







ISSUE	DATE
PLANNING PRE-APP	09.05.14

EXISTING SITE PLAN

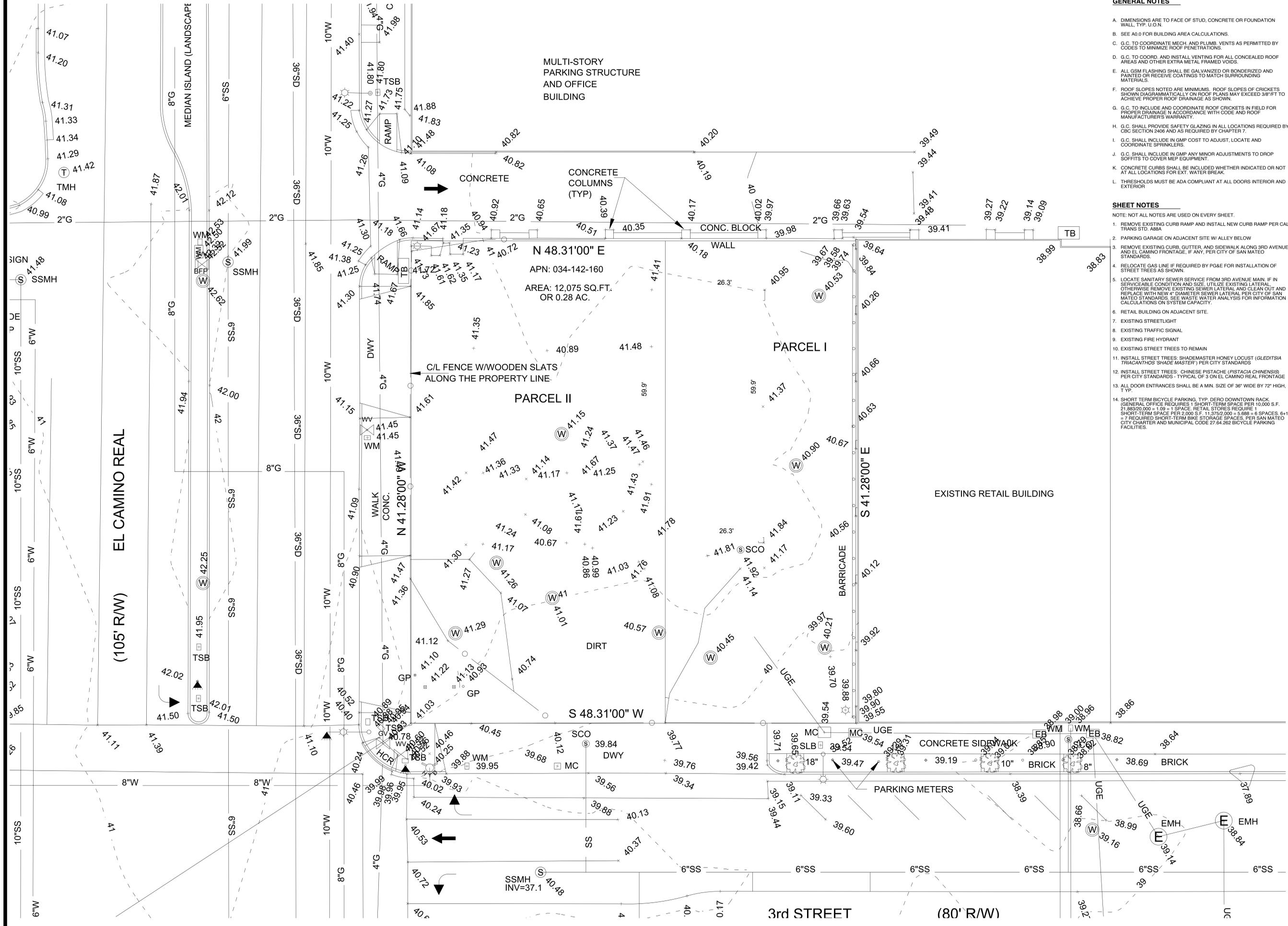
Scale: 1/8"=1'-0"  
Product No. 1421 Drawing by: CLB  
Sheet Size: 30" x 42"

**GENERAL NOTES**

- A. DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR FOUNDATION WALL, TYP. U.O.N.
- B. SEE A0.0 FOR BUILDING AREA CALCULATIONS.
- C. G.C. TO COORDINATE MECH. AND PLUMB. VENTS AS PERMITTED BY CODES TO MINIMIZE ROOF PENETRATIONS.
- D. G.C. TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER EXTRA METAL FRAMED VOIDS.
- E. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.
- F. ROOF SLOPES NOTED ARE MINIMUMS. ROOF SLOPES OF CRICKETS SHOWN DIAGRAMMATICALLY ON ROOF PLANS MAY EXCEED 3/8"/FT TO ACHIEVE PROPER ROOF DRAINAGE AS SHOWN.
- G. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE IN ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.
- H. G.C. SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.
- I. G.C. SHALL INCLUDE IN GMP COST TO ADJUST, LOCATE AND COORDINATE SPRINKLERS.
- J. G.C. SHALL INCLUDE IN GMP ANY MINOR ADJUSTMENTS TO DROP SOFFITS TO COVER MEP EQUIPMENT.
- K. CONCRETE CURBS SHALL BE INCLUDED WHETHER INDICATED OR NOT AT ALL LOCATIONS FOR EXT. WATER BREAK.
- L. THRESHOLDS MUST BE ADA COMPLIANT AT ALL DOORS INTERIOR AND EXTERIOR.

**SHEET NOTES**

- NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.
1. REMOVE EXISTING CURB RAMP AND INSTALL NEW CURB RAMP PER CAL TRANS STD. 488A
  2. PARKING GARAGE ON ADJACENT SITE W/ ALLEY BELOW
  3. REMOVE EXISTING CURB, GUTTER, AND SIDEWALK ALONG 3RD AVENUE AND EL CAMINO FRONTAGE, IF ANY, PER CITY OF SAN MATEO STANDARDS.
  4. RELOCATE GAS LINE IF REQUIRED BY PG&E FOR INSTALLATION OF STREET TREES AS SHOWN.
  5. LOCATE SANITARY SEWER SERVICE FROM 3RD AVENUE MAIN. IF IN SERVICEABLE CONDITION AND SIZE, UTILIZE EXISTING LATERAL. OTHERWISE REMOVE EXISTING SEWER LATERAL AND CLEAN OUT AND REPLACE WITH NEW 4" DIAMETER SEWER LATERAL PER CITY OF SAN MATEO STANDARDS. SEE WASTE WATER ANALYSIS FOR INFORMATION CALCULATIONS ON SYSTEM CAPACITY.
  6. RETAIL BUILDING ON ADJACENT SITE.
  7. EXISTING STREETLIGHT
  8. EXISTING TRAFFIC SIGNAL
  9. EXISTING FIRE HYDRANT
  10. EXISTING STREET TREES TO REMAIN
  11. INSTALL STREET TREES: SHADEMASTER HONEY LOCUST (*GLEDTISIA TRIACANTHOS 'SHADE MASTER'*) PER CITY STANDARDS
  12. INSTALL STREET TREES: CHINESE PISTACHE (*PISTACIA CHINENSIS*) PER CITY STANDARDS - TYPICAL OF 3 ON EL CAMINO REAL FRONTAGE
  13. ALL DOOR ENTRANCES SHALL BE A MIN. SIZE OF 36" WIDE BY 72" HIGH, TYP.
  14. SHORT TERM BICYCLE PARKING, TYP. DERO DOWNTOWN RACK (GENERAL OFFICE REQUIRES 1 SHORT TERM SPACE PER 10,000 S.F. 21,883/20,000 = 1.09 = 1 SPACE. RETAIL STORES REQUIRE 1 SHORT TERM SPACE PER 2,000 S.F. 11,375/2,000 = 5.688 = 6 SPACES. 6+1 = 7 REQUIRED SHORT TERM BIKE STORAGE SPACES. PER SAN MATEO CITY CHARTER AND MUNICIPAL CODE 27.64.262 BICYCLE PARKING FACILITIES.



EXISTING SITE PLAN 1











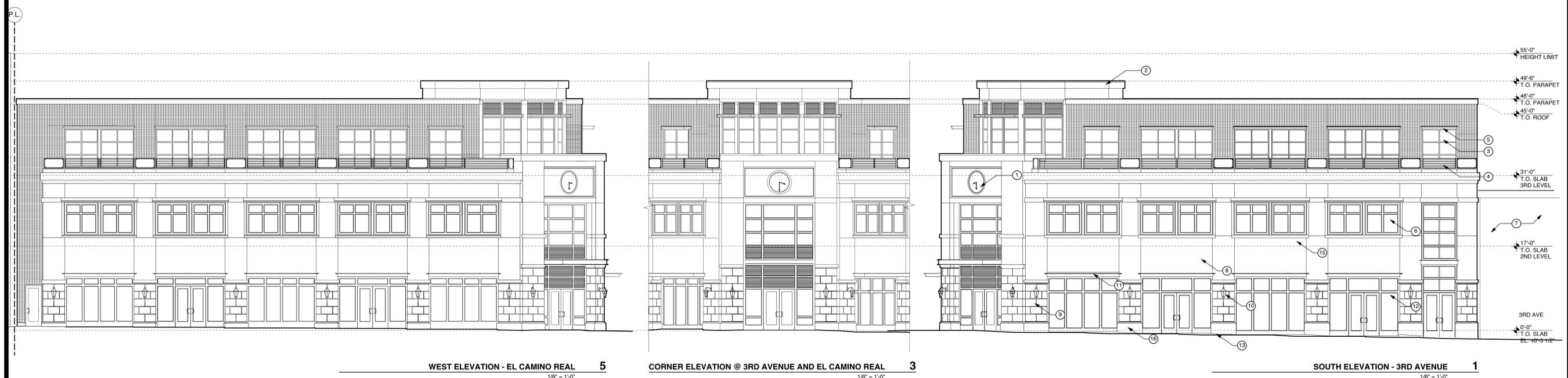
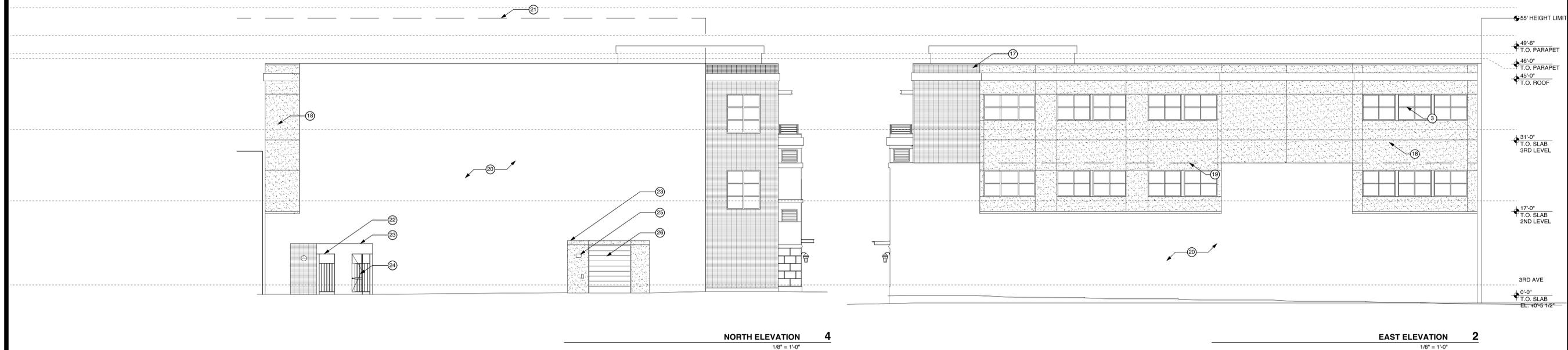




**SHEET NOTES**

NOTE: NOT ALL NOTES APPEAR ON EVERY PAGE.

1. CLOCKFACE W/ NIGHT TIME ILLUMINATION
2. CEMENT PLASTER CORNICE AND TRIM BAND
3. ALUMINUM WINDOW SYSTEM
4. CABLE RAILING
5. METAL AWNINGS ABOVE WINDOWS, TYPICAL @ 3RD FLOOR
6. ALUMINUM WINDOW SYSTEM, COLOR AND PROFILE TO MATCH ALUMINUM STOREFRONT SYSTEM AT GROUND FLOOR
7. RETAIL BUILDING ON ADJACENT SITE
8. CEMENT PLASTER FINISH @ SIGN BAND W/ DECORATIVE TRIM FRAME
9. CAST STONE CLADDING AT COLUMNS, DARK GREY
10. DECORATIVE WALL SCONCE LIGHT
11. METAL AND GLASS CANOPIES AT STOREFRONT WINDOWS
12. ALUMINUM STOREFRONT SYSTEM, DOVE GREY
13. 40.60' AVG ELEVATION AT BACK OF WALK FOR HEIGHT MEASUREMENT
14. NOT USED.
15. CEMENT PLASTER FINISH ABOVE STOREFRONTS
16. CAST-IN-PLACE CONCRETE COLUMN BASES, FINISH AND COLOR TO MATCH CAST STONE ABOVE
17. STACK BOND BRICK FINISH TO MATCH SOUTH & WEST ELEVATIONS
18. CEMENT PLASTER FINISH TO MATCH SOUTH & WEST ELEVATIONS
19. EXISTING ADJACENT BUILDING
20. UNEXPOSED WALL
21. EXISTING PARKING GARAGE IN FOREGROUND
22. GATE SHOWN IN OPEN POSITION
23. EXISTING OPENING IN PARKING GARAGE WALL
24. PEDESTRIAN ACCESS FROM PARKING GARAGE TO 3RD AVENUE, GATES LEFT OPEN DURING BUSINESS HOURS
25. WALL PACK LIGHT FIXTURE
26. ROLL UP DOOR @ TRASH ROOM
27. PLANTER
28. BUILDING SETBACK FROM MIDDLE OF R.O.W.



WEST ELEVATION - EL CAMINO REAL 5  
CORNER ELEVATION @ 3RD AVENUE AND EL CAMINO REAL 3  
SOUTH ELEVATION - 3RD AVENUE 1

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**ELEVATIONS**

**LEGEND**

- PROPERTY LINE
- GRID LINE

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PROJECT NO. 1421 DRAWN BY: CLB  
SHEET SIZE: 30 x 42



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WEST ELEVATION - EL CAMINO REAL 5  
1/8" = 1'-0"

CORNER ELEVATION @ 3RD AVENUE AND EL CAMINO REAL 3  
1/8" = 1'-0"

SOUTH ELEVATION - 3RD AVENUE 1  
1/8" = 1'-0"

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**RENDERED ELEVATIONS**

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