



T H E R I T Z

PROJECT INFORMATION

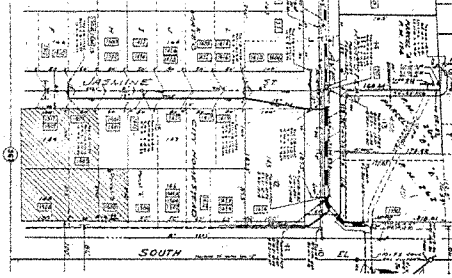
- PROJECT NAME: THE RITZ
- PROJECT LOCATION: 1520 EL CAMINO REAL
A.P.N. 034-413-760
1520 EL CAMINO REAL
A.P.N. 034-413-270
- ZONING: ADDRESS LOT AREA ZONING:
1520 EL CAMINO REAL 21,875.00 SQ. FT. C2-1/R4
1520 EL CAMINO REAL 20,047.00 SQ. FT. R-3
- PERMITTED USES: 27,32,010
(J) OFFICES (O) RESIDENTIAL (P) RETAIL
- OFF-STREET PARKING: 27,84,090/120/125/130/135/160
- PERMITTED USE AREA NO. OF REQUIRED PARKING
RETAIL 11,057.0 SQ.FT. (11,057/300 SQ.FT.) = 37 STALLS
OFFICES 5,280.0 SQ.FT. (5,280/135 SQ.FT.) = 39 STALLS
- PERMITTED USE NO. OF UNITS NO. OF REQUIRED PARKING
RESIDENTIAL 10 WORK/LIVE UNITS RESIDENT - x 2.0 = 20
RESIDENTIAL GUEST 10 WORK/LIVE UNITS RESIDENT - x1.0 = 10
NUMBER OF HANDICAPPED PARKING REQUIRED: 60-120 STALLS = 3 TOTAL STALLS
NUMBER OF HANDICAPPED PARKING PROPOSED: 80-120 STALLS = 4 TOTAL STALLS
TOTAL NUMBER OF REQUIRED PARKING PER PROJECT = 98 STALLS
TOTAL NUMBER OF PROPOSED PARKING PER PROJECT = 120 STALLS
NUMBER OF COMPACT PARKING ALLOWED: 40% OF TOTAL PROVIDED STALLS = 42 STALLS
NUMBER OF COMPACT PARKING PROPOSED: = 20 STALLS
NUMBER OF BICYCLE PARKING PROPOSED: = 6 STALLS

- MAXIMUM FLOOR AREA: 27,32-050/27,24,050
MAX. FLOOR AREA RATIO FOR C2-1/R4 = 2.0
LOT AREA (21,875.0 SQ.FT.) x 2.0 = 43,750.0 SQ.FT.
MAX. FLOOR AREA RATIO FOR R3 = 0.85
LOT AREA (20,047.0 SQ.FT.) x 0.85 = 17,039.95 SQ.FT.
TOTAL F.A.R. = 60,789.95 SQUARE FEET

FLOOR LEVEL	COMMERCIAL AREA	RESIDENTIAL AREA	CIRCULATION AREA	TOTAL AREA
FIRST FLOOR LEVEL	11,057.0 SQ.FT.		3,800.0 SQ.FT.	14,857.0 SQ.FT.
SECOND FLOOR LEVEL	8,280.0 SQ.FT.	4,135.0 SQ.FT.	2,711.0 SQ.FT.	15,126.0 SQ.FT.
THIRD FLOOR LEVEL		12,541.0 SQ.FT.	1,456.0 SQ.FT.	13,997.0 SQ.FT.
FOURTH FLOOR LEVEL		3,270.0 SQ.FT.	2,840.0 SQ.FT.	6,110.0 SQ.FT.
TOTAL FLOOR AREA:	20,337.0 SQ. FT.	19,946.0 SQ. FT.	10,807.0 SQ. FT.	51,090.0 SQ. FT.

- TYPE OF CONSTRUCTION: TYPE 1
- OCCUPANCY GROUP: UNDERGROUND = S3
1ST FLR. = M
2ND FLR. = B
3RD FLR. = R1
4TH FLR. = R1
- ALLOWABLE BLDG. AREA: UNLIMITED
BUILDING HEIGHT PER GENERAL BUILDING PLAN:
ALLOWED HEIGHT: 55'-0"
PROPOSED HEIGHT: 48'-0" (TOP OF PLATE)
- EXTERIOR WALLS AND OPENING PROTECTIONS SHALL BE IN COMPLIANCE WITH UBC TABLE 5A
OCCUPANCY SEPARATION WALLS SHALL BE PER UBC TABLE 3-A
ROOF MATERIAL IS TAR AND GRAVEL WITH MIN. 1/4" PER FOOT SLOPE
MECHANICAL ENCLOSURE ON THE ROOF TO BE 4 FEET IN HEIGHT
EXTERIOR OPENINGS FOR RESIDENTIAL UNITS TO MEET EMERGENCY ESCAPE REQUIREMENTS
EXTERIOR OPENINGS FOR RESIDENTIAL UNITS TO MEET EMERGENCY ESCAPE REQUIREMENTS

VICINITY MAP



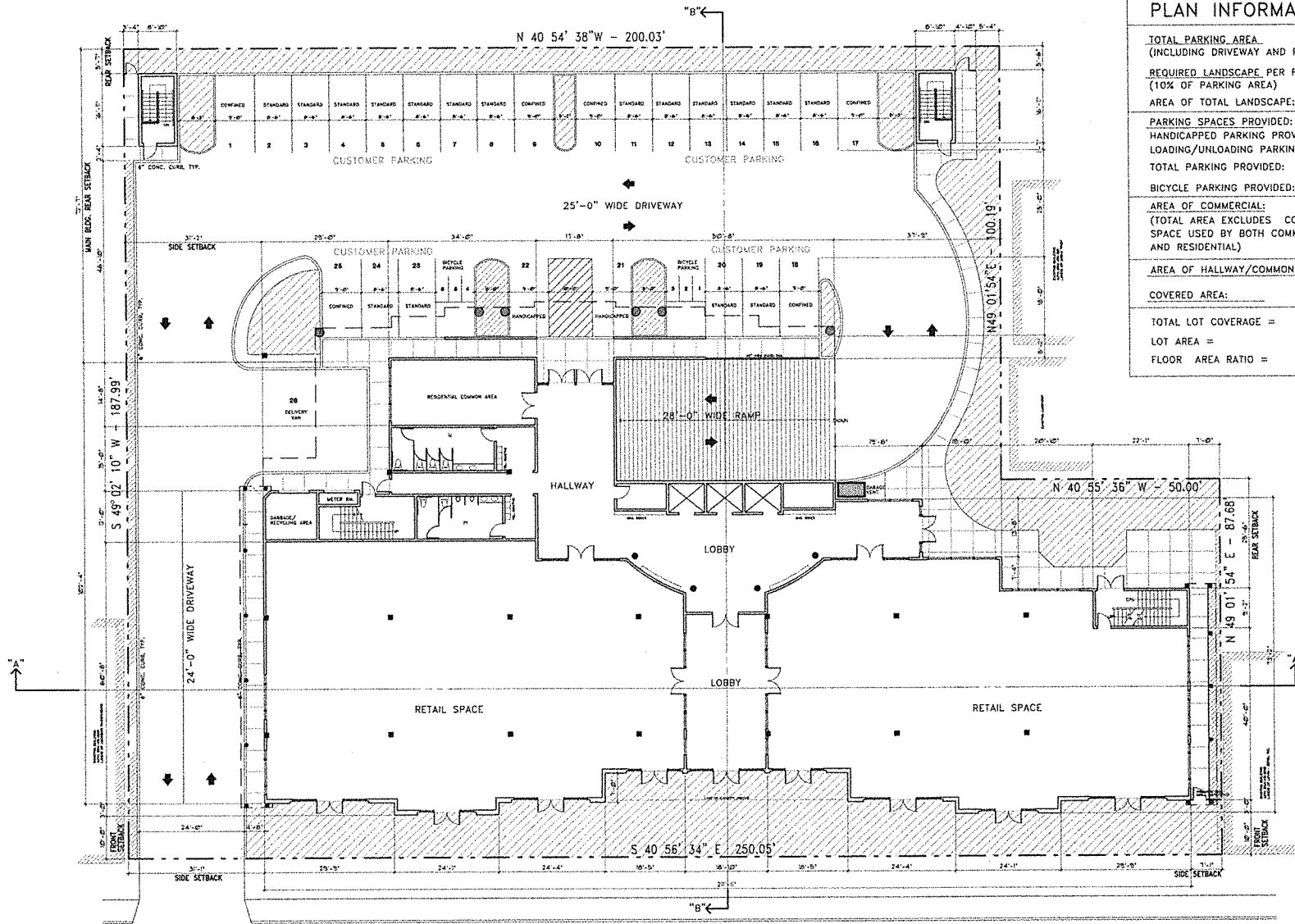
AREA MAP



SHEET INDEX

- A-1 TITLE SHEET
- A-2 UNDERGROUND PARKING
- A-3 FIRST FLOOR PLAN
- A-4 SECOND FLOOR PLAN
- A-5 THIRD FLOOR PLAN
- A-6 FOURTH FLOOR PLAN
- A-7 FRONT AND RIGHT SIDE ELEVATIONS
- A-8 REAR AND LEFT SIDE ELEVATIONS
- A-9 SECTIONS
- T-1 TOPOGRAPHIC SURVEY
- L-1 LANDSCAPE PLAN

JASMIN STREET



PLAN INFORMATION

TOTAL PARKING AREA (INCLUDING DRIVEWAY AND PAVED AREAS)	17,813.0 SQ.FT.
REQUIRED LANDSCAPE PER PARKING (10% OF PARKING AREA)	1,781.3 SQ.FT.
AREA OF TOTAL LANDSCAPE:	7,286.2 SQ.FT.
PARKING SPACES PROVIDED:	23 STALLS
HANDICAPPED PARKING PROVIDED:	2 STALLS
LOADING/UNLOADING PARKING:	1 STALL
TOTAL PARKING PROVIDED:	26 STALLS
BICYCLE PARKING PROVIDED:	6 STALLS
AREA OF COMMERCIAL: (TOTAL AREA EXCLUDES COMMON SPACE USED BY BOTH COMMERCIAL AND RESIDENTIAL)	11,057.0 SQ.FT.
AREA OF HALLWAY/Common SPACE	3,800.0 SQ.FT.
COVERED AREA:	3,853.0 SQ. FT.
TOTAL LOT COVERAGE =	18,710.0 SQ.FT.
LOT AREA =	41,979.0 SQ.FT.
FLOOR AREA RATIO =	44.57 %



LEGEND:

EXTERIOR WALL	[Symbol: Double line]
6" CONC. CURB	[Symbol: Single line]
LANDSCAPE	[Symbol: Stippled pattern]
LINE OF BLDG. ABOVE	[Symbol: Dashed line]
PROPERTY LINE	[Symbol: Thin solid line]
PAVING	[Symbol: Grid pattern]

EL CAMINO REAL

REVISION

BY

DATE

1

PLANNING

3-1-97

T.R.E. RITZ

1000 G ST. / 14 AND 15

1000 G ST. / 14 AND 15

1000 G ST. / 14 AND 15

1000 G ST. / 14 AND 15

1000 G ST. / 14 AND 15

DATE: 3-1-97

DRAWN BY: RITZ

CHECKED BY: RITZ

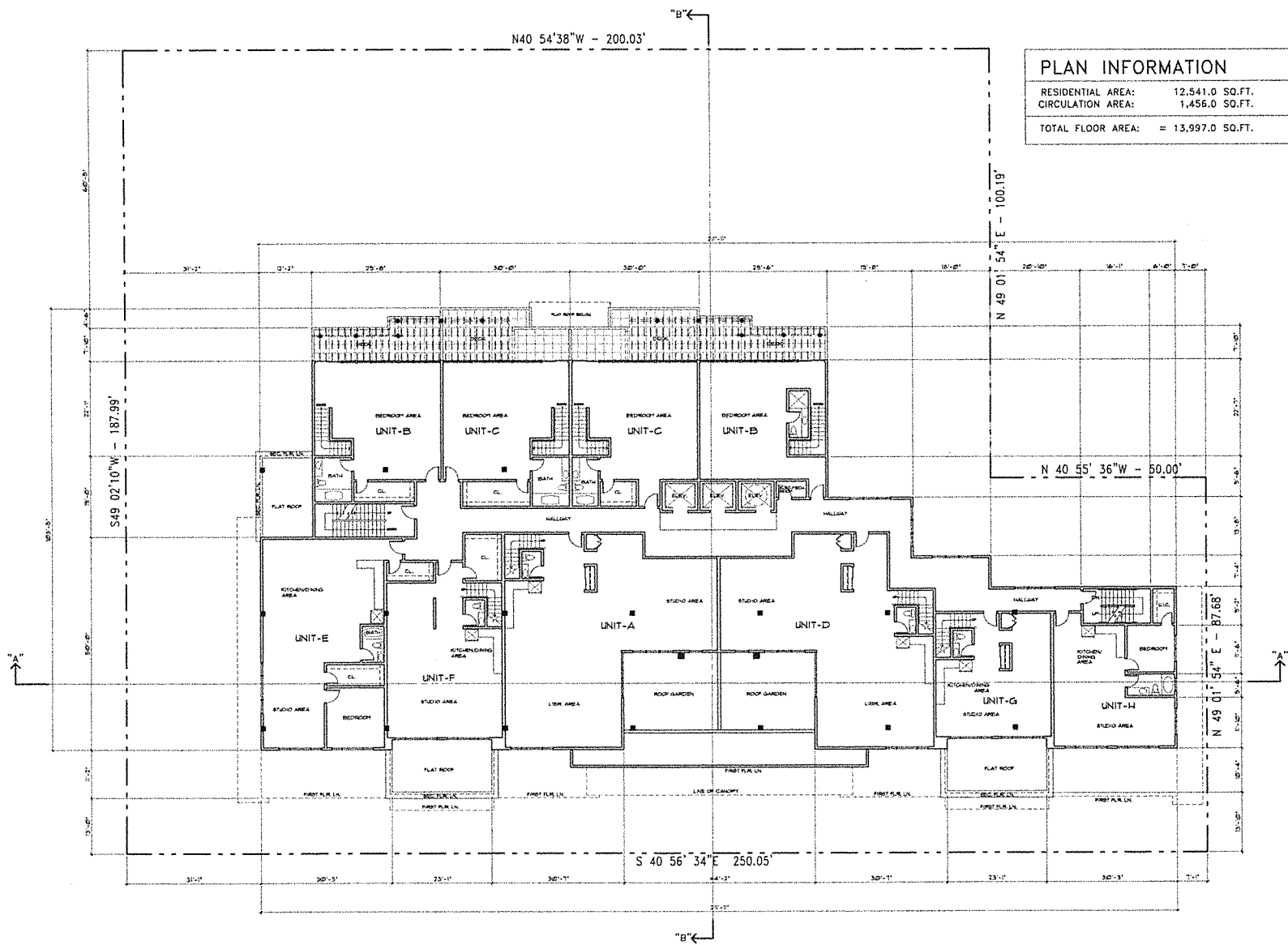
INCHES: 1/8" = 1'-0"

TOWN: EL CAMINO REAL

FILE: RITZ-PL-1

A-3

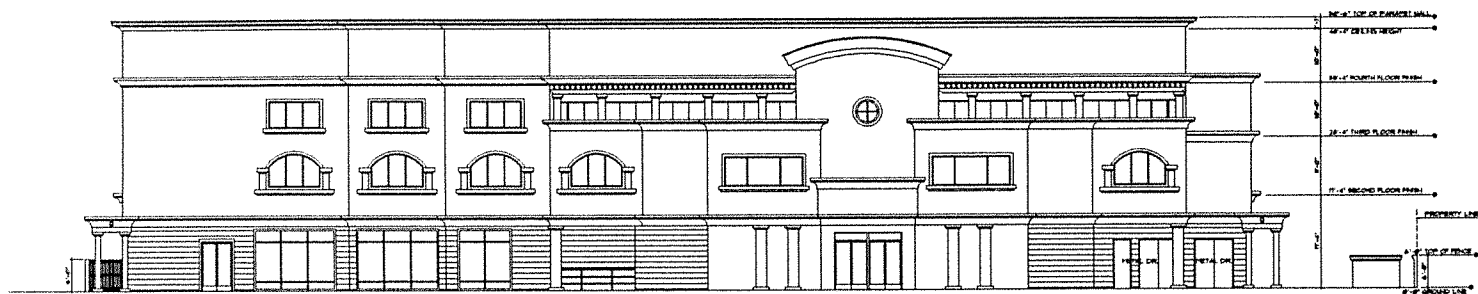
OF 4 SHEETS





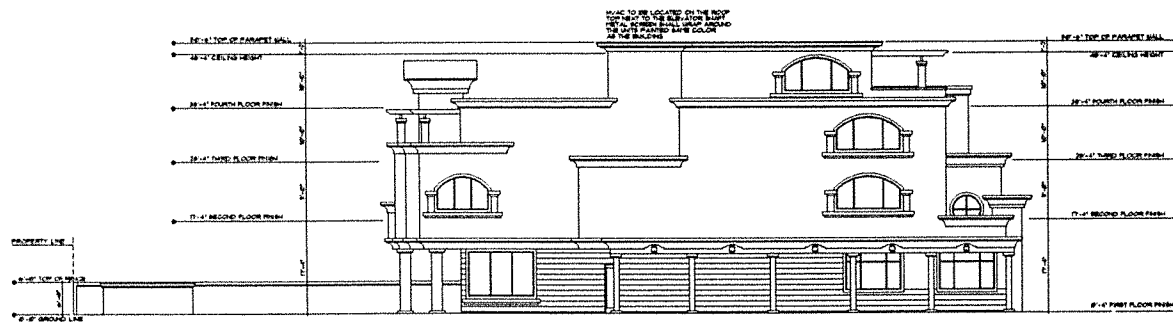
RIGHT SIDE ELEVATION

EXTERIOR FINISHES	
1	ROOF - TAR AND GRAVEL
2	TRIM BAND - PREPARED POLY. PAINT GRADE BY ASTCO OR EQUAL
3	WINDOW TRIM - PREPARED POLY. PAINT GRADE BY ASTCO OR EQUAL
4	EXTERIOR WALL - STUCCO SMOOTH FIN.
5	FIRST FLR. WALL - SCORED STUCCO ALL AROUND
6	CENTERED DIAMOND HATCHED AREA - SCORED STUCCO ALL AROUND
7	WINDOW - ALUM. CLAD, DOUBLE PANE
8	TRELLIS - PRESSURE TREATED REDWOOD
9	PAVING - (SEE LANDSCAPE PLAN)



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES	
1	ROOF - TAR AND GRAVEL
2	TRIM BAND - FIBERFOLDED FOAM PAINT GRADE BY ASTCO OR EQUAL
3	WINDOW TRIM - FIBERFOLDED FOAM PAINT GRADE BY ASTCO OR EQUAL
4	EXTERIOR WALL - STUCCO SMOOTH FIN.
5	FIRST FLOOR WALL - SCORED STUCCO ALL AROUND
6	CENTERED DIAMOND LATCHED AREA - SCORED STUCCO ALL AROUND
7	WINDOW ALUM. CLAD, DOUBLE PANE
8	TRELLIS - PRESSURE TREATED REDWOOD
9	PAVING - (SEE LANDSCAPE PLAN)

REVISION	BY
1. 2. 3. 4.	PLA/BC/

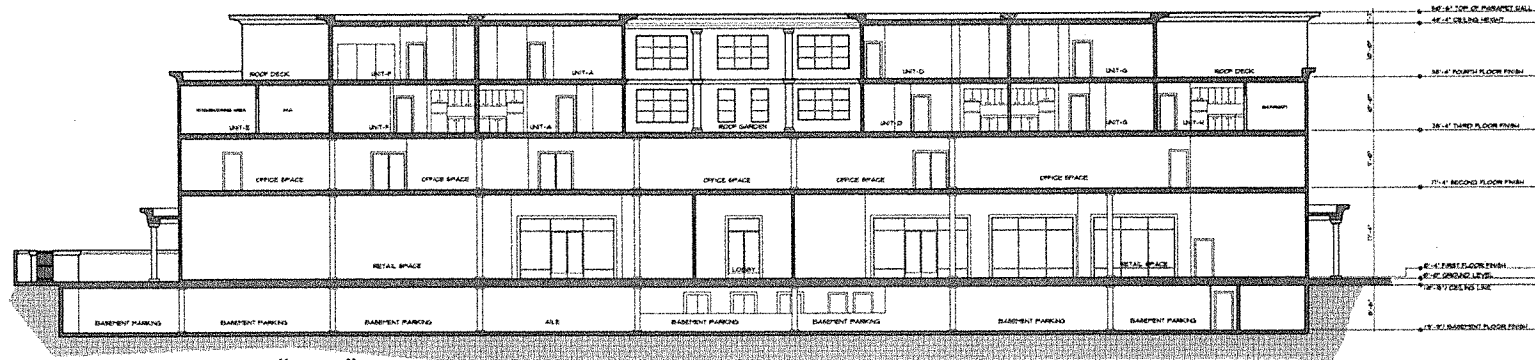
H A B L I A T
 ADDITIONAL NUMBER LOCATIONS
 2011 HUNTER ROAD, SUITE 110
 BIRMINGHAM, ALABAMA 35202
 TEL: (205) 975-2000
 FAX: (205) 975-2000

THE BLUE
 ZONE CH / 124 AND 2-3
 1500 1500 1500 1500
 1500 1500 1500 1500
 A.P.N. - 004-413-270

BUILDING ELEVATIONS

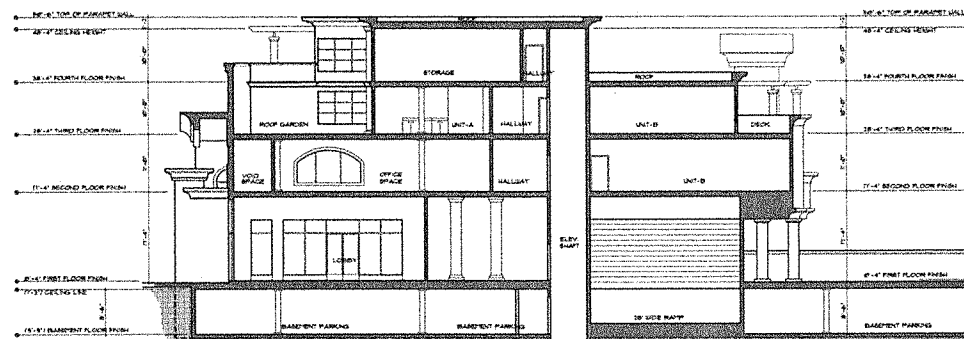
DATE: 02-13-08
 JOB NO: 008-107
 SCALE: AS NOTED
 DRAWN BY: JAV/BC/CH
 FILE: 008-107

A-8
 OF 040270



SECTION "A-A"

SCALE: 1/8" = 1'-0"



SECTION "B-B"

SCALE: 1/8" = 1'-0"

NO.	DATE
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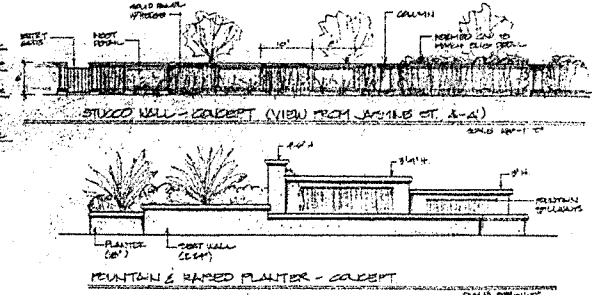
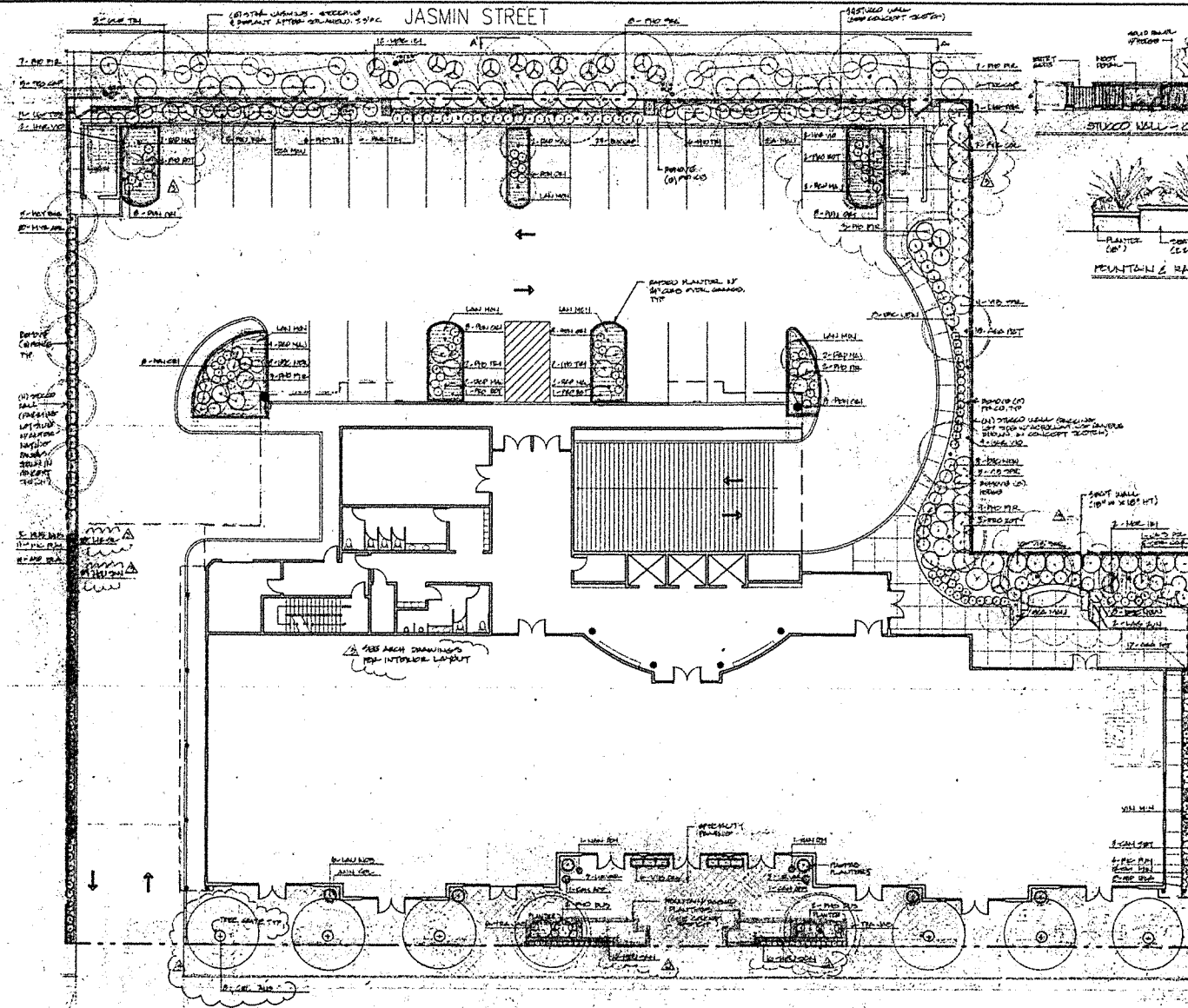
THE RITZ
1000 CITY CENTER
SUITE 1000
LOS ANGELES, CALIFORNIA 90015
TEL: (213) 691-1234
FAX: (213) 691-1235

THE RITZ
1000 CITY CENTER
SUITE 1000
LOS ANGELES, CALIFORNIA 90015
TEL: (213) 691-1234
FAX: (213) 691-1235

BUILDING SECTIONS

DATE: 10-17-00
DRAWN BY: JRM/STP
CHECKED BY: JRM/STP
DESIGNED BY: JRM/STP
SCALE: AS NOTED
SHEET NO.: 10/10/00

A-9
OF 10



PLANT LIST

Code	Botanical Name	Common Name	Quantity	Size	Remarks
1-01	Acacia saligna	Black Wattle	1	12"	
1-02	Albizia julibrissin	Star Magnolia	1	12"	
1-03	Albizia leonensis	Silk Tree	1	12"	
1-04	Albizia julibrissin	Star Magnolia	1	12"	
1-05	Albizia leonensis	Silk Tree	1	12"	
1-06	Albizia julibrissin	Star Magnolia	1	12"	
1-07	Albizia leonensis	Silk Tree	1	12"	
1-08	Albizia julibrissin	Star Magnolia	1	12"	
1-09	Albizia leonensis	Silk Tree	1	12"	
1-10	Albizia julibrissin	Star Magnolia	1	12"	
1-11	Albizia leonensis	Silk Tree	1	12"	
1-12	Albizia julibrissin	Star Magnolia	1	12"	
1-13	Albizia leonensis	Silk Tree	1	12"	
1-14	Albizia julibrissin	Star Magnolia	1	12"	
1-15	Albizia leonensis	Silk Tree	1	12"	
1-16	Albizia julibrissin	Star Magnolia	1	12"	
1-17	Albizia leonensis	Silk Tree	1	12"	
1-18	Albizia julibrissin	Star Magnolia	1	12"	
1-19	Albizia leonensis	Silk Tree	1	12"	
1-20	Albizia julibrissin	Star Magnolia	1	12"	
1-21	Albizia leonensis	Silk Tree	1	12"	
1-22	Albizia julibrissin	Star Magnolia	1	12"	
1-23	Albizia leonensis	Silk Tree	1	12"	
1-24	Albizia julibrissin	Star Magnolia	1	12"	
1-25	Albizia leonensis	Silk Tree	1	12"	
1-26	Albizia julibrissin	Star Magnolia	1	12"	
1-27	Albizia leonensis	Silk Tree	1	12"	
1-28	Albizia julibrissin	Star Magnolia	1	12"	
1-29	Albizia leonensis	Silk Tree	1	12"	
1-30	Albizia julibrissin	Star Magnolia	1	12"	
1-31	Albizia leonensis	Silk Tree	1	12"	
1-32	Albizia julibrissin	Star Magnolia	1	12"	
1-33	Albizia leonensis	Silk Tree	1	12"	
1-34	Albizia julibrissin	Star Magnolia	1	12"	
1-35	Albizia leonensis	Silk Tree	1	12"	
1-36	Albizia julibrissin	Star Magnolia	1	12"	
1-37	Albizia leonensis	Silk Tree	1	12"	
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1-39	Albizia leonensis	Silk Tree	1	12"	
1-40	Albizia julibrissin	Star Magnolia	1	12"	
1-41	Albizia leonensis	Silk Tree	1	12"	
1-42	Albizia julibrissin	Star Magnolia	1	12"	
1-43	Albizia leonensis	Silk Tree	1	12"	
1-44	Albizia julibrissin	Star Magnolia	1	12"	
1-45	Albizia leonensis	Silk Tree	1	12"	
1-46	Albizia julibrissin	Star Magnolia	1	12"	
1-47	Albizia leonensis	Silk Tree	1	12"	
1-48	Albizia julibrissin	Star Magnolia	1	12"	
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1-51	Albizia leonensis	Silk Tree	1	12"	
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1-57	Albizia leonensis	Silk Tree	1	12"	
1-58	Albizia julibrissin	Star Magnolia	1	12"	
1-59	Albizia leonensis	Silk Tree	1	12"	
1-60	Albizia julibrissin	Star Magnolia	1	12"	
1-61	Albizia leonensis	Silk Tree	1	12"	
1-62	Albizia julibrissin	Star Magnolia	1	12"	
1-63	Albizia leonensis	Silk Tree	1	12"	
1-64	Albizia julibrissin	Star Magnolia	1	12"	
1-65	Albizia leonensis	Silk Tree	1	12"	
1-66	Albizia julibrissin	Star Magnolia	1	12"	
1-67	Albizia leonensis	Silk Tree	1	12"	
1-68	Albizia julibrissin	Star Magnolia	1	12"	
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1-70	Albizia julibrissin	Star Magnolia	1	12"	
1-71	Albizia leonensis	Silk Tree	1	12"	
1-72	Albizia julibrissin	Star Magnolia	1	12"	
1-73	Albizia leonensis	Silk Tree	1	12"	
1-74	Albizia julibrissin	Star Magnolia	1	12"	
1-75	Albizia leonensis	Silk Tree	1	12"	
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1-80	Albizia julibrissin	Star Magnolia	1	12"	
1-81	Albizia leonensis	Silk Tree	1	12"	
1-82	Albizia julibrissin	Star Magnolia	1	12"	
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1-87	Albizia leonensis	Silk Tree	1	12"	
1-88	Albizia julibrissin	Star Magnolia	1	12"	
1-89	Albizia leonensis	Silk Tree	1	12"	
1-90	Albizia julibrissin	Star Magnolia	1	12"	
1-91	Albizia leonensis	Silk Tree	1	12"	
1-92	Albizia julibrissin	Star Magnolia	1	12"	
1-93	Albizia leonensis	Silk Tree	1	12"	
1-94	Albizia julibrissin	Star Magnolia	1	12"	
1-95	Albizia leonensis	Silk Tree	1	12"	
1-96	Albizia julibrissin	Star Magnolia	1	12"	
1-97	Albizia leonensis	Silk Tree	1	12"	
1-98	Albizia julibrissin	Star Magnolia	1	12"	
1-99	Albizia leonensis	Silk Tree	1	12"	
1-100	Albizia julibrissin	Star Magnolia	1	12"	

NOTES

TOTAL LANDSCAPED AREA 7,413 SQ. FT.
 PLANTING 4,387 SQ. FT.
 HARDSCAPE 3,026 SQ. FT.

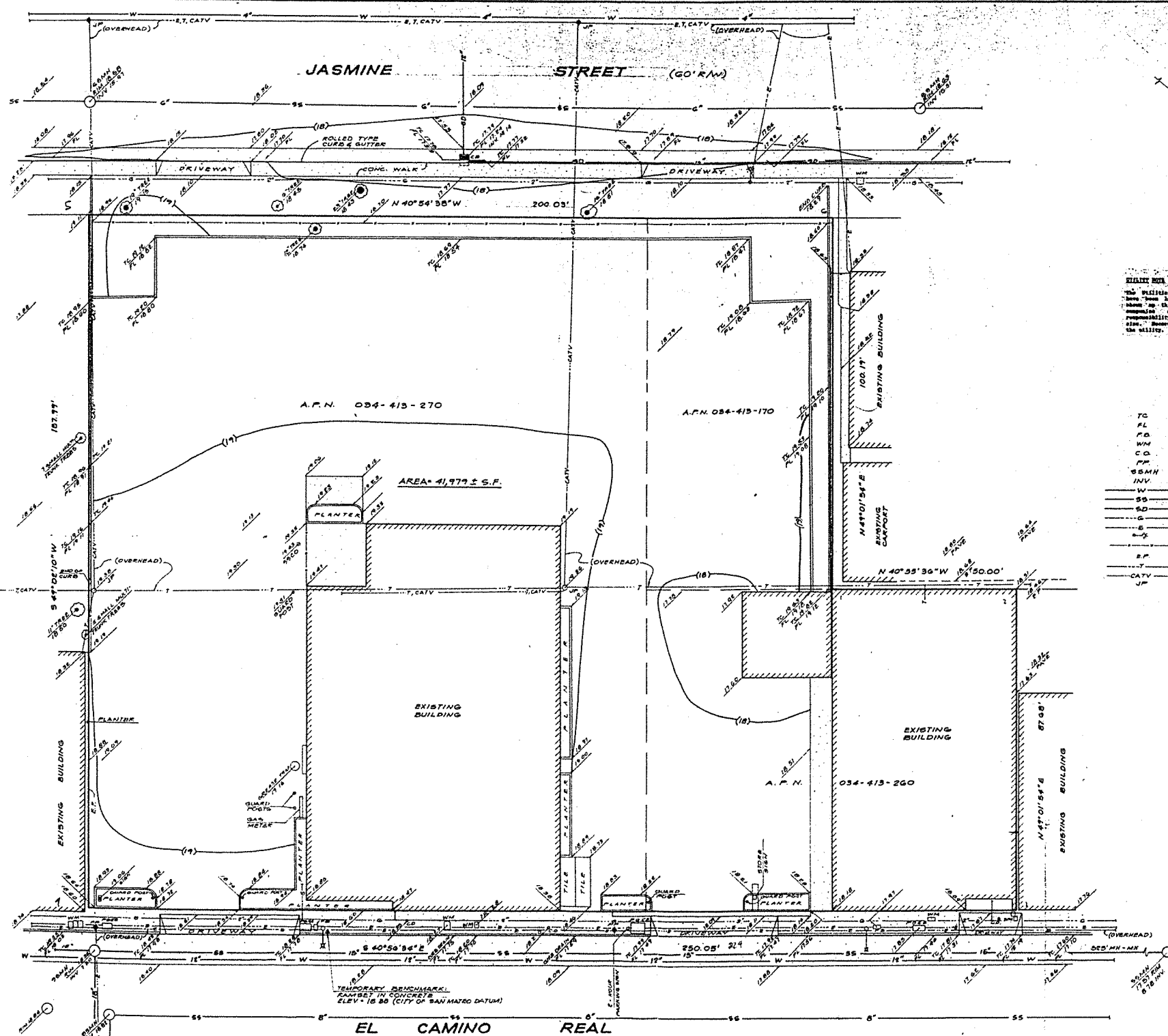
TREES
 REQUIRED @ 1:400 SQ. FT. 18
 PROVIDED 30

TREES @ PARKING AREA
 REQUIRED @ 1:1 SPACES 8
 PROVIDED 21

AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL PLANTING AREAS

1" LAYER OF MULCH TO BE PROVIDED IN ALL PLANTING AREAS

FINAL PLANTING SUBJECT TO AVAILABILITY



FIELD DATA

The utilities existing on the surface and shown on this drawing have been located by field survey. All underground utilities shown on this drawing are from records of the various utility companies and the surveyor/engineer does not assume responsibility for their completeness. Substantiated location, or size. Buried utility location should be confirmed by tapping the utility.

LEGEND:

- | | |
|------|------------------------|
| TC | TOP OF CURB |
| FL | FLOW LINE |
| FB | FULL BOX (ELECTRIC) |
| WM | WATER METER |
| CD | CLEANOUT |
| PP | POWER POLE |
| SSMH | SANITARY SEWER MANHOLE |
| INV. | INVERT ELEVATION |
| W | WATER LINE |
| SS | SANITARY SEWER LINE |
| SD | STORM DRAIN LINE |
| G | GAS LINE |
| E | ELECTRICAL LINE |
| E-L | ELECTRICAL |
| P | PENCE LINE |
| E.P. | EDGE OF PAVEMENT |
| T | TELEPHONE LINE |
| CATV | CABLE TELEVISION |
| JP | JOINT POLE |



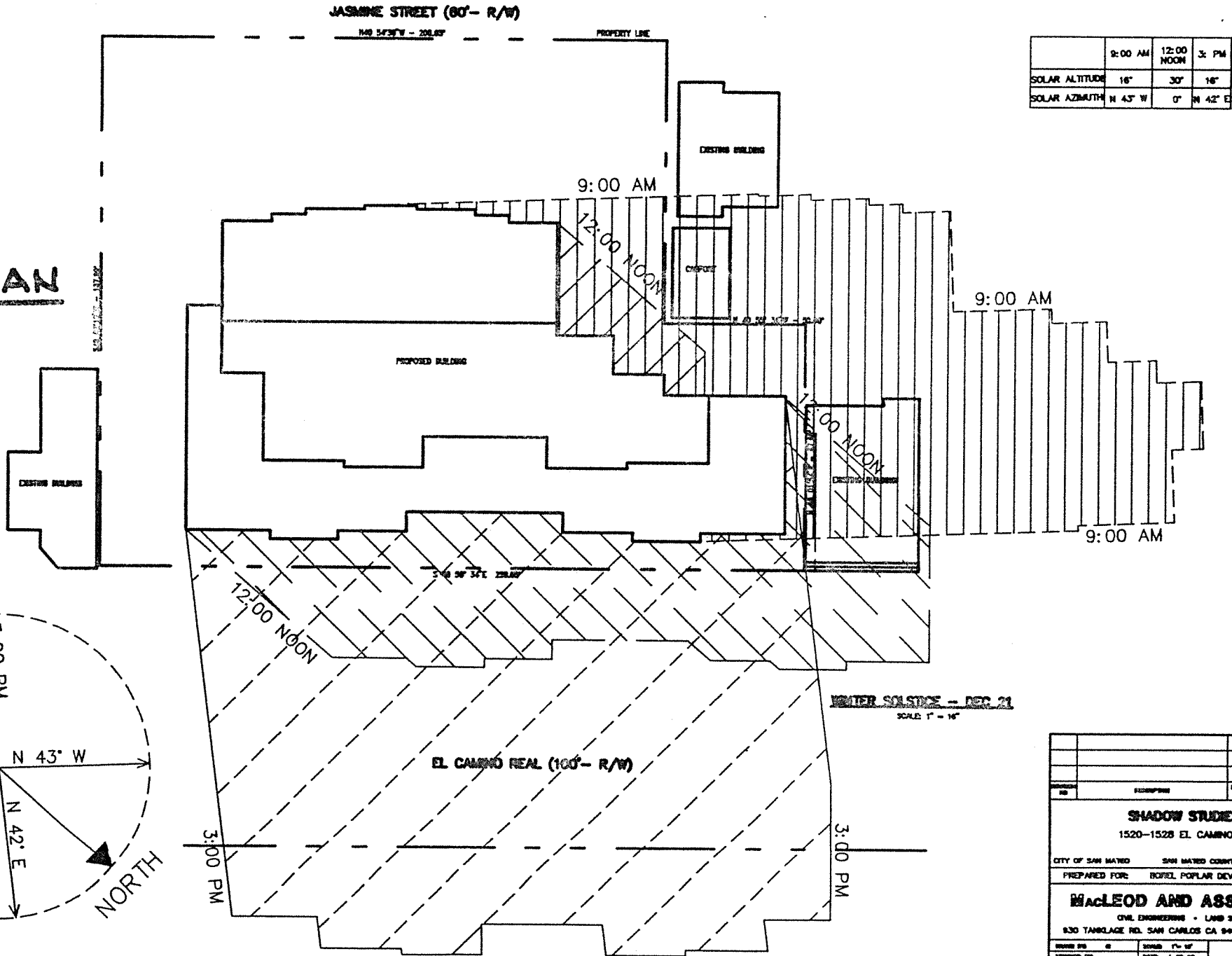
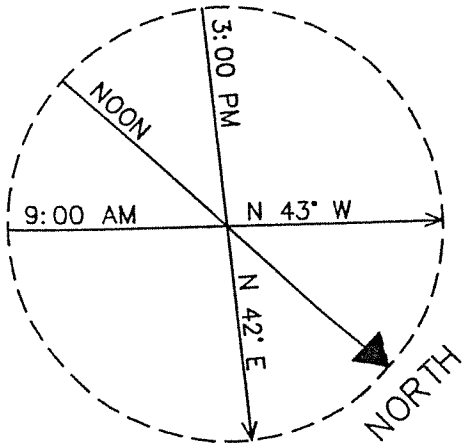
BOUNDARY AND TOPOGRAPHICAL SURVEY
 1520-1526 EL CAMINO REAL
 CITY OF SAN MATEO, SAN MATEO CO., CALIF.
 PREPARED FOR: CHAN AND MAO, INC.

MALEOD AND ASSOCIATES
 CIVIL ENGINEERING & LAND SURVEYING
 1011 FURLONG ST. • BELMONT • CA 94002 • (415) 563-852

DRAWN BY: WJ/Jan/2004 SCALE: 1"=10' DATE: 4/1/99

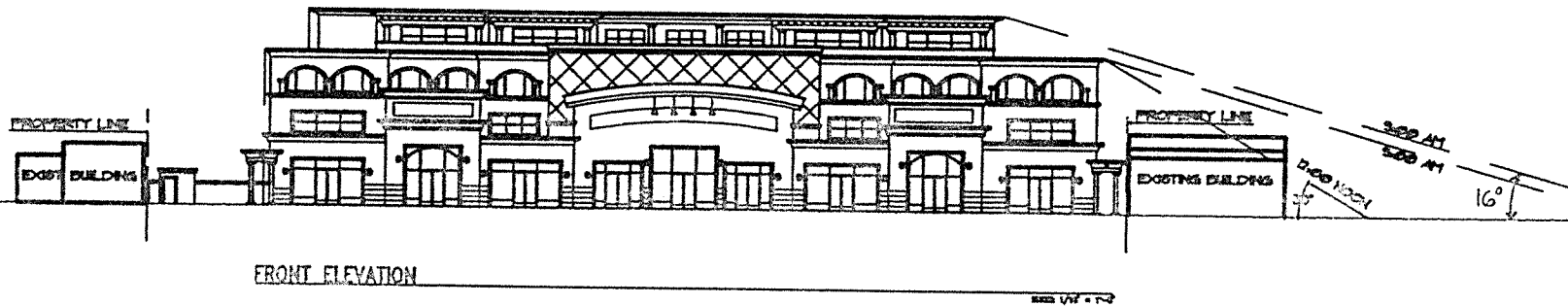
706-74

SITE PLAN



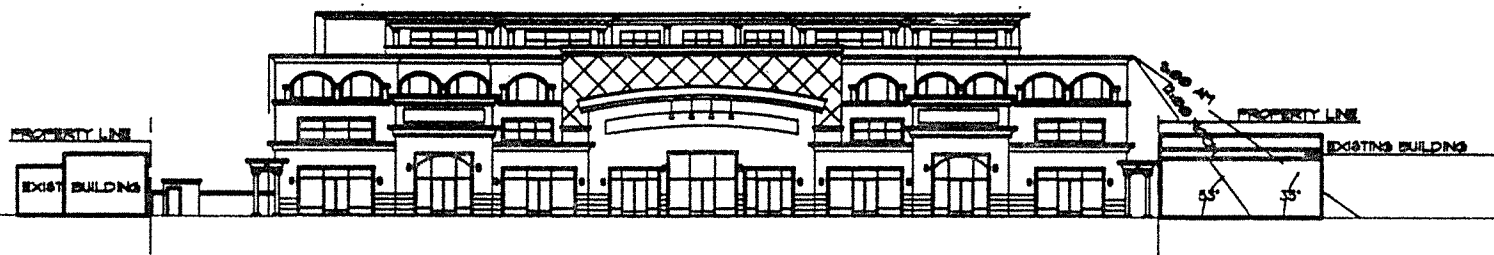
	9:00 AM	12:00 NOON	3: PM
SOLAR ALTITUDE	16°	30°	16°
SOLAR AZIMUTH	N 43° W	0°	N 42° E

DATE NO	SHEET NO			DATE BY	DATE BY
<p align="center">SHADOW STUDIES</p> <p align="center">1520-1528 EL CAMINO REAL</p>					
CITY OF SAN MATEO			SAN MATEO COUNTY		
<p align="center">PREPARED FOR: HOTEL POPULAR DEVELOPMENT</p>					
<p align="center">MACLEOD AND ASSOCIATES</p> <p align="center">CIVIL ENGINEERING • LAND SURVEYING</p> <p align="center">830 TANKLAGE RD. SAN CARLOS CA 94070 (850)</p>					
ISSUED BY	BY	DATE	ISSUED BY	BY	DATE
ENGINEER	DRS		DRS	1-25-68	708
CHIEF OF	FILE		APP'D.		SHEET



WINTER SOLSTICE - DEC. 21

NO.	DESCRIPTION	DATE
<p align="center">SHADOW STUDIES 1820-1825 EL CAMINO RD</p>		
<p>CITY OF SAN MATEO SAN MATEO COUNTY</p>		
<p>PREPARED FOR: BORIS POTLAR DEVELOP</p>		
<p align="center">MacLEOD AND ASSOC</p>		
<p align="center">CIVIL ENGINEERING • LAND SURVEY</p>		
<p align="center">830 TANKLAGE RD. SAN CARLOS CA 94070 (</p>		
DESIGNED BY	DATE	SCALE
CHECKED BY	DATE	SCALE



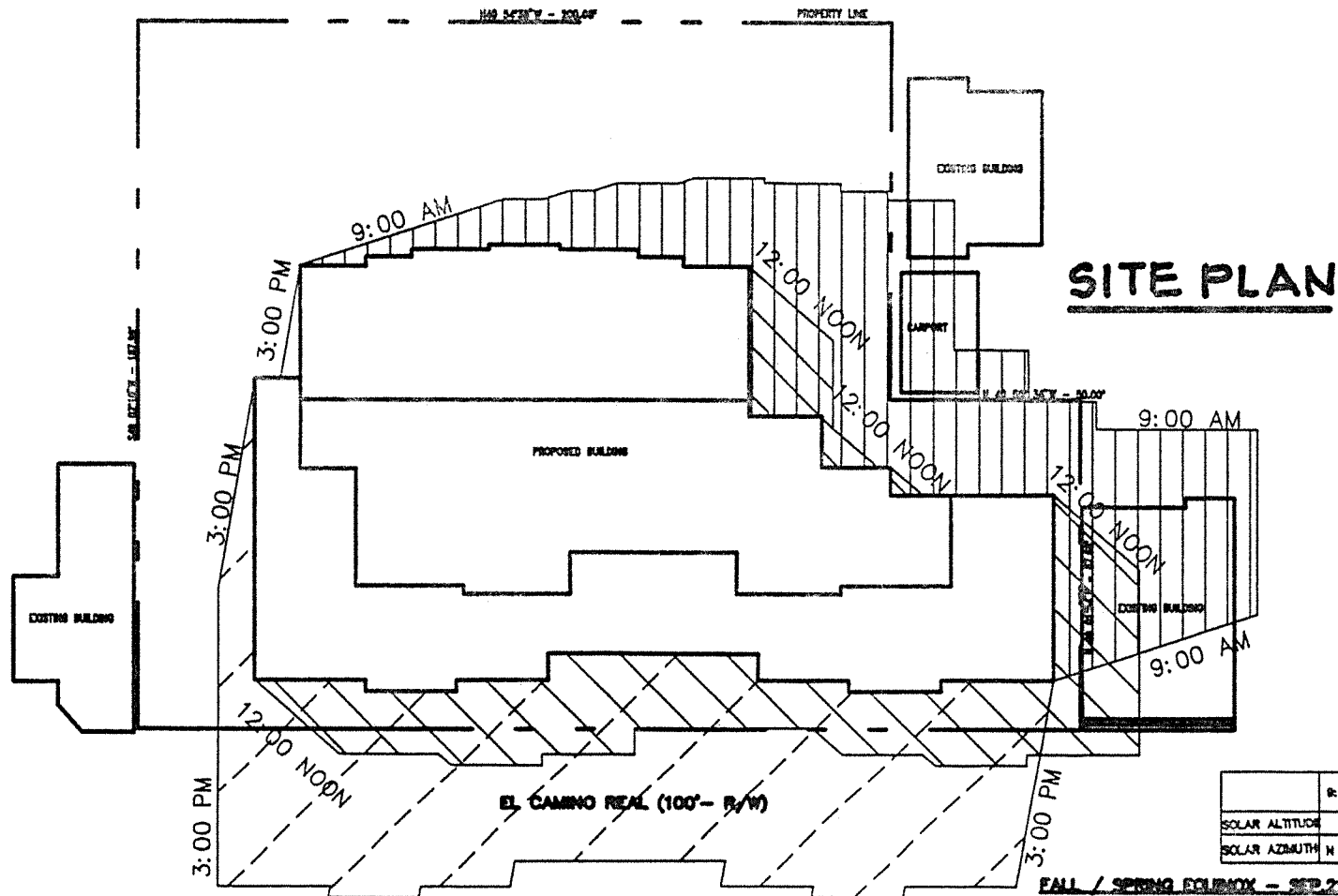
FRONT ELEVATION

JASMINE STREET (60'- R/W)

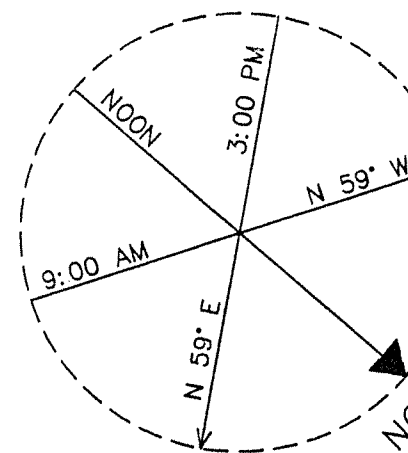
148' 5\"/>

PROPERTY LINE

SCALE 1/4\"/>



SITE PLAN



PROJECT NO.	SECTION NO.	SHEET NO.	SHEET TOTAL
<p align="center">SHADOW STUDIES</p> <p align="center">1520-1528 EL CAMINO REAL</p>			
CITY OF SAN MATEO		SAN MATEO COUNTY	
PREPARED FOR:		BONEL POPLAR DEVELOPMENT	
MACLEOD AND ASSOCI.			
CIVIL ENGINEERS • LAND SURVEYORS			
830 TANKLAGE RD. SAN CARLOS CA 94070 (88)			
DRAWN BY	E	SCALE	1/4" = 1'
DESIGNED BY		DATE	1-28-88
CHECKED BY	SM	APP'D	
			708
			SHEET

	9:00 AM	12:00 NOON	3:00 PM
SOLAR ALTITUDE	35°	53°	35°
SOLAR AZMUTH	N 59° W	0°	N 59° E

FALL / SPRING EQUINOX - SEP 21, MAR 21
SCALE 1" = 16'

