



PIONEER VISTA TOWNHOMES

2015 PIONEER CT. SAN MATEO, CA 94403

Y.A. studio

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PROJECT:
PIONEER VISTA TOWNHOMES
2015 PIONEER CT. SAN MATEO, CA
94403

OWNER:
EVYDOLLC
485 SPRING STREET #302 LOS ANGELES, CA 90013



ISSUANCE:
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COVER SHEET

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GENERAL NOTES,
LEGENDS, INDEX

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DRAWING INDEX

GENERAL
G0.0 COVER SHEET
G0.1 GENERAL NOTES, LEGENDS, INDEX
G0.2 FLOOR AREA RATIO PLANS (BASEMENT - 3RD FLOOR)
G0.3 FLOOR AREA RATIO PLANS (ROOF DECK)
G0.4 VEHICLE MANEUVERING DIAGRAM
G0.5 SITE SURVEY
G0.6 SITE CONTEXT
G0.7 SITE COLOR
G0.8 PLATE PALETTE
G0.9 PERSPECTIVE VIEWS
G1.1 MEANS OF EGRESS DIAGRAM (ROOF DECK - 1ST FLOOR)
G1.2 MEANS OF EGRESS DIAGRAM (BASEMENT)

CMI
C0.0 COVER SHEET
C1.0 TENTATIVE MAP
C2.0 DEMOLITION PLAN
C3.0 DRAINAGE AND EROSION CONTROL PLAN
C4.0 PAVEMENT PLAN
C5.0 STORMWATER CONTROL PLAN
C6.0 UTILITY PLAN
C7.0 DEMOLITION
C8.0 WASTE MANAGEMENT PRACTICE
C9.0 SIGHT DISTANCE EXHIBIT

ARCHITECTURAL
A1101 EXISTING SITE PLAN
A1102 PROPOSED SITE PLAN
A1103 PROPOSED AND EXISTING OVERLAY SITE PLAN
A1201 BASEMENT FLOOR PLAN
A1202 FIRST FLOOR PLAN
A1203 SECOND FLOOR PLAN
A1204 THIRD FLOOR PLAN
A1205 ROOF FLOOR PLAN
A1206 ROOF PLAN
A2011 BUILDING ELEVATIONS
A2201 BUILDING SECTIONS
A2202 BUILDING SECTIONS
A3101 ENLARGED BASEMENT FLOOR PLAN
A3102 ENLARGED FIRST FLOOR PLAN A
A3103 ENLARGED FIRST FLOOR PLAN B
A3105 ENLARGED SECOND FLOOR PLAN A
A3106 ENLARGED SECOND FLOOR PLAN B
A3107 ENLARGED THIRD FLOOR PLAN A
A3108 ENLARGED ROOF DECK PLAN A
A3109 ENLARGED ROOF DECK PLAN B
A5101 SCHEDULE OF DOORS
A5102 SCHEDULE OF WINDOWS
A5103 SCHEDULE OF DOORS
A5104 SCHEDULE OF WINDOWS
A5201 MATERIAL BOARD

PROJECT SCOPE

THE PROPOSED PROJECT IS A REPLACEMENT OF AN EXISTING OFFICE BUILDING INTO TEN (10) SINGLE-FAMILY HOMES. THE EXISTING OFFICE BUILDING COMPRIMES 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 ARE TO BE CONDOMINIUMS, WITH 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.

ACHAUL 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:	2015 PIONEER CT, SAN MATEO, CA
APN:	39066666
ZONING CLASSIFICATION:	R-1 / HA
LOT SIZE (SQ. FT.):	19,221.00 SF
PERMITTED FLOOR AREA RATIO:	2
MAXIMUM PERMITTED FLOOR AREA (SQ. FT.)	38,642.00 SF

FLOOR AREA (SQ. FT.)

	EXISTING	PROPOSED	NOTES
MAIN STRUCTURE(S)	27,100 SF	36,848.44 SF	
BASEMENT	-	1,551.47 SF	
FIRST FLOOR	-	13,179.54 SF	
SECOND FLOOR	-	10,236.36 SF	
THIRD FLOOR	-	10,582.94 SF	
ROOF DECK	-	1,298.13 SF	
ROOF	-	5,158.88 SF	
DETACHED ACCESSORY STRUCTURES:	-	-	
EXEMPTIONS	-	-	
TOTAL FLOOR AREA:	27,100 SF	36,848.44 SF	
FLOOR AREA RATIO (FAR)	1.40	1.91	

EXISTING INTERIOR FLOOR AREA TO BE REMODELED:

EXISTING INTERIOR FLOOR AREA TO BE REMODELED:	0 SF
TOTAL FLOOR AREA FOR PARKING REQUIREMENTS:	4,152.92 SF
TOTAL COVERED PARKING STALLS:	0
TOTAL UNCOVERED PARKING STALLS:	0
LIST OF ALL HERITAGE TREES ON SITE INCLUDING SPECIES AND SIZE:	0
CUBIC YARDS OF SOIL DISTURBANCE:	300 (ESTIMATE)

SETBACK

	REQUIRED	PROPOSED	NOTES
FRONT (WEST)	15'-0" 9'-10 1/2"	HALF THE HEIGHT OF THE BUILDING; NOT LESS THAN 15' PER 27.22.070 (EXISTING BUILDING DOES NOT COMPLY).	
REAR (EAST)	15'-0" 9'-8 1/2"	HALF THE HEIGHT OF THE BUILDING; NOT LESS THAN 15' PER 27.22.070 (EXISTING BUILDING DOES NOT COMPLY).	
LEFT-SIDE (NORTH)	21'-1"	13'-6 1/2"	HALF THE HEIGHT OF THE BUILDING; NOT MORE THAN 25' PER 27.22.080 (EXISTING BUILDING DOES NOT COMPLY, PREPARING TO MATCH BUILDING).
RIGHT-SIDE (SOUTH)	21'-1"	9'-8 1/2"	HALF THE HEIGHT OF THE BUILDING; NOT MORE THAN 25' PER 27.22.080 (EXISTING BUILDING DOES NOT COMPLY, PREPARING TO MATCH BUILDING).

OCCUPANCY TYPE

OCCUPANCY TYPE	R2
CONSTRUCTION TYPE	V-A
HEIGHT	43'-10"
NUMBER OF FLOORS	FOUR (4) STOREYS ABOVE GRADE PLACE OVER BASEMENT

UNIT MATRIX

UNIT TYPE	UNIT 1 & 6 (TA)	UNIT 2 & 5 (TB)	UNIT 7 & 10 (TC)	UNIT 8 (TD1) - BMR	UNIT 9 (TD2)	UNIT 3 & 4 (TE)	TOTAL
NUMBER OF UNITS OF THIS TYPE	2	2	2	1	2	10	10
NUMBER OF BEDROOM	4	3	5	4	4	3	23
AREA (EXCLUDING GARAGE, PATIO, ETC.)	2,800.09 SF	2,624.16 SF	2,794.20 SF	2,618.78 SF	3,185.65 SF	3,021.50 SF	3,332.92 SF
UNIT AREA	FAR	UNIT AREA	FAR	UNIT AREA	FAR	UNIT AREA	FAR
UNIT AREA	FAR	UNIT AREA	FAR	UNIT AREA	FAR	UNIT AREA	FAR

ABBREVIATIONS / SYMBOLS

ABBREVIATIONS / SYMBOLS		MATERIALS / FINISHES	
AT	FIRE HOUSE CABINET	GTS	OPEN TO STRUCTURE
AND	FINISHED	PE	PNEUMATIC ELEVATOR
ACT	ACOUSTIC CEILING TILE	PLAM	PLASTIC LAMINATE
ACI	AMERICAN CONCRETE INSTITUTE	PLYWOOD	PLYWOOD
ADA	AMERICANS WITH DISABILITIES ACT	PL	PROPERTY LINE
AFF	ABOVE FINISHED FLOOR	PNL	PANEL
ALUM	ALUMINUM	R	RADIUS
BATT	BATTEN	RA	RETURN AIR
BBL	BBL	RCP	REFLECTED CEILING PLAN
BLDG	BUILDING	RD	ROAD DRRAIN
BOT	BOTTOM	REF	REFLECTED
BUR	BUILT UP ROOFING	REQD	REQUIRED
CAB	CABINET	ROU	ROUGH OPENING
CEM	CEMENT	ROW	ROUTE OF WAY
CEP	CEILING	RTU	ROOF TOP UNIT
CFNS	CLEAR	RTW	RAIN WATER LEADER
CMU	CONCRETE MASONRY UNIT	SC	SCRUPPER
CO	COLD FORMED METAL STUDS	SCHED	SCHEDULE
CG	CORNER GUARD	SIM	SIMILAR
CJ	CONTROL JOINT	SINGLE	SINGLE
CLG	CEILING	SQ	SPECIFICATIONS
CLR	CLEAR	SS	STAINLESS STEEL
CMU	CONCRETE MASONRY UNIT	STO	STORAGE
CO	COLD FORMED	STRUCTURAL	SUSPENDED
CONC	CONCRETE	SUSP	SUSPENDED
CONT	CONTINUOUS	TC	TOP OF CURB
DIA	DIAMETER	TOF	TOP OF FRAME
DN	DOWN	TOPC	TOP OF PARAPET
DS	DISCHARGE	TOPS	TOP OF SPILL
DTL	DETAIL	TOW	TOP OF WALL
DWG	DRAWING	TOPY	TOPPING
E	EXISTING	UNL	UNDERWRITERS LABORATORIES
EA	EACH	UNO	UNLESS NOTED OTHERWISE
EJ	EXPANSION JOINT	UTIL	UTILITY
EL	ELEVATION	VCT	VINYL COMPOSITION TILE
ELEC	ELECTRICAL	VIF	VERIFY IN FIELD
ELEV	ELEVATION	VWC	VINYL WALL COVERING
ED	EDGING	WP	WATERPROOFING
EW	EACH/WAY	OTA	OPEN TO ABOVE
EWC	ELECTRIC WATER COOLER	OC	ON CENTER
FD	FLOOR DRAIN	OD	OUTSIDE DIAMETER
FDC	FIRE DEPT CONNECTION	OFD	OVERFLOW DRAIN
FEC	FIRE EXTINGUISHER CABINET	OH	OPEN TO HAND
FF	FINISH FLOOR	OPG	OPEN TO GROUND
		OS	OVERFLOW SCUPPER
		OTA	OPEN TO ABOVE

CBC CHAPTER 5 - GENERAL BUILDING LIMITATIONS - CODE SUMMARY

SECTION 505 GENERAL BUILDING HEIGHT AND AREA LIMITATIONS

BUILDING HEIGHT, NUMBER OF STORIES AND BUILDING AREA SHALL NOT EXCEED THE LIMITS SPECIFIED IN SECTIONS 504 AND 506 BELOW. ADDITIONALLY, THE SOLAR PHOTOVOLTAIC PANELS ON THE ROOF ARE SUPPORTED BY A STRUCTURE WITH A USEABLE AREA OF 100 SF. THE ROOF DECK WILL CONSTITUTE AN ADDITIONAL STORY AND ADDITIONAL FLOOR AREA.

SECTION 504 BUILDING HEIGHT AND NUMBER OF STORIES

• 504.3 HEIGHT IN FEET - THE MAXIMUM HEIGHT SHALL NOT EXCEED 60 FT WITH AREA INCREASE.

• 504.4 NUMBER OF STORIES - THE MAXIMUM NUMBER OF STORIES ABOVE GRADE PLANE SHALL NOT EXCEED 4.

SECTION 506 BUILDING AREA

• 506.1 3-BASEMENT BUILDINGS NEED NOT BE INCLUDED IN THE TOTAL ALLOWABLE FLOOR AREA BECAUSE THE BASEMENTS DOES NOT EXCEED THE AREA PERMITTED FOR A ONE-STORY ABOVE GRADE PLANE BUILDING.

• 506.2 ALLOWABLE AREA DETERMINATION - THE ALLOWABLE AREA OF A BUILDING IS DETERMINED BY THE TYPE VA CONSTRUCTION EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1 IS AS FOLLOWS:

THE ALLOWABLE AREA OF EACH STORY IS 15,000 SF. MATH: (12,000 x 12,000 x .25) X 4

.506.3 FRONTAGE INCREASE

THE FRONTAGE INCREASE FACTOR IS 0.25. THE PROJECT ADJOINS A 50 FT PUBLIC WAY. THE PROJECT IS 12,000 SF. THE PROJECT IS 12,000 SF. THEREFORE, BASED ON FRONTAGE, THE BUILDING'S PERIMETER IS 480'-0". THEREFORE, 31% OF THE BUILDING PERIMETER QUALIFIES.

LEGENDS

DRAWING

DRAWING TITLE

ELEVATION TARGET

INTERIOR ELEVATION TARGET

SECTION LINE AND MARKER

NORTH MARK

ROOM NAME

CEILING FINISH

CEILING HEIGHT

DETAIL POLYGON AND TAG

STRUCTURAL GRID AND TAG

FINISH TAG

WALL TAG

FURNITURE TAG

DRS-XXX

GLAZING TAG

FINISH FLOOR LEVEL (PLAN)

STRUCTURAL SLAB LEVEL (PLAN)

FINISH FLOOR LEVEL (ELEVATION/SECTION)

STRUCTURAL SLAB LEVEL (ELEVATION/SECTION)

REVISION CLOUD AND MARKER

TO MATCH DWGS. A0000

MATCHLINE MARK (DWG NO. SHEET NO.)

CHANGE IN FLOOR LEVEL

SET-OUT POINT

GRAPHICAL SCALE

ROAD CENTER LINE

PROPERTY LINE

EASEMENT LINE

ACCESS LINE

ROAD CENTER LINE

ROAD CENTER LINE

DRIVEWAY PAVEMENT

PERMEABLE DRIVEWAY PAVERS

CAREX DEVILSA

MULCH

ARTIFICIAL GRASS

VEHICULAR TRAFFIC

DIRECTIONAL ARROW

PEDESTRIAN TRAFFIC

DIRECTIONAL ARROW

PIONEER VISTA TOWNHOMES

2015 PIONEER CT, SAN MATEO, CA 94003

OWNER LLC

403 S SPRING STREET #302 LOS ANGELES, CA 90013

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TITLE:
FLOOR AREA RATIO
PLANS (BASEMENT -
3RD FLOOR)

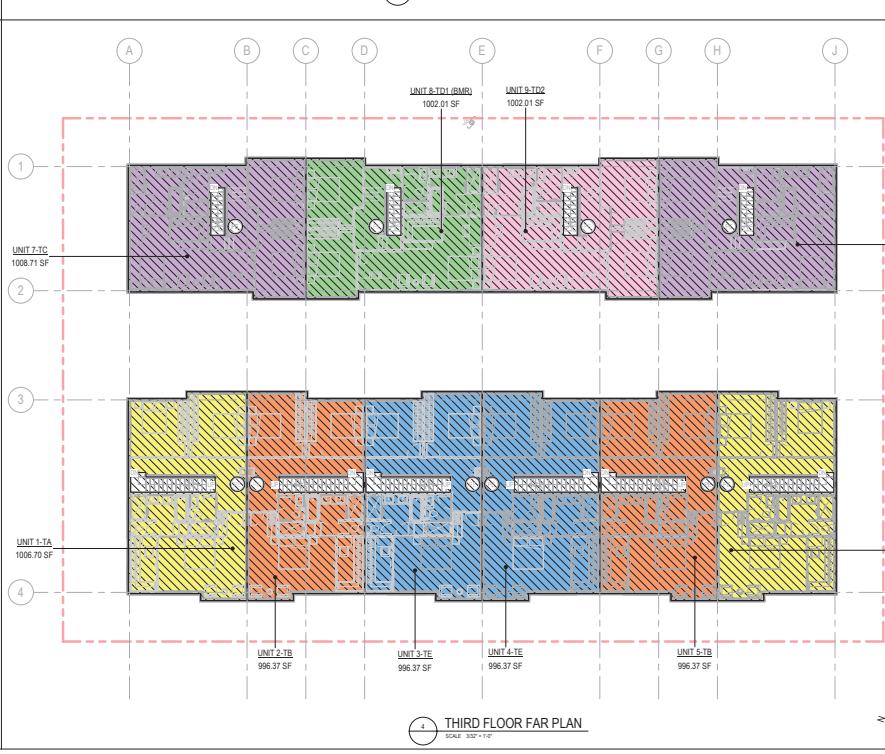
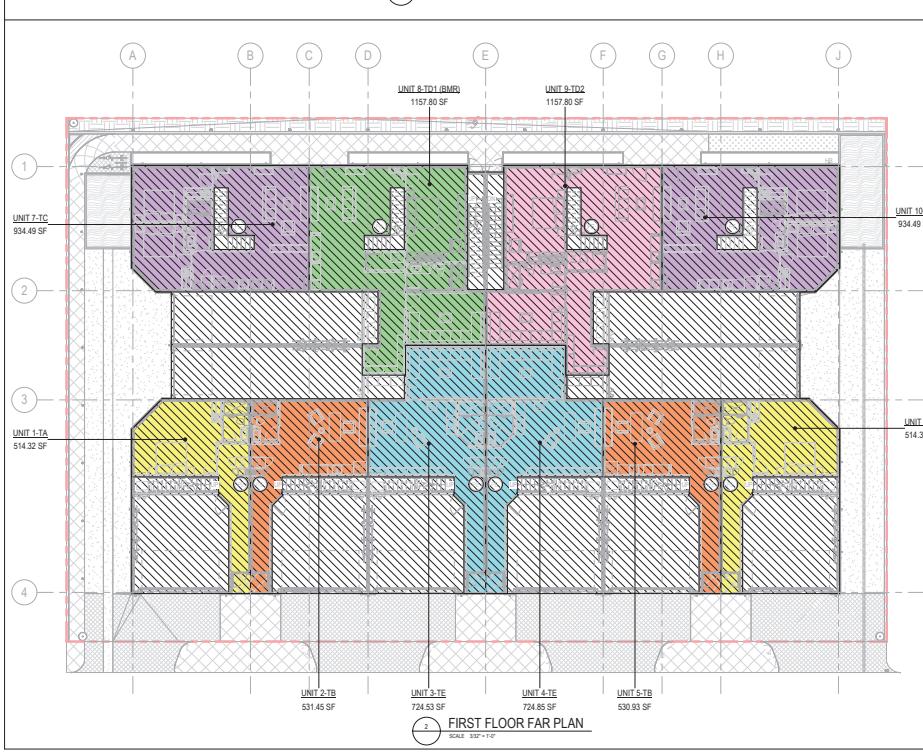
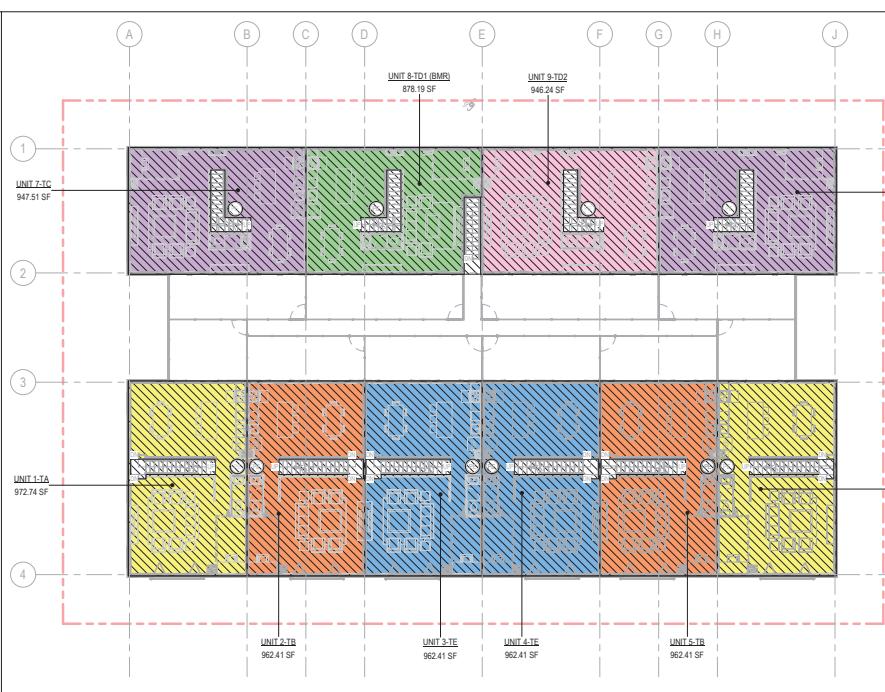
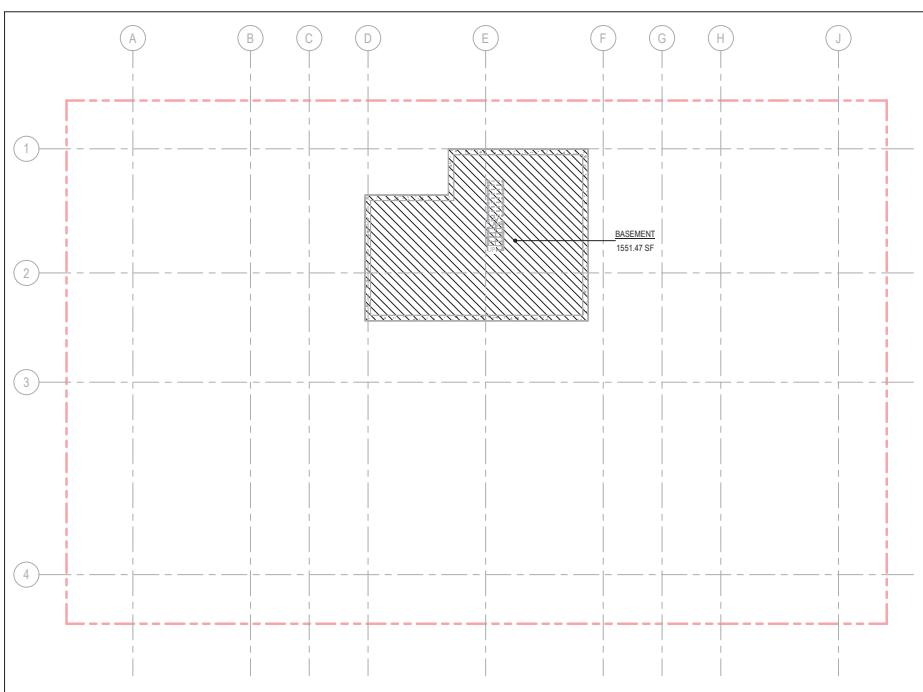
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ROOF DECK FAR PLAN
SCALE: 33' x 1'-0"

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PIONEER VISTA TOWNHOMES
2015 PIONEER CT, SANTA MONICA, CA
9403

OWNER
EVYND LLC
4855 SPRING STREET #302 LOS ANGELES, CA 90003



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UNIT AREA										
	UNIT 1 (A)	UNIT 2 (B)	UNIT 3 (C)	UNIT 4 (D)	UNIT 5 (E)	UNIT 6 (F)	UNIT 7 (G)	UNIT 8 (H)	UNIT 9 (I)	TOTAL
NUMBER OF UNITS	2	2	2	1	1	1	2	10		
NUMBER OF UNITS PER FLOOR TYPE	4	3	5	4	4	3	23			
BASEMENT	N/A									
1ST FLOOR	502.99	509.61	507.71	1,221.01	1,221.01	763.58				
2ND FLOOR	1,041.37	1,031.01	1,031.02	941.40	1,009.46	1,031.04				
3RD FLOOR	1,075.53	1,095.89	1,045.43	1,059.72	1,059.72	1,055.60				
ROOF DECK	130.40	298.85	130.79	130.79	130.79	130.79	130.79	130.79	130.79	1,286.55
AREA TYPE	2,800.00	2,794.20	2,938.50	3,195.80	3,195.80	3,195.80	3,195.80	3,195.80	3,195.80	30,270.12
TOTAL	5,600.18	5,588.40	6,377.30	3,320.92	3,406.98	3,988.17				

FLOOR AREA RATIO										
	UNIT 1 (A)	UNIT 2 (B)	UNIT 3 (C)	UNIT 4 (D)	UNIT 5 (E)	UNIT 6 (F)	UNIT 7 (G)	UNIT 8 (H)	UNIT 9 (I)	TOTAL
AREA (SF)	N/A									
BASEMENT	614.32	531.40	534.49	1,157.80	1,157.80	724.53				
1ST FLOOR	972.74	904.41	947.51	878.19	946.24	987.41				
2ND FLOOR	972.74	1,061.70	956.37	1,058.71	1,052.01	1,002.01	996.37			
3RD FLOOR	130.40	298.85	130.79	130.79	130.79	130.79	130.79	130.79	130.79	1,286.55
ROOF DECK	1,264.15	2,619.70	3,037.50	3,168.79	3,236.84	3,211.86				
AREA TYPE	5,248.32	5,237.40	6,034.00	6,196.79	6,128.84	6,823.72	28,558.23			
TOTAL	5,600.18	5,588.40	6,377.30	3,320.92	3,406.98	3,988.17				

FLOOR AREA CALCULATIONS ARE IN ACCORDANCE WITH SAN MATEO MUNICIPAL CODE (SMMC) SECTION 274.200. PER CODE REQUIREMENTS, SPECIFIC BUILDING COMPONENTS SUCH AS ELEVATORS, STAIRS, AND ROOF DECKS ARE NOT INCLUDED IN THE TOTAL FLOOR AREA, REGARDLESS OF THE NUMBER OF FLOORS THEY OCCUPY.

FOR THIS PROJECT, THE AREA OCCUPIED BY THE ELEVATOR AND STAIRS HAVE BEEN INCLUDED IN THE ROOF DECK AREA ENSURING COMPLIANCE WITH THE CITY'S DEFINITION OF GROSS FLOOR AREA AND ACCURATE REPRESENTATION OF THE FLOOR AREA RATIO (FAR).

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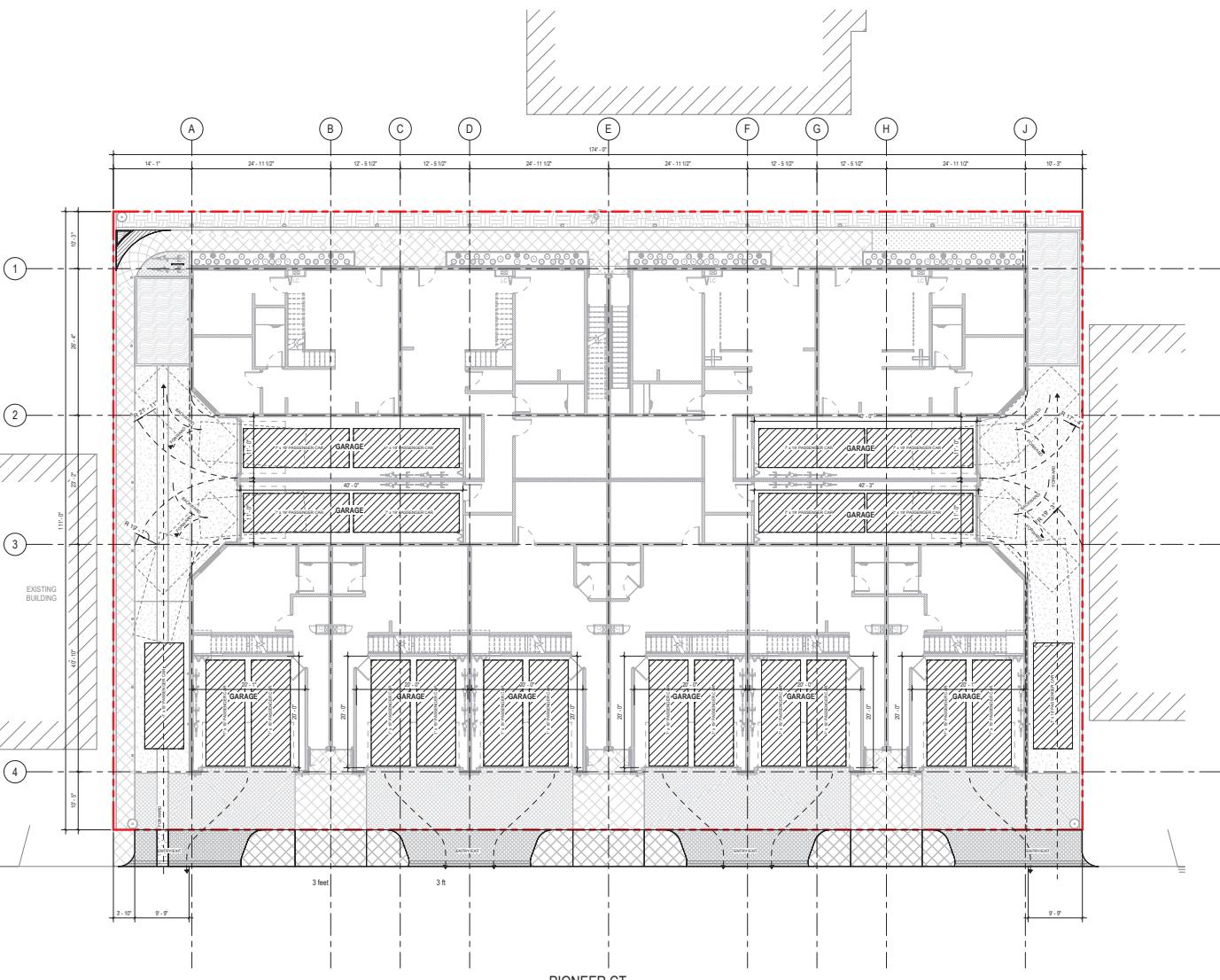
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EXISTING
BUILDING

VEHICLE MANEUVERING DIAGRAM
SCALE: 1/8" x 1/2"

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PROJECT:
PIONEER VISTA TOWNHOMES
2015 PIONEER CT., SANTA MONICA, CA
94003

OWNER:
EVYU LLC
405 S SPRING STREET #902 LOS ANGELES, CA 90013

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TITLE:
VEHICLE
MANEUVERING
DIAGRAM

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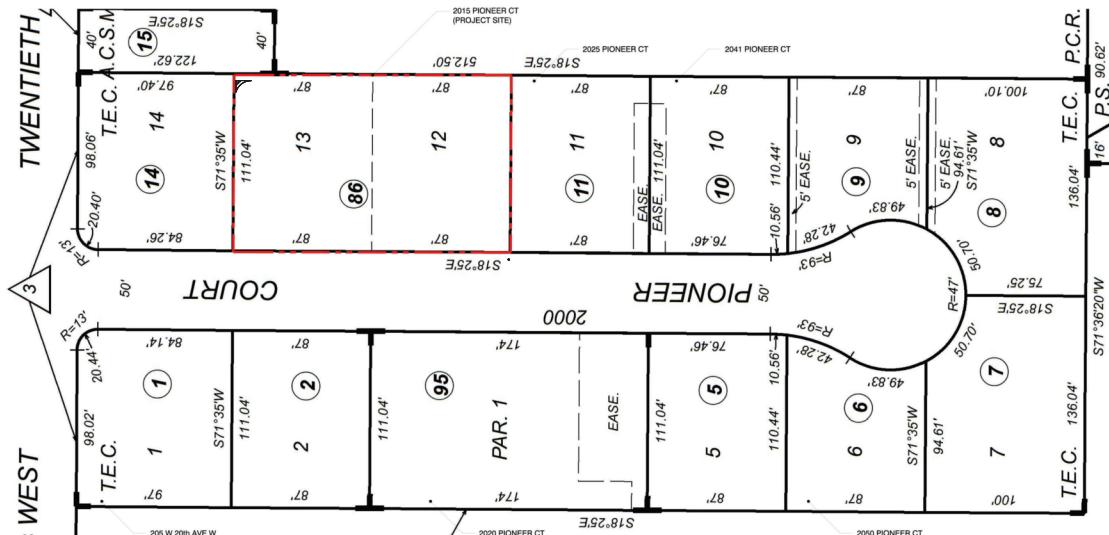
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2 PIONEER COURT - EAST SIDE PHOTOS
SCALE: 1/8"



1 PIONEER COURT - ASSESSOR'S MAP DETAIL
SCALE: 1/8"



3 PIONEER COURT - WEST SIDE PHOTOS
SCALE: 1/8"

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PROJECT
PIONEER VISTA TOWNHOMES
2015 PIONEER CT, SAN MARINO, CA 91103



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SITE CONTEXT

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OLEA EUROPAEA
(OLIVE TREE)



**CHONDROPETALUM TECTORUM
(SMALL CAPE RUSH)**



**LOMANDRA LONGIFOLIA
(SPIN-HEAD MAT RUSH)**



A close-up photograph of a red bottlebrush flower, showing its dense, spike-like structure of stamens.

CALLISTEMON 'LITTLE JOHN'
(DWARF BOTTLEBRUSH)



PENNISETUM ALOPECUROIDES
(FOUNTAIN GRASS)



**PHORMIUM 'RAINBOW MAIDEN'
(NEW ZEALAND FLAX)**

LANDSCAPE PALETTE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	RECLAIMED WATER TOLERANT
	4	OLEA EUROPA	OLIVE TREE	48 INCH BOX	AS SHOWN ON PLAN	LOW	YES
	28	CALLISTEMON 'LITTLE JOHN' / LITTLE	JOHN DWARF BOTTLE BRUSH	5 GAL	AS SHOWN ON PLAN	LOW	YES
	27	CHONDROPELALUM TECTORUM	SMALL CAPE RUSH	5 GAL	AS SHOWN ON PLAN	MODERATE	YES
	24	PENNISETUM ACOPEGUOIDES	FOUNTAIN GRASS	5 GAL	AS SHOWN ON PLAN	MODERATE	YES
	15	LOMANDRA LONGIFOLIA SPIN-HEAD	SPIN-HEAD MATT RUSH	5 GAL	AS SHOWN ON PLAN	LOW	YES
	12	PHORMIUM 'RAINBOW MAIDEN'	RAINBOW MAIDEN NEW ZEALAND FLAX	5 GAL	AS SHOWN ON PLAN	LOW	YES
	146	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	18" O.C.	LOW	YES

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A circular seal for a licensed architect. The outer ring contains the text "LICENSED ARCHITECT" at the top and "STATE OF CALIFORNIA" at the bottom. Inside the ring, the name "Faisal Django AIA" is written above the license number "C-29776". Below the license number, the expiration date "04/30/2027" is printed. The seal is stamped with a blue ink.

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WEST (FRONT) VIEW



EAST (REAR) VIEW



PATIO AND ROOF DECK (NORTH) VIEW



SOUTH (SIDE YARD) VIEW



NORTH (SIDE YARD) VIEW



ROOF DECK VIEW

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OWNER
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485 S SPRING STREET #302 LOS ANGELES, CA 90013



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PERSPECTIVE VIEWS

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MEANS OF EGRESS
DIAGRAM (ROOF DECK
- 1ST FLOOR)

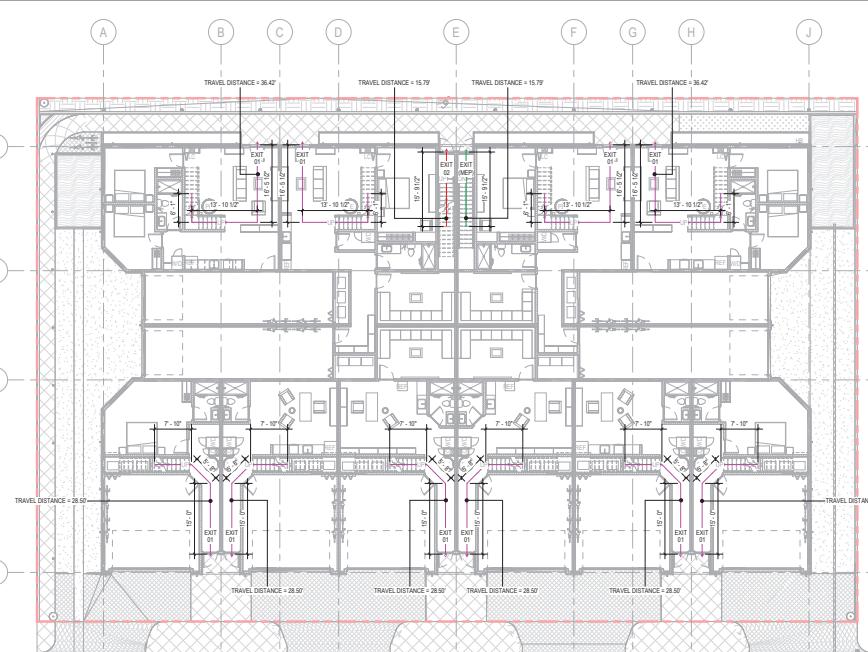
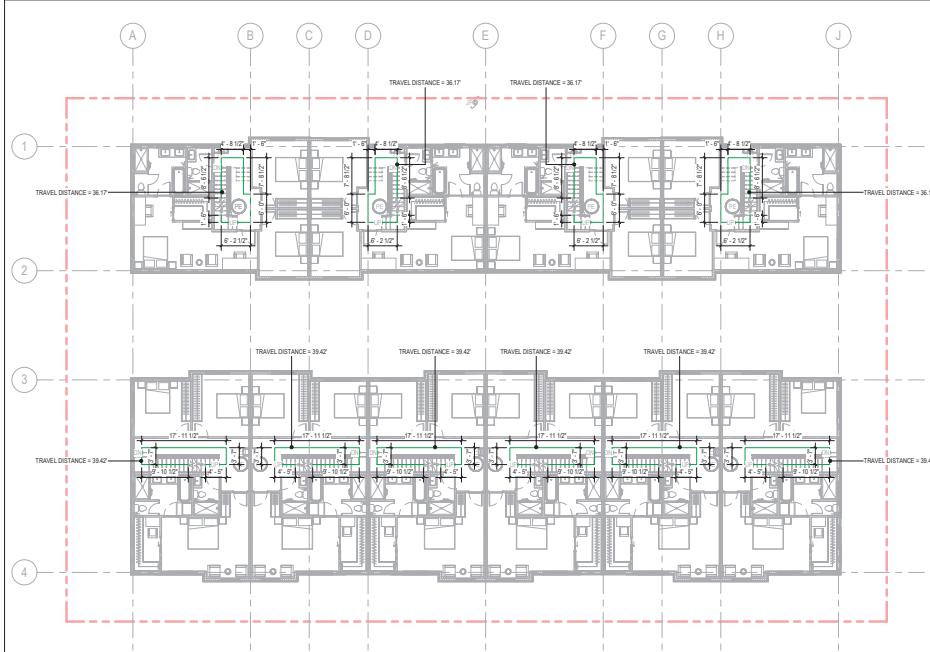
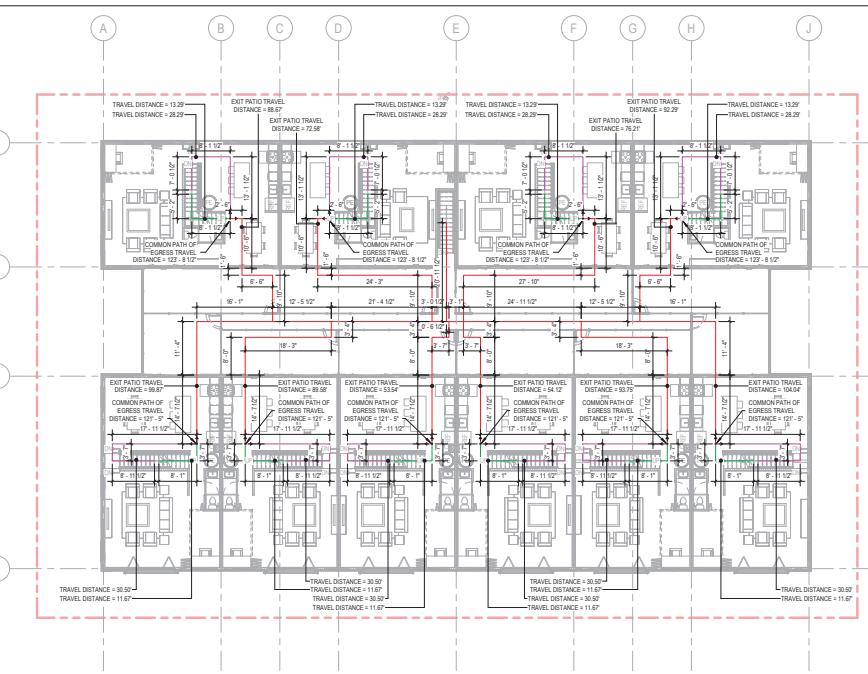
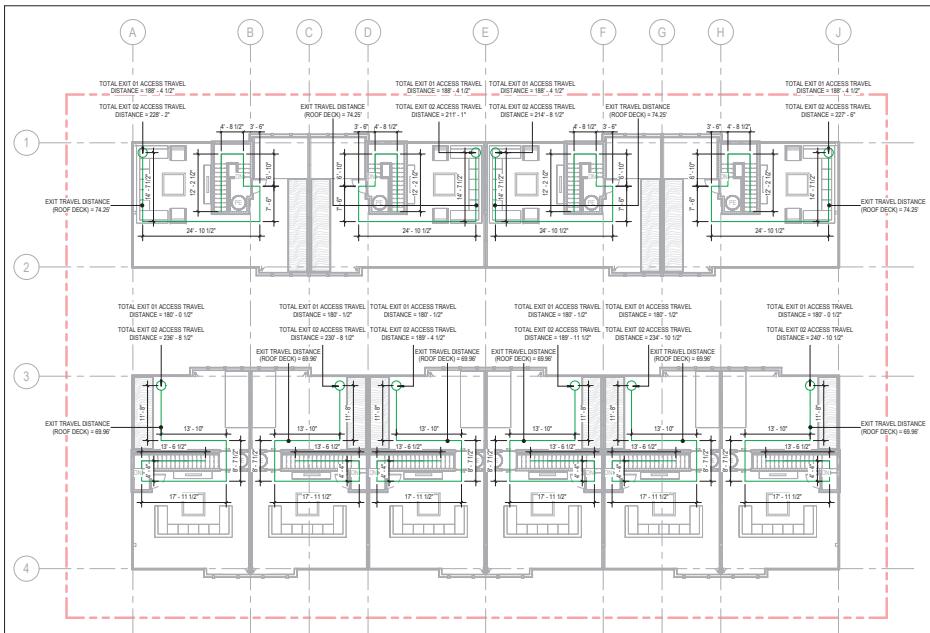
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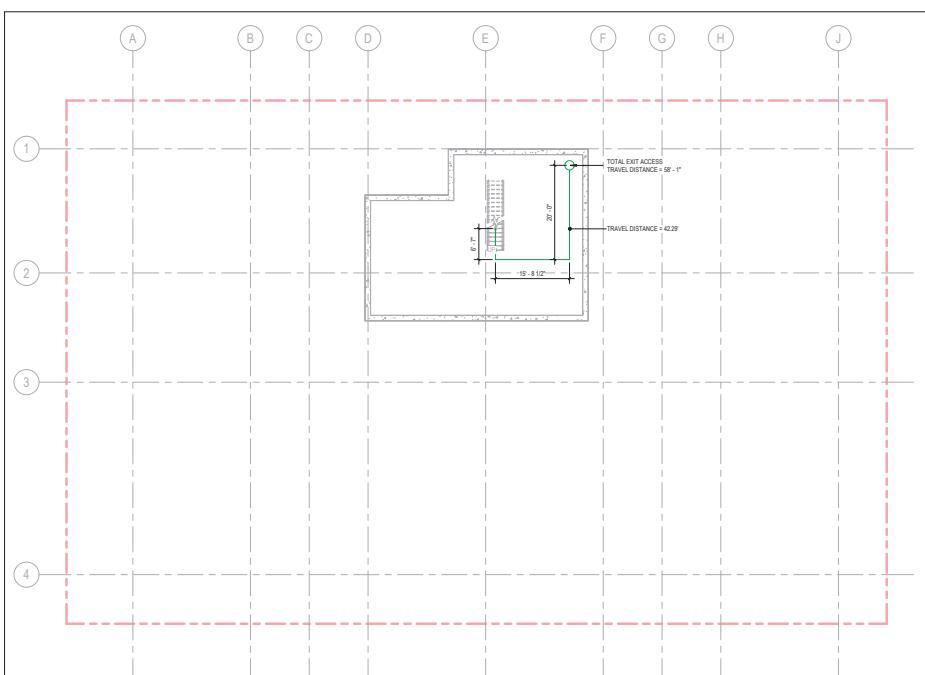
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1 BASEMENT MEANS OF EGRESS DIAGRAM

PROJECT
PIONEER VISTA TOWNHOMES
2015 PIONEER CT. SAN MATEO, CA
94403

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ISSUANCE:

TITLE:
**MEANS OF EGRESS
DIAGRAM (BASEMENT)**

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IMPROVEMENT PLANS

2015 PIONEER COURT

SAN MATEO, CA 94403

SURVEY DATUM

Boundary & Topographic Survey provided by Hohbach-Lewin, Inc. dated July 2024.

MAP DATA

Contour Interval: 1 Foot

Aerial Photo: None

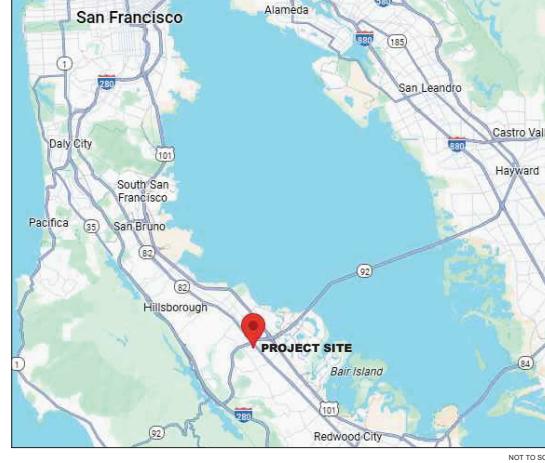
SHEET INDEX

C0.0	COVER SHEET
C1.0	TENTATIVE MAP
C2.0	DEMOCRATIC PLAN
C3.0	GRAVIMETRIC AND EROSION CONTROL PLAN
C4.0	PAVEMENT PLAN
C5.0	STORMWATER CONTROL PLAN
C6.0	UTILITY PLAN
C7.0	DETAILS
C8.0	BEST MANAGEMENT PRACTICE
C9.0	SIGHT DISTANCE EXHIBIT

GENERAL NOTES

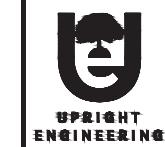
1. THESE ENGINEERING DRAWINGS ARE BASED ON CONDITIONS AT THE TIME OF DESIGN AND FROM INFORMATION PROVIDED BY THE OWNER. FUTURE MODIFICATIONS TO GRADING AND SITE DEVELOPMENT COULD CAUSE EROSION AND SLOPE FAILURE.
2. ALL GRADING SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL AND/OR THE PROJECT'S SOIL ENGINEER.
3. OBSERVATION OF THE CONSTRUCTION BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO COMPLETE THE CONSTRUCTION IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND GENERALLY ACCEPTED STANDARDS OF PRACTICE. THE PURPOSE OF THE ENGINEERS VISITS WILL BE TO BECOME GENERALLY FAMILAR WITH THE PROGRESS AND QUALITY OF THE CONTRACTOR'S WORK AND DETERMINE IF THE WORK IS PROGRESSING IN GENERAL CONFORMANCE WITH OUR DESIGN INTENT.
4. LOCATIONS OF CUTS AND FILLS ARE APPROXIMATE. CONTRACTOR TO VERIFY GRADING EXTENTS IN THE FIELD.

VICINITY MAP



GENERAL STORMWATER NOTES

1. STOCKPILES: ALL STOCKPILES ASSOCIATED WITH THE PROJECT SHALL BE COVERED WITH PLASTIC SHEETING PRIOR TO ANY PRECIPITATION. EVENT TO PREVENT RUNOFF OF SEDIMENT. SHEETING SHALL BE FIRMLY HELD DOWN BY HEAVY DUTY TACKERS OR SIMILAR EQUIPMENT PLACED MORE THAN 10FT APART. SEAMS SHALL BE TAPE SEWN OR WEIGLED DOWN OVER THEIR ENTIRE LENGTH AND THERE SHALL BE AT LEAST A 12 INCH OVERLAP.
2. DUST CONTROL: BEST MANAGEMENT PRACTICES SHALL BE USED THROUGHOUT ALL PHASES OF CONSTRUCTION. THIS INCLUDES ANY SUSPENSION OF WORK, ALLEVIATION OR PREVENTION OF ANY FUGITIVE DUST, SCAVENGING AND THE REMOVAL OF DUST AND ANY OTHER AIR CONTAMINANTS FROM THE ATMOSPHERE IN SUCH A MANNER AS WILL VIOLATE ANY REGIONAL OR STATEWIDE AIR POLLUTION CONTROL RULES, REGULATIONS, ORDINANCES, OR STATUTES. WATER SHALL BE APPLIED AS REQUIRED. DUST NUISANCE SHALL ALSO BE ABATED BY CLEANING, VACUUMMING AND SWEEPING OR OTHER MEANS AS NECESSARY.
3. INTERIM EROSION AND SEDIMENTATION CONTROL: THIS PLAN INCLUDES INTERIM EROSION AND SEDIMENTATION CONTROL MEASURES TO BE TAKEN DURING WET SEASONS UNTIL PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES CAN ADQUATELY MINIMIZE EROSION, ERODED MATERIALS, AND SEDIMENTATION AND SEDIMENTATION. THIS PLAN INCLUDES THE MINIMUM NECESSARY MEASURES TO BE TAKEN TO PREVENT EXCESSIVE STORM WATER RUNOFF OR CARRYING BY STORM WATER RUNOFF OF SOLID MATERIALS INTO TO LANDS OF ADJACENT PROPERTY OWNERS, INTO STREAMS, OR INTO WATERCOURSES AS A RESULT OF CONDITIONS CREATED BY GRADING OPERATIONS. ADDITIONAL MEASURES MAY BE REQUIRED IF DETERMINED BY THE CONTRACTOR, THE CITY, THE COUNTY, OR THE STATE AS CHANGING CONDITIONS REQUIRE. ADDITIONAL SHOULDN'T TAKE PLACE DURING THE RAINY SEASON WITHOUT THE IMPLEMENTATION OF ADDITIONAL BMP'S TO PREVENT EROSION AND RUNOFF.
4. PERMANENT EROSION AND SEDIMENT CONTROL: PERMANENT EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED BY LANDSCAPING OF DISBURSED AREAS ON THE PROJECT SITE. LANDSCAPING SHOULD CONSIST OF SOIL OR GROWING MEDIUM, SPREADING OF MULCH, SEEDING, AND PLANTING OF CONTAINER PLANTS. ANTICIPATED TIME UNTIL ESTABLISHMENT FOR THESE 3 LANDSCAPING METHODS IS AS FOLLOWS: 1. SOIL AND MULCH - 12 MONTHS, 2. SEEDING - 12 MONTHS, 3. PLANTING - 18 MONTHS. AS SOON AS THE PLANTING IS ESTABLISHED, ASSUMING APPROPRIATE IRRIGATION IS PROVIDED, DOWNSPOUTS SHOULD BE DIRECTED INTO THE UNDERGROUND DRAINAGE SYSTEM AS INDICATED ON THE DRAINS PLAN OR AWAY FROM STRUCTURES.
5. THIS PROJECT WILL DISPERSE ALL RUNOFF FROM ROOFS AND HARDCAPE AREAS TO APPROPRIATE LOCATIONS AND AS SHOWN ON THE PLANS.
6. STORMWATER DISCHARGE ADJACENT TO FOUNDATIONS AND OTHER STRUCTURES IS NOT PERMITTED.
7. WASH OUT CONCRETE EQUIPMENT/TRUCKS OFF-SITE OR INTO CONTAINED WASHOUT AREAS THAT WILL NOT ALLOW DISCHARGE OF WASH-WATER ONTO THE UNDERLYING SOIL OR ONTO THE SURROUNDING AREAS.



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PROJECT

DESCRIPTION
PIONEER VISTA TOWNHOMES
PROJECT ADDRESS
2015 PIONEER CT
SAN MATEO, CA 94403

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REVISIONS

REV #	DESCRIPTION	DATE
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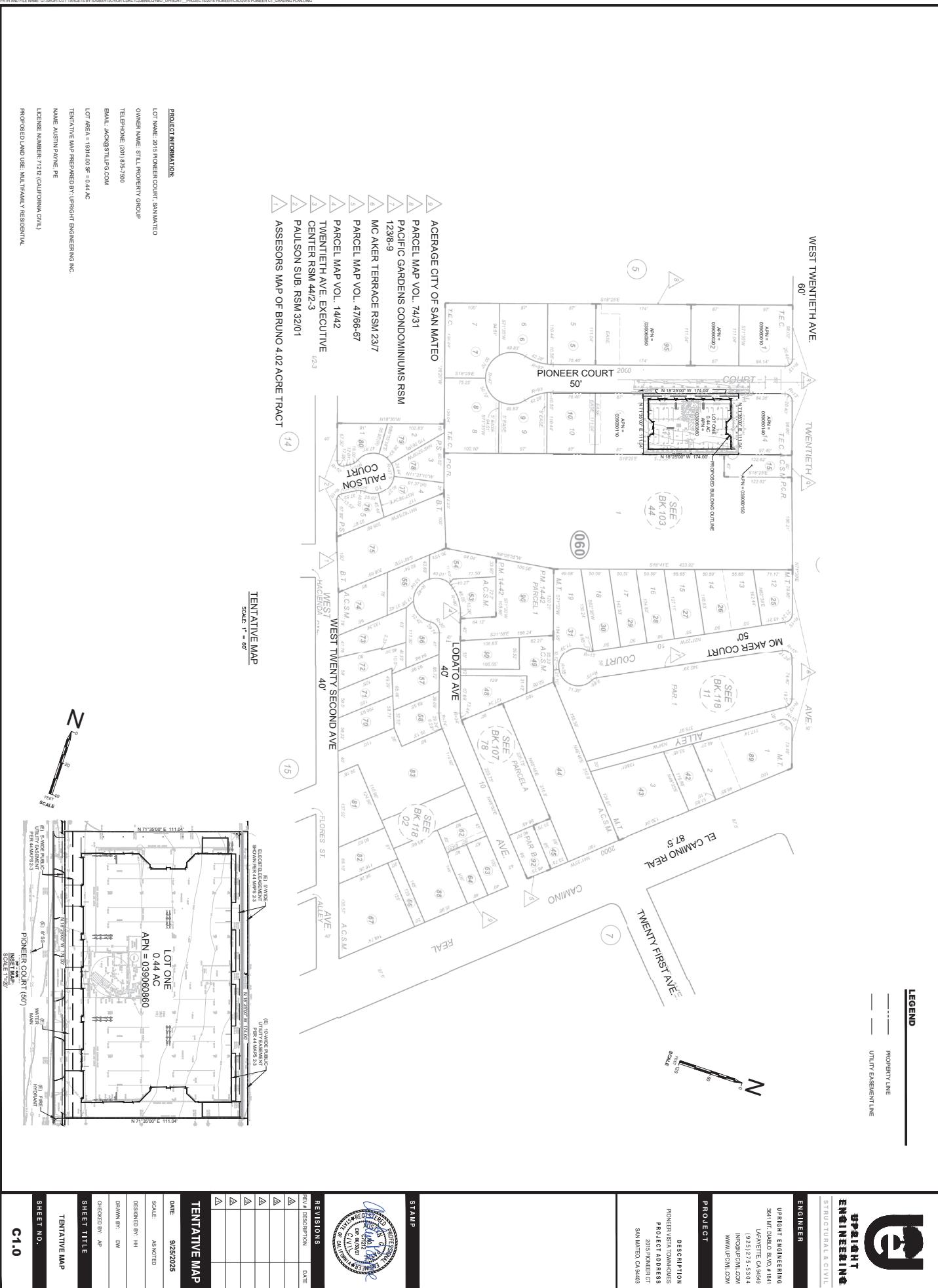
TENTATIVE MAP

DATE:	9/25/2025
SCALE:	AS NOTED
DESIGNED BY:	HH
DRAWN BY:	DW
CHECKED BY:	AP

SHEET TITLE

COVER SHEET
SHEET NO.

CO.0





DEMOLITION PLAN

SCALE: 1" = 10'

LEGEND

	PROPERTY LINE
	REMOVE EXISTING TREE
	EXISTING BUILDING TO BE REMOVED
	EXISTING CONCRETE TO BE REMOVED
	EXISTING ASPHALT TO BE REMOVED
	CLEAR AND GRUB
	CONSTRUCTION ENTRANCE

DEMOLITION NOTES

1. LIMIT OF DEMOLITION SHOWN IS APPROXIMATE.
2. SAWCUTTING, TRENCH EXCAVATION, AND DEMOLITION ASSOCIATED WITH PROPOSED UNDERGROUND UTILITY IMPROVEMENTS IS NOT SHOWN ON THIS PLAN. REFER TO UTILITY PLAN FOR PROPOSED UTILITIES. CONTRACTOR SHALL REMOVE EXISTING UTILITY WORK TO MATCH EXISTING WHERE EXISTING CONDITIONS ARE DISRUPTED FOR NEW WORK. PAVING SHALL BE REMOVED TO NEAREST CONTROL OR CONSTRUCTION JOINT.
3. ALL EXISTING TREES TO BE REMOVED WITHIN PROJECT LIMIT.
4. ALL SURFACE IMPROVEMENTS (SUCH AS PAVEMENT, CURB, CONCRETE, AND LANDSCAPE AREAS) WITHIN THE LIMIT OF WORK ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
5. ALL EXISTING UTILITY SERVICES WITHIN LIMIT OF WORK ARE TO BE PROTECTED UNLESS OTHERWISE NOTED ON PLAN.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND PROTECTION OF SIGNS IMPACTED BY PROJECT IMPROVEMENTS.
7. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND UTILITY LOCATIONS.
8. CONTRACTOR IS RESPONSIBLE TO LEGALLY DISPOSE OF ALL REMOVED MATERIAL.

KEYNOTES

- 1. SAWCUT LIMIT OF DEMOLITION
- 2. EXISTING OFFICE BUILDING TO BE REMOVED. SEE ARCHITECTURAL PLAN FOR MORE INFORMATION
- 3. EXISTING DOMESTIC WATER LINE TO BE CUT AND CAPPED, AND RECONNECT TO SERVE THE NEW BUILDING
- 4. EXISTING POST/COLUMN TO BE REMOVED AND REPLACED
- 5. NOT USED
- 6. EXISTING STAIRS/STAIR STEPS TO BE REMOVED. SEE ARCHITECTURAL PLAN FOR NEW STAIRS LOCATION
- 7. EXISTING ELEVATOR TO BE REMOVED
- 8. EXISTING UTILITY, PROTECT IN PLACE
- 9. EXISTING SHRUB AND WALL/SCREEN WALL TO BE REMOVED
- 10. EXISTING WATER LINE, WATER VALVE, WATER METER AND FIRE HYDRANT TO REMAIN. PROTECT IN PLACE OR IMPROVE AS NECESSARY
- 11. EXISTING DRIVEWAY/CURB AND CONCRETE TO BE EXPANDED. SEE GRADING PLAN FOR MORE INFORMATION
- 12. EXISTING GAS METER, FIRE DEPARTMENT CONNECTION, AND TANK TO BE RELOCATED
- 13. EXISTING CURB AND GUTTER TO BE REMOVED AND REPLACE WITH NEW CURB
- 14. EXISTING BASEMENT TO REMAIN
- 15. PROTECT EXISTING CONCRETE PER ARBORIST RECOMMENDATION

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SHEET TITLE

DEMOLITION PLAN

SHEET NO.

C2.0



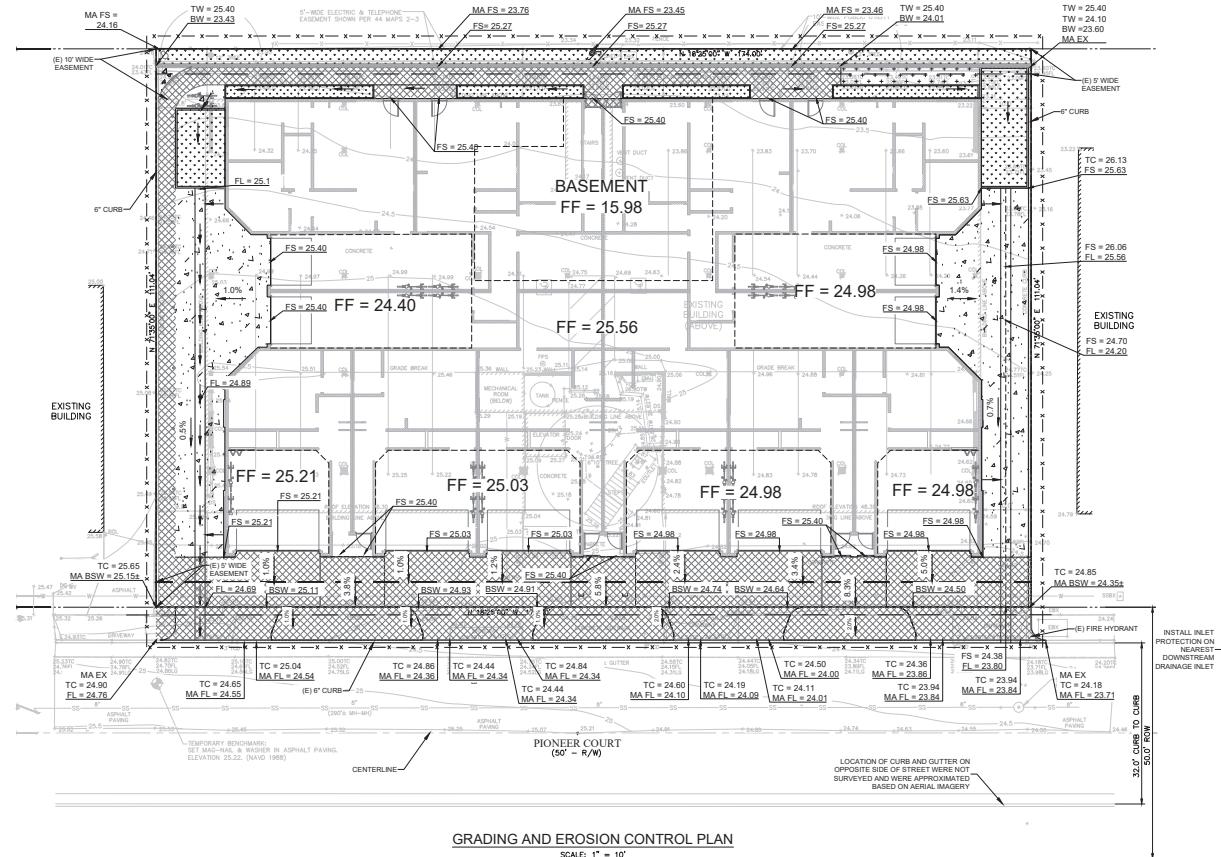
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	PROPERTY LINE
	GRADE BREAK
	PROPOSED STRAW WATTLE, SEE DETAIL 1 SHEET 7
	CHANNEL DRAIN
	CONCRETE SWALE
	PROPOSED RETAINING WALL
	NEW CONCRETE PAVEMENT
	RED PAVERS, SEE ARCHITECTURAL DRAWINGS
	BIO-FILTRATION PLANTERS
	ARTIFICIAL GRASS, SEE ARCHITECTURAL PLANS

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PROJECT ADDRESS
2015 PIONEER CT

GRADING NOTES

1. LOCATION OF CUTS AND FILLS ARE APPROXIMATE. CONTRACTOR TO VERIFY GRADING EXTENTS IN THE FIELD.
 2. ALL GRADING SHALL BE PERFORMED PER THE RECOMMENDATIONS IN THE GEOTECHNICAL STUDY AND STRUCTURAL DRAWINGS.
 3. CONSTRUCTION OF PROTECT DRAINAGE IMPROVEMENTS PRIOR TO GRAADING TO PREVENT RUN-ON TO WORK AREA. IF IT IS NOT FEASIBLE TO CONSTRUCT DRAINAGE PRIOR TO GRAADING, TEMPORARY DRAINAGE MEASURES SHALL BE PROVIDED BY THE CONTRACTOR.
 4. MAXIMUM FILL SLOPE SHALL BE 2:1 (HORIZONTAL:VERT).
 5. MAXIMUM CUT SLOPES SHALL BE 1:5 (HORIZONTAL:VERT).
 6. FILL SHALL BE PLACED IN MAXIMUM 6' LIFTS. MOISTURE CONDITIONED TO WITHIN 3% OF OPTIMUM, AND COMPACTION USED SHEEPS FOOT ROLLER OR SIMILAR EQUIPMENT TO 95% RELATIVE COMPACTNESS AS MEASURED USING THE MODIFIED PROCTOR METHOD.



REVISIONS

TENTATIVE MAP

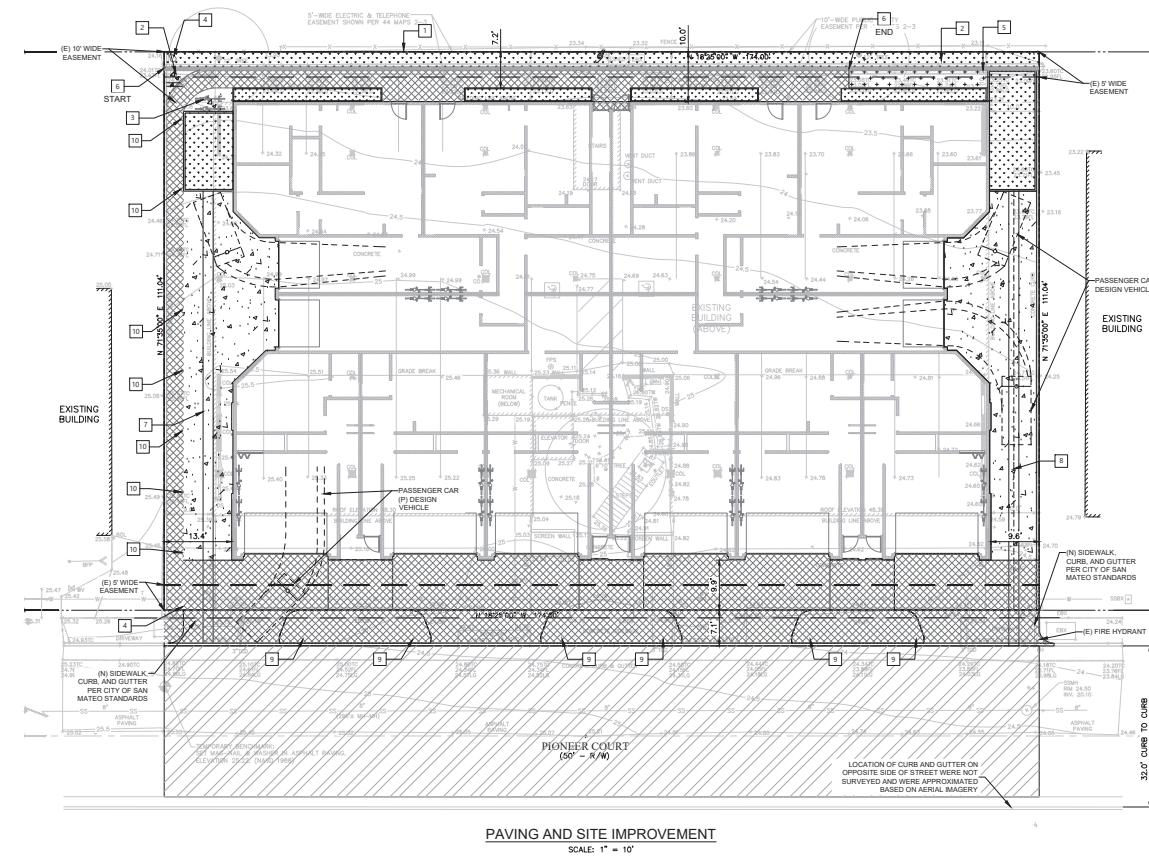
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SHEET TITLE

GRADING AND EROSION CONTROL PLAN

SHEET NO.

C3.0



LEGEND

—	PROPERTY LINE
---	CHANNEL DRAIN
—→	CONCRETE SWALE
—	PROPOSED RETAINING WALL
—	NEW CONCRETE PAVEMENT
—	RED PAVERS, SEE ARCHITECTURAL DRAWINGS
—	BIO-FILTRATION PLANTERS
—	ARTIFICIAL GRASS, SEE ARCHITECTURAL PLANS
—	GRIND AND OVERLAY ENTIRE STREET WIDTH



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KEYNOTES

- 1 NEW LIGHT BOLLARDS
- 2 NEW BENCH LOCATION
- 3 NEW BIKE RACKS
- 4 NEW LIGHT POST
- 5 HOSE BIB LOCATION
- 6 PROPOSED RETAINING WALL
- 7 PROPOSED CONCRETE SWALE
- 8 PROPOSED CHANNEL DRAIN
- 9 TRASH BINS
- 10 FLOOR LIGHTS

TURNING ANALYSIS NOTES

DESIGN VEHICLE IS PASSENGER CAR (P) FROM THE HIGHWAY DESIGN VEHICLES: AN UPDATE (2023) BY NCHRP, RESEARCH REPORT 701.



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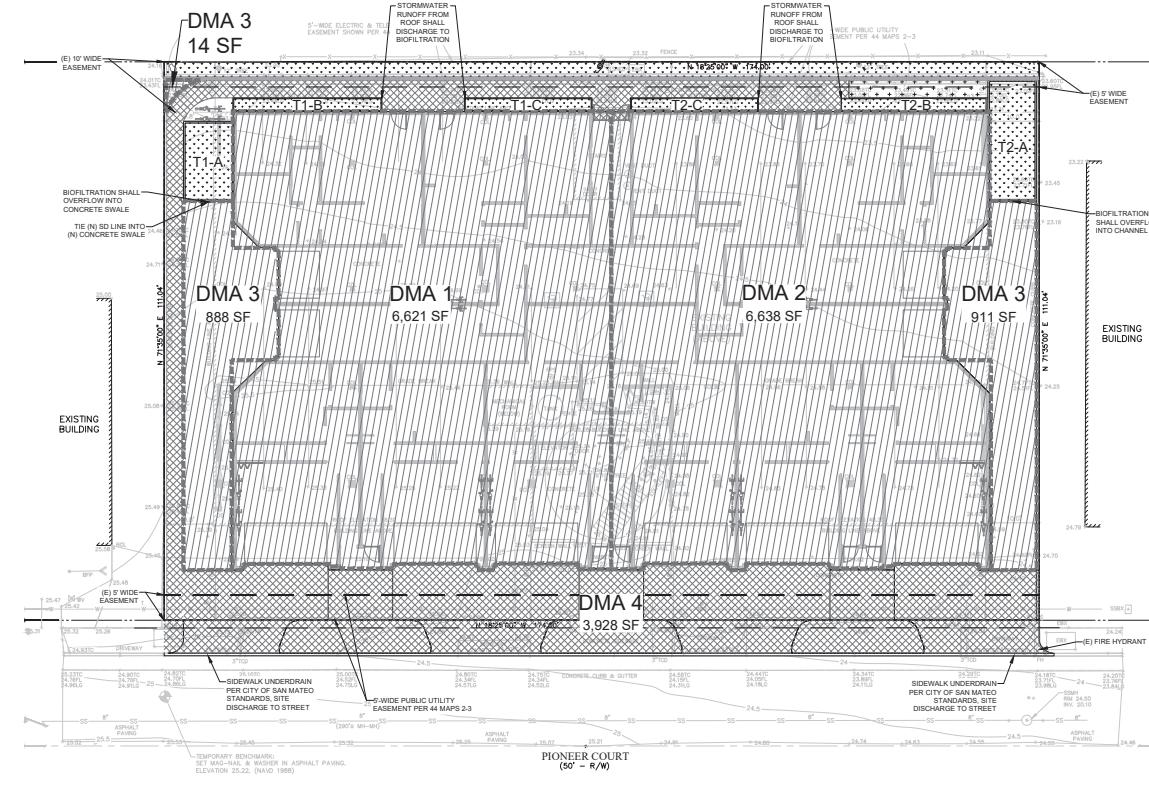
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SHEET TITLE
PAVING AND SITE
IMPROVEMENT PLAN

SHEET NO.

C4.0





STORMWATER CONTROL PLAN

SCALE: 1" = 10'

LEGEND

	PROPERTY LINE
	RED PAVERS, SEE ARCHITECTURAL DRAWINGS
	BIO-FILTRATION PLANTERS
	PROPOSED IMPERVIOUS AREA (ARROW INDICATES DRAINAGE PATTERN)



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GENERAL DRAINAGE NOTES:

- ONSITE STORM DRAIN SYSTEM SHALL NOT CONNECT TO FRENCH DRAIN SYSTEM.
- ALL PIPES SHALL BE PROPERLY SIZED AND ALL PIPES SHALL BE SOUND AND FREE FROM STRUCTURAL DEFECTS, CRACKS, BREAKS, OPENINGS, AND MISSING PORTIONS TO PREVENT EX-PERFILATION OR INFILTRATION BY GROUND WATER OR STORM WATER.

TREATMENT AREA SUMMARY TABLE							
IMP. AREA NAME	CIV. AREA NAME	DMA RUNOFF FACTOR	LID AREA %	IMP. SEEDING FACTOR	REQUIRED IMP. AREA (SF)	PROPOSED IMP. AREA (SF)	LID AREA
DMA 1	N800	1.0	850%	0.04	264	264	T-2A
DMA 2	N800	1.0	850%	0.04	765	340	T-2B
DMA 3	N804	1.0	1644%	0.04	75	75	T-2C
DMA 4	N826	1.0	3926%				COFFEE

*NOTE: THE TREATMENT AREA WAS NOT PROVIDED AS A REQUIREMENT TO ACCOUNT FOR THIS REGION. THE TREATMENT AREA FOR DMA2 WAS UPSIZED TO ACCOMMODATE FOR ADDITIONAL SPACE.

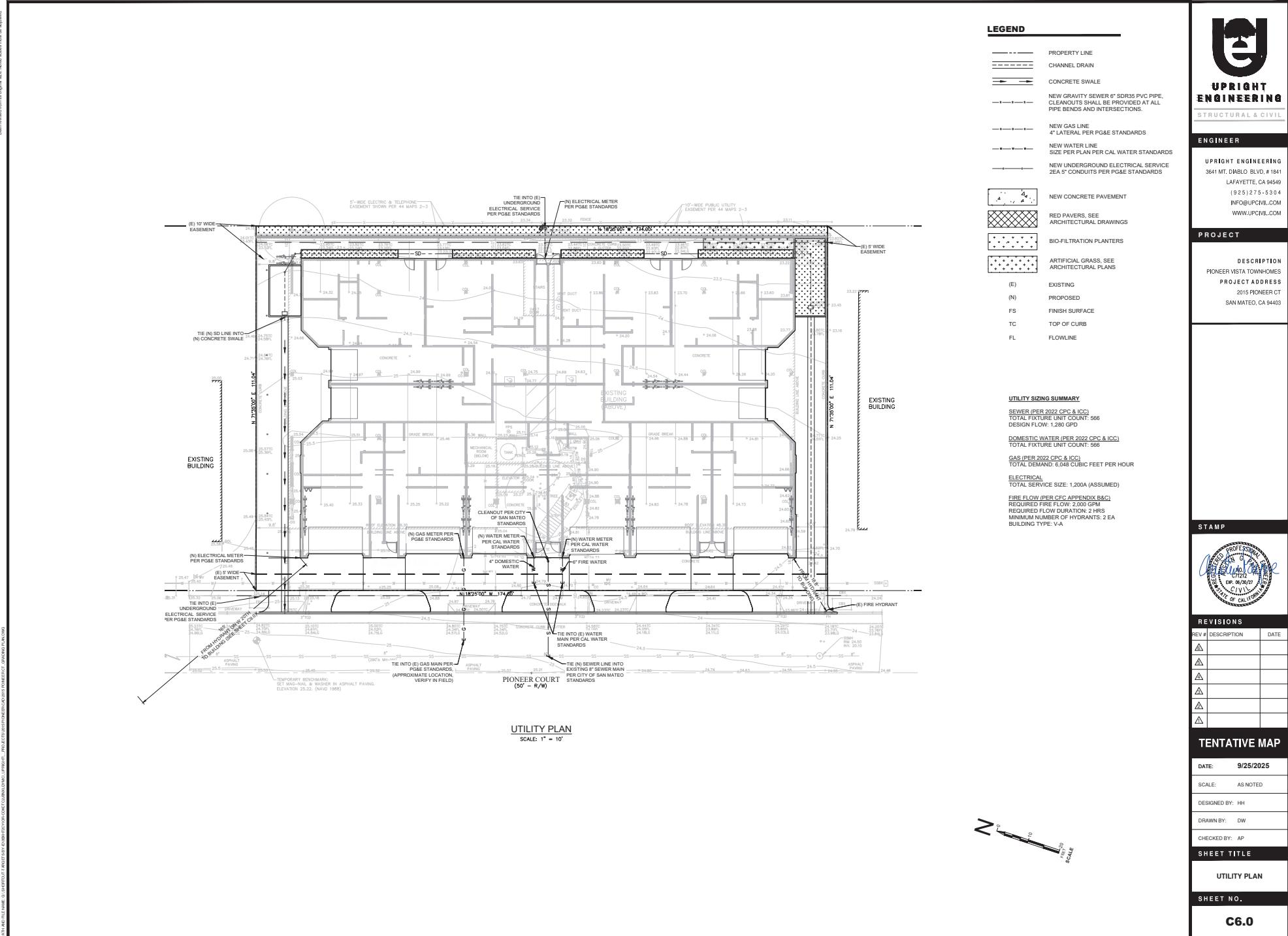


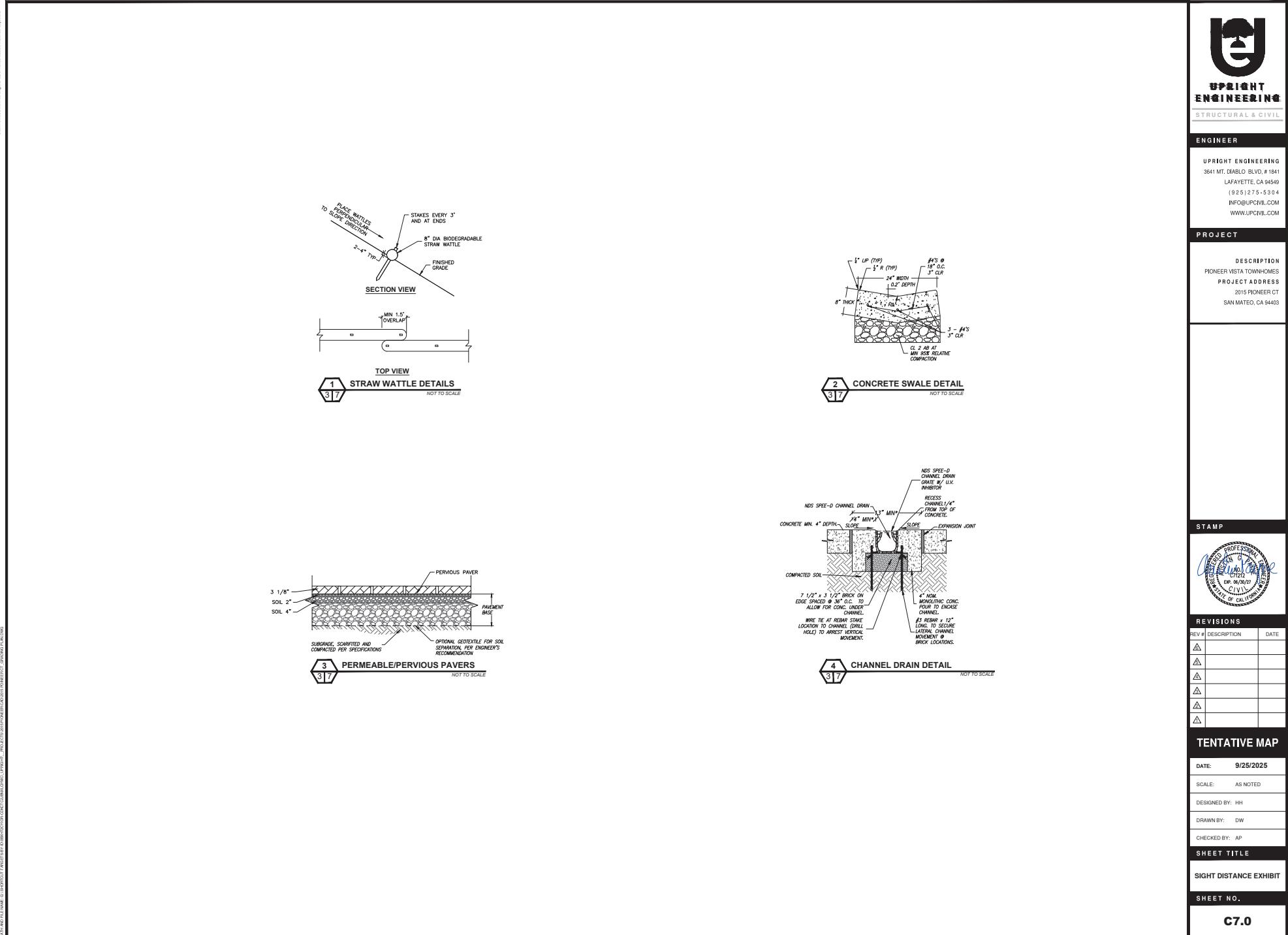
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TENTATIVE MAP

DATE: 9/25/2025
SCALE: AS NOTED
DESIGNED BY: HH
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SHEET TITLE: STORMWATER CONTROL PLAN
SHEET NO.: C5.0

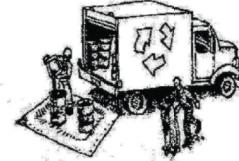








Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



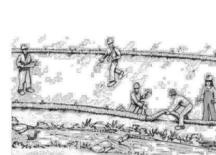
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



Paving/Asphalt Work



Concrete, Grout & Mortar Application



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

Scavenging & Asphalt/Concrete Removal

- Protect nearby storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Contaminated Soils

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

- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.

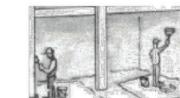
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Landscaping



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

Painting & Paint Removal



Painting Cleanup and Removal

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



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from onsite away from all disturbed areas.

- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.



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TENTATIVE MAP

DATE: 9/25/2025

SCALE: AS NOTED

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CHECKED BY: AP

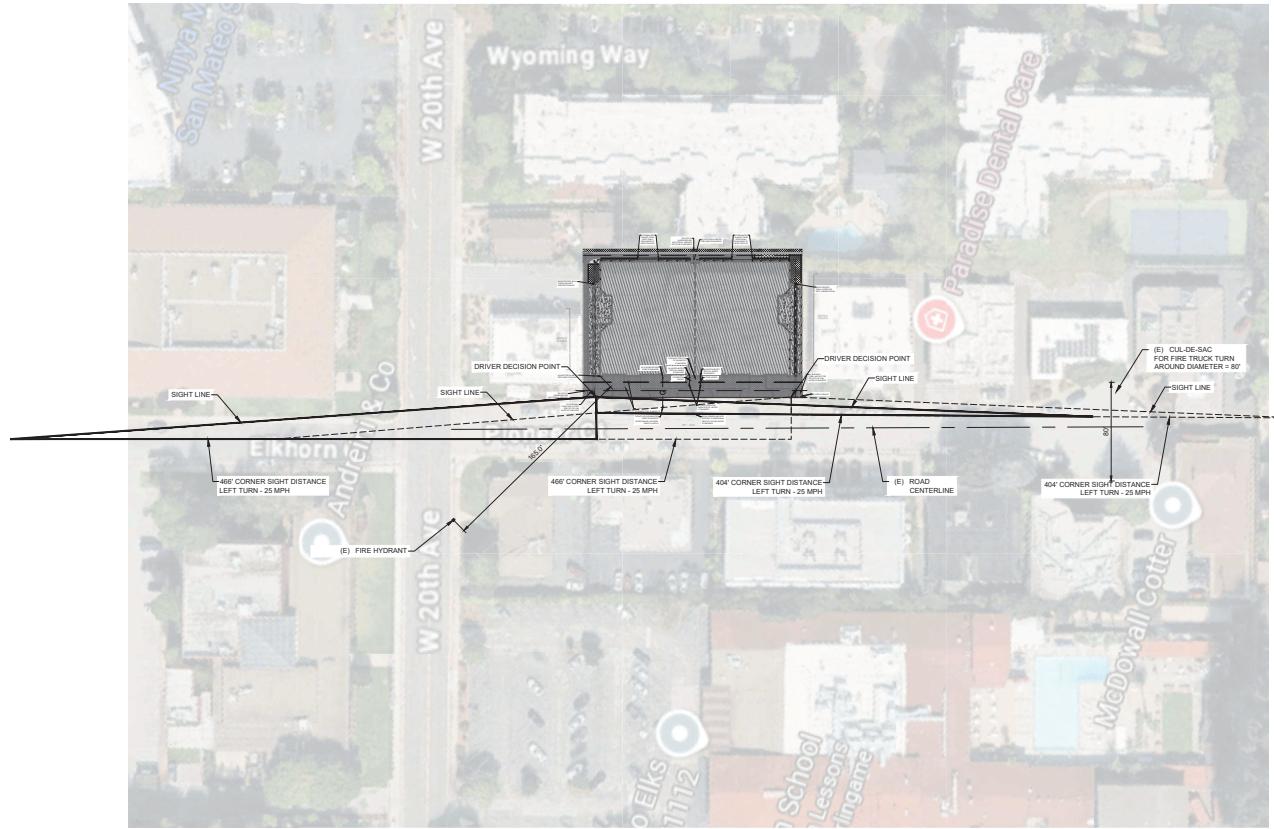
SHEET TITLE

BEST MANAGEMENT PRACTICE

SHEET NO.

C8.0

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



SIGHT DISTANCE PLAN
SCALE: 1" = 40'

LEGEND

	PROPERTY LINE
	CHANNEL DRAIN
	CONCRETE SWALE
	NEW CONCRETE PAVEMENT
	RED PAVERS, SEE ARCHITECTURAL DRAWINGS
	BIO-FILTRATION PLANTERS
	ARTIFICIAL GRASS, SEE ARCHITECTURAL PLANS

(E)

NOTE

THE INSTALLATION OF LANDSCAPING AND
PERMANENT STRUCTURES LOCATED WITHIN
THE 10' TRIANGULAR AREA OF VISIBILITY SHALL
ALLOW FOR A MINIMUM VERTICAL CLEARANCE
OF 10' OVERHEAD. NOT TO EXCEED 10'.
THIS INCLUDES ALL PG&E ABOVE GROUND
STRUCTURES AND OTHER UTILITY FACILITIES.



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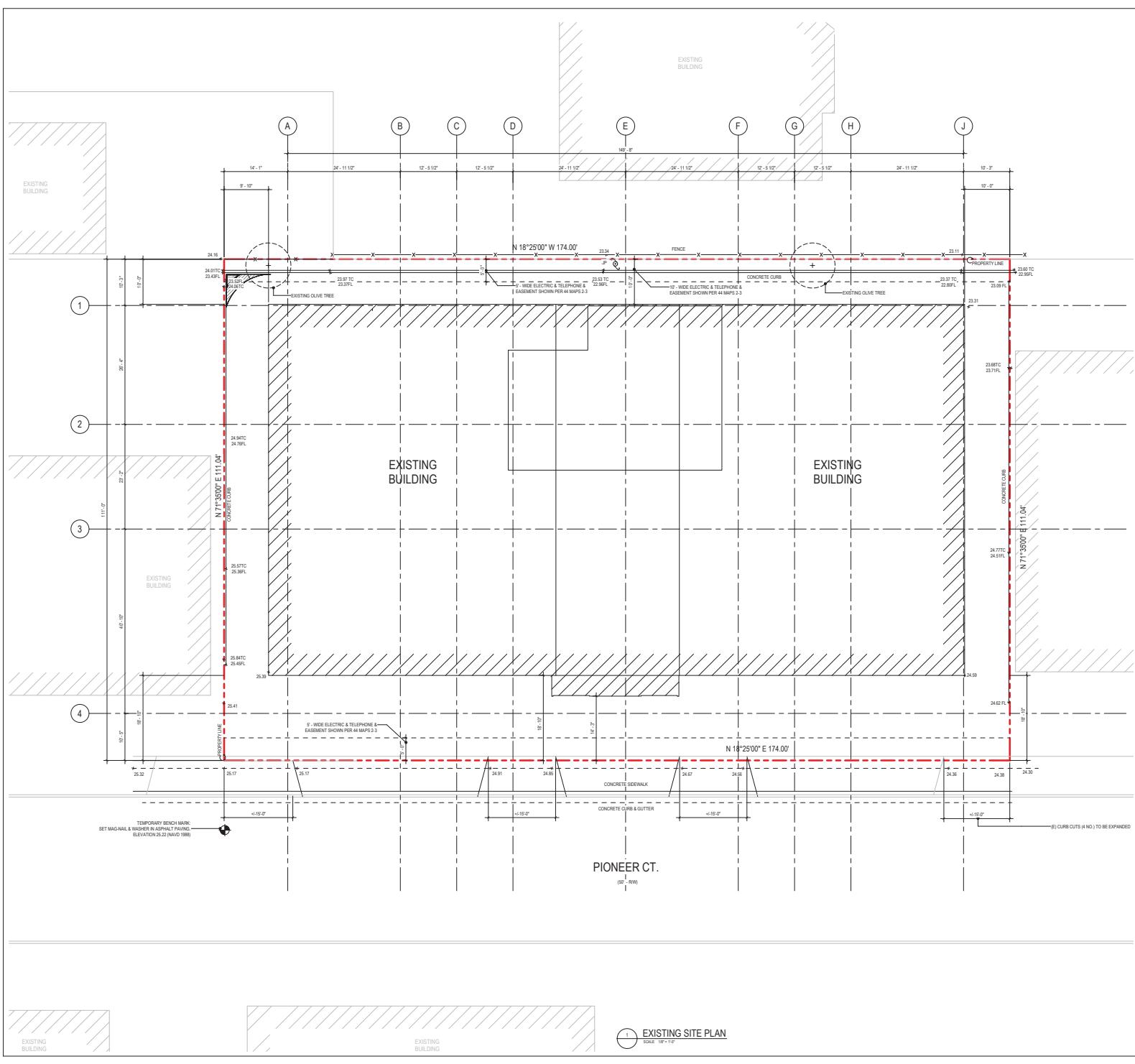
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SIGHT DISTANCE EXHIBIT

SHEET NO.

C9.0



Y.A. studio

777 FLORIDA ST. SUITE 301 SAN FRANCISCO, CA 94110
OFFICE 415.920.1639 FAX 415.920.1840
www.ye-studio.com

PIONEER VISTA TOWNHOMES

OWNER
EV FUND LLC



**TITLE:
EXISTING SITE PLAN**

ISSUE: 2025/09/26
TEAM: ATI

NOT FOR CONSTRUCTION

SHEET NO.



ISSUANCE: NO. DESCRIPTION DATE

NO ELEVATION, TRAFFIC CONTROL, STREETLIGHTS, NOR OTHER ABOVE GRADE INFRASTRUCTURE NOTED ON THE EXISTING SITE PLAN WAS NOTED NOR OBSERVED AT OR ON THE BOUNDARY OF THE PROJECT SITE NOR IN THE IMMEDIATE VICINITY.

FIRE HYDRANT LOCATION TO BE VERIFIED ON SITE.

NO CRENS, STEEP SLOPES, NOR OTHER SPECIAL ENVIRONMENTAL FEATURES WERE NOT OBSERVED.

EACH UNIT TO HAVE WASTE RECEPTACLES THAT UNITS GARAGE OCCUPANTS RESPONSIBLE TO PLACE OUT FOR CURB FOR PICKUP.

NO LOADING ZONE REQUIRED NOR PROPOSED.

NO NEW FENCING PROPOSED.

SEE CIVIL DRAWINGS FOR VEHICLE ACCESS GRADES & SLOPES AND FOR PLANTING SCHEDULES.

HYDROLOGIC INFORMATION & WATER BUDGET CALCULATIONS NOT REQUIRED IF AGGREGATE AREA OF NEW OR REHABILITATED LANDSCAPE IS LESS THAN 250 SQUARE FEET.

EASEMENT NOTE:

EASEMENTS SHOWN ARE BASED ON A REVIEW OF AS OF MARCH 2013 OTHER EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.

FLOODZONE NOTE:

THE PROPERTY IS ENTIRELY WITHIN FLOOD ZONE "X", BASED ON FLOOD INSURANCE RATE MAP 068TC102F, DATED JULY 16 2015.

LOT AREA:

14444 ACRES

IRRIGATION DESIGN INTENT:

THE IRRIGATION SYSTEM IS DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO MAINTAIN A HEALTHY GROWTH OF PLANTS IN A MEDITTERANEAN CLIMATE, WHERE DRY SUMMERS AND SEASONAL RAINFALL DEMAND EFFICIENT WATER USE. ALL CONSIDERATION IS MADE FOR WATER CONSERVATION, PLANT SELECTION, AND DRAINAGE CAPACITY.

THE SYSTEM WILL COMPENSATE FOR OVERWATERING AND OTHER CONDITIONS, CONTROL WILL BE VIA A HEAT-BASED SMART CONTROLLER CAPABLE OF DAILY SENSING ADJUSTMENT.

IRRIGATION SYSTEM WILL INCLUDE A DRAINAGE SYSTEM, WHICH WILL BE LOCATED IN THE SWALE AREA.

IRRIGATION AND A SMART CONTROLLER WITH RAIN SENSING DEVICE TO SHUT DOWN IRRIGATION WHEN RAIN IS DETECTED.

WIND CONFORMANCE:

THE PROJECT'S PLANTING AND GREEN ROOF DESIGN UTILIZE THE LEED-NC USE

STANDARD, WHICH MEETS THE REQUIREMENTS OF THE STATE'S MODEL WATER-EFFICIENT LANDSCAPE ORDINANCE AMENDED AND CITY OF SAN

MATE'S STANDARDS. CALCULATIONS AND WORKSHEETS WILL BE SUBMITTED DURING THE IRRIGATION SYSTEM DESIGN PHASE.

IRRIGATION AND A SMART CONTROLLER WITH RAIN SENSING DEVICE TO SHUT DOWN IRRIGATION WHEN RAIN IS DETECTED.

SCAPE COMPLIANCE:

THE PLANTING DESIGN WILL FOLLOW RECOMMENDED PRINCIPLES OF REGROWTH

LANDSCAPE PLANNING, WHICH INCLUDES CLIMATE-ADAPTED, LOW-WATER-USE

PLANTS SUITED TO MATCH MATE'S COASTAL MICROCLIMATE. SPECIES SELECTION

PREPAREDNESS WILL INCLUDE COMPOST AMENDMENT AND ORGANIC MULCH TO IMPROVE

SOL SOIL HEALTH, BOOST WATER RETENTION, AND REDUCE WEEDS. TURF AREAS WILL

BE LIMITED TO THOSE AREAS WHERE THERE IS A HIGH RISK OF SOIL LOSS, WHICH

WATER DELIVERY TO NEED. SHADE TREE PLACEMENT AND WIND-SHELTERING PLANTINGS

WILL BE USED TO MAXIMIZE ENERGY EFFICIENCY, WHICH IS BOTH ECONOMICALLY

EFFICIENT, ECOLOGICALLY BENEFICIAL, AND BUILT FOR LONG-TERM RESILIENCE.

LANDSCAPE:

BIO-FILTRATION PLANTERS (A) = 14.02 SF

BIO-FILTRATION PLANTERS (B) = 88.38 SF

BIO-FILTRATION PLANTERS (C) = 28.67 SF

BIO-FILTRATION PLANTERS (D) = 89.79 SF

BIO-FILTRATION PLANTERS (E) = 89.79 SF

WOOD CHIP MULCH (G) = 491.00 SF

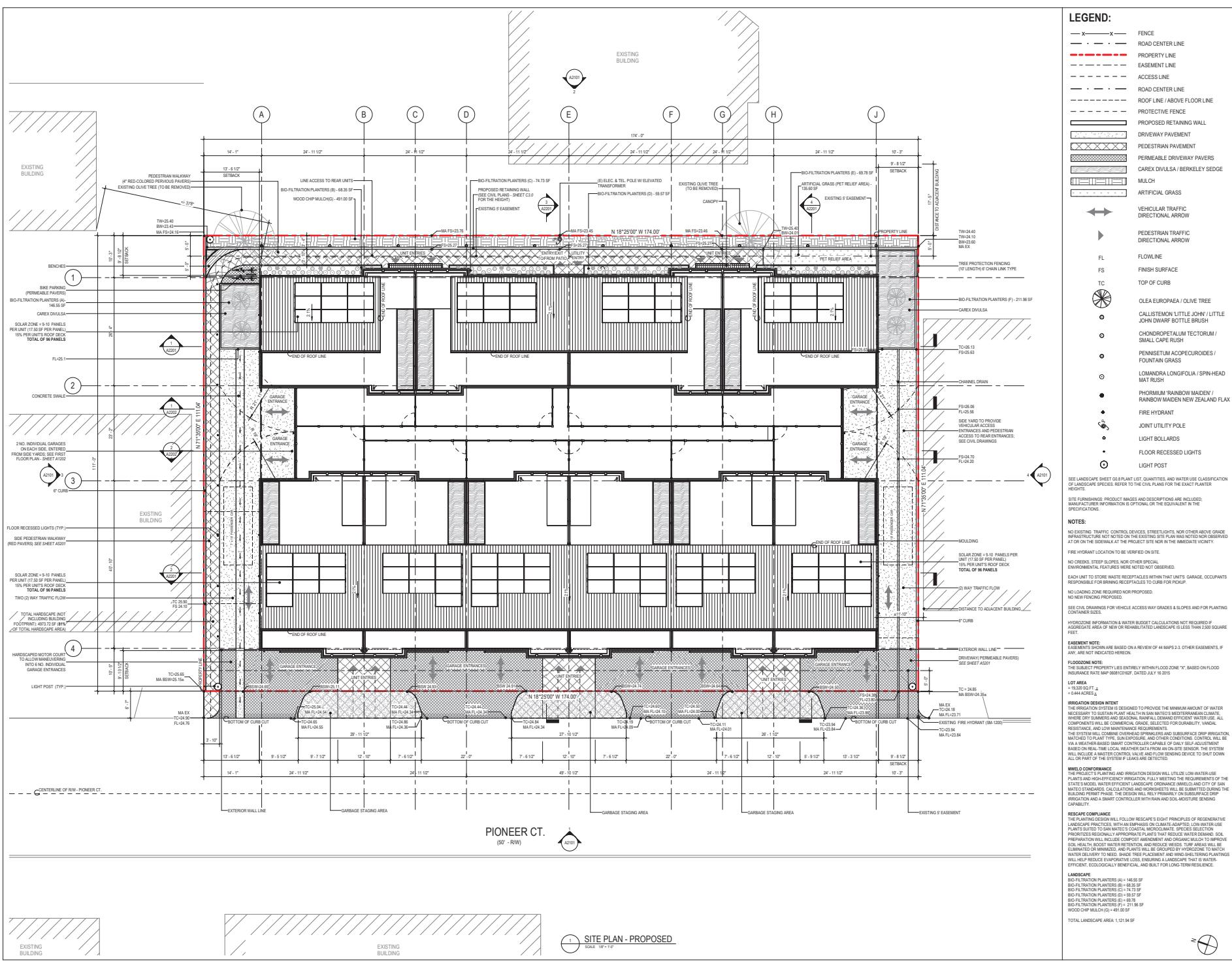
TOTAL LANDSCAPE AREA: 1,121.94 SF

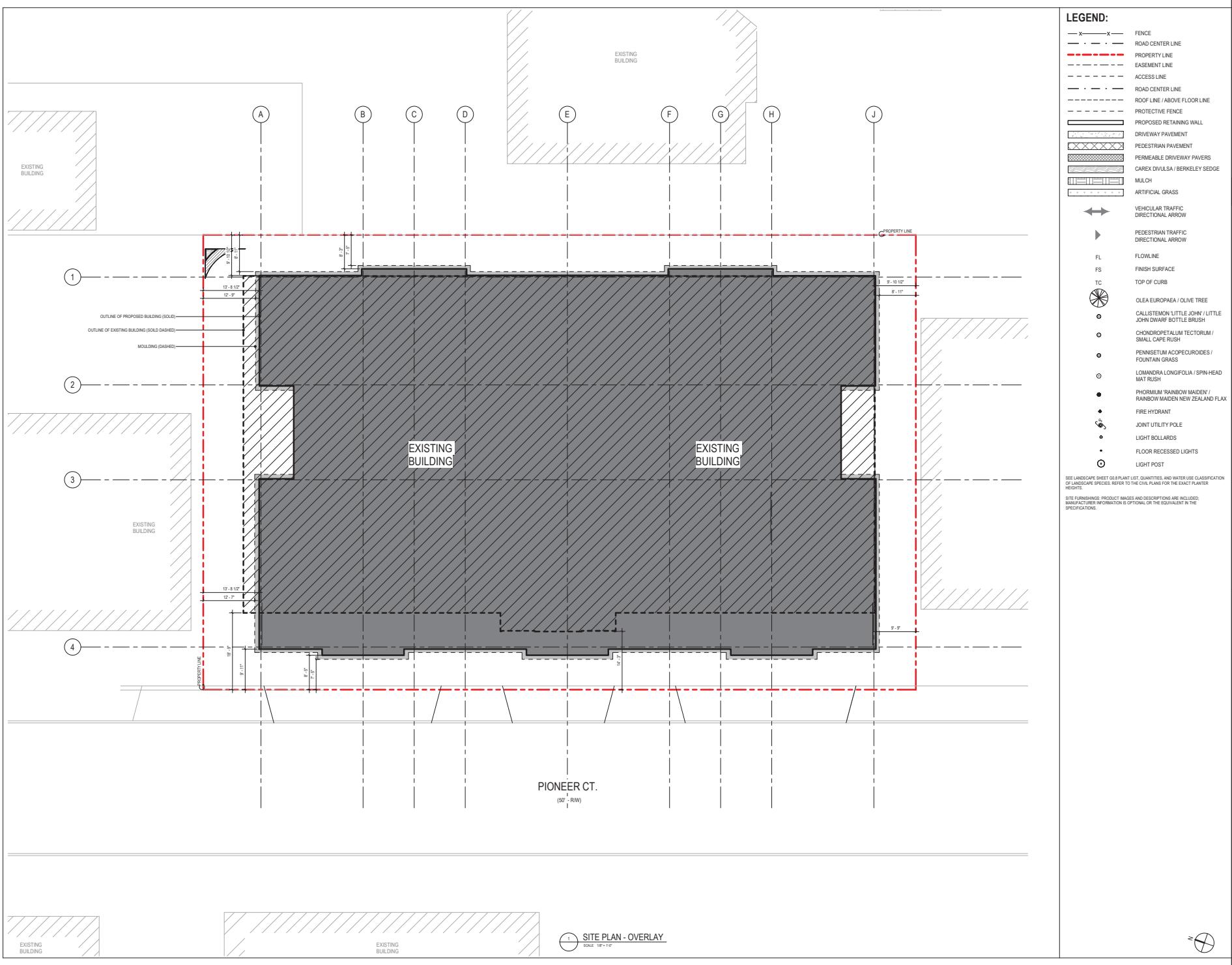
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SHEET NO.

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MATERIALS / FINISHES

WALL TYPES

- 1/2 INCH THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE INTERIOR WALL WITH ROCKWOOL INSULATION
- 5/8 INCH THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE EXTERIOR WALL WITH ROCKWOOL INSULATION
- 5/8 INCH THICK WOOD-FRAMED DRYWALL PARTITION, W/ 2 1/2 INCH THK ASTM C1390-18B GYPSUM BOARD ON BOTH SIDES W/ ROCKWOOL INSULATION
- PRIVACY SCREEN, ALUMINUM W/ POLYMER WOOD PANEL FINISH

NOTE: SEE STRUCTURAL PLANS FOR THE SHEAR WALLS.

ROOF TYPE

- GALVANIZED IRON SHEET ROOFING WITH 1 HOUR FIRE-RESISTIVE ASSEMBLY

FLOOR FINISHES

- FLAT TOP CONCRETE SLAB
- WOOD SLAB
- SLIP RESISTANT EPOXY FLOOR COATING
- HOMOGENEOUS TILE, TEXTURED SLIP RESISTANT
- ENGINEERED TIMBER
- PEDESTRIAN PAVEMENT
- (PEDESTRIAL SUPPORT SYSTEM)
- STAMPED CONCRETE PAVERS (COLOR: RED)

WALL FINISHES

- WOOD PLASTIC COMPOSITE COLOR: TEAK
- WOOD PLASTIC COMPOSITE (COLOR: TEAK)
- WOOD PLASTIC COMPOSITE COLOR: DARK GRAY
- WOOD PLASTIC COMPOSITE COLOR: WHITE
- ALUMINUM COMPOSITE PANEL (COLOR: SEE SHEET A1201)

CEILING FINISHES

- PAINTED 1/2" GYPSUM BOARD

LEGEND:

	FENCE
	ROAD CENTER LINE
	PROPERTY LINE
	EASEMENT LINE
	ACCESS LINE
	ROAD CENTER LINE
	ROOF LINE / ABOVE FLOOR LINE
	PROTECTIVE FENCE
	PROPOSED RETAINING WALL
	DRIVEWAY PAVEMENT
	PEDESTRIAN PAVEMENT
	PERMEABLE DRIVEWAY PAVERS
	CAREX DIVULSA / BERKELEY SEDGE
	MULCH
	ARTIFICIAL GRASS
	VEHICULAR TRAFFIC DIRECTIONAL ARROW
	PEDESTRIAN TRAFFIC DIRECTIONAL ARROW
FL	FLOWLINE
FS	FINISH SURFACE
TC	TOP OF CURB

ISSUANCE:

NO.:

DESCRIPTION:

DATE:

UNIT AREA									
NUMBER OF UNIT TYPES	UNIT 1 (4 ITM)		UNIT 2 (5 ITM)		UNIT 3 (4 ITM)		UNIT 4 (2 ITM)		TOTAL
	4	3	5	4	4	3	1	2	
BASEMENT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	23
1ST FLOOR	502.99	509.69	507.71	521.01	1,221.01	763.58			
2ND FLOOR	1,941.37	1,931.00	1,932.72	941.40	1,009.46	1,031.04			
3RD FLOOR	1,075.53	1,055.89	1,045.42	1,059.72	1,059.72	1,055.60			
ROOF DECK	130.45	238.85	130.79	130.79	130.79	128.55			
AREA (SF)	2,800.89	2,794.21	3,055.85	3,320.92	3,406.98	3,988.16			
TOTAL	5,600.18	5,588.40	6,177.30	3,320.92	4,096.98	5,976.34	30,270.12		

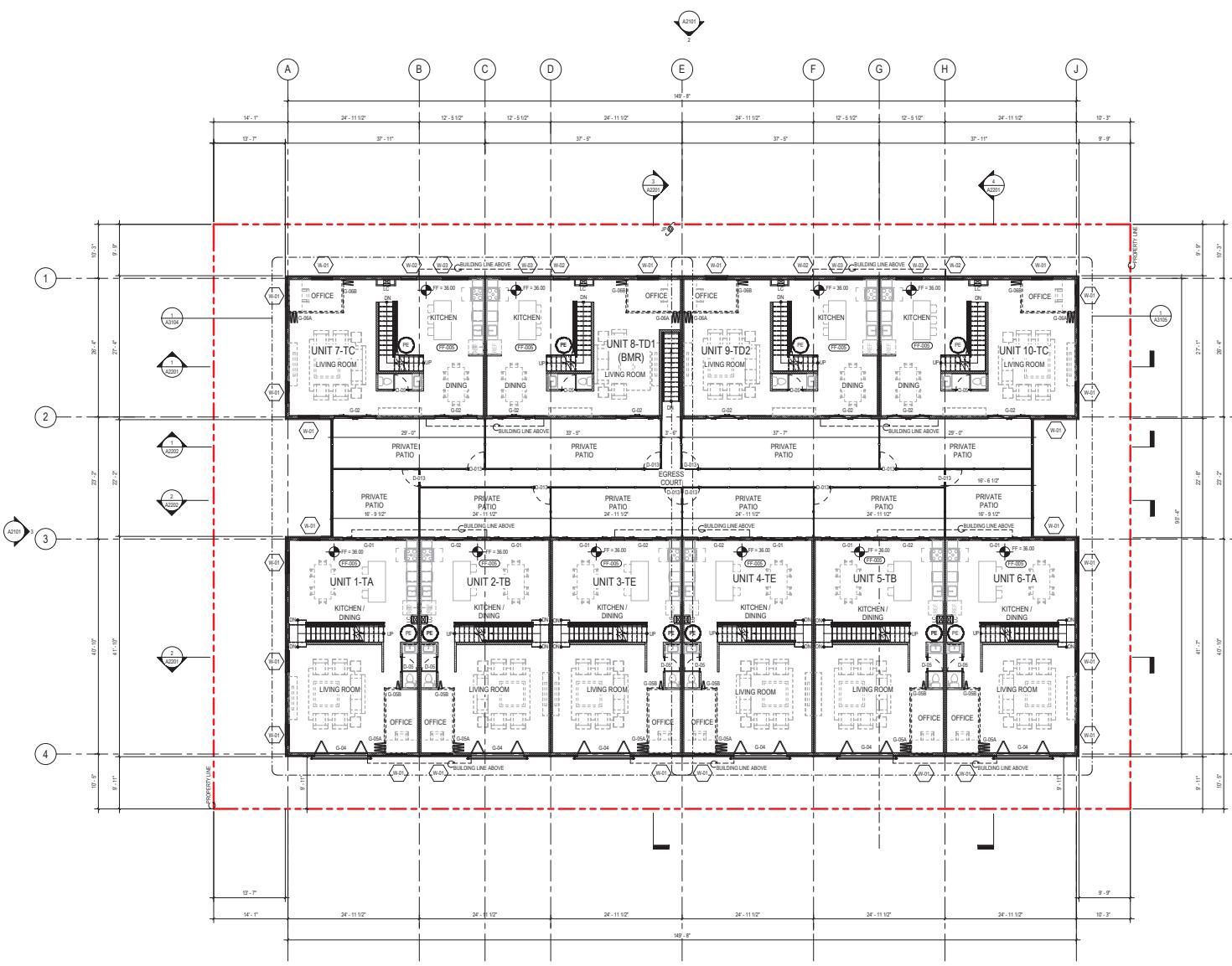
AFFORDABILITY LEVEL BY INCOME CATEGORY

FLOOR AREA RATIO									
UNIT	UNIT 1 (4 ITM)		UNIT 2 (5 ITM)		UNIT 3 (4 ITM)		UNIT 4 (2 ITM)		TOTAL
	ITM 1	ITM 2	ITM 1	ITM 2	ITM 1	ITM 2	ITM 1	ITM 2	
BASEMENT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1ST FLOOR	614.32	514.40	934.49	1,157.80	724.53				
2ND FLOOR	972.74	804.41	947.51	878.19	946.24	987.41			
3RD FLOOR	1,096.70	956.37	1,056.71	1,052.01	1,002.01	995.37			
ROOF DECK	130.45	238.85	130.79	130.79	130.79	128.55			
AREA (SF)	2,804.15	2,819.16	3,071.50	3,168.79	3,236.84	3,211.86			
TOTAL	5,248.32	5,237.65	6,140.88	6,196.79	6,228.84	6,203.72	28,558.23		

FLOOR AREA CALCULATIONS ARE IN ACCORDANCE WITH SAN MATEO MUNICIPAL CODE (SMMC) SECTION 274.200. PER CODE REQUIREMENTS, SPECIFIC BUILDING COMPONENTS SUCH AS ELEVATORS, STAIRS, AND ROOF DECKS ARE NOT INCLUDED IN THE FLOOR AREA. THE TOTAL FLOOR AREA IS DETERMINED BY THE NUMBER OF FLOORS THAT THEY OCCUPY. FOR THIS PROJECT, THE AREAS OCCUPIED BY THE ELEVATOR AND STAIRS HAVE BEEN SUBTRACTED FROM THE ROOF DECK AREA ENSURING COMPLIANCE WITH THE CITY'S DEFINITION OF THE FLUSH AREA AND ACCURATE REPRESENTATION OF THE FLOOR AREA RATIO (FAR).

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SHEET NO.
A1201



MATERIALS / FINISHES

WALL TYPES

-  4 INCH THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE INTERIOR WALL WITH ROCKWOOL INSULATION
-  6 INCH THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE EXTERIOR WALL WITH ROCKWOOL INSULATION
-  8 INCH THICK 2-HOUR DRYWALL PARTITION, W/ 3/2" THK ASTM C1366/C1369 GYPSUM BOARD ON BOTH SIDES W/ ROCKWOOL INSULATION
-  PRIVACY SCREEN, ALUMINUM W/ POLYMER WOOD PANEL FINISH

NOTE: SEE STRUCTURAL PLANS FOR THE SHEAR W

ROOF T

 GALVANIZED IRON SHEET ROOFING WITH 1-HOUR FIRE-RESISTIVE ASSEMBLY

FEBRUARY 1996

- FT-001** FLOWABLE CONCRETE SLAB
- FT-002** WOOD SLAB
- FT-003** SLIP RESISTANT EPOXY FLOOR COATING
- FT-004** HOMOGENEOUS TILE, TEXTURED SLIP RESISTANT
- FT-005** ENGINEERED TIMBER
- FT-006** TPO PVC ROOF TILES
(PEDESTAL SUPPORT SYSTEM)
- FT-007** STAMPED CONCRETE PAVERS
(COLOR: RED)

WALL FINISHES

- WF-001** WOOD PLASTIC COMPOSITE
(COLOR: ASH/WOOD)
- WF-002** WOOD PLASTIC COMPOSITE
(COLOR: TEAK)
- WF-003** WOOD PLASTIC COMPOSITE
(COLOR: DARK GRAY)
- WF-004** WOOD PLASTIC COMPOSITE
(COLOR: SEE SHEET A210†)
- WF-005** ALUMINUM COMPOSITE PANEL
(COLOR: SEE SHEET A210†)

CEILING FINISH
CF-301 PAI

LEGEND:

- X — X — FENCE
- - - - - ROAD CENTER LINE
- - - - - PROPERTY LINE**
- - - - - EASEMENT LINE
- - - - - ACCESS LINE
- - - - - ROAD CENTER LINE
- - - - - ROOF LINE / ABOVE FLOOR LINE
- - - - - PROTECTIVE FENCE
- PROPOSED RETAINING WALL**
- DRIVeway PAVEMENT**
- PEDESTRIAN PAVEMENT**
- PERMEABLE DRIVEWAY PAVERS**
- CAREX DIVULSA / BERKELEY Sedge**
- MULCH**
- ARTIFICIAL GRASS**
- VEHICULAR TRAFFIC DIRECTIONAL ARROW**

PROJECT
SOUTHERN INDIAN TOWNS



ISSUANCE:		
NO.	DESCRIPTION	DATE

UNIT AREA						
	UNIT A (1) 6 ITA	UNIT B (1) 5 ITB	UNIT C (2) 10 ITC	UNIT D (1) 5 ITD	UNIT E (1) 4 ITE	TOTAL
NUMBER OF UNIT TYPE	2	4	3	5	4	20
NUMBER OF BEDROOMS PER UNIT TYPE	N/A	N/A	N/A	N/A	N/A	N/A
1ST FLOOR	62.99	59.61	99.71	121.01	121.01	763.58
2ND FLOOR	1,041.3	1,031.0	1,071.9	941.40	1,005.46	4,153.04
3RD FLOOR	1,050.3	1,050.0	1,044.0	1,052.7	1,052.7	5,150.00
ROOF DECK	130.40	128.65	130.79	130.79	130.79	128.55
UNIT AREA UNIT TYPE	5,400.1	2,080.2	3,742.0	3,185.6	3,332.0	18,866.3
TOTAL	5,400.1	2,080.2	3,742.0	3,185.6	3,332.0	18,866.3
						30,744.36

AFFORDABILITY LEVEL BY INCOME CATEGORY	-	-	BMR	-	-	
FLOOR AREA RATIO						
	UNIT 1 & 6 (TA) 5 (TB)	UNIT 2 & 10 (TC)	UNIT 3 (TD1)	UNIT 5 (TD2)	UNIT 3 & 4 (TE)	TOTAL
BASEMENT	N/A	N/A	N/A	N/A	N/A	N/A

TITLE:
SECOND FLOOR PLAN

ISSUE: 2025/09/26
TEAM: AITI

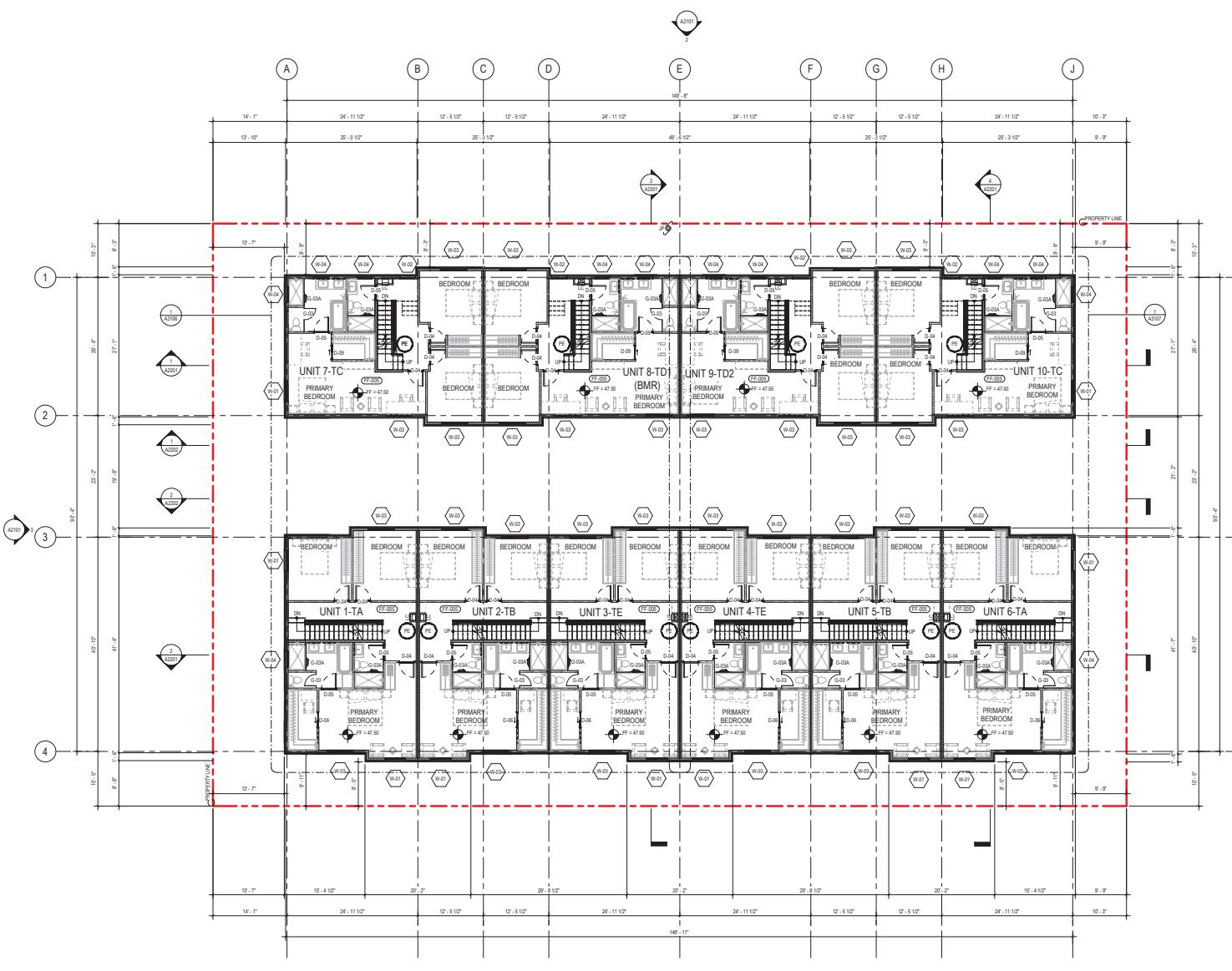
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**MATERIALS / FINISHES****WALL TYPES**

- 1/2" THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE INTERIOR WALL WITH ROCKWOOL INSULATION
- 5/8" THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE EXTERIOR WALL WITH ROCKWOOL INSULATION
- 5/8" THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE DRYWALL PARTITION, W/ 2 1/2" THK. ASTM C1390-18B GYPSUM BOARD ON BOTH SIDES W/ ROCKWOOL INSULATION
- PRIVACY SCREEN, ALUMINUM W/ POLYMER WOOD PANEL FINISH

NOTE: SEE STRUCTURAL PLANS FOR THE SHEAR WALLS.

ROOF TYPE

- GALVANIZED IRON SHEET ROOFING WITH 1 HOUR FIRE-RESISTIVE ASSEMBLY

FLOOR FINISHES

- FLAT TOP CONCRETE SLAB
- WOOD SLAB
- SLIP RESISTANT PROPYL FLOOR COATING
- HOMOGENEOUS TILE, TEXTURED SLIP RESISTANT
- ENGINEERED TIMBER
- PVC VINYL TILES
- PEDESTRIAL SUPPORT SYSTEM
- STAMPED CONCRETE PAVERS (COLOR: RED)

WALL FINISHES

- WOOD PLASTIC COMPOSITE COLOR: TEAK (COLOR: TEAK)
- WOOD PLASTIC COMPOSITE (COLOR: TEAM)
- WOOD PLASTIC COMPOSITE COLOR: DARK GRAY
- WOOD PLASTIC COMPOSITE COLOR: WHITE (COLOR: WHITE)
- ALUMINUM COMPOSITE PANEL (COLOR: SEE SHEET A1207)

CEILING FINISHES

- PAINTED 1/2" GYPSUM BOARD

LEGEND:

- X — X FENCE
- - - ROAD CENTER LINE
- - - PROPERTY LINE
- - - EASEMENT LINE
- - - ACCESS LINE
- - - ROAD CENTER LINE
- - - ROOF LINE / ABOVE FLOOR LINE
- - - PROTECTIVE FENCE
- - - PROPOSED RETAINING WALL
- - - DRIVEWAY PAVEMENT
- - - PEDESTRIAN PAVEMENT
- - - PERMEABLE DRIVEWAY PAVERS
- - - CAREX DIVULSA / BERKELEY SEDGE
- - - MULCH
- - - ARTIFICIAL GRASS
- ↔ VEHICULAR TRAFFIC DIRECTIONAL ARROW
- PEDESTRIAN TRAFFIC DIRECTIONAL ARROW
- FLOWLINE
- FL FINISH SURFACE
- FS TOP OF CURB

ISSUANCE:

NO.	DESCRIPTION	DATE
TC	TOP OF CURB	

UNIT AREA

UNIT	UNIT AREA				TOTAL
	UNIT 1 (A101)	UNIT 2 (A102)	UNIT 3 (A103)	UNIT 4 (A104)	
NUMBER OF UNIT TYPE	2	2	1	1	10
NUMBER OF UNITS PER UNIT TYPE	4	3	5	4	23
BASEMENT	N/A	N/A	N/A	N/A	N/A
1ST FLOOR	592.99	596.91	997.71	1,221.01	3,763.68
2ND FLOOR	1,941.37	1,931.00	1,030.72	941.40	1,099.46
3RD FLOOR	1,075.53	1,955.80	1,945.42	1,859.72	5,970.72
ROOF DECK	130.45	238.82	130.79	130.79	128.55
TOTAL	2,800.65	5,794.21	3,935.92	3,320.92	14,049.88
AFFORDABILITY LEVEL BY INCOME CATEGORY	-	-	-	-	BRN
—	—	—	—	—	—

FLOOR AREA RATIO

FLOOR AREA RATIO	FLOOR AREA RATIO				TOTAL
	UNIT 1 (A101)	UNIT 2 (A102)	UNIT 3 (A103)	UNIT 4 (A104)	
BASEMENT	N/A	N/A	N/A	N/A	N/A
1ST FLOOR	614.32	514.40	934.49	1,107.80	3,234.53
2ND FLOOR	972.74	904.41	947.51	878.19	3,796.41
3RD FLOOR	1,036.70	1,956.37	1,945.71	1,859.72	5,932.01
ROOF DECK	130.45	238.82	130.79	130.79	128.55
AFFORDABILITY LEVEL UNIT TYPE	2,634.15	5,219.10	3,037.50	3,168.79	13,039.44
TOTAL	5,248.32	10,237.40	6,074.80	6,186.79	28,558.23

FLOOR AREA CALCULATIONS ARE IN ACCORDANCE WITH SAN MATEO MUNICIPAL CODE (SMMC) SECTION 274.200. PER CODE REQUIREMENTS, SPECIFIC BUILDING COMPONENTS SUCH AS ELEVATORS, STAIRS, AND ROOF DECKS ARE NOT INCLUDED IN THE TOTAL FLOOR AREA, REGARDLESS OF THE NUMBER OF FLOORS THAT THEY OCCUPY. FOR THIS PROJECT, THE AREAS OCCUPIED BY THE ELEVATOR AND STAIRS HAVE BEEN INCLUDED IN THE ROOF DECK AREA ENSURING COMPLIANCE WITH THE CITY'S DEFINITION OF THE FLUSH AREA AND ACCURATE REPRESENTATION OF THE FLOOR AREA RATIO (FAR).

PROJECT:
PIONEER VISTA TOWNHOMES
2015 PIONEER CT, SANTA MONICA, CA 90403
OWNER:
EV FUND LLC
405 SPRING STREET #902, LOS ANGELES, CA 90013

**ISSUE:**

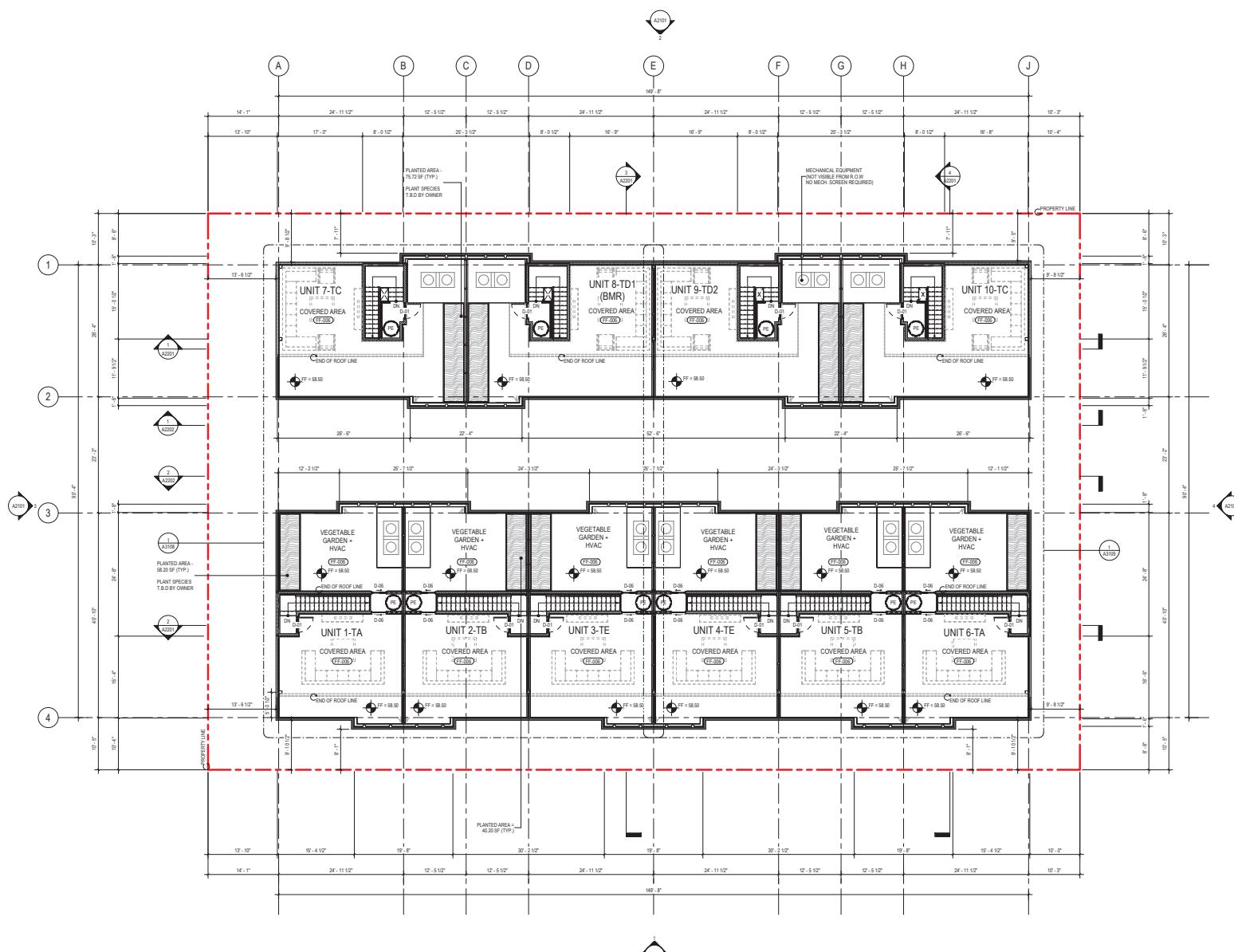
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TC	TOP OF CURB	

TITLE:
THIRD FLOOR PLAN

ISSUE: 2025/09/26
TEAM: ARTI

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NOTE NO.
A1204



MATERIALS / FINISHES

WALL TYPES

-  4-INCH THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE INTERIOR WALL WITH ROCKWOOL INSULATION
-  6-INCH THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE EXTERIOR WALL WITH ROCKWOOL INSULATION
-  2-HOUR RESISTIVE DRYWALL PARTITION, WI 2-3 1/2" THK, ASTM C1390-12BM GYPSUM BOARD ON BOTH SIDES W/ ROCKWOOL INSULATION
-  PRIVACY SCREEN, ALUMINUM W/ POLYMER WOOD PANEL FINISH

NOTE: SEE STRUCTURAL PLANS FOR THE SHEAR WALLS.

ROOF TYPE



FLOATED CONCRETE

- FT-022** FLOATED CONCRETE SLAB
- FT-023** WOOD SLAB
- FT-024** SLIP RESISTANT EPOXY FLOOR COATING
- FT-024A** HOMOGENEOUS TILE, TEXTURED SLIP RESISTANT
- FT-025** ENGINEERED TIMBER
- FT-026** TROWLED WOOD TILES
(PEDESTAL SUPPORT SYSTEM)
- FT-027** STAMPED CONCRETE PAVERS
(COLOR: RED)

WALL FINISHES

- WF-031** WOOD PLASTIC COMPOSITE
(COLOR: ASH/WOOD)
- WF-032** WOOD PLASTIC COMPOSITE
(COLOR: TEAK)
- WF-033** WOOD PLASTIC COMPOSITE
(COLOR: DARK GRAY)
- WF-034** WOOD PLASTIC COMPOSITE
(COLOR: SEE SHEET A2107)
- WF-035** ALUMINUM COMPOSITE PANEL
(COLOR: SEE SHEET A2107)

CEILING FINISHES

CP-301 PAINTED 1/2" GYPSUM BOARD

LEGEND:

FL	FLOWLINE
FS	FINISH SURFACE
TC	TOP OF CURR.

UNIT AREA						
NUMBER OF UNIT TYPE	UNIT 1 (400 SF)	UNIT 2 (400 SF)	UNIT 3 (400 SF)	UNIT 4 (400 SF)	UNIT 5 (400 SF)	TOTAL
NUMBER OF BEDROOMS PER UNIT TYPE	2	2	2	2	2	10
1ST FLOOR	552.99	569.61	997.71	1,121.00	1,221.00	765.58
2ND FLOOR	3,011.04	3,011.04	3,011.04	3,011.04	3,011.04	15,055.20
3RD FLOOR	1,075.33	1,065.00	1,064.67	1,069.33	1,069.00	5,307.70
ROOF DECK	130.40	128.55	130.79	130.79	130.79	129.55
AREA PER UNIT TYPE	2,809.09	2,945.18	3,332.00	3,405.00	3,405.00	14,688.17
TOTAL	5,600.18	5,584.40	9,331.79	9,406.00	9,406.00	5,076.33

FLOOR AREA RATIO

	6 (TA)	5 (TB)	10 (TC)	(TD1)	(TD2)	4 (TE)	T
AREA	BASEMENT	N/A	N/A	N/A	N/A	N/A	
	1ST FLOOR	514.32	531.45	934.49	1,157.80	1,157.80	724.53
	2ND FLOOR	972.74	962.41	947.51	878.19	948.24	962.41

(SF) SF FLOOR 1,000.00 999.53 1,000.01 1,000.01 1,000.01 999.57
ROOF DECK 130.40 128.55 130.73 130.73 130.73 128.55
AREA PER UNIT TYPE 2,624.16 2,618.78 3,021.50 3,168.73 3,236.84 2,811.86
TOTAL 5,248.32 5,237.56 6,043.00 3,168.73 3,236.84 5,623.72 28

FLOOR AREA CALCULATIONS ARE IN ACCORDANCE WITH SAN MATEO MUNICIPAL CODE (SMC) SECTION 714.20.205. PER COG/CODE REQUIREMENTS, SPECIFIC BUILDING COMPARTMENTS SUCH AS STAIRWELLS AND ELEVATOR SHAFTS ARE COUNTED ONLY ONCE TOWARD TOTAL FLOOR AREA, REGARDLESS OF THE NUMBER OF FLOORS THEY OCCUPY.

PIONEER VISTA TOWNHOMES

ISSUAN
NO. DE

TITLE:
**ROOF DECK FLOOR
PLAN**

ISSUE: 2025/09/26
TEAM: AUS

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SHEET NO.
A1005

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1/2" THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE INTERIOR WALL WITH ROCKWOOL INSULATION
5/8" THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE EXTERIOR WALL WITH ROCKWOOL INSULATION
5/8" THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE DRYWALL PARTITION, W/ 2 1/2" THK ASTM C1190 15MM GYPSUM BOARD ON BOTH SIDES W/ ROCKWOOL INSULATION
PRIVACY SCREEN, ALUMINUM W/ POLYMER WOOD PANEL FINISH

WATERPROOFED CONCRETE SLAB
WOOD SLAB
SUPER RESISTANT EPOXY FLOOR COATING
HIGH-RESISTANT TILE, TEXTURED SLIP RESISTANT
ENGINEERED TIMBER
PEDESTAL SUPPORT SYSTEM
STAMPED CONCRETE PAVERS (COLOR: DARK GRAY)

FLAT RATED CONCRETE SLAB
WOOD SLAB
SUPER RESISTANT EPOXY FLOOR COATING
HIGH-RESISTANT TILE, TEXTURED SLIP RESISTANT
ENGINEERED TIMBER
PEDESTAL SUPPORT SYSTEM
STAMPED CONCRETE PAVERS (COLOR: DARK GRAY)

WOOD PLASTIC COMPOSITE COLOR: TEAK
WOOD PLASTIC COMPOSITE (COLOR: TEAK)
WOOD PLASTIC COMPOSITE COLOR: DARK GRAY
WOOD PLASTIC COMPOSITE COLOR: DARK GRAY
ALUMINUM COMPOSITE PANEL (COLOR: SEE SHEET A1209)

PAINTED 1/2" GYPSUM BOARD

PIONEER VISTA TOWNHOMES
2015 PIONEER CT, SANTA MONICA, CA 90403

ISSUANCE:	NO. DESCRIPTION	DATE

TITLE:
 BUILDING SECTIONS

ISSUE: 2025/09/26
 TEAM: ATI

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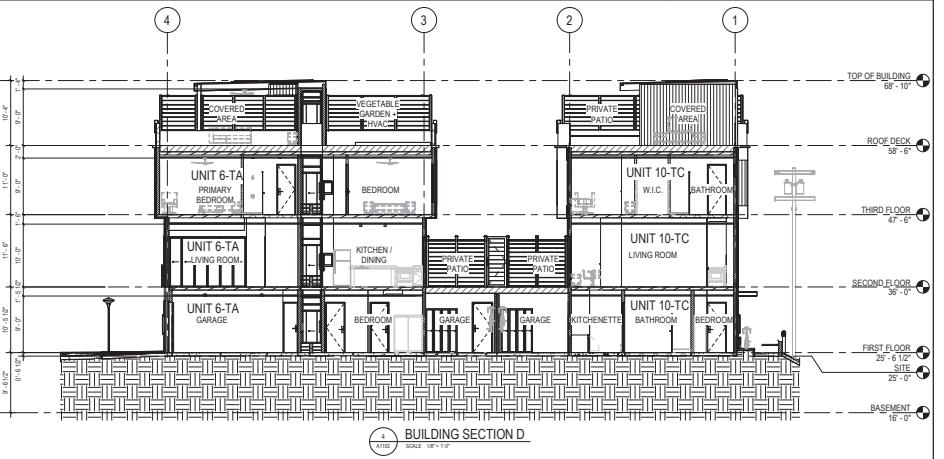
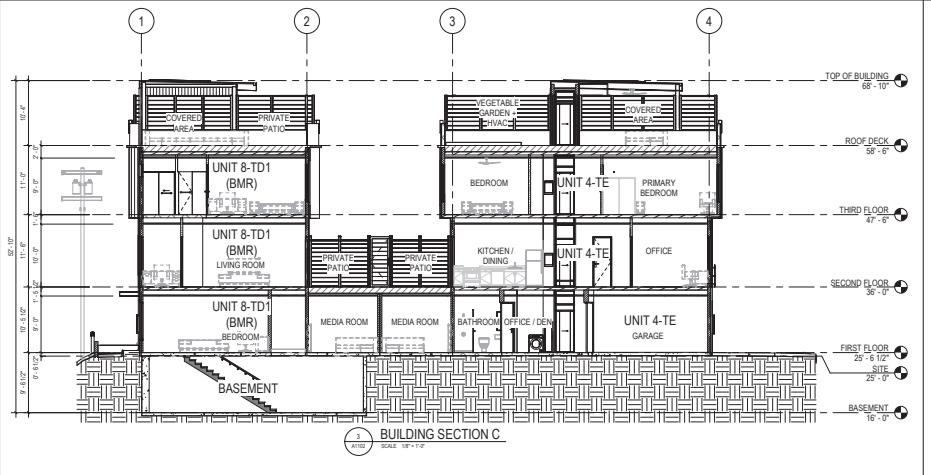
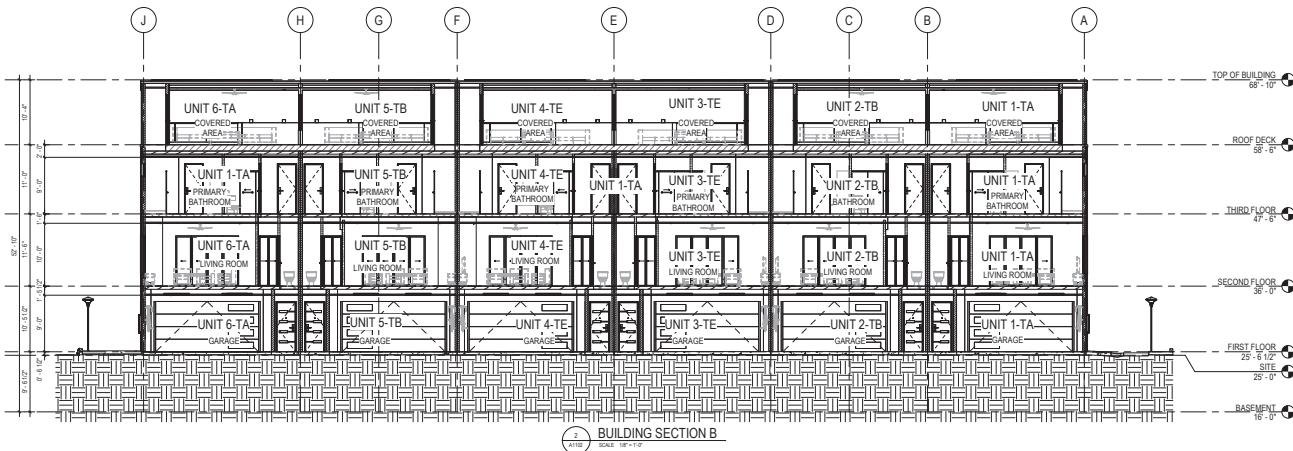
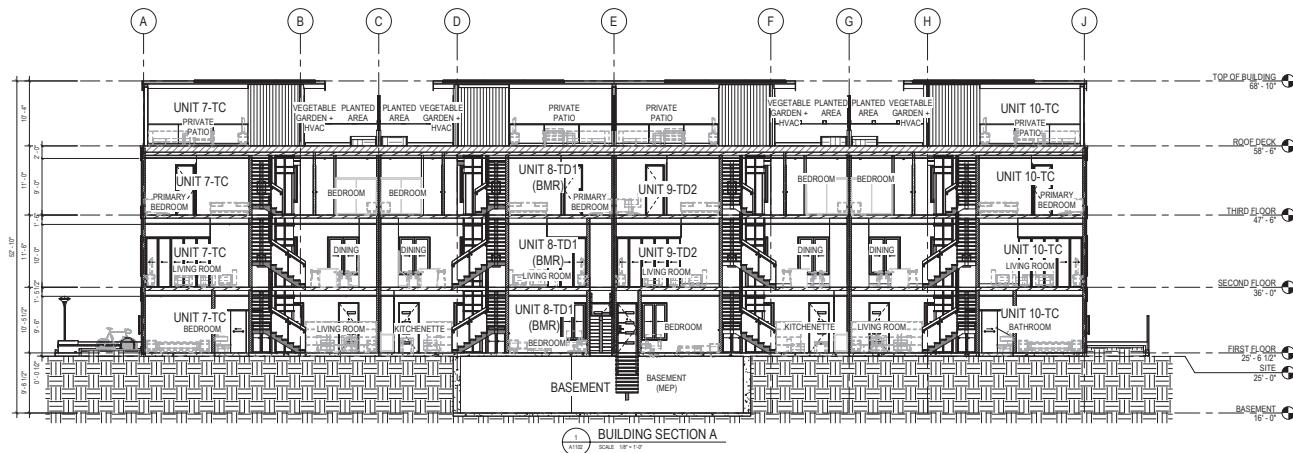
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A2201

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MATERIALS / FINISHES

WALL FINISHES
WOOD COMPOSITE COLOR: ASHWOOD
WOOD COMPOSITE COLOR: BIRCH
WOOD COMPOSITE COLOR: DARK GRAY
WOOD COMPOSITE COLOR: PEPPERMINT A2910 ALUMINUM COMPOSITE PANEL (COLOR SEE SHEET A2910)





Y.A. studio

7777 FLORIDA ST. SUITE 301 SAN FRANCISCO, CA 94110
OFFICE 415.920.1839 FAX 415.920.1840
www.je-studio.com

PROJECT
PIONEER VISTA TOWNHOMES
2015 PIONEER CT. SAN MATEO, CA

OWNER
EV FUND LLC

ISSUANCE:

DATE

TITLE:

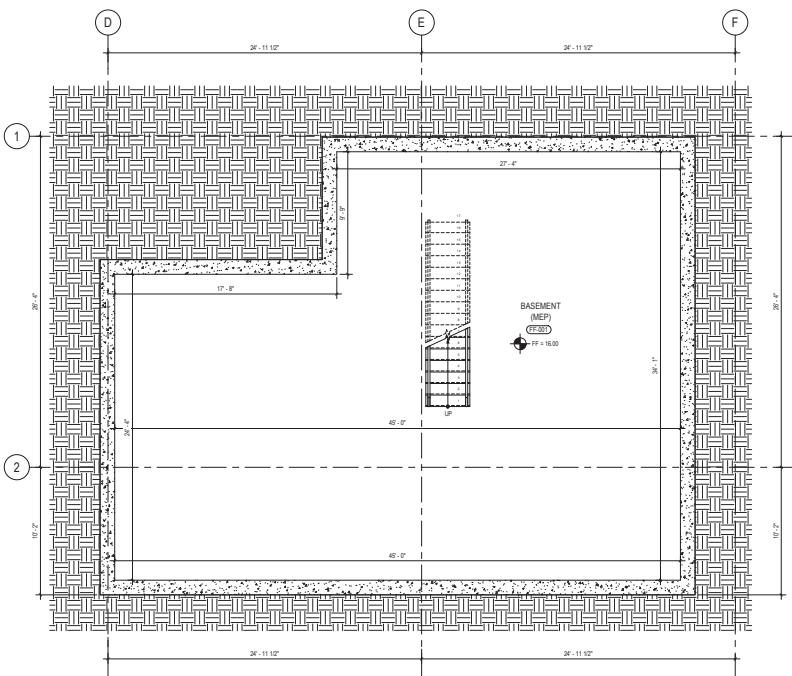
ISSUE: 2025/09/26
TEAM: AITI

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1 ENLARGED BASEMENT FLOOR PLAN
A1201 SCALE 1/4" = 1'-0"

MATERIALS / FINISHES

WALL TYPES	
	4-INCH THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE INTERIOR WALL WITH POLYSTYRENE INSULATION
	6-INCH THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE EXTERIOR WALL WITH GYPSUM BOARD ON BOTH SIDES
	8-INCH THICK 2-HOUR FIRE-RESISTIVE DRYWALL PARTITION, W/ 2 1/2 INCH GYPSUM BOARD ON BOTH SIDES
	PRIVACY SCREEN, ALUMINUM IN POLYMER WOOD PANEL, FINISH COLOR: TEAK

NOTE: SEE STRUCTURAL PLANS FOR THE SHEAR WALLS.	
ROOF TYPE	
	GALVANIZED IRON SHEET ROOFING WITH 1-HOUR FIRE-RESISTIVE ASSEMBLY
FLOOR FINISHES	
	FLOATED CONCRETE SLAB
	WOOD SLAB
	1/2-INCH THICK VINYL FLOOR COATING
	HOMOGENEOUS TILE, TEXTURED SLIP RESISTANT
	RECLAIMED TIMBER
	TPO - THERMO PLASTIC (FIRESTOP SUPPORT SYSTEM)
	STAINLESS CONCRETE PAVERS (COLOR: TEAK)
WALL FINISHES	
	WOOD - FAIRFAX COMPOSITE
	WOOD - ASHWOOD
	WOOD - PLASTIC COMPOSITE (COLOR: TEAK)
	WOOD - PLASTIC COMPOSITE (COLOR: DARK GRAY)
	WOOD - PLASTIC COMPOSITE (COLOR: WHITE)
	ALUMINUM COMPOSITE PANEL (COLOR: SEE SHEET A2107)

CEILING FINISHES

UNIT AREA											
	UNIT 1 (AUNT 1)	UNIT 2 (AUNT 2)	UNIT 3 (AUNT 3)	UNIT 4 (AUNT 4)	TOT.	UNIT 1 (BROTHER 1)	UNIT 2 (BROTHER 2)	UNIT 3 (BROTHER 3)	UNIT 4 (BROTHER 4)	TOT.	
NUMBER OF UNITS	2	2	1	1	6	2	2	1	1	6	
NUMBER OF BEDROOMS	4	3	5	4	4	3	5	4	4	23	
BASEMENT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1ST FLOOR	562.99	569.61	997.17	1,221.01	3,201.61	763.18	763.18	763.18	763.18	3,052.62	
2ND FLOOR	1,044.37	1,031.04	1,044.37	941.40	3,997.18	1,044.37	1,031.04	1,044.37	941.40	3,997.18	
UNIT AREA (SF)	3RD FLOOR	1,070.53	1,065.00	1,044.62	1,044.37	4,160.28	1,070.53	1,065.00	1,044.62	1,044.37	4,160.28
ROOF DECK	40.34	128.38	128.38	128.38	400.00	33.79	130.79	130.79	130.79	128.55	
LOFT	2,080.00	2,094.00	2,080.00	2,080.00	8,234.00	2,080.00	2,094.00	2,080.00	2,080.00	8,234.00	
AFFORDABILITY LEVEL BY	TOTAL	5,600.18	5,584.40	3,711.71	3,322.32	14,836.21	5,576.38	5,576.38	3,576.38	3,576.38	30,775.25

Floor Area Ratio									
	Unit 1 (Type A)	Unit 2 (Type B)	Unit 3 (Type C)	Unit 4 (Type D)	Unit 5 (Type E)	Unit 6 (Type F)	Unit 7 (Type G)	Unit 8 (Type H)	Total
Area (SF)	Basement NA	NA	NA	NA	NA	NA	NA	NA	NA
1ST FLOOR	512.84	331.45	93.40	1,157.80	1,157.80	743.53			
2ND FLOOR	972.74	962.41	947.51	871.19	942.64	924.41			
3RD FLOOR	1,006.70	993.67	1,081.77	1,020.01	1,020.01	996.37			
ROOF DECK	13,040	12,855	13,100	13,379	13,707	13,855			
Area Per Unit Type	1,264.16	1,278.78	1,320.51	1,367.19	1,376.24	1,381.86			
Total	5,248.83	5,237.06	5,643.80	6,169.77	5,326.84	5,623.72	29,558		

FLOOR AREA CALCULATIONS ARE IN ACCORDANCE WITH CAN MATED MUNICIPAL CODE (CMC) SECTION 77-8-200, PER CODE REQUIREMENTS, SPECIFIC BUILDING COMPONENTS SUCH AS STAIRWELLS AND ELEVATOR SHAFTS ARE COUNTED ONLY ONCE TOWARD THE TOTAL FLOOR AREA, REGARDLESS OF THE NUMBER OF FLOORS THEY OCCUPY.

FOR THIS PROJECT, THE AREAS OCCUPIED BY THE ELEVATOR AND STAIRS HAVE BEEN INCLUDED UNDER THE ROOF DECK AREA, ENSURING COMPLIANCE WITH THE CITY'S DEFINITION OF GROSS FLOOR AREA AND A CORRECT REPRESENTATION OF THE FLOOR AREA RATIO (FAR).

PROJECT
PIONEER VISTA TOWNHOMES
2015 PIONEER CT SANMATEO, CA
\$4003

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ISSUANCE:

TITLE:
ENLARGED BASEMENT
FLOOR PLAN

ISSUE: 2025/09/26

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SHEET NO.
A3101



ISSUANCE:
NO. DESCRIPTION DATE

TITLE:
ENLARGED FIRST FLOOR PLAN A

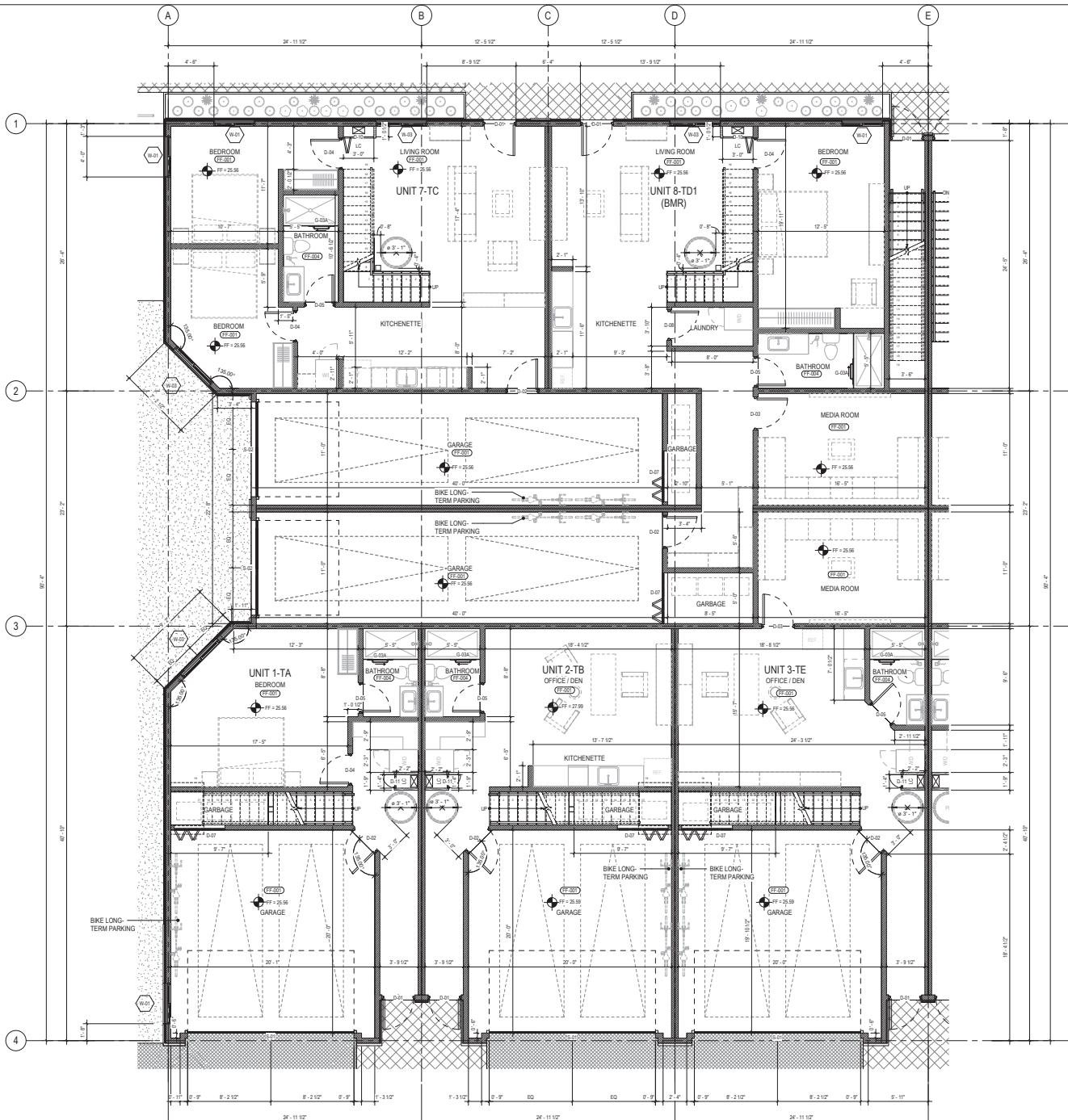
ISSUE: 2025/09/26
TEAM: ARTI

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SHEET NO.

A3102

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ENLARGED FIRST FLOOR PLAN A
1 A3102 SCALE: 1/4"=1'-0"

MATERIALS / FINISHES

WALL TYPES

- 1/2" THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE INTERIOR WALL WITH ROCKWOOL INSULATION
- 5/8" THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE EXTERIOR WALL WITH ROCKWOOL INSULATION
- 5/8" THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE DRYWALL PARTITION, W: 23 1/2" THK ASTM C1189/1890 GYPSUM BOARD ON BOTH SIDES W/ ROCKWOOL INSULATION
- PRIVACY SCREEN, ALUMINUM W/ POLYMER WOOD PANEL FINISH

NOTE: SEE STRUCTURAL PLANS FOR THE SHEAR WALLS.

ROOF TYPE

- GALVANIZED IRON SHEET ROOFING WITH 1 HOUR FIRE-RESISTIVE ASSEMBLY

FLOOR FINISHES

- FLAT TOP CONCRETE SLAB
- WOOD SLAB
- SLIP RESISTANT EPOXY FLOOR COATING
- HONED/TEXTURED TILE, TEXTURED SLIP RESISTANT
- ENGINEERED TIMBER
- PEDESTAL SUPPORT SYSTEM
- STAMPED CONCRETE PAVERS (COLOR: SEE SHEET A2101)

WALL FINISHES

- WOOD PLASTIC COMPOSITE COLOR: TEAK
- WOOD PLASTIC COMPOSITE COLOR: TEAM
- WOOD PLASTIC COMPOSITE COLOR: DARK GRAY
- WOOD PLASTIC COMPOSITE COLOR: WHITE
- ALUMINUM COMPOSITE PANEL (COLOR: SEE SHEET A2101)

CEILING FINISHES

- PAINTED 1/2" GYPSUM BOARD

UNIT AREA									
	UNIT 1 (A101)	UNIT 2 (A102)	UNIT 3 (A103)	UNIT 4 (A104)	UNIT 5 (T05)	UNIT 6 (T06)	UNIT 7 (T07)	UNIT 8 (T08)	TOTAL
NUMBER OF UNITS	2	2	1	1	2	1	2	1	10
NUMBER OF ROOMS PER UNIT TYPE	4	3	5	4	4	3	2	3	23
BASEMENT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1ST FLOOR	592.99	598.91	997.71	1,221.01	1,221.01	1,221.01	1,221.01	1,221.01	7,635.58
2ND FLOOR	1,941.37	1,931.00	1,931.00	1,931.00	1,931.00	1,931.00	1,931.00	1,931.00	1,931.04
3RD FLOOR	1,075.53	1,095.80	1,044.43	1,059.72	1,059.72	1,059.72	1,059.72	1,059.72	1,055.60
ROOF DECK	130.45	138.85	130.79	130.79	130.79	130.79	130.79	130.79	126.55
STAIRS	1,800.00	1,794.40	3,955.00	3,320.92	3,400.98	3,400.98	3,400.98	3,400.98	3,988.12
TOTAL	5,600.18	5,588.40	6,371.30	6,320.92	6,396.98	6,396.98	6,396.98	6,396.98	39,278.12

AFFORDABILITY LEVEL BY INCOME CATEGORY

- BMR

FLOOR AREA RATIO									
	UNIT 1 (A101)	UNIT 2 (A102)	UNIT 3 (A103)	UNIT 4 (A104)	UNIT 5 (T05)	UNIT 6 (T06)	UNIT 7 (T07)	UNIT 8 (T08)	TOTAL
AREA (SF)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
BASEMENT	614.32	514.40	934.49	1,157.80	1,157.80	1,157.80	1,157.80	1,157.80	724.53
1ST FLOOR	972.74	904.40	947.51	878.19	946.24	946.24	946.24	946.24	946.21
2ND FLOOR	1,096.70	996.37	1,058.71	1,052.01	1,052.01	1,052.01	1,052.01	1,052.01	996.37
3RD FLOOR	130.45	138.85	130.79	130.79	130.79	130.79	130.79	130.79	126.55
STAIRS	1,824.15	2,819.00	3,037.50	3,168.79	3,236.84	3,236.84	3,236.84	3,236.84	3,236.84
TOTAL	5,248.32	5,237.81	6,014.00	6,166.79	6,126.84	6,126.84	6,126.84	6,126.84	55,558.23

FLOOR AREA CALCULATIONS ARE IN ACCORDANCE WITH SAN MATEO MUNICIPAL CODE (SMMC) SECTION 274.200. PER CODE REQUIREMENTS, SPECIFIC BUILDING COMPONENTS SUCH AS STAIRS, ELEVATORS, AND ROOF DECKS ARE NOT INCLUDED IN THE TOTAL FLOOR AREA, REGARDLESS OF THE NUMBER OF FLOORS THEY OCCUPY. FOR THIS PROJECT, THE AREAS OCCUPIED BY THE ELEVATOR AND STAIRS HAVE BEEN INCLUDED IN THE ROOF DECK AREA ENSURING COMPLIANCE WITH THE CITY'S DEFINITION OF THE FLUSH AREA AND ACCURATE REPRESENTATION OF THE FLOOR AREA RATIO (FAR).





ISSUANCE:
NO. DESCRIPTION DATE

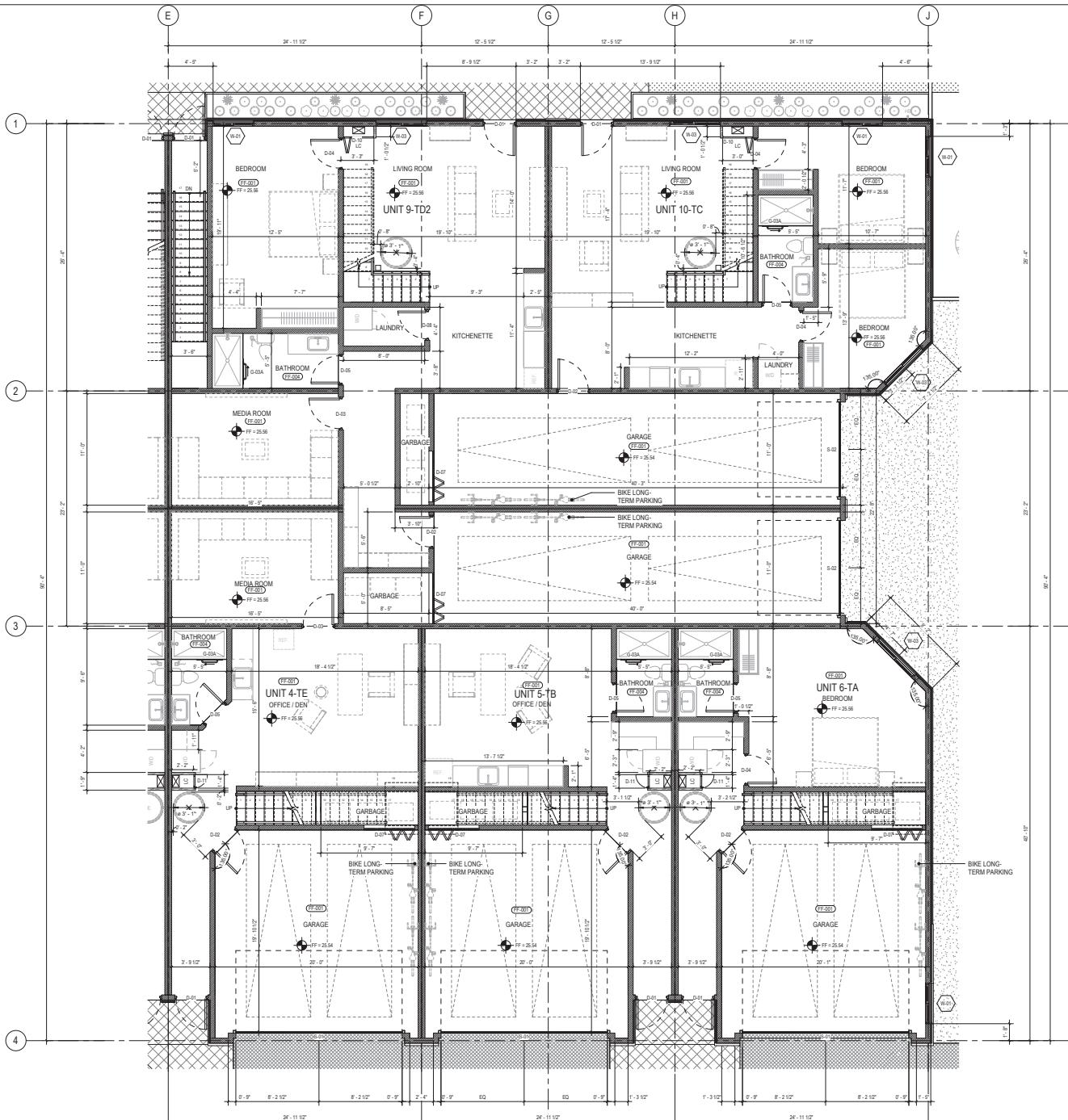
TITLE:
ENLARGED FIRST FLOOR PLAN B

ISSUE: 2025/09/26
TEAM: AIA

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SHEET NO.

A3103



MATERIALS / FINISHES

WALL TYPES

- 1/2" THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE INTERIOR WALL WITH ROCKWOOL INSULATION
- 5/8" THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE EXTERIOR WALL WITH ROCKWOOL INSULATION
- 5/8" THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE DRYWALL PARTITION, W/ 2 1/2" THK ASTM C1396/TSP90 GYPSUM BOARD ON BOTH SIDES W/ ROCKWOOL INSULATION
- PRIVACY SCREEN, ALUMINUM W/ POLYMER WOOD PANEL FINISH

NOTE: SEE STRUCTURAL PLANS FOR THE SHEAR WALLS.

ROOF TYPE

- GALVANIZED IRON SHEET ROOFING WITH 1 HOUR FIRE-RESISTIVE ASSEMBLY

FLOOR FINISHES

- FLAT TOP CONCRETE SLAB
- WOOD SLAB
- SLIP RESISTANT EPOXY FLOOR COATING
- POROUS ENCAUSTIC TILE, TEXTURED SLIP RESISTANT
- ENGINEERED TIMBER
- PEDESTAL SUPPORT SYSTEM
- STAMPED CONCRETE PAVERS (COLOR: GRAY)

WALL FINISHES

- WOOD PLASTIC COMPOSITE COLOR: TEAL
- WOOD PLASTIC COMPOSITE COLOR: TEAM
- WOOD PLASTIC COMPOSITE COLOR: DARK GRAY
- WOOD PLASTIC COMPOSITE COLOR: WHITE
- ALUMINUM COMPOSITE PANEL (COLOR: SEE SHEET A2107)

CEILING FINISHES

- PAINTED 1/2" GYPSUM BOARD

UNIT AREA									
	UNIT 1 (A101)	UNIT 2 (A102)	UNIT 3 (A103)	UNIT 4 (A104)	UNIT 5 (A105)	UNIT 6 (A106)	UNIT 7 (A107)	UNIT 8 (A108)	TOTAL
NUMBER OF UNITS	2	2	1	1	2	10			
NUMBER OF UNITS PER FLOOR TYPE	4	3	5	4	4	23			
BASEMENT	N/A	N/A	N/A	N/A	N/A	N/A			
1ST FLOOR	592.99	596.91	997.71	1,221.01	1,221.01	763.58			
2ND FLOOR	1,941.37	1,931.00	1,030.72	941.40	1,099.46	1,031.04			
3RD FLOOR	1,075.53	1,955.80	1,945.43	1,859.72	1,059.72	1,055.60			
ROOF DECK	130.45	238.55	130.79	130.79	130.79	128.55			
AREA (SF)	2,800.85	2,794.20	3,955.85	3,322.92	3,406.98	2,988.17			
TOTAL	5,600.18	5,984.40	6,179.70	6,322.92	6,176.34	30,278.12			

AFFORDABILITY LEVEL BY INCOME CATEGORY

FLOOR AREA RATIO									
	UNIT 1 (A101)	UNIT 2 (A102)	UNIT 3 (A103)	UNIT 4 (A104)	UNIT 5 (A105)	UNIT 6 (A106)	UNIT 7 (A107)	UNIT 8 (A108)	TOTAL
BASEMENT	N/A	N/A	N/A	N/A	N/A	N/A			
1ST FLOOR	614.32	514.40	934.49	1,157.80	1,157.80	724.53			
2ND FLOOR	972.74	904.21	947.51	879.19	946.24	987.41			
3RD FLOOR	1,096.74	1,096.71	956.37	1,058.71	1,052.01	995.37			
ROOF DECK	130.45	238.55	130.79	130.79	130.79	128.55			
AREA (SF)	2,848.52	2,837.84	3,630.10	3,616.79	3,236.84	2,811.85			
TOTAL	5,648.32	5,984.40	6,176.79	6,328.84	6,182.72	30,558.23			

FLOOR AREA CALCULATIONS ARE IN ACCORDANCE WITH SAN MATEO MUNICIPAL CODE (SMMC) SECTION 27.4.200. PER CODE REQUIREMENTS, SPECIFIC BUILDING COMPONENTS SUCH AS STAIRS AND ELEVATORS ARE NOT INCLUDED IN THE FLOOR AREA RATIO. THE TOTAL FLOOR AREA IS DETERMINED BY THE NUMBER OF FLOORS THAT OCCUPY THE FLOOR AREA, REGARDLESS OF THE NUMBER OF FLOORS THAT OCCUPY THE DEFINITION OF A FULL FLOOR AREA AND ACCURATE REPRESENTATION OF THE FLOOR AREA RATIO (FAR).

FOR THIS PROJECT, THE AREAS OCCUPIED BY THE ELEVATOR AND STAIRS HAVE BEEN ADDED TO THE ROOF DECK AREA ENSURING COMPLIANCE WITH THE CITY'S DEFINITION OF A FULL FLOOR AREA AND ACCURATE REPRESENTATION OF THE FLOOR AREA RATIO (FAR).



ISSUANCE:
NO. DESCRIPTION DATE

TITLE:
ENLARGED SECOND FLOOR PLAN A

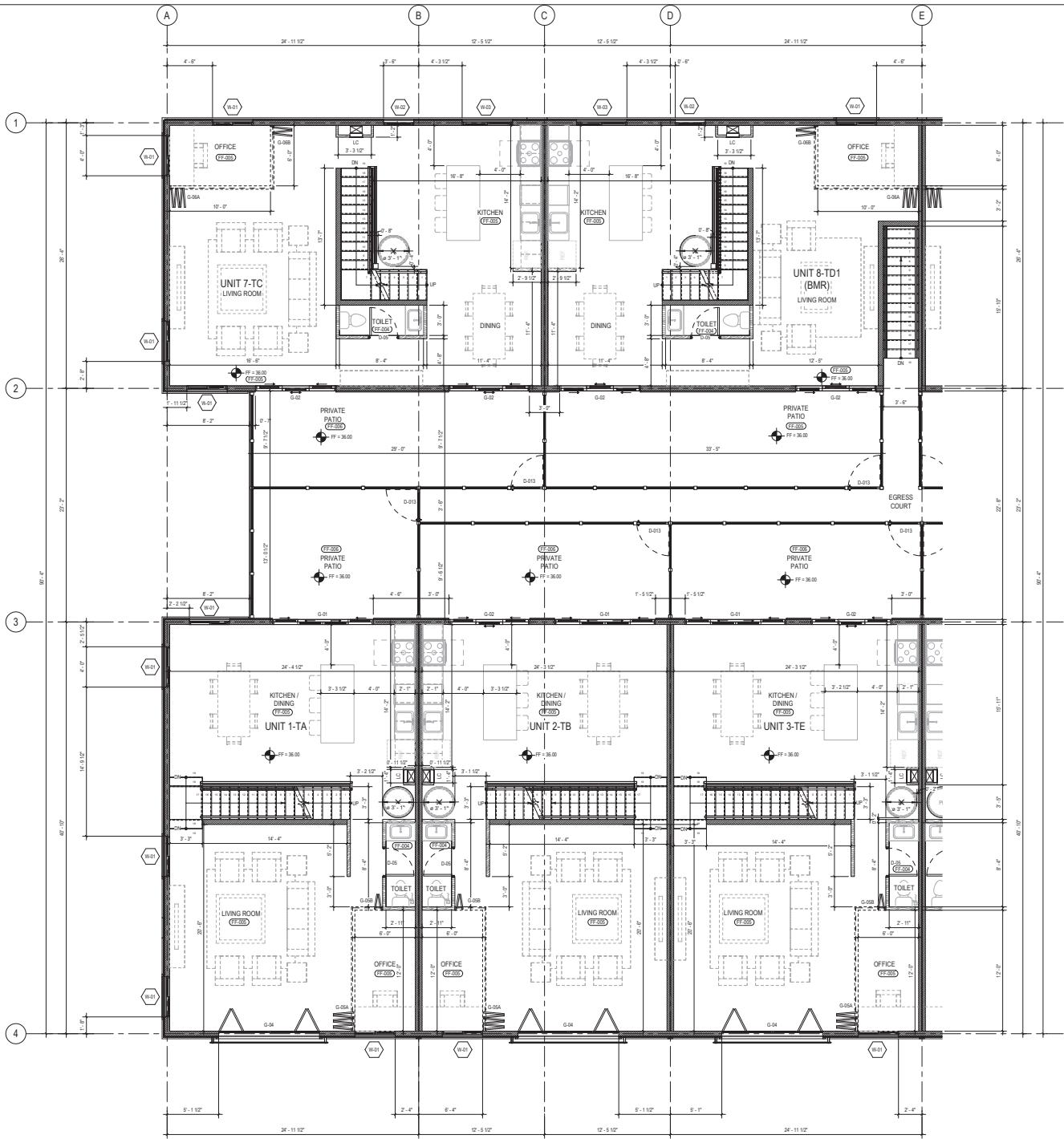
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ENLARGED SECOND FLOOR PLAN A
1 ASOB SCALE: 1/4"=1'-0"

MATERIALS / FINISHES

WALL TYPES

- 1/2" THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE INTERIOR WALL WITH ROCKWOOL INSULATION
- 5/8" THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE EXTERIOR WALL WITH ROCKWOOL INSULATION
- 5/8" THICK WOOD-FRAMED DRYWALL PARTITION, W: 23 1/2"
- THE ASTM C1187-19SP GYPSUM BOARD ON BOTH SIDES W/ ROCKWOOL INSULATION
- PRIVACY SCREEN, ALUMINUM W/ POLYMER WOOD PANEL FINISH

NOTE: SEE STRUCTURAL PLANS FOR THE SHEAR WALLS.

ROOF TYPE

- GALVANIZED IRON SHEET ROOFING WITH 1 HOUR FIRE-RESISTIVE ASSEMBLY

FLOOR FINISHES

- FLAT TOP CONCRETE SLAB
- WOOD SLAB
- SLIP RESISTANT EPOXY FLOOR COATING
- POROUS ENCAUSTIC TILE, TEXTURED SLIP RESISTANT
- ENGINEERED TIMBER
- PEDESTAL SUPPORT SYSTEM
- STAMPED CONCRETE PAVERS (COLOR: REED)

WALL FINISHES

- WOOD PLASTIC COMPOSITE COLOR: TEAK
- WOOD PLASTIC COMPOSITE (COLOR: TEAK)
- WOOD PLASTIC COMPOSITE (COLOR: DARK GRAY)
- WOOD PLASTIC COMPOSITE COLOR: DARK GRAY
- ALUMINUM COMPOSITE PANEL (COLOR: SEE SHEET A2107)

CEILING FINISHES

- PAINTED 1/2" GYPSUM BOARD

UNIT AREA										
	UNIT 1 (UNIT 2)	UNIT 2 (UNIT 3)	UNIT 3 (UNIT 4)	UNIT 4 (UNIT 5)	UNIT 5 (UNIT 6)	UNIT 6 (TOTAL)				
NUMBER OF UNITS PER FLOOR TYPE	2	2	1	1	2	10				
BASEMENT	N/A	N/A	N/A	N/A	N/A	N/A				
1ST FLOOR	592.99	596.91	997.71	1,221.01	1,221.01	7,633.58				
2ND FLOOR	1,941.37	1,931.00	1,032.72	941.40	1,096.46	4,931.04				
3RD FLOOR	1,075.53	1,955.80	1,945.43	1,859.72	1,059.72	5,955.60				
ROOF DECK	130.53	298.50	130.79	130.79	130.79	128.55				
AREA (SF)	2,800.05	2,794.70	3,955.60	3,332.92	3,406.98	19,881.17				
TOTAL	5,600.18	5,984.40	6,377.30	3,322.92	3,406.98	39,278.12				

AFFORDABILITY LEVEL BY INCOME CATEGORY

FLOOR AREA RATIO					
	UNIT 1 (UNIT 2)	UNIT 2 (UNIT 3)	UNIT 3 (UNIT 4)	UNIT 4 (UNIT 5)	UNIT 5 (UNIT 6)
BASEMENT	N/A	N/A	N/A	N/A	N/A
1ST FLOOR	614.32	314.40	934.49	1,157.80	724.53
2ND FLOOR	972.74	264.20	947.51	878.19	946.24
3RD FLOOR	1,098.53	596.37	1,098.71	1,022.01	996.37
ROOF DECK	130.53	298.50	130.79	130.79	128.55
AREA (SF)	2,804.15	2,819.17	3,037.50	3,168.79	3,236.84
UNIT TYPE	1	2	3	4	5
TOTAL	5,248.32	5,237.50	6,014.00	6,166.79	6,126.84

FLOOR AREA CALCULATIONS ARE IN ACCORDANCE WITH SAN MATEO MUNICIPAL CODE (SMMC) SECTION 274.203. PER CODE REQUIREMENTS, SPECIFIC BUILDING COMPONENTS SUCH AS STAIRS AND ELEVATORS ARE NOT INCLUDED IN THE FLOOR AREA RATIO. THEREFORE, THE TOTAL FLOOR AREA, REGARDLESS OF THE NUMBER OF FLOORS THEY OCCUPY, IS THE SUM OF THE ROOF DECK AREA ENSURING COMPLIANCE WITH THE CITY'S DEFINITION OF THE FLUSH AREA AND ACCURATE REPRESENTATION OF THE FLOOR AREA RATIO (FAR).

FOR THIS PROJECT, THE AREAS OCCUPIED BY THE ELEVATOR AND STAIRS HAVE BEEN ADDED TO THE ROOF DECK AREA ENSURING COMPLIANCE WITH THE CITY'S DEFINITION OF THE FLUSH AREA AND ACCURATE REPRESENTATION OF THE FLOOR AREA RATIO (FAR).





ISSUANCE:
NO. DESCRIPTION DATE

TITLE:
ENLARGED SECOND FLOOR PLAN B

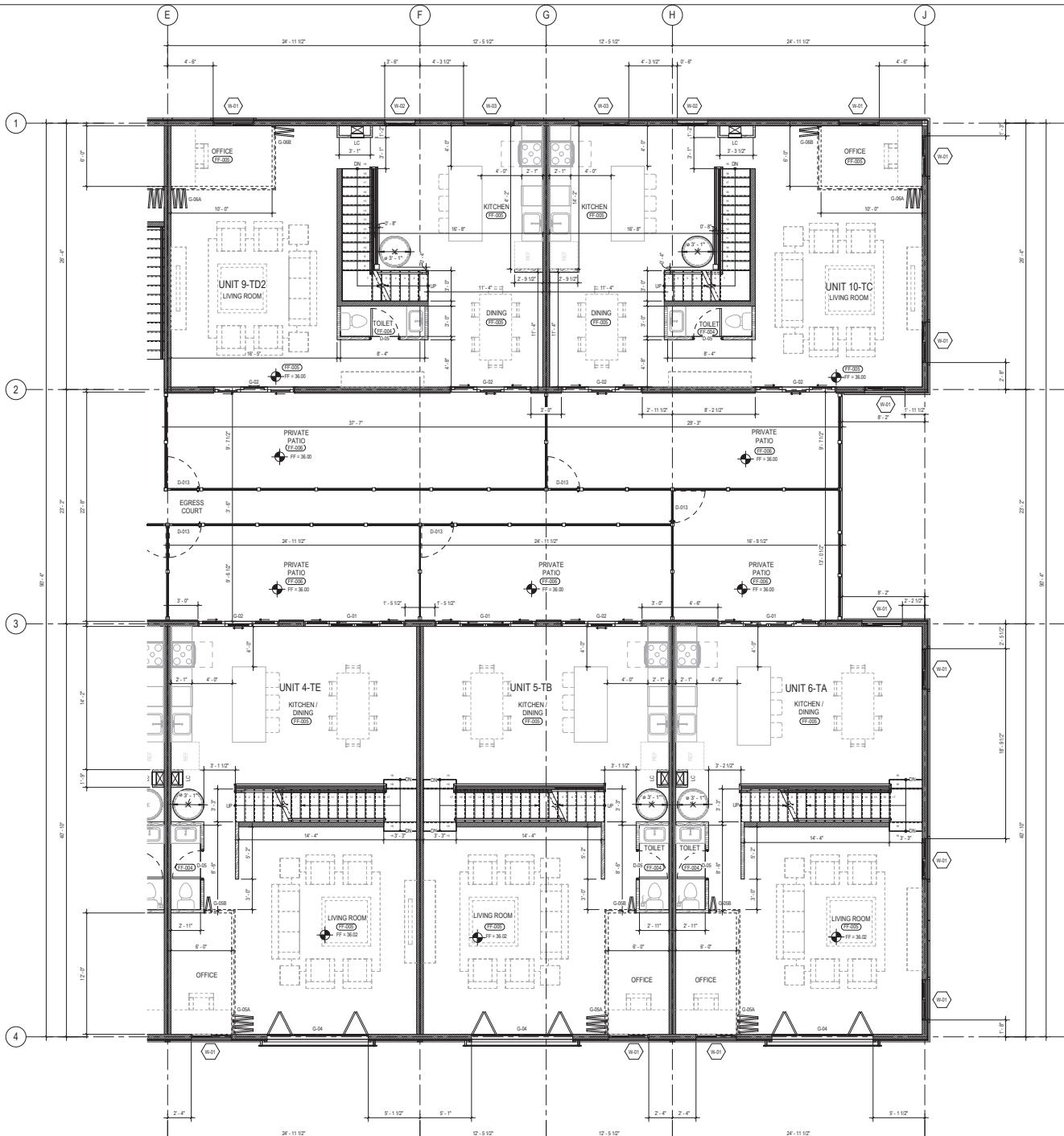
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TEAM: AIA

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A3105

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ENLARGED SECOND FLOOR PLAN B

MATERIALS / FINISHES

WALL TYPES

- 1/2 INCH THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE INTERIOR WALL WITH ROCKWOOL INSULATION
- 5/8 INCH THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE EXTERIOR WALL WITH ROCKWOOL INSULATION
- 5/8 INCH THICK WOOD-FRAMED DRYWALL PARTITION, W/ 2 1/2 INCHES OF ROCKWOOL INSULATION
- THE ASTM C1187-18M GYPSUM BOARD ON BOTH SIDES W/ ROCKWOOL INSULATION
- PRIVACY SCREEN, ALUMINUM W/ POLYMER WOOD PANEL FINISH

NOTE: SEE STRUCTURAL PLANS FOR THE SHEAR WALLS.

ROOF TYPE

- GALVANIZED IRON SHEET ROOFING WITH 1 HOUR FIRE-RESISTIVE ASSEMBLY

FLOOR FINISHES

- FLAT TOP CONCRETE SLAB
- WOOD SLAB
- SLIP RESISTANT EPOXY FLOOR COATING
- POLYCARBONATE TILE, TEXTURED SLIP RESISTANT
- ENGINEERED TIMBER
- PVC VINYL FLOOR
- PEDESTAL SUPPORT SYSTEM
- STAMPED CONCRETE PAVERS (COLOR: RED)

WALL FINISHES

- WOOD PLASTIC COMPOSITE COLOR: TEAK
- WOOD PLASTIC COMPOSITE COLOR: TEAL
- WOOD PLASTIC COMPOSITE COLOR: DARK GRAY
- WOOD PLASTIC COMPOSITE COLOR: WHITE
- ALUMINUM COMPOSITE PANEL (COLOR: SEE SHEET A2107)

CEILING FINISHES

- PAINTED 1/2" GYPSUM BOARD

UNIT AREA									
	UNIT 1 (4-TE)	UNIT 2 (5-TB)	UNIT 3 (6-TA)	UNIT 4 (7-TC)	UNIT 5 (TD)	UNIT 6 (TD)	UNIT 7 (TD)	UNIT 8 (TD)	TOTAL
NUMBER OF UNITS	2	2	2	1	1	2	1	2	10
NUMBER OF FLOORS	4	3	5	4	4	3	3	2	23
PER UNIT TYPE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BASEMENT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1ST FLOOR	592.99	599.61	997.71	1,221.01	1,221.01	763.58	763.58	763.58	5,600.18
2ND FLOOR	1,941.37	1,931.00	1,032.02	941.40	1,099.46	1,031.04	1,031.04	1,031.04	5,984.87
3RD FLOOR	1,075.53	1,959.80	1,945.43	1,859.72	1,059.72	1,055.60	1,055.60	1,055.60	5,984.87
ROOF DECK	130.45	238.50	130.79	130.79	130.79	130.79	130.79	130.79	128.55
STAIRS	-	-	-	-	-	-	-	-	-
UNIT TYPE	2,800.00	2,794.70	3,955.00	3,322.92	3,406.98	2,988.16	2,988.16	2,988.16	28,558.12
TOTAL	5,600.18	5,984.87	6,377.30	6,322.92	6,306.98	5,976.34	5,976.34	5,976.34	59,114.09

AFFORDABILITY LEVEL BY INCOME CATEGORY

FLOOR AREA RATIO									
	UNIT 1 (4-TE)	UNIT 2 (5-TB)	UNIT 3 (6-TA)	UNIT 4 (7-TC)	UNIT 5 (TD)	UNIT 6 (TD)	UNIT 7 (TD)	UNIT 8 (TD)	TOTAL
BASEMENT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1ST FLOOR	614.32	314.40	934.49	1,157.80	1,157.80	724.53	724.53	724.53	5,600.18
2ND FLOOR	972.74	264.70	947.51	879.19	946.24	987.41	987.41	987.41	5,984.87
3RD FLOOR	1,096.70	956.37	1,096.71	1,082.01	1,082.01	996.37	996.37	996.37	5,984.87
ROOF DECK	130.45	238.50	130.79	130.79	130.79	130.79	130.79	130.79	128.55
AREA (SF)	2,804.15	2,819.87	3,037.50	3,168.19	3,226.84	2,811.85	2,811.85	2,811.85	28,558.12
AREA PER UNIT TYPE	3,505.56	3,748.08	4,044.75	4,147.25	4,033.75	3,588.56	3,588.56	3,588.56	3,694.75
TOTAL	5,248.32	5,237.85	5,614.00	5,616.79	5,628.84	5,623.72	5,623.72	5,623.72	55,895.88

FLOOR AREA CALCULATIONS ARE IN ACCORDANCE WITH SAN MATEO MUNICIPAL CODE (SMMC) SECTION 274.200. PER CODE REQUIREMENTS, SPECIFIC BUILDING COMPONENTS SUCH AS STAIRS, ELEVATORS, AND ROOF DECK ARE NOT INCLUDED IN THE TOTAL FLOOR AREA, REGARDLESS OF THE NUMBER OF FLOORS THEY OCCUPY.

FOR THIS PROJECT, THE AREAS OCCUPIED BY THE ELEVATOR AND STAIRS HAVE BEEN INCLUDED IN THE ROOF DECK AREA ENSURING COMPLIANCE WITH THE CITY'S DEFINITION OF GROSS FLOOR AREA AND ACCURATE REPRESENTATION OF THE FLOOR AREA RATIO (FAR).





ISSUANCE:
NO. DESCRIPTION DATE

TITLE:
ENLARGED THIRD FLOOR PLAN A

ISSUE: 2025/09/26

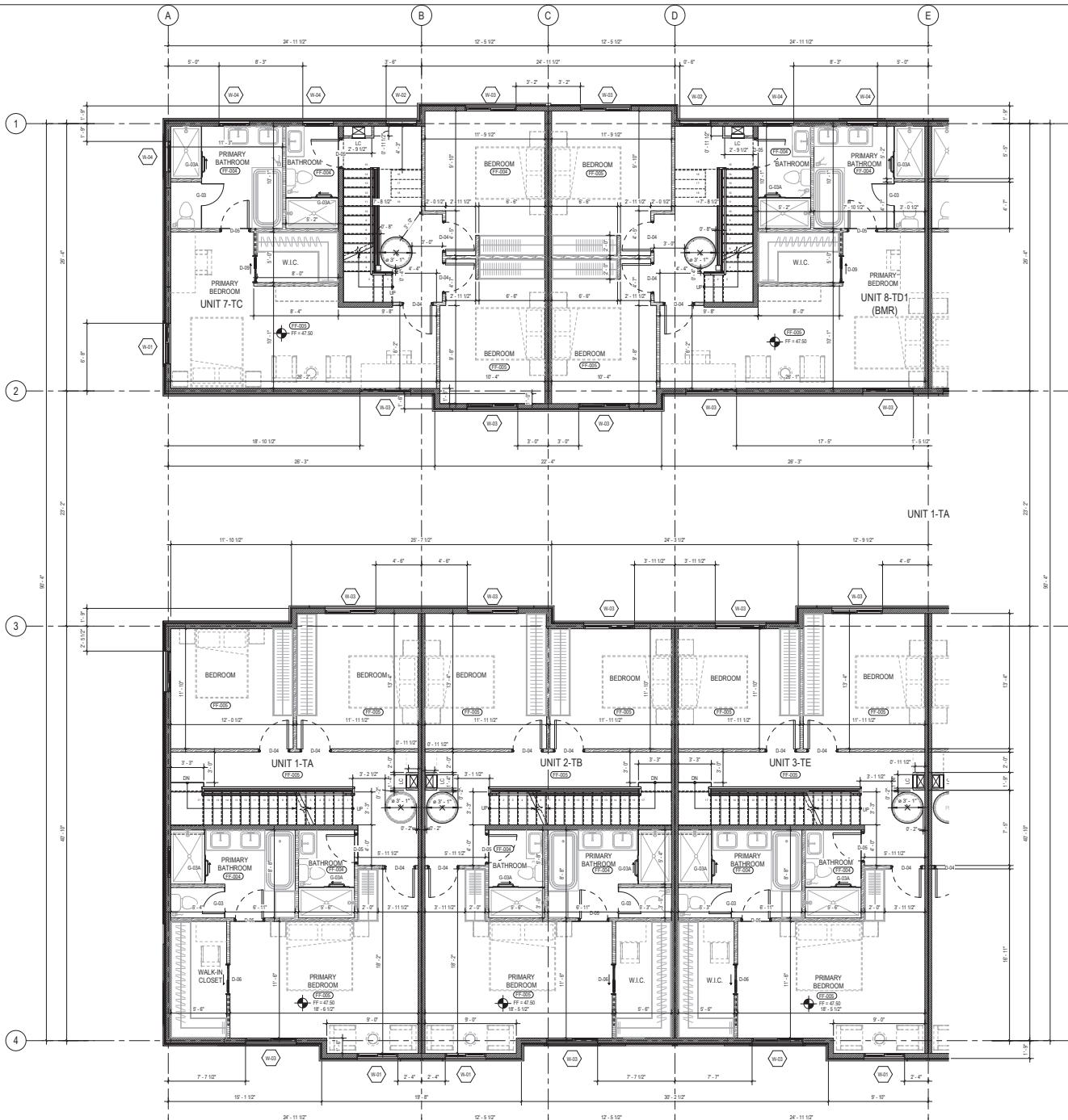
TEAM: ATI

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SHEET NO.

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		UNIT AREA						
		UNIT 1 (TA)	UNIT 2 (TB)	UNIT 3 (TE)	UNIT 4 (TD1)	UNIT 5 (TC)	UNIT 6 (TD2)	TOTAL
NUMBER OF UNITS		2	2	1	1	2	10	
UNIT TYPE		4	3	5	4	3		23
BASEMENT	N/A	N/A	N/A	N/A	N/A	N/A		
1ST FLOOR	502.99	509.61	499.71	1,221.01	1,221.01	763.58		
2ND FLOOR	1,941.37	1,931.00	1,931.02	941.40	1,009.46	1,031.04		
3RD FLOOR	1,075.53	1,095.80	1,095.82	1,050.42	1,059.72	1,059.72	1,055.60	
ROOF DECK	130.45	138.50	138.50	130.79	130.79	130.79	128.55	
STAIRS	1,800.00	1,794.40	1,795.50	1,332.92	1,406.98	1,388.17	1,376.12	
TOTAL	5,600.18	5,588.40	5,617.30	3,320.92	3,406.98	3,376.34	3,270.12	

AFFORDABILITY LEVEL BY INCOME CATEGORY

		FLOOR AREA RATIO					
		UNIT 1 (TA)	UNIT 2 (TB)	UNIT 3 (TE)	UNIT 4 (TD1)	UNIT 5 (TC)	TOTAL
AREA (SF)		N/A	N/A	N/A	N/A	N/A	
BASEMENT							
1ST FLOOR	614.32	614.40	614.49	1,157.80	1,157.80	724.53	
2ND FLOOR	972.74	964.40	947.51	878.19	946.24	967.41	
3RD FLOOR	1,098.74	1,098.74	1,098.74	1,098.71	1,098.71	1,098.71	1,098.71
ROOF DECK	130.45	138.50	138.50	130.79	130.79	130.79	128.55
STAIRS	1,824.15	1,819.15	1,801.50	1,316.79	1,326.84	1,311.85	1,298.23
TOTAL	5,248.32	5,237.00	5,130.00	3,168.44	3,126.84	3,106.72	28,558.23

FLOOR AREA CALCULATIONS ARE IN ACCORDANCE WITH SAN MATEO MUNICIPAL CODE (SMMC) SECTION 274.200. PER CODE REQUIREMENTS, SPECIFIC BUILDING COMPONENTS SUCH AS STAIRS, ROOF DECKS, AND STREETS ARE NOT INCLUDED IN THE TOTAL FLOOR AREA, REGARDLESS OF THE NUMBER OF FLOORS THEY OCCUPY.

FOR THIS PROJECT, THE AREAS OCCUPIED BY THE ELEVATOR AND STAIRS HAVE BEEN ADDED TO THE ROOF DECK AREA ENSURING COMPLIANCE WITH THE CITY'S DEFINITION OF GROSS FLOOR AREA AND ACCURATE REPRESENTATION OF THE FLOOR AREA RATIO (FAR).





ISSUANCE:
NO. DESCRIPTION DATE

TITLE:
ENLARGED THIRD FLOOR PLAN B

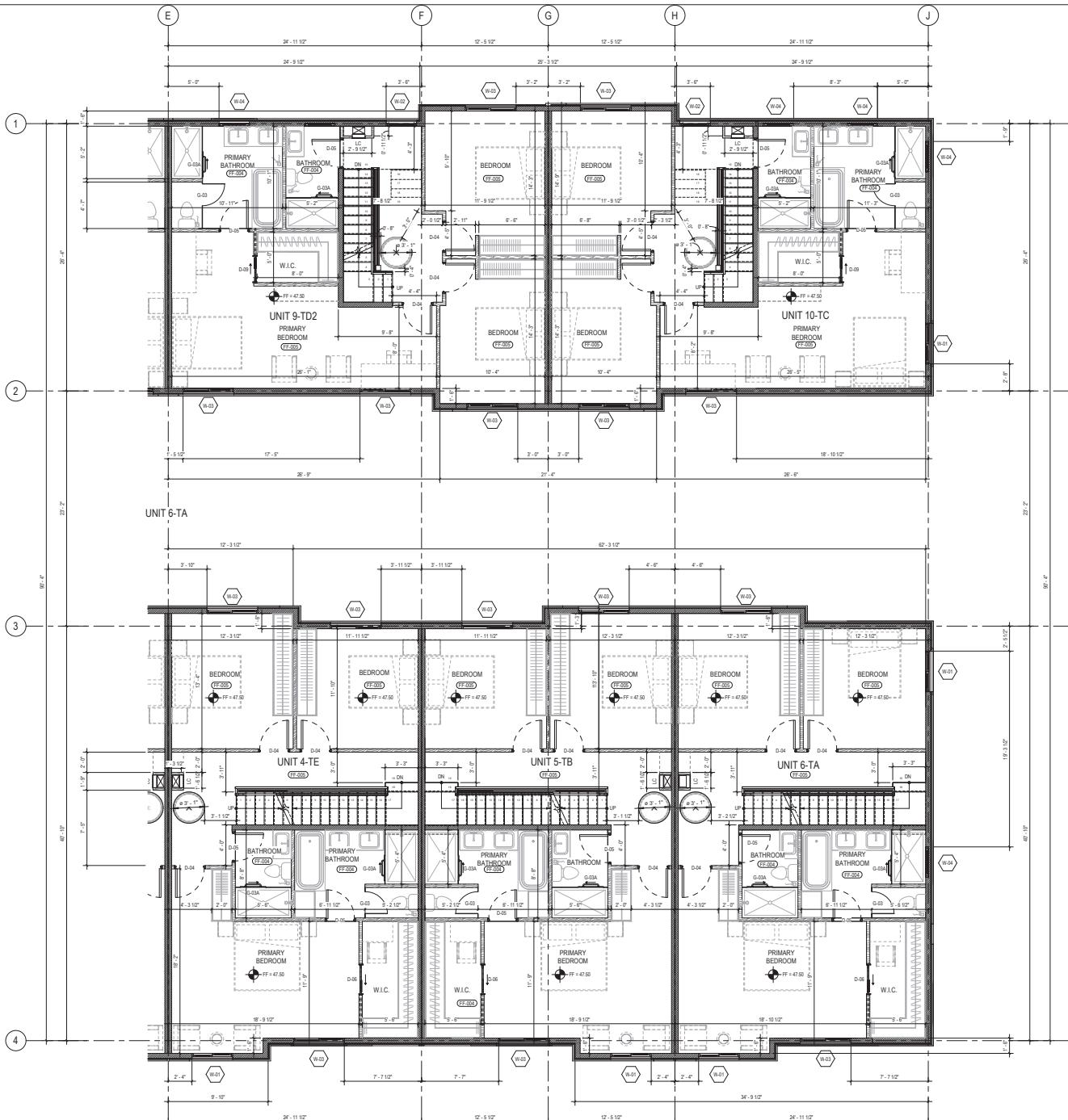
ISSUE: 2025/09/26
TEAM: AII

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ENLARGED THIRD FLOOR PLAN B
1 ASME SCALE 1/4"=1'-0"

MATERIALS / FINISHES

WALL TYPES

- 6" THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE INTERIOR WALL WITH ROCKWOOL INSULATION
- 6" THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE EXTERIOR WALL WITH ROCKWOOL INSULATION
- THE ASTM C1390-18M GYPSUM BOARD ON BOTH SIDES IN ROCKWOOL INSULATION
- PRIVACY SCREEN, ALUMINUM W/ POLYMER WOOD PANEL FINISH

NOTE: SEE STRUCTURAL PLANS FOR THE SHEAR WALLS.

ROOF TYPE

- GALVANIZED IRON SHEET ROOFING WITH 1 HOUR FIRE-RESISTIVE ASSEMBLY

FLOOR FINISHES

- FLOATED CONCRETE SLAB
- WOOD SLAB
- SLIP RESISTANT EPOXY FLOOR COATING
- POLYCARBONATE TILE, TEXTURED SLIP RESISTANT
- ENGINEERED TIMBER
- PVC VINYL TILES
- PEDESTAL SUPPORT SYSTEM
- STAMPED CONCRETE PAVERS (COLOR: REED)

WALL FINISHES

- WOOD PLASTIC COMPOSITE COLOR: TEAK
- WOOD PLASTIC COMPOSITE COLOR: TEAK
- WOOD PLASTIC COMPOSITE COLOR: DARK GRAY
- WOOD PLASTIC COMPOSITE COLOR: DARK GRAY
- ALUMINUM COMPOSITE PANEL (COLOR: SEE SHEET A2107)

CEILING FINISHES

- PAINTED 1/2" GYPSUM BOARD

UNIT AREA										
	UNIT 1 (UNIT 5-TB)	UNIT 2 (UNIT 6-TA)	UNIT 3 (UNIT 7-TC)	UNIT 4 (UNIT 8-TD2)	UNIT 5 (UNIT 9-TD2)	UNIT 6 (UNIT 10-TC)	UNIT 7 (UNIT 10-TC)	UNIT 8 (UNIT 10-TC)	UNIT 9 (UNIT 10-TC)	TOTAL
NUMBER OF UNITS	2	2	1	1	2	1	2	1	2	10
NUMBER OF ROOMS PER UNIT TYPE	4	3	5	4	4	3	2	3	2	23
BASEMENT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1ST FLOOR	592.99	596.91	997.71	1,221.01	1,221.01	763.58				
2ND FLOOR	1,941.37	1,931.00	1,030.72	941.40	1,099.46		1,031.04			
3RD FLOOR	1,075.53	1,955.80	1,944.43	1,859.72	1,059.72	1,055.60				
ROOF DECK	130.45	238.50	130.79	130.79	130.79	130.55				
AREA (SF)	2,800.85	2,794.20	3,955.65	3,322.92	3,406.98	3,988.47				
TOTAL	5,600.18	5,984.40	6,177.30	3,322.92	4,823.72	3,978.14				39,278.12

AFFORDABILITY LEVEL BY INCOME CATEGORY

FLOOR AREA RATIO										
	UNIT 1 (UNIT 5-TB)	UNIT 2 (UNIT 6-TA)	UNIT 3 (UNIT 7-TC)	UNIT 4 (UNIT 8-TD2)	UNIT 5 (UNIT 9-TD2)	UNIT 6 (UNIT 10-TC)	UNIT 7 (UNIT 10-TC)	UNIT 8 (UNIT 10-TC)	UNIT 9 (UNIT 10-TC)	TOTAL
BASEMENT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1ST FLOOR	614.32	514.40	934.49	1,157.80	1,157.80	724.53				
2ND FLOOR	972.74	264.24	947.51	878.19	946.24	987.41				
3RD FLOOR	1,096.50	956.37	1,096.71	1,082.01	1,082.01	996.37				
ROOF DECK	130.45	238.50	130.79	130.79	130.79	130.55				
AREA (SF)	2,804.82	2,819.87	3,037.50	3,168.79	3,236.84	3,211.85				
TOTAL	5,648.32	5,937.74	6,186.00	6,168.72	6,228.54	6,196.57				39,558.23

FLOOR AREA CALCULATIONS ARE IN ACCORDANCE WITH SAN MATEO MUNICIPAL CODE (SMMC) SECTION 274.200. PER CODE REQUIREMENTS, SPECIFIC BUILDING COMPONENTS SUCH AS STAIRS AND ELEVATORS ARE NOT INCLUDED IN THE FLOOR AREA. THEREFORE, THE TOTAL FLOOR AREA, REGARDLESS OF THE NUMBER OF FLOORS THAT OCCUPY THE DEFINITION OF A FLOOR FLUSH AREA AND ACCURATE REPRESENTATION OF THE FLOOR AREA RATIO (FAR).

FOR THIS PROJECT, THE AREAS OCCUPIED BY THE ELEVATOR AND STAIRS HAVE BEEN REMOVED FROM THE ROOF DECK AREA ENSURING COMPLIANCE WITH THE CITY'S DEFINITION OF A FLOOR FLUSH AREA AND ACCURATE REPRESENTATION OF THE FLOOR AREA RATIO (FAR).





ISSUANCE:
NO. DESCRIPTION DATE

TITLE:
ENLARGED ROOF
DECK PLAN A

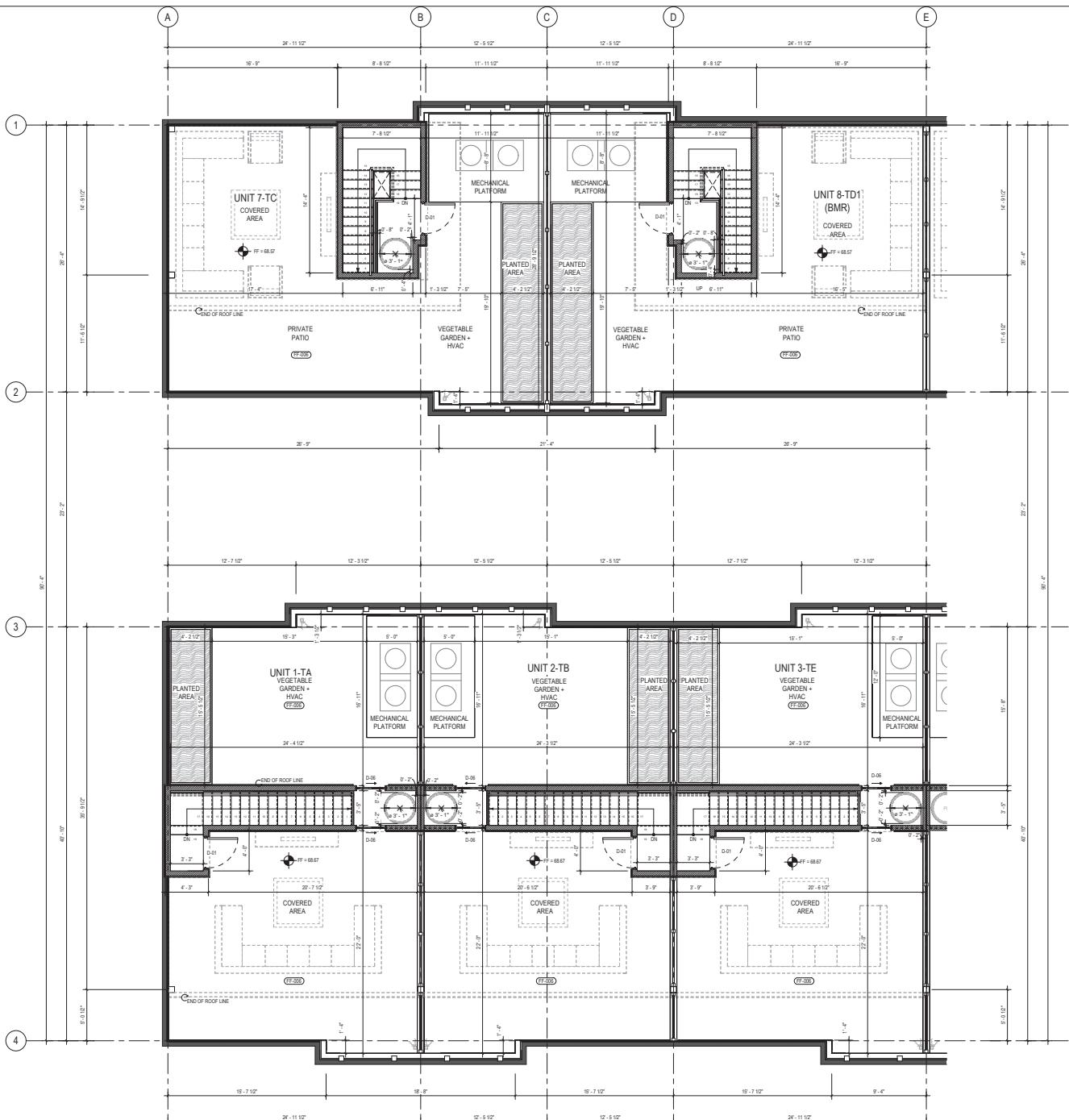
ISSUE: 2025/09/26
TEAM: ATI

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MATERIALS / FINISHES

WALL TYPES

- 1/2" THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE INTERIOR WALL WITH ROCKWOOL INSULATION
- 5/8" THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE EXTERIOR WALL WITH ROCKWOOL INSULATION
- 5/8" THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE DRYWALL PARTITION, W/ 2 1/2" THK ASTM C303-18B9 GYPSUM BOARD ON BOTH SIDES W/ ROCKWOOL INSULATION
- PRIVACY SCREEN, ALUMINUM W/ POLYMER WOOD PANEL FINISH

NOTE: SEE STRUCTURAL PLANS FOR THE SHEAR WALLS.

ROOF TYPE

- GALVANIZED IRON SHEET ROOFING WITH 1 HOUR FIRE-RESISTIVE ASSEMBLY

FLOOR FINISHES

- FIRED CONCRETE SLAB
- WOOD SLAB
- SLIP RESISTANT EPOXY FLOOR COATING
- POLYCARBONATE TILE, TEXTURED SLIP RESISTANT
- ENGINEERED TIMBER
- PEDESTAL SUPPORTS
- PEDESTAL SUPPORT SYSTEM
- STAMPED CONCRETE PAVERS (COLOR: RED)

WALL FINISHES

- WOOD PLASTIC COMPOSITE COLOR: TEAK (COLOR: TEAK)
- WOOD PLASTIC COMPOSITE (COLOR: TEAM)
- WOOD PLASTIC COMPOSITE COLOR: DARK GRAY (COLOR: DARK)
- WOOD PLASTIC COMPOSITE COLOR: WHITE (COLOR: WHITE)
- ALUMINUM COMPOSITE PANEL (COLOR: SEE SHEET A2107)

CEILING FINISHES

- PAINTED 1/2" GYPSUM BOARD

UNIT AREA									
	UNIT 1 (4 TA)	UNIT 2 (4 TB)	UNIT 3 (4 TC)	UNIT 4 (TD)	UNIT 5 (T)	UNIT 6 (4 TE)	UNIT 7 (4 TD1)	UNIT 8 (4 TD2)	TOTAL
NUMBER OF UNITS PER FLOOR TYPE	2	2	2	1	1	2	10	10	
NUMBER OF UNITS PER FLOOR TYPE	4	3	5	4	4	3	23	23	
BASEMENT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1ST FLOOR	592.99	598.91	607.71	1,221.01	1,221.01	763.58			
2ND FLOOR	1,941.37	1,931.00	1,932.72	941.40	1,009.46		1,031.04		
3RD FLOOR	1,075.53	1,095.80	1,044.43	1,059.72	1,059.72	1,055.60			
ROOF DECK	130.45	298.50	130.79	130.79	130.79	130.55			
AREA (SF)	2,800.85	2,794.20	3,155.50	3,322.92	3,406.98	3,088.14			
TOTAL	5,600.18	5,588.40	6,177.30	3,322.92	3,406.98	3,176.54			30,278.12

AFFORDABILITY LEVEL BY INCOME CATEGORY

BMR

FLOOR AREA RATIO									
	UNIT 1 (4 TA)	UNIT 2 (4 TB)	UNIT 3 (4 TC)	UNIT 4 (TD)	UNIT 5 (T)	UNIT 6 (4 TE)	UNIT 7 (4 TD1)	UNIT 8 (4 TD2)	TOTAL
BASEMENT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1ST FLOOR	614.32	614.40	614.49	1,157.80	1,157.80	724.53			
2ND FLOOR	972.74	964.70	947.51	879.19	946.24	982.41			
3RD FLOOR	1,036.00	1,086.71	996.37	1,058.71	1,058.71	1,020.01	996.37		
ROOF DECK	130.45	298.50	130.79	130.79	130.79	130.55			
AREA (SF)	2,848.15	2,819.81	3,037.50	3,168.79	3,126.84	3,211.86			
TOTAL	5,648.32	5,578.61	6,186.99	6,186.72	6,186.72	6,186.55			

FLOOR AREA CALCULATIONS ARE IN ACCORDANCE WITH SAN MATEO MUNICIPAL CODE (SMMC) SECTION 274.200. PER CODE REQUIREMENTS, SPECIFIC BUILDING COMPONENTS SUCH AS STAIRS AND ELEVATORS ARE NOT INCLUDED IN THE FLOOR AREA RATIO. THEREFORE, THE TOTAL FLOOR AREA, REGARDLESS OF THE NUMBER OF FLOORS THEY OCCUPY, IS THE SUM OF THE ROOF DECK AREA ENSURING COMPLIANCE WITH THE CITY'S DEFINITION OF THE FLUSH AREA AND ACCURATE REPRESENTATION OF THE FLOOR AREA RATIO (FAR).

FOR THIS PROJECT, THE AREAS OCCUPIED BY THE ELEVATOR AND STAIRS HAVE BEEN REMOVED FROM THE ROOF DECK AREA ENSURING COMPLIANCE WITH THE CITY'S DEFINITION OF THE FLUSH AREA AND ACCURATE REPRESENTATION OF THE FLOOR AREA RATIO (FAR).





ISSUANCE:
NO. DESCRIPTION DATE

TITLE:
ENLARGED ROOF
DECK PLAN B

ISSUE: 2025/09/26
TEAM: AIA

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ENLARGED ROOF DECK PLAN B

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

MATERIALS / FINISHES

WALL TYPES

- 6-INCH THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE INTERIOR WALL WITH ROCKWOOL INSULATION
- 6-INCH THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE EXTERIOR WALL WITH ROCKWOOL INSULATION
- 8-INCH THICK WOOD-FRAMED, 2-HOUR FIRE-RESISTIVE DRYWALL PARTITION, W/ 2 1/2" THK ASTM C70-18SP GYPSUM BOARD ON BOTH SIDES W/ ROCKWOOL INSULATION
- PRIVACY SCREEN, ALUMINUM W/ POLYMER WOOD PANEL FINISH

NOTE: SEE STRUCTURAL PLANS FOR THE SHEAR WALLS.

ROOF TYPE

- GALVANIZED IRON SHEET ROOFING WITH 1 HOUR FIRE-RESISTIVE ASSEMBLY

FLOOR FINISHES

- FLAT TOP CONCRETE SLAB
- WOOD SLAB
- SLIP RESISTANT EPOXY FLOOR COATING
- POROUS STONE TILE, TEXTURED SLIP RESISTANT
- ENGINEERED TIMBER
- PEDESTAL SUPPORTS
- PEDESTAL SUPPORT SYSTEM
- STAMPED CONCRETE PAVERS
- ALUMINUM COMPOSITE PANEL (COLOR: SEE SHEET A2109)

WALL FINISHES

- WOOD PLASTIC COMPOSITE COLOR: TEAK
- WOOD PLASTIC COMPOSITE COLOR: TEAK
- WOOD PLASTIC COMPOSITE COLOR: DARK GRAY
- WOOD PLASTIC COMPOSITE COLOR: DARK GRAY
- ALUMINUM COMPOSITE PANEL (COLOR: SEE SHEET A2109)

CEILING FINISHES

- PAINTED 1/2" GYPSUM BOARD

UNIT AREA

	UNIT 1 (4-TA)	UNIT 2 (4-TB)	UNIT 3 (4-TC)	UNIT 4 (4-TD)	UNIT 5 (4-TF)	UNIT 6 (4-TG)	UNIT 7 (4-TH)	UNIT 8 (4-TI)	TOTAL
NUMBER OF UNITS	2	2	1	1	2	1	2	10	
NUMBER OF UNITS PER UNIT TYPE	4	3	5	4	4	3	2	23	
BASEMENT	N/A								
1ST FLOOR	502.99	509.61	509.71	512.01	512.01	512.01	512.01	512.01	5,600.18
2ND FLOOR	1,941.37	1,931.00	1,931.00	1,931.00	1,931.00	1,931.00	1,931.00	1,931.00	19,310.04
3RD FLOOR	1,075.53	1,095.80	1,095.80	1,095.80	1,095.80	1,095.80	1,095.80	1,095.80	10,955.53
ROOF DECK	130.45	130.45	130.45	130.45	130.45	130.45	130.45	130.45	1,304.55
STAIRS	1,200.00	1,794.00	1,794.00	1,794.00	1,794.00	1,794.00	1,794.00	1,794.00	16,884.00
UNIT TYPE	2,800.00	3,588.40	3,588.40	3,588.40	3,588.40	3,588.40	3,588.40	3,588.40	35,270.12
TOTAL	5,600.18	5,588.40	5,588.40	5,588.40	5,588.40	5,588.40	5,588.40	5,588.40	

AFFORDABILITY LEVEL BY INCOME CATEGORY

	UNIT AREA RATIO							
	UNIT 1 (4-TA) UNIT 2 (4-TB) UNIT 3 (4-TC) UNIT 4 (4-TD) UNIT 5 (4-TF) UNIT 6 (4-TG) UNIT 7 (4-TH) UNIT 8 (4-TI) TOTAL							
BASEMENT	N/A N/A N/A N/A N/A N/A N/A N/A N/A							
1ST FLOOR	614.32	614.40	614.49	1,157.80	1,157.80	1,157.80	1,157.80	1,157.80
2ND FLOOR	972.74	964.70	947.51	879.19	946.24	946.24	946.24	946.24
3RD FLOOR	1,096.74	1,096.71	1,096.71	1,096.71	1,096.71	1,096.71	1,096.71	1,096.71
ROOF DECK	130.45	130.45	130.45	130.45	130.45	130.45	130.45	130.45
STAIRS	1,200.00	1,794.00	1,794.00	1,794.00	1,794.00	1,794.00	1,794.00	1,794.00
UNIT TYPE	2,804.32	3,587.40	3,587.40	3,587.40	3,587.40	3,587.40	3,587.40	3,587.40
TOTAL	5,648.32	5,587.40	5,587.40	5,587.40	5,587.40	5,587.40	5,587.40	5,587.40

FLOOR AREA CALCULATIONS ARE IN ACCORDANCE WITH SAN MATEO MUNICIPAL CODE (SMMC) SECTION 274.200. PER CODE REQUIREMENTS, SPECIFIC BUILDING COMPONENTS SUCH AS ROOF DECKS, STAIRS, AND ROOF AREAS ARE NOT INCLUDED IN THE TOTAL FLOOR AREA, REGARDLESS OF THE NUMBER OF FLOORS THEY OCCUPY.

FOR THIS PROJECT, THE AREAS OCCUPIED BY THE ELEVATOR AND STAIRS HAVE BEEN REMOVED FROM THE ROOF DECK AREA ENSURING COMPLIANCE WITH THE CITY'S DEFINITION OF A FLUSH AREA AND ACCURATE REPRESENTATION OF THE FLOOR AREA RATIO (FAR).



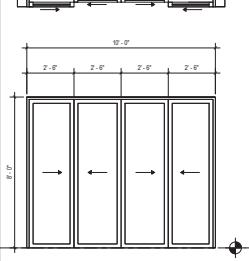
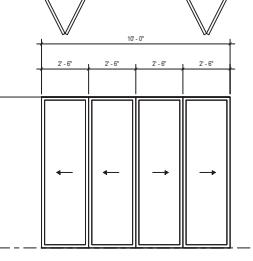
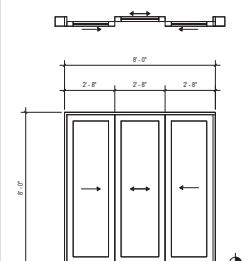
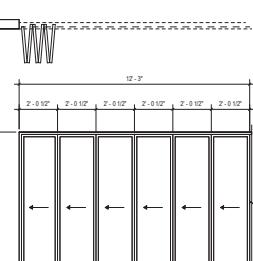
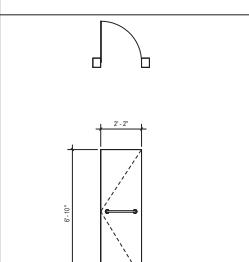
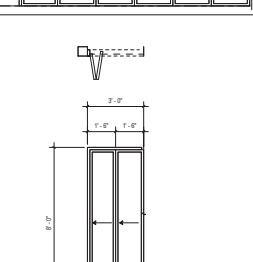
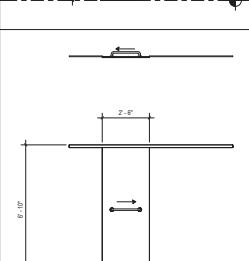
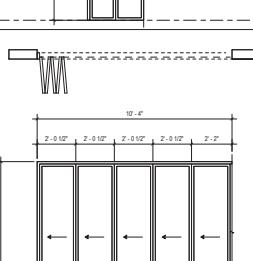
DOOR SCHEDULE											DOOR SCHEDULE										
Door Plan and Elevation	Type Mark	Description	Door Opening Size		Door Material/Finish		Remarks	Count	Function	Door Plan and Elevation	Type Mark	Description	Door Opening Size		Door Material/Finish		Remarks	Count	Function		
			Height	Width	Door	Frame							Height	Width	Door	Frame					
	D-01	ENTRANCE DOOR	8'-0"	3'-3"	2-HOUR RESISTIVE	WOOD PANEL (BROWN)	ALUMINUM ALLOY FRAME (DARK GREY)	WITH HEAVY-DUTY LOCKSET AND PEEPHOLE	22	Exterior		D-05	BATHROOM DOOR	8'-0"	3'-0"	FIRE RATING	WOOD PLASTIC COMPOSITE (ASHWOOD)	WOOD PLASTIC COMPOSITE (GREY)	WITH STANDARD LEVER-TYPE LOCKSETS	40	Interior
	D-02	SERVICE DOOR (FROM GARAGE)	8'-0"	3'-3"	2-HOUR RESISTIVE	MEDIUM DENSITY FIBERBOARD PANEL (BROWN)	MEDIUM DENSITY FIBERBOARD FRAME (GREY)	WITH STANDARD LEVER-TYPE LOCKSETS	10	Exterior		D-06	POCKET DOOR	8'-0"	3'-0"		WOOD PANEL (BROWN)	ALUMINUM ALLOY FRAME (DARK GREY)	WITH STANDARD LEVER-TYPE LOCKSETS	18	Exterior
	D-03	INTERIOR DOOR (MEDIA ROOM)	8'-0"	3'-3"		WOOD PANEL (TEAK)	WOOD PLASTIC COMPOSITE (GREY)	WITH STANDARD LEVER-TYPE LOCKSETS	4	Interior		D-07	4 PANEL BI-FOLD DOOR (FROM GARBAGE AREA)	6'-11 1/2"	5'-0"		WOOD PANEL (TEAK)	WOOD PLASTIC COMPOSITE (GREY)	WITH STANDARD LOCKSETS	10	Interior
	D-04	BEDROOM DOOR	8'-0"	3'-1"		WOOD PANEL (TEAK)	WOOD PLASTIC COMPOSITE (GREY)	WITH STANDARD LEVER-TYPE LOCKSETS	38	Interior		D-08	LAUNDRY DOOR	8'-0"	3'-0"		MEDIUM DENSITY FIBERBOARD PANEL (BROWN)	MEDIUM DENSITY FIBERBOARD FRAME (GREY)	FOR UTILITY ACCESS WITH STANDARD LOCKSETS	2	Interior

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94403

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EYEWITNESS

GLAZED DOOR SCHEDULE											GLAZED DOOR SCHEDULE 2										
DOOR PLAN/ELEV.	TYPE MARK	DESCRIPTION	DOOR OPENING SIZE			DOOR MATERIAL/FINISH		REMARKS	COUNT	FUNCTION	DOOR PLAN/ELEV.	TYPE MARK	DESCRIPTION	DOOR OPENING SIZE			DOOR MATERIAL/FINISH		REMARKS	COUNT	FUNCTION
			HEIGHT	WIDTH	FIRE RATING	DOOR	FRAME							HEIGHT	WIDTH	FIRE RATING	DOOR	FRAME			
	G-01	4 PANEL SLIDING DOOR	8'-0"	10'-0"		TINTED TEMPERED GLASS	ALUMINUM (BRONZE)	WITH STANDARD LOCKSETS	6	Exterior		G-04	4 PANEL BI-FOLD DOOR	8'-0"	10'-0"		TINTED TEMPERED GLASS	ALUMINUM (BRONZE)	WITH STANDARD LOCKSETS	6	Exterior
	G-02	2 SLIDING DOOR W/ FIXED PANEL	8'-0"	8'-0"		TINTED TEMPERED GLASS	ALUMINUM (BRONZE)	WITH STANDARD LOCKSETS	12	Exterior		G-05A	6 PANEL BI-FOLD DOOR (OFFICE AREA)	8'-0"	12'-3"		TEMPERED GLASS	ALUMINUM (BRONZE)	WITH STANDARD LOCKSETS	6	Interior
	G-03	TOILET DOOR	6'-10"	2'-2"		TEMPERED GLASS		WITH STANDARD BAR HANDLE	10	Interior		G-05B	2 PANEL BI-FOLD DOOR (OFFICE AREA)	8'-0"	3'-0"		TEMPERED GLASS	ALUMINUM (BRONZE)	WITH STANDARD LOCKSETS	6	Interior
	G-03A	SLIDING DOOR (SHOWER AREA)	6'-10"	2'-6"		TEMPERED GLASS	STAINLESS STEEL	WITH STANDARD BAR HANDLE	30	Interior		G-06A	5 PANEL BI-FOLD DOOR (OFFICE AREA)	8'-0"	10'-3"		TEMPERED GLASS	ALUMINUM (BRONZE)	WITH STANDARD LOCKSETS	4	Interior



ISSUANCE:
NO. DESCRIPTION DATE

TITLE:
SCHEDULE OF DOORS

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TEAM: AII

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DOOR SCHEDULE											SPECIALTY DOOR SCHEDULE												
DOOR PLAN AND ELEVATION	TYPE MARK	DESCRIPTION	DOOR OPENING SIZE			FIRE RATING	DOOR MATERIAL/FINISH		REMARKS	COUNT	FUNCTION	DOOR PLAN/ELEV.	TYPE MARK	DESCRIPTION	DOOR OPENING SIZE			FIRE RATING	DOOR MATERIAL/FINISH		REMARKS	COUNT	FUNCTION
			HEIGHT	WIDTH			DOOR	FRAME							HEIGHT	WIDTH	DOOR	FRAME					
	D-09	POCKET DOOR	8'-0"	2'-8"			WOOD PLASTIC COMPOSITE (GREY)	WOOD PANEL (TEAK)	WITH STANDARD LEVER-TYPE LOCKSETS	4	Interior		S-01	GARAGE DOOR	8'-0"	16'-4 1/2"	2-HOUR RESISTIVE		WOOD PANEL (BROWN)	ALUMINUM ALLOY FRAME (DARK GREY)	AUTOMATED LOCK	6	Exterior
	D-10	2 PANEL BI-FOLD DOOR (LAUNDRY CHUTE)	4'-10"	2'-11 1/2"			WOOD PLASTIC COMPOSITE (GREY)	WOOD PANEL (TEAK)	WITH STANDARD LEVER-TYPE LOCKSETS	4	Interior		S-02	GARAGE DOOR	8'-0"	9'-4"	2-HOUR RESISTIVE		WOOD PANEL (BROWN)	ALUMINUM ALLOY FRAME (DARK GREY)	AUTOMATED LOCK	4	Exterior
	D-11	SINGLE SWING DOOR (LAUNDRY CHUTE)	4'-10"	1'-4"			WOOD PLASTIC COMPOSITE (GREY)	WOOD PANEL (TEAK)	WITH STANDARD LOCKSETS	6	Interior	GLAZED DOOR SCHEDULE 3											
	D-013	EXIT DOOR (PATIO)	8'-0"	3'-2"			WOOD PLASTIC COMPOSITE (ASHWOOD)	ALUMINUM (WHITE)	WITH STANDARD LEVER-TYPE LOCKSETS	10	Exterior		G-06B	3 PANEL BI-FOLD DOOR (OFFICE AREA)	8'-0"	6'-1 1/2"			TEMPERED GLASS	ALUMINUM (BRONZE)	WITH STANDARD LOCKSETS	4	Interior

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PROJECT
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A5103

AJ105

WINDOW SCHEDULE								
WINDOW PLAN AND ELEVATION	TYPE MARK	WINDOW OPENING SIZE		WINDOW MATERIAL/FINISH		COUNT	REMARKS	
		HEIGHT	WIDTH	SILL HEIGHT	FRAMES			
	W-01	6'-0"	4'-0"	2'-0"	ALUMINUM (BRONZE)	TINTED TEMPERED GLASS	42	SLIDING TYPE
	W-02	6'-0"	3'-0"	2'-0"	ALUMINUM (BRONZE)	TINTED TEMPERED GLASS	8	SWING TYPE WITH SAFETY / WINDOW LIMITER
	W-03	6'-0"	5'-0"	2'-0"	ALUMINUM (BRONZE)	TINTED TEMPERED GLASS	42	SLIDING TYPE
	W-04	2'-0"	3'-0"	6'-0"	ALUMINUM (BRONZE)	TINTED TEMPERED GLASS	12	AWNING TYPE WITH SAFETY / WINDOW LIMITER

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WINDOWS

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2015 PIONEER CT, SANTA MONICA, CA 90403

OWNER
EVYNOLLC
405 SPRING STREET #902 LOS ANGELES, CA 90013



LEGEND:

	FENCE
	ROAD CENTER LINE
	PROPERTY LINE
	EASEMENT LINE
	ACCESS LINE
	ROAD CENTER LINE
	ROOF LINE / ABOVE FLOOR LINE
	PROTECTIVE FENCE
	PROPOSED RETAINING WALL
	DRIVEWAY PAVEMENT
	PEDESTRIAN PAVEMENT
	PERMEABLE DRIVEWAY PAVERS
	CAREX DIVULSA / BERKELEY SEDGE
	MULCH
	ARTIFICIAL GRASS
	VEHICULAR TRAFFIC DIRECTIONAL ARROW
	PEDESTRIAN TRAFFIC DIRECTIONAL ARROW
	FLOWLINE
	FINISH SURFACE
	TOP OF CURB
	OLEA EUROPAEA / OLIVE TREE
	CALISTEMON 'LITTLE JOHN' / LITTLE JOHN DWARF BOTTLE BRUSH
	CHONDROPETALUM TECTORIUM / SMALL CAPE RUSH
	PENNSETUM ACROPACOIDES / FOUNTAIN GRASS
	LOMANDRA LONGIFOLIA / SPIN-HEAD MAT RUSH
	PHORMIUM 'RAINBOW MAIDEN' / RAINBOW MAIDEN NEW ZEALAND FLAX
	FIRE HYDRANT
	JOINT UTILITY POLE
	LIGHT BOLLARDS
	FLOOR RECESSED LIGHTS
	LIGHT POST

SEE LANDSCAPE SHEET GS 8 PLANT LIST, QUANTITIES, AND WATER USE CLASSIFICATION FOR SPECIES. REFER TO THE CIVIL PLANS FOR THE EXACT PLANT HEIGHTS.

SITE FURNISHINGS, PRODUCT IMAGES AND DESCRIPTIONS ARE INCLUDED; MANUFACTURER INFORMATION IS OPTIONAL OR THE EQUIVALENT IN THE SPECIFICATIONS.



1 PC. CURVED WOOD BENCHES WITH HORIZONTAL WOOD SLATS MOUNTED ON PRECAST CONCRETE (7'-2" X 8'-5") 18" HIGH



SHORT TERM BIKE PARKING
CIRCULAR RACKS - STAINLESS STEEL
FINISH (27" LENGTH X 36" HEIGHT)



11 PCS. BLACK-COLORED LIGHT BOLLARDS
(42" HEIGHT - 6 1/2" DIAMETER)



RED PERMEABLE PAVERS
(SEE CIVIL PLANS FOR PAVER PLAN)



BIO-FILTRATION PLANTERS (REAR) - 6" HEIGHT



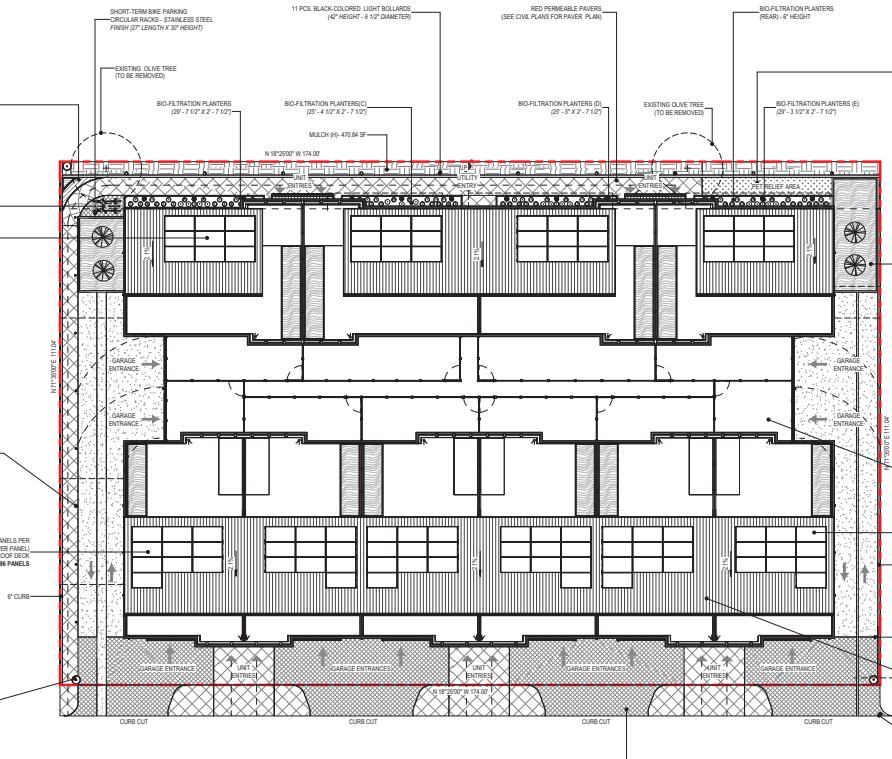
ARTIFICIAL GRASS 99.94 SF
ASTRO TURF



6 PCS. EXTERIOR FLOOR LIGHTS (4" DIAMETER)



SOLAR ZONE = 9-10 PANELS PER
UNIT (17.50 SF PER PANEL)
10% PER UNIT PER DECK
TOTAL OF 16 PANELS



PERMEABLE PAVERS FOR DRIVEWAY (SEE CIVIL PLANS FOR PAVER PLAN)



WALL-MOUNTED HARDWOOD BIKE RACK INSIDE
THE GARAGE OF EACH UNIT - 2 SLOTS PER UNIT
(LONG TERM PARKING)



GALVANIZED IRON ROOF