

PROJECT NAME

PIONEER VISTA TOWNHOMES

2015 PIONEER CT
SAN MATEO, CA
94403

OWNER NAME

EV FUND LLC
408 S SPRING STREET #302
LOS ANGELES, CA
90013

JURISDICTION STAMP

NOT FOR
CONSTRUCTION

DESIGN PROFESSIONAL STAMP

△ DATE ISSUES & REVISIONS

C1 4.25.2025 INITIAL PLANNING APP
C2 4.29.2025 P.A. SUBMITTAL #2

SCALE AS SHOWN

PROJECT NUMBER 24523

DESCRIPTION COVER SHEET

SHEET NUMBER

G0.00ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
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2015 PIONEER CT, SAN MATEO CA 94403

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PROJECT NUMBER 24523DESCRIPTION PROJECT
INFORMATION

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G0.01

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DRAWING INDEX

SHEET NO	SHEET TITLE / DESCRIPTION
GENERAL	
G0.00	COVER SHEET
G0.01	PROJECT INFORMATION
G0.01A	SITE SURVEY
G0.02	SITE CONTEXT
G0.03	SITE CONTEXT
G0.05	PERSPECTIVE VIEWS
G0.06	PERSPECTIVE VIEWS
G0.09	FLOOR AREA RATIO PLANS
CIVIL	
C1.0	COVER SHEET
C1.1	NOTES
C2.0	DEMOLITION PLAN
C3.0	GRADING AND DRAINAGE PLAN
C3.1	PAVEMENT PLAN
C3.2	STORMWATER TREATMENT PLAN
C4.0	UTILITY PLAN
ARCHITECTURAL	
A1.00	SITE PLAN, EXISTING
A1.01	SITE PLAN, PROPOSED
A1.02	SITE PLAN, PROPOSED AND EXISTING OVERLAY
A2.00	BASEMENT FLOOR PLAN
A2.01	FIRST FLOOR PLAN
A2.02	SECOND FLOOR PLAN
A2.03	THIRD FLOOR PLAN
A2.04	ROOF DECK PLAN
A2.05	ROOF PLAN
A4.01	MATERIAL BOARD
A4.02	BUILDING ELEVATIONS
A4.03	BUILDING ELEVATIONS
A4.04	BUILDING ELEVATIONS
A5.01	BUILDING SECTION
A9.01	PLANT PALETTE

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A REPLACEMENT OF AN EXISTING OFFICE BUILDING INTO TEN (10) TOWNHOMES.

THE EXISTING OFFICE BUILDING COMPRISES ONE FULL SECOND FLOOR, ONE PARTIAL THIRD FLOOR, ONE PARTIAL BASEMENT, OVER AN OPEN BREEZEWAY-TYPE PARKING LOT.

THE PROPOSED PROJECT WOULD DEMOLISH THE EXISTING OFFICE BUILDING AND REPLACE WITH THREE LEVELS OF WOOD-FRAME CONSTRUCTION. THE RESIDENTIAL UNITS TO HAVE SEPARATE ENTRANCES TO EACH. SIX UNITS ARE TO FACE THE FRONT TOWARDS PIONEER CT, WHILE THE REMAINING FOUR ARE ACCESSED FROM THE REAR. EACH UNIT HAS AN INDIVIDUAL ENTRY AND AN INDIVIDUAL ENCLOSED PARKING GARAGE.

EACH UNIT TO HAVE AN EXTERIOR PATIO AT THE SECOND FLOOR AND ANOTHER PATIO ON THE OCCUPIED ROOF.

FULLY SPRINKLERED.

DEVELOPMENT PROJECT DATA INFORMATION

Site Address:	2015Pioneer Ct, San Mateo, CA	
APN:	039060860	
Zoning Classification:	E1-1/R4	
Lot Size (Sq. Ft.):	19,321	
Permitted Floor Area Ratio:	2	
Maximum Permitted Floor Area (Sq. Ft.):	38,642	

Floor Area (Sq. Ft.):	Existing	Proposed	Notes
Main Structure(s):	27,100	35,118.6	
Detached Accessory Structures:	-	-	
Exemptions	-	-	
Total Floor Area:	27,100	35,118.6	
Floor Area Ratio (FAR)	1.40	1.82	

Existing Interior Floor Area to be Remodeled:	0 sq ft
Total Floor Area for Parking Requirements:	4,080 sq ft
Total Covered Parking Stalls:	
Total Uncovered Parking Stalls:	0
List of All Heritage Trees on Site including Species and Size	0
Cubic Yards of Soil Disturbance:	300 (estimate)

Proposed project provides 10No. private garages; one per unit.

Setbacks	Required	Proposed	Notes
Front	:6'-6"	13'-1"	Half the height of the building, not less than 15' per 27.22.070 Existing building does not comply.
Side	:6'-6"	10'-8"	Half the height of the building, not more than 25' per 27.22.080 Existing building does not comply, proposing to match existing.
Rear	:6'-6"	10'-0"	Half the height of the building, not less than 15' per 27.22.090 Existing building does not comply, proposing to match existing.

Occupancy Types
Construction Type
Number of Floors

Unit Matrix	A	B	C	D(N)	D(S)	E	Total
Number of Units of this type	2	2	2	1	1	2	10
Number of Bedrooms	4	3	5	5	5	3	
Area (Exc Garage, Patio, etc)	3,179.3	2,747.8	3,194.6	3,371.7	2,497.1	3,047.4	

PARKING CALCULATION

Required (Exempt per AB2097): 0

Provided: 0

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39-6



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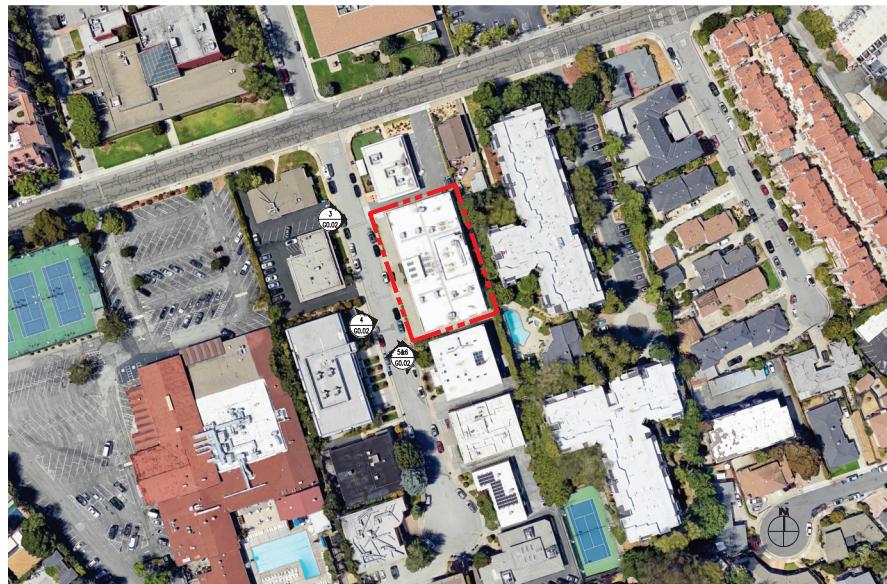
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8/1/2012

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SITE AERIAL
SCALE: NTS

1



2



SITE PHOTO – NW CORNER
SCALE: NTS



SITE PHOTO – FRONT VIEW
SCALE: NTS



SITE PHOTO – SOUTH EDGE
SCALE: NTS



SITE PHOTO
SCALE: NTS

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DESCRIPTION SITE CONTEXT
SHEET NUMBER G0.02

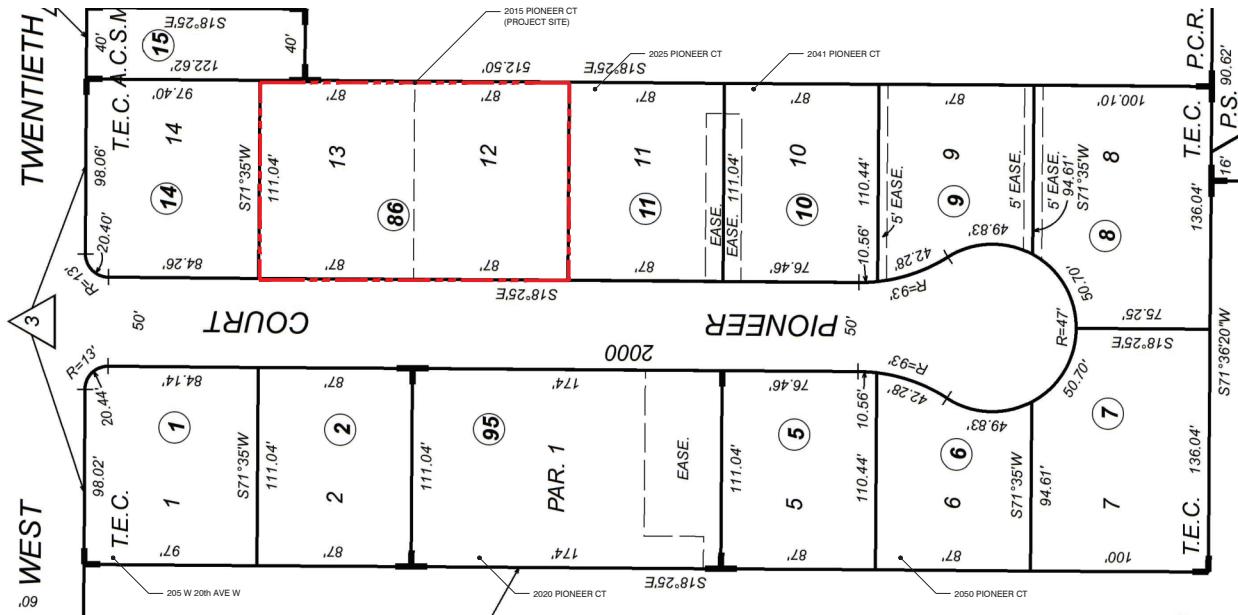
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PIONEER COURT – EAST SIDE PHOTOS
SCALE: NTS

TON
SCALE: N

1



PIONEER COURT – ASSESSORS MAP DETAIL

PION

1



PIONEER COURT - WEST SIDE PHOTOS

SCALE: N

2

ER

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2



SOUTHWEST CORNER VIEW

SCALE: NTS

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PROJECT NUMBER 24523DESCRIPTION PERSPECTIVE
VIEWS

SHEET NUMBER G0.05

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NORTH (REAR) VIEW

SCALE: NTS

4



SOUTH (FRONT) VIEW

SCALE: NTS

1



WEST (SIDE YARD) VIEW

SCALE: NTS

3

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NORTHWEST CORNER VIEW

SCALE: NTS



EAST (SIDE) VIEW

2

SCALE: NTS



ROOF TERRACE VIEW

SCALE: NTS



ROOF TERRACE VIEW

4

SCALE: NTS

PERSPECTIVE VIEWS

DESCRIPTION

G0.06

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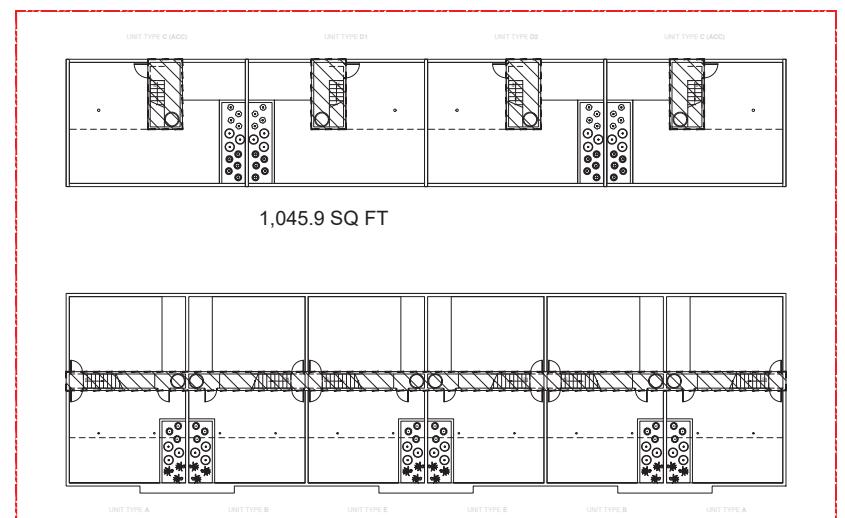
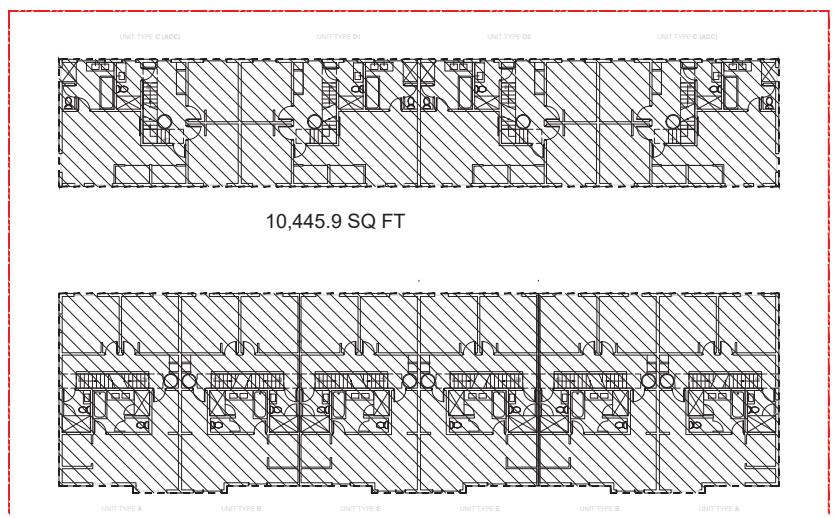
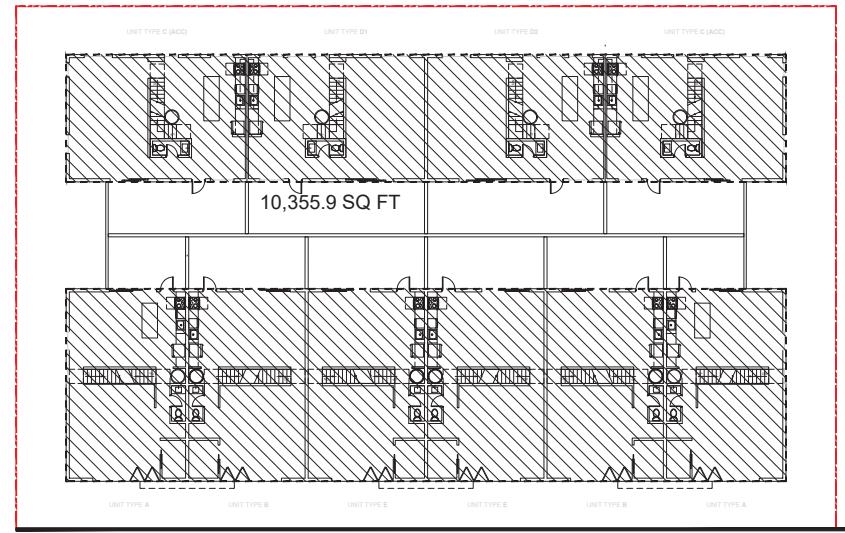
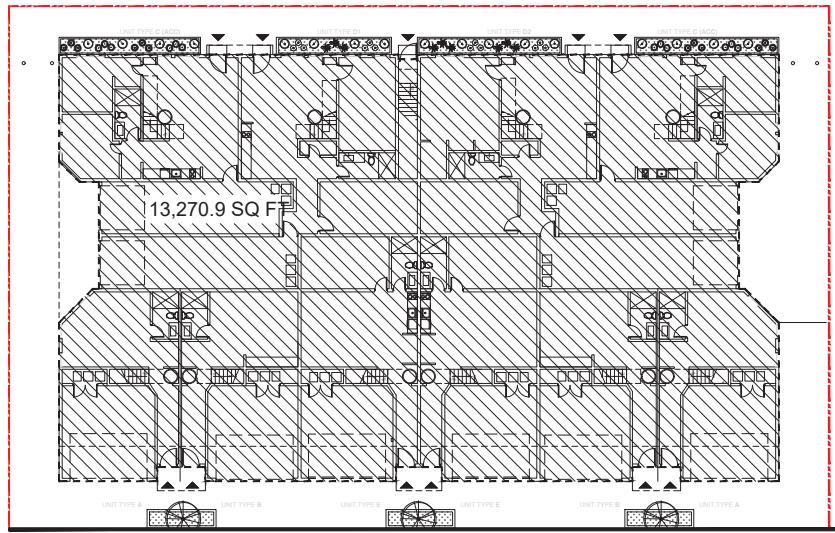
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DESCRIPTION FLOOR AREA
RATIO PLANS
SHEET NUMBER G0.09

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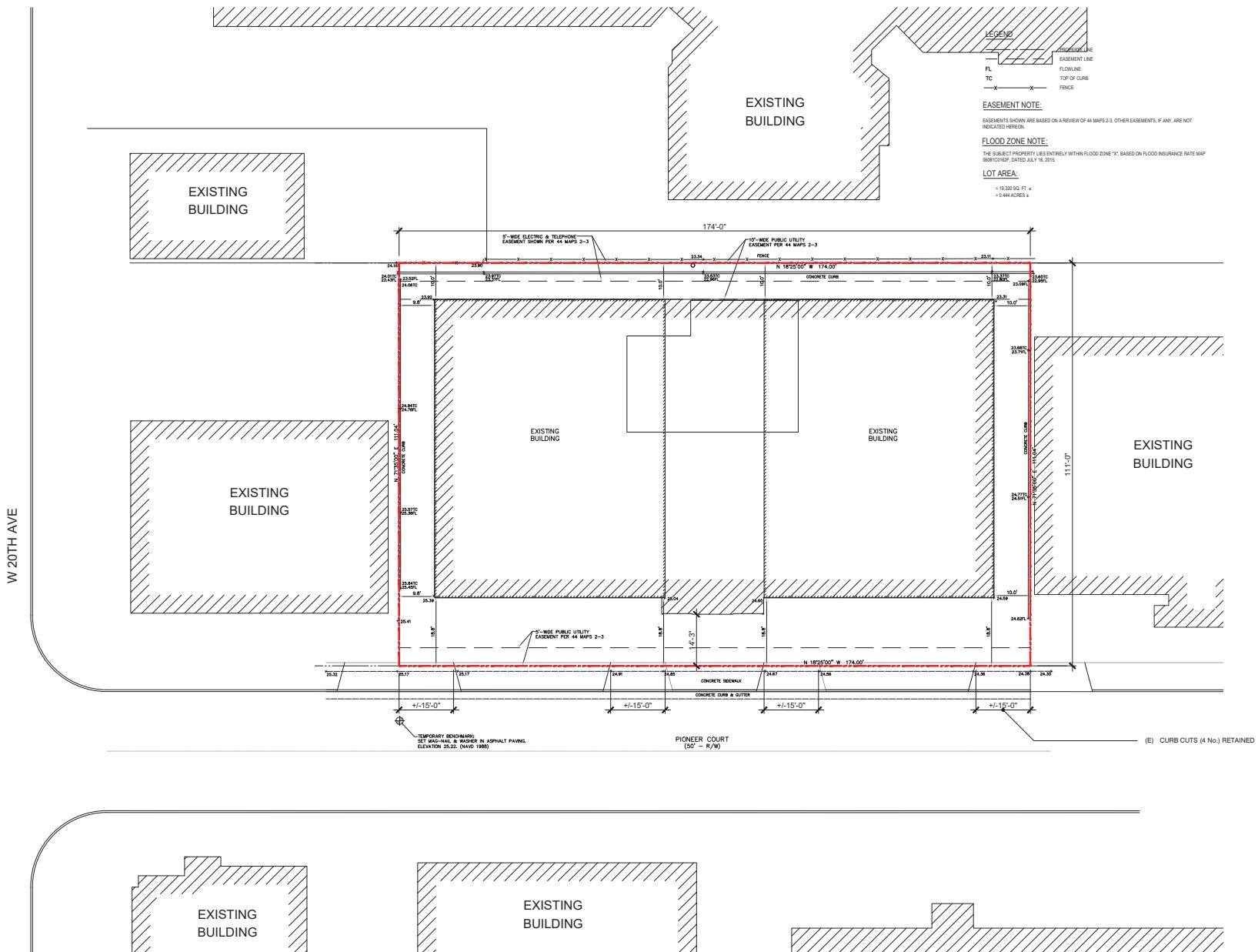
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DESCRIPTION

SHEET NUMBER

A1.00

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DESCRIPTION
SITE PLAN - EXISTING &
PROPOSED OVERLAY

SHEET NUMBER

A1.02

3/32" = 1'-0"
0' 2' 4' 6' 10'

1



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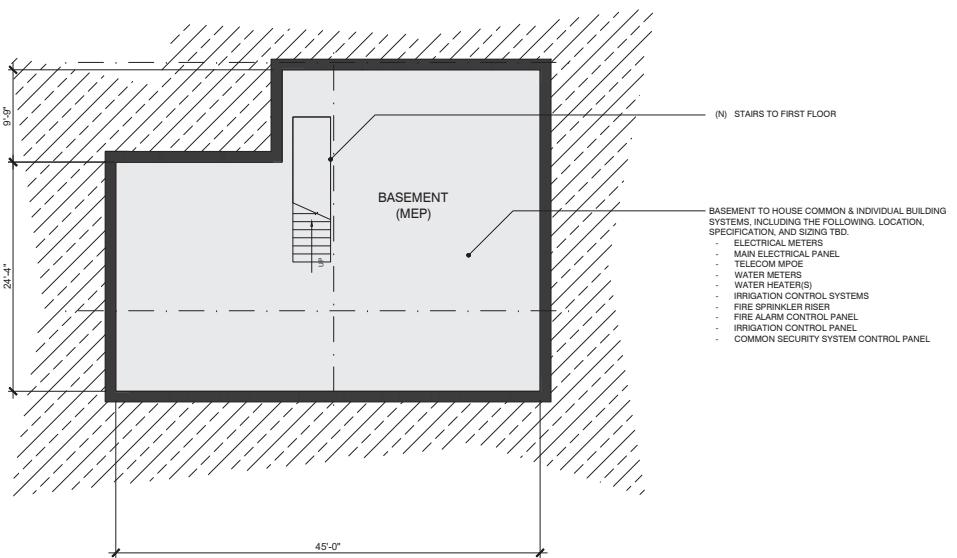
DESCRIPTION BASEMENT PLAN

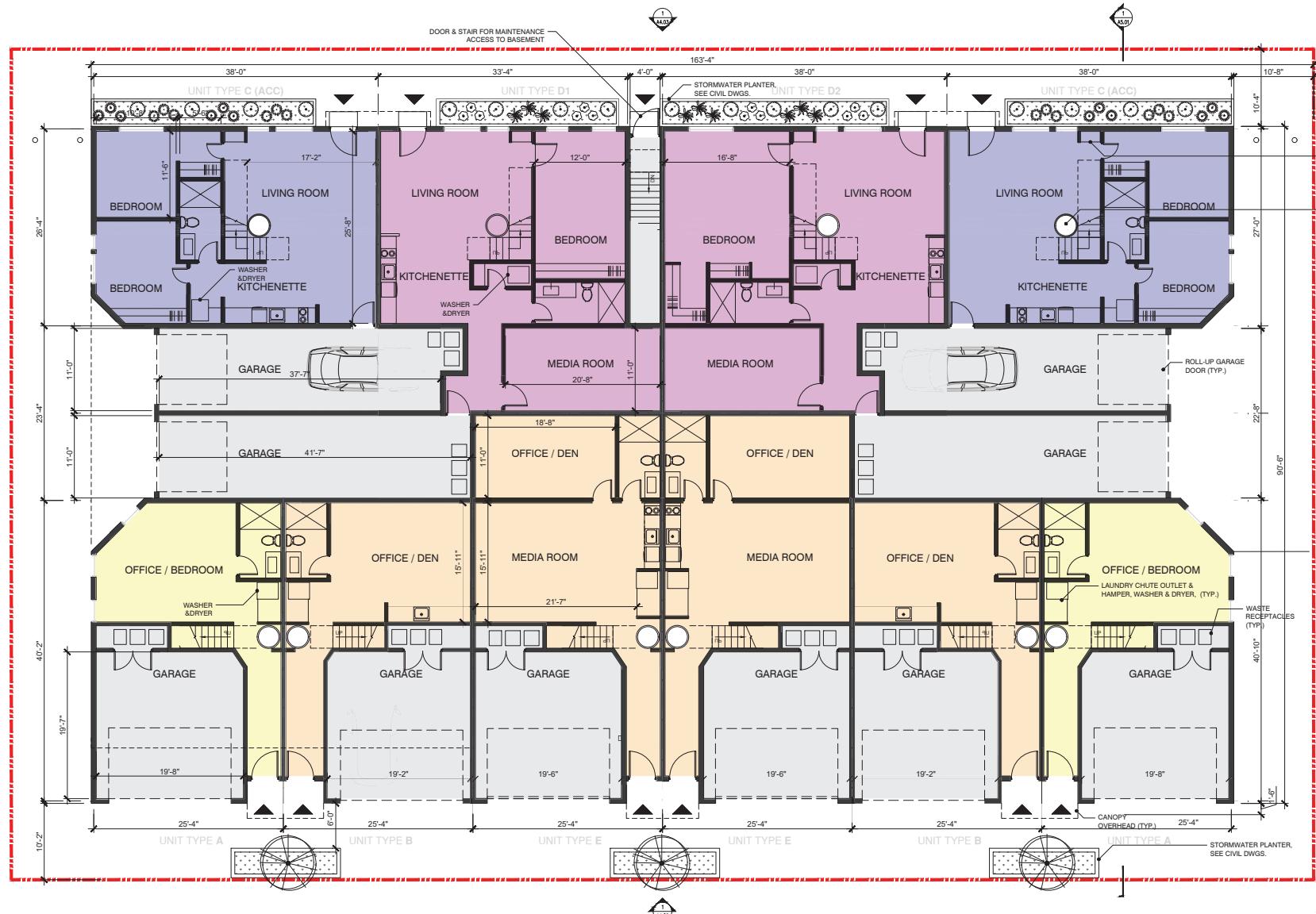


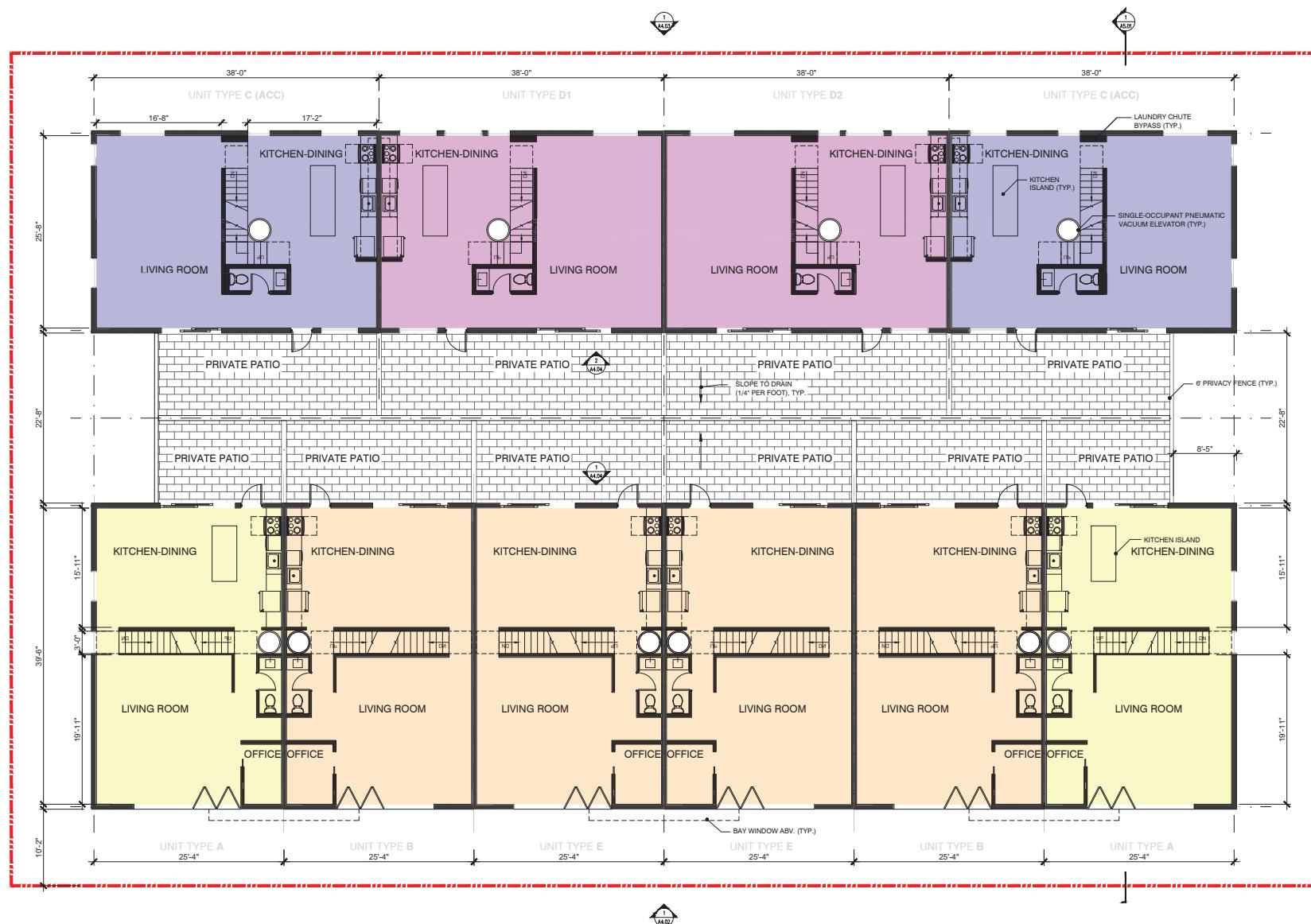
A2.00

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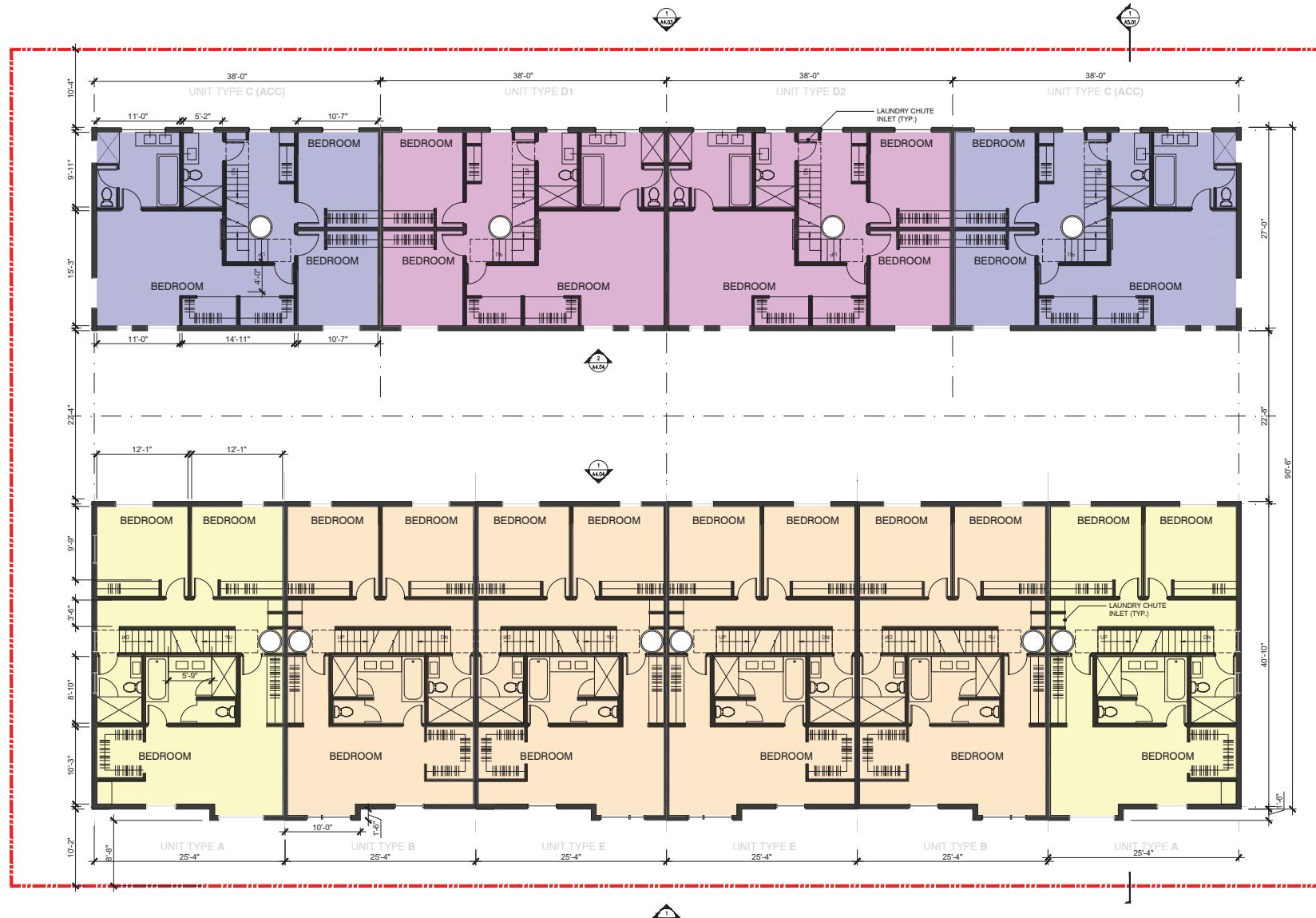
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DESCRIPTION THIRD FLOOR
PLAN

SHEET NUMBER

A2.03



LEGEND
 = MECHANICAL EQUIPMENT
AXIS
 AXIS Architecture + Design
 1000 Brannan St, Suite 404
 San Francisco, CA 94103
 T: 415.371.1400
www.axisarchitecture.com

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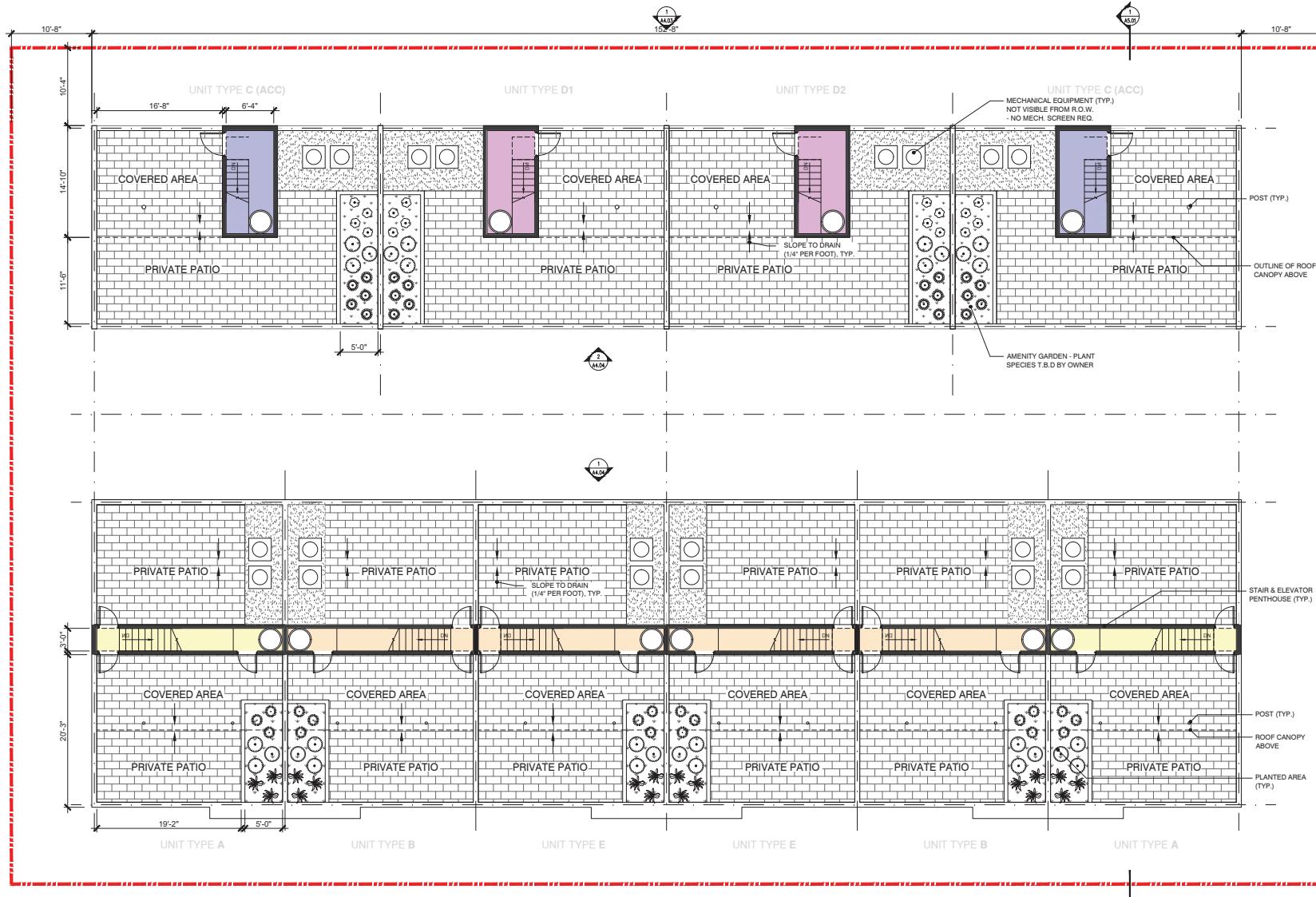
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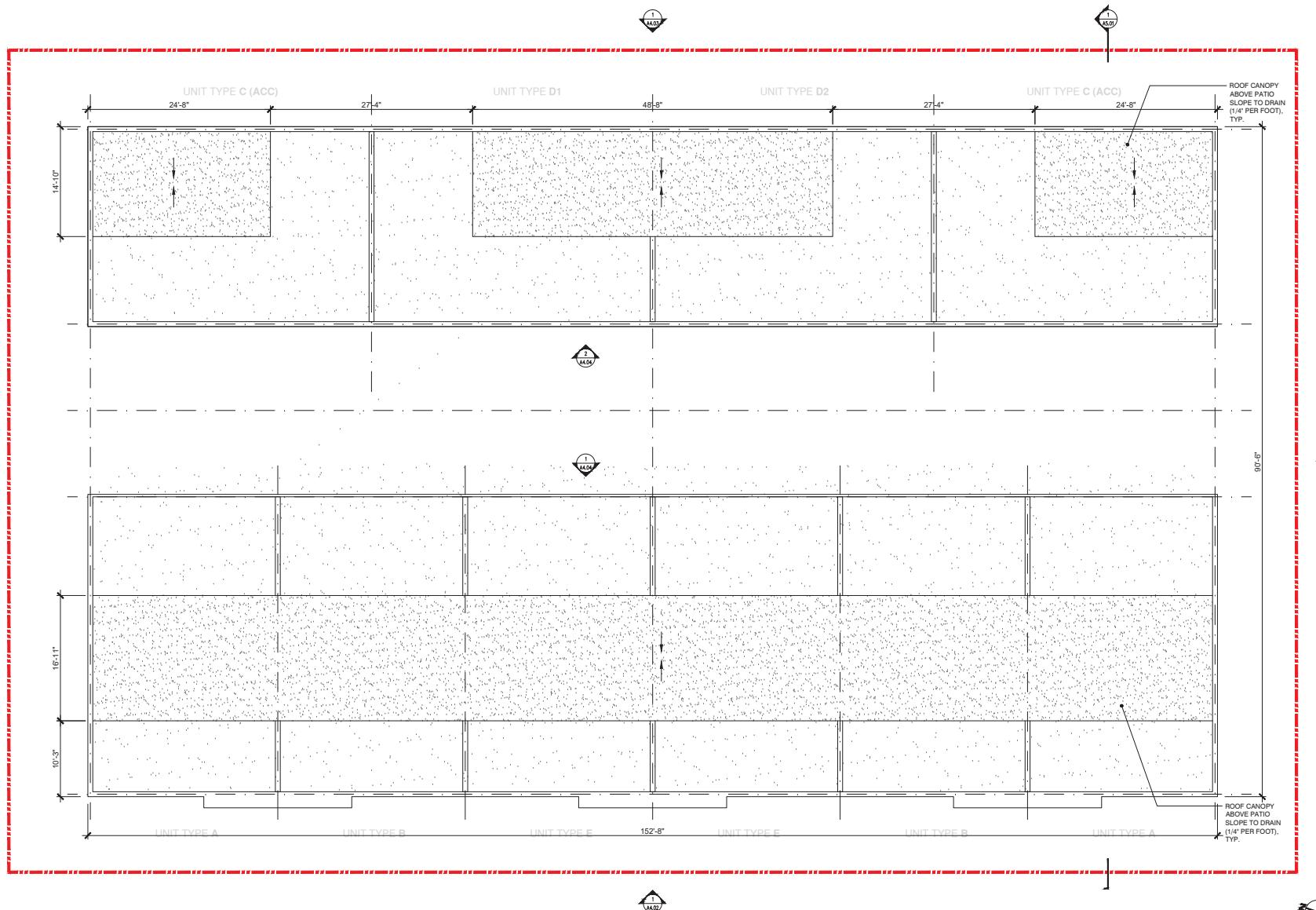
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 DESCRIPTION
 ROOF DECK PLAN
 SHEET NUMBER
A2.04




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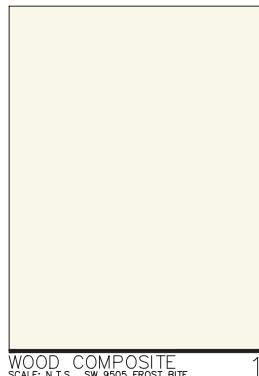
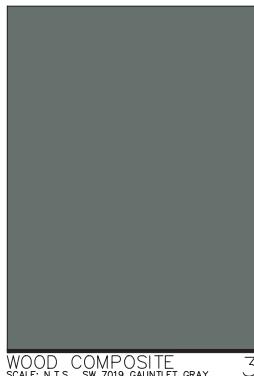
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WOOD COMPOSITE
SCALE: N.T.S. SW 9505 FROST BITEWOOD COMPOSITE
SCALE: N.T.S. SW 7709 COPPER POTWOOD COMPOSITE
SCALE: N.T.S. SW 7019 GAUNTLET GRAYCASEMENT WINDOW
SCALE: N.T.S. ALUM. FRAME, THER. DBL PANEACCORDION TYPE WINDOW
SCALE: N.T.S. ALUMINUM FRAME, THERMAL DOUBLE PANE GLASS

5

JULIET GLASS RAILING
SCALE: N.T.S. W/ ALUMINUM SPICOTSGLASS BALUSTRADE
SCALE: N.T.S.ROLL-UP GARAGE DOOR
SCALE: N.T.S. WOOD FINISH POLYMER SIDING W/ DOUBLE PANE SIDE GLASS INSERTSPRIVACY SCREEN
SCALE: N.T.S. ALUMINUM W/ POLYMER WOOD PANEL FINISH

8

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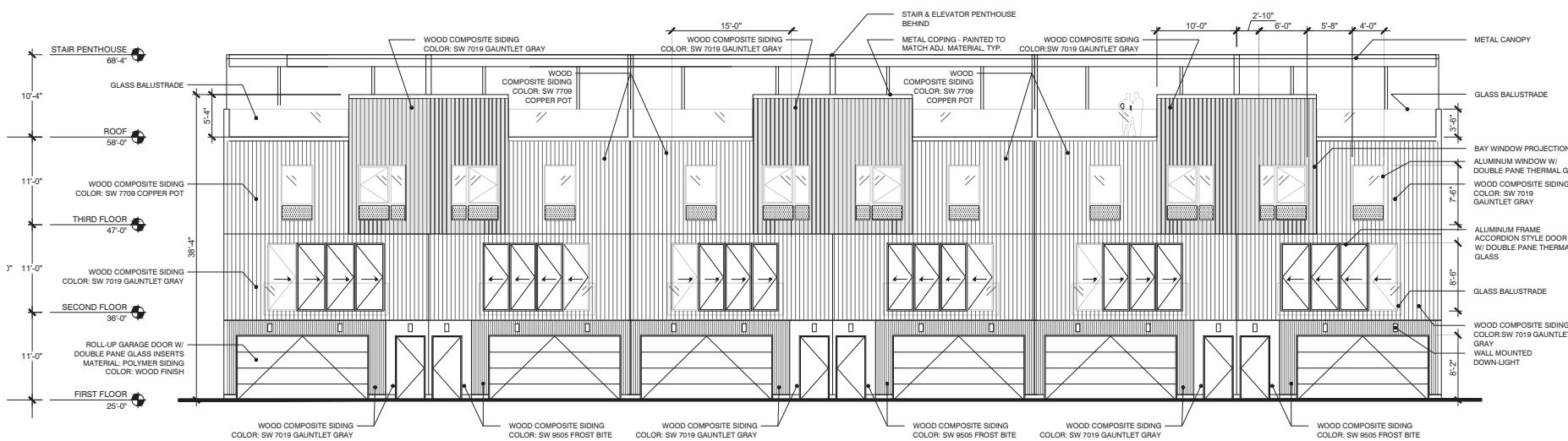
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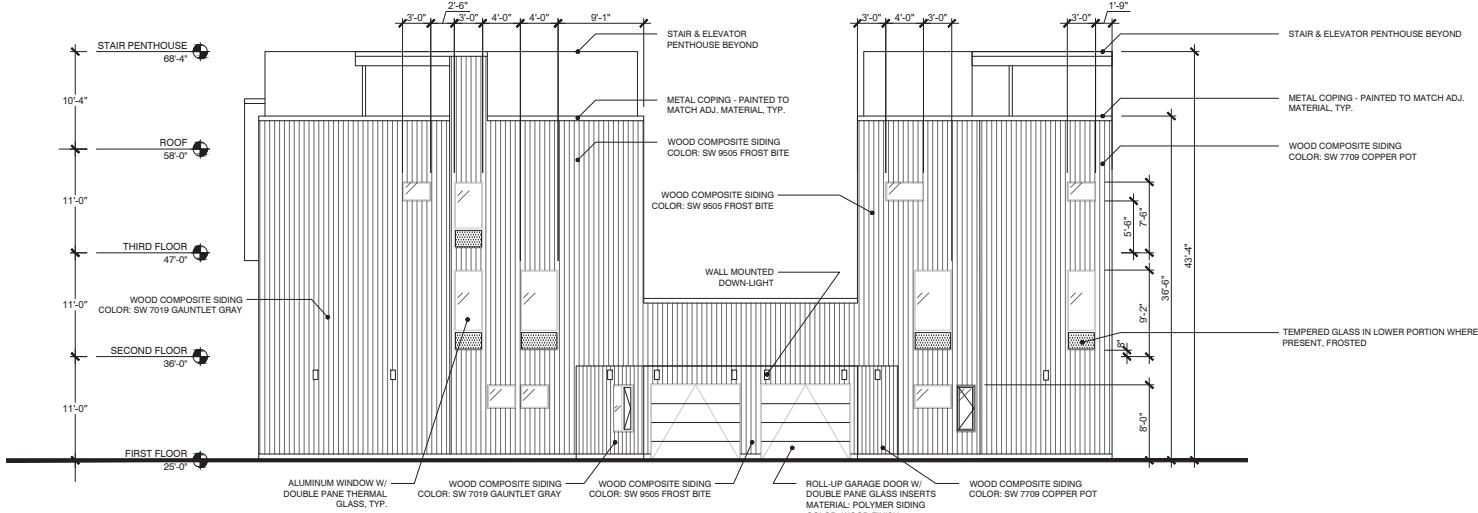


FRONT (WEST) ELEVATION

SCALE: 3/16" = 1'-0"

1

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CONSTRUCTION



SIDE (SOUTH) ELEVATION

SCALE: 3/16" = 1'-0"

2

DESCRIPTION
BUILDING
ELEVATIONS

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A4.02

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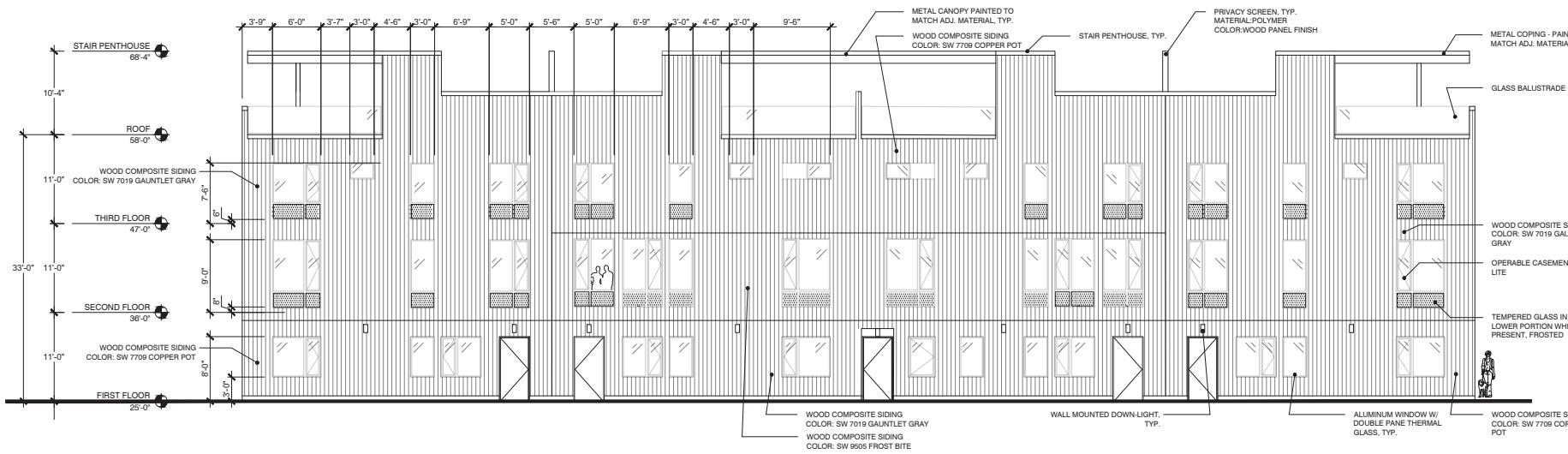
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REAR (EAST) ELEVATION

SCALE: 3/16" = 1'-0"

1

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SHEET NUMBER A4.03

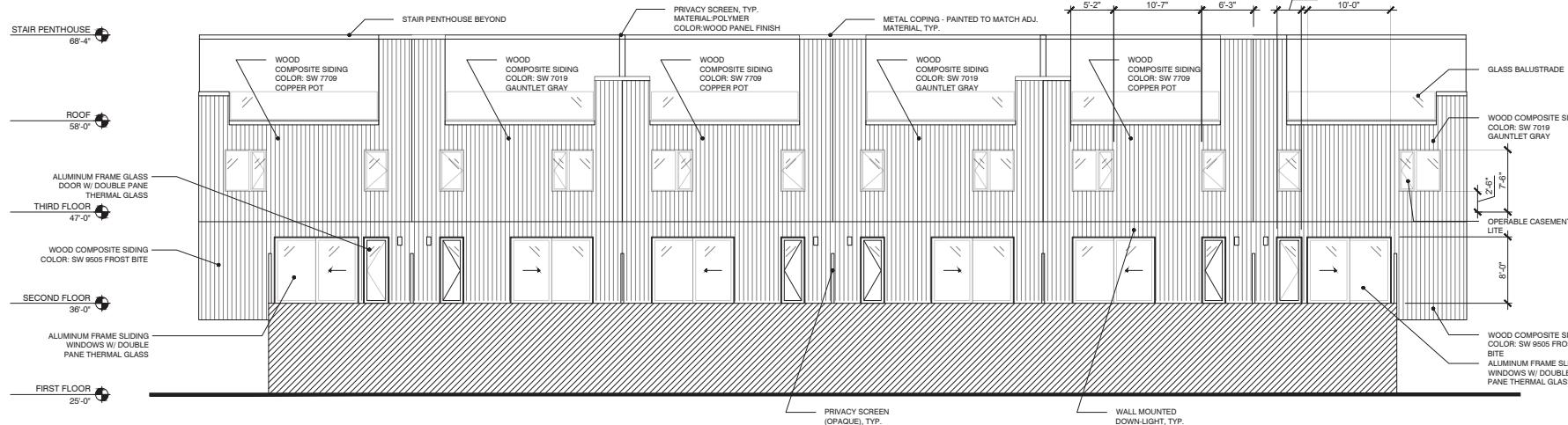
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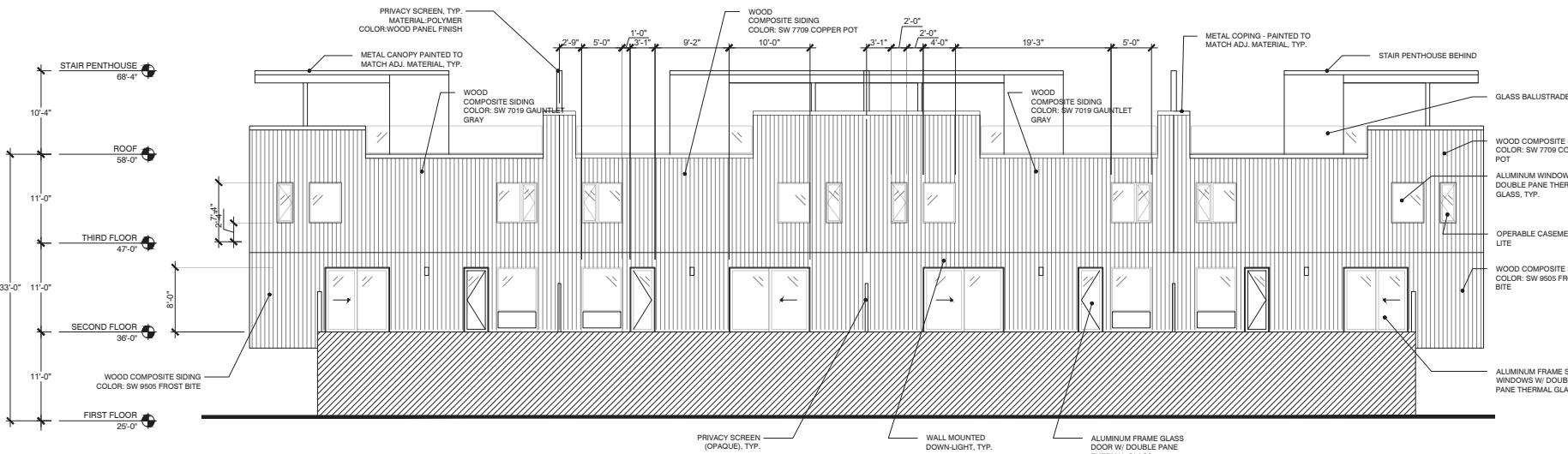
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FRONT UNITS PATIO ELEVATION

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REAR UNITS PATIO ELEVATION

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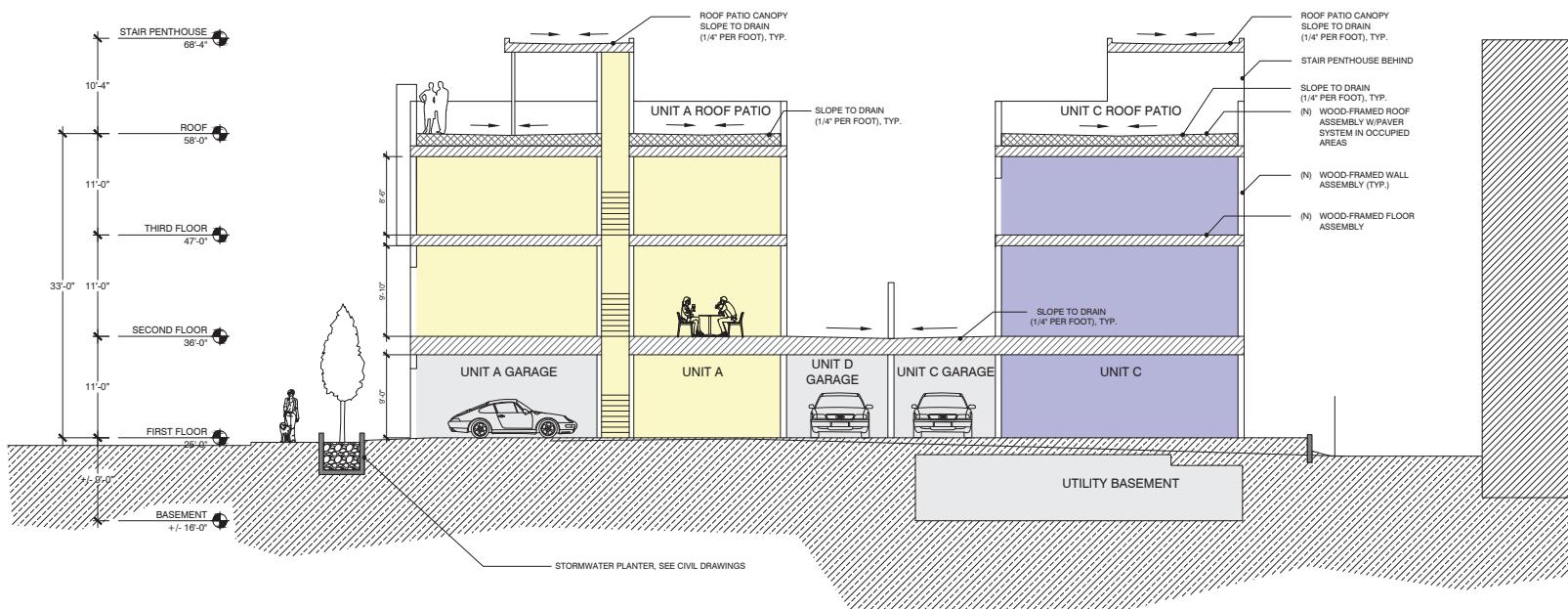
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NOTE:
VERIFY FIRST FLOOR GRADE
ELEVATION PER CIVIL DWGS

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CONCEPTUAL SECTION

SCALE: 3/16" = 1'-0"

PROJECT SITE

35-55 W 20TH AVE

1

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SECTION

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OLEA EUROPAEA

SCALE: N.T.S. OLIVE TREE



CHONDROPETALUM TECTORUM

SCALE: N.T.S. SMALL CAPE RUSH



LOMANDRA LONGIFOLIA

SCALE: N.T.S. SPIN-HEAD MAT RUSH



CALLISTEMON 'LITTLE JOHN'

SCALE: N.T.S. LITTLE JOHN DWARF BOTTLEBRUSH



PENNISETUM ALOPECUROIDES

SCALE: N.T.S. FOUNTAIN GRASS



PHORMIUM 'RAINBOW MAIDEN'

SCALE: N.T.S. RAINBOW MAIDEN NEW ZEALAND FLAX

NOT FOR
CONSTRUCTION

DESIGN PROFESSIONAL STAMP

△ DATE ISSUES & REVISIONS

C1 4.25.2025 INITIAL PLANNING APP
C2 4.29.2025 P.A. SUBMITTAL #2SCALE AS SHOWN
PROJECT NUMBER 24523

DESCRIPTION PLANT PALETTE

SHEET NUMBER A9.01

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