

EXISTING BUILDING @ 1383 LAUREL ST.



644 LAUREL ST.

NEIGHBORHOOD CONTEXT



lavrel st. & belmont ave. cross-street



1667 SAN CARLOS AVE.

SURVEYOR: MACLEOD AND ASSOCIATES 965 CENTER STREET, SAN CARLOS CA 94070 (650) 593-8580

PROJECT DIRECTORY

OWNER: RON GROVE GROVE CONSTRUCTION 865 SWEENEY AVE. REDWOOD CITY, CA 94063

ARCHITECT: ROBERT SAUVAGEAU RYS ARCHITECTS, INC. 10 MONTEREY BLVD. SAN FRANCISCO, CA 94131 (415) 841-9090 ext. 202

LANDSCAOE ARCHITECT: TOM HOLLOWAY KLA, INC. 151 N. NORLIN ST. SONORA, CA 95370 (209) 532-2856

VICINITY MAP







PROJECT IN	NFORMATIO	n reside	NTIAL	UNITC	OUNT	, UNI	T N <i>UN</i>	BER, a	& MIX			BUILD	NC	G FLC	DOR A	ARE	$A(\underline{G})$	SF)			
APN:	051361050	FLOOR	UNIT COU	NT 1-BDRM	2-BDRM	1-BDRM	2-BDRM	1-BDRM	2-BDRM	3-BDRM	TOTAL	WITHIN	IFAR			_		NO	TIN	FAR	
LOT SIZE:	APPROX. 0.191 ACRE (APPROX. 8,316 SF)		& NUMBER			BMR	BMR	BONUS UNIT	BONUS UNIT	PENTHOUSE			CIAL	AR D BIKE RAGE	ARS, AL, R.	UNITS	TOTAL	UNITS	TAIRS, JR	S S	ΤΟΤΑ
ADDRESS:	1383 LAUREL STREET	T 1ST FLOOR	UNIT COU (UNIT #)	NT -	-	-	-	-	-	-	-		COMMERCIAL	EHICULAF (ING AND SH, STOR/ ARFA	$ A \cap A $	DENTIAL	TOTAL AREA IN FAR	BONUS RESIDENTIAL L	-4TH FL STAIRS, ELEVATOR	BALCONIES / DECKS	AREA
ZONING:	SAN CARLOS, CA MU-SB	2ND FLOOR	UNIT COU (UNIT #)	NT 2 (4, 5)	1 (1)	-	1 (2)	1 (6)	1 (3)	-	6	FLOOR	0	VEHIC PARKING TRASH, AF		RESIDENT		RESII	2ND-4	8	
MAX. DENSITY:	50 UNITS / NET ACRE	3RD FLOOR	UNIT COU (UNIT #)	NT 1 (10)	2 (7, 8)	1 (11)	-	1 (12)	1 (9)	-	6	1ST FLOOR	1,194	5,517	1,213	-	7,924ª	-	-	-	-
W/ V. DENOTT	= 9.54 = 10 UNITS	4TH FLOOR		. ,	-	-	-	1	-	1	3	2ND FLOOR	-	-	828 ^b	4,000	4,828	2,043	294	895	3,232
OCCUPANCY GROUP	: B OR M, S-2, R-2		(UNIT #)	(14)				(13)		(15)		3RD FLOOR 4TH FLOOR	-	-	828 ^b	4,000 3,564	4,828 4,386	2,043 769	294 294	895 2,163	3,232 3,226
LOT COVERAGE:	7,924 SF (95.2%)	TOTAL UNIT	COUNT	4	3	1	1	3	2	1	15	TOTAL AREA	-	5,517	3,691		<u>21,966</u>	4,855	882	3,953	
GRADING/ EARTHWORK:	APPROX. 530 c.y	PARKI	NG CC	UNTS								GROSS BLDG. AREA						<u>31,656</u>			
CONSTRUCTION TYPE: 1ST FL TYPE I-A 2ND-4TH FL TYPE V-A				VEHICULAR PARKING REQUIRED PER CALIFORNIA GOVERNMENT CODE SECTIONS 65915(P)(2)(A) (AB 2345) EFFECTIVE JANUARY 1, 2021.) PARKING PROVIDED						^a LOT COVERAGE ^b UPPER FLOOR STAIRS AND ELEVATOR AREA NOT INCLUDED											
	COMMERCI	4L 0	0 SPACE REQ. FOR AREA = / < 1,500 SF (INCLUDES 2 ACCESSIBLE SPACE)					CE	LOT AREA: 8,316 SF FAR: 2.5 ALLOWABLE BLDG. AREA: 20,790 SF 10% INCREASE FOR ELECTERIC CAR FACILITIES, SOLAR PANELS MAX. ALLOWABLE BLDG. AREA IN FAR: 22,869 SF.												
	ROPERTY. ARBORIST REPORT IS NOT INCLUDE			3.5 7 X 0.5 SPACE FOR EACH 1-BDRM UNIT				3 SPA	3 SPACES POSSIBLE FOR FUTURE EV CHARGING STATION) DRAWING IND					,							
BMR AND BONUS UNITS:		RESIDENTIAL	2.5					7 BI-CYCLE PARKING (4 SHORT TERM & 3 LONG TERM)				A0 TITLE SHEET A0.1 BUILDING CODE DATA									
INITIAL UNIT COUNT: VERY LOW INCOME E	BMR UNITS: 2		1	2 X 0.5 SPACE	FOR EACH	1 OR 2-BDF	RM BMR UNI		CALCULATI		A0.1 BUILDING CODE DATA A1 SITE PLAN A2 FIRST & SECOND FLOOR PLAN										
% OF INITIAL UNIT CO DENSITY BONUS: BONUS UNIT COUNT:	50%		0.5	1 X 0.5 SPACE 3-BDRM PENTHOUSE UNIT			REQU	REQUIRED: 4 TREES REQUIRED FOR 7,914 SF LOT COVERAGE			A3 THIRD & FOURTH FLOOR PLAN A4 ROOF PLAN & SECTIONS										
TOTAL UNIT COUNT:	15	TOTAL	7.5	INCLUDES AC PARKING, & F		,		PROV	,	EET TREES		A5 ELEVATIONS A6 COLORS & MATERIALS									
	¹ "0" CORRESPONDS TO "0" SPACE REQUIRED FOR SMALL COMMERCIAL SPACE LESS THAN 1,500 SF PER SAN CARLOS ZONING ORDINANCE 18.20.040 (D)-EXCEPTIONS IN MIXED-USE ZONE. 3.5, 2.5, 1, & 0.5 SPACES CORRESPOND TO PARKING SPACES REQUIRED FOR 23 DWELLING UNITS PER GOVERNMENT CODE SECTION 65915 P(2)(A).								A8 PEF A9 SUF A10 BUI	RVEY DI LDING A	TIVE VIE RAWING AND AWI	i NING									
	TITL	e sheet										F1 FIR	E ACCE ELIMINA	RY LAN	N AND SEC DSCAPE PI	_AN	ŀ	40			70

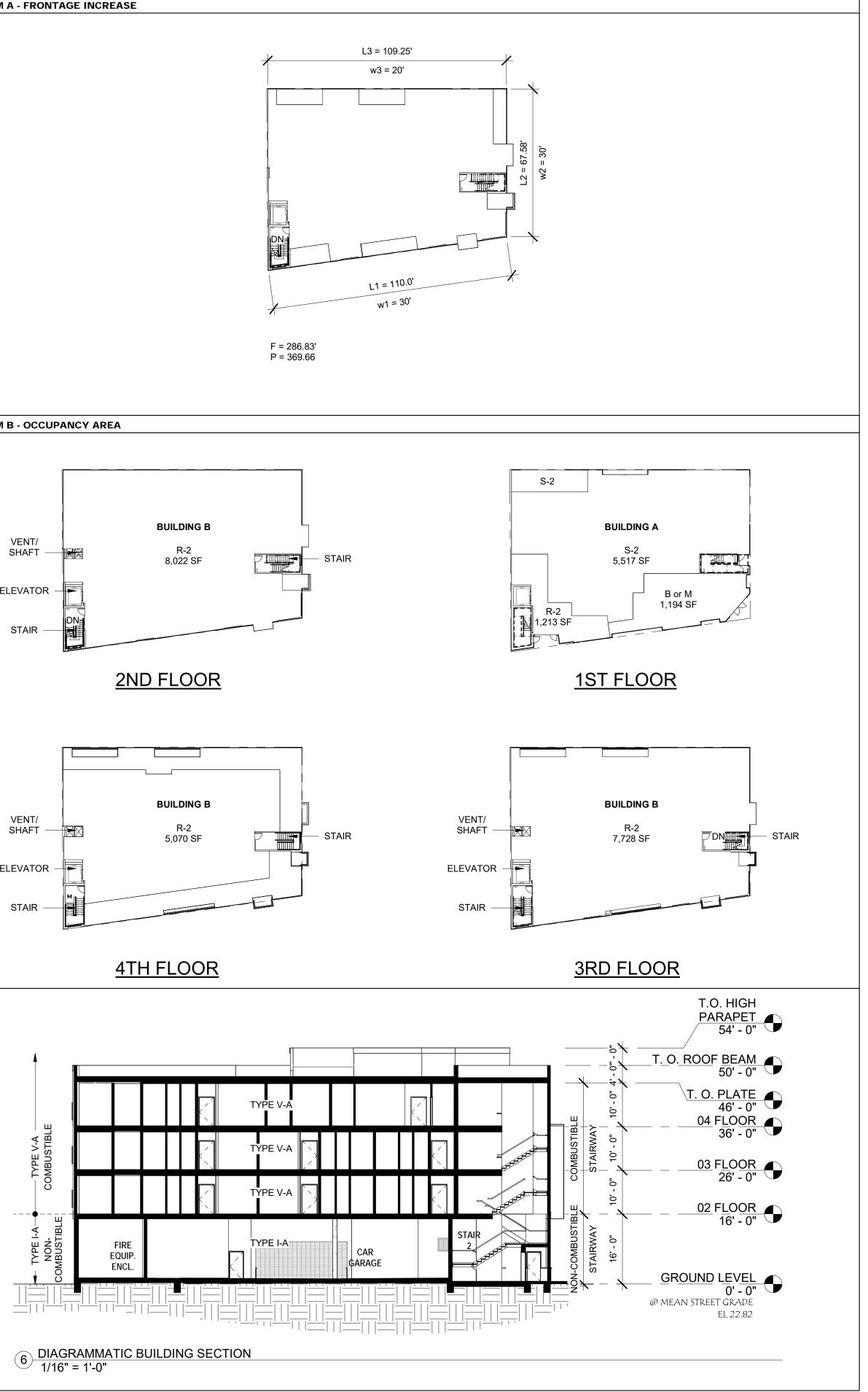
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E	BUILDI	NG	COD	ΕD	ΑΤΑ								REQUIRED SEP
													OCCUPANCY
T١	YPE OF CONS	TRUCTIO	ON:	Т	YPE VA OVER TYPE I	A PODIUI	M - Fl	JLLY SPRINKLERE	D, NFPA 13				B OR M TO R-2
00	CCUPANCY G	ROUPS:		В	OR M, S-2, & R-2								B OR M TO S-2
				В	OR M: RETAIL OR PR	ROFESSI	ONAL	OFFICE					R-2 TO S-2
				R	-2: CONDOMINIUM								R-2 TO R-2
					2 : PARKING GARAGE	E, TRASH	I, BIC	YCLE STORAGE A	REA				
													FIRE-RESISTA
	UMBER OF ST				LEVELS ABOVE GRA		IENC	LOSED PARKING	GARAGE ON GRO	UND LEVEL			BUILDING ELEMI
BU	UILDING TOTA	AL SF ALI	L FLOORS:	3	1,656 SF								PRIMARY STRUC
													BEARING WALLS
													EXTERIOR
													INTERIOR
	NG AREAS												FIRE-RESISTANC
E	BUILDING A			BUI	LDING B								WALLS BASED C
1ST FLOC		7,924 S			-			PURPOSES OF DE					X<5
2ND FLOO 3RD FLOO		-	2ND FI 3RD FI		8,022 SF 7,728 SF	BUIL	DING	SEPARATED BY C	ONE OR MORE FIR	E WALLS CO	OMPLYING		5 <x<10 10<x<30< td=""></x<30<></x<10
4TH FLOO		-	4TH FL		5,070 SF			CTION 706 SHALL E G. CBC SECTION 50		O BE A SEP	ARATE		X>30
													NONBEARING W
								a and building Nd floor.	D AKE SEPARATE	D BY CONCH		IVI	FLOOR CONSTR
TOTAL		7,924 S	F *TOTA	 L	20,820 SF	-							SECONDARY ME
		.,527 0		-	20,020 01								ROOF CONSTRU
ALLOWA	ABLE HEIGH	TS, NU	MBER OF	STOR	IES ABOVE GRADE	PLANE	AND	BUILDING ARE	AS	CBC TABL	E 504.3,		SECONDARY ME
SPRINK	LERED with	NO HE	IGHT AND	AREA	A INCREASE					504.4,	& 506.2		EXTERIOR WIND
		TYPE	I-A						TYPE V-A				EXTERIOR DOOF
													NOTES: "X" IS
	CUPANCY SIFICATION		ALLOWAB	E	PROVIDED	C		UPANCY SIFICATION	ALLOWABLE		PROVIDED		* MA (CB
													(01) ** GLA
	HT IN FE	ET:	UNLIMITE	D	16'-0"			HT IN FEET:	70'		34'		-
B OR N	I # OF STC	RY:	UNLIMITE	D	1	R-	2	# OF STORY:	4		3		AXIMUM ARE
	AREA	:	UNLIMITE	D	1,194 SF			AREA:	36,000 SF		20,820 SF		
	HT IN FE	ET:	UNLIMITE	D	16'-0"			1					FIRE SEPA
R-2	# OF STC	RY:	UNLIMITE	D	1								0
	AREA	:	UNLIMITE	D	1,213 SF								3'
	HT IN FE	ET:	UNLIMITE	D	16'-0"								5'
S-2	# OF STC	RY:	UNLIMITE	D	1								10'
	AREA	:	UNLIMITE	D	5,517 SF								15'
BUILDIN	NG A	<u> </u>	BU	ILDIN	G B	I							20'
(MULTI-	OCCUPANC		(SI		OCCUPANCY								25'
	STORY BUI	LDING)			ORY BUILDING)								:
See DIA	GRAM B	1	See		GRAM B						1	1	PROPOSED SIT
GROUP	BASIC AREA	ARI PROV		OUP	AREA INCREASE FA PER CBC 506.3		ALL	OWABLE AREA PE EQUATION		2ND FLOOR	3RD FLOOR	4TH FLOOR	APN:
	PER				EQUATION 5-5	5		SINGLE OCCL	JPANCY	TEOOR	TLOOK	TLOOK	ADDRESS:
	TABLE 506.2				(SEE DIAGRAM	A)		MULTI-STO	ORY				
					$I_1 = [F/P-0.25] W/$	/30		$A_a = [A_t + (NS)]$	x I _i)] S _a				LOT SIZE:
B OR M	UNLIMITED	1,194			P = 369.66'		A _t NS	=36,000 PER =12,000 PER T					ZONING:
D UK IVI		1,194			F = 286.83'		NS Sa	=12,000 PER 1 =2	ADLE 300.2				PROPOSED USE
					$W = (L_1 x w_1 + L_2 x w_2 + L_3 w_3 + L_3 w$		דחד	TAL ALLOWABLE F					MAX. DENSITY:
R-2	UNLIMITED	1,213	3 SF		= (110'x30' + 67.58	'x30' ́		= [36,000 + (12	2,000 x 0.46)] x 2				
к-2		1,210		2-2	+ 109.25'x20')/286.8 = 26.2'	83'		= 83,040		8,022	7,728	5,070	OCCUPANCY GR
						0.051		TAL ALLOWABLE F CH INDIVIDUAL FLO					CONSTRUCTION
S-2	UNLIMITED	5,517	SF		I _f = [(286.83 / 369.66) · x (26.2/30)	- 0.25]		CEED, Aa					AREA
					=0.46			= [36,000 + (12 = 41,520	2,000 x 0.46)] x 1				BUILDING FOOT
TOTAL A		7,924		<u></u>			ייםועו			< 11 EDD	< 41,520,	< 41,520,	-
IUTALA		/,924		OVVAE = 41,52	BLE FLOOR AREA IN E 20	ACH IND	IVIDU	JAL FLOOK NUT T	J EAGEED,	< 41,520, OK	< 41,520, OK	< 41,520, OK	LANDSCAPE & O
							- 00 0	240		~			-
			10	AL AL	LOWABLE FLOOR AR	$\Box A, A_a$	- 03,0	J4U		2	0,820 < 83,04 OK	+υ,	



EPARATI	ON OF OCCUPANCIES (HOURS)			CBC 508.4	DIAGRAM A - FRONT	TAGE INC	REASE
	REQUIRED	PROVIDED						
2	1 HOUR	1 HOUR						
2	1 HOUR	1 HOUR						
	1 HOUR	1 HOUR						
	HOUR PER CBC 420.2 SEPARATION WALLS	1 HOUR						
	ATING REQUIREMENTS	FOR BUILDING ELE	MENTS (HOURS)	СВС Т	ABLE 601 / CBC TABLE 705.5	-		
MENT		REQUIRED: TYPE I-A	PROVIDED: TYPE I-A	REQUIRED: TYPE V-A	PROVIDED: TYPE V-A			
UCTURAL	FRAME (SEE SECTION 202		3 HOUR	1 HOUR	1 HOUR	_		
LS	X	,				_		
		3 HOUR 3 HOUR	3 HOUR 3 HOUR	1 HOUR 1 HOUR	1 HOUR 1 HOUR			
	NG REQ. FOR EXTERIOR SEPARATION DISTANCE	SEE TABLE 705.5	SEE TABLE 705.5	SEE TABLE 705.5	SEE TABLE 705.5			
<5		1 HOUR	1 HOUR	1 HOUR	1 HOUR			
10		1 HOUR	1 HOUR	1 HOUR	1 HOUR			
30 30		1 HOUR 0 HOUR	1 HOUR 0 HOUR	1 HOUR 0 HOUR	1 HOUR 0 HOUR			
WALLS AN	ND PARTITIONS: INTERIOF	R 0 HOUR	0 HOUR	0 HOUR	0 HOUR	_		
TRUCTION	AND ASSOCIATED (SEE SECTION 202)	2 HOUR	2 HOUR	1 HOUR	1 HOUR	_		
	AND ASSOCIATED (SEE SECTION 202)	1.5 HOUR	1.5 HOUR CLASS B ROOF PER TABLE 1505.1	1 HOUR	1 HOUR CLASS B ROOF PER TABLE 1505.1	_		
NDOWS		NOT REQUIRED*	NOT RATED**	NOT REQUIRED*	NOT RATED**			
ORS		NOT REQUIRED*	NOT RATED**	NOT REQUIRED*	NOT RATED**	DIAGRAM B - OCCUI	PANCY AF	REA
	EXTERIOR WALL OPENI ICE AND DEGREE OF OF				CBC TABLE 705.8			BUILDING
PARATION	N DISTANCE (FEET)	ALLOWA	BLE AREA (UNPROTEC	TED, SPRINKLERED)		VENT/		
	S THAN 3'		NOT PERMITT	ED		SHAFT —		R-2 8,022 SF
	SS THAN 5'		15%					
	S THAN 10' SS THAN 15'		25% 45%			ELEVATOR		
	S THAN 20'		75%				DN	
	S THAN 25'		NO LIMIT			STAIR		
25' TO LES	SS THAN 30'		NO LIMIT					
	GREATER		NOT REQUIRE	D		_		2ND FLOC
SITE DAT	A AND ANALYSIS					_		
	051361050							
	1383 LAUREL STRE	ET, SAN CARLOS, CA						
	APPROX. 0.191 ACF	RES (APPROX. 8,316 SF)					
	MU-SB (MIXED-USE	SOUTH BOULEVARD)						
SE:	MIXED-USE WITH G	ROUND FLOOR RETAI	L AND UPPER STORY C	ONDOMINIUMS				BUILDING
· :	50 UNITS / NET ACF	RE				VENT/ SHAFT —		R-2
GROUP:	B or M, S-2, R-2							5,070 SF
ON TYPE:	1ST FL TYPE I-A, 2N	ID-4TH FL TYPE V-A OV	ER CONCRETE PODIUI	Μ		ELEVATOR		
	<u>S.F.</u> <u>PEF</u>	RCENTAGE						
) TPRINT:	7,924 S.F. 95.2	2 %				STAIR —		
OPEN SP	ACE: 1,273 S.F. 15.3	3 %						
								4TH FLOO



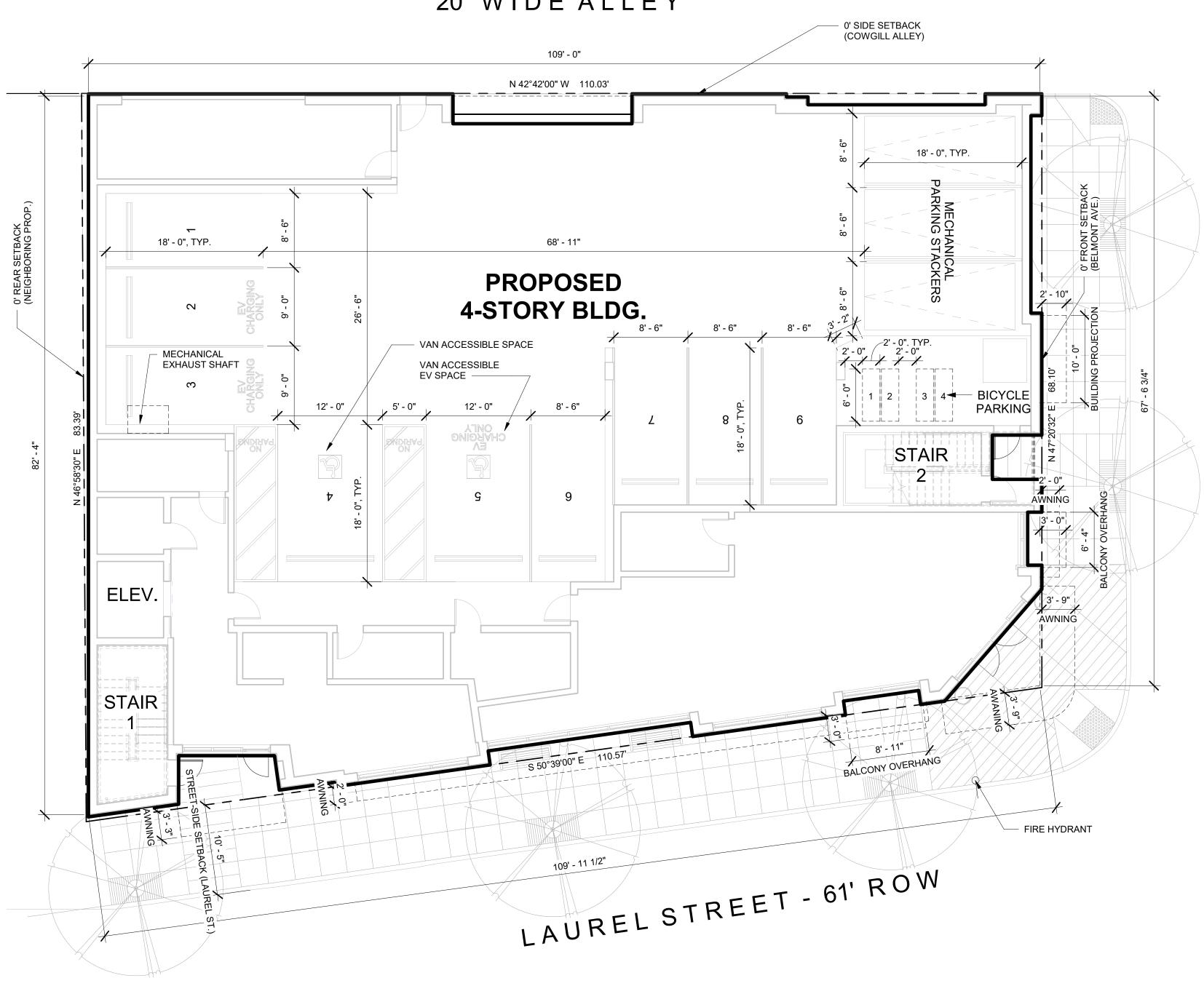
BUILDING CODE DATA





EXISITNG 3-STORY OFFICE BLDG. AND PARKING LOT





1 SITE PLAN 1/8" = 1'-0"



SITE PLAN

 \geq \cap 0 Õ Ζ Ο \geq Ш Ш

1. EMERGENCY RESPONDER RADIO COVERAGE SYSTEM (ERRCS) WILL BE PROVIDED AS A DEFERRED SUBMITTAL.

CAR STACKERS AND CAR PUZZLER SYSTEMS NOTES:

PARKING AREAS INSIDE BUILDINGS OR UNDER ATTACHED CANOPIES EQUIPPED WITH CAR STACKERS OR CAR PUZZLER SYSTEMS: [CFC §321 AS AMENDED BY THE CITY OF SAN CARLOS]

MUST BE PROTECTED FROM ABOVE BY AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED TO A DENSITY OF EXTRA HAZARD GROUP 2.

STANDARD COVERAGE SIDEWALL SPRINKLERS, LISTED FOR ORDINARY HAZARD GROUP 2, MUST BE PROVIDED TO PROTECT EACH PARKING LEVEL, INCLUDING THE BOTTOM LEVELS.

(1) THE MAXIMUM COVERAGE OF A SIDEWALL SPRINKLER IS 80 SQ. FT. AND THE USE OF EXTENDED COVERAGE SIDEWALL HEADS FOR PROTECTION IS PROHIBITED.

iii. THE BASIC DESIGN AREA OF APPLICATION FOR THE INCREASED DENSITY FIRE SPRINKLER SYSTEM PROTECTING THE CAR STACKER OR CAR PUZZLER SYSTEMS SHALL BE 2,500 SQUARE FEET.

iv. THE DESIGN AREA OF APPLICATION MAY BE REDUCED UPON APPROVAL BY THE REDWOOD CITY FIRE DEPARTMENT, BUT NEVER LESS THAN 1,500 SQUARE FEET IF ONE-HOUR RATED WALLS ARE PROVIDED BETWEEN THE STACKER PARKING AREA AND OTHER STANDARD PARKING STALLS OR STORAGE AREAS, AND THE CAR STACKER SYSTEM IS DIVIDED INTO A MAXIMUM OF 1,000 SQUARE FOOT FIRE AREAS BY ONE-HOUR RATED FIRE BARRIERS.

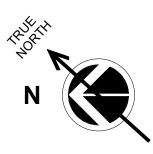
v. FLOW FROM ALL FIRE SPRINKLER HEADS, UPRIGHT, PENDANT, AND SIDEWALL, AT ALL LEVELS, AND LOCATED IN THE DESIGN AREA OF APPLICATION SHALL BE INCLUDED IN THE HYDRAULIC CALCULATIONS FOR THE FIRE SPRINKLER SYSTEM..

vi. CAR STACKERS AND CAR PUZZLER SYSTEMS INSTALLED INSIDE STRUCTURES OR UNDER ATTACHED CANOPIES MUST BE PROVIDED WITH MANUAL WET OR AUTOMATIC WET STANDPIPE CONNECTIONS AT ALL POINTS OF ACCESS AND AT EACH PARKING LEVEL WITHIN THE STRUCTURE SO THAT EVERY PART OF THE PARKING AREA IS WITHIN 150 FEET BY HOSE PULL OF A STANDPIPE CONNECTION.

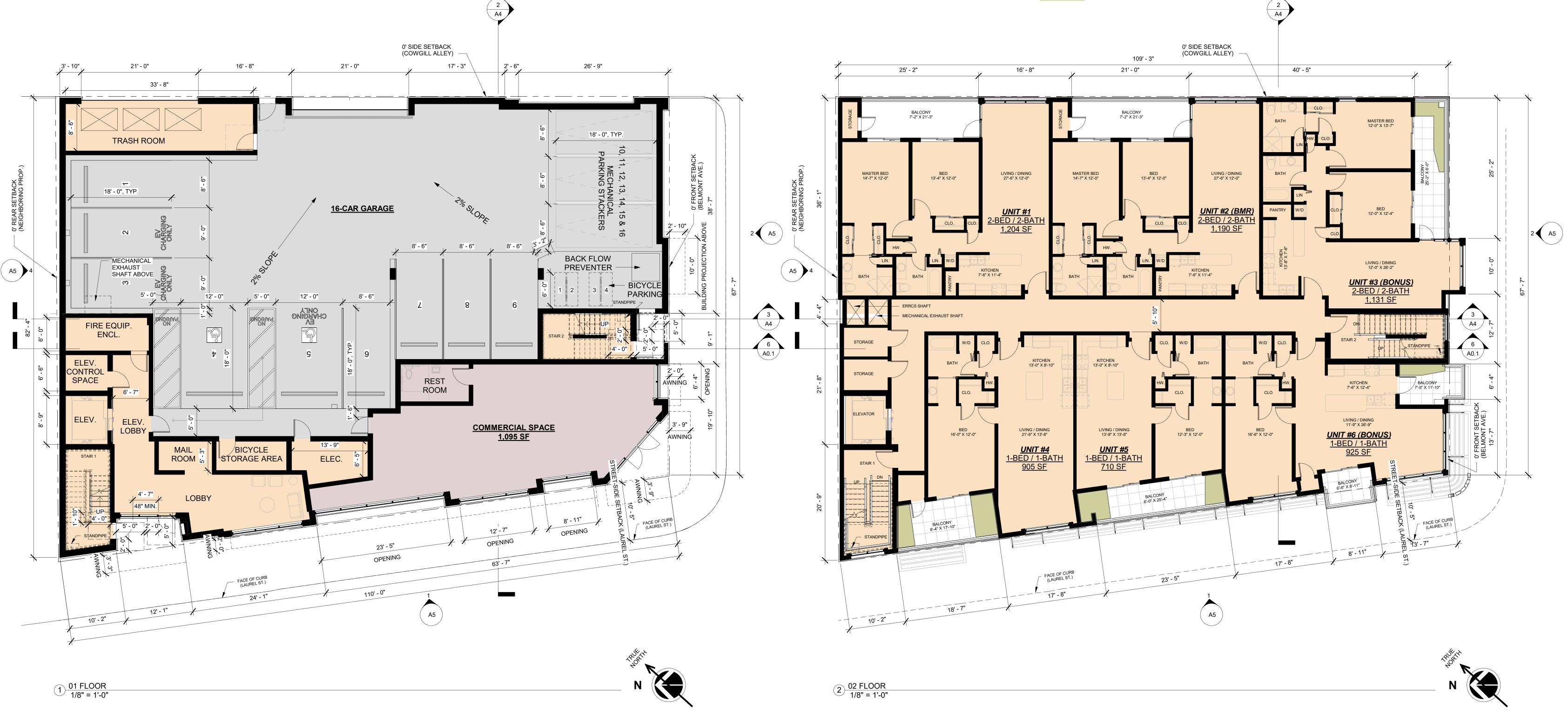
vii. CAR STACKERS AND CAR PUZZLER SYSTEMS INSTALLED INSIDE STRUCTURES MUST BE PROVIDED WITH A MECHANICAL SMOKE AND HEAT REMOVAL SYSTEM PER CALIFORNIA FIRE CODE §910.4.

viii. THE SMOKE AND HEAT REMOVAL SYSTEM MUST BE AUTOMATICALLY ACTIVATED UPON DETECTION OF FIRE BY THE FIRE ALARM SYSTEM. (§910.4.4 IS NOT APPLICABLE TO THIS REQUIREMENT).

SHOPPING CENTER









FIRST & SECOND FLOOR PLAN

COLOR LEGEND

Residential

COMMERCIAL

COVERED PARKING

LANDSCAPE PLANTER







THIRD & FOURTH FLOOR PLAN

COLOR LEGEND

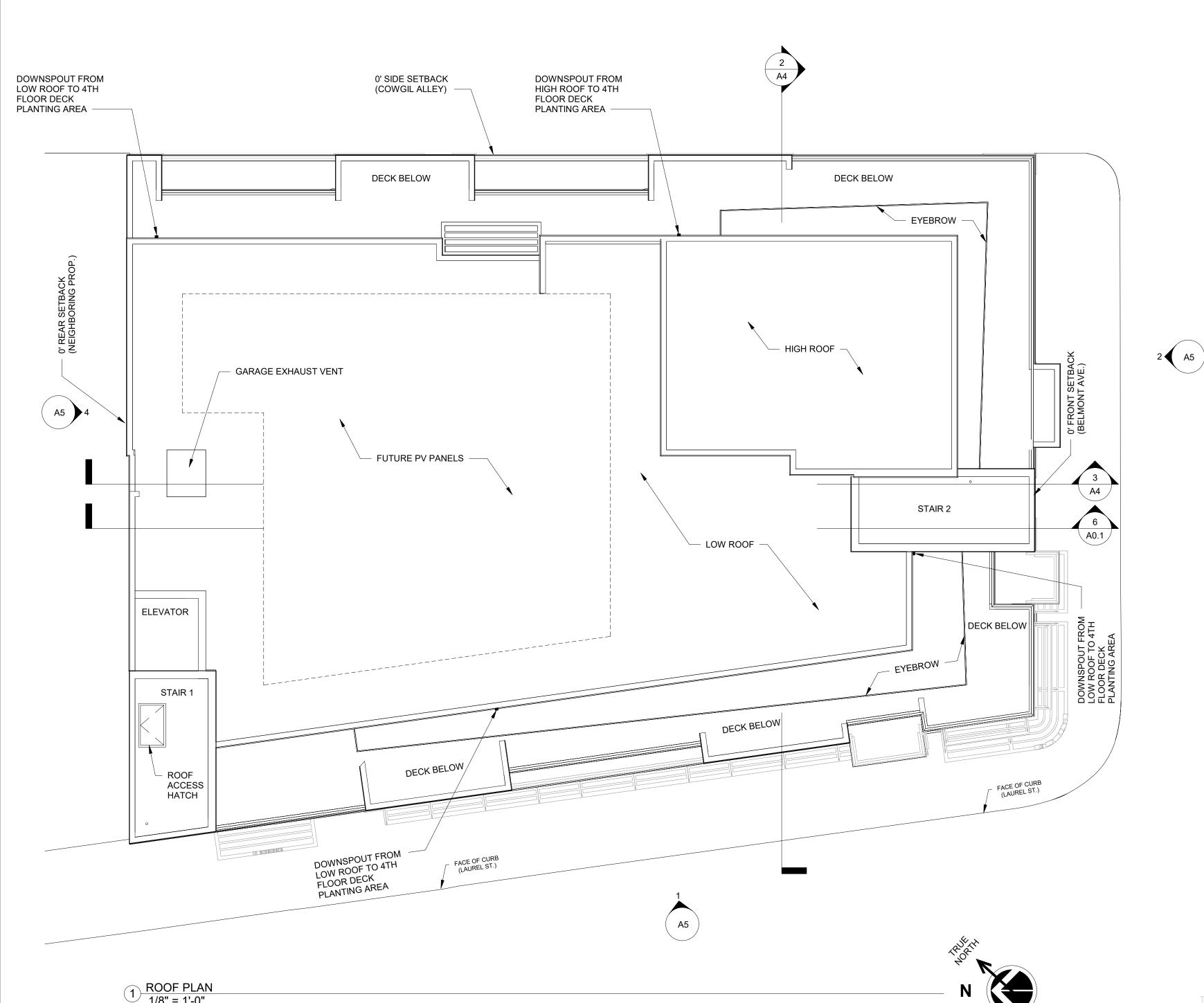
Residential

LANDSCAPE PLANTER

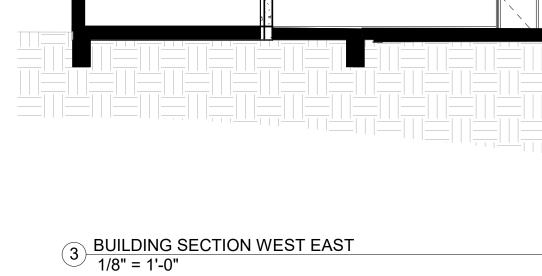


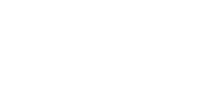
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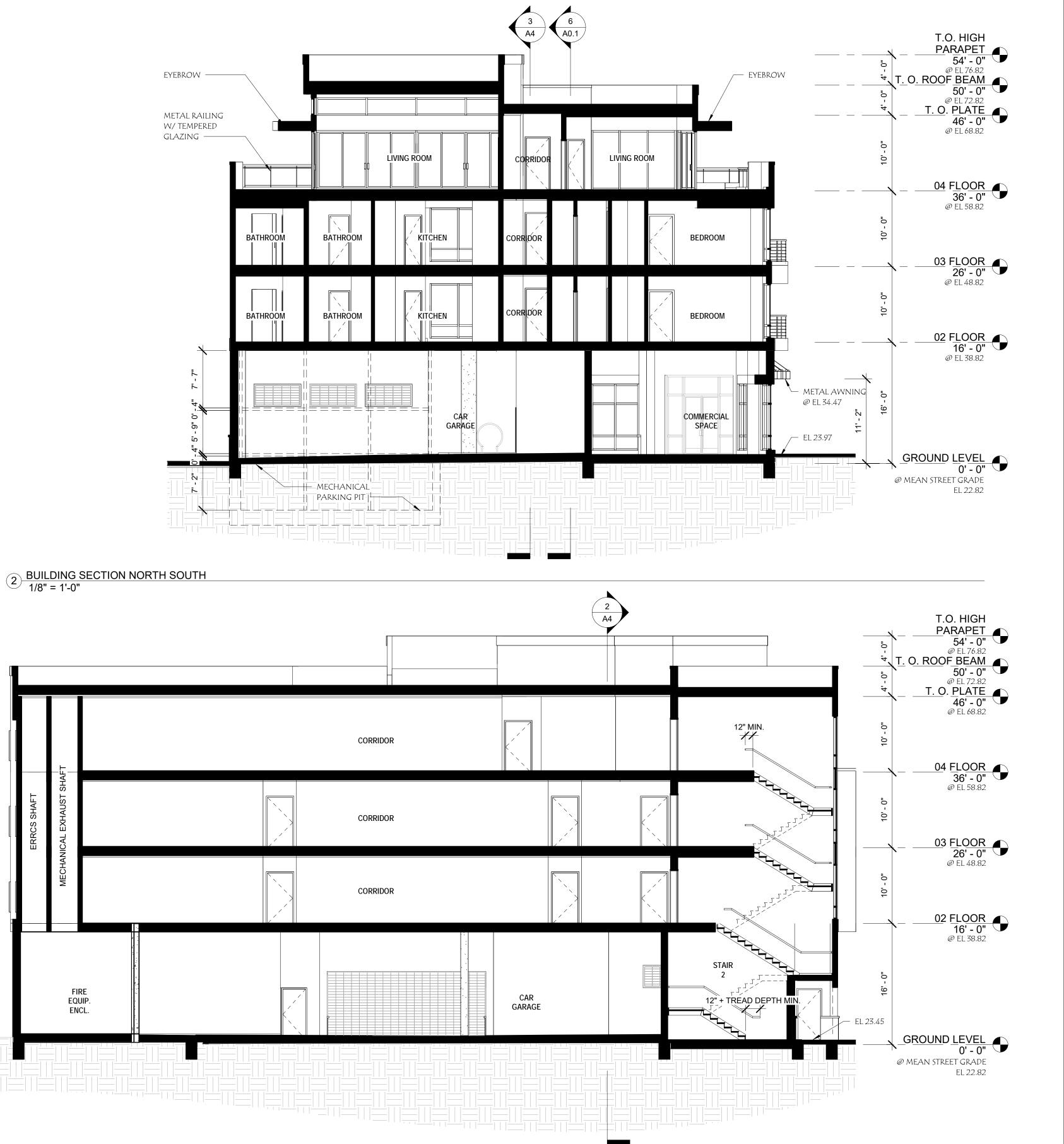
1 ROOF PLAN 1/8" = 1'-0"

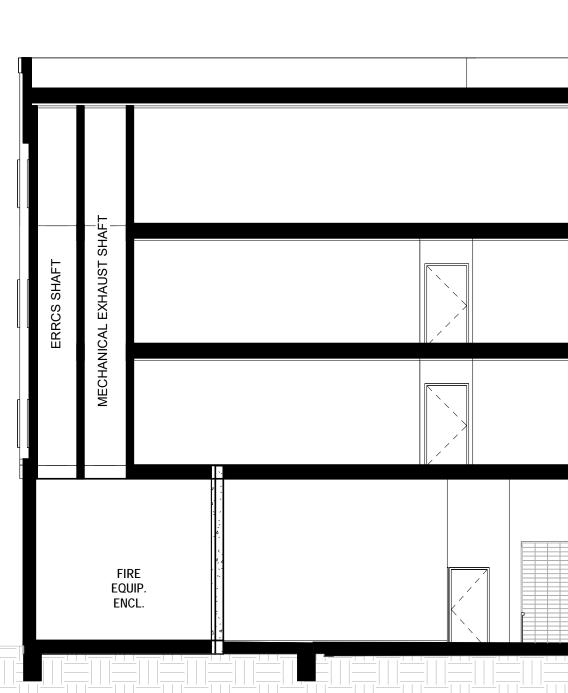


ROOF PLAN & SECTIONS











3 EAST ELEVATION 1/8" = 1'-0"



1383 +23' - 5" 12' - 7" └─ @ EL 24.26 ----- Residential + -OPENING OPENING entrance 1 WEST ELEVATION 1/8" = 1'-0" COMMERCIAL SPACE

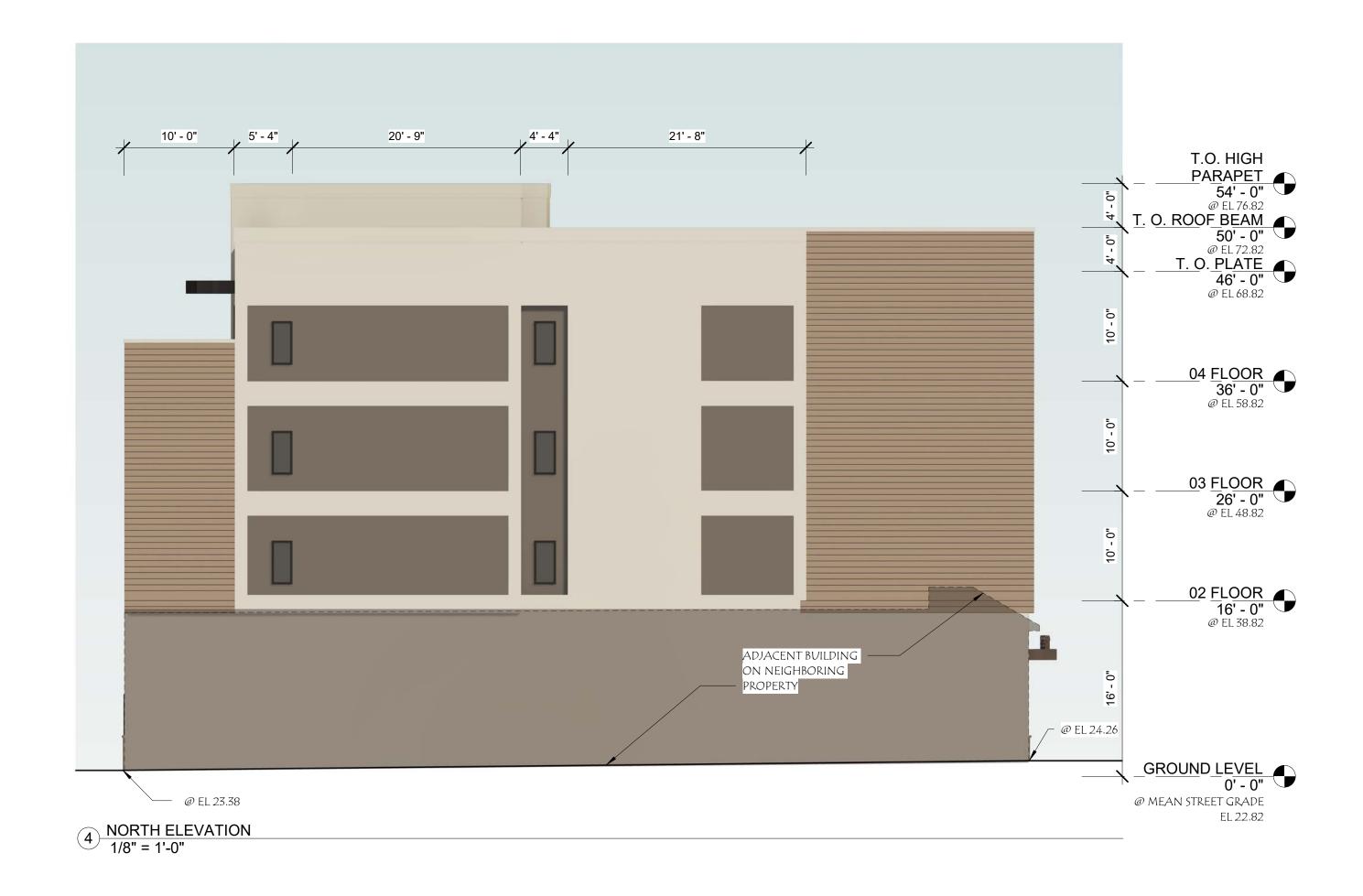
17' - 8"

23' - 5"

17' - 8"







elevations



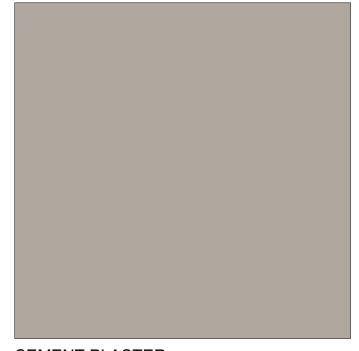


CEMENT PLASTER COLOR 1: SHERWIN-WILLIAMS -SW 6070 "HERON PLUME"



BRICK VENEER BELDEN BRICK COMPANY -BROWN 8601 SMOOTH



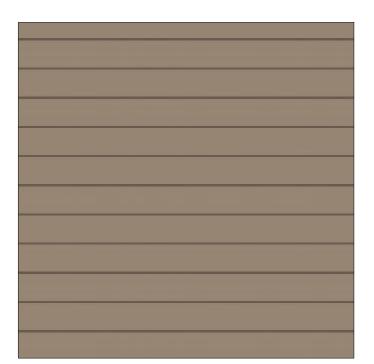


CEMENT PLASTER COLOR 3: SHERWIN-WILLIAMS SW 7638 JOGGING PATH

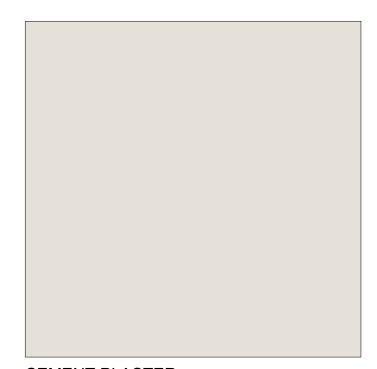




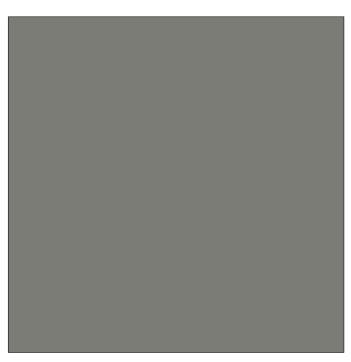
COLORS & MATERIALS



SMOOTH NICKEL GAP SIDING BORAL TRUEXTERIOR
 COLOR 2: SHERWIN-WILLIAMS
 SW 7521 DORMER BROWN



CEMENT PLASTER - COLOR 1: SHERWIN-WILLIAMS SW 6070 "HERON PLUME"



CEMENT PLASTER COLOR 5: SHERWIN-WILLIAMS SW 7060 ATTITUDE GRAY



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3 SOUTH-EAST



1 SOUTH-WEST





2 NORTH-WEST



4 NORTH-EAST

MASSING VIEWS



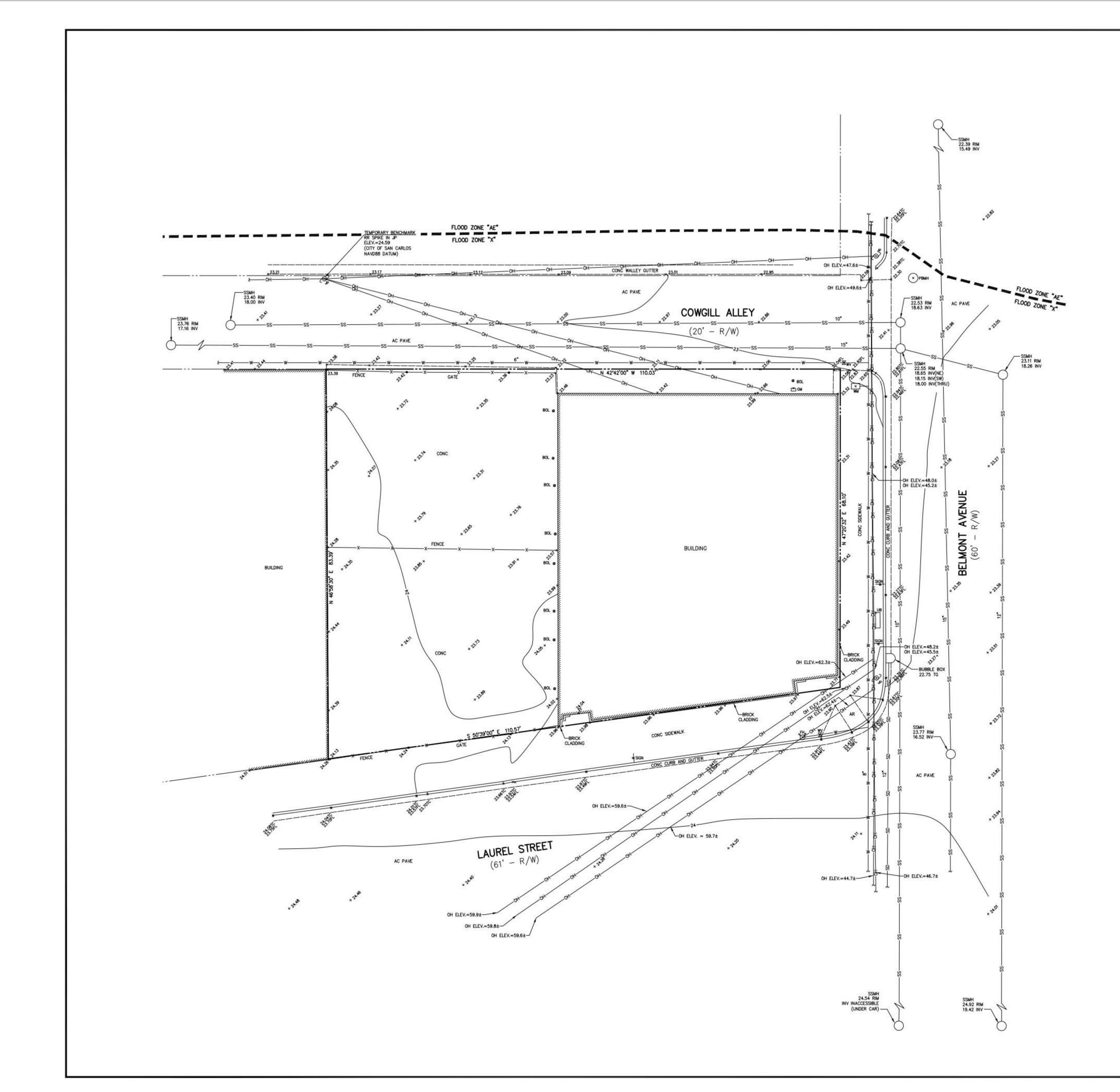


PERSPECTIVE VIEW FROM BELMONT AVE. AND ALLEY

PERSPECTIVE VIEW

1383 LAVREL ST. SAN CARLOS, CALIFORNIA





SURVEY DRAWING

LEGEND

AC PAVE
AR
РВМН
BOL
СВ
CONC
FF
FH 🕈
FL
GM
INV
JP Q
он
SSMH
TC
UB
WM
w∨ ⊠
●12" TREE
XX
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PROPERTY LINE ASPHALT CONCRETE PAVEMENT ACCESS RAMP PACIFIC BELL MANHOLE BOLLARD CATCH BASIN CONCRETE FINISH FLOOR FIRE HYDRANT FLOWLINE GAS METER INVERT JOINT UTILITY POLE OVERHEAD SANITARY SEWER MANHOLE TOP OF CURB UTILITY BOX WATER METER WATER VALVE TREE W/ SIZE — FENCE - GAS LINE ---- OVERHEAD UTILITY LINE WATER LINE

LOT AREA:

= 8,316 SQ. FT. \pm = 0.191 ACRES \pm

UTILITY NOTE:

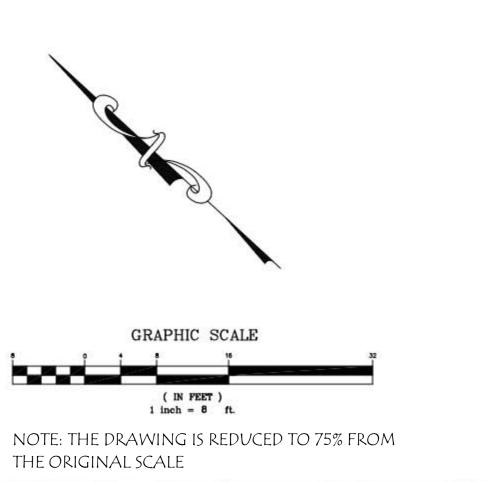
THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

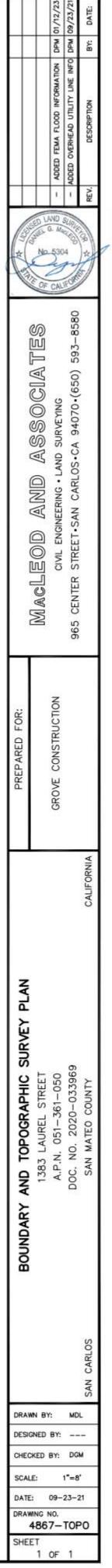
BENCHMARK NOTE:

ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO CITY OF SAN CARLOS BENCHMARK "BM54". A BRASS DISC IN THE TOP OF THE CURB ON THE NORTH SIDE OF EL CAMINO REAL ACROSS FROM 1224 EL CAMINO REAL HAVING AN ELEVATION OF 23.01 (NAVD88 DATUM).

FLOOD ZONE NOTE:

THE ENTIRE PROPERTY LIES WITHIN FLOOD ZONE "X", AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP NO. 06081C0301F, DATED APRIL 5, 2019.





A9

PROJECT NO. 20111

EXISITNG 3-STORY OFFICE BLDG. AND PARKING LOT





BUILDING AND AWNING PROJECTIONS-SITE PLAN 1/8" = 1'-0"



BUILDING AND AWNING PROJECTIONS-SITE PLAN

≥ 0 \mathbf{C} 60' Ш \supset Ζ Ш >Ζ 0 ∑ L Ш Ш

LEGEND

AWNING PROJECTION 4 FT MAX.; MINIMUM 8 FT ABOVE SIDEWALK GRADE. SEE SHEET A5 / 1 - WEST ELEVATION AND A5 / 2 -SOUTH ELEVATION FOR PROJECTED AWNING HEIGHT. **BUILDING PROJECTION*** 3 FT MAX.; MINIMUM 12 FT ABOVE SIDEWALK GRADE. SEE SHEET A5 / 1 - WEST ELEVATION AND A5 / 2 -SOUTH ELEVATION FOR PROJECTED BUILDING HEIGHT. * THE MAXIMUM WIDTH OF ANY SINGLE PROJECTION IS TEN FT AND THE TOTAL WIDTH OF ALL PROJECTIONS ALONG A BUILDING FACE SHALL NOT BE MORE THAN 25% OF THE BUILDING FRONTAGE.

SEE BELOW SAN CARLOS MUNICIPAL CODE / TABLE 18.05.030-4:

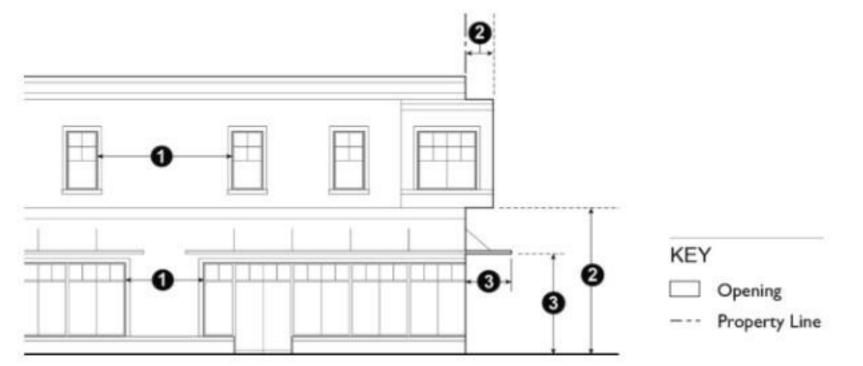


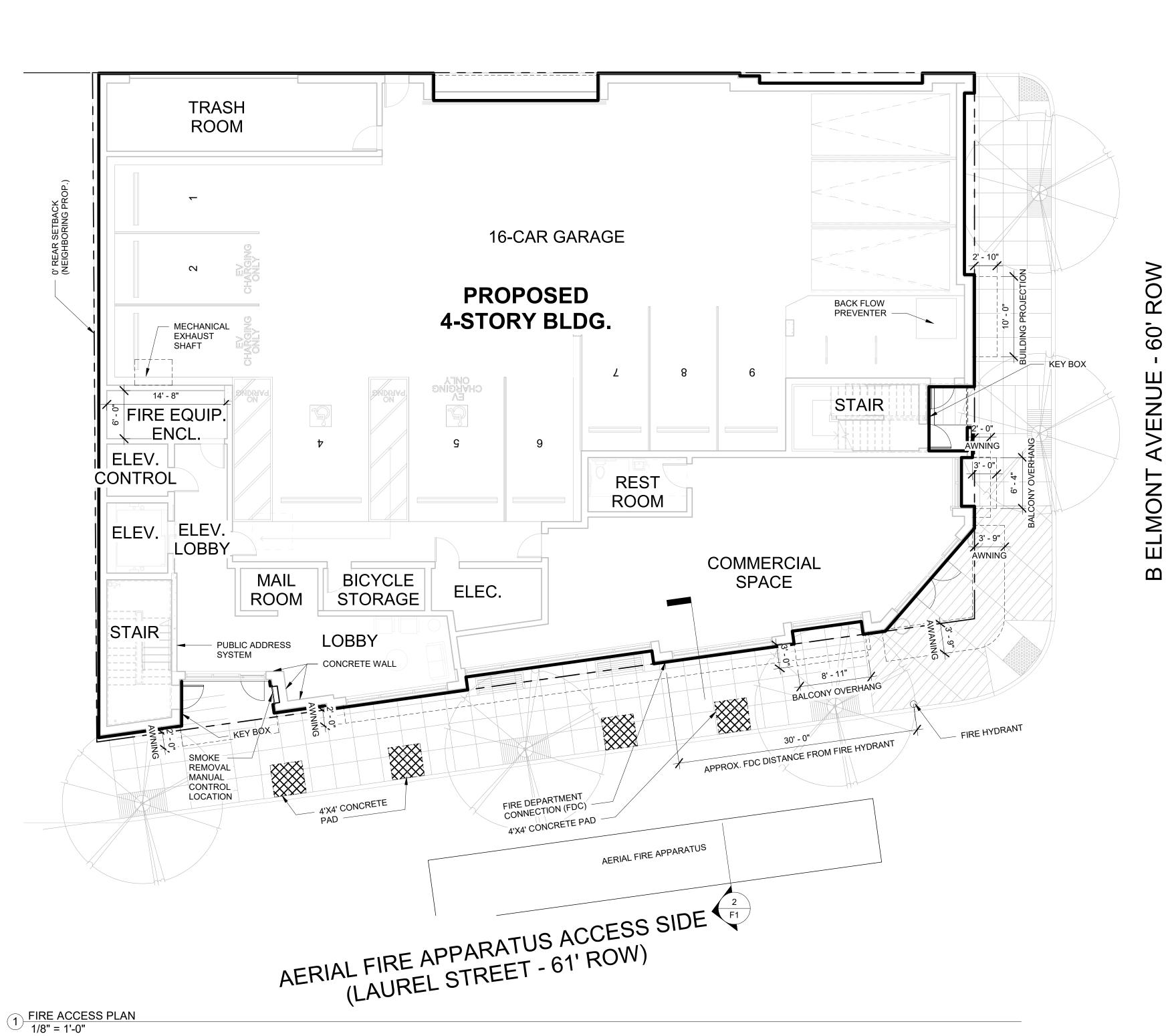
TABLE 18.05.030-4: BUILDING FORM STANDARDS-MIXED-USE DISTRICTS

District	MU-DC	MU-D	MU-SA	MU-SC	MU-NB	MU-SB	MU-N	Additional Regulations	#	
Maximum Length of Blank Wall (ft.)	Ground floor: 10 Upper floors: 25	25	25	25	25	25	25		1	
Maximum Building Projections (ft.)	3; minimum 12 feet above sidewalk grade.									
Awnings and Overhangs (ft.)	4; minimum 8 fe		3							

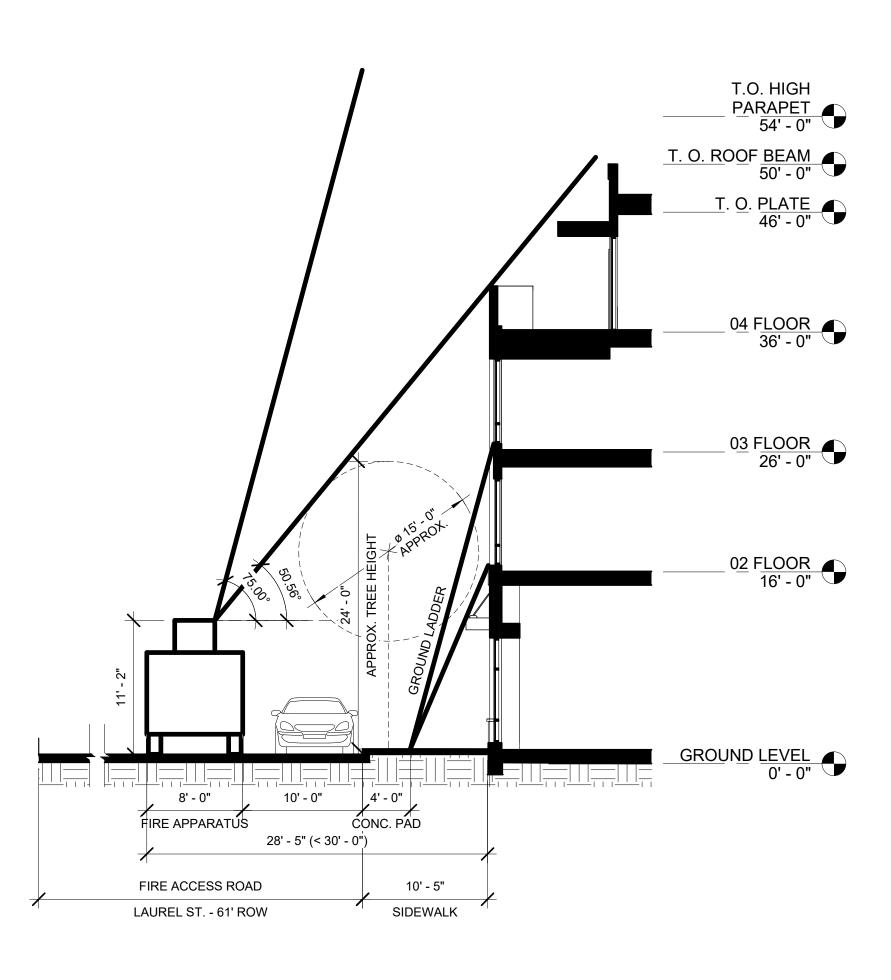
F. Building Projections. The maximum width of any single projection is ten feet and the total width of all projections along a building face shall not be more than twenty-five percent of the building frontage.



GROVE CONSTRUCTION



20' WIDE ALLEY



2 AERIAL FIRE APPARATUS SECTION 1/8" = 1'-0"

FIRE ACCESS PLAN AND SECTION

1. EMERGENCY RESPONDER RADIO COVERAGE SYSTEM (ERRCS) WILL BE PROVIDED AS A DEFERRED SUBMITTAL.

CAR STACKERS AND CAR PUZZLER SYSTEMS NOTES:

PARKING AREAS INSIDE BUILDINGS OR UNDER ATTACHED CANOPIES EQUIPPED WITH CAR STACKERS OR CAR PUZZLER SYSTEMS: [CFC §321 AS AMENDED BY THE CITY OF SAN CARLOS]

i. MUST BE PROTECTED FROM ABOVE BY AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED TO A DENSITY OF EXTRA HAZARD GROUP 2.

ii. STANDARD COVERAGE SIDEWALL SPRINKLERS, LISTED FOR ORDINARY HAZARD GROUP 2, MUST BE PROVIDED TO PROTECT EACH PARKING LEVEL, INCLUDING THE BOTTOM LEVELS.

(1) THE MAXIMUM COVERAGE OF A SIDEWALL SPRINKLER IS 80 SQ. FT. AND THE USE OF EXTENDED COVERAGE SIDEWALL HEADS FOR PROTECTION IS PROHIBITED.

iii. THE BASIC DESIGN AREA OF APPLICATION FOR THE INCREASED DENSITY FIRE SPRINKLER SYSTEM PROTECTING THE CAR STACKER OR CAR PUZZLER SYSTEMS SHALL BE 2,500 SQUARE FEET.

iv. THE DESIGN AREA OF APPLICATION MAY BE REDUCED UPON APPROVAL BY THE REDWOOD CITY FIRE DEPARTMENT, BUT NEVER LESS THAN 1,500 SQUARE FEET IF ONE-HOUR RATED WALLS ARE PROVIDED BETWEEN THE STACKER PARKING AREA AND OTHER STANDARD PARKING STALLS OR STORAGE AREAS, AND THE CAR STACKER SYSTEM IS DIVIDED INTO A MAXIMUM OF 1,000 SQUARE FOOT FIRE AREAS BY ONE-HOUR RATED FIRE BARRIERS.

v. FLOW FROM ALL FIRE SPRINKLER HEADS, UPRIGHT, PENDANT, AND SIDEWALL, AT ALL LEVELS, AND LOCATED IN THE DESIGN AREA OF APPLICATION SHALL BE INCLUDED IN THE HYDRAULIC CALCULATIONS FOR THE FIRE SPRINKLER SYSTEM..

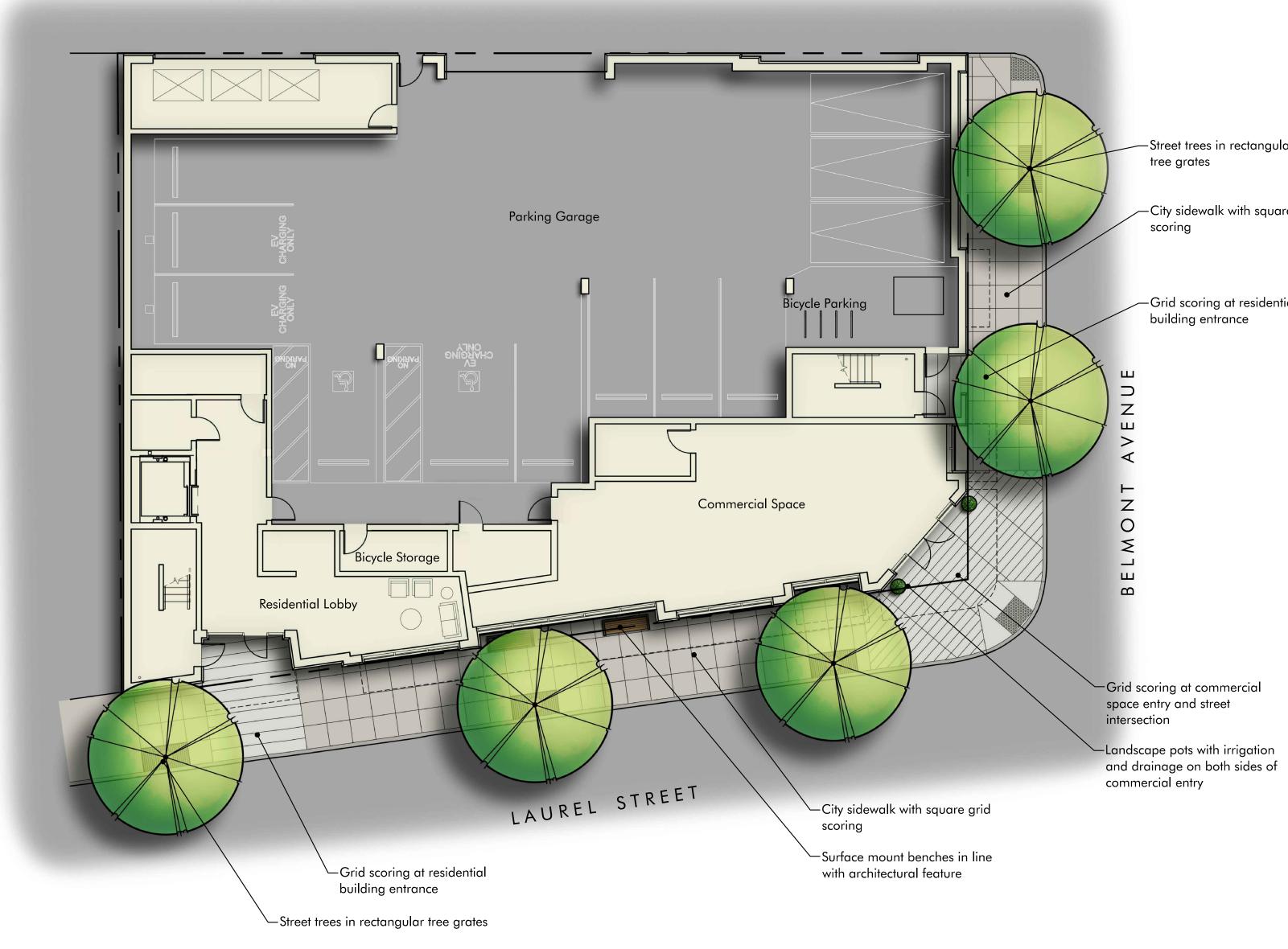
vi. CAR STACKERS AND CAR PUZZLER SYSTEMS INSTALLED INSIDE STRUCTURES OR UNDER ATTACHED CANOPIES MUST BE PROVIDED WITH MANUAL WET OR AUTOMATIC WET STANDPIPE CONNECTIONS AT ALL POINTS OF ACCESS AND AT EACH PARKING LEVEL WITHIN THE STRUCTURE SO THAT EVERY PART OF THE PARKING AREA IS WITHIN 150 FEET BY HOSE PULL OF A STANDPIPE CONNECTION.

vii. CAR STACKERS AND CAR PUZZLER SYSTEMS INSTALLED INSIDE STRUCTURES MUST BE PROVIDED WITH A MECHANICAL SMOKE AND HEAT REMOVAL SYSTEM PER CALIFORNIA FIRE CODE §910.4.

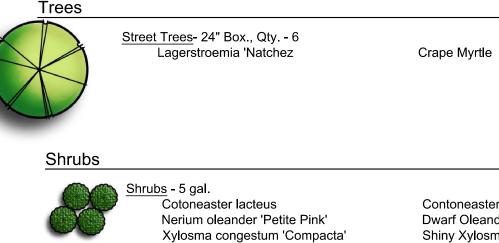
viii. THE SMOKE AND HEAT REMOVAL SYSTEM MUST BE AUTOMATICALLY ACTIVATED UPON DETECTION OF FIRE BY THE FIRE ALARM SYSTEM. (§910.4.4 IS NOT APPLICABLE TO THIS REQUIREMENT).



F1



Preliminary Plant Palette



Focal Accent Shrubs - 1 gal. Dietes bicolor Lantana species Phormium species Rosa 'Red Flower Carpet' Salvia species

Contoneaster Dwarf Oleander Shiny Xylosma

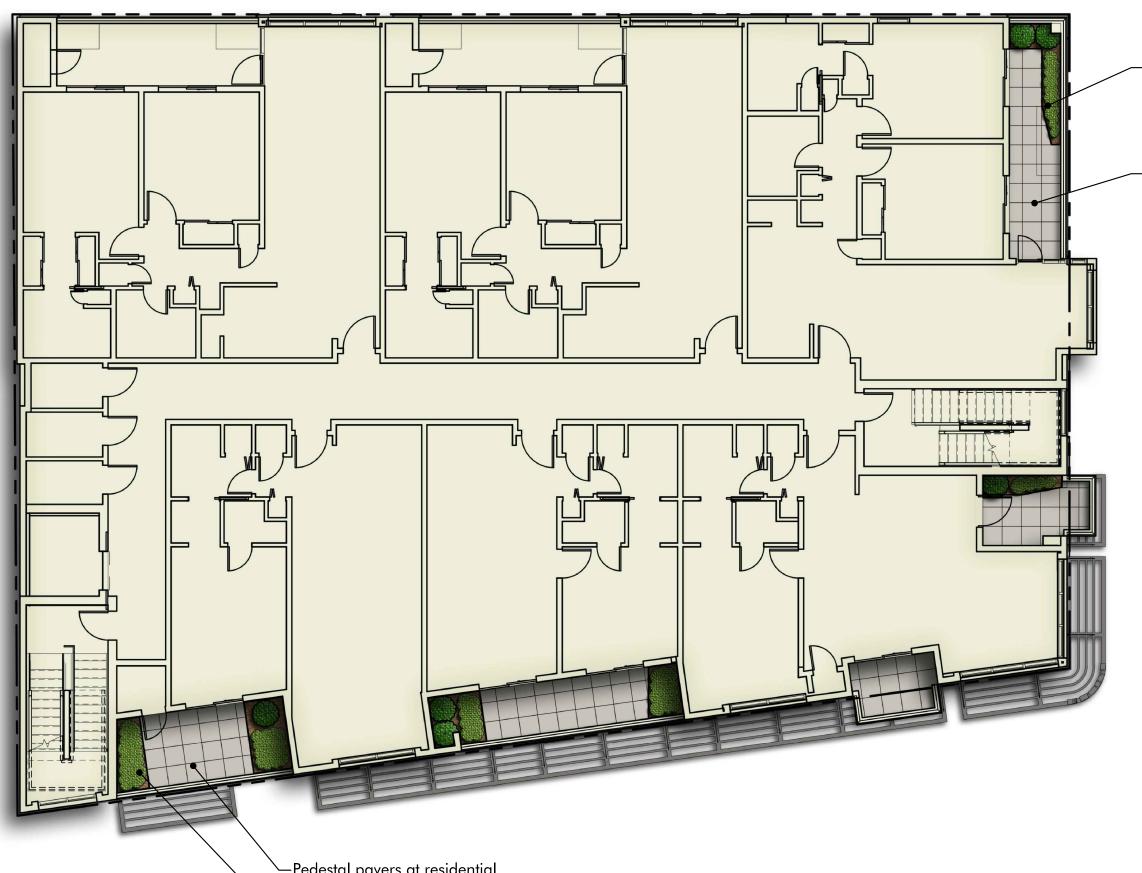
Fortnight Lily Lantana Dwarf Flax Groundcover Rose Sage



Street trees in rectangular

-City sidewalk with square grid

-Grid scoring at residential



Pedestal pavers at residential patios

-Landscape planters with permanent irrigation and drainage provisions at residential patios - typical



Groundcovers

Low Accent Plants and Grasses - 1 gal. Agapanthus africanus Hemerocallis hybridus Lantana species Rosa 'Red Flower Carpet' Salvia species Teucrium chamaedrys

Lily of the Nile Day Lily Lantana Groundcover Rose Sage Germander

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

Final landscape design shall meet San Carlos codes and requirements as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.

Irrigation

The entire site will be irrigated using a fully automatic system and designed to meet the City's Water Efficient Landscape Ordinance (WELO). The irrigation system will largely be low-volume design with limited use of pop-up sprays or rotators at turf/fescue areas. The system will include in-line valves, quick couplers, and gate valves. New irrigation controller will be Hunter, Rainbird, Irritrol, or equal and will meet the WELO requirements of a 'Smart' controller. A complete irrigation design with these parameters will be provided with the improvement plans.

Landscape Areas

Landscape Area	1,273 sf
Site Area	8,316 sf
Percentage of Site in Landscape	15.3%

PRELIMINARY LANDSCAPE PLAN

-Landscape planters with permanent irrigation and drainage provisions at residential patios - typical

-Pedestal pavers at residential patios

Second Floor Plan

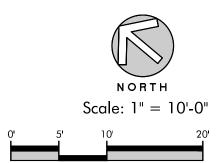
1" = 10'-0"

Landscape Concept

The landscape design concept for 1383 Laurel is to provide an enjoyable and aesthetic space for employees, customers, and residents that fits within the landscape framework of the existing neighborhood and the surrounding area, as well as the requirements of the City. Plant material has been selected that performs well in the special conditions of San Carlos (Sunset Zone #16).

No high water use turf areas are included. Low and medium water use hardy trees, shrubs and groundcover are proposed for the landscape around the site. The landscape (and associated irrigation) has been designed to be compliant with City of San Carlos's Water Efficient Landscape Ordinance (WELO).

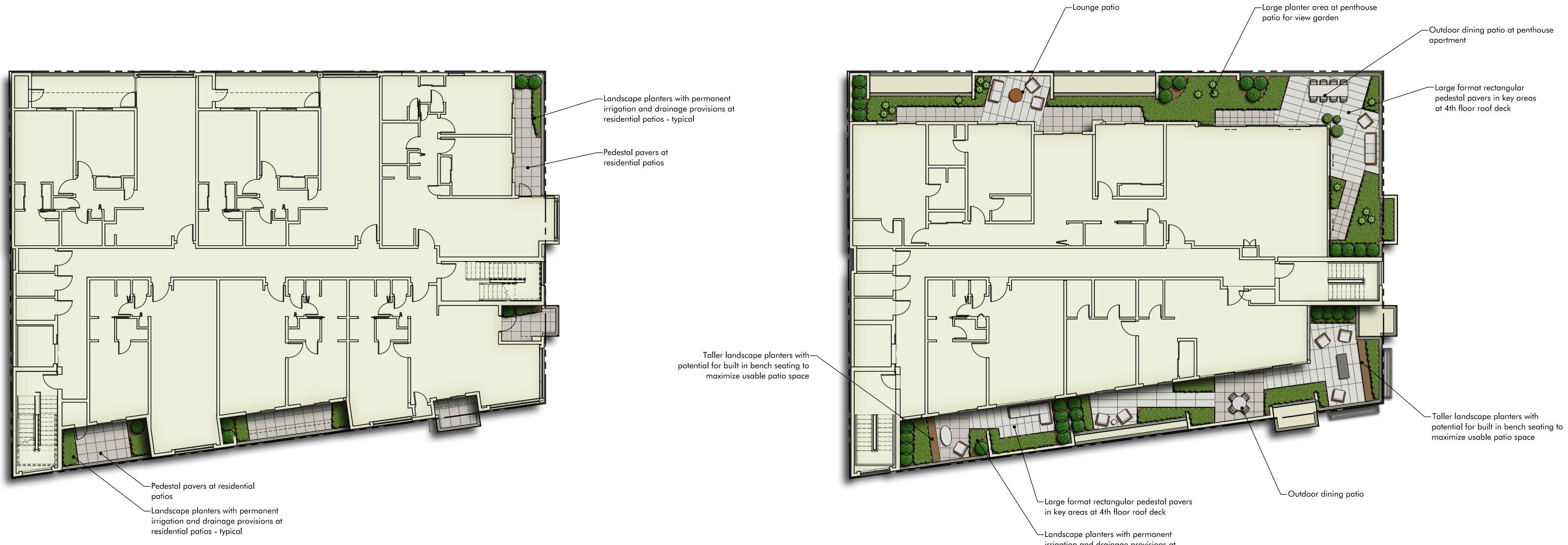
Special considerations have been provided in selection of plant material that respect the needs of the facility as well as the customers. Clear and secure view corridors have been provided to ensure safety of the customers entering and moving around the site.

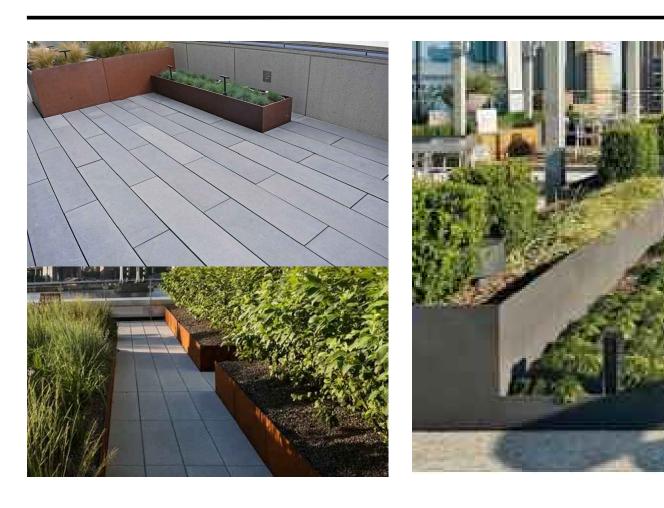






L0.1







Third Floor Plan

1" = 10'-0"



Rectangular Tree Grate

PRELIMINARY LANDSCAPE PLAN

1383 LAUREL ST. SAN CARLOS, CALIFORNIA

Landscape planters with permanent irrigation and drainage provisions at residential patios - typical

Fourth Floor Plan

1" = 10'-0"

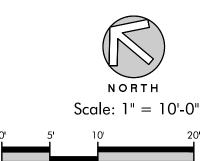
Concept Imagery

Grasses with Accent Plants



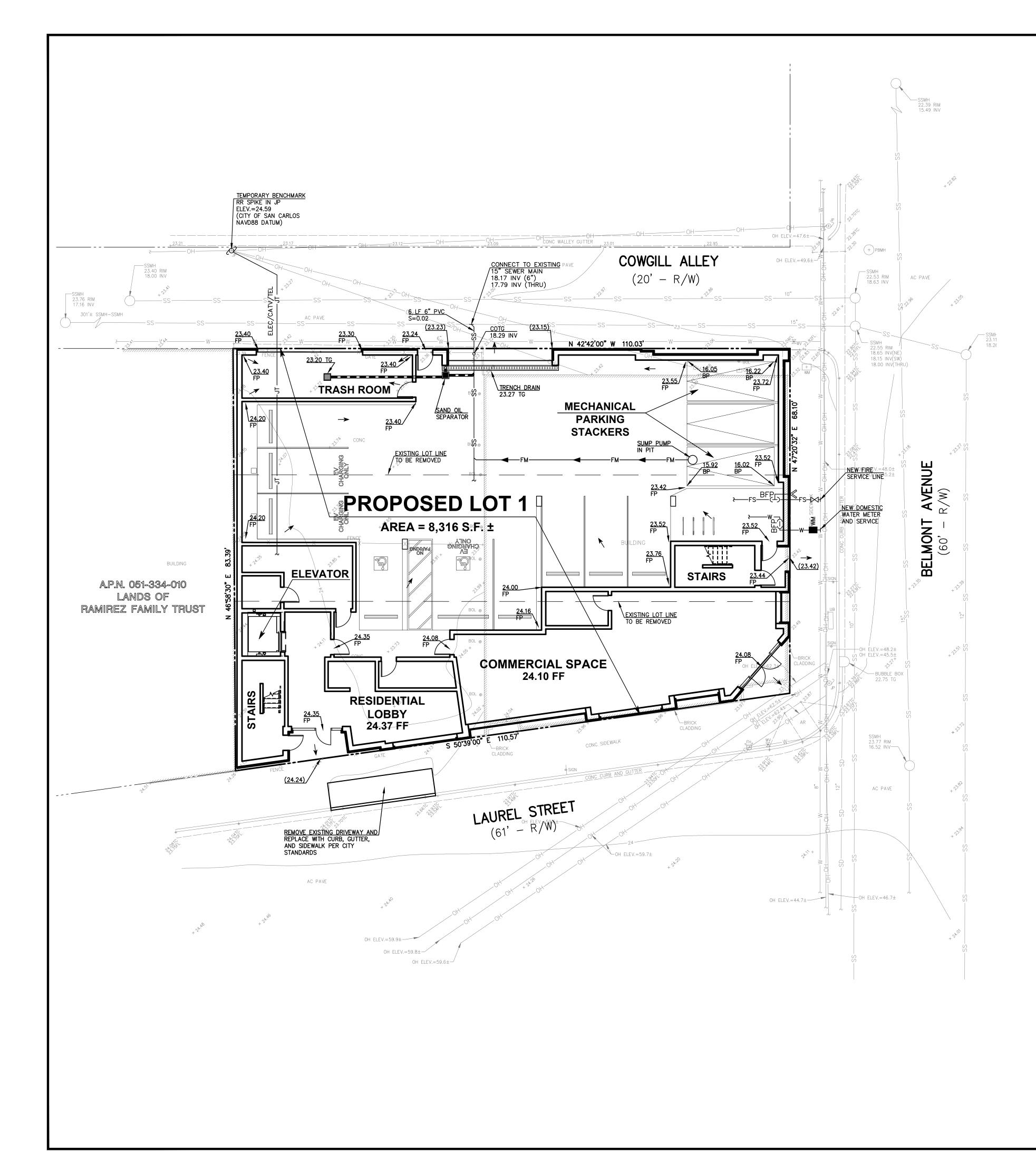


L0.2





FORMAL PLANNING APPLICATION RE-SUBMITTAL DATE: 03/29/2023 FORMAL PLANNING APPLICATION RE-SUBMITTAL DATE: 01/20/2023 KLA PROJECT NO. 21-2397



OWNER AND SUBDIVER:

RON GROVE GROVE CONSTRUCTION 865 SWEENEY AVENUE REDWOOD CITY, CA 94063

<u>CIVIL ENGINEER / LAND SURVEYOR:</u>

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

EXISTING AND PROPOSED ZONING:

MU-SB

FLOOD ZONE:

ZONE "X"

OFFICIAL BENCHMARK:

BM # 32 BRASS DISK SET IN TOP OF THE SOUTHEAST CURB RETURN ON EL CAMINO REAL AT EATON AVENUE. (1800 EL CAMINO REAL) ELEV. = 25.20 (NAVD 88)

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.

ASSESSOR'S PARCEL NUMBERS:

051-361-050

LOT AREA:

8,316 S.F. ±

UTILITY SERVICES:

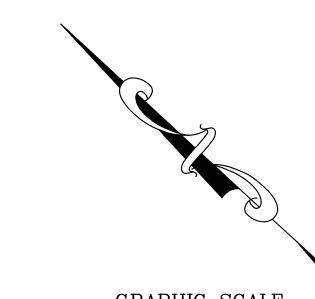
SANITARY SEWER: WATER: TELEPHONE: FIRE PROTECTION:

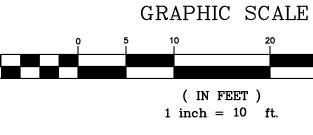
GAS & ELECTRICITY: PACIFIC GAS & ELECTRIC COMPANY CITY OF SAN CARLOS CALIFORNIA WATER SERVICE AT & T SAN CARLOS/ RWC FIRE DEPT.

GENERAL NOTES:

- 1. ALL EXISTING BUILDINGS, FENCES, WALLS AND DRIVEWAYS WILL BE REMOVED.
- 2. FOR DIMENSIONS OF UNITS SEE ARCHITECTURAL PLANS PREPARED BY RYS ARCHITECTS, INC.

3. A LOT MERGER OR FINAL MAP FOR CONDOMINIUM PURPOSES SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. THE LOT MERGER OR FINAL MAP SHALL BE APPROVED AND RECORDED, ELIMINATING THE EXISTING LOT LINES PRIOR TO ISSUANCE OF A BUILDING PERMIT.





LEGEND

AC PAVE

AR BFP

BOL

CB

CONC

FDC

FH 🖌

FF

FL

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GM

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JP 🤇

PBMH

SSMH

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TC

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(23.42)

PROPERTY LINE

ACCESS RAMP

CATCH BASIN

FINISH FLOOR

FIRE HYDRANT

FINISH PAVE

GAS METER

OVERHEAD

TOP OF CURB

TOP OF GRATE

UTILITY BOX

WATER METER

WATER VALVE

FORCE MAIN LINE

FIRE SERIVCE LINE

JOINT TRENCH LINE

OVERHEAD UTILITY LINE

SANITARY SEWER LINE

EXISTING SPOT ELEVATION

STORM DRAIN LINE

WATER LINE

NEW STORM DRAIN LINE

FENCE

GAS LINE

JOINT UTILITY POLE

PACIFIC BELL MANHOLE

SANITARY SEWER MANHOLE

INVERT

FLOWLINE

BOLLARD

CONCRETE

BACKFLOW PREVENTER

ASPHALT CONCRETE PAVEMENT

FIRE DEPARTMENT CONNECTION





						BY: DATE:
MENT						
CTION						DESCRIPTION
						REV.
Ξ			MACHEOU ANU AQQUIAIEQ	CIVIL ENGINEERING • LAND SURVEYING	965 CENTER STREET•SAN CARLOS•CA 94070•(650) 593-8580	
		T			965 CENTER STREET.	
	PREPARED FOR:			GROVE CONSTRUCTION		
	VESTING TENTATIVE SUBDIVISION MAP	WITH PRELIMINARY GRADING & DRAINAGE	(15 RESIDENTIAL UNITS AND 1 COMMERCIAL UNIT)		LOTS 2 AND 3 AND A PORTION OF LOT 1	BLUCK 63, 14 MAPS 1-3 SAN CARLOS SAN MATEO COUNTY CALIFORNIA
7	DE CH	SIGN	I BY IED ED I	BY:	D	JK JK ₽GM =10'
T-1	DA DR	TE:	NG N - 86 T	10.	1 = /23, TEI	/22