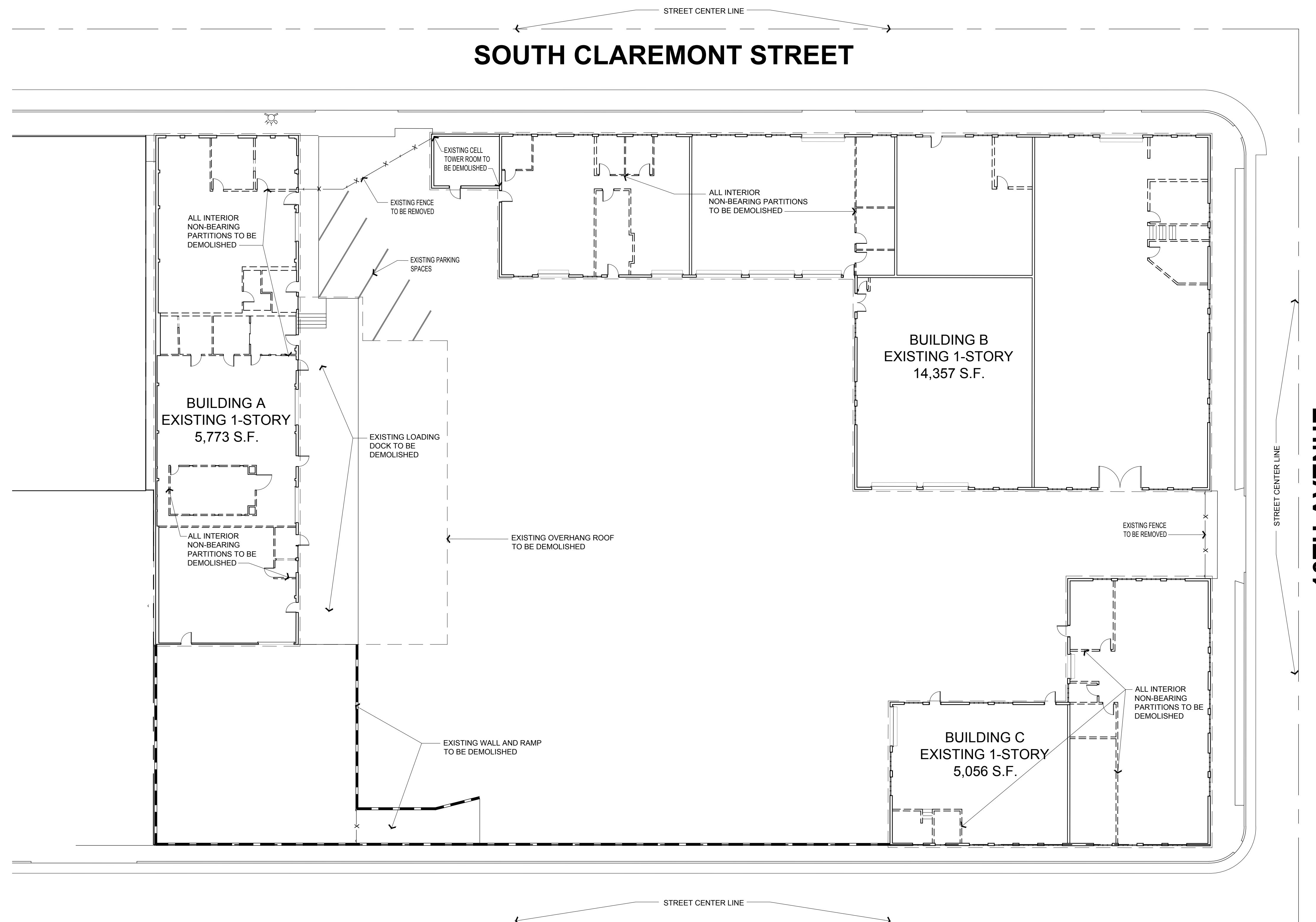


SAFE POINT STORAGE SAN MATEO

922 S. CLAREMONT STREET, SAN MATEO, CA 94402



DIRECTORY		SITE DATA			SCOPE OF WORK		INDEX
OWNER		DEVELOPMENT PROJECT DATA INFORMATION			BUILDING DATA		
STALEY POINT CAPITAL		SITE ADDRESS			CONSTRUCTION TYPE: II-B OCCUPANCY CLASSIFICATION PER CBC 311.2: S-1 - FULLY SPRINKLERED		
11150 SANTA MONICA BLVD, SUITE 700 LOS ANGELES, CA 90025 TELEPHONE: (310) 929-8097 CONTACT: KAMILA SARGSYAN EMAIL: kamila@staleypoint.com		APN: 033-311-120			BUILDING HEIGHT PER CBC 504 75 FT BUILDING AREA PER CBC 506 52,500 S.F.		
ARCHITECT		ZONING: M1-MANUFACTURING			ALLOWED 30 FT. PROPOSED 51,873 S.F.		
JORDAN ARCHITECTS, INC.		LOT SIZE: 59,747 S.F. - 1.37 ACRES			SETBACKS		
131 CALLE IGLESIA, SUITE 100, SAN CLEMENTE, CA 92673 TELEPHONE: (949) 388-8090 FACSIMILE: (949) 388-8290 CONTACT: MARCELO QUIROGA EMAIL: mquiroga@jordanarchitects.com		PERIMETER FLOOR AREA RATIO: 1.0			REQUIRED FRONT 15 FT. SIDE 10 FT.		
CIVIL		MAXIMUM PERMITTED FLOOR AREA (SQ.FT.)			PROPOSED 15 FT. 10 FT.		
KIMLEY HORN		FLOOR AREA (SQ.FT.)			PARKING - MINI STORAGE REQUIREMENTS		
4637 CHABOT DRIVE, SUITE 300 PLEASENTON, CA 94588 TELEPHONE: (925) 398-4840 CONTACT: BEN HUBER EMAIL: ben.huber@kimley-horn.com		EXISTING 5,773 14,357 5,056 0 0			1 SPACE PER 4K +1 PER MANAGERS OFFICE: 1 SPACE PER 4K +1 PER MANAGERS OFFICE: 1-20 SPACES STANDARD 8.5 X 18.11 SPACES COMPACT 7.5 X 17.11 SPACES ACCESS 10.5 X 18.11 SPACES EV SPACES 2 SPACES EVCS SPACES 2 SPACES		
		PROPOSED 5,773 14,065 5,056 51,873 0 0			OFF-STREET LOADING PER SAN MATEO MUNICIPAL CODE 21.64.310.309 BICYCLE PARKING: SHORT TERM 1 SPACE PER 5,000 S.F. LONG TERM 1 PER 20,000 S.F. (SAN MATEO MUNICIPAL CODE 27.64.302)		
		TOTAL FLOOR AREA EXISTING FLOOR AREA TO BE REMODELED: TOTAL FLOOR AREA FOR PARKING REQUIREMENTS: TOTAL COVERED PARKING STALLS: TOTAL UNCOVERED PARKING STALLS: LIST OF ALL TREES ON SITE INCLUDING SPECIES AND SIZE: TOTAL AREA OF NEW AND REHABILITATED LANDSCAPE AREA (SQ.FT.) CUBIC YARDS OF SOIL DISTURBANCE:			STANDARD 10' X 50' LOADING SPACES TWO 10' X 50' LOADING SPACES TWO 10' X 50' LOADING SPACES SHORT TERM 14 SPACES LONG TERM 14 SPACES SHORT TERM 4 SPACES LONG TERM 4 SPACES		
		25,186 24,894 S.F. 71,744 S.F. 13 STALLS 7 STALLS PLEASE SEE LANDSCAPE PLANS 3,501 S.F. 360 CUBIC YARDS			BUILDING AREA TABULATIONS (Square Feet)		
		BUILDING (E) BUILDING A (E) BUILDING B (E) BUILDING C NEW BUILDING D - BASEMENT NEW BUILDING D - 1ST. LEVEL NEW BUILDING D - 2ND. LEVEL TOTAL GROSS AREA			SELF STORAGE 3.745 14,065 5,056 17,291 17,291 17,291 70,994		
		WINE STORAGE 2,028			MANAGER'S OFFICE TOTAL 5,773 14,065 5,056 17,291 17,291 17,291 3,745		
		TOTAL 5,773 14,065 5,056 17,291 17,291 17,291 70,994			17,291 17,291 17,291 70,994		
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GENERAL NOTES:

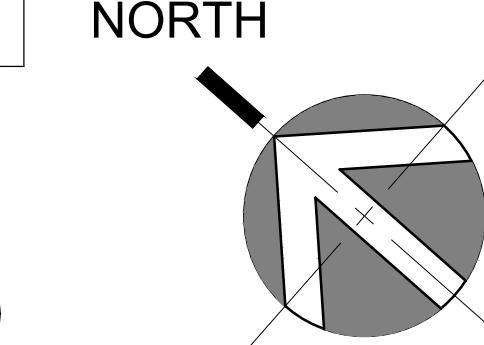
EXISTING BUILDINGS EXTERIOR FAÇADES WILL REMAIN WITH EXACTLY SAME CONFIGURATION.
 EXISTING WINDOWS AND DOORS WILL REMAIN IN PLACE. DAMAGED WINDOWS FRAMES, SASH OR BROKEN GLASS, WILL BE REPLACED OR FIX TO SIMILAR MATERIAL AND SHAPE.
 EXISTING DAMAGED OR BLISTERED PAINTING TO BE REMOVED.
 EXISTING DAMAGED METAL PANELS, EITHER AT WALLS OR ROOF, GUTTERS AND DOWNSPOUTS TO BE REPAIRED OR REPLACED KEEPING SIMILAR SHAPE AND CONFIGURATION.
 EXISTING COVERED EXPANSION THAT DO NOT BELONG TO THE ORIGINAL DESIGN WILL BE REMOVED.

STALEY POINT CAPITAL
 SAFE POINT STORAGE SAN MATEO
 SAN MATEO, CA

S. RAILROAD AVE.

EXISTING BUILDINGS SITE PLAN

1/16"=1'-0"

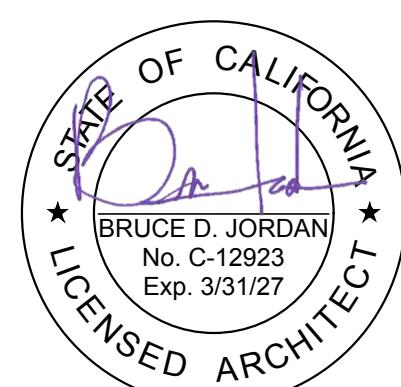


EXISTING BUILDINGS

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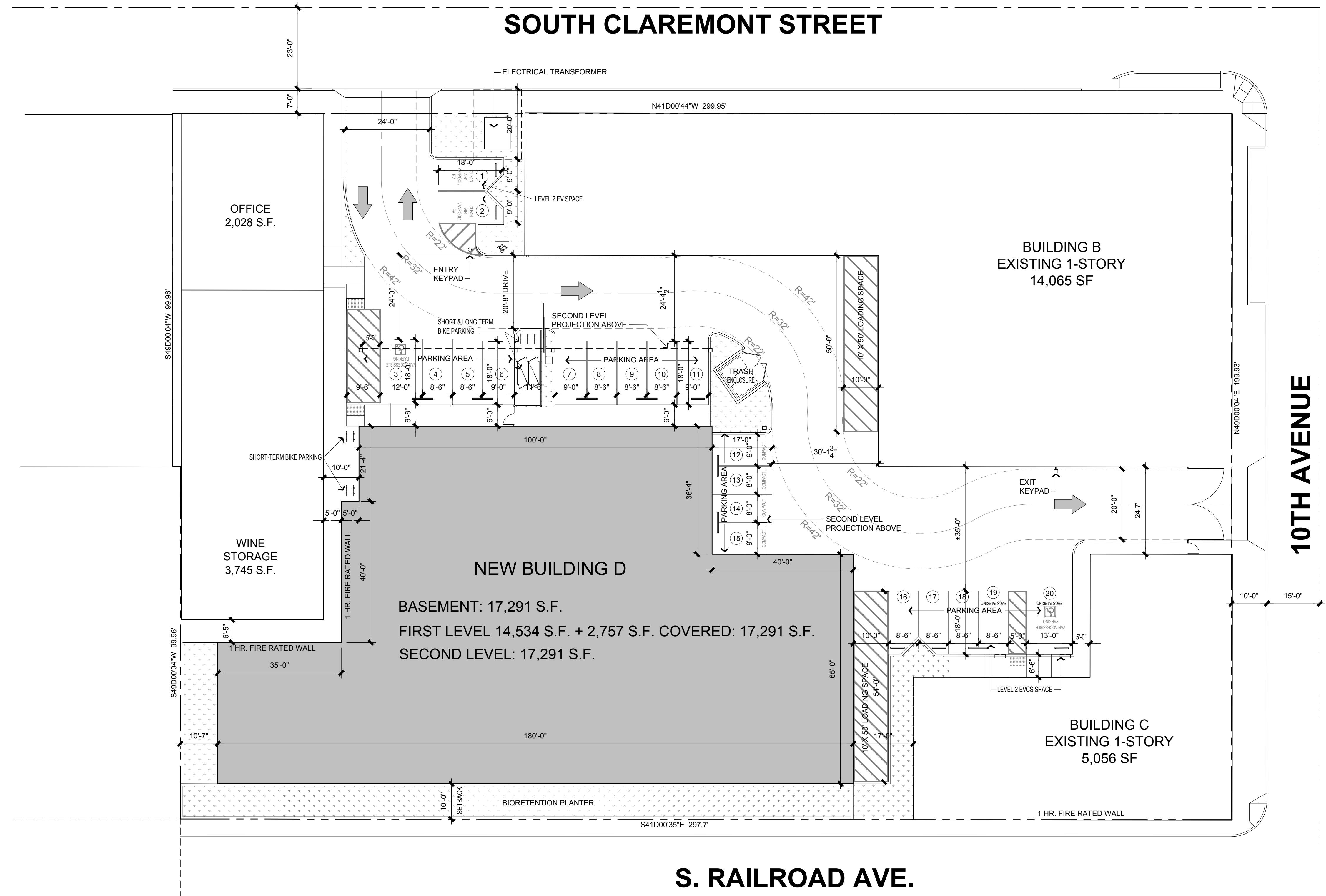
JOB NUMBER: 22-913
 SCALE: 1"=16'-0"
 DATE: 08/26/2025

A.2



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SOUTH CLAREMONT STREET



STALEY POINT CAPITAL
SAFE POINT STORAGE SAN MATEO

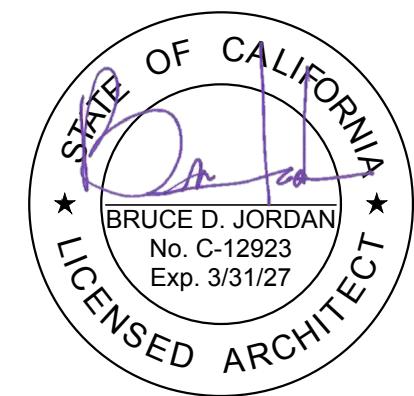
SAN MATEO, CA

PRELIMINARY SITE PLAN

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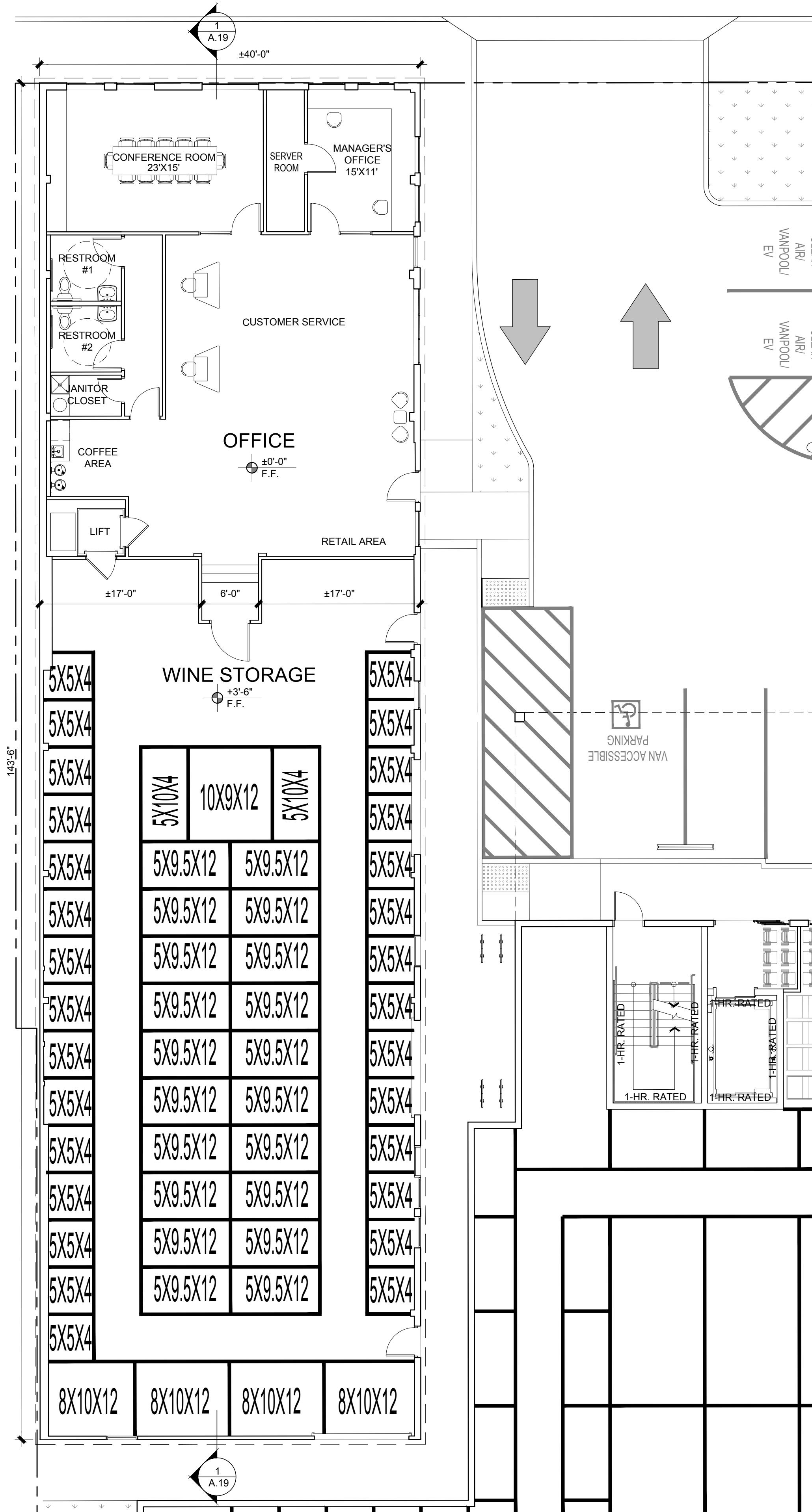
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SACRAMENTO, CA 95818
(916) 388-8090

STALEY POINT CAPITAL
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SAN MATEO, CA

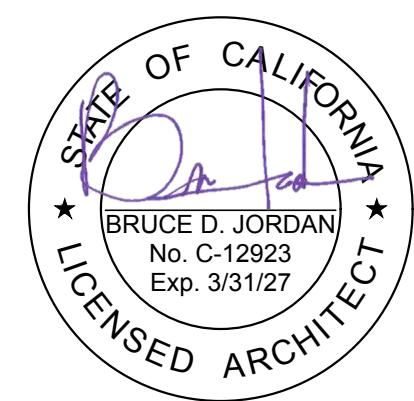
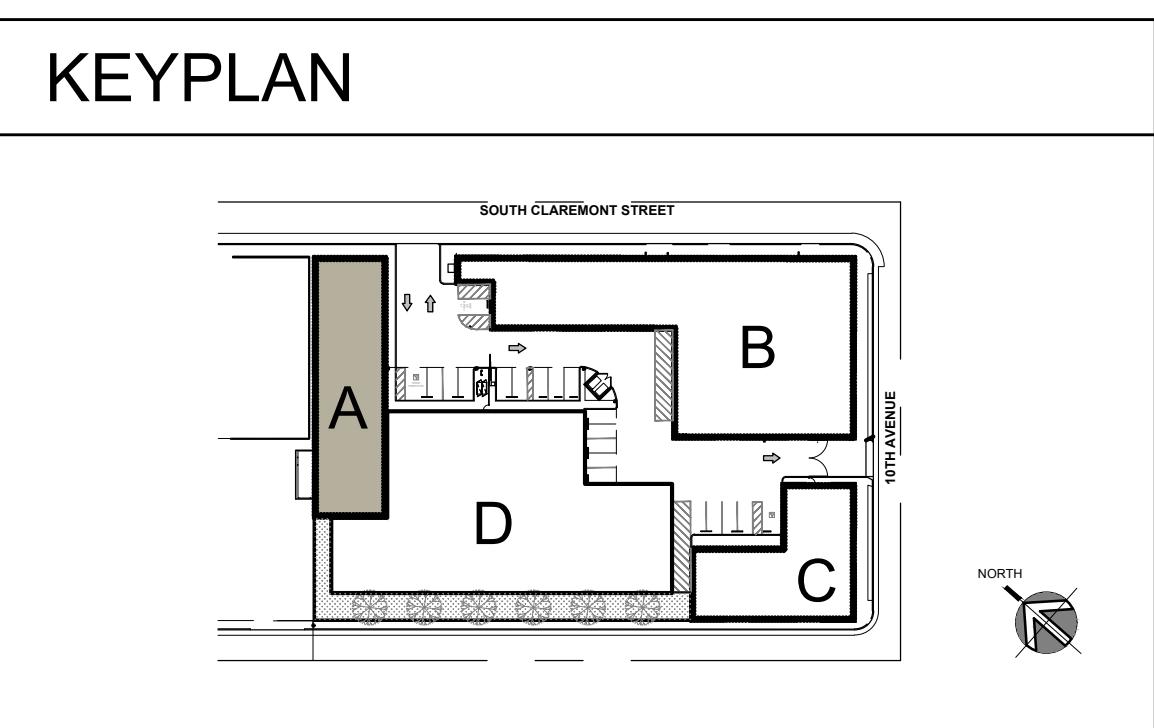


(E) BLDG. A FLOOR PLAN

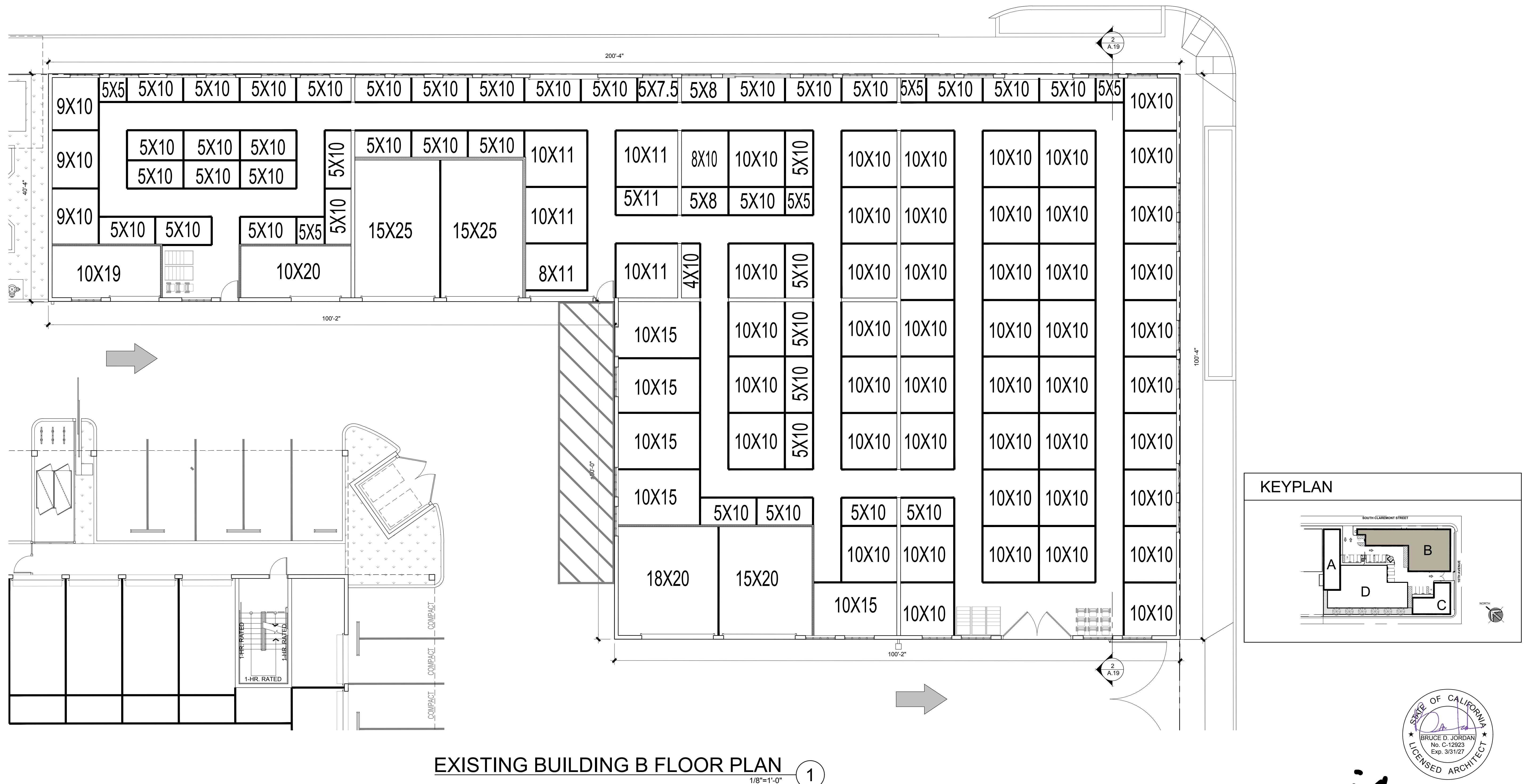
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A.4



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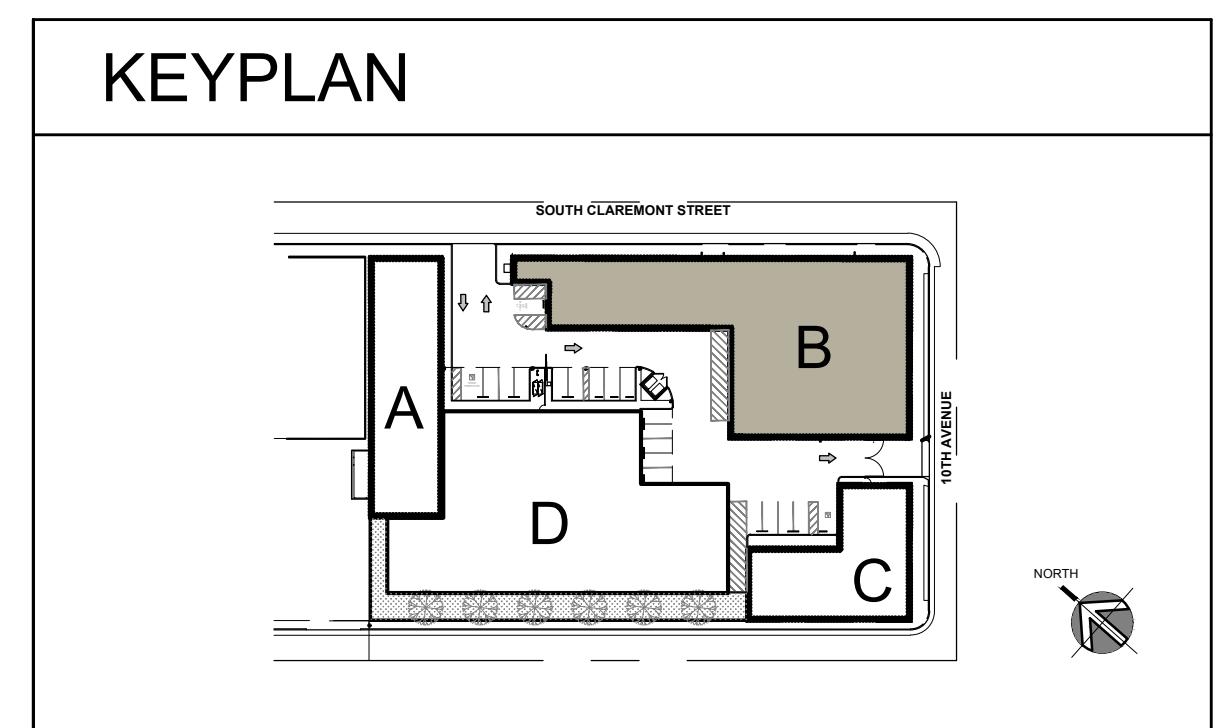
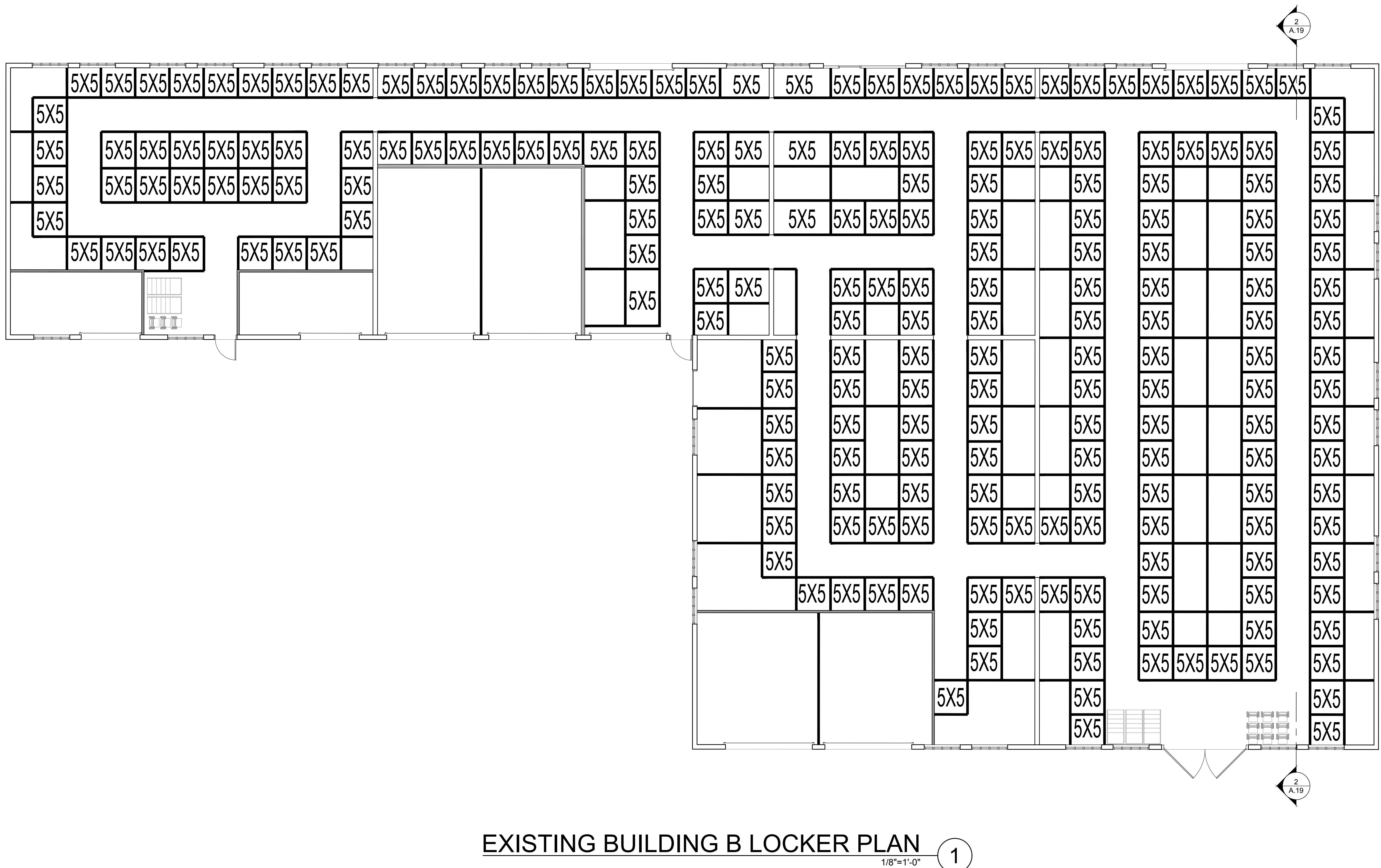


**STALEY POINT CAPITAL
 SAFE POINT STORAGE SAN MATEO
 SAN MATEO, CA**

(E) BLDG. B FLOOR PLAN

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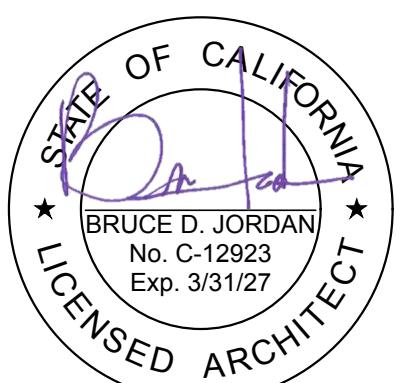


STALEY POINT CAPITAL
SAFE POINT STORAGE SAN MATEO (E) BLDG. B LOCKERS PLAN
SAN MATEO, CA

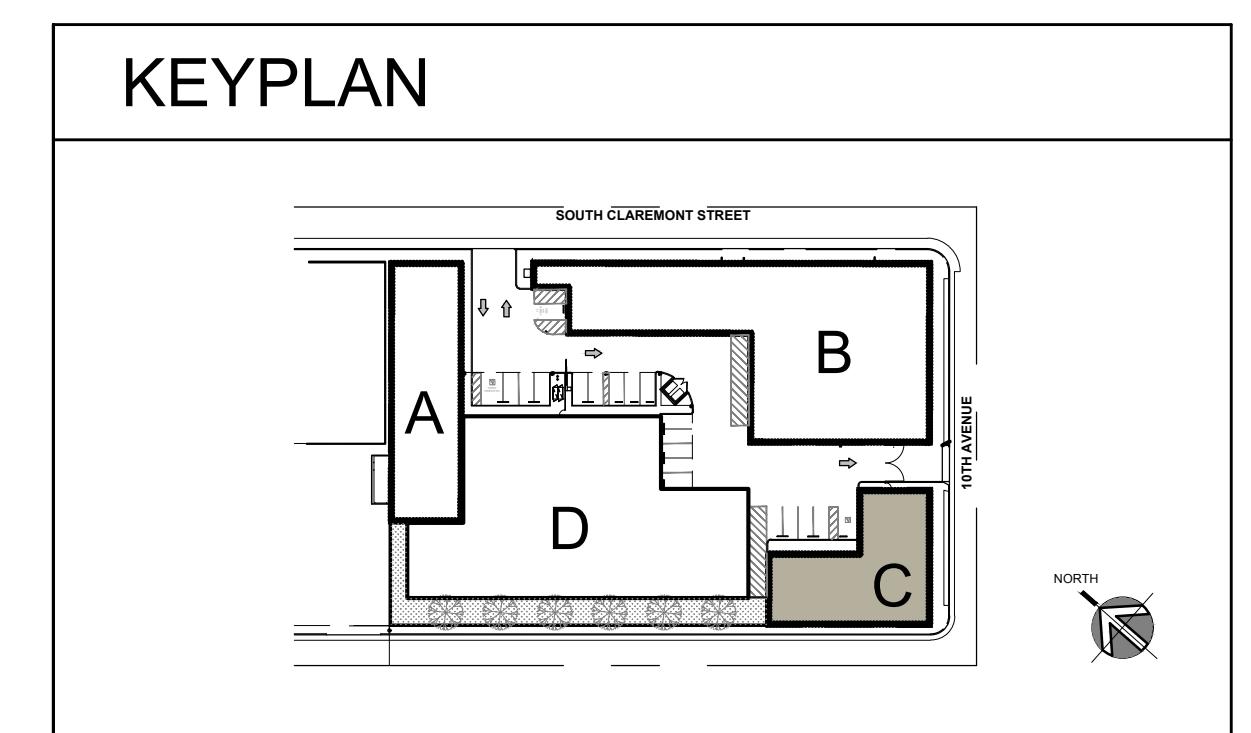
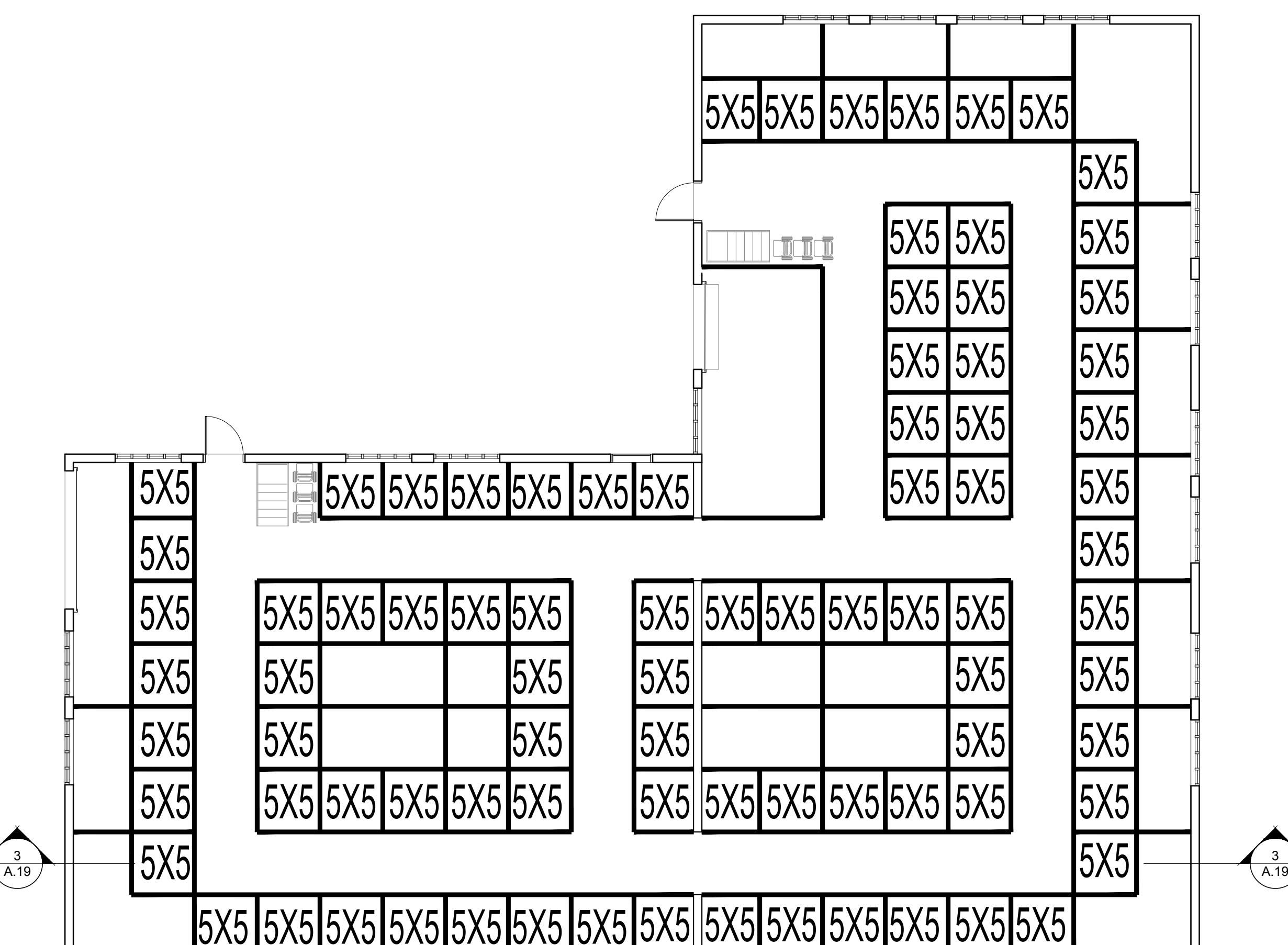
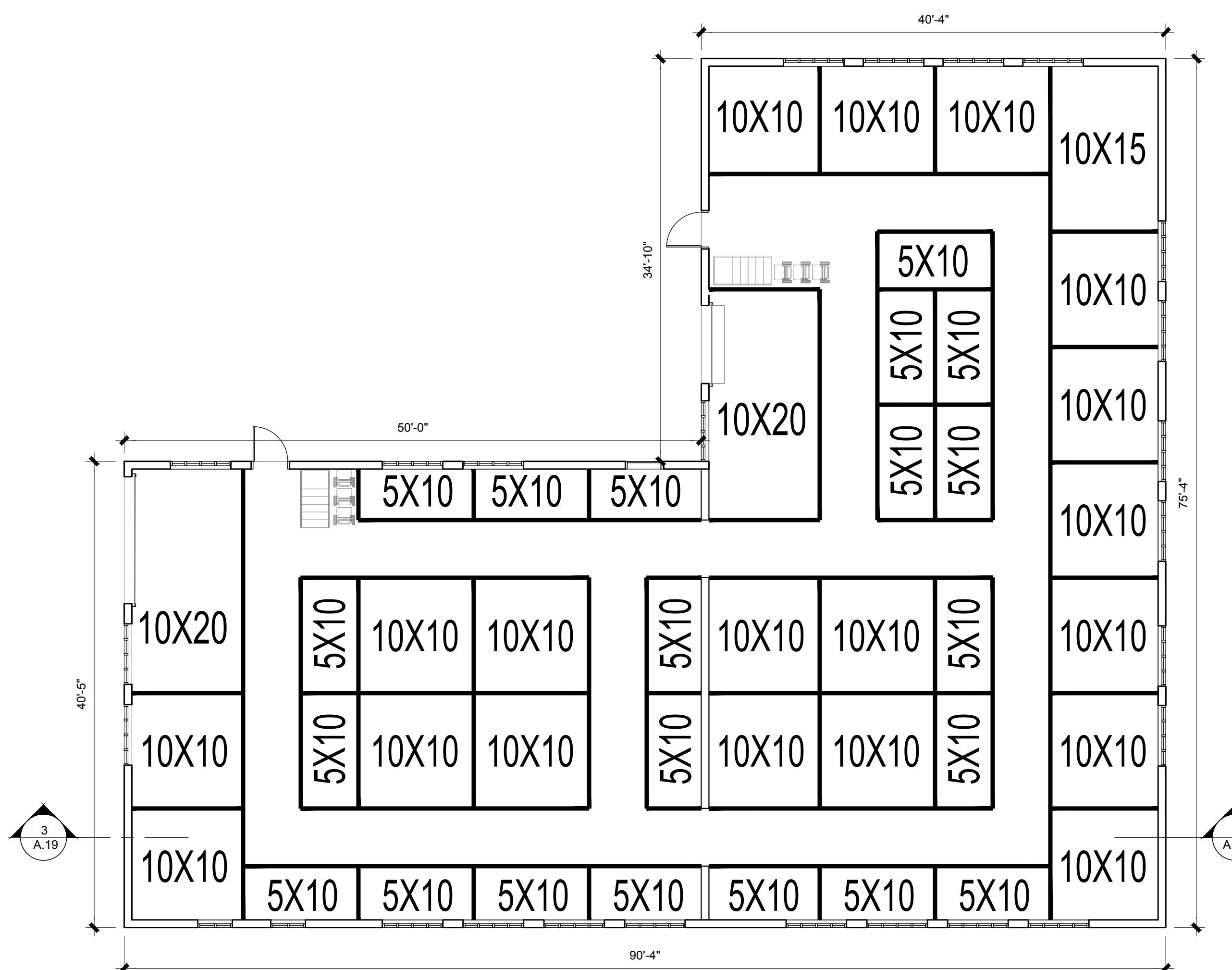
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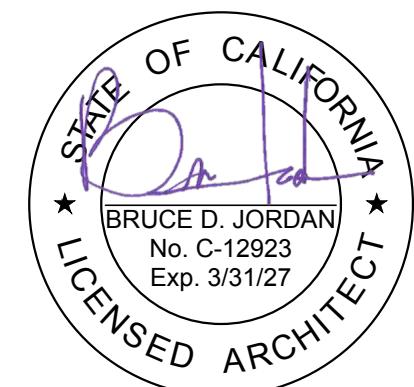
STALEY POINT CAPITAL
SAFE POINT STORAGE SAN MATEO
SAN MATEO, CA

(E) BLDG. C FLOOR & LOCKERS PLAN

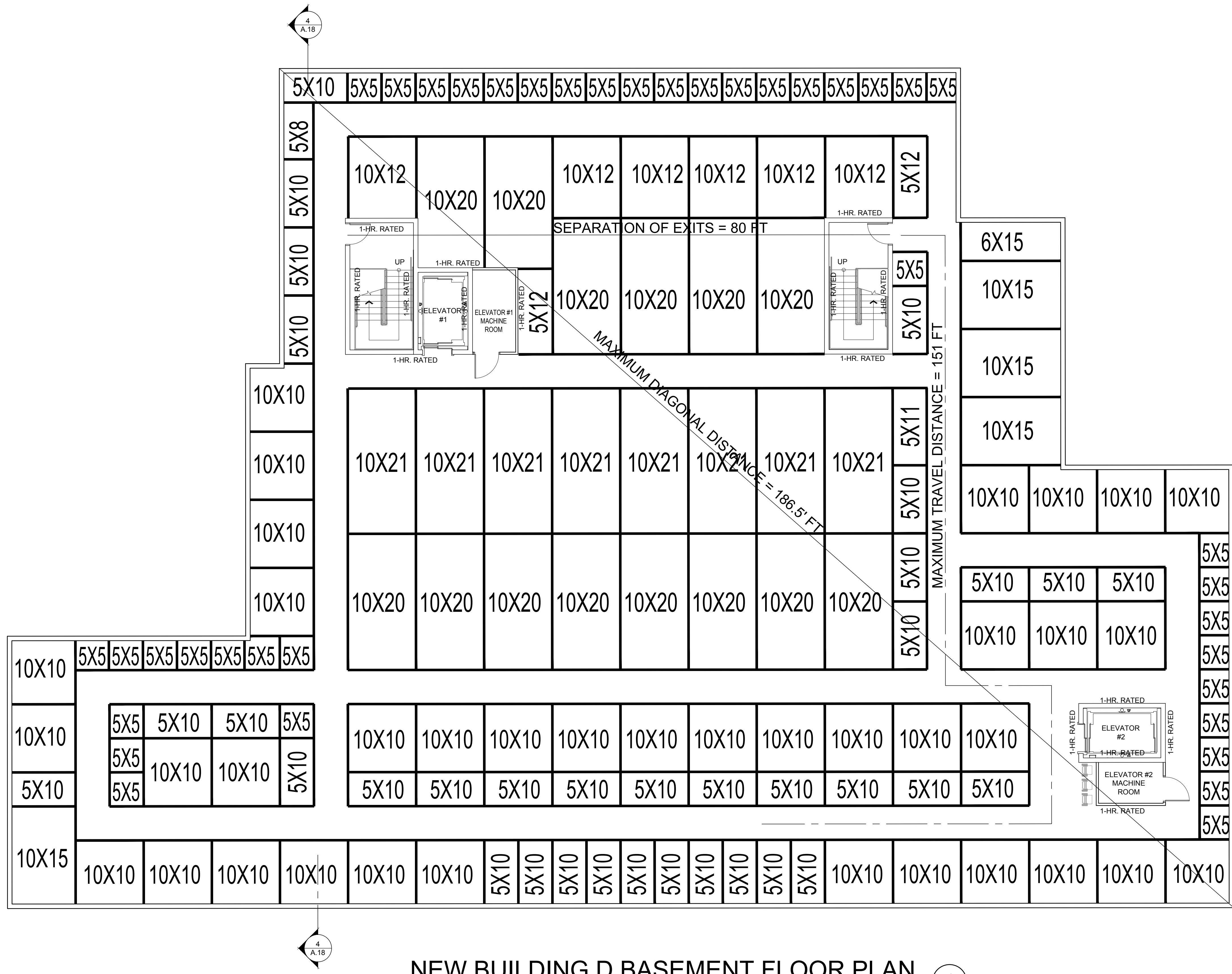
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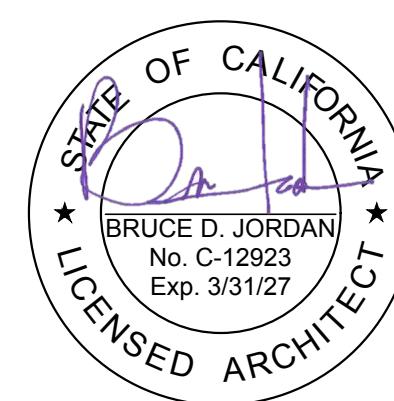
NEW BUILDING D BASEMENT FLOOR PLAN

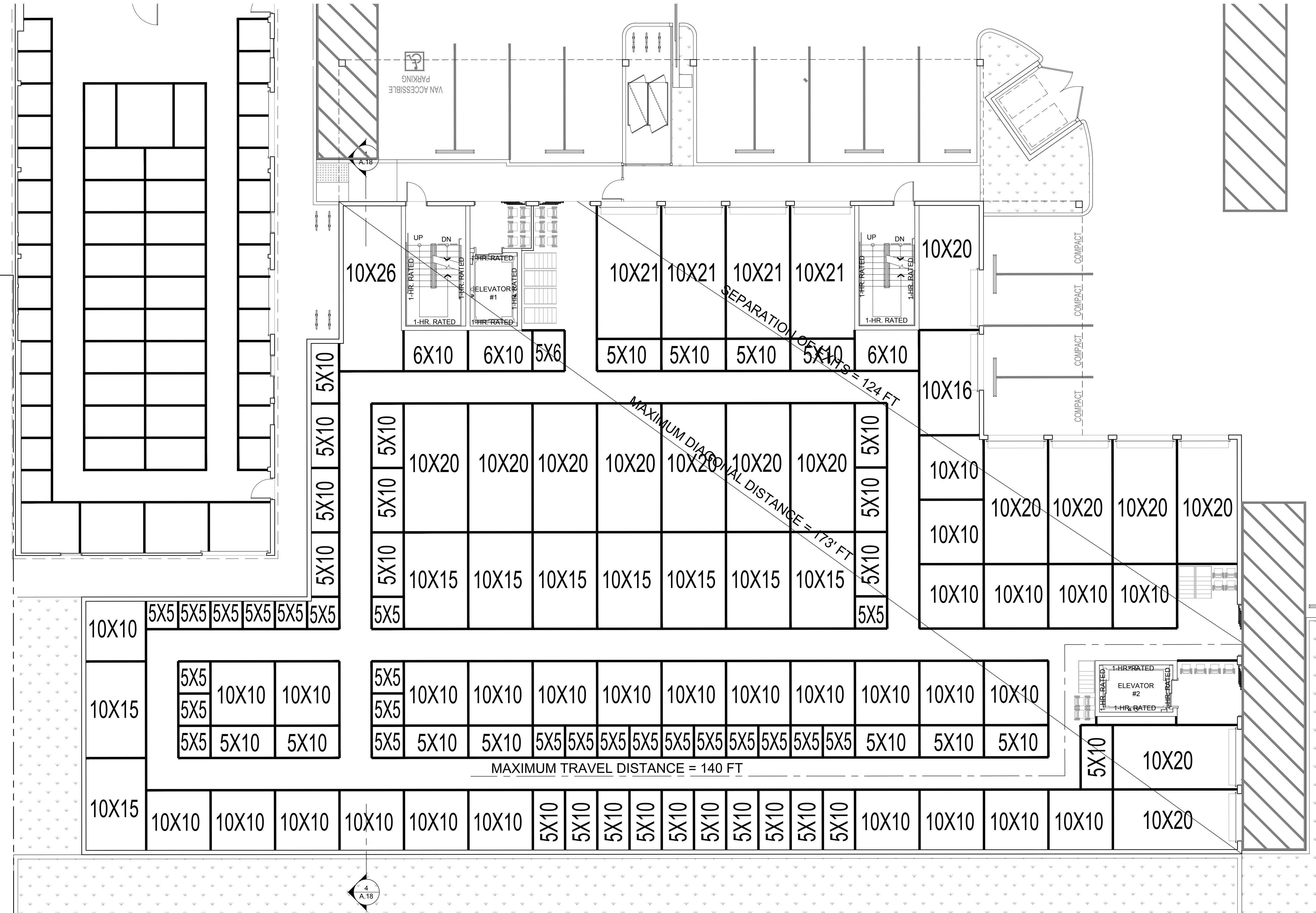
STALEY POINT CAPITAL SAFE POINT STORAGE SAN MATEO NEW BLDG. D BASEMENT FLOOR PLAN

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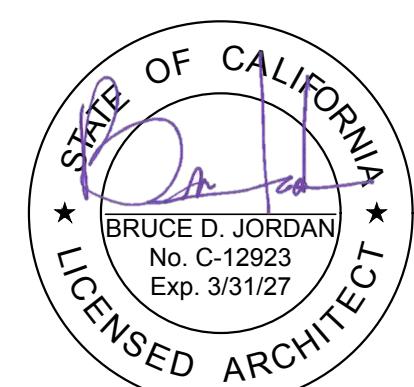
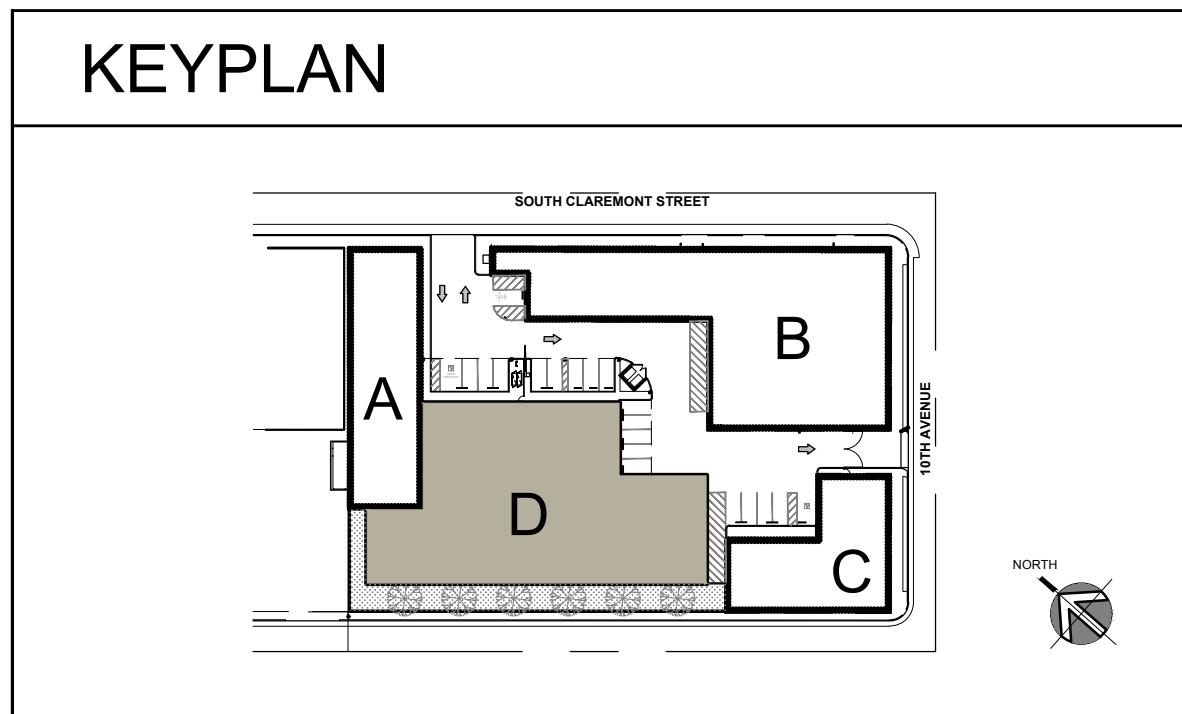


STALEY POINT CAPITAL
SAFE POINT STORAGE SAN MATEO BLDG. D 1ST. LEVEL FLOOR PLAN
SAN MATEO, CA

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EGRESS TABULATION

EGRESS TABULATION AT FIRST LEVEL SELF-STORAGE

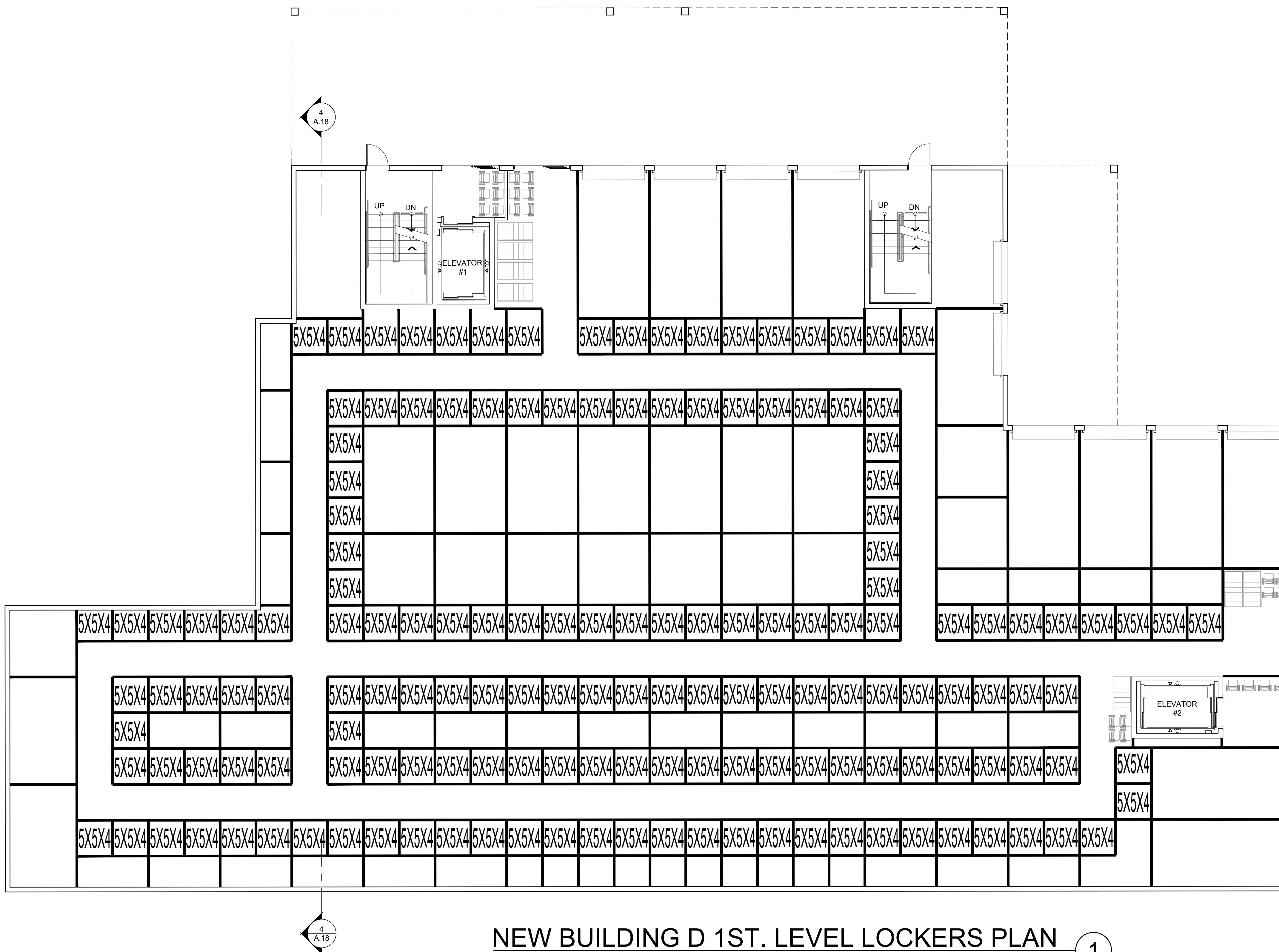
OCCUPANT LOAD: 17,291 / 500 = 35 OCC.

MINIMUM NUMBERS OF EXITS FOR OCCUPANT LOAD (PER TABLE 1006.3.3): 2
EXITS PROVIDED: 2

EGRESS WIDTH PROVIDED: 36 INCHES
MAXIMUM DIAGONAL DISTANCE= 173 FEET

SEPARATION OF EXITS (PER 1007.1.1, EXCEPTION 2)=
173 / 3 = 58 FEET OR GREATER
SEPARATION OF EXITS PROVIDED= 124 FEET

MAXIMUM EXIT ACCESS TRAVEL DISTANCE ALLOWED (PER TABLE 1017.2)= 250 FEET (SPRINKLERED)
MAXIMUM TRAVEL DISTANCE PROVIDED: 140 FEET



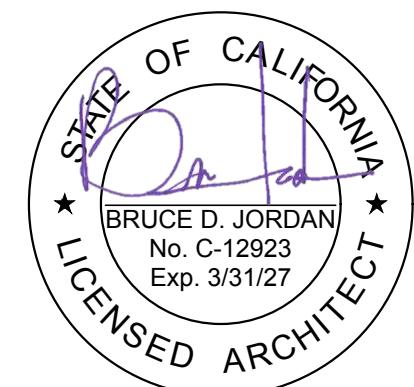
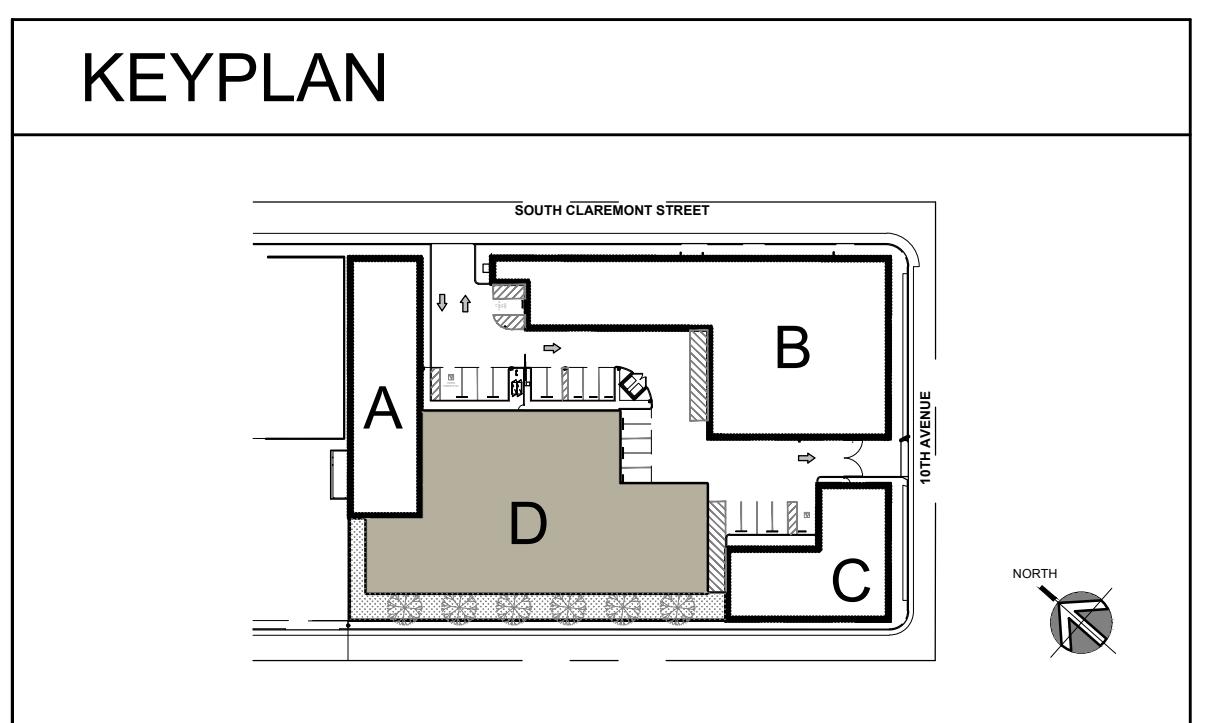
STALEY POINT CAPITAL
SAFE POINT STORAGE SAN MATEO
SAN MATEO, CA

NEW BLDG. D FIRST LEVEL LOCKERS PLAN

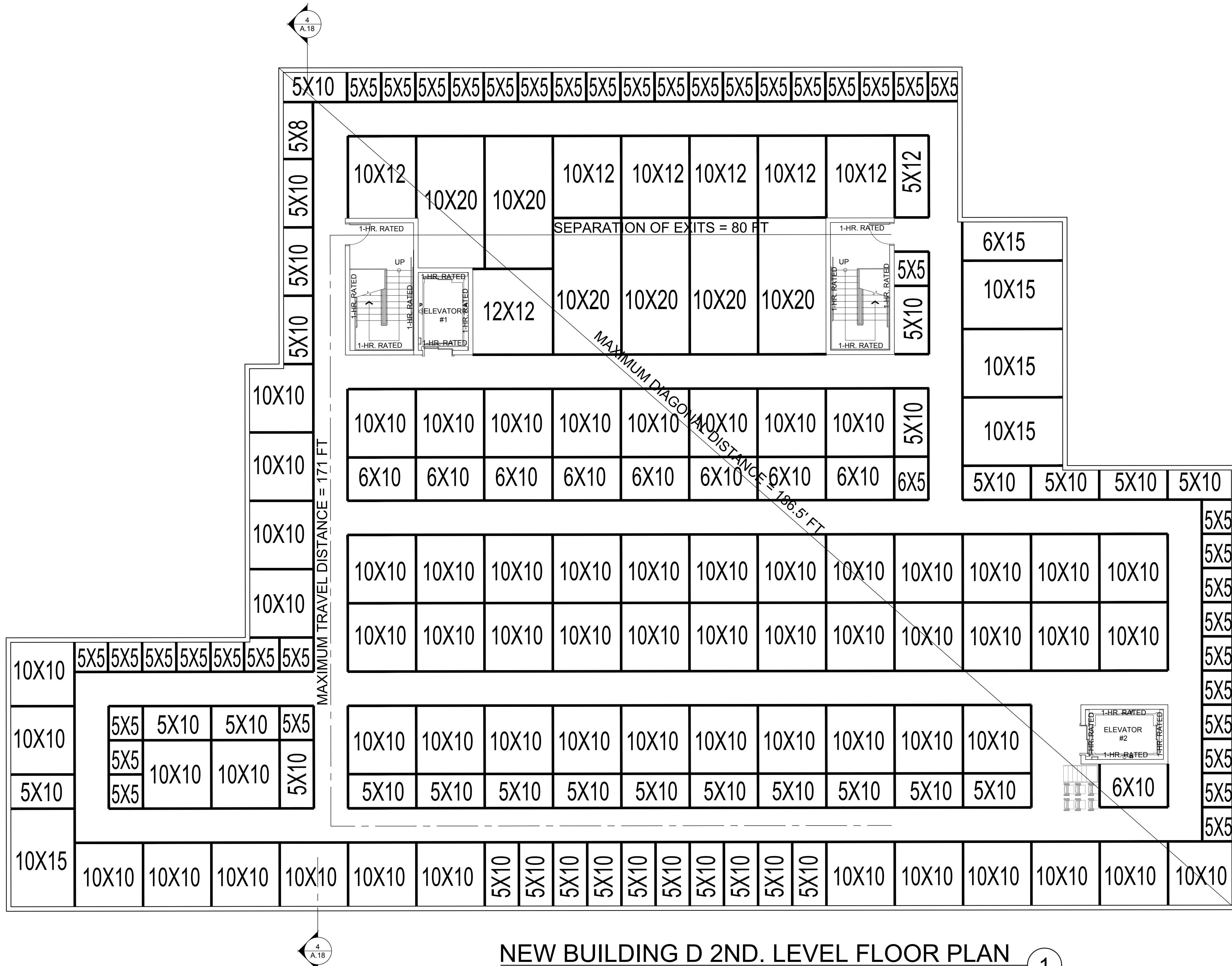
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A.10



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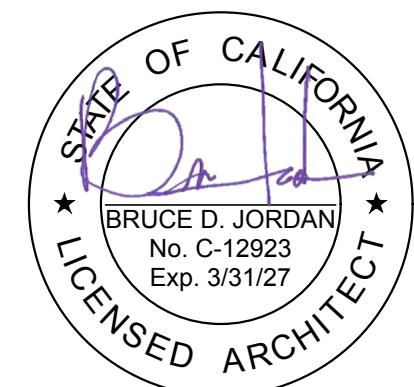


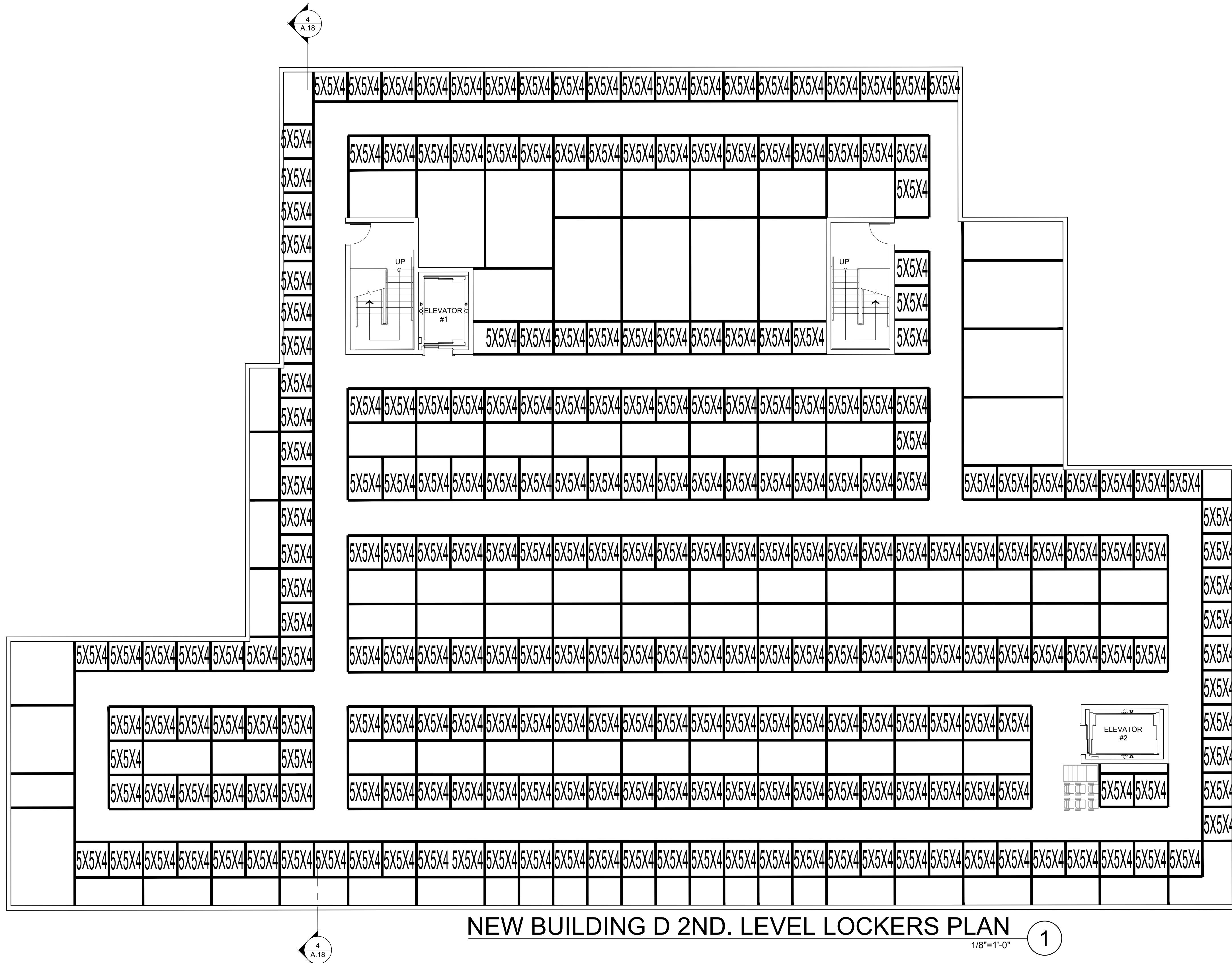
STALEY POINT CAPITAL SAFE POINT STORAGE SAN MATEO BLDG. D 2ND. LEVEL FLOOR PLAN

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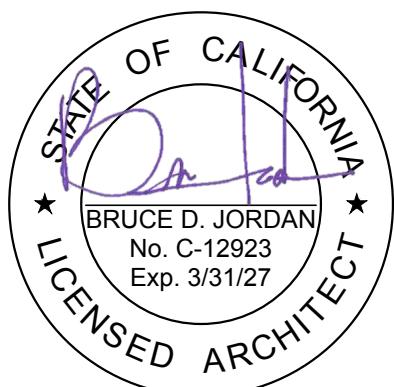


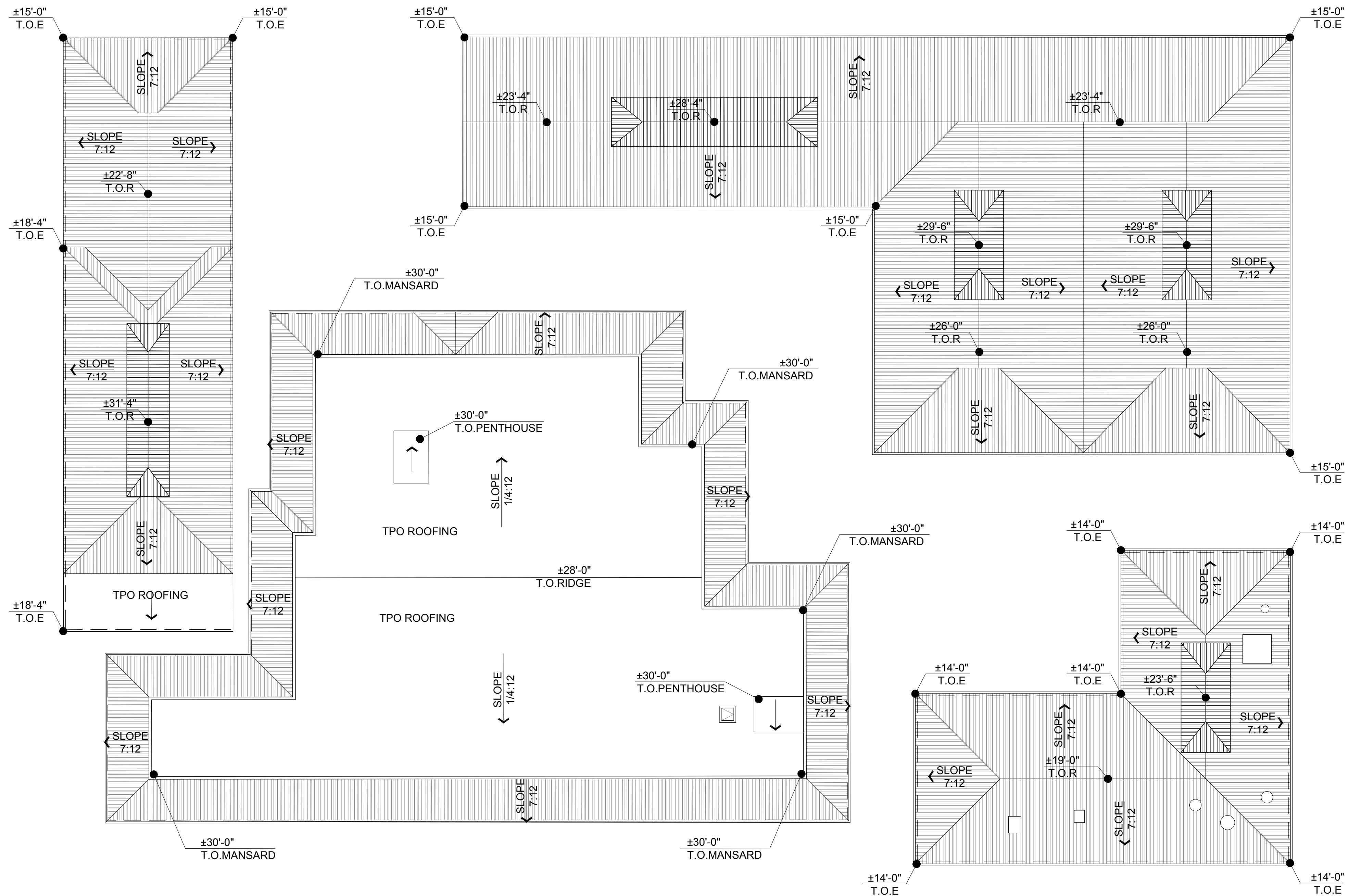
STALEY POINT CAPITAL SAFE POINT STORAGE SAN MATEO NEW BLDG. D 2ND. LEVEL LOCKERS PLAN

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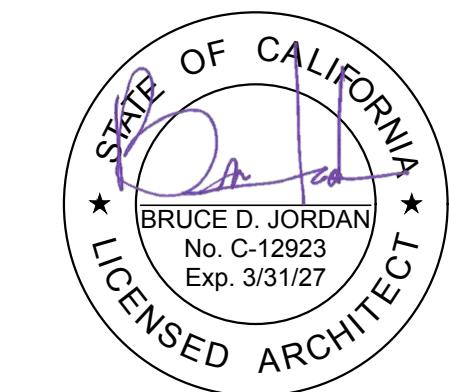


STALEY POINT CAPITAL
SAFE POINT STORAGE SAN MATEO
SAN MATEO, CA

GENERAL ROOF PLAN

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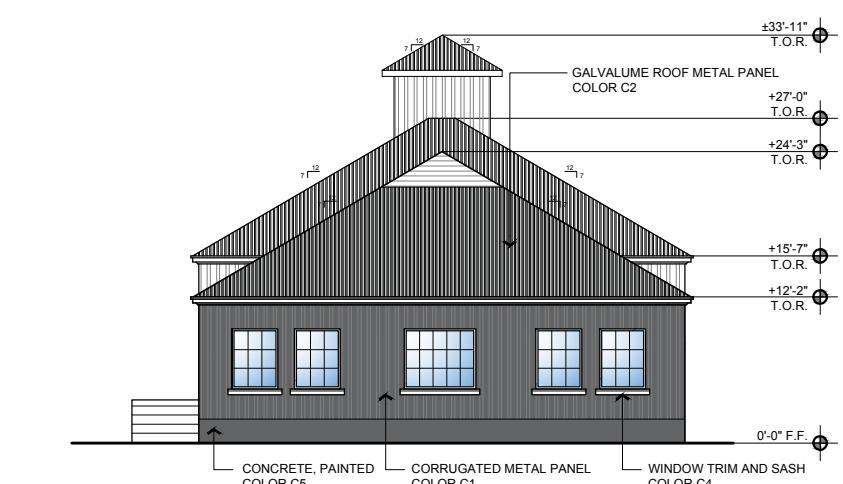




BUILDING A EXISTING NORTH ELEVATION 1
N.I.S.



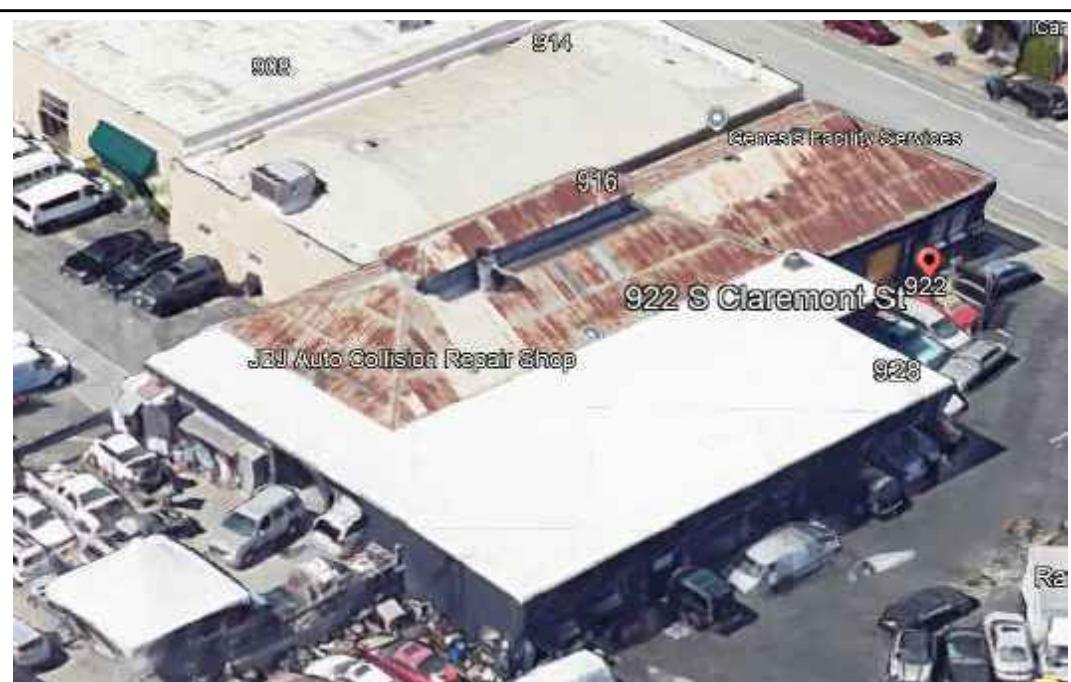
BUILDING A EXISTING EAST ELEVATION 3
N.I.S.



BUILDING A PROPOSED NORTH ELEVATION 2
1/16"=1'-0"



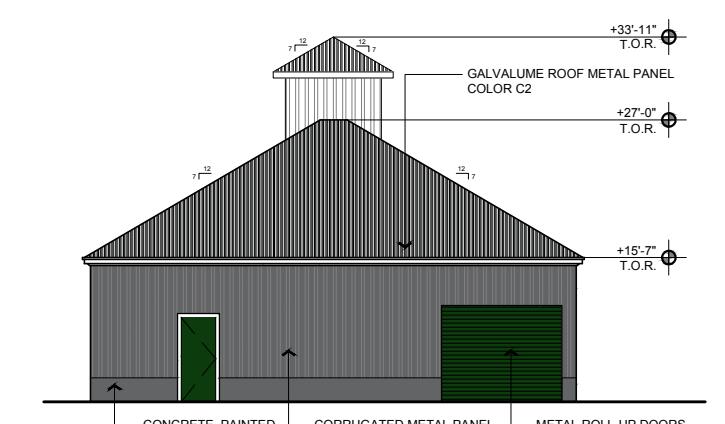
BUILDING A PROPOSED EAST ELEVATION 4
1/16"=1'-0"



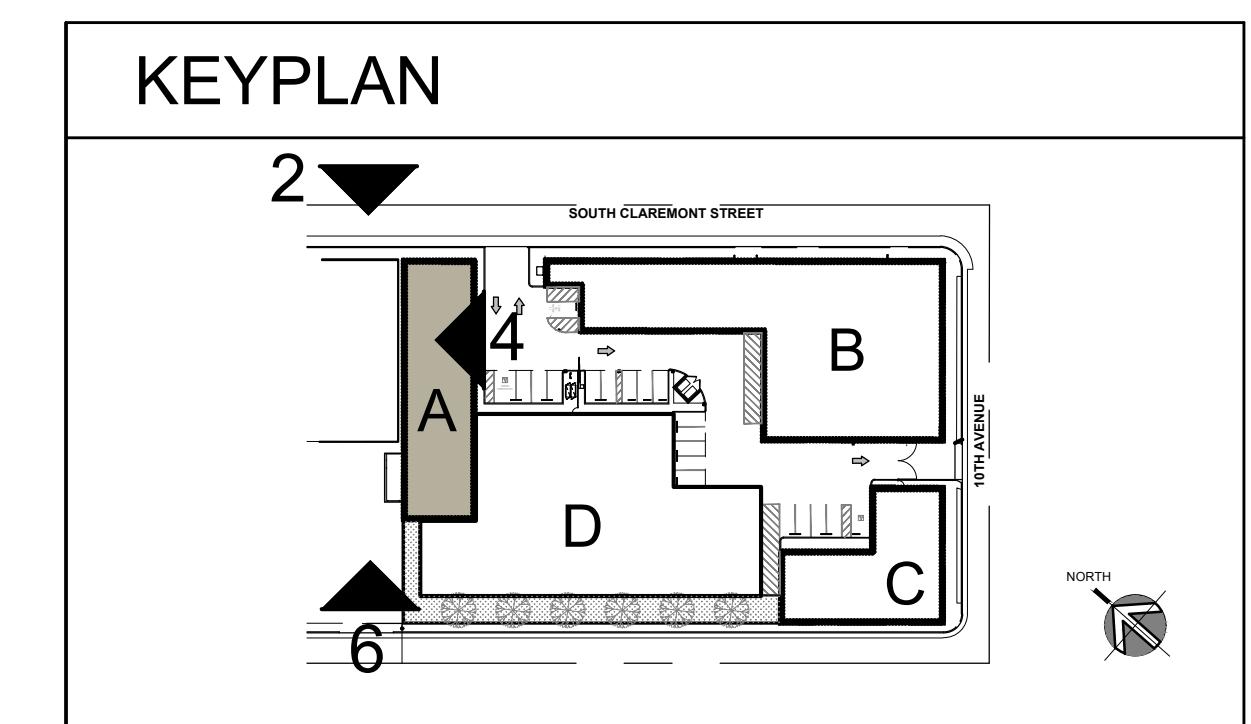
BUILDING A EXISTING SOUTH ELEVATION 5
N.I.S.

GENERAL NOTES:

EXISTING BUILDINGS EXTERIOR FAÇADES WILL REMAIN WITH EXACTLY SAME CONFIGURATION.
EXISTING WINDOWS AND DOORS WILL REMAIN IN PLACE. DAMAGED WINDOWS FRAMES, SASH OR BROKEN GLASS, WILL BE REPLACED OR FIX TO SIMILAR MATERIAL AND SHAPE.
EXISTING DAMAGED OR BLISTERED PAINTING TO BE REMOVED.
EXISTING DAMAGED METAL PANELS, EITHER AT WALLS OR ROOF, GUTTERS AND DOWNSPOUTS TO BE REPAIRED OR REPLACED KEEPING SIMILAR SHAPE AND CONFIGURATION.
EXISTING COVERED EXPANSION THAT DO NOT BELONG TO THE ORIGINAL DESIGN WILL BE REMOVED.



BUILDING A PROPOSED SOUTH ELEVATION 6
1/16"=1'-0"

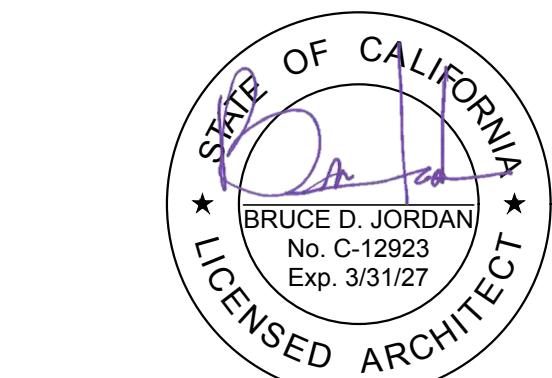


**STALEY POINT CAPITAL
SAFE POINT STORAGE SAN MATEO
SAN MATEO, CA**

BUILDING A ELEVATIONS

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JOB NUMBER: 22-913
SCALE: 1/16"=1'-0"
DATE: 08/26/2025



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A.14



BUILDING B EXISTING NORTH ELEVATION

N.I.S.



BUILDING B PROPOSED NORTH ELEVATION

1/16"=1'-0"

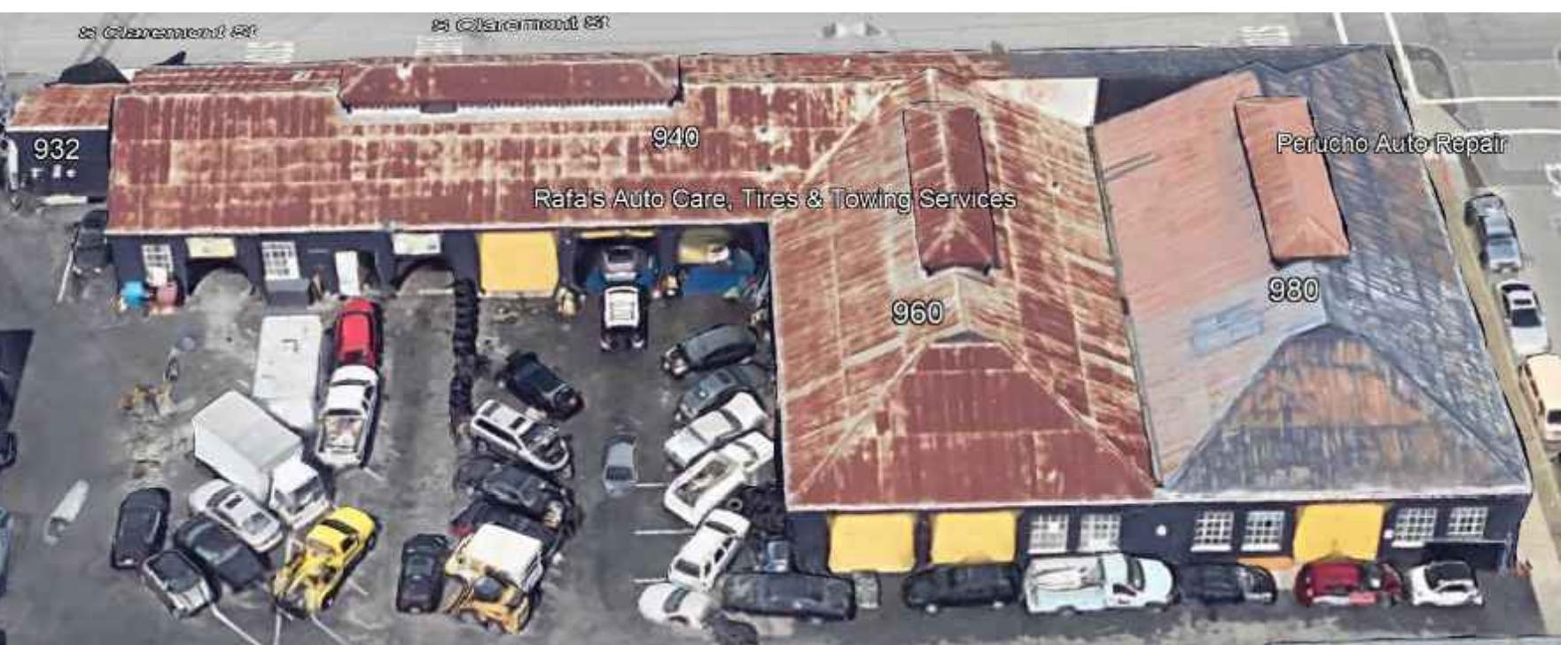


BUILDING B EXISTING EAST ELEVATION

N.I.S.

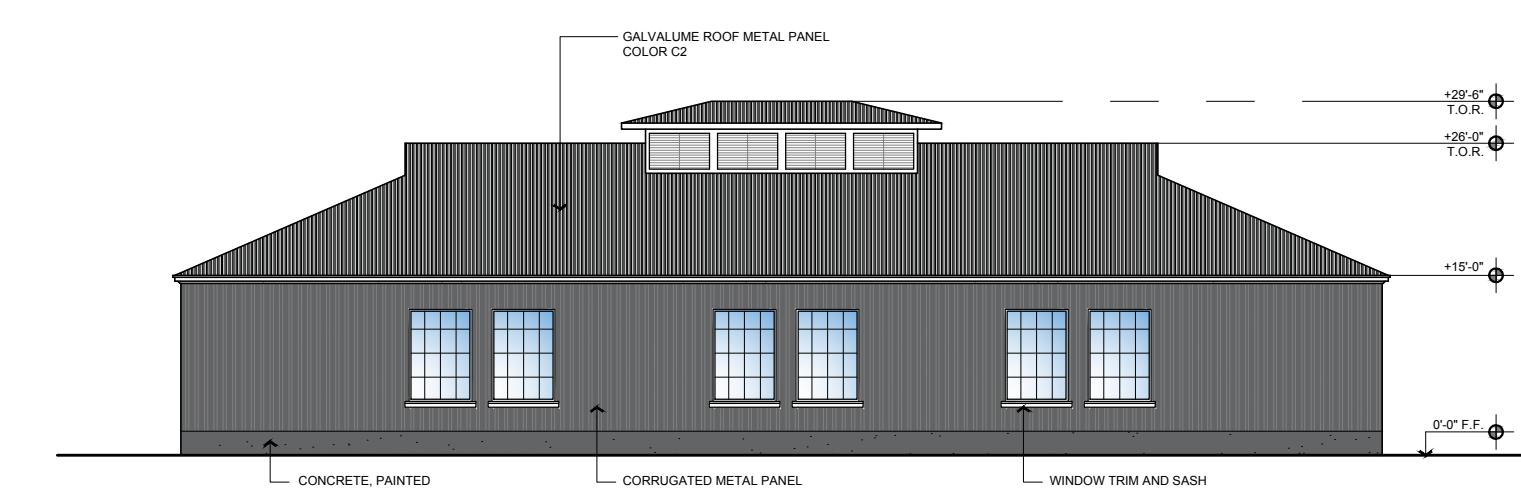
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BUILDING B EXISTING SOUTH ELEVATION

N.I.S.



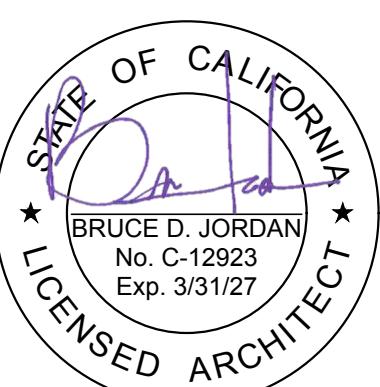
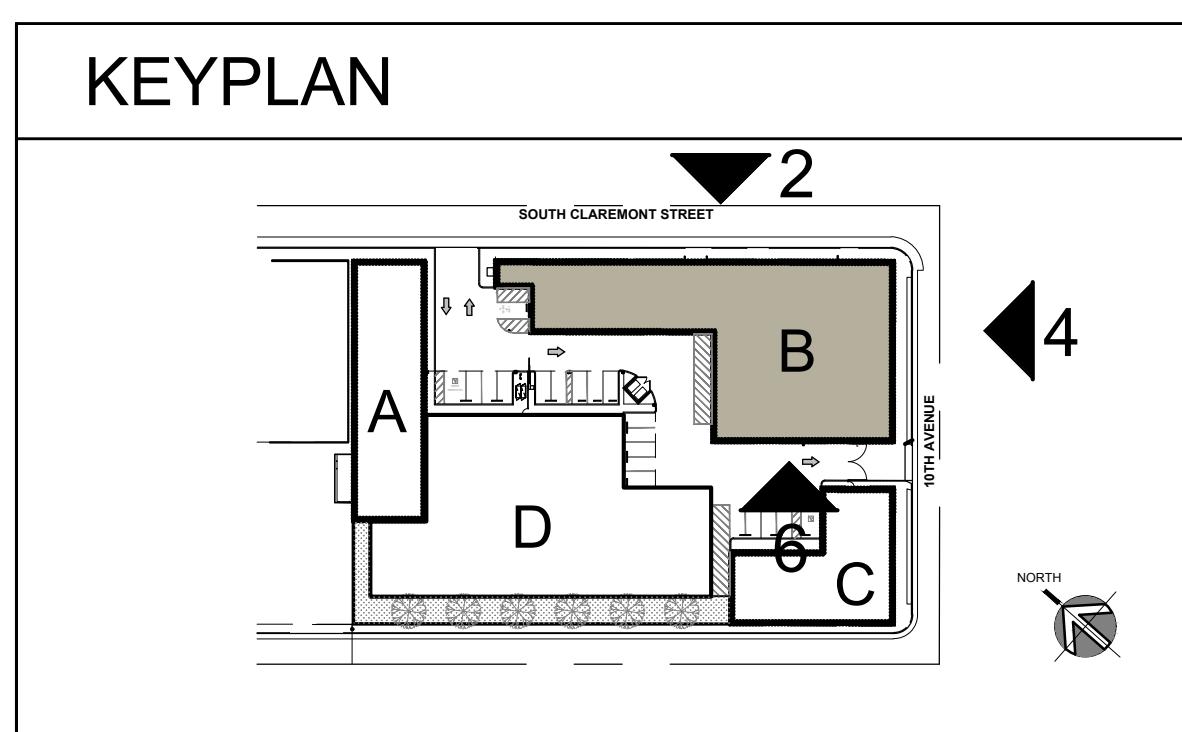
BUILDING B PROPOSED EAST ELEVATION

1/16"=1'-0"



BUILDING B PROPOSED SOUTH ELEVATION

1/16"=1'-0"



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BUILDING B ELEVATIONS

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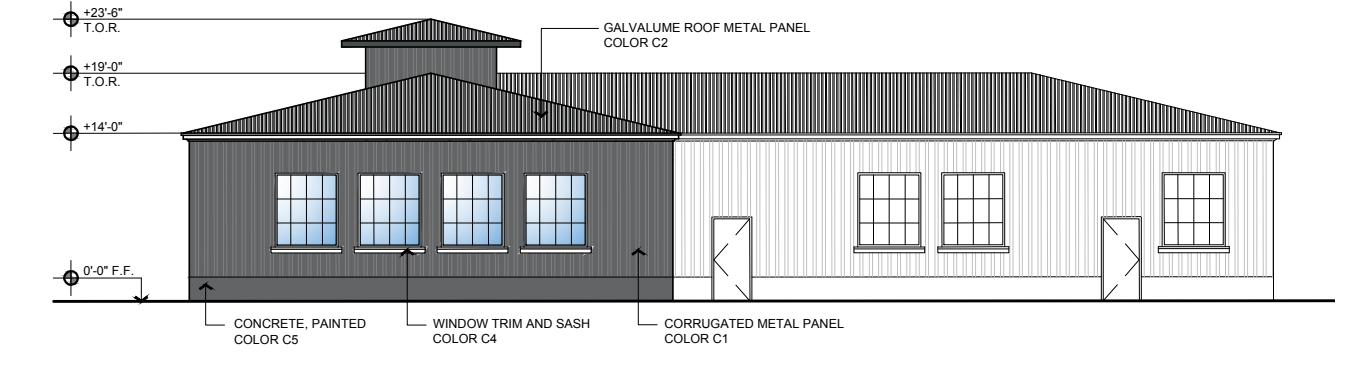
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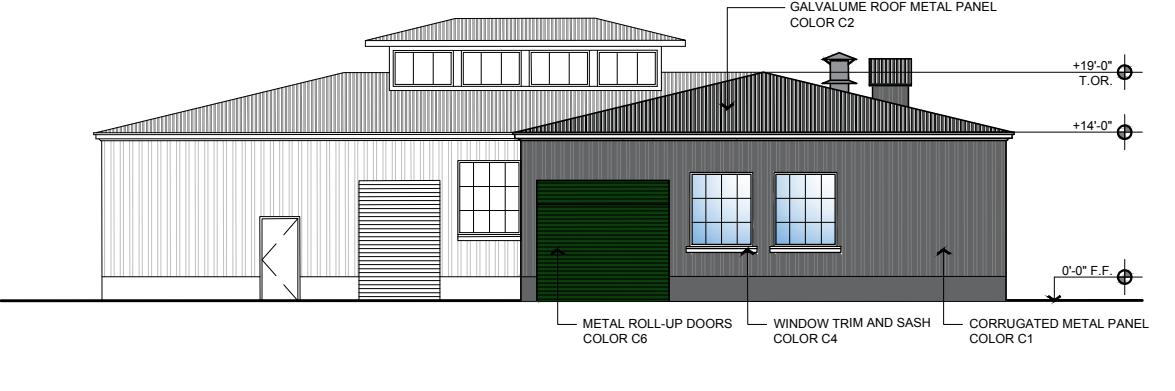
BUILDING C EXISTING NORTH & EAST ELEVATIONS N.I.S. 1



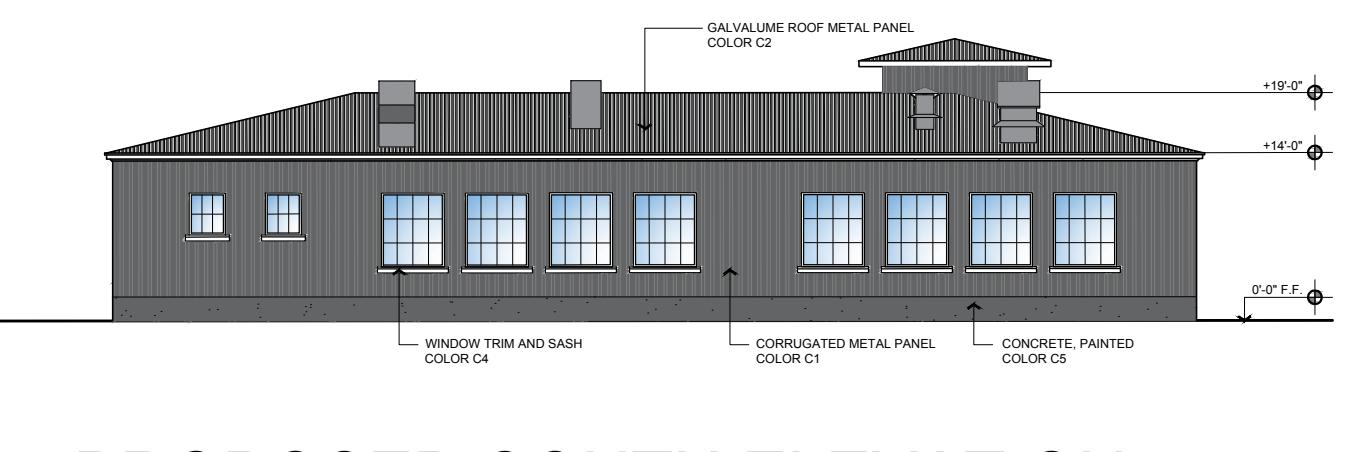
BUILDING C EXISTING EAST & SOUTH ELEVATIONS N.I.S. 4



PROPOSED NORTH ELEVATION 1/16"=1'-0" 2



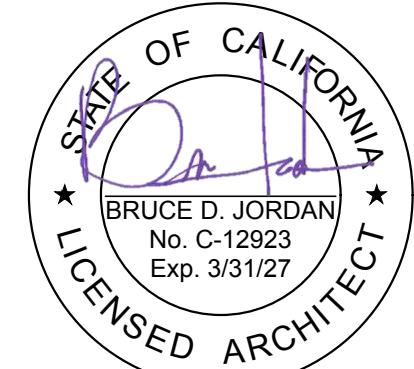
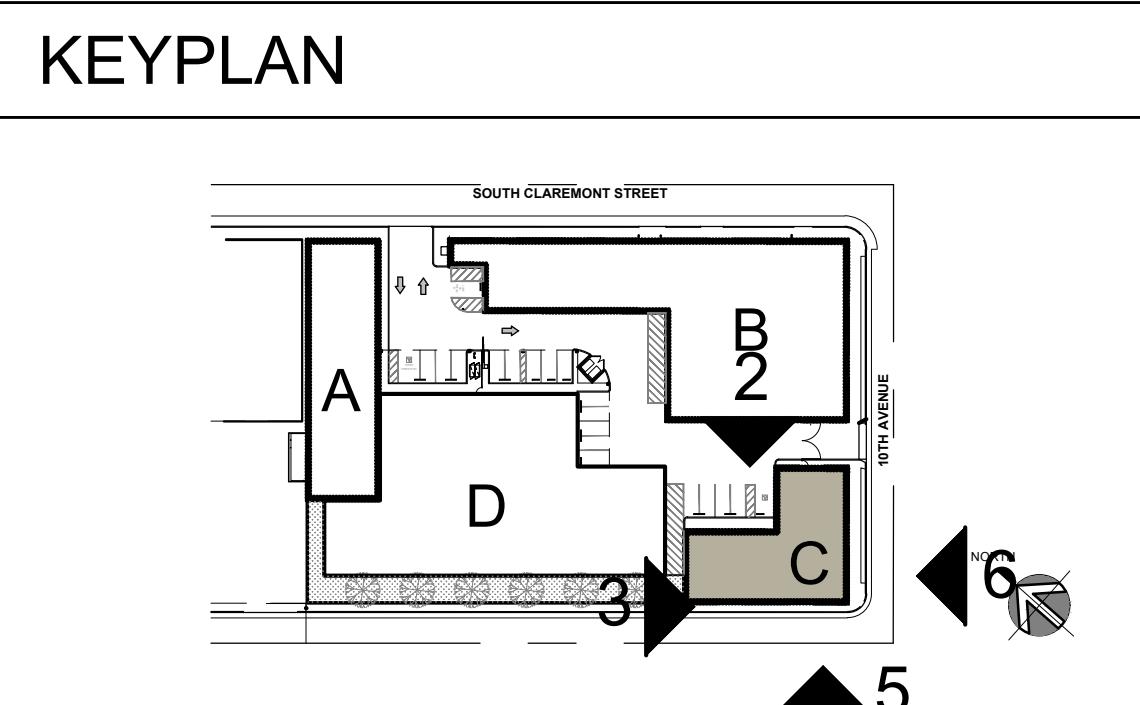
PROPOSED WEST ELEVATION 1/16"=1'-0" 3



PROPOSED SOUTH ELEVATION 1/16"=1'-0" 5



PROPOSED EAST ELEVATION 1/16"=1'-0" 6



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BUILDING C ELEVATIONS

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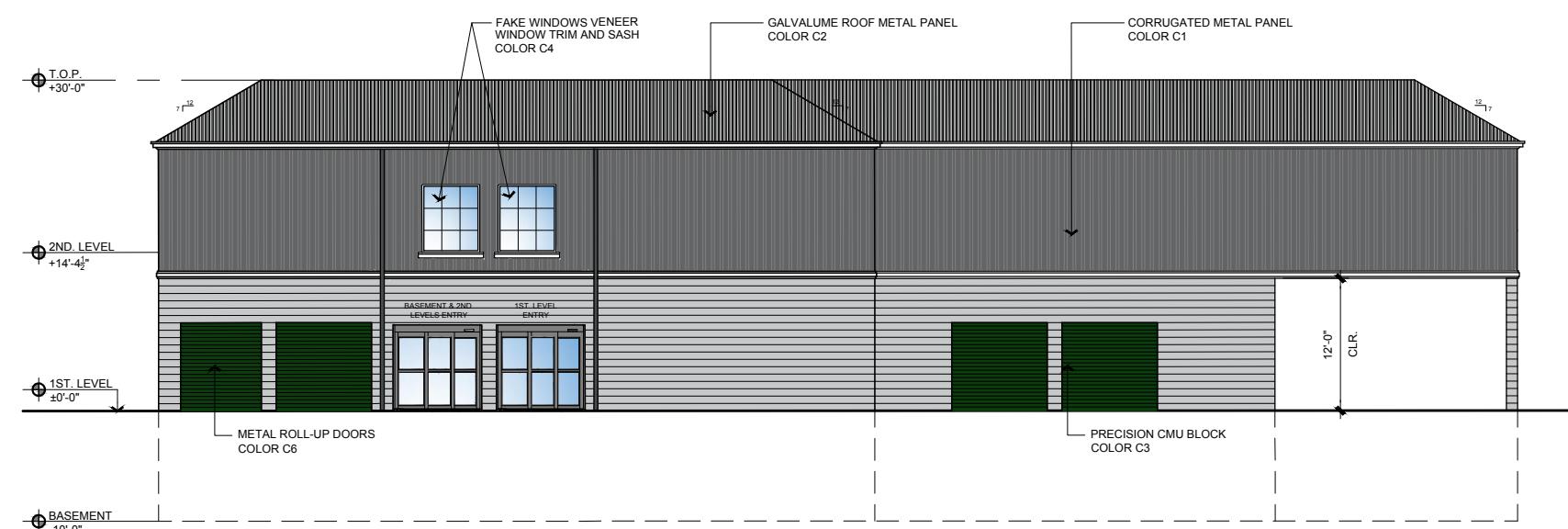
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A.16

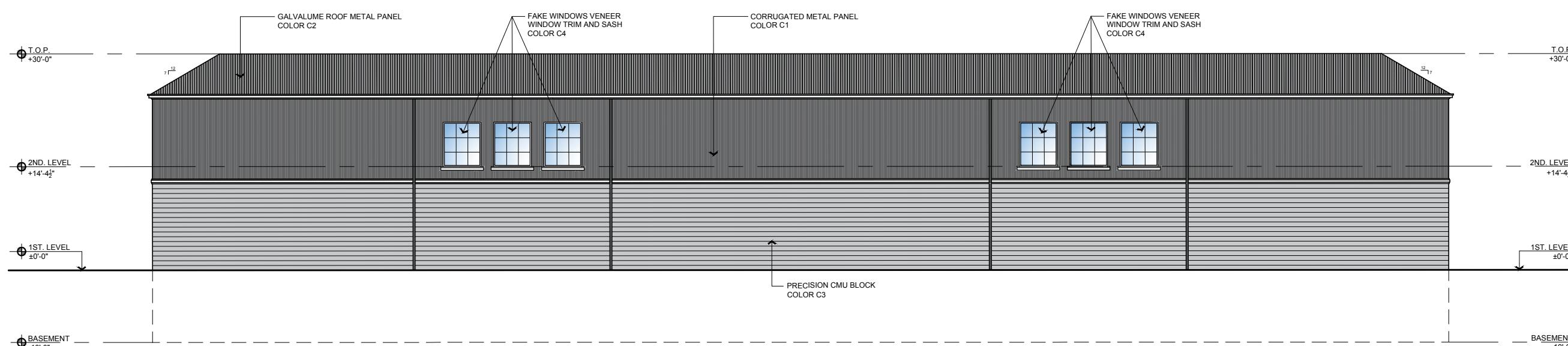
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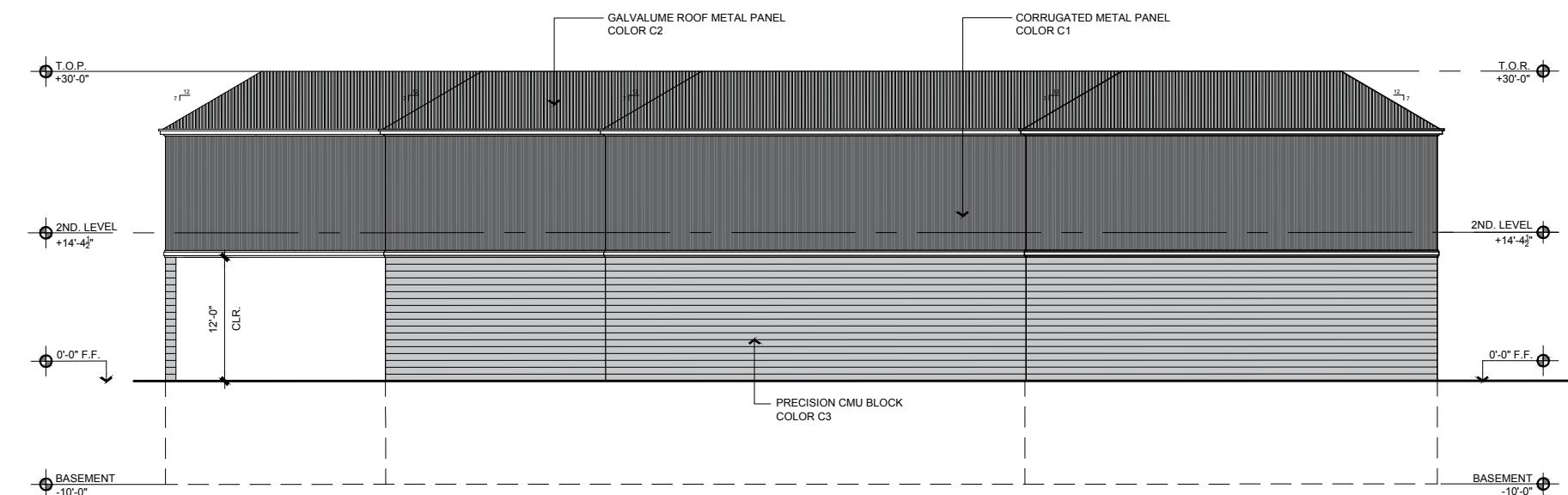
BUILDING D PROPOSED NORTH ELEVATION 1
1/10"=1'-0"



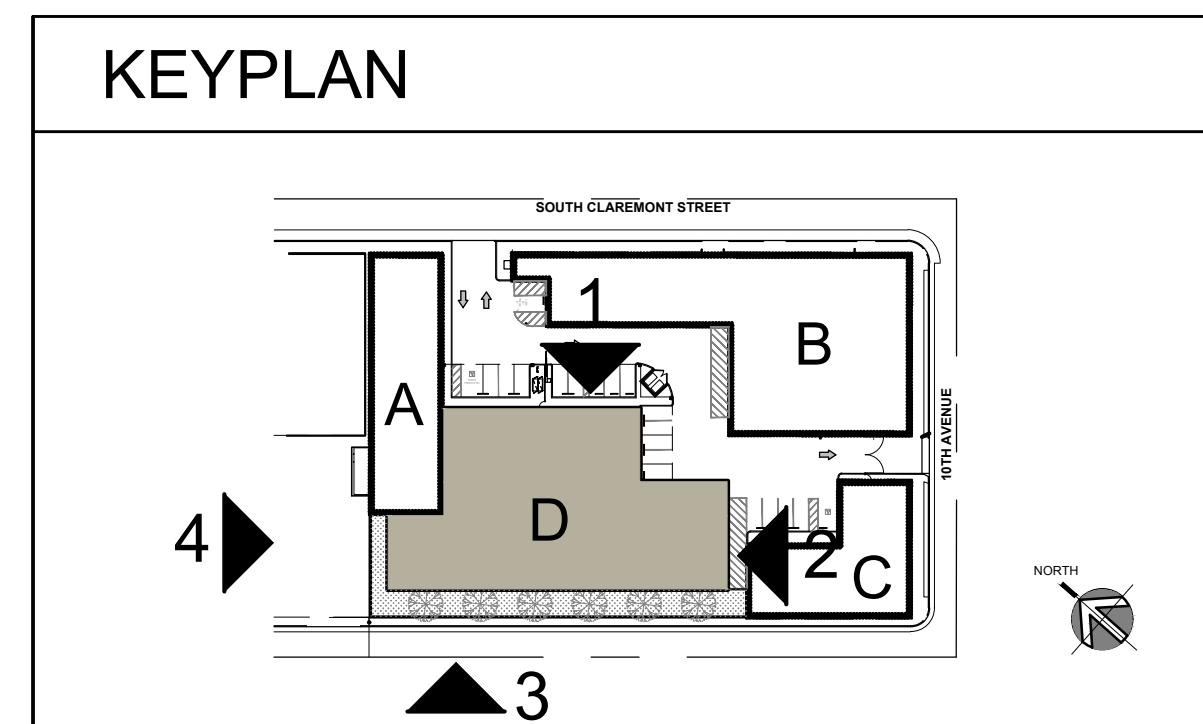
BUILDING D PROPOSED EAST ELEVATION 2
1/10"=1'-0"



BUILDING D PROPOSED SOUTH ELEVATION 3
1/10"=1'-0"



BUILDING D PROPOSED WEST ELEVATION 4
1/10"=1'-0"



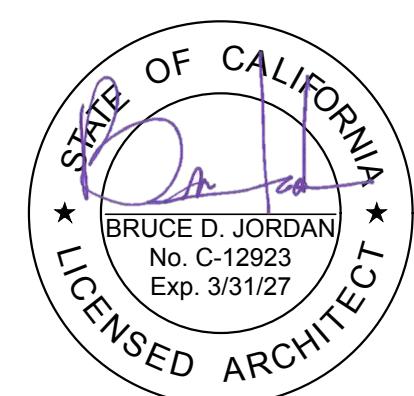
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BUILDING D ELEVATIONS

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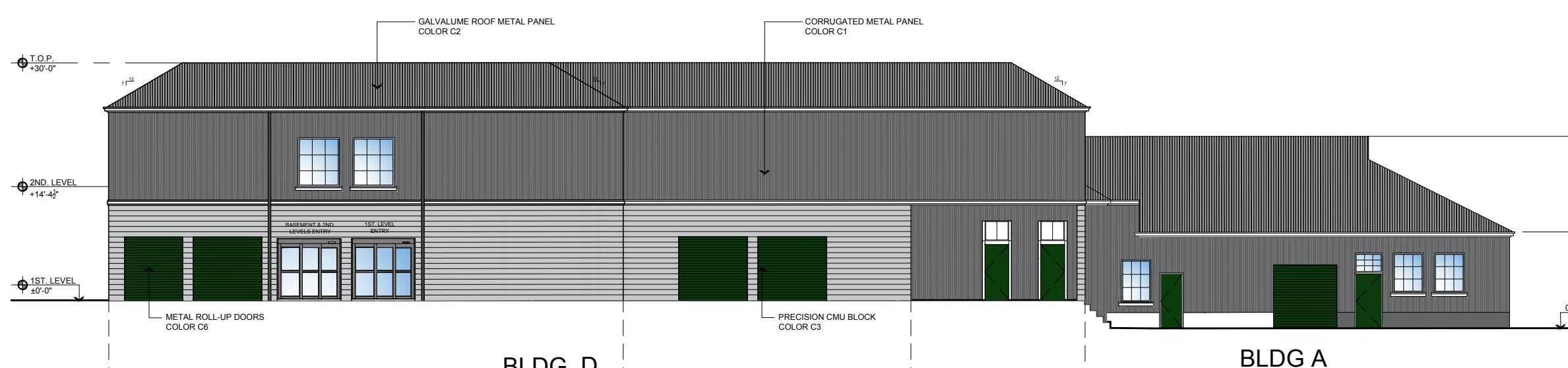


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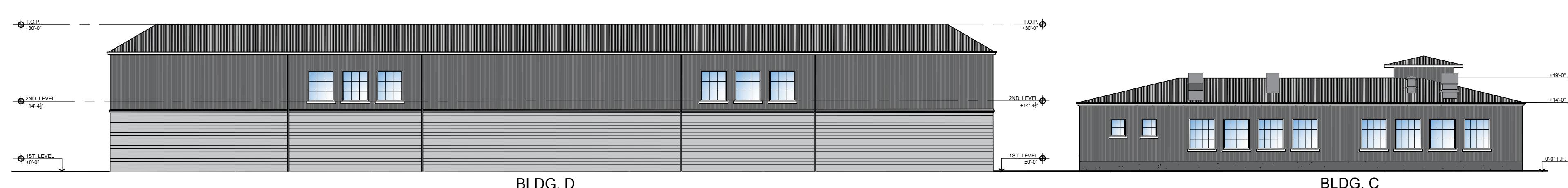
BUILDING C, D & A PROPOSED NORTH ELEVATION

1/10"=1'-0" 1



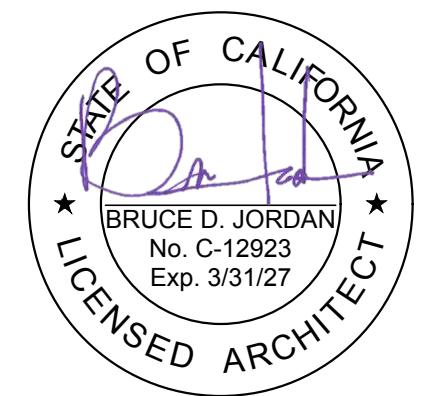
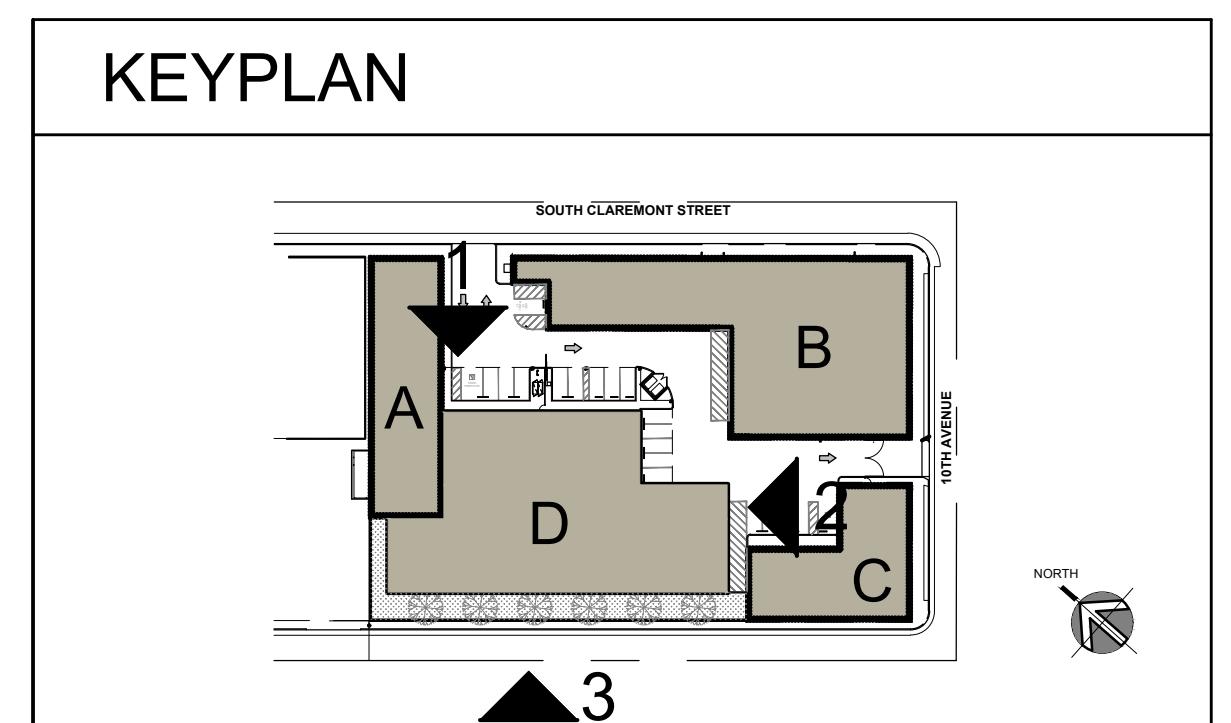
BUILDING D & BUILDING A PROPOSED EAST ELEVATION

1/10"=1'-0" 2



BUILDING D & BUILDING C PROPOSED SOUTH ELEVATION

1/10"=1'-0" 3



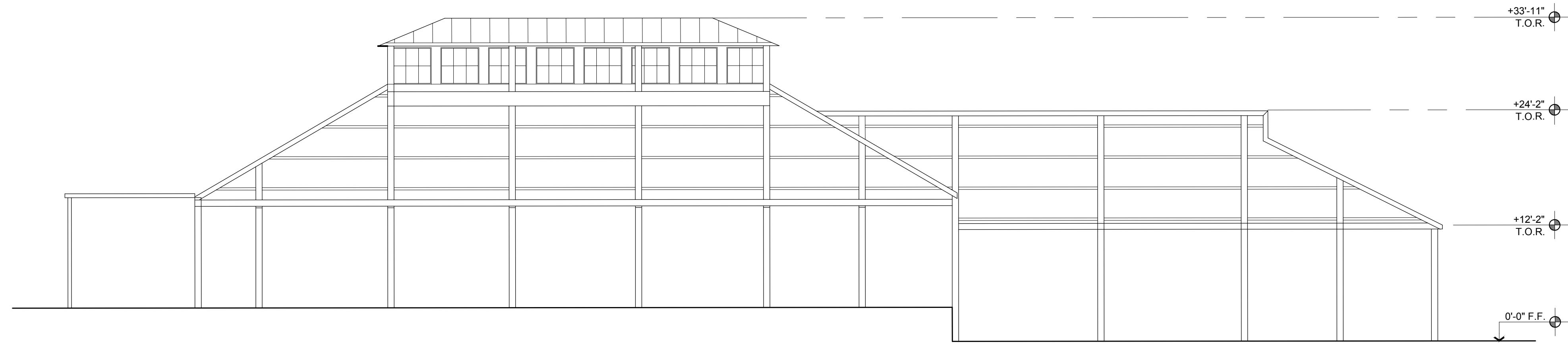
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BUILDINGS ELEVATIONS

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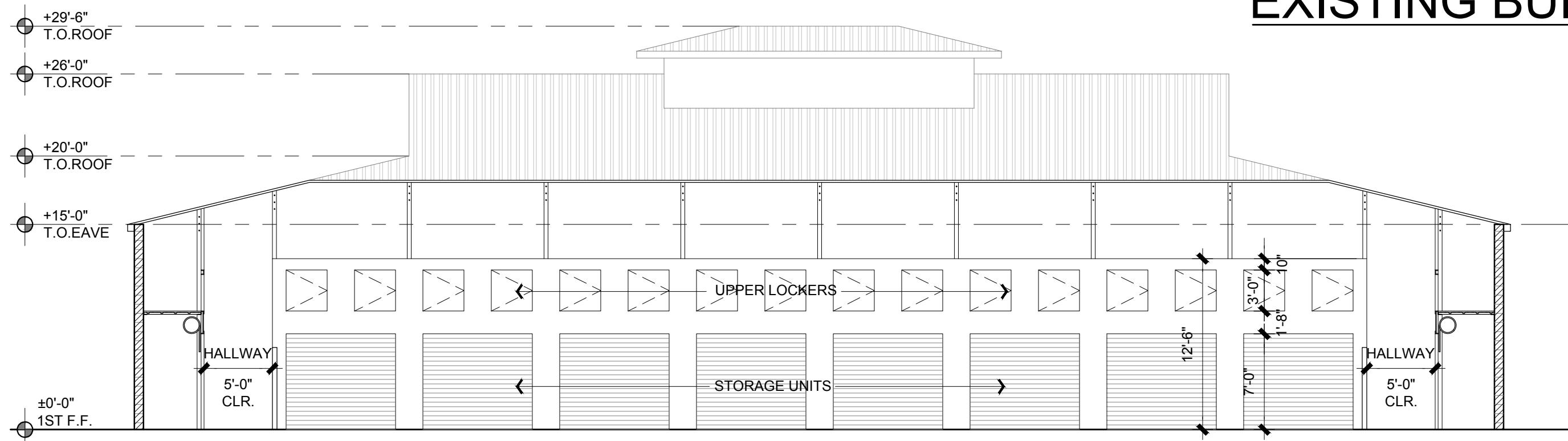
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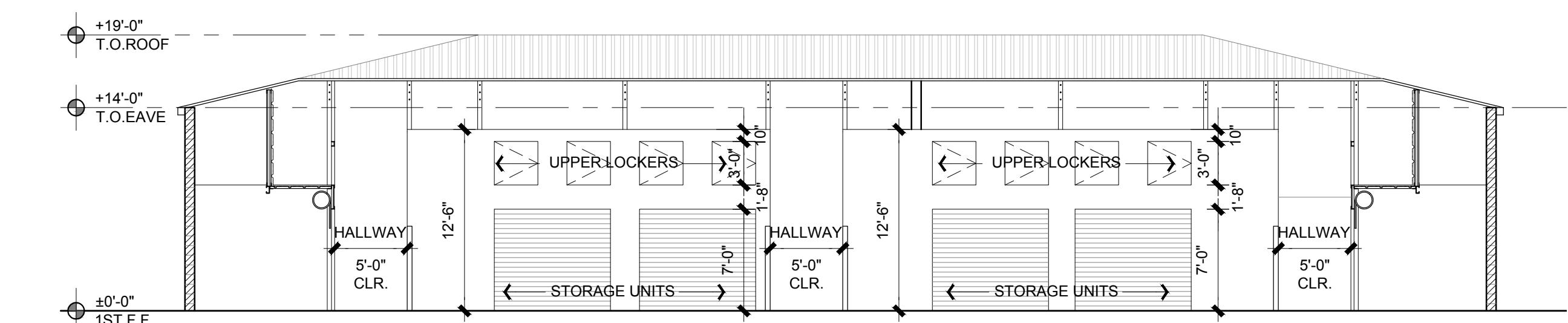
EXISTING BUILDING A SECTION

1
1/8"=1'-0"



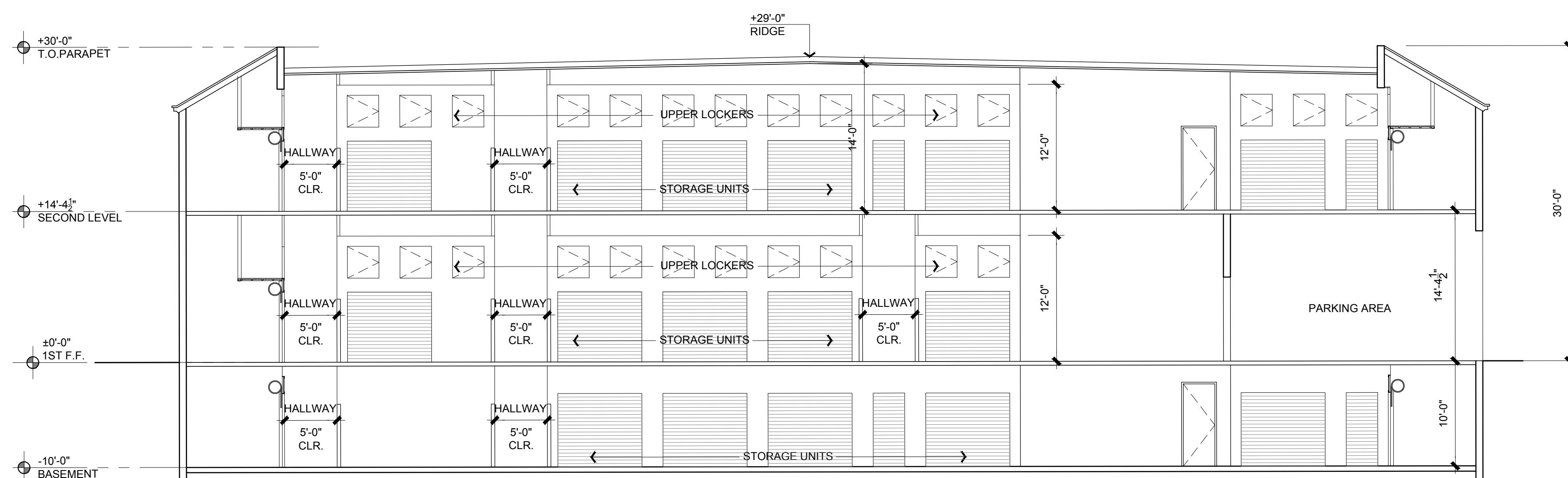
EXISTING BUILDING B SECTION

2
1/8"=1'-0"



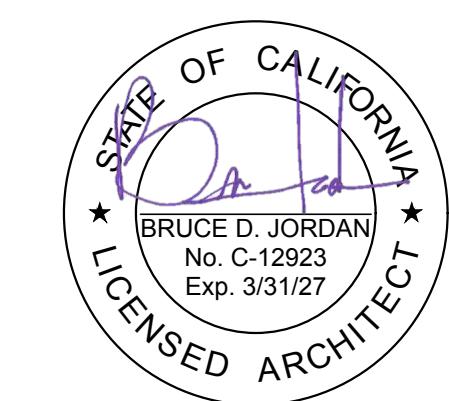
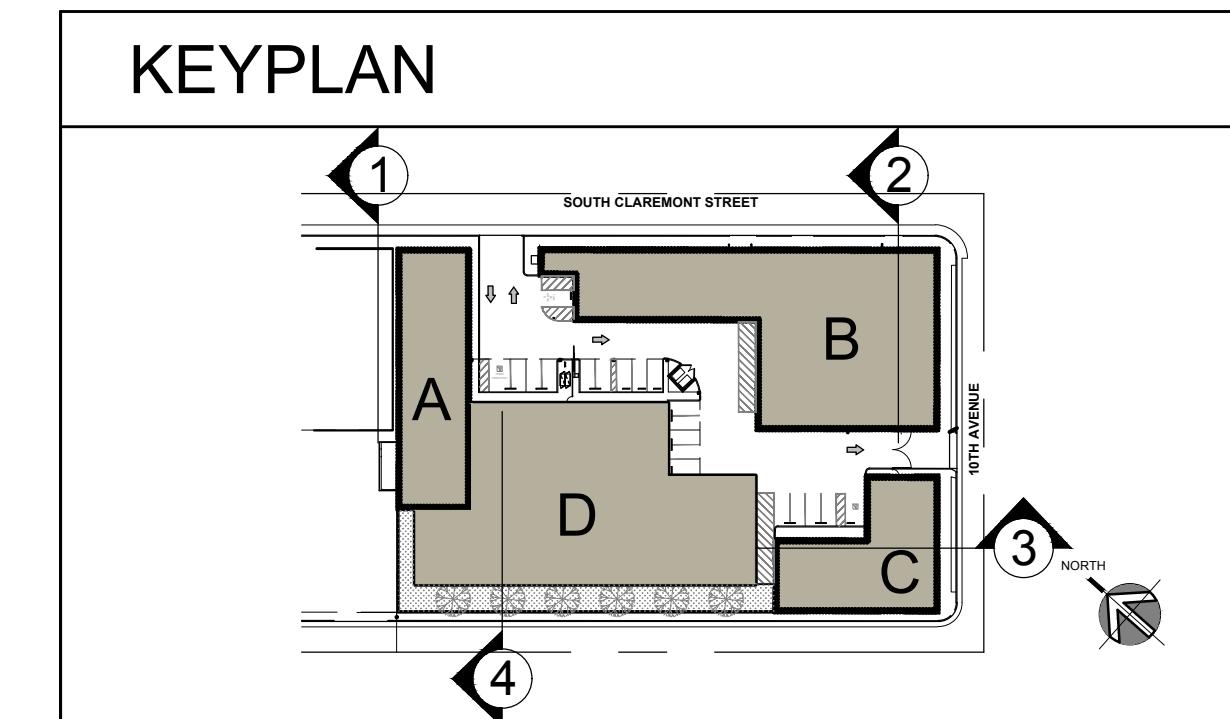
EXISTING BUILDING C SECTION

3
1/8"=1'-0"



NEW BUILDING D SECTION

4
1/8"=1'-0"



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BUILDINGS SECTIONS

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C1

MATERIAL: EXTERIOR 26 GA. METAL PANEL
COLOR: MATTE BLACK
MANUFACTURER: McELROY METAL



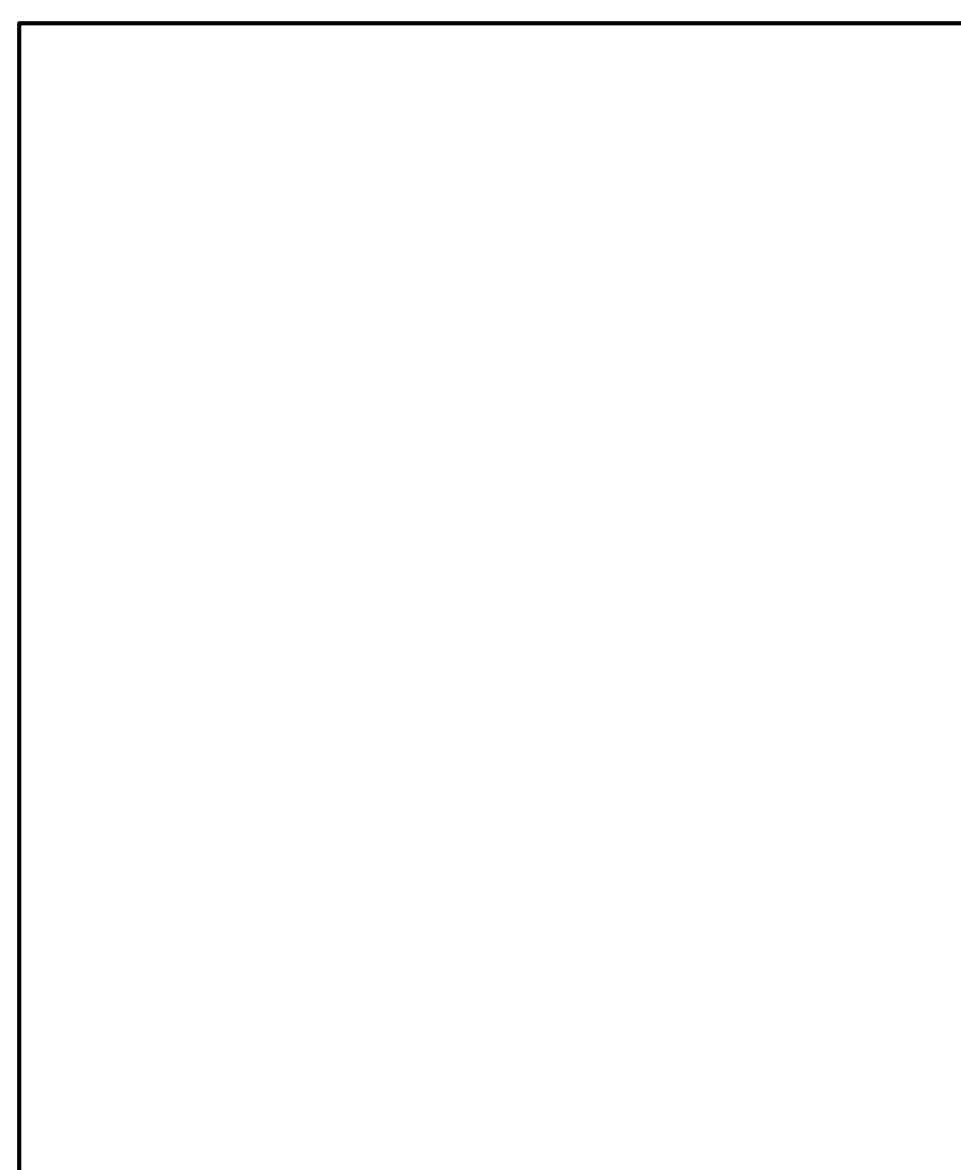
C2

MATERIAL: 26 GA. ROOF METAL PANEL
COLOR: GALVALUME
MANUFACTURER: McELROY METAL



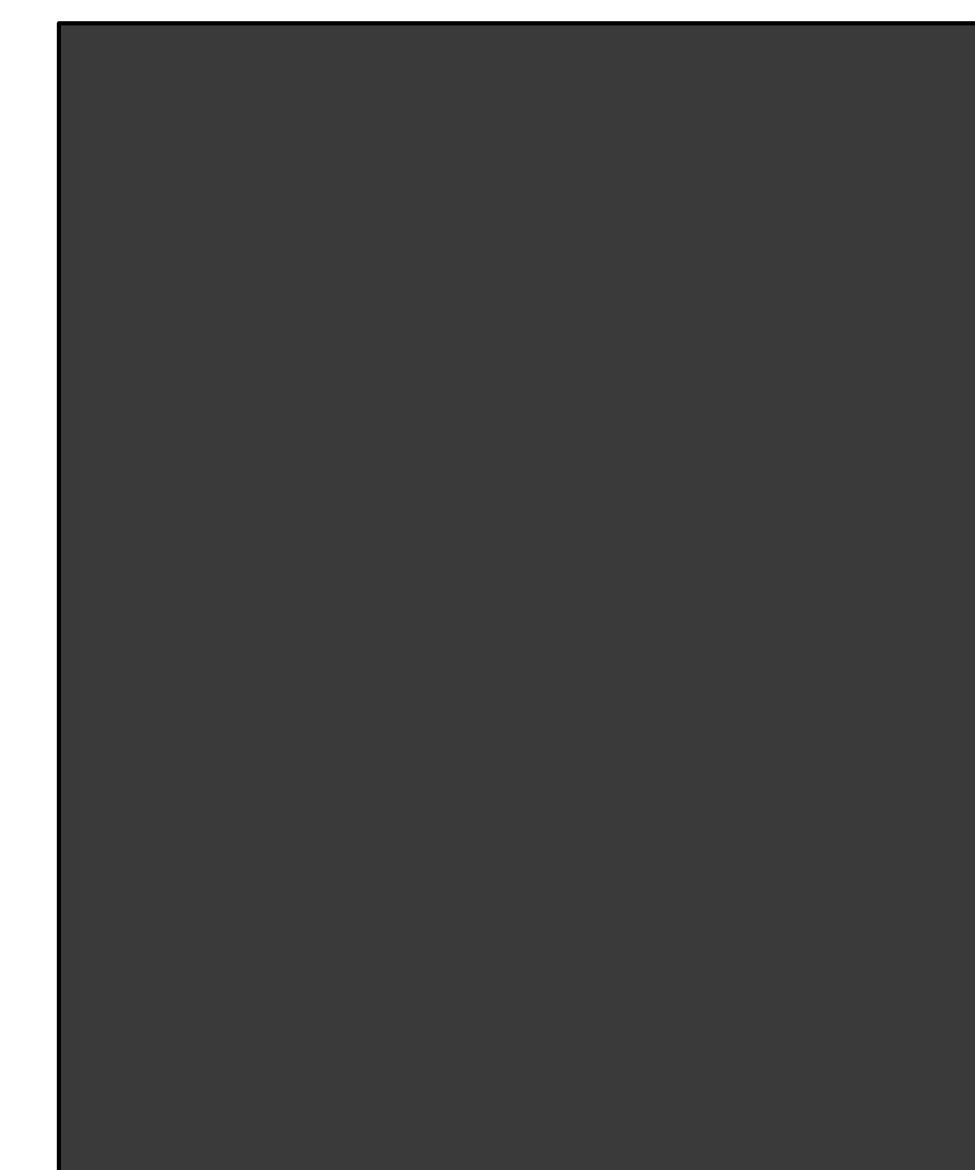
C3

MATERIAL: PRECISION CMU BLOCK
COLOR: GRAYSTONE
MANUFACTURER: ANGELUS BLOCK



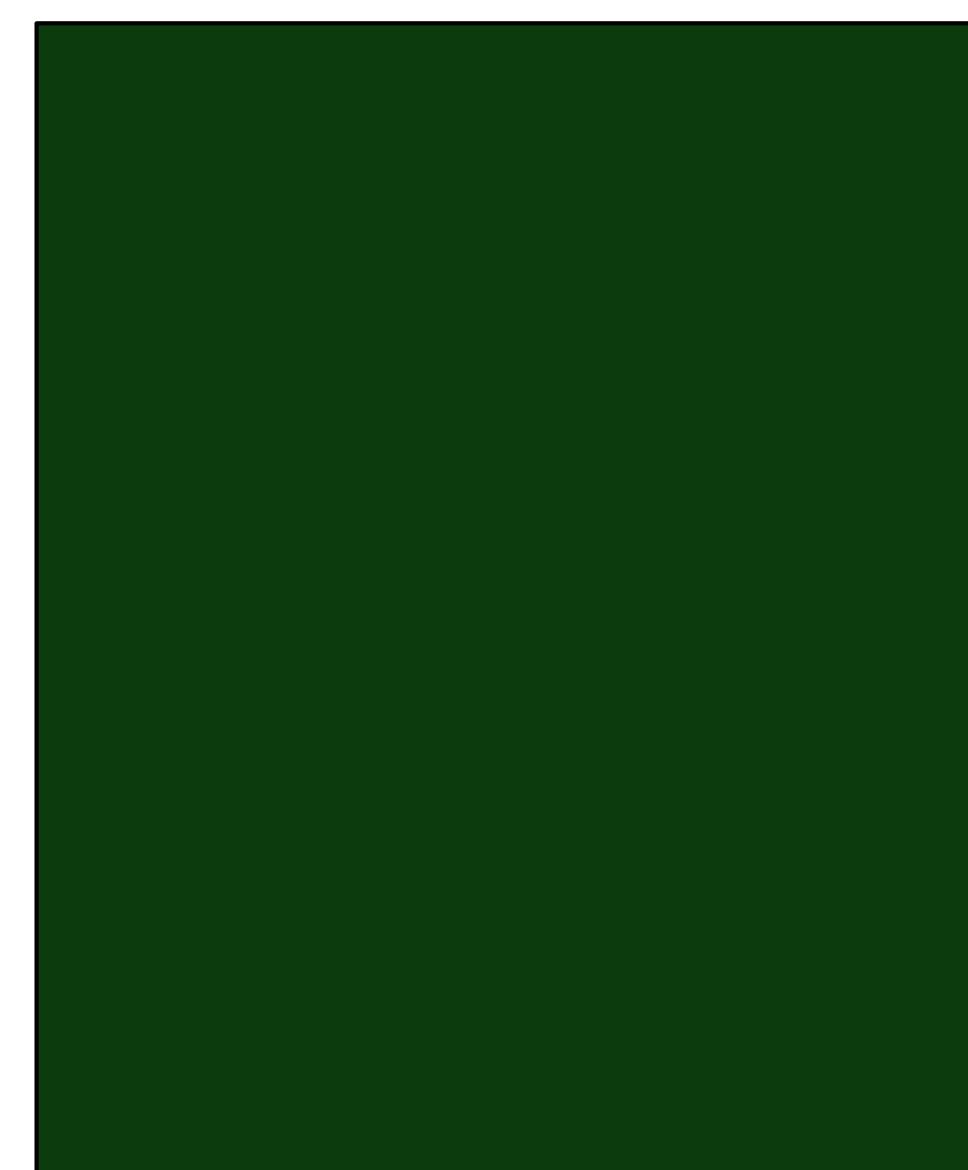
C4

MATERIAL: SEMI-GLOSS PAINT
COLOR: DEW 380 "WARM WHITE"
MANUFACTURER: DUNN EDWARDS



C5

MATERIAL: SATIN PAINT
COLOR: DEA 002 "BLACK"
MANUFACTURER: DUNN EDWARDS



C6

MATERIAL: METAL ROLL-UP DOOR
COLOR: "FOREST GREEN"
MANUFACTURER: JANUS

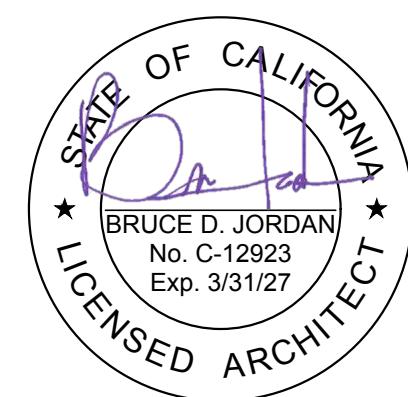
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COLOR MATERIAL BOARD

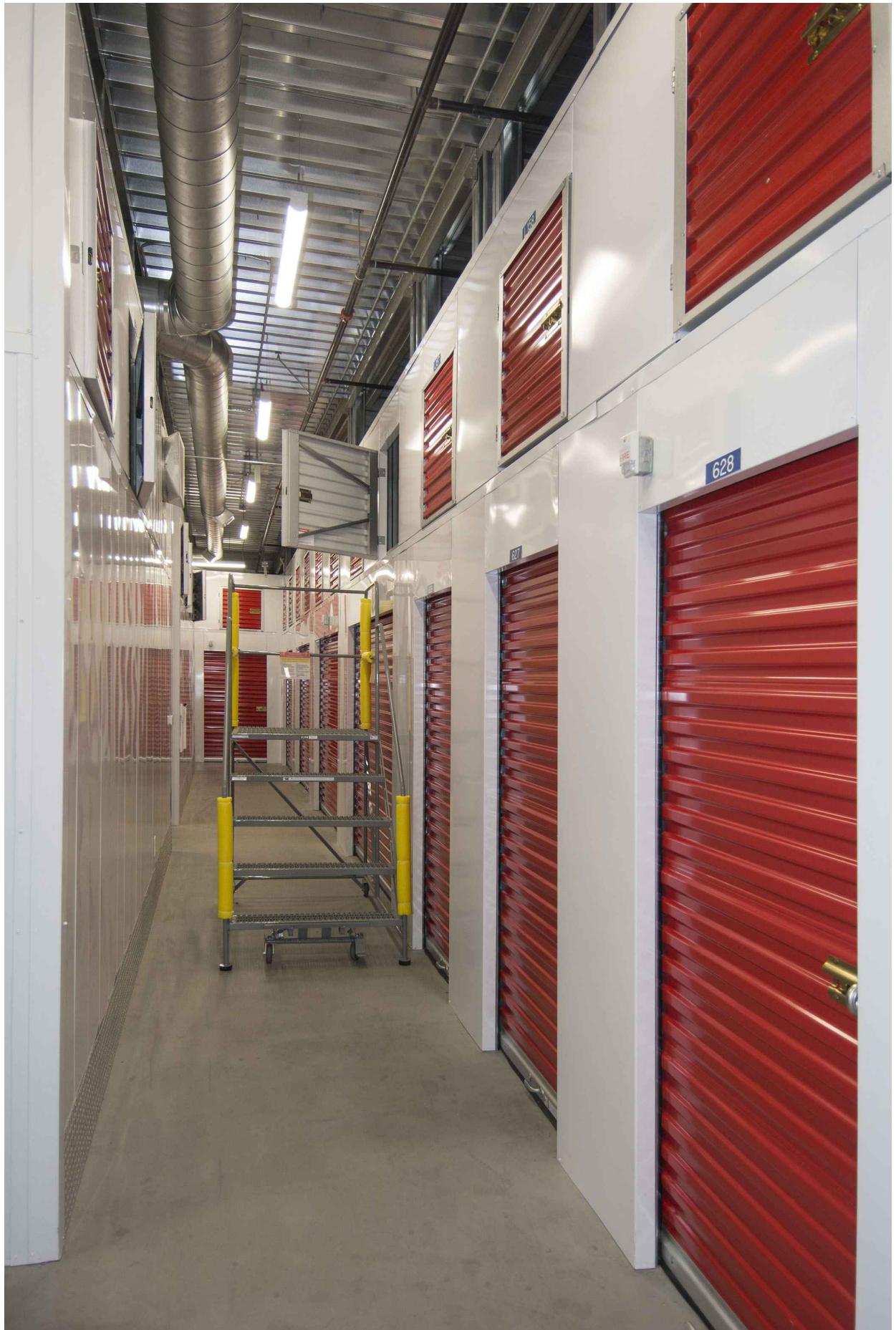
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A.20



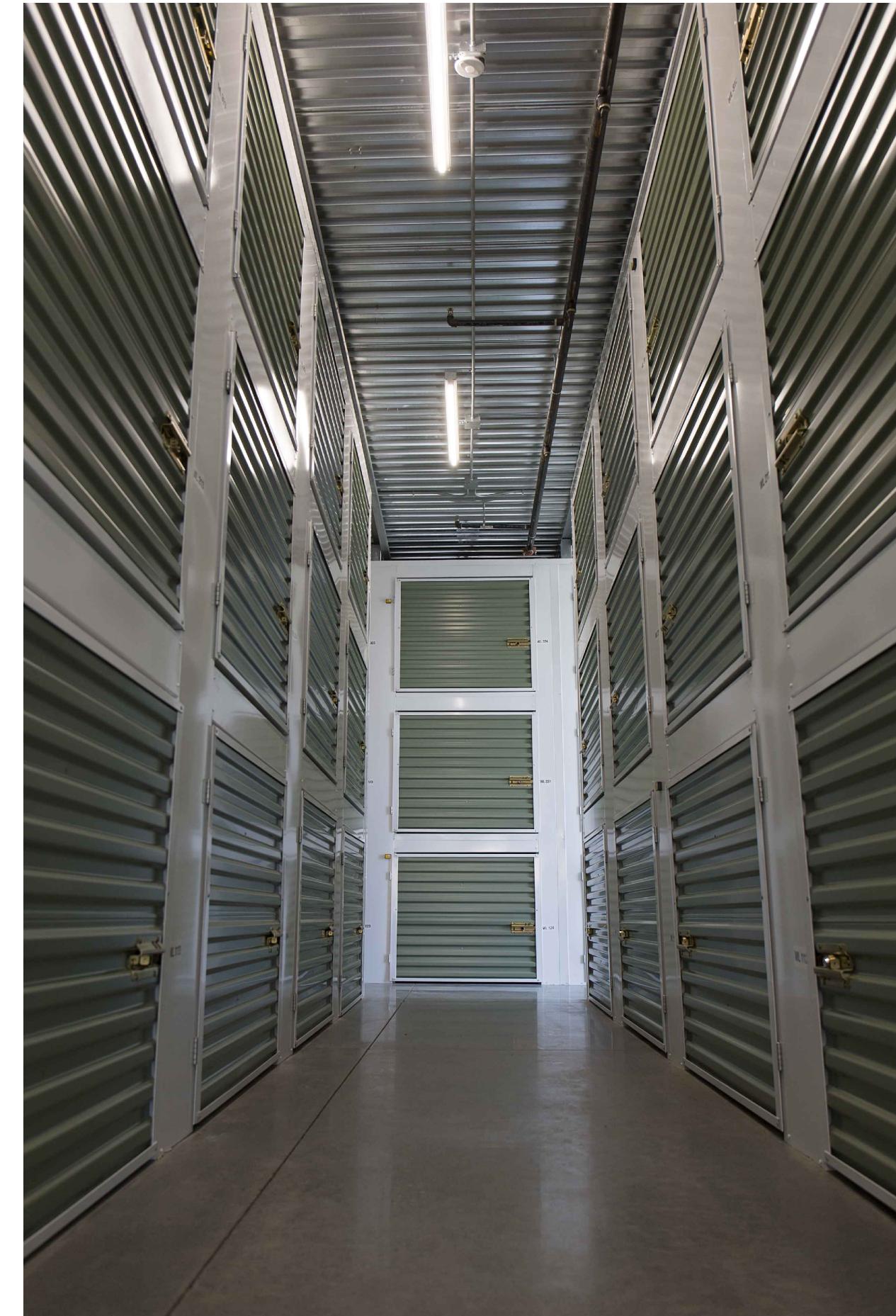
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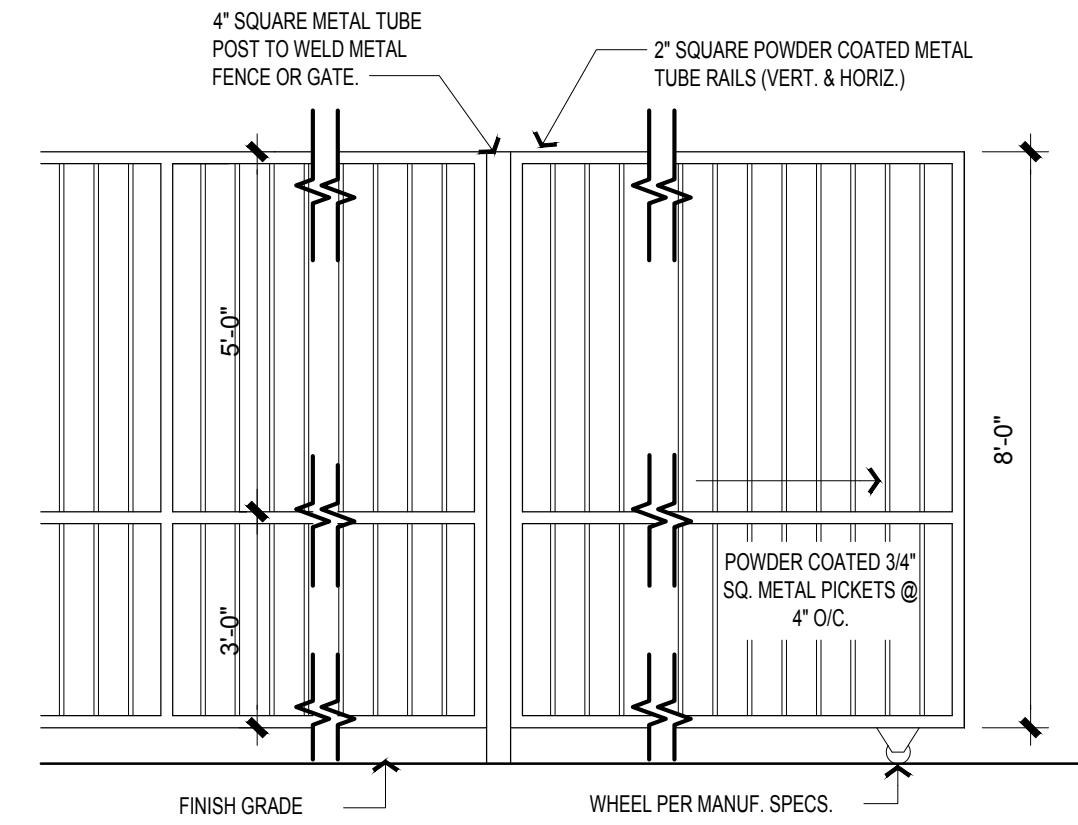
TYPICAL HALLWAY WITH LOCKERS



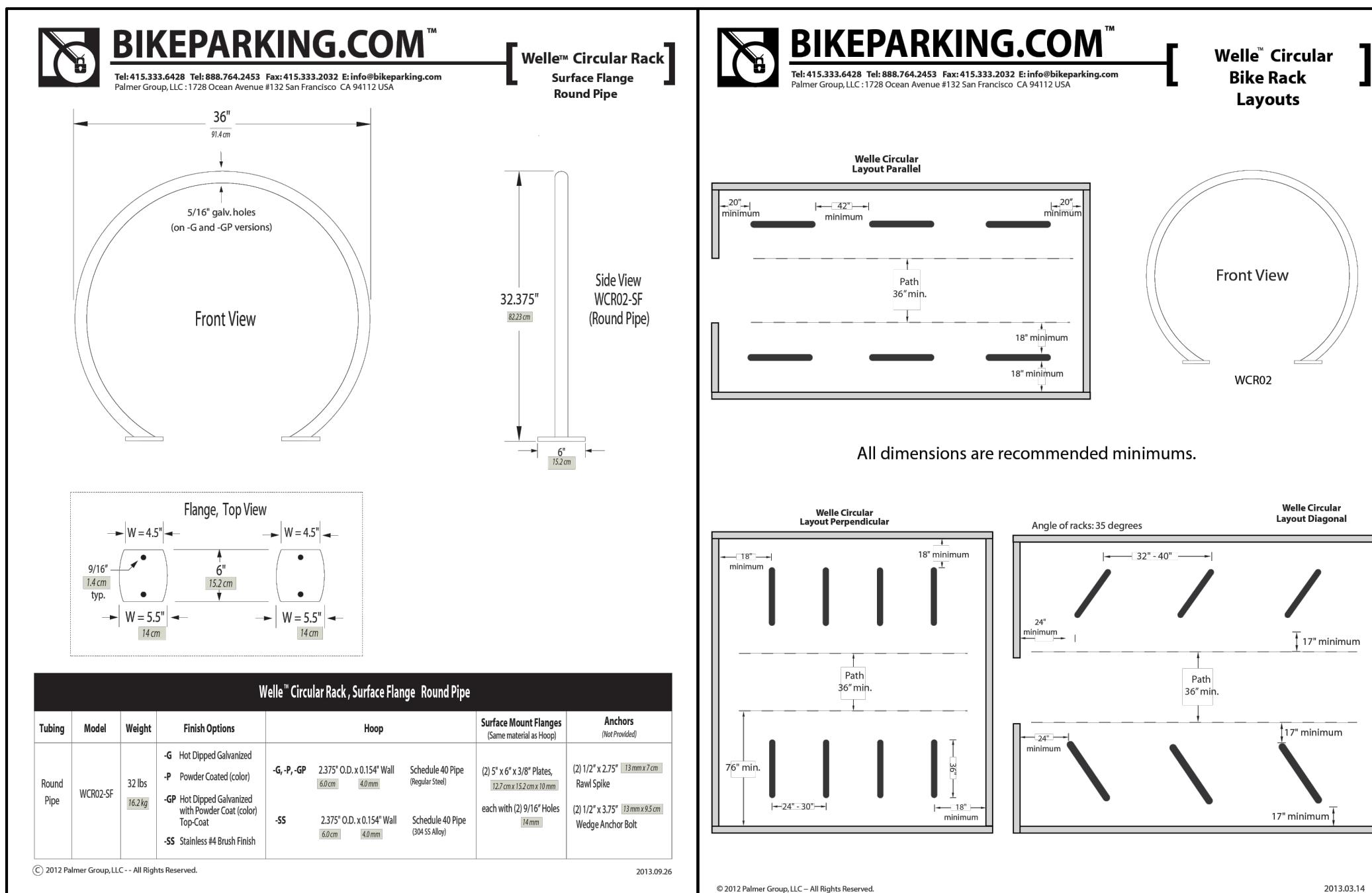
TYPICAL HALLWAY



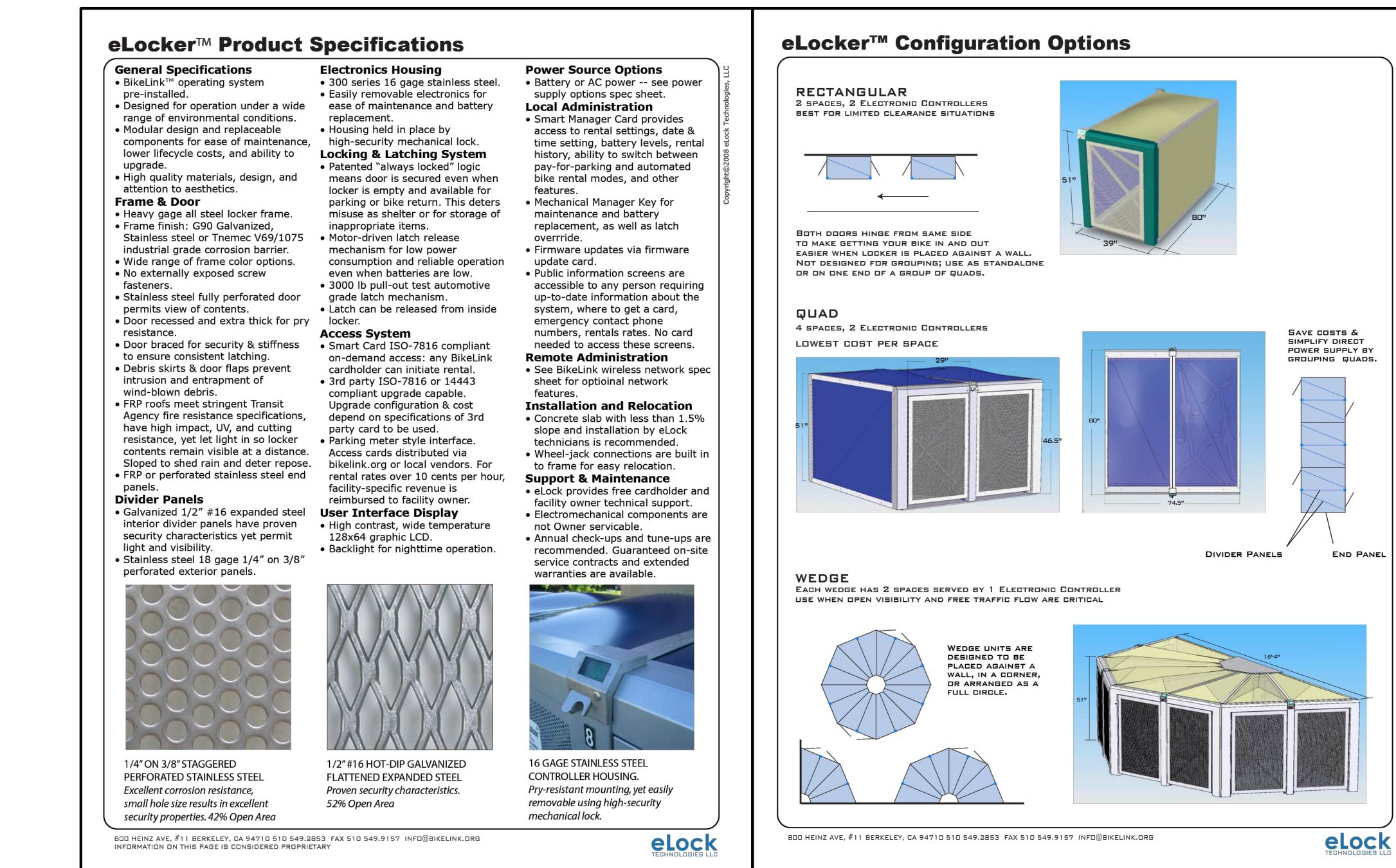
TYPICAL WINE STORAGE



TYPICAL GATE/FENCE



SHORT TERM BIKE RACK



LONG TERM BIKE LOCKER

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REFERENCE IMAGES

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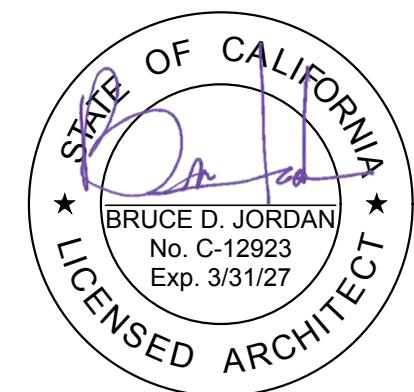
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RENDERINGS

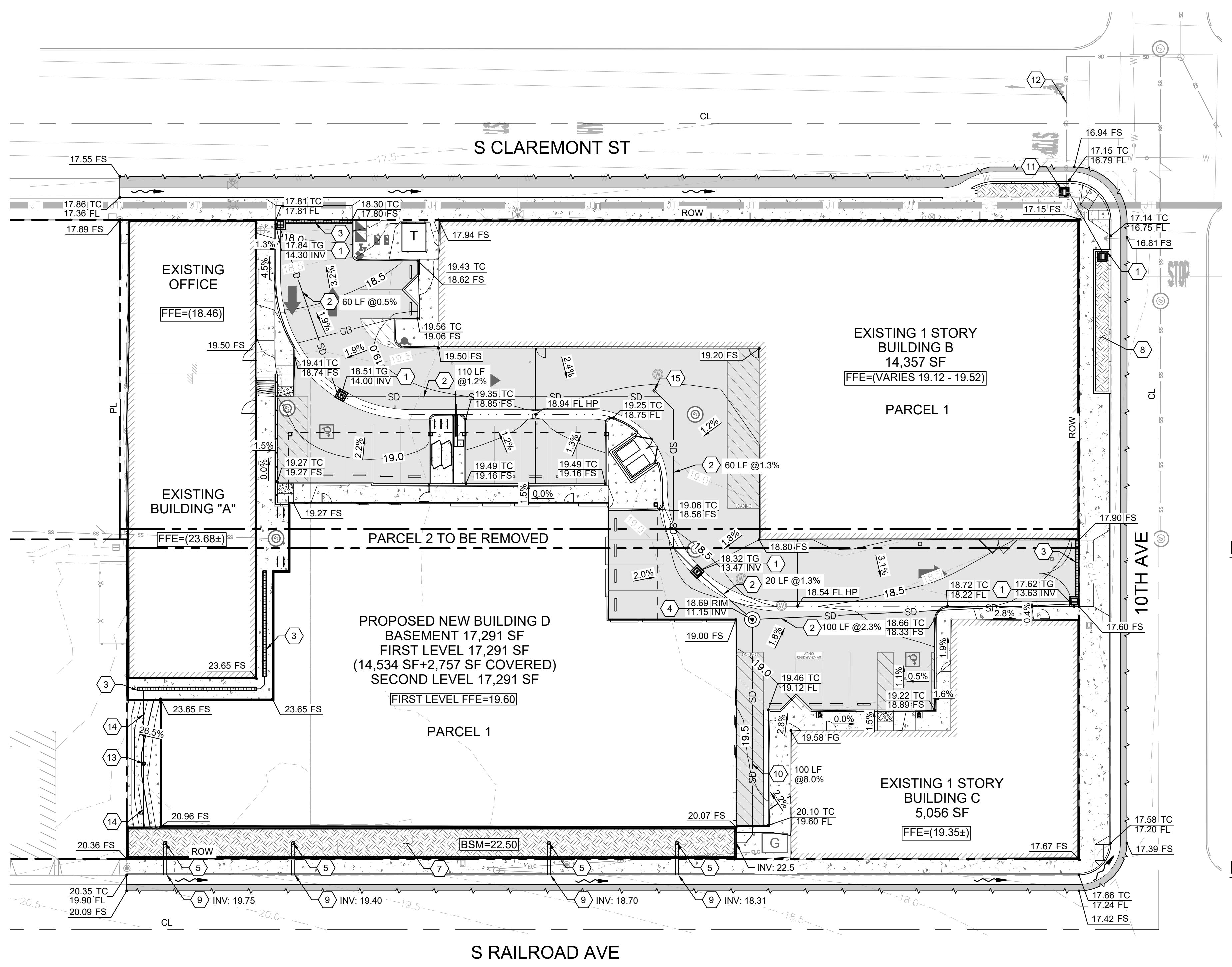
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ESTIMATED EARTHWORK QUANTITIES

CUT: 640 CY
FILL: 280 CY
NET: 360 CY (EXPORT)

NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S).

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

PRELIMINARY PEAK FLOW AND HYDRAULIC NOTE

1. THE AMOUNT OF IMPERVIOUS SURFACE IS BEING REDUCED IN THE PROPOSED PROJECT WHEN COMPARED TO THE EXISTING CONDITION. AS SUCH, PEAK FLOWS FROM THE SITE WILL BE REDUCED.

2. BASED ON THE 10-YEAR SIZING CRITERIA OUTLINED IN THE SAN MATEO COUNTY DRAINAGE MANUAL, THE PROPOSED FLOW (Q) LEAVING THE SITE IS 0.86 CFS. THIS FLOW WILL BE PUMPED TO THE PROPOSED BIORETENTION PLANTER AND DISCHARGED TO THE CURB VIA FOUR SEPARATE SIDEWALK UNDERDRAINS. EACH UNDERDRAIN HAS CAPACITY TO DISCHARGE 0.32 CFS. SEE SUPPLEMENTAL HYDRAULIC NARRATIVE FOR ADDITIONAL INFORMATION.

LEGEND

PROPERTY LINE
CENTER LINE
EASEMENT LINE
BUILDING OVERHANG
GRADE BREAK
RIDGE LINE
FLOWLINE
SAWCUT LINE
PROPOSED STORM DRAIN LINE
PROPOSED INLET
PROPOSED MANHOLE
PROPOSED SPOT GRADE
PROPOSED SLOPE
XX.XX TC XX.XX FS
X.XX%
PROPOSED ASPHALT CONCRETE
PROPOSED CONCRETE
PROPOSED LANDSCAPE
PROPOSED BIORETENTION

Kimley-Horn

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4637 CHARLOTTE DRIVE, SUITE 300, PLEASANTON, CA 94568
PHONE: 925-398-4440 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

GRADING AND DRAINAGE NOTES

- ① PROPOSED STORMDRAIN INLET. "NO DUMPING! FLOWS TO BAY".
- ② PROPOSED 8" STORMDRAIN LINE.
- ③ PROPOSED TRENCH DRAIN.
- ④ PROPOSED DUPLEX STORMWATER PUMP TO BIORETENTION PLANTER
- ⑤ PROPOSED STORMWATER OVERFLOW STRUCTURE.
- ⑥ PROPOSED BIORETENTION PLANTER PER GREEN INFRASTRUCTURE DESIGN GUIDE.
- ⑦ PROPOSED STORMWATER CURB EXTENSION TREATMENT DEVICE PER GREEN INFRASTRUCTURE DESIGN GUIDE.
- ⑧ PROPOSED BIORETENTION SIDEWALK UNDERDRAIN OVERFLOW TO CURB.
- ⑨ PROPOSED BIORETENTION FORCE MAIN LINE TO BIORETENTION.
- ⑩ PROPOSED BIORETENTION SIDEWALK UNDERDRAIN OVERFLOW TO CURB.
- ⑪ REPLACE EXISTING STORM DRAIN INLET.
- ⑫ EXISTING STORM DRAIN LINE TO REMAIN.
- ⑬ PROPOSED AREA DRAIN.
- ⑭ PROPOSED 4" STORM DRAIN LINE.
- ⑮ PROPOSED STORM DRAIN CLEANOUT.

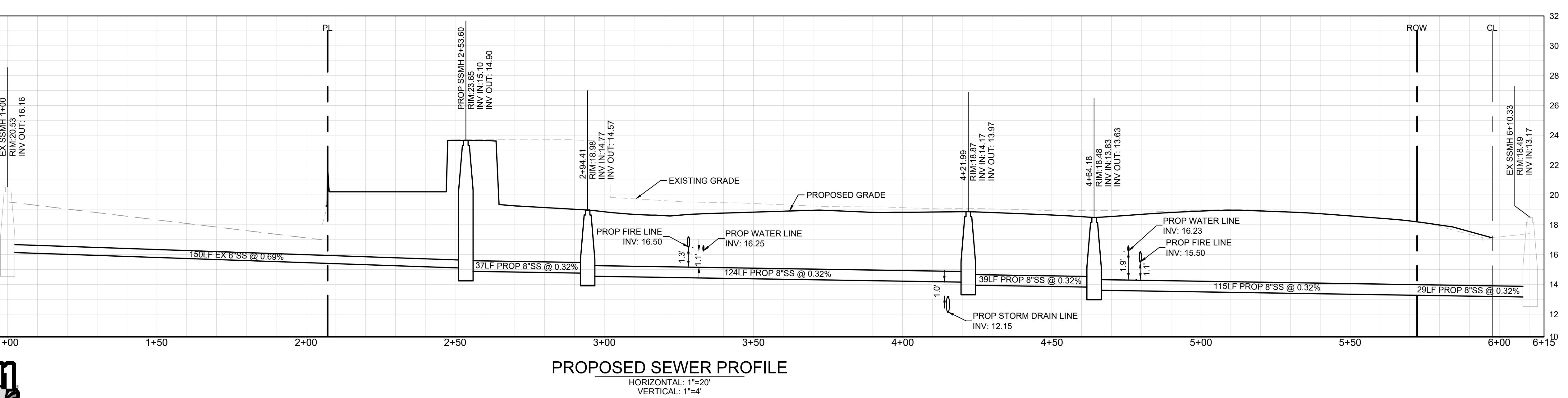
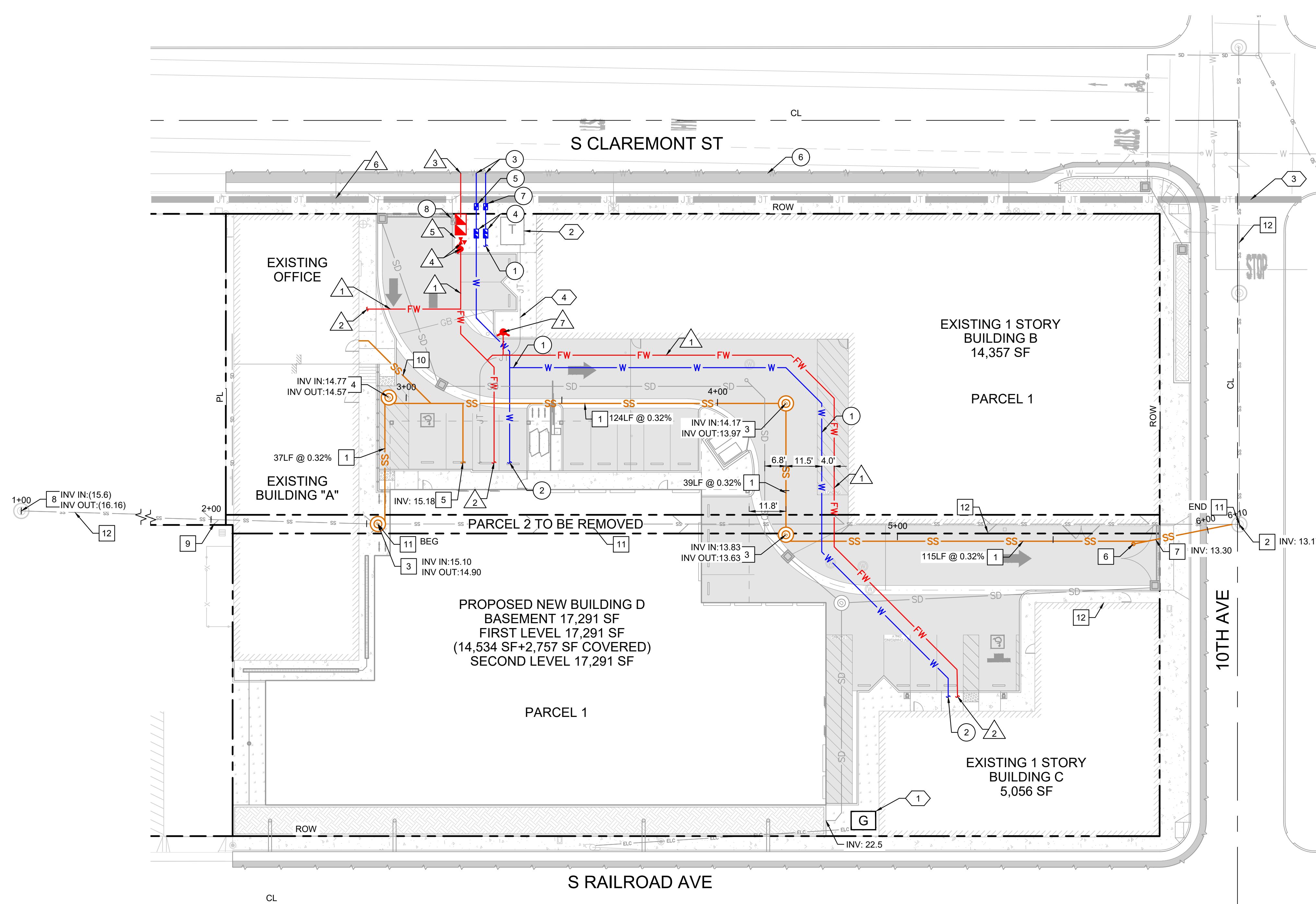
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CITY OF SAN MATEO
CA



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SHEET NUMBER
C200

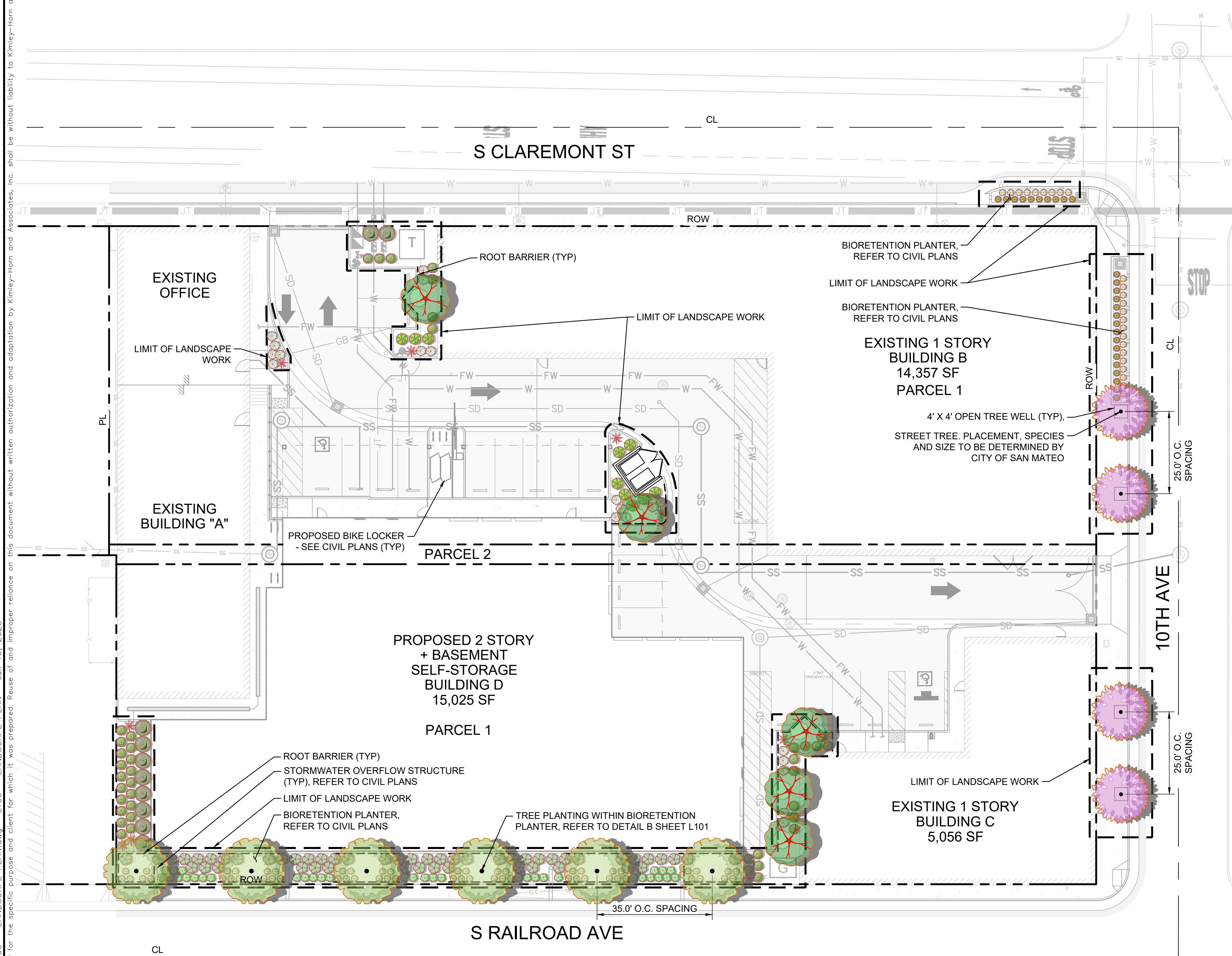


922 S. CLAREMONT
STALEY POINT CAPITAL
PREPARED FOR
CITY OF SAN MATEO
C300

Kimley Horn

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4637 CHARLOTTE DRIVE, SUITE 300, FAX: 925-398-4849
PHONE: 925-398-4840 WWW.KIMLEY-HORN.COM

Project No.	197832001	For Rebuilding or Repair Construction Purposes
Engineer	Benjamin Zuber	P.E. No.
Date	8/26/2025	Drawn by
Drawn by	RMS	Checked by
Checked by	BZH	
REVISIONS		
DATE BY		



STREET TREE NOTE

STREET TREES SHOWN IN THE PUBLIC RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE PLANNING PERMIT DOES NOT AUTHORIZE THE INSTALLATION OF TREES IN THE PUBLIC RIGHT-OF-WAY. ACTUAL STREET TREE LOCATION WILL BE DETERMINED BY PUBLIC WORKS AT THE STREET IMPROVEMENT STAGE ON THE PUBLIC IMPROVEMENT PLAN. THE INSTALLATION OF THE STREET TREES REQUIRES A PERMIT FROM THE DEPARTMENT OF TRANSPORTATION. THE CITY ARBORIST WILL SPECIFY THE SPECIES.

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: 4,024 sq. ft. + 400 = **10 TREES (a)**

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

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

Minimum LU value to be replaced and/or met through payment of in-lieu fees: [a - b + c - d] **10 (d)**

(6) 24" BOX SIZE TREES PROPOSED WITHIN BIORETENTION PLANTER

TOTAL LU(LANDSCAPE UNIT) VALUE OF NEW TREES BEING PROPOSED: 15

81

PRELIMINARY LANDSCAPE NOTES

THE SELECTION OF PLANT MATERIAL IS BASED ON CLIMATIC, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. BARK MULCH SHALL FILL IN BETWEEN SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUN-OFF. ALL SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER SOIL TEMPERATURE, AND REDUCE WEED GROWTH. INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1,000 SQ. FT. TO A DEPTH OF 6 INCHES. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF SAN MATEO MUNICIPAL CODE.

I HAVE COMPLIED WITH THE CRITERIA OF CITY OF SAN MATEO BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

MATTHEW J. MORGAN, LLA 6256

PRELIMINARY IRRIGATION NOTES

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE 100% COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. THE WATER SUPPLY FOR THIS SITE IS A POTABLE WATER CONNECTION AND A DEDICATED IRRIGATION METER WILL BE PROVIDED. LOW VOLUME, SUBSURFACE EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH NO WATER LOSS DUE TO WATER CONTROLLERS, AND OTHER NECESSARY IRRIGATION EQUIPMENT. IRRIGATION CONTROLLER UTILIZES EVAPOTRANSPIRATION AND WEATHER SENSOR DATA. CONTROLLER PROGRAMMING DATA WILL ALSO NOT BE LOST DUE TO INTERRUPTIONS OF PRIMARY POWER SOURCE. ALL SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF SAN MATEO MUNICIPAL CODE.

I HAVE COMPLIED WITH THE CRITERIA OF CITY OF SAN MATEO BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

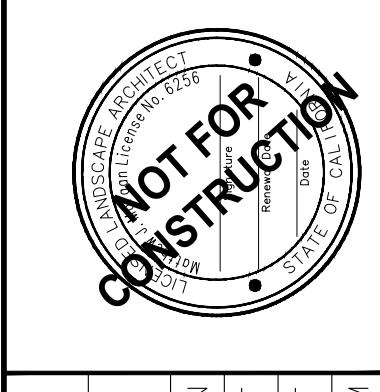
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PRELIMINARY LANDSCAPE SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.	WUCOLS
TREES						
	4	LAGERSTROEMIA INDICA 'MUSKOGEE STANDARD' / MUSKOGEE STANDARD CRAPÉ MYRTLE (FOR INFORMATION ONLY, THE CITY OF SAN MATEO WILL PROVIDE RECOMMENDATIONS ON THE PLACEMENT, SPECIES, AND SIZE OF THE TREE)	24" BOX	9'-10" HT. X 3'-4" SPR.	1" CAL.	LOW
	6	LAURUS X 'SARATOGA' / SARATOGA HYBRID LAUREL	24" BOX	7'-8" HT. X 2'-3" SPR.	1" CAL.	LOW
	5	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	24" BOX	6'-8" HT. X 3'-4" SPR.	1" CAL.	MODERATE
SHRUBS						
	34	CAREX DIVULSA / EUROPEAN GREY SEDGE	1 GAL.	30" O.C.	LOW	
	78	CAREX PANSA / MEADOW SEDGE	1 GAL.	30" O.C.	LOW	
	51	CHONDROPOLETALM TECTORUM / SMALL CAPE RUSH	5 GAL.	48" O.C.	LOW	
	41	FESTUCA CALIFORNICA / CALIFORNIA FESCUE	1 GAL.	42" O.C.	LOW	
	20	IRIS DOUGLASIANA PCH 'CANYON SNOW' / CANYON SNOW IRIS	1 GAL.	36" O.C.	LOW	
	26	JUNCUS PATENS / CALIFORNIA GRAY RUSH	5 GAL.	30" O.C.	LOW	
	10	LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH	5 GAL.	48" O.C.	LOW	
	9	PHORMIUM TENAX 'RAINBOW WARRIOR' / NEW ZEALAND FLAX	5 GAL.	AS SHOWN	LOW	
	10	RHAMNUS CALIFORNICA 'EVE CASE' / EVE CASE COFFEEBERRY	5 GAL.	60" O.C.	LOW	
MATERIAL						
	353 L.F. ROOT BARRIER INSTALLED FOR TREES WITHIN 5' OF HARDSCAPE AND UTILITIES					

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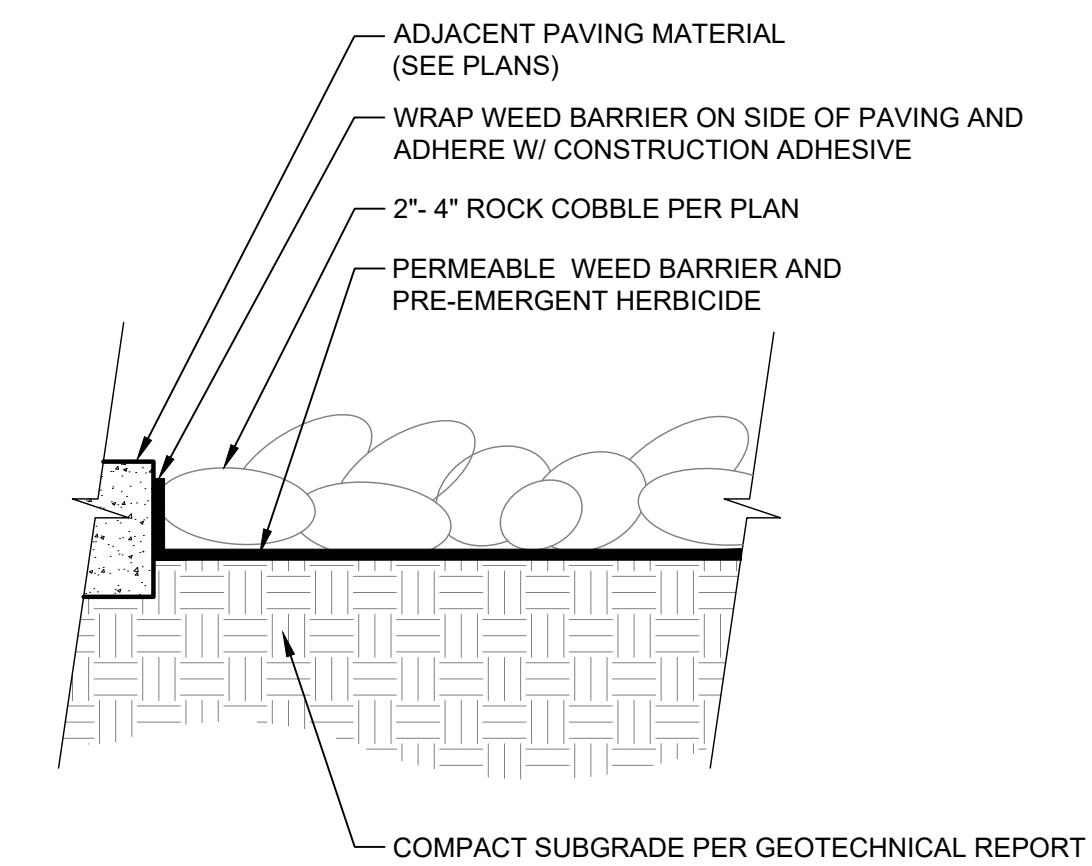


KHA PROJECT
197832001
DATE
8/26/2025
SCALE AS SHOWN
M/T
DESIGNED BY
M/T
DRAWN BY
MM
CHECKED BY
MM

LANDSCAPE PLAN
922 S. CLAREMONT
STALEY POINT CAPITAL
PREPARED FOR
CITY OF SAN MATEO
CA

GRAPHIC SCALE IN FEET
0 10 20 40
SHEET NUMBER
L100

PRELIMINARY STATE OF CALIFORNIA ESTIMATED WATER USE						
TOTAL WATER USE IS CALCULATED BY SUMMING THE AMOUNT OF WATER ESTIMATED FOR EACH HYDROZONE. WATER USE FOR EACH HYDROZONE IS ESTIMATED WITH THE FOLLOWING FORMULA:						
ESTIMATED TOTAL WATER USE (ETWU) = GAL / YEAR PER HYDROZONE						
ET ADJUSTMENT FACTOR (ETAF) = 0.55 ETAF FOR RESIDENTIAL LANDSCAPE 0.45 ETAF FOR NON-RESIDENTIAL LANDSCAPE 0.8 ETAF FOR EXISTING NON-REHABILITATED LANDSCAPE SPECIAL LANDSCAPE SHALL NOT EXCEED 1.0 ETAF						
PLANT FACTOR (PF) = WATER USE CLASSIFICATION OF LANDSCAPE SPECIES						
HYDROZONE AREA (HA) = (SF OF LANDSCAPE) OR (32 SF / TREE)						
CONVERSION FACTOR (CONVERTS ACRE-INCHES PER ACRE PER YEAR TO GALLONS PER SQUARE FOOT PER YEAR = 0.62						
IRRIGATION EFFICIENCY (IE) = 0.75 (OVERHEAD SPRAY) 0.81 (DRIP)						
SPECIAL LANDSCAPE AREA (SLA) = SF OF EDIBLE PLANTS, RECREATIONAL AREAS, AREAS IRRIGATED WITH RECYCLED WATER, OR WATER FEATURES USING RECYCLED WATER						
EVAPOTRANSPIRATION RATE (ETo) = QUANTITY OF WATER EVAPORATED FROM ADJ. SOIL AND TRANSPRISED BY PLANTS OVER A SPECIFIED TIME						
ETWU = [(ETo) * (PF) * (HA) * (0.62)] / (IE)						
MAWA = (ETo) * (0.62) [ETAF] * (SUM OF SLA & HA)] + [(1-ETAF) * (SLA)]						
HYDROZONE "A" (DRIPLINE) STANDARD LANDSCAPE - LOW WATER USE						
ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
42.70	0.30	1.428	0.62	0.81	-	14,001.80
HYDROZONE "B" (DRIPLINE) BIORETENTION LANDSCAPE - LOW WATER USE						
ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
42.70	0.30	1.939	0.62	0.81	-	19,012.25
HYDROZONE "C" (BUBBLERS) STREET TREES - LOW WATER USE						
ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
42.70	0.30	160	0.62	0.75	-	1,694.34
HYDROZONE "D" (BUBBLERS) ON-SITE TREES - MODERATE WATER USE						
ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
42.70	0.50	160	0.62	0.75	-	2,823.89
HYDROZONE "E" (BUBBLERS) FLOW THROUGH PLANTER TREES - LOW WATER USE						
ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)
42.70	0.30	192	0.62	0.75	-	2,033.20
ESTIMATED TOTAL WATER USE (GAL/YEAR)						
39,565.49						
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)						
ETO	SUM OF HA	CONVERSION FACTOR	ETAF	SUM OF SLA	MAWA(GAL/YEAR)	
42.70	3,879.00	0.62	0.45	-	46,211.69	
MAXIMUM APPLIED WATER ALLOWANCE (GAL/YEAR)						
46,211.69						
MAXIMUM APPLIED WATER ALLOWANCE PERCENT OF ESTIMATED TOTAL WATER USE						
85.62%						

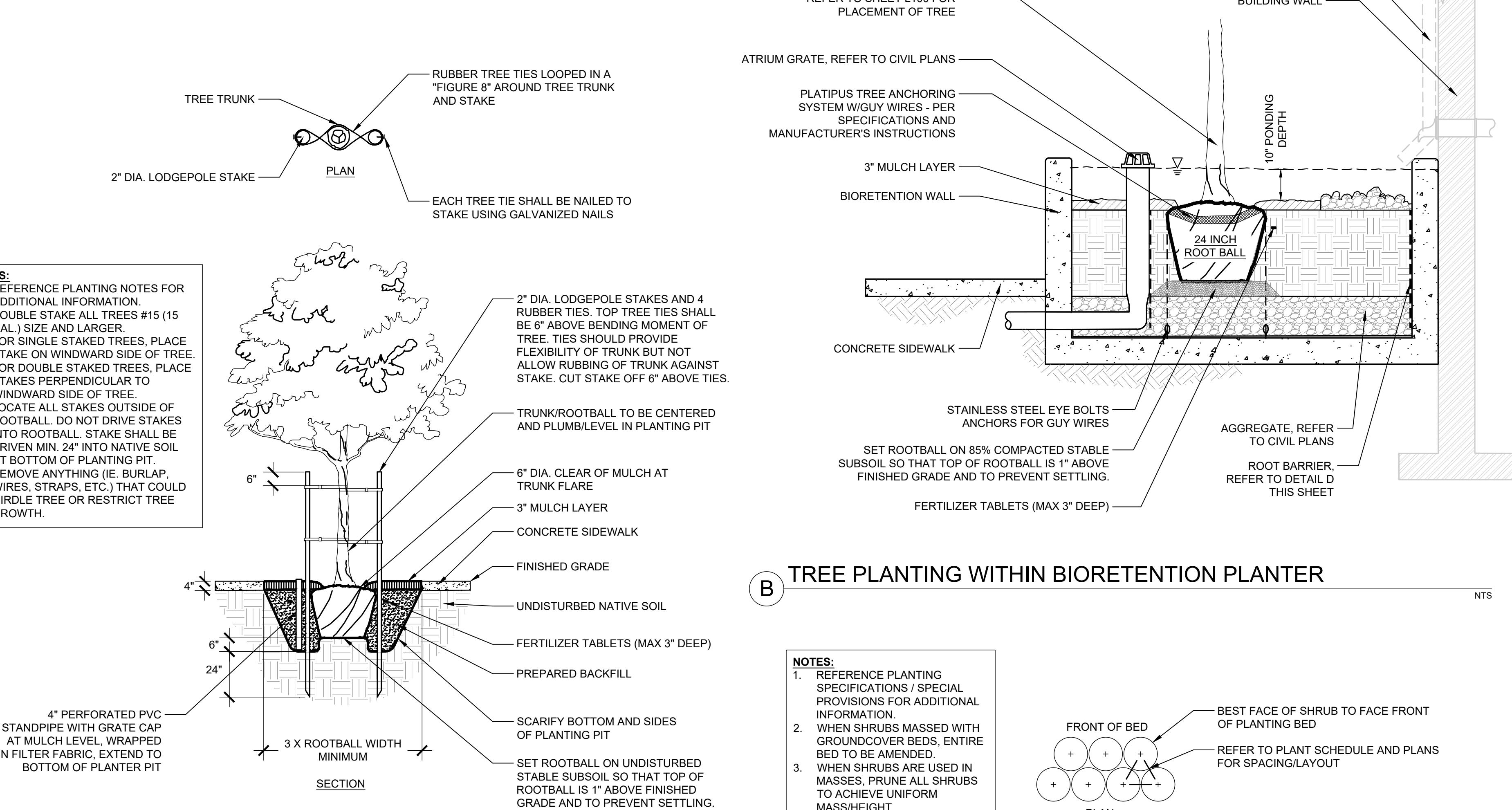


81
E ROCK COBBLE

NTS

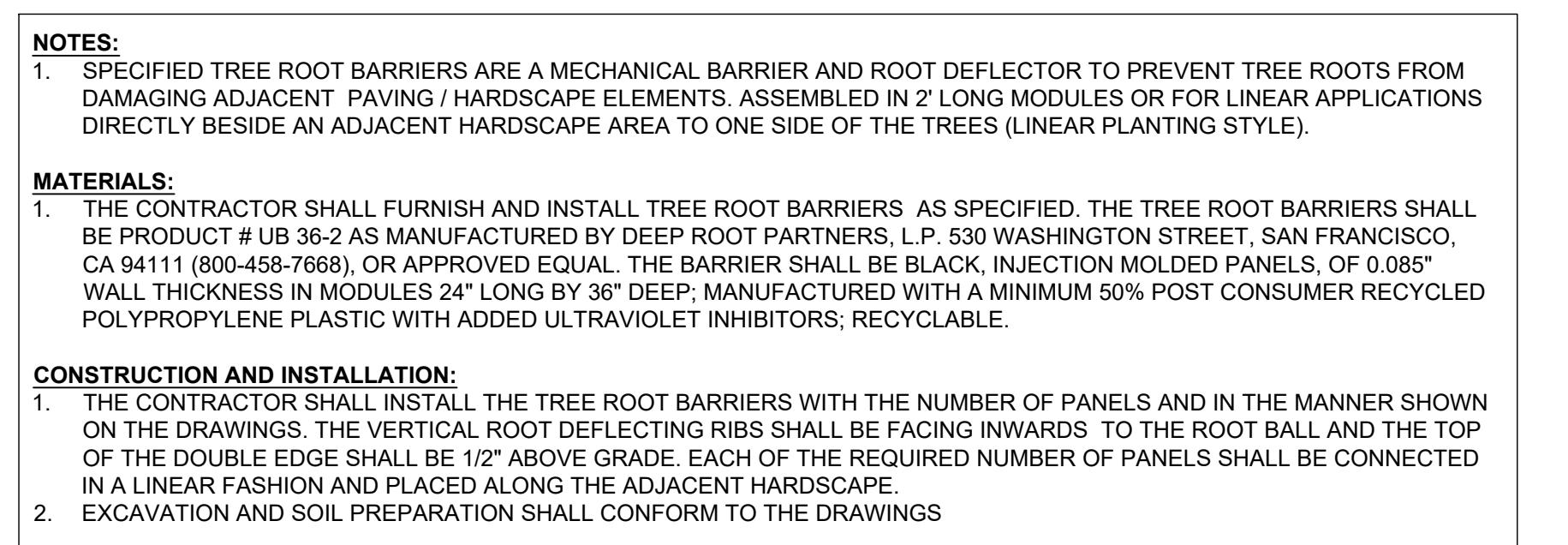
D ROOT BARRIER

NTS



A TYPICAL TREE PLANTING IN TREE WELL

NTS



B TREE PLANTING WITHIN BIORETENTION PLANTER

NTS

NTS