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PROJECT SCOPE

THE PROPOSED PROJECT IS A REPLACEMENT OF AN EXISTING OFFICE BUILDING INTO TEN (10) SINGLE-FAMILY HOMES. THE EXISTING OFFICE BUILDING COMPRISES ONE FULL SECOND FLOOR, ONE PARTIAL THIRD FLOOR, ONE PARTIAL BASEMENT, OVER AN OPEN BREEZEWAY-TYPE PARKING LOT.

THE PROPOSED PROJECT WOULD DEMOLISH THE EXISTING OFFICE BUILDING AND REPLACE WITH THREE LEVELS OF WOOD-FRAME CONSTRUCTION. THE RESIDENTIAL UNITS 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.

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

DEVELOPMENT PROJECT DATA INFORMATION

SITE ADDRESS:	2015 PIONEER CT, SAN MATEO, CA
APN:	39066666
ZONING CLASSIFICATION:	R-1/1H
LOT SIZE (SQ. FT.):	19,321.00 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	

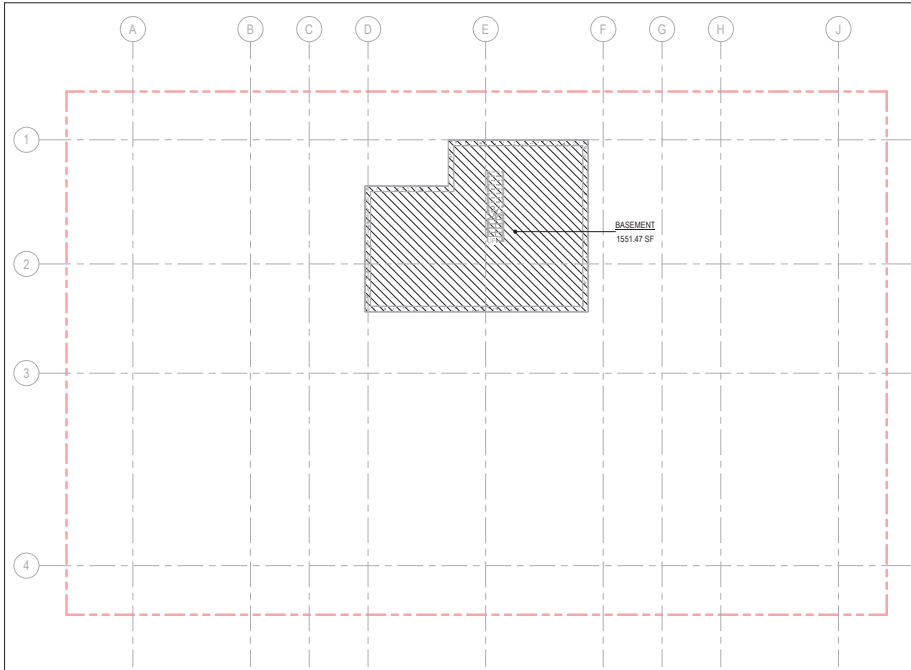
EXISTING INTERIOR FLOOR AREA TO BE REMODELED:	0 SF	
TOTAL FLOOR AREA FOR PARKING REQUIREMENTS:	4,152.92 SF	
TOTAL COVERED PARKING STALLS:	0	PROPOSED PROJECT PROVIDES TEN (10) PRIVATE GARAGES, ONE (1) GARAGE WITH TWO (2) PARKING SLOTS PER UNIT.
TOTAL UNCOVERED PARKING STALLS:	0	
LIST OF ALL HERITAGE TREES 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'-11"	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'-11"	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).

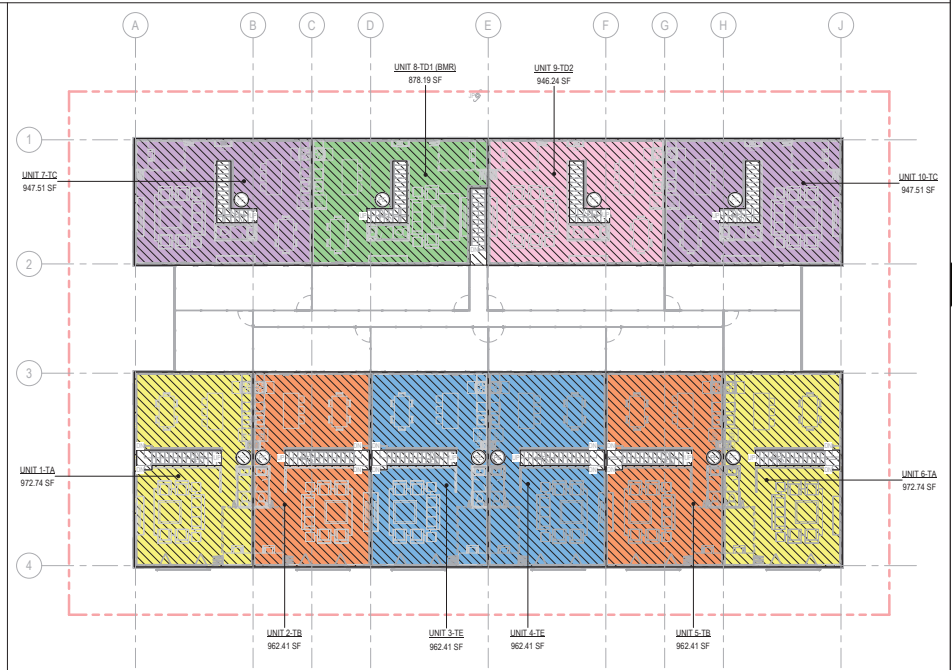
OCCUPANCY TYPE	R-2
CONSTRUCTION TYPE	V-A
HEIGHT	43' - 10"
NUMBER OF FLOORS	FOUR (4) STORES ABOVE GRADE PLACE OVER BASEMENT

UNIT MATRIX

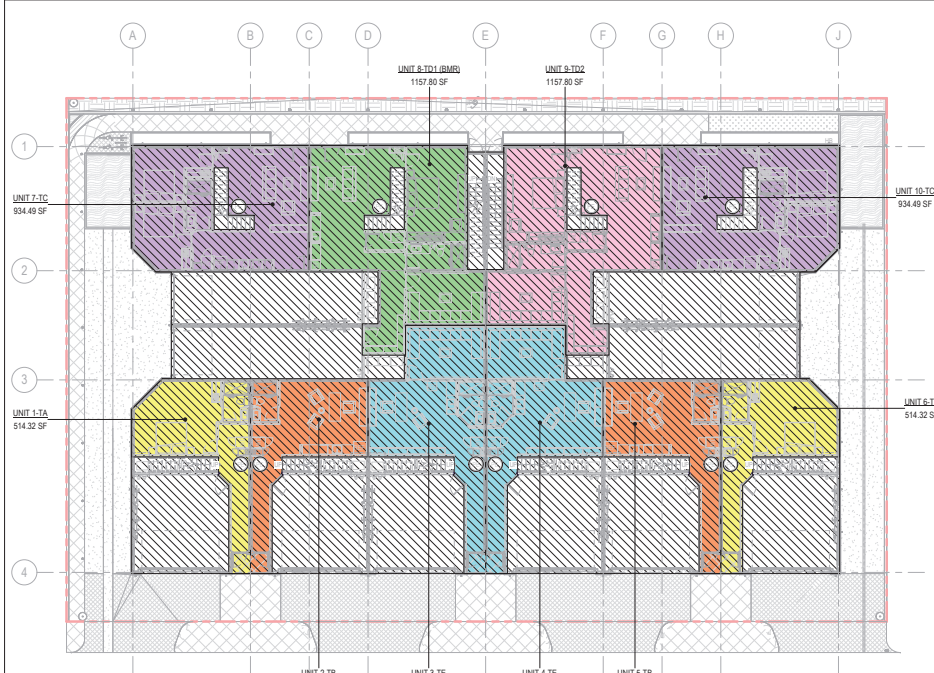
UNIT TYPE	UNIT 1 & 6 (TA)		UNIT 2 & 5 (TB)		UNIT 7 & 10 (TC)		UNIT 8 (TD1) - BMR		UNIT 9 (TD2)		UNIT 3 & 4 (TE)	
NUMBER OF UNITS OF THIS TYPE	2		2		2		1		1		2	
NUMBER OF BEDROOM	4		3		5		4		4		3	
AREA (EXCLUDING GARAGE, PATIO, ETC.)	2,800.09 SF		2,624.16 SF		2,794.20 SF		2,618.78 SF		3,185.65 SF		3,021.59 SF	
	UNIT AREA	FAR	UNIT AREA	FAR	UNIT AREA	FAR	UNIT AREA	FAR	UNIT AREA	FAR	UNIT AREA	FAR
	2,800.09 SF		2,624.16 SF		2,794.20 SF		2,618.78 SF		3,185.65 SF		3,021.59 SF	
	2,800.09 SF		2,624.16 SF		2,794.20 SF		2,618.78 SF		3,185.65 SF		3,021.59 SF	
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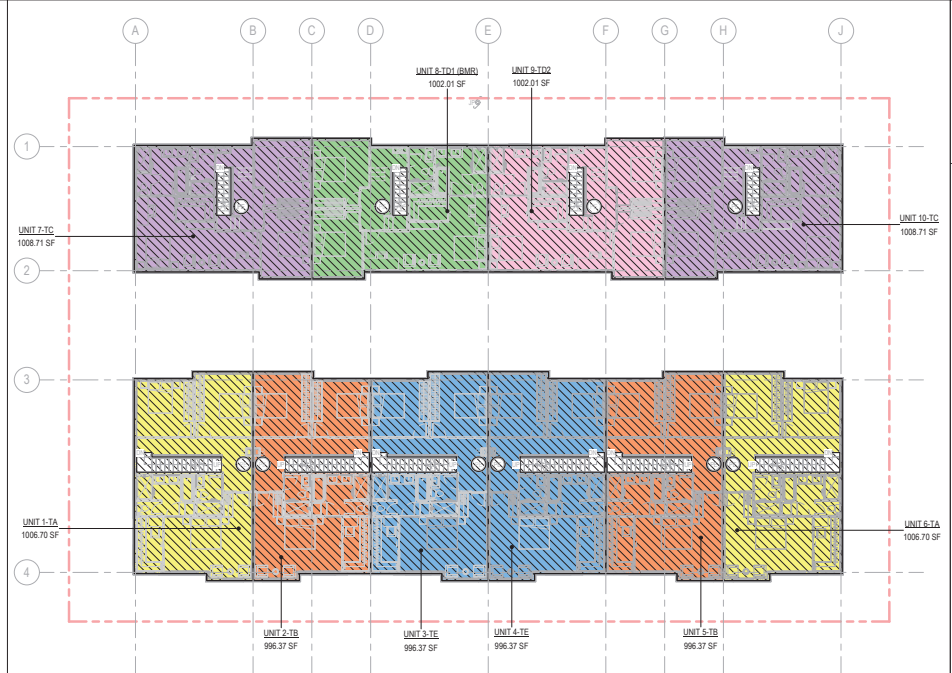
1 BASEMENT FAR PLAN
SCALE: 3/32" = 1'-0"



2 SECOND FLOOR FAR PLAN
SCALE: 3/32" = 1'-0"



3 FIRST FLOOR FAR PLAN
SCALE: 3/32" = 1'-0"



4 THIRD FLOOR FAR PLAN
SCALE: 3/32" = 1'-0"



ROOF DECK FAR PLAN
SCALE: 3/32" = 1'-0"

UNIT AREA									
NUMBER OF UNIT TYPE	UNIT 1 & UNIT 2		UNIT 3 & UNIT 4		UNIT 5 & UNIT 6		UNIT 7 & UNIT 8		TOTAL
	4 (TA)	5 (TB)	4 (TC)	5 (TD)	4 (TE)	5 (TF)	4 (TG)	5 (TH)	
NUMBER OF BEDROOMS PER UNIT TYPE	4	3	5	4	4	3	4	3	23
BASEMENT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1ST FLOOR	602.99	569.61	907.71	1,221.01	1,221.01	763.98			
2ND FLOOR	1,041.37	1,021.04	1,010.72	941.40	1,009.46	1,021.04			
3RD FLOOR	1,075.53	1,065.00	1,048.42	1,039.72	1,039.72	1,065.00			
ROOF DECK	130.40	128.55	130.79	130.79	130.79	130.55			
UNIT AREA (SF)	2,800.00	2,794.20	3,165.65	3,102.92	3,400.98	2,896.17			
AREA PER UNIT TYPE									
TOTAL	5,600.10	5,588.40	6,371.30	6,205.84	6,801.96	5,792.34			30,276.12
AFFORDABILITY LEVEL BY INCOME CATEGORY	-	-	-	BMF	-	-			

FLOOR AREA RATIO									
AREA (SF)	UNIT 1 & UNIT 2		UNIT 3 & UNIT 4		UNIT 5 & UNIT 6		UNIT 7 & UNIT 8		TOTAL
	4 (TA)	5 (TB)	4 (TC)	5 (TD)	4 (TE)	5 (TF)	4 (TG)	5 (TH)	
BASEMENT	N/A	N/A	N/A	N/A	N/A	N/A			
1ST FLOOR	614.32	531.45	934.49	1,107.89	1,107.89	724.53			
2ND FLOOR	972.74	962.41	947.61	878.19	846.24	962.41			
3RD FLOOR	1,069.70	994.37	1,008.71	1,002.01	1,002.01	996.37			
ROOF DECK	130.40	128.55	130.79	130.79	130.79	128.55			
TOTAL	2,604.16	2,618.79	3,021.50	3,108.79	3,228.84	2,811.86			
TOTAL	5,248.32	5,257.59	6,043.00	6,186.79	6,226.84	5,623.72			28,256.23

FLOOR AREA CALCULATIONS ARE IN ACCORDANCE WITH SAN MATEO MUNICIPAL CODE (MUNC. SECTION 21.04.005, 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 ACCURATE REPRESENTATION OF THE FLOOR AREA RATIO (FAR).

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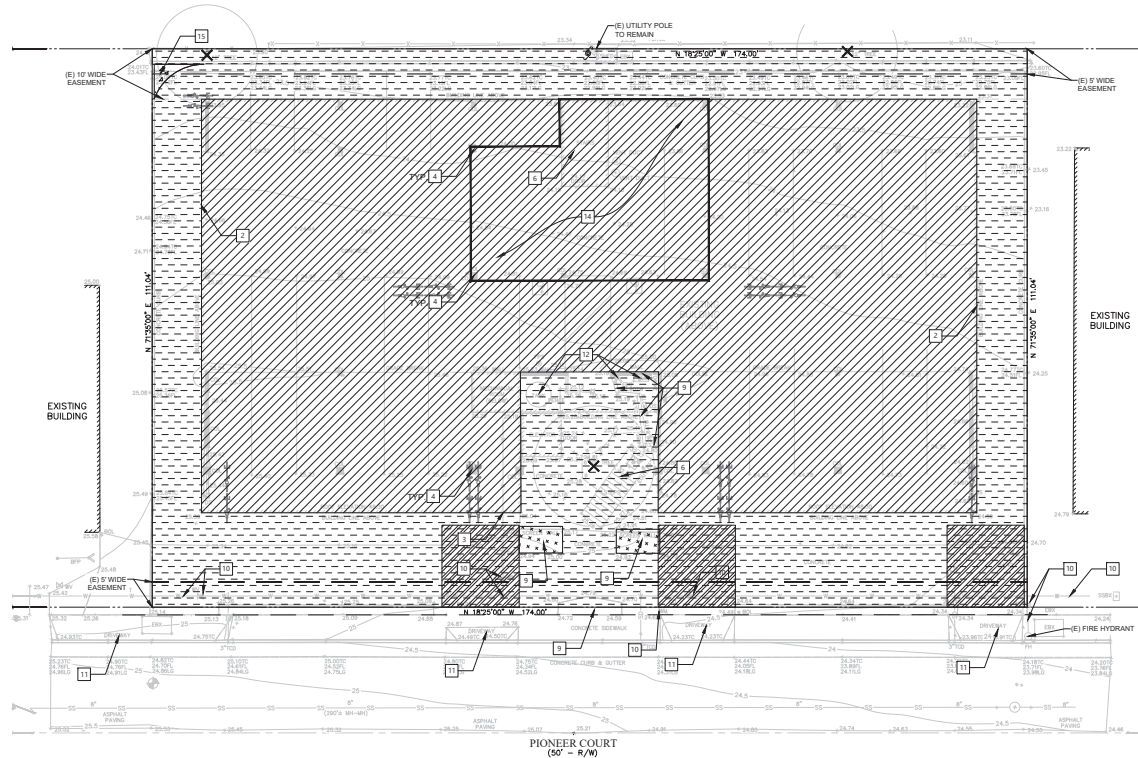
SHEET NO. _____

G1.2



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DEMOLITION PLAN
SCALE: 1" = 10'

LEGEND

- PROPERTY LINE
- REMOVE EXISTING TREE
- STRAW WATTLE PER DETAIL 1 THIS SHEET
- EXISTING BUILDING TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EXISTING ASPHALT TO BE REMOVED
- CLEAR AND GRUB
- CONSTRUCTION ENTRANCE

DEMOLITION NOTES

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

KEYNOTES

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



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PROJECT

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

STAMP



REVISIONS

REV #	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		

TENTATIVE MAP

DATE: 9/25/2025

SCALE: AS NOTED

DESIGNED BY: HH

DRAWN BY: DW

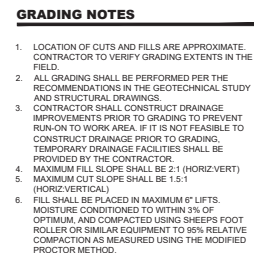
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SHEET TITLE

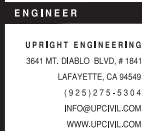
DEMOLITION PLAN

SHEET NO.

C2.0



GRADING AND EROSION CONTROL PLAN
SCALE: 1" = 10'



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

100% of the respondents were female, and 90% were aged 65 years or older.



REVISIONS		
REV #	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		

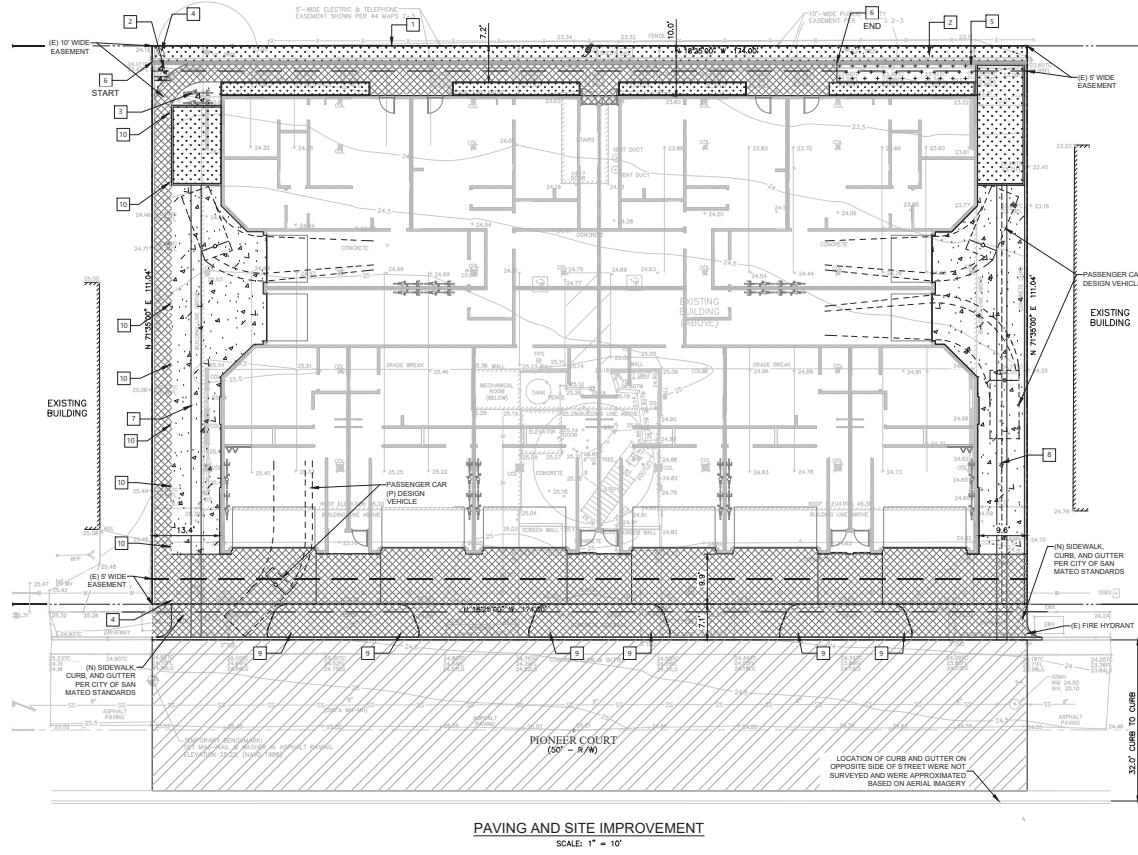
TENTATIVE MAP

DATE:	9/25/2025
SCALE:	AS NOTED
DESIGNED BY:	HH
DRAWN BY:	DW
CHECKED BY:	AP
SHEET TITLE	
GRADING AND EROSION CONTROL PLAN	
SHEET NO.	

C3.0

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DATE: 9/25/2025



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

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 AND STREET DESIGN VEHICLES: AN UPDATE (2023) BY NCHRP, RESEARCH REPORT 1061.



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PROJECT

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

STAMP



REVISIONS

REV #	DESCRIPTION	DATE
1		
2		
3		
4		
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TENTATIVE MAP

DATE: 9/25/2025

SCALE: AS NOTED

DESIGNED BY: HH

DRAWN BY: DW

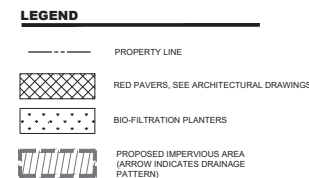
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SHEET TITLE

PAVING AND SITE
IMPROVEMENT PLAN

SHEET NO.

C4.0



1. ONSITE STORM DRAIN SYSTEM SHALL NOT CONNECT TO FRENCH DRAIN SYSTEM.
2. ALL JOINTS SHALL BE TIGHT GLUED AND ALL PIPES SHALL BE SOUNDS AND FREE FROM STRUCTURAL DEFECTS, CRACKS, BREAKS, OPENINGS, AND MISSING PORTIONS TO PREVENT EX-FILTRATION OR INFILTRATION BY GROUND WATER OR STORM WATER.

TREATMENT AREA SUMMARY TABLE								
IMP AREA NAME	C-MA (SF)	DMA RUNOFF FACTOR	DMA AREA X IMP SENSING FACTOR	IMP SENSING FACTOR	PROPOSED IMP AREA (SF)	PROPOSED IMP AREA (SF)	LID AREA	DMA SLEAF
UMH 1	660s	1.0	660s	0.04	264	266	$\frac{2-2.6}{1.0}$ $\frac{2.6}{1.0}$	REDI
UMH 7	680D	1.0	680D	0.04	268	260	$\frac{2-2.6}{1.0}$ $\frac{2.6}{1.0}$	REDI
DMH 3	1304	1.0	1304	0.04	75		"3 A"	CORRECT
DMH 4	3325	1.0	3325				SELF TREATING	PERVIOUS FAV

*NOTE: THE TREATMENT AREA WAS NOT PROVIDED FOR DMA3, THEREFORE TO ACCOUNT FOR THIS REGION, THE TREATMENT AREA FOR DMA2 WAS UPSIZED TO ACCOMMODATE FOR ADDITIONAL SPACE

STORMWATER CONTROL PLAN
SCALE: 1" = 10'



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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

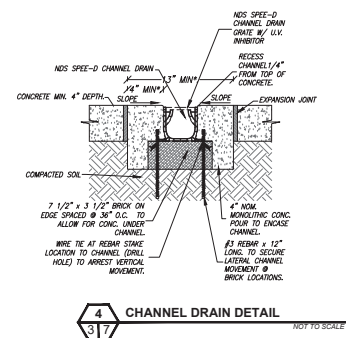
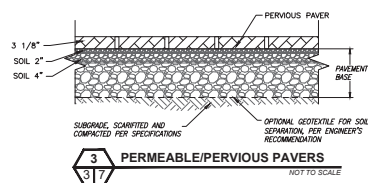
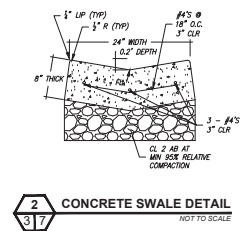
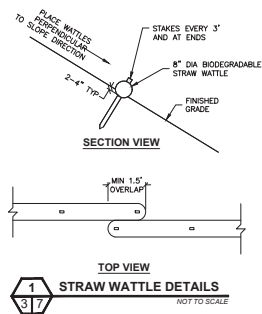
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C5.0



C6.0





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REVISIONS

[illegible]

TENTATIVE MAP

DATE: 9/25/2025

SCALE: AS NOTED

DESIGNED BY: HH

DRAWN BY: DW

CHECKED BY: AP

SHEET TITLE

SIGHT DISTANCE EXHIBIT

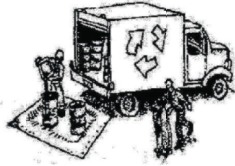
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Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work



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

Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, 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.

Concrete, Grout & Mortar Application



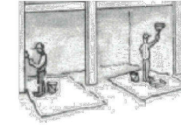
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

Landscaping



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

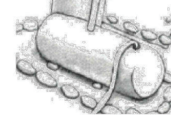
Painting & Paint Removal



Painting Cleanup and Removal

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

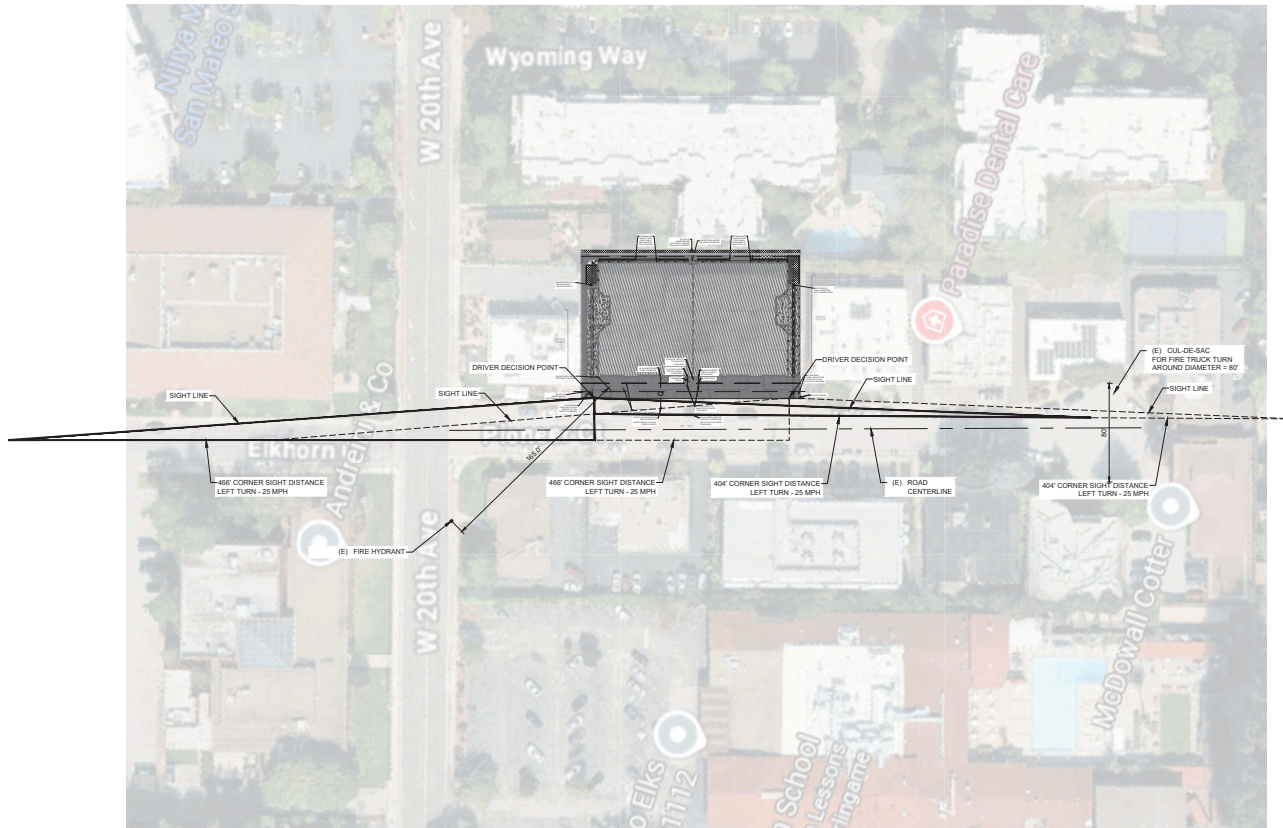
Dewatering



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

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

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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 7' AND SHALL NOT EXCEED 3' IN HEIGHT. THIS INCLUDES ALL PG&E ABOVE GROUND STRUCTURES AND OTHER UTILITY FACILITIES.



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SAN MATEO, CA 94403

STAMP



REVISIONS

REV #	DESCRIPTION	DATE
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TENTATIVE MAP

DATE: 9/25/2025

SCALE: AS NOTED

DESIGNED BY: HH

DRAWN BY: DW

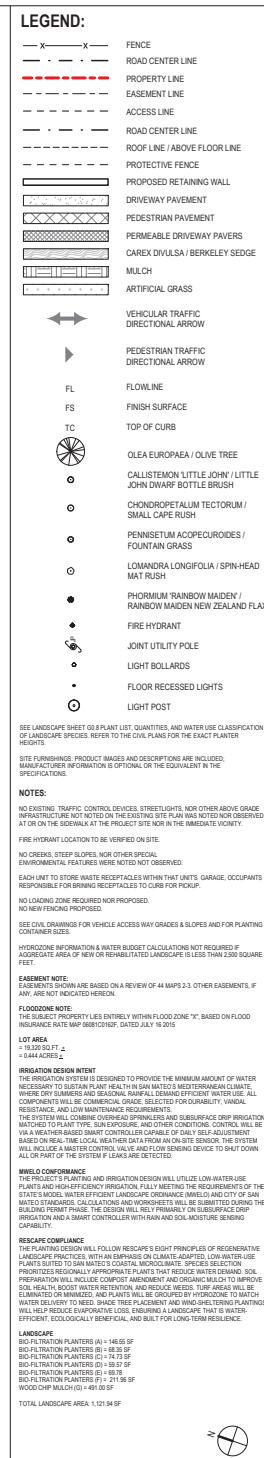
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SHEET TITLE

SIGHT DISTANCE EXHIBIT

SHEET NO.

C9.0



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 RESISTIVE DRIVELAY PARTITION, W/ 3 1/2" THK. ASTM C1565-15BAM 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

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

FLOOR FINISHES

- FLATBED CONCRETE SLAB
- WOOD SLAB
- SLIP RESISTANT EPOXY FLOOR COATING
- HOMOGENEOUS TILE, TEXTURED SLIP RESISTANT
- ENGINEERED TIMBER
- TPO - PE WOOD TILES
- (PEDISTAL SUPPORT SYSTEM)
- STAMPED CONCRETE FINISHES (COLOR: RED)

WALL FINISHES

- WOOD PLASTIC COMPOSITE (COLOR: ASHWOOD)
- WOOD PLASTIC COMPOSITE (COLOR: TEAK)
- WOOD PLASTIC COMPOSITE (COLOR: DARK GRAY)
- WOOD PLASTIC COMPOSITE (COLOR: SEE SHEET A210)
- ALUMINUM COMPOSITE PANEL (COLOR: SEE SHEET A210)

CEILING FINISHES

- PAINTED 1/2" GYPSUM BOARD

LEGEND:

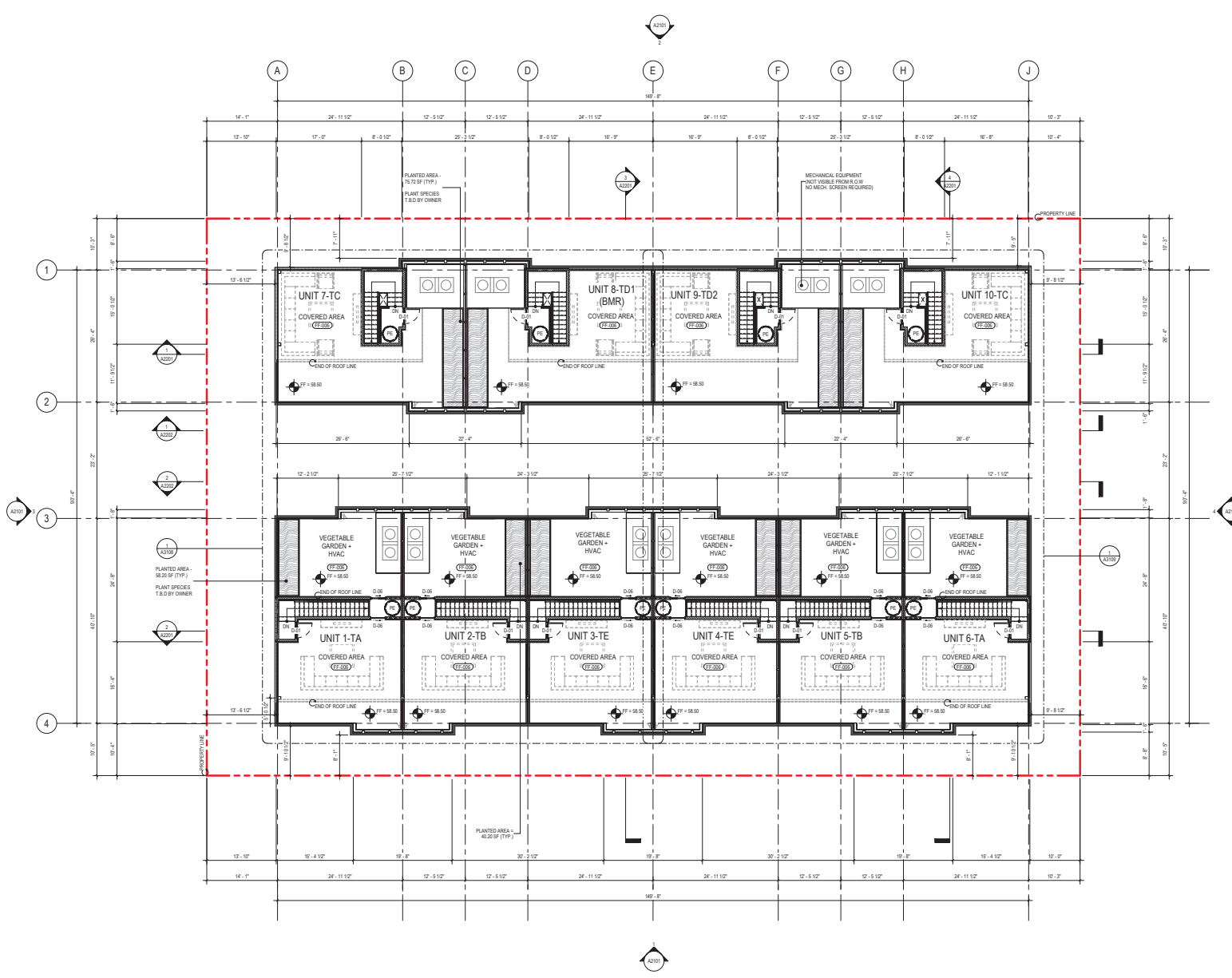
- FENCE
- ROAD CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ACCESS LINE
- ROAD CENTER LINE
- ROOF LINE / ABOVE FLOOR LINE
- PROTECTIVE FENCE
- PROPOSED RETAINING WALL
- DRIVEWAY PAVEMENT
- PEDESTRIAN PAVEMENT
- PERMEABLE DRIVEWAY PAVERS
- CAREX DIVALSA / BERKELEY SEDGE
- MULCH
- ARTIFICIAL GRASS
- VEHICULAR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

UNIT AREA										
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10
NUMBER OF BEDROOMS	4	3	5	4	4	3	23			
PER AREA										
BASEMENT	N/A	N/A	N/A	N/A	N/A	N/A				
1ST FLOOR	622.69	569.61	997.71	1,221.01	1,221.01	703.58				
2ND FLOOR	1,241.37	1,031.04	1,010.72	941.40	1,009.46	1,021.04				
3RD FLOOR	1,075.53	1,063.00	1,048.42	1,039.72	1,039.72	1,065.00				
ROOF DECK	130.40	128.65	130.79	130.79	130.79	128.65				
AREA PER UNIT TYPE	2,800.00	2,794.20	3,185.85	3,332.92	3,400.98	2,896.17				
TOTAL	6,690.16	5,986.40	6,371.38	5,332.92	5,400.98	5,076.34	32,276.12			
AFFORDABILITY LEVEL BY INCOME CATEGORY	-	-	-	BMR	-	-				

FLOOR AREA RATIO										
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10
BASEMENT	N/A	N/A	N/A	N/A	N/A	N/A				
1ST FLOOR	614.32	531.45	934.49	1,107.89	1,107.89	724.53				
2ND FLOOR	972.74	962.41	947.81	878.19	846.24	962.41				
3RD FLOOR	1,069.70	996.37	1,008.71	1,002.01	1,002.01	996.37				
ROOF DECK	130.40	128.65	130.79	130.79	130.79	128.65				
TOTAL	2,624.16	2,618.79	3,021.90	3,148.79	3,228.84	2,811.86				
TOTAL	5,248.32	5,237.56	6,043.80	5,188.79	5,226.84	5,623.72	28,256.23			

FLOOR AREA CALCULATIONS ARE IN ACCORDANCE WITH SAN MATEO MUNICIPAL CODE (SANC) SECTION 21.4.00, 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.

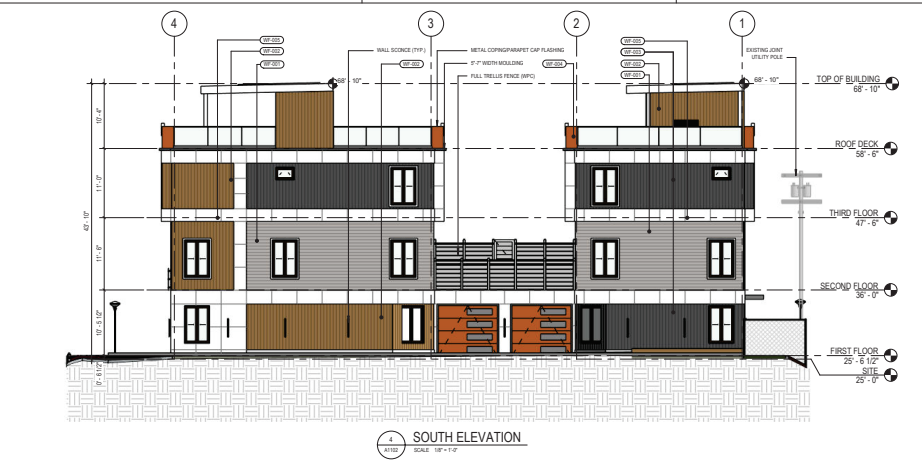
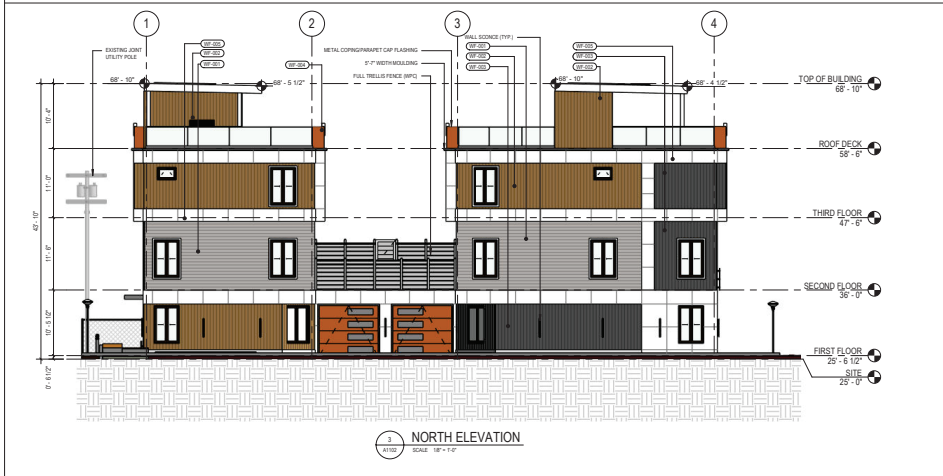
FOR THIS PROJECT, THE AREAS OCCUPIED BY THE ELEVATOR AND STAIRS HAVE BEEN INCLUDED UNDER THE ROOF DECK FLOOR AREA, ENSURING COMPLIANCE WITH THE CITY'S DEFINITION OF GROSS FLOOR AREA AND ACCURATE REPRESENTATION OF THE FLOOR AREA RATIO (FAR).



1 ROOF DECK PLAN
SCALE: 1/8" = 1'-0"



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MATERIAL SCHEME

WF-001 (WPC)	U-CHANNEL GLASS RAILINGS
ASHWOOD (ACTUAL COLOR)	
WF-002 (WPC)	WF-005 (ACP)
TEAK (ACTUAL COLOR)	
WF-003 (WPC)	PRIVACY PARTITION (WPC)
DARK GRAY (ACTUAL COLOR)	ASHWOOD ON PANEL AND WHITE ON POSTS (ACTUAL COLOR)
WF-004 (WPC)	ROLL-UP GARAGE DOOR
JULIET BALCONY	EXTERIOR WALL LIGHTING

COLOR SCHEME



MATERIALS / FINISHES

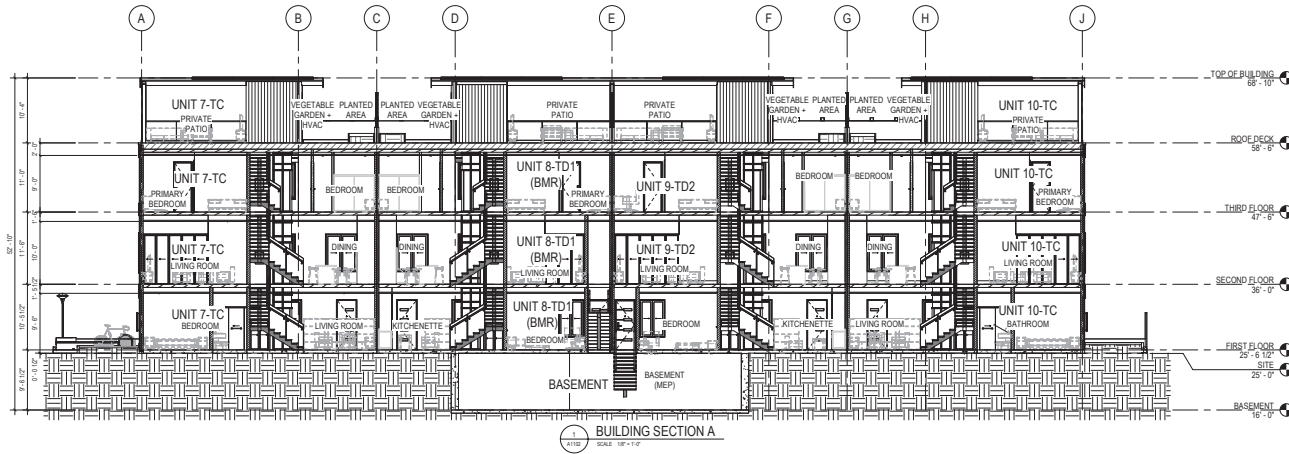
WALL FINISHES

- WF-001 WOOD COMPOSITE (COLOR: ASHWOOD)
- WF-002 WOOD COMPOSITE (COLOR: TEAK)
- WF-003 WOOD COMPOSITE (COLOR: DARK GRAY)
- WF-004 WOOD COMPOSITE (COLOR: SEE SHEET A2101)
- WF-005 ALUMINUM COMPOSITE PANEL (COLOR: SEE SHEET A2101)

MAXIMUM AREA OF EXTERIOR WALL OPENING PER TABLE 705.8

WEST ELEVATION	NORTH ELEVATION
<p>FIRE SEPARATION DISTANCE = 30' OR GREATER DEGREE OF OPENING PROTECTION = UNPROTECTED, SPRINKLERED ALLOWABLE AREA = UNLIMITED FIRST FLOOR OPENING AREA = 842.00 SF, 57.87% OF EXTERIOR WALL SECOND FLOOR OPENING AREA = 120.00 SF, 33.33% OF EXTERIOR WALL THIRD FLOOR OPENING AREA = 124.00 SF, 34.44% OF EXTERIOR WALL</p> <p>FIRE SEPARATION DISTANCE = 10' TO LESS THAN 30' DEGREE OF OPENING PROTECTION = UNPROTECTED, SPRINKLERED ALLOWABLE AREA = 10% FIRST FLOOR OPENING AREA = 372.00 SF, 23.24% OF EXTERIOR WALL SECOND FLOOR OPENING AREA = 288.00 SF, 18.89% OF EXTERIOR WALL THIRD FLOOR OPENING AREA = 340.00 SF, 105.56% OF EXTERIOR WALL</p>	<p>FIRE SEPARATION DISTANCE = 10' TO LESS THAN 10' DEGREE OF OPENING PROTECTION = UNPROTECTED, SPRINKLERED ALLOWABLE AREA = 10% FIRST FLOOR OPENING AREA = 48.00 SF, 7.42% OF EXTERIOR WALL SECOND FLOOR OPENING AREA = 120.00 SF, 33.33% OF EXTERIOR WALL THIRD FLOOR OPENING AREA = 60.00 SF, 8.89% OF EXTERIOR WALL</p> <p>FIRE SEPARATION DISTANCE = 10' TO LESS THAN 10' DEGREE OF OPENING PROTECTION = UNPROTECTED, SPRINKLERED ALLOWABLE AREA = 10% FIRST FLOOR OPENING AREA = 60.00 SF, 36.36% OF EXTERIOR WALL SECOND FLOOR OPENING AREA = 120.00 SF, 36.36% OF EXTERIOR WALL THIRD FLOOR OPENING AREA = 120.00 SF, 36.36% OF EXTERIOR WALL</p>

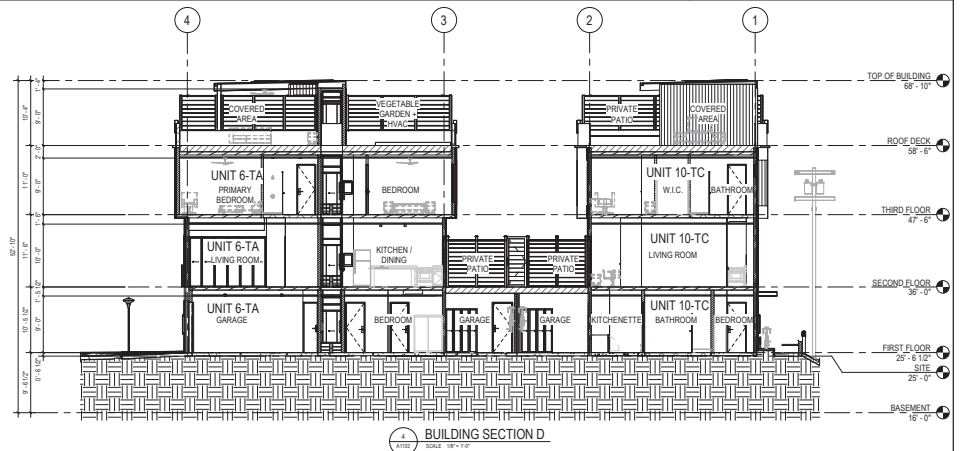
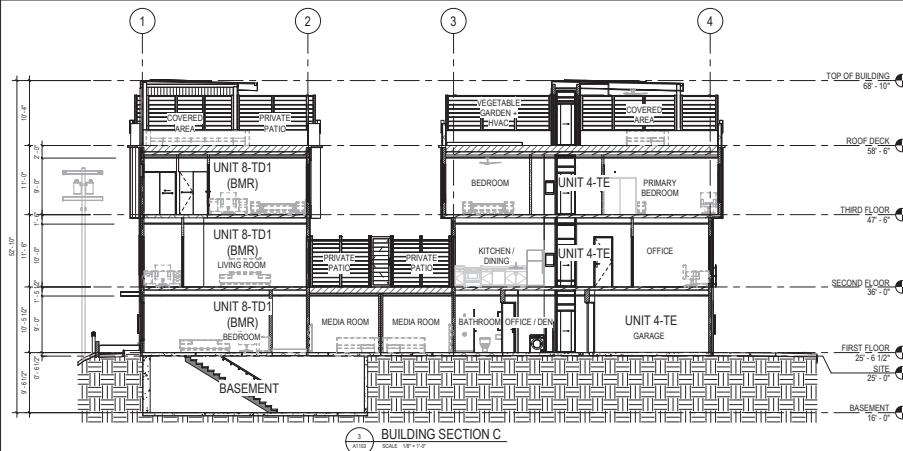
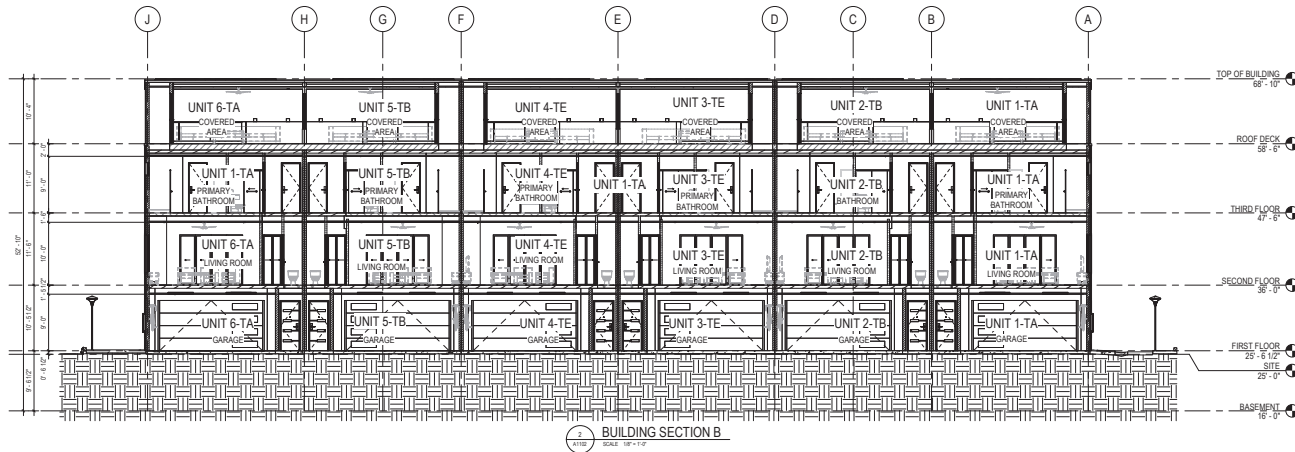
LEVEL	AREA (SF)	WEST	EAST	NORTH	SOUTH
1ST FLOOR	EXT. WALL	1,633.54	1,633.38	646.83	646.83
	OPENINGS	942.00	372.00	48.00	48.00
	%	57.61%	22.74%	7.42%	7.42%
2ND FLOOR	EXT. WALL	1,728.96	1,728.96	783.84	783.84
	OPENINGS	624.00	288.00	120.00	120.00
	%	36.10%	16.66%	15.31%	15.31%
3RD FLOOR	EXT. WALL	1,728.87	1,717.87	748.76	748.76
	OPENINGS	324.00	240.00	60.00	60.00
	%	18.75%	13.97%	8.00%	8.00%
1ST FLOOR @ CHAMFERED WALL AND GARAGE	EXT. WALL	171.28	237.09	171.28	237.09
	OPENINGS	60.00	140.28	60.00	140.28
	%	35.05%	62.96%	35.05%	62.96%



MATERIALS / FINISHES

WALL FINISHES

- (CF-01) WOOD COMPOSITE (COLOR ASHWOOD)
- (CF-02) WOOD COMPOSITE (COLOR TEAK)
- (CF-03) WOOD COMPOSITE (COLOR DARK GRAY)
- (CF-04) WOOD COMPOSITE (COLOR SEE SHEET A2101)
- (CF-05) ALUMINUM COMPOSITE PANEL (COLOR SEE SHEET A2101)





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 3-HOUR RESISTIVE DRIVALL PARTITION, W/ 3 1/2" THK. ASTM C1565/158M OPSUM 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

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

FLOOR FINISHES

- FLOATED CONCRETE SLAB
- WOOD SLAB
- SLIP-RESISTANT EPOXY FLOOR COATING
- HANDSCRAPED TILE, TEXTURED SLIP-RESISTANT
- ENGINEERED TIMBER
- TPO - PE WOOD TILES
- (PSEUDAL SUPPORT SYSTEM)
- STAMPED CONCRETE FINISHES (COLOR: RED)

WALL FINISHES

- WOOD PLASTIC COMPOSITE (COLOR: ASHWOOD)
- WOOD PLASTIC COMPOSITE (COLOR: TEAK)
- WOOD PLASTIC COMPOSITE (COLOR: DARK GRAY)
- WOOD PLASTIC COMPOSITE (COLOR: SEE SHEET A210)
- ALUMINUM COMPOSITE PANEL (COLOR: SEE SHEET A210)

CEILING FINISHES

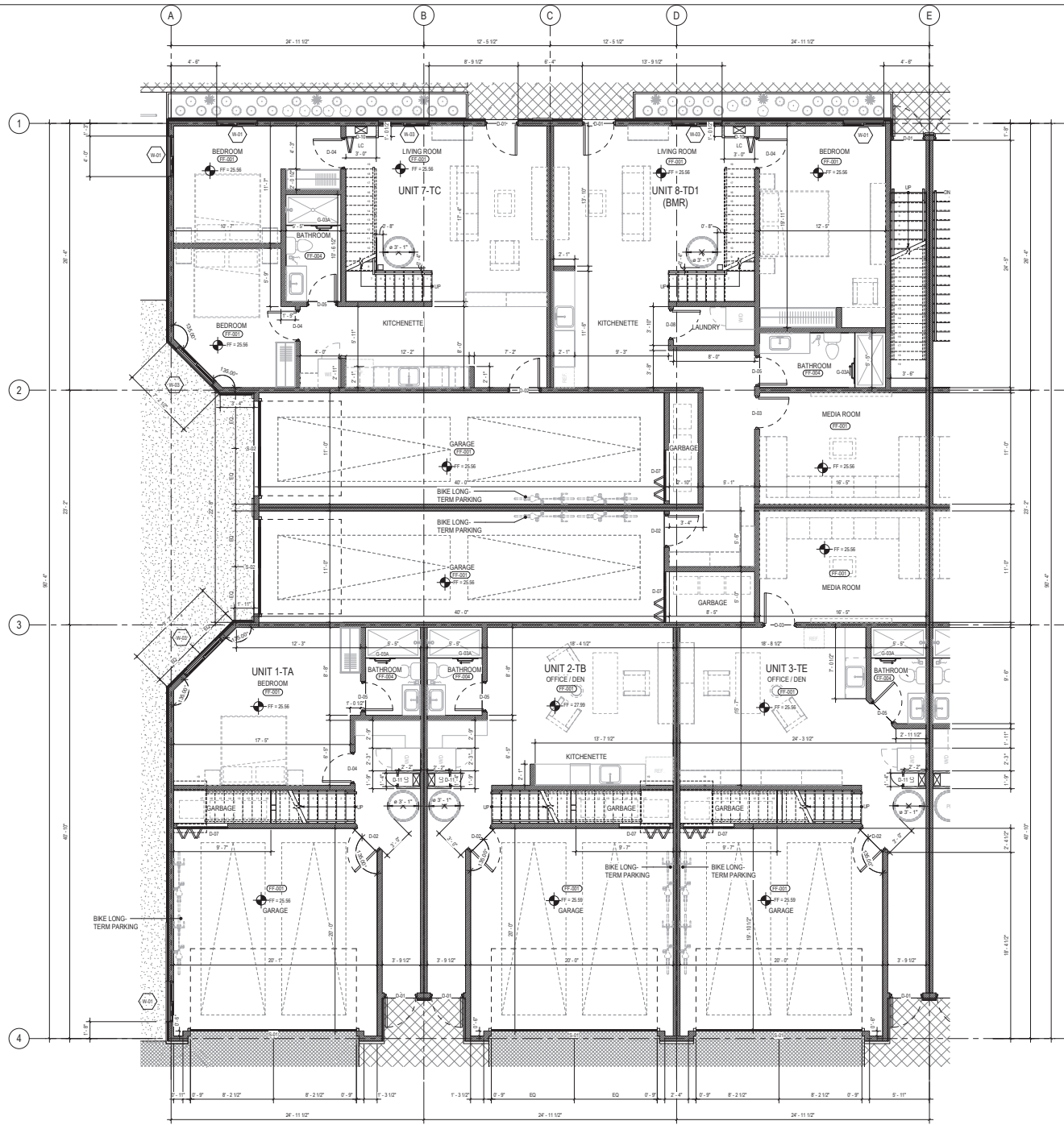
- PAINTED 12" GYPSUM BOARD

UNIT AREA	UNIT 1		UNIT 2		UNIT 3		UNIT 4		UNIT 5		TOTAL
	AREA	PER	AREA	PER	AREA	PER	AREA	PER	AREA	PER	
NUMBER OF UNITS	1	1	2	2	1	1	1	1	2	2	10
NUMBER OF BEDROOMS	1	1	2	2	1	1	1	1	2	2	10
NUMBER OF BATHS	1	1	2	2	1	1	1	1	2	2	10
1ST FLOOR	622.99	62.29	669.61	66.96	669.71	66.97	669.71	66.97	669.71	66.97	3,300.81
2ND FLOOR	1,241.37	124.14	1,241.37	124.14	1,241.37	124.14	1,241.37	124.14	1,241.37	124.14	6,206.84
3RD FLOOR	1,075.33	107.53	1,075.33	107.53	1,075.33	107.53	1,075.33	107.53	1,075.33	107.53	5,376.66
ROOF DECK	130.40	13.04	130.40	13.04	130.40	13.04	130.40	13.04	130.40	13.04	652.00
AREA PER UNIT TYPE	2,070.09	207.01	2,070.09	207.01	2,070.09	207.01	2,070.09	207.01	2,070.09	207.01	10,350.31
TOTAL	5,085.16	508.52	5,085.16	508.52	5,085.16	508.52	5,085.16	508.52	5,085.16	508.52	25,425.12

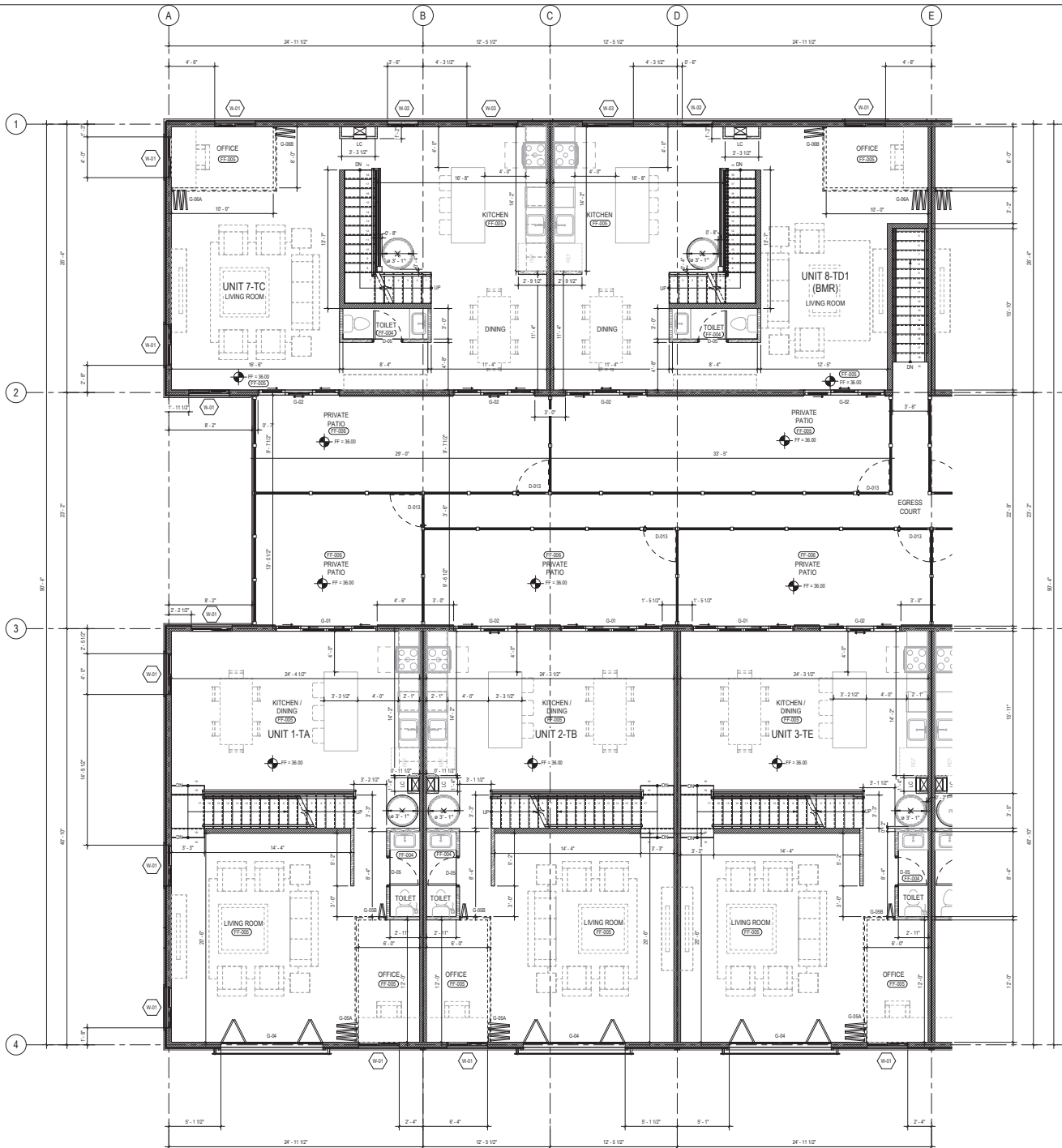
FLOOR AREA RATIO	UNIT 1		UNIT 2		UNIT 3		UNIT 4		UNIT 5		TOTAL
	AREA	PER	AREA	PER	AREA	PER	AREA	PER	AREA	PER	
BASEMENT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1ST FLOOR	614.32	61.43	614.32	61.43	614.32	61.43	614.32	61.43	614.32	61.43	3,071.60
2ND FLOOR	1,241.37	124.14	1,241.37	124.14	1,241.37	124.14	1,241.37	124.14	1,241.37	124.14	6,206.84
3RD FLOOR	1,075.33	107.53	1,075.33	107.53	1,075.33	107.53	1,075.33	107.53	1,075.33	107.53	5,376.66
ROOF DECK	130.40	13.04	130.40	13.04	130.40	13.04	130.40	13.04	130.40	13.04	652.00
TOTAL	2,061.42	206.14	2,061.42	206.14	2,061.42	206.14	2,061.42	206.14	2,061.42	206.14	10,267.50

FLOOR AREA CALCULATIONS ARE IN ACCORDANCE WITH SAN MATEO MUNICIPAL CODE (SANC) SECTION 21.4.00, 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 ACCURATE REPRESENTATION OF THE FLOOR AREA RATIO (FAR).



1 ENLARGED FIRST FLOOR PLAN A
SCALE: 1/8" = 1'-0"



1 ENLARGED SECOND FLOOR PLAN A
SCALE: 1/8" = 1'-0"

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 THK 2-HOUR RESISTIVE DRYPWALL PARTITION, W/ 3 1/2" THK ASTM C1565/1584 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

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

FLOOR FINISHES

- FLOATED CONCRETE SLAB
- WOOD SLAB
- SLIP RESISTANT EPOXY FLOOR COATING
- HARDWOOD TILE, TEXTURED SLIP RESISTANT
- ENGINEERED TIMBER
- TPO - PE WOOD TILES (PSEUDAL SUPPORT SYSTEM)
- STAMPED CONCRETE FINISHES (COLOR RED)

WALL FINISHES

- WOOD PLASTIC COMPOSITE (COLOR: ASHWOOD)
- WOOD PLASTIC COMPOSITE (COLOR: TEAK)
- WOOD PLASTIC COMPOSITE (COLOR: DARK GRAY)
- WOOD PLASTIC COMPOSITE (COLOR: SEE SHEET A701)
- ALUMINUM COMPOSITE PANEL (COLOR: SEE SHEET A701)

CEILING FINISHES

- PAINTED 1/2" GYPSUM BOARD

UNIT AREA	UNIT 1 ADJUT 2		UNIT 1 TA		UNIT 2		UNIT 3		UNIT 3 TE		TOTAL
	1 (TA)	2 (TB)	1 (TA)	2 (TB)	1 (TA)	2 (TB)	1 (TA)	2 (TB)	1 (TA)	2 (TB)	
NUMBER OF UNIT TYPE	2	2	2	2	1	1	1	1	2	2	10
NUMBER OF BEDROOMS PER UNIT TYPE	4	3	5	4	4	4	3	3	23		
1ST FLOOR	622.99	569.61	997.71	1,221.01	1,221.01	763.98					
2ND FLOOR	1,413.37	1,031.04	1,010.72	941.40	1,009.46	1,031.04					
UNIT AREA (SF)	1,075.33	1,590.01	1,048.42	1,039.72	1,039.72	1,065.00					
ROOF DECK	130.40	128.65	130.79	130.79	130.79	130.55					
AREA PER UNIT TYPE	2,000.69	2,794.20	3,165.66	3,332.92	2,409.98	2,096.17					
TOTAL	5,699.18	5,988.40	6,374.38	3,332.92	2,409.98	5,076.34	30,276.12				
AFFORDABILITY LEVEL BY INCOME CATEGORY	-	-	-	BMR	-	-					

FLOOR AREA RATIO	UNIT 1 ADJUT 2		UNIT 1 TA		UNIT 2		UNIT 3		UNIT 3 TE		TOTAL
	1 (TA)	2 (TB)	1 (TA)	2 (TB)	1 (TA)	2 (TB)	1 (TA)	2 (TB)	1 (TA)	2 (TB)	
BASEMENT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1ST FLOOR	614.32	531.45	934.49	1,107.89	1,107.89	724.53					
2ND FLOOR	972.74	962.41	947.81	878.19	846.24	962.41					
3RD FLOOR	1,069.70	996.37	1,008.71	1,002.01	1,002.01	996.37					
ROOF DECK	130.40	128.65	130.79	130.79	130.79	128.55					
TOTAL	2,624.16	2,618.79	3,021.80	3,118.79	3,228.84	2,811.86					
TOTAL	3,248.32	3,237.59	6,043.80	2,118.79	3,228.84	5,623.72	28,258.23				

FLOOR AREA CALCULATIONS ARE IN ACCORDANCE WITH SAN MATEO MUNICIPAL CODE (SANC) SECTION 21.4.00, 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 ACCURATE REPRESENTATION OF THE FLOOR AREA RATIO (FAR).

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

OWNER: EV FUND LLC
406 S SPRING STREET #302 LOS ANGELES, CA 90013

ISSUANCE: NO. DESCRIPTION DATE

TITLE: ENLARGED SECOND FLOOR PLAN A

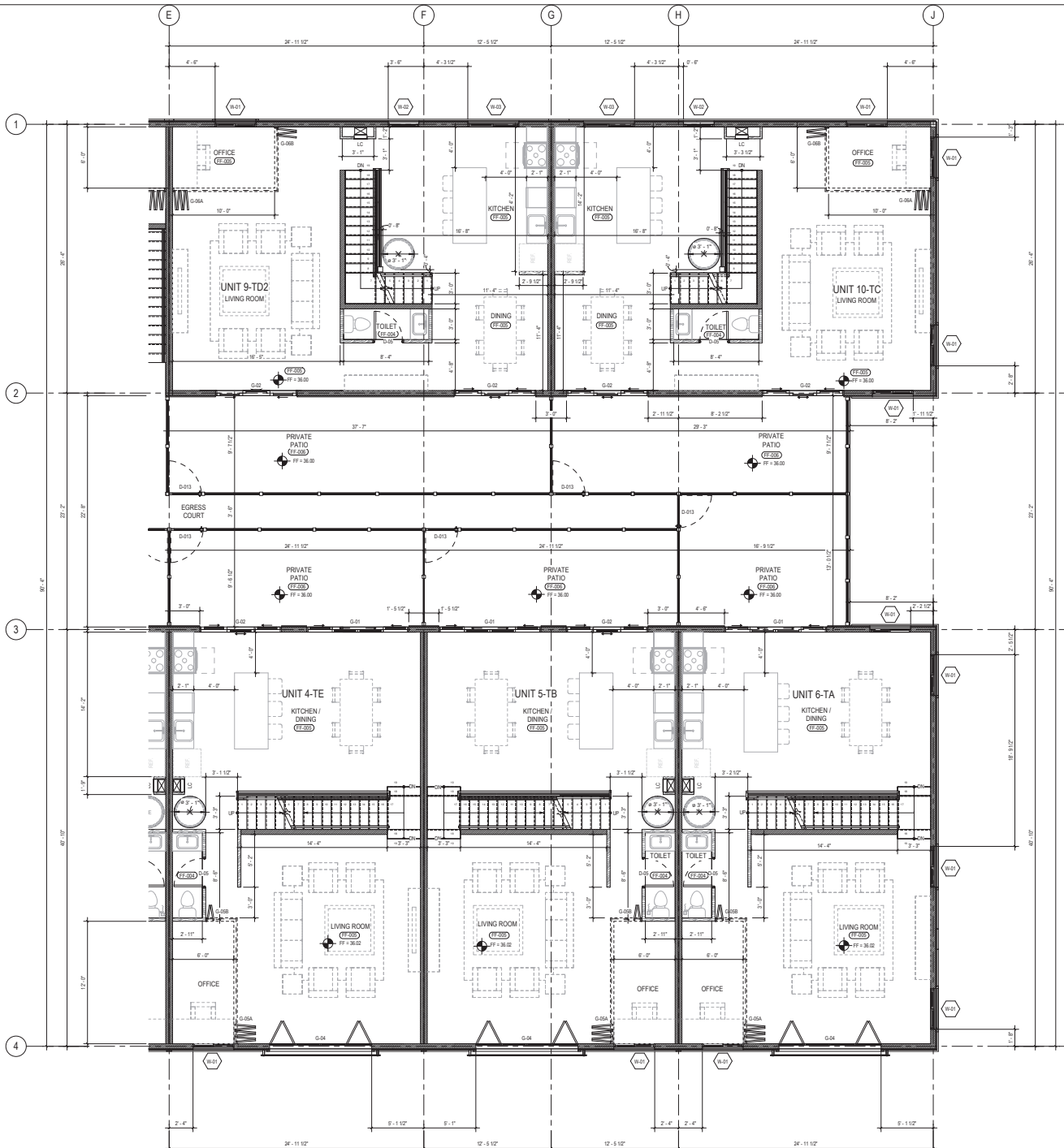
ISSUE: 2025/09/26

TEAM: AITI

NOT FOR CONSTRUCTION

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1 ENLARGED SECOND FLOOR PLAN B
SCALE: 1/8" = 1'-0"

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 RESISTIVE DRIVALL PARTITION, W/ 3 1/2" THK. AUTO-CLOSE/SHAM OYSPUM BOARD ON BOTH SIDES W/ ROCKWOOL INSULATION
- PRIVACY SCREEN, ALUMINUM W/ POLYMER WOOD PANEL FINISH

NOTE: SEE STRUCTURAL PLANS FOR THE BEAM WALLS.

ROOF TYPE

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

FLOOR FINISHES

- FLOATED CONCRETE SLAB
- WOOD SLAB
- SLIP RESISTANT EPOXY FLOOR COATING
- HOMODENSICUS TILE, TEXTURED SLIP RESISTANT
- ENGINEERED TIMBER
- TPO - PE WOOD TILES
- (PSEUDAL SUPPORT SYSTEM)
- STAMPED CONCRETE FINISHES (COLOR RED)

WALL FINISHES

- WOOD PLASTIC COMPOSITE (COLOR: ASHWOOD)
- WOOD PLASTIC COMPOSITE (COLOR: TEAK)
- WOOD PLASTIC COMPOSITE (COLOR: DARK GRAY)
- WOOD PLASTIC COMPOSITE (COLOR: SEE SHEET A710)
- ALUMINUM COMPOSITE PANEL (COLOR: SEE SHEET A710)

CEILING FINISHES

- PAINTED 1/2" GYPSUM BOARD

		UNIT AREA										TOTAL
		UNIT 1 6 (1A)	UNIT 2 6 (1B)	UNIT 3 18 (1C)	UNIT 4 6 (1D)	UNIT 5 18 (1E)	UNIT 6 18 (1F)	UNIT 7 6 (1G)	UNIT 8 18 (1H)	UNIT 9 6 (1I)	UNIT 10 18 (1J)	
NUMBER OF UNIT TYPE		2	2	2	1	1	1	1	1	2	9	
NUMBER OF BEDROOMS PER UNIT TYPE		4	3	5	4	4	4	3			23	
UNIT AREA (SF)	BASEMENT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	1ST FLOOR	552	569	569	597	71	1,221	1,221	51	703	58	
	2ND FLOOR	1,041	37	1,031	1,010	72	941	40	1,009	1,031	04	
	3RD FLOOR	1,075	53	1,065	1,046	42	1,039	72	1,039	72	06	
	ROOF DECK	130	126	155	139	130	130	130	130	126	55	
AREA PER UNIT TYPE <td>2,800</td> <td>2,794</td> <td>2,195</td> <td>3,332</td> <td>3,332</td> <td>3,400</td> <td>2,988</td> <td>17</td> <td></td> <td></td>		2,800	2,794	2,195	3,332	3,332	3,400	2,988	17			
TOTAL		5,691	5,588	4,371	3,332	3,332	3,406	5,976	34	30,275		
AFFORDABILITY LEVEL		BMR										

MATERIALS / FINISHES

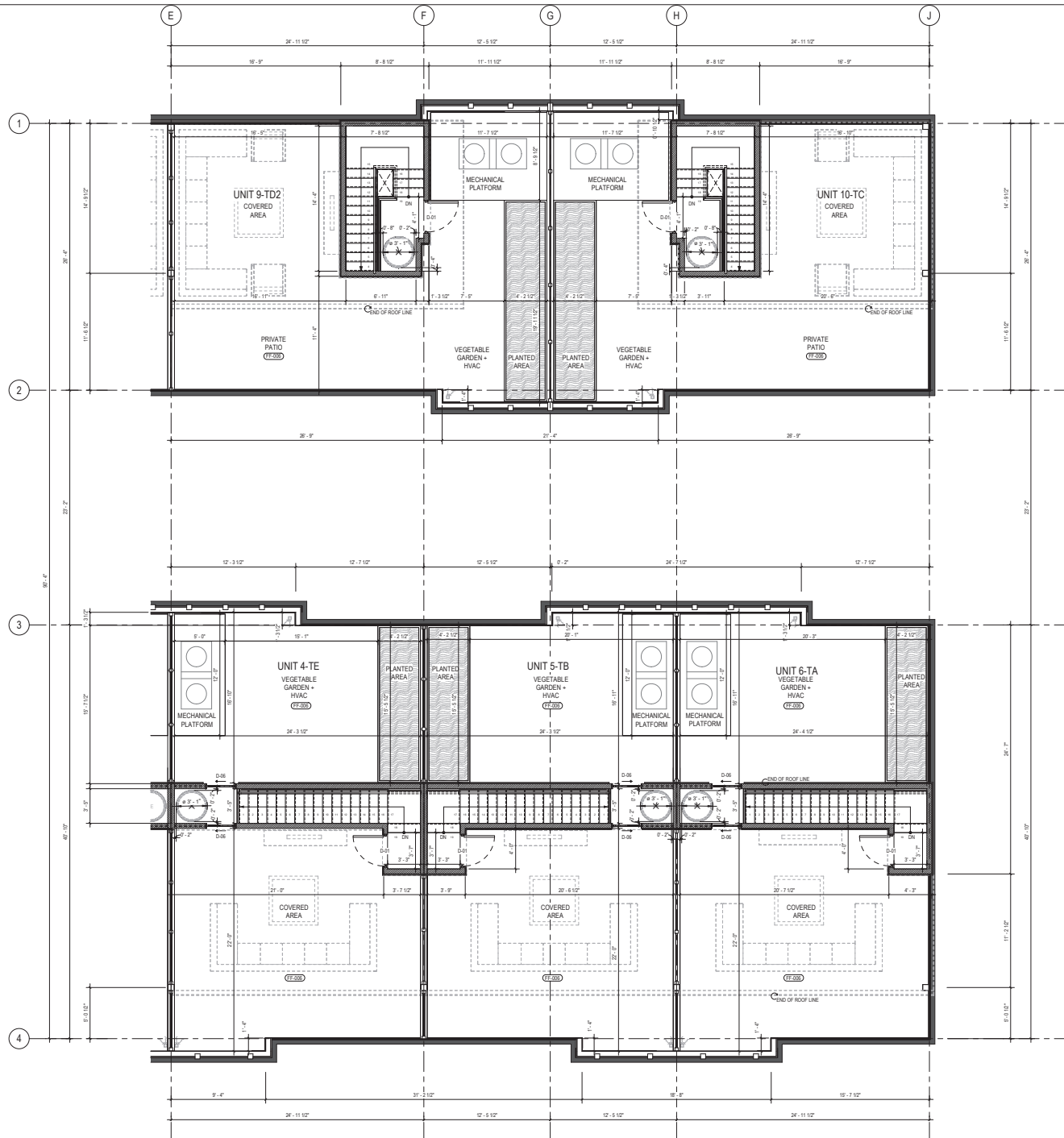
- WALL TYPES**
- 4 INCH THICK WOOD-FRAMED, 2-HOUR FIRE RESISTIVE INTERIOR WALL WITH ROCKWOOL INSULATION
 - 6 INCH THICK WOOD-FRAMED, 2-HOUR FIRE RESISTIVE EXTERIOR WALL WITH ROCKWOOL INSULATION
 - 8 INCH THK 2-HOUR RESISTIVE DRYPARTITION, W/ 3 1/2" THK ASTM C1565-15 8M GYPSUM BOARD ON BOTH SIDES W/ ROCKWOOL INSULATION
 - PRIVACY SCREEN, ALUMINUM W/ POLYMER WOOD-PANEL FINISH
- NOTE: SEE STRUCTURAL PLANS FOR THE SHEAR WALLS.
- ROOF TYPE**
- GLAZERED IRON SHEET ROOFING WITH 1-HOUR FIRE RESISTIVE ASSEMBLY
- FLOOR FINISHES**
- FLOATED CONCRETE SLAB
 - WOOD SLAB
 - SLIP RESISTANT EPOXY FLOOR COATING
 - HOMODINENSIAL TILE, TEXTURED SLIP RESISTANT
 - ENGINEERED TIMBER
 - TPO - PE WOOD TILES
 - (PEDISTAL SUPPORT SYSTEM)
 - STAMPED CONCRETE FINISHES (COLOR: RED)
- WALL FINISHES**
- WOOD PLASTIC COMPOSITE (COLOR: ASHWOOD)
 - WOOD PLASTIC COMPOSITE (COLOR: TEAK)
 - WOOD PLASTIC COMPOSITE (COLOR: DARK GRAY)
 - WOOD PLASTIC COMPOSITE (COLOR: SEE SHEET A710)
 - ALUMINUM COMPOSITE PANEL (COLOR: SEE SHEET A710)
- CEILING FINISHES**
- PAINTED 1/2" GYPSUM BOARD

UNIT AREA	UNIT 1		UNIT 2		UNIT 7A		UNIT 7B		UNIT 8		UNIT 9		UNIT 10		TOTAL
	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	
NUMBER OF BEDROOMS	3	3	3	3	3	3	3	3	3	3	3	3	3	3	33
NUMBER OF BATHS	2	2	2	2	2	2	2	2	2	2	2	2	2	2	22
1ST FLOOR	622.99	669.61	669.61	669.61	669.61	669.61	669.61	669.61	669.61	669.61	669.61	669.61	669.61	669.61	703.98
2ND FLOOR	1,413.37	1,431.04	1,431.04	1,431.04	1,431.04	1,431.04	1,431.04	1,431.04	1,431.04	1,431.04	1,431.04	1,431.04	1,431.04	1,431.04	1,631.04
3RD FLOOR	1,075.33	1,063.00	1,063.00	1,063.00	1,063.00	1,063.00	1,063.00	1,063.00	1,063.00	1,063.00	1,063.00	1,063.00	1,063.00	1,063.00	1,263.00
ROOF DECK	130.40	128.55	130.79	130.79	130.79	130.79	130.79	130.79	130.79	130.79	130.79	130.79	130.79	130.79	1,363.00
AREA PER UNIT TYPE	2,000.00	2,794.20	2,794.20	2,794.20	2,794.20	2,794.20	2,794.20	2,794.20	2,794.20	2,794.20	2,794.20	2,794.20	2,794.20	2,794.20	3,200.00
TOTAL	5,000.14	5,000.14	5,000.14	5,000.14	5,000.14	5,000.14	5,000.14	5,000.14	5,000.14	5,000.14	5,000.14	5,000.14	5,000.14	5,000.14	5,000.14

FLOOR AREA RATIO	UNIT 1		UNIT 2		UNIT 7A		UNIT 7B		UNIT 8		UNIT 9		UNIT 10		TOTAL
	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	AREA (SF)	
BASEMENT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1ST FLOOR	614.32	631.40	631.40	631.40	631.40	631.40	631.40	631.40	631.40	631.40	631.40	631.40	631.40	631.40	724.53
2ND FLOOR	972.74	962.41	962.41	962.41	962.41	962.41	962.41	962.41	962.41	962.41	962.41	962.41	962.41	962.41	1,062.41
3RD FLOOR	1,069.70	1,063.00	1,063.00	1,063.00	1,063.00	1,063.00	1,063.00	1,063.00	1,063.00	1,063.00	1,063.00	1,063.00	1,063.00	1,063.00	1,263.00
ROOF DECK	130.40	128.55	130.79	130.79	130.79	130.79	130.79	130.79	130.79	130.79	130.79	130.79	130.79	130.79	1,363.00
TOTAL	2,604.16	2,618.79	2,618.79	2,618.79	2,618.79	2,618.79	2,618.79	2,618.79	2,618.79	2,618.79	2,618.79	2,618.79	2,618.79	2,618.79	2,818.79
TOTAL	5,000.14	5,000.14	5,000.14	5,000.14	5,000.14	5,000.14	5,000.14	5,000.14	5,000.14	5,000.14	5,000.14	5,000.14	5,000.14	5,000.14	5,000.14

FLOOR AREA CALCULATIONS ARE IN ACCORDANCE WITH SAN MATEO MUNICIPAL CODE (S.M.C. SECTION 21A.020). 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 ACCURATE REPRESENTATION OF THE FLOOR AREA RATIO (FAR).



1 ENLARGED ROOF DECK PLAN B
SCALE: 1/8" = 1'-0"

GLAZED DOOR SCHEDULE											GLAZED DOOR SCHEDULE 2										
DOOR PLANE/ELEV.	TYPE MARK	DESCRIPTION	DOOR OPENING SIZE		FIRE RATING	DOOR MATERIAL/FINISH		REMARKS	COUNT	FUNCTION	DOOR PLANE/ELEV.	TYPE MARK	DESCRIPTION	DOOR OPENING SIZE		FIRE RATING	DOOR MATERIAL/FINISH		REMARKS	COUNT	FUNCTION
			HEIGHT	WIDTH		DOOR	FRAME							TINTED TEMPERED GLASS	ALUMINUM (BRONZE)		TINTED TEMPERED GLASS	ALUMINUM (BRONZE)			
	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

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

ISSUANCE:
NO. DESCRIPTION DATE

TITLE:
SCHEDULE OF DOORS

ISSUE: 2025/09/26
TEAM: AITI

NOT FOR CONSTRUCTION

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A5102

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

7711 LUREA BL, SUITE 201, SAN FRANCISCO, CA 94110
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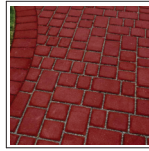
1 PC. CURVED WOOD BENCHES WITH HORIZONTAL WOOD SLATS MOUNTED ON PRECAST CONCRETE (8' - 2' X 8' - 10' WIDE)



SHORT-TERM BIKE PARKING (TO BE REMOVED)



11 PCS. BLACK-COLORED LIGHT BOLLARDS (4" HEIGHT - 4.5" DIAMETER)



RED PERMEABLE PAVERS (SEE CIVIL PLANS FOR PAVEMENT PLAN)



BIO-FILTRATION PLANTERS (REAR - 8" HEIGHT)



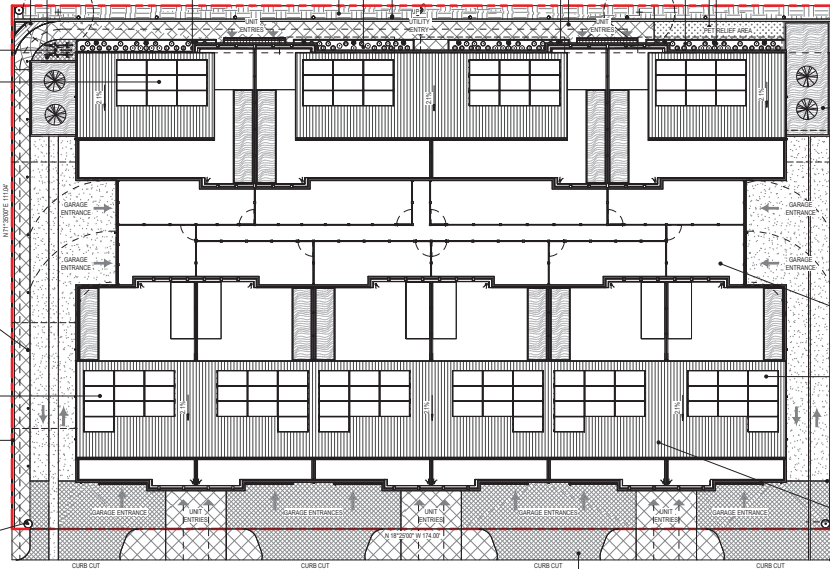
ARTIFICIAL GRASS (8.54 SF AREA)



6 PCS. EXTERIOR FLOOR LIGHTS (4" DIAMETER)



2 PCS. BLACK LIGHT POSTS (7'5" - 9' HEIGHT)



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



GALVANIZED IRON ROOF

LEGEND:

- FENCE
- ROAD CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ACCESS LINE
- ROAD CENTER LINE
- ROOF LINE / ABOVE FLOOR LINE
- PROTECTIVE FENCE
- DRIVEWAY PAVEMENT
- PROPOSED RETAINING WALL
- 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
- CALLISTEMON LITTLE JOHN / LITTLE JOHN DWARF BOTTLE BRUSH
- CHONDRLOPETALUM TECTORUM / SMALL CAPE RUSH
- PENNISETUM ACOPEOIDEUS / 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 03.8 PLANT LIST, QUANTITIES, AND WATER USE CLASSIFICATION OF LANDSCAPE SPECIES. REFER TO THE CIVIL PLANS FOR THE EXACT PLANTER HEIGHTS.

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