

1218 MONTE DIABLO AVENUE

San Mateo, California

SB-330 PRELIMINARY APPLICATION / FORMAL PLANNING APPLICATION - SUBMITTAL #3

DECEMBER 09, 2025



: Architecture
: Planning
: Urban Design

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

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1218 MONTE DIABLO AVENUE
San Mateo, California
SC PROPERTIES

PROJECT TEAM					ZONING INFORMATION	
<u>APPLICANT:</u> SC PROPERTIES 311 S. ELLSWORTH AVE SAN MATEO, CA 94401 CONTACT: CHRIS GIOTINIS EMAIL: CGIOTINIS@SCPROPSM.COM PHONE: (650) 342-3030	<u>ARCHITECT / PLANNER:</u> STUDIO T-SQ, INC. 1970 BROADWAY, SUITE 408 OAKLAND, CA 94612 CONTACT: CHEK FONG TANG EMAIL: CTANG@STUDIOT-SQ.COM PHONE: (510) 451-2850	<u>CIVIL ENGINEER:</u> BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 CONTACT: JASON MANSFIELD EMAIL: JMANSFIELD@BKF.COM PHONE: (650) 482-6422	<u>LANDSCAPE ARCHITECT:</u> PLAT STUDIO 2550 NINETH STREET, SUITE 113A BERKELEY, CA 94710 CONTACT: FRED LIAO EMAIL: FRED.LIAO@PLATSTUDIO.NET PHONE: (510) 833-9988	<u>TRASH:</u> AMERICAN TRASH MANAGEMENT, INC. 1900 POWELL STREET, SUITE 220 EMERYVILLE, CA 94608 CONTACT: ANA ZARATE EMAIL: ANAZARATE@TRASHMANAGE.COM PHONE: (510) 561-9256	ZONING DESIGNATION: R4 / H FLOOR AREA RATIO: 2.4 SITE AREA (MASTER PLAN): 1.02 AC TOTAL NO. OF PARKING SPACES (PROJECT): 91 STALLS	
					Sheet Title: COVER SHEET	
					Job No. 21058 Date: 12/09/2025 Scale: 1 1/2" = 1'-0" Drawn By: Author	
					Sheet No: G-000	



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San Mateo, California

SC PROPERTIES

Sheet Title:
PROJECT SUMMARY

Job No. 21058
Date: 12/09/2025
Scale:
Drawn By: Author

Sheet No:

G-101

ZONING REQUIREMENTS

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

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

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

2022 SAN MATEO REACH CODE (JAN. 1, 2023 - DEC. 31, 2025)			
TYPE	REQUIREMENTS	REQUIRED#	PROPOSED#
EV CHARGERS	15% OF PARKING SPACES	11	11
EV READY	85% OF PARKING SPACES	59	59
2022 CALGREEN SUPPLEMENT - EFFECTIVE JULY 1, 2024:			
	REQUIREMENTS	REQUIRED#	PROPOSED#
EV CHARGERS	10% OF PARKING SPACES	7	11
EV READY	40% OF PARKING SPACES	28	59

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

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

2022 SAN MATEO REACH CODE (JAN. 1, 2023 - DEC. 31, 2025)
1 LEVEL 2 EV READY PER DWELLING UNIT, LEVEL 1 EV READY IF SECOND SPACE PROVIDED

BIKE REQUIREMENT PER SAN MATEO MUNI CODE:

APARTMENT'S BIKE PARKING							
UNIT TYPE	COUNT	SHORT TERM RATIO REQ.	SHORT TERM BIKE REQ.	SHORT TERM BIKE PROVIDED	LONG TERM RATIO REQ.	LONG TERM BIKE REQ.	BIKE PROVIDED
STUDIO	4	0.05	0.2		1.00	4	
JR, 1BR	8	0.05	0.4		1.00	12	
1BR	34	0.05	1.7		1.00	30	
2BR	12	0.10	1.2		1.25	15	
3BR	4	0.15	0.6		1.50	6	
TOTAL	62		4.1	5		67	76
TOWNHOME'S BIKE PARKING							
TH1&2 (3BR)	8	0.15	1.2		1.50	12	
TH3 (4BR)	2	0.15	0.3		1.50	3	
TOTAL	10		1.5	2		15	20

CONSTRUCTION TYPE		
B, R-2, A-3, S-2 A-3, R-2 A-3, B, R-2, U	TYPE I-A, TYPE III-A TYPE V-B	NFPA13 SPRINKLERED NFPA13 SPRINKLERED NFPA13 SPRINKLERED
THE BUILDING SHALL COMPLY WITH THE 2022 CFC SECTION 510 FOR ERRC COVERAGE THE BUILDING SHALL COMPLY WITH THE 2022 CFC 903.2 & PER THE CITY OF SAN JOSE FIRE CODE SJFC 17.12.620 FOR FIRE SPRINKLER SYSTEMS THE BUILDING SHALL COMPLY WITH THE 2022 CFC 907.2 FOR FIRE ALARM SYSTEM		
ALLOWABLE GROSS FLOOR AREA / HEIGHTS / CONSTRUCTION TYPES		
BASE ALLOWABLE HEIGHT & STORIES PER CBC TABLE 504.3 & 504.4 FOR TYPE I-A: S-2 UNLIMITED S.F. R-2 UNLIMITED S.F. A-3 UNLIMITED S.F.		
BASE ALLOWABLE AREA PER FLOOR PER CBC TABLE 506.2 FOR TYPE I-A: S-2 UNLIMITED S.F. R-1 UNLIMITED S.F. A-3 UNLIMITED S.F.		
BASE ALLOWABLE HEIGHT & STORIES PER CBC TABLE 504.3 & 504.4 FOR TYPE III-A: A-3 85 FEET / 4 STORIES W/ AUTOMATIC SPRINKLER SYSTEM AND W/O AREA INCREASE B 85 FEET / 6 STORIES W/ AUTOMATIC SPRINKLER SYSTEM R-2 85 FEET / 5 STORIES W/ AUTOMATIC SPRINKLER SYSTEM AND W/O AREA INCREASE (NFPA13 SPRNKLERED)		
BASE ALLOWABLE AREA PER FLOOR PER CBC TABLE 506.2 FOR TYPE III-A: A-3 14,000 S.F. W/ HEIGHT INCREASE AND W/ AUTOMATIC SPRINKLER SYSTEM B 85,500 S.F. (SPRINKLERED) R-2 24,000 S.F. W/ HEIGHT INCREASE AND W/ AUTOMATIC SPRINKLER SYSTEM (NFPA13 SPRINKLERED)		
BASE ALLOWABLE HEIGHT & STORIES PER CBC TABLE 504.3 & 504.4 FOR TYPE V-B: A-3 60 FEET / 2 STORIES W/ AUTOMATIC SPRINKLER SYSTEM AND W/O AREA INCREASE B 60 FEET / 3 STORIES W/ AUTOMATIC SPRINKLER SYSTEM R-2 60 FEET / 3 STORIES W/ AUTOMATIC SPRINKLER SYSTEM AND W/O AREA & HEIGHT INCREASE (NFPA13 SPRINKLERED) U 60 FEET / 2 STORIES W/ AUTOMATIC SPRINKLER SYSTEM		
BASE ALLOWABLE AREA PER FLOOR PER CBC TABLE 506.2 FOR TYPE V-B: A-3 18,000 S.F. W/O HEIGHT INCREASE AND W/ AUTOMATIC SPRINKLER SYSTEM B 27,000 S.F. W/ AUTOMATIC SPRINKLER SYSTEM R-2 21,000 S.F. W/O AREA & HEIGHT INCREASE AND W/ AUTOMATIC SPRINKLER SYSTEM U 16,500 S.F. W/ AUTOMATIC SPRINKLER SYSTEM		
FIRE-RESISTANCE RATING REQUIREMENTS:		
3 HOUR HORIZONTAL SEPARATION BETWEEN TYPE I-A & TYPE III-A REQUIREMENTS PER SECTION 510.2 HORIZONTAL BUILDING SEPARATION ALLOWANCE		
FOR TYPE I-A CONSTRUCTION: FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER TABLE 601:		
STRUCTURAL FRAME EXTERIOR BEARING WALLS INTERIOR BEARING WALLS INT. NONBEARING WALLS FLOOR CONSTRUCTION ROOF CONSTRUCTION	3-HR 3-HR 3-HR 0-HR 2-HR 1 1/2-HR	REDUCE TO 2-HR FOR ROOF SUPPORT REDUCE TO 2-HR FOR ROOF SUPPORT
TYPE III-A CONSTRUCTION: FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER TABLE 601:		
STRUCTURAL FRAME EXTERIOR BEARING WALLS INTERIOR BEARING WALLS EXTERIOR NONBEARING WALLS & PARTITIONS INTERIOR NONBEARING WALLS & PARTITIONS FLOOR CONSTRUCTION (BEAMS & JOISTS) ROOF CONSTRUCTION (BEAMS & JOISTS) SHAFT / STAIRWAY ENCLOSURES	1 HR. 2 HR. 1 HR. SEE BELOW 0 HR. 1 HR. 1 HR. 2 HR.	
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE FOR TYPE I-A, III-A AND V-B CONSTRUCTION AND OCCUPANCY PER TABLE 705.5:		
FIRE SEP. DIST. X < 5 5 ≤ X < 10 10 ≤ X < 30 X ≥ 30	OCCUPANCIES: GROUP A-2, B, R-2 & S-2, U 1 HR. 1 HR. 1 HR., 0 HR (TYPE V-B) 0 HR.	
"NO PENETRATION OF ANY KIND IS PROPOSED AT THE 3 HOUR WALL"		
CBC TABLE 508.4 - FIRE BARRIERS AT OCCUPANCY SEPARATIONS: GROUP R-2 TO A-3, A-2/B: 1-HOUR GROUP R-2 to M: 1-HOUR GROUP A-3, A-2 TO S-2: NONE GROUP A-3, A-2 TO S-2: NONE STORAGE > 100 SF: 1-HOUR		
NOTES: COLUMNS TO BE PROTECTED AS REQUIRED IN SECTION 704.2, OTHER PARTS OF THE PRIMARY STRUCTURAL FRAME AS REQUIRED PER SECTION 704.3 THROUGH 713 GARAGE FIRE SPRINKLER DENSITY IS REQUIRED TO BE A MIN. OH-II DENSITY A NFPA 13 FIRE SPRINKLER SYSTEM, NFPA 14 STANDPIPE SYSTEM, NFPA 24 UNDERGROUND FIRE SERVICE, NFPA 72 FIRE ALARM SYSTEM, A 2-WAY COMMUNICATION SYSTEM AND EVALUATE FOR AN EMERGENCY RESPONSE RADIO COMMUNICATION SYSTEM WILL BE INSTALLED.		
ACCESSIBILITY: 2022 CBC CHAPTER 11A 2022 CBC CHAPTER 11B (FOR "SITE, RETAIL AND LEASING" AREAS ONLY) FHA GUIDELINES, FHA DESIGN MANUAL ANSI A117.1 - 1998 AS "SAFE HARBOR" (FOR "COMMON USE AREAS" ONLY) 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (FOR "PUBLIC ACCOMMODATION" AREAS ONLY) PER CBC SECTION 1106A.1 - ALL DWELLING IN COVERED MULTI FAMILY DWELLING WITH ELEVATOR ARE CONSIDERED ACCESSIBLE AND ADAPTABLE. PER CBC SECTION 1009.2.1- EXEMPTION 1: ELEVATOR NOT REQUIRED AS MEAN OF EGRESS IF AUTOMATIC SPRINKLER ARE PROVIDED ALONG WITH HORIZONTAL EXITS.		

CODE	
2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE 2022 CALIFORNIA BUILDING CODE (INCLUDING JULY 1, 2021 SUPPLEMENT) 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE) NFPA 13 2022 EDITION – FULLY SPRINKLERED ALL SUPPLEMENTS AND ERRATA EFFECTIVE JANUARY 1, 2020 CITY OF SAN MATEO LOCAL AMENDMENTS 2022 CBC CHAPTER 11A 2022 CBC CHAPTER 11B (FOR PUBLIC AREAS ONLY), FHA DESIGN MANUAL ANSI A117.1 - 1998 AS "SAFE HARBOR" (FOR "COMMON USE AREAS") 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (FOR "PUBLIC ACCOMMODATION AREAS")	
CONSTRUCTION TYPE: CBC SECTION 602.1 TYPE I-A – CBC 602.2: LEVEL B1 AND 1 (GARAGE AND AMENITY) TYPE III-A – CBC 602.3: LEVEL 2 THRU 5 RESIDENTIAL TYPE V-B – CBC 602.3: LEVEL 1 THRU 3 (TOWNHOMES) PER CBC 602.3 USE OF FIRE RETARDANT TREATED WOOD FRAMING COMPLYING WITH SECTION 2303.2 SHALL BE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES OF A 2-HOUR RATING OR LESS. INTERIOR FRAMING SHALL BE WOOD OR ANY OTHER MATERIALS PERMITTED BY THIS CODE	
ROOF CLASSIFICATION: CLASS B MINIMUM PER CBC SECTION 1505.1	
SPECIAL PROVISIONS: CBC SECTION 510.2 BASED ON THE SPECIAL PROVISION REQUIREMENTS PER CBC SECTION 510.2 BUILDINGS SHALL BE SEPARATED BY A 3-HOUR HORIZONTAL ASSEMBLY BETWEEN TYPE I-A AND TYPE III-A CONSTRUCTION ABOVE. THE 3-HOUR HORIZONTAL SEPARATION IS LOCATED BETWEEN LEVELS 1 AND 2, WHICH IS AT THE TOP OF THE LEVEL 1 TYPE I-A CONCRETE STRUCTURE, CONSISTING OF GARAGE AND AMENITIES, AND BELOW LEVEL 2 WHICH IS THE TYPE III-A RESIDENTIAL STRUCTURE AT LEVELS 2 THROUGH 5.	
OCCUPANCY CLASSIFICATIONS AND OCCUPANCY LOAD FACTORS (OLF): OCCUPANCIES DEFINED PER CBC SECTION 302.1 OCCUPANT LOAD FACTOR PER TABLE 1004.1.2 CBC 311.3 - ENCLOSED PARKING GARAGE: S-2 OLF: 200 CBC 310.3 - RESIDENTIAL: R-2 OLF: 200 (LEVEL B1 THRU 5 PER CBC SECTION 505) CBC 303.4 - LEASING / LOUNGE: A-3 OLF: 15 CBC 303.4 - FITNESS CENTER: A-3 OLF: 15 CBC 303.4 - FITNESS CENTER W/FIXED EQUIPMENT: A-3 OLF: 50 CBC 304.1 - MAIL ROOM: B OLF: 50 CBC 304.1 - PET WASH: B OLF: 50 CBC 311.3 - BIKE ROOM: S-2 OLF: 200 CBC 303.1.2 – ROOF AMENITY : (ACCESSORY TO R-2 - < 10% OF LEVEL 5 TOTAL AREA) OLF: 15 CBC 303.1.2 (OUTDOOR) ROOF TERRACE – A-3 OLF: 15 (OUTDOOR) COURTYARD SIDEWALKS: A-3 OLF: 15 CBC 312.1 - PRIVATE GARAGES (TOWNHOMES) U OLF: 200	
EXITING:	PER CBC CHAPTER 10, FOR NUMBER OF EXITS REQUIRED (CBC 1006.3.1) FOR HORIZONTAL EXITS (CBC 1026) SEE EGRESS PLANS G-110 TO G-112 TYPE I-A: GARAGE LEVEL B1 AND 1 - SEE PLANS FOR EXITING TYPE III-A: RESIDENTIAL REQUIRE 2 EXIT STAIRS, PROVIDED: 2 EXIT STAIRS SEE PLANS FOR EXITING 1 HORIZONTAL EXIT PROVIDED AT LEVEL 2 THRU 5 PROJECT USES HORIZONTAL EXIT AS AN EXCEPTION TO PROVIDING ELEVATOR AS AN ACCESSIBLE MEANS OF EGRESS PER CBC SECTION 1009.2.1 EXCEPTION 1



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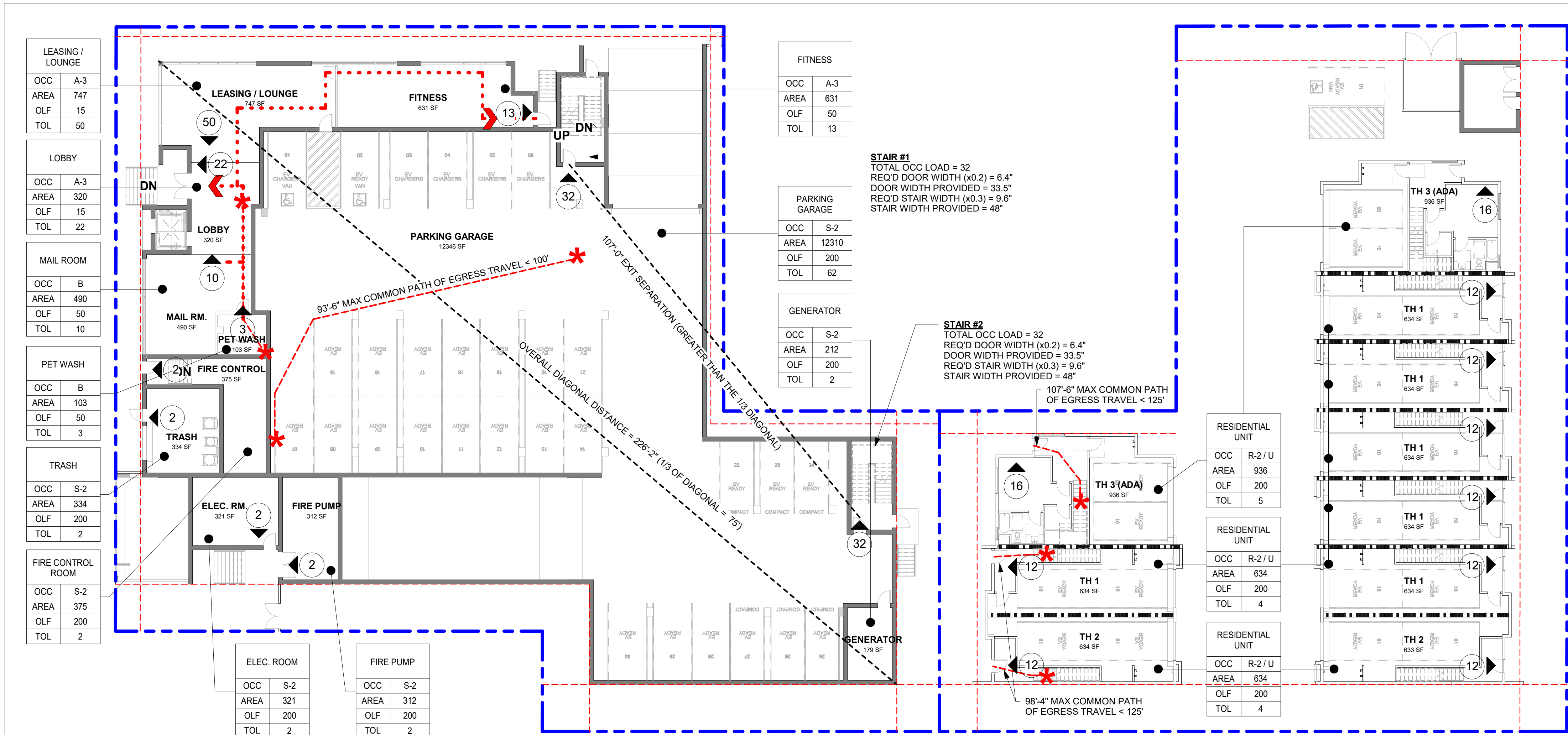
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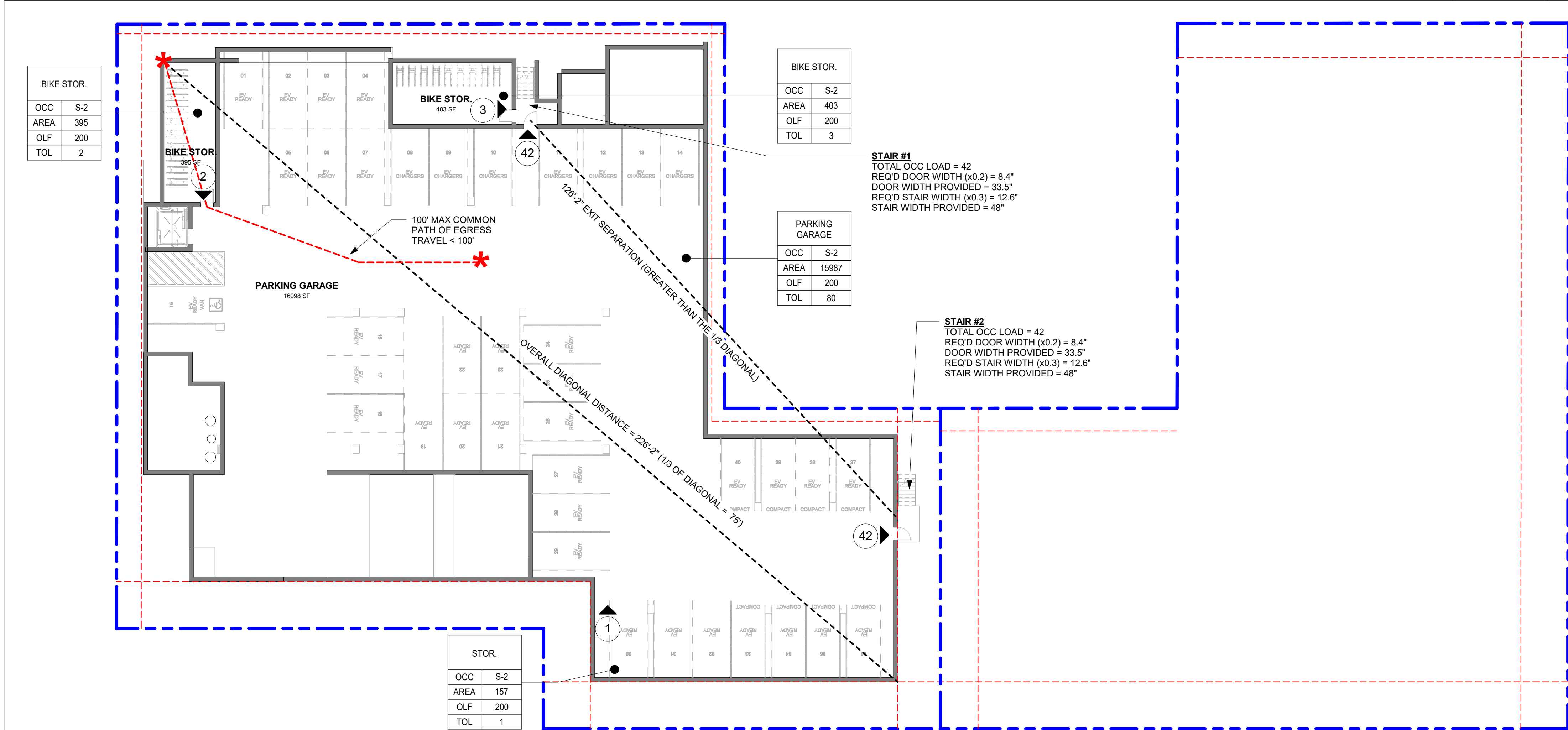
EGRESS PLAN - LEVEL 1

1/16" = 1'-0"

2

EGRESS PLAN SHEET NOTES

- FIRE BARRIERS/ WALLS AND PARTITIONS:**
- ALL STAIR SHAFTS TO BE ENCLOSED WITH 2-HOUR FIRE BARRIERS PER CBC 2019, SECTION 707.
 - CORRIDOR WALLS IN ACCORDANCE TO CBC 2019, TABLE 1020.1 TO BE 1-HOUR FIRE PARTITIONS PER CBC SECTION 708.
 - REFER TO A-XXX CODE SUMMARY FOR REQUIRED OCCUPANCY SEPARATIONS.
- EGRESS WIDTH:**
- STAIRWAY EGRESS WIDTH CAPACITY FACTOR = 0.27/ OCCUPANT IN ACCORDANCE TO CBC 2019, SECTION 1005.3.1 EXCEPTION 1
 - CORRIDOR EGRESS WIDTH CAPACITY FACTOR = 0.15/ OCCUPANT IN ACCORDANCE TO CBC 2019, SECTION 1005.3.2 EXCEPTION 1
 - FOR EXIT DOOR WIDTH AND HARDWARE REQUIRED, REFER TO DOOR SCHEDULE ON A-XXX THRU A-XXX
 - PER CBC SECTION 1005.3.1 & 1005.3.2 EXCEPTION 1, BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH CBC SECTION 903.3.1.1. OR 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH CBC SECTION 907.5.2.2.
- EXIT ACCESS TRAVEL DISTANCE:**
- PER CBC 2019, TABLE 1017.2, MAX TRAVEL DISTANCE WITH SPRINKLER SYSTEM SHALL BE NO LESS THAN 250' FOR R-2 AND 400' FOR S-2 OCCUPANCY.
 - PER CBC 2019, TABLE 1006.2.1, MAX TRAVEL DISTANCE WITH SPRINKLER SYSTEM TO COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125'-0" PER R-2 OCCUPANCY & 100'-0" FOR S-2 OCCUPANCY.
- NOTES:**
- ALL EXITS TO BE SERVED AS ACCESSIBLE MEANS OF EGRESS.
 - STANDPIPE RISERS LOCATED IN STAIRS SHALL EXTEND TO ROOF.
 - EGRESS COURTS SERVING AS A PORTION OF THE EXIT DISCHARGE IN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF CBC 1028.4.1 AND 1028.4.2
 - EXIT DISCHARGE SHALL PROVIDE A DIRECT AND UNOBSTRUCTED ACCESS TO A PUBLIC WAY PER CBC 1028.5
 - MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED IN ACCORDANCE WITH CBC 1008.1. UNDER EMERGENCY POWER MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH CBC 1008.3.



EGRESS PLAN - LEVEL B1

1/16" = 1'-0"

1

EGRESS DIAGRAM LEGEND

- | NAME | |
|------|------|
| OCC | TYPE |
| AREA | 6 |
| OLF | 5 |
| TOL | 2 |
- ← OCCUPANCY TYPE
 - ← FLOOR AREA
 - ← OCCUPANT LOAD FACTOR
 - ← TOTAL OCCUPANCY
- ← TOTAL NUMBER OF OCCUPANTS AT EXIT DOOR
- ← EXIT SIGN WITH ILLUMINATION
- ← PATH OF EGRESS TRAVEL
- ← COMMON PATH OF EGRESS TRAVEL
- ← EXIT DISCHARGE
- ← KNOX BOX, FINAL LOCATIONS TO BE APPROVED BY OFD
- ← TACTILE EXIT SIGN. SEE X/A-XXX
- ← CARD READER.
- ← PANIC HARDWARE
- ← STANDPIPE
- ← REFUGE AREA
- WALL PATTERNS PER FIRE RATING:**
- 3 HOUR STRUCTURAL CONCRETE WALL, TYP (SEE DETAIL X/A-XXX)
 - 3 HOUR FIRE WALL, TYP (PER CBC SECTION 706) (SEE DETAIL X/A-XXX)
 - 2 HOUR FIRE BARRIER, TYP (PER CBC SECTION 707) (SEE DETAIL X/A-XXX)
 - 1 HOUR FIRE PARTITION WALL, TYP (PER CBC SECTION 708) (SEE DETAIL X/A-XXX)
 - 1 HOUR FIRE BARRIER WALL, TYP PER (CBC 508.4.4.1) (SEE DETAIL X/A-XXX)



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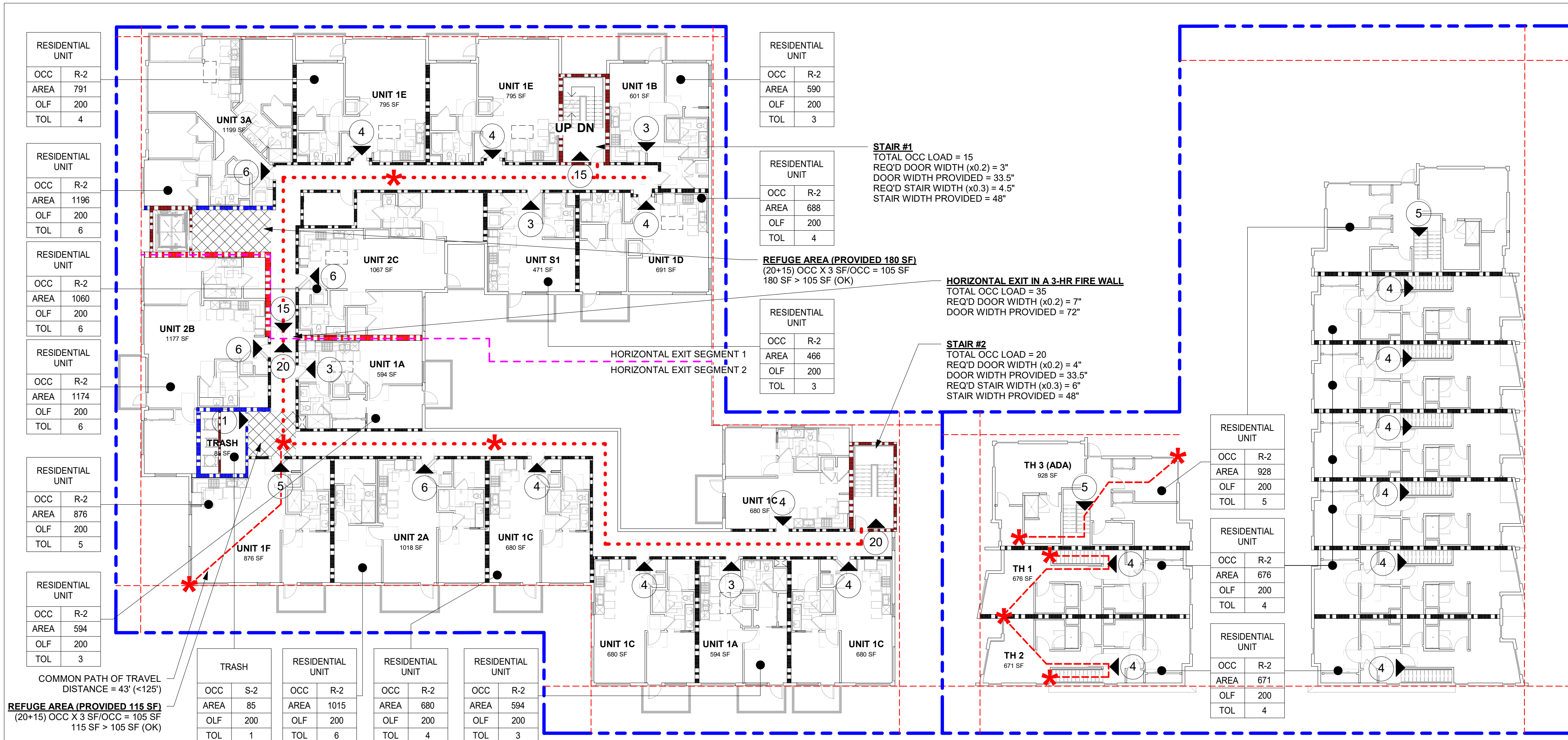
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Sheet Title:
EGRESS PLAN -
LEVELS B1 & 1

Job No. 21058
Date: 12/09/2025
Scale: As indicated
Drawn By: Author

Sheet No:

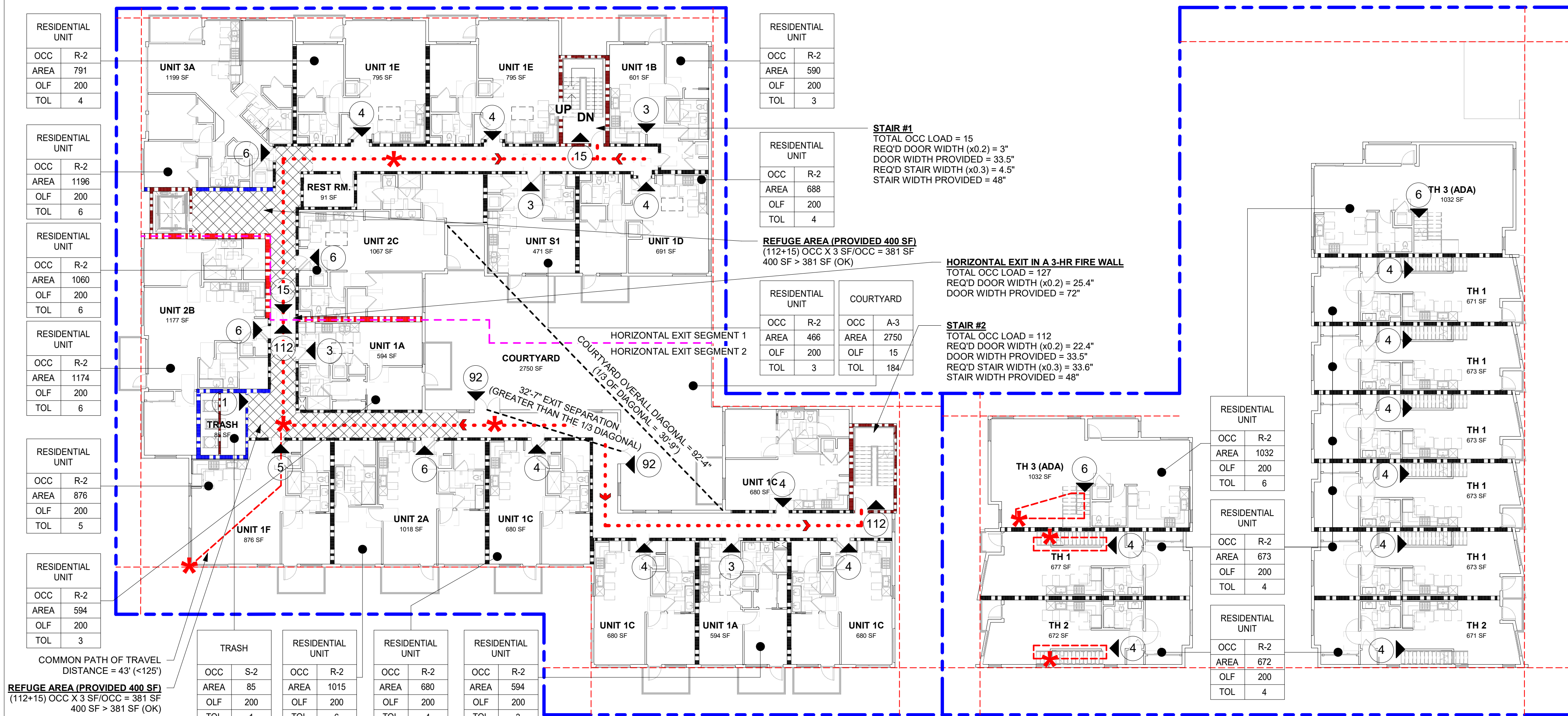
G-110



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

- FIRE BARRIERS/ WALLS AND PARTITIONS:**
- ALL STAIR SHAFTS TO BE ENCLOSED WITH 2-HOUR FIRE BARRIERS PER CBC 2019, SECTION 707.
 - CORRIDOR WALLS IN ACCORDANCE TO CBC 2019, TABLE 1020.1 TO BE 1-HOUR FIRE PARTITIONS PER CBC SECTION 708.
 - REFER TO A-XXX CODE SUMMARY FOR REQUIRED OCCUPANCY SEPARATIONS.
- EGRESS WIDTH:**
- STAIRWAY EGRESS WIDTH CAPACITY FACTOR = 0.27/ OCCUPANT IN ACCORDANCE TO CBC 2019, SECTION 1005.3.1 EXCEPTION 1
 - CORRIDOR EGRESS WIDTH CAPACITY FACTOR = 0.15/ OCCUPANT IN ACCORDANCE TO CBC 2019, SECTION 1005.3.2 EXCEPTION 1
 - FOR EXIT DOOR WIDTH AND HARDWARE REQUIRED, REFER TO DOOR SCHEDULE ON A-XXX THRU A-XXX
 - PER CBC SECTION 1005.3.1 & 1005.3.2 EXCEPTION 1, BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH CBC SECTION 903.3.1.1. OR 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH CBC SECTION 907.5.2.2.
- EXIT ACCESS TRAVEL DISTANCE:**
- PER CBC 2019, TABLE 1017.2, MAX TRAVEL DISTANCE WITH SPRINKLER SYSTEM SHALL BE NO LESS THAN 250' FOR R-2 AND 400' FOR S-2 OCCUPANCY.
 - PER CBC 2019, TABLE 1006.2.1, MAX TRAVEL DISTANCE WITH SPRINKLER SYSTEM TO COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125'-0" PER R-2 OCCUPANCY & 100'-0" FOR S-2 OCCUPANCY.
- NOTES:**
- ALL EXITS TO BE SERVED AS ACCESSIBLE MEANS OF EGRESS.
 - STANDPIPE RISERS LOCATED IN STAIRS SHALL EXTEND TO ROOF.
 - EGRESS COURTS SERVING AS A PORTION OF THE EXIT DISCHARGE IN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF CBC 1028.4.1 AND 1028.4.2
 - EXIT DISCHARGE SHALL PROVIDE A DIRECT AND UNOBSTRUCTED ACCESS TO A PUBLIC WAY PER CBC 1028.5
 - MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED IN ACCORDANCE WITH CBC 1008.1. UNDER EMERGENCY POWER MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH CBC 1008.3.

EGRESS PLAN SHEET NOTES



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

- NAME**
- | OCC | TYPE |
|------|------|
| AREA | 6 |
| OLF | 5 |
| TOL | 2 |
- ← OCCUPANCY TYPE
← FLOOR AREA
← OCCUPANT LOAD FACTOR
← TOTAL OCCUPANCY
- ← TOTAL NUMBER OF OCCUPANTS AT EXIT DOOR
- ← EXIT SIGN WITH ILLUMINATION
- ← PATH OF EGRESS TRAVEL
- ← COMMON PATH OF EGRESS TRAVEL
- ← EXIT DISCHARGE
- ← KNOX BOX, FINAL LOCATIONS TO BE APPROVED BY OFD
- ← TACTILE EXIT SIGN. SEE X/A-XXX
- ← CARD READER.
- ← PANIC HARDWARE
- ← STANDPIPE
- ← REFUGE AREA
- WALL PATTERNS PER FIRE RATING:**
- 3 HOUR STRUCTURAL CONCRETE WALL, TYP (SEE DETAIL X/A-XXX)
 - 3 HOUR FIRE WALL, TYP (PER CBC SECTION 706) (SEE DETAIL X/A-XXX)
 - 2 HOUR FIRE BARRIER, TYP (PER CBC SECTION 707) (SEE DETAIL X/A-XXX)
 - 1 HOUR FIRE PARTITION WALL, TYP (PER CBC SECTION 708) (SEE DETAIL X/A-XXX)
 - 1 HOUR FIRE BARRIER WALL, TYP PER (CBC 508.4.4.1) (SEE DETAIL X/A-XXX)

EGRESS DIAGRAM LEGEND



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Urban Design

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Oakland, California 94612
(510) 451-2850

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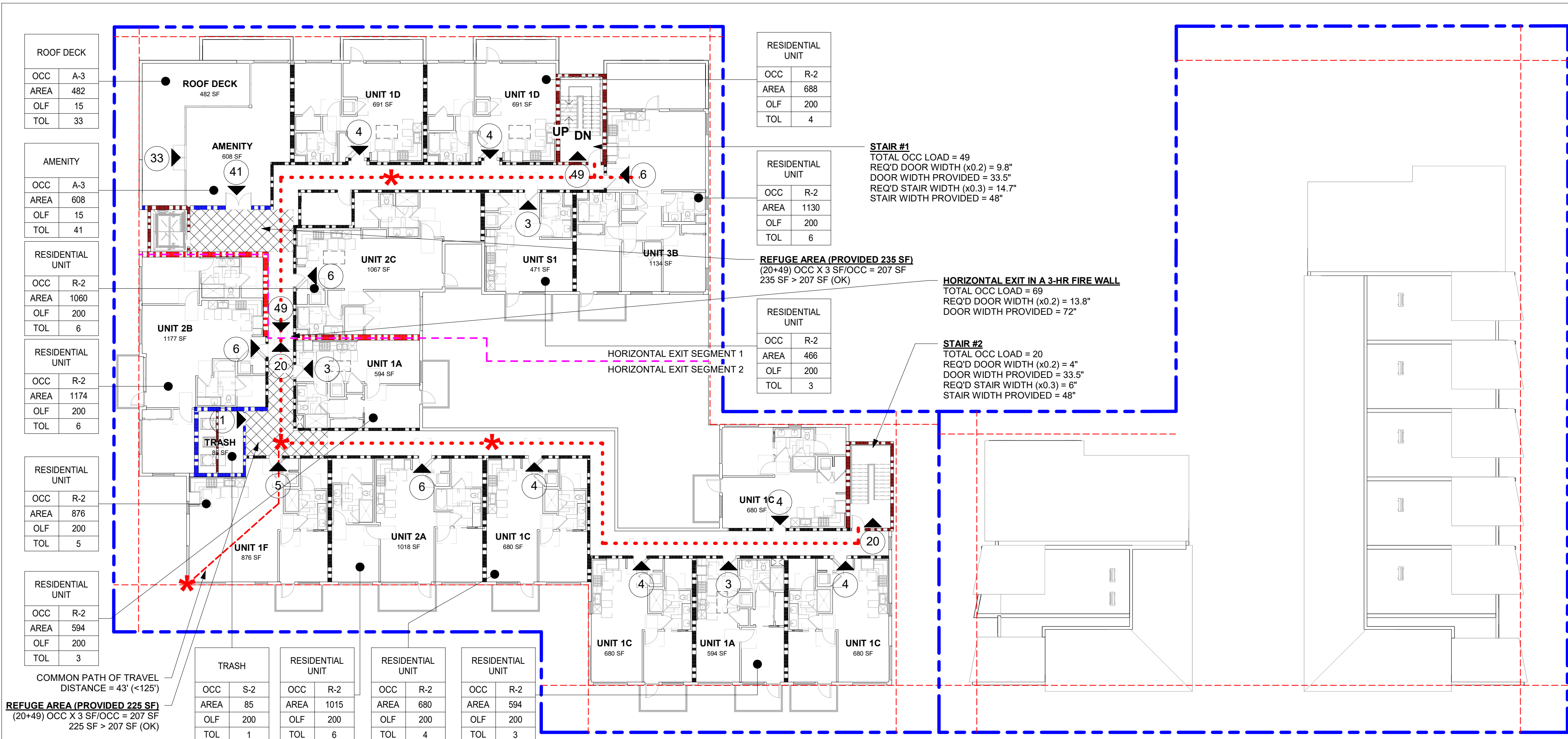
1218 MONTE DIABLO AVENUE
San Mateo, California
SC PROPERTIES

Sheet Title:
EGRESS PLAN - LEVELS 2 & 3

Job No. 21058
Date: 12/09/2025
Scale: As indicated
Drawn By: Author

Sheet No:

G-111



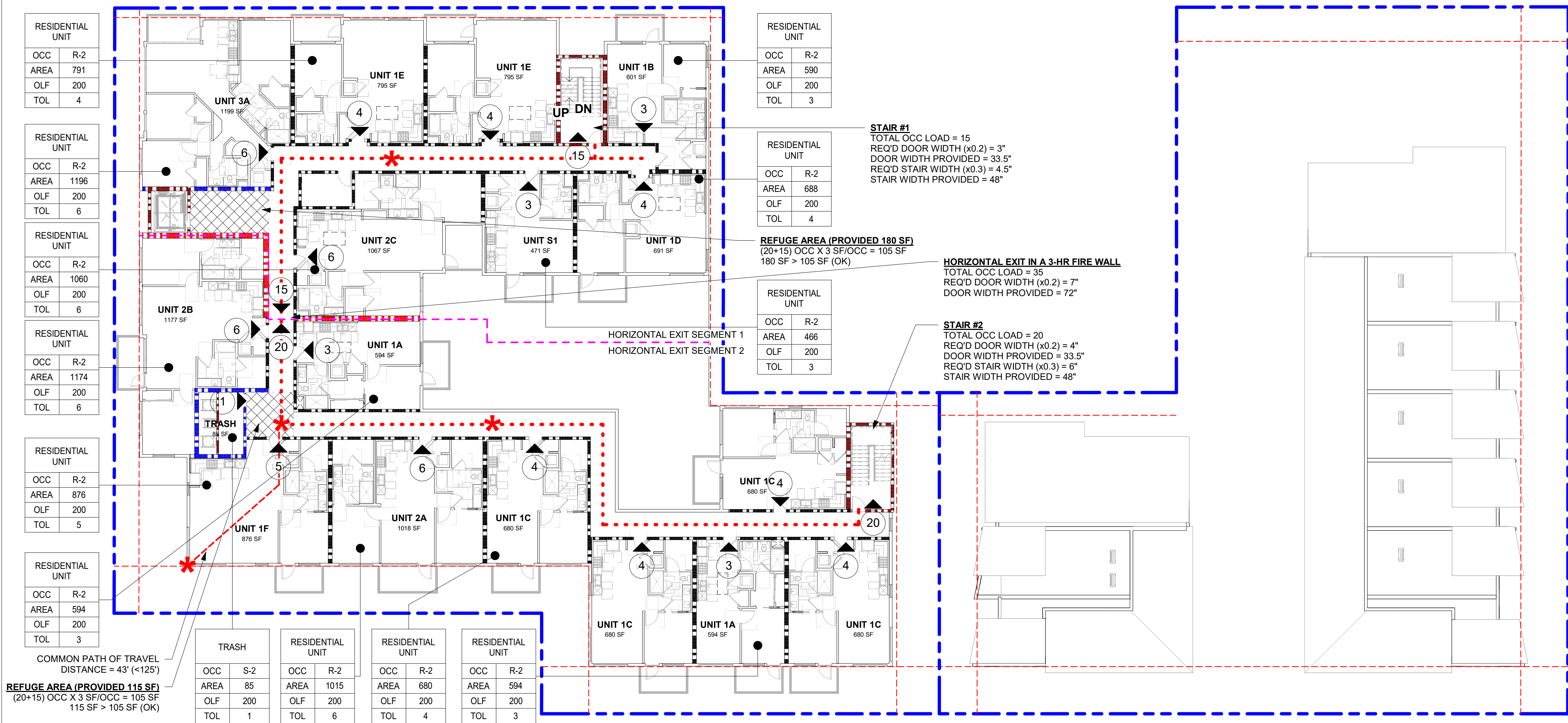
EGRESS PLAN - LEVEL 5

1/16" = 1'-0"

2

EGRESS PLAN SHEET NOTES

- FIRE BARRIERS/ WALLS AND PARTITIONS:**
- ALL STAIR SHAFTS TO BE ENCLOSED WITH 2-HOUR FIRE BARRIERS PER CBC 2019, SECTION 707.
 - CORRIDOR WALLS IN ACCORDANCE TO CBC 2019, TABLE 1020.1 TO BE 1-HOUR FIRE PARTITIONS PER CBC SECTION 708.
 - REFER TO A-XXX CODE SUMMARY FOR REQUIRED OCCUPANCY SEPARATIONS.
- EGRESS WIDTH:**
- STAIRWAY EGRESS WIDTH CAPACITY FACTOR = 0.27/ OCCUPANT IN ACCORDANCE TO CBC 2019, SECTION 1005.3.1 EXCEPTION 1
 - CORRIDOR EGRESS WIDTH CAPACITY FACTOR = 0.15/ OCCUPANT IN ACCORDANCE TO CBC 2019, SECTION 1005.3.2 EXCEPTION 1
 - FOR EXIT DOOR WIDTH AND HARDWARE REQUIRED, REFER TO DOOR SCHEDULE ON A-XXX THRU A-XXX
 - PER CBC SECTION 1005.3.1 & 1005.3.2 EXCEPTION 1, BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH CBC SECTION 903.3.1.1. OR 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH CBC SECTION 907.5.2.2.
- EXIT ACCESS TRAVEL DISTANCE:**
- PER CBC 2019, TABLE 1017.2, MAX TRAVEL DISTANCE WITH SPRINKLER SYSTEM SHALL BE NO LESS THAN 250' FOR R-2 AND 400' FOR S-2 OCCUPANCY.
 - PER CBC 2019, TABLE 1006.2.1, MAX TRAVEL DISTANCE WITH SPRINKLER SYSTEM TO COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125'-0" PER R-2 OCCUPANCY & 100'-0" FOR S-2 OCCUPANCY.
- NOTES:**
- ALL EXITS TO BE SERVED AS ACCESSIBLE MEANS OF EGRESS.
 - STANDPIPE RISERS LOCATED IN STAIRS SHALL EXTEND TO ROOF.
 - EGRESS COURTS SERVING AS A PORTION OF THE EXIT DISCHARGE IN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF CBC 1028.4.1 AND 1028.4.2
 - EXIT DISCHARGE SHALL PROVIDE A DIRECT AND UNOBSTRUCTED ACCESS TO A PUBLIC WAY PER CBC 1028.5
 - MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED IN ACCORDANCE WITH CBC 1008.1. UNDER EMERGENCY POWER MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH CBC 1008.3.



EGRESS PLAN - LEVEL 4

1/16" = 1'-0"

1

EGRESS DIAGRAM LEGEND

- NAME**
- | OCC | TYPE |
|------|------|
| AREA | 6 |
| OLF | 5 |
| TOL | 2 |
- ← OCCUPANCY TYPE
← FLOOR AREA
← OCCUPANT LOAD FACTOR
← TOTAL OCCUPANCY
- ← TOTAL NUMBER OF OCCUPANTS AT EXIT DOOR
← EXIT SIGN WITH ILLUMINATION
← PATH OF EGRESS TRAVEL
← COMMON PATH OF EGRESS TRAVEL
← EXIT DISCHARGE
- KB
E
CR
PH
SP
- ← KNOX BOX, FINAL LOCATIONS TO BE APPROVED BY OFD
← TACTILE EXIT SIGN. SEE X/A-XXX
← CARD READER.
← PANIC HARDWARE
← STANDPIPE
← REFUGUE AREA
- WALL PATTERNS PER FIRE RATING:**
- | |
|--|
| 3 HOUR STRUCTURAL CONCRETE WALL, TYP (SEE DETAIL X/A-XXX) |
| 3 HOUR FIRE WALL, TYP (PER CBC SECTION 706) (SEE DETAIL X/A-XXX) |
| 2 HOUR FIRE BARRIER, TYP (PER CBC SECTION 707) (SEE DETAIL X/A-XXX) |
| 1 HOUR FIRE PARTITION WALL, TYP (PER CBC SECTION 708) (SEE DETAIL X/A-XXX) |
| 1 HOUR FIRE BARRIER WALL, TYP PER (CBC 508.4.4.1) (SEE DETAIL X/A-XXX) |



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: Architecture
: Planning
: Urban Design

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1218 MONTE DIABLO AVENUE

San Mateo, California

SC PROPERTIES

Sheet Title:
EGRESS PLAN -
LEVELS 4 & 5

Job No. 21058
Date: 12/09/2025
Scale: As indicated
Drawn By: Author

Sheet No:

G-112



1. NORTH KINGSTON STREET FACING WEST



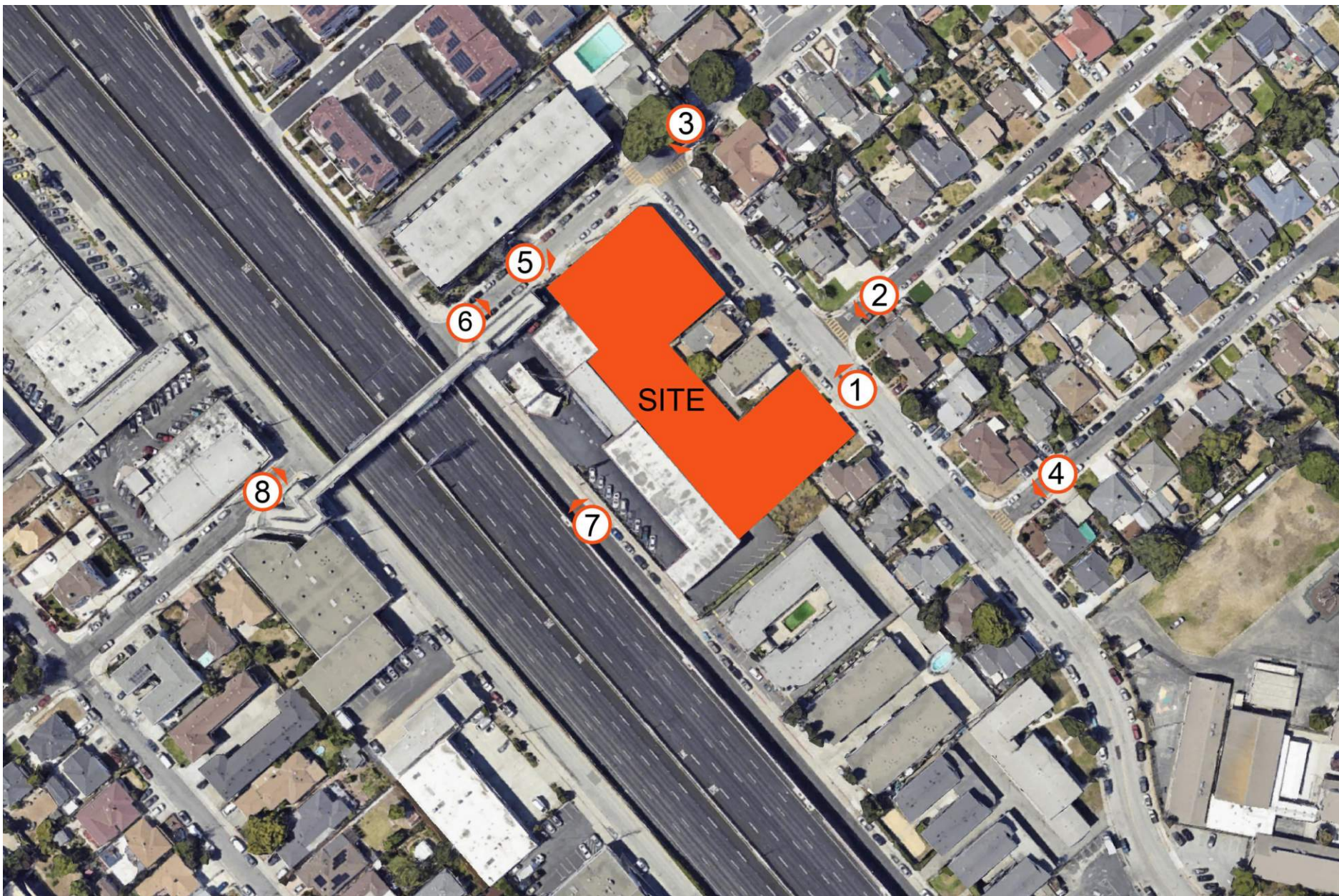
2. MONROE AVE LOOKING TOWARDS N. KINGSTON ST.



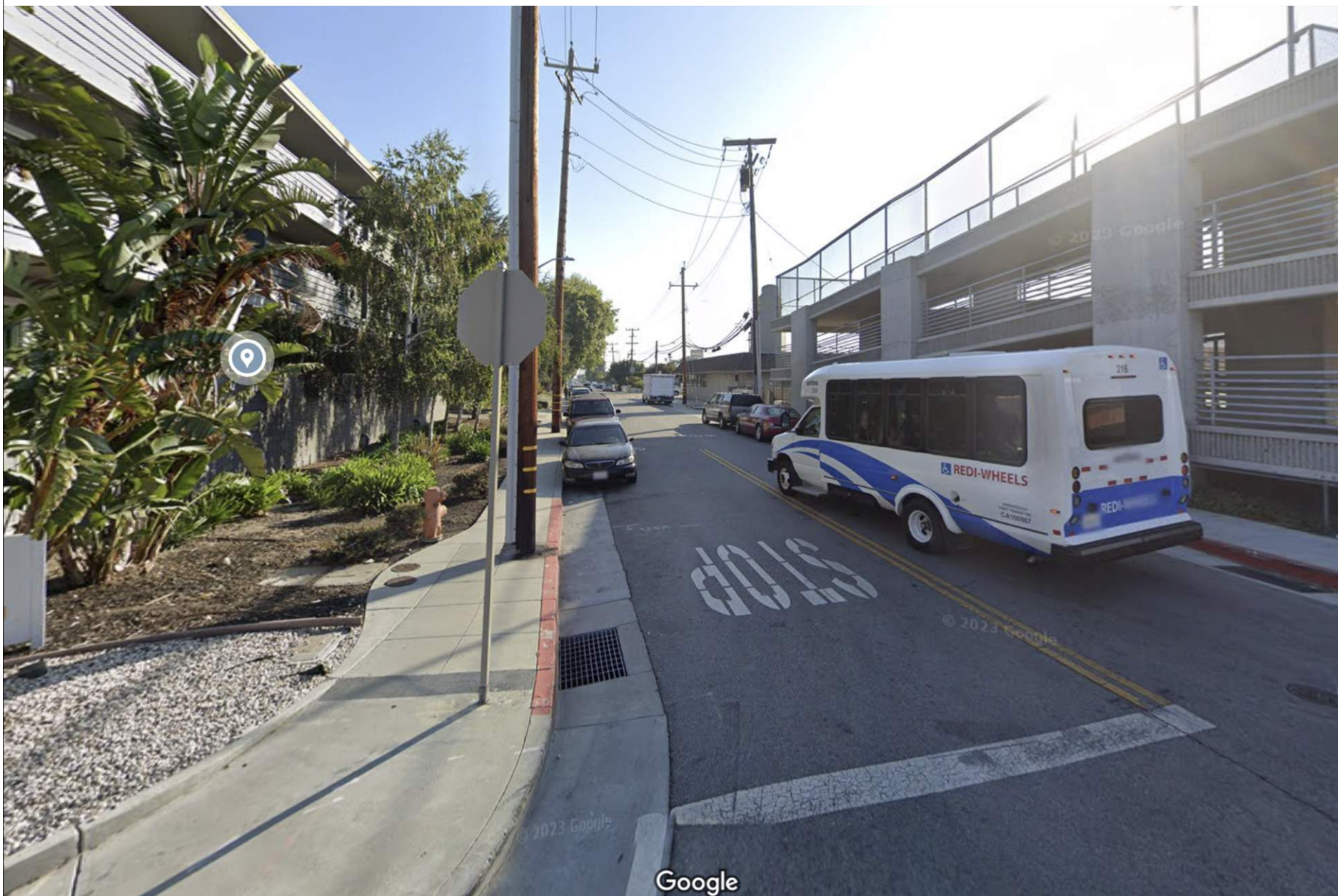
3. MONTE DIABLO AVENUE LOOKING AT SITE



4. HURON AVE LOOKING TOWARDS N. KINGSTON ST.



5. MONTE DIABLO AVENUE LOOKING NORTH



6. MONTE DIABLO AVENUE LOOKING EAST



7. VIEW FROM N. BAYSHORE BLVD.



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



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1218 MONTE DIABLO AVENUE
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SC PROPERTIES

Sheet Title:
EXISTING SITE
PHOTOS

Job No. 21058
Date: 12/09/2025
Scale:
Drawn By: Author

Sheet No:

G-200

SITE PLAN AND ARCHITECTURAL REVIEW

1218 MONTE DIABLO AVENUE

CITY OF SAN MATEO, SAN MATEO COUNTY, CALIFORNIA

- VESTING TENTATIVE MAP:** THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT. MAP WILL MERGE TWO EXISTING LOTS INTO ONE LOT AND RE-SUBDIVIDED TO TWO LOTS. LOT 1 WILL BE FOR UP TO 62 UNITS AND LOT 2 WILL BE FOR UP TO 10 UNITS.
- FINAL MAP:** A FINAL MAP WILL BE FILED FOR THIS PROJECT.
- PROJECT PHASING:** THIS IS A PHASED PROJECT SUCH THAT CC&R'S, ARTICLES, BYLAWS, AND CONDOMINIUM PLANS MAY BE DEFERRED INTO THE FUTURE, IF AND WHEN THE CONDOMINIUMS WILL BE CREATED.
- BOUNDARY:** BOUNDARY INFORMATION IS BASED ON SURVEY DATA PREPARED BY BKF ENGINEERS DATED 02/05/2020
- RECORD INFORMATION:** RECORD OWNERSHIP AND EASEMENT INFORMATION WAS TAKEN FROM THE FOLLOWING TITLE REPORTS:
FIRST AMERICAN TITLE INSURANCE COMPANY DATED 4/18/2019
ORDER NO. NCS-893807-SC
ORDER NO. NCS-917463-SC
ORDER NO. NCS-939555-SC
ORDER NO. NCS-890981-SC
- SOURCE OF TOPOGRAPHY:** EXISTING TOPOGRAPHY SHOWN IS BASED ON A FIELD TOPOGRAPHIC SURVEY PREPARED BY BKF ENGINEERS DATED 02/05/2020.
- GRADING:** SITE GRADES AND BUILDING / GROUND FLOOR ELEVATIONS ARE SUBJECT TO FINAL ENGINEERING DESIGN AND GEOTECHNICAL ENGINEER'S REVIEW AND APPROVAL.
- UTILITIES:** UTILITY SIZING, LOCATIONS, AND GRADES ARE SUBJECT TO FINAL ENGINEERING DESIGN, GEOTECHNICAL ENGINEER AND RESPECTIVE UTILITY AGENCY REVIEW AND APPROVAL.
 - EXISTING UTILITIES SHOWN ARE FROM FIELD OBSERVATION AND RECORD DRAWINGS AND ARE NOT MEANT TO BE A FULL CATALOG OF ACTUAL CONDITIONS.
 - EXISTING ON-SITE UTILITIES SHOWN ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON THE PLANS.
 - THE WATER DISTRIBUTION SYSTEM WILL BE DESIGNED AND CONSTRUCTED PER CAL WATER DISTRICT SPECIFICATIONS & DETAILS, WHERE APPLICABLE.
 - THE SANITARY SEWER SYSTEM WILL BE DESIGNED AND CONSTRUCTED PER CITY OF SAN MATEO STANDARD SPECIFICATIONS AND DETAILS, WHERE APPLICABLE.
 - THE STORM DRAIN SYSTEM WILL BE DESIGNED AND CONSTRUCTED PER CITY OF SAN MATEO STANDARD SPECIFICATIONS AND DETAILS, WHERE APPLICABLE.
- FEMA DESIGNATED FLOOD ZONE:** FLOOD ZONE "AE"; AREA DETERMINED PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06081C01S4G FROM THE FEMA WEBSITE DATED 4/5/2019. FEMA ZONE X, PROTECTED BY LEVEE, PER LOMR ISSUED MAY 29, 2024 AND FIRM EFFECTIVE OCTOBER 11, 2024.
- LANDSCAPE PLAN:** LANDSCAPE PLAN SHALL BE PROVIDED AS PART OF FINAL IMPROVEMENT PLANS FOR THE PROJECT.
- ELEVATION DATUM:** EXISTING TOPOGRAPHIC SURVEY ELEVATIONS ARE BASED ON A LOCAL DATUM. THE FOLLOWING EQUATION SHOULD BE USED TO CONVERT ELEVATIONS TO NAVD 88: PROJECT ELEVATION - 92.28 = NAVD 88 ELEVATIONS.
- THE PROJECT MAY BE PHASED AND THE UNITS MAY BE CONVERTED TO CONDOMINIUMS AT A LATER DATE.

LEGEND

	PROPOSED	EXISTING
BOUNDARY	---	---
STORM DRAIN LINE	---	---
SANITARY SEWER LINE	---	---
DOMESTIC WATER LINE	---	---
FIRE SERVICE LINE	---	---
STORM DRAIN MANHOLE	⊙	⊙
SEWER MANHOLE	●	⊙
FIRE HYDRANT	⦿	⦿
CATCH BASIN	⌘	⌘
DRAIN INLET	⌘	⌘
SPOT ELEVATION	×101	×101
TRANSFORMER	UCD OR	
ELECTRICAL	---	---
OVERHEAD	OH	OH
JOINT TRENCH	JT	JT
UNDERGROUND TELEPHONE	T	UGT
GAS	---	G
ELECTROLIER	☼	☆
TRAFFIC SIGNAL	⦿	☆

LOCATION MAP

NTS

ABBREVIATIONS

SYMBOL	DESCRIPTION
6" TREE	6" DIAMETER TREE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APN	ASSESSOR PARCEL NUMBER
APPROX	APPROXIMATE
BFP	BACK FLOW PREVENTER
BLDG	BUILDING
BK	BOOK
BNDY	BNDY
BOL	BOLLARD
BW	BACK OF WALK
C&G	CURB AND GUTTER
CB	CATCH BASIN
CI	CURB INLET
CI	CAST IN-PLACE, CAST IRON PIPE
CLF	CHAIN LINK FENCE
CLOMR	CONDITIONAL LETTER OF MAP REVISION
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
COR	CORNER
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DROP INLET
DW	DOMESTIC WATER
D/W, DWY	DRIVEWAY
E	ELECTRIC
(E), EX, EXIST	EXISTING
EB	ELECTRIC BOX
EG	EXISTING GROUND
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ELEC	ELECTROLIER
ESMT	EASEMENT
ETW	EDGE OF TRAVELED WAY
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE

VICINITY MAP

NTS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
FO	FIBER OPTIC	RET	RETAINING
FS	FINISHED SURFACE	S	SLOPE
G	GAS	SD	STORM DRAIN
GB	GRADE BREAK	SDCB	STORM DRAIN CATCH BASIN
GM	GAS METER	SDCO	STORM DRAIN CLEANOUT
GR	GRATE	SDDI	STORM DRAIN DRAIN INLET
GV	GATE VALVE	SDMH	STORM DRAIN MANHOLE
HC/HCR	HANDICAP RAMP	SHT	SHEET
HP	HIGH POINT	SL	STREET LIGHT
INV	INVERT	SLB	STREET LIGHT BOX
IRR	IRRIGATION	SF	SQUARE FEET
JP	JOINT POLE	SS	SANITARY SEWER
JT	JOINT TRENCH	SSCO	SANITARY SEWER CLEANOUT
LF	LINEAR FOOT	SSMH	SANITARY SEWER MANHOLE
LG	LIP OF GUTTER	STD	STANDARD
LP	LOW POINT	SW, S/W, SDWK	SIDEWALK
LS	LANDSCAPE	SWE	SIDEWALK EASEMENT
MAX	MAXIMUM	T, TRANS	TRANSFORMER
MIN	MINIMUM	TC	TOP OF CURB
MH	MANHOLE	T, TEL	TELEPHONE
MON	MONUMENT	TO	TOP OF GRATE
(N)	NEW	TM	TENTATIVE MAP
NO.	NUMBER	TOS	TOP OF SLAB
NTS	NOT TO SCALE	TRANS	TRANSFORMER
OH, O/H	OVER HEAD	TS	TRAFFIC SIGNAL
OR	OFFICIAL RECORD	TSB	TRAFFIC SIGNAL BOX
PAE	PUBLIC ACCESS EASEMENT	TSP	TRAFFIC SIGNAL POLE
PG	PAGE	TTC	THEORETICAL TOP OF CURB
PIV	POST INDICATOR VALVE	TW	TOP OF WALL
P/L, PL	PROPERTY LINE	TYT	TYPICAL
PM	PARKING METER	UB	UTILITY BOX
POC	POINT OF CONNECTION	UGE	UNDERGROUND ELECTRICAL
PR, PROP	PROPOSED	VOL	VOLUME
PUE	PUBLIC UTILITY EASEMENT	VCP	VITRIFIED CLAY PIPE
PVMT	PAVEMENT	W	WATER
R	RADIUS	WL	WATER LINE
RCP	REINFORCED CONCRETE PIPE	WM	WATER METER
RET	RETURN	WV	WATER VALVE
RIM	RIM ELEVATION	W/	WITH
R/W, ROW	RIGHT OF WAY		

SHEET INDEX

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

PROJECT SUMMARY

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

ENGINEER'S STATEMENT

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

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



12/08/2025
DATE

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SUITE 200
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1218 MONTE DIABLO AVENUE

San Mateo, California

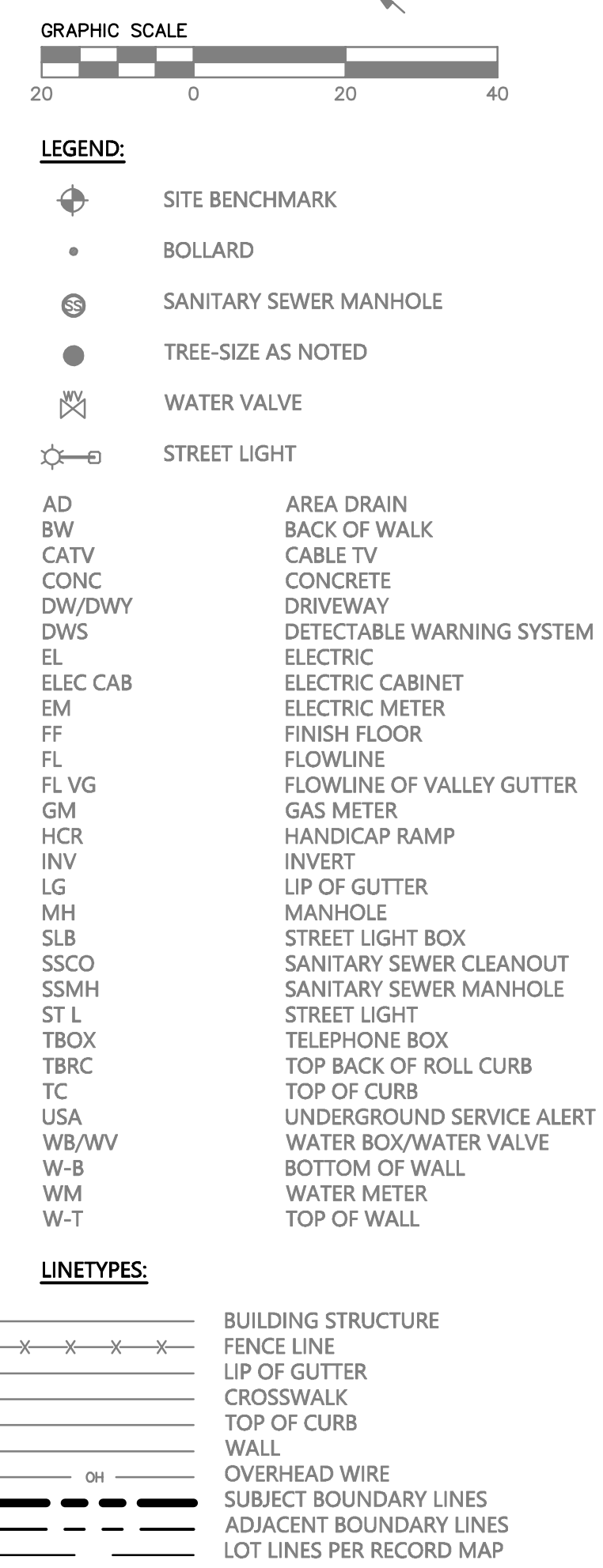
SC PROPERTIES

Sheet Title:
COVER SHEET

Job No. 181085
Date: 12/08/2025
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Sheet No:

C1.0



San Mateo, California

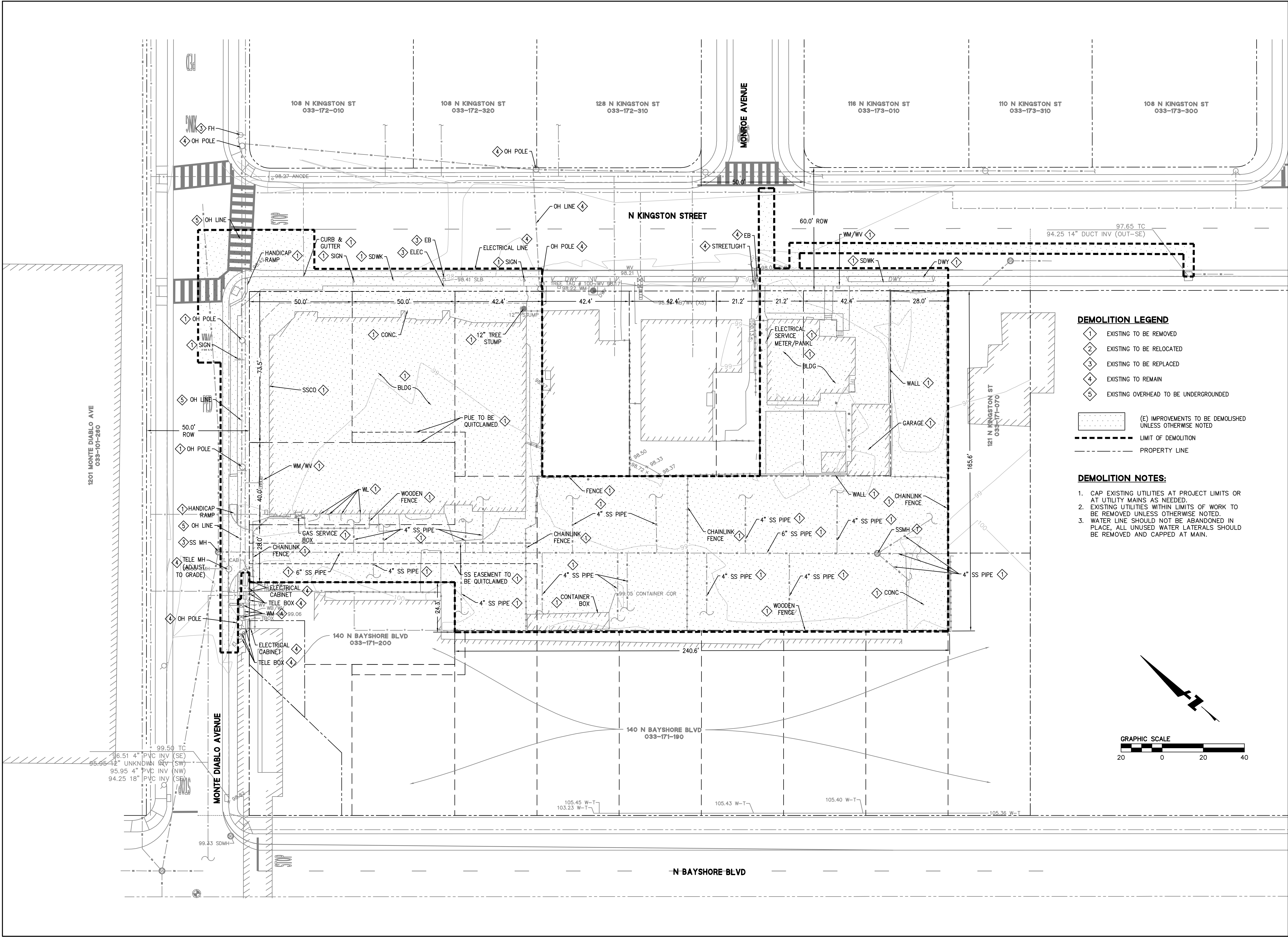
SC PROPERTIES

Job No. 181085
Date: 12/08/2025
Scale: AS SHOWN
Drawn By: HC

C2.0

02/05/2020
DATE





DEMOLITION LEGEND

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

- (E) IMPROVEMENTS TO BE DEMOLISHED UNLESS OTHERWISE NOTED
- LIMIT OF DEMOLITION
- - - - - PROPERTY LINE

DEMOLITION NOTES:

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



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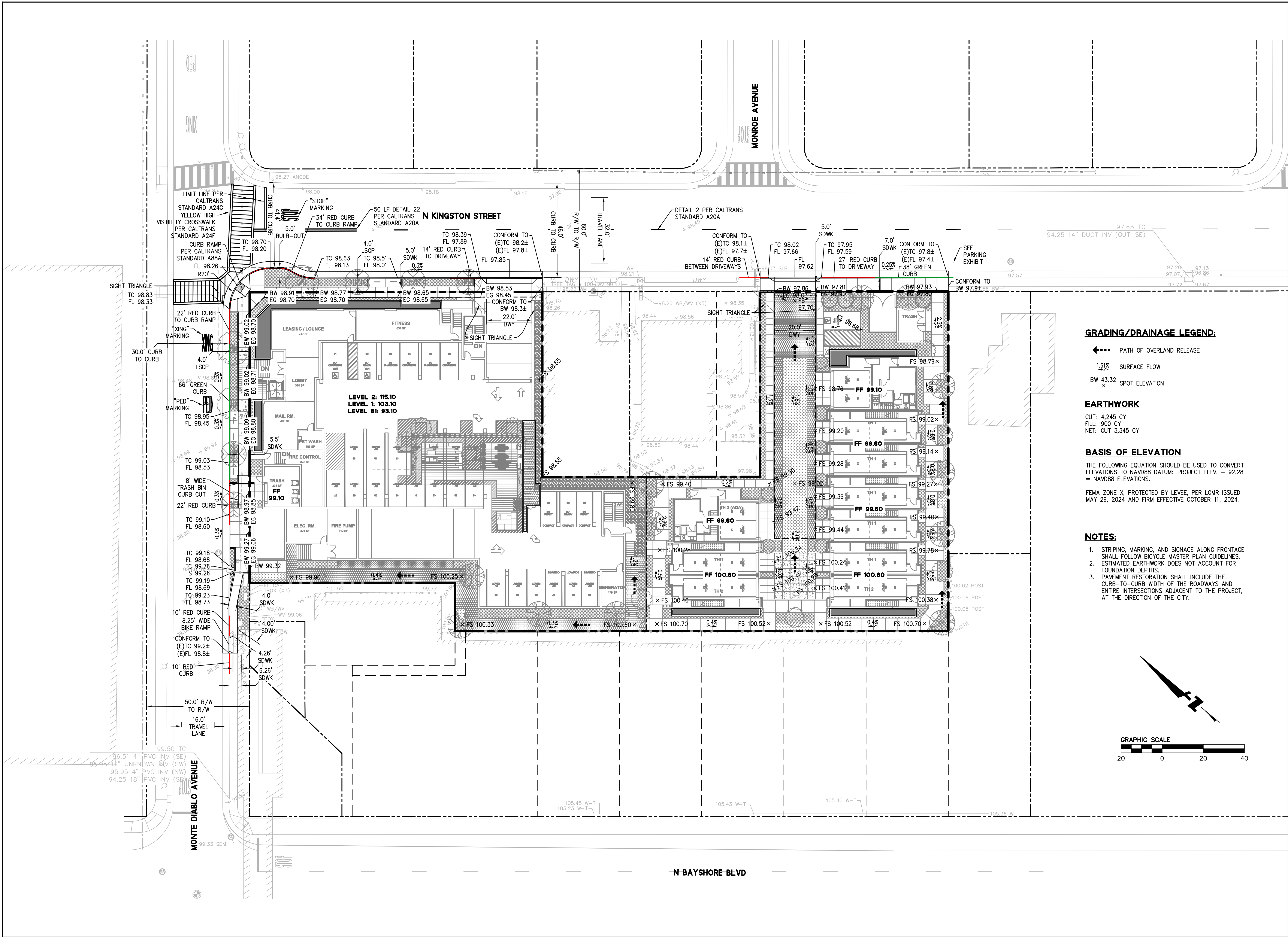
SC PROPERTIES

Sheet Title:
DEMOLITION PLAN

Job No. 181085
Date: 12/08/2025
Scale: AS SHOWN
Drawn By: HC

Sheet No:

C3.0



GRADING/DRAINAGE LEGEND:

- PATH OF OVERLAND RELEASE
- SURFACE FLOW
- SPOT ELEVATION

EARTHWORK

CUT: 4,245 CY
FILL: 800 CY
NET: CUT 3,345 CY

BASIS OF ELEVATION

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

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

NOTES:

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



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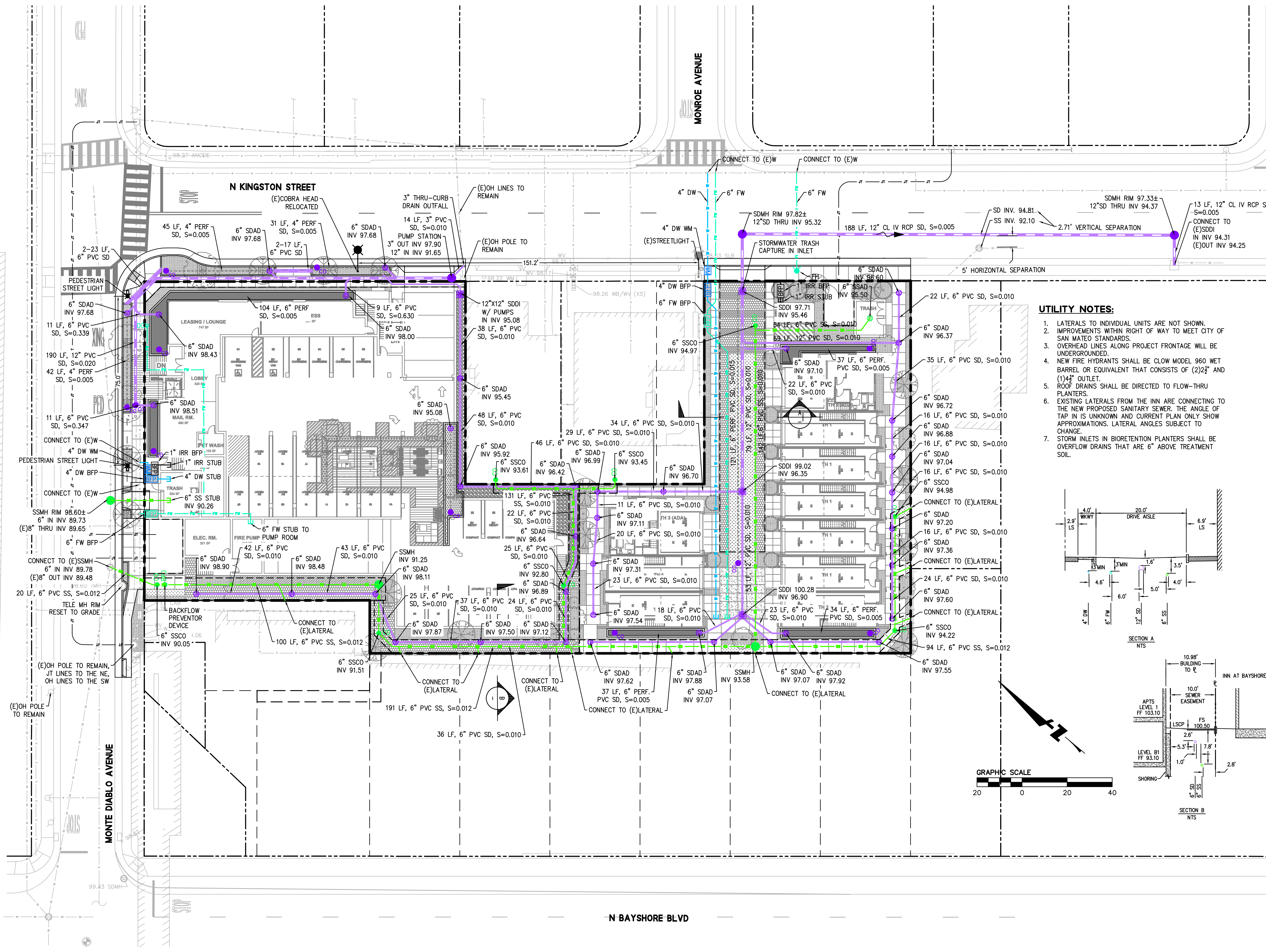
SC PROPERTIES

Sheet Title:
**SITE IMPROVEMENT
AND GRADING PLAN**

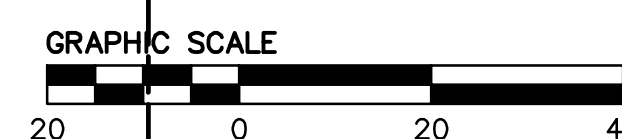
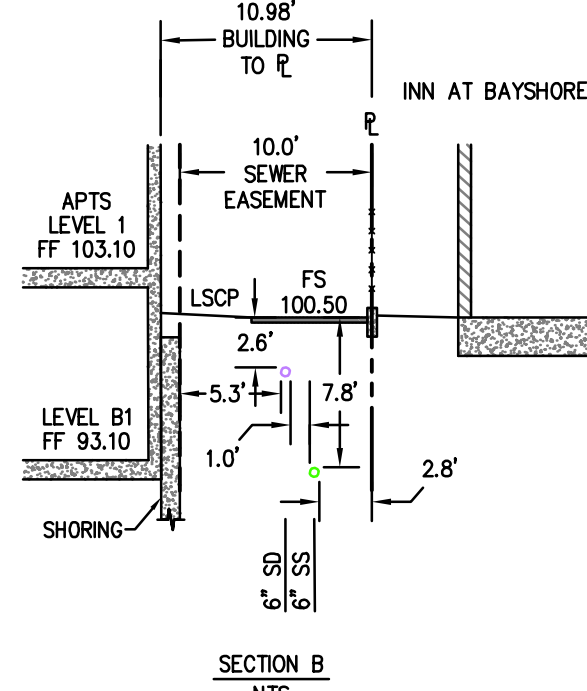
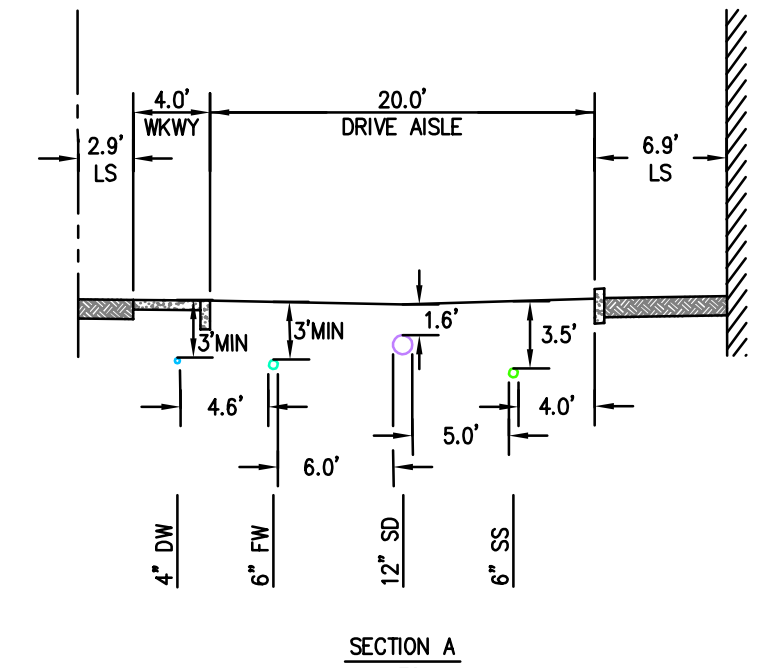
Job No. 181085
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Scale: AS SHOWN
Drawn By: HC

Sheet No:

C4.0



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



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UTILITY PLAN

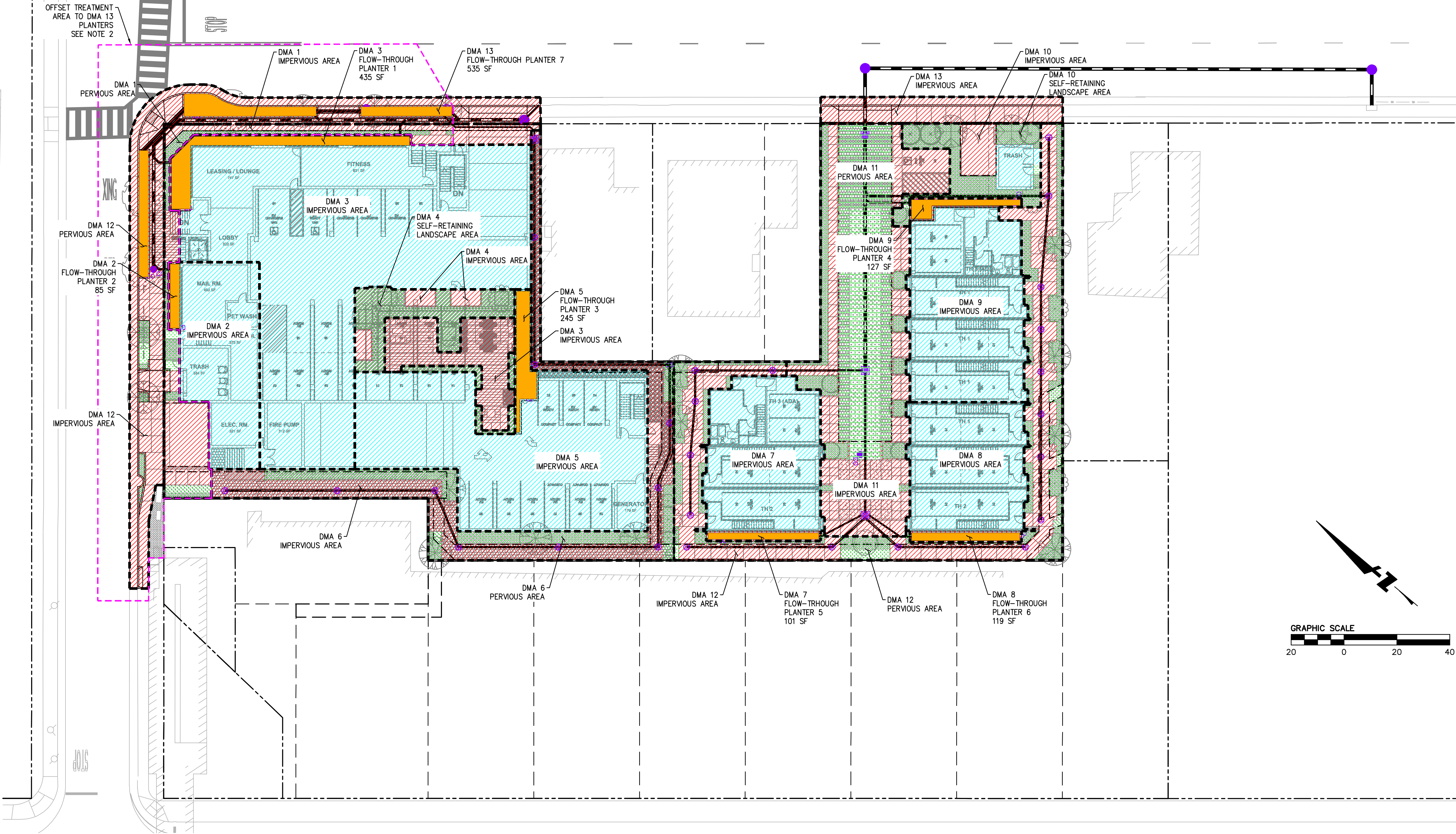
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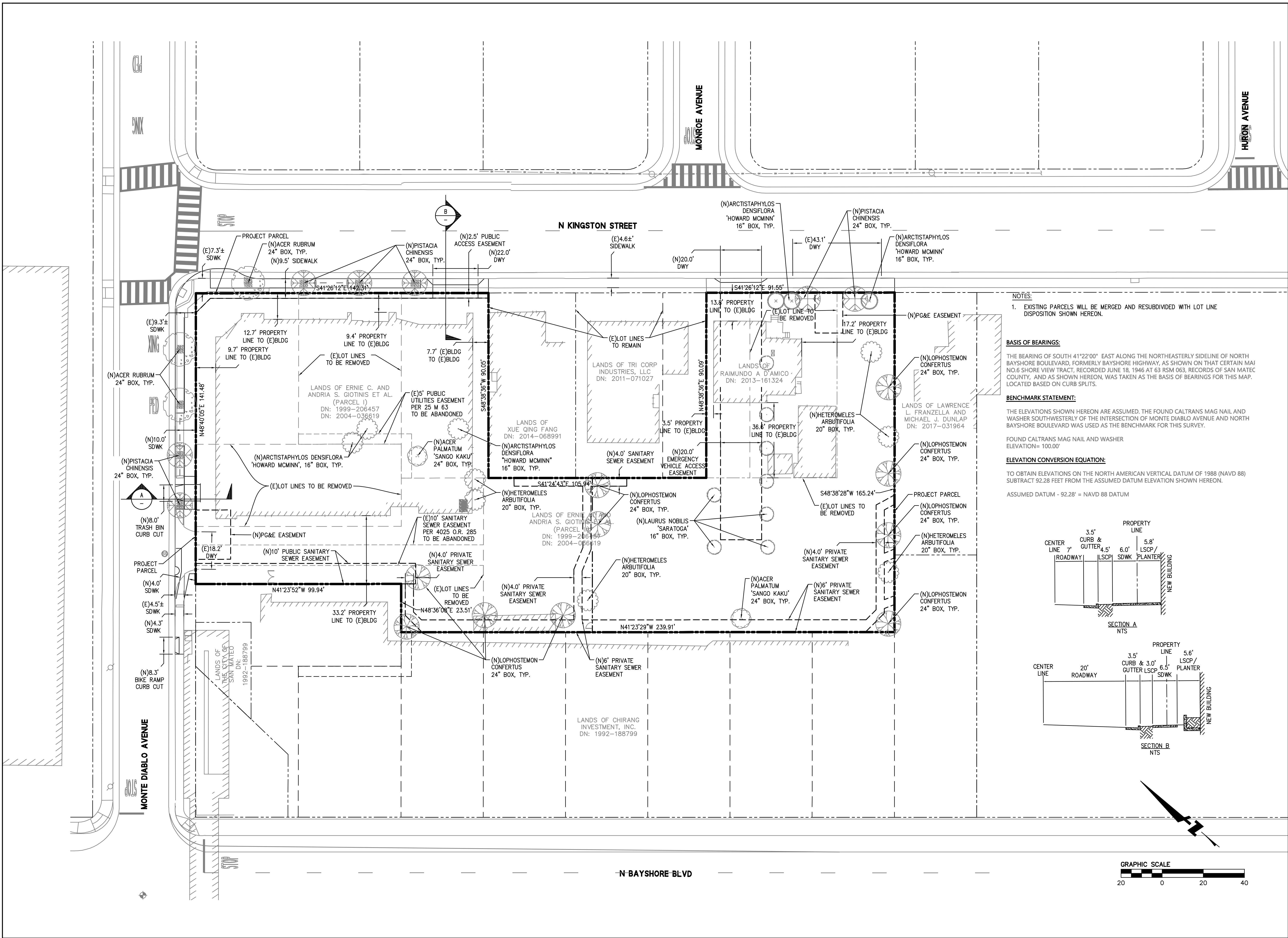
Sheet No:

C5.0

STORM WATER AREA CALCS																	
	APARTMENTS	TOWNHOMES	APARTMENTS							TOWNHOMES						OFF-SITES	PROPOSED SITE
	EXISTING AREA		DMA 1	DMA 2	DMA 3	DMA 4	DMA 5	DMA 6	DMA 7	DMA 8	DMA 9	DMA 10	DMA 11	DMA 12	DMA 13	TOTAL	
PERVIOUS	-	1,650 SF	479 SF	85 SF	435 SF	954 SF	245 SF	905 SF	101 SF	119 SF	128 SF	731 SF	3,127 SF	1,478 SF	645 SF	9,889 SF	
IMPERVIOUS	24,936 SF	17,633 SF	1,317 SF	2,109 SF	10,443 SF	233 SF	5,388 SF	2,343 SF	2,523 SF	2,222 SF	3,190 SF	522 SF	2,363 SF	2,779 SF	3,966 SF	38,941 SF	
NET	24,936 SF	19,283 SF	1,796 SF	2,194 SF	10,878 SF	1,187 SF	5,633 SF	3,248 SF	2,624 SF	2,341 SF	3,318 SF	1,253 SF	5,490 SF	4,257 SF	4,611 SF	48,830 SF	
PERVIOUS AREA x 0.1	-	-	48 SF	9 SF	44 SF	-	25 SF	91 SF	10 SF	12 SF	13 SF	-	-	148 SF	65 SF	317 SF	
EFFECTIVE IMPERVIOUS AREA (EIA)	-	-	-	2,118 SF	10,487 SF	-	5,413 SF	-	2,533 SF	2,234 SF	3,203 SF	-	-	2,927 SF	4,031 SF	30,019 SF	
PROVIDED SELF-TREATING LANDSCAPE AREA	-	-	479 SF	-	-	954 SF	-	905 SF	-	-	-	-	637 SF	1,478 SF	-	3,680 SF	
REQUIRED SELF-RETAINING LANDSCAPE AREA	-	-	-	-	-	233*0.5 = 117 SF	-	-	-	-	-	522*0.5 = 261 SF	-	-	-	378 SF	
PROVIDED SELF-RETAINING LANDSCAPE AREA	-	-	-	-	-	773 SF	-	-	-	-	-	731 SF	-	-	-	1,504 SF	
PROVIDED PERVIOUS PAVEMENT	-	-	-	-	-	-	-	-	-	-	-	-	2,490 SF	-	-	2,490 SF	
REQUIRED BIO TREATMENT AREA	-	-	1,365*4% = 55 SF	2,118*4% = 85 SF	10,487*4% = 420 SF	-	5,413*4% = 217 SF	2,434*4% = 97 SF	2,533*4% = 101 SF	2,234*4% = 89 SF	3,203*4% = 128 SF	-	-	2,927*4% = 117 SF	4,031*4% = 161 SF	1,464 SF	
PROVIDED BIO TREATMENT AREA	-	-	TREATED BY DMA 13	85 SF	435 SF	-	245 SF	TREATED BY DMA 13	101 SF	119 SF	128 SF	-	-	TREATED BY DMA 13	535 SF	1,648 SF	
REQUIRED OFFSET TREATMENT AREA BY DMA 13	-	-	1,365 SF	-	-	-	-	2,434 SF	-	-	-	-	-	2,927 SF	4,031 SF	10,757 SF	

- LEGEND:**
- IMPERVIOUS SURFACE - ROOF
 - IMPERVIOUS SURFACE - GROUND
 - PERVIOUS SURFACE - LANDSCAPE
 - PERVIOUS SURFACE - PERMEABLE PAVEMENT
 - FLOW-THRU TREATMENT PLANTER
 - DRAINAGE MANAGEMENT AREA
 - OFFSET DRAINAGE AREA TO BE TREATED BY PLANTERS
- NOTES:**
- DMA 1, 6, AND 13(PORION) WILL BE TREATED BY DMA 13 FLOW-THROUGH PLANTERS.
 - DMA 12 AND 13(PORION) DRAINS OFF-SITE AND WILL HAVE OFFSET TREATMENT AREA FRONTING DMA 13 PLANTERS. (TOTAL AREA TO BE TREATED BY DMA 13 PLANTERS = 11,268 SF).





NOTES:
1. EXISTING PARCELS WILL BE MERGED AND RESUBDIVIDED WITH LOT LINE DISPOSITION SHOWN HEREON.

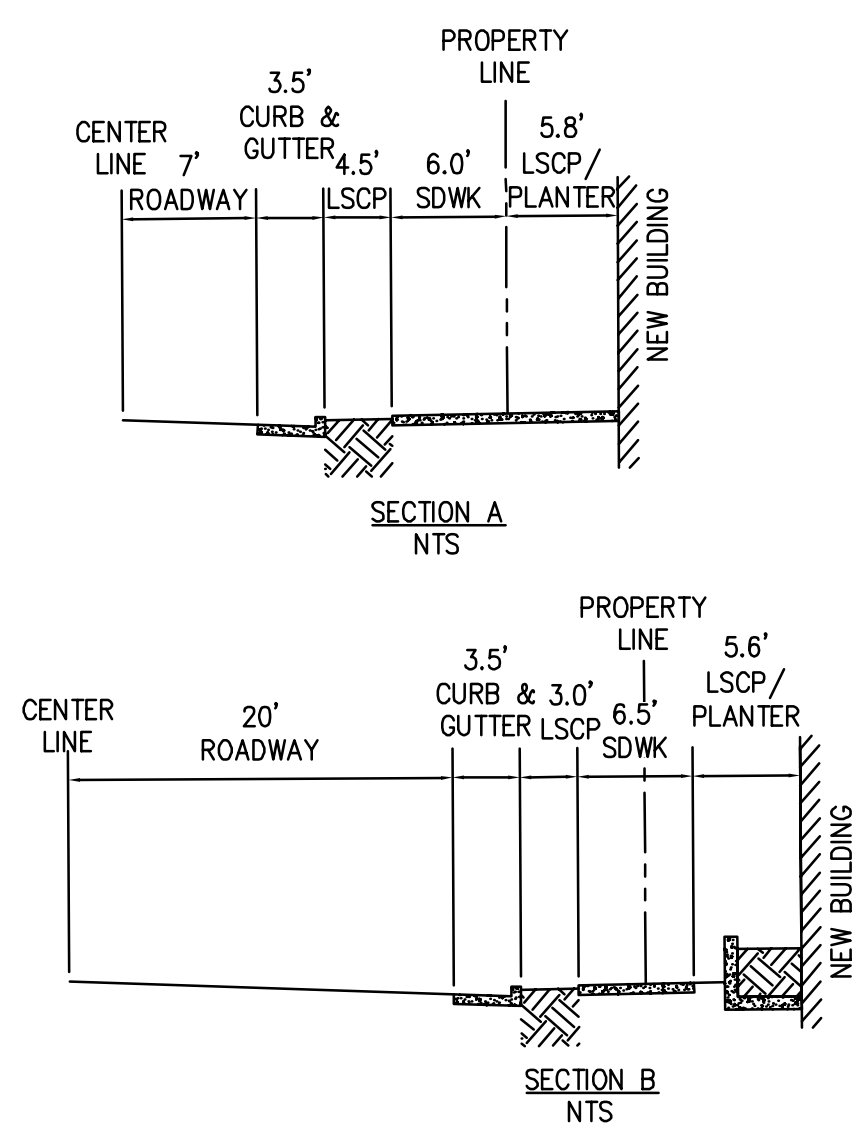
BASIS OF BEARINGS:
THE BEARING OF SOUTH 41°22'00" EAST ALONG THE NORTHEASTERLY SIDELINE OF NORTH BAYSHORE BOULEVARD, FORMERLY BAYSHORE HIGHWAY, AS SHOWN ON THAT CERTAIN MAP NO. 6 SHORE VIEW TRACT, RECORDED JUNE 18, 1946 AT 63 RSM 063, RECORDS OF SAN MATEO COUNTY, AND AS SHOWN HEREON, WAS TAKEN AS THE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

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

FOUND CALTRANS MAG NAIL AND WASHER
ELEVATION= 100.00'

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

ASSUMED DATUM - 92.28' = NAVD 88 DATUM





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

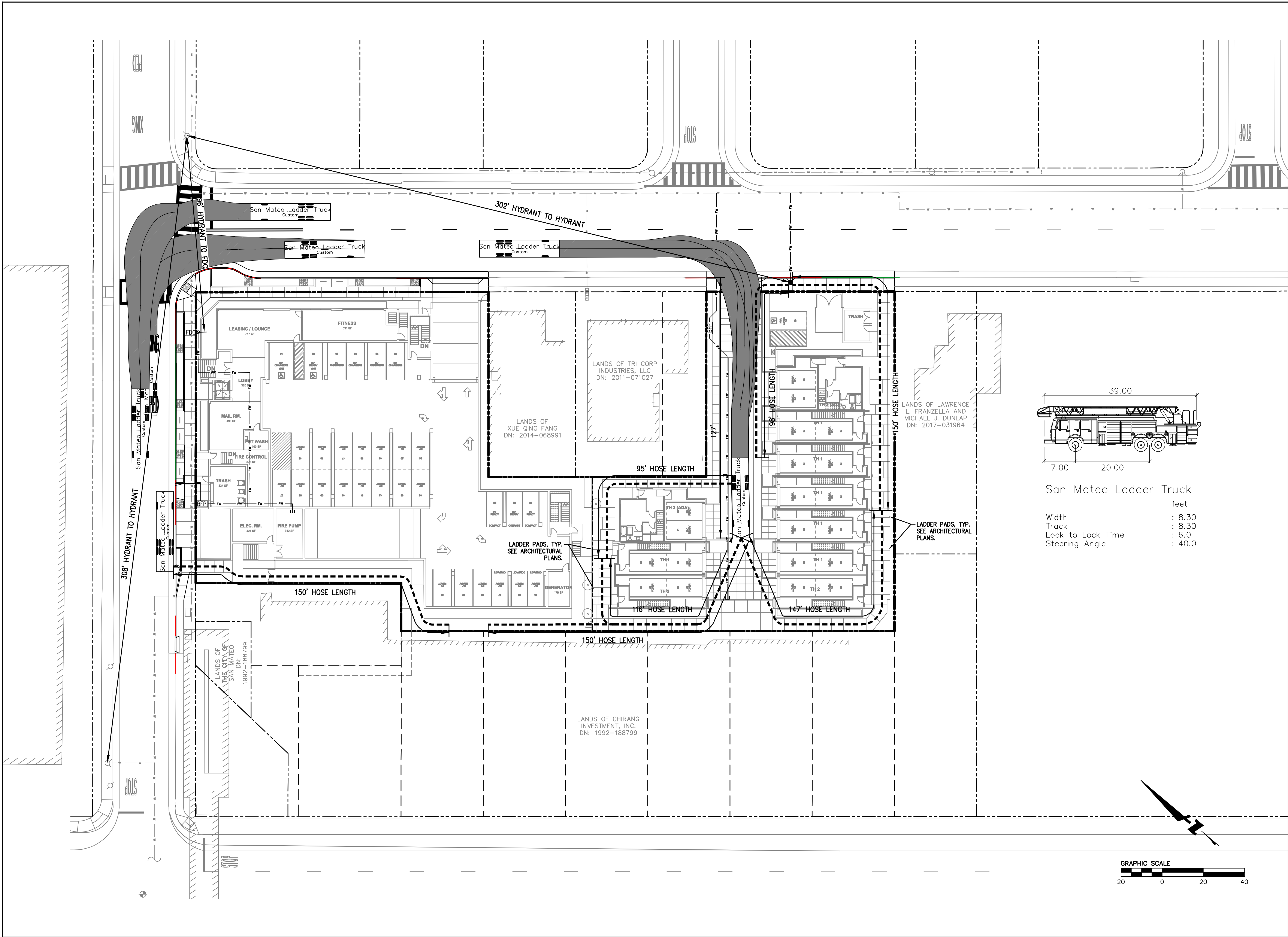
1218 MONTE DIABLO AVENUE
San Mateo, California

SC PROPERTIES

Sheet Title:
**PROPERTY LINES
& EASEMENTS**

Job No. 181085
Date: 12/08/2025
Scale: AS SHOWN
Drawn By: HC

Sheet No:
C7.0



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Sheet Title:
FIRE ACCESS PLAN

Job No. 181085
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Sheet No:

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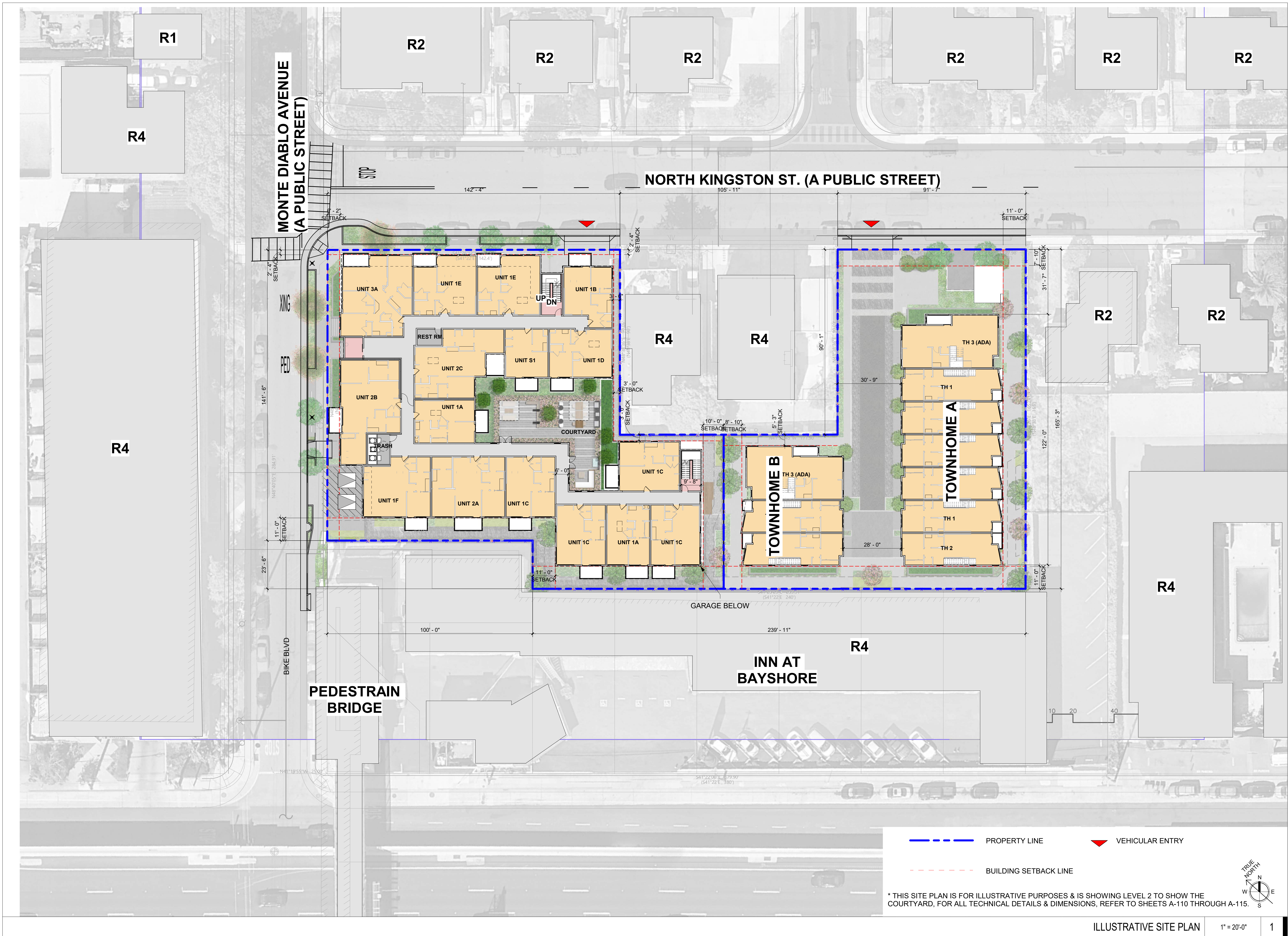
SC PROPERTIES

Sheet Title:
ILLUSTRATIVE SITE
PLAN

Job No. 21058
Date: 12/09/2025
Scale: 1" = 20'-0"
Drawn By: Author

Sheet No:

A-100





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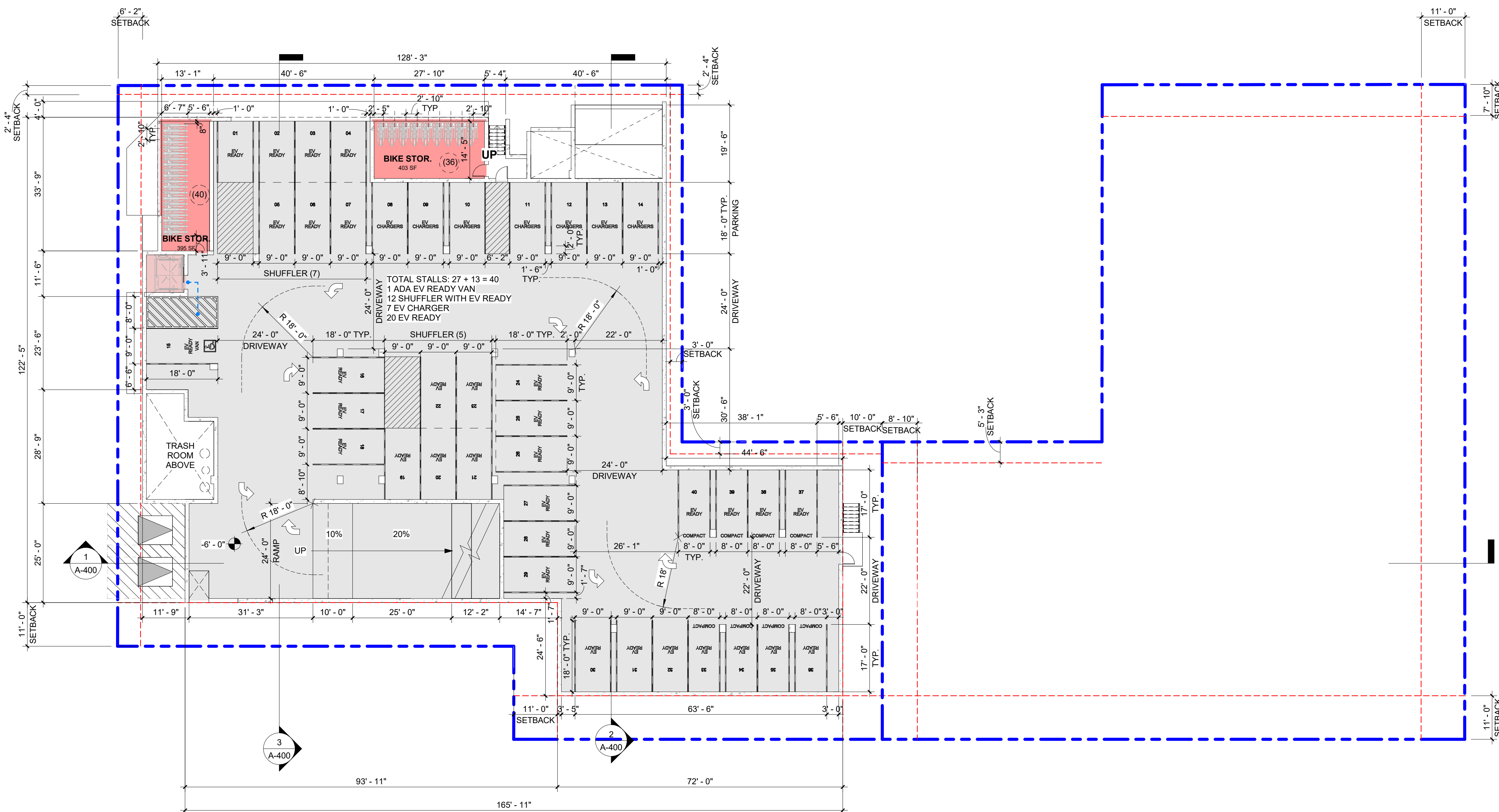
SC PROPERTIES

Sheet Title:
LEVEL B1

Job No. 21058
Date: 12/09/2025
Scale: 1/16" = 1'-0"
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Sheet No:

A-110



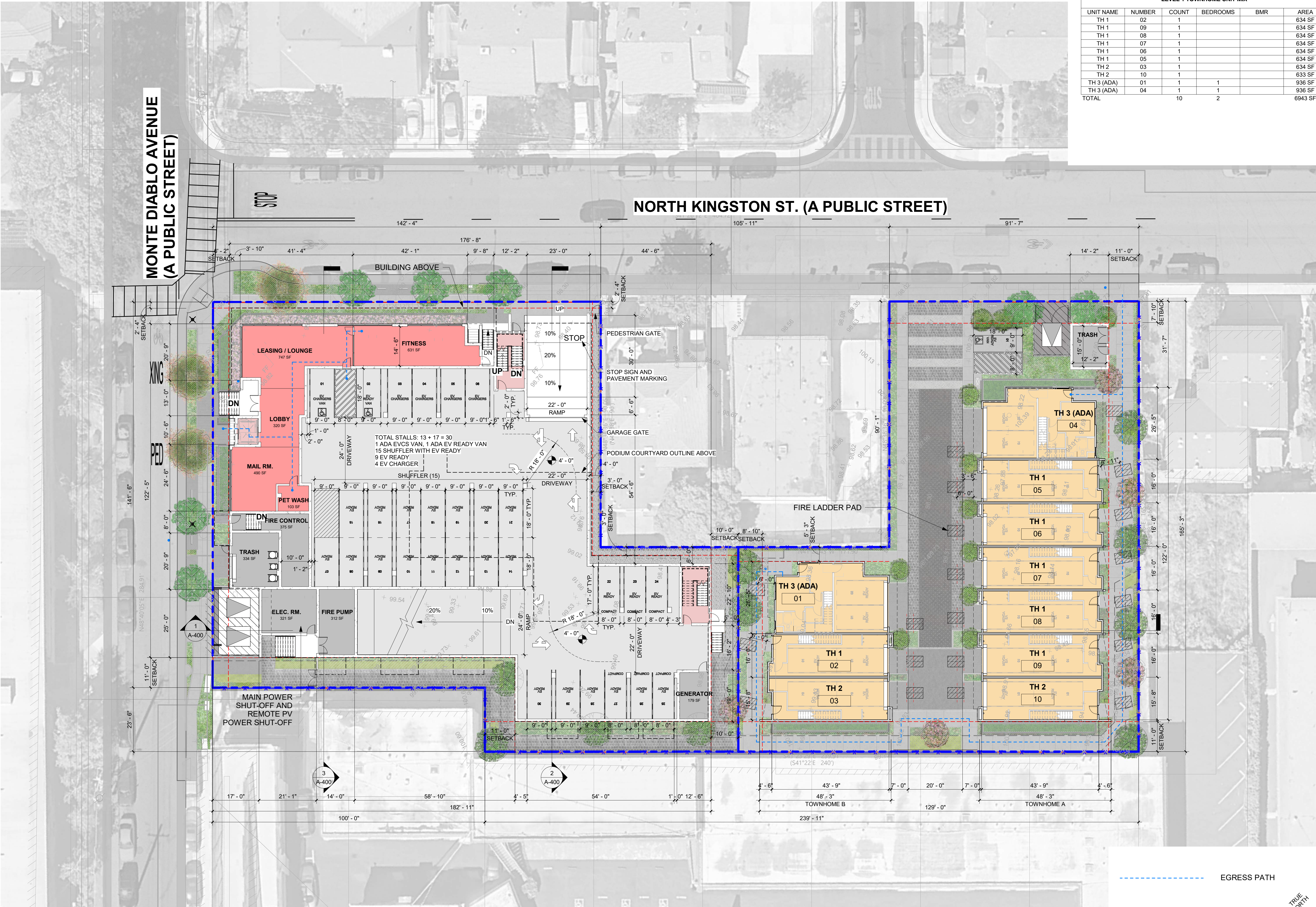
EGRESS PATH



LEVEL B1

1/16" = 1'-0"

1



LEVEL 1 TOWNHOME UNIT MIX					
UNIT NAME	NUMBER	COUNT	BEDROOMS	BMR	AREA
TH 1	02	1			634 SF
TH 1	09	1			634 SF
TH 1	08	1			634 SF
TH 1	07	1			634 SF
TH 1	06	1			634 SF
TH 1	05	1			634 SF
TH 2	03	1			634 SF
TH 2	10	1			633 SF
TH 3 (ADA)	01	1	1		936 SF
TH 3 (ADA)	04	1	1		936 SF
TOTAL		10	2		6943 SF



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SC PROPERTIES

Sheet Title:
LEVEL 1

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A-111

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



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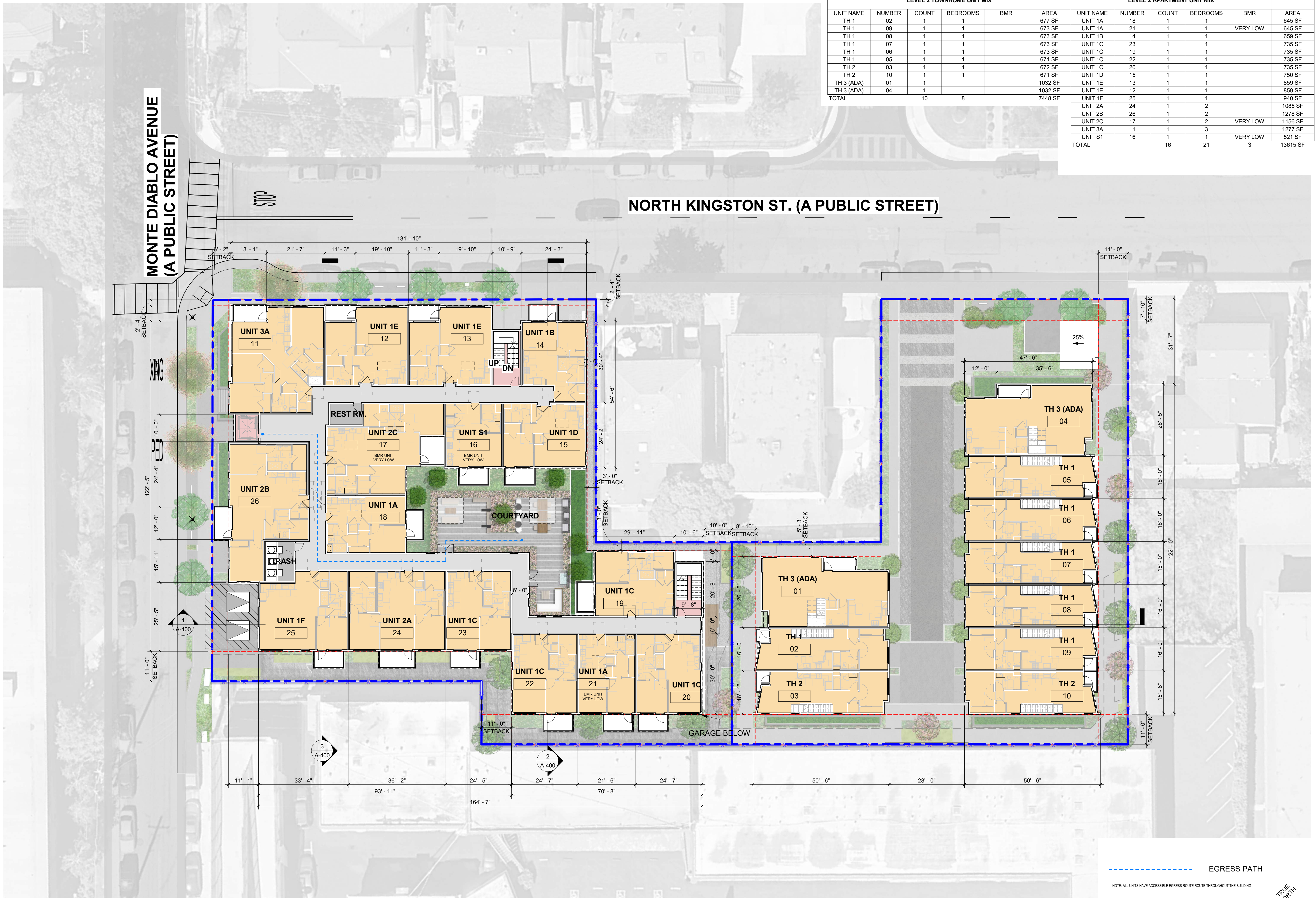
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No. 21058
 Date: 12/09/2025
 Scale: 1/16" = 1'-0"
 Drawn By: Author

A-112

LEVEL 2 TOWNHOME UNIT MIX						LEVEL 2 APARTMENT UNIT MIX						
UNIT NAME	NUMBER	COUNT	BEDROOMS	BMR	AREA	UNIT NAME	NUMBER	COUNT	BEDROOMS	BMR	AREA	
TH 1	02	1	1		677 SF	UNIT 1A	18	1	1		645 SF	
TH 1	09	1	1		673 SF	UNIT 1A	21	1	1	VERY LOW	645 SF	
TH 1	08	1	1		673 SF	UNIT 1B	14	1	1		659 SF	
TH 1	07	1	1		673 SF	UNIT 1C	23	1	1		735 SF	
TH 1	06	1	1		673 SF	UNIT 1C	19	1	1		735 SF	
TH 1	05	1	1		671 SF	UNIT 1C	22	1	1		735 SF	
TH 2	03	1	1		672 SF	UNIT 1C	20	1	1		735 SF	
TH 2	10	1	1		671 SF	UNIT 1D	15	1	1		750 SF	
TH 3 (ADA)	01	1			1032 SF	UNIT 1E	13	1	1		859 SF	
TH 3 (ADA)	04	1			1032 SF	UNIT 1E	12	1	1		859 SF	
TOTAL		10	8		7448 SF	UNIT 1F	25	1	1		940 SF	
						UNIT 2A	24	1	2		1085 SF	
						UNIT 2B	26	1	2		1278 SF	
						UNIT 2C	17	1	2	VERY LOW	1156 SF	
						UNIT 3A	11	1	3		1277 SF	
						UNIT S1	16	1	1	VERY LOW	521 SF	
						TOTAL		16	21	3	13615 SF	





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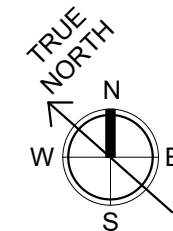
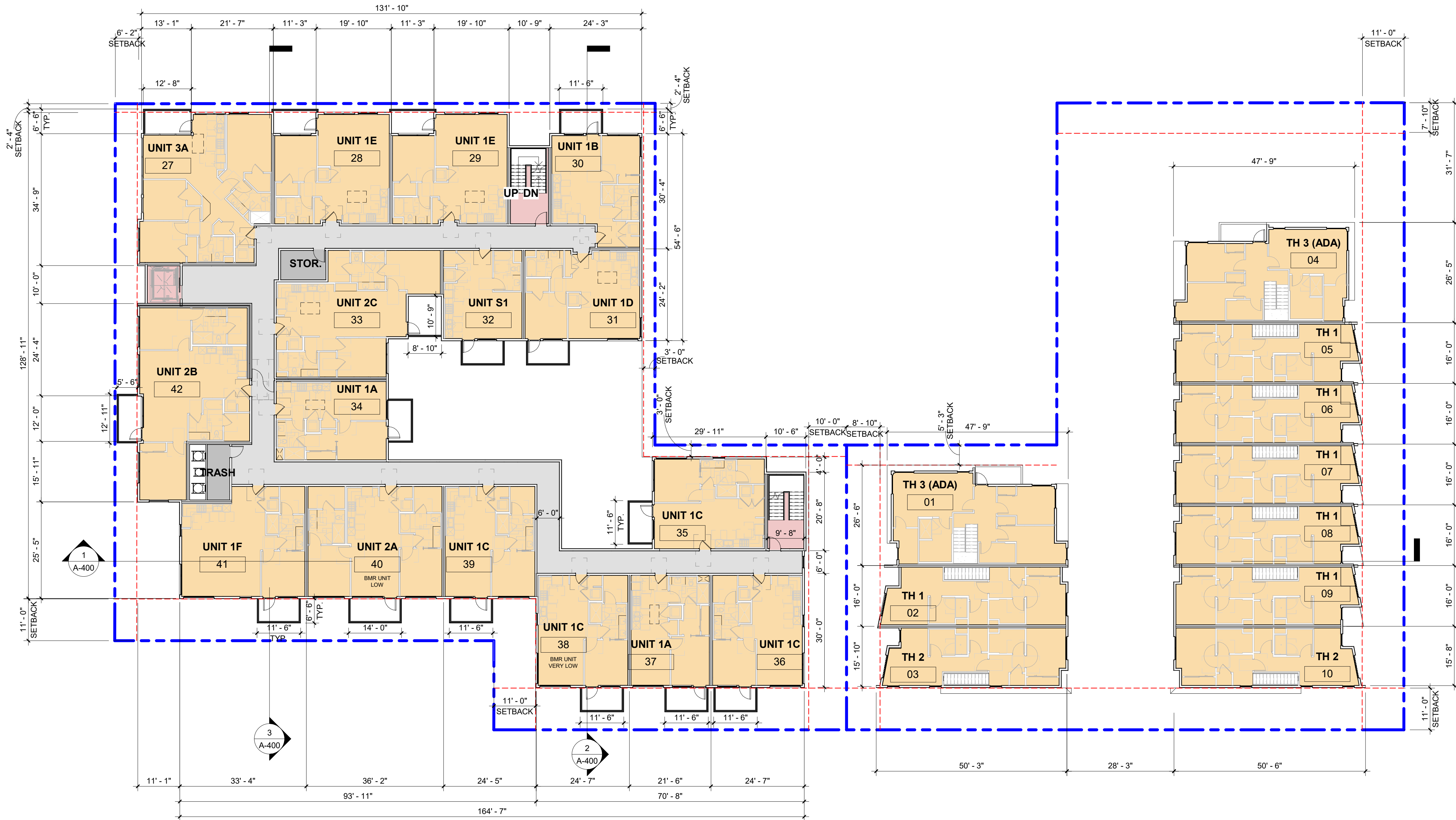
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LEVEL 3

Job No. 21058
Date: 12/09/2025
Scale: 1/16" = 1'-0"
Drawn By: Author

Sheet No:

A-113

LEVEL 3 TOWNHOME UNIT MIX						LEVEL 3 APARTMENT UNIT MIX					
UNIT NAME	NUMBER	COUNT	BEDROOMS	BMR	AREA	UNIT NAME	NUMBER	COUNT	BEDROOMS	BMR	AREA
TH 1	02	1	2		676 SF	UNIT 1A	34	1	1		645 SF
TH 1	09	1	2		671 SF	UNIT 1A	37	1	1		645 SF
TH 1	08	1	2		671 SF	UNIT 1B	30	1	1		659 SF
TH 1	07	1	2		671 SF	UNIT 1C	39	1	1		735 SF
TH 1	06	1	2		671 SF	UNIT 1C	35	1	1		735 SF
TH 1	05	1	2		670 SF	UNIT 1C	38	1	1	VERY LOW	735 SF
TH 2	03	1	2		671 SF	UNIT 1C	36	1	1		735 SF
TH 2	10	1	2		670 SF	UNIT 1D	31	1	1		750 SF
TH 3 (ADA)	01	1	3		928 SF	UNIT 1E	29	1	1		859 SF
TH 3 (ADA)	04	1	3		922 SF	UNIT 1E	28	1	1		859 SF
TOTAL		10	22		7220 SF	UNIT 1F	41	1	1		940 SF
						UNIT 2A	40	1	2	LOW	1085 SF
						UNIT 2B	42	1	2		1278 SF
						UNIT 2C	33	1	2		1156 SF
						UNIT 3A	27	1	3		1277 SF
						UNIT S1	32	1	1		521 SF
						TOTAL		16	21	2	13615 SF



LEVEL 3

1/16" = 1'-0"

1



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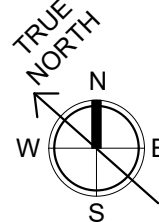
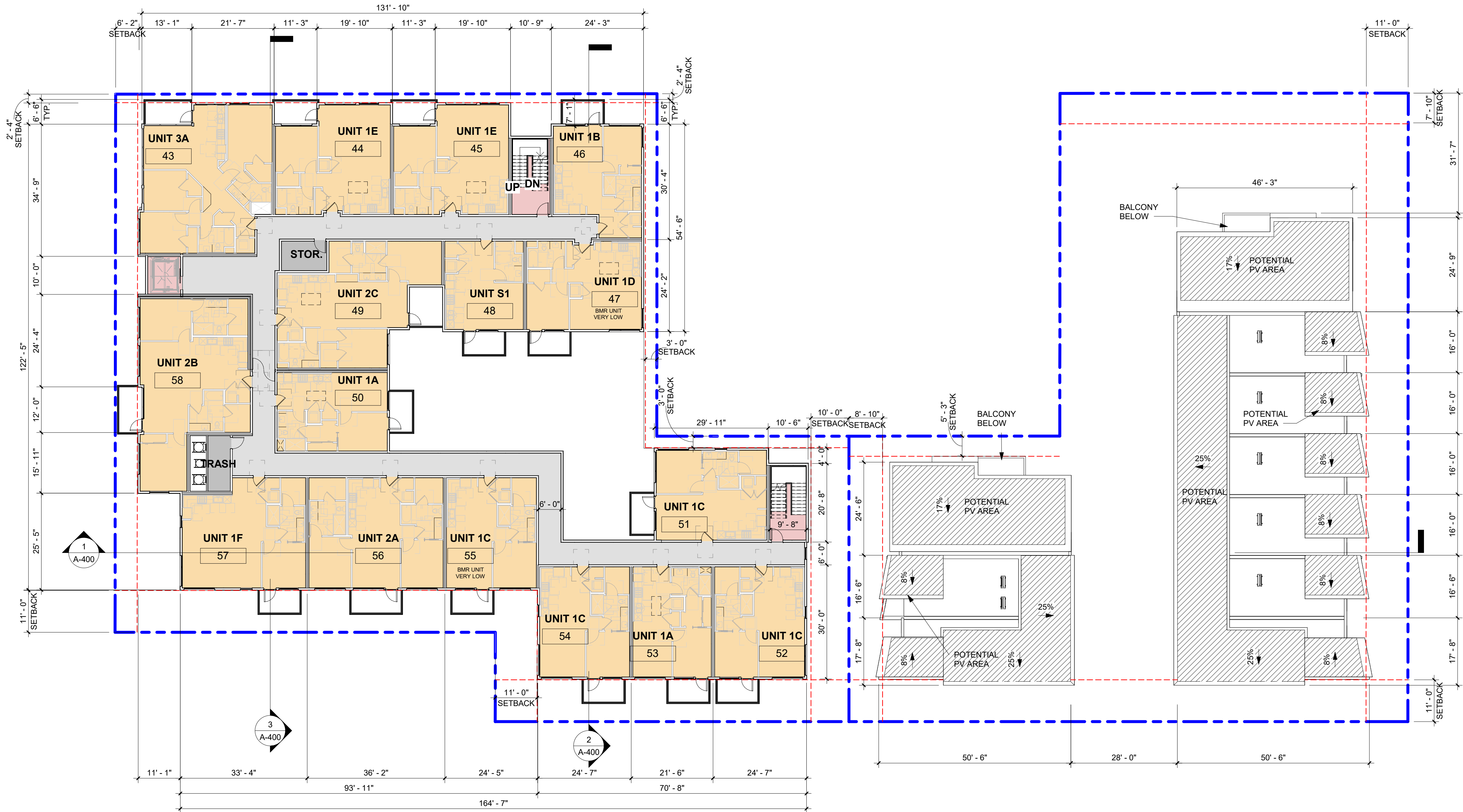
Sheet Title:
LEVEL 4

Job No. 21058
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Drawn By: Author

Sheet No:

A-114

LEVEL 4 APARTMENT UNIT MIX					
UNIT NAME	NUMBER	COUNT	BEDROOMS	BMR	AREA
UNIT 1A	50	1	1		645 SF
UNIT 1A	53	1	1		645 SF
UNIT 1B	46	1	1		659 SF
UNIT 1C	55	1	1	VERY LOW	735 SF
UNIT 1C	51	1	1		735 SF
UNIT 1C	54	1	1		735 SF
UNIT 1C	52	1	1		735 SF
UNIT 1D	47	1	1	VERY LOW	750 SF
UNIT 1E	45	1	1		859 SF
UNIT 1E	44	1	1		859 SF
UNIT 1F	57	1	1		940 SF
UNIT 2A	56	1	2		1085 SF
UNIT 2B	58	1	2		1278 SF
UNIT 2C	49	1	2		1156 SF
UNIT 3A	43	1	3		1277 SF
UNIT S1	48	1	1		521 SF
TOTAL		16	21	2	13615 SF



LEVEL 4

1/16" = 1'-0"

1



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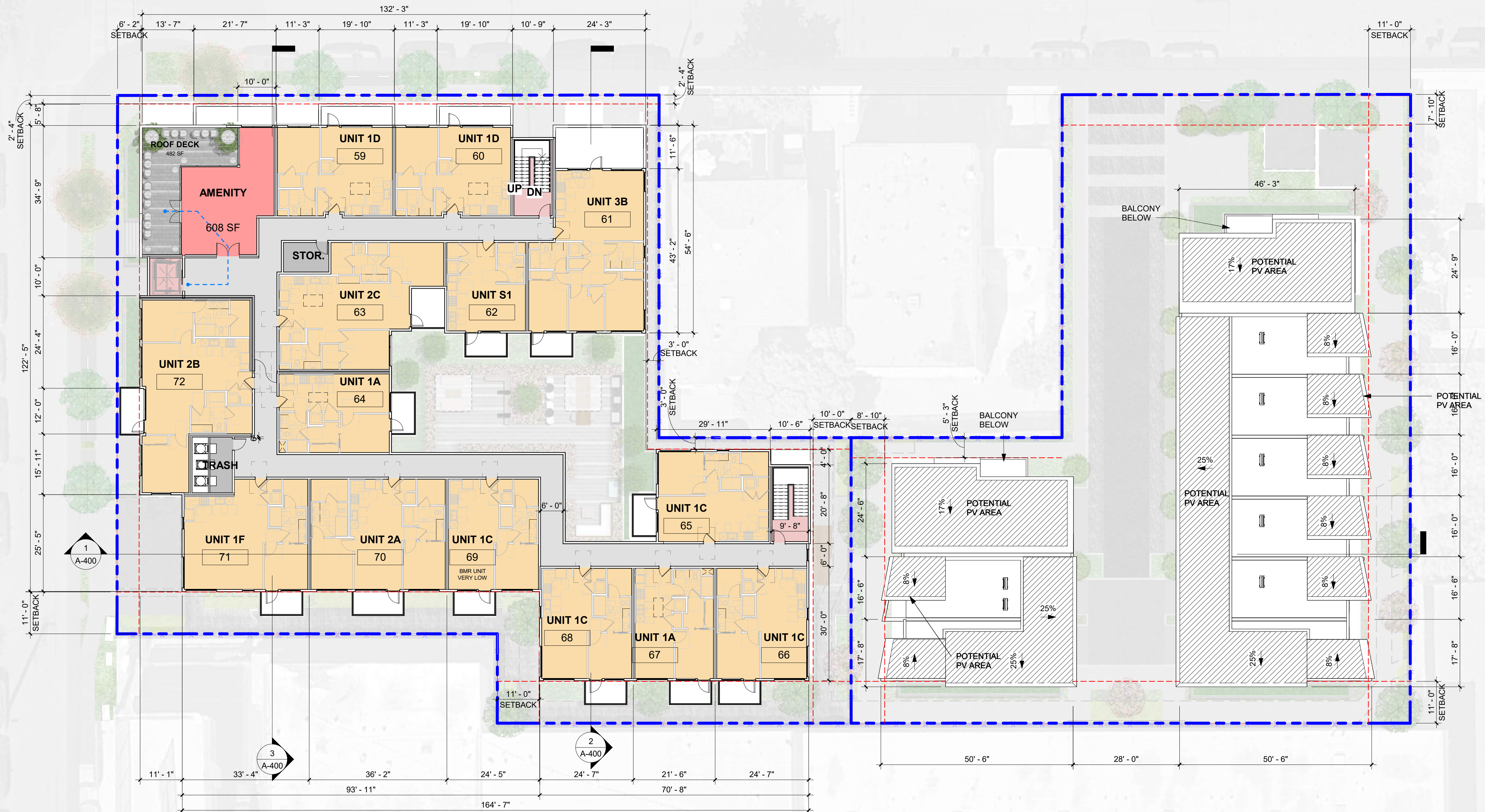
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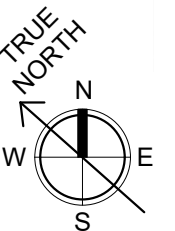
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A-115

LEVEL 5 APARTMENT UNIT MIX					
UNIT NAME	NUMBER	COUNT	BEDROOMS	BMR	AREA
UNIT 1A	64	1	1		645 SF
UNIT 1A	67	1	1		645 SF
UNIT 1C	69	1	1	VERY LOW	735 SF
UNIT 1C	65	1	1		735 SF
UNIT 1C	68	1	1		735 SF
UNIT 1C	66	1	1		735 SF
UNIT 1D	60	1	1		749 SF
UNIT 1D	59	1	1		749 SF
UNIT 1F	71	1	1		940 SF
UNIT 2A	70	1	2		1085 SF
UNIT 2B	72	1	2		1278 SF
UNIT 2C	63	1	2		1156 SF
UNIT 3B	61	1	3		1214 SF
UNIT S1	62	1	1		521 SF
TOTAL		14	19	1	11923 SF



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



1



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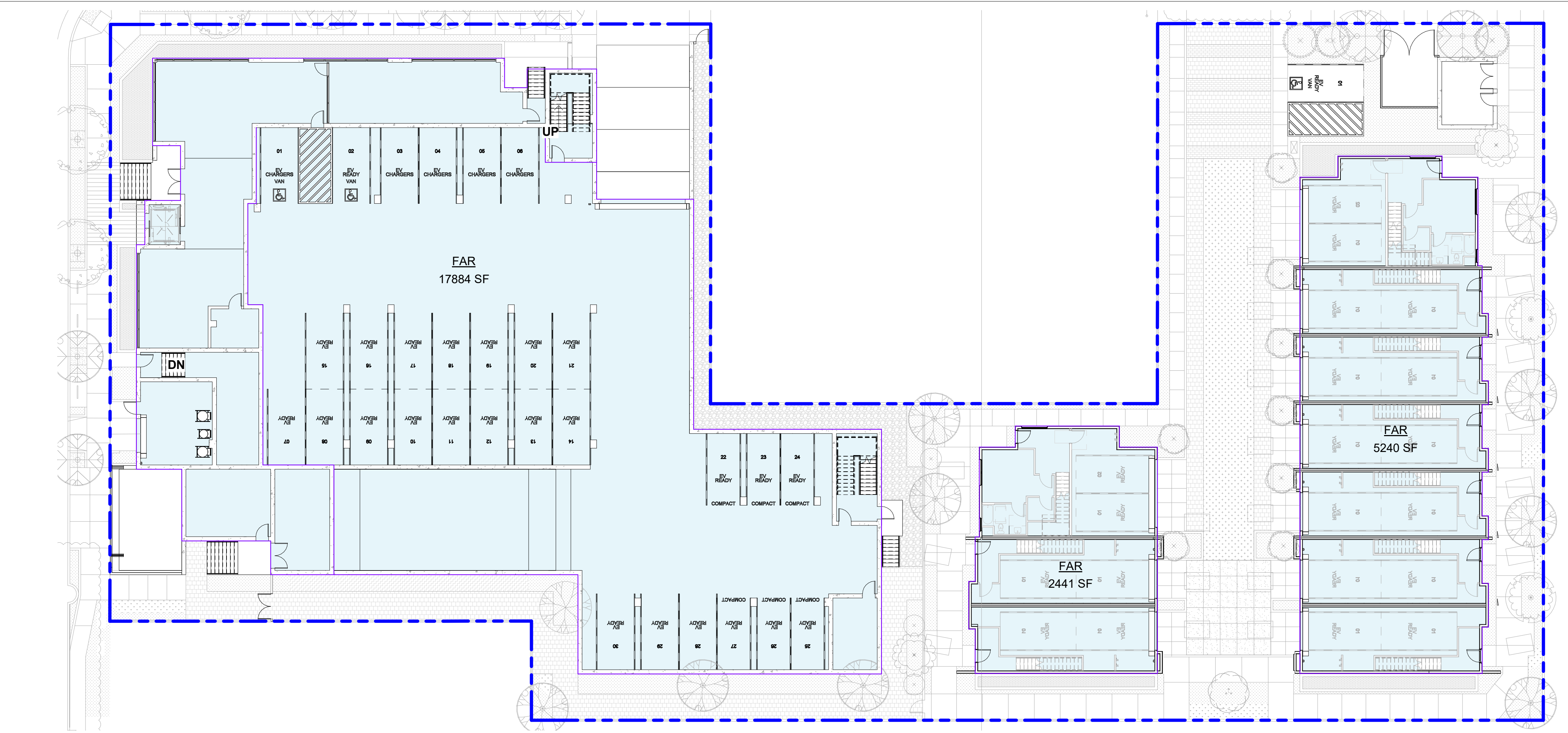
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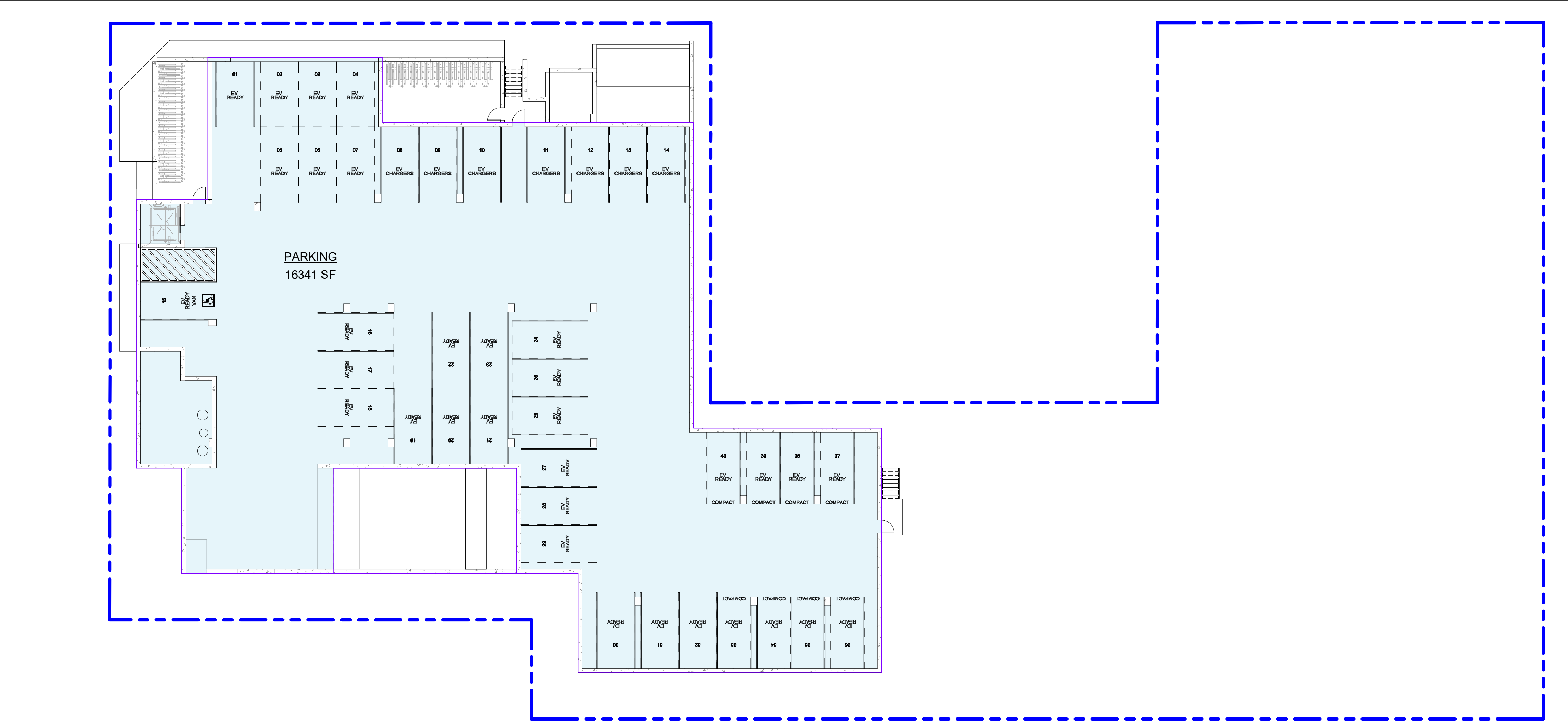
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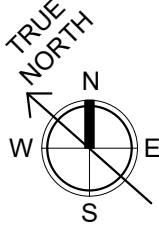




LEVEL 1 1/16" = 1'-0" 2



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



AREA PLAN LEGEND

BUILDING GROSS AREA

AREA NOT INCLUDED IN FAR

BUILDING GROSS AREA (INCLUDED IN FAR)				NOT INCLUDED IN FAR
FLOOR	APARTMENT	OCCUPANCY	TOWNHOME	OCCUPANCY
LEVEL B1				
LEVEL 1	17884 SF	A-3, B, S-2	7681 SF	R-2, U
LEVEL 2	16238 SF	A-3, R-2, S-2	7840 SF	R-2
LEVEL 3	16238 SF	R-2, S-2	7611 SF	R-2
LEVEL 4	16238 SF	R-2, S-2		
LEVEL 5	15115 SF	A-3, R-2, S-2		
TOTAL	81713 SF		23132 SF	
GRAND TOTAL		104845 SF		16341 SF



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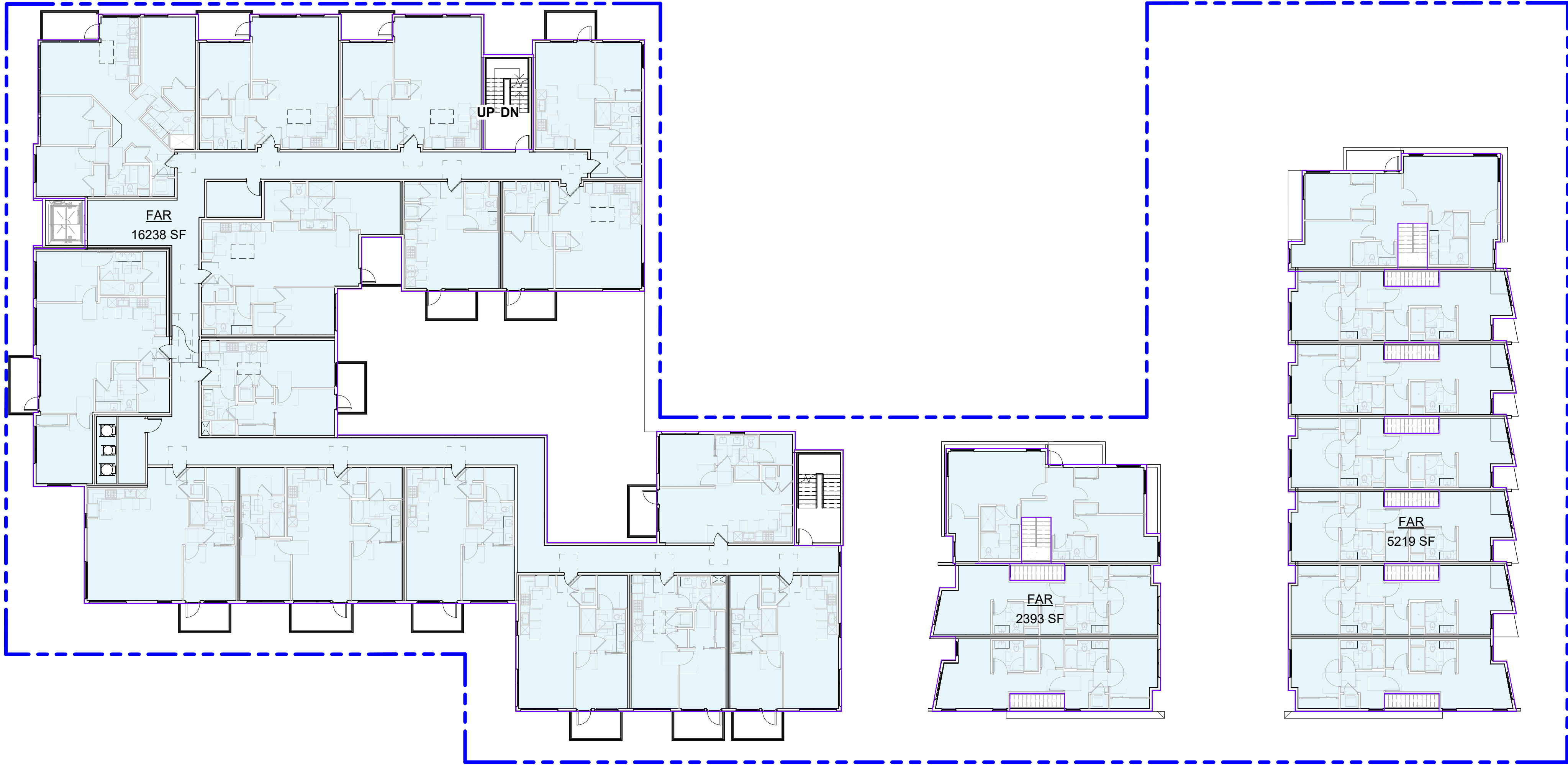
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Sheet Title:
LEVELS B1 & 1 - FAR
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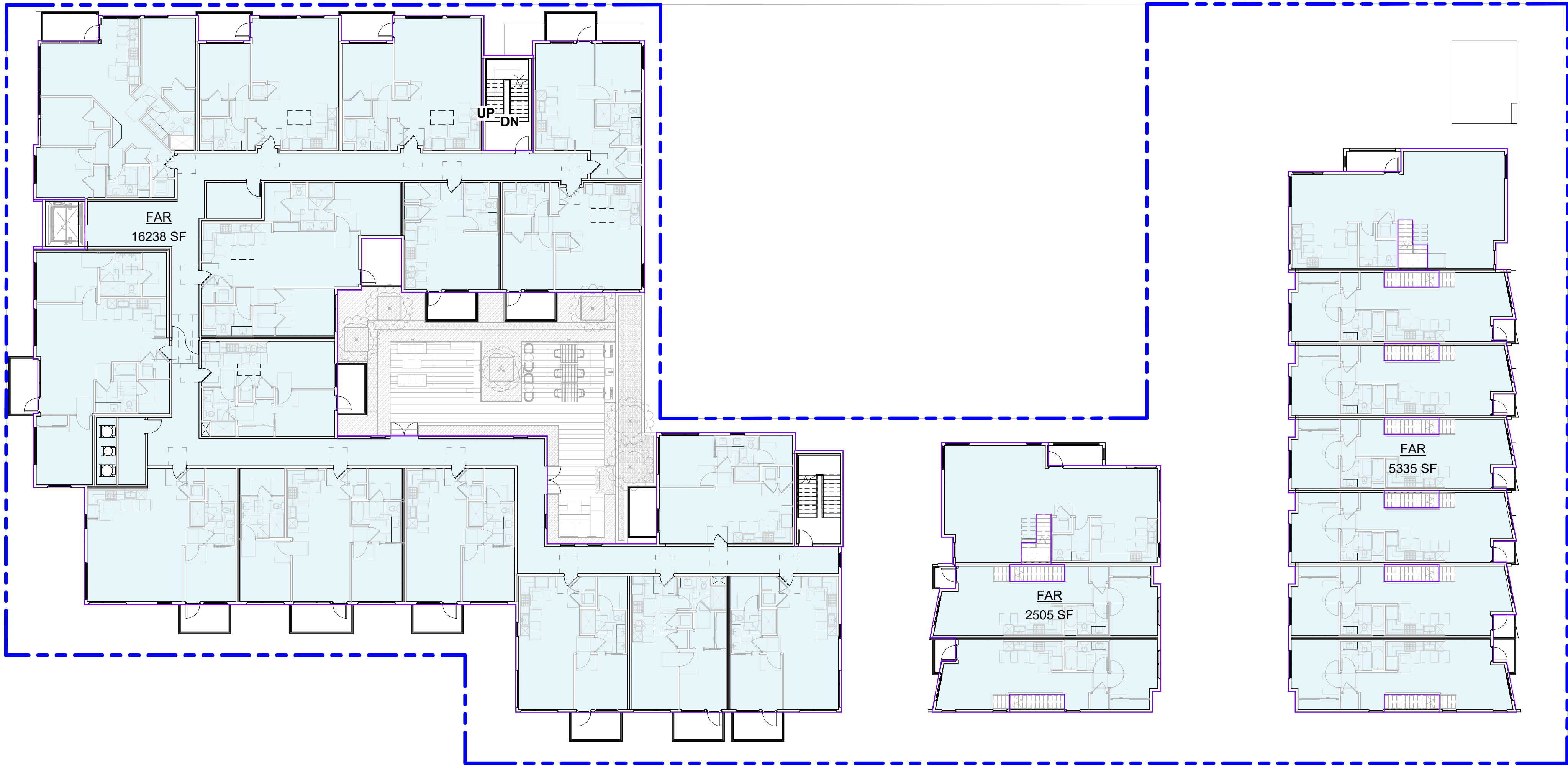
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Date: 12/09/2025
Scale: As indicated
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Sheet No:

A-201



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



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

AREA PLAN LEGEND

BUILDING GROSS AREA

AREA NOT INCLUDED IN FAR

BUILDING GROSS AREA (INCLUDED IN FAR)					NOT INCLUDED IN FAR
FLOOR	APARTMENT	OCCUPANCY	TOWNHOME	OCCUPANCY	PARKING (S-2)
LEVEL B1					16341 SF
LEVEL 1	17884 SF	A-3, B, S-2	7681 SF	R-2, U	
LEVEL 2	16238 SF	A-3, R-2, S-2	7840 SF	R-2	
LEVEL 3	16238 SF	R-2, S-2	7611 SF	R-2	
LEVEL 4	16238 SF	R-2, S-2			
LEVEL 5	15115 SF	A-3, R-2, S-2			
TOTAL	81713 SF		23132 SF		16341 SF
GRAND TOTAL	104845 SF				



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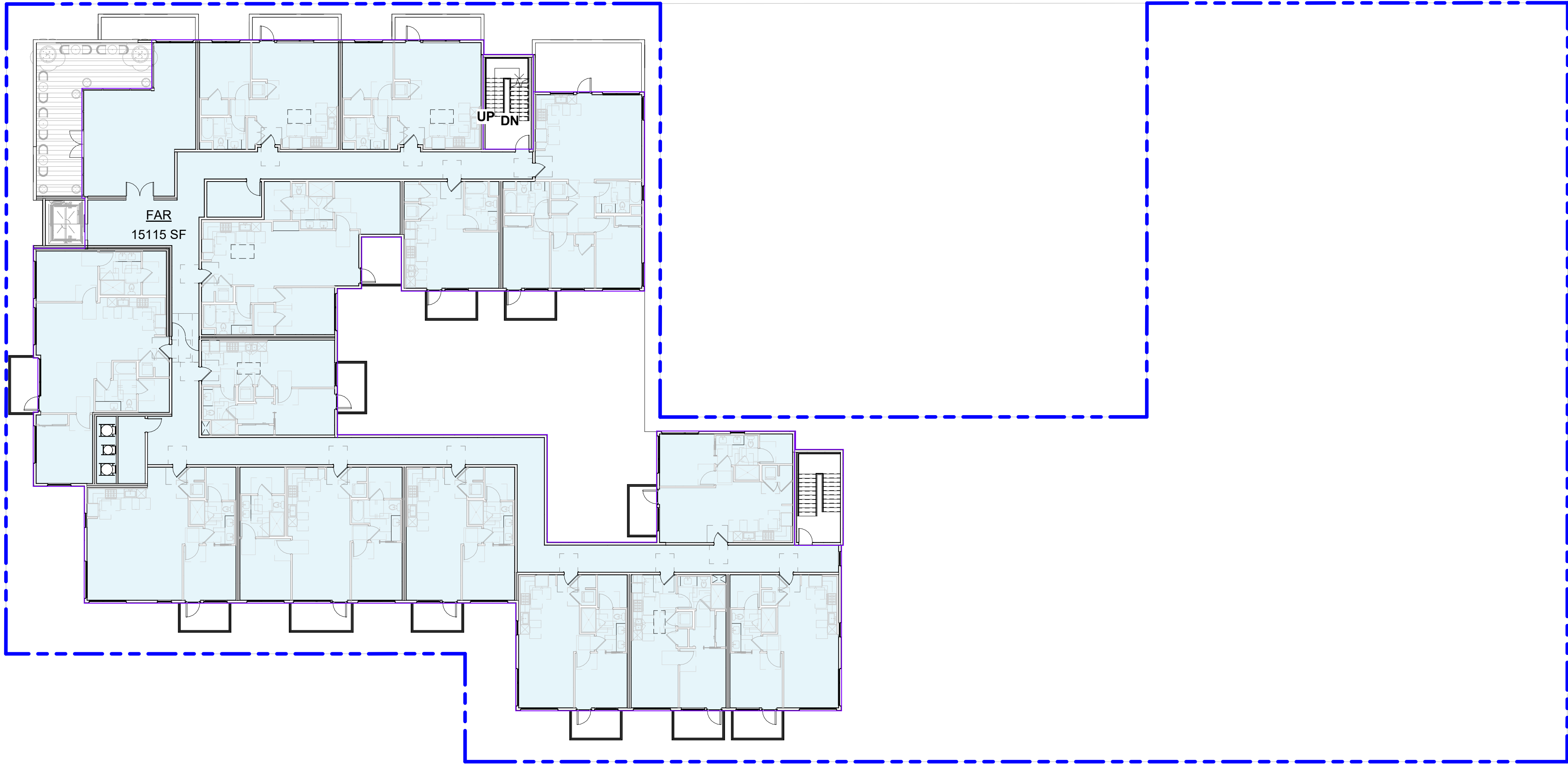
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LEVELS 2 & 3 - FAR
CALCULATION

Job No. 21058
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Drawn By: Author

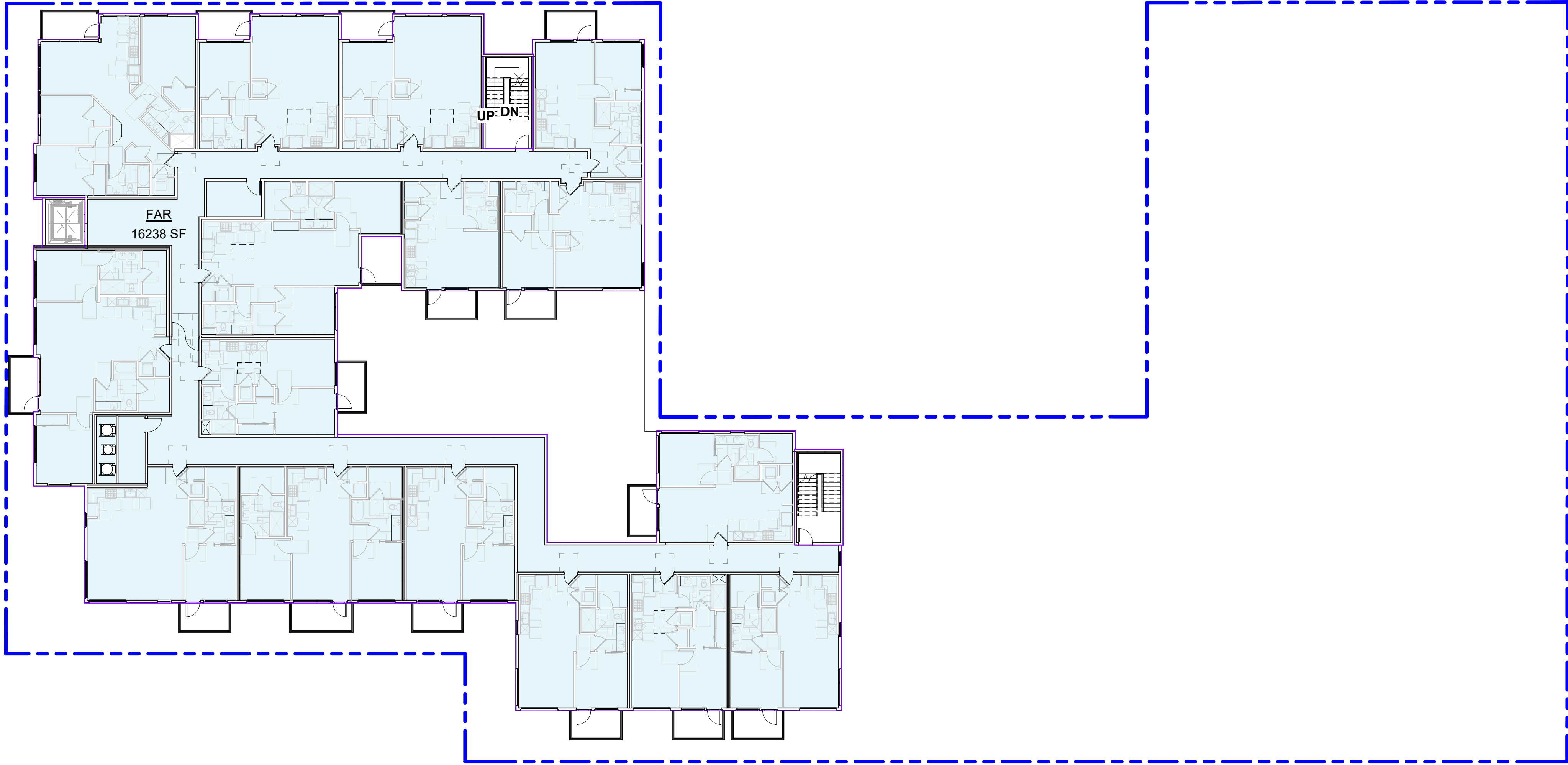
Sheet No:

A-202





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



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

- AREA PLAN LEGEND**
- BUILDING GROSS AREA
 - AREA NOT INCLUDED IN FAR

BUILDING GROSS AREA (INCLUDED IN FAR)					NOT INCLUDED IN FAR
FLOOR	APARTMENT	OCCUPANCY	TOWNHOME	OCCUPANCY	PARKING (S-2)
LEVEL B1					16341 SF
LEVEL 1	17884 SF	A-3, B, S-2	7681 SF	R-2, U	
LEVEL 2	16238 SF	A-3, R-2, S-2	7840 SF	R-2	
LEVEL 3	16238 SF	R-2, S-2	7611 SF	R-2	
LEVEL 4	16238 SF	R-2, S-2			
LEVEL 5	15115 SF	A-3, R-2, S-2			
TOTAL	81713 SF		23132 SF		16341 SF
GRAND TOTAL	104845 SF				



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San Mateo, California

SC PROPERTIES

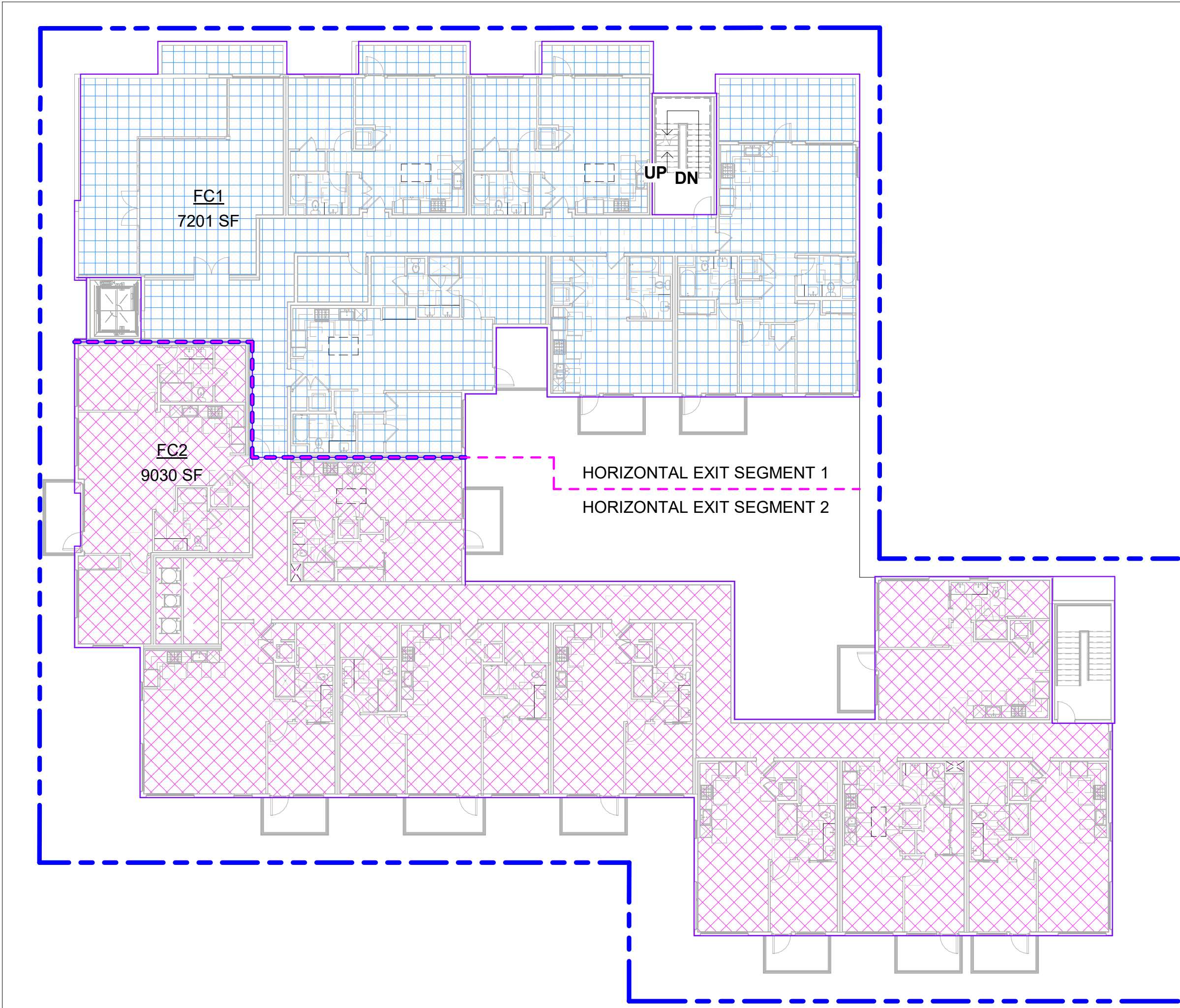
Sheet Title:
LEVELS 4 & 5 - FAR
CALCULATION

Job No. 21058
Date: 12/09/2025
Scale: As indicated
Drawn By: Author

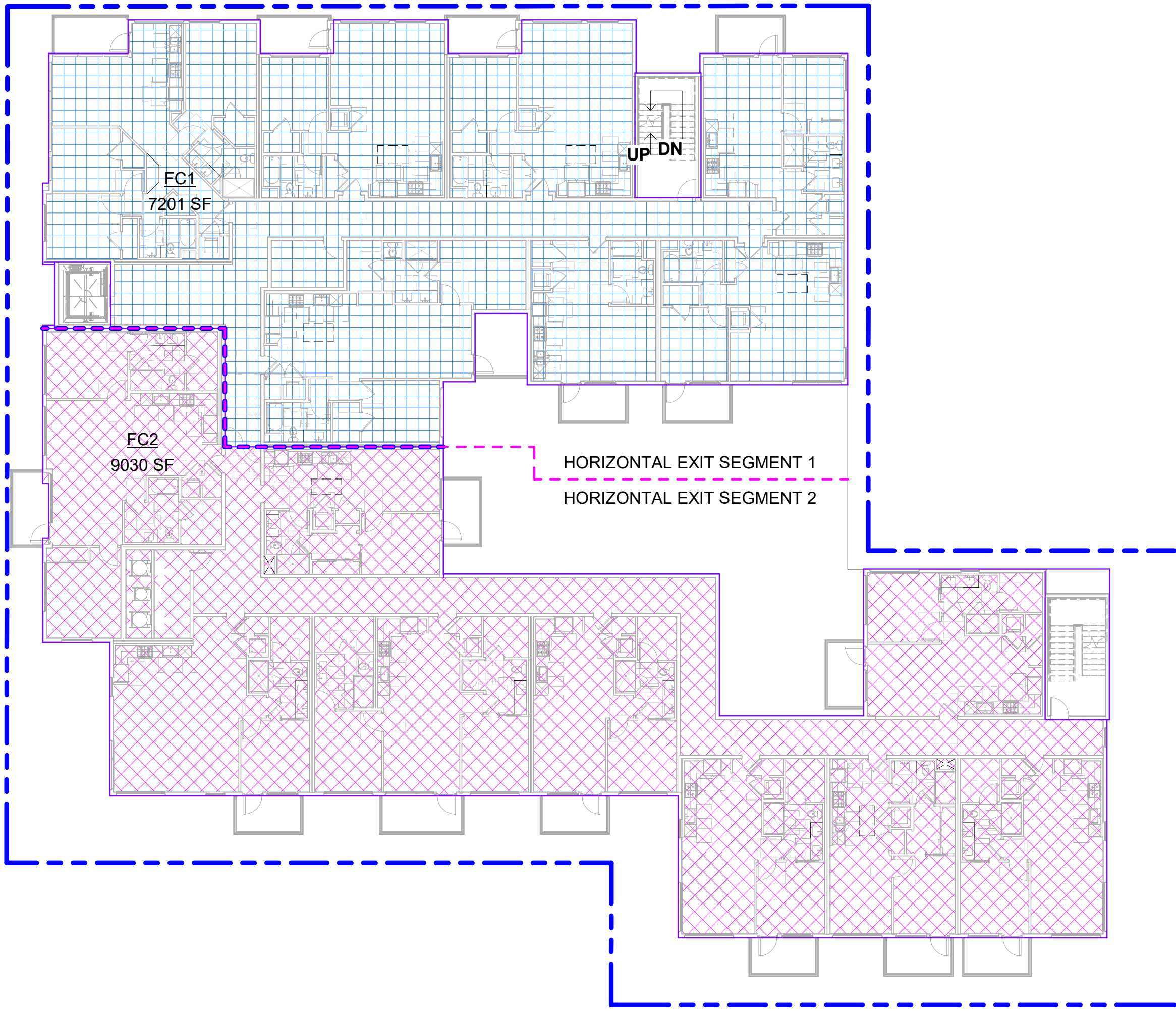
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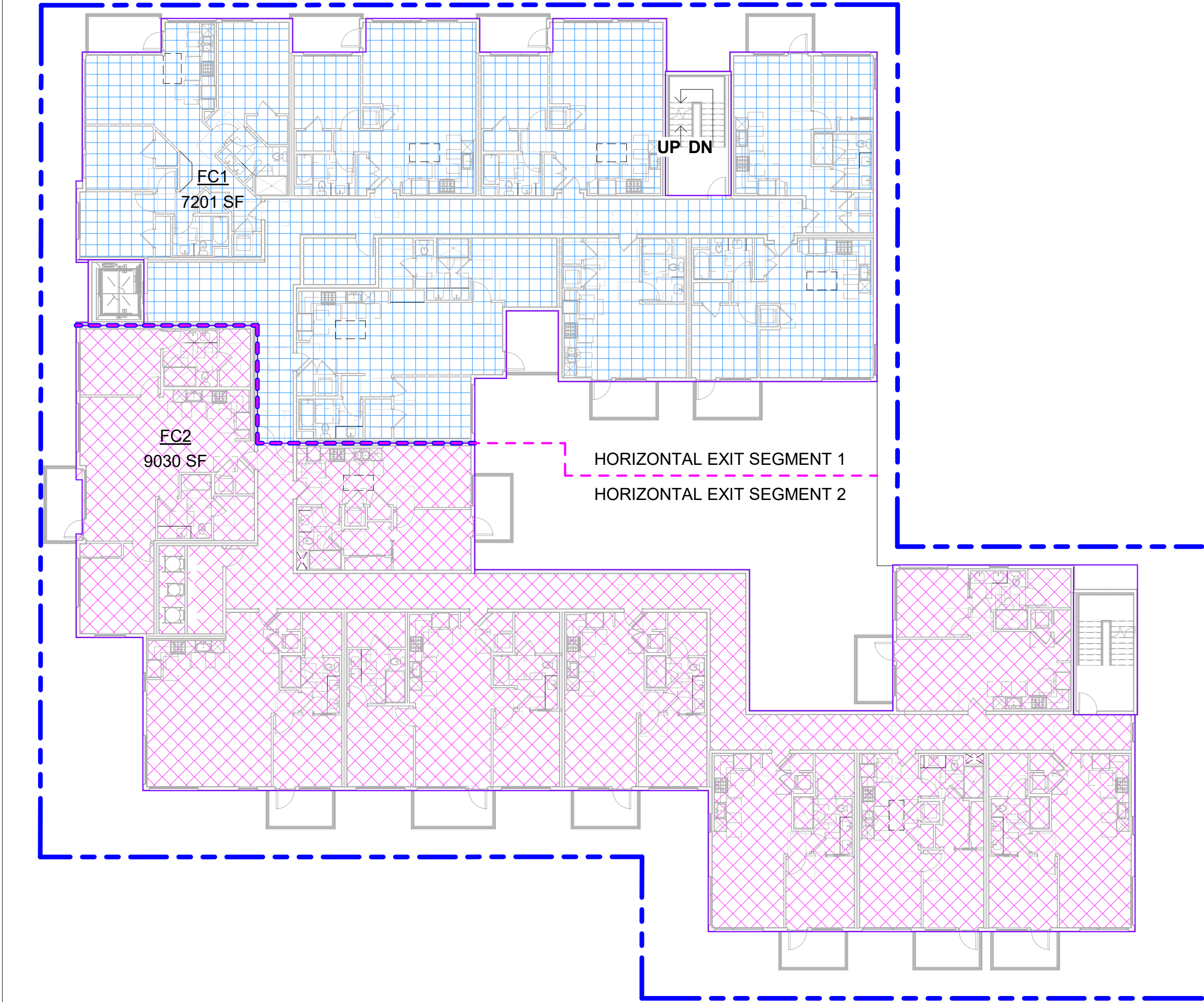




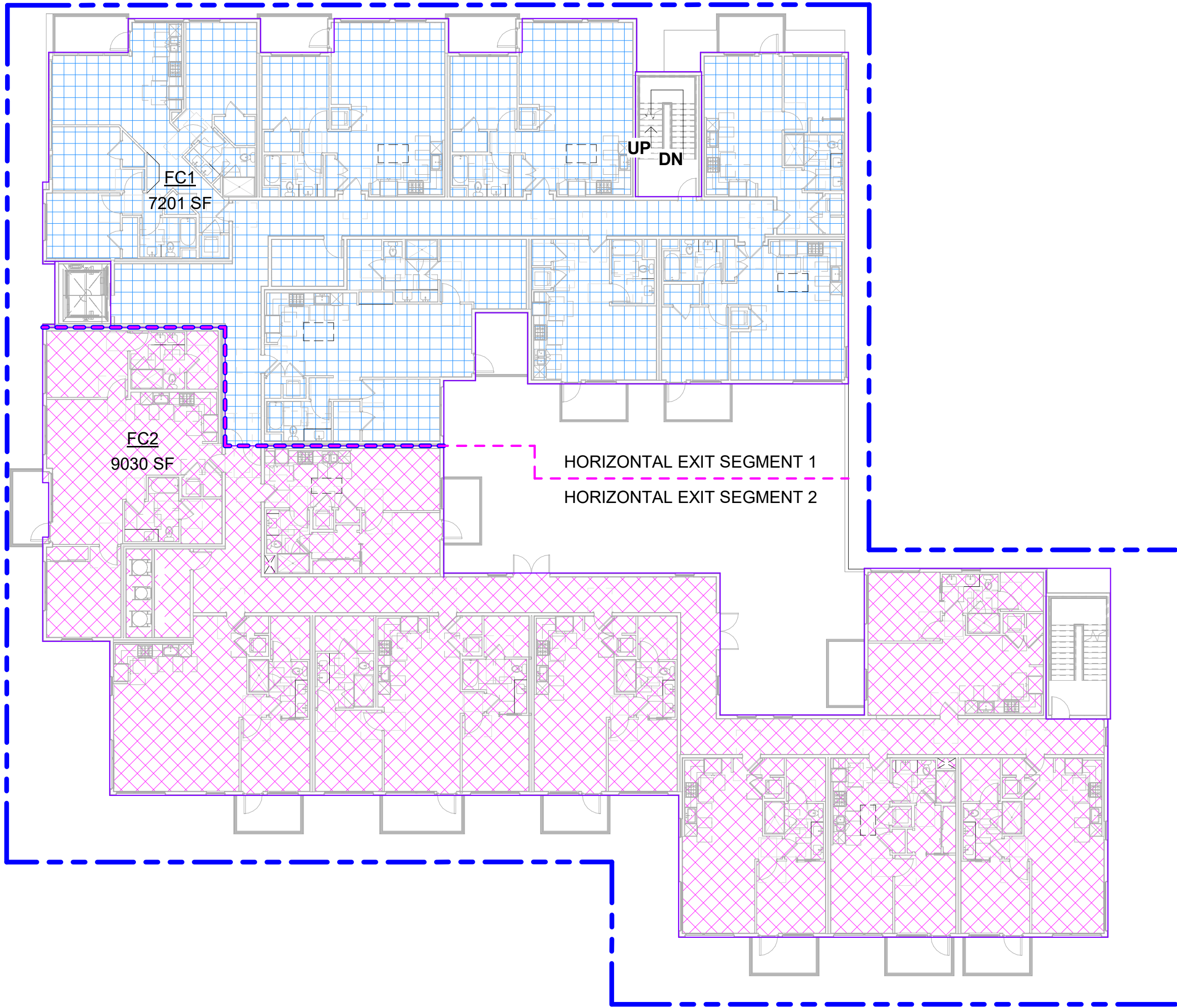
LEVEL 5 1/16" = 1'-0" 4



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



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



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

	FC 1 (TYPE III-A)																									
FRONTAGE INCREASE (If)	PER CBC SECTION 506.3.3 TABLE 506.3.3 FRONTAGE INCREASE FACTOR* <table><tr><th>PERCENTAGE OF BUILDING FRONTIER</th><th>0 to less than 25</th><th>25 to less than 50</th><th>50 to less than 75</th><th>75 or greater</th></tr><tr><td>0 to less than 25</td><td>0</td><td>0</td><td>0</td><td>0</td></tr><tr><td>25 to less than 50</td><td>0</td><td>0.17</td><td>0.21</td><td>0.25</td></tr><tr><td>50 to less than 75</td><td>0</td><td>0.33</td><td>0.40</td><td>0.50</td></tr><tr><td>75 to 100</td><td>0</td><td>0.50</td><td>0.60</td><td>0.75</td></tr></table> *As determined by perimeter.	PERCENTAGE OF BUILDING FRONTIER	0 to less than 25	25 to less than 50	50 to less than 75	75 or greater	0 to less than 25	0	0	0	0	25 to less than 50	0	0.17	0.21	0.25	50 to less than 75	0	0.33	0.40	0.50	75 to 100	0	0.50	0.60	0.75
PERCENTAGE OF BUILDING FRONTIER	0 to less than 25	25 to less than 50	50 to less than 75	75 or greater																						
0 to less than 25	0	0	0	0																						
25 to less than 50	0	0.17	0.21	0.25																						
50 to less than 75	0	0.33	0.40	0.50																						
75 to 100	0	0.50	0.60	0.75																						
ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED TWO (Sa)	PER CBC SECTION 506.2.1 2																									
ALLOWABLE AREA SINGLE USE BUILDING (Aa)	PER CBC SECTION 506.2.1 - Eq 5-2 $Aa = (At + [NS \times If]) \times Sa$ $Aa = (+24000 + [24000 \times If]) \times Sa$ $48000 = [24000 + [24000 \times 0]] \times 2$																									
BUILDING ACTUAL AREA	LEVEL 2 7201 SF R-2 LEVEL 3 7201 SF R-2 LEVEL 4 7201 SF R-2 LEVEL 5 7201 SF R-2 / A-3 TOTAL AREA 28804 SF																									
TOTAL ACTUAL AREA	TOTAL AREA NOT TO EXCEED RATIO OF 1 TOTAL ACTUAL AREA / BUILDING MAX ALLOW AREA = 28,804 SF / 48,000 SF = 0.60																									
	FC 2 (TYPE III-A)																									
FRONTAGE INCREASE (If)	PER CBC SECTION 506.3.3 TABLE 506.3.3 FRONTAGE INCREASE FACTOR* <table><tr><th>PERCENTAGE OF BUILDING FRONTIER</th><th>0 to less than 25</th><th>25 to less than 50</th><th>50 to less than 75</th><th>75 or greater</th></tr><tr><td>0 to less than 25</td><td>0</td><td>0</td><td>0</td><td>0</td></tr><tr><td>25 to less than 50</td><td>0</td><td>0.17</td><td>0.21</td><td>0.25</td></tr><tr><td>50 to less than 75</td><td>0</td><td>0.33</td><td>0.40</td><td>0.50</td></tr><tr><td>75 to 100</td><td>0</td><td>0.50</td><td>0.60</td><td>0.75</td></tr></table> *As determined by perimeter.	PERCENTAGE OF BUILDING FRONTIER	0 to less than 25	25 to less than 50	50 to less than 75	75 or greater	0 to less than 25	0	0	0	0	25 to less than 50	0	0.17	0.21	0.25	50 to less than 75	0	0.33	0.40	0.50	75 to 100	0	0.50	0.60	0.75
PERCENTAGE OF BUILDING FRONTIER	0 to less than 25	25 to less than 50	50 to less than 75	75 or greater																						
0 to less than 25	0	0	0	0																						
25 to less than 50	0	0.17	0.21	0.25																						
50 to less than 75	0	0.33	0.40	0.50																						
75 to 100	0	0.50	0.60	0.75																						
ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED TWO (Sa)	PER CBC SECTION 506.2.1 2																									
ALLOWABLE AREA SINGLE USE BUILDING (Aa)	PER CBC SECTION 506.2.1 - Eq 5-2 $Aa = (At + [NS \times If]) \times Sa$ $Aa = (+24000 + [24000 \times If]) \times Sa$ $48000 = [24000 + [24000 \times 0]] \times 2$																									
BUILDING ACTUAL AREA	LEVEL 2 9030 SF R-2 LEVEL 3 9030 SF R-2 LEVEL 4 9030 SF R-2 LEVEL 5 9030 SF R-2 TOTAL AREA 36119 SF																									
TOTAL ACTUAL AREA	TOTAL AREA NOT TO EXCEED RATIO OF 1 TOTAL ACTUAL AREA / BUILDING MAX ALLOW AREA = 36,119 SF / 48,000 SF = 0.75																									

- 3-HR FIRE WALL
- HORIZONTAL EXIT SEGMENT
- LEVEL B1 TO LEVEL 1: TYPE I-A UNLIMITED ALLOWABLE AREA



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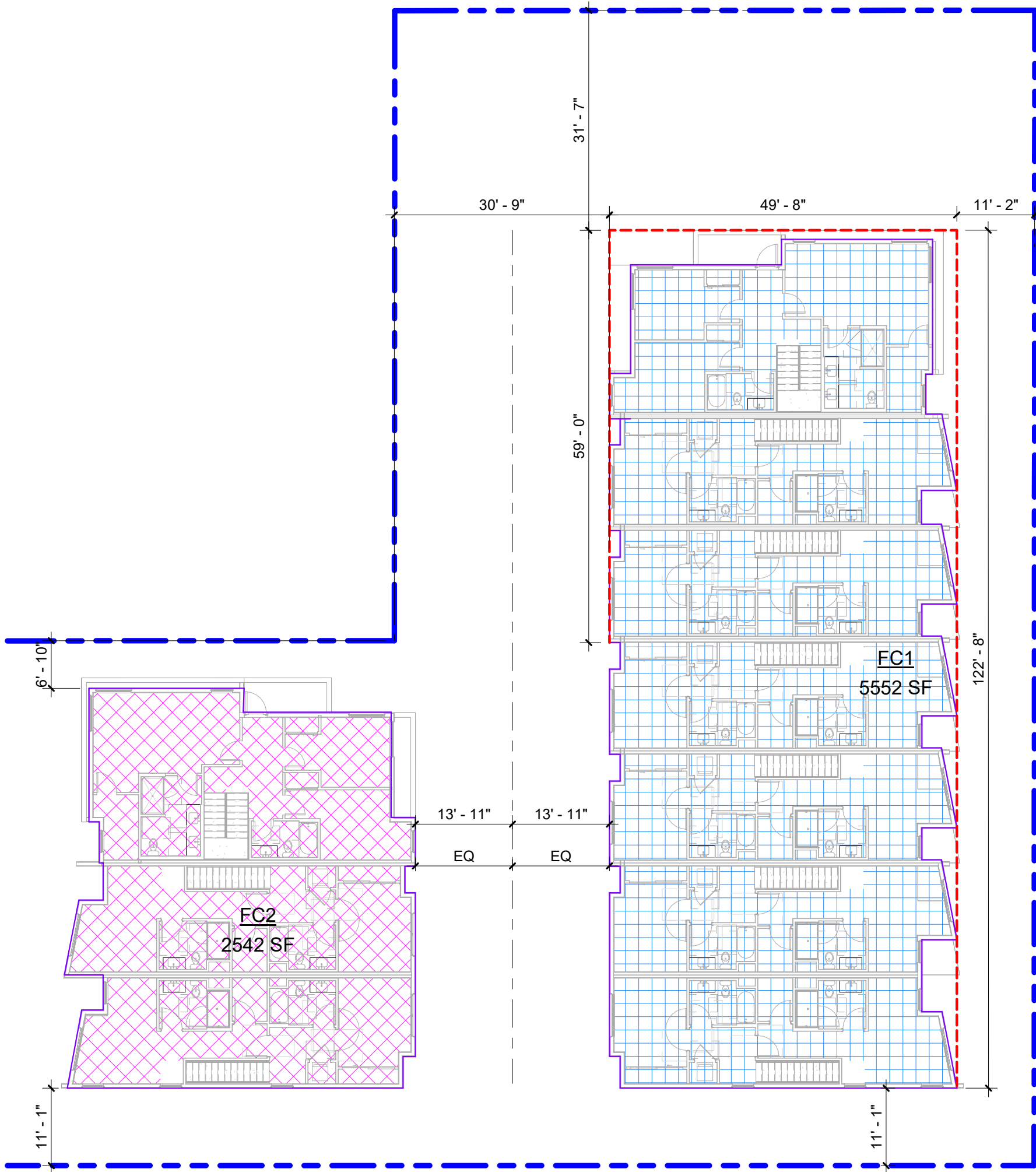
1218 MONTE DIABLO AVENUE
San Mateo, California
SC PROPERTIES

Sheet Title:
APARTMENT
ALLOWABLE AREAS

Job No. 21058
Date: 12/09/2025
Scale: As indicated
Drawn By: Author

Sheet No:

A-210



	FC1 (TYPE V-B)																									
FRONTAGE INCREASE (If)	PER CBC SECTION 506.3.3 TABLE 506.3.3 FRONTAGE INCREASE FACTOR* <table><tr><th>PERCENTAGE OF BUILDING FRONTAGE</th><th>0 to less than 25</th><th>25 to less than 50</th><th>50 to less than 75</th><th>75 or greater</th></tr><tr><td>0 to less than 25</td><td>0</td><td>0</td><td>0</td><td>0</td></tr><tr><td>25 to less than 50</td><td>0</td><td>0.17</td><td>0.21</td><td>0.25</td></tr><tr><td>50 to less than 75</td><td>0</td><td>0.33</td><td>0.42</td><td>0.50</td></tr><tr><td>75 or greater</td><td>0</td><td>0.50</td><td>0.63</td><td>0.75</td></tr></table> *As determined by the authority.	PERCENTAGE OF BUILDING FRONTAGE	0 to less than 25	25 to less than 50	50 to less than 75	75 or greater	0 to less than 25	0	0	0	0	25 to less than 50	0	0.17	0.21	0.25	50 to less than 75	0	0.33	0.42	0.50	75 or greater	0	0.50	0.63	0.75
PERCENTAGE OF BUILDING FRONTAGE	0 to less than 25	25 to less than 50	50 to less than 75	75 or greater																						
0 to less than 25	0	0	0	0																						
25 to less than 50	0	0.17	0.21	0.25																						
50 to less than 75	0	0.33	0.42	0.50																						
75 or greater	0	0.50	0.63	0.75																						
ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED TWO (Sa)	PER CBC SECTION 506.2.1 2																									
ALLOWABLE AREA SINGLE USE BUILDING (Aa)	PER CBC SECTION 506.2.1 - Eq 5-1 Aa = At + (NS X If) Aa = 7000 + (7000 X If) PER STORY 8750 = 7000+(7000 X .25)																									
BUILDING ACTUAL AREA	TH LEVEL 1 5238 SF R-2 TH LEVEL 2 5658 SF R-2 TH LEVEL 3 5552 SF R-2 TOTAL AREA 16449 SF																									
TOTAL ACTUAL AREA	TOTAL AREA NOT TO EXCEED RATIO OF 1 TOTAL ACTUAL AREA / BUILDING MAX ALLOW AREA = 16,449 SF/ 17,500 SF = 0.94																									
	FC2 (TYPE V-B)																									
FRONTAGE INCREASE (If)	PER CBC SECTION 506.3.3 TABLE 506.3.3 FRONTAGE INCREASE FACTOR* <table><tr><th>PERCENTAGE OF BUILDING FRONTAGE</th><th>0 to less than 25</th><th>25 to less than 50</th><th>50 to less than 75</th><th>75 or greater</th></tr><tr><td>0 to less than 25</td><td>0</td><td>0</td><td>0</td><td>0</td></tr><tr><td>25 to less than 50</td><td>0</td><td>0.17</td><td>0.21</td><td>0.25</td></tr><tr><td>50 to less than 75</td><td>0</td><td>0.33</td><td>0.42</td><td>0.50</td></tr><tr><td>75 or greater</td><td>0</td><td>0.50</td><td>0.63</td><td>0.75</td></tr></table> *As determined by the authority.	PERCENTAGE OF BUILDING FRONTAGE	0 to less than 25	25 to less than 50	50 to less than 75	75 or greater	0 to less than 25	0	0	0	0	25 to less than 50	0	0.17	0.21	0.25	50 to less than 75	0	0.33	0.42	0.50	75 or greater	0	0.50	0.63	0.75
PERCENTAGE OF BUILDING FRONTAGE	0 to less than 25	25 to less than 50	50 to less than 75	75 or greater																						
0 to less than 25	0	0	0	0																						
25 to less than 50	0	0.17	0.21	0.25																						
50 to less than 75	0	0.33	0.42	0.50																						
75 or greater	0	0.50	0.63	0.75																						
ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED TWO (Sa)	PER CBC SECTION 506.2.1 2																									
ALLOWABLE AREA SINGLE USE BUILDING (Aa)	PER CBC SECTION 506.2.1 - Eq 5-1 Aa = At + (NS X If) Aa = 7000 + (7000 X If) PER STORY 7000 = 7000+(7000 X 0)																									
BUILDING ACTUAL AREA	TH LEVEL 1 2442 SF R-2 TH LEVEL 2 2649 SF R-2 TH LEVEL 3 2542 SF R-2 TOTAL AREA 7633 SF																									
TOTAL ACTUAL AREA	TOTAL AREA NOT TO EXCEED RATIO OF 1 TOTAL ACTUAL AREA / BUILDING MAX ALLOW AREA = 7,633 SF/ 21,000 SF = 0.36																									

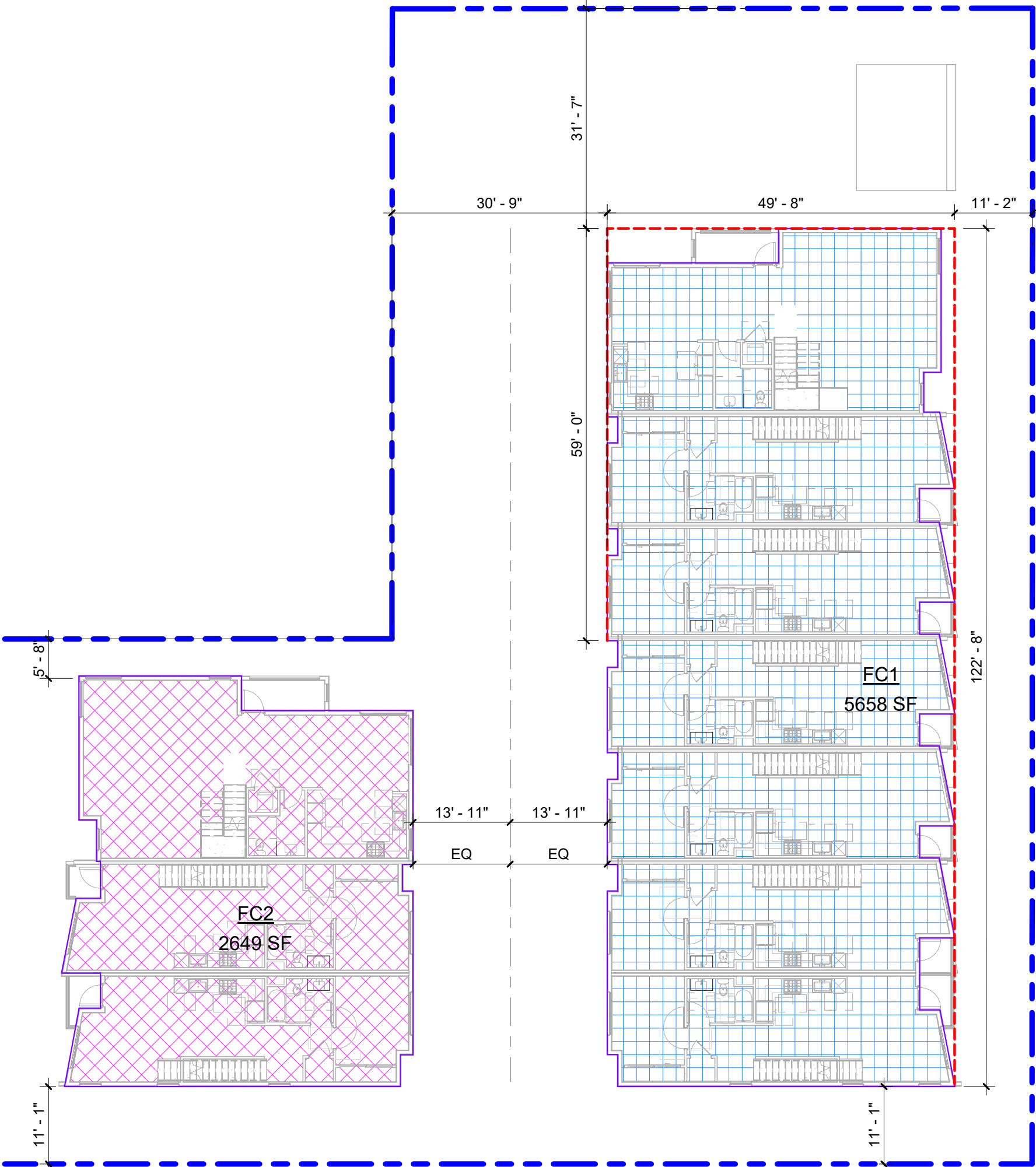
TOWNHOME LEVEL 3

1/16" = 1'-0"

3

3-HR FIRE WALL

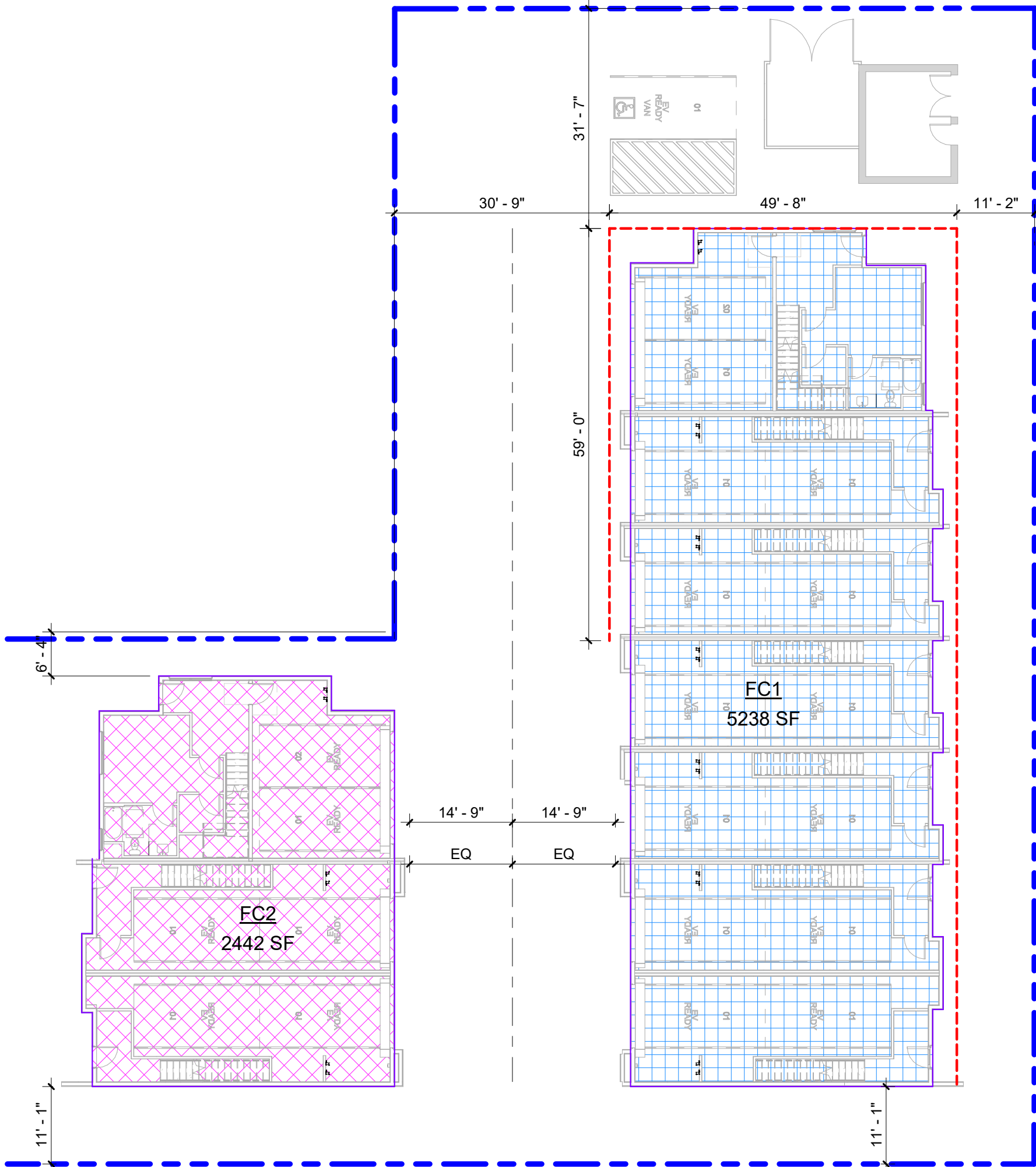
HORIZONTAL EXIT SEGMENT



TOWNHOME LEVEL 2

1/16" = 1'-0"

2



TOWNHOME LEVEL 1

1/16" = 1'-0"

1



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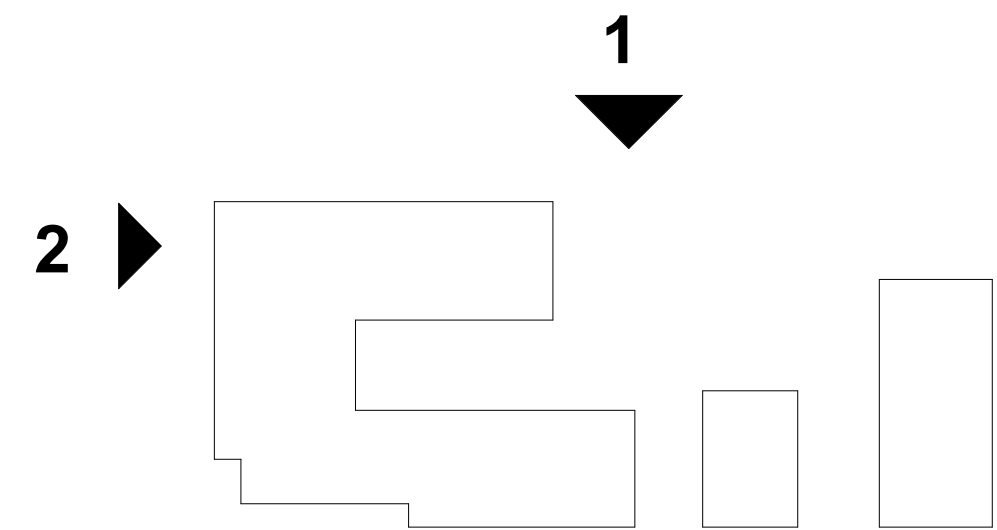
SC PROPERTIES

Sheet Title:
TOWNHOME
ALLOWABLE AREAS

Job No. 21058
Date: 12/09/2025
Scale: As indicated
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Sheet No:

A-211



KEYPLAN

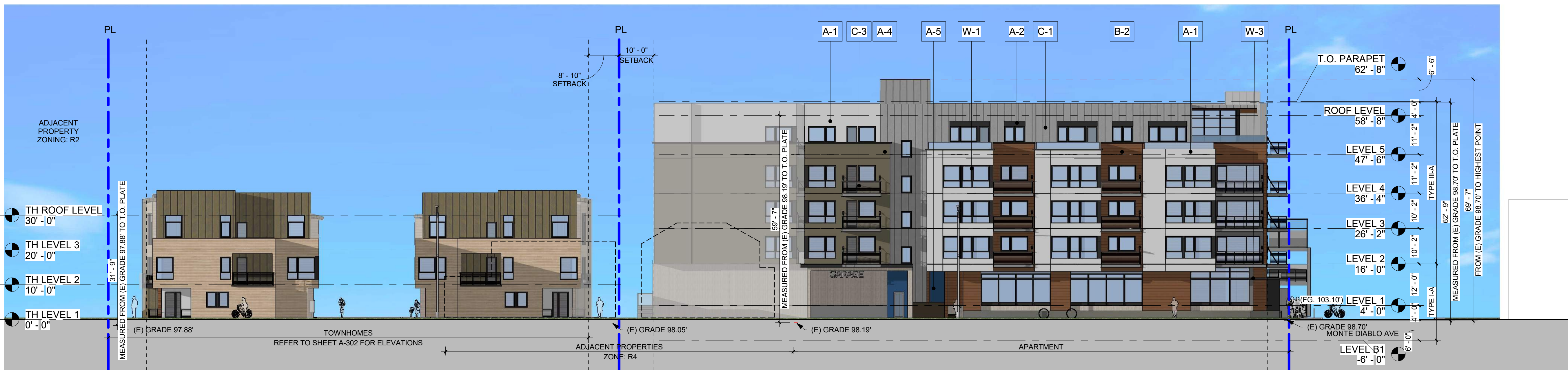
- | | | | |
|-----|--|-----|---------------------|
| A-1 | STUCCO - LIGHT GREY | W-1 | VINYL WINDOW |
| A-2 | STUCCO - DARK GREY | W-2 | STOREFRONT |
| A-3 | STUCCO - GREY | W-3 | METAL CANOPY |
| A-4 | STUCCO - GREEN | E-1 | PHOTOVOLTAIC PANELS |
| A-5 | STUCCO - BLUE | E-2 | GREEN SCREEN |
| B-1 |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



WEST ELEVATION

1/16" = 1'-0"

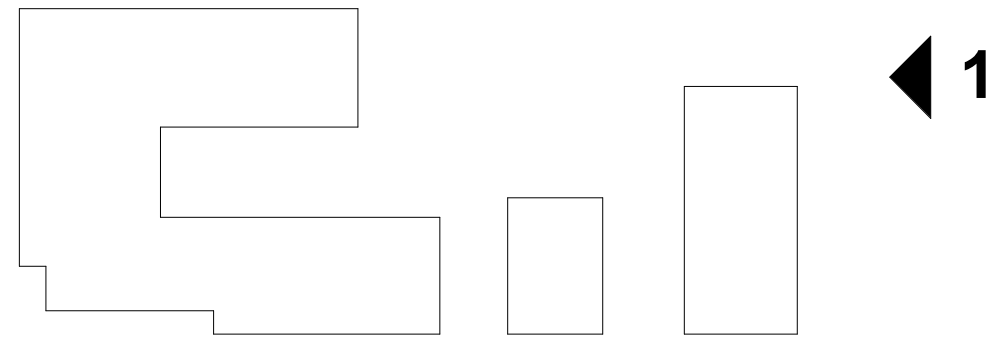
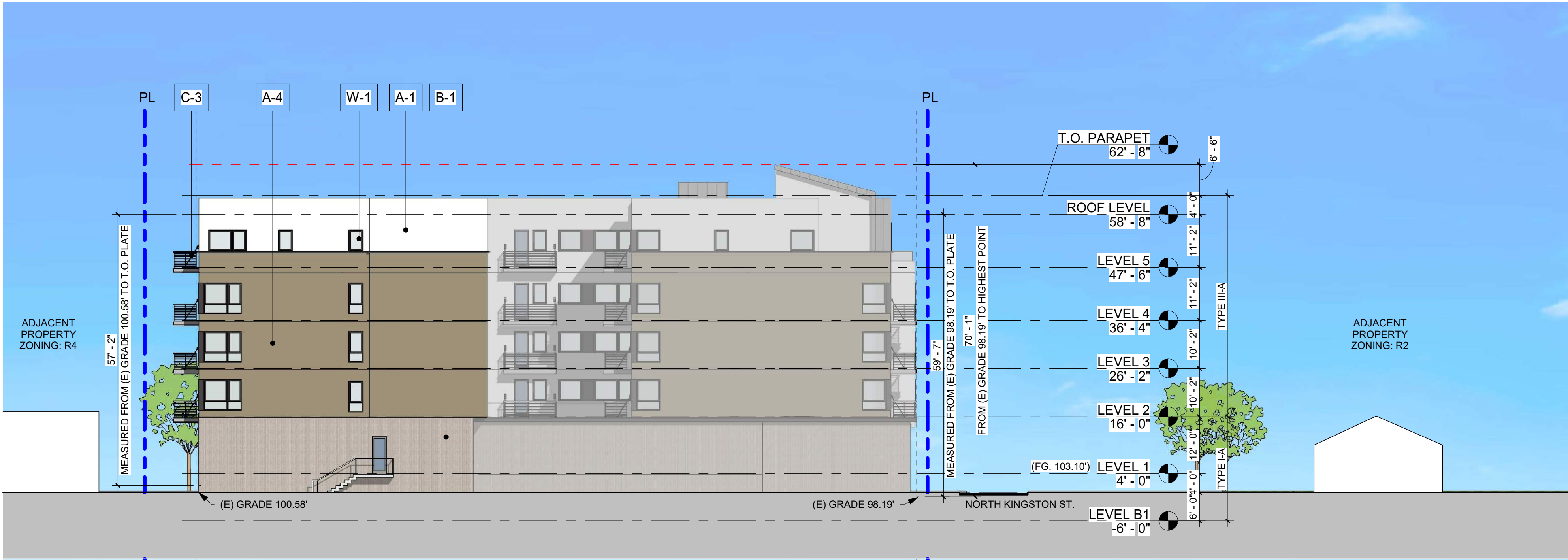
2



NORTH ELEVATION

1/16" = 1'-0"

1



2
KEYPLAN

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

EAST ELEVATION

1/16" = 1'-0"

1



SOUTH ELEVATION

1/16" = 1'-0"

2



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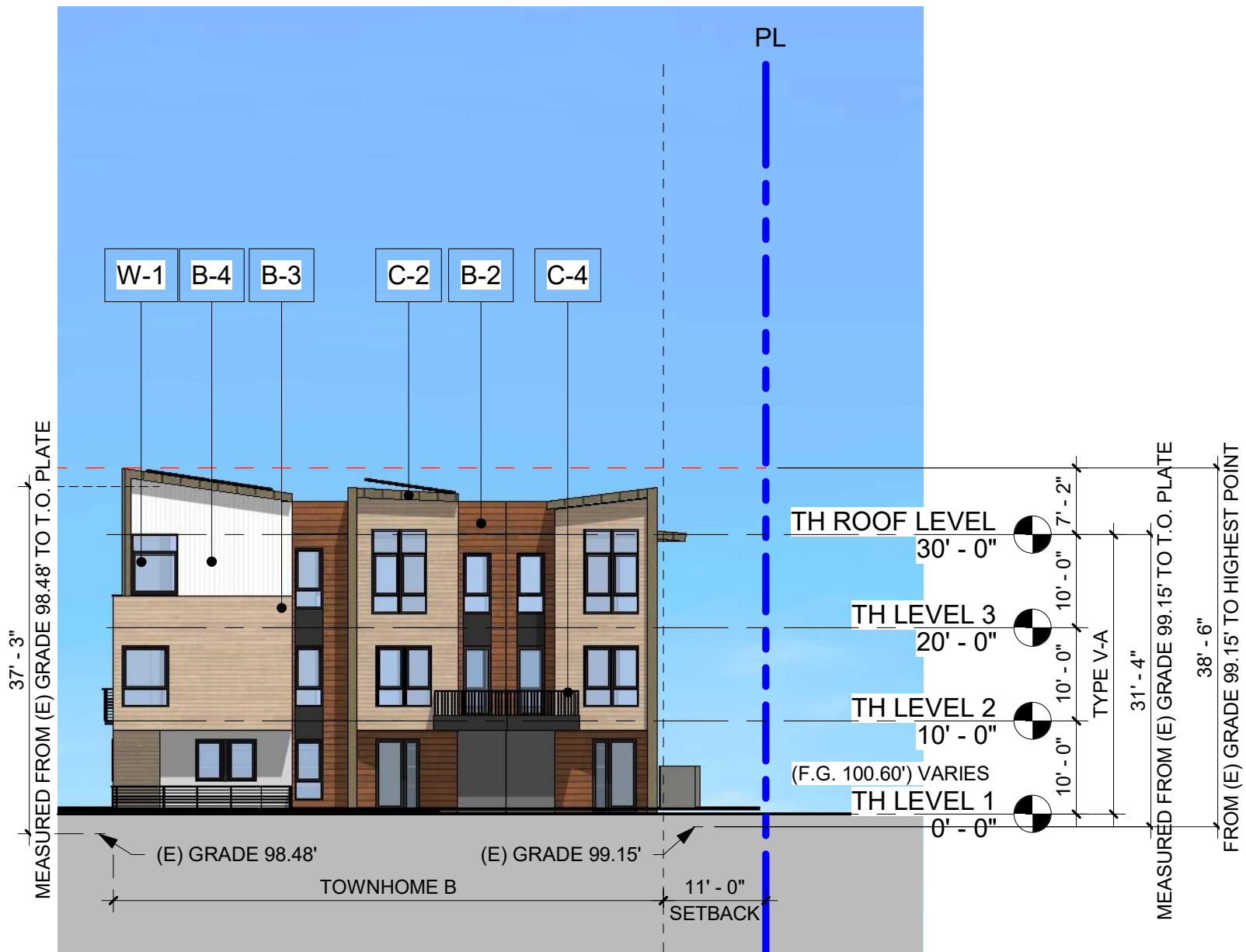
SC PROPERTIES

Sheet Title:
BUILDING
ELEVATIONS

Job No. 21058
Date: 12/09/2025
Scale: 1/16" = 1'-0"
Drawn By: Author

Sheet No:

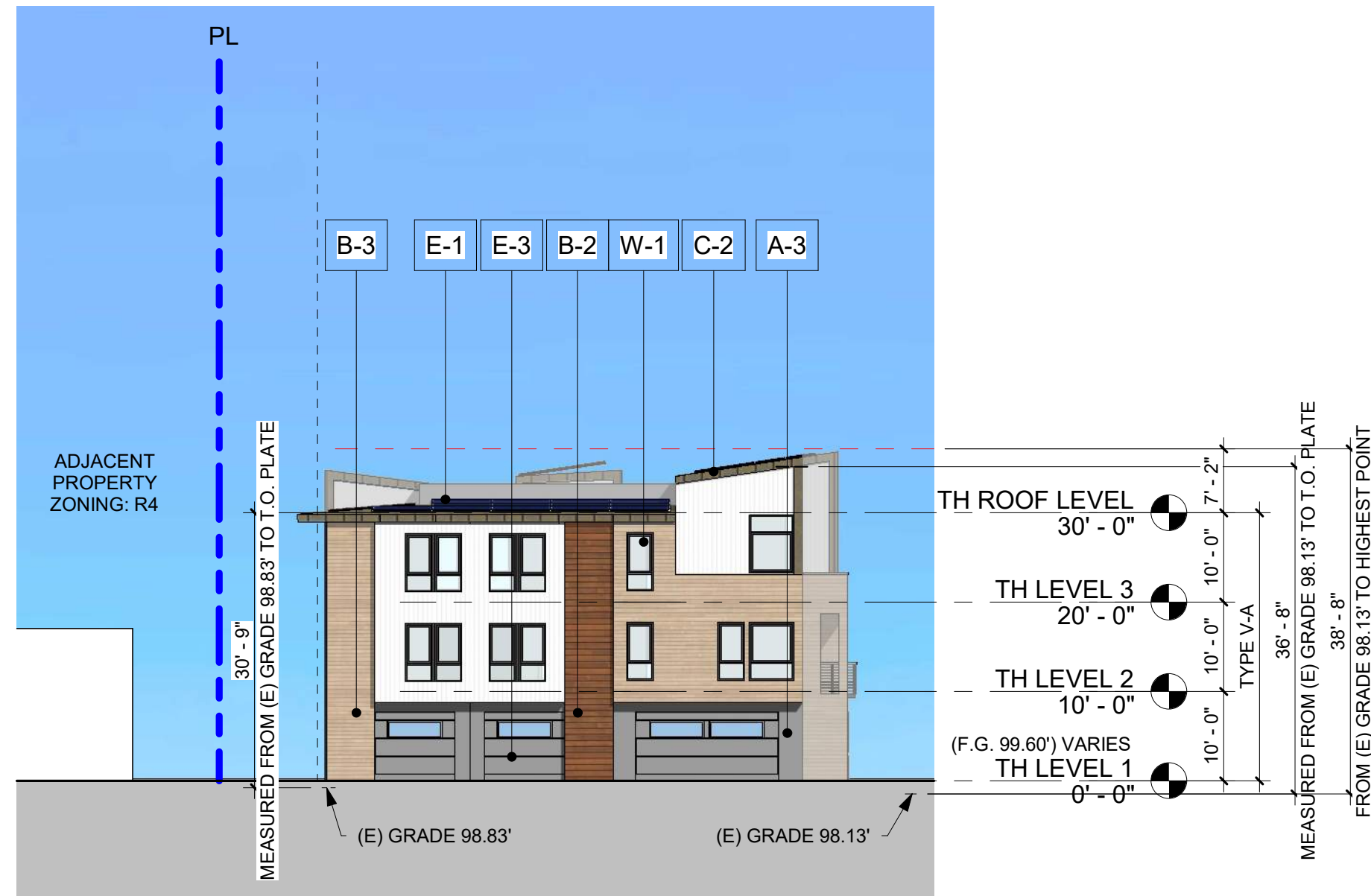
A-301



TOWNHOME B - WEST ELEVATION

1/16" = 1'-0"

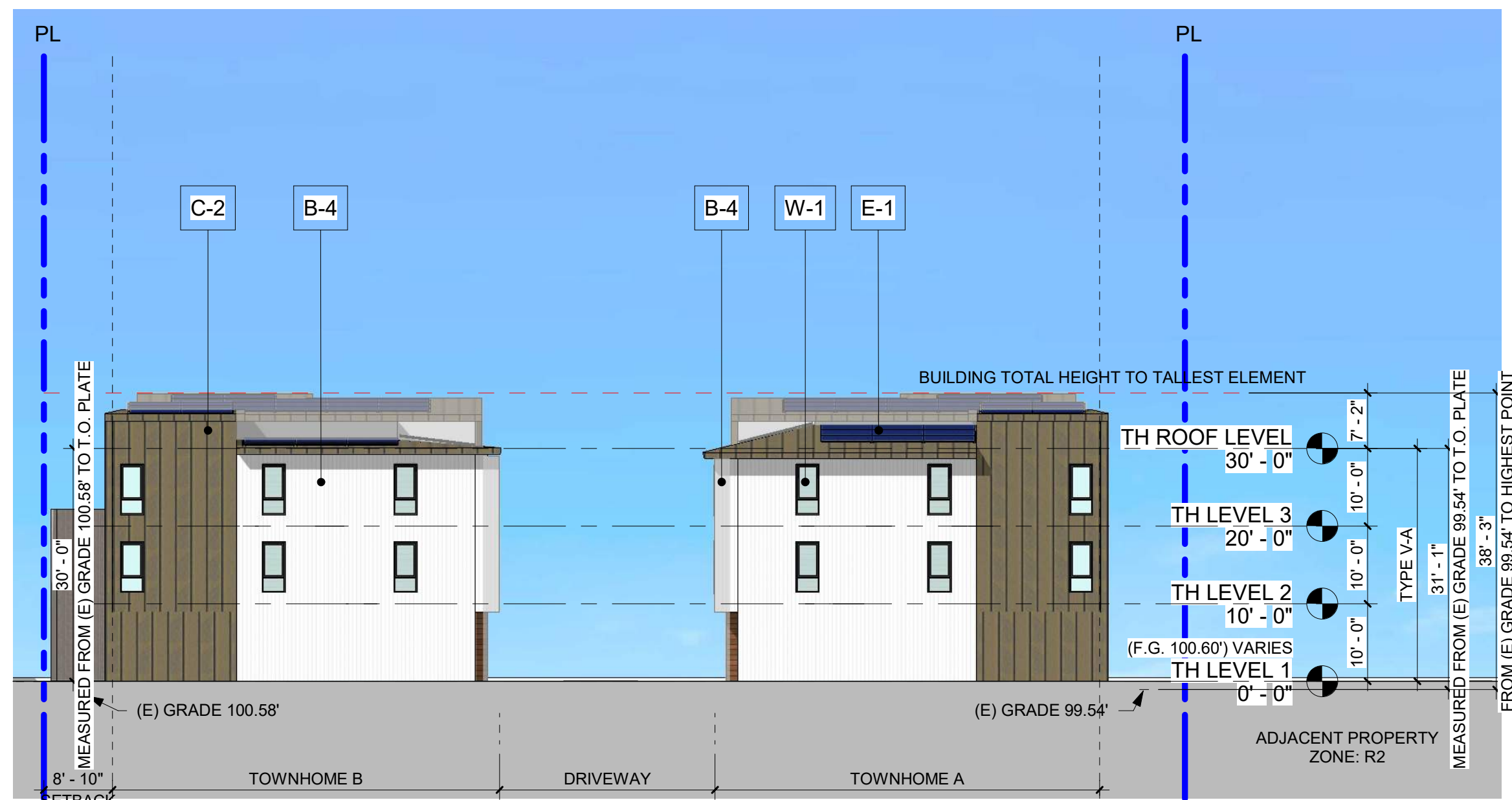
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TOWNHOME B - EAST ELEVATION

1/16" = 1'-0"

5



TOWNHOME - SOUTH ELEVATION

1/16" = 1'-0"

4



TOWNHOME - NORTH ELEVATION

1/16" = 1'-0"

3



TOWNHOME A - WEST ELEVATION

1/16" = 1'-0"

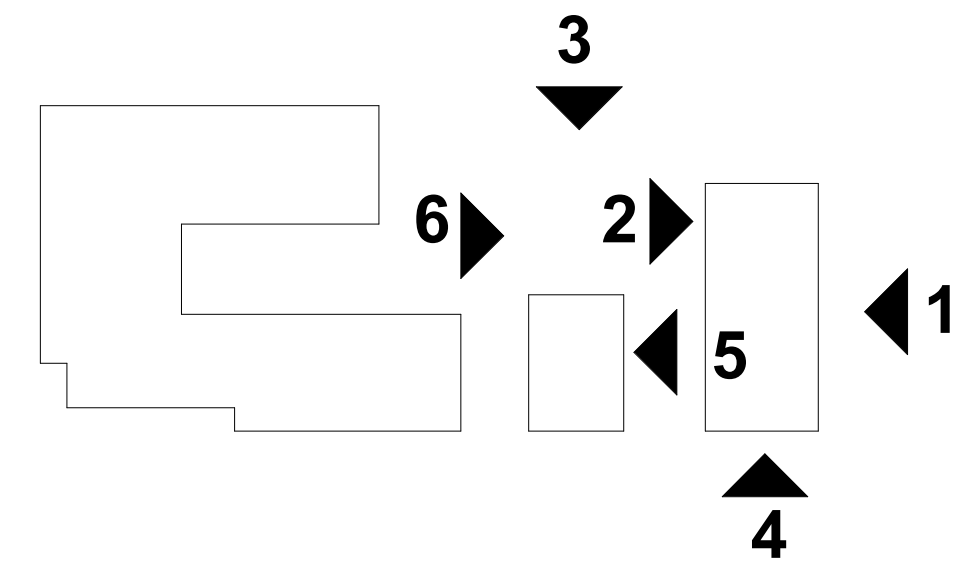
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TOWNHOME A - EAST ELEVATION

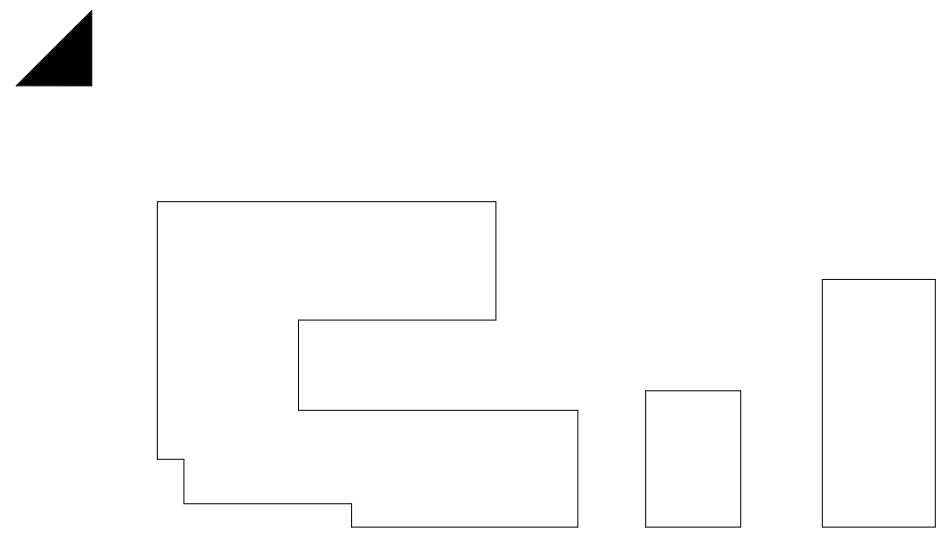
1/16" = 1'-0"

1



KEYPLAN

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



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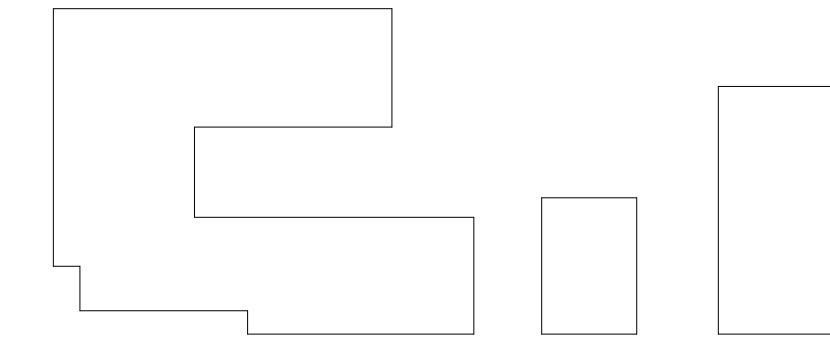
1218 MONTE DIABLO AVENUE
San Mateo, California
SC PROPERTIES

Sheet Title:
APARTMENT
BUILDING
PERSPECTIVE

Job No. 21058
Date: 12/09/2025
Scale:
Drawn By: Author

Sheet No:

A-303



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SC PROPERTIES

Sheet Title:
TOWNHOME
BUILDING
PERSPECTIVE

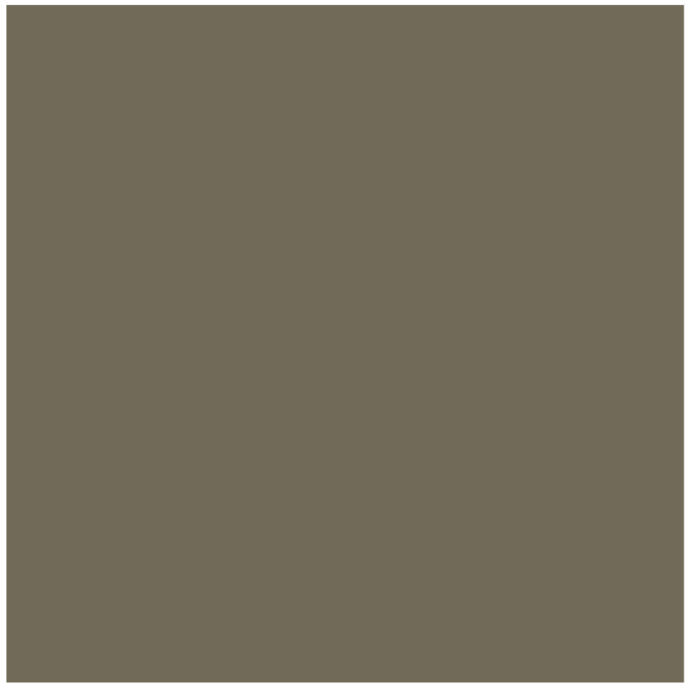
Job No. 21058
Date: 12/09/2025
Scale:
Drawn By: Author

Sheet No:

A-304



A-5 STUCCO
SAND
BLUE



A-4 STUCCO
SAND
GREEN



A-3 STUCCO
SAND
GREY



A-2 STUCCO
SAND
BLACK



A-1 STUCCO
SAND
LIGHT GREY



B-4 SIDING
FIBER CEMENT
LIGHT GREY



B-3 SIDING
FIBER CEMENT
TAN



B-2 SIDING
FIBER CEMENT
BROWN



B-1 CONCRETE



D-1 MURAL/ PUBLIC ART
GRAPHIC SUBJECT TO CHANGE



C-4 METAL GUARD RAILS



C-3 HUNG BALCONIES



C-2 STANDING SEAM
GREEN



C-1 STANDING SEAM
GREY



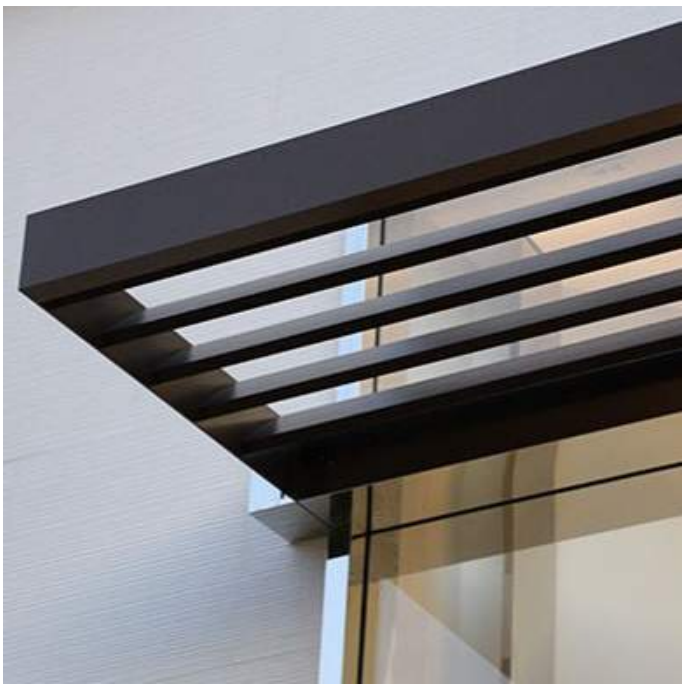
E-3 GARAGE DOOR



E-2 GREEN SCREEN



E-1 PHOTOVOLTAIC PANELS



W-3 METAL CANOPY



W-2 STOREFRONT



W-1 VINYL WINDOW



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SC PROPERTIES

Sheet Title:
COLOR AND
MATERIAL BOARD

Job No. 21058
Date: 12/09/2025
Scale: 1/16" = 1'-0"
Drawn By: Author

Sheet No:

A-305



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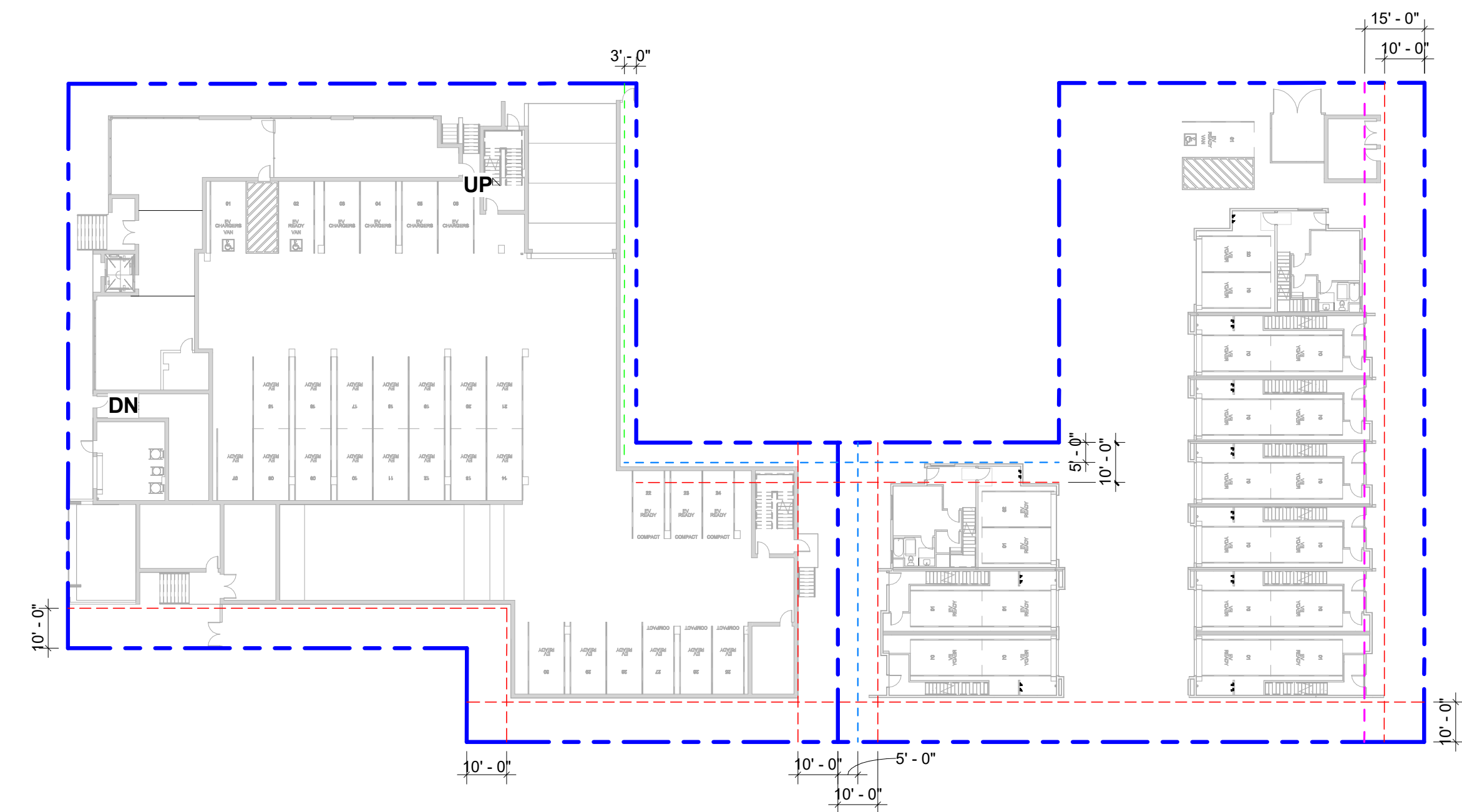
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San Mateo, California

SC PROPERTIES

Job No. 21058
Date: 12/09/2025
Scale: As indicated
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A-310



3

2

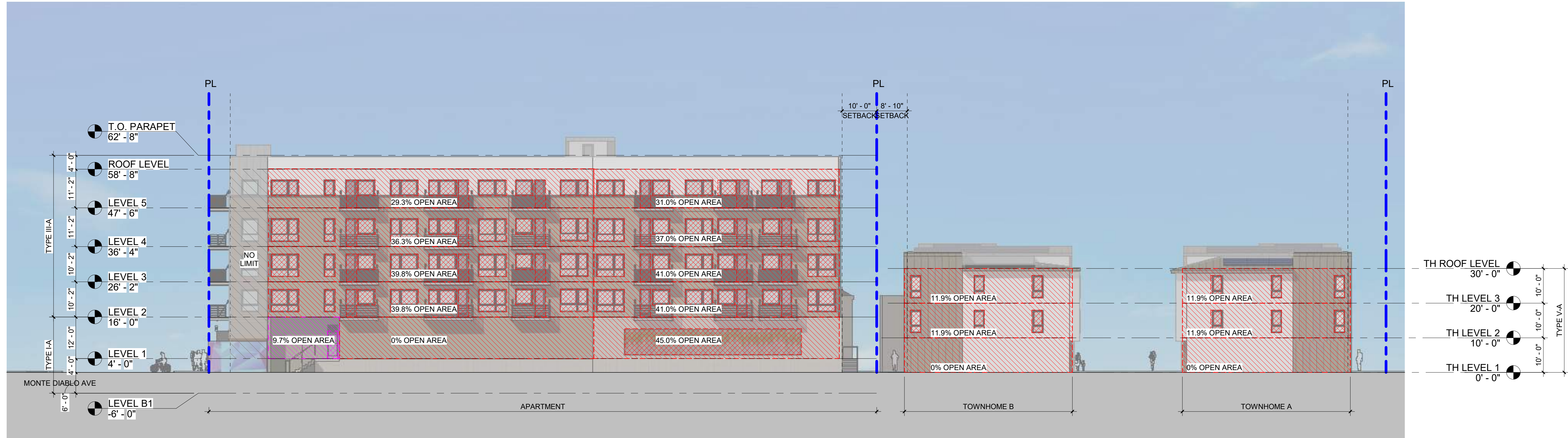


FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA ^a
0 to less than 3 ^{b, c, k}	Unprotected, Nonsprinklered (UP, NS)	Not Permitted ^k
	Unprotected, Sprinklered (UP, S) ^j	Not Permitted ^k
	Protected (P)	Not Permitted ^k
3 to less than 5 ^{d, e}	Unprotected, Nonsprinklered (UP,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

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

1

WALL OPENING LEGEND



TOWNHOME & APARTMENT SOUTH ELEVATION - WALL OPENING

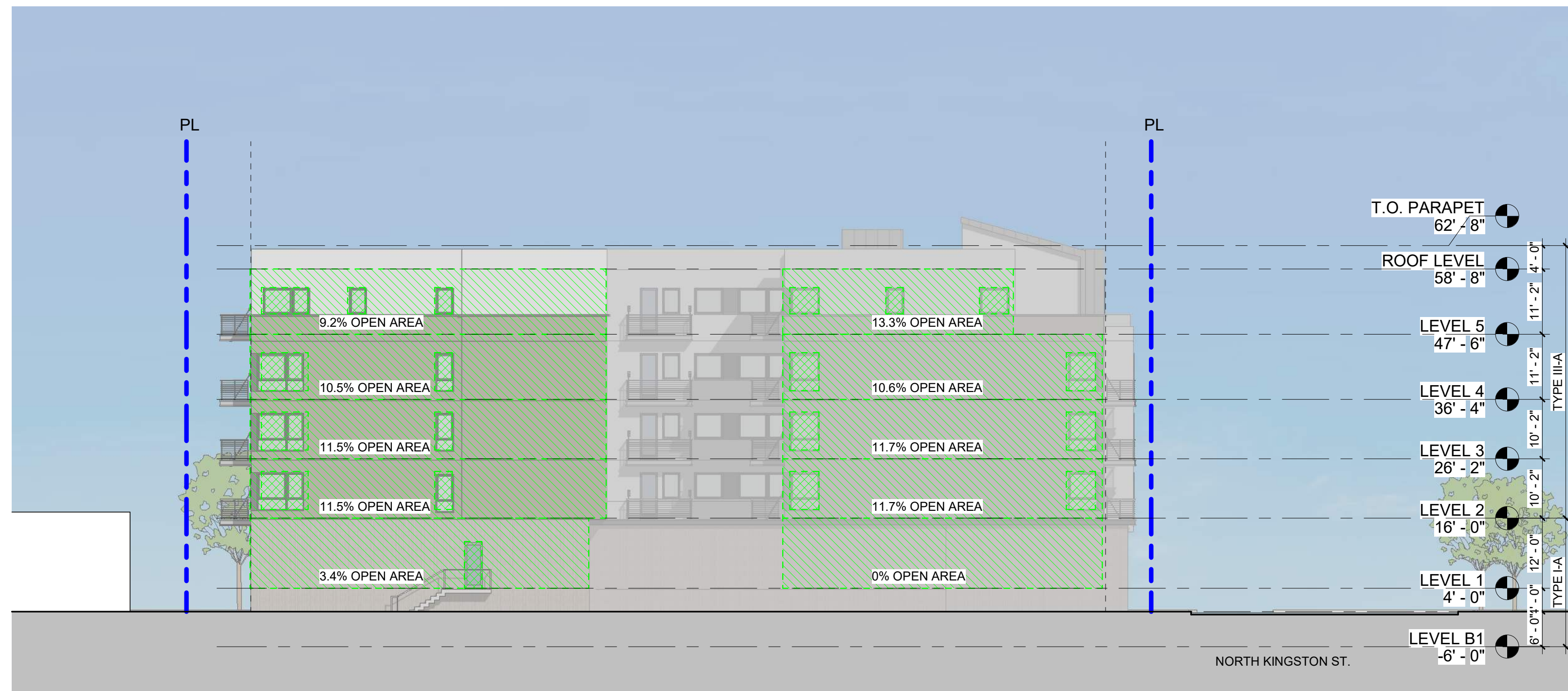
1/16" = 1'-0"

2

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

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

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



East Elevation

1/16" = 1'-0"

1

WALL OPENING LEGEND



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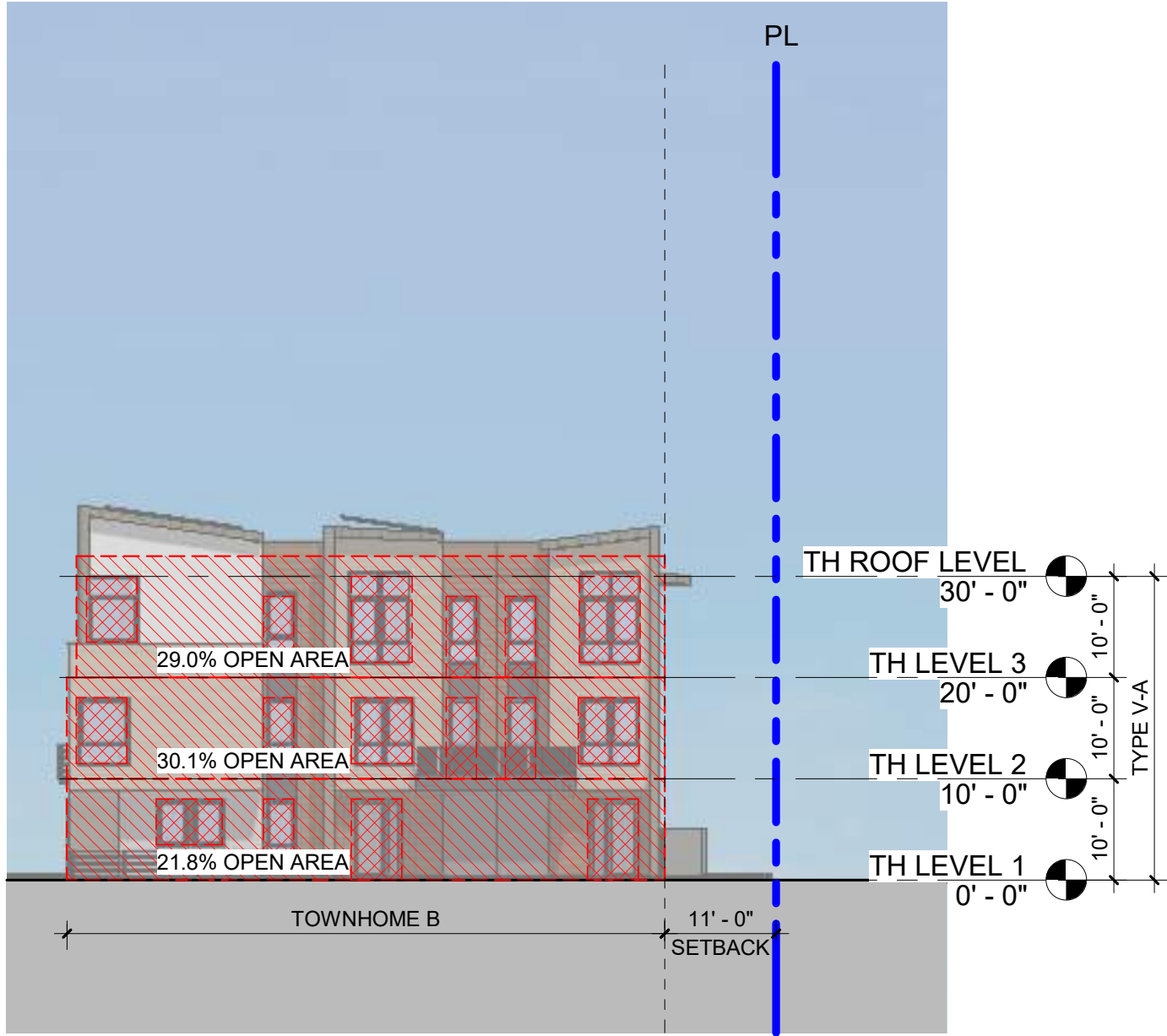
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Sheet Title:
WALL OPENING
DIAGRAMS

Job No. 21058
Date: 12/09/2025
Scale: As indicated
Drawn By: Author

Sheet No:

A-312



TOWNHOME B WEST ELEVATION - WALL OPENING

1/16" = 1'-0"

2

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

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

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

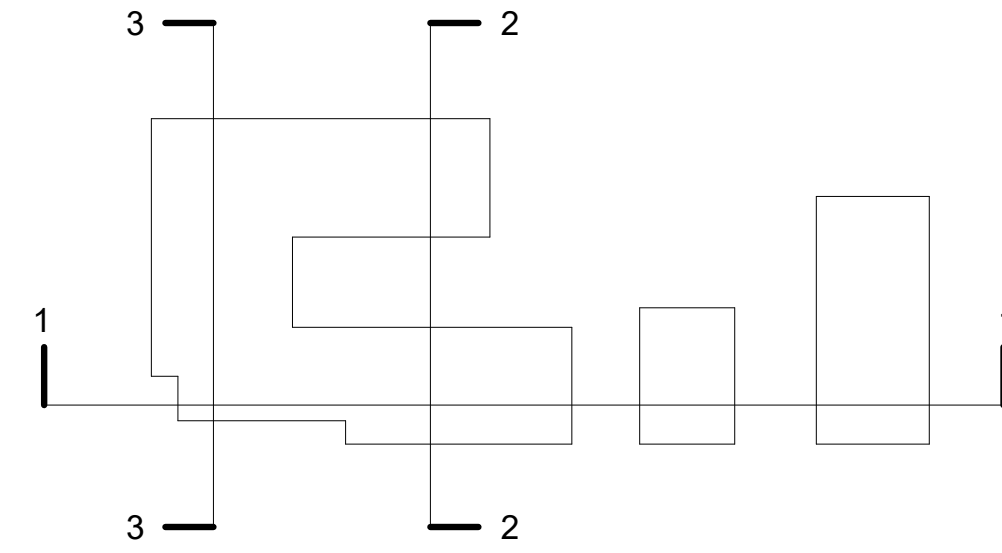
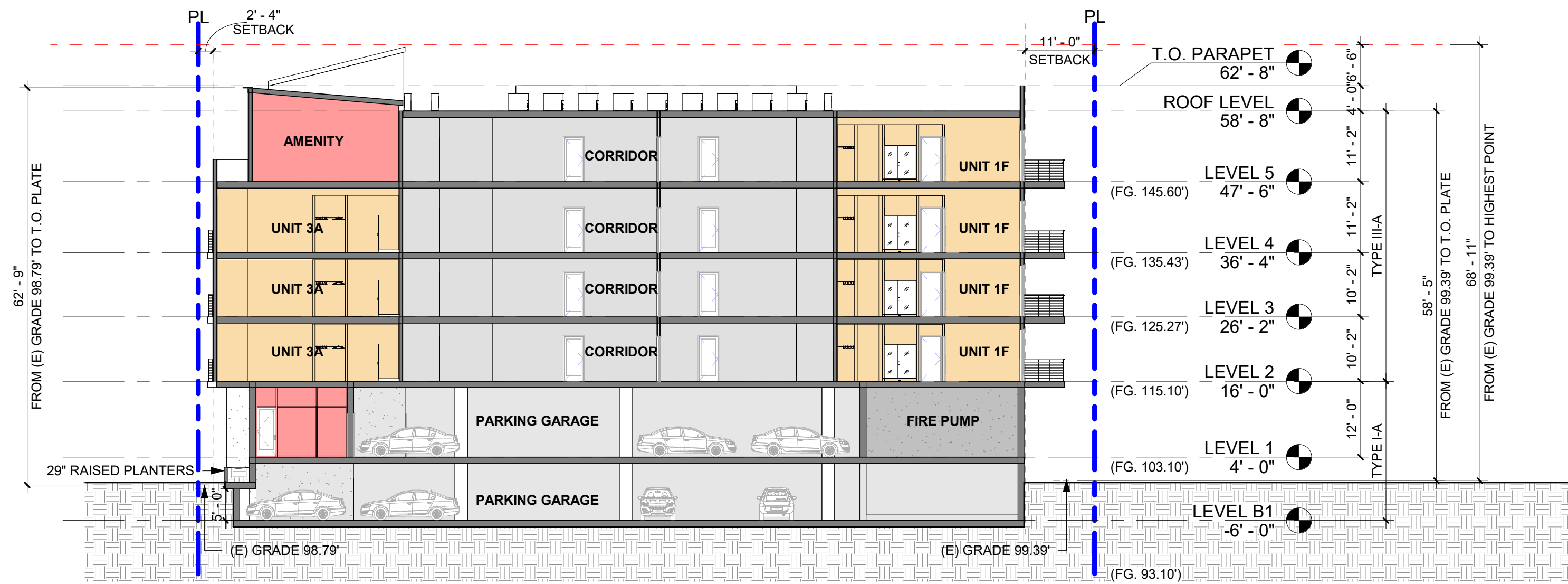


TOWNHOME A EAST ELEVATION - WALL OPENING

1/16" = 1'-0"

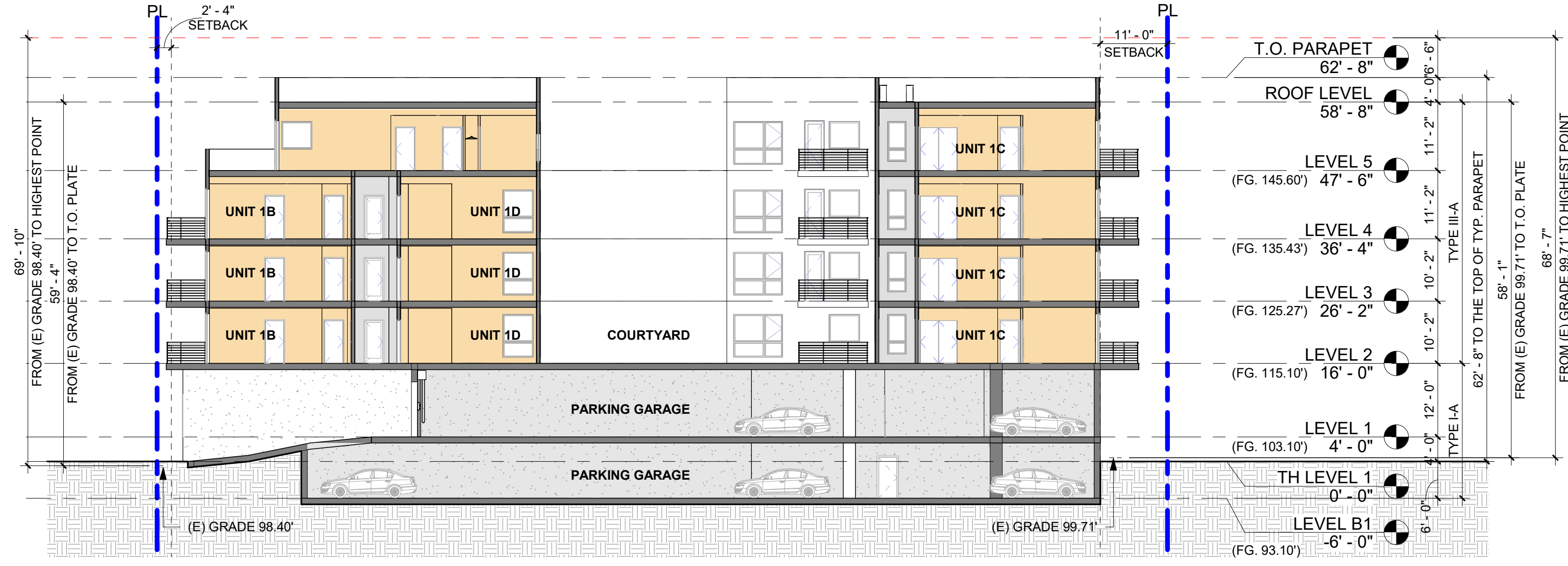
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WALL OPENING LEGEND

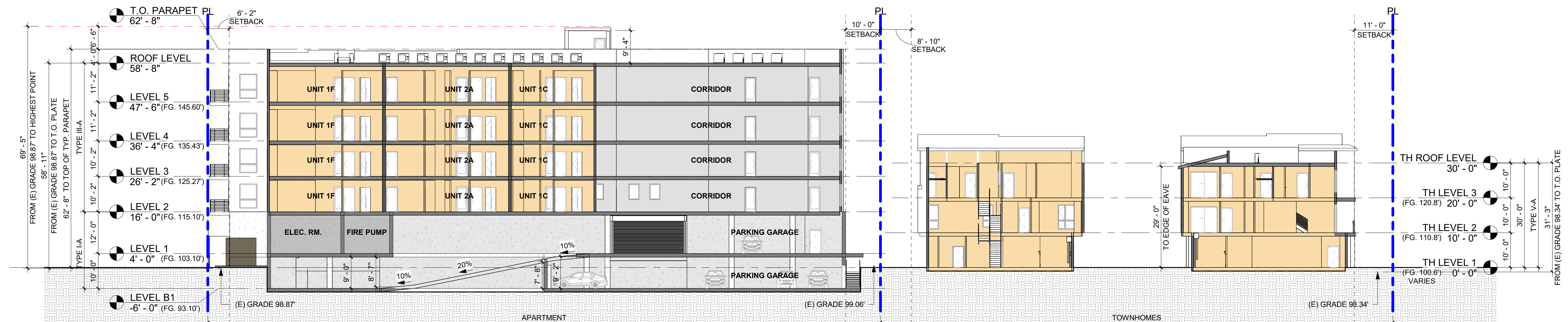


KEYPLAN

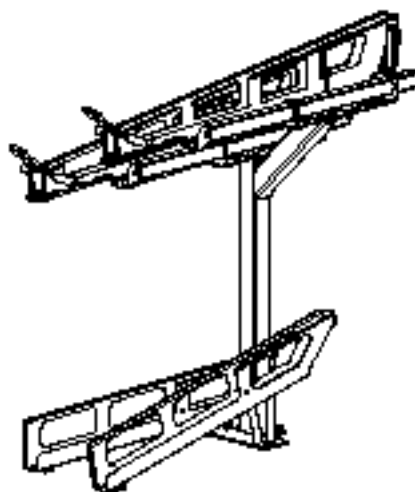
Section 3 1/16" = 1'-0" 3



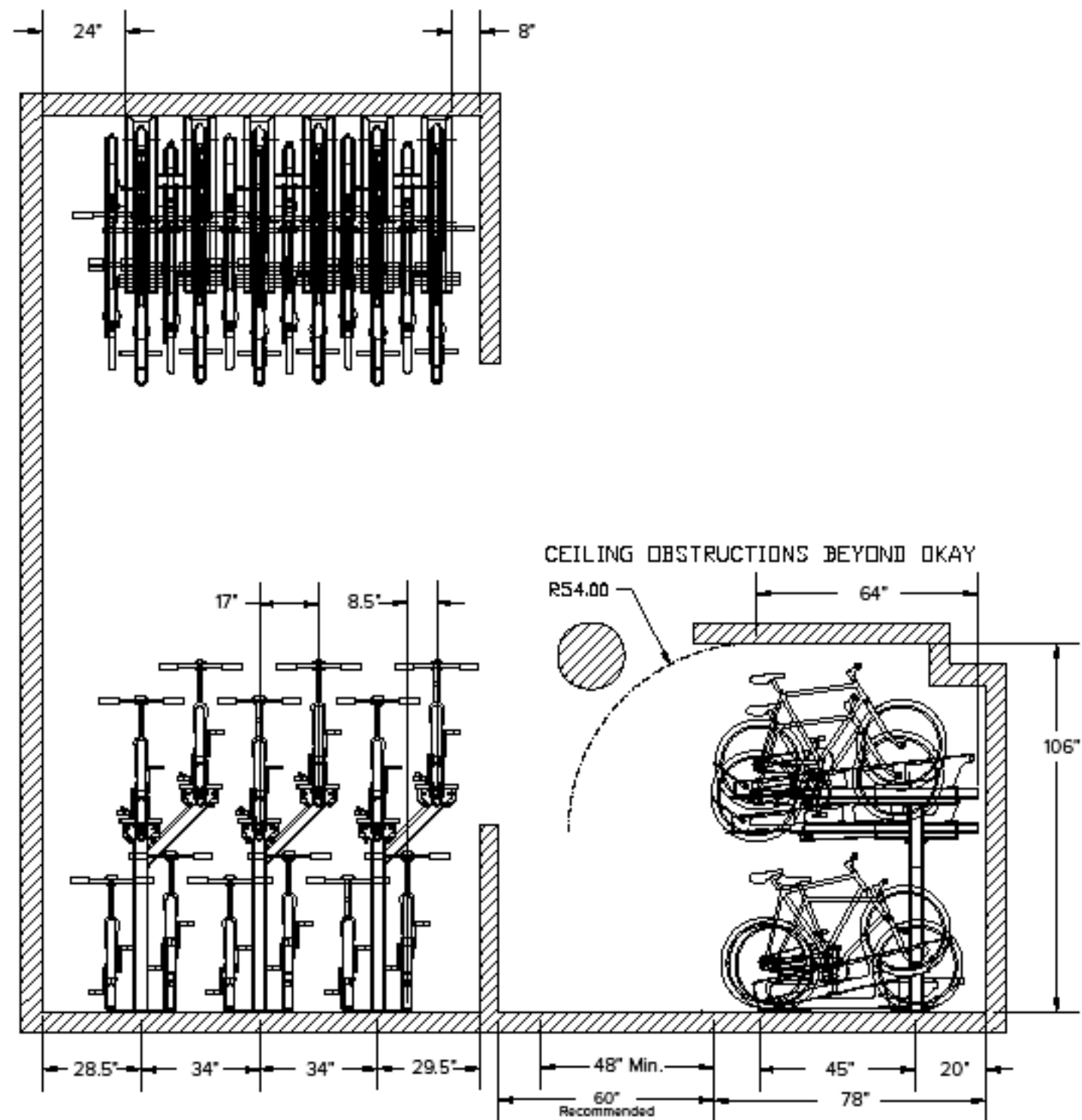
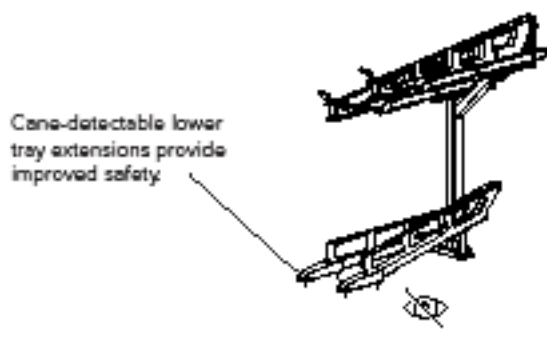
Section 2 1/16" = 1'-0" 2



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



CAPACITY	4 Bikes per unit
MATERIALS	Uprights: 4" flg square tube Upright base: 1/4" plate Centilevers: 1lg plate Centilever base: 1/4" plate Trays: 1lg plate
FINISHES	☐ Galvanized An after fabrication hot dipped galvanized finish is our standard option. ☐ Powder Coat Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat
MOUNT OPTIONS	Surface only Each upright has one 1/4" plate foot that accept 1/2" wedge anchors
E-BIKE CHARGING	☐ Add Electrical Outlets For lower trays only (fat bike trays recommended). Wiring must be performed by a licensed electrician. Racks with electrical outlets must be installed in an area protected from rain and on a GFI circuit. The outlets provided are IP64 weatherproof and UL, CE certified. Consult local electrical codes for more detail.
FAT BIKE TRAYS	☐ Fat Bike Tray Option (Lower Level Only) Fat bike trays accommodate tires up to 5" wide. Standard trays accommodate tires up to 2.25" wide.
CANE STOPS	☐ Add cane stops Available in galvanized or powder coat finish



DE-10 data sheet

9. ELECTRICAL ELEMENTS

- The control cabinet must be placed outside the moving range of the system. We recommend positioning the cabinet near the system for a better overview of the system. The space in front of the cabinet must be minimum 1.00 m for opening the door and the operator.

Services provided in the system:

- Operator terminal including operator presence control with raising and lowering.
- Emergency stop placed outside of the system's range of movement.

To be provided from customer:

Item	Description
1	Electric meter
2	Fuse or automatic circuit breaker according to DIN VDE 0100 part 430, max. 16 A
3	According to local power supply regulations 3 PH + N + PE
4	Main switch lockable
5	Connection for the protective potential equalization DIN 60204
6	Protective bonding all 10m

10. REQUIREMENTS

Maintenance, cleaning & prevention

- The systems must be serviced and cleaned regularly. This applies more so if the systems and the platforms are exposed to aggressive substances such as salt, water, dirt, operating supplies, sand, etc.
- Adequate drainage must be ensured.

Ventilation and Lighting

- The garage must be adequately ventilated.
- The parking spaces must be adequately illuminated on site as specified.

Ambient conditions

- Temperature range from -5 to +40 °C. Relative humidity max. 80%.
- Please contact DE-PARK in case of different conditions.



Separating elements / Barriers

According to EN ISO 13857, separating elements or barriers must be installed in the pedestrian area / accessible areas around the parking system, including during installation.



Fire safety

The garage design must fulfil the regional fire safety provisions. The requirements can vary. Therefore the situation must be clarified and information obtained in advance by the customer and then agreed and coordinated.

11. CE AND CONFORMITY



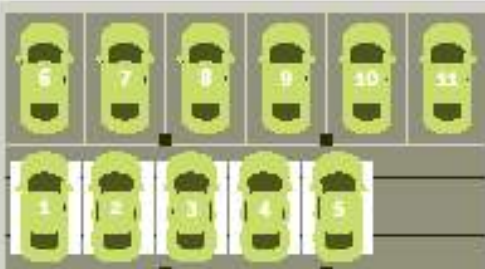
The systems conform to ...

- EN 14010-2009-12 Safety of Machinery - Equipment for power driven parking of motor vehicles
- Machinery Directive 2006/42/EC

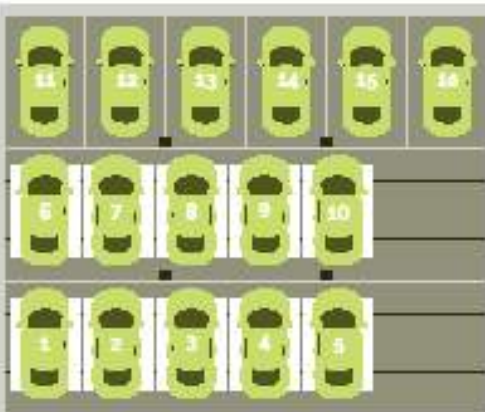
CONTACT	DE-PARK GmbH Brühl 6 04109 Leipzig Germany	Phone: 0049 (0)341 - 24700 131 Fax: 0049 (0)341 - 24700 132 Email: info@de-park.com Web: www.de-park.com
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DE-10 data sheet



Arrangement example with 11 parking places on 2 rows.



Arrangement example with 16 parking places on 3 rows.

4. ARRANGEMENT POSSIBILITIES

The transverse sliding platforms can be combined in several parking rows one behind another.

5. ACCESS CONDITIONS

Floor evenness and tolerances

According to DIN EN 14010, the maximal safety distance between the lowest part of the platforms and the garage floor must not exceed 2cm. Therefore, the exact evenness of the floor by the customer is necessary. To comply with the requirement, the evenness tolerances of the driving lane floor should be according to DIN 18202, table 3, line 3. Do not use cast asphalt!

Drainage

- 1-2 1/2 slope on the outside of the platform.

6. FORCES TO THE FLOOR

	2000 kg	2600 kg
F1	7,5 kN	9,0 kN

The given forces are traffic load.

7. ANCHORING

- Systems are anchored into the floor. The hole depth is approximately 10 cm.
- The quality of the concrete in the structure (for the parking system) must be at least C20/25.

8. TYPE OF CONTROL

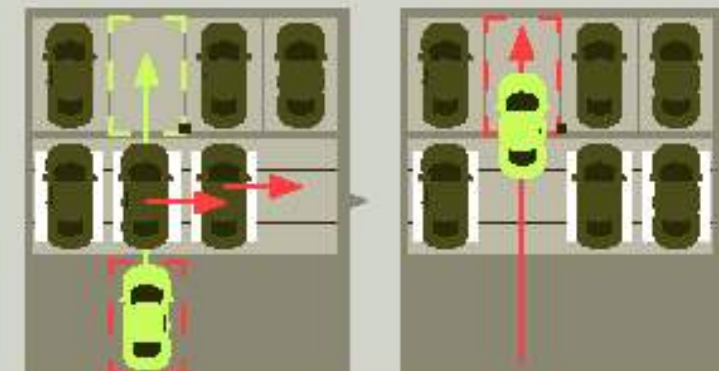
Interactive control unit:

Our system is controlled analogue or digitally. The DE-10 parking system of up to 2 platforms is controlled with a interactive key switch unit. For DE-10 parking systems of 3 or more platforms a PC touch screen unit is used. With one touch you can choose your parking place. You can view the progress of the provision on the screen.

Digital Control unit for parking systems with 3 or more platforms.

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DE-10 data sheet



1. FUNCTIONALITY OF THE DE-10 SYSTEM

The transverse sliding platforms use the spaces behind pillars and on corners. They are electrically driven and move on rails. One empty space in a system row allows the cars to reach the row located behind.

2. WIDTH OF PARKING SPACE / SYSTEM (IN CM)

A = outer width
B = inner width
C = additional Space

Outer width	Inner width
A	B
225	195
235	205
245	215
255	225

3. LENGTH OF PARKING SPACE / SYSTEM (IN CM)

Height

In areas with higher ceilings, taller vehicles can be parked.

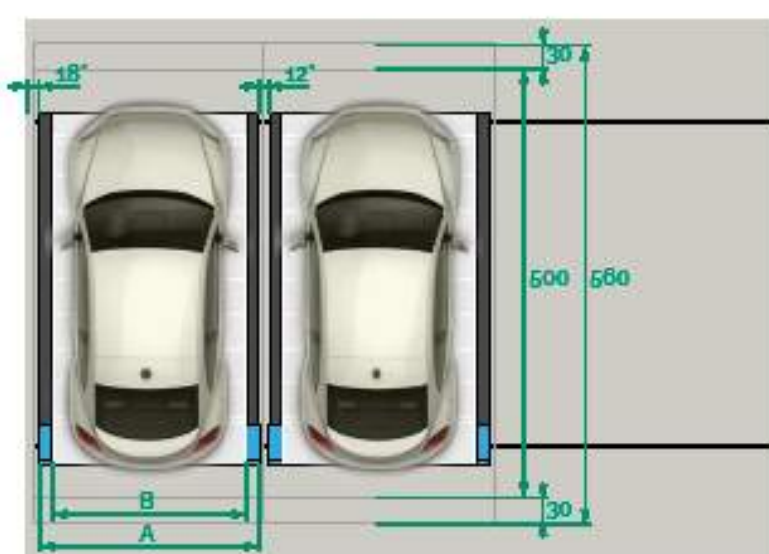
System length

For a 500 cm car length a 560 cm system length is necessary.

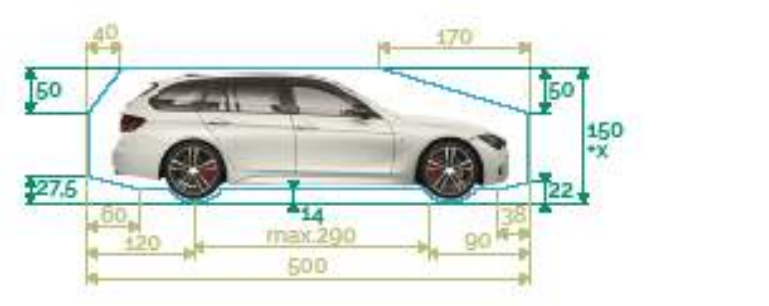
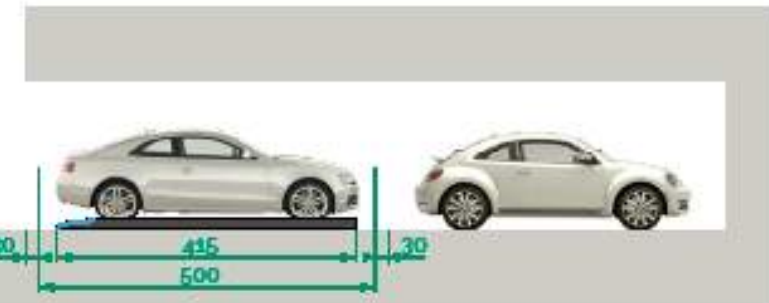
Dimensions

- All dimensions are minimum finished dimensions in cm.
- Allow for tolerances to VOB Part C (DIN 18330, 18331) and additionally DIN 18202 (+ 30 mm / 0 mm).
- As required in DIN EN 14010 the distance between the front or rear of a parked car on the parking platform is 30cm

Maximum vehicle weight
• 2000kg / 500kg wheel load
• 2600kg / 650kg wheel load



* If the distances cannot be complied, additional safety precautions are necessary.



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1218 MONTE DIABLO AVENUE

San Mateo, California

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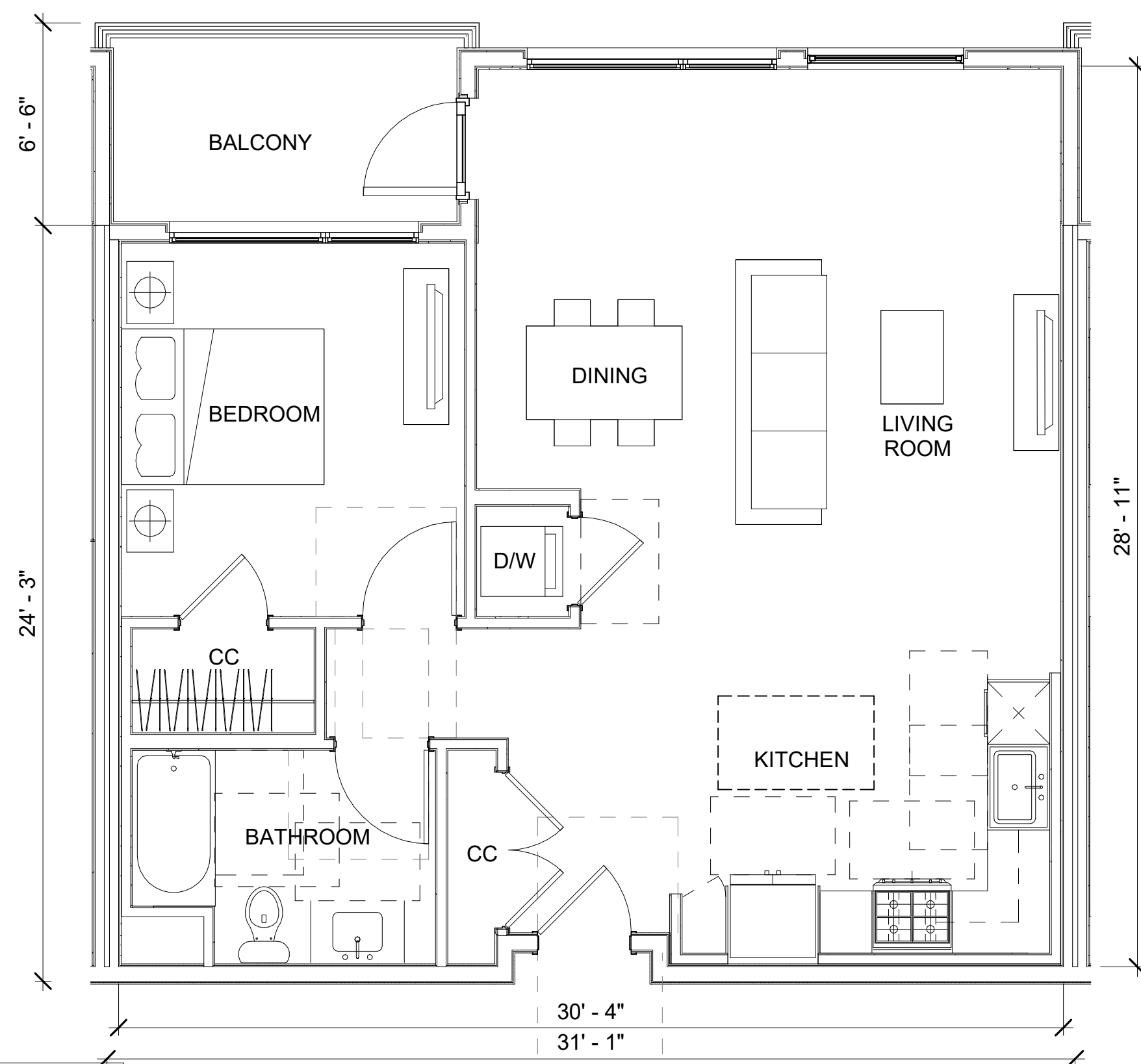
SC PROPERTIES

Sheet Title:
UNIT PLANS

Job No. 21058
Date: 12/09/2025
Scale: 1/4" = 1'-0"
Drawn By: Author

Sheet No:

A-500

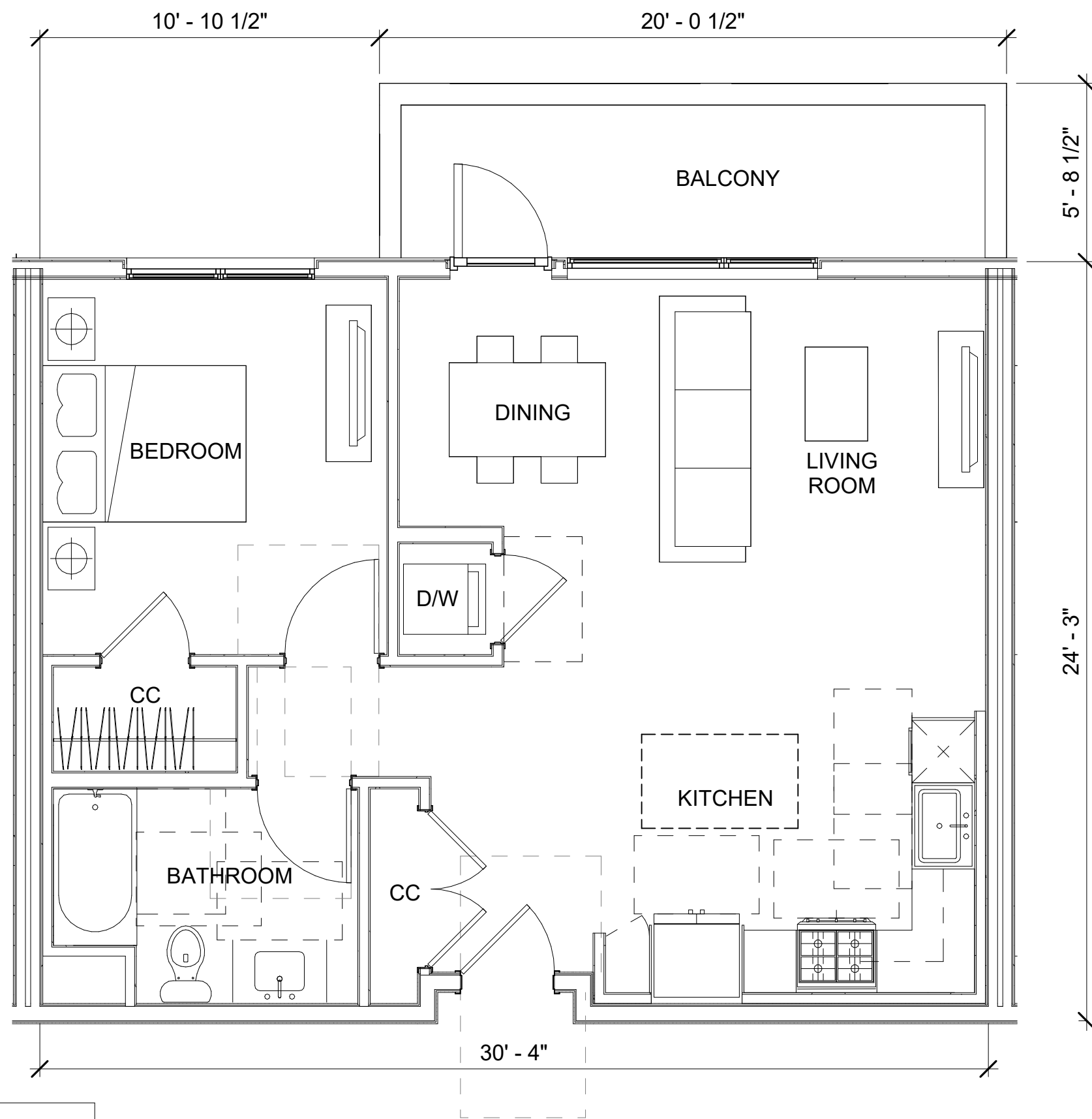


UNIT 1E
AREA: 859 SF
BEDROOM: 1
QTY: 6

UNIT 1E

1/4" = 1'-0"

6

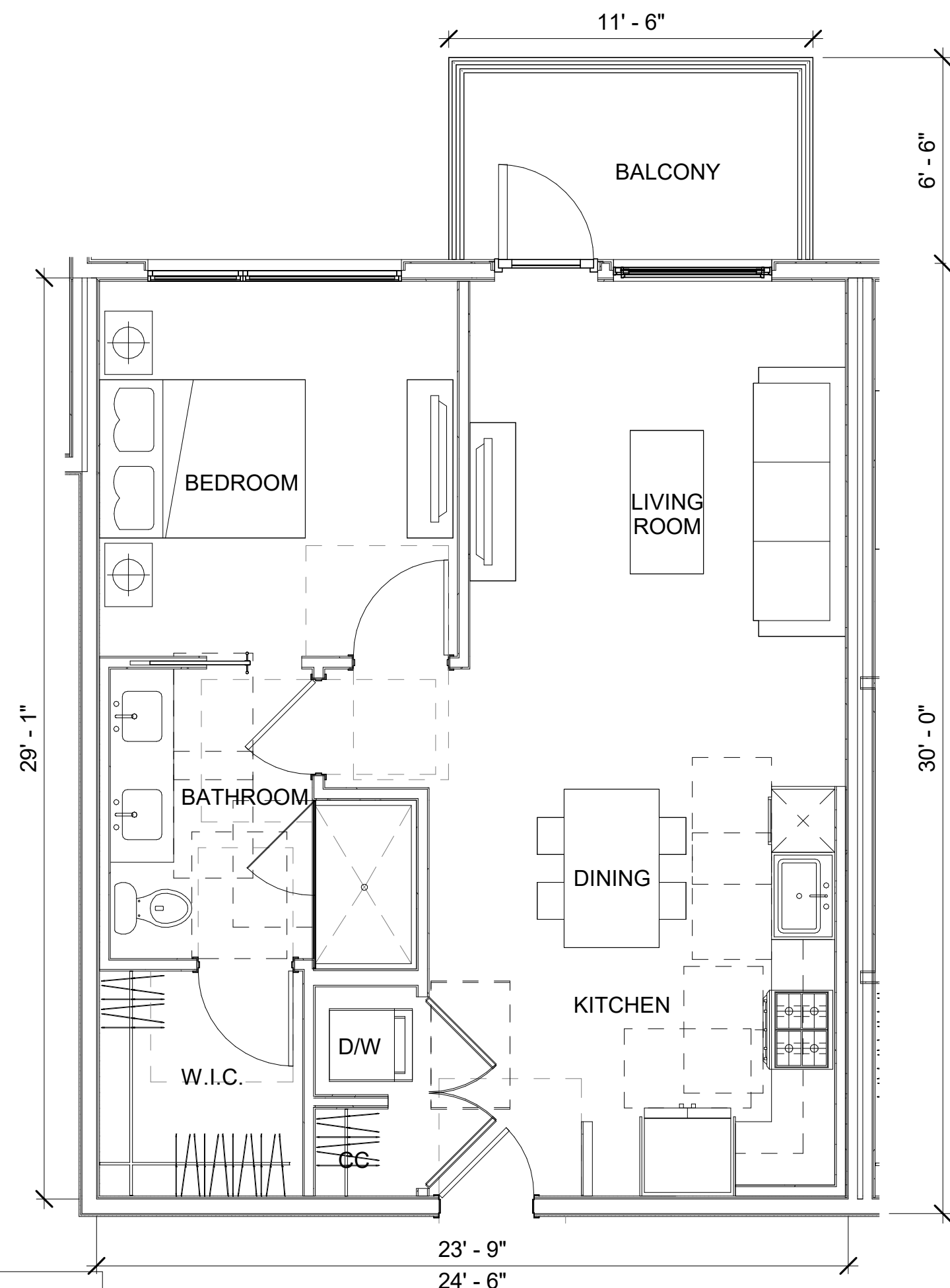


UNIT 1D
AREA: 750 SF
BEDROOM: 1
QTY: 5

UNIT 1D

1/4" = 1'-0"

5

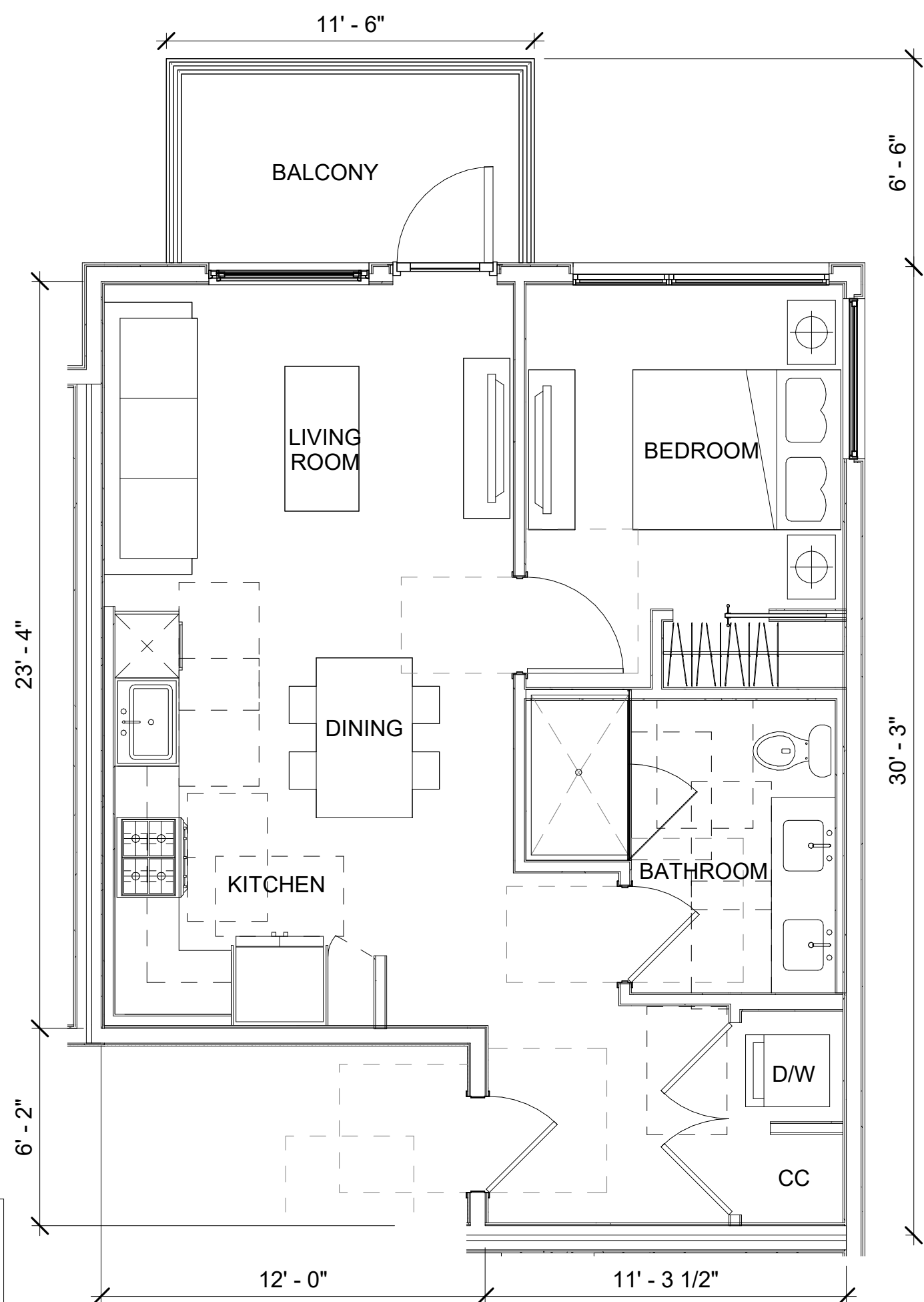


UNIT 1C
AREA: 735 SF
BEDROOM: 1
QTY: 16

UNIT 1C

1/4" = 1'-0"

4

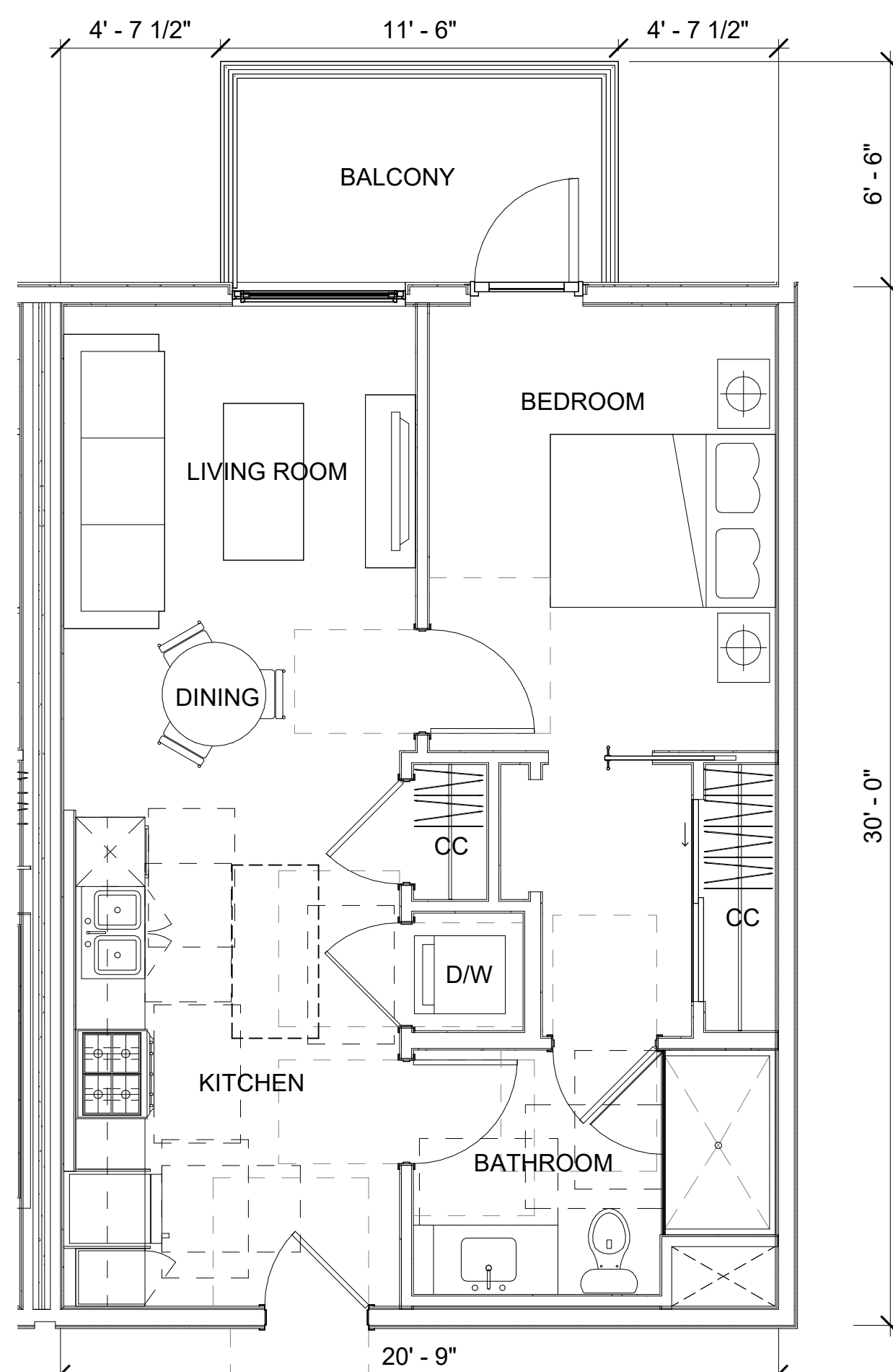


UNIT 1B
AREA: 659 SF
BEDROOM: 1
QTY: 3

UNIT 1B

1/4" = 1'-0"

3

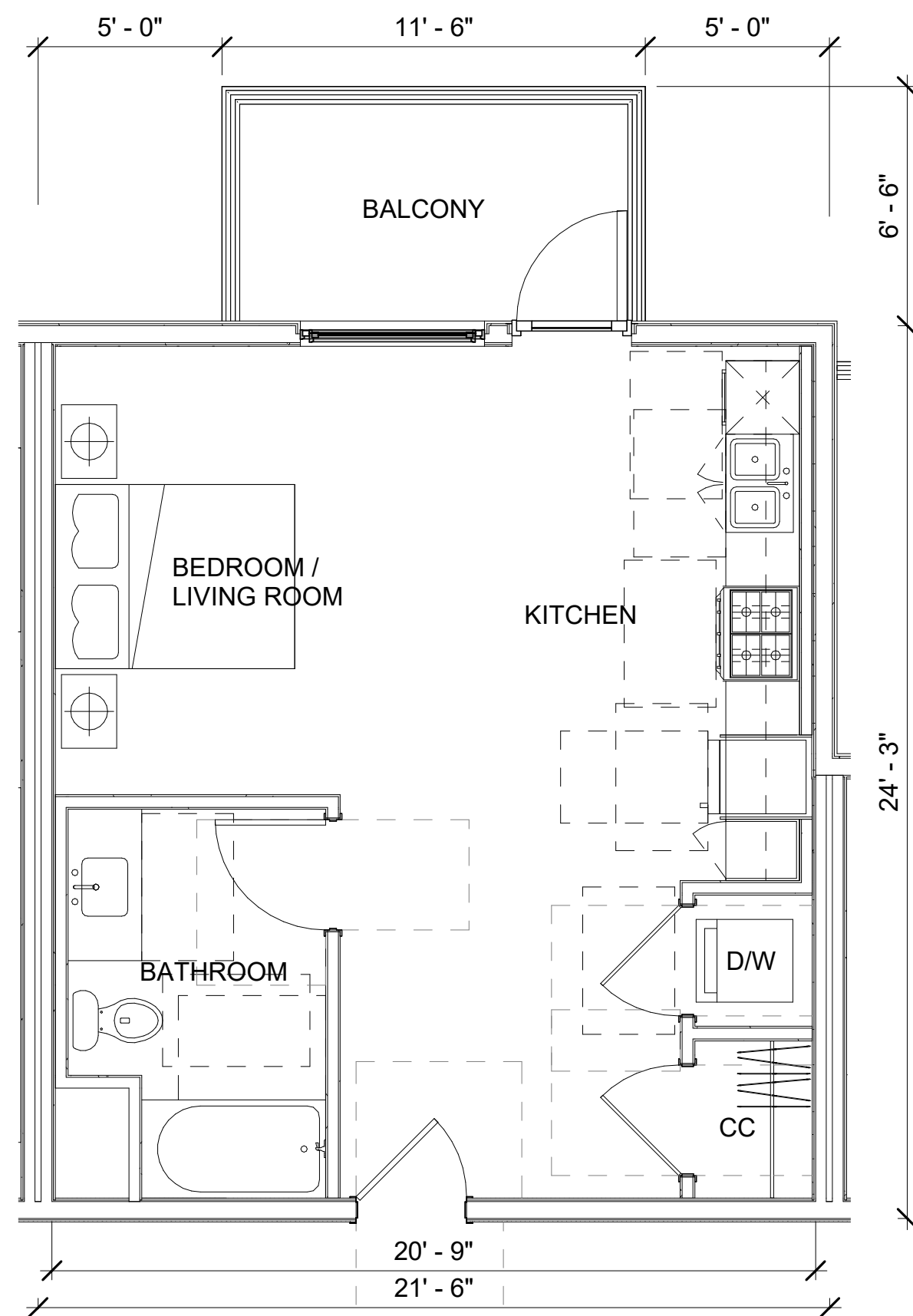


UNIT 1A
AREA: 645 SF
BEDROOM: 1
QTY: 8

UNIT 1A

1/4" = 1'-0"

2

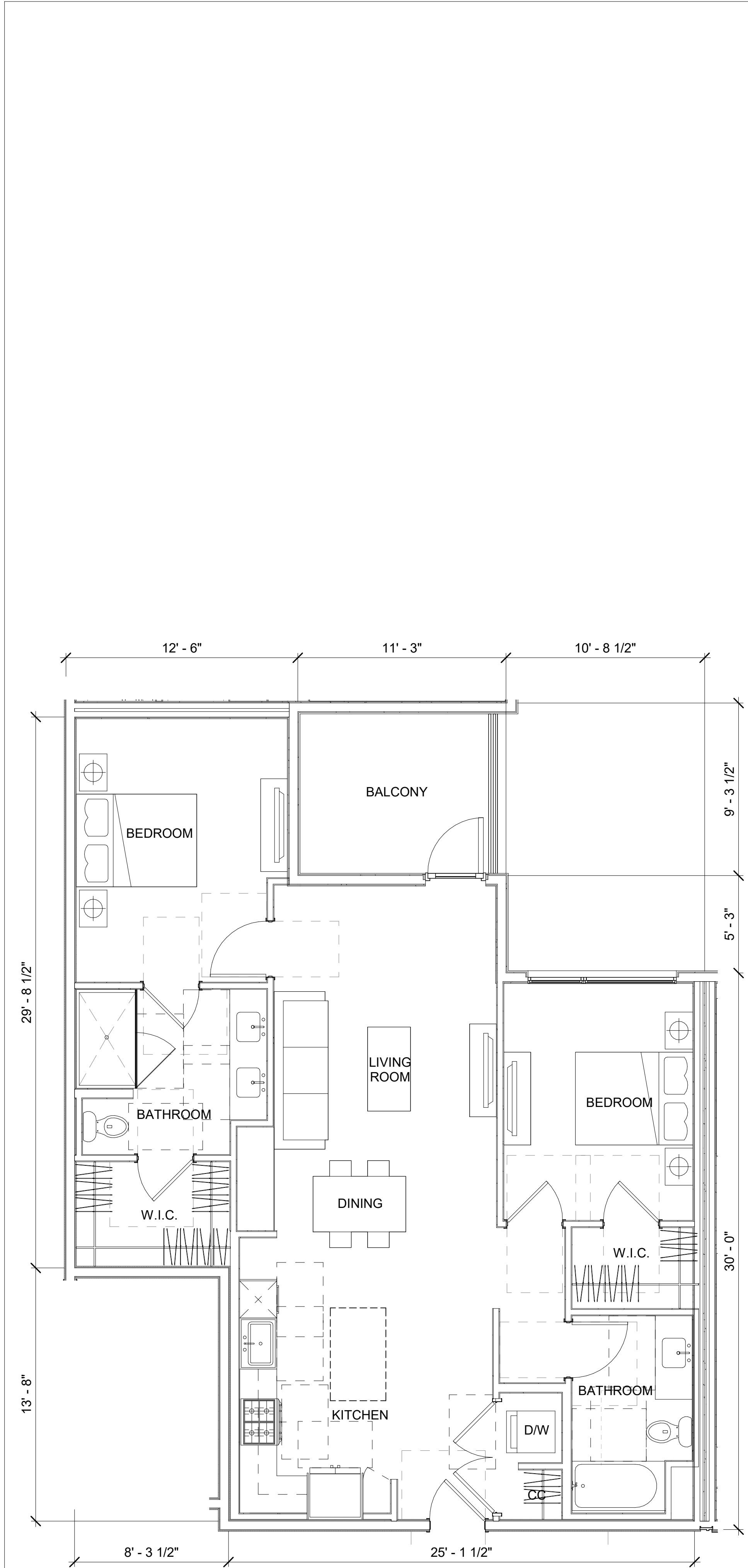


UNIT S1
AREA: 521 SF
BEDROOM: 1
QTY: 4

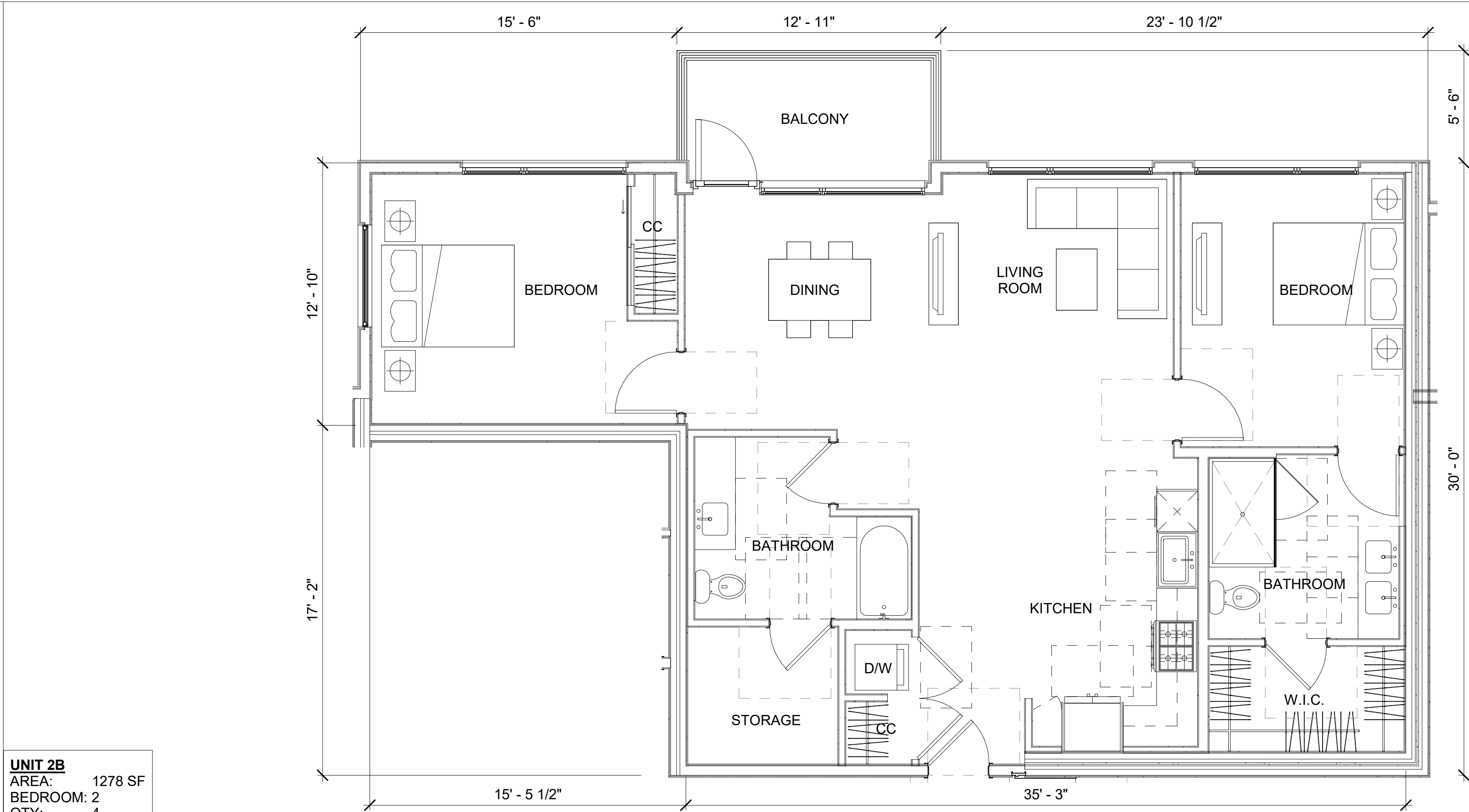
UNIT S1

1/4" = 1'-0"

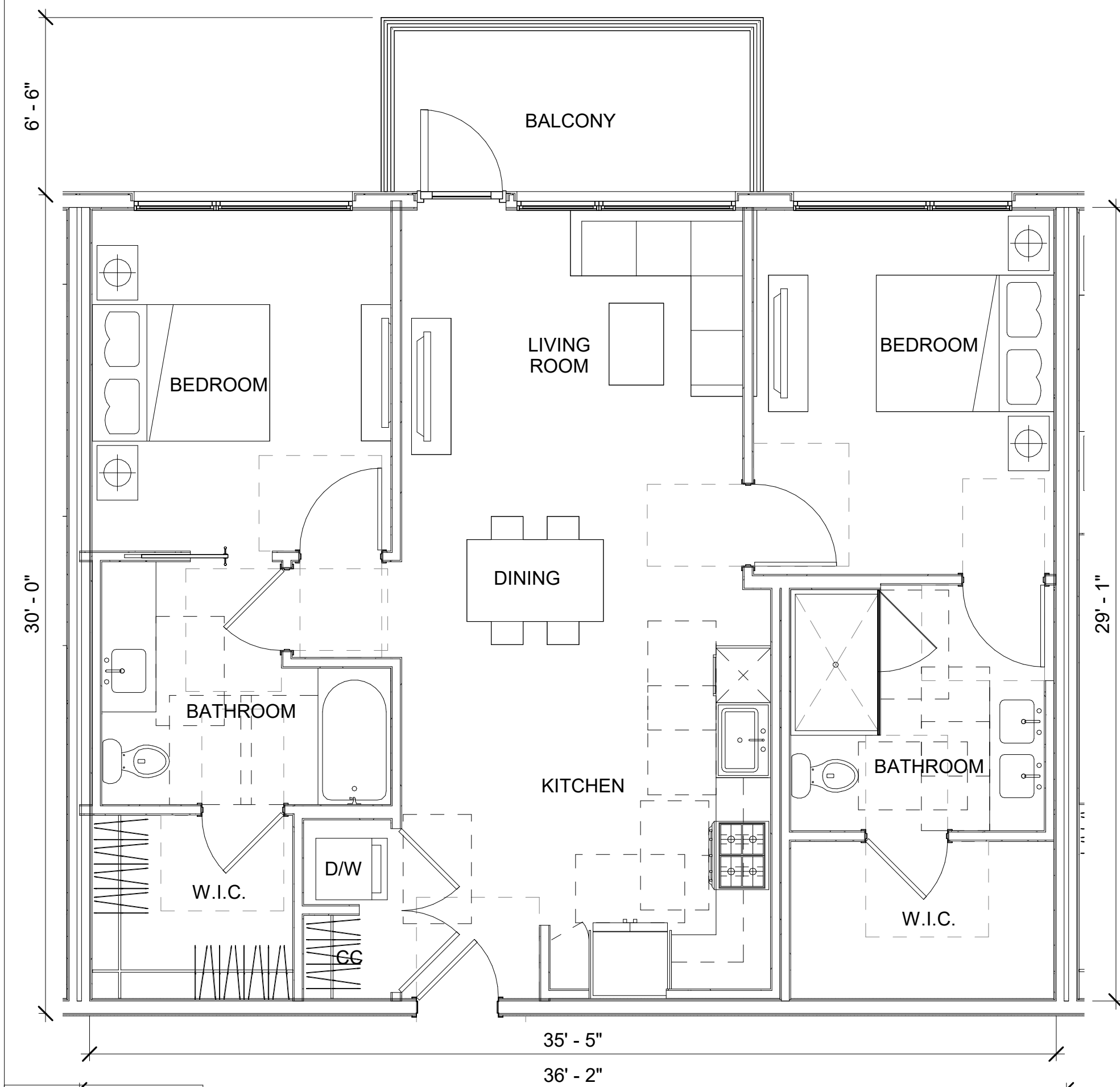
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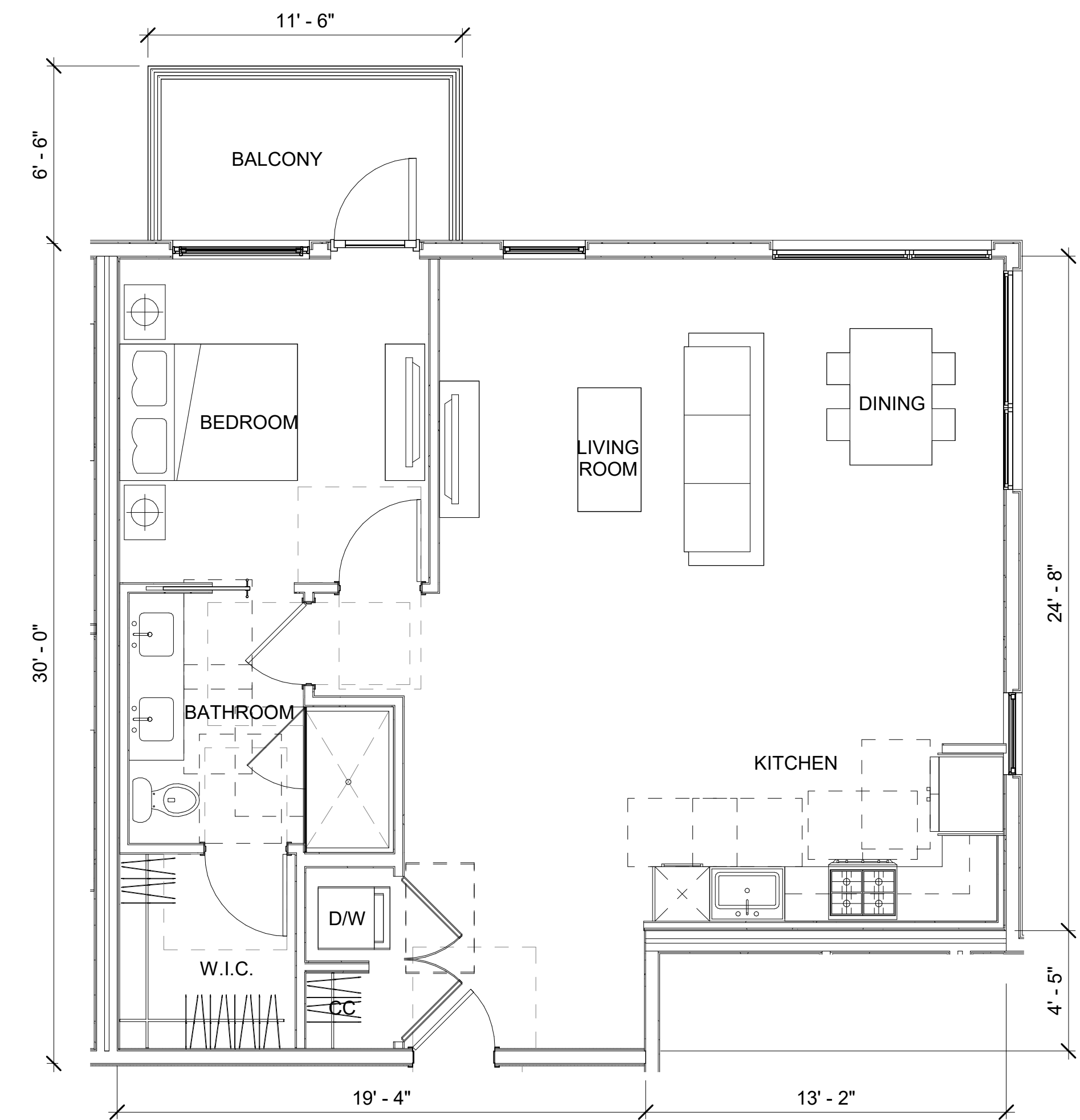
UNIT 2C
AREA: 1156 SF
BEDROOM: 2
QTY: 4



UNIT 2B
AREA: 1278 SF
BEDROOM: 2
QTY: 4



UNIT 2A
AREA: 1085 SF
BEDROOM: 2
QTY: 4



UNIT 1F
AREA: 940 SF
BEDROOM: 1
QTY: 4

UNIT 2B

1/4" = 1'-0"

4



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Sheet Title:
UNIT PLANS

Job No. 21058
Date: 12/09/2025
Scale: 1/4" = 1'-0"
Drawn By: Author

Sheet No:

A-501

UNIT 2C

1/4" = 1'-0"

3

UNIT 2A

1/4" = 1'-0"

2

UNIT 1F

1/4" = 1'-0"

1



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Sheet Title:
UNIT PLANS

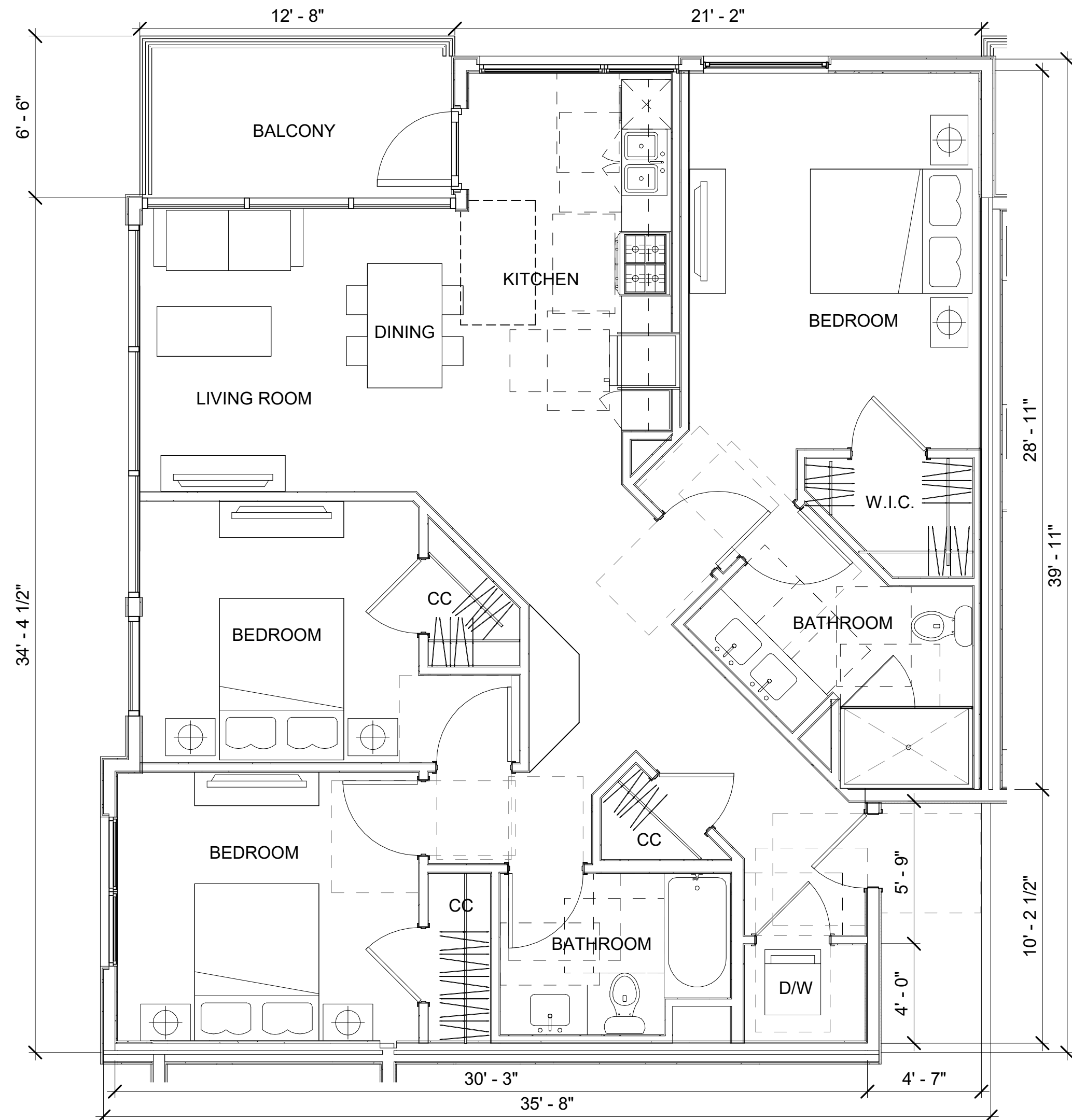
Job No. 21058
Date: 12/09/2025
Scale: 1/4" = 1'-0"
Drawn By: Author

Sheet No:

A-502



UNIT 3B
AREA: 1214 SF
BEDROOM: 3
QTY: 1



UNIT 3A
AREA: 1277 SF
BEDROOM: 3
QTY: 3

UNIT 3B

1/4" = 1'-0"

2

UNIT 3A

1/4" = 1'-0"

1



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San Mateo, California

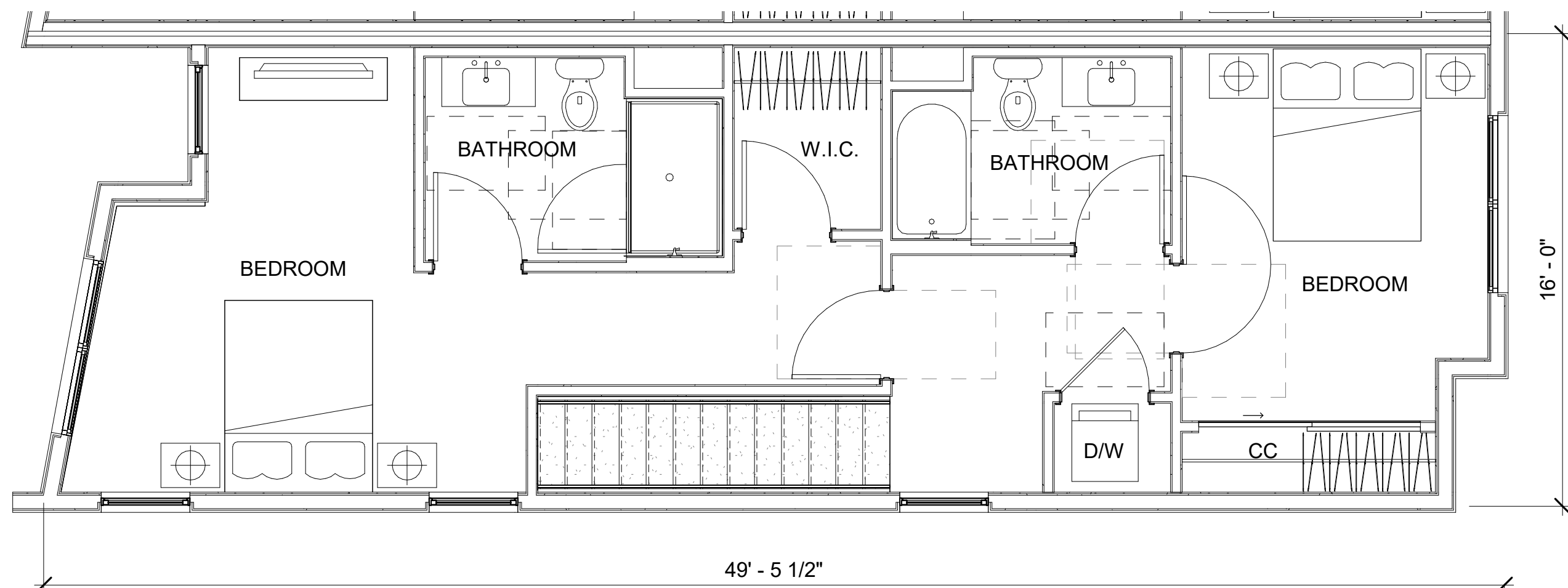
SC PROPERTIES

Sheet Title:
UNIT PLANS

Job No. 21058
Date: 12/09/2025
Scale: 1/4" = 1'-0"
Drawn By: Author

Sheet No:

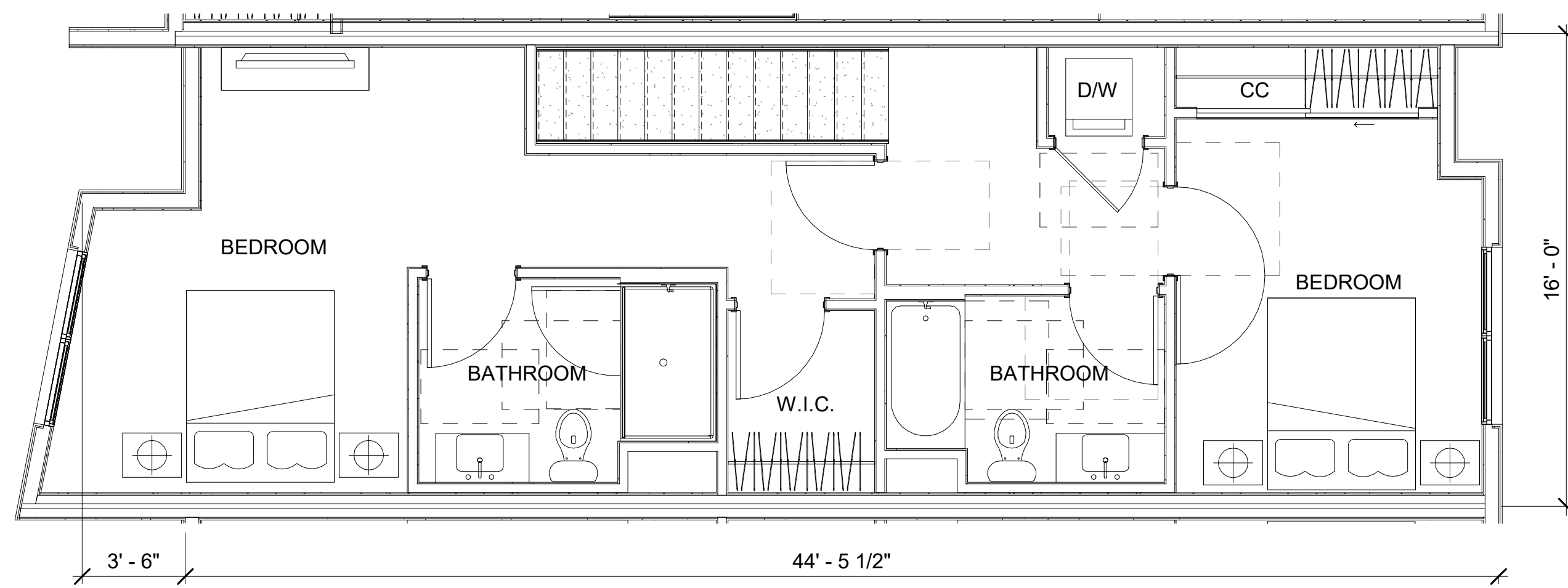
A-503



TH 2 LEVEL 3

1/4" = 1'-0"

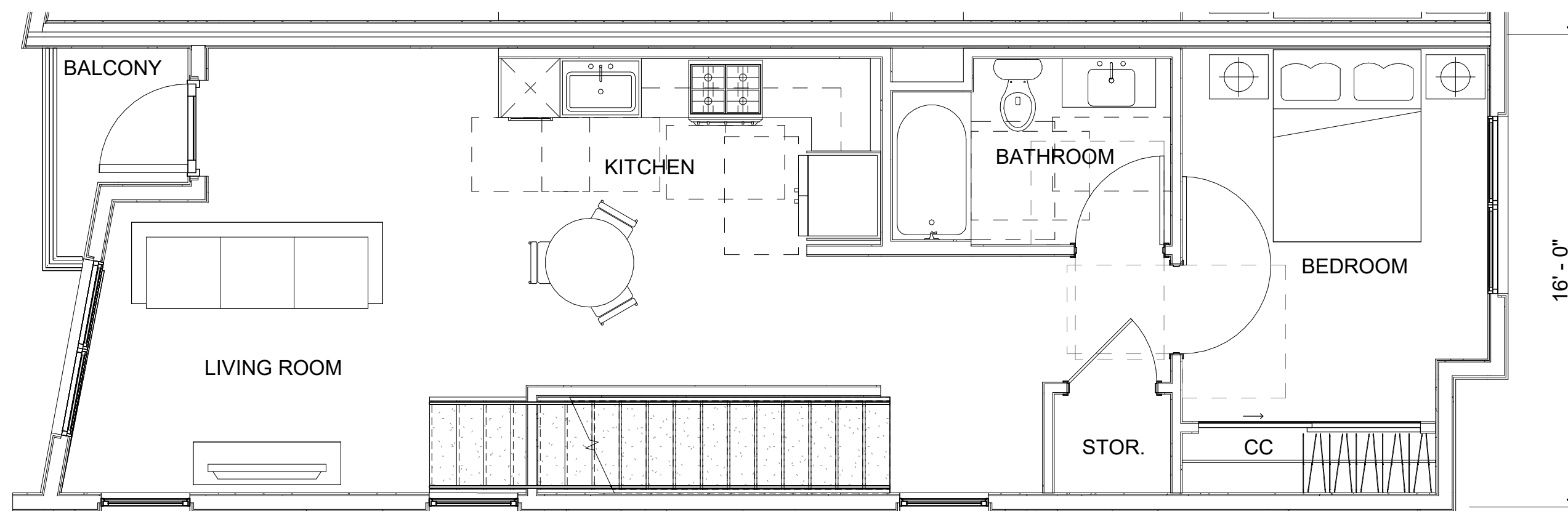
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TH 1 LEVEL 3

1/4" = 1'-0"

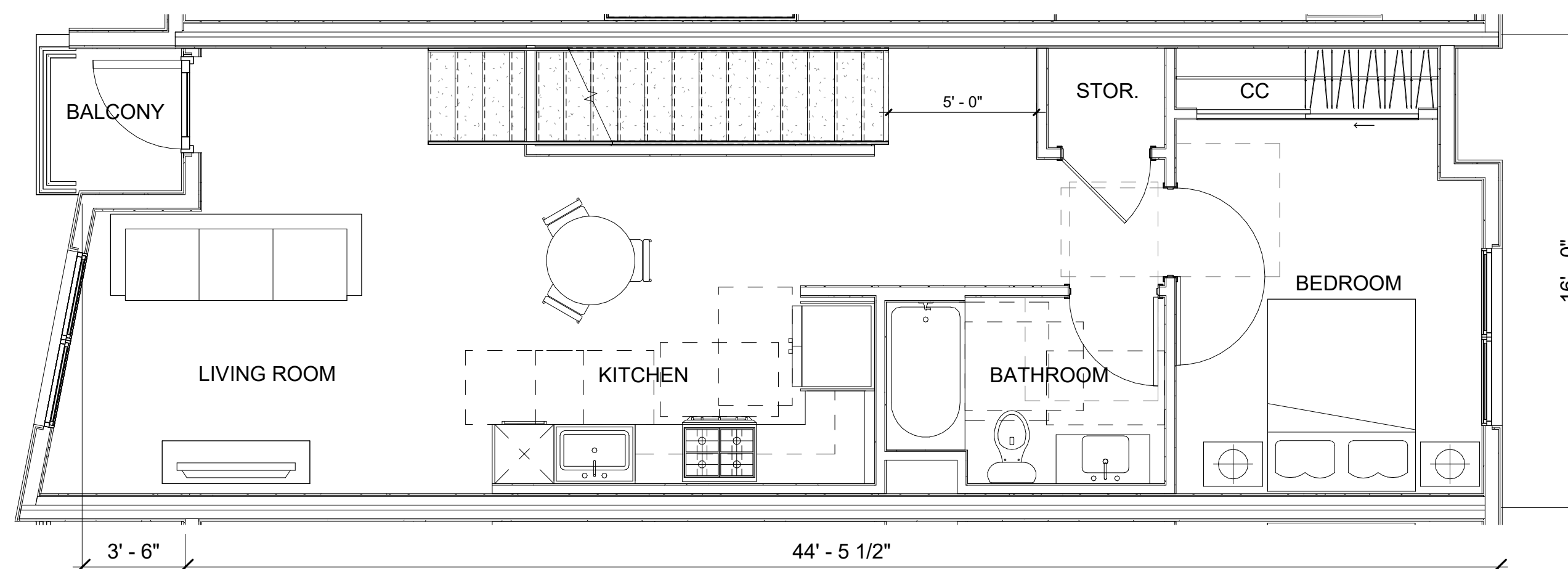
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TH 2 LEVEL 2

1/4" = 1'-0"

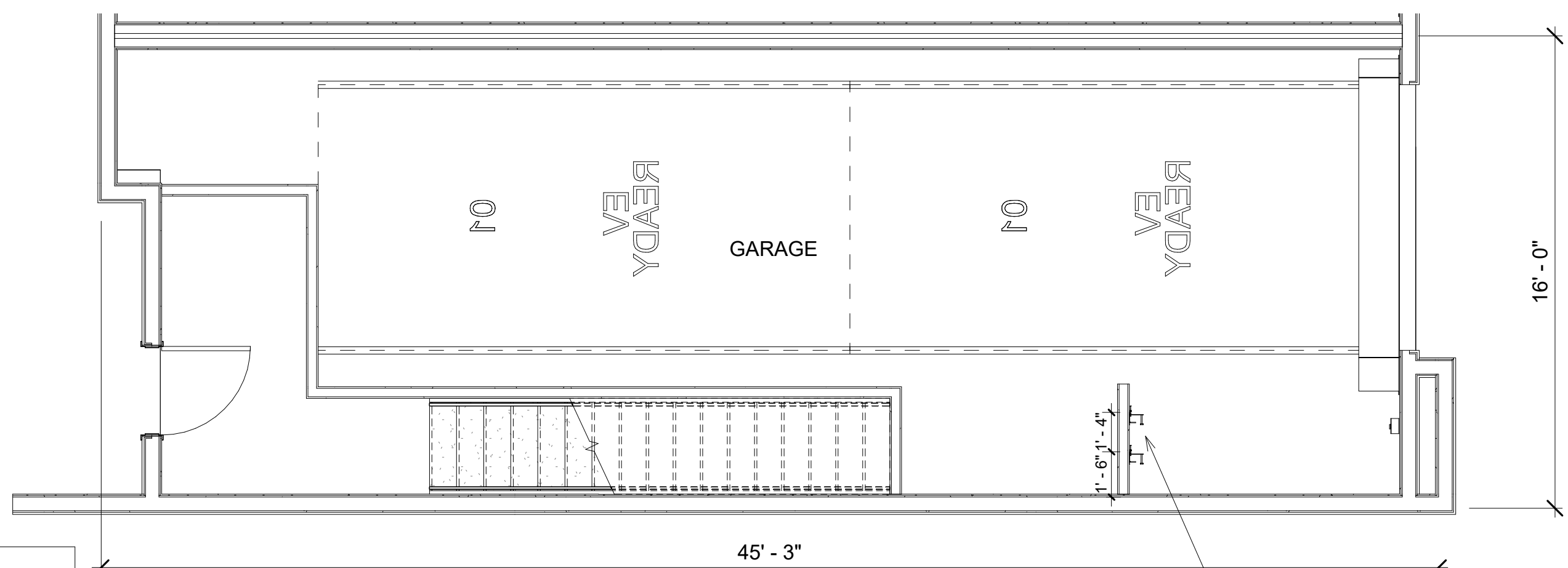
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TH 1 LEVEL 2

1/4" = 1'-0"

2

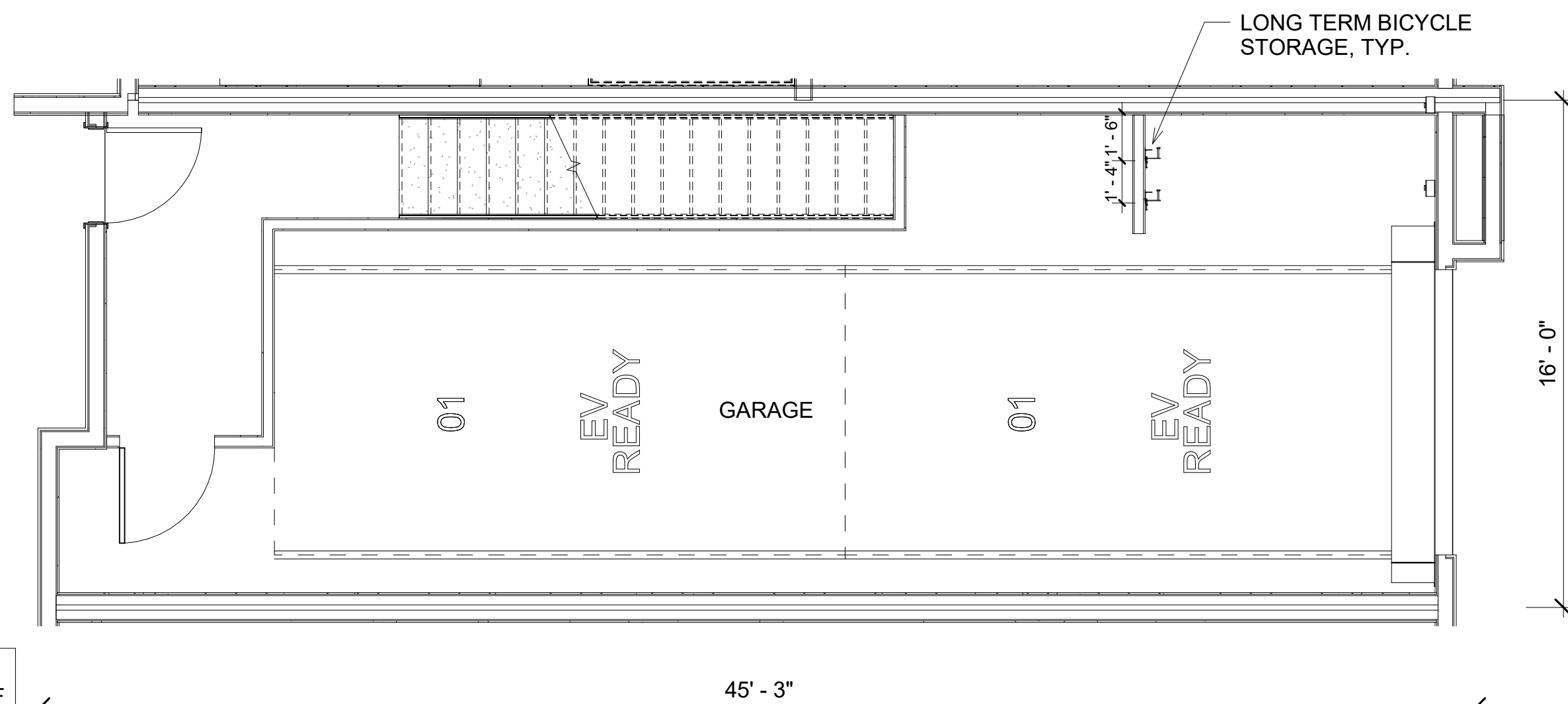


UNIT TH2
AREA: 1976 SF
BEDROOM: 3
QTY: 2

TH 2 LEVEL 1

1/4" = 1'-0"

4



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

TH 1 LEVEL 1

1/4" = 1'-0"

1



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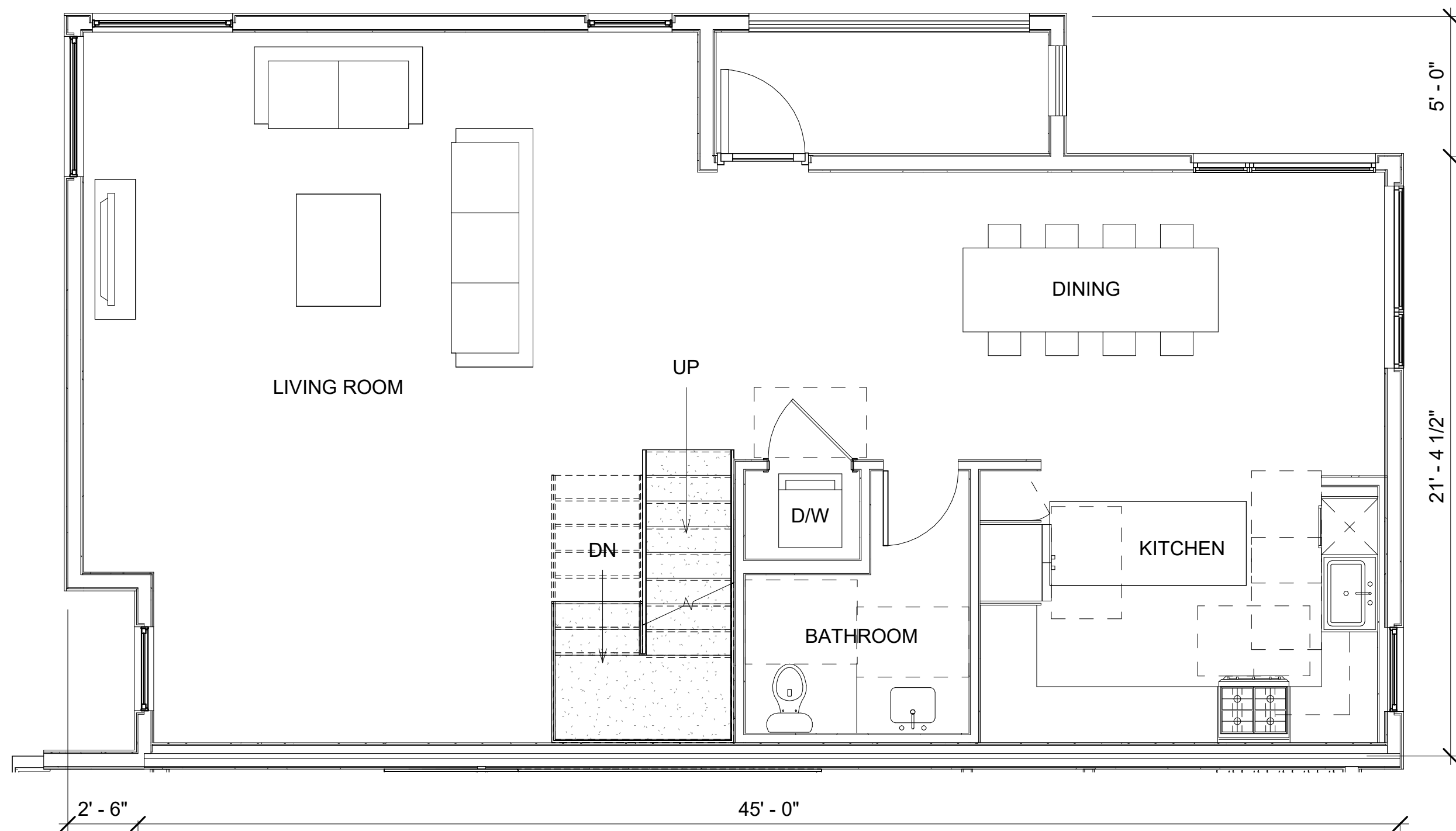
SC PROPERTIES

Sheet Title:
UNIT PLANS

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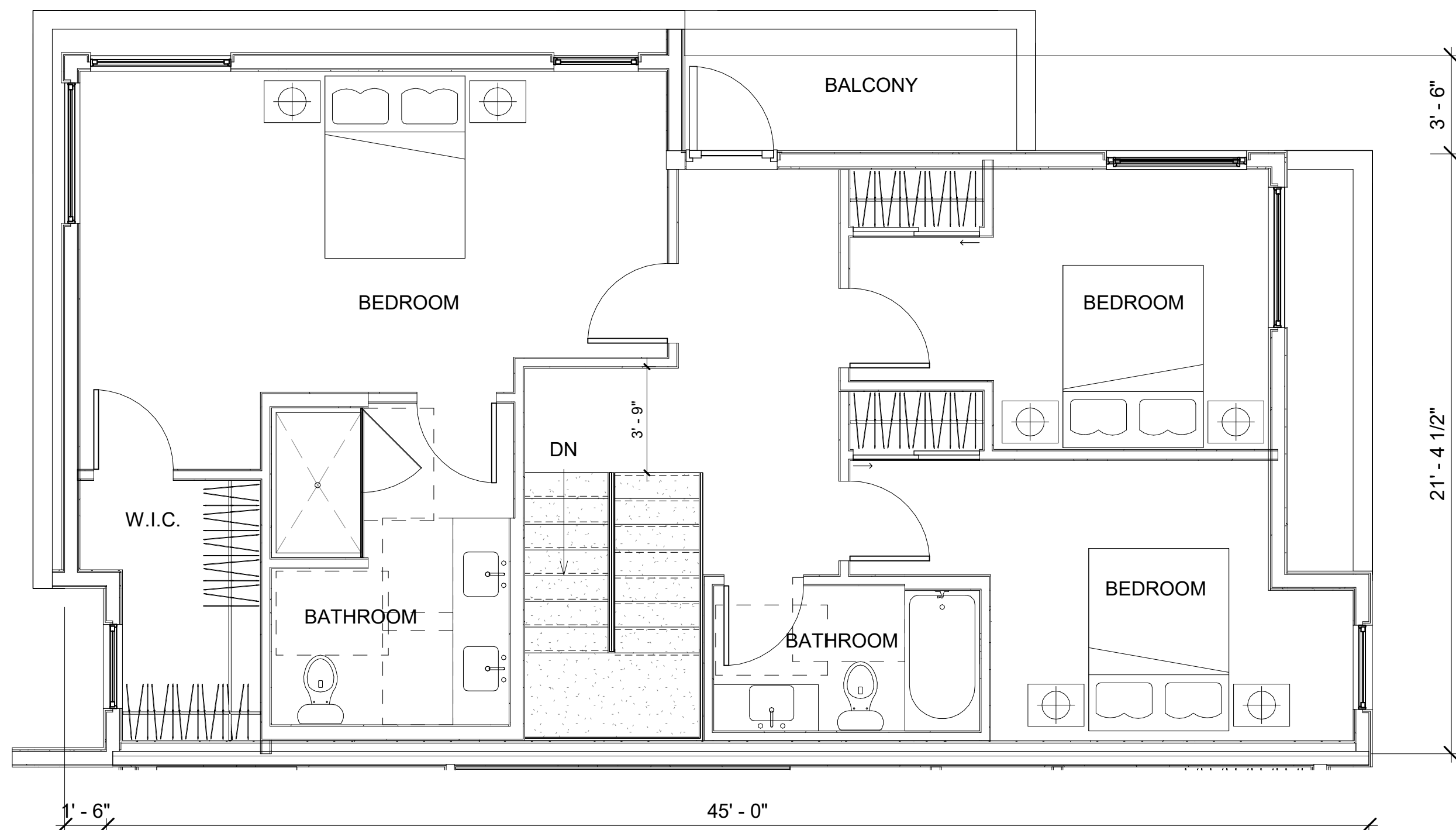
A-504



TH 3 LEVEL 2

1/4" = 1'-0"

2

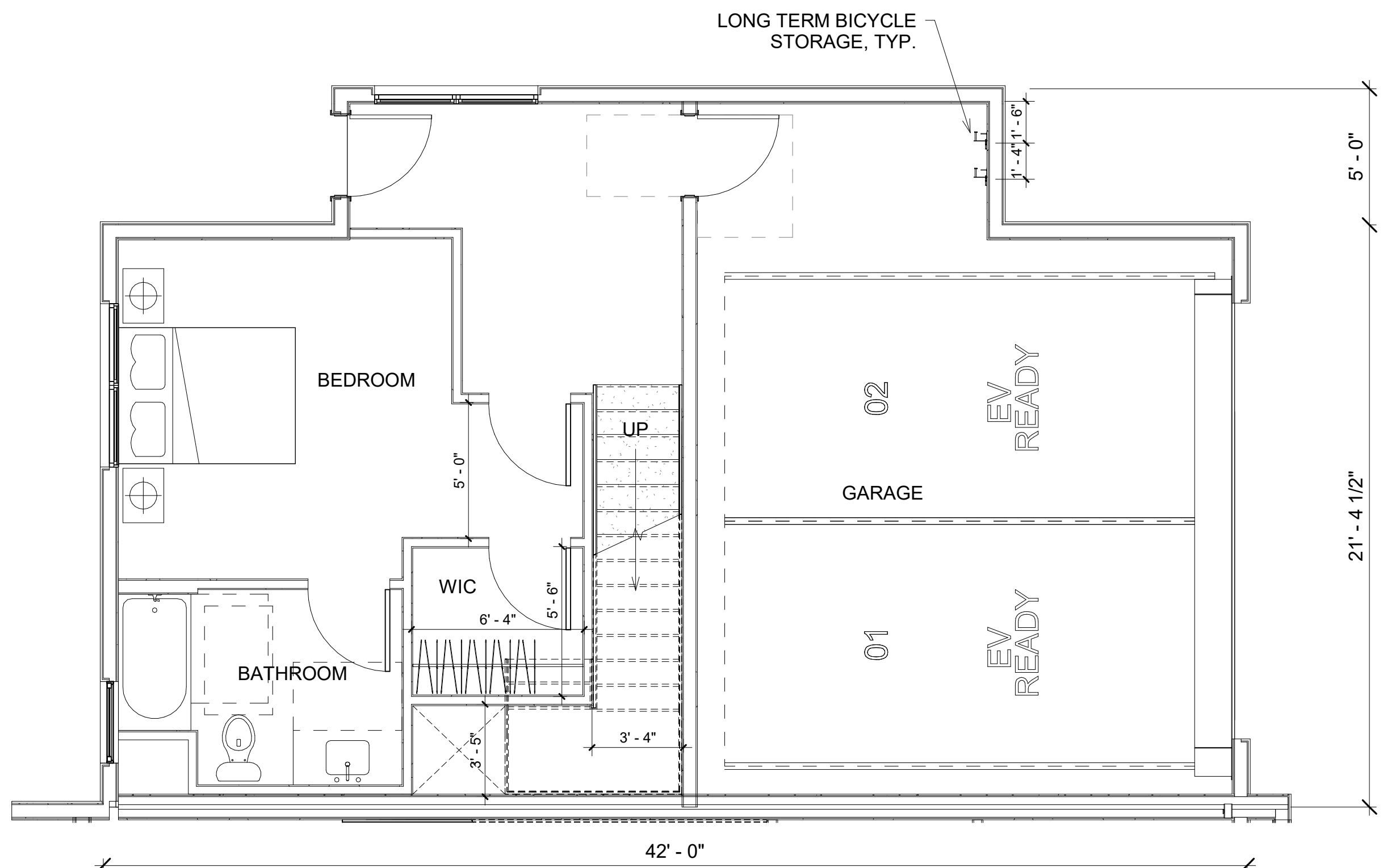


TH 3 LEVEL 3

1/4" = 1'-0"

3

UNIT TH3 (ADA)
AREA: 2894 SF
BEDROOM: 4
QTY: 2



TH 3 LEVEL 1

1/4" = 1'-0"

1



MARCH/ SEPTEMBER 21 9AM



MARCH/ SEPTEMBER 21 12PM



MARCH/ SEPTEMBER 21 3PM

EQUINOX



JUNE 21 9AM



JUNE 21 12PM



JUNE 21 3PM

SUMMER SOLSTICE



DECEMBER 21 9AM

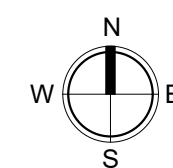


DECEMBER 21 12PM



DECEMBER 21 3PM

WINTER SOLSTICE





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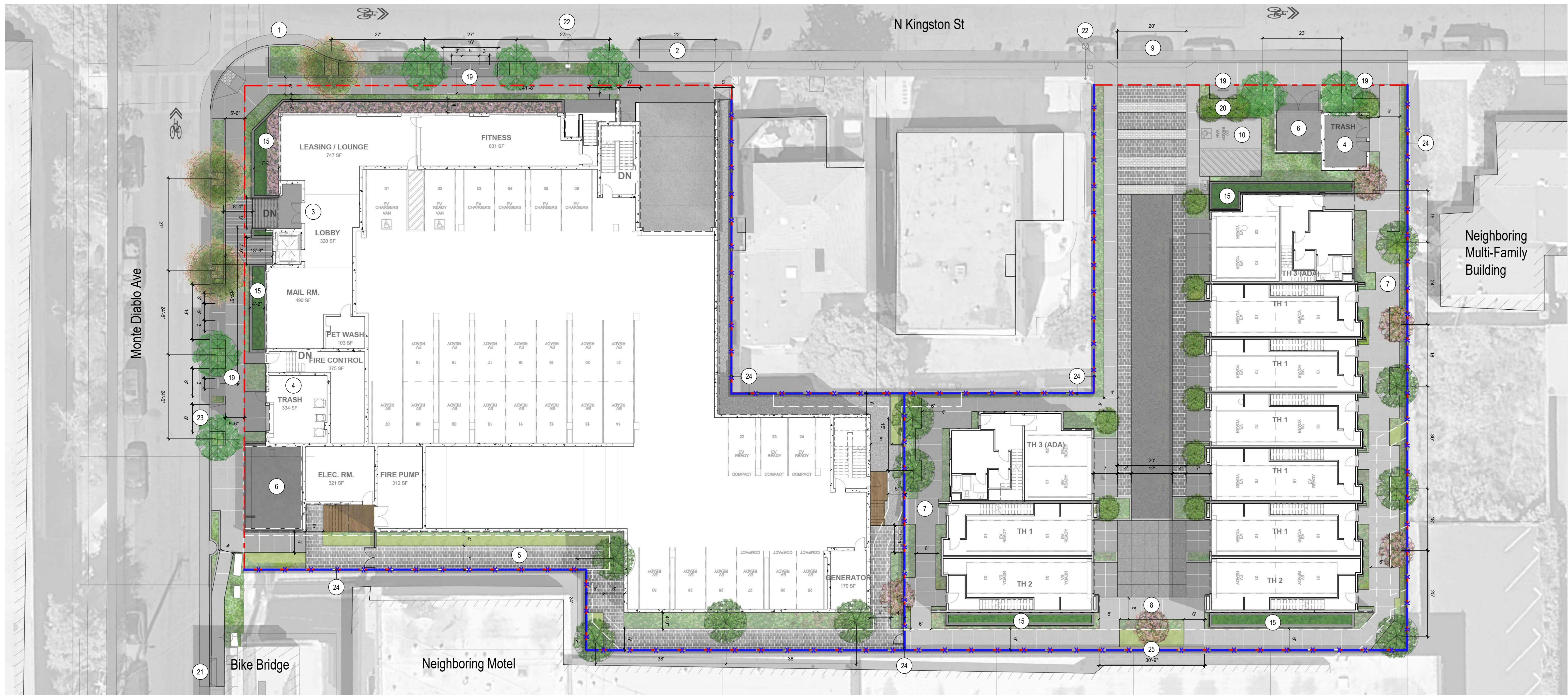
SC PROPERTIES

Sheet Title:
**ILLUSTRATIVE
LANDSCAPE PLANS**

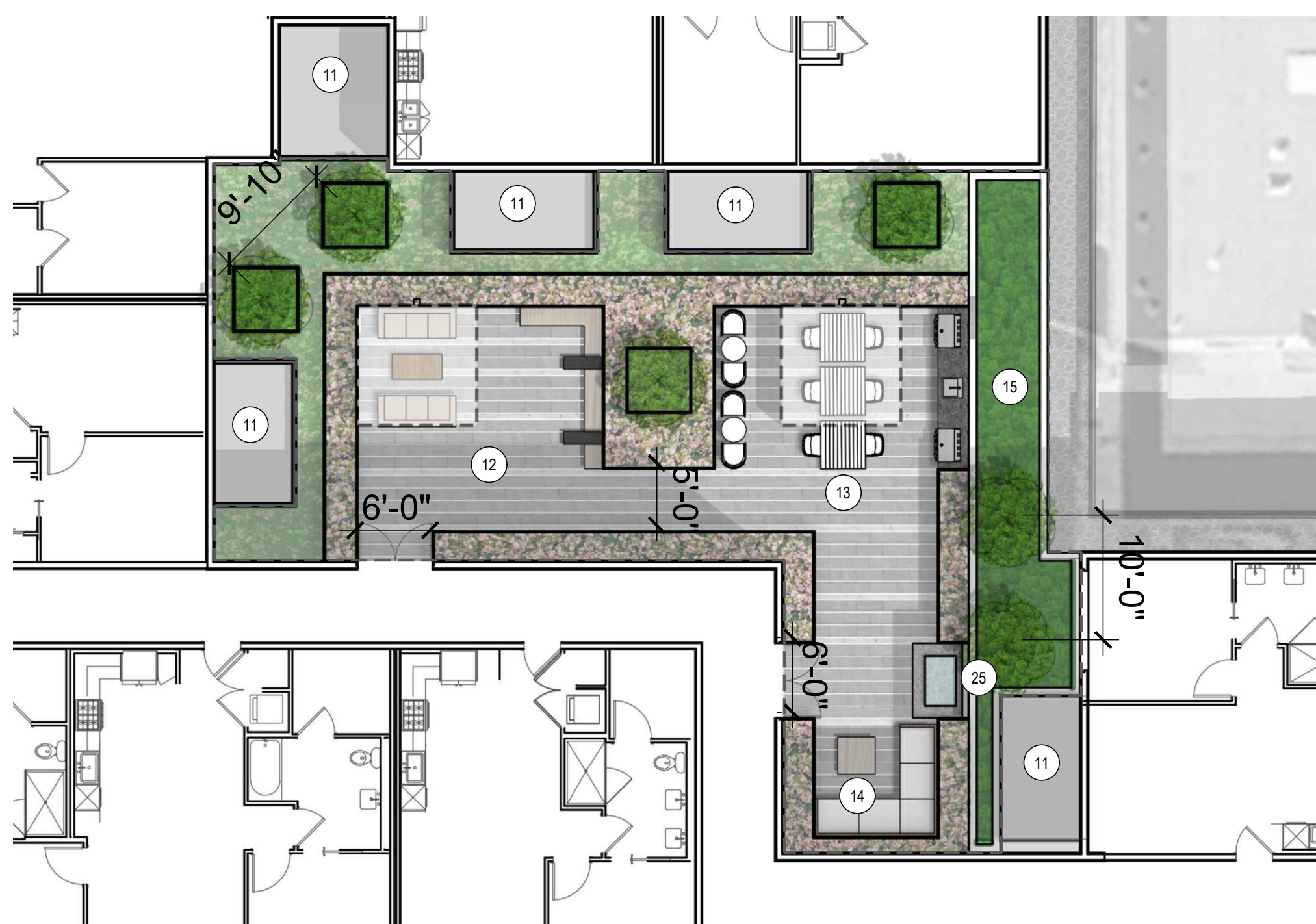
Job No. 21058
Date: 12/09/2025
Scale: 1/16"= 1'-0" & 1"= 10'
Drawn By: SJ/PP

Sheet No:

L 1.0



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



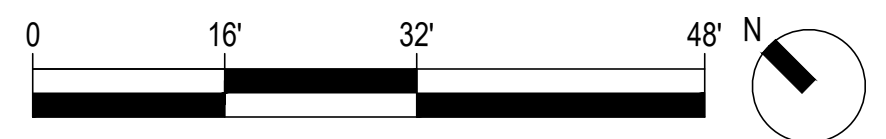
2 SECOND LEVEL - COURTYARD
SCALE: 1"= 10'



3 FIFTH LEVEL - ROOF DECK
SCALE: 1"= 10'

LEGEND

- | | |
|-----------------------------------|----------------------------------|
| 1 BULB-OUT CORNER | 14 SEATING CORNER |
| 2 GARAGE ENTRANCE | 15 C3 PLANTERS |
| 3 ENTRANCE | 16 VIEW SEATING |
| 4 TRASH | 17 TREE POTS |
| 5 PEDESTRIAN PATH, 6' MIN. WIDTH | 18 AMENITY ROOM |
| 6 TRANSFORMER | 19 SHORT-TERM BIKE RACKS |
| 7 RESIDENT WALKWAY, 6' MIN. WIDTH | 20 VISITOR PARKING SCREENING |
| 8 FEATURE TREE END VIEW | 21 BIKE RAMP |
| 9 TOWNHOME DRIVEWAY ENTRY | 22 STREET LIGHT |
| 10 ADA PARKING | 23 RAMP TO TRASH ROOM |
| 11 UNIT BALCONY | 24 PERIMETER FENCE H=6' |
| 12 LOUNGING AREA | 25 METAL PERFORATED FEATURE WALL |
| 13 OUTDOOR DINING AREA | |





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San Mateo, California

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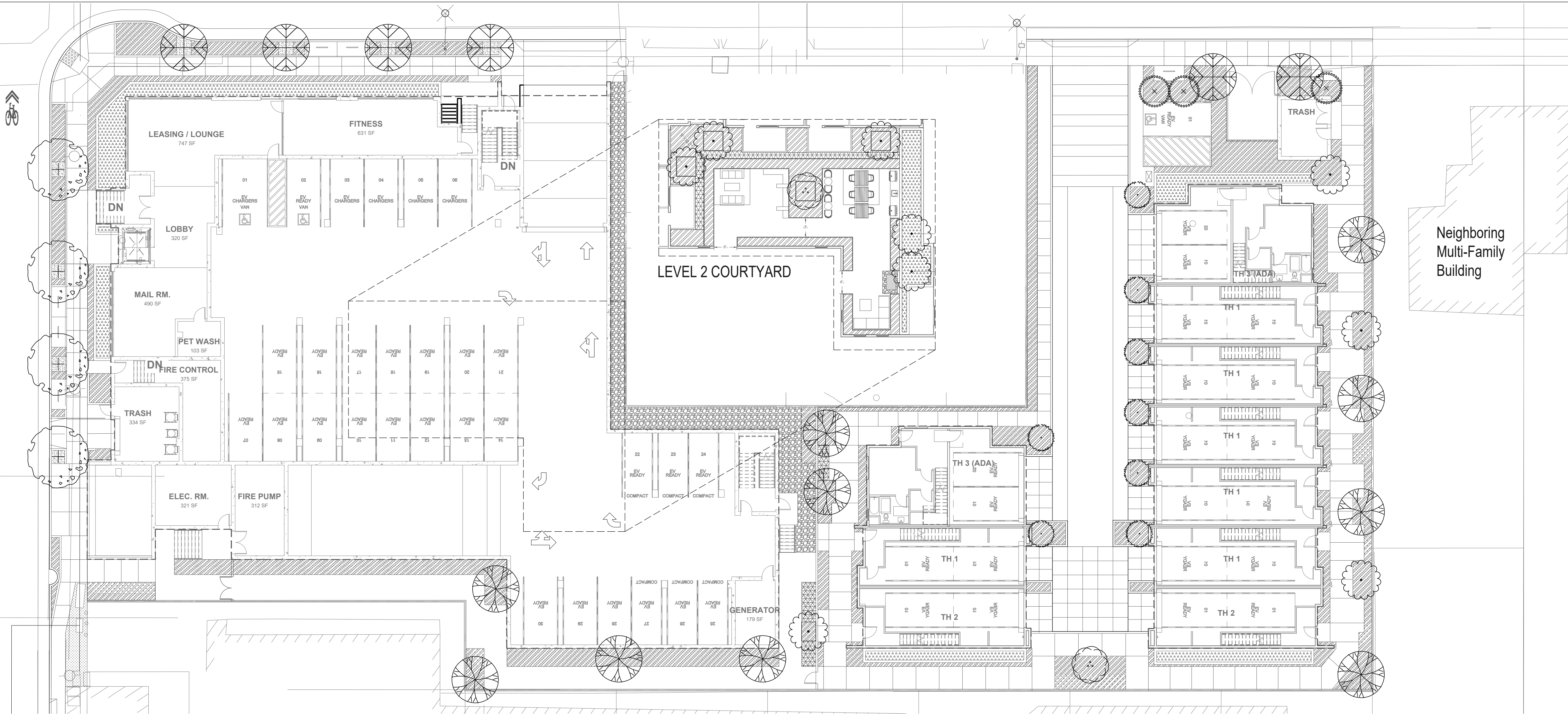
Sheet Title:

**PLANTING PLAN &
SCHEDULE, OPEN
SPACE/PLANTED AREA**

Job No. 21058
Date: 12/09/2025
Scale: 1/16"= 1'-0"
Drawn By: SJ/PP

Sheet No:

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1

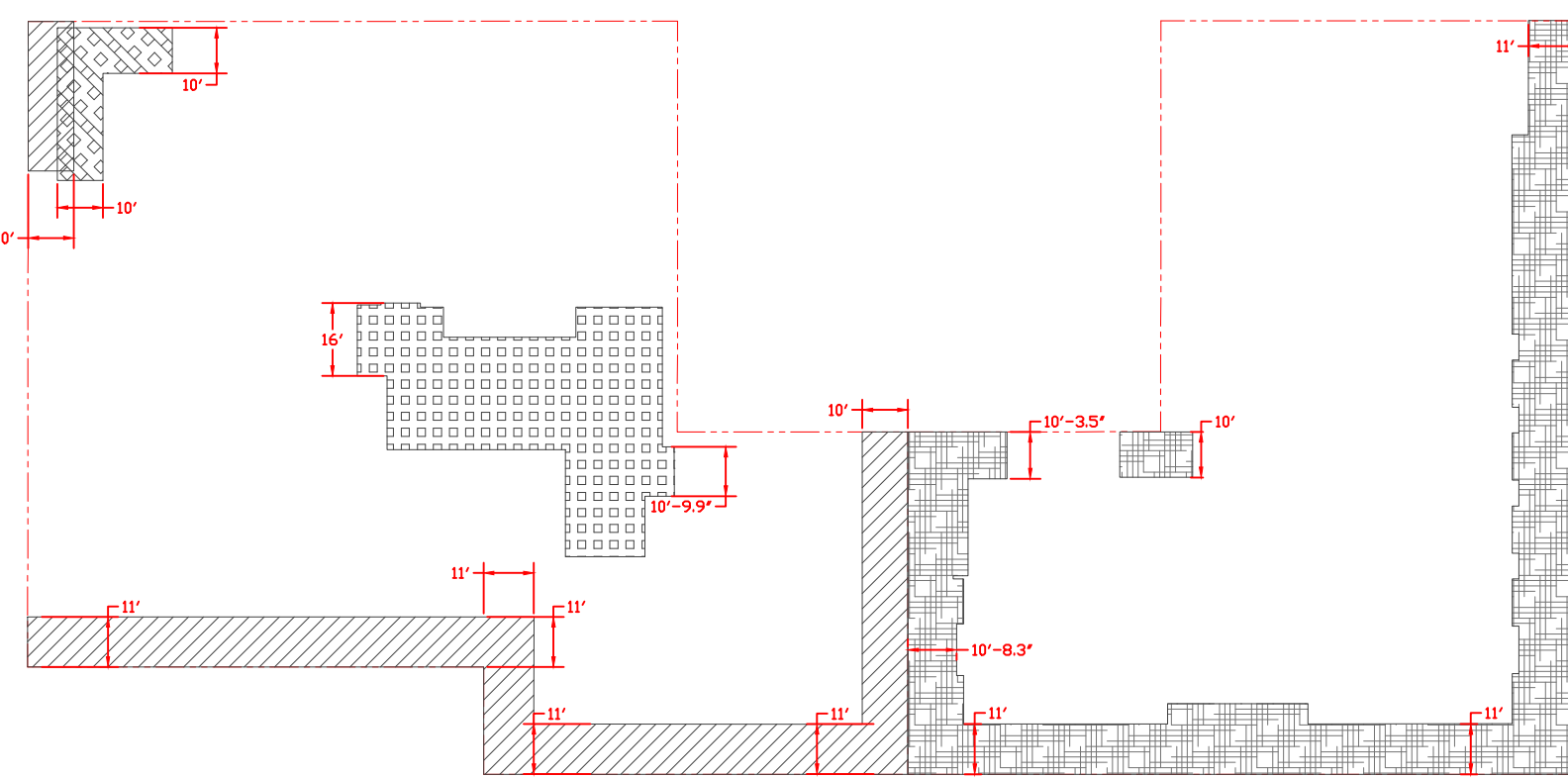
PLANTING PLAN

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

PLANT LIST

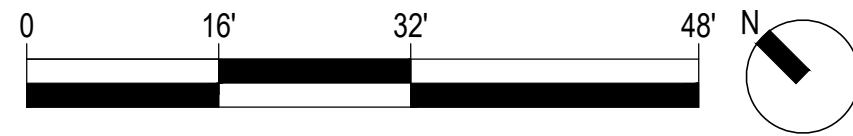
NO.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QUANTITY
TREES						
1		Olea europaea 'Swan Hill'	SWAN HILL OLIVE	36" BOX	L	4
2		Koelreuteria elegans	FLAMEGOLD RAIN TREE	24" BOX	M	6
3		Lophostemon confertus	BRISBANE BOX	24" BOX	M	10
4		Heteromeles arbutifolia	TOYON	24" BOX	L	9
5		Laurus nobilis 'Saratoga'	SARATOGA SWEET BAY	24" BOX	L	8
6		Acer palmatum 'Sango Kaku'	CORAL BARK JAPANESE MAPLE	24" BOX	M	2
7		Arcostaphylos densiflora 'Howard McMini'	HOWARD MCMINN MANZANITA	15 GAL	L	3
SHRUB AND GROUND COVER						
1		Pittosporum tenuifolium 'Silver Sheen'	SILVER SHEEN PITTOSPORUM	—	M	—
2		Fatsia japonica	JAPANESE ARALIA	—	M	—
3		Trachelospermum jasminoides	STAR JASMINE	—	M	—
4		Anigozanthos flavidus 'Bush Dawn'	BUSH DAWN KANGAROO PAW	—	L	—
5		Mimulus aurantiacus	STICKY MONKEY FLOWER	—	L	—
6		Tubbaghia violacea	SOCIETY GARLIC	—	L	—
7		Muhlenbergia rigens	DEER GRASS	—	L	—
8		Ceanothus 'Diamond Heights'	VARIEGATED CARMEL CREEPER	—	L	—
9		Phormium tenax	NEW ZEALAND FLAX	—	L	—
10		Salvia leucantha	MEXICAN BUSH SAGE	—	L	—
11		Festuca glauca	BLUE FESCUE	—	L	—
12		Hesperaloe 'Pink Parade'	PINK PARADE RED YUCCA	—	L	—
13		Olea europaea 'Montrea'	LITTLE OLIVE	—	L	—
14		Alyogyne huegelii 'Santa Cruz'	SANTA CRUZ BLUE HIBISCUS	—	L	—
15		Berberis aquifolium var. repens	CREEPING MAHONIA	—	L	—

OPEN SPACE DIAGRAM



OPEN SPACE

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



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: 6,047 sq. ft. ÷ 400 = 15 (a)

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

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

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

New Trees:

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

New Trees Being Planted*			
Quantity	Size	LU Value	Total LU Value
3	15 gallon	1	3
25	24 inch box	2	50
0	36 inch box	3	0
0	48 inch box	4	0
Total LU Value of new trees being proposed:			53 (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 = -38 x (the annually defined \$ per LU value as per Current Comprehensive Fee Schedule) = \$ _____

PLANTING PALETTE

TREE IMAGES



OLEA EUROPAEA 'SWAN HILL'
SWAN HILL OLIVE
Mature Height: 20 to 30 feet
Mature Spread (Width): 20 to 30 feet



KOELREUTERIA ELEGANS
FLAMEGOLD RAIN TREE
Mature Height: 30 to 40 feet
Mature Spread (Width): 30 to 40 feet



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



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



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



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



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

SHRUB & GROUND COVER IMAGES



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



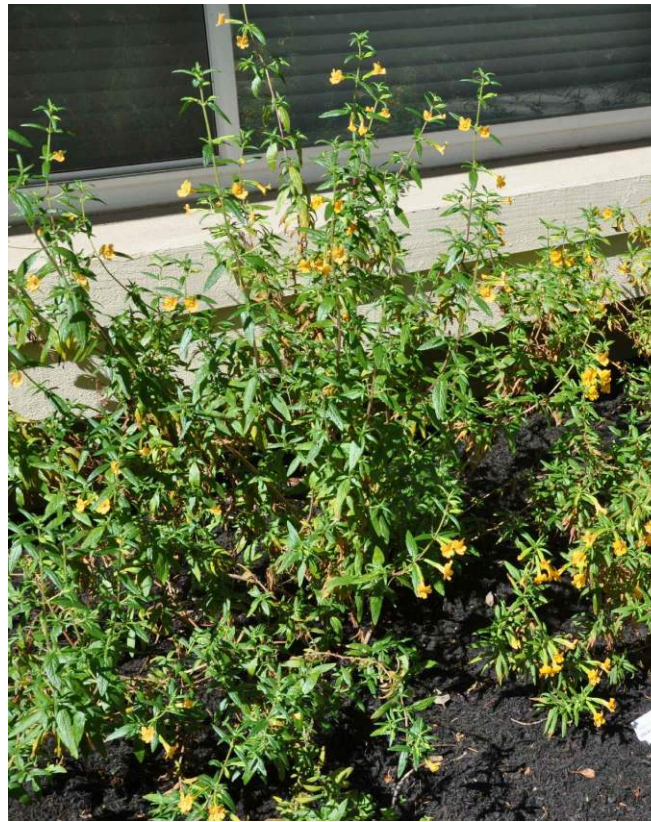
FATSIA JAPONICA
JAPANESE ARALIA
Mature Height: 5 to 10 feet
Mature Spread (Width): 5 to 10 feet



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



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



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



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



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



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



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



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



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



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



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



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



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



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1218 MONTE DIABLO AVENUE

San Mateo, California

SC PROPERTIES

Sheet Title:
PLANTING PALETTE

Job No. 21058
Date: 12/09/2025
Scale:
Drawn By: SJ/PP

Sheet No:
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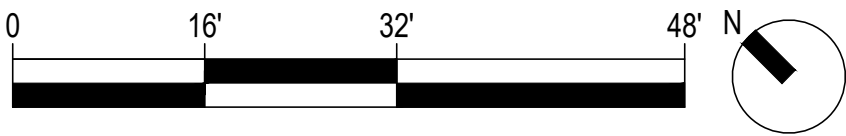
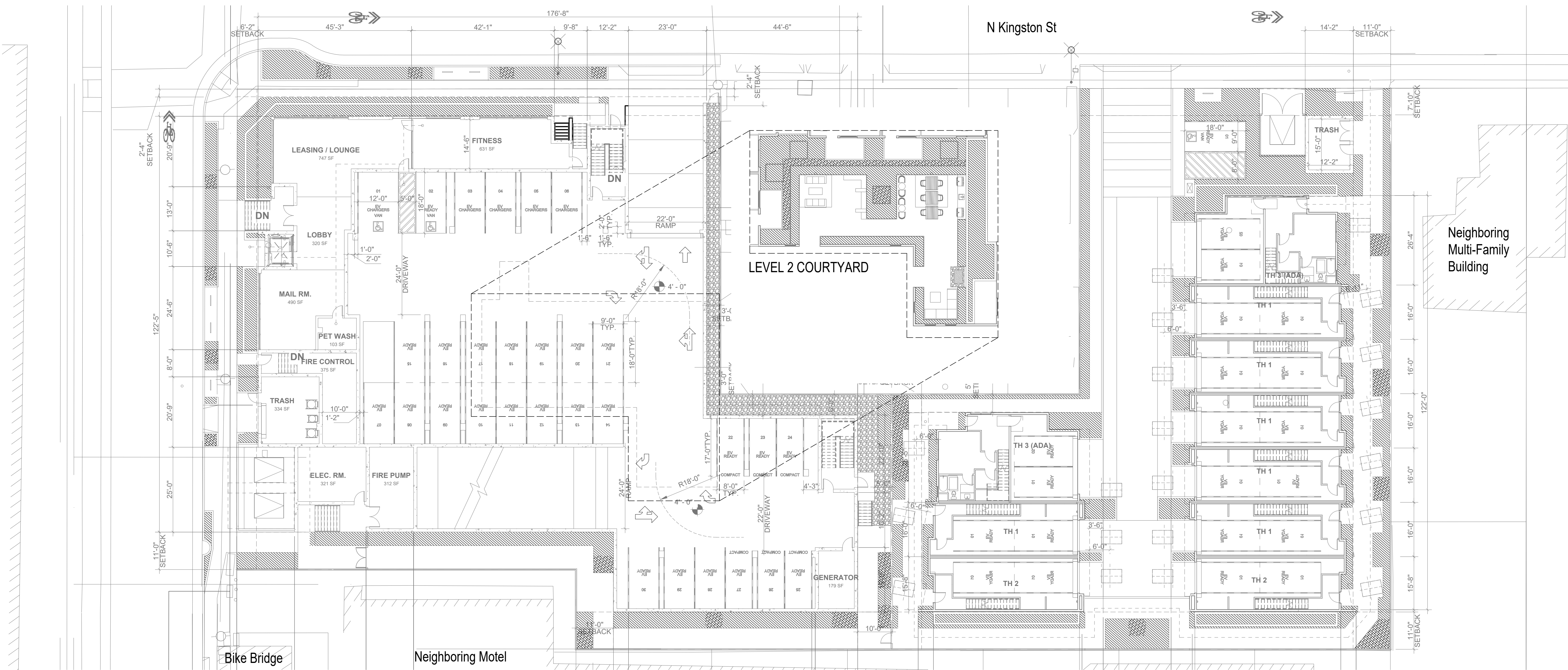
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San Mateo, California
SC PROPERTIES

Sheet Title:
**HYDROZONE AND
WATER BUDGET
CALCULATIONS**

Job No. 21058
Date: 12/09/2025
Scale:
Drawn By: SJ/PP

Sheet No:
L 4.0



WATER EFFICIENT LANDSCAPE WORKSHEET

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

Reference Evapotranspiration (ETo) 42.8

Hydrozone # /Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
MEDIUM WATER USE	0.5	DRIP	0.81	0.6172839	747	461.11	12,236.01
VERY LOW WATER USE	0.3	DRIP	0.81	0.3703703	0	0	0
LOW WATER USE	0.3	DRIP	0.81	0.3703703	5,910	2,188.88	58,084.11
				Totals	6,657	2,650	
Special Landscape Areas							
				1	0	0	0
				1	0	0	0
				1	0	0	0
				Totals	0 (C)	0 (D)	
				ETWU Total			70,320
				Maximum Allowed Water Allowance (MAWA)^e			97,157.58

^aHydrozone #/Planting Description
E.g.
1.) front lawn
2.) low water use plantings
3.) medium water use planting

^bIrrigation Method
overhead spray
or drip

^cIrrigation Efficiency
0.75 for spray head
0.81 for drip

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

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

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	2,650
Total Area	(A)	6,657
Average ETAF	B ÷ A	0.39

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

All Landscape Areas

Total ETAF x Area	(B+D)	2,650
Total Area	(A+C)	6,657
Sitewide ETAF	(B+D) ÷ (A+C)	0.39

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

HYDROZONE LEGEND:

	MEDIUM WATER USE
	DRIP APPLICATION
	LOW WATER USE
	DRIP APPLICATION

A fully automatic irrigation system will be provided.



1

BIKE BRIDGE VIEW ON MONTE DIABLO AVE

SCALE: NOT TO SCALE



2

MONTE DIABLO AVE & NORTH KINGSTON ST INTERSECTION

SCALE: NOT TO SCALE



3

NORTH KINGSTON ST VIEW

SCALE: NOT TO SCALE



4

APARTMENT GARAGE ENTRY ON NORTH KINGSTON ST

SCALE: NOT TO SCALE



5

APARTMENT ENTRY ON MONTE DIABLO AVE

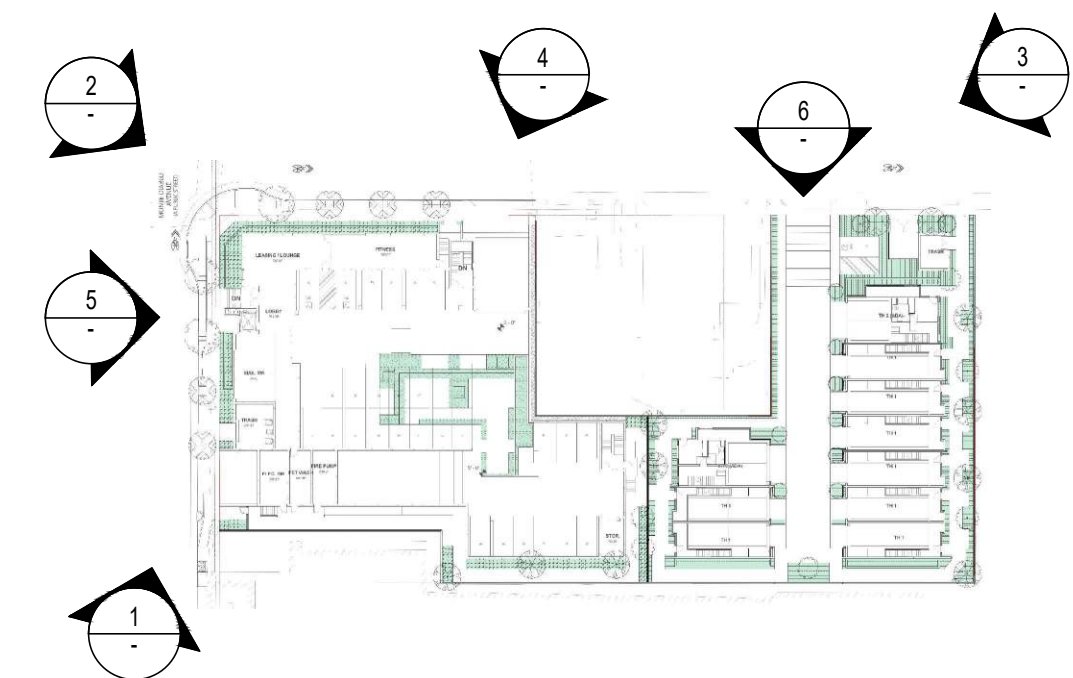
SCALE: NOT TO SCALE



6

TOWNHOME DRIVEWAY AREA

SCALE: NOT TO SCALE



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Sheet Title:
LANDSCAPE
STREETSCAPE
PERSPECTIVE

Job No. 21058
Date: 12/09/2025
Scale:
Drawn By: SJ/PP

Sheet No:

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1 APARTMENT COURTYARD LOUNGING AREA
SCALE: NOT TO SCALE



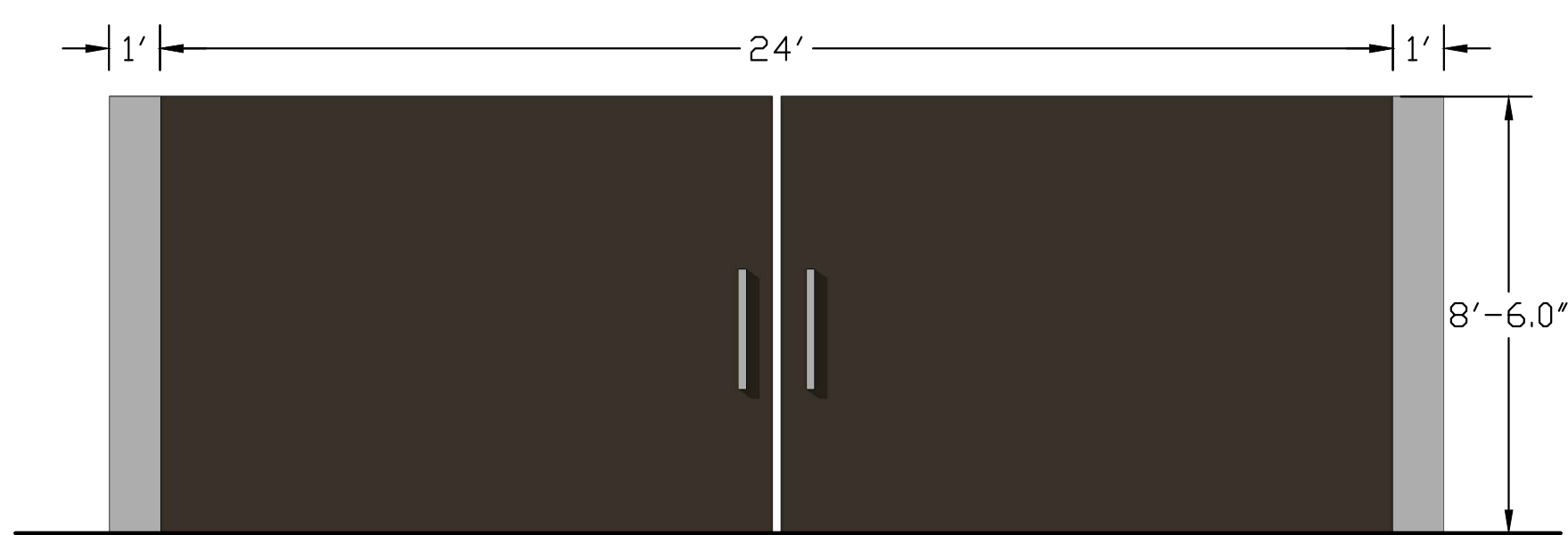
2 APARTMENT COURTYARD OUTDOOR DINING AREA
SCALE: NOT TO SCALE



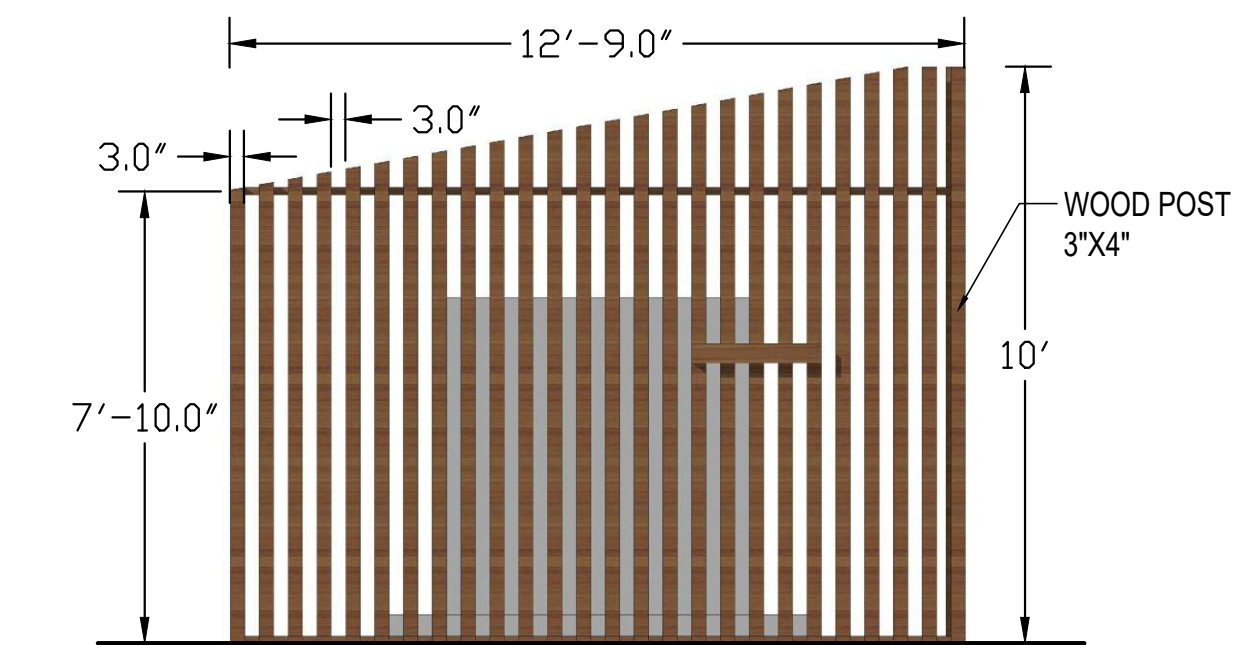
3 TOWNHOME WALKWAY
SCALE: NOT TO SCALE



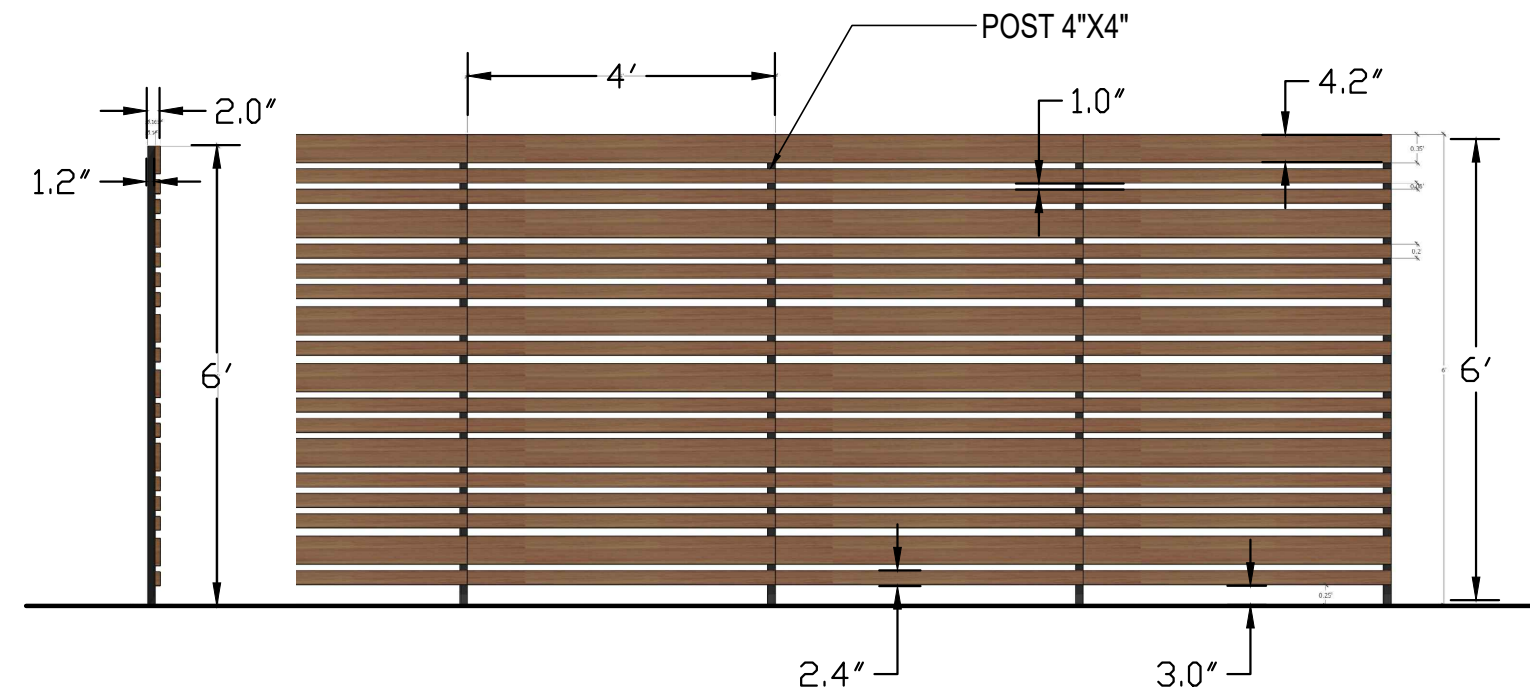
4 APARTMENT LEVEL 5 ROOF PATIO
SCALE: NOT TO SCALE



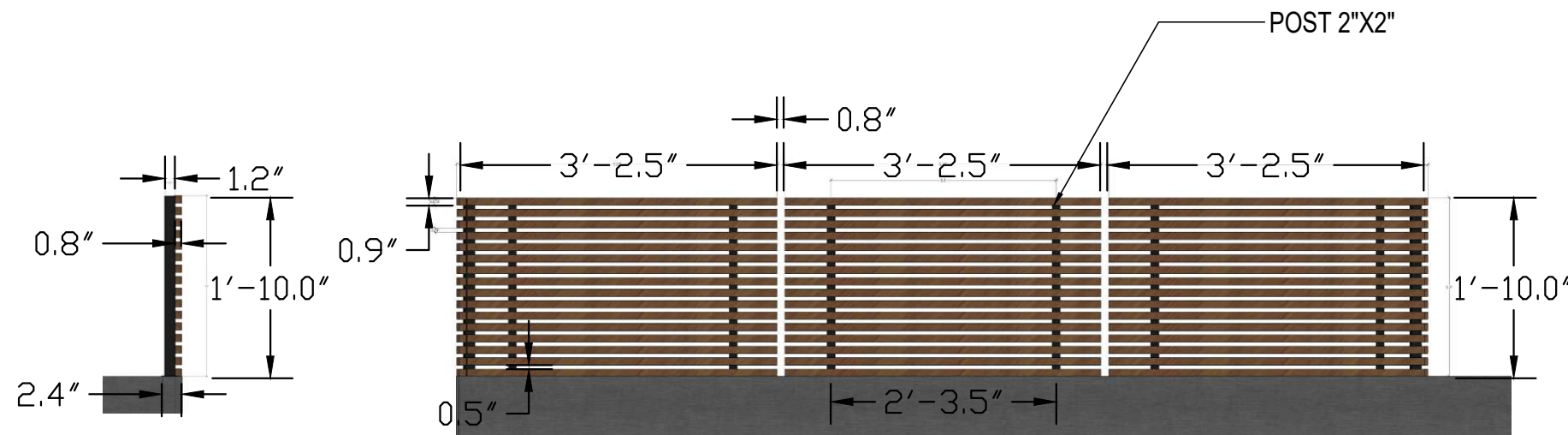
5 TRANSFORMER FENCE&GATE
SCALE: NOT TO SCALE



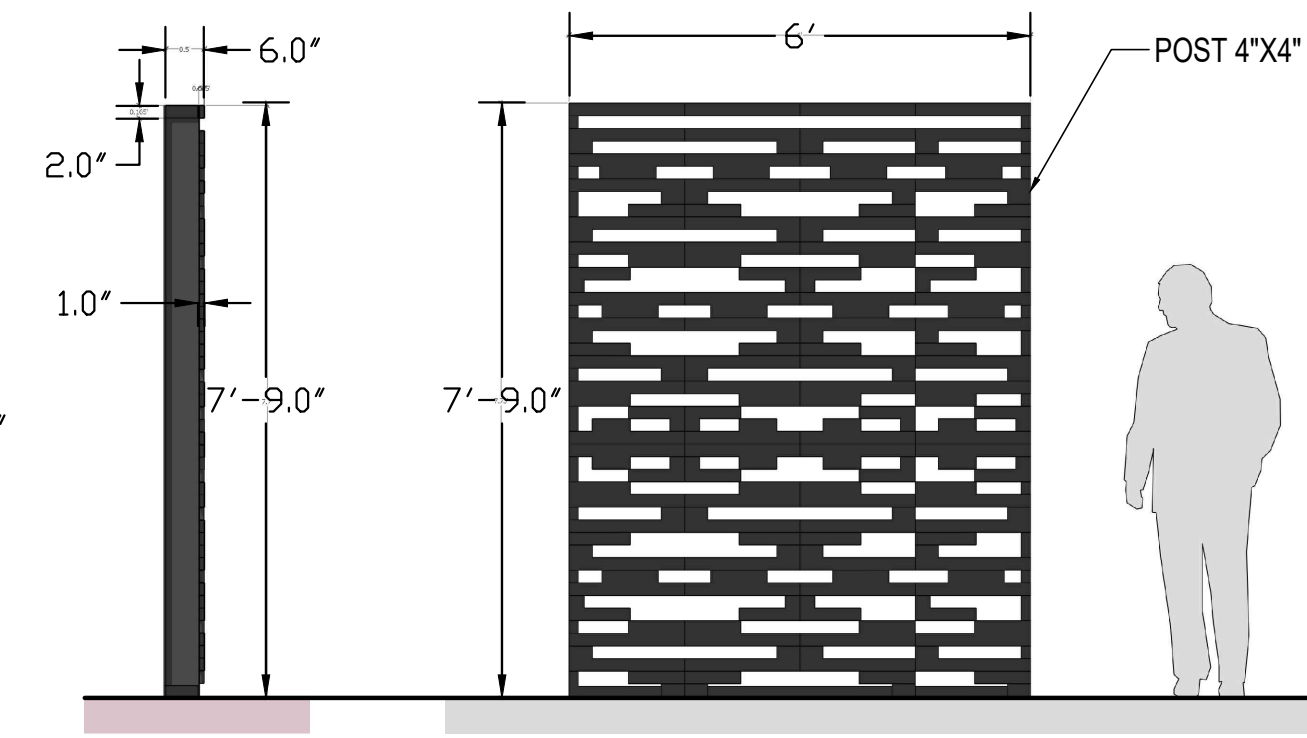
6 TRANSFORMER WOOD FENCE
SCALE: NOT TO SCALE



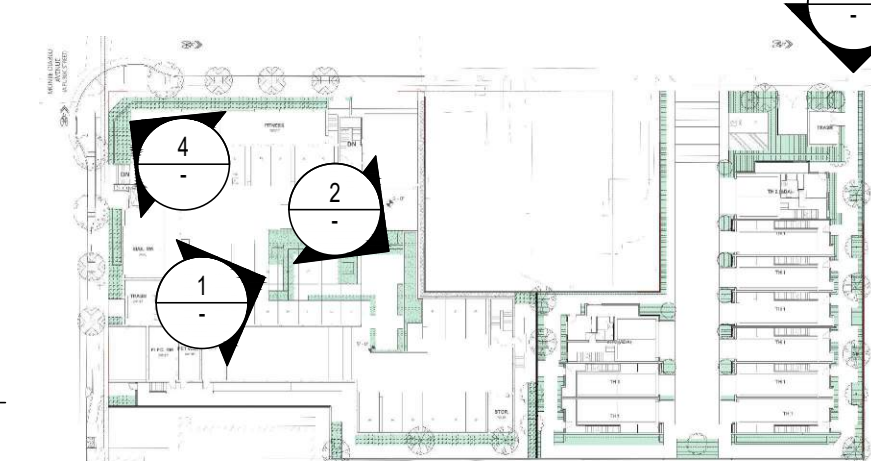
7 PERIMETER WOOD FENCE TYP.
SCALE: NOT TO SCALE



8 BALCONY SCREENING WOOD FENCE TYP.
SCALE: NOT TO SCALE



9 METAL PERFORATED FEATURE WALL
SCALE: NOT TO SCALE



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: Architecture
: Planning
: Urban Design

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: Oakland, California 94612
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BERKLEY, CA 94710
510.883.9988

1218 MONTE DIABLO AVENUE
San Mateo, California
SC PROPERTIES

Sheet Title:
LANDSCAPE
AMENITIES
PERSPECTIVE

Job No. 21058
Date: 12/09/2025
Scale:
Drawn By: SJ/PP

Sheet No:
L 6.0



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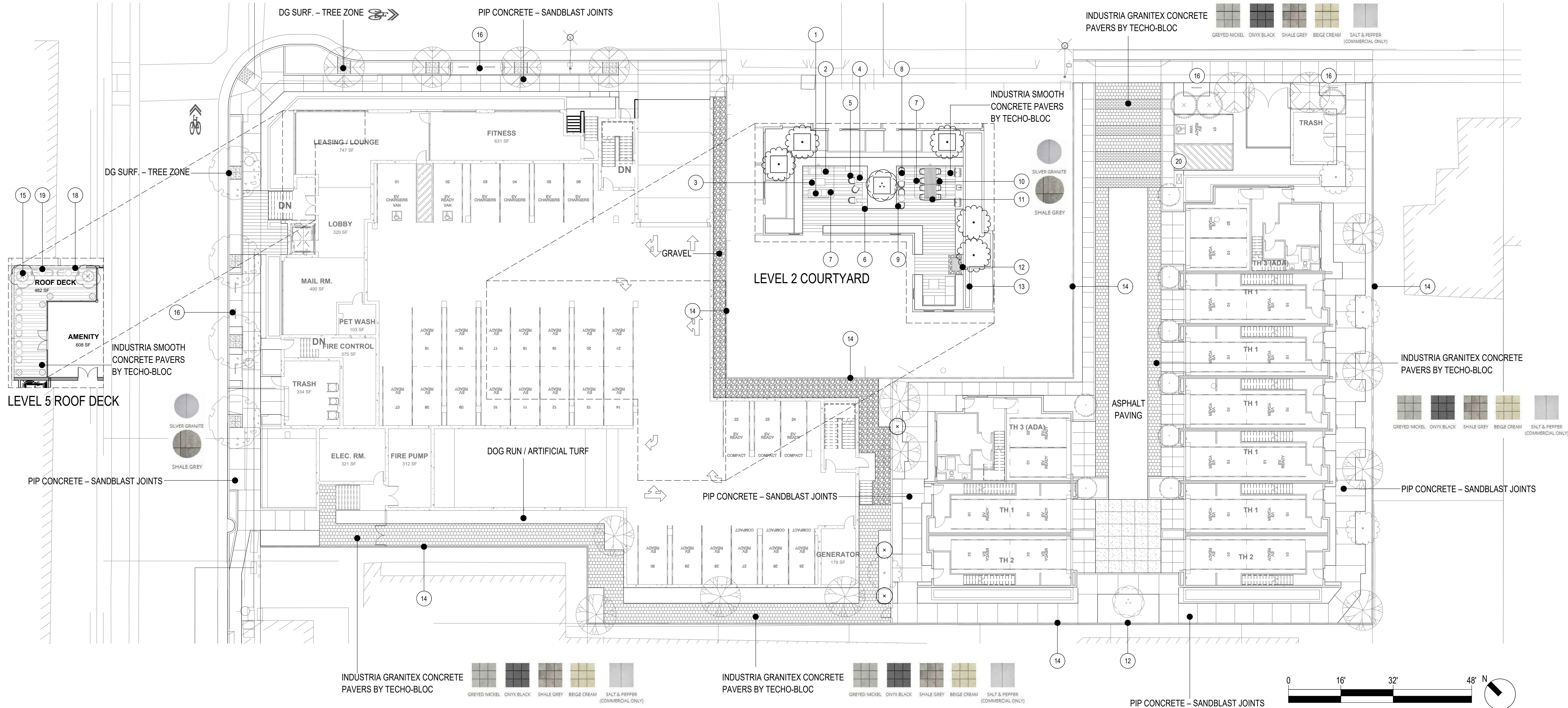
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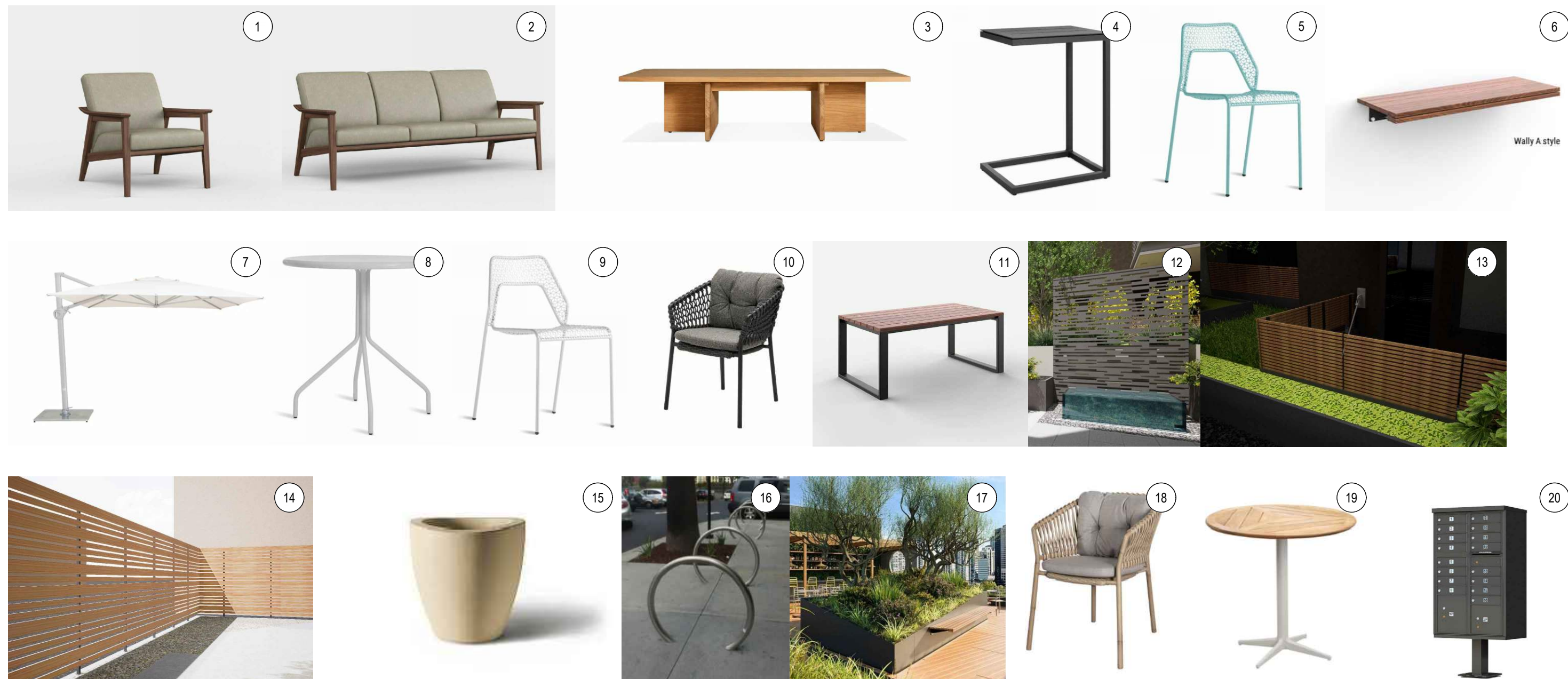
1218 MONTE DIABLO AVENUE
San Mateo, California
SC PROPERTIES



FURNISHING SCHEDULE

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

FURNITURE IMAGE



Sheet Title:
**LANDSCAPE FEATURE
& FURNISHING
REFERENCE**

Job No. 21058
Date: 12/09/2025
Scale: 1/16"- 1'-0"
Drawn By: SJ/PP

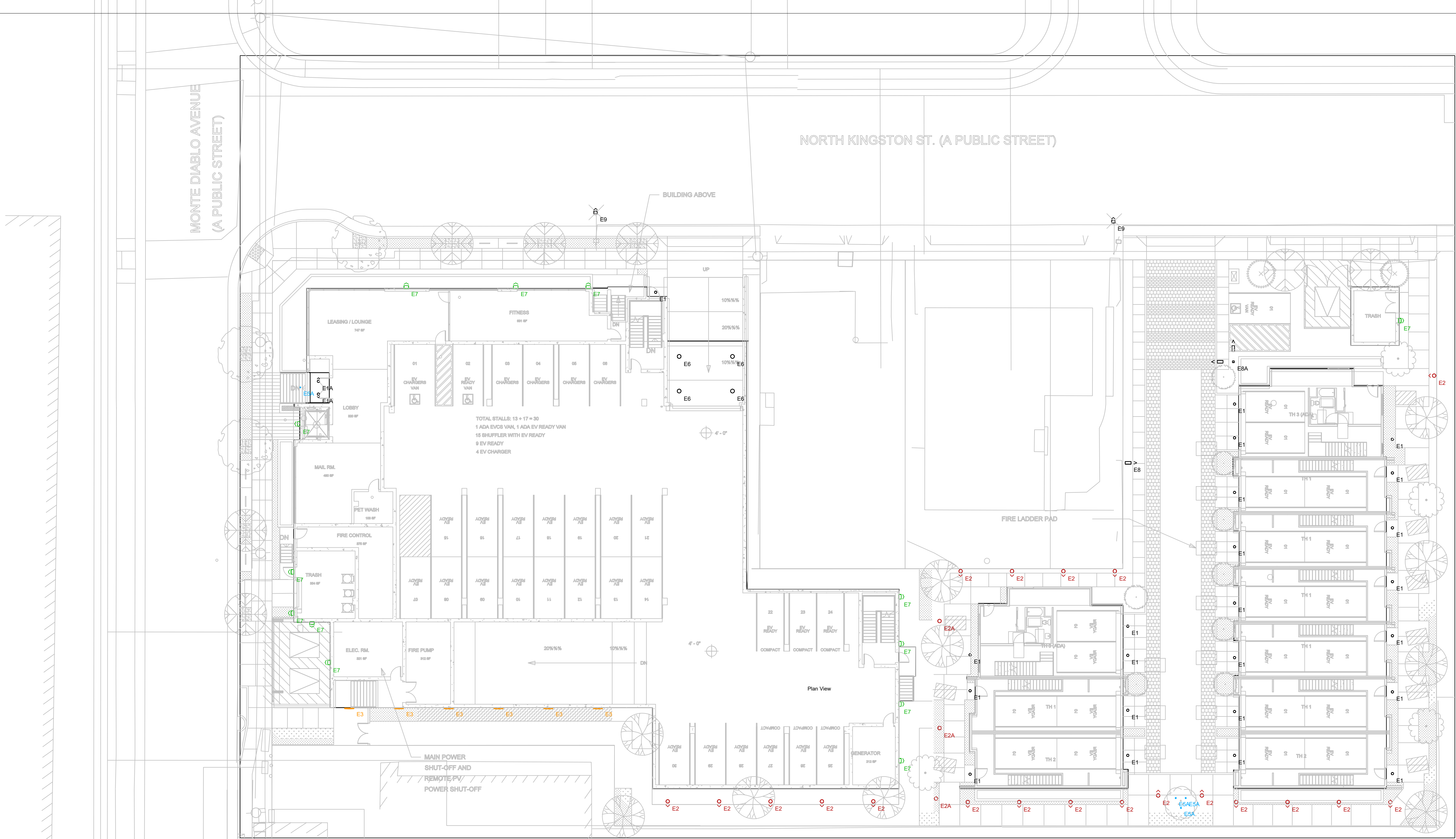
Sheet No:

L 7.0

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

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





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1218 MONTE DIABLO AVENUE

San Mateo, California

SC PROPERTIES

sixteen5hundred

2100 Powell St
STE 200
Emeryville CA, 94608

Prepared by:
Keena Lucas and John Keyes

klucas@16500.com |
(510)-390-0250
jkeyes@16500.com |
(510)-645-2581

Sheet Title:
SITE
PHOTOMETRIC PLAN

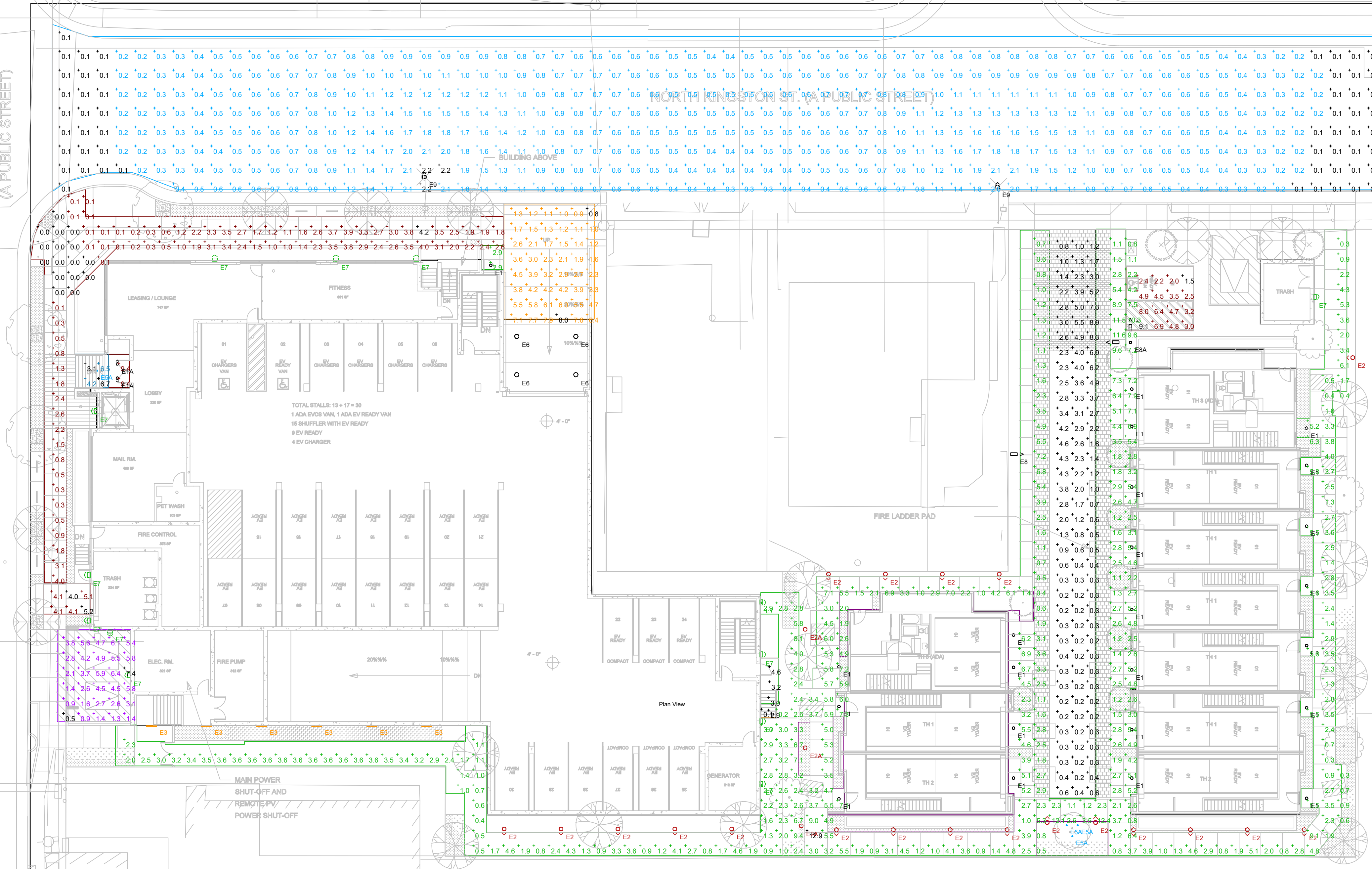
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Scale:
Drawn By: John Keyes

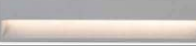
Sheet No:

LT-02

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

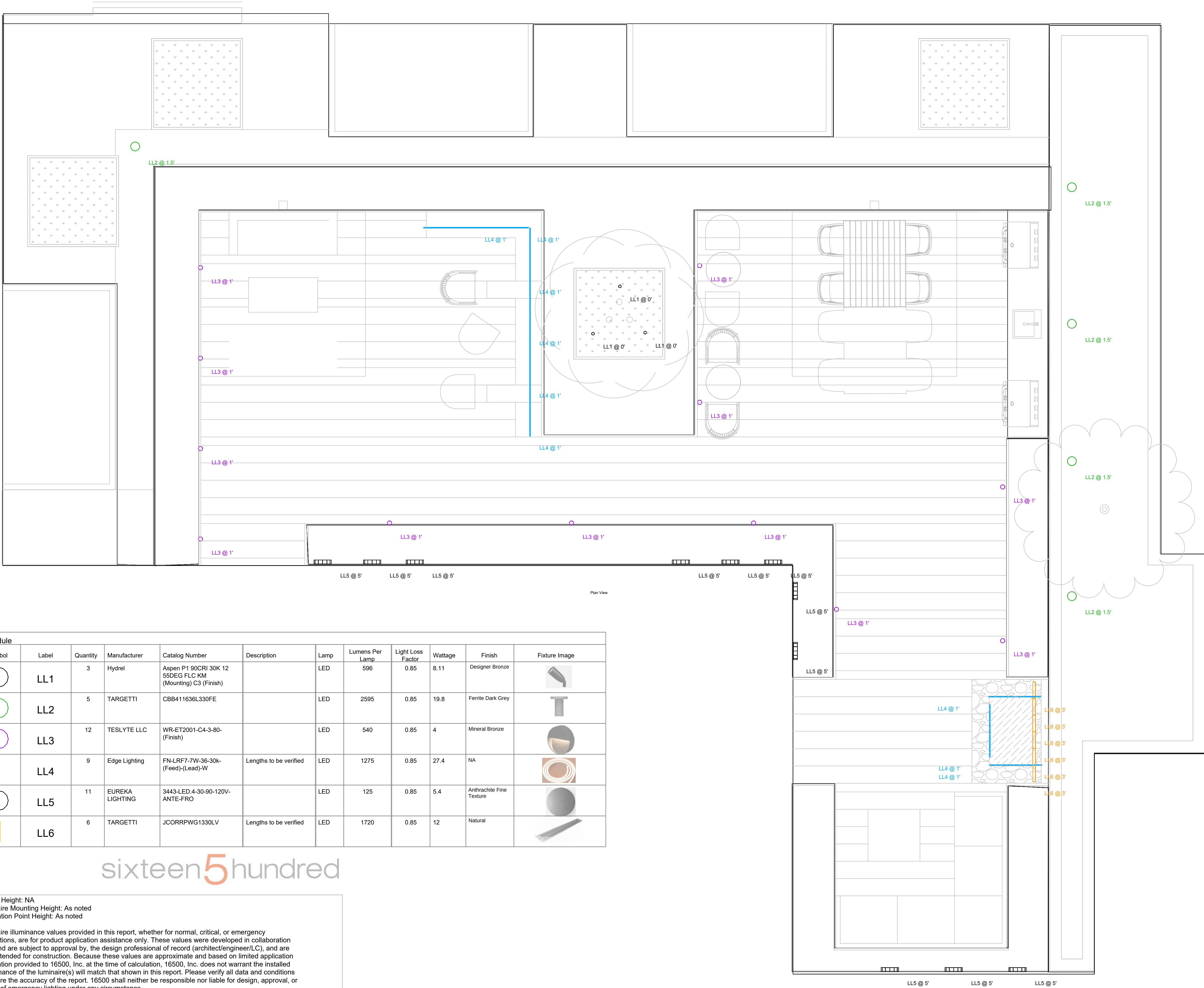
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Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage	Finish	Fixture Image
	E1	23	Gotham Architectural Lighting	IVO4S D 07LM 27K 80CRI WD MIN1 MVOLT (NLTAIR2) NCH WL P AR LSS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

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

Finish Schedule		
Finish	Surface	Reflectance/Transmittance
Ground	Floor	10



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

sixteen5hundred

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

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1218 MONTE DIABLO AVENUE

San Mateo, California

SC PROPERTIES

Sheet Title:
TRASH ROUTE/
STAGING AREA
LEVEL 1

Job No. 21058
Date: 12/03/2025
Scale: 1/16" = 1'-0"
Drawn By: PK

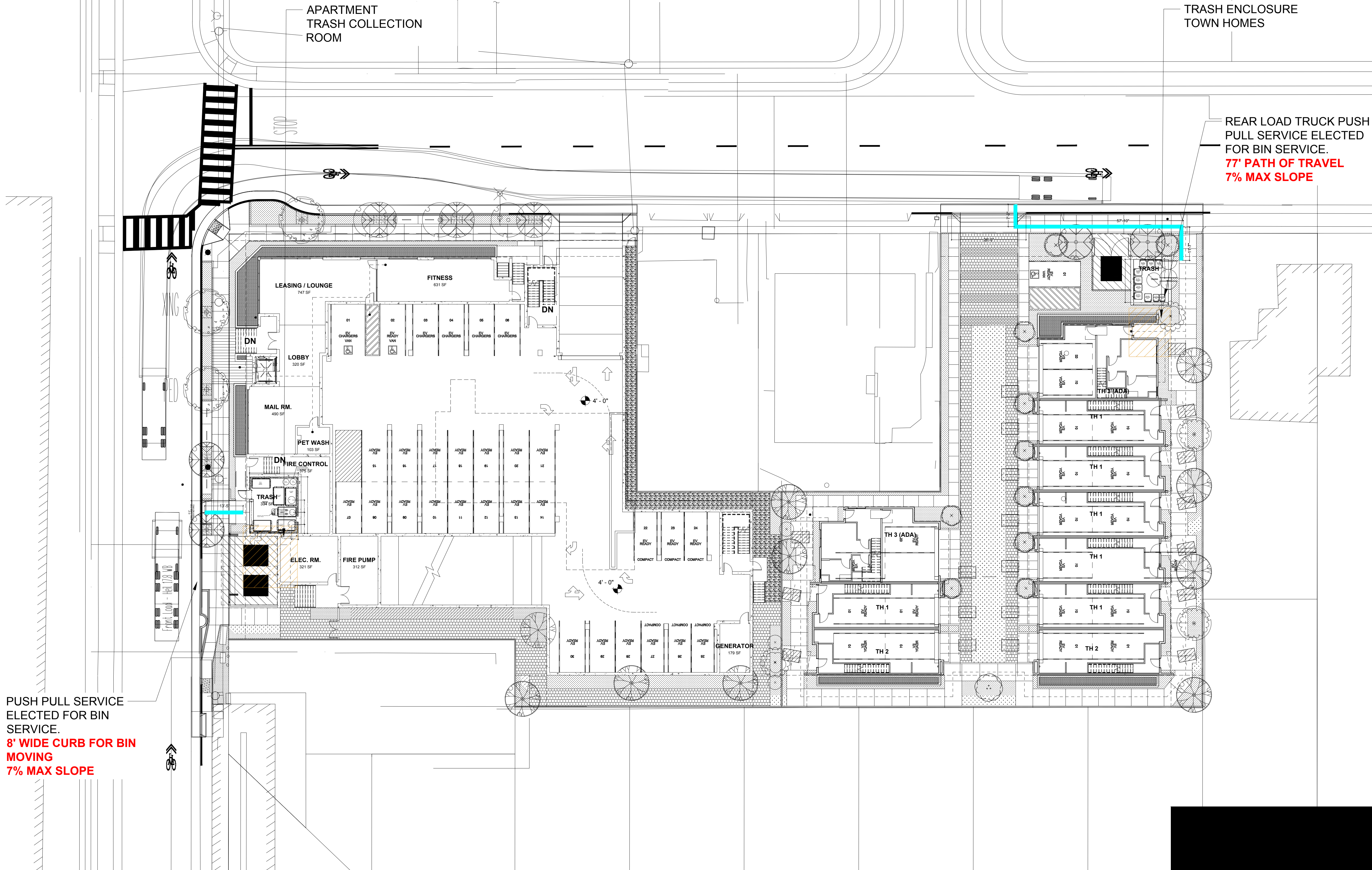
Sheet No:

TR0.1

TRASH ROUTE STAGING PLAN LEVEL 1

1/16" = 1'-0"

1



APARTMENT
TRASH COLLECTION
ROOM

TRASH ENCLOSURE
TOWN HOMES

REAR LOAD TRUCK PUSH
PULL SERVICE ELECTED
FOR BIN SERVICE.
77' PATH OF TRAVEL
7% MAX SLOPE

PUSH PULL SERVICE
ELECTED FOR BIN
SERVICE.
8' WIDE CURB FOR BIN
MOVING
7% MAX SLOPE

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San Mateo, California

SC PROPERTIES

Sheet Title:

LEVEL 2
(TYP UPPER LEVEL)

Job No. 21058
Date: 12/03/2025
Scale: 1/16" = 1'-0"
Drawn By: PK

Sheet No:

TR0.2



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San Mateo, California

SC PROPERTIES

Sheet Title:

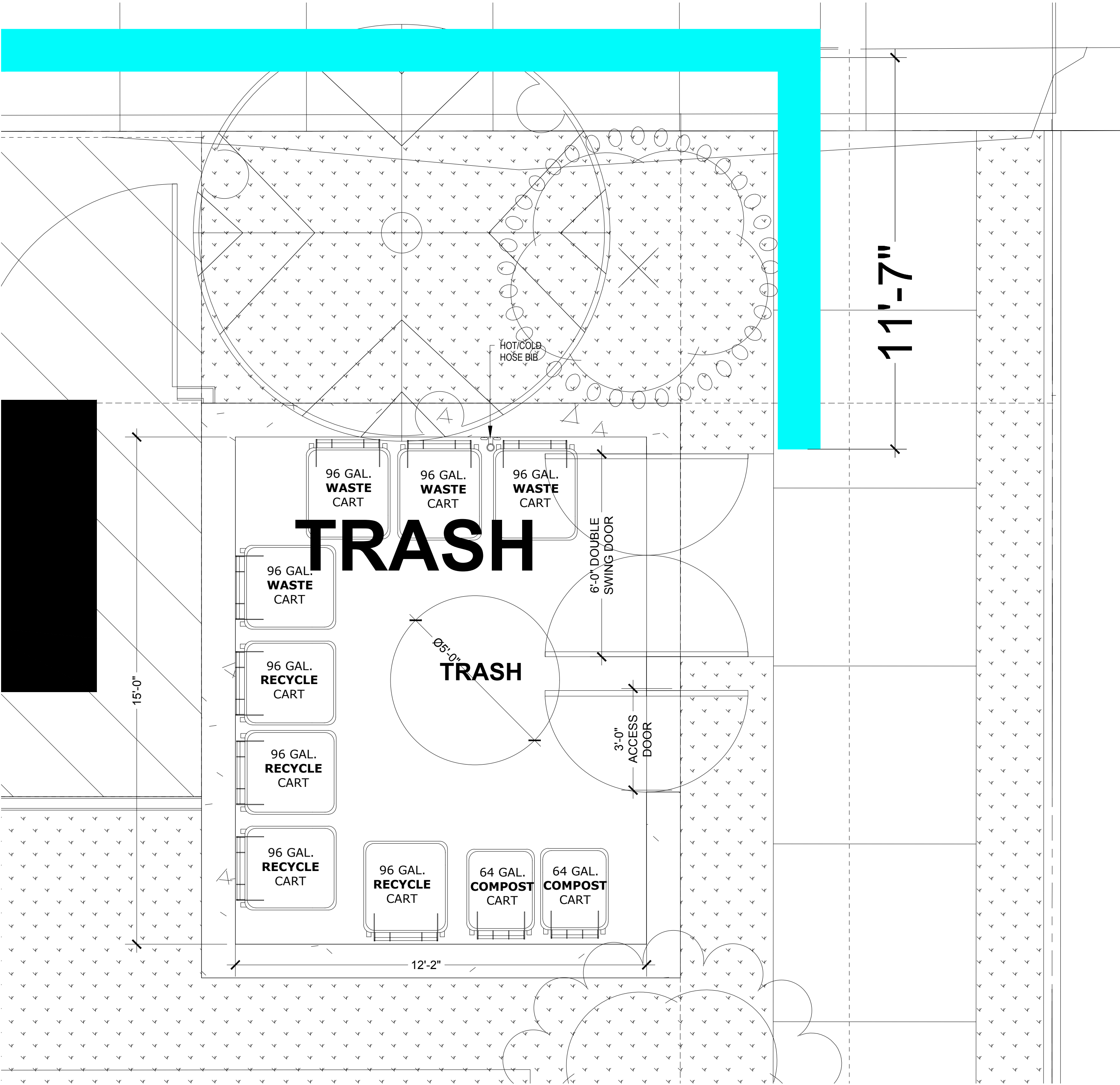
TRASH COLLECTION ROOM
-TOWNHOUSE

Job No. 21058
Date: 12/03/2025
Scale: 1/2" = 1'-0"
Drawn By: PK

Sheet No:

TR1.0

TOWNHOMES TRASH PICKUP SCHEDULE							
RESI BINS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
LOOSE 96G WASTE			4				
LOOSE 96G RECYCLE		4		4			
LOOSE 64G COMPOST			2		2		
TOTAL	0	4	6	4	2	0	0



TRASH COLLECTION ROOM - TOWNHOUSE

LEVEL 1



1/2" = 1'-0"

1

SHEET NOTES:

TOWNHOUSE TRASH ROOM. LEVEL 1.

- TRASH COLLECTION ROOM IS 1HR FIRE-RATED - RESTRICTED ACCESS.
- FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTORS.
- WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
- WALL PROTECTION: OPTION 1: 12"Hx6"W CONCRETE CURB AT BASE OF ALL NON-REINFORCED CONCRETE WALLS. OPTION 2: 1/8" THICK STEEL DIAMOND TREAD BACKING 6'-0" AFF ALONG ALL NON-REINFORCED CONCRETE WALLS. ARCHITECT TO SELECT SUITABLE ASSEMBLY.
- ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PER 2022 CBC.
- INSTALL 6'-0" DOUBLE SWING DOORS FOR TRANSFERRING CONTAINERS.
- PROVIDE 3CY FL LOOSE CONTAINERS FOR WASTE & RECYCLING & 64G CONTAINER FOR COMPOST SERVICE.
- OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. 120V 15A SERVICE OUTLET REQUIRED.
- HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
- PROVIDE (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.

GENERAL NOTES.

- ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
- ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
- 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.

/Screenshot 2025-08-07 at 10:50:23AM.png

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1218 MONTE DIABLO AVENUE

San Mateo, California

SC PROPERTIES

Sheet Title:
TRASH COLLECTION
ROOM & CHUTE
VESTIBULE

Job No. 21058
Date: 12/03/2025
Scale: 1/2" = 1'-0"
Drawn By: PK

Sheet No:

TR1.1

SHEET NOTES:

RESIDENTIAL TRASH ROOM, LEVEL 1.

- TRASH COLLECTION ROOM IS 2HR FIRE-RATED - RESTRICTED ACCESS.
- FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1" MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTORS.
- WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
- WALL PROTECTION: OPTION 1: 12"x6"W CONCRETE CURB AT BASE OF ALL NON- REINFORCED CONCRETE WALLS. OPTION 2: 1/2" THICK STEEL DIAMOND TREAD BACKING 6'-0" AFF ALONG ALL NON-REINFORCED CONCRETE WALLS.
- ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PER CBC 2022.
- INSTALL 6'-0" WIDE ROLL-UP DOOR FOR TRANSFERRING CONTAINERS. INSTALL 3'-0" NFPA COMPLIANT DOOR FOR FIRE EGRESS.
- (2) 30"Ø 16G GALVANIZED STEEL CHUTE WITH 3CY FL LOOSE CONTAINER FOR WASTE AND RECYCLING. CHUTES TERMINATE 6'-0" AFF.
- 24"Ø 16G 304 STAINLESS STEEL CHUTE WITH 64G TOTER CART FOR COMPOST. CHUTE TERMINATES 6'-0" AFF.
- 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.
- 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.
- OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. 120V 15A SERVICE OUTLETS REQUIRED.
- HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
- PROVIDE MT20 22" x 45.5" ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4500LB CAPACITY WITH 67" TURNING RADIUS. 120V 15A SERVICE OUTLETS REQUIRED.
- PROVIDE (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.
- WILKINSON TYPE-A, B-LABEL CONSTRUCTION, HORIZONTALLY ROLLING DOOR, HELD OPEN BY 165°F FUSIBLE LINK, SHOWN IN CLOSED POSITION.

CHUTE INTAKE VESTIBULES, SIM AT LEVELS 2-5.

- 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.
- MANAGEMENT TO PROVIDE 23-GALLON 'RUBBERMAID SLIM JIM' CONTAINER OR EQUIVALENT FOR COMPOST DISPOSAL. STAFF TO EMPTY IN CONTAINERS DAILY AT TRASH ROOM.
- 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.
- PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. SEE PLAN FOR DIAMETER OF OPENINGS. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB - PROVIDED BY MANUFACTURER.

GENERAL NOTES:

- ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
- ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
- 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.

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

UN FIRE CONTROL

BRUTE CONTAINERS
TO BE PLACED UNDER
CHUTES WHEN BINS ARE
BEING SERVICE

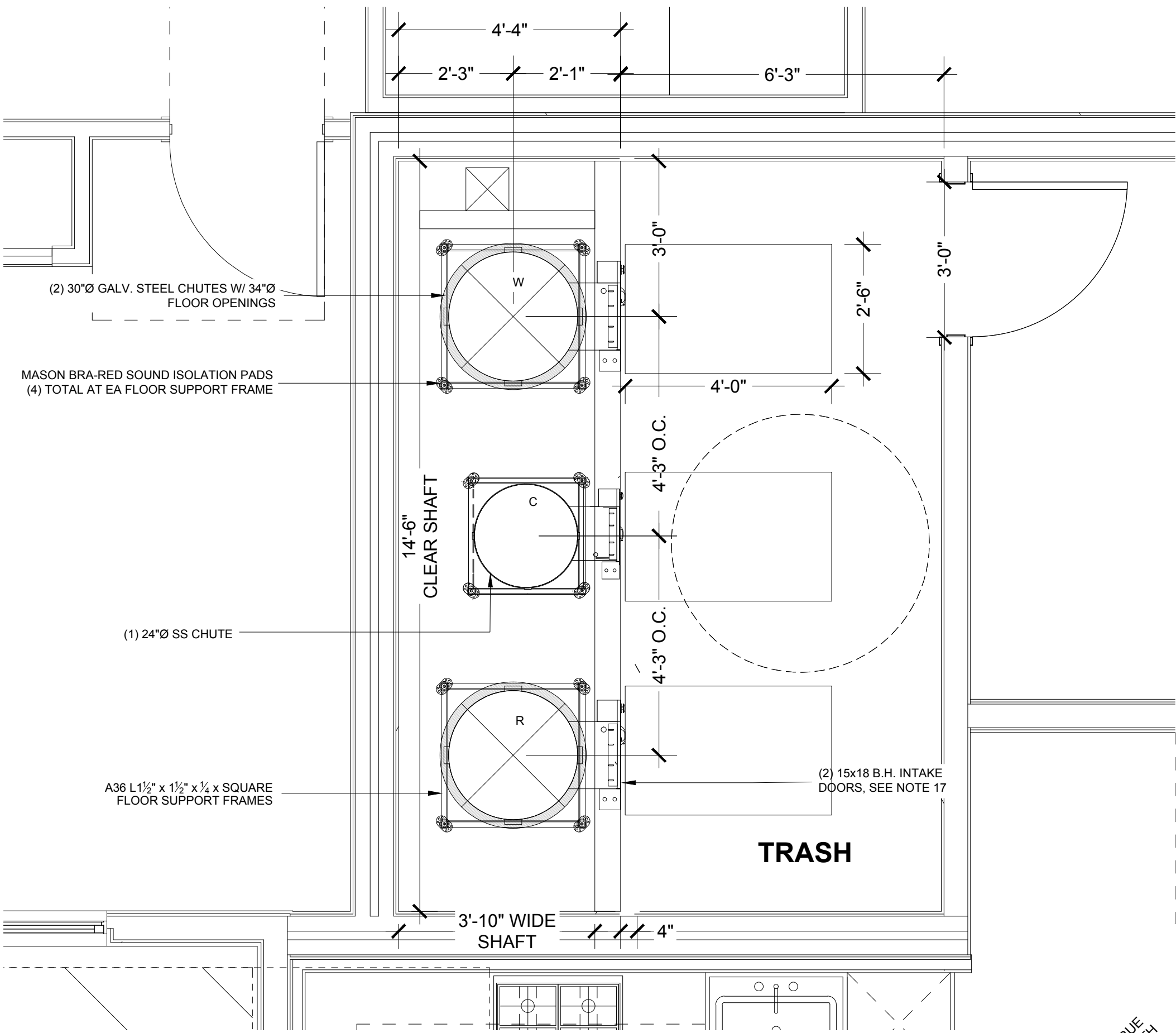
375 SF

TRASH
334 SF

3'-5"

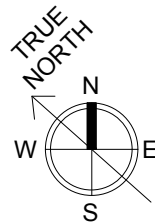
TRASH COLLECTION ROOM

LEVEL 1



CHUTE VESTIBULE

LEVEL 2



1/2" = 1'-0"

1