

MONTE DIABLO HOMES

REGIS HOMES BAY AREA, LLC
SAN MATEO, CALIFORNIA

PROJECT DIRECTORY:

OWNER:
REGIS HOMES BAY AREA, LLC
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(650) 378-2800
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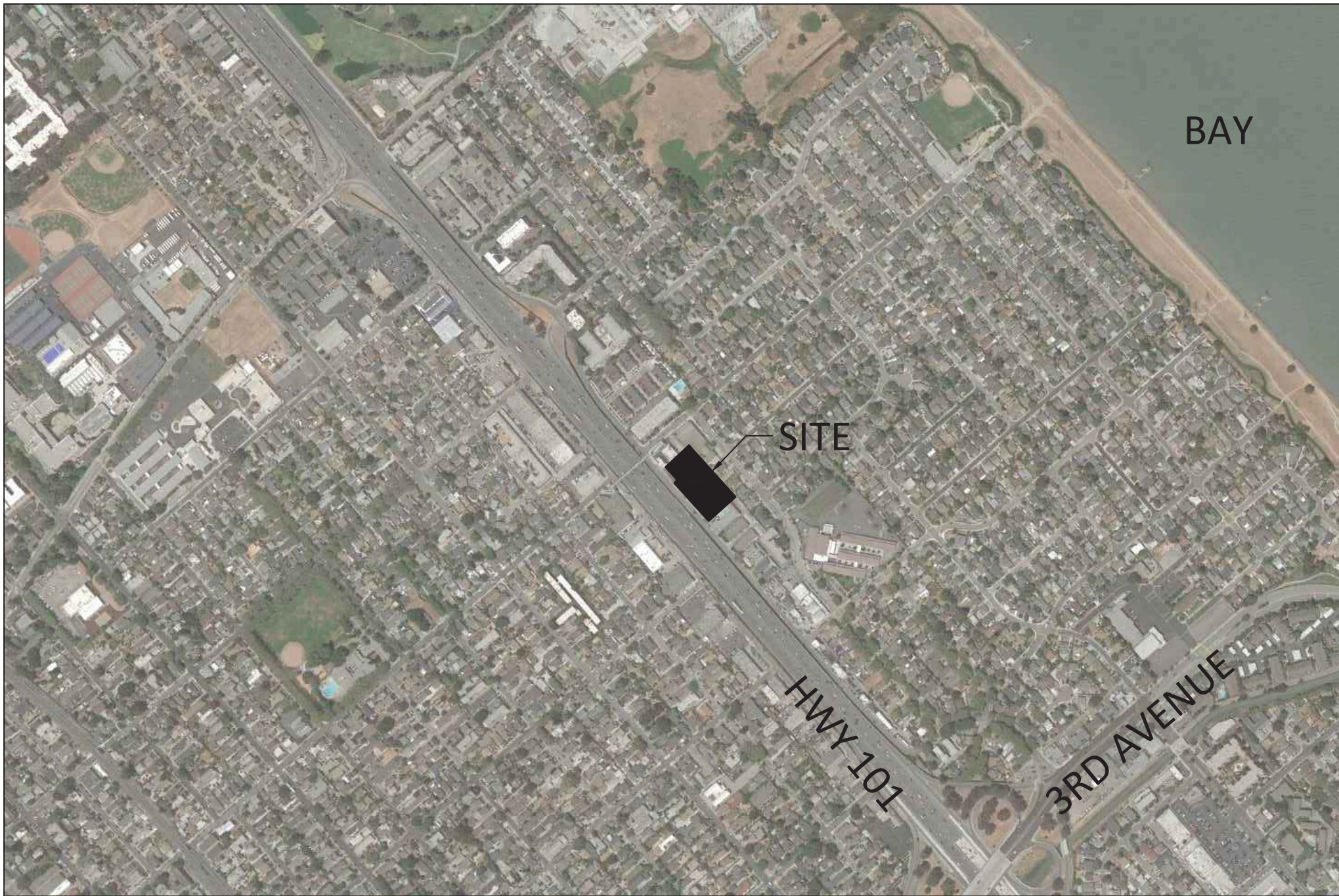
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255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
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jmansfield@bkf.com

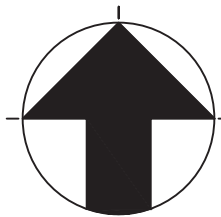
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(owner's consultant)
JETT LANDSCAPE ARCHITECTURE + DESIGN
2 THEATRE SQUARE
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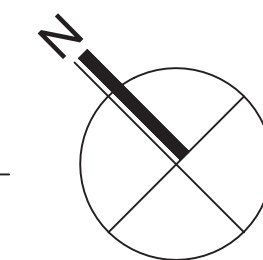


N.T.S.





EXISTING SITE PLAN
1" = 40'-0"



SCALE: 1" = 40'-0"
0 20 40 80'

MONTE DIABLO HOMES

SAN MATEO, CALIFORNIA
REGIS HOMES BAY AREA, LLC

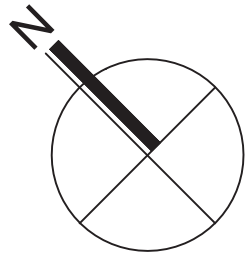
EXISTING SITE PLAN

A1

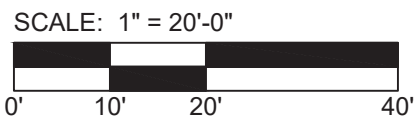
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SITE W/ PHOTO KEYED IN
1" = 20'-0"



NOTE:
SEE SHEET A3 & A4
FOR SITE PHOTOS.



MAY 31, 2019

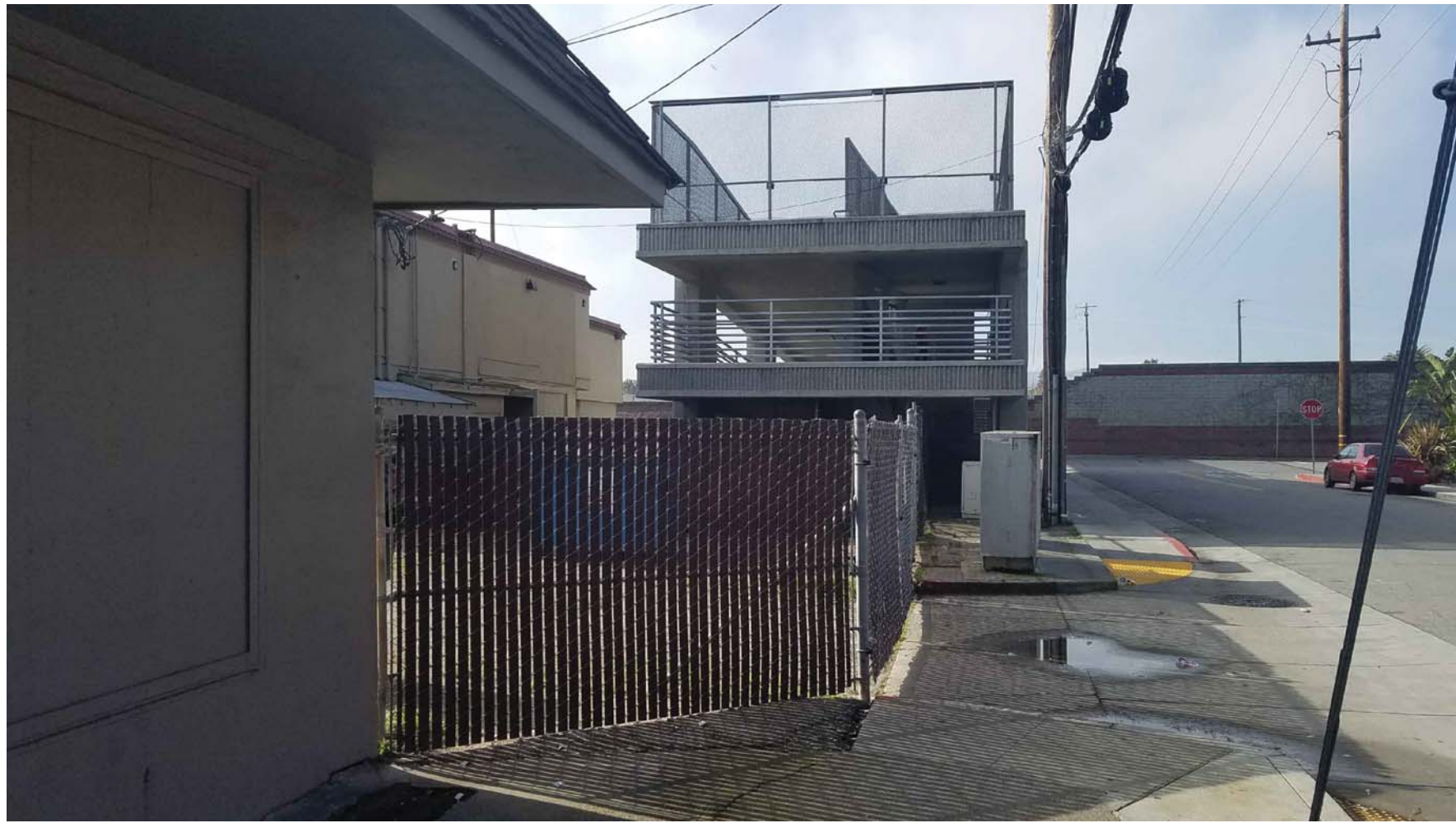
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SITE W/ PHOTO KEYED IN
A2

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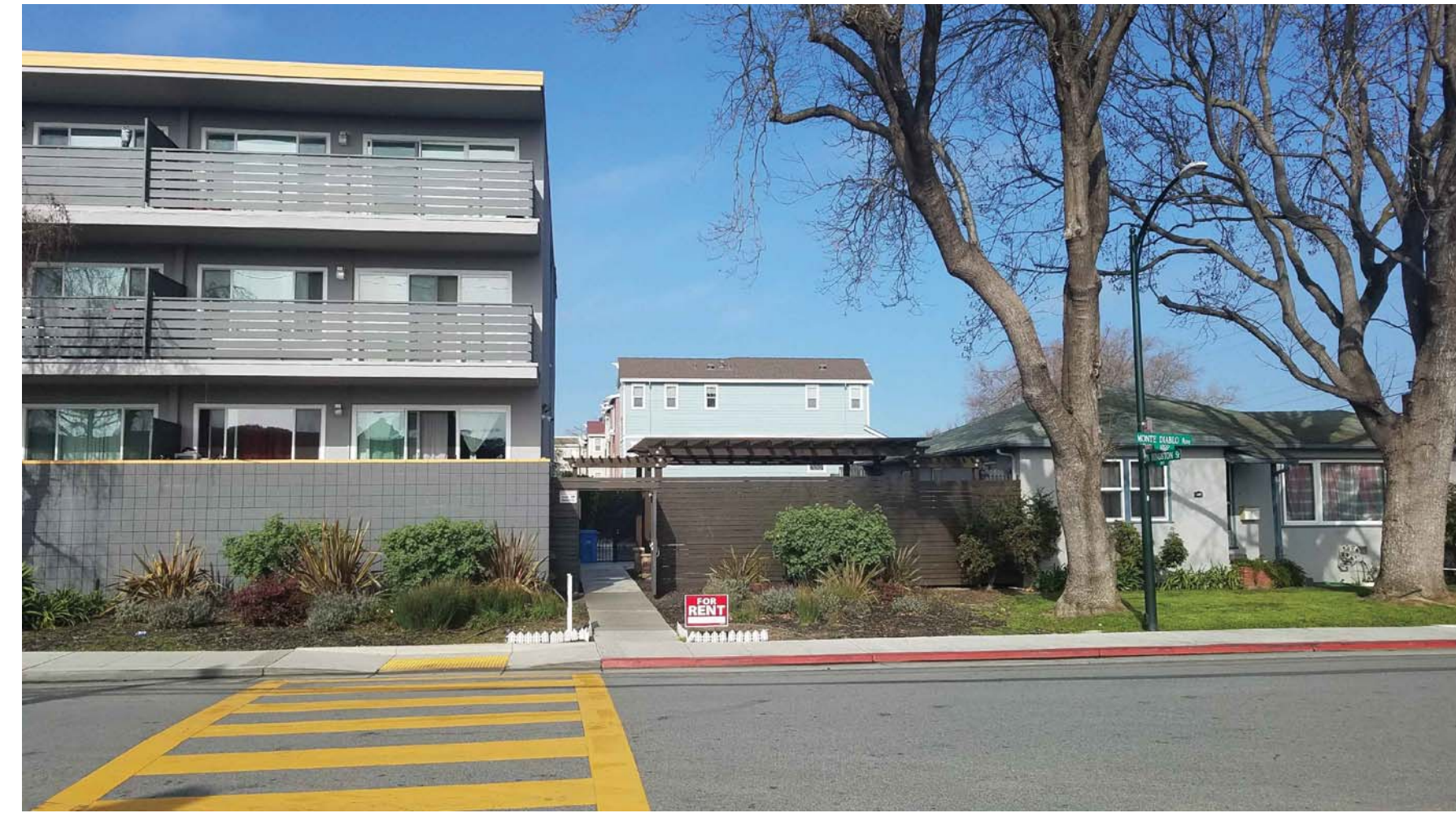
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SEE SHEET A2 FOR
SITE PHOTO KEY.



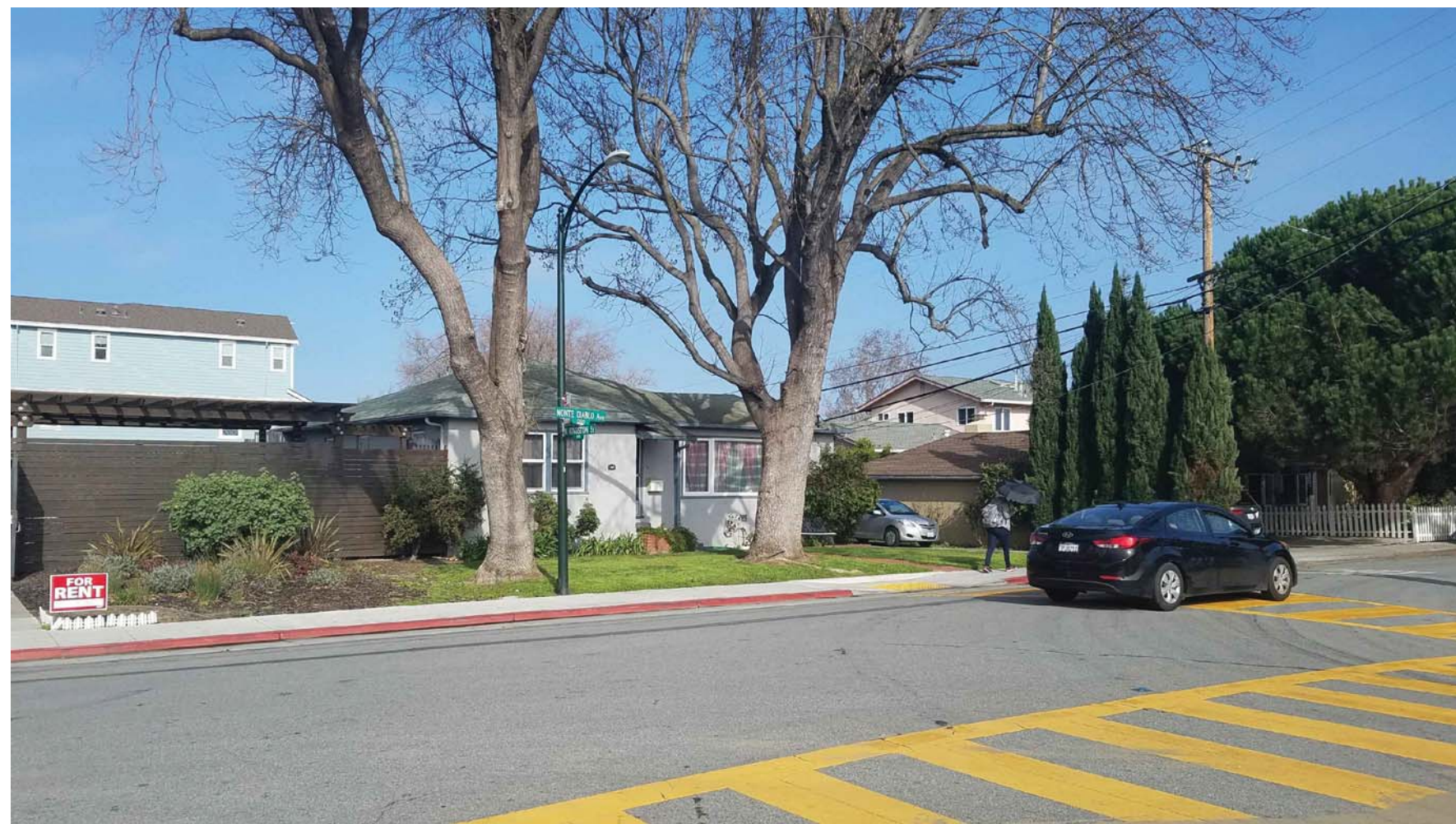
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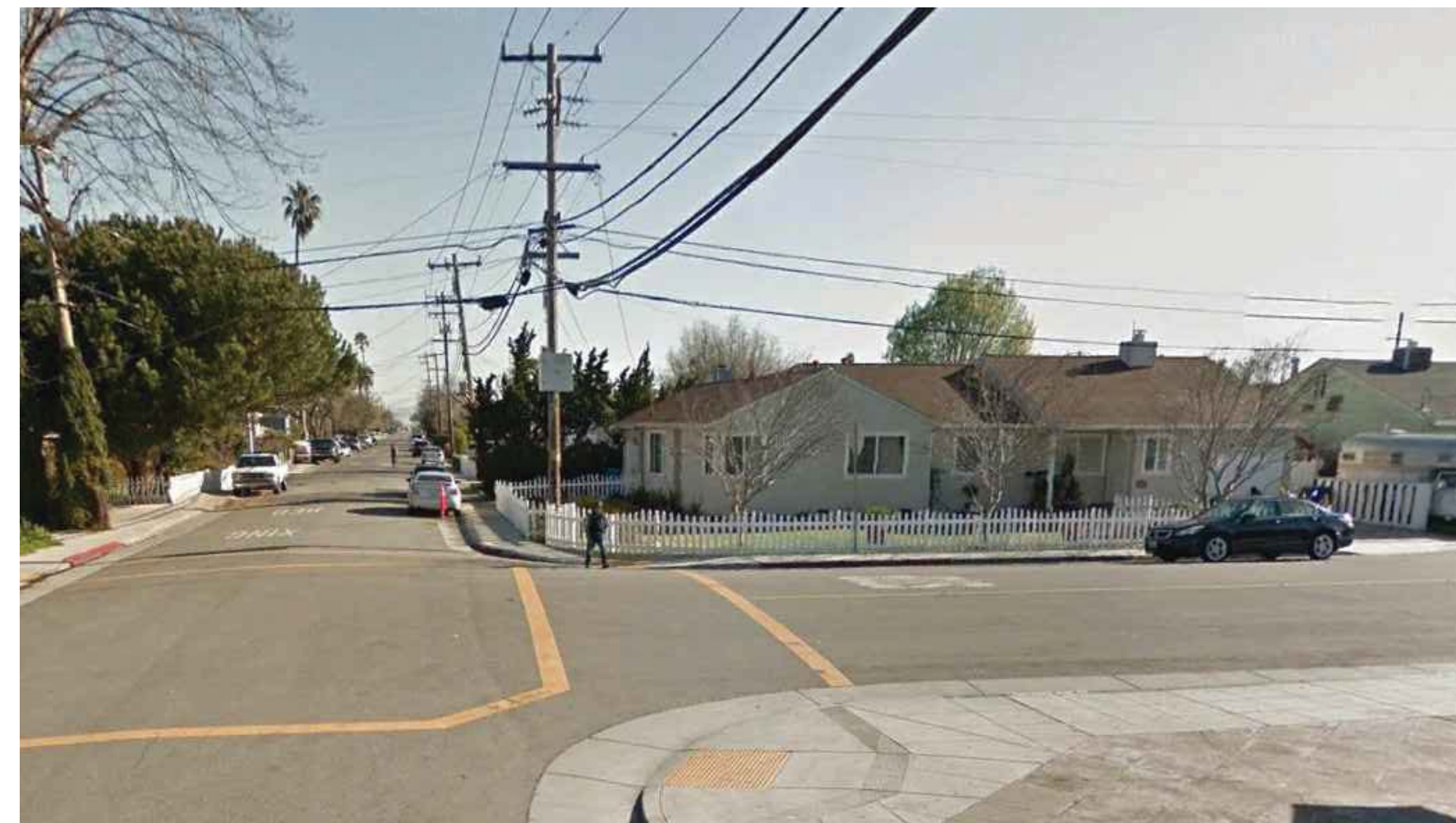
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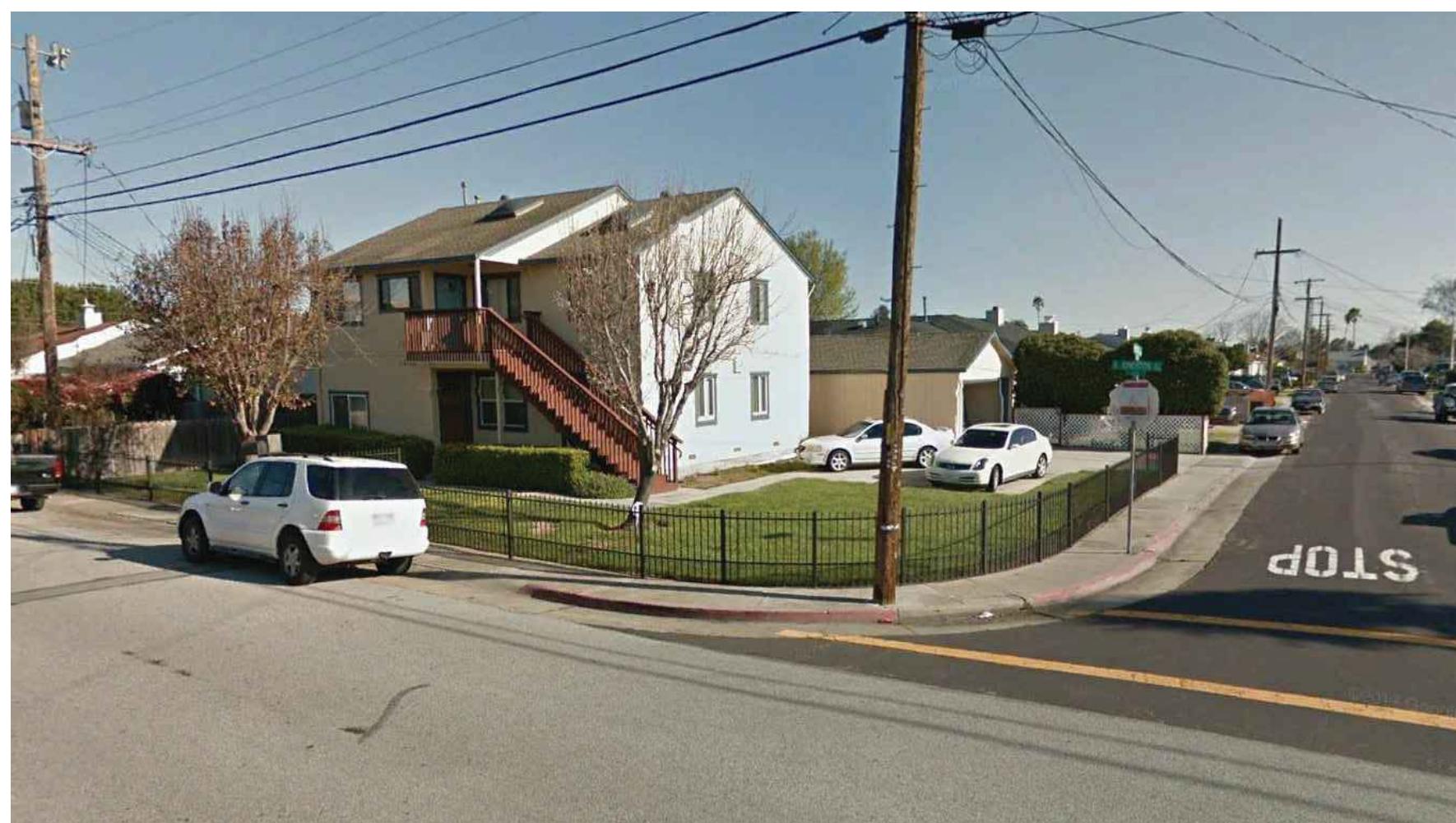
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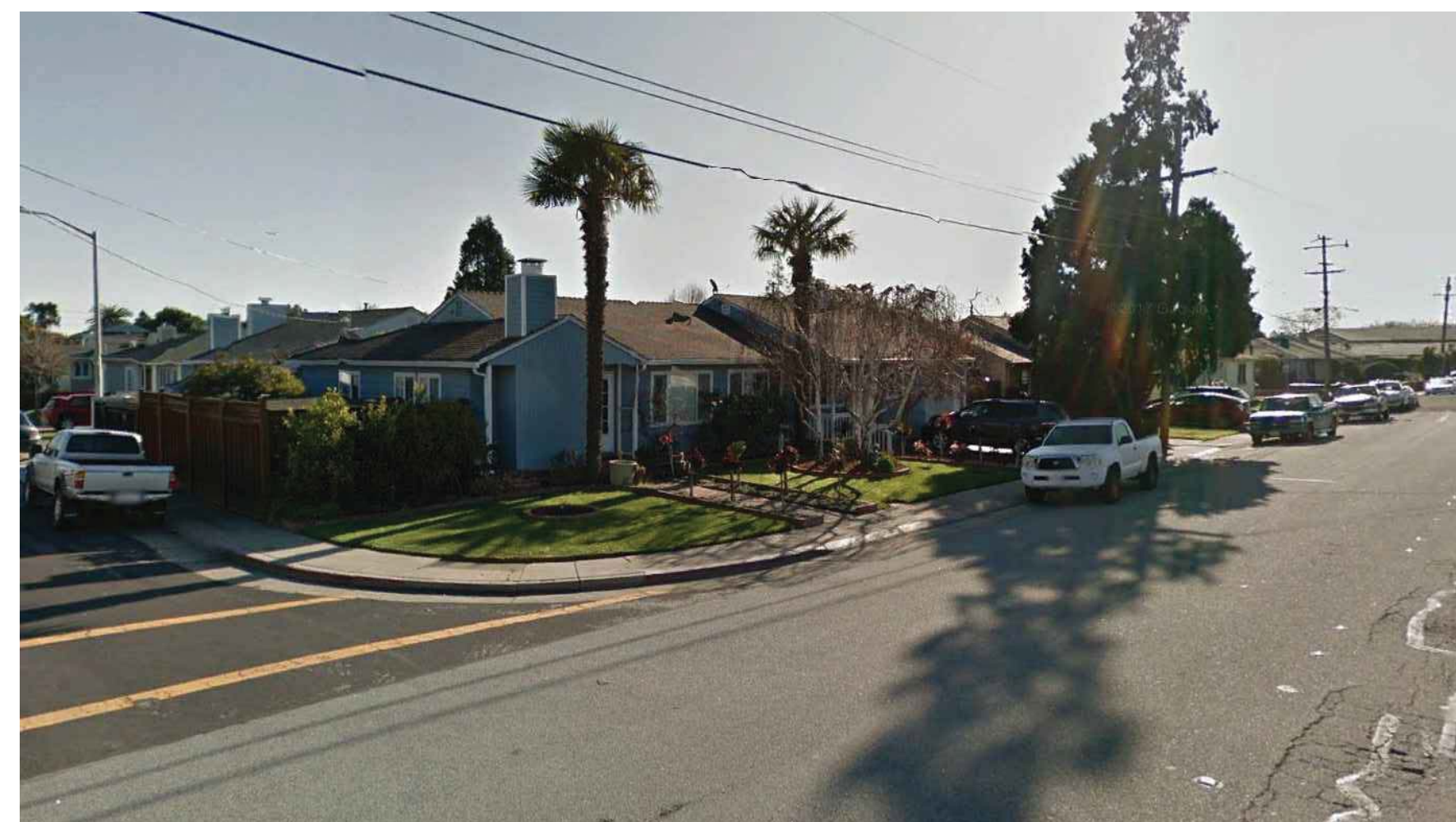
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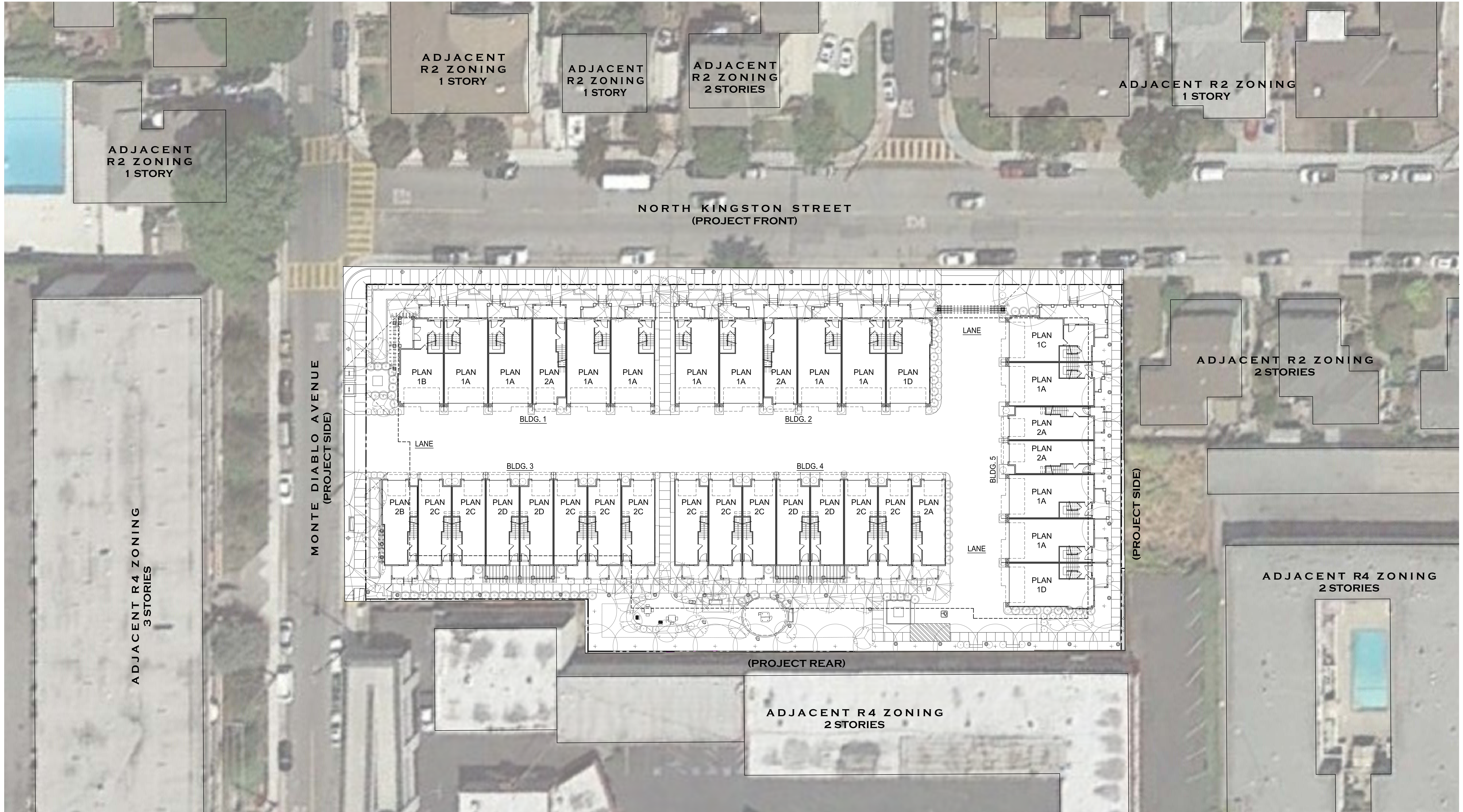


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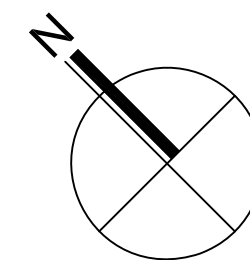


16

NOTE:
SEE SHEET A2 FOR
SITE PHOTO KEY.



SITE PLAN SUPERIMPOSED IN NEIGHBORHOOD
1" = 20'-0"



SCALE: 1" = 20'-0"
0' 10' 20' 40'

MONTE DIABLO HOMES

SAN MATEO, CALIFORNIA
REGIS HOMES BAY AREA, LLC

SITE PLAN SUPERIMPOSED IN NEIGHBORHOOD

A5

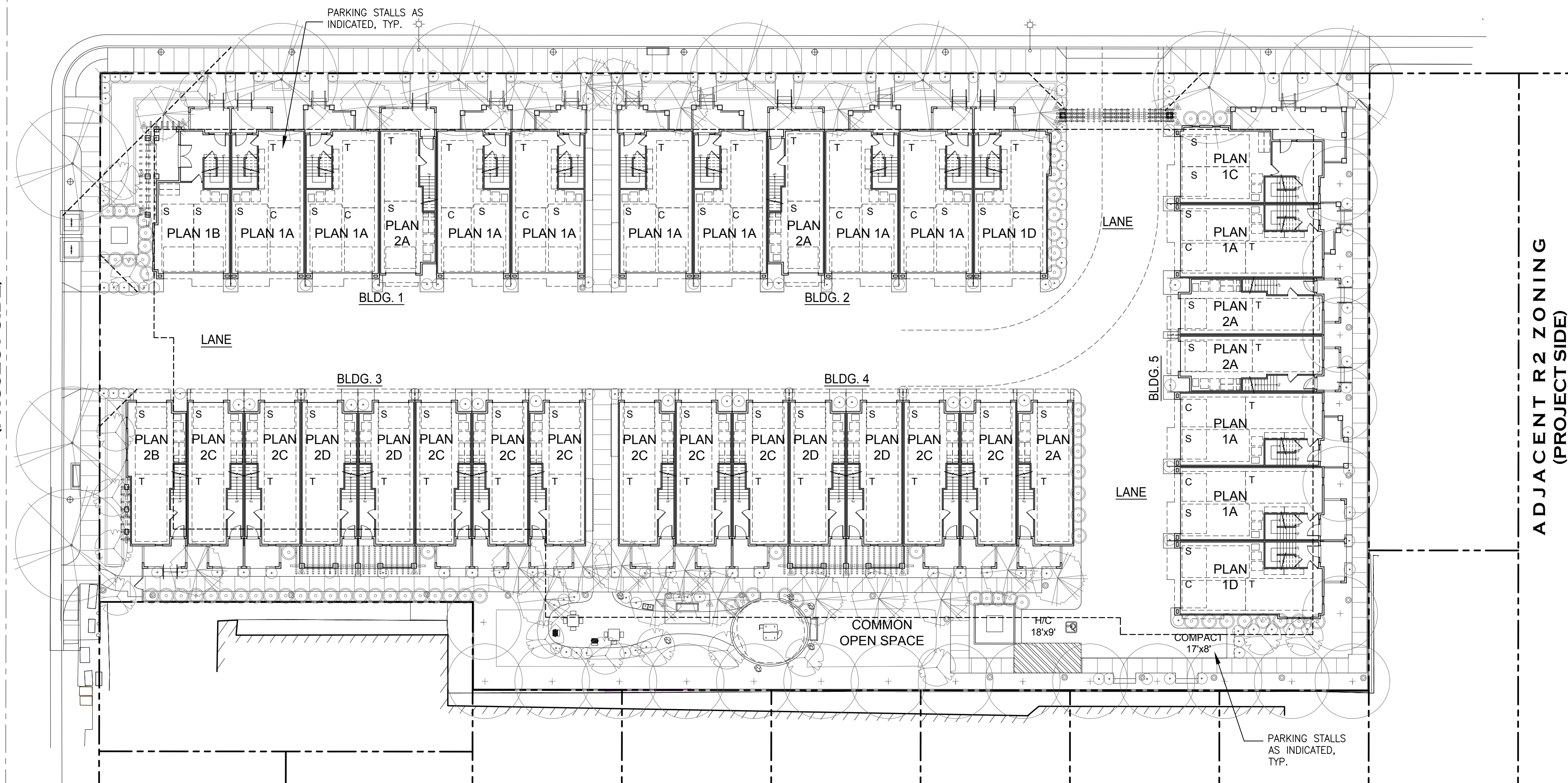
ADJACENT R4 ZONING

MONTE DIABLO AVENUE
(PROJECT SIDE)

ADJACENT R2 ZONING

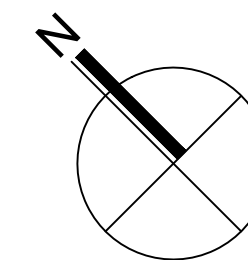
NORTH KINGSTON STREET
(PROJECT FRONT)

ADJACENT R2 ZONING
(PROJECT SIDE)



ADJACENT R4 ZONING
(PROJECT REAR)

SITE PLAN WITH PARKING
1" = 20'-0"



Parking Summary								
Unit Type	# Beds	# Units	Standard Parking Space	Compact Parking Space	Tandem Space (Standard)	Parking Provided	Parking Ratio Required by State Density Bonus	Parking Required by State Density Bonus
Plan 1A	4	11	11	11	11	33	2.5	27.5
Plan 1B	4	1	1	1	0	2	2.5	2.5
Plan 1C	4	1	1	1	0	2	2.5	2.5
Plan 1D	4	2	2	2	2	6	2.5	5
Plan 2A	3	5	5	0	5	10	2	10
Plan 2B	3	1	1	0	1	2	2	2
Plan 2C	4	10	10	0	10	20	2.5	25
Plan 2D	4	4	4	0	4	8	2.5	10
Total Enclosed Parking						83		
Guest Parking (includes 1 accessible space)			1	1		2		
Total		35	36	16	33	85		84.5
Max Compact Allowed 30%				25				

PARKING DIMENSIONS
S = 8'-6" x 18'-0" (STANDARD)
C = 8'-0" x 17'-0" (COMPACT)
T = 8'-6" x 18'-0" (TANDEM)

SCALE: 1" = 20'-0"
0' 10' 20' 40'

NORTH KINGSTON STREET
(PROJECT FRONT)



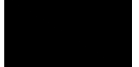
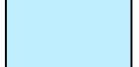
MONTE DIABLO AVENUE
(PROJECT SIDE)

ADJACENT R2 ZONING
(PROJECT SIDE)

ADJACENT R4 ZONING
(PROJECT REAR)

SITE PLAN WITH LEVELS INDICATED
3/32" = 1'-0"

COLOR KEY

- | | | | |
|---|----------------|---|----------------|
|  | 1 STORY VOLUME |  | 3 STORY VOLUME |
|  | 2 STORY VOLUME |  | 4 STORY VOLUME |

SCALE: 3/32" = 1'-0"
0' 4' 8' 16'

VTBS 18029

AUGUST 01, 2019

MONTE DIABLO HOMES

SAN MATEO, CALIFORNIA
REGIS HOMES BAY AREA, LLC

SITE PLAN WITH LEVELS INDICATED

A8

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Building 1							
Unit Type	# Units	Garage Area	Living Area Including Covered Decks	Total Garage Area	Living Area Including Covered Decks	Total Area	Ratio of Garage Area to Overall Building
Plan 1A	4	682	1726	2728	6904	9632	
Plan 1B	1	518	1856	518	1856	2374	
Plan 2A	1	502	1312	502	1312	1814	
Condominium Air Space	5		10		50		
Total Area				3748	10122	13870	0.27

Building 2							
Unit Type	# Units	Garage Area	Unit Area	Total Garage Area	Living Area Including Covered Decks	Total Area	Ratio of Garage Area to Overall Building
Plan 1A	4	682	1726	2728	6904	9632	
Plan 1D	1	693	1760	693	1760	2453	
Plan 2A	1	502	1312	502	1312	1814	
Condominium Air Space	5		10		50		
Total Building Area				3923	10026	13949	0.28

Building 3							
Unit Type	# Units	Garage Area	Unit Area	Total Garage Area	Living Area Including Covered Decks	Total Area	Ratio of Garage Area to Overall Building
Plan 2B	1	526	1351	526	1351	1877	
Plan 2C	5	502	1873	2510	9365	11875	
Plan 2D	2	502	1834	1004	3668	4672	
Condominium Air Space	7		10		70		
Total Building Area				4040	14454	18494	0.22

Building 4							
Unit Type	# Units	Garage Area	Unit Ara	Total Garage Area	Living Area Including Covered Decks	Total Area	Ratio of Garage Area to Overall Building
Plan 2A	1	502	1312	502	1312	1814	
Plan 2C	5	502	1873	2510	9365	11875	
Plan 2D	2	502	1834	1004	3668	4672	
Condominium Air Space	7		10		70		
Total Building Area				4016	14415	18431	0.22

Building 5							
Unit Type	# Units	Garage Area	Unit Total	Total Garage Area	Living Area Including Covered Decks	Total Area	Ratio of Garage Area to Overall Building
Plan 1A	3	682	1726	2046	5178	7224	
Plan 1C	1	518	1899	518	1899	2417	
Plan 1D	1	693	1760	693	1760	2453	
Plan 2A	2	502	1312	1004	2624	3628	
Condominium Air Space	6		10		60		
Total Building Area				4261	11521	15782	0.27

BUILDING CODE SUMMARY

SCOPE OF WORK:
DEMOLITION OF EXISTING COMMERCIAL, DUPLEX, 5-PLEX, AND SINGLE FAMILY BUILDINGS AND NEW CONSTRUCTION OF 35 TOWNHOME STYLE CONDOMINIUMS WITH ATTACH GARAGE. NEW CONSTRUCTION INCLUDES OFFSITE IMPROVEMENTS OF SIDEWALKS, UNDERGROUNDING UTILITIES, ON SITE IMPROVEMENTS INCLUDE RELOCATION OF SANITARY SEWER, SITE UTILITIES COMPRISING SANITARY SEWER, WATER DISTRIBUTION, ELECTRICAL SERVICE, CABLE, FIRE PROTECTION, PAVING, LANDSCAPING, FENCING, LANDSCAPE FEATURES, IRRIGATION, AND GOOD NEIGHBOR FENCING.

APPLICABLE CODES (CURRENT LISTED, WILL BE UPDATE AFTER JANUARY 1, 2020):

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- CITY OF SAN MATEO MUNICIPAL CODE.

USE:
CODE USE APARTMENT (CONDOMINIUM)
PRIVATE GARAGE

OCCUPANCY:
R-2 & U

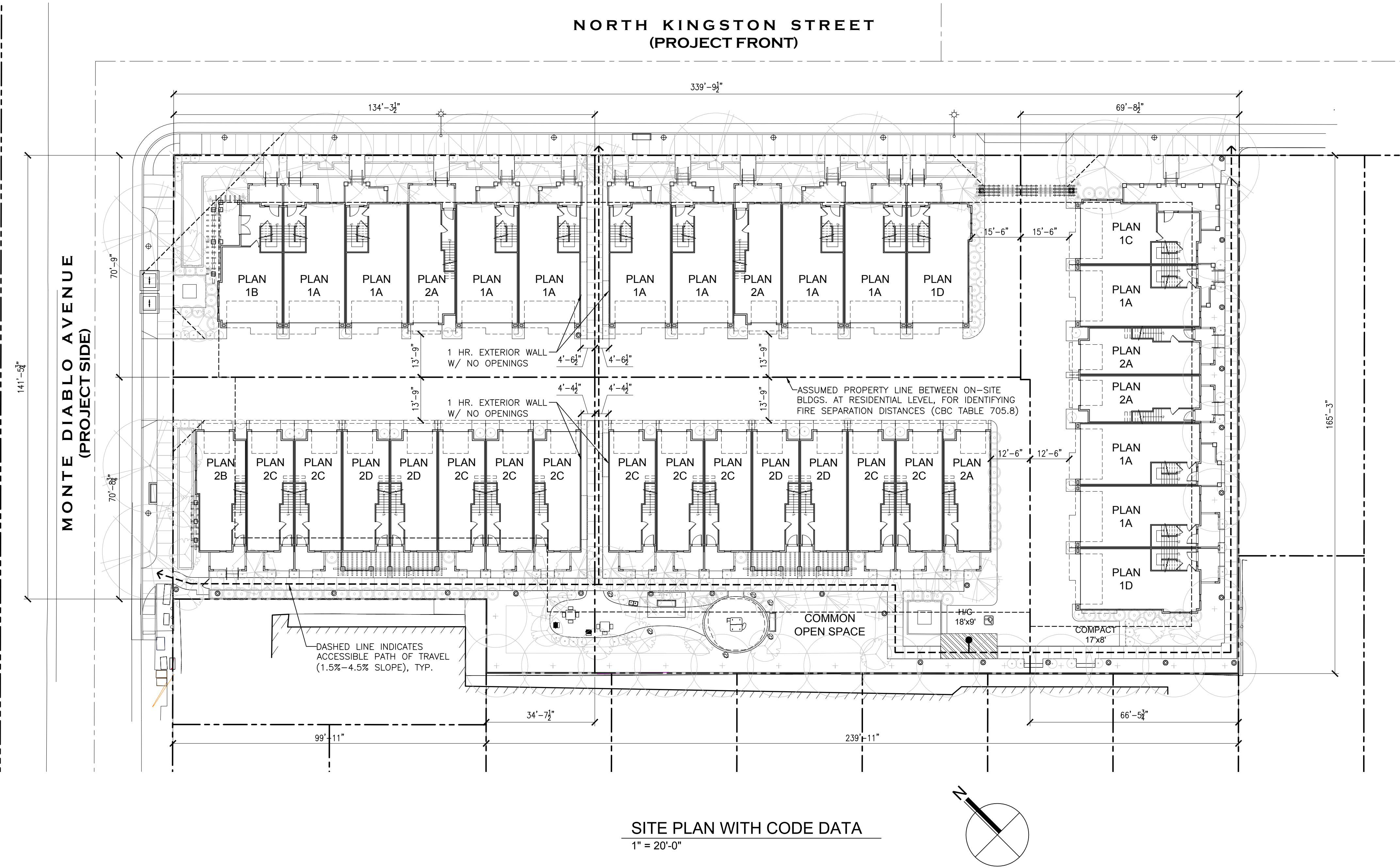
CONSTRUCTION TYPE:
TYPE VA

AUTOMATIC FIRE SPRINKLER SYSTEM:
SECTION 903.3.1.1

- ALLOWABLE BUILDING AREA:**
- PER TABLE 506.2 FOR R-2 SM TYPE VA CONSTRUCTION WITH HEIGHT INCREASE 36,000 SF
 - PER TABLE 506.2 FOR U - SM TYPE VA CONSTRUCTION 27,000 SF
 - BUILDINGS RANGE IN SIZE FROM 13,778 SF TO 18,041 SF
 - BUILDING 1 ALLOWABLE = .27 X 27,000 SF + .73 X 36,000 SF = 33,840 SF
 - BUILDING 2 ALLOWABLE = .28 X 27,000 SF + .72 X 36,000 SF = 33,480 SF
 - BUILDING 3 ALLOWABLE = .22 X 27,000 SF + .78 X 36,000 SF = 34,020 SF
 - BUILDING 4 ALLOWABLE = .22 X 27,000 SF + .78 X 36,000 SF = 34,020 SF
 - BUILDING 5 ALLOWABLE = .27 X 27,000 SF + .73 X 36,000 SF = 33,840 SF

BUILDING HEIGHT:
3 AND 4 STORIES MAXIMUM

- ACCESSIBILITY:**
- PER 1102A.3.1.1 THE PRIMARY ENTRY TO THE DWELLING UNIT SHALL BE ON AN ACCESSIBLE ROUTE UNLESS EXEMPTED BY SITE IMPRACTICALITY TESTS IN SECTION 1150A
 - 1150A.1 - TEST NO.3 - UNUSUAL CHARACTERISTICS TEST
 - UNUSUAL CHARACTERISTICS INCLUDE SITES LOCATED IN A STATE OR FEDERALLY DESIGNATED FLOODPLAIN OR COASTAL HIGH-HAZARD AREAS AND SITES SUBJECT TO OTHER SIMILAR REQUIREMENTS OR LAW OR CODE THAT REQUIRE THE LOWEST FLOOR OR LOWEST STRUCTURAL MEMBER OF THE LOWEST FLOOR TO BE DESIGNED TO A SPECIFIED LEVEL AT OR ABOVE THE BASE FLOOD





KINGSTON PERSPECTIVE
N.T.S.

NOTE:
SEE SHEET A3 PHOTO 6.

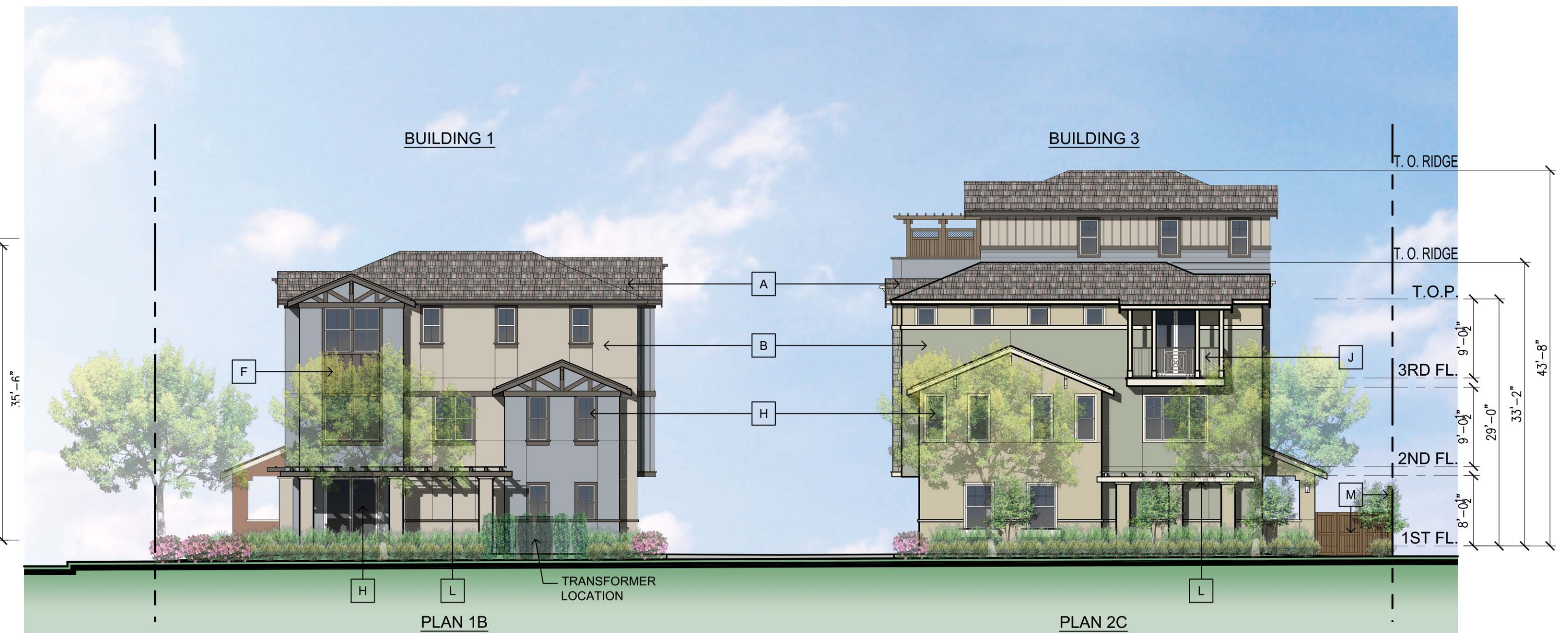
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SAN MATEO, CALIFORNIA
REGIS HOMES BAY AREA, LLC

KINGSTON PERSPECTIVE
A10

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2 CONCEPTUAL PROJECT SIDE ELEVATION
3/32" = 1'-0"



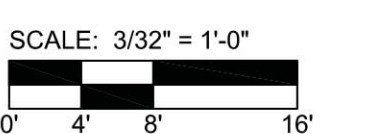
1 CONCEPTUAL MONTE DIABLO AVENUE - STREET SIDE ELEVATION
3/32" = 1'-0"



3 CONCEPTUAL KINGSTON STREET - FRONT ELEVATION
3/32" = 1'-0"

MATERIAL KEYNOTES

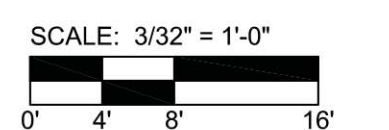
A	COMPOSITE SHINGLE ROOF	E	FIBER CEMENT LAP SIDING	J	WOOD RAILING
B	30-30 CEMENT PLASTER w/ GALVANIZED CONTROL JOINTS	F	BOARD AND BATTEN SIDING	K	METAL SECTIONAL GARAGE DOOR W/ GLASS
C	EXTERIOR LIGHT FIXTURE	G	PREFABRICATED COLUMN	L	DECORATIVE ARBOR
D	FIBER CEMENT SHINGLE SIDING	H	VINYL WINDOW AND DOOR	M	WOOD FENCE

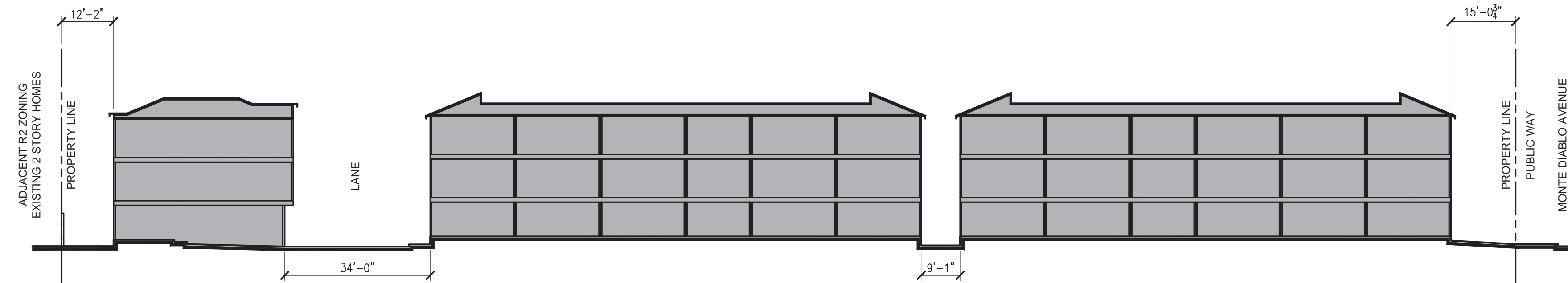




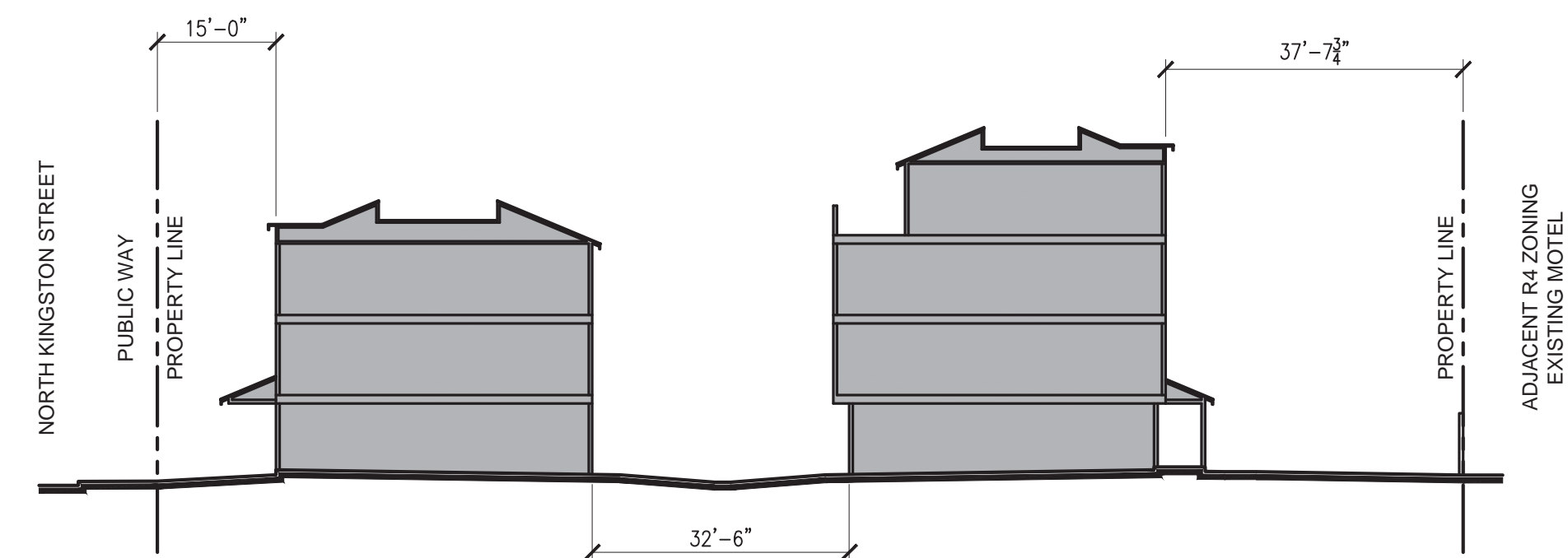
MATERIAL KEYNOTES

A	COMPOSITE SHINGLE ROOF	E	FIBER CEMENT LAP SIDING	J	WOOD RAILING
B	30-30 CEMENT PLASTER w/ GALVANIZED CONTROL JOINTS	F	BOARD AND BATTEN SIDING	K	METAL SECTIONAL GARAGE DOOR W/ GLASS
C	EXTERIOR LIGHT FITURE	G	PREFABRICATED COLUMN	L	DECORATIVE ARBOR
D	FIBER CEMENT SHINGLE SIDING	H	VINYL WINDOW AND DOOR	M	WOOD FENCE



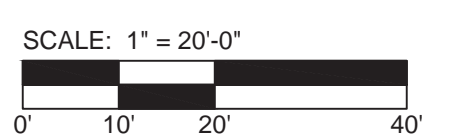


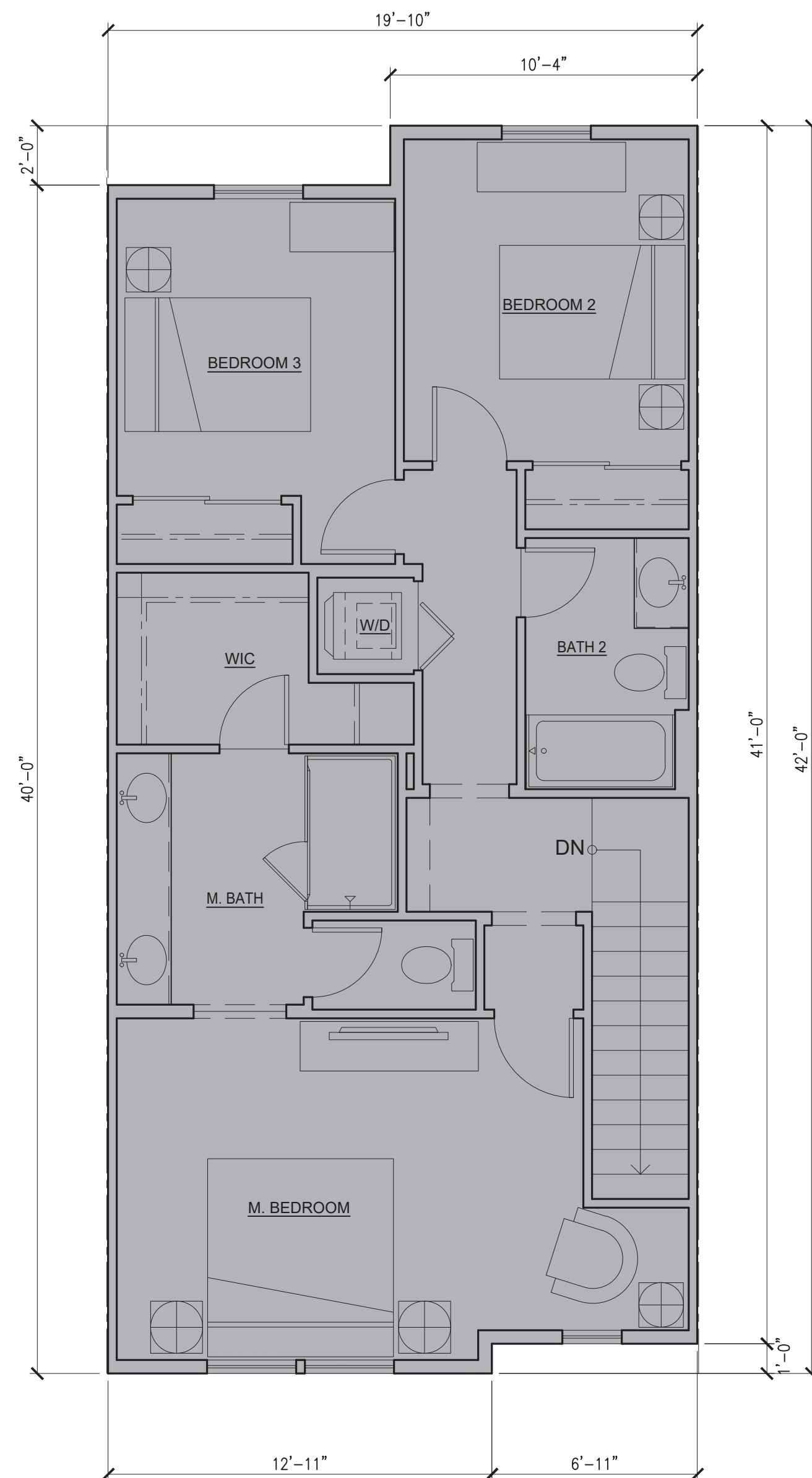
TYPICAL BUILDING SECTION A
1" = 20'-0"



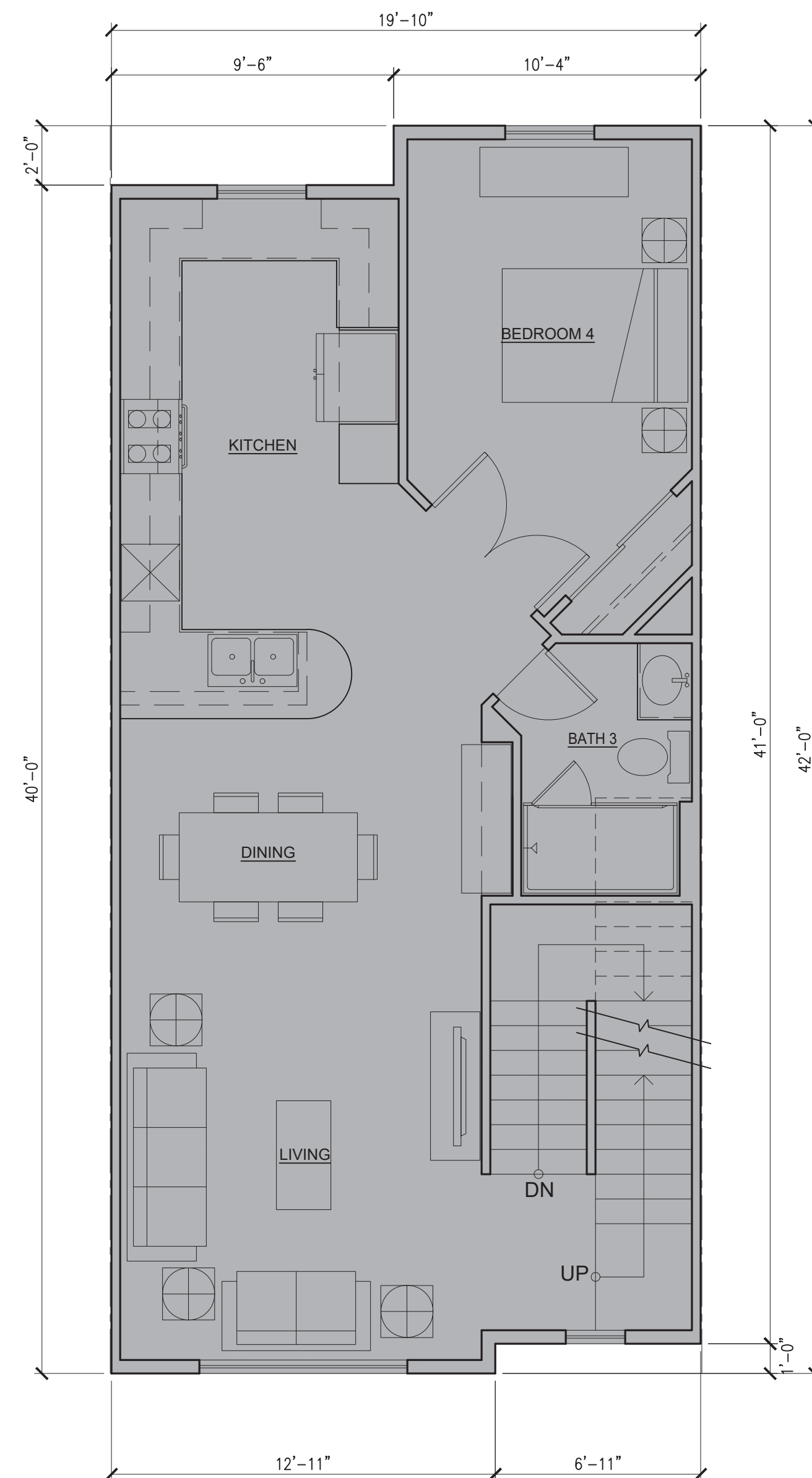
TYPICAL BUILDING SECTION B
1" = 20'-0"

- CODE SUMMARY:**
- OCCUPANCY TYPE R2 & U
 - CONSTRUCTION TYPE VA
 - FIRE SPRINKLER W/ DENSITY INCREASE

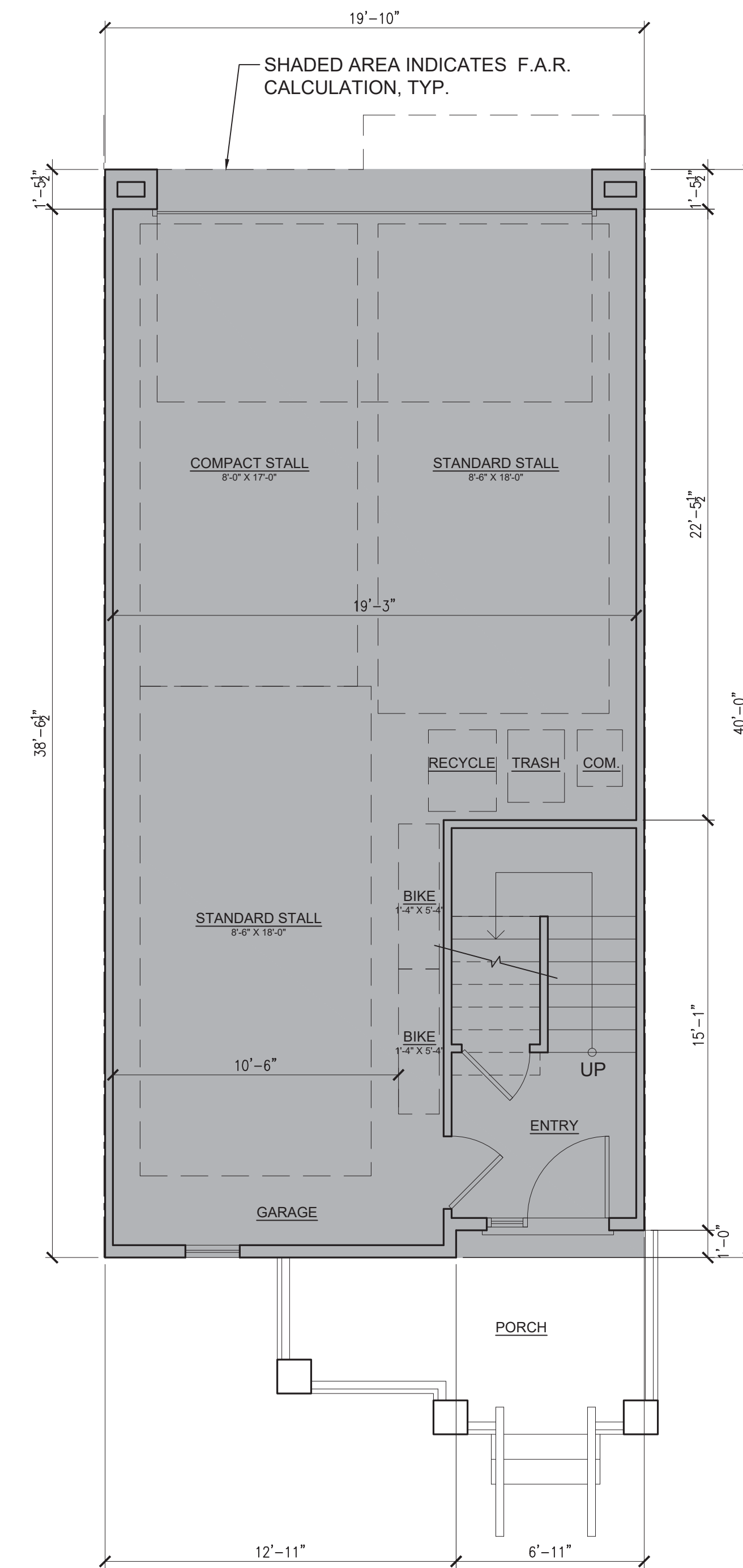




THIRD FLOOR



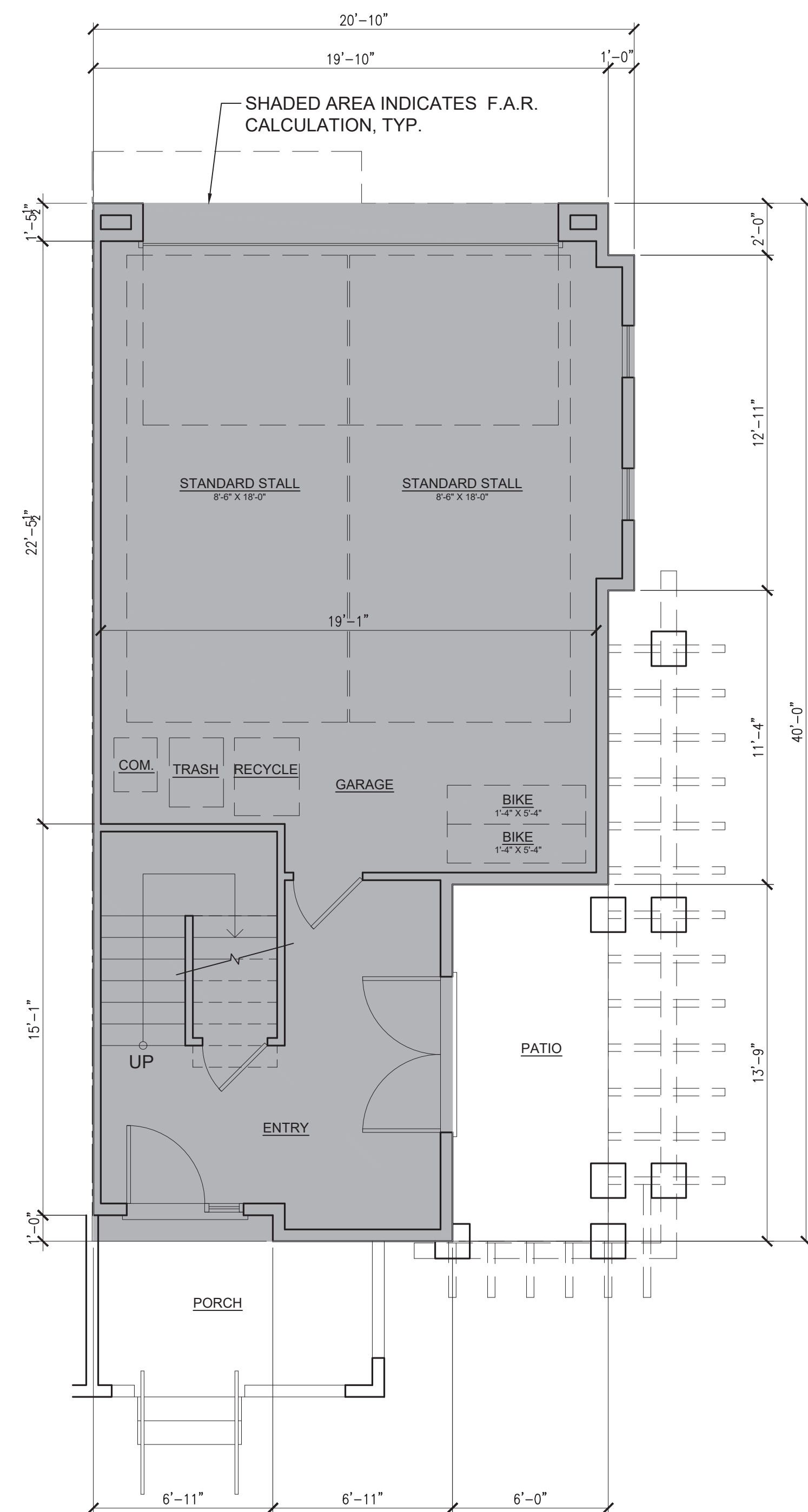
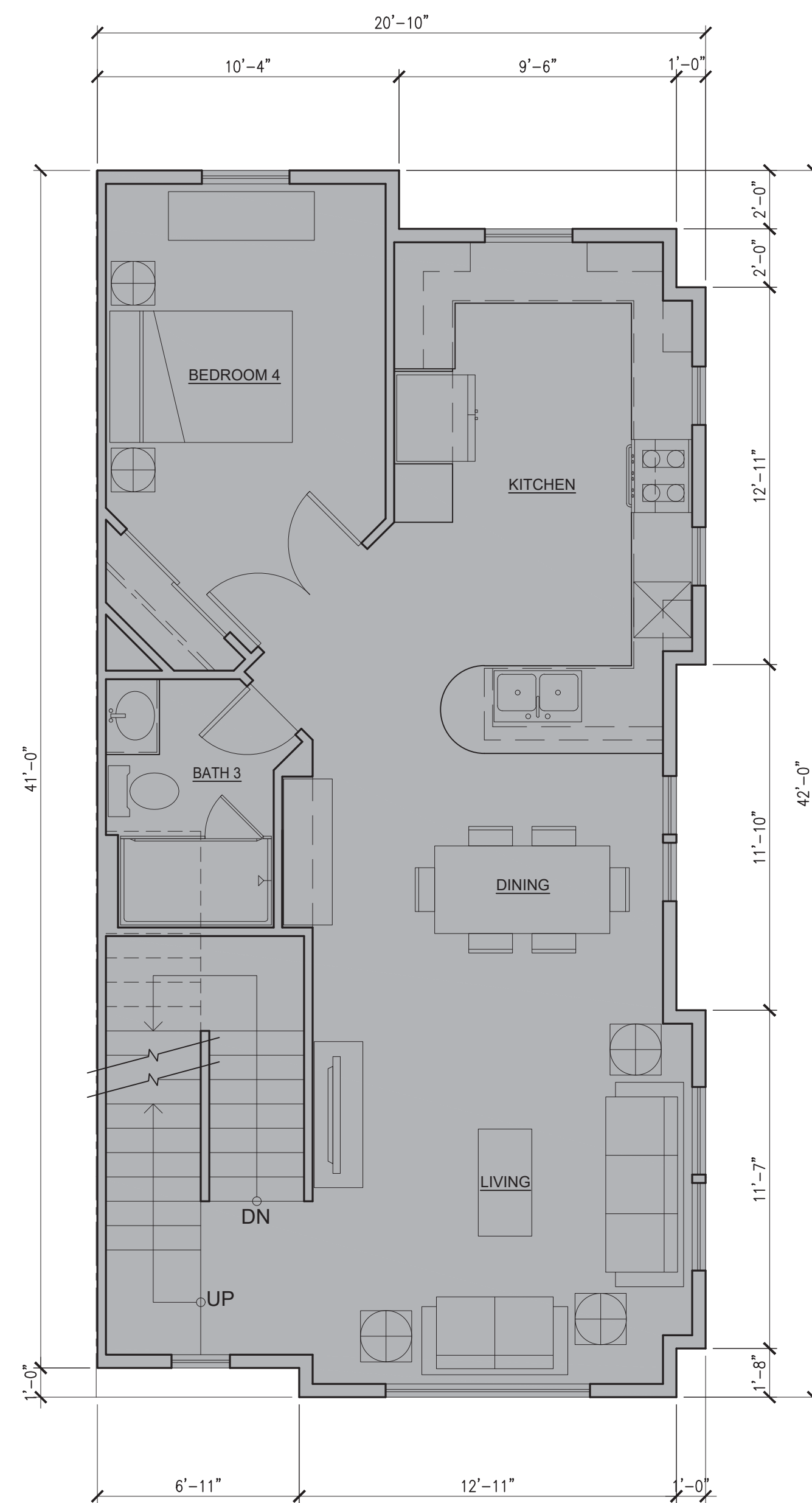
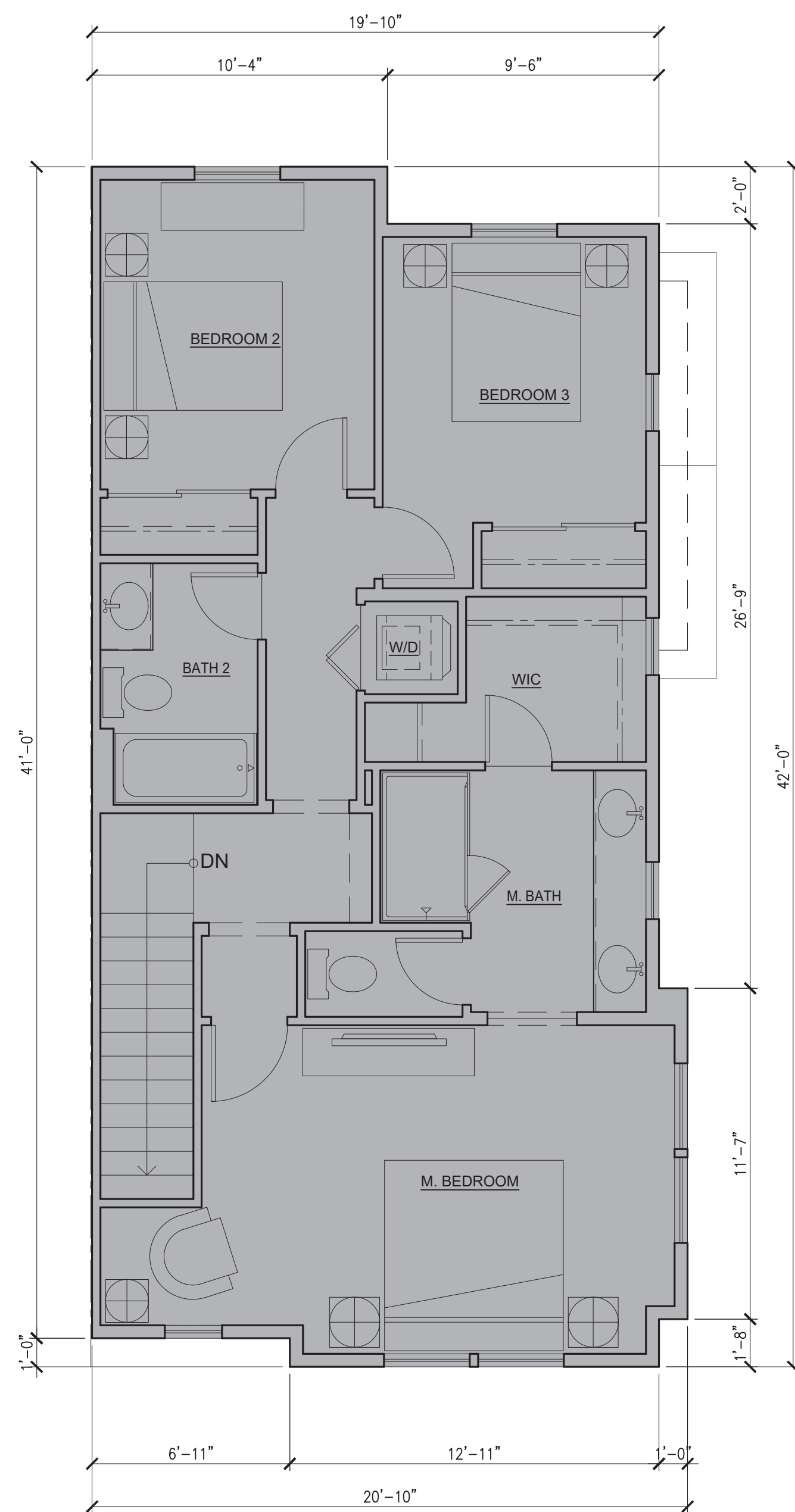
SECOND FLOOR



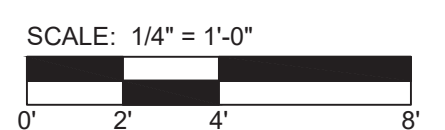
FIRST FLOOR

UNIT PLAN 1A
1/4" = 1'-0" FAR GROSS = 2,408 SF
4 BED / 3 BATH

SCALE: 1/4" = 1'-0"
0' 2' 4' 8'



UNIT PLAN 1B FAR GROSS = 2,374 SF
1/4" = 1'-0" 4 BED / 3 BATH

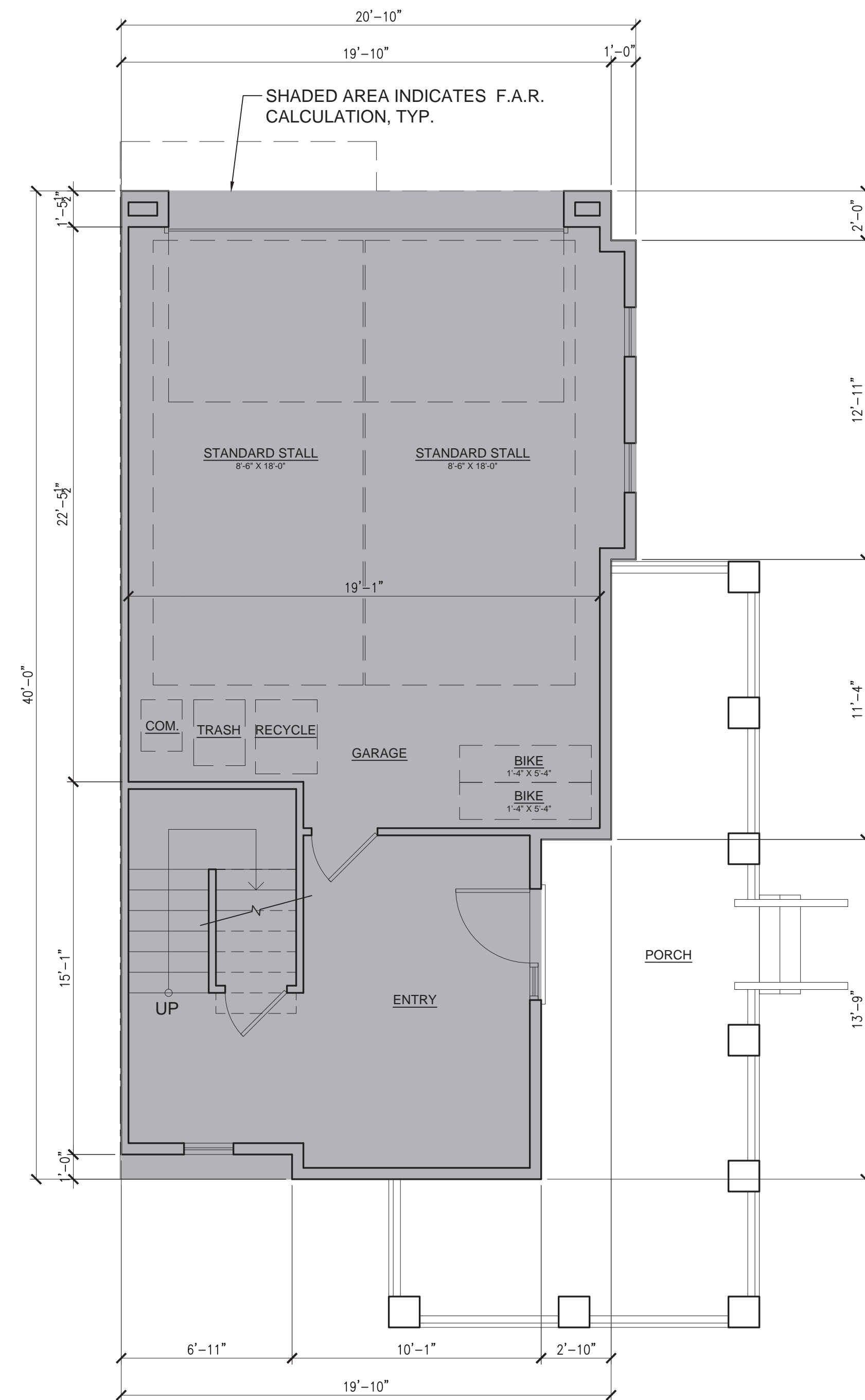
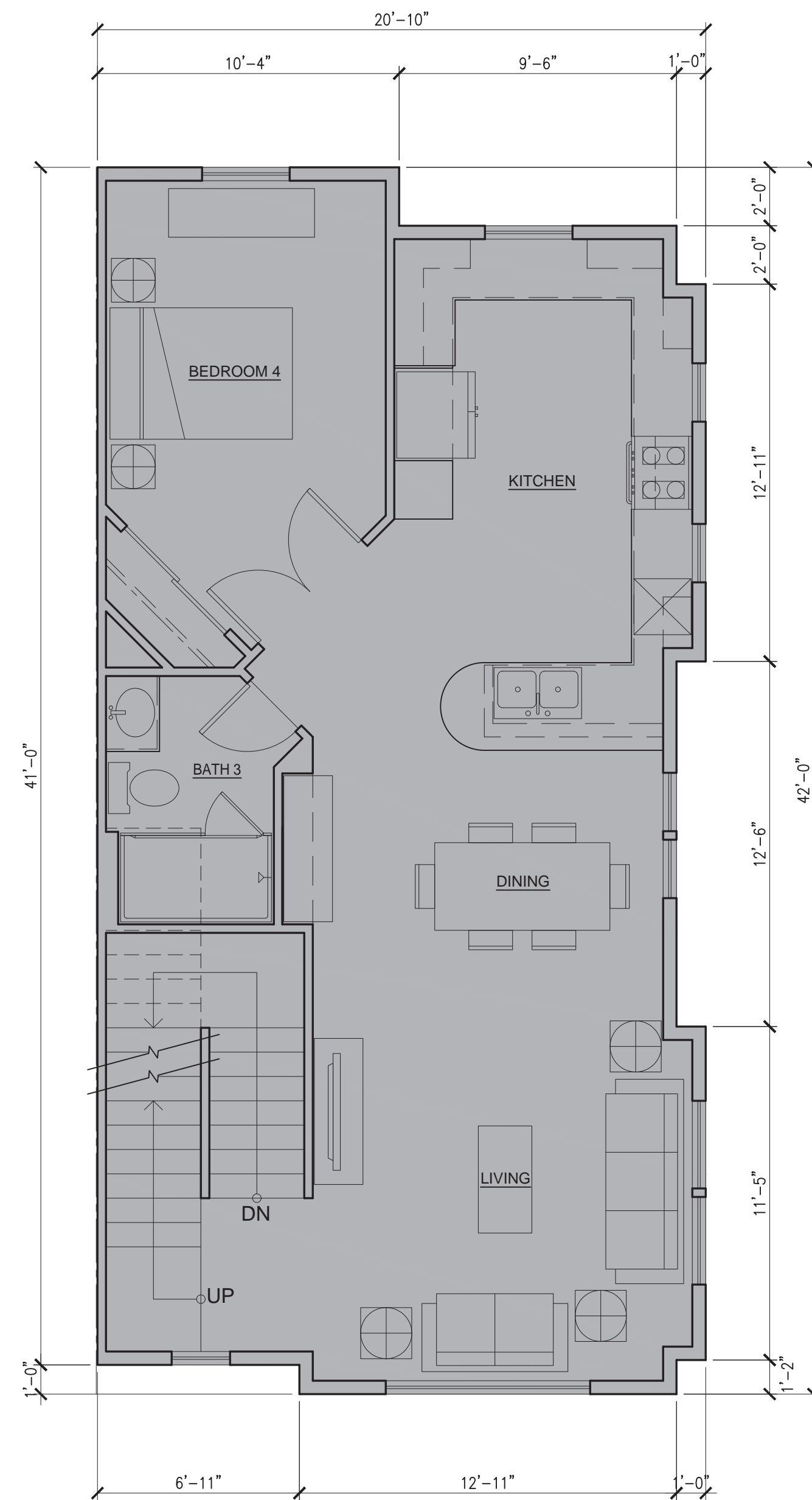
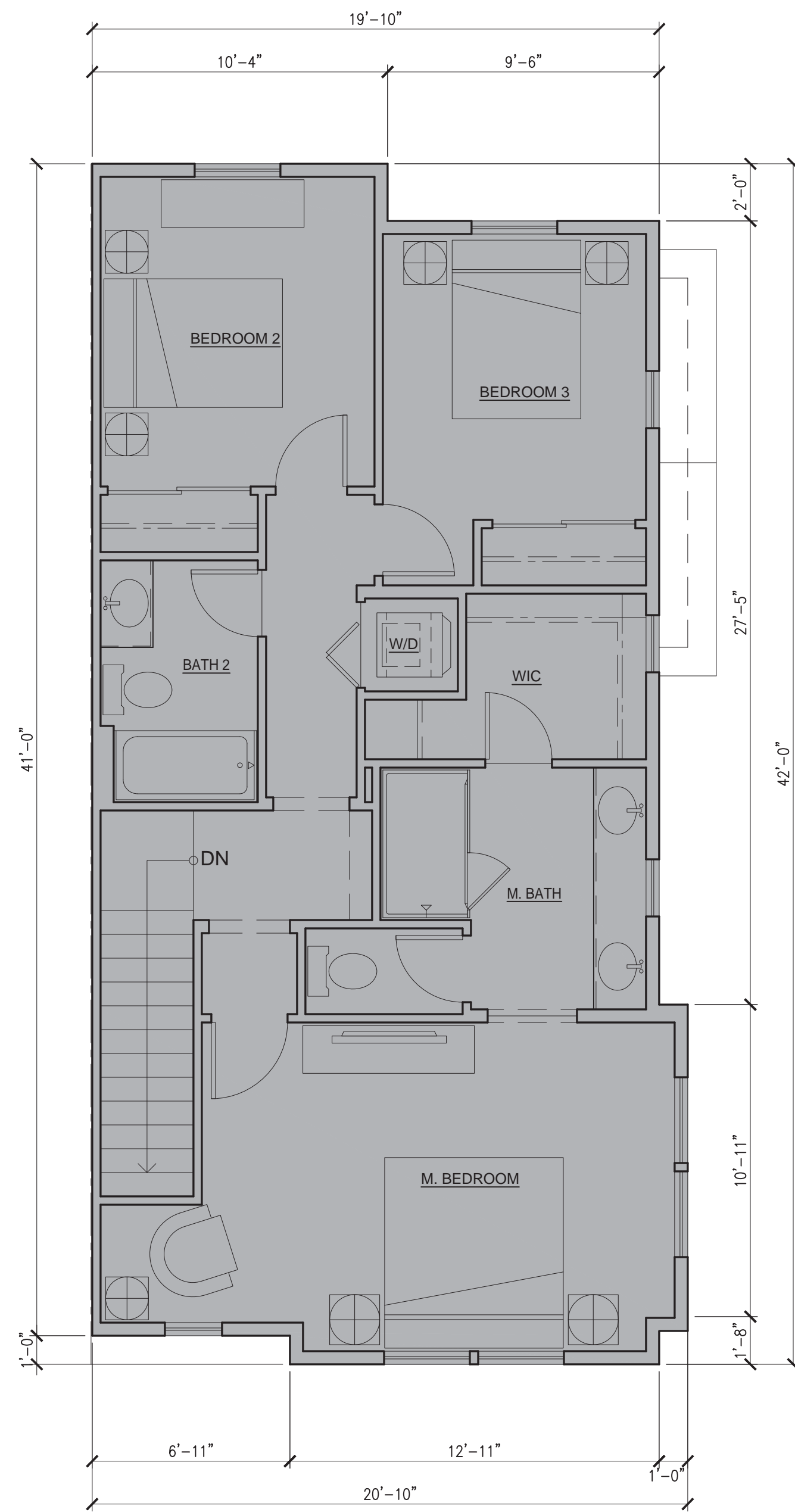


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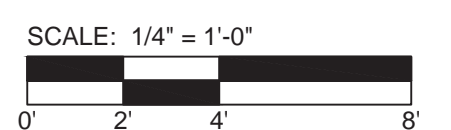
UNIT PLANS
A15

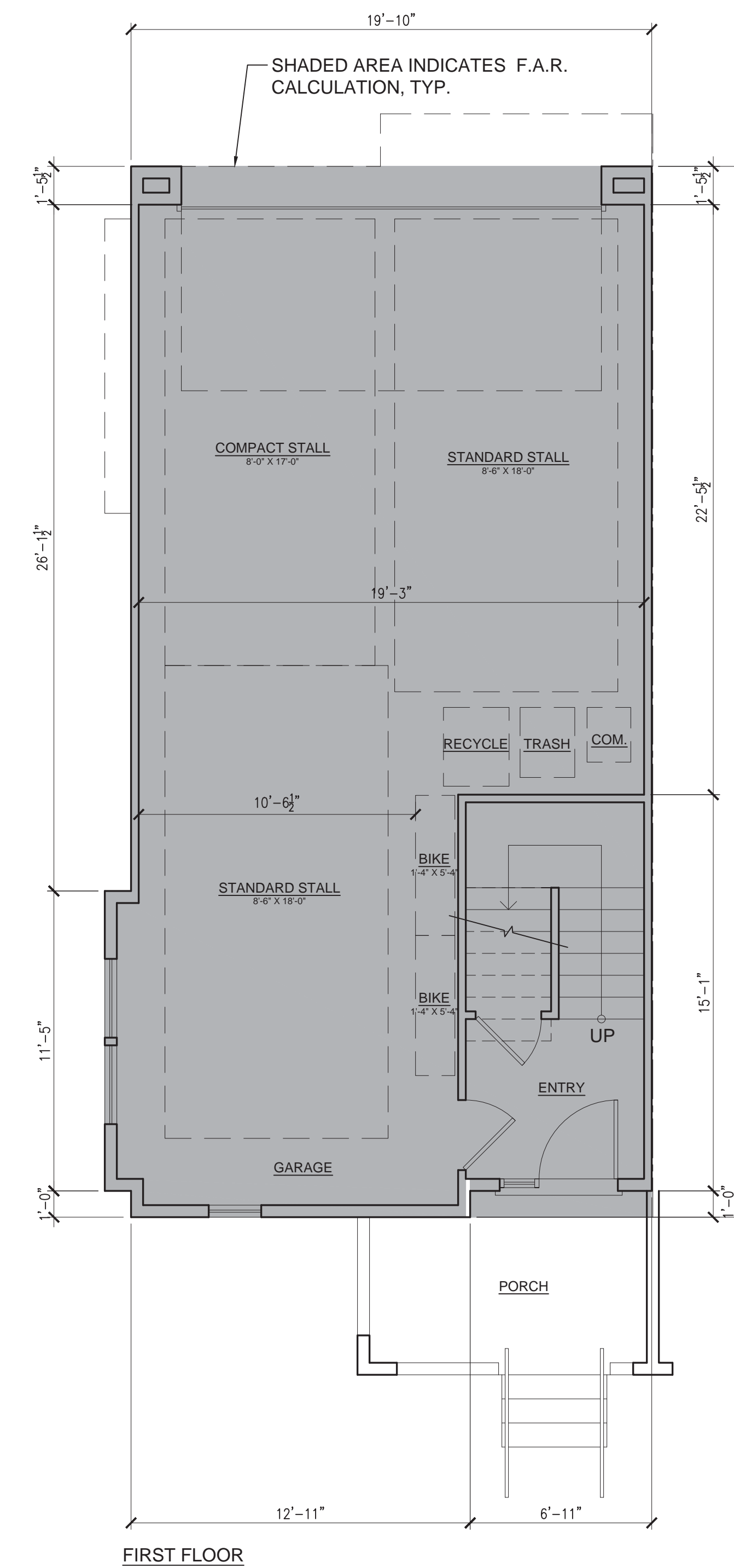
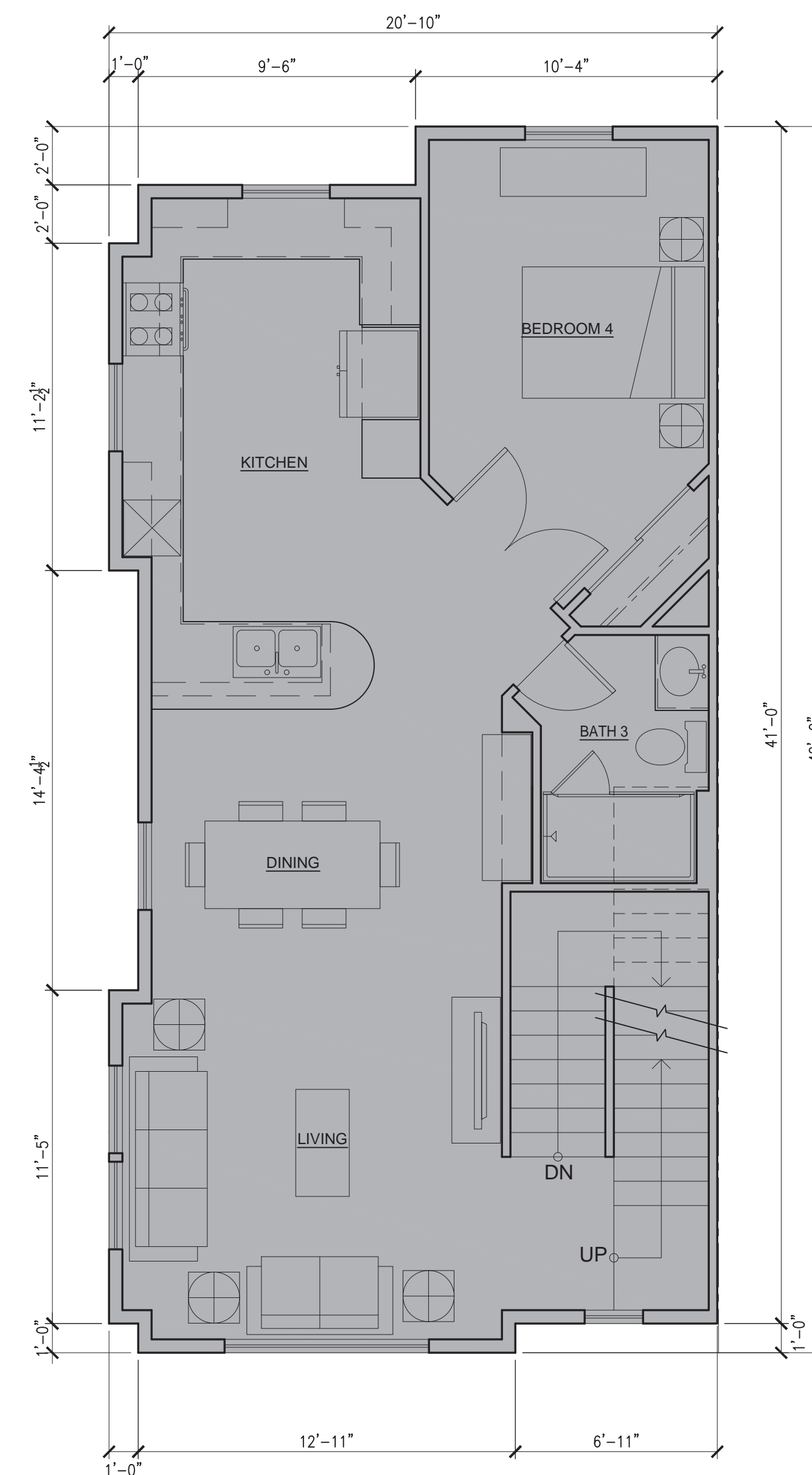
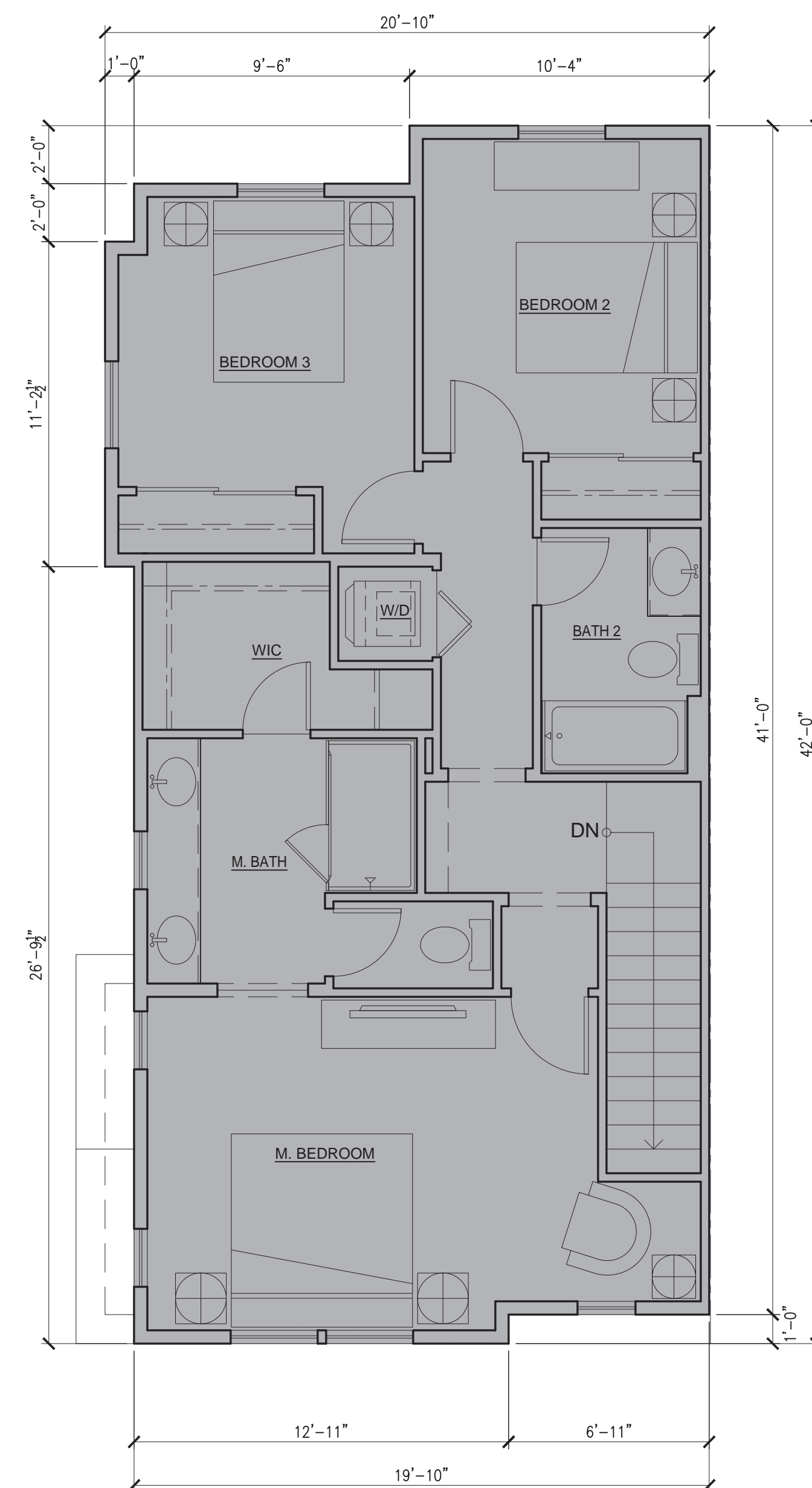
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UNIT PLAN 1C
1/4" = 1'-0"

FAR GROSS = 2,417 SF
4 BED / 3 BATH





UNIT PLAN 1D

1/4" = 1'-0"

FAR GROSS = 2,453 SF
4 BED / 3 BATH

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

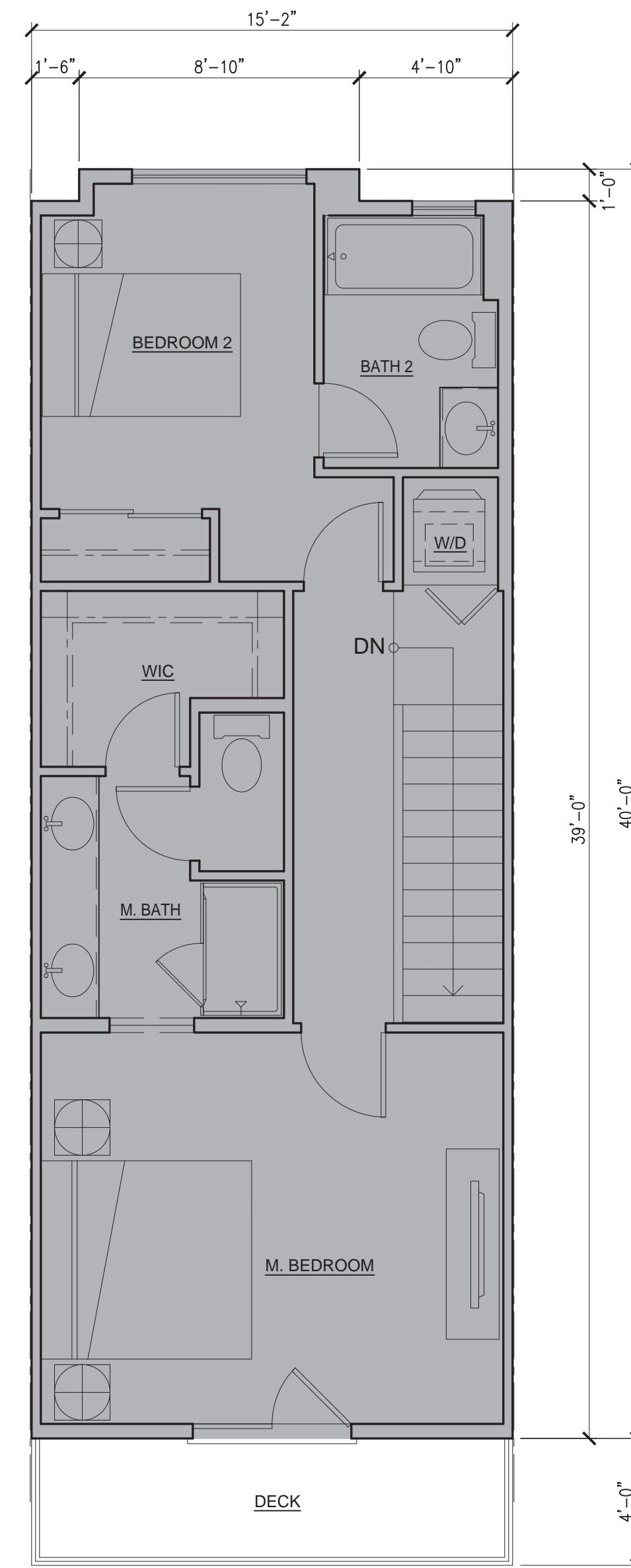
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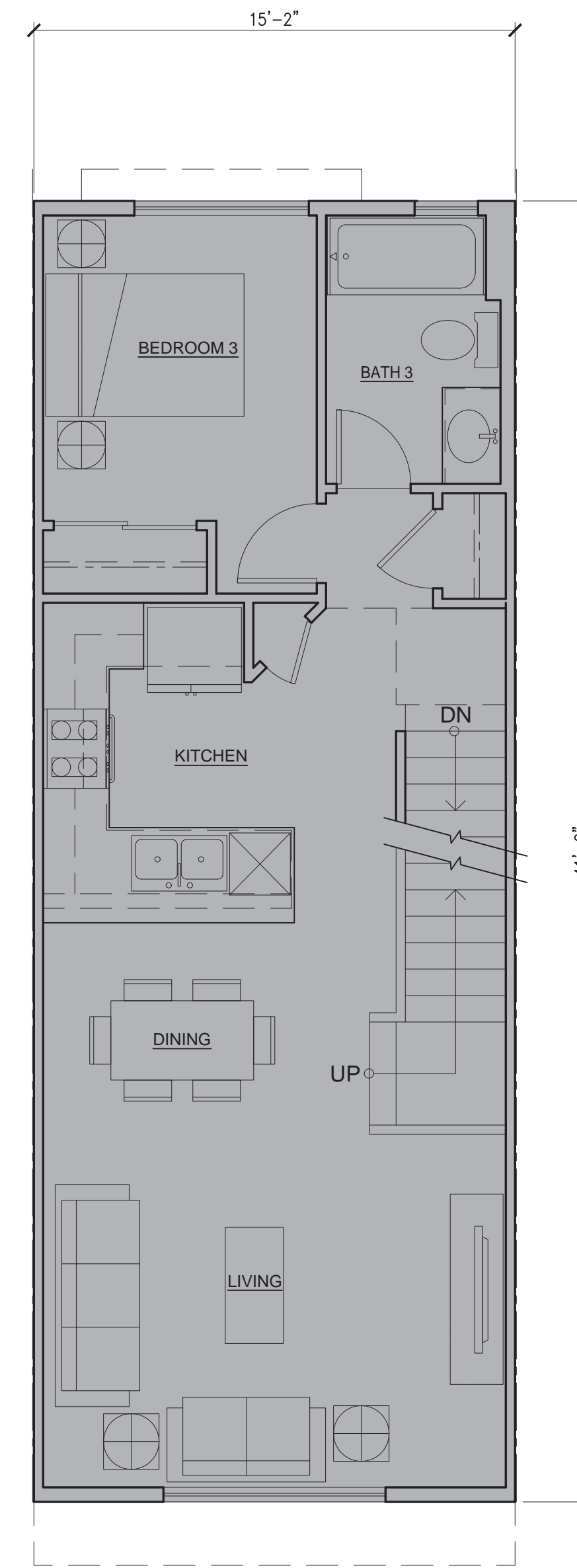
UNIT PLANS 1

A17

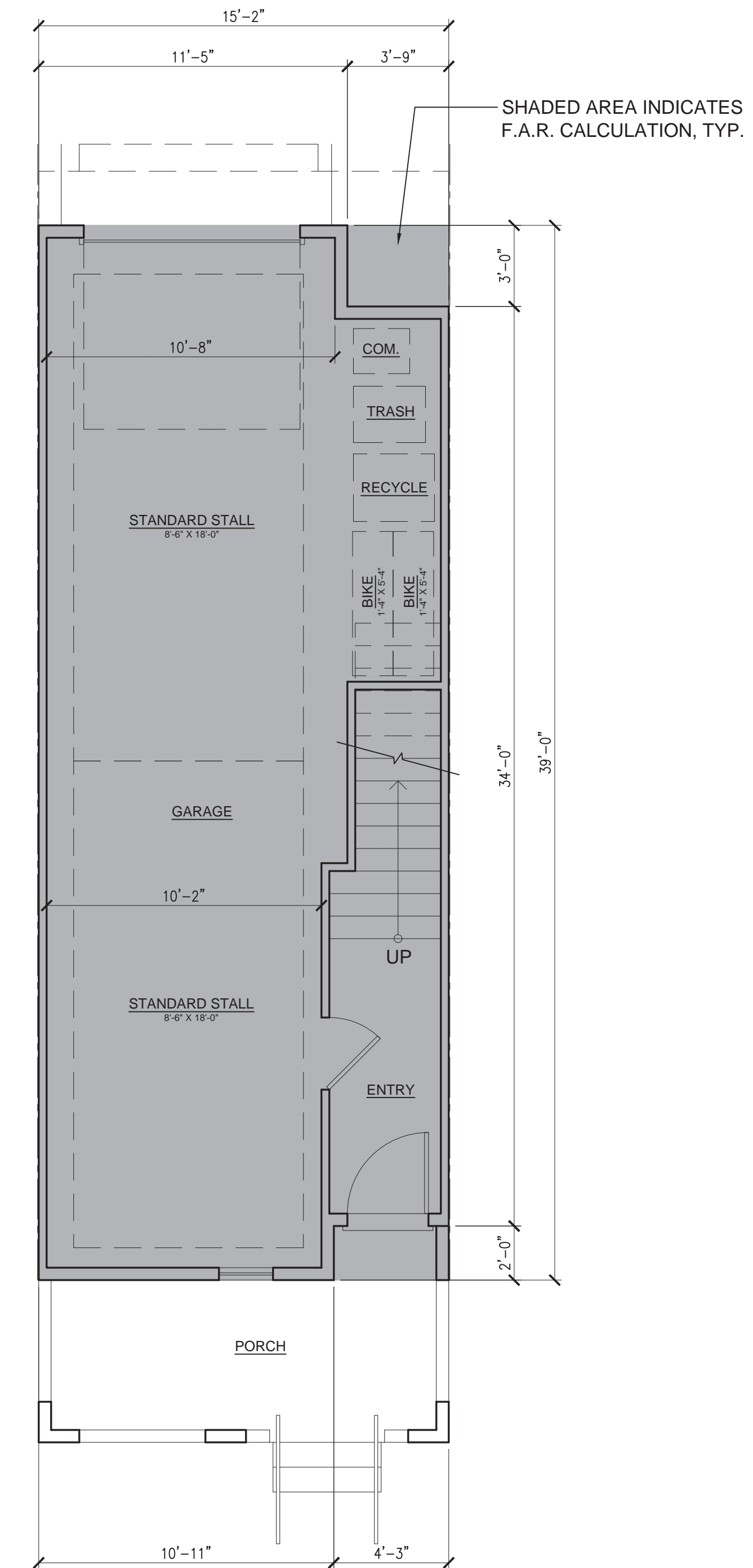
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THIRD FLOOR



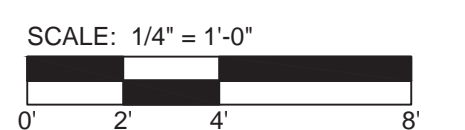
SECOND FLOOR



FIRST FLOOR

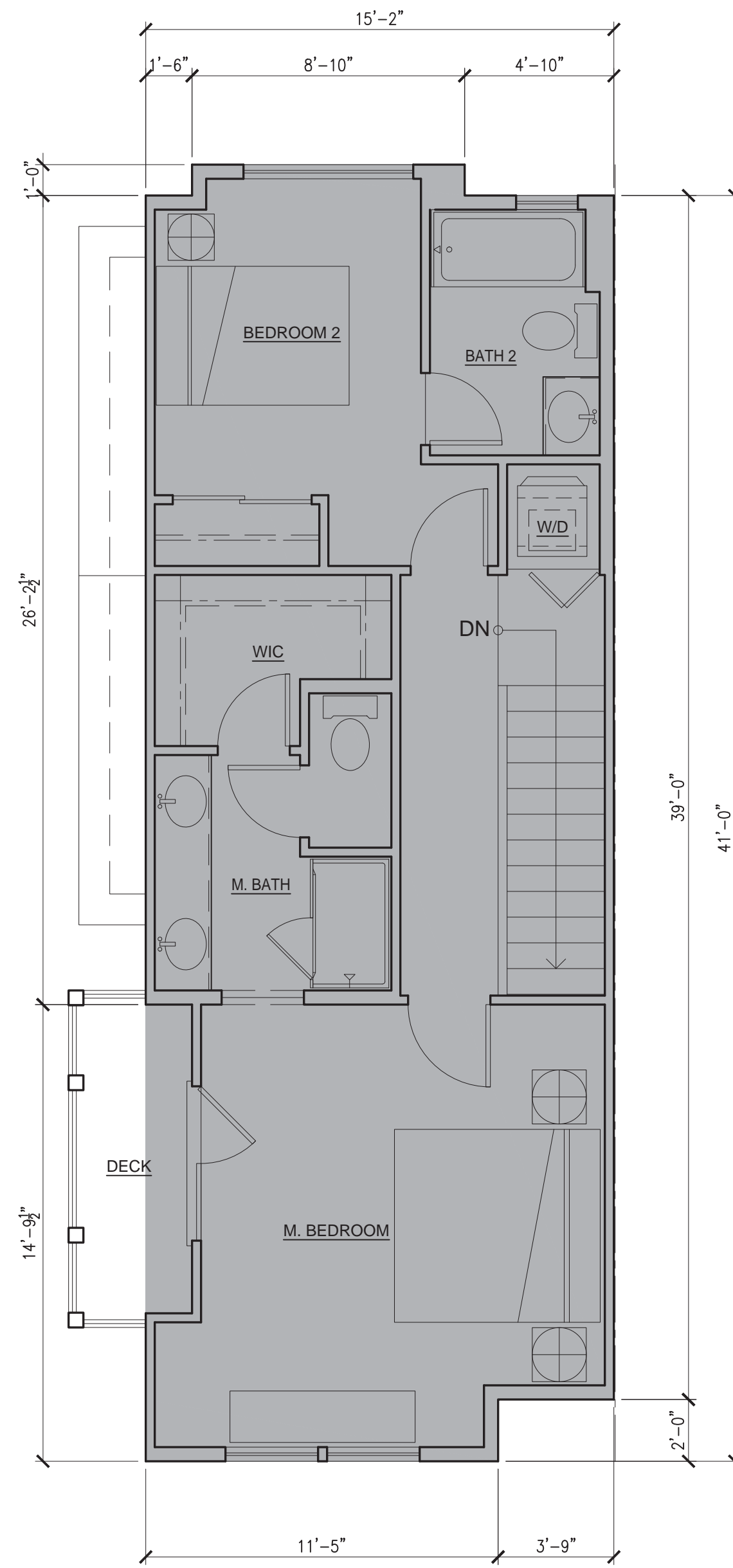
UNIT PLAN 2A
1/4" = 1'-0"

FAR GROSS = 1,814 SF
3 BED / 3 BATH

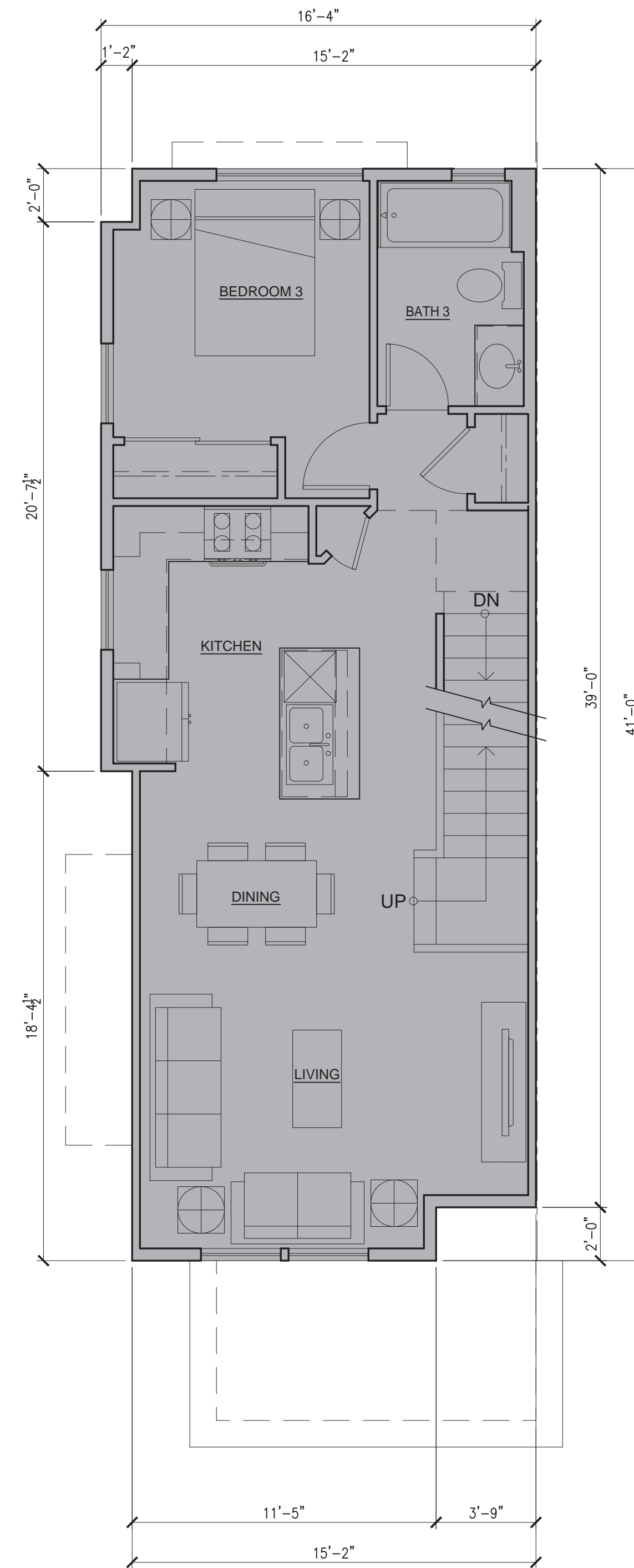


MONTE DIABLO HOMES

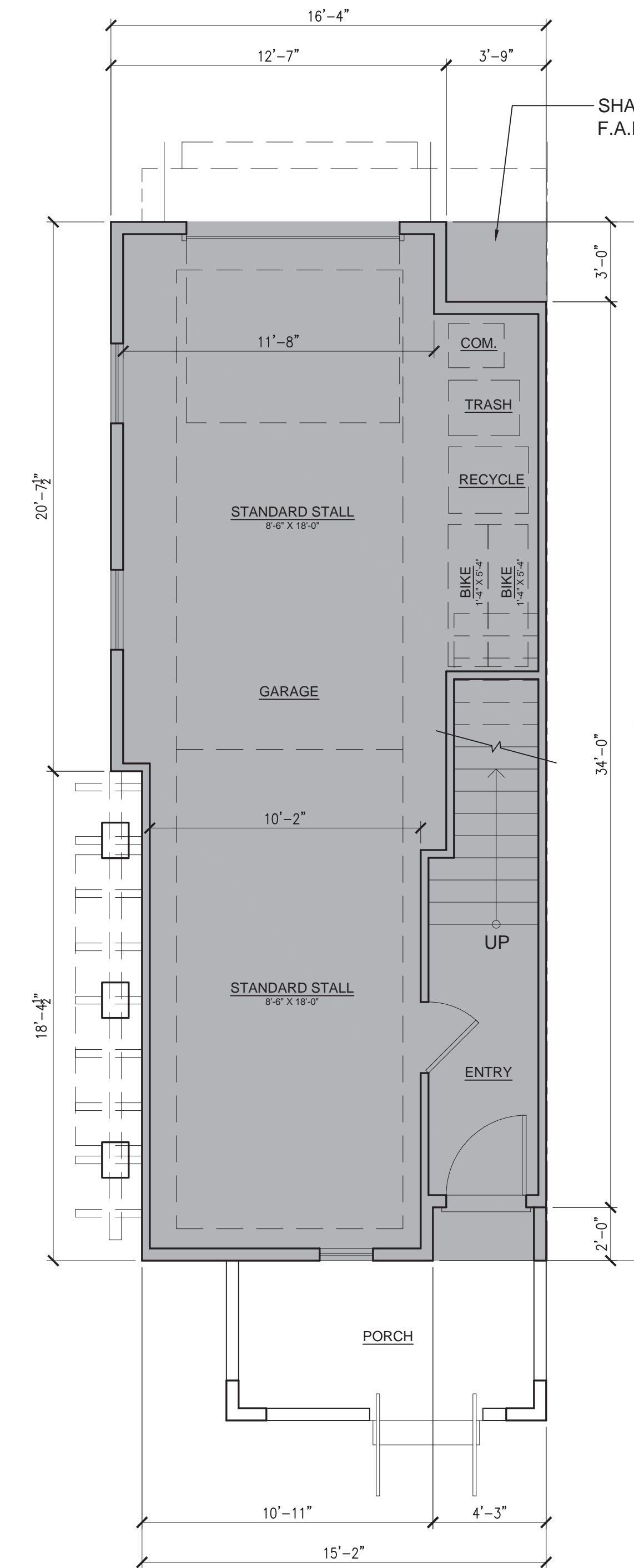
SAN MATEO, CALIFORNIA
REGIS HOMES BAY AREA, LLC



THIRD FLOOR



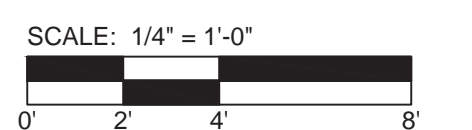
SECOND FLOOR



FIRST FLOOR

SHADED AREA INDICATES
F.A.R. CALCULATION, TYP.

UNIT PLAN 2B
1/4" = 1'-0" FAR GROSS = 1,877 SF
3 BED / 3 BATH

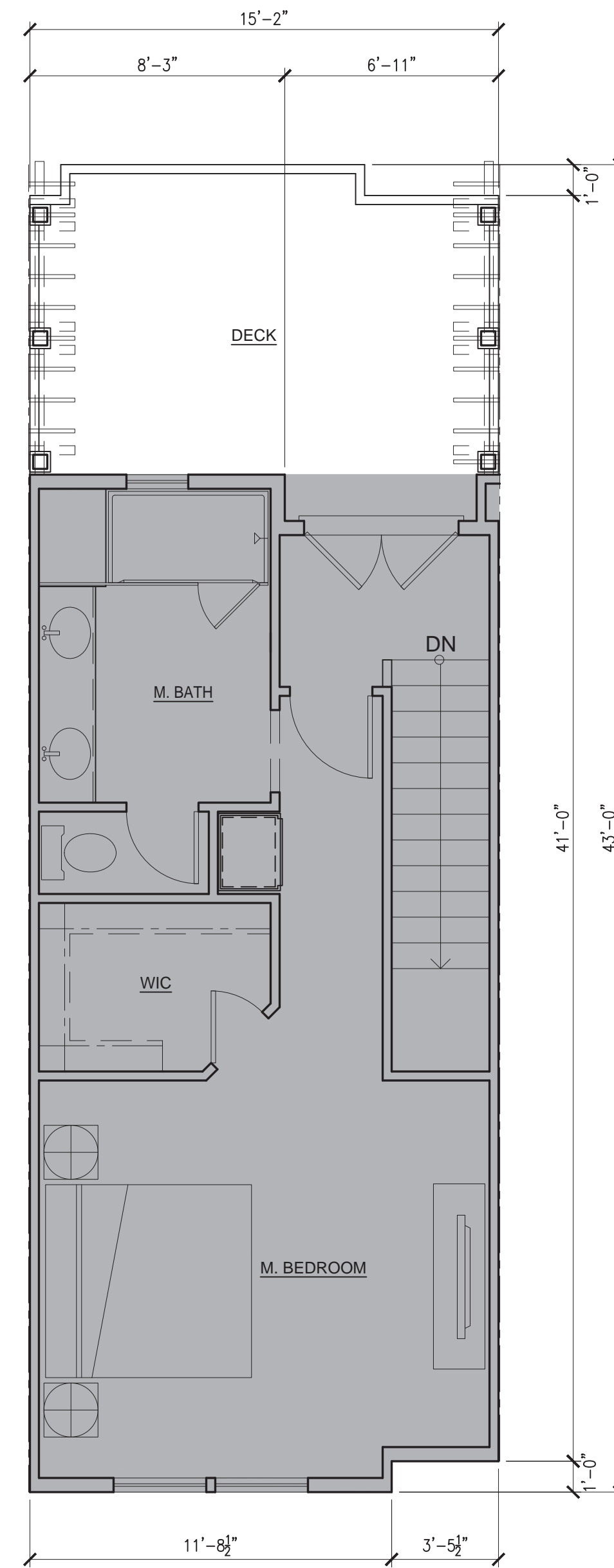


MONTE DIABLO HOMES

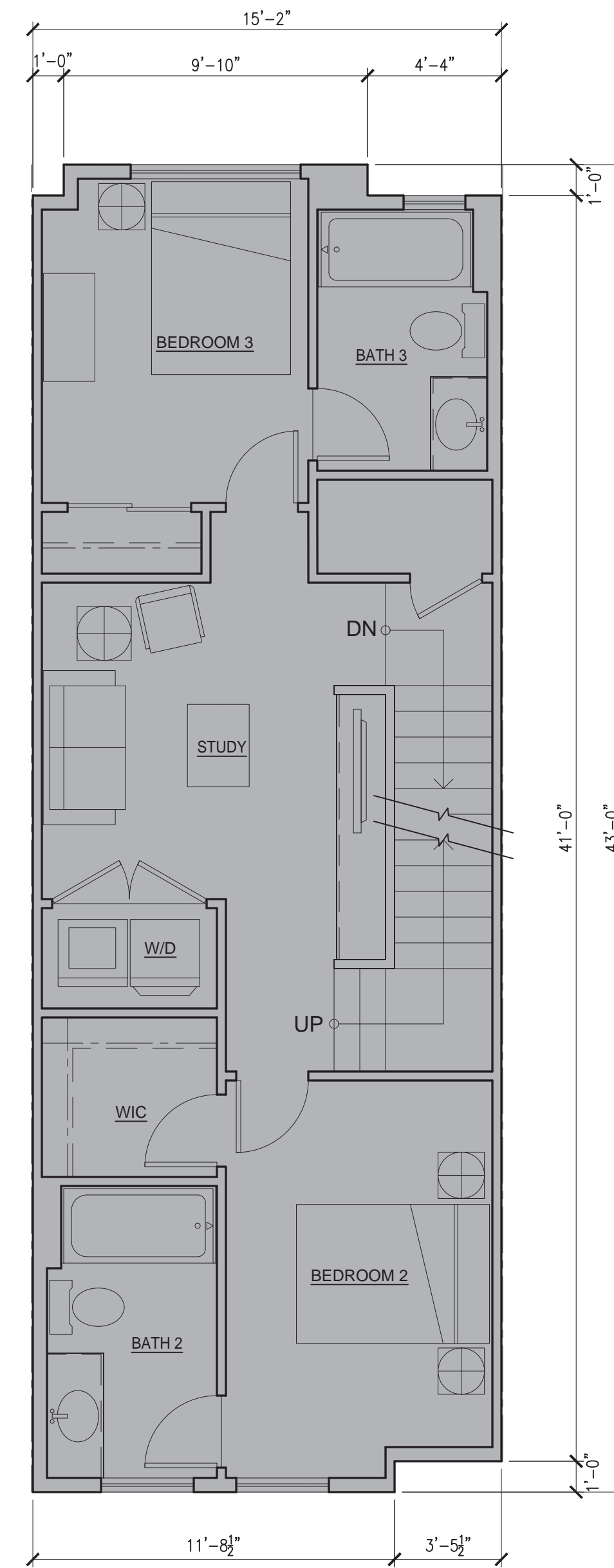
SAN MATEO, CALIFORNIA
REGIS HOMES BAY AREA, LLC

UNIT PLANS
A19

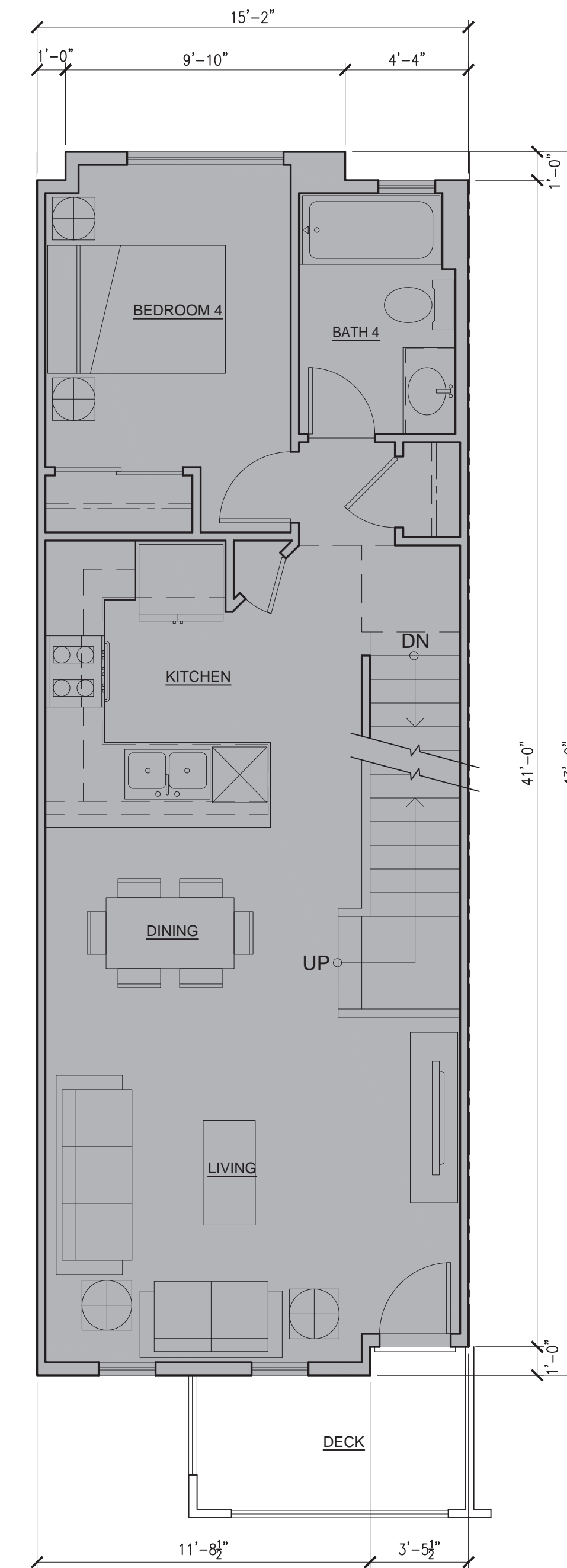
VAN TILBURG, BANVARD & SODERBERGH, AIA
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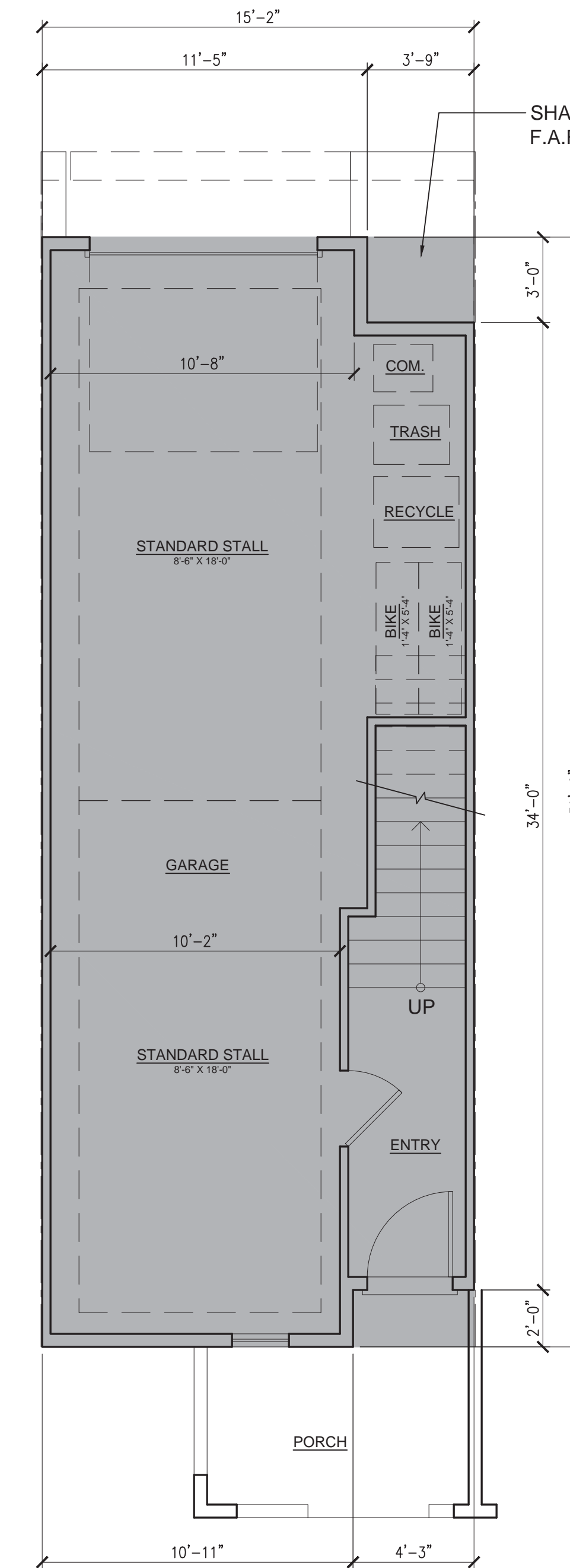
FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR

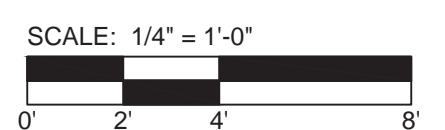


FIRST FLOOR

SHADED AREA INDICATES
F.A.R. CALCULATION, TYP.

UNIT PLAN 2C
1/4" = 1'-0"

FAR GROSS = 2,375 SF
4 BED / 4 BATH

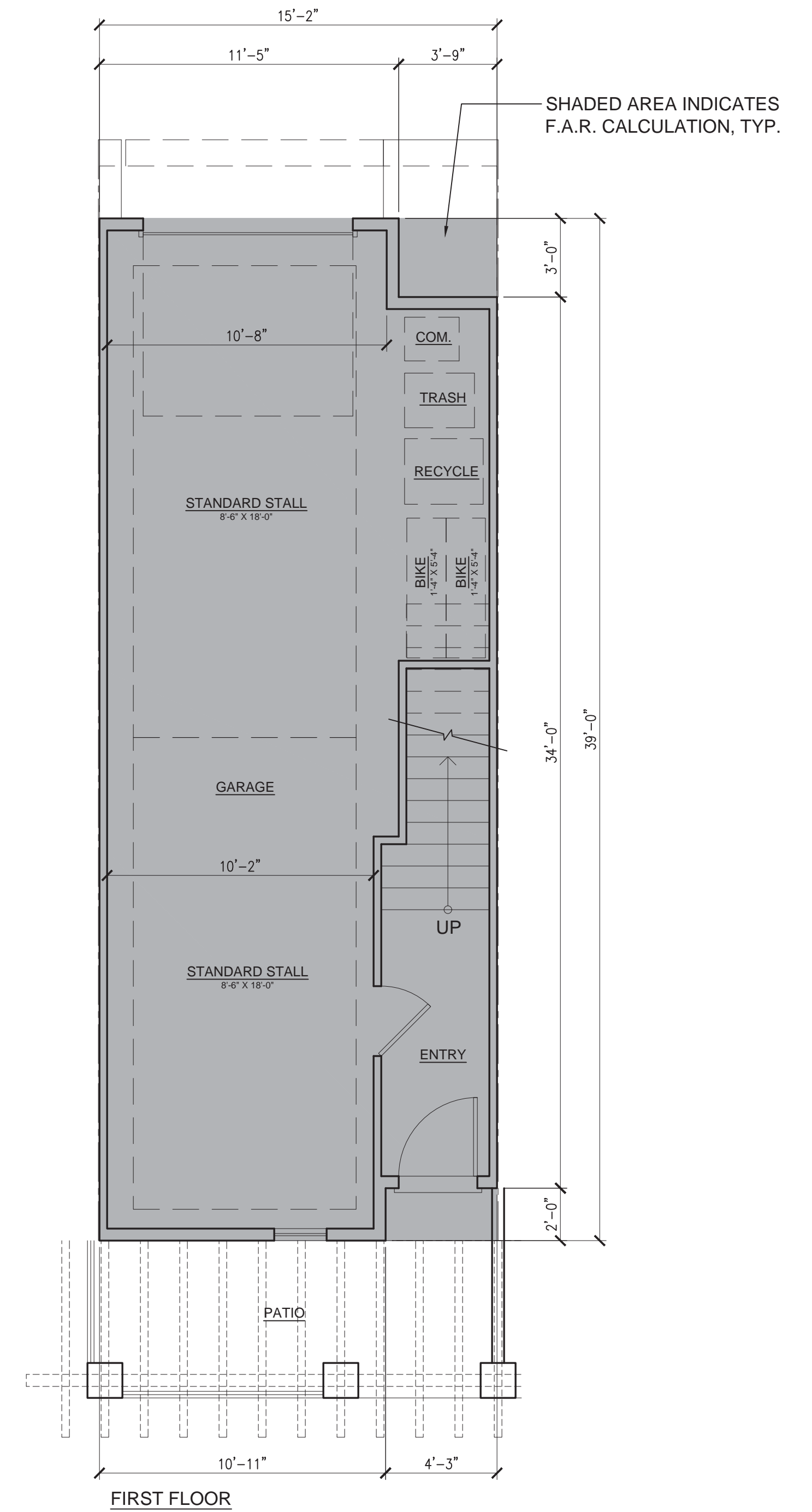
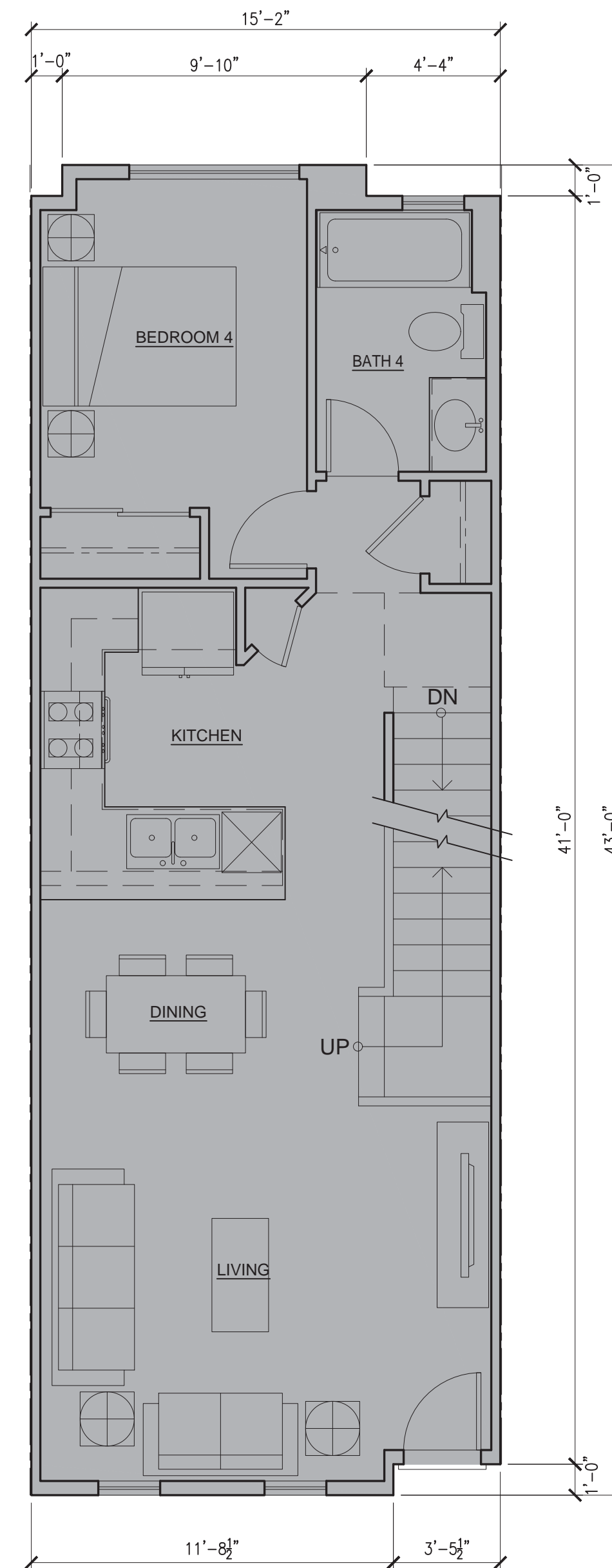
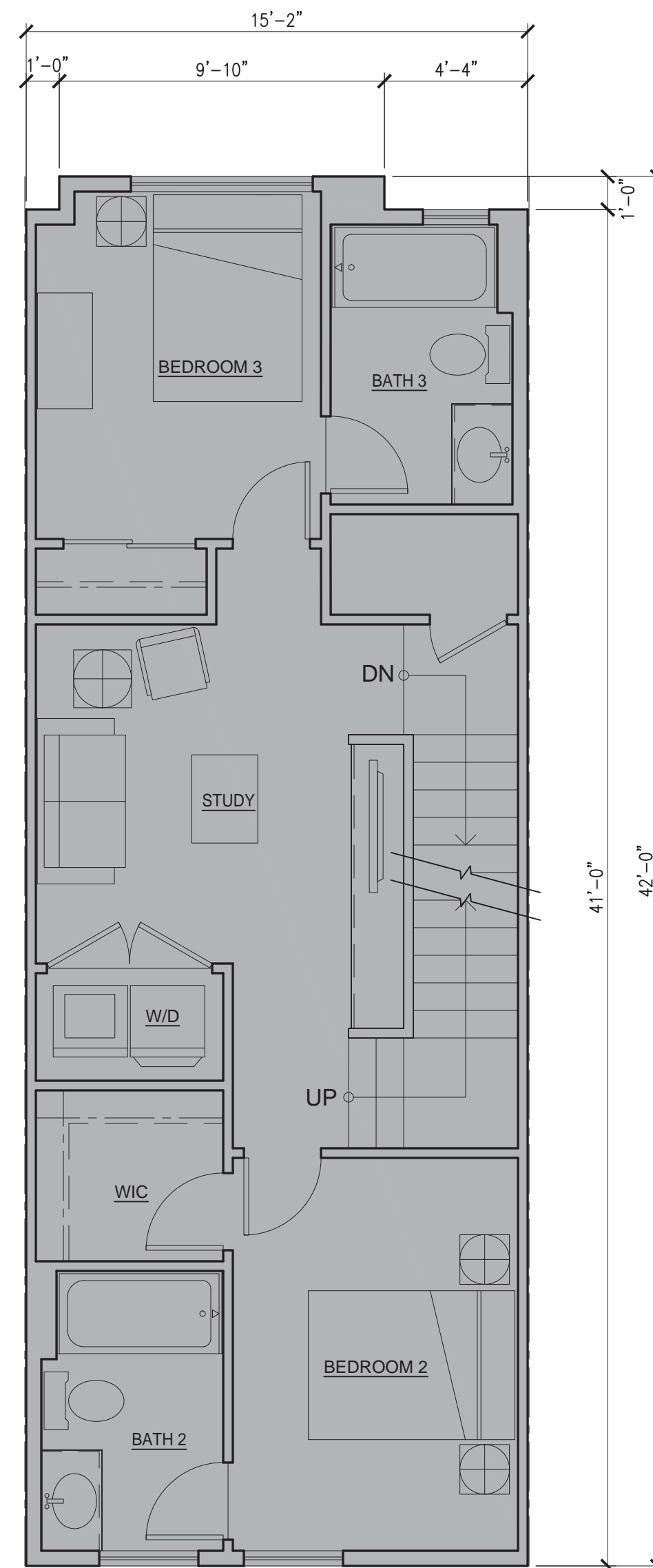
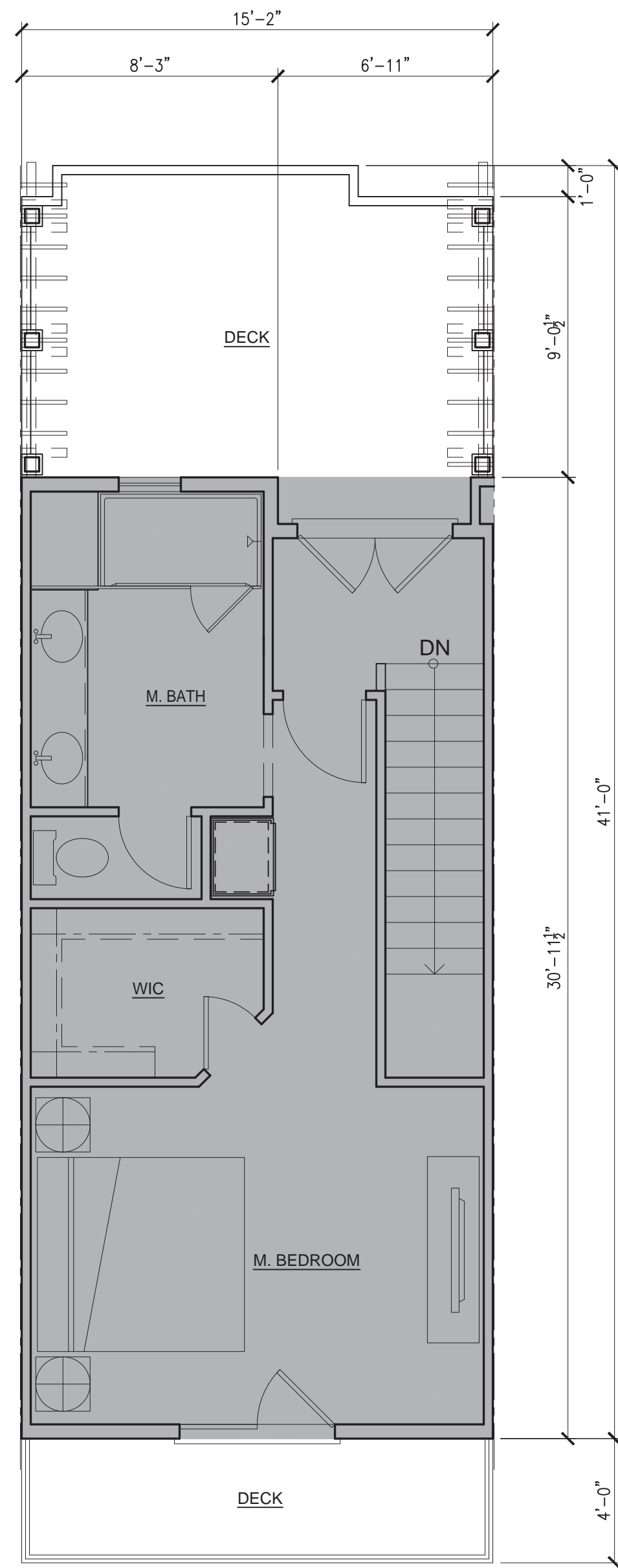


MONTE DIABLO HOMES

SAN MATEO, CALIFORNIA
REGIS HOMES BAY AREA, LLC

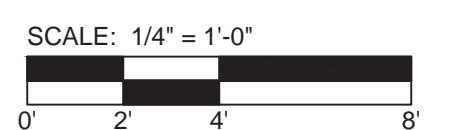
UNIT PLANS
A20

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UNIT PLAN 2D
1/4" = 1'-0"

FAR GROSS = 2,336 SF
4 BED / 4 BATH



MONTE DIABLO HOMES

SAN MATEO, CALIFORNIA
REGIS HOMES BAY AREA, LLC

UNIT PLANS
A21

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SCHEDULE OF MATERIALS & FINISHES									
KEY	DESCRIPTION	DETAIL	QTY.	COLOR	DIMS	FINISH/MATERIAL	MFG./ SUPPLIER	PRODUCT	COMMENTS
PAVING									
P-1	CONC PAVING	–	–	NATURAL		MED BROOM		–	EJ @ 20'–0" O.C. MAX, SJ @ 8'–0" O.C.
P-2	RUBBER PLAY SURFACE			TBD					
P-5	DECORATIVE COBBLE	–		VARIOUS	2"–6" DIA	ROUNDED	AMERICAN SOIL & STONE	NOIYA COBBLE	FOR USE AS MULCH IN C3 PLANTERS
P-7	DECOMPOSED GRANITE PAVING			GOLD			AMERICAN SOIL & STONE	GOLD PATHWAY FINES	WITH STABILIZER. UNDER BENCHES AT PLANTING AREAS
WALLS									
W-1	CONCRETE WALL (C3 PLANTER)	SEE CIVIL							PER C3 PLANTERS
LIGHTING									
L-1	STREET LIGHT – VEHICULAR	SCD					ECOSENSE	F080 1S H0 30 8 10 S HS C	
L-2	STREET LIGHT – PEDESTRIAN	4/L3.01							PER CITY STD
L-3	BOLLARD LIGHT	7/L3.01					ERCO	KUBUS	
FENCES & GATES									
F-1A	FENCE – A	6/L3.01		TBD	8' (SOLID)	–	–	–	AT WEST PROPERTY LINE
F-1B	FENCE – B	6/L3.01		TBD	6' + 2' LATTICE TOP (8' TOTAL)				AT SOUTH PROPERTY LINE
F-2	GATE	–		TBD		–	–	–	WITH LOCINOX HINGE CLOSER. SAD FOR LEVER SET
SITE FURNISHINGS									
SF-1	BIKE RACK	5/L3.01				GALV. STEEL	HUNTCO	THE LUNA	SURFACE MOUNT
SF-2	TRASH/RECYCLE RECEPTACLE	8/L3.01				ALUMINUM	FORMS & SURFACES	DISPATCH	
SF-3	BBQ (ADA)	–		RAW	3" GRILL	STEEL	PILOT ROCK	ASW-24	ADA COMPLIANT
SF-4	BENCH	3/L3.01		BLACK	6'		WABASH VALLEY	ESTATE SERIES	PER CITY STD'S
SF-5	BOULDERS			DARK GREY	24"–30" DIA		AMERICAN SOIL & STONE	LICHEN ROCK	
SF-6	PLAY HOUSE	2/L3.01							
SF-7	TABLES AND CHAIRS	9/L3.01				ALUMINUM/RECYCLED PLASTIC	ANOVA	BEACON HILL	SURFACE MOUNT
SF-8	MAILBOX CLUSTER								
SF-9	ARBOR (DRIVE LANE)	1/L3.01							

ABBREVIATIONS

AD	AREA DRAIN	MIN	MINIMUM
ADJ	ADJACENT	MFR	MANUFACTURER
AGG	AGGREGATE	(N)	NEW
AL	ALIGN	NTS	NOT TO SCALE
BR	BOTTOM OF RAMP	OC	ON CENTER
BS	BOTTOM OF STAIR	PA	PLANTING AREA
BW	BOTTOM OF WALL	PN	PROJECT NORTH
CB	CATCH BASIN	POB	POINT OF BEGINNING
CIP	CAST IN PLACE	PTDS	PRESSURE TREATED DOUG FIR
CJ	CONTROL JOINT	R	RISER
CL	CENTERLINE	RE	RIM ELEVATION
CLR	CLEARANCE	ROW	RIGHT OF WAY
CO	CLEAN OUT	SAD	SEE ARCHITECTURAL DRAWINGS
CONC	CONCRETE	SCD	SEE CIVIL ENGINEERING DRAWINGS
CONF	CONFIGURATION		
CONT	CONTINUOUS	SDS	STORM DRAIN SYSTEM
DBH	DIAMETER AT BREAST HT	SED	SEE ELECTRICAL ENGINEERING DRAWINGS
DG	DECOMPOSED GRANITE	SD	STORM DRAIN
DWG	DRAWING(S)	SIM	SIMILAR
(E)	EXISTING	SJ	SCORE JOINT
EJ	EXPANSION JOINT	SMD	SEE MECHANICAL ENGINEERING DRAWINGS
EQ	EQUAL		
EW	EACH WAY	SPECS	SPECIFICATIONS
FF	FINISH FLOOR	SS	STRUCTURAL SLAB
FG	FINISHED GRADE	SSD	SEE STRUCTURAL ENGINEERING DRAWINGS
FOB	FACE OF BUILDING		
FOW	FACE OF WALL	SST	STAINLESS STEEL
FP	FINISH PAVING	STL	STEEL
GAL	GALLON	TC	TOP OF CURB
GFRC	GLASS FIBER REINFORCED CONCRETE	TF	TOP OF FENCE
GB	GRADE BREAK	THLD	THRESHOLD
HP	HIGH POINT	TP	TOP OF PLANTER
HPS	HIGH POINT SWALE	TR	TOP OF RAMP
HT	HEIGHT	TS	TOP OF STAIR
IE	INVERT ELEVATION	TW	TOP OF WALL
INT	INTERSECTION	TYP	TYPICAL
INV	INVERT	UON	UNLESS OTHERWISE NOTED
LT	LIGHT	VIF	VERIFY IN FIELD
MAX	MAXIMUM	WPM	WATERPROOF MEMBRANE
		WP	WATERPROOFING

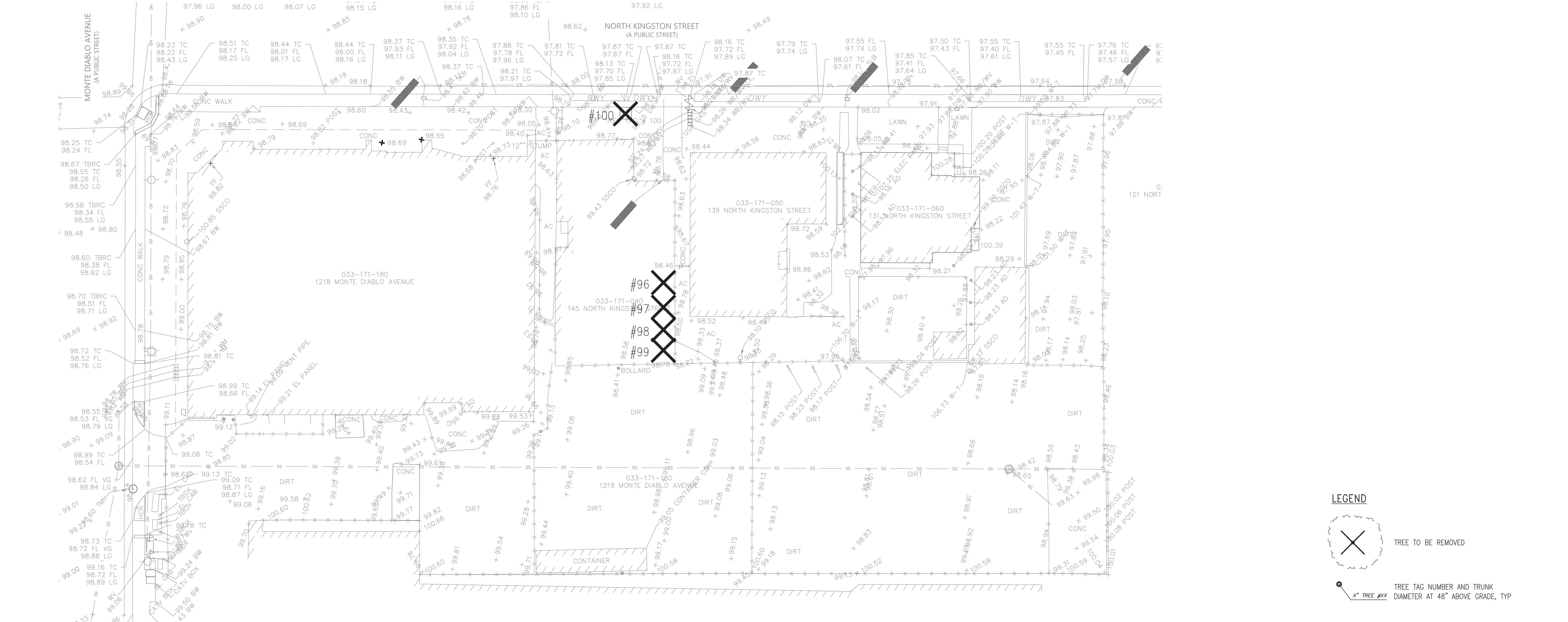
GENERAL NOTES

- THESE PLANS SHALL COMPLY WITH THE CITY OF SAN MATEO'S MUNICIPAL CODE, CHAPTER 23.72, "WATER CONSERVATION IN LANDSCAPING" AND THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND SHALL APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
- ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF ORGANIC MULCH.
- THE IRRIGATION SYSTEM IS TO BE FULLY AUTOMATIC, UTILIZING A WEATHER-BASED CONTROLLER AND LOW-FLOW DRIP, SUBSURFACE DRIP, AND BUBBLER DISTRIBUTION. BUBBLERS NOT TO EXCEED 1.5 GALLONS PER MINUTE PER BUBBLER.

SQUARE FOOTAGE CALCULATIONS

- PLANTING AREA: 9,950 sf
- TOTAL LAWN AREAS: 0 sf

SHEET LIST TABLE	
SHEET #	SHEET TITLE
L0.01	GENRAL NOTES & MATERIALS SCHEDULE
L0.02	TREE REMOVAL PLAN
L1.01	LANDSCAPE PLAN
L2.01	PLANT SCHEDULE
L2.02	PLANTING PLAN
L3.01	REFERENCE IMAGES



Tree Assessment

1218 Monte Diablo
San Mateo, CA
March 14, 2018



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
96	Carolina cherry laurel	12	No	2	low	Sinuous trunk; canopy one-sided to S & E; twig & branch dieback.
97	Carolina cherry laurel	14	No	2	low	Codominant branches arise at 9'; sinuous trunk; canopy suppressed to N; twig & branch dieback; headed back.
98	Carolina cherry laurel	5	No	2	low	Multiple branches at 7'; leans on fence; stem removed at base; wound on E trunk; canopy one-sided to W.
99	Evergreen pear	17	No	2	low	Multiple branches at 5'; decay on W branch with fungi; history of branch dieback; twig & branch dieback; ivy encroaching into canopy.
100	Evergreen pear	14	No	3	low	Growing in small 4X4 cut out planter; utility lines in canopy; history of branch failure; headed back.

LU Evaluation Schedule

1218 Monte Diablo Ave.
March 14, 2019



Tree No.	Common Name	Species Class	Condition Class	Location Value	"7.35" Diameter	Trunk Diameter	Allowable Building Area	LU Value	In-Lieu Fee
96	Carolina cherry laurel	0.5	0.2	0.67	0.35	12	0.7	1.6	\$501
97	Carolina cherry laurel	0.5	0.2	0.67	0.35	14	0.7	1.9	\$595
98	Carolina cherry laurel	0.5	0.2	0.67	0.35	5	0.7	0.68	\$197
99	Evergreen pear	0.5	0.2	0.67	0.35	17	0.7	2.3	\$720
100	Evergreen pear	0.5	0.5	0.72	0.35	14	0.7	5	\$1,577

Required Tree Planting

Zoning Code, Section 27.71 – Landscape, requires all projects to have a minimum ratio of 1 tree per 400 square feet of landscaped area. Existing trees that are a minimum of 6-inch diameter may count toward this total.

Landscape Area: 9,950 sq. ft. ÷ 400 = 24.875 (a)

Number of existing trees from Tree Evaluation Schedule with a 6 inch or greater diameter to be preserved: 0 (b)

Landscape Unit (LU) value of trees to be removed from the Tree Evaluation Schedule: 11.48 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: [a – b + c = d] 35.36 (d)

New Trees:

A “landscape unit” (LU) value equivalent to (d) above, must either be planted on site, or an “in-lieu” fee paid to the city’s street tree planting fund. If the LU value shown at (e) is not equal or greater than (d), then an in-lieu fee must be paid to the City’s street tree planting fund at the rate defined annually in the City’s Comprehensive Fee Schedule for each deficient LU.

New Trees Being Planted*			
Quantity	Size	LU Value	Total LU Value
15	15 gallon	1	15
42	24 inch box	2	84
6	36 inch box	3	18
0	48 inch box	4	0
Total LU Value of new trees being proposed:			117 (e)

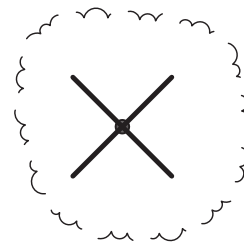
*New replacement trees shall be in addition to and not substitute requirements for new street trees, parking lot trees or other required trees.

Fees Owed to the City Street Tree Planting Fund:

If (d) is greater than (e), there will be an LU value deficit calculated as follows:

[d – e =] x (the annually defined \$ per LU value as per Current Comprehensive Fee Schedule) = \$ 0

LEGEND



TREE TO BE REMOVED



TREE TAG NUMBER AND TRUNK DIAMETER AT 48" ABOVE GRADE, TYP

TREE REPLACEMENT REQUIREMENTS

SAN MATEO DEFINES A HERITAGE TREE AS:

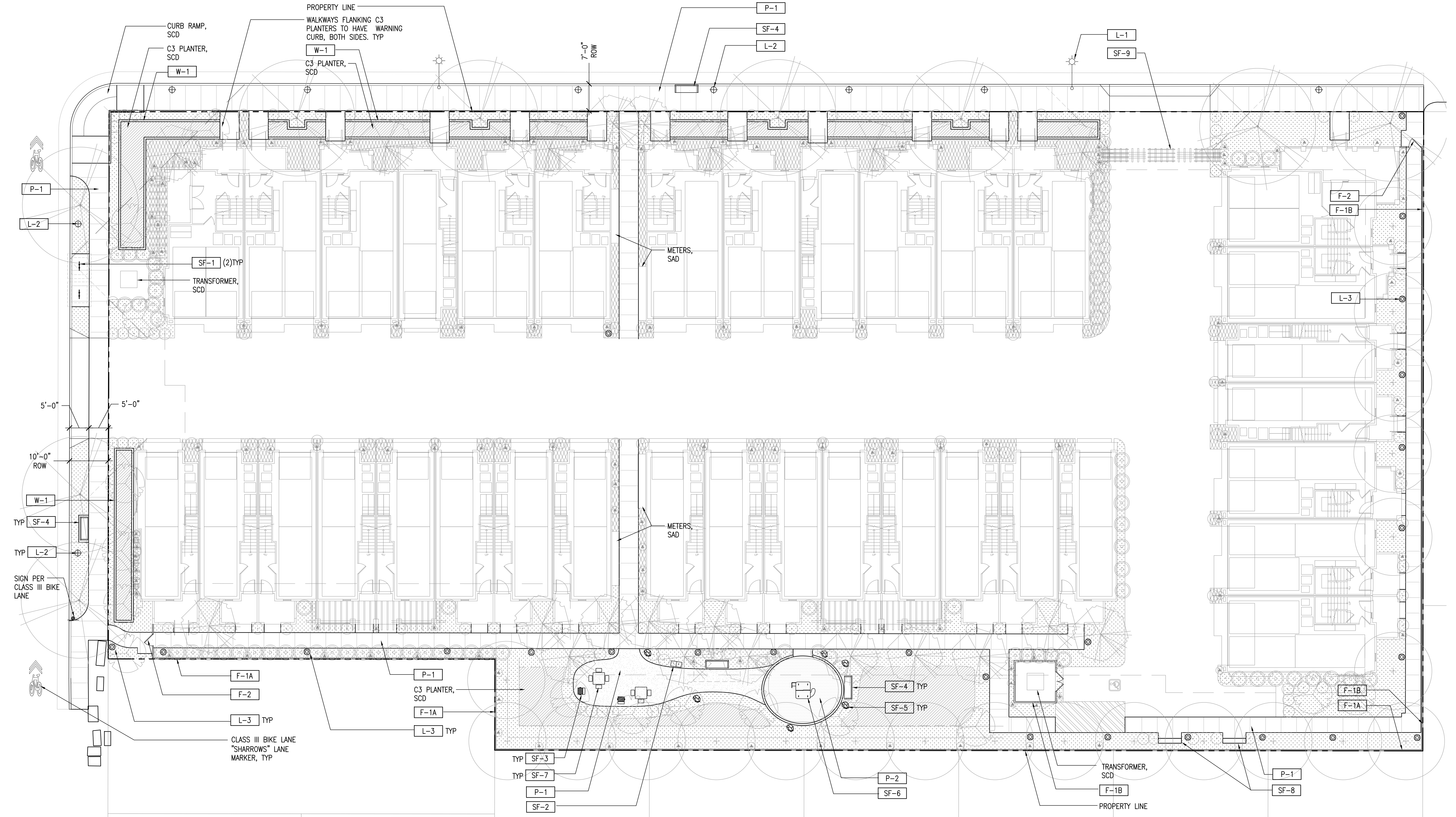
- ANY BAY (UMBELLULARIA CALIFORNICA), BUCKEYE (AESCULUS SPP.), OAK (QUERCUS SPP.), CEDAR (CEDRUS) OR REDWOOD (SEQUOIA) TREE THAT HAS A DIAMETER OF TEN (10) INCHES OR MORE MEASURED AT FORTY-EIGHT (48) INCHES ABOVE NATURAL GRADE.
- ANY OTHER TREE WITH A TRUNK DIAMETER OF SIXTEEN (16) INCHES OR MORE. MEASURED AT FORTY-EIGHT (48) INCHES ABOVE NATURAL GRADE.
- ANY TREE OR STAND OF TREES DESIGNATED BY RESOLUTION OF THE CITY COUNCIL TO BE OF SPECIAL HISTORICAL VALUE OR OF SIGNIFICANT COMMUNITY BENEFIT.
- A STAND OF TREES, THE NATURE OF WHICH MAKES EACH DEPENDENT ON THE OTHERS FOR SURVIVAL.
- TREE REPLACEMENT SHALL BE ONE 24" BOX SIZE TREE APPROVED BY THE DIRECTOR, FOR EACH TREE REMOVED.

EXISTING ON-SITE TREES	5
TREES TO REMAIN	0
TREES TO BE REMOVED	5
HERITAGE TREES TO BE REMOVED	0
REPLACEMENT TREES REQUIRED	5
TREES TO BE PLANTED	63

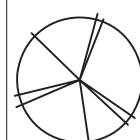
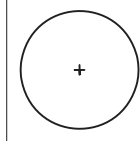

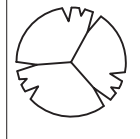
NOTES:
















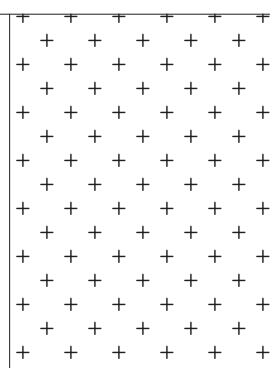
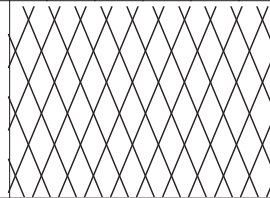
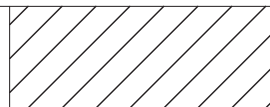
1. REFER TO ARBORIST REPORT FROM HORTSCIENCE DATED MARCH 18, 2019 FOR MORE INFORMATION.
2. SEE SHEET L2.02 FOR LANDSCAPE AREA CALCULATION DIAGRAM.

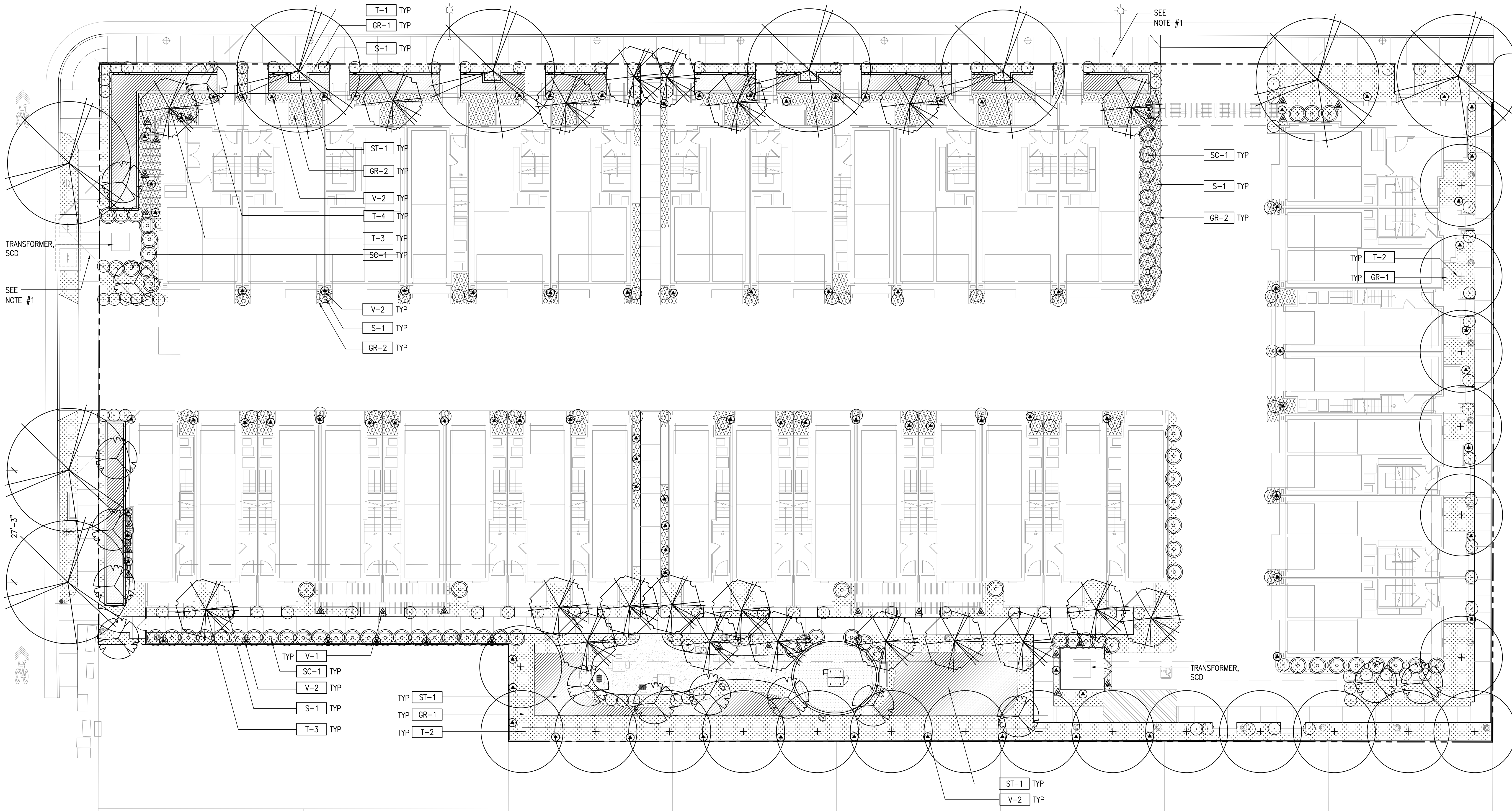
MAY 31, 2019



AUGUST 1, 2019

PLANT LIST							
KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WUCOLS
STREET TREE OPTIONS							
T-1		GINKGO BILOBA	MAIDENHAIR TREE	36" BOX	AS SHOWN	-	M
		ROBINIA 'PURPLE ROBE'	PURPLE ROBE LOCUST	36" BOX	AS SHOWN		L
		ULMUS PROPINQUA 'JFS-BIEBERICH'	EMERALD SUNSHINE ELM	36" BOX	AS SHOWN		M
SCREEN TREE							
T-2		ACER RUBRUM 'BOWHALL'	BOWHALL MAPLE	36" BOX	AS SHOWN	-	M
		PODOCARPUS GLACILIOR	AFRICAN FERN PINE	36" BOX	AS SHOWN		M
ACCENT TREE							
T-3		ACER PALMATUM 'SANGO KAKU'	-	24" BOX	AS SHOWN	-	M
		LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	AS SHOWN		L
SMALL TREE							
T-4		ACONIS FLEXUOSA	PEPPERMINT TREE	24" BOX	AS SHOWN	-	L
		CERCIS CANADENSIS	WESTERN REDBUD	24" BOX	AS SHOWN		VL

PLANT LIST							
KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	NOTES
SCREEN SHRUBS							
SC-1		PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'	SILVER SHEEN KOHUHU	5 GAL	1'-6"	M	-
ORNAMENTAL SHRUBS							
S-1		ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	3'-0"	L	-
		ANIGOZANTHOS 'BUSH TANGO'	KANGAROO PAWS	5 GAL	2'-0"	L	-
		LEUCADENDRON 'JESTER'	SUNSHINE CONEBUSH	5 GAL	5'-0"	L	-
		CORREA PULCHELLA 'RAY'S TANGERINE'	AUSTRALIAN FUCHSIA	5 GAL	3'-0"	L	-
		LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER	5 GAL	3'-0"	L	-
		LIBERTIA PEREGRINANS	ORANGE LIBERTIA	5 GAL	2'-0"	L	-
		PHORMIUM 'EVENING GLOW'	NEW ZEALAND FLAX	5 GAL	3'-0"	L	-
		PITTOSPORUM TOBIRA 'VARIEGATA'	JAPANESE MOCK ORANGE	5 GAL	5'-0"	L	-
		ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	ROSEMARY	5 GAL	4'-0"	L	-
		TIBOUCHINA URVILLEANA	PRINCESS FLOWER	5 GAL	6'-0"	M	-
GRASS & GRASS LIKE							
GR-1		LOMANDRA 'BREEZE'	DWARF MAT RUSH	5 GAL	-	L	-
		PHORMIUM TENAX	NEW ZEALAND FLAX	5 GAL	-	L	-
VINES							
V-1		WISTERIA SINENSIS	CHINESE WISTERIA	5 GAL.	-	M	-
V-2		TRACHELOSPERMUM JASMINOIDES 'MADISON'	MADISON ASIAN STAR JASMINE	5 GAL.	-	M	-
GROUNDCOVERS							
GR-1		GREVILLEA LANIGERA 'COASTAL GEM'	COASTAL GEM GREVILLEA	1 GAL	2'-0"	L	-
		CEONOTHUS HEARSTIURUM	HEARST'S CEONOTHUS	1 GAL	2'-0"	L	-
		NEPETA RACEMOSA 'BLUE WONDER'	BLUE WONDER CATMINT	1 GAL	2'-0"	L	-
		PENSTEMON HETEROPHYLLUS	FOOTHILL PENSTEMON	1 GAL.	2'-0"	L	-
		SUTERA CORDATA	WHITE BACOPA	1 GAL.	2'-0"	M	-
GR-2		CAMPANULA PORCHASKYANA	SIBERIAN BELLFLOWER	1 GAL	2'-0"	M	-
		ANEMONE SYLVESTRIS	SNOWDROP ANEMONE	1 GAL	2'-0"	M	-
		ARENARIA BALEARICA	CORSICAN SANDWORT	1 GAL	2'-0"	M	-
		LAMIUM MACULATUM	DEADNETTLE	1 GAL	2'-0"	M	-
		STORMWATER					
ST-1		SALVIA SONOMENSIS	CREEPING SAGE	1 GAL	2'-0"	L	-
		CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	2'-0"	L	-



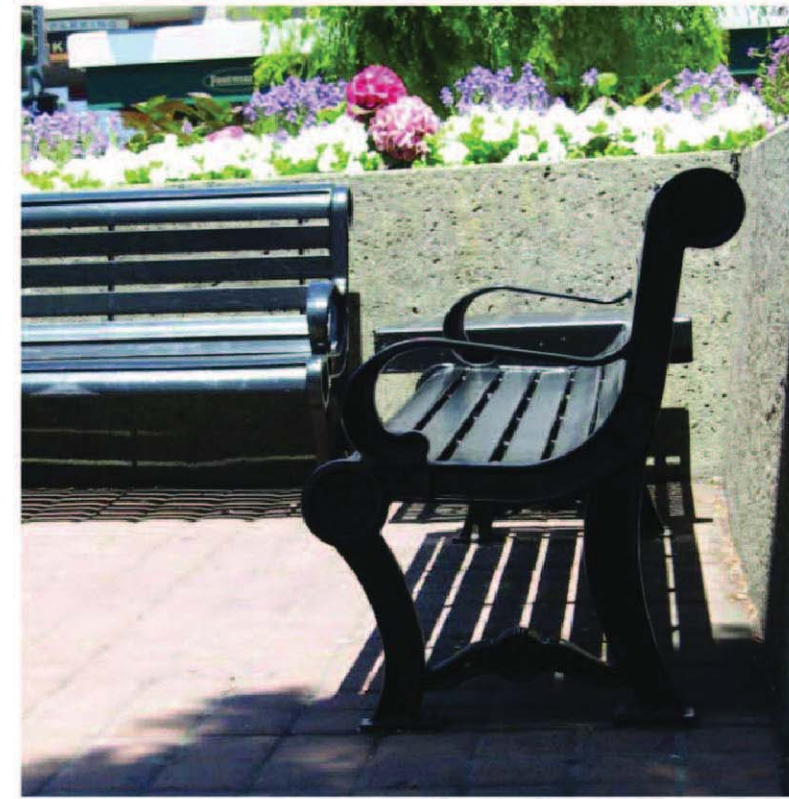
NOTE:
1. 10' VISION TRIANGLE (SAD), NO VEGETATION BETWEEN 3' & 7' IN HEIGHT. LOWER BRANCHES OF STREET TREES TO BE MIN 7' ABOVE FINISH PAVING AT MATURITY



1 ARBOR AT DRIVE LANE
SCALE: NTS



2 PLAY HOUSE
SCALE: NTS



3 BENCH
SCALE: NTS



4 PEDESTRIAN LIGHT
SCALE: NTS



5 BIKE RACK
SCALE: NTS



6 PERIMETER FENCE
SCALE: NTS



7 PATH LIGHT
SCALE: NTS



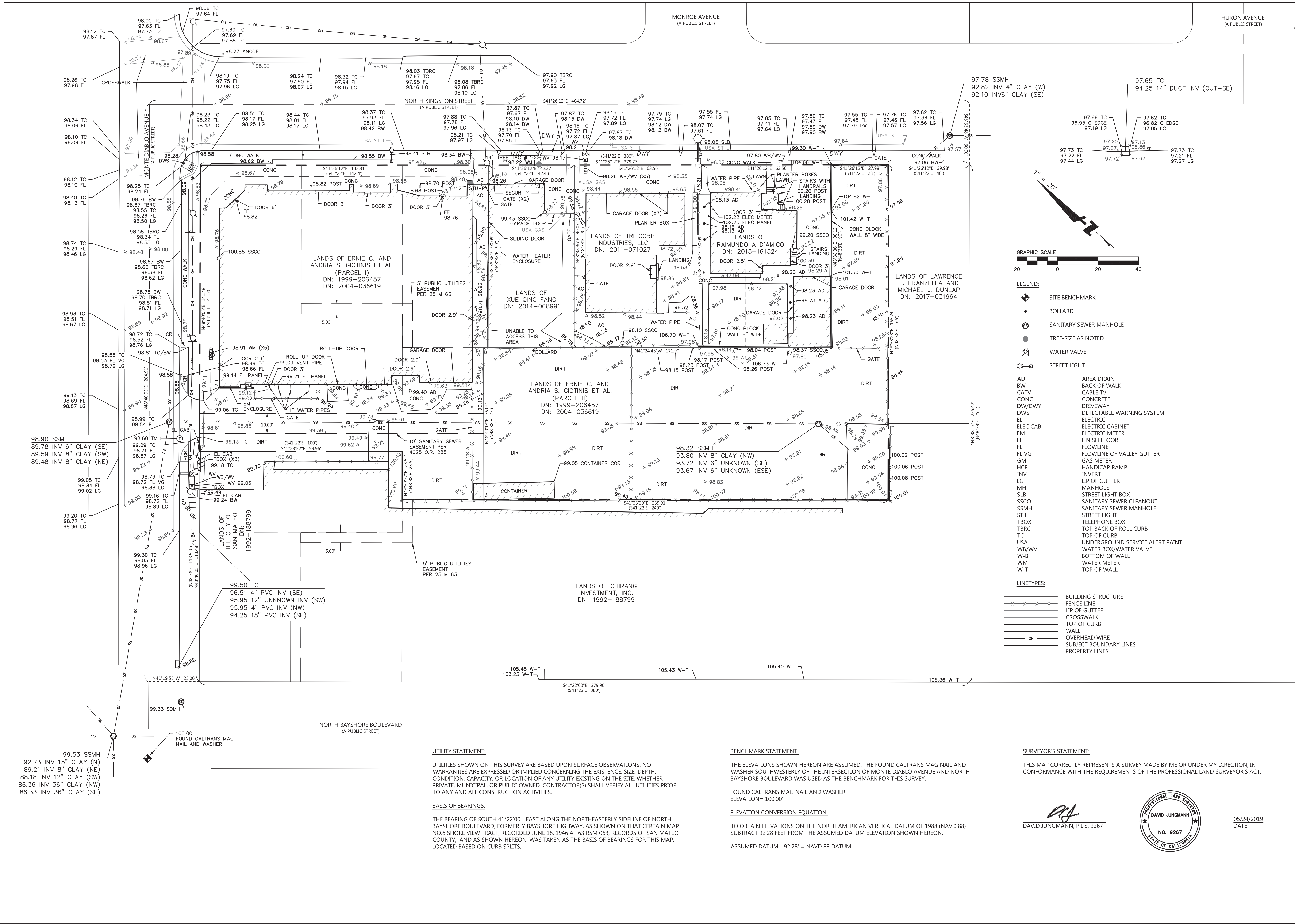
8 TRASH/RECYCLE RECEPTACLE
SCALE: NTS

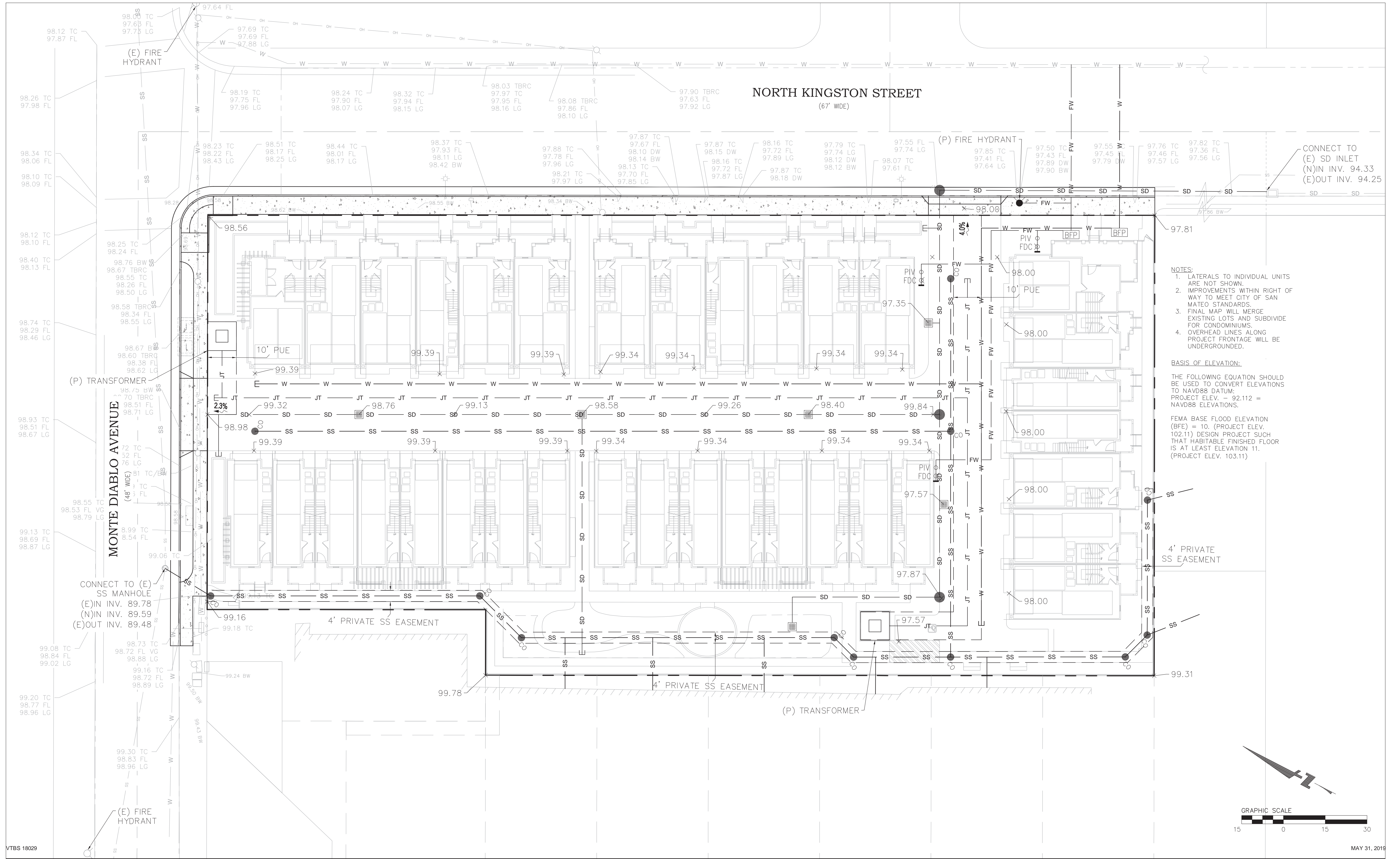


9 TABLE & CHAIRS (ADA COMPLIANT)
SCALE: NTS

Revisions				
No.	Date	Scale	Design	Drawn
	05/24/2019	1" = 20'	JMS	DCJ
			Approved	20181085
Drawing Number:				

DRAWING NAME: K:\2018\181085.1218 Monte_Diablo\Surf Mapping\Topo\V-TOPO_2019-05-24.dwg
PLOT DATE: 05-24-19 PLOTTED BY: dell





NOTES:
1. LATERALS TO INDIVIDUAL UNITS ARE NOT SHOWN.
2. IMPROVEMENTS WITHIN RIGHT OF WAY TO MEET CITY OF SAN MATEO STANDARDS.
3. FINAL MAP WILL MERGE EXISTING LOTS AND SUBDIVIDE FOR CONDOMINIUMS.
4. OVERHEAD LINES ALONG PROJECT FRONTAGE WILL BE UNDERGROUND.

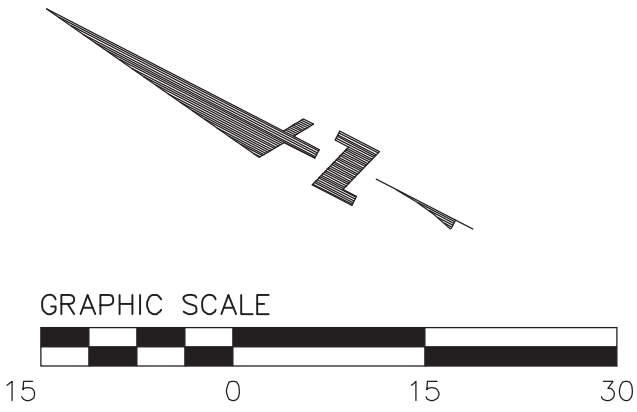
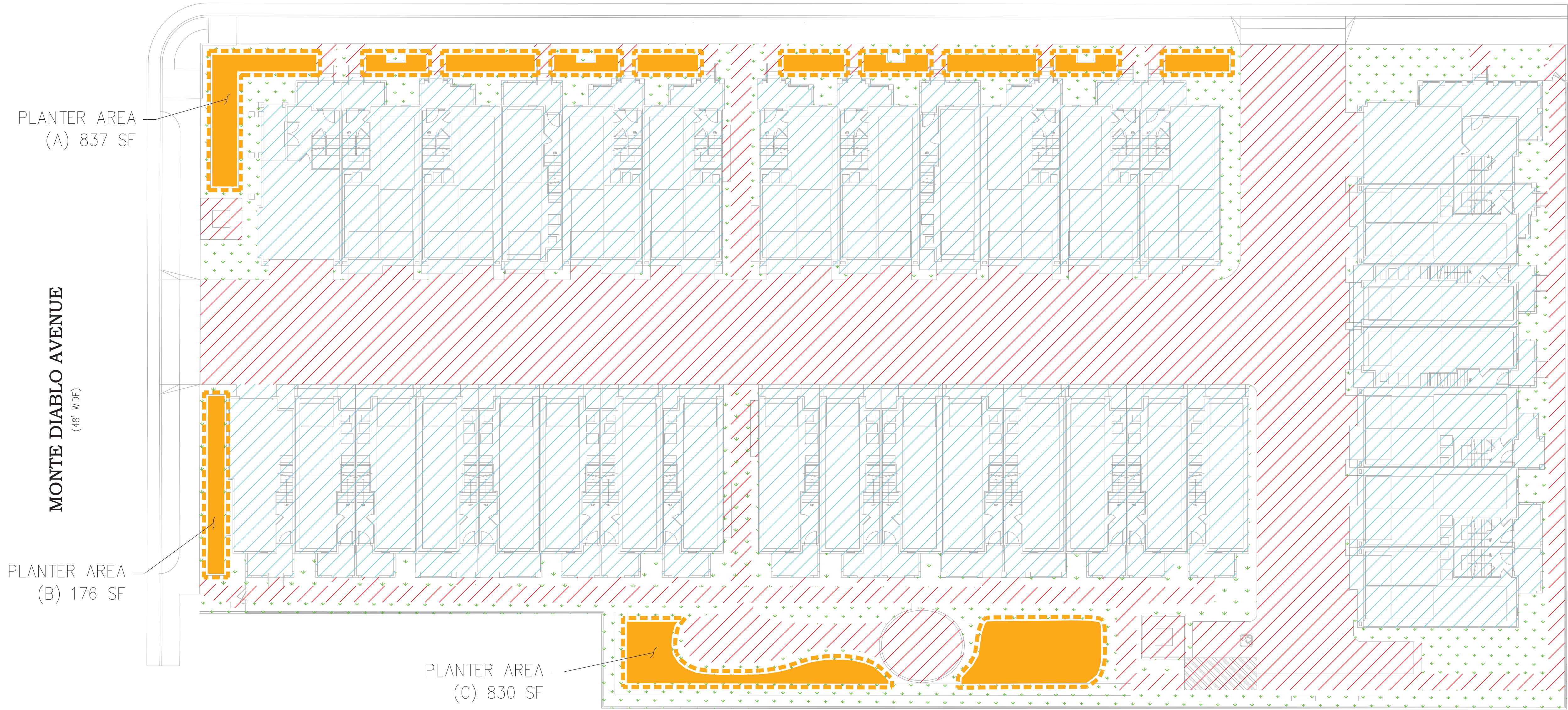
BASIS OF ELEVATION:
THE FOLLOWING EQUATION SHOULD BE USED TO CONVERT ELEVATIONS TO NAVD88 DATUM:
PROJECT ELEV. - 92.112 = NAVD88 ELEVATIONS.

FEMA BASE FLOOD ELEVATION (BFE) = 10. (PROJECT ELEV. 102.11) DESIGN PROJECT SUCH THAT HABITABLE FINISHED FLOOR IS AT LEAST ELEVATION 11. (PROJECT ELEV. 103.11)

STORM WATER AREA CALCS		
	EXISTING AREA	PROPOSED AREA
PERVIOUS	12,940 SF	9,840 SF
IMPERVIOUS	40,810 SF	43,910 SF
NET	53,750 SF	53,750 SF
REQUIRED BIO TREATMENT AREA	—	$43,910 \times 4\% = 1,756 \text{ SF}$
PROVIDED BIO TREATMENT AREA	—	1843 SF

- LEGEND:
- IMPERVIOUS SURFACE — ROOF
 - IMPERVIOUS SURFACE — GROUND
 - PERVIOUS SURFACE — DRIVEWAY
 - LANDSCAPING
 - FLOW-THRU TREATMENT PLANTER

NORTH KINGSTON STREET
(67' WIDE)



VTBS 18029

MAY 31, 20