF	15
TOL	33

AMENITY	
OCC	A-3
AREA	608
OLF	15
TOL	41

RESIDENTIAL UNIT	
OCC	R-2
AREA	1060
OLF	200
TOL	6

RESIDENTIAL UNIT	
OCC	R-2
AREA	1174
OLF	200
TOL	6

RESIDENTIAL UNIT	
OCC	R-2
AREA	876
OLF	200
TOL	5

RESIDENTIAL UNIT	
OCC	R-2
AREA	594
OLF	200
TOL	3

TRASH	
OCC	S-2
AREA	85
OLF	200
TOL	1

RESIDENTIAL UNIT	
OCC	R-2
AREA	1015
OLF	200
TOL	6

RESIDENTIAL UNIT	
OCC	R-2
AREA	680
OLF	200
TOL	4

RESIDENTIAL UNIT	
OCC	R-2
AREA	594
OLF	200
TOL	3

RESIDENTIAL UNIT	
OCC	R-2
AREA	688
OLF	200
TOL	4

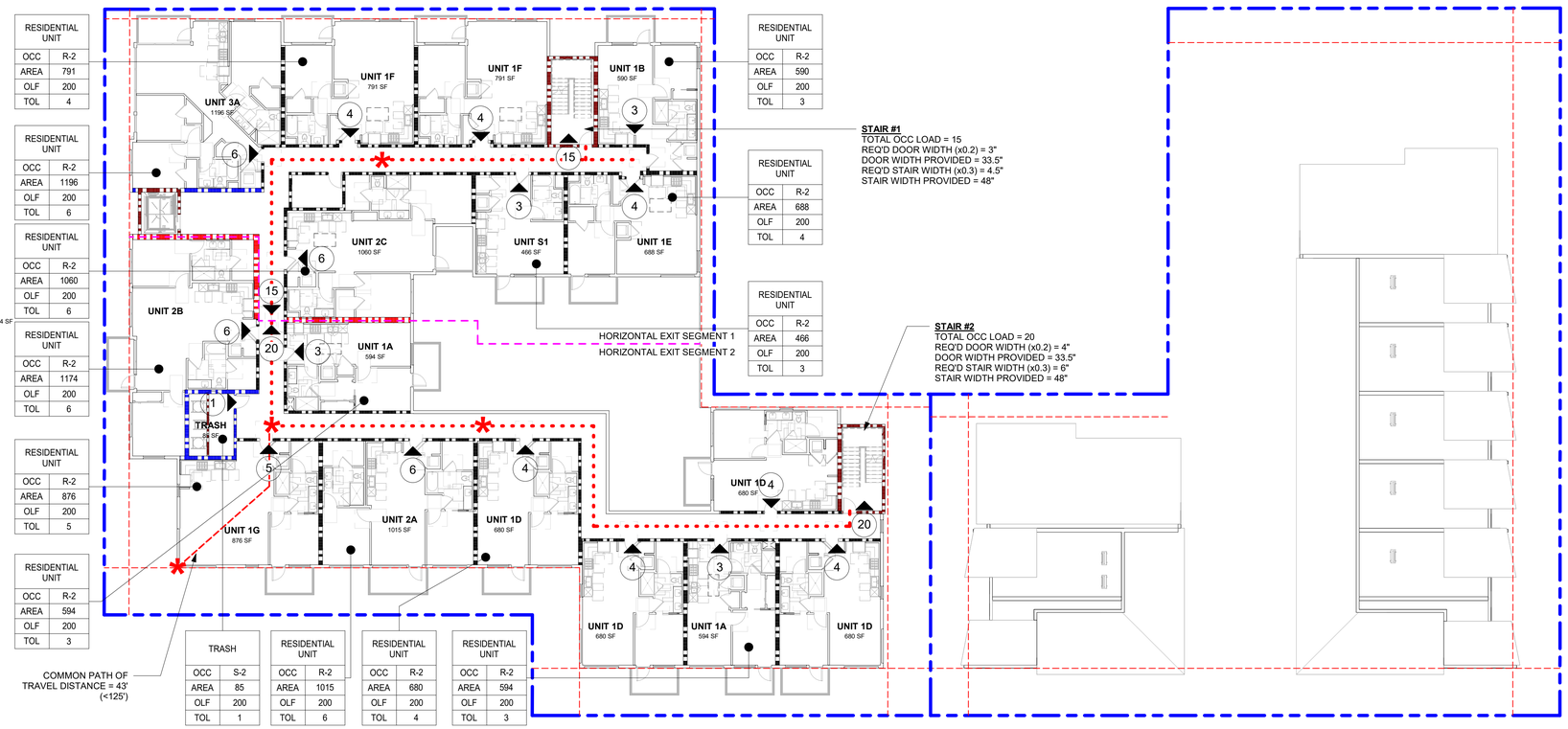
RESIDENTIAL UNIT	
OCC	R-2
AREA	1130
OLF	200
TOL	6

RESIDENTIAL UNIT	
OCC	R-2
AREA	466
OLF	200
TOL	3

STAIR #1
TOTAL OCC LOAD = 49
REQ'D DOOR WIDTH (x0.2) = 9.8"
DOOR WIDTH PROVIDED = 33.5"
REQ'D STAIR WIDTH (x0.3) = 14.7"
STAIR WIDTH PROVIDED = 48"

STAIR #2
TOTAL OCC LOAD = 20
REQ'D DOOR WIDTH (x0.2) = 4"
DOOR WIDTH PROVIDED = 33.5"
REQ'D STAIR WIDTH (x0.3) = 6"
STAIR WIDTH PROVIDED = 48"

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



RESIDENTIAL UNIT	
OCC	R-2
AREA	791
OLF	200
TOL	4

RESIDENTIAL UNIT	
OCC	R-2
AREA	1196
OLF	200
TOL	6

RESIDENTIAL UNIT	
OCC	R-2
AREA	1060
OLF	200
TOL	6

RESIDENTIAL UNIT	
OCC	R-2
AREA	1174
OLF	200
TOL	6

RESIDENTIAL UNIT	
OCC	R-2
AREA	876
OLF	200
TOL	5

RESIDENTIAL UNIT	
OCC	R-2
AREA	594
OLF	200
TOL	3

TRASH	
OCC	S-2
AREA	85
OLF	200
TOL	1

RESIDENTIAL UNIT	
OCC	R-2
AREA	1015
OLF	200
TOL	6

RESIDENTIAL UNIT	
OCC	R-2
AREA	680
OLF	200
TOL	4

RESIDENTIAL UNIT	
OCC	R-2
AREA	590
OLF	200
TOL	3

RESIDENTIAL UNIT	
OCC	R-2
AREA	688
OLF	200
TOL	4

RESIDENTIAL UNIT	
OCC	R-2
AREA	466
OLF	200
TOL	3

STAIR #1
TOTAL OCC LOAD = 15
REQ'D DOOR WIDTH (x0.2) = 3"
DOOR WIDTH PROVIDED = 33.5"
REQ'D STAIR WIDTH (x0.3) = 4.5"
STAIR WIDTH PROVIDED = 48"

STAIR #2
TOTAL OCC LOAD = 20
REQ'D DOOR WIDTH (x0.2) = 4"
DOOR WIDTH PROVIDED = 33.5"
REQ'D STAIR WIDTH (x0.3) = 6"
STAIR WIDTH PROVIDED = 48"

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

FIRE BARRIERS/ WALLS AND PARTITIONS:
1. ALL STAIR SHAFTS TO BE ENCLOSED WITH 2-HOUR FIRE BARRIERS PER CBC 2019, SECTION 707.
2. CORRIDOR WALLS IN ACCORDANCE TO CBC 2019, TABLE 1020.1 TO BE 1-HOUR FIRE PARTITIONS PER CBC SECTION 708.
3. REFER TO A-XXX CODE SUMMARY FOR REQUIRED OCCUPANCY SEPARATIONS.

EGRESS WIDTH:
1. STAIRWAY EGRESS WIDTH CAPACITY FACTOR = 0.2"/ OCCUPANT IN ACCORDANCE TO CBC 2019, SECTION 1005.3.1 EXCEPTION 1
2. CORRIDOR EGRESS WIDTH CAPACITY FACTOR = 0.15"/ OCCUPANT IN ACCORDANCE TO CBC 2019, SECTION 1005.3.2 EXCEPTION 1
3. FOR EXIT DOOR WIDTH AND HARDWARE REQUIRED, REFER TO DOOR SCHEDULE ON A-XXX THRU A-XXX.
4. PER CBC SECTION 1005.3.1 & 1005.3.2 EXCEPTION 1, BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH CBC SECTION 903.3.1.1. OR 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH CBC SECTION 907.5.2.2.

EXIT ACCESS TRAVEL DISTANCE:
1. PER CBC 2019, TABLE 1017.2, MAX TRAVEL DISTANCE WITH SPRINKLER SYSTEM SHALL BE NO LESS THAN 250' FOR R-2 AND 400' FOR S-2 OCCUPANCY.
2. PER CBC 2019, TABLE 1006.2.1, MAX TRAVEL DISTANCE WITH SPRINKLER SYSTEM TO COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125'-0" PER R-2 OCCUPANCY & 100'-0" FOR S-2 OCCUPANCY.

NOTES:
1. ALL EXITS TO BE SERVED AS ACCESSIBLE MEANS OF EGRESS.
2. STANDPIPE RISERS LOCATED IN STAIRS SHALL EXTEND TO ROOF.
3. EGRESS COURTS SERVING AS A PORTION OF THE EXIT DISCHARGE IN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF CBC 1028.4.1 AND 1028.4.2
4. EXIT DISCHARGE SHALL PROVIDE A DIRECT AND UNOBSTRUCTED ACCESS TO A PUBLIC WAY PER CBC 1028.5
5. MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED IN ACCORDANCE WITH CBC 1008.1. UNDER EMERGENCE POWER MEANS OF EGRESSS ILLUMINATION SHALL COMPLY WITH CBC 1008.3.

EGRESS PLAN SHEET NOTES

NAME	
OCC	TYPE
AREA	6
OLF	5
TOL	2

- OCCUPANCY TYPE
- FLOOR AREA
- OCCUPANT LOAD FACTOR
- TOTAL OCCUPANCY
- TOTAL NUMBER OF OCCUPANTS AT EXIT DOOR
- EXIT SIGN WITH ILLUMINATION
- PATH OF EGRESS TRAVEL
- COMMON PATH OF EGRESS TRAVEL
- EXIT DISCHARGE
- KB — KNOX BOX, FINAL LOCATIONS TO BE APPROVED BY OFD
- E — TACTILE EXIT SIGN. SEE X/A-XXX
- CR — CARD READER.
- PH — PANIC HARDWARE
- SP — STANDPIPE

WALL PATTERNS PER FIRE RATING:
- 3 HOUR STRUCTURAL CONCRETE WALL, TYP (SEE DETAIL X/A-XXX)
- 3 HOUR FIRE WALL, TYP (PER CBC SECTION 706) (SEE DETAIL X/A-XXX)
- 2 HOUR FIRE BARRIER, TYP (PER CBC SECTION 707) (SEE DETAIL X/A-XXX)
- 1 HOUR FIRE PARTITION WALL, TYP (PER CBC SECTION 708) (SEE DETAIL X/A-XXX)
- 1 HOUR FIRE BARRIER WALL, TYP PER (CBC 508.4.4.1) (SEE DETAIL X/A-XXX)

EGRESS DIAGRAM LEGEND

STUDIO T SQUARE
: Architecture
: Planning
: Urban Design
: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451 - 2850

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1218 MONTE DIABLO AVENUE
San Mateo, California
SC PROPERTIES

Sheet Title:
EGRESS PLAN - LEVELS 4 & 5

Job No.	21058
Date:	07/18/2025
Scale:	As indicated
Drawn By:	Author

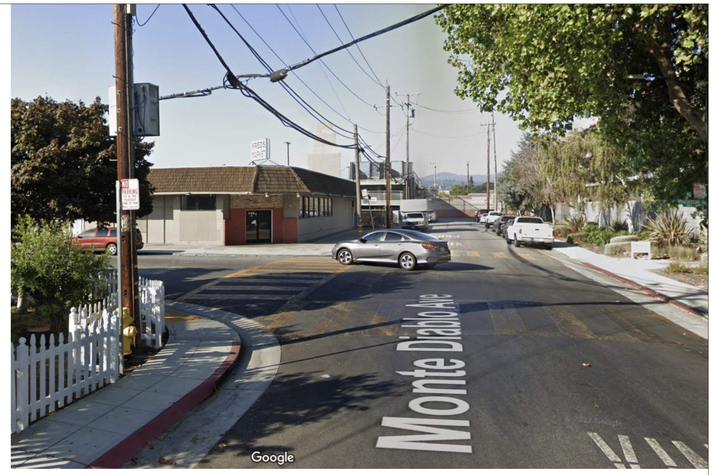
Sheet No:
G-112



1. NORTH KINGSTON STREET FACING WEST



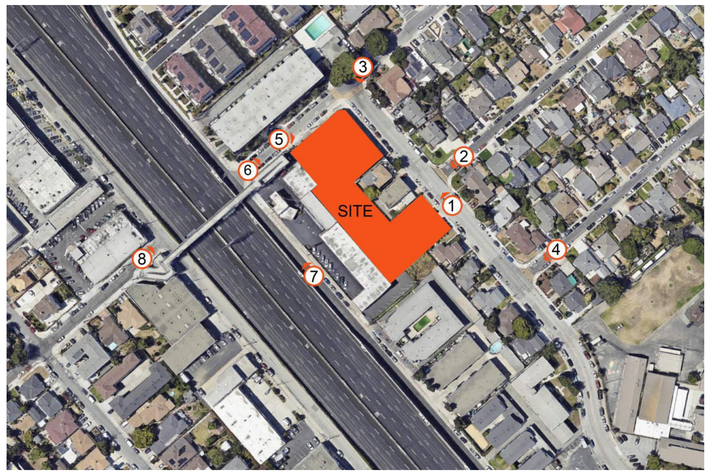
2. MONROE AVE LOOKING TOWARDS N. KINGSTON ST.



3. MONTE DIABLO AVENUE LOOKING AT SITE

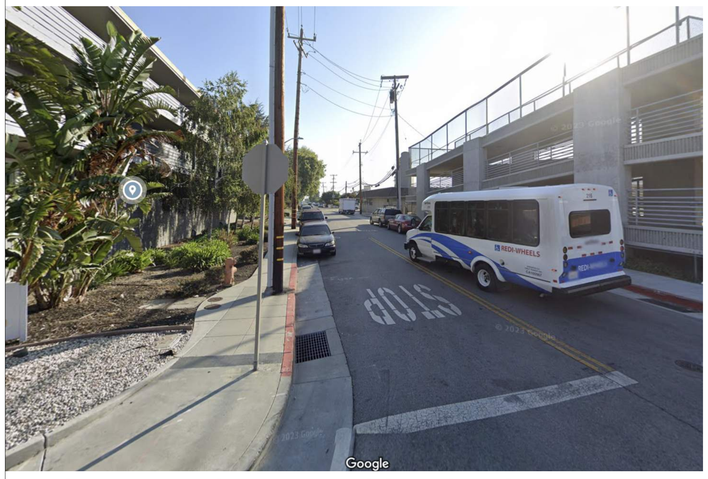


4. HURON AVE LOOKING TOWARDS N. KINGSTON ST.





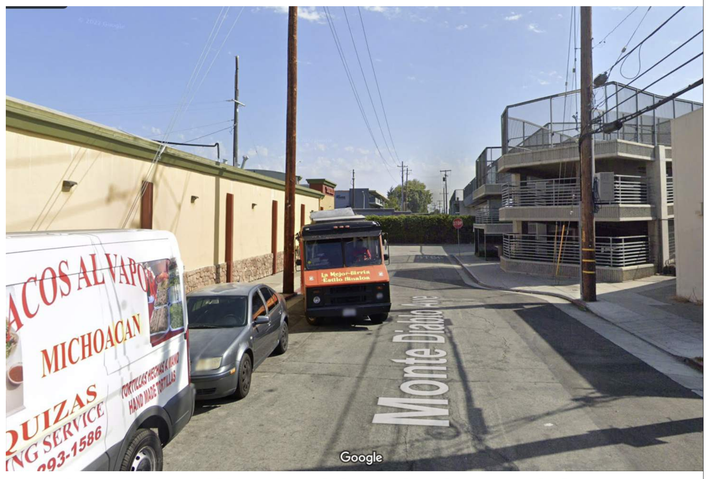
5. MONTE DIABLO AVENUE LOOKING NORTH



6. MONTE DIABLO AVENUE LOOKING EAST



7. VIEW FROM N. BAYSHORE BLVD.



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

STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

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

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1218 MONTE DIABLO AVENUE
San Mateo, California

SC PROPERTIES

Sheet Title:
EXISTING SITE PHOTOS

Job No. 21058
Date: 07/18/2025
Scale:
Drawn By: Author

Sheet No:

G-200

SITE PLAN AND ARCHITECTURAL REVIEW

1218 MONTE DIABLO AVENUE

CITY OF SAN MATEO, SAN MATEO COUNTY, CALIFORNIA

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

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

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

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

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

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

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

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

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

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

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

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

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

9. FEMA DESIGNATED FLOOD ZONE: FLOOD ZONE "AE"; AREA DETERMINED PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06081C0154G FROM THE FEMA WEBSITE DATED 4/5/2019. FEMA ZONE X, PROTECTED BY LEVEE, PER LOMR ISSUED MAY 29, 2024 AND FIRM EFFECTIVE OCTOBER 11, 2024.

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

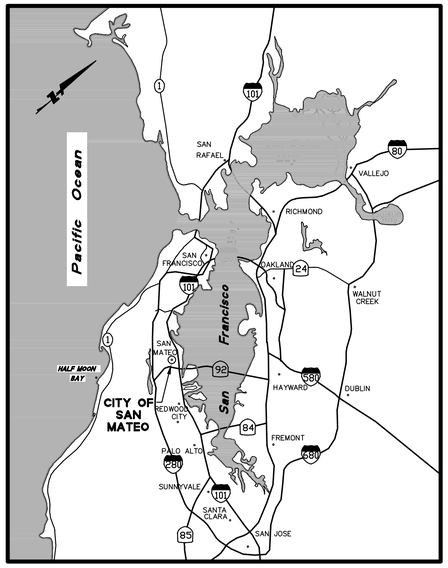
11. ELEVATION DATUM: EXISTING TOPOGRAPHIC SURVEY ELEVATIONS ARE BASED ON A LOCAL DATUM. THE FOLLOWING EQUATION SHOULD BE USED TO CONVERT ELEVATIONS TO NAVD 88: PROJECT ELEVATION – 92.28 = NAVD 88 ELEVATIONS.

SHEET INDEX

SHT. NO.	DESCRIPTION
C1.0	COVER SHEET
C2.0	EXISTING TOPOGRAPIC SURVEY
C3.0	DEMOLITION PLAN
C4.0	SITE IMPROVEMENT & GRADING PLAN
C5.0	UTILITY PLAN
C6.0	STORMWATER MANAGEMENT PLAN
C7.0	PROPERTY LINES & EASEMENTS
C8.0	FIRE ACCESS PLAN

PROJECT SUMMARY

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



LOCATION MAP

NTS



VICINITY MAP

NTS

ENGINEER'S STATEMENT

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

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

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

7/18/2025
DATE

LEGEND

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

ABBREVIATIONS

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

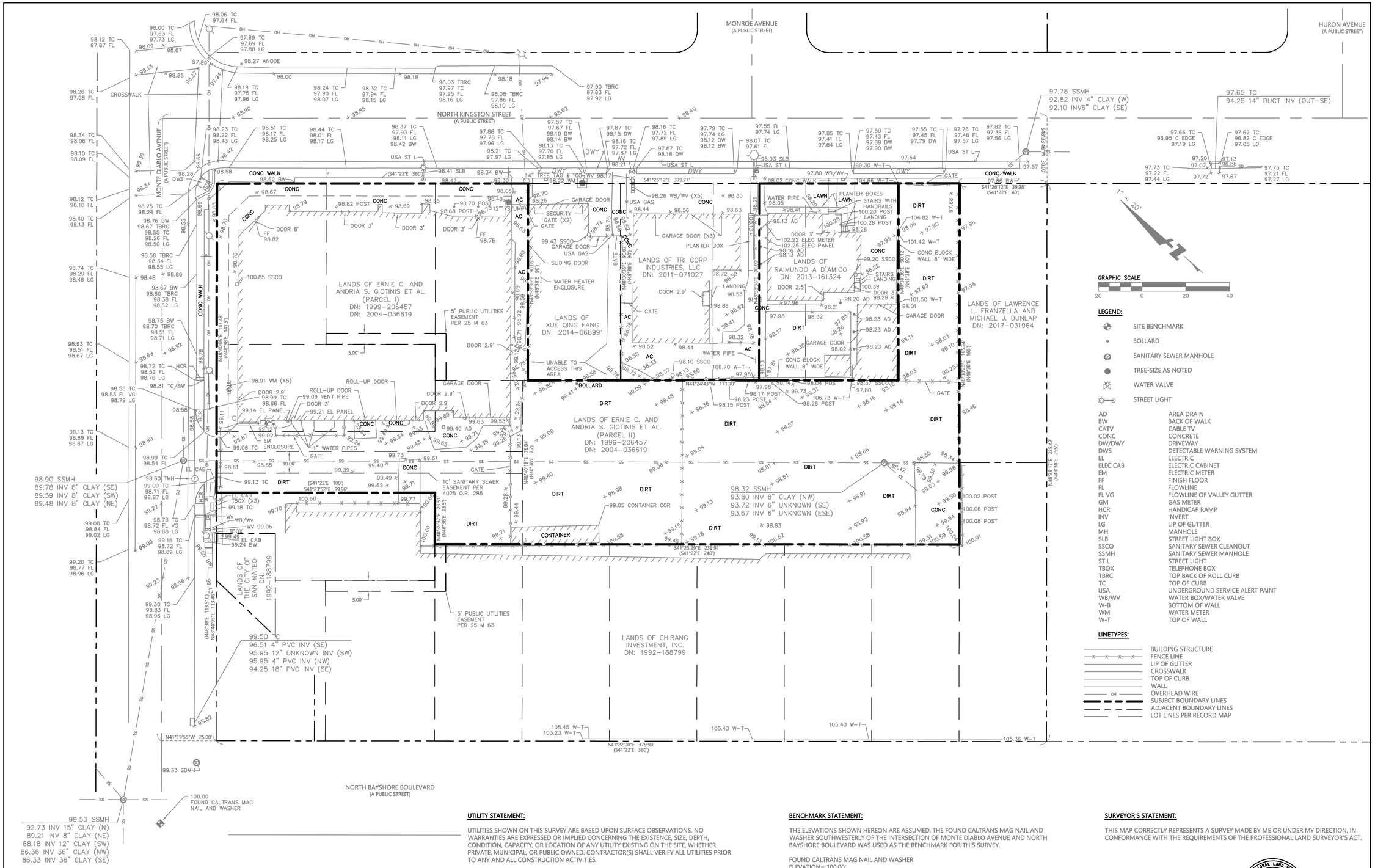
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SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
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1218 MONTE DIABLO AVENUE
San Mateo, California
SC PROPERTIES

Sheet Title:
COVER SHEET

Job No. 181085
Date: 07/18/2025
Scale: AS SHOWN
Drawn By: HC

Sheet No:
C1.0



LEGEND:

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

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

LINETYPES:

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

UTILITY STATEMENT:

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

BASIS OF BEARINGS:

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

BENCHMARK STATEMENT:

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

FOUND CALTRANS MAG NAIL AND WASHER
ELEVATION= 100.00'

ELEVATION CONVERSION EQUATION:

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

ASSUMED DATUM - 92.28' = NAVD 88 DATUM

SURVEYOR'S STATEMENT:

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

DAVID JUNGMANN, P.L.S. 9267

PROFESSIONAL LAND SURVEYOR
DAVID JUNGMANN
NO. 9267
STATE OF CALIFORNIA

02/05/2020
DATE

BKF
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

1218 MONTE DIABLO AVENUE
San Mateo, California

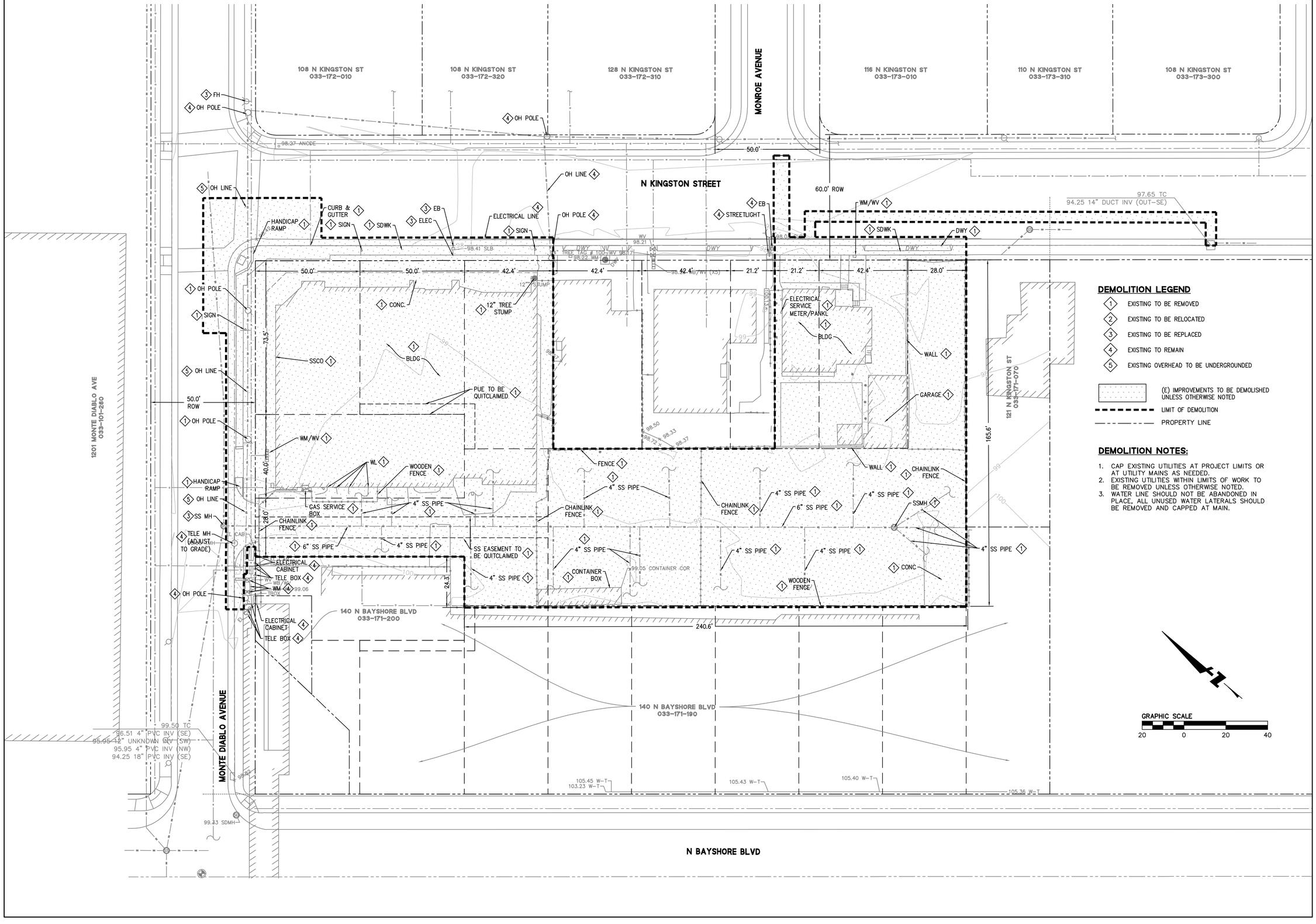
SC PROPERTIES

Sheet Title:
EXISTING TOPOGRAPHIC SURVEY

Job No.	181085
Date:	07/18/2025
Scale:	AS SHOWN
Drawn By:	HC

Sheet No:

C2.0



DEMOLITION LEGEND

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

(E) IMPROVEMENTS TO BE DEMOLISHED UNLESS OTHERWISE NOTED

LIMIT OF DEMOLITION

PROPERTY LINE

DEMOLITION NOTES:

1. CAP EXISTING UTILITIES AT PROJECT LIMITS OR AT UTILITY MAINS AS NEEDED.
2. EXISTING UTILITIES WITHIN LIMITS OF WORK TO BE REMOVED UNLESS OTHERWISE NOTED.
3. WATER LINE SHOULD NOT BE ABANDONED IN PLACE, ALL UNUSED WATER LATERALS SHOULD BE REMOVED AND CAPPED AT MAIN.

GRAPHIC SCALE

20 0 20 40

255 SHORELINE DRIVE
SUITE 200
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1218 MONTE DIABLO AVENUE
San Mateo, California

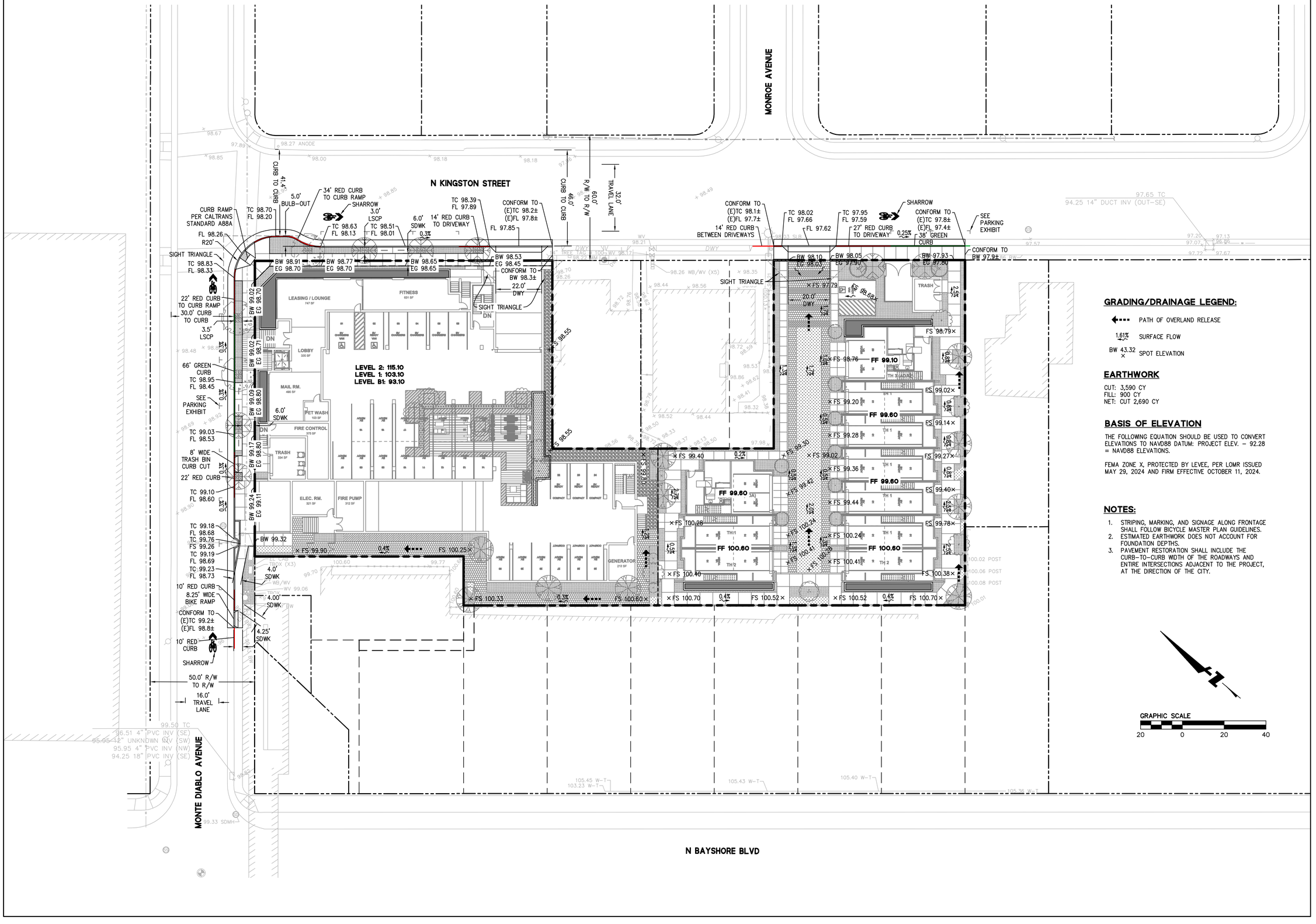
SC PROPERTIES

Sheet Title:
DEMOLITION PLAN

Job No.	181085
Date:	07/18/2025
Scale:	AS SHOWN
Drawn By:	HC

Sheet No:

C3.0



GRADING/DRAINAGE LEGEND:

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

EARTHWORK

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

BASIS OF ELEVATION

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

FEMA ZONE X, PROTECTED BY LEVEE, PER LOMR ISSUED MAY 29, 2024 AND FIRM EFFECTIVE OCTOBER 11, 2024.

NOTES:

1. STRIPING, MARKING, AND SIGNAGE ALONG FRONTAGE SHALL FOLLOW BICYCLE MASTER PLAN GUIDELINES.
2. ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR FOUNDATION DEPTHS.
3. PAVEMENT RESTORATION SHALL INCLUDE THE CURB-TO-CURB WIDTH OF THE ROADWAYS AND ENTIRE INTERSECTIONS ADJACENT TO THE PROJECT, AT THE DIRECTION OF THE CITY.

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(650) 482-6300
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1218 MONTE DIABLO AVENUE
San Mateo, California

SC PROPERTIES

Sheet Title:
SITE IMPROVEMENT AND GRADING PLAN

Job No.	181085
Date:	07/18/2025
Scale:	AS SHOWN
Drawn By:	HC

Sheet No:

C4.0

255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

BKF

1218 MONTE DIABLO AVENUE
San Mateo, California

SC PROPERTIES

N KINGSTON STREET

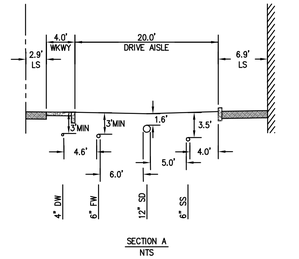
MONROE AVENUE

MONTE DIABLO AVENUE

N BAYSHORE BLVD

UTILITY NOTES:

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



SECTION A
NTS

GRAPHIC SCALE
20 0 20 40

Sheet Title:
UTILITY PLAN

Job No. 181085
Date: 07/18/2025
Scale: AS SHOWN
Drawn By: HC

Sheet No:
C5.0

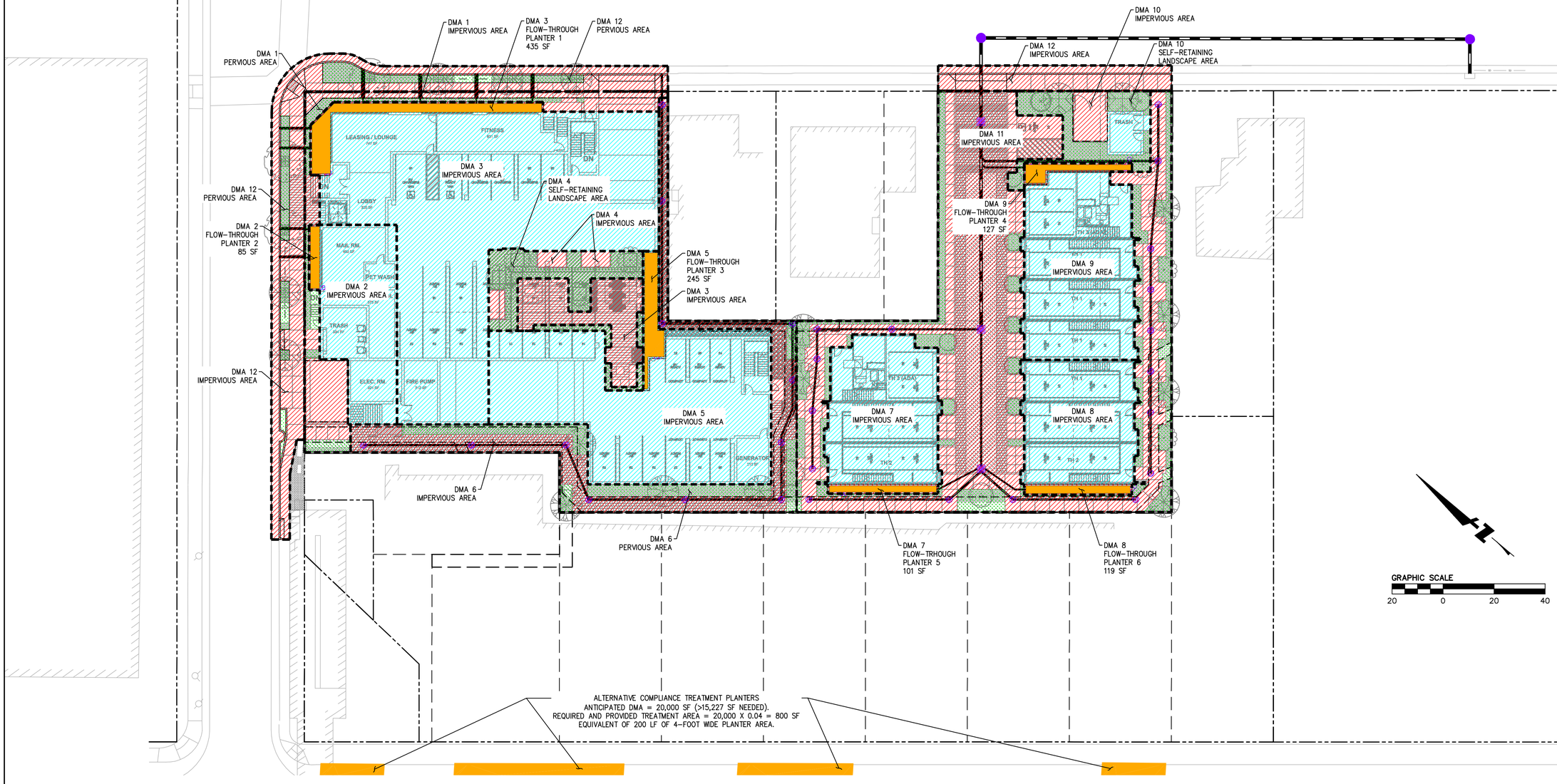
STORM WATER AREA CALCS																
	APARTMENTS	TOWNHOMES	APARTMENTS						TOWNHOMES					OFF-SITES	PROPOSED ON-SITE TOTAL
	EXISTING AREA		DMA 1	DMA 2	DMA 3	DMA 4	DMA 5	DMA 6	DMA 7	DMA 8	DMA 9	DMA 10	DMA 11	DMA 12	
PERVIOUS	–	1,650 SF	479 SF	85 SF	435 SF	954 SF	245 SF	905 SF	101 SF	119 SF	128 SF	731 SF	2,132 SF	659 SF	6,314 SF
IMPERVIOUS	24,936 SF	17,633 SF	1,317 SF	2,109 SF	10,443 SF	233 SF	5,388 SF	2,343 SF	2,523 SF	2,222 SF	3,190 SF	522 SF	7,615 SF	3,952 SF	37,905 SF
NET	24,936 SF	19,283 SF	1,796 SF	2,194 SF	10,878 SF	1,187 SF	5,633 SF	3,248 SF	2,624 SF	2,341 SF	3,318 SF	1,253 SF	9,747 SF	4,611 SF	44,219 SF
PERVIOUS AREA x 0.1	–	–	–	9 SF	44 SF	–	25 SF	–	10 SF	12 SF	13 SF	–	–	–	113 SF
EFFECTIVE IMPERVIOUS AREA (EIA)	–	–	–	2,118 SF	10,487 SF	–	5,413 SF	–	2,533 SF	2,234 SF	3,203 SF	–	–	–	25,988 SF
PROVIDED SELF-TREATING LANDSCAPE AREA	–	–	479 SF	–	–	181 SF	–	905 SF	–	–	–	–	2,132 SF	–	3,697 SF
REQUIRED SELF-RETAINING LANDSCAPE AREA	–	–	–	–	–	233*0.5 = 117 SF	–	–	–	–	–	522*0.5 = 261 SF	–	–	378 SF
PROVIDED SELF-RETAINING LANDSCAPE AREA	–	–	–	–	–	773 SF	–	–	–	–	–	731 SF	–	–	1,504 SF
REQUIRED BIO TREATMENT AREA	–	–	–	2,118*4% = 85 SF	10,487*4% = 420 SF	–	5,413*4% = 217 SF	–	2,533*4% = 101 SF	2,234*4% = 89 SF	3,203*4% = 128 SF	–	–	–	1,040 SF
PROVIDED BIO TREATMENT AREA	–	–	–	85 SF	435 SF	–	245 SF	–	101 SF	119 SF	128 SF	–	–	–	1,113 SF
IMPERVIOUS AREA TREATED BY ALTERNATIVE COMPLIANCE	–	–	1,317 SF	–	–	–	–	2,343 SF	–	–	–	–	7,615 SF	3,952 SF	11,275 SF

LEGEND:

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

NOTES:

1. DMA 1, 6, 11 & 12 DRAINS OFF-SITE AND WILL BE TREATED WITH ALTERNATIVE COMPLIANCE (TOTAL AREA TO BE TREATED = 15,227 SF).
2. DETAILED ALTERNATIVE COMPLIANCE LOCATION AND DESIGN TO BE CONFIRMED AT THE DIRECTION OF CITY STAFF.



ALTERNATIVE COMPLIANCE TREATMENT PLANTERS
ANTICIPATED DMA = 20,000 SF (>15,227 SF NEEDED).
REQUIRED AND PROVIDED TREATMENT AREA = 20,000 X 0.04 = 800 SF
EQUIVALENT OF 200 LF OF 4-FOOT WIDE PLANTER AREA.

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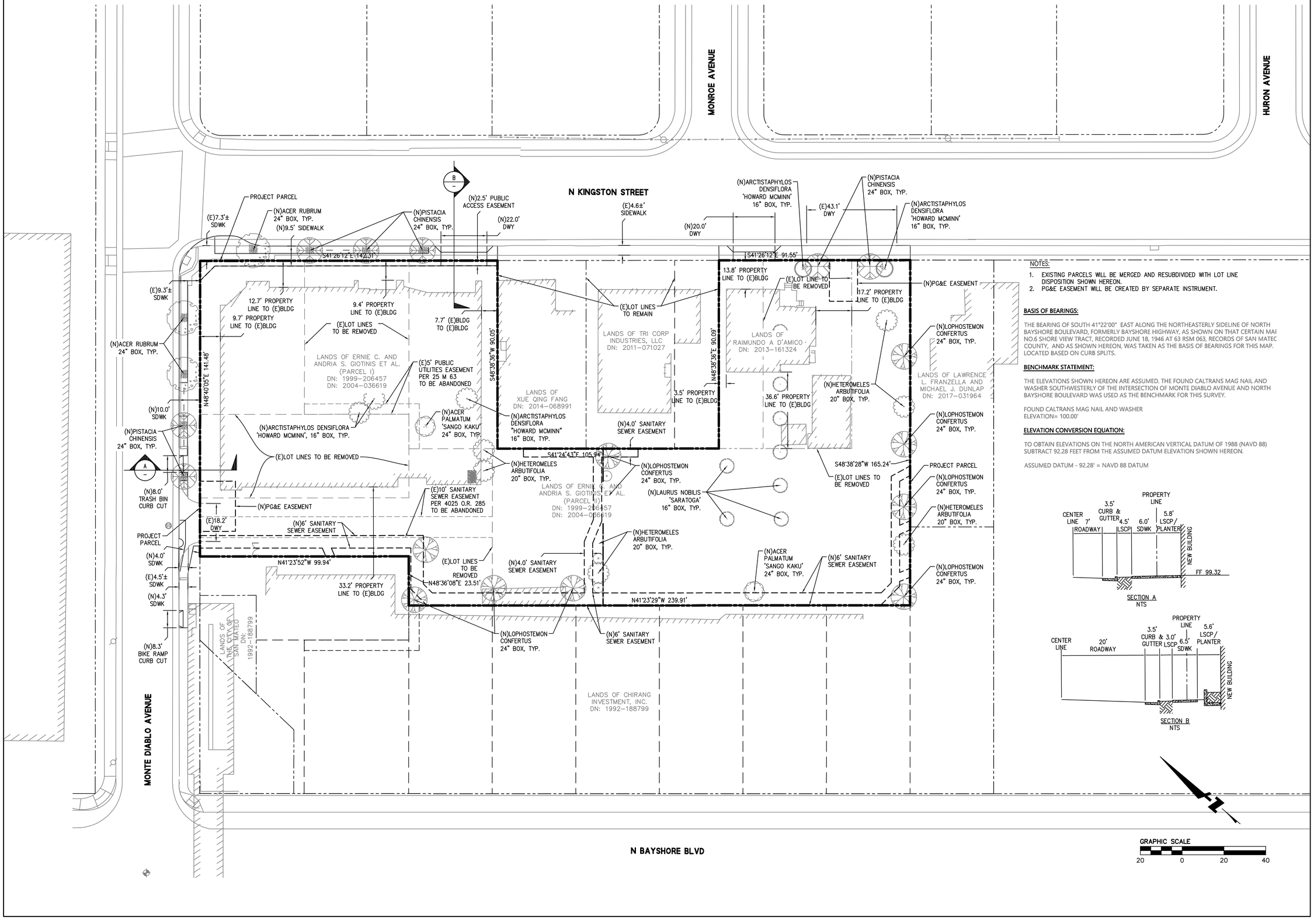
SC PROPERTIES

Sheet Title:
STORMWATER MANAGEMENT PLAN

Job No.	181085
Date:	07/18/2025
Scale:	AS SHOWN
Drawn By:	HC

Sheet No:

C6.0



NOTES:

1. EXISTING PARCELS WILL BE MERGED AND RESUBDIVIDED WITH LOT LINE DISPOSITION SHOWN HEREON.
2. PG&E EASEMENT WILL BE CREATED BY SEPARATE INSTRUMENT.

BASIS OF BEARINGS:

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

BENCHMARK STATEMENT:

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

FOUND CALTRANS MAG NAIL AND WASHER
ELEVATION= 100.00'

ELEVATION CONVERSION EQUATION:

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

ASSUMED DATUM - 92.28' = NAVD 88 DATUM

SECTION A
NTS

SECTION B
NTS

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SC PROPERTIES

Sheet Title:
PROPERTY LINES & EASEMENTS

Job No.	181085
Date:	07/18/2025
Scale:	AS SHOWN
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Sheet No:

C7.0

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1218 MONTE DIABLO AVENUE
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SC PROPERTIES

96' HYDRANT TO FDC

302' HYDRANT TO HYDRANT

308' HYDRANT TO HYDRANT

San Mateo Ladder Truck
Custom

FDC

LEASING / LOUNGE
747 SF

FITNESS
651 SF

LOBBY
330 SF

MAIL RM.
490 SF

PET WASH
183 SF

FIRE CONTROL
275 SF

TRASH
334 SF

ELEC. RM.
321 SF

FIRE PUMP
312 SF

GENERATOR
212 SF

DN

BPP

LANDS OF
XUE QING FANG
DN: 2014-068991

LANDS OF TRI CORP
INDUSTRIES, LLC
DN: 2011-071027

LANDS OF LAWRENCE
L. FRANZELLA AND
MICHAEL J. DUNLAP
DN: 2017-031964

LANDS OF
THE CITY OF
SAN MATEO
DN:
1992-188799

LANDS OF CHIRANG
INVESTMENT, INC.
DN: 1992-188799

104' HOSE LENGTH

150' HOSE LENGTH

107' HOSE LENGTH

130' HOSE LENGTH

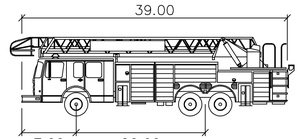
LADDER PADS, TYP.
SEE ARCHITECTURAL
PLANS.

TRASH

TH 1

TH 2

TH 3 (ADA)



San Mateo Ladder Truck

	feet
Width	: 8.30
Track	: 8.30
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

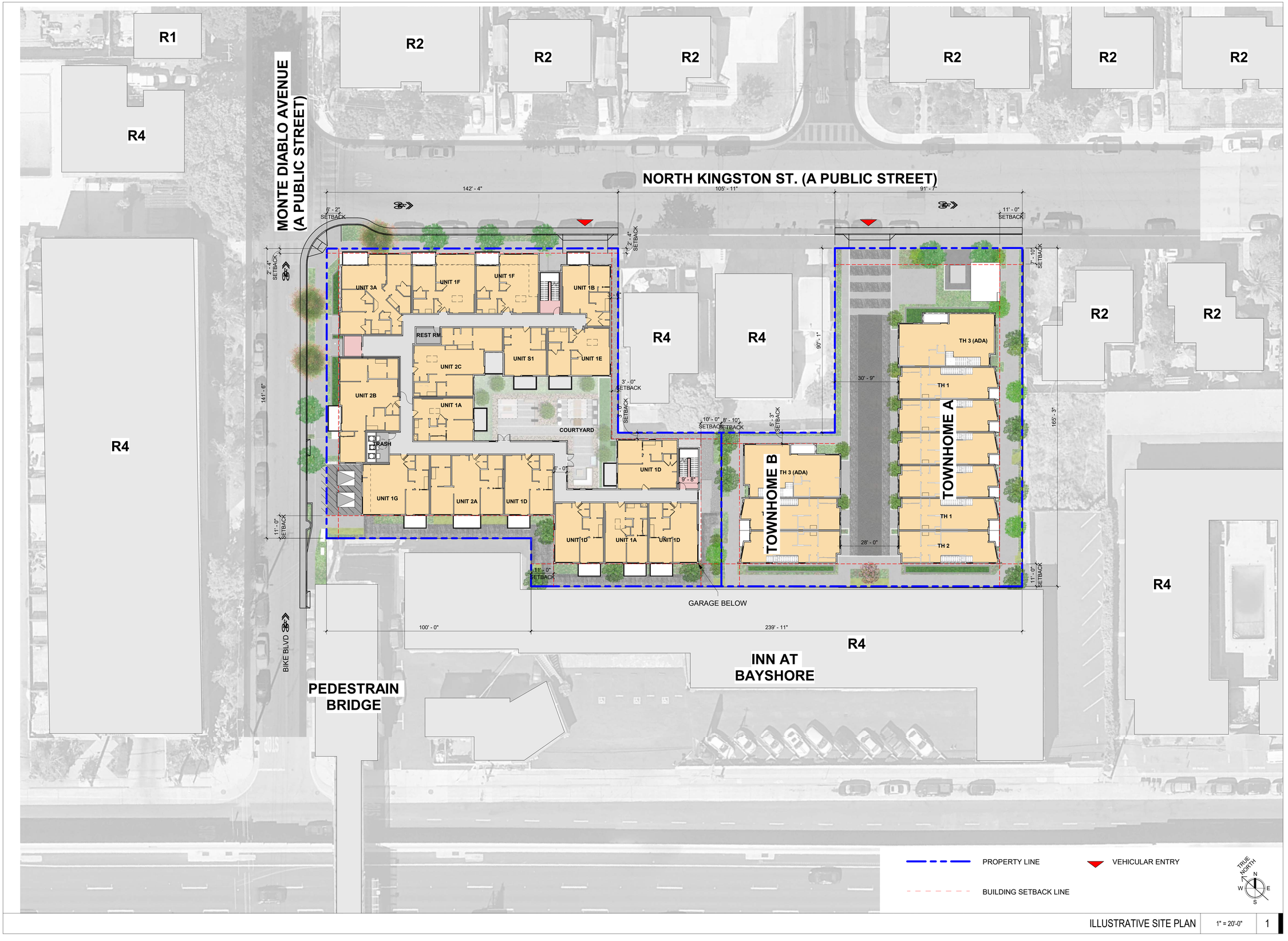
GRAPHIC SCALE
20 0 20 40

Sheet Title:
FIRE ACCESS PLAN

Job No. 181085
Date: 07/18/2025
Scale: AS SHOWN
Drawn By: HC

Sheet No:

C8.0



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

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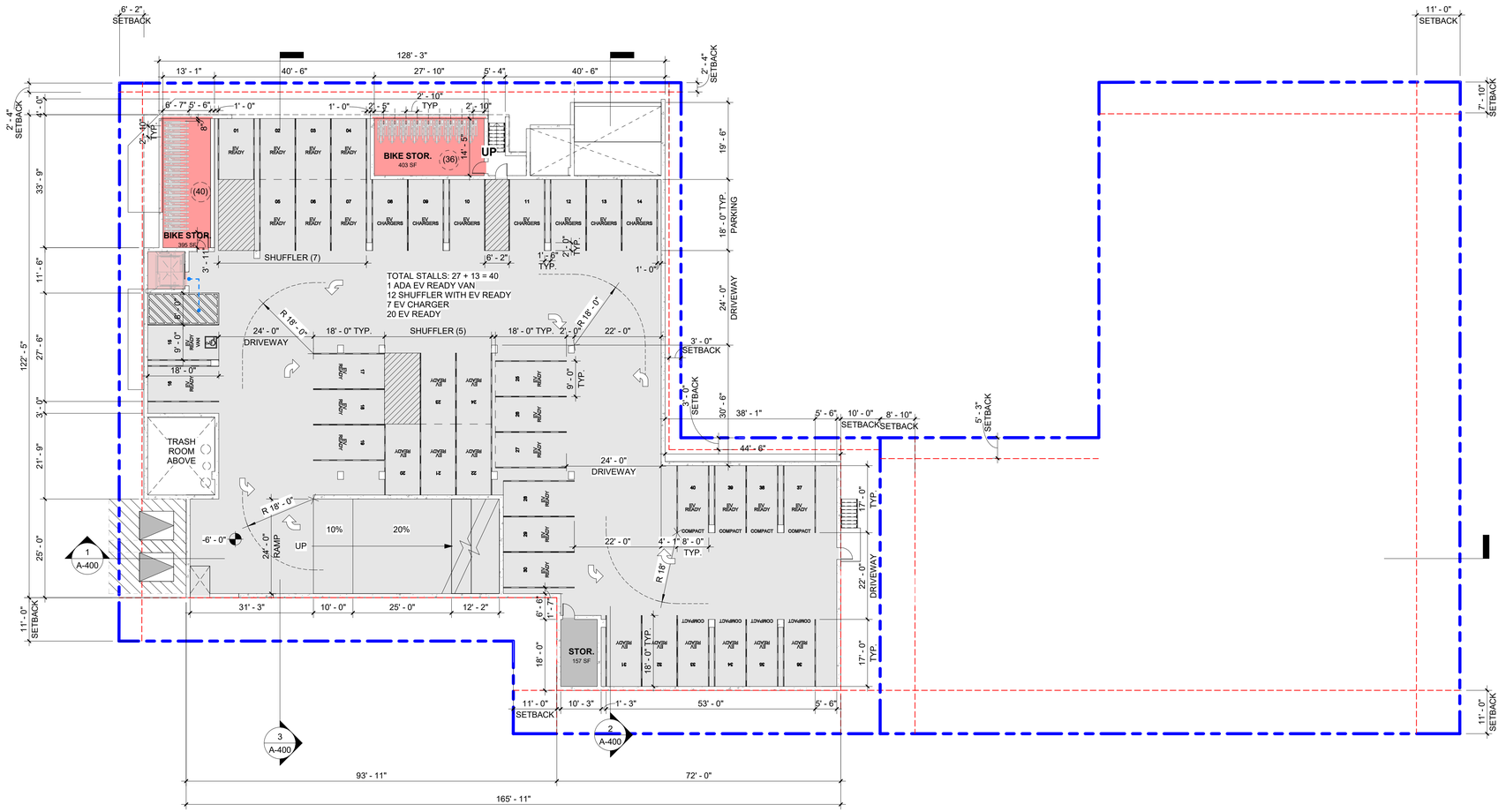
SC PROPERTIES

Sheet Title:
ILLUSTRATIVE SITE PLAN

Job No.	21058
Date:	07/18/2025
Scale:	1" = 20'-0"
Drawn By:	Author

Sheet No:

A-100



EGRESS PATH

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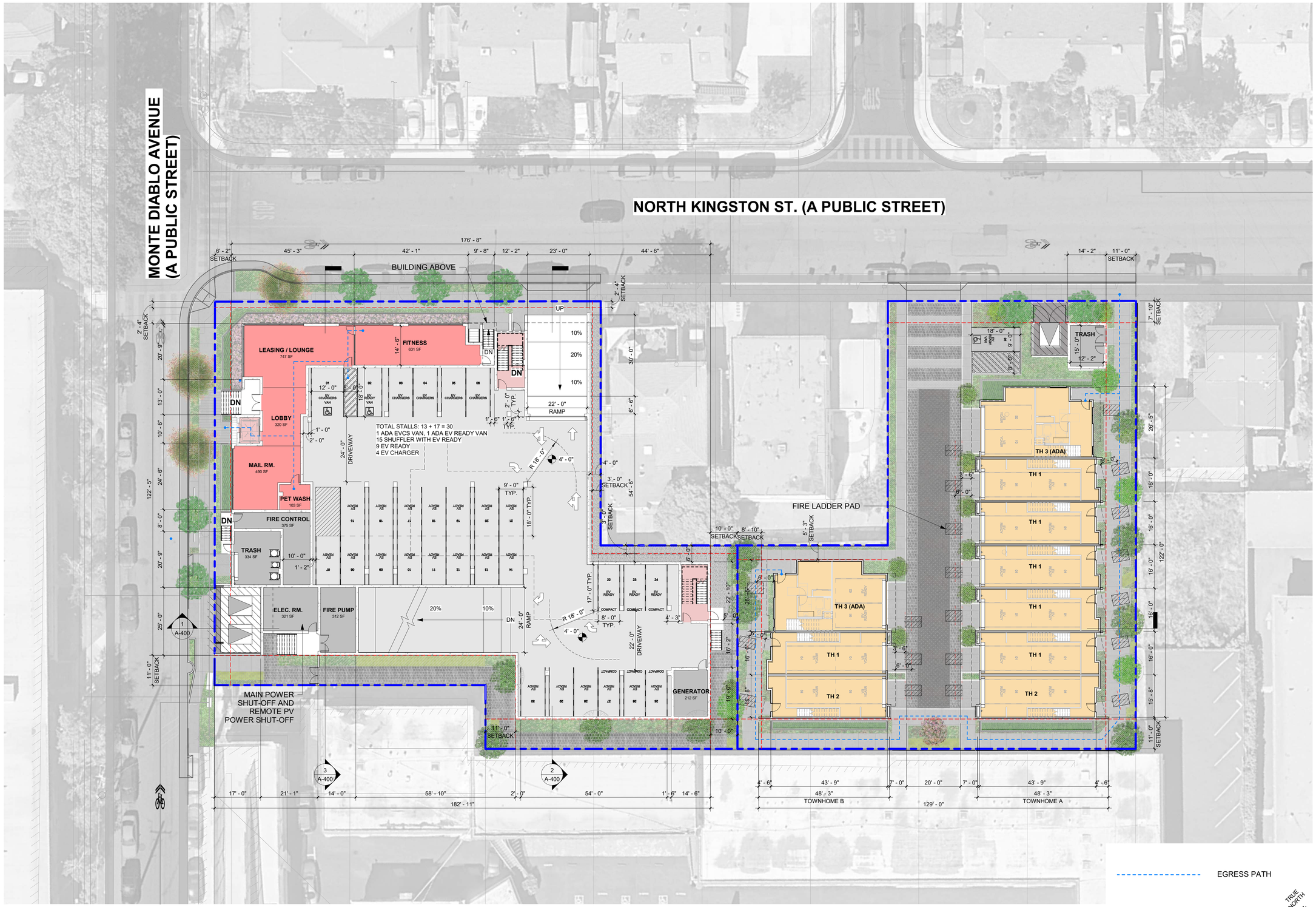
1218 MONTE DIABLO AVENUE
San Mateo, California

SC PROPERTIES

Sheet Title:
LEVEL B1

Job No. 21058
Date: 07/18/2025
Scale: 1/16" = 1'-0"
Drawn By: Author

Sheet No:
A-110



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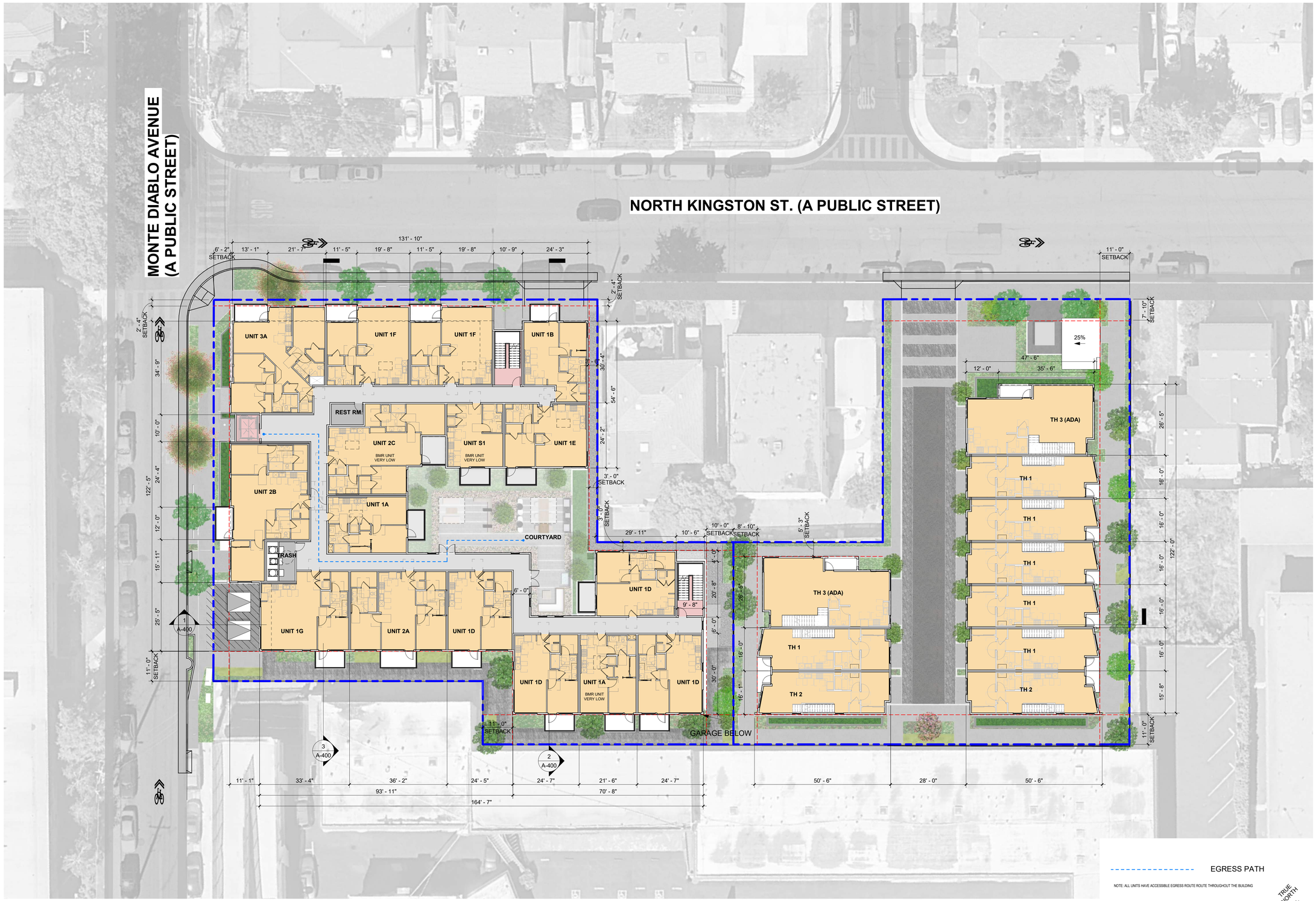
SC PROPERTIES

Sheet Title:
LEVEL 1

Job No.	21058
Date:	07/18/2025
Scale:	1/16" = 1'-0"
Drawn By:	Author

Sheet No:

A-111



EGRESS PATH

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

TRUE NORTH

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

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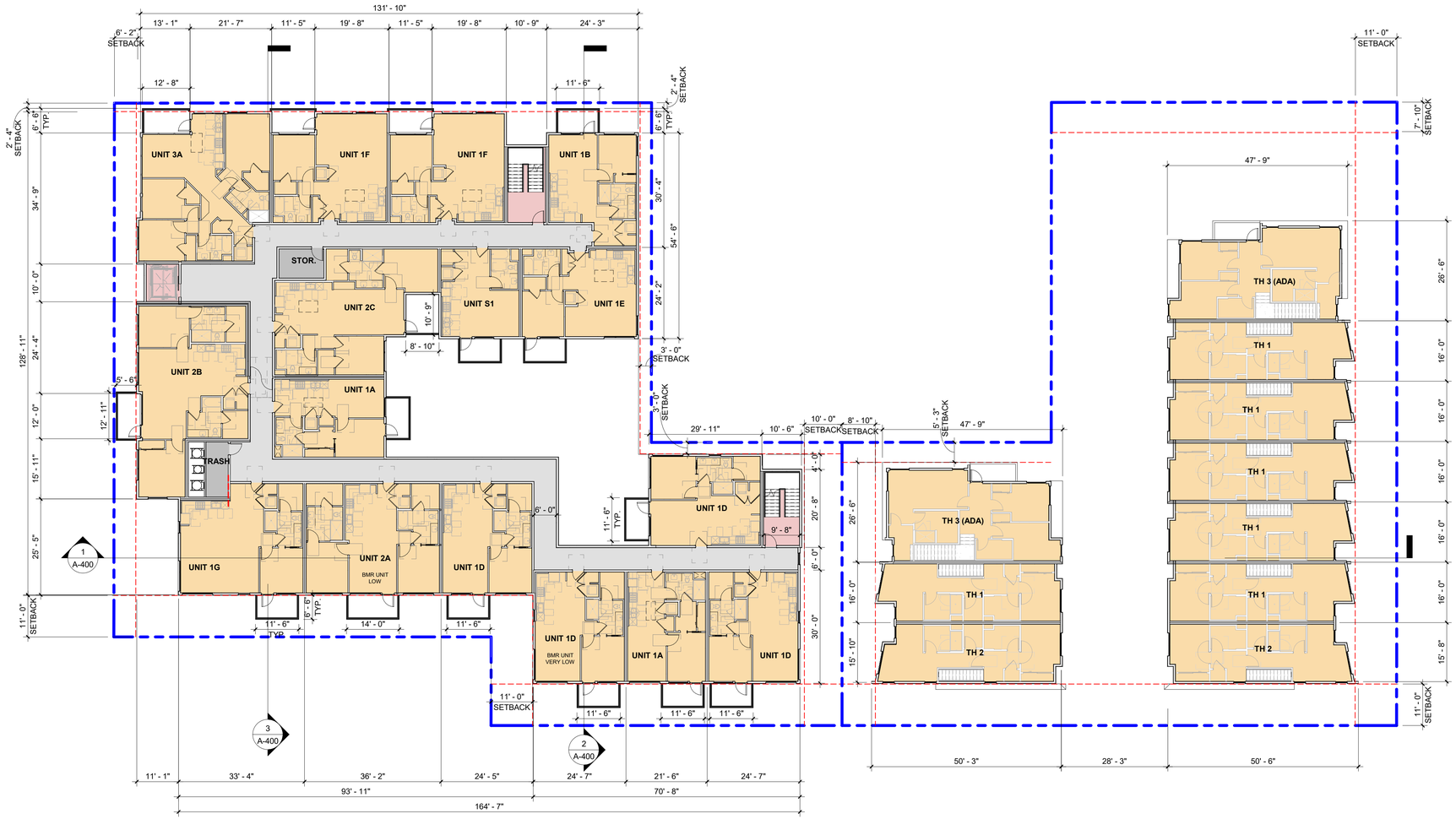
SC PROPERTIES

Sheet Title:
LEVEL 2

Job No.	21058
Date:	07/18/2025
Scale:	1/16" = 1'-0"
Drawn By:	Author

Sheet No:

A-112



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

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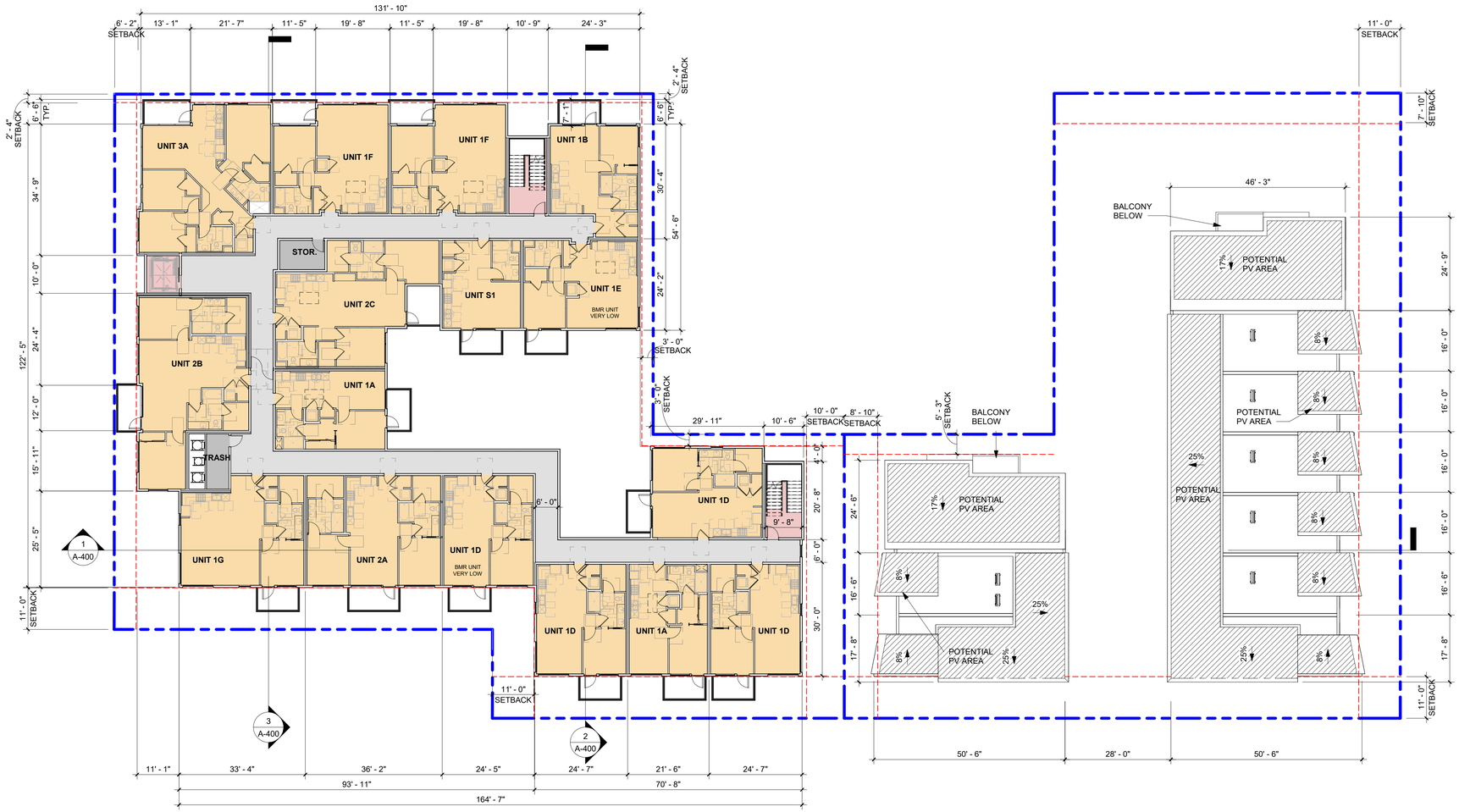
1218 MONTE DIABLO AVENUE
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SC PROPERTIES

Sheet Title:
LEVEL 3

Job No. 21058
Date: 07/18/2025
Scale: 1/16" = 1'-0"
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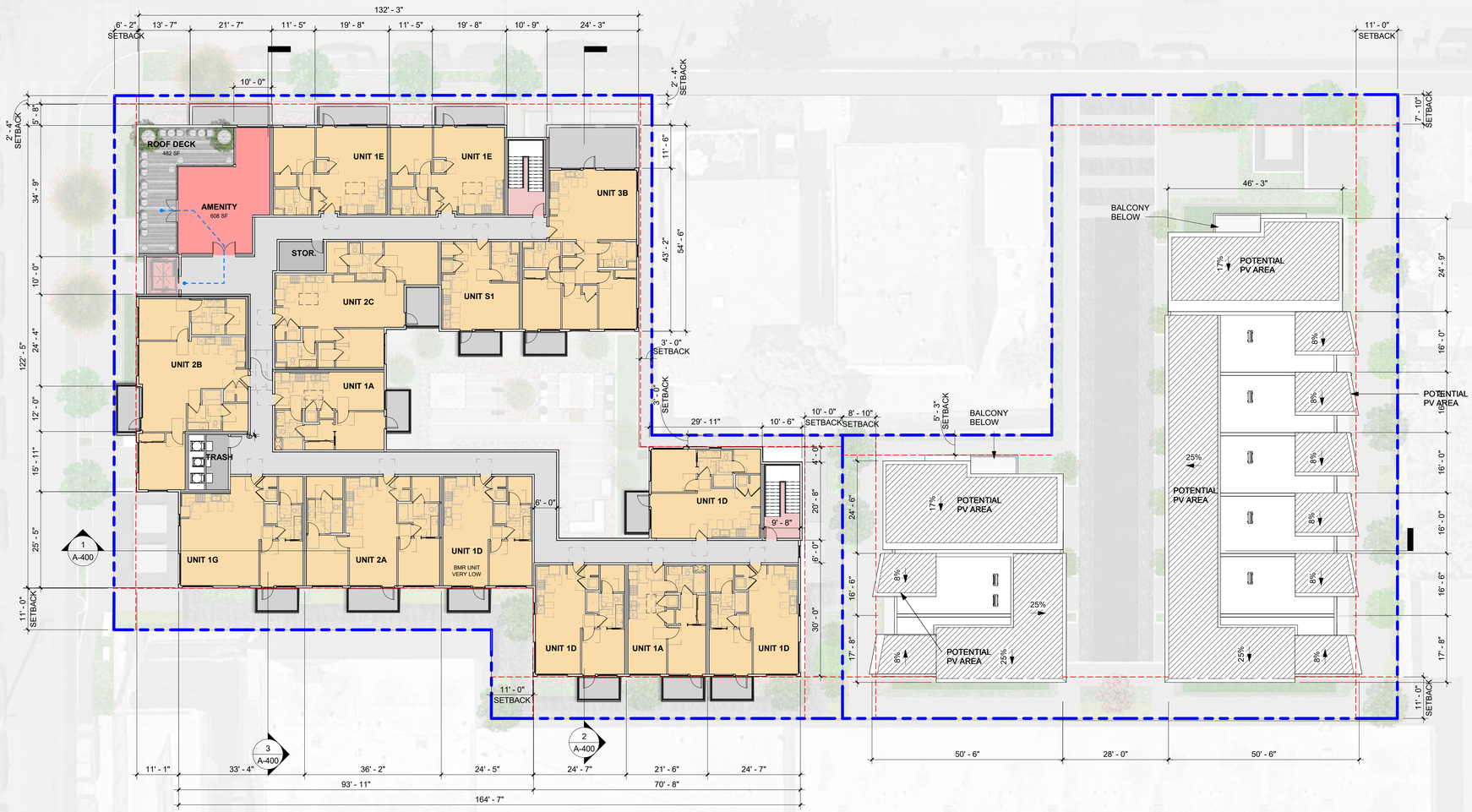
1218 MONTE DIABLO AVENUE
San Mateo, California

SC PROPERTIES

Sheet Title:
LEVEL 4

Job No. 21058
Date: 07/18/2025
Scale: 1/16" = 1'-0"
Drawn By: Author

Sheet No:
A-114



EGRESS PATH

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

TRUE NORTH

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

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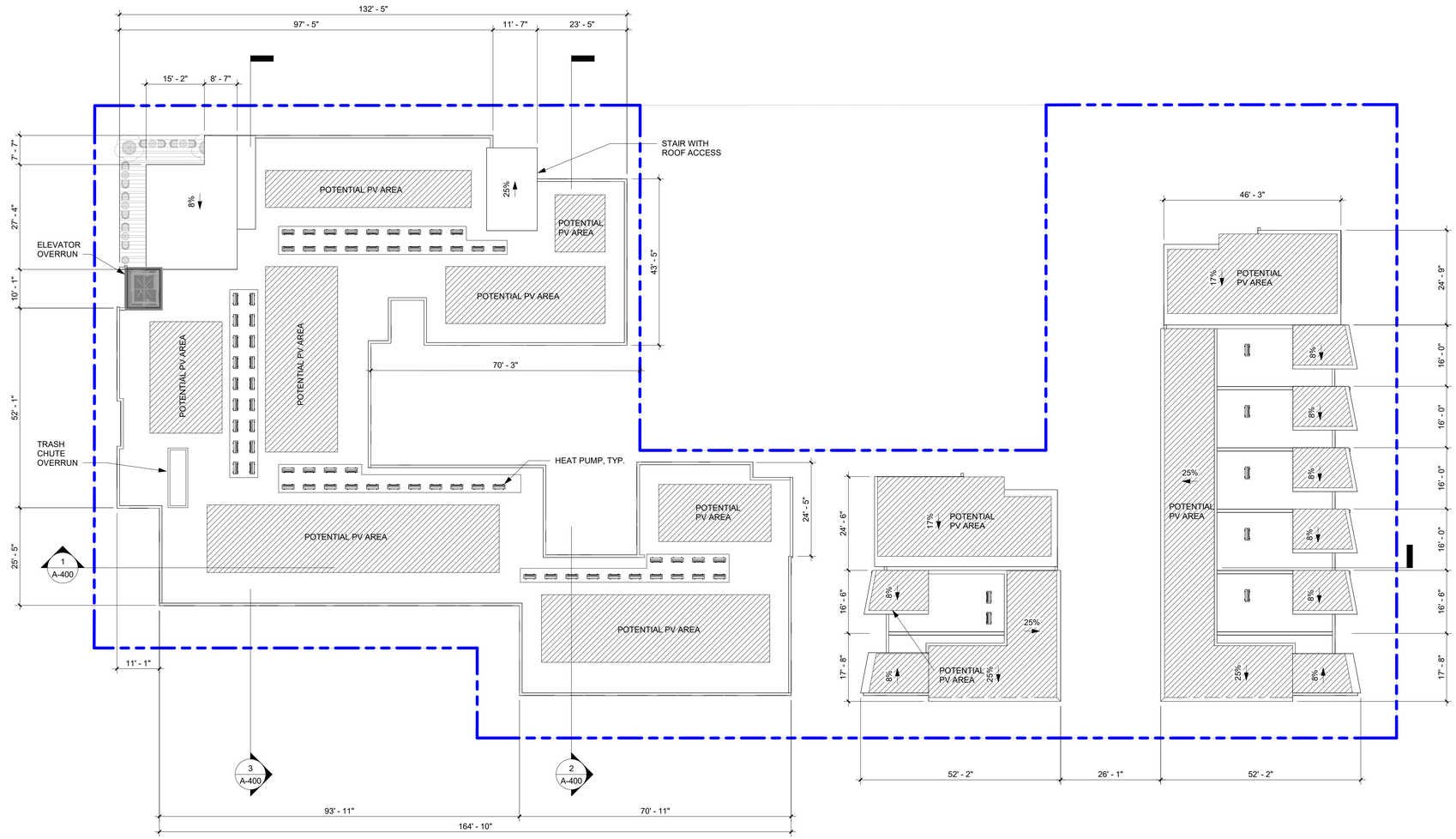
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SC PROPERTIES

Sheet Title:
LEVEL 5

Job No. 21058
Date: 07/18/2025
Scale: 1/16" = 1'-0"
Drawn By: Author

Sheet No:
A-115



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

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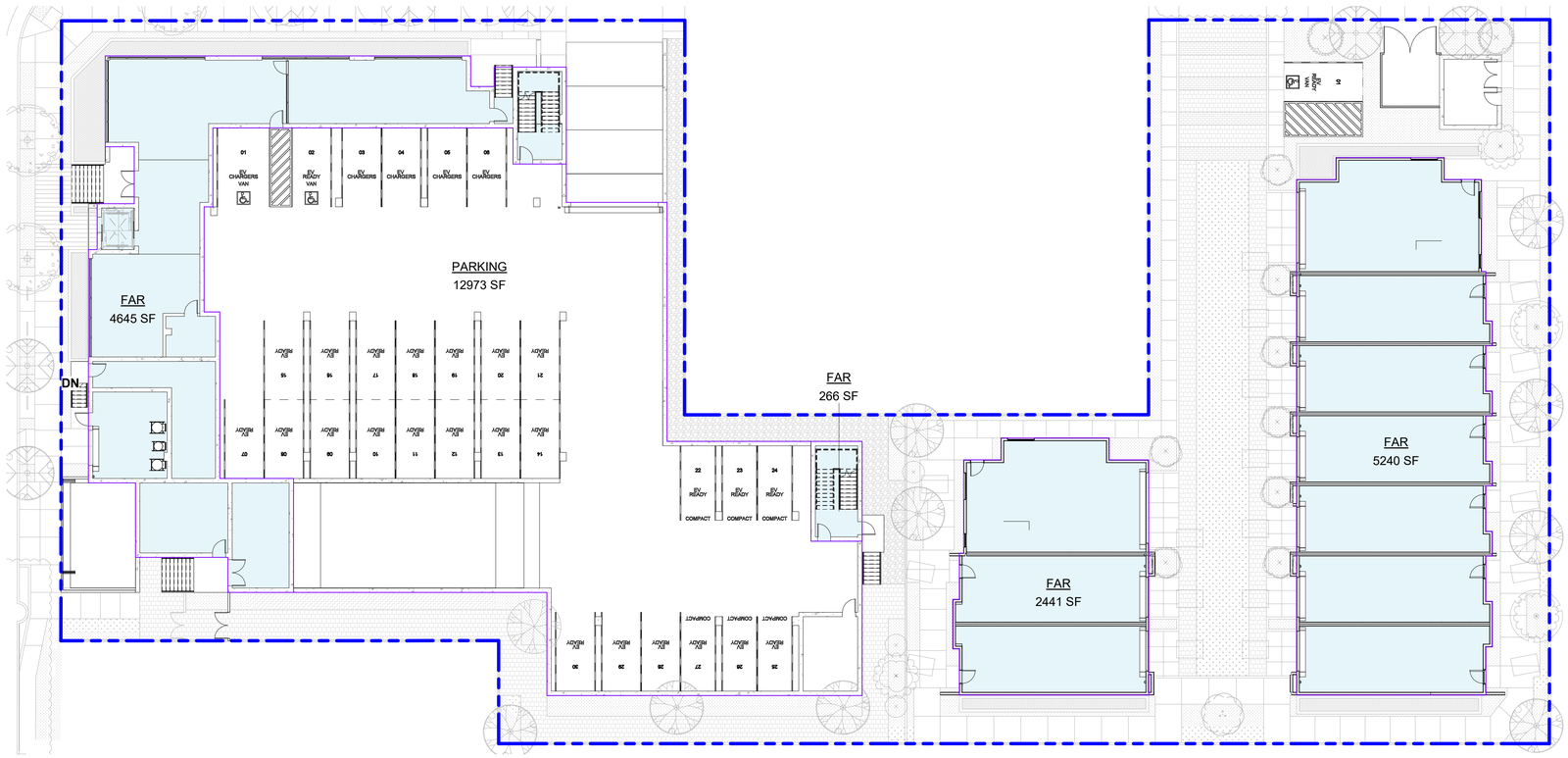
SC PROPERTIES

Sheet Title:
ROOF LEVEL

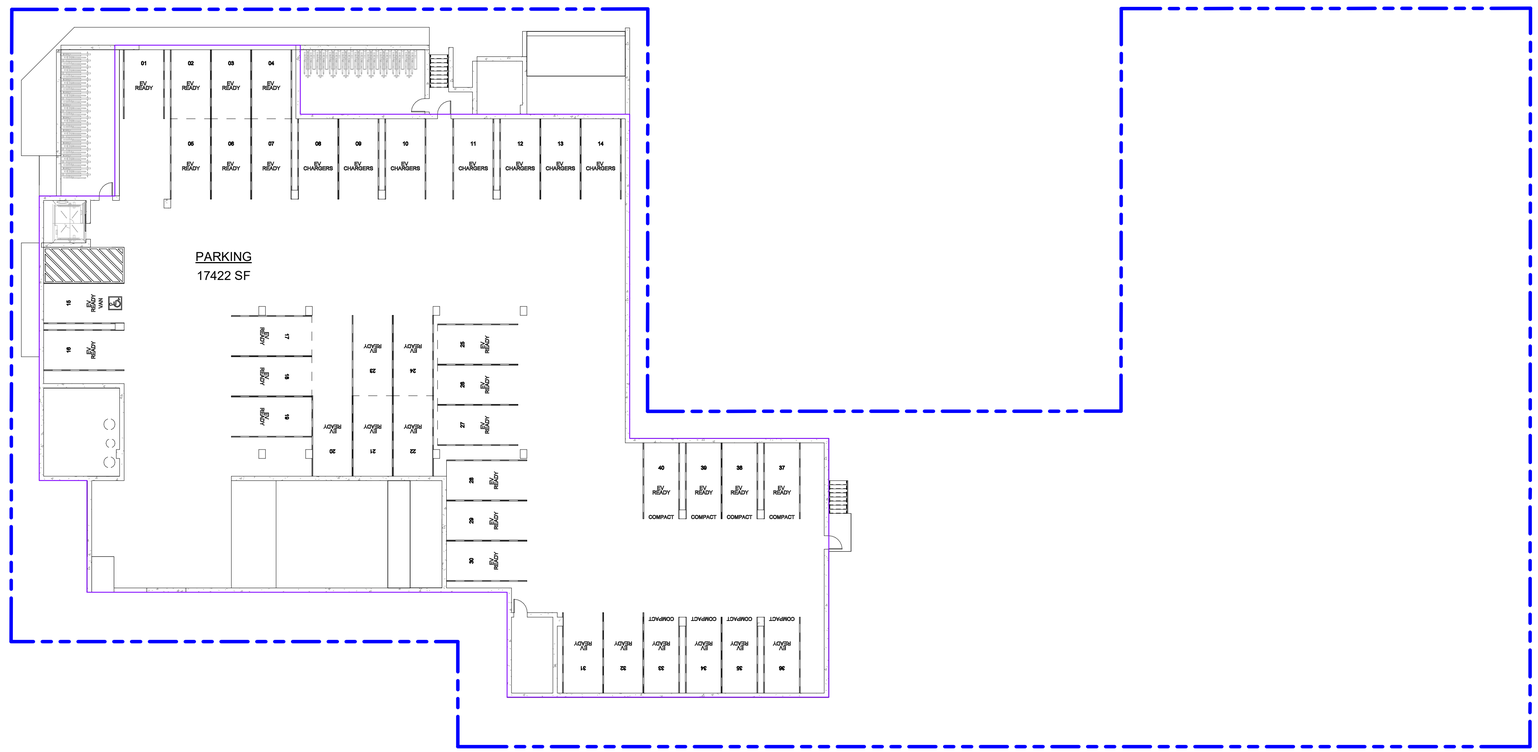
Job No. 21058
Date: 07/18/2025
Scale: 1/16" = 1'-0"
Drawn By: -

Sheet No:

A-116



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



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

AREA PLAN LEGEND

BUILDING GROSS AREA

AREA NOT INCLUDED IN FAR

BUILDING GROSS AREA (INCLUDED IN FAR)			NOT INCLUDED IN FAR
FLOOR	APARTMENT	TOWNHOME	PARKING
LEVEL B1			17422 SF
LEVEL 1	4911 SF	7681 SF	12973 SF
LEVEL 2	16238 SF	7758 SF	
LEVEL 3	16238 SF	7553 SF	
LEVEL 4	16238 SF		
LEVEL 5	15115 SF		
TOTAL	68741 SF	22992 SF	30395 SF
GRAND TOTAL	91733 SF		

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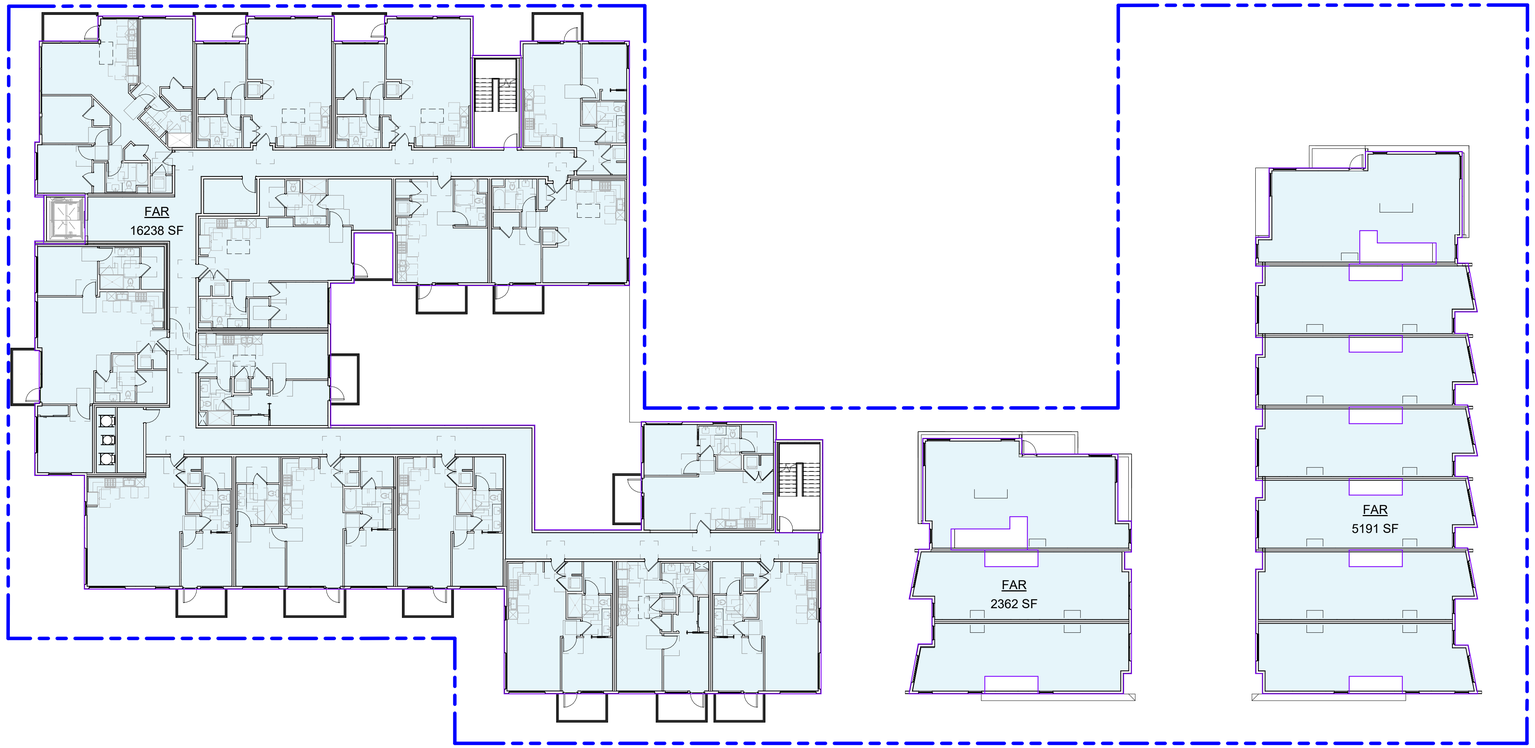
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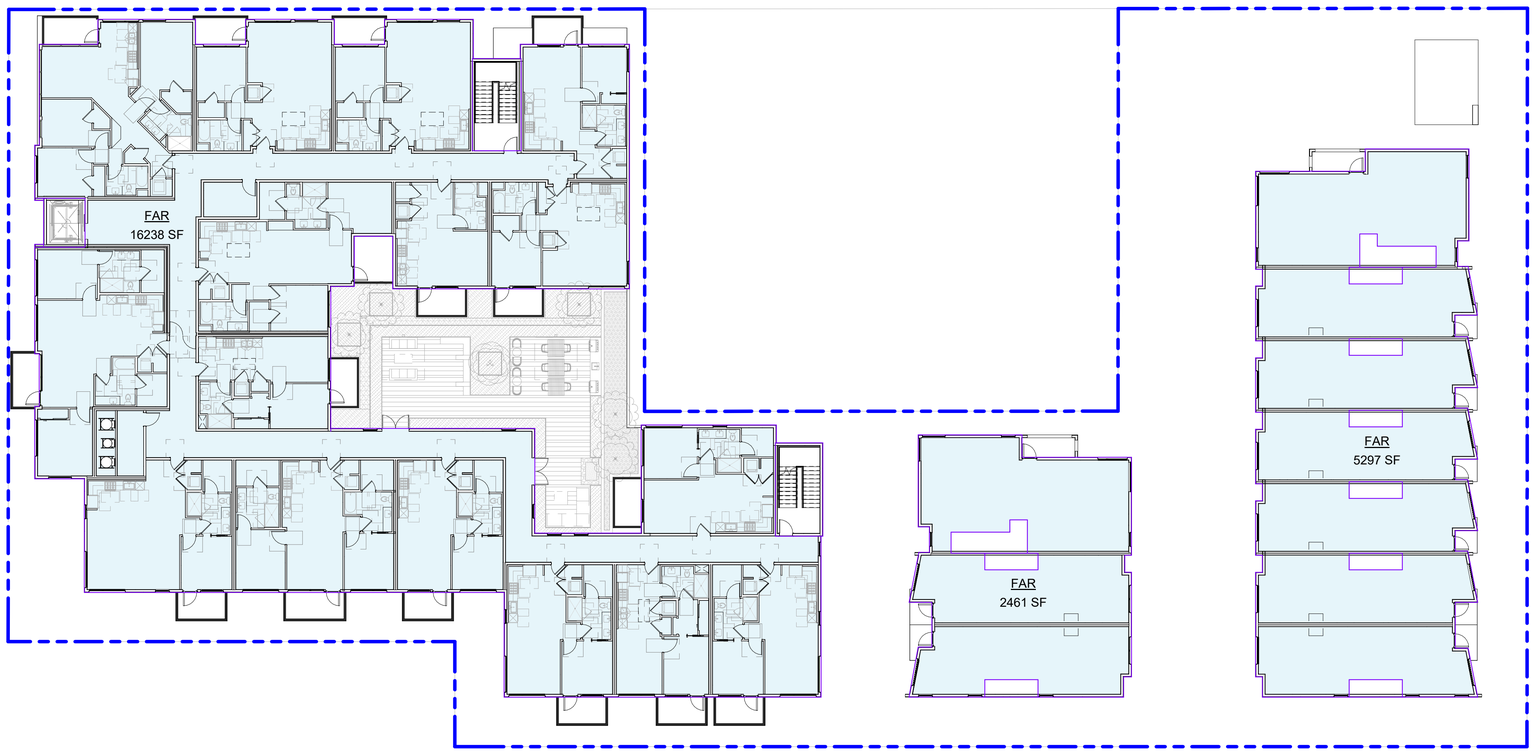
Sheet Title:
LEVELS B1 & 1 - FAR CALCULATION

Job No. 21058
Date: 07/18/2025
Scale: As indicated
Drawn By: Author

Sheet No:
A-201



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



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

AREA PLAN LEGEND

BUILDING GROSS AREA

AREA NOT INCLUDED IN FAR

BUILDING GROSS AREA (INCLUDED IN FAR)			NOT INCLUDED IN FAR
FLOOR	APARTMENT	TOWNHOME	PARKING
LEVEL B1			17422 SF
LEVEL 1	4911 SF	7681 SF	12973 SF
LEVEL 2	16238 SF	7758 SF	
LEVEL 3	16238 SF	7553 SF	
LEVEL 4	16238 SF		
LEVEL 5	15115 SF		
TOTAL	68741 SF	22992 SF	30395 SF
GRAND TOTAL	91733 SF		

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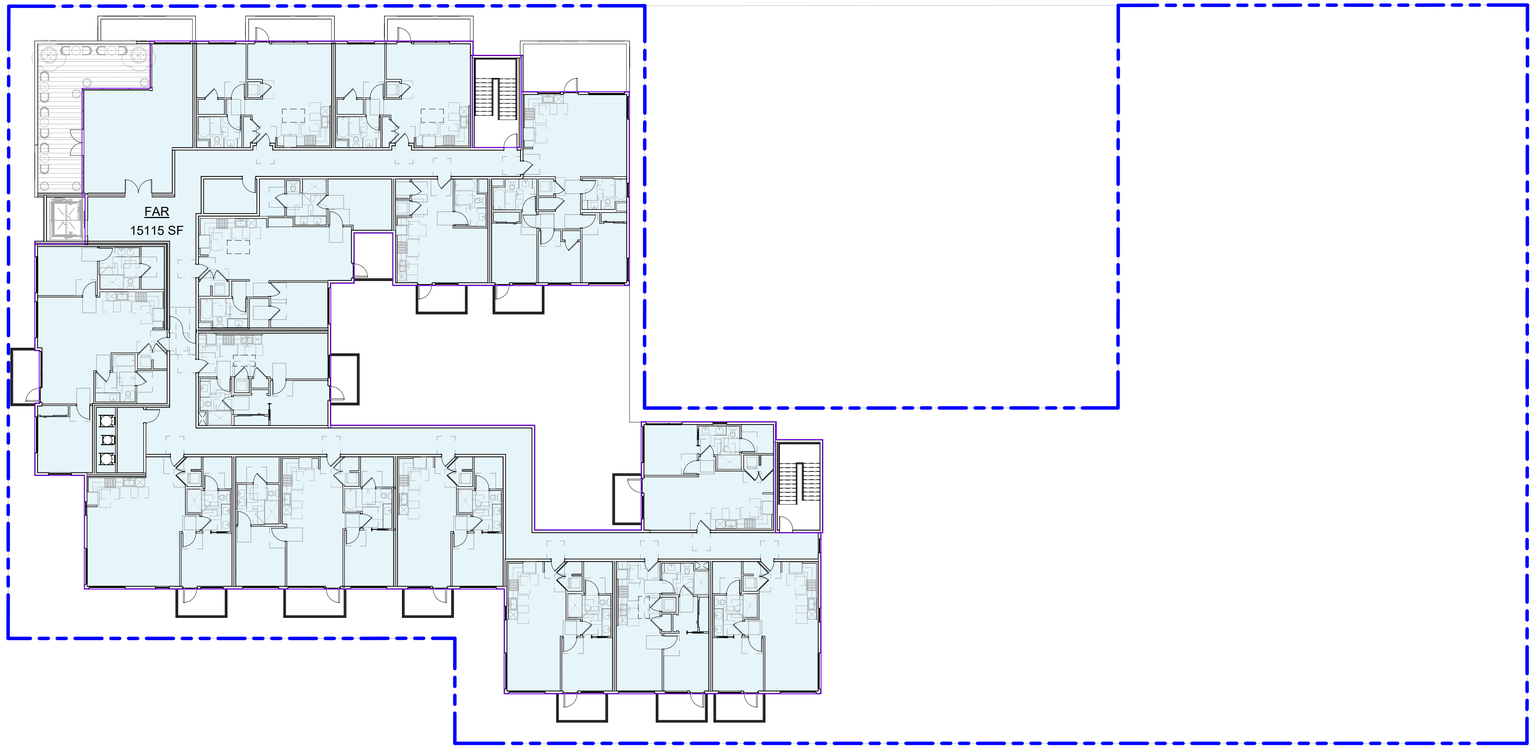
SC PROPERTIES

Sheet Title:
LEVELS 2 & 3 - FAR CALCULATION

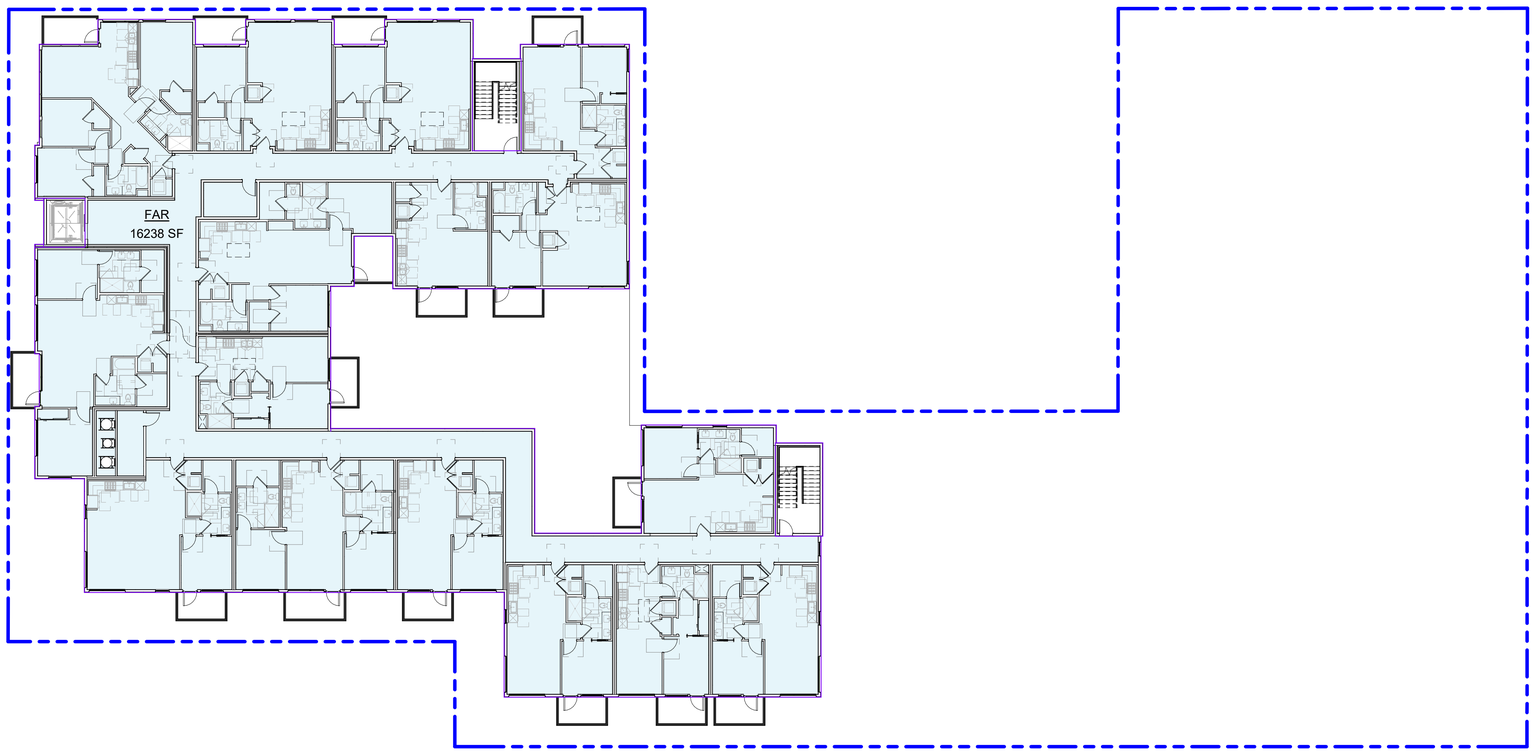
Job No. 21058
Date: 07/18/2025
Scale: As indicated
Drawn By: Author

Sheet No:

A-202



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



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

AREA PLAN LEGEND

BUILDING GROSS AREA

AREA NOT INCLUDED IN FAR

BUILDING GROSS AREA (INCLUDED IN FAR)			NOT INCLUDED IN FAR
FLOOR	APARTMENT	TOWNHOME	PARKING
LEVEL B1			17422 SF
LEVEL 1	4911 SF	7681 SF	12973 SF
LEVEL 2	16238 SF	7758 SF	
LEVEL 3	16238 SF	7553 SF	
LEVEL 4	16238 SF		
LEVEL 5	15115 SF		
TOTAL	68741 SF	22992 SF	30395 SF
GRAND TOTAL	91733 SF		

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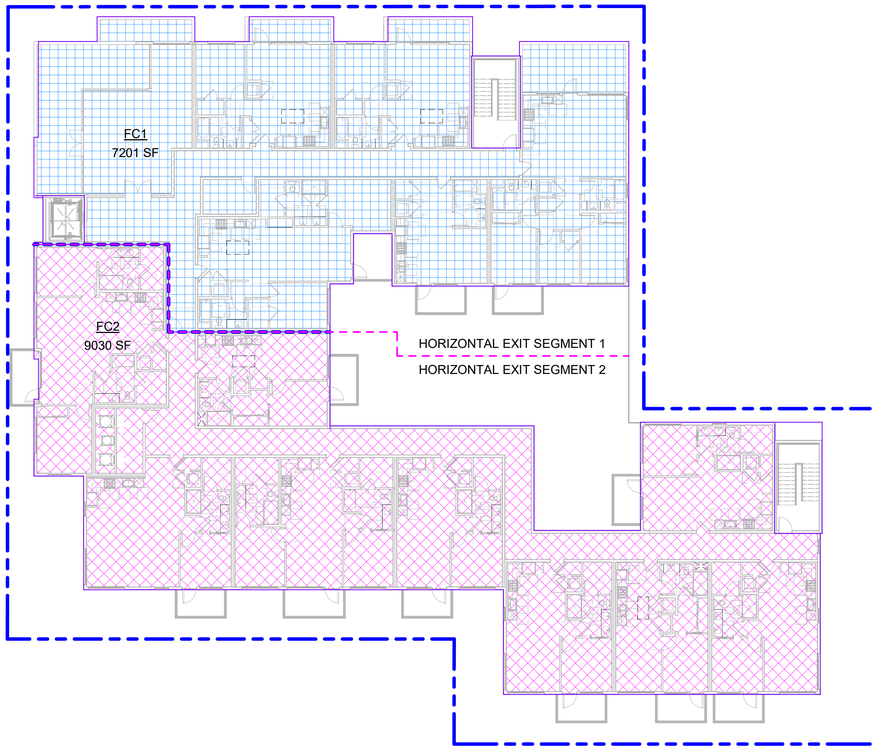
SC PROPERTIES

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LEVELS 4 & 5 - FAR CALCULATION

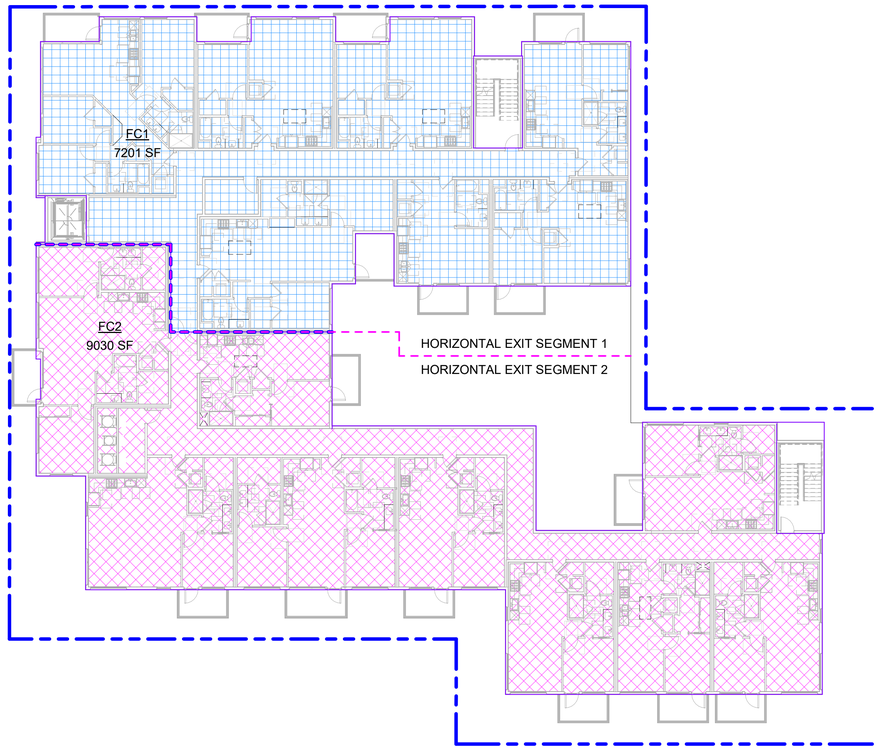
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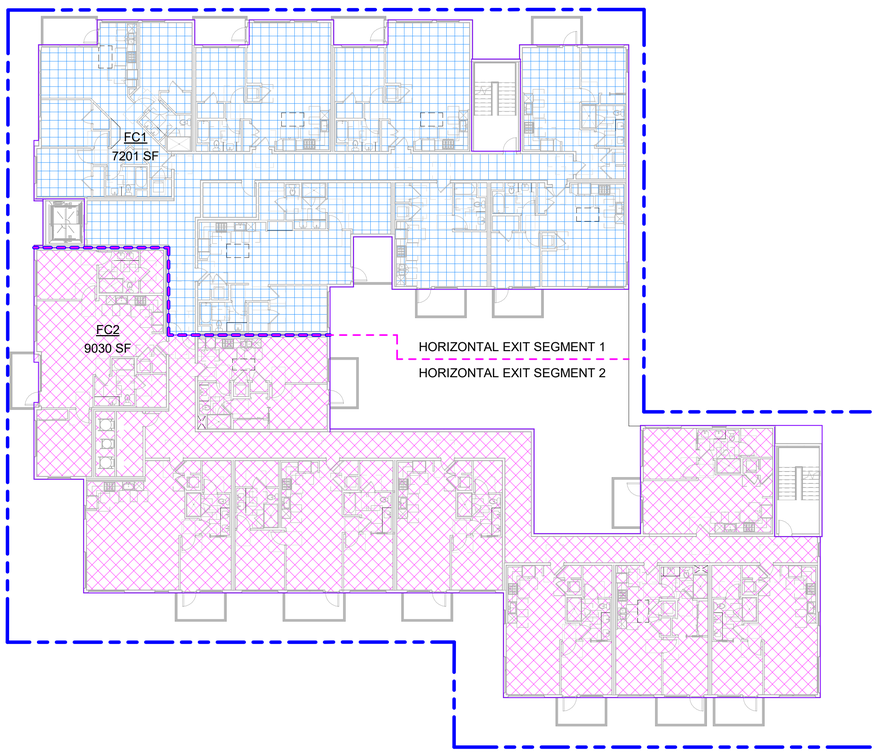
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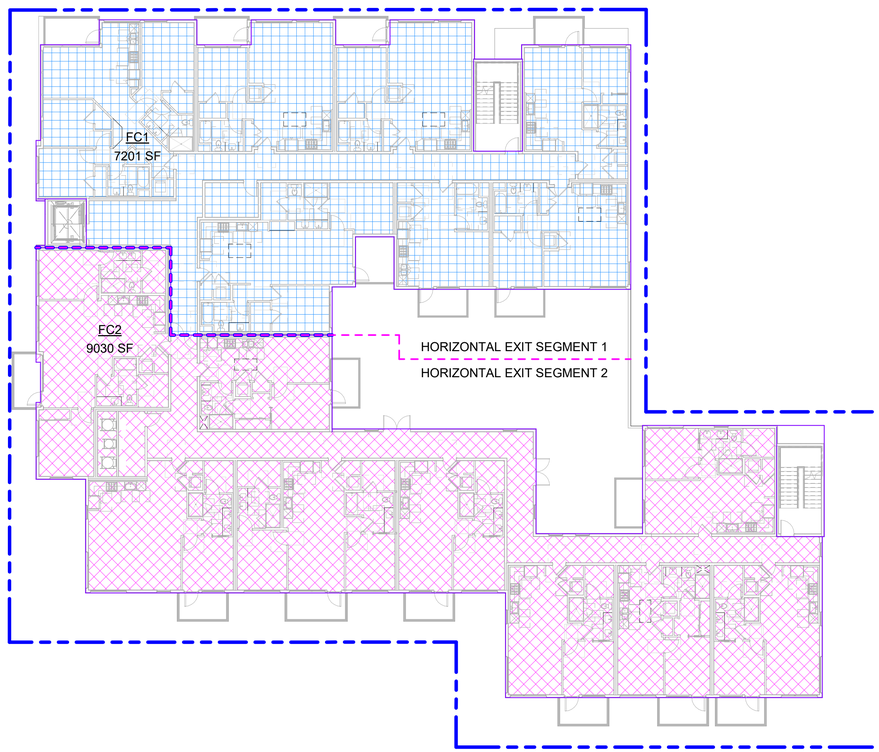
LEVEL 5 | 1/16" = 1'-0" | 4



LEVEL 4 | 1/16" = 1'-0" | 3



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



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

	FC 1 (TYPE III-A)
FRONTAGE INCREASE (If)	PER CBC SECTION 506.2 If= [F/P-0.25] W/30 0 = [1/4-0.25] 30/30=CO0 **NO FRONTAGE INCREASE**
ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED TWO (Sa)	PER CBC SECTION 506.2.1 2
ALLOWABLE AREA SINGLE USE BUILDING (Aa)	PER CBE SECTION 506.2.1 - Eq.5-2 Aa = {At + [NS X If]} X Sa Aa = {+24000 + [24000 X If] } X Sa 48000 = {24000+[24000 X 0] } X 2
BUILDING ACTUAL AREA	LEVEL 2 — 7201 SF — R-2 LEVEL 3 — 7201 SF — R-2 LEVEL 4 — 7201 SF — R-2 LEVEL 5 — 7201 SF — R-2 / A-3 TOTAL AREA 28804 SF
TOTAL ACTUAL AREA	TOTAL AREA NOT TO EXCEED RATIO OF 1 **TOTAL ACTUAL AREA / BUILDING MAX** **ALLOW AREA** = 28,804 SF/ 48,000 SF = 0.60
	FC 2 (TYPE III-A)
FRONTAGE INCREASE (If)	PER CBC SECTION 506.2 If= [F/P-0.25] W/30 0 = [1/4-0.25] 30/30=CO0 **NO FRONTAGE INCREASE**
ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED TWO (Sa)	PER CBC SECTION 506.2.1 2
ALLOWABLE AREA SINGLE USE BUILDING (Aa)	PER CBE SECTION 506.2.1 - Eq.5-2 Aa = {At + [NS X If]} X Sa Aa = {+24000 + [24000 X If] } X Sa 48000 = {24000+[24000 X 0] } X 2
BUILDING ACTUAL AREA	LEVEL 2 — 9030 SF — R-2 LEVEL 3 — 9030 SF — R-2 LEVEL 4 — 9030 SF — R-2 LEVEL 5 — 9030 SF — R-2 TOTAL AREA 36119 SF
TOTAL ACTUAL AREA	TOTAL AREA NOT TO EXCEED RATIO OF 1 **TOTAL ACTUAL AREA / BUILDING MAX** **ALLOW AREA** = 36,119 SF/ 48,000 SF = 0.75

3-HR FIRE WALL

HORIZONTAL EXIT SEGMENT

LEVEL B1 TO LEVEL 1: TYPE I-A UNLIMITED ALLOWABLE AREA

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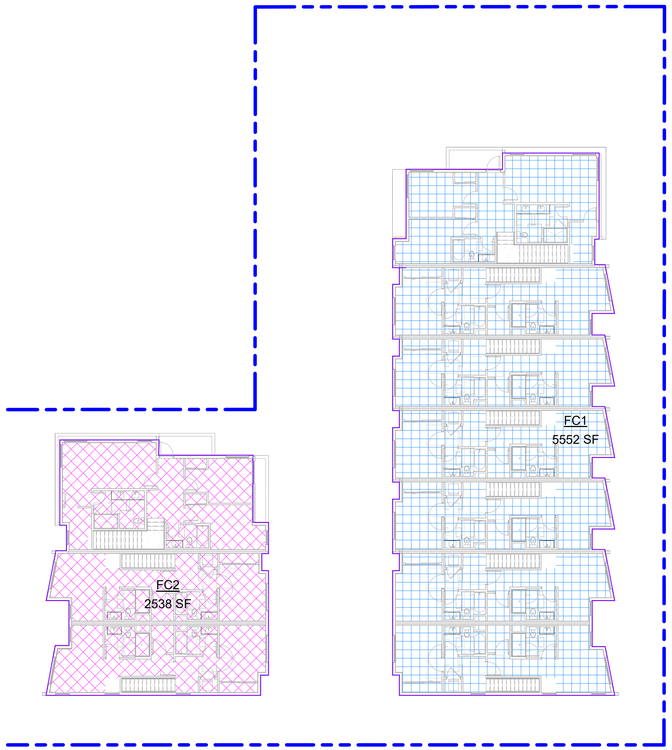
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APARTMENT
ALLOWABLE AREAS

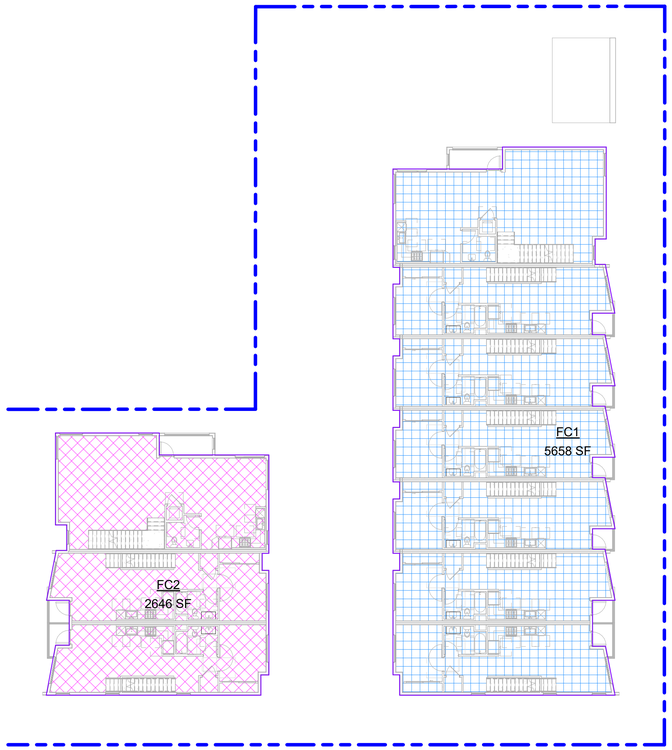
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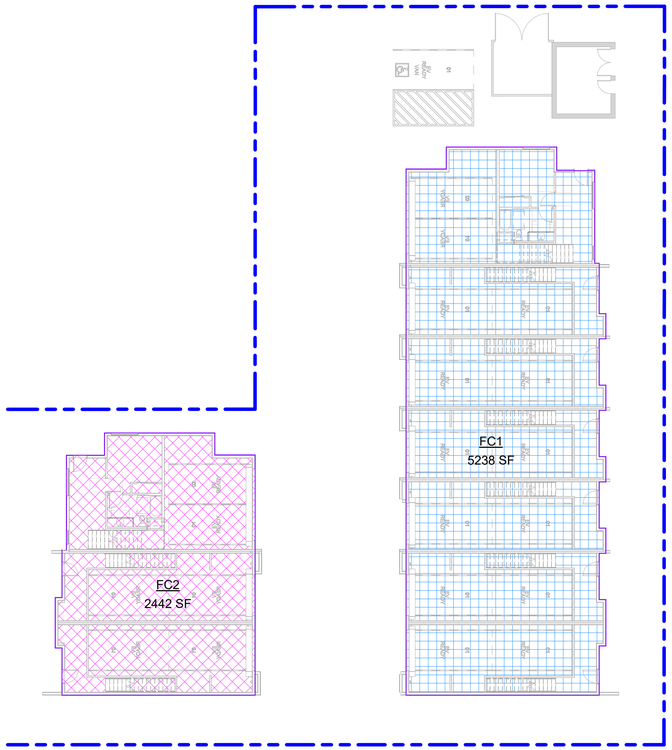
A-210



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



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



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

	FC1 (TYPE V-B)
FRONTAGE INCREASE (If)	PER CBC SECTION 506.2 If= [F/P-0.25] W/30 0 = [1/4-0.25] 30/30 **NO FRONTAGE INCREASE**
ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED TWO (Sa)	PER CBC SECTION 506.2.1 3
ALLOWABLE AREA SINGLE USE BUILDING (Aa)	PER CBE SECTION 506.2.1 - Eq.5-1 Aa = At + (NS X If) Aa = 7000 + (7000 X If) PER STORY X 7000 = 7000+(7000 X 0)
BUILDING ACTUAL AREA	TH LEVEL 1 — 5238 SF — R-2 TH LEVEL 2 — 5658 SF — R-2 TH LEVEL 3 — 5552 SF — R-2 TOTAL AREA 16449 SF
TOTAL ACTUAL AREA	TOTAL AREA NOT TO EXCEED RATIO OF 1 **TOTAL ACTUAL AREA / BUILDING MAX** **ALLOW AREA** = 16,449 SF/ 21,000 SF = 0.78
	FC2 (TYPE V-B)
FRONTAGE INCREASE (If)	PER CBC SECTION 506.2 If= [F/P-0.25] W/30 0 = [1/4-0.25] 30/30 **NO FRONTAGE INCREASE**
ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED TWO (Sa)	PER CBC SECTION 506.2.1 3
ALLOWABLE AREA SINGLE USE BUILDING (Aa)	PER CBE SECTION 506.2.1 - Eq.5-1 Aa = At + (NS X If) Aa = 7000 + (7000 X If) PER STORY X 7000 = 7000+(7000 X 0)
BUILDING ACTUAL AREA	TH LEVEL 1 — 2442 SF — R-2 TH LEVEL 2 — 2646 SF — R-2 TH LEVEL 3 — 2538 SF — R-2 TOTAL AREA 7625 SF
TOTAL ACTUAL AREA	TOTAL AREA NOT TO EXCEED RATIO OF 1 **TOTAL ACTUAL AREA / BUILDING MAX** **ALLOW AREA** = 7,625 SF/ 21,000 SF = 0.36

3-HR FIRE WALL

HORIZONTAL EXIT SEGMENT

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TOWNHOME ALLOWABLE AREAS

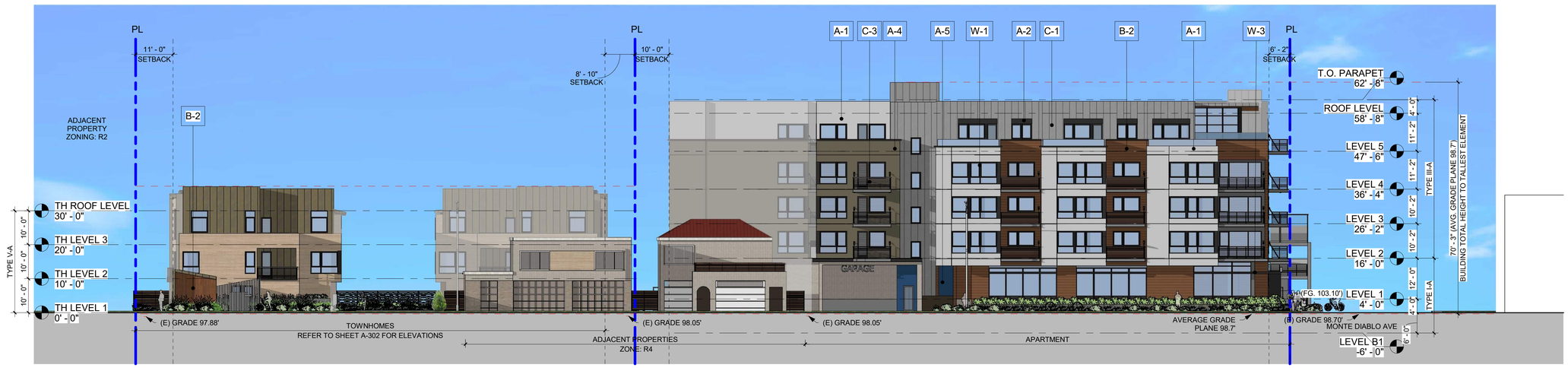
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A-211



WEST ELEVATION | 1/16" = 1'-0" | 2



NORTH ELEVATION | 1/16" = 1'-0" | 1

1

2

KEYPLAN

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

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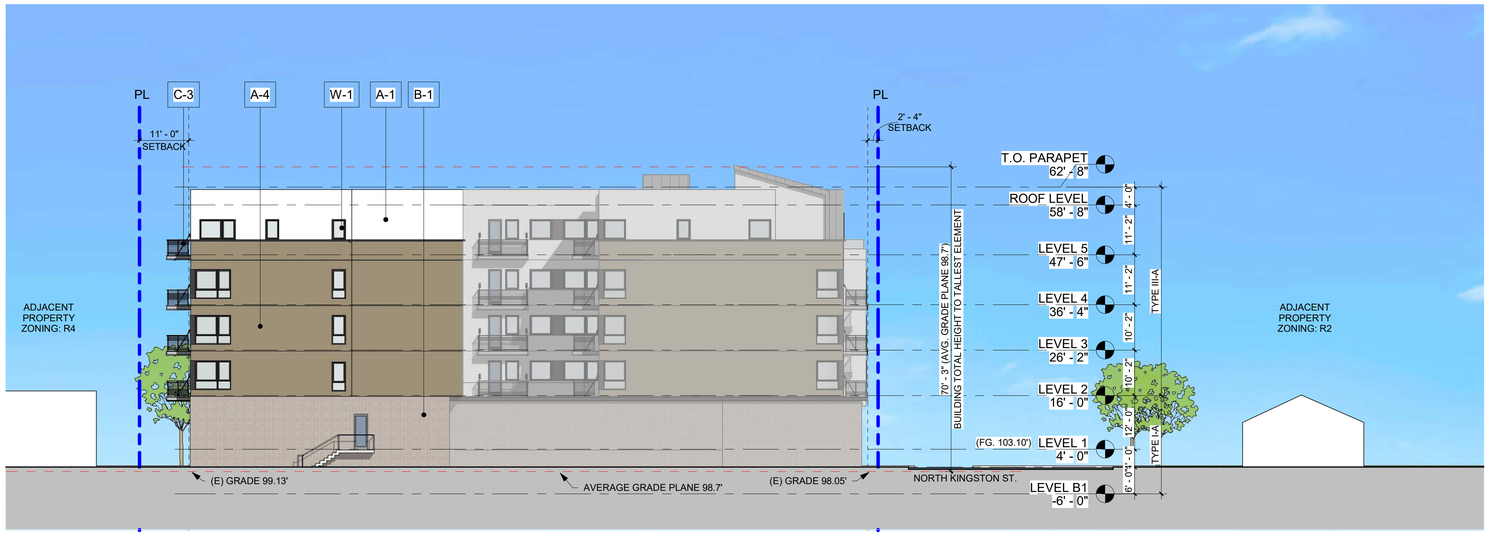
SC PROPERTIES

Sheet Title:
BUILDING ELEVATIONS

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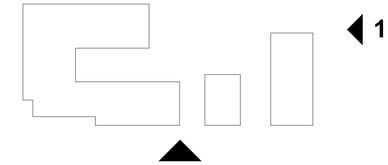
A-300



EAST ELEVATION | 1/16" = 1'-0" | 1



SOUTH ELEVATION | 1/16" = 1'-0" | 2



2

KEYPLAN

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

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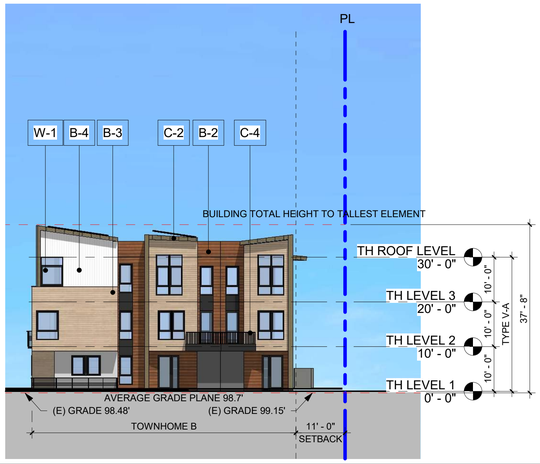
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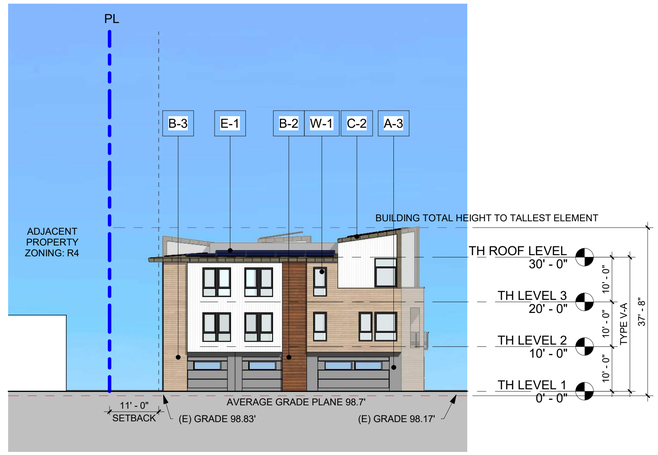
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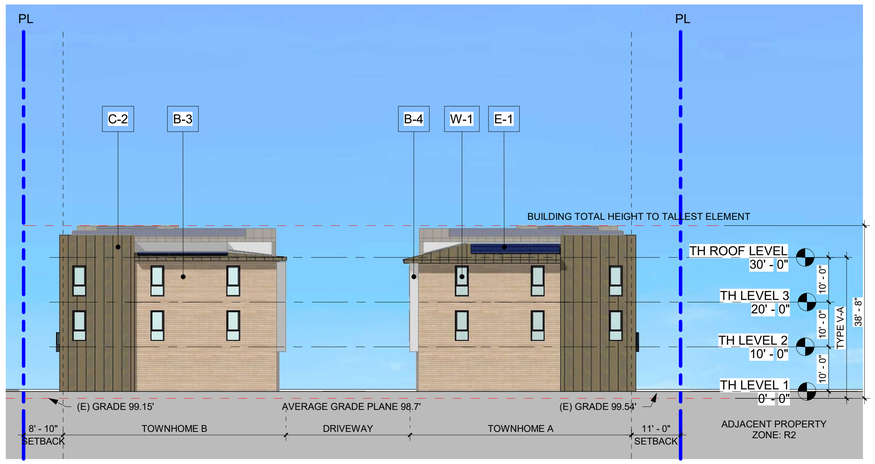
A-301



TOWNHOME B - WEST ELEVATION | 1/16" = 1'-0" | 6



TOWNHOME B - EAST ELEVATION | 1/16" = 1'-0" | 5



TOWNHOME - SOUTH ELEVATION | 1/16" = 1'-0" | 4



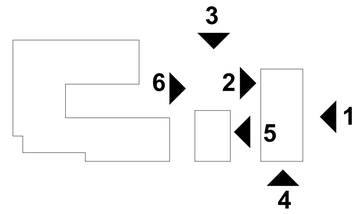
TOWNHOME - NORTH ELEVATION | 1/16" = 1'-0" | 3



TOWNHOME A - WEST ELEVATION | 1/16" = 1'-0" | 2



TOWNHOME A - EAST ELEVATION | 1/16" = 1'-0" | 1



KEYPLAN

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

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SC PROPERTIES

Sheet Title:
TOWNHOME ELEVATIONS

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A-302

KEYPLAN



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SC PROPERTIES

Sheet Title:
APARTMENT BUILDING PERSPECTIVE

Job No.	21058
Date:	07/18/2025
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A-303

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TOWNHOME BUILDING PERSPECTIVE

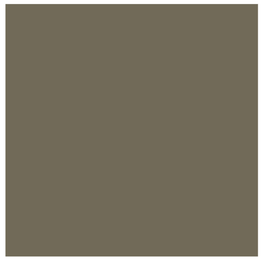
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A-304



A-5 STUCCO
SAND
BLUE



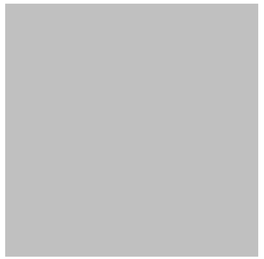
A-4 STUCCO
SAND
GREEN



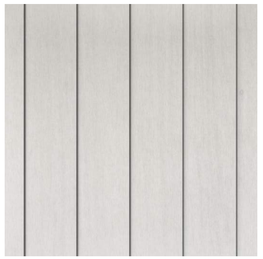
A-3 STUCCO
SAND
GREY



A-2 STUCCO
SAND
BLACK



A-1 STUCCO
SAND
LIGHT GREY



B-4 SIDING
FIBER CEMENT
LIGHT GREY



B-3 SIDING
FIBER CEMENT
TAN



B-2 SIDING
FIBER CEMENT
BROWN



B-1 CONCRETE



D-1 MURAL/ PUBLIC ART
GRAPHIC SUBJECT TO CHANGE



C-4 METAL GUARD RAILS



C-3 HUNG BALCONIES



C-2 STANDING SEAM
GREEN



C-1 STANDING SEAM
GREY



E-2 GREEN SCREEN



E-1 PHOTOVOLTAIC PANELS



W-3 METAL CANOPY



W-2 STOREFRONT



W-1 VINYL WINDOW

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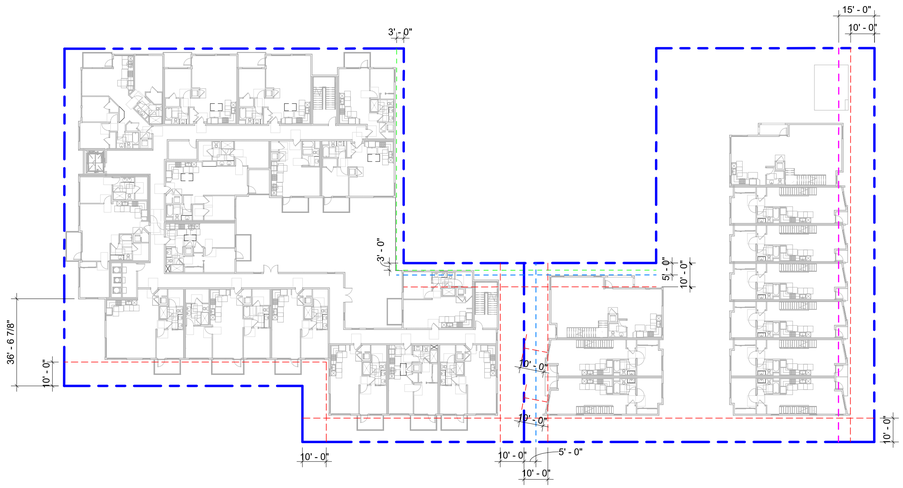
SC PROPERTIES

Sheet Title:
COLOR AND
MATERIAL BOARD

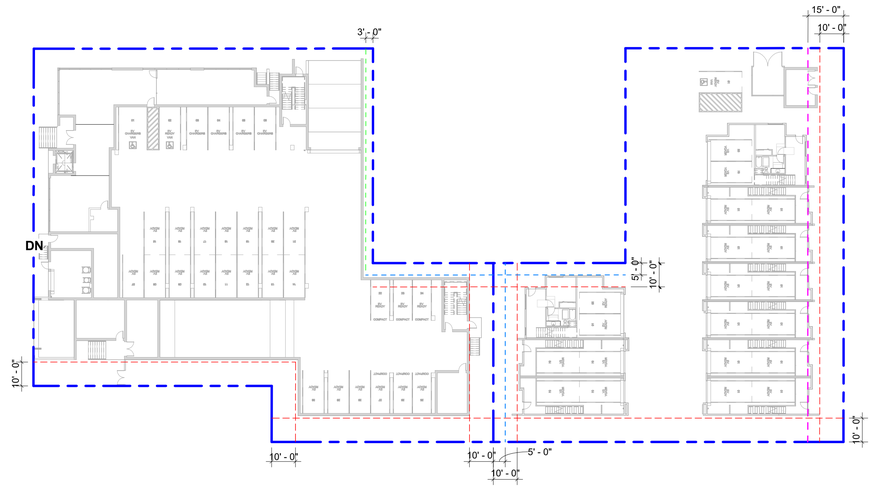
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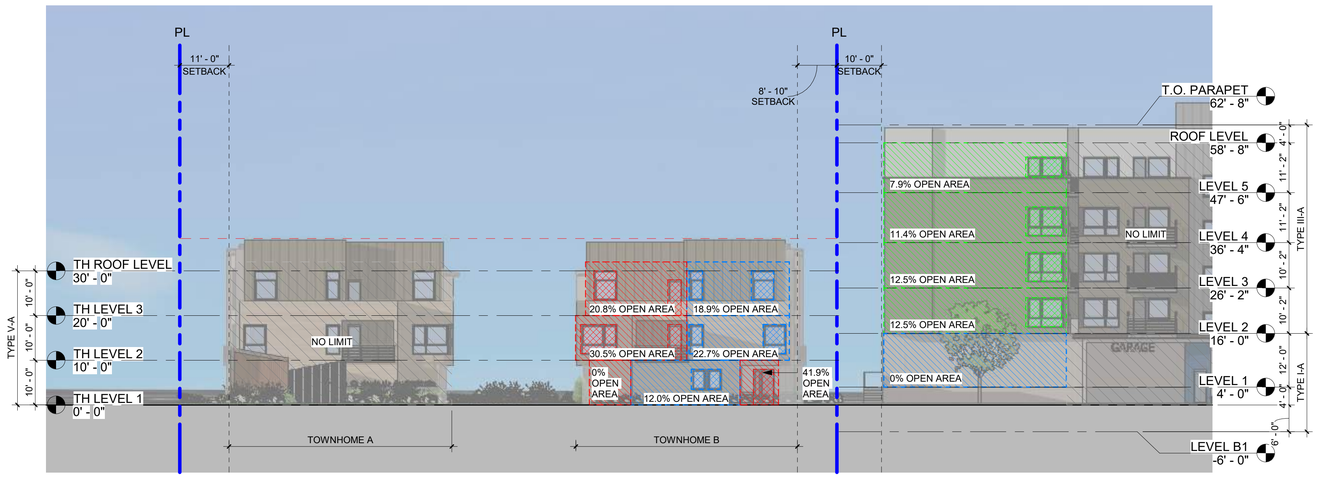
A-305



WALL OPENING PLAN - LEVEL 2 | 1" = 30'-0" | 3



WALL OPENING PLAN - LEVEL 1 | 1" = 30'-0" | 2



TOWNHOME & APARTMENT NORTH ELEVATION - WALL OPENING | 1/16" = 1'-0" | 1

TABLE 705.8
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA[a]
0 to less than 3[b, c, k]	Unprotected, Nonsprinklered (UP, NS)	Not Permitted[k]
	Unprotected, Sprinklered (UP, S)[i]	Not Permitted[k]
	Protected (P)	Not Permitted[k]
3 to less than 5[d, e]	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S)[i]	15%
	Protected (P)	15%
5 to less than 10[e, f, j]	Unprotected, Nonsprinklered (UP, NS)	10%[h]
	Unprotected, Sprinklered (UP, S)[i]	25%
	Protected (P)	25%
10 to less than 15[e, f, g, j]	Unprotected, Nonsprinklered (UP, NS)	15%[h]
	Unprotected, Sprinklered (UP, S)[i]	45%
	Protected (P)	45%
15 to less than 20[f, g, j]	Unprotected, Nonsprinklered (UP, NS)	25%
	Unprotected, Sprinklered (UP, S)[i]	75%
	Protected (P)	75%
20 to less than 25[f, g, j]	Unprotected, Nonsprinklered (UP, NS)	45%
	Unprotected, Sprinklered (UP, S)[i]	No Limit
	Protected (P)	No Limit
25 to less than 30[f, g, j]	Unprotected, Nonsprinklered (UP, NS)	70%
	Unprotected, Sprinklered (UP, S)[i]	No Limit
	Protected (P)	No Limit
30 or greater	Unprotected, Nonsprinklered (UP, NS)	No Limit
	Unprotected, Sprinklered (UP, S)[i]	No Limit
	Protected (P)	No Limit

Door openings in exterior walls must be protected with (3/4-hour) or (1 ½ hour) fire assemblies (not permitted) 716.1
Window openings in exterior walls must be protected with (3/4-hour) or (1 ½ hour) fire assemblies (not permitted).

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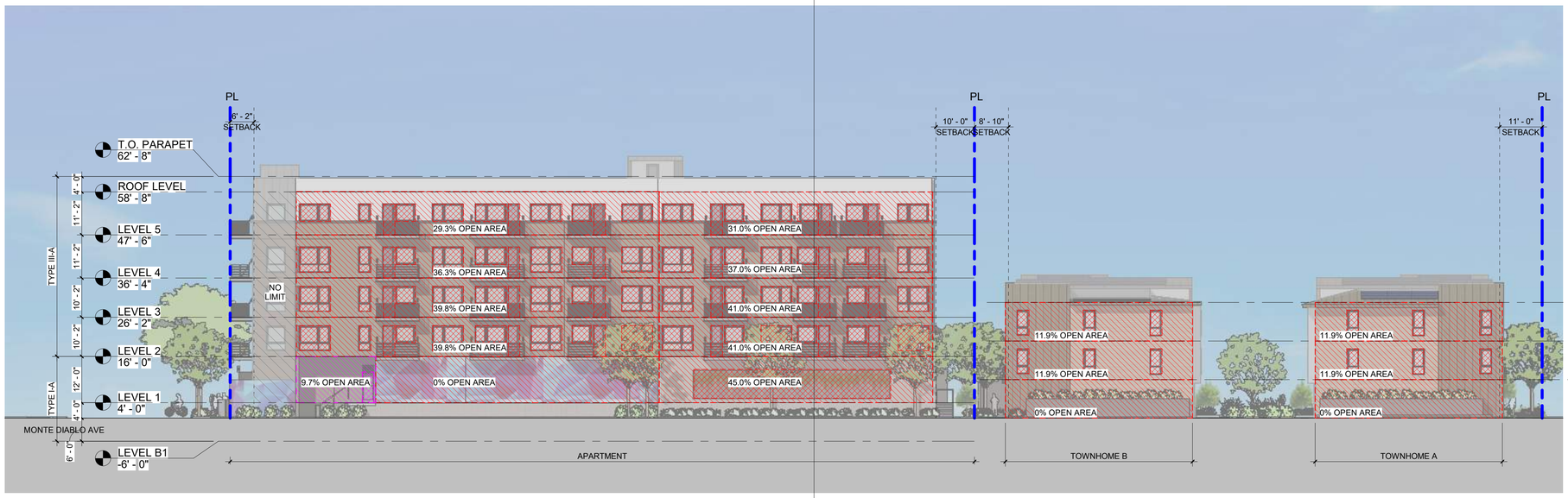
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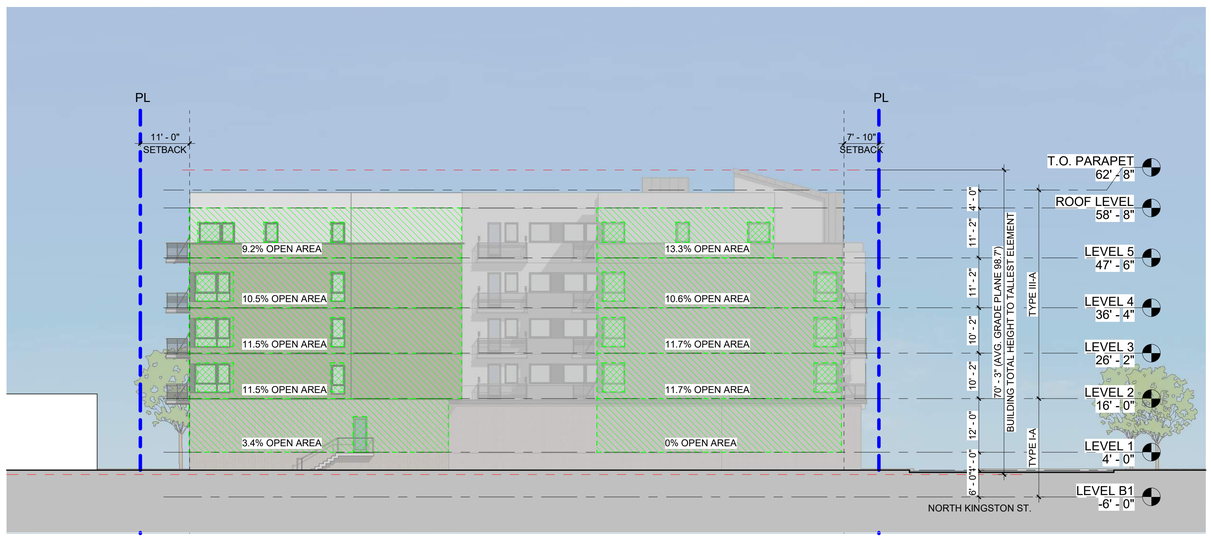
Job No. 21058
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Scale: As indicated
Drawn By: Author

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A-310



TOWNHOME & APARTMENT SOUTH ELEVATION - WALL OPENING | 1/16" = 1'-0" | 2



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

TABLE 705.8
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA[a]
0 to less than 3[b, c, k]	Unprotected, Nonsprinklered (UP, NS)	Not Permitted[k]
	Unprotected, Sprinklered (UP, S)[i]	Not Permitted[k]
	Protected (P)	Not Permitted[k]
3 to less than 5[d, e]	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S)[i]	15%
	Protected (P)	15%
5 to less than 10[e, f, j]	Unprotected, Nonsprinklered (UP, NS)	10%[h]
	Unprotected, Sprinklered (UP, S)[i]	25%
	Protected (P)	25%
10 to less than 15[e, f, g, j]	Unprotected, Nonsprinklered (UP, NS)	15%[h]
	Unprotected, Sprinklered (UP, S)[i]	45%
	Protected (P)	45%
15 to less than 20[f, g, j]	Unprotected, Nonsprinklered (UP, NS)	25%
	Unprotected, Sprinklered (UP, S)[i]	75%
	Protected (P)	75%
20 to less than 25[f, g, j]	Unprotected, Nonsprinklered (UP, NS)	45%
	Unprotected, Sprinklered (UP, S)[i]	No Limit
	Protected (P)	No Limit
25 to less than 30[f, g, j]	Unprotected, Nonsprinklered (UP, NS)	70%
	Unprotected, Sprinklered (UP, S)[i]	No Limit
	Protected (P)	No Limit
30 or greater	Unprotected, Nonsprinklered (UP, NS)	No Limit
	Unprotected, Sprinklered (UP, S)[i]	No Limit
	Protected (P)	No Limit

Door openings in exterior walls must be protected with (3/4-hour) or (1 ½ hour) fire assemblies (not permitted) 716.1
Window openings in exterior walls must be protected with (3/4-hour) or (1 ½ hour) fire assemblies (not permitted).

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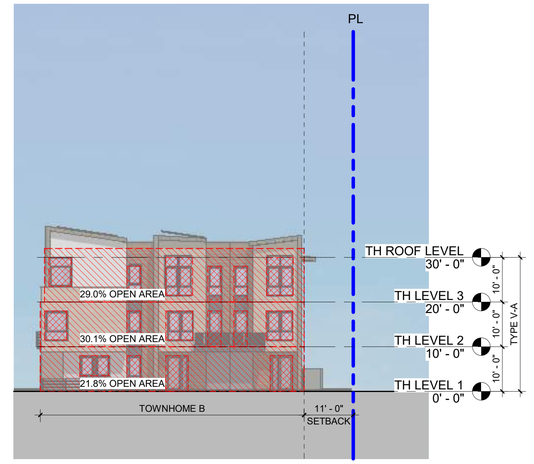
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WALL OPENING DIAGRAMS

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A-311



TOWNHOME B WEST ELEVATION - WALL OPENING | 1/16" = 1'-0" | 2



TOWNHOME A EAST ELEVATION - WALL OPENING | 1/16" = 1'-0" | 1

TABLE 705.8
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA[a]
0 to less than 3[b, c, k]	Unprotected, Nonsprinklered (UP, NS)	Not Permitted[k]
	Unprotected, Sprinklered (UP, S)[i]	Not Permitted[k]
	Protected (P)	Not Permitted[k]
3 to less than 5[d, e]	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S)[i]	15%
	Protected (P)	15%
5 to less than 10[e, f, j]	Unprotected, Nonsprinklered (UP, NS)	10%[h]
	Unprotected, Sprinklered (UP, S)[i]	25%
	Protected (P)	25%
10 to less than 15[e, f, g, j]	Unprotected, Nonsprinklered (UP, NS)	15%[h]
	Unprotected, Sprinklered (UP, S)[i]	45%
	Protected (P)	45%
15 to less than 20[f, g, j]	Unprotected, Nonsprinklered (UP, NS)	25%
	Unprotected, Sprinklered (UP, S)[i]	75%
	Protected (P)	75%
20 to less than 25[f, g, j]	Unprotected, Nonsprinklered (UP, NS)	45%
	Unprotected, Sprinklered (UP, S)[i]	No Limit
	Protected (P)	No Limit
25 to less than 30[f, g, j]	Unprotected, Nonsprinklered (UP, NS)	70%
	Unprotected, Sprinklered (UP, S)[i]	No Limit
	Protected (P)	No Limit
30 or greater	Unprotected, Nonsprinklered (UP, NS)	No Limit
	Unprotected, Sprinklered (UP, S)[i]	No Limit
	Protected (P)	No Limit

Door openings in exterior walls must be protected with (3/4-hour) or (1 ½ hour) fire assemblies (not permitted) 716.1
Window openings in exterior walls must be protected with (3/4-hour) or (1 ½ hour) fire assemblies (not permitted).

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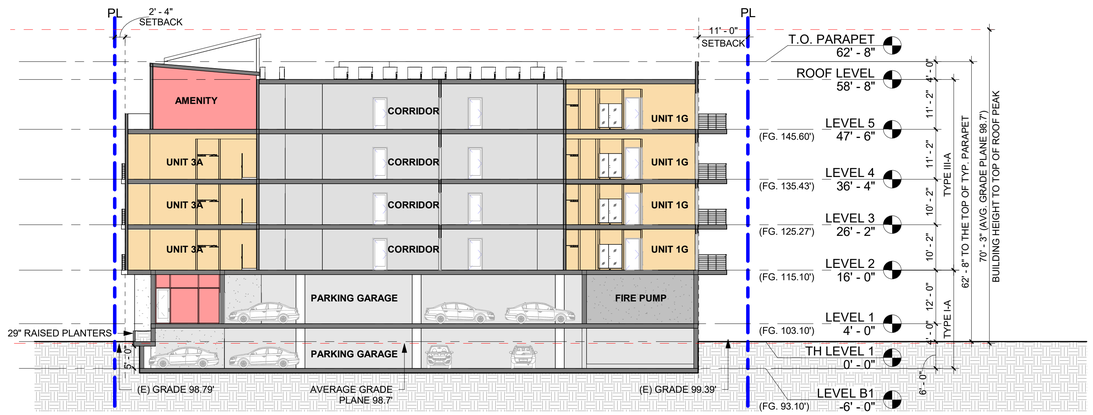
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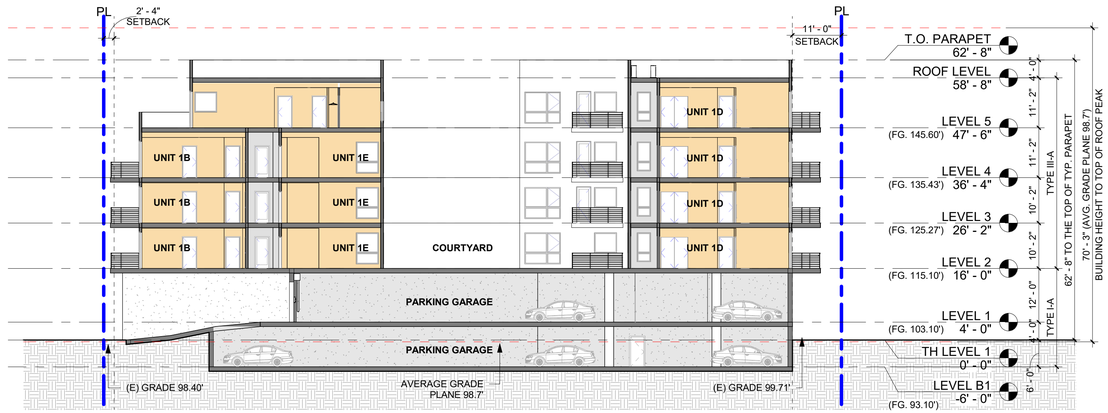
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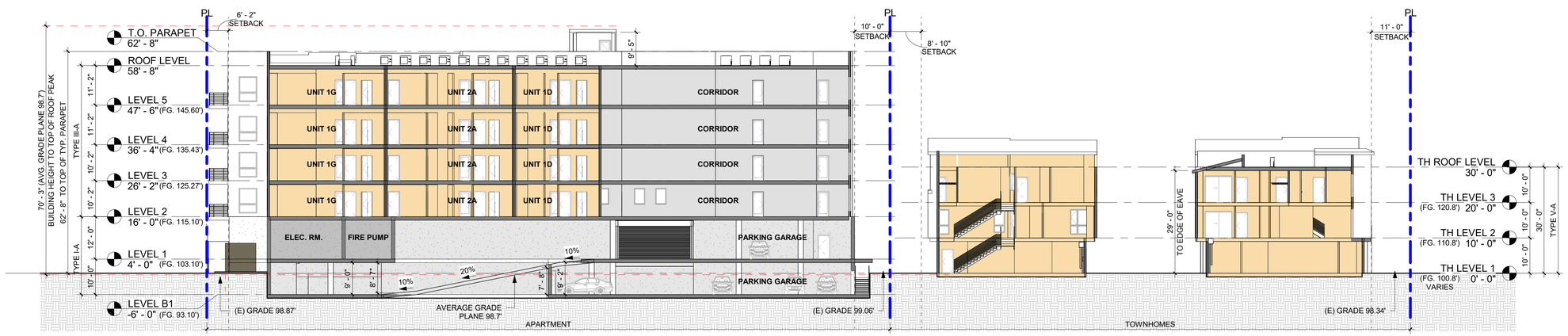
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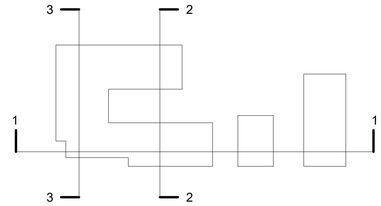
Section 3 | 1/16" = 1'-0" | 3



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



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



KEYPLAN

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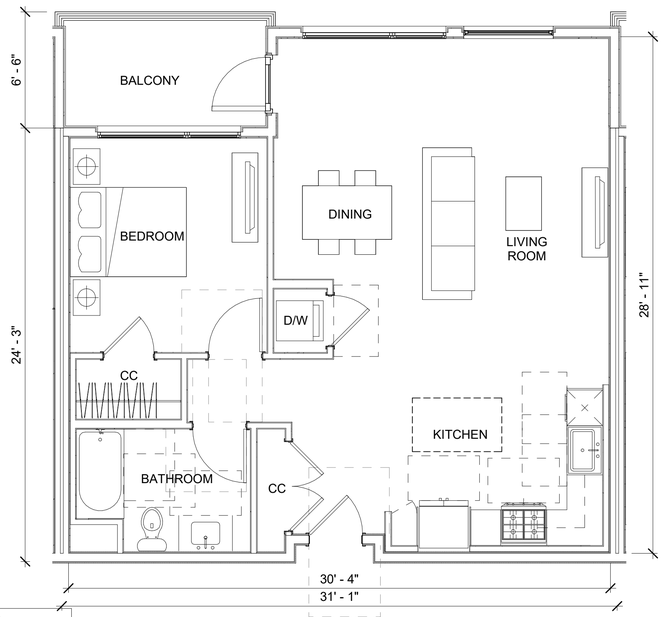
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Drawn By: -

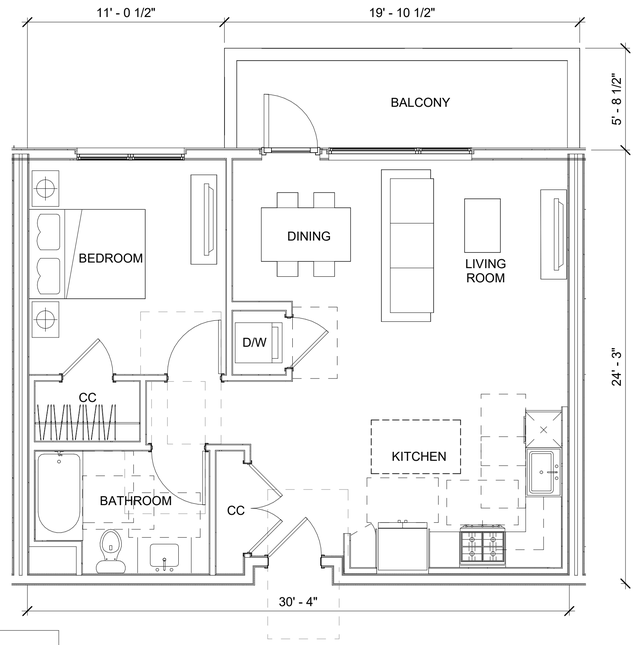
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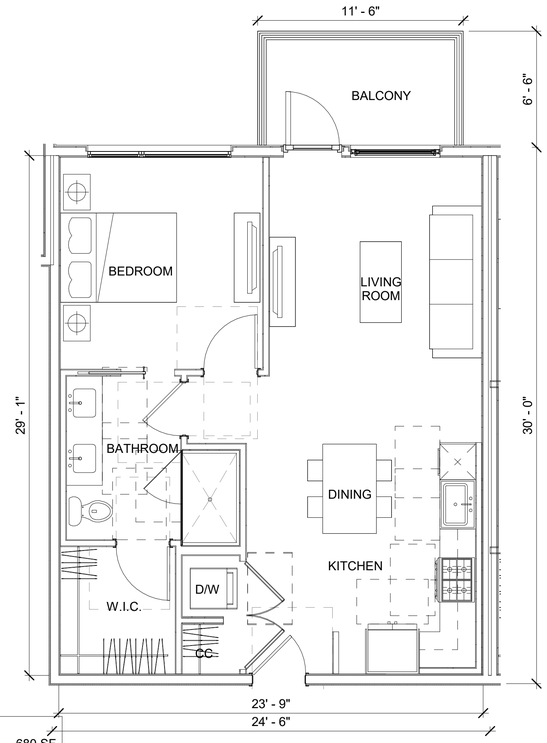
UNIT 1F
AREA: 791 SF
BEDROOM: 1
QTY: 6

UNIT 1F | 1/4" = 1'-0" | 6



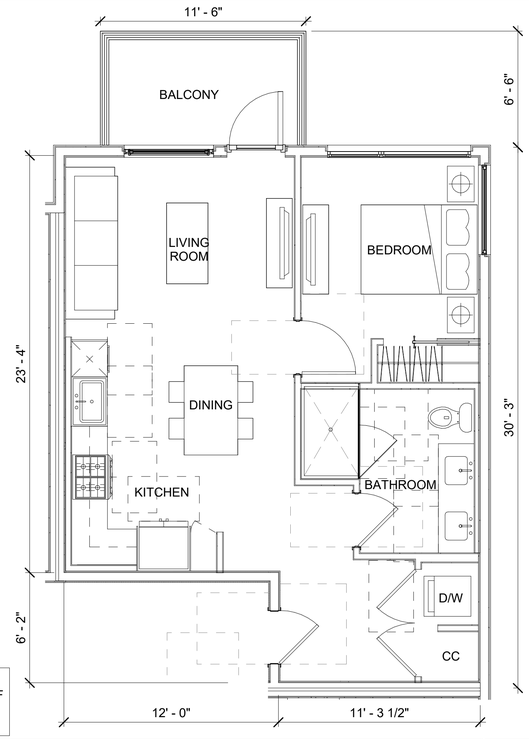
UNIT 1E
AREA: 688 SF
BEDROOM: 1
QTY: 5

UNIT 1E | 1/4" = 1'-0" | 5



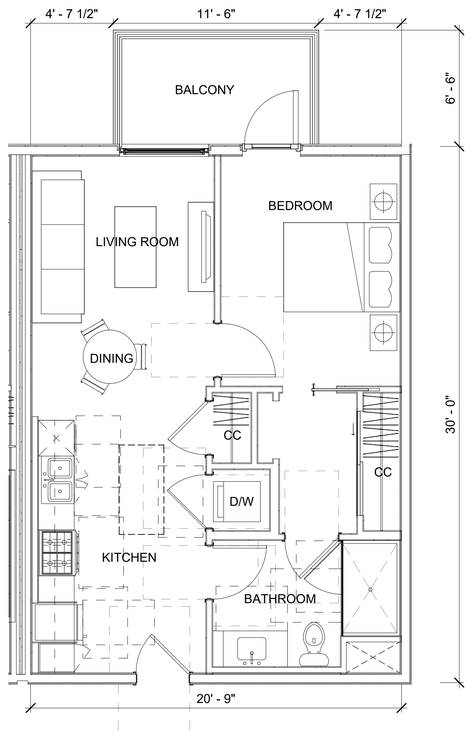
UNIT 1D
AREA: 680 SF
BEDROOM: 1
QTY: 16

UNIT 1D | 1/4" = 1'-0" | 4



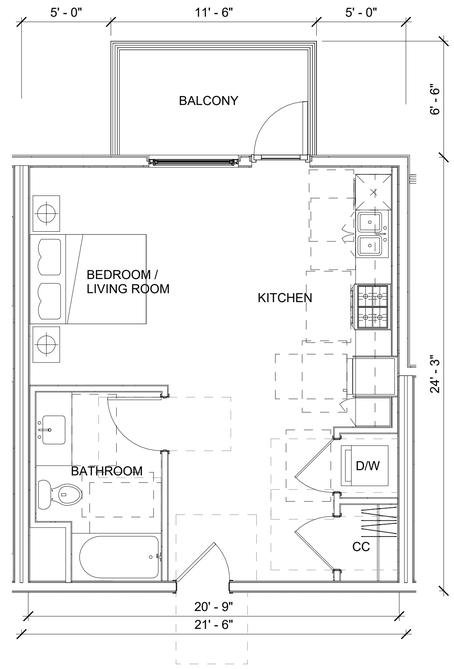
UNIT 1B
AREA: 590 SF
BEDROOM: 1
QTY: 3

UNIT 1B | 1/4" = 1'-0" | 3



UNIT 1A
AREA: 594 SF
BEDROOM: 1
QTY: 8

UNIT 1A | 1/4" = 1'-0" | 2



UNIT S1
AREA: 466 SF
BEDROOM: 1
QTY: 4

UNIT S1 | 1/4" = 1'-0" | 1

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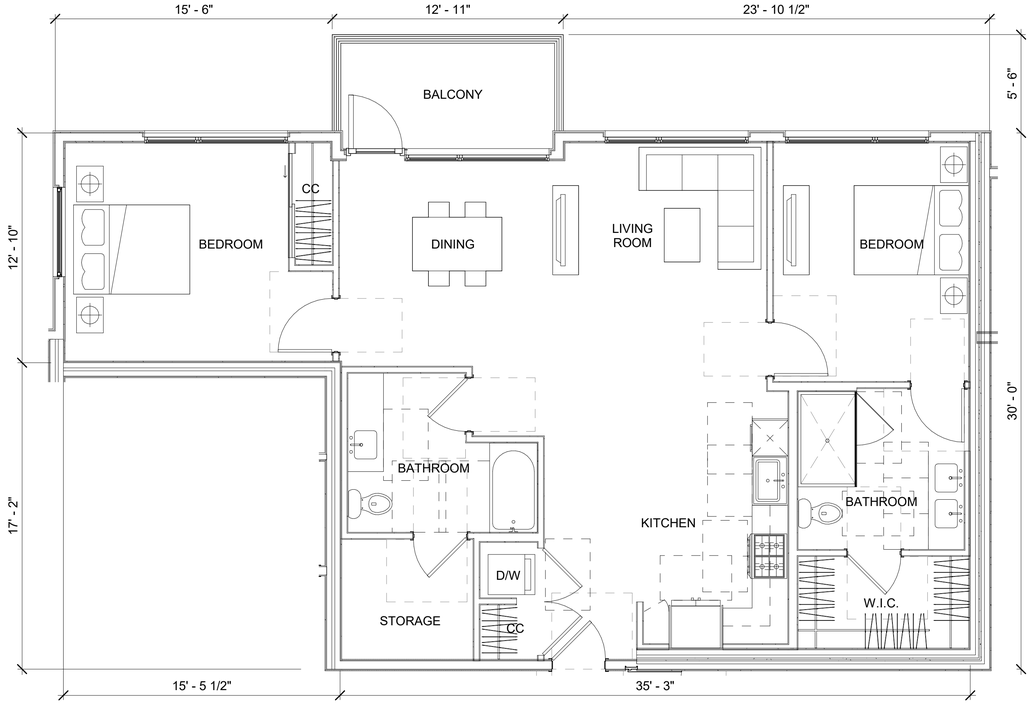
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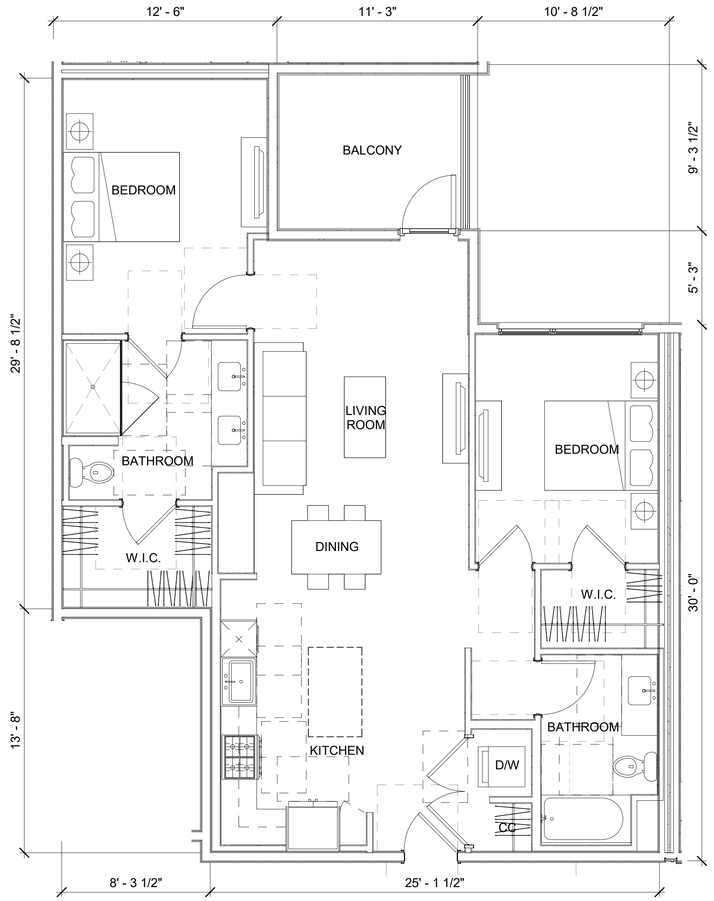
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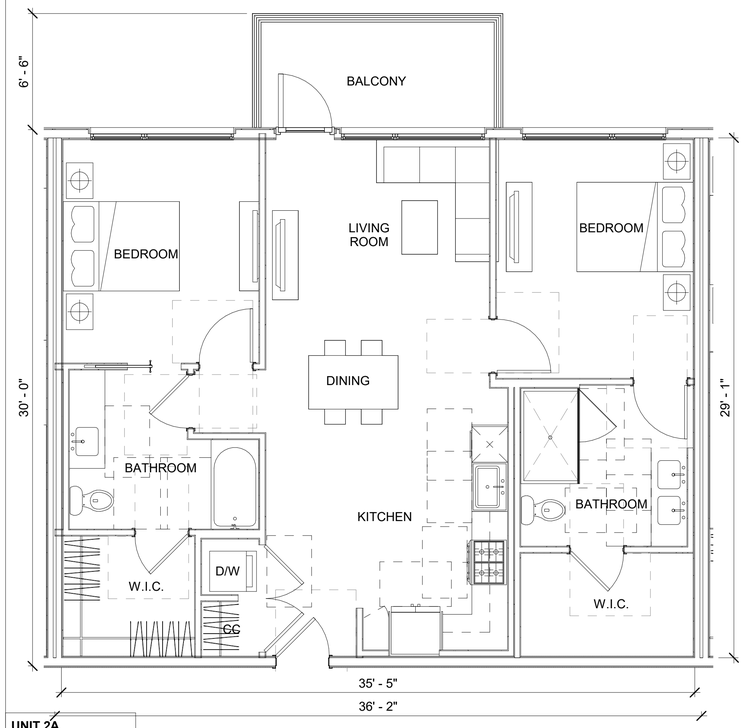
UNIT 2B
AREA: 1174 SF
BEDROOM: 2
QTY: 4

UNIT 2B | 1/4" = 1'-0" | 4



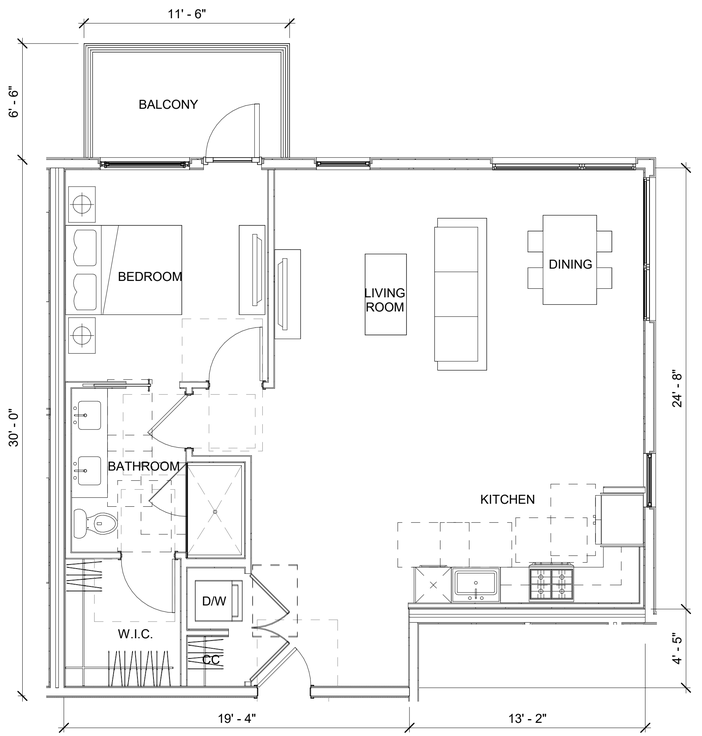
UNIT 2C
AREA: 1060 SF
BEDROOM: 2
QTY: 4

UNIT 2C | 1/4" = 1'-0" | 3



UNIT 2A
AREA: 1015 SF
BEDROOM: 2
QTY: 4

UNIT 2A | 1/4" = 1'-0" | 2



UNIT 1G
AREA: 876 SF
BEDROOM: 1
QTY: 4

UNIT 1G | 1/4" = 1'-0" | 1

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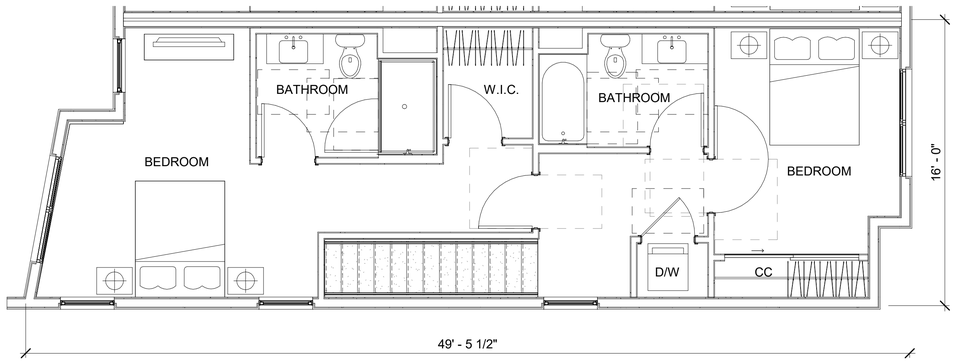
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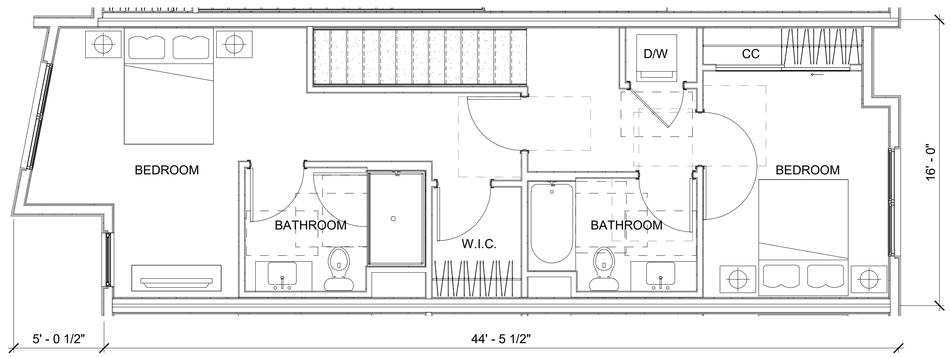
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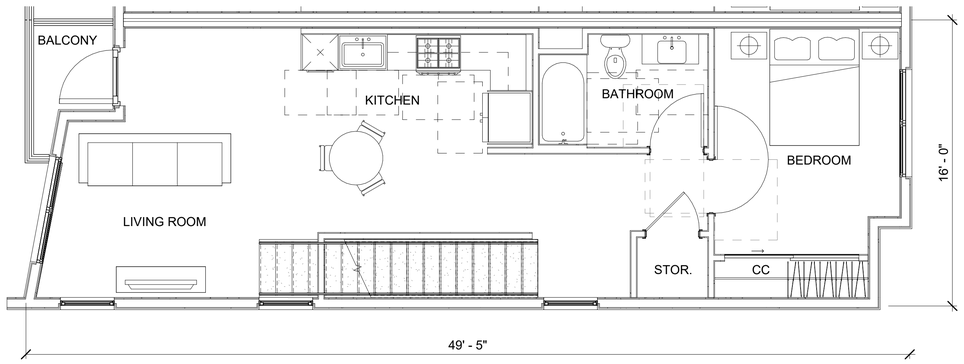
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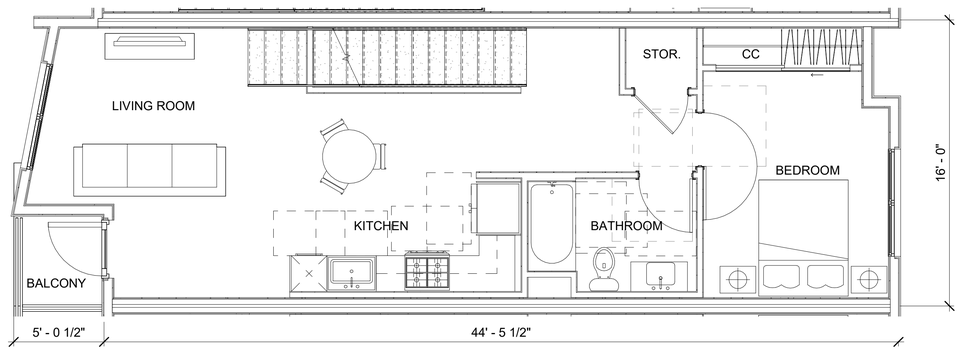
TH 2 LEVEL 3 | 1/4" = 1'-0" | 6



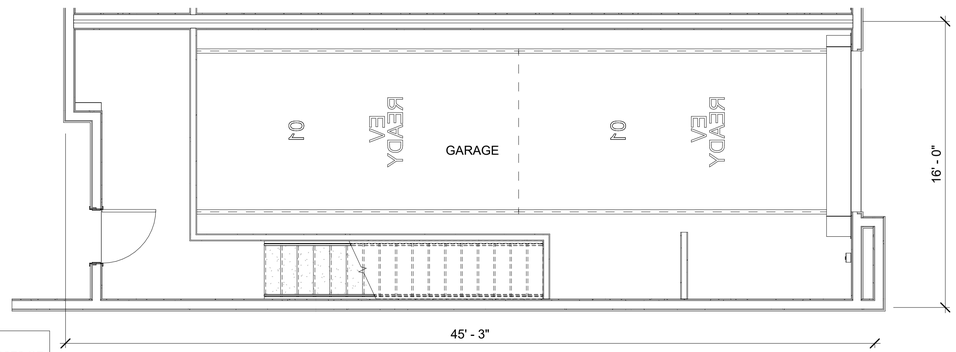
TH 1 LEVEL 3 | 1/4" = 1'-0" | 3



TH 2 LEVEL 2 | 1/4" = 1'-0" | 5

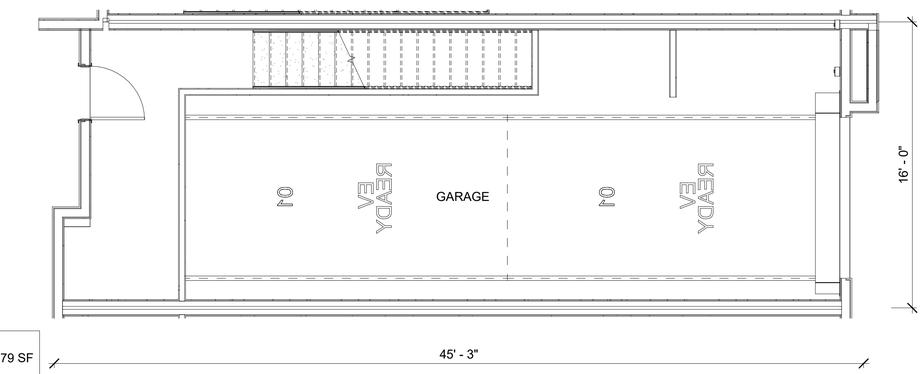


TH 1 LEVEL 2 | 1/4" = 1'-0" | 2



UNIT TH2
AREA: 1978 SF
BEDROOM: 3
QTY: 2

TH 2 LEVEL 1 | 1/4" = 1'-0" | 4



UNIT TH1
AREA: 1979 SF
BEDROOM: 3
QTY: 6

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

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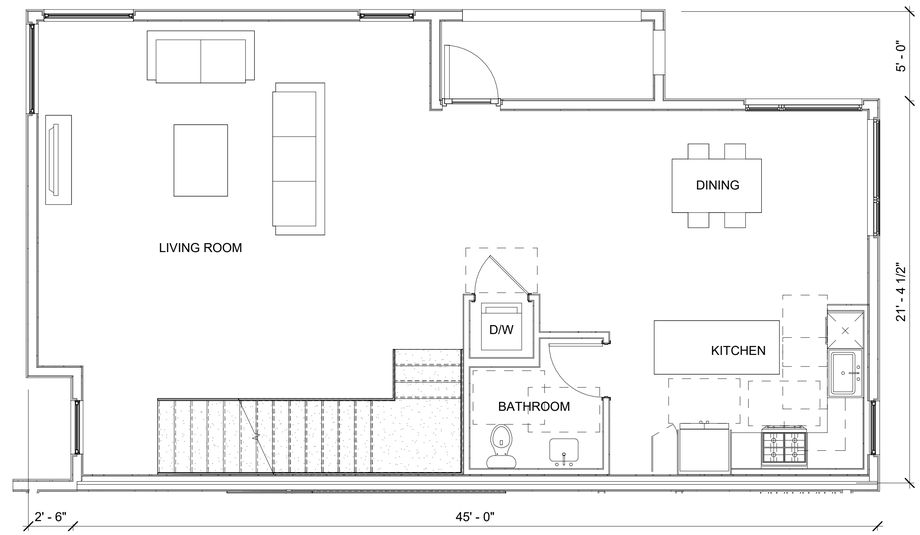
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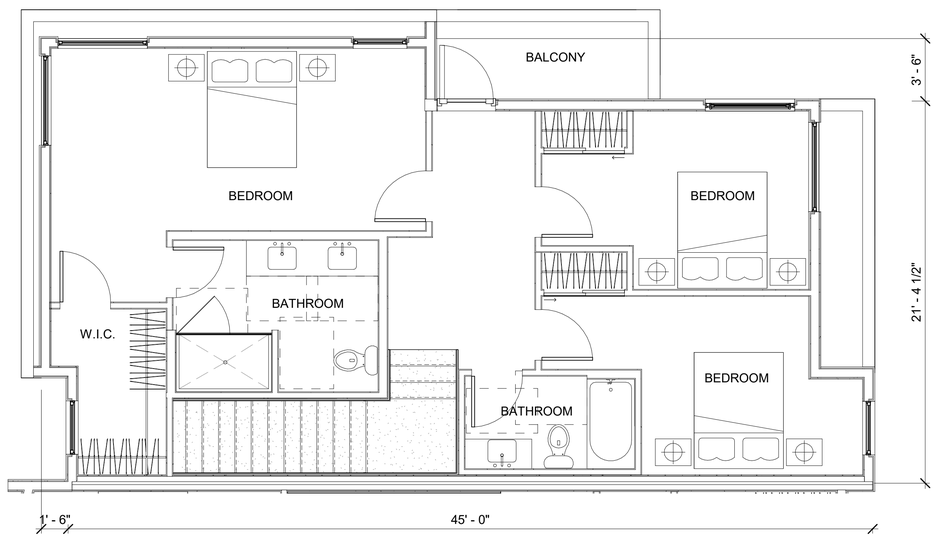
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UNIT PLANS

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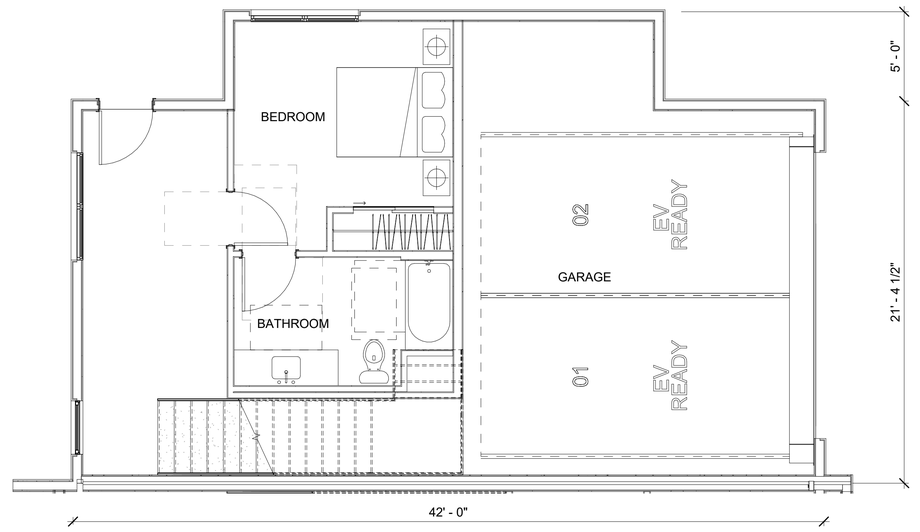


TH 3 LEVEL 2 | 1/4" = 1'-0" | 2



TH 3 LEVEL 3 | 1/4" = 1'-0" | 3

UNIT TH3 (ADA)
AREA: 2899 SF
BEDROOM: 4
QTY: 2



TH 3 LEVEL 1 | 1/4" = 1'-0" | 1

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UNIT PLANS

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Scale: 1/4" = 1'-0"
Drawn By: Author

Sheet No:

A-504



MARCH/ SEPTEMBER 21 9AM



MARCH/ SEPTEMBER 21 12PM



MARCH/ SEPTEMBER 21 3PM

EQUINOX



JUNE 21 9AM



JUNE 21 12PM



JUNE 21 3PM

SUMMER SOLSTICE



DECEMBER 21 9AM



DECEMBER 21 12PM



DECEMBER 21 3PM

WINTER SOLSTICE

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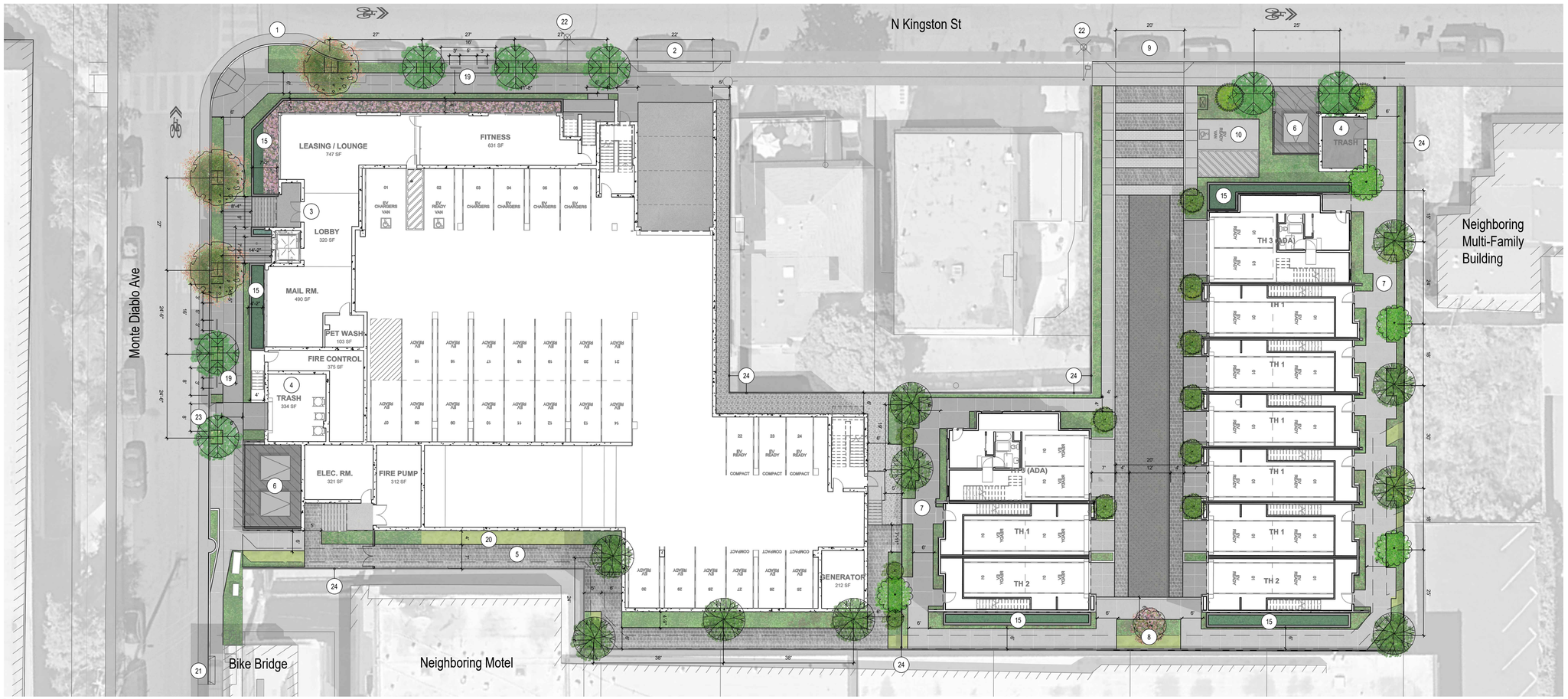
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SHADOW STUDIES

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Scale:
Drawn By: -

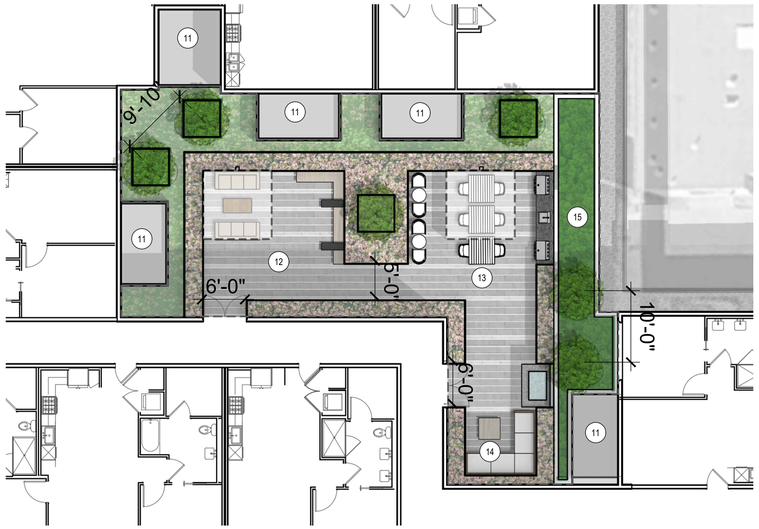
Sheet No:

A-600



1 GROUND LEVEL

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



2 SECOND LEVEL - COURTYARD

SCALE: 1"= 10'



3 FIFTH LEVEL - ROOF DECK

SCALE: 1"= 10'

0 16' 32' 48' N

LEGEND

1. BULB-OUT CORNER
2. GARAGE ENTRANCE
3. ENTRANCE
4. TRASH
5. PEDESTRIAN PATH, 6' MIN. WIDTH
6. TRANSFORMER
7. RESIDENT WALKWAY, 6' MIN. WIDTH
8. FEATURE TREE END VIEW
9. TOWNHOME DRIVEWAY ENTRY
10. ADA PARKING
11. UNIT BALCONY
12. LOUNGING AREA
13. OUTDOOR DINING AREA
14. SEATING CORNER
15. C3 PLANTERS
16. VIEW SEATING
17. TREE POTS
18. AMENITY ROOM
19. SHORT-TERM BIKE RACKS
20. DOG RUN / ARTIFICIAL TURF
21. BIKE RAMP
22. STREET LIGHT
23. RAMP TO TRASH ROOM
24. PERIMETER FENCE H=6'

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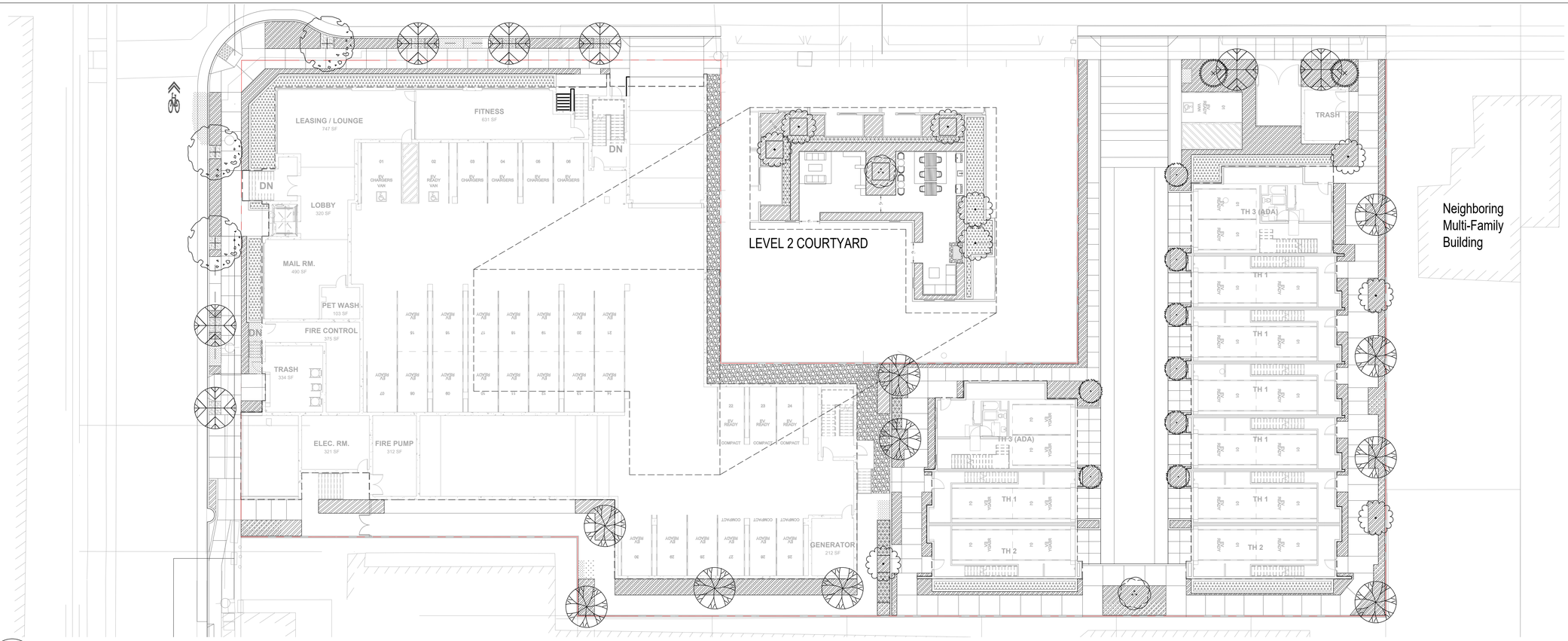
1218 MONTE DIABLO AVENUE
San Mateo, California

SC PROPERTIES

Sheet Title:
ILLUSTRATIVE LANDSCAPE PLANS

Job No. 21058
Date: 07/18/2025
Scale: 1/16"- 1'-0"& 1"= 10'
Drawn By: SJ/PP

Sheet No:
L 1.0



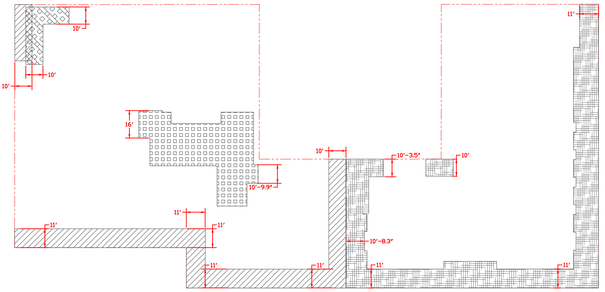
1 PLANTING PLAN

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

PLANT LIST

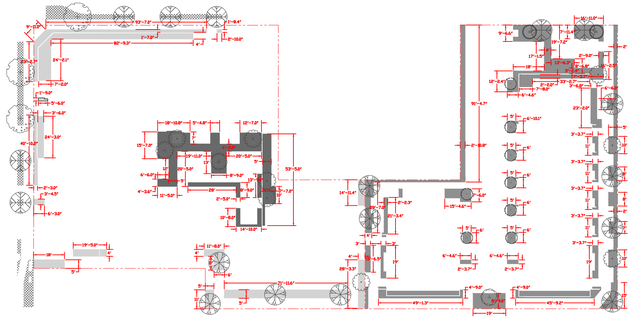
NO.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QUANTITY
TREES						
1		*Acer rubrum*	RED MAPLE	24" BOX	M	3
2		*Pistacia chinensis*	CHINESE PISTACHE	24" BOX	L	7
3		*Lophostemon confertus*	BRISBANE BOX	24" BOX	M	10
4		*Heteromeles arbutifolia*	TOYON	20" BOX	L	9
5		*Laurus nobilis 'Saratoga'*	SARATOGA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

OPEN SPACE DIAGRAM



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

PLANTED AREA DIAGRAM



PLANTED AREA				
SYMBOL	AREA WITHIN PROPERTY LINE	SQUARE FOOTAGE	TREES REQUIRED PER 400 SQ FT	TREES PROPOSED
APARTMENT				
	GROUND FLOOR	1,676	4	5
	LEVEL 2 COURT YARD	1,179	3	6
SUBTOTAL		2,855	7	11
TOWN HOME				
	GROUND FLOOR	3,026	8	22
APARTMENT + TOWN HOME				
TOTAL		5,881	15	33
* STREET TREES OUTSIDE PROPERTY NOT INCLUDED (8 TREES)				
	OUTSIDE PROPERTY AREA 728 SQFT			

0 16' 32' 48' N

Required Tree Planting

Zoning Code, Section 27.71 – Landscape, requires all projects to have a minimum ratio of **1 tree per 400 square feet** of landscaped area. Existing trees that are a minimum of 6 inch diameter may count toward this total.

Landscape Area: 5,881 sq. ft. ÷ 400 = 15 (a)

Number of existing trees from Tree Evaluation Schedule with a 6 inch or greater diameter **to be preserved:** 0 (b)

Landscape Unit (LU) value of trees **to be removed** from the Tree Evaluation Schedule: 0 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a – b + c = d]** 15 (d)

New Trees:
A "landscape unit" (LU) value equivalent to (d) above, must either be planted on site, or an "in-lieu" fee paid to the city's street tree planting fund. If the LU value shown at (e) is not equal or greater than (d), then an in-lieu fee must be paid to the City's street tree planting fund at the rate defined annually in the City's Comprehensive Fee Schedule for each deficient LU.

New Trees Being Planted*

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

*New replacement trees shall be in addition to and not substitute requirements for new street trees, parking lot trees or other required trees.

Fees Owed to the City Street Tree Planting Fund:
If (d) is greater than (e), there will be an LU value deficit calculated as follows:

[d – e = -30 x (the annually defined $ per LU value as per Current Comprehensive Fee Schedule) = $_____

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1218 MONTE DIABLO AVENUE
San Mateo, California
SC PROPERTIES

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

Job No. 21058
Date: 07/18/2025
Scale: 1/16"- 1'-0"
Drawn By: SJ/PP

Sheet No:
L 2.0

PLANTING PALETTE

TREE IMAGES



ACER RUBRUM
RED MAPLE
Mature Height: 40 to 70 feet
Mature Spread (Width): 30 to 50 feet



PISTACIA CHINENSIS
CHINESE PISTACHE
Mature Height: 30 to 50 feet
Mature Spread (Width): 25 to 35 feet



LOPHOSTEMON CONFERTUS
BRISBANE BOX
Mature Height: 30 to 60 feet
Mature Spread (Width): 20 to 40 feet



HETEROMELES ARBUTIFOLIA
TOYON
Mature Height: 8 to 15 feet
Mature Spread (Width): 6 to 10 feet



LAURUS NOBILIS 'SARATOGA'
SARATOGA SWEET BAY
Mature Height: 20 to 30 feet
Mature Spread (Width): 15 to 25 feet



ACER PALMATUM 'SANGO KAKU'
CORAL BARK JAPANESE MAPLE
Mature Height: 15 to 25 feet
Mature Spread (Width): 12 to 20 feet



ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'
HOWARD MCMINN MANZANITA
Mature Height: 3 to 6 feet
Mature Spread (Width): 4 to 6 feet

SHRUB & GROUNDCOVER IMAGES



PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'
SILVER SHEEN KOHUHU
Mature Height: 15 to 25 feet
Mature Spread (Width): 6 to 10 feet



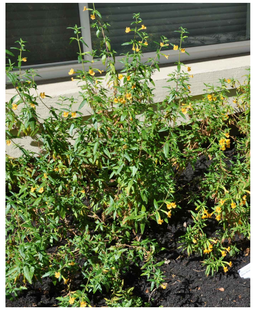
FATSIA JAPONICA
JAPANESE ARALIA
Mature Height: 5 to 10 feet
Mature Spread (Width): 5 to 10 feet



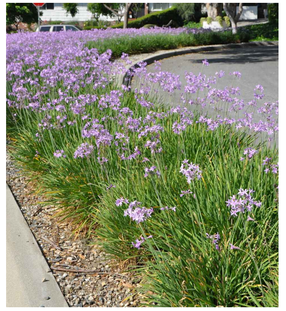
TRACHELOSPERMUM JASMINOIDES
STAR JASMINE
Mature Height: 1 to 2 feet (Groundcover)
Mature Spread: 4 to 10 feet



ANIGOZANTHOS FLAVIDUS 'BUSH DAWN'
BUSH DAWN KANGAROO PAW
Mature Height: 2 to 3 feet / Flower Spike Height: Up to 4 feet
Mature Spread (Width): 2 to 3 feet



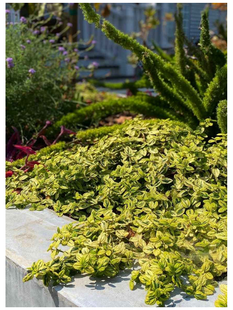
MIMULUS AURANTIACUS
STICKY MONKEY FLOWER
Mature Height: 2 to 4 feet
Mature Spread (Width): 2 to 4 feet



TULBAGHIA VIOLACEA
SOCIETY GARLIC
Mature Height: 1 to 2 feet
Mature Spread (Width): 1 to 2 feet



MUHLENBERGIA RIGENS
DEER GRASS
Mature Height: 2 to 4 feet / Flower Spike 5 feet
Mature Spread (Width): 3 to 5 feet



CEANOTHUS 'DIAMOND HEIGHTS
VARIEGATED CARMEL CREEPER
Mature Height: 1 to 2 feet
Mature Spread (Width): 4 to 6 feet



PHORMIUM TENAX
NEW ZEALAND FLAX
Mature Height: 4 to 10 feet
Mature Spread (Width): 4 to 6 feet



SALVIA LEUCANTHA
MEXICAN BUSH SAGE
Mature Height: 3 to 4 feet
Mature Spread (Width): 4 to 6 feet



FESTUCA GLAUCA
BLUE FESCUE
Mature Height: 6 to 12 inches / Flower Spike Up to 18 inches
Mature Spread (Width): 6 to 12 inches



HESPERALOE 'PINK PARADE'
PINK PARADE RED YUCCA
Mature Height: 3 to 4 feet / Flower Spike Up to 6 to 8 feet
Mature Spread (Width): 4 to 6 feet



OLEA EUROPAEA 'MONTRA'
LITTLE OLIVE
Mature Height: 4 to 8 feet
Mature Spread (Width): 4 to 8 feet



ALYOGYNE HUEGELII 'SANTA CRUZ'
SANTA CRUZ BLUE HIBISCUS
Mature Height: 6 to 10 feet
Mature Spread (Width): 6 to 8 feet



BERBERIS AQUIFOLIUM VAR. REPENS
CREEPING MAHONIA
Mature Height: 1 to 2 feet
Mature Spread (Width): 3 to 5 feet

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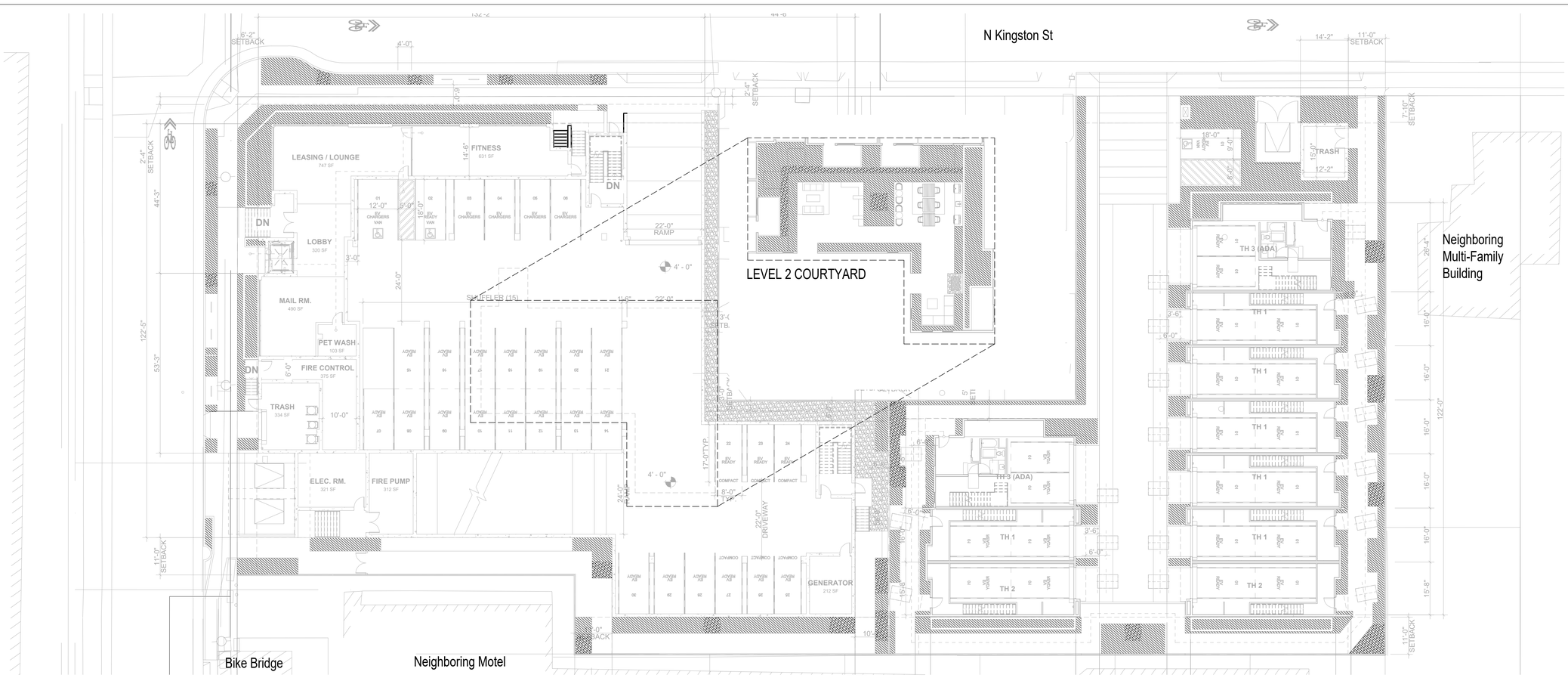
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1218 MONTE DIABLO AVENUE
San Mateo, California
SC PROPERTIES

Sheet Title:
PLANTING PALETTE

Job No. 21058
Date: 07/18/2025
Scale:
Drawn By: SJ/PP

Sheet No:
L 3.0



WATER EFFICIENT LANDSCAPE WORKSHEET

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

Reference Evapotranspiration (ETo) 42.8

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
MEDIUM WATER USE	0.5	DRIP	0.81	0.6172839	720	444.44	11,793.65
VERY LOW WATER USE	0.3	DRIP	0.81	0.3703703	0	0	0
LOW WATER USE	0.3	DRIP	0.81	0.3703703	5,720	2,118.51	56,216.78
				Totals	6,440	2,563	
Special Landscape Areas							
				1	0	0	0
				1	0	0	0
				1	0	0	0
				Totals	0 (C)	0 (D)	
						ETWU Total	68,010
						Maximum Allowed Water Allowance (MAWA)[e]	93,990.51

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

[b]Irrigation Method
overhead spray or drip

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

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

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

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	2,563
Total Area	(A)	6,440
Average ETAF	**B ÷ A**	0.39

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

All Landscape Areas

Total ETAF x Area	(B+D)	2,563
Total Area	(A+C)	6,440
Sitewide ETAF	**(B+D) ÷ (A+C)**	0.39

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

HYDROZONE LEGEND:

MEDIUM WATER USE
DRIP APPLICATION

LOW WATER USE
DRIP APPLICATION

A fully automatic irrigation system will be provided.

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San Mateo, California
SC PROPERTIES

Sheet Title:
HYDROZONE AND WATER BUDGET CALCULATIONS

Job No. 21058
Date: 07/18/2025
Scale:
Drawn By: SJ/PP

Sheet No:
L 4.0



1 BIKE BRIDGE VIEW ON MONTE DIABLO AVE

SCALE: NOT TO SCALE



2 MONTE DIABLO AVE & NORTH KINGSTON ST INTERSECTION

SCALE: NOT TO SCALE



3 NORTH KINGSTON ST VIEW

SCALE: NOT TO SCALE



4 APARTMENT GARAGE ENTRY ON NORTH KINGSTON ST

SCALE: NOT TO SCALE



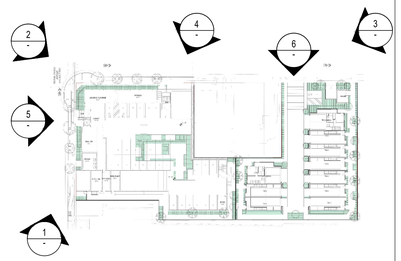
5 APARTMENT ENTRY ON MONTE DIABLO AVE

SCALE: NOT TO SCALE



6 TOWNHOME DRIVEWAY AREA

SCALE: NOT TO SCALE



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San Mateo, California

SC PROPERTIES

Sheet Title:
LANDSCAPE
STREETSCAPE
PERSPECTIVE

Job No. 21058
Date: 07/18/2025
Scale:
Drawn By: SJ/PP

Sheet No:

L 5.0



1 APARTMENT COURTYARD LOUNGING AREA

SCALE: NOT TO SCALE



3 TOWNHOME WALKWAY

SCALE: NOT TO SCALE



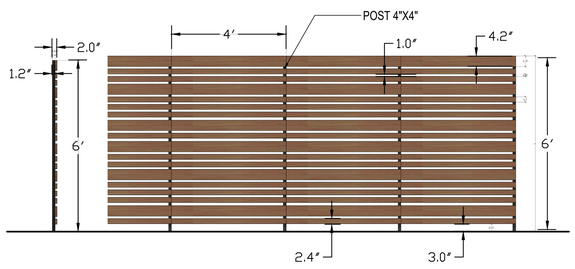
2 APARTMENT COURTYARD OUTDOOR DINING AREA

SCALE: NOT TO SCALE



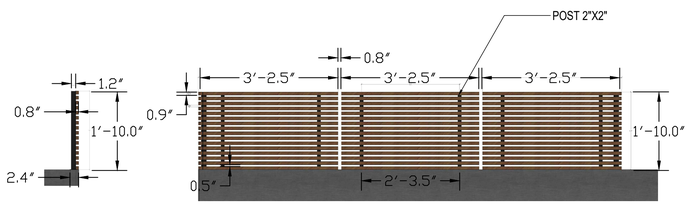
4 APARTMENT LEVEL 5 ROOF PATIO

SCALE: NOT TO SCALE



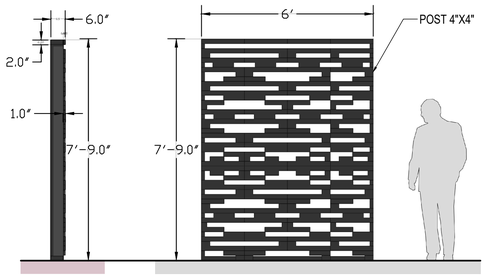
5 PERIMETER WOOD FENCE TYP.

SCALE: NOT TO SCALE



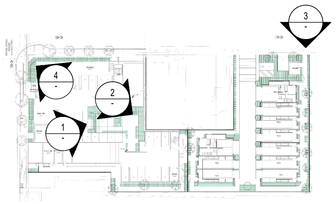
6 BALCONY SCREENING WOOD FENCE TYP.

SCALE: NOT TO SCALE



7 METAL PERFORATED FEATURE WALL

SCALE: NOT TO SCALE



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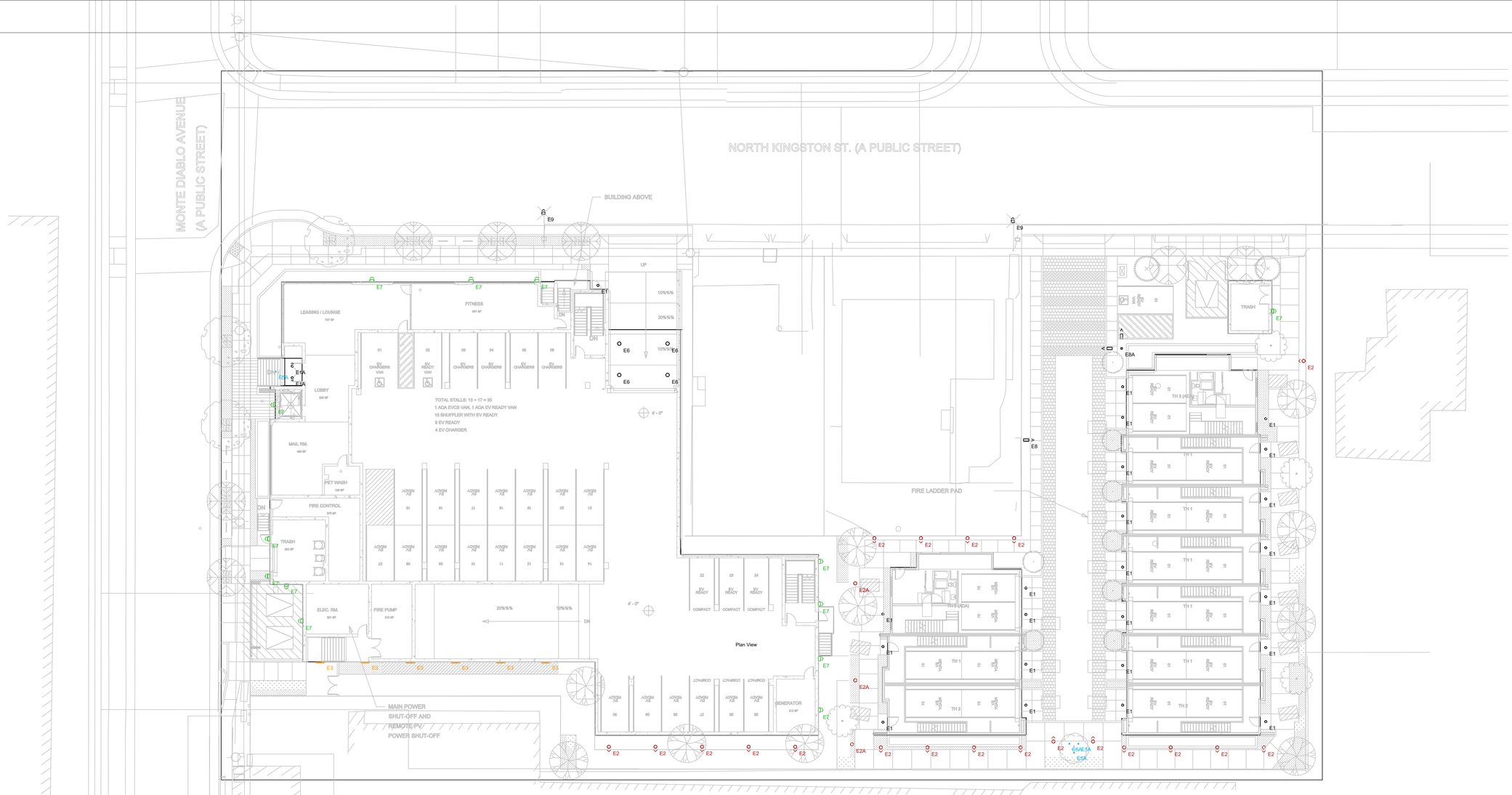
SC PROPERTIES

Sheet Title:
LANDSCAPE AMENITIES PERSPECTIVE

Job No. 21058
Date: 07/18/2025
Scale:
Drawn By: SJ/PP

Sheet No:

L 6.0



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

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

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage	Finish	Fixture Image
	E1	23	Gotham Architectural Lighting	IVO4S D 07LM 27K 80CRI WD MIN1 MVOLT (NLTAIR2) NCH WL P AR LSS F		LED	780	0.85	7.78	Bronze	
	E1A	2	Gotham Architectural Lighting	IVO4S WW 10LM 27K 80CRI MIN1 MVOLT (NLTAIR2) NCH LW AR LSS F		LED	748	0.85	10.5	Bronze	
	E2	20	TARGETTI	CBB413218L227FE		LED	1967	0.85	13.5	Ferrite Dark Grey	
	E2A	3	TARGETTI	CBB413236L327FE		LED	2640	0.85	19.8	Ferrite Dark Grey	
	E3	6	Luminaire LED	BLD 36IN MIN10 15W 27K MVOLT DP (Finish)		LED	1537	0.85	14.7	Bronze	
	E4	0	TARGETTI	ZEL41FWFEL227		LED	1280	0.85	8	Ferrite Dark Grey	
	E5	0	Hydrel	Aspen A P1 80CRI 27K 12 55DEG FLC (Mounting) (Options) C2 (Finish)		LED	694	0.85	8.11	Designer Bronze	
	E5A	4	Hydrel	Aspen A P1 80CRI 27K 12 55DEG FLC (Mounting) (Options) C2 (Finish)		LED	694	0.85	8.11	Designer Bronze	
	E6	4	Lithonia Lighting	VCPG LED V4 P2 27K 80CRI T5E MVOLT SRM (NLTAIR2 PIR) (Finish)		LED	4690	0.85	33.96	Dark Bronze	
	E7	13	Lithonia Lighting	WDGE2 LED P1 27K 80CRI VW MVOLT SRM (NLTAIR2 PIR) (Finish)		LED	1284	0.85	9.81	Textured Dark Bronze	
	E8	1	Luminis Lighting	BVA21-L1L40-TYP2-BVP812-120V-(Finish)-K27-(NLTAIR2)		LED	4050	0.85	36	Bronze	
	E8A	1	Luminis Lighting	BVA21-L1L40-TYP2-BVP812-120V-(Finish)-K27-(NLTAIR2)-P290		LED	4050	0.85	72	Bronze	
	E9	2	Cree Lighting	GWYM-A-10L-40K-3M-UL-GY-Q4-W1		LED	9700	0.85	63	City Standard	

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San Mateo, California

SC PROPERTIES

sixteen5hundred

2100 Powell St
STE 200
Emeryville CA, 94608

Prepared by:
Keena Lucas and John Keyes

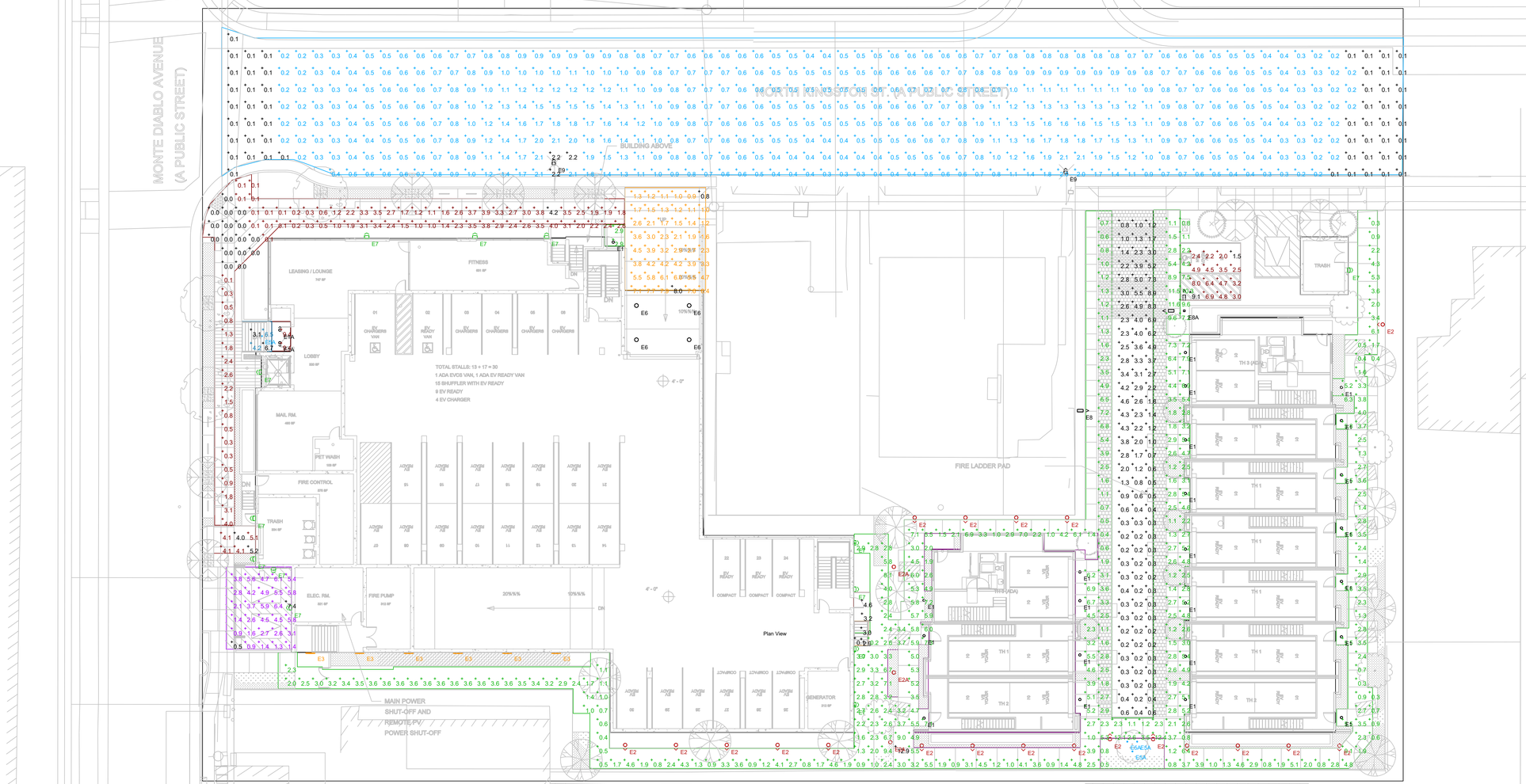
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Sheet Title:
SITE
LIGHTING PLAN

Job No. 21058
Date: 07/24/2025
Scale:
Drawn By: John Keyes

Sheet No:

LT-01



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

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

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage	Finish	Fixture Image
○	E1	23	Gotham Architectural Lighting	IVO4S D 07LM 27K 80CRI WD MIN1 MVOLT (NLTAIR2) NCH WL P AR LSS F		LED	780	0.85	7.78	Bronze	
⌂	E1A	2	Gotham Architectural Lighting	IVO4S WW 10LM 27K 80CRI MIN1 MVOLT (NLTAIR2) NCH LW AR LSS F		LED	748	0.85	10.5	Bronze	
⌂	E2	20	TARGETTI	CBB413218L227FE		LED	1967	0.85	13.5	Ferrite Dark Grey	
○	E2A	3	TARGETTI	CBB413236L327FE		LED	2640	0.85	19.8	Ferrite Dark Grey	
▬	E3	6	Luminaire LED	BLD 36IN MIN10 15W 27K MVOLT DP (Finish)		LED	1537	0.85	14.7	Bronze	
▭	E4	0	TARGETTI	ZEL41FWFEL227		LED	1280	0.85	8	Ferrite Dark Grey	
○	E5	0	Hydrel	Aspen A P1 80CRI 27K 12 55DEG FLC (Mounting) (Options) C2 (Finish)		LED	694	0.85	8.11	Designer Bronze	
○	E5A	4	Hydrel	Aspen A P1 80CRI 27K 12 55DEG FLC (Mounting) (Options) C2 (Finish)		LED	694	0.85	8.11	Designer Bronze	
○	E6	4	Lithonia Lighting	VCPG LED V4 P2 27K 80CRI T5E MVOLT SRM (NLTAIR2 PIR) (Finish)		LED	4690	0.85	33.96	Dark Bronze	
▭	E7	13	Lithonia Lighting	WDGE2 LED P1 27K 80CRI VW MVOLT SRM (NLTAIR2 PIR) (Finish)		LED	1284	0.85	9.81	Textured Dark Bronze	
▯	E8	1	Luminis Lighting	BVA21-L1L40-TYP2-BVP612-120V-(Finish)-K27-(NLTAIR2)		LED	4050	0.85	36	Bronze	BVA21
▯	E8A	1	Luminis Lighting	BVA21-L1L40-TYP2-BVP612-120V-(Finish)-K27-(NLTAIR2)-P290		LED	4050	0.85	72	Bronze	
⌂	E9	2	Cree Lighting	GWYM-A-10L-40K-3M-UL-GY-Q4-W1		LED	9700	0.85	63	City Standard	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ADA Parking 0'0"	+	4.4 fc	9.1 fc	1.5 fc	6.1:1	2.9:1
Garage Entry 0'0"	+	3.3 fc	8.0 fc	0.8 fc	10.0:1	4.1:1
Garage Pedestrian Entry 0'0"	+	2.9 fc	2.9 fc	2.9 fc	1.0:1	1.0:1
Lobby Entry 0'0"	+	9.4 fc	9.4 fc	9.4 fc	1.0:1	1.0:1
Lobby Stairs 0'0"	+	5.1 fc	6.7 fc	3.1 fc	2.2:1	1.6:1
Main Sidewalks 0'0"	+	1.5 fc	4.2 fc	0.0 fc	N/A	N/A
Mural Wall 0'0"	+	0.5 fc	6.5 fc	0.1 fc	65.0:1	5.0:1
N Kingston St 0'0"	+	0.7 fc	2.2 fc	0.1 fc	22.0:1	7.0:1
Paths 0'0"	+	3.4 fc	12.9 fc	0.1 fc	129.0:1	34.0:1
Resi Garage Entry 0'0"	+	3.9 fc	4.6 fc	3.2 fc	1.4:1	1.2:1
Resi Garage Entry Stairs South 0'0"	+	3.0 fc	3.0 fc	2.9 fc	1.0:1	1.0:1
Residential Drive 0'0"	+	1.8 fc	8.9 fc	0.2 fc	44.5:1	9.0:1
Trash Area 0'0"	+	3.6 fc	7.4 fc	0.5 fc	14.8:1	7.2:1
Trash Room Entry 0'0"	+	4.4 fc	5.2 fc	4.0 fc	1.3:1	1.1:1

Finish Schedule

Finish	Surface	Reflectance/ Transmittance
Ground	Floor	10

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San Mateo, California

SC PROPERTIES

sixteen5hundred
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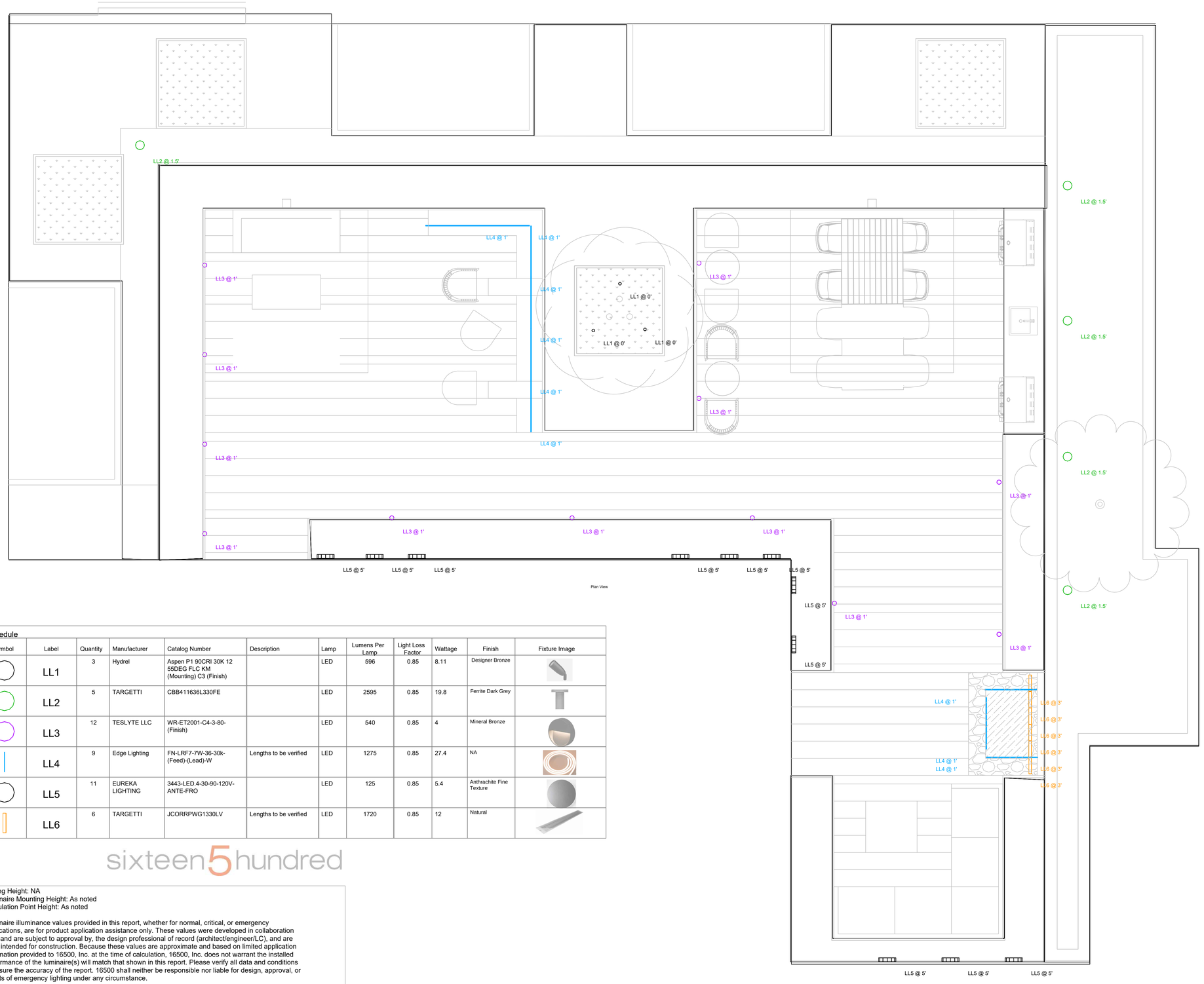
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Sheet Title:
SITE
PHOTOMETRIC PLAN

Job No. 21058
Date: 07/24/2025
Scale:
Drawn By: John Keyes

Sheet No:
LT-02



Plan View

Schedule

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

sixteen5hundred

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

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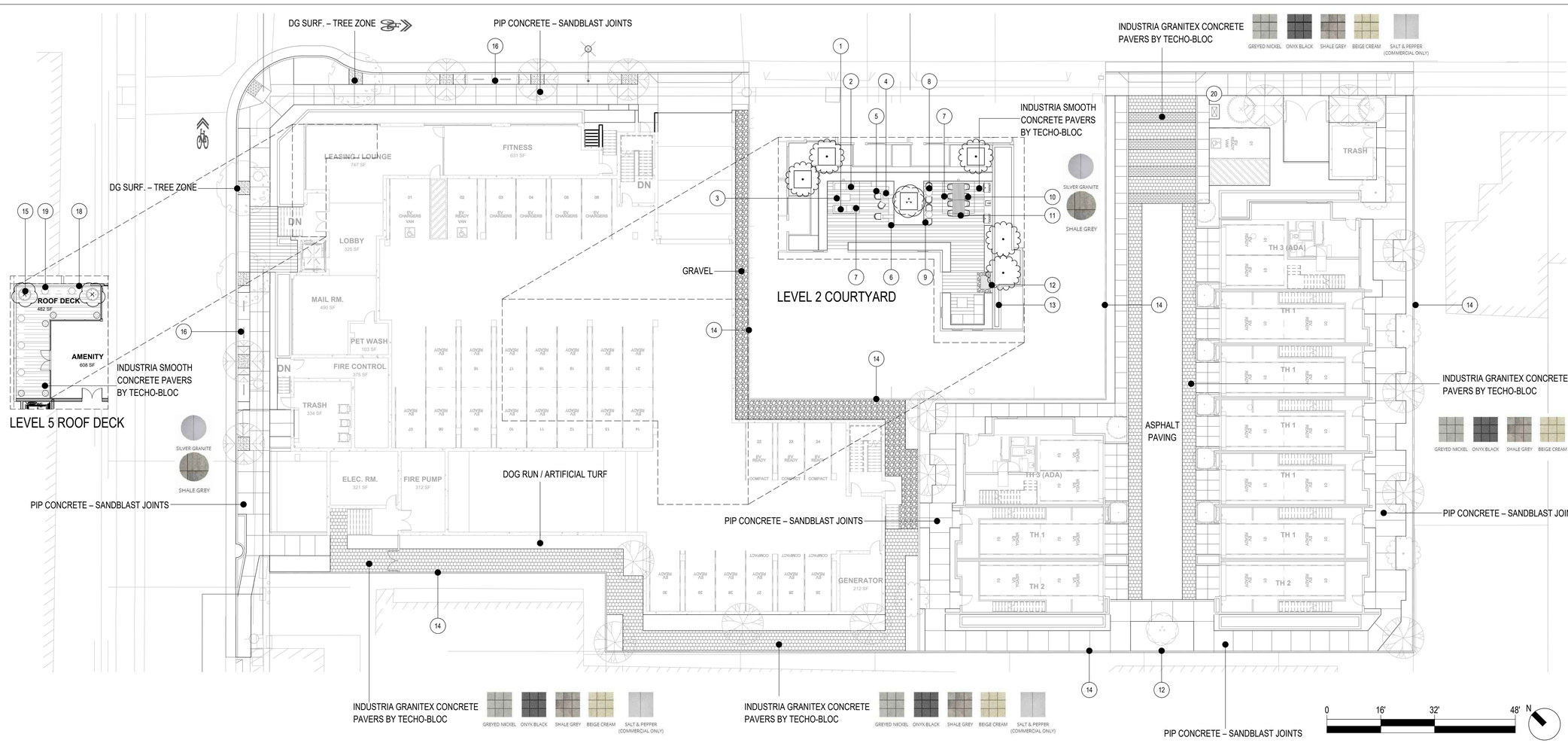
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Sheet Title:
COURTYARD LIGHTING PLAN

Job No. 21058
Date: 07/24/2025
Scale:
Drawn By: John Keyes

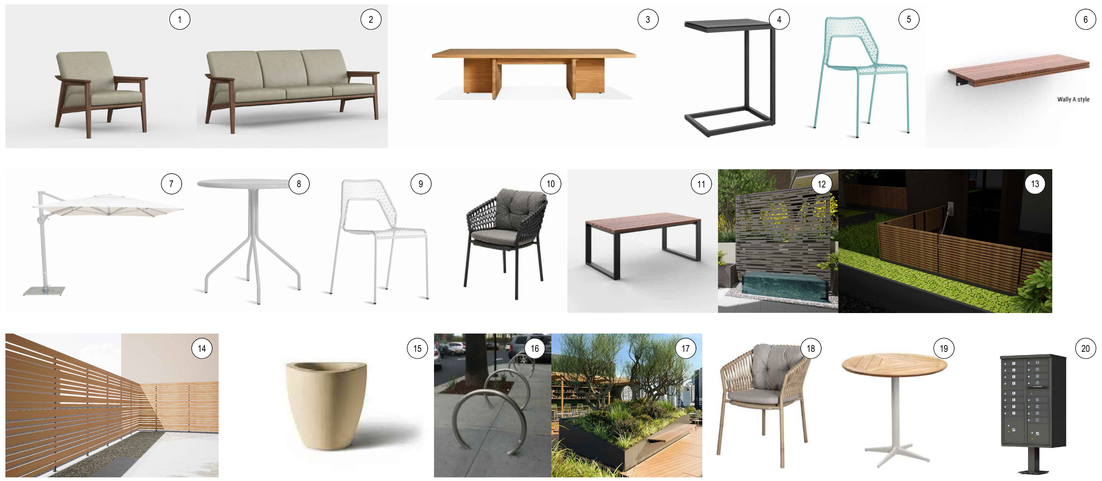
Sheet No:
LT-03



FURNISHING SCHEDULE

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

FURNITURE IMAGE



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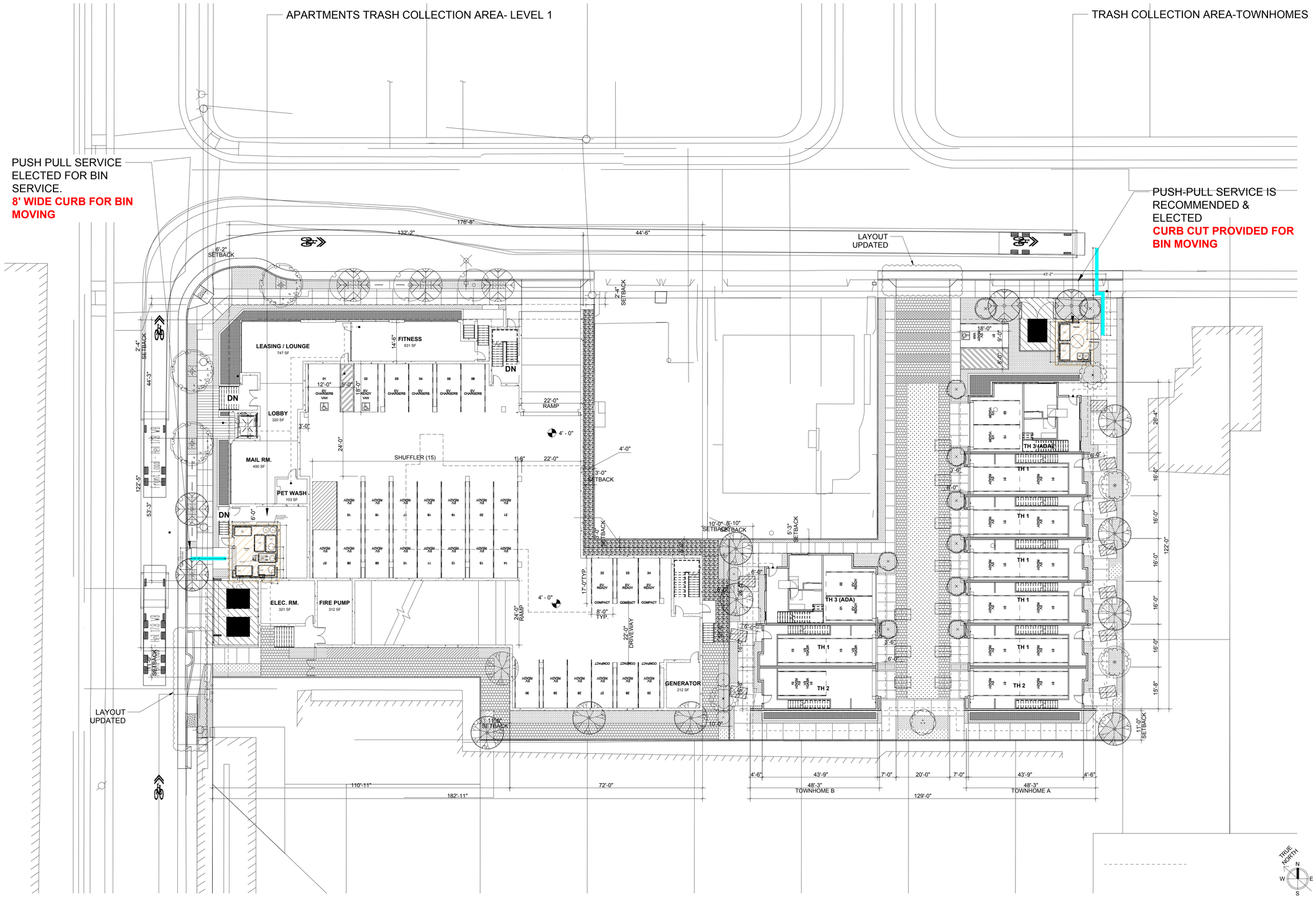
PLAT
LANDSCAPE ARCHITECTS & URBANISM
2550 NINTH STREET, SUITE 113A
BERKELEY, CA 94710
510.883.9988

1218 MONTE DIABLO AVENUE
San Mateo, California
SC PROPERTIES

Sheet Title:
LANDSCAPE FEATURE & FURNISHING REFERENCE

Job No. 21058
Date: 07/18/2025
Scale: 1/16"- 1'-0"
Drawn By: SJ/PP

Sheet No:
L 7.0



TRASH ROUTE STAGING PLAN LEVEL 1 | 1/16" = 1'-0" | 1

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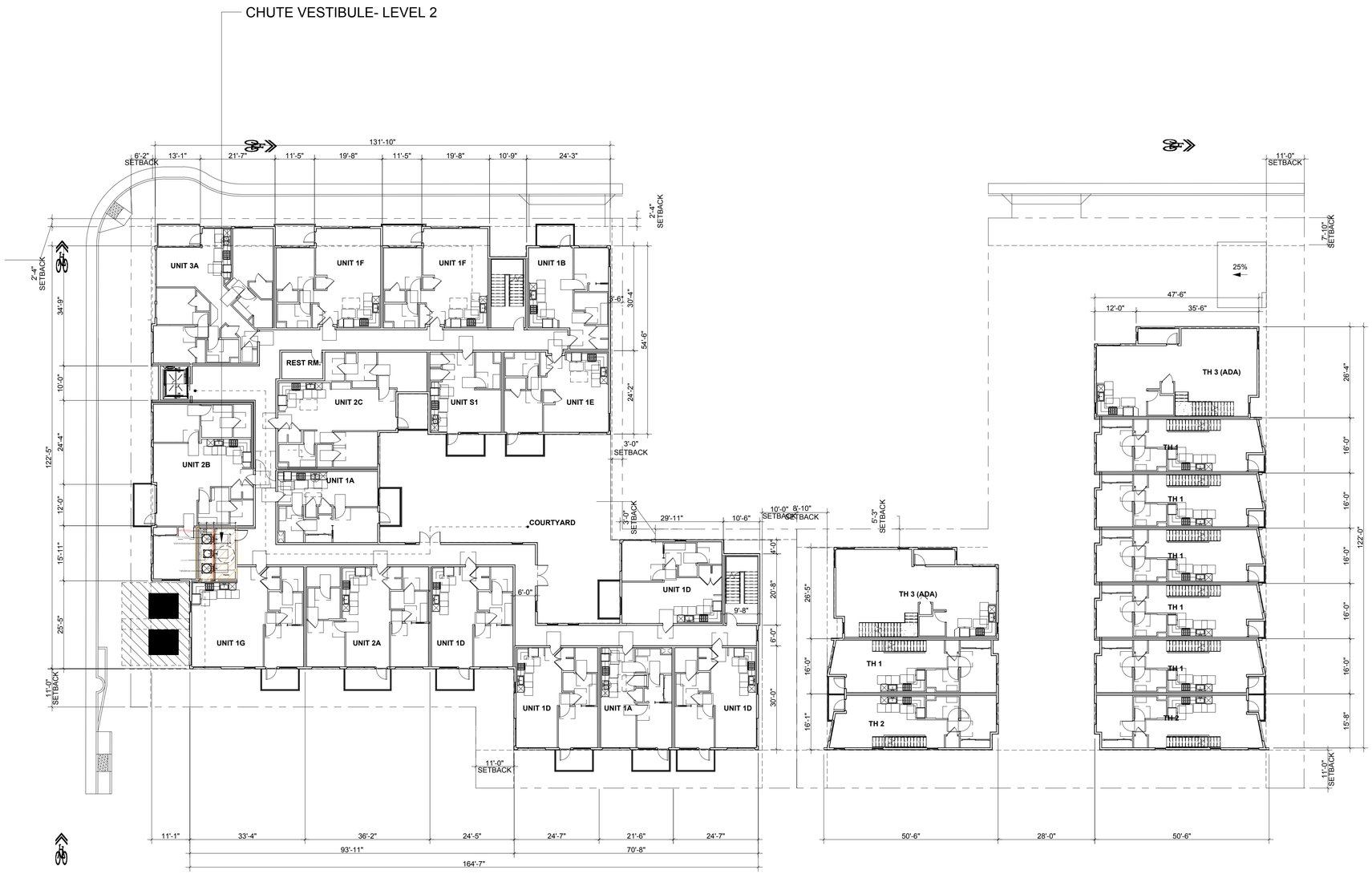
SC PROPERTIES

Sheet Title:
TRASH ROUTE/ STAGING AREA LEVEL 1

Job No. 21058
Date: 08/07/2025
Scale: 1/16" = 1'-0"
Drawn By: PK

Sheet No:

TR0.1



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

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Sheet Title:
LEVEL 2
(TYP UPPER LEVEL)

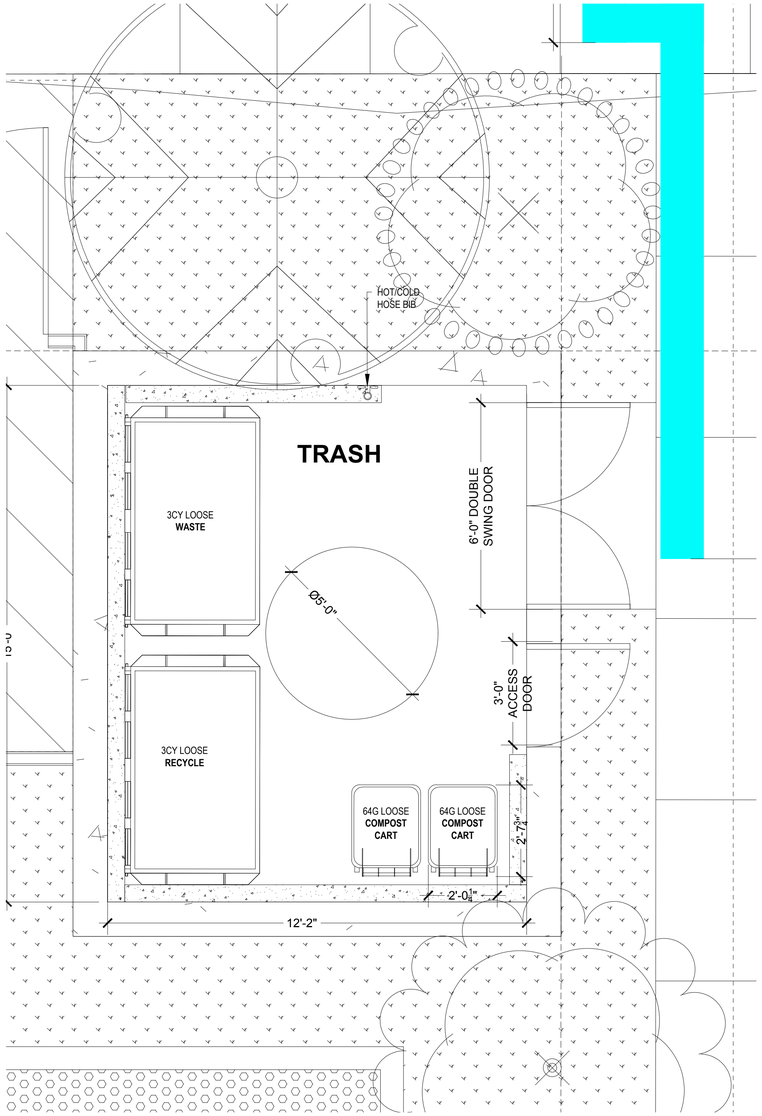
Job No.	21058
Date:	08/07/2025
Scale:	1/16" = 1'-0"
Drawn By:	PK

Sheet No:

TR0.2

TRUE NORTH
N
W
E
S

TOWNHOMES TRASH PICKUP SCHEDULE							
RESI BINS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
LOOSE 3CY WASTE					1		
LOOSE 3CY RECYCLE	1				1		
LOOSE 64G COMPOST			2				
TOTAL	1		2	0	2	0	0



TRASH COLLECTION ROOM - TOWNHOUSE

LEVEL 1

SHEET NOTES:

TOWNHOUSE TRASH ROOM. LEVEL 1.

1. TRASH COLLECTION ROOM IS 1HR 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"Hx6"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 6-0" DOUBLE SWING DOORS FOR TRANSFERRING CONTAINERS.
7. PROVIDE 3CY FL LOOSE CONTAINERS FOR WASTE & RECYCLING & 64G CONTAINER FOR COMPOST SERVICE.
8. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. 120V 15A SERVICE OUTLET REQUIRED.
9. HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
10. PROVIDE (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.

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.

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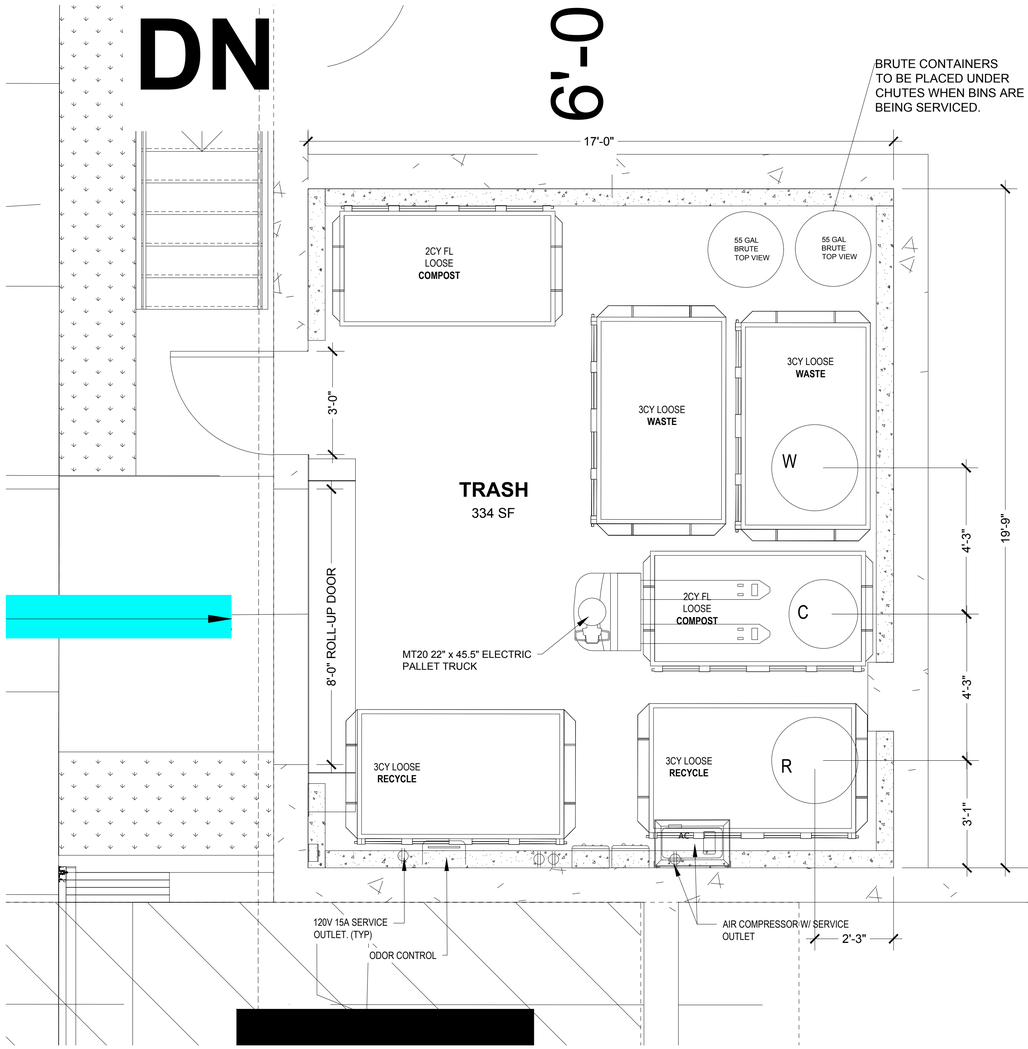
Sheet Title:
TRASH COLLECTION ROOM
-TOWNHOUSE

Job No. 21058
Date: 08/07/2025
Scale: 1/2" = 1'-0"
Drawn By: PK

Sheet No:
TR1.0

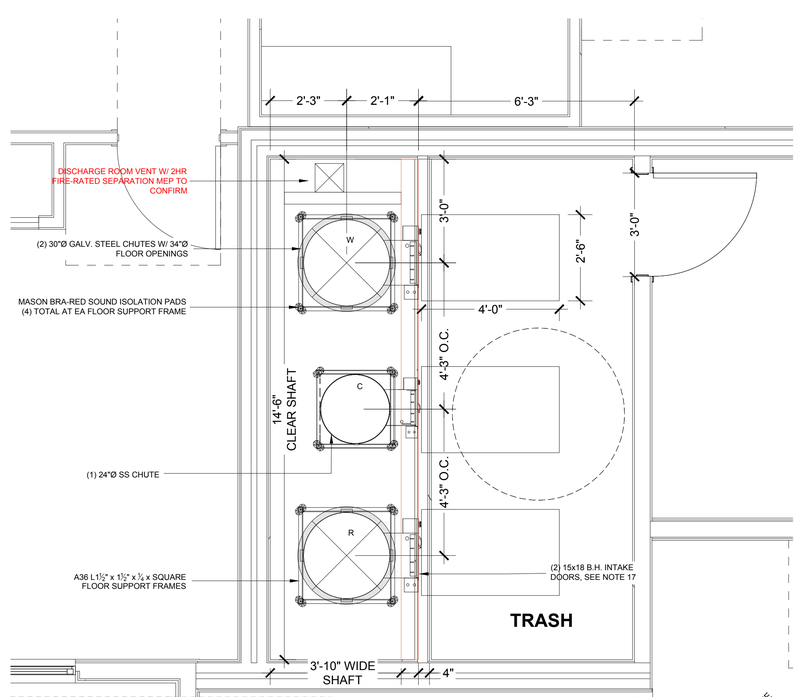
TRUE NORTH

APARTMENT TRASH PICKUP SCHEDULE							
RESI BINS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
LOOSE 3CY WASTE	2		2				
LOOSE 3CY RECYCLE	2		2	1	2		
LOOSE 2CY COMPOST		1		1			
TOTAL	4	1	4	2	2	0	0



TRASH COLLECTION ROOM

LEVEL 1



CHUTE VESTIBULE

LEVEL 2

SHEET NOTES:

RESIDENTIAL TRASH ROOM. LEVEL 1.

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"Hx6"W CONCRETE CURB AT BASE OF ALL NON- REINFORCED CONCRETE WALLS. OPTION 2: ⅜" THICK STEEL DIAMOND TREAD BACKING 6'-0" AFF ALONG ALL NON-REINFORCED CONCRETE WALLS.
5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PER CBC 2022.
6. INSTALL 6'-0" WIDE ROLL-UP DOOR FOR TRANSFERRING CONTAINERS. INSTALL 3'-0" NFPA COMPLIANT DOOR FOR FIRE EGRESS.
7. (2) 30"Ø 16G GALVANIZED STEEL CHUTE WITH 3CY FL LOOSE CONTAINER FOR WASTE AND RECYCLING. CHUTES TERMINATE 6'-0" AFF.
8. 24"Ø 16G 304 STAINLESS STEEL CHUTE WITH 64G TOTER CART FOR COMPOST. CHUTE TERMINATES 6'-0" AFF.
9. 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.
10. 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.
11. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. 120V 15A SERVICE OUTLETS REQUIRED.
12. HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
13. PROVIDE MT20 22" x 45.5" ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4500LB CAPACITY WITH 67" TURNING RADIUS. 120V 15A SERVICE OUTLETS REQUIRED.
14. PROVIDE (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.
15. WILKINSON TYPE-A, B-LABEL CONSTRUCTION, HORIZONTALLY ROLLING DOOR, HELD OPEN BY 165°F FUSIBLE LINK, SHOWN IN CLOSED POSITION.

CHUTE INTAKE VESTIBULES. SIM AT LEVELS 2-5.

16. 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.
17. MANAGEMENT TO PROVIDE 23-GALLON 'RUBBERMAID SLIM JIM' CONTAINER OR EQUIVALENT FOR COMPOST DISPOSAL. STAFF TO EMPTY IN CONTAINERS DAILY AT TRASH ROOM.
18. 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.
19. 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/TR2.0 FOR ANCHORING. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB - PROVIDED BY MANUFACTURER.

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.

DESIGN ISSUES:

1. IN UPPER FLOOR VESTIBULE MOVE WALL PAGE LEFT BY 4" TO ALLOW FOR STD CLEARANCE FROM CENTER CHUTE TO FACE OF WALL.

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1218 MONTE DIABLO AVENUE
San Mateo, California

SC PROPERTIES

Sheet Title:
TRASH COLLECTION ROOM & CHUTE VESTIBULE

Job No.	21058
Date:	08/07/2025
Scale:	1/2" = 1'-0"
Drawn By:	PK

Sheet No:

TR1.1