



# PIONEER VISTA TOWNHOMES

2015 PIONEER CT, SAN MATEO CA 94403

SHEET NO	SHEET TITLE / DESCRIPTION
<b>GENERAL</b>	
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

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C2.0	DEMOLITION PLAN
C3.0	GRADING AND DRAINAGE PLAN
C3.1	PAVEMENT PLAN
C3.2	STORMWATER TREATMENT PLAN
C4.0	UTILITY PLAN

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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 ACCESSSED 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.

Site Address:	2015 Pioneer 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	-	-	
<b>Total Floor Area:</b>	<b>27,100</b>	<b>35,118.6</b>	
<b>Floor Area Ratio (FAR)</b>	<b>1.40</b>	<b>1.82</b>	

Existing Interior Floor Area to be Remodeled:	0 sq ft	Proposed project provides 10 No. private garages; one per unit.
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)	

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	R-3, S
Construction Type	V-A
Number of Floors	3 plus Occupied Roof and Partial Basement

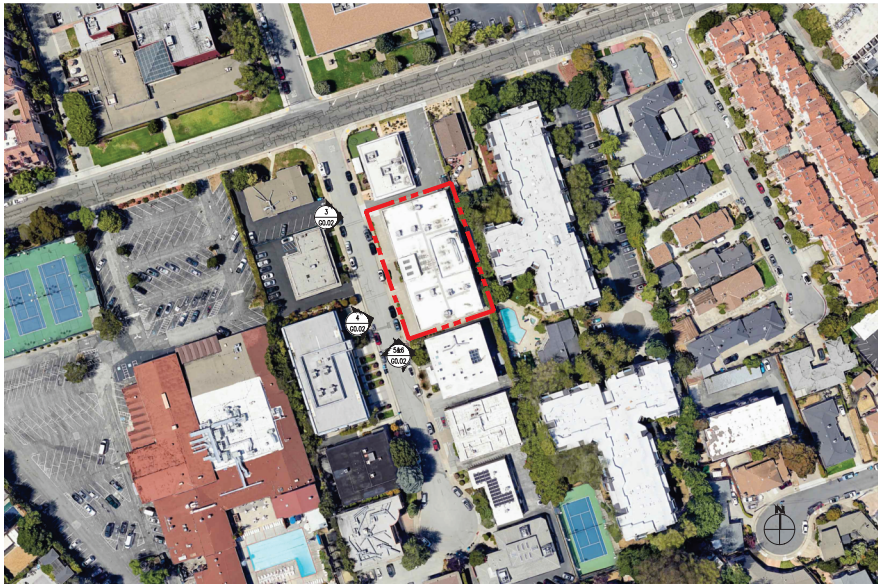
Unit Type	A	B	C	D(N)	D(S)	E
Number of Units of this type	2	2	2	1	1	2
Number of Bedrooms	4	3	5	5	5	3
Area (Exc Garage, Patio, etc)	3,179.3	2,747.8	3,194.6	3,371.7	3,497.1	3,047.4

Required (Exempt per AB2097): 0

Provided: 0

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SITE AERIAL  
SCALE: NTS

1



- △ ACRES CITY OF SAN MATEO
- △ PARCEL MAP VOL. 7421
- △ PACIFIC GARDENS CONDOMINIUMS RSM 1239-B
- △ MC AKER TERRACE RSM 2317
- △ PARCEL MAP VOL. 4766-67
- △ PARCEL MAP VOL. 1462
- △ TWENTYETH AVE. EXECUTIVE CENTER RSM 440-3
- △ PAULSON BLVD. RSM 3301
- △ ASSESSOR'S MAP OF BRUNO 410 ACRE TRACT D.M.

ASSESSOR'S MAP  
SCALE: NTS

39-6



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SAN MATEO, CA  
94403

OWNER NAME

**EV FUND LLC**

408 S SPRING STREET #302  
LOS ANGELES, CA  
90013

JURISDICTION STAMP

**NOT FOR  
CONSTRUCTION**

8/1/2012

2



SITE PHOTO – NW CORNER  
SCALE: NTS

3



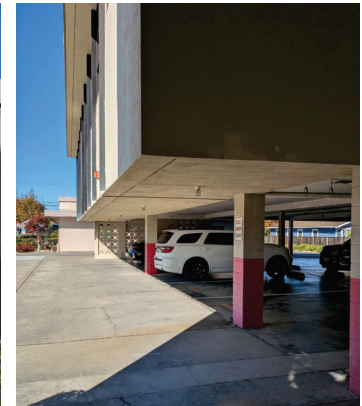
SITE PHOTO – FRONT VIEW  
SCALE: NTS

4



SITE PHOTO – SOUTH EDGE  
SCALE: NTS

5



SITE PHOTO  
SCALE: NTS

6

△ DATE ISSUES & REVISIONS

C1 4.25.2025 INITIAL PLANNING APP.  
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SCALE AS SHOWN

PROJECT NUMBER 24523

DESCRIPTION

SITE CONTEXT

SHEET NUMBER

**G0.02**

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1



1



3





SOUTH (FRONT) VIEW

SCALE: NTS

1



SOUTHWEST CORNER VIEW

SCALE: NTS

2



WEST (SIDE YARD) VIEW

SCALE: NTS

3



NORTH (REAR) VIEW

SCALE: NTS

4





NORTHWEST CORNER VIEW  
SCALE: NTS

1



EAST (SIDE) VIEW  
SCALE: NTS

2



ROOF TERRACE VIEW  
SCALE: NTS

3



ROOF TERRACE VIEW  
SCALE: NTS

4

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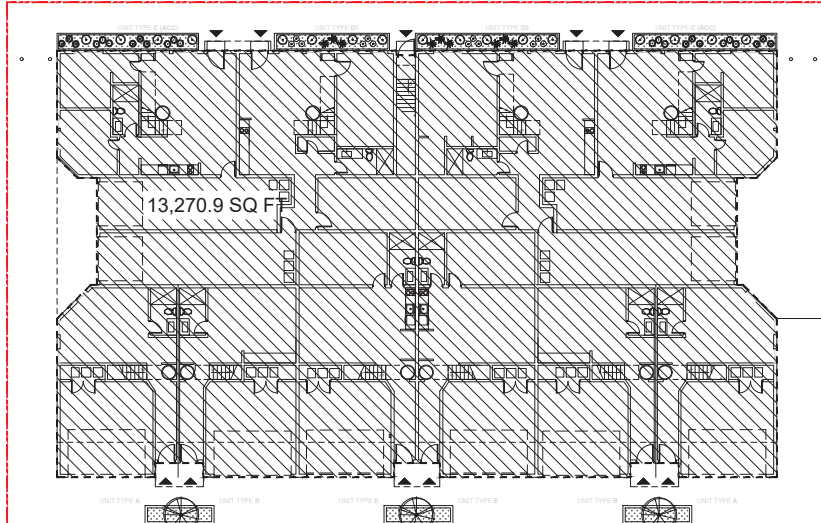
DESCRIPTION

PERSPECTIVE  
VIEWS

SHEET NUMBER

**G0.06**

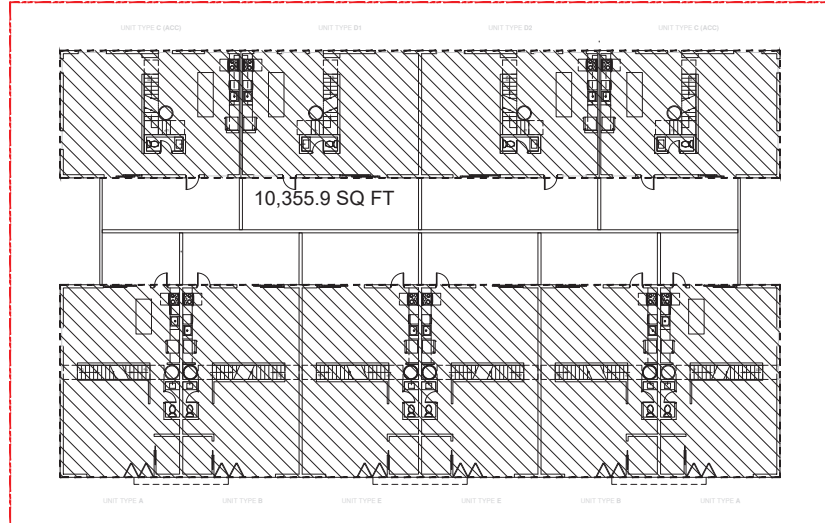
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FIRST FLOOR FAR PLAN

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

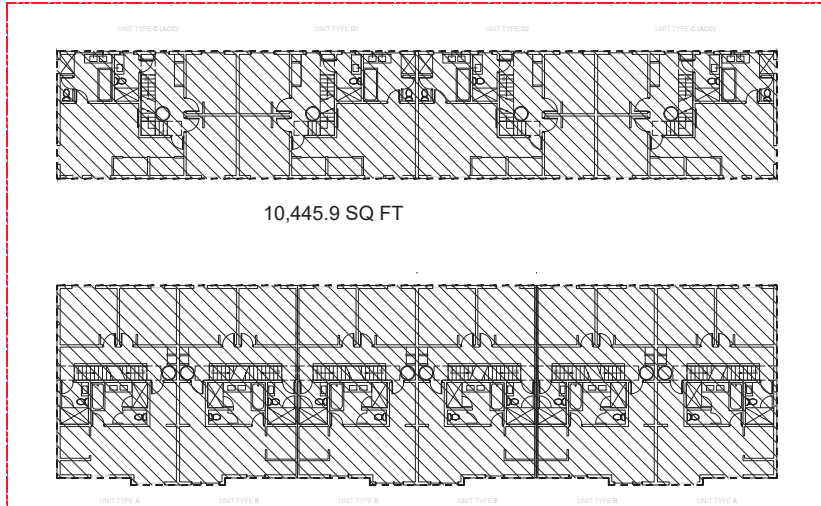
1



SECOND FLOOR FAR PLAN

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

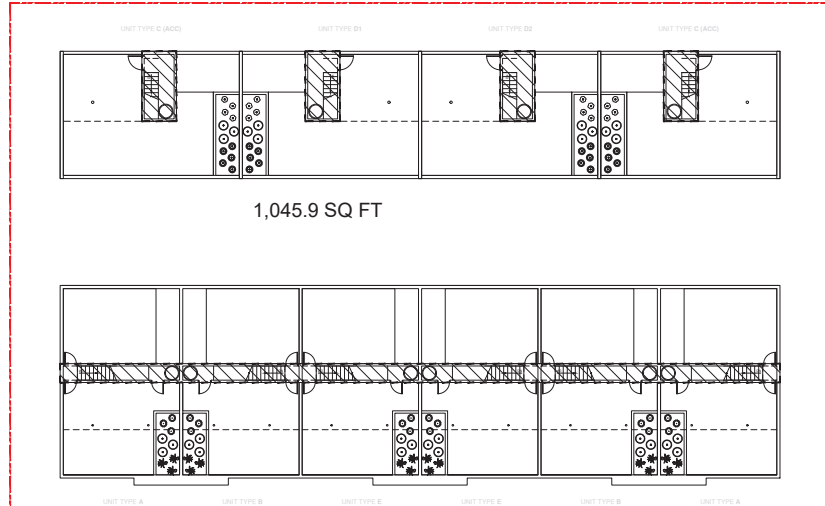
2



THIRD FLOOR FAR PLAN

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

3



ROOF LEVEL FAR PLAN

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

4



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PROJECT NUMBER	24523
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DESCRIPTION

SITE PLAN -  
EXISTING

SHEET NUMBER

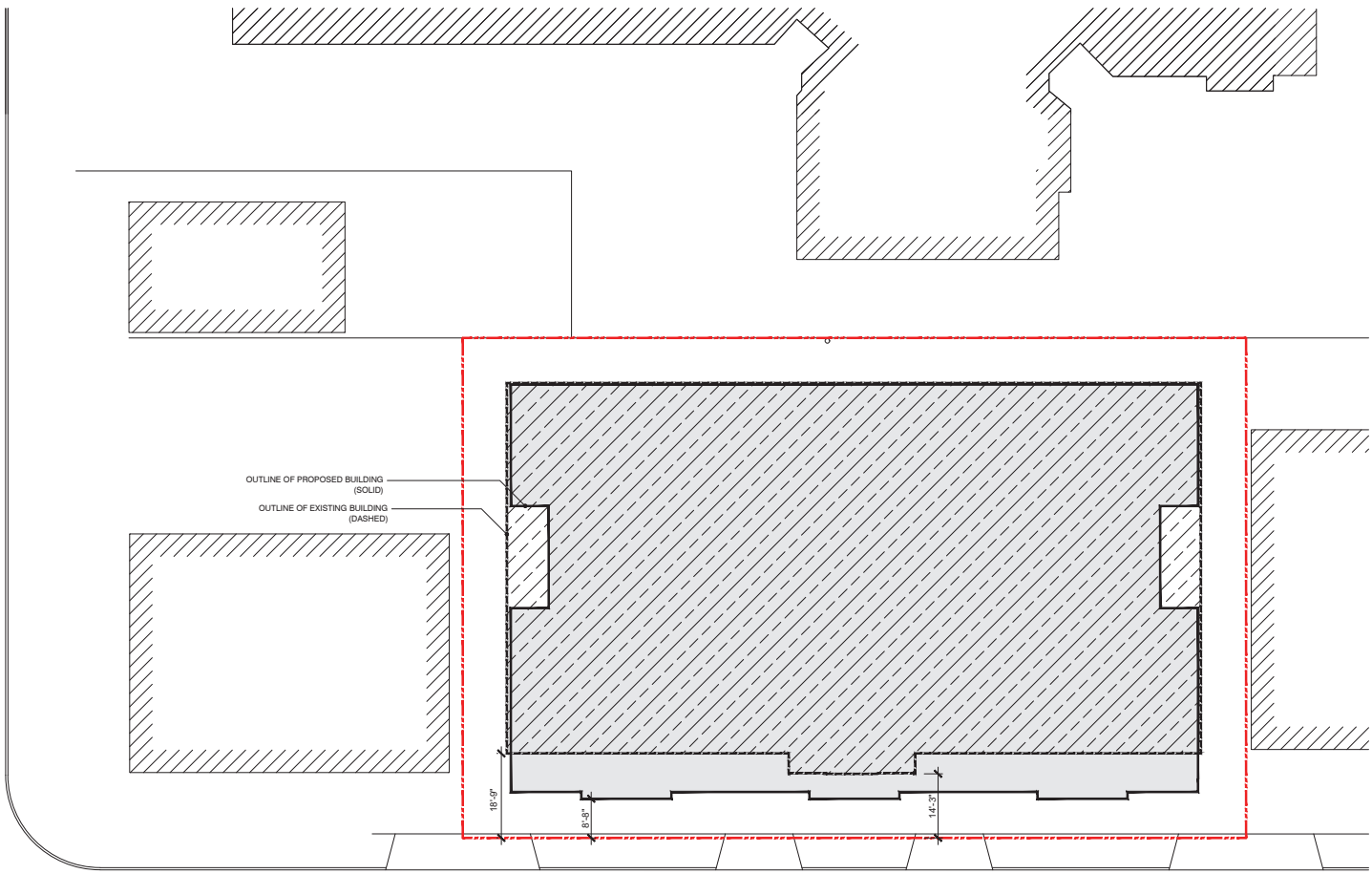
## A1.00

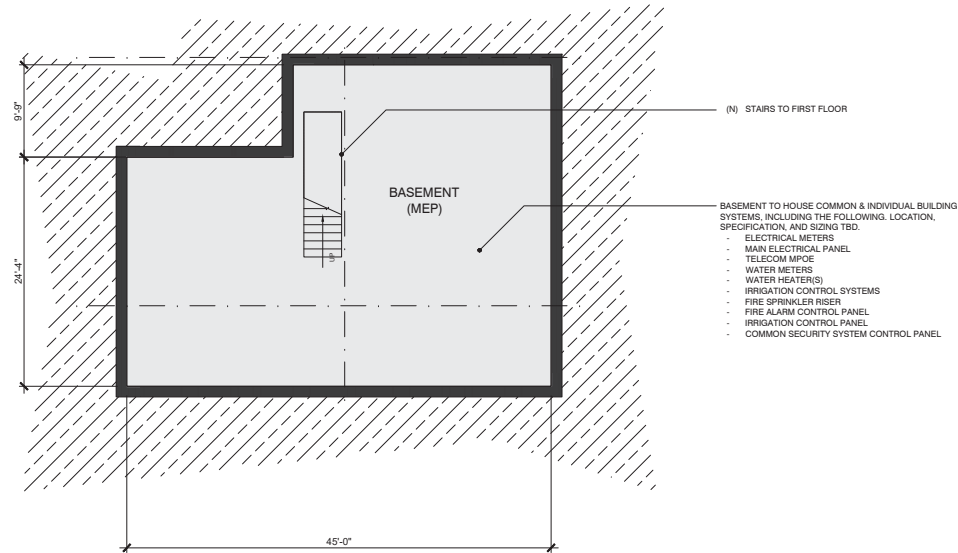
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JURISDICTION STAMP

LAUNDRY CHUTE  
OUTLET & HAMPER  
(TYP.)

SINGLE-OCCUPANT  
PNEUMATIC  
VACUUM ELEVATOR  
(TYP.)

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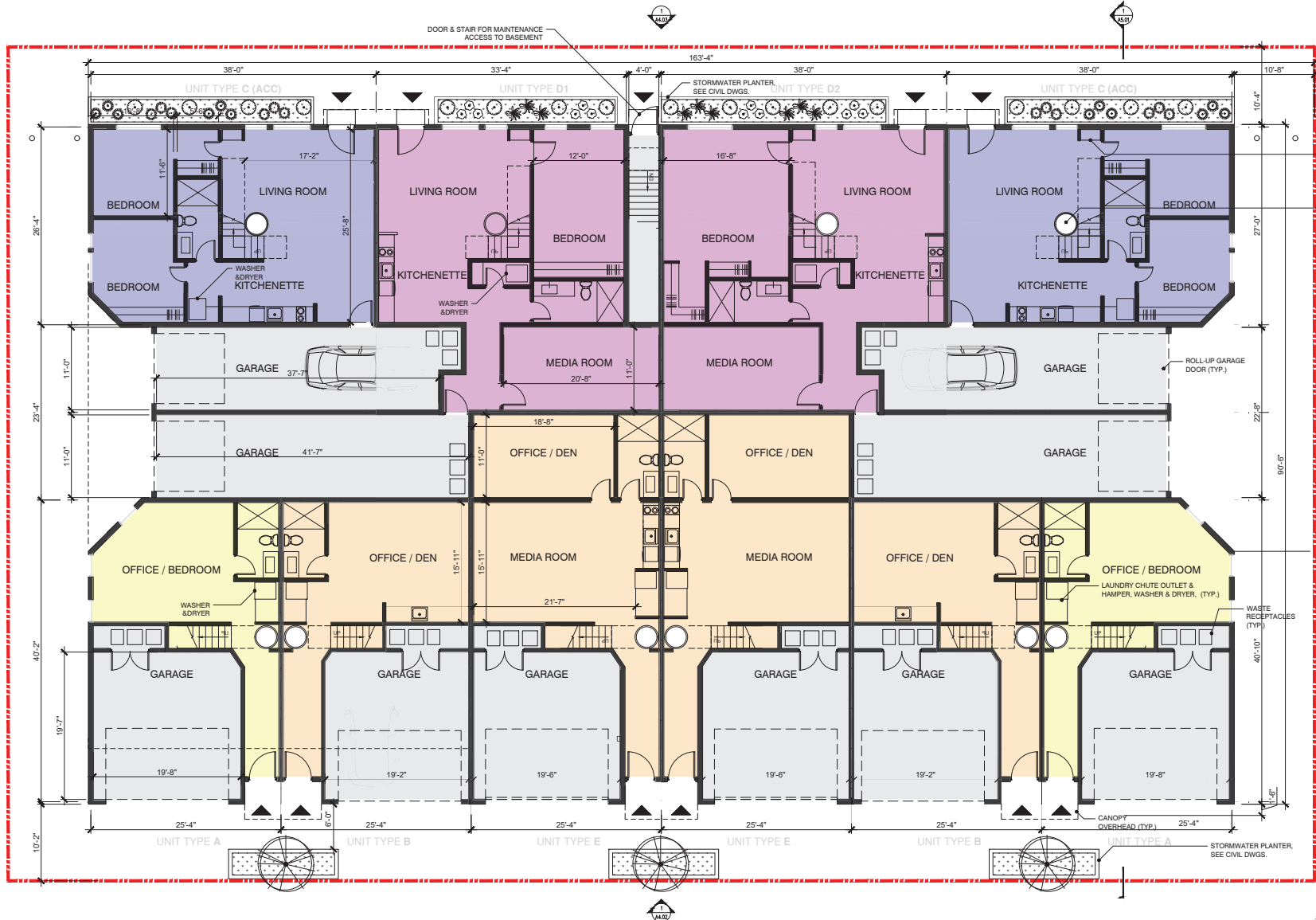
DESCRIPTION

FIRST FLOOR  
PLAN

SHEET NUMBER

A2.01

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FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"

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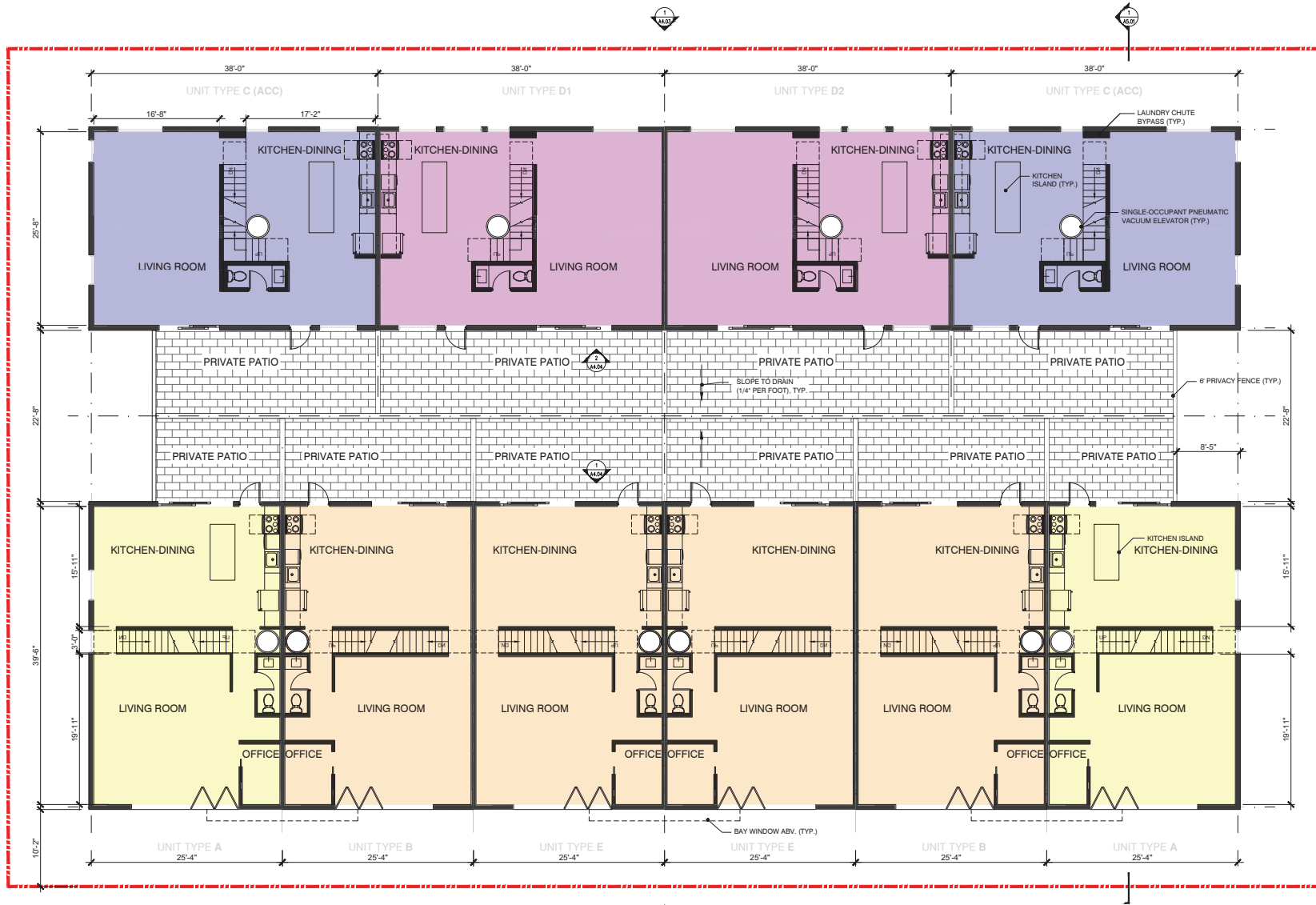
DESCRIPTION

SECOND FLOOR  
PLAN

SHEET NUMBER

A2.02

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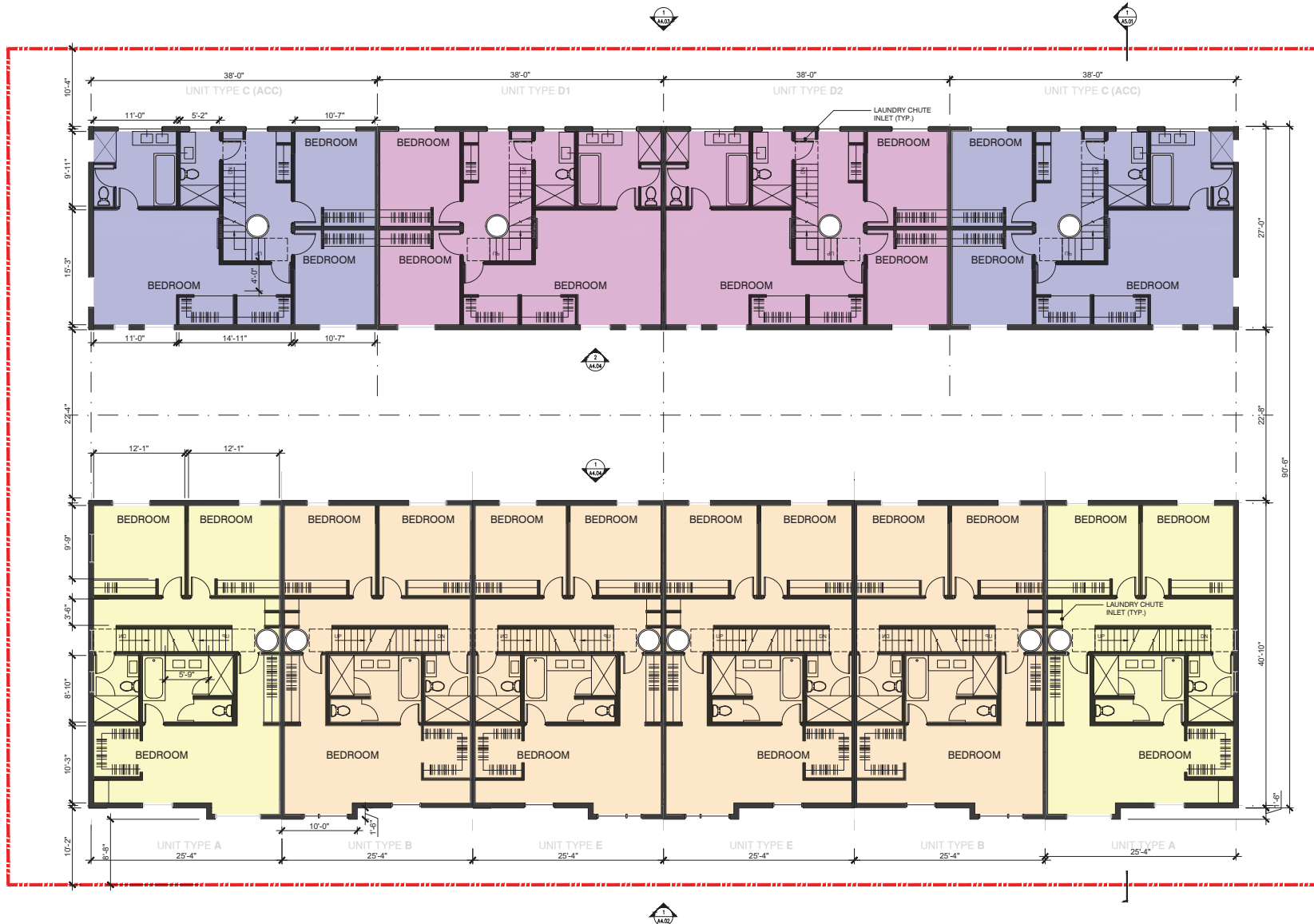
DESCRIPTION

THIRD FLOOR  
PLAN

SHEET NUMBER

A2.03

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THIRD FLOOR PLAN  
SCALE: 3/16" = 1'-0"



# LEGEND

○ = MECHANICAL EQUIPMENT

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SCALE AS SHOWN

PROJECT NUMBER 24523

DESCRIPTION

ROOF DECK PLAN

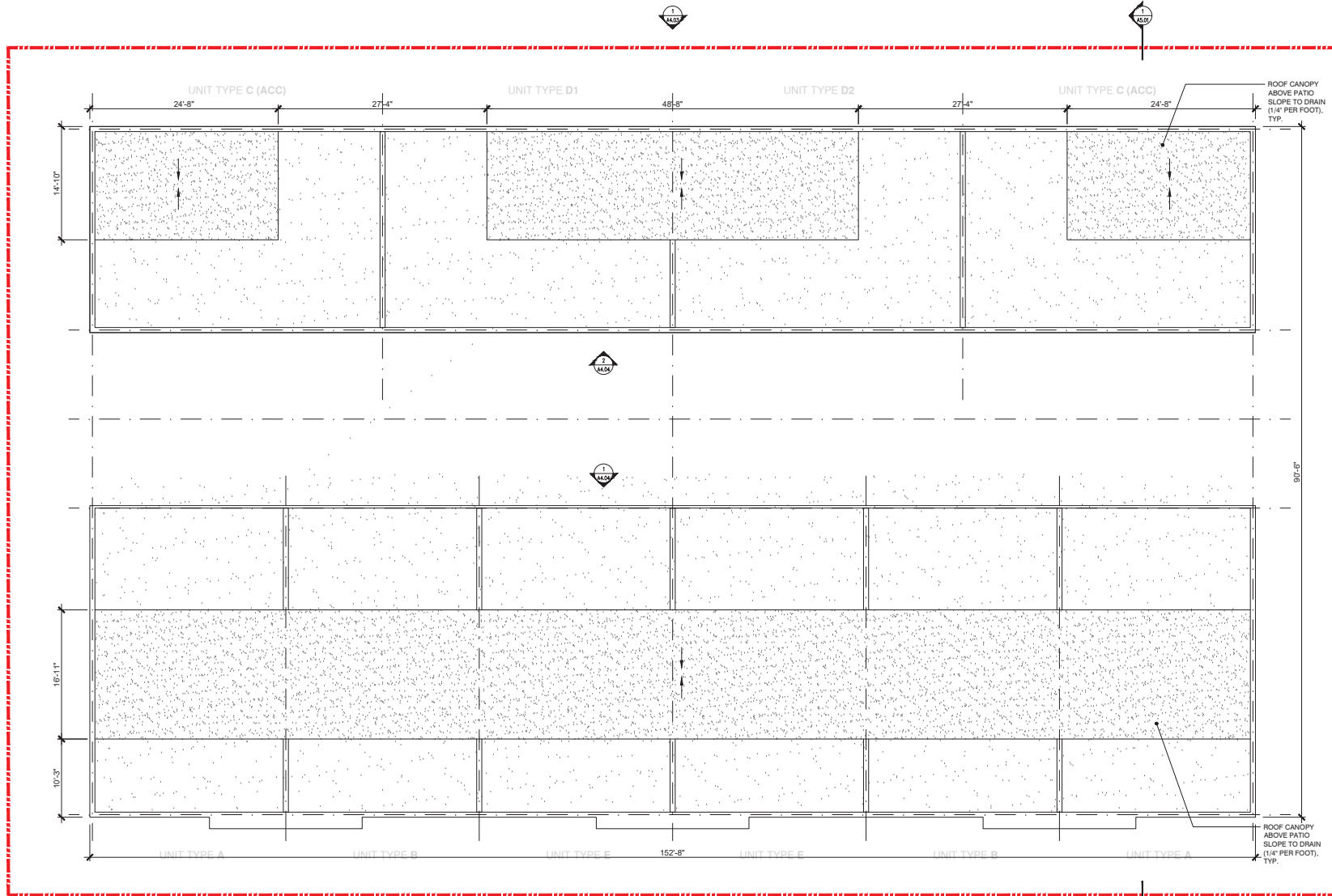
SHEET NUMBER

A2.04

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ROOF DECK PLAN  
SCALE: 3/16" = 1'-0"



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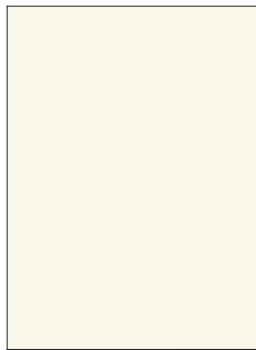
DESCRIPTION

**MATERIAL BOARD**

SHEET NUMBER

**A4.01**

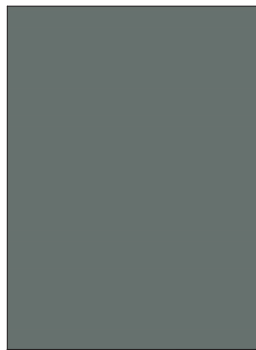
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WOOD COMPOSITE  
SCALE: N.T.S. SW 9505 FRÖST BITE



WOOD COMPOSITE  
SCALE: N.T.S. SW 7709 COPPER POT



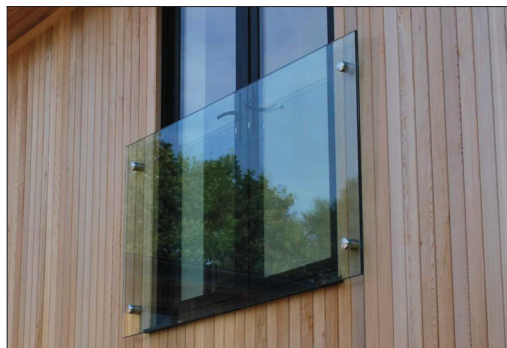
WOOD COMPOSITE  
SCALE: N.T.S. SW 7019 GAUNTLET GRAY



CASEMENT WINDOW  
SCALE: N.T.S. ALUM. FRAME, THER. DBL. PANE



ACCORDION TYPE WINDOW  
SCALE: N.T.S. ALUMINUM FRAME, THERMAL DOUBLE PANE GLASS



JULIET GLASS RAILING  
SCALE: N.T.S. W/ ALUMINUM SPIGOTS



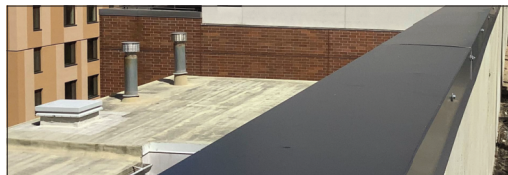
ROLL-UP GARAGE DOOR  
SCALE: N.T.S. WOOD FINISH POLYMER SIDING W/ DOUBLE PANE SIDE GLASS INSERTS



PRIVACY SCREEN  
SCALE: N.T.S. ALUMINUM W/ POLYMER WOOD PANEL FINISH



GLASS BALUSTRADE  
SCALE: N.T.S.



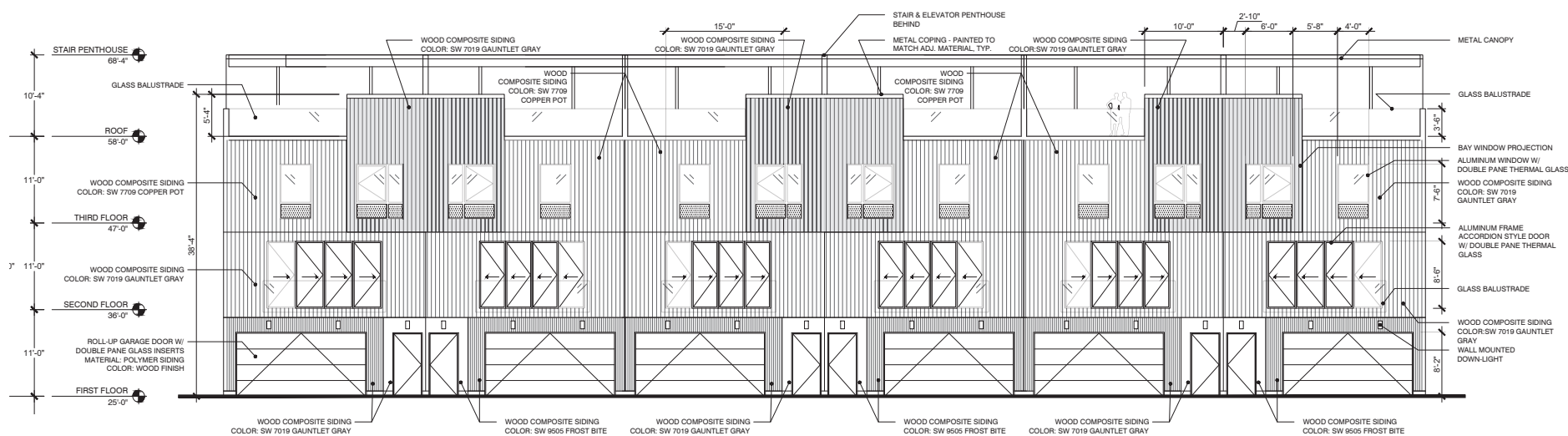
METAL COPING  
SCALE: N.T.S. PAINTED TO MATCH ADJACENT MATERIAL



CMU RETAINING WALL  
SCALE: N.T.S.



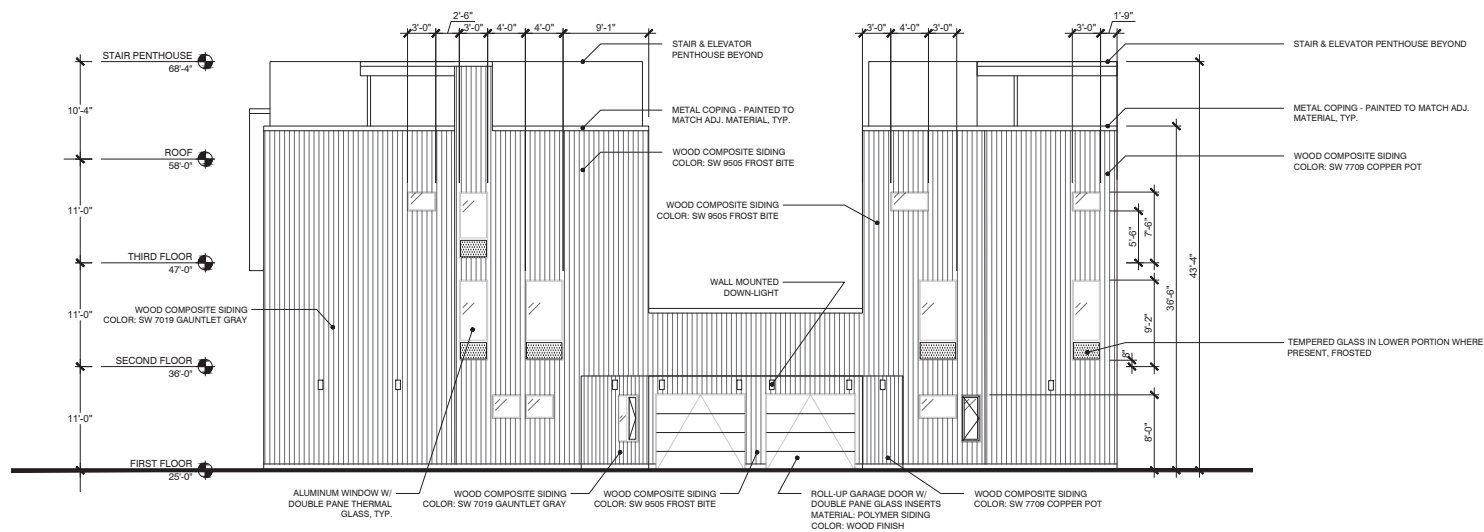
PERVIOUS PAVERS  
SCALE: N.T.S.



FRONT (WEST) ELEVATION

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

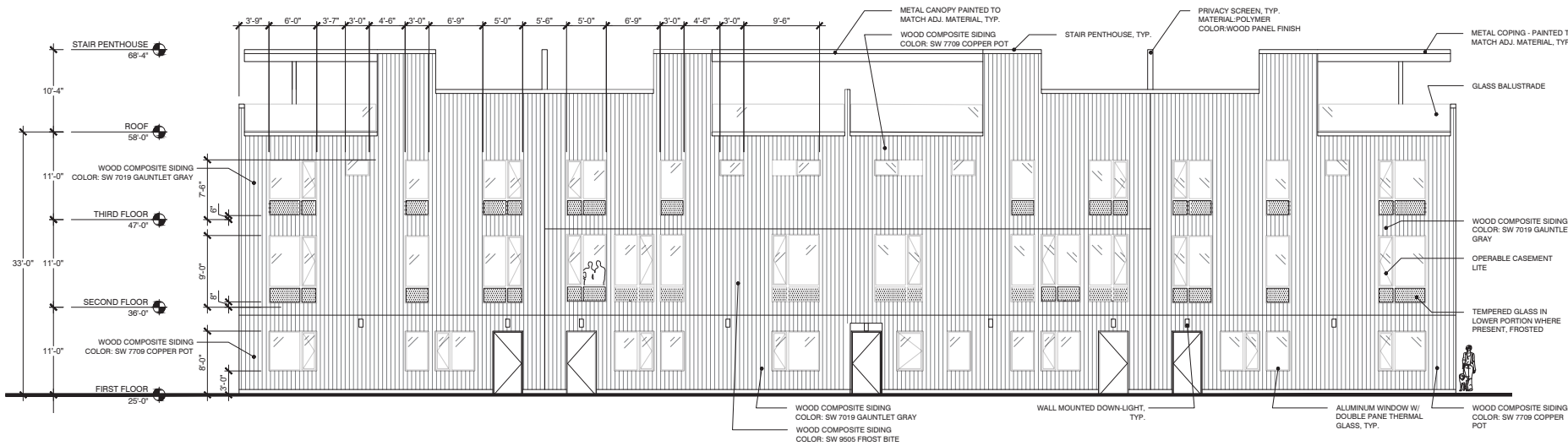
10



SIDE (SOUTH) ELEVATION

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

2



REAR (EAST) ELEVATION  
SCALE: 3/16" = 1'-0"





1

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SCALE	AS SHOWN
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PROJECT NUMBER	24523

DESCRIPTION

BUILDING  
ELEVATIONS

SHEET NUMBER

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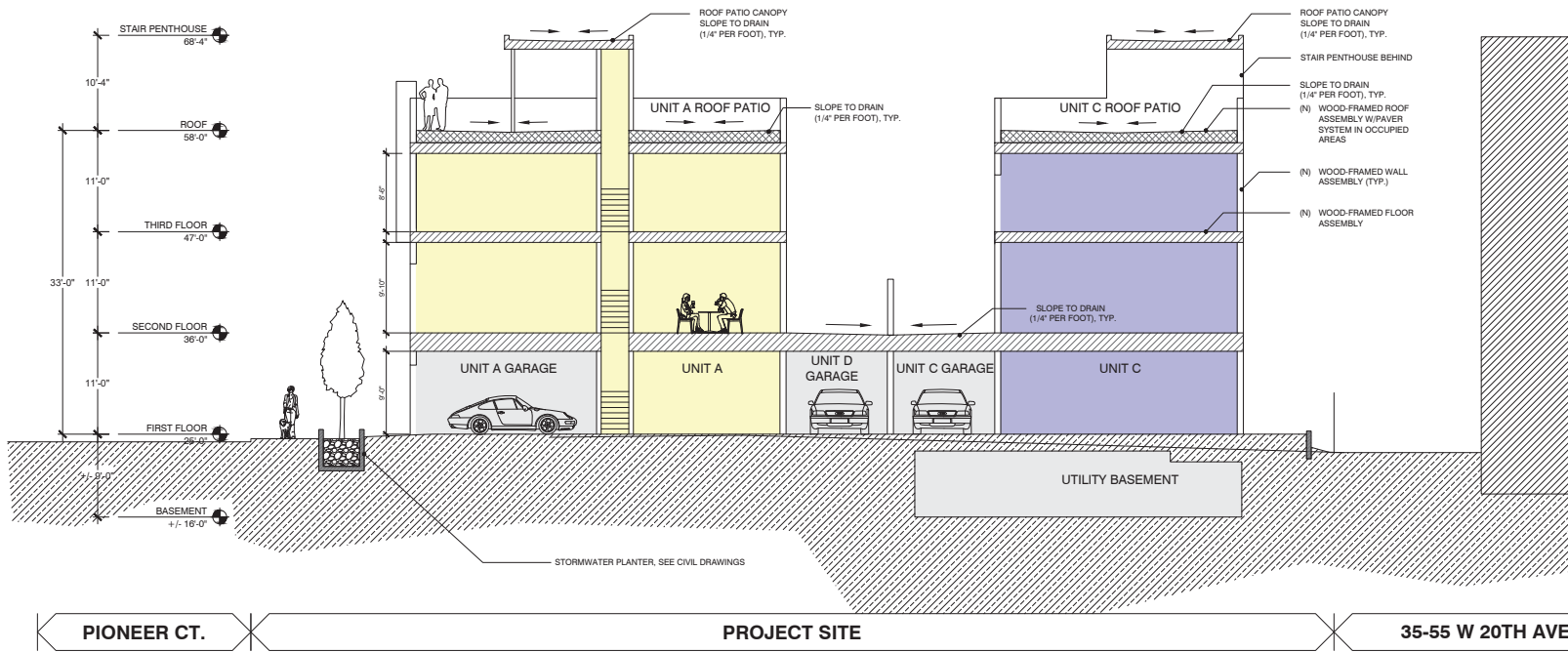


REAR UNITS  
SCALE: 3/16" = 1'-0"

2

## A4.04





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

NOTE:  
VERIFY FIRST FLOOR GRADE  
ELEVATION PER CIVIL DWGS

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DESCRIPTION  
**BUILDING  
SECTIONS**  
SHEET NUMBER  
**A5.01**

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PLANT PALETTE

SHEET NUMBER

A9.01

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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