

# GENERAL NOTES

- All labor, materials, fabrication, installation, etc., shall be performed in full accordance with California Title 24, the Americans with Disabilities Act (ADA), all governing agencies and all national, state and local codes, laws and ordinances, especially those requirements regarding energy and handicapped accessibility. In case of conflict, the more stringent shall govern.
- The general contractor's responsibility to verify and coordinate all work with the design build subcontractors to ensure project completion in accordance with the design intent set forth within these construction documents and specifications. Contractor to refer to Project Manual for additional information.
- The appearance of the architect's identification block on drawings prepared by other firms shall not be construed to indicate responsibility for the contents of such drawings on the part of the architect.
- General contractor shall verify all dimensions and conditions at the job site before starting work and shall notify architect of any discrepancies or errors. Contractor shall be responsible for all costs required due to his failure to do so. Commencement of work by any trade shall constitute agreement that conditions are acceptable for such work.
- The drawings and specifications are complementary. Every effort has been made to coordinate the drawings and specifications of the architect and the consulting engineers; however, any item, instruction, specification, etc., shown in one location shall be required as if shown in all applicable locations. In case of discrepancy, consult with architect before proceeding.
- All work shown, listed or implied on any construction document must be supplied and installed by the general contractor, unless noted otherwise. The general contractor must closely coordinate his work with that of subcontractors and suppliers to assure that schedules are met and that work is done in conformance to manufacturer's requirements.
- The use of the word "provided" in connection with any specified item is intended to mean that the item must be furnished, installed, connected, and ready for use, unless otherwise noted.
- The construction documents illustrate the design and type of construction desired in general and imply only the finest quality of construction, material and workmanship. By assuming responsibility for the work indicated, the general contractor must comply with the spirit as well as the letter in which they were written.
- The general contractor shall coordinate the work of all subcontractors: mechanical, electrical, structural, plumbing, etc. General contractor shall report to the architect any discrepancies for correction. Requests for cost increases caused by lack of proper coordination will not be allowed. All work listed, shown or implied on any construction document shall be supplied and installed by the general contractor, except where noted otherwise. General contractor shall coordinate his work with that of other contractors or vendors to assure that all schedules are met and that all work is done in conformance to manufacturer's requirements. Workmanship shall be equal to the best standard of the following institutions:
  - American Society of Testing Materials (ASTM)
  - American Institute of Steel Construction (AISC)
  - American Welding Society (AWS)
  - American Concrete Institute (ACI)
  - American National Standards Institute (ANSI)
  - Architectural Aluminum Manufacturer's Association (AAMA)
  - Aluminum Association, Inc. (AA)
  - American Institute of Steel Construction (AISC)
  - Concrete Reinforcing Steel Institute (CRSI)
  - National Association of Architectural Metal Manufacturers (NAAMM)
  - National Fire Protection Association (NFPA)
  - National Woodwork Manufacturer's Association (NWMA)
  - Woodwork Institute of California (WIC)

- General contractor shall continuously check architectural and structural clearances for accessibility of equipment, including construction equipment, and mechanical, electrical and plumbing systems. Contractor shall verify that no conflicts exist and that all required clearances for installation and maintenance of such items is provided without altering noted dimensions. No allowance of any kind will be made for general contractor's failure to foresee means of installing such items into position inside structure.
- All materials shall be new and of first quality, and all work shall be performed by skilled mechanics.
- Dimensions:
  - All partition dimensions are to face of finish, unless otherwise noted.
  - Do not scale drawings.
  - Dimensions and reference elevations are to finished face of floors and at roof (not to top of covering or roofing), unless otherwise noted.
  - All dimensions shall be verified in field before fabrication.
- All dimensions are to be exact within 1/4" along full height and full width of walls. Contractor shall not adjust any dimension marked "clear" or "clr" without written instructions from architect.
- "Typical" or "typ" means identical for all similar conditions, unless noted otherwise.
- "Similar" or "sim" means comparable characteristics for items noted. Verify dimensions & orientation on plan.
- General contractor shall provide all chases, sleeves, openings, etc., as required by the various trades, whether noted on construction documents or not.
- Substantial blocking, backing or other support shall be provided for all fixtures, appliances, cabinets, shelves, rods, accessories or other items to be secured in the walls, whether such blocking or backing is specifically indicated or not.
- Attachments, connections or fastenings of any nature are to be properly and permanently secured in conformance with best practice. The drawings show only special conditions to assist the contractor; they do not illustrate every such detail.
- All work shall provide for material expansion and contraction, shrinkage, building movement, etc., sufficient to prevent cracks, buckling or other deformation due to humidity/temperature change and normal loading.
- All openings to exterior shall be fully sealed all around. Sealant colors shall match adjacent surfaces where possible. Verify sealant colors with architect. Operable doors and windows shall be fully weather-stripped.
- Provide all flashings, counterflashings, copings, sheet metal, etc., to provide a fully watertight building, whether specifically indicated on the drawings or not. Flashings shall be compatible with all adjacent surfaces. See specifications for more information.
- Contractor shall waive "common practice" and "common usage" as construction criteria wherever details and contract documents or governing codes, ordinances, etc., require greater quantity or better quality than common usage would require.

- No work defective in construction or quality or deficient in any requirements of drawings and specifications will be acceptable, despite owner's or architect's failure to discover such defects or deficiencies during construction. Defective work shall be replaced by work conforming to intent of contract. No payment whether partial or final shall be construed as an acceptance of defective work or improper materials.
- The general contractor must submit shop drawings for all fabricated items, cut sheets for all fixtures and equipment, and samples of all finishes to architect for review and action prior to ordering and fabrication.
- The contractor must protect the area and all new or existing materials and finishes from damage which may occur from demolition, construction, dust, water, etc., and must provide and maintain temporary barricades as required to protect the public during the period of construction. Damage to new and existing structures, materials, finishes and equipment must be repaired or replaced to the satisfaction of the Owner at the expense of the general contractor.
- The contractor must notify the architect of any lead time coordination problems.
- Substitutions, revisions or changes may be allowed only if such items are submitted to the architect in a timely manner, in writing, and subsequently approved by the architect in writing. All substitutions must be at least of equal quality, design and performance. The contractor is liable for replacement, repair and delays caused by an unauthorized substitution of any item for this project. All requests for substitutions shall include the project name, description and drawings, as required, comparing items. The architect reserves the right to reject any substitutes for any reason.
- The general contractor must maintain a complete, current set of construction documents on the job site during all phases of construction for use by all trades and must provide all subcontractors with current construction documents as required.
- The subcontractors must remove all rubbish and waste materials on a regular basis and must exercise strict control over job cleaning to prevent any dirt, debris or dust from affecting, in any way, finished areas in or outside job site.
- The structural, mechanical and electrical drawings are supplementary to the architectural drawings. If a discrepancy exists between the architectural drawings and other drawings, such discrepancy shall be brought to the architect's attention in writing prior to installation of said work. Any work installed in conflict with the architectural drawings shall be corrected by the contractor at contractor's expense.
- Provide gypsum wallboard behind and around all openings (including cabinets and electrical panels) and fire rated 3M box wrap pad around electrical boxes, where required by code, to maintain fire rated construction.
- The contractor shall be responsible for and shall supervise all cutting and patching of finished work already installed if made necessary by errors, changes or other reasons. All replacement work shall match adjoining surfaces with no visible markings of redo/repair work.
- All material shall be furnished and installed by the contractor, unless otherwise noted.

- All revisions to the drawings must proceed through the owner and architect. Contractor revisions may be considered invalid if not approved by the owner.
- Contractor shall be responsible for providing adequate cover for the protection of all installed utilities during the construction of this project.
- Contractor shall be responsible for locating and protecting all utilities that are to remain in use, whether or not shown hereon.
- Contractor shall provide all temporary lights, signs, barricades, flag persons, and other devices necessary to provide for public safety.
- Contractor shall be responsible for any on-site permit signs required by the City of San Francisco.
- Mechanical, electrical and fire safety to provide drawings for location of all access panels for architect's review and approval.
- Large scale detail drawings take precedence over smaller scale drawings.
- The contractor shall be responsible for verification and coordination with other trades and their work for compliance with the drawings and specifications. Also, contractor shall verify sizes and locations of all openings for mechanical, plumbing and electrical equipment with these subcontractors, as well as obtaining the approval of the architect before proceeding with the work. Otherwise it will be assumed that the contractor can perform the work as outlined on the drawings without additional cost to the owner.
- Contractor shall maintain and keep accurate record drawings that show the final location, elevation and description of the completed work.
- The contractor must notify the architect in writing when his work nears completion. Upon inspection, the architect will prepare a final "punch list" outlining incomplete or unacceptable work. The project will not be considered complete until all items on the punch list have been resolved.
- The contractor shall furnish to the owner two copies of the manufacturer's instruction, operation and maintenance manuals for products and equipment specified in the contract documents, including special tools, accessories, spare parts, etc.
- Prior to completion of the project, the contractor must submit to the owner in duplicate on behalf of himself and his respective subcontractors a one (1) year written guarantee against defective workmanship and/or materials, as well as complete operating and maintenance instructions for all mechanical and electrical portions of the work.
- Contractor to submit to owner release of all liens from subcontractors, suppliers, etc., assuring owner that all payrolls, bills for equipment and materials, and all other indebtedness connected with the work has been paid or otherwise satisfied.

# HILLSDALE TERRACE

2700 SOUTH EL CAMINO REAL  
SAN MATEO, CA 94403

## TITLE SHEET

DATE: 1/16/2014    JOB NO.:

# A-0.1

## SYMBOLS

<b>DETAIL</b>		DRAWING NUMBER SHEET NUMBER
<b>SECTION</b>		DRAWING NUMBER SHEET NUMBER
<b>INTERIOR ELEVATION</b>		DRAWING NUMBER SHEET NUMBER
<b>DOOR NUMBER</b>		DOOR TYPE
<b>WINDOW TYPE</b>		WINDOW TYPE I = INTERIOR WINDOW
<b>ROOM/AREA IDENTIFICATION OFFICE</b>		ROOM NAME ROOM NUMBER
<b>GRID LINE</b>		NUMBERS
		LETTERS
<b>REVISION</b>		CLOUDED AROUND EXTENT OF REVISION. SEE REVISION NUMBER AND DATE ON TITLE BLOCK.
<b>FINISHES</b>		FLOOR FINISH
		CEILING FINISH
		LAMINATE FINISH SEE FINISH SPECIFICATIONS
		SEE FINISH SPECIFICATIONS
		SEE FINISH SPECIFICATIONS
<b>WORKPOINTS</b>		MATCH LINE - SHADED PORTION IS THE SIDE CONSIDERED SEE FINISH SPECIFICATIONS
		POINT OR FINISHED FLOOR
		ALIGN ADJACENT CONTROL POINT, DATUM SURFACES
		WALL TYPE

## LOCATION PLAN



## PROJECT INFORMATION

**PROJECT DESCRIPTION:**  
NEW MIXED-USE PROJECT, WITH GROUND FLOOR COMMERCIAL RETAIL, AND 68 RESIDENTIAL CONDOMINIUMS ABOVE (FLOORS 2-5).

**PROJECT ADDRESS:** 2700, 2728, 2790 EL CAMINO REAL  
SAN MATEO, CA, 94403

**PARCEL #:** 039352060 (PARCELS TO BE MERGED)  
039352070  
039352090

**STORIES:** 5

**HEIGHT LIMIT:** 55'

**LOT AREA:** 43,525 SF

**ZONING:** C3-1/R4

**REFERENCED ZONING CODES:**  
SAN MATEO ZONING CODE  
EL CAMINO REAL MASTER PLAN  
HILLSDALE STATION PLAN  
S.M. RAIL CORRIDOR PLAN

**BUILDING CODE EDITIONS:** 2013 CBC, CMC, CPC, CEC, CALIFORNIA ENERGY CODE & LOCAL REQUIREMENTS, 2013 SAN MATEO CITY CHARTER AND MUNICIPLE CODE

## PROJECT CONTACTS

**OWNER:**  
HILLSDALE TERRACES, LLC  
159 EL CAMINO REAL  
MILLBRAE, CA 94030

**ARCHITECT:**  
*Costa Brown Architecture, Inc.*  
1620 Montgomery St, Suite 300  
San Francisco, CA 94111  
(415) 986-0101



**STRUCTURAL ENGINEER:**  
JYASF Structural Engineers  
90 New Montgomery # 412  
San Francisco, CA 94106  
415-243-0858

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# HILLSDALE TERRACE

2700 SOUTH EL  
CAMINO REAL  
SAN MATEO, CA 94403

No.	Issue	Date
1	Planning Pre-Application	11/27/2013
2	Study Session	1/16/2014

PROJECT INFORMATION					
2700, 2728, 2790 S EL CAMINO REAL (3 MERGED LOTS)			ALLOWABLE	PROPOSE	units
<b>Site:</b>					
	Project site	43,535			sf
	F.A.R:		2.5	2.5	
	Gross Area		108,000	108,000	sf
<b>Floor Area:</b>					
	Commercial		17,000	17,328	sf
	Residential		80,000	80,000	sf
	Circulation/Services		11,000	11,000	sf
<b>Outdoor space:</b>					
	Common space on 2nd floor deck		7,300	7,300	sf
	Roof Top Garden		10,000	10,000	sf
<b>Residential units:</b>					
	1 bedroom			7	units
	2 bedroom			54	units
	3 bedroom			7	units
	total			68	units
	BMR (below market rate) - Very Low Income			10	units(15% of 68 total units)
<b>Off Street Parking:</b>					
Commercial/guest			82	82	Parking stalls
	handicap		2/1	2/1	Regular/Van
	loading		1	1	Parking stalls
	Bicycles parking		1/7	1/7	Short term/ Long term
Residential parking			89	89	Parking stalls
	handicap		2/1	2/1	Regular/Van
	loading		1	1	handicap
	Bicycles parking		7/78	8/80	Parking stalls
	total		171	171	stalls(excluding handicap & loading)

Costa Brown Architects Inc

Architecture  
Interior Design  
Planning  
1620 Montgomery Street  
Suite 300  
San Francisco, CA 94111  
Tel 415 986 0101

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Scale: Date: 1/16/2014

Job Number:

Description:

PROJECT  
INFORMATION

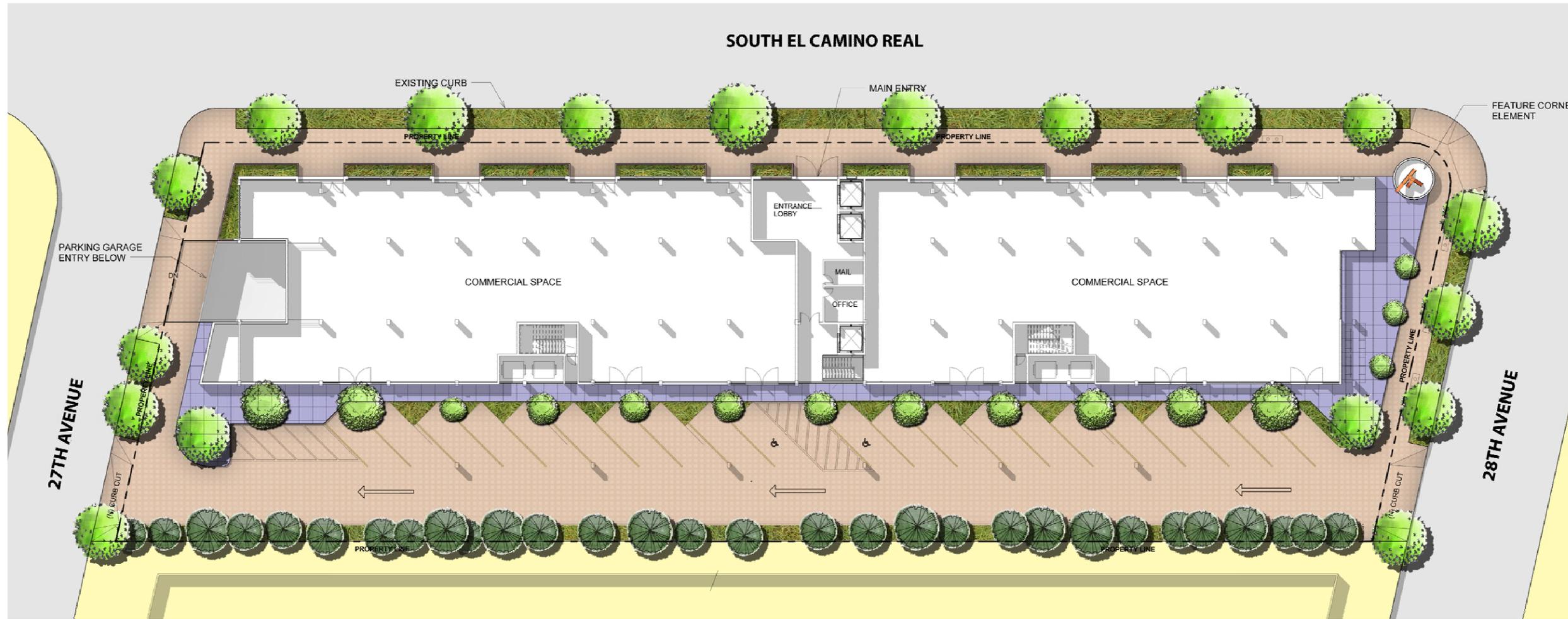
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2700 SOUTH EL CAMINO REAL  
SAN MATEO, CA 94403

No.	Issue	Date
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1 SITE PLAN  
1/16" = 1'-0"



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SITE PLAN

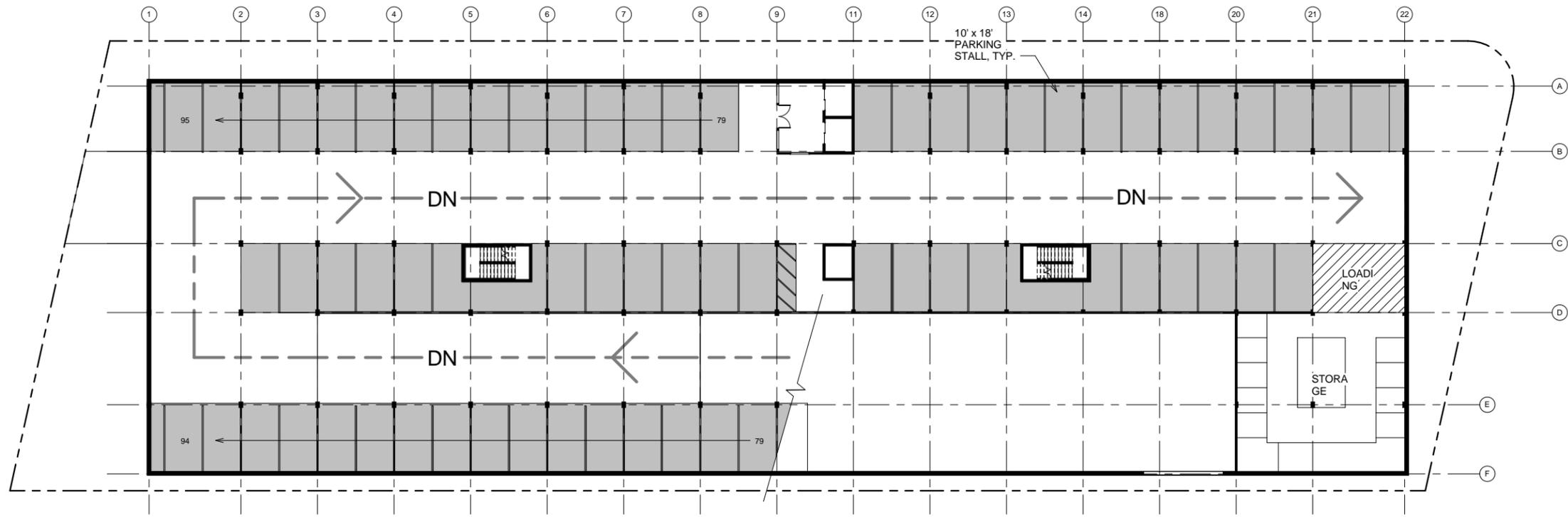
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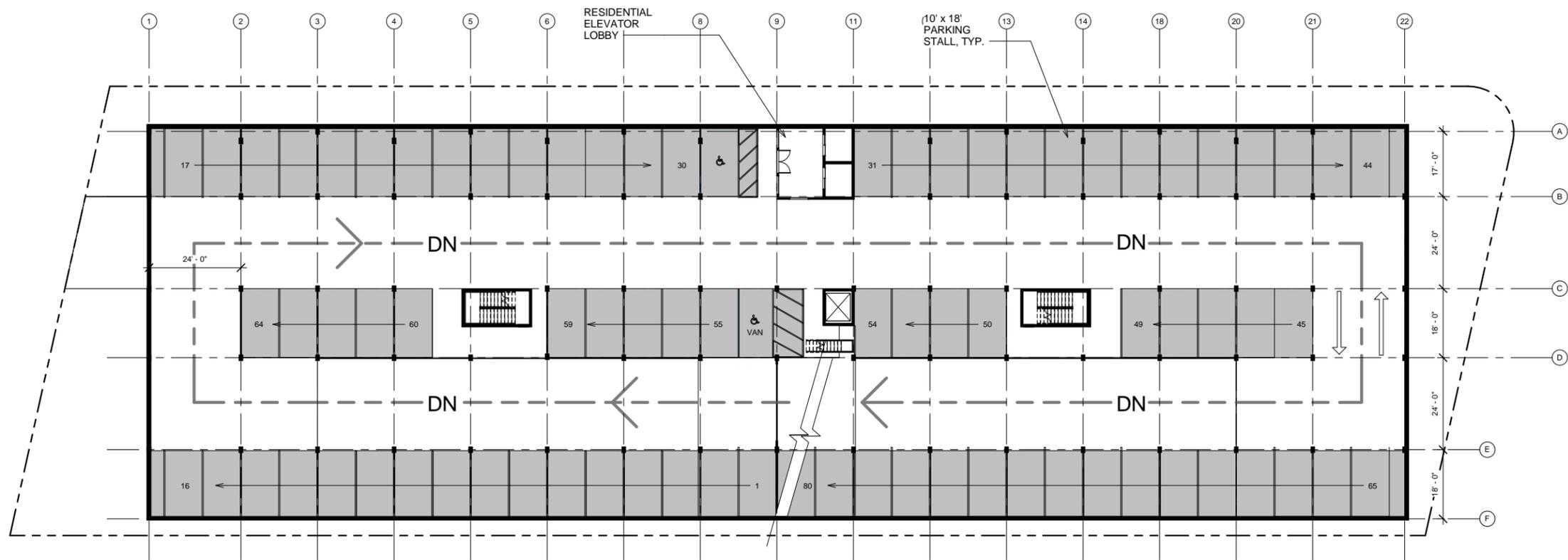
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No.	Issue	Date
1	Planning Pre-Application	11/27/2013
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2 PARKING LEVEL C  
1/16" = 1'-0"



1 PARKING LEVEL B  
1/16" = 1'-0"



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Job Number:

Description:

FLOOR PLAN  
PARKING LEVEL C  
AND B

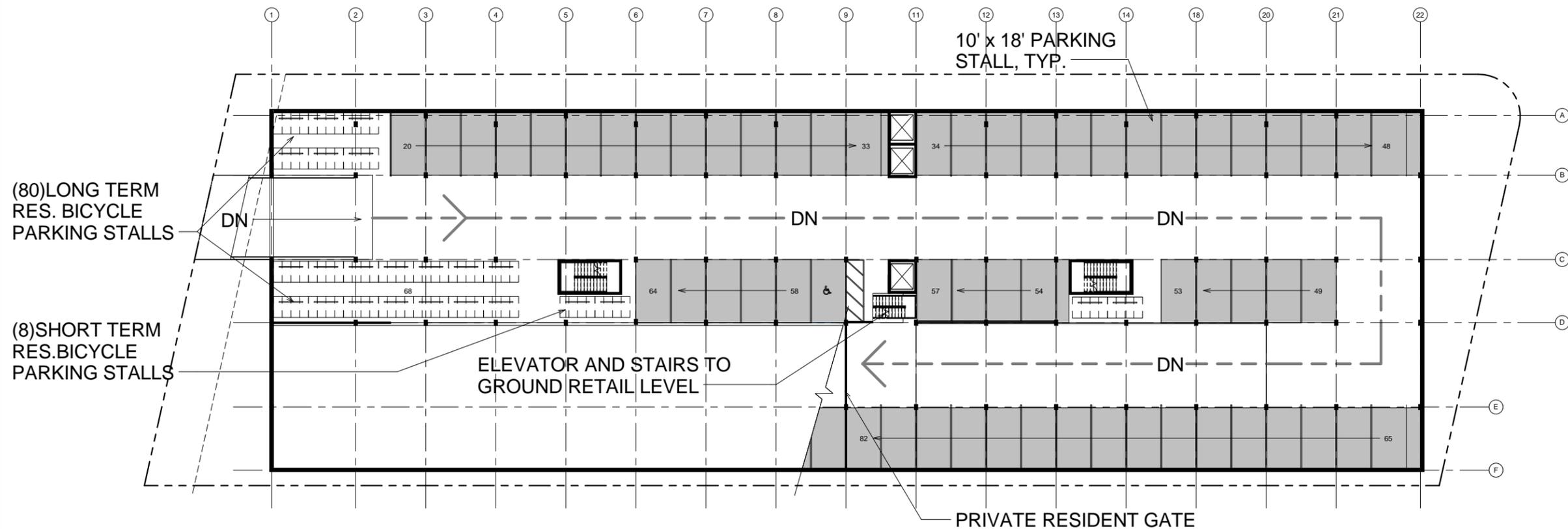
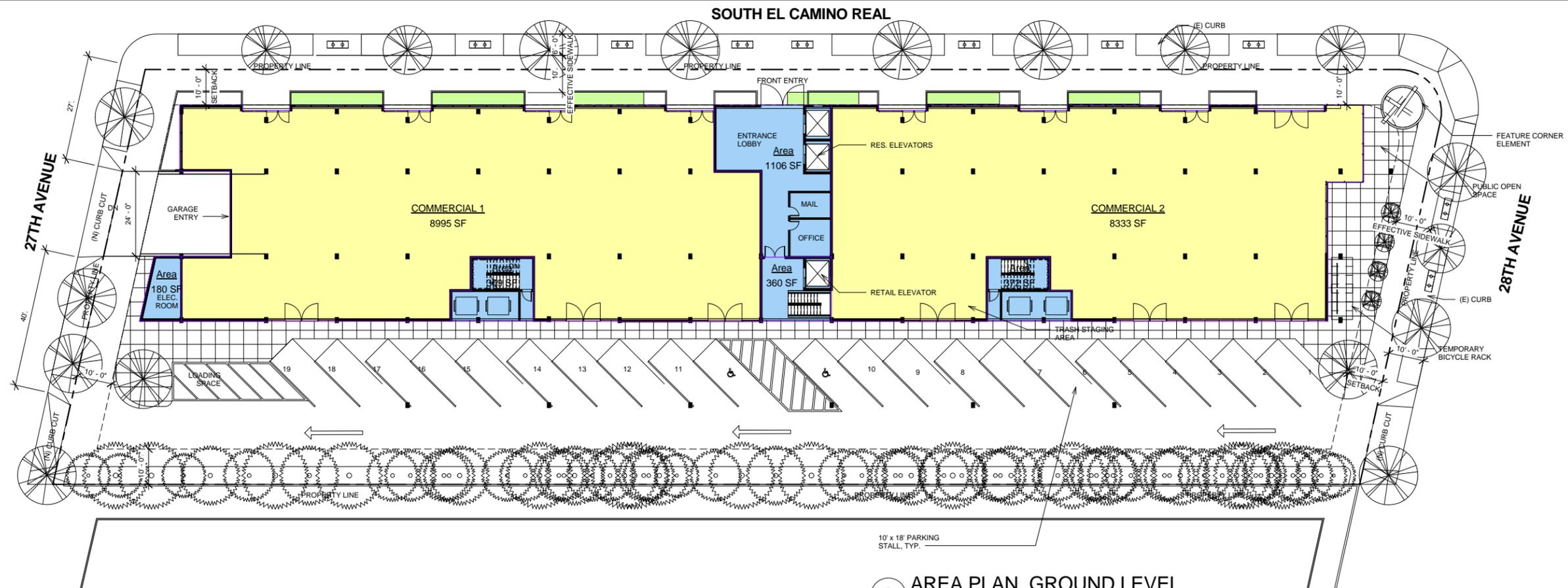
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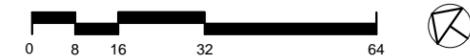
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Description:

**FLOOR PLAN -  
PARKING LEVEL A  
AND GROUND FLOOR**

Sheet Number:

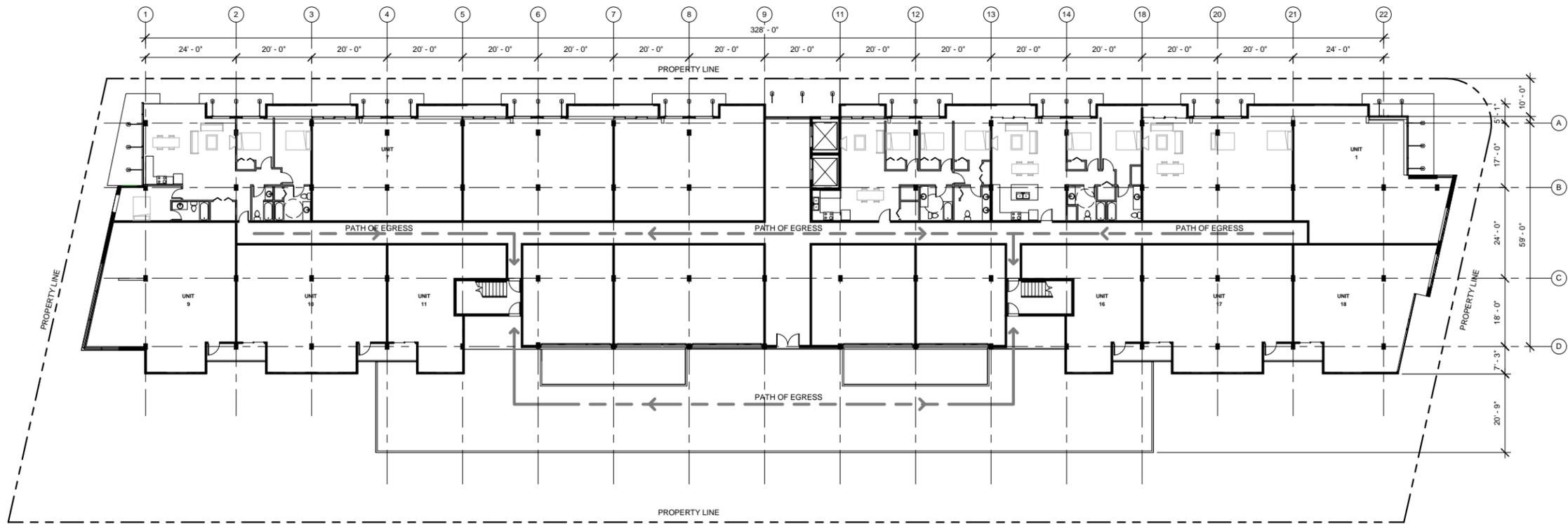
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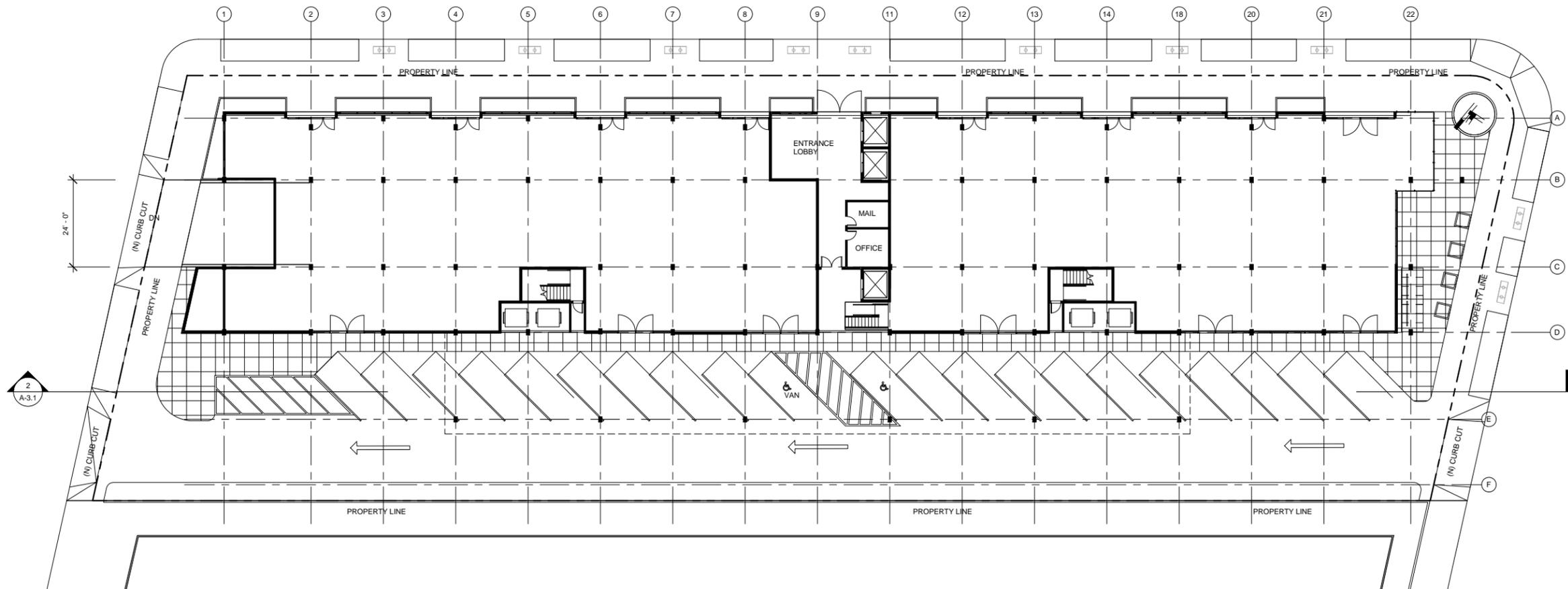
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No.	Issue	Date
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1 2ND LEVEL FLOOR PLAN  
1/16" = 1'-0"



2 GROUND FLOOR PLAN  
1/16" = 1'-0"



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Description:

**BUILDING FLOOR  
PLANS**

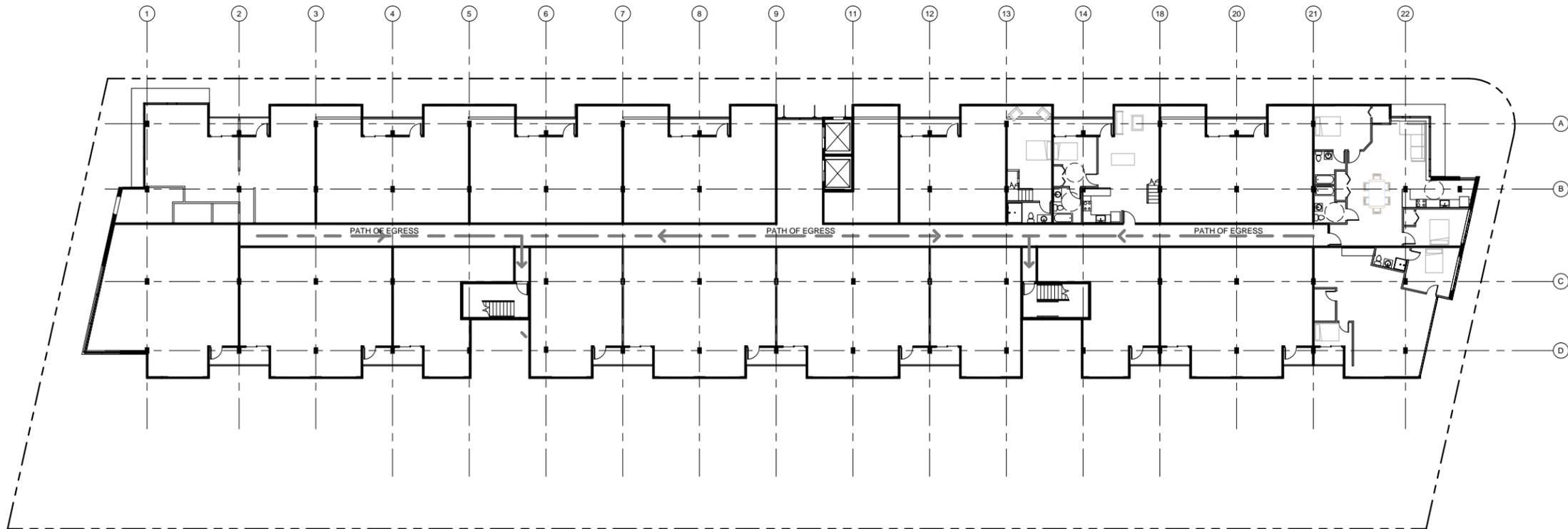
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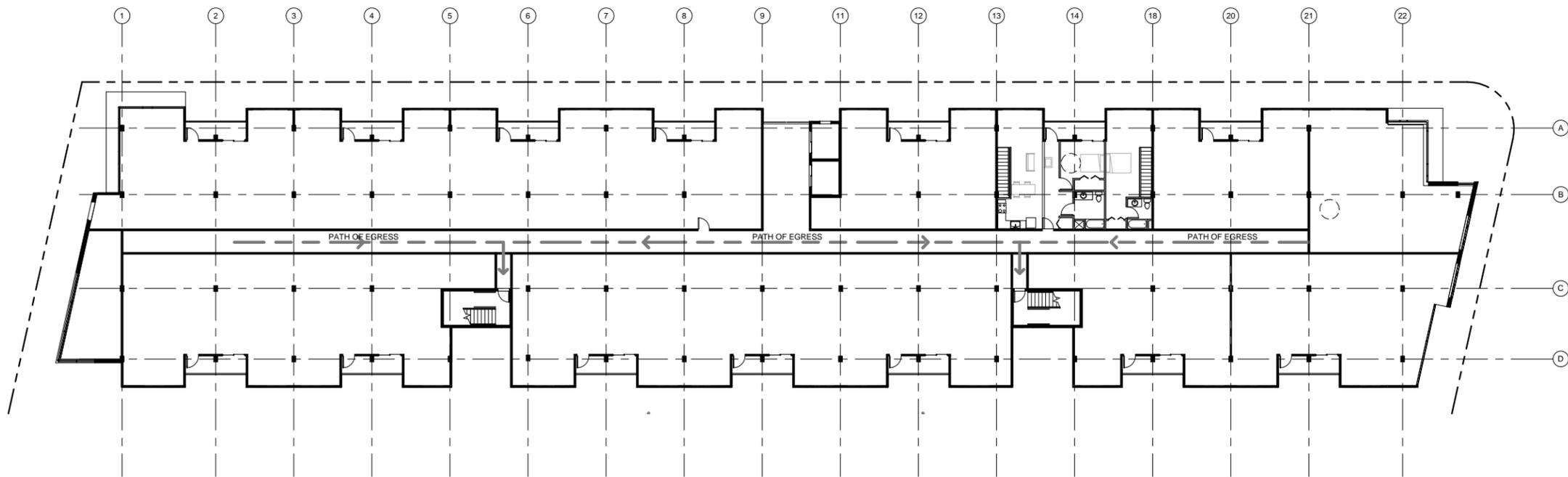
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1 3RD LEVEL FLOOR PLAN  
1/16" = 1'-0"



2 4TH LEVEL FLOOR PLAN  
1/16" = 1'-0"

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Description:

**BUILDING FLOOR  
PLANS**

Sheet Number:

**A-1.5**



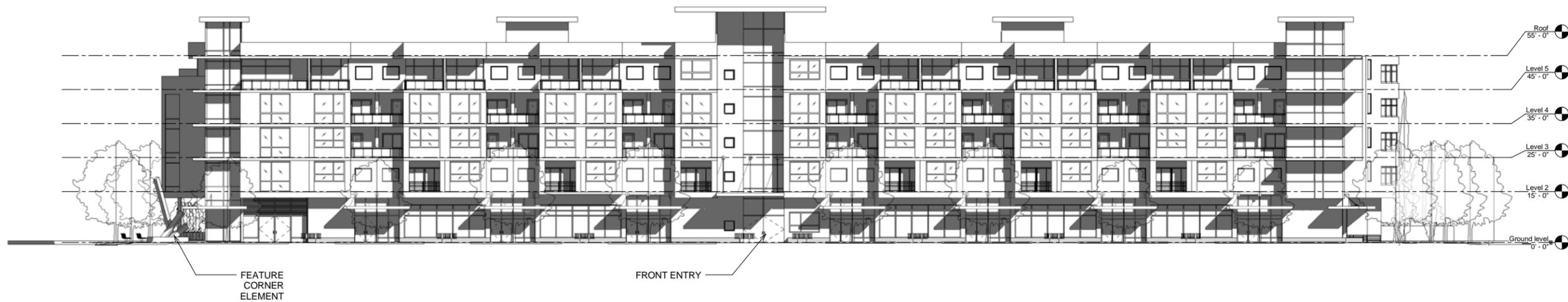
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2	Study Session	1/16/2014



1 28TH AVENUE ELEVATION - COLOR  
1/16" = 1'-0"



2 FRONT ELEVATION  
1/16" = 1'-0"

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Job Number:

Description:

BUILDING  
ELEVATIONS - EAST  
AND NORTH

Sheet Number:

A-2.1

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1 REAR ELEVATION  
1/16" = 1'-0"



2 27TH AVENUE ELEVATION  
1/16" = 1'-0"

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Description:

BUILDING  
ELEVATIONS - SOUTH  
AND WEST

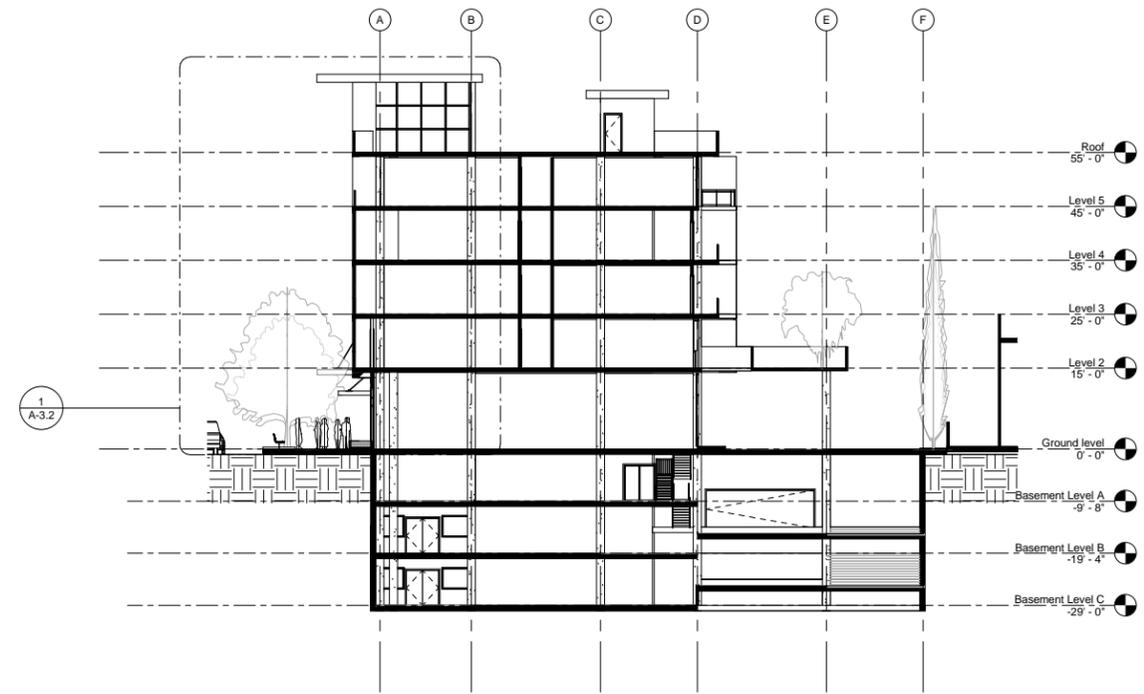
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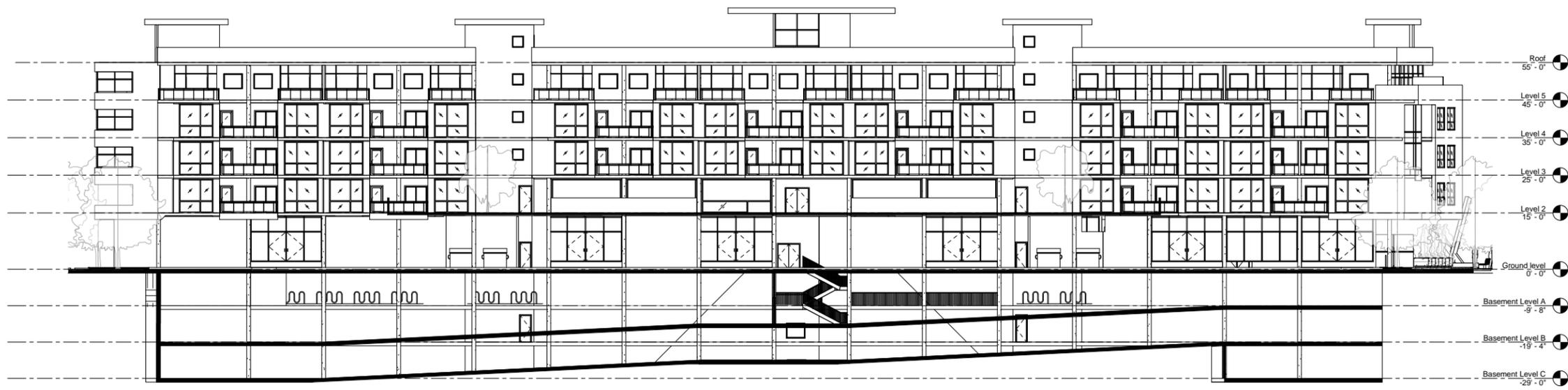
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1 CROSS SECTION 1  
1/16" = 1'-0"



2 LONGITUDINAL SECTION  
1/16" = 1'-0"

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Job Number:

Description:

BUILDING SECTIONS

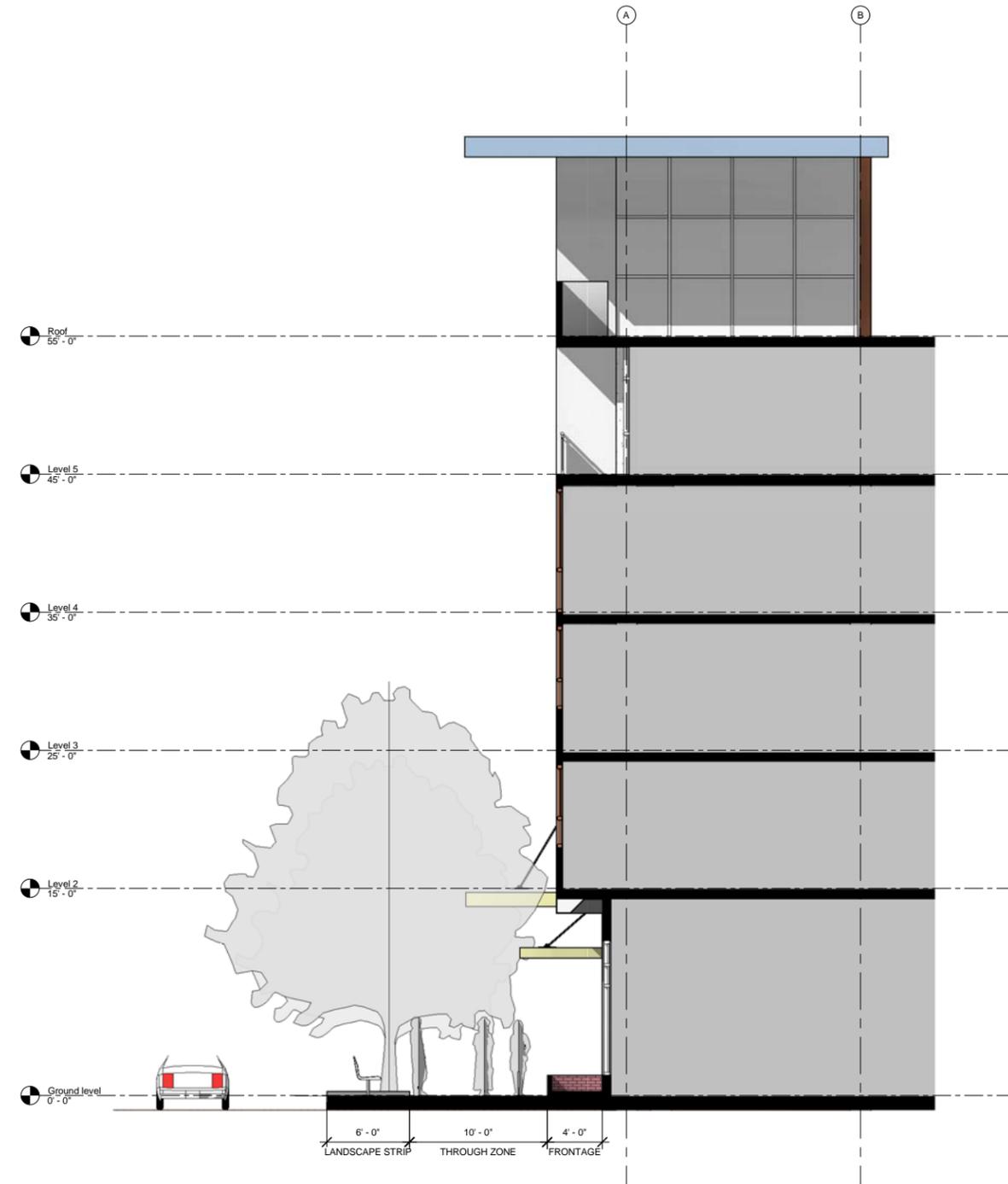
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1 SIDE WALK SECTION  
3/16" = 1'-0"

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SIDE WALK SECTION

Sheet Number:

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