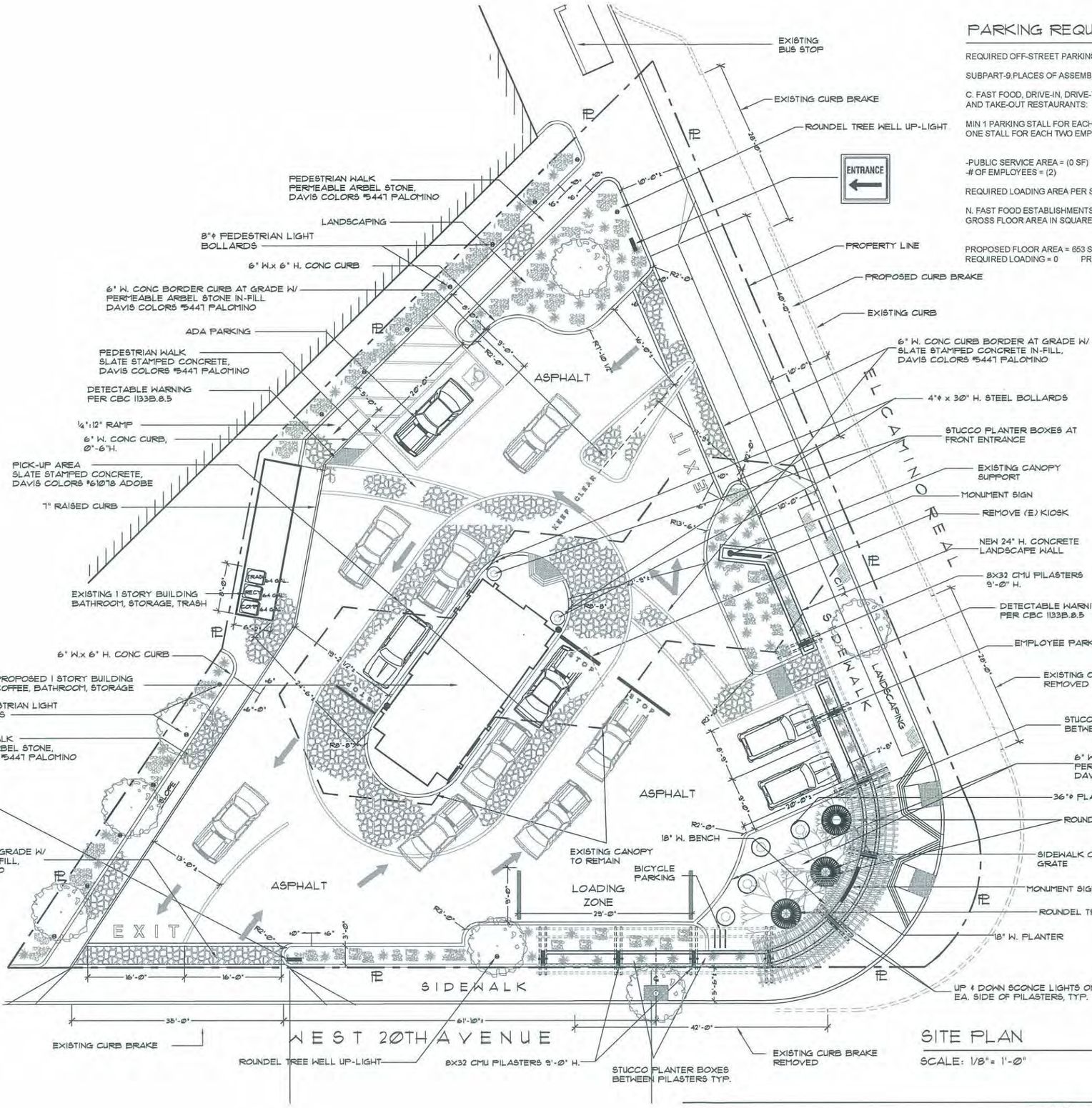


PARKING REQUIREMENTS

REQUIRED OFF-STREET PARKING PER SECTION (27.64.160)

SUBPART-9.PLACES OF ASSEMBLY:

C. FAST FOOD, DRIVE-IN, DRIVE-THRU, AND TAKE-OUT RESTAURANTS:

MIN 1 PARKING STALL FOR EACH 30 S.F. OF PUBLIC SERVICE AREA, PLUS ONE STALL FOR EACH TWO EMPLOYEES.

	REQUIRED	PROVIDED
-PUBLIC SERVICE AREA = (0 SF)	0	0
-# OF EMPLOYEES = (2)	1	2 (1-ADA VAN)

REQUIRED LOADING AREA PER SECTION (27.64.390)

N. FAST FOOD ESTABLISHMENTS:

GROSS FLOOR AREA IN SQUARE FEET	2,000-7,000	REQ=1 (10'X25')
	7,000-12,000	REQ=2 (10'X25')

PROPOSED FLOOR AREA = 653 SF
REQUIRED LOADING = 0 PROVIDED = 1

LOCATION MAP

PROJECT DATA

APN:	039-030-260
LOT AREA:	13,810 SF
ALLOWABLE FLOOR AREA:	100%
REQUIRED SETBACKS:	
FRONT:	10 FT
REAR:	0 FT
SIDE:	0 FT
FLOOR AREA:	
EXISTNG FLOOR AREA:	161 SF
PROPOSED FLOOR AREA:	492 SF
TOTAL FLOOR AREA:	653 SF
PARKING SPACES:	2 SPACES 1 HANDICAP ASSEC. 1 REGULAR
BUILDING CODES:	2010 CBC, CPC, CMC, CEC
ZONING:	C2-2
CONSTRUCTION TYPE:	V-B
BUILDING OCCUPANCY:	B

OWNER: CATHY OYSTER, CARLOS LOPEZ
ESPRESSO LANE
865 WOODSIDE ROAD
REDWOOD CITY, CA 94062
650 299-1243

ARCHITECT: STEVAN PATRICK
831 MIDGLEN WAY
WOODSIDE, CA 94062
650 369-0416

SCOPE OF WORK

-REMODEL EXISTING CASHIER/SNAK BOOTH W/ NEW DRIVE THROUGH EXPRESS CAFE

DRAWING INDEX

A1	ARCHITECTURAL SITE PLAN, PROJECT DATA, PARKING DATA
A2	FLOOR PLAN, EXTERIOR ELEVATIONS
A3	STREET VIEW SITE ELEVATIONS
C3.1	GRADING PLAN & DRAINAGE PLAN
C3.2	PAVING PLAN
C3.3	STORM WATER TREATMENT PLAN
C4.1	UTILITY PLAN
E1.0	SITE LIGHTING PHOTOMETRICS
L1	LANDSCAPE PLAN, TREE EVALUATION SUMMARY, PLANT LIST, PLANTED AREA
L2	IRRIGATION PLAN
R1	SITE RENDERING
R2	ELEVATION RENDERING
R3	STREET VIEW RENDERING
SU1	TOPOGRAPHIC SURVEY
SIGN	SIGN DRAWINGS

LICENSED ARCHITECT
AKIRA STEVAN PATRICK
No. C-17920
RENEWAL DATE 8/31/15
STATE OF CALIFORNIA

DECEMBER 10, 2013

SITE PLAN
SCALE: 1/8"= 1'-Ø"

REF. NORTH

A1

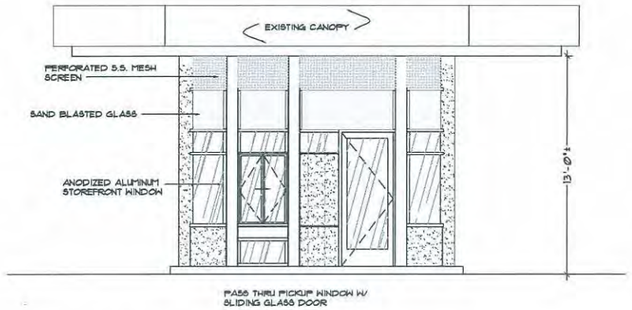
the espresso lane

1990 south el camino real, san mateo

THE MIDGLEN STUDIO

WILLIAM ARTHUR PATRICK, AIA
taliesin fellow
AKIRA STEVAN PATRICK, AIA
ARCHITECTS
LICENSE C4940/ C17920

831 MIDGLEN WAY
WOODSIDE, CA 94062
650/ 369-0416 FAX 369-0417



EAST ELEVATION

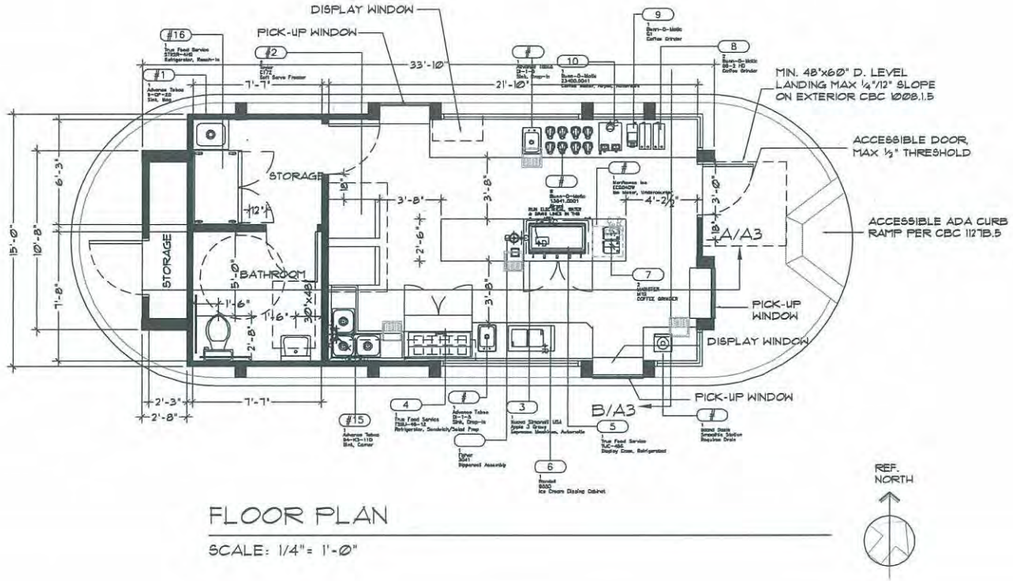
SCALE: 1/4"= 1'-Ø"

WALL LEGEND

EXISTING WALLS TO REMAIN

NEW WALLS

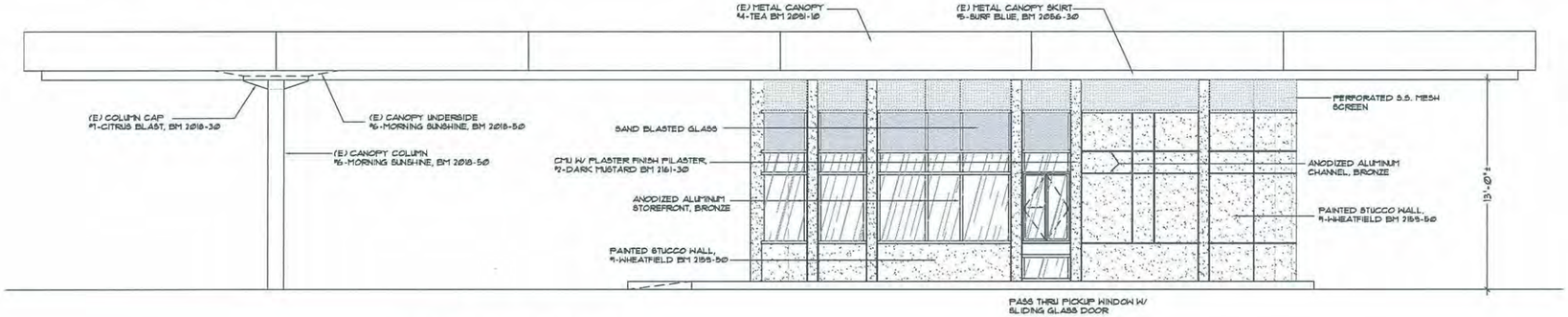
NON-BEARING WALLS TO BE REMOVED



FLOOR PLAN

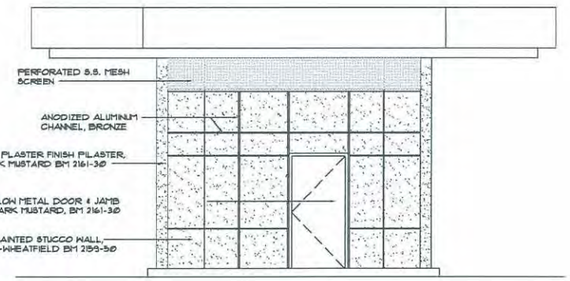
SCALE: 1/4"= 1'-Ø"

REF. NORTH



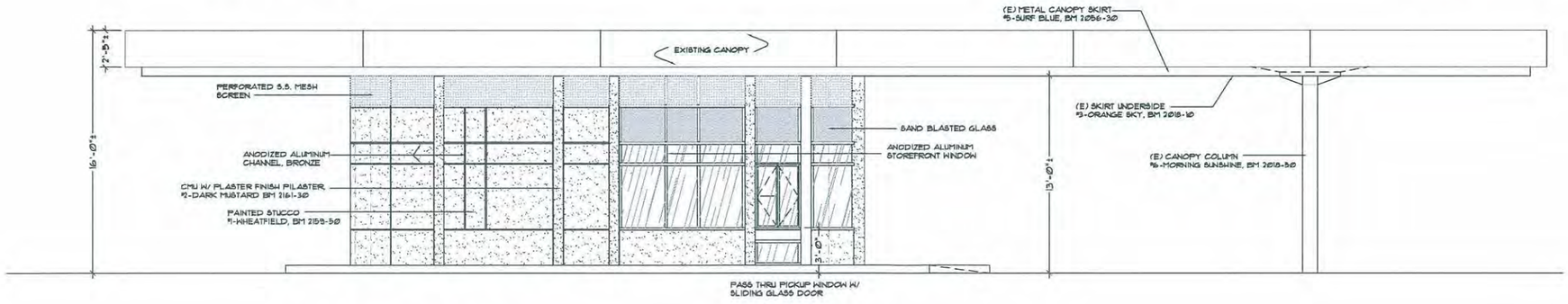
NORTH ELEVATION

SCALE: 1/4"= 1'-Ø"



WEST ELEVATION

SCALE: 1/4"= 1'-Ø"



SOUTH ELEVATION

SCALE: 1/4"= 1'-Ø"

LICENSED ARCHITECT
AKIRA STEVAN PATRICK
No. C-17920
RENEWAL DATE
8/31/15
STATE OF CALIFORNIA

DECEMBER 1Ø, 2013

A2

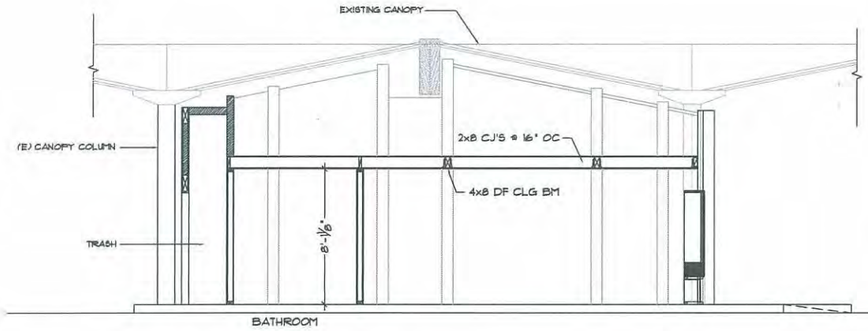
the espresso lane

1990 south el camino real, san mateo

THE MIDGLEN STUDIO

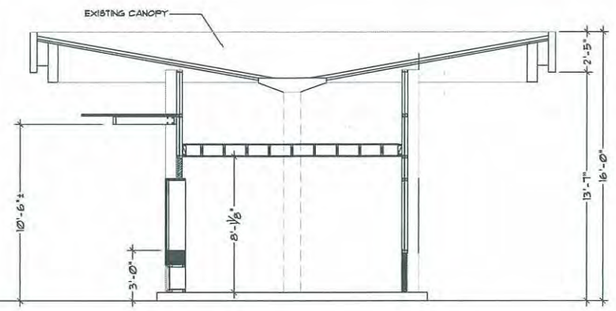
WILLIAM ARTHUR PATRICK, AIA
taliesin fellow
AKIRA STEVAN PATRICK, AIA
ARCHITECTS
LICENSE C4940/ C17920

931 MIDGLEN WAY
WOODSIDE, CA 94062
650/ 369-0416 FAX 369-0417



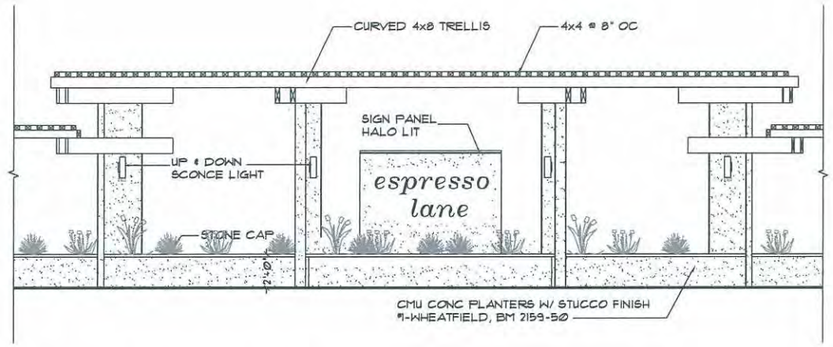
BUILDING SECTION "A"

SCALE: 1/4"= 1'-Ø"



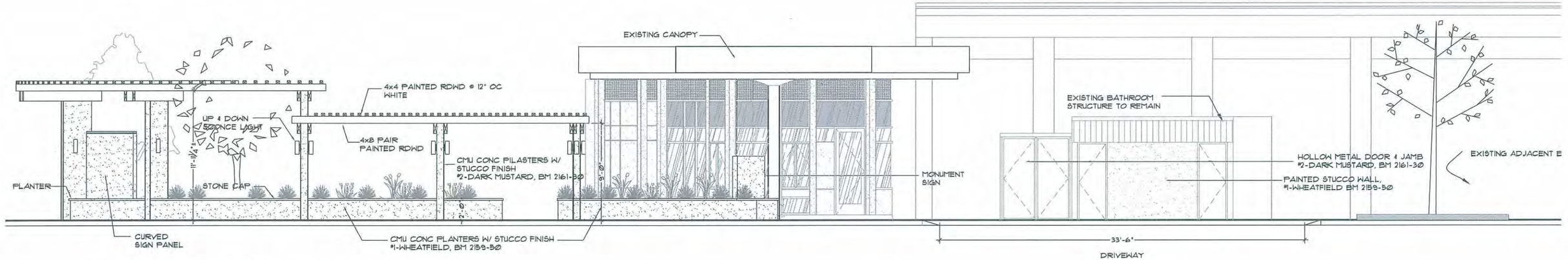
BUILDING SECTION "B"

SCALE: 1/4"= 1'-Ø"



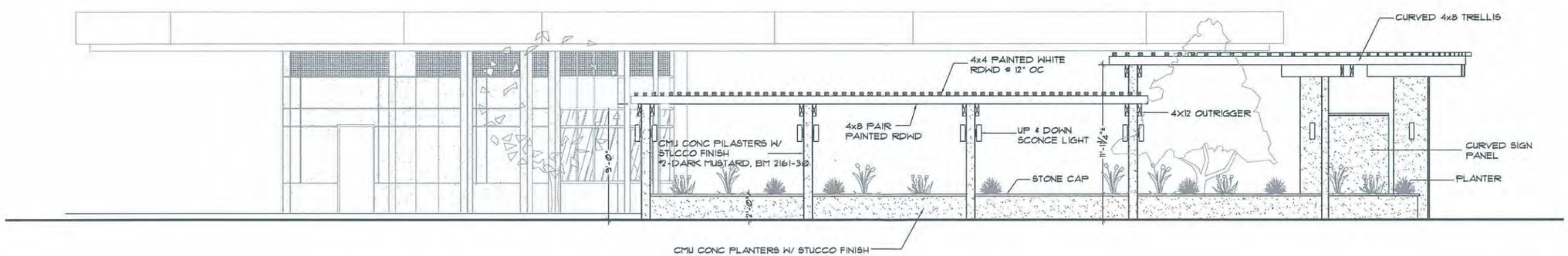
SOUT-EAST ELEVATION

SCALE: 1/4"= 1'-Ø"



EAST ELEVATION (ALONG EL CAMINO REAL)

SCALE: 1/4"= 1'-Ø"



SOUTH ELEVATION (ALONG 20TH STREET)

SCALE: 1/4"= 1'-Ø"

LICENSED ARCHITECT
AKIRA STEVAN PATRICK
No. C-17920
RENEWAL DATE
8/31/15
STATE OF CALIFORNIA

DECEMBER 10, 2013

THE MIDGLEN STUDIO

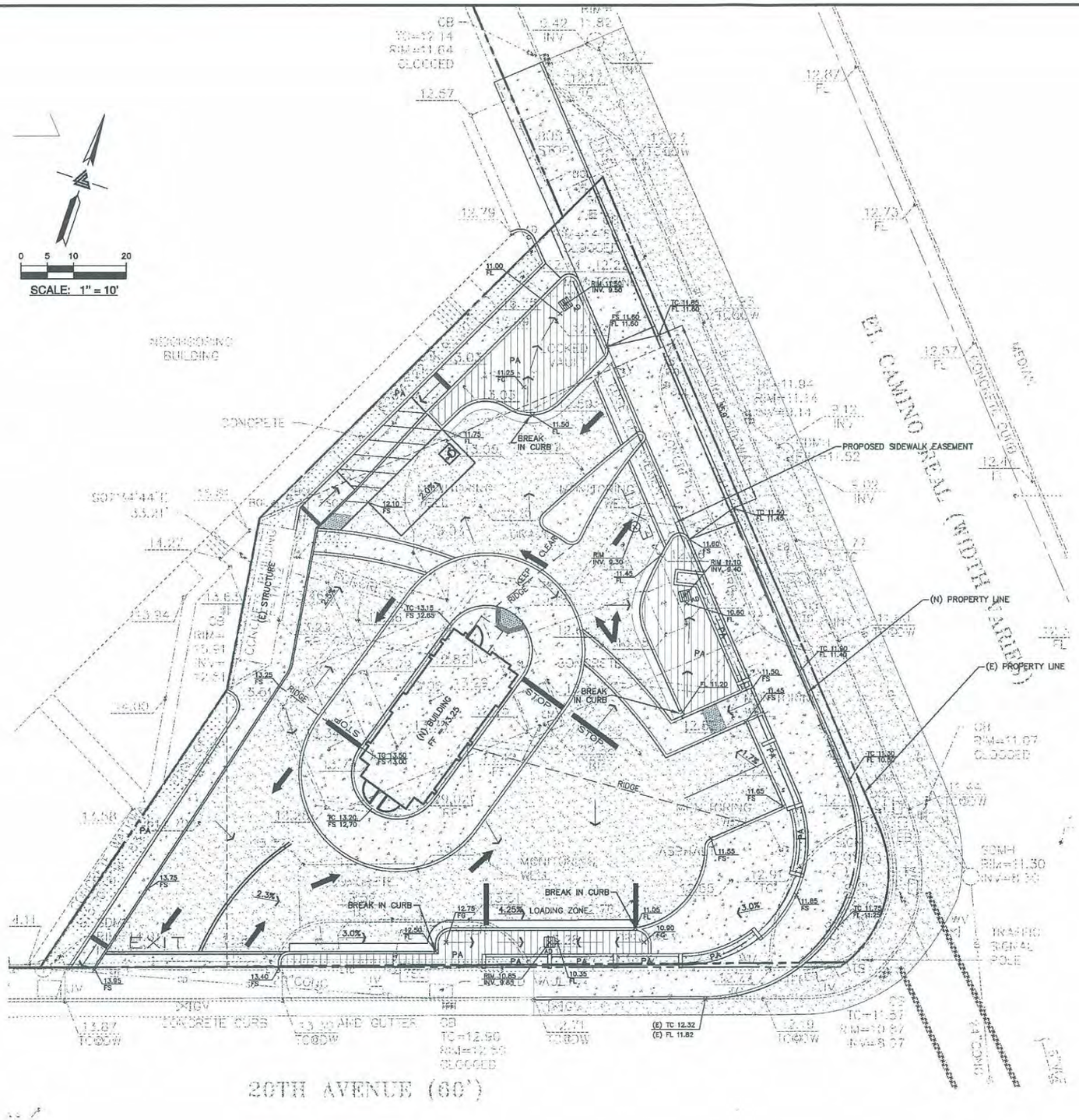
WILLIAM ARTHUR PATRICK, AIA
taliesin fellow
AKIRA STEVAN PATRICK, AIA
ARCHITECTS
LICENSE C4940/ C17920

931 MIDGLEN WAY
WOODSIDE, CA 94062
650/ 369-0416 FAX 369-0417

A3

the espresso lane

1990 south el camino real, san mateo



LEA & BRAZE ENGINEERING, INC.

CIVIL ENGINEERS • LAND SURVEYORS

BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019

SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916) 797-1535
(F) (916) 797-7383

WWW.LEABRAZE.COM

REGISTERED PROFESSIONAL ENGINEER
JEFFREY C. LEA
No. 31878
Exp. 12-31-12
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

EXPRESSO LANE
1990 S. EL CAMINO REAL
SAN MATEO, CALIFORNIA

APN: 000-000-000

SAN MATEO

GRADING & DRAINAGE PLAN

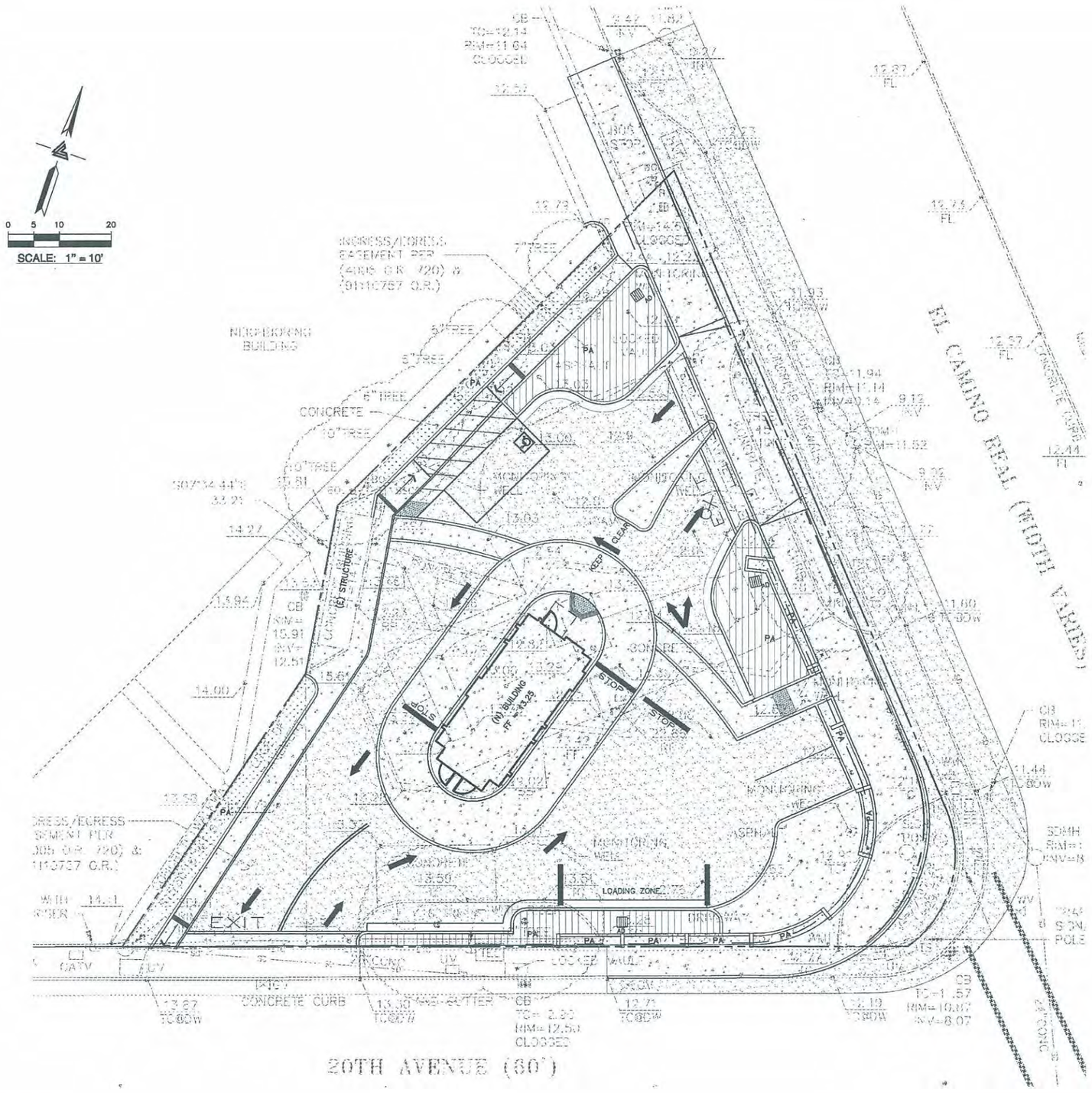
-		-
-		-
-		-
-		-
-		-
REVISIONS		BY

JOB NO:	2120471
DATE:	12-12-13
SCALE:	AS SHOWN
DESIGN BY:	BH
DRAWN BY:	ATL

SHEET NO:

C-3.1

03 OF 04 SHEETS



PAVEMENT LEGEND

PAVEMENT SECTION TO BE APPROVED BY GEOTECHNICAL ENGINEER.

CONCRETE PAVEMENT SURFACES TO HAVE 28 DAY COMPRESSIVE STRENGTH OF AT LEAST 3,700 PSI. CONCRETE PAVING IN AUTO\TRUCK AREA TO MEET ADTT (AVERAGE DAILY TRUCK TRAFFIC) OF 1.

PROPOSED	DESCRIPTION	
	AC PAVING	4" AC PAVING OVER 11" OF CALTRANS CLASS 2 BASE ROCK, COMPACTED NATIVE SOILS PER GEOTECHNICAL REPORT
	PERMEABLE PAVERS	8MM (HYDRO-FLOW PAVERS) BY PACIFIC INTERLOCK OVER 2" BEDDING COURSE TYPE #8, OVER FILTER FABRIC (MIRAFI HP 370), OVER 18" MIN. DRAIN ROCK (TYPE #57) OVER GEOGRID FABRIC (MIRAFI BXG12) OVER NATIVE SOILS COMPACTED FOR 95%

REGISTERED PROFESSIONAL ENGINEER
JEFFREY C. LEA
No. 31878
Exp. 12-31-12
CIVIL
STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-5019
SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916) 788-1338
(F) (916) 797-7353
WWW.LEABRAZE.COM

EXPRESSO LANE
1990 S. EL CAMINO REAL
SAN MATEO, CALIFORNIA
APN: 000-000-000
SAN MATEO

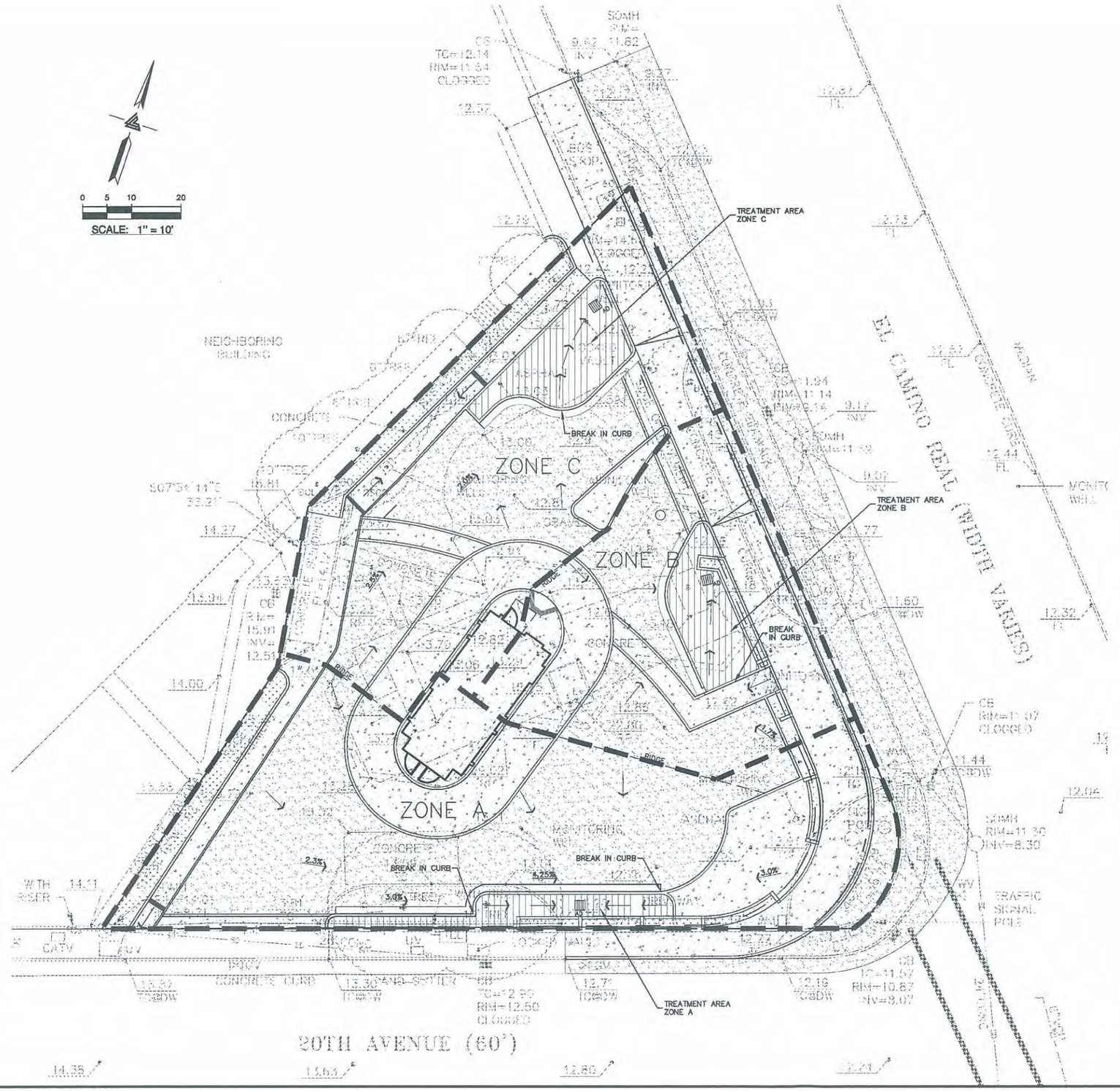
PAVING PLAN

REVISIONS	BY

JOB NO:	212047
DATE:	12-12-13
SCALE:	AS SHOWN
DESIGN BY:	BH
DRAWN BY:	ATL
SHEET NO:	

C-3.2

03 OF 04 SHEETS



LEGEND

- ROOF COVERAGE (C-VALUE .90)
- AC PAVING (C-VALUE .90)
- CONCRETE WALKWAYS/ROADWAYS (C-VALUE .90)
- LANDSCAPE STORM WATER MITIGATION AREA (C-VALUE .30)
- LANDSCAPE (C-VALUE .30)

SOIL CONSIDERATIONS

PERFORATED UNDER DRAIN TRENCH SHALL BE BACKFILLED WITH 3/4" DRAINROCK WITH A 2" BED UNDERNEATH A 6" COVER. (CALTRANS STANDARD SECTION 68-1.025 PERMEABLE MATERIAL CLASS 2) THIS ROCK LAYER SHALL BE SEPARATED FROM THE SWALE USING A GEOFABRIC COVERED BY A FILTER LAYER OF SAND OR FINE ROCK.

THE BIO-RETENTION PLANTING SOIL SHALL HAVE A MINIMUM PERCOLATION RATE OF 5" PER HOUR AND MAXIMUM PERCOLATION RATE OF 10" PER HOUR. IF NATIVE SOILS DO NOT MEET THIS PERCOLATION REQUIREMENT, AN ADMIXTURE SHALL BE MIXED INTO PLANTING SOIL TO ALLOW FOR A 5" PER HOUR PERCOLATION RATE. IN-SITU TESTING SHALL BE CONDUCTED TO VERIFY THAT THE MATERIAL MEETS THE PERCOLATION REQUIREMENTS.

NO BARK MULCH SHALL BE PLACED IN THE VEGETATED AREA.

IF IMPORT SOIL IS USED, IT SHALL HAVE THE FOLLOWING PROPERTIES FOR SANDY LOAM. A TYPICAL SOIL MIX COMPRISES 50% CONSTRUCTION SAND, 20%-30% TOPSOIL WITH LESS THAN 5% MAXIMUM CLAY CONTENT AN 20%-30% ORGANIC LEAF COMPOST.

TABLES AND CALCULATIONS:

TABLE 1:
PERVIOUS AND IMPERVIOUS SURFACE COMPARISON

	EXISTING CONDITIONS (SQ FT)	%	PROPOSED CONDITIONS (SQ FT)	%	DIFFERENCE (SQ. FT)	%
SITE (ACRES) = 0.30	13,744	80	13,744	80	0	0
BUILDING FOOTPRINT(S):	161	1	659	4	498	3
PARKING:	10,066	59	4,911	31	-5,155	-28
SIDEWALKS, PATIOS, PATHS, ETC.:	2,384	14	6,318	36	3,934	22
OFFSITE	3,424	20	3,424	20	0	0
LANDSCAPING:	1,133	6	1,856	9	723	3
TOTAL	17,168	100	17,315	100	0	0
IMPERVIOUS SURFACES:	16,035	94	12,188	91	-605	-3
PERVIOUS SURFACES:	1,133	6	1,556	9	605	3
TOTAL	17,168	100	13,744	100	0	0

TABLE 2:
DRAINAGE AREA SUMMARY

DRAINAGE ZONE DESIGNATION	TOTAL AREA (SQ FT)	TOTAL AREA (ACRE)	IMPERVIOUS AREA (SQ FT)	IMPERVIOUS AREA (ACRE)	RUNOFF COEFFICIENT "C"	PERVIOUS AREA (SQ FT)	PERVIOUS AREA (ACRE)	RUNOFF COEFFICIENT "C"	TREATMENT FLOW (CFS) I=0.2 IN/HR "Q"
A	6,009	0.14	5,220	0.12	0.90	789	0.01	0.30	0.0222
B	3,227	0.07	2,818	0.07	0.90	410	0.01	0.30	0.0132
C	4,508	0.10	3,851	0.09	0.90	657	0.02	0.30	0.0174

TABLE 3:
TREATMENT AREA SIZING SUMMARY (VOLUME BASE)

DRAINAGE ZONE DESIGNATION	IMPERVIOUS AREA TREATED (SQ FT)	TREATMENT AREA REQUIRED (4% OF IMPERVIOUS AREA) (SQ FT)	TREATMENT AREA PROVIDED (SQ FT)	EXCESS TREATMENT AREA (SQ FT)
A	5,387	240	388	128
B	2,817	129	379	250
C	3,718	180	412	232

REGISTERED PROFESSIONAL ENGINEER JEFFREY C. LEA No. 31878 Exp. 12-31-12 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916)788-1338
(F) (916)797-7353
WWW.LEABRAZE.COM

EXPRESSO LANE
1990 S. EL CAMINO REAL
SAN MATEO, CALIFORNIA
APN: 000-000-000
SAN MATEO

STORM WATER TREATMENT PLAN

REVISIONS	BY
-	-
-	-
-	-
-	-
-	-

JOB NO: 2120471
DATE: 12-12-13
SCALE: AS SHOWN
DESIGN BY: BH
DRAWN BY: ATL
SHEET NO:
C-3.3
03 OF 04 SHEETS

0 5 10 20

SCALE: 1" = 10'

EL CAMINO REAL (MIDTH VARIES)

20TH AVENUE (60')

REGISTERED PROFESSIONAL ENGINEER
JEFFREY C. LEA
No. 31878
Exp. 12-31-12
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019

SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916)788-1338
(F) (916)797-7353
WWW.LEABRAZE.COM

EXPRESSO LANE
1990 S. EL CAMINO REAL
SAN MATEO, CALIFORNIA

APN: 000-000-000

UTILITY PLAN

REVISIONS	BY
-	-
-	-
-	-
-	-
-	-
-	-

JOB NO:	2120471
DATE:	12-12-13
SCALE:	AS SHOWN
DESIGN BY:	BH
DRAWN BY:	ATL
SHEET NO:	C-4.1

04 OF 04 SHEETS

1 SITE LIGHTING PHOTOMETRICS
SCALE: 1/4" = 1'-0"

8 0 8 16
SCALE: 1" = 8'-0"

FIXTURE LEGEND		
TYPE	IMAGE	DESCRIPTION
A1		CANOPY LIGHT LIGHT SOURCE: LED LIGHT COLOR: 5000K LIGHT DIST: TYPE V FINISH: WHITE MFG: GENESIS LIGHTING SOLUTIONS CAT NO: CNP-1-50-PUC-UNV-2100 INPUT WATTS: 58
B1		BOLLARD WITH LOUVER LIGHT SOURCE: FLUOR; 1 x 32W LIGHT COLOR: 4100K LIGHT DIST: TYPE V WITH 180 DEGREE SHIELD FINISH: BRONZE MFG: GARDCO CAT NO: BRM820-42-32TRF-120-BRP-SHD INPUT WATTS: 36
C1		UP/DOWN WALL CYLINDER LIGHT SOURCE: COMPACT FLUOR; 2 x 18W LIGHT COLOR: 4100K LIGHT DIST: TYPE V FINISH: BRONZE MFG: GARDCO CAT NO: 302-O-W-18QF-18QF-R - WITH 2 x 18W CFL LAMPS INPUT WATTS: 38 ALTERNATE: LIGHT SOURCE: COMPACT FLUOR; 2 x 18W LIGHT COLOR: 4100K LIGHT DIST: TYPE V FINISH: BRONZE MFG: KICHLER CAT NO: 9246AZ - WITH 2 x 18W CFL LAMPS INPUT WATTS: 38
D1		TREE UP LIGHT LIGHT SOURCE: LED LIGHT COLOR: 3000K LIGHT DIST: 25° BEAM SPREAD FINISH: BRONZE MFG: HADCO CAT NO: B4-H-LED18-NF-W-S INPUT WATTS: 18

SITE LIGHTING PHOTOMETRICS

PROPRIETARY DATA

THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH CENTRAL PACIFIC ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THE PLANS AND SPECIFICATIONS IS EXECUTED OR NOT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.
CENTRAL PACIFIC ENGINEERING, INC.
COPYRIGHT 2008

REGISTERED PROFESSIONAL ENGINEER
DAVID GRANT SMITH
E 13492
EXPIRATION DATE: 09-30-14
ELECTRICAL
STATE OF CALIFORNIA

Central Pacific Engineering, Inc.
Professional Engineers
9035 Soquel Avenue, Suite 205, Santa Cruz, CA 95062
831-476-1525 FAX: 831-475-5657
email: cpe@cpeinc.com

REV.	DESCRIPTION	DATE
0		
1		
2		
3		
4		
5		

TITLE: THE ESPRESSO LANE

LOCATION: 1990 SOUTH EL CAMINO REAL
SAN MATEO, CA

OWNER: CATHY OYSTER, CARLOS LOPEZ

DR.	DATE	CHK.	APPD.	SCALE
SLM	07/24//13	DGS	DGS	AS NOTED

JOB NO. 13-030-0

DWG. NO. E1.0

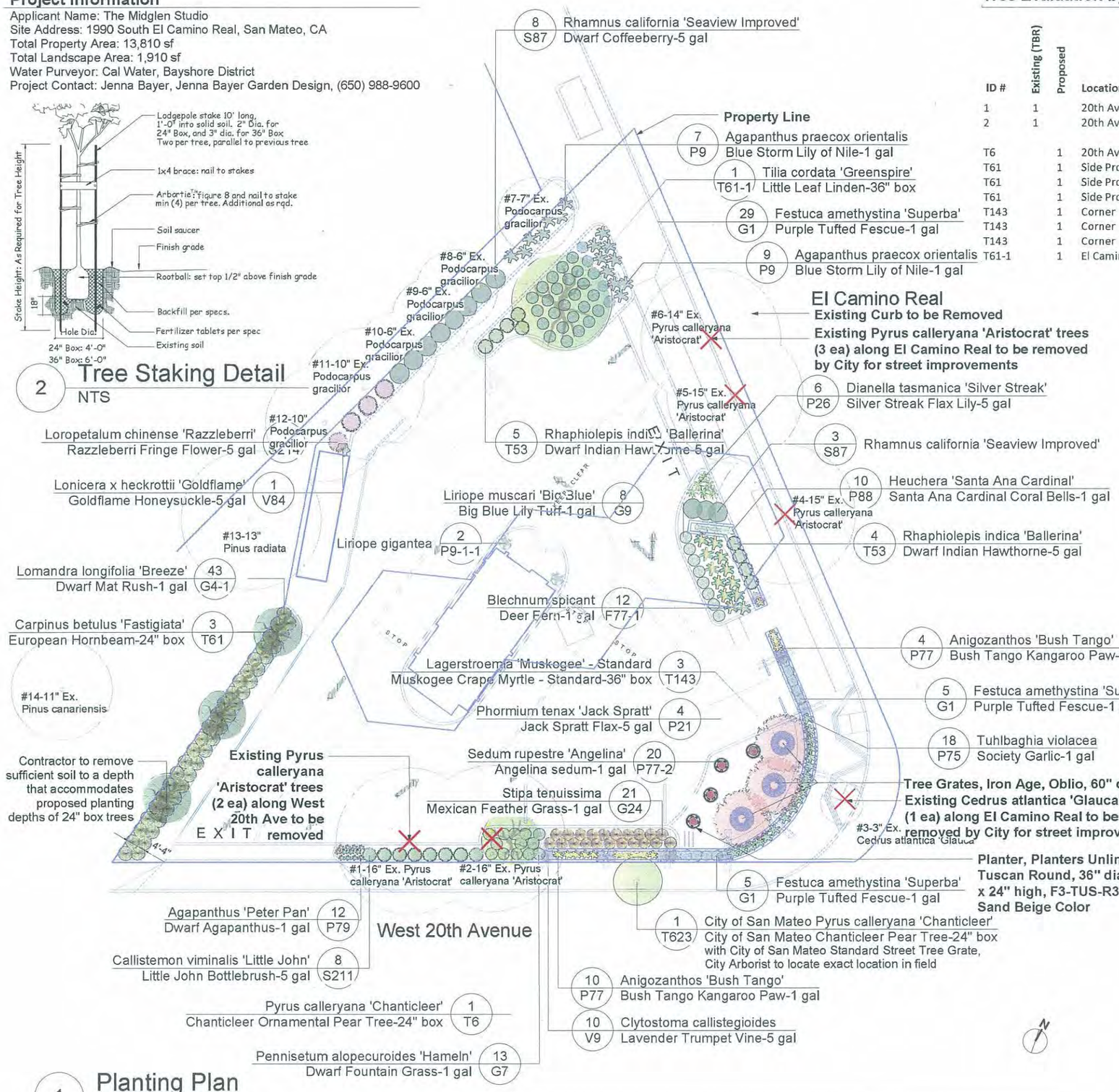
SH1 OF 1

REV. 0

Project Information

Applicant Name: The Midglen Studio
Site Address: 1990 South El Camino Real, San Mateo, CA
Total Property Area: 13,810 sf
Total Landscape Area: 1,910 sf
Water Purveyor: Cal Water, Bayshore District
Project Contact: Jenna Bayer, Jenna Bayer Garden Design, (650) 988-9600

2 **Tree Staking Detail**
NTS



1 **Planting Plan**
1"=10'-0"

Tree Evaluation by Arborist (see attached report)

ID #	Existing (TBR)	Proposed	Location	Caliper	Box Size	Botanical Name	Common Name	Condition Value	Species Value	Heritage Value	Location Value (Within Building Area)	Location Value (Not Within Building Area)	LU
1	1		20th Avenue	16		Pyrus calleryana 'Aristocrat'	Ornamental Pear	0.9	0.3	1.25	0.7		7.56
2	1		20th Avenue	16		Pyrus calleryana 'Aristocrat'	Ornamental Pear	0.9	0.3	1.25	0.7		7.56
T6		1	20th Avenue	2	24	Pyrus c. 'Chanticleer'	Chanticleer Pear	1	1				2.00
T61		1	Side Property Line	2	24	Carpinus betulus 'Fastigiata'	European Hornbeam	1	1				2.00
T61		1	Side Property Line	2	24	Carpinus betulus 'Fastigiata'	European Hornbeam	1	1				2.00
T61		1	Side Property Line	2	24	Carpinus betulus 'Fastigiata'	European Hornbeam	1	1				2.00
T143		1	Corner	3	36	Lagerstroemia indica 'Muskogee'	Crape Myrtle	1	1				3.00
T143		1	Corner	3	36	Lagerstroemia indica 'Muskogee'	Crape Myrtle	1	1				3.00
T143		1	Corner	3	36	Lagerstroemia indica 'Muskogee'	Crape Myrtle	1	1				3.00
T61-1		1	El Camino Entry	3	36	Tilia cordata 'Greenspire'	Greenspire Linden	1	1				3.00

Replacement Trees LU 20.0 > Existing Trees to be Removed LU 15.12

Plant List

ID	Qty	Botanical Name	Common Name	Size	WUCOLS
P79	12	Agapanthus 'Peter Pan'	Dwarf Agapanthus	1 gal	Mod-0.4
P9	16	Agapanthus praecox orientalis	Blue Storm Lily of Nile	1 gal	Mod-0.4
P77	14	Anigozanthos 'Bush Tango'	Bush Tango Kangaroo Paw	1 gal	Low-0.3
F77-1	12	Blechnum spicant	Deer Fern	1 gal	Low-0.3
S211	8	Callistemon viminalis 'Little John'	Little John Bottlebrush	5 gal	Low-0.3
T61	3	Carpinus betulus 'Fastigiata'	European Hornbeam	24" box	Mod-0.5
T623	1	City of San Mateo Pyrus calleryana 'Chanticleer'	City of San Mateo Chanticleer Pear Tree	24" box	City Tree
V9	10	Clytostoma callistegioides	Lavender Trumpet Vine	5 gal	Mod-0.4
P26	6	Dianella tasmanica 'Silver Streak'	Silver Streak Flax Lily	5 gal	Mod-0.4
G1	39	Festuca amethystina 'Superba'	Purple Tufted Fescue	1 gal	Low-0.3
P88	10	Heuchera 'Santa Ana Cardinal'	Santa Ana Cardinal Coral Bells	1 gal	Mod-0.4
T143	3	Lagerstroemia 'Muskogee' - Standard	Muskogee Crape Myrtle - Standard	36" box	Low-0.3
P9-1-1	2	Liriope gigantea	Giant Lily Turf	1 gal	Mod-0.4
G9	8	Liriope muscari 'Big Blue'	Big Blue Lily Turf	1 gal	Mod-0.4
G4-1	43	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 gal	Low-0.3
V84	1	Lonicera x heckrottii 'Goldflame'	Goldflame Honeysuckle	5 gal	Mod-0.4
S214	4	Loropetalum chinense 'Razzleberri'	Razzleberri Fringe Flower	5 gal	Mod-0.4
G7	13	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 gal	Low-0.3
P21	4	Phormium tenax 'Jack Spratt'	Jack Spratt Flax	5 gal	Low-0.3
T6	1	Pyrus calleryana 'Chanticleer'	Chanticleer Ornamental Pear Tree	24" box	Mod-0.4
S87	11	Rhamnus california 'Seaview Improved'	Dwarf Coffeeberry	5 gal	Low-0.3
T53	9	Rhaphiolepis indica 'Ballerina'	Dwarf Indian Hawthorne	5 gal	Low-0.3
P77-2	20	Sedum rupestre 'Angelina'	Angelina sedum	1 gal	Low-0.3
G24	21	Stipa tenuissima	Mexican Feather Grass	1 gal	Low-0.3
T61-1	1	Tilia cordata 'Greenspire'	Little Leaf Linden	36" box	Mod-0.5
P75	18	Tuhlbaghia violacea	Society Garlic	1 gal	Mod-0.4

Planted Area Takeoffs

1,910 sf planted areas
0 sf turf
Total: 1,910 sf

Water Efficient Landscaping Ordinance

This plan complies with the criteria of the Water Efficient Landscaping Ordinance and applies them accordingly for the efficient use of water in this irrigation design plan.
Based on current rates ($4.7662/100 cu ft for Meters up to 6"), the estimated annual water bill for this plan will be $140.81

Plant Notes

1. All planted areas to receive 2" layer of arbor mulch.
   See attached arborist's report for more detailed information regarding existing trees to be removed and replacement trees.
2. The planting bed under the existing overhead structure is heavily shaded, and requires the use of non drought tolerant plants.
3. The landscape architect, Jacob Mar, has reviewed the proposed plant list and confirms that it does not include allergenic, toxic, and invasive plant species.
4. Contractor shall protect all nearby existing trees per City Ordinance 13.52.025 at adjacent properties and shall ensure that no hardscape or construction debris is stockpiled at these locations.
5. City Arborist to locate exact location of street tree on West 20th Ave.

Jenna Bayer
Garden Design, Inc.

1954 Old Middlefield Way, Suite B
Mountain View, CA 94043
Tel: 650.988.9600
Fax: 650.988.9602
Email: info@jennabayer.com
Web: www.jennabayer.com

The Espresso Lane
Landscape Design

1990 S. El Camino Real
San Mateo, CA

Owner: Cathy Oyster
Carlos Lopez
Date: 10/10/12

Drawn by: Jacob Mar
Reviewed by: Jenna Bayer

#	Revisions	Date
1	Updates	4/5/13
2	Planning Com	12/10/13

Planting Plan

L1

Project Information

Applicant Name: The Midglen Studio
Site Address: 1990 South El Camino Real, San Mateo, CA
Total Property Area: 13,810 sf
Total Landscape Area: 1,910 sf
Water Purveyor: Cal Water, Bayshore District
Project Contact: Jenna Bayer, Jenna Bayer Garden Design, (650) 988-9600

1 Irrigation Plan
1"=10'-0"

Irrigation Notes

1. Irrigation plan and pipe layout is diagrammatic only.
2. At completion of project, contractor to provide City with Certification of Installation.
3. Contractor to verify available static water pressure.

Water Efficient Landscaping Ordinance

This plan complies with the criteria of the Water Efficient Landscaping Ordinance and applies them accordingly for the efficient use of water in this irrigation design plan.

Based on current rates ($4.7662/100 cu ft for Meters up to 6"), the estimated annual water bill for this plan will be $140.81

Water Budget Calculations Summary - see attached calculation sheet

MAWA: 35,644.4 units per year
ETWU: 22,127.7 units per year
Difference: Less 13,516.7 units per year

Irrigation Schedule

Zone/HA	PF	Program	Description	Type	Start	Su	M	T	W	Th	F	S
1/410 sf	Low/Mod-0.4	A	El Camino Entrance Sign	Drip	5 AM		20		20		20	
2/700 sf	Low/Mod-0.4	A	El Camino Entry Beds	Drip	5 AM		20		20		20	
3/10 sf	Mod-0.5	A	El Camino Entry Tree	Bubbler	5 AM		12		12		12	
4/160 sf	Low/Mod-0.4	A	Corner Raised Beds	Drip	5 AM		20		20		20	
5/310 sf	Low/Mod-0.4	A	20th Ave. Beds and Pots	Drip	5 AM		20		20		20	
6/40 sf	Mod-0.5	A	20th Ave. Trees by Raised Beds	Bubbler	5 AM		12		12		12	
7/250 sf	Low-0.3	A	20th Ave. Side Bed	Drip	5 AM		20		20		20	
8/30 sf	Mod-0.5	A	20th Ave. Side Trees	Bubbler	5 AM		12		12		12	

Irrigation Seaonal Adjustment: Summer 100%, Fall 75%, Winter 25%, Spring 75%

Irrigation Legend

WM	New Dedicated Water Meter, 1-1/2", with 1-1/2" service line to City main, to be located, furnished, and installed by Cal Water. Must be rated as lead free. Contact Mike Utz at Cal Water, (650) 558-7861.
RPB	Reduced Pressure Backflow Preventer, Febco LF825YA, 1-1/2", install per Cal Water Bayshore District Drawing, CW-1002R2, with enclosure. Must be rated as lead free. Contact Bobby Burwell at Cal Water, (650) 558-7816.
— — —	Main line between water meter and backflow preventer, Copper, Type K, 1-1/2". Must be sleeved. Prior to backfilling trench, contact Bobby Burwell at Cal Water, (650) 558-7816, to inspect plumbing.
— — —	Main line, Schedule 80 PVC, 1-1/2" between valves and backflow preventer,
- - - -	Sleeve, ABS pipe, 4" Diameter. Sleeves below vehicular driveways to be a minimum depth of 24".
	Quick Coupling Valve with yellow rubber cover. Size per mainline. Must be rated as lead free.
	Gate Valve, size per mainline. Must be rated as lead free.
C	Irrigation Controller, 12 Station, Outdoor Hunter I-Core with Metal Cabinet, IC-600-M (Contractor to purchase extra 6 Station Module for 12 Stations Total), and with Wireless Solar Sync Sensor, WSS-SEN
V1 M 4.1 gpm	Remote Control In-line Valve, 1", Hunter ICV101-G, Hydrozone and flow as shown on plan. Operating pressure to be 40 psi. Install Netafim Manual Disc Filter, 1", 120 Mesh, DF100-120 on all drip systems.
———	Lateral line, Schedule 40 PVC, size as shown on plan
~	Point of Connection for Drip lines
	Drip, Netafim Techline CV, 0.6 gph, 0.96" in/hr, 12" emitter spacing, 10" lateral spacing, 17 mm size. Install with manual flush valve in irrigation box with gravel bottom.
	Bubbler, Rainbird 1402, 0.5 gpm, two per tree (1.0 gpm). Install on 6" riser.

Jenna Bayer
Garden Design, Inc.

1954 Old Middlefield Way, Suite B
Mountain View, CA 94043
Tel: 650.988.9600
Fax: 650.988.9602
Email: info@jennabayer.com
Web: www.jennabayer.com

The Espresso Lane
Landscape Design

1990 S. El Camino Real
San Mateo, CA

Owner: Cathy Oyster
Carlos Lopez
Date: 10/10/12

Drawn by: Jacob Mar
Reviewed by: Jenna Bayer

#	Revisions	Date
1	Updates	4/5/13
2	Planning Com	12/10/13

Irrigation Plan

L2

SITE PLAN

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

R1

the espresso lane

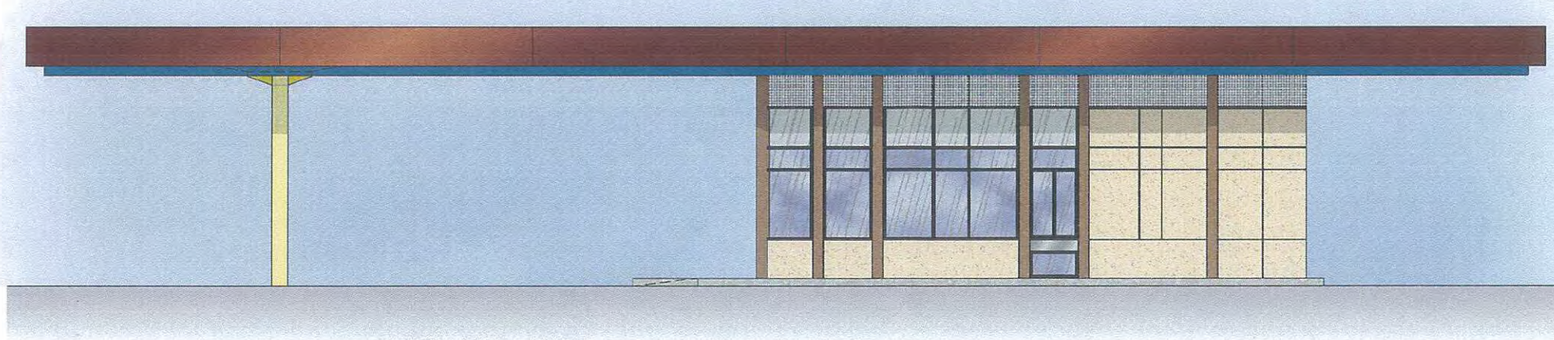
1990 south el camino real, san mateo

MAY 2, 2013

THE MIDGLEN STUDIO

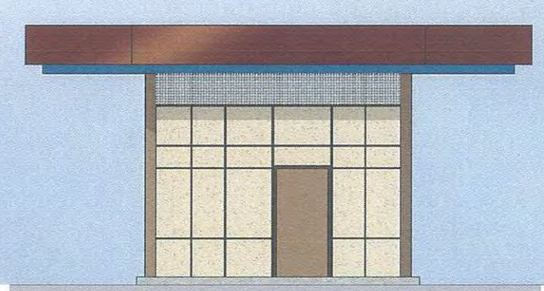
WILLIAM ARTHUR PATRICK, AIA
taliesin fellow
AKIRA STEVAN PATRICK, AIA
ARCHITECTS
LICENSE C4940/ C17920

831 MIDGLEN WAY
WOODSIDE, CA 94062
650/ 369 0416 FAX 369 0417



NORTH ELEVATION

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



WEST ELEVATION

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

EAST ELEVATION

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

SOUTH ELEVATION

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

R2

the espresso lane

1990 south el camino real, san mateo

MAY 2, 2013

THE MIDGLEN STUDIO

WILLIAM ARTHUR PATRICK, AIA
taliesin fellow
AKIRA STEVAN PATRICK, AIA
ARCHITECTS
LICENSE C4940/ C17920

831 MIDGLEN WAY
WOODSIDE, CA 94062
650/ 369-0416 FAX 369-0417

SOUTH ELEVATION (ALONG 20TH STREET)

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

EAST ELEVATION (ALONG EL CAMINO REAL)

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

SOUTH-EAST ELEVATION

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

LICENSED ARCHITECT
AKIRA STEVAN PATRICK
No. C-17920
RENEWAL DATE
8/31/13
STATE OF CALIFORNIA

MAY 2, 2013

THE MIDGLEN STUDIO

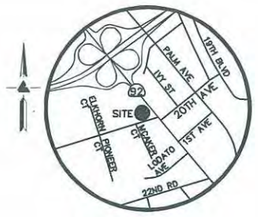
WILLIAM ARTHUR PATRICK, AIA
taliesin fellow
AKIRA STEVAN PATRICK, AIA
ARCHITECTS
LICENSE C4940/ C17920

831 MIDGLEN WAY
WOODSIDE, CA 94062
650/ 369-0416 FAX 369-0417

R3

the espresso lane

1990 south el camino real, san mateo



VICINITY MAP
NO SCALE

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 12.09'
(SM-DATUM)

BENCHMARK

CITY OF SAN MATEO BENCHMARK
BENCH MARK 082-006
TOP OF CURB W'LY SIDE OF EL CAMINO REAL
@ APPROXIMATE CENTERLINE OF SR-92
ELEVATION = 17.076'
(SM-DATUM)

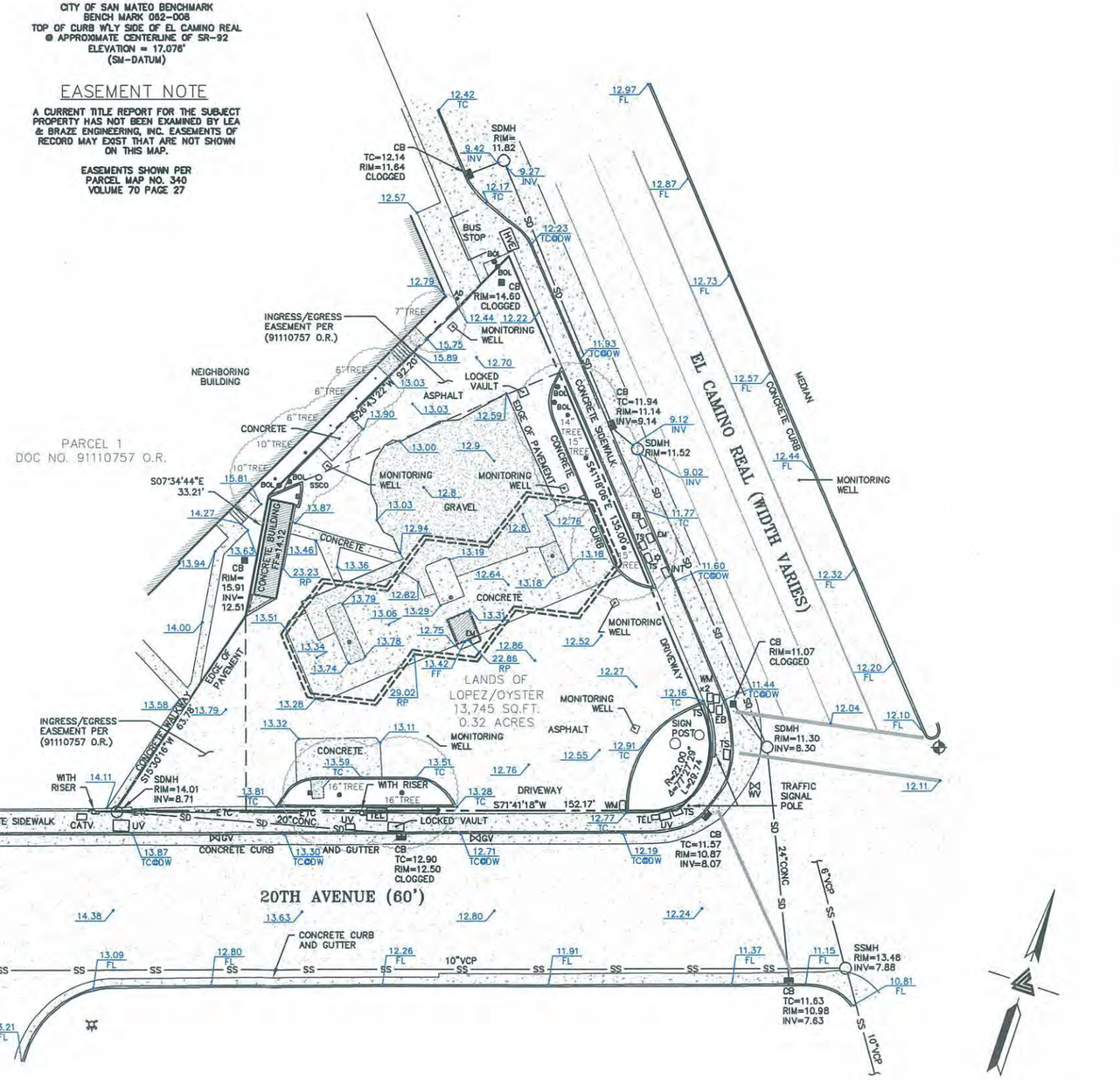
EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

EASEMENTS SHOWN PER
PARCEL MAP NO. 340
VOLUME 70 PAGE 27

LEGEND AND NOTES

———	BOUNDARY LINE
- - - - - -	BUILDING OVERHEAD LNE
— — — — — —	EASEMENT LINE
——ETC——	ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
———	PROPERTY LINE
——SS——	SANITARY SEWER LINE
——SD——	STORM DRAIN LINE
DW	DRIVEWAY
FF	FINISH FLOOR
FL	FLOW LINE
INV	INVERT
TC	TOP OF CURB
VCP	VITRIFIED CLAY PIPE
AD	AREA DRAIN
BOL	BOLLARD
CATV	CABLE TV VAULT
CB	CATCH BASIN
EB	ELECTRICAL BOX
EM	ELECTRICAL METER
	FIRE HYDRANT
GV	GAS VALVE
	GUY ANCHOR
HVE	HIGH VOLTAGE ELECTRICAL VAULT
INT	INTERCONNECT VAULT
	JOINT POLE
	POST (12"ø)
SSCO	SANITARY SEWER CLEAN-OUT
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
	STREET LIGHT
TEL	TELEPHONE VAULT
TS	TRAFFIC SIGNAL BOX
TS	TRAFFIC SIGNAL LIGHT
UV	UTILITY VAULT
WM	WATER METER
WV	WATER VALVE
	BENCHMARK
XXX.XX	SPOTGRADE
	ASPHALT
	CONCRETE
	GRAVEL
DRIPLINE	TREE: TYPE AND SIZE AS NOTED



0 8 16 32
SCALE: 1" = 16'

LICENSED LAND SURVEYOR
GREGORY F. BRAZE
No. 7823
Exp. 12-31-12
STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916)969-7338
(F) (916) 797-7383
WWW.LEABRAZE.COM

1990 SOUTH EL CAMINO REAL
SAN MATEO, CALIFORNIA

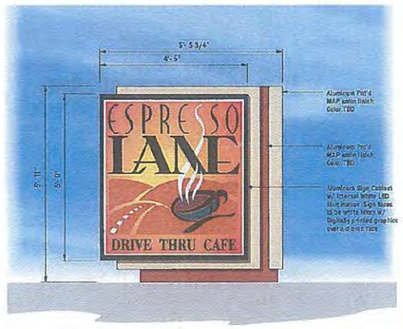
APN: 039-030-260

SAN MATEO COUNTY

TOPOGRAPHIC SURVEY

-	-
-	-
-	-
-	-
-	-
REVISIONS	BY
JOB NO:	2120365
DATE:	05-30-12
SCALE:	1" = 16'
DRAWN BY:	JN
SHEET NO:	SU1
	01 OF 01 SHEETS

PLAN VIEW



A D/F INTERNALLY ILLUMINATED MONUMENT SIGN Scale: 1/2" = 1'-0"

Manufacture & Install one (1) double faced internally illuminated monument sign, as shown.

SIGN FACES TO HAVE ANTI-GRAFFITI FILM

B.1 B.2 TWO (2) D/F INTERNALLY ILLUMINATED CABINET SIGNS Scale: 3/8" = 1'-0"

Manufacture & Install two (2) single faced internally illuminated cabinet signs, as shown.

SIGN FACE TO HAVE ANTI-GRAFFITI FILM

adART SIGN COMPANY
5 THOMAS MELLON CIRCLE SUITE 260
SAN FRANCISCO, CA 94134
T 415.869.6460
F 415.869.6480
CA STATE CONTRACTORS LICENSE #8269

ESPRESSO LANE
1990 SOUTH EL CAMINO REAL
SAN MATEO, CA

SHEET 1

SALES: MICHAEL MCCLURE
JOB #:
DATE: 5-12-13
DESIGNER: JASON OBERBECK
FILENAME: 2013/ESPRESSO LANE

Revision	Date	Description
#1	7-16-13	Add note for anti-graffiti

SALES APPROVAL

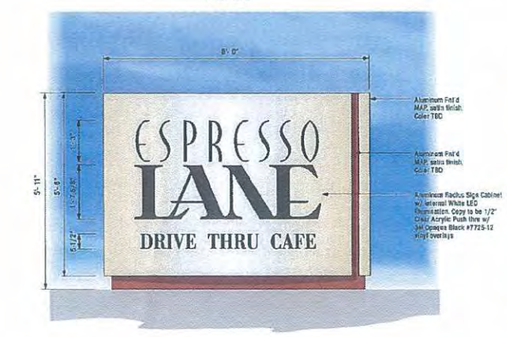
CUSTOMER APPROVAL

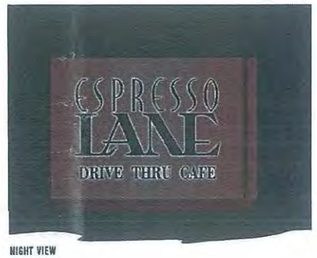
LANDLORD APPROVAL

CONCEPTUAL DRAWING ONLY:
Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow; always follow written specifications.

ALL RIGHTS RESERVED:
This design has been created for you in connection with a project being planned for you by AD ART. It may not be shown to anyone outside your organization, and may not be reproduced in any manner without prior consent.

PLAN VIEW





NIGHT VIEW

C S/F INTERNALLY ILLUMINATED RADIUS MONUMENT SIGN Scale: 1/2" = 1'-0"

Manufacture & Install one (1) single faced internally illuminated monument sign w/ a radius face, as shown.

SIGN TO HAVE ANTI-GRAFFITI COATING

adART SIGN COMPANY
5 THOMAS MELLON CIRCLE SUITE 260
SAN FRANCISCO, CA 94134
T 415.869.6460
F 415.869.6480
CA STATE CONTRACTORS LICENSE #8269

ESPRESSO LANE
1990 SOUTH EL CAMINO REAL
SAN MATEO, CA

SHEET 2

SALES: MICHAEL MCCLURE
JOB #:
DATE: 6-12-13
DESIGNER: JASON OBERBECK
FILENAME: 2013/ESPRESSO LANE

Revision	Date	Description
#1	7-16-13	Add note for anti-graffiti

SALES APPROVAL

CUSTOMER APPROVAL

LANDLORD APPROVAL

CONCEPTUAL DRAWING ONLY:
Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow; always follow written specifications.

ALL RIGHTS RESERVED:
This design has been created for you in connection with a project being planned for you by AD ART. It may not be shown to anyone outside your organization, and may not be reproduced in any manner without prior consent.

DECEMBER 10, 2013

SIGN

the espresso lane

1990 south el camino real, san mateo

THE MIDGLEN STUDIO

WILLIAM ARTHUR PATRICK, AIA
taliesin fellow
AKIRA STEVAN PATRICK, AIA
ARCHITECTS
LICENSE C4940/ C17920

831 MIDGLEN WAY
WOODSIDE, CA 94062
650/ 369-0416 FAX 369-0417