A Planning Application For:

230 EL CAMINO, LLC.

230 S. EL CAMINO REAL SAN MATEO, CA 94402

DEVELOPMENT PROJECT DATA INFORMATION (PER GENERAL PLAN)

Site Address:	230 S. EL CAMINO REAL, SAN MATEO, CA 94402	
APN:	034-093-050	
Zoning Classification:	E2-2/ R-5	
Lot Size (Sq. Ft.)	11,464 S.F./ 0.26 ACRES	
Permitted Floor Area Ratio:	4.5	
Proposed Floor Area for FAR (Commercial only)[1]	1,572 S.F. * 2 = 3,144 S.F. [1]	
Proposed Floor Area Ratio (3,144 S.F. /11,464 S.F.):	0.27	
	Existing:	Proposed:
Floor Area (Sq. Ft.): [1]	N/A	1,572 S.F.
Main Structure(s):	N/A	1,572 S.F.
Detached Accessory Structures:	N/A	
Total Floor Area for FAR (Commercial Only)		1,572 S.F.
Total Area (non-commercial Area)	32,578 S.F.	
Total Building Area	34,150 S.F.	
Total Unit Count	28 Dwelling Units	
Total Covered Parking Stalls:	5 stalls & 11 stackers or 16 parking stalls	
List of All Heritage Trees on Site including Species and Size:	SEE LANDSCAPE	
Cubic Yards of Soil Disturbance: (required in order to determine if a Stormwater Pollution Prevention Construction Permit is required)	125 CY OF CUT AND 40 CY OF FILL FOR A NET EXPORT OF 85 CY	

1.PER SMMC SECTION 27.04.200 FLOOR AREA: STORIES EXCEEDING FIFTEEN (15) FEET IN HEIGHT SHALL BE COUNTED AS ADDITIONAL FLOOR AREA, WITH THE EXCEPTION THAT GROUND FLOOR RETAIL MAY BE UP TO EIGHTEEN (18) FEET IN HEIGHT MEASURED FROM FIRST FINISH FLOOR TO SECOND FINISH FLOOR BEFORE BEING COUNTED AS ADDITIONAL FLOOR AREA. **PROPOSED FLOOR HEIGHT AT THE GROUND FLOOR: 19'-0"**

2

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 2	# Unit Level 3	# Unit Level 4	# Unit Level 5	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	476	0	476	1	1	1	1	4	0.50	0.05	1.00	1,904	0	14%
	B1.0 (1BR/1BA Unit)	714	56	770	1	1	1	1	4	0.50	0.05	1.00	2,856	224	57%
	B1.1 (1BR/1BA Unit)	608	71	679	1	1	1	1	4	0.50	0.05	1.00	2,432	284	
	B1.2 (1BR/1BA Unit)	835	0	835	1	1	1	1	4	0.50	0.05	1.00	3,340	0	
	B1.3 (1BR/1BA Unit)	740	86	826	1	1	1	1	4	0.50	0.05	1.00	2960	344	
	C1.0 (2BR/1BA Unit)	923	0	923	1	1	1	1	4	0.50	0.10	1.25	3,692	0	29%
	C1.1 (2BR/1BA Unit)	848	50	898	1	1	1	1	4	0.50	0.10	1.25	3,392	200	
	Total # dwelling units				7	7	7	7	28				20,576	1,052	

2

	Use	Level 1	Level 2	Level 3	Level 4	Level 5	Total Area	Project FAR
Floor Area	Retail Area	1,572 *					3,144	
	Parking garage	3,705 *					7,410	
	Total FAR Floor Area						10,544	0.92

(*) FLOOR TO FLOOR EXCEED 18 FEET AT THE GROUND FLOOR THEREFORE AREA SHALL BE MULTIPLIED BY 2 (PER SMMC 27.04.200.b.1)

Open Space	Private Residential Open Space (Level 2/ Level 3/ Level 4/ Level 5) (S.F.) - Provided		1,052
	Common Residential Open Space - Provided		0
	Total open space private + common (residential) - Provided		1,052

BMR UNIT BREAKDOWN

UNIT TYPE	TAG	AREA (S.F.)	LOCATION	# VLI (VERY LOW INCOME) UNITS	# LI (LOW INCOME) UNITS	# MOD (MODERATE INCOME) UNITS	TOTAL BMR UNITS	% BMR UNITS
STUDIO	A1.0	476	LEVEL 05	0	0	1	1	3.75%
1BED/1BA	B1.1	608	LEVEL 04	0	0	1	1	3.75%
1BED/1BA	B1.3	740	LEVEL 03	0	0	1	1	3.75%
2 BED/1BA	C1.0	923	LEVEL 02	0	0	1	1	3.75%
TOTAL BMR UNITS				**0**	**0**	**4 ***		15.0%

(*) 15% OF THE BASE DENSITY OF (26) DWELLING UNITS & PER CITY OF SAN MATEO BELOW MARKET RATE HOUSING REQUIREMENT PROGRAM.

2

BMR UNIT REQUIREMENTS - OWNERSHIP UNITS (BASE DENSITY OF (26) DU) *

15% MODERATE INCOME	4 UNITS
TOTAL (PROVIDED):	**4 UNITS**

(*) PER CITY OF SAN MATEO BELOW MARKET RATE HOUSING REQUIREMENT PROGRAM

 # DWELLING UNITS PER FLOOR

LEVEL 02	7 UNITS
LEVEL 03	7 UNITS
LEVEL 04	7 UNITS
LEVEL 05	7 UNITS
TOTAL # DWELLING UNITS	28 UNITS (OR 107 DU/AC)

DWELLING UNIT MIX

STUDIO	4 UNITS OR 14%
ONE-BEDROOM	16 UNITS OR 57%
TWO-BEDROOM	8 UNITS OR 29%

PROJECT TEAM

OWNER: 230 EL CAMINO, LLC.
851 Burlway Rd., Suite 710
Burlingame, CA 94010

ARCHITECT: ARC TEC INC.
1731 Technology Drive, Suite 750
San Jose, CA 95110
PHONE: 408.496.0676
CONTACT: Evan Sockalosky
EMAIL: evans@arctecinc.com

LANDSCAPE ARCHITECT: Taniguchi Landscape Architecture
1013 South Claremont St. Ste 1
San Mateo, CA 94401
PHONE: 650.638-9985
CONTACT: Dennis Taniguchi
EMAIL: dennis@dtlandarch.com

CIVIL ENGINEER: BKF ENIGEERS
150 California Street, Suite 600
San Francisco, CA 94111
PHONE: 415.660.6360
CONTACT: Mike O'Connell
EMAIL: moconnell@bkf.com

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE (CCR TITLE 24, PART 2)
2022 CALIFORNIA ELECTRIC CODE (CCR TITLE 24, PART 3)
2022 CALIFORNIA MECHANICAL CODE (CCR TITLE 24, PART 4)
2022 CALIFORNIA PLUMBING CODE (CCR TITLE 24, PART 5)
2022 CALIFORNIA ENERGY CODE (CCR TITLE 24, PART 6)
2022 CALIFORNIA FIRE CODE (CCR TITLE 24, PART 9)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CCR TITLE 24, PART 11)

ALL CODES ARE SUBJECT TO LOCAL GOVERNMENT AMENDMENTS PER CALIFORNIA BUILDING STANDARDS COMMISSION BULLETIN 10-03.

PROJECT DATA

OWNER NAME: 230 EL CAMINO, LLC

PROJECT ADDRESS: 2 WEST 3RD AVENUE
SAN MATEO, CA 94402

LEGAL DESCRIPTION:
LOTS 1 2 & 3 BLOCK B SUB OF BLOCKS A B C BAYWOOD RSM
17/19 20 CITY OF SAN MATEO

BUILDING AREA, OFFICE:	34,150.F.
TOTAL RESIDENTIAL UNITS:	28
NUMBER OF STORIES:	5
CONSTRUCTION TYPE:	SEE BELOW
FIRE SPRINKLERS:	YES
OCCUPANCY TYPE:	M, S-2 & R-2
BUILDING TOP OF PLATE:	63'-0"

PROJECT DESCRIPTION

GENERAL DESCRIPTION
THIS PROJECT INVOLVES THE DEVELOPMENT OF A NEW 34,150-SQUARE-FOOT, FIVE-STORY RESIDENTIAL BUILDING ON AN 11,464-SQUARE-FOOT LOT. THE BUILDING WILL INCLUDE A 1,572-SQUARE-FOOT COMMERCIAL SPACE ON THE GROUND FLOOR, CONTRIBUTING TO THE ACTIVATION OF THE STREETSCAPE AND ENHANCING NEIGHBORHOOD AMENITIES. THE SCOPE OF WORK ENCOMPASSES THE CORE AND SHELL CONSTRUCTION OF THE BUILDING, PROVIDING A STRUCTURAL FRAMEWORK FOR FUTURE RESIDENTIAL AND COMMERCIAL TENANTS. ADDITIONALLY, THE PROJECT INCLUDES SITE IMPROVEMENTS TO ENHANCE PEDESTRIAN AND BICYCLE ACCESSIBILITY, SUCH AS NEW SIDEWALKS, CURB AND GUTTER ENHANCEMENTS, RAISED PLANTERS, BICYCLE RACKS, AND STREET TREES.

PROJECT TYPE AND TENURE
THE DEVELOPMENT WILL CONSIST OF CONDOMINIUM-STYLE UNITS INTENDED FOR SALE. THIS MODEL PROMOTES LONG-TERM HOMEOWNERSHIP OPPORTUNITIES FOR RESIDENTS AND ALIGNS WITH THE CITY'S OBJECTIVES TO DIVERSIFY HOUSING OPTIONS

AFFORDABLE HOUSING UNITS
THE PROPOSED DEVELOPMENT PROPOSES A TOTAL OF TWENTY-EIGHT (28) OWNERSHIP DWELLING UNITS AND INCLUDES 15% OF UNITS DESIGNATED AS AFFORDABLE HOUSING OR **(4) FOUR MODERATE INCOME UNIT** (PER CITY OF SAN MATEO BELOW RATE HOUSING REQUIREMENT PROGRAM, **THE BMR REQUIREMENT IS 4.2 UNITS, THEREFORE AN IN-LIEU FEE WILL BE PAID FOR THE .2 UNITS).**

PARKING
THE PROPOSED DEVELOPMENT PROPOSES A TOTAL OF SIXTEEN (16) PARKING SPACES INCLUDING ELEVEN (11) STACKER PARKING FOR RESIDENT USE ONLY.
CALIFORNIA ASSEMBLY BILL AB2097 PROHIBITS PUBLIC AGENCIES FROM IMPOSING MINIMUM PARKING REQUIREMENTS ON RESIDENTIAL/ COMMERCIAL PROJECT LOCATED WITHIN ONE-HALF MILE OF A MAJOR TRANSIT STOP. ADDITIONALLY, THIRTY (30) LONG-TERM BIKE RACKS FOR RESIDENT USE AND (1) LONG-TERM BIKE RACK FOR RETAIL USE WILL BE INSTALLED (SECURED STORAGE). A TOTAL OF FOUR (4) SHORT-TERM BIKE RACKS WILL BE PROVIDED FOR RETAIL AND RESIDENT USES.

REQUIRED ENTITLEMENTS
TO PROCEED WITH THE DEVELOPMENT, THE FOLLOWING ENTITLEMENTS ARE REQUESTED:

- **SITE PLAN AND ARCHITECTURAL REVIEW (SPAR)**: APPROVAL OF THE PROPOSED SITE LAYOUT AND BUILDING DESIGNS. AS PER SAN MATEO MUNICIPAL CODE §27.08.030, THIS REVIEW ENSURES THAT THE STRUCTURES, SITE PLAN, AND LANDSCAPING ARE IN SCALE AND HARMONIOUS WITH THE CHARACTER OF THE NEIGHBORHOOD AND MEET ALL APPLICABLE STANDARDS.
- **SITE DEVELOPMENT PERMIT (SDP)**: AUTHORIZATION FOR GRADING, UTILITY INSTALLATION, AND INFRASTRUCTURE IMPROVEMENTS. ACCORDING TO SAN MATEO MUNICIPAL CODE §23.40.030, A SITE DEVELOPMENT PLANNING APPLICATION MUST BE SUBMITTED, FOLLOWED BY THE ISSUANCE OF A SITE DEVELOPMENT PERMIT, TO COMMENCE ANY SITE DEVELOPMENT.
- **VESTING TENTATIVE MAP (VTM)**: APPROVAL FOR THE MERGER OF EXISTING LOTS AND ESTABLISHMENT OF CONDOMINIUM UNITS. THIS MAP DEFINES THE BOUNDARIES AND LAYOUT OF THE PROPOSED DEVELOPMENT.

CONSTRUCTION TYPES

LEVEL 2 TRU LEVEL 5 - CONSTRUCTION TYPE III-A (RESIDENTIAL R-2)
LEVEL 1 - CONSTRUCTION TYPE I-A (PARKING S-2)/ CONCRETE STRUCTURE
LEVEL 1 - CONSTRUCTION TYPE I-A (RETAIL M)/ CONCRETE STRUCTURE

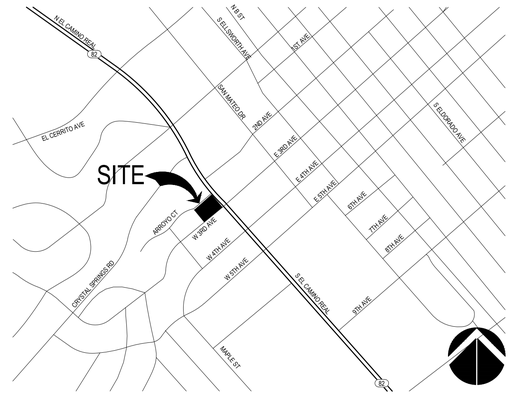
DRAWING INDEX AND ISSUE DATES

- ○ PRELIMINARY OR PRICING PLANS
- ● FIRST FORMAL SUBMITTAL OR NO CHANGES SINCE PREVIOUS ISSUE
- ✚ MODIFICATIONS SINCE PREVIOUS ISSUE

ISSUE DATES AND DESCRIPTIONS

		04.16.2025 1ST PLANNING SUBMITTAL	07.23.2025 2ND PLANNING SUBMITTAL	11.24.2025 3RD PLANNING SUBMITTAL
COVER SHEET		●	✚	✚
ARCHITECTURAL				
A0.01	EXTERIOR BUILDING RENDERING	●	✚	✚
A0.02	EXTERIOR BUILDING RENDERING	●	✚	✚
A0.03	EXTERIOR BUILDING RENDERING	●	✚	✚
A0.04	EXTERIOR BUILDING RENDERING		●	✚
A0.11	NEIGHBORHOOD CONTEXT	●	●	●
A0.21	PLANNING DEPARTMENT AREA CALCULATIONS (2040 GENERAL PLAN)	●	✚	✚
A0.22	PLANNING DEPARTMENT AREA CALCULATIONS (PER ZONING)	●	●	✚
A0.23	USABLE OPEN SPACE DIAGRAMS	●	✚	●
A0.24	USABLE OPEN SPACE DIAGRAMS	●	●	●
A0.25	COMMERCIAL OPEN SPACE AREA DIAGRAM - FIRST LEVEL			●
A0.31	BUILDING CODE PROJECT DATA	●	●	●
A0.32	EGRESS DIAGRAMS		●	●
A0.33	EGRESS DIAGRAMS		●	●
A1.00	SITE PLAN - DEMOLITION/ EXISTING CONDITIONS	●	✚	✚
A1.01	ARCHITECTURAL SITE PLAN		●	✚
A1.01A	BUILDING CONTEXT & ADJACENT PROPERTIES		●	✚
A1.01B	WASTE MANAGEMENT SITE PLAN		●	✚
A1.01C	TREE EVALUATION PLAN & EXISTING TREE SCHEDULE	●	✚	✚
A1.02	SITE DETAILS	●	✚	✚
A1.03	SITE DETAILS		●	✚
A1.04	SITE DETAILS		●	✚
A1.11	SOLAR SHADOW STUDY	●	✚	●
A2.11	PROPOSED FLOOR PLAN - LEVEL 01	●	✚	✚
A2.12	PROPOSED FLOOR PLAN - LEVEL 02	●	✚	✚
A2.13	PROPOSED FLOOR PLAN - LEVEL 03	●	✚	✚
A2.14	PROPOSED FLOOR PLAN - LEVEL 04	●	✚	✚
A2.15	PROPOSED FLOOR PLAN - LEVEL 05	●	✚	✚
A2.31	PROPOSED ROOF PLAN	●	✚	✚
A3.11	EXTERIOR ELEVATION & PARTIAL FLOOR PLANS	●	✚	✚
A3.12	EXTERIOR ELEVATION & PARTIAL FLOOR PLANS	●	✚	✚
A3.13	EXTERIOR ELEVATION & PARTIAL FLOOR PLANS	●	✚	✚
A3.14	EXTERIOR ELEVATION & PARTIAL FLOOR PLANS	●	✚	✚
A3.15	EXTERIOR ELEVATIONS	●	✚	✚
A3.16	EXTERIOR ELEVATIONS	●	✚	✚
A3.17	EXTERIOR ELEVATIONS W/ ADJACENT BUILDINGS	●	✚	✚
A3.18	MATERIAL BOARD	●	●	✚
A3.19	OPENING FIRE SEPARATION DISTANCE		●	✚
A3.20	OBJECTIVE DESIGN STANDARDS			●
A3.21	OBJECTIVE DESIGN STANDARDS			●
A4.11	BUILDING SECTIONS	●	✚	✚
A5.11	ENLARGED UNIT PLANS	●	●	●
A5.12	ENLARGED UNIT PLANS	●	●	●
CIVIL				
C1.01	TITLE SHEET	●	✚	✚
C1.02	NOTES SHEET	●	✚	✚
C2.01	EXISTING CONDITIONS	●	✚	✚
C2.02	DEMOLITION PLAN		✚	✚
C2.03	EXISTING PARCELIZATION PLAN		●	●
C2.04	PROPOSED PARCELIZATION PLAN		●	●
C3.01	PRELIMINARY SITE PLAN	●	✚	✚
C4.01	PRELIMINARY GRADING PLAN	●	✚	✚
C5.01	PRELIMINARY UTILITY PLAN	●	✚	✚
C6.01	PRELIMINARY STORMWATER CONTROL PLAN	●	✚	✚
C7.01	PRELIMINARY EROSION CONTROL PLAN	●	✚	✚
C7.02	EROSION CONTROL NOTES AND DETAILS	●	✚	✚
C7.03	SAN MATEO COUNTY CONSTRUCTION BEST MANAGEMENT PRACTICES	●	✚	✚
C8.01	DETAILS	●	✚	✚
C8.02	DETAILS		●	●
LANDSCAPE				
L-1	SCHEMATIC LANDSCAPE PLAN	●	✚	✚
L-2	IRRIGATION HYDROZONE PLAN		●	✚
L-3	SITE FURNISHING		●	✚
L-4	TREE PROTECTION PLAN			●
L-5	PARKING AREA LANDSCAPE			●
TP-01	TREE PROTECTION DETAILS			●

VICINITY MAP



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A Planning Application For:

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230 S. El Camino Real San Mateo, CA 94402

PROJECT: 184784

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RENDERING - VIEW FROM INTERSECTION OF 3RD AVENUE AND S. EL CAMINO REAL

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PA-2025-038

EXTERIOR BUILDING RENDERING

A0.01

PROJECT NO: 184784

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RENDERING - VIEW FROM INTERSECTION OF S. EL CAMINO REAL & ARROYO CT.

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PA-2025-038

EXTERIOR BUILDING RENDERING

A0.02

PROJECT NO: 184784

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RENDERING - VIEW FROM INTERSECTION OF S. EL CAMINO REAL & ARROYO CT. 1

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PA-2025-038

EXTERIOR BUILDING RENDERING

A0.03

PROJECT NO: 184784

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PA-2025-038

EXTERIOR BUILDING RENDERING

A0.04

PROJECT NO: 184784

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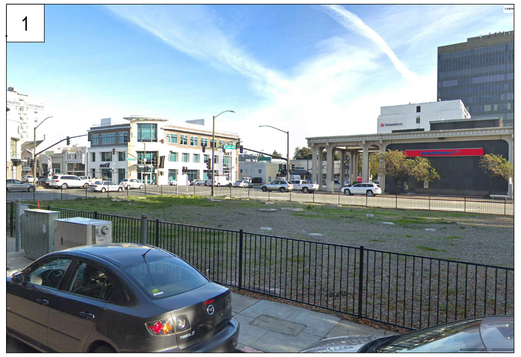
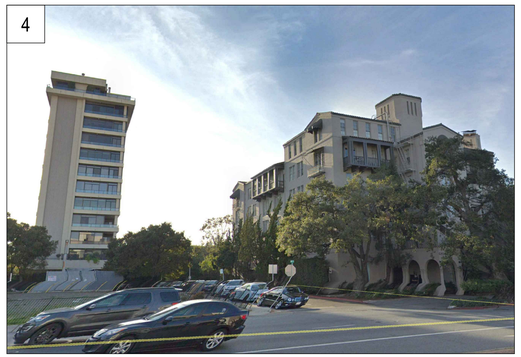


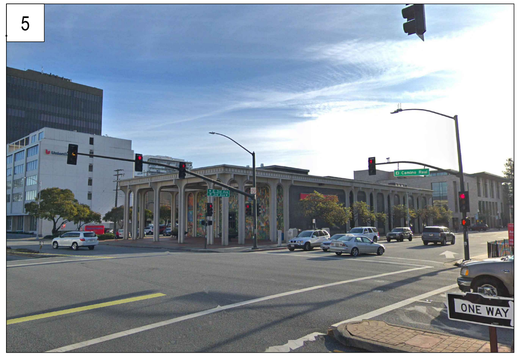
SITE, UNDEVELOPED

SITE, UNDEVELOPED

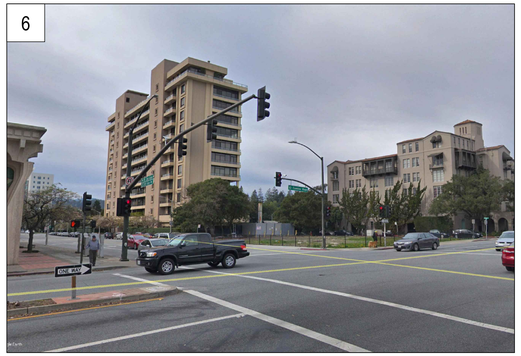
6-LEVEL PUBLIC PARKING GARAGE



RESIDENTIAL BUILDINGS



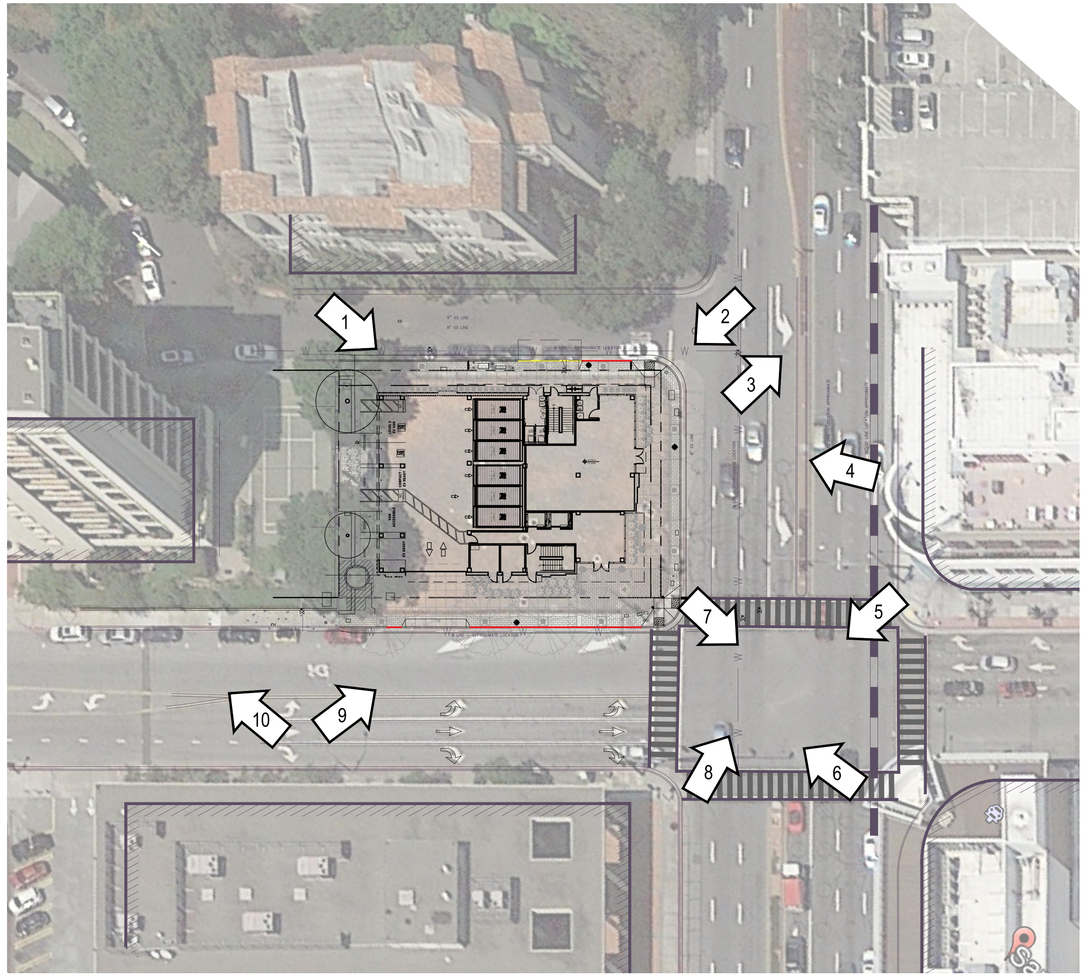
2-LEVEL BANK



SITE, UNDEVELOPED

3-LEVEL OFFICE BUILDING

3-LEVEL OFFICE BUILDING



REFERENCE SITE PLAN

SCALE: 1" = 30'-0"

SITE, UNDEVELOPED

12-STORY RESIDENTIAL BUILDING

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In Association with:

A Planning Application For:

230 EL CAMINO, LLC.

230 S. EL CAMINO REAL
SAN MATEO, CA 94402

DATE	DESCRIPTION
04.16.2025	1ST PLANNING SUBMITTAL
7.23.2025	2ND PLANNING SUBMITTAL
1 11.24.2025	3RD PLANNING SUBMITTAL

PA-2025-038

NEIGHBORHOOD CONTEXT

A0.11

PROJECT NO: 184784

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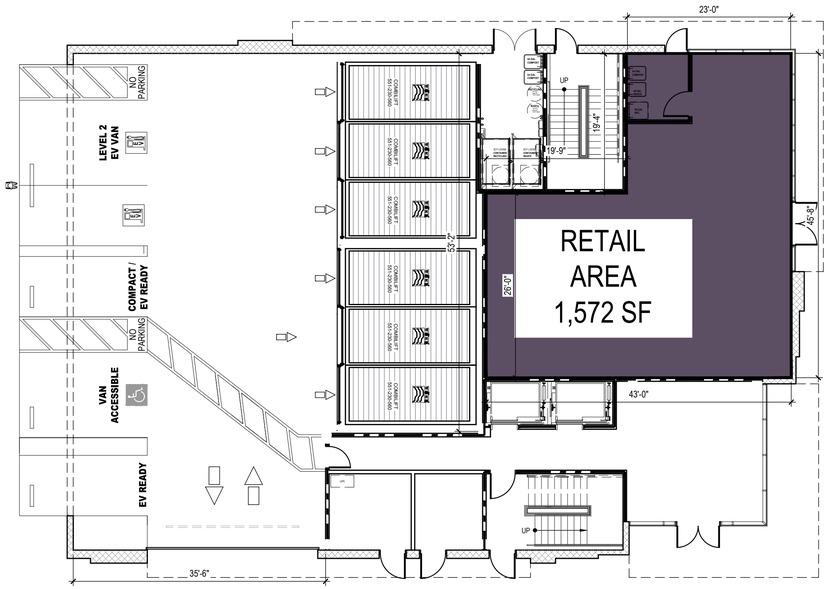

AREA PLAN - LEVEL 01

SCALE: 3/32"=1'-0"

0 5 10 20 30 50 70

PARKING ORDINANCE AREA CALCULATIONS

LEVEL 01

RETAIL SPACE	**1,572 SQ. FT.**
TOTAL:	**1,572 SQ. FT.**

BICYCLE PARKING ANALYSIS

(PER CITY OF SAN MATEO MUNICIPAL CODE SECTION 27.64.262

REQUIRED SHORT-TERM (RESIDENTIAL)
STUDIO AND ONE-BEDROOM UNIT @ 0.05 SPACES PER UNIT
20 UNITS x 0.05 = 1 SPACE
TWO-BEDROOM UNIT @ 0.1 SPACES PER UNIT
8 UNITS x 0.1 = 0.8 SPACE
TOTAL REQUIRED SHORT-TERM (RESIDENTIAL): 1.8 SPACES OR 2 SPACES

REQUIRED LONG-TERM (RESIDENTIAL)
STUDIO AND ONE-BEDROOM UNIT @ 1.0 SPACE PER UNIT
20 UNITS x 1.0 = 20 SPACES
TWO-BEDROOM UNIT @ 1.25 SPACES PER UNIT
8 UNITS x 1.25 = 10 SPACES
TOTAL REQUIRED LONG-TERM (RESIDENTIAL): 30 SPACES

REQUIRED SHORT-TERM (RETAIL)
1 PER 2,000 S.F. OF RETAIL SPACE
1,572 S.F. / 2,000 = 0.78 SPACES OR 1 SPACE

REQUIRED LONG-TERM (RETAIL)
1 PER 12,000 S.F. OF RETAIL SPACE
1,572 S.F. / 12,000 = 0.13 SPACES OR 1 SPACE

PROVIDED SHORT-TERM SPACES

RESIDENTIAL	2 SPACES
RETAIL	2 SPACES
TOTAL	**4 SPACES**

PROVIDED LONG-TERM SPACES

RESIDENTIAL	30 SPACES (PROVIDED @ LEVEL 02/03/04 & 05)
RETAIL	1 SPACE (PROVIDED @ LEVEL 01)
TOTAL	**31 SPACES**

FAR FLOOR AREA CALCULATIONS (PER GENERAL PLAN 2040 REQUIREMENTS)

LEVEL 01

RETAIL SPACE	1,572 SF
TOTAL FLOOR AREA:	**1,572 SF ***

(*) PER SMMC SECTION 27.04.200 FLOOR AREA: STORIES EXCEEDING FIFTEEN (15) FEET IN HEIGHT SHALL BE COUNTED AS ADDITIONAL FLOOR AREA, WITH THE EXCEPTION THAT GROUND FLOOR RETAIL MAY BE UP TO EIGHTEEN (18) FEET IN HEIGHT MEASURED FROM FIRST FINISH FLOOR TO SECOND FINISH FLOOR BEFORE BEING COUNTED AS ADDITIONAL FLOOR AREA.

PROPOSED FLOOR HEIGHT AT THE GROUND FLOOR: 19'-0"

TOTAL FLOOR AREA: 1,572 SF x 2 = 3,144 SF

FAR AREA DESIGNATION

RETAIL AREA

	Use	Level 1	Level 2	Level 3	Level 4	Level 5	Total Area	Project FAR
Floor Area	Retail Area	1,572 *					3,144	
	Parking garage							
	Total FAR Floor Area						3,144	0.27

(*) FLOOR TO FLOOR EXCEED 18 FEET AT THE GROUND FLOOR THEREFORE AREA SHALL BE MULTIPLIED BY 2 (PER SMMC 27.04.200.b.1)

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PA-2025-038

PLANNING DEPARTMENT AREA CALCULATIONS (2040 GENERAL PLAN)

A0.21

PROJECT NO: 184784

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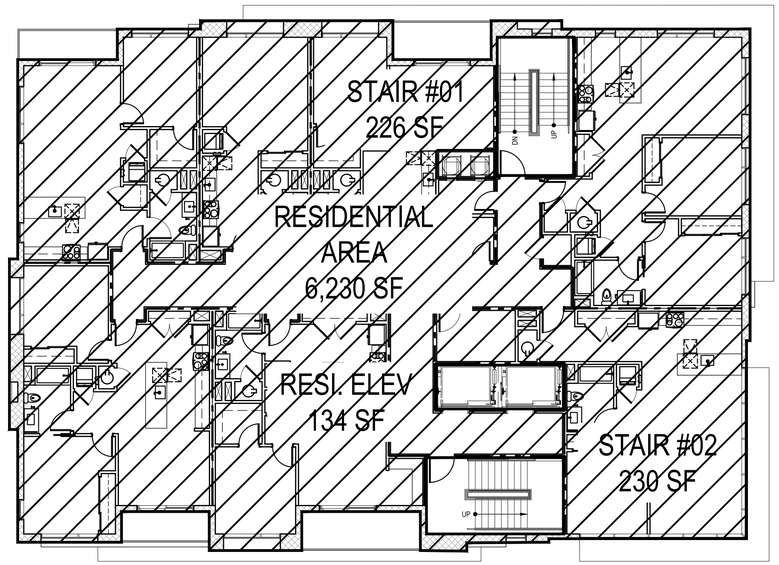
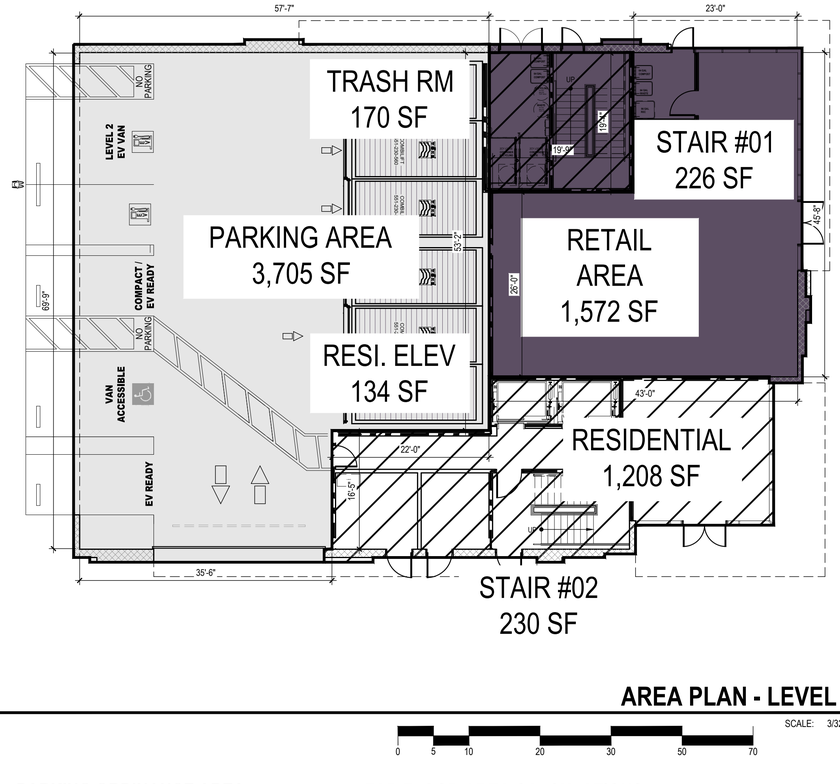


AREA PLAN - LEVEL 02 TO LEVEL 05

SCALE: 3/32"=1'-0"

0 5 10 20 30 50 70



AREA PLAN - LEVEL 01

SCALE: 3/32"=1'-0"

0 5 10 20 30 50 70

PARKING ORDINANCE AREA CALCULATIONS

LEVEL 01

RETAIL SPACE	**1,572 SQ. FT.**
TOTAL:	**1,572 SQ. FT.**

BICYCLE PARKING ANALYSIS

(PER CITY OF SAN MATEO MUNICIPAL CODE SECTION 27.64.262

REQUIRED SHORT-TERM (RESIDENTIAL)
STUDIO AND ONE-BEDROOM UNIT @ 0.05 SPACES PER UNIT
20 UNITS x 0.05 = 1 SPACE
TWO-BEDROOM UNIT @ 0.1 SPACES PER UNIT
8 UNITS x 0.1 = 0.8 SPACE
TOTAL REQUIRED SHORT-TERM (RESIDENTIAL): 1.8 SPACES OR 2 SPACES

REQUIRED LONG-TERM (RESIDENTIAL)
STUDIO AND ONE-BEDROOM UNIT @ 1.0 SPACE PER UNIT
20 UNITS x 1.0 = 20 SPACES
TWO-BEDROOM UNIT @ 1.25 SPACES PER UNIT
8 UNITS x 1.25 = 10 SPACES
TOTAL REQUIRED LONG-TERM (RESIDENTIAL): 30 SPACES

REQUIRED SHORT-TERM (RETAIL)
1 PER 2,000 S.F. OF RETAIL SPACE
1,572 S.F. / 2,000 = 0.78 SPACES OR 1 SPACE

REQUIRED LONG-TERM (RETAIL)
1 PER 12,000 S.F. OF RETAIL SPACE
1,572 S.F. / 12,000 = 0.13 SPACES OR 1 SPACE

PROVIDED SHORT-TERM SPACES

RESIDENTIAL	2 SPACES
RETAIL	2 SPACES
TOTAL	**4 SPACES**

PROVIDED LONG-TERM SPACES

RESIDENTIAL	30 SPACES (PROVIDED @ LEVEL 02/03/04 & 05)
RETAIL	1 SPACE (PROVIDED @ LEVEL 01)
TOTAL	**31 SPACES**

FAR FLOOR AREA CALCULATIONS (PER ZONING REQUIREMENTS)

LEVEL 01

RESIDENTIAL LOBBY	1,208 SQ.FT
RESIDENTIAL STAIR #01	226 SQ.FT.
RESIDENTIAL STAIR #02	230 SQ.FT.
RESIDENTIAL ELEVS	134 SQ.FT.
RETAIL	1,572 SQ.FT.
COVERED PARKING (RESIDENTIAL)	3,705 SQ.FT.
FLOOR AREA RESIDENTIAL:	5,503 SQ.FT.*
FLOOR AREA RETAIL:	1,572 SQ.FT.*

(*) PER SMMC SECTION 27.04.200 FLOOR AREA: STORIES EXCEEDING FIFTEEN (15) FEET IN HEIGHT SHALL BE COUNTED AS ADDITIONAL FLOOR AREA, WITH THE EXCEPTION THAT GROUND FLOOR RETAIL MAY BE UP TO EIGHTEEN (18) FEET IN HEIGHT MEASURED FROM FIRST FINISH FLOOR TO SECOND FINISH FLOOR BEFORE BEING COUNTED AS ADDITIONAL FLOOR AREA.

PROPOSED FLOOR HEIGHT AT THE GROUND FLOOR: 19'-0"

TOTAL FLOOR AREA RESIDENTIAL LEVEL 01: 5,503 SF x 2 = 11,006 S.F.*
TOTAL FLOOR AREA RETAIL LEVEL 01: 1,572 SF x 2 = 3,144 S.F. *

LEVEL 02

RESIDENTIAL	6,820 SQ. FT.
FLOOR AREA RESIDENTIAL:	6,820 SQ. FT.

LEVEL 03

RESIDENTIAL	6,820 SQ. FT.
FLOOR AREA RESIDENTIAL:	6,820 SQ. FT.

LEVEL 04

RESIDENTIAL	6,820 SQ. FT.
FLOOR AREA RESIDENTIAL:	6,820 SQ. FT.

LEVEL 05

RESIDENTIAL	6,820 SQ. FT.
FLOOR AREA RESIDENTIAL:	6,820 SQ. FT.

FAR AREA DESIGNATION

RETAIL AREA

PARKING AREA (RESIDENTIAL)

RESIDENTIAL AREA

TOTAL FLOOR AREA RETAIL: 3,144 SQ.FT.
TOTAL FLOOR AREA RESIDENTIAL : 38,286 SQ.FT.

	Use	Level 1	Level 2	Level 3	Level 4	Level 5	Total Area	Project FAR
Floor Area	Retail Area	1,572 *					3,144	
	Parking garage	3,705 *					7,410	
	Residential Area	5,503 *	6,820	6,820	6,820	6,820	38,286	
	Total FAR Floor Area						48,840	4.26

(*) FLOOR TO FLOOR EXCEED 18 FEET AT THE GROUND FLOOR THEREFORE AREA SHALL BE MULTIPLIED BY 2

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SAN MATEO, CA 94402

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2 11.24.2025	3RD PLANNING SUBMITTAL

PA-2025-038

PLANNING DEPARTMENT AREA CALCULATIONS (PER ZONING)

A0.22

PROJECT NO: 184784

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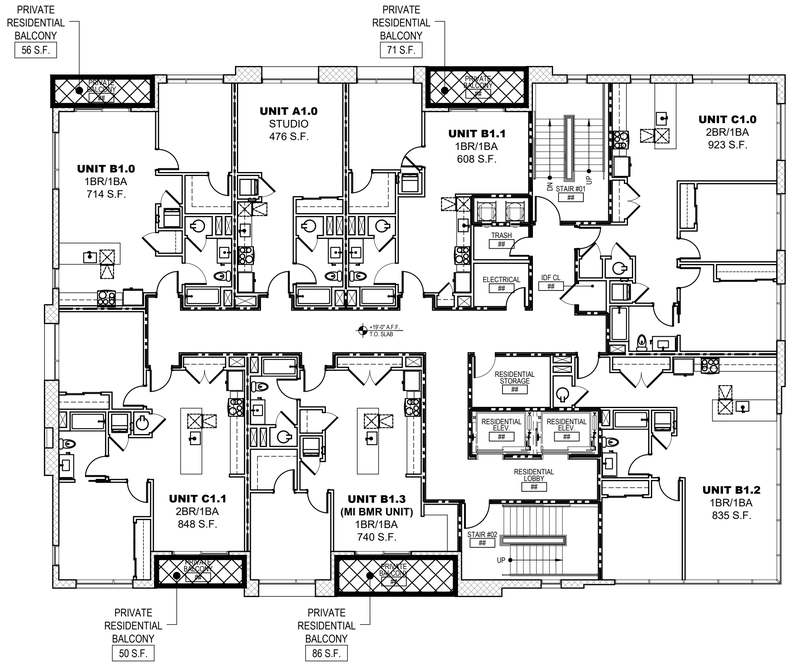
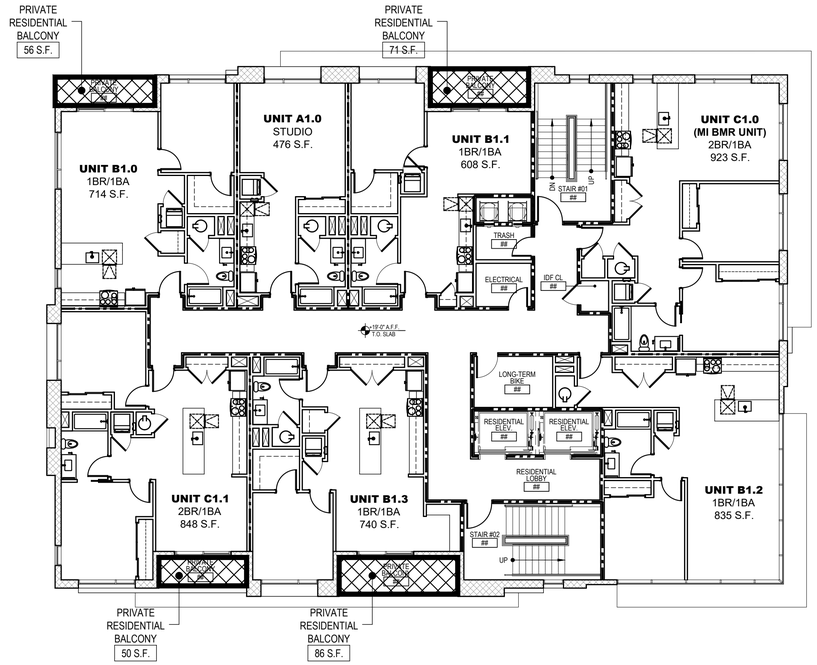


OPEN SPACE - LEVEL 03

SCALE: 3/32"=1'-0"

Open Space Level 03	Residential Private Open Space (Balconies) (S.F.) - Provided	263
	Residential Common Open Space at Level 3 (S.F.) - Provided	0



OPEN SPACE - LEVEL 02

SCALE: 3/32"=1'-0"

Open Space Level 02	Residential Private Open Space (Balconies) (S.F.) - Provided	263
	Residential Common Open Space at Level 2 (S.F.) - Provided	0

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 2	# Unit Level 3	# Unit Level 4	# Unit Level 5	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	476	0	476	1	1	1	1	4	0.50	0.05	1.00	1,904	0	14%
	B1.0 (1BR/1BA Unit)	714	56	770	1	1	1	1	4	0.50	0.05	1.00	2,856	224	57%
	B1.1 (1BR/1BA Unit)	608	71	679	1	1	1	1	4	0.50	0.05	1.00	2,432	284	
	B1.2 (1BR/1BA Unit)	835	0	835	1	1	1	1	4	0.50	0.05	1.00	3,340	0	
	B1.3 (1BR/1BA Unit)	740	86	826	1	1	1	1	4	0.50	0.05	1.00	2960	344	
	C1.0 (2BR/1BA Unit)	923	0	923	1	1	1	1	4	0.50	0.10	1.25	3,692	0	29%
2	C1.1 (2BR/1BA Unit)	848	50	898	1	1	1	1	4	0.50	0.10	1.25	3,392	200	
	Total # dwelling units				7	7	7	7	28				20,576	1,052	

USABLE OPEN SPACE PER FLOOR - RESIDENTIAL

Open Space Level 02	Private Open Space (Balconies) (S.F.) - Provided	263 S.F.
Open Space Level 03	Private Open Space (Balconies) (S.F.) - Provided	263 S.F.
Open Space Level 04	Private Open Space (Balconies) (S.F.) - Provided	263 S.F.
Open Space Level 05	Private Open Space (Balconies) (S.F.) - Provided	263 S.F.
TOTAL OPEN SPACE		**1,052 S.F.**

OPEN SPACE LEGEND

PRIVATE RESIDENTIAL OPEN SPACE

USABLE RESIDENTIAL OPEN SPACE CALCULATIONS

PER SMMC 27.38.130 RESIDENTIAL DEVELOPMENT STANDARDS.

(c) OPEN SPACE. RESIDENTIAL DEVELOPMENT SHALL INCLUDE PRIVATE USABLE OPEN SPACE EQUAL TO AT LEAST 80 SQUARE FEET (STATE DENSITY BONUS REQUEST TO REDUCE TO 40 S.F.) PER DWELLING UNIT OR COMMON USABLE OPEN SPACE EQUAL TO AT LEAST 150% OF THE PRIVATE USABLE OPEN SPACE REQUIREMENTS, OR A COMBINATION OF BOTH.

PRIVATE USABLE OPEN SPACE USED TO FULFILL THIS REQUIREMENT SHALL HAVE A USABLE AREA OF NOT LESS THAN 75 SQUARE FEET (STATE DENSITY BONUS REQUEST TO REDUCE TO 50 S.F. PER DWELLING UNIT AND SHALL NOT BE LESS THAN FOUR (4) FEET IN ANY DIRECTION).

REQUIRED PRIVATE OPEN SPACE (16 UNITS x 50 S.F.):	800 S.F.
REQUIRED COMMON OPEN SPACE (16 UNITS x (50 S.F. x 150%) :	1,200 S.F.
TOTAL REQUIRED OPEN SPACE:	**2,000 S.F.**
PROVIDED PRIVATE OPEN SPACE - LEVEL 02:	263 S.F.
PROVIDED PRIVATE OPEN SPACE - LEVEL 03:	263 S.F.
PROVIDED PRIVATE OPEN SPACE - LEVEL 04:	263 S.F.
PROVIDED PRIVATE OPEN SPACE - LEVEL 05:	263 S.F.
TOTAL PROVIDED PRIVATE OPEN SPACE:	**1,052 S.F.**
TOTAL PROVIDED COMMON OPEN SPACE:	**0 S.F.**
TOTAL PROVIDED OPEN SPACE PRIVATE + COMMON:	**1,052 S.F.**

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PA-2025-038

USABLE OPEN SPACE DIAGRAMS

A0.23

PROJECT NO: 184784

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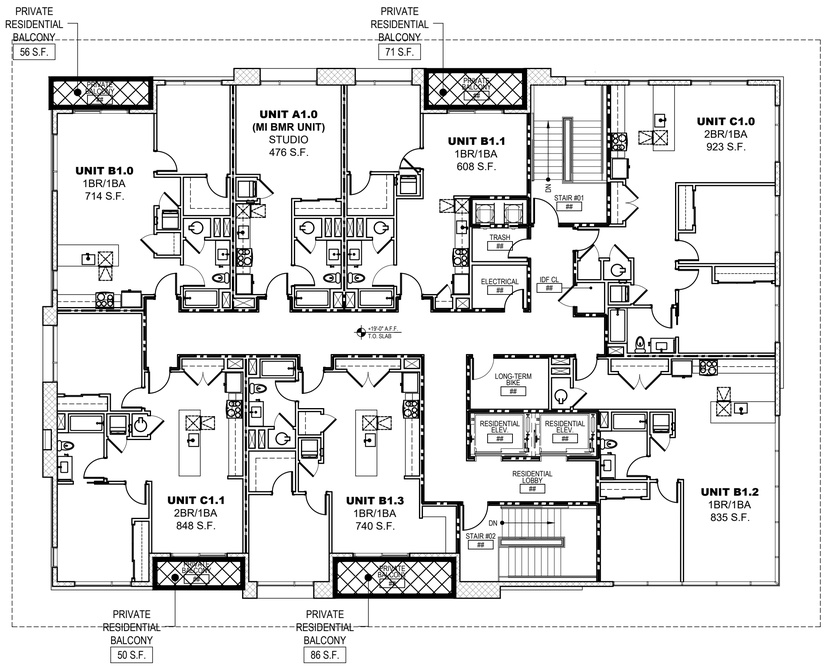
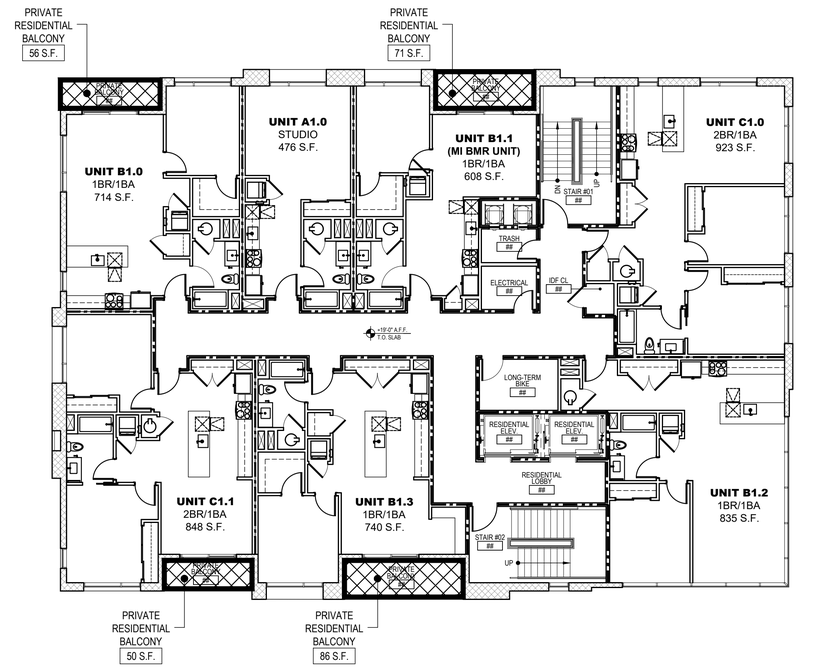


OPEN SPACE - LEVEL 05

SCALE: 3/32"=1'-0"

Open Space Level 05	Residential Private Open Space (Balconies) (S.F.) - Provided	263
	Residential Common Open Space at Level 5 (S.F.) - Provided	0



OPEN SPACE - LEVEL 04

SCALE: 3/32"=1'-0"

Open Space Level 04	Residential Private Open Space (Balconies) (S.F.) - Provided	263
	Residential Common Open Space at Level 4 (S.F.) - Provided	0

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 2	# Unit Level 3	# Unit Level 4	# Unit Level 5	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	476	0	476	1	1	1	1	4	0.50	0.05	1.00	1,904	0	14%
	B1.0 (1BR/1BA Unit)	714	56	770	1	1	1	1	4	0.50	0.05	1.00	2,856	224	57%
	B1.1 (1BR/1BA Unit)	608	71	679	1	1	1	1	4	0.50	0.05	1.00	2,432	284	
	B1.2 (1BR/1BA Unit)	835	0	835	1	1	1	1	4	0.50	0.05	1.00	3,340	0	
	B1.3 (1BR/1BA Unit)	740	86	826	1	1	1	1	4	0.50	0.05	1.00	2960	344	
	C1.0 (2BR/1BA Unit)	923	0	923	1	1	1	1	4	0.50	0.10	1.25	3,692	0	29%
	C1.1 (2BR/1BA Unit)	848	50	898	1	1	1	1	4	0.50	0.10	1.25	3,392	200	
	2 Total # dwelling units				7	7	7	7	28				20,576	1,052	

USABLE OPEN SPACE PER FLOOR - RESIDENTIAL

Open Space Level 02	Private Open Space (Balconies) (S.F.) - Provided	263 S.F.
Open Space Level 03	Private Open Space (Balconies) (S.F.) - Provided	263 S.F.
Open Space Level 04	Private Open Space (Balconies) (S.F.) - Provided	263 S.F.
Open Space Level 05	Private Open Space (Balconies) (S.F.) - Provided	263 S.F.
TOTAL OPEN SPACE		**1,052 S.F.**

OPEN SPACE LEGEND

PRIVATE RESIDENTIAL OPEN SPACE

USABLE RESIDENTIAL OPEN SPACE CALCULATIONS

PER SMMC 27.38.130 RESIDENTIAL DEVELOPMENT STANDARDS.

(c) OPEN SPACE. RESIDENTIAL DEVELOPMENT SHALL INCLUDE PRIVATE USABLE OPEN SPACE EQUAL TO AT LEAST 80 SQUARE FEET (STATE DENSITY BONUS REQUEST TO REDUCE TO 40 S.F.) PER DWELLING UNIT OR COMMON USABLE OPEN SPACE EQUAL TO AT LEAST 150% OF THE PRIVATE USABLE OPEN SPACE REQUIREMENTS, OR A COMBINATION OF BOTH.

PRIVATE USABLE OPEN SPACE USED TO FULFILL THIS REQUIREMENT SHALL HAVE A USABLE AREA OF NOT LESS THAN 75 SQUARE FEET (STATE DENSITY BONUS REQUEST TO REDUCE TO 50 S.F. PER DWELLING UNIT AND SHALL NOT BE LESS THAN FOUR (4) FEET IN ANY DIRECTION).

REQUIRED PRIVATE OPEN SPACE (16 UNITS x 50 S.F.):	800 S.F.
REQUIRED COMMON OPEN SPACE (16 UNITS x (50 S.F. x 150%) :	1,200 S.F.
TOTAL REQUIRED OPEN SPACE:	**2,000 S.F.**
PROVIDED PRIVATE OPEN SPACE - LEVEL 02:	263 S.F.
PROVIDED PRIVATE OPEN SPACE - LEVEL 03:	263 S.F.
PROVIDED PRIVATE OPEN SPACE - LEVEL 04:	263 S.F.
PROVIDED PRIVATE OPEN SPACE - LEVEL 05:	263 S.F.
TOTAL PROVIDED PRIVATE OPEN SPACE:	**1,052 S.F.**
TOTAL PROVIDED COMMON OPEN SPACE:	**0 S.F.**
TOTAL PROVIDED OPEN SPACE PRIVATE + COMMON:	**1,052 S.F.**

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In Association with:

A Planning Application For:

230 EL CAMINO, LLC.

230 S. EL CAMINO REAL
SAN MATEO, CA 94402

DATE	DESCRIPTION
04.16.2025	1ST PLANNING SUBMITTAL
7.23.2025	2ND PLANNING SUBMITTAL
2 11.24.2025	3RD PLANNING SUBMITTAL

PA-2025-038

USABLE OPEN SPACE DIAGRAMS

A0.24

PROJECT NO: 184784

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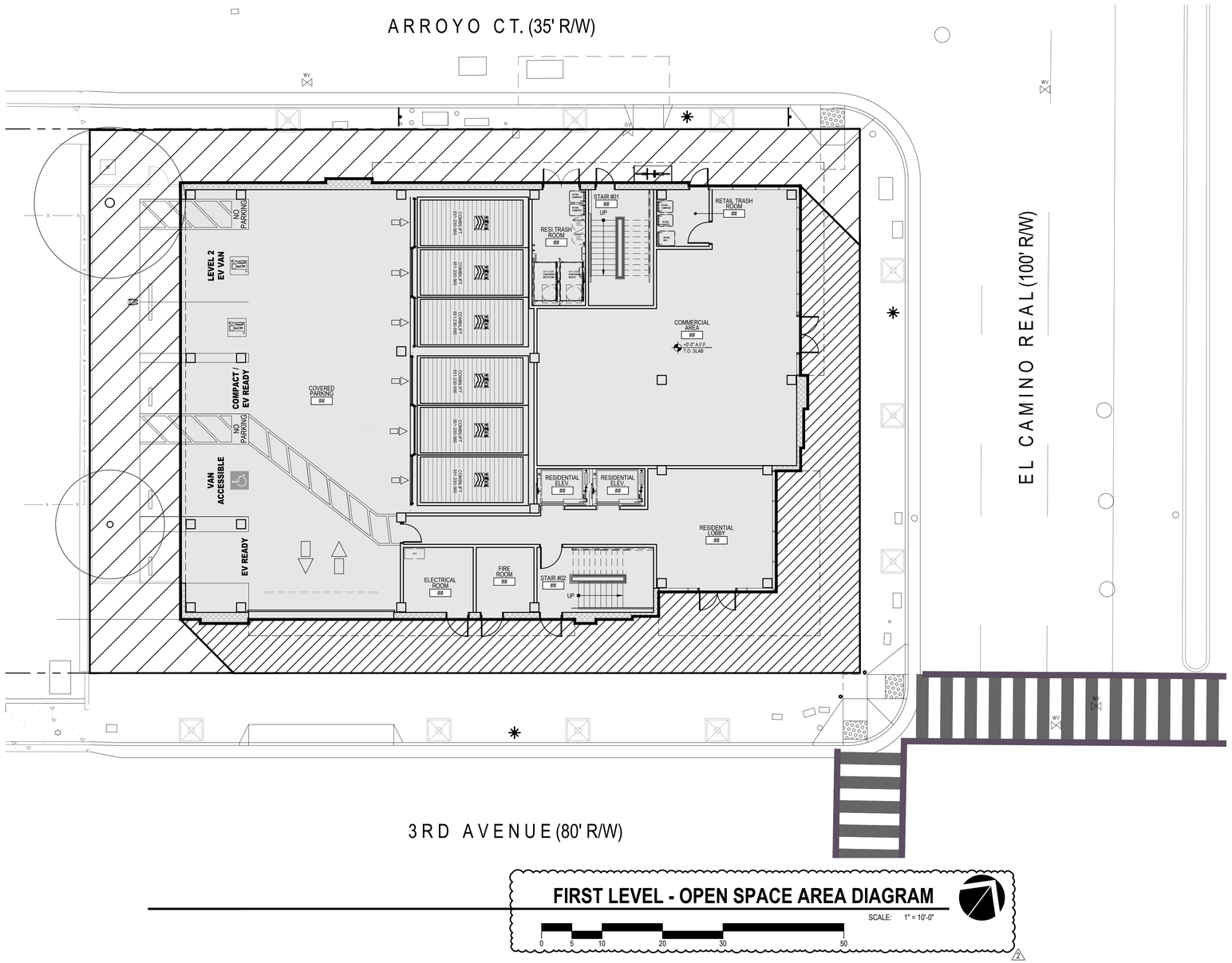

FIRST LEVEL - OPEN SPACE AREA DIAGRAM

SCALE: 1" = 10'-0"

0 5 10 20 30 50

2

COMMERCIAL OPEN SPACE CALCULATIONS

A27.38.090 OPEN SPACE REQUIREMENTS.

(a) OPEN SPACE SHALL BE PROVIDED IN AN AMOUNT EQUAL TO ONE PERCENT (1%) OF THE NONRESIDENTIAL FLOOR AREA OF THE PROJECT, NOT INCLUDING PARKING, PROVIDED THAT THERE SHALL BE NO REQUIREMENT FOR OPEN SPACE WHERE THE RESULTING OPEN SPACE WOULD BE LESS THAN 200 SQUARE FEET.

(b) THIS REQUIRED OPEN SPACE SHALL BE USABLE OPEN SPACE LOCATED AT GROUND LEVEL DIRECTLY ACCESSIBLE TO A PUBLIC SIDEWALK WITH A MINIMUM WIDTH ALONG THE SIDEWALK OF 25 FEET. FIFTY PERCENT OF THE REQUIRED OPEN SPACE SHALL BE UNSHADED BETWEEN NOON AND 2:00 P.M. AT THE SPRING AND FALL EQUINOX EXCEPT WHERE THE OPEN SPACE IS ALREADY SHADED BY AN EXISTING BUILDING AND NO OTHER OPPORTUNITIES EXIST ON THE SITE. THIS OPEN SPACE AREA SHALL INCLUDE PROVISIONS FOR PUBLIC USE FACILITIES, SUCH AS SEATING FOR THE PUBLIC IN THE PUBLIC AREAS

OPEN SPACE AT GROUND LEVEL, SHADED BETWEEN NOON-2P ON THE SPRING AND FALL EQUINOX

OPEN SPACE AT GROUND LEVEL, UNSHADED BETWEEN NOON-2P ON THE SPRING AND FALL EQUINOX

REQUIRED OPEN SPACE
TOTAL COMMERCIAL S.F. = 1,572 S.F.
1,572 * .01 = 15.72 S.F. OR **16 S.F.** OF REQUIRED OPEN SPACE

PROVIDED OPEN SPACE
1,785 S.F. SHADED OPEN SPACE
2,434 S.F. UNSHADED OPEN SPACE
4,219 S.F. PROVIDED OPEN SPACE > 16 S.F. REQUIRED OPEN SPACE

REQUIRED UNSHADED OPEN SPACE
50% OF REQUIRED COMMERCIAL OPEN SPACE
16 S.F. * .5 = 8 S.F. REQUIRED UNSHADED OPEN SPACE
2,434 S.F. PROVIDED UNSHADED OPEN SPACE > 8 S.F. REQUIRED UNSHADED OPEN SPACE

SHADED / UNSHADED AREA RATIO:
42% SHADED AREA
58% UNSHADED AREA *

(*) OBJECTIVE DESIGN STANDARDS - CHAPTER 5 LANDSCAPING, OPEN SPACE AND EXTERIOR LIGHTING
5.1 LANDSCAPING AND OPEN SPACE
5.1.2 SHADOW REQUIREMENTS - MID-RISE AND HIGH-RISE BUILDINGS:
FIFTY (50) PERCENT OF REQUIRED OPEN SPACE SHALL BE UNSHADED BETWEEN THE HOURS OF 12:00 PM AND 2:00 PM AT THE SPRING AND FALL EQUINOX. THIS STANDARD SHALL NOT APPLY WHERE THE OPEN SPACE IS ALREADY SHADED BY AN EXISTING BUILDING AND NO OTHER OPPORTUNITIES FOR ACCESS TO SUNLIGHT EXIST ON THE SITE.

THE PROPOSED UNSHADED AREA IS MORE THAN 50%

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PA-2025-038

COMMERCIAL OPEN SPACE AREA DIAGRAM - FIRST LEVEL 2

A0.25

PROJECT NO: 184784

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FIRE RESISTANCE CODE SUMMARY

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) (TABLE 601)

BUILDING ELEMENT	TYPE I A	TYPE I B	TYPE II A [g]	TYPE II B	TYPE III A	TYPE III B	TYPE IV A	TYPE IV B	TYPE IV C	TYPE IV HT	TYPE V A	TYPE V B
Primary Structural Frame [f] (See Section 202)	3 [a, b]	2 [a, b, c]	1 [b, c]	0 [c]	1 [b, c]	0	3 [a]	2 [a]	2 [a]	HT	1 [b, c]	0
Bearing Walls Exterior [e, f] Interior	3 3 [a]	2 2 [a]	1 1	0 0	2 1	2 0				2 1/HT [g]	1 1	0 0
Nonbearing Walls And Partitions - Exterior	See Table 705.5											
Nonbearing Walls And Partitions - Interior [d]	0	0	0	0	0	0				See Section 2304.11.2	0	0
Floor Construction and Associated Secondary Members (see Section 202)	2	2	1	0	1	0				HT	1	0
Roof Construction and Associated Secondary Members (see Section 202)	1 1/2 [b]	1 [b, c]	1 [b, c]	0 [c]	1 [b, c]	0				HT	1 [b, c]	0

For SI: 1 foot = 304.8 mm.

a. Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
b. 1. Except in Group A, E, F-1, H, I, L, M, R-1, R-2, R-2.1 and S-1 occupancies, high-rise buildings, and other applications listed in Section 1.11 regulated by the Office of the State Fire Marshal, fire protection of structural members in roof construction shall not be required, including protection of primary structural frame members, roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.

2. For Group A, E, I, L, R-1, R-2, and R-2.1 occupancies, high-rise buildings, and other applications listed in Section 1.11 regulated by the Office of the State Fire Marshal, fire protection of members other than the primary structural frame shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.

3. One-story portions of Group A and E assembly occupancies the roof-framing system of Type II A or Type III A construction may be of unprotected construction when such roof-framing system is open to the assembly area and does not contain concealed spaces.

c. In all occupancies, heavy timber complying with Section 2304.11 shall be allowed for roof construction including primary structural frame members where a 1-hour or less fire-resistance rating is required.
d. Not less than the fire-resistance rating required by other sections of this code.
e. Not less than the fire-resistance rating based on fire separation distance (see Table 705.5).
f. Not less than the fire-resistance rating as referenced in Section 704.10.
g. Heavy timber bearing walls supporting more than two floors or more than a floor and a roof shall have a fire-resistance rating of not less than 1 hour.

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (TABLE 705.5) [a,d,g]

FIRE SEPARATION DISTANCE = X (FEET)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H [d] L	OCCUPANCY GROUP F-1, M, S-1 [f]	OCCUPANCY GROUP A, B, E, F-2, I, R [h], S-2, U [h]
x < 5 [b]	All	3	2	1
5 ≤ X < 10	IA, IVA Others	3 2	2 1	1 1
10 ≤ X < 30	IA, IB, IVA, IVB II B, VB Others	2 1 1	1 0 1	1 [c] 0 1 [c]
X ≥ 30	All	0	0	0

For SI: 1 foot = 304.8 mm.

a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
b. See Section 706.1.1 for party walls.
c. Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.
d. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.
e. For special requirements for Group H occupancies, see Section 415.6.
f. For special requirements for Group S aircraft hangars, see Section 412.3.1.
g. Where Table 705.8 permits nonbearing exterior walls with unlimited area of unprotected openings, the required fire-resistance rating for the exterior walls is 0 hours.
h. For a building containing only a Group U occupancy private garage or carport, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater or where equipped throughout with an automatic sprinkler system in accordance with Section 903.3 the fire-resistance rating shall not be required where the fire separation distance is 3 feet or greater.
i. For a Group R-3 building of Type II-B or Type V-B construction, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater or where equipped throughout with an automatic sprinkler system in accordance with Section 903.3 the fire-resistance rating shall not be required where the fire separation distance is 3 feet or greater.

CORRIDOR FIRE-RESISTANCE RATING (Table 1020.2)

Occupancy	Occupant Load Served by Corridor	Required Fire-Resistance Rating (hours)	
		Without Sprinkler System	With Sprinkler System
H-1, H-2, H-3	All	Not Permitted	1 [c]
H-4, H-5, L	Greater Than 30	Not Permitted	1 [c]
A ,B, E, F, M, S, U	Greater Than 30	1	0
R-1, R-2, R-3, R-3.1, R-4	Greater Than 10	1 [d]	1
I-2 [a] I-2.1	Greater Than 6	Not Permitted	1
I-3, R-2.1	Greater Than 6	Not Permitted	1 [b, c]
I-4	All	1	0
E	Greater Than 10	1	0

a. For requirements for occupancies in Group I-2 and I-2.1, see Sections 407.2 and 407.3.
b. For a reduction in the fire-resistance rating for occupancies in Group I-3, see Section 408.8.
c. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 where allowed.
d. Group R-3 and R-4 buildings equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.3. See Section 903.2.8 for occupancies where automatic sprinkler systems are permitted in accordance with section 903.3.1.3.

PLUMBING FIXTURE TABULATIONS

LEVEL 01 FLOOR (RETAIL)

M OCCUPANCY NET AREA: 1,572 S.F.
1,572 S.F / 60 S.F. PER PERSON = 26.2 PERSONS; ROUND UP TO 26 PERSONS
OR 13 MEN & 13 WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	13 OCCUPANTS or 2	WATER CLOSETS:	13 OCCUPANTS or 4
URINALS:	13 OCCUPANTS or 1		
LAVATORIES:	13 OCCUPANTS or 2	LAVATORIES:	13 OCCUPANTS or 2

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED (DURING TENANT IMROVEMENTS) TOTALS FOR LEVEL 01 FLOOR OFFICE

PER CBC SECTION 422.1: WHERE APPLYING THE FIXTURE RATIOS IN TABLE 422.1 RESULTS IN FRACTIONAL NUMBERS, SUCH NUMBERS SHALL BE ROUNDED TO THE NEXT WHOLE NUMBER. FOR MULTIPLE OCCUPANCIES, FRACTIONAL NUMBERS SHALL BE FIRST SUMMED AND THEN ROUNDED TO THE NEXT WHOLE NUMBER.

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	1	WATER CLOSETS:	1
URINALS:	1		
LAVATORIES:	1	LAVATORIES:	1
HI-LOW DRINKING FOUNTAIN	1		
SERVICE SINK	1		

MEN'S FIXTURES	PROVIDED:	WOMEN'S FIXTURES	PROVIDED:
WATER CLOSETS:	1	WATER CLOSETS:	1
URINALS:	1		
LAVATORIES:	1	LAVATORIES:	1
HI-LOW DRINKING FOUNTAIN	1		
SERVICE SINK	1		

ALLOWABLE BUILDING AREA

ABOVE-GRADE BUILDING (OFFICE AND RESIDENTIAL)		
AUTOMATIC SPRINKLER CONFIGURATION:	SM (BUILDING TWO OR MORE STORIES ABOVE GRADE PLANE, EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1).	
BELOW 2ND FLOOR	CONSTRUCTION TYPE: I-A	
ABOVE 2ND FLOOR	CONSTRUCTION TYPE: III-A	
	OCCUPANCY CLASSIFICATION	
	M	**R-2**
MAXIMUM HEIGHT (TABLE 504.2)	85'-0"	85'-0"
MAXIMUM NUMBER OF STORIES (TABLE 504.4)	6	5
SM ALLOWABLE AREA FACTOR (TABLE 506.2)	85,500 S.F.	72,000 S.F.
NS AREA FACTOR (TABLE 506.2)	28,500 S.F.	24,000 S.F.
HEIGHT OF PROPOSED BUILDING	63'-0" (TOP OF PLATE PER ELEVS.)	
NUMBER OF STORIES ABOVE GRADE (STARTS AT TOP OF I-A PODIUM PER 510.2)	1	5
PROPOSED AREA PER FLOOR (ABOVE GRADE)	M	R-2
LEVEL 01	1,572 S.F.	1,593 S.F.
LEVEL 02	-	6,820 S.F.
LEVEL 03	-	6,820 S.F.
LEVEL 04	-	6,820 S.F.
LEVEL 05	-	6,820 S.F.
TOTAL BUILDING AREA ABOVE GRADE	1,572 S.F.	28,873 S.F.

ABOVE GRADE BUILDING (PARKING GARAGE)		
CONSTRUCTION TYPE: I - A		
OCCUPANCY CLASSIFICATION: S-2		
AUTOMATIC SPRINKLER CONFIGURATION:	S1 (BUILDING A MAXIMUM OF ONE STORY ABOVE GRADE PLANE, EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1).	
	OCCUPANCY CLASSIFICATION	
	S-2	
MAXIMUM HEIGHT (TABLE 504.2)	UNLIMITED	
MAXIMUM NUMBER OF STORIES (TABLE 504.4)	UNLIMITED	
S1 ALLOWABLE AREA FACTOR (TABLE 506.2)	UNLIMITED	
NS AREA FACTOR (TABLE 506.2)	UNLIMITED	
PROPOSED AREA PER FLOOR (BELOW GRADE)		
BUILDING LEVEL	BUILDING AREA	
PARKING LEVEL 01	3,705 S.F.	

SUMMARY:

ABOVE GRADE RETAIL AND RESIDENTIAL:
TYPE I-A CONSTRUCTION (RETAIL M OCCUPANCY LEVEL 01)
TYPE III-A CONSTRUCTION (RESIDENTIAL R-2 OCCUPANCY LEVEL 02 TO LEVEL 05)

ABOVE GRADE PARKING STRUCTURE:
TYPE I-A CONSTRUCTION
- Above grade Parking Structure: Type I-A construction.
- Three-hour fire rated construction is required for exterior walls and concrete slab separating garage from the upper floors. Minimum concrete thickness to be 6.2'
- One-hour rating is required for other floors.
- All shafts and stairs/ elevators shafts to be constructed with two-hour fire rated partitions.

NORTH WEST ELEVATION - ARROYO CT. 1 2

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

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PA-2025-038

BUILDING CODE PROJECT DATA

A0.31

PROJECT NO: 184784

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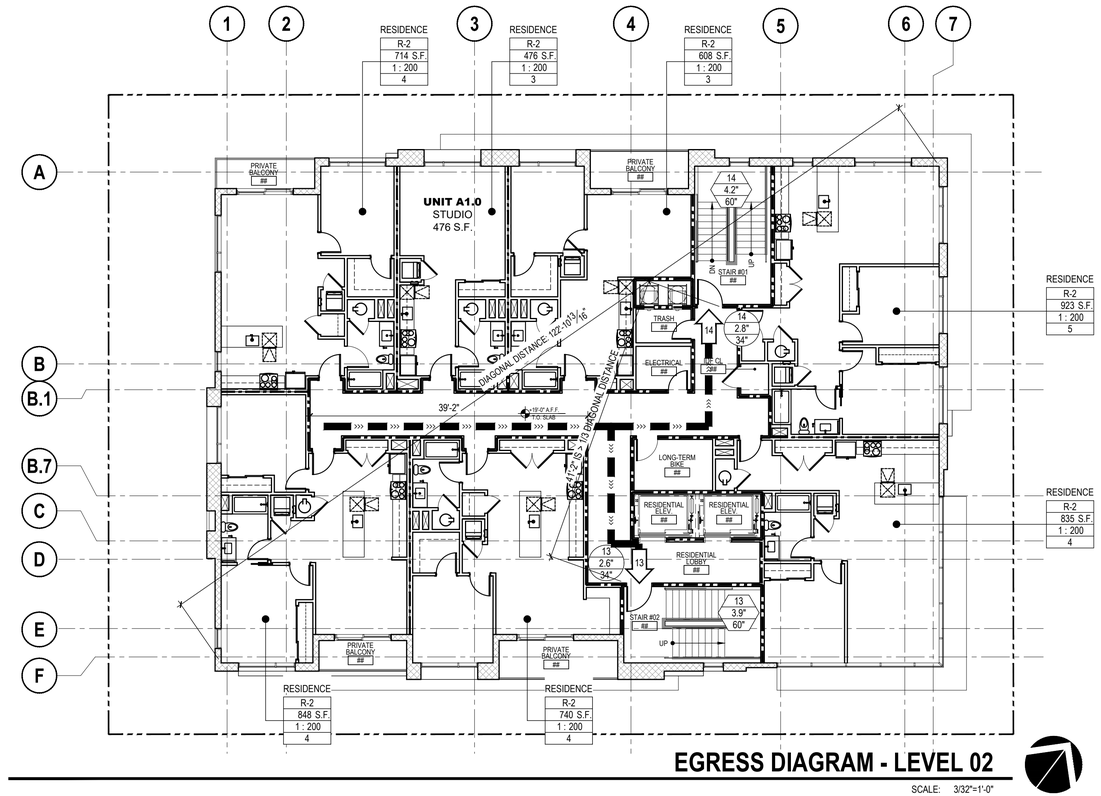
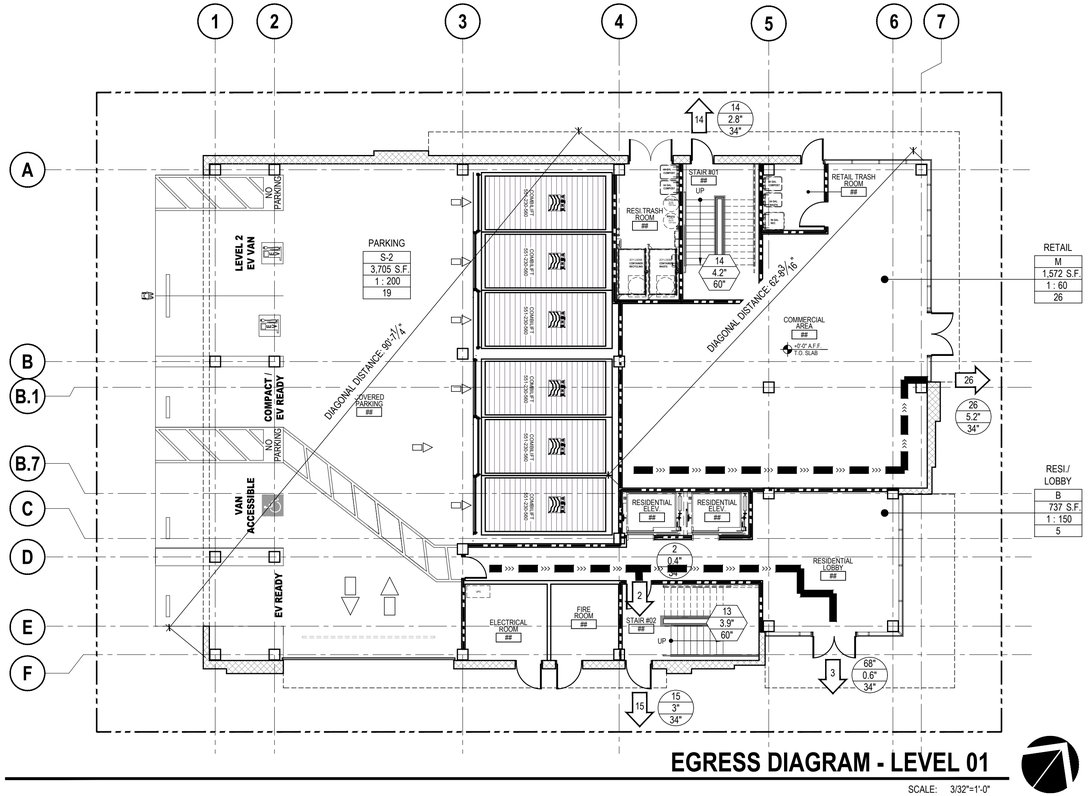


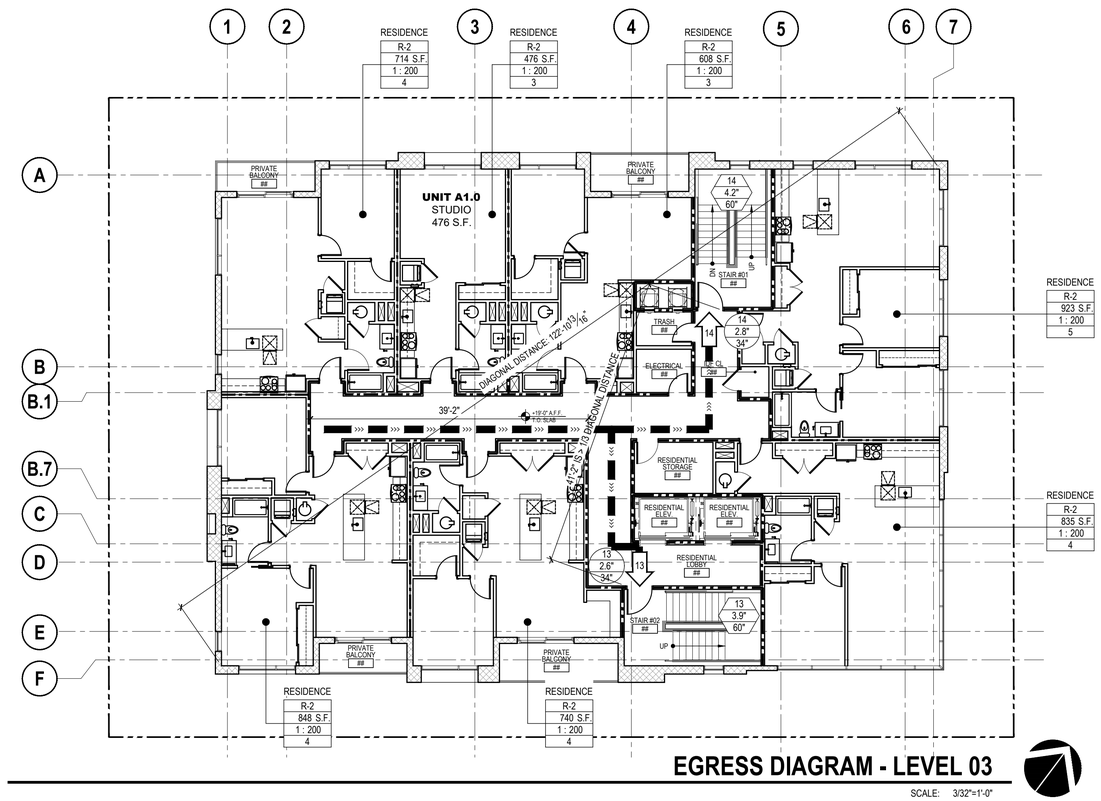
EGRESS DIAGRAM - LEVEL 02

SCALE: 3/32"=1'-0"



EGRESS DIAGRAM - LEVEL 01

SCALE: 3/32"=1'-0"



EGRESS DIAGRAM - LEVEL 03

SCALE: 3/32"=1'-0"

SYMBOL KEY

AREA OCCUPANT LOAD DESIGNATION

ROOM NAME
B — OCCUPANCY CLASSIFICATION OF THE SPACE
12,444 S.F. — SQUARE FOOTAGE
1 : 150 — OCCUPANT LOAD FACTOR
- — NUMBER OF OCCUPANTS

DOORWAY OCCUPANT LOAD DESIGNATION

100 — NUMBER OF OCCUPANTS
20.0 — EXIT WIDTH REQUIRED
34 — EXIT WIDTH PROVIDED

STAIRWAY OCCUPANT LOAD DESIGNATION

100 — NUMBER OF OCCUPANTS
30.0 — STAIR WIDTH REQUIRED (INCHES)
60 — STAIR WIDTH PROVIDED (INCHES)

PATH OF TRAVEL DESIGNATION

EXIT IN ONE DIRECTION
EXIT IN BOTH DIRECTIONS

DIRECTION OF EGRESS/OCCUPANT LOAD DESIGNATION

25 — DIRECTION OF EGRESS
OCCUPANT LOAD

FIRE EXTINGUISHERS AND FIRE HOSES

F.E — FIRE EXTINGUISHER BRACKET-MOUNTED
F.E.C.
F.E.C.

EXIT SIGNAGE DESIGNATION

SIGN FACE DIRECTION
DIRECTION OF TRAVEL

RATED SEPARATION DESIGNATION

1-HOUR RATED FIRE SEPARATION
2-HOUR RATED FIRE SEPARATION

EXITING WIDTH TABULATIONS

THIS BUILDING IS EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM. EXIT WIDTH REQUIRED IS 0.3" PER PERSON FOR STAIRS AND 0.2" PER DOORS AND OTHER EXIT ELEMENTS, PER CBC SECTION 1005.3.

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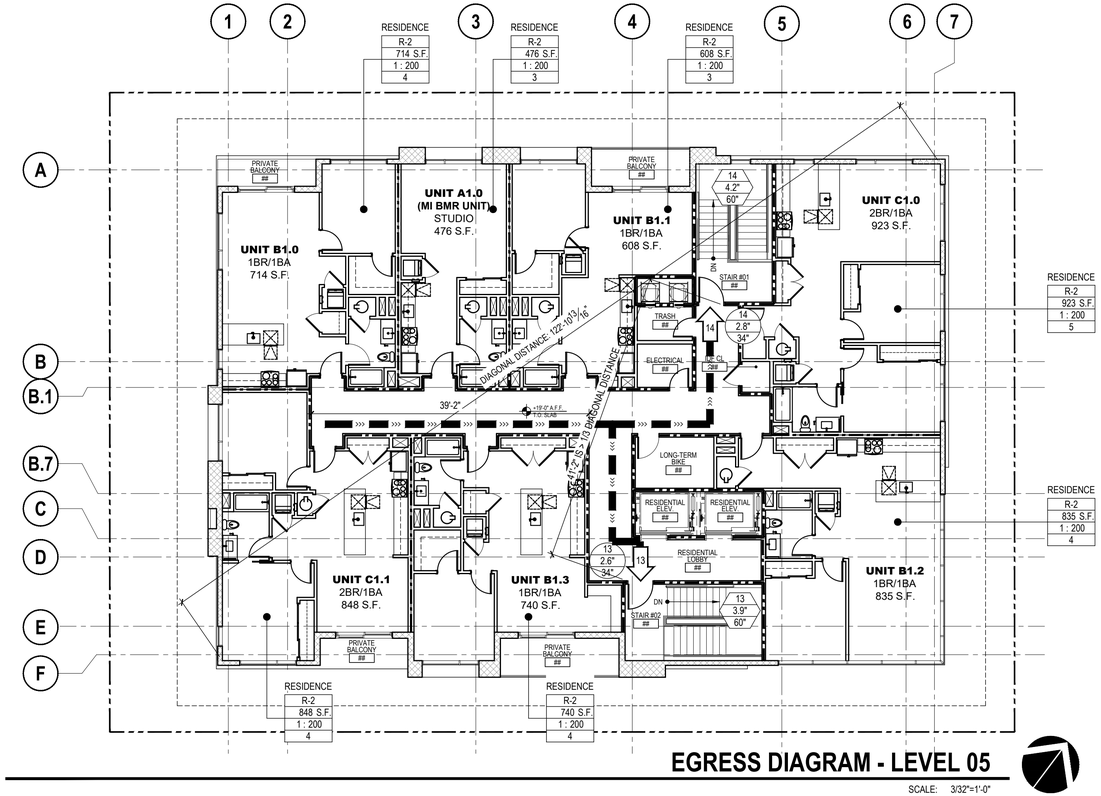
EGRESS DIAGRAMS

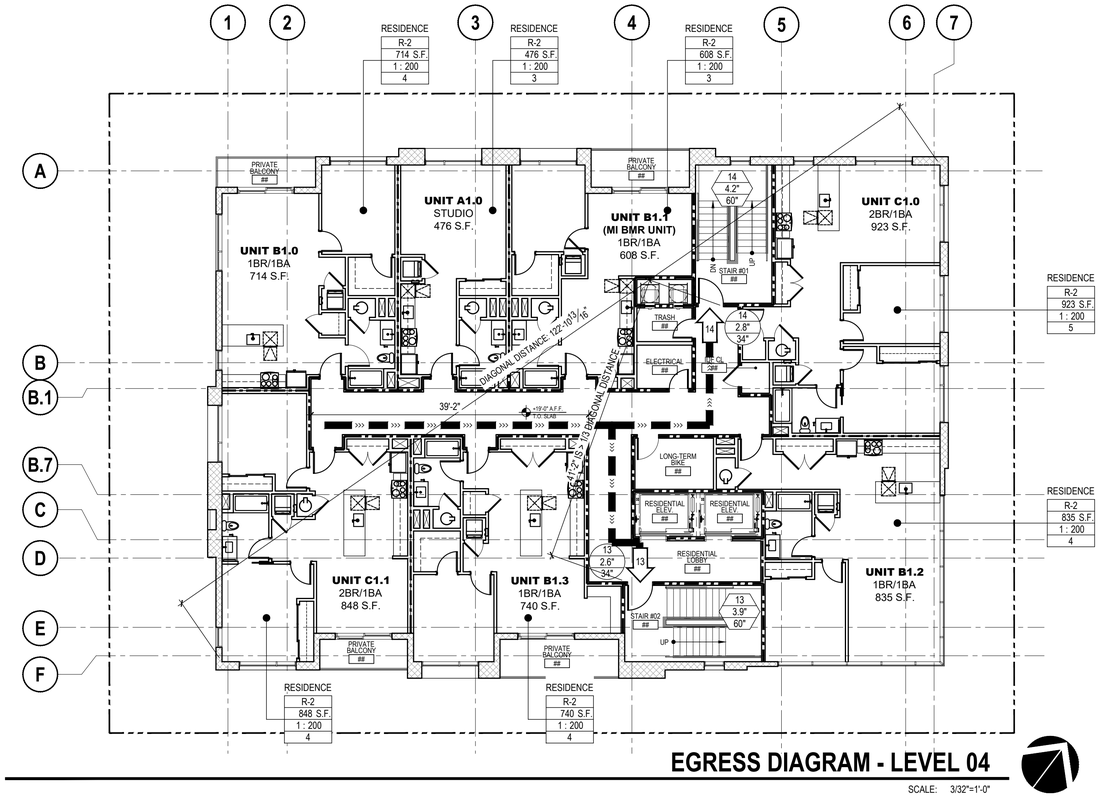
A0.32

PROJECT NO: 18



EGRESS DIAGRAM - LEVEL 05

SCALE: 3/32"=1'-0"



EGRESS DIAGRAM - LEVEL 04

SCALE: 3/32"=1'-0"

SYMBOL KEY

AREA OCCUPANT LOAD DESIGNATION

ROOM NAME
B — OCCUPANCY CLASSIFICATION OF THE SPACE
12,444 S.F. — SQUARE FOOTAGE
1 : 150 — OCCUPANT LOAD FACTOR
- — NUMBER OF OCCUPANTS

DOORWAY OCCUPANT LOAD DESIGNATION

100 — NUMBER OF OCCUPANTS
20.0 — EXIT WIDTH REQUIRED
34 — EXIT WIDTH PROVIDED

STAIRWAY OCCUPANT LOAD DESIGNATION

100 — NUMBER OF OCCUPANTS
30.0 — STAIR WIDTH REQUIRED (INCHES)
60 — STAIR WIDTH PROVIDED (INCHES)

PATH OF TRAVEL DESIGNATION

EXIT IN ONE DIRECTION
EXIT IN BOTH DIRECTIONS

DIRECTION OF EGRESS/OCCUPANT LOAD DESIGNATION

25 — DIRECTION OF EGRESS
OCCUPANT LOAD

FIRE EXTINGUISHERS AND FIRE HOSES

F.E — FIRE EXTINGUISHER BRACKET-MOUNTED
F.E.C.
F.E.C.

EXIT SIGNAGE DESIGNATION

SIGN FACE DIRECTION
DIRECTION OF TRAVEL

RATED SEPARATION DESIGNATION

1-HOUR RATED FIRE SEPARATION
2-HOUR RATED FIRE SEPARATION

EXITING WIDTH TABULATIONS

THIS BUILDING IS EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM. EXIT WIDTH REQUIRED IS 0.3" PER PERSON FOR STAIRS AND 0.2" PER DOORS AND OTHER EXIT ELEMENTS, PER CBC SECTION 1005.3.

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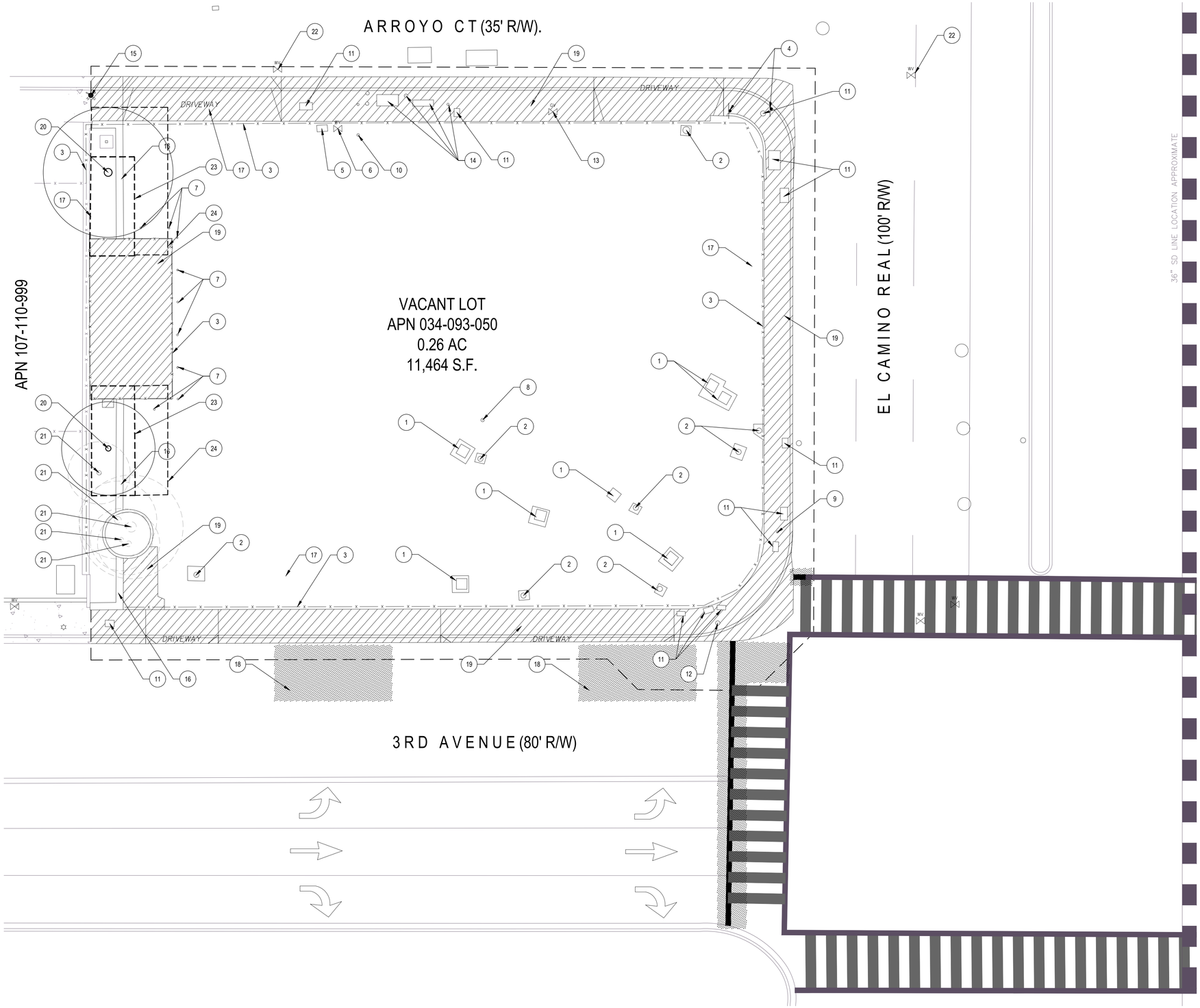
EGRESS DIAGRAMS

A0.33

PROJECT NO: 1E



SITE PLAN - DEMOLITION/ EXISTING CONDITIONS

SCALE: 1" = 10'-0"

0 5 10 20 30 50

KEYNOTES - EXISTING

1. EXISTING UTILITY VAULT TO BE REMOVED
2. EXISTING MONITORING WELL TO BE REMOVED
3. EXISTING FENCE TO BE REMOVED
4. EXISTING SIGN TO BE RELOCATED
5. EXISTING WATER METER TO BE REMOVED
6. EXISTING WATER VALVE TO BE REMOVED
7. EXISTING BOLLARD TO BE REMOVED
8. EXISTING UTILITY BOX TO BE REMOVED
9. EXISTING TRAFFIC SIGNAL TO BE RELOCATED
10. EXISTING CLEANOUT TO BE REMOVED
11. EXISTING UTILITY VAULT TO REMAIN, ADJUST TO GRADE
12. EXISTING TRAFFIC SIGNAL TO REMAIN, PROTECT IN PLACE
13. EXISTING VALVE TO REMAIN, ADJUST TO GRADE
14. EXISTING UTILITY PEDESTAL AND BOLLARDS TO REMAIN, PROTECT IN PLACE
15. EXISTING FIRE HYDRANT TO REMAIN, PROTECT IN PLACE
16. EXISTING BRICK PLANTER TO BE DEMOLISHED
17. EXISTING PROPERTY LINE
18. EXISTING STRIPING TO BE REMOVED
19. EXISTING CONCRETE TO BE REMOVED
20. EXISTING TREE TO BE PRESERVED
21. EXISTING TREE TO BE REMOVED
22. EXISTING WATER VALVE TO REMAIN
23. TREE PROTECTION FENCING TYPE 2 REDUCED (SEE ARBORIST REPORT)
24. TREE ROOT BUFFER (SEE ARBORIST REPORT)

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SITE PLAN - DEMOLITION/ EXISTING CONDITIONS

A1.00

PROJECT NO: 184784

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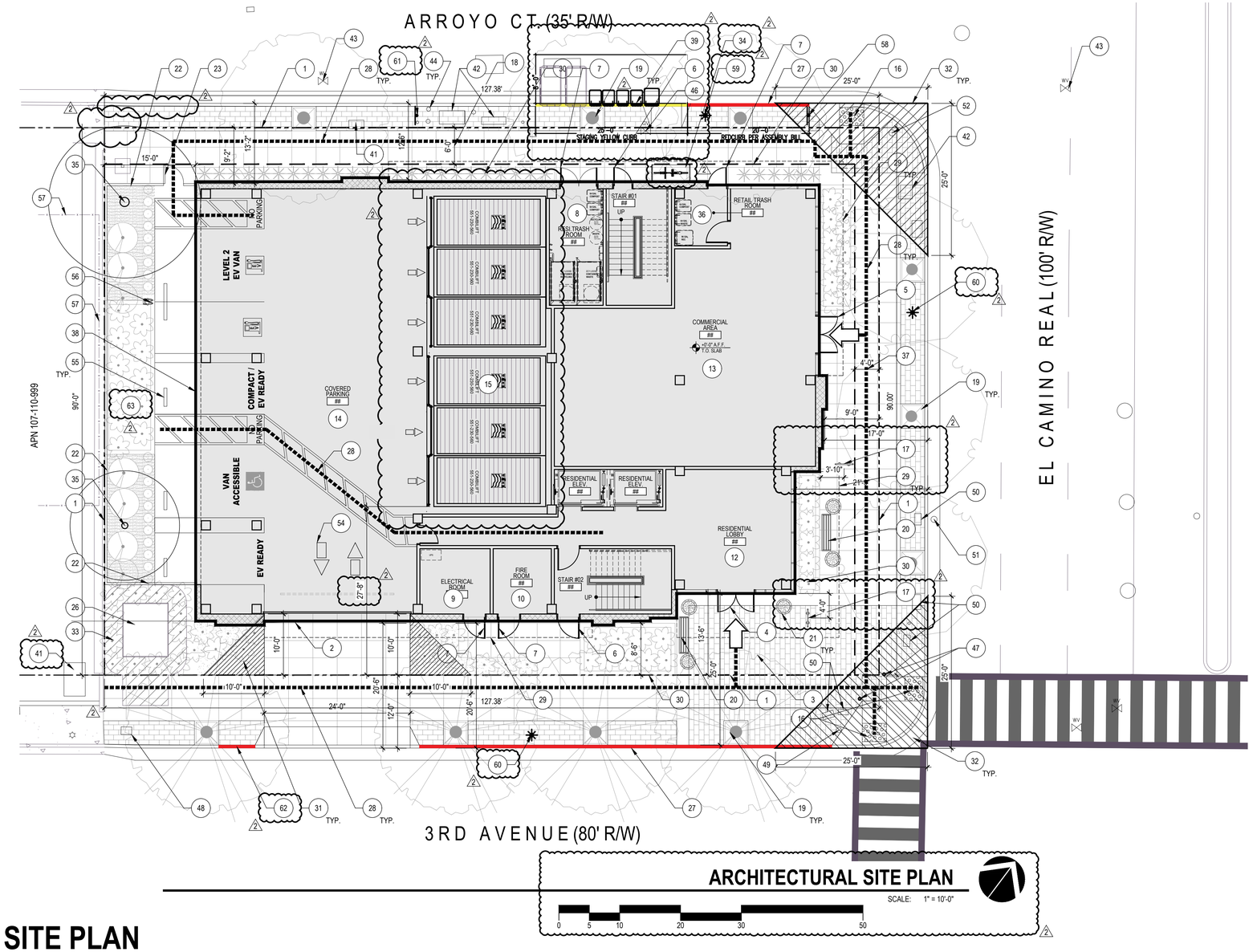

ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

0 5 10 20 30 50

KEYNOTES - SITE PLAN

1. EXISTING PROPERTY LINE
2. VEHICLE ENTRY TO ON GRADE PARKING GARAGE w/ VISUAL AND AUDIBLE WARNINGS
3. SIDEWALK - REFER TO LANDSCAPE PLAN
4. RESIDENTIAL ENTRY
5. RETAIL ENTRY
6. EGRESS DOOR
7. SERVICE DOOR
8. RESIDENTIAL TRASH ROOM
9. ELECTRICAL ROOM
10. FIRE ROOM
11. NOT USED
12. RESIDENTIAL LOBBY
13. RETAIL AREA
14. COVERED PARKING GARAGE (FOR RESIDENTS ONLY)
15. MECHANICAL PARKING (REFER TO MANUFACTURER BROCHURE) 2
16. ADA RAMP AND TRUNCATED DOME PLATES
17. SHORT-TERM BIKE RACK & PROPER CLEARANCE SHOWN DASHED
18. PR 6.5' PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT 2
19. STREET TREES IN TREE GRATES (REFER TO LANDSCAPE PLAN)
20. BENCH (REFER TO LANDSCAPE PLAN)
21. PLANTER CONTAINER (REFER TO LANDSCAPE PLAN)
22. 7 FT HIGH DECORATIVE FENCE 2
23. 7 FT ACCESS GATE WITH PANIC HARDWARE
24. NOT USED
25. NOT USED
26. ABOVE GROUND TRANSFORMER & CONCRETE PAD
27. PAINTED RED CURB
28. ACCESSIBLE PATH OF TRAVEL (SHOWN DASHED)
29. CANOPY ABOVE (SHOWN DASHED)
30. RAISED PLANTER (REFER TO LANDSCAPE PLAN)
31. 10'-0" x 10'-0" VISION TRIANGLE
32. 25'-0" x 25'-0" VISIBILITY TRIANGLE
33. 3FT CLEARANCE AROUND ABOVE GROUND TRANSFORMER
34. LONG-TERM SECURED BIKE STORAGE
35. EXISTING TREE TO REMAIN (REFER TO ARBORIST REPORT AND TREE PROTECTION PLAN)
36. RETAIL TRASH ROOM
37. 4' PUBLIC ACCESS EASEMENT
38. EDGE OF FLOOR ABOVE
39. NEW 20' TYPE A WHITE CURB
40. NOT USED 2
41. EXISTING ELECTRICAL VAULT
42. EXISTING UTILITY PEDESTALS
43. EXISTING WATER VALVE
44. EXISTING GROUND BOLLARDS
45. EXISTING TELCO VAULT
46. EXISTING GAS VALVE
47. RELOCATED TRAFFIC SIGNAL W/ PUSH BUTTON
48. EXISTING STREET LIGHT VAULT
49. EXISTING TRAFFIC SIGNAL
50. EXISTING TRAFFIC SIGNAL VAULT
51. EXISTING DETECTOR
52. EXISTING ANNODE
53. TRASH STAGING AREA (REFER TO SHEETS TR0.1 & TRE1.1) 2
54. DIRECTIONAL ARROWS
55. CONCRETE WHEEL STOP
56. LEVEL 2 EV CHARGING STATION
57. EXISTING CHAIN LINK FENCE
58. RELOCATED TRAFFIC SIGN - REFER TO CIVIL DWGS
59. COBRA HEAD STREETLIGHT 2
60. POST TOP STREETLIGHT
61. RELOCATED PARKING SIGN
62. 6FT. RED CURB PER CAMUTCD 3B 19
63. BIORETENTION

MINIMUM BICYCLE PARKING STALLS REQUIRED

(PER CITY OF SAN MATEO MUNICIPAL CODE SECTION 27.64.262

REQUIRED SHORT-TERM - RESIDENTIAL
STUDIO AND ONE-BEDROOM UNIT @ 0.05 SPACES PER UNIT
20 UNITS x 0.05 = 1 SPACE
TWO-BEDROOM UNIT @ 0.1 SPACES PER UNIT
8 UNITS x 0.10 = 0.8 SPACE
TOTAL REQUIRED SHORT-TERM - RESIDENTIAL: 1.8 SPACES OR 2 SPACES

REQUIRED LONG-TERM - RESIDENTIAL
STUDIO AND ONE-BEDROOM UNIT @ 1.0 SPACE PER UNIT
20 UNITS x 1.0 = 20 SPACES
TWO-BEDROOM UNIT @ 1.25 SPACES PER UNIT
8 UNITS x 1.25 = 10 SPACES
TOTAL REQUIRED LONG-TERM - RESIDENTIAL: 30 SPACES

REQUIRED SHORT-TERM - RETAIL
1 SPACE PER 2,000 S.F. OF RETAIL AREA
1,572 S.F. / 2,000 S.F. = 0.78 SPACE OR 1 SPACE

REQUIRED LONG-TERM - RETAIL
1 SPACE PER 12,000 S.F. OF RETAIL AREA
1,572 S.F. / 12,000 S.F. = 0.13 SPACE OR 1 SPACE

PROVIDED SHORT-TERM SPACES

RESIDENTIAL	2 SPACES
RETAIL	2 SPACES
TOTAL	**4 SPACES**

PROVIDED LONG-TERM SPACES

RESIDENTIAL	30 SPACES (PROVIDED @ LEVEL 02/04 & 05)
RETAIL	1 SPACE (PROVIDED @ LEVEL 01) 2
TOTAL	**31 SPACES**

PROJECT DATA

ASSESSOR'S PARCEL NO.:	034-093-050
LEGAL DESCRIPTION:	LOTS 1 2 & 3 BLOCK B SUB OF BLOCKS A B C BAYWOOD RSM 17/19 20 CITY OF SAN MATEO
GENERAL PLAN:	MIXED-USE HIGH
ZONING:	~~E2-2/ R-5~~
SITE AREA:	11,464 S.F. / 0.26 ACRES 2
MAX FAR (NON-RESIDENTIAL ONLY) - ALLOWED	4.5
FAR (NO-RESIDENTIAL ONLY) - PROPOSED	0.92
DWELLING UNIT DENSITY (100-130 DU/ AC)	26 - 34 DU
LOT COVERAGE	100%
MAX. HEIGHT ALLOWED	5 TO 8 STORIES
MAX. HEIGHT PROPOSED	5 STORIES

PROPOSED BUILDING AREA (5-STORY BUILDING)

RESIDENTIAL - LEVEL 01	1,593 S.F.
PARKING GARAGE - LEVEL 01	3,705 S.F.
RETAIL - LEVEL 01	1,572 S.F.
RESIDENTIAL - LEVEL 02	6,820 S.F.
RESIDENTIAL - LEVEL 03	6,820 S.F.
RESIDENTIAL - LEVEL 04	6,820 S.F.
RESIDENTIAL - LEVEL 05	6,820 S.F.
TOTAL BUILDING AREA	**34,150 S.F.**

HAA REQUIREMENTS
COMMERCIAL (1/3 OF 34,150 S.F. OR 11,383 S.F.)
NON-COMMERCIAL (2/3 OF 34,150 S.F. OR 22,767 S.F.)

TOTAL COMMERCIAL AREA:	1,572 S.F.
TOTAL NON-COMMERCIAL AREA (PROVIDED):	32,578 S.F.

DWELLING UNITS PER FLOOR

LEVEL 02	7 DU
LEVEL 03	7 DU
LEVEL 04	7 DU
LEVEL 05	7 DU
TOTAL # DWELLING UNITS	**28 UNITS (OR 107 DU/ AC)**

DWELLING UNIT MIX

STUDIO	4 DU (OR 14%)
ONE-BEDROOM	16 DU (OR 57%)
TWO-BEDROOM	8 DU (OR 29%)
TOTAL # DWELLING UNITS	**28 UNITS (OR 107 DU/Ac)**

BMR UNIT REQUIREMENTS (OWNERSHIP UNITS) (26 UNITS) **
15% MODERATE INCOME 4 UNITS
(**) PER CITY OF SAN MATEO BELOW MARKET RATE HOUSING REQUIREMENT PROGRAM

PARKING ANALYSIS

PARKING - PROVIDED (RESIDENTIAL ONLY)
CALIFORNIA ASSEMBLY BILL (AB) 2097 PROHIBITS PUBLIC AGENCIES FROM IMPOSING MINIMUM PARKING REQUIREMENTS ON RESIDENTIAL/ COMMERCIAL PROJECT LOCATED WITHIN ONE-HALF MILE OF A MAJOR TRANSIT STOP
LEVEL 01

COMPACT/ EV READY	1 SPACE
STANDARD/ EV READY	1 SPACE
VAN ACCESSIBLE	1 SPACE
VAN ACCESSIBLE/ LEVEL 2 EVCS	1 SPACE
STANDARD/ LEVEL 2 EVCS	1 SPACE
STACKER PARKING	11 SPACES
TOTAL PARKING LEVEL 01 - PROVIDED	**16 SPACES**

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PA-2025-038

ARCHITECTURAL SITE PLAN

A1.01

PROJECT NO: 184784

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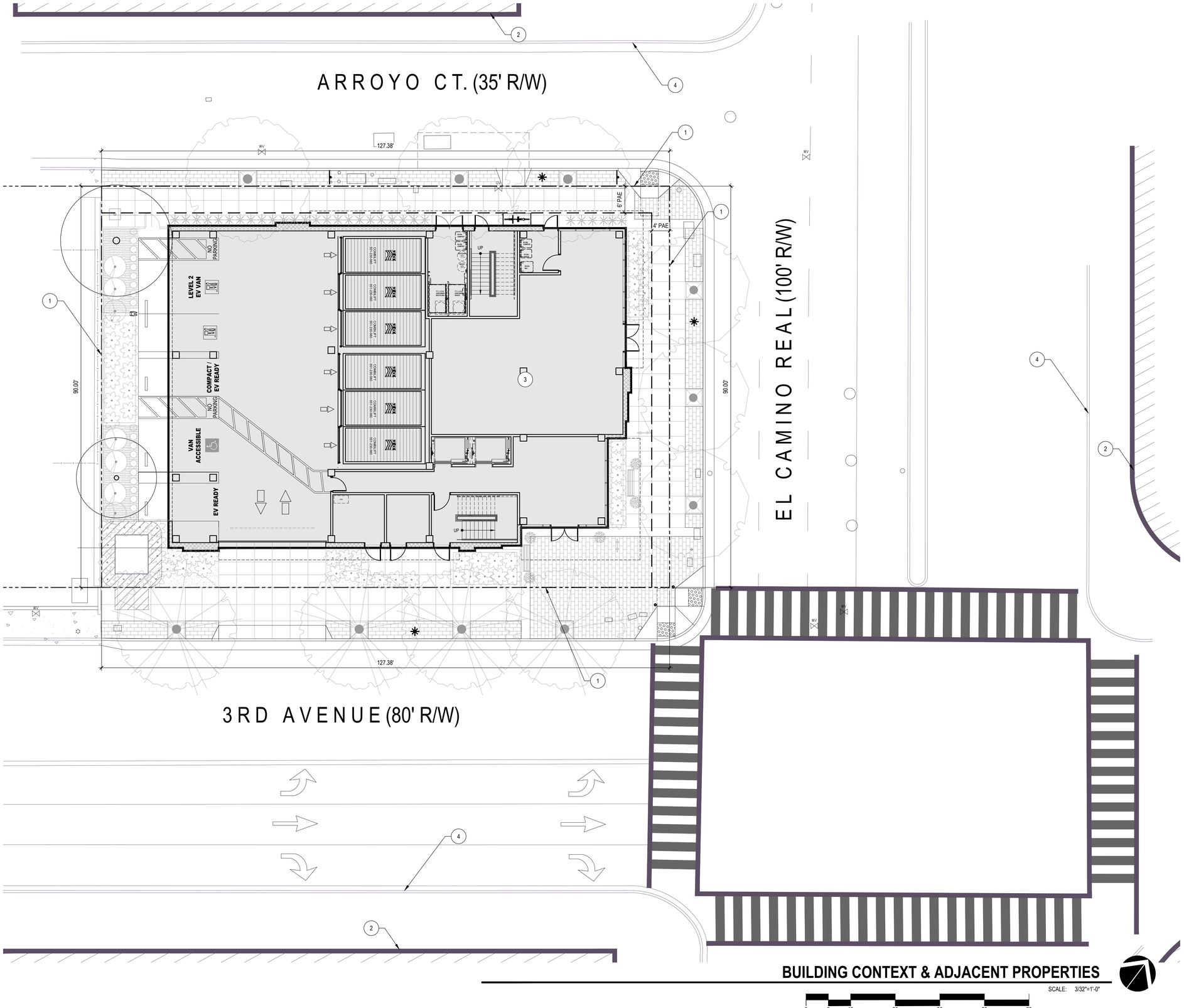

KEY NOTES

1. EXISTING PROPERTY LINE
2. OUTLINE OF ADJACENT BUILDING STRUCTURE
3. PROPOSED FIVE-STORY BUILDING
4. EXISTING CONCRETE CURB AND GUTTER

BUILDING CONTEXT & ADJACENT PROPERTIES

SCALE: 3/32"=1'-0"

0 5 10 20 30 50 70

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BUILDING CONTEXT & ADJACENT PROPERTIES

A1.01A

PROJECT NO: 184784

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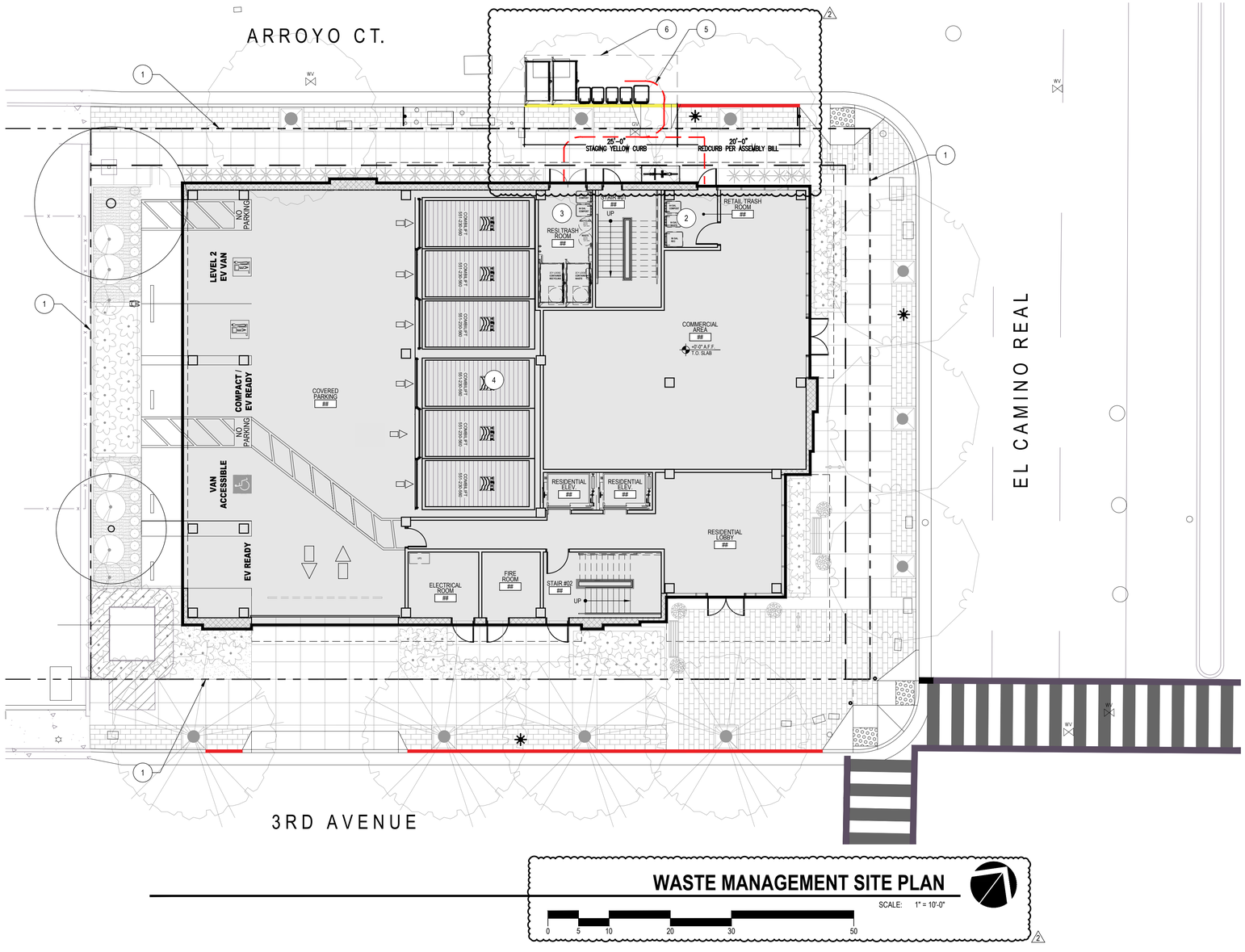

WASTE MANAGEMENT SITE PLAN

SCALE: 1" = 10'-0"

0 5 10 20 30 50

KEY NOTES

1. EXISTING PROPERTY LINE
2. PROPOSED COMMERCIAL TRASH ROOM LOCATION
3. PROPOSED RESIDENTIAL TRASH ROOM LOCATION
4. PROPOSED FIVE-STORY BUILDING
5. PATH OF TRAVEL
6. TRASH STAGING - STAFF TO TRANSPORT BIN TO STREET FOR PICKUP - ADD SIGNAGE TO RESTRICTIVE PARKING DURING SERVICE TIME

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WASTE MANAGEMENT SITE PLAN

A1.01B

PROJECT NO: 184784

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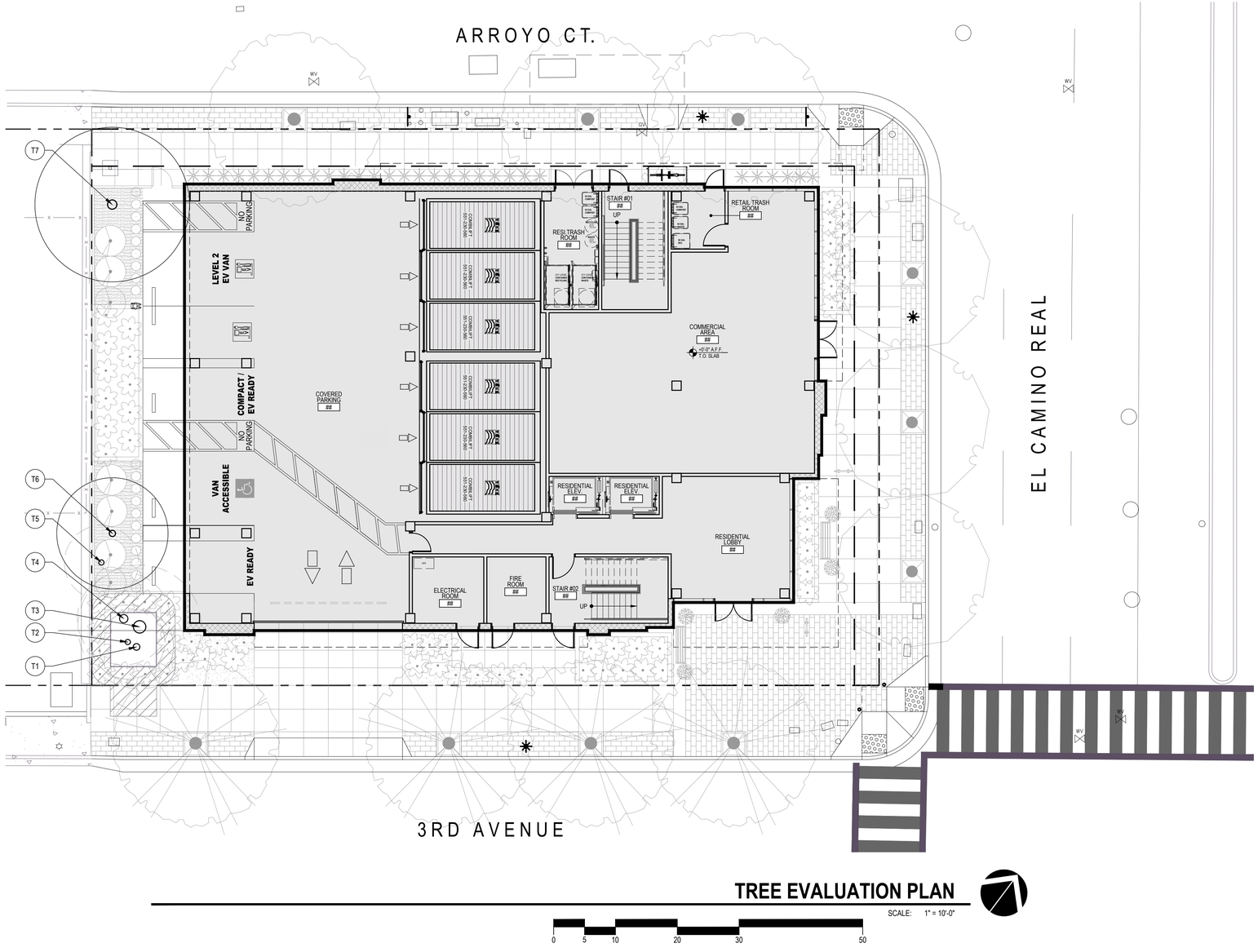

TREE EVALUATION PLAN

SCALE: 1" = 10'-0"

0 5 10 20 30 50

EXISTING TREE SCHEDULE

TREE 'T1'	COAST LIVE OAK (QUERCUS AGRIFOLIA)	REMOVE
TREE 'T2'	COAST LIVE OAK (QUERCUS AGRIFOLIA)	REMOVE
TREE 'T3'	VALLEY OAK (QUERCUS LOBATA)	REMOVE
TREE 'T4'	COAST LIVE OAK (QUERCUS AGRIFOLIA)	REMOVE
TREE 'T5'	COAST LIVE OAK (QUERCUS AGRIFOLIA)	REMOVE
TREE 'T6'	COAST LIVE OAK (QUERCUS AGRIFOLIA)	PRESERVE
TREE 'T7'	COAST LIVE OAK (QUERCUS AGRIFOLIA)	PRESERVE

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TREE EVALUATION PLAN
& EXISTING TREE SCHEDULE

A1.01C

PROJECT NO: 184784

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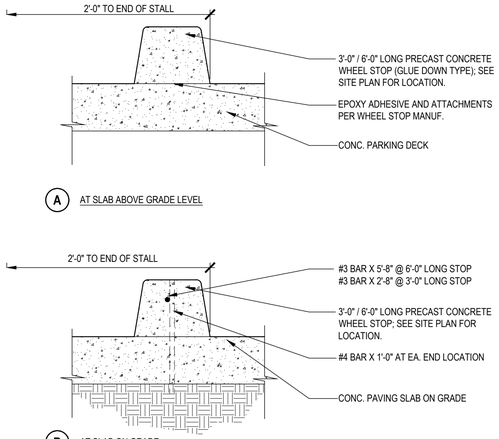
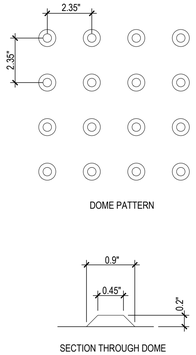


13 CONCRETE CURB

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

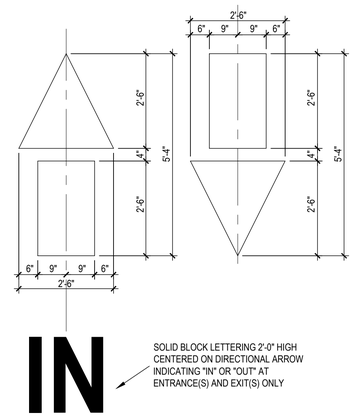


TRUNCATED DOME SURFACES ARE REQUIRED IN THE FOLLOWING LOCATIONS:

- WALKWAYS CROSSING VEHICULAR WAYS WITH SLOPES BETWEEN 5% (1 : 20) AND 6.67% (1 : 15): FULL SURFACE OF THE RAMP SHALL HAVE TRUNCATED DOMES
- WALKWAYS CROSSING VEHICULAR WAYS WITH SLOPES BETWEEN 6.67% (1 : 15) AND (8.5% 1 : 12): 3' WIDE X (WIDTH OF SIDEWALK) AREA OF TRUNCATED DOMES
- THE TRUNCATED DOME SURFACE DOES NOT NEED TO BE YELLOW, IT ONLY NEEDS TO CONTRAST VISUALLY WITH ADJACENT SURFACES, AND IT MUST BE INTEGRALLY COLORED.

9 TRUNCATED DOMES

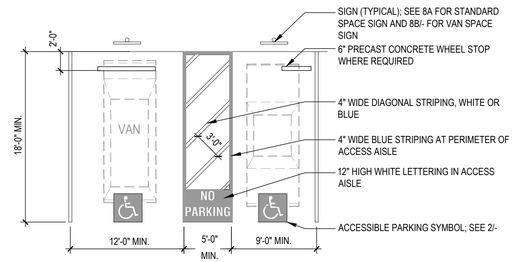
SCALE: 3"=1'-0"



5 DIRECTIONAL ARROW

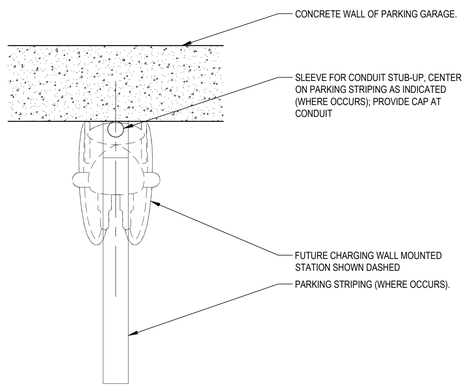
SCALE: 1/2"=1'-0"

1. ALL PARKING SPACES AND ACCESS AISLE SHALL HAVE A MAXIMUM SLOPE IN ALL DIRECTIONS OF 1:48.
2. PEDESTRIAN WAYS WHICH ARE ACCESSIBLE TO PERSONS WITH DISABILITIES SHALL BE PROVIDED FROM EACH ACCESSIBLE SPACE TO RELATED FACILITIES. REFER TO SITE PLAN FOR LOCATION OF ACCESSIBLE PATH OF TRAVEL LINKING ACCESS AISLE TO RELATED FACILITIES.
3. ACCESS AISLE MAY BE SHARED BY TANDEM SPACES. IF ONE SPACE IS VAN ACCESSIBLE, THE ACCESS AISLE MUST BE ON THE PASSENGER SIDE OF SPACE.
4. VAN PARKING (CONFIGURATION A) SHALL BE PERMITTED TO BE 108" (9'-0") WIDE MINIMUM WHERE THE ACCESS AISLE IS 96" (8'-0") WIDE MINIMUM. ACCESS AISLE FOR VAN ACCESSIBLE PARKING SHALL BE ON THE PASSENGER SIDE.
5. WHEN NO CURB OR BARRIER IS PROVIDED AT THE FRONT OF STALL AND THERE IS A WALKWAY IN FRONT OF THE STALL, A WHEEL STOP IS REQUIRED WHICH WILL PREVENT ENCROACHMENT OF CARS OVER WALKWAYS.



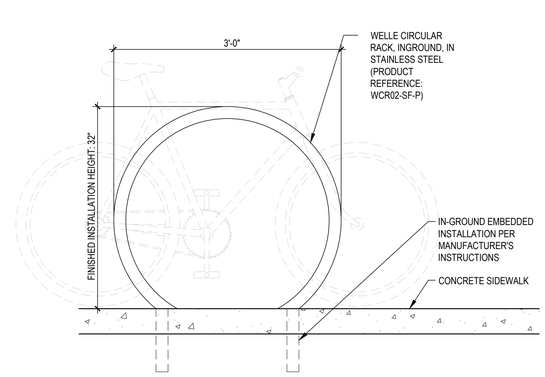
1 ACCESSIBLE PARKING SPACES

SCALE: 1/8" = 1'-0"



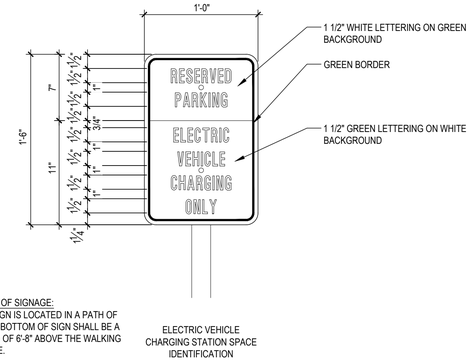
14 FUTURE EV CHARGING STUB OUT

SCALE: 1"=1'-0"



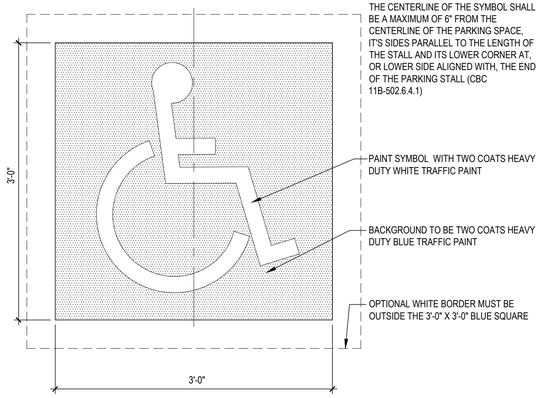
10 SHORT-TERM BIKE RACK

SCALE: 1"=1'-0"



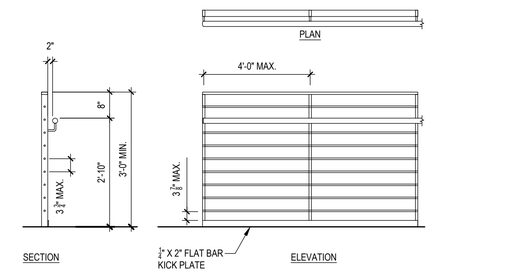
6 ELECTRIC VEHICLE CHARGING STATION SIGNAGE

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



2 ACCESSIBILITY PARKING SYMBOL

SCALE: N.T.S.



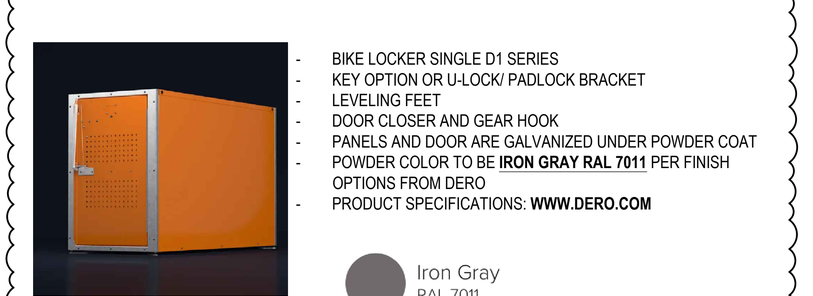
MANUFACTURER: PACIFIC STAIR CORPORATION
MODEL: STANDARD GUARD RAIL WITH HANDRAIL - ROD R737

1. POST AND TOP LINE MATERIAL TO BE 3/16" X 2" FLAT BAR
2. HANDRAIL MATERIAL TO BE 1 1/2" DIAMETER (1.66" O.D.) PIPE
3. ROD MATERIAL TO BE 3/8" ROUND BAR

NOTE: SEE SHEET A3.18 FOR BALCONY RAILING COLOR SPECIFICATIONS.

3 RESIDENTIAL BALCONY GUARDRAIL

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



- BIKE LOCKER SINGLE D1 SERIES
- KEY OPTION OR U-LOCK/ PADLOCK BRACKET
- LEVELING FEET
- DOOR CLOSER AND GEAR HOOK
- PANELS AND DOOR ARE GALVANIZED UNDER POWDER COAT
- POWDER COLOR TO BE **IRON GRAY RAL 7011** PER FINISH OPTIONS FROM DERO
- PRODUCT SPECIFICATIONS: **WWW.DERO.COM**

Iron Gray
RAL 7011

DERO LONG-TERM BIKE LOCKER (RETAIL)
DERO VERTICAL LOCKER SINGLE UNIT

2

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In Association with:

A Planning Application For:
230 EL CAMINO, LLC.
230 S. EL CAMINO REAL
SAN MATEO, CA 94402

	DATE	DESCRIPTION
	04.16.2025	1ST PLANNING SUBMITTAL
	7.23.2025	2ND PLANNING SUBMITTAL
2	11.24.2025	3RD PLANNING SUBMITTAL

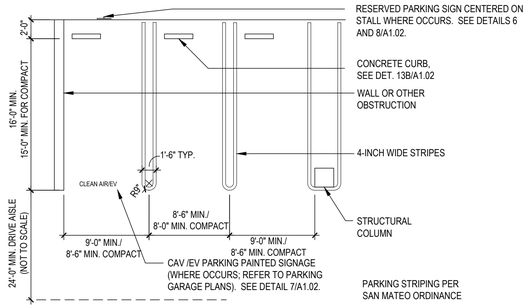
PA-2025-038

SITE DETAILS

A 1.02

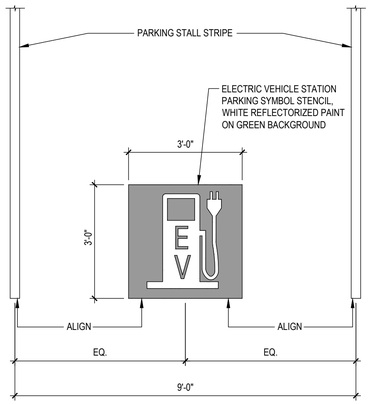
PROJECT NO: 184784

P:\2018 Jobs\184784.01 - 7 Unit 3x50\1 Planning App\DGS-MMDD RFI PLANNING SUBMITTAL\184784-A1.02-A3.02.dwg, Nov 24, 2025, 8:43am, tclavin



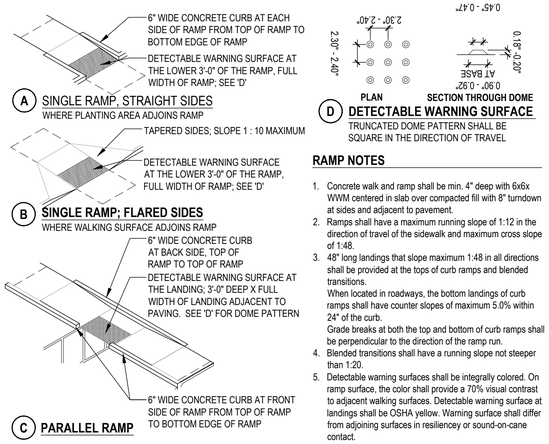
9 PARKING STALL STRIPING

SCALE: 1/8"=1'-0"



5 EV PARKING STALL SYMBOL

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

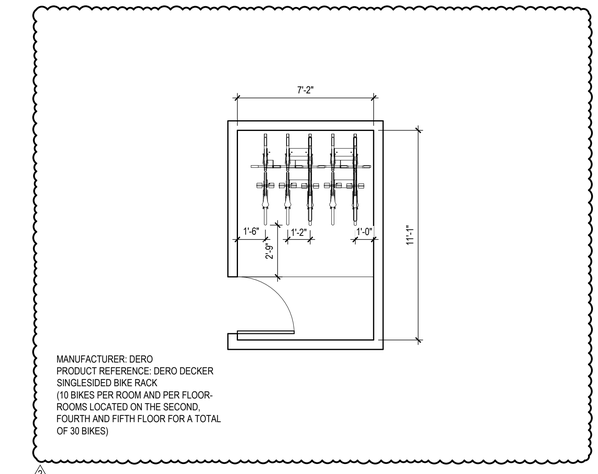


RAMP NOTES

1. Concrete walk and ramp shall be min. 4" deep with 6x6x WWM centered in slab over compacted fill with 8" turndown at sides and adjacent to pavement.
2. Ramps shall have a maximum running slope of 1:12 in the direction of travel of the sidewalk and maximum cross slope of 1:48.
3. 48" long landings that slope maximum 1:48 in all directions shall be provided at the tops of curb ramps and blended transitions.
   When located in roadways, the bottom landings of curb ramps shall have counter slopes of maximum 5.0% within 24" of the curb.
   Grade breaks at both the top and bottom of curb ramps shall be perpendicular to the direction of the ramp run.
4. Blended transitions shall have a running slope not steeper than 1:20.
5. Detectable warning surfaces shall be integrally colored. On ramp surface, the color shall provide a 70% visual contrast to adjacent walking surfaces. Detectable warning surface at landings shall be OSHA yellow. Warning surface shall differ from adjoining surfaces in resiliency or sound-on-cane contact.

1 CURB RAMP CONFIGURATION

SCALE: N.T.S

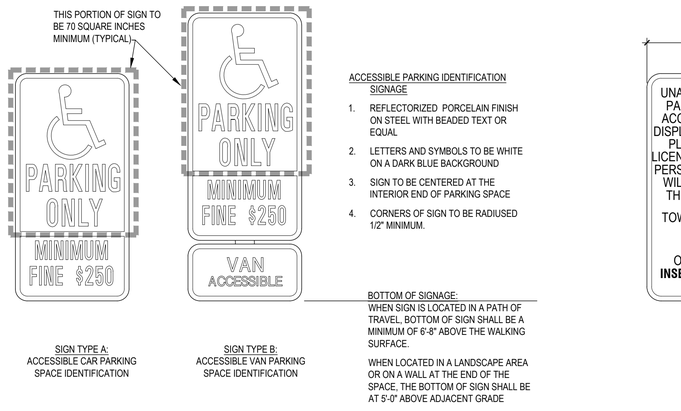


MANUFACTURER: DERO
PRODUCT REFERENCE: DERO DECKER SINGLESIDED BIKE RACK
(10 BIKES PER ROOM AND PER FLOOR-ROOMS LOCATED ON THE SECOND, FOURTH AND FIFTH FLOOR FOR A TOTAL OF 30 BIKES)

2

10 LONG-TERM BIKE STORAGE - RESIDENTIAL

SCALE: 1/4"=1'-0"



ACCESSIBLE PARKING IDENTIFICATION SIGNAGE

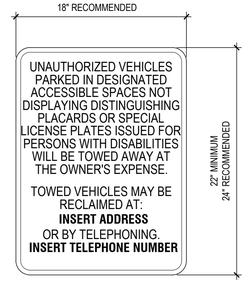
1. REFLECTORIZED PORCELAIN FINISH ON STEEL WITH BEADED TEXT OR EQUAL
2. LETTERS AND SYMBOLS TO BE WHITE ON A DARK BLUE BACKGROUND
3. SIGN TO BE CENTERED AT THE INTERIOR END OF PARKING SPACE
4. CORNERS OF SIGN TO BE RADIUSED 1/2" MINIMUM.

BOTTOM OF SIGNAGE:
WHEN SIGN IS LOCATED IN A PATH OF TRAVEL, BOTTOM OF SIGN SHALL BE A MINIMUM OF 6'-8" ABOVE THE WALKING SURFACE.

WHEN LOCATED IN A LANDSCAPE AREA OR ON A WALL AT THE END OF THE SPACE, THE BOTTOM OF SIGN SHALL BE AT 5'-0" ABOVE ADJACENT GRADE

SIGN TYPE A:
ACCESSIBLE CAR PARKING SPACE IDENTIFICATION

SIGN TYPE B:
ACCESSIBLE VAN PARKING SPACE IDENTIFICATION



UNAUTHORIZED VEHICLE WARNING SIGNAGE SHALL BE POSTED EITHER:

1. IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY, **OR**
2. IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE.

THE PHONE NUMBER OR ADDRESS WHERE TOWED VEHICLES CAN BE RECLAIMED IS POSTED IN THE APPROPRIATE LOCATION ON THE SIGN AND IS A PERMANENT PART OF THE SIGN.

LETTERING SHALL BE A MINIMUM OF 1" IN HEIGHT.

SIGN TYPE C:
UNAUTHORIZED VEHICLE WARNING SIGN

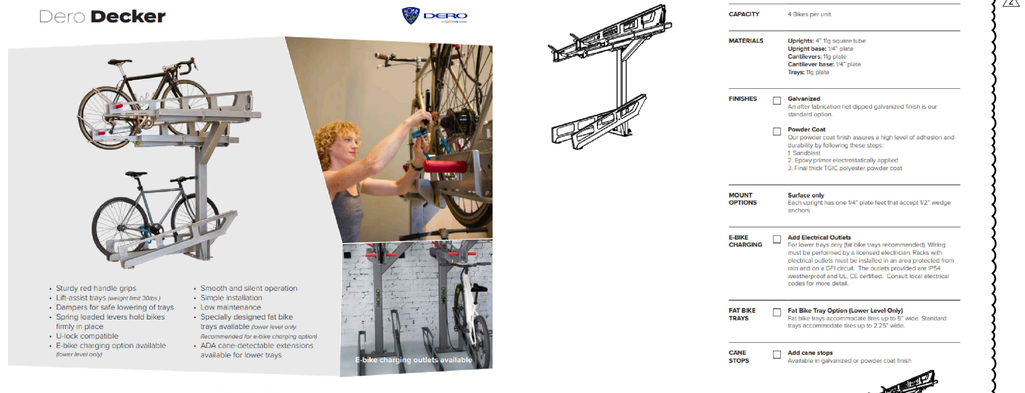
MANUFACTURER: DERO
PRODUCT REFERENCE: DERO DECKER SINGLESIDED BIKE RACK
(10 BIKES PER ROOM AND PER FLOOR)

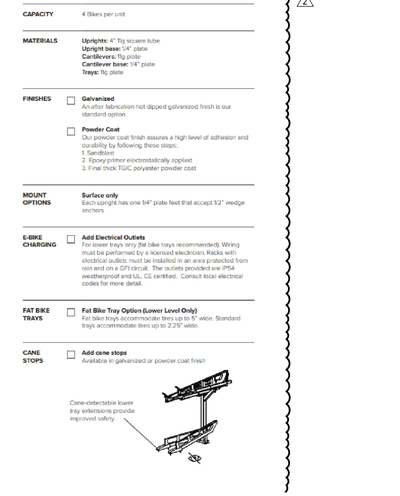
11 LONG-TERM BIKE STORAGE (RESIDENTIAL)

SCALE: 1/4"=1'-0"

6 ACCESSIBLE PARKING SIGNAGE & UNAUTHORIZED VEHICLE SIGNAGE

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





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SAN MATEO, CA 94402

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2 11.24.2025	3RD PLANNING SUBMITTAL

PA-2025-038

SITE DETAILS

A 1.03

PROJECT NO: 184784

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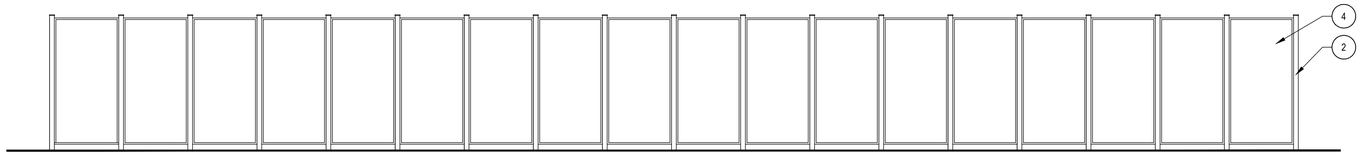
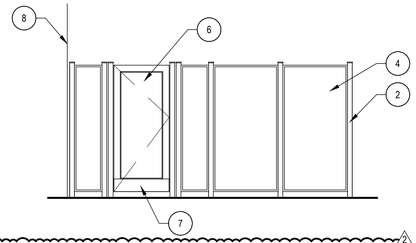


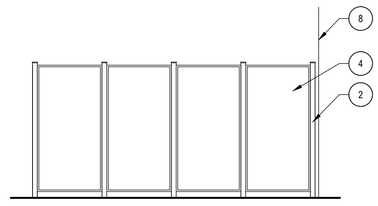
DECORATIVE FENCE - SOUTH WEST ELEVATION 1

SCALE: 1/4" = 1'-0"



DECORATIVE FENCE - NORTH WEST ELEVATION 2

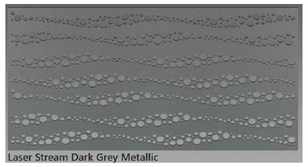
SCALE: 1/4" = 1'-0"



DECORATIVE FENCE - SOUTH EAST ELEVATION 3

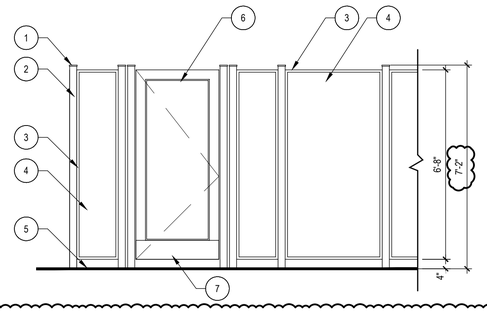
SCALE: 1/4" = 1'-0"

REFERENCE IMAGE



PROPOSED COLOR AND PATTERN

MANUFACTURER: MOZ DESIGNS
SERIES: BIOMORPHIA
COLOR: DARK GREY METALLIC



DECORATIVE FENCE - TYP. ENLARGED ELEVATION 4

SCALE: 3/8" = 1'-0"

KEYNOTES

1. POST CAP
2. 3"x3"x0.125" THICK STEEL POST - POWDER COAT FINISH - COLOR TO BE DARK GREY METALLIC
3. EDGE TRIM - POWDER COAT FINISH - COLOR TO BE DARK GREY METALLIC
4. 3/16" THICK ALUMINUM PANELS/ LASERCUT STREAM SERIES PATTERN FROM WWW.MOZDESIGNS.COM. POWDER COAT FINISH DARK GREYMETALLIC
5. FINISH GRADE LINE
6. 2"x3" SQ TS FRAME - MITERED CORNERS WELDED & GROUND SMOOTH ACCESS DOOR W/ HINGES AND HARDWARE. COLOR TO BE DARK GREYMETALLIC. PROVIDE PANIC HARDWARE.
7. 8" H. KICK PLATE PER CBC 11B-404.2.10
8. LINE OF PROPOSED BUILDING

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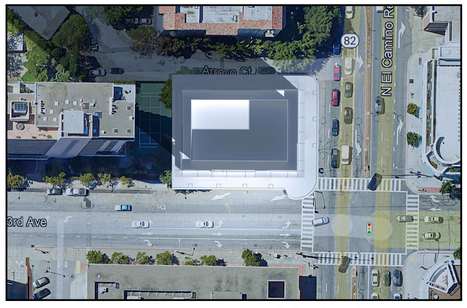
PA-2025-038

SITE DETAILS

A 1.04

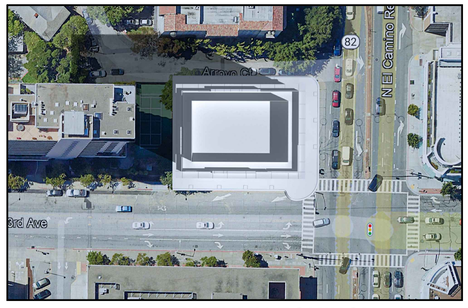
PROJECT NO: 184784

P:\2018 Jobs\184784-01 - 2 West 3rd\01-Planning Apps\2025-NMDC-SB79-LAMANO SUBMITTAL-184784-A102-A103.dwg Nov 24, 2025, 8:41pm Mahesh



WINTER SOLSTICE - 9 AM 13

SCALE: N.T.S



AUTUMN EQUINOX - 9 AM 9

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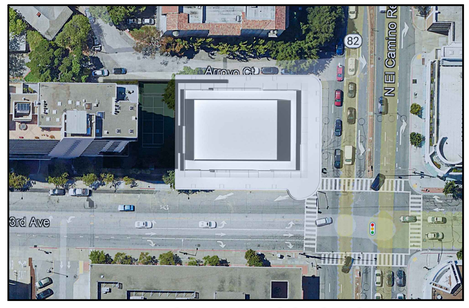

SUMMER SOLSTICE - 9 AM 5

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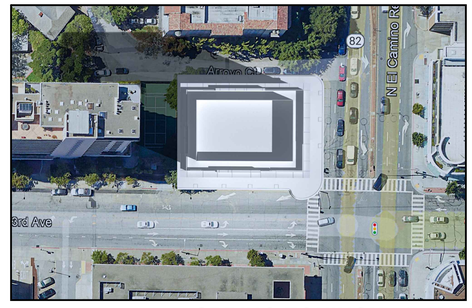

SPRING EQUINOX - 9 AM 1

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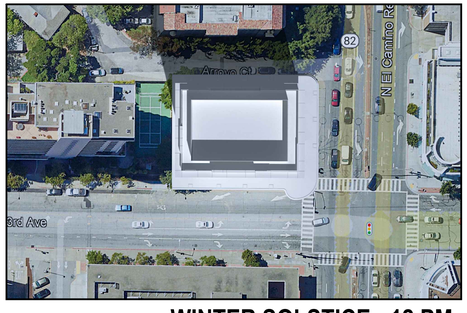

WINTER SOLSTICE - 12 PM 14

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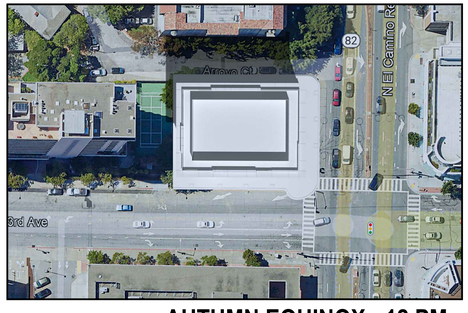

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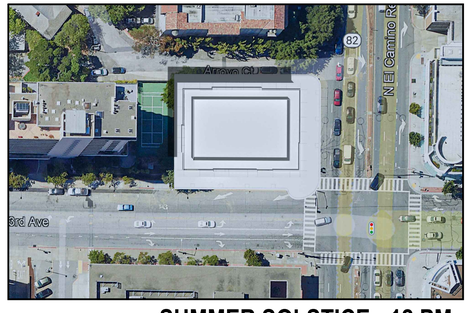

SUMMER SOLSTICE - 12 PM 6

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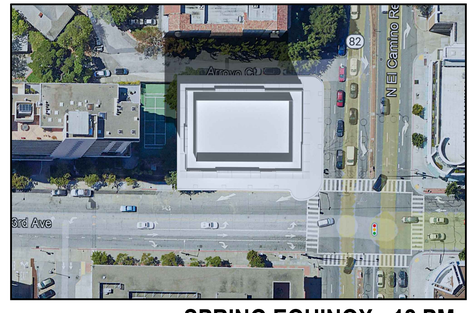

SPRING EQUINOX - 12 PM 2

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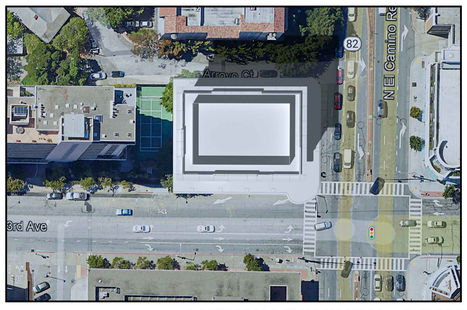
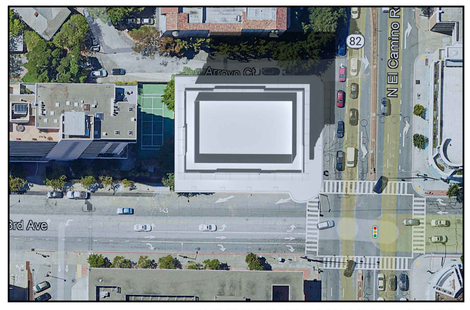


AUTUMN EQUINOX - 2 PM 11

SCALE: N.T.S



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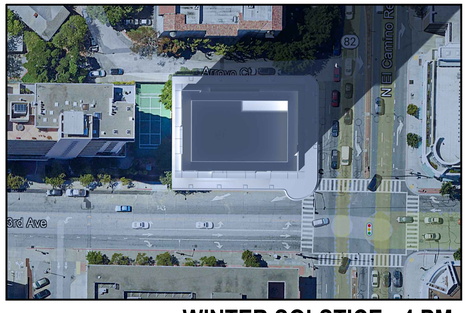
SCALE: N.T.S



WINTER SOLSTICE - 4 PM 16

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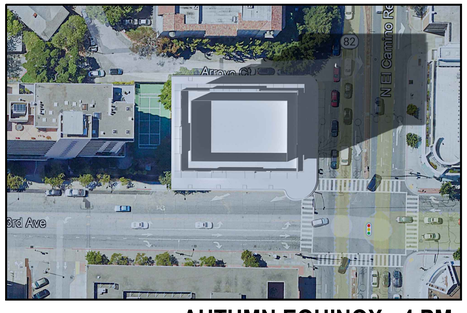
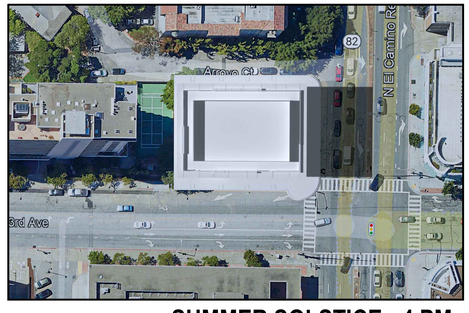


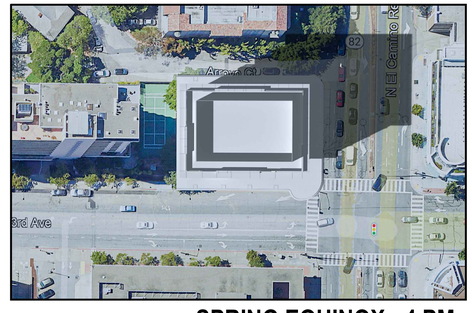
AUTUMN EQUINOX - 4 PM 12

SCALE: N.T.S



SUMMER SOLSTICE - 4 PM 8

SCALE: N.T.S



SPRING EQUINOX - 4 PM 4

SCALE: N.T.S

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In Association with:

A Planning Application For:

230 EL CAMINO, LLC.

230 S. EL CAMINO REAL
SAN MATEO, CA 94402

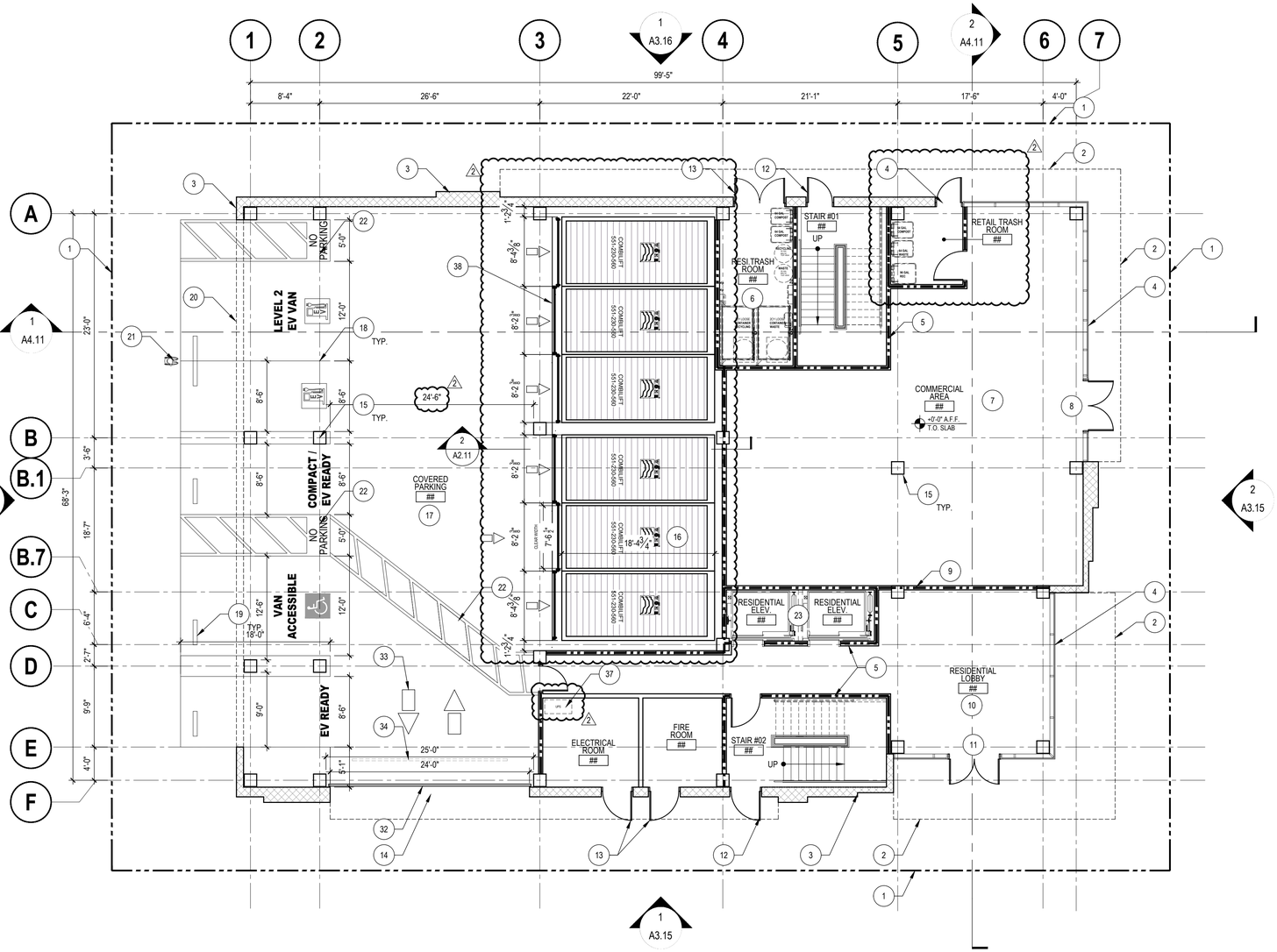
DATE	DESCRIPTI
04.16.2025	1ST PLANNING SUI
7.23.2025	2ND PLANNING SUI
2 11.24.2025	3RD PLANNING SUI

PA-2025-038

SOLAR SHADOW STUDY

A1.11

PROJECT NO: 1



KEYNOTES - FLOOR PLAN

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1. EXISTING PROPERTY LINE
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3. EXTERIOR WALLS - REFER TO EXTERIOR ELEVATIONS
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15. STRUCTURAL COLUMN
16. (11) COMBILIFT 551/552 PLATFORMS FOR (11) VEHICLES
17. RETAIL/ RESIDENTIAL ON-GRADE PARKING GARAGE
18. PARKING STRIPING
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36. RESIDENTIAL STORAGE
37. UPS BACKUP POWER FOR MECHANICAL PARKING
38. MECHANICAL PARKING - SHUTTERDOORS W/ DOOR CONTROLS

PARKING ANALYSIS

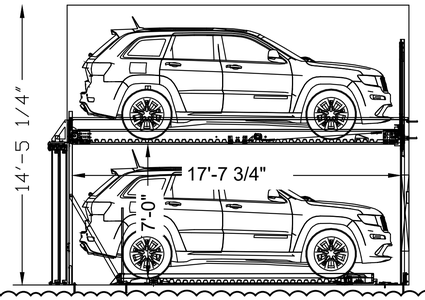
PARKING - PROVIDED (FOR RESIDENT USE ONLY)

LEVEL 01	
COMPACT/ EV READY	1 SPACE
STANDARD/ EV READY	1 SPACE
VAN ACCESSIBLE	1 SPACE
VAN ACCESSIBLE/ LEVEL 2 EVCS	1 SPACE
STANDARD/ LEVEL 2 EVCS	1 SPACE
MECHANICAL PARKING	11 SPACES
TOTAL PARKING LEVEL01 - PROVIDED	**16 SPACES**

PROPOSED FLOOR PLAN - LEVEL 01

SCALE: 1/8"=1'-0"

0 5 10 20 30 40



MECHANICAL PARKING - PARTIAL SECTION 2

SCALE: 3/32" = 1'-0"

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 2	# Unit Level 3	# Unit Level 4	# Unit Level 5	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	476	0	476	1	1	1	1	4	0.50	0.05	1.00	1,904	0	14%
	B1.0 (1BR/1BA Unit)	714	56	770	1	1	1	1	4	0.50	0.05	1.00	2,856	224	57%
	B1.1 (1BR/1BA Unit)	608	71	679	1	1	1	1	4	0.50	0.05	1.00	2,432	284	
	B1.2 (1BR/1BA Unit)	835	0	835	1	1	1	1	4	0.50	0.05	1.00	3,340	0	
	B1.3 (1BR/1BA Unit)	740	86	826	1	1	1	1	4	0.50	0.05	1.00	2960	344	
	C1.0 (2BR/1BA Unit)	923	0	923	1	1	1	1	4	0.50	0.10	1.25	3,692	0	29%
	C1.1 (2BR/1BA Unit)	848	50	898	1	1	1	1	4	0.50	0.10	1.25	3,392	200	
	Total # dwelling units				7	7	7	7	28				20,576	1,052	

BMR UNIT BREAKDOWN

UNIT TYPE	TAG	AREA (S.F.)	LOCATION	# VLI (VERY LOW INCOME) UNITS	# LI (LOW INCOME) UNITS	# MOD (MODERATE INCOME) UNITS	TOTAL BMR UNITS	% BMR UNITS
STUDIO	A1.0	476	LEVEL 05	0	0	1	1	3.75%
1BED/1BA	B1.1	608	LEVEL 04	0	0	1	1	3.75%
1BED/1BA	B1.3	740	LEVEL 03	0	0	1	1	3.75%
2 BED/1BA	C1.0	923	LEVEL 02	0	0	1	1	3.75%
TOTAL BMR UNITS				**0**	**0**	**4 ***		15.0%

(*) 15% OF THE BASE DENSITY OF (26) DWELLING UNITS & PER CITY OF SAN MATEO BELOW MARKET RATE HOUSING REQUIREMENT PROGRAM.

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PA-2025-038

PROPOSED FLOOR PLAN
LEVEL 01

A2.11

PROJECT NO: 184784

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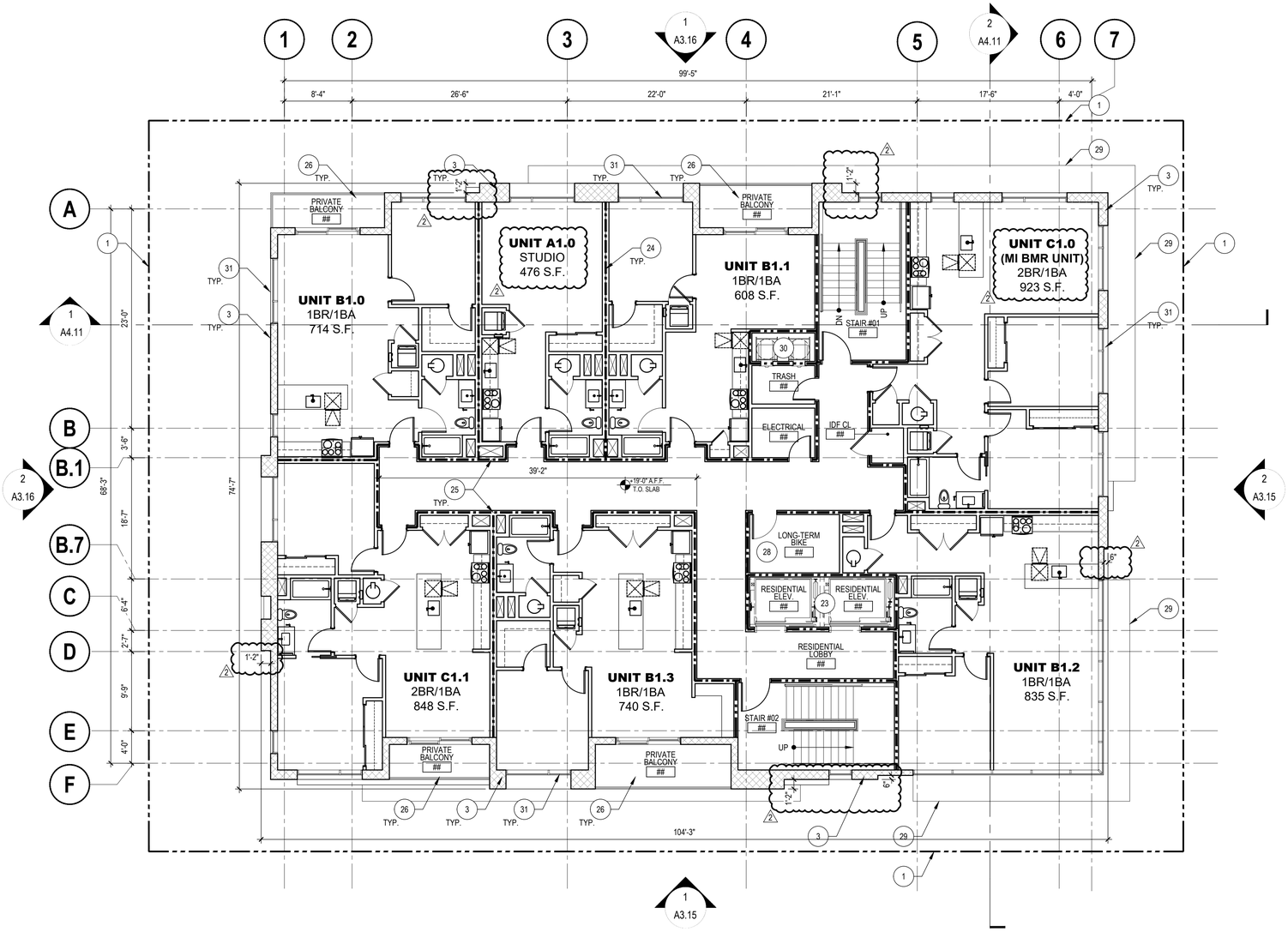

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37. UPS BACKUP POWER FOR MECHANICAL PARKING
38. MECHANICAL PARKING - SHUTTERDOORS W/ DOOR CONTROLS

PROPOSED FLOOR PLAN - LEVEL 02

SCALE: 1/8"=1'-0"

0 5 10 20 30 40

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 2	# Unit Level 3	# Unit Level 4	# Unit Level 5	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	476	0	476	1	1	1	1	4	0.50	0.05	1.00	1,904	0	14%
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	B1.1 (1BR/1BA Unit)	608	71	679	1	1	1	1	4	0.50	0.05	1.00	2,432	284	
	B1.2 (1BR/1BA Unit)	835	0	835	1	1	1	1	4	0.50	0.05	1.00	3,340	0	
	B1.3 (1BR/1BA Unit)	740	86	826	1	1	1	1	4	0.50	0.05	1.00	2960	344	
	C1.0 (2BR/1BA Unit)	923	0	923	1	1	1	1	4	0.50	0.10	1.25	3,692	0	29%
	C1.1 (2BR/1BA Unit)	848	50	898	1	1	1	1	4	0.50	0.10	1.25	3,392	200	
2	Total # dwelling units				7	7	7	7	28				20,576	1,052	

BMR UNIT BREAKDOWN

UNIT TYPE	TAG	AREA (S.F.)	LOCATION	# VLI (VERY LOW INCOME) UNITS	# LI (LOW INCOME) UNITS	# MOD (MODERATE INCOME) UNITS	TOTAL BMR UNITS	% BMR UNITS
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1BED/1BA	B1.1	608	LEVEL 04	0	0	1	1	3.75%
1BED/1BA	B1.3	740	LEVEL 03	0	0	1	1	3.75%
2 BED/1BA	C1.0	923	LEVEL 02	0	0	1	1	3.75%
TOTAL BMR UNITS				**0**	**0**	**4 ***		15.0%

(*) 15% OF THE BASE DENSITY OF (26) DWELLING UNITS & PER CITY OF SAN MATEO BELOW MARKET RATE HOUSING REQUIREMENT PROGRAM.

2

Open Space	Private Residential Open Space (Level 2/ Level 3/ Level 4/ Level 5) (S.F.) - Provided		1,052
	Common Residential Open Space - Provided		0
	Total open space private + common (residential) - Provided		1,052

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In Association with:

A Planning Application For:

230 EL CAMINO, LLC.

230 S. EL CAMINO REAL
SAN MATEO, CA 94402

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2 11.24.2025	3RD PLANNING SUBMITTAL

PA-2025-038

PROPOSED FLOOR PLAN
LEVEL 02

A2.12

PROJECT NO: 184784

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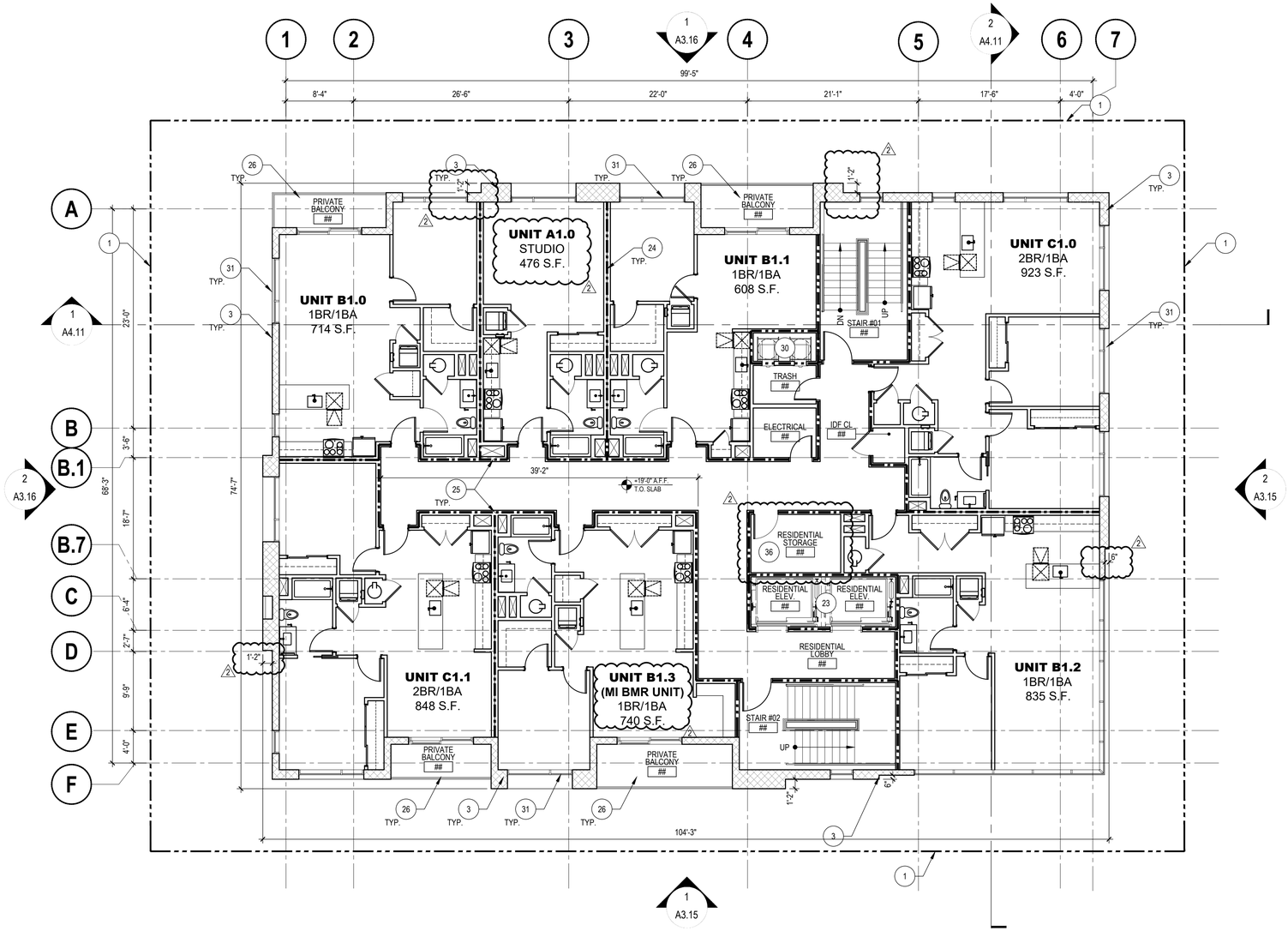

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38. MECHANICAL PARKING - SHUTTERDOORS W/ DOOR CONTROLS

PROPOSED FLOOR PLAN - LEVEL 03

SCALE: 1/8"=1'-0"

0 5 10 20 30 40

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 2	# Unit Level 3	# Unit Level 4	# Unit Level 5	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
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1BED/1BA	B1.1	608	LEVEL 04	0	0	1	1	3.75%
1BED/1BA	B1.3	740	LEVEL 03	0	0	1	1	3.75%
2 BED/1BA	C1.0	923	LEVEL 02	0	0	1	1	3.75%
TOTAL BMR UNITS				**0**	**0**	**4 ***		15.0%

(*) 15% OF THE BASE DENSITY OF (26) DWELLING UNITS & PER CITY OF SAN MATEO BELOW MARKET RATE HOUSING REQUIREMENT PROGRAM.

Open Space	Private Residential Open Space (Level 2/ Level 3/ Level 4/ Level 5) (S.F.) - Provided	1,052
	Common Residential Open Space - Provided	0
	Total open space private + common (residential) - Provided	1,052

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PA-2025-038

PROPOSED FLOOR PLAN
LEVEL 03

A2.13

PROJECT NO: 184784

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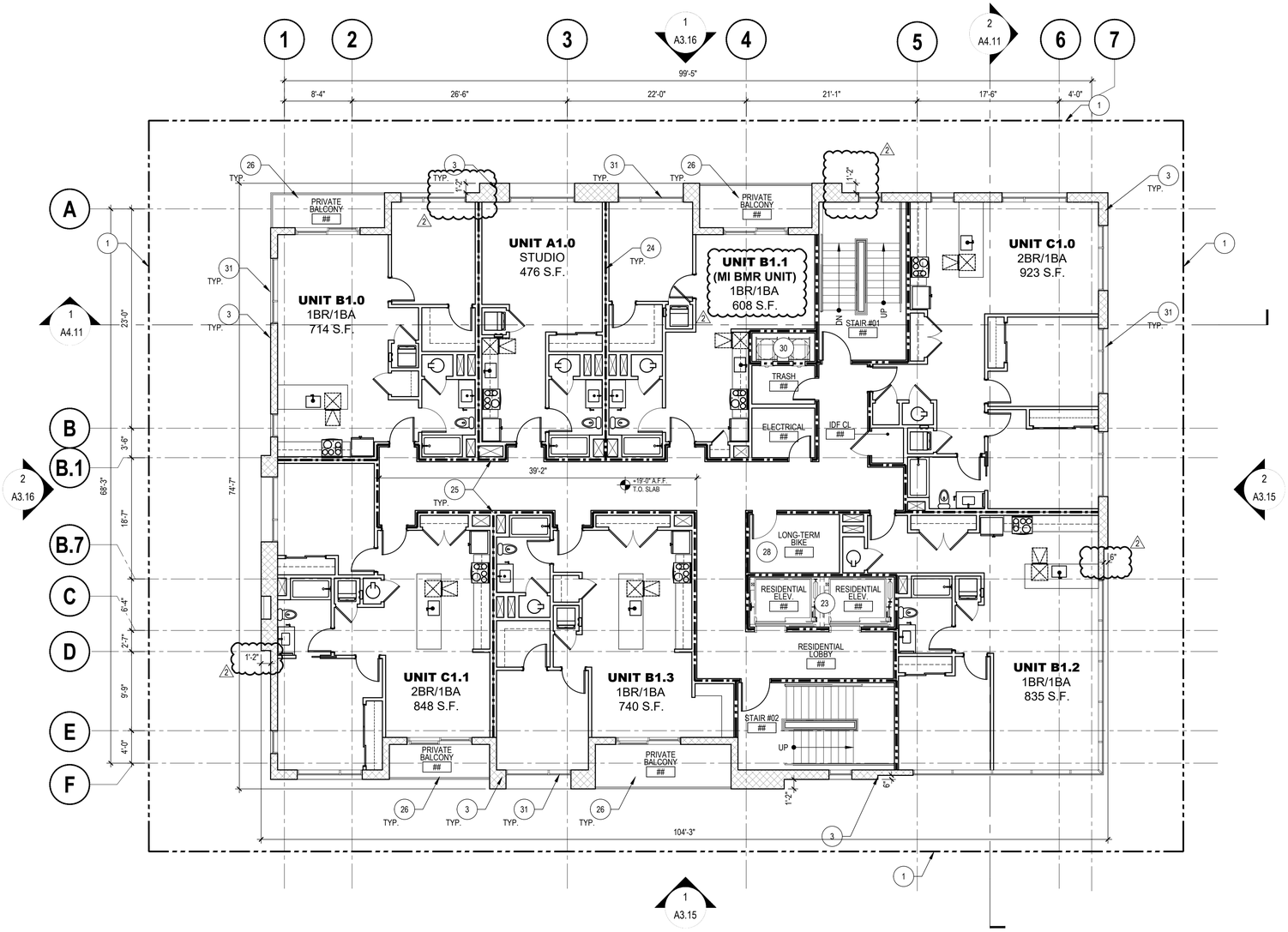

KEYNOTES - FLOOR PLAN

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

1. EXISTING PROPERTY LINE
2. CANOPY ABOVE (SHOWN DASHED)
3. EXTERIOR WALLS - REFER TO EXTERIOR ELEVATIONS
4. EXTERIOR ALUM./ GLASS STOREFRONT WINDOW SYSTEM
5. 2HR FIRE RATED WALL AT STAIRS & ELEVATORS
6. TRASH ROOM
7. PROPOSED RETAIL AREA
8. RETAIL ENTRY DOOR
9. 2HR FIRE RATED WALL BETWEEN USES
10. RESIDENTIAL LOBBY
11. RESIDENTIAL ENTRY DOOR
12. EGRESS DOOR
13. SERVICE DOOR
14. VEHICLE ENTRY TO PARKING GARAGE w/ VISUAL AND AUDIBLE WARNINGS FOR PEDESTRIAN SAFETY
15. STRUCTURAL COLUMN
16. (11) COMBILIFT 551/552 PLATFORMS FOR (11) VEHICLES
17. RETAIL/ RESIDENTIAL ON-GRADE PARKING GARAGE
18. PARKING STRIPING
19. CONCRETE WHEEL STOP
20. EDGE OF BUILDING ABOVE
21. ELECTRIC VEHICLE CHARGING STATION
22. 5FT WIDE ACCESSIBLE AISLE
23. RESIDENTIAL ELEVATORS
24. 1HR FIRE RATED DEMISING WALL AT DWELLING UNIT
25. 1HR FIRE RATED WALL AT HALLWAY
26. PRIVATE RESIDENTIAL BALCONY WITH 42" H. GUARDRAIL
27. DIRECTIONAL MARKING
28. RESIDENTIAL LONG-TERM BIKE STORAGE. PROVIDE ELECTRICAL OUTLETS FOR E-BIKE CHARGER CONNECTIONS
29. CANOPY BELOW
30. RESIDENTIAL TRASH CHUTE - 2HR FIRE-RATED
31. RESIDENTIAL WINDOW SYSTEM
32. MOTORIZED SECURITY GRILLE
33. DIRECTIONAL MARKING
34. CLEARANCE BAR ABOVE (SHOWN DASHED)
35. PRIVATE RESIDENTIAL BALCONY WITH 42" H. WALL
36. RESIDENTIAL STORAGE
37. UPS BACKUP POWER FOR MECHANICAL PARKING
38. MECHANICAL PARKING - SHUTTERDOORS W/ DOOR CONTROLS

PROPOSED FLOOR PLAN - LEVEL 04

SCALE: 1/8"=1'-0"

0 5 10 20 30 40

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 2	# Unit Level 3	# Unit Level 4	# Unit Level 5	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	476	0	476	1	1	1	1	4	0.50	0.05	1.00	1,904	0	14%
	B1.0 (1BR/1BA Unit)	714	56	770	1	1	1	1	4	0.50	0.05	1.00	2,856	224	57%
	B1.1 (1BR/1BA Unit)	608	71	679	1	1	1	1	4	0.50	0.05	1.00	2,432	284	
	B1.2 (1BR/1BA Unit)	835	0	835	1	1	1	1	4	0.50	0.05	1.00	3,340	0	
	B1.3 (1BR/1BA Unit)	740	86	826	1	1	1	1	4	0.50	0.05	1.00	2960	344	
	C1.0 (2BR/1BA Unit)	923	0	923	1	1	1	1	4	0.50	0.10	1.25	3,692	0	29%
	C1.1 (2BR/1BA Unit)	848	50	898	1	1	1	1	4	0.50	0.10	1.25	3,392	200	
2	Total # dwelling units				7	7	7	7	28				20,576	1,052	

BMR UNIT BREAKDOWN

UNIT TYPE	TAG	AREA (S.F.)	LOCATION	# VLI (VERY LOW INCOME) UNITS	# LI (LOW INCOME) UNITS	# MOD (MODERATE INCOME) UNITS	TOTAL BMR UNITS	% BMR UNITS
STUDIO	A1.0	476	LEVEL 05	0	0	1	1	3.75%
1BED/1BA	B1.1	608	LEVEL 04	0	0	1	1	3.75%
1BED/1BA	B1.3	740	LEVEL 03	0	0	1	1	3.75%
2 BED/1BA	C1.0	923	LEVEL 02	0	0	1	1	3.75%
TOTAL BMR UNITS				**0**	**0**	**4 ***		15.0%

(*) 15% OF THE BASE DENSITY OF (26) DWELLING UNITS & PER CITY OF SAN MATEO BELOW MARKET RATE HOUSING REQUIREMENT PROGRAM.

2

Open Space	Private Residential Open Space (Level 2/ Level 3/ Level 4/ Level 5) (S.F.) - Provided		1,052
	Common Residential Open Space - Provided		0
	Total open space private + common (residential) - Provided		1,052

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In Association with:

A Planning Application For:

230 EL CAMINO, LLC.

230 S. EL CAMINO REAL
SAN MATEO, CA 94402

DATE	DESCRIPTION
04.16.2025	1ST PLANNING SUBMITTAL
7.23.2025	2ND PLANNING SUBMITTAL
2 11.24.2025	3RD PLANNING SUBMITTAL

PA-2025-038

PROPOSED FLOOR PLAN
LEVEL 04

A2.14

PROJECT NO: 184784

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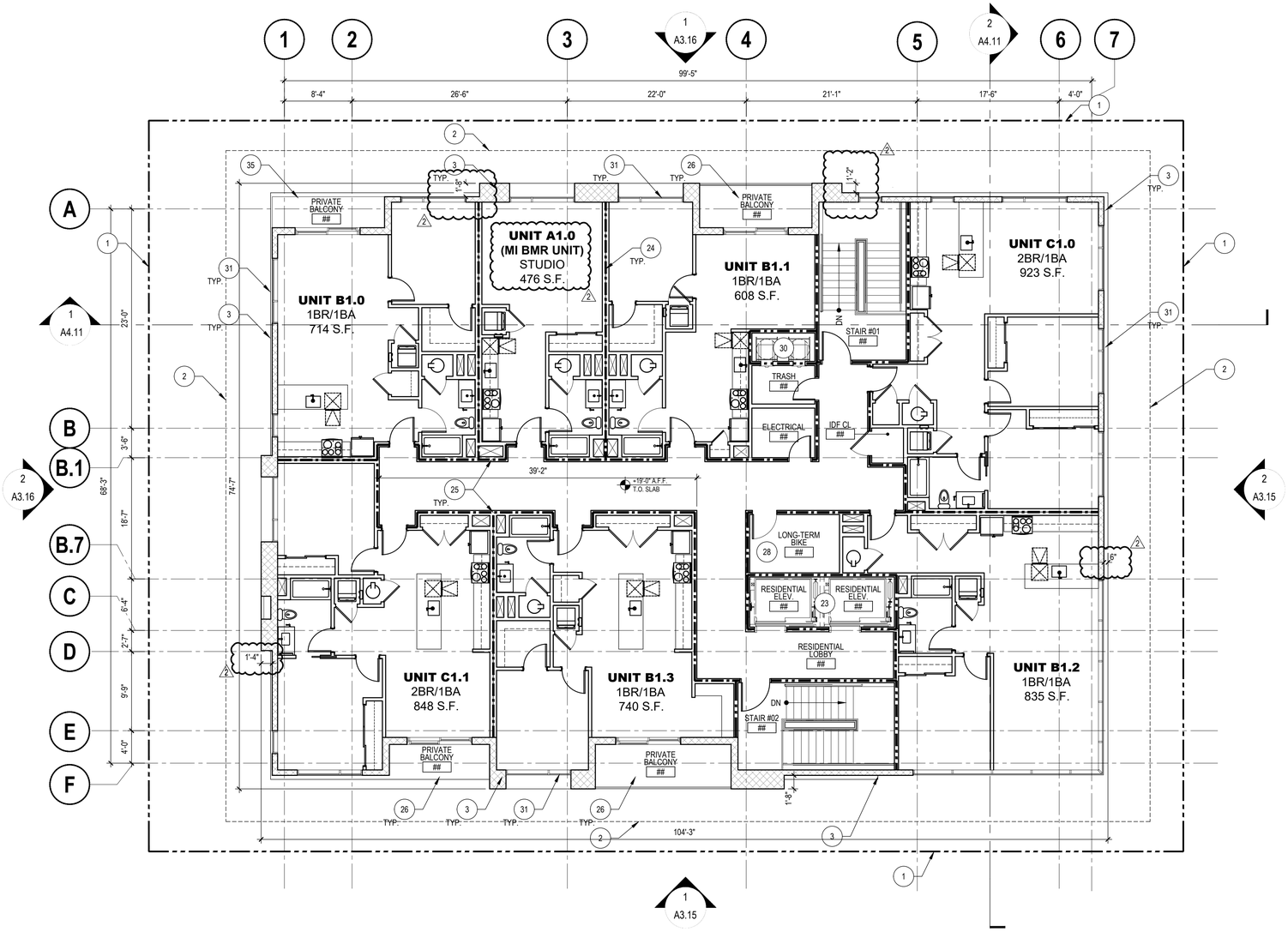

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PROPOSED FLOOR PLAN - LEVEL 05

SCALE: 1/8"=1'-0"

0 5 10 20 30 40

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 2	# Unit Level 3	# Unit Level 4	# Unit Level 5	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
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	B1.1 (1BR/1BA Unit)	608	71	679	1	1	1	1	4	0.50	0.05	1.00	2,432	284	
	B1.2 (1BR/1BA Unit)	835	0	835	1	1	1	1	4	0.50	0.05	1.00	3,340	0	
	B1.3 (1BR/1BA Unit)	740	86	826	1	1	1	1	4	0.50	0.05	1.00	2960	344	
	C1.0 (2BR/1BA Unit)	923	0	923	1	1	1	1	4	0.50	0.10	1.25	3,692	0	29%
	C1.1 (2BR/1BA Unit)	848	50	898	1	1	1	1	4	0.50	0.10	1.25	3,392	200	
2	Total # dwelling units				7	7	7	7	28				20,576	1,052	

BMR UNIT BREAKDOWN

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1BED/1BA	B1.1	608	LEVEL 04	0	0	1	1	3.75%
1BED/1BA	B1.3	740	LEVEL 03	0	0	1	1	3.75%
2 BED/1BA	C1.0	923	LEVEL 02	0	0	1	1	3.75%
TOTAL BMR UNITS				**0**	**0**	**4 ***		15.0%

(*) 15% OF THE BASE DENSITY OF (26) DWELLING UNITS & PER CITY OF SAN MATEO BELOW MARKET RATE HOUSING REQUIREMENT PROGRAM.

2

Open Space	Private Residential Open Space (Level 2/ Level 3/ Level 4/ Level 5) (S.F.) - Provided		1,052
	Common Residential Open Space - Provided		0
	Total open space private + common (residential) - Provided		1,052

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A Planning Application For:

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230 S. EL CAMINO REAL
SAN MATEO, CA 94402

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2 11.24.2025	3RD PLANNING SUBMITTAL

PA-2025-038

PROPOSED FLOOR PLAN
LEVEL 05

A2.15

PROJECT NO: 184784

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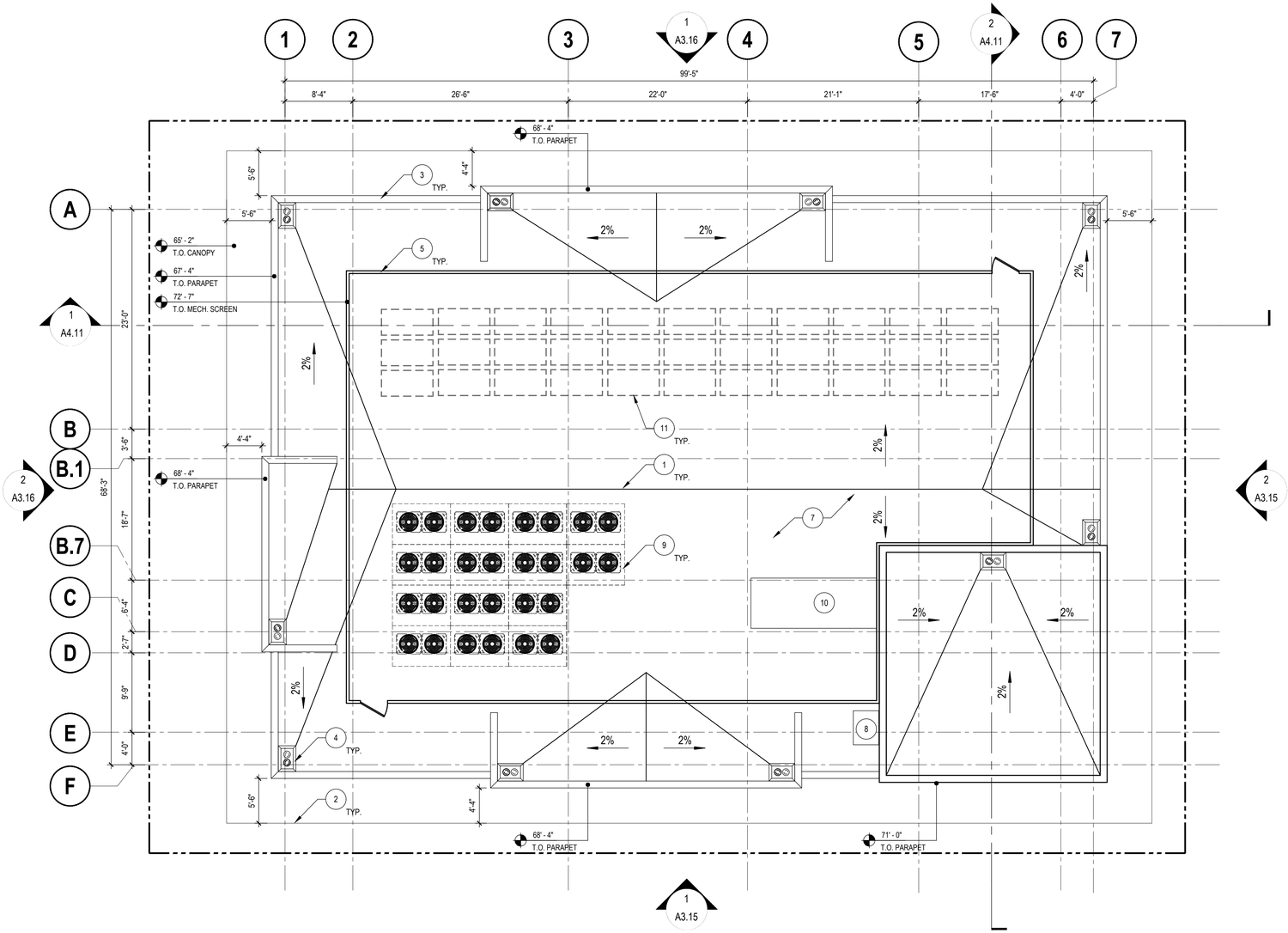

PROPOSED ROOF PLAN

SCALE: 1/8"=1'-0"

0 5 10 20 30 40

2

KEYNOTES

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

1. RIDGE
2. CANOPY BELOW
3. PARAPET WALL
4. PRIMARY AND SECONDARY ROOF DRAIN
5. MECHANICAL EQUIPMENT SCREEN
6. NOT USED
7. SINGLE-PLY ROOFING MEMBRANE OVER TAPERED INSULATION
8. ROOF ACCESS HATCH, 4'X6' MIN. (TO MEET SMMC 23.54.090.d2 SECURITY STANDARDS)
9. RESIDENTIAL ROOF TOP MECHANICAL UNITS; FINAL SIZE AND LOCATION TO BE DETERMINED
10. ELEVATOR OVERRUN
11. PER SMMC 23.24.030
    A 3 KW PHOTOVOLTAIC SYSTEM REQUIRED FOR NON-RESIDENTIAL WITH LESS THAN 10,000 SQUARE FEET
    A 3 KW PHOTOVOLTAIC SYSTEM REQUIRED FOR MUTLI-FAMILY RESIDENTIAL 17 UNITS OR MORE.
    AT 15.8% EFFICIENCY 1 SQUARE FOOT = 15 WATTS
    TOTAL 6KW/ 15 WATTS = TOTAL SQUARE FEET REQUIRED
    400 SQUARE FEET REQUIRED
    IT CONSISTS OF ARRAYS OF 20 PANELS @ STANDARD 77"X39" (20.85 SF PER PANEL)
    EACH OPTION PROVIDES 417 SQUARE FEET

ROOF PLAN GENERAL NOTES

1. ROOFING TO A MINIMUM AGED SOLAR REFLECTANCE OF 0.70 AND A MINIMUM THERMAL EMITTANCE OF 0.85

OR

2. A MINIMUM SOLAR REFLECTANCE INDEX (SRI) OF 85

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PA-2025-038

PROPOSED ROOF PLAN

A2.31

PROJECT NO: 184784

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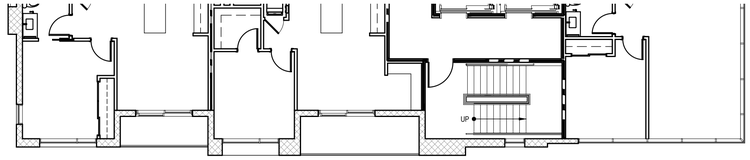


PARTIAL FLOOR PLAN - TYPICAL RESIDENTIAL LEVEL 1

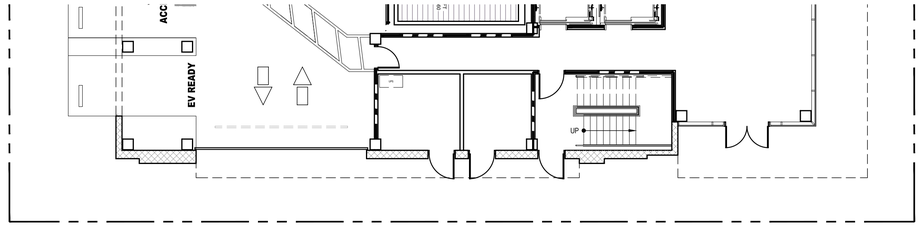
SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

SOUTH EAST ELEVATION - 3RD AVE 2

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70



PARTIAL FLOOR PLAN - LEVEL 01 3

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

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2 11.24.2025	3RD PLANNING SUBMITTAL

PA-2025-038

EXTERIOR ELEVATION & PARTIAL FLOOR PLANS

A3.11

PROJECT NO: 184784

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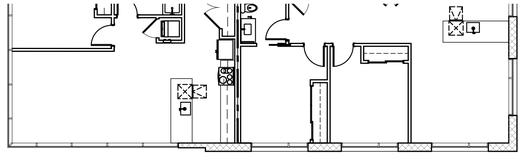


PARTIAL FLOOR PLAN - TYPICAL RESIDENTIAL LEVEL 1

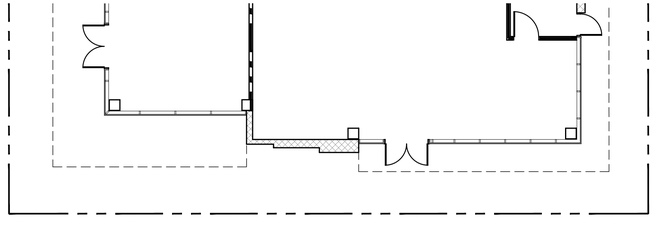
SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

NORTH EAST ELEVATION - EL CAMINO REAL 2

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70



PARTIAL FLOOR PLAN - LEVEL 01 3

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

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PA-2025-038

EXTERIOR ELEVATION & PARTIAL FLOOR PLANS

A3.12

PROJECT NO: 184784

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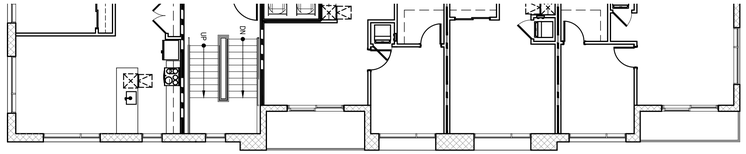


PARTIAL FLOOR PLAN - TYPICAL RESIDENTIAL LEVEL 1

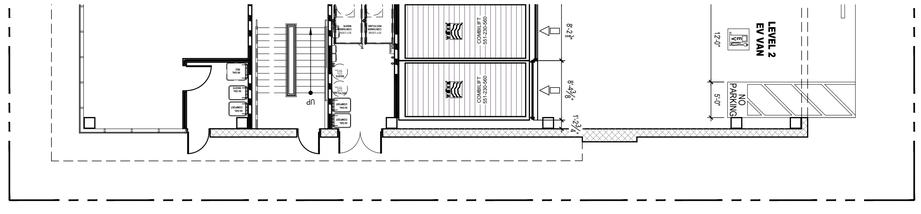
SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

NORTH WEST ELEVATION - ARROYO CT. 2

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70



PARTIAL FLOOR PLAN - LEVEL 01 3

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

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SAN MATEO, CA 94402

DATE	DESCRIPTION
04.16.2025	1ST PLANNING SUBMITTAL
7.23.2025	2ND PLANNING SUBMITTAL
3 11.24.2025	3RD PLANNING SUBMITTAL

PA-2025-038

EXTERIOR ELEVATION & PARTIAL FLOOR PLANS

A3.13

PROJECT NO: 184784

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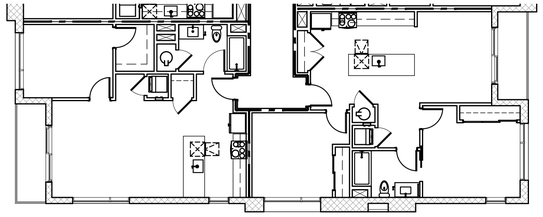


PARTIAL FLOOR PLAN - TYPICAL RESIDENTIAL LEVEL 1

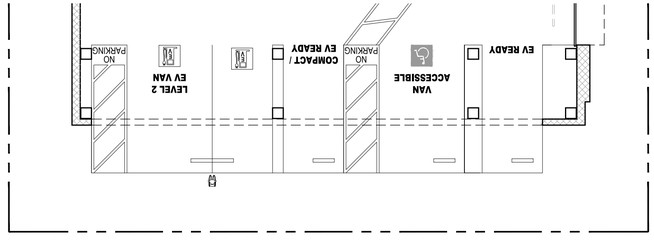
SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

SOUTH WEST ELEVATION 2

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70



PARTIAL FLOOR PLAN - LEVEL 01 3

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

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PA-2025-038

EXTERIOR ELEVATION & PARTIAL FLOOR PLANS

A3.14

PROJECT NO: 184784

P:\2018 Jobs\184784\13 - 2 Shell Set\01 Planning App\DGS-MMOD SB\1 PLANNING SUBMITTAL\184784-A3.01-A3.09.dwg - Nov 24, 2025, 8:43am - bdavis

SOUTH EAST ELEVATION - 3RD AVE

1

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

NORTH EAST ELEVATION - EL CAMINO REAL

2

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

KEYNOTES

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

1. EXISTING PROPERTY LINE
2. 1" INSULATED GLAZING SYSTEM WITH BUTT JOINTS
3. RESIDENTIAL LOBBY ENTRANCE DOOR
4. 16" WIDE BOARD AND BATTEN METAL PANELS WITH CONCEALED MECHANICAL FASTENERS AND EXTERIOR SHEATHING OVER METAL STUD FRAMING
5. PAINTED SMOOTH STUCCO FINISH AND EXTERIOR SHEATHING OVER METAL STUD FRAMING
6. SERVICE DOOR
7. ENTRY TO PARKING GARAGE
8. COMPOSITE ALUMINUM CANOPY SYSTEM
9. COMPOSITE ALUMINUM CLADDING AND EXTERIOR SHEATHING OVER METAL STUD FRAMING
10. LOUVERED ROOF EQUIPMENT SCREEN. 5'-8" H x 2" DEEP HORIZONTAL BLADES
11. PARAPET WALL CAP FLASHING
12. RETAIL ENTRANCE DOOR
13. LIMIT OF WALL BEYOND
14. 42" HIGH EXTERIOR CABLE RAILING
15. RESIDENTIAL WINDOW SYSTEM
16. EGRESS DOOR
17. PARKING GARAGE STRUCTURAL COLUMN
18. DECORATIVE FENCE (REFER TO SHEET A1.04 FOR FENCE ELEVATIONS/ SPECIFICATION AND HEIGHT) - SHOWN DASHED FOR CLARITY PURPOSES AT SOME LOCATIONS

MATERIAL PALETTE

* GLAZING SPECIFIED INDICATES GENERAL TONE AND COLOR. FINAL PERCEIVED COLOR AND CLARITY WILL VARY DEPENDING ON 1" INSULATED GLAZING SPECIFICATION TO BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTATION.

G1	**TYPE:**	**1" INSULATED EXTERIOR GLAZING**
	COLOR:	DARK BLUE TINT
	PRODUCT REF.:	BLUE GLAZING TYPE (RETAIL ONLY): VIRACON 1" INSULATED VE27-2M (1/4" PACIFICA WITH VE-2M#2 - 1/2" AIRSPACE - 1/4" CLEAR).
G2	**TYPE:**	**1" INSULATED EXTERIOR GLAZING**
	COLOR:	LIGHT BLUE TINT
	PRODUCT REF.:	LOW TINT: VIRACON1" INSULATED VRE1-4725-OITC30 (1/4" CLEAR WITH VRE-4725 #2 - 1/2" AIRSPACE - 1/4" CLEAR HS).
M1	**TYPE:**	**METAL WALL PANEL AND CLADDING SYSTEM**
	COLOR:	AGED BRONZE
	PRODUCT REF.:	PAC-CLAD BOARD AND BATTEN SERIES - 16" WIDE/ 2" BATTEN
M2	**TYPE:**	**COMPOSITE ALUMINUM CANOPY SYSTEM**
	COLOR:	COPPER PENNY
	PRODUCT REF.:	REYNOBOND SERIES THREE - PREMIUM 3-COAT METALLIC FINISH
M3	**TYPE:**	**METAL WALL PANEL AND CLADDING SYSTEM**
	COLOR:	ANODIC CLEAR
	PRODUCT REF.:	PAC-CLAD FLUSH WALL PANELS - 12" WIDE/ SMOOTH PANEL
M4	**TYPE:**	**COMPOSITE PARAPET WALL CAP FLASHING**
	COLOR:	NIGHTFALL METALLIC
	PRODUCT REF.:	REYNOBOND SERIES THREE - PREMIUM 3-COAT METALLIC FINISH
M5	**TYPE:**	**COMPOSITE ALUMINUM CLADDING**
	COLOR:	NIGHTFALL METALLIC
	PRODUCT REF.:	REYNOBOND SERIES THREE - PREMIUM 3-COAT METALLIC FINISH
M6	**TYPE:**	**RAILING SYSTEM**
	COLOR:	NIGHTFALL METALLIC
	PRODUCT REF.:	REYNOBOND SERIES THREE - PREMIUM 3-COAT METALLIC FINISH
P1	**TYPE:**	**EXTERIOR PAINT**
	COLOR:	WHITE SNOW
	PRODUCT REF.:	SHERWIN WILLIAMS - SW9541

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PA-2025-038

EXTERIOR ELEVATIONS

A3.15

PROJECT NO: 184784

P:\2019 Jobs\184784.2.3 Revit 2025\1 Planning App\230 EMEC 1ST PLANNING SUBMITTAL 184784.A21 A319.dwg - Nov 24, 2025, 8:43am - Mitesh

NORTH WEST ELEVATION - ARROYO CT. 1

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

SOUTH WEST ELEVATION 2

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

KEYNOTES

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MATERIAL PALETTE

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G1 **TYPE:** **1" INSULATED EXTERIOR GLAZING**
COLOR: DARK BLUE TINT
PRODUCT REF.: BLUE GLAZING TYPE (RETAIL ONLY): VIRACON 1" INSTULATED VE27-2M (1/4" PACIFICA WITH VE-2M#2 - 1/2" AIRSPACE - 1/4" CLEAR).

G2 **TYPE:** **1" INSULATED EXTERIOR GLAZING**
COLOR: LIGHT BLUE TINT
PRODUCT REF.: LOW TINT: VIRACON1" INSULATED VRE1-4725-OITC30 (1/4" CLEAR WITH VRE-4725 #2 - 1/2" AIRSPACE - 1/4" CLEAR HS).

M1 **TYPE:** **METAL WALL PANEL AND CLADDING SYSTEM**
COLOR: AGED BRONZE
PRODUCT REF.: PAC-CLAD BOARD AND BATTEN SERIES - 16" WIDE/ 2" BATTEN

M2 **TYPE:** **COMPOSITE ALUMINUM CANOPY SYSTEM**
COLOR: COPPER PENNY
PRODUCT REF.: REYNOBOND SERIES THREE - PREMIUM 3-COAT METALLIC FINISH

M3 **TYPE:** **METAL WALL PANEL AND CLADDING SYSTEM**
COLOR: ANODIC CLEAR
PRODUCT REF.: PAC-CLAD FLUSH WALL PANELS - 12" WIDE/ SMOOTH PANEL

M4 **TYPE:** **COMPOSITE PARAPET WALL CAP FLASHING**
COLOR: NIGHTFALL METALLIC
PRODUCT REF.: REYNOBOND SERIES THREE - PREMIUM 3-COAT METALLIC FINISH

M5 **TYPE:** **COMPOSITE ALUMINUM CLADDING**
COLOR: NIGHTFALL METALLIC
PRODUCT REF.: REYNOBOND SERIES THREE - PREMIUM 3-COAT METALLIC FINISH

M6 **TYPE:** **RAILING SYSTEM**
COLOR: NIGHTFALL METALLIC
PRODUCT REF.: REYNOBOND SERIES THREE - PREMIUM 3-COAT METALLIC FINISH

P1 **TYPE:** **EXTERIOR PAINT**
COLOR: WHITE SNOW
PRODUCT REF.: SHERWIN WILLIAMS - SW9541

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PA-2025-038

EXTERIOR ELEVATIONS

A3.16

PROJECT NO: 184784

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NORTH EAST ELEVATION 1

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

0 10 20 40 60 80

SOUTH EAST ELEVATION 2

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

0 10 20 40 60 80

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PA-2025-038

EXTERIOR ELEVATIONS
W/ ADJACENT BUILDINGS

A3.17

PROJECT NO: 184784

P:\2018 Jobs\184784-23 - 2 Step Sp25\1-Planning App\DGS-IMAGES\3RD PLANNING SUBMITTAL\184784-A317-A318.dwg, Nov 24, 2025, 8:43am, tsilverb

FACADE CLADDING

SOUTH EAST ELEVATION - 3RD AVE

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

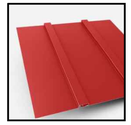
1

GLAZING

G1

G2

FACADE CLADDING



M1

MATERIAL PROFILE ONLY

M1

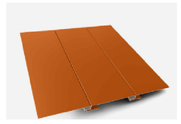
MATERIAL COLOR

CANOPY

M2

MATERIAL COLOR

FACADE CLADDING



M3

MATERIAL PROFILE ONLY

M3

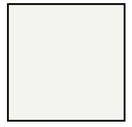
MATERIAL COLOR

M4 MATERIAL COLOR - PARAPET WALL CAP

M5 MATERIAL COLOR - CLADDING AT FLOOR LINE

M6 MATERIAL COLOR - BALCONY RAILING

EXTERIOR PAINT - MAIN BODY



P1

MATERIALS

SCALE: NTS

2

2

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MATERIAL PALETTE

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COLOR: DARK BLUE TINT
PRODUCT REF.: BLUE GLAZING TYPE (RETAIL ONLY): VIRACON 1" INSTULATED VE27-2M (¼" PACIFICA WITH VE-2M#2 - 1/2" AIRSPACE - 1/4" CLEAR).

G2 **TYPE:** **1" INSULATED EXTERIOR GLAZING**
COLOR: LIGHT BLUE TINT
PRODUCT REF.: LOW TINT: VIRACON1" INSULATED VRE1-4725-OITC30 (¼" CLEAR WITH VRE-4725 #2 - ½" AIRSPACE - ¼" CLEAR HS).

M1 **TYPE:** **METAL WALL PANEL AND CLADDING SYSTEM**
COLOR: AGED BRONZE
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COLOR: COPPER PENNY
PRODUCT REF.: REYNOBOND SERIES THREE - PREMIUM 3-COAT METALLIC FINISH

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COLOR: ANODIC CLEAR
PRODUCT REF.: PAC-CLAD FLUSH WALL PANELS - 12" WIDE/ SMOOTH PANEL

M4 **TYPE:** **COMPOSITE PARAPET WALL CAP FLASHING**
COLOR: NIGHTFALL METALLIC
PRODUCT REF.: REYNOBOND SERIES THREE - PREMIUM 3-COAT METALLIC FINISH

M5 **TYPE:** **COMPOSITE ALUMINUM CLADDING**
COLOR: NIGHTFALL METALLIC
PRODUCT REF.: REYNOBOND SERIES THREE - PREMIUM 3-COAT METALLIC FINISH

M6 **TYPE:** **RAILING SYSTEM**
COLOR: NIGHTFALL METALLIC
PRODUCT REF.: REYNOBOND SERIES THREE - PREMIUM 3-COAT METALLIC FINISH

P1 **TYPE:** **EXTERIOR PAINT**
COLOR: WHITE SNOW
PRODUCT REF.: SHERWIN WILLIAMS - SW9541

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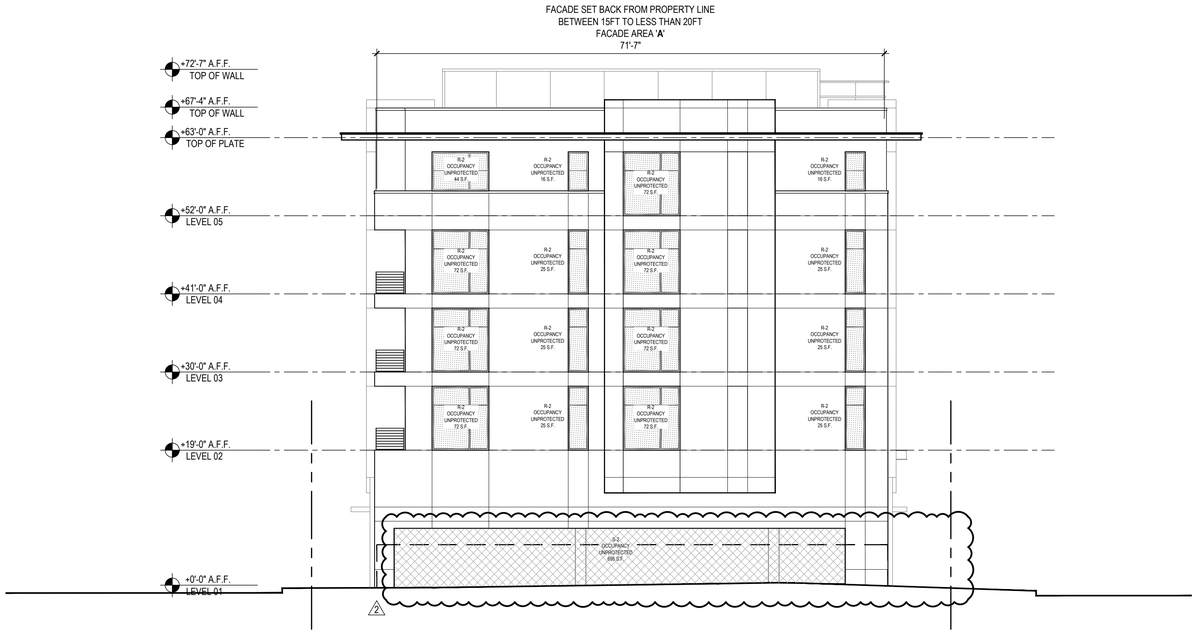
PA-2025-038

MATERIAL BOARD

A3.18

PROJECT NO: 184784

P:\2019 Jobs\184784\23.1 2 Revs\3rd Planning App\230 EMBCO 3RD PLANNING SUBMITTAL 184784 A21 A.3.18.dwg Nov 24, 2025, 8:43am Mikeb



SOUTH WEST ELEVATION

1

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

WALL OPENING TABULATION CALCULATIONS - **WEST ELEVATION** (PER CBC 2022 TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

DISTANCE FROM BUILDING TO REAR PROPERTY LINE: 15'-0"
ALLOWABLE OPENING AREA PER CBC TABLE 705.8: 75%

		TOTAL STORY AREA	ALLOWABLE AREA %	OPENING AREA ALLOWED		OPENING AREA PROVIDED	
FACADE AREA 'A'							
1ST LEVEL	71'-7" * 19'-0" =	1,360.00 SF	*			507	SF
2ND LEVEL	71'-7" * 11'-0" =	787.41 SF	75%	590.55 SF	>	194	SF
3RD LEVEL	71'-7" * 11'-0" =	787.41 SF	75%	590.55 SF	>	194	SF
4TH LEVEL	71'-7" * 11'-0" =	787.41 SF	75%	590.55 SF	>	194	SF
5TH LEVEL	71'-7" * 11'-0" =	787.41 SF	75%	590.55 SF	>	148	SF

2 ~~CLUSTERS OF OPENINGS IN AN OPEN PARKING STRUCTURE WITH A FIRE SEPARATION DISTANCE OF 10 FEET OR GREATER SHALL~~ NOT BE LIMITED.

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In Association with:

A Planning Application For:

230 EL CAMINO, LLC.

230 S. EL CAMINO REAL
SAN MATEO, CA 94402

DATE	DESCRIPTION
04.16.2025	1ST PLANNING SUBMITTAL
7.23.2025	2ND PLANNING SUBMITTAL
2 11.24.2025	3RD PLANNING SUBMITTAL

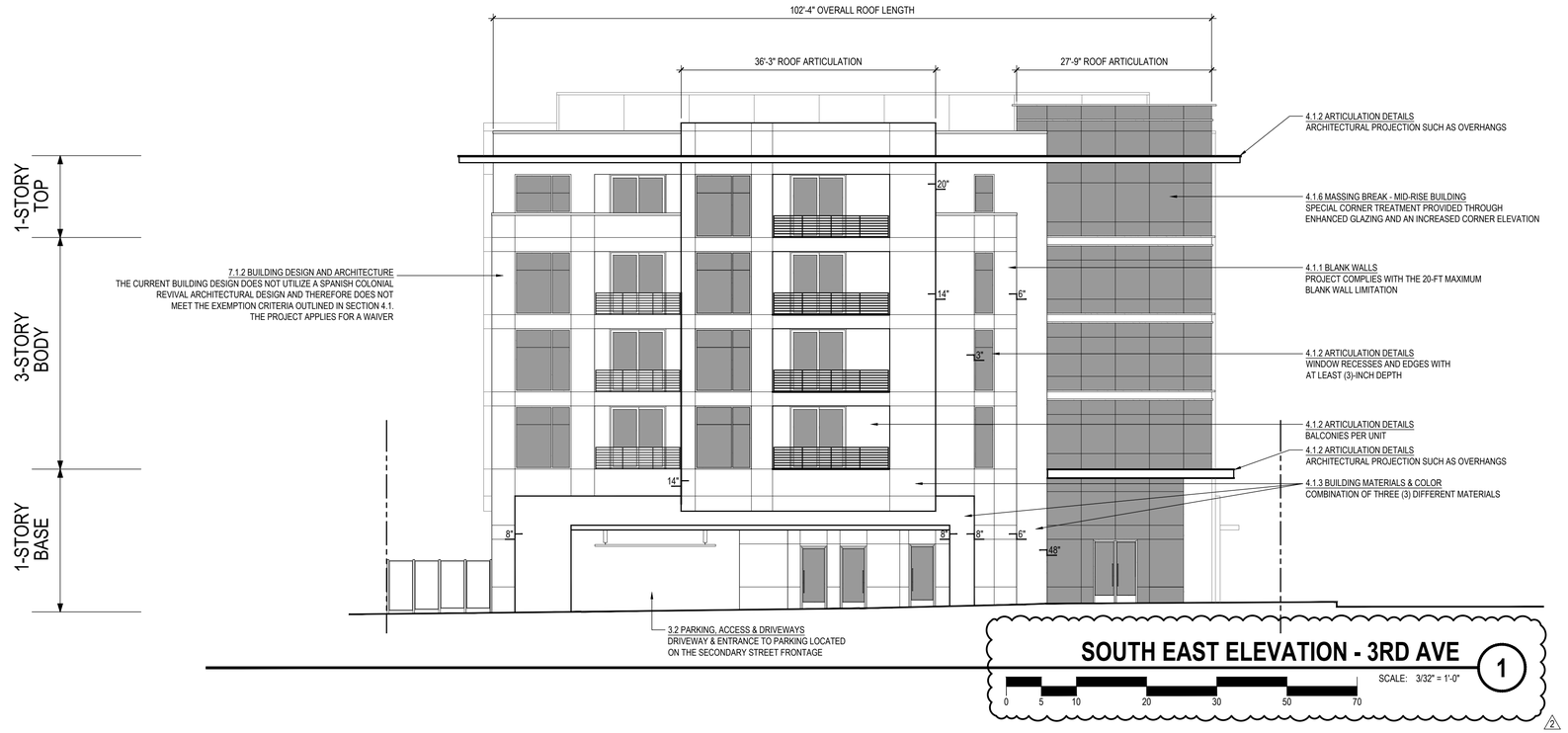
PA-2025-038

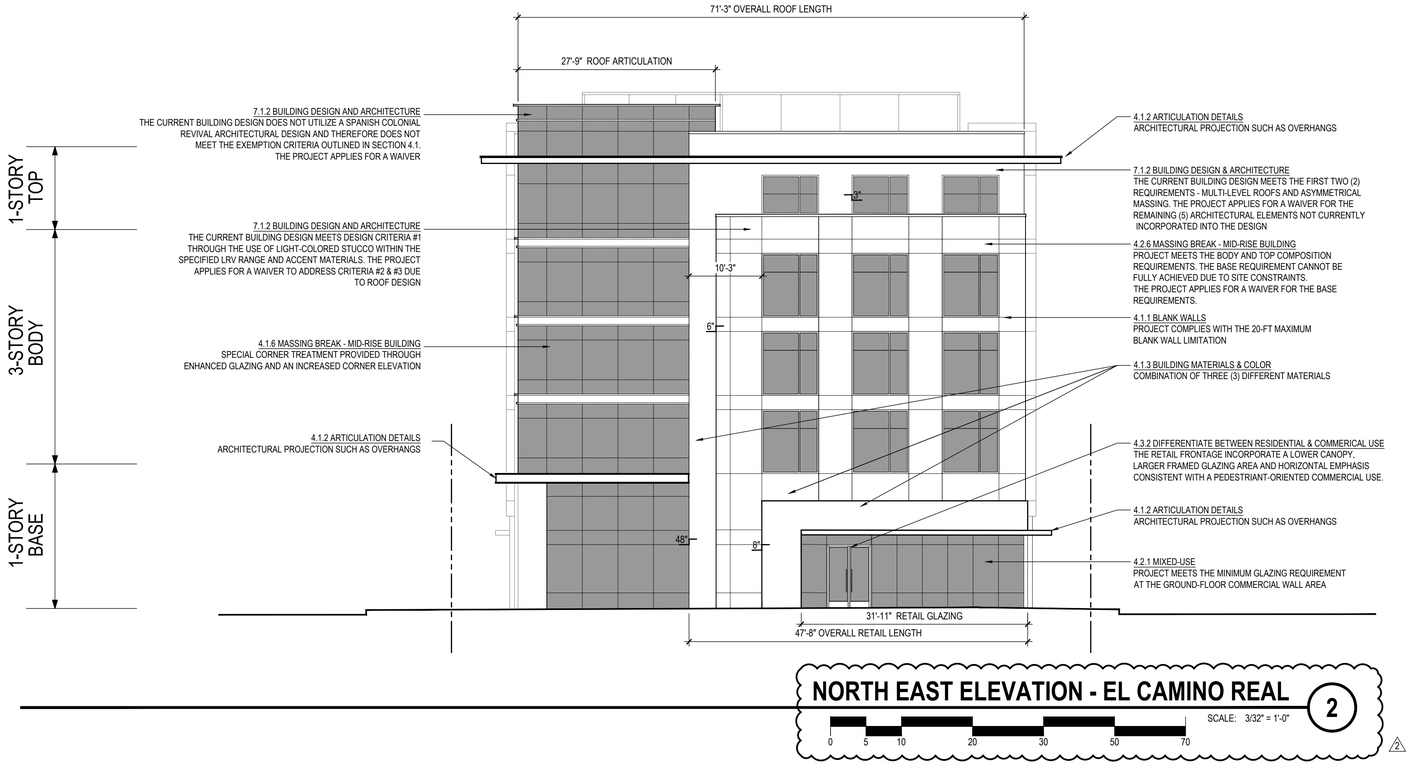
OPENING FIRE SEPARATION DISTANCE

A3.19

PROJECT NO: 184784

P:\2018 Jobs\184784 E3 - 2 Year Refill\Planning App\230 EMCO 3RD PLANNING SUBMITTAL\184784 A3.01 A3.19.dwg - Nov 24, 2025, 8:43am - tkhanh





4.5.1- ROOF FORM VARIATION

OVERALL LENGTH OF ROOF LINE	348'-2"
REQUIRED % OF VARIATION	30%
TOTAL REQUIRED LENGTH VARIATION	**104'-5"**
TOTAL LENGTH OF VARIATION PROVIDED	**160'-4"**
COMPLIES	**YES'**

4.2.1.A- MIXED USE 75% GLAZING

OVERALL LENGTH OF COMMERCIAL(RETAIL) FACADE	65'-7"
REQUIRED % OF GLAZING	75%
TOTAL REQUIRED LENGTH OF GLAZING	**49'-11"**
TOTAL LENGTH OF GLAZING PROVIDED	**50'-10"**
COMPLIES	**YES'**

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PA-2025-038

OBJECTIVE DESIGN STANDARDS

A3.20 2

PROJECT NO: 184784

P:\2019 Jobs\184784.2.3 - 2 Real 3rd\01-Planning App\230-240EC\2ND PLANNING SUBMITTAL\184784-A320-A321.dwg - Nov 24, 2025, 4:43pm - Mikeyb

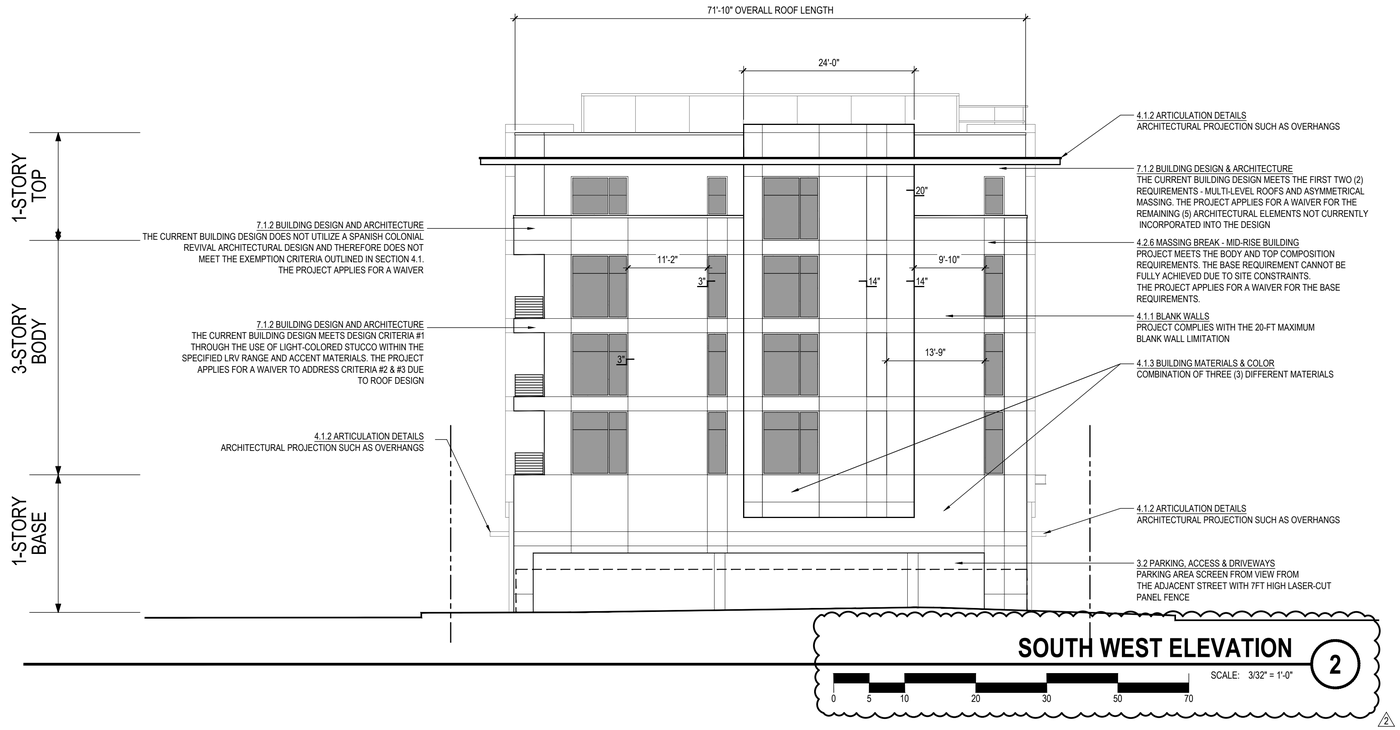
4.2.1.A- MIXED USE 75% GLAZING

OVERALL LENGTH OF COMMERCIAL(RETAIL) FACADE	65'-7"
REQUIRED % OF GLAZING	75%
TOTAL REQUIRED LENGTH OF GLAZING	**49'-11"**
TOTAL LENGTH OF GLAZING PROVIDED	**50'-10"**
COMPLIES	**YES'**

NORTH WEST ELEVATION - ARROYO CT. 1

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70



SOUTH WEST ELEVATION 2

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

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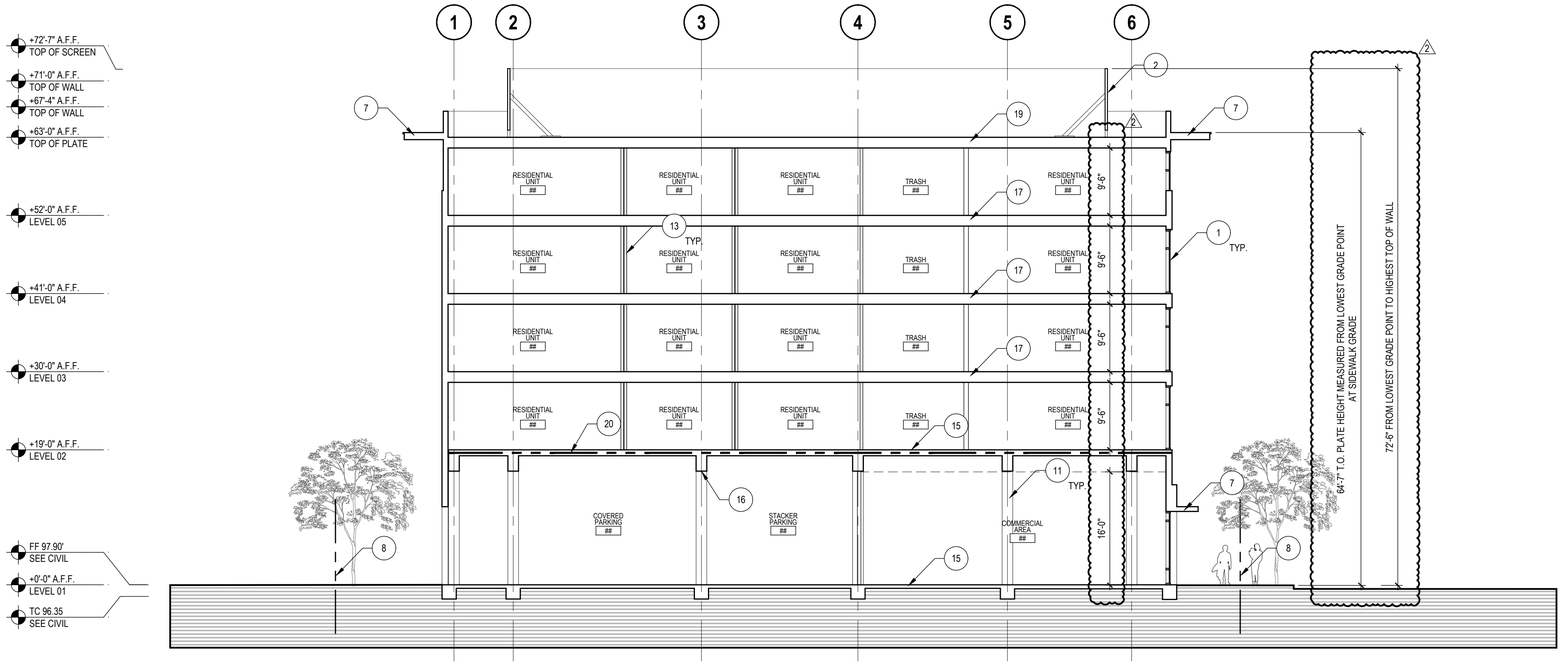
PA-2025-038

OBJECTIVE DESIGN STANDARDS

A3.21 2

PROJECT NO: 184784

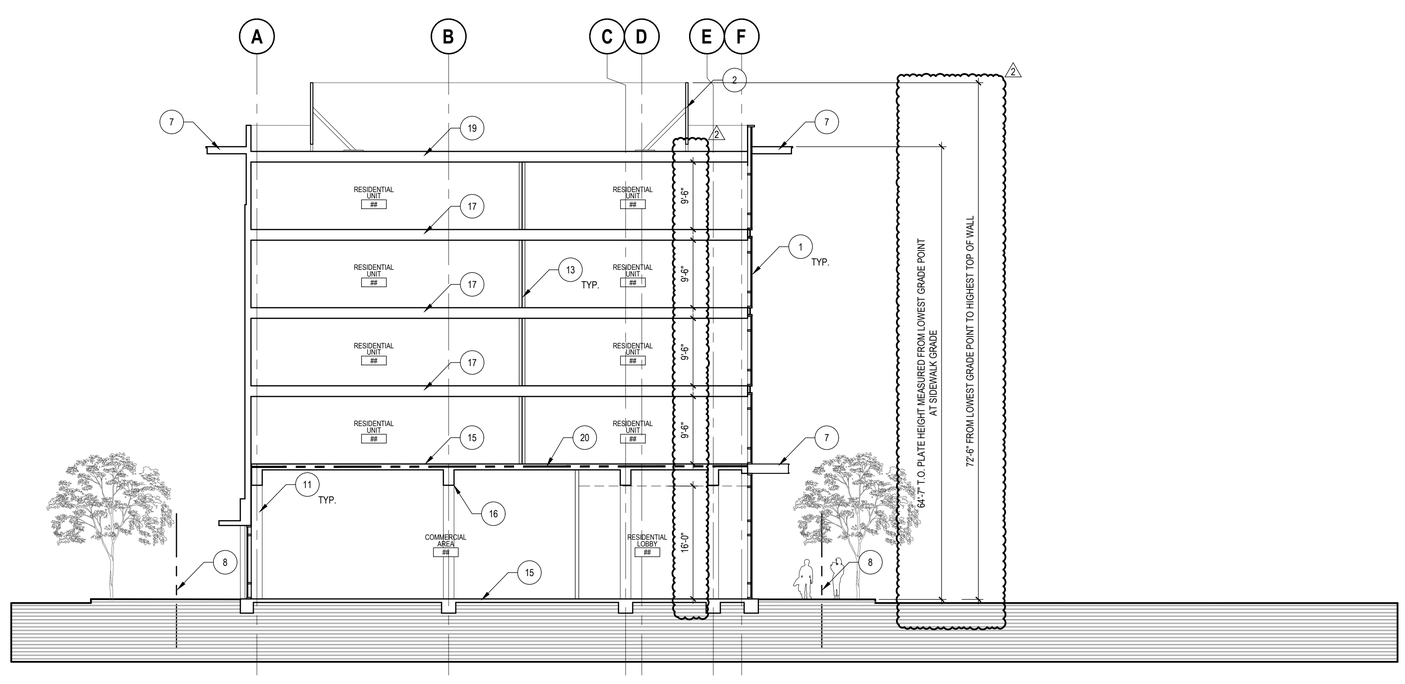
P:\2018 Jobs\184784 2 - 7 Year Term\1 Planning Apps\230 EMC\0 SB\1 PLANNING SUBMITTAL\184784-ASDS-A21.dwg - Nov 24, 2025, 8:43am - Mitesh



BUILDING SECTION 1

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70



BUILDING SECTION 2

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

KEYNOTES

1. EXTERIOR GLAZING SYSTEM WITH ANODIZED ALUMINUM FRAMES
2. MECHANICAL EQUIPMENT SCREEN
3. BUILDING BEYOND
4. OFFICE BALCONY
5. CORBEL AND BRACKETS
6. 42" H. BALCONY RAILING SYSTEM
7. ALUMINUM COMPOSITE CANOPY SYSTEM
8. EXISTING PROPERTY LINE
9. SHARED RESIDENTIAL BALCONY
10. CONCRETE ROOF TILE OVER WOOD TRUSS & BATTEN
11. REINFORCED CONCRETE COLUMN WITH ¾" CHAMFERED EDGES
12. CONCRETE MAT SLAB
13. 1HR FIRE-RATED DEMISING WALL BETWEEN DWELLING UNITS
14. ALUM./ GLASS STOREFRONT ENTRANCE DOOR
15. CONCRETE SLAB
16. CONCRETE BEAM
17. WOOD JOIST RATED FLOOR/ CEILING ASSEMBLY
18. CONCRETE RETAINING WALL WITH WATERPROOFING
19. SINGLE-PLY ROOFING SYSTEM OVER RIGID INSULATION
20. 3-HOUR HORIZONTAL FIRE RATING AT THE PODIUM

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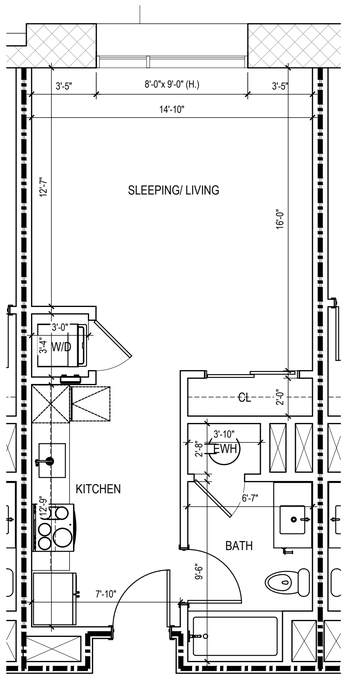
PA-2025-038

BUILDING SECTIONS

A4.11

PROJECT NO: 184784

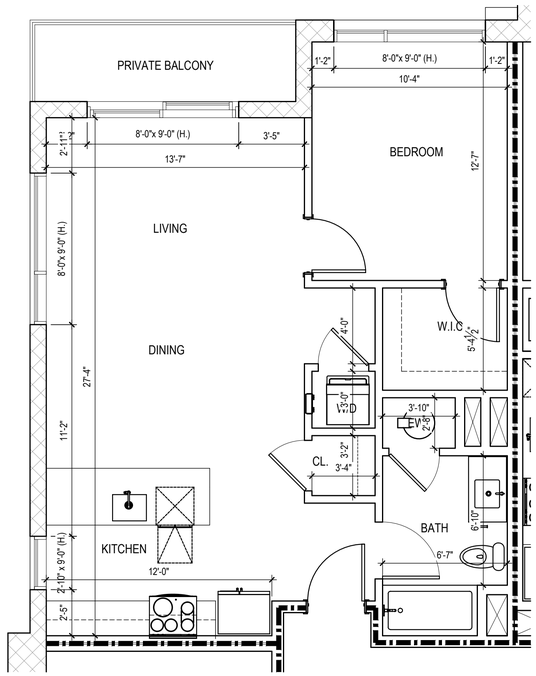
P:\2018 Jobs\184784.01 - 2 West 3rd\01-Planning App\230 EL CAMINO_SB35\PA\230 EL CAMINO_SUBMITTAL\184784.A4.11.dwg - Nov 24, 2025, 8:44am - Mizanb



ENLARGED PLAN - STUDIO TYPE 'A1.0'

SCALE: 1/4" = 1'-0" (1)

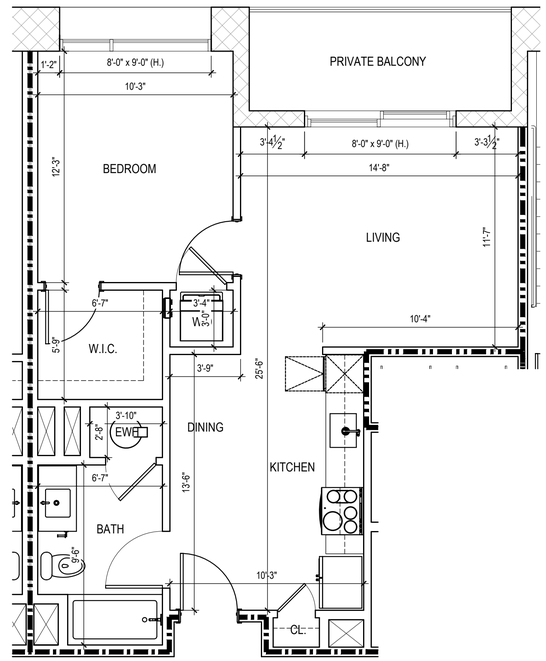
NET RENTABLE AREA: 476 S.F.
(1) MODERATE INCOME UNIT @ LEVEL 5 (2)



ENLARGED PLAN - 1 BR/ 1BA TYPE 'B1.0'

SCALE: 1/4" = 1'-0" (2)

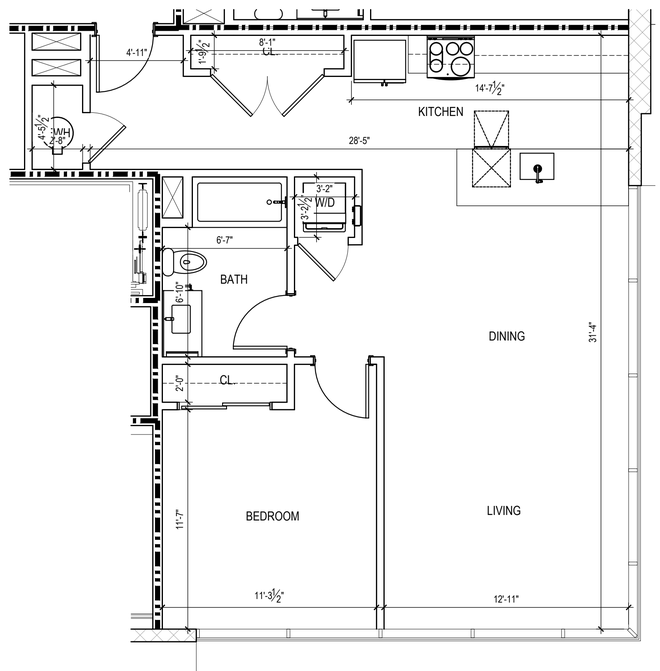
NET RENTABLE AREA: 714 S.F.



ENLARGED PLAN - 1 BR/ 1BA TYPE 'B1.1'

SCALE: 1/4" = 1'-0" (3)

NET RENTABLE AREA: 608 S.F.
(1) MODERATE INCOME UNIT @ LEVEL 4 (2)



ENLARGED PLAN - 1 BR/ 1BA TYPE 'B1.2'

SCALE: 1/4" = 1'-0" (4)

NET RENTABLE AREA: 835 S.F.

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 2	# Unit Level 3	# Unit Level 4	# Unit Level 5	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	476	0	476	1	1	1	1	4	0.50	0.05	1.00	1,904	0	14%
	B1.0 (1BR/1BA Unit)	714	56	770	1	1	1	1	4	0.50	0.05	1.00	2,856	224	57%
	B1.1 (1BR/1BA Unit)	608	71	679	1	1	1	1	4	0.50	0.05	1.00	2,432	284	
	B1.2 (1BR/1BA Unit)	835	0	835	1	1	1	1	4	0.50	0.05	1.00	3,340	0	
	B1.3 (1BR/1BA Unit)	740	86	826	1	1	1	1	4	0.50	0.05	1.00	2960	344	
	C1.0 (2BR/1BA Unit)	923	0	923	1	1	1	1	4	0.50	0.10	1.25	3,692	0	29%
	C1.1 (2BR/1BA Unit)	848	50	898	1	1	1	1	4	0.50	0.10	1.25	3,392	200	
	Total # dwelling units				7	7	7	7	28				20,576	1,052	

(2)

BMR UNIT BREAKDOWN

UNIT TYPE	TAG	AREA (S.F.)	LOCATION	# VLI (VERY LOW INCOME) UNITS	# LI (LOW INCOME) UNITS	# MOD (MODERATE INCOME) UNITS	TOTAL BMR UNITS	% BMR UNITS
STUDIO	A1.0	476	LEVEL 05	0	0	1	1	3.75%
1BED/1BA	B1.1	608	LEVEL 04	0	0	1	1	3.75%
1BED/1BA	B1.3	740	LEVEL 03	0	0	1	1	3.75%
2 BED/1BA	C1.0	923	LEVEL 02	0	0	1	1	3.75%
TOTAL BMR UNITS				**0**	**0**	**4 ***		15.0%

(*) 15% OF THE BASE DENSITY OF (26) DWELLING UNITS & PER CITY OF SAN MATEO BELOW MARKET RATE HOUSING REQUIREMENT PROGRAM.

(2)

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SAN MATEO, CA 94402

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2	11.24.2025	3RD PLANNING SUBMITTAL

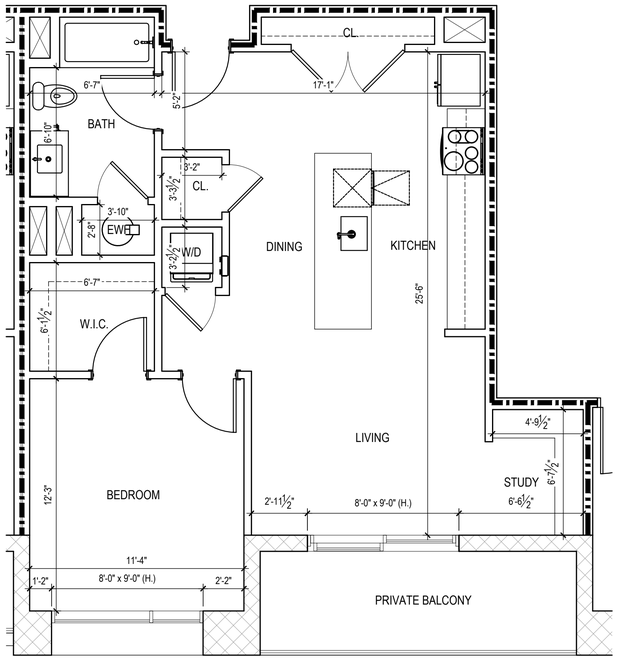
PA-2025-038

ENLARGED UNIT PLANS

A5.11

PROJECT NO: 184784

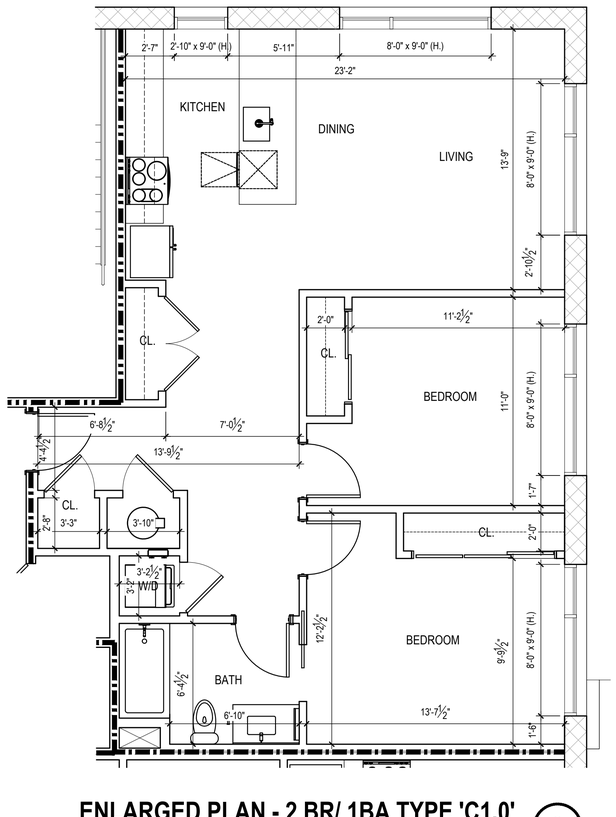
P:\2018 Jobs\184784.00 - 2 Year Jobs\Planning App\230 EMCO 3RD PLANNING SUBMITTAL\184784.A5.11.dwg - Nov 24, 2025, 8:44am - Marvin



ENLARGED PLAN - 1 BR/ 1BA TYPE B1.3' 1

SCALE: 1/4" = 1'-0"

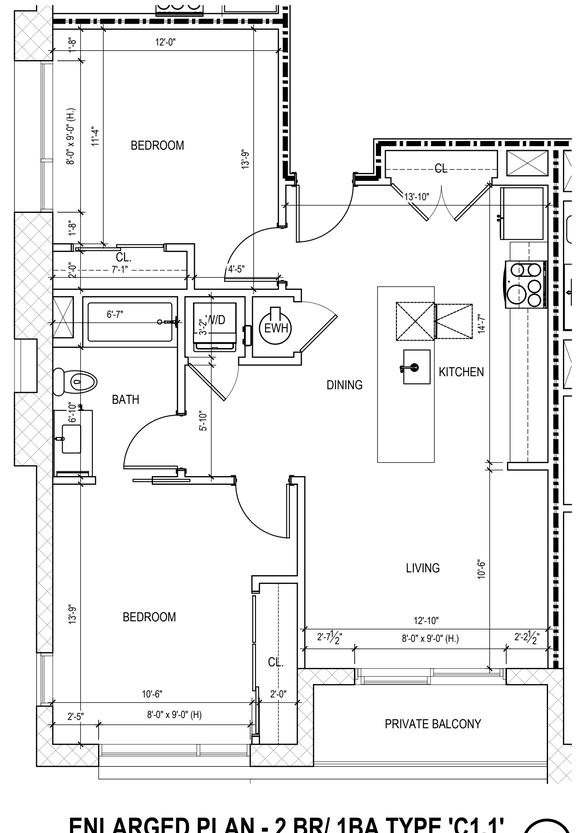
NET RENTABLE AREA: 740 S.F.
(1) MODERATE INCOME UNIT @ LEVEL 3



ENLARGED PLAN - 2 BR/ 1BA TYPE 'C1.0' 2

SCALE: 1/4" = 1'-0"

NET RENTABLE AREA: 923 S.F.
(1) MODERATE INCOME UNIT @ LEVEL 2



ENLARGED PLAN - 2 BR/ 1BA TYPE 'C1.1' 3

SCALE: 1/4" = 1'-0"

NET RENTABLE AREA: 848 S.F.

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 2	# Unit Level 3	# Unit Level 4	# Unit Level 5	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	476	0	476	1	1	1	1	4	0.50	0.05	1.00	1,904	0	14%
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	B1.1 (1BR/1BA Unit)	608	71	679	1	1	1	1	4	0.50	0.05	1.00	2,432	284	
	B1.2 (1BR/1BA Unit)	835	0	835	1	1	1	1	4	0.50	0.05	1.00	3,340	0	
	B1.3 (1BR/1BA Unit)	740	86	826	1	1	1	1	4	0.50	0.05	1.00	2960	344	
	C1.0 (2BR/1BA Unit)	923	0	923	1	1	1	1	4	0.50	0.10	1.25	3,692	0	29%
	C1.1 (2BR/1BA Unit)	848	50	898	1	1	1	1	4	0.50	0.10	1.25	3,392	200	
2	Total # dwelling units				7	7	7	7	28				20,576	1,052	

BMR UNIT BREAKDOWN

UNIT TYPE	TAG	AREA (S.F.)	LOCATION	# VLI (VERY LOW INCOME) UNITS	# LI (LOW INCOME) UNITS	# MOD (MODERATE INCOME) UNITS	TOTAL BMR UNITS	% BMR UNITS
STUDIO	A1.0	476	LEVEL 05	0	0	1	1	3.75%
1BED/1BA	B1.1	608	LEVEL 04	0	0	1	1	3.75%
1BED/1BA	B1.3	740	LEVEL 03	0	0	1	1	3.75%
2 BED/1BA	C1.0	923	LEVEL 02	0	0	1	1	3.75%
TOTAL BMR UNITS				**0**	**0**	**4 ***		15.0%

(*) 15% OF THE BASE DENSITY OF (26) DWELLING UNITS & PER CITY OF SAN MATEO BELOW MARKET RATE HOUSING REQUIREMENT PROGRAM. 2

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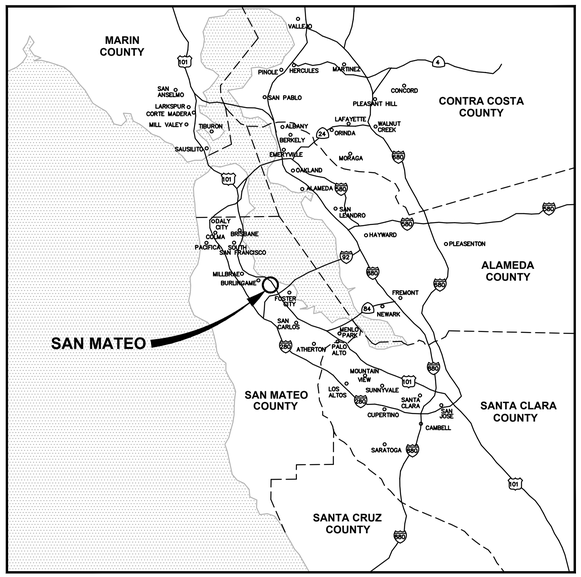
ENLARGED UNIT PLANS

A5.12

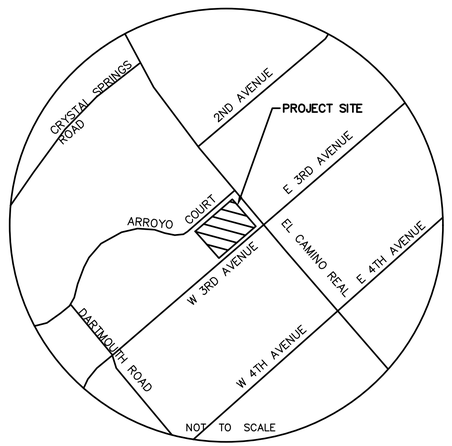
PROJECT NO: 184784

P:\2018 Jobs\184784.03 - 2 Final Draft\1 Planning Apps\230 EL CAMINO\2 PLANNING SUBMITTAL\184784.A5.12.dwg, Nov 24, 2025, 8:44am, Mariam

VESTING TENTATIVE FINAL MAP
FOR CONDIMUNIUM PURPOSES
230 S EL CAMINO
CITY OF SAN MATEO, SAN MATEO COUNTY, CALIFORNIA



PROJECT VICINITY MAP
NOT TO SCALE



LOCATION MAP

LEGEND

EXISTING	PROPOSED	
		SITE BOUNDARY LINE
		LOT LINE
		SWALE
E		ELECTRIC LINE
G GM		GAS LINE–VALVE & METER
SL	SS	SANITARY SEWER PIPE
		STREET LIGHT LINE
+100.00		SPOT ELEVATION
		STORM DRAIN PIPE
T		TELEPHONE LINE
TV		TELEVISION LINE
W	W	WATER LINE
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		FIRE DEPARTMENT CONNECTION
		FIRE HYDRANT
	M	WATER METER
		GAS METER
		TRAFFIC SIGN
12"TR		TREE
		UTILITY BOX
		WATER VALVE
		ANODE
		MANHOLE

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LS	LAND SURVEYOR
ACP	ASBESTOS CEMENT PIPE	MON	MONUMENT
ASR	AUTOMATIC SPRINKLER RISER	NO	NUMBER
BFP	BACK FLOW PREVENTER	PAE	PUBLIC ACCESS EASEMENT
BLDG	BUILDING	PGE	PACIFIC GAS & ELECTRIC
BOE	BOTTOM OF EXCAVATION	PIV	POST INDICATOR VALVE
BW	BACK OF WALK	PM	PARKING METER
C.	CONCRETE	PR	PROPOSED
CATV	CABLE TELEVISION	PV	PAVEMENT
CB	CATCH BASIN	RCP	REINFORCED CONCRETE PIPE
CO	CLEAN OUT TO GRADE	RE	RIM ELEVATION
COMM	COMMUNICATION	RWB	RECLAIMED WATER BOX
DI	DRAIN INLET	RWV	RECLAIMED WATER VALVE
EB	ELECTRIC BOX	SDMH	STORM DRAIN MANHOLE
EMH	ELECTRICAL MANHOLE	SLB	STREET LIGHT BOX
EV	ELECTRIC VAULT	SS	SANITARY SEWER
EW	EDGE OF WALK	SSCO	SANITARY SEWER CLEAN OUT
FC	FACE OF CURB	SSMH	SANITARY SEWER MANHOLE
FD	FOUND	TB	TELEPHONE BOX
FF	FINISH FLOOR	TC	TOP OF CURB
FL	FLOW LINE	TCD	THRU CURB DRAIN
FW	FACE OF WALL	TMH	TELEPHONE MANHOLE
GM	GAS METER	TV	TELEVISION
GRN	GROUND	TW	TREE WELL
GV	GAS VALVE	UB	UTILITY BOX
IB	IRRIGATION BOX	VCP	VITRIFIED CLAY PIPE
IE	INVERT ELEVATION	WB	WATER BOX
IP	IRON PIPE	WM	WATER METER
L/S	LANDSCAPE	WV	WATER VALVE
LIP	LIP OF GUTTER		

PROJECT SUMMARY

APPLICANT/OWNER	ALEX MORTAZAVI 230 EL CAMINO, LLC. 851 BURLWAY ROAD, SUITE 710 BURLINGAME, CA 94010 650.579.4994
ARCHITECT	EVAN SOCKALOSKY ARC TEC INC. 1731 TECHNOLOGY DRIVE, SUITE 750 SAN JOSE, CA 95110 408.496.0676
LANDSCAPE ARCHITECT	DENIS TANIGUCHI TANIGUCHI LANDSCAPE ARCHITECTURE 1013 SOUTH CLAREMONT STREET, SUITE 1 SAN MATEO, CA 94401 650.638.9985
CIVIL ENGINEER	MIKE O'CONNELL, PE BKF ENGINEERS 150 CALIFORNIA STREET, SUITE 600 SAN FRANCISCO, CA 94111 415.660.6360
TOTAL AREA	11,464 S.F.
EXISTING ZONING	E2–2/R–5
EXISTING LAND USE	MIXED–USE HIGH
UTILITIES	
WATER SUPPLY:	CALIFORNIA WATER SERVICE
FIRE PROTECTION:	SAN MATEO CONSOLIDATED FIRE
SEWAGE DISPOSAL:	CITY OF SAN MATEO
STORM DRAIN:	CITY OF SAN MATEO
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	COMCAST
CABLE TELEVISION:	COMCAST

PURPOSE

MERGE 3 LOTS INTO 1 LOT AND SUBDIVIDE SUBJECT SITE WITH 28 RESIDENTIAL CONDOMINIUM UNITS.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP NO. 06081C0154G, COMMUNITY PANEL NO. 065019 0154 G, WHICH BEARS AN EFFECTIVE DATE OF APRIL 5, 2019. ZONE "X" IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD.

BASIS OF ELEVATION

ELEVATIONS SHOWN ARE BASED UPON AN ASSUMED ELEVATION. RIM ELEVATION OF SANITARY SEWER MANHOLE AT THE INTERSECTION OF EL CAMINO REAL AND ARROYO COURT = 99.17.

BASIS OF BEARINGS

BASIS OF BEARINGS IS PER POINTS FOUND ALONG 4TH AVENUE AS SHOWN ON THE MAP RECORDED IN BOOK 101 OF MAPS, AT PAGE 67. BEARING ALONG CENTERLINE OF 3RD AVENUE TAKEN AS NORTH 48°32'45" EAST.

ENGINEER'S STATEMENT

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

JANINE LAPP, PE
PROJECT MANAGER
BKF ENGINEERS

REGISTERED PROFESSIONAL ENGINEER JANINE C. LAPP No. C-85762 CIVIL STATE OF CALIFORNIA

11.14.2025
DATE

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C1.01	TITLE SHEET
C1.02	NOTES SHEET
C2.01	EXISTING CONDITIONS
C2.02	DEMOLITION PLAN
C2.03	EXISTING PARCELIZATION PLAN
C2.04	PROPOSED PARCELIZATION PLAN
C3.01	PRELIMINARY SITE PLAN
C4.01	PRELIMINARY GRADING PLAN
C5.01	PRELIMINARY UTILITY PLAN
C6.01	PRELIMINARY STORMWATER CONTROL PLAN
C7.01	PRELIMINARY EROSION CONTROL PLAN
C7.02	EROSION CONTROL NOTES AND DETAILS
C7.03	SAN MATEO COUNTY CONSTRUCTION BEST MANAGEMENT PRACTICES
C8.01	DETAILS
C8.02	DETAILS

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SUITE 600
SAN FRANCISCO, CA 94111
(415) 930-7900
www.bkf.com

VESTING TENTATIVE FINAL MAP FOR:
230 EL CAMINO, LLC.
230 S. EL CAMINO REAL
SAN MATEO, CA 94402

DATE	DESCRIPTION
04.16.2025	1ST PLANNING SUBMITTAL
1 07.23.2025	2ND PLANNING SUBMITTAL
2 11.14.2025	3RD PLANNING SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER JANINE C. LAPP No. 85762 EXP. 9/30/26 CIVIL STATE OF CALIFORNIA

TITLE SHEET

C1.01

PROJECT NO: 20181887

K:\20181887 fee_west_third_avenue_san_mateo\DWG\PLANNING\SHEETS\C1.01 NOTES, LEGEND, ABBREVIATIONS.dwg - Nov 13, 2025, 4:37pm - Shrewsbe

A. GENERAL NOTES

1. THE FOLLOWING NOTES ARE NOT PART OF THE CITY OF REDWOOD CITY CONSTRUCTION PERMIT APPROVAL CONDITIONS BUT ARE PROVIDED AS SUPPLEMENTAL NOTES BY BKF ENGINEERS AND ARE TO BE ADHERED TO BY THE CONTRACTOR.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING REQUIRED INSPECTIONS BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVES. NO DELAY OF WORK CLAIM WILL BE ALLOWED DUE TO THE CONTRACTOR'S FAILURE TO ARRANGE FOR CITY INSPECTION IN ADVANCE.

3. ALL REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED IN WRITING BY THE ENGINEER, WHO WILL OBTAIN APPROVAL FROM THE CITY ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED ITEMS. REVISIONS SHALL BE ACCURATELY SHOWN ON REVISED PLANS, WHICH SHALL BE REVIEWED AND APPROVED BY THE ENGINEER AND CITY ENGINEER PRIOR TO INSTALLATION OF THE IMPROVEMENTS.

4. CONTRACTOR SHALL COORDINATE HIS WORK, AND THAT OF HIS SUBCONTRACTORS, WITH ONGOING GRADING OR SITE WORK OF OTHER CONTRACTORS.

5. STREET MONUMENTS, LOT CORNER PIPES AND OTHER PERMANENT MONUMENTS DISTURBED DURING THE PROCESS OF CONSTRUCTION SHALL BE REPLACED BEFORE ACCEPTANCE OF THE IMPROVEMENTS. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH THE LAND SURVEYOR'S ACT AND A CORNER RECORD FILED WITH THE CITY AND THE COUNTY.

6. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEATHED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEATHING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL COMPLETE NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH AND/OR STRUCTURE IS FIVE FEET (5') OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE SHEATHING, SHORING AND BRACING IN CONFORMANCE WITH THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL COMPLY WITH OSHA REQUIREMENTS.

7. DURING CONSTRUCTION, THE CITY STREETS SHALL BE CLEANED AS OFTEN AS REQUIRED TO REMOVE ACCUMULATION OF MUD AND DEBRIS RESULTING FROM THIS CONSTRUCTION.

8. SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR SPECIFIED IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, BKF ENGINEERS, AT (415) 930-7900 BEFORE PROCEEDING WITH THE WORK IN QUESTION.

9. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE GEOTECHNICAL ENGINEERING REPORT. GRADING WORK SHALL ALSO BE SUBJECT TO THE APPROVAL OF THE GEOTECHNICAL ENGINEER.

10. CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING PAVEMENT, ADJACENT LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALK, ETC. TO AVOID ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.

11. CONTRACTOR SHALL POST 24-HOUR EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, POLICE DEPARTMENT AND FIRE DEPARTMENT ON SITE PRIOR TO START OF CONSTRUCTION.

12. NO WORK SHALL BE PERFORMED DURING HOURS OTHER THAN THE NORMAL WORKING HOURS OF THE CITY PUBLIC WORKS DEPARTMENT'S INSPECTION AND MAINTENANCE PERSONNEL WITHOUT THE APPROVAL OF THE CITY ENGINEER & WITHOUT FIRST OBTAINING A SPECIAL PERMIT FOR AFTER HOURS WORK FROM THE CITY ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ADDITIONAL FEES REQUIRED BY THE CITY FOR PERFORMING WORK BEYOND THE NORMAL WORKING HOURS. CONTRACTOR SHALL CONFORM TO REQUIREMENTS OF THE CITY NOISE ORDINANCE WHEN WORKING IN THE CITY.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND PROTECTION OF ADJOINING PREMISES, TREES, LANDSCAPING, UTILITIES, SIDEWALKS AND STREETS FROM DAMAGE BY HIS OPERATIONS. CONTRACTOR SHALL REPAIR, REPLACE OR CLEAN THE ABOVE MENTIONED TO THE SATISFACTION OF THE OWNER, AT NO ADDITIONAL COST TO THE OWNER, OR THE ADJACENT PROPERTY OWNERS.

14. CONSTRUCTION MATERIALS, EQUIPMENT AND VEHICLES SHALL BE PROPERLY MAINTAINED AND MANAGED AT THE CONSTRUCTION SITE THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE "STORM WATER POLLUTION PREVENTION PLAN AND MONITORING PROGRAM" REPORT (SWPPP), TO BE INCLUDED BY REFERENCE, THE SWPPP REPORT IS MADE A PART OF THESE PLANS. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE SWPPP REPORT.

15. EQUIP INTERNAL COMBUSTION ENGINE DRIVEN EQUIPMENT WITH INTAKE AND EXHAUST MUFFLERS THAT ARE IN GOOD CONDITION AND APPROPRIATE FOR THE EQUIPMENT.

16. LOCATE STATIONARY NOISE GENERATING EQUIPMENT AS FAR AS POSSIBLE FROM SENSITIVE RECEPTORS.

17. UTILIZE "QUIET" AIR COMPRESSORS AND OTHER STATIONARY NOISE SOURCES WHERE TECHNOLOGY EXISTS.

18. WATER ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY AND MORE OFTEN DURING WINDY PERIODS; ACTIVE AREAS ADJACENT TO EXISTING SENSITIVE LAND USES SHALL BE KEPT DAMP, OR SHALL BE TREATED W/ NON-TOXIC STABILIZERS TO CONTROL DUST.

19. COVER TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST 2 FEET OF FREEBOARD.

20. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON UNPAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT CONSTRUCTION SITES.

21. SWEEP DAILY (WITH WATER SWEEPERS) PAVED ACCESS ROADS, PARKING AREAS, & STAGING AREAS AT CONSTRUCTION SITES; SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.

22. HYDROSEED OR APPLY (NON-TOXIC) SOIL STABILIZERS TO INACTIVE CONSTRUCTION AREAS (PREVIOUSLY GRADED AREAS INACTIVE FOR TEN DAYS OR MORE).

23. ENCLOSE, COVER, WATER TWICE DAILY OR APPLY (NON-TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES (DIRT, SAND, ETC.)

24. LIMIT TRAFFIC SPEEDS ON UNPAVED ROADS TO 15 MPH.

25. INSTALL GRAVEL FILLED BAGS OR OTHER EROSION CONTROL MEASURES TO PREVENT SILT RUNOFF TO PUBLIC ROADWAYS.

26. REPLANT VEGETATION IN DISTURBED AREA AS QUICKLY AS POSSIBLE

27. THE CONTRACTOR SHALL LIMIT NOISE-PRODUCING BUILDING AND ON-SITE CONSTRUCTION RELATED ACTIVITIES TO BETWEEN THE HOURS OF 7:00 AM AND 8:00 PM MONDAY THROUGH FRIDAY OF ANY WEEK. NO CONSTRUCTION ACTIVITY IS PERMITTED ON SATURDAYS, SUNDAYS OR HOLIDAYS IF THE NOISE LEVEL GENERATED BY ANY SUCH ACTIVITY EXCEEDS THE LOCAL AMBIENT NOISE LEVELS MEASURED AT ANY POINT WITHIN THE RESIDENTIAL DISTRICT AND OUTSIDE OF THE BOUNDARY OF SAID PROPERTY.

28. THE CONSTRUCTION CONTRACTOR SHALL POST A SIGN AT ENTRANCES TO THE WORK SITE PRIOR TO COMMENCEMENT OF THE WORK INFORMING CONTRACTORS AND SUBCONTRACTORS, THEIR EMPLOYEES, AGENTS, MATERIAL MEN & OTHER PERSONS AT THE PROPERTY OF THE BASIC LIMITATIONS UPON NOISE AND CONSTRUCTION ACTIVITIES PROVIDED IN THE CITY'S MUNICIPAL CODE.

29. THE CONTRACTOR SHALL LOCATE EQUIPMENT STAGING IN AREAS THAT WILL CREATE THE GREATEST POSSIBLE DISTANCE BETWEEN CONSTRUCTION-RELATED NOISE SOURCES AND NOISE-SENSITIVE RECEPTORS NEAREST THE PROJECT SITE DURING PROJECT CONSTRUCTION.

30. IF PREVIOUSLY UNKNOWN CONTAMINATED SOIL AND/OR GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE PROJECT APPLICANT SHALL ENSURE THAT ALL APPROPRIATE RESPONSE MEASURES ARE TAKEN TO PROTECT HUMAN HEALTH AND ENVIRONMENT. A CONTINGENCY PLAN FOR SAMPLING AND ANALYSIS OF PREVIOUSLY UNKNOWN HAZARDOUS SUBSTANCES SHALL BE PREPARED BY THE PROJECT APPLICANT, WITH THE APPROVAL OF THE CITY, PRIOR TO SITE GRADING AND EARTHWORK ACTIVITIES.

31. IN THE EVENT THAT SUSPECTED ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING THE SITE PREPARATION OR CONSTRUCTION, PROJECT DEVELOPMENT ACTIVITY SHALL CEASE IN THE IMMEDIATE VICINITY OF THE FIND, THE DISCOVERY SHALL BE EVALUATED BY AN ARCHAEOLOGIST, AND APPROPRIATE TREATMENT OPTIONS DEVELOPED.

32. IF PALEONTOLOGICAL RESOURCES ARE IDENTIFIED WITHIN THE PROJECT AREA DURING GROUND-DISTURBING ACTIVITIES, WORK WITHIN AT LEAST 25 FEET OF THE DISCOVERY SHALL BE HALTED AND A QUALIFIED PALEONTOLOGIST CONTACTED TO EVALUATE THE FINDS AND MAKE RECOMMENDATIONS.

B. EXISTING CONDITIONS

1. EXISTING GRADES ARE BASED ON A FIELD SURVEY BY KIER AND WRIGHT. GRADES ENCOUNTERED ON SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND SPECIFICATIONS AND CONDUCT INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.

2. INFORMATION REGARDING EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES SHOWN ON THESE PLANS WAS TAKEN FROM RECORD DATA KNOWN TO THE ENGINEER AND IS NOT MEANT TO BE A FULL CATALOG OF EXISTING CONDITIONS. CONTRACTOR SHALL CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY THE LOCATION AND ELEVATION OF EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, PRIOR TO THE COMMENCEMENT OF WORK. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.

3. ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF ANY CONSTRUCTION AFFECTING SAID LINES.

4. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICES ALERT) TOLL FREE AT 1-800-642-2444, AND AFFECTED UTILITY COMPANIES, A MINIMUM OF 2 WORKING DAYS PRIOR TO STARTING WORK TO NOTIFY THEM OF CONSTRUCTION AND REQUEST UTILITIES BE MARKED. POTHOLING BY THE CONTRACTOR OR UTILITY COMPANY SHALL BE PERFORMED WHERE NEEDED TO VERIFY LOCATION OF UTILITIES.

C. UTILITIES

1. ELECTRIC, GAS, TELEPHONE, CABLE, AND JOINT TRENCH WORK, SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDER. CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY PROVIDER AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCING SUCH WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PUBLIC WORKS DEPARTMENT IF EXISTING WATER, SEWER, GAS MAINS, OR SERVICES ARE DISTURBED OR DAMAGED.

2. CONTRACTOR SHALL PROTECT UTILITIES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION.

3. UTILITY BOXES AND LIDS IN PAVED AREAS SHALL BE DESIGNED FOR H-20 LOADING.

4. THE PIPE LENGTHS SHOWN ARE FOR PURPOSES OF ENGINEERING CALCULATIONS AND ARE NOT INTENDED FOR BID QUANTITIES OR ORDERING OF MATERIALS.

5. EXISTING PG&E AND AT&T MANHOLES/VAULTS SHALL BE ADJUSTED TO GRADE BY THE UTILITY PROVIDER. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE APPROPRIATE UTILITY PROVIDER. ALL OTHER UTILITY BOXES SHALL BE ADJUSTED TO FINISH GRADE BY THE CONTRACTOR.

6. CONSTRUCTION OF GRAVITY FLOWING SYSTEMS SHALL PROCEED FROM THE DOWNSTREAM CONNECTION TO THE UPSTREAM TERMINUS.

7. THRUST RESTRAINT DEVICES SHALL BE PROVIDED AT BENDS GREATER THAN 10 DEGREES & AT ALL CROSSES, TEES, WYES, CAPS, PLUGS, VALVES, & HYDRANTS IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS AND DETAILS. THE CITY ALLOWS FOR THE OPTION OF CONCRETE THRUST BLOCKS (DETAIL W7 AND W9) AND MECHANICALLY RESTRAINED JOINTS (DETAIL W20-A, W20-B, AND W20-C). THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH BOTH THRUST RESTRAINT AND WILL INSTALL THE MOST APPROPRIATE THRUST RESTRAINT DEVICE BASED ON PROJECT SPECIFIC CONDITIONS.

8. METALLIC WATER MAINS, FITTINGS & APPURTENANCES SHALL BE INSTALLED WITH CORROSION PROTECTION IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS (SECTION 02661) AND STANDARD DETAILS. THE CITY REQUIRES CATHODIC (SACRIFICIAL ANODE) PROTECTION FOR PUBLIC MAIN VALVES & FIRE HYDRANTS (DETAILS W-14, W-15, W-16, W-17 AND W-18). THE CITY REQUIRES THE USE OF PETROLATUM TAPE SYSTEM FOR PUBLIC MAIN AND SERVICE LINE ISOLATED FITTINGS (DETAILS W-20A, W-20B, W-20C AND W-20C). THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH BOTH CORROSION PROTECTION SYSTEMS AND INSTALL THE APPROPRIATE SYSTEM FOR THE PUBLIC MAIN AND PRIVATE DOMESTIC WATER AND FIRE SERVICE LINE BASED ON PROJECT SPECIFIC CONDITIONS. LOCATIONS OF THE TEST STATIONS SHALL BE DETERMINED BY THE CATHODIC PROTECTION SYSTEMS INSTALLER.

D. TRAFFIC CONTROL

1. CONTRACTOR SHALL PROVIDE PEDESTRIAN AND VEHICULAR ACCESS ACROSS CONSTRUCTION AREA.

2. CONTRACTOR SHALL USE STEEL PLATES TO COVER TRENCHES LEFT OPEN AT NIGHT OR DURING OFF WORK HOURS.

3. CONTRACTOR IS PROHIBITED FROM WORKING OR LEAVING TRENCHES OPEN PAST SUNSET.

4. CONTRACTOR SHALL COORDINATE CONSTRUCTION SCHEDULE AND DAILY LIMITS OF STORM DRAIN, SANITARY SEWER, AND WATER LINE UTILITY TRENCH WORK WITHIN PUBLIC STREETS WITH THE CITY PUBLIC WORKS DEPARTMENT. CONTRACTOR SHALL COORDINATE THE ABOVE WITH THE CITY FIRE DEPARTMENT, IF NECESSARY.

5. CONTRACTOR SHALL OBTAIN NECESSARY ENCROACHMENT PERMITS WITH CITY PUBLIC WORKS DEPARTMENT PRIOR TO CONSTRUCTION.

6. THE CONTRACTOR SHALL BE AWARE THAT IT MAY BECOME NECESSARY TO USE FLAGGERS TO CONTROL TRAFFIC, IF DEEMED NECESSARY BY THE CITY ENGINEER.

E. EARTHWORK AND GRADING

1. THE CONTRACTOR SHALL CONFORM WITH PROVISIONS IN THE PROJECT SWPPP.

2. THE CONTRACTOR SHALL STRIP THE ENTIRE AREA OF VEGETATION PRIOR TO PERFORMING GRADING OPERATIONS IN THAT AREA. STRIPPED MATERIALS SHALL BE STOCKPILED FOR PLACEMENT AS TOPSOIL AFTER GRADING OPERATION IS COMPLETE. STRIPPING SHALL BE A MINIMUM OF 2-INCHES OR AS DETERMINED IN THE FIELD BY SOILS ENGINEER. PLACE TOPSOIL TO A MAXIMUM DEPTH OF 4-INCHES. FINISH GRADE SHALL INCLUDE PLACEMENT OF TOPSOIL AND SHALL CONFORM TO THE DESIGN GRADES SHOWN ON THE DRAWINGS. ANY AREA TO RECEIVE FILL SHALL BE SCARIFIED AT LEAST 8-INCHES AND COMPACTED TO THE SPECIFIED RELATIVE COMPACTION.

3. CONTRACTOR SHALL DEWATER AREAS COVERED WITH STANDING WATER PRIOR TO PLACING FILL OR GRADING UNLESS OTHERWISE NOTED ON PLANS. CONTRACTOR SHALL MAINTAIN WORK IN PROGRESS FREE OF STANDING WATER. WATER SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

4. CONTRACTOR SHALL CLEAR DEBRIS FROM AREAS OF EARTHWORK AND GRADING PRIOR TO PLACING FILL OR STARTING GRADING OPERATIONS. DO NOT CLEAR AREAS OUTSIDE LIMIT OF WORK.

5. COMPACT FILL MATERIAL AS RECOMMENDED IN THE GEOTECHNICAL REPORT.

6. PLACE FILL MATERIAL IN LIFTS OF 8-INCH MAXIMUM UNCOMPACTED THICKNESS.

7. COMPACT FILL TO 90 PERCENT RELATIVE COMPACTION, EXCEPT AS NOTED IN THE GEOTECHNICAL REPORT. DO NOT PLACE, SPREAD OR ROLL FILL MATERIAL DURING UNFAVORABLE WEATHER CONDITIONS. SOILS ENGINEER WILL BE ON SITE AND WILL PERFORM COMPACTION TESTS PERIODICALLY DURING CONSTRUCTION. CONTRACTOR SHALL RECOMPACT AREAS OF FILL NOT MEETING COMPACTION REQUIREMENTS AS DIRECTED BY THE SOILS ENGINEER.

8. COMPACTION BY FLOODING, PONDING OR JETTING WILL NOT BE PERMITTED.

9. FOR BIDDING PURPOSES CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES.

F. STATEMENT OF RESPONSIBILITY

1. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD BOTH DESIGN PROFESSIONAL AND THE CITY OF REDWOOD CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF EITHER THE DESIGN PROFESSIONAL OR THE CITY OF REDWOOD CITY, RESPECTIVELY.

G. STATEMENT OF CONFORMANCE

1. PROJECT SHALL CONFORM WITH LOCAL BUILDING ORDINANCES FOR THE FOLLOWING:
ENVIRONMENTAL IMPACT-MITIGATED NEGATIVE DECLARATION - 4/13
USE PERMIT - 3/13
LOCAL ZONING - CITY ZONING ORDINANCE (NEW ZONING INDUSTRIAL-BUSINESS)
PARKING - PART V OF RCS DESIGN CRITERIA & CHAPTER 30, ZONING ORDINANCE
LANDSCAPING - CITY STANDARD SPECIFICATIONS
SITE GRADING - PART II OF RCS DESIGN CRITERIA & CITY SPECIFICATIONS
SITE DRAINAGE - PART V OF RCS DESIGN CRITERIA & CITY SPECIFICATIONS
PAVING - PART III OF RCS DESIGN CRITERIA & CITY SPECIFICATIONS

H. RECORD DRAWINGS

1. KEEP ACCURATE RECORD DRAWINGS, WHICH SHOW THE FINAL LOCATION, ELEVATION, AND DESCRIPTION OF WORK ON A SET OF CONSTRUCTION DOCUMENTS.

2. PROVIDE THE LOCATION AND ELEVATION OF THE EXISTING IMPROVEMENTS ENCOUNTERED. CERTIFY THE "REDLINED" RECORD DRAWINGS FOR THE PROJECT ON A SET OF CONSTRUCTION PLAN REPRODUCIBLES, AND DELIVER THE THE DRAWINGS TO THE OWNER'S REPRESENTATIVE AT COMPLETION OF PROJECT AND WHEN REQUESTED BY THE OWNER'S REPRESENTATIVE.

I. UNAUTHORIZED CHANGES AND USES

1. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE OR UNAUTHORIZED CHANGES TO THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

J. CONSTRUCTION STAKING

1. ALL IMPROVEMENTS SHALL BE STAKED BY A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA.

K. MATERIAL SUBMITTALS

1. CONTRACTOR SHALL FURNISH ALL MATERIAL SUBMITTALS FOR THE IMPROVEMENTS IN THE CITY RIGHT-OF-WAY.

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VESTING TENTATIVE FINAL MAP FOR:

230 EL CAMINO, LLC.

230 S. EL CAMINO REAL
SAN MATEO, CA 94402

DATE	DESCRIPTION
04.16.2025	1ST PLANNING SUBMITTAL
1 07.23.2025	2ND PLANNING SUBMITTAL
2 11.14.2025	3RD PLANNING SUBMITTAL

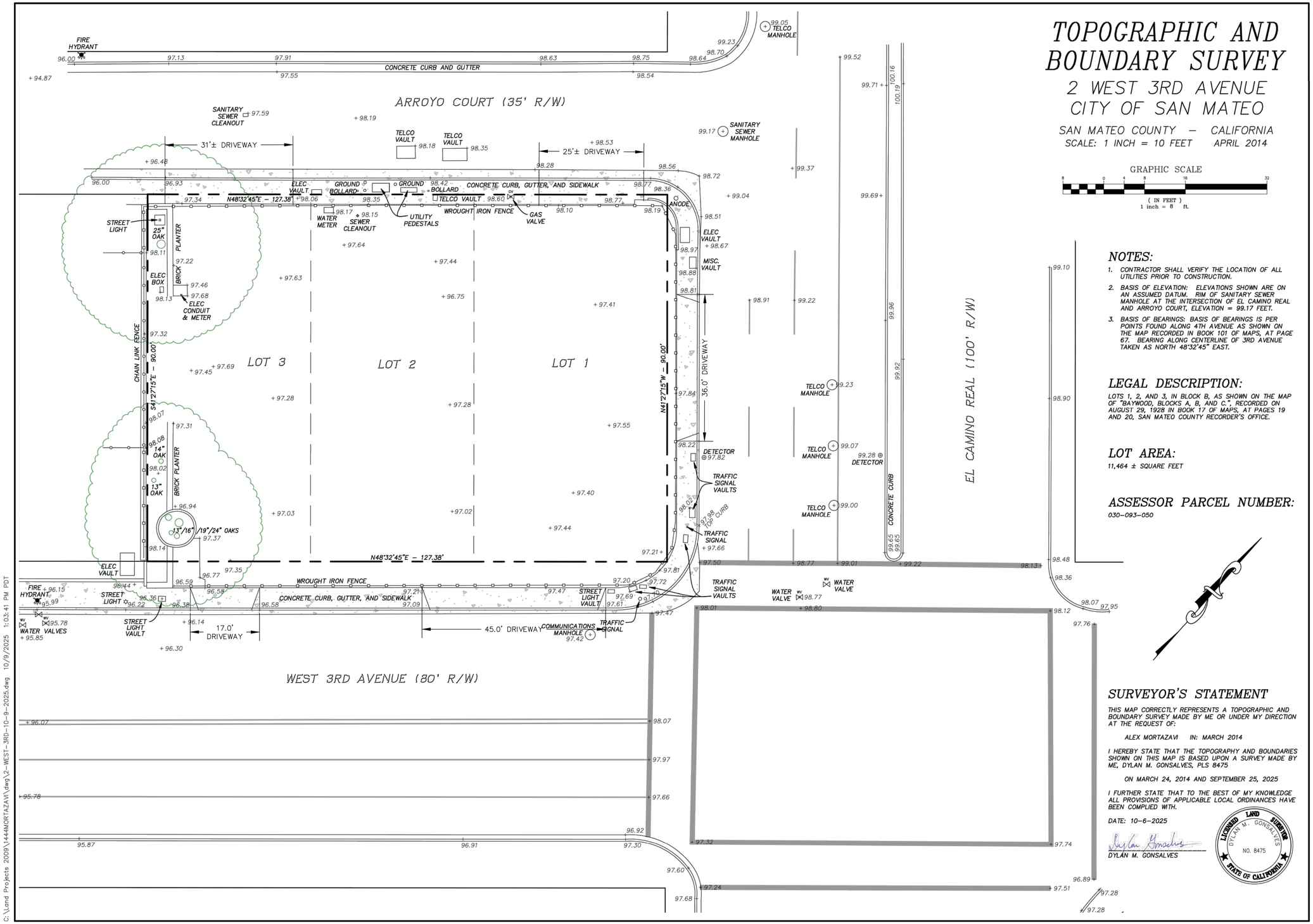
REGISTERED PROFESSIONAL ENGINEER
ELAINE C. LAU
No. 85762
EXP. 9/30/26
CIVIL
STATE OF CALIFORNIA

NOTES SHEET

C1.02

PROJECT NO: 20181887

K:\20181887\dwt_land_dev_avenue_san_mateo\SHEETS\ANNOTATION\20181887_ABBREVIATIONS.dwg - Nov 13, 2025, 4:37pm - Shemekia



TOPOGRAPHIC AND BOUNDARY SURVEY

2 WEST 3RD AVENUE
CITY OF SAN MATEO

SAN MATEO COUNTY – CALIFORNIA
SCALE: 1 INCH = 10 FEET APRIL 2014

GRAPHIC SCALE
0 4 8 16 32
(IN FEET)
1 inch = 8 ft.

NOTES:

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. BASIS OF ELEVATION: ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM. RIM OF SANITARY SEWER MANHOLE AT THE INTERSECTION OF EL CAMINO REAL AND ARROYO COURT, ELEVATION = 99.17 FEET.
3. BASIS OF BEARINGS: BASIS OF BEARINGS IS PER POINTS FOUND ALONG 4TH AVENUE AS SHOWN ON THE MAP RECORDED IN BOOK 101 OF MAPS, AT PAGE 67. BEARING ALONG CENTERLINE OF 3RD AVENUE TAKEN AS NORTH 48°32'45" EAST.

LEGAL DESCRIPTION:

LOTS 1, 2, AND 3, IN BLOCK B, AS SHOWN ON THE MAP OF "BAYWOOD, BLOCKS A, B, AND C.", RECORDED ON AUGUST 29, 1928 IN BOOK 17 OF MAPS, AT PAGES 19 AND 20, SAN MATEO COUNTY RECORDER'S OFFICE.

LOT AREA:

11,464 ± SQUARE FEET

ASSESSOR PARCEL NUMBER:

030-093-050

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC AND BOUNDARY SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF:

ALEX MORTAZAVI IN: MARCH 2014

I HEREBY STATE THAT THE TOPOGRAPHY AND BOUNDARIES SHOWN ON THIS MAP IS BASED UPON A SURVEY MADE BY ME, DYLAN M. GONSALVES, PLS 8475

ON MARCH 24, 2014 AND SEPTEMBER 25, 2025

I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DATE: 10-6-2025

DYLAN M. GONSALVES

LICENSED LAND SURVEYOR DYLAN M. GONSALVES NO. 8475 STATE OF CALIFORNIA

DMG ENGINEERING, INC.
30 OAKVUE COURT
PLEASANT HILL, CA 94523
PHONE: (925) 787-0463
FAX: (925) 287-8503

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REVISIONS

No.	DATE	DESCRIPTION	BY

TOPOGRAPHIC AND BOUNDARY SURVEY
2 WEST 3RD AVENUE – CALIFORNIA
CITY OF SAN MATEO APRIL 2014
SCALE: 1 INCH = 10 FEET

SHEET 1
OF 1 SHEET(S)
ORIG.DWG: 4-9-2014
REV.DWG: 10-9-2025
JOB: 14-44

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VESTING TENTATIVE FINAL MAP FOR:
230 EL CAMINO, LLC.
230 S. EL CAMINO REAL
SAN MATEO, CA 94402

DATE	DESCRIPTION
04.16.2025	1ST PLANNING SUBMITTAL
1 07.23.2025	2ND PLANNING SUBMITTAL
2 11.14.2025	3RD PLANNING SUBMITTAL

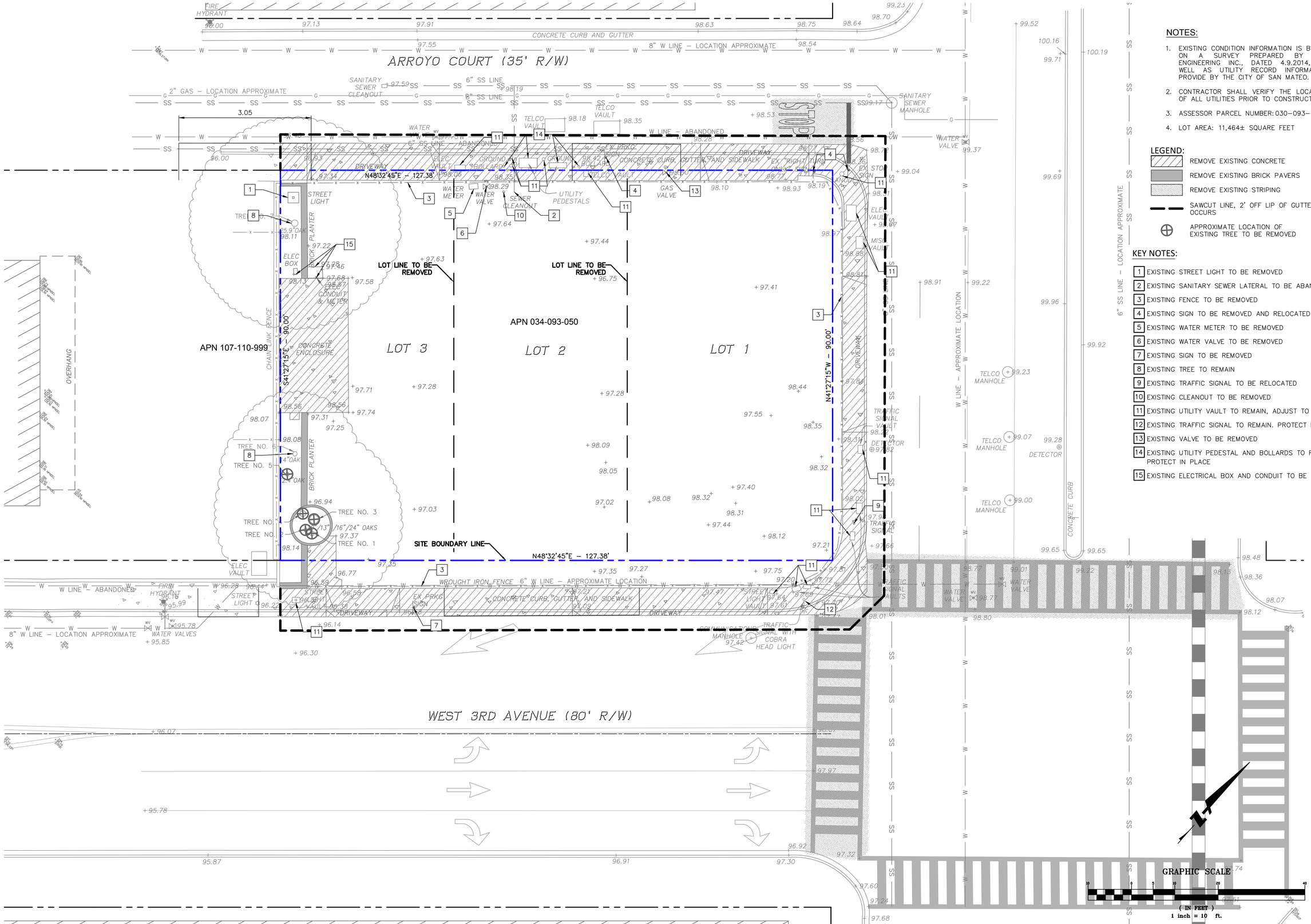
REGISTERED PROFESSIONAL ENGINEER JANINE C. LAPP No. 85762 EXP. 9/30/26 CIVIL STATE OF CALIFORNIA

EXISTING CONDITIONS

C2.01

PROJECT NO: 20181887

C:\Land Projects 2009\1444MORTAZAVI\dwg\2-WEST-3RD-10-9-2025.dwg 10/9/2025 1:03:41 PM PDT



NOTES:

1. EXISTING CONDITION INFORMATION IS BASED ON A SURVEY PREPARED BY DMG ENGINEERING INC., DATED 4.9.2014, AS WELL AS UTILITY RECORD INFORMATION PROVIDE BY THE CITY OF SAN MATEO.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
3. ASSESSOR PARCEL NUMBER: 030–093–050
4. LOT AREA: 11,464± SQUARE FEET

LEGEND:

- REMOVE EXISTING CONCRETE
- REMOVE EXISTING BRICK PAVERS
- REMOVE EXISTING STRIPING
- SAWCUT LINE, 2' OFF LIP OF GUTTER WHERE OCCURS
- APPROXIMATE LOCATION OF EXISTING TREE TO BE REMOVED

KEY NOTES:

1. EXISTING STREET LIGHT TO BE REMOVED
2. EXISTING SANITARY SEWER LATERAL TO BE ABANDONED
3. EXISTING FENCE TO BE REMOVED
4. EXISTING SIGN TO BE REMOVED AND RELOCATED
5. EXISTING WATER METER TO BE REMOVED
6. EXISTING WATER VALVE TO BE REMOVED
7. EXISTING SIGN TO BE REMOVED
8. EXISTING TREE TO REMAIN
9. EXISTING TRAFFIC SIGNAL TO BE RELOCATED
10. EXISTING CLEANOUT TO BE REMOVED
11. EXISTING UTILITY VAULT TO REMAIN, ADJUST TO GRADE
12. EXISTING TRAFFIC SIGNAL TO REMAIN. PROTECT IN PLACE
13. EXISTING VALVE TO BE REMOVED
14. EXISTING UTILITY PEDESTAL AND BOLLARDS TO REMAIN, PROTECT IN PLACE
15. EXISTING ELECTRICAL BOX AND CONDUIT TO BE REMOVED

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

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VESTING TENTATIVE FINAL MAP FOR:

230 EL CAMINO, LLC.

230 S. EL CAMINO REAL
SAN MATEO, CA 94402

DATE	DESCRIPTION
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1 07.23.2025	2ND PLANNING SUBMITTAL
2 11.14.2025	3RD PLANNING SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
JANINE C. LAPP
No. 85762
EXP. 9/30/26
CIVIL
STATE OF CALIFORNIA

DEMOLITION PLAN

C2.02

PROJECT NO: 20181887

K:\20181887\arc_work_files_planset_plot_notes\ENTITLEMENTS\CONDITIONS.dwg, Nov 13, 2025, 4:43pm, brianwolfe

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

NOTES:

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2. ASSESSOR PARCEL NUMBER: 030-093-050
3. LOT AREA: 11,464± SQUARE FEET

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VESTING TENTATIVE FINAL MAP FOR:
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SAN MATEO, CA 94402

DATE	DESCRIPTION
04.16.2025	1ST PLANNING SUBMITTAL
1 07.23.2025	2ND PLANNING SUBMITTAL
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REGISTERED PROFESSIONAL ENGINEER
JANINE C. LAPP
No. 85762
EXP. 9/30/26
CIVIL
STATE OF CALIFORNIA

EXISTING PARCELIZATION PLAN

C2.03

PROJECT NO: 20181887

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ARROYO COURT (35' R/W)

N48°32'45"E – 127.38'

PR 6.5' PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT

PR 4' PUBLIC ACCESS EASEMENT

APN 107-110-999

S41°27'15"E – 90.00'

APN 034-093-050

LOT 1
0.26 AC
11,464 SF

N41°27'15"W – 90.00'

N48°32'45"E – 127.38'

WEST 3RD AVENUE (80' R/W)

EL CAMINO REAL (100' R/W)

NOTES:

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2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
3. ASSESSOR PARCEL NUMBER: 030-093-050
4. LOT AREA: 11,464± SQUARE FEET

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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VESTING TENTATIVE FINAL MAP FOR:
230 EL CAMINO, LLC.
230 S. EL CAMINO REAL
SAN MATEO, CA 94402

DATE	DESCRIPTION
04.16.2025	1ST PLANNING SUBMITTAL
1 07.23.2025	2ND PLANNING SUBMITTAL
2 11.14.2025	3RD PLANNING SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
JANINE C. LAPP
No. 85762
EXP. 9/30/26
CIVIL
STATE OF CALIFORNIA

PROPOSED PARCELIZATION PLAN

C2.04

PROJECT NO: 20181887

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ARROYO COURT (35' R/W)

CONCRETE CURB AND GUTTER

FIRE HYDRANT

SANITARY SEWER CLEANOUT

56' LF OF ON-STREET PARKING (APPROXIMATELY 3 SPACES)

10.0' TRAVEL LANE

10.0' TRAVEL LANE

25' YELLOW CURB

EXISTING RED CURB TO REMAIN

20' RED CURB PER ASSEMBLY BILL NO. 413

PROPOSED "STOP" LEGEND AND WHITE LIMIT LINE

SU-30 (BLUE)

FIRE TRUCK (RED)

CONFORM TO EXISTING SIDEWALK AT NEAREST SCORE JOINT

NEW TYPE "A" CURB AND GUTTER, TYP

RELOCATED PARKING SIGN

WATER VALVE

TELCO VAULT

COMMERCIAL LOADING ZONE

8.0'

CURB RAMP

RELOCATED "STOP" AND "RIGHT TURN ONLY" SIGNS

SANITARY SEWER MANHOLE

WATER VALVE

R=12.5'

ELEC VAULT

GROUND BOLLARD

4' S/W

N44°32'48"E 27.38'

SILVA CELL, TYP 1 C8.02

PR 6.5' PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT

LANDSCAPING, SEE LANDSCAPE PLANS, TYP

15.9" OAK

TREE PROTECTION ZONE

ROOF OVERHANG

BLDG SETBACK 8.5'

COBRA HEAD STREETLIGHT

SILVA CELL, TYP 1 C8.02

BIORETENTION

7.5'

4.0'

PROPOSED TREE, TYP. S.L.P.

POST TOP STREETLIGHT

PR 4' PUBLIC ACCESS EASEMENT

8' S/W

LEVEL 2 EV VAN

DOUBLE CAR STACKER

APN 034-093-050

LOT 1
0.26 AC
11,464 SF

COMMERCIAL AREA

RESTROOM

RETAIL/TENANT ROOM

STAIR #01

UP

BIORETENTION

CURB CUT, TYP

APN 107-110-999

N41°27'15"W 90.00'

CHAIN LINK FENCE

OVERHANG

COMPACT / EV READY

NO PARKING

COVERED PARKING

SILVA CELL, TYP 1 C8.02

8.9' BLDG SETBACK

N41°27'15"W 90.00'

TELCO MANHOLE

TRAFFIC SIGNAL VAULT

DETECTOR

15' BLDG SETBACK

TREE PROTECTION ZONE

TREE NO. 6

15" OAK

VAN ACCESSIBLE

EV READY

RESIDENTIAL ELEV.

RESIDENTIAL ELEV.

RESIDENTIAL LOBBY

BIORETENTION

TELCO MANHOLE

DETECTOR

ELECTRICAL ROOM

FIRE ROOM

STAIR #02

UP

RELOCATED TRAFFIC SIGNAL WITH PUSH BUTTON TO MEET CA MUTCD/ PROWAG REQUIREMENTS.

CONCRETE CURB

EL CAMINO REAL (100' R/W)

LANDSCAPING, SEE LANDSCAPE PLANS, TYP

BLDG SETBACK 8.5'

1 C8.02 SILVA CELL, TYP

PEDESTRIAN PUSH BUTTON TO MEET CA MUTCD/ PROWAG REQUIREMENTS

BIORETENTION

TREE ROOT BARRIER

TREE ROOT BARRIER

TREE ROOT BARRIER

24.0'

12' S/W

ELEC VAULT

FIRE HYDRANT

STREET LIGHT

WATER VALVE

CONFORM TO EXISTING SIDEWALK AT NEAREST SCORE JOINT

6' RED CURB PER CAMUTCD 3B 19

POST TOP STREETLIGHT

RED CURB

COMMUNICATIONS MANHOLE

TRAFFIC SIGNAL WITH COBRA HEAD LIGHT

R=10.0'

RE-STRIPE CROSSWALKS WITH CURB RAMPS CENTERED ON EITHER SIDE

EXISTING TRAFFIC SIGNAL WITH COBRAHEAD LIGHT TO REMAIN

WEST 3RD AVENUE (80' R/W)

34.00

5.75 13.67

San Mateo Fire 2017 feet

Width	: 8.41
Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

30.00

4.00 20.00

SU-30 feet

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

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

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VESTING TENTATIVE FINAL MAP FOR:

230 EL CAMINO, LLC.

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SAN MATEO, CA 94402

DATE	DESCRIPTION
04.16.2025	1ST PLANNING SUBMITTAL
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REGISTERED PROFESSIONAL ENGINEER
JANINE C. LAPP
No. 85762
EXP. 9/30/26
CIVIL
STATE OF CALIFORNIA

PRELIMINARY SITE PLAN

C3.01

PROJECT NO: 20181887

K:\20181887_bim_west_third_avenue_san_mateo\PDS\PLANNING\SHEETSET\01 PRELIMINARY SITE PLAN.dwg - Nov 13, 2025, 4:59pm - Shinnaka

ARROYO COURT (35' R/W)

WEST 3RD AVENUE (80' R/W)

EL CAMINO REAL (100' R/W)

APN 034-093-050

LOT 1
0.26 AC
11,464 SF

APN 107-1

PR 6.5' PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT

PR 4' PUBLIC ACCESS EASEMENT

DOUBLE CAR STACKER (Typical of 4 Double Car Stackers)

PAVEMENT UNDER ROOF TO DRAIN TO SANITARY SEWER

ROOF OVERHANG

TREE PROTECTION ZONE

OVERHANG

CONFORM TO EX. TC 96.70± EX. FL 96.20±

CONFORM TO EX FG 96.66±

CONFORM TO EX. TC 96.29± EX. FL 95.79±

COMMERCIAL LOADING ZONE 8.0'

10.0' TRAVEL LANE

10.0' TRAVEL LANE

STOP

LEVEL 2 EV VAN

COMM EV READY

VAN ACCESSIBLE

EV READY

NO PARKING

RESIDENTIAL ELEV. ##

RESIDENTIAL LOBBY ##

ELECTRICAL ROOM ##

FIRE ROOM ##

STAIR #01 ##

STAIR #02 ##

RESI TRASH ROOM ##

RETAIL TRASH ROOM ##

COMMERCIAL AREA ##

FF 98.59

FF 98.72

FF 97.46

FF 97.90

TC 97.21 TC 97.69 TC 98.16 TC 98.50 TC 98.63 TC 98.31 TC 98.99 TC 98.24 TC 98.21 TC 98.07 TC 97.66 TC 97.46 TC 97.08 TC 96.84 TC 96.49 TC 96.35

FG 97.56 FG 97.57 FG 97.80 FG 97.46 FG 97.89 FG 98.59 FG 98.72 FG 98.72 FG 98.83 FG 99.09 FG 98.87 FG 98.11 FG 98.72 FG 98.82 FG 97.90 FG 97.44 FG 97.90 FG 97.37 FG 96.73 FG 97.34 FG 97.59 FG 97.46 FG 97.46 FG 97.46 FG 97.88 FG 97.90 FG 96.58 FG 97.25 FG 97.50 FG 96.55 FG 96.88

3.2% 2.8% 1.1% 1.0% 0.4% 1.0% 2.1% 1.4% 0.0% 0.5% 5.2% 2.8% 2.8% 0.5% 2.1% 0.2% 0.4% 0.3% 8.5% 1.2% 1.3% 1.3% 1.3%

1.5% 2.0% 1.5% 1.5% 1.5% 1.5% 1.5% 1.5% 1.5% 1.5% 1.6% 1.5% 1.6% 1.5% 0.6% 1.5% 1.5% 1.5% 1.5% 1.5% 1.5% 1.5% 1.5% 1.5% 1.5%

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

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VESTING TENTATIVE FINAL MAP FOR:

230 EL CAMINO, LLC.

230 S. EL CAMINO REAL
SAN MATEO, CA 94402

DATE	DESCRIPTION
04.16.2025	1ST PLANNING SUBMITTAL
1 07.23.2025	2ND PLANNING SUBMITTAL
2 11.14.2025	3RD PLANNING SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
JASMINE C. LAU
No. 85762
EXP. 9/30/26
CIVIL
STATE OF CALIFORNIA

PRELIMINARY GRADING PLAN

C4.01

PROJECT NO: 20181887

K:\2018\181887_two_west_third_avenue_san_mateo\ENGR\PLANNING\SHEETS\CA01-PRELIMINARY GRADING PLAN.dwg, Nov 13, 2025, 4:28pm, brennadle

NOTE
1. CATCH BASINS SHALL BE STENCILED WITH THE APPROVED SAN MATEO COUNTYWIDE STORMWATER LOGO "NO DUMPING! FLOWS TO THE BAY".

ARROYO COURT (35' R/W)

EL CAMINO REAL (100' R/W)

WEST 3RD AVENUE (80' R/W)

APN 107-110-999

APN 034-093-050

LOT 1
0.26 AC
11,464 SF

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

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Phoenix, AZ 85028 602.953.2355
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REGISTERED PROFESSIONAL ENGINEER
JANINE C. LAPP
No. 85762
EXP. 9/30/26
CIVIL
STATE OF CALIFORNIA

PRELIMINARY UTILITY PLAN

C5.01

PROJECT NO: 20181887

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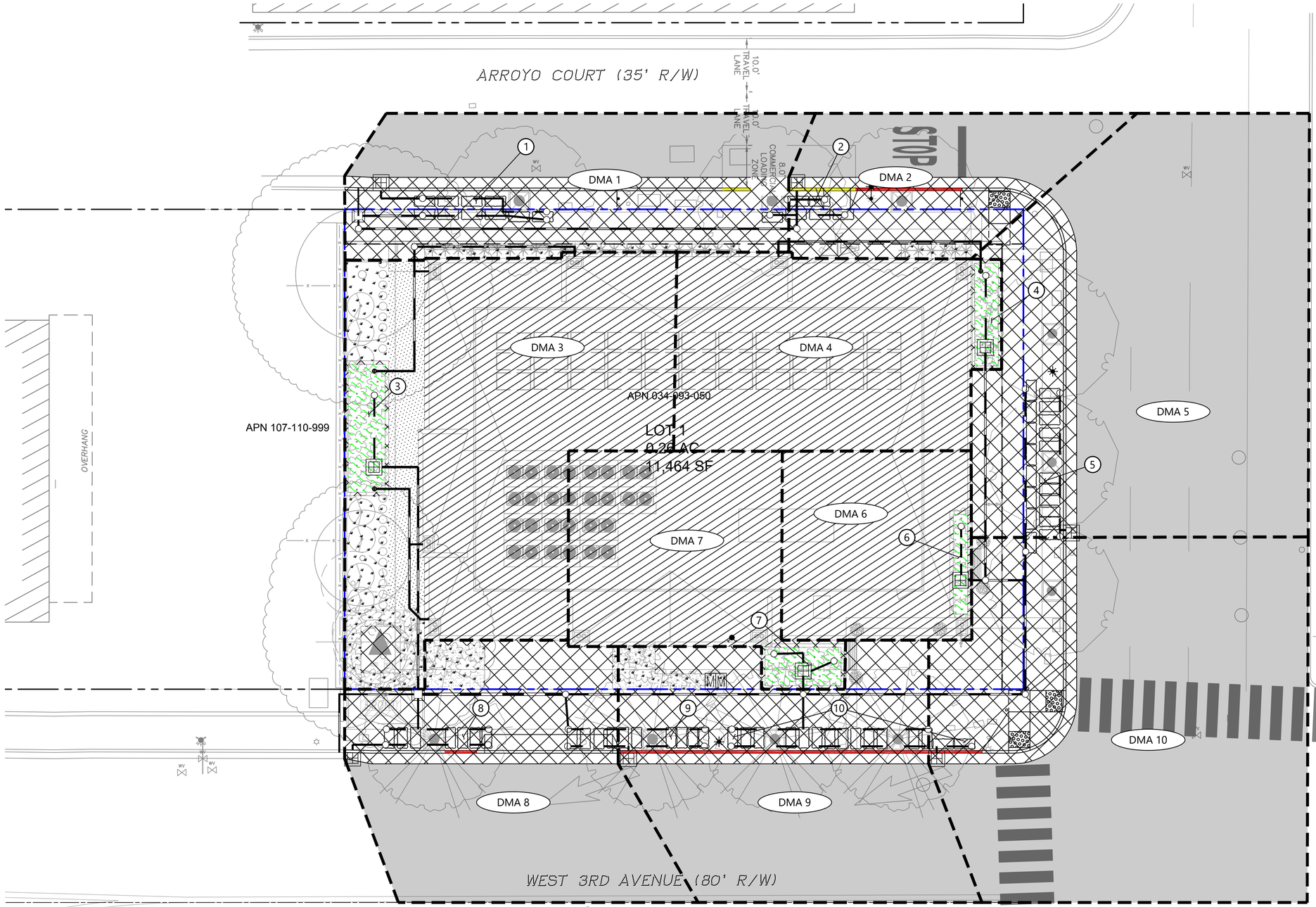

TREATMENT CONTROL MEASURES SUMMARY TABLE

DMA #	TCM #	LOCATION	TREATMENT TYPE	SIZING METHOD	DRAINAGE AREA (SF)	IMPERVIOUS ROOF AREA (SF)	IMPERVIOUS PAVEMENT AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	PONDING DEPTH (IN)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
1	1	ONSITE/OFFSITE	SILVA CELLS	4% METHOD	2,205	0	2,086	2,086	119	6	83	89
2	2	ONSITE/OFFSITE	SILVA CELLS	4% METHOD	1,326	0	1,289	1,289	37	6	52	60
3	3	ONSITE	BIORETENTION	4% METHOD	3,887	2,710	518	3,228	493	6	129	166
4	4	ONSITE	BIORETENTION	4% METHOD	2,148	2,028	33	2,061	0	6	82	87
5	5	ONSITE/OFFSITE	SILVA CELLS	4% METHOD	4,495	0	4,495	4,495	0	6	180	197
6	6	ONSITE	BIORETENTION	4% METHOD	1,262	1,211	0	1,211	0	6	48	51
7	7	ONSITE	BIORETENTION	4% METHOD	1,608	1,466	39	1,505	0	6	60	103
8	8	ONSITE/OFFSITE	SILVA CELLS	4% METHOD	2,435	0	2,331	2,331	104	6	93	99
9	9	ONSITE/OFFSITE	SILVA CELLS	4% METHOD	2,625	0	2,532	2,532	93	6	101	111
10	10	ONSITE/OFFSITE	SILVA CELLS	4% METHOD	4,588	0	4,588	4,588	0	6	184	189
TOTAL					26,579	7,415	17,911	25,326	846		1,013	1,152

LEGEND

- DMA 1 — DRAINAGE MANAGEMENT AREA (DMA) ID
- 1 — TREATMENT CONTROL MEASURE (TCM) ID
- DMA BOUNDARY
- PERVIOUS LANDSCAPE
- IMPERVIOUS CONCRETE
- VEHICULAR CONCRETE
- IMPERVIOUS ASPHALT
- ROOF
- BIORETENTION AREA
- SILVA CELL

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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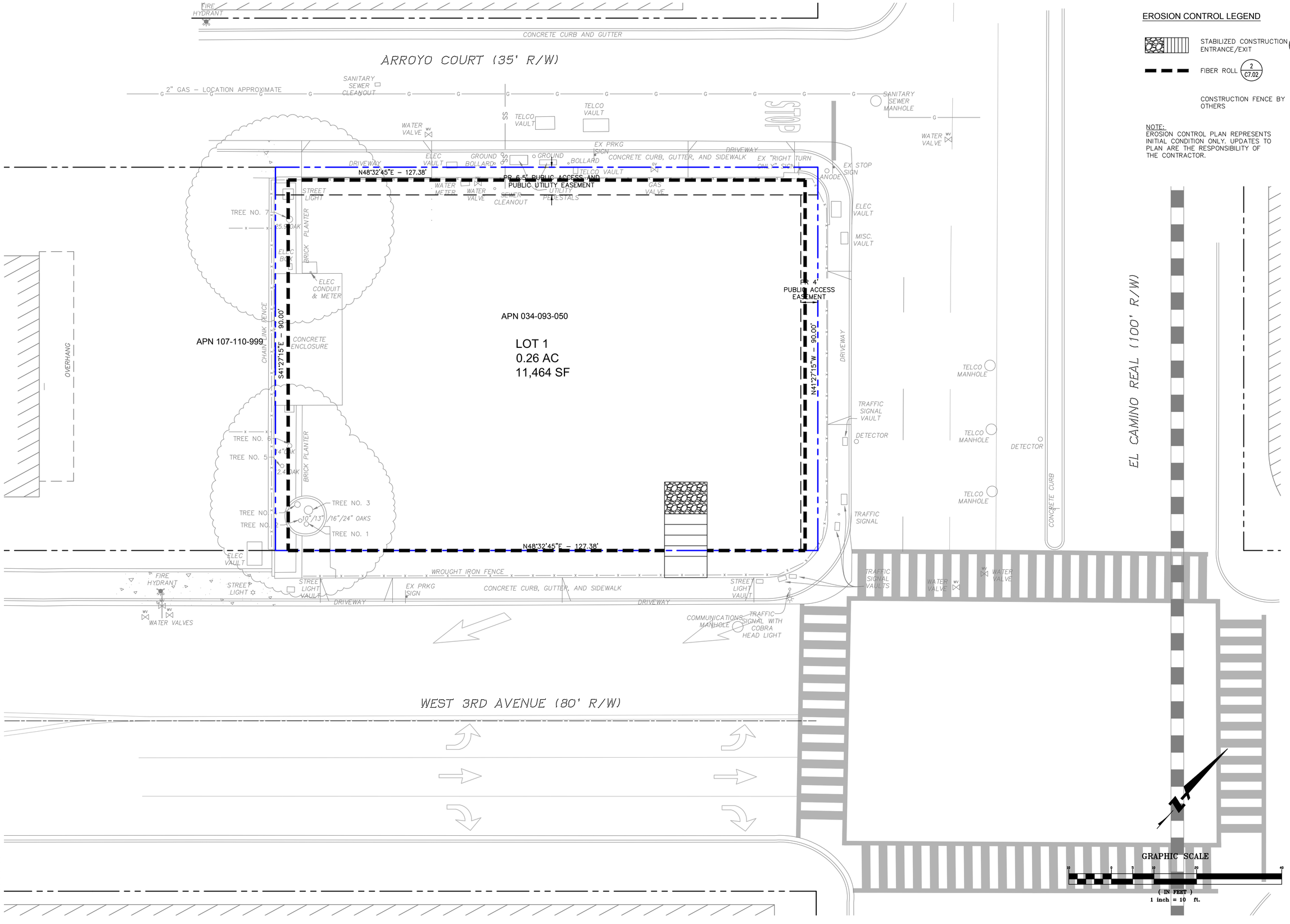
REGISTERED PROFESSIONAL ENGINEER
JEROME C. LAU
No. 85762
EXP. 9/30/26
CIVIL
STATE OF CALIFORNIA

PRELIMINARY STORMWATER CONTROL PLAN

C6.01

PROJECT NO: 20181887

K:\20181887\arc_west_4fld_avenue_san_mateo\PDR\PLANNING\SHEETS\C6.01 PRELIMINARY STORMWATER CONTROL PLAN.dwg - Nov 13, 2025, 4:40pm - lbenedek



EROSION CONTROL LEGEND

STABILIZED CONSTRUCTION ENTRANCE/EXIT — 3 / C7.02

FIBER ROLL — 2 / C7.02

CONSTRUCTION FENCE BY OTHERS

NOTE:
EROSION CONTROL PLAN REPRESENTS INITIAL CONDITION ONLY. UPDATES TO PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

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STATE OF CALIFORNIA

PRELIMINARY EROSION CONTROL PLAN

C7.01

PROJECT NO: 20181887

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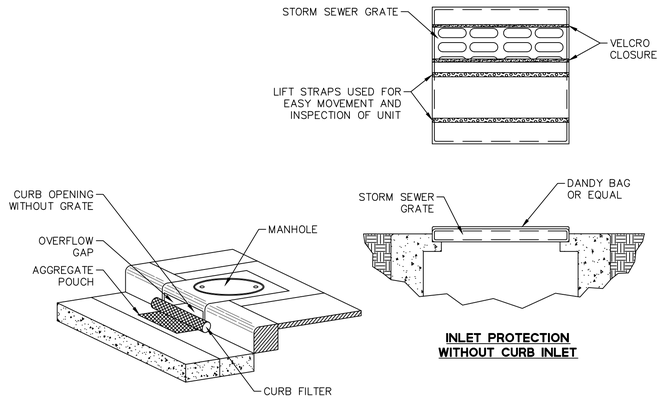


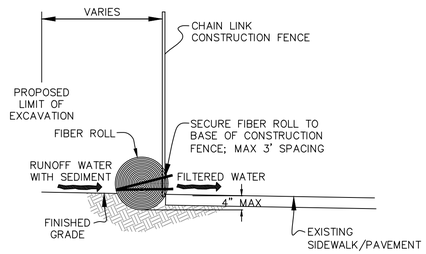
INLET PROTECTION WITHOUT CURB INLET

INLET PROTECTION WITH CURB INLET

NOTES:

1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
2. PRIOR TO INSTALLATION, CLEAR THE AREA AROUND EACH INLET OF OBSTRUCTIONS, INCLUDING ROCKS, CLODS, AND DEBRIS GRATER THAN 1–IN DIAMETER.

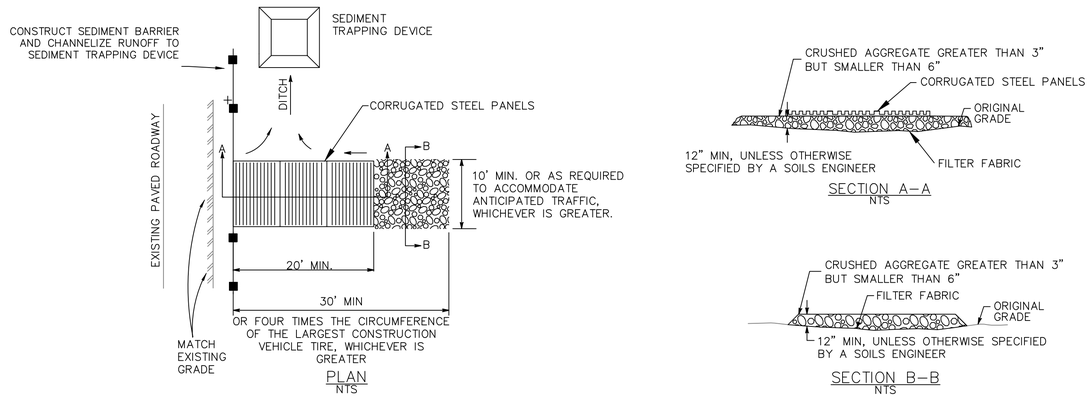
1 – CURB INLET SEDIMENT FILTER BAG PROTECTION
NTS



NOTES:

1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE ANCHORING OF THE ROLL TO THE BASE OF THE CONSTRUCTION FENCE IN A TRENCH, 3" TO 4" DEEP, AND WEIGHTED WITH A SAND OR RACK BAG TO PREVENT FIBER ROLL FROM FLOATATION OR UP LIFT.
2. ADJACENT ROLLS SHALL TIGHTLY ABUT.
3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

2 – FIBER ROLL
NTS



NOTES:

1. THE LOCATIONS SHOWN ARE FOR INFORMATION ONLY. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USE TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT–OF–WAYS SHALL BE REMOVED IMMEDIATELY.
2. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. SEDIMENT SHALL BE PREVENTED FROM ENTERING THE STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF INLET PROTECTION (E.G. GRAVELBAGS OR OTHER APPROVED METHODS).
3. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12".
4. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS, OR 10', WHICHEVER IS LESS.

3 – STABILIZED CONSTRUCTION ENTRANCE
NTS

EROSION AND SEDIMENT CONTROL NOTES:

1. DEVELOPER: HABITAT
851 BURLWAY RD, SUITE 710
BURLINGAME, CA 94010
CONTACT: ALEX MORTAZAVI (650) 579–4994

IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.

2. CIVIL ENGINEER: BKF ENGINEERS
150 CALIFORNIA STREET, SUITE 600
SAN FRANCISCO, CA 94111
(415) 930–7900
3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
4. DEVELOPER WILL SUBMIT TO THE CITY MONTHLY (AT THE FIRST OF EACH MONTH BETWEEN OCTOBER 15TH AND APRIL 15TH) CERTIFICATIONS THAT ALL EROSION/SEDIMENT MEASURES IDENTIFIED ON THE APPROVED EROSION CONTROL PLAN ARE IN PLACE. IF MEASURES ARE NOT IN PLACE, DEVELOPER SHALL PROVIDE THE CITY WITH A WRITTEN EXPLANATION OF WHY THE MEASURE IS NOT PLACE AND WHAT WILL BE DONE TO REMEDY THIS SITUATION.
5.
6. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING AND AFTER STORM EVENTS.
7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR OTHER SUBSTANCE OVER A PUBLIC STREET, ALLEY, OR OTHER PUBLIC PLACE. SHOULD THE HAUL MATERIAL BLOW, SPILL, OR TRACK OVER UPON SAID PUBLIC OR AND ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
8. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
9. DURING THE RAINY SEASON, PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO THE STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING THE POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
11. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
12. THE CONTRACTOR SHALL UPDATE THE PLANS TO REFLECT CHANGING SITE CONDITIONS. PLAN UPDATES SHALL BE BASED UPON GENERAL SURVEY DATA. EROSION CONTROL EFFECTIVENESS SHALL ALSO BE MONITORED AND THE PLANS UPGRADED AS REQUIRED TO PREVENT SIGNIFICANT QUANTITIES OF SEDIMENT FROM ENTERING THE DOWNSTREAM DRAINAGE SYSTEM.
13. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STORM RUN OFF FROM LEAVING THE SITE. GRAVELBAGS, SILT FENCES AND FIBER ROLLS SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. EXISTING, TEMPORARY, OR PERMANENT CATCH BASINS SHALL USE ONE OF THE SEDIMENT BARRIERS SHOWN.
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO PUBLICLY AND/OR PRIVATELY OWNED AND MAINTAINED ROADS CAUSED BY THE CONTRACTOR'S GRADING ACTIVITIES, AND WILL BE RESPONSIBLE FOR THE CLEANUP OF MATERIAL SPILLED ON PUBLIC ROADS ON THE HAUL ROUTE, ADJACENT PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORKING DAY.
15. BEST MANAGEMENT PRACTICES AS DEFINED IN THE SWPPP SHALL BE OPERABLE YEAR ROUND.
16. THE NAME, ADDRESS AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE PROVIDED TO THE CONSTRUCTION MANAGER AND THE CITY.
17. TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE PROPERTY.
18. STOCKPILED MATERIAL
A. EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
B. EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY, UNLESS STOCKPILING IS NECESSARY.
C. SURROUND STOCKPILES WITH PERIMETER SILT FENCES, FIBER ROLLS, APPROPRIATELY SIZED SECONDARY CONTAINMENT, OR OTHER RUNOFF CONTROLS.
D. STABILIZE INACTIVE STOCKPILES WITH SOIL STABILIZER AND/OR MULCH, OR COVER WITH A TARPAULIN.
E. COVER STOCKPILES OF CRUSHED AC OR PCC PAVEMENT WITH A TARPAULIN OR PROVIDE CASE–SPECIFIC DESIGNED SECONDARY CONTAINMENT AND SURROUND WITH APPROPRIATE RUNOFF CONTROLS.
F. USE INLET PROTECTION FOR STORM DRAIN STRUCTURES ADJACENT TO THE MATERIAL.
G. THOROUGHLY SWEEP PAVED AREAS EXPOSED TO SOIL EXCAVATION PLACEMENT.
19. IF NO WORK HAS PROGRESSED FOR A PERIOD OF 6–WEEKS, FINAL DRAINAGE AND EROSION CONTROL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH AN APPROVED WINTERIZATION PLAN.
20. SEDIMENT AND DEBRIS SHALL BE REMOVED FROM TEMPORARY BASINS AND DRAIN INLETS AFTER EACH STORM. SLOPES SHALL BE REPAIRED AS SOON AS POSSIBLE WHEN DAMAGED.
21. PADS SHALL BE GRADED TO MINIMIZE STANDING WATER. SPECIFIC LOCATIONS REQUIRING SUPPLEMENTAL GRADING TO ACHIEVE ACCEPTABLE DRAINAGE SHALL BE DETERMINED BY THE CONSTRUCTION MANAGER.
22. STUBBED OUT ENDS OF PARTIALLY COMPLETED SUBDRAINS SHALL BE WRAPPED WITH AN APPROVED FABRIC TO PREVENT SOIL AND DEBRIS FROM ENTERING THE PIPE.
23. HAUL ROADS ARE CURRENTLY NOT SHOWN ON THE PLANS. EROSION CONTROL MEASURES SHALL BE TAKEN TO MINIMIZE EROSION RELATED TO HAUL ROADS.
24. DISPOSAL AREAS FOR SEDIMENT TO BE DETERMINED IN FIELD. WHEN MATERIAL IS STOCKPILED, IT SHALL BE SURROUNDED BY FIBER ROLLS.
25. TEMPORARY AND PERMANENT SLOPES GREATER THAN 5 FEET SHALL BE SEEDED UNLESS OTHERWISE SHOWN ON THE PLAN.
26. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DURING GRADING OPERATION, BEFORE OCTOBER 1 AND PRIOR TO INSTALLATION OF STORM DRAINAGE SYSTEM. SUCH ADDITIONAL MEASURES WILL BE CONTINGENT UPON THE STAGE OF GRADING OPERATION. CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED BY THE ENGINEER.

EROSION AND SEDIMENT CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS TO EXISTING PAVED STREETS. MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.
5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE–STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.
6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.

MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVELBAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVELBAG.

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DATE	DESCRIPTION
04.16.2025	1ST PLANNING SUBMITTAL
1 07.23.2025	2ND PLANNING SUBMITTAL
2 11.14.2025	3RD PLANNING SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
JASMINE C. LAPP
No. 85762
EXP. 9/30/26
CIVIL
STATE OF CALIFORNIA

EROSION CONTROL NOTES AND DETAILS

C7.02

PROJECT NO: 20181887

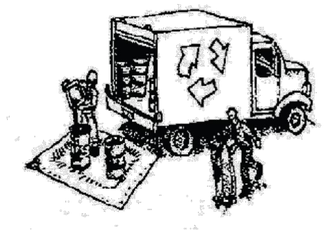
K:\20181887\dwt_land_dev_drawings_sets_materials\SUP\LAMINATE\SHEETS\C7.02 PRELIMINARY EROSION CONTROL PLAN.dwg Nov 13, 2025, 4:29pm Shannon Ha

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

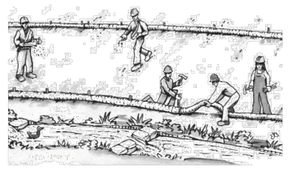
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

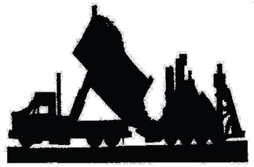


- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work



- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

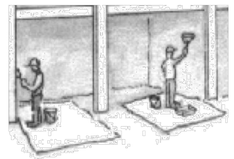
Concrete, Grout & Mortar Application

- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

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VESTING TENTATIVE FINAL MAP FOR:
230 EL CAMINO, LLC.
230 S. EL CAMINO REAL
SAN MATEO, CA 94402

DATE	DESCRIPTION
04.16.2025	1ST PLANNING SUBMITTAL
1 07.23.2025	2ND PLANNING SUBMITTAL
2 11.14.2025	3RD PLANNING SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
JANINE C. LAPP
No. 85762
EXP. 9/30/26
CIVIL
STATE OF CALIFORNIA

SAN MATEO COUNTY CONSTRUCTION BEST MANAGEMENT PRACTICES

C7.03

PROJECT NO: 20181887

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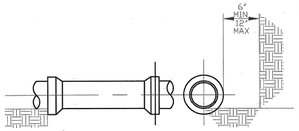
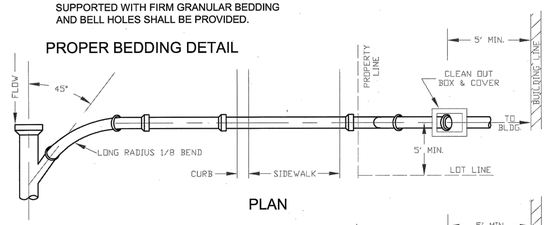


NOTE 1: AN ENCROACHEMENT PERMIT MUST BE ISSUED FROM THE DEPARTMENT OF PUBLIC WORKS, 330 W. 20TH AVE., SAN MATEO, CA. PRIOR TO ANY WORK IN THE PUBLIC RIGHT-OF-WAY OR CITY EASEMENT. ALL WORK MUST BE INSPECTED BY PUBLIC WORKS PRIOR TO BACKFILL.

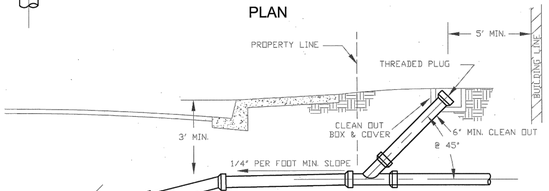
NOTE 2: ALL LATERALS SHALL BE 6" MINIMUM. APPROVED MATERIALS ARE VCP, CIP, PVC, SDR 35.

NOTE: ENTIRE LENGTH OF BARREL SHALL BE FULLY SUPPORTED WITH FIRM GRANULAR BEDDING AND BELL HOLES SHALL BE PROVIDED.

PROPER BEDDING DETAIL



PLAN



PROFILE

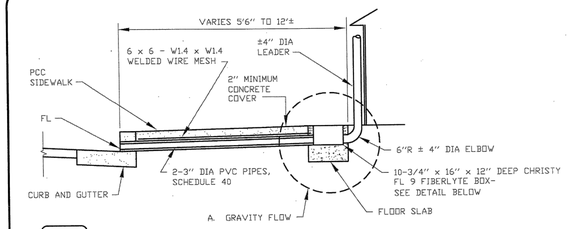
NOTE 3: INSTALL CHRISTY B9 OR EQUAL BOX OVER CLEAN OUT PLUG. THE WORD "SEWER" MUST BE IMPRINTED ON THE BOX LID.

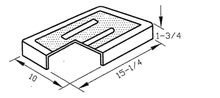
NOTE 4: SIZE OF CLEANOUT SHALL MATCH SIZE OF EXISTING LATERAL.

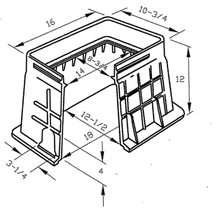
ENGINEERING DEPARTMENT — CALIFORNIA 94403

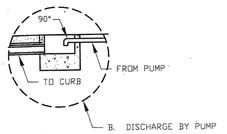
STANDARD SEWER LATERAL INSTALLATION

DATE	DRAWN BY	CHECKED BY	APPROVED	CASE	DRAWER	SHEET
3/15/05	MQ	OC	CITY ENGINEER	3	1	101









NOTES:

1. FLOOR SLAB DIMENSIONS: 20" x 16" x 6". FILL BOX WITH CONCRETE AS NECESSARY TO MAKE 2 % GRADE TO GUTTER FLOW LINE.
2. BOX TO BE FIBERLYTE FL9 BOX 10" x 17" AS MANUFACTURED BY CHRISTY (657-7070) OR CITY APPROVED EQUAL.
3. CURB & GUTTER & SIDEWALK MUST BE SAW CUT ON SCORE MARKS. CORE DRILLING EXISTING CURB IS NOT ALLOWED.
4. CURB & GUTTER MUST BE SAWCUT A MINIMUM OF 2' WIDE & SHALL MATCH SIDEWALK SCORE MARKS UNLESS APPROVED IN ADVANCE BY CITY. DOWEL WITH #4 x 12" @ 18" O.C.
5. SIZE OF BOX SHALL BE DETERMINED BY LICENSED CIVIL ENGINEER TO ACCOMMODATE DISCHARGE FLOW WITHOUT CREATING A FLOODING SITUATION.

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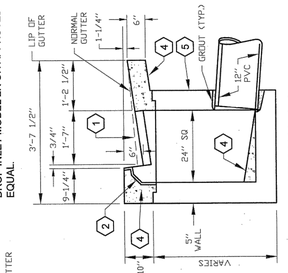
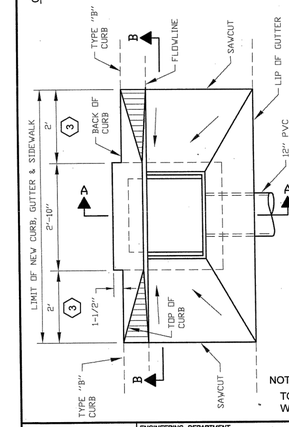
STANDARD SIDEWALK UNDERDRAIN

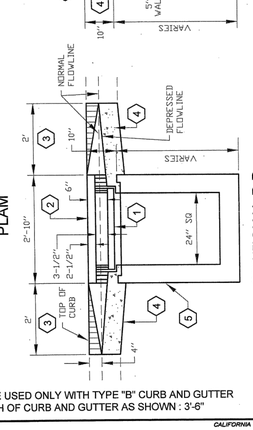
DATE	DRAWN BY	CHECKED BY	APPROVED	CASE	DRAWER	SHEET
2002	PC	OC	CITY ENGINEER	3	1	120

CONSTRUCTION NOTES:

1. INSTALL SANTA ROSA CAST PRODUCTS PH-204 FRAME AND GRATE OR APPROVED EQUAL.
2. INSTALL SANTA ROSA CAST PRODUCTS PELICAN SERIES MODEL A2 INLET HOOD FIBERGLASS LINER ASSEMBLY OR APPROVED EQUAL.
3. CONSTRUCT 2' TRANSITION FROM TYPE "B" (ROLLED) TO TYPE "A" (VERTICAL) CURB.
4. 560-B-3250 POURED CONCRETE.
5. SANTA ROSA PRECAST CONCRETE DROP INLET MODEL 2K OR APPROVED EQUAL.







NOTE:
TO BE USED ONLY WITH TYPE "B" CURB AND GUTTER WIDTH OF CURB AND GUTTER AS SHOWN : 3'-6"

ENGINEERING DEPARTMENT — CALIFORNIA 94403

STANDARD TYPE "F-1" CATCH BASIN

DATE	DRAWN BY	CHECKED BY	APPROVED	CASE	DRAWER	SHEET
2002	PC	OC	CITY ENGINEER	3	1	119

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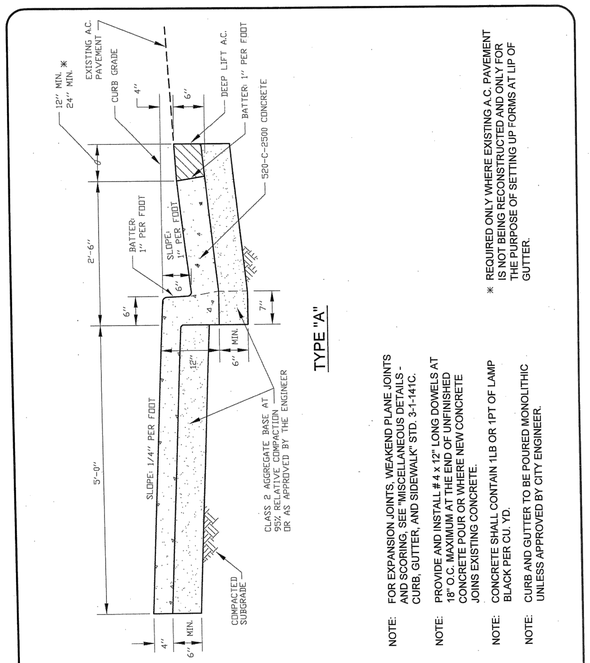


TYPE "A"

NOTE: FOR EXPANSION JOINTS, WEAKEND PLANE JOINTS AND SCORING, SEE "MISCELLANEOUS DETAILS - CURB, GUTTER, AND SIDEWALK" STD. 3-1-141C.

NOTE: PROVIDE AND INSTALL # 4 x 12" LONG DOWELS AT 18" O.C. MAXIMUM AT THE END OF UNFINISHED CONCRETE POUR OR WHERE NEW CONCRETE JOINS EXISTING CONCRETE.

NOTE: CONCRETE SHALL CONTAIN 1LB OR 1PT OF LAMP BLACK PER CU. YD.

NOTE: CURB AND GUTTER TO BE POURED MONOLITHIC UNLESS APPROVED BY CITY ENGINEER.

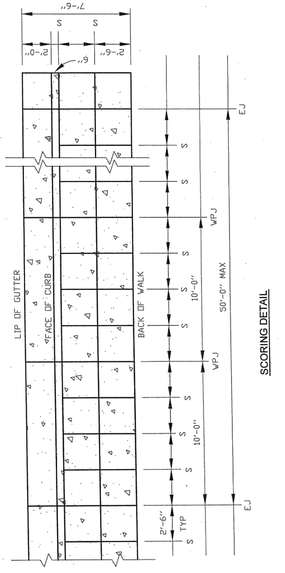
* REQUIRED ONLY WHERE EXISTING A.C. PAVEMENT IS NOT BEING RECONSTRUCTED AND ONLY FOR THE PURPOSE OF SETTING UP FORMS AT LIP OF GUTTER.

ENGINEERING DEPARTMENT — CALIFORNIA 94403

TYPICAL SECTION OF TYPE "A" CURB, GUTTER, AND SIDEWALK

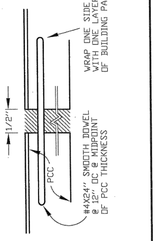
DATE	DRAWN BY	CHECKED BY	APPROVED	CASE	DRAWER	SHEET
2002	PC	OC	CITY ENGINEER	3	1	141A

TYPICAL 5' SIDEWALK

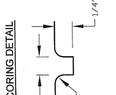


EXPANSION JOINT DETAIL

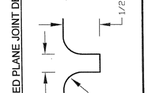
NOT REQUIRED UNLESS DIRECTED BY ENGINEER



SCORING DETAIL



WEAKENED PLANE JOINT DETAIL



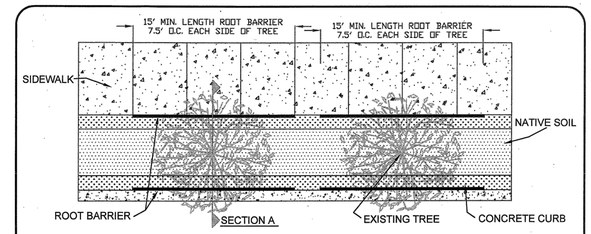
LEGEND

S = SCORE LINE
EJ = EXPANSION JOINT
WPJ = WEAKENED PLANE JOINT

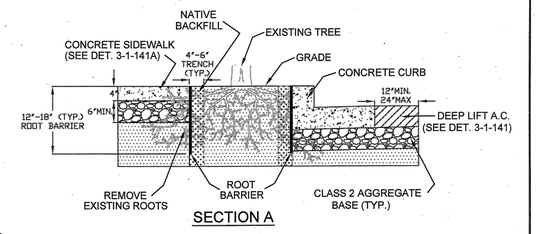
ENGINEERING DEPARTMENT — CALIFORNIA 94403

MISCELLANEOUS DETAILS CURB, GUTTER, AND SIDEWALK

DATE	DRAWN BY	CHECKED BY	APPROVED	CASE	DRAWER	SHEET
2002	PC	OC	CITY ENGINEER	3	1	141C



PLAN VIEW



SECTION A

NOTES:

1. ROOT BARRIER SHALL BE BLACK, INJECTION MOLDED PANELS OR LINEAR ROLL WITH 90° DEFLECTING RIBS.
2. ROOT BARRIER SHALL BE MANUFACTURED WITH 50% POST CONSUMER POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS; RECYCLABLE.
3. INSTALL MINIMUM 12" TO MAXIMUM 18" HIGH ROOT BARRIER.
4. ROOT BARRIER SHALL HAVE A MINIMUM WALL THICKNESS OF 0.06" (60 mil) & RIB THICKNESS OF 0.08" (80 mil).
5. THE VERTICAL ROOT DEFLECTING RIBS SHALL BE FACING INWARDS TO THE ROOT BALL.
6. ROOT BARRIER SHALL BE 15' LONG; 7.5' O.C. FROM TREE UNLESS APPROVED OTHERWISE BY ENGINEER.
7. ROOT BARRIER TRENCH SHALL BE 4" WIDE TO 6" WIDE.
8. ROOT BARRIER SHALL BE INSTALLED VERTICAL IN TRENCH ADJACENT TO SIDEWALK AND CURB AT GRADE.
9. THE CITY ARBORIST SHALL BE NOTIFIED BEFORE EXTENSIVE CUTTING OF ROOTS.

ENGINEERING DEPARTMENT — CALIFORNIA 94403

TREE ROOT BARRIER INSTALLATION

DATE	DRAWN BY	CHECKED BY	APPROVED	CASE	DRAWER	SHEET
7/02	MQ		CITY ENGINEER	3	1	933

VESTING TENTATIVE FINAL MAP FOR:

230 EL CAMINO, LLC.

230 S. EL CAMINO REAL
SAN MATEO, CA 94402

DATE	DESCRIPTION
04.16.2025	1ST PLANNING SUBMITTAL
1 07.23.2025	2ND PLANNING SUBMITTAL
2 11.14.2025	3RD PLANNING SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
JEANNE C. LAPPEN
No. 85762
EXP. 9/30/26
CIVIL
STATE OF CALIFORNIA

DETAILS

C8.01

PROJECT NO: 20181887

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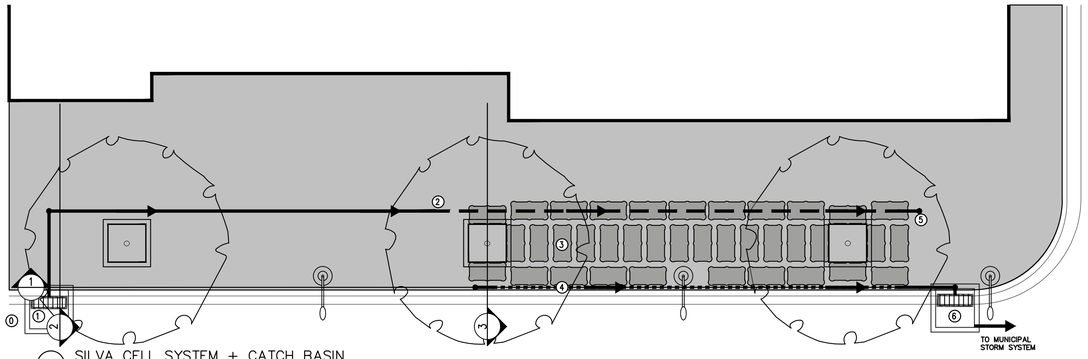
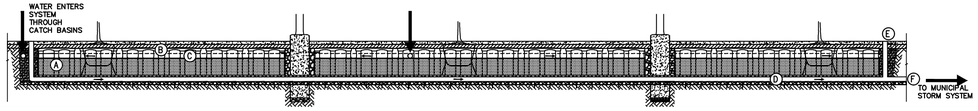


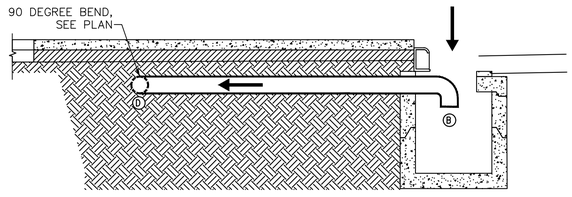
SILVA CELL SYSTEM + CATCH BASIN
NOT TO SCALE

KEY PLAN
0 PRETREATMENT, AS REQUIRED, BY OTHERS. OUTLET OF PRETREATMENT BECOMES THE INLET TO THE SILVA CELL SYSTEM
1 STORMWATER ENTERS THE SILVA CELL SYSTEM THROUGH A CATCH BASIN
2 WATER IS DISTRIBUTED THROUGH THE SILVA CELL SYSTEM THROUGH PERFORATED PIPES
3 WATER THEN MOVES THROUGH THE PLANTING SOIL HOUSED WITHIN THE SILVA CELL SYSTEM
4 EXCESS WATER IS COLLECTED IN A PERFORATED DRAIN PIPE AND IS DIRECTED TOWARD A DOWNSTREAM CATCH BASIN
5 CLEANOUT
6 WATER COLLECTED IN THE COLLECTION PIPE IS DIRECTED TO THE MUNICIPAL STORM SYSTEM



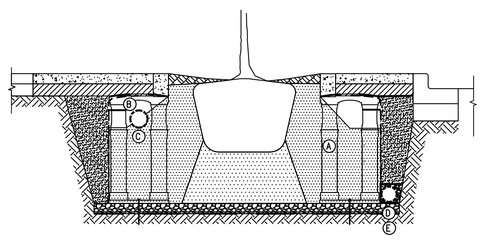
1 SILVA CELL SYSTEM + CATCH BASIN
NOT TO SCALE

KEY PLAN
A SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
B OPTIONAL PONDING SPACE
C DISTRIBUTION PIPE
D COLLECTION PIPE
E CLEANOUT
F CONNECTION TO MUNICIPAL STORM SYSTEM
DIRECTION OF WATER FLOW



2 SILVA CELL SYSTEM + CATCH BASIN
NOT TO SCALE

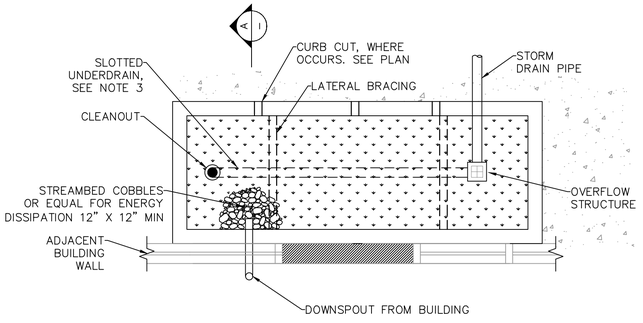
KEY PLAN
B CATCH BASIN
D DISTRIBUTION PIPE
DIRECTION OF WATER FLOW

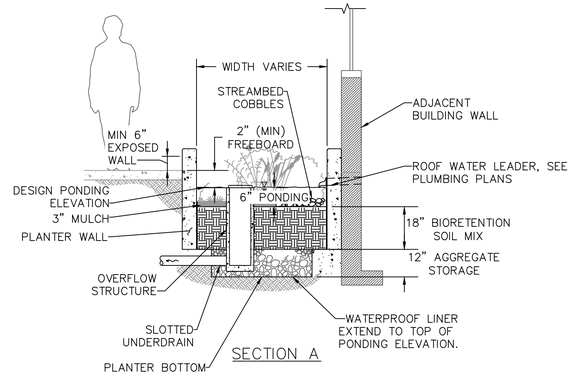


3 SILVA CELL SYSTEM + CATCH BASIN
NOT TO SCALE

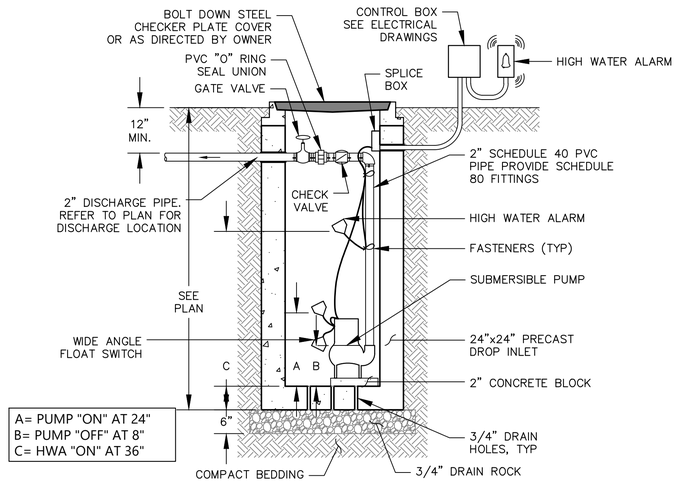
KEY PLAN
A SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
B OPTIONNAL PONDING SPACE
C DISTRIBUTION PIPE
D COLLECTION PIPE
E CONNECTION TO MUNICIPAL STORM SYSTEM
DIRECTION OF WATER FLOW

1 SILVA CELL SYSTEM
NTS





2 FLOW-THROUGH PLANTER
NTS



A= PUMP "ON" AT 24"
B= PUMP "OFF" AT 8"
C= HWA "ON" AT 36"

1. EQUIP EACH PUMP ASSEMBLY WITH A HIGH WATER AUDITABLE ALARM. MOUNT AUDITABLE ALARMS IN LOCATIONS APPROVED BY THE OWNER.
2. PRIMARY POWER SUPPLY FOR EACH PUMP STATION WILL BE FROM THE MAIN HOUSE. REFER TO ELECTRICAL DRAWINGS FOR WIRING AND LOCATION OF POWER SOURCE.
3. WIRE PUMPS SO THAT THEY OPERATE AUTOMATICALLY.

3 PUMP STATION
NTS

ARC TEC
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VESTING TENTATIVE FINAL MAP FOR:
230 EL CAMINO, LLC.
230 S. EL CAMINO REAL
SAN MATEO, CA 94402

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REGISTERED PROFESSIONAL ENGINEER
JASMINE C. LAPP
No. 85762
EXP. 9/30/26
CIVIL
STATE OF CALIFORNIA

DETAILS

C8.02

PROJECT NO: 20181887

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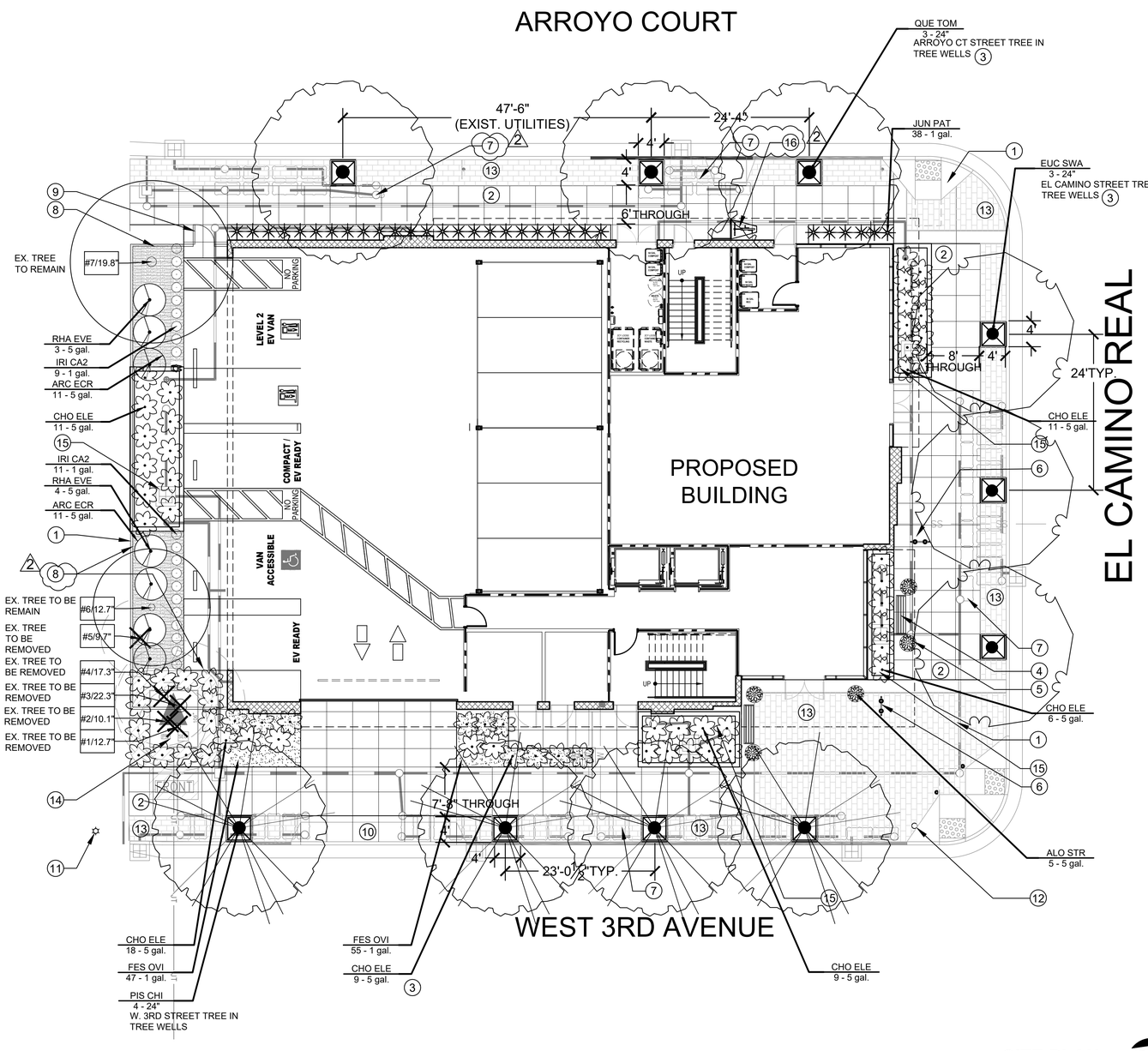

SITE PLAN

SCALE: 1" = 10'-0"

0 5 10 20 30 50 70

EXISTING TREE NOTES

1. FOR ARBORIST REPORT SEE LA- SERIES SHEETS.

2. FOR TREE PROTECTION DETAILS SEE LA- SERIES SHEETS.

LEGEND

- EXISTING TREES TO REMAIN
- #X/Y" TREE # / TRUNK DIAMETER
- X EXISTING TREES TO BE REMOVED
- SHRUB AND GROUNDCOVER AREA

KEYNOTES

1. PROPERTY LINE
2. SIDEWALK--INTEGRAL COLOR CONCRETE LIGHT WASH FINISH
3. STREET TREES IN TREE WELLS WITH SAN MATEO STANDARD TREE GRATES. ALL STREET TREES TO BE IRRIGATED
4. BENCH--SEE SHEET L-3
5. PLANTER CONTAINER--SEE SHEET L-3
6. BIKE RACKS-SEE SHEET L-3
7. SILVA CELLS AT STREET TREES (BELOW GRADE)--SEE CIVIL ENGINEERING PLANS
8. FENCE--6 FT HIGH--SEE ARCH. PLANS
9. GATE--6 FT HIGH--SEE ARCH. PLANS
10. DRIVEWAY
11. EXISTING STREETLIGHT
12. EXISTING STREETLIGHT ON TRAFFIC SIGNAL POST
13. BRICK PAVING TREATMENT PER CITY STD.
14. TRANSFORMER
15. STORMWATER TREATMENT AREAS--SEE CIVIL ENGINEERING PLANS
16. LONG TERM BIKE STORAGE--SEE ARCHITECTURE PLANS

NOTES

1. SEE SHEET L-2, IRRIGATION HYDROZONE PLAN FOR AREA (SQUARE FEET) OF LANDSCAPE AREAS.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	QTY	REMARKS
TREES							
	EUC SWA	Eucalyptus spathulata / Swamp Mallee	24"	Box	L	3	ECR Street Tree
	PIS CHI	Pistacia chinensis / Chinese Pistache	24"	Box	L	4	W 3rd Street Tree
	QUE TOM	Quercus tomentella / Island Oak	24"	Box	L	3	Arroyo Ct Street Tree
SHRUBS							
	ALO STR	Aloe striata / Coral Aloe	5 gal.	Pot	L	5	
	CHO ELE	Chondropetalum elephantinum / Large Cape Rush	5 gal.		L	64	Stormwater species
	IRI CA2	Iris douglasiana PCH 'Canyon Snow' / Canyon Snow Iris	1 gal.	Pot	L	20	
	JUN PAT	Juncus patens / California Gray Rush	1 gal.	Pot	L	30	Stormwater species
	RHA EVE	Rhamnus californica 'Eve Case' / Eve Case Coffeeberry	5 gal.	Pot	L	7	

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	SPACING	QTY	REMARKS
GROUND COVERS								
	ARC ECR	Arctostaphylos edmundsii 'Carmel Sur' / Carmel Sur Little Sur Manzanita	5 gal.	Pot	L	36" o.c.	22	
	FES OVI	Festuca ovina glauca 'Elijah Blue' / Elijah Blue Fescue	1 gal.	Pot	L	15" o.c.	102	

Existing Tree Evaluation Schedule with Landscape Unit Values

Ref. #	Species Name	Fate: Preserved / Removed	Species Value %	Condition Value %	Location Value %	0.35	Caliper Size (inches)	0.70 if in allowable bldg. area	1.25 if Heritage Tree	LU Value
1	Coast live oak	Removed	90%	60%	75%	0.35	14.7	1.00	1.25	21.2
2	Coast live oak	Removed	90%	40%	75%	0.35	10.7	1.00	1.25	10.3
3	Valley oak	Removed	90%	40%	75%	0.35	22.5	1.00	1.25	21.6
4	Coast live oak	Removed	90%	60%	75%	0.35	19.9	1.00	1.25	28.7
5	Coast live oak	Removed	90%	50%	75%	0.35	12.4	1.00	1.25	14.9
6	Coast live oak	Preserved	90%	65%	75%	0.35	14.0	1.00	1.25	21.9
7	Coast live oak	Preserved	90%	65%	75%	0.35	25.9	1.00	1.25	40.5

Total LU Value of Trees to be Removed: 96.7

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: 1,389 sq. ft. ÷ 400 = 3.47 (a)

Number of existing trees from Tree Evaluation Schedule with a 6 inch or greater diameter **to be preserved**: 2 (b)

Landscape Unit (LU) value of trees **to be removed** from the Tree Evaluation Schedule: 96.7 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: [a – b + c = d] 98.17 (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 as (e) is not equal or greater than (d), then an in-lieu fee must be paid to the City's street tree planting fund at the rate defined annually in the City's Comprehensive Fee Schedule for each deficient LU.

New Trees Being Planted*

Quantity	Size	LU Value	Total LU Value
0	15 gallon	1	
0	24 inch box	2	
0	36 inch box	3	
0	48 inch box	4	
	Total LU Value of new trees being proposed:		0 (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 = ___] x (the annually defined $ per LU value as per: Current Comprehensive Fee Schedule) $357.07 = $ 35,053.56

taniguchi landscape architecture

LICENSED LANDSCAPE ARCHITECT
BENNY M. TANIGUCHI, CLA 2942
Signature
10/31/26
Renewal Date
11/14/25
Date

Taniguchi Landscape Architecture
CLA 2942

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fax. 650.638.9986

In Association with:

A Planning Application for:
230 EL CAMINO, LLC.
2 WEST 3RD AVE
SAN MATEO, CA 94402

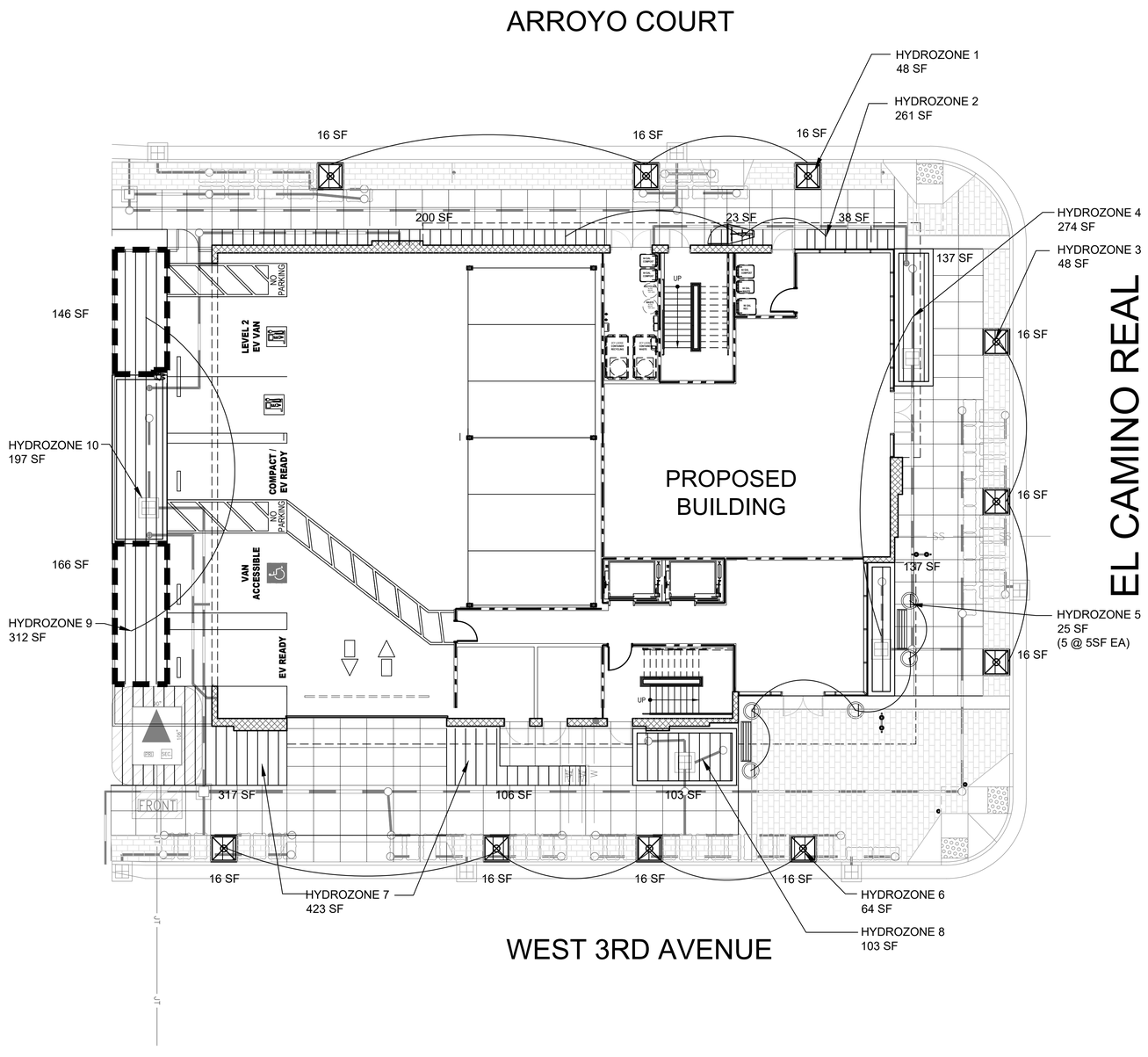
DATE	DESCRIPTION
3.07.2025	1ST PLANNING APPLICATIO
7.28.2025	2ND PLANNING APPLICATIO
11.14.2025	3RD PLANNING APPLICATIO

SCHEMATIC LANDSCAPE PLAN

L-1

PROJECT NO:

TLA# 19012



SITE PLAN

SCALE: 1" = 10'-0"

0 5 10 20 30 50 70

STANDARDS FOR IRRIGATION EQUIPMENT

1 Mainlines shall be 1120 pvc-schedule 40 for pipe size 1 1/2" and smaller, 1120 pvc-class 315 for pipe sizes 2" and 2 1/2", bell and ring pvc-class 160 for pipe sizes 3" and larger.

2 Lateral lines shall be 1120 pvc-class 200.

3 Depth of mainline: 24" of cover
Depth of lateral line: 18" of cover
Depth of pipe under paving: 24" of cover encased in a sleeve

4 Backflow preventer shall be a type approved by and installed per local codes.

5 Sprinklers shall have matched precipitation rates within each control valve circuit.

6 Precipitation rates for sprinklers shall match soil absorption rate.

7 Sprinklers shall have pressure compensating feature whenever possible to prevent fogging and misting and to prevent wind drift.

8 Sprinkler circuit shall have a check valve installed where necessary to minimize or prevent low head drainage.

9 Rain sensing override devices shall be installed with controller.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

DENNIS M TANIGUCHI, CLA 2942

LEGEND

LOW WATER USE
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)
1,755 SF OR 100% OF IRRIGATED PROJECT AREA

MEDIUM WATER USE
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)
0 SF OR 0% OF IRRIGATED PROJECT AREA

HIGH WATER USE
(POP-UP SPRAY HEADS)
0 SF OR 0% OF IRRIGATED PROJECT AREA

NOTES

1. MULCH TO BE 3 INCHES DEEP IN ALL PLANTING AREAS INCLUDING THE ROW PLANTING STRIP. MULCH TO BE ORGANIC RECYCLED CHIPPED WOOD (1/2 TO 1 INCH) IN DARK BROWN COLOR.

2. A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED.

3. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) OR LOCAL AGENCY ADOPTED MWELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

CONCEPTUAL IRRIGATION STATEMENT

1 Irrigation design shall be zoned for 1) turf and annuals and other moderate to higher water use plant materials; 2) groundcovers, and 3) native and water conserving plant materials.

2 Irrigation design shall also be zoned for micro climates including cool, shaded and protected areas, as well as hot, sunny and windy areas.

3 Part shade areas include moderate water use areas having morning and/or afternoon shade.

4 Cool and full shady areas include low water use areas for plants requiring little or no irrigation water and/or locations that will provide moist conditions.

5 Layout shall be designed for minimum runoff and overspray onto non-landscaped areas

6 Low volume sprinklers shall be used wherever possible with head to head coverage.

7 Drip emitter or bubbler irrigation shall be utilized at trees to promote deep watering wherever possible.

8 Drip irrigation shall be utilized at non-traffic or isolated planting areas to decrease the possibility of vandalism to the micro-tubing.

9 The irrigation controller shall have ample capacity in terms of programs and cycles that will match the complexity of the landscape plan for more efficient watering. For example, the controller shall have the ability to have multiple cycles to permit a number of short duration waterings that will allow water to soak into the soil rather than run off.

10 Individual bubblers or drip emitters shall be utilized to isolate water for plant materials and eliminate watering of "bare ground."

Water Efficient Landscape Worksheet: Two W Third (7/16/2025)

Reference Evapotranspiration (ETo)			**42.7**	**Portola Valley**			
	ETWU requirement	**ETWU requirement**	**ETWU requirement**	**ETWU requirement**	**MAWA requirement**	**ETWU requirement**	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	**ETAF** (PF/IE)	Landscape Area **(LA)** (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
#1 Arroyo Ct Trees	0.2	Drip	0.81	0.247	48	11.85	314
#2 Arroyo Ct Bldg	0.2	Drip	0.81	0.247	261	64.44	1,706
#3 ECR Trees	0.2	Drip	0.81	0.247	48	11.85	314
#4 ECR Bldg-Stormwater	0.2	Drip	0.81	0.247	274	67.65	1,791
#5 Containers	0.2	Drip	0.81	0.247	25	6.17	163
#6 E Third Trees	0.2	Drip	0.81	0.247	64	15.80	418
#7 E Third Bldg	0.2	Drip	0.81	0.247	423	104.44	2,765
#8 E Third Stormwater	0.2	Drip	0.81	0.247	103	25.43	673
#9 Rear yard	0.2	Drip	0.81	0.247	312	77.04	2,039
#10 Rear Stormwater	0.2	Drip	0.81	0.247	197	48.64	1,288
			Totals		1,755	433.33	11,472
Special Landscape Areas (SLA)							
				0	0	0	0
				0	0	0	0
				0	0	0	0
				Totals	0	0	0
						Estimated Total Water Use (ETWU)	**11,472**
						Maximum Allowed Water Allowance (MAWA)	**20,908**

Plant Water Use Type	**Plant Factor**	**Irrigation method**	**Irrigation Efficiency**
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landsape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	433	
Total Area	1,755	Average ETAF for regular landscape areas must be 0.55 or below for
Average ETAF	**0.25**	residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	433
Total Area	1,755
Sitewide ETAF	**0.25**

taniguchi landscape architecture

LICENSED LANDSCAPE ARCHITECT
DENNIS M. TANIGUCHI CLA 2942
Signature
10/31/26
Renewal Date
11/14/25
Date
STATE OF CALIFORNIA

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CLA 2942

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2 WEST 3RD AVE
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IRRIGATION HYDROZONE PLAN

L-2

PROJECT NO:
TLA# 1901?

BENCH

MODEL: OXFORD, 72 IN.
SURFACE MOUNT
COLOR: BLACK
MFR: WABASH VALLEY

PLANTER

MODEL: BOWERY, 28 IN.
COLOR: BLACK
MFR: CANTERBURY DESIGNS (QCP)

BIKE RACK

MODEL: WELLE CIRCULAR--IN GROUND
COLOR: STAINLESS STEEL
MFR: BIKEPARKING.COM

2

TREE GRATE

MODEL: OT SERIES (CITY STD.) 4FT X 4FT
COLOR: SEMI-GLOSS BLACK POWDER COAT
MFR: URBAN ACCESSORIES

TREE GUARD

MODEL: AD TREE GUARD (CITY STD.
COLOR: SEMI-GLOSS BLACK POWDER COAT
MFR: URBAN ACCESSORIES

2

landscape architecture urban design

LICENSED LANDSCAPE ARCHITECT
DENNIS M. TANIGUCHI CLA 2942
Signature
10/31/26
Renewal Date
11/14/25
Date
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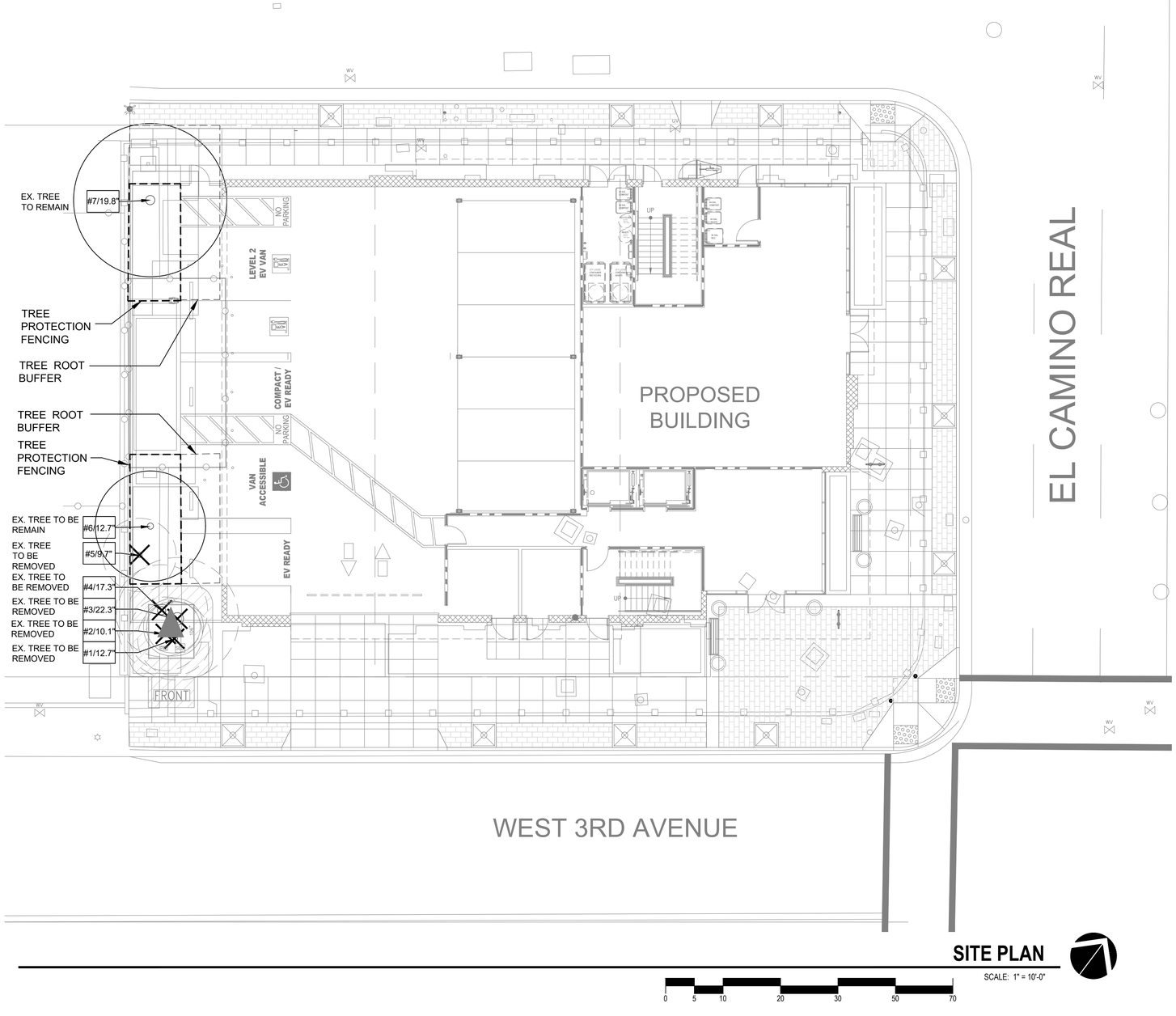
SITE FURNISHINGS

L-3

PROJECT NO:
TLA# 19012



SITE PLAN

SCALE: 1" = 10'-0"

LEGEND

EXISTING TREES TO REMAIN

#99 TREE NUMBER IN ARBORIST REPORT AND TABLE FROM REPORT BELOW

TREE PROTECTION FENCING TYPE 2 REDUCED

SEE ARBORIST REPORT FOR FENCING TYPES AND ADDITIONAL PROTECTION MEASURES

TREE ROOT BUFFER

SEE ARBORIST REPORT FOR BUFFER INFORMATION FOR CONSTRUCTION

NOTES:

1. REFER TO LA-X SERIES PLANS FOR ARBORIST REPORT.

2. FOR CITY OF SAN MATEO TREE PROTECTION DETAILS SEE SHEET TP-01.

3. TRENCHING OR EXCAVATION WITHIN THE DRIPLINE OF TREES TO REMAIN SHALL BE DONE BY HAND PER ARBORIST REPORT.

4. EXISTING GRADES UNDER THE DRIPLINE OF TREES TO REMAIN SHALL REMAIN WHERE POSSIBLE. IF GRADING IS REQUIRED UNDER THE DRIPLINE IT SHALL BE DONE UNDER THE SUPERVISION OF THE PROJECT ARBORIST.

5. ARBORIST REPORT:
2 WEST 3RD AVENUE
SAN MATEO, CA
ARBORIST REPORT 2025
REVISED NOVEMBER 21, 2025

PREPARED FOR;
230 EL CAMINO, LLS

SUBMITTED BY:
DAVID BECKHAM
CERTIFIED ARBORIST WE# 10724A, TRAQ QUALIFIED
KIELTY ARBORISTS SERVICES LLC
PO BOX 6187 SAN MATEO CA 94403
650-532-4418

taniguchi landscape architecture

LICENSED LANDSCAPE ARCHITECT
DENNIS M. TANIGUCHI CLA 2942
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A Planning Application for:
230 EL CAMINO, LLC.
2 WEST 3RD AVE
SAN MATEO, CA 94402

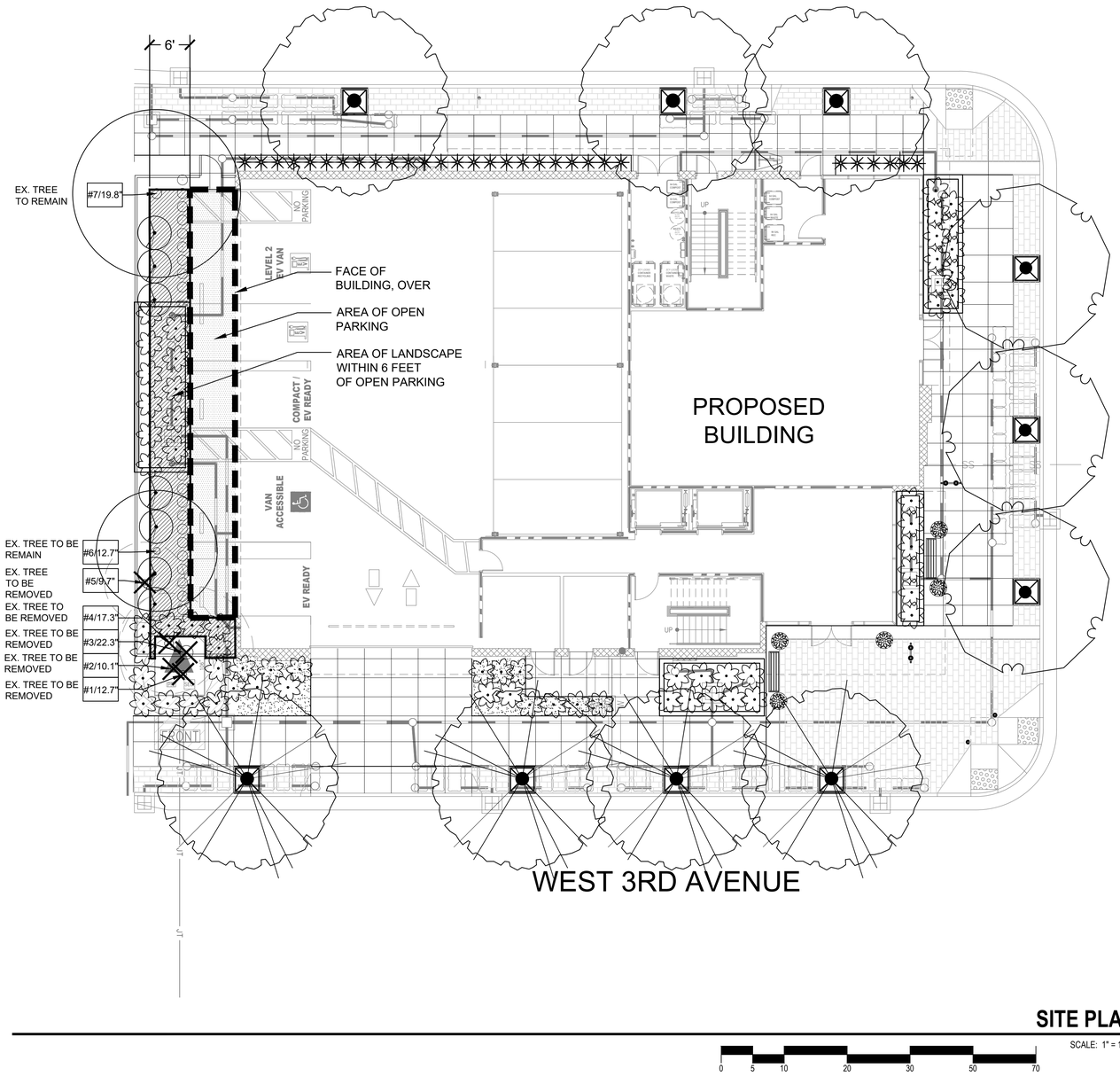
DATE	DESCRIPTION
3.07.2025	1ST PLANNING APPLICATIO
7.28.2025	2ND PLANNING APPLICATIO
11.14.2025	3RD PLANNING APPLICATIO

2

TREE PROTECTION PLAN

L-4

PROJECT NO:
TLA# 1901



SITE PLAN

SCALE: 1" = 10'-0"

0 5 10 20 30 50 70

LEGEND

- ○ EXISTING TREES TO REMAIN
- #X/Y" TREE # / TRUNK DIAMETER
- X EXISTING TREES TO BE REMOVED

KEYNOTES

NOTES

PARKING AREA LANDSCAPE	SF	% of Open Parking
Open Parking Area--outside FOB	425.6	
Landscape 6 FT from open parking area (excludes transformer)	434.3	102%

landscape architecture

LICENSED LANDSCAPE ARCHITECT
DENNIS M. TANIGUCHI CLA 2942
Signature
10/31/26
Renewal Date
11/14/25
Date
STATE OF CALIFORNIA

Taniguchi Landscape Architecture
CLA 2942

1013 South Claremont St. Ste 1
San Mateo, CA 94401

tel. 650.638.9985
fax. 650.638.9986

In Association with:

A Planning Application for:

230 EL CAMINO, LLC.

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2

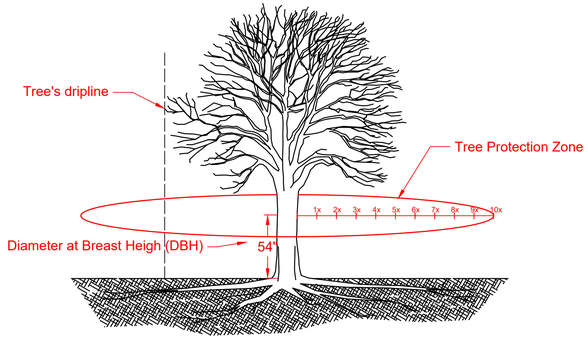
PARKING AREA LANDSCAPE

L-5

PROJECT NO:

TLA# 1901

1 TREE PROTECTION ZONE
SECTION VIEW



PROTECTED TREES

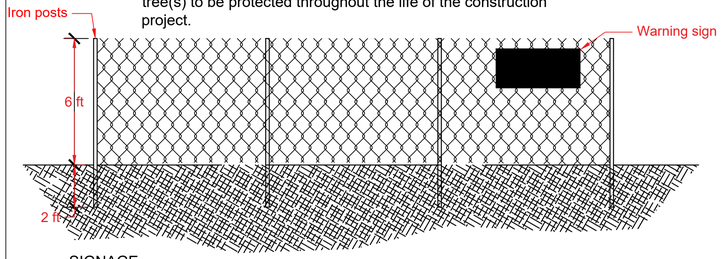
In the City of San Mateo per Chapter 13.40 of the Municipal Code, the following trees are considered protected:

1. Heritage Trees
   - Oak trees with a trunk diameter of 10 inches or more
   - Any other tree species with a trunk diameter of 15 inches or more.
2. Street Trees
   - All trees growing within the public right of way.
3. Existing Trees/Major Vegetation
   - Trees with a trunk diameter of 6 inches or more designated as protected as part of a Planning Application subject to Chapter 27.71.

Tree Protection Zone (TPZ) is the area surrounding a tree with a radius equal to 10 times the diameter of the trunk measured at 54" above grade or as otherwise specified by a Project Arborist and approved by the City Arborist.
Construction activities as defined by the Code are not allowed within the TPZ. It is unlawful for any person to cause damage to a Protected Tree compromising its health or structural integrity according to accepted industry standards, or to cause damage that is severely detrimental to its overall aesthetics. Any violations may result in penalties described in SMMC 13.40.160."

2 TREE PROTECTION FENCING AND SIGN DETAILS
SECTION VIEW

Fencing shall consist of chain link fence (6-feet high), mounted on galvanized iron posts with 2 inches in diameter. Each post must be driven into the ground at least two 2 feet deep, no more than 10 feet apart. The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project.



SIGNAGE

Warning signs shall be installed to be displayed on fencing and trunk wraps. Tree signs should be in English, Spanish or any other language if required.

---WARNING---

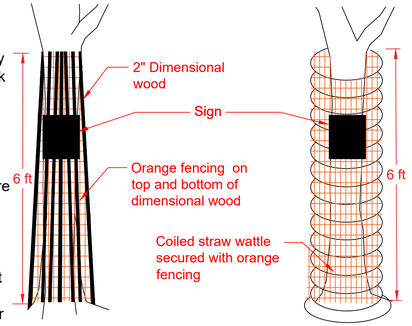
TREE PROTECTION ZONE

Do not move or remove without Arborist approval.
Violations will be subject to penalties according to SMMC 13.40.

3 TRUNK AND ROOT PROTECTION DETAILS
TRUNK WRAP

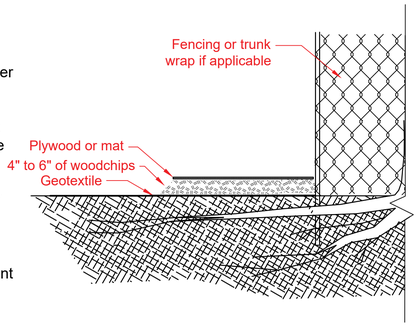
Wrap the trunk with orange plastic fencing for buffering (2" thick). Overlay orange plastic fencing with 2-inch thick wooden slats bound securely by two layers of additional orange fencing (slats shall not be allowed to dig in to the bark). During installation, use caution to avoid damaging any branches. Major limbs may also require wrapping.

Straw wattle can be used as an alternative material. For this purpose coil the straw wattle around the lowest 6' of the trunk and secure it with a double layer of orange fence or similar material.



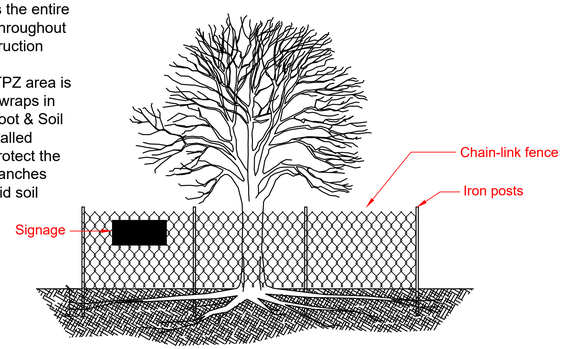
ROOT BUFFER

Root buffers consist of secured geotextile material covered with a layer 4" to 6" of clean wood chips and 3/4-inch plywood sheets securely installed over the wood chips. Do not use geotextile fabric if root buffers are to be left permanently.
The Project Arborist shall be present during the installation and removal of root buffers.
Any root buffer variation must be approved by the City Arborist in accordance with the Best Management Practices (BMPs).

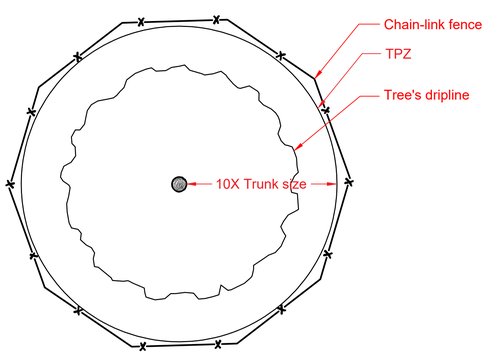


4 TYPE I COMPLETE FENCING
SECTION VIEW

The fence encloses the entire TPZ of the tree(s) throughout the life of the construction project.
When fencing the TPZ area is not feasible, Trunk wraps in combination with Root & Soil buffers shall be installed within the TPZ to protect the trunk, roots, and branches from injury and avoid soil compaction.



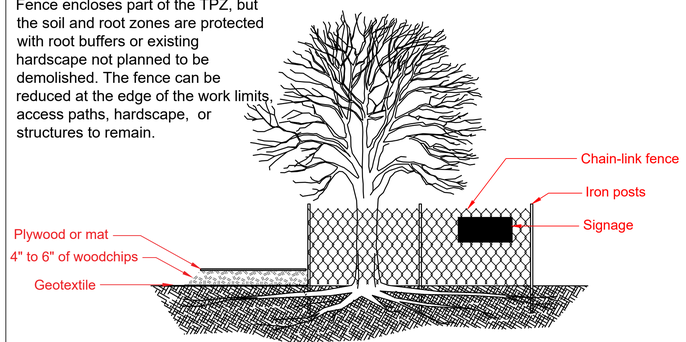
PLAN VIEW



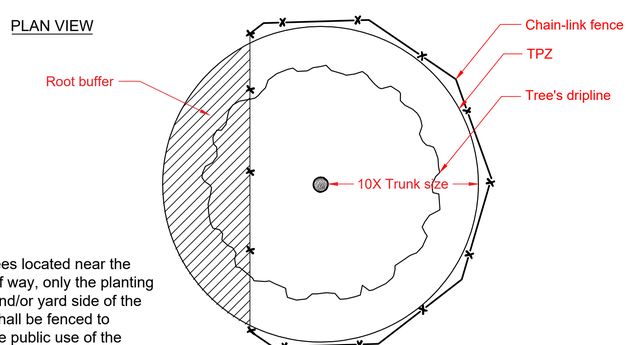
Fencing a group of trees at the TPZ radius of the largest tree is acceptable rather than fencing each tree in the group individually.
Adjustments and/or reparations for protective fencing shall be performed in a timely maner to avoid damages to Protected trees.

5 TYPE II REDUCED FENCING
SECTION VIEW

Fence encloses part of the TPZ, but the soil and root zones are protected with root buffers or existing hardscape not planned to be demolished. The fence can be reduced at the edge of the work limits, access paths, hardscape, or structures to remain.



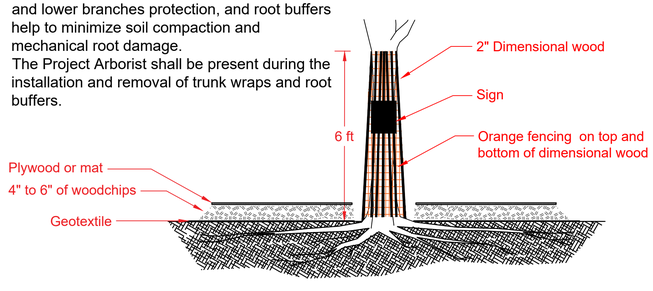
PLAN VIEW



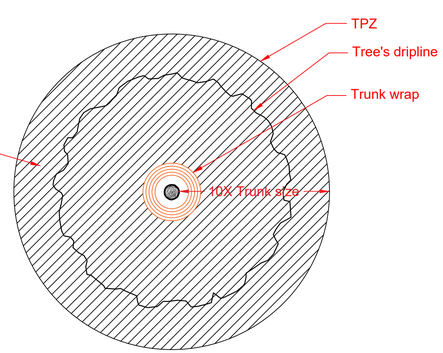
For trees located near the right of way, only the planting strip and/or yard side of the TPZ shall be fenced to provide public use of the street and sidewalk.

6 TYPE III TRUNK WRAP & ROOT BUFFER
SECTION VIEW

To be used when construction activities cannot be kept outside of TPZ and/or installing fencing is not feasible. Trunk wraps account for trunk and lower branches protection, and root buffers help to minimize soil compaction and mechanical root damage.
The Project Arborist shall be present during the installation and removal of trunk wraps and root buffers.



PLAN VIEW



During the trunk wrap installation, caution shall be used to avoid damaging any tree parts. The root buffer shall be installed and removed without wheeled equipment touching exposed soil.

330 West 20th Avenue
San Mateo, CA 94403

APPROVED TREE PROTECTION DETAILS
Community Development Department
S.M.M.C. 13.40

NOTES:

- Tree protection measures are required whenever construction activities encroach the TPZ of Protected trees. These shall not be installed, altered or removed unless recommended by the Project Arborist and approved by the City Arborist.
- Construction Activity as defined by the Code includes the necessary related activities like storing/staging of materials, site access, parking, placement of temporary structures, debris disposal, additional excavation, and landscaping.
- See the Tree Protection Plan sheet or Site Plan for specific information and location of protection measures.

SHEET

TP-01

Not to Scale Rev 9/23

COMMUNITY DEVELOPMENT DEPARTMENT

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

TREE DISCLOSURE STATEMENT

Instructions: Complete the information requested below. Stand-alone mechanical, re-roofing, window replacement, or any exclusively interior work permits are exempt from completing this form.

REVISED 8/1/2023

Project Address: 230 South El Camino Real

Existing Trees On Subject Property	YES	NO
Any Oak tree(s) on-site with a trunk diameter of 10 inches or more (approximately 1 foot)?	X	
Any other tree(s) on-site with a trunk diameter of 15 inches or more?		X
Any of the above tree(s) on-site located within 30 feet of the proposed project work or staging areas?	X	
Existing Trees on Adjacent Properties		
Any Oak tree(s) on neighboring properties with a trunk diameter of 10 inches or more (approximately 1 foot)?		X
Any other tree(s) on neighboring properties with a trunk diameter of 15 inches or more?		X
Any of the above tree(s) on neighboring properties located within 30 feet of the proposed project work or staging areas?		X
Existing Trees in the Public Right-Of-Way		
Does the subject property have street trees planted along the sidewalk planting strip or tree wells/pits?		X
Any type of tree(s) growing along the subject property frontages, outside of the property boundaries?		X
Any of the above trees located within 30 feet of the proposed project work or staging areas?		X
Construction/Other Permit Activities		
Are any sewer lateral, driveways, sidewalks, curb & gutter, and/or placement of debris boxes required?	X	
Does the Project propose/indicate the removal, pruning, transplanting, or relocation of existing trees?	X	
Is this project related to any Building or Planning Application previously reviewed by the City Arborist?		X
If yes provide the permit or application number in the Notes section below		

NOTES:

Attach an aerial photo of the subject property and surrounding properties with this form in order to

I, the undersigned, agree to the conditions of this disclosure. I understand that knowingly or negligently providing false or misleading formation in response to this disclosure requirement constitutes a violation of the San Mateo Municipal Code Section 13.40.140, which can lead to criminal and/or civil legal action.

Signature:_____ Print:_____ Date:_____
(Property Owner or Agent)

For Office Use Only
- Arborist review required ☐
- Arborist review not required ☐

KIELTY ARBORISTS SERVICES LLC

EVALUATION FIELDS

Tree Tag #: Identification number for individual trees.	**Protected Tree:** Specifies whether the tree is protected by the city or county ordinance.
Height (ft.) / Canopy Spread (ft.): Measures both the height of the tree and the spread of its canopy.	**Trunk (in.):** Measures the primary trunk's diameter at the required height.
Comments: Any additional notes or observations about the tree.	**Tree Picture:** A photograph of the tree for visual assessment and record-keeping.
Preserve or Remove: Indicates the recommended action based on the tree's condition.	**Common Name / Scientific Name:** Specifies the name of the tree, both in common terms and scientific nomenclature.
If more than 1 Trunks, Total Diameter: If the tree has multiple trunks, this field indicates the combined diameter of all trunks.	**6 ,8, 10 Times the Diameter (ft.):** Provides calculations based on the diameter to assist in various tree protection requirements.
Appraised Value: An unbiased estimate of the tree's worth is performed in accordance with the current edition of the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers.	

*Note that not all fields may be provided for every tree. Some might be left blank due to various reasons, such as lack of accessibility to the tree, incomplete data, or the parameter not being applicable for a particular tree.

Tree Structure Ratings:	**Tree Health Ratings:**
Poor: Major uncorrectable structural flaws present; significant dead wood, decay, or multiple trunks; potentially hazardous lean.	**Poor:** Minimal new growth; significant dieback and pest infestation; expected not to reach natural lifespan.
Fair: Structural flaws exist but less severe; issues like slight lean and crowding on trunk; some uncorrectable issues through pruning.	**Fair:** Moderate new growth; canopy density 60-90%; potential external threats; not in decline but vulnerable.
Good: Minor flaws; mainly upright trunk, well-spaced branches; flaws correctable through pruning; symmetrical or mostly symmetrical canopy.	**Good:** Vigorous growth; healthy foliage; 90-100% canopy density; expected natural lifespan.
Suitability for Preservation:	**Tree Form Ratings:**
Poor: Adds little to landscape; poor health and potential hazards; unlikely to survive construction impacts.	**Poor:** Highly asymmetric or abnormal form; visually unappealing; little landscape function.
Fair: Contributes to landscape; survival possible with protection during minor construction impacts.	**Fair:** Significant asymmetries; deviation from species norm; compromised function or aesthetics.
Good: Valuable landscape asset; likely survival during minor to moderate construction impacts with protection.	**Good:** Near ideal form; minor deviations; consistent aesthetics and function in landscape.

*Suitability for Preservation: This rating is based solely on the tree itself, irrespective of potential construction impacts.

Overall Condition Ratings:	
Very Poor	1-29
Poor	30-49
Fair	50-69
Good	70-89
Excellent	90-100

The trees were assigned a condition rating based on a combination of existing tree health, tree structure, and tree form using the following scale.

KIELTY ARBORISTS SERVICES LLC

230 South El Camino Real
San Mateo, CA
Arborist Report 2025

Prepared For:
230 El Camino, LLC

Site: 230 South El Camino Real
San Mateo, CA

Submitted by:
David Beckham
Certified Arborist
WE#10724A
TRAQ Qualified

ISA MEMBER

WESTERN CHAPTER INTERNATIONAL SOCIETY OF ARBORICULTURE MEMBER

KIELTY ARBORISTS SERVICES LLC
Certified Arborist WE#10724A TRAQ Qualified
P.O. Box 6187 San Mateo, CA 94403
650- 532-4418

KIELTY ARBORISTS SERVICES LLC

Date: July 9th, 2025, *Revised July 14, 2025, Revised November 21st, 2025*

230 El Camino, LLC

Site: 230 South El Camino Real, San Mateo, CA

Subject: Tree protection plan for 230 South El Camino Real, San Mateo, CA

Dear 230 El Camino, LLC,

COVER SHEET
ARCHITECTURAL
A0.01 EXTERIOR BUILDING RENDERING
A0.02 EXTERIOR BUILDING RENDERING
A0.03 EXTERIOR BUILDING RENDERING
A0.04 EXTERIOR BUILDING RENDERING
A0.20 PLANNING DEPARTMENT AREA CALCULATIONS
(2ND GENERAL PLAN)
A0.22 PLANNING DEPARTMENT AREA CALCULATIONS
(PER ZONING)
A0.25 USABLE OPEN SPACE DIAGRAMS
A0.26 USABLE OPEN SPACE DIAGRAMS
A0.30 BUILDING CODE PROJECT DATA
A0.31 EGRESS DIAGRAMS
A0.32 EGRESS DIAGRAMS
A1.00 SITE PLAN - DEMOLITION/ EXISTING CONDITIONS
A1.01 SITE PLAN - PROPOSED
A1.01A BUILDING CONTEXT & ADJACENT PROPERTIES
A1.01B WASTE MANAGEMENT SITE PLAN
A1.01C TREE EVALUATION PLAN & EXISTING TREE SCHEDULE
A1.02 SITE DETAILS
A1.03 SITE DETAILS
A1.04 SITE DETAILS
A1.11 SQ_M SHADOW STUDY
A2.10 PROPOSED FLOOR PLAN - LEVEL 01
A2.11 PROPOSED FLOOR PLAN - LEVEL 02
A2.13 PROPOSED FLOOR PLAN - LEVEL 03
A2.14 PROPOSED FLOOR PLAN - LEVEL 04
A2.15 PROPOSED FLOOR PLAN - LEVEL 05
A2.16 PROPOSED FLOOR PLAN - LEVEL 06
A3.11 EXTERIOR ELEVATIONS
A3.12 EXTERIOR ELEVATION & PARTIAL FLOOR PLANS
A3.13 EXTERIOR ELEVATION & PARTIAL FLOOR PLANS
A3.14 EXTERIOR ELEVATION & PARTIAL FLOOR PLANS
A3.15 EXTERIOR ELEVATIONS
A3.16 EXTERIOR ELEVATIONS
A3.17 EXTERIOR ELEVATIONS W/ ADJACENT BUILDINGS
A3.18 EXTERIOR ELEVATIONS
A3.19 OPENING FIRE SEPARATION DISTANCE
A3.20 OBJECTIVE DESIGN STANDARDS
A3.21 OBJECTIVE DESIGN STANDARDS
A4.11 BUILDING SECTIONS
A5.11 ENLARGED UNIT PLANS
A5.12 ENLARGED UNIT PLANS
CIVIL
C1.01 TITLE SHEET
C1.02 NOTES SHEET
C2.01 EXISTING CONDITIONS
C2.02 DEMOLITION PLAN
C3.01 EXISTING/PROPOSED DRAINAGE PLAN
C3.02 PRELIMINARY SITE PLAN
C4.01 PRELIMINARY GRADING PLAN
C5.01 PRELIMINARY UTILITY PLAN
C6.01 PRELIMINARY STORMWATER CONTROL PLAN
C7.01 PRELIMINARY EROSION CONTROL PLAN
C7.02 EROSION CONTROL NOTES AND DETAILS
C7.03 SAN MATEO COUNTY CONSTRUCTION
BEST MANAGEMENT PRACTICES
C8.01 DETAILS
C8.02 DETAILS
LANDSCAPE
L-1 SCHEMATIC LANDSCAPE PLAN
L-2 IRRIGATION HYDROZONE PLAN
L-3 PLANTING PLAN
L-4 TREE PROTECTION PLAN
L-5 PARKING AREA LANDSCAPE
TP-01 TREE PROTECTION DETAILS

INTRODUCTION AND OVERVIEW

Kielty Arborists Services, LLC, visited the property at 230 South El Camino Real, San Mateo, CA., on July 1, 2025, to evaluate the trees present in relation to the proposed construction project. The report below contains an analysis of the site visit. 230 El Camino, LLC is planning to construct a new 5-story building. The existing site is an undeveloped piece of land with 7 native oak trees located at the southwest property line. The findings and recommendations presented in this report are based on the planning application for 230 South El Camino Real (3rd planning submittal) dated 11/14/25. These plans were electronically provided to us via email. By thoroughly analyzing these plans in conjunction with our field observations, we have developed an accurate and reliable assessment of the tree conditions and how best to mitigate potential impacts.

Showing sheets reviewed

KIELTY ARBORISTS SERVICES LLC

Data Summary:

Total Trees	Total Street Trees	Neighboring Trees	Protected Trees: Total	Protected Trees: Proposed for Removal	Non-Protected Trees: Total	Non-Protected Trees: Proposed for Removal	Overall Condition Rating: <50%	Overall Condition Rating: 50%-69%	Overall Condition Rating: 70-100%
7	0	0	7	5	0	0	2	5	0

There are 7 trees on the property, all of which are protected. Oak trees #1-5 are proposed for removal, as they are in decline or conflict with proposed project features. Protected trees #2 and #3 are in poor overall condition and are proposed for removal. Trees #6 and #7 are to be retained and must be protected as detailed in the recommendations below. With proper protection and cultural practices, all retained trees are expected to survive during and after construction.

ASSIGNMENT

At the request of 230 El Camino, LLC, Kielty Arborists Services LLC conducted a site visit on July 1st, 2025, to prepare a comprehensive Tree Inventory Report/Tree Protection Plan for the proposed construction project. This report is a requirement when submitting plans to the city of San Mateo.
The primary focus of this report is as follows:

- Identification and assessment of trees on the construction site that may be affected by the proposed development.
- Determination of potential impacts on tree health and stability, considering factors such as root damage and crown damage.
- Provision of recommendations for tree protection and preservation measures during the construction process to mitigate potential impacts.
- Ensuring compliance with local regulations pertaining to tree preservation, protection, and removal within the construction plans.

Please note that the report will provide specific details regarding tree assessments, impacts, and preservation measures.

LIMITS OF THE ASSIGNMENT

As part of this assessment, it is important to note that Kielty Arborists Services LLC did not conduct an aerial inspection of the upper crown, a detailed root crown inspection, or a plant tissue analysis on the subject trees. Therefore, the information presented in this report does not include data obtained from these specific methods. Furthermore, it is essential to clarify that no tree risk assessments were completed as part of this report unless stated otherwise. The focus of this assessment primarily centers on tree identification, general health evaluation, and the potential impacts of the proposed construction. While the absence of these specific assessments limits the scope of the analysis, the findings and recommendations provided within this report are based on available information and observations made during the site visit.

METHOD OF INSPECTION

The inspections were conducted from the ground without climbing the trees. No tissue samples or root crown inspections were performed. The trees under consideration were identified based on the provided site plan. To assess the trees, their diameter at 54 inches above ground level (DBH or diameter at breast height) was measured using a D-Tape. For the surveying of multi-trunk trees, our methodology aligns with city ordinances. In cases where the city does not offer specific guidelines for measuring multi-trunk trees, we adhere to the standards outlined in the "Guide for Plant Appraisal, 10th Edition, Second Printing" by the Council of Tree and Landscape Appraisers. Additionally, the protected trees were evaluated for their health, structure, form, and suitability for preservation with the following explanation of the ratings:

KIELTY ARBORISTS SERVICES LLC

Tree Tag Number	Protected Tree Status	Preservation or Removal Recommendation	Common Name / Botanical Name	Trunk Diameter at Breast Height (DBH, inches)	Tree Height (ft.) / Canopy Spread (ft.)	Overall Health Assessment	Structural Integrity Assessment	Form and Aesthetic Quality Assessment	Preservation Suitability Rating	Overall Condition Score (0-100%)	Arborist Observations and Tree Notes	Tree Picture #1
1	Yes	(R)	Coast live oak ***Quercus agrifolia***	14.7	35/20	Fair	Fair	Poor	Fair	60	Suppressed, codominant at 10 feet, growing through Valley Oak canopy.	
2	Yes	(R)	Coast live oak ***Quercus agrifolia***	10.7	15/25	Poor	Poor	Poor	Poor	40	Suppressed, codominant at 5 feet, in decline, no room for tree, crowded growing conditions.	
3	Yes	(R)	Valley oak ***Quercus lobata***	22.5	30/25	Poor	Poor	Poor	Poor	40	Scaffold limbs have been pruned to stubs using head cuts, in decline, codominant at 6 feet, decay on limbs, suppressed by coast live oak trees.	
4	Yes	(R)	Coast live oak ***Quercus agrifolia***	19.9	30/25	Fair	Fair	Fair	Fair	60	Codominant at 8', suppressed.	
5	Yes	(R)	Coast live oak ***Quercus agrifolia***	12.4	20/20	Fair	Fair	Poor	Fair	50	Leans south-west, suppressed.	

KIELTY ARBORISTS SERVICES LLC

Tree Tag Number	Protected Tree Status	Preservation or Removal Recommendation	Common Name / Botanical Name	Trunk Diameter at Breast Height (DBH, inches)	Tree Height (ft.) / Canopy Spread (ft.)	Overall Health Assessment	Structural Integrity Assessment	Form and Aesthetic Quality Assessment	Preservation Suitability Rating	Overall Condition Score (0-100%)	Arborist Observations and Tree Notes	Tree Picture #1
6	Yes	(P)	Coast live oak ***Quercus agrifolia***	14	25/20	Fair	Fair	Fair	Fair	65	Minor dead wood.	
7	Yes	(P)	Coast live oak ***Quercus agrifolia***	25.9	35/45	Good	Fair	Fair	Good	65	Codominant at 5' with mild included bark, sycamorer borer on trunk.	

taniguchi landscape architecture

LICENSED LANDSCAPE ARCHITECT
JENNIFER M. TANIGUCHI
No. 2942
Signature
10/31/26
Renewal Date
11/14/25
STATE OF CALIFORNIA

Taniguchi Landscape Architecture
CLA 2942

1013 South Claremont St. Ste 1
San Mateo, CA 94401

tel. 650.638.9985
fax. 650.638.9986

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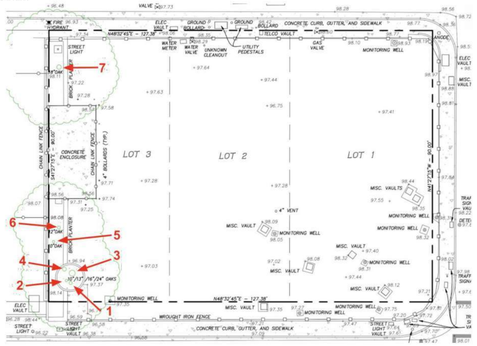
ARBORIST REPORT

LA-1

PROJECT NO:
TLA# 1901

TREE MAP



OBSERVATIONS

Species List:
Coast live oak (*Quercus agrifolia)* Quantity-6
Valley oak (*Quercus lobata)* Quantity-1

Protected Trees in Overall Poor Condition:

Overall Condition Rating		
Poor Condition	Fair Condition	Good Condition
2	5	

Overall Condition Ratings:	
Very Poor	1-29
Poor	30-49
Fair	50-69
Good	70-89
Excellent	90-100

The trees were assigned a condition rating based on a combination of existing tree health, tree structure, and tree form using the following scale.

Trees Proposed For Removal:
Trees #1-5 are proposed for removal.

Total Removed Trees	Significant / Protected Trees	Non-Protected Trees
2	1	1

Protected trees to be removed:
Oak Trees #1-5
Oak Trees #1 through #5 are proposed for removal due to their location within the designated footprint of a required above-ground transformer and concrete pad. This infrastructure is an essential component of the proposed development and cannot be feasibly relocated without introducing significant conflicts to site layout, service access, or fire safety compliance.

Showing tree #5

Trees #1 through #4 are located within a confined planter pit, bordered on all sides by a concrete curb. These trees are planted extremely close together, with spacing between stems measuring only 1 to 2 feet. This has resulted in a structurally and biologically unsustainable growing condition, and existing competition among them has already led to visible canopy decline, suppression, and poor form. Continued development around this cluster will only intensify these conflicts.

Coast live oak Tree #2 and valley oak Tree #3 are severely suppressed, with minimal light access and highly constrained root zones. Tree #2 is codominant at approximately 5 feet above grade and is exhibiting canopy thinning and branch dieback consistent with progressive decline. Tree #3 has been poorly pruned in the past, with multiple scaffold limbs cut back to stubs, now exhibiting decay and structural failure risk. It is codominant at 6 feet, has weak unions, and is further compromised by persistent shading from adjacent canopy. Given the competitive pressure from adjacent trees and the confined growing area, neither tree is expected to recover or improve, regardless of any mitigation or cultural intervention.

While Trees #1, #4, and #5 are in fair condition individually, they occupy critical space required for utility installation and are not viable for retention without major reconfiguration of infrastructure or long-term compromise of electrical access.

Removal of Trees #1–5 is therefore justified based on arboricultural concerns related to suppression, irreversible decline, and structural compromise in Trees #2 and #3, combined with unresolvable spatial conflicts with essential site infrastructure for Trees #1, #4, and #5.

Showing suppressed growing conditions for trees #1-4 (left), Showing declining canopy with heading cuts on valley oak #3 (middle), Showing poor growth form due to suppressed growing conditions (right)

Existing Tree Evaluation Schedule with Landscape Unit Values

Ref.	Species Name	Fate: Preserved / Removed	Species Value %	Condition Value %	Location Value %	0.35	Caliper Size (inches)	0.70 if in allowable bldg. area	1.25 if Heritage Tree	LU Value
1	Coast live oak	Removed	90%	60%	75%	0.35	14.7	1.00	1.25	21.2
2	Coast live oak	Removed	90%	40%	75%	0.35	10.7	1.00	1.25	10.3
3	Valley oak	Removed	90%	40%	75%	0.35	22.5	1.00	1.25	21.6
4	Coast live oak	Removed	90%	60%	75%	0.35	19.9	1.00	1.25	28.7
5	Coast live oak	Removed	90%	50%	75%	0.35	12.4	1.00	1.25	14.9
6	Coast live oak	Preserved	90%	65%	75%	0.35	14.0	1.00	1.25	21.9
7	Coast live oak	Preserved	90%	65%	75%	0.35	25.9	1.00	1.25	40.5

Total LU Value of Trees to be Removed: 96.7

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: 1,389 sq. ft. ÷ 400 = 3.47 (a)

Number of existing trees from Tree Evaluation Schedule with a 6 inch or greater diameter **to be preserved:** 2 (b)

Landscape Unit (LU) value of trees **to be removed** from the Tree Evaluation Schedule: 96.7 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a – b • c = d]** 98.17 (d)

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

New Trees Being Planted*

Quantity	Size	LU Value	Total LU Value
0	15 gallon	1	
0	24 inch box	2	
0	36 inch box	3	
0	48 inch box	4	
	Total LU Value of new trees being proposed:		0 (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 = 98.17 **x (the annually defined $ per LU value as per Current Comprehensive Fee Schedule)** $357.07 = $35,053.56

PROJECT PLAN REVIEW

The following report's recommendations are contingent upon the contractor adhering to the stated responsibilities. It is the contractor's responsibility to contact the project arborist to schedule all required inspections promptly. Failure to schedule these inspections as needed may result in fines or stop work orders from the city.

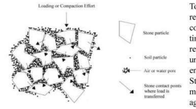
Tree protection zone for oak tree #6-11.6' (10x diameter)
Tree protection zone for oak tree #7-21.5' (10x diameter)
All proposed work, one within 10 times the diameter of the retain protected trees must be done by hand and under the supervision of the project arborist as described below.

Oak trees #6 and #7 are mature native trees located adjacent to proposed site improvements that include a new parking area, decorative fencing, landscape planting areas, As well as the proposed building. Both trees are currently bordered by a raised brick planter located well within each tree's Tree Protection Zone (TPZ), defined as ten times the tree's diameter at breast height (DBH). The removal of this brick planter is necessary for construction access and to accommodate proposed improvements. Because this activity occurs within the TPZ, it shall be performed using hand tools such as rotary hammers with clay spade attachments, shovels, and air knives, under the direct, on-site supervision of the Project Arborist. Any tree roots encountered during this demolition work must remain intact and shall be immediately covered with layers

of thoroughly wetted burlap to help avoid root desiccation. These coverings must be re-wetted daily while the roots remain exposed.

Building foundation
Excavation for the building foundation when within 21.5' from oak tree #7 shall be done by hand under the direct supervision of the project arborist. This work must be performed using hand tools such as rotary hammers with clay spade attachments, shovels, and air knives, under the direct, on-site supervision of the Project Arborist. All roots encountered must be cleanly cut by hand using a hand saw or loppers. All cut roots must be documented by the project arborist. Cut roots on the tree side of the foundation trench shall be covered by layers of wetted down burlap. Impacts are expected to be minimal and will be mitigated as described below for the parking area..

Parking area near trees #6 and #7
Excavation for the new parking area also falls within the Tree Protection Zones (TPZs) of Trees #6 and #7 (11.6 feet from Tree #6 and 21.5 feet from Tree #7). This work must be performed using hand tools such as rotary hammers with clay spade attachments, shovels, and air knives, under the direct, on-site supervision of the Project Arborist. All roots encountered during excavation must be preserved in place until inspected by the Project Arborist. No roots measuring 1.5 inches in diameter or greater shall be removed without arborist approval.



To address soil compaction and promote root health, it is recommended that the aggregate base for the new parking surface consist of Structural Soil (CU Mix). When work occurs within ten times the trunk diameter (10×DBH) of any tree, excavation to the required depth of the aggregate layer shall be completed by hand under the direct supervision of the Project Arborist. All roots encountered within this layer must be preserved in place, and Structural Soil shall be carefully packed around and between roots to maintain their integrity and promote continued growth within the aggregate matrix.

Structural Soil provides both the load-bearing capacity necessary for pavement and a growth medium conducive to long-term root development. Its composition—a blend of angular crushed stone, clay loam, and hydrogel binder—creates a stable yet porous structure. This allows the soil to be compacted to engineering specifications while maintaining continuous air and water pathways critical to root survival. As a result, Structural Soil mitigates further compaction, supports gas exchange, and allows for fine root regeneration beneath paved surfaces, significantly improving root zone conditions relative to traditional aggregate bases.

A review of historical aerial imagery (Google Earth, 2013) shows that this area was previously paved and used for vehicular parking, indicating that soil compaction has been present for over a decade. The newly proposed improvements will not substantially increase compaction beyond existing levels; however, implementing Structural Soil and a soil rehabilitation program will markedly enhance the long-term rooting environment.

Showing Google Earth image from 2013

It should also be noted that coast live oak (Quercus agrifolia), being a native species to San Mateo County, typically develops a deeper root system than many ornamental or

non-native trees. This adaptive rooting pattern allows the species to access moisture reserves from deeper soil horizons, enabling survival through the region's pronounced dry summer months. These deeper roots play a critical role in the tree's drought resilience, stability, and capacity to persist on annual rainfall alone—an evolutionary adaptation to the Mediterranean climate of coastal California.

To further enhance soil health and biological recovery following construction, a comprehensive Soil Health and Fertilization Program is recommended. A soil-building conditioner such as G&B Soil Conditioner should be applied as mulch beneath the tree driplines to promote organic matter accumulation and microbial activity. Supplemental root-zone treatments should include a combined application of Turf Fuel MZ-23, Turf Fuel Greens Phite Supreme, Turf Fuel Vertical, and NutriRoot. Each of these products supports distinct physiological and soil functions. Greens Phite Supreme (0-0-20 with 3% silica) supplies potassium for osmotic regulation and delivers phosphite compounds that stimulate the tree's natural defenses in response against root pathogens such as Phytophthora and Armillaria, while silica fortifies cell walls under stress from compaction. MZ-23 replenishes essential micronutrients and microbial substrates, restoring rhizosphere balance following disturbance. Vertical acts as a soil penetrant and oxygenator, improving infiltration and gas exchange within the upper soil profile. NutriRoot contributes slow-release nutrients, humic acids, and carbohydrates that promote fine root recovery and microbial colonization. Collectively, these formulations provide a synergistic benefit—enhancing aeration, microbial activity, systemic resistance, and nutrient uptake. This program constitutes a sustainable, non-synthetic method of rebuilding soil health and tree vitality, thereby improving long-term survivability of Trees #6 and #7 within the affected area.

Fence to the north of tree #7
A six-foot-tall fence is proposed to the north of Tree #7. Installation of this fence will occur within the tree's protection zone; therefore, all excavation for fence posts shall be performed by hand under the direct supervision of the Project Arborist. The fence is recommended to be supported by individual post footings rather than a continuous trench footing, thereby minimizing disturbance within the root zone. When excavating for each post, if roots measuring 1.5 inches in diameter or greater are encountered, the post location shall be adjusted laterally to avoid severing the root. Excavation should be performed using hand tools such as shovels, air knives, or rotary hammers with clay spade attachments. All exposed roots shall remain intact, and the surrounding soil should be carefully replaced and tamped by hand to maintain root-soil contact and minimize desiccation. Given the limited scope and hand-dug nature of the work, impacts to Tree #7 are expected to be minor, and the overall health and stability of the tree should not be adversely affected.

Sidewalk and brick paving treatment to the north of tree #7
Sidewalk and brick paving improvements are proposed to the north of Tree #7. These improvements occur within the outer portion of the Tree Protection Zone (TPZ) and therefore must be executed with care to prevent additional compaction or root injury. All excavation within ten times the trunk diameter (10×DBH) of the tree shall be conducted by hand under the direct supervision of the Project Arborist, utilizing tools such as shovels, rotary hammers with clay spade attachments, and air knives. All roots encountered during this work shall be preserved in place until inspected by the Project Arborist. Roots measuring 1.5 inches in diameter or greater shall not be cut or removed. Where such roots are encountered within the excavation, they shall be retained in place and the surrounding Structural Soil carefully packed around them to maintain root continuity and stability.

To protect and enhance the subsurface rooting environment beneath the new hardscape, the base material for the sidewalk and brick paving is recommended to consist of Structural Soil (CU Mix). Structural Soil combines angular crushed stone with clay loam and a stabilizing hydrogel, forming a matrix that meets engineering compaction standards while maintaining interconnected pore space for root growth, oxygen exchange, and water movement. When installing Structural Soil within the TPZ, the material shall be hand-packed around and between existing roots under the direct supervision of the Project Arborist. This approach allows the paved surface to support pedestrian and light vehicle loads without imposing additional soil compaction stress on the existing root system.

Given that this area has historically been subjected to paving and surface compaction, the proposed improvements are not expected to exacerbate these preexisting conditions. By utilizing Structural Soil and maintaining careful arborist-supervised excavation and installation practices, the project will improve long-term soil aeration and rooting conditions beneath the new surface. Impacts to Tree #7 from this scope of work are expected to be minor, and with proper implementation, the tree's long-term health and structural stability should remain fully preserved.

Decorative fence
A decorative fence is proposed near both Trees #6 and #7. The fence will consist of individual posts placed within the TPZ. Post hole excavation shall be conducted entirely by hand using hand tools such as rotary hammers with clay spade attachments, shovels, and air knives, under the direct, on-site supervision of the Project Arborist. If any root 1.5 inches in diameter or larger is encountered during fence post placement, the post hole shall be relocated to a root-free area or an area with only minor roots deemed acceptable for pruning. No post hole excavation may proceed through or against significant structural roots (over 1.5" in diameter). All exposed roots during this work must be immediately covered with layers of wetted burlap to protect against desiccation, and the burlap must be kept moist until roots are reburied or permanently protected.

Landscaping planting beds
Proposed landscape planting beds are shown within the TPZs of both oak trees. To reduce long-term stress and minimize the risk of root disease, all selected plantings shall be compatible with native oak woodland ecosystems and must require little to no supplemental irrigation once established. Suitable species include Arctostaphylos spp. (manzanita), Frangula californica (coffeeberry), Heteromeles arbutifolia (toyon), Achillea millefolium (yarrow), and Festuca californica (California fescue). Planting within the TPZ must be performed using hand tools such as rotary hammers with clay spade attachments, shovels, and air knives, under the direct, on-site supervision of the Project Arborist. When roots are encountered during planting, they shall not be cut under any circumstances. Planting holes shall be repositioned or the root ball of the plant shall be reshaped to accommodate existing tree roots. Additionally, all planting beds within the TPZ shall be mulched with a 2- to 4-inch layer of organic mulch, avoiding mulch contact with the trunk base and keeping all root crowns exposed.

The overall impact to Trees #6 and #7 is expected to be minor given the limited scope of below-grade work and the consistent use of arborist-supervised hand excavation and root to be saved rather than cut. To further support tree health, it is recommended that a soil test be performed prior to construction to evaluate nutrient levels and compaction. Based on the results of the soil test, a fertilization and maintenance plan shall be developed and implemented to support root function and canopy vigor throughout and following the construction phase.

All work occurring within the TPZs of Trees #6 and #7 must be carried out using hand tools such as rotary hammers with clay spade attachments, shovels, and air knives, under the direct, on-site supervision of the Project Arborist. In every instance where roots are exposed, they shall be irmediately protected with thoroughly wetted burlap, which shall be kept moist daily to help prevent desiccation. By following these site-specific protection measures, both oak trees are expected to retain structural stability and long-term health throughout the course of construction.

City comment C.
The following recommendation is mostly acceptable during the demolition stage, but probably insufficient during the building stages: "excavation conducted entirely by hand using hand tools […], under the direct, on-site supervision of the Project Arborist". Please note that the proposed building and additional features, such as pavement, storm drains, and planting beds, encroach heavily, up to 3 to 6 times the DBH. At this distance, documenting the presence of roots is necessary to verify conflicts with proposed improvements and provide more specific alternatives to root pruning. The use of pressurized air or water equipment for the root

exploration should be performed at 6xDBH, and root management options to address to address the conflicts must be provided before the plan's approval.

Response- The owner would prefer to avoid exploratory trenching at this time. It is requested that this be conditioned as part of the construction process. At that time if trees #6 and #7 need to be removed, replacement trees as recommended by the city arborist would be planted.

Tree pruning
Pruning of the retained Coast Live Oaks will be limited in scope and performed solely to provide necessary clearance for the proposed construction and to maintain structural balance. For Tree #6, a Coast Live Oak (Quercus agrifolia), canopy pruning is expected to remove no more than approximately 10% of the live foliage volume, consisting primarily of selective crown reduction and clearance pruning. The intent is to achieve adequate separation from nearby structures and utilities while preserving the tree's natural form and overall vigor. This work will include both structural reduction on the building-facing side and balancing cuts throughout the opposing portions of the canopy to maintain even weight distribution and form. During construction, scaffolding and staging must be designed and positioned to work around the canopy to avoid unnecessary limb removal and ensure pruning does not exceed the prescribed limits. Impacts from this level of pruning are expected to be minor; however, the tree will require ongoing maintenance to manage new growth and maintain clearance over time.

For Tree #7, also a Coast Live Oak, pruning will be somewhat more extensive due to its proximity to the proposed improvements and the large size of its canopy. A reduction of approximately 20–25% of the live canopy is anticipated to achieve the necessary vertical and horizontal clearance. This work will include both structural reduction on the building-facing side and balancing cuts throughout the opposing portions of the canopy to maintain even weight distribution and form. As with Tree #6, scaffolding and temporary structures must be positioned to work around the existing canopy, minimizing the need for further canopy removal. All pruning shall be performed using crown reduction techniques, which involve selectively shortening branches by cutting back to laterals at least one-third the diameter of the parent limb, preserving the natural form and physiological balance of the tree. Where no suitable lateral exists, heading cuts may be required, followed by crown restoration pruning in the years following construction to guide proper regrowth and maintain structure. Impacts from this level of pruning are expected to be minor overall, but periodic maintenance will be necessary to sustain clearance and structural balance as the tree continues to grow.

All pruning shall conform to ANSI A300 (Part 1) standards for tree pruning and be carried out by ISA Certified Arborists under the supervision of the Project Arborist. These limits and techniques are intended to achieve construction clearance while ensuring long-term preservation of health, structure, and canopy integrity for both trees.

Storm water treatment
A stormwater treatment area is proposed between Coast Live Oak Trees #6 and #7, within the outer portions of their Tree Protection Zones (TPZs). All excavation associated with the installation of the stormwater treatment system shall be conducted by hand under the direct supervision of the Project Arborist. Excavation tools shall be limited to shovels, air knives, and rotary hammers with clay spade attachments to minimize potential root disturbance.

The stormwater conveyance line leading to the treatment area shall be hand-excavated where feasible, with tunneling conducted beneath or beside major roots to avoid root severance. Where tunneling is not feasible, shallow excavation must be performed with care to preserve all roots measuring 1.5 inches in diameter or

taniguchi landscape architecture

LICENSED LANDSCAPE ARCHITECT
DENNIS M. TANIGUCHI
No. 2942
Signature
Date 10/31/26
Renewal Date 11/14/25
STATE OF CALIFORNIA

Taniguchi Landscape Architecture
CLA 2942

1013 South Claremont St. Ste 1
San Mateo, CA 94401

tel. 650.638.9985
fax. 650.638.9986

In Association with:

A Planning Application for:
230 EL CAMINO, LLC.
2 WEST 3RD AVE
SAN MATEO, CA 94402

DATE	DESCRIPTION
3.07.2025	1ST PLANNING APPLICATIO
7.28.2025	2ND PLANNING APPLICATIO
11.14.2025	3RD PLANNING APPLICATIO

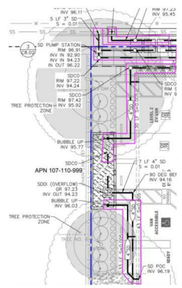
ARBORIST REPORT

LA-2

PROJECT NO:
TLA# 1901?

larger. Within the stormwater treatment area itself, all roots encountered shall be retained in place, even if this results in exposed roots being visible within the treatment basin. The basin design should accommodate these exposed roots rather than removing or covering them, as root respiration and gas exchange are critical to long-term tree health.

Given the distance of the stormwater treatment area from the main trunks of Trees #6 and #7, only fine roots under approximately 1.5 inches in diameter are anticipated to be encountered. Consequently, impacts to the trees are expected to be minor. With proper arborist supervision, careful tunneling practices, and preservation of roots during installation, both oaks should remain structurally stable and physiologically unaffected by the proposed stormwater improvements.



Storm drain lines
Storm drain lines are shown within the tree protection zones of both oak trees #6 and #7. Due to the proximity to critical root zones, all excavation work within this area is required to follow low-impact, arborist-supervised protocols to protect tree health and root system integrity. All trenching within the TPZ is required to be performed by hand, using an air knife. Hand tools such as shovels and rotary hammers equipped with clay spade attachments can help aid in the careful excavation. This work must be conducted under the direct supervision of the Project Arborist. The objective is to reach the required trench depth while leaving all encountered roots intact and undamaged to the greatest extent possible. Exposed roots must be protected immediately with multiple layers of wetted burlap, which must be kept consistently moist throughout the duration of the work to prevent desiccation. The contractor is responsible for maintaining this moisture daily until roots are reburied. Wherever possible, the utility line shall be routed beneath or around roots rather than through them. If a root 1.5 inches in diameter or greater must be pruned, it must first be reviewed and approved by the Project Arborist, and then cleanly cut using sharp, sterilized loppers or a handsaw. All cut roots must be documented by the arborist for the project record.
Pink lines showing the recommended hand excavation areas for the storm drain lines

Upon completion of trenching and installation, the trench must be backfilled immediately and irrigated thoroughly to rehydrate the soil. Irrigation should be sufficient to wet the upper 36 inches of soil and support root function during recovery.

As an additional mitigation measure, deep watering and fertilization using a tree-safe product such as Nutriroot is recommended once the work is complete, along with prescribed irrigation as seen fit. These steps will support the tree's recovery and promote resilience following minor construction-related disturbances.

Pre And Post-Construction Care:
If the project is approved, a comprehensive soil test is recommended to assess and address any nutrient deficiencies for trees #6 and #7. Construction is taking place near these trees and thus requires oversight. The soil test shall take place before the start of construction.

Pre-Construction Care for Native Coast Live Oak Trees:
During the pre-construction phase, native Coast Live Oaks require minimal supplemental irrigation due to their adaptation to Mediterranean climates and well-drained soils. However, strategic support is still warranted to bolster resilience against anticipated construction-related stressors, including root disturbance, soil compaction, and changes in moisture availability. A single deep watering event per month during the dry season is generally sufficient for these species, provided it reaches the lower root zone. This can be achieved through a temporary inline drip system laid on top of the existing grade in a grid configuration within the tree protection zones. No excavation shall occur for installation. The system should be operated under the direction of the project arborist and activated only as necessary, typically during the dry season inspections, to avoid overwatering.

Although fertilization is not routinely recommended for mature native oaks—particularly without clear deficiency indicators—applying NutriRoot remains advisable. Its formulation supports moisture retention and root vitality without contributing excess nitrogen or phosphorus, thereby mitigating risks associated with over-fertilization, such as pathogen proliferation or root dieback. Even in the absence of a soil test, NutriRoot may serve as a non-disruptive measure to support trees likely to experience root zone disturbance during construction.

Post-Construction Care for Native Coast Live Oak Trees:
Upon the conclusion of construction activities, post-disturbance recovery should prioritize minimal intervention while supporting soil health. Native oaks, particularly Quercus agrifolia, benefit most from environmental stability and non-intrusive care. Continued deep watering should be limited to no more than two supplemental events per year—ideally in May and September—to mitigate prolonged drought stress without altering the natural moisture regime these trees are adapted to.

A follow-up application of NutriRoot post-construction is recommended to aid in maintaining root hydration and nutrient absorption, particularly if site conditions remain compacted or altered. Reintroducing soil microbial inoculants may also be beneficial, particularly in zones where grading or trenching occurred, as these disturbances can significantly disrupt native soil biology. Where further remediation is needed, amending the upper soil profile with materials such as Biochar or HydraHume can enhance structure and water retention. These amendments should be incorporated using air spading techniques under the supervision of the project arborist to avoid damaging fine roots. Annual inspections by a Certified Arborist are recommended to assess recovery and inform any adaptive management strategies necessary to ensure the long-term stability of the protected Coast Live Oaks.

By adopting this dual-phase approach, (pre- and post-construction) leveraging a combination of deep watering, nutritional support, and soil health enhancement, the strategy aims to not only protect the trees during construction but also promote their recovery and thriving in the post-construction landscape. This holistic care plan underscores a commitment to sustainable tree management, ensuring that the trees remain a valuable and vibrant part of the ecosystem for years to come.

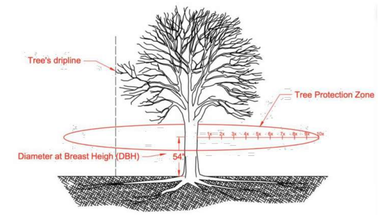
TREE PROTECTION PLAN

Detailed Tree Protection Plan
For the aforementioned tree protection plan, this detailed guide has been designed by Kielty Arborists Services LLC. The following section offers an in-depth perspective on the recommended tree preservation guidelines. The aim is to ensure the conservation, vitality, and beauty of trees during construction and developmental endeavors, mitigating any potential detrimental effects. Adherence to these guidelines is essential to uphold both the ecological significance and visual allure of trees within the designated project vicinity. Effective tree protection during construction or development projects requires the use of fencing to demarcate and protect sensitive areas around trees. Should you have any questions or require further clarification, please contact Kielty Arborists Services directly. Trees #6 and #7 will required type 2 reduced fencing.

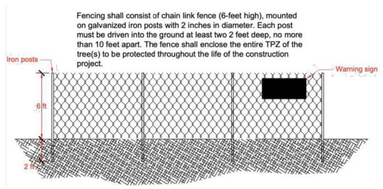
PROTECTED TREES

In the City of San Mateo per Chapter 13.40 of the Municipal Code, the following trees are considered protected:
1. Heritage Trees
   - Oak trees with a trunk diameter of 10 inches or more
   - Any other tree species with a trunk diameter of 15 inches or more.
2. Street Trees
   - All trees growing within the public right of way.
3. Existing Trees/Major Vegetation
   - Trees with a trunk diameter of 6 inches or more designated as protected as part of a Planning Application subject to Chapter 27.71.

Tree Protection Zone (TPZ) is the area surrounding a tree with a radius equal to 10 times the diameter of the trunk measured at 54" above grade or as otherwise specified by a Project Arborist and approved by the City Arborist.
Construction activities as defined by the Code are not allowed within the TPZ. It is unlawful for any person to cause damage to a Protected Tree compromising its health or structural integrity according to accepted industry standards, or to cause damage that is severely detrimental to its overall aesthetics. Any violations may result in penalties described in SMMC 13.40.160."



Tree Protection Zone Specifications



Fencing Specifications and Sign Details

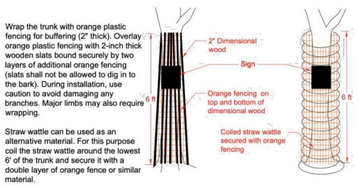
SIGNAGE

Warning signs shall be installed to be displayed on fencing and trunk wraps.
Tree signs should be in English, Spanish or any other language if required.

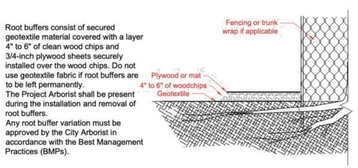
---WARNING---

TREE PROTECTION ZONE

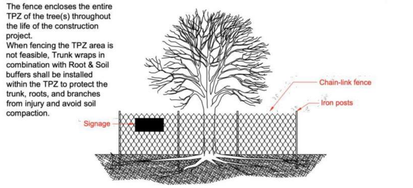
Do not move or remove without Arborist approval.
Violations will be subject to penalties according to SMMC 13.40.



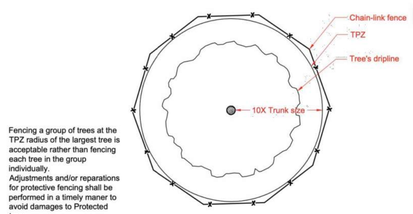
Trunk and Root Protection Details



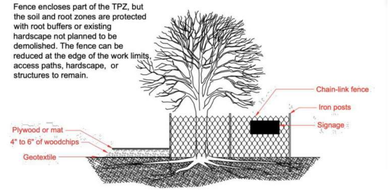
Root Buffer



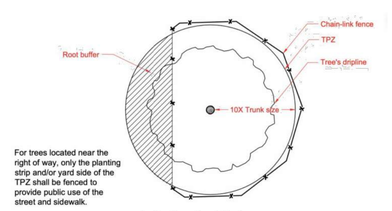
Type 1 Complete Fencing



Section View - Type 1 Fencing



Type 2 Reduced Fencing



Section View - Type 2 Fencing

taniguchi landscape architecture

LICENSED LANDSCAPE ARCHITECT
GLENN M. TANIGUCHI
No. 2942
Signature
10/31/26
Renewal Date
11/14/25
STATE OF CALIFORNIA

Taniguchi Landscape Architecture
CLA 2942

1013 South Claremont St. Ste 1
San Mateo, CA 94401

tel. 650.638.9985
fax. 650.638.9986

In Association with:

A Planning Application for:
230 EL CAMINO, LLC.
2 WEST 3RD AVE
SAN MATEO, CA 94402

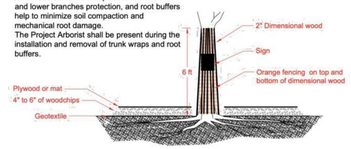
DATE	DESCRIPTION
3.07.2025	1ST PLANNING APPLICATIO
7.28.2025	2ND PLANNING APPLICATIO
11.14.2025	3RD PLANNING APPLICATIO

ARBORIST REPORT

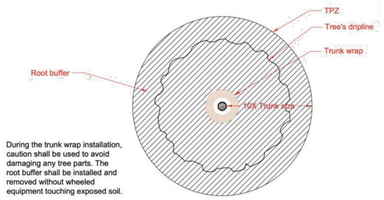
LA-3

PROJECT NO:
TLA# 1901?

To be used when construction activities cannot be kept outside of TPZ and/or installing fencing is not feasible. Trunk wraps account for trunk and lower branches protection, and root buffers help to minimize soil compaction and mechanical root damage.
The Project Arborist shall be present during the installation and removal of trunk wraps and root buffers.



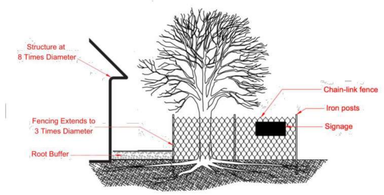
Type 3 Trunk Wrap & Root Buffer



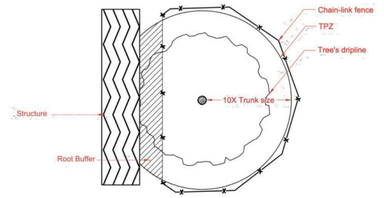
During the trunk wrap installation, caution shall be used to avoid damaging any tree parts. The root buffer shall be installed and removed without wheeled equipment touching exposed soil.

Section View - Type 3 Fencing

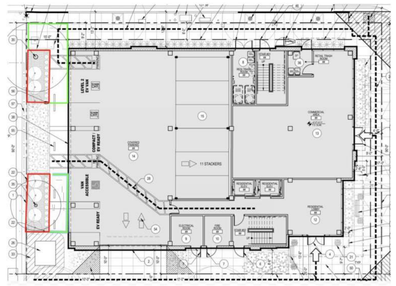
TREE PROTECTION ZONE FENCING EXCEPTIONS



Type 4 Fencing Exception



Section View - Type 4 Fencing



TREE PROTECTION MAP - TYPE 2 REDUCED FENCING IN RED, GREEN LINES REPRESENT ROOT BUFFER. ROOT BUFFER TO BE REMOVED ONCE WORK IN THESE ZONES IS TO START.

Staging
All tree protection measures must be in place before the start of construction. An inspection prior to the start of construction is often required by the town. All vehicles must remain on paved surfaces if possible. Existing pavement should remain and should be used for staging. If vehicles are to stray from paved surfaces, 6 inches of chips shall be spread, and plywood laid over the mulch layer. This type of landscape buffer will help reduce the compaction of desired trees. Parking will not be allowed off the paved surfaces

Root Cutting
If for any reason roots are to be cut, the work shall be monitored and documented. Large roots (over 2 inches in diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching/excavation
Trenching or excavation for irrigation, drainage, electrical, foundation, or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials

and compacted to near their original level, as soon as possible. Trenches to be left open for a period of time (24 hours), will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Grading
All existing grades underneath the dripline of a protected tree shall remain as is where possible. Grading within the dripline of a protected tree is required to be done under the supervision of the project arborist.

Irrigation
Non native trees- Irrigating the retained mature trees in the landscape is important to ensure their health and vitality. Proper watering can help the trees continue to thrive. Deep irrigation is recommended to take place every other week during the dry season. During the dry season, trees typically need deep, infrequent watering. Watering every 2 weeks is sufficient for the retained trees on this site. Applying water slowly and consistently until it penetrates at least 12-18 inches into the soil is recommended. Avoid spraying water directly on the trunks, as this can lead to disease and decay. Mulch is recommended to be maintained with mulch added overtime as needed. Mulch helps retain soil moisture, regulates temperature, and prevents weeds, which can compete with the tree for water. The use of soaker hoses or an inline drip emitter system set up in a grid like manner to provide deep irrigation during the dry season is recommended. The irrigation system should be placed on top of grade and require no excavation. This will help to keep the trees healthy.

Native oak trees- Native oak trees are recommended to only be irrigated during the months of May and September or if their root zones are traumatized. Frequent irrigation during dry summer months can significantly raise the risk of oak trees developing oak root fungus disease and is the leading cause of oak tree death and failure in the urban landscape.

Tree Pruning
Tree pruning during construction is not just about aesthetics and safety; it's also about adhering to best practices and standards set by professional bodies like the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI A300 Pruning Standards) . The ISA sets rigorous standards to ensure trees are cared for sustainably and scientifically. Under these guidelines, and for the well-being of trees during construction, it's imperative to have an expert arborist oversee any pruning. Their knowledge guarantees that only the necessary branches are removed, ensuring both safety and tree health. The guideline to prune no more than 25% of the tree's total foliage is grounded in sound arboricultural practices. This safeguards the tree's photosynthetic capability, reduces undue stress, and preserves the balance between its roots and canopy. Homeowners should be aware of these standards and ensure they are being met, trusting in the expertise of their arborist and keeping open communication about their tree care decisions. This approach not only ensures the tree's compatibility with new construction aesthetics but also its long-term health and vitality.

Traffic Within TPZs
Strictly prohibit driving vehicles or heavy foot traffic on bare soil within the TPZs of protected trees. Such activities can crush roots directly and compact the soil, impeding oxygen and water infiltration. In areas without existing pavement, use temporary anti-compaction materials, such as wood chips covered with plywood, to prevent damage to tree roots (landscape barrier). Temporary pathways or boardwalks can be constructed to facilitate access while minimizing soil compaction within the TPZ.

Chemical and Material Handling
Store chemicals and construction materials away from TPZs to prevent accidental spills or exposure that may harm tree health. Follow proper handling and disposal procedures for chemicals to ensure compliance with environmental regulations. Minimize the use of toxic materials near trees and opt for environmentally friendly alternatives whenever possible.

Monitoring and Inspection
Regularly monitor and inspect the tree protection measures throughout the construction process to ensure their effectiveness and compliance with the Tree Preservation Plan. Assign a qualified individual, such as a project arborist or certified arborist, to conduct periodic inspections and provide recommendations for any necessary adjustments or improvements. Maintain detailed records of inspections, including dates, findings, and any actions taken.

Post-Construction Maintenance
After construction is completed, continue monitoring the health and condition of preserved trees to address any potential issues promptly. Implement post-construction maintenance practices such as watering, mulching, pruning, and fertilization as needed to support the recovery and long-term health of the trees. Regularly assess the trees for signs of stress, disease, or structural instability and take appropriate measures, including consulting with a certified arborist if necessary.

Compliance with Environmental Laws
Ensure full compliance with all applicable local, state, and federal environmental laws, regulations, and permit requirements pertaining to tree protection during construction. Familiarize yourself with specific regulations regarding tree preservation in your jurisdiction and consult with local authorities or arborists for guidance if needed.

Responsibility
Designate a responsible person or team within the project organization to oversee the implementation and enforcement of the Tree Preservation Plan. Clearly communicate the roles and responsibilities of all parties involved in the construction project regarding tree protection.

Emergency Procedures
Develop clear procedures to follow in the event of emergencies that may impact tree preservation, such as severe storms, accidents, or unexpected tree health issues. Ensure that emergency response plans address prompt actions to mitigate potential risks to trees and contact qualified professionals, such as arborists or tree care companies when needed.

Communication and Training
Facilitate effective communication among all project stakeholders, including contractors, subcontractors, architects, engineers, and landscape professionals, regarding the importance of tree preservation and the specific guidelines to follow. Conduct training sessions or workshops to educate personnel.

PURPOSE & USE OF THE REPORT

This report informs tree management decisions for the construction project and provides recommendations to maximize tree survival. It serves as a valuable resource for stakeholders, facilitating informed discussions and sustainable tree management practices.

TESTING & ANALYSIS

In order to assess the trees, a thorough examination was conducted using a variety of methods. For trees with accessible trunks, precise measurements of the Diameter at Breast Height (DBH) were taken using a specialized diameter tape measure. In cases where the trunks were not readily accessible, visual estimations were employed to determine the DBH. As part of the inventory process, all trees exceeding a specific DBH threshold stated in city code were included.

To evaluate the health of the trees, multiple factors were considered, including their overall appearance and our team's extensive experiential knowledge of each species. This holistic approach ensured a comprehensive understanding of the tree's well-being.

To accurately document the location of each tree, a GPS smartphone application was utilized during the data collection process. This enabled us to create detailed maps that are included in this report. However, it is important to note that despite our efforts to minimize errors, inherent limitations of GPS data collection, coupled with slight discrepancies between GPS data and CAD drawings, may result in approximate tree locations depicted on the map.

TREE WORK STANDARDS AND QUALIFICATIONS

To ensure high-quality tree work, including removal, pruning, and planting, the following standards and qualifications will be adhered to:

- **Industry Standards**: All tree work will be performed in accordance with industry standards established by the International Society of Arboriculture (ISA). These standards encompass best practices and guidelines for tree care and maintenance.
- **Contractor Licensing and Insurance:** The contractor undertaking the tree work must possess a valid State of California Contractors License for Tree Service (C61-D49) or Landscaping (C-27). Additionally, they must have comprehensive general liability, worker's compensation, and commercial auto/equipment insurance coverage.
- **Workmanship Standards:** Contractors must adhere to the current Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI). These standards, including ANSI A300 and Z133.1, outline guidelines for tree pruning, fertilization, and safety. Compliance with these standards ensures the use of proper techniques and practices throughout the tree work process.

By adhering to these established standards and qualifications, we can ensure the provision of professional and safe tree services that meet the industry's best practices and promote the health and longevity of the trees.

SCHEDULE OF INSPECTIONS

Kielty Arborists Services LLC:

We will conduct the following inspections as needed for the project:

- **Pre-Equipment Mobilization, Delivery of Materials, Tree Removal, and Site Work:** Our project arborist will meet with the general contractor and owners to review tree protection measures. We will identify and mark tree-protection zone fencing, specify equipment access routes and storage areas, and assess the existing conditions of trees to determine any additional necessary protection measures.
- **Inspection after Installation of Tree-Protection Fencing:** Upon completion of tree-protection fencing installation, our project arborist will inspect the site to ensure that all protection measures are correctly implemented. We will also review any contractor requests for access within the tree protection zones and assess any changes in tree health since the previous inspection.
- **Inspection during Soil Excavation or Work Potentially Affecting Protected Trees:** During any work within non-intrusion zones of protected trees, our project arborist will inspect the site and document the implemented recommendations. We will assess any changes in tree health since the previous inspection to monitor the well-being of the trees.
- **Final Site Inspection:** Prior to project completion, our project arborist will conduct a final site inspection to evaluate tree health and provide necessary recommendations to promote their longevity. A comprehensive letter report summarizing our findings and conclusions will be provided to the City of San Mateo.

Our inspections aim to ensure proper tree protection, health, and adherence to project requirements.

ASSUMPTIONS AND LIMITING CONDITIONS

- **Legal Descriptions and Titles:** The consultant/arborist assumes the accuracy of any legal description and titles provided. No responsibility is assumed for any legal due diligence. The consultant/arborist shall not be held liable for any discrepancies or issues arising from incorrect legal descriptions or faulty titles.
- **Compliance with Laws and Regulations:** The property is assumed to be in compliance with all applicable codes, ordinances, statutes, or other government regulations. The consultant/arborist is not responsible for identifying or rectifying any non-compliance.
- **Reliability of Information:** Though diligent efforts have been made to obtain and verify information, the consultant/arborist is not responsible for inaccuracies or incomplete data provided by external sources. The client accepts full responsibility for any decisions or actions taken based on this data.
- **Testimony or Court Attendance:** The consultant/arborist has no obligation to provide testimony or attend court regarding this report unless mutually agreed upon through separate written agreements, which may incur additional fees.
- **Report Integrity:** Unauthorized alteration, loss, or reproduction of this report renders it invalid. The consultant/arborist shall not be liable for any interpretations or conclusions made from altered reports.
- **Restricted Publication and Use:** This report is exclusively for the use of the original client. Any other use or dissemination, without prior written consent from the consultant/arborist, is strictly prohibited.
- **Non-disclosure to Public Media:** The client is prohibited from using any content of this report, including the consultant/arborist's identity, in any public communication without prior written consent.
- **Opinion-based Report:** The report represents the independent, professional judgment of the consultant/arborist. The fee is not contingent upon any predetermined outcomes, values, or events.
- **Visual Aids Limitation:** Visual aids are for illustrative purposes and should not be considered precise representations. They are not substitutes for formal engineering, architectural, or survey reports.
- **Inspection Limitations:** The consultant/arborist's inspection is limited to visible and accessible components. Non-invasive methods are used. There is no warranty or guarantee that problems will not develop in the future.

ARBORIST DISCLOSURE STATEMENT

Arborists specialize in the assessment and care of trees using their education, knowledge, training, and experience.

- **Limitations of Tree Assessment:** Arborists cannot guarantee the detection of all conditions that could compromise a tree's structure or health. The consultant/arborist makes no warranties regarding the future condition of trees and shall not be liable for any incidents or damages resulting from tree failures.
- **Remedial Treatments Uncertainty:** Remedial treatments for trees have variable outcomes and cannot be guaranteed.
- **Considerations Beyond Scope:** The consultant/arborist's services are confined to tree assessment and care. The client assumes responsibility for matters involving property boundaries, ownership, disputes, and other non-arboricultural considerations.
- **Inherent Risks:** Living near trees inherently involves risks. The consultant/arborist is not responsible for any incidents or damages arising from such risks.
- **Client's Responsibility:** The client is responsible for considering the information and recommendations provided by the consultant/arborist and for any decisions made or actions taken.

The client acknowledges and accepts these Assumptions and Limiting Conditions and Arborist Disclosure Statement, recognizing that reliance upon this report is at their own risk. The consultant/arborist disclaims all warranties, express or implied.

CERTIFICATION

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

David Beckham
Signature of Consultant
David Beckham
Certified Arborist
WE#10724A TRAQ Qualified
Date: July 9th, 2025, *Revised July 14, 2025*
Revised November 21st, 2025

taniguchi landscape architecture

LICENSED LANDSCAPE ARCHITECT
GLENN M. TANIGUCHI, CLA 2942
Signature
10/31/26
Renewal Date
11/14/25
STATE OF CALIFORNIA

Taniguchi Landscape Architecture
CLA 2942

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tel. 650.638.9985
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In Association with:

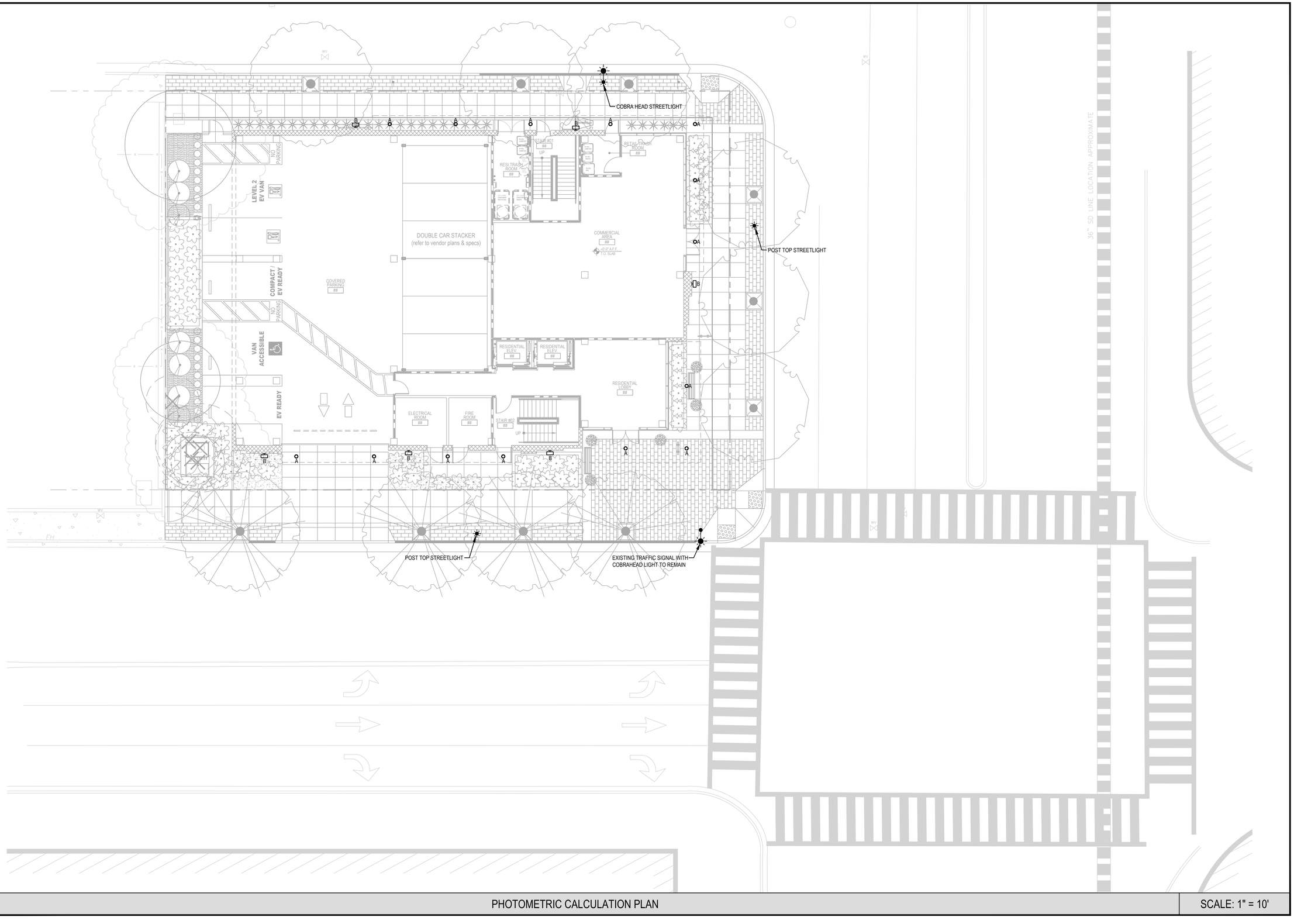
A Planning Application for:
230 EL CAMINO, LLC.
2 WEST 3RD AVE
SAN MATEO, CA 94402

DATE	DESCRIPTION
3.07.2025	1ST PLANNING APPLICATIO
7.28.2025	2ND PLANNING APPLICATIO
11.14.2025	3RD PLANNING APPLICATIO

ARBORIST REPORT

LA-4

PROJECT NO:
TLA# 1901



1 | PHOTOMETRIC CALCULATION PLAN | SCALE: 1" = 10'

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
7960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95110 408.496.1121

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In Association with:

A Planning Application For:
230 EL CAMINO, LLC.
230 S. EL CAMINO REAL
SAN MATEO, CA 94402

DATE	DESCRIPTION
04.16.2025	1ST PLANNING SUBMITTAL
07.23.2025	2ND PLANNING SUBMITTAL
10.14.2025	3RD PLANNING SUBMITTAL

PA-2025-038

PHOTOMETRIC CALCULATION PLAN

E1.1

PROJECT NO: 184784

Date/Time/Name/Path/Xrefs: Tue,09/30/2025 7:51am Sue Ann Kwok, San Mateo, CA\E1\E1.1.dwg - Nov 04, 2025, 10:08am - Kwa

LITHONIA LIGHTING®

Catalog Number

Notes

Type A

LDN6SQ STATIC WHITE

6" Square Open and Wallwash LED Non-IC New Construction Downlight

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Durable square metal reflectors retained by torsion springs.

Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination 1/2"–3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 1/2"–3/4" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are easily removable from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 % MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes.

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg, per CIE 117-1996 Discomfort Glare in Interior Lighting.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours. (L70/60,000 hours)

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. Drivers are RoHS compliant.

GOVERNMENT PROCUREMENT — BAA – Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty made and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

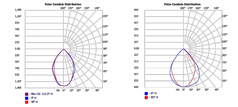
PERFORMANCE DATA

LDN6SQ 3500K AR LSS 80CRI

Nominal Lumens	Lumens	Wattage	Lm/W
500	498	5.8	85.4
750	715	8.9	80.2
1000	896	10.4	85.8
1500	1428	17.5	81.5
2000	1892	22.5	84.0
2500	2362	28.3	83.6
3000	2850	34.8	82.0
4000	3781	44.3	85.4
5000	4694	57.7	81.4

Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

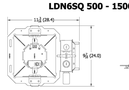


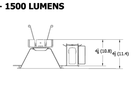
Open

Wallwash

DIMENSIONS

LDN6SQ 500 - 1500 LUMENS





See page 4 for other fixture dimensions

LDN6SQ

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** LDN6SQ 35/15 L56 AR LSS MVOLT EZ1

LDN6SQ											
Series	**Color temperature**		**Lumens** ‡		**Trim Style**	**Trim Color**		**Trim Finish**		**Flange Color** ‡		**Voltage**	
LDN6SQ 6" square	27/	2700K	05	500 lumens	L56 Downlight	AR	Clear	LSS	Semi-specular	TRW	White painted flange	MVOLT	Multi-volt
	30/	3000K	07	750 lumens	LSW6 Wallwash	WR ‡	White	LD	Matte diffuse	TRBL	Black painted flange	120	120V
	35/	3500K	10	1000 lumens		BR ‡	Black	LS	Specular	FCPC	Custom painted flange only	277	277V
	40/	4000K	15	1500 lumens		TCPC ‡	Custom painted trim			FRALTBD	RAL painted flange only	347 ‡	347V
	50/	5000K	20	2000 lumens		TRALTBD ‡	RAL painted trim						
			25	2500 lumens									
			30	3000 lumens									
			40	4000 lumens									
			50	5000 lumens									

Driver	Emergency ‡		Control Input ‡		Options	
GZ10 0-10V driver dims to 10%	(blank)	No Emergency Needed	(blank)	No Control Input Needed	HAO ‡	High ambient option (40°C)
GZ1 0-10V driver dims to 1%	EL	Battery pack (10W constant power), non-T20 compliant, integral test switch	SSAIR	Wireless standalone embedded control by SensorSwitch	CP ‡	Chicago Plenum
DTD Minimum dimming 10% driver for use with SSAIR	ELR	Battery pack (10W constant power), non-T20 compliant, remote test switch	NPP1SDER	nLight® network power/relay pack with 0-10V dimming for non-eldLED drivers (GZ10, GZ1).	RRL ____	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC125. (Buy America(n) Act and/or Build America Buy America Qualified
DT Minimum dimming 1% driver for use with SSAIR	ELSD	Self-diagnostic battery pack (10W constant power), non-T20 compliant, integral test switch	NPP1SDER2	nLight® network power/relay pack with 0-10V dimming for non-eldLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.		
EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%	ELSDD	Self-diagnostic battery pack (10W constant power), non-T20 compliant, remote test switch	NPS80EZ	nLight® dimming pack controls 0-10V eldoLED drivers (EZ1).		
EDAB eldoLED DALI SOLDRIVE dim to dark	E10WCP	Battery pack (10W constant power), T20 compliant, integral test switch	NPS80EZER	nLight® dimming pack controls 0-10V eldoLED drivers (EZ1). ER controls fixtures on emergency circuit.	BAA	Buy America(n) Act and/or Build America Buy America Qualified
	E10WCPR	Battery pack (10W constant power), T20 compliant, remote test switch	NB0	nLight® Lumen Compensation	90CRI	High CRI (90+)
	E10WCPER	Emergency battery pack, 10W with remote test switch and Iota STAR technology	NLTAIR2	nLight® Air-enabled nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options	SF ‡	Single fuse
	E10WRSTAR		NLTAIRE2	nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery pack options.		

‡ Option Value Ordering Restrictions	
Option value	**Restriction**
Lumens	Overall height varies based on lumen package; refer to dimensional chart.
WR, BR	Not available with finishes.
347	Not available with emergency options.
SF	Must specify voltage 120V or 277V.
TRW, TRBL	Available with clear (AR) reflector only.
EL, ELR, ELSD, ELSRSD, E10WCP, E10WCPR	12.5" of plenum depth or top access required for battery pack maintenance.
NPP1SD, NPP1SDER, NPS80EZ, NPS80EZER	Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed. See UL 924 Sequence of Operation table.
NB0	Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ1 drivers.
NLTAIR, NLTAIR2, NLTAIRE2, NLTAIRE2	Not available with CP, NPS80EZ, NPS80EZER, NPP1SD, NPP1SDER or NB0 options. Not recommended for metal ceiling installation.
HAO	Fixture height is 6.5" for all lumen packages with HAO.
CP	Must specify voltage for 3000lm and above. 5000lm with marked spacing 24 L x 24 W x 14 H. Not available with emergency battery pack option.
SSAIR	Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency backup power systems other than battery packs.
Reloc® Options	Refer to RRL specification sheet on acuitybrands.com for further details.
RRLAE	Commercial fixtures should disconnect the TSPL before unplugging the RRL so it does not go into discharge mode.*
RRLC125	RRLC125 option is to be used with the OnePlex OCU, OCS, OD, OPC and OD for 0-2W integrated single-circuit or 0-10V low voltage controls applications. Not available with integral dimming sensors.
E10WRSTAR	Not available with wet location, ECS, ECR, SDS, CP, 347V. NPS80EZ ER, NLTAIRE2, NLTAIRE2, ALO3 & ALO4 w/DALI, OR 2000-4500 lumens w/SSAIR. Top-access installation or 17.5" plenum clearance required for roomside installation. Not available with integral test switch.
TRALTBD, FRALTBD	RALTBD for pricing only. Replace with applicable RAL number and finish when ready to order. See the RAL BROCHURE for available color options.
TCPC, FCPC	CPC options for pricing only. Custom color chip needs to be sent in to your Customer Revolution specialist before order can be processed. Click HERE for more details

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Emergency Battery Pack Options - Field Installable

Battery Model Number	Wattage	Runtime (Minutes)	Lumen Output* @ 120 Lumens/Watt	Other
ILB CP07 2H A	7W	120	840	Storm Shelter / 2 Hour Runtime
ILB CP10 A	10W	90	1200	
ILBLP CP10 HE SD A+	10W	90	1200	Title 20, Self Diagnostic
ILBLP CP15 HE SD A+	15W	90	1800	Title 20, Self Diagnostic
ILB CP20 HE A	20W	90	2400	Title 20
ILB CP20 HE SD A	20W	90	2400	Title 20, Self Diagnostic
ILBHC CP20 HE SD A+	10W	90	1200	347-480V AC Input, Title 20, Self Diagnostic
ILBHC CP15 HE SD A+	15W	90	1800	347-480V AC Input, Title 20, Self Diagnostic

All the above are UL Listed products that are certified for field install external/remote to the fixture.

*Minimum delivered lumen output to assist in product selection for increased fixture mounting height.

The CP10 delivered emergency illumination outperforms legacy 1400 lumen fluorescent emergency ballast.

Please contact us at techsupportlinitesemgineering.com for any Emergency Battery related questions.

COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DVTV	
	Diva® DVSCTV	
	Nova T® NTTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AWMMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
Honeywell	Oasis DA2000FAM3	
	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IW and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TBG1 with DALI interface port	RTCII DALInet Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provided consistent color appearance and out-of-the-box control capability with simple commissioning when used with Acuity Brands controls products.

All configurations of this luminaire are calibrated and tested meet the Acuity Brands' specification for chromatic consistency - including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates.

To learn more about A+, visit www.acuitybrands.com/aplus.

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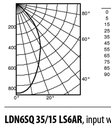
LDN6SQ

PHOTOMETRY

Distribution Curve	Distribution Data	Output Data	Illuminance Data at 30' Above Floor for a Single Luminaire

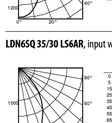
LDN6SQ 35/10 L56AR, input watts: 10.44, delivered lumens: 942.9, LM/W = 90.31, spacing criterion at 0= 0.96, test no. ISF 31035P168.



Ave	Lumens	Zone	Lumens	% Lamp
0	874	0°–30°	535.1	56.7
5	864	81	0°–40°	776.6	82.3
15	726	203	0°–60°	940.4	99.7
25	547	252	0°–90°	942.9	99.9
35	366	242	90°–120°	0.0	0.0
45	196	142	90°–130°	0.0	0.0
55	86	62	90°–150°	0.0	0.0
65	2	2	90°–180°	0.5	0.1
75	1	1	0°–180°	943.4	*100.0
85	0	0	*Efficiency		
90	0				

Mounting Height	Initial FC Center Beam	Diameter	FC	Diameter	FC
		50% beam - 47.5°		10% beam - 86.5°	
8.0	29.8	4.8	14.4	10.3	2.9
10.0	15.5	6.6	7.8	14.1	1.6
12.0	9.7	8.3	4.8	17.9	1.0
14.0	6.6	10.1	3.3	21.6	0.7
16.0	4.8	11.8	2.4	25.4	0.5

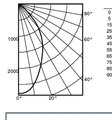
LDN6SQ 35/15 L56AR, input watts: 17.52, delivered lumens: 1502.6, LM/W = 85.76, spacing criterion at 0= 0.96, test no. ISF 31035P171.



Ave	Lumens	Zone	Lumens	% Lamp
0	1502	0°–30°	857.1	57.0
5	1481	139	0°–40°	1327.6	88.3
15	1237	323	0°–60°	1608.5	98.7
25	871	401	0°–90°	1502.6	99.8
35	620	385	90°–120°	0.0	0.0
45	296	226	90°–130°	0.0	0.0
55	26	35	90°–150°	0.3	0.0
65	2	3	90°–180°	0.8	0.1
75	1	1	0°–180°	1503.3	*100.0
85	0	0	*Efficiency		
90	0				

Mounting Height	Initial FC Center Beam	Diameter	FC	Diameter	FC
		50% beam - 47.5°		10% beam - 86.5°	
8.0	48.6	4.8	23.0	10.3	4.8
10.0	24.7	6.6	12.4	14.1	2.5
12.0	15.4	8.3	7.7	17.9	1.5
14.0	10.5	10.1	5.3	21.6	1.1
16.0	7.6	11.8	3.8	25.4	0.8

LDN6SQ 35/30 L56AR, input watts: 34.75, delivered lumens: 2998.2, LM/W = 86.27, spacing criterion at 0= 0.96, test no. ISF 31035P180.



Ave	Lumens	Zone	Lumens	% Lamp
0	2778	0°–30°	1701.9	56.7
5	2747	257	0°–40°	2468.3	82.3
15	2294	600	0°–60°	2988.2	99.6
25	1738	801	0°–90°	2998.2	99.9
35	1237	768	90°–120°	0.0	0.0
45	591	451	90°–130°	0.0	0.0
55	53	70	90°–150°	0.7	0.0
65	5	5	90°–180°	1.5	0.1
75	2	2	0°–180°	2999.7	*100.0
85	1	1	*Efficiency		
90	0				

Mounting Height	Initial FC Center Beam	Diameter	FC	Diameter	FC
		50% beam - 47.5°		10% beam - 86.5°	
8.0	91.8	4.8	44.4	10.3	9.2
10.0	49.4	6.6	24.7	14.1	4.9
12.0	30.8	8.3	15.4	17.9	3.1
14.0	21.0	10.1	10.5	21.6	2.1
16.0	15.2	11.8	7.6	25.4	1.5

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

Delivered Lumens = 1.25 x P x LPW

P = Ouput power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

The LPW rating is also available at Designlight Consortium.

LUMEN OUTPUT MULTIPLIERS - FINISH

	Clear (AR)	White (WR)	Black (BR)
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

LUMEN OUTPUT MULTIPLIERS - CCT

	2700K	3000K	3500K	4000K	5000K
80CRI	0.950	0.966	1.000	1.025	1.101

LUMEN OUTPUT MULTIPLIERS - CRI

80	1.0
90	0.874

Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

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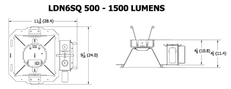
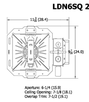
LDN6SQ

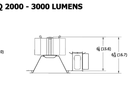
* All dimensions are inches (centimeters) unless otherwise noted.

LDN6SQ 500 - 1500 LUMENS

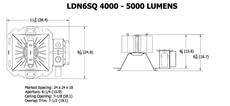


LDN6SQ 2000 - 3000 LUMENS

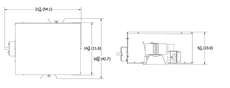




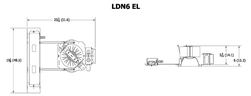
LDN6SQ 4000 - 5000 LUMENS



LDN6 CP



LDN6 EL



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sensorswitch

Performance You Can Count On

SensorSwitch™ offers standalone wired and wireless lighting controls solutions designed for room-based applications. Our products offer reliable performance and ease of installation.

Sensorswitch.com

Wireless Embedded Controls

1. Install the luminaires with embedded controls
2. Insert the pairing tool into the pinhole on the wall switch; press and hold any button for 6 seconds.
3. Once paired, each fixture will individually dim down to 10% brightness. All products will be fully functional.

SensorSwitch WSKA SSA

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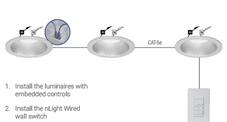
nLIGHT

Single Lighting Controls Platform for Indoor & Outdoor Spaces

nLight® is your networked lighting controls platform, for indoor and outdoor applications, providing wired or wireless options. Scaling from room to campus-wide applications, it is the one platform that grows with your business today and tomorrow, to seamlessly address energy cost optimization, building code compliance, improved occupant comfort, and much more. nLight also interfaces with DALI®, BACnet®, DMX and additional third-party devices.

nLightcontrols.more

Wired Embedded Controls



1. Install the luminaires with embedded controls
2. Install the nLight Wired wall switch
3. Connect the luminaires using standard CAT-5e cables and the controls devices will automatically discover each other and work (plug and play)

Wireless Embedded Controls

1. Install the luminaires with embedded controls
2. Install the nLight AIR battery-powered wall switch
3. Use CLAIRITY+ mobile app to pair the fixtures with the wall switch and if desired, customize the sensor settings

UL924 Sequence of Operation

The below information applies to all nLight AIR devices with an EM option.

- EM devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, EM devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- Only non-emergency rPP20, rLSXR, rSBOR, rSDGR, and nLight AIR luminaires with version 3.4 or later firmware can provide normal power sensing for EM devices. See specification sheets for control devices and luminaires for more information on options that support normal power sensing.

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In Association with:

A Planning Application For:

230 EL CAMINO, LLC.

230 S. EL CAMINO REAL
SAN MATEO, CA 94402

DATE	DESCRIPTION
04.16.2025	1ST PLANNING SUBMITTAL
07.23.2025	2ND PLANNING SUBMITTAL
10.14.2025	3RD PLANNING SUBMITTAL

PA-2025-038

LIGHT FIXTURE CUTSHEETS

E1.2

PROJECT NO: 184784

A.41. Materials and Funishings: Pedestrian Scale Lighting

Pedestrian Scale Lighting

TECHNICAL INFORMATION

- Manufacturer: Holophane Washington Series, or approved equal
- Fixture: Post Top with full spin-on cover with standard finial; ribs; bands and medallions
- Color: Midnight Green
- Optics: 150 watt with Type III distribution
- Pole: 14' fluted North Yorkshire style cast aluminum pole, or approved equal
- Base: configured to fit City standard 11" bolt circle pattern, with 1" bolts
- Note: for certain installations as directed by City, pole may be fitted with double luminaires on cross-arms

Callander Associates

STREET LIGHT PER SAN MATEO PEDESTRIAN DESIGN GUIDELINES

FRAMED™ - WALL

Project Name: **Fixture Type:** B

Fixture Code: **Quantities:**

A. LUMINAIRE

130000 Type A, 1105 lms **130010** Type B, 1874 lms **130020** Type C, 1408 lms **130030** Type D, 2179 lms

Calculations based on Silver Metallic finish.

B. CCT

30 3000K (min 80 CRI) **40** 4000K (min 80 CRI)

C. DIMMING

D8 0-10V Dimming (10%) *

* Dimming is equal to or less than 10%.

D. FIXTURE FINISH

F2 Black Metallic Textured **F20** Silver Metallic Textured **F47** Bronze Metallic Textured **F27** Wood grain - Light Cherry *
F28 Wood grain - Dark Walnut * **F30** Wood grain - White Oak * **F29** Stainless steel

* Wood grain finishes may incur longer lead times and setup charges. Consult factory for details.

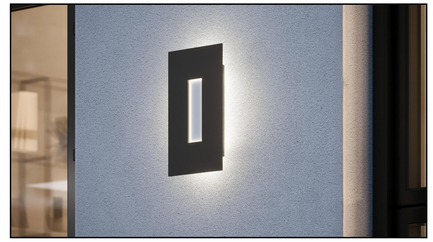
E. CENTER PANEL FINISH

WH White **BL** Black Metallic Textured **MS** Silver Metallic Textured **BM** Bronze Metallic Textured
Z1 Wood grain - Light Cherry **Z2** Wood grain - Dark Walnut **S5** Stainless steel

Z1 & Z2 Available upon request and longer than normal lead times may apply, consult factory.

F. REMOTE EMERGENCY

RE Remote Emergency



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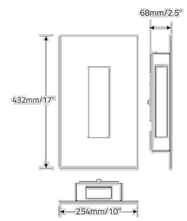
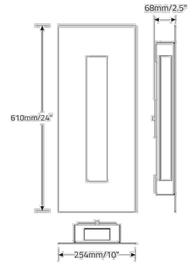
FRAMED™ - WALL

DIMENSIONAL DIAGRAMS

TYPE A



TYPE B



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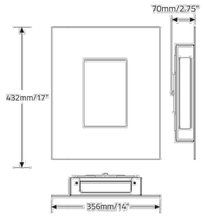

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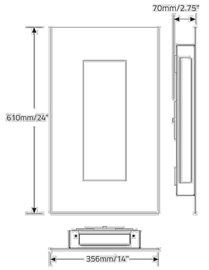

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In Association with:

A Planning Application For:
230 EL CAMINO, LLC.
230 S. EL CAMINO REAL
SAN MATEO, CA 94402

DATE	DESCRIPTION
04.16.2025	1ST PLANNING SUBMITTAL
07.23.2025	2ND PLANNING SUBMITTAL
10.14.2025	3RD PLANNING SUBMITTAL

PA-2025-038

LIGHT FIXTURE CUTSHEETS

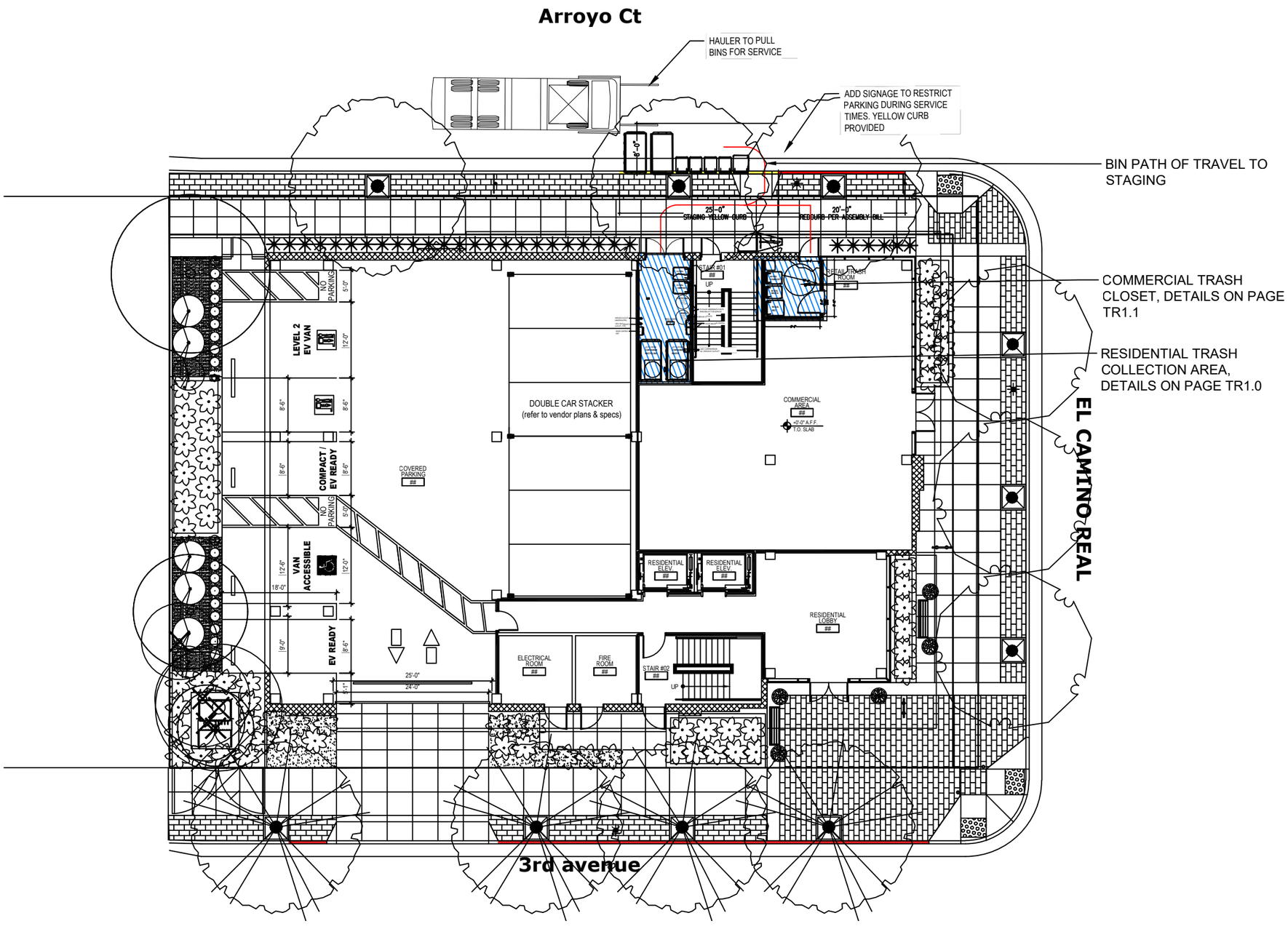
E1.3

PROJECT NO: 184784

Date/Time/Name/Plot/Path/Xrefs: Tue/20250923T1 Brian Bo Park, Bill Mann, CAD/E1.3 Letter, Rev 04, 2025, 1:00pm, Wed

PROJECTED COLLECTION SCHEDULE: RESI TRASH ROOM		
SERVICE:	**CONTAINER VOL / TYPE:**	**FREQUENCY:**
WASTE	(1) 2CY FL LOOSE CONTAINER	3x/wk
RECYCLING	(1) 2CY FL LOOSE CONTAINERS	4x/wk
COMPOST	(2) 64 GAL CARTS	3x/wk

PROJECTED COLLECTION SCHEDULE: RETAIL TRASH ROOM		
SERVICE:	**CONTAINER VOL / TYPE:**	**FREQUENCY:**
WASTE	64 GAL WASTE	1x/wk
RECYCLING	96 GAL WASTE	1x/wk
COMPOST	64 GAL CARTS	1x/wk



OVERALL PLAN LEVEL 1

AMERICAN TRASH MANAGEMENT
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CONSULTINGPROJECTS@TRASHMANAGE.COM
CONSULTANT

ARCHITECTURAL TECHNOLOGIES
ARCHITECT

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OVERALL PLAN LEVEL 1
DRAWING TITLE

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APPROVED DU	
DATE 10/15/2025	
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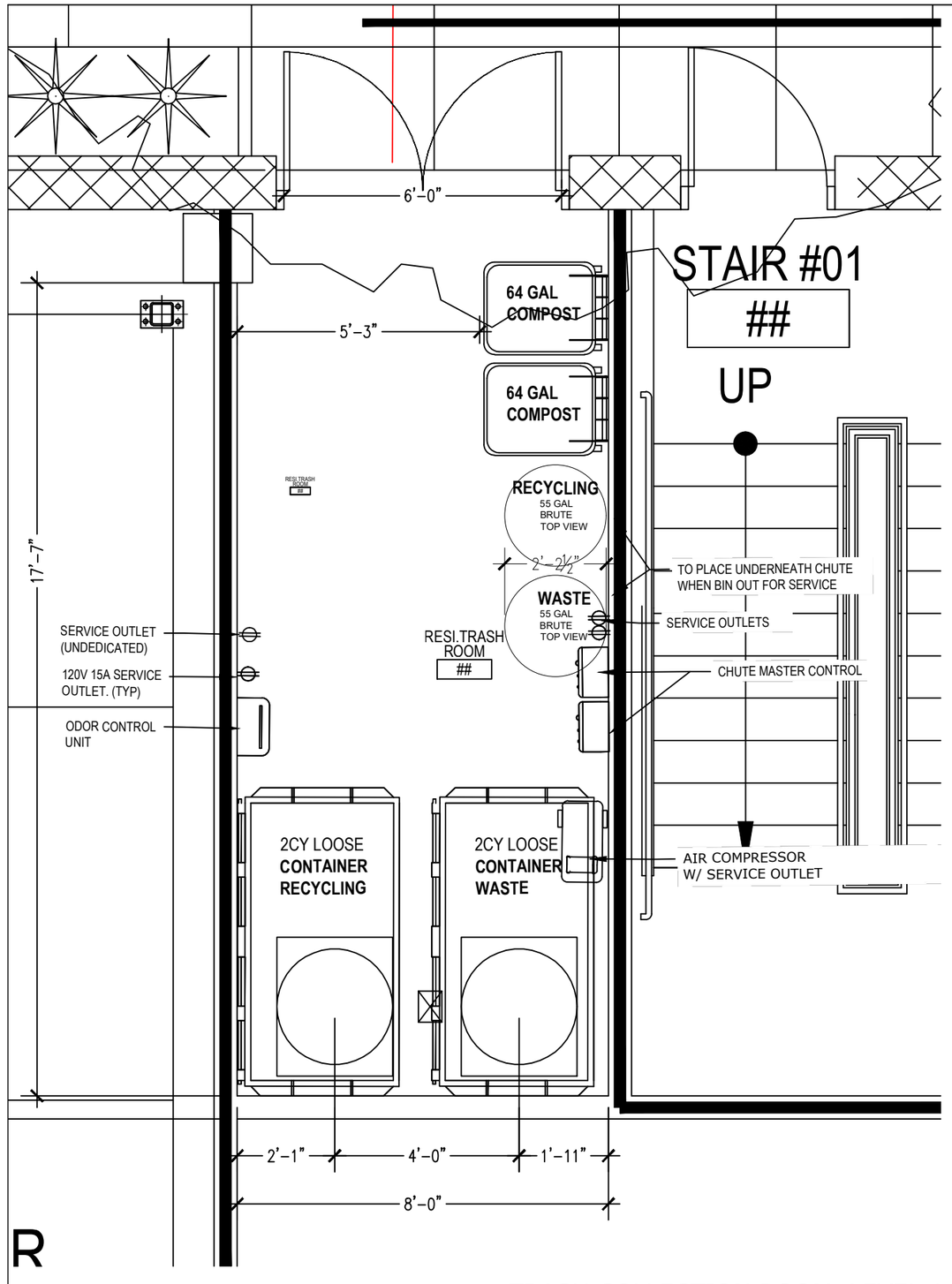

TRASH COLLECTION ROOM LEVEL 1

SHEET NOTES:

RESIDENTIAL TRASH ROOM. LEVEL 1.

1. TRASH COLLECTION ROOM IS 2HR FIRE-RATED - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTORS.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
4. ¼" THICK STEEL DIAMOND TREAD BACKING 6'-0" AFF ALONG ALL NON-REINFORCED CONCRETE WALLS.
5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PER 2022 CBC.
6. INSTALL 6'-0" WIDE DOUBLE SWING DOOR.
7. (2) 30"Ø 16G GALVANIZED STEEL 1CY FL LOOSE CONTAINER FOR WASTE AND 2CY LOOSE CONTAINER FOR RECYCLING. CHUTES TERMINATE 6'-0" AFF.
8. MCP: CHUTE MASTER CONTROL PANEL (1 PER CHUTE) SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. 120V 15A SERVICE OUTLET REQUIRED.
9. AC: AIR COMPRESSOR (OIL LESS) 4610AC WITH AUTOMATIC TANK DRAIN VALVE. 2 HP PEAK, TWIN TANK CAPACITY 4.6 GALLONS, VOLTAGE @ 60 HZ 110 VOLTS, CURRENT 8.5 AMPS TO POWER THE CHUTE INTAKE DOORS. (1) TOTAL.
10. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. 120V 15A SERVICE OUTLETS REQUIRED.
11. HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
12. TOWING VEHICLE TBD.
13. PROVIDE (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.
14. WILKINSON TYPE-A, B-LABEL CONSTRUCTION, HORIZONTALLY ROLLING DOOR, HELD OPEN BY 165°F FUSIBLE LINK, SHOWN IN CLOSED POSITION.

CHUTE INTAKE VESTIBULES. SIM AT LEVELS 2 & ABOVE.

15. CHUTE INTAKE VESTIBULES SHALL BE 2HR FIRE-RATED WITH 90-MINUTE FIRE-RATED ACCESS DOOR FOR RESIDENTIAL ACCESS. **NOTE THAT WHERE CHUTE INTAKE ROOMS ARE PROTECTED BY AUTOMATIC SPRINKLERS, THE ROOM SHALL BE ENCLOSED IN A MIN OF 1HR FIRE RESISTANCE-RATED CONSTRUCTION WITH 45-MINUTE FIRE-RATED ACCESS DOORS**. 5'-0" MIN DIAMETER WHEELCHAIR TURNING SPACE REQUIRED PER ADA REQUIREMENTS. POWER TO INTAKE DOORS SUPPLIED BY MCP. PROVIDE (X) 15x18 BOTTOM HINGED, LOW-VOLTAGE, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING DOOR AT EACH FLOOR. SEE DETAIL 2/TR2.0. 30" x 48" FRONT / SIDE APPROACH REQUIRED PER ADA STANDARDS.
16. 2HR FIRE-RATED FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES.
17. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. SEE PLAN FOR DIAMETER OF OPENINGS. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING. PROVIDE RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB - PROVIDED BY MANUFACTURER.

GENERAL NOTES.

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3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

PROJECTED COLLECTION SCHEDULE: RESI TRASH ROOM

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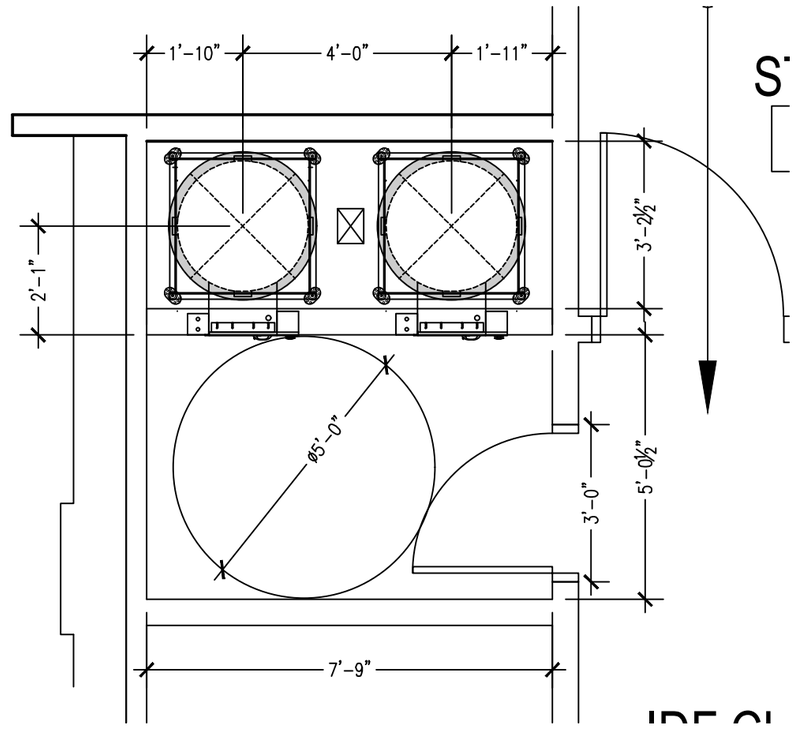

CHUTE VESTIBULE - TYP ALL UPPER FOORS

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RESI TRASH COLLECTION AREA
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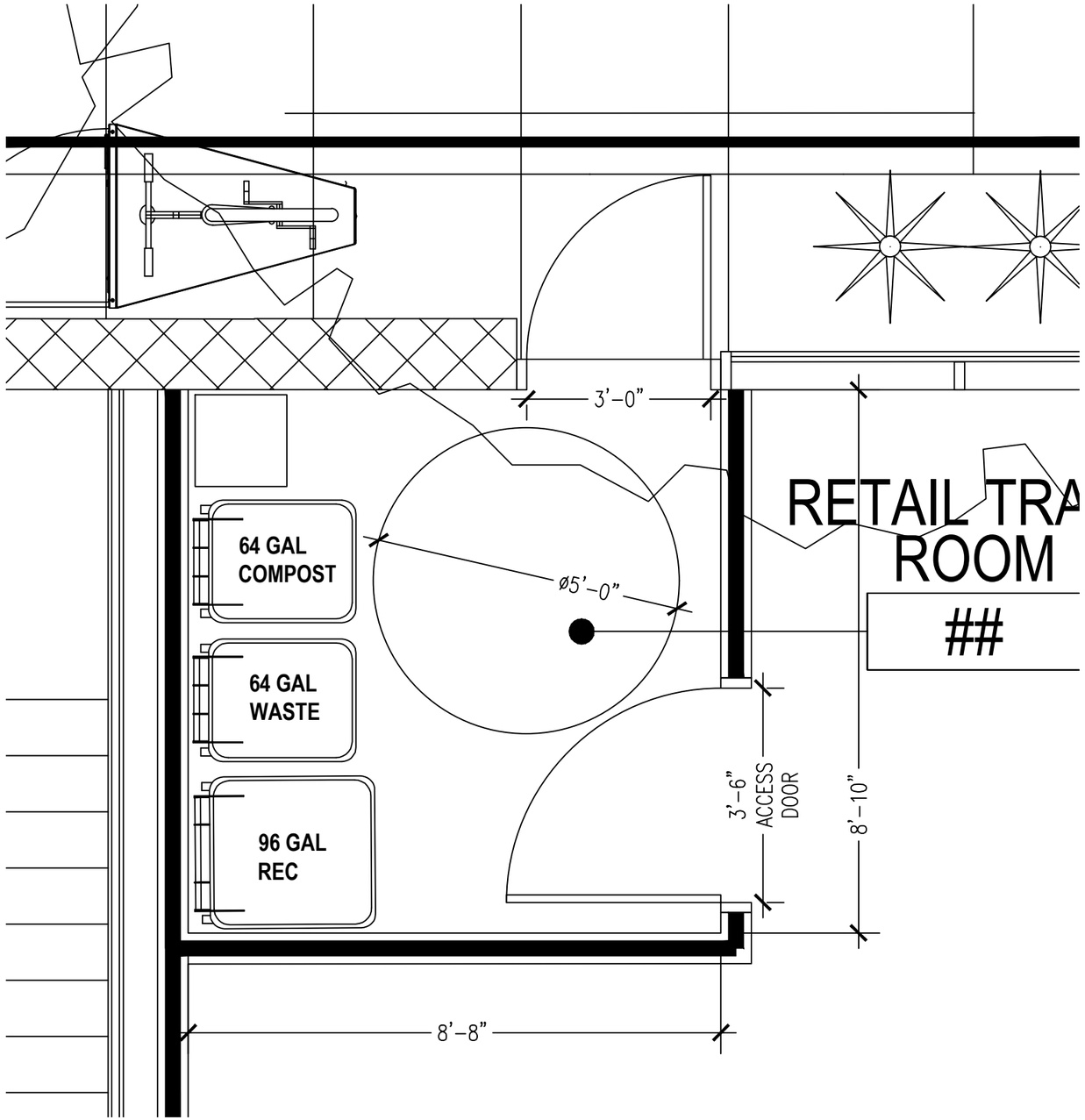
DRAWN PK	
APPROVED DU	
DATE 10/15/2025	
SCALE 3/8"=1'-0"	



TRASH CLOSET - LEVEL 1

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PROJECTED COLLECTION SCHEDULE: RETAIL TRASH ROOM

SERVICE:	CONTAINER VOL / TYPE:	FREQUENCY:
WASTE	64 GAL WASTE	1x/wk
RECYCLING	96 GAL WASTE	1x/wk
COMPOST	64 GAL CARTS	1x/wk

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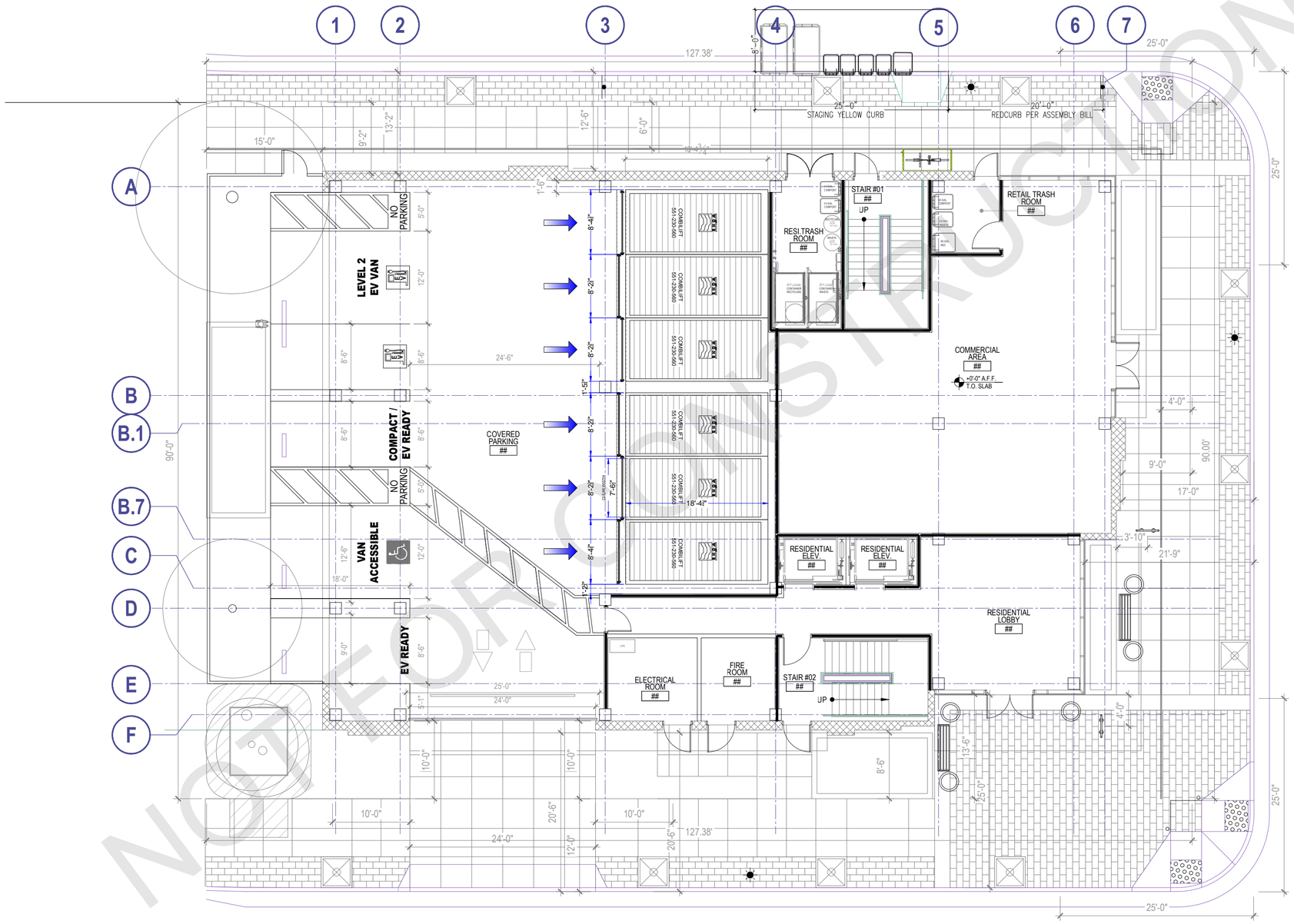

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230 EL CAMINO

HARDING AUTOPARK SYSTEMS

Scale:3/32" : 1'-0"

Issue Date: 11.21.2025

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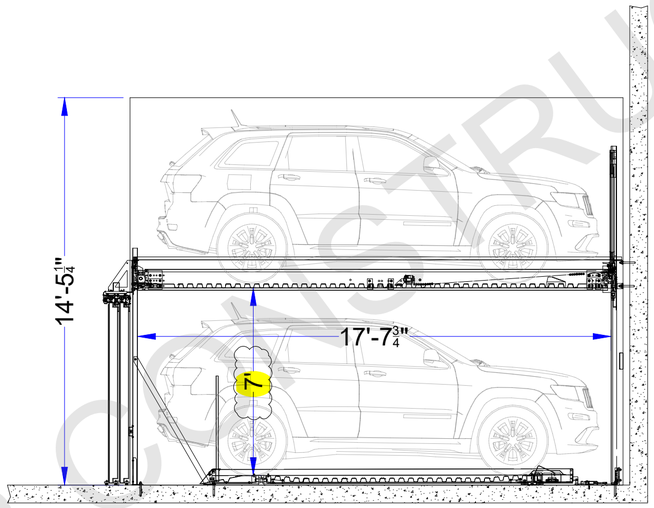

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230 EL CAMINO

HARDING AUTOPARK SYSTEMS

Scale:3/32" : 1'-0"
Issue Date: 11.24.2025
REV#01 - EL 215cm

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HARDING
AUTOPARK SYSTEMS

Parking System for
230 S. El Camino Real San Mateo, CA

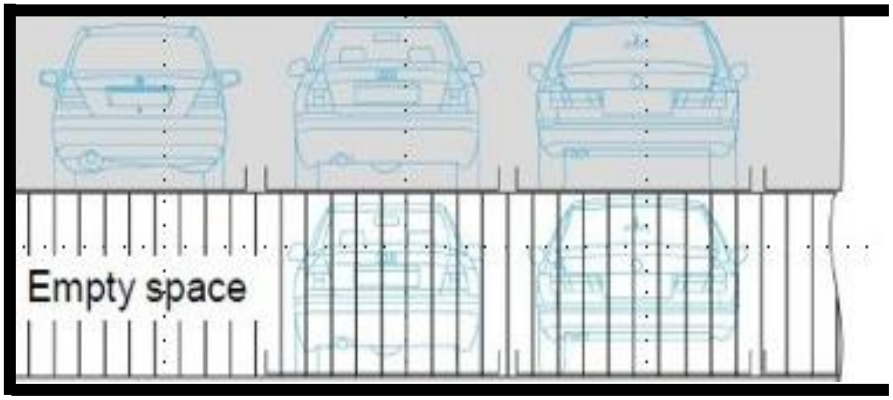
Wohr Combilift Model 551

Wohr Combilift Model 551

System Definition

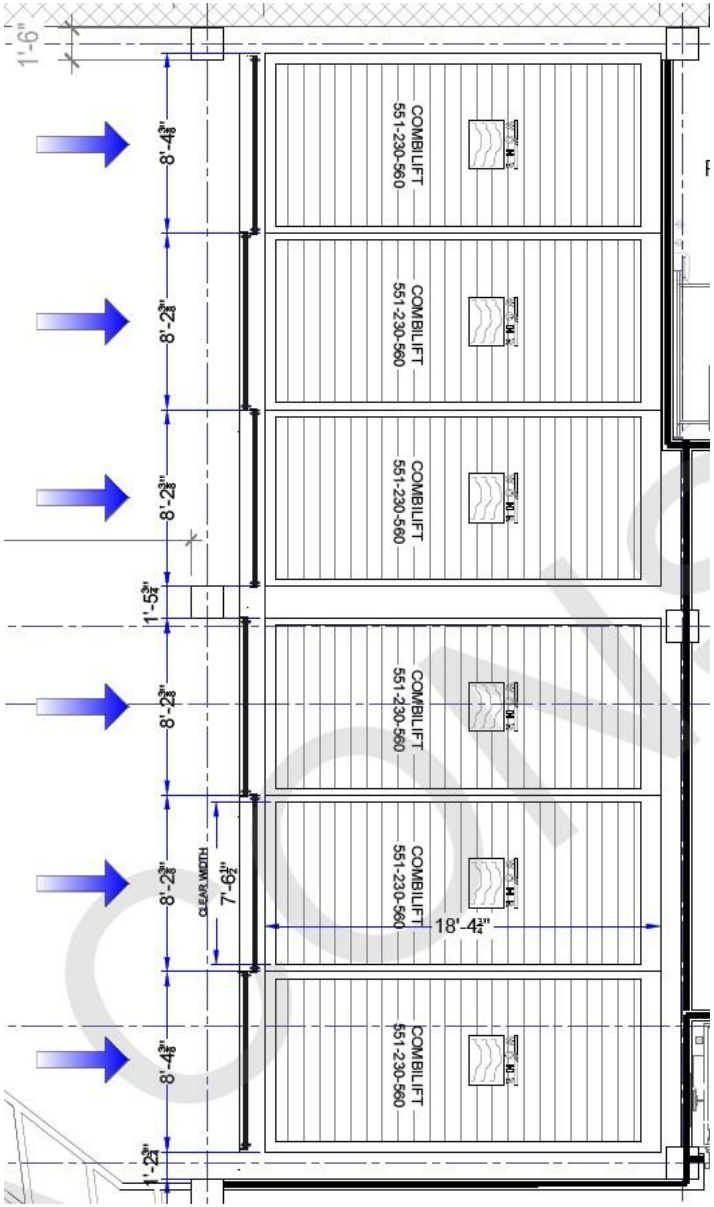
Combilift 551: The Combilift 551 is a puzzle parking system that has been designed to have two parking levels without a pit and offers independent parking. All the parking spaces within this system are directly accessible from the entrance level by the lifting and sliding motion of the parking platforms. There is always one unoccupied parking space at the entrance level.

This system has been astutely designed where the entrance-level platforms move laterally and the upper-level platforms move vertically. When one of the upper platforms is needed for parking in or out, the entrance level platforms are first shifted to one side in order to provide an empty space into which the required upper platform is then lowered.

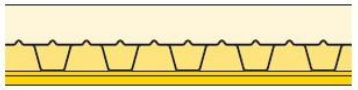


The Combilift 551 System requires an empty space at grade level. This allows the platforms to move right or left, creating a gap to lower the platforms above.

System Features



- All platforms are 7’6 ½” wide and 18’ 4 ¾” long
- Access to all platforms from front loading
- Smart Profile 2.0 Platforms
- Handles weight up to 5,200lbs.
- All platforms can have EV mounted to them
- Platform traps all fluids
- Zinc-Aluminum-Magnesium Alloy
- Excellent for walkability and drivability
- Easy care
- Corrosivity Category C3
- Length of protection 10-15 years

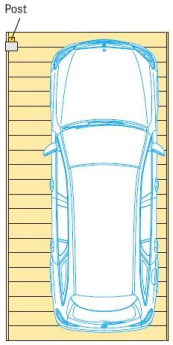


Cross section SMART PROFILE 2.0

System Features

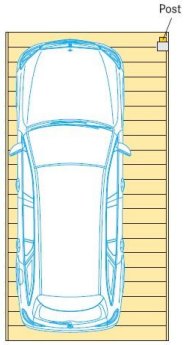
For left-hand drive vehicles

Upper level



For right-hand drive vehicles

Upper level



Universal post

- Colour: RAL 1003 (signal yellow) and RAL 7016 (anthracite grey)
- 1.505 x 114 x 83 mm (H x W x D)
- 18,4 kg (without EV point)
- Cable routing through the universal post
- The perfect complement for customer installed charging stations
- Pleasing user friendly design

Standard scope of supply:

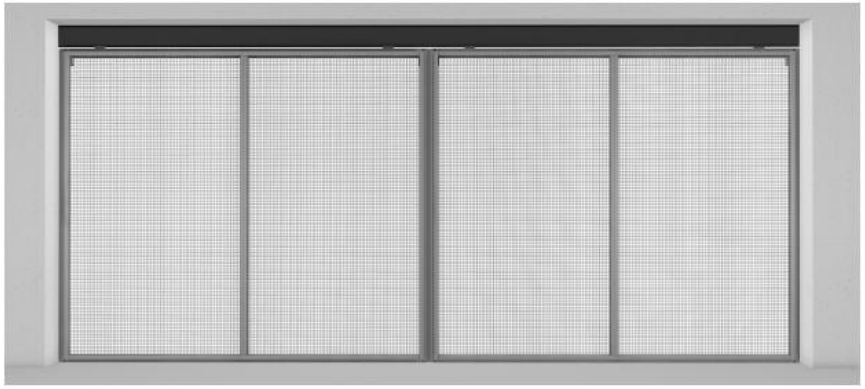
- Universal post including 2 x universal bracket for electric charging stations and 1 x charging cable bracket
- 10 m flexible cable 5 x 6 mm², from the universal post to the customer-provided branch connector
- 10 m communication cable (CAT 6), from the Universal Post to the customer-provided branch connector
- Energy chain

Customer installed charging infrastructure requirements

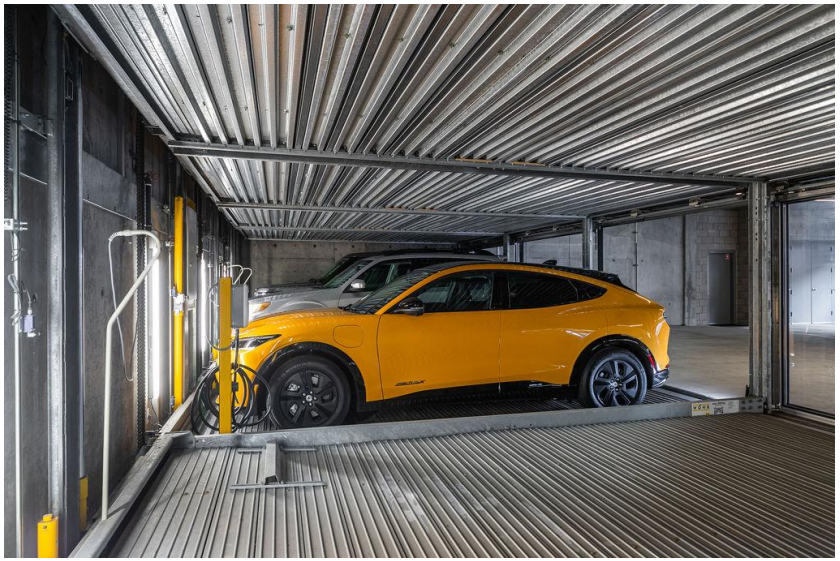
- EV point with charging cable (max. 22 kW)
- Electric meter (if required)
- Charge management (if required)
- Sub-distribution including:
  - Cable feed to sub-distribution*
  - Communication line and network line
  - Cable channel (cable inlet on the wall)
  - Fuse (power contactor/ground fault circuit breaker)
  - 1 x power contactor per EV point
  - Cable 3 x 1,5 mm² to enable power contactor
- Connection of all supply lines

* compliant to local power supply regulations:
3 phases + N + PE (3-phase current), 230/400 V, 50 Hz according to DIN VDE 0100 sections 410 and 430 (no permanent load)

System Features



- Automated Steel Mesh sliding doors
- Gates in front of all access points
- Parking space numbering included
- Attached to each gate for easy identification



System Features

RFID operating device

- Standard version
- One RFID operating device per system
- For mounting to walls or columns
- Housing front in RAL 9003 (signal white)
- Housing back in RAL 7016 (anthracite grey)
- Incl. 3 RFID chips per parking space
- 360 x 190 x 138 mm (H x W x D)
- Easy operation
- Manually open/close door
- Option to open door automatically with electric drive
- User guidance through display navigation
- Special equipment at above-ground garages, additional heating for a surcharge

Stand base for RFID operating device

- Additional equipment
- Housing front in RAL 9003 (signal white)
- Housing back in RAL 7016 (anthracite grey)
- No wall mounting required
- 1.035 x 190 x 138 mm (H x W x D)

System Features

Smart Parking App**

- Additional equipment
- Electric sliding doors required
- Parking space selection using app via smart-phone
- Optional "Closing door"***
- Available from IOS 9 and Android 6
- Comfortable operation from the vehicle
- Integration open access door at extra cost

HARDING
AUTOPARK SYSTEMS

Operating instructions for users

These operating instructions complement the condensed version that is located on the operating device.

Prior to using and/or servicing the parking system, kindly read through both these instructions as well as the condensed version, very carefully.

Combilift 551

Translation of the original operating instructions.

Electrically operated sliding door

HARDING
AUTOPARK SYSTEMS

Safety regulations and instructions

Legend

Warning:
Danger to life and limb!

Caution::
Physical injury hazards. Hazards involving possible damages to property.

Note:
Failure to observe may lead to system failures.

Danger to life an limb

Unauthorized entry into the pit is prohibited!

- Platforms in the final position!
- Switch off lockable main switch and secure against renewed switching on!
- Stand under raised platforms only if they have been secured in advance at all four corner points in such a way that lowering is no longer possible even when shaken!
- Work on hydraulic systems may only be performed by specially trained persons!

The installation is exclusively for the use of cars!

Except for the entrance side, no other accesses are allowed!

It is prohibited to enter the pit, to climb onto the raised platform and to work on platforms!

Carrying or transporting people around on the platforms is severely prohibited!

Please make sure that there are no passengers in the car when in or out-parking!

Please carefully keep children and pets far away from the parking system!

In case of danger, press the EMERGENCY STOP and turn off the main switch!

The system may only be operated and entered by persons who observe this operating manual.

When in-parking and out-parking, always switch on the garage and the car lights!

Avoid collision:
– between the car and the facility when parking and exiting!
– between the car and the installation/ installed parts/building structure when the platform is moving!

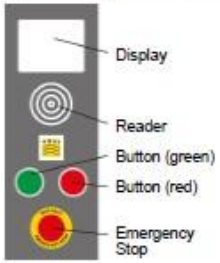
When walking over the platform, beware of protruding edges, rough spots and obstacles.

When the platforms are wet, icy and snowy, beware of slipping hazards.

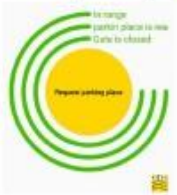
The very first time a parking operation and/ or a vehicle changeover needs to be done, a new adjustment of the system's positioning assistance unit needs to be performed based on collision-testing (motion-sequence and park mode top/ bottom). This to prevent any possible vehicle damages. Kindly send in a request to our Customer Services (service subject to a fee).

Operation

Operating device



Smartparking App



In case of danger, press the EMERGENCY STOP and turn off the main switch, as assigned according to

Red button lights up (see chapter "Dealing with system malfunctions").

Operate the system only according to the operating instructions under strict observation with knowledge of safety regulations!

Pay attention to children and pets; keep

For each parking operation a parking space must be requested!

Requesting a parking space with Smartparking App

Please see the Smartparking App stand-alone instructions as app features may change.

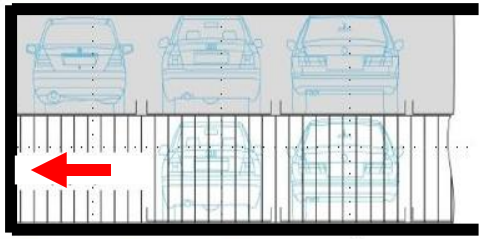
Requesting a parking space with the operating device

Please read the instructions on the display!

The green button lights up.

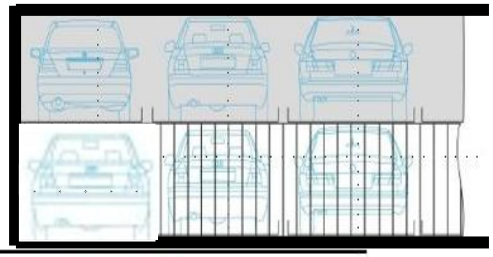
Hold the chip in front of the reader.

Parking space is provided.
When deploying, the green button goes out.



Door opens automatically.

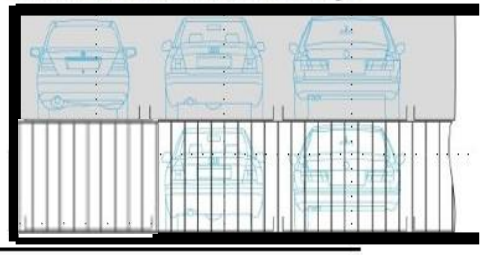
The green button flashes.
Entry and exit (see chapter "Parking procedure").



Press the green button.

Make sure that no persons enter the system!

Attention: Door closes automatically!



The green button lights up as soon as the door is fully closed.

Parking sequences

Parking the vehicle

Before parking the vehicle, please observe the maximum vehicle sizes allowed, particularly for first-time parking of the vehicle into the system and/or in the event of any changes made to the vehicle (tire changes, actual vehicle changes and/or changes to any fitted components, etc.) – please consult the vehicle data section.

Please remove any snow or ice from the vehicle before driving it into the garage.

Please remove any roof-mounted luggage and ski racks.

Any antennas have to be pushed in or removed.

Unload any luggage; close the car boot.

When parking into the system, make sure you are driving into the correct parking space.

Please do not drive in with snow chains or spikes fitted onto the vehicle.

Please always park with the vehicle frontend facing forwards.

Please drive onto the platform at walking speed

When walking over the platform, beware of protruding edges, rough spots and obstacles.

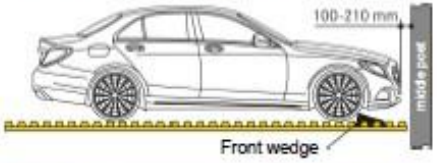
Positioning the car

The car is not allowed in the area of the door.

Positioning aid

Always position your car on a platform, within the marks and no part of the vehicle overhangs the platform.

Adjust the positioning aids based on the type and/or make of the vehicle. The front wedge is to be placed directly in front andto the centre of one of the front wheels.



Drive onto the front wedge centrally, but do not drive over it!

Position regularly Check the positioning correctly!

Shift the vehicle into first gear. (In case of automatic gearbox transmissions put the gearshift into "P"). Pull the handbrake. Switch the engine off. Close the doors.

Position within the parking period (30 seconds) leave quickly!

Retrieving the vehicle

Please drive the vehicle out of the platform at walking speed.

When driving out, please check for any pedestrians and/or stray objects in the driving aisle.

HARDING
AUTOPARK SYSTEMS

Maintenance

Twice a year the system must be maintained.

Maintenance operations can be performed only by specifically trained technical personnel!

Please do not make any structural alterations to the system!

System stripping, demounting and scrapping operations must only be performed by specifically trained technical personnel!

In the event that maintenance agreements are stipulated, system maintenance is performed only by specifically trained technical personnel.

Please consult with our customer service.

Prior to maintenance, all vehicles need to be moved out of the system.

Please carefully observe the "Parking sequence" section herein.

Periodic testing

Risk assessment for determination must follow Operational Safety Ordinance §3 (6) done by the operator.

We recommend the first retest at an interval of 3 years (at an average of 2 entries and exits from the car park per day).

The time intervals of further tests must be determined by the operator depending on the use and condition of the parking system itself.

The re-testing may only be performed by a qualified person.

Cleaning, care and maintenance

Please do not throw any objects whatsoever into the pit.

Possible vehicle fluid spills onto the platforms must be absorbed exclusively using suitable binder substances and then properly disposed of as necessary.

System corrosion as well as any sections of the hydraulic circuit subject to leaks are to be reported immediately to the property management. (The hydraulic oil quality we use features a class 1 water hazard class).

Prior to platform cleaning operations, all vehicles need to be moved out of the system.

When cleaning the platform, please beware of any vehicles possible being parked into or retrieved from the system.

Please carefully observe the "Safety regulations and instructions" and the "Parking sequence" sections herein.

Your parking system platforms are provided with corrosion protection treatments.

Corrosion resistance may however be strongly affected by road-salt, snow and high atmospheric humidity levels.

Please remove any snow or ice from the vehicle before driving it into the garage.

Always ventilate the garage well.

Parking systems that are not in use must anyway be activated by lifting and lowering them at least once a month.

Please carefully observe the "System operations" section herein.

HARDING
AUTOPARK SYSTEMS

Cleaning, care and maintenance

Basic cleaning of the platform upper side	Frequency
A regular cleaning of the platform upper side helps to preserve the system and is absolutely essential. The platforms driven over by cars are swept clean by using a broom or vacuum cleaner.	At least 1 x yearly
Cleaning in winter	
As the winter months cause more heavy wear due to snow, ice, road salt, chippings etc. when the platform surfaces are driven over, the following measures are to be observed:	
In winter remove any regular condensation in particular below the upper platform(s)	When droplets form below the upper platform
Snow, ice, road salt and dirt deposits are to be removed from the platforms.	In winter if required several times during the month
Carry out a thorough cleaning of the platforms with broom, vacuum or water jet (domestic water connection up to 5 bar). (Do not use high pressure cleaners.)	After the winter season ends, otherwise in addition to basic cleaning
Basic cleaning of the garage body/pit, unit parts in the pit	
Wet clean the pits: Remove snow, rain, surface water etc. in the pits by cleaning e.g. vacuum and then properly dispose of. It is necessary to secure the Car Parking Systems from lowering.	At least 1 x yearly, in winter monthly 1 x additionally check and if required carry out
Supports, support bases and support mounts are to be cleaned of dirt deposits.	At least 2 x yearly
Dry clean the pits, swept-clean. **Caution: Risk to life and limb! Before cleaning the pits it is essential to request your local WÖHR partner to secure the parking systems.**	

Wohr Combilift Model 551
Operational Timing

** Does not include time for driver moving vehicle in and out of platforms*