CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA



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SHEET INDEX:

A0.0.0 COVER - TEAM INTRO
A0.1.0 SHEET INDEX
A0.1.1 COVER SHEET - PROJECT DATA
A0.2.0 ARCHITECTURAL SITE EXHIBIT
A0.2.1 EXISTING SITE IMAGERY
A0.2.2 CONTEXT IMAGERY
A0.2.3 ARCHITECTURAL STYLE PLOTTING
A0.2.4 PRIVATE OPEN SPACE EXHIBIT
A0.2.5 PRIVATE OPEN SPACE EXHIBIT 2ND FLOOR BALCONY
A0.2.6 PRIVATE OPEN SPACE EXHIBIT RTD
A0.2.7 CODE ANALYSIS
A0.3.0 ZONING EXHIBIT
A0.3.1 BT SPANISH - ODS COMPLIANCE
A0.3.2 BT FARMHOUSE - ODS COMPLIANCE
A0.3.3 IT SPANISH - ODS COMPLIANCE
A0.3.4 IT MODERN FRENCH - ODS COMPLIANCE
A0.3.5 SFD DESIGN REVIEW GUIDELINES
A0.4.0 SITE ILLUSTRATION - BIRDS EYE - COVER
A0.4.1 SITE ILLUSTRATION - BIRDS EYE - MAIN STREET A
A0.4.2 SITE ILLUSTRATION - BIRDS EYE - SFD
A0.4.3 SITE ILLUSTRATION - BOX TOWNHOUSE
A0.4.4 SITE ILLUSTRAITON - OPEN SPACE
A0.4.5 SITE ILLUSTRATION - INTERLOCKING TOWNHOUSE
A0.4.6 SITE ILLUSTRATION - SFD

CIVIL:

C1 TITLE SHEET
C2 VESTING TENTATIVE MAP
C3 VESTING TENTATIVE MAP
C4 EXISTING CONDITIONS
C5 EXISTING CONDITIONS
C6 DEMOLITION PLAN
C7 DEMOLITION PLAN
C8 SITE PLAN
C9 SITE PLAN
C10 SITE PLAN
C11 STREET SECTIONS
C12 GRADING PLAN
C13 GRADING PLAN
C14 GRADING PLAN
C15 UTILITY PLAN
C16 UTILITY PLAN
C17 UTILITY PLAN
C18 STORMWATER CONTROL PLAN
C19 STORMWATER CONTROL PLAN
C20 VEHICLE MANEUVERING - SU-30
C21 VEHICLE MANEUVERING - FIRE TRUCK & ACCESS PLAN
C22 VEHICLE MANEUVERING - GARBAGE TRUCK
C23 EROSION CONTRL PLAN
C24 EROSION CONTROL PLAN
C25 CASQA DETAILS

ARCHITECTURE:

BT - BOX TOWNHOUSES

A1.1.0 BT_5PLEX 1ST-2ND BUILDING PLANS
A1.1.1 BT_5PLEX 3RD-RTD BUILDING PLANS
A1.1.2 BT_5XPLEX 1ST-2ND BUILDING PLANS
A1.1.3 BT_5XPLEX 3RD-RTD BUILDING PLANS
A1.1.4 BT_6PLEX 1ST-2ND BUILDING PLANS
A1.1.5 BT_6PLEX 3RD-RTD BUILDING PLANS
A1.1.6 BT_6XPLEX 1ST-2ND BUILDING PLANS
A1.1.7 BT_6XPLEX 3RD-RTD BUILDING PLANS
A1.1.8 BT_7PLEX 1ST-2ND BUILDING PLANS
A1.1.9 BT_7PLEX 3RD-RTD BUILDING PLANS
A1.1.10 BT_8PLEX 1ST-2ND BUILDING PLANS
A1.1.11 BT_8PLEX 3RD-RTD BUILDING PLANS
A1.2.0 BT_UNIT 1 FLOOR PLAN
A1.2.1 BT_UNIT 2 1ST 2ND 3RD FLOOR PLAN
A1.2.2 BT_UNIT 2 1ST-ROOF DECK FLOOR PLAN
A1.2.3 BT_UNIT 3 1ST-2ND FLOOR PLAN
A1.2.4 BT_UNIT 3 3RD-ROOF DECK FLOOR PLAN
A1.3.0 BT_FLOOR AREA CALCULATIONS-5PLEX
A1.3.1 BT_FLOOR AREA CALCULATIONS-5XPLEX
A1.3.2 BT_FLOOR AREA CALCULATIONS-6PLEX
A1.3.3 BT_FLOOR AREA CALCULATIONS-6XPLEX
A1.3.4 BT_FLOOR AREA CALCULATIONS-7PLEX
A1.3.5 BT_FLOOR AREA CALCULATIONS-8PLEX
A1.4.0 BT_5PLEX ROOF PLANS
A1.4.1 BT_5XPLEX ROOF PLANS
A1.4.2 BT_6PLEX ROOF PLANS
A1.4.3 BT_6XPLEX ROOF PLANS
A1.4.4 BT_7PLEX ROOF PLANS
A1.4.5 BT_8PLEX ROOF PLANS
A1.5.0 BT_5PLEX A FRONT-LEFT ELEVATIONS
A1.5.1 BT_5PLEX A REAR-RIGHT ELEVATIONS
A1.5.2 BT_5PLEX C FRONT-LEFT ELEVATIONS
A1.5.3 BT_5PLEX C REAR-RIGHT ELEVATIONS
A1.5.4 BT_5XPLEX A FRONT -LEFT ELEVATIONS
A1.5.5 BT_5XPLEX A REAR-RIGHT ELEVATIONS
A1.5.6 BT_5XPLEX C FRONT-LEFT ELEVATIONS
A1.5.7 BT_5XPLEX C REAR-RIGHT ELEVATIONS
A1.5.8 BT_6PLEX A FRONT-LEFT ELEVATIONS
A1.5.9 BT_6PLEX A REAR-RIGHT ELEVATIONS
A1.5.10 BT_6PLEX C FRONT-LEFT ELEVATIONS
A1.5.11 BT_6PLEX C REAR-RIGHT ELEVATIONS
A1.5.12 BT_6XPLEX A FRONT -LEFT ELEVATIONS
A1.5.13 BT_6XPLEX A REAR-RIGHT ELEVATIONS
A1.5.14 BT_6XPLEX C FRONT-LEFT ELEVATIONS
A1.5.15 BT_6XPLEX C REAR-RIGHT ELEVATIONS
A1.5.16 BT_7PLEX A FRONT-LEFT ELEVATIONS
A1.5.17 BT_7PLEX A REAR-RIGHT ELEVATIONS
A1.5.18 BT_7PLEX C FRONT-LEFT ELEVATIONS
A1.5.19 BT_7PLEX C REAR-RIGHT ELEVATIONS
A1.5.20 BT_8PLEX A FRONT-LEFT ELEVATIONS
A1.5.21 BT_8PLEX A REAR-RIGHT ELEVATIONS
A1.5.22 BT_8PLEX C FRONT-LEFT ELEVATIONS
A1.5.23 BT_8PLEX C REAR-RIGHT ELEVATIONS
A1.6.0 BT_5PLEX LONG SECTION
A1.6.1 BT_5XPLEX LONG SECTION
A1.6.2 BT_6PLEX LONG SECTION
A1.6.3 BT_6XPLEX LONG SECTION
A1.6.4 BT_7PLEX LONG SECTION
A1.6.5 BT_8PLEX LONG SECTION
A1.6.6 BT_UNIT 1-2 CROSS SECTIONS
A1.6.7 BT_UNIT 3 CROSS SECTION
A1.7.0 BT_STYLE A COLOR - MATERIAL SCHEMES
A1.7.1 BT_STYLE B COLOR - MATERIAL SCHEMES

IT - INTERLOCKING TOWNHOUSES

A2.1.0 IT_7PLEX 1ST-2ND BUILDING PLANS
A2.1.1 IT_7PLEX 3RD-RTD BUILDING PLANS
A2.1.2 IT_8PLEX 1ST-2ND BUILDING PLANS
A2.1.3 IT_8PLEX 3RD-RTD BUILDING PLANS
A2.2.0 IT_UNIT 1 AND 3 FLOOR PLANS
A2.2.1 IT_UNIT 3 ROOF DECK FLOOR PLAN
A2.2.2 IT_UNIT 2 AND 4 FLOOR PLANS
A2.2.3 IT_UNIT 4 FLOOR PLANS
A2.2.4 IT_UNIT 5 FLOOR PLAN
A2.3.0 IT_FLOOR AREA CALCULATIONS-7PLEX
A2.3.1 IT_FLOOR AREA CALCULATIONS-8PLEX
A2.4.0 IT_7PLEX ROOF PLANS
A2.4.1 IT_8PLEX ROOF PLANS
A2.5.0 IT_7PLEX A FRONT-LEFT ELEVATIONS
A2.5.1 IT_7PLEX A REAR-RIGHT ELEVATIONS
A2.5.2 IT_7PLEX B FRONT-LEFT ELEVATIONS
A2.5.3 IT_7PLEX B REAR-RIGHT ELEVATIONS
A2.5.4 IT_8PLEX A FRONT-LEFT ELEVATIONS
A2.5.5 IT_8PLEX A REAR-RIGHT ELEVATIONS
A2.5.6 IT_8PLEX B FRONT-LEFT ELEVATIONS
A2.5.7 IT_8PLEX B REAR-RIGHT ELEVATIONS
A2.6.0 IT_7PLEX LONG SECTION
A2.6.1 IT_8PLEX LONG SECTION
A2.6.2 IT_UNIT 1-2 CROSS SECTIONS
A2.6.3 IT_UNIT 3-4 CROSS SECTIONS
A2.8.0 IT_STYLE A COLOR - MATERIAL SCHEMES
A2.8.1 IT_STYLE B COLOR - MATERIAL SCHEMES

SFD - SINGLE FAMILY DETACHED

A3.2.0 SFD_PLAN 1 1ST-2ND FLOOR PLAN
A3.2.1 SFD_PLAN1 3RD-RTD FLOOR PLAN
A3.2.2 SFD_PLAN 2 1ST-2ND FLOOR PLAN
A3.2.3 SFD_PLAN 2 3RD-RTD FLOOR PLAN
A3.3.0 SFD_FLOOR AREA CALCULATIONS-PLAN 1
A3.3.1 SFD_FLOOR AREA CALCULATIONS-PLAN 2
A3.4.0 SFD_PLAN 1 ROOF PLANS
A3.4.1 SFD_PLAN 2 ROOF PLANS
A3.5.0 SFD_PLAN 1 A ELEVATIONS
A3.5.1 SFD_PLAN 1 B ELEVATIONS
A3.5.2 SFD_PLAN 1 C ELEVATIONS
A3.5.3 SFD_PLAN 2 A ELEVATIONS
A3.5.4 SFD_PLAN 2 B ELEVATIONS
A3.5.5 SFD_PLAN 2 C ELEVATIONS
A3.5.6 SFD_PLAN 1 A-ALT ELEVATIONS
A3.5.7 SFD_PLAN 1 B-ALT ELEVATIONS
A3.5.8 SFD_PLAN 1 C-ALT ELEVATIONS
A3.5.9 SFD_PLAN 2 A-ALT ELEVATIONS
A3.5.10 SFD_PLAN 2 B-ALT ELEVATIONS
A3.5.11 SFD_PLAN 2 C-ALT ELEVATIONS
A3.6.0 SFD_PLAN 1 SECTIONS
A3.6.1 SFD_PLAN 2 SECTIONS
A3.7.0 SFD_STYLE A COLOR-MATERIAL SCHEMES
A3.7.1 SFD_STYLE B COLOR-MATERIAL SCHEMES
A3.7.2 SFD_STYLE C COLOR-MATERIAL SCHEMES

LANDSCAPE:

L1.01 PRELIMINARY LANDSCAPE PLAN
L1.02 ENLARGEMENTS - LANDSCAPE PLAN
L1.03 ENLARGEMENTS - LANDSCAPE PLAN
L2.01 FENCING & CONCEPT DETAILS
L3.01 PRELIMINARY PLANTING PLAN
L3.02 PRELIMINARY PLANT SCHEDULE & IMAGES
L4.01 TREE REMOVAL AND MITIGATION PLAN
L4.02 TREE EVALUATION SCHEDULE
L4.03 TREE EVALUATION SCHEDULE
L4.04 TREE EVALUATION SCHEDULE
L4.05 TREE EVALUATION SCHEDULE
L4.06 TREE EVALUATION SCHEDULE
L4.07 TREE EVALUATION SCHEDULE
L4.08 TREE EVALUATION SCHEDULE
L4.09 TREE EVALUATION & REQUIRED TREE PLANTING
L5.01 PRELIMINARY SITE LIGHTING PLAN
L5.02 PRELIMINARY SITE LIGHTING ENLARGEMENTS
L5.03 PRELIMINARY SITE LIGHTING ENLARGEMENTS

JOINT TRENCH (PH1 & PH2):

JT-1 JOINT TRENCH TITLE SHEET
JT-2 OVERALL
JT-3 JOINT TRENCH INTENT
JT-4 JOINT TRENCH INTENT
JT-5 JOINT TRENCH INTENT
JT-6 JOINT TRENCH INTENT

PROJECT INFORMATION

Clearview Housing Development

Site Address:	3000 Clearview Way, San Mateo, CA 3155 Clearview Way, San Mateo, CA
Accessors Parcel No.:	041-361-120, 041-361-130
Existing Zoning:	E1-1 -- Executive Park
Site Area (Gross):	21.87 AC+/- 952,657.20 SQ. FT.

SB330 GROSS SQUARE FOOTAGE CALCULATION

Building Type	No. of Buildings	GSF/Building	Total gross SF	Total No. of Units
BT - 3 Story Townhouses - Boxtowns				
5-Plex	1	15,330 SF	15,330 SF	5
5X-Plex	2	15,097 SF	30,194 SF	10
6-Plex	3	17,691 SF	53,073 SF	18
6X-Plex	2	17,452 SF	34,904 SF	12
7-Plex	2	20,815 SF	41,630 SF	14
8-Plex	3	23,937 SF	71,811 SF	24
Subtotal	13		*246,942 SF*	*83*
IT - 3 Story Townhouses - Interlocking				
7-Plex	6	19,866 SF	119,196 SF	42
8-Plex	3	24,287 SF	72,861 SF	24
Subtotal	9		*192,057 SF*	*66*
SFD - 3 Story Single Family Detached				
Plan 1	38	3,414 SF	129,732 SF	38
Plan 2	35	3,771 SF	131,985 SF	35
Subtotal	73	15,293 SF	*261,717 SF*	*73*
Total			**700,716 SF**	**222**

PARKING REQUIRED SUMMARY

Single Family Off-Street Parking	73 x 2	146		
Multi-Family Off-Street Parking & Loading	149x2	298		
Total In-Garage		**444**		
Visitor Parking Required for Multi-Family		**30**	0.20 ratio	Visitor Parking
Accessible		3		
EV Capable		6		
Loading		1		
Site Total Vehicle Parking		**474** spaces	2.13 ratio	Total Parking
Bike Parking				
Single-Family	73 x 0	0 spaces required		
Multi-Family Short-Term	149 x .15	22 Short-Term Spaces Required		
Multi-Family Long-Term	149 x 1.5	224 Long-Term Spaces Required		

PARKING PROVIDED SUMMARY

Single Family In-Garage	73 x 2	146		
Townhouse In-Garage	149x2	298		
Total In-Garage		**444**		
Total On-Street		**41**	0.28 ratio	Visitor Parking for Multi-Family
Standard Guest		32	0.18 ratio	Visitor Parking for Entire Site
Accessible		3		
EV Capable		6		
Loading		1		
Site Total		**485** spaces	2.18 ratio	Total Parking

OPEN PARCEL AREA REQUIRED SUMMARY

3-BEDROOM UNITS	71 DU 200SF/ 1ST BED	14,200 SF
	100SF/ EA BED AFTER	14,200 SF
4-BEDROOM UNITS	151 DU 200SF/ 1ST BED	30,200 SF
	100SF/ EA BED AFTER	45,300 SF
Total Open Parcel Area Required		**103,900 SF**

OPEN PARCEL AREA PROVIDED SUMMARY

Total Landscape Area Provided (10' min. dim.)	97,975 SF
Total Roof Top Decks (6' min. dim. / 100 SF min.)	52,580 SF
Site Total Open Parcel Area & Private Improved Outdoor Living	**150,555 SF**

BUILDING TYPE SUMMARY

Typology	Building Plex	# of Buildings on Site	Total Units Per Building (Units Unique per Typology) P1	P2/2END	P3	P4	P5	Total Units on Site P1	P2/2END	P3	P4	P5	Total Units
BT - 3 Story Townhouses - Boxtowns	5-Plex	1	1	2	2	NA	NA	1	2	2	NA	NA	5
	5X-Plex	2	1	3	1			2	6	2			10
	6-Plex	3	2	2	2			6	6	6			18
	6X-Plex	2	2	3	1			4	6	2			12
	7-Plex	2	2	3	2			4	6	4			14
	8-Plex	3	2	4	2			6	12	6			24
	Total	*13*						*23*	*38*	*22*	*0*	*0*	*83*
IT - 3 Story Townhouses - Interlocking	7-Plex	6	2	1	2	1	1	12	6	12	6	6	42
	8-Plex	3	2	2	2	2	0	6	6	6	6	0	24
	Total	*9*						*18*	*12*	*18*	*12*	*6*	*66*
* Units with Accessible Ground Floor (10% of Townhome Units Required)									*(4) BT U2*	*(2) BT U3*	*(3) IT U4*	*(6) IT U5*	*15*
**BMR Units (15% of Total units or 33 Units)									*(15) BT U1 + (18) IT U1*				*33*
SFD - Single Family Detached	Plan 1	38											
	Plan 2	35											
	Total	*73*											*73*
Total On Site		**95**											**222**

UNIT SUMMARY

BT - 3 Story Townhouses - Boxtowns

Unit Name	Description	Garage Type	Garage Area (SF)	Covered Second Floor Balcony (SF)	Roof Top Deck (SF)	Net Living Area (SF)	Total DU	%	Total Net SF*
Plan 1	3bd/3.5ba	Side x Side	393 SF	109 SF	0 SF	1,668 SF	23 DU	28%	38,364 SF
Plan 2/2 End	4bd/3.5ba/RTD	Side x Side	454 SF	87 SF	380 SF	2,045 SF	38 DU	46%	77,710 SF
Plan 3	4bd/3.5ba/RTD	Side x Side	517 SF	71 SF	322 SF	2,158 SF	22 DU	27%	47,476 SF
Subtotal							**83 DU**	**100%**	**163,550 SF**

*net square footages do not include exterior walls

IT - 3 Story Townhouses - Interlocking

Unit Name	Description	Garage	Garage Area (SF)	Covered Second Floor Balcony (SF)	Roof Top Deck (SF)	Net Living Area (SF)	Total DU	%	Total Net SF*
Plan 1	3bd/3ba	Tandem	646 SF	61 SF	0 SF	1,382 SF	18 DU	27%	24,876 SF
Plan 2	3bd/3ba	Tandem	658 SF	82 SF	0 SF	1,734 SF	12 DU	18%	20,808 SF
Plan 3	3bd/3.5ba/RTD	Side x Side	483 SF	98 SF	321 SF	1,992 SF	18 DU	27%	35,856 SF
Plan 4	4bd/3.5ba/RTD	Side x Side	574 SF	82 SF	529 SF	2,348 SF	12 DU	18%	28,176 SF
Plan 5	4bd/3.5ba	Side x Side	471 SF	88 SF	0 SF	1,958 SF	6 DU	9%	11,748 SF
Subtotal							**66 DU**	**100%**	**121,464 SF**

*net square footages do not include exterior walls

SFD - 3 Story Single Family Detached

Unit Name	Description	Garage	Garage Area (SF)	Covered Second Floor Balcony (SF)	Roof Top Deck (SF) ***	Private Yard (SF) Varies (typ. min. shown)	Front Porch (SF)	Gross Living Area (SF)	Total DU	%	Total Gross SF**
Plan 1	4bd/3.5ba/RTD	Side x Side	470 SF	88 SF	359 SF	185 SF	43 SF	2,476 SF	38 DU	52%	94,088 SF
Plan 2	4bd/3.5ba/RTD	Side x Side	490 SF	70 SF	318 SF	196 SF	70 SF	2,780 SF	35 DU	48%	97,300 SF
Subtotal									**73 DU**	**100%**	**191,388 SF**

***Area Meets Requirement for Open Parcel Area-Improved Outdoor Living-Roof Deck

**Gross square footages include exterior walls

Total	**222 DU**		**476,402 SF**
Average Unit Size:	2,146 SF		
Density:	**10.15**	DU/GROSS AC	

TOWNHOUSE RESIDENCE DATA INFORMATION (BT,IT)

Site Address:		3000 Clearview Way, San Mateo, CA	3155 Clearview Way, San Mateo, CA
APN		041-361-120	041-361-130
Zoning Classification		E1-1 -- Executive Park	
Lot Size (Sq. Ft.): (Parcel Size Varies)		See Civil TM	
Permitted Floor Area Ratio: (per SMCC 27.44.060(d) for E1-1 District)		.85-1.0	
Maximum Permitted Floor Area (Sq. Ft.)	Per Total Site Area	809,758 to 952,657 SF	
Proposed Building Height		+/-32'	
Proposed Number of Residential Units (by bedroom count)	Total	149 DU	
	3 Bed	71 DU	
	4 Bed	78 DU	
Proposed Number of BMR Units (by affordability)	15%	33 DU	
Existing Interior Floor Area to be Remodeled		N/A	
Total Floor Area for Parking Requirements[3]		75,597 SF	
Total Covered Parking Stalls		298	
Total Uncovered Parking Stalls		41	
Total Area of new and rehabilitated landscape area (Sq. Ft.)	Site-wide	97,975 SF	
Cubic Yards of Soil Disturbance (required in order to determine if a Stormwater Pollution Prevention Construction Permit is Required)	Site-wide	+/-74,500 cubic yards	

TOWNHOUSE FLOOR AREA SUMMARY PER BUILDING PLEX (BT,IT) per SMMC

Floor Area (Sq. Ft.).[1,2]	Main Structure(s)	Garage Area (SF)	2nd Floor Balcony (SF)	Roof Deck Area (SF) ***	Detached Accessory Structures (SF)	Exemptions[2]	Total Floor Area (SF)
BT - 3 Story Townhouses - Boxtowns							
5-Plex	13,851 SF	2,335 SF	425 SF	1,404 SF	N/A	N/A	**13,851 SF**
5X-Plex	13,593 SF	2,272 SF	441 SF	1,462 SF	N/A	N/A	**13,593 SF**
6-Plex	16,062 SF	2,728 SF	534 SF	1,404 SF	N/A	N/A	**16,062 SF**
6X-Plex	15,798 SF	2,665 SF	550 SF	1,462 SF	N/A	N/A	**15,798 SF**
7-Plex	18,837 SF	3,182 SF	621 SF	1,784 SF	N/A	N/A	**18,837 SF**
8-Plex	21,608 SF	3,636 SF	708 SF	2,164 SF	N/A	N/A	**21,608 SF**
IT - 3 Story Townhouses - Interlocking							
7-Plex	17,968 SF	3,961 SF	570 SF	1,171 SF	N/A	N/A	**17,968 SF**
8-Plex	21,761 SF	4,722 SF	646 SF	1,700 SF	N/A	N/A	**21,761 SF**

(No Existing Residential Floor Area)

TOWNHOUSE FLOOR AREA SUMMARY PER SITE (BT,IT) per SMMC

Floor Area (Sq. Ft.).[1,2]	Main Structure(s)	Garage Area (SF)	2nd Floor Balcony (SF)	Roof Deck Area (SF) ***	Detached Accessory Structures (SF)	Exemptions[2]	Total Floor Area (SF)
BT - 3 Story Townhouses - Boxtowns							
5-Plex	13,851 SF	2,335 SF	425 SF	1,404 SF	N/A	N/A	13,851 SF
5X-Plex	27,186 SF	4,544 SF	882 SF	2,924 SF	N/A	N/A	27,186 SF
6-Plex	48,186 SF	8,184 SF	1,602 SF	4,212 SF	N/A	N/A	48,186 SF
6X-Plex	31,596 SF	5,330 SF	1,100 SF	2,924 SF	N/A	N/A	31,596 SF
7-Plex	37,674 SF	6,364 SF	1,242 SF	3,568 SF	N/A	N/A	37,674 SF
8-Plex	64,824 SF	10,908 SF	2,124 SF	6,492 SF	N/A	N/A	64,824 SF
Subtotal	*223,317 SF*	*37,665 SF*	*7,375 SF*	*21,524 SF*	N/A	N/A	*223,317 SF*
IT - 3 Story Townhouses - Interlocking							
7-Plex	107,808 SF	23,766 SF	3,420 SF	7,026 SF	N/A	N/A	107,808 SF
8-Plex	65,283 SF	14,166 SF	1,938 SF	5,100 SF	N/A	N/A	65,283 SF
Subtotal	*173,091 SF*	*37,932 SF*	*5,358 SF*	*12,126 SF*	N/A	N/A	*173,091 SF*
TOTAL	**396,408 SF**	**75,597 SF**	**12,733 SF**	**33,650 SF**			**396,408 SF**

1. See SMMC 27.04.200 (b) (1) for full Floor Area definition.
2. See SMMC 27.04.200 (b) (2) for full list of Floor Area exclusions.
3. See SMMC 27.04.200 (d) for full list of Parking Floor Area exclusions (does not apply to general office, retail stores, food stores, drug stores, and shopping center uses.

TOTAL SITE FLOOR AREA SUMMARY (BT, IT, SFD) per SMMC

Floor Area (Sq. Ft.).[1,2]	Total Floor Area (SF)
BT - 3 Story Townhouses - Boxtowns	223,317 SF
IT - 3 Story Townhouses - Interlocking	173,091 SF
SFD - 3 Story Single Family Detached	237,397 SF
SITE TOTAL FLOOR AREA	**633,805 SF**

SINGLE-FAMILY RESIDENCE DATA INFORMATION (SFD)

Site Address:		3000 Clearview Way, San Mateo, CA	3155 Clearview Way, San Mateo, CA
APN		041-361-120	041-361-130
Zoning Classification		E1-1 -- Executive Park	
Lot Size (Sq. Ft.): (Varies-Minimum Shown)		+/- 1,711 (P1)	+/- 1,856 (P2)
Permitted Floor Area Ratio: (per SMCC 27.44.060(d) for E1-1 District)		.85-1.0	
Maximum Permitted Floor Area (Sq. Ft.)	Per Total Site Area	809,758 to 952,657 SF	
Existing Interior Floor Area to be Remodeled		N/A	
Percentage and Linear Feet of Existing Exterior Residence/ Garage Walls to be Demolished		N/A	
Percentage of existing roof (sf) framing structure to be removed and altered where height increases by more than 2ft		N/A	
Total Floor Area for Parking Requirements (See SMMC 27.18.110)		35,010 SF	
Total Garage Parking Stalls (min. 10'x18')		146	
Total Uncovered Parking Stalls (shared with Townhouse Units)		41	
Proposed Building Height		+/-32'	
List of All Protected Trees including Species and Size		See Landscape L4.01-L4.09	
Total Area of new and rehabilitated landscape area (Sq. Ft.)	Site-Wide	97,975 SF	
Cubic Yards of Soil Disturbance (required in order to determine if a Stormwater Pollution Prevention Construction Permit is Required)	Site-Wide	+/-74,500 cubic yards	

SINGLE-FAMILY FLOOR AREA SUMMARY PER FLOOR PLAN (SFD)

Floor Area (Sq. Ft.).[1,2]	Single-Family Residence (SF) (Gross Living Area)	Front Porch Exemption (subtract up to 100sf)	Total Floor Area (SF)
Plan 1	2,476 SF	N/A	3,089 SF
Plan 2	2,780 SF	N/A	3,429 SF

(No Existing Residential Floor Area)

SINGLE-FAMILY FLOOR AREA SUMMARY PER SITE (SFD) per SMMC

Floor Area (Sq. Ft.).[1,2]	Single-Family Residence (SF) (Gross Living Area)	Garage (SF)	2nd Floor Balcony (SF)	Roof Top Deck (SF) ***	Private Yard (SF) Varies (typ. min. shown)	Front Porch (SF)	Front Porch Exemption (subtract up to 100sf)	Total Floor Area (SF)
Plan 1	94,088 SF	17,860 SF	3,344 SF	13,642 SF	7,030 SF	1,634 SF	N/A	117,382 SF
Plan 2	97,300 SF	17,150 SF	2,450 SF	11,130 SF	6,860 SF	2,450 SF	N/A	120,015 SF
Total	191,388 SF	35,010 SF	5,794 SF	24,772 SF	13,890 SF	4,084 SF		**237,397 SF**

1. See SMMC 27.04.200 for full Floor Area definition.
2. See SMMC 27.04.200 for full list of Floor Area exclusions.
3. Existing exterior walls that are converted to interior walls shall be counted as walls to be demolished. Doors, including garage doors, entry doors, and sliding glass doors, shall not be included in the percentage calculation of an existing structure's exterior walls.
4. Existing roofs that are framed over by a new roof shall be counted as existing roof to be demolished.

***Area meets requirement for Open Parcel Area: Improved Outdoor Living-Roof Deck

PROJECT INFORMATION

Clearview Housing Development

Site Address: 3000 Clearview Way, San Mateo, CA
3155 Clearview Way, San Mateo, CA

Accessors Parcel No.: 041-361-120, 041-361-130

Existing Zoning: E1-1 -- Executive Park

Site Area (Gross): 21.87 AC+/- 952,657.20 SQ. FT.

SB330 GROSS SQUARE FOOTAGE CALCULATION

Building Type	No. of Buildings	GSF/Building	Total gross SF	Total No. of Units
BT - 3 Story Townhouses - Boxtowns				
5-Plex	1	15,330 SF	15,330 SF	5
5X-Plex	2	15,097 SF	30,194 SF	10
6-Plex	3	17,691 SF	53,073 SF	18
6X-Plex	2	17,452 SF	34,904 SF	12
7-Plex	2	20,815 SF	41,630 SF	14
8-Plex	3	23,937 SF	71,811 SF	24
Subtotal	13		*246,942 SF*	*83*
IT - 3 Story Townhouses - Interlocking				
7-Plex	6	19,866 SF	119,196 SF	42
8-Plex	3	24,287 SF	72,861 SF	24
Subtotal	9		*192,057 SF*	*66*
SFD - 3 Story Single Family Detached				
Plan 1	38	3,414 SF	129,732 SF	38
Plan 2	35	3,771 SF	131,985 SF	35
Subtotal	73	15,293 SF	*261,717 SF*	*73*
Total			**700,716 SF**	**222**

BUILDING TYPE SUMMARY

Typology	Building Plex	# of Buildings on Site	Total Units Per Building (Units Unique per Typology) P1	P2/2END	P3	P4	P5	Total Units on Site P1	P2/2END	P3	P4	P5	Total Units
BT - 3 Story Townhouses - Boxtowns	5-Plex	1	1	2	2	NA	NA	1	2	2	NA	NA	5
	5X-Plex	2	1	3	1			2	6	2			10
	6-Plex	3	2	2	2			6	6	6			18
	6X-Plex	2	2	3	1			4	6	2			12
	7-Plex	2	2	3	2			4	6	4			14
	8-Plex	3	2	4	2			6	12	6			24
	Total	*13*						*23*	*38*	*22*	*0*	*0*	*83*
IT - 3 Story Townhouses - Interlocking	7-Plex	6	2	1	2	1	1	12	6	12	6	6	42
	8-Plex	3	2	2	2	2	0	6	6	6	6	0	24
	Total	*9*						*18*	*12*	*18*	*12*	*6*	*66*
* Units with Accessible Ground Floor (10% of Townhome Units Required)									(4) BT U2	(2) BT U3	(3) IT U4	(6) IT U5	*15*
**BMR Units (15% of Total units or 33 Units)									(15) BT U1 + (18) IT U1				*33*
SFD - Single Family Detached	Plan 1	38											
	Plan 2	35											
	Total	*73*											*73*
Total On Site		**95**											**222**

PARKING REQUIRED SUMMARY

Single Family Off-Street Parking	73 x 2	146		
Multi-Family Off-Street Parking & Loading	149x2	298		
Total In-Garage		**444**		
Visitor Parking Required for Multi-Family		**30**	0.20 ratio	Visitor Parking
Accessible		3		
EV Capable		6		
Loading		1		
Site Total Vehicle Parking		**474** spaces	2.13 ratio	Total Parking
Bike Parking				
Single-Family	73 x 0	0 spaces required		
Multi-Family Short-Term	149 x .15	22 Short-Term Spaces Required		
Multi-Family Long-Term	149 x 1.5	224 Long-Term Spaces Required		

PARKING PROVIDED SUMMARY

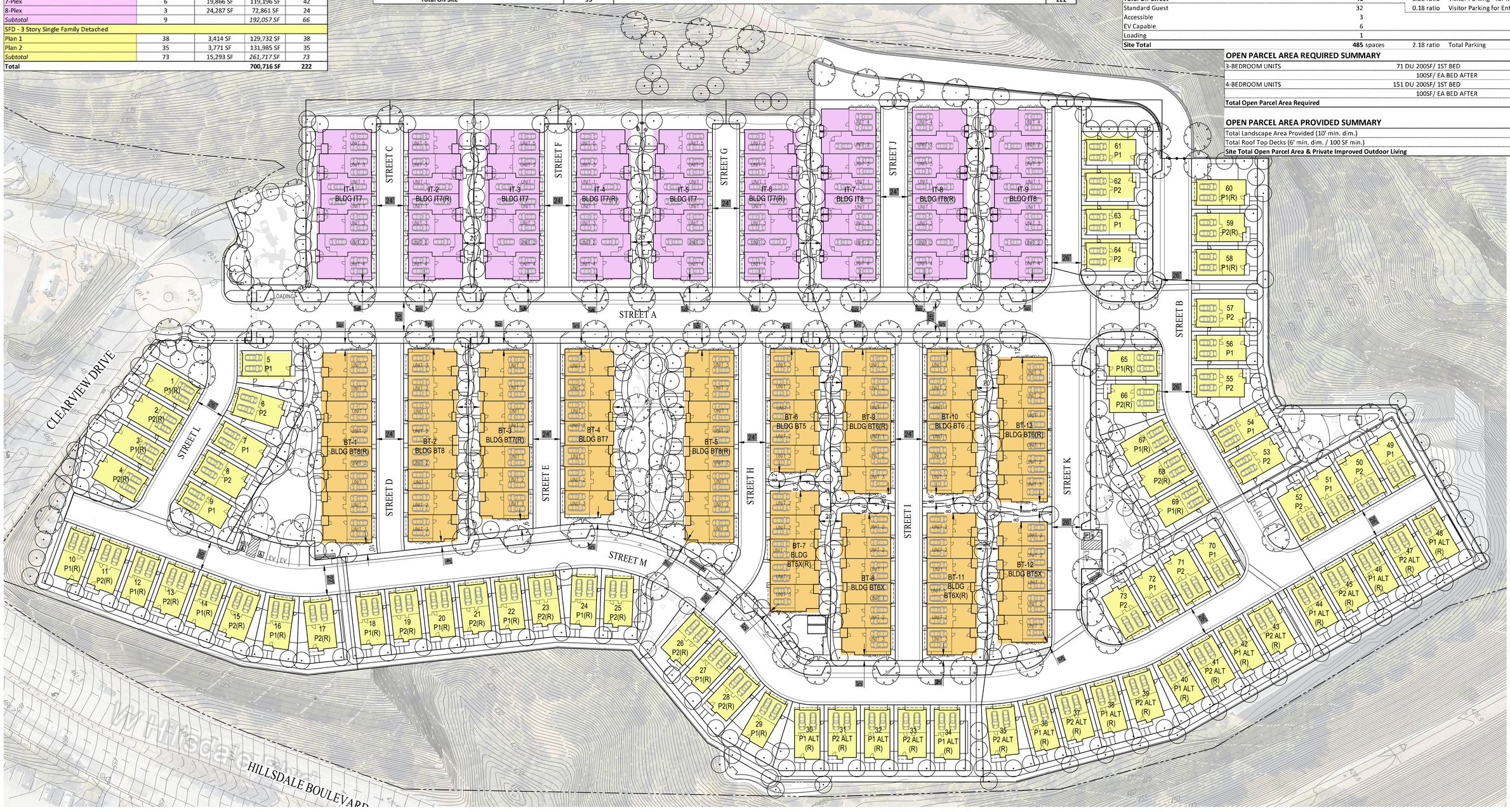
Single Family In-Garage	73 x 2	146		
Townhouse In-Garage	149x2	298		
Total In-Garage		**444**		
Total On-Street		**41**	0.28 ratio	Visitor Parking for Multi-Family
Standard Guest		32	0.18 ratio	Visitor Parking for Entire Site
Accessible		3		
EV Capable		6		
Loading		1		
Site Total		**485** spaces	2.18 ratio	Total Parking

OPEN PARCEL AREA REQUIRED SUMMARY

3-BEDROOM UNITS	71 DU 200SF/ 1ST BED	14,200 SF
	100SF/ EA BED AFTER	14,200 SF
4-BEDROOM UNITS	151 DU 200SF/ 1ST BED	30,200 SF
	100SF/ EA BED AFTER	45,300 SF
Total Open Parcel Area Required		**103,900 SF**

OPEN PARCEL AREA PROVIDED SUMMARY

Total Landscape Area Provided (10' min. dim.)	97,975 SF
Total Roof Top Decks (6' min. dim. / 100 SF min.)	58,422 SF
Site Total Open Parcel Area & Private Improved Outdoor Living	**156,397 SF**



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JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN
HARVEST PROPERTIES

Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

0 20 40 80 Scale 1" = 40'

ARCHITECTURAL SITE EXHIBIT **A0.2.0**





NTS

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EXISTING SITE IMAGERY **A0.2.1**





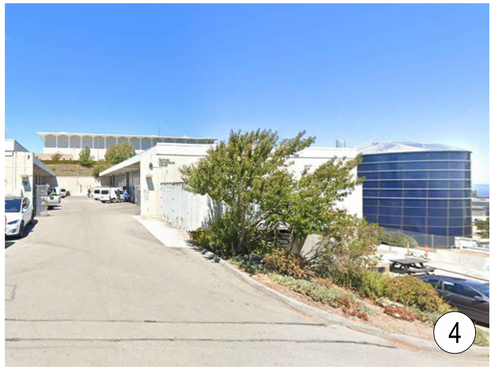
PARKVIEW TERRACE APARTMENTS
1555 W HILLSDALE BLVD
SAN MATEO, CA 94402



VITAS HEALTHCARE
3190 CLEARVIEW WAY
SAN MATEO, CA 94402



SERENDIPITY SCHOOL
3172 CLEARVIEW WAY
SAN MATEO, CA 94402



COLLEGE OF SAN MATEO FACILITIES
7 PERIMETER RD
SAN MATEO, CA 94402



COLLEGE OF SAN MATEO ATHLETIC CENTER
1700 W HILLSDALE BLVD
SAN MATEO, CA 94402

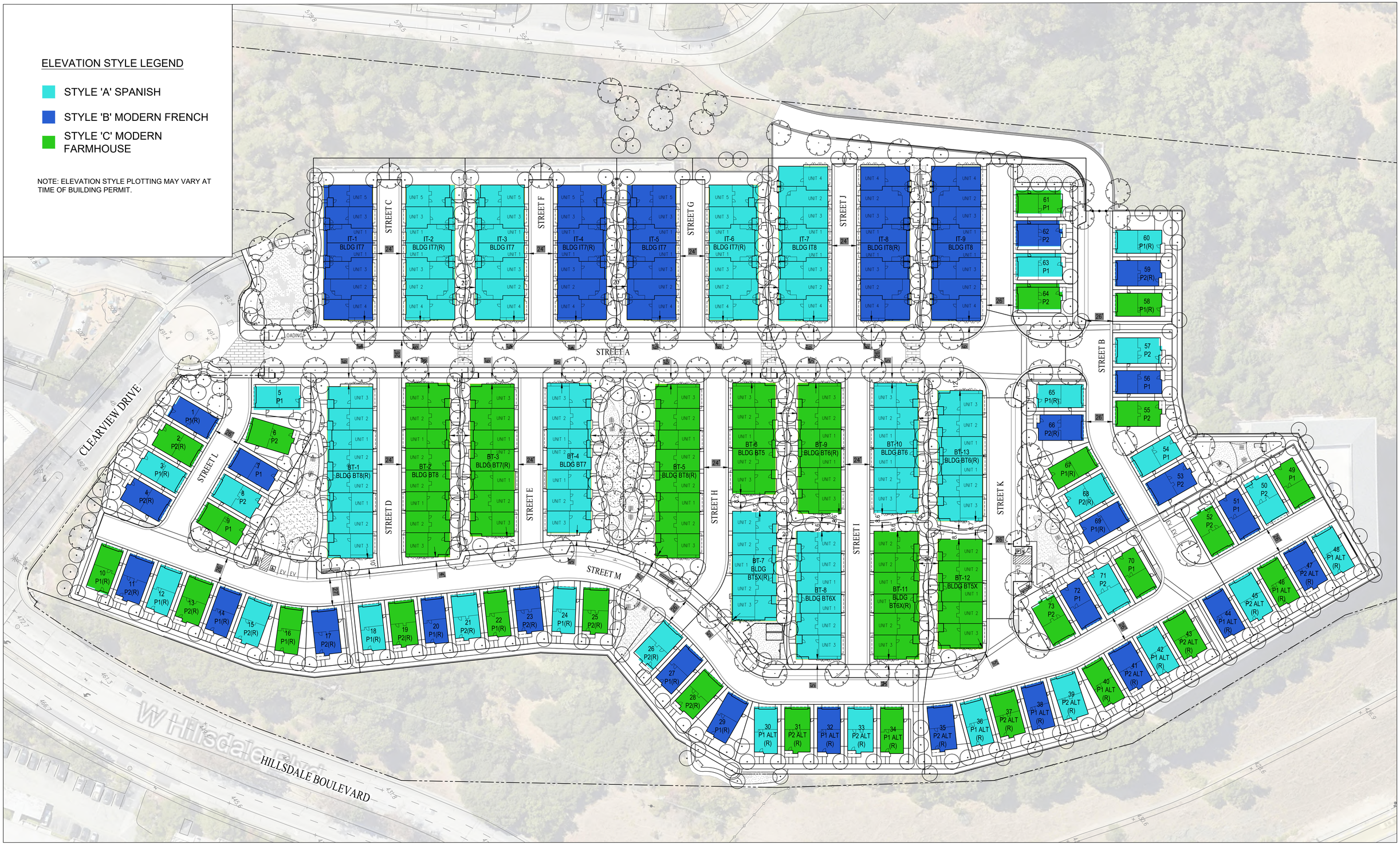


1600 W HILLSDALE BLVD
SAN MATEO, CA 94402

ELEVATION STYLE LEGEND

- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' MODERN FARMHOUSE

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.



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ARCHITECTURAL STYLE PLOTTING **A0.2.3**

PRIVATE OPEN SPACE KEY

- FIRST FLOOR FENCED YARD
- SECOND FLOOR DECK
- ROOF TOP DECK

STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET H
STREET I
STREET J
STREET K
STREET L
STREET M
LOADING
W Hillsdale Blvd

IT 7 PLEX
IT 7 PLEX REVERSE
IT 8 PLEX
IT 8 PLEX REVERSE
BT 8 PLEX (REVERSE)
BT 8 PLEX
BT 7 PLEX (REVERSE)
BT 7 PLEX
BT 5 PLEX
BT 6 PLEX (REVERSE)
BT 6 PLEX
BT 5X PLEX (REVERSE)
BT 6X PLEX
BT 6X PLEX (REVERSE)
BT 5X PLEX
P1
P2
P1(R)
P2(R)
P1 ALT (R)
P2 ALT (R)
EV.
EV.

TOWNHOUSE FLOOR AREA SUMMARY PER SITE (BT,IT) per SMMC

Floor Area (Sq. Ft.).1,2	Main Structure(s)	Garage Area (SF)	2nd Floor Balcony (SF)	Roof Deck Area (SF) ***	Detached Accessory Structures (SF)	Exemptions2	Total Floor Area (SF)
BT - 3 Story Townhouses - Boxtowns							
5-Plex	13,851 SF	2,335 SF	425 SF	1,404 SF	N/A	N/A	13,851 SF
5X-Plex	27,186 SF	4,544 SF	882 SF	2,924 SF	N/A	N/A	27,186 SF
6-Plex	48,186 SF	8,184 SF	1,602 SF	4,212 SF	N/A	N/A	48,186 SF
6X-Plex	31,596 SF	5,330 SF	1,100 SF	2,924 SF	N/A	N/A	31,596 SF
7-Plex	37,674 SF	6,364 SF	1,242 SF	3,568 SF	N/A	N/A	37,674 SF
8-Plex	64,824 SF	10,908 SF	2,124 SF	6,492 SF	N/A	N/A	64,824 SF
Subtotal	*223,317 SF*	*37,665 SF*	*7,375 SF*	*21,524 SF*	N/A	N/A	*223,317 SF*
IT - 3 Story Townhouses - Interlocking							
7-Plex	107,808 SF	23,766 SF	3,420 SF	7,026 SF	N/A	N/A	107,808 SF
8-Plex	65,283 SF	14,166 SF	1,938 SF	5,100 SF	N/A	N/A	65,283 SF
Subtotal	*173,091 SF*	*37,932 SF*	*5,358 SF*	*12,126 SF*	N/A	N/A	*173,091 SF*
TOTAL	**396,408 SF**	**75,597 SF**	**12,733 SF**	**33,650 SF**			**396,408 SF**

1. See SMMC 27.04.200 (b) (1) for full Floor Area definition.
2. See SMMC 27.04.200 (b) (2) for full list of Floor Area exclusions.
3. See SMMC 27.04.200 (d) for full list of Parking Floor Area exclusions (does not apply to general office, retail stores, food stores, drug stores, and shopping center uses.

SINGLE-FAMILY FLOOR AREA SUMMARY PER SITE (SFD) per SMMC

Floor Area (Sq. Ft.).1,2	Single-Family Residence (SF) (Gross Living Area)	Garage (SF)	2nd Floor Balcony (SF)	Roof Top Deck (SF) ***	Private Yard (SF) Varies (typ. min. shown)	Front Porch (SF)	Front Porch Exemption (subtract up to 100sf)	Total Floor Area (SF)
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***Area meets requirement for Open Parcel Area: Improved Outdoor Living-Roof Deck

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0 20 40 80 Scale 1" = 40'

PRIVATE OPEN SPACE EXHIBIT-SIDE YARD **A0.2.4**

PRIVATE OPEN SPACE KEY

- FIRST FLOOR FENCED YARD
- SECOND FLOOR DECK
- ROOF TOP DECK

STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET H
STREET I
STREET J
STREET K
STREET L
STREET M
LOADING
W Hillsdale Blvd

IT 7 PLEX
IT 7 PLEX REVERSE
IT 8 PLEX
IT 8 PLEX REVERSE
BT 8 PLEX (REVERSE)
BT 8 PLEX
BT 7 PLEX (REVERSE)
BT 7 PLEX
BT 5 PLEX
BT 6 PLEX (REVERSE)
BT 6 PLEX
BT 5X PLEX (REVERSE)
BT 6X PLEX
BT 6X PLEX (REVERSE)
BT 5X PLEX
P1
P2
P1(R)
P2(R)
P1 ALT (R)
P2 ALT (R)

TOWNHOUSE FLOOR AREA SUMMARY PER SITE (BT,IT) per SMMC

Floor Area (Sq. Ft.).1,2	Main Structure(s)	Garage Area (SF)	2nd Floor Balcony (SF)	Roof Deck Area (SF) ***	Detached Accessory Structures (SF)	Exemptions2	Total Floor Area (SF)
BT - 3 Story Townhouses - Boxtowns							
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Subtotal	*223,317 SF*	*37,665 SF*	*7,375 SF*	*21,524 SF*	N/A	N/A	*223,317 SF*
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7-Plex	107,808 SF	23,766 SF	3,420 SF	7,026 SF	N/A	N/A	107,808 SF
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Subtotal	*173,091 SF*	*37,932 SF*	*5,358 SF*	*12,126 SF*	N/A	N/A	*173,091 SF*
TOTAL	**396,408 SF**	**75,597 SF**	**12,733 SF**	**33,650 SF**			**396,408 SF**

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SINGLE-FAMILY FLOOR AREA SUMMARY PER SITE (SFD) per SMMC

Floor Area (Sq. Ft.).1,2	Single-Family Residence (SF) (Gross Living Area)	Garage (SF)	2nd Floor Balcony (SF)	Roof Top Deck (SF) ***	Private Yard (SF) Varies (typ. min. shown)	Front Porch (SF)	Front Porch Exemption (subtract up to 100sf)	Total Floor Area (SF)
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0 20 40 80 Scale 1" = 40'

PRIVATE OPEN SPACE EXHIBIT-2ND FLR BALCONY

A0.2.5

PRIVATE OPEN SPACE KEY

- FIRST FLOOR FENCED YARD
- SECOND FLOOR DECK
- ROOF TOP DECK

STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET H
STREET I
STREET J
STREET K
STREET L
STREET M
LOADING
W Hillsdale Blvd

IT 7 PLEX
IT 7 PLEX REVERSE
IT 8 PLEX
IT 8 PLEX REVERSE
BT 8 PLEX (REVERSE)
BT 8 PLEX
BT 7 PLEX
BT 7 PLEX (REVERSE)
BT 5 PLEX
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SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

0 20 40 80 Scale 1" = 40'

PRIVATE OPEN SPACE EXHIBIT-RTD **A0.2.6**

GREEN BUILDING FEATURES

Smart Development
- Urban infill site, reducing sprawl
- Reducing transportation related greenhouse gas emissions
  - Housing located in proximity to major jobs centers to reduce commuting distances and improve access to alternative transportation methods

Net Zero Electric
- Heat pump for heating/AC
- Heat pump water heater

Energy Efficiency
- All electric homes meet or exceed Title 24
- High-Efficacy Lighting

On site solar renewable generation (installation of PV panels)

Prewire with separate branch circuit for EV charging station in all garages to comply with CEC Article 625.

Garages pre-wired for Battery Energy Storage System (ESS) Ready

Reducing carbon emissions (all electric)

Improved indoor air quality (no gas appliances)

Debris Recovery Plan – construction debris to be diverted from landfill

Durable and Non-combustible cladding materials (stucco and fiber cement siding)

Water efficient bathroom fixtures (showerheads, faucets, toilets)

Water Efficiency – Complete Irrigation plans will be provided as part of the Building Permit Drawings. The proposed irrigation system is designed to maximize water efficiency and provide long-term sustainability for the landscape. The system will utilize a weather-based smart irrigation controller capable of automatically adjusting watering schedules based on real-time evapotranspiration (ET) data, local weather conditions, and seasonal variations. This smart control technology ensures that plants receive only the amount of water necessary for optimal health, minimizing runoff and overwatering.

All components and design practices will fully comply with the California Model Water Efficient Landscape Ordinance (MWELO), including but not limited to hydrozoning by plant water needs and incorporation of high-efficiency spray and drip nozzles. The system will prioritize low-volume drip irrigation for planting areas and subsurface or high-efficiency overhead systems for turf or groundcover areas, where allowed. Backflow prevention devices, pressure regulators, and master valves will be included to protect water quality, maintain proper operating pressures, and reduce potential leakage. In addition, soil health and water retention will be supported through appropriate soil amendments and mulching, consistent with MWELO requirements, further reducing irrigation demand.

On-Site Stormwater Management -- Silva Cells providing at-source, underground, stormwater management that captures, stores, and treats runoff with the ability to grow large trees. Stormwater planters are surface-level landscape features that capture, store, and treat stormwater runoff while providing vegetation within a limited space.

SINGLE FAMILY DETACHED
R3

APPLICABLE CODES:

2022 CALIFORNIA RESIDENTIAL CODE (CRC)

2022 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24
[BASED ON 2017 NATIONAL ELECTRICAL CODE]

2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24
[BASED ON 2018 UNIFORM MECHANICAL CODE]

2022 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24
[BASED ON 2018 UNIFORM PLUMBING CODE]

2022 CALIFORNIA ENERGY CODE PART 6, TITLE 24

2022 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24
[BASED ON 2018 INTERNATIONAL FIRE CODE]

2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11

CITY OF SAN MATEO MUNICIPAL CODE

TYPE OF CONSTRUCTION: V-B
OCCUPANCY GROUP: R-3
GARAGE: U
FIRE SPRINKLERS: NFPA 13-D

AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13-D IN ONE- AND TWO- FAMILY DWELLINGS.

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY THE LOCAL GOVERNING AGENCIES.

TOWNHOUSE:
R3 - TOWNHOUSE CONDOMINIUMS

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE (CBC) PART 2, VOLUMES 1 AND 2, TITLE 24
[BASED ON 2018 INTERNATIONAL BUILDING CODE]

2022 CALIFORNIA RESIDENTIAL CODE (CRC)

2022 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24
[BASED ON 2017 NATIONAL ELECTRICAL CODE]

2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24
[BASED ON 2018 UNIFORM MECHANICAL CODE]

2022 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24
[BASED ON 2018 UNIFORM PLUMBING CODE]

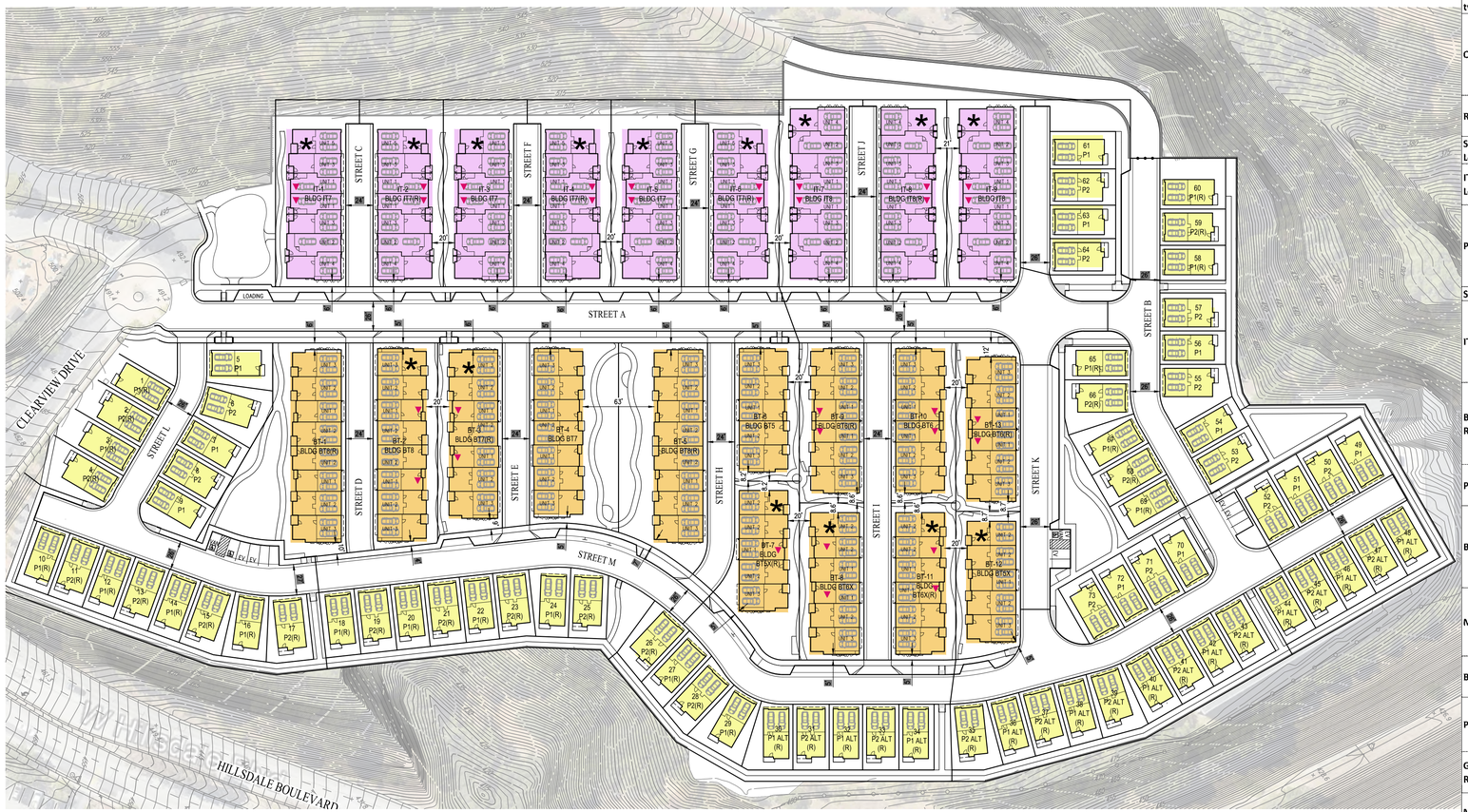
2022 CALIFORNIA ENERGY CODE PART 6, TITLE 24

2022 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24
[BASED ON 2018 INTERNATIONAL FIRE CODE]

2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11

CITY OF SAN MATEO MUNICIPAL CODE

DEFINITIONS: [PER CRC R202]	TOWNHOUSE CONDOMINIUMS: A SINGLE FAMILY DWELLING UNIT CONSTRUCTED IN A GROUP OF THREE OR MORE ATTACHED UNITS IN WHICH EACH UNIT EXTENDS FROM FOUNDATION TO ROOF AND WITH A YARD OR PUBLIC WAY ON AT LEAST TWO SIDES.
OCCUPANCY GROUP: (CRC R 1.1.3.1)	R-3 TOWNHOUSE CONDOMINIUMS U (PRIVATE GARAGES)
CONSTRUCTION TYPE	TYPE V-B
FIRE SPRINKLERS: (CRC R 313)	NFPA 13-D ALLOWED NFPA 13 PROPOSED
ALLOWABLE HEIGHT:	40 FEET
ALLOWABLE STORIES: (CRC 1.13)	3 STORIES + OCCUPIED ROOF DECK
"STORY" DEFINITION (CBC AND CRC)	THAT PORTION OF A BUILDING INCLUDED BETWEEN THE UPPER SURFACE OF A FLOOR OR ROOF NEXT ABOVE.
OCCUPIED ROOF DECKS (CBC SECTION 503.1.4)	A ROOF LEVEL OR PORTION THEREOF SHALL BE PERMITTED TO BE USED AS AN OCCUPIED ROOF PROVIDED THE OCCUPANCY OF THE ROOF IS AN OCCUPANCY ALLOWED FOR THE STORY IMMEDIATELY BELOW THE ROOF.... AN OCCUPIED ROOF SHALL NOT BE INCLUDED IN THE BUILDING HEIGHT OR NUMBER OF STORIES... PROVIDED THAT THE PENTHOUSE AND OTHER ENCLOSED ROOFTOP STRUCTURES COMPLY WITH SECTION 1511.
PENTHOUSES (CBC SECTION 1511.2)	SHALL BE CONSIDERED AS PORTIONS OF THE STORY BELOW THE ROOF DECK AS LONG AS THEY COMPLY WITH THE FOLLOWING: -PENTHOUSES SHALL NOT EXCEED 18 FEET IN HEIGHT ABOVE THE ROOF DECK. -PENTHOUSES SHALL ONLY BE USED TO SHELTER MECHANICAL OR ELECTRICAL EQUIPMENT, TANKS, ELEVATORS AND RELATED MACHINERY, AND STAIRWAY OR VERTICAL SHAFT OPENINGS IN THE ROOF ASSEMBLY.
ALLOWABLE FLOOR AREA	THE CRC DOES NOT PUT AREA LIMITATIONS ON TOWNHOUSE CONDOMINIUMS
TOWNHOUSE UNIT SEPARATION (CRC R 302.2.2)	PER CRC R302.2 EACH TOWNHOUSE CONDOMINIUM SHALL BE SEPARATED BY A COMMON WALL CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS RUNNING VERTICALLY IN THE COMMON WALL CAVITY. PER CRC R 302.2 ITEM 7 THE COMMON WALL SHALL BE NOT LESS THAN 1-HOUR FIRE RATED.
EXTERIOR WALL RATING: (CRC TABLE R 302.1(2))	FIRE SEPARATION DISTANCE ≥ 3' SHALL BE ZERO (0) (NON-RATED) FIRE SEPARATION DISTANCE < 3' SHALL BE ONE (1) - (1 HOUR)
MAXIMUM AREA OF EXTERIOR WALL OPENINGS: (CRC TABLE R 302.1(2))	FIRE SEPARATION DISTANCE ≥ 3' SHALL BE UNLIMITED (UNRATED) FIRE SEPARATION DISTANCE < 3' SHALL NOT BE ALLOWED
UTILITIES / THROUGH PENETRATIONS (CRC R302.4.1)	ELECTRIC METERS LOCATED IN COMMON HOA MAINTAINED CLOSETS AT THE END OF EACH BUILDING ARE RUN THROUGH THE BUILDING LATERALLY IN A NON-RATED SOFFIT RACEWAY LOCATED IN THE GARAGES. ACCESS EASEMENTS EXIST FOR USE AND MAINTENANCE OF THE UTILITY RACEWAY. THROUGH PENETRATIONS OF THE 1-HOUR RATED COMMON WALL SEPARATING UNITS BY ELECTRICAL AND PLUMBING LINES SHALL BE PROTECTED IN ACCORDANCE WITH CRC R 302.4.1 & CRC R 302.4.1.2 BY PROVIDING A THROUGH PENETRATION FIRESTOP SYSTEM.
ACCESSIBILITY: (PER CRC R320.1)	DWELLING UNITS IN A BUILDING CONSISTING OF FOUR OR MORE CONDOMINIUM UNITS SHALL MEET THE REQUIREMENTS OF CALIFORNIA BUILDING CODE CHAPTER 11A - MULTISTORY DWELLINGS. REFER TO CIVIL SITE PLAN FOR MORE INFORMATION AND LOCATION OF ACCESSIBLE UNITS. MULTI-DWELLING BUILDINGS WITH LESS THAN 4 UNITS ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS. 10% OF THE REMAINING UNITS THAT ARE NOT EXEMPT MUST BE MADE ACCESSIBLE BASED ON CBC SECTION 1102.3.1 (SEE SITE PLAN, SHEET A1.10).



Current Zoning: E1-1
Permitted Use Residential Units. 27.44.020(g) Subject to R3 district "Minimum Development Standards" 27.22.040 and affordable housing requirements 27.29
Land Use Office Medium SMGP (pg44) Table LU-1 and Landuse Map (pg38)

Code Subject	Code Reference	Requirement	Required	Provided	Additional Detail	Compliance
Parcel Area (sf)/ Parcel Width (lineal ft)/ Parcel Area per DU (sf)	SMMC 27.22.040(a) R3 - Min. Dev. Standards Table	5,000 / 50 / 2,500 8,000 / 65 / 2,000 10,000 / 80 / 1,500 15,000 / 100 / 1,250		See Civil TM		Waiver
Floor Area Ratio	SMMC 27.22.050(1) SMMC 27.44.060(d)	0.85 to 1.0 Max.	809,758 to 952,657 SF Max.	633,805 SF Proposed Floor Area		Compliant
Front Yard	SMMC 27.22.070(a)	15' Min. or 1/2 building height where exceeds 3 stories	15' min.	10'		Waiver
SFD: Side Yard for one-Family detached DU per R1-B	SMMC 27.22.080(a)	5' Min.	5' min.	5'		Compliant
IT/BT: Side Yard for multiple-family dwelling more than two stories in height	SMMC 27.22.080(c)	1/2 building height (25' max)	15.5'	6.5'	+/-33' building height assumed.	Waiver
Open Parcel Area	SMMC 27.22.100(b)&(c)	200sf open parcel area/ bedroom for first bedroom in each DU + 100sf / bedroom for each bedroom after the first per DU. (exclusive of required off-street parking or driveway areas. Area shall be continuous with 10' min. dim.	103,900	156,397		Compliant
Roof Decks, Balconies	SMMC 27.22.100(d)	Areas improved for outdoor living satisfy open parcel area if 100sf min., 6' min. dim. (10' min dim. on grade)		58,422	Roof Deck area meeting requirement	Compliant
SFD: Off-Street Parking and Loading	SMMC 27.44.050 SMMC 27.64.160(a)	SFD under 3,000 sf of floor area (excluding garage) require 2 garage spaces / DU	146 Spaces	146 Spaces		Compliant
IT/BT: Off-Street Parking and Loading	SMMC 27.44.050 SMMC 27.64.160(d)	MF 3 or more bedroom requires 2 resident parking spaces per DU (min. 1 covered) + .2 visitor parking spaces	298 Spaces + 30 Visitor	298 Spaces + 41 Visitor		Compliant
Parking	SDBL 65915 (p)	State Density Bonus Law 65915 (p) 2-3 bed unit requires 1.5 onsite parking space 4+ bed unit requires 2.5 onsite parking space	71DUx1.5= 106.5 spaces 151DUx2.5= 377.5 spaces Total = 484 spaces	485 spaces		Compliant
SFD: Bicycle Parking Facilities	SMMC 27.64.262(f)(2)(A)(a)	No spaces required	0 bike spaces	0		Compliant
IT/BT: Bicycle Parking Facilities	SMMC 27.64.262(f)(2)(A)(c)	.15 per unit short-term 1.5 per unit long-term	149x.15= 22 short-term spaces 149x1.5= 224 long-term spaces	22 short-term 224 long-term spaces		Compliant
Building Projections Into Required Yards	SMMC 27.70.020(b-f)	3' Max Projection of Eaves/Gutters (No more than 50% of required yard width) Front Yard-6' Projection of Balconies or decks Rear Yard-6' Projection of balconies or decks Street Side Yard-3' Projection of Balconies or decks (7.5' setback min. to street property line)				Compliant
Parcel Coverage	SMMC 27.44.065	35% minimum at-grade open space required on the parcel (excludes driveways, parking, loading, storage areas)	35% Coverage	Varies		Waiver
Building Height	SMMC 27.44.075 27.04.080 'Height' Definition SMGP (pg40) SMGP (pg241) 'Story' Definition SM Property Report	Per Building Height Plan of the General Plan 55' height (3-5 stories) limit per Meaure Y	55' Height 3-5 Stories	+/-31' 3 Stories	Height as vertical distance from existing grade at any point along perimeter of a building to highest pate line of the structure directly above that point. Stair penthouse to RTD excluded.	0000 00
Maximum Density Range	SMGP (pg44) Table LU-1 Landuse Map (pg38) 'Density' Definition (pg234) SMGP (pg40)	Office Medium - Up to 50DU/AC 2-4 stories DU per net acreage, excluding land area devoted to public right-of-way, including roadways	50DU/Net AC 2-4 Stories	10.15 DU/AC 3 Stories + Roof Top Deck		Compliant
Building Height	ODS 2.3.A (pg4)	Low-Rise Max Height 3 stories (35'max) measured from grade to T.O.P.L. of highest level (excluding stair penthouse)	35' Height 3 stories	+/-31' 3 Stories	Excludes stair penthouse to RTD.	Compliant
Pedestrian Paseos	ODS 3.1.2 (pg10)	Low-Rise: 12' min width building face to building face (open to sky and connected to public sidewalks)	12' min	20' min		Compliant
Ground Floor Requirements-Residential	ODS 4.2.2 (pg13)	Ground-Floor Entries located 18-42" above or below adjacent public sidewalk grade.	Raised 18-42" ground floor entries	Accessible 1st floors are provided per CBC 1102.A.3 with flush threshold at entry and sidewalk access		Waiver
Massing Breaks-Low-Rise Buildings	ODS 4.1.5 (pg20)	18" deep min. wall plane break for every 15'-30' of horizontal wall length	18" wall plane breaks all sides, all levels	18" wall plane breaks occur at front elevations. Sides have plane breaks space allows. Rears do not have wall plane breaks on first floor typ.		Waiver
Residential Entry Design-Fenestration Element	ODS 4.6.5(B) (pg39)	(1) fenestration element required: Transom window, sidelight window, or awning with 3' min. projection (not extending into public ROW)		Entry element covered front porch and/or recessed entry provided typical. Fenestration element of either a sidelight window or 3' min depth covered stoop/porch meeting intent of awning with 3' min projection.		Compliant

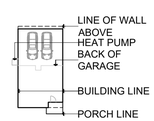
Abbreviations Key	
SM	San Mateo
SMMC	San Mateo Municipal Code
SMGP	San Mateo General Plan
ODS	San Mateo Objective Design Standards for Multi-Family and Residential Mixed-Use

For all other ODS Compliance items see Checklist on ODS Compliance sheets
For Single Family Design Guideline Compliance items see Checklist on SFD Design Review Guidelines Sheet

BUILDING TYPE SUMMARY

Typology	Building Plex	# of Buildings on Site	Total Units Per Building (Units Unique per Typology) P1	P2/2END	P3	P4	P5	Total Units on Site P1	P2/2END	P3	P4	P5	Total Units
BT - 3 Story Townhouses - Boxtowns	5-Plex	1	1	2	2	NA	NA	1	2	2	NA	NA	5
	5X-Plex	2	1	3	1			2	6	2			10
	6-Plex	3	2	2	2			6	6	6			18
	6X-Plex	2	2	3	1			4	6	2			12
	7-Plex	2	2	3	2			4	6	4			14
	8-Plex	3	2	4	2			6	12	6			24
	Total	*13*						*23*	*38*	*22*	*0*	*0*	*83*
IT - 3 Story Townhouses - Interlocking	7-Plex	6	2	1	2	1	1	12	6	12	6	6	42
	8-Plex	3	2	2	2	2	0	6	6	6	6	0	24
	Total	*9*						*18*	*12*	*18*	*12*	*6*	*66*
* Units with Accessible Ground Floor (10% of Townhome Units Required)								*(4) BT U2*	*(2) BT U3*	*(3) IT U4*	*(6) IT U5*		*15*
**BMR Units (15% of Total units or 33 Units)								*(15) BT U1 + (18) IT U1*					*33*
SFD - Single Family Detached	Plan 1	38											
	Plan 2	35											
	Total	*73*											*73*
Total On Site		**95**											**222**

TYPICAL BUILDING FOOTPRINT



▼ Below Market Rate (BMR) Units (33 Total)

* Units meeting CBC Chapter 1102A.3.1 Housing Accessibility (15 Total)

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

0 30 60 120 Scale 1" = 60'

ZONING EXHIBIT **A0.3.0**

Chapter 4 Building Design and Architecture	Meet Standards?	Notes
4.1 MASSING AND ARTICULATION		
4.1.1 Blank Walls		
Blank walls shall be limited to a maximum of twenty (20) feet in length on all stories.	Yes	
4.1.2 Articulations Details		
The following façade articulations shall be a minimum depth of twelve (12) inches. These shall be in addition to requirements for wall plane and massing breaks identified below for each building type. For **low-rise and mid-rise buildings, at least two (2) of the following** shall be provided. For **high-rise buildings, at least three (3) of the following** shall be provided: A. Architectural projections such as roof eaves, overhangs, cornices, pergolas, or metal, wood, or glass awnings B. Balconies per unit C. Box or bay windows per unit D. Window recesses and edges, including mouldings and reveals with at least three (3)-inch depth E. Projecting or recessed rooms or units for a minimum of ten (10) percent of the units along the building façade for low-rise development or a minimum of thirty (30) percent of the units for mid and high-rise development	Yes	A. Roof eaves and overhangs protrude at least 12 inches. E. Projecting or recessed rooms or units occur for a minimum of 10% of the units.
4.1.3 Building Materials and Color		
Buildings shall not be monochromatic in color scheme and use of materials. **The following approaches shall be used:**		
A. A combination of at least three (3) different colors and/or materials shall be used on each building	Yes	Elevations contain 3 distinct body colors in stucco and/or fiber cement.
B. Each color or material excluding trim shall constitute at least ten (10) percent of the building façade.	Yes	Each color constitutes at least 10% of each building façade.
C. A change in color or material shall be characterized by a minimum six (6)-inch offset from the adjacent building plane, or architectural element such as moldings or bandings shall be used to create the offset	Yes	Changes in color occur at plane changes and moldings.
D. Change of materials (for example, stucco to brick, etc.) including veneers shall not end at an outside exterior corner.	Yes	Changes in material do not end at any outside exterior corners.
4.1.4 Massing Breaks – Generally		
Structures three (3) or more stories and sixty (60) or greater in length shall follow the rule of thirds in which a structure is divided into at least three primary masses. Possible ways to break a horizontal mass into three elements are illustrated (See Page 19)	Yes	Each building is divided into at least three primary masses horizontally
4.1.5 Massing Breaks - Low-rise Buildings		
Low-rise buildings shall have a minimum eighteen (18) inch-deep wall plane break for every fifteen (15) to thirty (30) feet of horizontal wall length	No	Waiver requested. See State Density Bonus Letter Submitted with this Application
4.2 GROUND FLOOR REQUIREMENTS		
4.2.1 Mixed-Use		
A. At least seventy-five (75) percent of the ground floor commercial wall area shall be glazed.	N/A	
B. The finished floor to ceiling height for ground floor retail/commercial uses shall be at least twelve (12) feet	N/A	
4.2.2 Residential: Entries to ground-floor residential units shall be located eighteen (18) to forty-two (42) inches above or below the grade of the adjacent public sidewalk.	No	Waiver requested. See State Density Bonus Letter Submitted with this Application
4.3 ADDITIONAL STANDARDS FOR MIXED-USE BUILDINGS		
4.3.1 Consistent Design. Mixed-use buildings shall carry the same theme on each elevation across residential and non residential uses (example on page 32), using at least two (2) of the following approaches:		
A. Primary (non-accent) material(s)	N/A	
B. Primary (non-accent) color(s)	N/A	
C. Window detail (sills, frame) and proportions	N/A	
D. Repeating recess depth	N/A	
4.3.2 Differentiate Between Residential and Commercial Use. In mixed-use buildings, distinct awning or entry treatments shall be used for commercial/retail uses to distinguish from the residential uses. Different treatments include, but are not limited to, doorway materials and recesses, signage, and paving in front of the entry	N/A	
4.4 TRANSITIONS AND SCREENING		
4.4.1 Neighborhood Transitions - For proposed development projects over thirty-two (32) feet in height, where the side or rear property line abuts a property in the R1 zoning district, the following standards shall apply:		
A. Stepback – Low-rise Buildings. For low-rise buildings within ten (10) feet of the abutting R1 zoning district, the third story shall step back at least five (5) feet from exterior building wall of the second story below. The stepback shall apply only to building facades within ten (10) feet of the identified R1 district. Alternatively, the entire building may be set back at least ten (10) feet from the abutting property line.	N/A	
4.5 ROOF FORM		
4.5.1 Variation All buildings up to four (4) stories in height shall provide variations of roof height and/or form for thirty (30) percent minimum of the roofline.	Yes	Roof heights and/or forms vary for at least 30% of the roofline.
4.5.2 Additional Requirements		
A. A building shall have no more than two (2) variations in roof form.	Yes	This style contains gables and shed roof shapes.
B. Eave treatment including depth, material, style, and brackets shall match on a building.	Yes	Eave treatment is consistent throughout the design.
C. Roof parapets, if provided, shall include a coping on the top and a drip edge.	Yes	Coping provided at each parapet.
4.6 WINDOWS, DOORS, ENTRY DESIGN, AND SECURITY		
4.6.1 Window and Door Alignment		
A. Vertical Alignment. For building facades that front a street or public right-of-way, windows, doors, arches, and balconies shall align vertically along a center line through these elements. Where the ground floor or base of a building is a nonresidential use, vertical alignment shall begin from the second floor or wherever the residential use begins.	Yes	Windows, doors, arches and balconies align vertically along a centerline through all elements.
B. Horizontal Alignment. Sets of windows, doors, arches, or balconies may span more than the width of a single element above or below if the left-most and right-most outside edges of the set of elements align with the width of the elements above or below and if the elements within a set are evenly spaced. The following exceptions are allowed: 1. Juliet balconies may be centered evenly over the set of elements they span. 2. Balconies may be wider than the element they are aligned with on the floors above or below and if they project twelve (12) inches or more from the face of the building.	Yes	When applicable, outside edges of elements align.
C Window and Door Size. The following shall apply to all windows and doors except for curtain wall windows and commercial storefront windows. 1. Windows and doors shall be vertically oriented, rectangular, and taller than they are wide. 2. For residential uses, vertical window elements shall be maintained through proportionality and divided lites. 3. Windows, doors, arches, and balconies must be equal in size or smaller than the element they are aligned with on the floor below. 4. Where wider glazed openings are desired, use ganged or grouped windows, subject to the following: a. Grouped windows shall have a minimum of three (3) inches of building façade surface between them b. Ganged windows shall have a mullion between them	Yes	All windows and doors are rectangular and vertically-oriented. Grouped windows have at least 3.5 inches of building façade surface between them.

4.6.2	Windows – Depth		
	Windows shall be recessed a minimum of three (3) inches from the exterior wall surface unless the architectural style dictates flush (curtain wall) or protruding windows. Alternatively, a three (3)-inch window trim may be provided. Where a curtain wall is used, no recess or protrusion is required. Wainscoting, sills, and/or reveals shall be incorporated into deep-set windows.	N/A	Per discussions with staff in July and august 2025, window recesses of 3" minimum is only required when the project selects Window Recesses as an articulation component per section 4.1.2
4.6.3	Windows – Reflectivity, Transparency, and Details		
A.	Window Reflectivity. The use of reflective glass is prohibited to reduce the occurrence of bird collisions. Low-reflectivity dark tinted glass is prohibited except on residential units	Yes	Window reflectivity shall comply with this standard.
B.	Window Transparency. Transparent glass guardrails and parapets shall be prohibited for mid-rise and high-rise buildings and/or in conjunction with green roofs or terraces to reduce the potential for bird collisions.	N/A	
C.	Window Details. All windows shall include detailing using at least two (2) of the following approaches, depending on the proposed architectural style: 1. Window trim 2. Projected lintel 3. Projected sill 4. Sashes	Yes	All windows include window trim and projected sills.
D.	Lites. Lites shall be square or vertically oriented rectangles.	N/A	
E.	Matching Lite Size and Proportions. The size and proportion of lites shall be consistent among windows in a group.	N/A	
4.6.4	Windows – Mixed-use Buildings		
	The street-level façade for retail/commercial ground floors shall have windows with a minimum seventy (70) percent transparency between a height of three (3) and twelve (12) feet, measured above sidewalk grade.	N/A	
4.6.5	Entries, Doors, and Stairways		
A.	Entry Locations. All building entries shall adhere to the following standards: 1. Each façade adjacent to a street shall have at least one (1) pedestrian or main entry fronting the primary or secondary street frontage or, where public paseo exists, to that paseo. 4. Mixed-Use Buildings: a. Pedestrian access to the residential uses shall be via a lobby or individual entries that are separate from commercial use access. b. At least one (1) access to residential uses shall be located at a primary frontage or secondary frontage.	Yes	
B.	Residential Entry Design. Ground-floor residential entries fronting a public right of-way or common space shall have at least one (1) fenestration element and one (1) entry element from the lists below. The entry element shall be at least three (3) feet in depth. Fenestration Elements - Transom Windows, Sidelight Window, Awning with a minimum 3-foot projection (but not extendign into any ROW) Entry Elements - Covered front porch, Stoop, Recessed Entry, Forecourt	Yes	Entry element (covered front porch or recessed entry typical) and Fenestration element of sidelight window or depth of roof cover 3' min. meeting intent of awning with 3' projection.
C.	Retail/Commercial or Other Non-residential Entry Design. Non-residential ground-floor uses shall adhere to the following: 1. Each tenant space shall have an individual entry. 2. Each entry shall have direct at-grade access from any adjacent sidewalk. 3. Each entry shall be inset or offset no more than thirty-six (36) inches from the adjacent building façade 4. Each entry shall have at least two (2) of the following features: a. Awning or canopy (glass, wood, or metal only) b. Contrasting color relative to adjacent building wall c. Transom or sidelight windows d. Double doors e. An entrance enhanced with decorative hardware (wrought iron, brass), decorative framing (cornice), and/or artwork (mural, stained glass, tiling)	N/A	
D.	Garage Doors 1. For projects with ten (10) or more residential units, individual garage doors shall not face a public street but shall be oriented towards an alley or private street/ driveway internal to the project. 2. All individual garage doors shall be recessed a minimum of six (6) inches from the surrounding building wall.	Yes	All garage doors are oriented towards alleyways. All garage doors are recessed 6 inches from the surrounding building walls.
E.	Utility Room Entries. 1. Exterior-facing utility rooms and emergency exit corridor doors shall not be located on the primary street frontage. 2. When visible from a public right-of-way, utility room doors and emergency exits shall be the same materials, colors, and style as the main entry doors. 3. These standards shall not apply if they conflict with the rules and regulations of PG&E, another private or public utility conveyor, or the Fire or Building Code.	Yes	Cabinets will not front the primary street, Clearview Way.
F.	Loading Dock Doors 1. Loading dock doors shall fully screen the interior loading dock area. 2. Doors shall use materials that limit visibility, such as translucent glass or decorative metal, and included in the material palette specified for the building	N/A	
G.	Exterior Stairways. Exterior stairways/stairwells shall face interior spaces such as plazas, gathering areas, and parking areas. This standard shall not apply if it conflicts with the Fire Code or Building Code.	N/A	
4.6.6	Design for Security		
	All exterior walls fronting shared areas, interior courts, parking areas, open space, and walkways shall feature at least one (1) viewpoint through a window, door, balcony, or patio at least every thirty (30) feet on each building story	Yes	All exterior walls fronting shared areas, openspace, and walkways feature at least 1 viewpoint through windows, doors, or balconies.
4.7 MATERIALS AND COLORS			
4.7.1	General Standards Applicable to All Development		
A.	Colors. Neon colors, as defined in Section 8, shall be prohibited. Colors of the same hue shall be differentiated by at least three shades.	Yes	No neon colors used in this project. All colors of the same hue are differentiated by at least three shades.
B.	Allowable Materials. Materials used throughout on exterior walls, as trim, for windows and doors, and as roofing material shall be allowed according to the following Materials Table. (Table on pages 43-44)	Yes	Exterior Walls: Stucco Window trims: Stucco over High Density Foam Roofing: Concrete Tiles
C.	Quality. Durable exterior architectural materials and finishes with a minimum life expectancy of twenty-five (25) years and roofing with a minimum life expectancy of thirty (30) years, as identified in a materials specifications sheet, shall be used on the exterior of the buildings.	Yes	
4.8 ADDITIONS TO EXISTING STRUCTURES			
	Additions to existing structures shall incorporate and match all the following features if they are present in the existing building(s):	N/A	
A.	Roof form		
B.	Window and door type, materials, proportions, and details such as recesses, mullion/muntin width, and pattern etc		
C.	Colors and materials		
D.	Articulation patterns		
E.	Cornices, banding, string courses, and corbels		
F.	Balconies		









Chapter 4 Building Design and Architecture	Meet Standards?	Notes
4.1 MASSING AND ARTICULATION		
4.1.1 Blank Walls		
Blank walls shall be limited to a maximum of twenty (20) feet in length on all stories.	Yes	
4.1.2 Articulations Details		
The following façade articulations shall be a minimum depth of twelve (12) inches. These shall be in addition to requirements for wall plane and massing breaks identified below for each building type. For **low-rise and mid-rise buildings, at least two (2) of the following** shall be provided. For **high-rise buildings, at least three (3) of the following** shall be provided: A. Architectural projections such as roof eaves, overhangs, cornices, pergolas, or metal, wood, or glass awnings B. Balconies per unit C. Box or bay windows per unit D. Window recesses and edges, including mouldings and reveals with at least three (3)-inch depth E. Projecting or recessed rooms or units for a minimum of ten (10) percent of the units along the building façade for low-rise development or a minimum of thirty (30) percent of the units for mid and high-rise development	Yes	A. Roof eaves and overhangs protrude at least 12 inches. E. Projecting or recessed rooms or units occur for a minimum of 10% of the units.
4.1.3 Building Materials and Color		
Buildings shall not be monochromatic in color scheme and use of materials. **The following approaches shall be used:**		
A. A combination of at least three (3) different colors and/or materials shall be used on each building elevation, inclusive of trim.	Yes	Elevations contain 3 distinct body colors/materials in stucco and fiber cement boardand batten/lap siding.
B. Each color or material excluding trim shall constitute at least ten (10) percent of the building façade.	Yes	Each color constitutes at least 10% of each building façade.
C. A change in color or material shall be characterized by a minimum six (6)-inch offset from the adjacent building plane, or architectural element such as moldings or bandings shall be used to create the offset	Yes	Changes in color occur at plane changes and moldings.
D. Change of materials (for example, stucco to brick, etc.) including veneers shall not end at an outside exterior corner.	Yes	Changes in materal do not end at any outside exterior corners.
4.1.4 Massing Breaks – Generally		
Structures three (3) or more stories and sixty (60) or greater in length shall follow the rule of thirds in which a structure is divided into at least three primary masses. Possible ways to break a horizontal mass into three elements are illustrated (See Page 19)	Yes	Each building is divided into at least three primary masses horizontally
4.1.5 Massing Breaks - Low-rise Buildings		
Low-rise buildings shall have a minimum eighteen (18) inch-deep wall plane break for every fifteen (15) to thirty (30) feet of horizontal wall length	No	Waiver requested. See State Density Bonus Letter submitted with this application
4.2 GROUND FLOOR REQUIREMENTS		
4.2.1 Mixed-Use		
A. At least seventy-five (75) percent of the ground floor commercial wall area shall be glazed.	N/A	
B. The finished floor to ceiling height for ground floor retail/commercial uses shall be at least twelve (12) feet	N/A	
4.2.2 Residential: Entries to ground-floor residential units shall be located eighteen (18) to forty-two (42) inches above or below the grade of the adjacent public sidewalk.	No	Waiver requested. See State Density Bonus Letter submitted with this application
4.3 ADDITIONAL STANDARDS FOR MIXED-USE BUILDINGS		
4.3.1 Consistent Design. Mixed-use buildings shall carry the same theme on each elevation across residential and non residential uses (example on page 32), using at least two (2) of the following approaches:		
A. Primary (non-accent) material(s)	N/A	
B. Primary (non-accent) color(s)	N/A	
C. Window detail (sills, frame) and proportions	N/A	
D. Repeating recess depth	N/A	
4.3.2 Differentiate Between Residential and Commercial Use. In mixed-use buildings, distinct awning or entry treatments shall be used for commercial/retail uses to distinguish from the residential uses. Different treatments include, but are not limited to, doorway materials and recesses, signage, and paving in front of the entry	N/A	
4.4 TRANSITIONS AND SCREENING		
4.4.1 Neighborhood Transitions - For proposed development projects over thirty-two (32) feet in height, where the side or rear property line abuts a property in the R1 zoning district, the following standards shall apply:		
A. Stepback – Low-rise Buildings. For low-rise buildings within ten (10) feet of the abutting R1 zoning district, the third story shall step back at least five (5) feet from exterior building wall of the second story below. The stepback shall apply only to building facades within ten (10) feet of the identified R1 district. Alternatively, the entire building may be set back at least ten (10) feet from the abutting property line.	N/A	
4.5 ROOF FORM		
4.5.1 Variation All buildings up to four (4) stories in height shall provide variations of roof height and/or form for thirty (30) percent minimum of the roofline.	Yes	Roof heights and/or forms vary for at least 30% of the roofline.
4.5.2 Additional Requirements		
A. A building shall have no more than two (2) variations in roof form.	Yes	This style contains gables and shed roof shapes.
B. Eave treatment including depth, material, style, and brackets shall match on a building.	Yes	Eave treatment is consistent throughout the design.
C. Roof parapets, if provided, shall include a coping on the top and a drip edge.	Yes	Coping provided at each parapet.
4.6 WINDOWS, DOORS, ENTRY DESIGN, AND SECURITY		
4.6.1 Window and Door Alignment		
A. Vertical Alignment. For building facades that front a street or public right-of-way, windows, doors, arches, and balconies shall align vertically along a center line through these elements. Where the ground floor or base of a building is a nonresidential use, vertical alignment shall begin from the second floor or wherever the residential use begins.	Yes	Windows, doors, arches and balconies align vertically along a centerline through all elements.
B. Horizontal Alignment. Sets of windows, doors, arches, or balconies may span more than the width of a single element above or below if the left-most and right-most outside edges of the set of elements align with the width of the elements above or below and if the elements within a set are evenly spaced. The following exceptions are allowed: 1. Juliet balconies may be centered evenly over the set of elements they span. 2. Balconies may be wider than the element they are aligned with on the floors above or below and if they project twelve (12) inches or more from the face of the building.	Yes	When applicable, outside edges of elements align.
C Window and Door Size. The following shall apply to all windows and doors except for curtain wall windows and commercial storefront windows. 1. Windows and doors shall be vertically oriented, rectangular, and taller than they are wide. 2. For residential uses, vertical window elements shall be maintained through proportionality and divided lites. 3. Windows, doors, arches, and balconies must be equal in size or smaller than the element they are aligned with on the floor below. 4. Where wider glazed openings are desired, use ganged or grouped windows, subject to the following: a. Grouped windows shall have a minimum of three (3) inches of building façade surface between them b. Ganged windows shall have a mullion between them	Yes	All windows and doors are rectangular and vertically-oriented. Grouped windows have at least 3.5 inches of building façade surface between them.
4.6.2 Windows – Depth		
Windows shall be recessed a minimum of three (3) inches from the exterior wall surface unless the architectural style dictates flush (curtain wall) or protruding windows. Alternatively, a three (3)-inch window trim may be provided. Where a curtain wall is used, no recess or protrusion is required. Wainscoting, sills, and/or reveals shall be incorporated into deep-set windows.	N/A	Per discussions with staff in July and august 2025, window recesses of 3" minimum is only required when the project selects Window Recesses as an articulation component per section 4.1.2
4.6.3 Windows – Reflectivity, Transparency, and Details		
A. Window Reflectivity. The use of reflective glass is prohibited to reduce the occurrence of bird collisions. Low-reflectivity dark tinted glass is prohibited except on residential units	Yes	Window reflectivity shall comply with this standard.
B. Window Transparency. Transparent glass guardrails and parapets shall be prohibited for mid-rise and high-rise buildings and/or in conjunction with green roofs or terraces to reduce the potential for bird collisions.	N/A	
C. Window Details. All windows shall include detailing using at least two (2) of the following approaches, depending on the proposed architectural style: 1. Window trim 2. Projected lintel 3. Projected sill 4. Sashes	Yes	All windows include window trim and projected sills.
D. Lites. Lites shall be square or vertically oriented rectangles.	N/A	
E. Matching Lite Size and Proportions. The size and proportion of lites shall be consistent among windows in a group.	N/A	
4.6.4 Windows – Mixed-use Buildings		
The street-level façade for retail/commercial ground floors shall have windows with a minimum seventy (70) percent transparency between a height of three (3) and twelve (12) feet, measured above sidewalk grade.	N/A	
4.6.5 Entries, Doors, and Stairways		
A. Entry Locations. All building entries shall adhere to the following standards: 1. Each façade adjacent to a street shall have at least one (1) pedestrian or main entry fronting the primary or secondary street frontage or, where public paseo exists, to that paseo. 4. Mixed-Use Buildings: a. Pedestrian access to the residential uses shall be via a lobby or individual entries that are separate from commercial use access. b. At least one (1) access to residential uses shall be located at a primary frontage or secondary frontage.	Yes	
B. Residential Entry Design. Ground-floor residential entries fronting a public right of-way or common space shall have at least one (1) fenestration element and one (1) entry element from the lists below. The entry element shall be at least three (3) feet in depth. Fenestration Elements - Transom Windows, Sidelight Window, Awning with a minimum 3-foot projection (but not extendign into any ROW) Entry Elements - Covered front porch, Stoop, Recessed Entry, Forecourt	Yes	Entry element (covered front porch or recessed entry typical) and Fenestration element of sidelight window or depth of roof cover 3' min. meeting intent of awning with 3' projection.
C. Retail/Commercial or Other Non-residential Entry Design. Non-residential ground-floor uses shall adhere to the following: 1. Each tenant space shall have an individual entry. 2. Each entry shall have direct at-grade access from any adjacent sidewalk. 3. Each entry shall be inset or offset no more than thirty-six (36) inches from the adjacent building façade 4. Each entry shall have at least two (2) of the following features: a. Awning or canopy (glass, wood, or metal only) b. Contrasting color relative to adjacent building wall c. Transom or sidelight windows d. Double doors e. An entrance enhanced with decorative hardware (wrought iron, brass), decorative framing (cornice), and/or artwork (mural, stained glass, tiling)	N/A	
D. Garage Doors 1. For projects with ten (10) or more residential units, individual garage doors shall not face a public street but shall be oriented towards an alley or private street/ driveway internal to the project. 2. All individual garage doors shall be recessed a minimum of six (6) inches from the surrounding building wall.	Yes	All garage doors are oriented towards alleyways. All garage doors are recessed 6 inches from the surrounding building walls.
E. Utility Room Entries. 1. Exterior-facing utility rooms and emergency exit corridor doors shall not be located on the primary street frontage. 2. When visible from a public right-of-way, utility room doors and emergency exits shall be the same materials, colors, and style as the main entry doors. 3. These standards shall not apply if they conflict with the rules and regulations of PG&E, another private or public utility conveyor, or the Fire or Building Code.	Yes	Cabinets will not front the primary street, Clearview Way.
F. Loading Dock Doors 1. Loading dock doors shall fully screen the interior loading dock area. 2. Doors shall use materials that limit visibility, such as translucent glass or decorative metal, and included in the material palette specified for the building	N/A	
G. Exterior Stairways. Exterior stairways/stairwells shall face interior spaces such as plazas, gathering areas, and parking areas. This standard shall not apply if it conflicts with the Fire Code or Building Code.	N/A	
4.6.6 Design for Security		
All exterior walls fronting shared areas, interior courts, parking areas, open space, and walkways shall feature at least one (1) viewpoint through a window, door, balcony, or patio at least every thirty (30) feet on each building story	Yes	All exterior walls fronting shared areas, openspace, and walkways feature at least 1 viewpoint through windows, doors, or balconies.
4.7 MATERIALS AND COLORS		
4.7.1 General Standards Applicable to All Development		
A. Colors. Neon colors, as defined in Section 8, shall be prohibited. Colors of the same hue shall be differentiated by at least three shades.	Yes	No neon colors used in this project.
B. Allowable Materials. Materials used throughout on exterior walls, as trim, for windows and doors, and as roofing material shall be allowed according to the following Materials Table. (Table on pages 43-44)	Yes	Exterior Walls: Stucco,fiber cement lap siding and board and batten Window trims: Stucco over High Density Foam or Fiber Cement Roofing: Composition Shingle
C. Quality. Durable exterior architectural materials and finishes with a minimum life expectancy of twenty-five (25) years and roofing with a minimum life expectancy of thirty (30) years, as identified in a materials specifications sheet, shall be used on the exterior of the buildings.	Yes	
4.8 ADDITIONS TO EXISTING STRUCTURES		
Additions to existing structures shall incorporate and match all the following features if they are present in the existing building(s):	N/A	
A. Roof form		
B. Window and door type, materials, proportions, and details such as recesses, mullion/muntin width, and pattern etc		
C. Colors and materials		
D. Articulation patterns		
E. Cornices, banding, string courses, and corbels		
F. Balconies		









Chapter 4 Building Design and Architecture	Meet Standards?	Notes
4.1 MASSING AND ARTICULATION		
4.1.1 Blank Walls		
Blank walls shall be limited to a maximum of twenty (20) feet in length on all stories.	Yes	
4.1.2 Articulations Details		
The following façade articulations shall be a minimum depth of twelve (12) inches. These shall be in addition to requirements for wall plane and massing breaks identified below for each building type. For **low-rise and mid-rise buildings, at least two (2) of the following** shall be provided. For **high-rise buildings, at least three (3) of the following** shall be provided: A. Architectural projections such as roof eaves, overhangs, cornices, pergolas, or metal, wood, or glass awnings B. Balconies per unit C. Box or bay windows per unit D. Window recesses and edges, including mouldings and reveals with at least three (3)-inch depth E. Projecting or recessed rooms or units for a minimum of ten (10) percent of the units along the building façade for low-rise development or a minimum of thirty (30) percent of the units for mid and high-rise development	Yes	A. Roof eaves and overhangs protrude at least 12 inches. E. Projecting or recessed rooms or units occur for a minimum of 10% of the units.
4.1.3 Building Materials and Color		
Buildings shall not be monochromatic in color scheme and use of materials. **The following approaches shall be used:**		
A. A combination of at least three (3) different colors and/or materials shall be used on each building	Yes	Elevations contain 3 distinct body colors in stucco and/or fiber cement.
B. Each color or material excluding trim shall constitute at least ten (10) percent of the building façade.	Yes	Each color constitutes at least 10% of each building façade.
C. A change in color or material shall be characterized by a minimum six (6)-inch offset from the adjacent building plane, or architectural element such as moldings or bandings shall be used to create the offset	Yes	Changes in color occur at plane changes and moldings.
D. Change of materials (for example, stucco to brick, etc.) including veneers shall not end at an outside exterior corner.	Yes	Changes in materal do not end at any outside exterior corners.
4.1.4 Massing Breaks – Generally		
Structures three (3) or more stories and sixty (60) or greater in length shall follow the rule of thirds in which a structure is divided into at least three primary masses. Possible ways to break a horizontal mass into three elements are illustrated (See Page 19)	Yes	Each building is divided into at least three primary masses horizontally
4.1.5 Massing Breaks - Low-rise Buildings		
Low-rise buildings shall have a minimum eighteen (18) inch-deep wall plane break for every fifteen (15) to thirty (30) feet of horizontal wall length	No	Waiver requested. See State Density Bonus Letter submitted with this application
4.2 GROUND FLOOR REQUIREMENTS		
4.2.1 Mixed-Use		
A. At least seventy-five (75) percent of the ground floor commercial wall area shall be glazed.	N/A	
B. The finished floor to ceiling height for ground floor retail/commercial uses shall be at least twelve (12) feet	N/A	
4.2.2 Residential: Entries to ground-floor residential units shall be located eighteen (18) to forty-two (42) inches above or below the grade of the adjacent public sidewalk.	No	Waiver requested. See State Density Bonus Letter submitted with this application
4.3 ADDITIONAL STANDARDS FOR MIXED-USE BUILDINGS		
4.3.1 Consistent Design. Mixed-use buildings shall carry the same theme on each elevation across residential and non residential uses (example on page 32), using at least two (2) of the following approaches:		
A. Primary (non-accent) material(s)	N/A	
B. Primary (non-accent) color(s)	N/A	
C. Window detail (sills, frame) and proportions	N/A	
D. Repeating recess depth	N/A	
4.3.2 Differentiate Between Residential and Commercial Use. In mixed-use buildings, distinct awning or entry treatments shall be used for commercial/retail uses to distinguish from the residential uses. Different treatments include, but are not limited to, doorway materials and recesses, signage, and paving in front of the entry	N/A	
4.4 TRANSITIONS AND SCREENING		
4.4.1 Neighborhood Transitions - For proposed development projects over thirty-two (32) feet in height, where the side or rear property line abuts a property in the R1 zoning district, the following standards shall apply:		
A. Stepback – Low-rise Buildings. For low-rise buildings within ten (10) feet of the abutting R1 zoning district, the third story shall step back at least five (5) feet from exterior building wall of the second story below. The stepback shall apply only to building facades within ten (10) feet of the identified R1 district. Alternatively, the entire building may be set back at least ten (10) feet from the abutting property line.	N/A	
4.5 ROOF FORM		
4.5.1 Variation All buildings up to four (4) stories in height shall provide variations of roof height and/or form for thirty (30) percent minimum of the roofline.	Yes	Roof heights and/or forms vary for at least 30% of the roofline.
4.5.2 Additional Requirements		
A. A building shall have no more than two (2) variations in roof form.	Yes	This style contains gables and shed roof shapes.
B. Eave treatment including depth, material, style, and brackets shall match on a building.	Yes	Eave treatment is consistent throughout the design.
C. Roof parapets, if provided, shall include a coping on the top and a drip edge.	Yes	Coping provided at each parapet.
4.6 WINDOWS, DOORS, ENTRY DESIGN, AND SECURITY		
4.6.1 Window and Door Alignment		
A. Vertical Alignment. For building facades that front a street or public right-of-way, windows, doors, arches, and balconies shall align vertically along a center line through these elements. Where the ground floor or base of a building is a nonresidential use, vertical alignment shall begin from the second floor or wherever the residential use begins.	Yes	Windows, doors, arches and balconies align vertically along a centerline through all elements.
B. Horizontal Alignment. Sets of windows, doors, arches, or balconies may span more than the width of a single element above or below if the left-most and right-most outside edges of the set of elements align with the width of the elements above or below and if the elements within a set are evenly spaced. The following exceptions are allowed: 1. Juliet balconies may be centered evenly over the set of elements they span. 2. Balconies may be wider than the element they are aligned with on the floors above or below and if they project twelve (12) inches or more from the face of the building.	Yes	When applicable, outside edges of elements align.
C Window and Door Size. The following shall apply to all windows and doors except for curtain wall windows and commercial storefront windows. 1. Windows and doors shall be vertically oriented, rectangular, and taller than they are wide. 2. For residential uses, vertical window elements shall be maintained through proportionality and divided lites. 3. Windows, doors, arches, and balconies must be equal in size or smaller than the element they are aligned with on the floor below. 4. Where wider glazed openings are desired, use ganged or grouped windows, subject to the following: a. Grouped windows shall have a minimum of three (3) inches of building façade surface between them b. Ganged windows shall have a mullion between them	Yes	All windows and doors are rectangular and vertically-oriented. Grouped windows have at least 3.5 inches of building façade surface between them.
4.6.2 Windows – Depth		
Windows shall be recessed a minimum of three (3) inches from the exterior wall surface unless the architectural style dictates flush (curtain wall) or protruding windows. Alternatively, a three (3)-inch window trim may be provided. Where a curtain wall is used, no recess or protrusion is required. Wainscoting, sills, and/or reveals shall be incorporated into deep-set windows.	Yes	Per discussions with staff in July and august 2025, window recesses of 3" minimum is only required when the project selects Window Recesses as an articulation component per section 4.1.2
4.6.3 Windows – Reflectivity, Transparency, and Details		
A. Window Reflectivity. The use of reflective glass is prohibited to reduce the occurrence of bird collisions. Low-reflectivity dark tinted glass is prohibited except on residential units	Yes	Window reflectivity shall comply with this standard.
B. Window Transparency. Transparent glass guardrails and parapets shall be prohibited for mid-rise and high-rise buildings and/or in conjunction with green roofs or terraces to reduce the potential for bird collisions.	N/A	
C. Window Details. All windows shall include detailing using at least two (2) of the following approaches, depending on the proposed architectural style: 1. Window trim 2. Projected lintel 3. Projected sill 4. Sashes	Yes	All windows include window trim and projected sills.
D. Lites. Lites shall be square or vertically oriented rectangles.	N/A	
E. Matching Lite Size and Proportions. The size and proportion of lites shall be consistent among windows in a group.	N/A	
4.6.4 Windows – Mixed-use Buildings		
The street-level façade for retail/commercial ground floors shall have windows with a minimum seventy (70) percent transparency between a height of three (3) and twelve (12) feet, measured above sidewalk grade.	N/A	
4.6.5 Entries, Doors, and Stairways		
A. Entry Locations. All building entries shall adhere to the following standards: 1. Each façade adjacent to a street shall have at least one (1) pedestrian or main entry fronting the primary or secondary street frontage or, where public paseo exists, to that paseo. 4. Mixed-Use Buildings: a. Pedestrian access to the residential uses shall be via a lobby or individual entries that are separate from commercial use access. b. At least one (1) access to residential uses shall be located at a primary frontage or secondary frontage.	Yes	
B. Residential Entry Design. Ground-floor residential entries fronting a public right of-way or common space shall have at least one (1) fenestration element and one (1) entry element from the lists below. The entry element shall be at least three (3) feet in depth. Fenestration Elements - Transom Windows, Sidelight Window, Awning with a minimum 3-foot projection (but not extendign into any ROW) Entry Elements - Covered front porch, Stoop, Recessed Entry, Forecourt	Yes	Entry element (covered front porch or recessed entry typical) and Fenestration element of sidelight window or depth of roof cover 3' min. meeting intent of awning with 3' projection
C. Retail/Commercial or Other Non-residential Entry Design. Non-residential ground-floor uses shall adhere to the following: 1. Each tenant space shall have an individual entry. 2. Each entry shall have direct at-grade access from any adjacent sidewalk. 3. Each entry shall be inset or offset no more than thirty-six (36) inches from the adjacent building façade 4. Each entry shall have at least two (2) of the following features: a. Awning or canopy (glass, wood, or metal only) b. Contrasting color relative to adjacent building wall c. Transom or sidelight windows d. Double doors e. An entrance enhanced with decorative hardware (wrought iron, brass), decorative framing (cornice), and/or artwork (mural, stained glass, tiling)	N/A	
D. Garage Doors 1. For projects with ten (10) or more residential units, individual garage doors shall not face a public street but shall be oriented towards an alley or private street/ driveway internal to the project. 2. All individual garage doors shall be recessed a minimum of six (6) inches from the surrounding building wall.	Yes	All garage doors are oriented towards alleyways. All garage doors are recessed 6 inches from the surrounding building walls.
E. Utility Room Entries. 1. Exterior-facing utility rooms and emergency exit corridor doors shall not be located on the primary street frontage. 2. When visible from a public right-of-way, utility room doors and emergency exits shall be the same materials, colors, and style as the main entry doors. 3. These standards shall not apply if they conflict with the rules and regulations of PG&E, another private or public utility conveyor, or the Fire or Building Code.	Yes	Cabinets will not front the primary street, Clearview Way.
F. Loading Dock Doors 1. Loading dock doors shall fully screen the interior loading dock area. 2. Doors shall use materials that limit visibility, such as translucent glass or decorative metal, and included in the material palette specified for the building	N/A	
G. Exterior Stairways. Exterior stairways/stairwells shall face interior spaces such as plazas, gathering areas, and parking areas. This standard shall not apply if it conflicts with the Fire Code or Building Code.	N/A	
4.6.6 Design for Security		
All exterior walls fronting shared areas, interior courts, parking areas, open space, and walkways shall feature at least one (1) viewpoint through a window, door, balcony, or patio at least every thirty (30) feet on each building story	Yes	All exterior walls fronting shared areas, openspace, and walkways feature at least 1 viewpoint through windows, doors, or balconies.
4.7 MATERIALS AND COLORS		
4.7.1 General Standards Applicable to All Development		
A. Colors. Neon colors, as defined in Section 8, shall be prohibited. Colors of the same hue shall be differentiated by at least three shades.	Yes	No neon colors used in this project. All colors of the same hue are differentiated by at least three shades.
B. Allowable Materials. Materials used throughout on exterior walls, as trim, for windows and doors, and as roofing material shall be allowed according to the following Materials Table. (Table on pages 43-44)	Yes	Exterior Walls: Stucco Window trims: Stucco over High Density Foam Roofing: Concrete Tile
C. Quality. Durable exterior architectural materials and finishes with a minimum life expectancy of twenty-five (25) years and roofing with a minimum life expectancy of thirty (30) years, as identified in a materials specifications sheet, shall be used on the exterior of the buildings.	Yes	
4.8 ADDITIONS TO EXISTING STRUCTURES		
Additions to existing structures shall incorporate and match all the following features if they are present in the existing building(s):	N/A	
A. Roof form		
B. Window and door type, materials, proportions, and details such as recesses, mullion/muntin width, and pattern etc		
C. Colors and materials		
D. Articulation patterns		
E. Cornices, banding, string courses, and corbels		
F. Balconies		







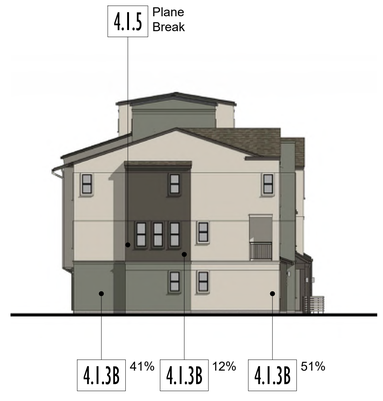


Chapter 4 Building Design and Architecture	Meet Standards?	Notes
4.1 MASSING AND ARTICULATION		
4.1.1 Blank Walls		
Blank walls shall be limited to a maximum of twenty (20) feet in length on all stories.	Yes	
4.1.2 Articulations Details		
The following façade articulations shall be a minimum depth of twelve (12) inches. These shall be in addition to requirements for wall plane and massing breaks identified below for each building type. For **low-rise and mid-rise buildings, at least two (2) of the following** shall be provided. For **high-rise buildings, at least three (3) of the following** shall be provided: A. Architectural projections such as roof eaves, overhangs, cornices, pergolas, or metal, wood, or glass awnings B. Balconies per unit C. Box or bay windows per unit D. Window recesses and edges, including mouldings and reveals with at least three (3)-inch depth E. Projecting or recessed rooms or units for a minimum of ten (10) percent of the units along the building façade for low-rise development or a minimum of thirty (30) percent of the units for mid and high-rise development F. Horizontal mouldings that are at least three (3) inches minimum	Yes	E. Projecting or recessed rooms or units occur for a minimum of 10% of the units. F. Horizontal mouldings occur at the second floor. Size is 8 inches tall and 3 inches deep.
4.1.3 Building Materials and Color		
Buildings shall not be monochromatic in color scheme and use of materials. **The following approaches shall be used:**		
A. A combination of at least three (3) different colors and/or materials shall be used on each building elevation, inclusive of trim.	Yes	Elevations contain 3 distinct body colors/materials in stucco and fiber cement.
B. Each color or material excluding trim shall constitute at least ten (10) percent of the building façade.	Yes	Each color constitutes at least 10% of each building façade.
C. A change in color or material shall be characterized by a minimum six (6)-inch offset from the adjacent building plane, or architectural element such as moldings or bandings shall be used to create the offset	Yes	Changes in color occur at plane changes and moldings.
D. Change of materials (for example, stucco to brick, etc.) including veneers shall not end at an outside exterior corner.	Yes	Changes in mateal do not end at any outside exterior corners.
4.1.4 Massing Breaks – Generally		
Structures three (3) or more stories and sixty (60) or greater in length shall follow the rule of thirds in which a structure is divided into at least three primary masses. Possible ways to break a horizontal mass into three elements are illustrated (See Page 19)	Yes	Each building is divided into at least three primary masses horizontally
4.1.5 Massing Breaks - Low-rise Buildings		
Low-rise buildings shall have a minimum eighteen (18) inch-deep wall plane break for every fifteen (15) to thirty (30) feet of horizontal wall length	No	Waiver requested. See State Density Bonus Letter Submitted with this Application
4.2 GROUND FLOOR REQUIREMENTS		
4.2.1 Mixed-Use		
A. At least seventy-five (75) percent of the ground floor commercial wall area shall be glazed.	N/A	
B. The finished floor to ceiling height for ground floor retail/commercial uses shall be at least twelve (12) feet	N/A	
4.2.2 Residential: Entries to ground-floor residential units shall be located eighteen (18) to forty-two (42) inches above or below the grade of the adjacent public sidewalk.	No	Waiver requested. See State Density Bonus Letter Submitted with this Application
4.3 ADDITIONAL STANDARDS FOR MIXED-USE BUILDINGS		
4.3.1 Consistent Design. Mixed-use buildings shall carry the same theme on each elevation across residential and non residential uses (example on page 32), using at least two (2) of the following approaches:		
A. Primary (non-accent) material(s)	N/A	
B. Primary (non-accent) color(s)	N/A	
C. Window detail (sills, frame) and proportions	N/A	
D. Repeating recess depth	N/A	
4.3.2 Differentiate Between Residential and Commercial Use. In mixed-use buildings, distinct awning or entry treatments shall be used for commercial/retail uses to distinguish from the residential uses. Different treatments include, but are not limited to, doorway materials and recesses, signage, and paving in front of the entry	N/A	
4.4 TRANSITIONS AND SCREENING		
4.4.1 Neighborhood Transitions - For proposed development projects over thirty-two (32) feet in height, where the side or rear property line abuts a property in the R1 zoning district, the following standards shall apply:		
A. Stepback – Low-rise Buildings. For low-rise buildings within ten (10) feet of the abutting R1 zoning district, the third story shall step back at least five (5) feet from exterior building wall of the second story below. The stepback shall apply only to building facades within ten (10) feet of the identified R1 district. Alternatively, the entire building may be set back at least ten (10) feet from the abutting property line.	N/A	
4.5 ROOF FORM		
4.5.1 Variation All buildings up to four (4) stories in height shall provide variations of roof height and/or form for thirty (30) percent minimum of the roofline.	Yes	Roof heights and/or forms vary for at least 30% of the roofline.
4.5.2 Additional Requirements		
A. A building shall have no more than two (2) variations in roof form.	Yes	This style contains gables and shed roof shapes.
B. Eave treatment including depth, material, style, and brackets shall match on a building.	Yes	Eave treatment is consistent throughout the design.
C. Roof parapets, if provided, shall include a coping on the top and a drip edge.	Yes	Coping provided at each parapet.
4.6 WINDOWS, DOORS, ENTRY DESIGN, AND SECURITY		
4.6.1 Window and Door Alignment		
A. Vertical Alignment. For building facades that front a street or public right-of-way, windows, doors, arches, and balconies shall align vertically along a center line through these elements. Where the ground floor or base of a building is a nonresidential use, vertical alignment shall begin from the second floor or wherever the residential use begins.	Yes	Windows, doors, arches and balconies align vertically along a centerline through all elements.
B. Horizontal Alignment. Sets of windows, doors, arches, or balconies may span more than the width of a single element above or below if the left-most and right-most outside edges of the set of elements align with the width of the elements above or below and if the elements within a set are evenly spaced. The following exceptions are allowed: 1. Juliet balconies may be centered evenly over the set of elements they span. 2. Balconies may be wider than the element they are aligned with on the floors above or below and if they project twelve (12) inches or more from the face of the building.	Yes	When applicable, outside edges of elements align.
C Window and Door Size. The following shall apply to all windows and doors except for curtain wall windows and commercial storefront windows. 1. Windows and doors shall be vertically oriented, rectangular, and taller than they are wide. 2. For residential uses, vertical window elements shall be maintained through proportionality and divided lites. 3. Windows, doors, arches, and balconies must be equal in size or smaller than the element they are aligned with on the floor below. 4. Where wider glazed openings are desired, use ganged or grouped windows, subject to the following: a. Grouped windows shall have a minimum of three (3) inches of building façade surface between them b. Ganged windows shall have a mullion between them	Yes	All windows and doors are rectangular and vertically-oriented. Grouped windows have at least 3.5 inches of building façade surface between them.
4.6.2 Windows – Depth		
Windows shall be recessed a minimum of three (3) inches from the exterior wall surface unless the architectural style dictates flush (curtain wall) or protruding windows. Alternatively, a three (3)-inch window trim may be provided. Where a curtain wall is used, no recess or protrusion is required. Wainscoting, sills, and/or reveals shall be incorporated into deep-set windows.	Yes	Per discussions with staff in July and august 2025, window recesses of 3" minimum is only required when the project selects Window Recesses as an articulation component per section 4.1.2
4.6.3 Windows – Reflectivity, Transparency, and Details		
A. Window Reflectivity. The use of reflective glass is prohibited to reduce the occurrence of bird collisions. Low-reflectivity dark tinted glass is prohibited except on residential units	Yes	Window reflectivity shall comply with this standard.
B. Window Transparency. Transparent glass guardrails and parapets shall be prohibited for mid-rise and high-rise buildings and/or in conjunction with green roofs or terraces to reduce the potential for bird collisions.	N/A	
C. Window Details. All windows shall include detailing using at least two (2) of the following approaches, depending on the proposed architectural style: 1. Window trim 2. Projected lintel 3. Projected sill 4. Sashes	Yes	All windows include window trim and projected sills.
D. Lites. Lites shall be square or vertically oriented rectangles.	N/A	
E. Matching Lite Size and Proportions. The size and proportion of lites shall be consistent among windows in a group.	N/A	
4.6.4 Windows – Mixed-use Buildings		
The street-level façade for retail/commercial ground floors shall have windows with a minimum seventy (70) percent transparency between a height of three (3) and twelve (12) feet, measured above sidewalk grade.	N/A	
4.6.5 Entries, Doors, and Stairways		
A. Entry Locations. All building entries shall adhere to the following standards: 1. Each façade adjacent to a street shall have at least one (1) pedestrian or main entry fronting the primary or secondary street frontage or, where public paseo exists, to that paseo. 4. Mixed-Use Buildings: a. Pedestrian access to the residential uses shall be via a lobby or individual entries that are separate from commercial use access. b. At least one (1) access to residential uses shall be located at a primary frontage or secondary frontage.	Yes	
B. Residential Entry Design. Ground-floor residential entries fronting a public right of-way or common space shall have at least one (1) fenestration element and one (1) entry element from the lists below. The entry element shall be at least three (3) feet in depth. Fenestration Elements - Transom Windows, Sidelight Window, Awning with a minimum 3-foot projection (but not extendign into any ROW) Entry Elements - Covered front porch, Stoop, Recessed Entry, Forecourt	Yes	Entry element (covered front porch or recessed entry typical) and Fenestration element of sidelight window or depth of roof cover 3' min. meeting intent of awning with 3' projection.
C. Retail/Commercial or Other Non-residential Entry Design. Non-residential ground-floor uses shall adhere to the following: 1. Each tenant space shall have an individual entry. 2. Each entry shall have direct at-grade access from any adjacent sidewalk. 3. Each entry shall be inset or offset no more than thirty-six (36) inches from the adjacent building façade 4. Each entry shall have at least two (2) of the following features: a. Awning or canopy (glass, wood, or metal only) b. Contrasting color relative to adjacent building wall c. Transom or sidelight windows d. Double doors e. An entrance enhanced with decorative hardware (wrought iron, brass), decorative framing (cornice), and/or artwork (mural, stained glass, tiling)	N/A	
D. Garage Doors 1. For projects with ten (10) or more residential units, individual garage doors shall not face a public street but shall be oriented towards an alley or private street/ driveway internal to the project. 2. All individual garage doors shall be recessed a minimum of six (6) inches from the surrounding building wall.	Yes	All garage doors are oriented towards alleyways. All garage doors are recessed 6 inches from the surrounding building walls.
E. Utility Room Entries. 1. Exterior-facing utility rooms and emergency exit corridor doors shall not be located on the primary street frontage. 2. When visible from a public right-of-way, utility room doors and emergency exits shall be the same materials, colors, and style as the main entry doors. 3. These standards shall not apply if they conflict with the rules and regulations of PG&E, another private or public utility conveyor, or the Fire or Building Code.	Yes	Cabinets will not front the primary street, Clearview Way.
F. Loading Dock Doors 1. Loading dock doors shall fully screen the interior loading dock area. 2. Doors shall use materials that limit visibility, such as translucent glass or decorative metal, and included in the material palette specified for the building	N/A	
G. Exterior Stairways. Exterior stairways/stairwells shall face interior spaces such as plazas, gathering areas, and parking areas. This standard shall not apply if it conflicts with the Fire Code or Building Code.	N/A	
4.6.6 Design for Security		
All exterior walls fronting shared areas, interior courts, parking areas, open space, and walkways shall feature at least one (1) viewpoint through a window, door, balcony, or patio at least every thirty (30) feet on each building story	Yes	All exterior walls fronting shared areas, openspace, and walkways feature at least 1 viewpoint through windows, doors, or balconies.
4.7 MATERIALS AND COLORS		
4.7.1 General Standards Applicable to All Development		
A. Colors. Neon colors, as defined in Section 8, shall be prohibited. Colors of the same hue shall be differentiated by at least three shades.	Yes	No neon colors used in this project.
B. Allowable Materials. Materials used throughout on exterior walls, as trim, for windows and doors, and as roofing material shall be allowed according to the following Materials Table. (Table on pages 43-44)	Yes	Exterior Walls: Stucco,fiber cement lap siding or board and batten Window trims: Stucco over High Density Foam and Fiber Cement Roofing: Composition Shingle
C. Quality. Durable exterior architectural materials and finishes with a minimum life expectancy of twenty-five (25) years and roofing with a minimum life expectancy of thirty (30) years, as identified in a materials specifications sheet, shall be used on the exterior of the buildings.	Yes	
4.8 ADDITIONS TO EXISTING STRUCTURES		
Additions to existing structures shall incorporate and match all the following features if they are present in the existing building(s):	N/A	
A. Roof form		
B. Window and door type, materials, proportions, and details such as recesses, mullion/muntin width, and pattern etc		
C. Colors and materials		
D. Articulation patterns		
E. Cornices, banding, string courses, and corbels		
F. Balconies		









CITY OF SAN MATEO
COMMUNITY DEVELOPMENT DEPARTMENT

330 W. 20th Avenue
San Mateo, CA 94403
www.cityofsanmateo.org

SINGLE-FAMILY DWELLING DESIGN REVIEW GUIDELINE CHECKLIST

PROJECT INFORMATION

Street Address:	3000 and 3155 Clearview Way, San Mateo, CA

Through the completion of this form, I certify as the project applicant that the above project is compliant with the Single-Family Dwelling Design Guidelines. I understand that the guidelines exist to maintain a standard of neighborhood character in San Mateo and that and departures from the guidelines must be justified and approved by planning staff.

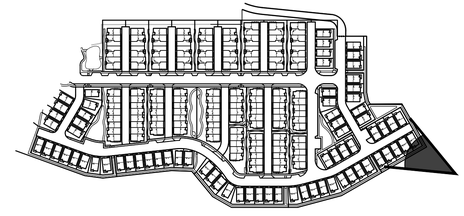
Please indicate whether your project conforms to each of the following guidelines:

Is the project consistent with the predominant setback pattern and building footprints in the neighborhood?	Yes ☐ No ☐ N/A ■
Is the project consistent with the established pattern of garage locations, as well as the size, position, and appearance of the garage openings?	Yes ☐ No ☐ N/A ■
Is the driveway and curb-cut width minimized and consistent with the neighborhood pattern (single or double-width)?	Yes ☐ No ☐ N/A ■
Does the driveway location maximize on-street parking by providing a minimum of 20' between curb cuts?	Yes ☐ No ☐ N/A ■
Does the driveway width and placement minimize harm to existing street trees?	Yes ☐ No ☐ N/A ■
Is the main entrance visible from the street and not blocked by walls, screens, or tall hedges?	Yes ☐ No ☐ N/A ■
If front porches are common in the neighborhood, does the project include a porch that is similar in size and proportion to those in the neighborhood?	Yes ☐ No ☐ N/A ■
Does the project de-emphasize the garage entrance so that it is not a dominant feature seen from the street?	Yes ☐ No ☐ N/A ■
Is the project consistent with the established pattern of building footprints and forms?	Yes ☐ No ☐ N/A ■
Is the scale of the project consistent with the common scale of houses in the neighborhood?	Yes ☐ No ☐ N/A ■
Is the placement of the proposed second story set back from the property lines to meet daylight plane requirements and maximize light into neighboring properties?	Yes ☐ No ☐ N/A ■
Does the placement of the proposed second story addition appear in balance with the home and with the neighboring homes?	Yes ☐ No ☐ N/A ■
Would the proposed second story create wall heights that are compatible with or different from the pattern of homes in the neighborhood?	Yes ☐ No ☐ N/A ■
Have some portions of the roof been brought down to the gutter or eave line of the first story roof to reduce the apparent mass of the building?	Yes ☐ No ■ N/A ☐
Are the building elements that define the architectural style of the house common to other houses in the neighborhood?	Yes ■ No ☐ N/A ☐
Is there an established roof pattern (forms, slopes, materials, massing) in the neighborhood?	Yes ■ No ☐ N/A ☐
Are the proposed roof form, slope, materials, and massing, compatible with roofs in the neighborhood and the existing home?	Yes ☐ No ☐ N/A ■
Does the addition change the appearance of any existing primary and secondary roof forms?	Yes ☐ No ☐ N/A ■
Do the proposed roof forms contribute to the overall style of the neighborhood	Yes ☐ No ☐ N/A ■
Does the addition include architectural features (stepping back the 2nd story or changing the building footprint, roof form, and windows) that break up the apparent mass of the house and add visual interest to long or tall walls?	Yes ☐ No ☐ N/A ■
Are new windows directly aligned with neighboring windows, or offset?	Yes ☐ No ☐ N/A ■
Is the privacy of the adjacent neighbors protected?	Yes ☐ No ☐ N/A ■
If the project is on a slope:	
Does the addition step the home with the slope to avoid expanses of tall walls	Yes ☐ No ☐ N/A ■
Does the addition use landscaping to mask tall, down-slope walls?	Yes ☐ No ☐ N/A ■
Does the addition respect the neighbor's views?	Yes ☐ No ☐ N/A ■
Would the proposed addition impair view from neighboring homes?	Yes ☐ No ☐ N/A ■
Would the proposed addition create a greater view blockage than other homes on similar parcels in the neighborhood?	Yes ☐ No ☐ N/A ■
Are exterior materials consistent with those on the existing house and in the neighborhood?	Yes ☐ No ☐ N/A ■
Are the proportions of the window openings and materials consistent with those of the existing house or neighborhood?	Yes ☐ No ☐ N/A ■

Please provide an explanation for any item marked 'No' (attach additional pages if necessary).

Portions of the roof are not brought down to the gutter or eave line of the first story roof because the SFDs are 3 stories - doing so would reduce livable square footage considerably and preclude the development of these homes. Other elements such as awnings and front porches help break down the massing instead.





ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

SITE ILLUSTRATION - BIRDS EYE **A0.4.0**





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SAN RAMON · ROSEVILLE

JETT LANDSCAPE ARCHITECTURE + DESIGN

RADIUS DESIGN

HARVEST PROPERTIES

Ownership:

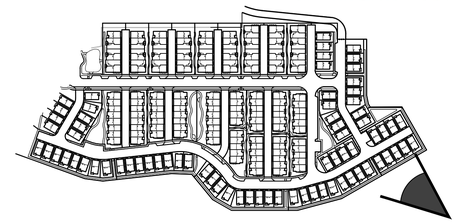
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

SITE ILLUSTRATION - BIRDS EYE - MAIN STREET AA0.4.1





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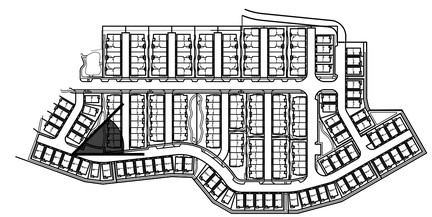
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SAN MATEO, CA
20240095

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SEPTEMBER 5, 2025

SITE ILLUSTRATION - BIRDS EYE - SFD **A0.4.2**





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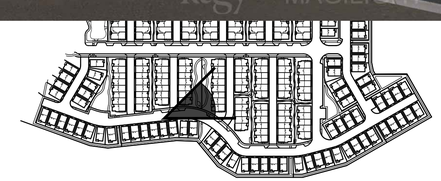
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CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

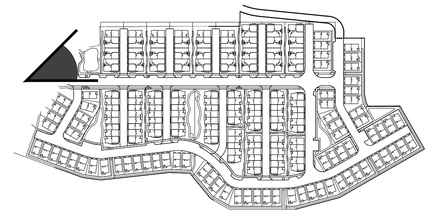
SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

SITE ILLUSTRATION - BOX TOWNHOUSE **A0.4.3**









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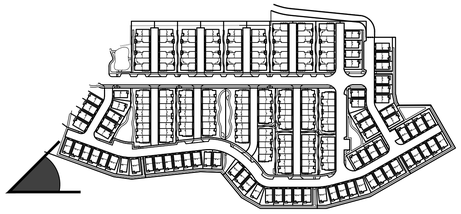
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San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
202450095

SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

SITE ILLUSTRATION - INTERLOCKING TOWNHOUSES





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CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
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SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

SITE ILLUSTRATION - SFD

A0.4.6

GENERAL NOTES

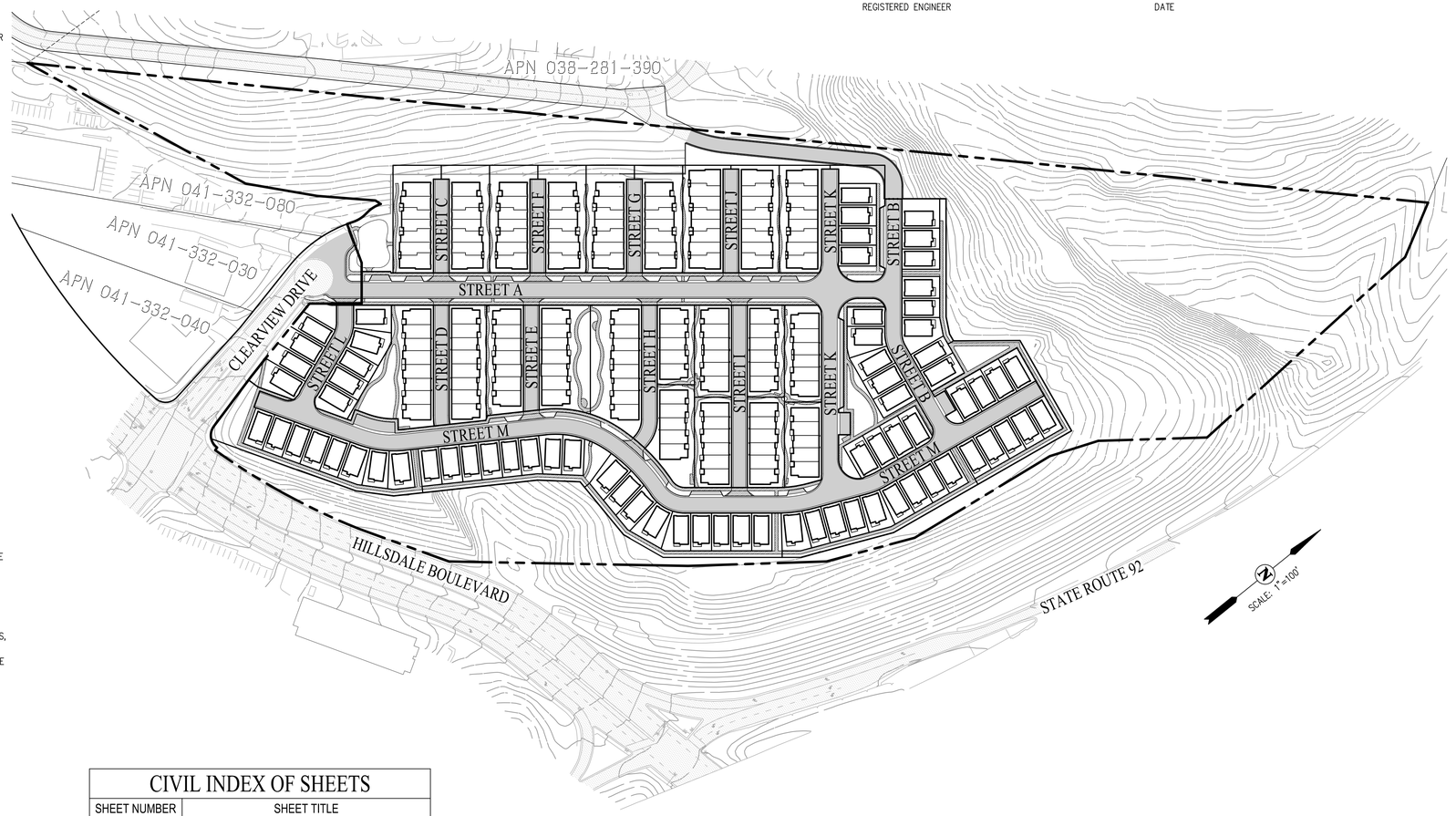
1.	SITE ADDRESS:	3000 CLEARVIEW WAY, SAN MATEO, CA 3155 CLEARVIEW WAY, SAN MATEO, CA
2.	ACCESSORS PARCEL NO.:	041-361-120, 041-361-130
3.	EXISTING ZONING:	E1 – EXECUTIVE PARK
5.	CONTOUR INTERVAL:	1 FOOT
6.	SITE AREA (GROSS):	21.87 AC±
7.	EXISTING STRUCTURES:	EXISTING STRUCTURES ON THE SITE WILL BE DEMOLISHED PRIOR TO CONSTRUCTION.
8.	NUMBER OF LOTS/PARCELS:	124
9.	TREES:	ALL EXISTING TREES WITHIN THE DEVELOPMENT OF THE SITE ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
10.	UTILITY PROVIDERS:	
	WATER:	CALIFORNIA WATER SERVICES
	SANITARY SEWER:	CITY OF SAN MATEO
	STORM DRAIN:	CITY OF SAN MATEO
	GAS & ELECTRIC:	PG&E
11.	TELEPHONE:	AT&T
12.	CABLE TV:	COMCAST
13.	FIRE PROTECTION:	SAN MATEO CONSOLIDATED FIRE DEPARTMENT
14.	LIGHTING:	ALL LIGHTING ON PRIVATE STREETS SHALL BE PRIVATELY MAINTAINED.
15.	TRASH:	INDIVIDUAL TRASH CAN PICKUP IS TO BE PROVIDED BY RECOLOGY.
16.	STREETS:	ALL ONSITE STREETS ARE TO BE PRIVATE AND PRIVATELY MAINTAINED.
17.	GRADING:	PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISHED GRADING IS SUBJECT TO FINAL DESIGN.
18.	DIMENSIONS:	ALL PARCEL AND LOT DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN.
19.	EROSION CONTROL:	EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND CASQA RECOMMENDATIONS.
20	FLOOD ZONE:	ZONE X: AREAS OF MINIMAL FLOOD HAZARD. AREA WITH REDUCED FLOOD RISK DUE TO LEVEE. SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP. MAP NUMBER 06081C0162F DATED: JULY 16, 2015
21.	BASIS OF BEARINGS:	DETERMINED BY FOUND MONUMENTS DESIGNATION "POINT 107" AND DESIGNATION "POINT 16" PER RECORD OF SURVEY 2276 (41 LLS 91). THE BEARING N44°02'48"W, BEING A CALCULATED AND MEASURED BEARING.
22.	CONDOMINIUM MAP:	A CONDOMINIUM PLAN WILL BE RECORDED FOR PARCELS A THROUGH V. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4285 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 149 RESIDENTIAL CONDOMINIUM UNITS FOR PARCELS A THROUGH V.
23.	COMMON AREAS:	COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. EASEMENTS WILL BE PROVIDED IN SELECT LOCATIONS OF COMMON AREA TO COVER UTILITIES AND ACCESS, AS NEEDED.
24.	MULTIPLE FINAL MAPS:	PURSUANT TO CHAPTER 3, ARTICLE 4 SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS. ONLY THE IMPROVEMENTS REQUIRED TO SUPPORT THE LEVEL OF DEVELOPMENT, AS DETERMINED BY THE CITY, OF EACH PARTICULAR FINAL MAP NEEDS TO BE COMPLETED OR BONDED.

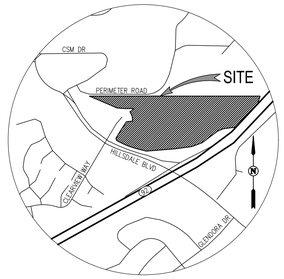
I, TERRENCE R. REEVES, ATTEST THAT I HAVE REVIEWED THE INFORMATION CONTAINED IN THE INSTRUCTIONAL PACKET FOR LAND DIVISIONS, ZONING ORDINANCE, AND SUBDIVISION ORDINANCE PERTAINING TO TENTATIVE MAPS AND VESTING TENTATIVE MAPS, AND DO HEREBY ATTEST THAT I HAVE MET EACH OF THE AFOREMENTIONED REQUIREMENTS AS THEY APPLY TO THIS SUBDIVISION.

REGISTERED ENGINEER

9/3/2025
DATE

REGISTERED PROFESSIONAL ENGINEER
TERRENCE R. REEVES
75174
CIVIL
STATE OF CALIFORNIA





VICINITY MAP

CONTACTS

1.	DEVELOPER:	HARVEST PROPERTIES KEVIN CHOY 235 MONTGOMERY STREET, SUITE 2500 SAN FRANCISCO, CA 94104 (530) 574-5339
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3.	ARCHITECT:	KTGY ARCHITECTS, INC. DAVID BURTON 1814 FRANKLIN STREET. SUITE 400 OAKLAND, CA 94612 (510) 463-2072
4.	LANDSCAPE:	JETT LANDSCAPE ARCHITECTURE & DESIGN JESSE MARKMAN 2 THEATRE SQUARE, SUITE 218 ORINDA, CA 94563 (925) 254-5422

CIVIL INDEX OF SHEETS

SHEET NUMBER	SHEET TITLE
C1	TITLE SHEET
C2	VESTING TENTATIVE MAP
C3	VESTING TENTATIVE MAP
C4	EXISTING CONDITIONS
C5	EXISTING CONDITIONS
C6	DEMOLITION PLAN
C7	DEMOLITION PLAN
C8	SITE PLAN
C9	SITE PLAN
C10	SITE PLAN
C11	STREET SECTIONS
C12	GRADING PLAN
C13	GRADING PLAN
C14	GRADING PLAN
C15	UTILITY PLAN
C16	UTILITY PLAN
C17	UTILITY PLAN
C18	STORMWATER CONTROL PLAN
C19	STORMWATER CONTROL PLAN
C20	VEHICLE MANUVERING – SU-30
C21	VEHICLE MANUVERING – FIRE TRUCK & ACCESS PLAN
C22	VEHICLE MANUVERING – GARBAGE TRUCK
C23	EROSION CONTROL PLAN
C24	CASQA DETAILS

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		CENTERLINE
		LOT LINE
		PARCEL LINE
		CURB, GUTTER & SIDEWALK
		ELECTROLIER
		FIRE HYDRANT
		SANITARY SEWER MANHOLE
EX 12" SS	12" SS	SANITARY SEWER PIPE
		STORM DRAIN CATCH BASIN
		STORM DRAIN FIELD INLET
		STORM DRAIN MANHOLE
EX 12" SD	12" SD	STORM DRAIN PIPE
		STREET LIGHT
		UTILITY POLE
EX 8" W	8" W	WATER PIPE
		BLOW OFF
		BIORETENTION AREA
		SILVA CELLS

ABBREVIATIONS

AC	ACRE
APN	ASSESSOR'S PARCEL NUMBER
BFP	BACK FLOW PREVENTION
BOV	BLOW-OFF VALVE
BW	BACK OF WALK
C/L	CENTERLINE
CB	CATCH BASIN
DDCV	DOUBLE DETECTOR CHECK VALVE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
GB	GRADE BREAK
GR	TOP OF GRATE ELEVATION
HP	HIGH POINT
INV	INVERT
IRR	IRRIGATION SERVICE
LF	LINEAL FOOT
LL	LOT LINE
LP	LOW POINT
LS	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
PAE	PUBLIC PEDESTRIAN ACCESS EASEMENT
PL	PROPERTY LINE
PR	PROPOSED
PRC	POINT OF REVERSE CURVE
PRSE	PRIVATE STREET EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
S	SLOPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
TBQ	TO BE QUITCLAIMED
TC	TOP OF VERTICAL CURB
TCE	TEMPORARY CONSTRUCTION EASEMENT
TG	TOP OF GRATE
TRC	TOP OF ROLLED CURB
TSC	TOP OF SILVA CELLS
TSM	TOP OF SOIL MIX
TYP	TYPICAL
W	WATER
WM	WATER METER
WS	WATER SERVICE

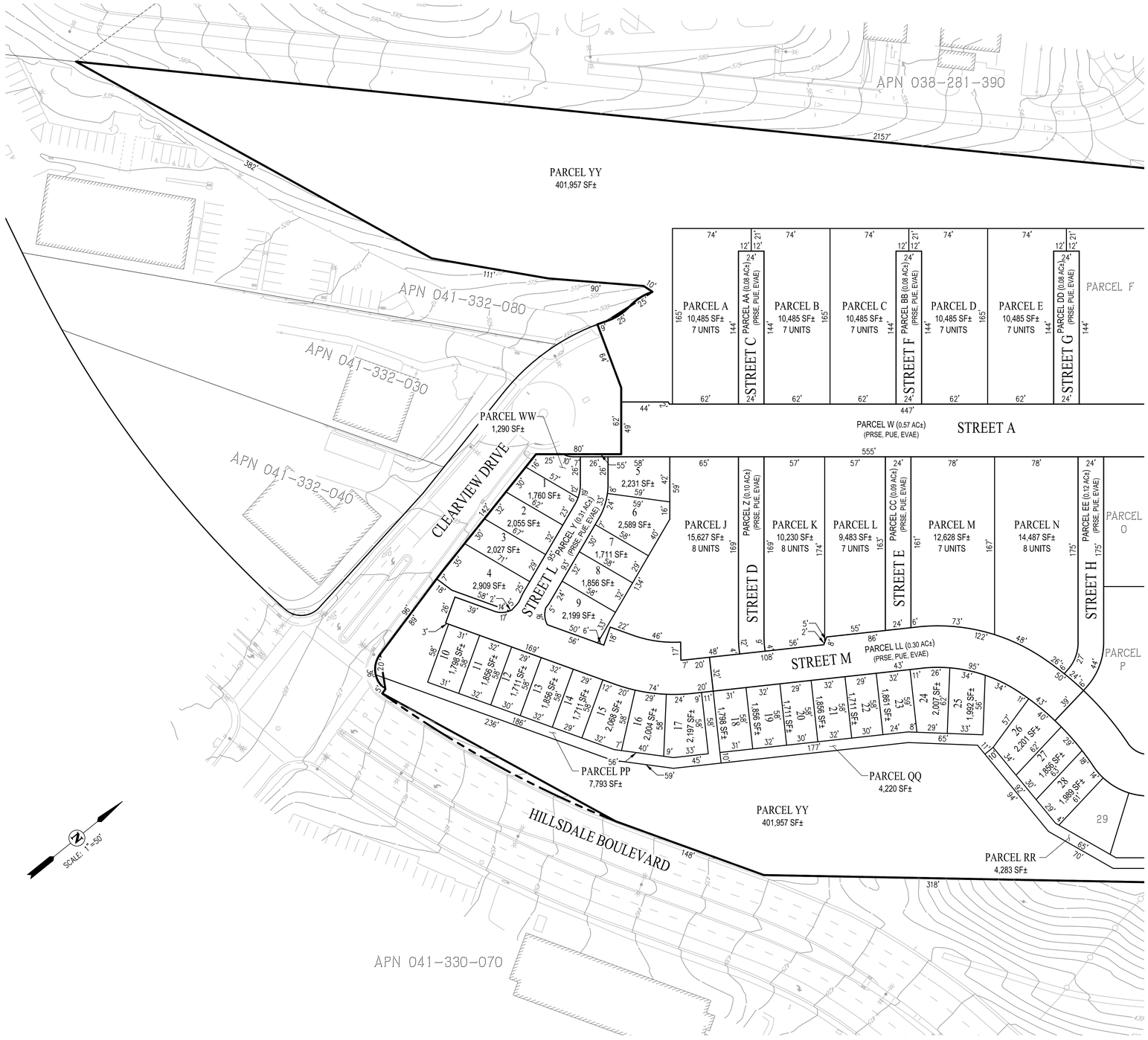
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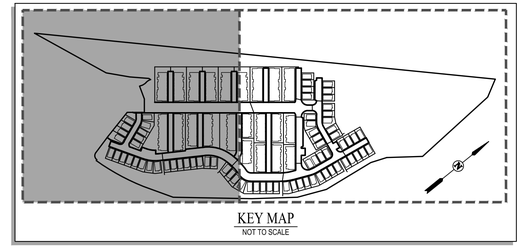
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20240095

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SEPTEMBER 5, 2025

TITLE SHEET C1





50' 0' 25' 50' 100' 200'
GRAPHIC SCALE

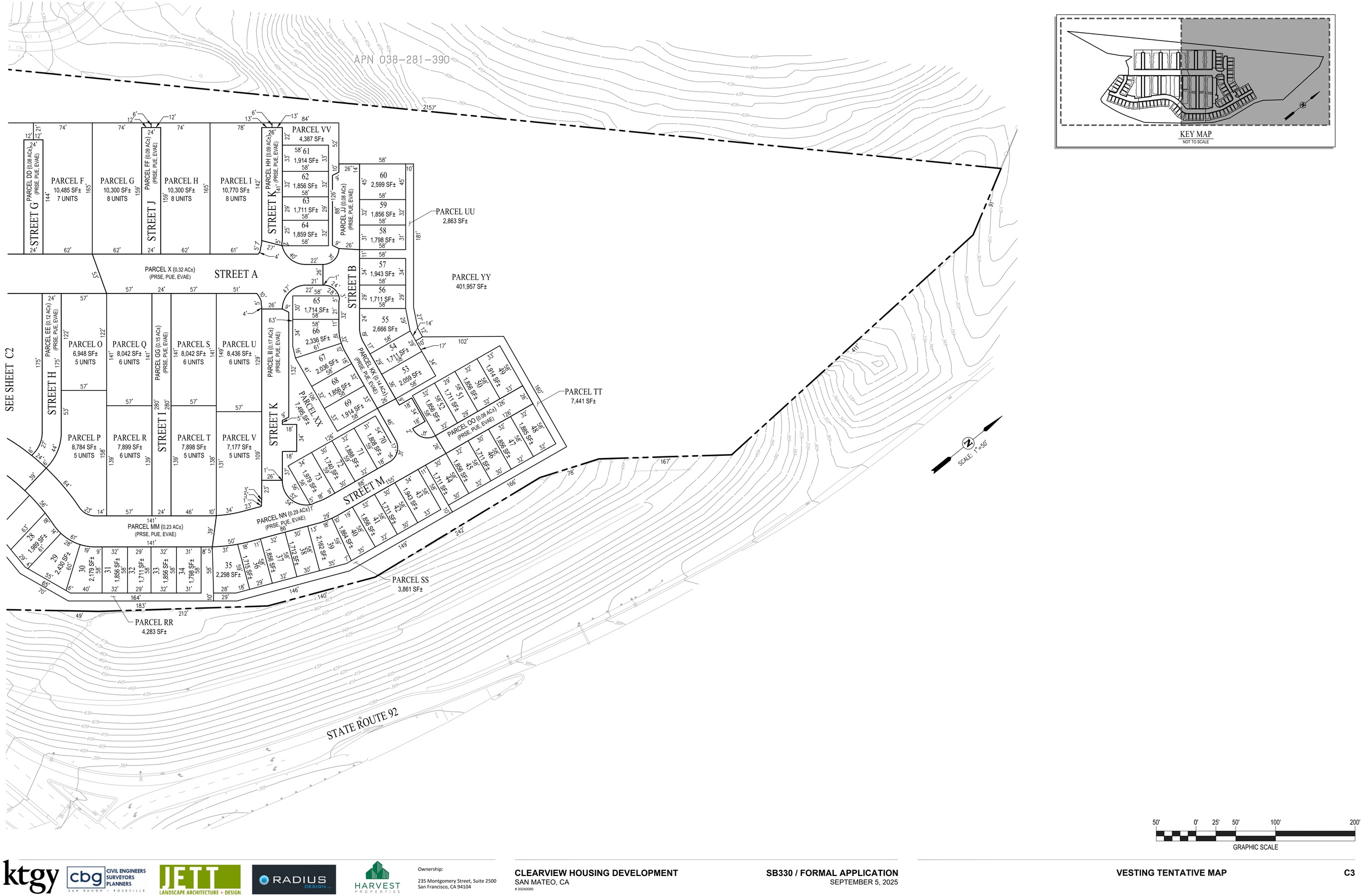
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VESTING TENTATIVE MAP C2



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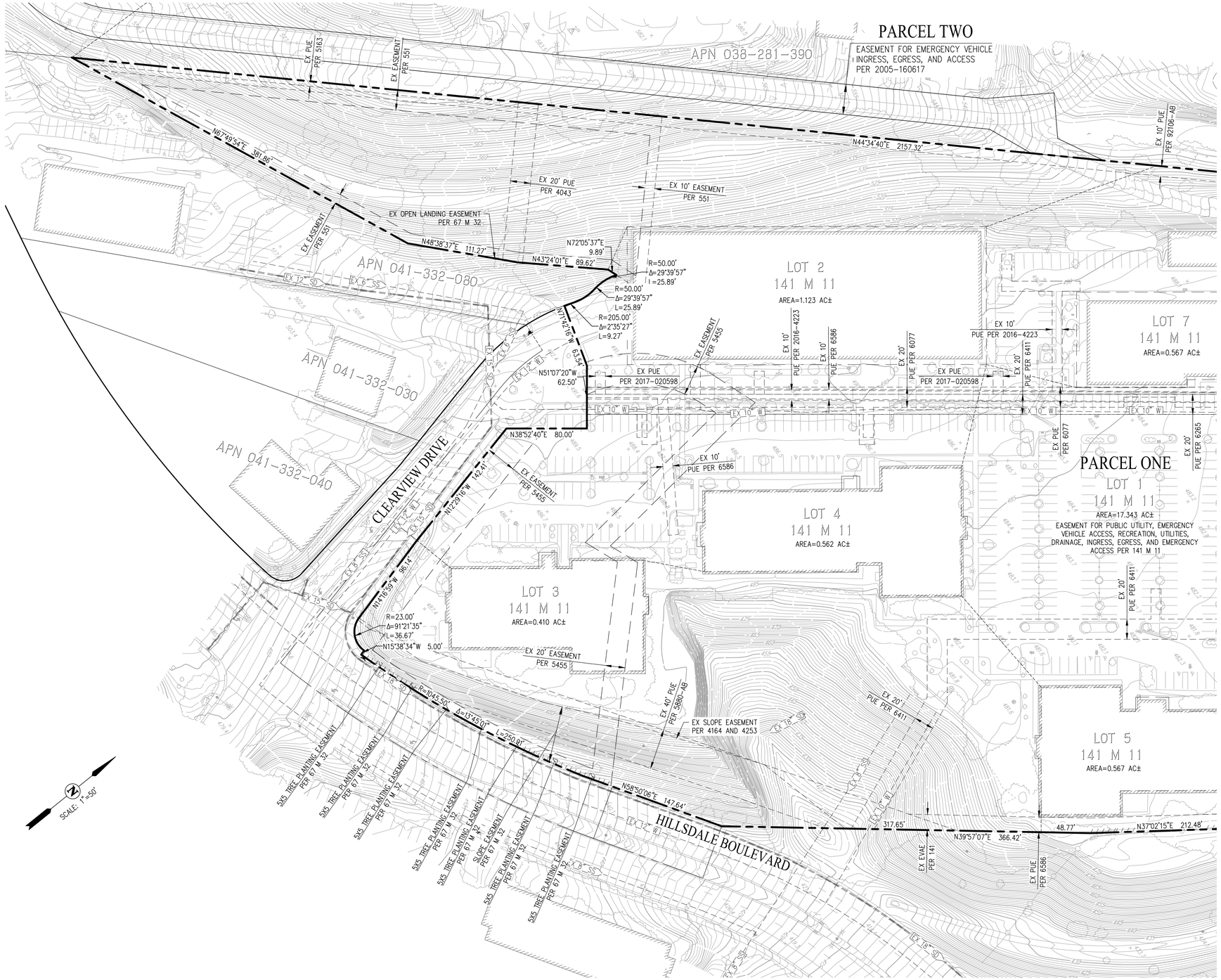
Ownership:

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San Francisco, CA 94104

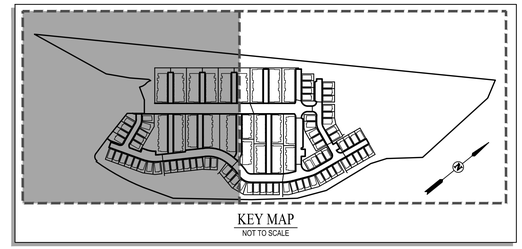
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VESTING TENTATIVE MAP **C3**



SEE SHEET C5



50' 0' 25' 50' 100' 200'
GRAPHIC SCALE

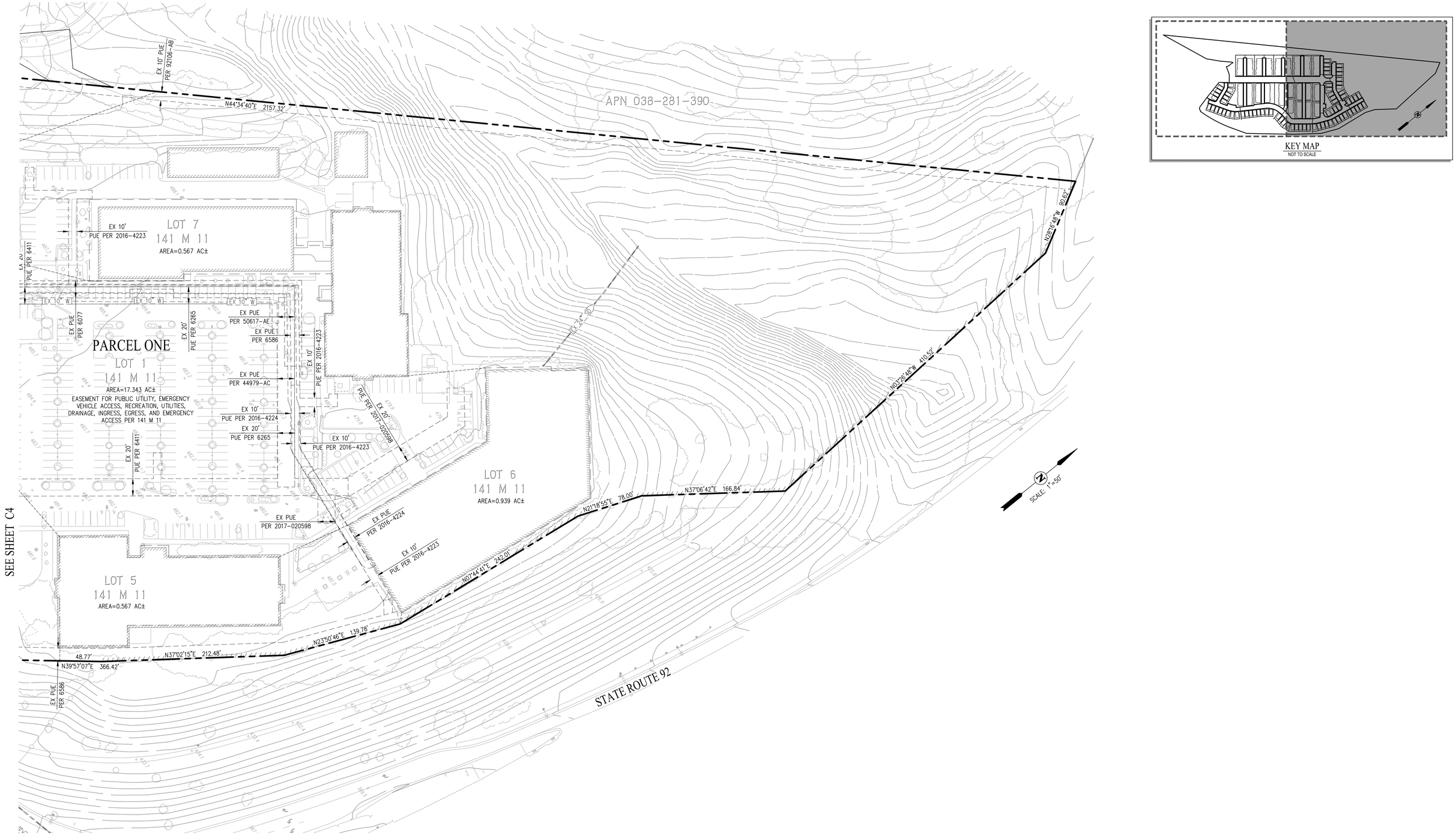
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EXISTING CONDITIONS **C4**



50' 0' 25' 50' 100' 200'
GRAPHIC SCALE

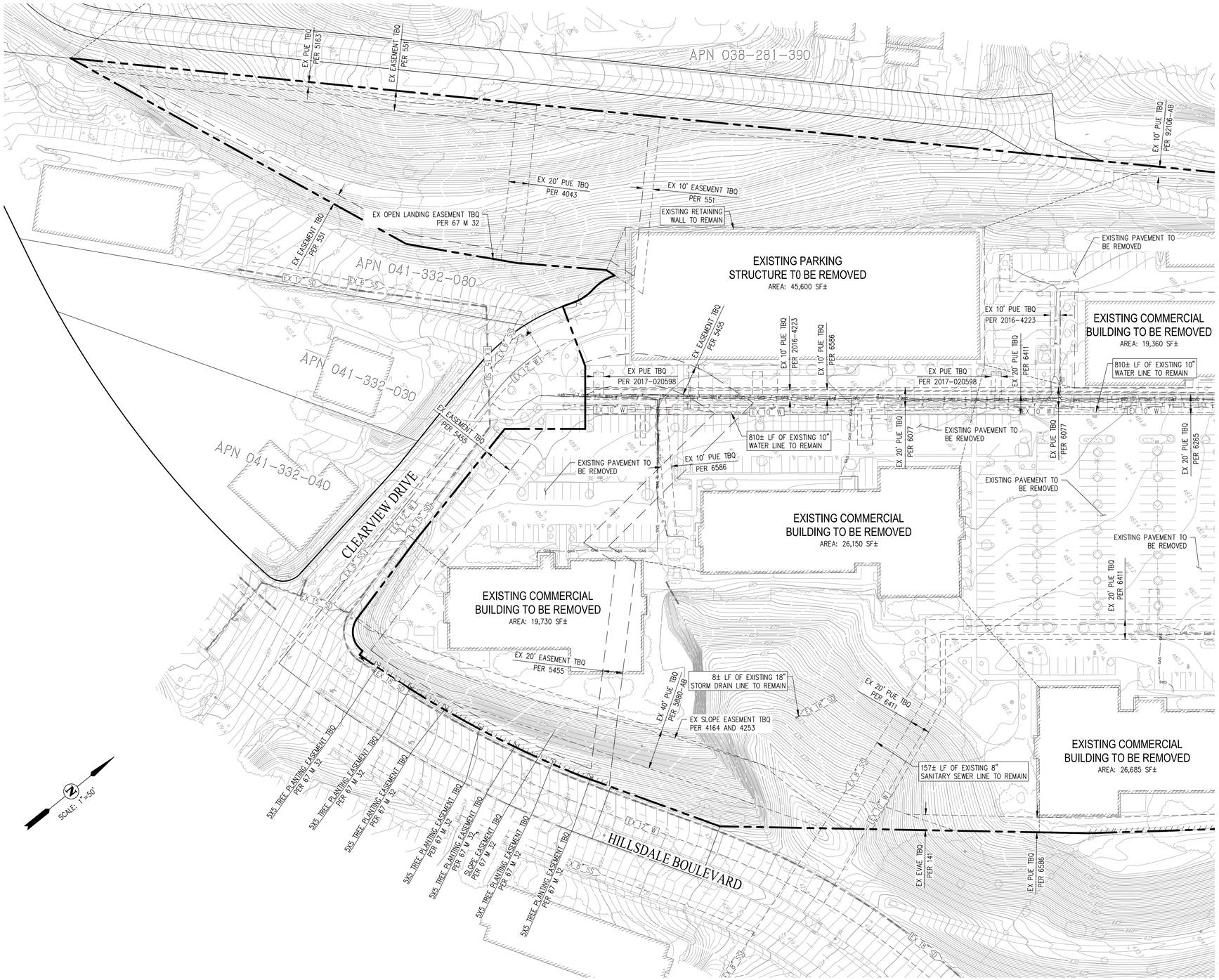
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JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN LLC
HARVEST PROPERTIES

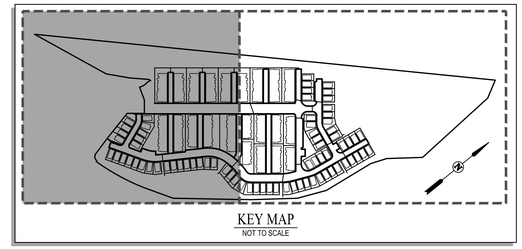
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EXISTING CONDITIONS **C5**



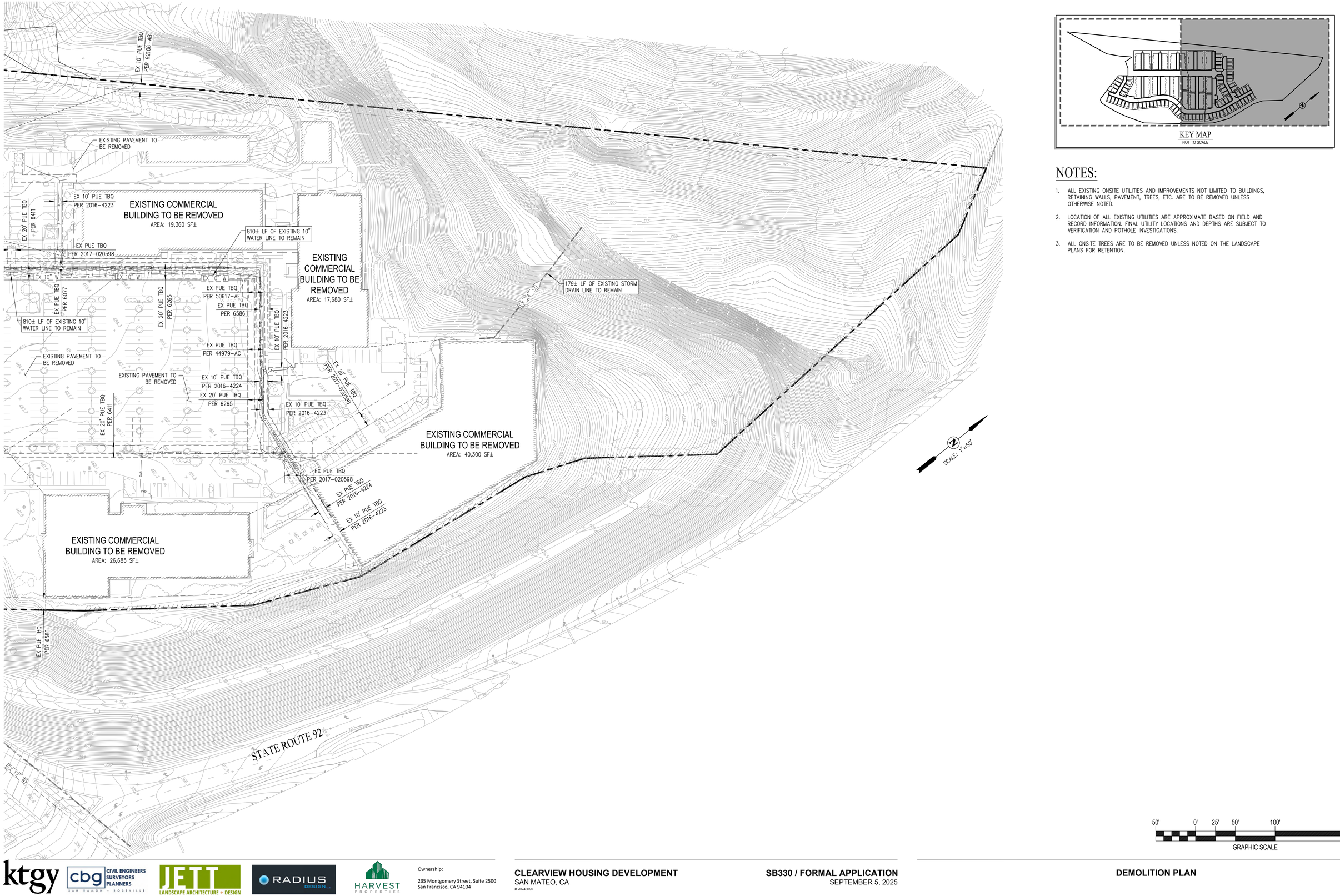


SEE SHEET C7

NOTES:

1. ALL EXISTING ONSITE UTILITIES AND IMPROVEMENTS NOT LIMITED TO BUILDINGS, RETAINING WALLS, PAVEMENT, TREES, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
2. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE BASED ON FIELD AND RECORD INFORMATION. FINAL UTILITY LOCATIONS AND DEPTHS ARE SUBJECT TO VERIFICATION AND POTHOLE INVESTIGATIONS.
3. ALL ONSITE TREES ARE TO BE REMOVED UNLESS NOTED ON THE LANDSCAPE PLANS FOR RETENTION.

50' 0' 25' 50' 100' 200'
GRAPHIC SCALE



SEE SHEET C6

NOTES:

1. ALL EXISTING ONSITE UTILITIES AND IMPROVEMENTS NOT LIMITED TO BUILDINGS, RETAINING WALLS, PAVEMENT, TREES, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
2. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE BASED ON FIELD AND RECORD INFORMATION. FINAL UTILITY LOCATIONS AND DEPTHS ARE SUBJECT TO VERIFICATION AND POTHOLE INVESTIGATIONS.
3. ALL ONSITE TREES ARE TO BE REMOVED UNLESS NOTED ON THE LANDSCAPE PLANS FOR RETENTION.

50' 0' 25' 50' 100' 200'

GRAPHIC SCALE

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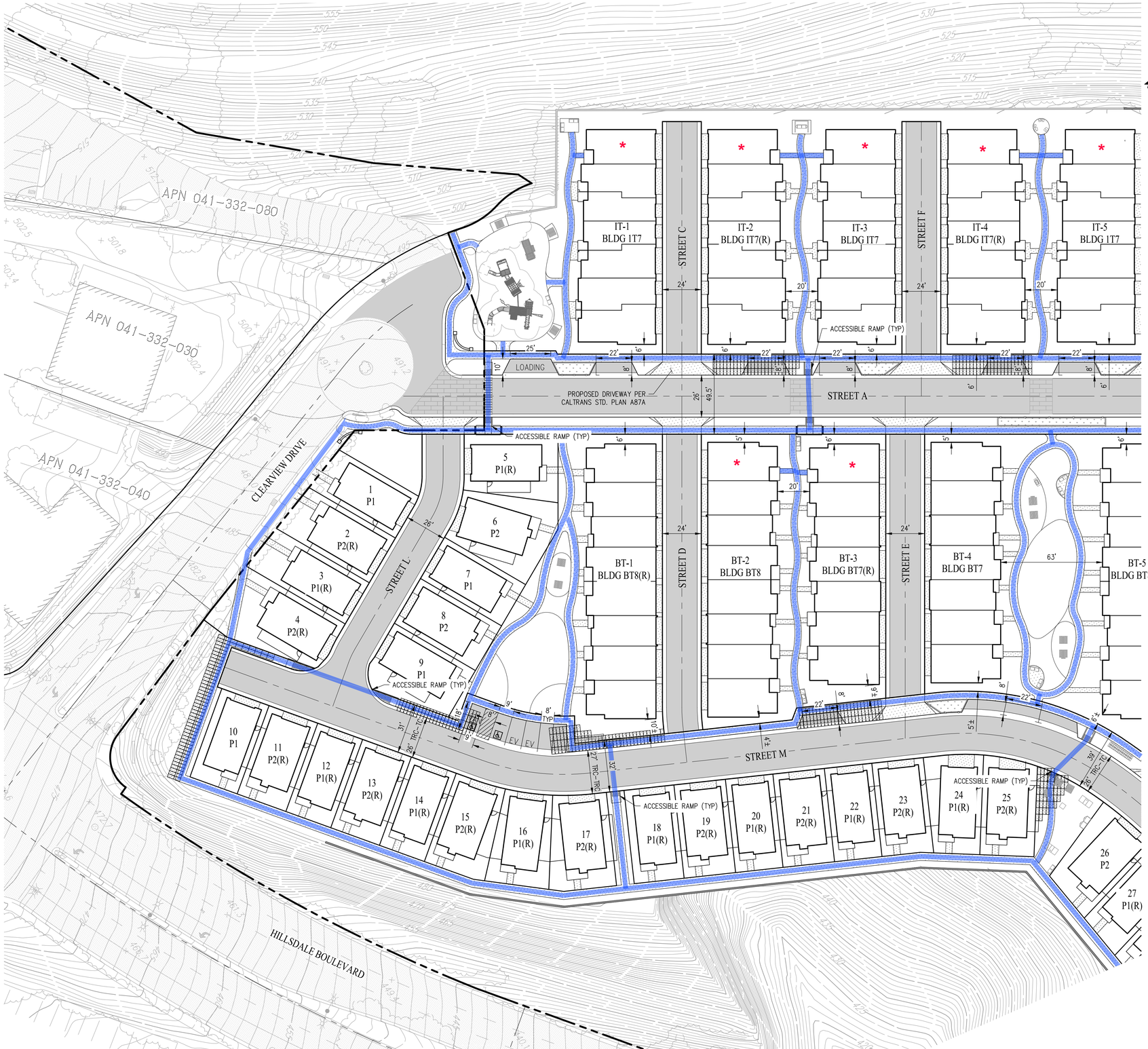
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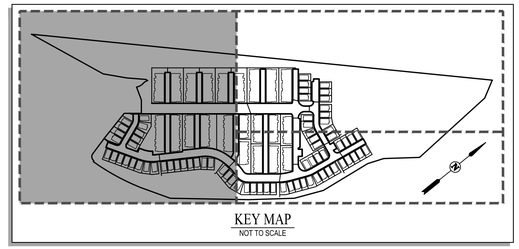
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SEPTEMBER 5, 2025

DEMOLITION PLAN **C7**





PRODUCT SUMMARY

BUILDING TYPE	# OF BUILDINGS	# OF UNITS
SINGLE FAMILY DETACHED		
PLAN 1	–	38
PLAN 2	–	35
BOX TOWNS		
5–PLEX	1	5
5X–PLEX	2	10
6–PLEX	3	18
6X–PLEX	2	12
7–PLEX	2	14
8–PLEX	3	24
INTERLOCKING TOWNS		
7–PLEX	6	42
8–PLEX	3	24
TOTAL	22	222

* ACCESSIBLE UNITS (10% OF TOWNHOME UNITS REQUIRED): 15 PROVIDED

SITE GUEST PARKING SUMMARY

PARKING TYPE	# OF UNITS
STANDARD GUEST	33
ACCESSIBLE	2
EV CAPABLE	6
TOTAL	41
LOADING	1

LEGEND

ACCESSIBLE PATH OF TRAVEL

* ACCESSIBLE UNIT

30' 0' 15' 30' 60' 120'

GRAPHIC SCALE

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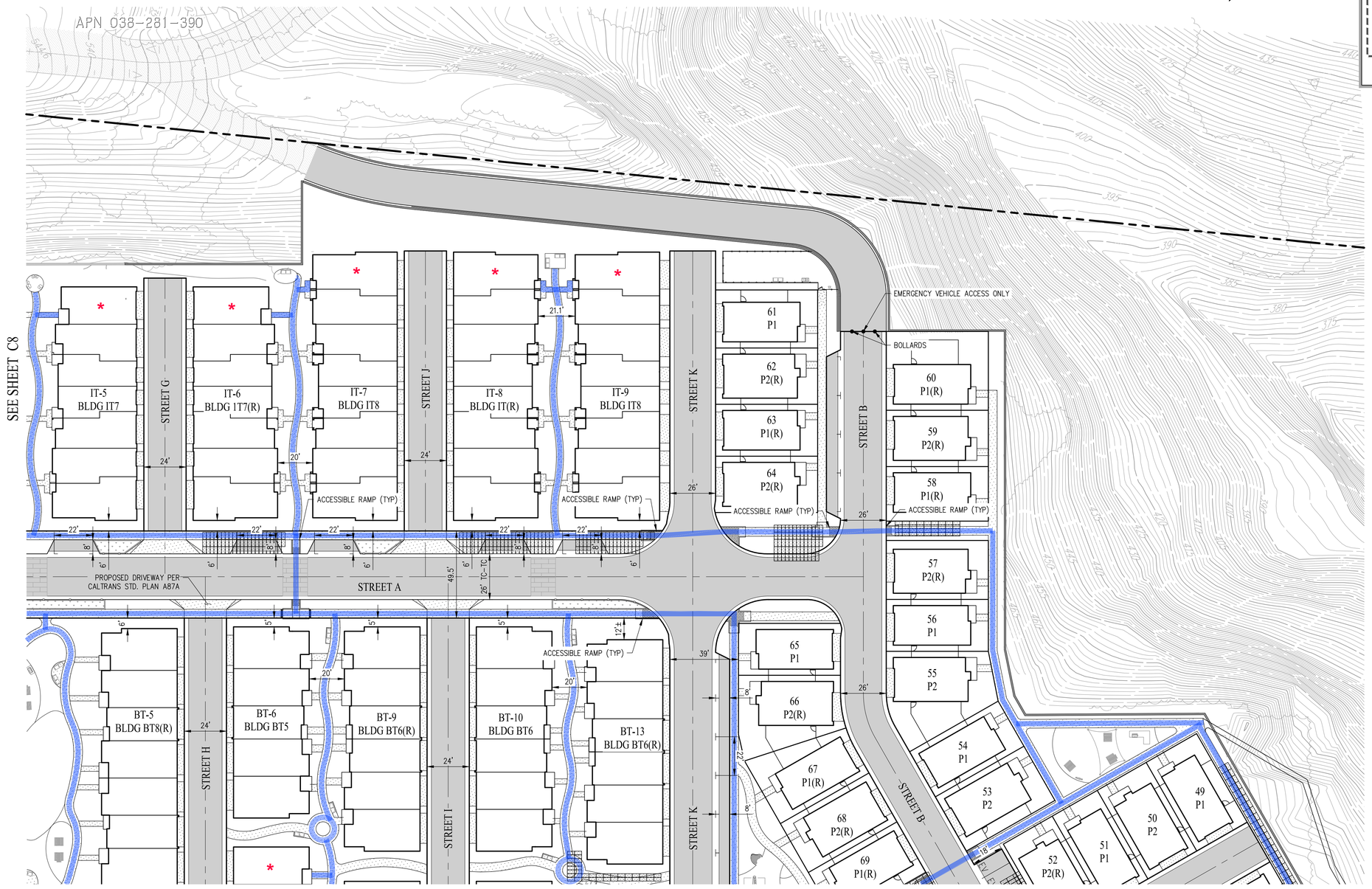
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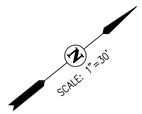
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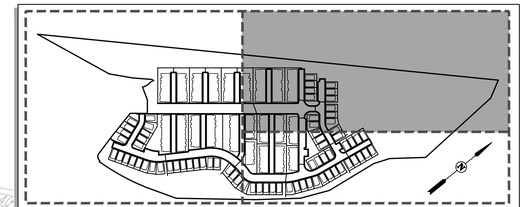
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SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

SITE PLAN **C8**







KEY MAP
NOT TO SCALE

PRODUCT SUMMARY

BUILDING TYPE	# OF BUILDINGS	# OF UNITS
SINGLE FAMILY DETACHED		
PLAN 1	–	38
PLAN 2	–	35
BOX TOWNS		
5–PLEX	1	5
5X–PLEX	2	10
6–PLEX	3	18
6X–PLEX	2	12
7–PLEX	2	14
8–PLEX	3	24
INTERLOCKING TOWNS		
7–PLEX	6	42
8–PLEX	3	24
TOTAL	22	222

* ACCESSIBLE UNITS (10% OF TOWNHOME UNITS REQUIRED): 15 PROVIDED

SITE GUEST PARKING SUMMARY

PARKING TYPE	# OF UNITS
STANDARD GUEST	33
ACCESSIBLE	2
EV CAPABLE	6
TOTAL	41
LOADING	1

LEGEND

ACCESSIBLE PATH OF TRAVEL

* ACCESSIBLE UNIT

30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

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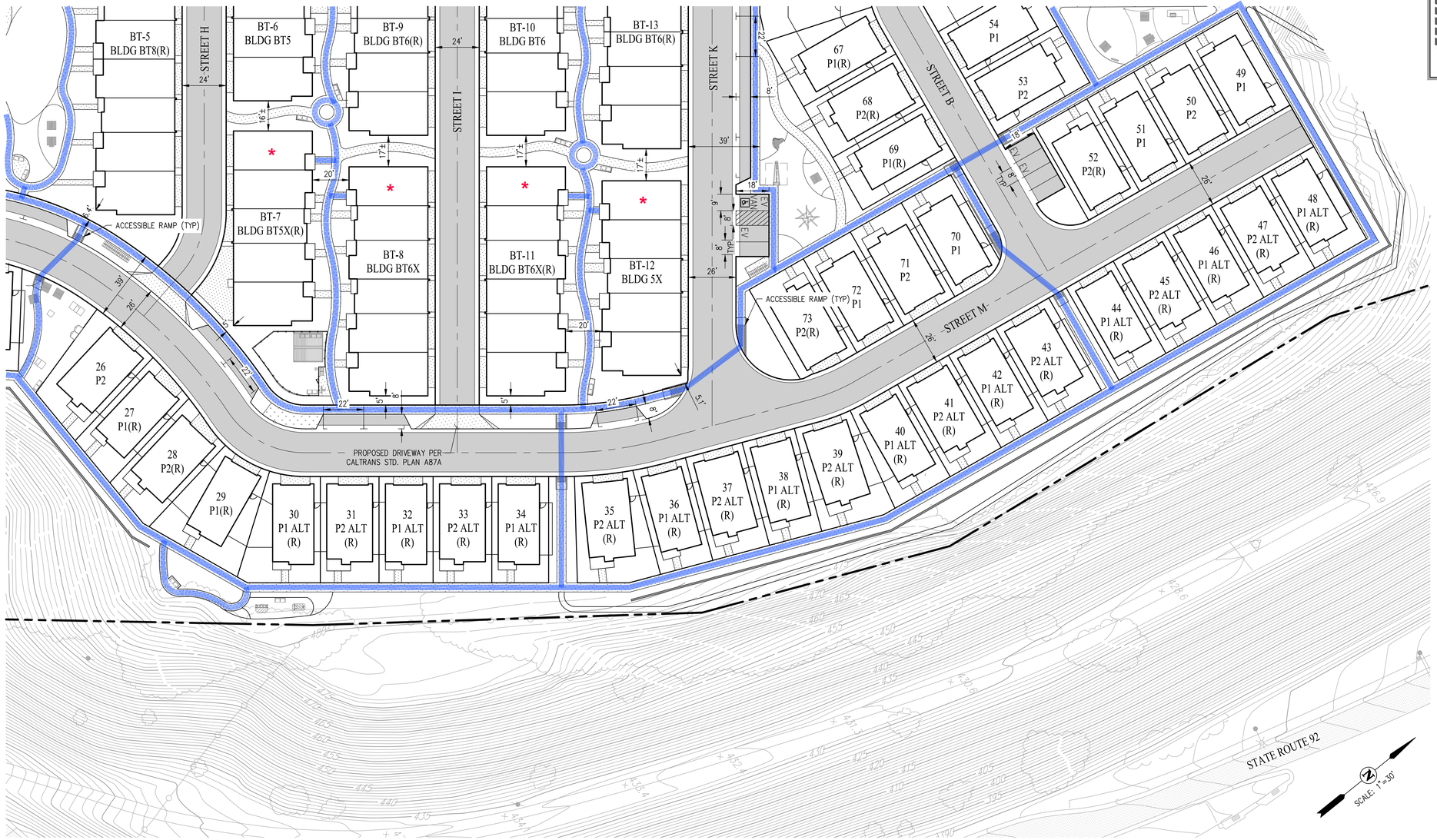
SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

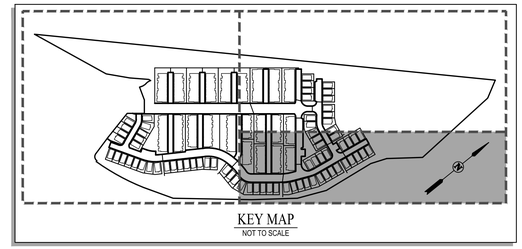
SITE PLAN

C9

SEE SHEET C9

SEE SHEET C8





PRODUCT SUMMARY

BUILDING TYPE	# OF BUILDINGS	# OF UNITS
SINGLE FAMILY DETACHED		
PLAN 1	–	38
PLAN 2	–	35
BOX TOWNS		
5–PLEX	1	5
5X–PLEX	2	10
6–PLEX	3	18
6X–PLEX	2	12
7–PLEX	2	14
8–PLEX	3	24
INTERLOCKING TOWNS		
7–PLEX	6	42
8–PLEX	3	24
TOTAL	22	222

* ACCESSIBLE UNITS (10% OF TOWNHOME UNITS REQUIRED): 15 PROVIDED

SITE GUEST PARKING SUMMARY

PARKING TYPE	# OF UNITS
STANDARD GUEST	33
ACCESSIBLE	2
EV CAPABLE	6
TOTAL	41
LOADING	1

LEGEND

ACCESSIBLE PATH OF TRAVEL

* ACCESSIBLE UNIT

30' 0' 15' 30' 60' 120'

GRAPHIC SCALE

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Ownership:

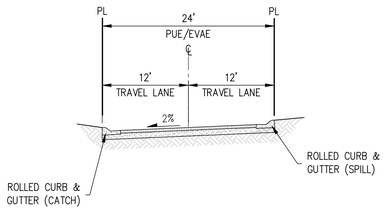
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20240095

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SEPTEMBER 5, 2025

SITE PLAN

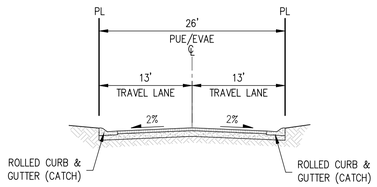
C10



24' ROLLED CURB & GUTTER

STREET C, STREET D, STREET E, STREET F,
STREET G, STREET H, STREET I, STREET J

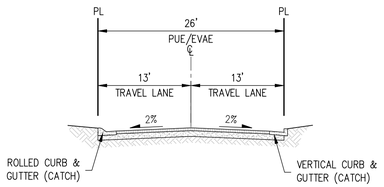
NOT TO SCALE



26' ROLLED CURB & GUTTER

STREET B, STREET K, STREET L

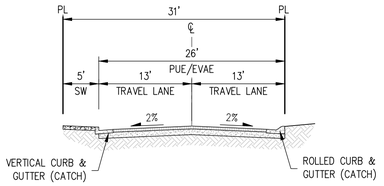
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26' ROLLED & VERTICAL CURB & GUTTER

STREET M, STREET K

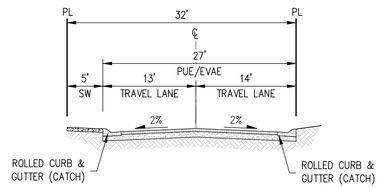
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26' ROLLED & VERTICAL CURB & GUTTER
W/ ATTACHED SIDEWALK (ONE SIDE)

STREET M

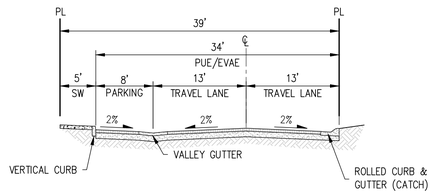
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27' ROLLED CURB & GUTTER
W/ ATTACHED SIDEWALK (ONE SIDE)

STREET M

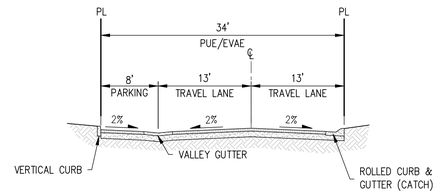
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34' VERTICAL & ROLLED CURB & GUTTER
W/ PARALLEL PARKING & SIDEWALK (ONE SIDE)

STREET M

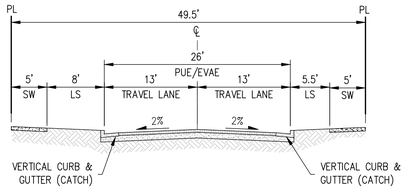
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34' VERTICAL & ROLLED CURB & GUTTER
W/ PARALLEL PARKING

STREET B, STREET K

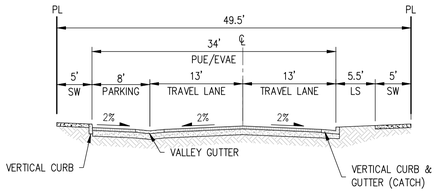
NOT TO SCALE



26' VERTICAL CURB & GUTTER
W/ DETACHED SIDEWALK & LANDSCAPE PLANTERS

STREET A

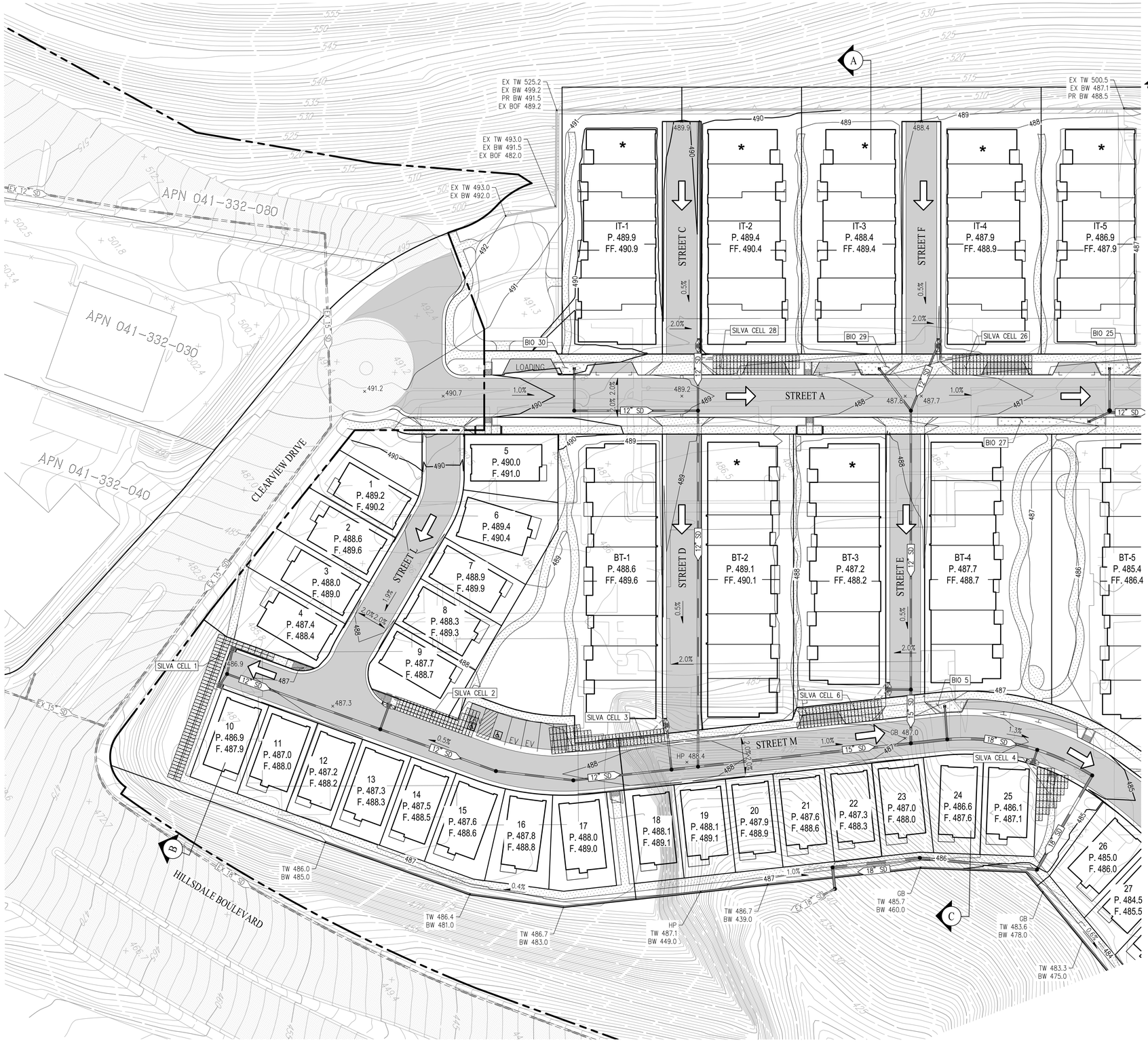
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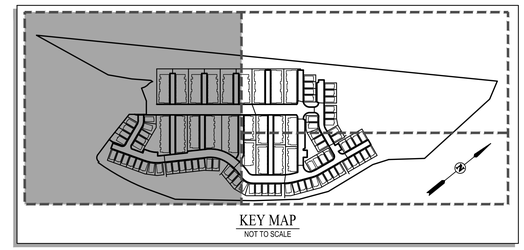
34' VERTICAL CURB & GUTTER
W/ PARALLEL PARKING & DETACHED SIDEWALK

STREET A

NOT TO SCALE



SCALE: 1" = 30'



KEY MAP
NOT TO SCALE

LEGEND

* ACCESSIBLE UNITS

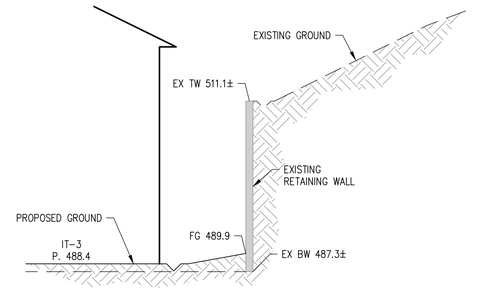
DIRECTION OF OVERLAND RELEASE

SEE SHEET C13

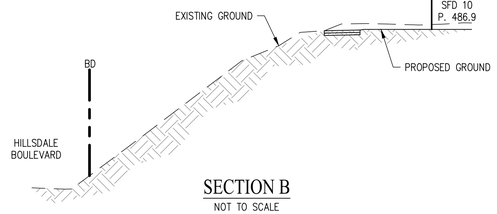
EARTHWORK SUMMARY

	CUT (CY)	FILL (CY)
ROUGH GRADING	13,200	53,300
STREET EXCAVATIONS	8,000	-
NET	-	32,100

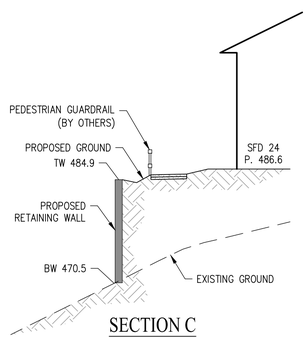
NOTE: ROUGH GRADING AND EARTHWORK QUANTITIES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.



SECTION A
NOT TO SCALE



SECTION B
NOT TO SCALE



SECTION C
NOT TO SCALE

30' 0' 15' 30' 60' 120'

GRAPHIC SCALE

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20240095

SB330 / FORMAL APPLICATION
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GRADING PLAN

C12

LEGEND

* ACCESSIBLE UNITS

DIRECTION OF OVERLAND RELEASE

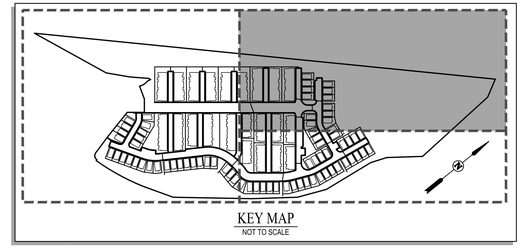
EARTHWORK SUMMARY		
	CUT (CY)	FILL (CY)
ROUGH GRADING	13,200	53,300
STREET EXCAVATIONS	8,000	-
NET	-	32,100

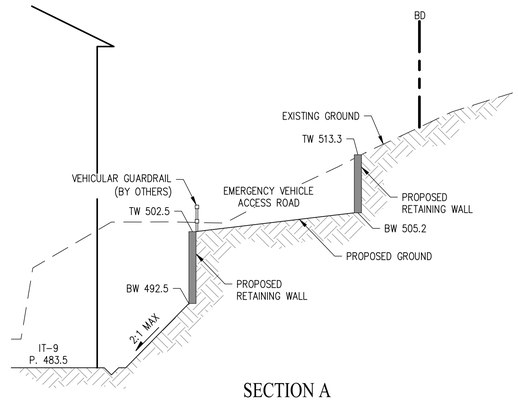
NOTE: ROUGH GRADING AND EARTHWORK QUANTITIES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.

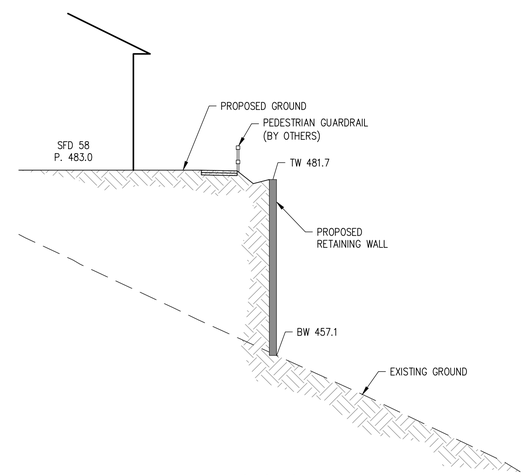


SEE SHEET C11

SEE SHEET C14







30' 0' 15' 30' 60' 120'

GRAPHIC SCALE

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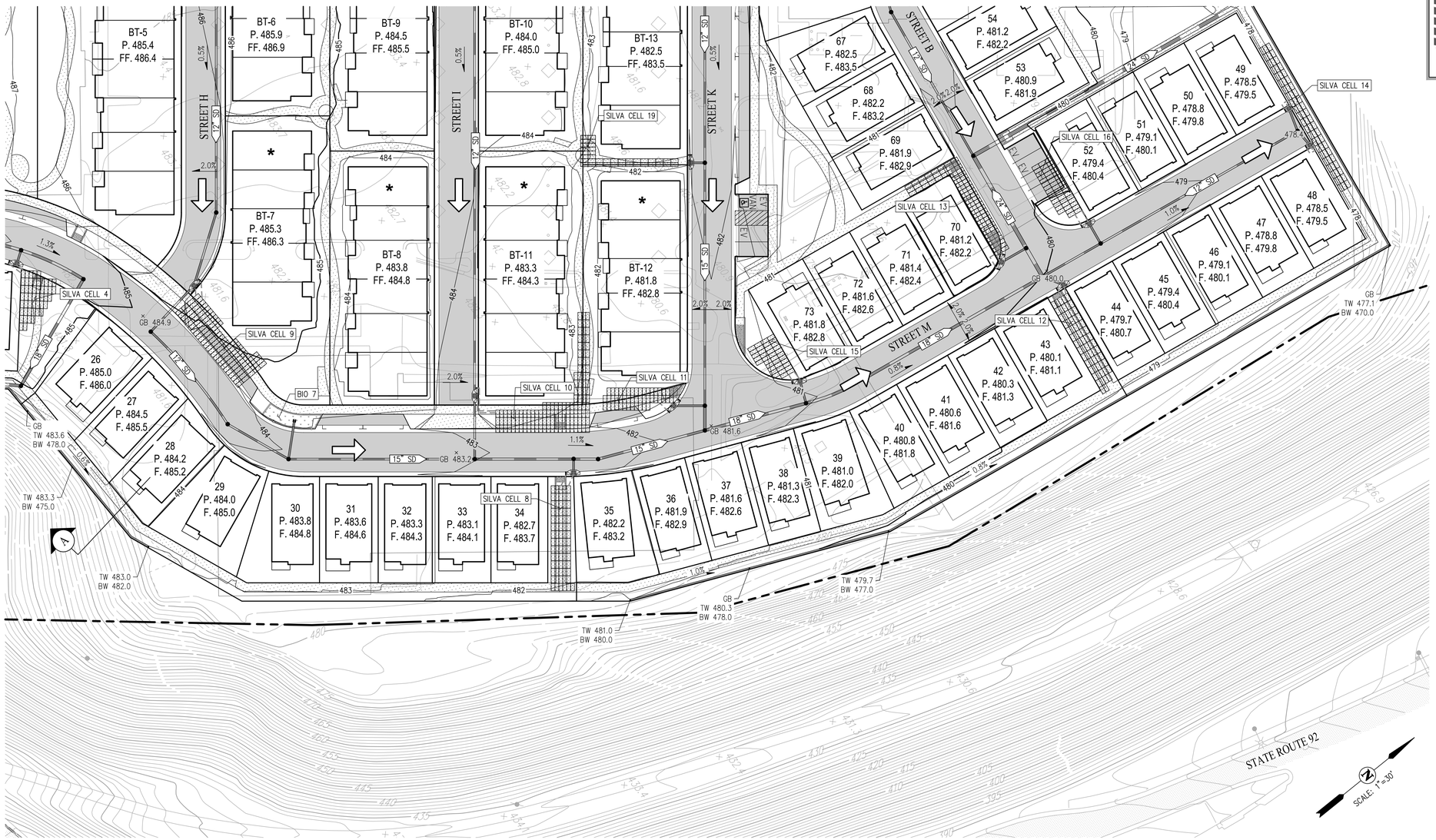
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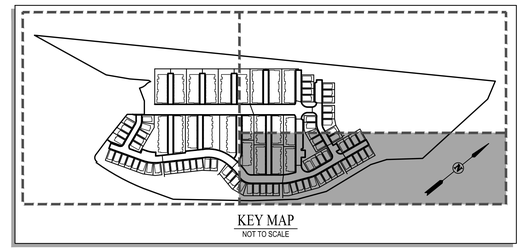
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GRADING PLAN **C13**

SEE SHEET C12

SEE SHEET C11





LEGEND

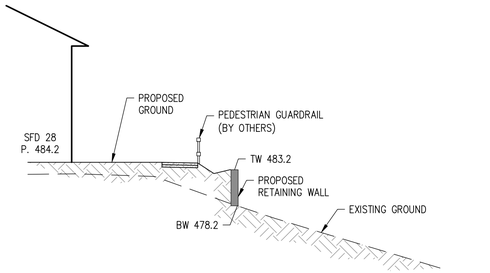
* ACCESSIBLE UNITS

DIRECTION OF OVERLAND RELEASE

EARTHWORK SUMMARY

	CUT (CY)	FILL (CY)
ROUGH GRADING	13,200	53,300
STREET EXCAVATIONS	8,000	-
NET	-	32,100

NOTE: ROUGH GRADING AND EARTHWORK QUANTITIES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.



SECTION A
NOT TO SCALE

50' 0' 25' 50' 100' 200'
GRAPHIC SCALE

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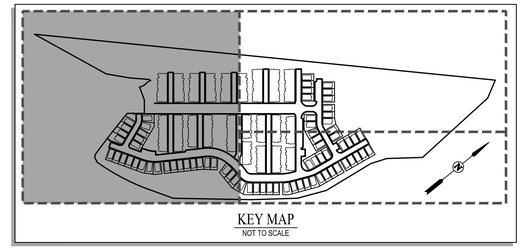
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SEPTEMBER 5, 2025

GRADING PLAN **C14**



SEE SHEET C16



30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

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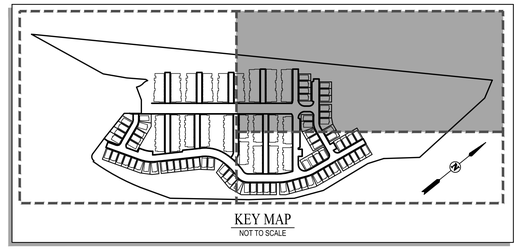
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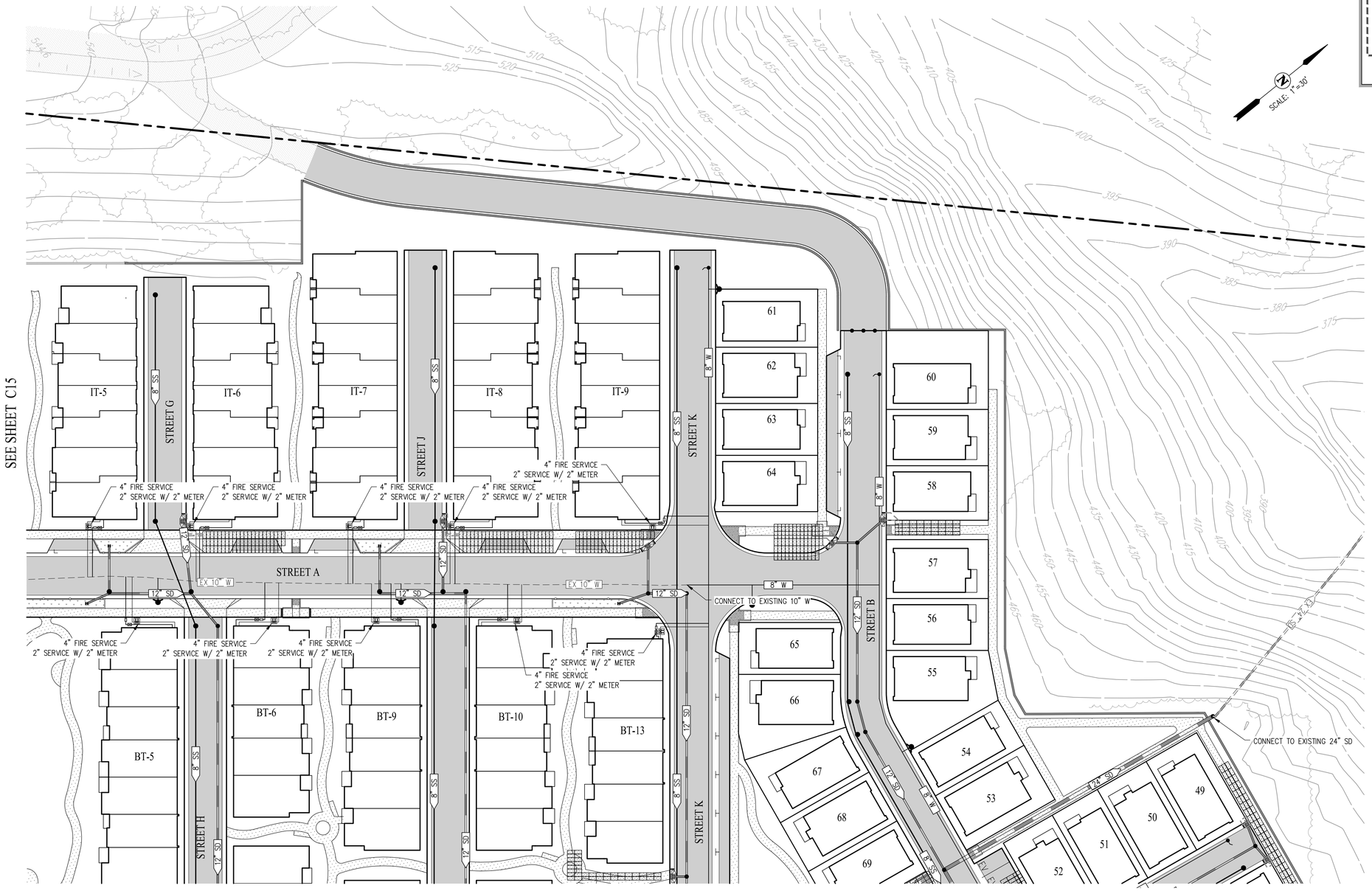
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SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

UTILITY PLAN

C15





30' 0' 15' 30' 60' 120'

GRAPHIC SCALE

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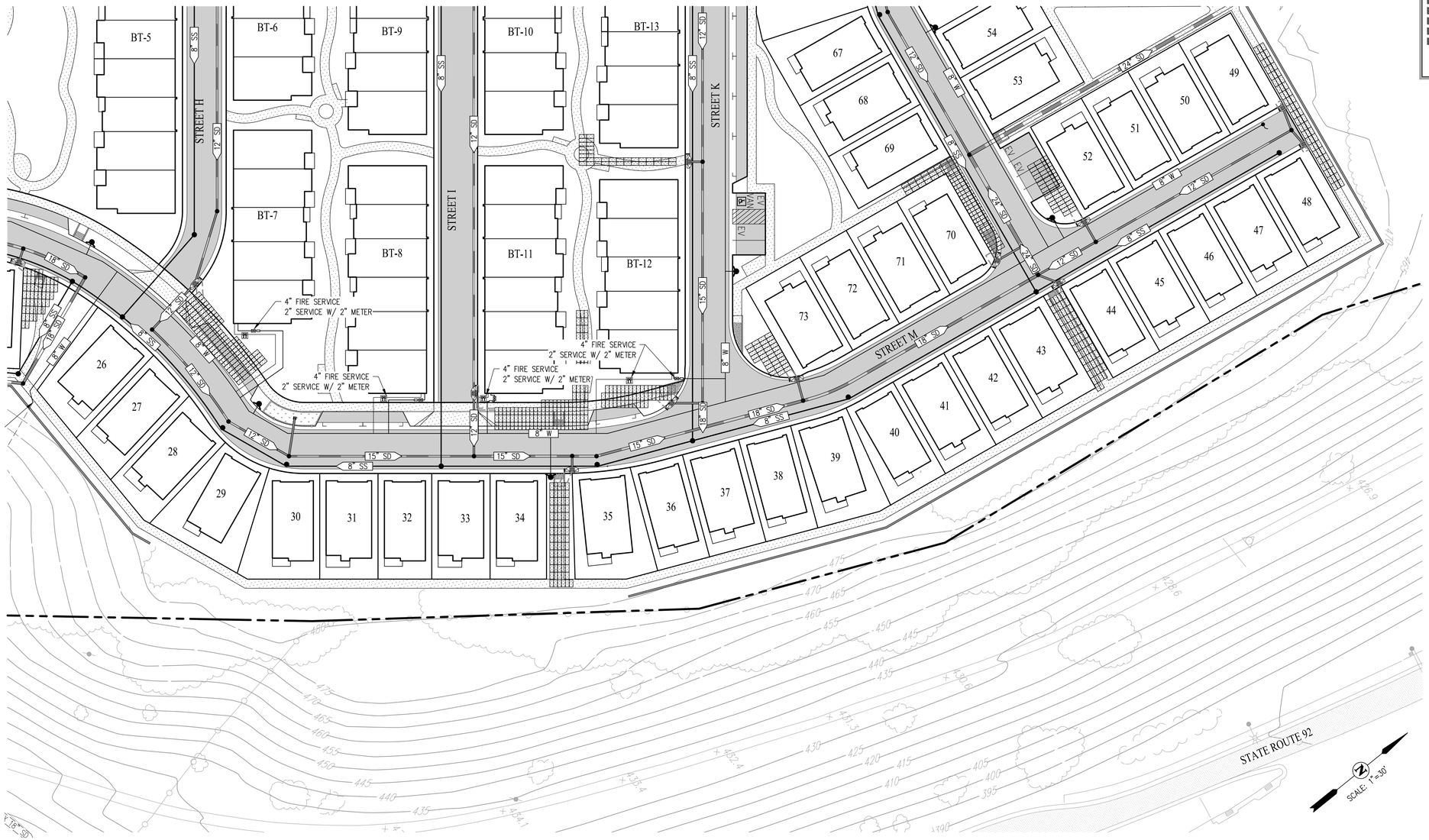
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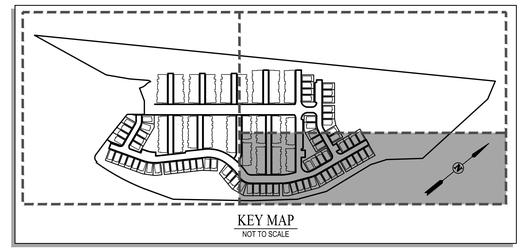
UTILITY PLAN

C16

SEE SHEET C16

SEE SHEET C15





30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

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Ownership:

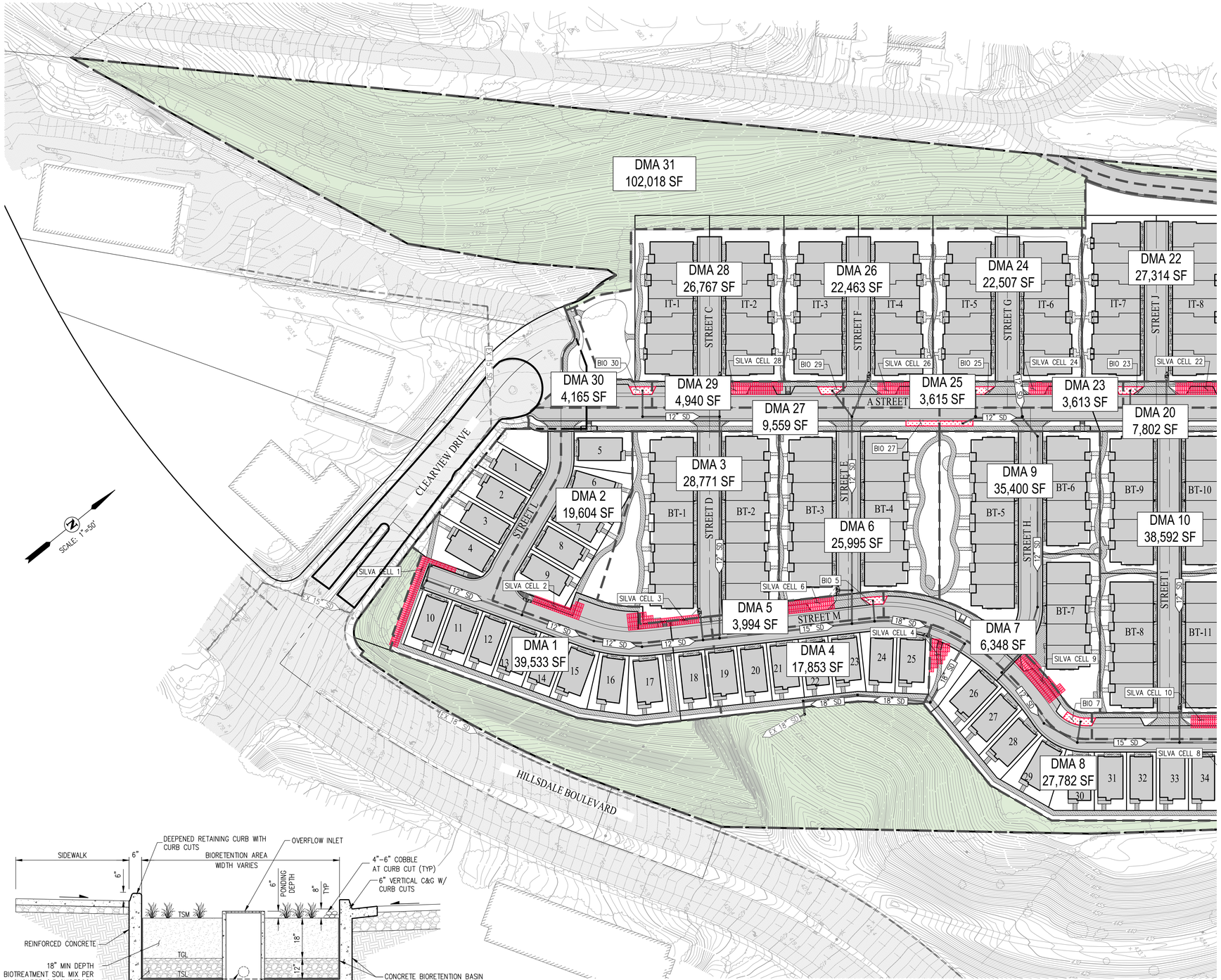
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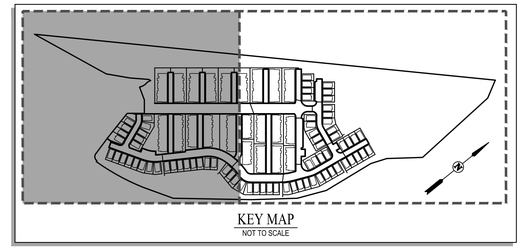
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SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

UTILITY PLAN

C17





LEGEND

- DRAINAGE BOUNDARY
- BIORETENTION AREA (SEE DETAILS SHEET ###)
- SILVA CELLS (SEE DETAILS SHEET ###)
- PROPOSED IMPERVIOUS AREA TO BE TREATED
- EXISTING PAVEMENT
- SELF-TREATING AREA

SEE SHEET C19

STORMWATER MANAGEMENT PLAN							
DMA	Total Area (SF)	Impervious Area (SF)	Pervious Area (SF)	Effective Impervious Area (SF)	Req'd Treatment Area (SF)	Treatment Area Provided (SF)	Treatment Type
1	39,533	26,007	13,526	27,360	882	892	Silva Cells
2	19,604	14,353	5,251	14,878	480	481	Silva Cells
3	28,771	22,866	5,905	23,457	755	761	Silva Cells
4	17,853	12,225	5,628	12,788	412	437	Silva Cells
5	3,994	3,640	354	3,675	120	149	Storm Planter
6	25,995	18,814	7,181	19,532	630	639	Silva Cells
7	6,348	5,672	676	5,740	185	205	Storm Planter
8	27,782	18,071	9,711	19,042	614	621	Silva Cells
9	35,400	25,706	9,694	26,675	860	883	Silva Cells
10	38,592	32,508	6,084	33,116	1,067	1,084	Silva Cells
11	14,604	12,732	1,872	12,919	417	420	Silva Cells
12	24,710	17,121	7,589	17,880	576	577	Silva Cells
13	25,025	18,708	6,317	19,340	623	630	Silva Cells
14	26,989	16,705	10,284	17,733	572	577	Silva Cells
15	12,652	9,373	3,279	9,701	313	324	Silva Cells
16	17,604	11,714	5,890	12,303	396	402	Silva Cells
17	13,399	9,098	4,301	9,528	307	315	Silva Cells
18	21,930	15,543	6,387	16,182	521	533	Silva Cells
19	11,159	9,738	1,421	9,880	318	332	Silva Cells
20	7,802	6,386	1,416	6,528	210	217	Storm Planter
21	18,273	14,534	3,739	14,908	480	489	Silva Cells
22	27,314	19,422	7,892	20,211	650	565	Silva Cells
23	3,613	3,297	316	3,329	107	171	Storm Planter
24	22,507	16,834	5,673	17,401	560	569	Silva Cells
25	3,615	3,305	310	3,336	109	171	Storm Planter
26	22,463	17,834	4,629	18,297	590	604	Silva Cells
27	9,559	7,922	1,637	8,086	261	297	Storm Planter
28	26,767	18,834	7,933	19,627	632	647	Silva Cells
29	4,940	4,449	491	4,498	145	171	Storm Planter
30	4,165	2,559	1,606	2,720	88	153	Storm Planter
SELF-TREATING							
31	102,018	-	102,018	Self-Treating			
32	290,558	-	290,558	Self-Treating			

STORM PLANTER DETAIL
NOT TO SCALE

50' 0' 25' 50' 100' 200'
GRAPHIC SCALE

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JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN
HARVEST PROPERTIES

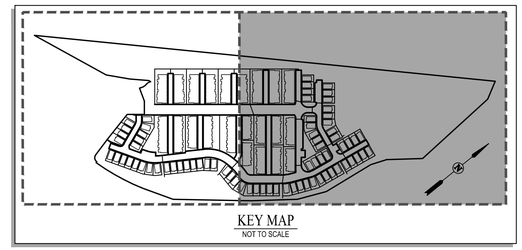
Ownership:
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SEPTEMBER 5, 2025

STORMWATER CONTROL PLAN C18

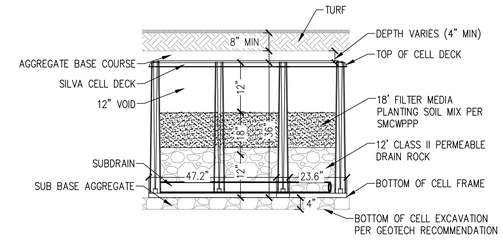




LEGEND

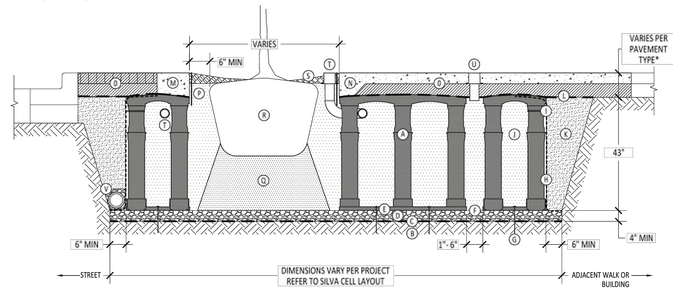
- DRAINAGE BOUNDARY
- BIORETENTION AREA (SEE DETAILS SHEET ###)
- SILVA CELLS (SEE DETAILS SHEET ###)
- PROPOSED IMPERVIOUS AREA TO BE TREATED
- EXISTING PAVEMENT
- SELF-TREATING AREA

NOTE: SEE SHEET C18 FOR STORMWATER MANAGEMENT PLAN DMA SUMMARY TABLE



SILVA CELL DETAIL
NOT TO SCALE

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SILVA CELL SYSTEM 3X
NOT TO SCALE

KEY PLAN

- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) SUBGRADE, COMPACTED
- (C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
- (D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (E) SILVA CELL BASE SLOPE, 10% MAX
- (F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
- (G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
- (H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- (I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
- (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
- (K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
- (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
- (M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
- (N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
- (O) PAVEMENT AND AGGREGATE BASE PER PROJECT *
- (P) DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
- (R) ROOT BALL
- (S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
- (T) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
- (U) DEEPROOT WATER AND AIR VENT, WHEN REQUIRED
- (V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)

*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

PAVEMENT	+ AGGREGATE BASE COURSE
4" CONCRETE	+ 4" AGGREGATE
3" PAVER	+ 12" AGGREGATE
4" ASPHALT	+ 12" AGGREGATE
2.6" PAVER	+ 5" CONCRETE

NOTES

1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS

deeproot
DeepRoot Green Infrastructure
www.deeproot.com
T 415 781 9700
F 415 781 0191

SILVA CELL SYSTEM 3X

NOT TO SCALE FEET

50' 0' 25' 50' 100' 200'
GRAPHIC SCALE

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HARVEST PROPERTIES

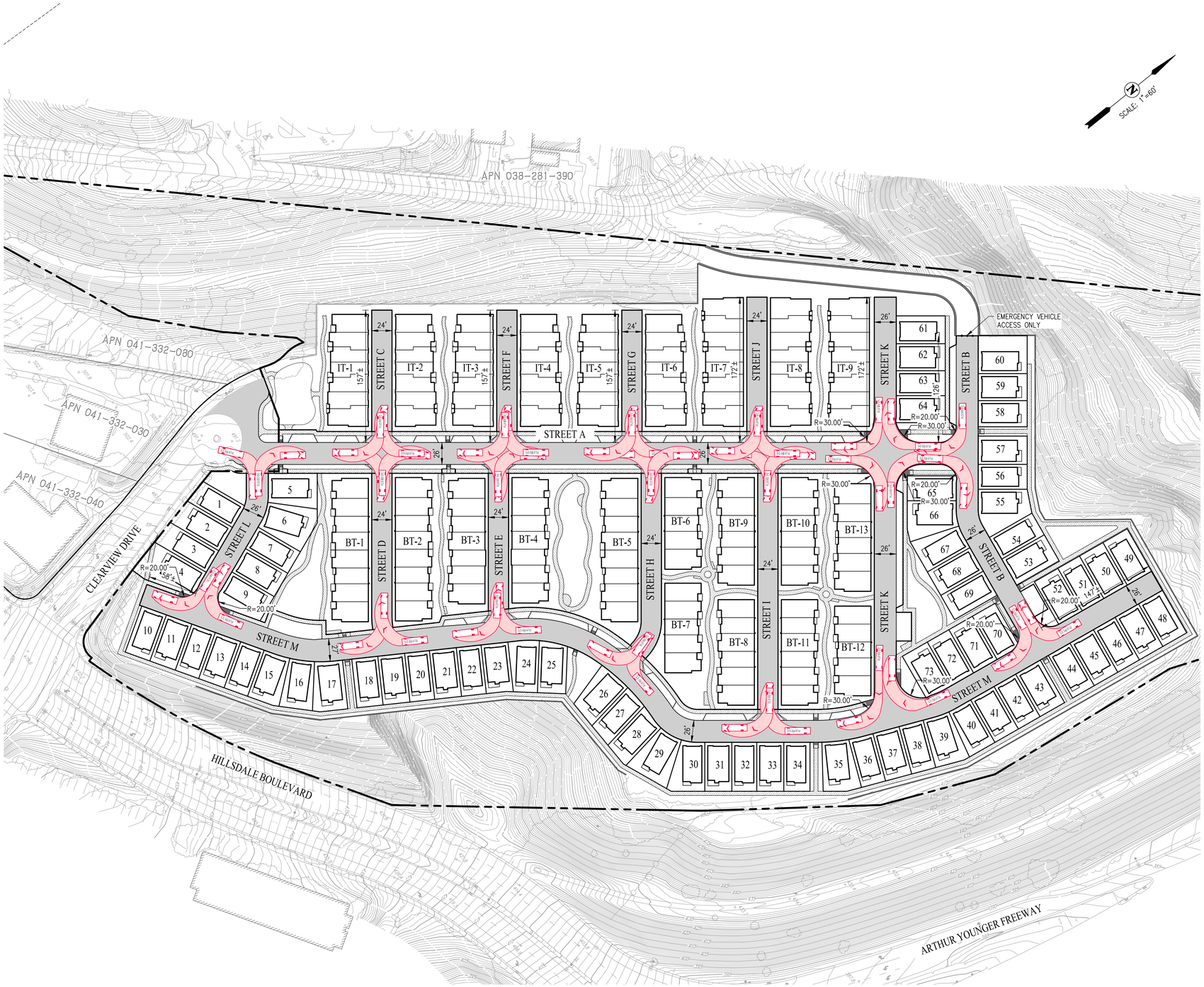
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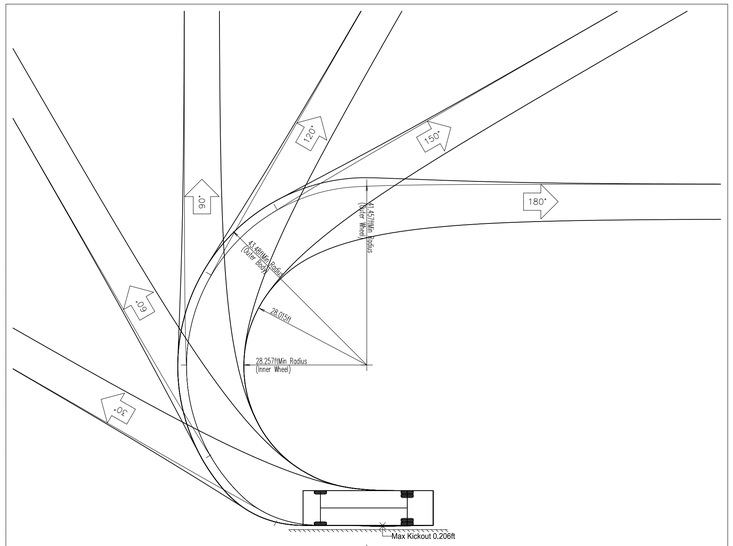
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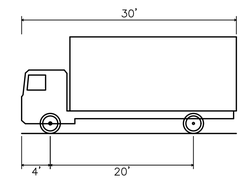
STORMWATER CONTROL PLAN **C19**





NOTES: TURNS BASED UPON A DESIGN SPEED OF 5.00 MPH.

TITLE:
SU-30 -
SINGLE UNIT
TRUCK



OVERALL LENGTH	30.0 FT
OVERALL WIDTH	8.0 FT
OVERALL BODY HEIGHT	13.5 FT
MIN BODY GROUND CLEARANCE	1.3 FT
TRACK WIDTH	8.0 FT
LOCK-TO-LOCK TIME	5.00 S
MAX STEERING ANGLE (VIRTUAL)	31.8°

AASHTO STANDARD SU-30 TRUCK

NOT TO SCALE

LEGEND

VEHICLE & PATH OF TRAVEL (SEE VEHICLE SPECIFICATIONS THIS SHEET)

60' 0' 30' 60' 120' 240'

GRAPHIC SCALE

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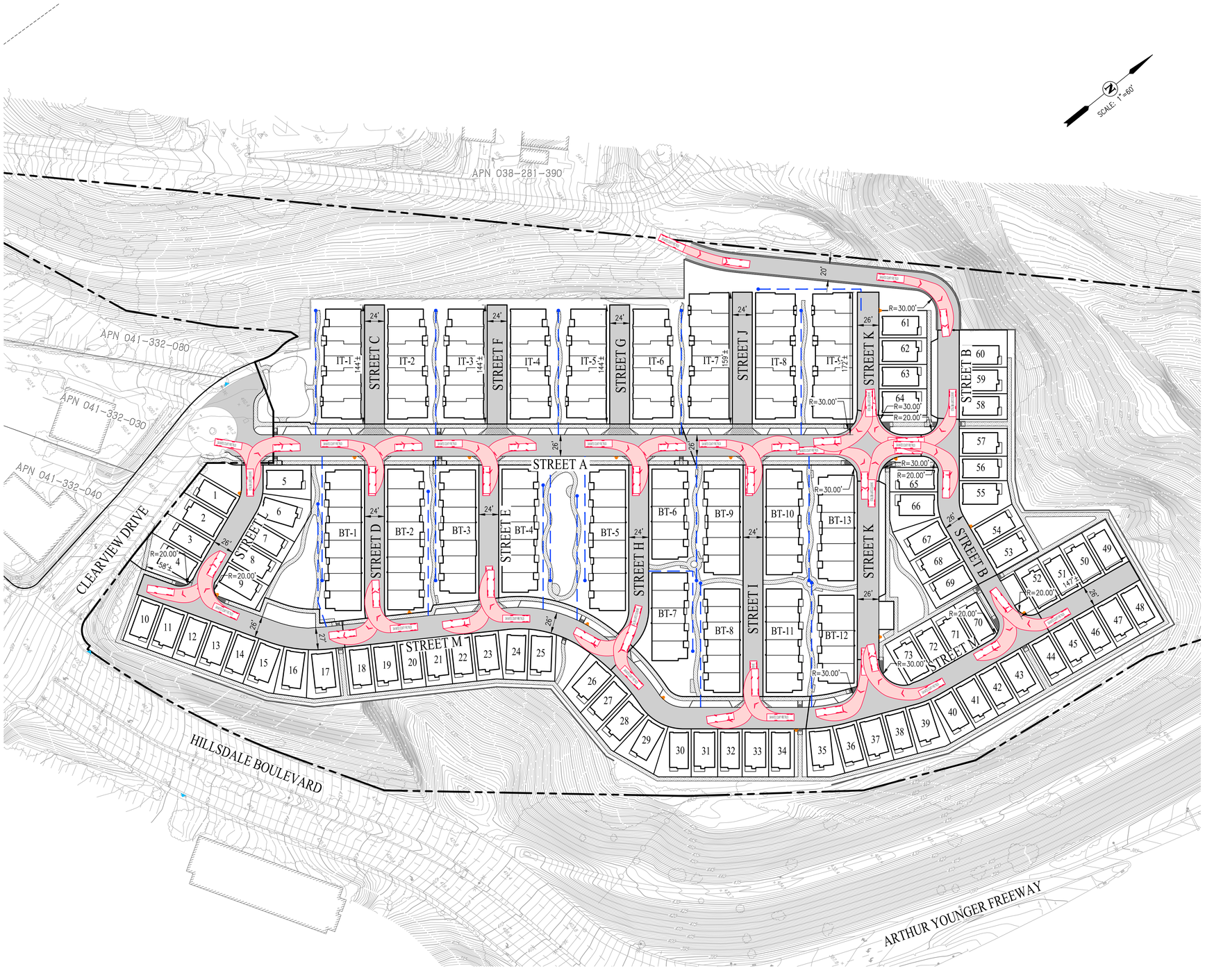
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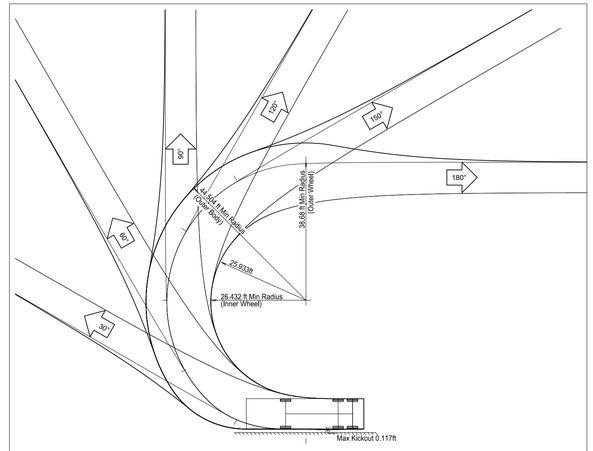
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VEHICLE MANUVERING - SU-30

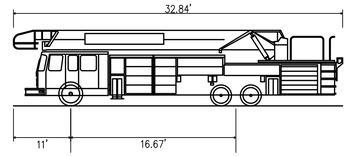
C20





NOTES: TURNS BASED UPON A DESIGN SPEED OF 5.00 MPH.

TITLE:
SAN MATEO
COUNTY FIRE
TRUCK



WIDTH	8.5 FT
TRACK	8.5 FT
LOCK TO LOCK TIME	6.0
STEERING ANGLE	31.9°

SAN MATEO COUNTY FIRE TRUCK
NOT TO SCALE

LEGEND

- FIRE ACCESS ROADS
- FIRE DEPARTMENT HOSE REACH (150')
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- VEHICLE & PATH OF TRAVEL (SEE VEHICLE SPECIFICATIONS THIS SHEET)

REQUIRED BUILDING FIRE FLOW CALCULATIONS

BUILDING TYPE	FLOOR AREA USED IN FIRE FLOW CALCULATION	REQUIRED FIRE FLOW[1]	FLOW DURATION	FIRE SPRINKLER SYSTEM
TOWNHOMES– BUILDING IT–1 TO IT–9 & BT–1 TO BT–13 (TYPE V–B CONSTRUCTION, 3 STORIES, R3 OCCUPANCY) (22 BUILDINGS)	23,900 SF	1,063 GPM	4 HOURS	NFPA 13
SINGLE FAMILY DETACHED (TYPE V–B CONSTRUCTION, R3 OCCUPANCY) (73 UNITS)	2,475 SF	500 GPM	0.5 HOURS	NFPA 13–D

NOTE:
1. REQUIRED FIRE FLOW CALCULATIONS PER CALIFORNIA FIRE CODE APPENDIX B.

60' 0' 30' 60' 120' 240'
GRAPHIC SCALE

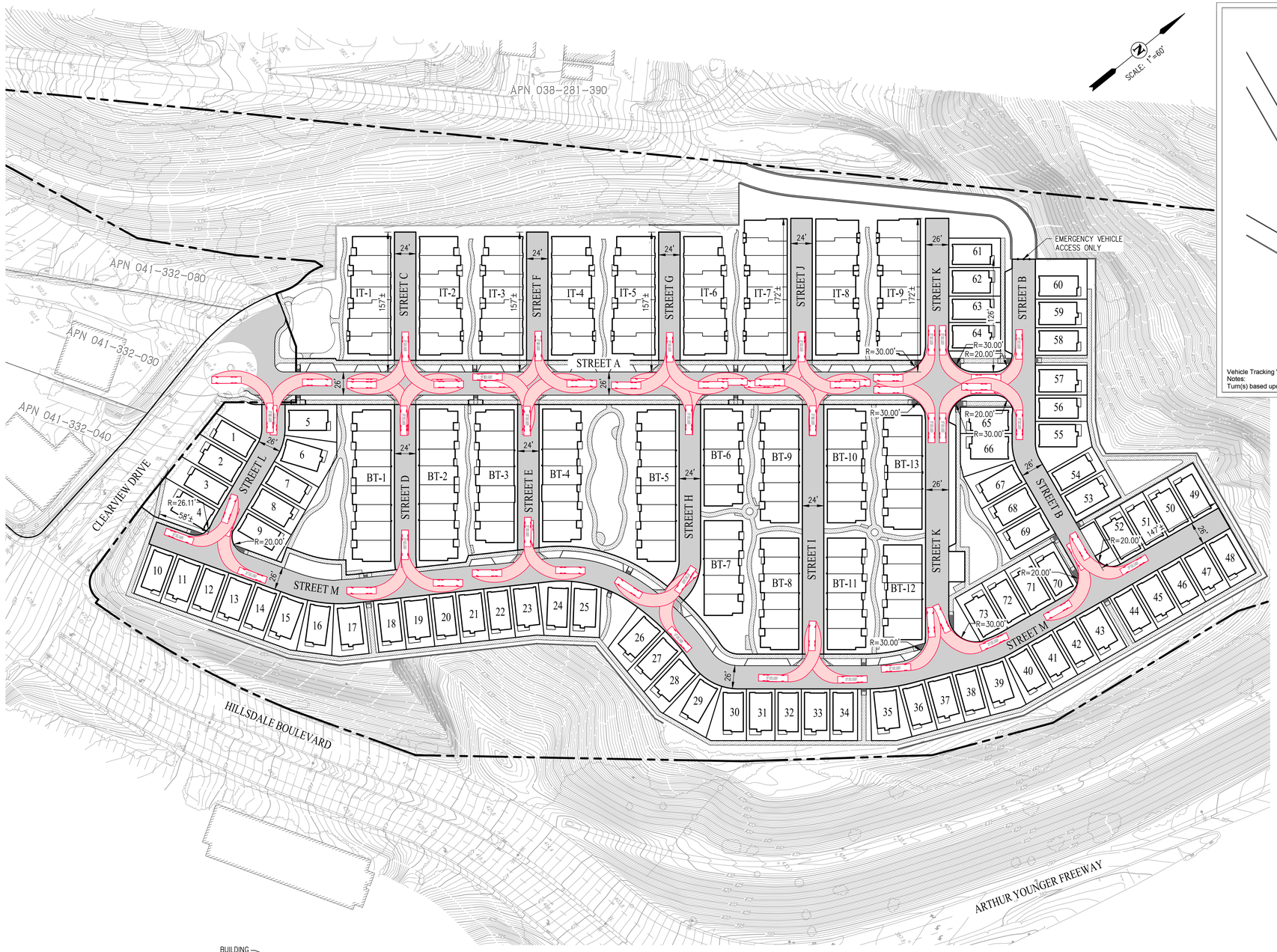
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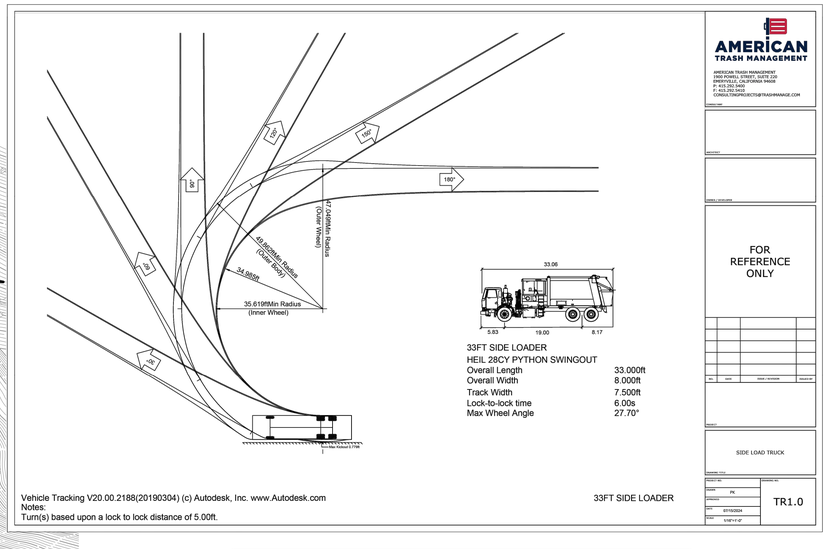
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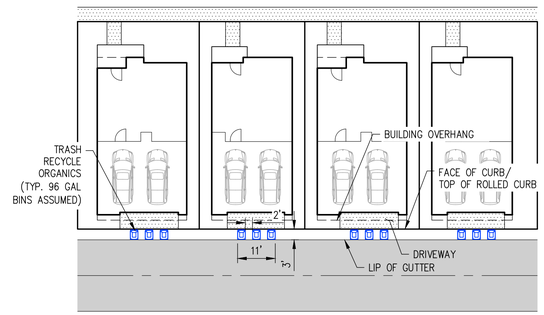
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SEPTEMBER 5, 2025

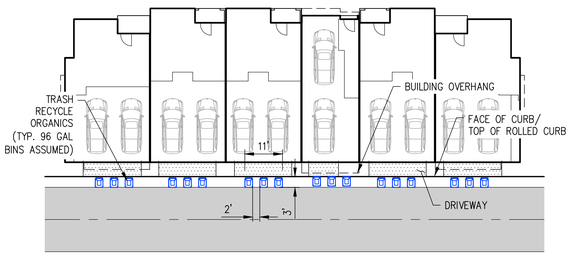
VEHICLE MANUVERING - FIRE TRUCK & ACCESS PLAN **C21**



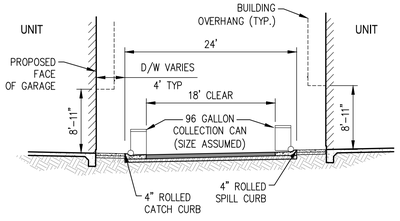




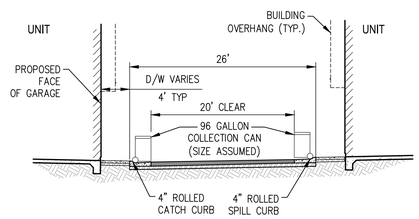
TYPICAL GARBAGE BIN SINGE FAMILY CONFIGURATION DETAIL
NOT TO SCALE



TYPICAL GARBAGE BIN TOWNHOME CONFIGURATION DETAIL
NOT TO SCALE



TYPICAL GARBAGE BIN IN 24' ROADWAY SECTION
NOT TO SCALE



TYPICAL GARBAGE BIN IN 26' ROADWAY SECTION
NOT TO SCALE

LEGEND

GARBAGE TRUCK ACCESS ROADS

VEHICLE & PATH OF TRAVEL (SEE VEHICLE SPECIFICATIONS THIS SHEET)

60' 0' 30' 60' 120' 240'
GRAPHIC SCALE

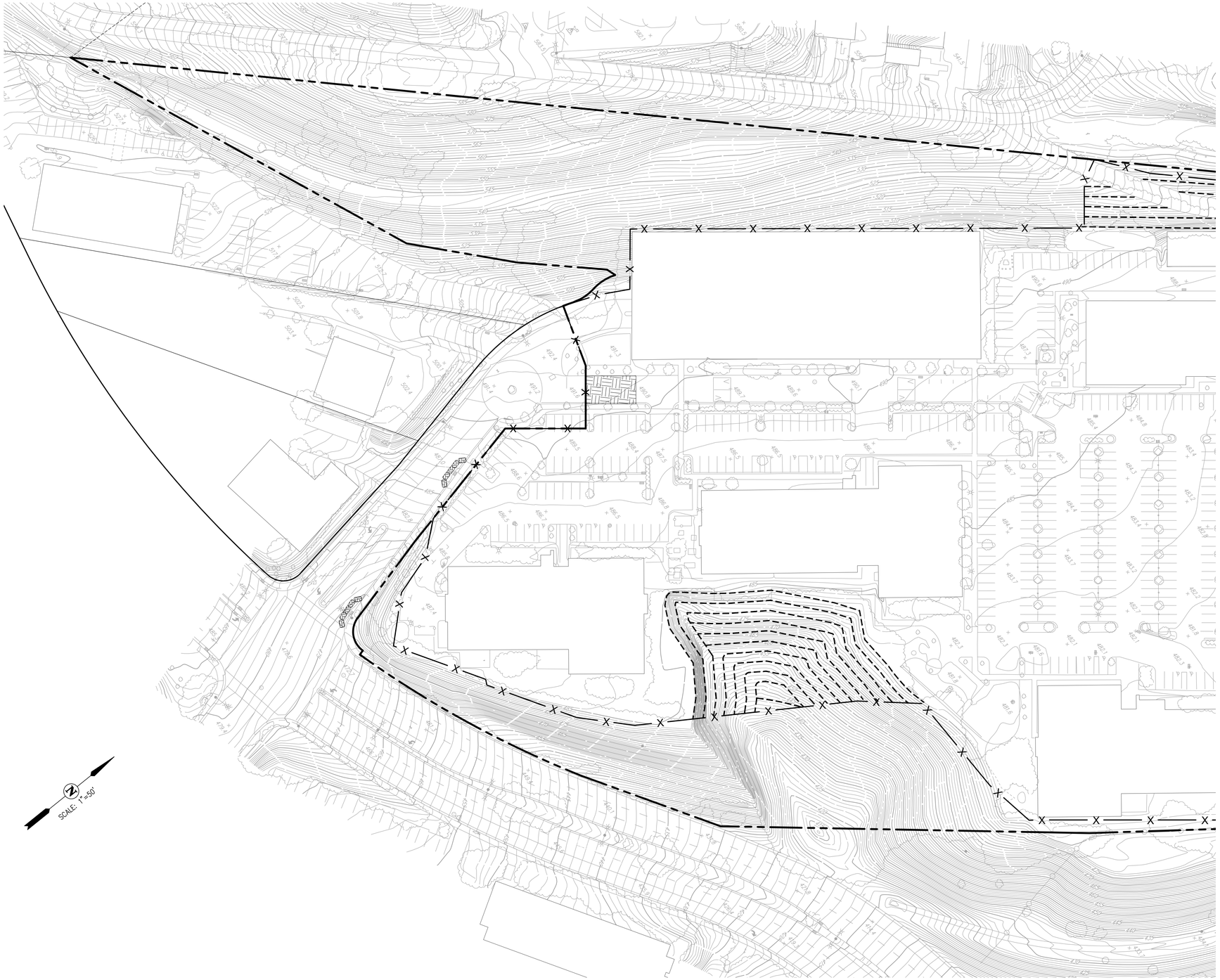
ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

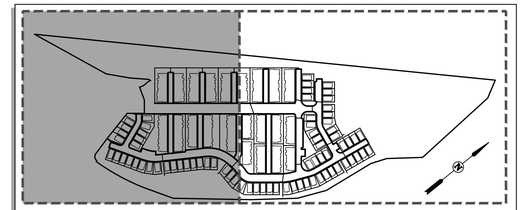
Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

VEHICLE MANUVERING - GARBAGE TRUCK **C22**





LEGEND

- CURB INLET PROTECTION – (SE-10)
- SILT FENCE – (SE-1)
- FIBER ROLL – (SE-5)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT – (TC-1)

QUALIFIED SWPPP PRACTITIONER (QSP) MARK KNOWN LOCATIONS*

- MATERIALS AND EQUIPMENT STORAGE AREA (WM-1)
- VEHICLE CLEANING/MAINTENANCE/FUELING AREA – (NS-8, NS-9, NS-10)
- SANITARY FACILITY (WM-9)
- C — CONCRETE/WASTE WASHOUT (WM-8)

NOTES:

1. THE MATERIALS AND EQUIPMENT STORAGE AREA, VEHICLE CLEANING/MAINTENANCE/FUELING AREA, SANITARY FACILITY AND CONCRETE/WASTE WASHOUT WILL BE PLACED AT THE QSP'S DISCRETION AND ARE SUBJECT TO CHANGE.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
3. VERTICAL SPACING FOR FIBER ROLL SLOPE INSTALLATIONS AS FOLLOWS:
   SLOPE OF 2:1 OR GREATER = 10 FEET APART
   SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
   SLOPE OF 4:1 OR FLATTER = 20 FEET APART
4. INSPECT AND REPAIR FIBER ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
5. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

50' 0' 25' 50' 100' 200'
GRAPHIC SCALE

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JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN
HARVEST PROPERTIES

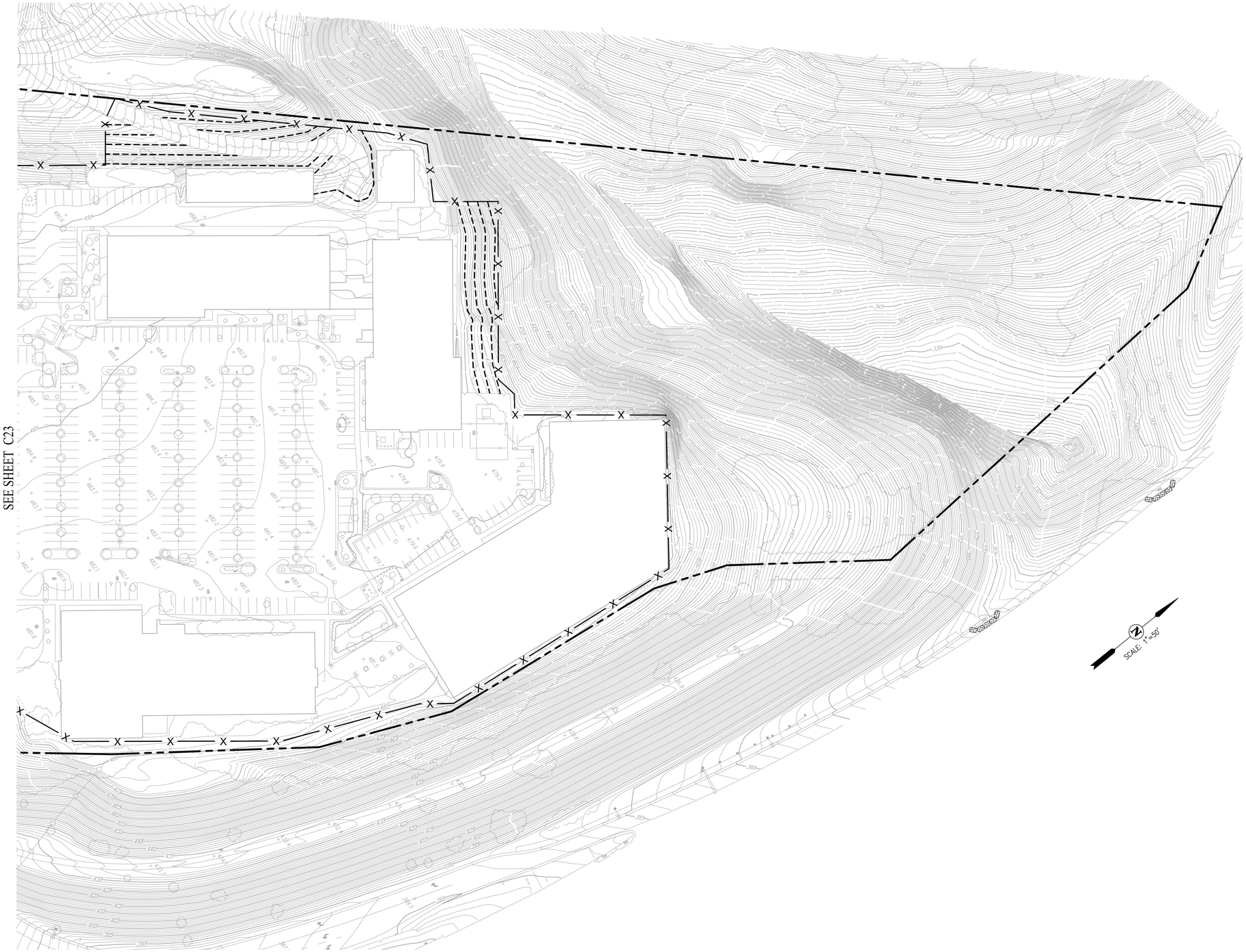
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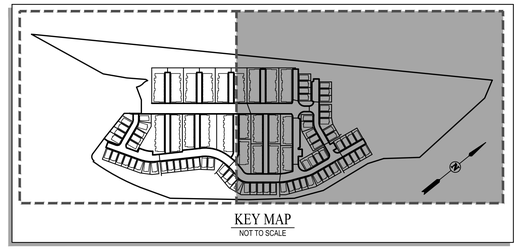
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SEPTEMBER 5, 2025

EROSION CONTROL PLAN **C23**

SEE SHEET C23





LEGEND

- CURB INLET PROTECTION – (SE-10)
- SILT FENCE – (SE-1)
- FIBER ROLL – (SE-5)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT – (TC-1)

QUALIFIED SWPPP PRACTITIONER (QSP) MARK KNOWN LOCATIONS*

- MATERIALS AND EQUIPMENT STORAGE AREA (WM-1)
- VEHICLE CLEANING/MAINTENANCE/FUELING AREA – (NS-8, NS-9, NS-10)
- SANITARY FACILITY (WM-9)
- C — CONCRETE/WASTE WASHOUT (WM-8)

NOTE:

* THE MATERIALS AND EQUIPMENT STORAGE AREA, VEHICLE CLEANING/MAINTENANCE/FUELING AREA, SANITARY FACILITY AND CONCRETE/WASTE WASHOUT WILL BE PLACED AT THE QSP'S DISCRETION AND ARE SUBJECT TO CHANGE.

SCALE: 1" = 50'

50' 0' 25' 50' 100' 200'
GRAPHIC SCALE

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON • ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

Ownership:

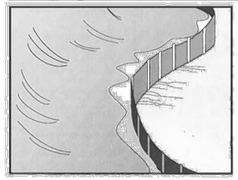
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SEPTEMBER 5, 2025

EROSION CONTROL PLAN **C24**

Silt Fence SE-1



Categories

- EC Erosion Control
- SE Sediment Control ☑
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

- Sediment (coarse sediment) ☑
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

Potential Alternatives

- SE-5 Fiber Rolls
- SE-6 Gravel Bag Berm
- SE-12 Manufactured Linear Sediment Controls
- SE-13 Compost Socks and Berms
- SE-14 Biofilter Bags

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Description and Purpose

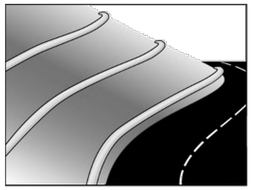
A silt fence is made of a woven geotextile that has been entrenched, attached to supporting poles, and sometimes backed by a plastic or wire mesh for support. The silt fence detains water, promoting sedimentation of coarse sediment behind the fence. Silt fence does not retain soil fine particles like clays or silts.

Suitable Applications

Silt fences are suitable for perimeter control, placed below areas where sheet flows discharge from the site. They could also be used as interior controls below disturbed areas where runoff may occur in the form of sheet and rill erosion and around inlets within disturbed areas (Storm Drain Inlet Protection, SE-10). Silt fences should not be used in locations where the flow is concentrated. Silt fences should always be used in combination with erosion controls. Suitable applications include:

- At perimeter of a project (although they should not be installed up and down slopes).
- Below the toe or down slope of exposed and erodible slopes.
- Along streams and channels.
- Around temporary spoil areas and stockpiles.
- Around inlets.
- Below other small cleared areas.

Fiber Rolls SE-5



Categories

- EC Erosion Control ☒
- SE Sediment Control ☑
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

- Sediment ☑
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

Potential Alternatives

- SE-1 Silt Fence
- SE-6 Gravel Bag Berm
- SE-8 Sandbag Barrier
- SE-12 Manufactured Linear Sediment Controls
- SE-13 Compost Socks and Berms
- SE-14 Biofilter Bags

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Description and Purpose

A fiber roll (also known as a wattle or log) consists of straw, coir, curled wood fiber, or other biodegradable materials bound into a tight tubular roll wrapped by netting. Additionally, gravel core fiber rolls are available, which contain an imbedded ballast material such as gravel or sand for additional weight, when staking the rolls are not feasible (such as use as inlet protection).

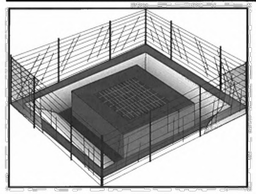
When fiber rolls are placed at the top, toe, and on the face of slopes along the contours, fiber rolls intercept runoff, reduce flow velocity, release runoff as sheet flow, and provide sediment removal from the runoff (through sedimentation). By interrupting the length of a slope, fiber rolls can also reduce sheet and rill erosion until vegetation is established.

Suitable Applications

Fiber rolls may be suitable:

- Along the top, toe, face, and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.
- At the end of a downward slope where it transitions to a steeper slope.
- Along the perimeter of a project.
- As check dams in unlined ditches with minimal grade.
- Down-slope of exposed soil areas.

Storm Drain Inlet Protection SE-10



Categories

- EC Erosion Control
- SE Sediment Control ☑
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

- Sediment ☑
- Nutrients
- Trash ☒
- Metals
- Bacteria
- Oil and Grease
- Organics

Potential Alternatives

- SE-1 Silt Fence
- SE-5 Fiber Rolls
- SE-6 Gravel Bag Berm
- SE-8 Sandbag Barrier
- SE-14 Biofilter Bags
- SE-13 Compost Socks and Berms

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Description and Purpose

Storm drain inlet protection consists of a sediment filter or an impounding area in, around or upstream of a storm drain, drop inlet, or curb inlet. Storm drain inlet protection measures temporarily pond runoff before it enters the storm drain, allowing sediment to settle. Some filter configurations also remove sediment by filtering, but usually the ponding action results in the greatest sediment reduction. Temporary geotextile storm drain inserts attach underneath storm drain grates to capture and filter storm water.

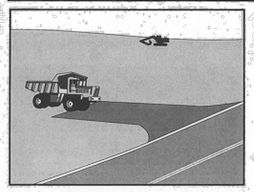
Suitable Applications

- Every storm drain inlet receiving runoff from unstabilized or otherwise active work areas should be protected. Inlet protection should be used in conjunction with other erosion and sediment controls to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.

Limitations

- Drainage area should not exceed 1 acre.
- In general straw bales should not be used as inlet protection.
- Requires an adequate area for water to pond without encroaching into portions of the roadway subject to traffic.
- Sediment removal may be inadequate to prevent sediment discharges in high flow conditions or if runoff is heavily sediment laden. If high flow conditions are expected, use

Stabilized Construction Entrance/Exit TC-1



Categories

- EC Erosion Control ☒
- SE Sediment Control ☒
- TC Tracking Control ☑
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents

- Sediment ☑
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease
- Organics

Potential Alternatives

- None

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Description and Purpose

A stabilized construction access is defined by a point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.

Suitable Applications

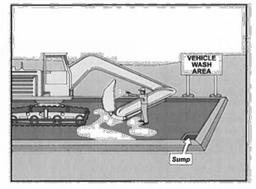
Use at construction sites:

- Where dirt or mud can be tracked onto public roads.
- Adjacent to water bodies.
- Where poor soils are encountered.
- Where dust is a problem during dry weather conditions.

Limitations

- Entrances and exits require periodic top dressing with additional stones.
- This BMP should be used in conjunction with street sweeping on adjacent public right of way.
- Entrances and exits should be constructed on level ground only.
- Stabilized construction entrances are rather expensive to construct and when a wash rack is included, a sediment trap of some kind must also be provided to collect wash water runoff.

Vehicle and Equipment Cleaning NS-8



Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control ☑
- WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents

- Sediment ☑
- Nutrients ☑
- Trash
- Metals
- Bacteria
- Oil and Grease ☑
- Organics ☑

Potential Alternatives

- None

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Description and Purpose

Vehicle and equipment cleaning procedures and practices eliminate or reduce the discharge of pollutants to stormwater from vehicle and equipment cleaning operations. Procedures and practices include but are not limited to: using offsite facilities; washing in designated, contained areas only; eliminating discharges to the storm drain by infiltrating the wash water; and training employees and subcontractors in proper cleaning procedures.

Suitable Applications

These procedures are suitable on all construction sites where vehicle and equipment cleaning is performed.

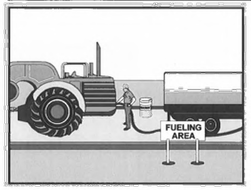
Limitations

Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades. Sending vehicles/equipment offsite should be done in conjunction with TC-1, Stabilized Construction Entrance/Exit.

Implementation

Other options to washing equipment onsite include contracting with either an offsite or mobile commercial washing business. These businesses may be better equipped to handle and dispose of the wash waters properly. Performing this work offsite can also be economical by eliminating the need for a separate washing operation onsite.

Vehicle and Equipment Fueling NS-9



Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control ☑
- WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Bacteria
- Oil and Grease ☑
- Organics

Potential Alternatives

- None

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Description and Purpose

Vehicle equipment fueling procedures and practices are designed to prevent fuel spills and leaks and reduce or eliminate contamination of stormwater. This can be accomplished by using offsite facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors in proper fueling procedures.

Suitable Applications

These procedures are suitable on all construction sites where vehicle and equipment fueling takes place.

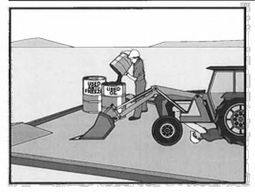
Limitations

Onsite vehicle and equipment fueling should only be used where it is impractical to send vehicles and equipment offsite for fueling. Sending vehicles and equipment offsite should be done in conjunction with TC-1, Stabilized Construction Entrance/ Exit.

Implementation

- Use offsite fueling stations as much as possible. These businesses are better equipped to handle fuel and spills properly. Performing this work offsite can also be economical by eliminating the need for a separate fueling area at a site.
- Discourage "topping-off" of fuel tanks.

Vehicle & Equipment Maintenance NS-10



Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control ☑
- WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents

- Sediment
- Nutrients ☑
- Trash ☑
- Metals
- Bacteria
- Oil and Grease ☑
- Organics ☑

Potential Alternatives

- None

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Description and Purpose

Prevent or reduce the contamination of stormwater resulting from vehicle and equipment maintenance by running a "dry and clean site". The best option would be to perform maintenance activities at an offsite facility. If this option is not available then work should be performed in designated areas only, while providing cover for materials stored outside, checking for leaks and spills, and containing and cleaning up spills immediately. Employees and subcontractors must be trained in proper procedures.

Suitable Applications

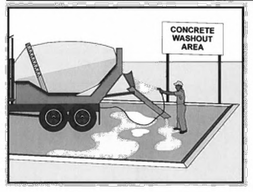
These procedures are suitable on all construction projects where an onsite yard area is necessary for storage and maintenance of heavy equipment and vehicles.

Limitations

Onsite vehicle and equipment maintenance should only be used where it is impractical to send vehicles and equipment offsite for maintenance and repair. Sending vehicles/equipment offsite should be done in conjunction with TC-1, Stabilized Construction Entrance/Exit.

Outdoor vehicle or equipment maintenance is a potentially significant source of stormwater pollution. Activities that can contaminate stormwater include engine repair and service, changing or replacement of fluids, and outdoor equipment storage and parking (engine fluid leaks). For further information on vehicle or equipment servicing, see NS-8,

Concrete Waste Management WM-8



Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control ☒
- WM Waste Management and Materials Pollution Control ☑

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

- Sediment ☑
- Nutrients
- Trash
- Metals ☑
- Bacteria
- Oil and Grease
- Organics

Potential Alternatives

- None

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Description and Purpose

Prevent the discharge of pollutants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training.

The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

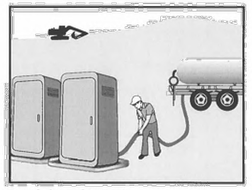
Many types of construction materials, including mortar, concrete, stucco, cement and block and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows and raising pH to levels outside the accepted range.

Suitable Applications

Concrete waste management procedures and practices are implemented on construction projects where:

- Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Slurries containing Portland cement concrete (PCC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.
- Concrete trucks and other concrete-coated equipment are washed onsite.

Sanitary/Septic Waste Management WM-9



Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control ☑

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

- Sediment
- Nutrients ☑
- Trash ☑
- Metals
- Bacteria ☑
- Oil and Grease
- Organics ☑

Potential Alternatives

- None

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Description and Purpose

Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Suitable Applications

Sanitary septic waste management practices are suitable for use at all construction sites that use temporary or portable sanitary and septic waste systems.

Limitations

None identified.

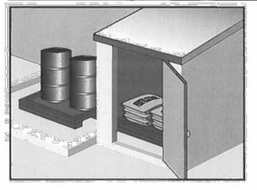
Implementation

Sanitary or septic wastes should be treated or disposed of in accordance with state and local requirements. In many cases, one contract with a local facility supplier will be all that it takes to make sure sanitary wastes are properly disposed.

Storage and Disposal Procedures

- Temporary sanitary facilities should be located away from drainage facilities, watercourses, and from traffic circulation. If site conditions allow, place portable facilities a minimum of 50 feet from drainage conveyances and traffic areas. When subjected to high winds or risk of high winds, temporary sanitary facilities should be secured to prevent overturning.

Material Delivery and Storage WM-1



Categories

- EC Erosion Control
- SE Sediment Control
- TC Tracking Control
- WE Wind Erosion Control
- NS Non-Stormwater Management Control
- WM Waste Management and Materials Pollution Control ☑

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

- Sediment ☑
- Nutrients ☑
- Trash ☑
- Metals ☑
- Bacteria
- Oil and Grease ☑
- Organics ☑

Potential Alternatives

- None

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Description and Purpose

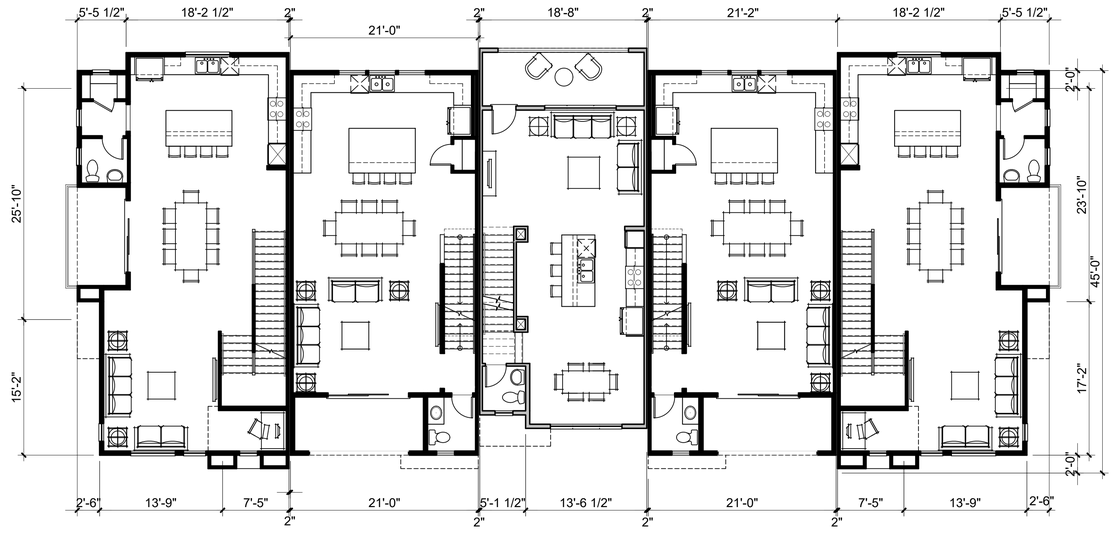
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Suitable Applications

These procedures are suitable for use at all construction sites with delivery and storage of the following materials:

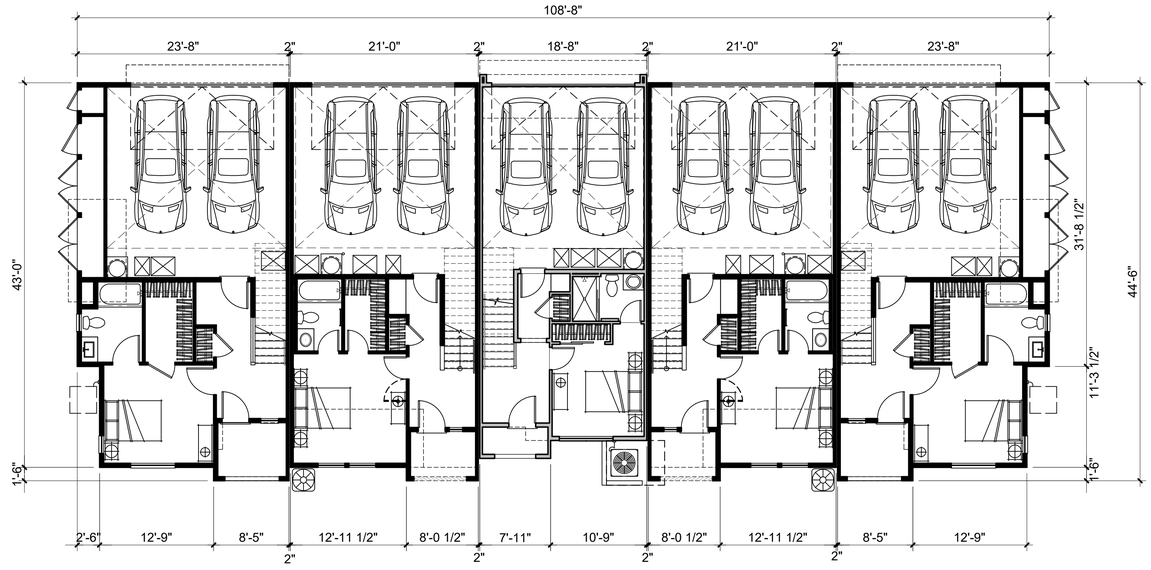
- Soil stabilizers and binders
- Pesticides and herbicides
- Fertilizers
- Detergents
- Plaster
- Petroleum products such as fuel, oil, and grease



Plan 3R Plan 2R Plan 1 Plan 2 Plan 3

LEVEL 2

0 4 8 16 Scale 1" = 8'



Plan 3R Plan 2R Plan 1 Plan 2 Plan 3

LEVEL 1

0 4 8 16 Scale 1" = 8'

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON • ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

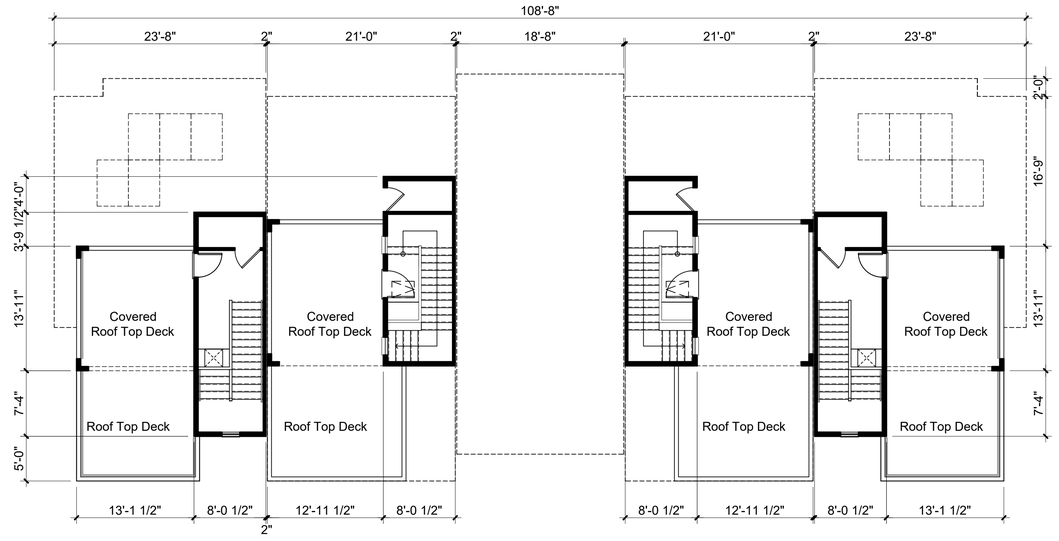
Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

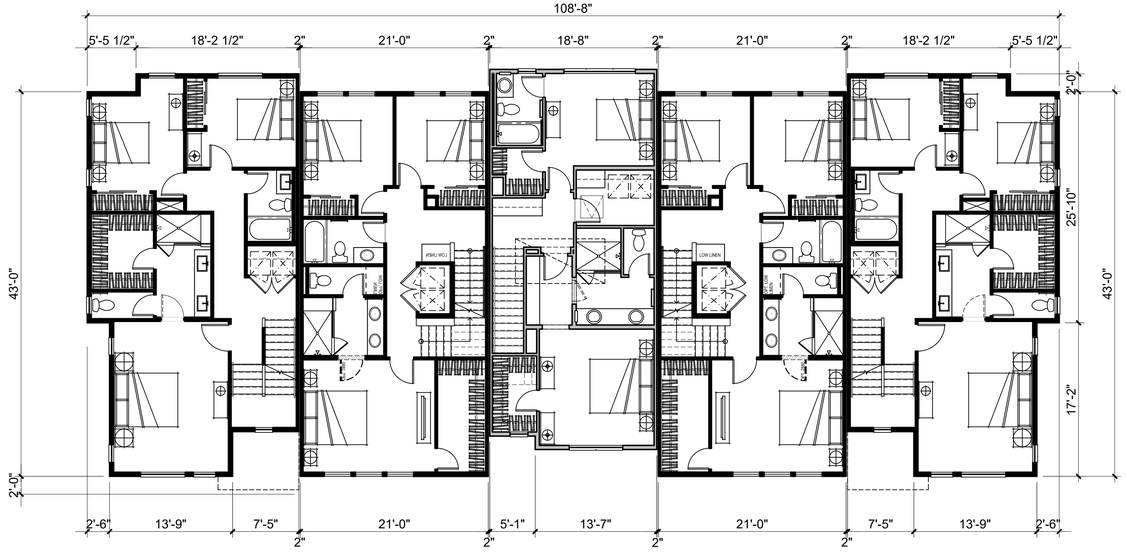
BT_5PLEX 1ST - 2ND BUILDING PLANS **A1.1.0**



Plan 3R Plan 2R Plan 1 Plan 2 Plan 3

ROOF TOP DECK

0 4 8 16 Scale 1" = 8'



Plan 3R Plan 2R Plan 1 Plan 2 Plan 3

LEVEL 3

0 4 8 16 Scale 1" = 8'

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SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

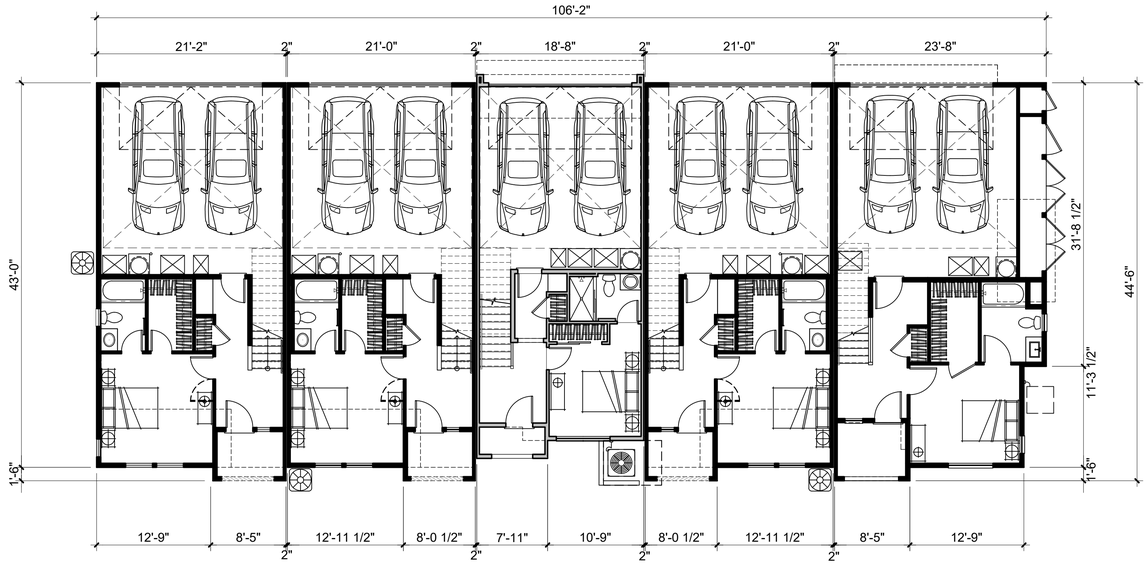
BT_5PLEX 3RD - RTD BUILDING PLANS **A1.1.1**



Plan 2R END | Plan 2R | Plan 1 | Plan 2 | Plan 3

LEVEL 2

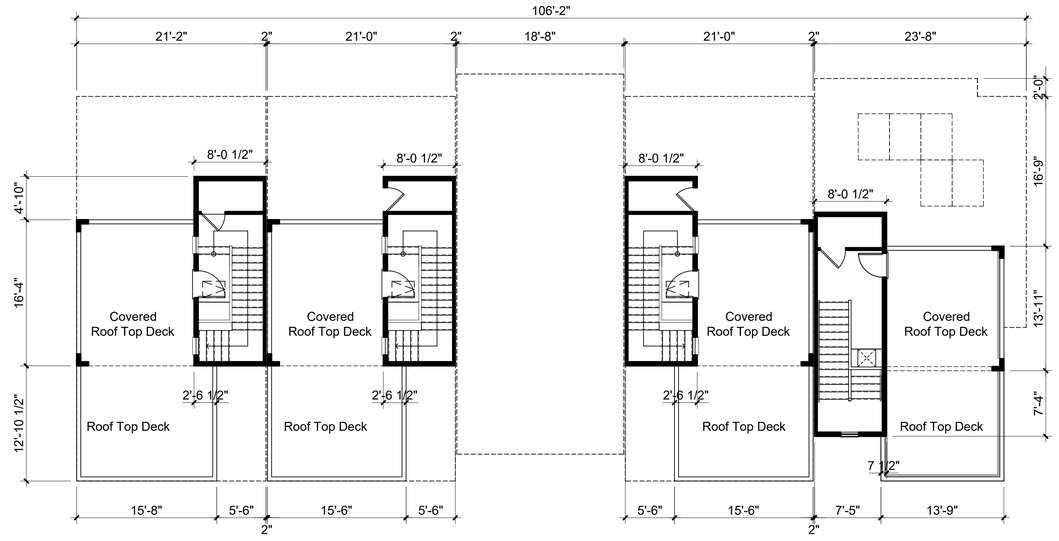
0 4 8 16 Scale 1" = 8'



Plan 2R END | Plan 2R | Plan 1 | Plan 2 | Plan 3

LEVEL 1

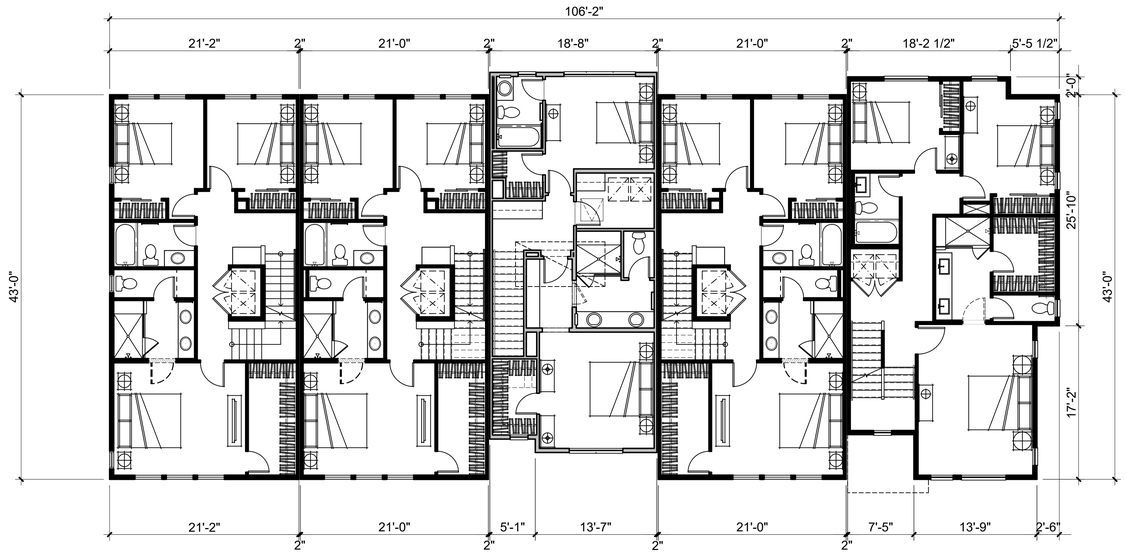
0 4 8 16 Scale 1" = 8'



Plan 2R END | Plan 2R | Plan 1 | Plan 2 | Plan 3

ROOF TOP DECK

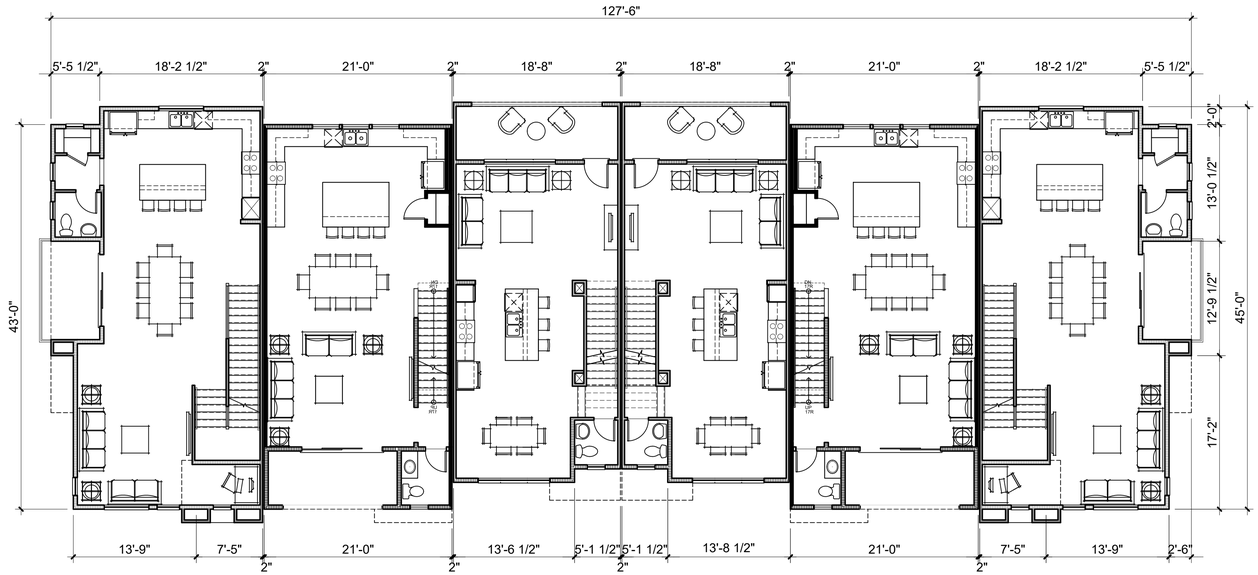
0 4 8 16 Scale 1" = 8'



Plan 2R END | Plan 2R | Plan 1 | Plan 2 | Plan 3

LEVEL 3

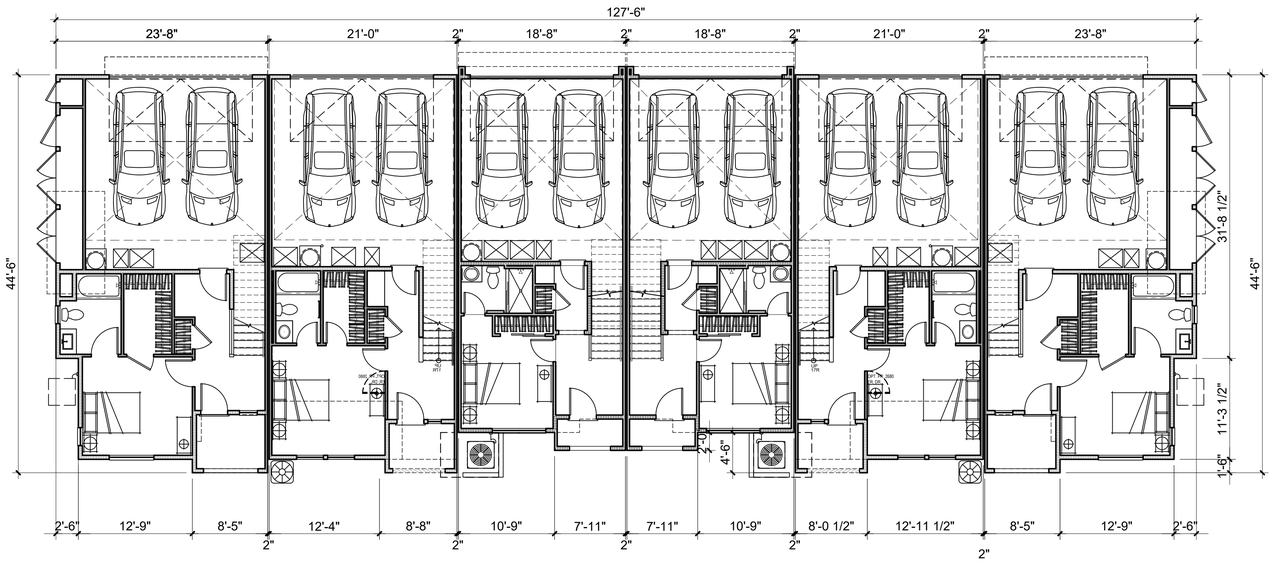
0 4 8 16 Scale 1" = 8'



Plan 3R | Plan 2R | Plan 1 | Plan 1R | Plan 2 | Plan 3

LEVEL 2

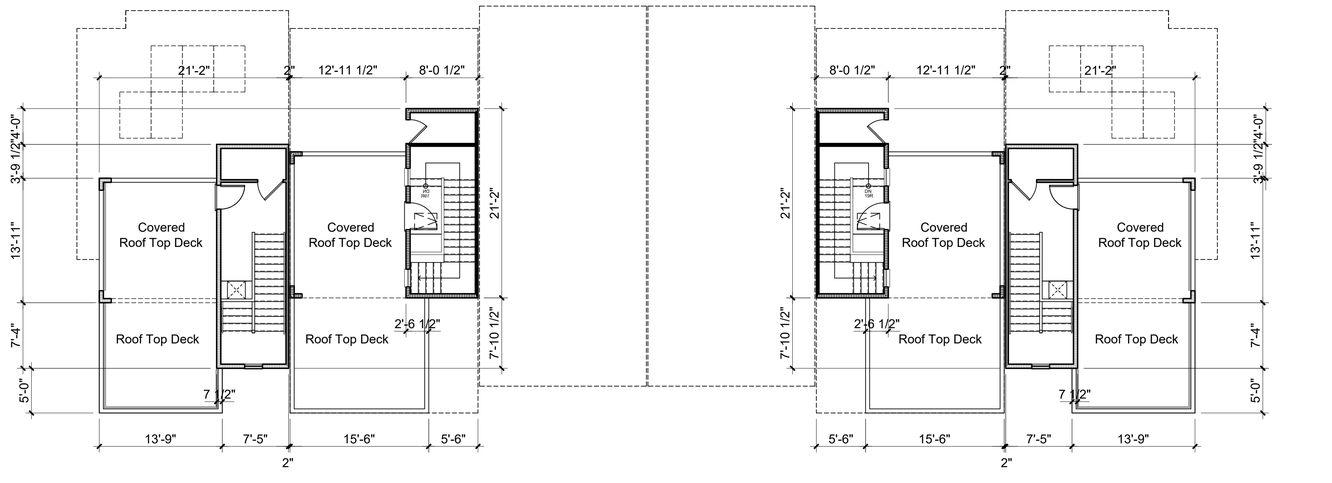
0 4 8 16 Scale 1" = 8'



Plan 3R | Plan 2R | Plan 1 | Plan 1R | Plan 2 | Plan 3

LEVEL 1

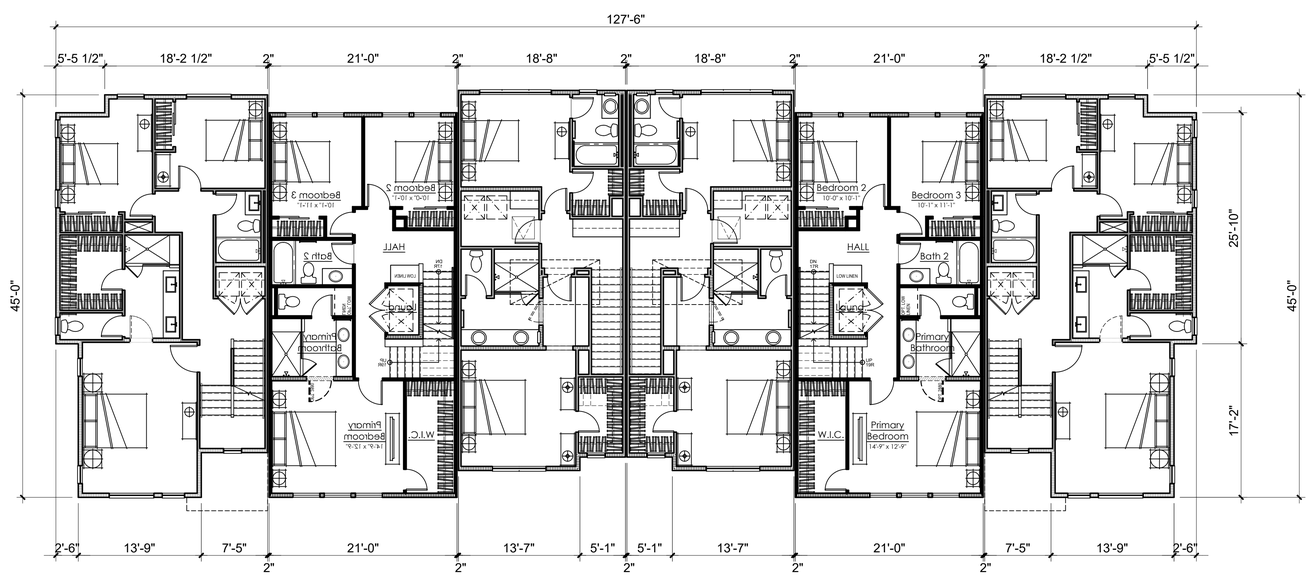
0 4 8 16 Scale 1" = 8'



Plan 3R Plan 2R Plan 1 Plan 1R Plan 2 Plan 3

ROOF TOP DECK

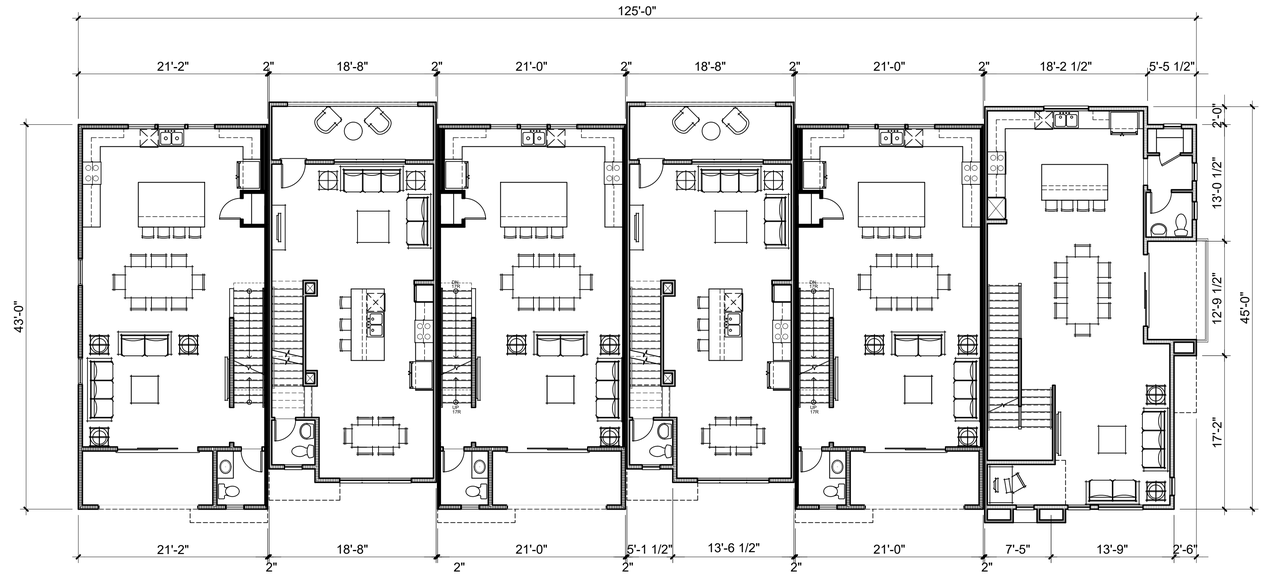
0 4 8 16 Scale 1" = 8'



Plan 3R Plan 2R Plan 1 Plan 1R Plan 2 Plan 3

LEVEL 3

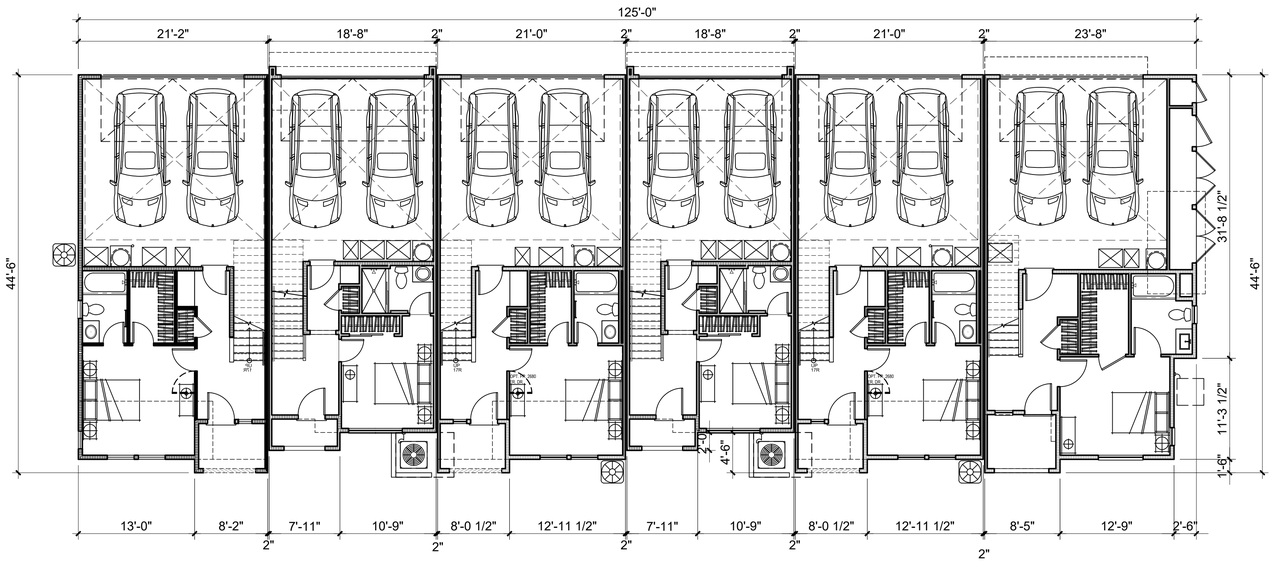
0 4 8 16 Scale 1" = 8'



Plan 2R | Plan 1R | Plan 2 | Plan 1R | Plan 2 | Plan 3

LEVEL 2

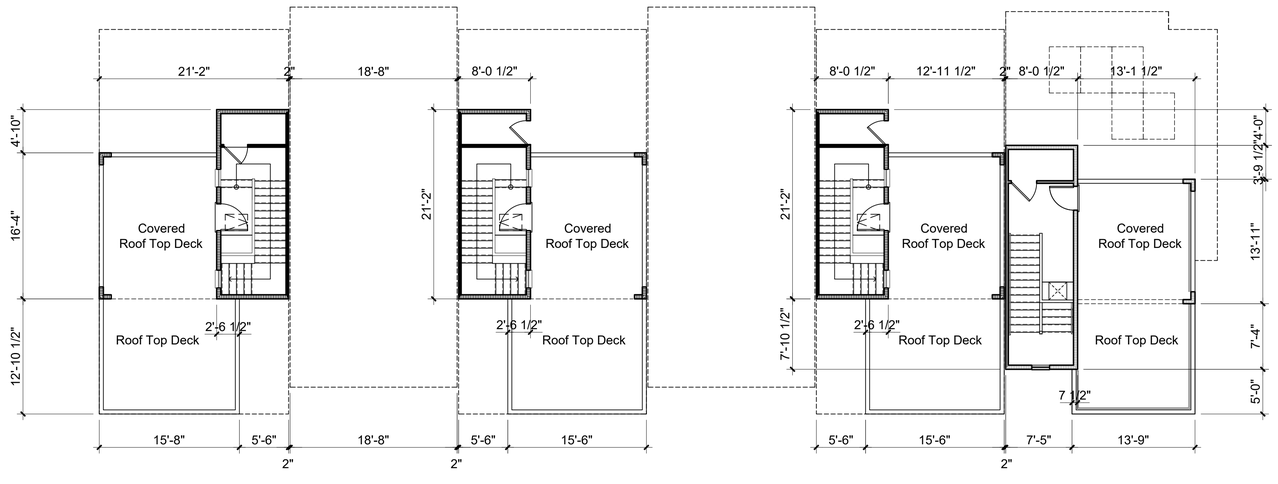
0 4 8 16 Scale 1" = 8'



Plan 2R END | Plan 1R | Plan 2 | Plan 1R | Plan 2 | Plan 3

LEVEL 1

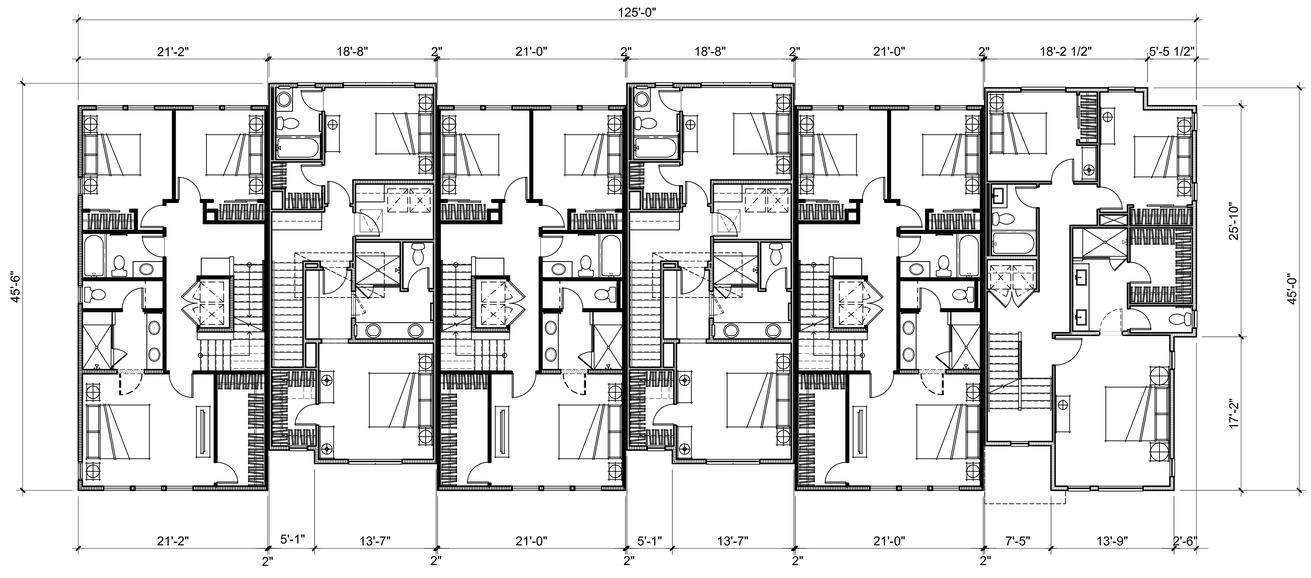
0 4 8 16 Scale 1" = 8'



Plan 2R END | Plan 1R | Plan 2 | Plan 1R | Plan 2 | Plan 3

ROOF TOP DECK

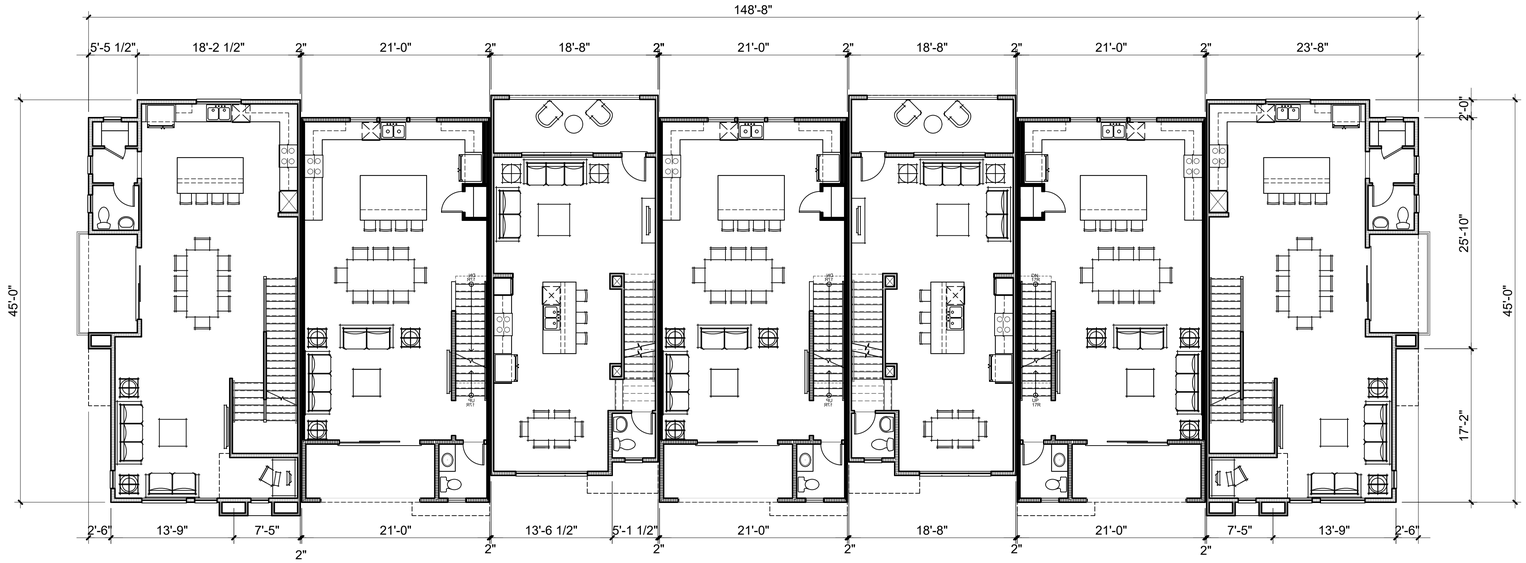
0 4 8 16 Scale 1" = 8'



Plan 2R END | Plan 1R | Plan 2 | Plan 1R | Plan 2 | Plan 3

LEVEL 3

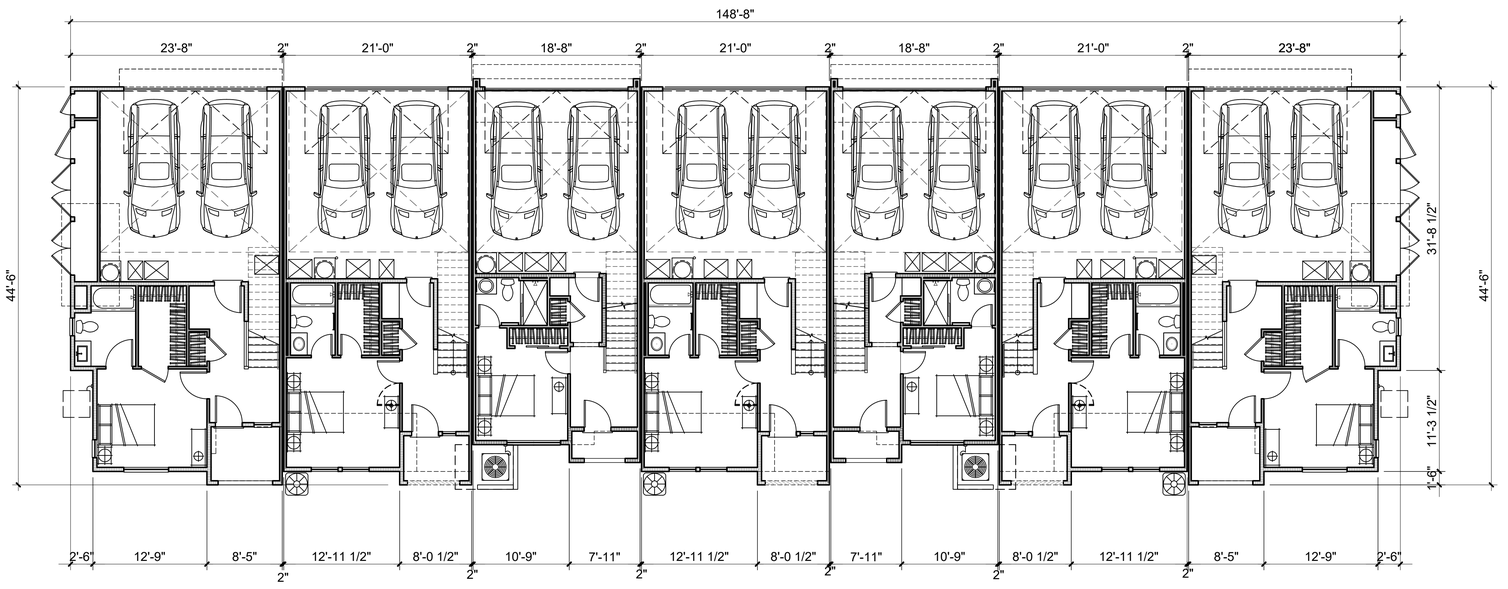
0 4 8 16 Scale 1" = 8'



Plan 3R Plan 2R Plan 1 Plan 2R Plan 1R Plan 2 Plan 3

LEVEL 2

0 4 8 16 Scale 1" = 8'



Plan 3R Plan 2R Plan 1 Plan 2R Plan 1R Plan 2 Plan 3

LEVEL 1

0 4 8 16 Scale 1" = 8'

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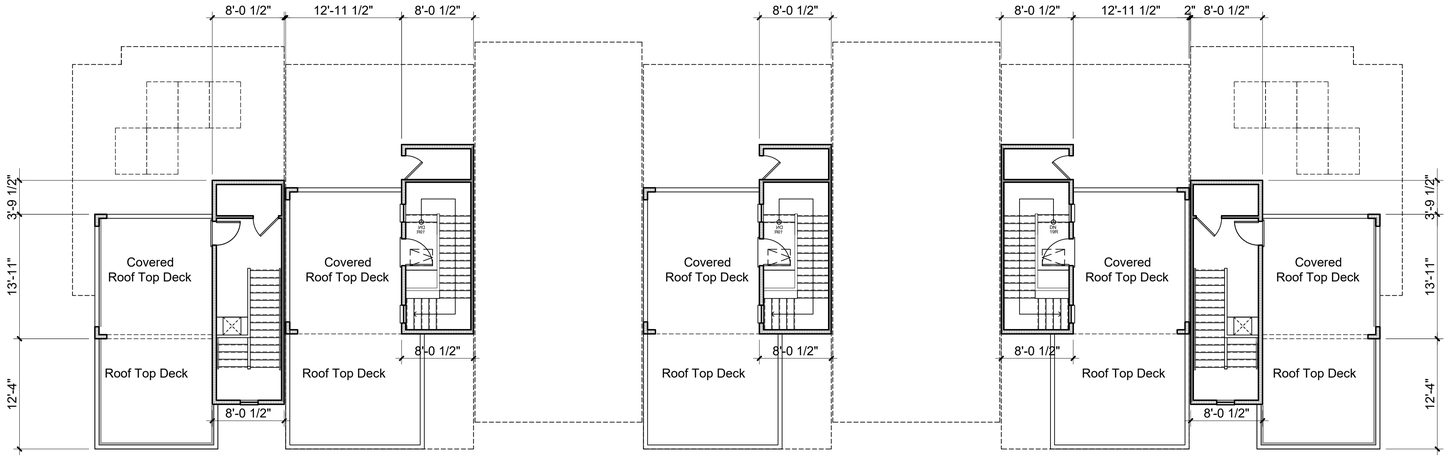
Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

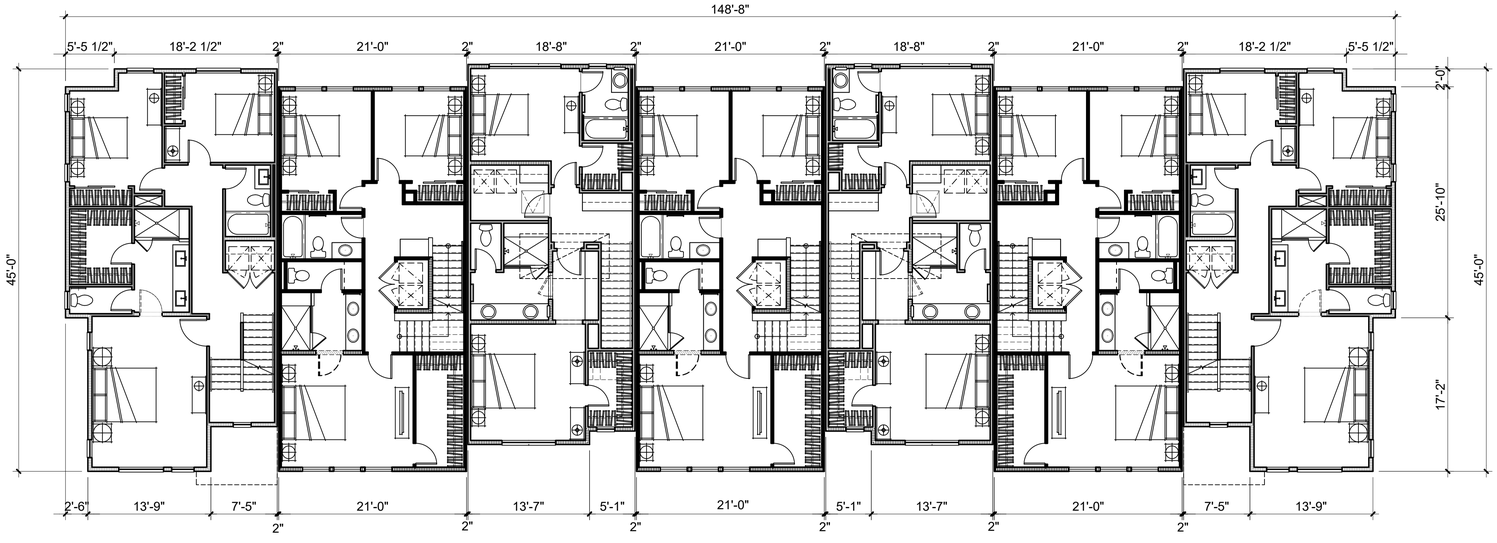
BT_7PLEX 1ST - 2ND BUILDING PLANS **A1.1.8**



Plan 3R Plan 2R Plan 1 Plan 2R Plan 1R Plan 2 Plan 3

ROOF TOP DECK

0 4 8 16 Scale 1" = 8'



Plan 3R Plan 2R Plan 1 Plan 2R Plan 1R Plan 2 Plan 3

LEVEL 3

0 4 8 16 Scale 1" = 8'

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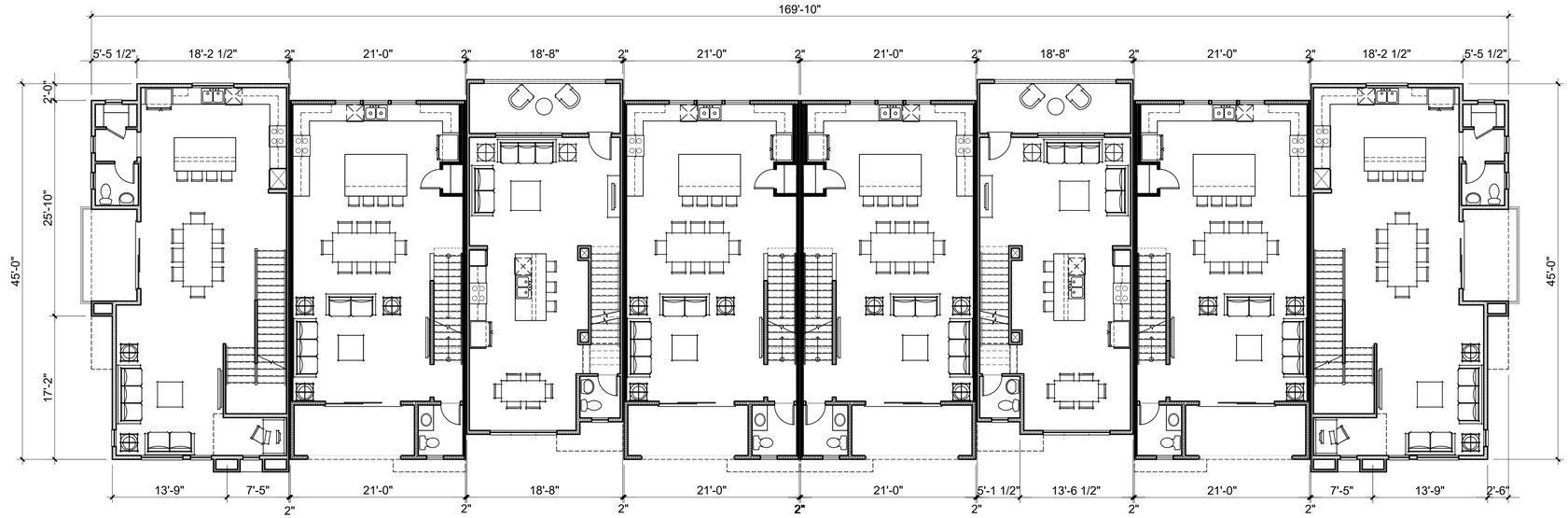
Ownership:

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San Francisco, CA 94104

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SAN MATEO, CA
20240095

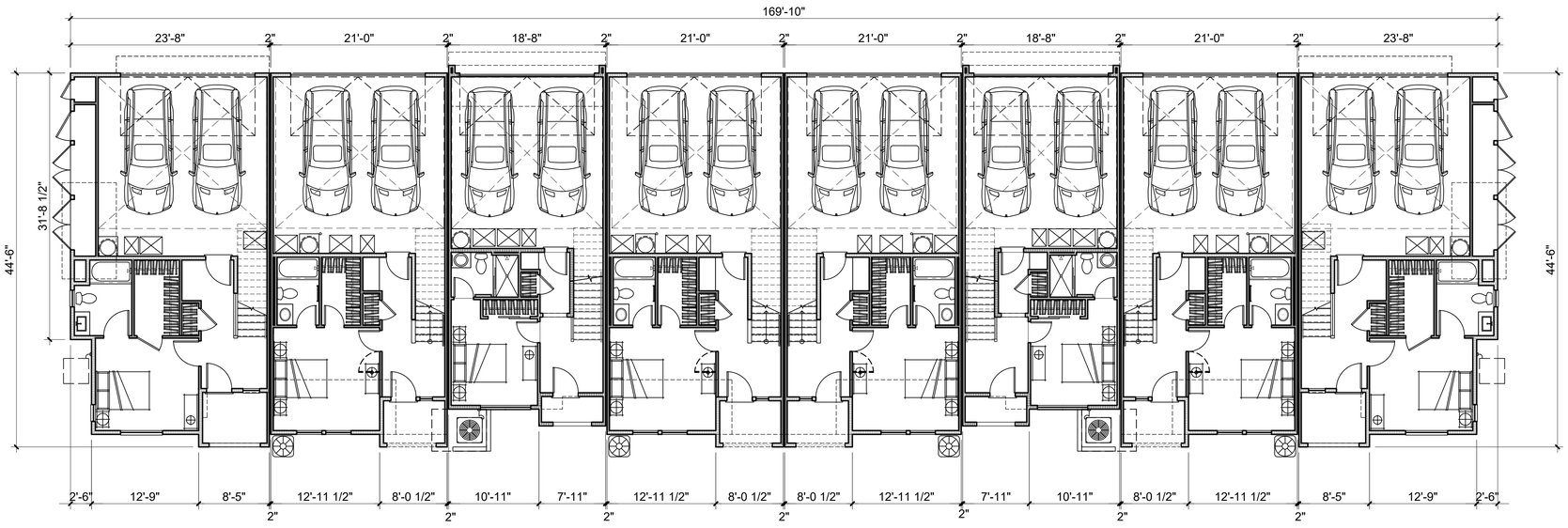
SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

BT_7PLEX 3RD - RTD BUILDING PLANS **A1.1.9**



LEVEL 2

0 4 8 16 Scale 1" = 8'



LEVEL 1

0 4 8 16 Scale 1" = 8'

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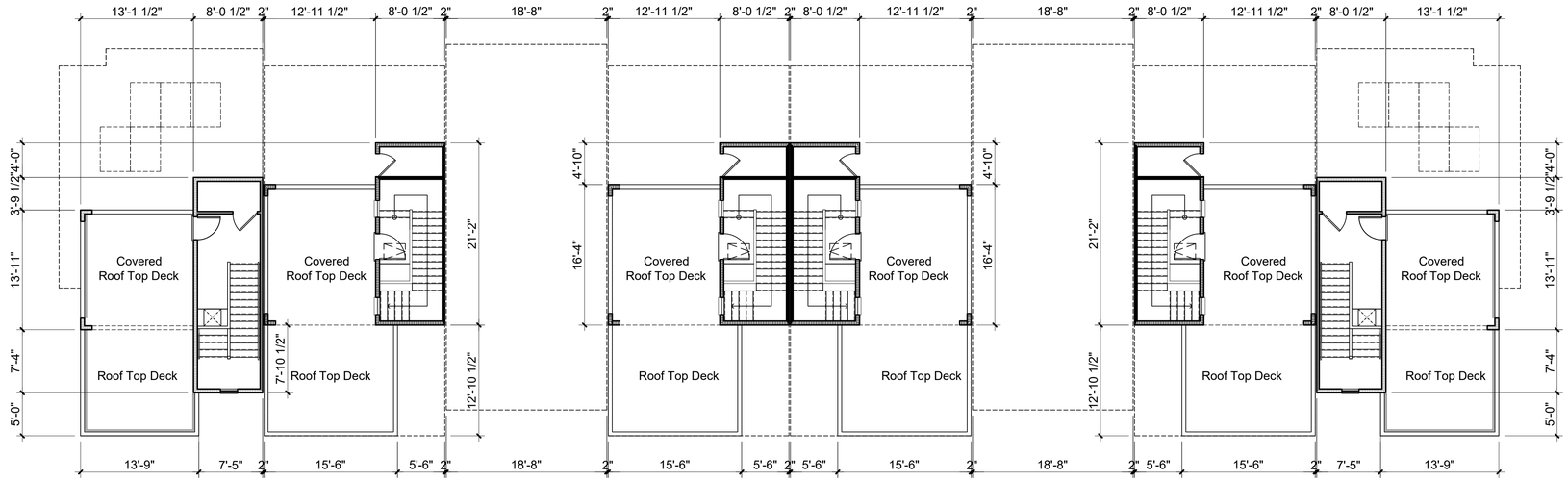
Ownership:

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20240095

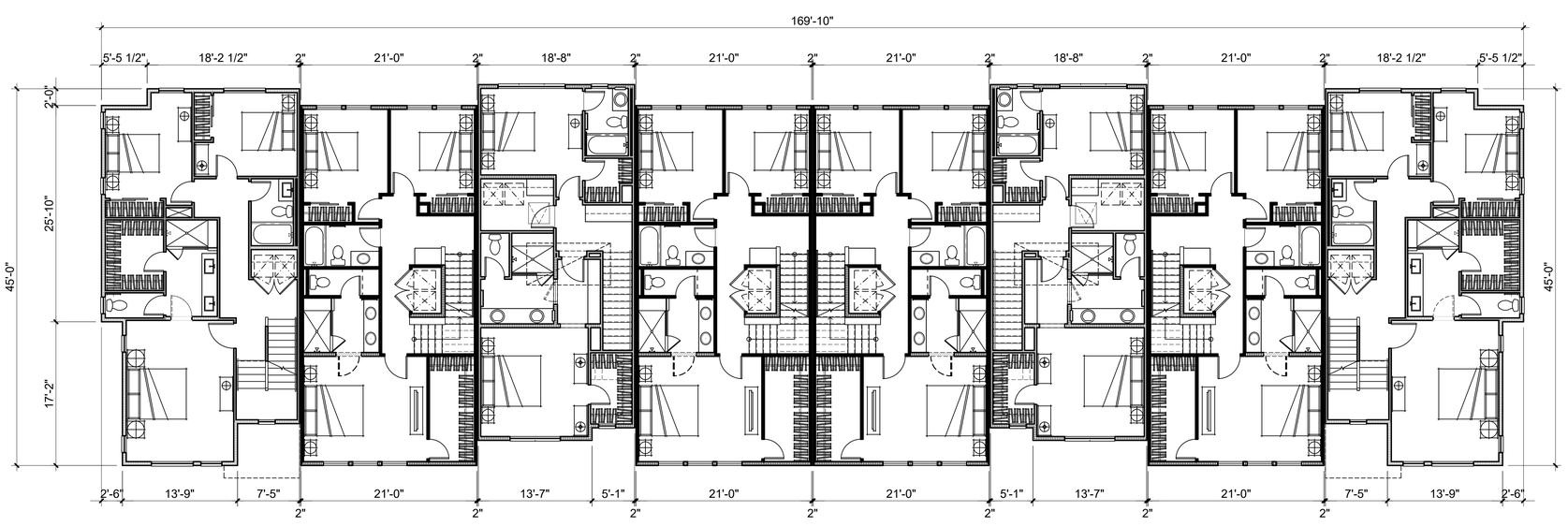
SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

BT_8PLEX 1ST - 2ND BUILDING PLANS **A1.1.10**



ROOF TOP DECK

0 4 8 16 Scale 1" = 8'



LEVEL 3

0 4 8 16 Scale 1" = 8'

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN LLC | HARVEST PROPERTIES

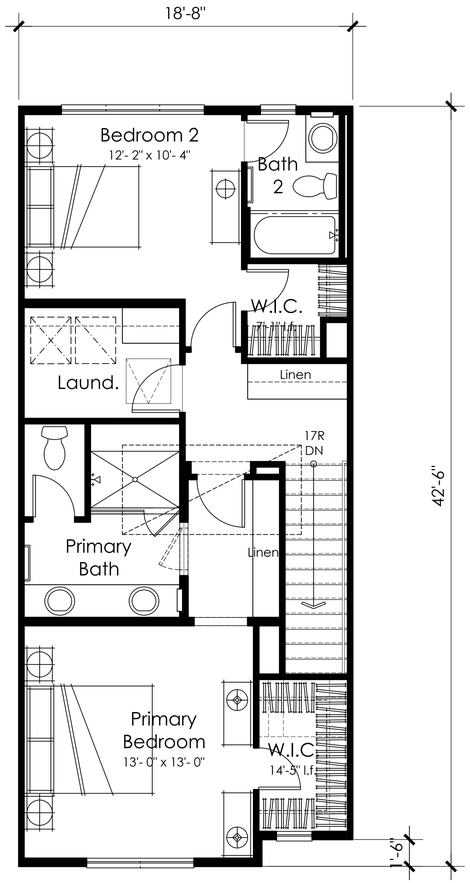
Ownership:

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San Francisco, CA 94104

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20240095

SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

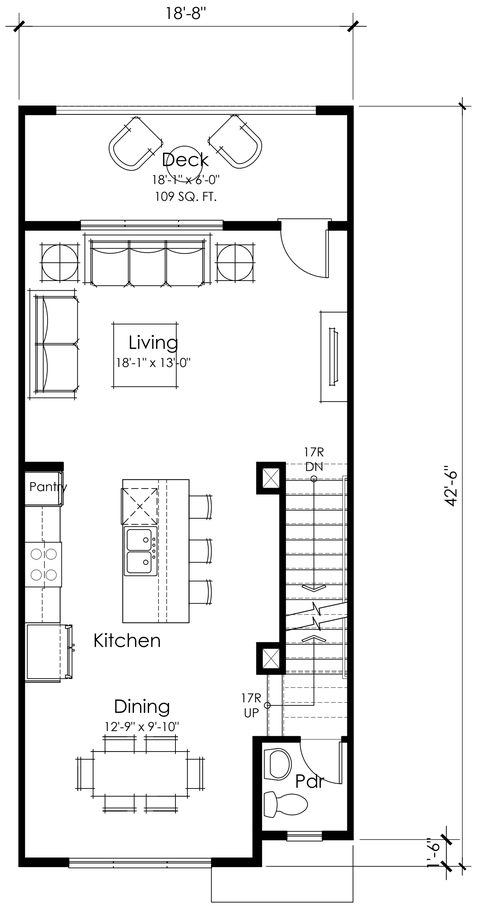
BT_8PLEX 3RD - RTD BUILDING PLANS **A1.1.11**



Third Floor

Plan 3: 715 SQ. FT.

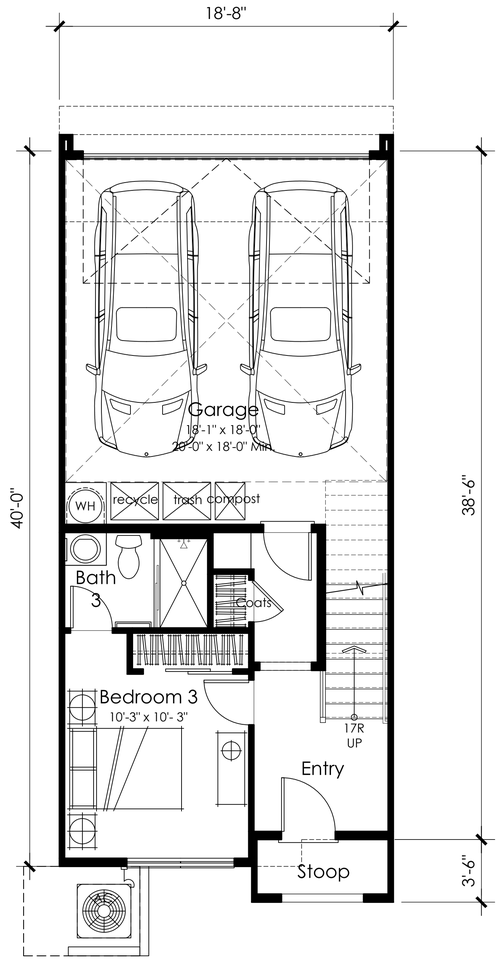
0 2 4 8 Scale 1" = 4'



Second Floor

Plan 3: 627 s.f.

0 2 4 8 Scale 1" = 4'

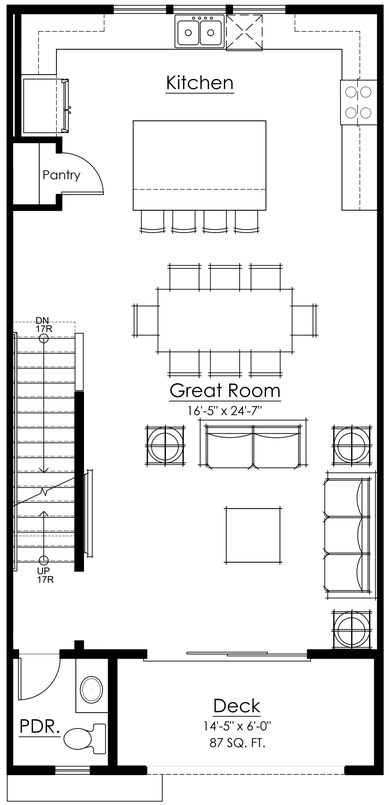


First Floor

Plan 3: 326 SQ. FT.

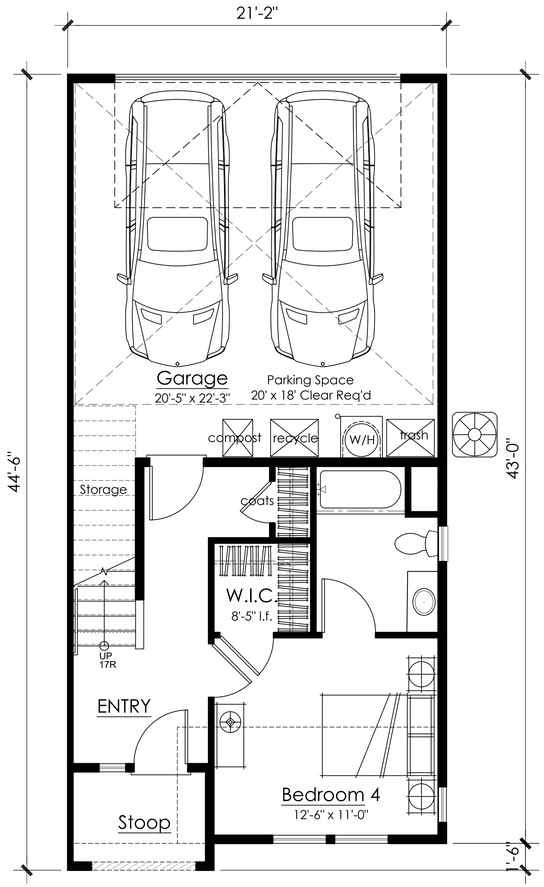
0 2 4 8 Scale 1" = 4'

Unit 1 Floor Plan
3 Bedroom + 3.5 Bath
1,668 s.f.(net)



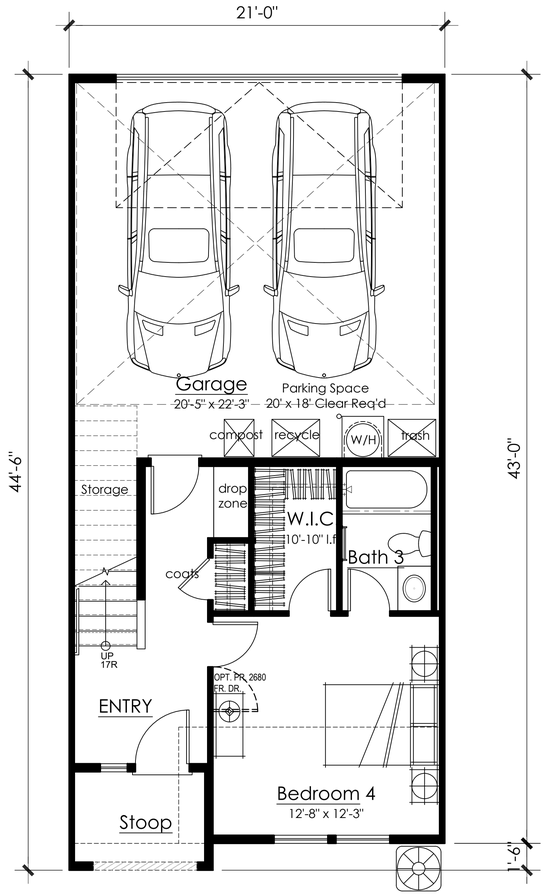
Second Floor

Plan 2: 761 SQ. FT.



First Floor Ground Floor Accessible

Plan 2 Alt: 392 SQ. FT.

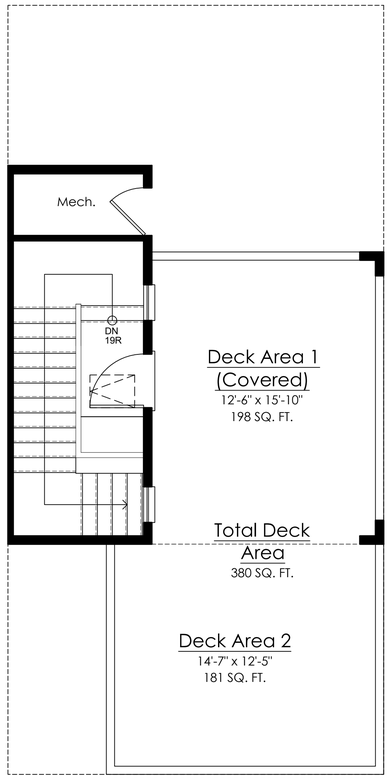


First Floor

Plan 2: 392 SQ. FT.

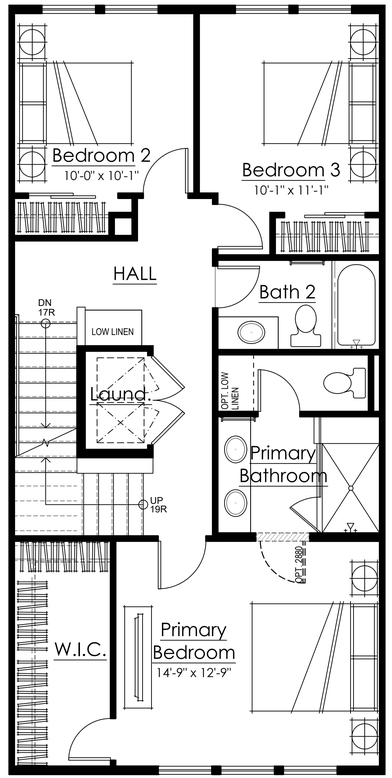
0 2 4 8 Scale 1" = 4'

Unit 2 Floor Plan
4 Bedroom + 3.5 Bath
2,056 s.f.(net)



Roof Top Deck

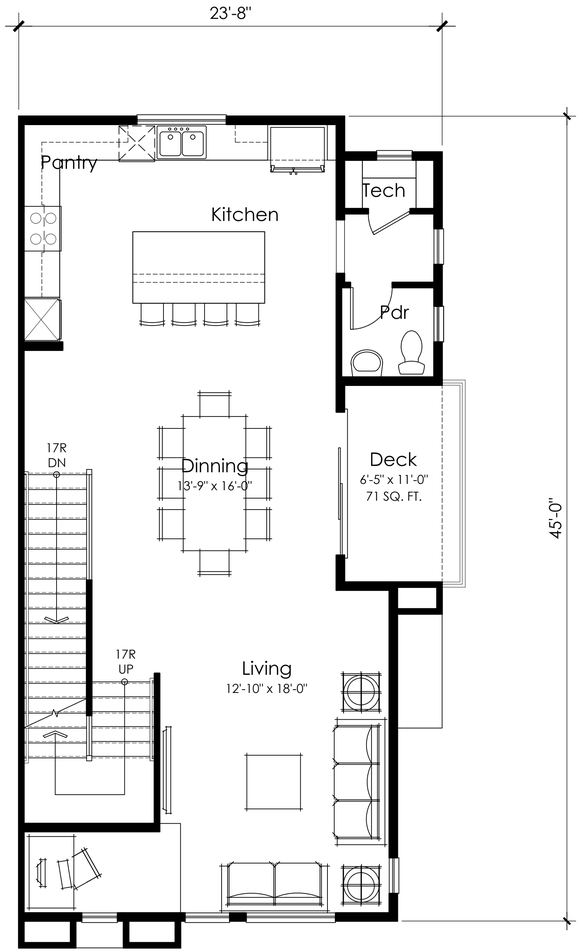
Plan 2: 87 SQ. FT.



Third Floor

Plan 2: 835 SQ. FT.

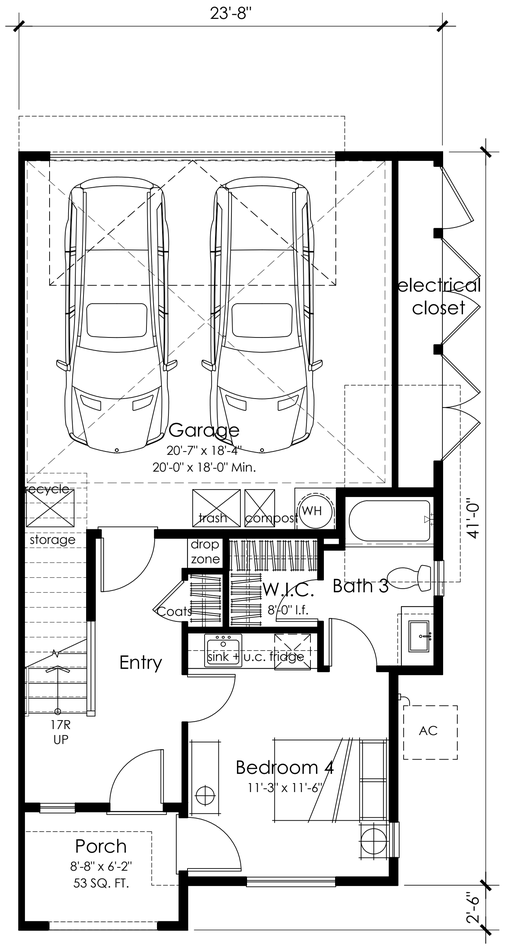
Unit 2 Floor Plan
4 Bedroom + 3.5 Bath
2,056 s.f.(net)



Second Floor

Scale 1" = 4'

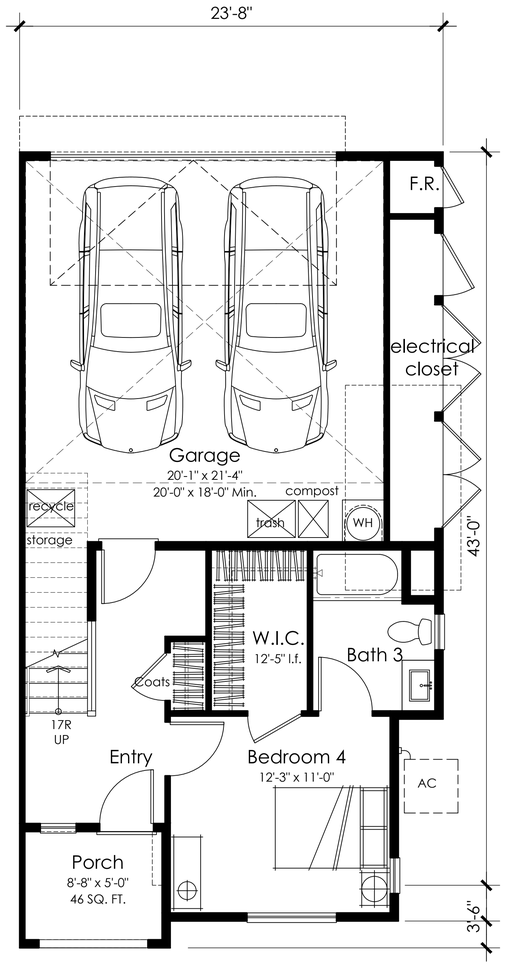
Plan 3: 851 SQ. FT.



Alt. First Floor JADU

Scale 1" = 4'

Plan 3: 408 SQ. FT.



First Floor

Scale 1" = 4'

Plan 3: 408 SQ. FT.

Unit 3 Floor Plan
4 Bedroom + 3.5 Bath
2,215 s.f.(net)

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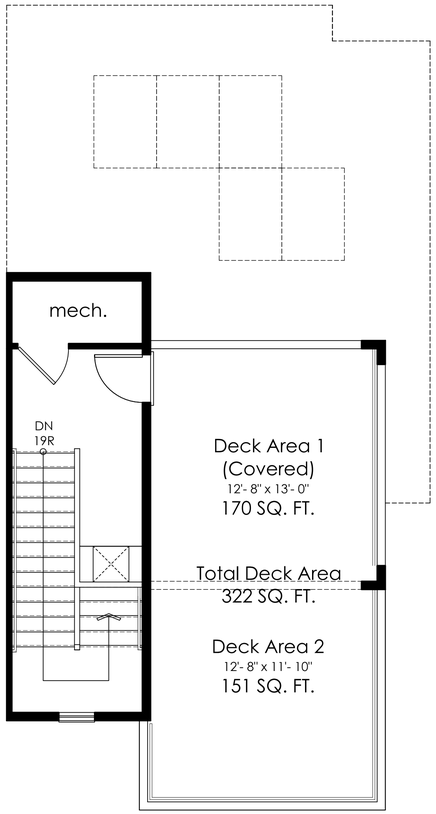
Ownership:

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CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

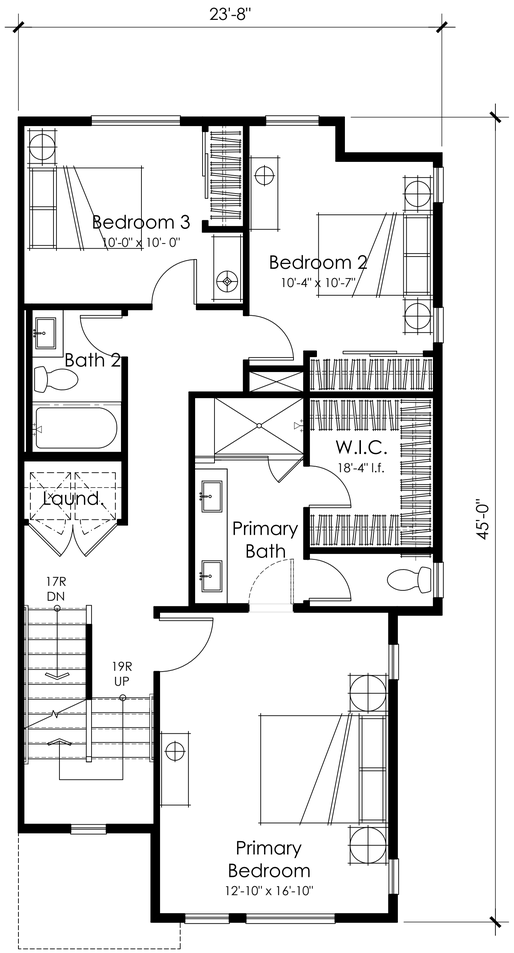
BT_UNIT 3 1ST - 2ND FLOOR PLAN **A1.2.3**



Roof Top Deck

Plan 3: 107 SQ. FT.

0 2 4 8 Scale 1" = 4'

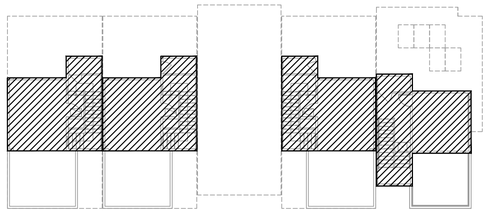


Third Floor

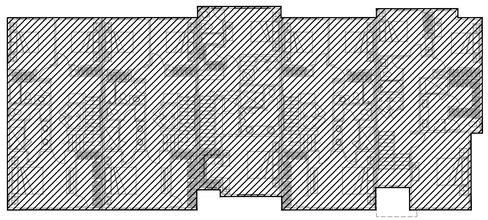
Plan 3: 850 SQ. FT.

0 2 4 8 Scale 1" = 4'

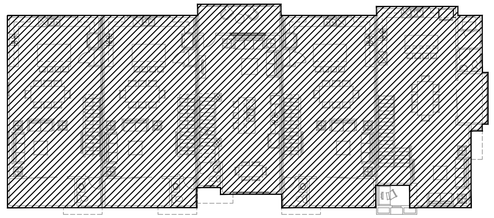
Unit 3 Floor Plan
4 Bedroom + 3.5 Bath
2,215 s.f.(net)



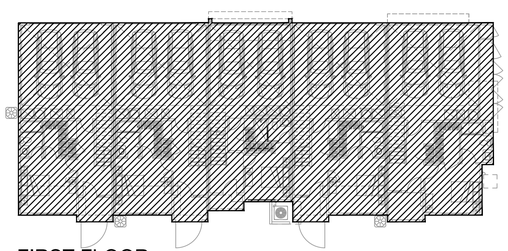
ROOF TOP DECK



THIRD FLOOR



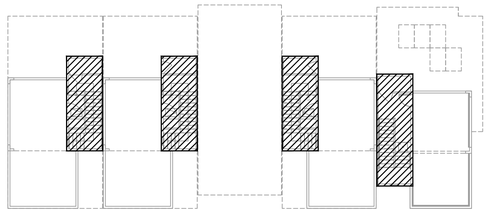
SECOND FLOOR



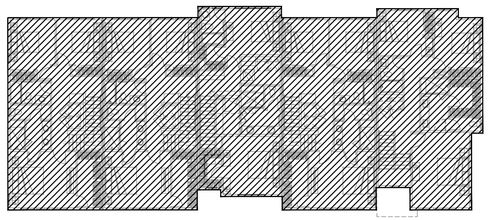
FIRST FLOOR

GROSS AREA - CBC (SB330)

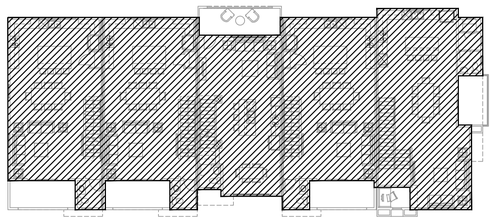
GROSS AREA DIAGRAM (PER C.B.C)



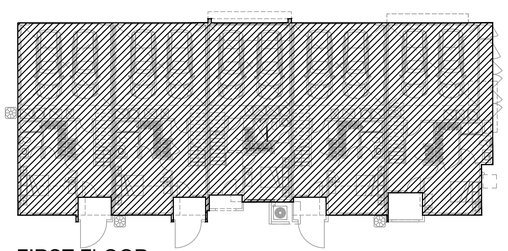
ROOF TOP DECK



THIRD FLOOR



SECOND FLOOR

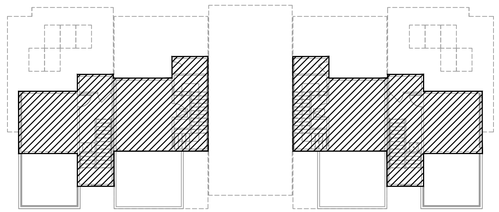


FIRST FLOOR

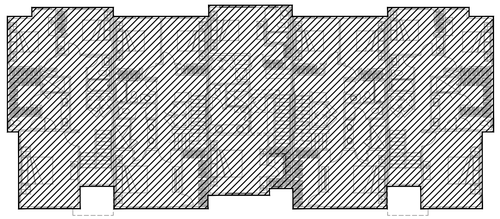
GROSS AREA - SAN MATEO

GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

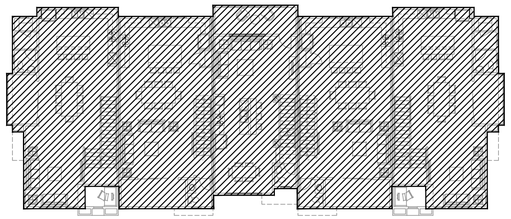
TH - 5 Plex		
	CBC Def.	San Mateo Def.
1st Floor	4627	4409
2nd Floor	4598	4133
3rd Floor	4566	4566
4th Floor	1539	743
Total	15,330 SF	13,851 SF



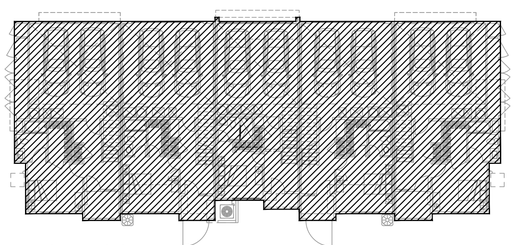
ROOF TOP DECK



THIRD FLOOR



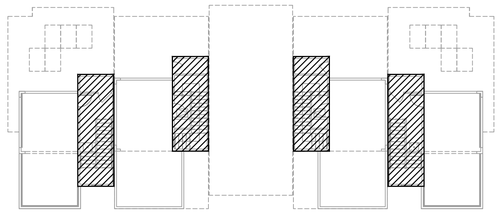
SECOND FLOOR



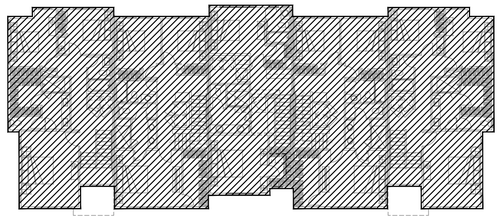
FIRST FLOOR

GROSS AREA - CBC (SB330)

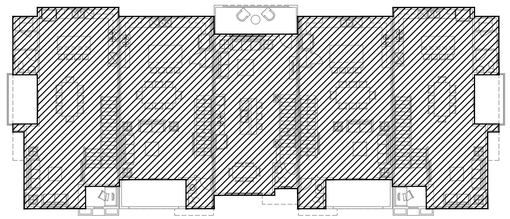
GROSS AREA DIAGRAM (PER C.B.C)



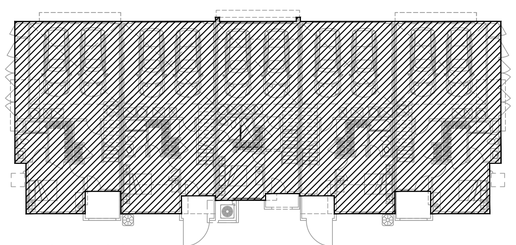
ROOF TOP DECK



THIRD FLOOR



SECOND FLOOR

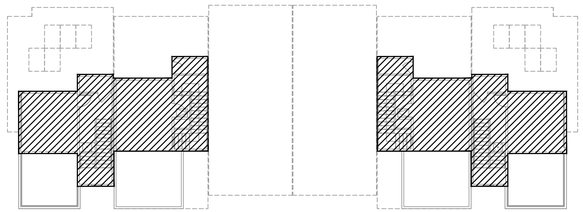


FIRST FLOOR

GROSS AREA - SAN MATEO

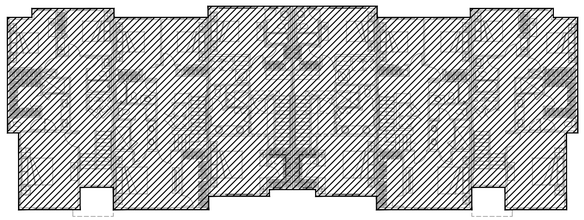
GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

TH - 5X Plex		
	CBC Def.	San Mateo Def.
1st Floor	4546	4347
2nd Floor	4517	4032
3rd Floor	4502	4502
4th Floor	1532	712
Total	15,097 SF	13,593 SF

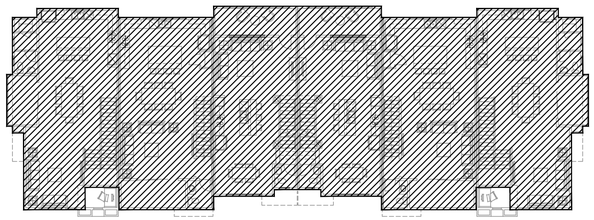


GROSS AREA - CBC (SB330)

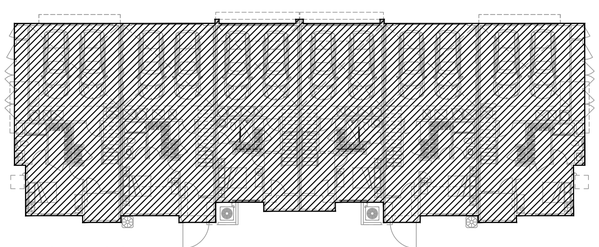
ROOF TOP DECK



THIRD FLOOR

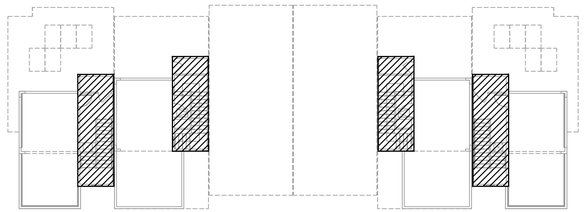


SECOND FLOOR



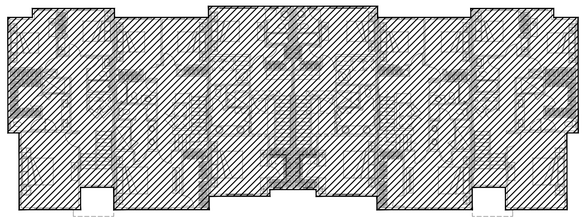
FIRST FLOOR

GROSS AREA DIAGRAM (PER C.B.C)

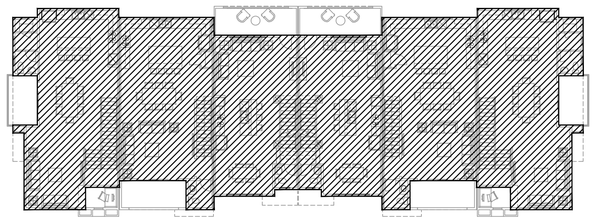


GROSS AREA - SAN MATEO

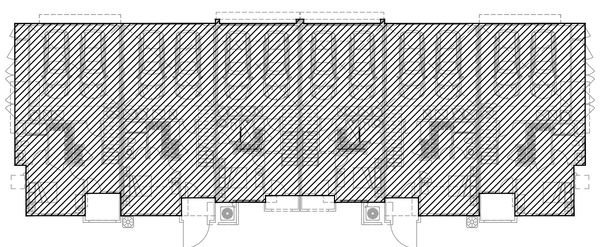
ROOF TOP DECK



THIRD FLOOR



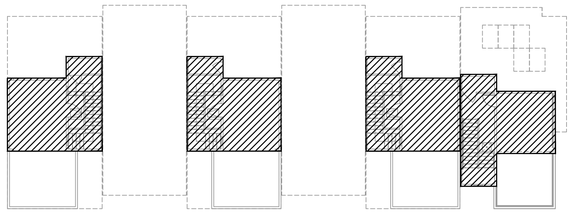
SECOND FLOOR



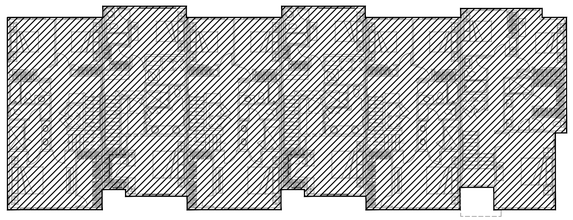
FIRST FLOOR

TH - 6 Plex		
	CBC Def.	San Mateo Def.
1st Floor	5399	5152
2nd Floor	5389	4804
3rd Floor	5363	5363
4th Floor	1540	743
Total	17,691 SF	16,062 SF

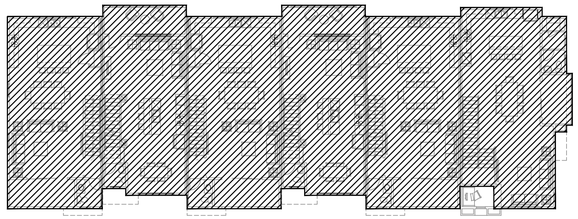
GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)



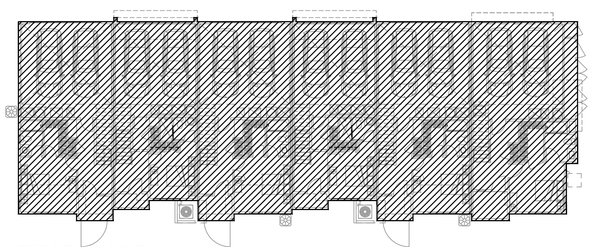
ROOF TOP DECK



THIRD FLOOR



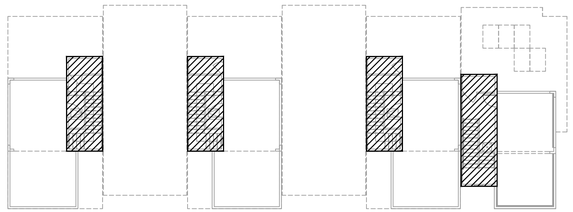
SECOND FLOOR



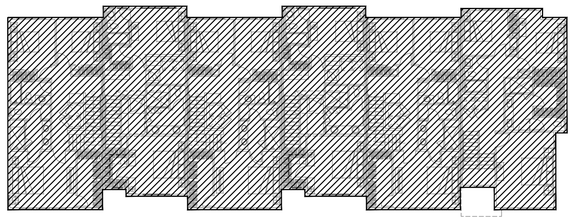
FIRST FLOOR

GROSS AREA - CBC (SB330)

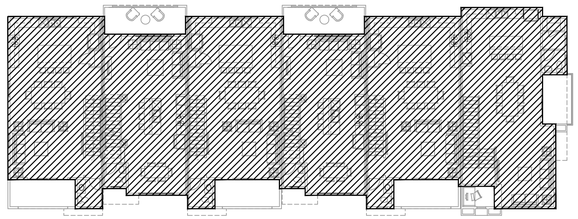
GROSS AREA DIAGRAM (PER C.B.C)



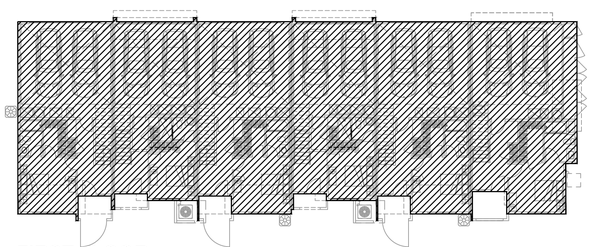
ROOF TOP DECK



THIRD FLOOR



SECOND FLOOR

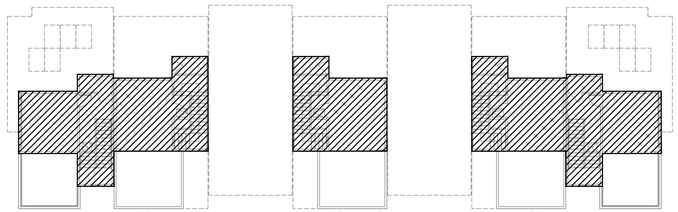


FIRST FLOOR

GROSS AREA - SAN MATEO

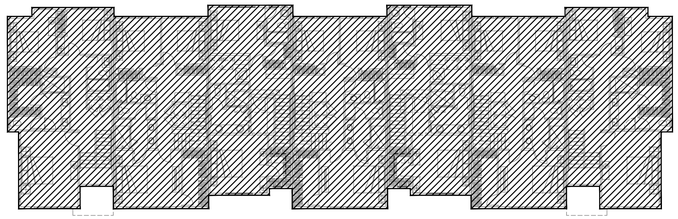
GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

TH - 6X Plex		
	CBC Def.	San Mateo Def.
1st Floor	5316	5090
2nd Floor	5309	4703
3rd Floor	5294	5294
4th Floor	1533	711
Total	17,452 SF	15,798 SF

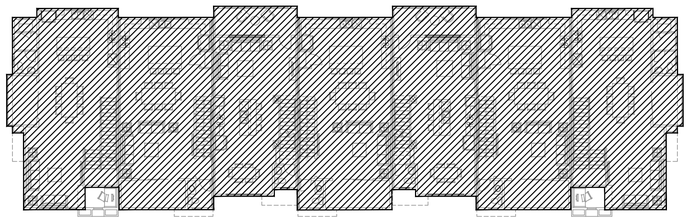


GROSS AREA - CBC (SB330)

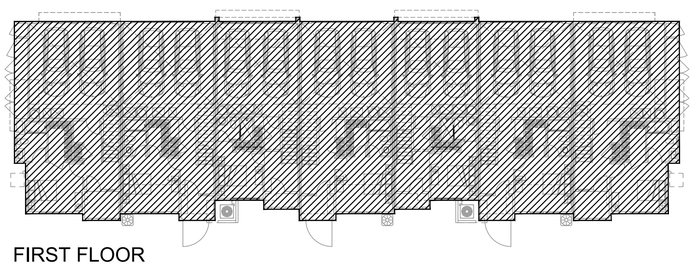
ROOF TOP DECK



THIRD FLOOR

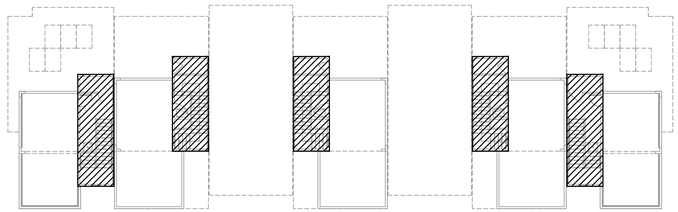


SECOND FLOOR



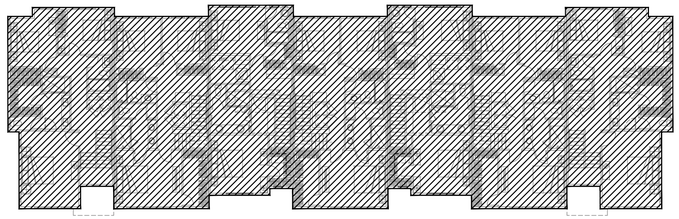
FIRST FLOOR

GROSS AREA DIAGRAM (PER C.B.C)

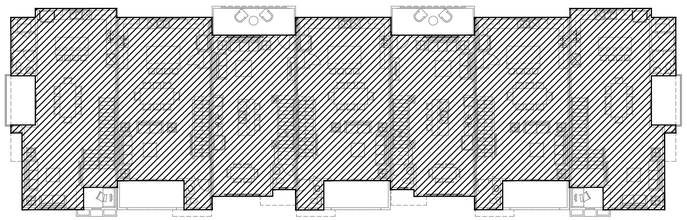


GROSS AREA - SAN MATEO

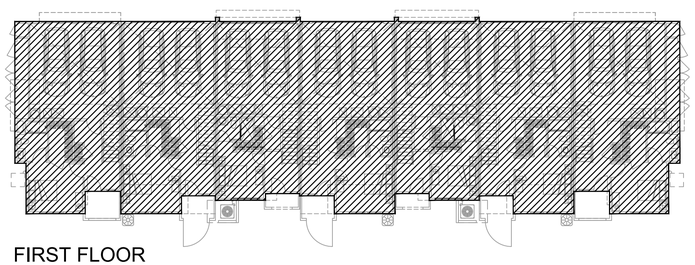
ROOF TOP DECK



THIRD FLOOR



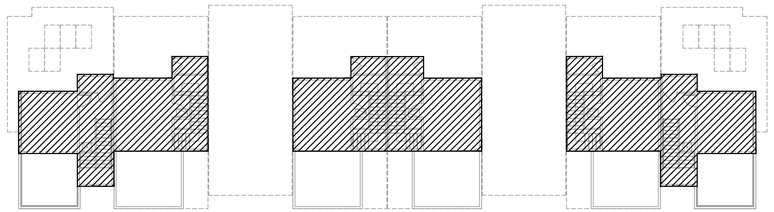
SECOND FLOOR



FIRST FLOOR

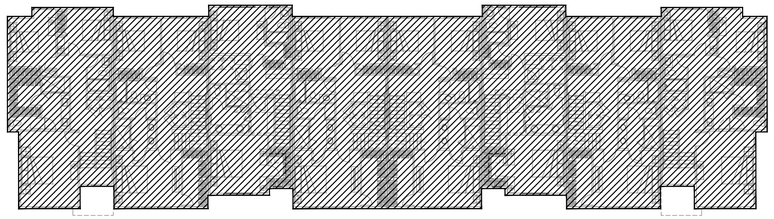
GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

TH - 7 Plex		
	CBC Def.	San Mateo Def.
1st Floor	6320	6032
2nd Floor	6300	5618
3rd Floor	6274	6274
4th Floor	1921	913
Total	20,815 SF	18,837 SF

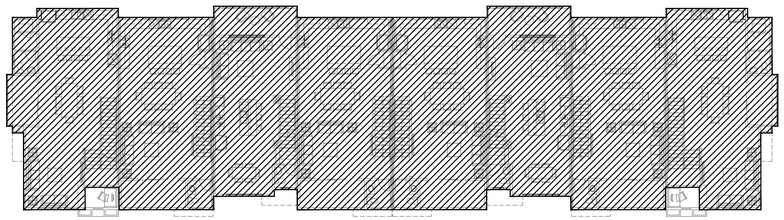


GROSS AREA - CBC (SB330)

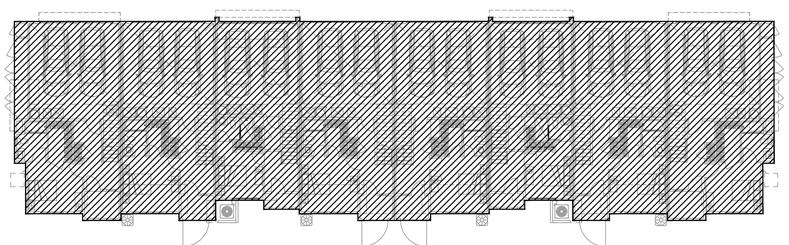
ROOF TOP DECK



THIRD FLOOR

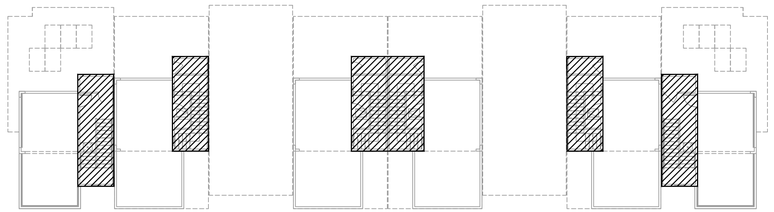


SECOND FLOOR



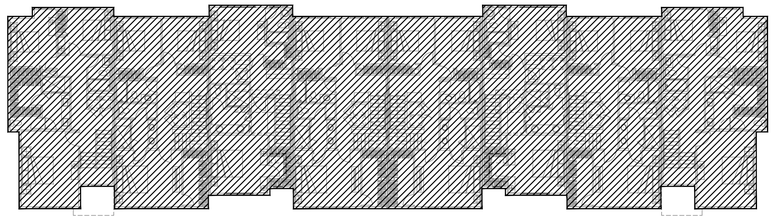
FIRST FLOOR

GROSS AREA DIAGRAM (PER C.B.C)

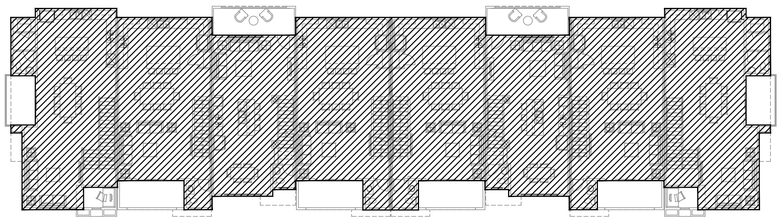


GROSS AREA - SAN MATEO

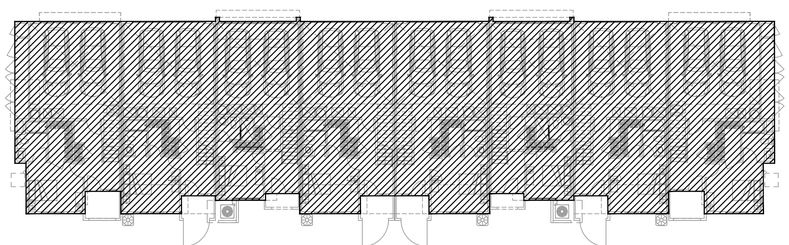
ROOF TOP DECK



THIRD FLOOR



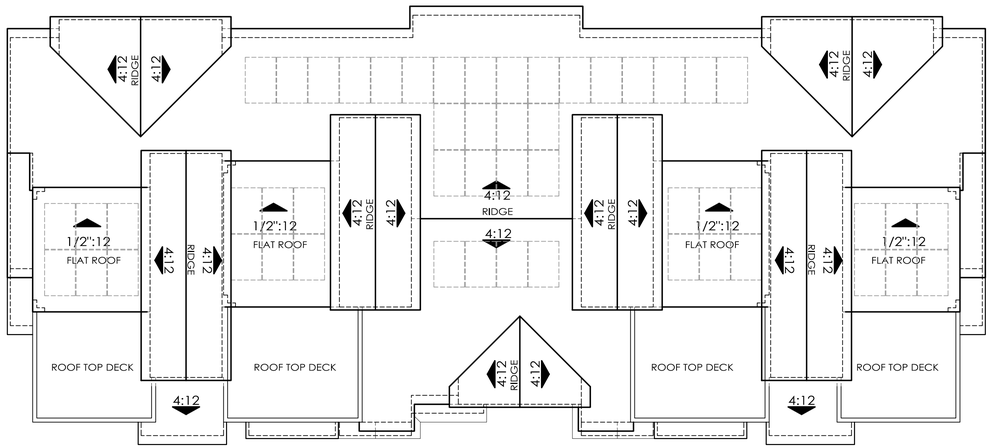
SECOND FLOOR



FIRST FLOOR

GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

TH - 8 Plex		
	CBC Def.	San Mateo Def.
1st Floor	7244	6912
2nd Floor	7209	6431
3rd Floor	7178	7178
4th Floor	2306	1087
Total	23,937 SF	21,608 SF



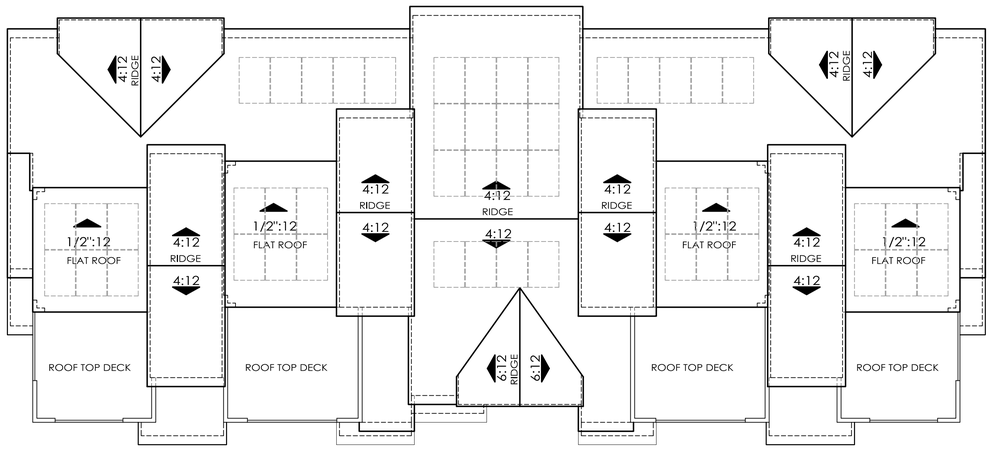
4:12 ROOF PITCH TYP.
4:12 ACCENT ROOF PITCH
12" EAVE, TIGHT RAKE TYP.

NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

5PLEX A - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'



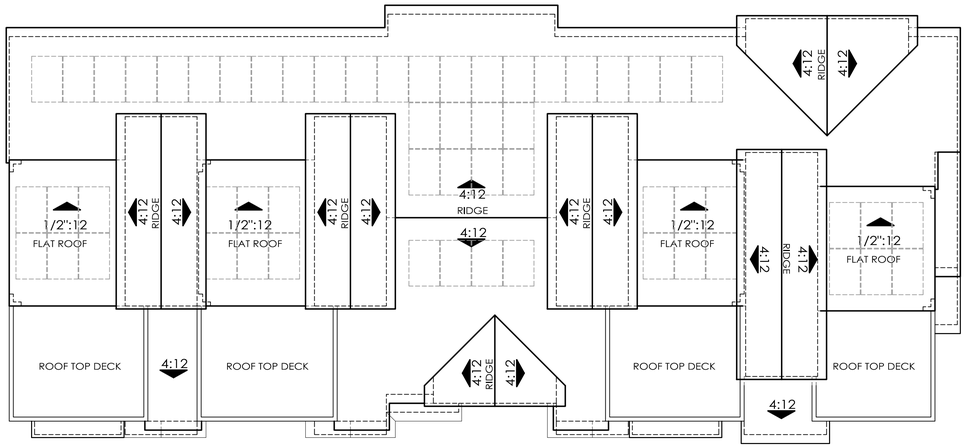
4:12 ROOF PITCH TYP.
6:12 ACCENT ROOF PITCH
12" EAVE, TIGHT RAKE TYP.

NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

5PLEX C - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'



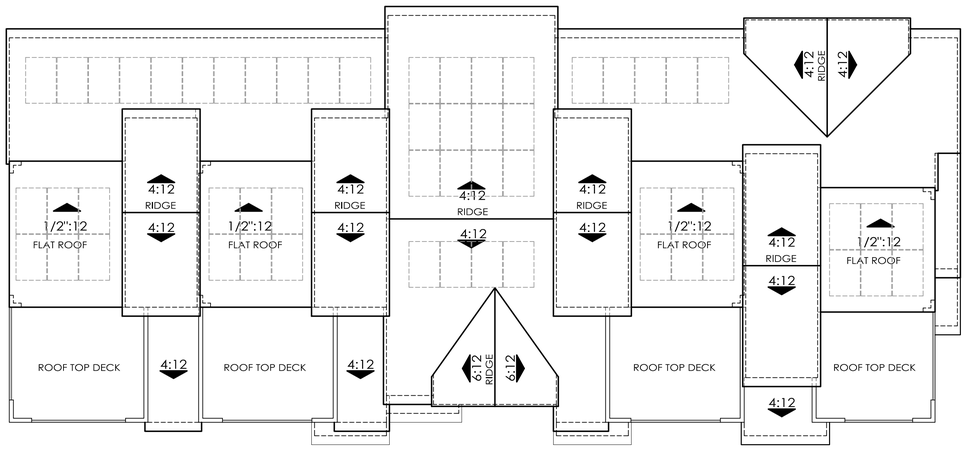
4:12 ROOF PITCH TYP.
4:12 ACCENT ROOF PITCH
12" EAVE, TIGHT RAKE TYP.

NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

5XPLEX A - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'



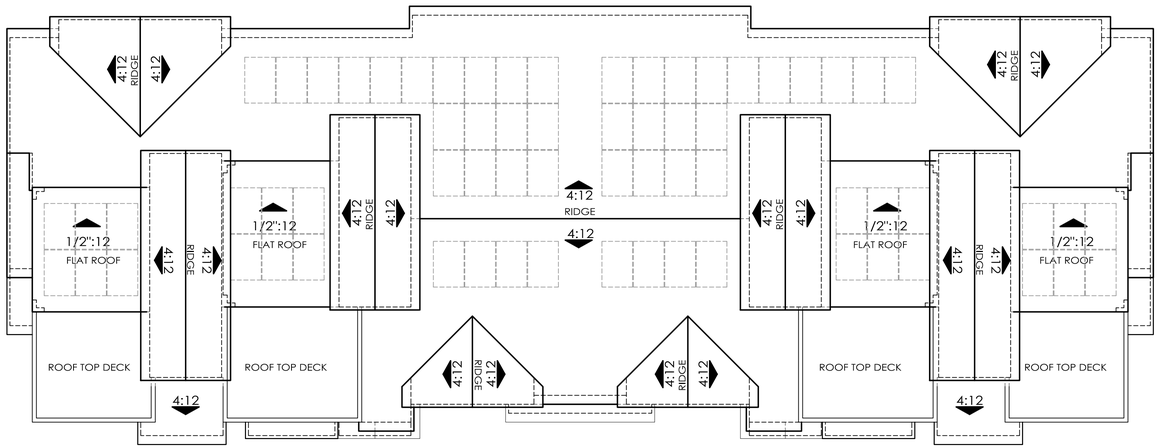
4:12 ROOF PITCH TYP.
6:12 ACCENT ROOF PITCH
12" EAVE, TIGHT RAKE TYP.

NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

5XPLEX C - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'



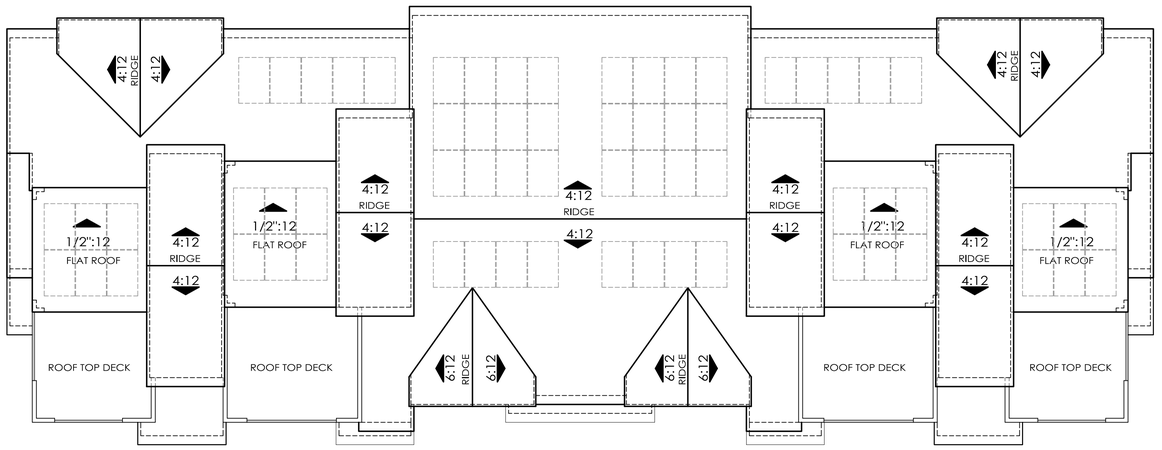
4:12 ROOF PITCH TYP.
4:12 ACCENT ROOF PITCH
12" EAVE, TIGHT RAKE TYP.

NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

6PLEX A - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'



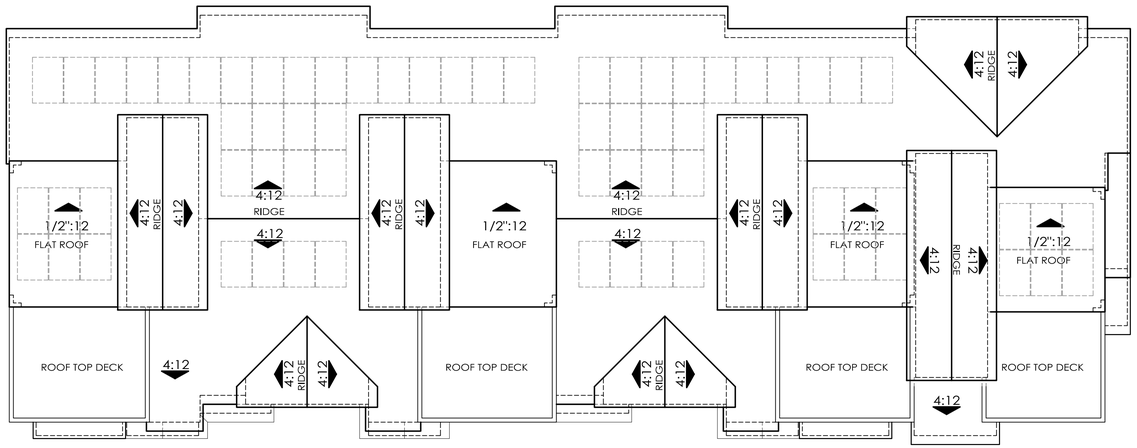
4:12 ROOF PITCH TYP.
6:12 ACCENT ROOF PITCH
12" EAVE, TIGHT RAKE TYP.

NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

6PLEX C - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'



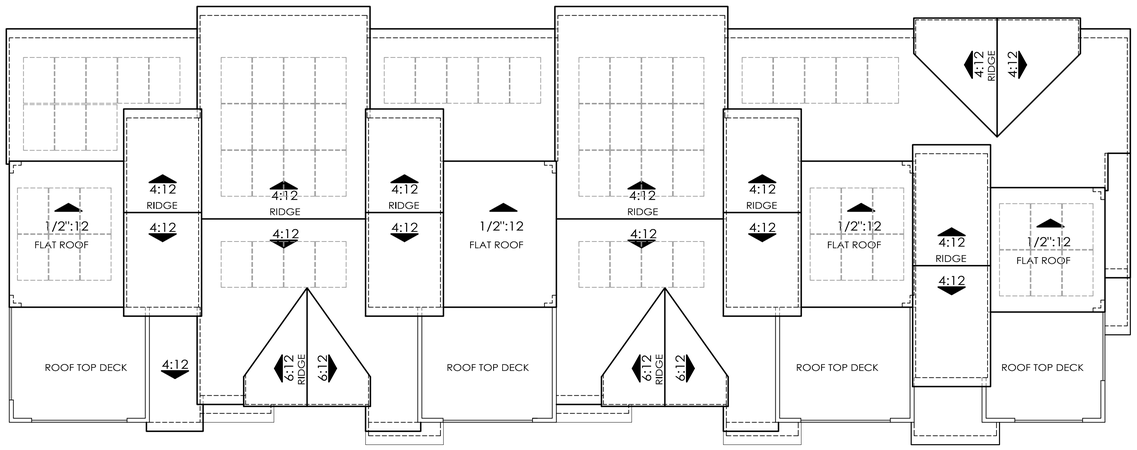
4:12 ROOF PITCH TYP.
4:12 ACCENT ROOF PITCH
12" EAVE, TIGHT RAKE TYP.

NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

6XPLEX A - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'



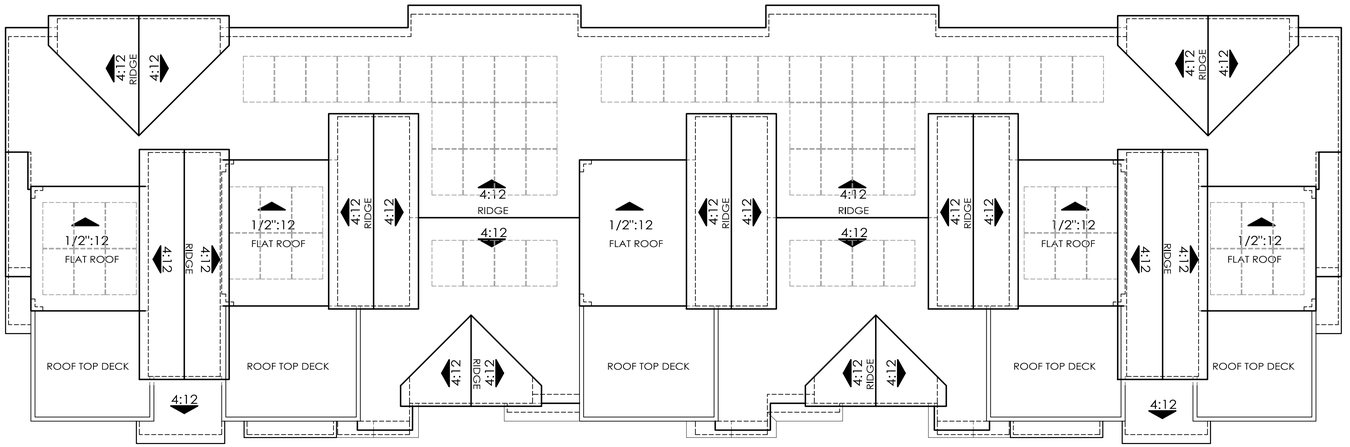
4:12 ROOF PITCH TYP.
6:12 ACCENT ROOF PITCH
12" EAVE, TIGHT RAKE TYP.

NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

6XPLEX C - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'



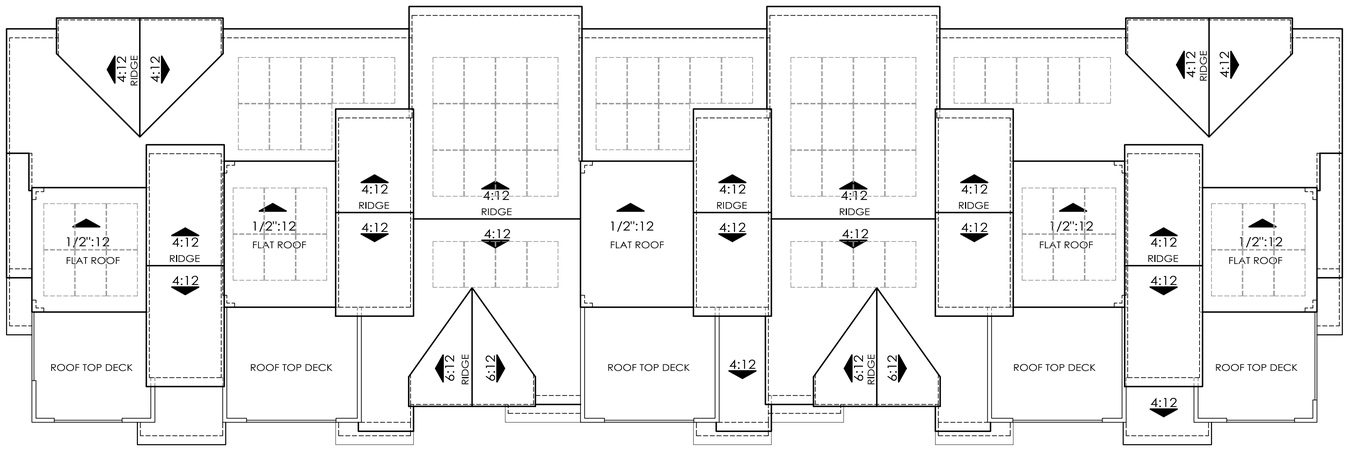
4:12 ROOF PITCH TYP.
4:12 ACCENT ROOF PITCH
12" EAVE, TIGHT RAKE TYP.

NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

7PLEX A - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'



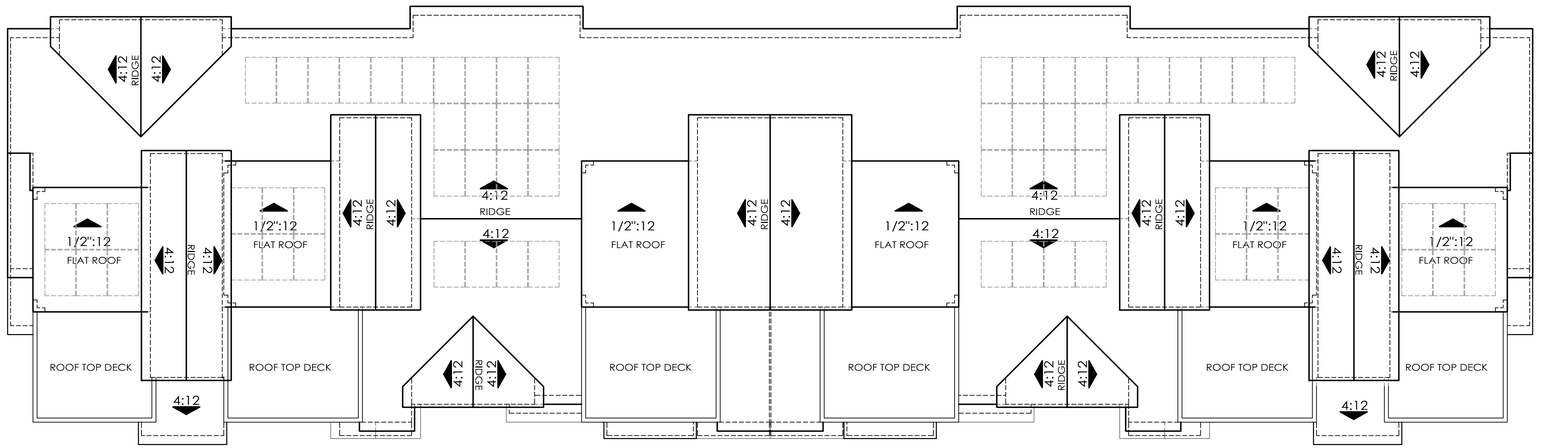
4:12 ROOF PITCH TYP.
6:12 ACCENT ROOF PITCH
12" EAVE, TIGHT RAKE TYP.

NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

7PLEX C - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'



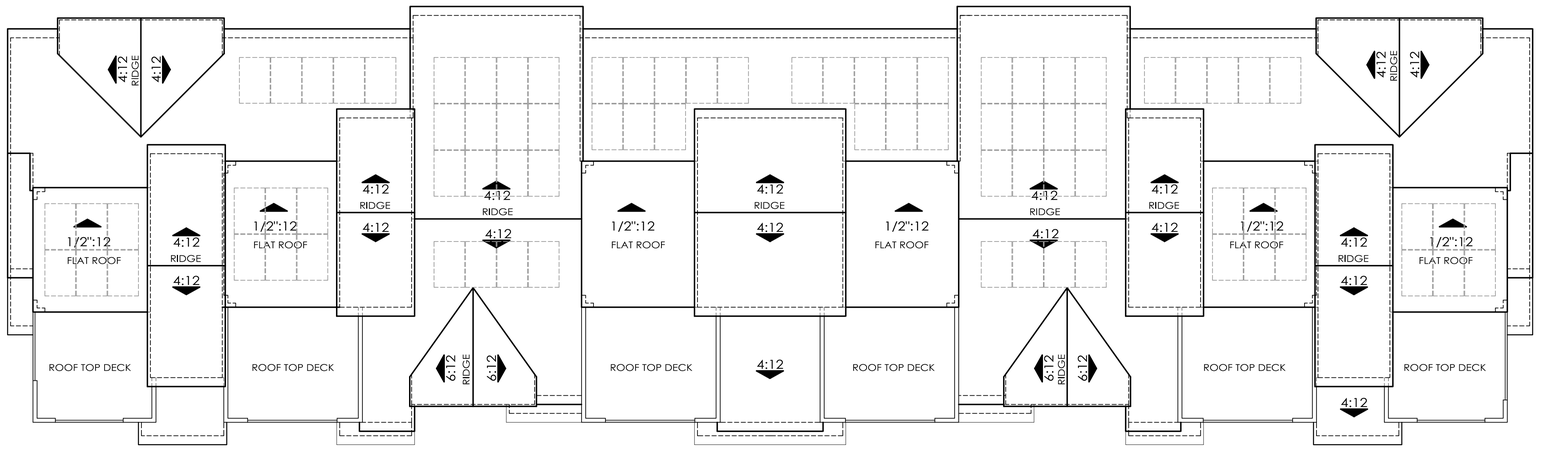
4:12 ROOF PITCH TYP.
4:12 ACCENT ROOF PITCH
12" EAVE, TIGHT RAKE TYP.

NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

8PLEX A - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'



4:12 ROOF PITCH TYP.
6:12 ACCENT ROOF PITCH
12" EAVE, TIGHT RAKE TYP.

NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

8PLEX C - STYLE ROOF PLAN

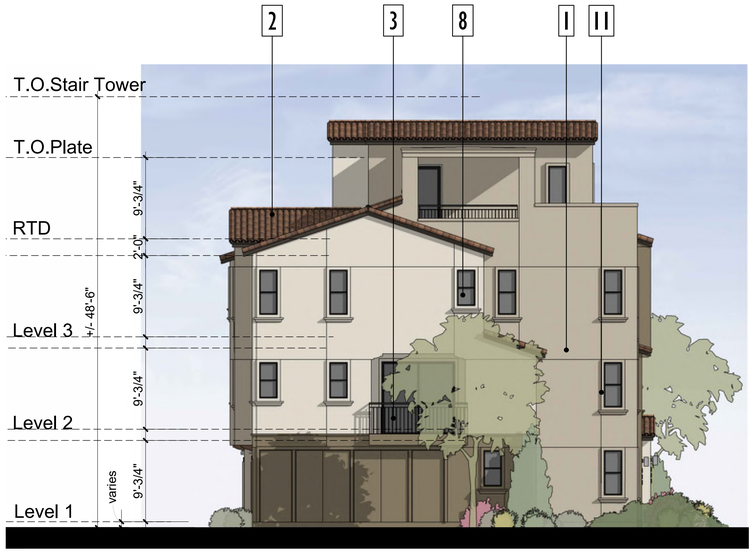
0 4 8 16 Scale 1" = 8'

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



FRONT LEFT PERSPECTIVE



LEFT ELEVATION



Plan 3R Plan 2R Plan 1 Plan 2 Plan 3
FRONT ELEVATION

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SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

0 4 8 16 Scale 1" = 8'

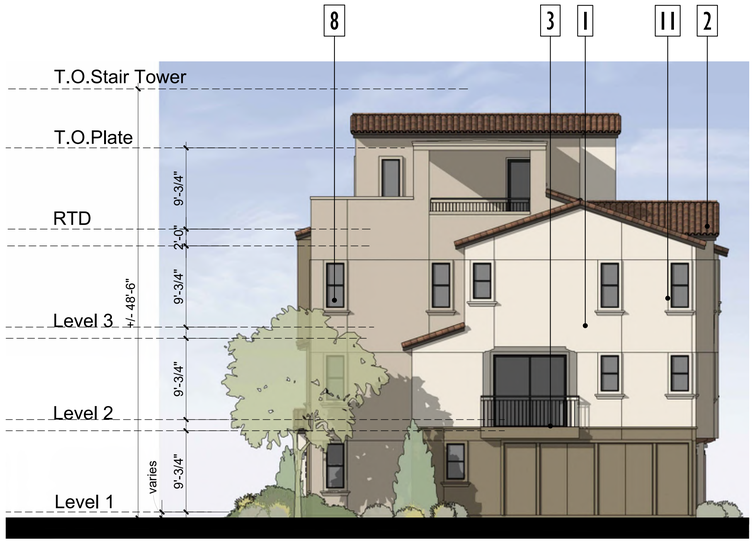
BT_5PLEX A FRONT - LEFT ELEVATIONS **A1.5.0**

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



REAR RIGHT PERSPECTIVE



RIGHT ELEVATION



Plan 3 Plan 2 Plan 1 Plan 2R Plan 3R

REAR ELEVATION

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0 4 8 16 Scale 1" = 8'

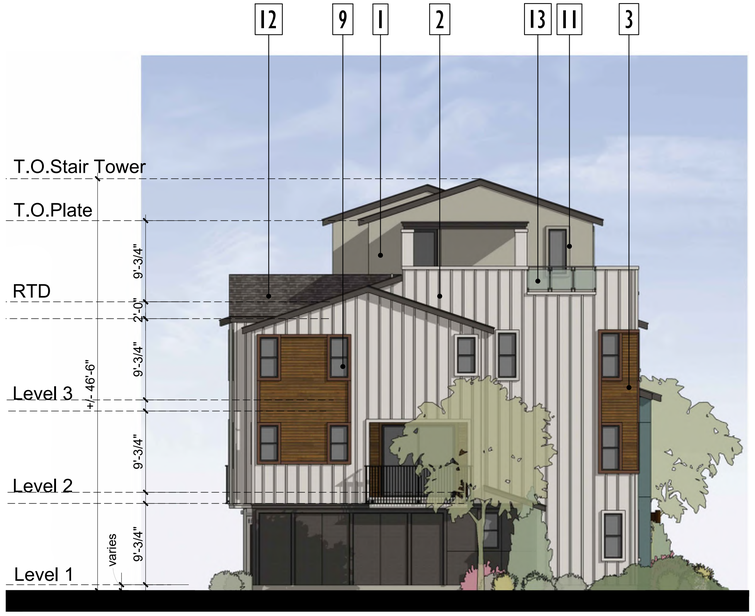
BT_5PLEX A REAR - RIGHT ELEVATIONS **A1.5.1**

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing



FRONT LEFT PERSPECTIVE



LEFT ELEVATION



FRONT ELEVATION

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0 4 8 16 Scale 1" = 8'

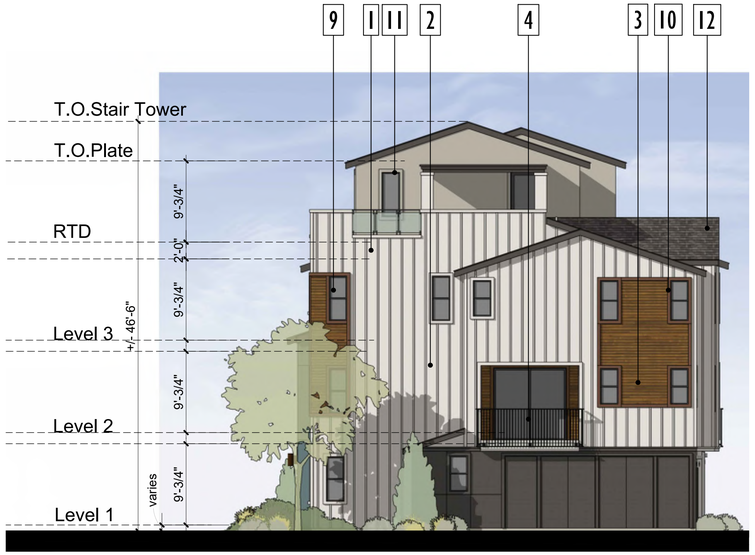
BT_5PLEX C FRONT - LEFT ELEVATIONS **A1.5.2**

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing



REAR RIGHT PERSPECTIVE



RIGHT ELEVATION



REAR ELEVATION

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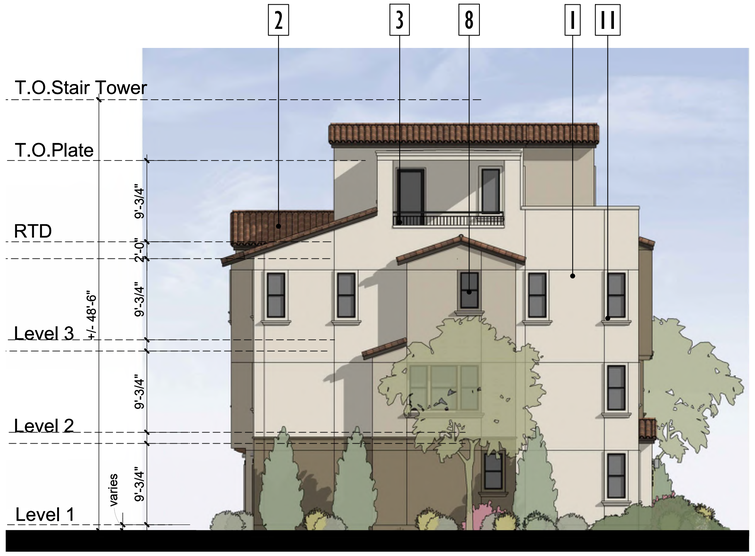
BT_5PLEX C REAR - RIGHT ELEVATIONS **A1.5.3**

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



FRONT LEFT PERSPECTIVE



LEFT ELEVATION



Plan 2R END Plan 2R Plan 1 Plan 2 Plan 3
FRONT ELEVATION

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0 4 8 16 Scale 1" = 8'

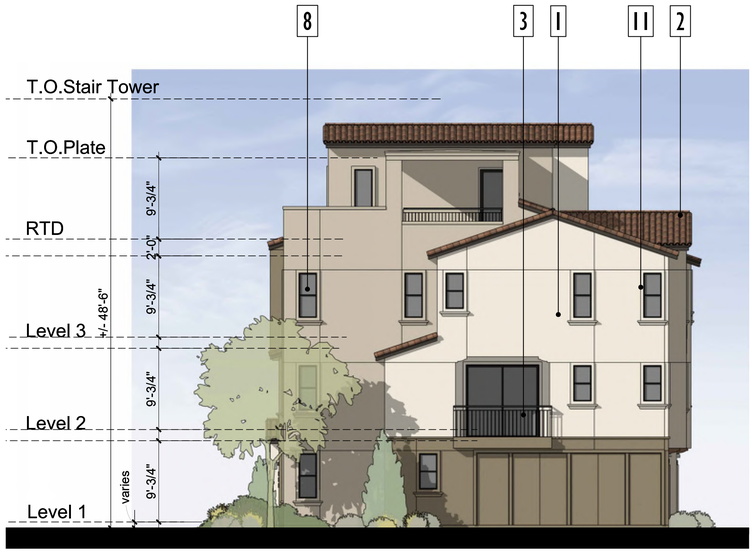
BT_5XPLEX A FRONT - LEFT ELEVATIONS **A1.5.4**

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



REAR RIGHT PERSPECTIVE



RIGHT ELEVATION



Plan 3 Plan 2 Plan 1 Plan 2R Plan 2R END

REAR ELEVATION

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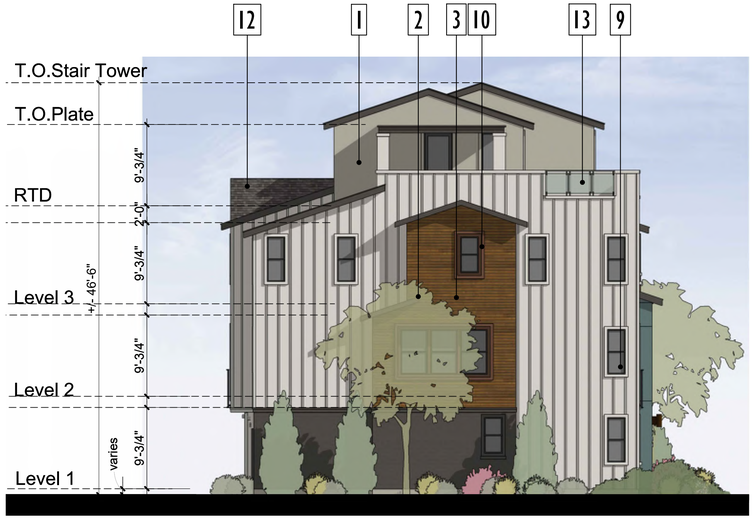
BT_5XPLEX A REAR - RIGHT ELEVATIONS **A1.5.5**

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing



FRONT LEFT PERSPECTIVE



LEFT ELEVATION



FRONT ELEVATION

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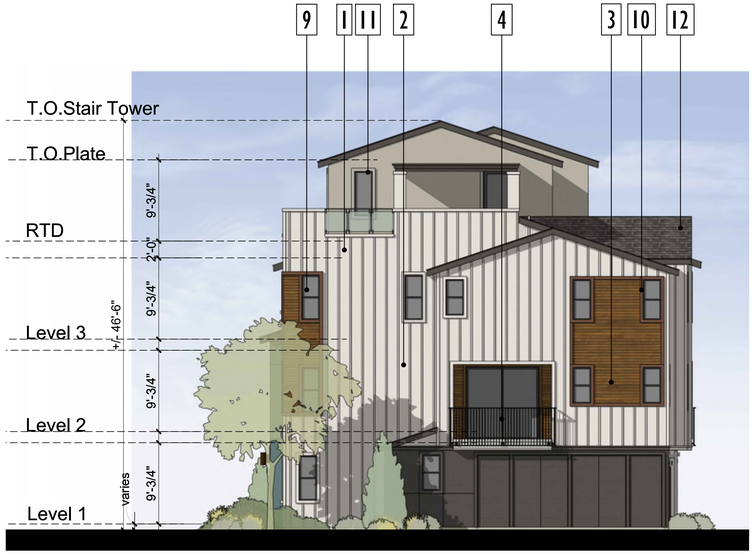
BT_5XPLEX C FRONT - LEFT ELEVATIONS **A1.5.6**

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing



REAR RIGHT PERSPECTIVE



RIGHT ELEVATION



REAR ELEVATION

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0 4 8 16 Scale 1" = 8'

BT_5XPLEX C REAR - RIGHT ELEVATIONS **A1.5.7**

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



FRONT LEFT PERSPECTIVE



LEFT ELEVATION



FRONT ELEVATION

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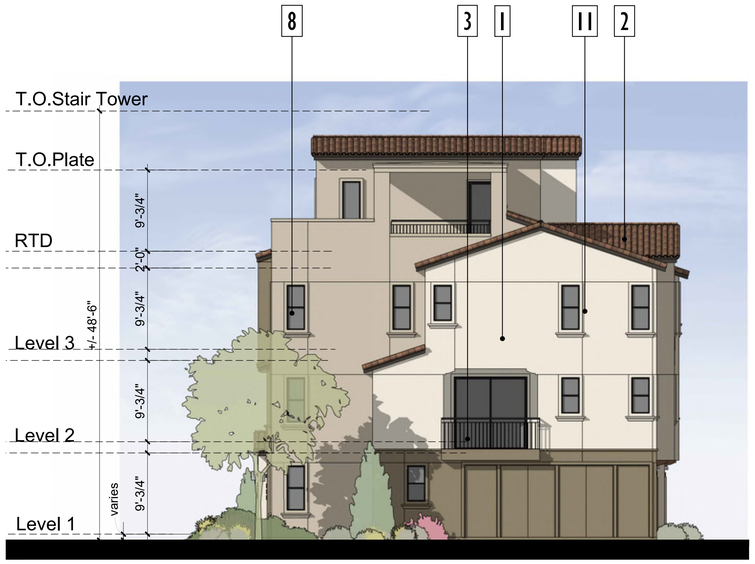
BT_6PLEX A FRONT - LEFT ELEVATIONS **A1.5.8**

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



REAR RIGHT PERSPECTIVE



RIGHT ELEVATION



REAR ELEVATION

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0 4 8 16 Scale 1" = 8'

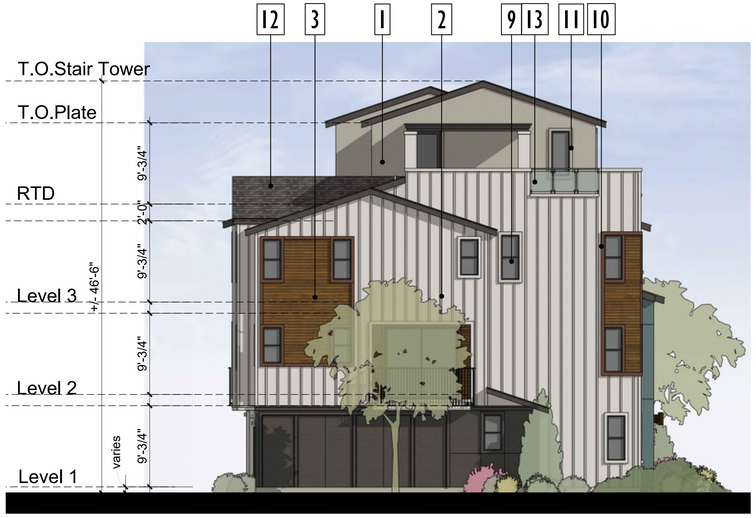
BT_6PLEX A REAR - RIGHT ELEVATIONS **A1.5.9**

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing



FRONT LEFT PERSPECTIVE



LEFT ELEVATION



FRONT ELEVATION

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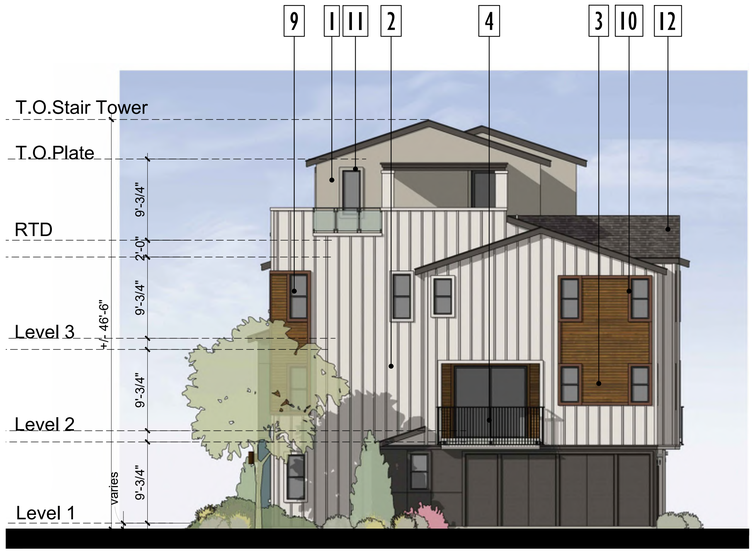
BT_6PLEX C FRONT - LEFT ELEVATIONS **A1.5.10**

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing



REAR RIGHT PERSPECTIVE



RIGHT ELEVATION



REAR ELEVATION

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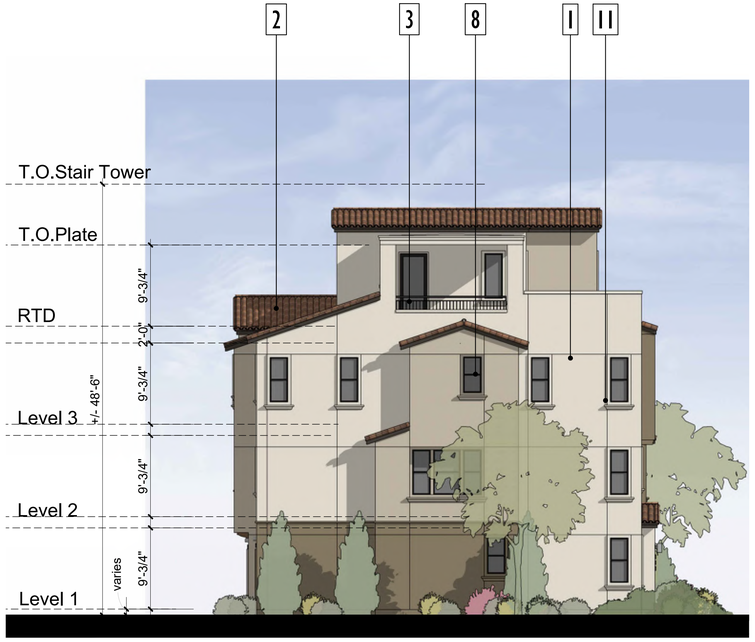
BT_6PLEX C REAR - RIGHT ELEVATIONS **A1.5.11**

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



FRONT LEFT PERSPECTIVE



LEFT ELEVATION



FRONT ELEVATION

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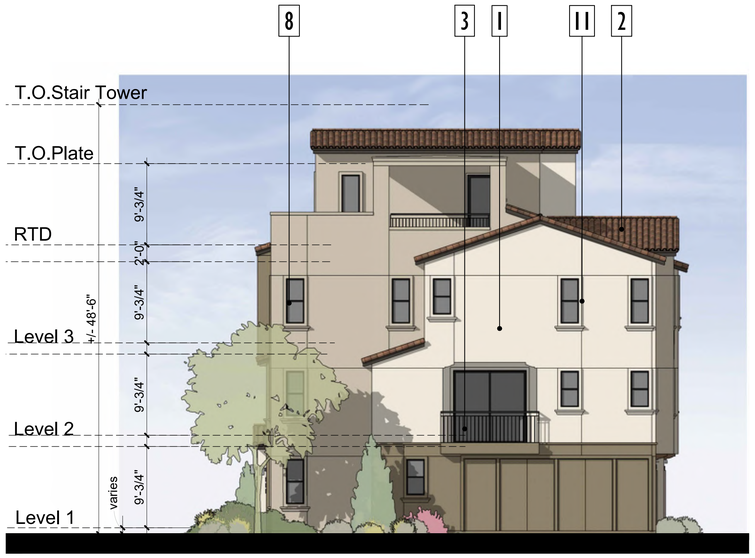
BT_6XPLEX A FRONT - LEFT ELEVATIONS **A1.5.12**

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



REAR RIGHT PERSPECTIVE



RIGHT ELEVATION



REAR ELEVATION

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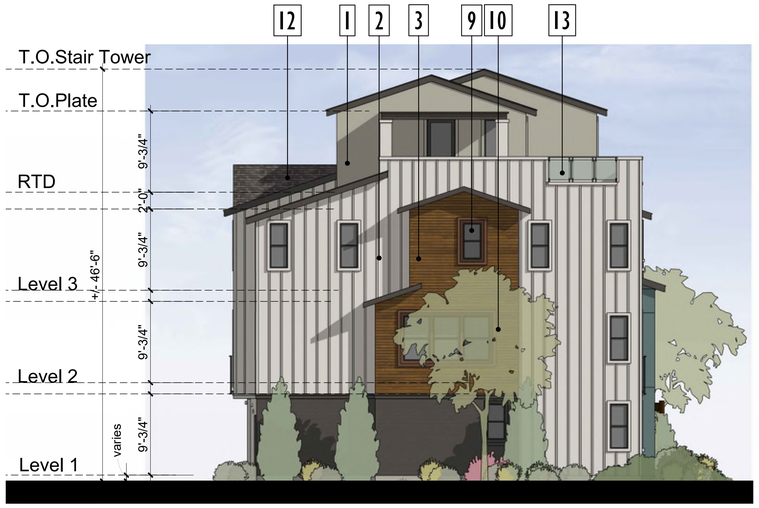
BT_6XPLEX A REAR - RIGHT ELEVATIONS **A1.5.13**

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing



FRONT LEFT PERSPECTIVE



LEFT ELEVATION



FRONT ELEVATION

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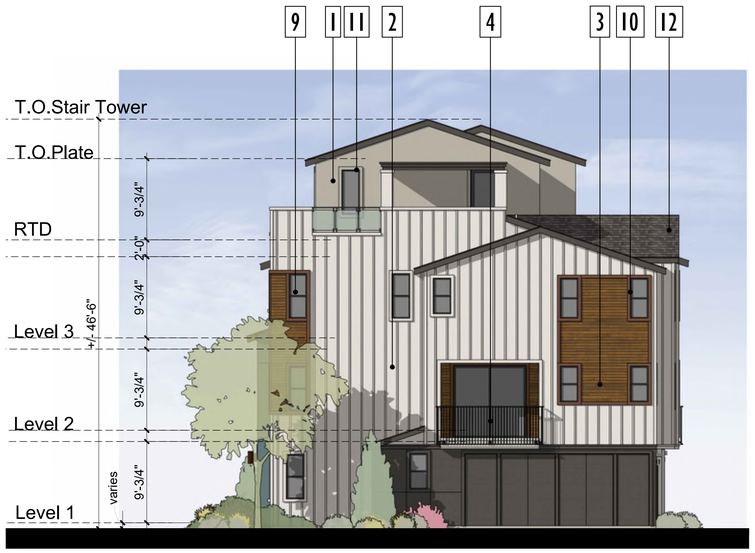
BT_6XPLEX C FRONT - LEFT ELEVATIONS **A1.5.14**

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing



REAR RIGHT PERSPECTIVE



RIGHT ELEVATION



REAR ELEVATION

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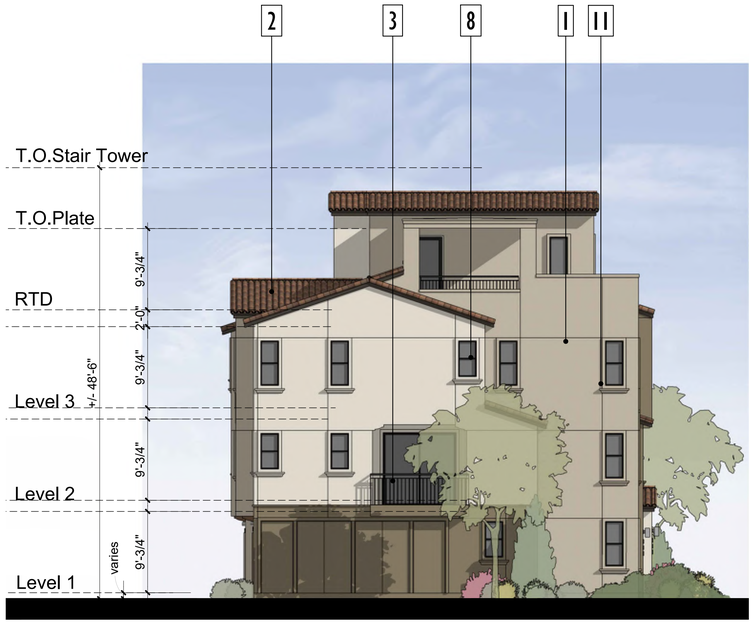
BT_6XPLEX C REAR - RIGHT ELEVATIONS **A1.5.15**

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



FRONT LEFT PERSPECTIVE



LEFT ELEVATION



Plan 3R | Plan 2R | Plan 1 | Plan 2R | Plan 1R | Plan 2 | Plan 3

FRONT ELEVATION

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Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

0 4 8 16 Scale 1" = 8'

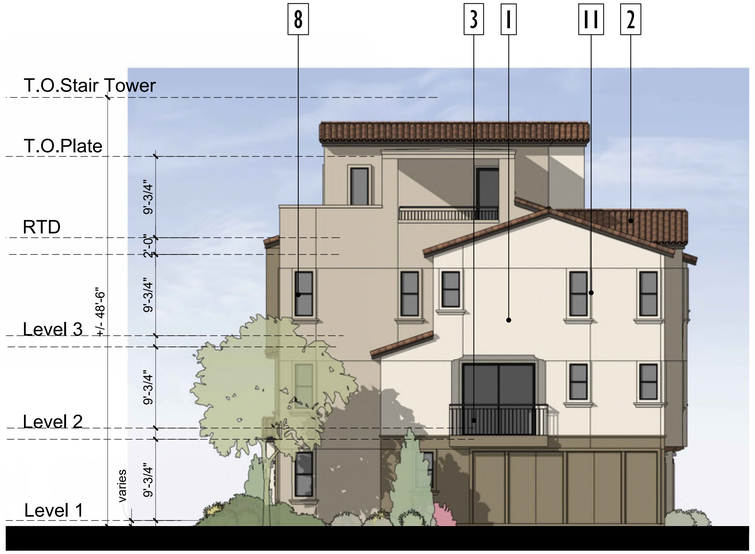
BT_7PLEX A FRONT - LEFT ELEVATIONS **A1.5.16**

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



REAR RIGHT PERSPECTIVE



RIGHT ELEVATION



Plan 3R | Plan 2R | Plan 1 | Plan 2R | Plan 1R | Plan 2 | Plan 3

REAR ELEVATION

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SEPTEMBER 5, 2025

0 4 8 16 Scale 1" = 8'

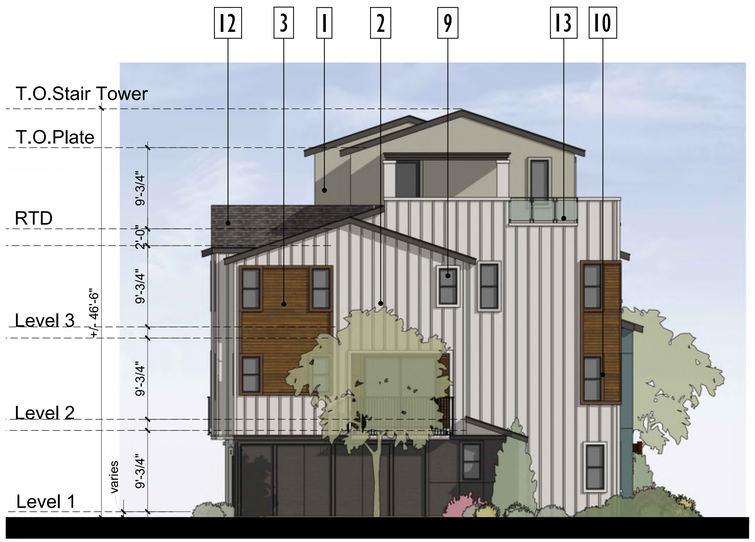
BT_7PLEX A REAR - RIGHT ELEVATIONS **A1.5.17**

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing



FRONT LEFT PERSPECTIVE



LEFT ELEVATION



FRONT ELEVATION

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0 4 8 16 Scale 1" = 8'

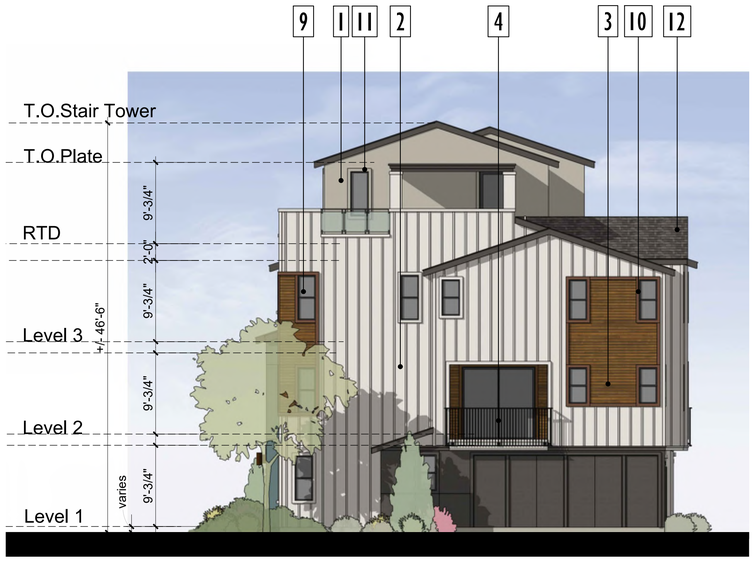
BT_7PLEX C FRONT - LEFT ELEVATIONS **A1.5.18**

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing



REAR RIGHT PERSPECTIVE



RIGHT ELEVATION



REAR ELEVATION

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0 4 8 16 Scale 1" = 8'

BT_7PLEX C REAR - RIGHT ELEVATIONS **A1.5.19**

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



FRONT LEFT PERSPECTIVE



LEFT ELEVATION



FRONT ELEVATION

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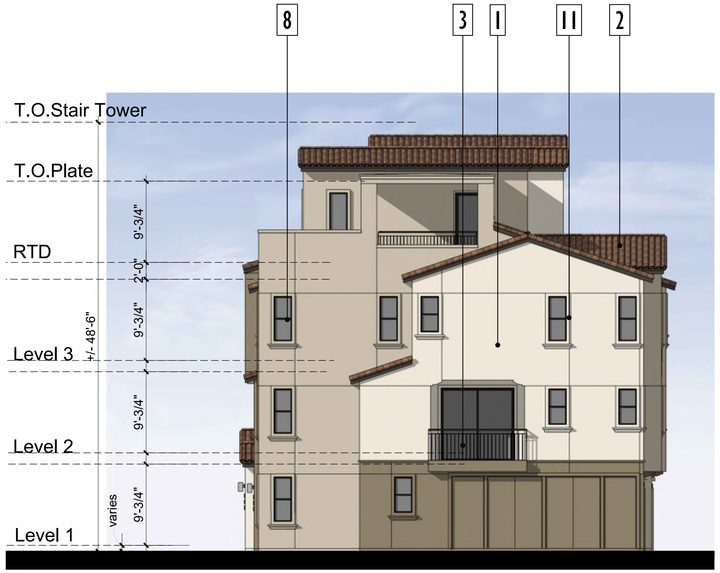
BT_8PLEX A FRONT - LEFT ELEVATIONS **A1.5.20**

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



REAR RIGHT PERSPECTIVE



RIGHT ELEVATION



REAR ELEVATION

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0 4 8 16 Scale 1" = 8'

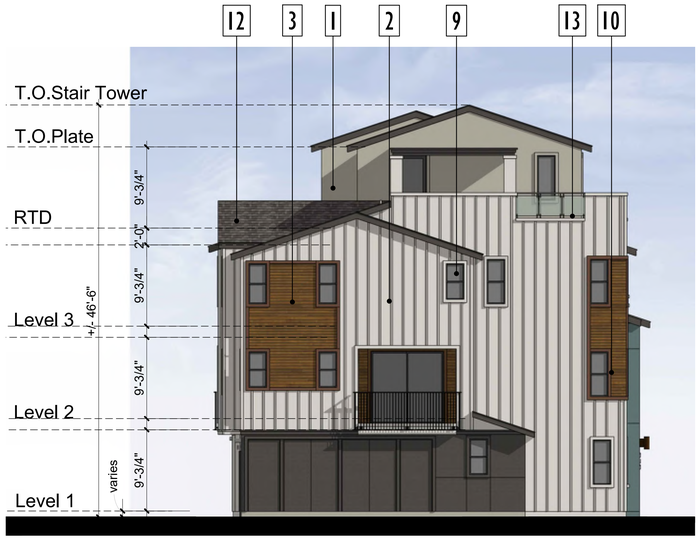
BT_8PLEX A REAR - RIGHT ELEVATIONS **A1.5.21**

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing



FRONT LEFT PERSPECTIVE



LEFT ELEVATION



FRONT ELEVATION

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0 4 8 16 Scale 1" = 8'

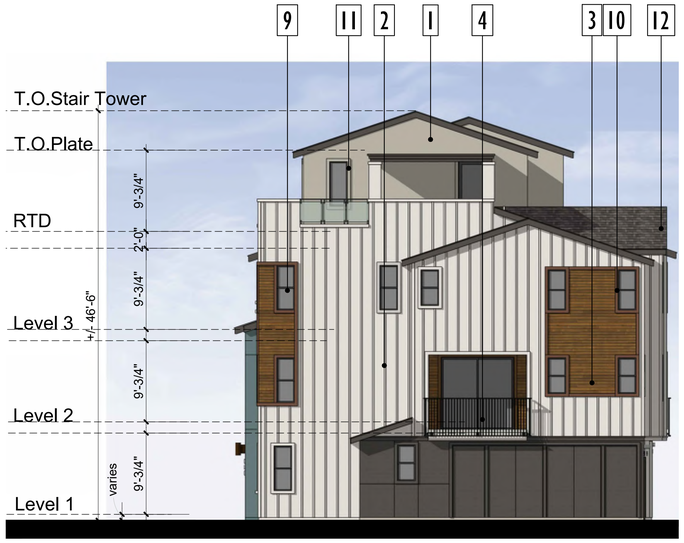
BT_8PLEX C FRONT - LEFT ELEVATIONS **A1.5.22**

MATERIAL LEGEND FARMHOUSE C

1. Stucco
2. Fiber Cement Board and Batten siding
3. Wood Look Siding
4. Painted Metal Railing
5. Metal Garage Door (Wayne Dalton or Equal)
6. Light Fixture
7. Unit Address
8. Entry Door (Thermatru or Equal)
9. Vinyl Window
10. Wood Look Trim
11. High Density Foam
12. Composition Shingle Roof
13. Glass Railing



REAR RIGHT PERSPECTIVE



RIGHT ELEVATION



REAR ELEVATION

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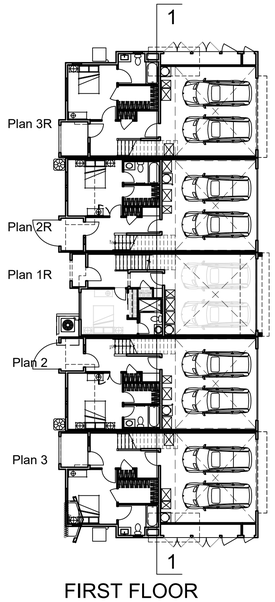
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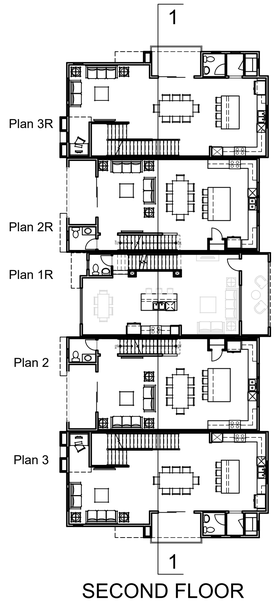
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0 4 8 16 Scale 1" = 8'

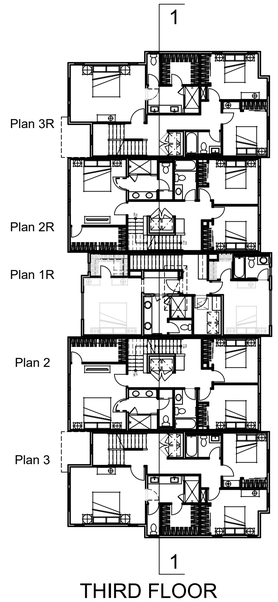
BT_8PLEX C REAR - RIGHT ELEVATIONS **A1.5.23**



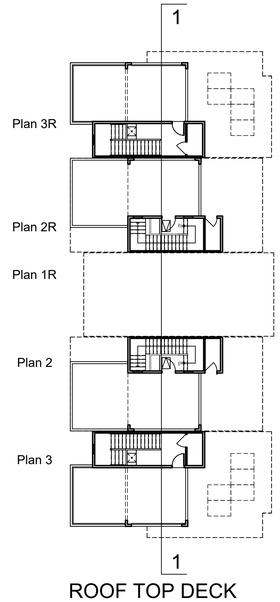
FIRST FLOOR



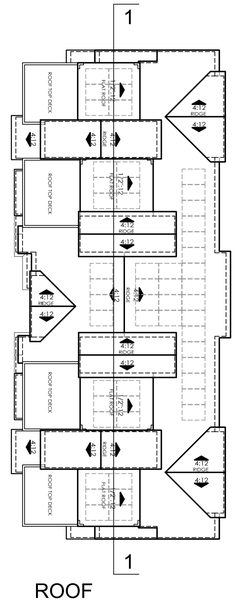
SECOND FLOOR



THIRD FLOOR



ROOF TOP DECK



ROOF

5-PLEX KEY PLANS

0 8 16 32 Scale 1" = 16'



0 4 8 12 Scale 3/16" = 1'

1- 5-PLEX LONGITUDINAL SECTION

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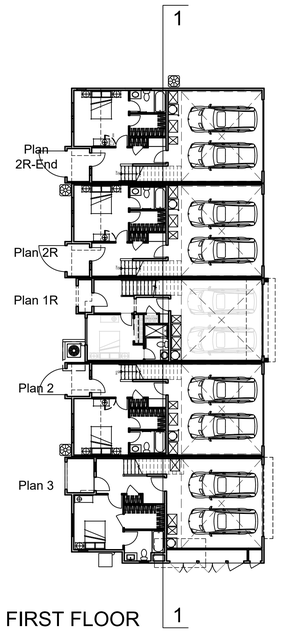
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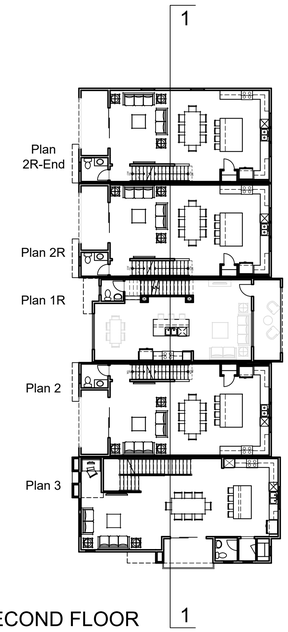
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SEPTEMBER 5, 2025

BT_5PLEX LONG SECTION

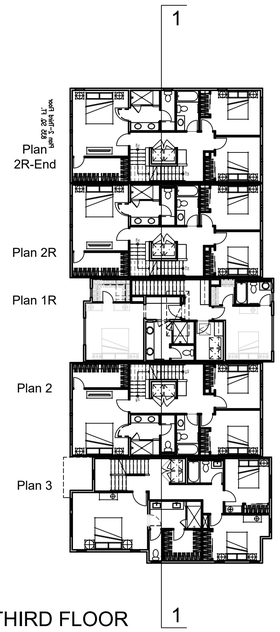
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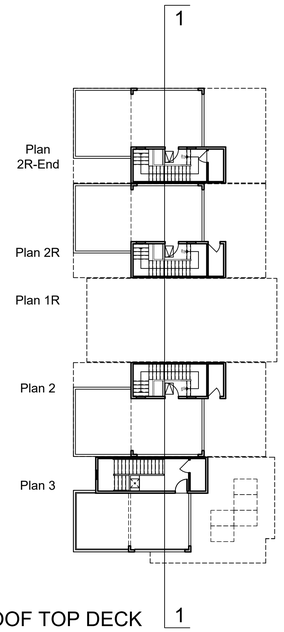
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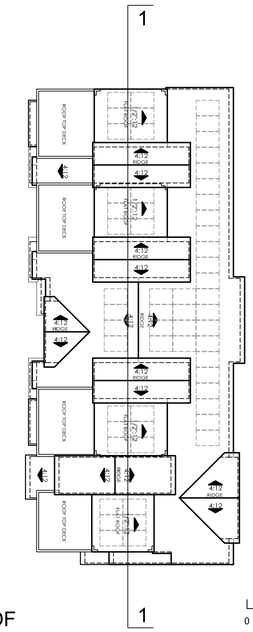
SECOND FLOOR



THIRD FLOOR



ROOF TOP DECK



ROOF

5X-PLEX KEY PLANS

0 8 16 32 Scale 1" = 16'



0 4 8 12 Scale 3/16" = 1'

1- 5X-PLEX LONGITUDINAL SECTION

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Ownership:

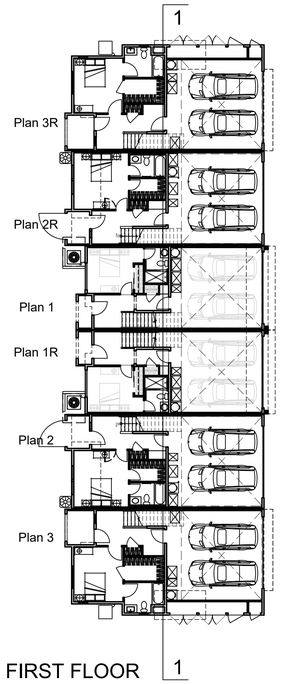
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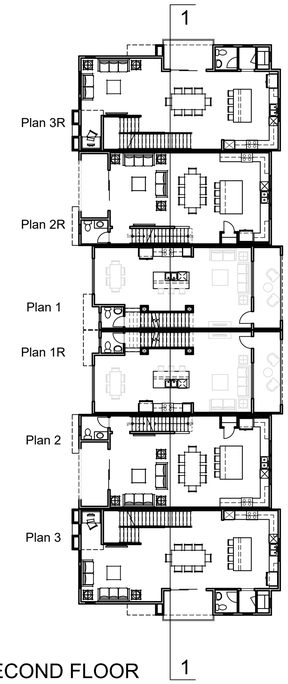
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BT_5XPLEX LONG SECTION

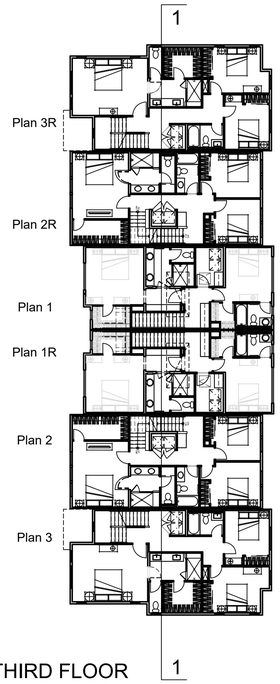
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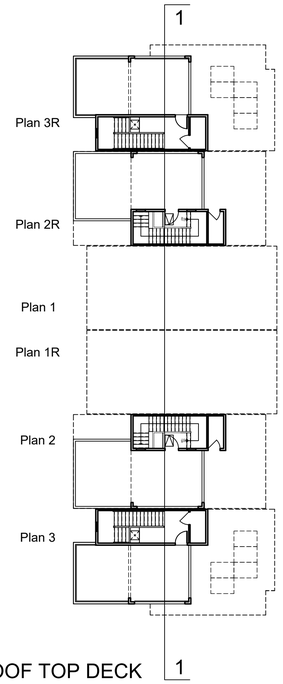
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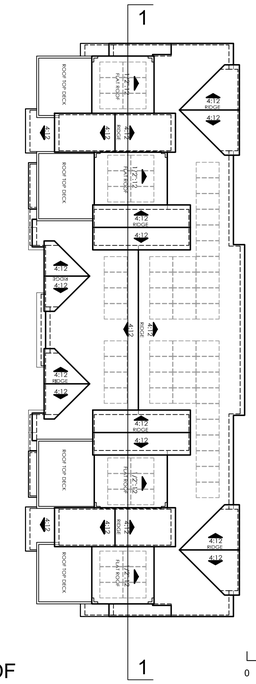
SECOND FLOOR



THIRD FLOOR



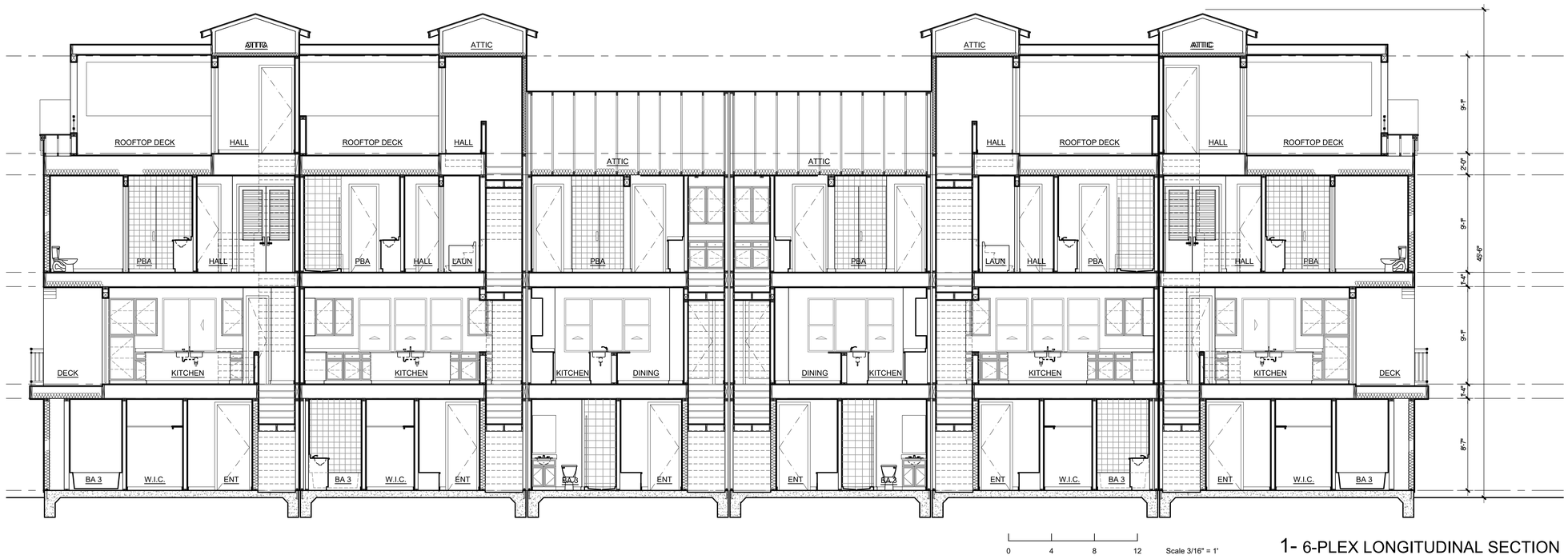
ROOF TOP DECK



ROOF

6-PLEX KEY PLANS

0 8 16 32 Scale 1" = 16'



0 4 8 12 Scale 3/16" = 1'

1- 6-PLEX LONGITUDINAL SECTION

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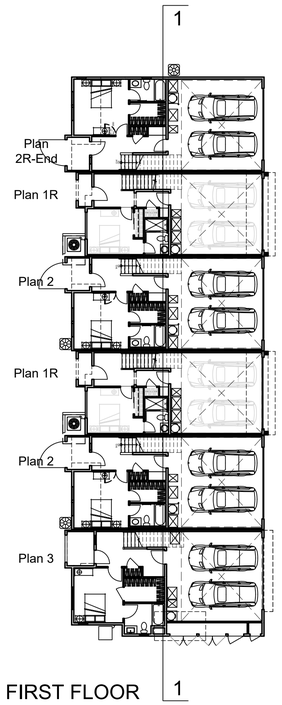
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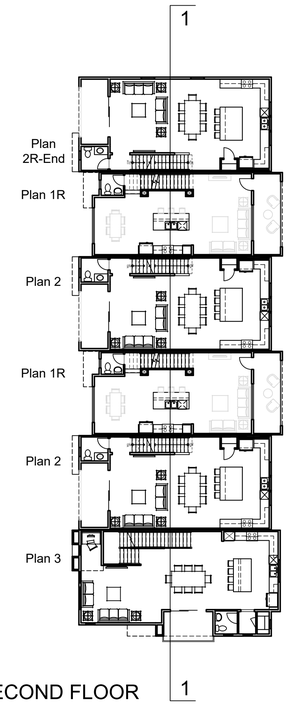
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BT_6PLEX LONG SECTION

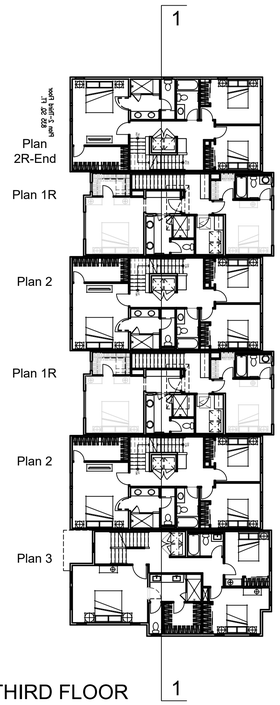
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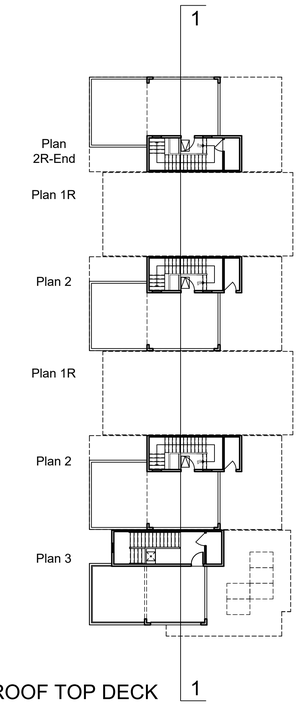
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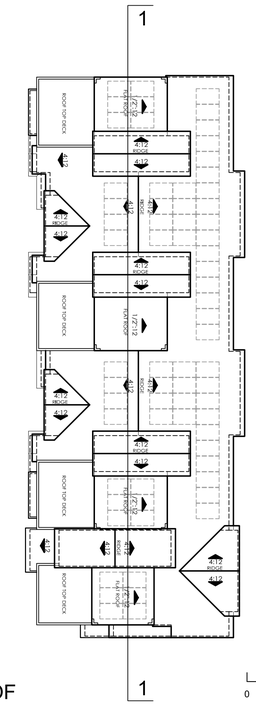
SECOND FLOOR



THIRD FLOOR



ROOF TOP DECK



ROOF

6X-PLEX KEY PLANS

0 8 16 32 Scale 1" = 16'



0 4 8 12 Scale 3/16" = 1'

1- 6X-PLEX LONGITUDINAL SECTION

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Ownership:

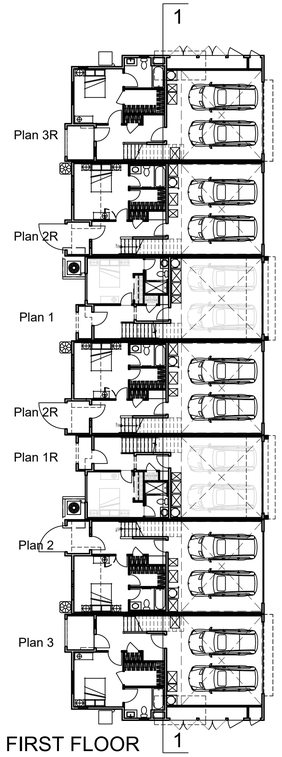
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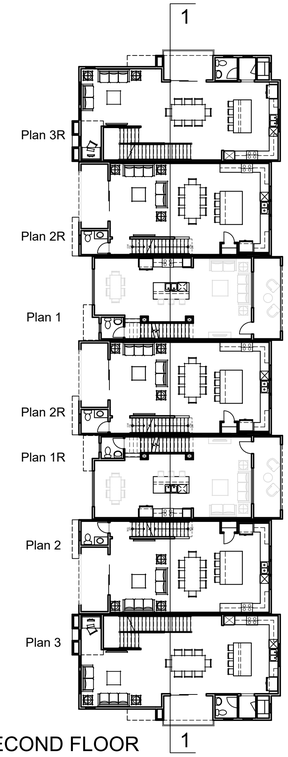
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BT_6XPLEX LONG SECTION

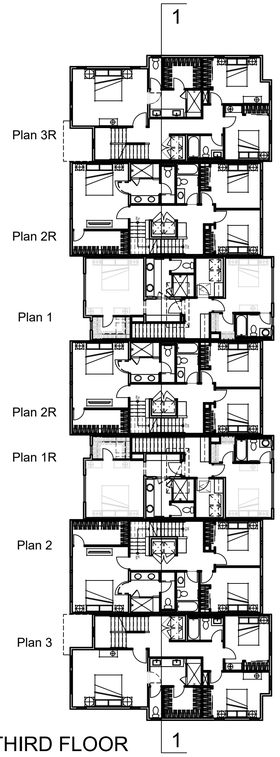
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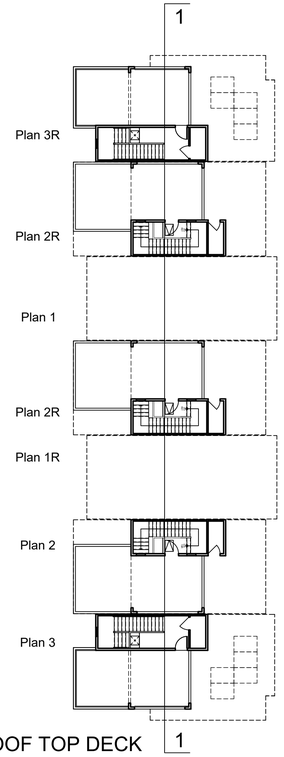
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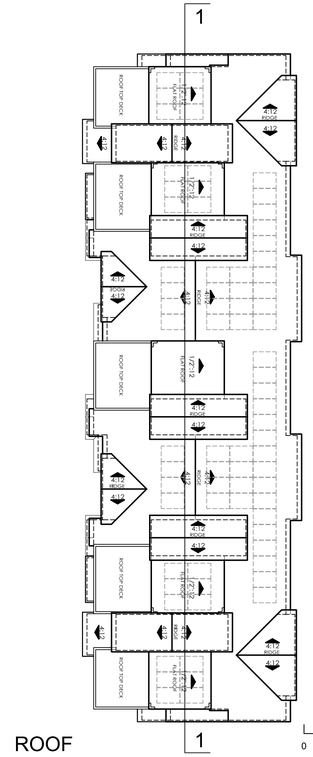
SECOND FLOOR



THIRD FLOOR



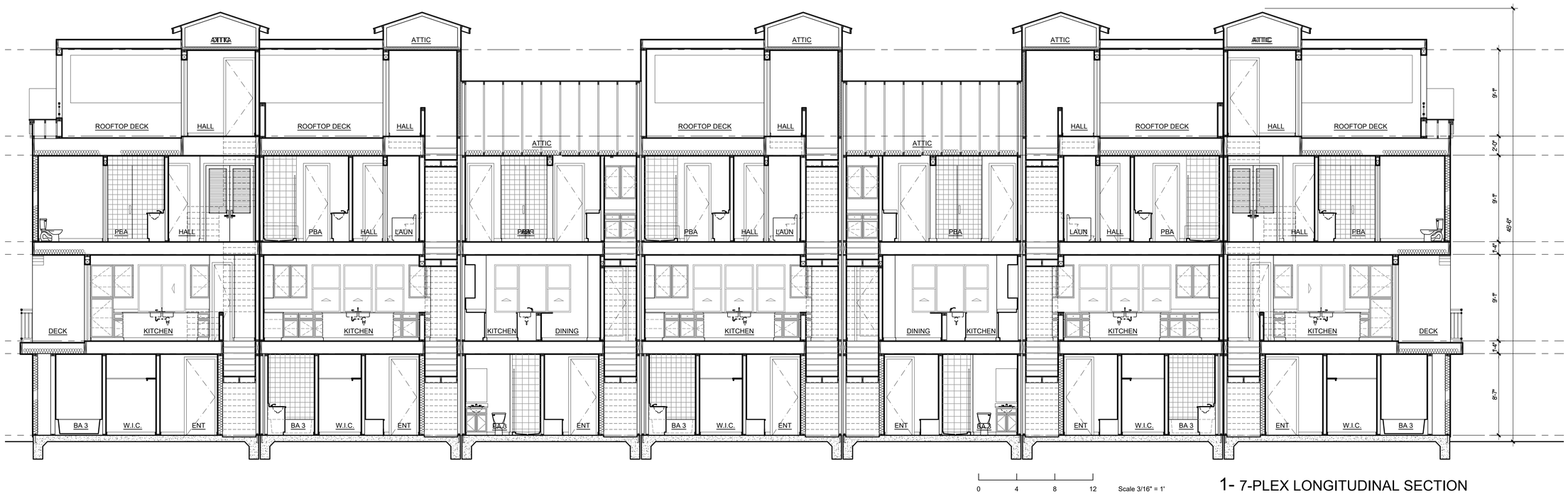
ROOF TOP DECK



ROOF

0 8 16 32 Scale 1" = 16'

7-PLEX KEY PLANS



0 4 8 12 Scale 3/16" = 1'

1- 7-PLEX LONGITUDINAL SECTION

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Ownership:

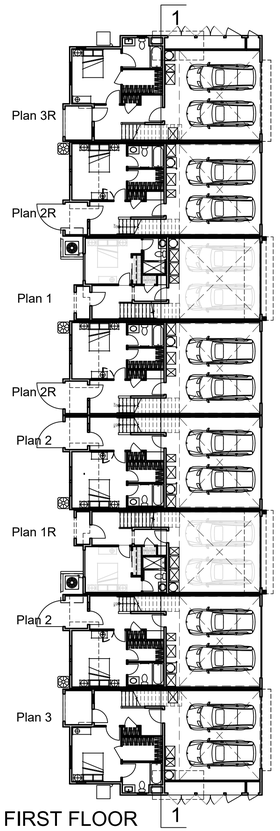
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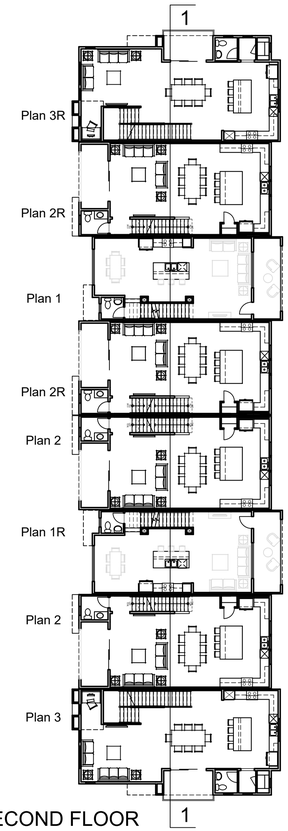
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SEPTEMBER 5, 2025

BT_7PLEX LONG SECTION

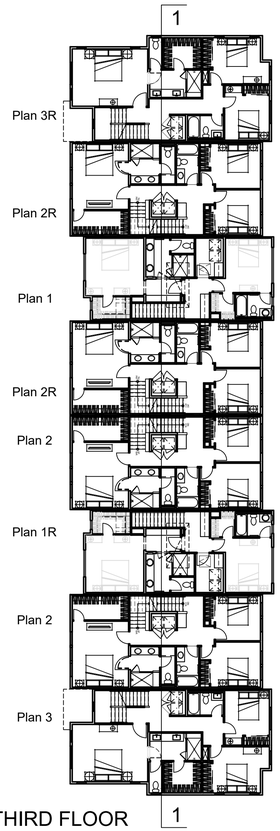
A1.6.4



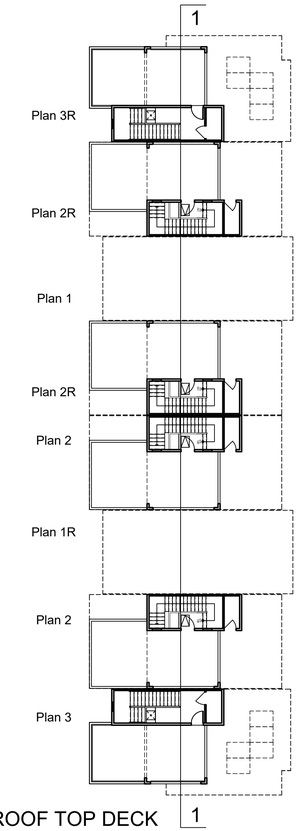
FIRST FLOOR



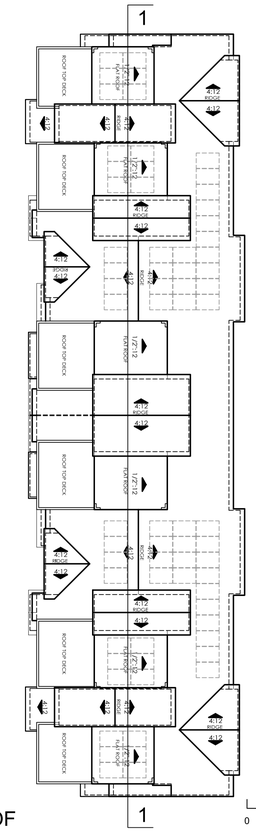
SECOND FLOOR



THIRD FLOOR

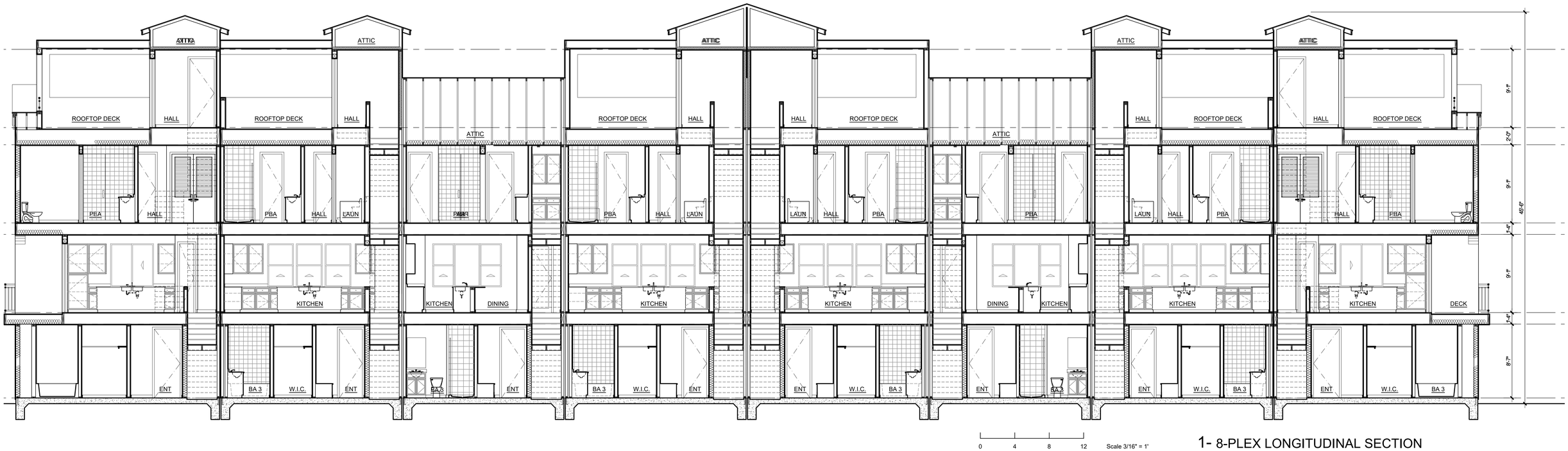


ROOF TOP DECK



ROOF

8-PLEX KEY PLANS



1- 8-PLEX LONGITUDINAL SECTION

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SAN RAMON • ROSEVILLE

JETT LANDSCAPE ARCHITECTURE + DESIGN

RADIUS DESIGN LLP

HARVEST PROPERTIES

Ownership:

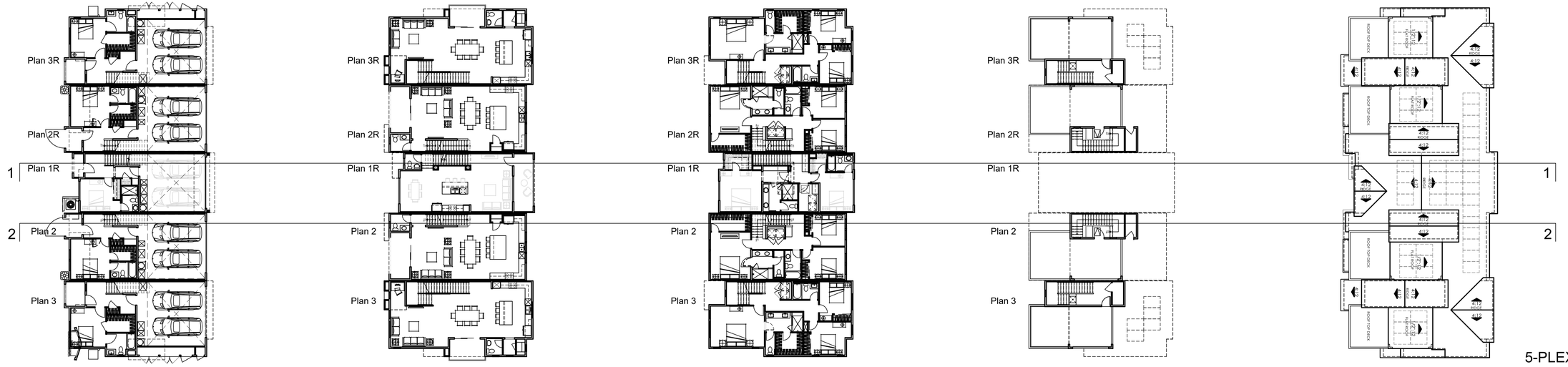
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

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SAN MATEO, CA
20240095

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SEPTEMBER 5, 2025

BT_8PLEX LONG SECTION

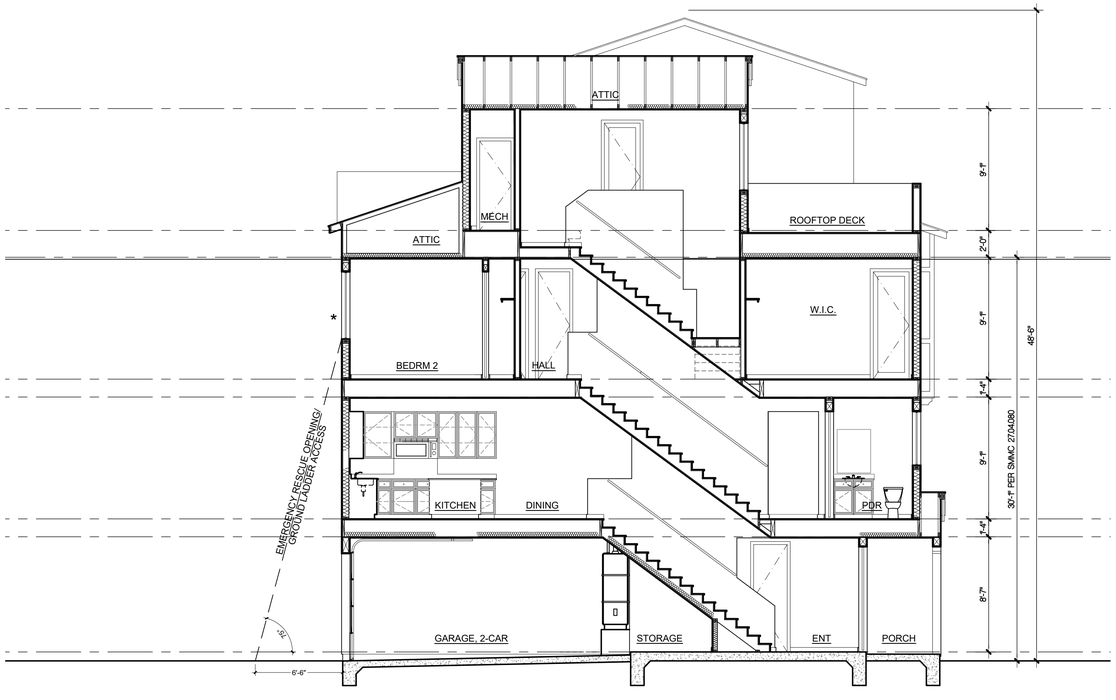
A1.6.5



FIRST FLOOR | SECOND FLOOR | THIRD FLOOR | ROOF TOP DECK | ROOF

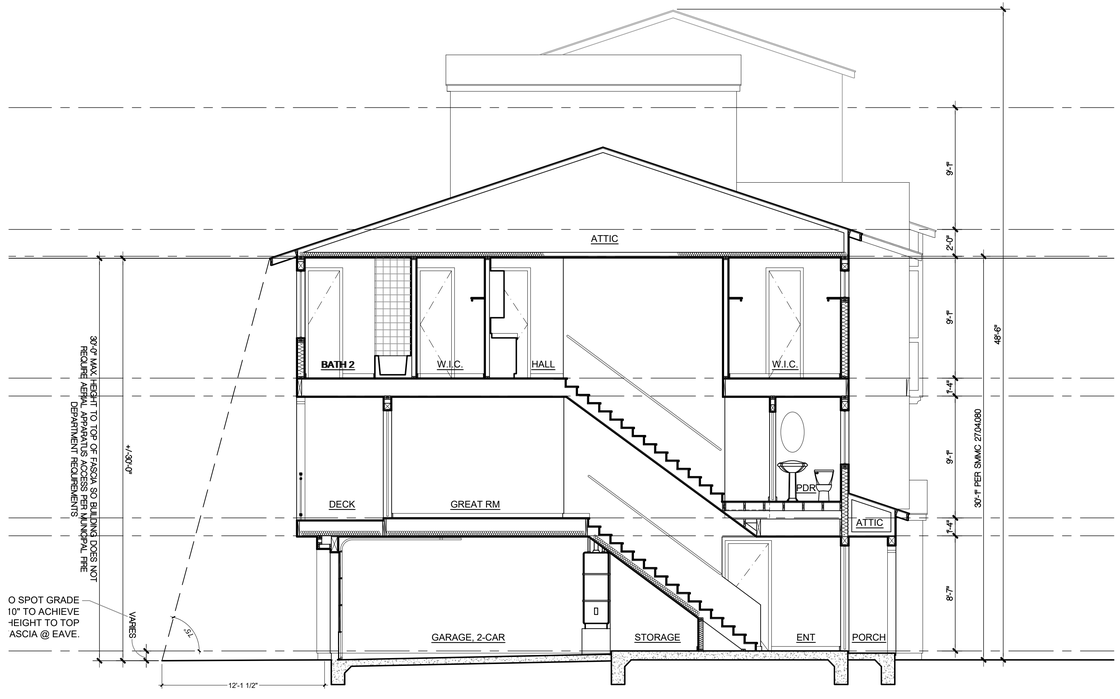
5-PLEX KEY PLANS

0 8 16 32 Scale 1" = 16'



0 4 8 12 Scale 3/16" = 1'

2- UNIT 2 CROSS SECTION



0 4 8 12 Scale 3/16" = 1'

1- UNIT 1 CROSS SECTION

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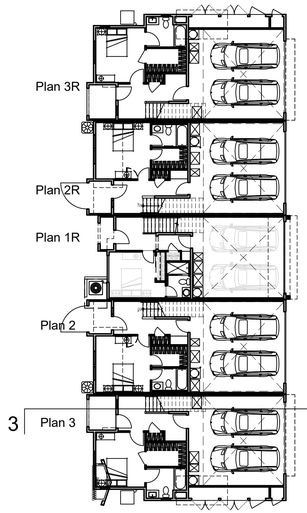
Ownership:

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San Francisco, CA 94104

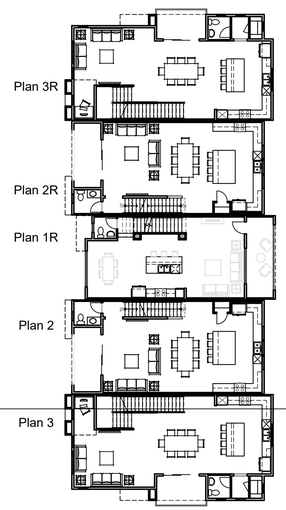
CLEARVIEW HOUSING DEVELOPMENT
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SEPTEMBER 5, 2025

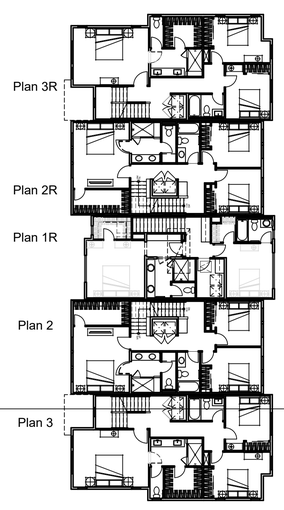
BT_UNIT 1-2 CROSS SECTION **A1.6.6**



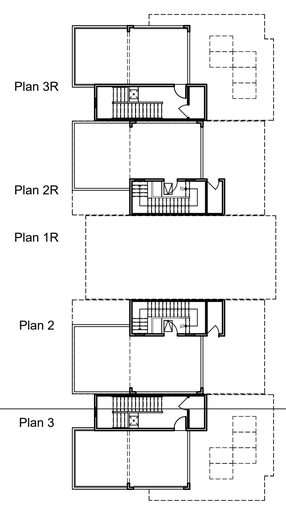
FIRST FLOOR



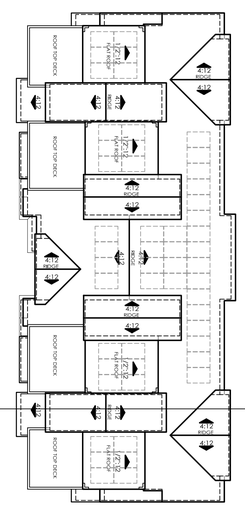
SECOND FLOOR



THIRD FLOOR



ROOF TOP DECK



ROOF

3 — 3

5-PLEX KEY PLANS

0 8 16 32 Scale 1" = 16'

0 4 8 12 Scale 3/16" = 1'

1- UNIT 3 CROSS SECTION

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SEPTEMBER 5, 2025

BT_UNIT 3 CROSS SECTION **A1.6.7**

BT - A - SPANISH STYLE

	1	2
COLOR 1 STUCCO/TRIM	SW7542 - NATUREL	SW7514 - FOOTHILLS
COLOR 2 STUCCO/TRIM	SW7012 - CREAMY	SW7506 - LOGGIA
COLOR 3 STUCCO/ TRIM/ ACCENT	SW7737 -MEADOW TRAIL	SW9183 - DARK CLOVE
FASCIA/ RAFTER TAILS	SW7675 - SEALSKIN	
GARAGE DOORS	SW9182 - ROJO MARRON	SW7061 - NIGHT OWL
ENTRY DOORS	SW7069 - IRON ORE	SW7076 - CYBERSPACE
COLOR 4 METAL RAILINGS	SW6258 - TRICORN BLACK	SW6258 - TRICORN BLACK
COLOR 7 ROOF MATERIAL LOW 'S' PROFILE	SMM 8402 SANTA CRUZ BLEND	SCM 8823 PEBBLE BEACH BLEND
COLOR 8 DECO TILES AT GABLE	R 49 6" X 6"	R 49 6" X 6"

PAINT: SHERWIN WILLIAMS
ROOF: EAGLE ROOFING OR EQUAL
DECO TILES: ZIA TILE OR CONCRETE TILE

ENTRY DOOR



THERMATRU FIBERGLASS EXTERIOR SINGLE DOOR
CLASSIC CRAFT FIR GRAIN
3'x8' 2 PANEL SQUARE TOP SHAKER
COLOR DETERMINED BY COLOR SCHEME

WINDOWS



MILGARD TUSCANY SINGLE-HUNG
VINYL
EXTERIOR BRONZE

ENTRY LIGHT



PROGRESS LIGHTING
ONE-LIGHT WALL SCONCE W/HAL AC LED MODULE
METALLIC GRAY CAST ALUMINUM SHADE

GARAGE LIGHT



PROGRESS LIGHTING
6" LED SQUARE CYLINDER DOWN WALL LANTERN
METALLIC GRAY DIE-CAST ALUMINUM

GARAGE DOORS



WAYNE DALTON
CLASSIC STEEL 8300 PANEL 16'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME



WAYNE DALTON
CLASSIC STEEL 8300 PANEL 8'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME

NOTE: ALL MANUFACTURERS AND MATERIALS ARE EXAMPLES AND ARE SUBJECT TO CHANGE. SUBSTITUTIONS TO BE OF EQUAL OR LIKE APPEARANCE AND PERFORMANCE.
NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT NOTED ABOVE. KTGY MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD.
NOTE: MANDOORS, VENTS AND RELATED TRIMS TO BE PAINTED ADJACENT COLOR - UNLESS OTHERWISE NOTED.

BT - C - MODERN FARMHOUSE STYLE

	1	2
COLOR 1 STUCCO	SW7052 - GRAY AREA	SW7636 - ORIGAMI WHITE
COLOR 2 BOARD + BATTEN	SW7049 - NUANCE	SW7645 - THUNDER GRAY
COLOR 3 STUCCO	SW9141 - WATERLOO	SW6209 - RIPE OLIVE
COLOR 4 STUCCO/FASCIA	SW7069 - IRON ORE	SW9592 - ILLUSION
WOODLOOK FIBER CEMENT LAP SIDING	WOODTONE - MOUNTAIN CEDAR	WOODTONE - CARIBOU TRAILS
COLOR 6 ROOF MATERIAL COMPOSITION SHINGLE	MOIRE BLACK	WEATHERED WOOD
COLOR 8 GARAGE DOORS / ENTRY DOORS	SW7645 - THUNDER GRAY	SW7645 - THUNDER GRAY
COLOR 4 METAL RAILINGS	SW7020 - BLACK FOX	SW7020 - BLACK FOX

PAINT: SHERWIN WILLIAMS
ROOF: CERTAINTEED LANDMARK ROOFING OR EQUAL
DECO TILES: GONZ TILE OR EQUAL

ENTRY DOOR



THERMATRU FIBERGLASS EXTERIOR SINGLE DOOR
CLASSIC CRAFT FIR GRAIN
3'x8' 4 PANEL SHAKER
COLOR DETERMINED BY COLOR SCHEME

WINDOWS



MILGARD TUSCANY SINGLE-HUNG
VINYL
EXTERIOR BRONZE

ENTRY LIGHT



PROGRESS LIGHTING
ONE-LIGHT WALL SCONCE W/HAL AC LED MODULE
METALLIC GRAY CAST ALUMINUM SHADE

GARAGE LIGHT



PROGRESS LIGHTING
6" LED SQUARE CYLINDER DOWN WALL LANTERN
METALLIC GRAY DIE-CAST ALUMINUM

GARAGE DOORS

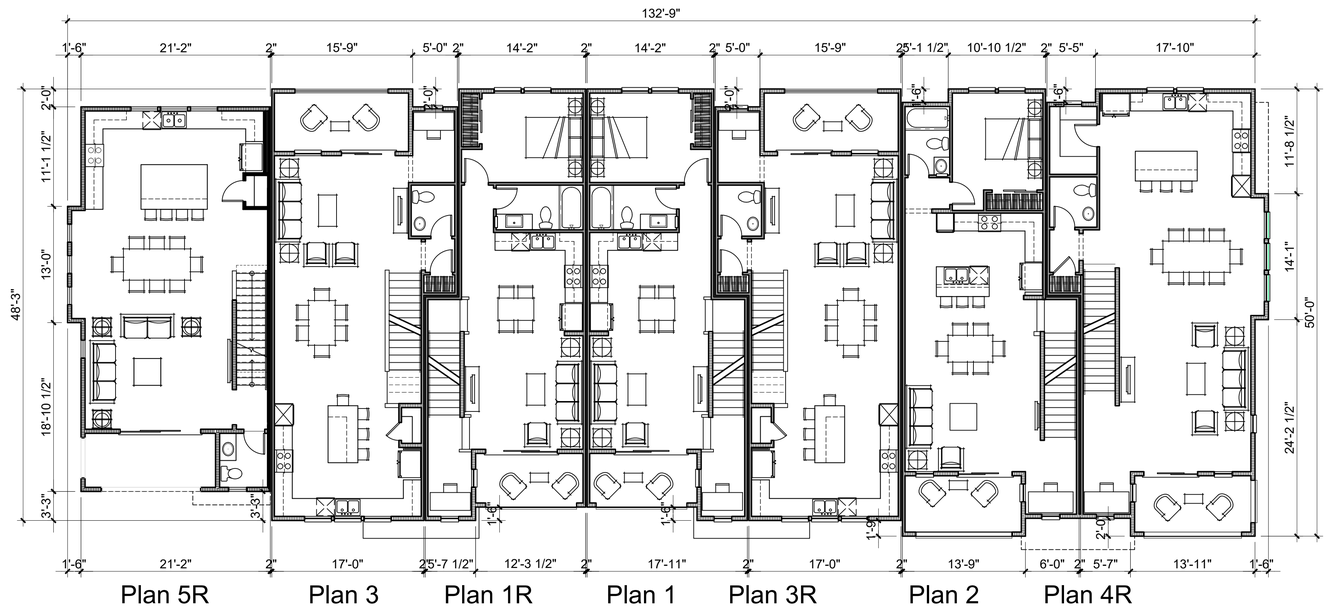


WAYNE DALTON
CLASSIC STEEL 8300 PANEL 16'x7'
CLASSIC STEEL WINDOW VERTICAL CLEAR II LEFT 7'
COLOR DETERMINED BY COLOR SCHEME



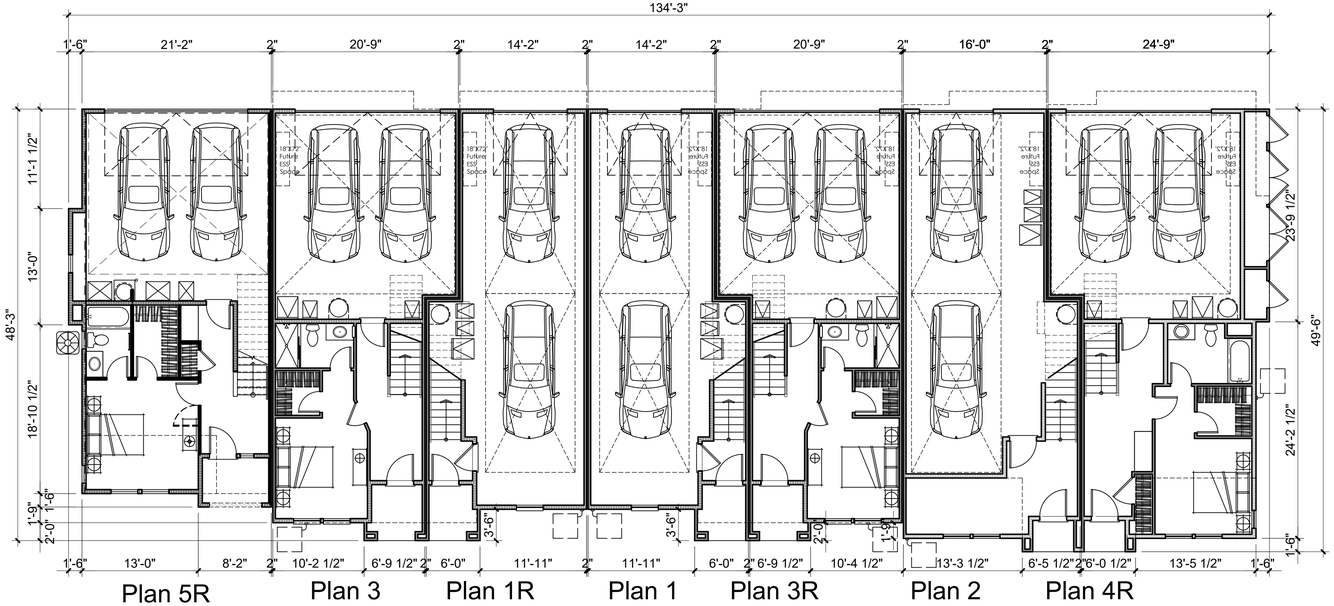
WAYNE DALTON
CLASSIC STEEL 8300 PANEL 8'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME

NOTE: ALL MANUFACTURERS AND MATERIALS ARE EXAMPLES AND ARE SUBJECT TO CHANGE. SUBSTITUTIONS TO BE OF EQUAL OR LIKE APPEARANCE AND PERFORMANCE.
NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT NOTED ABOVE. KTGY MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD.
NOTE: MANDOORS, VENTS AND RELATED TRIMS TO BE PAINTED ADJACENT COLOR - UNLESS OTHERWISE NOTED.



LEVEL 2

0 4 8 16 Scale 1" = 8'



LEVEL 1

0 4 8 16 Scale 1" = 8'

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JETT LANDSCAPE ARCHITECTURE + DESIGN

RADIUS DESIGN

HARVEST PROPERTIES

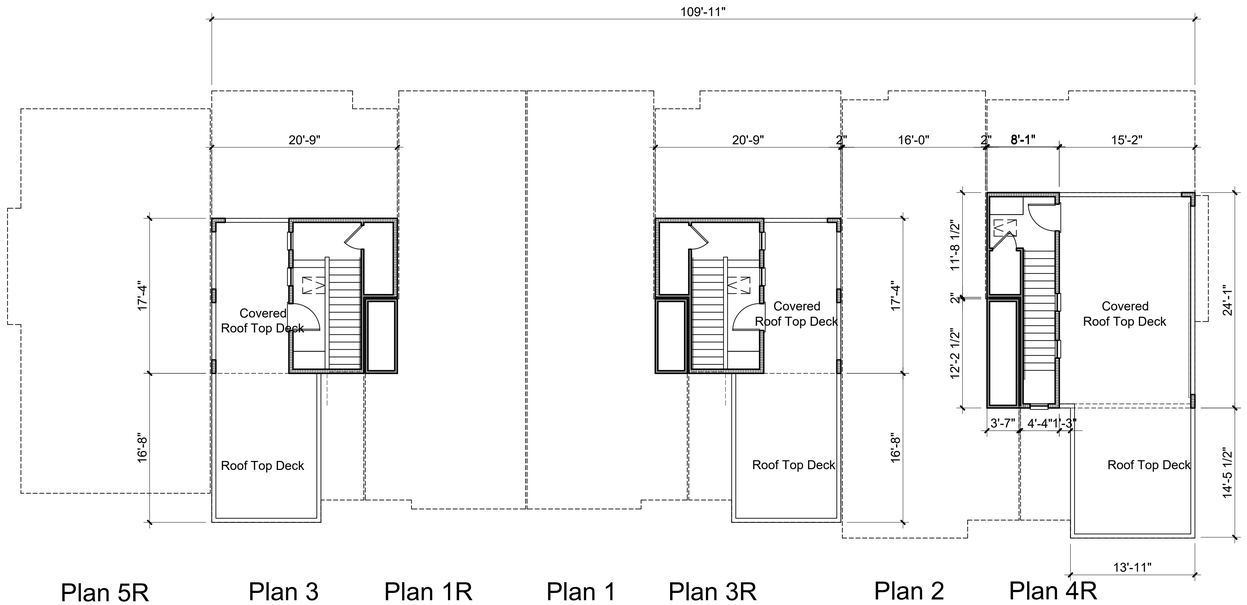
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20240095

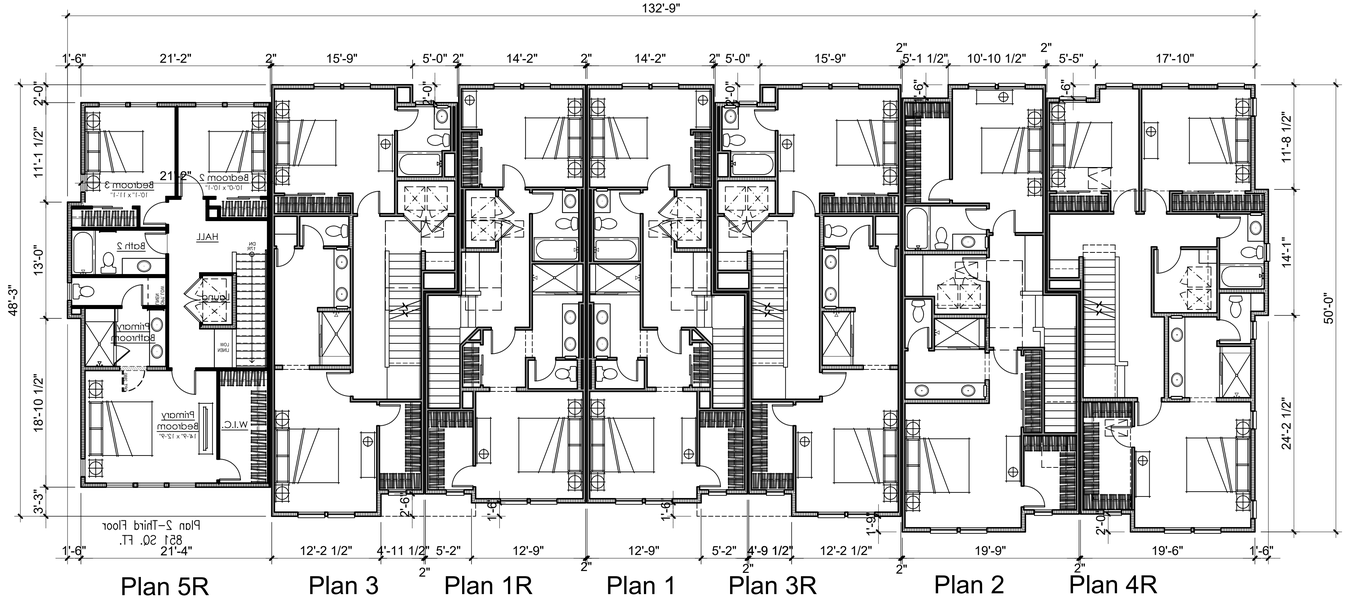
SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

IT_7PLEX 1ST - 2ND BUILDING PLANS **A2.1.0**



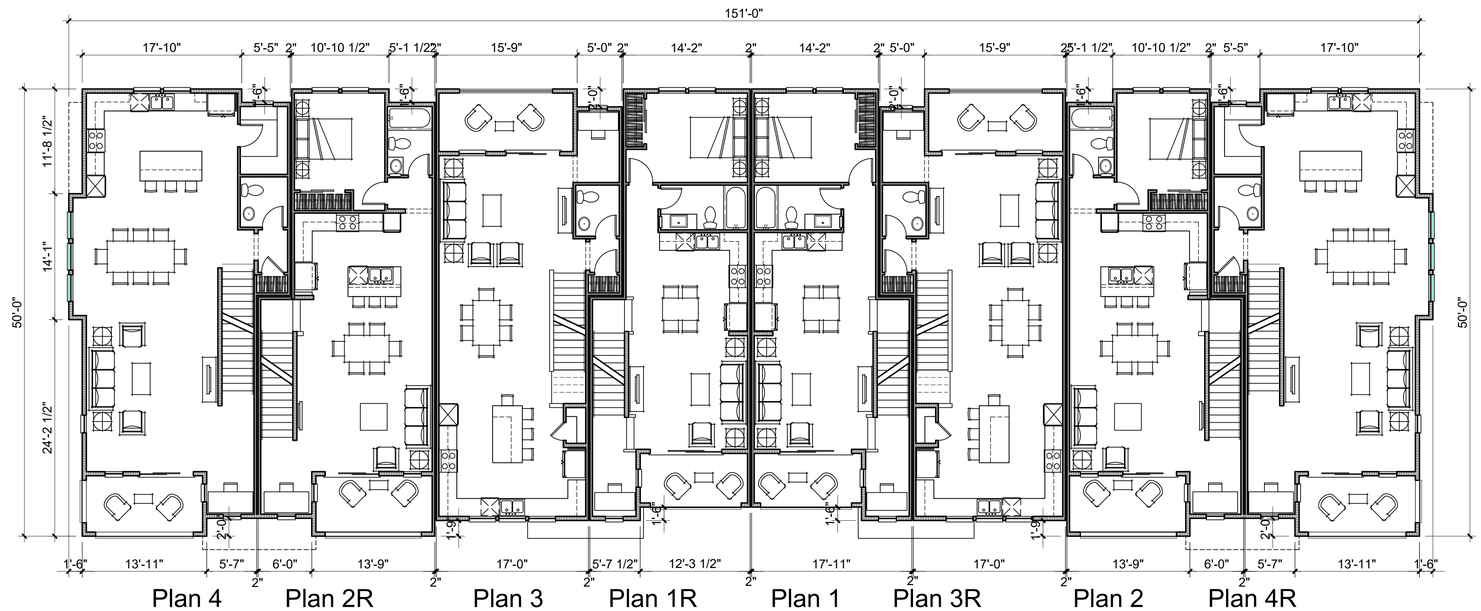
ROOF TOP DECK

0 4 8 16 Scale 1" = 8'



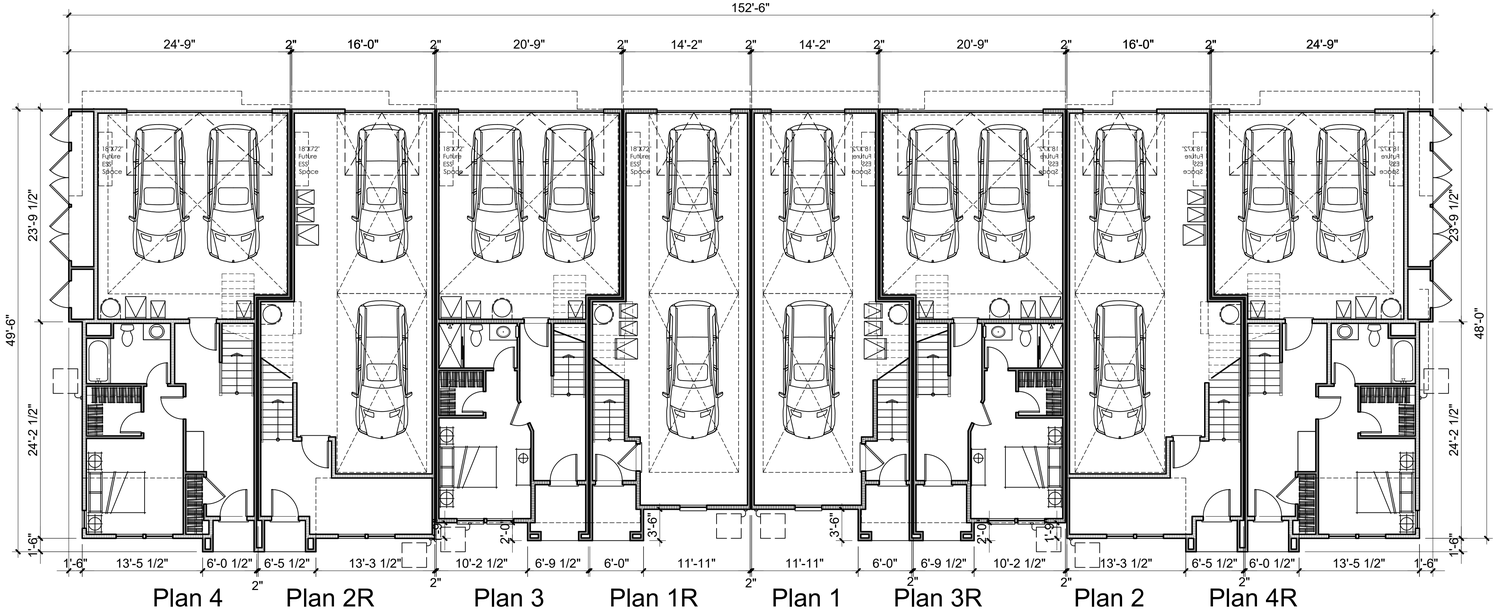
LEVEL 3

0 4 8 16 Scale 1" = 8'



LEVEL 2

0 4 8 16 Scale 1" = 8'



LEVEL 1

0 4 8 16 Scale 1" = 8'

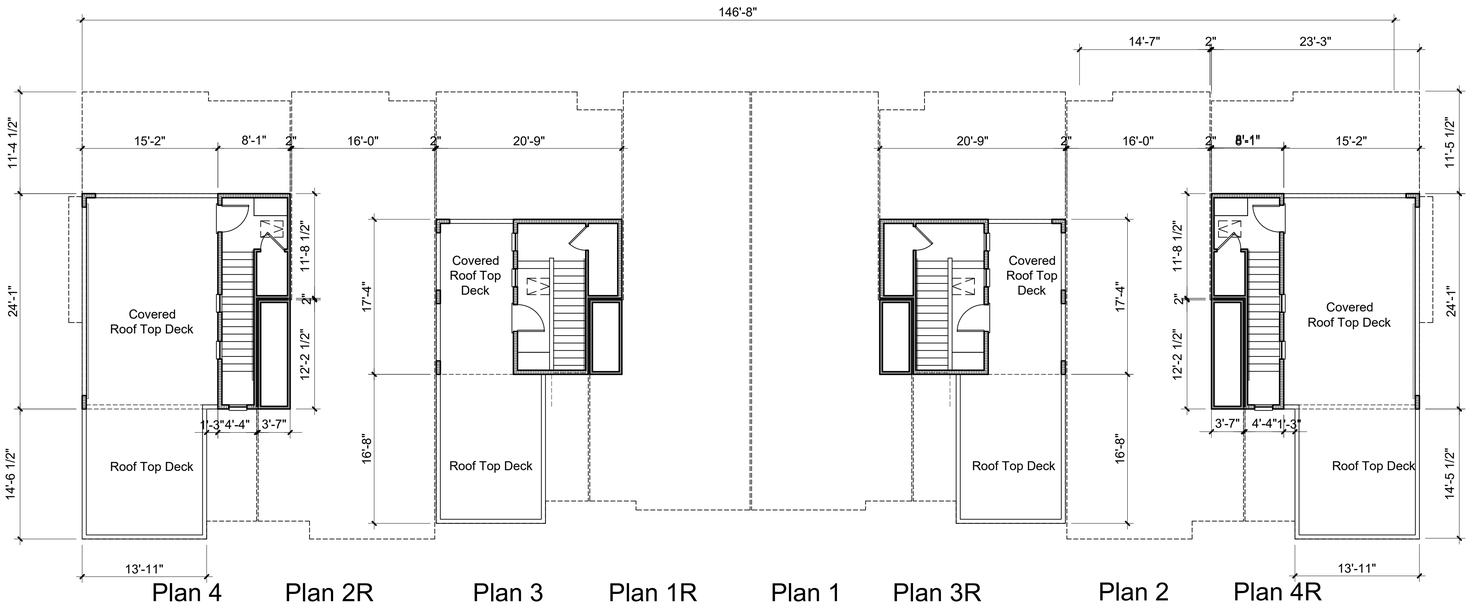
ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON • ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

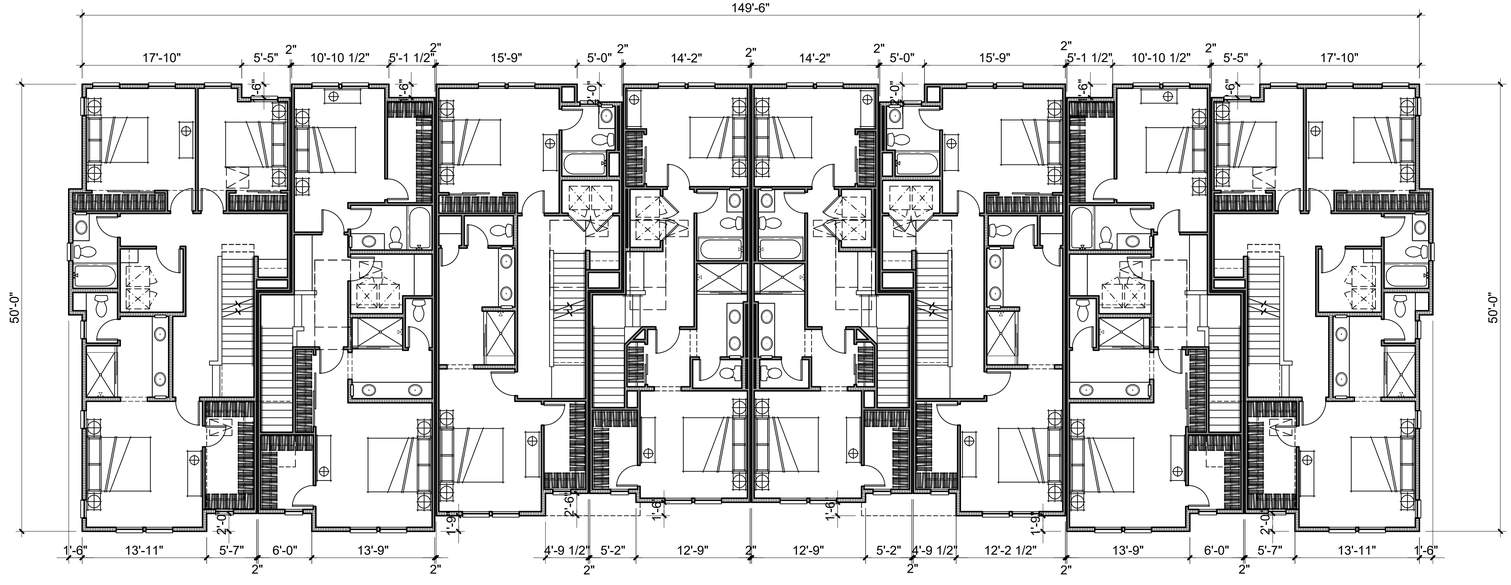
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20240095

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SEPTEMBER 5, 2025

IT_8PLEX 1ST - 2ND BUILDING PLANS **A2.1.2**



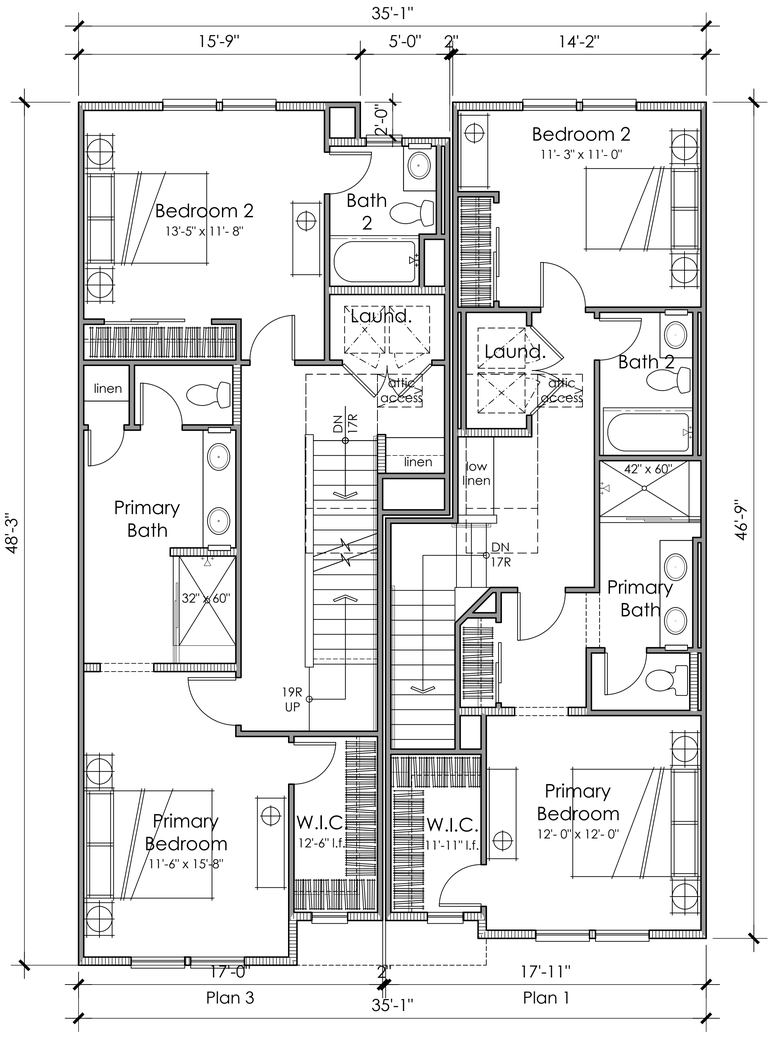


ROOF TOP DECK

0 4 8 16 Scale 1" = 8'

LEVEL 3

0 4 8 16 Scale 1" = 8'

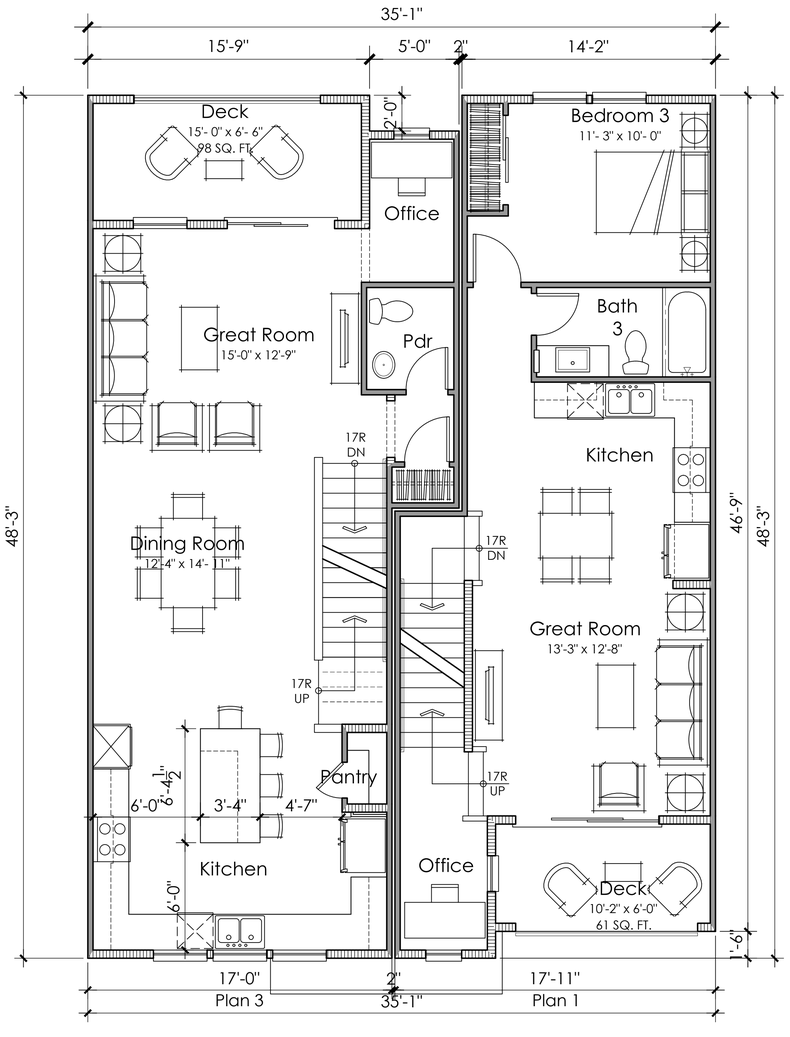


Third Floor

Scale 1" = 4'

Plan 1: 680 s.f.

Plan 3: 800 s.f.

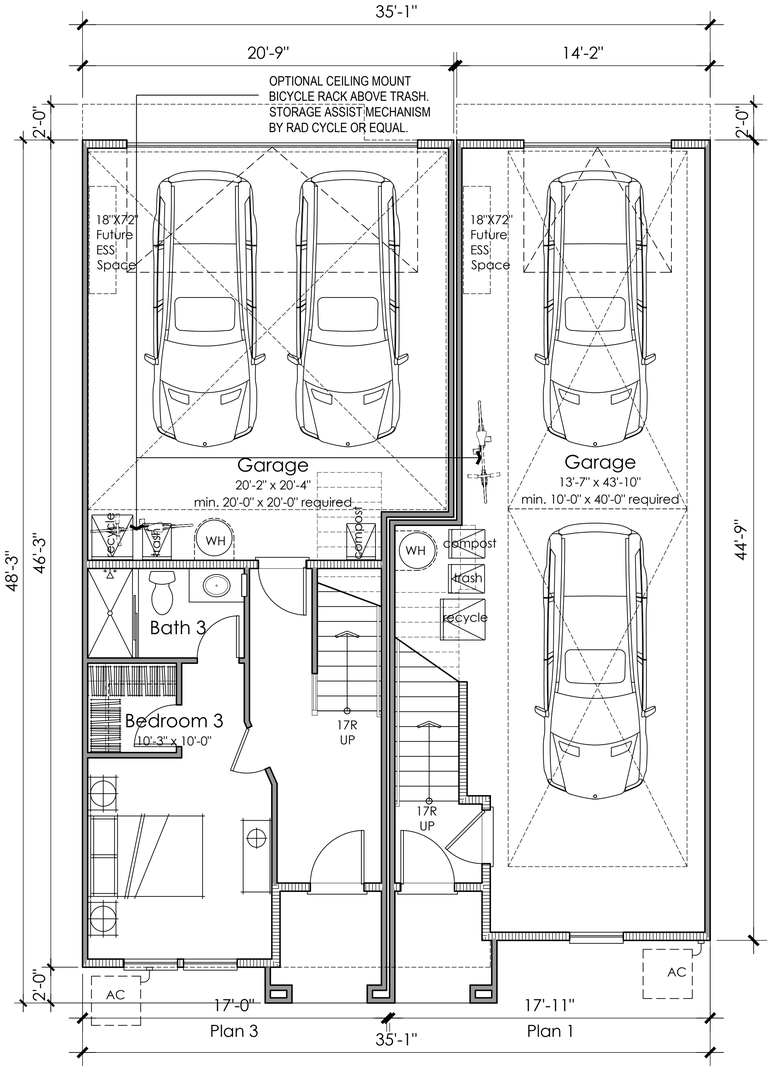


Second Floor

Scale 1" = 4'

Plan 1: 640 s.f.

Plan 3: 743 s.f.



First Floor

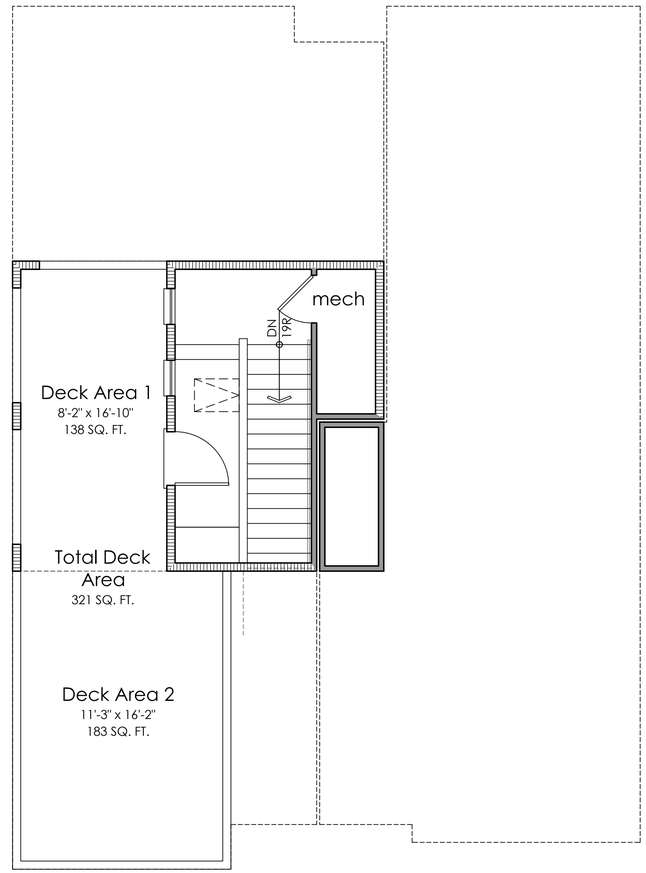
Scale 1" = 4'

Plan 1: 62 SQ. FT.

Plan 3: 339 SQ. FT.

Plan 3 Floor Plan
3 Bedroom + 3.5 Bath
1,992 s.f.(net)

Plan 1 Floor Plan
3 Bedroom + 3 Bath
1,382 s.f.(net)



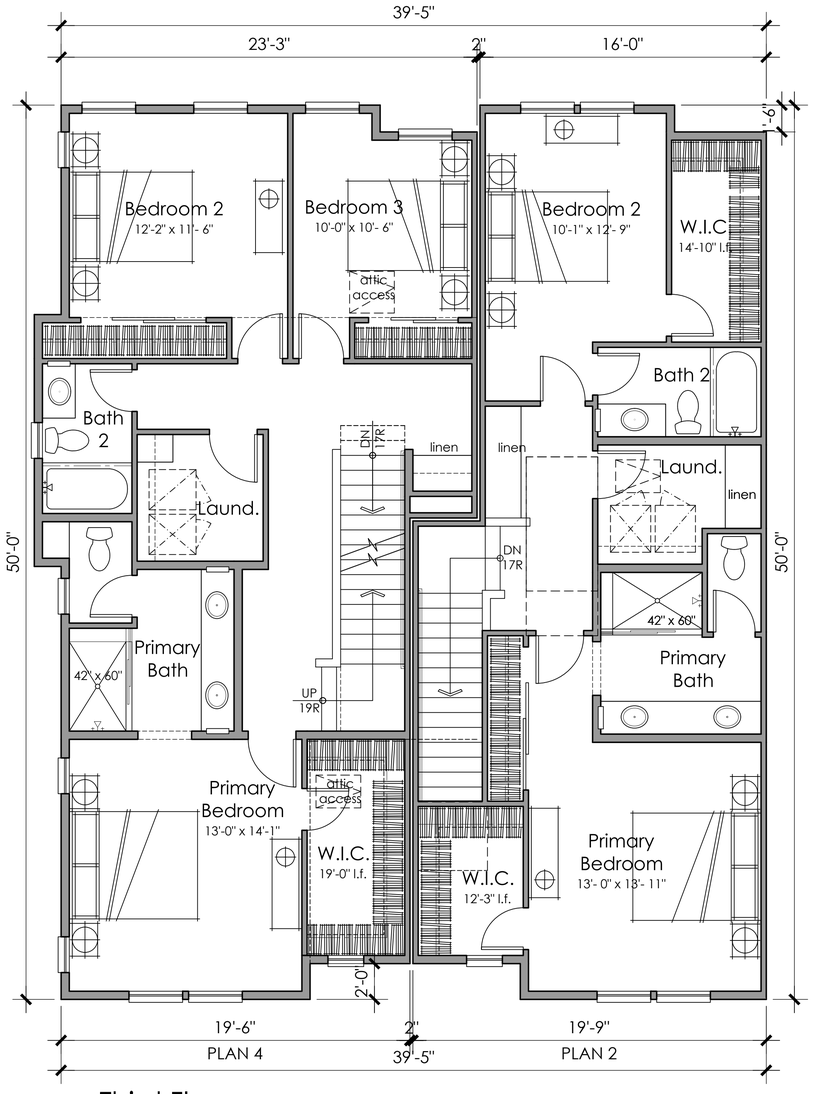
Roof Top Deck

Plan 1: N/A

Plan 3: 110 SQ. FT.

0 2 4 8 Scale 1" = 4'

Plan 3 Floor Plan
3 Bedroom + 3.5 Bath
1,992 s.f.(net)



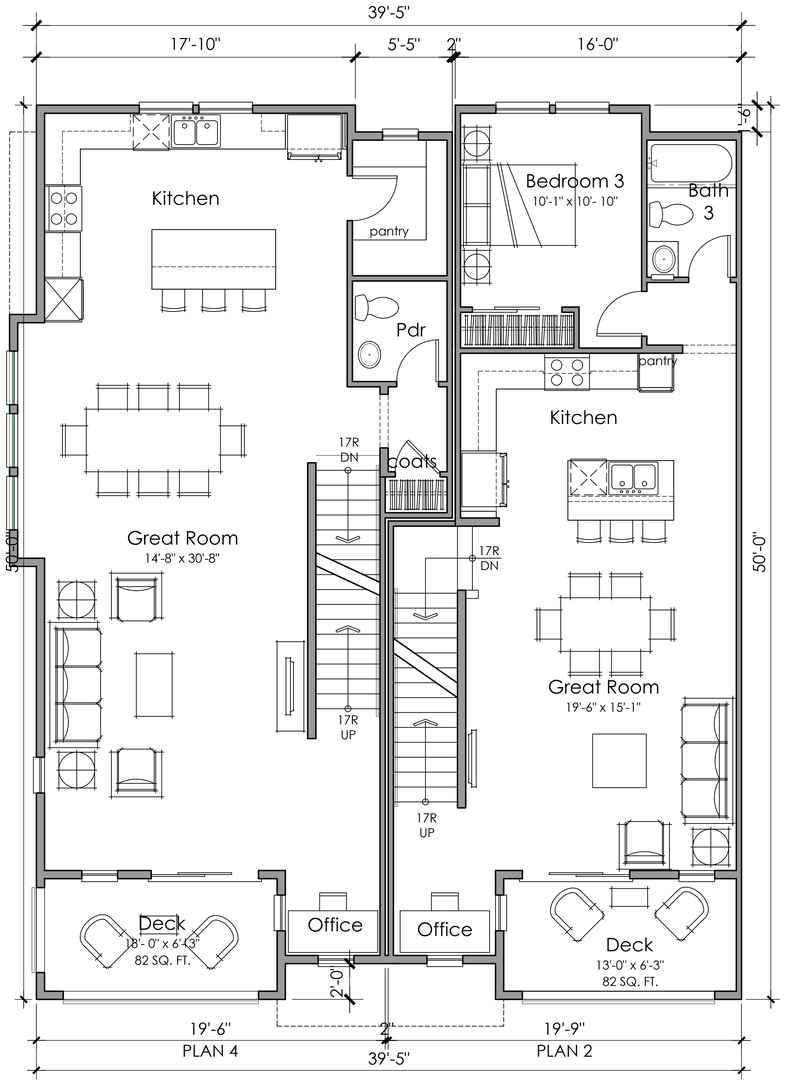
Third Floor

0 2 4 8 Scale 1" = 4'

Plan 4 with Roof Top Deck

Plan 2: 801 SQ. FT.

Plan 4: 970 SQ. FT.

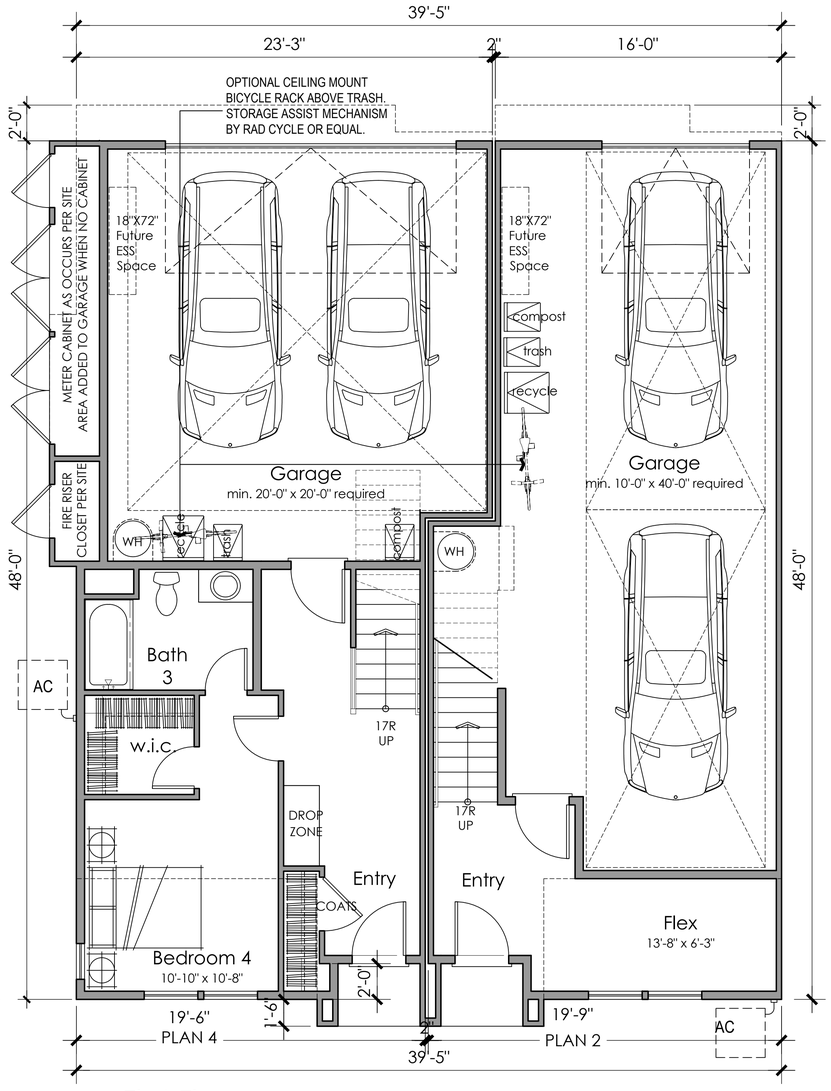


Second Floor

0 2 4 8 Scale 1" = 4'

Plan 2: 744 s.f.

Plan 4: 914 s.f.



First Floor

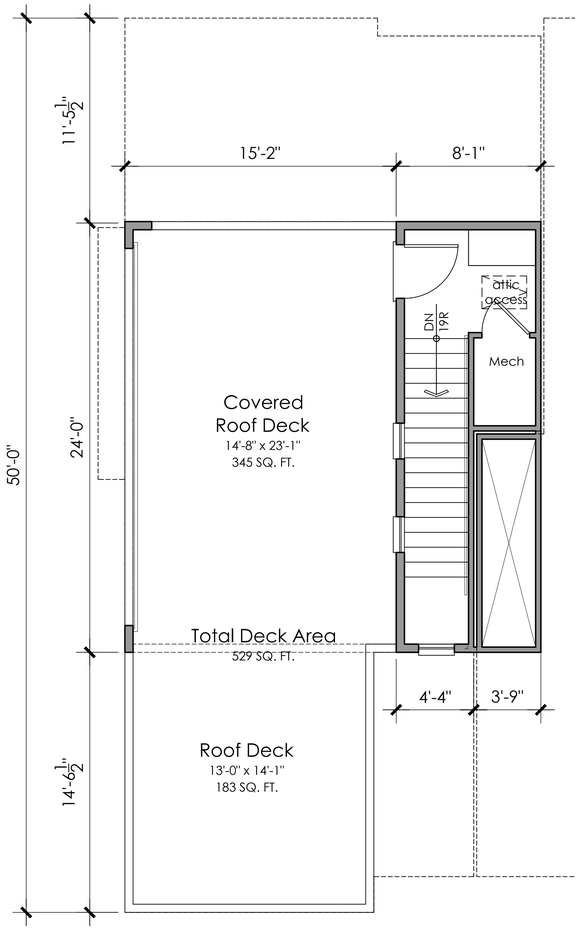
0 2 4 8 Scale 1" = 4'

Plan 2: 189 s.f.

Plan 4: 442 s.f.

Plan 4 w/RTD Floor Plan
4 Bedroom + 3.5 Bath
2,388 s.f.(net)

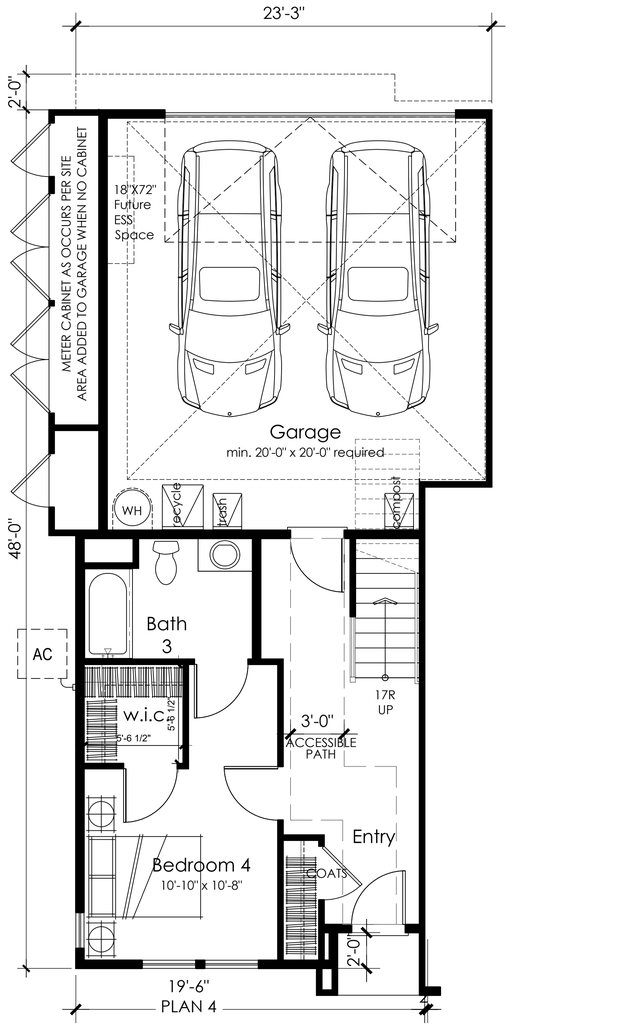
Plan 2 Floor Plan
3 Bedroom + 3 Bath
1,734 s.f.(net)



Plan 4 Roof Top Deck

0 2 4 8 Scale 1" = 4'

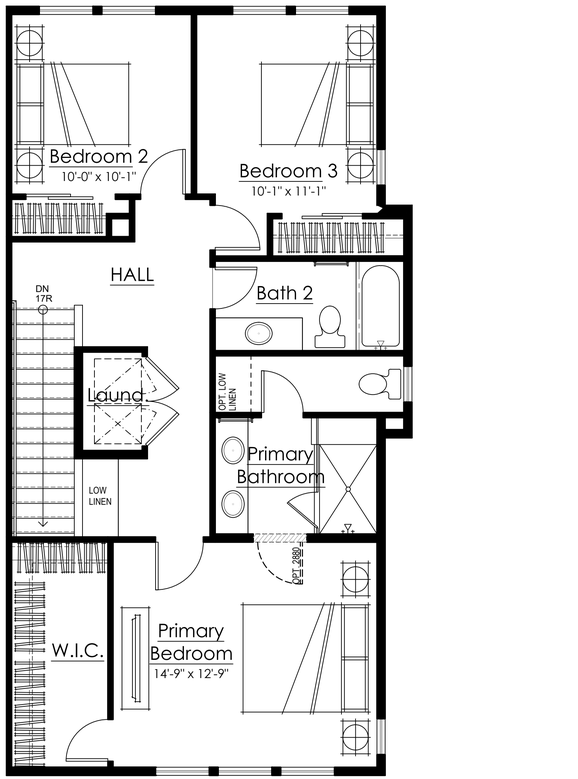
Plan 4: 62 SQ. FT.



First Floor Plan 4 Alt
Ground Floor Accessible

0 2 4 8 Scale 1" = 4'

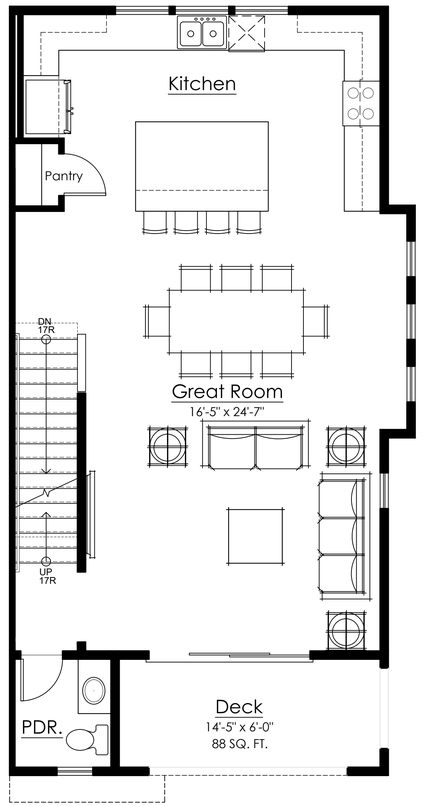
Plan 4 w/RTD Floor Plan
4 Bedroom + 3.5 Bath
2,348 s.f.(net)



Third Floor

Plan 5: 851 SQ. FT.

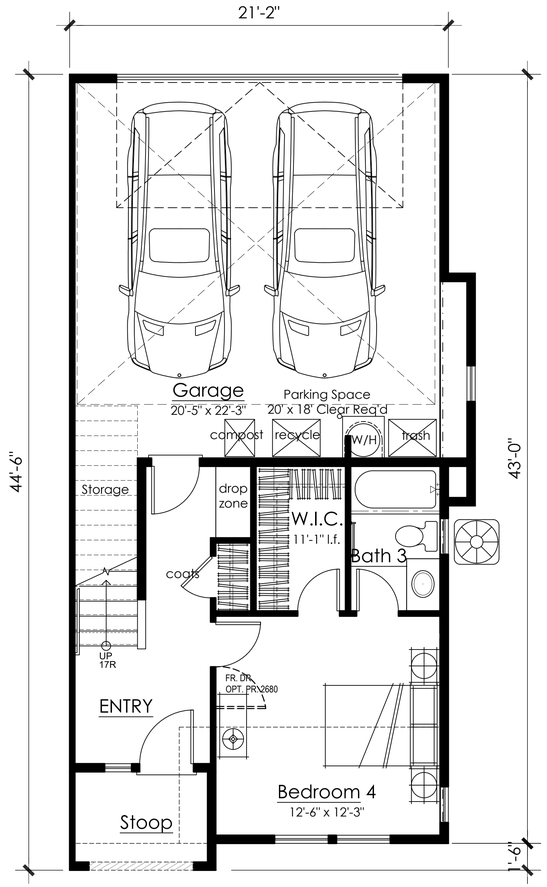
0 2 4 8 Scale 1" = 4'



Second Floor

Plan 5: 780 SQ. FT.

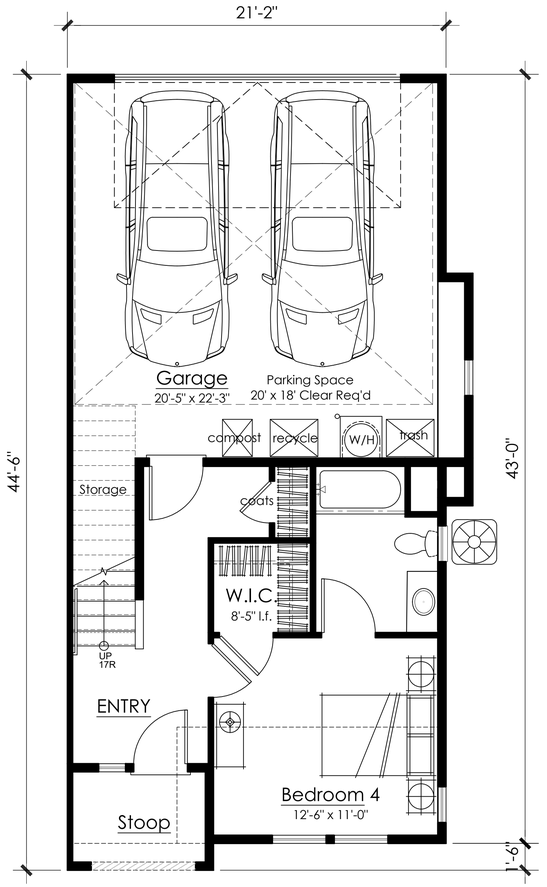
0 2 4 8 Scale 1" = 4'



First Floor

Plan 5: 395 SQ. FT.

0 2 4 8 Scale 1" = 4'



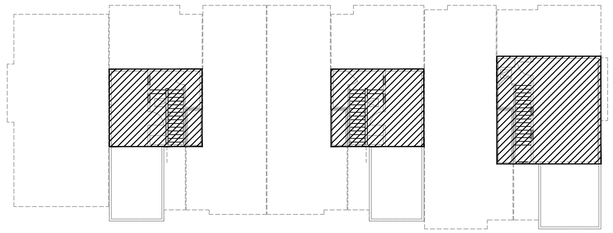
First Floor Ground Floor Accessible

Plan 5Alt: 395 SQ. FT.

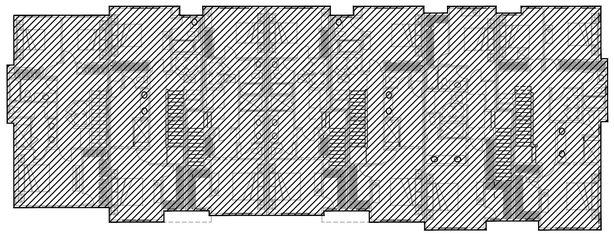
0 2 4 8 Scale 1" = 4'

Plan 5 Floor Plan
4 Bedroom + 3.5 Bath
1,993 s.f.(net)

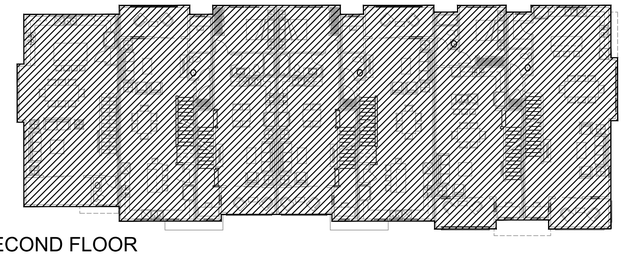
GROSS AREA - CBC (SB330)



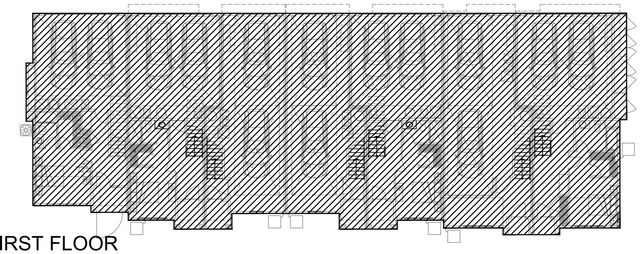
ROOF TOP DECK



THIRD FLOOR



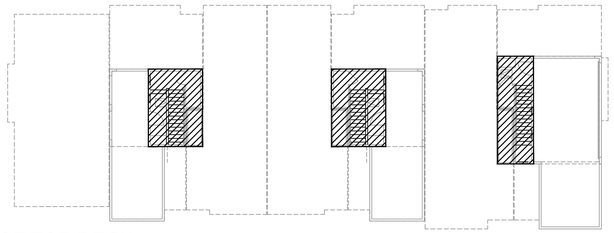
SECOND FLOOR



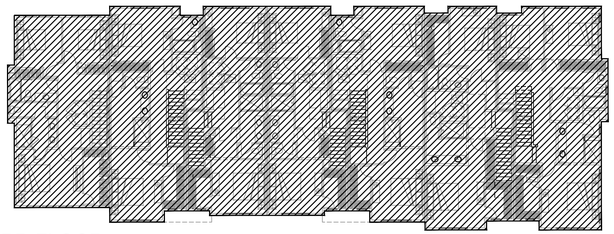
FIRST FLOOR

GROSS AREA DIAGRAM (PER C.B.C)

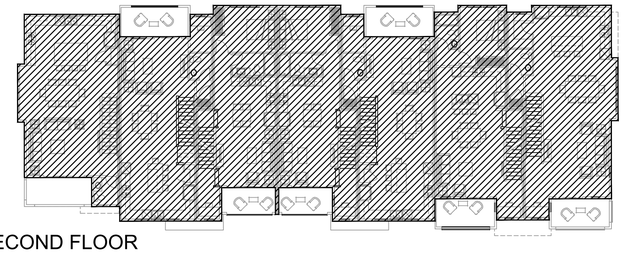
GROSS AREA - SAN MATEO



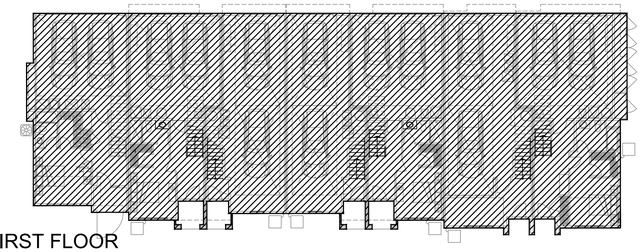
ROOF TOP DECK



THIRD FLOOR



SECOND FLOOR

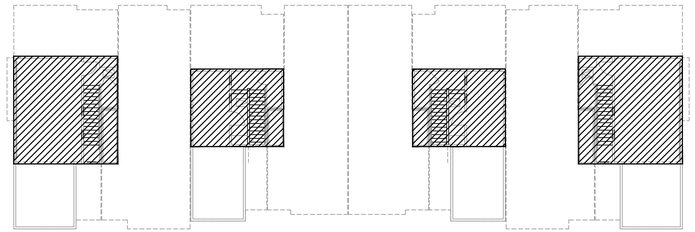


FIRST FLOOR

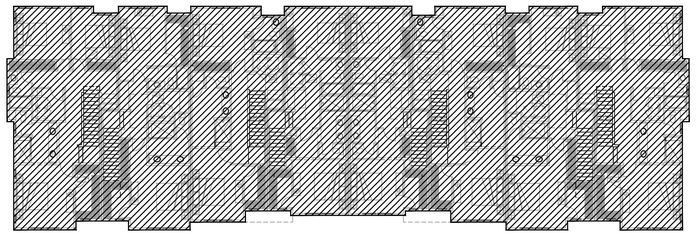
GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

IT - 7 Plex		
	CBC Def.	San Mateo Def.
1st Floor	6172	6009
2nd Floor	6233	5584
3rd Floor	6181	6181
4th Floor	1280	194
Total	19,866 SF	17,968 SF

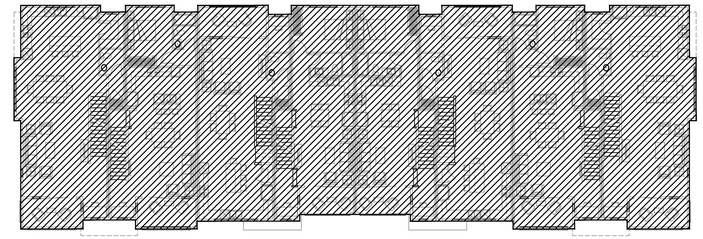
GROSS AREA - CBC (SB330)



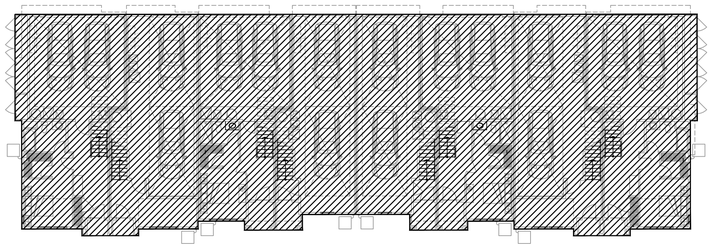
ROOF TOP DECK



THIRD FLOOR



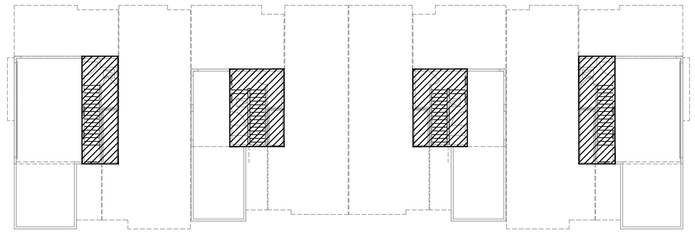
SECOND FLOOR



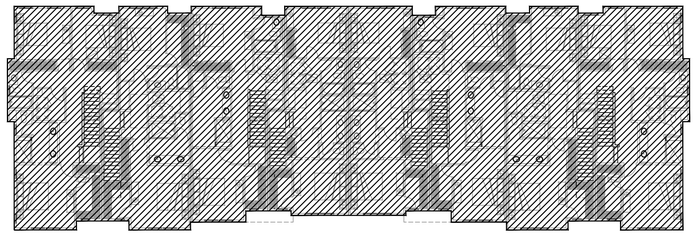
FIRST FLOOR

GROSS AREA DIAGRAM (PER C.B.C)

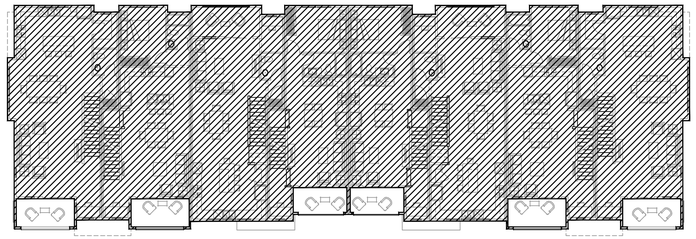
GROSS AREA - SAN MATEO



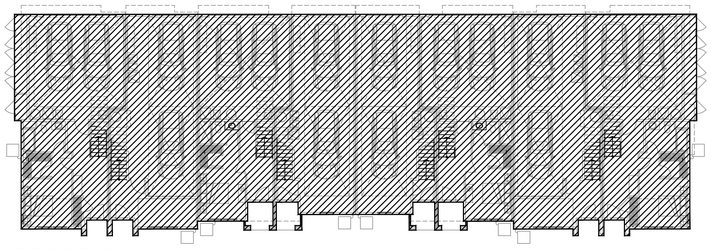
ROOF TOP DECK



THIRD FLOOR



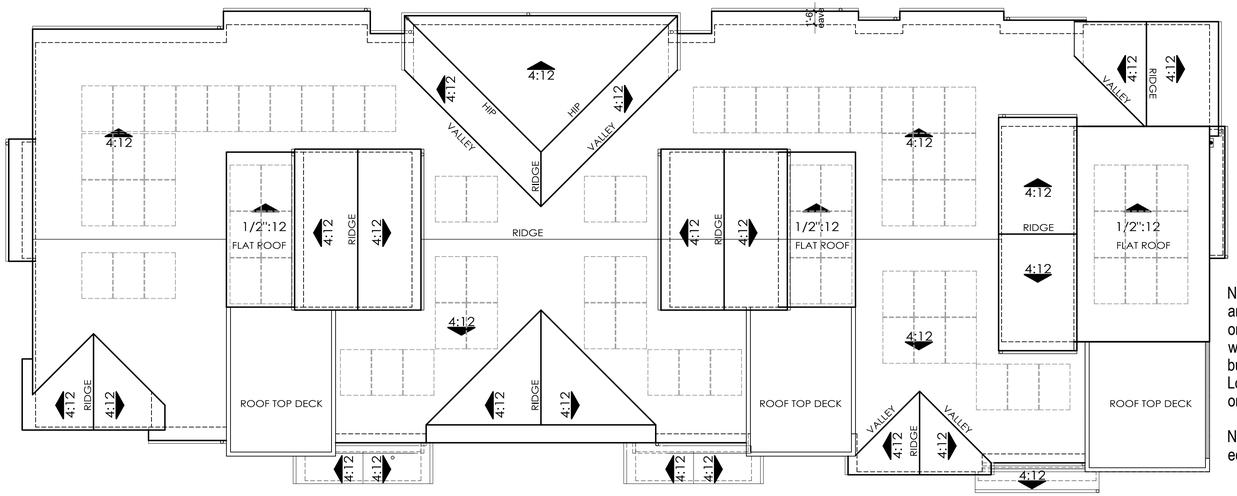
SECOND FLOOR



FIRST FLOOR

GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

IT - 8 Plex		
	CBC Def.	San Mateo Def.
1st Floor	7177	6982
2nd Floor	7256	6767
3rd Floor	7204	7204
4th Floor	2650	808
Total	24,287 SF	21,761 SF



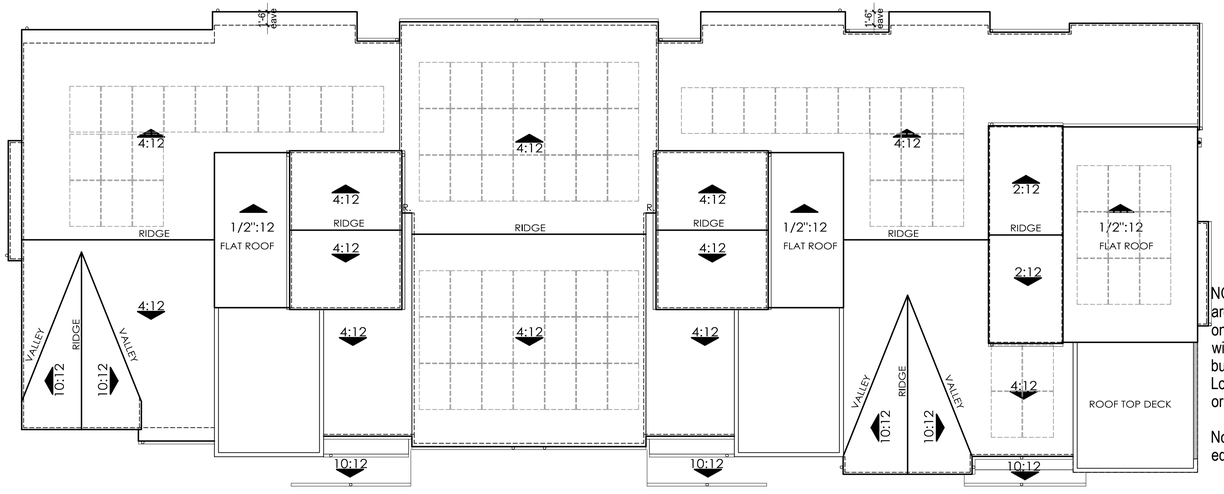
NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

4:12 ROOF PITCH TYP.
12" EAVE, TIGHT RAKE TYP.

7PLEX A - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'



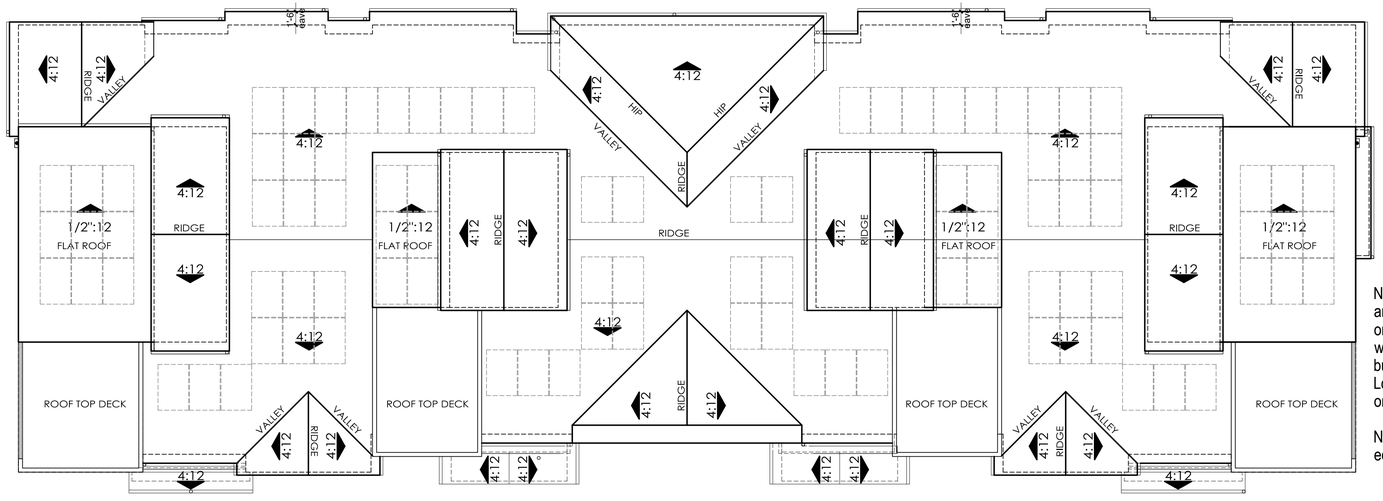
NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

4:12 ROOF PITCH TYP.
10:12 ACCENT ROOF PITCH
4 1/2" EAVE, TIGHT RAKE TYP.

7PLEX B - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'



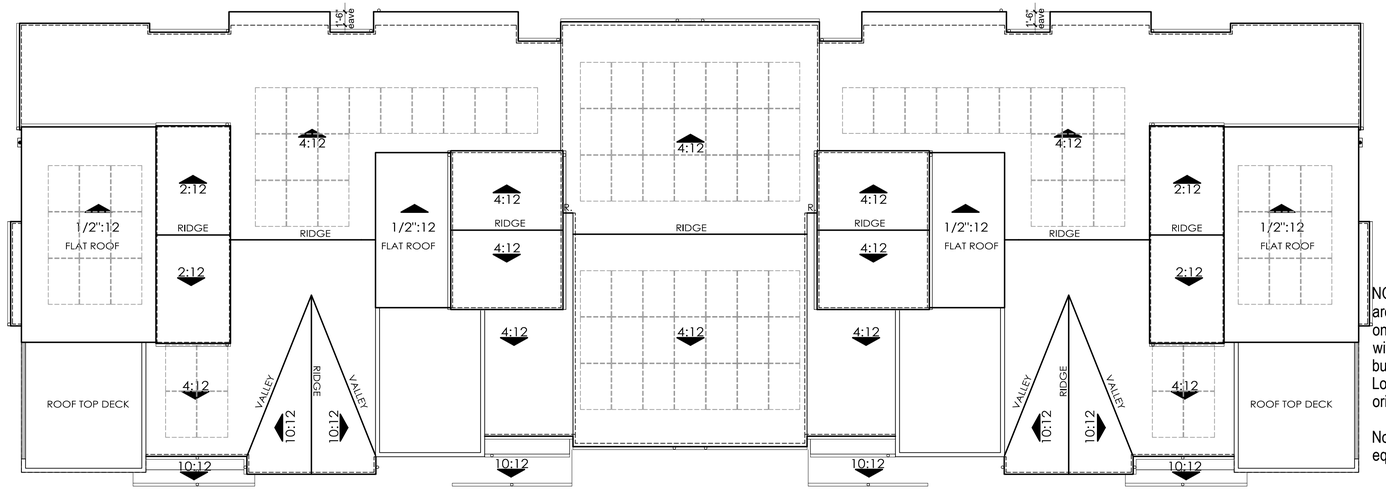
NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

4:12 ROOF PITCH TYP.
TIGHT EAVE, TIGHT RAKE TYP.

8PLEX A - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'



NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

4:12 ROOF PITCH TYP.
10:12 ACCENT ROOF PITCH
12" EAVE, TIGHT RAKE TYP.

8PLEX B - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'

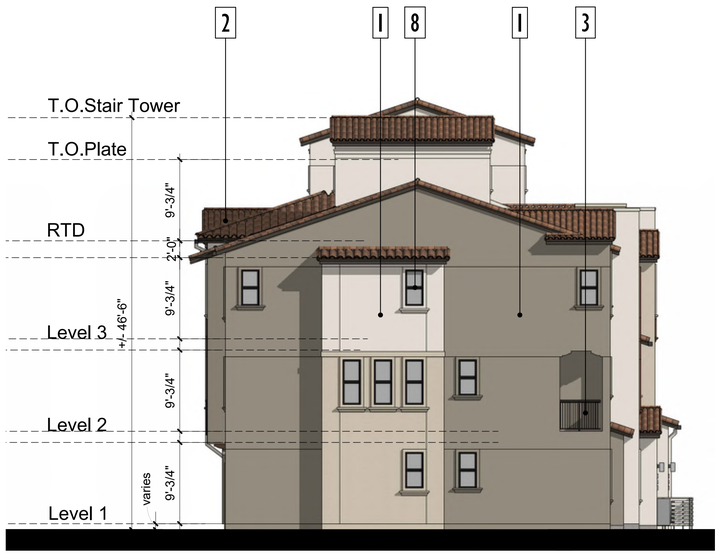
NOTE: REVERSE CONDITION OF ROOF PLANS ARE AN EXACT MIRROR CONDITION OF WHAT IS SHOWN HERE.

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



FRONT LEFT PERSPECTIVE



LEFT ELEVATION



Plan 5R Plan 3 Plan 1R Plan 1 Plan 3R Plan 2 Plan 4R

FRONT ELEVATION

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San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

0 4 8 16 Scale 1" = 8'

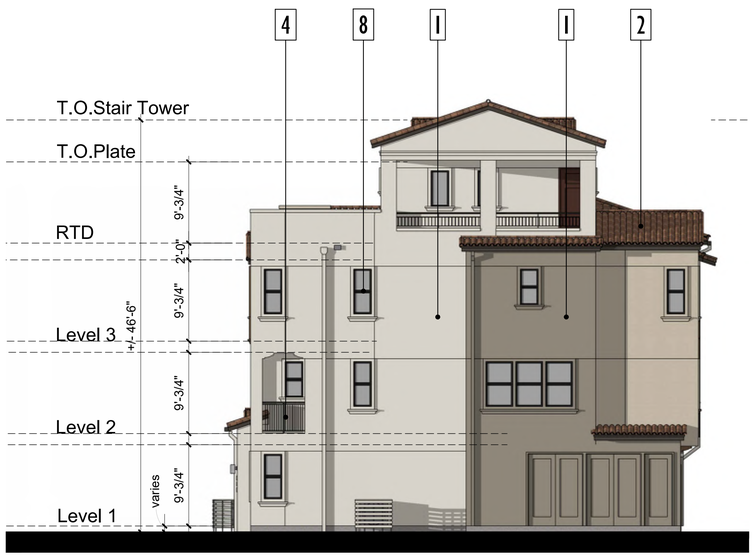
IT_7PLEX A FRONT - LEFT ELEVATIONS **A2.5.0**

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



FRONT LEFT PERSPECTIVE



LEFT ELEVATION



FRONT ELEVATION

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0 4 8 16 Scale 1" = 8'

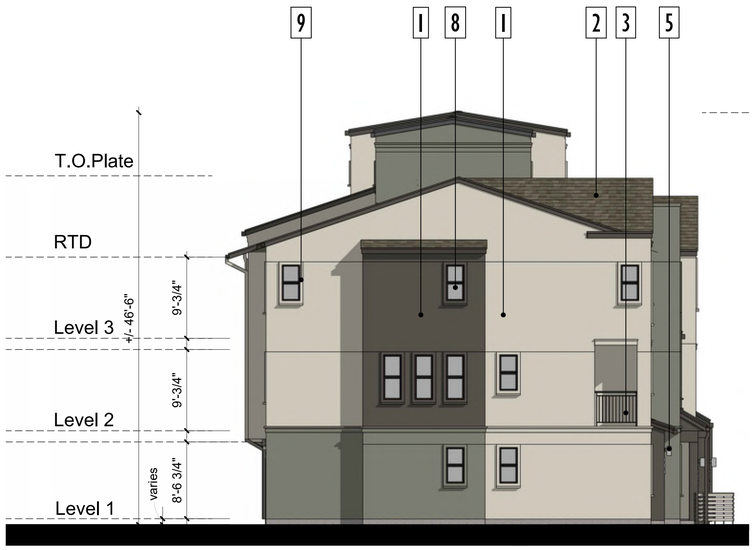
IT_7PLEX A REAR- RIGHT ELEVATIONS **A2.5.1**

MATERIAL LEGEND MODERN FRENCH B

1. Stucco
2. Composition Shingle Roofing (GAF or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Clopay or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. High Density Foam Trim



FRONT LEFT PERSPECTIVE



LEFT ELEVATION



FRONT ELEVATION

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0 4 8 16 Scale 1" = 8'

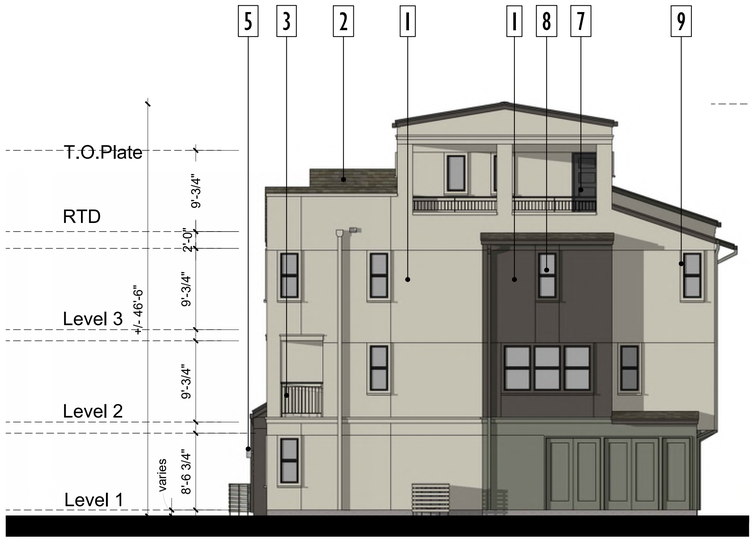
IT_7PLEX B FRONT-LEFT ELEVATIONS **A2.5.2**

MATERIAL LEGEND MODERN FRENCH B

1. Stucco
2. Composition Shingle Roofing (GAF or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Clopay or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. High Density Foam Trim



FRONT LEFT PERSPECTIVE



LEFT ELEVATION



FRONT ELEVATION

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0 4 8 16 Scale 1" = 8'

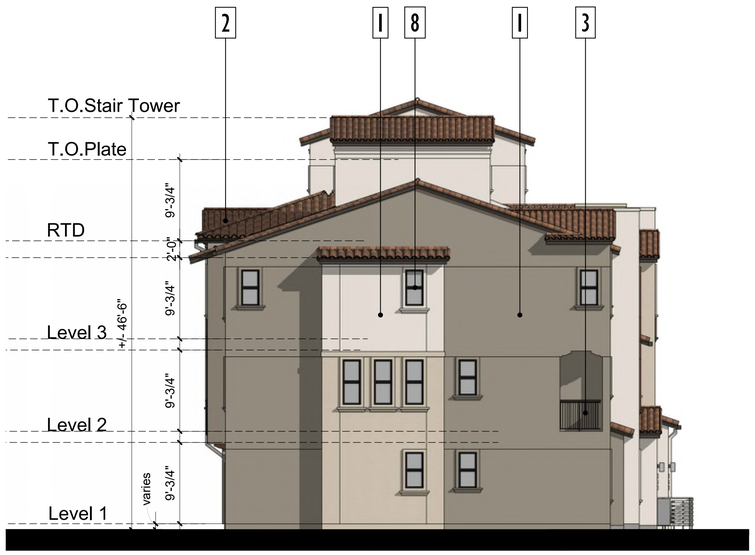
IT_7PLEX B REAR - RIGHT ELEVATIONS **A2.5.3**

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



FRONT LEFT PERSPECTIVE



LEFT ELEVATION



FRONT ELEVATION

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0 4 8 16 Scale 1" = 8'

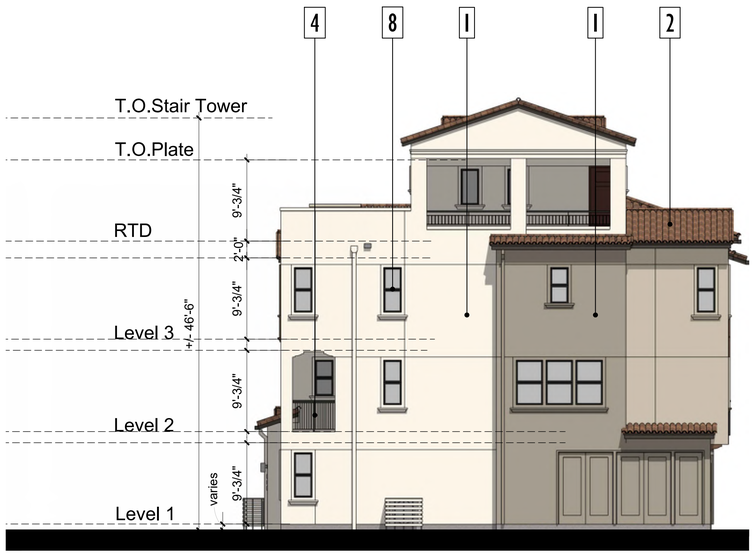
IT_8PLEX A FRONT - LEFT ELEVATIONS **A2.5.4**

MATERIAL LEGEND SPANISH A

1. Stucco
2. Concrete Roof Tiles (Eagle Roofing or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Wayne Dalton or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. Tile Accent
10. Composite or High Density Foam Corbel
11. High Density Foam Trim



FRONT LEFT PERSPECTIVE



LEFT ELEVATION



FRONT ELEVATION

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0 4 8 16 Scale 1" = 8'

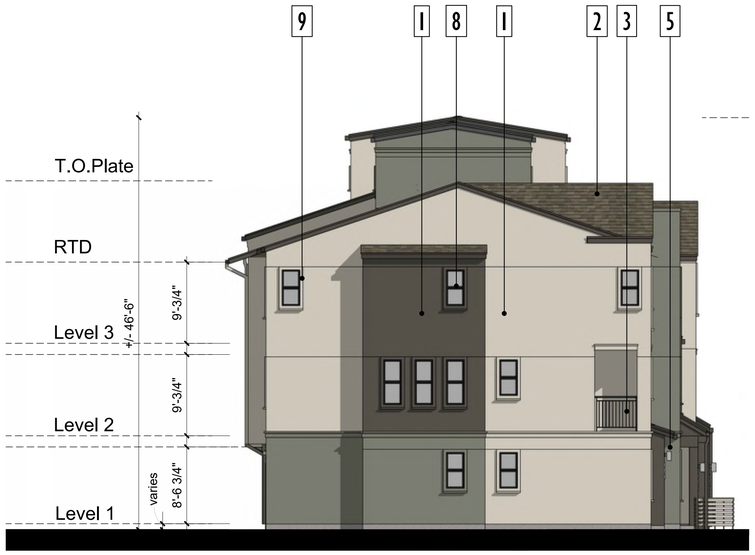
IT_8PLEX A REAR - RIGHT ELEVATIONS **A2.5.5**

MATERIAL LEGEND MODERN FRENCH B

1. Stucco
2. Composition Shingle Roofing (GAF or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Clopay or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. High Density Foam Trim



FRONT LEFT PERSPECTIVE



LEFT ELEVATION



FRONT ELEVATION

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0 4 8 16 Scale 1" = 8'

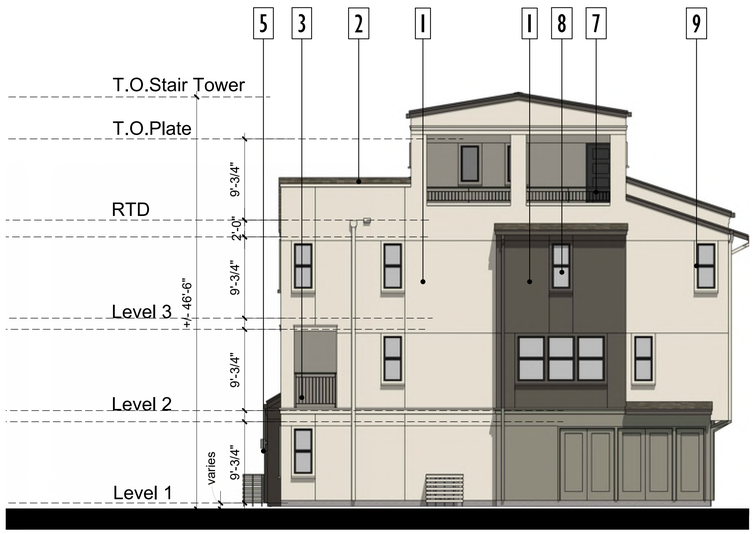
IT_8PLEX B FRONT - LEFT ELEVATIONS **A2.5.6**

MATERIAL LEGEND MODERN FRENCH B

1. Stucco
2. Composition Shingle Roofing (GAF or Equal)
3. Painted Metal Railing
4. Metal Garage Door (Clopay or Equal)
5. Light Fixture
6. Unit Address
7. Entry Door (Thermatru or Equal)
8. Vinyl Window
9. High Density Foam Trim



FRONT LEFT PERSPECTIVE



LEFT ELEVATION



FRONT ELEVATION

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Ownership:

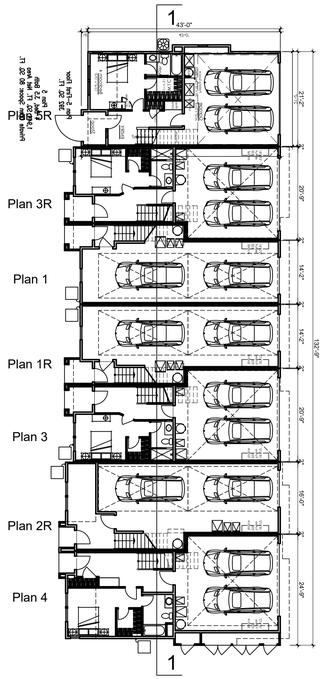
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CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

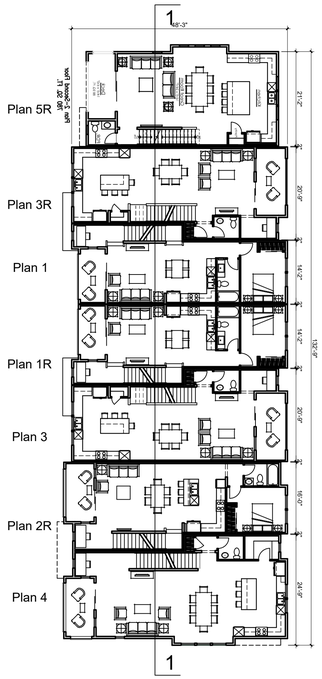
SB330 / FORMAL APPLICATION
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0 4 8 16 Scale 1" = 8'

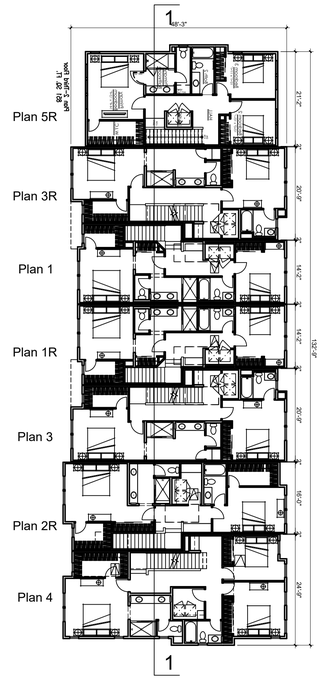
IT_8PLEX B REAR - RIGHT ELEVATIONS **A2.5.7**



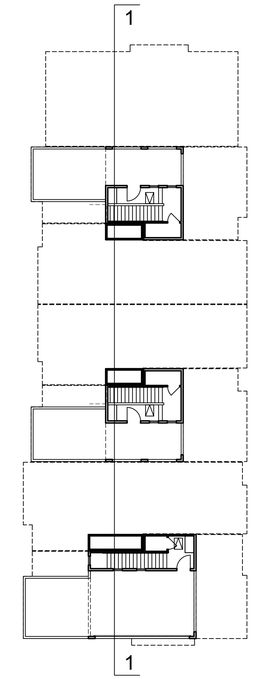
FIRST FLOOR



SECOND FLOOR

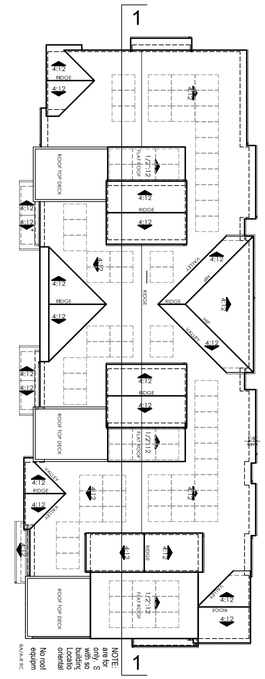


THIRD FLOOR



ROOF TOP DECK

7-PLEX A ROOF PLAN



ROOF

7-PLEX KEY PLANS

0 8 16 32 Scale 1" = 16'



0 4 8 12 Scale 3/16" = 1'

1- 7-PLEX LONGITUDINAL SECTION

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Ownership:

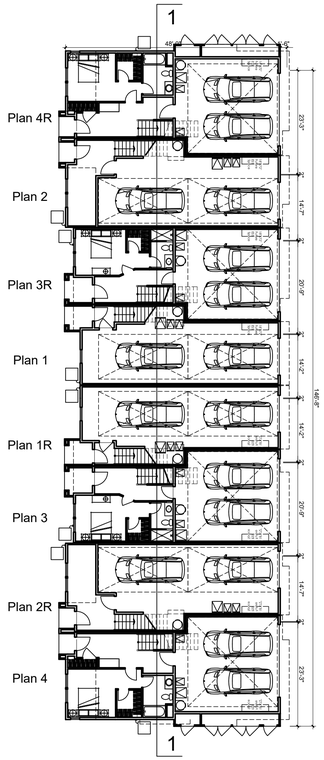
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SAN MATEO, CA
20240095

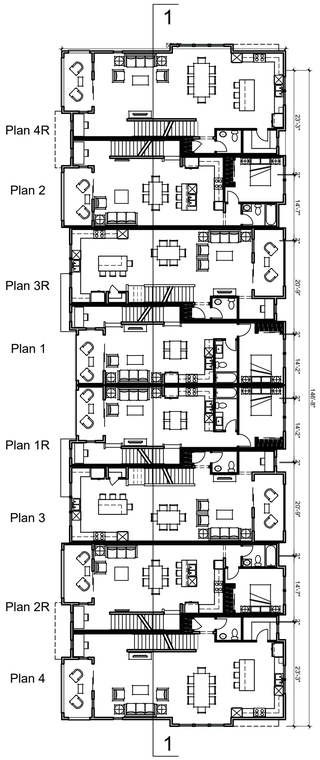
SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

IT_7PLEX LONG SECTION

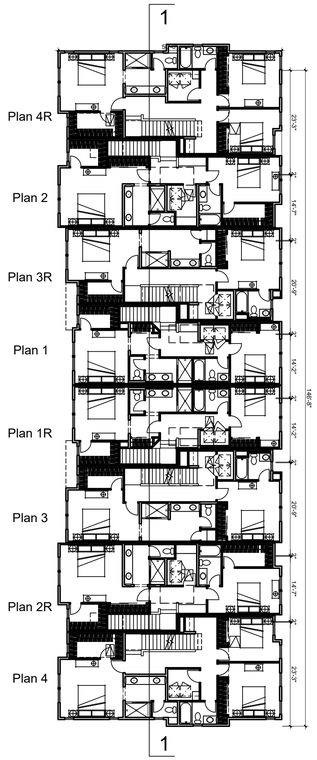
A2.6.0



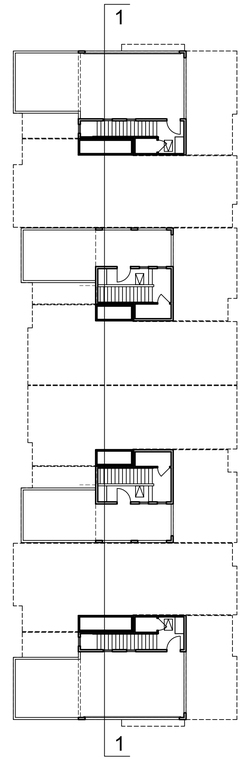
FIRST FLOOR



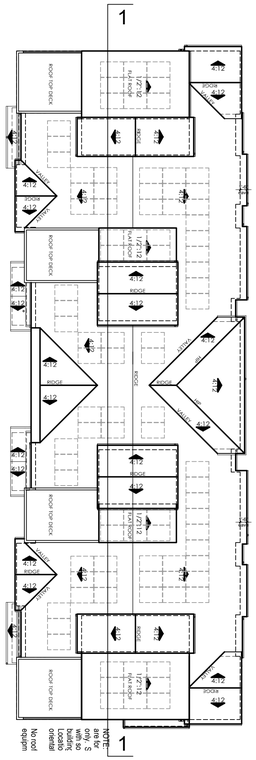
SECOND FLOOR



THIRD FLOOR



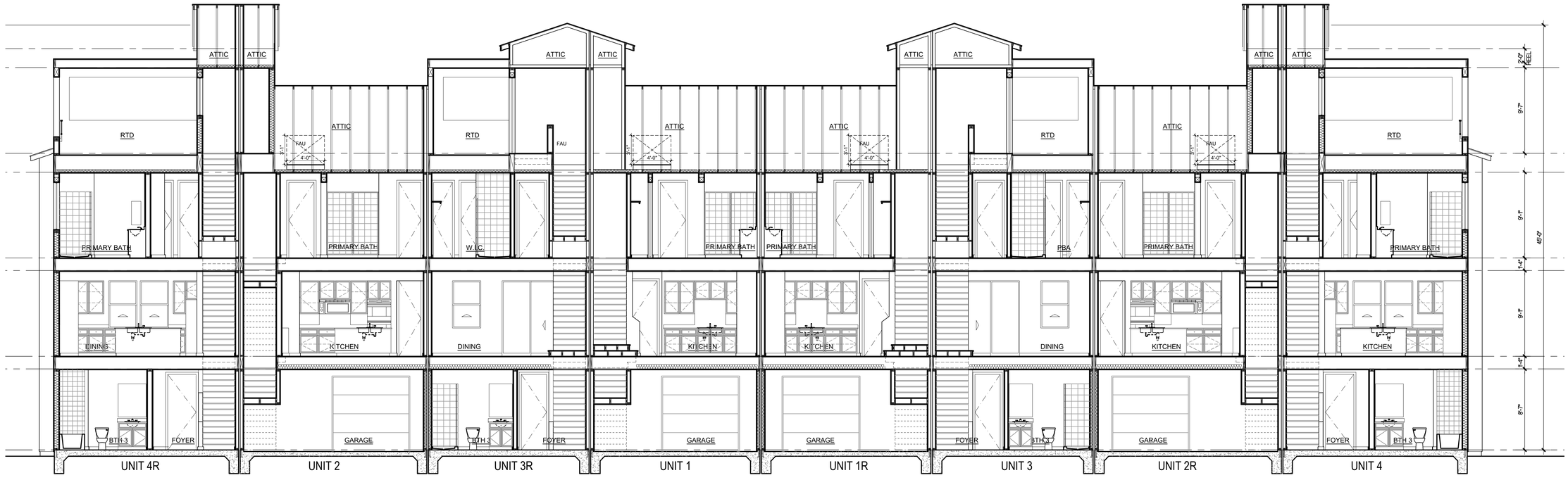
ROOF TOP DECK



ROOF

8-PLEX KEY PLANS

0 8 16 32 Scale 1" = 16'



0 4 8 12 Scale 3/16" = 1'

1- 8-PLEX LONGITUDINAL SECTION

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San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

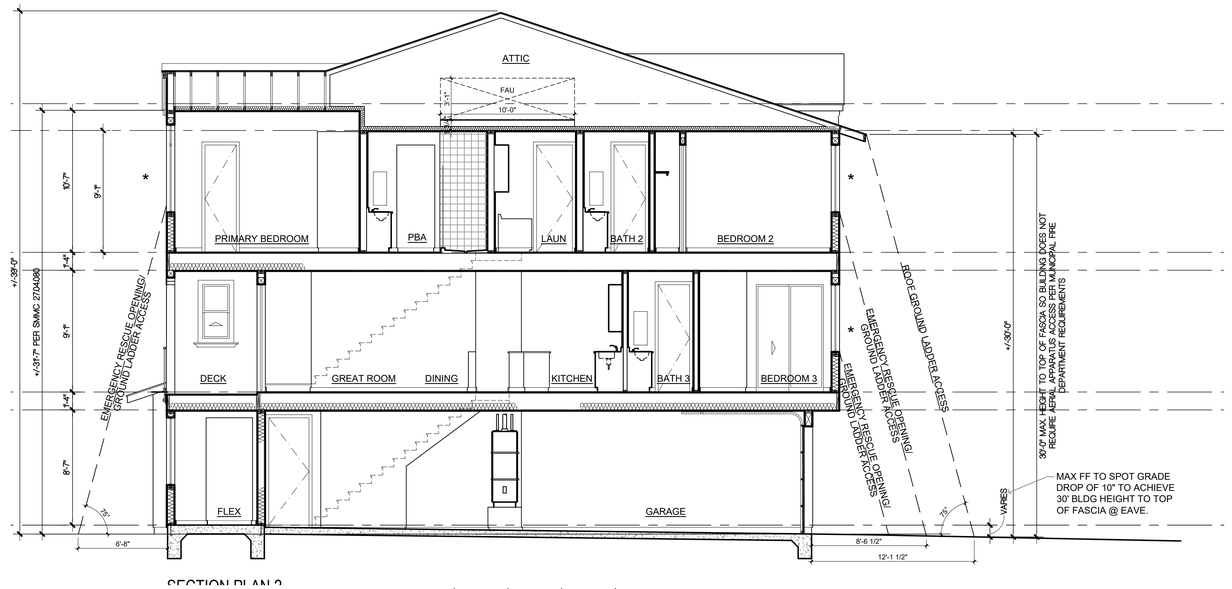
IT_8PLEX LONG SECTION

A2.6.1

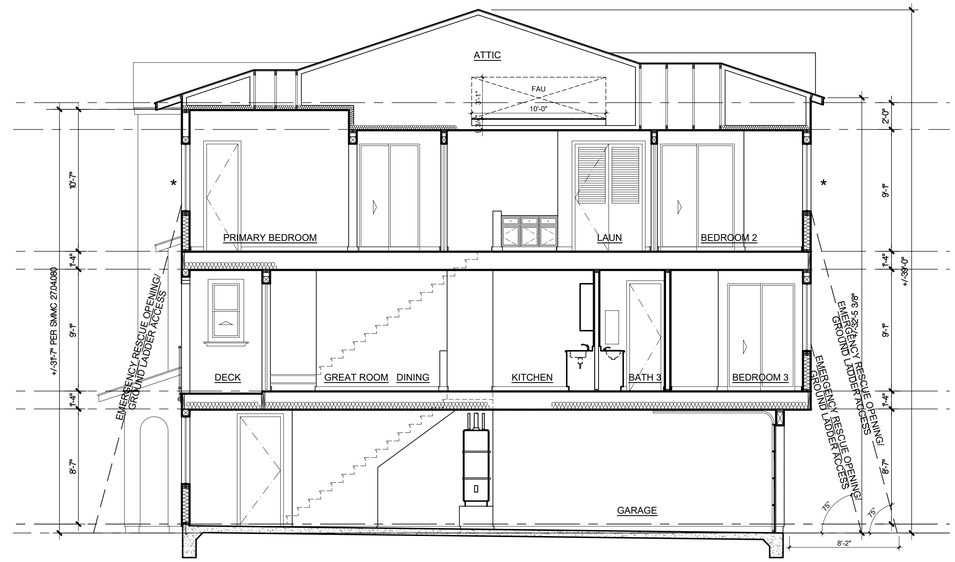


8-PLEX KEY PLANS

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)



2- UNIT 2 SECTION



1- UNIT 1 SECTION

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
202400395

SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

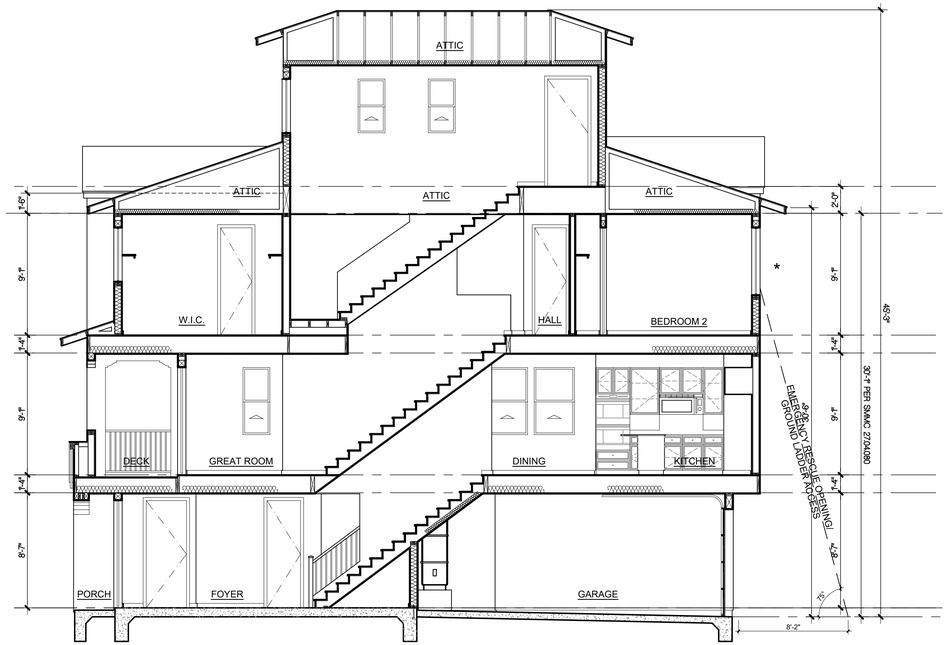
IT_UNIT 1-2 CROSS SECTIONS **A2.6.2**



FIRST FLOOR | SECOND FLOOR | THIRD FLOOR | ROOF TOP DECK | ROOF

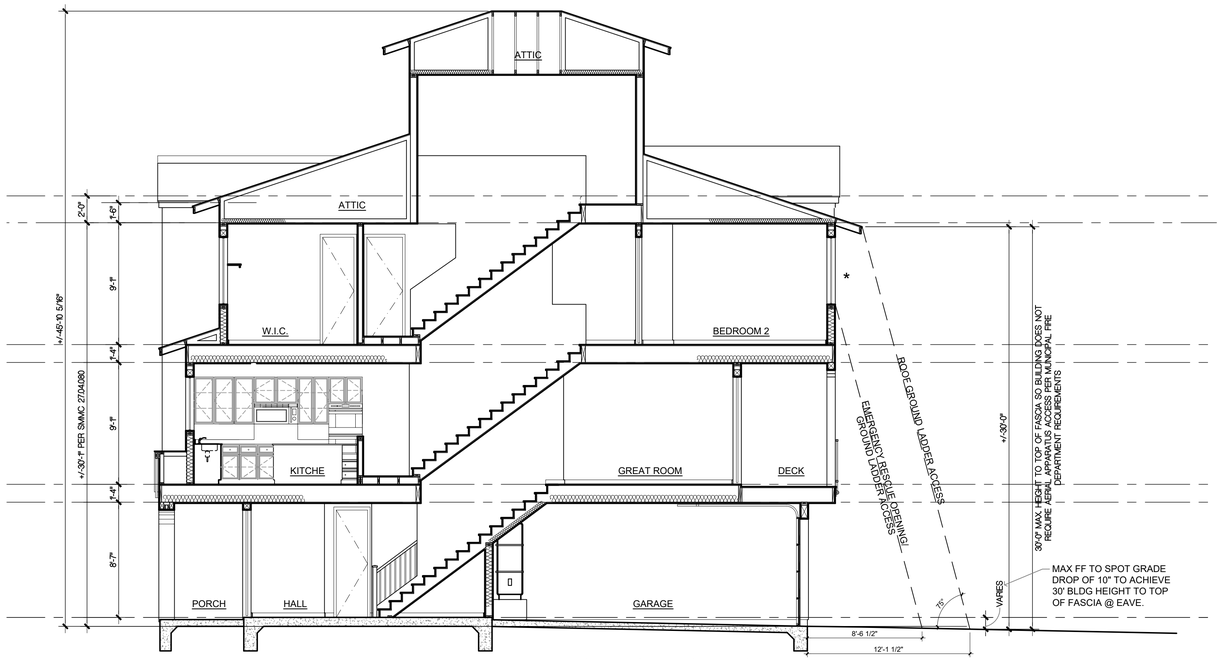
8-PLEX KEY PLANS

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)



SECTION PLAN 4 (WITH ROOF TOP DECK)

2- UNIT 4 SECTION



1- UNIT 3 SECTION

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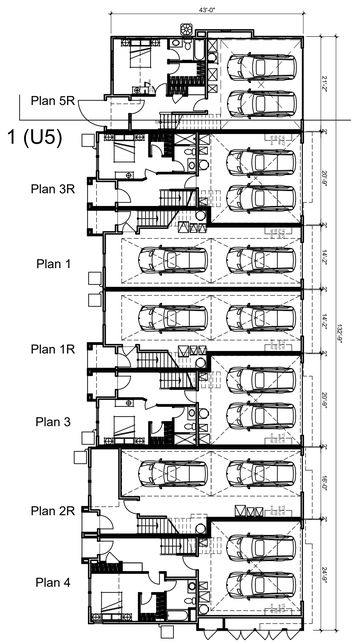
Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

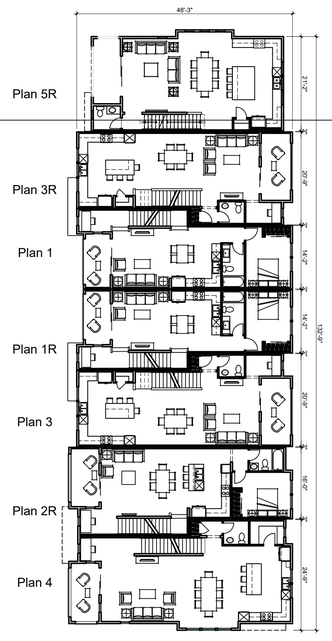
CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
202400095

SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

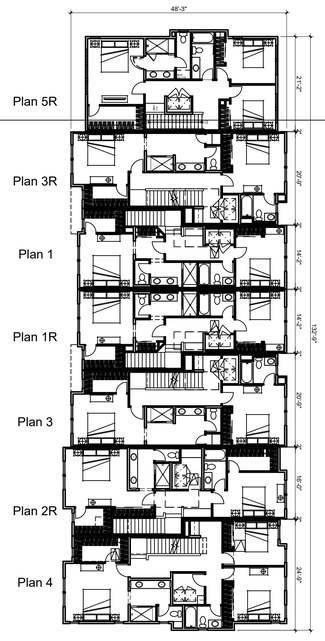
IT_UNIT 3-4 CROSS SECTIONS **A2.6.3**



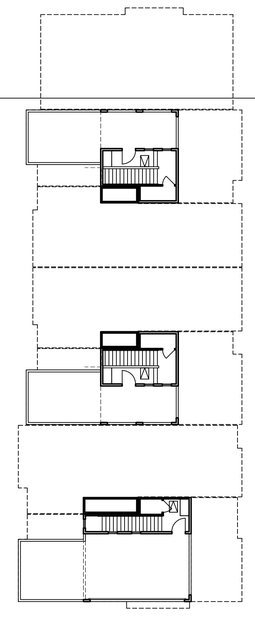
FIRST FLOOR



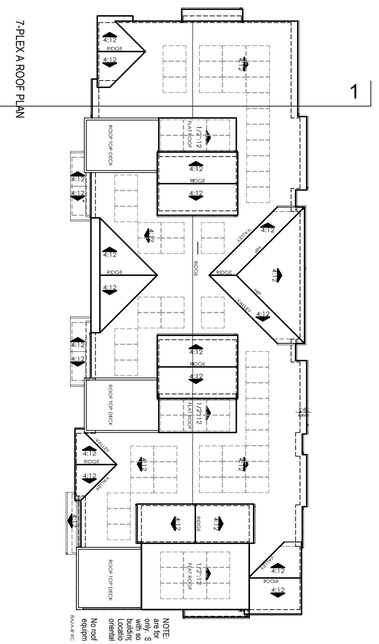
SECOND FLOOR



THIRD FLOOR



ROOF TOP DECK

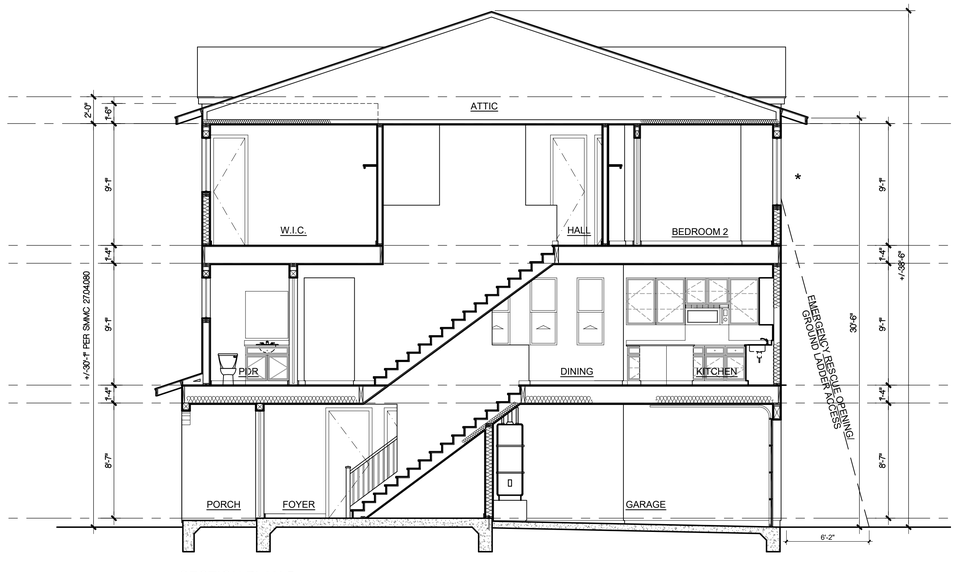


ROOF

8-PLEX KEY PLANS

0 8 16 32 Scale 1" = 16'

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)



SECTION PLAN 5

0 4 8 12 Scale 3/16" = 1'

1- UNIT 5 SECTION

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CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
202400995

SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

IT_UNIT 5 CROSS SECTIONS **A2.6.4**

IT - A - SPANISH STYLE

	1	2
COLOR 1 STUCCO/TRIM	SW7542 - NATUREL	SW7514 - FOOTHILLS
COLOR 2 STUCCO/TRIM	SW7012 - CREAMY	SW7506 - LOGGIA
COLOR 3 STUCCO/ TRIM/ ACCENT	SW7737 -MEADOW TRAIL	SW9183 - DARK CLOVE
FASCIA/ RAFTER TAILS	SW7675 - SEALSKIN	
GARAGE DOORS	SW9182 - ROJO MARRON	SW7061 - NIGHT OWL
ENTRY DOORS	SW7069 - IRON ORE	SW7076 - CYBERSPACE
COLOR 4 METAL RAILINGS	SW6258 - TRICORN BLACK	SW6258 - TRICORN BLACK
COLOR 7 ROOF MATERIAL LOW 'S' PROFILE	SMM 8402 SANTA CRUZ BLEND	SCM 8823 PEBBLE BEACH BLEND
COLOR 8 DECO TILES AT GABLE	R 49 6" X 6"	R 49 6" X 6"

PAINT: SHERWIN WILLIAMS
ROOF: EAGLE ROOFING OR EQUAL
METAL ROOF: BERRIDGE METALS OR EQUAL
DECO TILES: GONZ TILE OR EQUAL

ENTRY DOOR



THERMATRU FIBERGLASS EXTERIOR SINGLE DOOR
CLASSIC CRAFT FIR GRAIN
3'x8' 2 PANEL SQUARE TOP SHAKER
COLOR DETERMINED BY COLOR SCHEME

WINDOWS



MILGARD TUSCANY SINGLE-HUNG
VINYL
EXTERIOR BRONZE

ENTRY LIGHT



PROGRESS LIGHTING
ONE-LIGHT WALL SCONCE W/HAL AC LED MODULE
METALLIC GRAY CAST ALUMINUM SHADE

GARAGE LIGHT



PROGRESS LIGHTING
6" LED SQUARE CYLINDER DOWN WALL LANTERN
METALLIC GRAY DIE-CAST ALUMINUM

GARAGE DOORS



WAYNE DALTON
CLASSIC STEEL 8300 PANEL 16'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME



WAYNE DALTON
CLASSIC STEEL 8300 PANEL 8'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME

NOTE: ALL MANUFACTURERS AND MATERIALS ARE EXAMPLES AND ARE SUBJECT TO CHANGE. SUBSTITUTIONS TO BE OF EQUAL OR LIKE APPEARANCE AND PERFORMANCE.
NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT NOTED ABOVE. KTGY MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD.
NOTE: MANDOORS, VENTS AND RELATED TRIMS TO BE PAINTED ADJACENT COLOR - UNLESS OTHERWISE NOTED.

IT - B - FRENCH MODERN STYLE

	1	2
COLOR 1 STUCCO/TRIM	SW7050 - USEFUL GRAY	SW7056 - RESERVED WHITE
COLOR 2 STUCCO/TRIM	SW6200 - LINK GRAY	SW0077 - CLASSIC FRENCH GRAY
COLOR 3 STUCCO/TRIM	SW6167 - GARDEN GATE	SW7505 - MANOR HOUSE
FASCIA/ TRIM/ACCENTS	SW7048 - URBANE BRONZE	SW7069 - IRON ORE
ROOF MATERIAL COMPOSITION SHINGLE	WEATHERED WOOD	MOIRE BLACK
GARAGE DOORS	SW7062 - ROCK BOTTOM	SW6258 - TRICORN BLACK
ENTRY DOORS 1	SW0006 - TOILE RED	SW6461 - ISLE OF PINES
ENTRY DOORS 2	SW7062 - ROCK BOTTOM	SW6258 - TRICORN BLACK
COLOR 4 METAL RAILINGS	SW6258 - TRICORN BLACK	SW6258 - TRICORN BLACK

ENTRY DOOR



THERMATRU FIBERGLASS EXTERIOR SINGLE DOOR
CLASSIC CRAFT FIR GRAIN
3'x8' 4 PANEL SHAKER
COLOR DETERMINED BY COLOR SCHEME

WINDOWS



MILGARD TUSCANY SINGLE-HUNG
VINYL
EXTERIOR BRONZE

ENTRY LIGHT



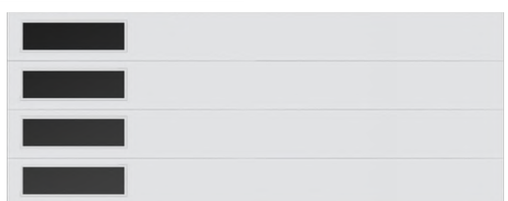
PROGRESS LIGHTING
ONE-LIGHT WALL SCONCE W/HAL AC LED MODULE
METALLIC GRAY CAST ALUMINUM SHADE

GARAGE LIGHT

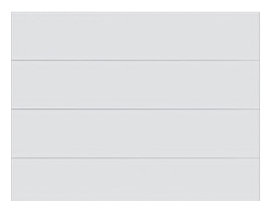


PROGRESS LIGHTING
6" LED SQUARE CYLINDER DOWN WALL LANTERN
METALLIC GRAY DIE-CAST ALUMINUM

GARAGE DOORS

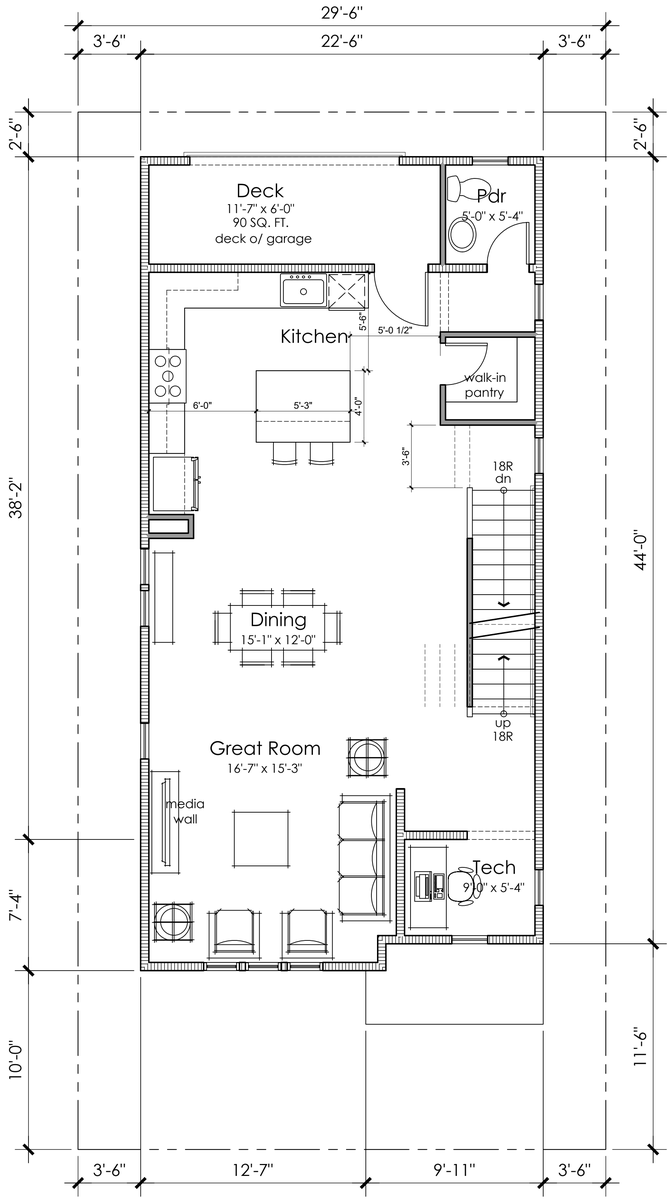


WAYNE DALTON
CLASSIC STEEL 8300 PANEL 16'x7'
CLASSIC STEEL WINDOW VERTICAL CLEAR II LEFT 7'
COLOR DETERMINED BY COLOR SCHEME



WAYNE DALTON
CLASSIC STEEL 8300 PANEL 8'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME

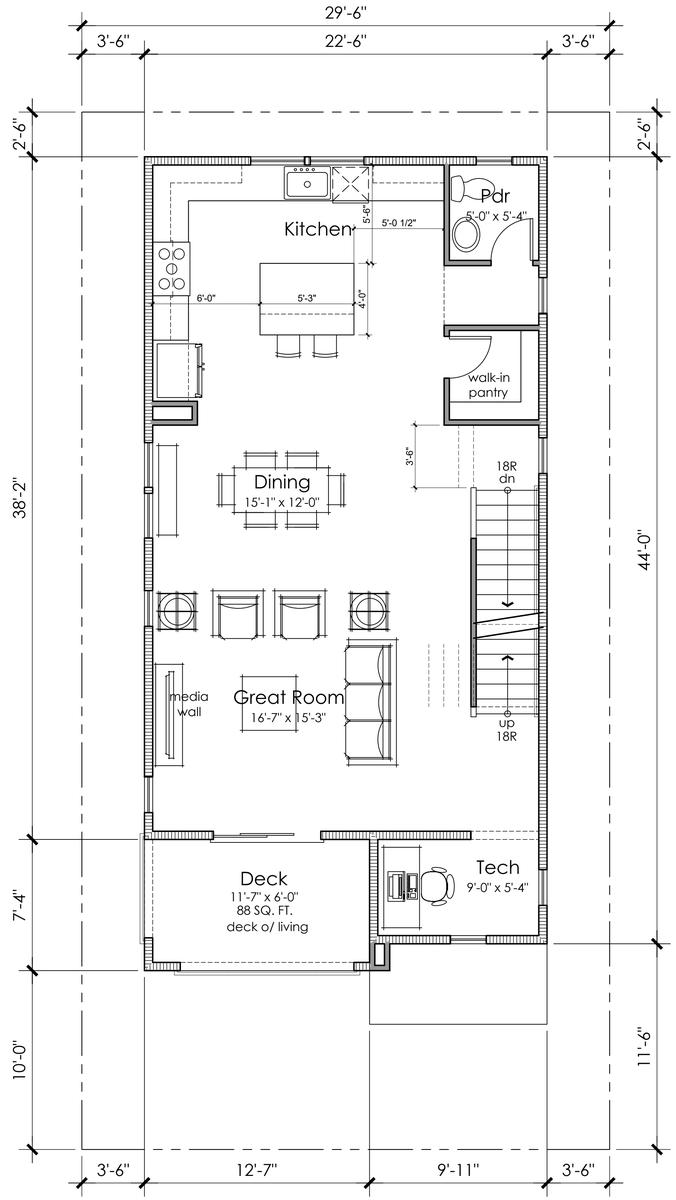
NOTE: ALL MANUFACTURERS AND MATERIALS ARE EXAMPLES AND ARE SUBJECT TO CHANGE. SUBSTITUTIONS TO BE OF EQUAL OR LIKE APPEARANCE AND PERFORMANCE.
NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT NOTED ABOVE. KTGY MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD.
NOTE: MANDOORS, VENTS AND RELATED TRIMS TO BE PAINTED ADJACENT COLOR - UNLESS OTHERWISE NOTED.



Alt Second Floor

910 SQ. FT.

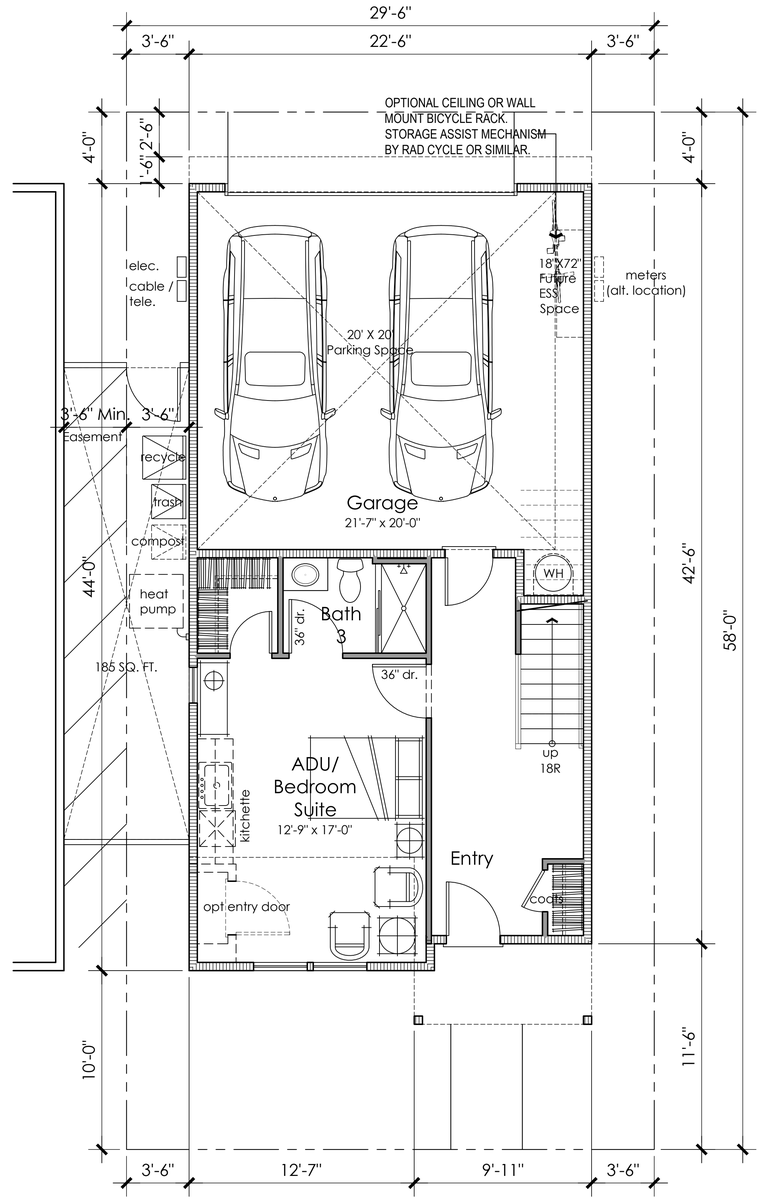
0 2 4 8 Scale 1" = 4'



Second Floor

917 SQ. FT.

0 2 4 8 Scale 1" = 4'

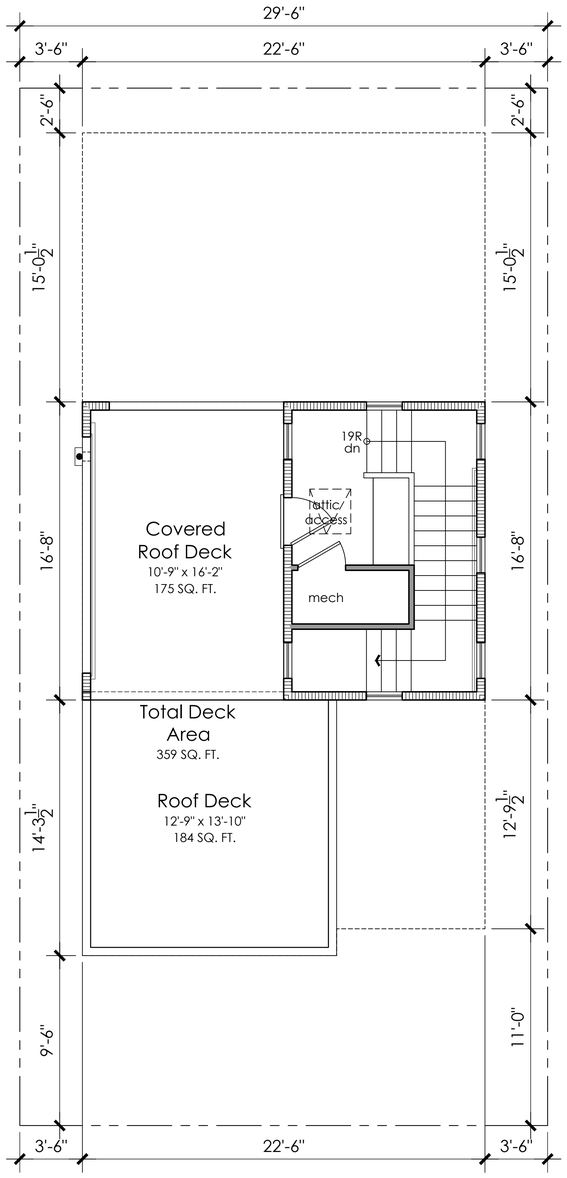


First Floor

507 SQ. FT.

0 2 4 8 Scale 1" = 4'

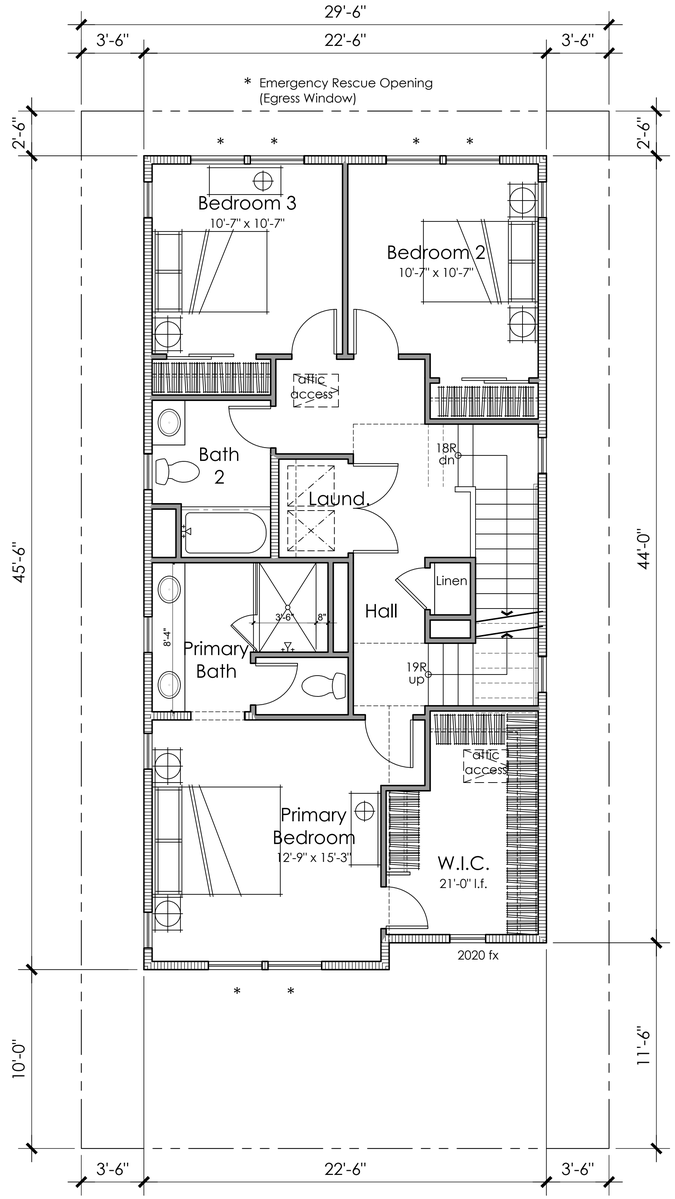
3 BEDROOMS + ADU
3.5 BATHS
2,476 S.F.



Roof Top Deck

89 SQ. FT.

0 2 4 8 Scale 1" = 4'

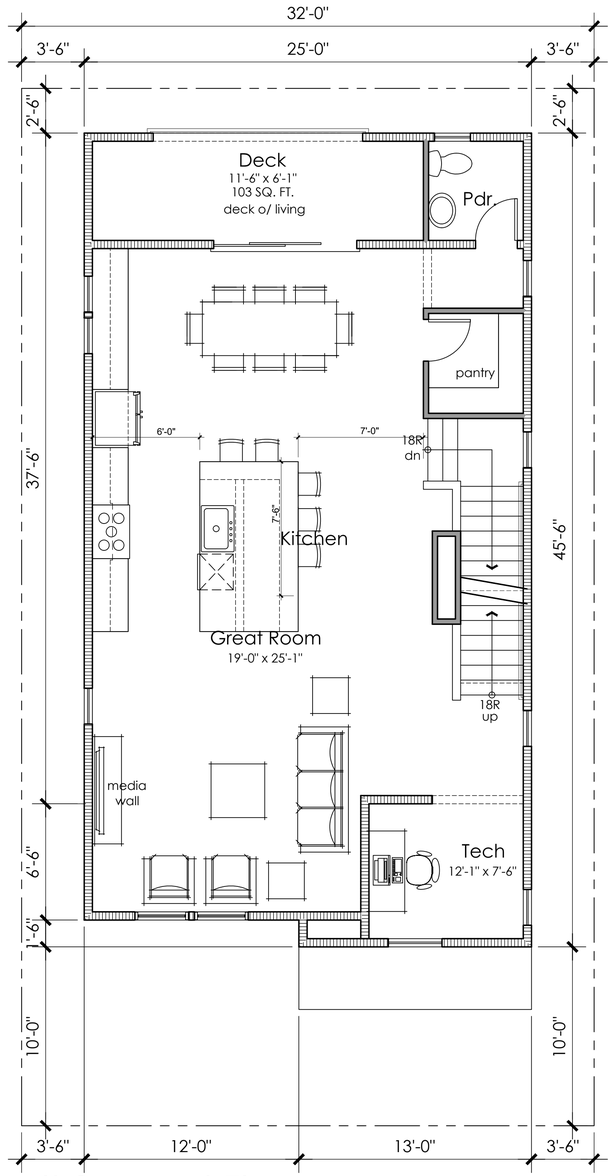


Third Floor

963 SQ. FT.

0 2 4 8 Scale 1" = 4'

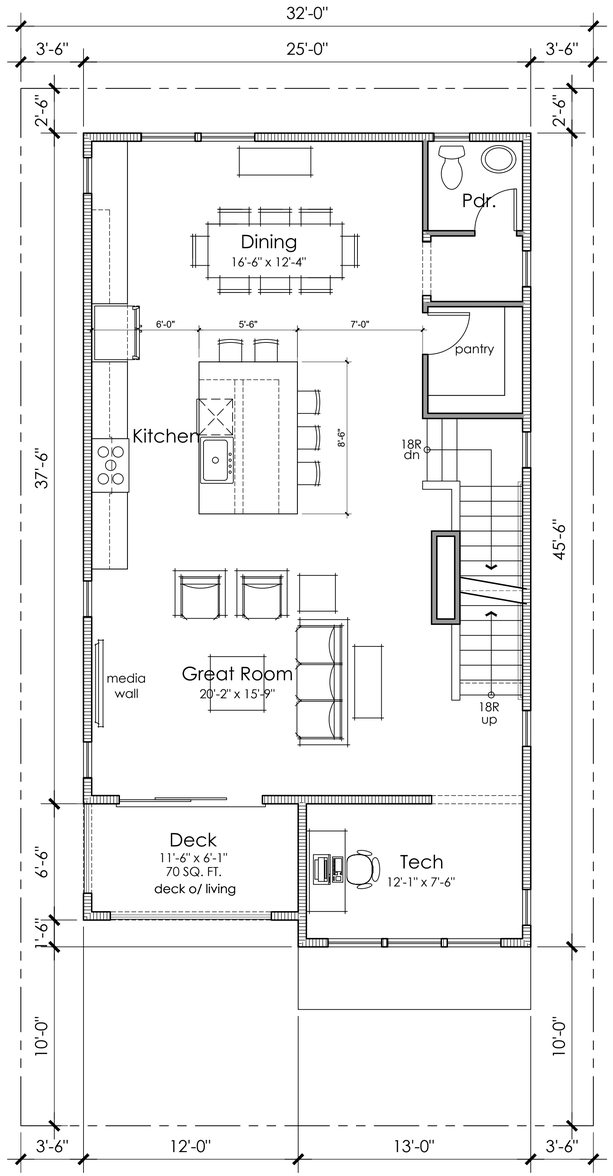
3 BEDROOMS + ADU
3.5 BATHS
2,476 S.F.



Alt Second Floor

1119 SQ. FT.

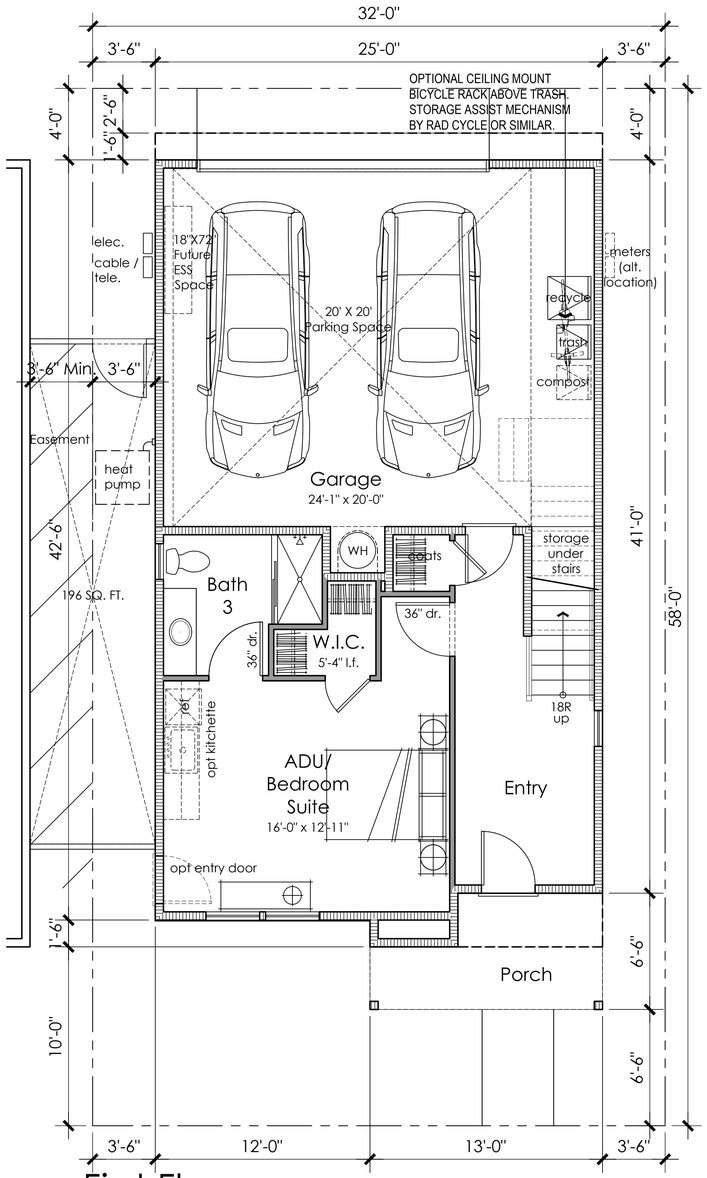
0 2 4 8 Scale 1" = 4'



Second Floor

1041 SQ. FT.

0 2 4 8 Scale 1" = 4'

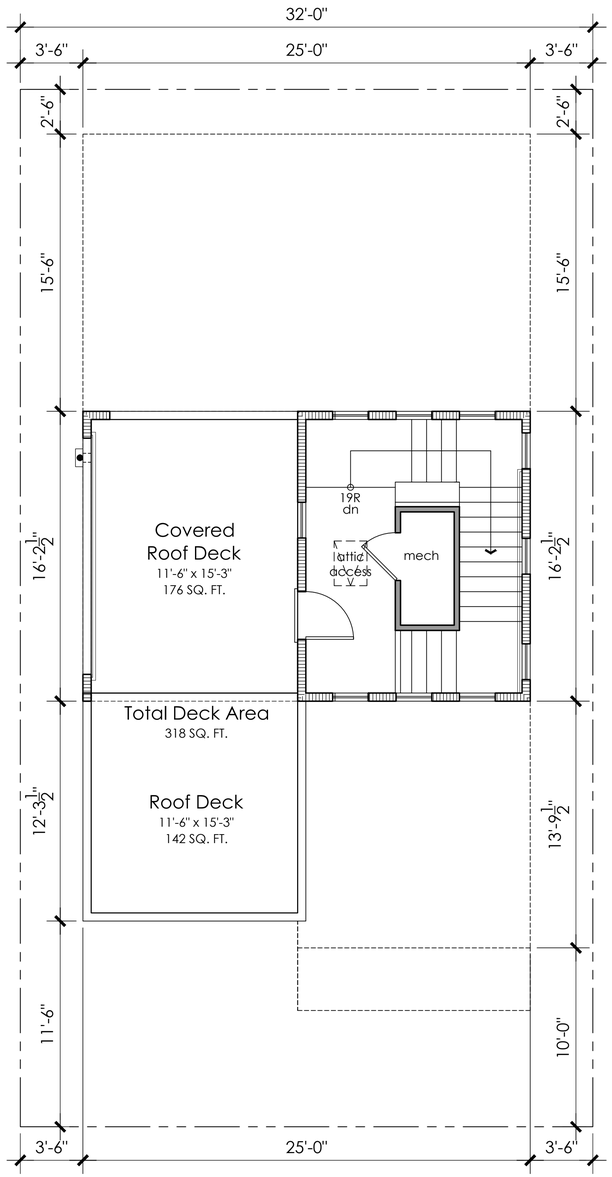


First Floor

560 SQ. FT.

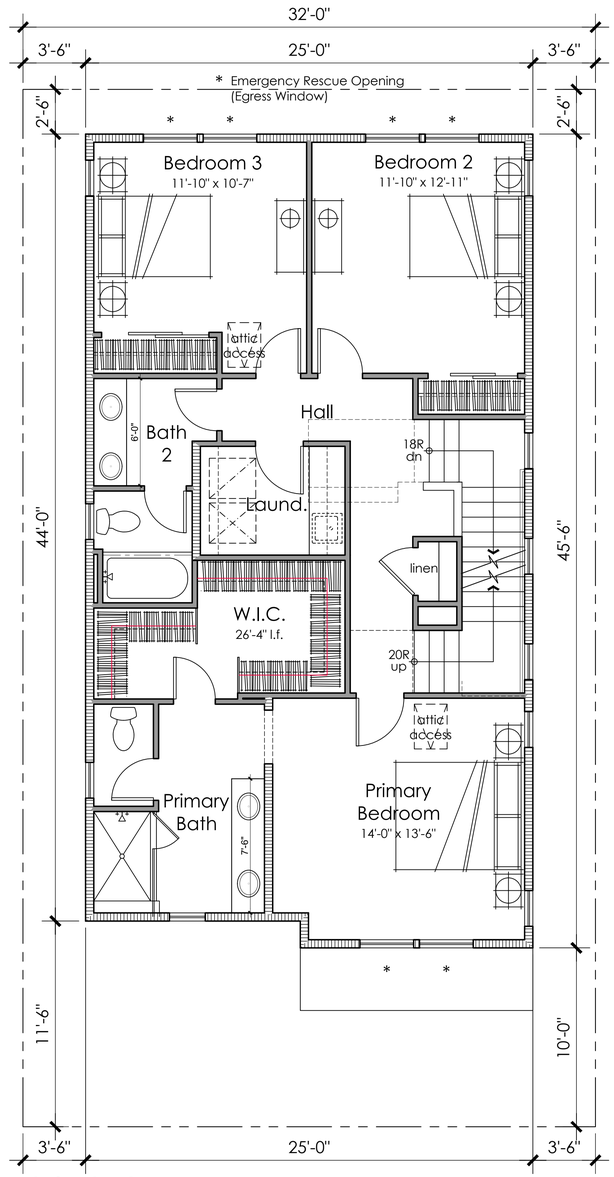
0 2 4 8 Scale 1" = 4'

3 BEDROOMS + ADU
3.5 BATHS
2,780 S.F.



Roof Top Deck

126 SQ. FT.

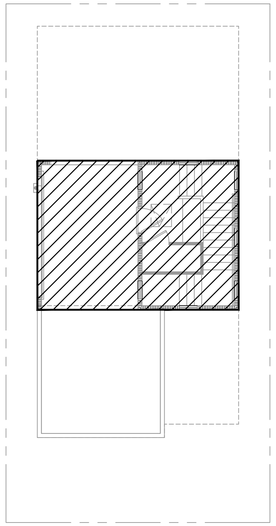


Third Floor

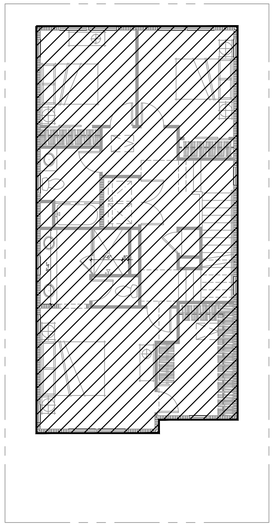
1053 SQ. FT.

0 2 4 8 Scale 1" = 4'

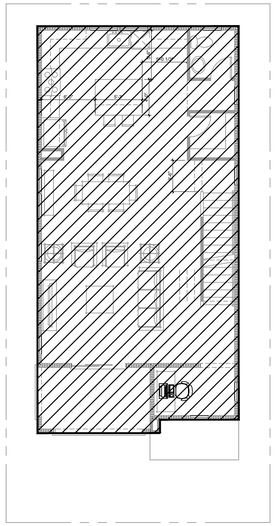
0 2 4 8 Scale 1" = 4'



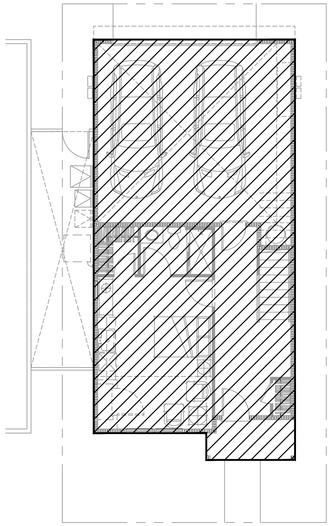
ROOF TOP DECK



THIRD FLOOR



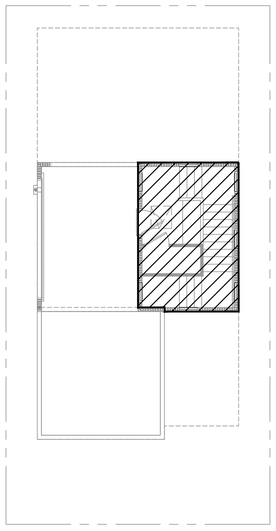
SECOND FLOOR



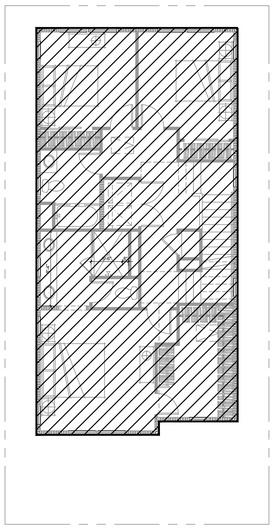
FIRST FLOOR

GROSS AREA - CBC (SB330)

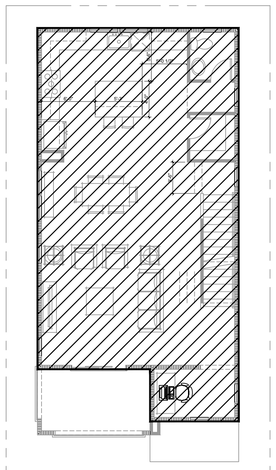
GROSS AREA DIAGRAM (PER C.B.C)



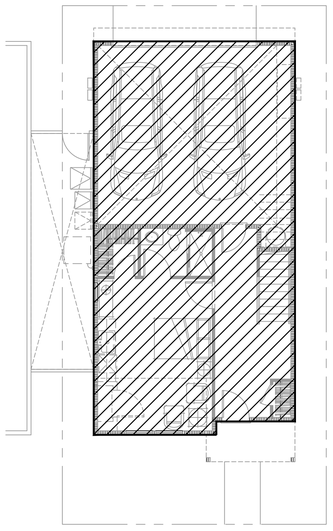
ROOF TOP DECK



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

GROSS AREA - SAN MATEO

SFD- Plan 1		
	CBC Def.	San Mateo Def.
1st Floor	1019	976
2nd Floor	1010	917
3rd Floor	1010	1010
4th Floor	375	186
Total	3,414 SF	3,089 SF

GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

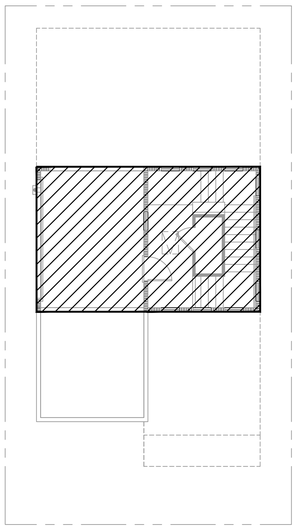
Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

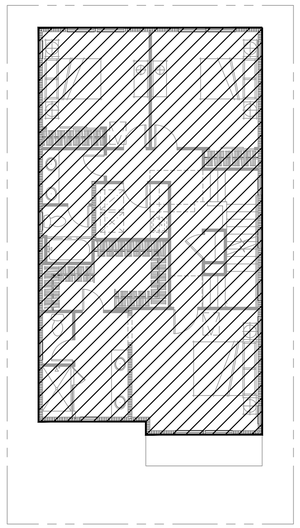
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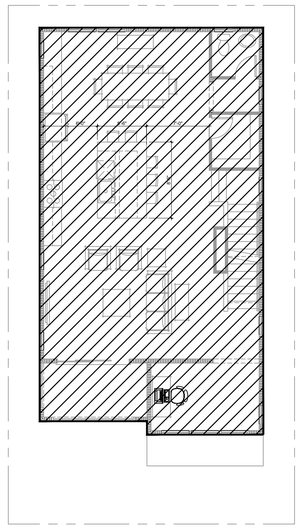
SFD_PLAN 1 FLOOR AREA CALCULATIONS **A3.3.0**



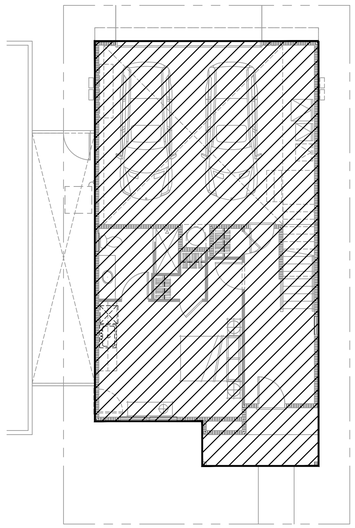
ROOF TOP DECK



THIRD FLOOR



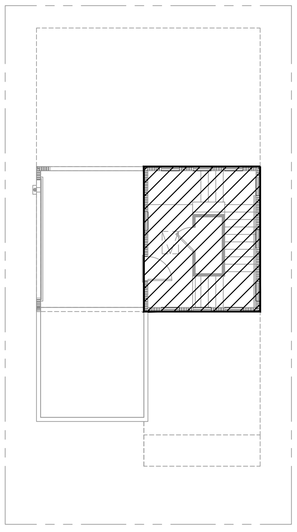
SECOND FLOOR

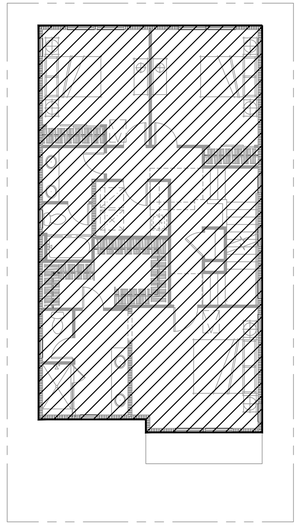


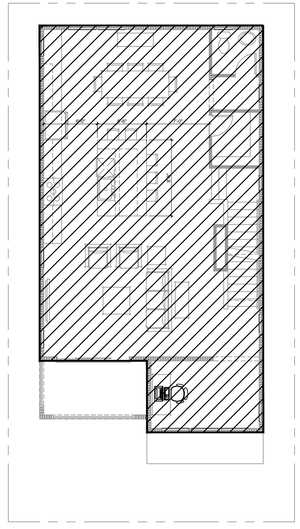
FIRST FLOOR

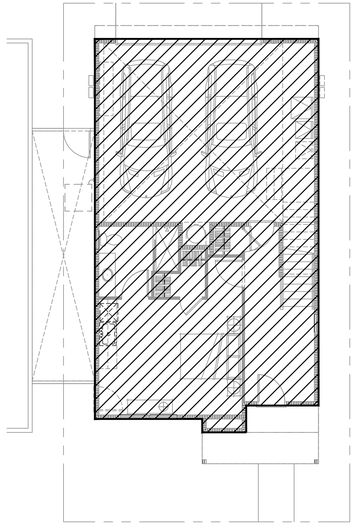
GROSS AREA - CBC (SB330)

GROSS AREA DIAGRAM (PER C.B.C)









GROSS AREA - SAN MATEO

SFD- Plan 2		
	CBC Def.	San Mateo Def.
1st Floor	1127	1057
2nd Floor	1119	1042
3rd Floor	1120	1120
4th Floor	405	210
Total	3,771 SF	3,429 SF

GROSS AREA DIAGRAM (PER SAN MATEO ZONING CODE)

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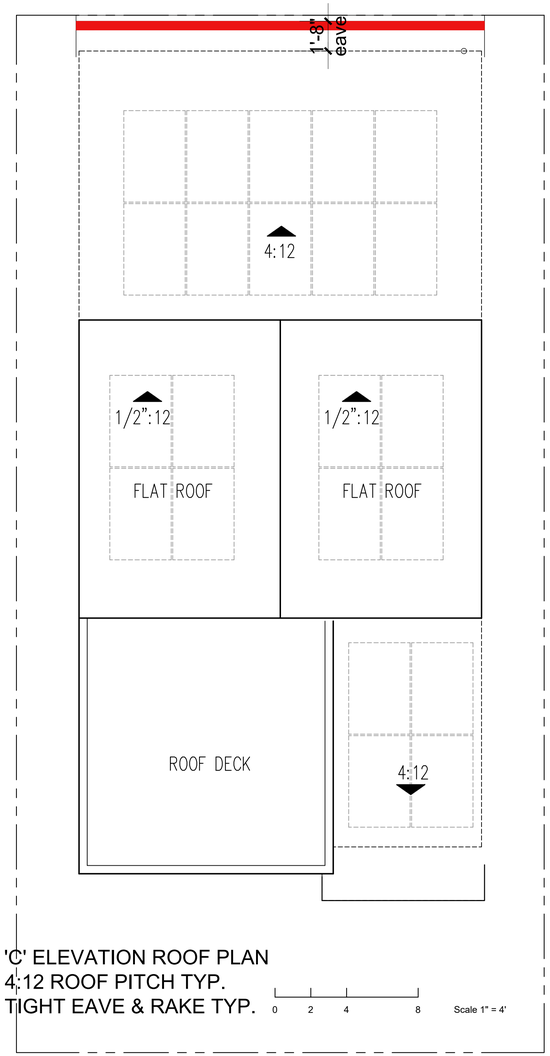
Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

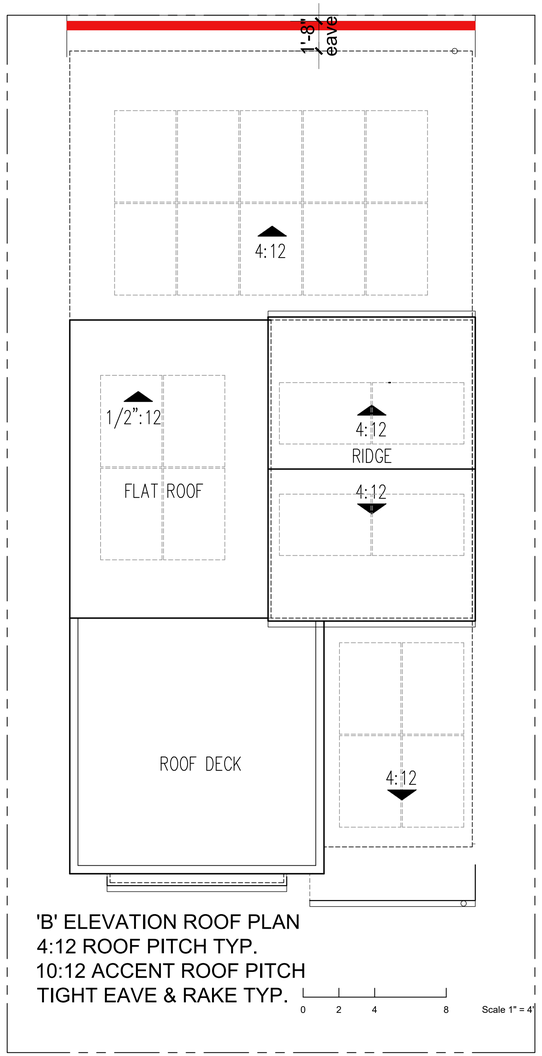
SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

SFD_PLAN 2 FLOOR AREA CALCULATIONS **A3.3.1**



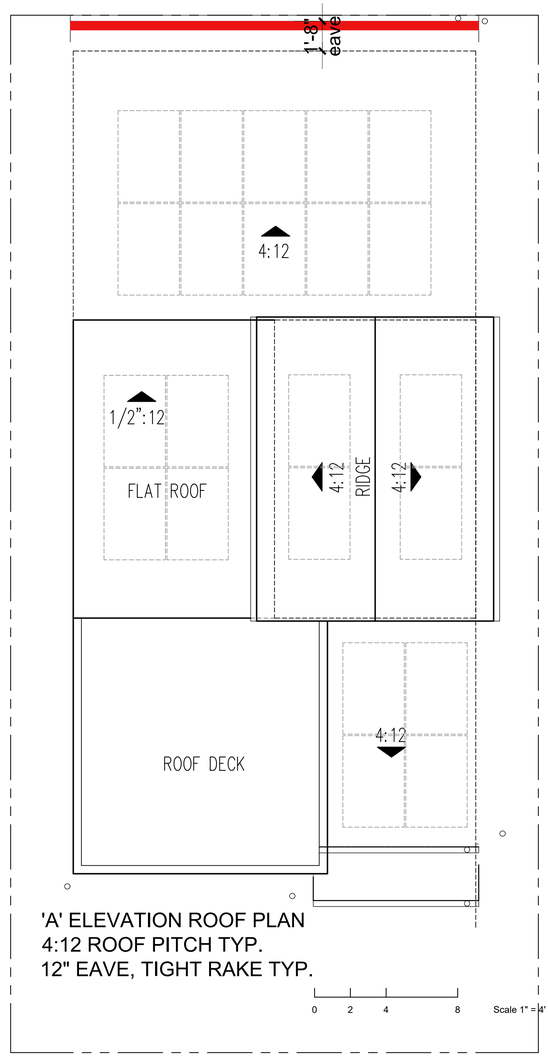
'C' ELEVATION ROOF PLAN
4:12 ROOF PITCH TYP.
TIGHT EAVE & RAKE TYP.

0 2 4 8 Scale 1" = 4'



'B' ELEVATION ROOF PLAN
4:12 ROOF PITCH TYP.
10:12 ACCENT ROOF PITCH
TIGHT EAVE & RAKE TYP.

0 2 4 8 Scale 1" = 4'



'A' ELEVATION ROOF PLAN
4:12 ROOF PITCH TYP.
12" EAVE, TIGHT RAKE TYP.

0 2 4 8 Scale 1" = 4'

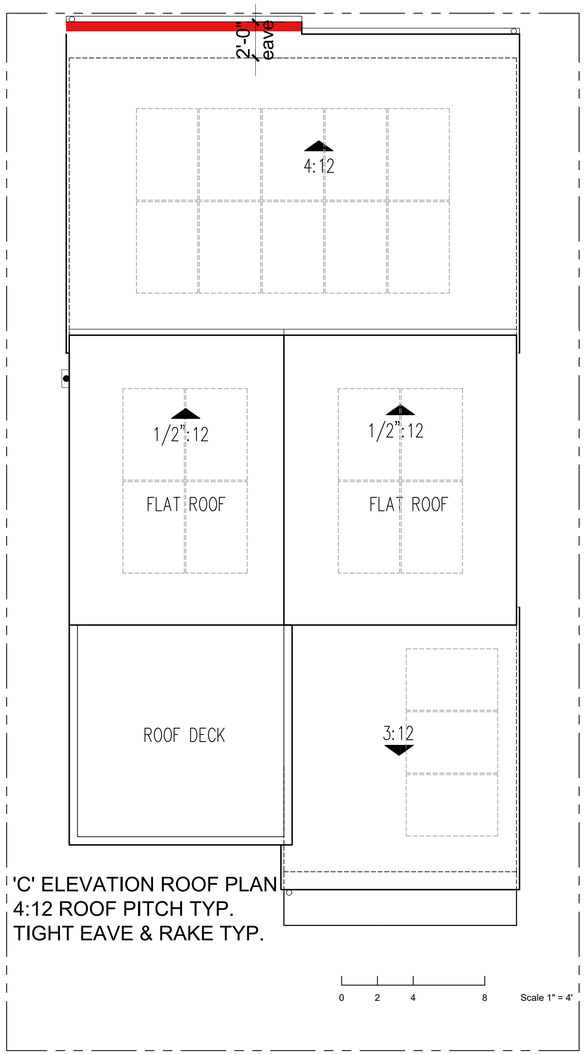
ROOF PLAN NOTES

Elevations shown plotted per the Architectural Style Plotting Sheet.
Lot lines reflect smallest lot size on site.

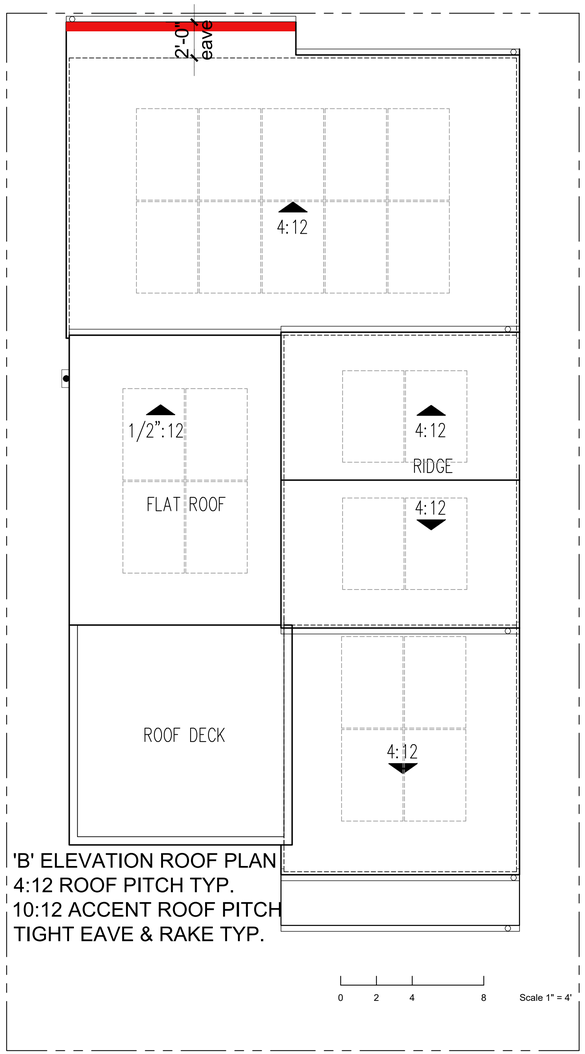
Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment is proposed.

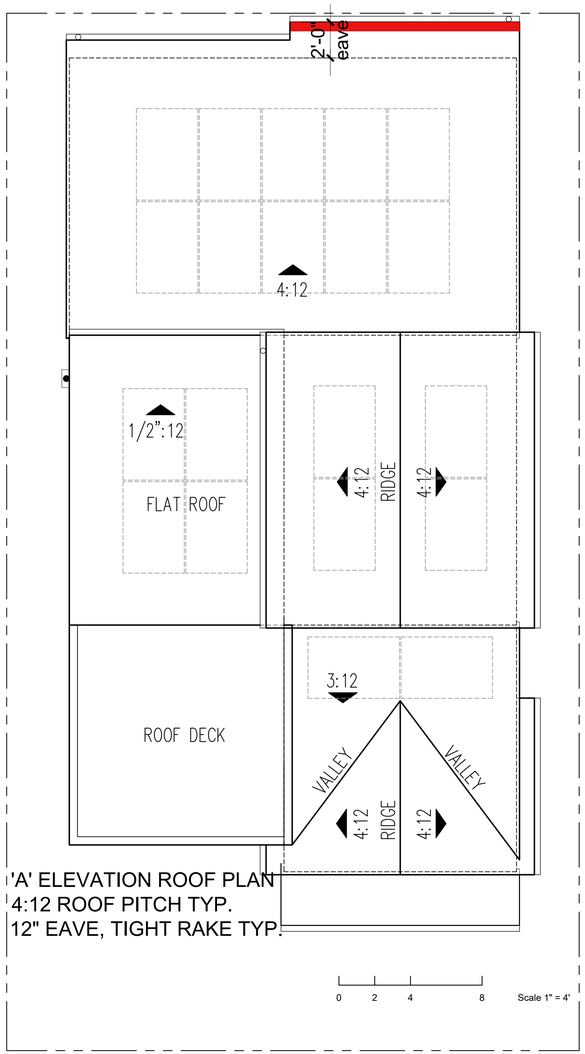
Eave height less than 30' for fire ladder access.



'C' ELEVATION ROOF PLAN
4:12 ROOF PITCH TYP.
TIGHT EAVE & RAKE TYP.



'B' ELEVATION ROOF PLAN
4:12 ROOF PITCH TYP.
10:12 ACCENT ROOF PITCH
TIGHT EAVE & RAKE TYP.



'A' ELEVATION ROOF PLAN
4:12 ROOF PITCH TYP.
12" EAVE, TIGHT RAKE TYP.

ROOF PLAN NOTES

Elevations shown plotted per the Architectural Style Plotting Sheet.
Lot lines reflect smallest lot size on site.

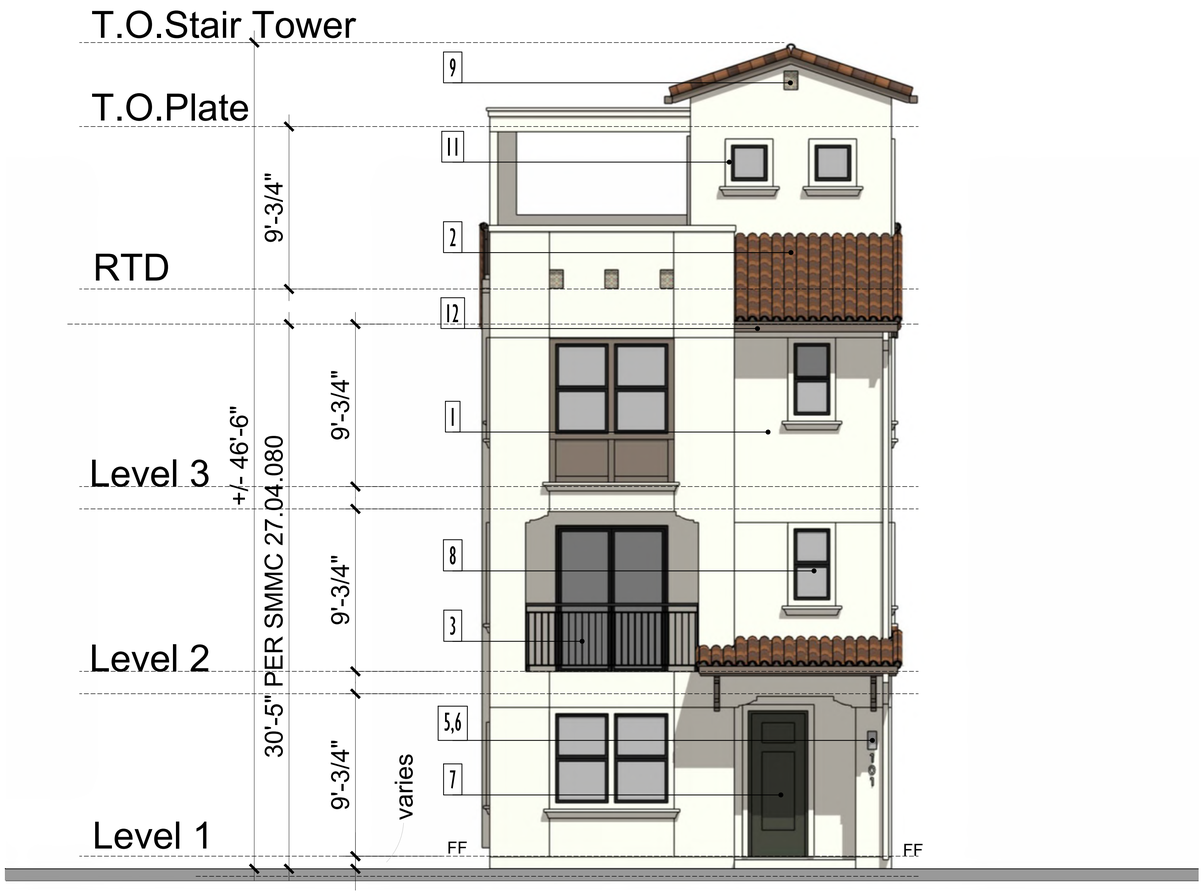
Solar panels shown are for illustrative purposes only.
Solar will be confirmed with solar consultant during building submittal process.
Location, quantity, and orientation may change.

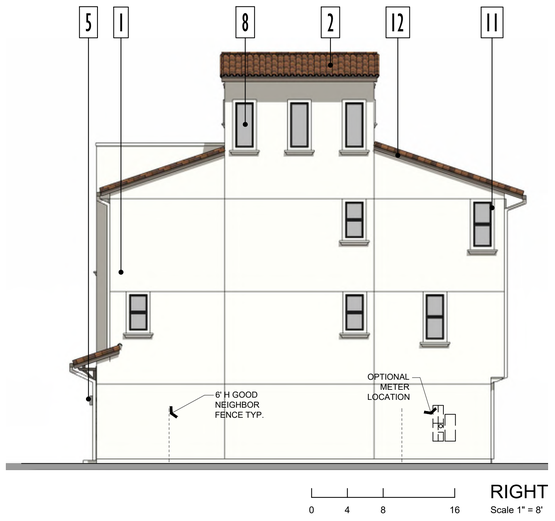
No roof mounted mechanical equipment is proposed.

Eave height less than 30' for fire ladder access.

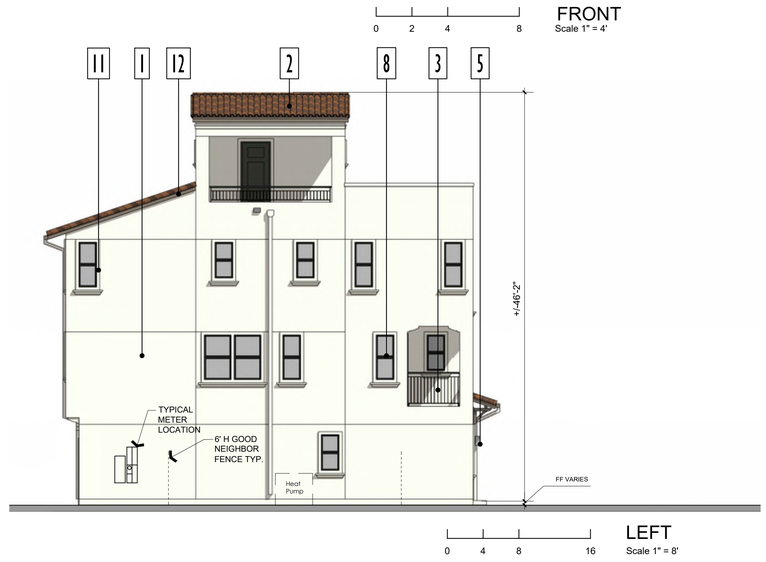
'A' SPANISH MATERIAL LEGEND

1. STUCCO
2. CONCRETE ROOF TILES (EAGLE ROOFING OR EQUAL
3. PAINTED METAL RAILING
4. METAL GARAGE DOOR (CLOPAY OR EQUAL)
5. LIGHT FIXTURE
6. UNIT ADDRESS
7. ENTRY DOOR (THERMATRU OR EQUAL)
8. VINYL WINDOW SYSTEM
9. TILE ACCENT
10. CORBEL
11. HIGH DENSITY FOAM TRIM
12. WOOD FASCIA BOARD









'B' FRENCH MODERN MATERIAL LEGEND

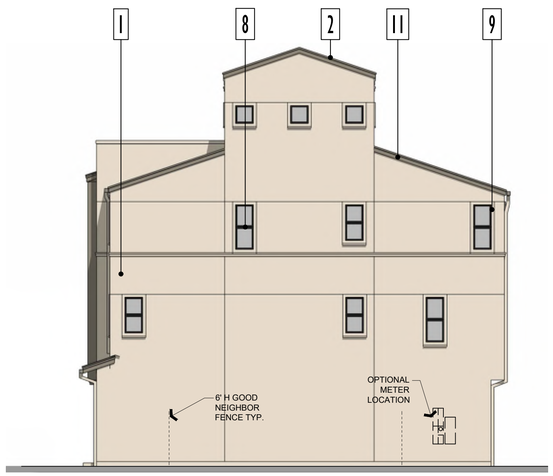
1. STUCCO
2. COMPOSITION SHINGLE ROOFING (GAF OR EQUAL)
3. PAINTED METAL RAILING
4. METAL GARAGE DOOR (CLOPAY OR EQUAL)
5. LIGHT FIXTURE
6. UNIT ADDRESS
7. ENTRY DOOR (THERMATRU OR EQUAL)
8. VINYL WINDOW
9. HIGH DENSITY FOAM TRIM
10. STANDING SEAM METAL ROOF
11. WOOD FASCIA BOARD



FRONT

0 2 4 8

1/4"=1' SCALE



RIGHT

0 4 8 16

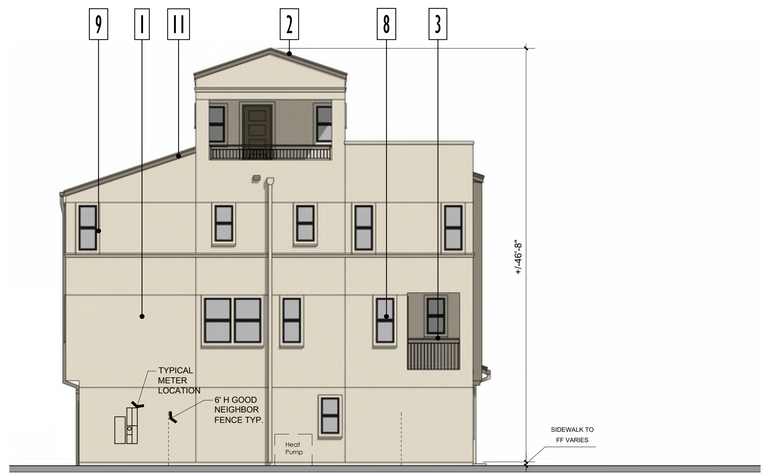
1/8"=1' SCALE



BACK

0 4 8 16

1/8"=1' SCALE



LEFT

0 4 8 16

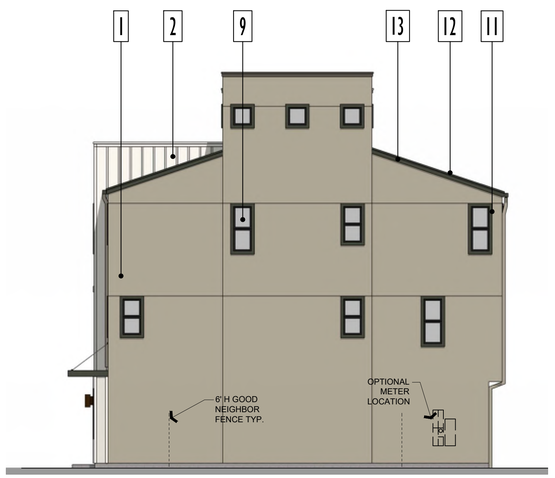
1/8"=1' SCALE

'C' MODERN FARMHOUSE MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT BOARD AND BATTEN SIDING
3. WOOD LOOK SIDING
4. PAINTED METAL RAILING
5. METAL GARAGE DOOR (CLOPAY OR EQUAL)
6. LIGHT FIXTURE
7. UNIT ADDRESS
8. ENTRY DOOR (THERMATRU OR EQUAL)
9. VINYL WINDOW
10. WOOD LOOK TRIM
11. HIGH DENSITY FOAM TRIM
12. COMPOSITION SHINGLE ROOF MANUFACTURER, OR EQUAL)
13. WOOD FASCIA BOARD



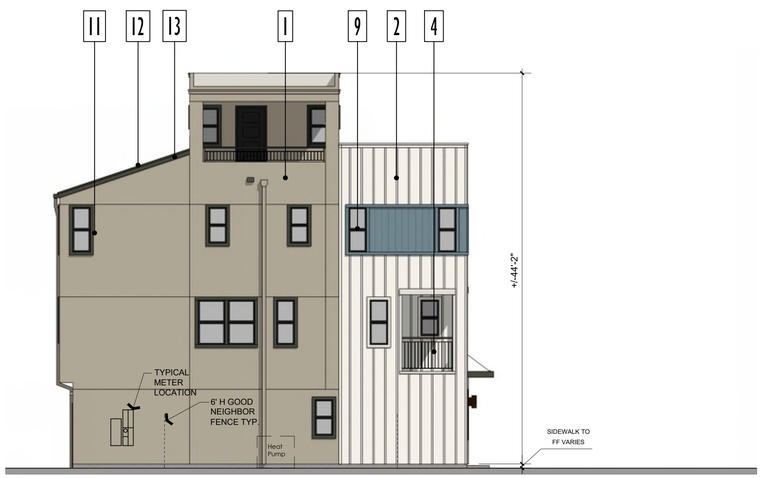
FRONT
0 2 4 8
1/4"=1' SCALE



RIGHT
0 4 8 16
1/8"=1' SCALE



BACK
0 4 8 16
1/8"=1' SCALE



LEFT
0 4 8 16
1/8"=1' SCALE

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JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN
HARVEST PROPERTIES

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CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
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SEPTEMBER 5, 2025

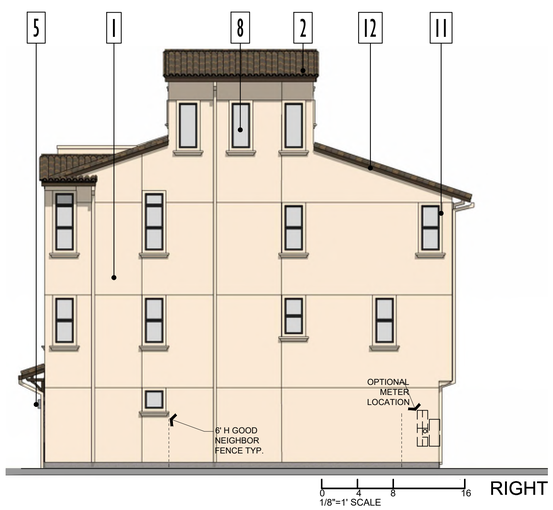
SFD_PLAN 1 C ELEVATIONS
SCHEME 1

A3.5.2

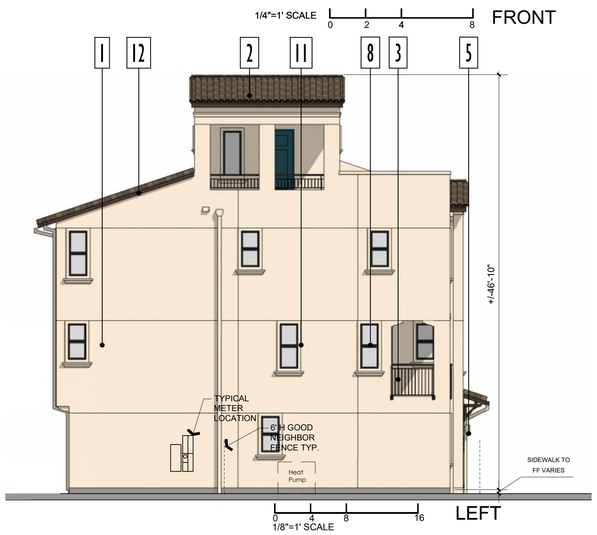
'A' SPANISH MATERIAL LEGEND

1. STUCCO
2. CONCRETE ROOF TILES (EAGLE ROOFING OR EQUAL
3. PAINTED METAL RAILING
4. METAL GARAGE DOOR (CLOPAY OR EQUAL)
5. LIGHT FIXTURE
6. UNIT ADDRESS
7. ENTRY DOOR (THERMATRU OR EQUAL)
8. VINYL WINDOW SYSTEM
9. TILE ACCENT
10. CORBEL
11. HIGH DENSITY FOAM TRIM
12. WOOD FASCIA BOARD







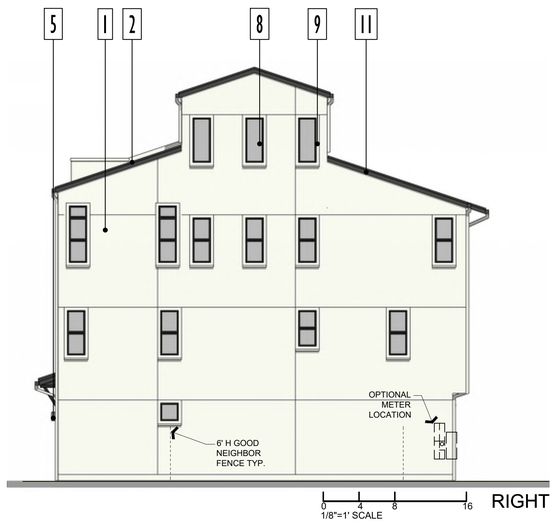


'B' FRENCH MODERN MATERIAL LEGEND

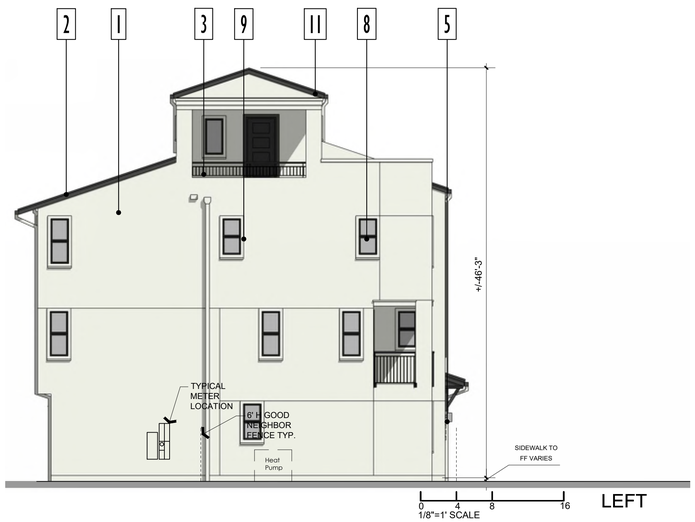
1. STUCCO
2. COMPOSITION SHINGLE ROOFING (GAF OR EQUAL)
3. PAINTED METAL RAILING
4. METAL GARAGE DOOR (CLOPAY OR EQUAL)
5. LIGHT FIXTURE
6. UNIT ADDRESS
7. ENTRY DOOR (THERMATRU OR EQUAL)
8. VINYL WINDOW
9. HIGH DENSITY FOAM TRIM
10. STANDING SEAM METAL ROOF
11. WOOD FASCIA BOARD



1/4"=1' SCALE 0 2 4 8 FRONT







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SEPTEMBER 5, 2025

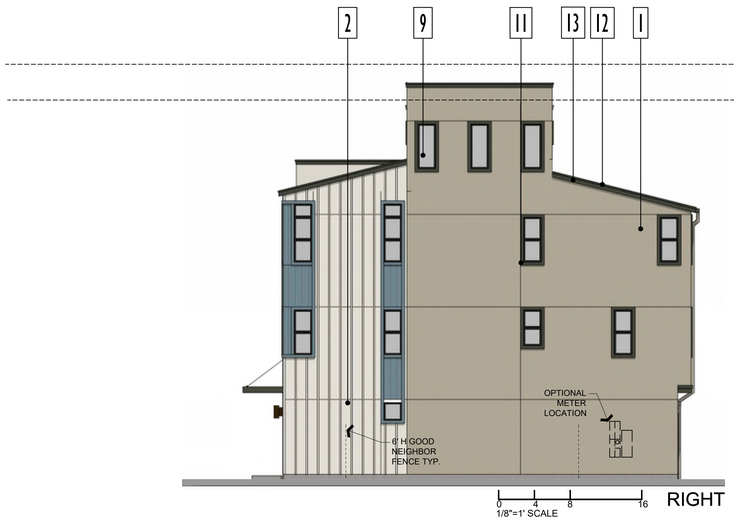
SFD_PLAN 2 B ELEVATIONS
SCHEME 1

A3.5.4

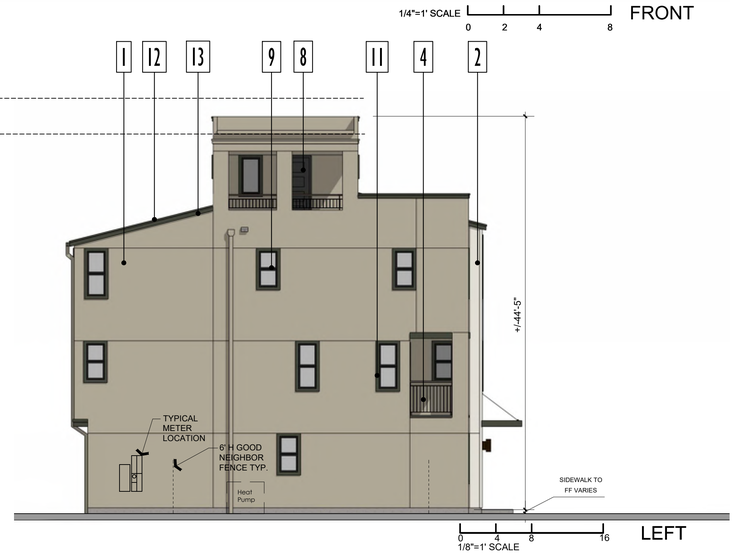
'C' MODERN FARMHOUSE MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT BOARD AND BATTEN SIDING
3. WOOD LOOK SIDING
4. PAINTED METAL RAILING
5. METAL GARAGE DOOR (CLOPAY OR EQUAL)
6. LIGHT FIXTURE
7. UNIT ADDRESS
8. ENTRY DOOR (THERMATRU OR EQUAL)
9. VINYL WINDOW
10. WOOD LOOK TRIM
11. HIGH DENSITY FOAM TRIM
12. COMPOSITION SHINGLE ROOF MANUFACTURER, OR EQUAL)
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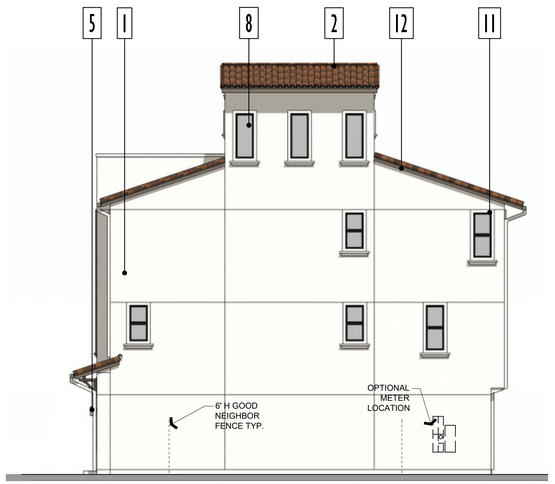
SFD_PLAN 2 C ELEVATIONS
SCHEME 1

A3.5.5

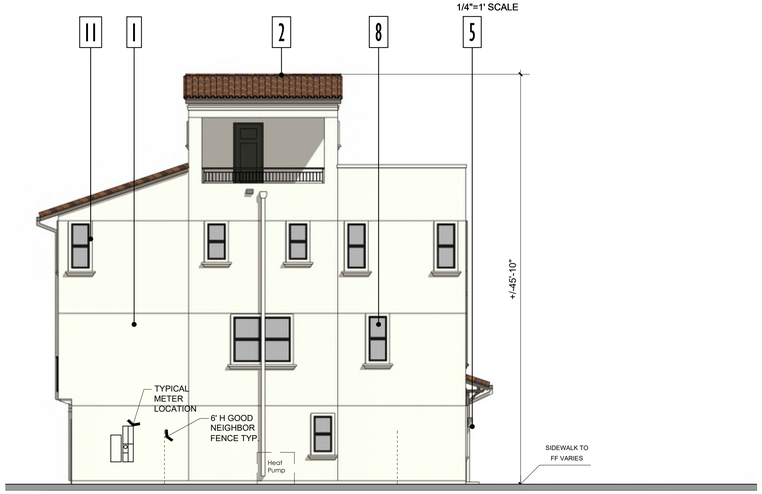
'A' SPANISH MATERIAL LEGEND

1. STUCCO
2. CONCRETE ROOF TILES (EAGLE ROOFING OR EQUAL
3. PAINTED METAL RAILING
4. METAL GARAGE DOOR (CLOPAY OR EQUAL)
5. LIGHT FIXTURE
6. UNIT ADDRESS
7. ENTRY DOOR (THERMATRU OR EQUAL)
8. VINYL WINDOW SYSTEM
9. TILE ACCENT
10. CORBEL
11. HIGH DENSITY FOAM TRIM
12. WOOD FASCIA BOARD



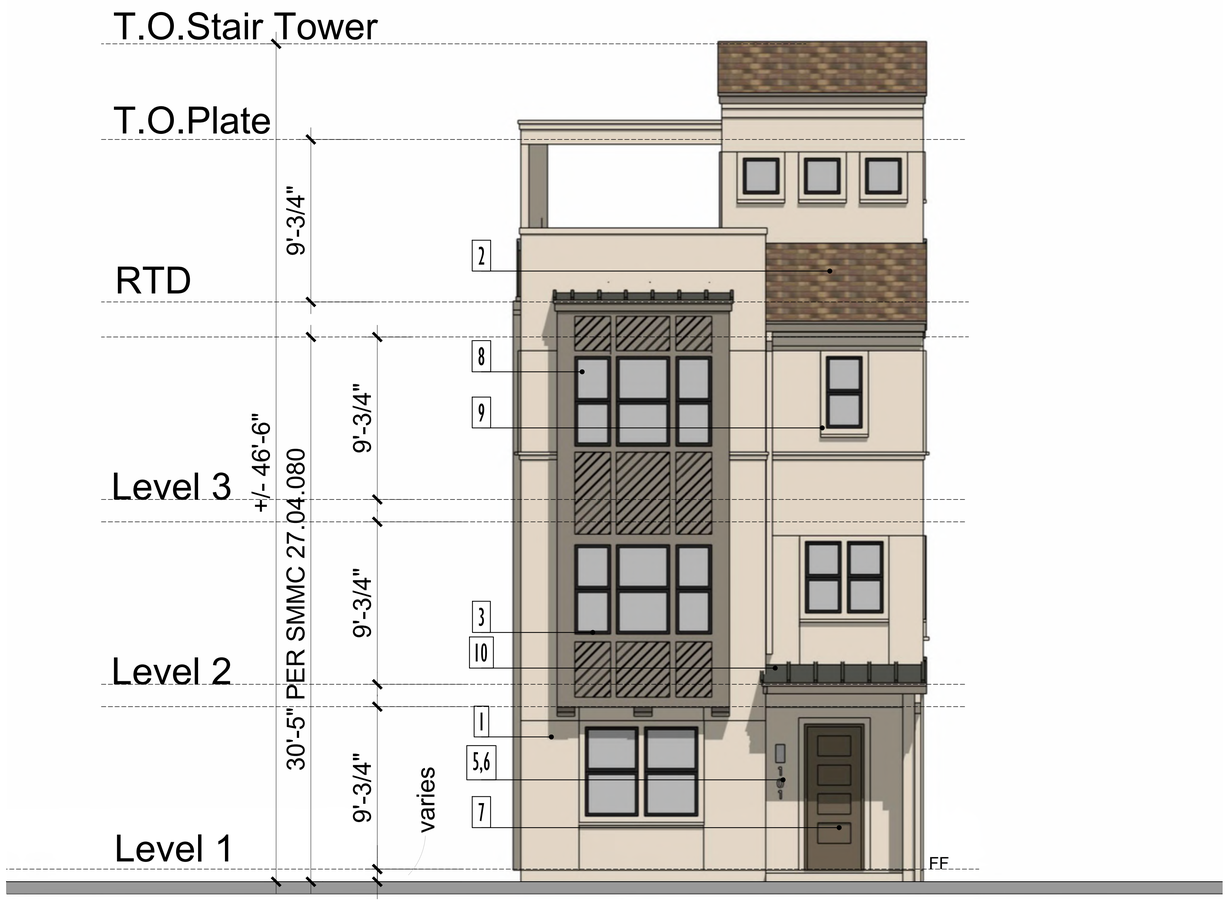


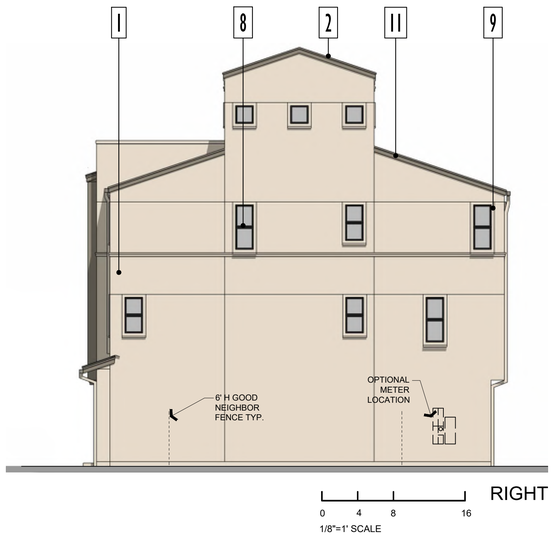




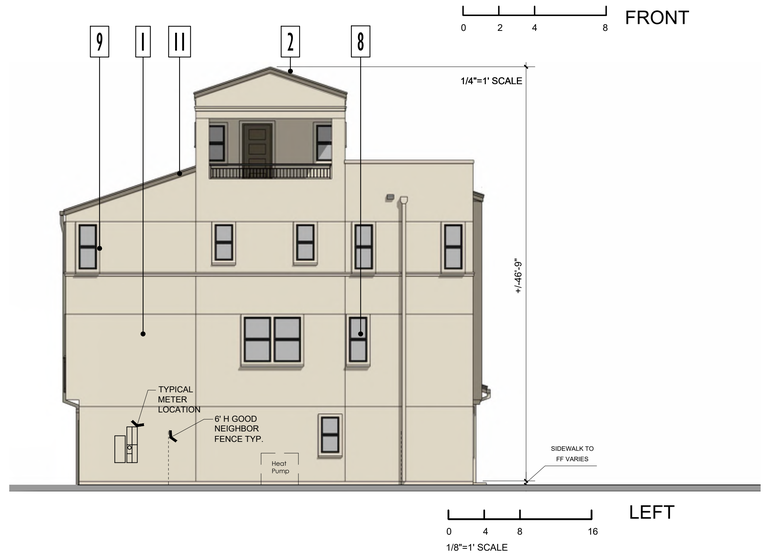
'B' FRENCH MODERN MATERIAL LEGEND

1. STUCCO
2. COMPOSITION SHINGLE ROOFING (GAF OR EQUAL)
3. PAINTED METAL RAILING
4. METAL GARAGE DOOR (CLOPAY OR EQUAL)
5. LIGHT FIXTURE
6. UNIT ADDRESS
7. ENTRY DOOR (THERMATRU OR EQUAL)
8. VINYL WINDOW
9. HIGH DENSITY FOAM TRIM
10. STANDING SEAM METAL ROOF
11. WOOD FASCIA BOARD









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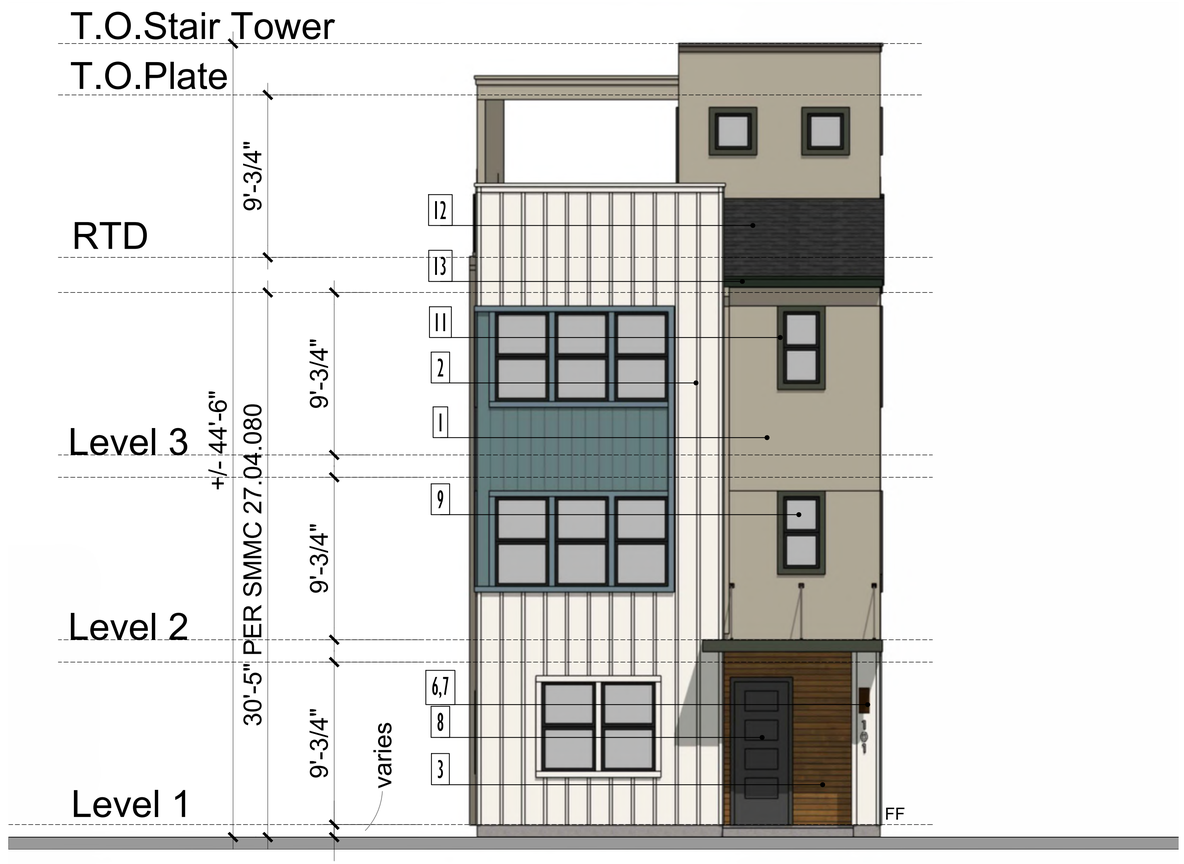
SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

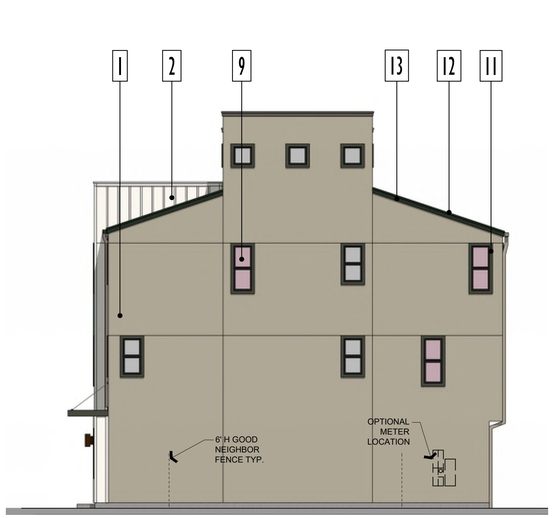
SFD_PLAN 1 B-Alt ELEVATIONS
SCHME 3

A3.5.7

'C' MODERN FARMHOUSE MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT BOARD AND BATTEN SIDING
3. WOOD LOOK SIDING
4. PAINTED METAL RAILING
5. METAL GARAGE DOOR (CLOPAY OR EQUAL)
6. LIGHT FIXTURE
7. UNIT ADDRESS
8. ENTRY DOOR (THERMATRU OR EQUAL)
9. VINYL WINDOW
10. WOOD LOOK TRIM
11. HIGH DENSITY FOAM TRIM
12. COMPOSITION SHINGLE ROOF MANUFACTURER, OR EQUAL)
13. WOOD FASCIA BOARD









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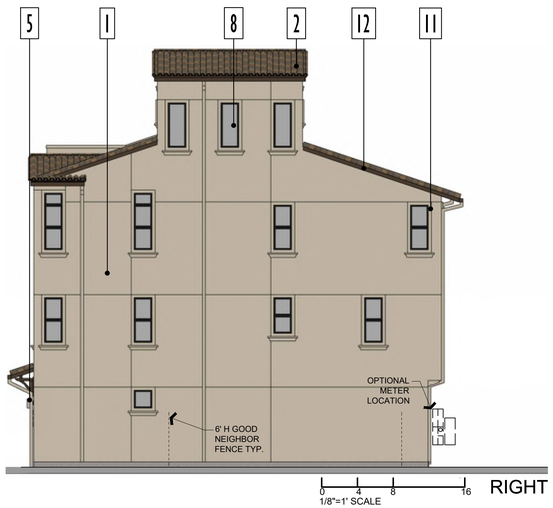
SFD_PLAN 1 C-Alt ELEVATIONS **A3.5.8**
SCHEME 1

'A' SPANISH MATERIAL LEGEND

1. STUCCO
2. CONCRETE ROOF TILES (EAGLE ROOFING OR EQUAL
3. PAINTED METAL RAILING
4. METAL GARAGE DOOR (CLOPAY OR EQUAL)
5. LIGHT FIXTURE
6. UNIT ADDRESS
7. ENTRY DOOR (THERMATRU OR EQUAL)
8. VINYL WINDOW SYSTEM
9. TILE ACCENT
10. CORBEL
11. HIGH DENSITY FOAM TRIM
12. WOOD FASCIA BOARD



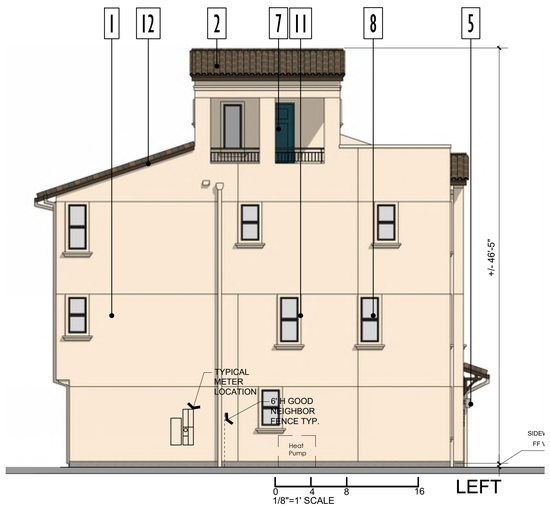
1/4"=1' SCALE 0 2 4 8 FRONT



0 4 8 16
1/8"=1' SCALE RIGHT



0 4 8 16
1/8"=1' SCALE BACK



0 4 8 16
1/8"=1' SCALE LEFT

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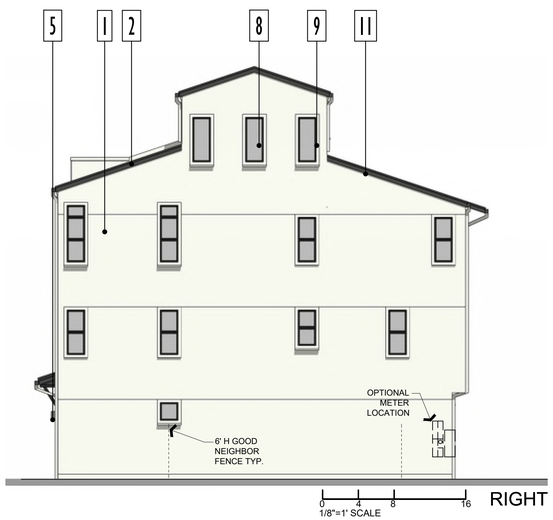
SFD_PLAN 2 A-Alt ELEVATIONS
SCHEME 2

A3.5.9

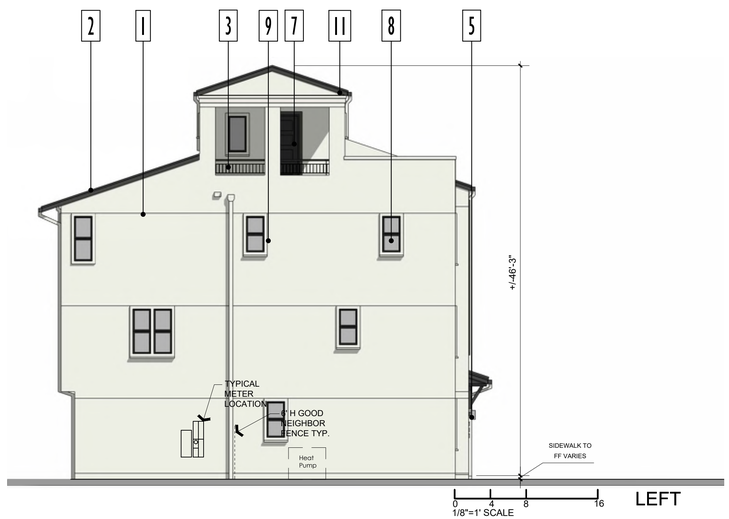
'B' FRENCH MODERN MATERIAL LEGEND

1. STUCCO
2. COMPOSITION SHINGLE ROOFING (GAF OR EQUAL)
3. PAINTED METAL RAILING
4. METAL GARAGE DOOR (CLOPAY OR EQUAL)
5. LIGHT FIXTURE
6. UNIT ADDRESS
7. ENTRY DOOR (THERMATRU OR EQUAL)
8. VINYL WINDOW
9. HIGH DENSITY FOAM TRIM
10. STANDING SEAM METAL ROOF
11. WOOD FASCIA BOARD









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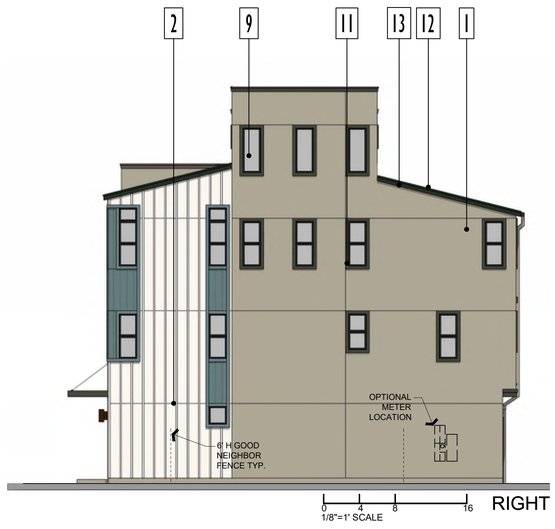
SFD_PLAN 2 B-Alt ELEVATIONS
SCHEME 1

A3.5.10

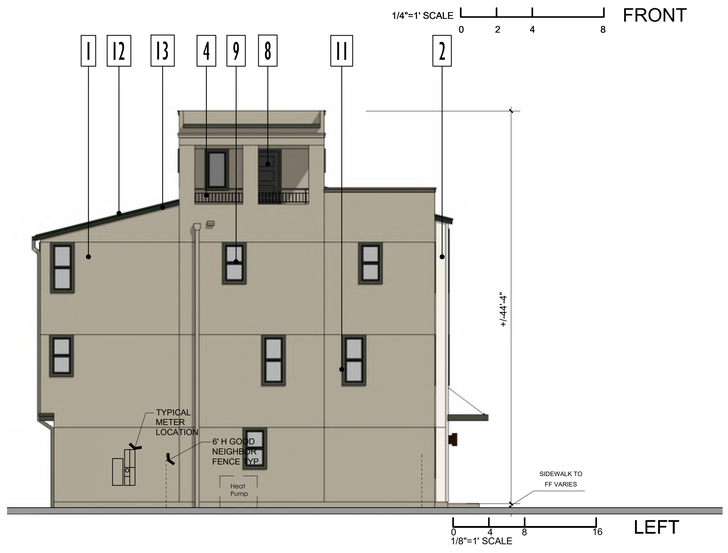
'C' MODERN FARMHOUSE MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT BOARD AND BATTEN SIDING
3. WOOD LOOK SIDING
4. PAINTED METAL RAILING
5. METAL GARAGE DOOR (CLOPAY OR EQUAL)
6. LIGHT FIXTURE
7. UNIT ADDRESS
8. ENTRY DOOR (THERMATRU OR EQUAL)
9. VINYL WINDOW
10. WOOD LOOK TRIM
11. HIGH DENSITY FOAM TRIM
12. COMPOSITION SHINGLE ROOF MANUFACTURER, OR EQUAL)
13. WOOD FASCIA BOARD









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Ownership:

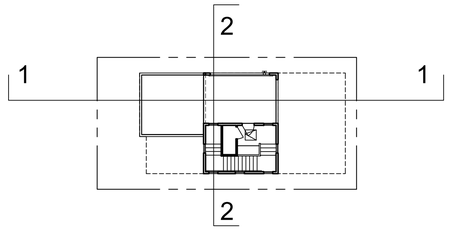
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

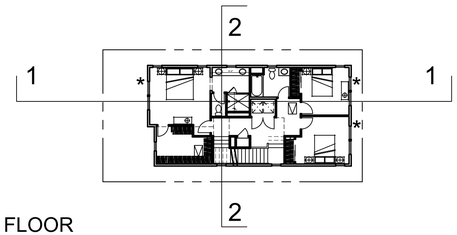
SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

SFD_PLAN 2 C-Alt ELEVATIONS
SCHEME 1

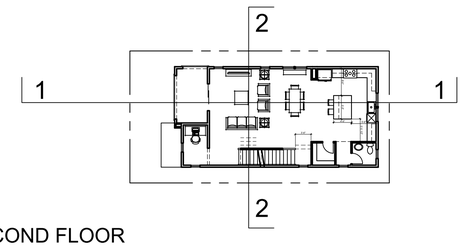
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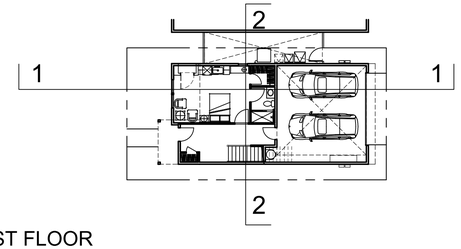
ROOF TOP DECK



THIRD FLOOR



SECOND FLOOR

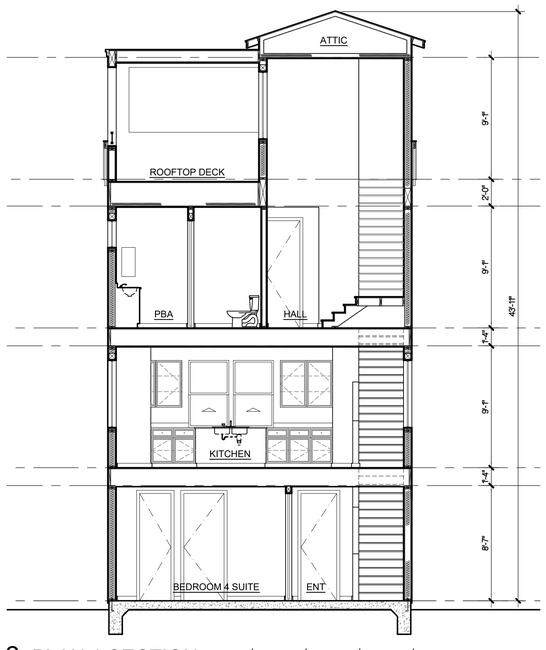


FIRST FLOOR

SECTION KEY PLANS

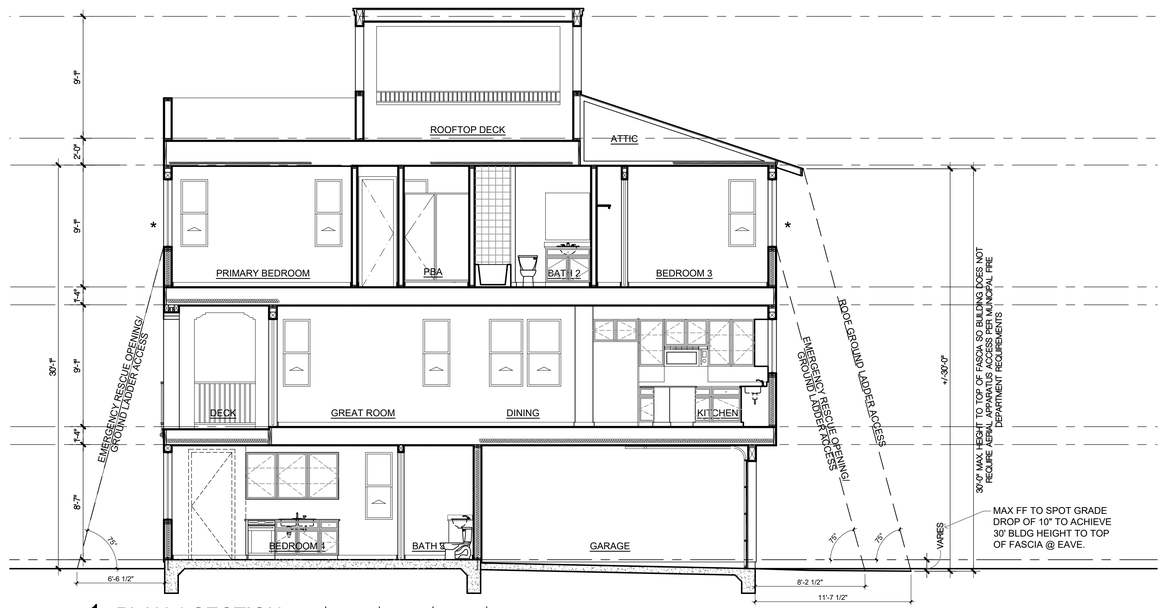
0 8 16 32 Scale 1" = 16'

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)



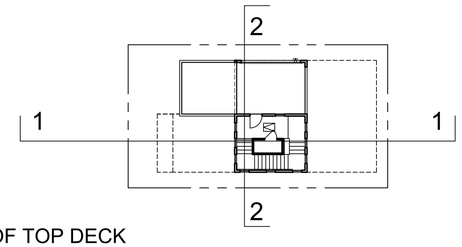
2- PLAN 1 SECTION

0 4 8 12 Scale 3/16" = 1'

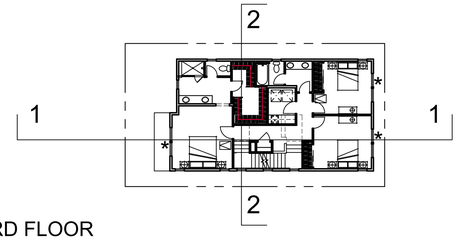


1- PLAN 1 SECTION

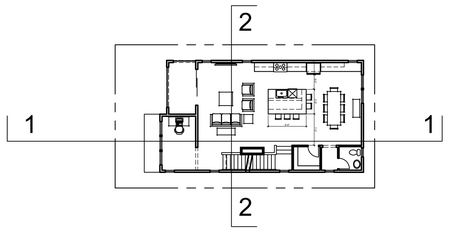
0 4 8 12 Scale 3/16" = 1'



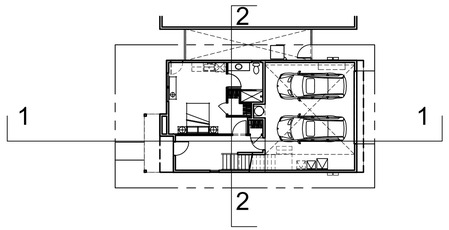
ROOF TOP DECK



THIRD FLOOR



SECOND FLOOR

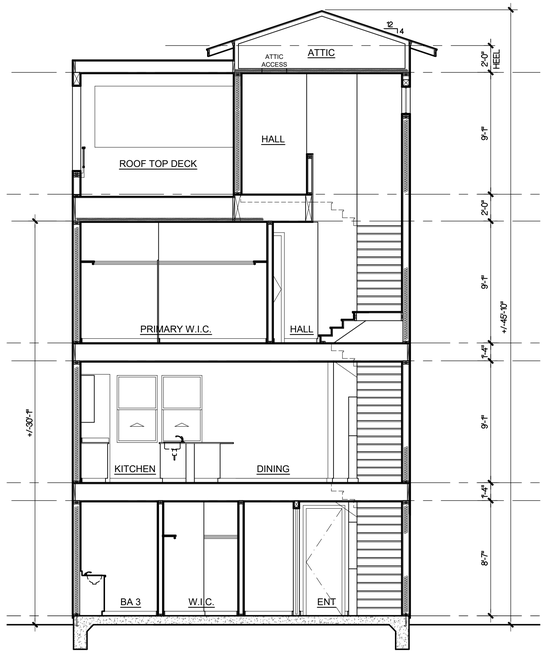


FIRST FLOOR

SECTION KEY PLANS

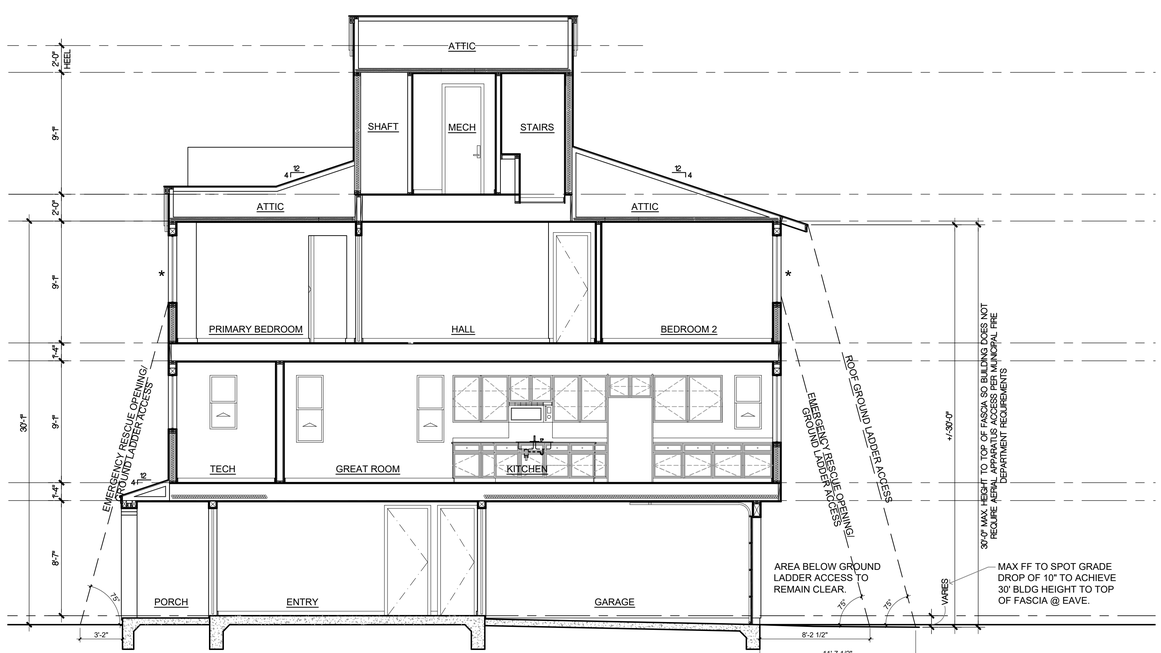
0 8 16 32 Scale 1" = 16'

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)



2- PLAN 2 SECTION

0 4 8 12 Scale 3/16" = 1'



1- PLAN 2 SECTION

0 4 8 12 Scale 3/16" = 1'

SFD - A - SPANISH STYLE

	1	2	3
COLOR 1 STUCCO / STUCCO TRIM	SW 7035 AESTHETIC WHITE	SW 7506 LOGGIA	SW 7566 WESTHIGHLAND WHITE
COLOR 2 FASCIA / EAVES / TRIM INSETS/ RAFTER TAILS	SW 6089 GROUNDED	SW 9183 DARK CLOVE	SW 7025 BACKDROP
COLOR 3 GARAGE DOORS	SW 7675 SEALSKIN	SW 7069 IRON ORE	SW 6041 OTTER
COLOR 4 ENTRY DOORS	SW 7630 RAISIN	SW 9142 MOSCOW MIDNIGHT	SW 6209 RIPE OLIVE
COLOR 5 METAL RAILINGS	SW 6258 TRICORN BLACK	SW 6258 TRICORN BLACK	SW 6258 TRICORN BLACK
COLOR 6 ROOF MATERIAL LOW 'S' PROFILE	SMM 8402 SANTA CRUZ BLEND	SCM 8823 PEBBLE BEACH BLEND	2636 PIEDMONT
COLOR 7 DECO TILES - 6" X 6" U.O.N.	J52	MAR2	R49

PAINT: SHERWIN WILLIAMS
ROOF: EAGLE ROOFING OR EQUAL
METAL ROOF: BERRIDGE METALS OR EQUAL
DECO TILES: GONZ TILE OR EQUAL

ENTRY DOOR



THERMATRU FIBERGLASS EXTERIOR SINGLE DOOR
CLASSIC CRAFT FIR GRAIN
3'x8' 2 PANEL SQUARE TOP SHAKER
COLOR DETERMINED BY COLOR SCHEME

WINDOWS



MILGARD TUSCANY SINGLE-HUNG
VINYL
EXTERIOR BRONZE

ENTRY LIGHT



PROGRESS LIGHTING
ONE-LIGHT WALL SCONCE W/HAL AC LED MODULE
METALLIC GRAY CAST ALUMINUM SHADE

GARAGE LIGHT



PROGRESS LIGHTING
6" LED SQUARE CYLINDER DOWN WALL LANTERN
METALLIC GRAY DIE-CAST ALUMINUM

GARAGE DOOR



WAYNE DALTON
CLASSIC STEEL 8300 PANEL 16'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME

NOTE: ALL MANUFACTURERS AND MATERIALS ARE EXAMPLES AND ARE SUBJECT TO CHANGE. SUBSTITUTIONS TO BE OF EQUAL OR LIKE APPEARANCE AND PERFORMANCE.
NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT NOTED ABOVE. KTGY MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD.
NOTE: MANDOORS, VENTS AND RELATED TRIMS TO BE PAINTED ADJACENT COLOR - UNLESS OTHERWISE NOTED.

SFD - B - FRENCH MODERN STYLE

	1	2	3
COLOR 1 STUCCO / STUCCO TRIM	SW 7056 RESERVED WHITE	SW 7050 USEFUL GRAY	SW 7036 ACCESSIBLE BEIGE
COLOR 2 FASCIA / EAVES / TRIM INSETS / STUCCO ACCENT	SW 7069 IRON ORE	SW 6200 LINK GRAY	SW 7046 ANONYMOUS
COLOR 3 GARAGE DOORS / ENTRY DOORS	SW 6258 TRICORN BLACK	SW 7048 URBANE BRONZE	SW 7054 OAK LEAF BROWN
COLOR 4 METAL RAILINGS	SW 6258 TRICORN BLACK	SW 7020 BLACK FOX	SW 7020 BLACK FOX
COLOR 5 ROOF MATERIAL COMPOSITION SHINGLE	MORIE BLACK	WEATHERED WOOD	HEATHER BLEND
COLOR 6 METAL ROOF	METALLIC PREWEATHERED GLAVALUME	MEDIUM BRONZE	DARK BRONZE

PAINT: SHERWIN WILLIAMS
ROOF: CERTAINTEED LANDMARK ROOFING OR EQUAL
METAL ROOF: BERRIDGE METALS OR EQUAL
DECO TILES: GONZ TILE OR EQUAL

ENTRY DOOR



THERMATRU FIBERGLASS EXTERIOR SINGLE DOOR
CLASSIC CRAFT FIR GRAIN
3'x8' 4 PANEL SHAKER
COLOR DETERMINED BY COLOR SCHEME

WINDOWS



MILGARD TUSCANY SINGLE-HUNG
VINYL
EXTERIOR BRONZE

ENTRY LIGHT



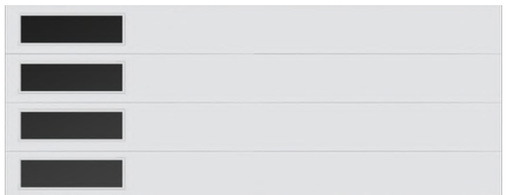
PROGRESS LIGHTING
ONE-LIGHT WALL SCONCE W/HAL AC LED MODULE
METALLIC GRAY CAST ALUMINUM SHADE

GARAGE LIGHT



PROGRESS LIGHTING
6" LED SQUARE CYLINDER DOWN WALL LANTERN
METALLIC GRAY DIE-CAST ALUMINUM

GARAGE DOOR



WAYNE DALTON
CLASSIC STEEL 8300 PANEL 16'x7'
CLASSIC STEEL WINDOW VERTICAL CLEAR II LEFT 7'
COLOR DETERMINED BY COLOR SCHEME

NOTE: ALL MANUFACTURERS AND MATERIALS ARE EXAMPLES AND ARE SUBJECT TO CHANGE. SUBSTITUTIONS TO BE OF EQUAL OR LIKE APPEARANCE AND PERFORMANCE.
NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT NOTED ABOVE. KTGY MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD.
NOTE: MANDOORS, VENTS AND RELATED TRIMS TO BE PAINTED ADJACENT COLOR - UNLESS OTHERWISE NOTED.

SFD - C - MODERN FARMHOUSE STYLE

	1	2	3
COLOR 1 STUCCO	SW7052 - GRAY AREA	SW7636 - ORIGAMI WHITE	SW9166 - CLASSIC FRENCH GRAY
COLOR 3 BOARD + BATTEN	SW7049 - NUANCE	SW7645 - THUNDER GRAY	SW9166 - DRIFT OF MIST
COLOR 2 TRIM / ACCENT	SW6209 - RIPE OLIVE	SW9592 - ILLUSION	SW7645 - THUNDER GRAY
WOODLOOK FIBER CEMENT LAP SIDING	WOODTONE - MOUNTAIN CEDAR	WOODTONE - CARIBOU TRAILS	WOODTONE - RIVER ROCK
COLOR 5 ACCENT	SW9140 - BLUSTERY SKY	SW9592 - ILLUSION	SW7515 - HOMESTEAD BROWN
COLOR 6 ROOF MATERIAL COMPOSITION SHINGLE	MOIRE BLACK	WEATHERED WOOD	GEORGETOWN GRAY
COLOR 8 GARAGE DOORS / ENTRY DOORS	SW7069 - IRON ORE	SW7645 - THUNDER GRAY	SW6251 - OUTERSPACE
COLOR 4 METAL RAILINGS	SW7020 - BLACK FOX	SW7020 - BLACK FOX	SW7020 - BLACK FOX

PAINT: SHERWIN WILLIAMS
ROOF: CERTAINTEED LANDMARK ROOFING OR EQUAL
METAL ROOF: BERRIDGE METALS OR EQUAL.
DECO TILES:: GONZ TILE OR EQUAL

ENTRY DOOR



THERMATRU FIBERGLASS EXTERIOR SINGLE DOOR
CLASSIC CRAFT FIR GRAIN
1 PANEL SHAKER
COLOR DETERMINED BY COLOR SCHEME

WINDOWS



MILGARD TUSCANY SINGLE-HUNG
VINYL
EXTERIOR BRONZE

ENTRY LIGHT



PROGRESS LIGHTING
ONE-LIGHT WALL SCONCE W/HAL AC LED MODULE
METALLIC GRAY CAST ALUMINUM SHADE

GARAGE LIGHT



PROGRESS LIGHTING
6" LED SQUARE CYLINDER DOWN WALL LANTERN
METALLIC GRAY DIE-CAST ALUMINUM

GARAGE DOOR

WAYNE DALTON
CLASSIC STEEL 8300 PANEL 16'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME

NOTE: ALL MANUFACTURERS AND MATERIALS ARE EXAMPLES AND ARE SUBJECT TO CHANGE. SUBSTITUTIONS TO BE OF EQUAL OR LIKE APPEARANCE AND PERFORMANCE.
NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT NOTED ABOVE. KTGY MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD.
NOTE: MANDOORS, VENTS AND RELATED TRIMS TO BE PAINTED ADJACENT COLOR - UNLESS OTHERWISE NOTED.

ENTRY PARK 1 L1.01

CENTRAL LINEAR PARK 3 L1.01

DOG RUN NORTH 4 L1.01

PASEO PARK 2 L1.01

5 L1.01 FAMILY PARK – NORTH

9 L1.01 OVERLOOK PARK

FAMILY PARK 8 L1.01

DOG PARK 6 L1.01

AMENITY AREA 7 L1.01

0 20' 40' 80' 120'

SCALE: 1" = 40'-0"

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Ownership:

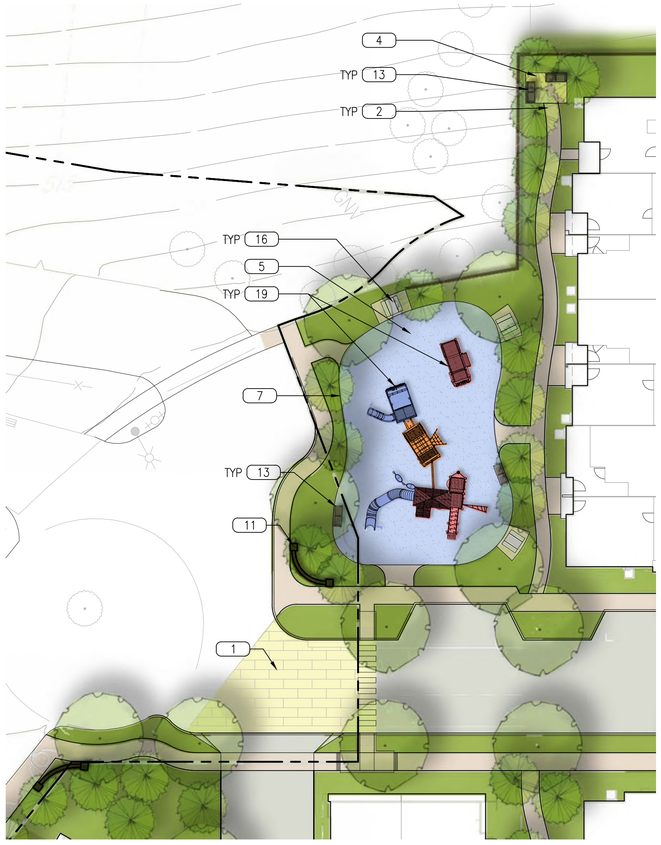
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San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

SHEET TITLE
PRELIMINARY LANDSCAPE PLAN

SHEET NO.
L1.01



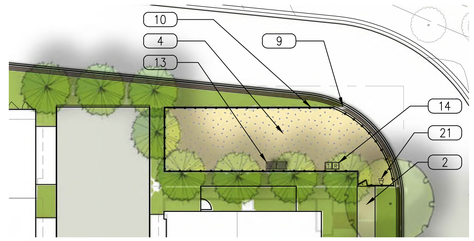
1 ENTRY PARK
SCALE: 1"=20'-0"



2 PASEO PARK
SCALE: 1"=20'-0"



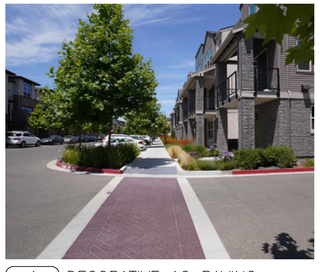
3 CENTRAL LINEAR PARK
SCALE: 1"=20'-0"



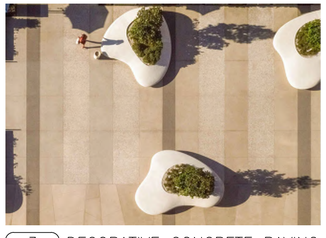
4 DOG RUN - NORTH
SCALE: 1"=20'-0"

MATERIALS SCHEDULE	
KEY	NAME
1	DECORATIVE AC PAVING
2	STANDARD CONCRETE PAVING
3	DECORATIVE CONCRETE PAVING
4	DG PAVING
5	RESILIENT PLAY SURFACING
6	SYNTHETIC TURF
7	3' HT FENCE
8	6' HT FENCE
9	GUARDRAIL
10	DOG PARK FENCE
11	MONUMENT SIGNAGE
12	CLUSTER MAILBOX
13	BENCH
14	TRASH/RECYCLE RECEPTACLES
15	DRINKING FOUNTAIN
16	PICNIC TABLE
17	SHADE STRUCTURE
18	FITNESS EQUIPMENT
19	PLAY EQUIPMENT
20	DOG AGILITY EQUIPMENT
21	PET WASTE STATION
22	BBQ
23	LAWN GAMES
24	STORAGE SHED
25	PET DRINKING FOUNTAIN

SEE SHEET L2.04 FOR FULL SCHEDULE OF MATERIALS



1 DECORATIVE AC PAVING



3 DECORATIVE CONCRETE PAVING



5 RESILIENT PLAY SURFACING



7 3' HT FENCE



10 DOG PARK FENCE



14 TRASH/RECYCLE RECEPTACLES



21 PET WASTE STATION



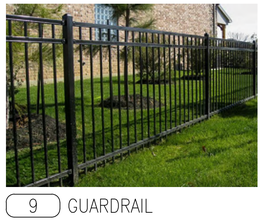
2 STANDARD CONCRETE PAVING



4 DECOMPOSED GRANITE



8 6' HT FENCE



9 GUARDRAIL



13 BENCH

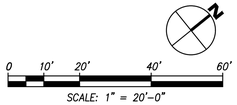


16 PICNIC TABLE





19 PLAY EQUIPMENT



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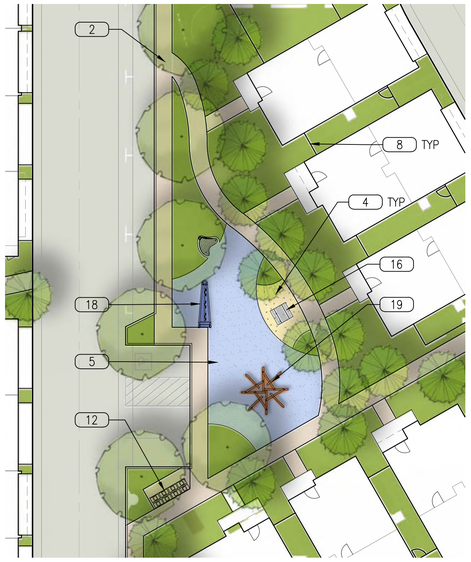
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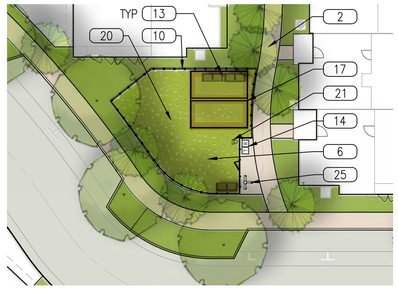
SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

SHEET TITLE
ENLARGEMENTS - LANDSCAPE PLAN

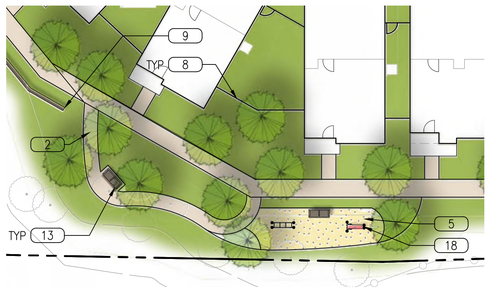
SHEET NO.
L1.02



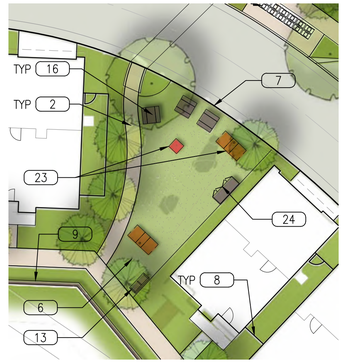
1 FAMILY PARK – NORTH
SCALE: 1"=20'-0"



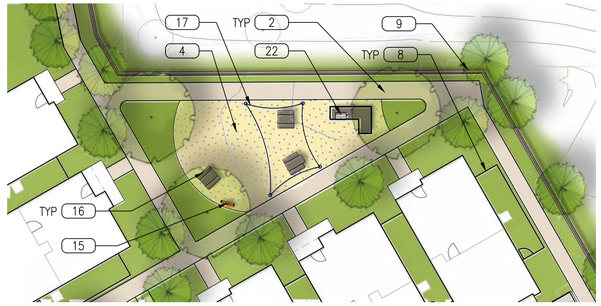
2 DOG PARK
SCALE: 1"=20'-0"



3 AMENITY AREA – SOUTH
SCALE: 1"=20'-0"



4 FAMILY PARK
SCALE: 1"=20'-0"



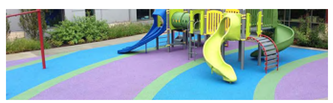
5 OVERLOOK PARK
SCALE: 1"=20'-0"

MATERIALS SCHEDULE	
KEY	NAME
1	DECORATIVE AC PAVING
2	STANDARD CONCRETE PAVING
3	DECORATIVE CONCRETE PAVING
4	DG PAVING
5	RESILIENT PLAY SURFACING
6	SYNTHETIC TURF
7	3' HT FENCE
8	6' HT FENCE
9	GUARDRAIL
10	DOG PARK FENCE
11	MONUMENT SIGNAGE
12	CLUSTER MAILBOX
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14	TRASH/RECYCLE RECEPTACLES
15	DRINKING FOUNTAIN
16	PICNIC TABLE
17	SHADE STRUCTURE
18	FITNESS EQUIPMENT
19	PLAY EQUIPMENT
20	DOG AGILITY EQUIPMENT
21	PET WASTE STATION
22	BBQ
23	LAWN GAMES
24	STORAGE SHED
25	PET DRINKING FOUNTAIN

SEE SHEET L2.04 FOR FULL SCHEDULE OF MATERIALS



2 STANDARD CONCRETE PAVING



5 RESILIENT PLAY SURFACING



6 SYNTHETIC TURF



4 DECOMPOSED GRANITE



7 3' HT FENCE



8 6' HT FENCE



9 GUARDRAIL



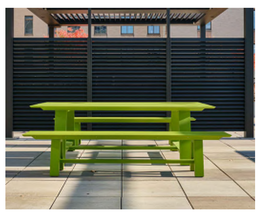
10 DOG PARK FENCE



18 FITNESS EQUIPMENT



13 BENCH



16 PICNIC TABLE



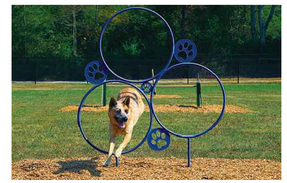
17 SHADE STRUCTURE – OVERLOOK PARK

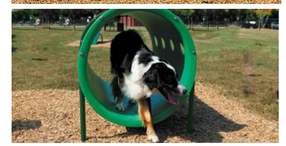


17 SHADE STRUCTURE – DOG PARK



19 PLAY EQUIPMENT

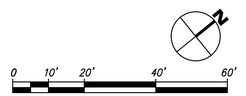




20 DOG AGILITY EQUIPMENT



21 PET WASTE STATION



SCALE: 1" = 20'-0"

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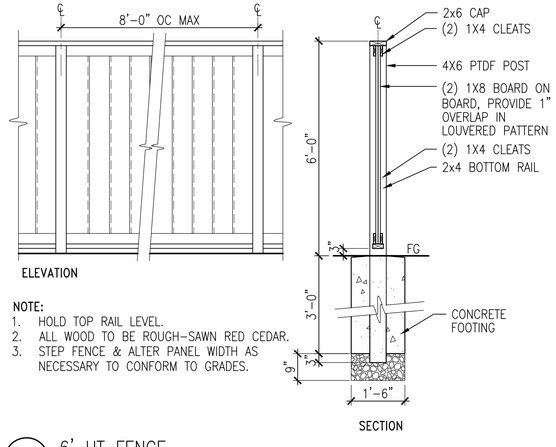
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SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

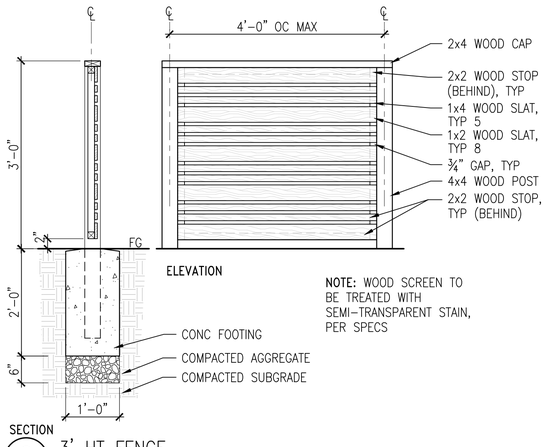
SHEET TITLE
ENLARGEMENTS - LANDSCAPE PLAN

SHEET NO.
L1.03



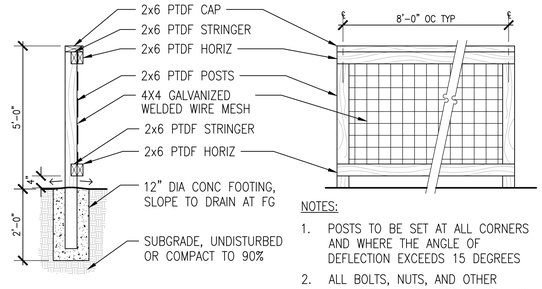
NOTE:
1. HOLD TOP RAIL LEVEL.
2. ALL WOOD TO BE ROUGH-SAWN RED CEDAR.
3. STEP FENCE & ALTER PANEL WIDTH AS NECESSARY TO CONFORM TO GRADES.

1 6' HT FENCE
SCALE: 1/2" = 1'-0"



NOTE: WOOD SCREEN TO BE TREATED WITH SEMI-TRANSPARENT STAIN, PER SPECS

2 3' HT FENCE
SCALE: 1/2" = 1'-0"



NOTES:
1. POSTS TO BE SET AT ALL CORNERS AND WHERE THE ANGLE OF DEFLECTION EXCEEDS 15 DEGREES
2. ALL BOLTS, NUTS, AND OTHER CONNECTING HARDWARE TO BE HOT DIPPED GALVANIZED

3 DOG PARK FENCE
SCALE: 1/2" = 1'-0"

MATERIALS SCHEDULE

KEY	NAME	DESCRIPTION
1	DECORATIVE AC PAVING	STAMPED/COLORED VEHICULAR ASPHALT PAVING, SCD
2	STANDARD CONCRETE PAVING	NATURAL COLOR, BROOM FINISH
3	DECORATIVE CONCRETE PAVING	INTEGRAL COLOR; SANDBLAST, TOP CAST, OR BROOM FINISH
4	DG PAVING	DECOMPOSED GRANITE
5	RESILIENT PLAY SURFACING	POURED IN PLACE
6	SYNTHETIC TURF	SYNTHETIC TURF FIBER
7	3' HT FENCE	4/L2.04, WOOD FENCE, ADA COMPLIANT GATE
8	6' HT FENCE	2/L2.04, WOOD GOOD NEIGHBOR FENCE
9	GUARDRAIL	42" HT FOR FALL PROTECTION; OMEGA II FENCE SYSTEM, STEEL FRAME, BLACK
10	DOG PARK FENCE	3/L2.04, 5' HT, WOOD FRAME, WIRE MESH INFILL, ADA COMPLIANT GATE
11	MONUMENT SIGNAGE	CMU WALLS AND PILASTERS W/DECORATIVE FINISH
12	CLUSTER MAILBOX	USPS APPROVED CLUSTER BOX UNIT (CBU)
13	BENCH	BACKED WITH CENTER ARM
14	TRASH/RECYCLE RECEPTACLES	EMBED MOUNT
15	DRINKING FOUNTAIN	OUTDOOR BARRIER-FREE PEDESTAL FOUNTAIN
16	PICNIC TABLE	ADA ACCESSIBLE
17	SHADE STRUCTURE	5/L2.04, POWDERCOATED ALUMINUM STRUCTURE
18	FITNESS EQUIPMENT	FITNESS FEATURE WITH SAFETY USE ZONE
19	PLAY EQUIPMENT	2-12 YEARS, CONFORM TO SAFETY USE ZONES REQUIRED BY ASTM F1487-17; INTEGRATED SHADE
20	DOG AGILITY EQUIPMENT	HOOP JUMP, BARREL TUNNEL
21	PET WASTE STATION	PET WASTE BAG DISPENSER
22	BBQ	COMMUNITY BARBEQUE GRILL
23	LAWN GAMES	GIANT JENGA, CORNHOLE, ETC, BY OWNER
24	STORAGE SHED	PREFAB STORAGE SHED
25	PET DRINKING FOUNTAIN	OUTDOOR BARRIER-FREE PEDESTAL FOUNTAIN W/ PET BOWL



7 3' HT FENCE



8 6' HT FENCE



9 GUARDRAIL



10 DOG PARK FENCE

STORMWATER PLANTING MIX
CAREX DIVULSA
CHONDROPETALUM TECTORUM
IRIS PACIFIC COAST HYBRIDS
JUNCUS PATENS
SISYRINCHIUM BELLUM
DIETES SPP.

TURF
CA NATIVE SOD

SMALL SHRUBS, GRASSES, & PERENNIALS
ACHILLEA SP
ANIGOZANTHOS 'BUSH TANGO'
ASPIDISTRA ELATIOR
LIMONIUM PEREZII
LIRIOPE 'SILVER DRAGON'

GROUNDCOVERS
ARCTOSTAPHYLOS UVA URSI 'GREEN SUPREME'
CEANOTHUS GLORIOSUS 'ANCHOR BAY'
COPROSMA KIRKII 'VARIEGATA'
LANTANA MONTEVIDENSIS
SARCOCOCCA H. VAR HUMILIS

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME
TREES	
	ARBUTUS UNEDO 'MARINA'
	GINKGO BILOBA 'FAIRMOUNT'
	PLATANUS ACERIFOLIA
	QUERCUS AGRIFOLIA
	QUERCUS TOMANTELLA
	LOPHOSTEMON CONFERTUS
ACCENT TREES	
	ACER PALMATUM
	CERCIS OCCIDENTALIS
	LAGERSTROEMIA 'TUSCARORA'
	OLEA EUROPAEA 'SWAN HILL'
	PODOCARPUS GRACILIOR
	TIBOUCHINA URVILLEANA
LARGE SHRUBS	
	ARCTOSTAPHYLOS X 'SUNSET'
	CEANOTHUS 'DARK STAR'
	MYRICA CALIFORNICA
	PITTOSPORUM TOBIRA 'VARIEGATA'
	RHAMNUS CALIFORNICA
MEDIUM SHRUBS, GRASSES, & PERENNIALS	
	AGAVE ATTENUATA
	DIETES BICOLOR
	CORREA 'WYNS WONDER'
	GREVILLEA 'SCARLET SPRITE'
	LOMANDRA LONGIFOLIA 'BREEZE'
	LOROPETALUM 'SUZANNE'
	MUHLENBERGIA RIGENS
	PHORMIUM HYBRID
	POLYSTICHUM MUNITUM

0 20' 40' 80' 120'

SCALE: 1" = 40'-0"

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cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON · ROSEVILLE

JETT LANDSCAPE ARCHITECTURE + DESIGN

RADIUS DESIGN

HARVEST PROPERTIES

Ownership:

235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

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SEPTEMBER 5, 2025

SHEET TITLE
PRELIMINARY PLANTING PLAN

SHEET NO.
L3.01

TREES


ACER PALMATUM
JAPANESE MAPLE


ARBUTUS UNEDO 'MARINA'
STRAWBERRY TREE


CERCIS OCCIDENTALIS
WESTERN REDBUD


GINKGO BILOBA 'FAIRMONT'
MAIDENHAIR TREE

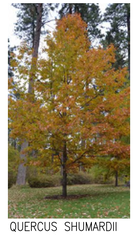

LOPHOSTEMON CONF.
BRISBANE BOX


LAGERSTROEMIA 'TUSCARORA'
CRAPE MYRTLE


OLEA EUROPAEA 'SWAN HILL'
FRUITLESS OLIVE


PLATANUS ACERIFOLIA
LONDON PLANE TREE

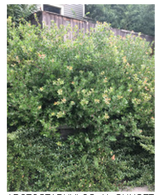

QUERCUS AGRIFOLIA
COAST LIVE OAK

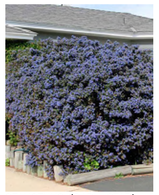

QUERCUS SHUMARDII
SHUMARD RED OAK


PODOCARPUS GRACILIOR
FERN PINE


TRISTANIOPSIS LAURINA
WATER GUM

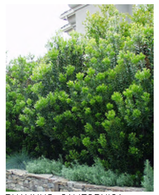
LARGE SHRUBS


ARCTOSTAPHYLOS X SUNSET
SUNSET MANZANITA

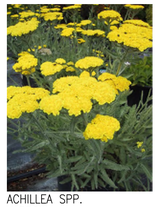

CEANOTHUS 'DARK STAR'
CALIFORNIA LILAC


MYRICA CALIFORNICA
PACIFIC WAX MYRTLE

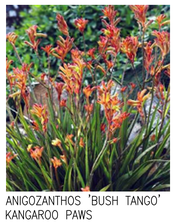

PITTOSPORUM TOBIRA 'VARIEGATA'
VARIEGATED MOCK ORANGE


RHAMNUS CALIFORNICA
COFFEEBERRY

SHRUBS, GRASSES, & PERENNIALS


ACHILLEA SPP.
YARROW


AGAVE ATTENUATA
BLUE FOX TAIL AGAVE


ANIGOZANTHOS 'BUSH TANGO'
KANGAROO PAWS


ASPIDISTRA ELATIOR
CAST IRON PLANT


CHONDROPETALUM TECTORUM
CAPE RUSH


DIETES BICOLOR
FORTNIGHT LILY


CORREA 'WYNS WONDER'
AUSTRALIAN FUCHSIA


GREVILLEA 'SCARLET SPRITE'
GREVILLEA


LIMONIUM PEREZII
SEA LAVENDER


LIRIOPE 'SILVER DRAGON'
SILVERY LILYTURF


LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH


LOROPETALUM 'SUZANNE'
FRINGE FLOWER

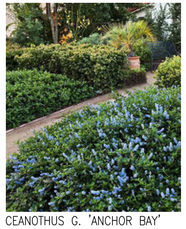

MUHLENBERGIA RIGENS
DEER GRASS


PHORMIUM HYBRID
NEW ZEALAND FLAX


POLYSTICHUM MUNITUM
WESTERN SWORD FERN

GROUNDCOVERS


ARCTOSTAPHYLOS UVA URSI
KINNIKINNICK


CEANOTHUS G. 'ANCHOR BAY'
PT. REYES CEANOTHUS


COPROSMA KIRKII 'VARIEGATA'
CREEPING MIRROR PLANT


LANTANA MONTEVIDENSIS
PURPLE TRAILING LANTANA


SARCOCOCCA H. VAR HUMILIS
HIMILAYAN SWEET BOX

STORMWATER PLANTS


CAREX DIVULSA
BERKELEY SEDGE


CHONDROPETALUM TECTORUM
CAPE RUSH


IRIS PACIFIC COAST HYBRIDS
PCH IRIS

JUNCUS PATENS CALIFORNIA
GRAY RUSH

SISYRINCHIUM BELLUM
BLUE-EYED GRASS

DIETES SPP.
FORTNIGHT LILY

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WTR USE
TREES					
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	L
	GINKGO BILOBA 'FAIRMOUNT'	MAIDENHAIR TREE	48" BOX	PER PLAN	M
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	36" BOX	PER PLAN	M
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX 48" BOX	PER PLAN	L
	QUERCUS TOMANTELLA	ISLAND OAK	24" BOX	PER PLAN	L
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	L
ACCENT TREES	GINGO BILOBA 'FAIRMOUNT' MAIDENHAIR TREE				
	ACER PALMATUM	JAPANESE MAPLE	15 GAL 24" BOX	PER PLAN	M
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL 24" BOX	PER PLAN	L
	LAGERSTROEMIA 'TUSCARORA'	CRAPE MYRTLE	24" BOX	PER PLAN	L
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	PER PLAN	L
	PODOCARPUS GRACILIOR	FERN PINE	24" BOX	PER PLAN	M
	TIBOUCHINA URVILLEANA	PRINCESS FLOWER	24" BOX	PER PLAN	M
LARGE SHRUBS					
	ARCTOSTAPHYLOS X 'SUNSET'	SUNSET MANZANITA	5 GAL	6'-0" OC	L
	CEANOTHUS 'DARK STAR'	CALIFORNIA LILAC	5 GAL	5'-0" OC	L
	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL	9'-0" OC	M
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARI. MOCK ORANGE	5 GAL	4'-0" OC	L
	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	7'-0" OC	L
MEDIUM SHRUBS, GRASSES, & PERENNIALS					
	AGAVE ATTENUATA	BLUE FOX TAIL AGAVE	5 GAL	3'-0" OC	L
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	3'-0" OC	L
	CORREA 'WYNS WONDER'	AUSTRALIAN FUCHSIA	5 GAL	3'-0" OC	L
	GREVILLEA 'SCARLET SPRITE'	GREVILLEA	5 GAL	4'-0" OC	L
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	3'-0" OC	L
	LOROPETALUM 'SUZANNE'	FRINGE FLOWER	5 GAL	4'-0" OC	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	4'-0" OC	L
	PHORMIUM HYBRID	NEW ZEALAND FLAX	5 GAL	3'-0" OC	L
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0" OC	M
SMALL SHRUBS, GRASSES, & PERENNIALS					
	ACHILLEA SP	YARROW	1 GAL	2'-0" OC	L
	ANIGOZANTHOS 'BUSH TANGO'	KANGAROO PAWS	5 GAL	2'-0" OC	L
	ASPIDISTRA ELATIOR	CAST IRON PLANT	1 GAL	2'-0" OC	L
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	3'-0" OC	L
	LIRIOPE 'SILVER DRAGON'	SILVERY LILYTURF	1 GAL	2'-0" OC	M
GROUNDCOVERS					
	ARCTOSTAPHYLOS UVA URSI 'GREEN SUPREME'	GREEN SUPREME MANZANITA	1 GAL	4'-0" OC	L
	CEANOTHUS GLORIOSUS 'ANCHOR BAY'	PT. REYES CEANOTHUS	1 GAL	4'-0" OC	L
	COPROSMA KIRKII 'VARIEGATA'	CREEPING MIRROR PLANT	1 GAL	4'-0" OC	L
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	1 GAL	4'-0" OC	
	SARCOCOCCA H. VAR HUMILIS	HIMILAYAN SWEET BOX	1 GAL	4'-0" OC	L
STORMWATER PLANTING MIX					
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	4'-0" OC	L
	CHONDROPETALUM TECTORUM	CAPE RUSH	3 GAL	4'-0" OC	L
	IRIS PACIFIC COAST HYBRIDS	PCH IRIS	1 GAL	4'-0" OC	L
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	4'-0" OC	L
	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	4'-0" OC	L
	DIETES SPP.	FORTNIGHT LILY	1 GAL	4'-0" OC	L

ktgy
cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE
JETT LANDSCAPE ARCHITECTURE + DESIGN
RADIUS DESIGN
HARVEST PROPERTIES

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CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

SHEET TITLE
PRELIMINARY PLANT SCHEDULE & IMAGES

SHEET NO.
L3.02

LEGEND:

- EXISTING TREE OVER 6" CALIPER TO BE REMOVED
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCING, SEE ARBORIST REPORT

NOTES:

1. REFER TO ARBORIST REPORT BY HORTSCIENCE | BARTLETT CONSULTING DATED APRIL 2025 FOR MORE INFORMATION.
2. SEE CIVIL DRAWINGS FOR ADDITIONAL SURVEY INFORMATION.
3. SEE SHEET L4.09 FOR REQUIRED TREE PLANTING FORM.

0 20' 40' 80' 120'

SCALE: 1" = 40'-0"

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

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SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

SHEET TITLE
TREE REMOVAL AND MITIGATION PLAN

SHEET NO.
L4.01

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
1	Eastern redbud	5	No	5	Moderate	Multiple attachments at 3'; measured below attachment; vigorous new buds; round form.	$ 1,050
2	Coast live oak	4	No	3	Moderate	Sparse crown; chlorotic; good form.	$ 350
3	Coast live oak	10	Heritage	5	High	Multiple attachments at 4'; measured below attachment; round form; vigorous new growth.	$ 2,050
4	Coast live oak	10	Heritage	5	High	Multiple attachments at 4'; measured below attachment; round crown; vigorous new growth.	$ 2,050
5	Coast live oak	5	No	5	High	Good young tree.	$ 550
6	Coast live oak	4	No	5	High	Sparse crown.	$ 450
7	Coast live oak	9	Yes	5	High	Multiple attachments at 6'; round crown; vigorous new growth.	$ 1,700
8	Coast live oak	8	Yes	5	High	Codominant at 4' with 6' seam; round crown; vigorous new growth.	$ 1,150
9	Coast live oak	8	Yes	5	High	Multiple attachments at 4'; round crown; vigorous new growth.	$ 1,150
10	Coast live oak	10	Heritage	4	High	Multiple attachments at 5'; narrow crown; vigorous new growth.	$ 1,350
11	Coast live oak	10	Heritage	5	High	Multiple attachments at 6'; round crown; vigorous new growth.	$ 1,700
12	Coast live oak	5,4	Yes	4	High	Codominant at 1'; small twig and branch dieback; vigorous new growth.	$ 650
13	Lemon-scented gum	19	Heritage	4	Moderate	Multiple attachments high in crown; high crown; small twig dieback.	$ 7,800
14	Lemon-scented gum	20	Heritage	4	Moderate	Same; branches removed for building clearance.	$ 8,600
15	Lemon-scented gum	11	Yes	2	Low	One sided crown W; sparse crown; few lateral branches.	$ 1,300
16	Lemon-scented gum	4,4	No	2	Low	Stump sprout; codominant at base; stems cross at 7'; suppressed.	$ 350
17	Lemon-scented gum	4	No	2	Low	Stump sprout; supprssed beneath CLO.	$ 250
18	Coast live oak	14	Heritage	3	Low	Trunk curves W then N; profuse epicormic growth; healthy new foliage.	$ 1,000
19	Coast live oak	28	Heritage	3	High	Large stem removed N; corrected trunk lean S; moderate twig and branch dieback.	$ 11,550
20	Coast live oak	20	Heritage	3	Moderate	Trunk leans slightly S; codominant at 6'; high crown; one sided N.	$ 1,050
21	Coast live oak	30	Heritage	4	High	Wide spreading form typical of species; multiple attachments at 6'; vigorous crown.	$ 2,800
22	Glossy privet	4	No	2	Low	Suppressed under large neighboring crowns; sparse crown.	$ 250
23	Coast live oak	17	Heritage	3	Moderate	Codominant at 6'; corrected trunk lean S; high crown; ivy on trunk.	$ 2,000
24	Coast live oak	24	Heritage	3	Moderate	Multiple stems at base and 2'; high crown; vigorous new growth.	$ 3,750
25	Coast live oak	21	Heritage	4	High	Multiple attachments at ~15'; lower lateral branches removed; high wide spreading crown; vigorous new growth.	$ 4,050
26	Coast live oak	12	Heritage	3	Moderate	Codominant at ~15'; candelabra form; high crown.	$ 1,100
27	Coast live oak	11	Heritage	3	Moderate	Codominant at ~12'; lower lateral branches removed; high crown; vigorous new growth.	$ 950
28	Coast live oak	18	Heritage	4	High	Lateral removed E; multiple attachments at 7'; vigorous new growth.	$ 3,000
29	Coast live oak	18	Heritage	4	High	Corrected trunk lean S; large branch removed S; high crown; vigorous new growth.	$ 3,000
30	Coast live oak	24	Heritage	3	High	Multiple attachments at 5'; high crown; vigorous new growth.	$ 3,750
31	Silver wattle acacia	4	No	2	Low	Group of 12 stems 4" or greater; suppressed understory trees; tall spindly form.	$ 250
32	Silver wattle acacia	7	Yes	2	Low	Trunk leans S; thin spindly form; suppressed understory tree.	$ 350
33	Silver wattle acacia	6,5	Yes	2	Low	Stems cross and rub at 2'; thin spindly form; suppressed understory tree.	$ 400
34	Coast live oak	10,9	Heritage	3	Low	Stems arise and cross at base; moderate twig and branch dieback; vigorous upper crown.	$ 1,300
35	Coast live oak	17	Heritage	4	High	Multiple attachments at 8'; high crown; vigorous new growth.	$ 2,700
36	Lemon-scented gum	13	Yes	3	Low	Multiple attachments at same point ~15'; high crown; moderate branch dieback.	$ 2,100
37	Lemon-scented gum	19	Heritage	4	Moderate	Multiple attachments high in crown; high, vigorous crown.	$ 5,900
38	Lemon-scented gum	19	Heritage	3	Moderate	Candelabra form; multiple attachments high in crown; high, vigorous crown.	$ 4,250
39	Coast live oak	20	Heritage	3	Moderate	Lower branches removed N; high slightly sparse crown; two branches coil around each other E.	$ 2,700
40	Coast live oak	5	No	5	High	Crown leans slightly W; dense vigorous crown.	$ 500
41	Silver wattle acacia	11,8,8,6,4,4,3,2	Heritage	3	Low	Multiple stems at base; on slope; dense foliage; poor structure.	$ 2,050
42	Silver wattle acacia	6,6,5,5,3,3	Yes	2	Low	Multiple stems at base; 4 stems failing at base; little foliage; poor structure.	$ 500
43	Silver wattle acacia	8,7,6,5,5,4	Yes	2	Low	Multiple stems at base; on slope; poor form and structure; sparse foliage.	$ 650
44	Silver wattle acacia	8,8,8,6	Heritage	2	Low	Topped; poorly attached branches; high crown.	$ 350
45	Silver wattle acacia	9	Yes	2	Low	Topped; poorly attached branches.	$ 600
46	Coast live oak	6	Yes	2	Low	Little live foliage; suppressed understory tree.	$ 350
47	Silver wattle acacia	5,5,5	Yes	1	Low	All but dead.	$ 250
48	Silver wattle acacia	5	No	2	Low	Corrected trunk lean N; crowded, poor form, vigorous crown.	$ 250
49	Silver wattle acacia	9	No	2	Low	Trunk leans N, crowded, topped, vigorous	$ 450
50	Coast live oak	4	No	3	Moderate	Stem removed at 2'; N stem S curve; vigorous new growth.	$ 300
51	Cork oak	8	Yes	4	High	Corrected trunk lean W; dense vigorous crown.	$ 850
52	Coast live oak	6,4,4	Yes	3	Moderate	Codominant at base with 1' seam; dense vigorous crown.	$ 750
53	Coast live oak	16	Heritage	2	Low	Corrected trunk lean E; Significant twig and branch dieback.	$ 1,150
54	Silver wattle acacia	6	Yes	2	Low	Trunk leans N; thin spindly form; high crown.	$ 300
55	Coast live oak	7	Yes	4	High	Multiple attachments at 5'; dense round crown; small twig and branch dieback.	$ 650
56	Coast live oak	14	Heritage	2	Low	Significant trunk decay; trunk leans S to perpendicular.	$ 950
57	Coast live oak	21	Heritage	4	High	Corrected trunk lean S; multiple attachments at 8'; vigorous new growth.	$ 4,050
58	Coast live oak	5	No	4	High	Multiple attachments at 4'; small twig dieback.	$ 400
59	Coast live oak	14	Heritage	4	High	Corrected trunk lean N; small twig dieback; dense vigorous crown.	$ 1,900
60	Coast live oak	13	Heritage	4	High	Codominant at 6'; corrected trunk lean N; dense vigorous crown.	$ 2,650
61	Cork oak	7	Yes	3	Moderate	In planting island; Codominant at 5'; slightly sparse crown.	$ 1,050
62	Coast live oak	9	Yes	3	Moderate	Corrected trunk lean N; one-sided crown N; vigorous new growth.	$ 1,050
63	Coast live oak	8	Yes	4	High	Multiple attachments at 6'; slightly sparse crown; good form and structure.	$ 1,150
64	Coast live oak	8	Yes	5	High	Good form and structure; dense vigorous crown.	$ 900
65	Coast live oak	7	Yes	5	High	Good form and structure; dense vigorous crown.	$ 750
66	Silver wattle acacia	5,5,5,4	Yes	3	Low	Multiple stems at base; poor form; dense crown.	$ 450
67	Silver wattle acacia	12,9,8	Heritage	3	Low	Multiple narrow attachments at 3'; poor structure; dense crown.	$ 550
68	Coast live oak	7	Yes	4	High	Lower branches removed; High crown; small twig dieback.	$ 350
69	Coast live oak	9	Yes	5	High	Good form and structure; dense vigorous crown.	$ 1,100
70	Coast live oak	8	Yes	5	High	Multiple whorled attachments at 6'; vigorous crown.	$ 1,400
71	European hornbeam	4	No	4	High	Sunscald on trunk base to 5'; multiple attachments at 6'; healthy new bud growth.	$ 350
72	Cork oak	6	Yes	3	Moderate	In 4' planting island; multiple attachments at 6'; high crown; slightly sparse.	$ 950
73	Cork oak	5	No	5	High	Planting island; good young tree.	$ 1,150
74	Cork oak	8	Yes	3	Moderate	Discolored bleeding bark lower trunk S; corrected trunk lean W; multiple attachments at 5'; vigorous crown.	$ 1,300
75	Coast live oak	11,10	Heritage	4	High	Codominant at base with 1' seam; 2' seam on W stem at 4'; dense vigorous crown.	$ 3,400
76	Coast live oak	10,4	Heritage	4	Moderate	Codominant at base with 1' seam; multiple attachments at 3 and 4'; vigorous crown.	$ 1,900
77	Coast live oak	14	Heritage	4	Moderate	Corrected trunk lean N; codominant at 3' with 1' seam; dense vigorous crown.	$ 3,050
78	African fern-pine	6,5,5	Yes	3	Low	Multiple stems to form screen; poor branch structure; vigorous new growth.	$ 850
79	Coast live oak	9	Yes	4	Moderate	Multiple attachments at 3'; poor branch structure; dense crown.	$ 1,350
80	Long leafed yellowwood	5	No	4	Moderate	Corrected trunk lean N; stakes and ties; multiple whorled attachments at 5'; dense crown.	$ 450
81	River birch	12	Yes	5	High	Multiple stems at base; healthy new bud growth.	$ 1,250
82	River birch	15	Heritage	5	High	Multiple stems at base; healthy new bud growth.	$ 1,850
83	River birch	22	Heritage	4	High	Multiple stems at base; healthy new bud growth.	$ 3,000
84	European hornbeam	7	Yes	5	High	Multiple attachments at 5'; good form and structure; healthy new growth.	$ 800
85	European hornbeam	8	Yes	5	High	Good young tree.	$ 2,200
86	European hornbeam	6	Yes	3	Moderate	Topped: poor structure; healthy new growth.	$ 850
87	European hornbeam	8	Yes	5	High	Good young tree.	$ 2,200
88	European hornbeam	6	Yes	5	High	Good young tree.	$ 1,350
89	European hornbeam	7	Yes	5	High	Good young tree.	$ 1,750
90	European hornbeam	7	Yes	5	High	Good young tree.	$ 1,750
91	European hornbeam	5	No	5	High	Good young tree.	$ 1,000
92	Cork oak	6	Yes	5	High	Narrow form; dense vigorous crown.	$ 1,350
93	Cork oak	8	Yes	3	Moderate	Corrected trunk lean E; weepy bark on lower trunk; dense vigorous crown.	$ 650
94	Cork oak	14	Heritage	5	High	Specimen tree; good form and structure; dense vigorous crown.	$ 7,600
95	Cork oak	7	Yes	5	High	Good young tree.	$ 1,450
96	Cork oak	8	Yes	4	High	Corrected trunk lean S; dense crown.	$ 1,450
97	Cork oak	8	Yes	5	High	Good young tree.	$ 1,800
98	Cork oak	8	Yes	5	High	Good young tree.	$ 1,800
99	Marina madrone	6	Yes	4	High	Corrected trunk lean S; crown heavy S; multiple branches originate at same point 5'; dense crown.	$ 900
100	Marina madrone	5	No	5	High	Good young tree.	$ 1,150
101	Marina madrone	5	No	4	High	Multiple attachments at 5'; small twig dieback; one-sided crown S.	$ 550
102	Italian stone pine	13	Yes	5	High	Good form and structure.	$ 1,700
103	Italian stone pine	19	Heritage	3	Low	On slope; trunk leans S over road; crown heavy S.	$ 800
104	Italian stone pine	19,15	Heritage	3	Low	Codominant at 4'; topped for utility clearance; dense crown.	$ 1,150
105	Italian stone pine	14	Yes	2	Low	On slope; trunk leans S over road; topped; crown heavy S.	$ 400

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
106	Coast live oak	6	Yes	2	Low	Significant crown dieback; suppressed understory tree.	$ 250
107	Coast live oak	6	Yes	3	Moderate	Corrected trunk lean S; one sided E; suppressed understory tree; vigorous new growth.	$ 250
108	Coast live oak	9	Yes	3	Moderate	One sides crown S; high crown; vigorous new growth.	$ 350
109	Coast live oak	8,8	Heritage	3	Moderate	Codominant at 2'; one sided crown E; small twig and branch dieback.	$ 450
110	Italian stone pine	11,8	Yes	3	Low	On slope; trunk leans S; W stem leaning on #112; high sparse crown.	$ 500
111	Italian stone pine	10	Yes	2	Low	Topped; sparse one-sided crown.	$ 300
112	Italian stone pine	9	Yes	2	Low	Touching trunk of tree #110; sparse one-sided crown.	$ 300
113	Italian stone pine	11	Yes	2	Low	One sided sparse crown S.	$ 300
114	Italian stone pine	11	Yes	2	Low	One-sided sparse crown S.	$ 300
115	Italian stone pine	12	Yes	2	Low	One-sided sparse crown S.	$ 350
116	Italian stone pine	11	Yes	3	Low	Corrected trunk lean W; high one-sided crown S.	$ 400
117	Italian stone pine	16	Heritage	3	Low	Corrected trunk lean S; topped; high crown	$ 600
118	Italian stone pine	10	Yes	3	Low	Topped; sparse high crown.	$ 350
119	Italian stone pine	13	Yes	3	Low	Topped; high crown.	$ 500
120	Italian stone pine	12	Yes	3	Low	Topped; high sparse crown.	$ 450
121	Coast live oak	5	No	2	Low	Topped; poor structure; sparse crown.	$ 250
122	Italian stone pine	10	Yes	3	Low	High sparse crown; thin spindly form.	$ 350
123	Italian stone pine	13	Yes	3	Low	High sparse crown; narrow form.	$ 500
124	Italian stone pine	12	Yes	3	Low	High sparse crown; narrow form.	$ 450
125	Coast live oak	12	Heritage	3	Moderate	Corrected trunk lean E; under crowns of larger trees; slightly sparse crown.	$ 500
126	Italian stone pine	14	Yes	2	Low	Topped; one sided sparse crown S.	$ 400
127	Italian stone pine	11,9	Yes	3	Low	Codominant at 3'; topped; high crown.	$ 550
128	Italian stone pine	14	Yes	1	Low	Topped; dead top.	$ 250

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
129	Coast live oak	7	Yes	2	Low	Suppressed understory tree; sparse foliage.	$ 250
130	Coast live oak	5,4	Yes	2	Low	Topped; suppressed understory tree; sparse foliage.	$ 250
131	Italian stone pine	14	Yes	3	Low	Topped; high sparse crown.	$ 500
132	Italian stone pine	14	Yes	2	Low	Corrected trunk lean S; topped; one sided crown S.	$ 400
133	Italian stone pine	13,12	Heritage	2	Low	Codominant at 2'; topped; high sparse crown.	$ 500
134	Italian stone pine	13	Yes	3	Low	One sided crown S; high sparse crown.	$ 500
135	Italian stone pine	15	Heritage	3	Low	Trunk leans S; crown heavy S.	$ 550
136	Italian stone pine	14	Yes	2	Low	Topped; high sparse crown.	$ 400
137	Italian stone pine	14	Yes	2	Low	Codominant at 6'; topped.	$ 400
138	Italian stone pine	16	Heritage	2	Low	Topped.	$ 450
139	Italian stone pine	14	Yes	2	Low	Topped.	$ 400
140	Coast live oak	4	No	1	Low	All but dead.	$ 200
141	Coast live oak	14,10,8	Heritage	2	Low	Multiple stems at base; topped; poor structure; twig dieback.	$ 550
142	Italian stone pine	13	Yes	2	Low	Topped.	$ 350
143	Italian stone pine	15	Heritage	2	Low	Topped.	$ 400
144	Italian stone pine	7	Yes	2	Low	Topped.	$ 250
145	Italian stone pine	11	Yes	2	Low	Topped.	$ 300
146	Italian stone pine	15	Heritage	3	Low	Trunk leans S; one sided crown S.	$ 550
147	Italian stone pine	9	Yes	2	Low	One sided crown S; sparse high crown.	$ 300
148	Italian stone pine	13	Yes	2	Low	Topped.	$ 350
149	Coast live oak	9,5,5	Heritage	3	Moderate	Multiple attachments at 2'; understory tree; slightly sparse crown.	$ 400
150	Italian stone pine	14	Yes	2	Low	Topped.	$ 400
151	Italian stone pine	10	Yes	2	Low	Topped.	$ 300
152	Italian stone pine	10	Yes	2	Low	Topped.	$ 300
153	Coast live oak	13	Heritage	2	Low	Multiple attachments at 5'; topped.	$ 400
154	Coast live oak	10,4	Heritage	2	Low	Codominant at 1'; topped.	$ 350

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
155	Coast live oak	9	Yes	2	Low	Multiple attachments at 6'; topped.	$ 300
156	Coast live oak	15,12	Heritage	2	Low	Codominant at 2'; topped.	$ 650
157	Italian stone pine	11,10	Yes	2	Low	Codominant at 1'; topped.	$ 400
158	Italian stone pine	14,13	Heritage	2	Low	Codominant at 2' with narrow union; seam from base to 4'; topped.	$ 550
159	Italian stone pine	16	Heritage	2	Low	Topped.	$ 450
160	Italian stone pine	17	Heritage	2	Low	Topped.	$ 500
161	Coast live oak	4	No	3	Moderate	Small understory tree; trunk leans N; slightly sparse crown.	$ 250
162	Italian stone pine	18	Heritage	2	Low	Topped.	$ 500
163	Italian stone pine	10	Yes	2	Low	Topped.	$ 300
164	Coast live oak	10	Heritage	3	Moderate	Multiple attachments at 5'; partially topped; slightly sparse crown.	$ 400
165	Coast live oak	13,7	Heritage	3	Moderate	Codominant at base; slightly sparse crown; topped.	$ 650
166	Coast live oak	10	Heritage	3	Moderate	Corrected trunk lean S; one sided crown S; topped.	$ 400
167	Italian stone pine	20	Heritage	2	Low	Topped.	$ 600
168	Coast live oak	5	No	2	Low	Suppressed understory tree; thin sinuous form; high sparse crown.	$ 250
169	Coast live oak	14,9	Heritage	3	Moderate	Codominant at base; inner branch dieback; dense high crown.	$ 750
170	Coast live oak	17	Heritage	3	Moderate	Multiple attachments at 4'; central leader horizontal S; inner branch dieback; dense high crown.	$ 800
171	Coast live oak	22	Heritage	4	High	Multiple attachments at 8'; good form and structure; inner branch dieback; dense high crown.	$ 1,600
172	Coast live oak	25	Heritage	4	High	No tag; dbh estimated; dense high crown.	$ 2,000
173	Cork oak	7	Yes	4	Moderate	4' planting strip; lower branches removed; dense high crown.	$ 900
174	Cork oak	5	No	3	Moderate	4' planting strip; lower branches removed; small twig dieback, slightly sparse crown.	$ 450

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
175	Sawleaf zelkova	6	Yes	3	Moderate	Multiple attachments at 5'; narrow unions; vigorous new bud growth.	$ 600
176	Sawleaf zelkova	5	No	4	High	Multiple narrow attachments at 5'; vigorous new bud growth.	$ 550
177	Cork oak	5	No	3	Moderate	Lower branches removed; small twig dieback; slightly sparse crown.	$ 450
178	Cork oak	5	No	3	Moderate	Lower branches removed; Small twig dieback; slightly sparse crown.	$ 450
179	Cork oak	7	Yes	4	High	Multiple attachments at 8'; small twig dieback; vigorous crown.	$ 900
180	Cork oak	8	Yes	2	Low	Trunk budget at 3'; Significant twig and branch dieback.	$ 600
181	Cork oak	4	No	2	Low	Significant twig and branch dieback.	$ 300
182	Cork oak	6	Yes	3	Low	Significant twig and branch dieback.	$ 600
183	Marina madrone	5	No	3	Moderate	Multiple narrow attachments at 5'; slightly chlorotic crown.	$ 450
184	Marina madrone	4	No	4	Moderate	Multiple attachments at 5'; slightly chlorotic crown.	$ 450
185	Marina madrone	6	Yes	4	High	Multiple attachments at 5'; slightly chlorotic crown; good form and structure.	$ 750
186	Coast live oak	5	No	4	Moderate	Good form and structure; small twig dieback.	$ 400
187	Ginkgo	4	No	5	High	Multiple attachments at 5'; good form and structure; vigorous new buds.	$ 400
188	Ginkgo	5	No	5	High	Good form and structure; vigorous new bud growth.	$ 650
189	Cork oak	7	Yes	3	Moderate	Lower branches removed; small twig dieback; slightly sparse crown.	$ 700
190	Cork oak	11	Heritage	3	Moderate	Lower branches removed N; crown heavy S; slightly sparse crown.	$ 1,450
191	Cork oak	7	Yes	3	Low	Small crown; multiple attachments at 6'; poor form; in 4' wide parking lot planter.	$ 700
192	Ginkgo	4	No	4	High	Good you tree; slight lean north; crook in trunk at 7'; good form.	$ 500

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
193	Ginkgo	4	No	4	High	Good young tree, good structure and form.	$ 500
194	Ginkgo	4	No	4	High	Good you tree; slight lean north; crook in trunk at 7'; codominant trunk at 6'.	$ 500
195	Ginkgo	4	No	4	High	Good young tree, good structure and form.	$ 500
196	Ginkgo	4	No	4	Moderate	Good young tree; leans north; codominant trunk at 7'.	$ 500
197	Ginkgo	4	No	4	High	Good young tree, good structure and form.	$ 500
198	Ginkgo	5	No	4	High	Good young tree; leans north; codominant trunk at 7'.	$ 700
199	Cork oak	7	Yes	3	Moderate	Multiple attachments at 7'; fair form; small crown; in 4' wide well.	$ 700
200	Cork oak	8	Yes	4	High	Good young tree, good structure and form.	$ 1,450
201	Cork oak	7	Yes	3	Low	Declining top; leans west; bark action at base on north side; small crown; in 4' well.	$ 700
202	European hornbeam	4	No	3	Low	Sunscald on south side of stem; fair form; small crown; 4' off building.	$ 550
203	European hornbeam	10	Yes	4	High	Good structure and form; full crown; moderate vigor.	$ 3,150
204	European hornbeam	10	Yes	4	High	Good structure and form; full crown; moderate vigor.	$ 3,150
205	European hornbeam	11	Yes	3	Moderate	Good structure and form; full crown; decay in main stem; wounds on east side.	$ 2,750
206	European hornbeam	9	Yes	3	Moderate	Good structure and form; multiple attachments at 6'; full crown; moderate vigor.	$ 1,900
207	European hornbeam	10	Yes	4	Moderate	Good structure and form; full crown; moderate vigor.	$ 3,150
208	European hornbeam	9	Yes	4	High	Good structure and form; full crown; moderate vigor.	$ 2,600
209	European hornbeam	6	Yes	4	High	Good structure and form; full crown; moderate vigor.	$ 1,250

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
210	European hornbeam	6	Yes	3	Moderate	Codominant trunk at 12'; fair form; slight lean south.	$ 950
211	European hornbeam	6	Yes	4	Moderate	Fair structure and form; full crown; previously topped; moderate vigor.	$ 1,250
212	European hornbeam	4	No	3	Moderate	Fair structure and form; full crown; previously topped; moderate vigor.	$ 550
213	Ginkgo	4	No	4	Moderate	Good young tree; good form; 2' off curb.	$ 500
214	Ginkgo	4	No	3	Moderate	Good young tree; good form; leans north; 2' off curb.	$ 400
215	Ginkgo	4	No	4	Moderate	Good young tree; good form; leans north; 2' off curb.	$ 500
216	Cork oak	8	Yes	3	Moderate	Codominant trunk at 7'; small crown; fair form.	$ 1,100
217	Ginkgo	4	No	4	Moderate	Good young tree; good form; leans north; 2' off curb.	$ 500
218	Ginkgo	4	No	4	Moderate	Good young tree; good form; leans north; 2' off curb.	$ 500
219	Marina madrone	7	Yes	4	High	Multiple attachments at 7'; good form; slight lean north; in 8' well.	$ 1,400
220	Marina madrone	6	Yes	4	Moderate	Good young tree; good structure and form.	$ 1,100
221	Marina madrone	6	Yes	5	High	Good young tree; good structure and form.	$ 1,350
222	Marina madrone	6	Yes	4	High	Good young tree; good structure and form.	$ 1,100
223	Marina madrone	4	No	3	Moderate	Small crown; slight lean northeast; fair form.	$ 500
224	Cork oak	4	No	2	Low	Topped at 10'; very small crown; poor form.	$ 350
225	European hornbeam	6	Yes	4	High	Codominant trunk at 12'; good form; full crown.	$ 1,450
226	European hornbeam	7	Yes	3	Moderate	Codominant trunk at 125'; fair form; thin crown.	$ 1,400
227	European hornbeam	6	Yes	3	Moderate	Codominant trunk at 12'; fair form; thin crown.	$ 850

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
228	European hornbeam	8	Yes	3	Moderate	Codominant trunk at 12'; fair form; thin crown.	$ 1,300
229	Cork oak	8	Yes	3	Moderate	Codominant trunk at 12'; fair form; thin crown in 4' well.	$ 1,300
230	European hornbeam	8	Yes	4	Moderate	Codominant trunk at 12'; fair form; thin crown; 4'off sidewalk.	$ 1,750
231	European hornbeam	7	Yes	4	Moderate	Upright form; good structure; full crown.	$ 1,400
232	Cork oak	5	No	3	Moderate	Umbrella crown; fair form; crown.	$ 750
233	Cork oak	7	Yes	3	Moderate	Upright form; fair structure; narrow crown; codominant trunk at 12'.	$ 1,050
234	Cork oak	5	No	3	Low	Small crown; canker around trunk; small crown; in 7' well.	$ 650
235	Sawleaf zelkova	5	No	3	Low	Small crown; poor form; twig dieback; in 5x5 well.	$ 450
236	Sawleaf zelkova	5	No	3	Low	Multiple attachments at 5'; small crown; poor form; twig dieback; in 5x5 well.	$ 450
237	Sawleaf zelkova	4	No	2	Low	Small crown; poor form; twig dieback; in 5x5 well.	$ 300
238	Cork oak	4	No	3	Low	Small crown; poor forms; depressed in planting well.	$ 350
239	Cork oak	5	No	3	Low	Codominant trunk at 5'; small crown; poor form; twig dieback; in 8' wide well.	$ 650
240	Sawleaf zelkova	5	No	3	Low	Small crown; poor form; twig dieback; in 5x5 well.	$ 450
241	Sawleaf zelkova	6	Yes	3	Moderate	Small crown; poor form; twig dieback; in 5x5 well.	$ 600
242	Sawleaf zelkova	7	Yes	3	Low	Small crown; poor form; multiple attachments at 6'; in 5x5 well.	$ 700
243	Sawleaf zelkova	6	Yes	3	Low	Small crown; poor form; multiple attachments at 6'; in 5x5 well.	$ 600
244	Sawleaf zelkova	5	No	3	Moderate	Small crown; poor form; twig dieback; in 5x5 well.	$ 450
245	Sawleaf zelkova	6	Yes	3	Low	Small crown; poor form; multiple attachments at 6'; in 5x5 well.	$ 600

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
246	Sawleaf zelkova	7	Yes	3	Low	Small crown; poor form; multiple attachments at 5'; in 5x5 well.	$ 700
247	Cork oak	6	Yes	3	Moderate	Small crown; fair form; low vigor; in 8' wide well.	$ 950
248	Cork oak	7	Yes	3	Low	Heavy lean north; yellowing leaves; canker at base.	$ 1,250
249	Cork oak	7	Yes	3	Low	Heavy lean north; canker at base; in-sided south.	$ 1,050
250	Cork oak	8	Yes	3	Low	Small crown; fair form; low vigor; in 7' wide well; canker on trunk.	$ 850
251	Sawleaf zelkova	7	Yes	3	Moderate	Small crown; fair form; low vigor; in 5x5' well.	$ 700
252	Sawleaf zelkova	7	Yes	3	Moderate	Small crown; fair form; low vigor; in 5x5' well.	$ 700
253	Sawleaf zelkova	6	Yes	3	Low	Small crown; fair form; low vigor; in 5x5' well.	$ 600
254	Sawleaf zelkova	4	No	2	Low	Small crown; fair form; low vigor; in 5x5' well.	$ 300
255	Sawleaf zelkova	5	No	2	Low	Small crown; fair form; low vigor; in 5x5' well.	$ 350
256	Sawleaf zelkova	4	No	2	Low	Small crown; fair form; low vigor; in 5x5' well.	$ 300
257	Sawleaf zelkova	4	No	2	Low	Small crown; poor form; low vigor; in 5x5' well.	$ 300
258	Cork oak	5	No	2	Low	Small crown; fair form; low vigor; in 7' wide well; canker on trunk.	$ 350
259	Cork oak	5	No	2	Low	Major decline; dying top; poor form; in 8' well.	$ 400
260	Cork oak	6	Yes	3	Low	Slight lean north; small crown; twig dieback.	$ 600
261	Sawleaf zelkova	4	No	2	Low	Major decline; dying top; 1/2 top removed; poor form; in 5' well.	$ 300
262	Sawleaf zelkova	4	No	2	Low	Major decline; dying top; 1/2 top removed; poor form; in 5' well.	$ 300
263	Sawleaf zelkova	5	No	3	Low	Multiple attachments at 5'; fair form; twig dieback; in 5x5' well.	$ 450
264	Sawleaf zelkova	5	No	3	Low	Multiple attachments at 5'; fair form; twig dieback; in 5x5' well.	$ 450
265	Sawleaf zelkova	6	Yes	3	Moderate	Multiple attachments at 5'; fair form; twig dieback; in 5x5' well.	$ 600
266	Sawleaf zelkova	5	No	3	Low	Multiple attachments at 5'; fair form; twig dieback; in 5x5' well.	$ 450

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
267	Cork oak	5	No	2	Low	Small crown; narrow forms in 5' well.	$ 350
268	Cork oak	4	No	2	Low	Small crown; narrow form; minimal foliage; in 8' well.	$ 350
269	Cork oak	7	Yes	3	Moderate	Small crown; umbrella form; 8" off utility box.	$ 700
270	Sawleaf zelkova	4	No	2	Low	Small crown; narrow, poor form in 5 x 5' well.	$ 300
271	Sawleaf zelkova	8	Yes	3	Moderate	Medium crown; multiple attachments at 7'; poor form in 5 x 5' well.	$ 850
272	Sawleaf zelkova	5	No	3	Low	Small crown; narrow, poor form; strap engulfed in attachments; in 5 x 5' well.	$ 450
273	Sawleaf zelkova	5	No	2	Low	Small crown; narrow, branch dieback; poor form in 5 x 5' well.	$ 350
274	Sawleaf zelkova	4	No	2	Low	Small crown; codominant trunk at 5'; branch dieback; poor form; in 5 x 5' well.	$ 300
275	Sawleaf zelkova	6	Yes	3	Low	Small crown; codominant trunk at 5'; branch dieback; poor form; in 5 x 5' well.	$ 600
276	Sawleaf zelkova	6	Yes	3	Low	Small crown; multiple attachments at 5'; branch dieback; poor form; in 5 x 5' well.	$ 600
277	Sawleaf zelkova	5	No	3	Low	Small crown; multiple attachments at 5'; twig dieback; poor form; in 5 x 5' well.	$ 450
278	Cork oak	6	Yes	3	Low	Heavy lean north; yellowing leaves; small crown; fair form; in 8' well.	$ 850
279	European hornbeam	4	No	3	Low	Leans south; decay on trunk, south side; narrow crown.	$ 550
280	European hornbeam	6	Yes	3	Moderate	Upright; decay on trunk, south side; full crown.	$ 950
281	European hornbeam	6	Yes	2	Low	Top dieback; sunscald on trunk; small crown.	$ 600
282	Olive	11	Yes	3	Moderate	Codominant trunk at 1'; fair form; full crown.	$ 1,450
283	European hornbeam	5	No	4	Moderate	Multiple attachments at 5'; fastigate form; good structure.	$ 800

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
284	European hornbeam	5	No	3	Moderate	Multiple attachments at 3'; fastigate form; good structure.	$ 650
285	European hornbeam	5	No	4	Moderate	Multiple attachments at 3'; fastigate form; good structure.	$ 950
286	European hornbeam	5	No	4	Moderate	Multiple attachments at 3'; fastigate form; good structure.	$ 950
287	Olive	6	Yes	3	Moderate	Multiple attachments at 5'; good form; good structure; in 8' well.	$ 550
288	Sweetgum	6	Yes	4	High	Good structure and form; full crown; in 10x10' well.	$ 1,250
289	Sweetgum	6	Yes	3	Low	Topped at 12'; poor form; branch dieback.	$ 850
290	Sweetgum	7	Yes	3	Low	Topped at 12'; poor form; epicormics.	$ 1,050
291	Sweetgum	7	Yes	3	Low	Topped at 10'; poor form; epicormics.	$ 1,050
292	Cork oak	6	Yes	2	Low	Topped at 12'; poor form; branch dieback; trunk cankers.	$ 450
293	Cork oak	11	Heritage	3	Moderate	Topped at 10'; poor form; epicormics; canker on trunk.	$ 1,450
294	Marina madrone	5	No	3	Moderate	Multiple attachments at 6' fair form; yellowing leaves.	$ 650
295	Marina madrone	5	No	3	Moderate	Codominant trunk at 5'; fair form; minor yellowing.	$ 650
296	Olive	4	No	3	Low	Codominant trunk at 2'; fair form; small crown.	$ 350
297	Olive	6	Yes	3	Moderate	Codominant trunk at 2'; fair form; small crown.	$ 550
298	Olive	6	Yes	3	Moderate	Codominant trunk at 1'; fair form; small crown.	$ 550
299	Cork oak	5	No	3	Low	In 2' wide well; codominant trunk at 10'; small crown.	$ 400
300	European hornbeam	5	No	4	Moderate	Fastigate form; 3' off wall; good form.	$ 800
301	Cork oak	4	No	2	Low	Dead top; small crown; in 2.5' wide well.	$ 250
302	Coast live oak	4	No	3	Moderate	Multiple attachments at 6'; crossing branch; girdling root; in 3' wide well.	$ 300
303	Cork oak	6	Yes	3	Moderate	Codominant trunk at 8'; thin top; twig dieback.	$ 850

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
304	Cork oak	6	Yes	3	Moderate	Codominant trunk at 8'; thin top; twig dieback; 2' off wall.	$ 850
305	Cork oak	6	Yes	3	Moderate	Codominant trunk at 8'; twig dieback; 2' off wall and curb.	$ 600
306	Cork oak	5	No	3	Moderate	Topped at 12'; fair form; 2' off wall.	$ 450
307	Cork oak	5	No	3	Low	Topped at 12'; fair form; 2' off wall; leans north.	$ 450
308	Cork oak	6	Yes	3	Moderate	Topped at 12'; fair form; 2' off wall; leans north.	$ 600
309	Cork oak	8	Yes	3	Moderate	Topped at 15'; fair form; 2' off wall and curb; leans north.	$ 850
310	Cork oak	6	Yes	3	Moderate	Small crown; fair form; cankers on trunk.	$ 600
311	Ginkgo	5	No	3	Moderate	Small crown; fair form; in 5' well.	$ 650
312	Coast redwood	9	Yes	4	High	Upright form; good structure; good leaf color; in 6' well.	$ 1,350
313	Coast redwood	9	Yes	4	High	Upright form; good structure; good leaf color; in 6' well.	$ 1,350
314	Ginkgo	5	No	3	Moderate	Slight lean north; full crown; good form.	$ 800
315	Italian cypress	7	Yes	4	High	Upright, good structure and form; 4' off wall.	$ 1,050
316	Coast redwood	9	Yes	4	High	Upright, good structure and form; 6' off wall and curb.	$ 1,350
317	Coast redwood	9	Yes	4	High	Upright, good structure and form; 6' off wall and curb.	$ 1,350
318	Ginkgo	5	No	3	Low	Leans north; poor form; asymmetrical crown.	$ 650
319	Ginkgo	5	No	4	Moderate	Leans north; fair form; full crown; 4' off curb.	$ 800
320	Coast redwood	10	Yes	4	Moderate	Upright, good structure and form; 4' off curb.	$ 1,600
321	Coast redwood	10	Yes	3	Moderate	Upright; full crown; 4' off curb.	$ 1,200
322	Ginkgo	5	No	4	Moderate	Good structure and form; slight lean north; dense crown; 4' off curb.	$ 950
323	Coast redwood	11	Yes	4	Moderate	Good structure and form; slight lean north; dense crown; 4' off curb.	$ 1,900

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
324	Coast redwood	10	Yes	4	Moderate	Good structure and form; slight lean north; dense crown; 4' off curb.	$ 1,600
325	Ginkgo	5	No	3	Moderate	Sinuous trunk; fair form; dense crown; 3' off curb.	$ 750
326	Coast redwood	9	Yes	4	Moderate	Upright; full crown; 7' off curb.	$ 1,350
327	Coast redwood	9	Yes	4	Moderate	Upright; full crown; 7' off curb; slight lean north.	$ 1,150
328	Ginkgo	5	No	3	Moderate	Slight lean north; dense crown; topped at 10'; 4' off walkway.	$ 750
329	Coast redwood	9	Yes	4	Moderate	Upright; full crown; 6' off curb.	$ 1,350
330	Coast redwood	10	Yes	4	Moderate	Upright; full crown; 6' off curb.	$ 1,350
331	Ginkgo	5	No	3	Moderate	Multiple attachments at 5'; fair form; dense crown; 4' off curb.	$ 750
332	Italian cypress	7	Yes	4	High	Upright; full crown; 3' off curb; in 4'well.	$ 1,050
333	European hornbeam	5	No	4	Moderate	Good structure and form; full crown; 4' off sidewalk.	$ 800
334	European hornbeam	5	No	3	Moderate	Good structure and form; full crown; 4' off sidewalk; ADA parking sign 1' from trunk.	$ 650
335	Olive	8	Yes	3	Moderate	Codominant trunk at base; fair form; topped at 12'.	$ 750
336	Olive	7	Yes	3	Moderate	Codominant trunk at base; fair form; topped at 8'; 3' off sidewalk.	$ 600
337	Olive	5	No	3	Moderate	Codominant trunk at 1'; fair form; topped at 8'; 3' off sidewalk.	$ 500
338	Olive	6	Yes	3	Moderate	Codominant trunk at 1'; fair form; topped at 8'; 4' off curb.	$ 700
339	Olive	7	Yes	3	Moderate	Codominant trunk at 13; fair form; topped at 8'; 6' off sidewalk.	$ 800
340	European hornbeam	8	Yes	4	Moderate	Codominant trunk at 7'; good form; full crown; 4' off sewer drain.	$ 2,100
341	European hornbeam	10	Yes	4	Moderate	Multiple attachments at 6'; full, wide crown; good form.	$ 3,150

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
342	European hornbeam	8	Yes	3	Moderate	Previously topped at 12'; fair form; fill crown.	$ 1,750
343	European hornbeam	8	Yes	3	Moderate	Multiple attachments at 6'; fair form; full crown; 6' off sidewalk.	$ 850
344	Cork oak	4	No	2	Low	Previously topped at 10'; poor form; small crown; in 4' well.	$ 400
345	European hornbeam	7	Yes	3	Moderate	Multiple attachments at 6'; fair form; full crown; 6' off sidewalk.	$ 1,250
346	European hornbeam	6	Yes	3	Moderate	Multiple attachments at 6'; fair form; full crown; 6' off sidewalk.	$ 850
347	Italian cypress	4	No	3	Low	Upright form; leans northeast; lower half deer browsed.	$ 450
348	Italian cypress	7	Yes	4	Moderate	Upright form; full crown.	$ 1,200
349	Italian cypress	6	Yes	3	Low	Dead spiral; upright; 6' off bldg.	$ 700
350	European hornbeam	5	No	4	Moderate	Good form; full crown; 8' off bldg.	$ 950
351	European hornbeam	6	Yes	4	Moderate	Fair form; thin crown; 8' off bldg.; rounded over.	$ 1,250
352	Coast live oak	10	Heritage	4	High	Codominant trunk at 10'; good structure and form; twig dieback.	$ 1,950
353	Coast live oak	9	Yes	2	Low	Severe dieback; fair form; cankers around base.	$ 900
354	European hornbeam	6	Yes	3	Moderate	Multiple attachments at 4'; upright form; 7' off sidewalk.	$ 950
355	Olive	12	Yes	3	Moderate	Full, round crown; 3 stem at base; fair form.	$ 2,000
356	Olive	8	Yes	3	Moderate	Full, round crown; 3 stem at base; fair form.	$ 1,000
357	Olive	11	Yes	3	Moderate	Multiple attachments at base; fair form; round crown.	$ 1,200
358	Olive	5	No	2	Low	Heavy lean south; heaving at base; small crown; in 5x5' tree well.	$ 300
359	Olive	5	No	3	Moderate	Codominant trunk at base; fair form; small crown; in 5x5' tree well.	$ 400
360	Olive	5	No	3	Moderate	Codominant trunk at base; fair form; small crown; in 5x5' tree well.	$ 400
361	Olive	5	No	3	Moderate	Codominant trunk at base; fair form; small crown; in 5x5' tree well.	$ 400
362	Olive	5	No	3	Moderate	Codominant trunk at 3'; fair form; small crown; in 5x5' tree well.	$ 400
363	Olive	6	Yes	3	Moderate	Codominant trunk at base; fair form; small crown; in 5x5' tree well.	$ 650
364	Italian cypress	7	Yes	4	High	Upright; good form; full crown; 3' off building.	$ 900
365	Italian cypress	7	Yes	3	Moderate	Upright; good form; full crown; 3' off building.	$ 800
366	Italian cypress	5	No	4	Moderate	Upright; good form; full crown; 3' off building.	$ 650
367	Italian cypress	4	No	4	Moderate	Upright; good form; full crown; 3' off building.	$ 400
368	Cork oak	6	Yes	3	Moderate	Codominant trunk at 7'; fair form; small crown; in 8' well.	$ 700
369	Cork oak	5	No	3	Moderate	Codominant trunk at 7'; fair form; small crown; in 8' well.	$ 650
370	European hornbeam	4	No	3	Moderate	Codominant trunk at 8'; upright; fair form.	$ 550
371	Italian cypress	5	No	4	Moderate	Upright; good form; full crown; 3' off building.	$ 550
372	Olive	5	No	3	Moderate	Codominant trunk at 1'; upright; fair form.	$ 450
373	Olive	5	No	2	Low	Small crown; poor form; codominant trunk at base.	$ 350
374	Olive	6	Yes	3	Moderate	Codominant trunk at 1'; round crown; fair form.	$ 550
375	Olive	6	Yes	3	Moderate	Codominant trunk at 1'; round crown; fair form.	$ 650
376	Italian cypress	5	No	4	High	Upright form; full crown; 3' off building.	$ 500
377	Cork oak	6	Yes	3	Low	Codominant trunk at 7'; poor form; small crown.	$ 1,100
378	Italian cypress	5	No	4	High	Upright form; full crown; 3' off building.	$ 700
379	Italian cypress	5	No	4	High	Upright form; full crown; 3' off building.	$ 700
380	Italian cypress	6	Yes	4	Moderate	Upright form; full crown; 3' off building.	$ 950
381	European hornbeam	5	No	3	Moderate	Upright form; full crown; 5' off building.	$ 750
382	Italian cypress	5	No	4	High	Upright form; full crown; 4' off building.	$ 650
383	Coast live oak	16	Heritage	4	High	Codominant trunk at 7'; good form; slight lean northeast.	$ 2,400
384	Coast live oak	16	Heritage	4	Moderate	Codominant trunk at 8'; good form; slight lean southeast.	$ 4,650
385	California bay	18	Heritage	3	Low	Codominant trunk at 5'; previously topped at 12'; crown of epicormics; decay in topped branches.	$ 8,150
386	Coast live oak	18	Heritage	4	Moderate	Codominant trunk at 5'; leans south; fair form; 8' off deck.	$ 3,000
387	Coast redwood	13	Yes	4	Moderate	In deck; upright; twig dieback.	$ 1,350
388	Cork oak	6	Yes	3	Moderate	Codominant trunk at 8'; fair form; small crown; in 4' wide well.	$ 600
389	European hornbeam	6	Yes	3	Low	One-sided East; 3' off building; poor form.	$ 600
390	Cork oak	11	Heritage	3	Moderate	Leans north; multiple attachments at 5'; canker on trunk; surface roots.	$ 1,450
391	European hornbeam	4	No	3	Low	One-sided East; 3' off building; poor form.	$ 400
392	Cork oak	4	No	3	Low	Small crown; poor form; staked.	$ 350
393	Olive	6	Yes	3	Moderate	Multiple attachments at base; fair form; small crown.	$ 400
394	Olive	4	No	3	Low	Small crown; poor form; staked.	$ 300
395	Cork oak	6	Yes	3	Moderate	Multiple attachments at 5'; fair form; small crown.	$ 700
396	Cork oak	8	Yes	3	Moderate	Multiple attachments at 8'; fair form; round crown.	$ 1,100
397	Cork oak	8	Yes	3	Moderate	Multiple attachments at 8'; fair form; round crown.	$ 1,100
398	Cork oak	9	Yes	3	Moderate	Codominant trunks at 6'; fair form; 6' off walkway.	$ 1,350
399	Cork oak	8	Yes	3	Moderate	Codominant trunks at 6'; fair form; 6' off curb.	$ 850
400	Cork oak	5	No	3	Low	High, small crown; round form; in shrubs.	$ 450
401	Cork oak	4	No	3	Low	High, small crown; round form; in shrubs.	$ 350
402	Cork oak	5	No	3	Low	High, small crown; round form; in shrubs.	$ 450
403	Cork oak	4	No	3	Low	High, small crown; round form; in shrubs; leans northeast.	$ 350
404	Cork oak	4	No	3	Low	High, small crown; round form; in shrubs; sinuous trunk.	$ 350
405	Coast live oak	14	Heritage	5	High	Codominant at 4'; dense vigorous crown.	$ 2,400
406	Coast live oak	6	Yes	2	Low	One sided; suppressed under tree 405.	$ 350
407	Silver wattle acacia	5,4,4,4	Yes	3	Low	Multiple stems at base; volunteer; one sided crown; vigorous growth.	$ 350
408	Silver wattle acacia	12	Yes	3	Low	Codominant stems at 6" with seam; vigorous growth.	$ 700
409	Silver wattle acacia	8	Yes	3	Low	Codominant at 6"; crowded; volunteer; vigorous growth.	$ 400
410	Silver wattle acacia	11	Yes	2	Low	Codominant at 6" with 1' seam; trunk leans E; volunteer; dense crown.	$ 450
411	Monterey pine	11	Yes	3	Low	Topped; weak attachments; vigorous new growth.	$ 600
412	Silver wattle acacia	8,7,5	Yes	2	Low	Multiple stems at base; west stems cross and rub at 3'; volunteer; vigorous crown.	$ 400
413	Coast live oak	16	Heritage	4	High	Fence embedded in trunk; multiple attachments at 5'; dense round crown.	$ 2,400
414	Eastern redbud	4	No	3	Moderate	Corrected trunk lean; multiple attachment at 5'; crossing branches; round crown.	$ 500
415	Red ironbark	14	Yes	3	Low	Multiple narrow stems at base with 1' seam; fence emwellded in trunk; small branch dieback.	$ 2,250
416	Blackwood acacia	4	No	3	Low	Volunteer; dense crown.	$ 300
417	Coast live oak	7	Yes	5	High	Multiple attachments at 7'; crown slightly heavy W; dense crown.	$ 950
418	Coast live oak	6	Yes	3	Low	Trunk leans S; crown heavy S; vigorous growth.	$ 500
419	Coast live oak	8	Yes	4	High	Corrected trunk lean S; dense round crown.	$ 1,300
420	Coast live oak	9	Yes	4	High	Multiple attachments at 6'; slightly thin crown; vigorous new growth.	$ 1,150
421	Coast live oak	6	Yes	3	Low	Trunk embedded through center of trunk; crowded; dense crown.	$ 500
422	Coast live oak	5	No	2	Low	Trunk goes through fence; fence embedded; one sided; crowded.	$ 300
423	Blackwood acacia	11,9	Yes	3	Low	Multiple stems at base with seam; dense vigorous crown; fence emwellded.	$ 1,850
424	Blackwood acacia	5,4,4	Yes	2	Low	Stump sprout; crowded; emwellded in fence.	$ 300
425	Blackwood acacia	5	No	2	Low	Tagged on fence; volunteer; crowded; high crown.	$ 250
426	Blackwood acacia	5,5,5,4,3	Yes	3	Low	Multiple stems at base; volunteer; crowded; vigorous crown.	$ 400
427	Blackwood acacia	5,4,4	Yes	3	Low	Multiple stems at base; volunteer; crowded; vigorous crown.	$ 350
428	Coast live oak	5	No	2	Low	Trunk leans W; grows through fence; fence embedded; vigorous new growth.	$ 300
429	Coast live oak	7	Yes	2	Low	Codominant at 4'; crowded; crown heavy W; fence embedded in trunk; vigorous new growth.	$ 400
430	Blackwood acacia	8	Yes	4	Moderate	Crowded; dense vigorous crown.	$ 750
431	Coast live oak	9	Yes	4	High	Corrected trunk lean S; slightly thin round crown.	$ 900
432	Coast live oak	8	Yes	3	High	One sided W; corrected trunk lean S; slightly thin crown.	$ 600
433	Blackwood acacia	7	Yes	3	Low	One sided crown E; crowded; vigorous growth.	$ 500
434	Blackwood acacia	8	Yes	2	Low	Fence emwellded in trunk; 3" dead branches N & W; crowded thin crown.	$ 450
435	Coast live oak	17	Heritage	3	Moderate	Fence embedded in trunk; multiple stems at 2' with seam; crowded; vigorous growth.	$ 2,000
436	Lemon-scented gum	9	Yes	3	Low	Trunk leans S; crowded; thin high crown.	$ 1,100
437	Lemon-scented gum	10	Yes	3	Moderate	Crowded; high crown; slightly thin crown.	$ 600
438	Lemon-scented gum	10	Yes	3	Low	Crowded; one sided crown W; high crown.	$ 1,350
439	Lemon-scented gum	12	Yes	3	Low	Crowded; trunk 6" from 438; high crown; one sided E.	$ 1,800
440	Blackwood acacia	7	Yes	3	Low	Trunk leans N; volunteer; one sided crown N; dense vigorous growth.	$ 500
441	Blackwood acacia	5	No	3	Low	Volunteer; crowded; vigorous crown.	$ 350
442	Blackwood acacia	4,3,3,2,2	Yes	3	Low	Multiple stems at base; volunteer; crowded; dense crown.	$ 350
443	Blackwood acacia	5,4,4,3,2,2, 2,2	Yes	2	Low	Multiple stems at base; volunteer; crowded; vigorous crown.	$ 350
444	Blackwood acacia	12	Yes	1	Low	All but dead.	$ 400
445	Coast live oak	6	Yes	2	Low	Fence embedded in trunk; branches cross at 7'; crowded; one sided crown E.	$ 350
446	Coast live oak	5	No	3	Moderate	Crowded; crown one sided E; wood rat nest.	$ 350
447	Blackwood acacia	4,4,4,3,3,2	Yes	1	Low	Multiple stems at base; volunteer; little live foliage.	$ 250
448	Lemon-scented gum	8	Yes	4	High	High vigorous crown; crowded.	$ 1,200
449	Coast live oak	16	Heritage	5	High	Codominant at 5' with seam; dense vigorous round crown; crowded.	$ 3,050
450	Coast live oak	24	Heritage	4	High	Heavy lateral branches E; one sided crown E; crowded; dense crown.	$ 5,200
451	Coast live oak	15	Heritage	3	Moderate	Multiple stems at base; trunk leans E; one sided high crown E.	$ 1,600
452	California buckeye	16	Heritage	3	Moderate	Multiple stems at base; suppressed understory tree; high crown.	$ 2,900
453	Blackwood acacia	7	Yes	3	Low	Crowded; dense high crown.	$ 500
454	Blackwood acacia	6	Yes	3	Low	Codominant at 8' with narrow union; crowded; dense high crown.	$ 400
455	Blackwood acacia	5,5	Yes	3	Low	Multiple stems at base; volunteer; crowded; dense high crown.	$ 500
456	Blackwood acacia	4,4	No	3	Low	Multiple stems at base with seam; volunteer; crowded; high dense crown.	$ 400

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

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457	Blackwood acacia	5,5,	Yes	2	Low	Codominant at 2' with seam; volunteer; crowded; dense high crown.	$ 400
458	Blackwood acacia	4,4	No	3	Low	Multiple stems at base; volunteer; crowded; high dense crown.	$ 400
459	Blackwood acacia	9	Yes	1	Low	Little live foliage.	$ 300
460	Coast live oak	16	Heritage	3	Moderate	Trunk leans S; one sided high crown.	$ 1,800
461	Blackwood acacia	5	No	2	Low	Crowded; this high crown.	$ 300
462	Blackwood acacia	15	Heritage	1	Low	Multiple crowded stems at 6" with seam; little live foliage.	$ 500
463	Blackwood acacia	13	Yes	2	Low	Multiple stems at base with 2' seam; thin high crown.	$ 850
464	Coast live oak	13	Heritage	4	High	Good form; high crown.	$ 1,650
465	Blackwood acacia	15	Heritage	3	Moderate	Poor branch structure; crowded; dense vigorous crown.	$ 1,600
466	Blackwood acacia	8,7,7	Yes	3	Low	Multiple narrow stems at base; S stems cross; one sided dense crown.	$ 900
467	Blackwood acacia	10	Yes	3	Low	Trunk leans S; multiple attachments at 2'; one sided dense crown.	$ 800
468	Blackwood acacia	11	Yes	3	Moderate	Crowded; poor branch structure; dense crown.	$ 950
469	Coast live oak	5	No	4	High	Corrected trunk lean N; dense vigorous crown.	$ 400
470	Coast live oak	4	No	3	Moderate	Trunk decay base to 3' W; trunk leans E; vigorous new growth.	$ 300
471	Coast live oak	4	No	4	High	Crown heavy N; dense crown.	$ 350
472	Coast live oak	19	Heritage	4	High	Good form and structure; slightly thin crown.	$ 3,350
473	California buckeye	5,5,4,4,4,3,3,3	Yes	3	Moderate	Mid slope; multiple stems with wide attachments at base; understory tree; one sided crown.	$ 750
474	Blackwood acacia	5	No	4	Moderate	Crowded; good young tree.	$ 400
475	Blackwood acacia	10	Yes	3	Low	Crowded; dense high crown.	$ 800
476	Blackwood acacia	9	Yes	2	Low	Trunk inches from 477; crowded narrow form.	$ 500
477	Coast live oak	13,10	Heritage	3	Moderate	Codominant at base; crowded; high crown.	$ 1,850
478	Blackwood acacia	6,5,5,3,3	Yes	2	Low	Multiple stems at base; volunteer; crowded; high crown.	$ 450
479	Coast live oak	12	Heritage	3	Moderate	Trunk leans E; one sided high crown E; vigorous.	$ 1,100
480	Blackwood acacia	5	No	2	Low	Thin crowded form; high sparse crown.	$ 300
481	Coast live oak	4	No	3	Moderate	Crowded thin form; high crown.	$ 300
482	Coast live oak	4	No	3	Moderate	Crowded thin form; high crown.	$ 300
483	Coast live oak	7	Yes	3	Moderate	Crowded thin form; high crown.	$ 500
484	Coast live oak	7	Yes	3	Moderate	Crowded; one sided crown S.	$ 500
485	Coast live oak	17	Heritage	3	Moderate	Codominant at 1' with 3' seam; vigorous crown.	$ 2,000
486	Coast live oak	8	Yes	3	Moderate	Fence embedded in branch; crowded understory tree; one sided high crown E.	$ 600
487	Coast live oak	8	Yes	3	Moderate	Crowded; high crown.	$ 600
488	Coast live oak	11,9,7,6	Heritage	3	Moderate	Multiple stems at base; crowded; high crown.	$ 1,450
489	Coast live oak	17,16,13,11,10,9,7	Heritage	3	Moderate	Multiple stems at base; 2 S stems to horizontal; dense vigorous crown.	$ 3,600
490	Coast live oak	26,15	Heritage	4	High	Fence embedded through center of trunk; good form and structure; high crown.	$ 8,000
491	Coast live oak	26	Heritage	3	Moderate	Codominant at base with 1' seam; trunk embedded in lower trunk; crown heavy E; dense high crown.	$ 4,400
492	Coast live oak	11	Heritage	3	Moderate	Corrected trunk lean N; high vigorous crown.	$ 950
493	California buckeye	4,2	No	2	Low	Trunk growing through fence; trunk wound S; high crown.	$ 350
494	Coast live oak	4	No	5	High	Good young tree.	$ 400
495	Coast live oak	9	Yes	5	High	Good form and structure; slightly crowded; dense crown.	$ 1,100
496	Coast live oak	11	Heritage	2	Low	Large lower trunk wound W; s-curved trunk; high one sided crown.	$ 650
497	Coast live oak	8	Yes	3	Moderate	Codominant at 6'; thin crowded form; high crown.	$ 600
498	Coast live oak	9,7	Heritage	3	Moderate	Multiple stems at base; crowded; embedded in fence; high dense crown.	$ 1,000

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
499	Coast live oak	6	Yes	3	Moderate	Crowded form; trunk leans E; high dense crown.	$ 400
500	Coast live oak	9,8,6,5,5	Heritage	2	Low	embedded in fence; multiple stems at base with 1' seam; high crown.	$ 750
501	Coast live oak	4,3,3	No	3	Moderate	Multiple stems at base; crowded; high crown.	$ 350
502	Coast live oak	4,4	No	2	Low	Embedded in fence; topped; high crown.	$ 300
503	Coast live oak	5,4,3,2,2,2	Yes	2	Low	Heavily pruned from fence; poor structure; high crown.	$ 350
504	Coast live oak	5	No	2	Low	Heavily pruned from fence; embedded in fence; poor structure; high crown.	$ 300
505	Coast live oak	6	Yes	2	Low	Tagged on fence; codominant at 2' with 2' seam; stems cross; high crown.	$ 350
506	Coast live oak	7	Yes	2	Low	Multiple attachments at 3'; heavily pruned off fence; poor form; high crown.	$ 400
507	Coast live oak	5,4,4,3,3	Yes	2	Low	Heavily pruned from fence; embedded in fence; poor structure; high crown.	$ 350
508	Coast live oak	13	Heritage	2	Low	Multiple fused stems at 3'; poor structure; crowded; high crown.	$ 850
509	Coast live oak	11	Heritage	2	Low	Multiple attachments at 2'; heavily pruned off fence; poor form; high crown.	$ 650
510	Coast live oak	7	Yes	2	Low	Heavily pruned from fence; topped; poor structure; high crown.	$ 400
511	Coast live oak	10,10	Heritage	2	Low	Heavily pruned from fence; topped; poor structure; high crown.	$ 950
512	California buckeye	7	Yes	2	Low	Heavily pruned from fence; topped; poor structure; high crown.	$ 500
513	Coast live oak	17	Heritage	3	Moderate	Multiple attachments at 3'; good form and structure; thin crown; small twig and branch dieback.	$ 2,000
514	Coast live oak	13	Heritage	3	Moderate	Growing through fence; dense vigorous crown.	$ 1,250
515	Coast live oak	4	No	4	High	Corrected trunk lean E; vigorous new growth.	$ 400
516	Coast live oak	4	No	5	High	Growing away from building N; good form and structure; dense crown.	$ 450
517	Coast live oak	4	No	5	High	Good young tree.	$ 450
518	Coast live oak	4	No	5	High	Growing away from building N; good form and structure; dense crown.	$ 300
519	Coast live oak	5	No	5	High	Good young tree.	$ 850
520	Coast live oak	28	Heritage	4	High	Multiple attachments at 4'; good form and structure; vigorous new growth.	$ 7,000
521	Lemon-scented gum	6,3,2	Yes	3	Moderate	Thin form; previous branch failure W; high crown.	$ 700
522	Coast live oak	16	Heritage	3	Moderate	Codominant at 3'; trunk decay below attachment; vigorous new growth.	$ 1,800
523	Coast live oak	17	Heritage	4	Moderate	Multiple attachments at 7'; fungal fruiting bodies at old pruning sites; high crown.	$ 2,700
524	California buckeye	12	Yes	4	Moderate	Trunk to horizontal W at 2'; one sided crown W; vigorous.	$ 2,300
525	Coast live oak	16	Heritage	2	Low	3' Trunk cavity E; crown heavy W; moderate branch dieback.	$ 1,150
526	Coast live oak	19	Heritage	3	Moderate	Codominant at ~12'; high crown; small twig and branch dieback.	$ 2,450
527	Coast live oak	16,14	Heritage	2	Low	Trunk decay at old pruning sites; recent branch failure; high crown.	$ 1,900
528	Coast live oak	17	Heritage	2	Low	E stem failed at base; basal decay; W stem vigorous new growth.	$ 1,300
529	California bay	15	Heritage	5	High	Codominant at ~12' with narrow seam; dense vigorous crown; oak 530 growing at base S.	$ 4,450
530	Coast live oak	22	Heritage	4	Moderate	Trunk vanity from base to 5' N; solid wound wood; crown heavy S; vigorous.	$ 4,400
531	Coast live oak	11	Heritage	3	Moderate	Multiple attachments at 3'; understory tree; crown heavy N; vigorous new growth.	$ 1,200
532	Coast live oak	20	Heritage	4	High	Good form and structure; small twig and branch dieback; high vigorous crown.	$ 4,850

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
533	California bay	18	Heritage	3	Low	Codominant at 3'; topped; poorly attached sprouts; vigorous.	$ 4,750
534	Coast live oak	13	Heritage	4	High	Codominant at 1'; vigorous round crown.	$ 2,150
535	Coast live oak	17	Heritage	4	High	Corrected trunk lean S; vigorous crown.	$ 3,550
536	Coast live oak	15	Heritage	3	Moderate	Multiple attachments at ~12'; high sparse crown.	$ 3,450
537	California buckeye	12	Yes	2	Low	Topped; poor form and structure; thin crown.	$ 1,400
538	Coast live oak	14	Heritage	2	Low	Trunk leans heavily N; history of branch failure; moderate twig and branch dieback; crown heavy N.	$ 1,150
539	California bay	15	Heritage	4	High	Codominant high in crown; vigorous.	$ 4,600
540	Coast live oak	17	Heritage	3	Moderate	Trunk leans heavily N; high sparse crown.	$ 2,600
541	Coast live oak	16	Heritage	5	High	Vigorous high crown.	$ 4,000
542	Coast live oak	13	Heritage	3	Moderate	Trunk leans heavily N; high sparse crown.	$ 900
543	Coast live oak	18	Heritage	3	Moderate	Codominant at ~10'; moderate twig and branch dieback; high crown.	$ 2,900
544	Coast live oak	7	Yes	3	Low	Trunk to horizontal S; suppressed; high crown.	$ 600
545	Coast live oak	10	Heritage	3	Moderate	Trunk leans heavily S; suppressed; high crown S.	$ 1,050
546	Coast live oak	10	Heritage	3	Moderate	Trunk leans E; high sparse crown.	$ 1,050
548	Coast live oak	16	Heritage	3	Moderate	Codominant with bulging seam; crowded; vigorous.	$ 2,300
548	California bay	22	Heritage	5	High	Good form and structure; vigorous.	$ 12,400
549	Coast live oak	12,9	Heritage	3	Moderate	Codominant at base; stems lean heavily N; crowded; high crown.	$ 2,050
550	California bay	8	Yes	3	Low	Thin sinuous form; crowded; high crown.	$ 1,100
551	Coast live oak	15	Heritage	3	Moderate	Codominant at ~10'; crowded; sparse high crown.	$ 2,050
552	California bay	14	Yes	3	Moderate	Thin form; crowded; vigorous.	$ 2,950
553	Coast live oak	18	Heritage	4	High	Good form and structure; small twig and branch dieback; vigorous round crown.	$ 3,950
554	California bay	11	Yes	4	High	Poorly attached 1-2" trunk sprouts; vigorous.	$ 2,550
555	Coast live oak	11	Heritage	3	Moderate	Trunk leans heavily N; moderate twig and branch dieback; high crown.	$ 1,200
556	Coast live oak	14	Heritage	3	Moderate	Crowded; few lateral branches; high crown.	$ 1,800
557	California bay	4	No	4	Moderate	Understory tree; vigorous.	$ 500
558	Coast live oak	13	Heritage	2	Low	Codominant at ~8'; N stem all but dead; crowded one sided crown S.	$ 1,050
559	California bay	13	Yes	4	High	Crown leans slightly N; crowded; vigorous.	$ 3,500
560	Coast live oak	25	Heritage	4	High	Mid slope; multiple attachments at ~8'; 2' cavity S; solid wound wood; high crown.	$ 7,450
561	Blackwood acacia	5	No	3	Low	Trunk leans heavily N; high vigorous crown.	$ 400
562	Blackwood acacia	5	No	3	Low	Crown leans slightly N; crowded; sparse crown.	$ 350
563	Monterey pine	38	Heritage	4	Moderate	Multiple attachments at ~10'; 4-5" deadwood; vigorous crown.	$ 6,900
564	Strawberry tree	16	Heritage	5	High	Multiple stems at base; dense vigorous crown.	$ 7,150
565	Aleppo pine	18	Heritage	3	Low	Large stem removed N; poor structure; crown heavy S; vigorous.	$ 2,200
566	Aleppo pine	21	Heritage	4	Moderate	Multiple attachments at 3'; crown heavy S; vigorous.	$ 4,050
567	Bushy yate	10	Yes	3	Moderate	Crown heavy W; previous branch failure E; high crown.	$ 1,950
568	Bushy yate	8,6,5	Yes	3	Moderate	Multiple stems at base; W stems cross at 3'; one sided crown S.	$ 1,950
569	Aleppo pine	15,12	Heritage	3	Moderate	Codominant at base; can't see base; upright form and structure; vigorous.	$ 4,000
570	Aleppo pine	19	Heritage	3	Moderate	Multiple stems at 3'; upright form and structure; vigorous.	$ 3,950
571	Bushy yate	12	Yes	3	Moderate	Codominant at base; crossing branches; high crown.	$ 2,700
572	Bushy yate	14	Yes	3	Moderate	Multiple attachments at 2' with included bark; crossing branches; high crown.	$ 4,300
573	Bushy yate	8,7,4,3	Yes	3	Moderate	Multiple stems at base, crossing stems; high crown; slightly crowded.	$ 2,600
574	Bushy yate	16	Heritage	3	Moderate	Codominant at base with a seam; high crown.	$ 4,700

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
575	Aleppo pine	6	Yes	3	Moderate	Codominant at top; upright form and structure; slightly thin crown.	$ 550
576	Aleppo pine	6,6	Yes	3	Moderate	Codominant at base; thin sinuous form; crowded; thin crown.	$ 1,100
577	Aleppo pine	15	Heritage	4	High	Multiple attachments at ~10'; good upright form and structure; vigorous.	$ 4,100
578	Canary Island pine	6	Yes	4	High	Good upright form and structure; vigorous; slightly heavy form S.	$ 800
579	Aleppo pine	12	Yes	3	Moderate	Good upright form and structure; thin crown.	$ 1,400
580	Aleppo pine	13	Yes	3	Moderate	Multiple stems at 6"; crown heavy E; slightly thin crown.	$ 1,950
581	Aleppo pine	14	Yes	3	Moderate	Codominant at base with included bark; trunk leans E; one sided crown E.	$ 1,800
582	Aleppo pine	11	Yes	3	Moderate	Codominant at base; suppressed; top leans E.	$ 1,450
583	Aleppo pine	8,8,6	Yes	3	Moderate	Multiple attachments at base; wide union; high vigorous crown.	$ 1,250
584	Aleppo pine	12	Yes	3	Moderate	Good upright form and structure; codominant stems at ~8'; vigorous.	$ 1,700
585	Aleppo pine	7	Yes	3	Moderate	One sided crown E; crowded; upright form and structure.	$ 600
586	Aleppo pine	7	Yes	2	Low	Codominant at base; crowded; one sided thin crown E.	$ 450
587	Aleppo pine	7	Yes	2	Low	Crowded; trunk canker ~10'; little live foliage.	$ 450
588	Aleppo pine	12	Yes	2	Low	Suppressed form; top bends to horizontal E; thin crown.	$ 900
589	Aleppo pine	13	Yes	3	Moderate	Codominant at base; crown heavy E; high crown.	$ 1,950
590	Aleppo pine	10	Yes	2	Low	S-curve trunk at ~12'; high thin crown.	$ 700
591	Aleppo pine	11	Yes	3	Low	Codominant at base; crown heavy E; high crown.	$ 1,200
592	Aleppo pine	7	Yes	2	Low	Trunk leans E; thin high crown.	$ 450
593	Aleppo pine	6,6,5	Yes	2	Low	Multiple attachments at base; high thin crown.	$ 550
594	Aleppo pine	10	Yes	2	Low	Codominant at base; trunk cankers W; high crown.	$ 700
595	Aleppo pine	12	Yes	3	Moderate	Multiple attachments at 8'; high crown.	$ 1,400
596	Aleppo pine	7,5	Yes	2	Low	Codominant at base; crossing branches in crown; crown heavy E.	$ 550
597	Aleppo pine	13	Yes	3	Low	Codominant at 1' with included bark to base; high one sided crown.	$ 1,600
598	Aleppo pine	4	No	2	Low	Thin sinuous form; trunk leans S.	$ 250
599	Koa	4,4,2,2,2	Yes	3	Low	Volunteer; multiple stems at base; vigorous.	$ 1,200
600	Coast live oak	7	Yes	4	Moderate	Codominant at 2'; vigorous; narrow form.	$ 1,200
601	Coast live oak	7	Yes	4	Moderate	Codominant at 2'; vigorous round crown.	$ 900
602	Aleppo pine	6	Yes	3	Moderate	Thin form; one sided E; vigorous.	$ 500
603	Aleppo pine	15	Heritage	3	Moderate	Codominant at 3'; crown heavy E; vigorous.	$ 2,050
604	Aleppo pine	14	Yes	3	Moderate	Trunk leans E; vigorous one sided crown.	$ 2,250
605	Aleppo pine	16	Heritage	3	Moderate	Multiple large attachments high in crown; cankers E; dense crown.	$ 4,950
606	Canary Island pine	11	Yes	5	High	Good upright form and structure; vigorous.	$ 2,900
607	Coast live oak	26	Heritage	4	High	Multiple attachments at ~8'; good structure; slightly thin crown.	$ 11,950
608	Aleppo pine	14	Yes	0	Low	Dead.	$ -
609	Aleppo pine	14	Yes	4	High	Multiple attachments high in crown; dense crown.	$ 3,050
610	Canary Island pine	10	Yes	5	High	Good young tree.	$ 1,700
611	Coast live oak	6	Heritage	3	Moderate	Multiple attachments at 4'; crowded; slightly thin crown.	$ 800
612	Coast live oak	9	Yes	4	High	Codominant at 5'; vigorous round crown.	$ 1,850
613	Coast live oak	12	Heritage	3	Moderate	Multiple attachments at 3'; crown heavy E; vigorous.	$ 2,300
614	Coast live oak	6	Heritage	3	Moderate	Trunk leans E; crowded; vigorous.	$ 650
615	Canary Island pine	10	Yes	4	High	Upright form and structure; high thin crown.	$ 1,350
616	Koa	7	Yes	2	Low	Trunk failed at base; resting on ground E.	$ 800
617	Canary Island pine	11	Yes	3	Moderate	Upright form and structure; lower limb dieback; high crown.	$ 1,700
618	Canary Island pine	12	Yes	0	Low	Dead.	$ -
619	Canary Island pine	13	Yes	3	Moderate	Upright form and structure; lower limb dieback; high crown.	$ 1,950
620	Aleppo pine	15	Heritage	3	Low	Codominant at 4'; trunk leans E; high crown.	$ 2,550
621	Aleppo pine	21	Heritage	3	Low	Codominant at 3' with seam; trunk leans E; lower limb dieback; high crown.	$ 3,850
622	Aleppo pine	8	Yes	3	Low	Crowded thin form; high crown.	$ 750
623	Coast live oak	10	Heritage	4	High	Multiple attachments at 3'; vigorous round crown; crowded.	$ 1,350
624	Aleppo pine	26	Heritage	3	Low	Multiple narrow attachments at ~8'; seam with included bark; dense crown.	$ 3,000
625	Aleppo pine	6	Yes	2	Low	Suppressed understory tree; trunk curves S; high thin crown.	$ 400
626	Aleppo pine	7	Yes	3	Moderate	Upright form and structure; crowded; high crown.	$ 500
627	Aleppo pine	8	Yes	3	Moderate	Upright form and structure; crowded; high crown.	$ 600
628	Coast live oak	6	Heritage	3	Low	Multiple attachments at 5'; suppressed understory tree.	$ 400
629	Aleppo pine	6	Yes	3	Low	Trunk leans E; crowded; thin high crown.	$ 700
630	Aleppo pine	5	No	4	High	Sinuous form; vigorous.	$ 400
631	Aleppo pine	7	Yes	2	Low	Trunk leans E; trunk cankers; thin high crown.	$ 300
632	Aleppo pine	10	Yes	2	Low	Understory tree; trunk leans E to horizontal; high thin crown.	$ 450
633	Aleppo pine	19	Heritage	3	Low	Trunk leans heavily E; dense vigorous crown.	$ 2,450
634	Monterey pine	14	Yes	3	Low	Trunk leans E; few scaffold branches W; vigorous.	$ 2,450
635	Aleppo pine	39	Heritage	4	High	Codominant at 2' with seam to base; high vigorous crown.	$ 9,000
636	Coast live oak	7	Yes	3	Low	At base of 635; crown heavy W; vigorous.	$ 900
637	Monterey pine	11	Yes	4	High	Multiple attachments at ~7'; dense vigorous crown.	$ 1,050
638	Monterey pine	7	Yes	4	High	Good young tree.	$ 450
639	Coast live oak	5	No	3	Low	Suppressed understory tree; trunk leans W; vigorous.	$ 300
640	Coast live oak	14	Heritage	3	Moderate	Codominant at ~6'; crowded; vigorous.	$ 1,000
641	Canyon live oak	9	Yes	3	Low	Codominant at base; suppressed understory tree; high crown.	$ 1,050
642	Canyon live oak	7	Yes	3	Low	Codominant at base; suppressed understory tree; thin crown.	$ 700
643	Aleppo pine	14	Yes	3	Low	Crowded; trunk leans E; high crown.	$ 1,400
644	Aleppo pine	9	Yes	2	Low	Codominant at 1' with seam; suppressed; trunk leans E; high thin crown.	$ 600
645	Aleppo pine	12,9,7	Heritage	3	Low	Multiple stems at base; stems lean E; dense high crown.	$ 1,600
647	Aleppo pine	5	No	1	Low	Little live foliage.	$ 200
647	Aleppo pine	5	No	1	Low	Tension side of base decayed and failed.	$ 200
648	Aleppo pine	5	No	3	Moderate	Trunk leans slightly E; crowded; dense vigorous crown.	$ 300
649	Aleppo pine	4	No	4	High	Crowded; good young tree.	$ 300
650	Koa	4	No	3	Low	Trunk leans E; shaded behind building; high crown.	$ 300
651	Koa	4	No	1	Low	Trunk leans N; shaded by building; little live foliage.	$ 200
652	Aleppo pine	4	No	3	Low	One sided E; vigorous.	$ 300
653	Aleppo pine	13	Yes	3	Moderate	Crowded; one sided E; dense vigorous crown.	$ 1,250
654	Aleppo pine	5	No	2	Low	Suppressed understory tree; little live foliage.	$ 300
655	Aleppo pine	6	Yes	3	Low	Upright form; one sided E; sparse crown.	$ 400
656	Aleppo pine	8	Yes	2	Low	Codominant at base; narrow union; suppressed; sparse crown.	$ 450
657	Aleppo pine	7	Yes	3	Moderate	Upright form; one sided E; high crown.	$ 500
658	Aleppo pine	7	Yes	3	Moderate	Crowded; one sided crown E.	$ 500
659	Coast live oak	9	Yes	3	Low	Codominant stems at 5'; stems lean E to horizontal; high crown.	$ 700
660	Coast live oak	8	Yes	3	Moderate	Upright form; crowded; vigorous.	$ 600
661	Coast live oak	14	Heritage	3	Moderate	E stem to horizontal; one sided E; vigorous.	$ 1,800
662	Coast live oak	18	Heritage	4	High	Codominant at 1'; crown heavy W; vigorous.	$ 2,050
663	Coast live oak	5	No	2	Low	Suppressed understory tree; high crown.	$ 250
664	Coast live oak	8	Yes	3	Moderate	Multiple attachments at 5'; one sided crown E; high vigorous crown.	$ 450
665	Aleppo pine	7	Yes	3	Moderate	Crowded; crown leans W; vigorous.	$ 700
666	Coast live oak	13	Heritage	4	High	Multiple attachments at 5'; dense round crown.	$ 2,650
667	Coast live oak	7	Yes	3	Moderate	Codominant at base with 1' seam; vigorous crown.	$ 500
668	Coast live oak	7	Yes	3	Moderate	Codominant at 3'; crowded; interior twig dieback; vigorous.	$ 500
669	Coast live oak	14	Heritage	3	Moderate	Multiple attachments at 3'; crowded form; crossing branches; high vigorous crown.	$ 1,400
670	Canyon live oak	5	No	3	Moderate	Crowded; one sided E; vigorous.	$ 450
671	Aleppo pine	10	Yes	3	Moderate	High one sided crown; vigorous.	$ 800
672	Aleppo pine	8	Yes	2	Low	Trunk leans E; sparse one sided crown.	$ 350
673	Aleppo pine	10	Yes	2	Low	Codominant at 6"; crowded; high sparse crown.	$ 450
674	Aleppo pine	5	No	3	Low	Crowded; high sparse crown.	$ 300
675	Aleppo pine	5	No	2	Low	Crowded; high sparse crown.	$ 250
677	Aleppo pine	4	No	2	Low	Crowded; high sparse crown.	$ 250
677	Aleppo pine	8	Yes	2	Low	Crowded; high sparse crown.	$ 350
678	Aleppo pine	12	Yes	2	Low	Codominant high in crown; crowded; high sparse crown.	$ 550
679	Aleppo pine	6	Yes	2	Low	Crowded; high sparse crown.	$ 300
680	Aleppo pine	8	Yes	2	Low	Crowded; high sparse crown.	$ 350
681	Aleppo pine	8	Yes	2	Low	Crowded; high sparse crown.	$ 450
682	Aleppo pine	7	Yes	3	Low	Shaded by building; high sparse crown.	$ 500
683	Aleppo pine	4	No	3	Low	Shaded by building; high sparse crown.	$ 300
684	Aleppo pine	5	No	3	Low	Shaded by building; high sparse crown.	$ 350
685	Aleppo pine	13	Yes	2	Low	Codominant at base; crowded; high sparse crown.	$ 850
686	Aleppo pine	6	Yes	2	Low	Crowded; trunk leans E; high sparse crown.	$ 350
687	Aleppo pine	14	Yes	2	Low	Codominant at base; crowded; trunk leans E; high sparse crown.	$ 950
688	Aleppo pine	12	Yes	3	Low	Codominant at 8'; trunk leans E; one sided crown E.	$ 1,100
689	Aleppo pine	7	Yes	2	Low	Crowded; high sparse crown.	$ 400
690	Aleppo pine	8,7,7	Yes	3	Moderate	Multiple attachments at base and 2'; high sparse crown; trunk leans E.	$ 900
691	Aleppo pine	7	Yes	0	Low	Dead.	$ -
692	Aleppo pine	13	Yes	3	Low	Crowded; high sparse crown.	$ 1,250
693	Aleppo pine	11	Yes	3	Low	Crowded; high sparse crown.	$ 950
694	Aleppo pine	8	Yes	2	Low	Crowded; trunk leans E; high sparse crown.	$ 350
695	Toyon	8	Yes	2	Low	Codominant at base & 2'; suppressed understory tree; high crown.	$ 500
696	Aleppo pine	11	Yes	2	Low	Crowded; trunk leans E; high sparse crown.	$ 500
697	Coast live oak	4	No	3	Low	Suppressed understory tree; high vigorous crown.	$ 250
698	Canyon live oak	5	No	2	Low	Codominant at 2'; suppressed understory tree; high crown.	$ 300
699	Aleppo pine	4	No	1	Low	Crowded; little live foliage.	$ 200
700	Aleppo pine	10	Yes	2	Low	Suppressed understory tree; sparse high crown.	$ 450
701	Aleppo pine	4	No	2	Low	Crowded; sparse high crown.	$ 250
702	Aleppo pine	8	Yes	3	Low	Crowded; one sided crown E.	$ 450
703	Canyon live oak	7	Yes	3	Moderate	Codominant at base; suppressed understory tree; vigorous new growth.	$ 550
704	Aleppo pine	15	Heritage	3	Moderate	Crowded; one sided crown E.	$ 1,150
705	Aleppo pine	14	Yes	1	Low	Partial root failure; heaving on backside; tree leans E.	$ 450
706	Aleppo pine	15	Heritage	3	Moderate	Crowded; dense high crown.	$ 1,600
707	Coast live oak	4	No	2	Low	Suppressed understory tree; trunk leans W; high crown.	$ 250

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Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

SHEET TITLE
TREE EVALUATION SCHEDULE

SHEET NO.
L4.07

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
708	Coast live oak	13	Heritage	3	Moderate	Crowded; good structure; high crown.	$ 1,250
709	Canyon live oak	5	No	2	Low	Growing within crown of adjacent tree; suppressed.	$ 300
710	Canyon live oak	7	Yes	3	Moderate	S-curve trunk toward W; dense crown.	$ 900
711	Coast live oak	7	Yes	4	High	Trunk leans slightly W; dense vigorous crown.	$ 750
712	Coast live oak	17	Heritage	4	High	Codominant at 1'; crowded; dense vigorous crown.	$ 3,550
713	Coast live oak	12	Heritage	3	Moderate	Corrected trunk lean E; crowded; high dense crown.	$ 1,400
714	Aleppo pine	9	Yes	4	High	Upright form and structure; crowded; dense crown.	$ 1,150
715	Canyon live oak	7	Yes	3	Low	Codominant at base; suppressed; high crown.	$ 900
716	Canyon live oak	7	Yes	3	Low	Codominant at base; suppressed; high crown.	$ 900
717	Canyon live oak	5	No	3	Low	Crowded; upright form; high vigorous crown.	$ 550
718	Aleppo pine	15	Heritage	2	Low	Trunk leans E; high one sided crown.	$ 1,050
719	Aleppo pine	13	Yes	2	Low	Codominant at base; trunk leans E; one sided dense crown.	$ 850
720	Aleppo pine	8	Yes	2	Low	Codominant at base; suppressed; high sparse crown.	$ 450
721	Monterey pine	6	Yes	4	High	Good upright form and structure; branch canker; vigorous.	$ 350
722	Coast live oak	5	No	3	Low	Crowded; high crown.	$ 300
723	Coast live oak	5	No	3	Low	Multiple attachments at 2'; crowded, high crown.	$ 300
724	Monterey pine	6	Yes	2	Low	Thin; chlorotic.	$ 250
725	Aleppo pine	7	Yes	3	Low	Crowded; high crown; vigorous.	$ 400
726	Coast live oak	4	No	3	Low	Codominant at 4'; high narrow crown.	$ 250
727	Coast live oak	4	No	3	Low	Crowded; thin crown.	$ 250
728	Coast live oak	9	Yes	3	Low	Crowded; high crown.	$ 550
729	Coast live oak	5	No	3	Low	Codominant at 4'; crowded; high crown.	$ 300
730	Coast live oak	5	No	3	Low	Crowded; high crown.	$ 300
731	Toyon	7	Yes	3	Low	Multiple whorled attachments at 6'; high crown; vigorous.	$ 550

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
732	Coast live oak	6	Heritage	3	Low	Crowded; high crown.	$ 350
733	Monterey pine	16	Heritage	3	Low	Crowded; high crown; lower branch dieback.	$ 1,050
734	Aleppo pine	16	Heritage	3	Low	Crowded; one sided high crown.	$ 1,250
735	Aleppo pine	6,5	Yes	2	Low	Suppressed; poor form; little live foliage.	$ 350
736	Aleppo pine	11	Yes	1	Low	Little live foliage.	$ 300
737	Aleppo pine	5	No	2	Low	Thin sinuous form; high crown.	$ 250
738	Aleppo pine	12	Yes	3	Low	Crowded; high crown.	$ 800
739	Canyon live oak	13	Heritage	2	Low	Codominant at base; thin.	$ 900
740	Aleppo pine	7	Yes	2	Low	Thin sinuous form; high crown.	$ 300
741	Aleppo pine	5	No	1	Low	All but dead.	$ 200
742	Aleppo pine	12	Yes	2	Low	Crowded; high one sided crown.	$ 550
743	Aleppo pine	9	Yes	2	Low	Crowded; high one sided crown.	$ 400
744	Aleppo pine	5	No	2	Low	Suppressed; thin sinuous form.	$ 250
745	Aleppo pine	7	Yes	1	Low	Suppressed; thin sinuous form; little live foliage.	$ 250
746	Aleppo pine	16	Heritage	2	Low	Multiple attachments at ~12'; high crown.	$ 850
747	Monterey pine	26	Heritage	2	Low	Multiple attachments at base; this crown; branch dieback.	$ 1,550
748	Monterey pine	4	No	0	Low	Dead.	$ -
749	Monterey pine	12	Yes	0	Low	Dead.	$ -
750	Monterey pine	8	Yes	0	Low	Dead.	$ -
751	Canary Island pine	6	Yes	1	Low	Dead top; little live foliage.	$ 250
752	Aleppo pine	28	Heritage	2	Low	Multiple attachments at 1'; high one sided crown.	$ 2,150
753	Aleppo pine	12	Yes	3	Low	One sided crown E; vigorous.	$ 800
754	Aleppo pine	7	Yes	2	Low	Sparse one sided crown E.	$ 300
755	Aleppo pine	4	No	2	Low	Sparse high crown.	$ 250
756	Aleppo pine	9	Yes	3	Low	Crowded; one sided crown E.	$ 550
757	Aleppo pine	8	Yes	2	Low	Crowded; high sparse crown.	$ 350
758	Aleppo pine	8	Yes	2	Low	Crowded; high sparse crown.	$ 350
759	Coast live oak	6	Heritage	3	Low	Crowded; high one sided crown E.	$ 350

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
760	Aleppo pine	8	Yes	2	Low	Trunk leans E; shaded by building; high crown.	$ 350
761	Aleppo pine	4	No	3	Low	Crowded; vigorous.	$ 250
762	Aleppo pine	5	No	3	Low	Branch cankers; vigorous.	$ 300
763	Aleppo pine	6	Yes	3	Moderate	Vigorous; good upright structure.	$ 350
764	Aleppo pine	9	Yes	3	Low	S-curve trunk; canker; one sided crown E.	$ 550
765	Canary Island pine	7	Yes	3	Moderate	Good upright form and structure; slightly chlorotic; vigorous.	$ 400
766	Canary Island pine	7	Yes	2	Low	Crowded; thin sinuous form.	$ 300
767	Aleppo pine	16	Heritage	2	Low	Trunk leans E; one sided high crown.	$ 850
768	Aleppo pine	12	Yes	2	Low	Crowded; high one sided crown.	$ 550
769	Canary Island pine	4	No	3	Low	Crowded; good young tree.	$ 250
770	Aleppo pine	18	Heritage	2	Low	Codominant at base; trunk leans E.	$ 1,000
771	Aleppo pine	4	No	0	Low	Dead.	$ -
772	Aleppo pine	9	Yes	2	Low	Crowded; trunk leans E; high crown.	$ 400
773	Aleppo pine	14	Yes	2	Low	Codominant at base; trunk leans heavily E.	$ 700
774	Aleppo pine	8	Yes	0	Low	Dead.	$ -
775	Aleppo pine	11	Yes	1	Low	Little live foliage.	$ 300
776	Aleppo pine	5	No	0	Low	Dead.	$ -
777	Aleppo pine	15	Heritage	2	Low	Multiple stems at base; one sided crown E.	$ 750
778	Aleppo pine	19	Heritage	0	Low	Dead.	$ -
779	Canyon live oak	5	No	3	Low	Suppressed understory tree; vigorous.	$ 400
780	Aleppo pine	11	Yes	2	Low	Trunk leans E; high one sided crown.	$ 500
781	Aleppo pine	15	Heritage	2	Low	Crowded; high vigorous crown.	$ 750
782	Canyon live oak	8	Yes	3	Low	Multiple attachments at 5'; vigorous.	$ 650
783	Coast live oak	5	No	2	Low	Crowded; high crown.	$ 250
784	Canyon live oak	4	No	2	Low	Crowded; high crown.	$ 250
785	Canyon live oak	6	Heritage	2	Low	Crowded; high crown.	$ 350
786	Canyon live oak	4	No	2	Low	Crowded; high crown.	$ 250
787	Coast live oak	9	Yes	2	Low	Codominant at 5'; poor structure; vigorous.	$ 400

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
788	Canyon live oak	6	Heritage	2	Low	Crowded; high crown.	$ 350
789	Canyon live oak	4	No	2	Low	Crowded; high crown.	$ 250
790	Canyon live oak	4	No	2	Low	Codominant at 1'; crowded; high crown.	$ 250
791	Canyon live oak	4	No	2	Low	Crowded; high crown.	$ 250
792	Canyon live oak	5	No	2	Low	Crowded; high crown.	$ 300
793	Canyon live oak	8	Yes	3	Low	Crowded; vigorous.	$ 650
794	Monterey pine	4	No	0	Low	Dead.	$ -
795	Canyon live oak	4	No	3	Low	Crowded; vigorous.	$ 300
796	Coast live oak	6	Heritage	3	Low	Crowded; vigorous.	$ 350
797	Coast live oak	5	No	3	Moderate	Trunk leans slightly W; vigorous dense crown.	$ 350
798	Coast live oak	8	Yes	3	Moderate	Codominant at 5'; good form and structure; vigorous.	$ 450
799	Holly oak	5	No	3	Moderate	Multiple stems at base; dense vigorous crown.	$ 400
800	Italian stone pine	35	Heritage	1	Low	Codominant at 1' with seam; E stem dead.	$ 1,000
801	Bushy yate	14	Yes	1	Low	Top dead.	$ 450
802	Coast live oak	10	Heritage	3	Low	Multiple attachments at 5'; suppressed; crown heavy E.	$ 600
803	Coast live oak	7	Yes	3	Moderate	Crowded; good form and structure; vigorous.	$ 400
804	Coast live oak	4	No	2	Low	Suppressed understory tree; trunk curves W.	$ 250
805	Canyon live oak	6	Heritage	2	Low	Codominant at 1'; crowded; high crown.	$ 350
806	Coast live oak	10	Heritage	3	Low	Poor branch structure; crowded; high crown.	$ 600
807	Aleppo pine	9	Yes	3	Low	Thin sinuous form; high crown.	$ 550
808	Aleppo pine	15	Heritage	3	Low	Crowded; high crown.	$ 1,150
809	Aleppo pine	14	Yes	3	Low	Crowded; high crown.	$ 1,000
810	Monterey pine	13	Yes	2	Low	Significant branch dieback; sparse crown.	$ 550
811	Canyon live oak	4	No	2	Low	Suppressed understory tree.	$ 250
812	Aleppo pine	10	Yes	2	Low	Crowded; thin sinuous form; sparse crown.	$ 450
813	Aleppo pine	11	Yes	2	Low	Trunk leans E; high crown.	$ 500
814	Aleppo pine	16	Heritage	2	Low	Trunk leans E; high crown.	$ 850

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
815	Aleppo pine	7	Yes	1	Low	Suppressed understory tree; sparse crown.	$ 250
816	Aleppo pine	12	Yes	3	Low	High sparse one sided crown.	$ 800
817	Aleppo pine	17	Heritage	1	Low	Failed at base.	$ 450
818	Aleppo pine	4	No	2	Low	Suppressed understory tree; sparse crown.	$ 250
819	Aleppo pine	9	Yes	0	Low	Dead.	$ -
820	Aleppo pine	13	Yes	0	Low	Dead.	$ -
821	Aleppo pine	5	No	0	Low	Dead.	$ -
822	Aleppo pine	12	Yes	0	Low	Dead.	$ -
823	Aleppo pine	12	Yes	0	Low	Dead.	$ -
824	Aleppo pine	6	Heritage	0	Low	Dead.	$ -
825	Aleppo pine	8	Yes	0	Low	Dead.	$ -
826	Aleppo pine	13	Yes	2	Low	Multiple stems at 1'; sparse one sided crown.	$ 600
827	Aleppo pine	4	No	1	Low	All but dead.	$ 200
828	Aleppo pine	10	Yes	2	Low	Crowded; high sparse one sided crown.	$ 450
829	Aleppo pine	6	Heritage	2	Low	Suppressed understory tree; sparse crown.	$ 300
830	Aleppo pine	12	Yes	2	Low	Codominant at 4'; narrow union; high one sided crown.	$ 550
831	Aleppo pine	11	Yes	2	Low	Codominant at 5' with narrow union; high sparse crown.	$ 500
832	Aleppo pine	11	Yes	1	Low	Little live foliage.	$ 300
833	Toyon	4	No	3	Moderate	Crowded; vigorous.	$ 300
834	Aleppo pine	11	Yes	2	Low	High sparse crown.	$ 500
835	Aleppo pine	18	Heritage	2	Low	Suppressed understory tree; top leans heavily E; high crown.	$ 1,000
836	Monterey pine	5	No	0	Low	Dead.	$ -
837	Aleppo pine	7	Yes	0	Low	Dead.	$ -
838	Aleppo pine	13	Yes	3	Low	High crown.	$ 900
839	Monterey pine	12	Yes	0	Low	Dead.	$ -
840	Monterey pine	6	Heritage	2	Low	Top leans E; thin sinuous form; high crown.	$ 250

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
841	Aleppo pine	11	Yes	2	Low	Trunk leans heavily E; high crown.	$ 500
842	Aleppo pine	9	Yes	0	Low	Dead.	$ -
843	Italian stone pine	9	Yes	2	Low	Crowded; high sparse crown.	$ 350
844	Italian stone pine	8	Yes	2	Low	Crowded; high sparse crown.	$ 350
845	Italian stone pine	10	Yes	2	Low	Crowded; trunk leans E; high one sided crown.	$ 400
846	Aleppo pine	8	Yes	2	Low	Crowded; trunk leans E; high one sided crown.	$ 350
847	Aleppo pine	25	Heritage	2	Low	Codominant at base; high one sided crown E.	$ 1,750
848	Italian stone pine	10	Yes	2	Low	Top curves W; high one sided crown W.	$ 400
849	Italian stone pine	12	Yes	3	Low	Crowded; vigorous.	$ 700
850	Aleppo pine	14	Yes	2	Low	Codominant at 3'; high crown.	$ 700
851	Coast live oak	4	No	3	Moderate	Multiple narrow attachments at 2'; dense vigorous crown.	$ 300
852	Italian stone pine	12	Yes	3	Moderate	Crowded; vigorous.	$ 900
853	Aleppo pine	9	Yes	3	Low	Codominant at ~10'; trunk leans heavily E; high crown.	$ 700
854	Aleppo pine	14	Yes	3	Low	Multiple stems at base; suppressed; sparse crown.	$ 1,400
855	Aleppo pine	16	Heritage	2	Low	Trunk leans E; suppressed; one sided crown.	$ 1,150
856	Aleppo pine	13	Yes	0	Low	Dead.	$ -
857	Aleppo pine	19	Heritage	2	Low	Codominant high in crown; poor structure; high dense crown.	$ 1,550
858	Aleppo pine	9	Yes	0	Low	Dead.	$ -
859	Aleppo pine	10	Yes	2	Low	Crowded; high one sided crown E.	$ 550
860	Canyon live oak	5	No	3	Low	Crowded; vigorous.	$ 450
861	Canyon live oak	7	Yes	3	Low	Suppressed; trunk leans heavily E.	$ 700
862	Canyon live oak	12	Heritage	3	Low	Codominant at 1'; crowded; vigorous.	$ 2,700
863	Monterey pine	22	Heritage	3	High	Codominant high in crown; dense vigorous crown.	$ 4,200
864	Monterey pine	14	Yes	3	Moderate	S-curve high on trunk; dense slightly one sided crown E.	$ 1,800
865	Monterey pine	29	Heritage	3	Moderate	Trunk leans slightly E; dense vigorous crown.	$ 3,000

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
866	Monterey pine	24	Heritage	3	Moderate	S-curve high on trunk; dense slightly one sided crown E.	$ 2,100
867	Toyon	12	Yes	3	Low	Crowded; multiple attachments at base; dense crown.	$ 1,300
868	Monterey pine	25	Heritage	0	Low	Dead.	$ -
869	Canyon live oak	4	No	2	Low	At base of 868; suppressed.	$ 250
870	Coast live oak	4	No	3	Low	Crowded; vigorous.	$ 250
871	Canyon live oak	4	No	2	Low	Crowded; suppressed; sparse crown.	$ 250
872	Aleppo pine	9	Yes	2	Low	Crowded; top bends E; sparse one sided crown.	$ 400
873	Monterey pine	25	Heritage	2	Low	Multiple attachments at 2'; branch dieback; one sided crown.	$ 1,450
874	Aleppo pine	15	Heritage	2	Low	Trunk leans E; high one sided crown.	$ 1,050
875	Canary Island pine	9	Yes	3	Moderate	Good upright form and structure; slightly one sided crown E.	$ 700
876	Canary Island pine	8	Yes	3	Low	Crowded; good upright form and structure; high crown.	$ 600
877	Canary Island pine	10	Yes	3	Moderate	Good upright form and structure; dense one sided crown.	$ 800
878	Canary Island pine	14	Yes	2	Low	Lost top; weakly attached branches; high crown.	$ 950
879	Canary Island pine	12	Yes	3	Moderate	Crowded; good upright form and structure; high crown.	$ 1,100
880	Canary Island pine	9	Yes	3	Moderate	Crowded; good upright form and structure; vigorous.	$ 700
881	Canary Island pine	14	Yes	3	Moderate	Crowded; good upright form and structure; vigorous.	$ 1,400
882	Canary Island pine	9	Yes	3	Moderate	Crowded; good upright form and structure; vigorous.	$ 700
883	Canary Island pine	10	Yes	2	Low	Multiple narrow attachments at ~8'; high sparse crown.	$ 550
884	Koa	4	No	2	Low	Suppress understory tree; sparse crown.	$ 300

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
885	Canary Island pine	14	Yes	3	Moderate	Crowded; good upright form and structure; vigorous.	$ 1,400
886	Coast live oak	5	No	3	Low	Suppressed; vigorous.	$ 350
887	Aleppo pine	9	Yes	1	Low	Little live foliage.	$ 300
888	Koa	9	Yes	2	Low	Poor structure; sparse crown.	$ 700
889	Aleppo pine	19	Heritage	3	Low	Multiple large attachments at ~10'; extensive branch galls.	$ 2,450
890	Aleppo pine	9	Yes	2	Low	Suppressed; extensive branch galls; sparse crown.	$ 500
891	Aleppo pine	9	Yes	2	Low	Suppressed understory tree; sparse crown.	$ 500
892	Aleppo pine	16	Heritage	2	Low	Codominant at base; sparse one sided crown.	$ 1,150
893	Aleppo pine	9	Yes	2	Low	Crowded; high sparse crown.	$ 500
894	Aleppo pine	17	Heritage	2	Low	Codominant at ~10'; high one sided crown.	$ 1,300
895	Aleppo pine	10	Yes	2	Low	Crowded; high one sided crown.	$ 550
896	Aleppo pine	16	Heritage	2	Low	Crowded; high one sided crown.	$ 1,150
897	Aleppo pine	11	Yes	2	Low	Crowded; high one sided crown.	$ 650
898	Aleppo pine	9	Yes	2	Low	Crowded; trunk leans E; high sparse crown.	$ 500
899	Aleppo pine	9	Yes	2	Low	Crowded; high sparse one sided crown.	$ 500
900	Aleppo pine	23	Heritage	2	Low	Codominant at base; high one sided crown.	$ 2,150
901	Aleppo pine	23	Heritage	2	Low	Codominant at base; suppressed; top leans E; high crown.	$ 2,150
902	Aleppo pine	19	Heritage	2	Low	Codominant at base; crowded; sparse crown.	$ 1,550
903	Aleppo pine	7	Yes	2	Low	Suppressed; high sparse one sided crown.	$ 400
904	Aleppo pine	28	Heritage	2	Low	Codominant at base; crowded; high sparse crown.	$ 1,150
905	Koa	7	Yes	3	Low	Multiple stems at base; inches from wall; dense crown.	$ 1,050
906	Coast live oak	6	Heritage	3	Moderate	Codominant at 1'; dense vigorous crown.	$ 550
907	Italian cypress	4	No	2	Low	Crown dead to ~8'.	$ 300
908	Aleppo pine	22	Heritage	3	Moderate	Multiple attachments high in crown; high dense crown.	$ 5,200

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
909	Koa	7	Yes	0	Low	Dead.	$ -
910	Aleppo pine	28	Heritage	2	Low	Codominant at base; high dense crown; significant branch galls.	$ 5,050
911	Aleppo pine	17	Heritage	3	Moderate	Multiple attachments high in crown; dense high crown.	$ 1,400
912	Koa	7	Yes	2	Low	Little live foliage.	$ 400
913	Koa	5	No	0	Low	Dead.	$ -
914	Bushy yate	12	Yes	3	Low	Multiple narrow art at ~8'; profuse root sprouts; top dead; dense crown.	$ 3,250
915	Toyon	9	Yes	3	Moderate	Codominant at 2'; dense vigorous crown.	$ 1,100
916	Monterey pine	12	Yes	3	Low	Trunk leans E; small branch dieback; vigorous.	$ 1,400
917	Coast live oak	13	Heritage	3	Moderate	Multiple narrow attachments at 4'; adjacent tree failed and hanging in crown; vigorous.	$ 1,250
918	Toyon	6	Heritage	3	Moderate	Crowded; multiple whorled attachments at 4'; dense crown.	$ 900
919	Coast live oak	14	Heritage	3	Moderate	Codominant stems fused at 4'; dense vigorous crown.	$ 2,250
920	Aleppo pine	11	Yes	0	Low	Dead.	$ -
921	Monterey pine	14	Yes	0	Low	Dead.	$ -
922	Monterey pine	28	Heritage	0	Low	Dead.	$ -
923	Coast live oak	9	Yes	3	Moderate	Crowded; codominant at 4'; dense vigorous crown.	$ 700
924	Monterey pine	15	Heritage	0	Low	No tag; dead.	$ -
925	Coast live oak	5	No	2	Low	No tag; buried below failed trees.	$ 250
926	Monterey pine	30	Heritage	0	Low	Dead.	$ -
927	Coast live oak	4	No	3	Moderate	Slightly heavy W; dense vigorous crown.	$ 300
928	Toyon	7	Yes	3	Moderate	Trunk leans E; multiple whorled attachments at 4'; dense crown.	$ 750
929	Monterey pine	17	Heritage	0	Low	Dead.	$ -
930	Monterey pine	13	Yes	0	Low	Dead.	$ -
931	Aleppo pine	10	Yes	3	Low	Trunk leans E; high one sided crown.	$ 800

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
932	Coast live oak	6	Heritage	2	Low	Codominant at base; one sided crown; vigorous.	$ 350
933	Aleppo pine	5	No	5	High	Good young tree.	$ 650
934	Coast live oak	8	Yes	4	High	Multiple attachments at 4'; dense vigorous crown.	$ 1,150
935	Coast live oak	5	No	2	Low	Base emerges from slope S; crowded; trunk bows E; one sided crown.	$ 200
936	Aleppo pine	8	Yes	2	Low	Codominant at 1'; base pillowing over oak; vigorous.	$ 200
937	Monterey pine	20	Heritage	2	Low	Multiple attachments at base; thin form; one sided crown.	$ 1,400
938	Coast live oak	4	No	2	Low	Suppressed understory tree; sinuous form; base outside drip line.	$ 200
939	Coast live oak	11	Heritage	3	Low	Adjacent to wash; one sided W; vigorous.	$ 700
940	Coast live oak	19	Heritage	3	Low	Codominant at 4'; buried root collar; suppressed; high crown; vigorous new growth.	$ 2,450
941	Coast live oak	18	Heritage	3	Moderate	Multiple attachments at 8'; suppressed; high vigorous crown.	$ 2,200
942	Coast live oak	6	Heritage	2	Low	Crowded; thin sinuous form; high crown.	$ 250
943	Silver wattle acacia	6	Heritage	1	Low	Failed at base; resting in adjacent crown.	$ 200
944	Silver wattle acacia	7	Yes	1	Low	Failed at base; all but dead.	$ 200
945	Silver wattle acacia	7	Yes	0	Low	Dead.	$ -
946	Silver wattle acacia	5	No	1	Low	All but dead.	$ 200
947	Silver wattle acacia	9	Yes	2	Low	Trunk leans heavily E; bleeding trunk cankers N; high crown.	$ 350
948	Silver wattle acacia	7	Yes	1	Low	Significant crown dieback; little live foliage.	$ 250
949	Silver wattle acacia	6	Heritage	1	Low	Significant crown dieback; little live foliage.	$ 200
950	Silver wattle acacia	6,5,5,4,4,4,3	Yes	1	Low	Group of 7 stems; 5 dead; crowded; little live foliage.	$ 200
951	Silver wattle acacia	6	Heritage	2	Low	Trunk leans S; base outside drip line; high crown.	$ 250
952	Silver wattle acacia	11	Yes	2	Low	Poor branch structure; high crown; vigorous.	$ 450
953	Silver wattle acacia	5,4	Yes	0	Low	Dead.	$ -
954	Silver wattle acacia	6	Heritage	0	Low	Dead.	$ -

Tree Assessment

2300 Clearview Way
San Mateo, CA
April 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments	Estimated Value
955	Silver wattle acacia	5	No	0	Low	Dead.	$ -
956	Silver wattle acacia	11	Yes	2	Low	Codominant at base; one sided high crown S.	$ 450
957	Coast live oak	13	Heritage	2	Low	Codominant at base; stem failed W; healthy wound wood; high vigorous crown.	$ 850
958	Coast live oak	21	Heritage	3	Low	Codominant at 6'; Severely topped; weakly attached reactive sprouts; high vigorous crown.	$ 2,950
959	California buckeye	20	Heritage	3	Low	No tag; multiple attachments at 2'; crowded; high one sided crown.	$ 4,400
960	Coast live oak	12	Heritage	2	Low	Codominant at 8' with seam; suppressed understory tree; high crown.	$ 400

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:	97,975	SQ.FT. / 400 =	244.9	(A)
NUMBER OF EXISTING TREES FROM TREE EVALUATION SCHEDULE WITH A 6 INCH OR GREATER DIAMETER **TO BE PRESERVED:**			359	(B)
LANDSCAPE UNIT (LU) VALUE OF TREES **TO BE REMOVED** FROM THE TREE EVALUATION SCHEDULE:			2006.27	(C)
MINIMUM LU VALUE TO BE REPLACED AND/OR MET THROUGH PAYMENT OF IN-LIEU FEES: **[A – B + C = D]**			1,892.2	(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 TREE BEING PLANTED*

QUANTITY	SIZE	LU VALUE	TOTAL LU VALVE
71	15 GALLON	1	71
282	24 INCH BOX	2	564
40	36 INCH BOX	3	120
54	48 INCH BOX	4	216
TOTAL LU VALUE OF NEW TREES BEING PROPOSED:			971 (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 = 921.21 x (THE ANNUALLY DEFINED $ BE LU VALVUE AS PER CURRENT COMPREHENSIVE FEE SCHEDULED) = $328,936 ($357.07)

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON • ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

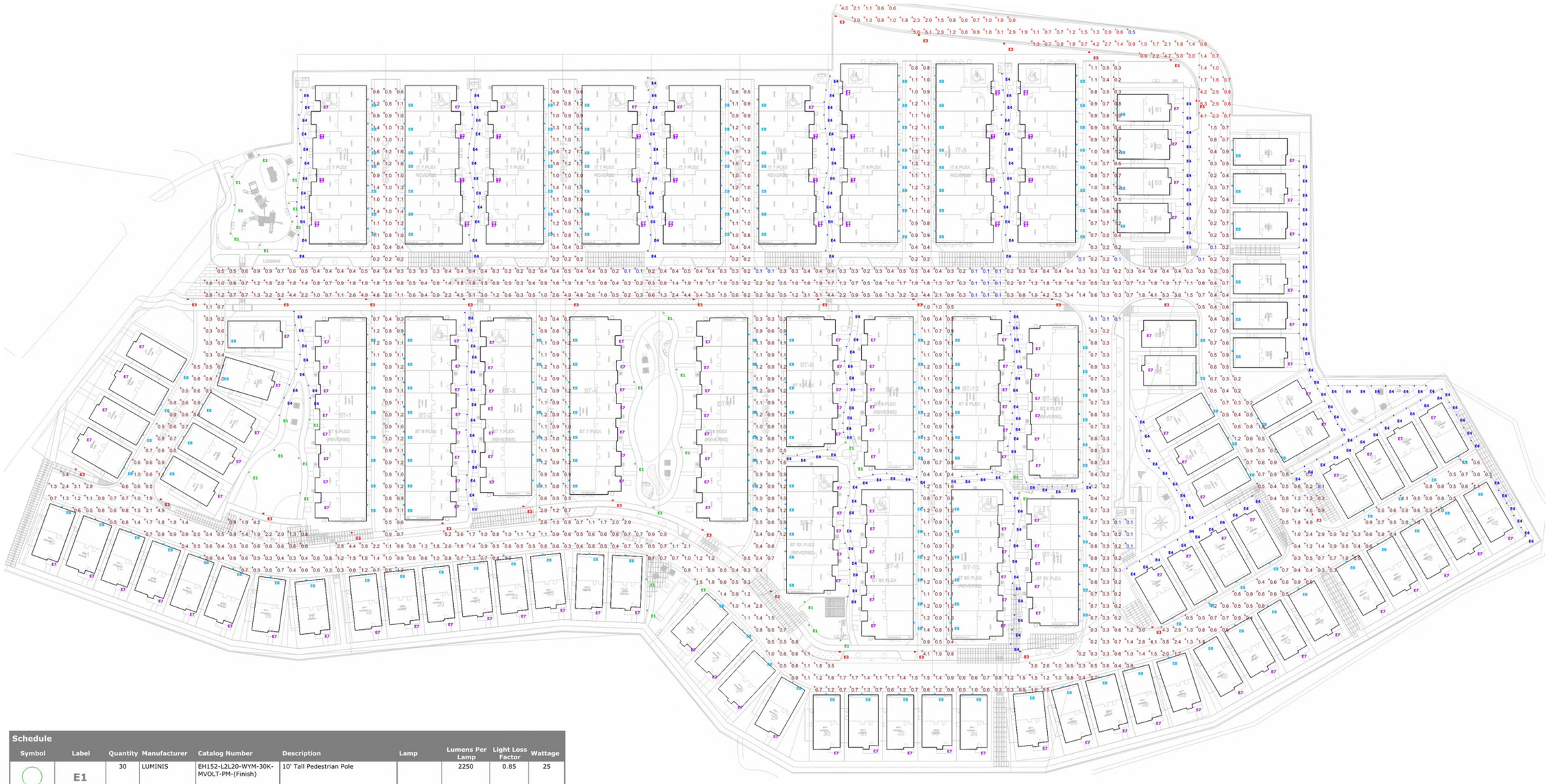
Ownership:
235 Montgomery Street, Suite 2500
San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

SHEET TITLE
TREE EVALUATION & REQUIRED TREE PLANTING

SHEET NO.
L4.09



Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	E1	30	LUMINIS	EH1S2-L2L20-WYM-30K-MVOLT-PM-(Finish)	10' Tall Pedestrian Pole		2250	0.85	25
	E2	0	LIGMAN	UAN-20595-41w-M-W30-(Finish)-120/277v	Area Light		992	0.85	41.2
	E3	30	LIGMAN	ULI-21171-54W-T3-W30-(Finish)-15'-120/277v	15' Tall Street Light		4872	0.85	54
	E4	230	ERCO	35748.023	3' Tall Bollard		269	0.85	14
	E5	0	Celestial Lighting	HYA-STL-AC-GF30-24 + Lamp by 90+	String Light	SE-350.032	50	0.85	4.5
	E6	0	Hydrel	Aspen A P1 90CRI 30K 12 15DEG FLC (Mounting) C1 (Finish)	Tree Uplight		610	0.85	8.11
	E7	221	Spitzer	CEL-WS-4D-10L-U-30K-GC-C1-(Finish)	Entry Sconce Mounted at 5' AFG		985	0.85	10.1265
	E8	222	LUMINIS	JA112-L2L7-30K-MVOLT-(Cover)-(Finish)	Garage Wall Mount Light Mounted at 10' AFG		723	0.85	14
	E9	0	Hydrel	4750L 4FT 500LMF 30K MVOLT MFL (Mounting) ZT (Finish)	Sign Light		2350	0.85	20.98

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
60W Paseo Path 0'0"	+	0.8 fc	2.4 fc	0.2 fc	12.0:1	4.0:1
Dog Park 0'0"	+	1.8 fc	3.7 fc	0.3 fc	12.3:1	6.0:1
Egress Street 0'0"	+	1.8 fc	6.3 fc	0.5 fc	12.6:1	3.6:1
Entry Park 0'0"	+	1.8 fc	3.8 fc	0.4 fc	9.5:1	4.5:1
Family Park 0'0"	+	1.3 fc	2.5 fc	0.4 fc	6.3:1	3.3:1
Mini Park Paths 0'0"	+	2.1 fc	4.0 fc	0.3 fc	13.3:1	7.0:1
Paths TYP 0'0"	+	2.0 fc	3.2 fc	0.1 fc	32.0:1	20.0:1
Private Streets 0'0"	+	1.0 fc	5.4 fc	0.1 fc	54.0:1	10.0:1

Finish Schedule

Finish	Surface	Reflectance/ Transmittance
Buildings	Building	30
Ground	Floor	10

sixteen5hundred

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.

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | JETT LANDSCAPE ARCHITECTURE + DESIGN | RADIUS DESIGN | HARVEST PROPERTIES

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SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

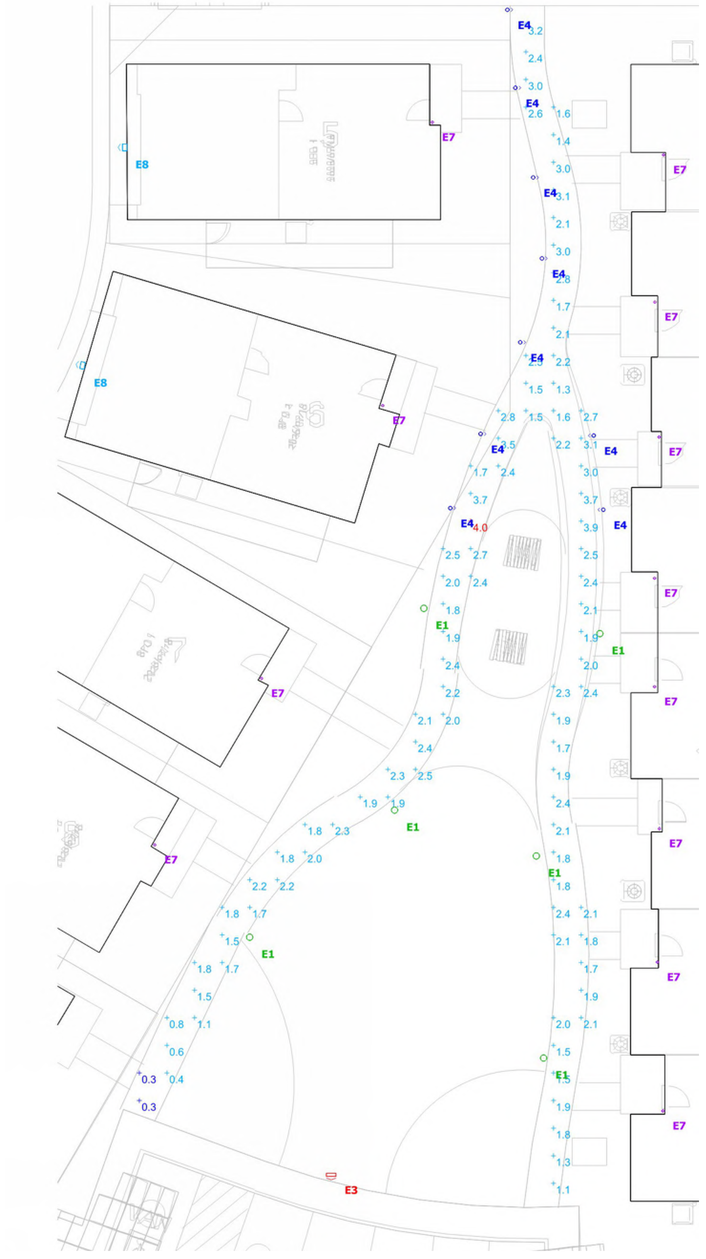
SHEET TITLE
PRELIMINARY SITE LIGHTING PLAN

SHEET NO.
L5.01

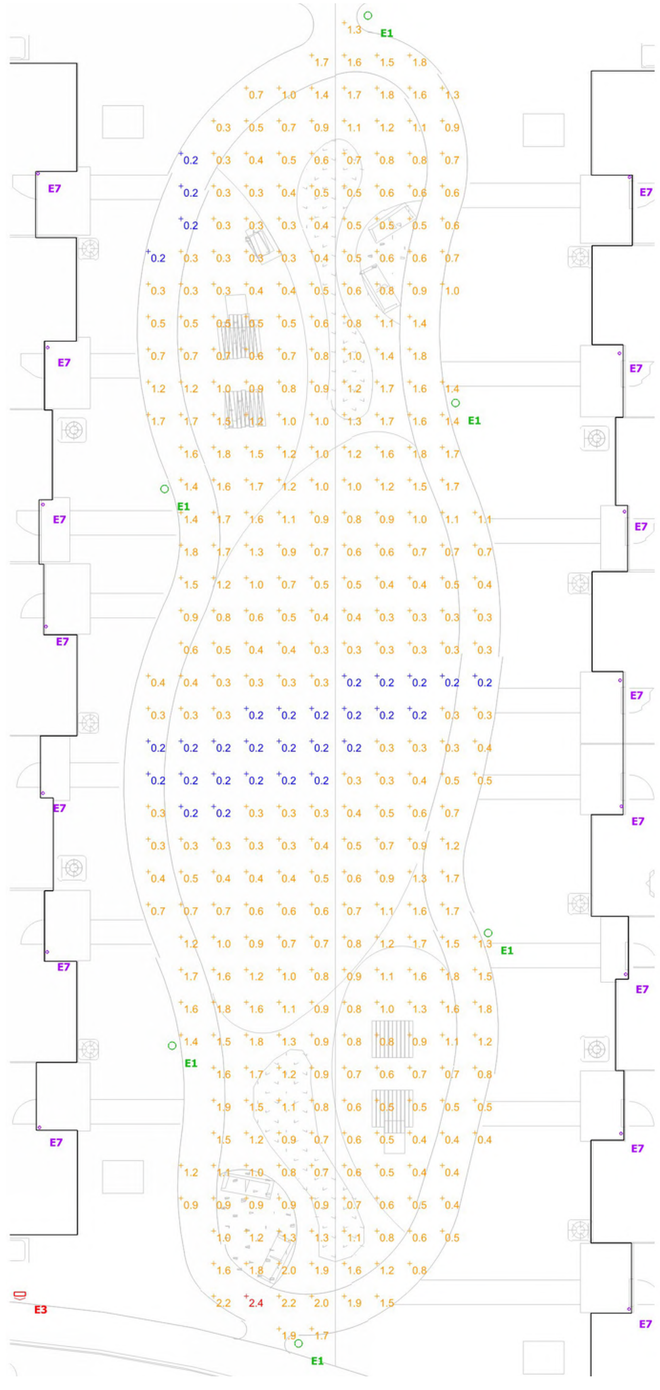
Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	E1	30	LUMINIS	EH152-L2L20-WYM-30K-MVOLT-PM-(Finish)	10' Tall Pedestrian Pole		2250	0.85	25
	E2	0	LIGMAN	UAN-20595-41w-M-W30-(Finish)-120/277v	Area Light		992	0.85	41.2
	E3	30	LIGMAN	ULI-21171-54W-T3-W30-(Finish)-15'-120/277v	15' Tall Street Light		4872	0.85	54
	E4	230	ERCO	35748.023	3' Tall Bollard		269	0.85	14
	E5	0	Celestial Lighting	HYA-STL-AC-GF30-24 + Lamp by 90+	String Light	SE-350.032	50	0.85	4.5
	E6	0	Hydrel	Aspen A P1 90CRI 30K 12 15DEG FLC (Mounting) C1 (Finish)	Tree Uplight		610	0.85	8.11
	E7	221	Spitzer	CEL-WS-4D-10L-U-30K-GC-C1-(Finish)	Entry Sconce Mounted at 5' AFG		985	0.85	10.1265
	E8	222	LUMINIS	JA112-L2L7-30K-MVOLT-(Cover)-(Finish)	Garage Wall Mount Light Mounted at 10' AFG		723	0.85	14
	E9	0	Hydrel	4750L 4FT 500LMF 30K MVOLT MFL (Mounting) ZT (Finish)	Sign Light		2350	0.85	20.98

1 ENTRY PARK
SCALE: NTS



2 PASEO PARK
SCALE: NTS



3 CENTRAL LINEAR PARK
SCALE: NTS

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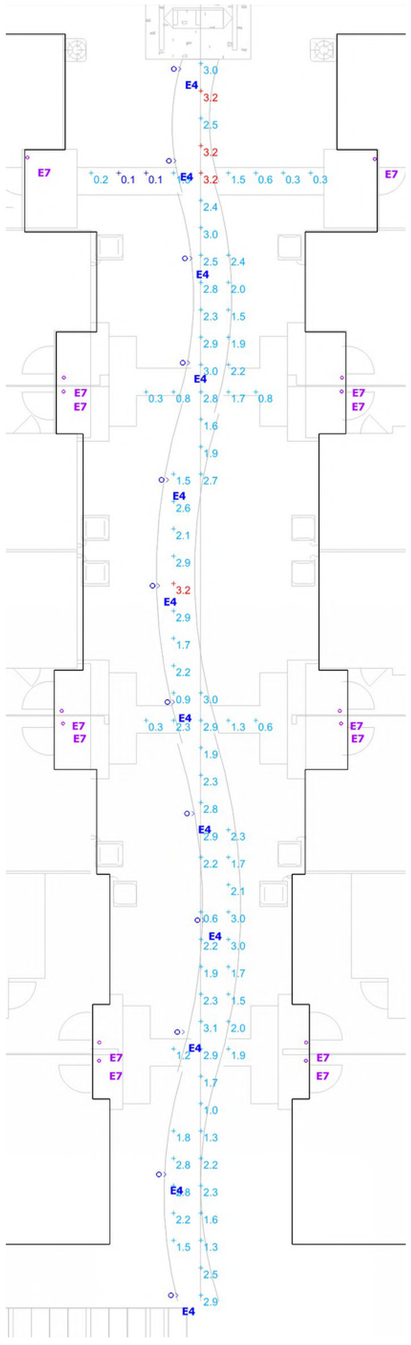
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San Francisco, CA 94104

CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

SHEET TITLE
PRELIMINARY SITE LIGHTING ENLARGEMENTS

SHEET NO.
L5.02



1 TYPICAL RESIDENTIAL PASEO
SCALE: NTS

Schedule

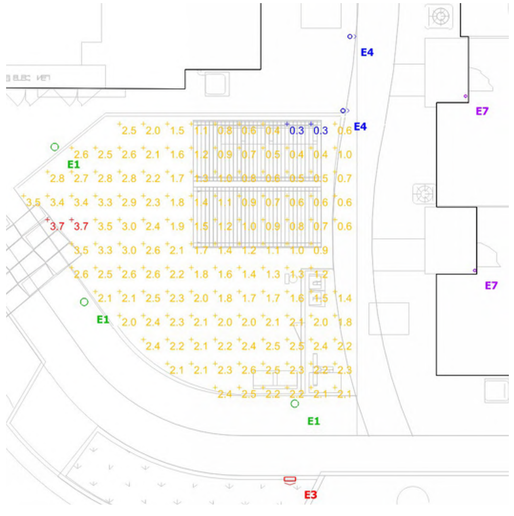
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	E3	30	LIGMAN	ULI-21171-54W-T3-W30-(Finish)-15'-120/277v	15' Tall Street Light		4872	0.85	54
	E4	230	ERCO	35748.023	3' Tall Bollard		269	0.85	14
	E5	0	Celestial Lighting	HYA-STL-AC-GF30-24 + Lamp by 90+	String Light	SE-350.032	50	0.85	4.5
	E6	0	Hydrel	Aspen A P1 90CRI 30K 12 15DEG FLC (Mounting) C1 (Finish)	Tree Uplight		610	0.85	8.11
	E7	221	Spitzer	CEL-WS-4D-10L-U-30K-GC-C1-(Finish)	Entry Sconce Mounted at 5' AFG		985	0.85	10.1265
	E8	222	LUMINIS	JA112-L2L7-30K-MVOLT-(Cover)-(Finish)	Garage Wall Mount Light Mounted at 10' AFG		723	0.85	14
	E9	0	Hydrel	4750L 4FT 500LMF 30K MVOLT MFL (Mounting) ZT (Finish)	Sign Light		2350	0.85	20.98

Statistics

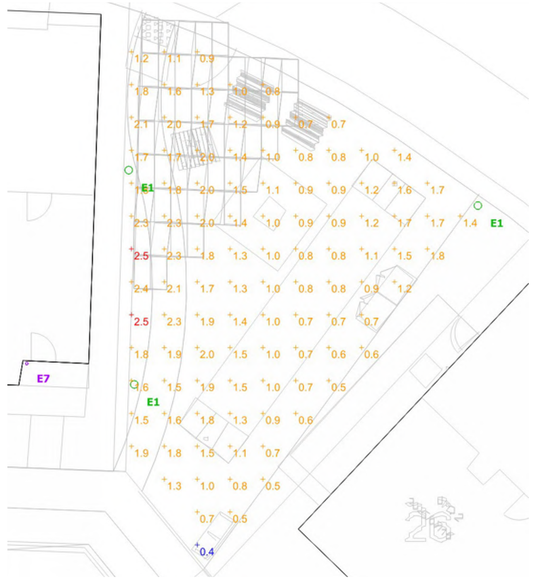
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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Dog Park 0'0"	+	1.8 fc	3.7 fc	0.3 fc	12.3:1	6.0:1
Egress Street 0'0"	+	1.8 fc	6.3 fc	0.5 fc	12.6:1	3.6:1
Entry Park 0'0"	+	1.8 fc	3.8 fc	0.4 fc	9.5:1	4.5:1
Family Park 0'0"	+	1.3 fc	2.5 fc	0.4 fc	6.3:1	3.3:1
Mini Park Paths 0'0"	+	2.1 fc	4.0 fc	0.3 fc	13.3:1	7.0:1
Paths TYP 0'0"	+	2.0 fc	3.2 fc	0.1 fc	32.0:1	20.0:1
Private Streets 0'0"	+	1.0 fc	5.4 fc	0.1 fc	54.0:1	10.0:1

Finish Schedule

Finish	Surface	Reflectance/ Transmittance
Buildings	Building	30
Ground	Floor	10



2 LARGE DOG PARK
SCALE: NTS



3 CENTRAL LINEAR PARK
SCALE: NTS

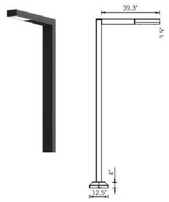
LUMINIS
ELLINGTON
POLE MOUNT

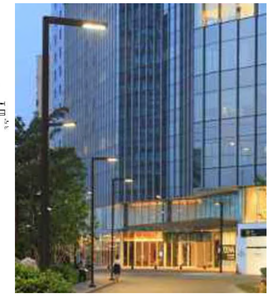




E1 LUMINIS PEDESTRIAN POLE LIGHT

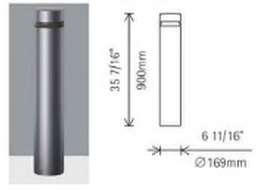
LIGMAN LIGHTING USA
ULI-21171
Single Head Streetlight





E3 LIGMAN ULI-21171 STREET LIGHT

ERCO
Castor Bollard





E4 ERCO CASTOR BOLLARD LIGHT



E7 PORCH SCONCE GARAGE SCONCE E8

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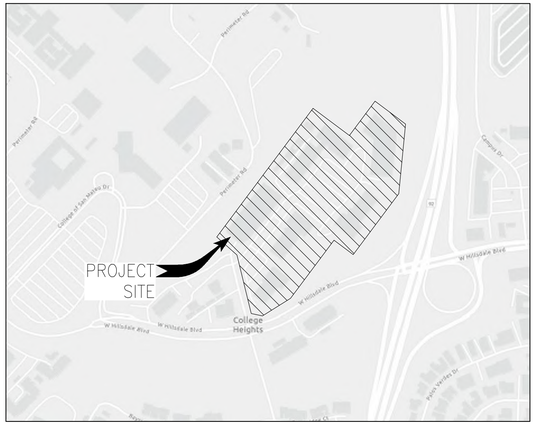
Ownership:
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CLEARVIEW HOUSING DEVELOPMENT
SAN MATEO, CA
20240095

SB330 / FORMAL APPLICATION
SEPTEMBER 5, 2025

SHEET TITLE
PRELIMINARY SITE LIGHTING ENLARGEMENTS

SHEET NO.
L5.03



VICINITY MAP
N. T. S.

WORK RESPONSIBILITY
JOINT TRENCH

	PG&E ELECTRIC / PG&E GAS	TELEPHONE / C.A.T.V.	CONTRACTOR
TRENCHING			
EXCAVATE & BACKFILL	○	○	●
GAS MATERIAL			
SUPPLY & INSTALL	○	○	●
***PG&E ELECTRIC CABLE**			
SUPPLY & INSTALL	○	○	●
ELECTRIC CONDUIT			
SUPPLY & INSTALL	○	○	●
ELECTRIC BOXES			
SUPPLY & INSTALL	○	○	●
EXCAVATION	○	○	●
ELECTRIC PADS			
SUPPLY & INSTALL	○	○	●
EXCAVATION	○	○	●
ELECTRIC TRANSFORMERS			
SUPPLY & INSTALL	○	○	●
ELECTRIC INTERRUPTERS			
SUPPLY & INSTALL	○	○	●
PG&E ELECTRIC SWITCHES			
SUPPLY & INSTALL	○	○	●
TELEPHONE CONDUIT			
SUPPLY & INSTALL	○	○	●
TELEPHONE CABLE			
SUPPLY & INSTALL	○	○	●
TELEPHONE SPLICE BOXES			
SUPPLY & INSTALL	○	○	●
EXCAVATION	○	○	●
TELEPHONE S.A.I. PADS			
SUPPLY & INSTALL	○	○	●
EXCAVATION	○	○	●
C.A.T.V. CONDUIT			
SUPPLY & INSTALL	○	○	●
C.A.T.V. SPLICE BOXES			
SUPPLY & INSTALL	○	○	●
EXCAVATION	○	○	●
C.L.E.C. FIBER CONDUIT ___ACCEPTED ___DECLINED			
SUPPLY & INSTALL	○	○	●
C.L.E.C. FIBER SPLICE BOXES ___ACCEPTED ___DECLINED			
SUPPLY & INSTALL	○	○	●
EXCAVATION	○	○	●

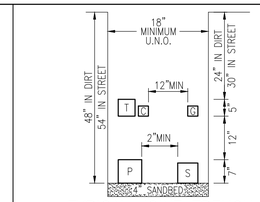
● WORK TO BE PERFORMED BY THE RESPECTIVE CONTRACTOR & UTILITY COMPANIES
◉ ASSUME CONTRACTOR RESPONSIBILITY UNLESS OTHERWISE SPECIFIED
○ NOT APPLICABLE UNLESS OTHERWISE SPECIFIED
* PG&E TO PULL CABLE INTO ENERGIZED ENCLOSURES
NOTE: FOR A MORE DETAILED WORK RESPONSIBILITY BREAKDOWN, SEE CORRESPONDING MATERIAL LIST.

THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

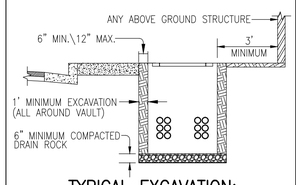
	RECEIVED	APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS	09-02-2025	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE		
APPLICANT DESIGN (GAS)		
APPLICANT DESIGN (ELECTRIC)		
TELEPHONE		
C.A.T.V.		
LANDSCAPE	09-02-2025	PRELIMINARY
LIGHT LOCATIONS		
TRAFFIC SIGNAL LOCATIONS		

RADIUS DESIGN is not responsible for any subsequent changes or revisions.

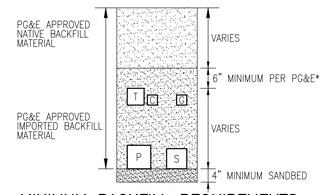
OTHER UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FIELD SURVEY AND AVAILABLE UTILITY INFORMATION. IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND EXTENT OF UTILITIES PRIOR TO THE COMMENCEMENT OF WORK. PHYSICAL VERIFICATION OF UTILITY LOCATIONS SHALL BE PERFORMED BY CAREFUL PROBING OR HAND DIGGING IN ACCORDANCE WITH ARTICLE 6 OF THE CAL/OSHA CONSTRUCTION SAFETY ORDERS.



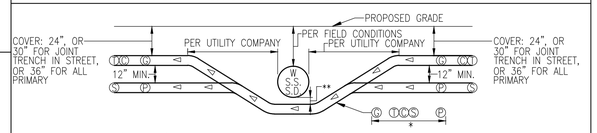
TYPICAL JOINT TRENCH
PER PG&E STANDARD S5453 & 038193



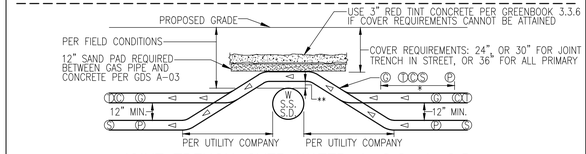
TYPICAL EXCAVATION:
FOR PG&E PRIMARY VAULTS, TRANSFORMERS, U.N.O.



MINIMUM BACKFILL REQUIREMENTS
*CHECK WITH LOCAL GOVERNING AGENCIES FOR POSSIBLE VARIATIONS



JOINT TRENCH UNDER WATER & S.S. & S.D.



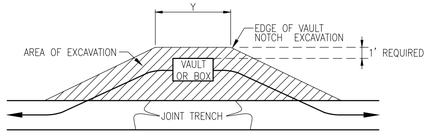
JOINT TRENCH OVER WATER & S.S. & S.D

*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.

**6" MINIMUM REQUIRED BY PG&E. ADDITIONAL CLEARANCE MAY BE REQUIRED BY LOCAL JURISDICTION.

NOTE: TRENCH DEPTH NOT TO EXCEED 5' UNLESS APPROVED BY PG&E INSPECTOR. IN NO CASE SHOULD PLASTIC GAS PIPE BE INSTALLED AT A DEPTH GREATER THAN 10' UNLESS APPROVED BY PG&E SENIOR GAS ENGINEER.

TRENCHING CONTRACTOR SHALL NOT ASSUME THAT EITHER OF THE ABOVE DETAILS WILL BE ACCEPTABLE TO PG&E. YOU ARE REQUIRED TO CONTACT THE LOCAL PG&E ENGINEERING OFFICE WITH ANY ISSUE RELATING TO COVERS LESS THAN MINIMUM OR COVERS REQUIRING SHORING. CONCRETE CAPPING IS ONLY ACCEPTABLE WHERE NO OTHER SOLUTION IS POSSIBLE AND ONLY WHEN CERTAIN CRITERIA ARE MET AND ONLY WITH PG&E APPROVAL.



PRIMARY BOX SIZE	BOX EXCAVATION "Y"	NOTE:
3' x 5'	7"	DISTANCE VARIES PER FIELD CONDITIONS
4'-6" x 8'-6"	11'	

TYPICAL PG&E PRIMARY BOX
EXCAVATION DETAIL

ELECTRIC CONDUIT MINIMUM BEND RADIUS

CONDUIT DIAMETER	VERTICAL RADIUS	HORIZONTAL RADIUS
2"	24"	36"
3"	24"	36"
4"	36"	36"
5"	36"	60"

NOTE: 315° MAX BENDS IN ANY SECONDARY CONDUIT RUN 200' OR LESS.
300° MAX BENDS IN ANY PRIMARY CONDUIT RUN.

TYPICAL GAS METER REQUIREMENTS*

METER TYPE	LOAD (SCFH)	DELIVERY PRESSURE** (PSIG)	PAD SIZE (INCHES)	MIN. WIDTH REQUIRED FOR METER "X" (INCHES)	DISTANCE FROM RISER TO FINISHED WALL (INCHES)	MIN. HOUSELINE STUB OUT (INCHES)
TYPICAL RESIDENTIAL	0–350	0.25	N/A UNLESS USING FLEX-HOSE METER	24	6 TO 9	4
	0–600	2				
400 TO 1000 CLASS	351–1,400	0.25	N/A UNLESS USING FLEX-HOSE METER	30	6 TO 9	6
	601–2,400	2				
1.5M OR 3M ROTARY	1,401–3,000	APPROVED BY PG&E	40 X 36 X 4	52	20	VARIES
5M OR 7M ROTARY	3,001–7,000	APPROVED BY PG&E	78 X 36 X 4	90	20	VARIES
11M OR 16M ROTARY	7,001–16,000	APPROVED BY PG&E	94 X 36 X 4	106	20	VARIES

*ACTUAL METER-SET CONFIGURATIONS MAY DIFFER DEPENDING ON FIELD CONDITIONS AND RESTRICTIONS. FOR GAS METER DETAILS, SEE SECTION 2 OF CURRENT ***ELECTRIC & GAS SERVICE REQUIREMENTS*** GREENBOOK BY PG&E. PG&E STANDARD METER SPACING REQUIREMENTS DO NOT INCLUDE CLEARANCE FOR EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT. SEE NOTE 17 UNDER GENERAL NOTES ON SHEET JT–1.

**DELIVERY PRESSURE TO BE CONFIRMED VIA BUILDING PLUMBING AND MECHANICAL PLANS. PG&E MAINTAINS SOLE AUTHORITY TO DETERMINE IF THE ELEVATED DELIVERY–PRESSURE SERVICE IS AVAILABLE AT A SPECIFIC LOCATION.

X
GM

GENERAL NOTES:

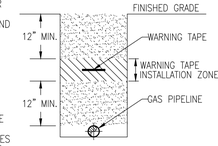
1. JOINT TRENCH MUST BE INSTALLED ENTIRELY WITHIN AN EASEMENT. EASEMENTS FOR JOINT TRENCH SERVICE LATERALS WITHIN PROJECT ON PRIVATE PROPERTY ARE AT THE DISCRETION OF THE UTILITY COMPANIES.
2. ALL DEPTHS AND RESULTING COVER REQUIREMENTS ARE MEASURED FROM FINAL GRADE.
3. COVER, CLEARANCES, AND SEPARATION SHALL BE AS GREAT AS PRACTICABLE UNDER THE CIRCUMSTANCES, BUT UNDER NO CIRCUMSTANCES SHALL BE LESS THAN THE MINIMUM COVER, CLEARANCE, AND SEPARATION REQUIREMENTS SET FORTH IN GENERAL ORDER 128 AND 49CFR 192.321 , 49CFR 192.325, AND 49CFR 192.327. ALL FACILITIES SHALL BE ANCHORED IN PLACE PRIOR TO COMPACTION, OR OTHER MEANS SHALL BE TAKEN TO ENSURE NO MOTION OF THE FACILITIES. DIMENSIONAL REQUIREMENTS FOR SHADING, LEVELING, AND BACKFILLING SHALL BE DETERMINED SUBSEQUENT TO COMPACTION.
4. TRENCH DIMENSIONS SHOWN ARE TYPICAL. TRENCH SIZES AND CONFIGURATIONS MAY VARY DEPENDING UPON OCCUPANCY AND/OR FIELD CONDITIONS. TRENCH SIZE AND CONFIGURATION MUST AT ALL TIMES BE CONSTRUCTED IN A MANNER THAT ENSURES PROPER CLEARANCES AND COVER REQUIREMENTS ARE MET. ANY "CHANGE" TO THE TRENCH WIDTH AND CONFIGURATIONS AS SHOWN IN THIS EXHIBIT MUST BE DESIGNED TO ENSURE THIS REQUIREMENT.
5. IT IS PREFERRED TO HAVE NON–PG&E OWNED STREETLIGHTS AT A LEVEL OTHER THAN THE GAS OR ELECTRIC LEVEL. NON–PG&E OWNED STREETLIGHTS MAY BE AT THE ELECTRIC LEVEL OF THE TRENCH AS LONG AS MINIMUM CLEARANCES ARE PROVIDED AND COMPLY WITH ALL SPECIAL NOTES FOR A JOINT TRENCH WITH A SECOND ELECTRIC UTILITY.
6. NON–UTILITY FACILITIES ARE NOT ALLOWED IN ANY JOINT UTILITY TRENCH, E.G., IRRIGATION CONTROL LINES, BUILDING FIRE ALARM SYSTEMS, PRIVATE TELEPHONE SYSTEMS, OUTDOOR ELECTRICAL CABLE, ETC.
7. WHEN COMMUNICATION DUCTS ARE INSTALLED, A MINIMUM OF 12" RADIAL SEPARATION SHALL BE MAINTAINED FROM GAS FACILITIES. EXCEPTION: WITH MUTUAL AGREEMENT, WHEN 4–INCH DIAMETER OR SMALLER GAS PIPE IS INSTALLED, THE SEPARATION MAY BE REDUCED TO NOT LESS THAN 6 INCHES.
8. PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
9. MAINTAIN PROPER SEPARATION BETWEEN PG&E FACILITIES AND "WET" UTILITY LINES AS DESCRIBED IN UO STANDARD S5453. THE MINIMUM ALLOWABLE HORIZONTAL SEPARATION BETWEEN COMPANY FACILITIES AND "WET" FACILITIES IS 3' WITH A MINIMUM 1' OF UNDISTURBED EARTH OR THE INSTALLATION OF A SUITABLE BARRIER BETWEEN THE FACILITIES. IF A 3' HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY BE APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO THE SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL. SEPARATIONS OF 1' OR LESS ARE NOT PERMISSIBLE AND WILL NOT BE ALLOWED. THE COMPANY MAY AGREE TO WAIVE THE MINIMUM 3' SEPARATION REQUIREMENT AT THE REQUEST OF AN APPLICANT IF WARRANTED AND THE NEED IS JUSTIFIED. THE REQUEST FOR A WAIVER MUST:
   - BE MADE IN WRITING AND SUBMITTED TO THE COMPANY ADE DURING THE PLANNING AND DESIGN PHASE OF THE PROJECT.
   - CLEARLY DESCRIBE THE CONDITIONS NECESSITATING THE WAIVER.
   - INCLUDE A PROPOSED DESIGN, AND INCLUDE A DESIGN FOR A BARRIER BETWEEN THE "WET" UTILITIES AND COMPANY DRY FACILITIES IN THE EVENT 1' OF UNDISTURBED EARTH CANNOT BE MAINTAINED. NOTE: DRAIN LINES CONNECTED TO DOWNSPOUTS ON BUILDINGS ARE CONSIDERED A "WET" UTILITY FOR THE PURPOSES OF THIS STANDARD.
10. SEPARATIONS SHALL BE MAINTAINED AT ABOVE GROUND TERMINATION POINTS.
11. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING OF PG&E GAS FACILITIES:
    - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A 1/2" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
    - THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE.
    - THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING, OR LEVELING MATERIALS.
    - COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE PG&E, FEDERAL, STATE, COUNTY, OR LOCAL REQUIREMENTS.
    - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
    - THE SIEVES AND SCREENS SHALL BE:
      1/2" SIEVE: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
      #4 SCREEN: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
12. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING AT PG&E ELECTRIC FACILITIES:
    - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
    - SHADING MATERIAL CONTAINING LARGE ROCK, PAVING MATERIAL, CINDERS, SHARPLY ANGULAR SUBSTANCES, OR CORROSIVE MATERIAL SHALL NOT BE PLACED IN THE TRENCH WHERE SUCH MATERIAL MAY DAMAGE THE CONDUITS AND/OR PREVENT PROPER COMPACTION OVER OR AROUND THE CONDUITS.
    - NATIVE SOILS CONTAINING CLODS NOT TO EXCEED 6" IN DIAMETER MAY BE INCLUDED IN THE SHADING MATERIAL PROVIDED THE CLODS ARE READILY BREAKABLE BY HAND. NOTE: SOILS CONSISTING PRIMARILY OF ADOBE, HARD COMPACT (DENSE) CLAY, AND BAY MUDS SHALL NOT BE USED AS SHADING MATERIAL.
    - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
    - REFER TO ENGINEERING DOCUMENT 062288 FOR MORE INFORMATION.
13. COMPETENT NATIVE SOILS ARE PREFERRED TO BE USED FOR SHADING, BEDDING, AND BACKFILLING THROUGHOUT THE TRENCH.
    - WHERE NATIVE SOILS EXCED 1/2" MINUS AND/OR WHERE GAS IS TO BE PLACED AT THE BOTTOM OF A TRENCH IN AREAS THAT EXCEED 1/2" MINUS SOIL CONDITIONS, OR WHERE THE BOTTOM OF A TRENCH IS CONSIDERED TO CONSIST OF HARD PAN, PG&E APPROVED 1/2" MINUS IMPORT MATERIAL SHALL BE USED FOR SHADING AND/OR BEDDING OF GAS FACILITIES.
    - PG&E APPROVED IMPORT MATERIAL IS PER CGT ENGINEERING GUIDELINE 4123.
    - IF A LEVELING COURSE IS REQUIRED FOR GAS FACILITIES, THE USE OF NATIVE SOILS IS PREFERRED, BUT IF 1/2" MINUS CONDITIONS ARE NOT ATTAINABLE WITH THE NATIVE SOILS, THEN THE USE OF PG&E APPROVED IMPORT MATERIALS IS REQUIRED. BEDDING UNDER GAS FACILITIES WILL BE A MINIMUM OF 2" OF COMPACTED 1/2" MINUS NATIVE SOILS OR PG&E APPROVED IMPORT MATERIAL.
    - FOR ELECTRIC FACILITIES, REFER TO NOTE 12. THIS APPLIES TO LEVELING COURSES AS WELL AS SHADING.
    - THE MINIMUM PG&E APPROVED BEDDING MATERIAL MAY BE INCREASED AT THE DISCRETION OF PG&E WHEN WARRANTED BY EXISTING FIELD CONDITIONS (E.G., ROCKY SOILS, HARD PAN, ETC.).
    - THE USE OF ANY IMPORTED MATERIAL FOR BACKFILLING PURPOSES SHALL BE LIMITED TO THOSE SITUATIONS WHEN NATIVE SOILS DO NOT ALLOW FOR REQUIRED COMPACTION.
14. THE APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF EXCESS SPOIL AND ASSOCIATED COSTS.
15. SEPARATION BETWEEN GAS FACILITIES AND ELECTRIC FACILITIES MAY BE REDUCED TO 6" WHEN CROSSING.
16. SERVICE SADDLES ARE THE PREFERRED SERVICE FITTINGS FOR USE THROUGHOUT THE JOINT TRENCH PROJECT. ALL PROJECTS WILL BE DESIGNED AND ESTIMATED USING SERVICE SADDLES. HOWEVER, SERVICE TEES MAY BE USED IF ALL CLEARANCES, SEPARATION, AND COVERAGE REQUIREMENTS ARE MAINTAINED.
17. CONTRACTOR TO INCREASE METER SPACING AS NECESSARY WHEN EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT ARE REQUIRED. EARTHQUAKE VALVES ARE REQUIRED IN SOME AREAS AND ARE NOT PART OF PG&E/RADIUS SCOPE. THIS INFORMATION CAN BE FOUND ON BUILDING MECHANICAL ENGINEER'S PLANS. PG&E STANDARD METER SPACING REQUIREMENTS DO NOT INCLUDE CLEARANCE FOR EARTHQUAKE VALVES.
18. ELECTRIC GENERATION EQUIPMENT IS NOT PART OF RADIUS SCOPE. ALL RELATED DESIGNS, APPLICATIONS, AND COORDINATION WITH PG&E'S INTERCONNECTION/NET METERING DEPARTMENT SHALL BE HANDLED BY THE EQUIPMENT VENDOR OR OTHERS.

ELECTRIC VERTICAL CLEARANCE REQUIREMENTS:

1. ABOVE ANY THREE–PHASE PAD–MOUNTED TRANSFORMER/EQUIPMENT LOCATION (EXCEPT MINI THREE PHASE), MAINTAIN 30' MINIMUM UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
2. ABOVE ANY OTHER TRANSFORMER/EQUIPMENT LOCATION, MAINTAIN 20' MINIMUM UNOBSTRUCTED OVERHEAD CLEARANCE OVER VAULT/PAD.

GAS PIPELINE UNDERGROUND WARNING TAPE NOTES:

1. A WARNING TAPE IS TO BE INSTALLED IN OPEN TRENCH INSTALLATION OVER GAS PIPELINES IN BOTH TRANSMISSION AND DISTRIBUTION FACILITIES. THIS INCLUDES TRENCHES, BELL HOLES, EXCAVATIONS FOR REPAIR PURPOSES AND RISER REPLACEMENTS. THE WARNING TAPE IS INTENDED FOR EXCAVATOR DIGGING IN THE "TOLERANCE ZONE" TO STRIKE THE WARNING TAPE PRIOR THAN THE PIPELINE. WHEN THE WARNING TAPE IS EXPOSED AND GRABBED WITH EXCAVATING EQUIPMENT, IT STRETCHES WITHOUT BREAKING, THUS ALERTING THE EXCAVATOR OF THE GAS FACILITY BELOW.
2. INSTALL 6" WIDE WARNING TAPE ABOVE THE GAS PIPELINE AT LEAST 12" BELOW GRADE, AND NO CLOSER THAN 12" FROM THE PIPE. INSTALLATION SHOULD PROVIDE THE GREATEST DISTANCE BETWEEN THE PIPELINE AND THE TAPE AS POSSIBLE. INSTALL THE TAPE ALONG THE LENGTH OF THE EXCAVATION. ENSURE THAT THE TAPE OVERLAPS WHEN TWO OR MORE PIECES OF TAPE ARE USED. EXCEPTION: WHEN A JOINT TRENCH DESIGN DOES NOT ALLOW FOR INSTALLMENT OF WARNING TAPE WITHIN THE "WARNING TAPE INSTALLATION ZONE", INSTALL THE WARNING TAPE A MINIMUM OF 6" ABOVE THE GAS PIPELINE, AND BELOW THE FACILITY ABOVE THE PIPE.
3. WARNING TAPE SHALL BE BRIGHTLY COLORED YELLOW AND MARKED "CAUTION: GAS LINE BURIED BELOW" OR MARKED WITH A SIMILAR NOTIFICATION.
4. WARNING TAPE SHALL BE STORED IN SUCH A MANNER THAT LIMITS ULTRAVIOLET (UV) EXPOSURE.



TYPICAL DETAIL
GAS PIPELINE UNDERGROUND WARNING TAPE INSTALLATION
(N.T.S.)

PG&E PM#S:
ELECTRIC:
GAS:

DESIGN CHANGE COMPONENT
ANY CHANGES TO THIS DESIGN MUST BE APPROVED BY

_____ _____
PG&E GAS ADE

CONSTRUCTION NOTES:

1. ALL TRENCHING, BACKFILLING AND INSTALLATION BY CONTRACTOR MUST COMPLY WITH PG&E UO STANDARD S5453 (EFFECTIVE DATE 7–5–2006).
2. ALL WORK MUST COMPLY WITH PG&E, TELEPHONE, CATV, STANDARDS AND PRACTICES. ALL WORK MUST BE INSPECTED AND APPROVED BY RESPECTIVE INSPECTORS. FIELD CONDITIONS MAY REQUIRE CHANGES TO APPROVED PLANS, AT THE DISCRETION OF PG&E INSPECTOR OR OTHERS. RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF THREE LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A ½" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND IS TO BE AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE. THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE. THE SOILS MUST NOT CONTAIN CLODS LARGER THAN ½" IF TO BE USED AS SHADING, BEDDING OR LEVELING MATERIALS. COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE P.G.& E. FEDERAL, STATE, COUNTY OR LOCAL REQUIREMENTS. ANY NATIVE SOILS OR IMPORT MATERIALS USED MUST NOT HINDER THOSE EFFORTS.
3. BACKFILL SHALL BE APPROVED BY THE UTILITY COMPANIES AND THE CITY. COMPACTION WILL BE TESTED AND PASSED BY THE SOILS ENGINEER.
4. IF SOIL IS NOT ROCK FREE, ADD 4" DEPTH OF TRENCH FOR SAND BEDDING.
5. VERIFY SPLICE BOX EXCAVATION SIZES WITH SUPPLIER(S).
6. THE TRENCHING CONTRACTOR SHALL COORDINATE THE UTILITY COMPANIES' INSTALLATION. THE TRENCHING CONTRACTOR TO PLACE CONNECTING CONDUIT WITHIN 5' OF BUILDING EXTERIOR WALL.
7. CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
8. IT IS THE TRENCHING CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE ALL EXISTING FACILITIES. NO EXTRA PAYMENT WILL BE CONSIDERED FOR CROSSING OTHER SYSTEMS.
9. RADIUS DESIGN ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THESE DRAWINGS WERE PREPARED USING DATA SUPPLIED BY PG&E, TELEPHONE, C.A.T.V., IMPROVEMENT PLANS AND THE CITY'S VARIOUS "AS BUILT" INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PHYSICALLY REVIEW THE PROJECT PRIOR TO SUBMITTING HIS BID.
10. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A., INDUSTRIAL SAFETY ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING NEAR ENERGIZED OR "HOT" EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER. PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES ARE THE CONTRACTOR'S RESPONSIBILITY.
11. THE CONTRACTOR SHALL PROTECT CONSTRUCTION STAKING. HE SHALL COORDINATE STAKING WITH THE PROJECT'S CIVIL ENGINEER.
12. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) TWO WORKING DAYS PRIOR TO START OF WORK.
13. CONTRACTOR SHALL NOTIFY INSPECTORS OF ANY POTENTIAL CONFLICTS PRIOR TO START OF WORK.
14. THIS PLAN IS TO BE USED FOR SOLE PURPOSE OF DIGGING THE JOINT TRENCH. SEE PG&E, AT&T, AND COMCAST PLANS FOR EXACT SIZE AND NUMBER OF CONDUITS INSTALLED IN THE JOINT TRENCH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE CORRECT NUMBER, SIZE AND TYPES OF CONDUITS ARE INSTALLED PER THE ENGINEERED PLANS BY EACH UTILITY COMPANY.
15. NOTE PLANS ISSUED AT THE PRE–CONSTRUCTION MEETING MAY BE SUBJECT TO REVISIONS, IF FINAL PLANS FROM EACH UTILITY COMPANY WERE NOT AVAILABLE AT THE START OF CONSTRUCTION.
16. WATER, SEWER, DRAINS, SANITARY WASTE, FUELS (INCLUDING DIESEL AND GASOLINE), OIL, PROPANE AND OTHER VOLATILE HEAVIER THAN AIR GASES, SPRINKLER, IRRIGATION, STEAM AND OTHER "WET" FACILITIES SHALL MAINTAIN A MINIMUM OF THREE FEET FROM THE NEAREST OUTER SURFACE OF PG&E FACILITIES WITH NO LESS THAN ONE FOOT OF EARTH (SOIL BARRIER) BETWEEN THE ADJACENT SIDES OF THE INDIVIDUAL TRENCHES.
17. IN THE EXTRAORDINARY CASE THAT THE MINIMUM THREE FOOT HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL.
18. ALL METER PANELS: INDIVIDUAL, RESIDENTIAL, OR NONRESIDENTIAL APPLICANTS WITH A METER PANEL RATING OF ANY SIZE, INSTALLED INSIDE A METER ROOM OR OTHER STRUCTURE, MUST FOLLOW ALL OF THE REQUIREMENTS DESCRIBED BELOW.
    A. INSTALL, OWN, AND MAINTAIN A SEPARATE, NOMINAL, 2–INCH DIAMETER CONDUIT WITH PULL TAPE INSIDE. THE CONDUIT AND PULL TAPE MUST EXTEND FROM THE OUTSIDE SURFACE OF THE BUILDING AND TERMINATE OUTSIDE THE METER PANEL OR SWITCHBOARD AT THE TOP OF THE METER SECTION.
    B. ENSURE THE 2–INCH DIAMETER CONDUIT AND PULL TAPE EXIT THE OUTSIDE OF THE BUILDING A MINIMUM OF 8 FEET AND A MAXIMUM OF 10 FEET ABOVE GROUND. THE OPEN END OF THE CONDUIT THAT IS EXPOSED TO THE OUTSIDE MUST HAVE A REMOVABLE, TEMPORARY CAP OR PLUG.
    C. DO NOT USE THE CONDUIT. THE CONDUIT IS FOR PG&E'S METERING EQUIPMENT ONLY.
19. THIS JOINT TRENCH PLAN WAS PREPARED BASED ON TOPOGRAPHICAL SURVEY AS PROVIDED BY A CIVIL ENGINEER. THE CONTRACTOR IS CAUTIONED THAT EXPLORATORY WORK IS NECESSARY TO DETERMINE THE ACTUAL LOCATION OF ANY EXISTING UTILITY. RADIUS STRONGLY RECOMMENDS THAT ALL UTILITIES BE PHYSICALLY LOCATED ON THE SITE BEFORE THE ONSET OF SITE WORK. SUBSTRUCTURE LOCATIONS MAY REQUIRE FIELD ADJUSTMENT TO COMPENSATE FOR ACTUAL EXISTING UTILITY LOCATIONS.
20. EXCAVATION DIMENSIONS FOR TIE–IN TO EXISTING ELECTRIC CONDUITS ARE AT THE DISCRETION OF THE PG&E FIELD INSPECTOR. CONTRACTOR TO COORDINATE WITH INSPECTOR AND EXPOSE UP TO 20' OR MORE OF EXISTING CONDUITS WHEN NEEDED.

SUBSTRUCTURE VERIFICATION STAMP

DEVELOPER
PLEASE NOTE AND SIGN

ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR RE–ADJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES OR BOXES, AND SIGN AND DATE DRAWING.

THANK YOU

SIGNED _____

DATE _____

UTILITY APPROVALS

UTILITY	APPROVED BY	DATE
AT&T (PHONE)		
COMCAST (CATV)		

FOR RADIUS USE ONLY
QA REVIEW

	INITIALS	REVIEW DATE
INTENT		
COMPOSITE		
PRE–CON		
PRE–CON		

DEVELOPER:
HARVEST PROPERTIES
235 MONTGOMERY ST., SUITE 2500
SAN FRANCISCO, CA 94104
KEVIN CHOY
(510) 594–2050

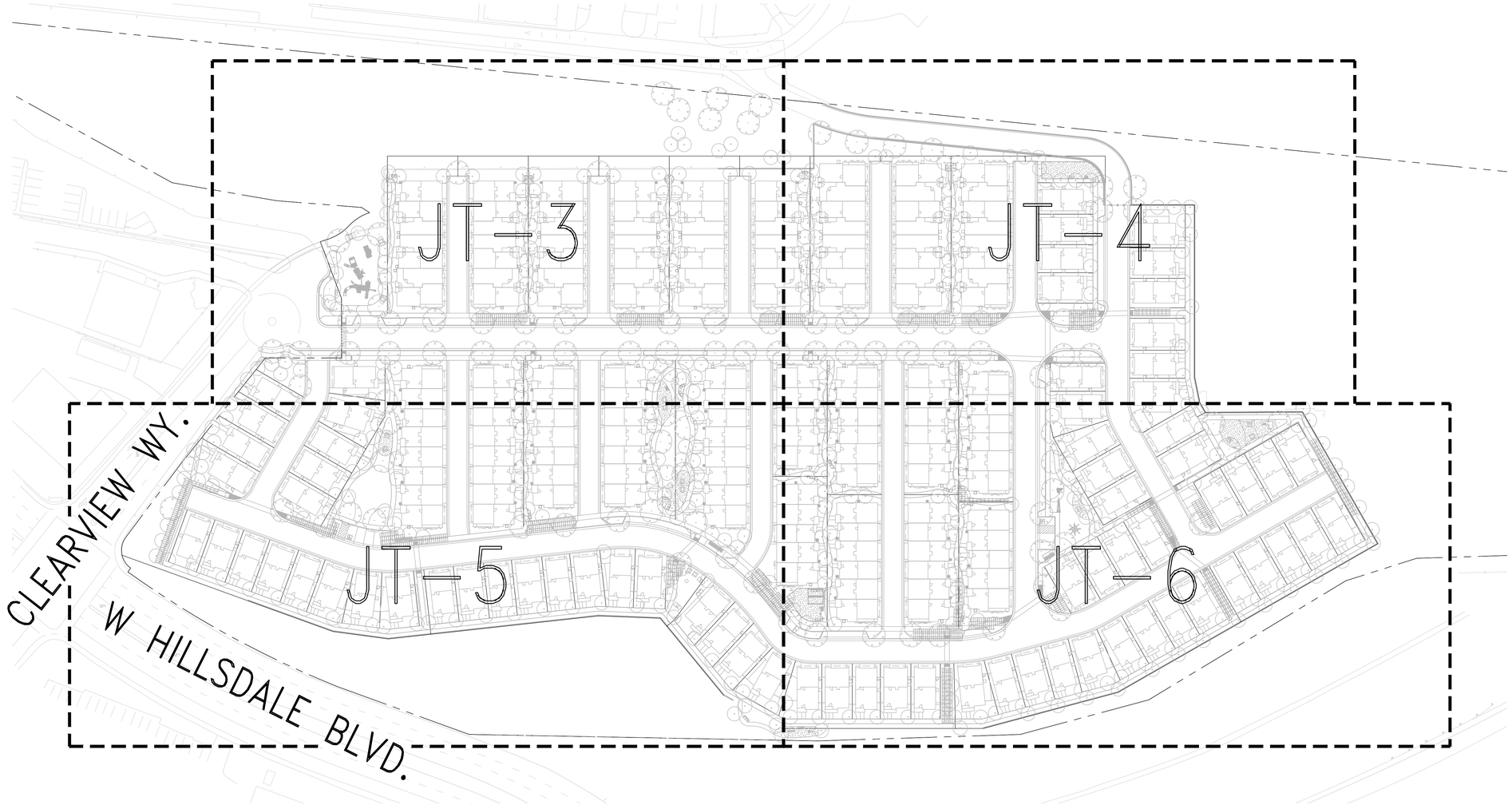
SHEET INDEX

JT–1	JOINT TRENCH TITLE SHEET
JT–2	OVERALL
JT–3–6	JOINT TRENCH INTENT

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03–31–26
CIVIL
STATE OF CALIFORNIA

DATE:
REVISION
DELTA NO:

CALL 811 BEFORE YOU



SHEET INDEX

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REGISTERED PROFESSIONAL ENGINEER
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CIVIL
STATE OF CALIFORNIA

DRAWING NAME: j:\dropbox\projects\2024\24-1376 clearview, san mateo\radius work\ms 24-1376a_j1.dwg
PLOT DATE: Wednesday, September 3, 2025 2:33:38 PM
PLOTTED BY: HENRY

DATE:
REVISION
DELTA NO:

CALL 811 BEFORE YOU DIG
USA
UNDERGROUND SERVICE ALERT OF CALIFORNIA

OVERALL
CLEARVIEW
NEW BUSINESS - PHASE 2
HARVEST PROPERTIES

SAN MATEO CALIFORNIA

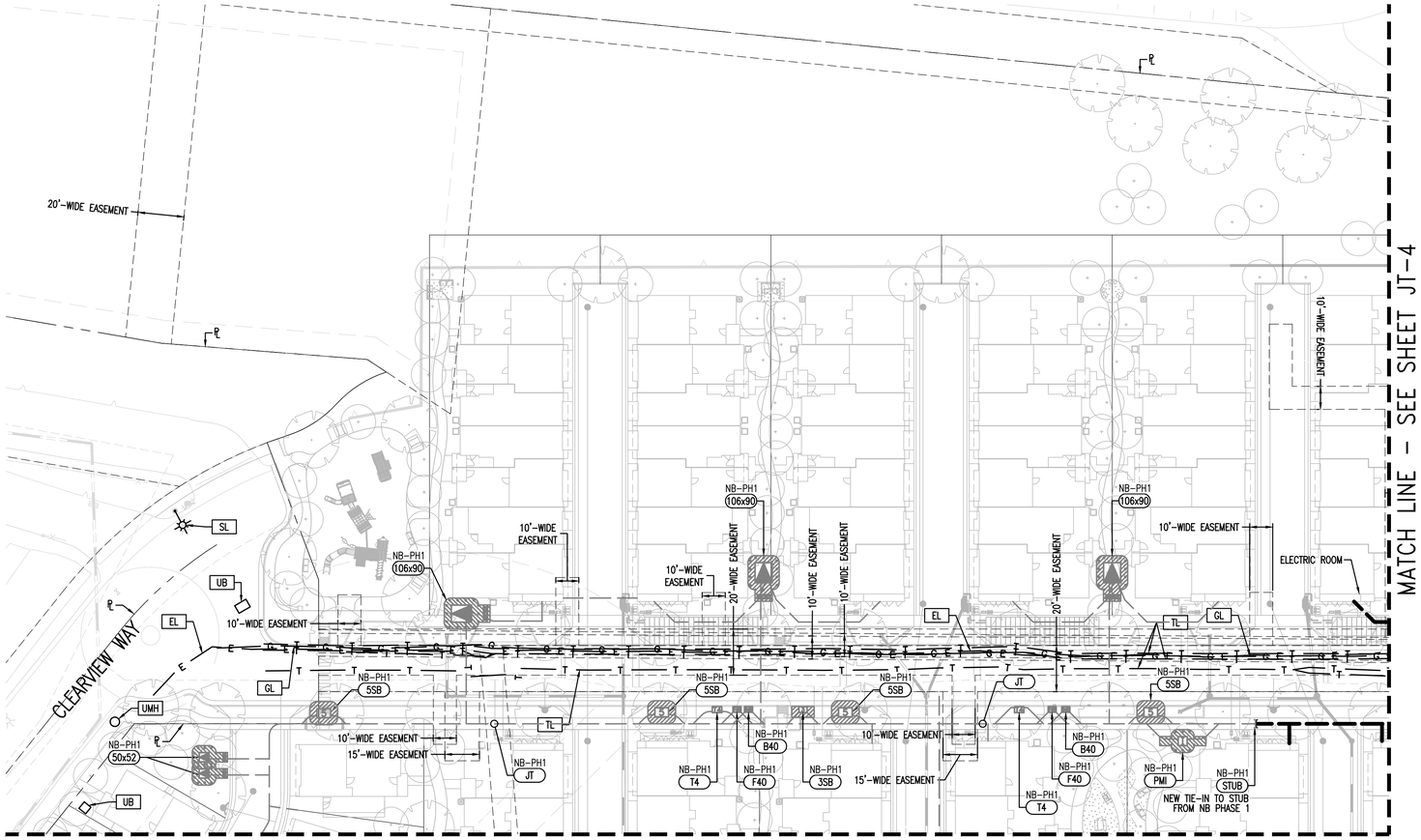
RADIUS DESIGN LLC
UTILITY DESIGN CONSULTANTS & ENGINEERS
201 N CIVIC DRIVE, SUITE 135, WALNUT CREEK, CA 94596
Tel (925) 269-4575

PROJECT NUMBER: 24-1376A
SCALE: N.T.S.
PROJECT MANAGER: RAV SAHI
DRAWN BY: HENRY NGUYEN
CHECKED BY:
LAST UPDATED: 09-03-2025
DRAWING NUMBER: JT-2
SHEET: 2 OF: 6

UTILITIES
PLEASE CONFIRM TIE IN LOCATIONS

–PRELIMINARY–
NOT FOR CONSTRUCTION

THIS IS NOT A BID DOCUMENT
THIS DRAWING HAS NOT YET BEEN REVIEWED BY UTILITY COMPANIES AND IS SUBJECT TO CHANGE.



NOTE TO CONTRACTOR:
FOR CONTRACTOR'S WORK RESPONSIBILITY, REFER TO JOINT TRENCH TITLE SHEET (JT–1)

LEGEND:

NEW

JT	JOINT TRENCH
STUB	STUB LOCATION
106x90 W/ BOLLARDS	106" x 90" TRANSFORMER PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
50x52 W/ BOLLARDS	50" x 52" TRANSFORMER BOX PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
PMJ W/ BOLLARDS	72" x 36" JUNCTION PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
5SB	3' x 5' x 3'-6" SPLICE BOX (PG&E) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE
3SB	24" x 36" x 18" SPLICE BOX (PG&E) WORKING SPACE SHOWN
T4	30" x 48" x 36" SPLICE BOX (AT&T)
B40	24" x 36" x 24" B–40 (CATV)
F40	24" x 36" x 24" SPLICE BOX (C.L.E.C.)

NEW – INSTALLATION UNDER SEPARATE PLAN
NB–PH1
XXX SEE SEPARATE NEW BUSINESS PHASE 1 PLAN (PG&E APPLICATION# ########)

EXISTING – TO REMAIN

EL	ELECTRIC LINE
TL	PHONE LINE
UB	UTILITY BOX
UMH	UTILITY MANHOLE
SL	STREET LIGHT
LITE	LIGHT
JP	JOINT POLE
GL	GAS LINE

EXISTING – TO BE REMOVED OR RELOCATED

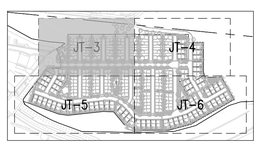
NOTE TO COMCAST:
PLEASE CONFIRM WHO WILL PROVIDE CONDUIT AND VAULTS. DEVELOPER TO PROVIDE TRENCH.

NOTE TO DEVELOPER: POTHOLE TO DETERMINE THE ACTUAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES DURING DESIGN PHASE. POTHOLE SUBSTRUCTURE LOCATIONS TO CONFIRM THE ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF TRENCHING WORK.

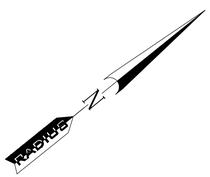
SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE SHEET (JT–1) REGARDING EXISTING CONDITIONS.

REFER TO PG&E DOCUMENT 094683 FOR SMART METER ANTENNA CONSTRUCTION REQUIREMENTS.

NOTE FOR UNDERGROUND ELECTRIC INSTALLATION:
USE OF PVC DB–120 IS NO LONGER APPROVED BY PG&E FOR ANY CONDUIT SIZES, BENDS, AND FITTINGS. RIGID PVC SCHEDULE 40 MUST BE USED IN PLACE OF PVC DB–120 CONDUIT. FOR ALL APPROVED CONDUITS, BENDS, AND FITTINGS, SEE PG&E DOCUMENT 062288.



SHEET INDEX MAP
N. T. S.



0 15 30 60

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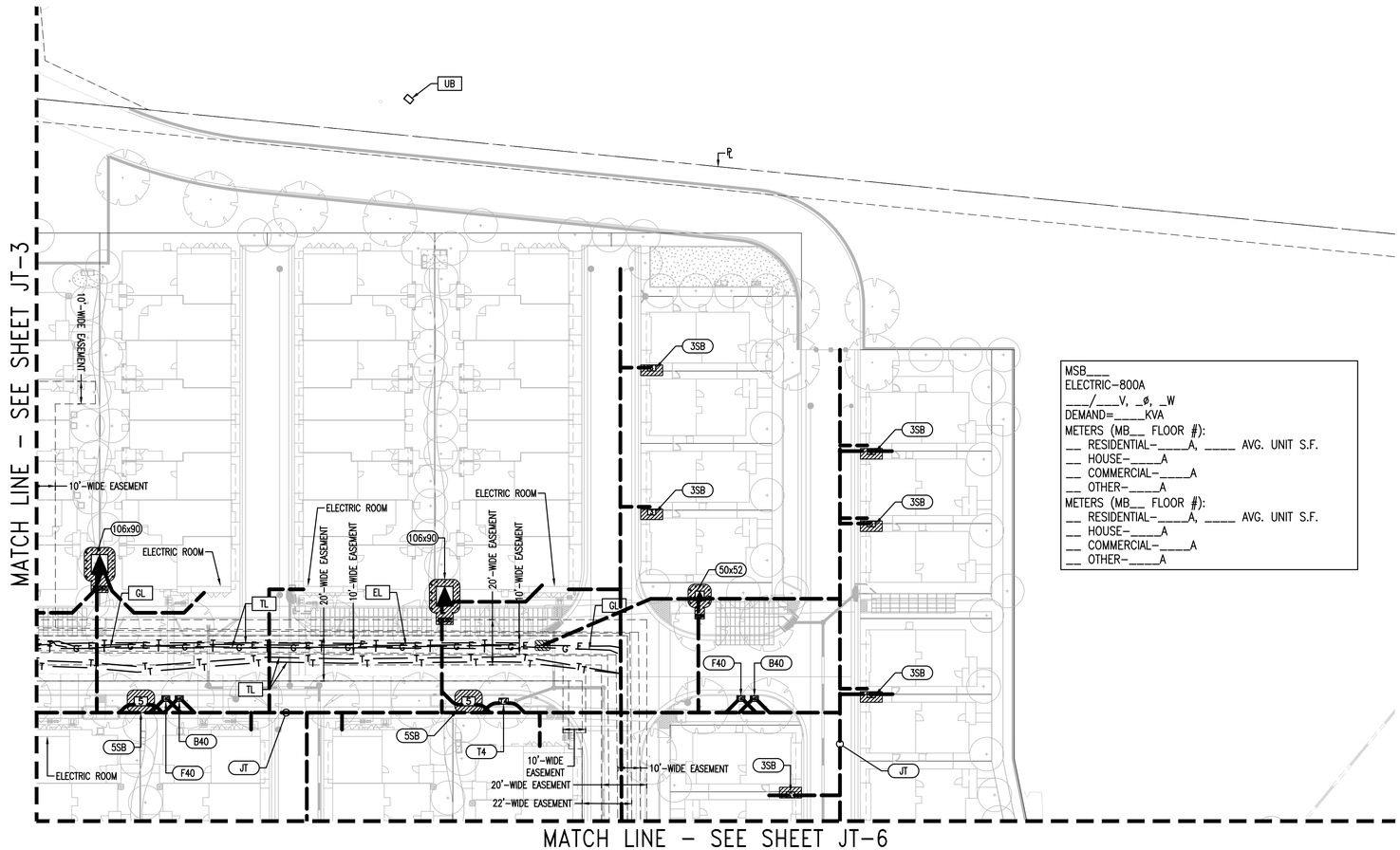
PROJECT NUMBER: 24-1376A
SCALE: 1" = 30'
PROJECT MANAGER: RAV SAHI
DRAWN BY: HENRY NGUYEN
CHECKED BY:
LAST UPDATED: 09-03-2025
DRAWING NUMBER: JT-3
SHEET: 3 OF: 6

DRAWING NAME: j:\dropbox\projects\2024\24-1367a clearview, san mateo\radius work\ms 24-1376a_jt.dwg
PLOT DATE: Wednesday, September 3, 2025 2:33:38 PM
PLOTTED BY: HENRY

UTILITIES
PLEASE CONFIRM
TIE IN LOCATIONS

–PRELIMINARY–
NOT FOR CONSTRUCTION

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MSB___
ELECTRIC-800A
___/___V, _ø, _W
DEMAND=____KVA
METERS (MB___ FLOOR #):
__ RESIDENTIAL-____A, ____ AVG. UNIT S.F.
__ HOUSE-____A
__ COMMERCIAL-____A
__ OTHER-____A
METERS (MB___ FLOOR #):
__ RESIDENTIAL-____A, ____ AVG. UNIT S.F.
__ HOUSE-____A
__ COMMERCIAL-____A
__ OTHER-____A

NOTE TO CONTRACTOR:
FOR CONTRACTOR'S WORK RESPONSIBILITY, REFER TO JOINT TRENCH TITLE SHEET (JT-1)

LEGEND:

NEW

JT	JOINT TRENCH
STUB	STUB LOCATION
106x90 W/ BOLLARDS	106" x 90" TRANSFORMER PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
50x52 W/ BOLLARDS	50" x 52" TRANSFORMER BOX PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
PMJ W/ BOLLARDS	72" x 36" JUNCTION PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
5SB	3' x 5' x 3'-6" SPLICE BOX (PG&E) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE
3SB	24" x 36" x 18" SPLICE BOX (PG&E) WORKING SPACE SHOWN
T4	30" x 48" x 36" SPLICE BOX (AT&T)
B40	24" x 36" x 24" B-40 (CATV)
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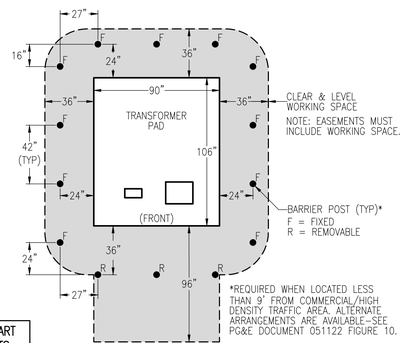
NEW – INSTALLATION UNDER SEPARATE PLAN

NB-PH1
XXX SEE SEPARATE NEW BUSINESS PHASE 1 PLAN (PG&E APPLICATION# ########)

EXISTING – TO REMAIN

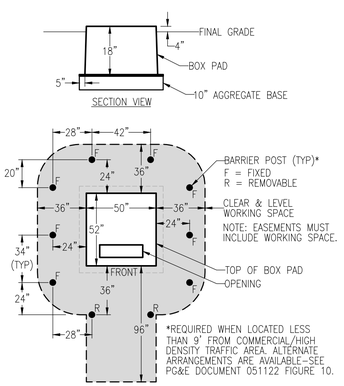
EL	ELECTRIC LINE
TL	PHONE LINE
UB	UTILITY BOX
UMH	UTILITY MANHOLE
SL	STREET LIGHT
LITE	LIGHT
JP	JOINT POLE
GL	GAS LINE

EXISTING – TO BE REMOVED OR RELOCATED



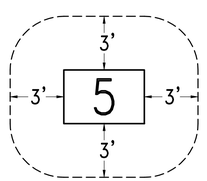
*REQUIRED WHEN LOCATED LESS THAN 9' FROM COMMERCIAL/HIGH DENSITY TRAFFIC AREA. ALTERNATE ARRANGEMENTS ARE AVAILABLE–SEE PG&E DOCUMENT 051122 FIGURE 10.

CLEARANCE REQUIREMENTS
106" x 90" TRANSFORMER PAD (N.T.S.)
PER PG&E DOCUMENT 051122



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CLEARANCE REQUIREMENTS
50" x 52" TRANSFORMER BOX PAD (N.T.S.)
PER PG&E DOCUMENT 051122



WORK SPACE & EASEMENT REQUIREMENTS
FOR #5 VAULTS
MAINTAIN A CLEAR AND LEVEL WORK SPACE AS SHOWN (N.T.S.), PER PG&E DOCUMENT 051122.

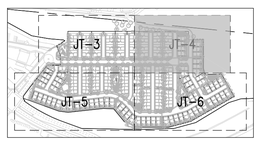
NOTE TO COMCAST:
PLEASE CONFIRM WHO WILL PROVIDE CONDUIT AND VAULTS. DEVELOPER TO PROVIDE TRENCH.

NOTE TO DEVELOPER: POTHOLE TO DETERMINE THE ACTUAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES DURING DESIGN PHASE. POTHOLE SUBSTRUCTURE LOCATIONS TO CONFIRM THE ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF TRENCHING WORK.

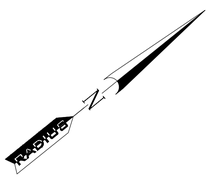
SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE SHEET (JT-1) REGARDING EXISTING CONDITIONS.

REFER TO PG&E DOCUMENT 094683 FOR SMART METER ANTENNA CONSTRUCTION REQUIREMENTS.

NOTE FOR UNDERGROUND ELECTRIC INSTALLATION: USE OF PVC DB-120 IS NO LONGER APPROVED BY PG&E FOR ANY CONDUIT SIZES, BENDS, AND FITTINGS. RIGID PVC SCHEDULE 40 MUST BE USED IN PLACE OF PVC DB-120 CONDUIT. FOR ALL APPROVED CONDUITS, BENDS, AND FITTINGS, SEE PG&E DOCUMENT 062288.



SHEET INDEX MAP
N. T. S.



0 15 30 60

SHEET INDEX

JT-1	JOINT TRENCH TITLE SHEET
JT-2	OVERALL
JT-3–6	JOINT TRENCH INTENT

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03-31-26
CIVIL
STATE OF CALIFORNIA

DATE:
REVISION
DELTA NO:

CALL 811 BEFORE YOU DIG
USA
WWW.UNDERGROUND SERVICE ALERT.COM

JOINT TRENCH INTENT
CLEARVIEW
NEW BUSINESS - PHASE 2
HARVEST PROPERTIES
SAN MATEO CALIFORNIA

RADIUS DESIGN LLC
UTILITY DESIGN CONSULTANTS & ENGINEERS
201 N CIVIC DRIVE, SUITE 135, WALNUT CREEK, CA 94596
Tel (925) 269-4575

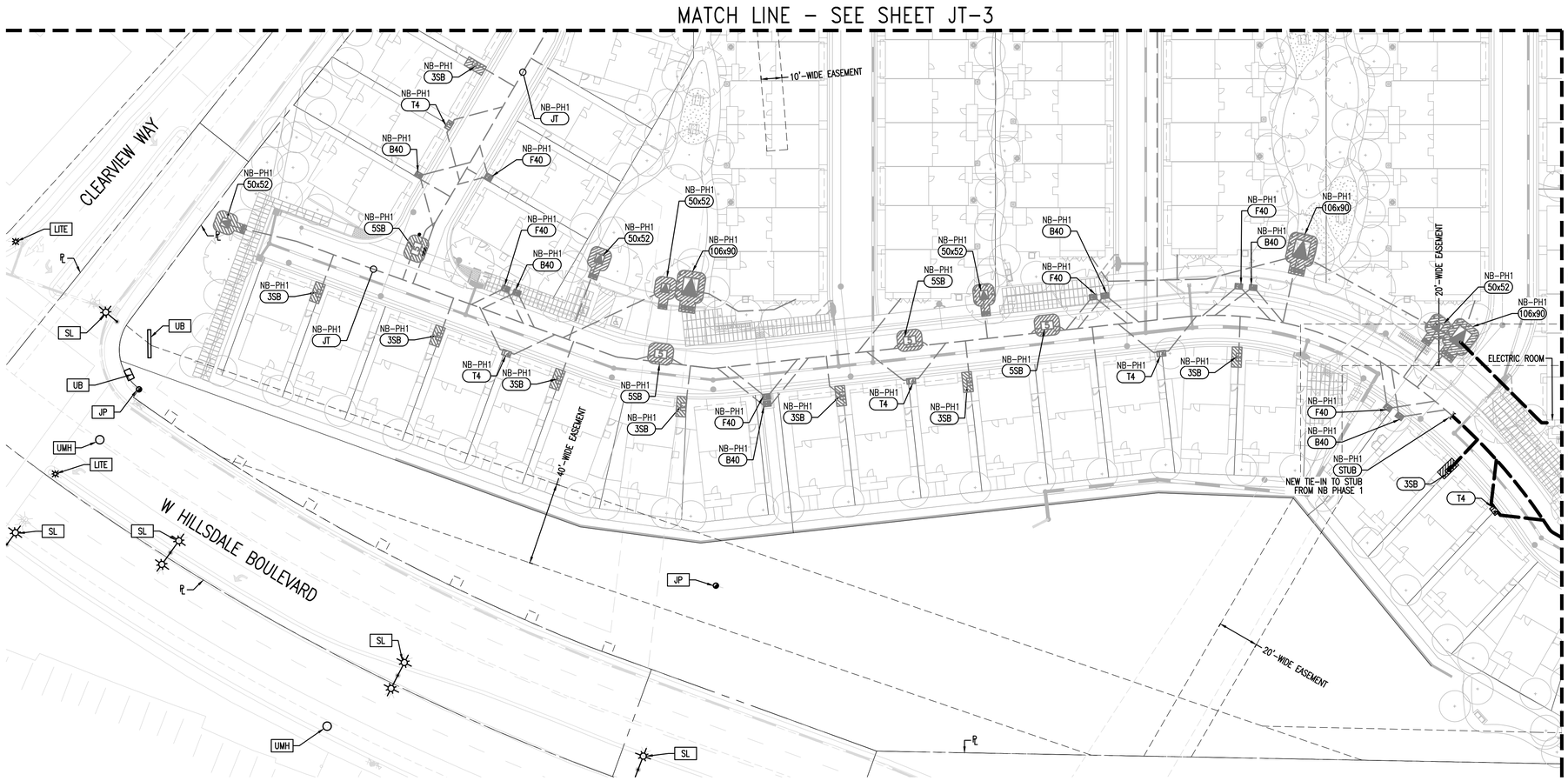
PROJECT NUMBER: 24-1376A
SCALE: 1" = 30'
PROJECT MANAGER: RAV SAHI
DRAWN BY: HENRY NGUYEN
CHECKED BY:
LAST UPDATED: 09-03-2025
DRAWING NUMBER: JT-4
SHEET: 4 OF: 6

DRAWING NAME: j:\Dropbox\projects\2024\24-1367a clearview, san mateo\radius work\ms 24-1376a_jt.dwg
PLOT DATE: Wednesday, September 3, 2025 2:33:38 PM
PLOTTED BY: HENRY

UTILITIES
PLEASE CONFIRM
TIE IN LOCATIONS

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NOTE TO CONTRACTOR:
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LEGEND:

NEW

JT	JOINT TRENCH
STUB	STUB LOCATION
106x90 W/ BOLLARDS	106" x 90" TRANSFORMER PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
50x52 W/ BOLLARDS	50" x 52" TRANSFORMER BOX PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
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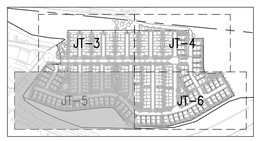
NEW – INSTALLATION UNDER SEPARATE PLAN

NB–PH1 XXX SEE SEPARATE NEW BUSINESS PHASE 1 PLAN (PG&E APPLICATION# ########)

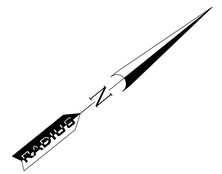
EXISTING – TO REMAIN

EL — E —	ELECTRIC LINE
TL — T —	PHONE LINE
UB	UTILITY BOX
UMH	UTILITY MANHOLE
SL	STREET LIGHT
LITE	LIGHT
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GL — G —	GAS LINE

EXISTING – TO BE REMOVED OR RELOCATED



SHEET INDEX MAP
N. T. S.



0 15 30 60

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SHEET INDEX

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REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03–31–26
CIVIL
STATE OF CALIFORNIA

DATE:
REVISION
DELTA NO:

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JOINT TRENCH INTENT
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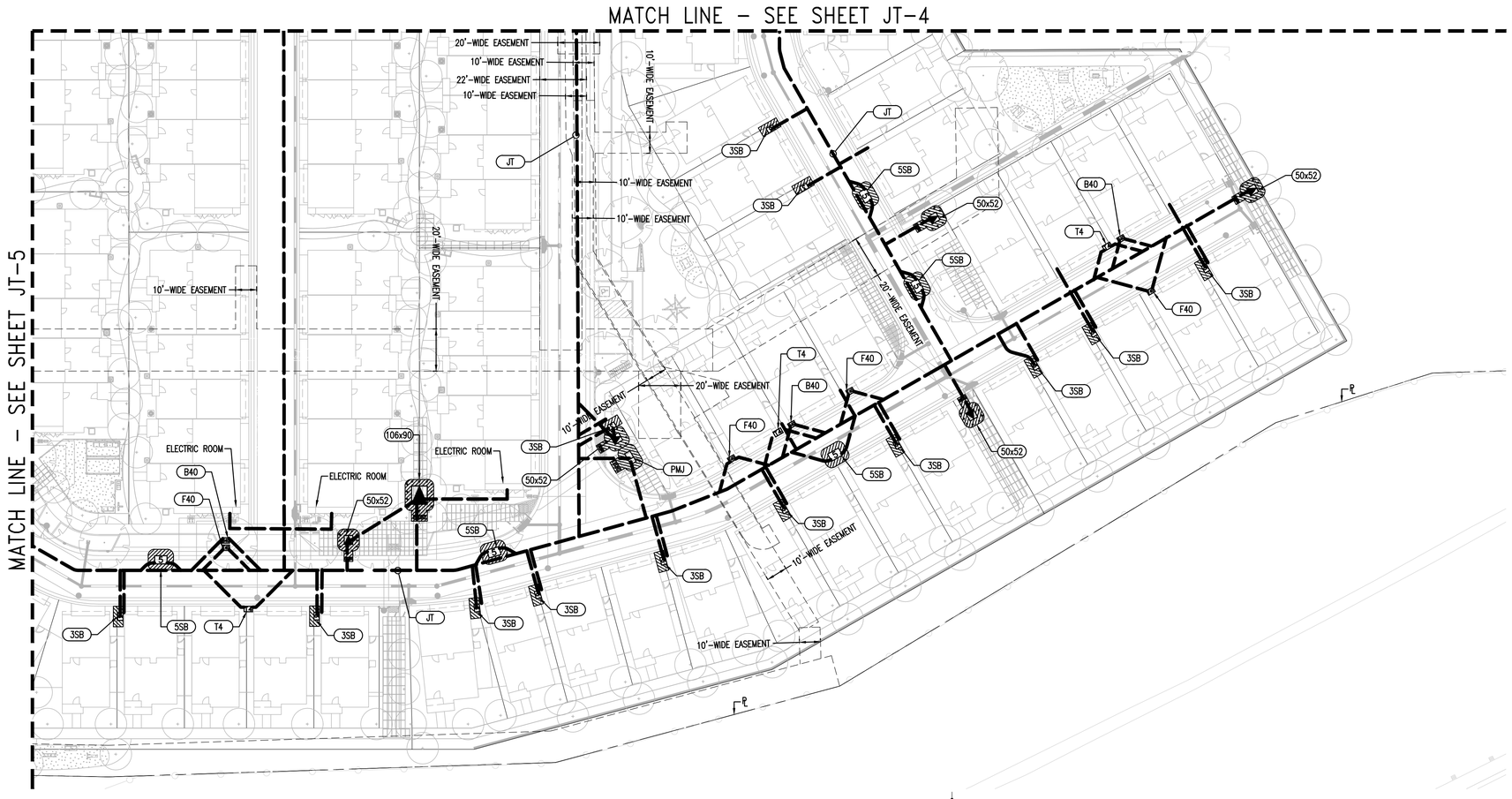
PROJECT NUMBER: 24-1376A
SCALE: 1" = 30'
PROJECT MANAGER: RAV SAHI
DRAWN BY: HENRY NGUYEN
CHECKED BY:
LAST UPDATED: 09-03-2025
DRAWING NUMBER: JT-5
SHEET: 5 OF: 6

DRAWING NAME: j:\dropbox\projects\2024\24-1376 clearview, san mateo\radius work\ms 24-1376a_jt.dwg
PLOT DATE: Wednesday, September 3, 2025 2:33:38 PM
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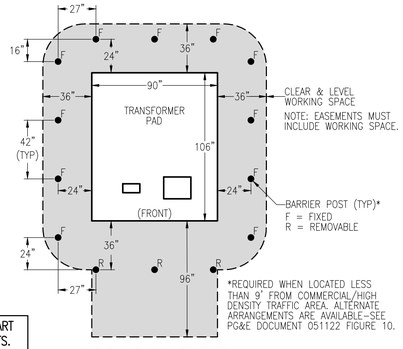
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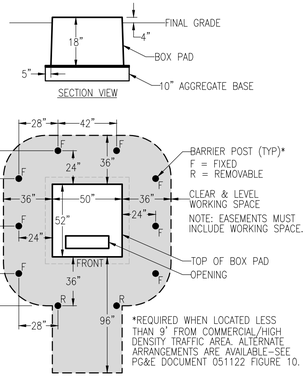
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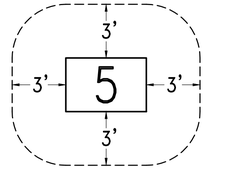
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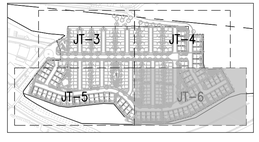
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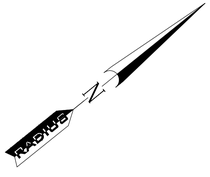
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SHEET INDEX MAP
N. T. S.



0 15 30 60

SHEET INDEX

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PROJECT NUMBER: 24-1376A
SCALE: 1" = 30'
PROJECT MANAGER: RAV SAHI
DRAWN BY: HENRY NGUYEN
CHECKED BY:
LAST UPDATED: 09-03-2025
DRAWING NUMBER: JT-6
SHEET: 6 OF: 6

DRAWING NAME: J:\Dropbox\projects\2024\24-1367a clearview, san mateo\radius work\ms 24-1376a_jt.dwg
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PLOTTED BY: HENRY