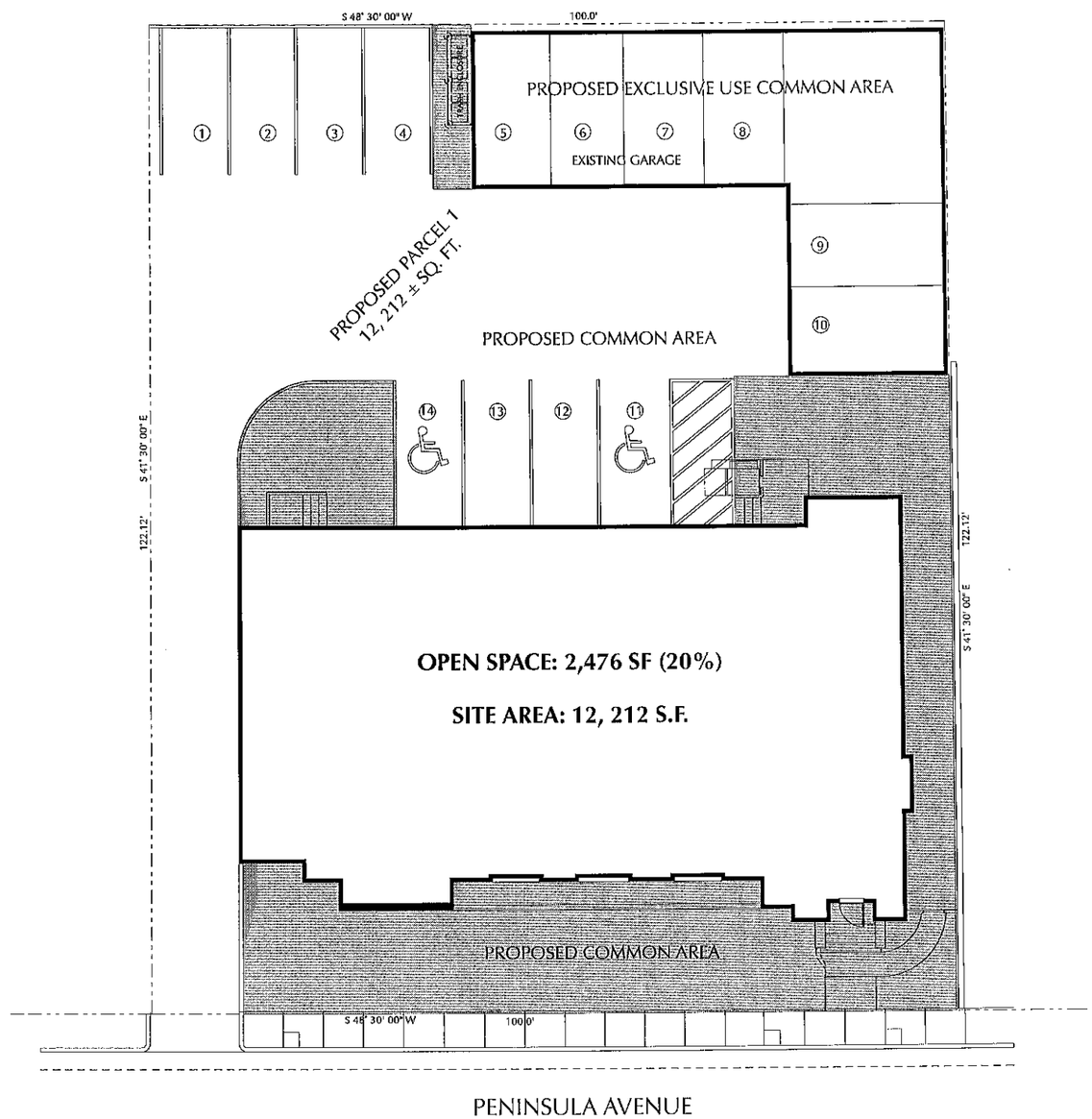


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REN. 6/31/16
STATE OF CALIFORNIA

# 420 PENINSULA AVENUE

SAN MATEO, CALIFORNIA

CONDOMINIUM CONVERSION

DRAWING TITLE:

OPEN SPACE ANALYSIS

SCALE: AS NOTED

JOB NUMBER

DATE 02/12/14

REVISIONS

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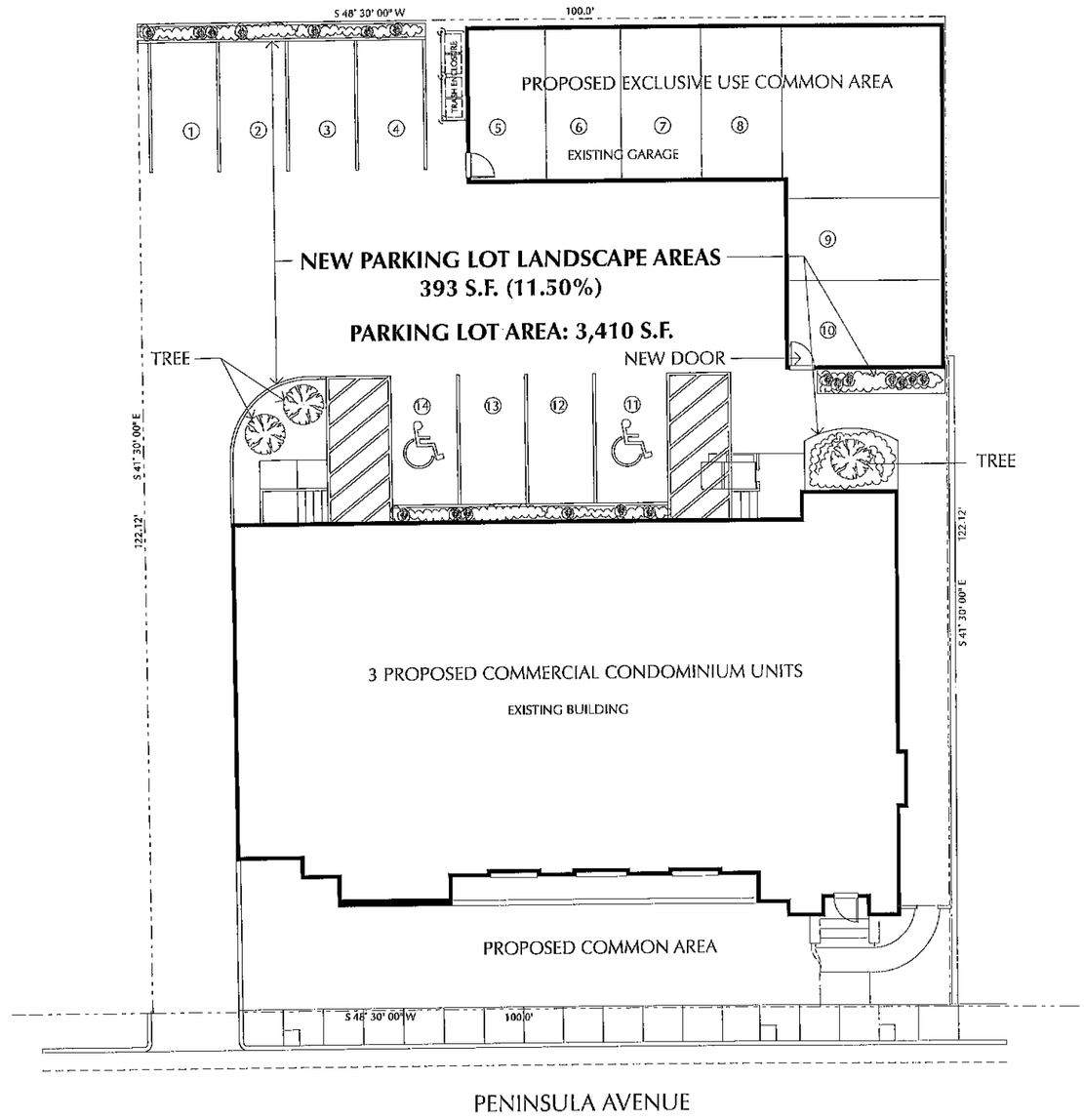
A1

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CONDOMINIUM CONVERSION

DRAWING TITLE:

PARKING LOT LANDSCAPE ANALYSIS

SCALE: AS NOTED

JOB NUMBER

DATE 02/12/14

REVISIONS 3/4/2014

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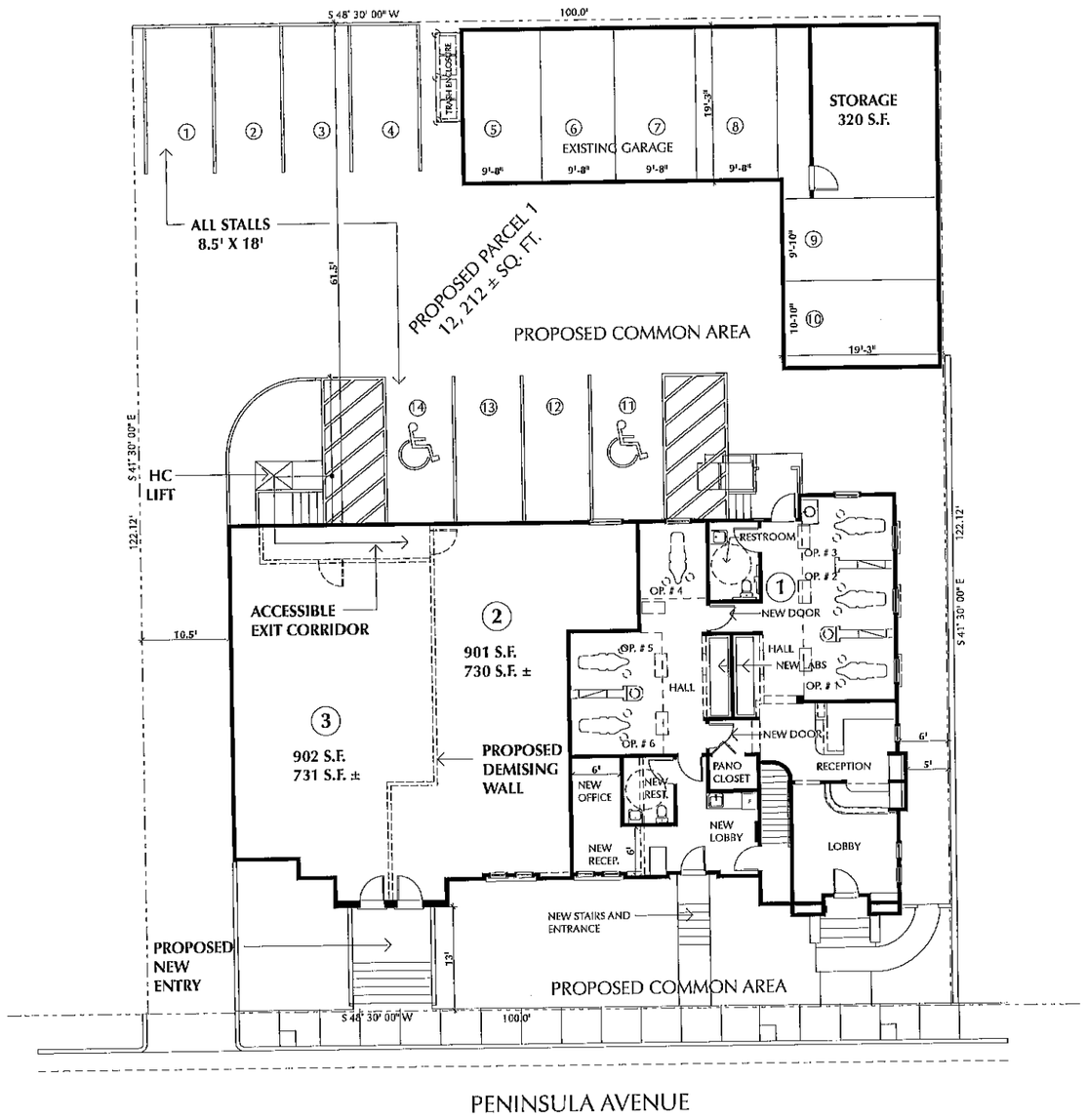
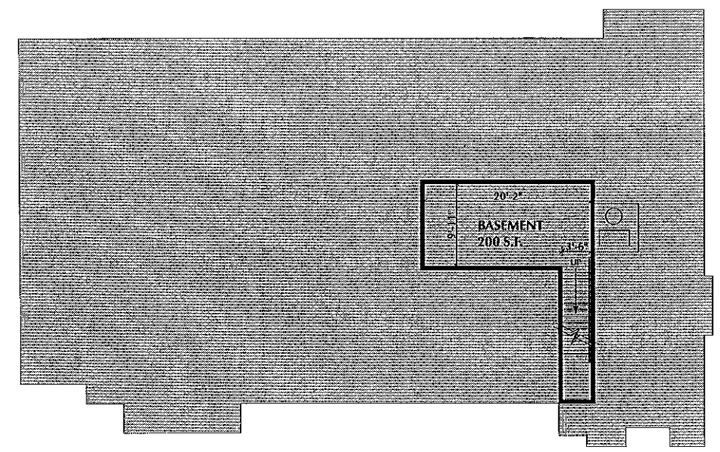
A2




## OFFICE SUITE OPEN SPACE ANALYSIS TO CALCULATE PARKING

USING THE LEONG FAMILY DENTAL PRACTICE AS AN ESTABLISHED FLOOR PLAN, THE FOLLOWING AREAS HAVE BEEN EXCLUDED FROM THE CALCULATION FOR PARKING REQUIREMENTS BASED ON THE CITY OF SAN MATEO ZONING CHAPTER 27.64 EXCLUSIONS, INCLUDING STORAGE AREAS, STAIRWELLS, RESTROOMS AND ACCESSORY FACILITIES TO BE USED ONLY BY EMPLOYEES OF THE PRINCIPAL USES.

| AREA CALCULATION | | | | |
|---|---|---|---|---|
| SUITE # | GROSS AREA | EXCLUDED AREAS | NET AREA % OF GROSS | |
| 1 | 1,594 sf | | | |
| | | RESTROOM = 66 sf | | |
| | | PANO CLOSET = 33 sf | | |
| | | STAIRWELL = 73 sf | | |
| | | NEW RESTROOM = 60 sf | | |
| | | NEW LABS = 70 sf | | |
| | | | | |
| | | TOTAL AREA = 302 sf | 1,292 sf | 81% |
| 2 | 902 sf | | 731 sf | 81% |
| 3 | 901 sf | | 730 sf | 81% |
| PARKING CALCULATION | | | | |
| TOTAL NET AREA | | | 2,753 sf | |
| REQUIRED PARKING ( 1 STALL / 200 sf ) | | | 13.76 STALLS | |




BASEMENT STORAGE (1)
SCALE: 1/8" = 1'-0"

SUBMITTALS FOR BUILDING PERMITS WILL COMPLY WITH ALL LATEST BUILDING CODES.

REQUIRED PLUMBING FIXTURES PER CPC TABLE 4-1 WILL BE SUBMITTED ON BUILDING PERMIT DRAWINGS.

AN NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE PROVIDED AND MAY BE A DEFERRED SUBMITTAL.

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# 420 PENINSULA AVENUE

SAN MATEO, CALIFORNIA

CONDOMINIUM CONVERSION

DRAWING TITLE:

BUILDING CODE & HANDICAP ACCESSIBILITY REQUIREMENTS

SCALE: AS NOTED

| JOB NUMBER | |
|---|---|
| DATE | 02/12/14 |
| REVISIONS | 3/4/2014 |
| | 3/10/2014 |
| | 3/22/2014 |

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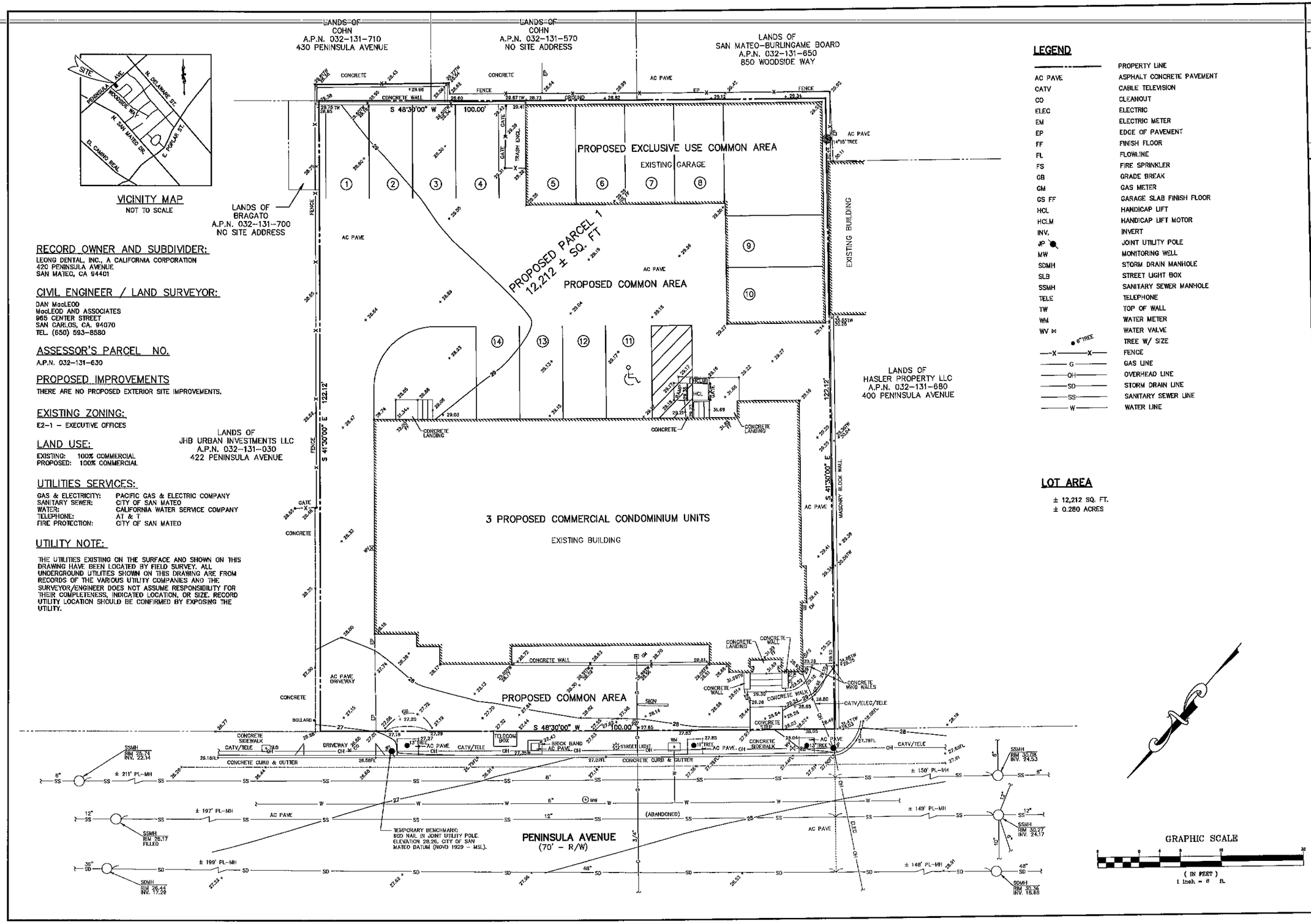
A3




## RECORD OWNER AND SUBDIVIDER:

LEONG DENTAL, INC., A CALIFORNIA CORPORATION
420 PENINSULA AVENUE
SAN MATEO, CA 94401

## CIVIL ENGINEER / LAND SURVEYOR:

DAN MacLEOD
MacLEOD AND ASSOCIATES
965 CENTER STREET
SAN CARLOS, CA. 94070
TEL. (650) 593-8580

## ASSESSOR'S PARCEL NO.

A.P.N. 032-131-630

## PROPOSED IMPROVEMENTS

THERE ARE NO PROPOSED EXTERIOR SITE IMPROVEMENTS.

## EXISTING ZONING:

E2-1 – EXECUTIVE OFFICES

## LAND USE:

EXISTING: 100% COMMERCIAL
PROPOSED: 100% COMMERCIAL

## UTILITIES SERVICES:

| | |
|---|---|
| GAS & ELECTRICITY: | PACIFIC GAS & ELECTRIC COMPANY |
| SANITARY SEWER: | CITY OF SAN MATEO |
| WATER: | CALIFORNIA WATER SERVICE COMPANY |
| TELEPHONE: | AT & T |
| FIRE PROTECTION: | CITY OF SAN MATEO |

## UTILITY NOTE:

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, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

## LEGEND

| | |
|---|---|
| ——— | PROPERTY LINE |
| AC PAVE | ASPHALT CONCRETE PAVEMENT |
| CATV | CABLE TELEVISION |
| CO | CLEANOUT |
| ELEC | ELECTRIC |
| EM | ELECTRIC METER |
| EP | EDGE OF PAVEMENT |
| FF | FINISH FLOOR |
| FL | FLOWLINE |
| FS | FIRE SPRINKLER |
| GB | GRADE BREAK |
| GM | GAS METER |
| GS FF | GARAGE SLAB FINISH FLOOR |
| HCL | HANDICAP LIFT |
| HCLM | HANDICAP LIFT MOTOR |
| INV. | INVERT |
| JP | JOINT UTILITY POLE |
| MW | MONITORING WELL |
| SDMH | STORM DRAIN MANHOLE |
| SLB | STREET LIGHT BOX |
| SSMH | SANITARY SEWER MANHOLE |
| TELE | TELEPHONE |
| TW | TOP OF WALL |
| WM | WATER METER |
| WV | WATER VALVE |
| ● 6"TREE | TREE W/ SIZE |
| —X—X— | FENCE |
| —G— | GAS LINE |
| —OH— | OVERHEAD LINE |
| —SD— | STORM DRAIN LINE |
| —SS— | SANITARY SEWER LINE |
| —W— | WATER LINE |

## LOT AREA

± 12,212 SQ. FT.
± 0.280 ACRES

GRAPHIC SCALE
( IN FEET )
1 inch = 8 ft.

| REV. | DESCRIPTION | BY: | DATE: |
|---|---|---|---|
| | | | |

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

PREPARED FOR:
LEONG DENTAL, INC.

VESTING TENTATIVE PARCEL MAP
FOR COMMERCIAL CONDOMINIUM PURPOSES
THREE (3) COMMERCIAL UNITS
420 PENINSULA AVENUE
A.P.N. 032-131-630
CITY OF SAN MATEO SAN MATEO COUNTY CALIFORNIA

| | |
|---|---|
| DRAWN BY: | DJK |
| DESIGNED BY: | --- |
| CHECKED BY: | DGM |
| SCALE: | 1"=8' |
| DATE: | 11-19-13 |
| DRAWING NO. | 3659-TPM |
| SHEET | 1 OF 1 |