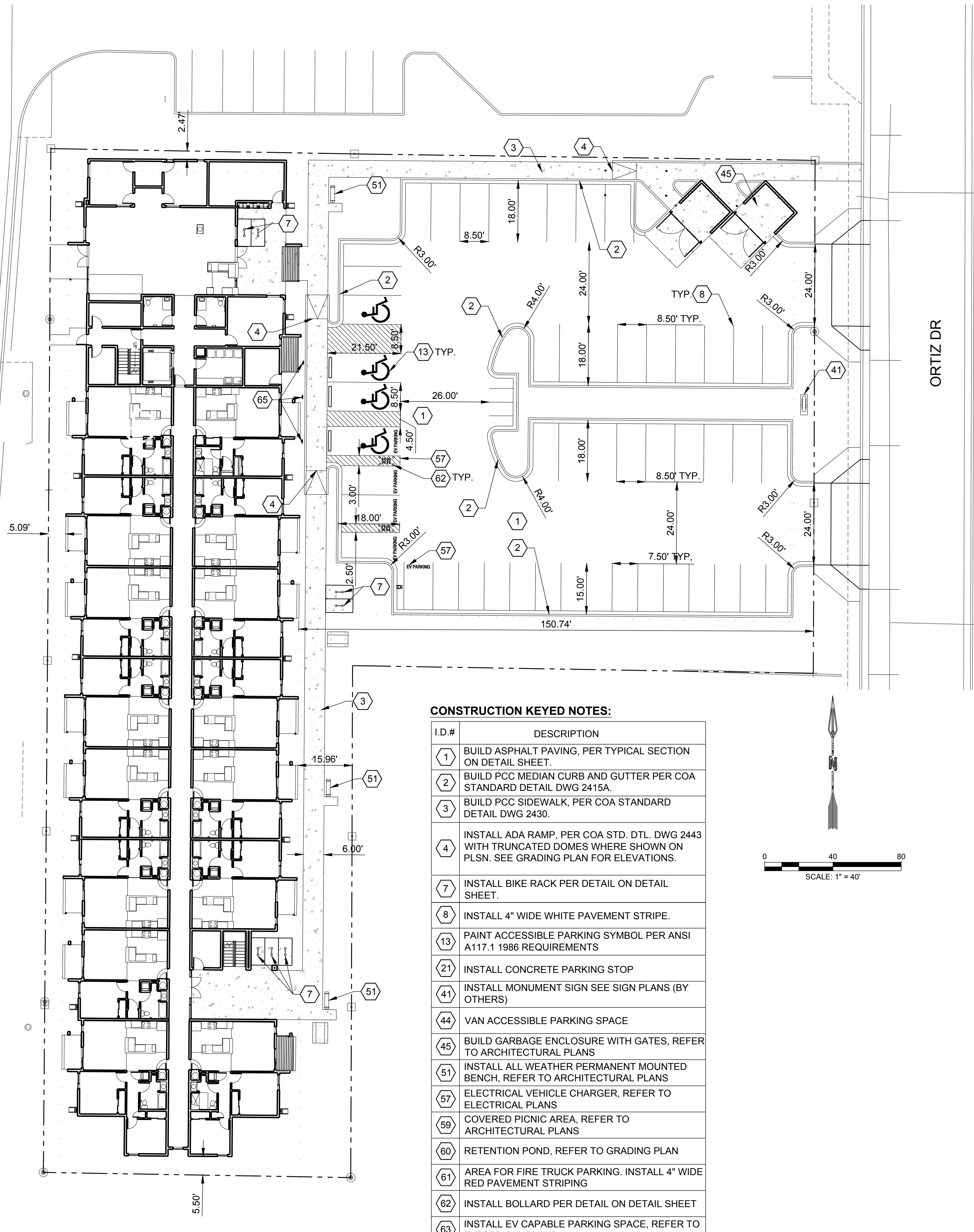
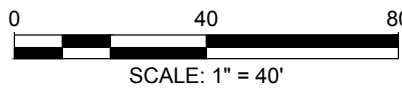


SAN MATEO BLVD



CONSTRUCTION KEYED NOTES:

I.D.#	DESCRIPTION
1	BUILD ASPHALT PAVING, PER TYPICAL SECTION ON DETAIL SHEET.
2	BUILD PCC MEDIAN CURB AND GUTTER PER COA STANDARD DETAIL DWG 2415A.
3	BUILD PCC SIDEWALK, PER COA STANDARD DETAIL DWG 2430.
4	INSTALL ADA RAMP, PER COA STD. DTL. DWG 2443 WITH TRUNCATED DOMES WHERE SHOWN ON PLSN. SEE GRADING PLAN FOR ELEVATIONS.
7	INSTALL BIKE RACK PER DETAIL ON DETAIL SHEET.
8	INSTALL 4" WIDE WHITE PAVEMENT STRIPE.
13	PAINT ACCESSIBLE PARKING SYMBOL PER ANSI A117.1 1986 REQUIREMENTS
21	INSTALL CONCRETE PARKING STOP
41	INSTALL MONUMENT SIGN SEE SIGN PLANS (BY OTHERS)
44	VAN ACCESSIBLE PARKING SPACE
45	BUILD GARBAGE ENCLOSURE WITH GATES, REFER TO ARCHITECTURAL PLANS
51	INSTALL ALL WEATHER PERMANENT MOUNTED BENCH, REFER TO ARCHITECTURAL PLANS
57	ELECTRICAL VEHICLE CHARGER, REFER TO ELECTRICAL PLANS
59	COVERED PICNIC AREA, REFER TO ARCHITECTURAL PLANS
60	RETENTION POND, REFER TO GRADING PLAN
61	AREA FOR FIRE TRUCK PARKING. INSTALL 4" WIDE RED PAVEMENT STRIPING
62	INSTALL BOLLARD PER DETAIL ON DETAIL SHEET
63	INSTALL EV CAPABLE PARKING SPACE, REFER TO ELECTRICAL PLANS
64	TRANSITION CURB OVER 6 LF FROM FULL HEIGHT TO NO HEIGHT AT THE SIDEWALK
65	INSTALL HANDICAP SIGN (SHALL INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING") AND VAN ACCESSIBLE SIGN PER DETAIL ON DETAIL SHEET.
66	PAINT WORDS SHOWN PER PLAN WITH WHITE PAINT. USE LETTERS AT LEAST 1.5 FT TALL. PAINT STROKE SHALL BE A MINIMUM OF 3 INCHES WIDE.



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VICINITY MAP (NTS)

UNIT MIX	LVL1	LVL2	LVL3	TOT
1BR TYP B	12	12	13	37
1BR ADA	1	1	0	2
1BR HI	0	1	0	1
2BR TYP B	2	3	4	9
2BR ADA	0	1	0	1
2BR HI	0	0	0	0
TOTAL	15	18	17	50

UNIT AREAS:	HEATED	RENTABLE*
1 BR	642 SF	682SF
2BR	810 SF	850 SF
* HEATED + BALCONY AREA		

PARKING:
1.2 SPACES PER 1 BR: X 40 = 48 SPACES
1.6 SPACES PER 2 BR: X 10 = 16 SPACE
64 SPACES REQUIRED

REDUCTIONS:
PROXIMITY TO TRANSIT: 10% REDUCTION
65% X 90% = 57.6 SPACES REQUIRED
58 SPACES REQUIRED

PROVIDED PARKING:
STANDARD PARKING: 31 SPACES
COMPACT PARKING: 15 SPACES
ADA PARKING: 4 SPACES
OFFSITE PARKING: 3 SPACES
EV STATION CREDIT
EACH EV STATION COUNTS FOR 2 SPACES
5 EV SPACES PROVIDED = +5 VEHICULAR SPACES
TOTAL PARKING 58 SPACES PROVIDED

Table 2-4-3: MX Zone District Standards			
Development Location		General	
Site Standards			Provided
A	Usable open space (minimum)	≤ 1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥ 3 BR: 350 sq. ft./unit 11,850 sq. ft.	14,642 sq. ft.
B	Landscaping (minimum)	2,784 sq. ft.	11,137 sq. ft.
Setback Standards			
C	Front setback (maximum/minimum)	5 ft / N/A	5 ft
D	Side setback (maximum/minimum)	Interior: 0 ft; Street side: 5 ft / N/A	5.5 ft / 2.5 ft.
E	Rear setback (maximum/minimum)	15 ft / NA	150 ft / 16 ft.
Building Height			
F	Building Height (maximum)	38 ft.	

NO.	DATE:	DESCRIPTION	BY
DESIGNED	CLS		
DRAWN	CLS		
CHECKED	JMS		
DATE	8/29/2025		

CONSTRUCTION

REVISIONS:



SAN MATEO MANOR

PROJECT NAME:
SHEET TITLE:

CDS PROJ. NO.
0760225

OTHER PROJ. NO.

SHEET NO: