

SAN MATEO POINTE

SB330 ENTITLEMENT SUBMITTAL NEW DEVELOPMENT



PROJECT TEAM

PROJECT NAME: SAN MATEO POINTE

APPLICANT: BELMONT HOUSING, LLC
1519 E. CHAPMAN AVE. #101
FULLERTON, CA 92731
SANMATEOHOUSING@GMAIL.COM

PROJECT ADDRESS: RALSTON AVENUE & CHRISTIAN DR.
SAN MATEO COUNTY, CALIFORNIA

ASSESSOR'S PARCEL NUMBER (APN): 043-331-410

CIVIL ENGINEER: M2 CIVIL ENGINEERING, INC
11226 DANE DRIVE
JURUPA VALLEY, CA 91752
626-344-9555
CONTACT: RUBEN MAZZEI, PE

SURVEYOR: GM SURVEYING
3635 SHADOW GROVE RD
PASADENA CA 91107
LOS ANGELES COUNTY
818-402-5461
CONTACT: GEORGE BARAJAS, PLS
LICENSE # 8399

ABBREVIATIONS & SYMBOLS

(E)	EXISTING		SECTION MARK
(N)	NEW		ELEVATION MARK
AC	ACREAGE		NORTH ARROW
BALCONY	BALCONY		DOOR
BED	BEDROOM		
BOT	BOTTOM		
CONTRL.	CONTROL		
COMM	COMMUNITY		
CY	CUBIC YARD		
DIA	DIAMETER		
DU	DWELLING UNIT		
DN	DOWN		
ELEV.	ELEVATOR		
ELEV	ELEVATION		
EV	ELECTRIC VEHICLE		
ELEV.	ENCLOSURE		
LVL	LEVEL		
MAX.	MAXIMUM		
MIN.	MINIMUM		
RES	RESIDENTIAL		
RM	ROOM		
STO	STORAGE		
SQ.FT.	SQUARE FEET		
T.O.	TOP OF		
TYP	TYPICAL		
UP	UP		

APPLICABLE CODES

2025 CBC CHAPTER 7A, 2025 CRC, 2025 CFC, 2025 CMC, 2025 CPC, 2025 CEC, 2025 CFS, SAN MATEO COUNTY FIRE CODE, NFPA STANDARDS



VICINITY MAP - NOT TO SCALE

PROJECT DETAILS

ADDRESS:	RALSTON AVENUE
	SAN MATEO COUNTY, CA 94002
JURISDICTION:	SAN MATEO COUNTY
APN:	043-331-410
PARCEL SIZE:	1.74AC
ZONING:	RESOURCE MANAGEMENT
DENSITY:	N/A
EXISTING USE:	UNDEVELOPED
EXISTING LOT STRUCTURES:	0SF
EXISTING LOT COVERAGE:	0%
SETBACKS	
REQUIRED:	N/A
PROPOSED:	5 FEET MINIMUM
ELEVATIONS:	
MAX. ALLOWED:	N/A
PROPOSED:	179'
LOT COVERAGE	42%
MAX. ALLOWED:	N/A
PROPOSED:	
PROPOSED USE:	R-2
FLOOR AREA RATIO (FAR):	
TOTAL RESIDENTIAL UNITS:	137
PROPOSED LOW INCOME UNITS:	18
13% OF 137 TOTAL UNITS:	17.8
TOTAL ACCESSIBLE UNITS:	137
(NOTE ALL UNITS ADA ADAPTABLE)	
TOTAL GROSS FLOOR AREA:	387,279SF
TOTAL PARKING PROVIDED	292 SPACES
SPRINKLERED:	FULLY PER 2025 CA FIRE CODE
(FIRE ALARM MONITORING TO BE IN FIRE COMMAND ROOM)	
TYPE OF CONSTRUCTION	TYPE 1-A THROUGHOUT
TYPE OF OCCUPANCY	
PARKING GARAGES	S-2
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PROJECT SUMMARY

THE PROPOSED PROJECT CONSISTS OF A MULT-FAMILY RESIDENTIAL DEVELOPMENT CONTAINING 137 RESIDENTIAL UNIT APARTMENTS INCLUDING 18 LOW-INCOME UNITS. THERE IS SURFACE PARKING WITH 3 LEVELS OF PARKING GARAGE BELOW 12 LEVELS OF RESIDENTIAL UNITS AND COMMUNITY SPACES. THE TOTAL SQUARE FEET OF THE RESIDENTIAL DEVELOPMENT IS 387,279 SF. THE PROJECT INCLUDES GRADING AND THE CONSTRUCTION OF RETAINING WALLS.

THIS IS THE FULL SB330 APPLICATION BEING SUBMITTED IN RELATION TO THE PRELIMINARY APPLICATION. IT IS NOTED THAT THIS PROJECT INVOKES "BUILDER'S REMEDY" PURSUANT TO GOVERNMENT CODE SECTION 65589.5(d)(5) AND WITHIN THE PURVIEW OF THIS LAW THE FOLLOWING PLANS MAY NOT BE CONSISTENT WITH THE COUNTY'S GENERAL PLAN, ZONING OR ORDINANCES. THIS PROJECT AND THE DESIGN INCLUDE PROPOSED EXCEPTIONS INCLUDING AND NOT LIMITED TO DENSITY (DWELLING UNITS/ACRE), BUILDING HEIGHT, BUILDING SETBACKS, AND VEHICLE PARKING.



SAN MATEO POINTE

RALSTON AVE & CHRISTIAN DR.,
SAN MATEO COUNTY,
CALIFORNIA

Stamp:

Issued For		
No.	Entitlement Set	Date
0	Initial Submittal	7/14/26
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Sheet Title:

COVER PAGE

Sheet No.:

0-0

File: P:/Projects/

Job:

CITY OF BELMONT
COUNTY OF SAN MATEO
CALIFORNIA
CONCEPTUAL GRADING PLAN

FOR
SAN MATEO POINTE
SENATE BILL (SB) 330- 'BUILDER'S REMEDY'



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

THE LAND REFERRED TO IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

COMMENCING AT THE EASTERLY TERMINUS OF THE COURSE WITH THE LENGTH OF 85.61 FEET IN PARCEL 1A (AMENDED) DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED JULY 21, 1975 IN BOOK 6892, PAGE 714 OF OFFICIAL RECORDS; THENCE ALONG THE GENERAL NORTHEASTERLY LINE OF SAID PARCEL 1A (AMENDED); N 70° 23' 16" W, 85.61 FEET, N 41° 48' 13" W, 49.84 FEET, N 0° 02' 13" W, 137.93 FEET AND N 41° 39' 06" E., 114.20 FEET TO THE SOUTHWESTERLY LINE OF SKYMONT SUBDIVISION AS SAID SUBDIVISION IS SHOWN ON THE MAP ENTITLED, "SKYMONT UNIT NO. 1, CITY OF BELMONT, CALIFORNIA", FILED AUGUST 24, 1962, IN BOOK 56 OF MAPS, AT PAGE 39 IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY; THENCE ALONG LAST SAID LINE S 48° 20' 54" E. 560.35 FEET TO THE GENERAL NORTHWESTERLY LINE OF RALSTON AVENUE AS SAID RALSTON AVENUE IS ESTABLISHED BY THAT EASEMENT PARCEL TO THE COUNTY OF SAN MATEO, RECORDED FEBRUARY 13, 1940, IN BOOK 880, AT PAGE 213, OFFICIAL RECORDS OF SAN MATEO COUNTY; THENCE ALONG LAST SAID LINE N 78° 28' 39" W. 95.70 FEET, N 11° 31' 21" E., 10.00 FEET, N 78° 28' 39" W, 188.10 FEET AND ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1259.91 FEET, THROUGH AN ANGLE OF 4° 49' 02", AN ARC LENGTH OF 105.93 FEET TO THE POINT OF COMMENCEMENT, AND ALSO DESCRIBED AS PARCEL 1E IN THE FINAL ORDER OF CONDEMNATION HEREINABOVE REFERRED TO.

PARCEL TWO:
COMMENCING AT THE SOUTHEASTERLY TERMINUS OF THE COURSE WITH THE LENGTH OF 39.42 FEET IN PARCEL 1C DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED JULY 21, 1975 IN BOOK 6892, PAGE 714 OF OFFICIAL RECORDS; THENCE ALONG SAID COURSE N 70° 23' 16" W, 39.42 FEET TO THE GENERAL SOUTHERLY LINE OF PARCEL 1E DESCRIBED IN THE FINAL ORDER OF CONDEMNATION HEREINABOVE REFERRED TO; THENCE ALONG LAST SAID LINE FROM A TANGENT THAT BEARS S 83° 17' 41" E, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1259.91 FEET, THROUGH AN ANGLE OF 4° 49' 02", AN ARC LENGTH OF 105.93 FEET, S 78° 28' 39" E, 188.10 FEET AND S 11° 31' 21" W, 10.00 FEET TO THE GENERAL NORTHERLY LINE OF SAID PARCEL 1C; THENCE ALONG LAST SAID LINE N 78° 28' 39" W, 254.87 FEET, TO THE POINT OF COMMENCEMENT, AND ALSO DESCRIBED AS PARCEL 1F IN THE FINAL ORDER OF CONDEMNATION HEREINABOVE REFERRED TO.

APN: 043-331-410

BENCHMARK:

ASSUMED BENCHMARK: SSMH LID ELEVATION = 567.45 FT.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N48°55'00"W OF A COURSE IN THE STREET CENTERLINE OF ADELAIDE WAY AS SHOWN ON THE MAP OF SKYMONT UNIT NO.1 VOL 56 PAGE 39.

NOTES:

- UNDERGROUND UTILITIES: EXCEPT FOR THOSE SHOWN HEREON NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
- BOUNDARY & EASEMENTS:THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- NOT ALL TREES ARE SHOWN HEREON.
- TOPOGRAPHIC MAP IS NOT A BOUNDARY SURVEY.
- DATE OF SURVEY: 04/12/2026

SHEET INDEX

C-0	TITLE SHEET, VICINITY MAP, NOTES AND SHEET INDEX
C-0.1	CONSTRUCTION BMP'S
C-1	CONCEPTUAL GRADING PLAN
C-2	CONCEPTUAL PARKING LAYOUT
C-3	EROSION CONTROL PLAN
C-4	SITE SECTIONS

TOPOGRAPHICAL MAP (REFERENCE- BY GM SURVEYING)

ENGINEER'S NAME: M2 CIVIL ENGINEERING, INC.
RUBEN MAZZEI, PE

ADDRESS: 11226 DANE DRIVE
JURUPA VALLEY, CA

PHONE NO. 626-344-9555

FAX NO.

GENERAL NOTES:

- THIS PROJECT SHALL BE PER SENATE BILL (SB) 330 BUILDER'S REMEDY. THIS PROJECT PROPOSES 13% OF THE UNITS TO LOWER-INCOME HOUSEHOLDS AS DEFINED IN THE GOVERNMENT CODE AND INVOKES "BUILDER'S REMEDY" PURSUANT TO GOVERNMENT CODE SECTION 65589.5(D)(5). WITHIN THE PURVIEW OF THIS LAW THE FOLLOWING PLANS MAY NOT BE CONSISTENT WITH THE LOCAL CITY CHARTER, GENERAL PLAN, ZONING MAP & ORDINANCE. THIS PROJECT AND THE DESIGN MAY INCLUDE PROPOSED EXCEPTIONS INCLUDING AND NOT LIMITED TO DENSITY (DWELLING UNITS/ACRE), BUILDING HEIGHT, BUILDING SETBACKS, AND VEHICLE PARKING.
- ALL WORK SHALL CONFORM TO THE CURRENT EDITION OF THE COUNTY OF SAN MATEO MUNICIPAL CODE SAVE FOR ANY EXCEPTIONS FROM SB330 AND OTHER STATE HOUSING LAWS, CALIFORNIA BUILDING CODE (CBC), CALIFORNIA RESIDENTIAL CODE, CALTRANS STANDARD SPECIFICATIONS, AND ALL APPLICABLE STATE AND LOCAL REQUIREMENTS.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED GRADING PERMITS, ENCROACHMENT PERMITS, AND ANY OTHER APPROVALS FROM THE COUNTY OF SAN MATEO PRIOR TO COMMENCING WORK. GRADING WORK SHALL BE PERFORMED WITHIN PROPERTY BOUNDARIES ONLY. ANY WORK IN PUBLIC RIGHT-OF-WAY REQUIRES SEPARATE PERMITS FROM THE CITY.
ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATIONS BY CALLING USA 811 (ONE-CALL) AT LEAST 48 HOURS PRIOR TO EXCAVATION. CONTRACTOR SHALL PROTECT ALL UTILITIES IN PLACE.
CONTRACTOR SHALL SCHEDULE A PRE-GRADING MEETING WITH THE COUNTY INSPECTOR BEFORE STARTING WORK.
- THE CIVIL ENGINEER SHALL BE NOTIFIED A MINIMUM OF 48 HOURS BEFORE STARTING ANY GRADING WORK.
- ALL PROPERTY CORNERS, GRADING LIMITS, AND ENVIRONMENTALLY SENSITIVE AREAS SHALL BE CLEARLY STAKED AND PROTECTED PRIOR TO GRADING.
- THERE ARE NO EXISTING STRUCTURES ON PROPERTY.
- EXISTING TREES AND SHRUBS TO REMAIN EXCEPT IN AREAS OF DEVELOPMENT FOR RESIDENTIAL UNITS AND DRIVEWAYS.
- LOCATION AND TYPE OF EASEMENTS SHOW ON SEPARATE SURVEY OF PROPERTY.
- LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO EXCAVATION. PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE COUNTY OF SAN MATEO STANDARD DETAILS AND SPECIFICATIONS, APPLICABLE MUNICIPAL CODES, AND APPROVED PROJECT DOCUMENTS.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.
- ALL DIMENSIONS SHOWN SHALL GOVERN OVER SCALED DIMENSIONS.

GRADING NOTES:

- ALL GRADING SHALL CONFORM TO APPROVED GRADING PLANS.
- ALL GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED SOILS/GEOTECHNICAL REPORT FOR THE PROJECT.
ANY DEVIATIONS FROM THE RECOMMENDATIONS OF THE REPORT MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD.
- MAXIMUM CUT AND FILL SLOPES SHALL NOT EXCEED 2:1 (H:V) UNLESS OTHERWISE APPROVED BY THE CITY AND THE PROJECT GEOTECHNICAL ENGINEER.
- THE GRADING CONTRACTOR SHALL REMOVE ALL VEGETATION, ORGANIC MATERIAL, AND UNSUITABLE SOILS FROM AREAS TO RECEIVE FILL.
- ALL SUBGRADES FOR BUILDING PADS, DRIVEWAYS, AND FLATWORK SHALL BE REVIEWED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING BASE MATERIAL OR CONCRETE.
- NO GRADING SHALL OCCUR DURING RAIN EVENTS OR WHEN MOISTURE CONDITIONS WOULD RESULT IN EXCESSIVE COMPACTION, EROSION, OR SOIL INSTABILITY.
- NO FILL SHALL BE PLACED UNTIL THE GROUND IS CLEARED OF VEGETATION, TOPSOIL, AND DELETERIOUS MATERIAL.
- FILL SHALL BE PLACED IN MAXIMUM 8-INCH LIFTS, MOISTURE-CONDITIONED, AND COMPACTED TO 90% RELATIVE COMPACTION (ASTM D1557). ALL FILLS SUPPORTING STRUCTURES SHALL COMPLY WITH GEOTECHNICAL RECOMMENDATIONS AND CBC SECTION 1803. FILLS ON SLOPES STEEPER THAN 5:1 AND OVER 5 FT HIGH SHALL BE KEYED AND BENCHED INTO FIRM NATURAL SOIL.
- RETAINING WALLS REQUIRE SEPARATE STRUCTURAL DESIGN.

DRAINAGE NOTES:

- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AT A MINIMUM SLOPE OF 2% FOR THE FIRST 5 FEET, UNLESS OTHERWISE APPROVED.
- DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED PRE-DEVELOPMENT CONDITIONS. CONCENTRATED FLOWS MUST BE DIRECTED TO APPROVED FACILITIES.
- INSTALL NON-EROSIVE DOWN DRAINS OR ENERGY DISSIPATORS AT DISCHARGE POINTS.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DURING CONSTRUCTION TO PREVENT STANDING WATER, EROSION, OR DISCHARGE ONTO ADJACENT PROPERTIES.
- ALL ONSITE DRAINAGE SYSTEMS (PIPES, SWALES, INLETS, AND OUTLETS) SHALL BE INSTALLED PER PLAN AND MAINTAIN A MINIMUM 1% SLOPE UNLESS NOTED OTHERWISE.
- ALL DRAINAGE SHALL BE DIRECTED TO APPROVED ONSITE FACILITIES, PUBLIC STREETS, OR STORM DRAIN SYSTEMS. NO DRAINAGE SHALL BE DIRECTED ACROSS PROPERTY LINES.
- DRAINAGE FEATURES SHALL BE CONSTRUCTED TO ENSURE NO INCREASE IN RUNOFF TO ADJACENT PROPERTIES, CONSISTENT WITH THE CITY OF PACIFICA STORMWATER GUIDELINES.
- ALL DOWNSPOUTS SHALL BE CONNECTED TO APPROVED ONSITE DRAINAGE FACILITIES--NO SPLASH BLOCK DISCHARGE IS ALLOWED UNLESS SPECIFICALLY PERMITTED.
- DRAINAGE FACILITIES SHALL BE CONSTRUCTED PER APPROVED PLANS. NO CONCENTRATED DISCHARGE SHALL OCCUR ONTO ADJACENT PROPERTIES.

EROSION AND SEDIMENT CONTROL NOTES:

- A CONSTRUCTION EROSION & SEDIMENT CONTROL PLAN (ESCP) SHALL BE IMPLEMENTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL BMPS SHALL BE IMPLEMENTED AND IN COMPLIANCE WITH THE SAN MATEO COUNTY WATER POLLUTION PREVENTION PROGRAM (SMCWPPP) REQUIREMENTS.
- INSTALL FIBER ROLLS, SILT FENCE, INLET PROTECTION, TRACKING CONTROLS, AND OTHER BMPS PRIOR TO ANY SOIL DISTURBANCE.
- STOCKPILED MATERIAL SHALL BE COVERED AND PROTECTED FROM WIND AND WATER EROSION.
- DUST CONTROL MEASURES (E.G., WATER TRUCKS) SHALL BE USED DURING GRADING.
- DISTURBED AREAS SHALL BE STABILIZED WITH HYDROSEEDING, MULCHING, OR OTHER CITY-APPROVED METHODS IMMEDIATELY AFTER GRADING IS COMPLETED.
- CONTRACTOR SHALL INSTALL, INSPECT AND MAINTAIN ALL BMPS DAILY DURING CONSTRUCTION RAIN EVENTS.
- CUT AND FILL SLOPES SHALL BE MAINTAINED AND PROTECTED FROM EROSION

INSPECTIONS NOTES:

- THE CIVIL ENGINEER OR GEOTECHNICAL ENGINEER OF RECORD SHALL PERFORM PERIODIC SITE VISITS TO VERIFY COMPLIANCE.
- A GRADING CERTIFICATION LETTER SIGNED BY THE CIVIL ENGINEER AND/OR GEOTECHNICAL ENGINEER SHALL BE SUBMITTED TO THE COUNTY OF SAN MATEO PRIOR TO FINAL APPROVAL.
- AS-BUILT GRADING INFORMATION, IF REQUIRED, SHALL SHOW FINISHED ELEVATIONS, DRAINAGE SLOPES, RETAINING WALL LOCATIONS, AND ANY FIELD CHANGES.

CONSTRUCTION SAFETY:

- CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND SHALL PROVIDE BARRICADES, WARNING SIGNS, AND FLAGGING AS NECESSARY.
- CONTRACTOR SHALL PREVENT MUD, SEDIMENT, AND DEBRIS FROM TRACKING ONTO PUBLIC STREETS. ANY TRACKING SHALL BE CLEANED DAILY.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND STANDARDS. OBTAIN ALL REQUIRED PERMITS PRIOR TO STARTING WORK.
- CONTRACTOR SHALL MAINTAIN SAFE ACCESS AND TRAFFIC CONTROL DURING CONSTRUCTION. FOLLOW OSHA AND COUNTY SAFETY REGULATIONS.

PROJECT INFORMATION:

- PROJECT NAME: SAN MATEO POINTE
- APPLICANT: BELMONT HOUSING, LLC
1519 E. CHAPMAN AVE. #101
FULLERTON, CA 92731
SANMATEOHOUSING@GMAIL.COM
- PROJECT ADDRESS: RALSTON AVENUE & CHRISTIAN DR.
SAN MATEO COUNTY, CALIFORNIA
- ASSESSOR'S PARCEL NUMBER (APN): 043-331-410
- CIVIL ENGINEER: M2 CIVIL ENGINEERING, INC
11226 DANE DRIVE
JURUPA VALLEY, CA 91752
626-344-9555
CONTACT: RUBEN MAZZEI, PE
- SURVEYOR: GM SURVEYING
3635 SHADOW GROVE RD
PASADENA CA 91107
LOS ANGELES COUNTY
818-402-5461
CONTACT: GEORGE BARAJAS, PLS
LICENSE # 8399
- FEMA FLOOD INFORMATION: ZONE X,
AREA OF MINIMAL FLOOD HAZARD
- PROJECT AREA: APPROX. 1.74 ACRES

EARTHWORK:

CUT: 20,600 CY
FILL: 2,500 CY
EXPORT: 18,100 CY

UTILITY CONTACTS

WATER:
MID-PENINSULA WATER DISTRICT
PHONE: (650) 591-8941
ADDRESS: 1075 OLD COUNTRY ROAD
SUITE A
BELMONT, CA 94002
WEBSITE: WWW.MIDPENINSULAWATER.ORG

SEWER / STORMDRAIN:
BELMONT PUBLIC WORKS
PHONE: (650) 595-7425
ADDRESS: 1 TWIN PINES
BELMONT, CA 94002
WEBSITE: WWW.BELMONT.GOV

ELECTRIC & NATURAL GAS:
PACIFIC GAS & ELECTRIC (PG&E)
GENERAL CUSTOMER SERVICE:
1-800-743-5000
WEBSITE: PGE.COM

TELECOM / INTERNET
AT&T: 811

SOLID WASTE / RECYCLING / ORGANICS
RECOLOGY SAN MATEO COUNTY
PHONE (650) 595-3900
ADDRESS: 225 SHOREWAY ROAD
SAN CARLOS, CA 94061



M2 CIVIL ENGINEERING, INC.

11226 DANE DRIVE
JURUPA VALLEY, CALIFORNIA 91752
TELEPHONE: (626) 344-9555
E-MAIL: INFO@M2CE.NET

SAN MATEO
POINTE

RALSTON AVE & CHRISTIAN DR.,
SAN MATEO COUNTY,
CALIFORNIA



Ruben A. Mazzei

06/22/26

SIGNATURE

DATE

PRELIMINARY
-NOT FOR
CONSTRUCTION-

ISSUES/REVISIONS		
NO.	DATE	DESCRIPTION
	06/22/26	AGENCY SUBMITTAL

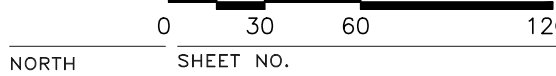
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SHEET TITLE

TITLE SHEET
& NOTES

PROJECT NO. PROJECT NAME

SCALE



NORTH

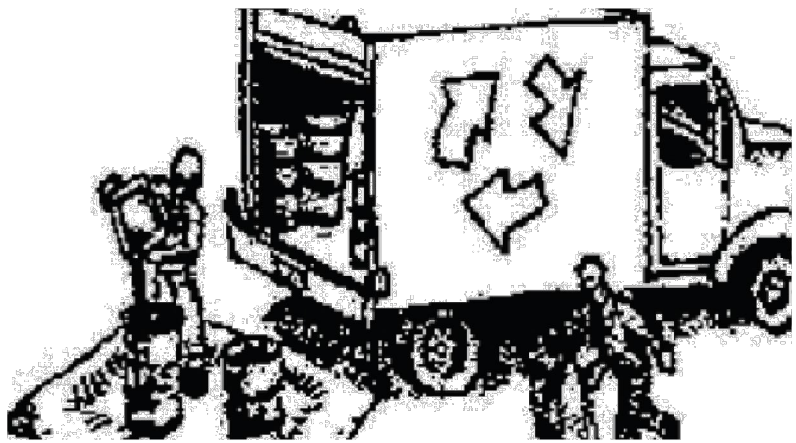
SHEET NO.

C-0

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

Non-Hazardous Materials and Dust Control

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- Use captured water from other activities (e.g., testing fire lines) for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

Waste Management

- Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Equipment Management & Spill Control



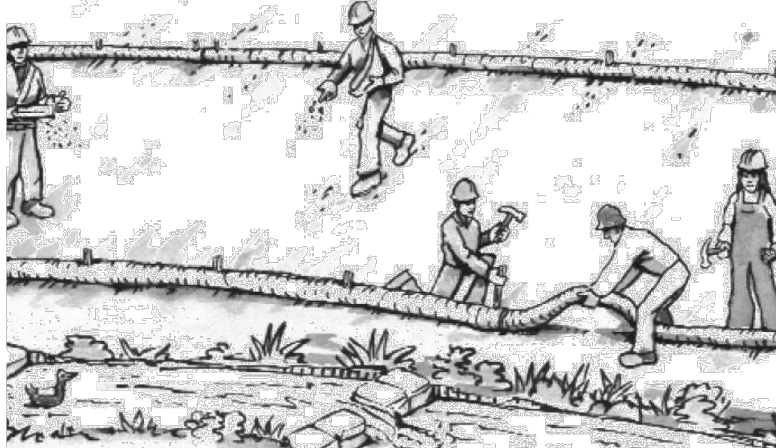
Vehicle and Equipment Maintenance

- Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle/equipment washing offsite.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags) and dispose of cleanup materials properly.
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- Schedule grading and excavation work during dry weather.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets. Ensure all subcontractors working onsite are implementing appropriate BMPs.

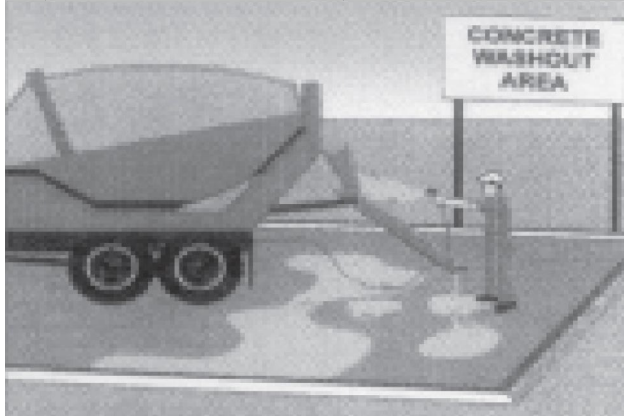
Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the [Regional Water Quality Control Board](#) and the local agency: 1) Unusual soil conditions, discoloration, or odor. 2) Abandoned underground tanks. 3) Abandoned wells. 4) Buried barrels, debris, or trash.
- If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- Store materials onsite, not in the street.

Concrete Management & Dewatering



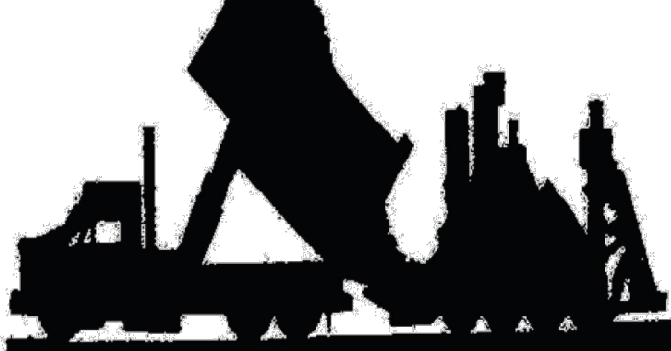
Concrete Management

- Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- Divert water originating from offsite away from all onsite disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- For additional information, refer to the CASQA's Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work



Paving

- Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- When construction is complete, remove all covers from storm drain inlets and manholes.
- Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

Sawcutting & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- When making saw cuts, use as little water as possible.
- Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

Copper Architectural Features

Discharges to storm drains generated by installing, cleaning, treating or washing copper architectural features, is a violation of the municipal stormwater ordinance and may be subject to a fine. These BMPs must be implemented to prevent prohibited discharges to storm drains:

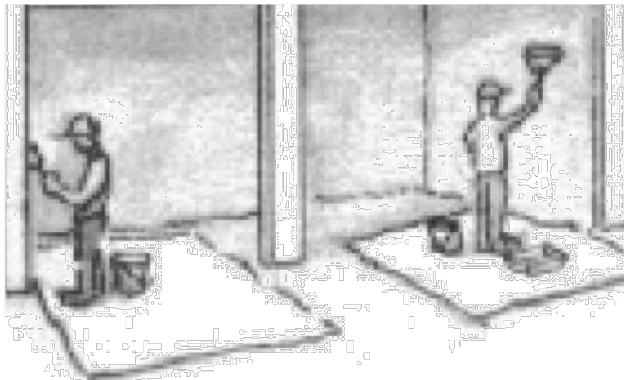
During Installation

- If possible, purchase copper materials that have been pre-patinated at the factory.
- If patination done on site, implement one or more of the following BMPs:
 - Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
 - Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
 - Collect the rinse water in a tank and haul off-site for proper disposal.
- Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

During Maintenance such as, power washing roof, re-patination, or re-application of impervious coating:

- Block storm drain inlets as needed to prevent runoff from entering storm drains.
- Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paintcontainers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead- based paint removal requires a state-certified contractor.



Storm drain polluters may be liable for fines of up to \$10,000 per day!



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SAN MATEO COUNTY,
CALIFORNIA

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SHEET TITLE

CONSTRUCTION BMP's

PROJECT NO. PROJECT NAME

SCALE

NORTH

SHEET NO.

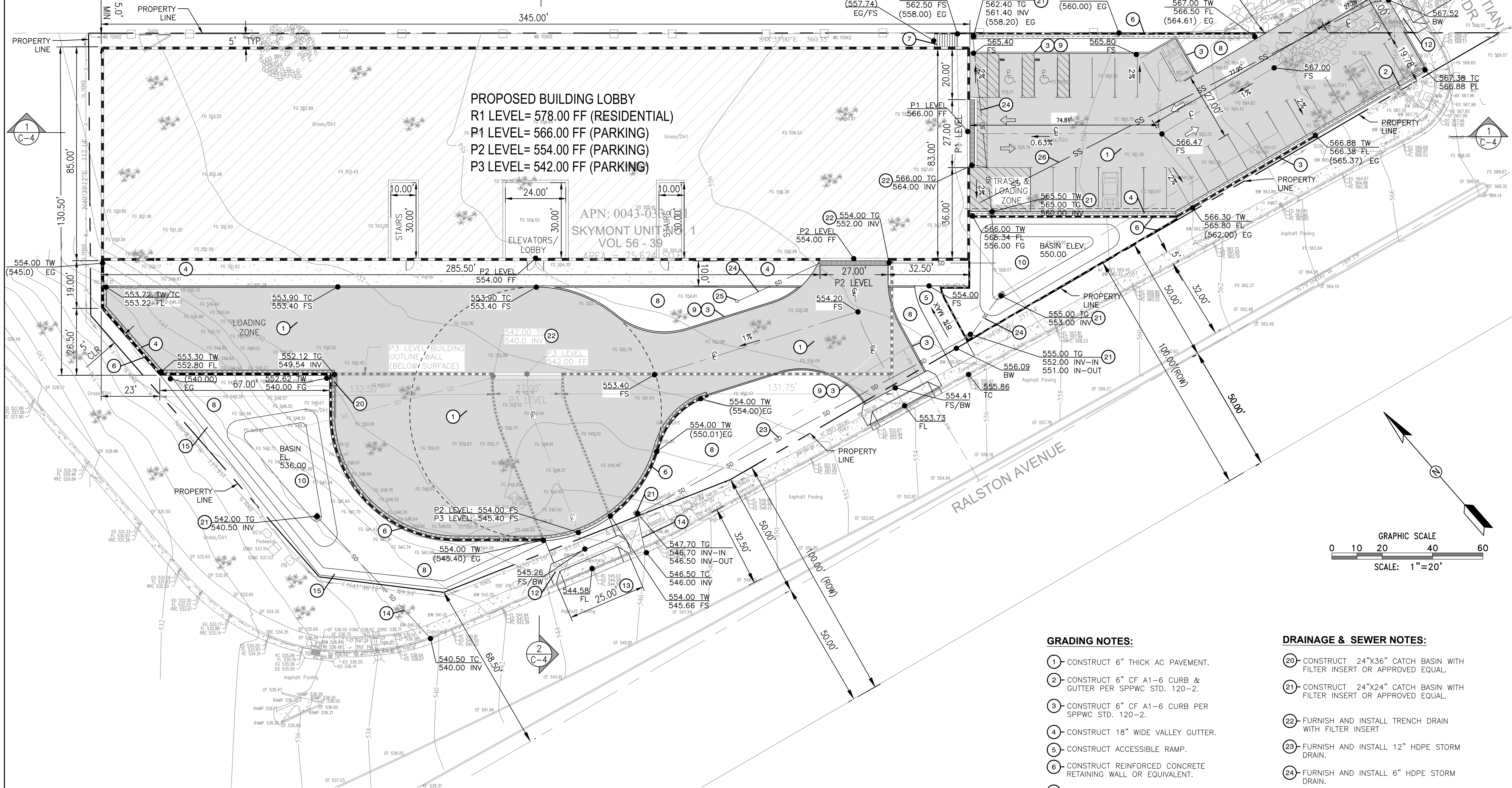
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February 2024, WVCWA 4/24



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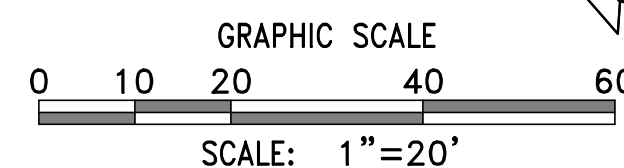


GRADING NOTES:

- 1) CONSTRUCT 6" THICK AC PAVEMENT.
- 2) CONSTRUCT 6" CF A1-6 CURB & GUTTER PER SPPWC STD. 120-2.
- 3) CONSTRUCT 6" CF A1-6 CURB PER SPPWC STD. 120-2.
- 4) CONSTRUCT 18" WIDE VALLEY GUTTER.
- 5) CONSTRUCT ACCESSIBLE RAMP.
- 6) CONSTRUCT REINFORCED CONCRETE RETAINING WALL OR EQUIVALENT.
- 7) CONSTRUCT CONCRETE STAIRS.
- 8) LANDSCAPE (BY OTHERS)
- 9) CONSTRUCT 18" WIDE CURB OPENING AT 5' O.C.
- 10) CONSTRUCT DETENTION BASIN.
- 11) CONSTRUCT 4" PCC WALKWAY
- 12) CONSTRUCT SIDEWALK PER AGENCY STANDARD.
- 13) CONSTRUCT DRIVEWAY APPROACH PER SPPWC 110-2 STD 110-2. (W=25')
- 14) CONSTRUCT CURB DRAIN TYPE II INLET PER SPPWC STD. 150-3.
- 15) CONSTRUCT 4' HIGH EARTH BERM

DRAINAGE & SEWER NOTES:

- 20) CONSTRUCT 24"x36" CATCH BASIN WITH FILTER INSERT OR APPROVED EQUAL.
- 21) CONSTRUCT 24"x24" CATCH BASIN WITH FILTER INSERT OR APPROVED EQUAL.
- 22) FURNISH AND INSTALL TRENCH DRAIN WITH FILTER INSERT
- 23) FURNISH AND INSTALL 12" HDPE STORM DRAIN.
- 24) FURNISH AND INSTALL 6" HDPE STORM DRAIN.
- 25) FURNISH AND INSTALL 12" AREA DRAIN NDS OR APPROVED EQUAL
- 26) FURNISH & INSTALL SEWER LINE



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SHEET TITLE
**CONCEPTUAL
GRADING AND
DRAINAGE PLAN**

PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

C-1

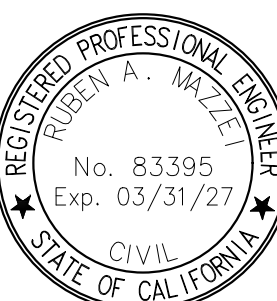


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[Signature]
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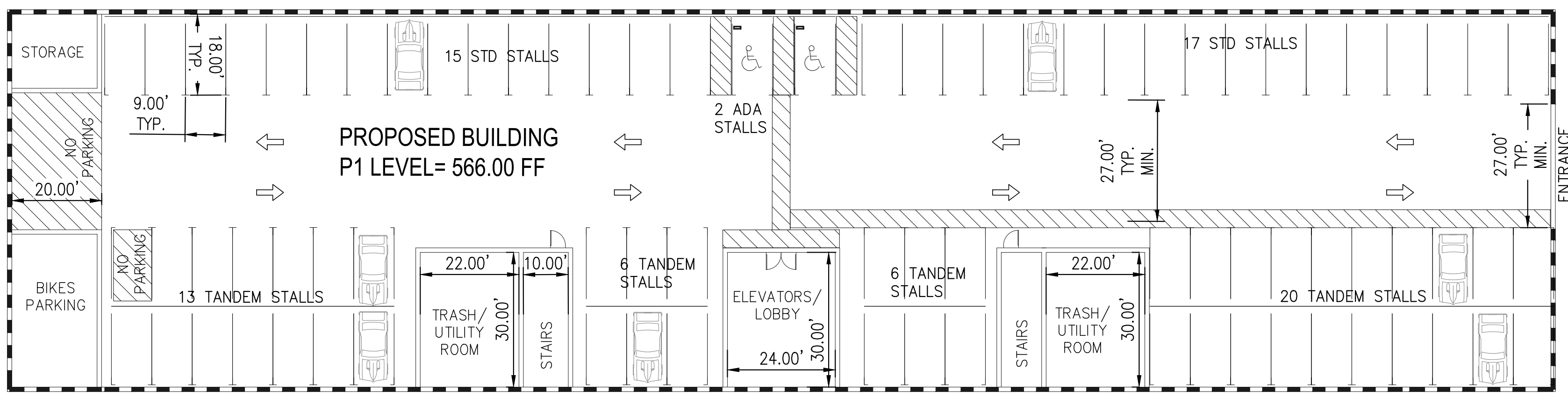
SHEET TITLE

CONCEPTUAL
PARKING LAYOUT

PROJECT NO. PROJECT NAME

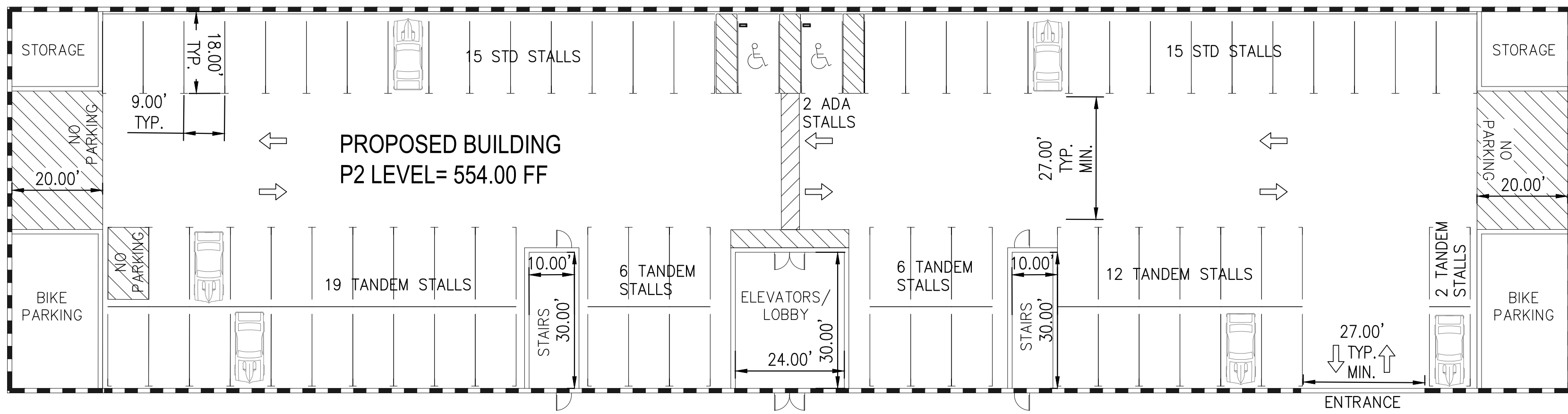
SCALE

NORTH SHEET NO.



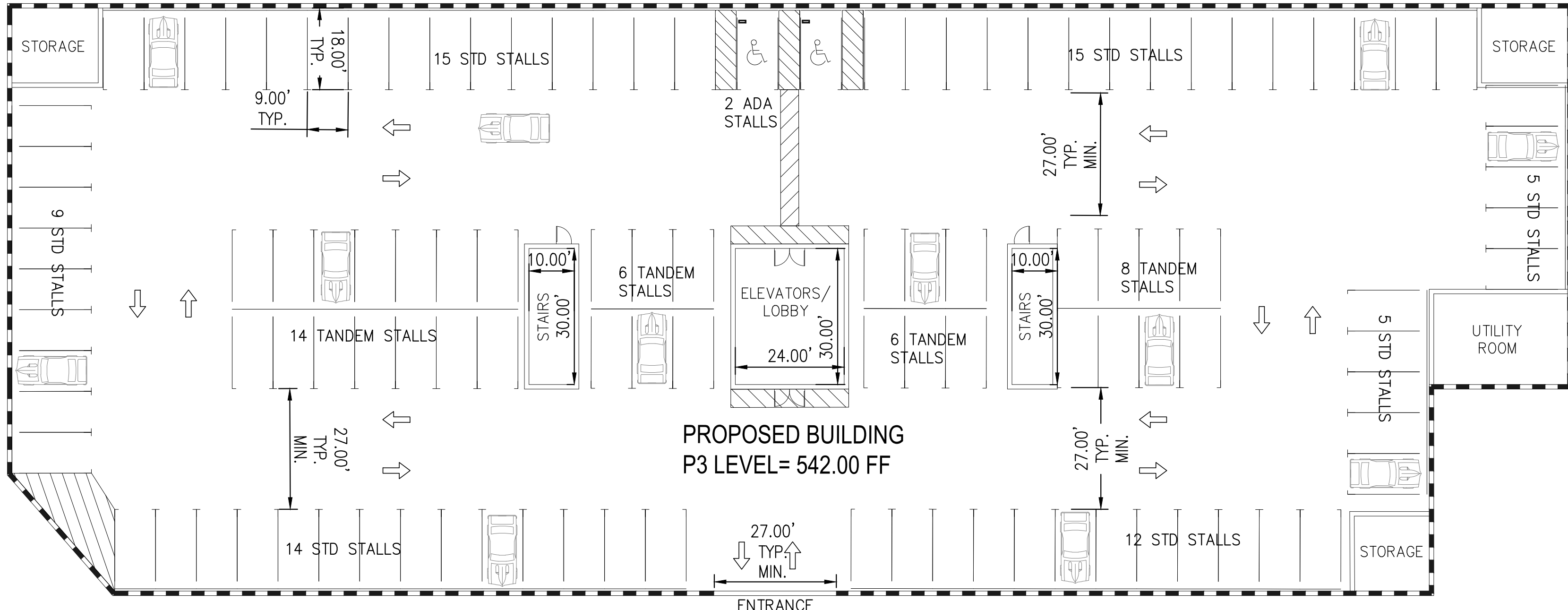
① PARKING LAYOUT: P1 LEVEL
SCALE: 1"=20'

P1 LEVEL PARKING GARAGE COUNT	
FINISH FLOOR:	566.00 FT
STD PARKING STALLS:	32
TANDEM PARKING STALLS:	45
ADA PARKING STALLS:	2
TOTAL PARKING STALLS:	79



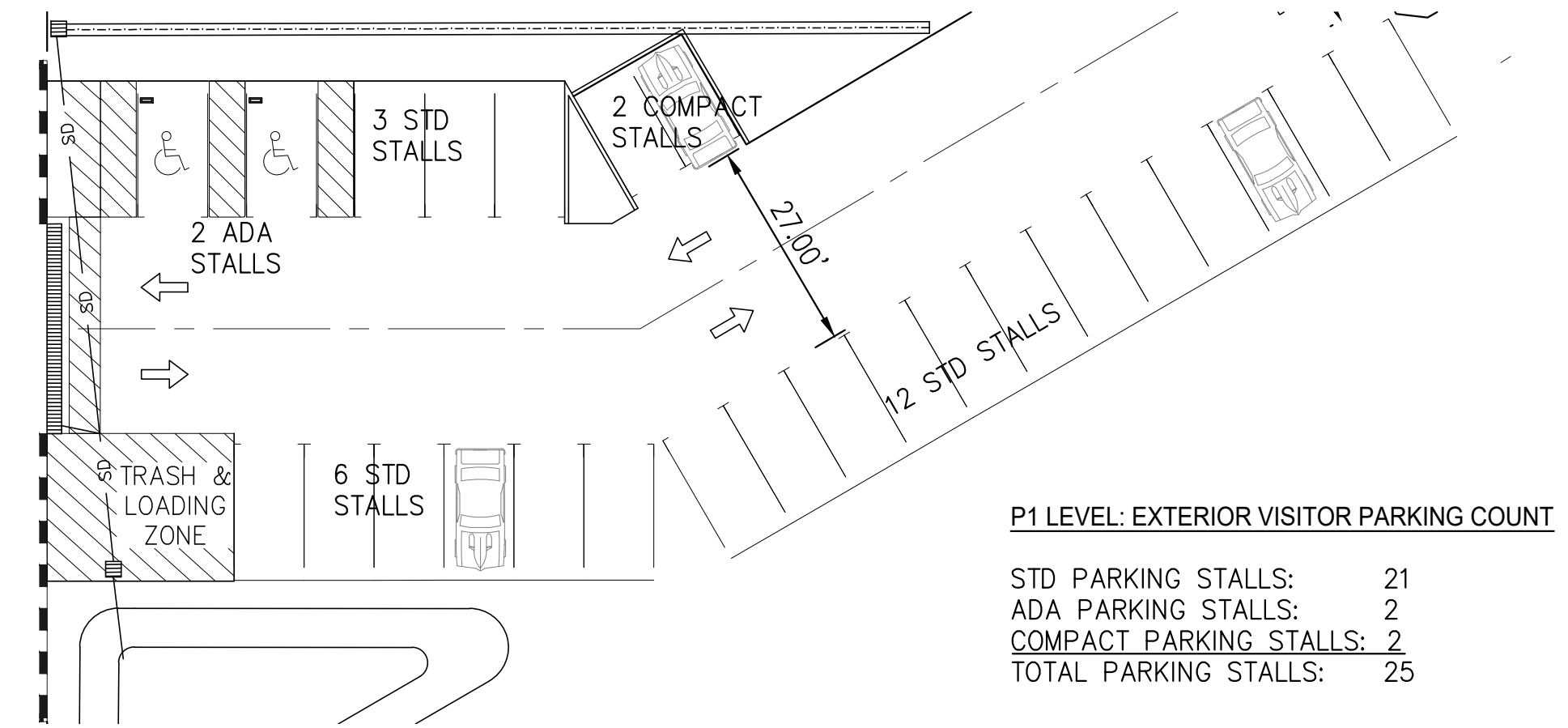
② PARKING LAYOUT: P2 LEVEL
SCALE: 1"=20'

P2 LEVEL PARKING GARAGE COUNT	
FINISH FLOOR:	554.00 FT
STD PARKING STALLS:	30
TANDEM PARKING STALLS:	45
ADA PARKING STALLS:	2
TOTAL PARKING STALLS:	77



③ PARKING LAYOUT: P3 LEVEL
SCALE: 1"=20'

P3 LEVEL PARKING GARAGE COUNT	
FINISH FLOOR:	542.00 FT
STD PARKING STALLS:	75
TANDEM PARKING STALLS:	34
ADA PARKING STALLS:	2
TOTAL PARKING STALLS:	111



④ EXTERIOR VISITOR PARKING LAYOUT: P1 LEVEL
SCALE: 1"=20'

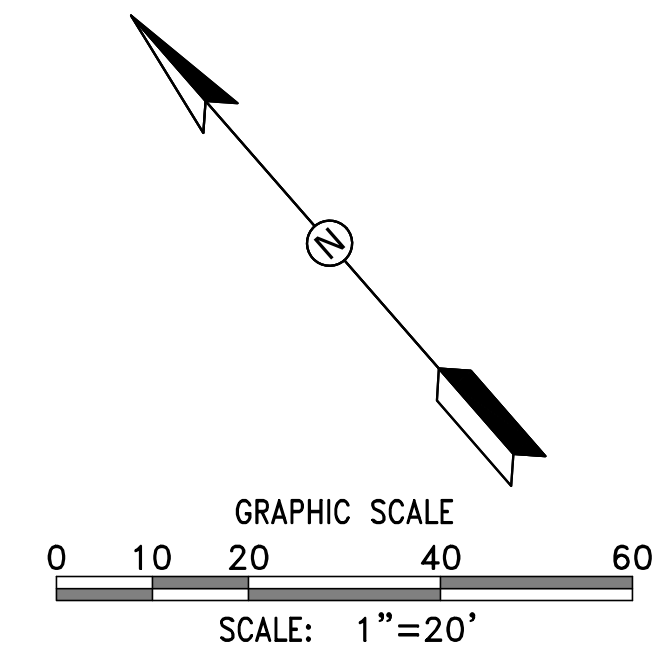
P1 LEVEL: EXTERIOR VISITOR PARKING COUNT

STD PARKING STALLS:	21
ADA PARKING STALLS:	2
COMPACT PARKING STALLS:	2
TOTAL PARKING STALLS:	25

TOTAL PARKING COUNT	
STD PARKING STALLS:	158
TANDEM PARKING STALLS:	124
ADA PARKING STALLS:	8
COMPACT PARKING STALLS:	2
TOTAL PARKING STALLS:	292

GENERAL PARKING LAYOUT NOTES:

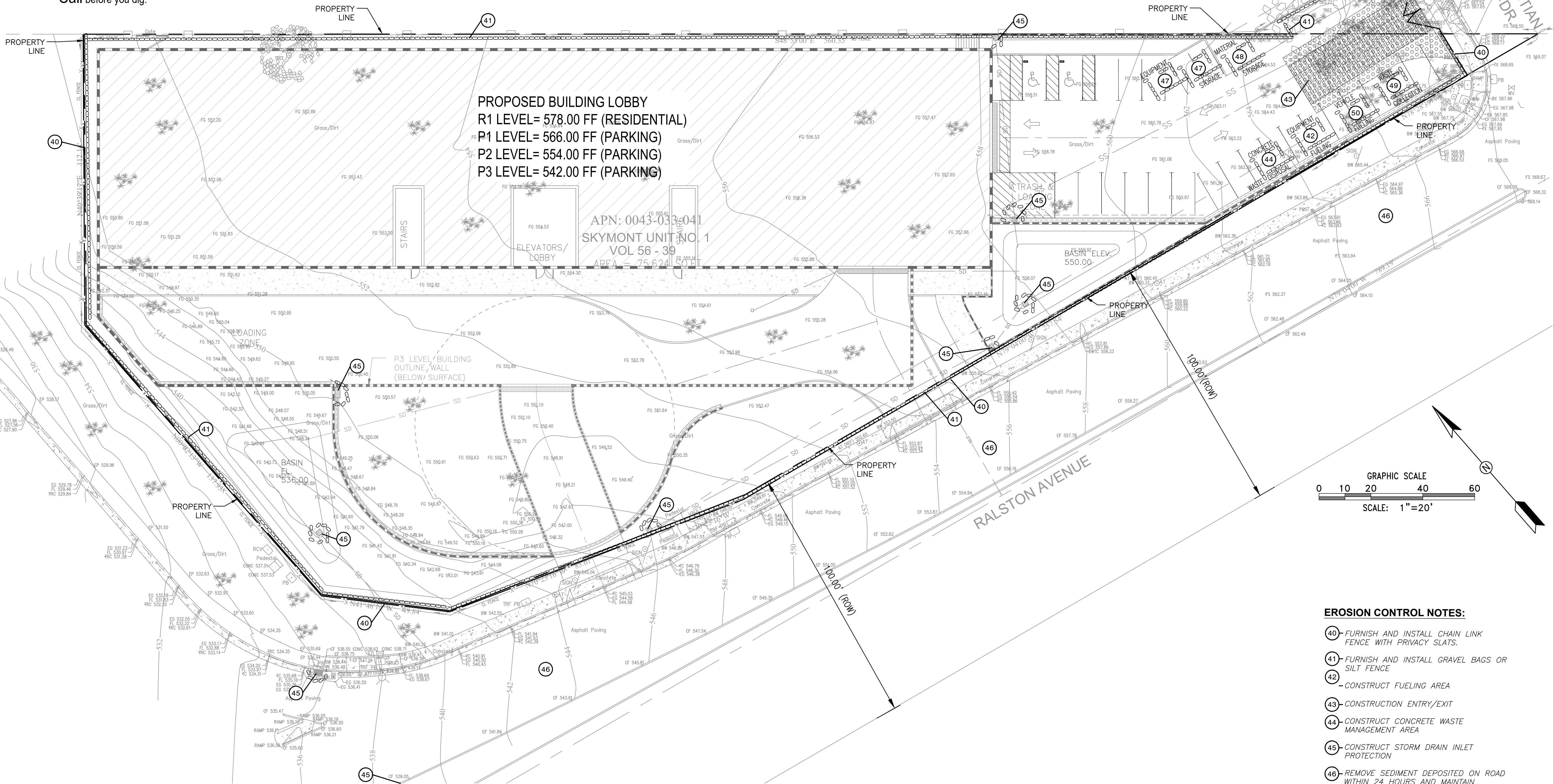
- PARKING LAYOUT SHOWN HEREON IS PROVIDED FOR ENTITLEMENT REVIEW PURPOSES ONLY AND IS BASED ON PRELIMINARY ARCHITECTURAL PLANS AND DESIGN INFORMATION PROVIDED BY OTHERS. THIS EXHIBIT IS NOT INTENDED FOR CONSTRUCTION PURPOSES. FINAL PARKING DESIGN SHALL BE PROVIDED WITH FUTURE CONSTRUCTION DOCUMENTS AND SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE APPLICABLE JURISDICTION.
- BUILDING FOOTPRINTS, WALLS, STRUCTURAL ELEMENTS, COLUMNS, ELEVATORS, STAIRWAYS, AND INTERNAL BUILDING CONFIGURATION ARE SHOWN FOR REFERENCE ONLY AND SHALL BE VERIFIED AGAINST FINAL ARCHITECTURAL, STRUCTURAL, AND MEP DOCUMENTS DURING FINAL DESIGN.
- PARKING SPACES, DRIVE AISLES, VEHICLE CIRCULATION, AND PARKING CONFIGURATION SHOWN HEREON SHALL BE VERIFIED DURING CONSTRUCTION DOCUMENT REVIEW FOR CONFORMANCE WITH APPLICABLE ZONING ORDINANCES, CALIFORNIA BUILDING CODE (CBC), ACCESSIBILITY REQUIREMENTS, AND LOCAL AGENCY STANDARDS.
- ACCESSIBLE PARKING SPACES, ACCESS AISLES, VAN ACCESSIBLE SPACES, AND ACCESSIBLE ROUTES SHOWN HEREON ARE CONCEPTUAL FOR ENTITLEMENT PURPOSES ONLY. FINAL LOCATIONS, QUANTITIES, DIMENSIONS, SLOPES, STRIPING, SIGNAGE, AND ACCESSIBLE ROUTES SHALL BE VERIFIED DURING FINAL DESIGN IN ACCORDANCE WITH CBC, ADA STANDARDS, AND APPLICABLE JURISDICTION REQUIREMENTS.
- PARKING STALL COUNTS AND CONFIGURATION ARE BASED ON CURRENT PROJECT DESIGN INFORMATION AVAILABLE AT THE TIME OF ENTITLEMENT SUBMITTAL. MODIFICATIONS TO UNIT COUNTS, UNIT TYPES, BUILDING PROGRAM, OR PROJECT DESIGN MAY REQUIRE RE-EVALUATION OF PARKING REQUIREMENTS.
- TANDEM PARKING, COMPACT PARKING, STANDARD PARKING, AND OTHER PARKING CONFIGURATIONS SHALL BE FINALIZED DURING CONSTRUCTION DOCUMENT PREPARATION AND SHALL COMPLY WITH APPLICABLE PARKING STANDARDS.
- VEHICLE TURNING PATHS AND CIRCULATION ARE BASED ON DESIGN VEHICLES IDENTIFIED BY THE PROJECT TEAM. FINAL REQUIREMENTS FOR FIRE ACCESS, EMERGENCY VEHICLES, TRASH COLLECTION, DELIVERY VEHICLES, AND SERVICE VEHICLES SHALL BE VERIFIED WITH THE APPROPRIATE REVIEWING AGENCIES.
- GARAGE CLEARANCES, HEADROOM REQUIREMENTS, STRUCTURAL ELEMENT LOCATIONS, COLUMN PLACEMENT, AND INTERNAL GARAGE CONFIGURATION SHALL BE VERIFIED BY THE ARCHITECT AND STRUCTURAL ENGINEER DURING FINAL DESIGN.
- ANY CONFLICT BETWEEN THIS PARKING EXHIBIT AND OTHER DISCIPLINE DRAWINGS SHALL BE IDENTIFIED AND RESOLVED DURING FINAL DESIGN PRIOR TO CONSTRUCTION.
- PARKING PROVIDED SHALL BE CONSISTENT WITH APPROVED ENTITLEMENT DOCUMENTS AND CONDITIONS OF APPROVAL. FINAL PARKING REQUIREMENTS SHALL BE VERIFIED PRIOR TO BUILDING PERMIT ISSUANCE.





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BEST MANAGEMENT PRACTICES:

THE FOLLOWING BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK CALIFORNIA STORM WATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA 2003, (<http://www.cobmphanbooks.com/Construction.asp>) OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY AGENCY INSPECTORS):

SOURCE CONTROL BMPs

- SD-10 SITE DESIGN & LANDSCAPE PLANNING
- SD-11 ROOF RUNOFF CONTROLS
- SD-12 EFFICIENT IRRIGATION
- SD-13 STORM DRAIN SIGNAGE
- SD-20 PERVIOUS PAVEMENTS
- SD-21 ALTERNATIVE BUILDING MATERIALS
- SD-30 FUELING AREAS
- SD-31 MAINTENANCE BAYS & DOCS
- SD-32 TRASH STORAGE AREAS
- SD-33 VEHICLE WASHING AREAS
- SD-34 OUTDOOR MATERIALS STORAGE AREAS
- SD-35 OUTDOOR WORK AREAS
- SD-36 OUTDOOR PROCESSING AREAS
- SC-41 BUILDING AND GROUND MAINTENANCE
- SC-44 DRAINAGE SYSTEM MAINTENANCE
- SC-72 FOUNTAIN AND POOL MAINTENANCE
- SC-73 LANDSCAPE MAINTENANCE

TREATMENT CONTROL:

- TC-10 INFILTRATION TRENCH
- TC-11 INFILTRATION BASIN
- TC-12 RETENTION OR IRRIGATION
- TC-20 WET POND
- TC-21 CONSTRUCTED WETLAND
- TC-22 EXTENDED DETENTION BASIN
- TC-30 VEGETATED SWALE
- TC-31 VEGETATED BUFFER STRIP
- TC-32 BIORETENTION
- TC-40 MEDIA FILTER
- TC-50 WATER QUALITY INLET
- TC-60 MULTIPLE SYSTEMS

MANUFACTURED BMPs

- MP-20 WETLAND
- MP-40 MEDIA FILTER
- MP-50 WET VAULT
- MP-51 VORTEX SEPARATOR
- MP-52 DRAIN INLET

WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPs:

- WM-01 MATERIAL DELIVERY AND STORAGE
- WM-02 MATERIAL USE
- WM-03 STOCKPILE MANAGEMENT
- WM-04 SPILL PREVENTION AND CONTROL
- WM-05 SOLID WASTE MANAGEMENT
- WM-06 HAZARDOUS WASTE MANAGEMENT
- WM-07 CONTAMINATED SOIL MANAGEMENT
- WM-08 CONCRETE WASTE MANAGEMENT
- WM-09 SANITARY OR SEPTIC WASTE MANAGEMENT
- WM-10 LIQUID WASTE MANAGEMENT

EROSION CONTROL BMPs

- EC-1 SCHEDULING
- EC-2 PRESERVATION OF EXISTING VEGETATION
- EC-3 HYDRAULIC MULCH
- EC-4 HYDROSEEDING
- EC-5 SOIL BINDERS
- EC-6 STRAW MULCH
- EC-7 GEOTEXTILES AND MATS
- EC-8 WOOD MULCHING
- EC-9 EARTH DIKES AND DRAINAGE SWALES
- EC-10 VELOCITY DISSIPATION DEVICES
- EC-11 SLOPE DRAINS
- EC-12 STREAMBANK STABILIZATION
- EC-13 POLYCRYLAMINE

SEDIMENT CONTROL BMPs

- SE-1 SILT FENCE
- SE-2 SEDIMENT BASIN
- SE-3 SEDIMENT TRAP
- SE-4 CHECK DAMS
- SE-5 FIBER ROLLS
- SE-6 GRAVEL BAG BERM
- SE-7 STREET SWEEPING AND VACUUMING
- SE-8 SANDBAG BARRIER
- SE-9 STRAW BALE BARRIER
- SE-10 STORM DRAIN INLET PROTECTION
- SE-11 CHEMICAL TREATMENT

TRACKING CONTROL BMPs

- TR-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TR-2 STABILIZED CONSTRUCTION ROADWAY
- TR-3 ENTRANCE OR OUTLET TIRE WASH

WIND EROSION CONTROL:

- WE-1 WIND EROSION CONTROL

NON-STORMWATER MANAGEMENT BMPs:

- NS-1 WATER CONSERVATION PRACTICES
- NS-2 DEWATERING OPERATIONS
- NS-3 PAVING & GRINDING OPERATIONS
- NS-4 TEMPORARY STREAM CROSSING
- NS-5 CLEAR WATER DIVERSION
- NS-6 ILLICIT CONNECTION OR DISCHARGE
- NS-7 POTABLE WATER OR IRRIGATION
- NS-8 VEHICLE AND EQUIPMENT CLEANING
- NS-9 VEHICLE AND EQUIPMENT FUELING
- NS-10 VEHICLE & EQUIPMENT MAINTENANCE
- NS-11 PILE DRIVING OPERATIONS
- NS-12 CONCRETE CURING
- NS-13 CONCRETE FINISHING
- NS-14 MATERIAL OVER WATER
- NS-15 DEMOLITION ADJACENT TO WATER
- NS-16 TEMPORARY BATCH PLANTS

EROSION CONTROL NOTES:

- 40- FURNISH AND INSTALL CHAIN LINK FENCE WITH PRIVACY SLATS.
- 41- FURNISH AND INSTALL GRAVEL BAGS OR SILT FENCE
- 42- CONSTRUCT FUELING AREA
- 43- CONSTRUCTION ENTRY/EXIT
- 44- CONSTRUCT CONCRETE WASTE MANAGEMENT AREA
- 45- CONSTRUCT STORM DRAIN INLET PROTECTION
- 46- REMOVE SEDIMENT DEPOSITED ON ROAD WITHIN 24 HOURS AND MAINTAIN DRIVEWAY (PER CASQA BMP's SE-4 AND SE-7)
- 47- CONSTRUCT AND MAINTAIN STORAGE AND EQUIPMENT AREA (PER CASQA BMP WM-03)
- 48- BMP MATERIAL DELIVERY AND STORAGE AREA (PER CASQA BMP WM-01)
- 49- WASTE COLLECTION AREA (PER CASQA BMP WM-05)
- 50- VEHICLE CLEANING, FUELING AND MAINTENANCE (PER CASQA BMP's NS-8, NS-9 & NS-10)

CONTRACTOR MAY REARRANGE THE POSITIONS OF THE BMPs AS SHOWN ON THIS PLAN OR SUBSTITUTE WITH APPROVED EQUAL BMPs SUBJECT TO APPROVAL BY THE ENGINEER AND THE BUILDING OFFICIAL.

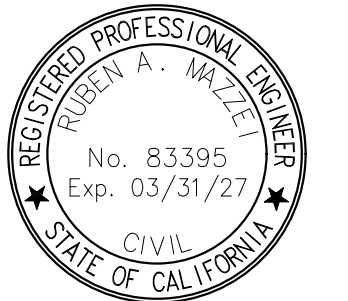


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Ralston A. M2

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EROSION
CONTROL PLAN

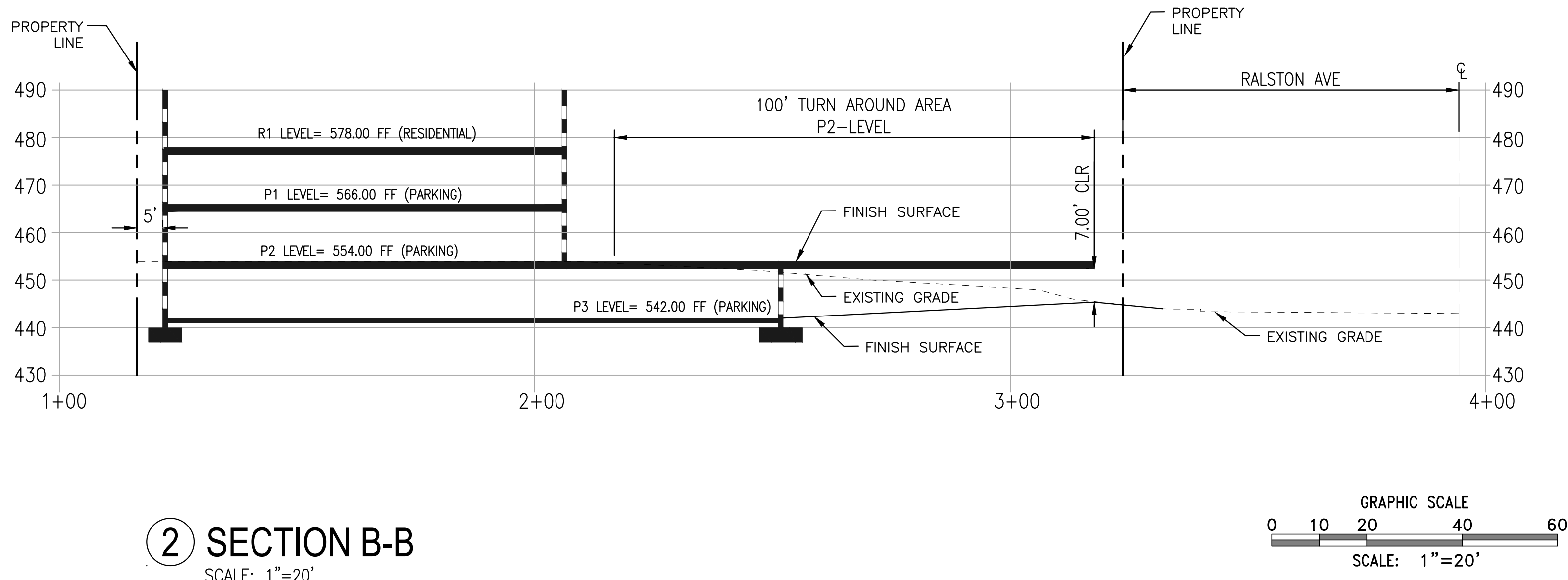
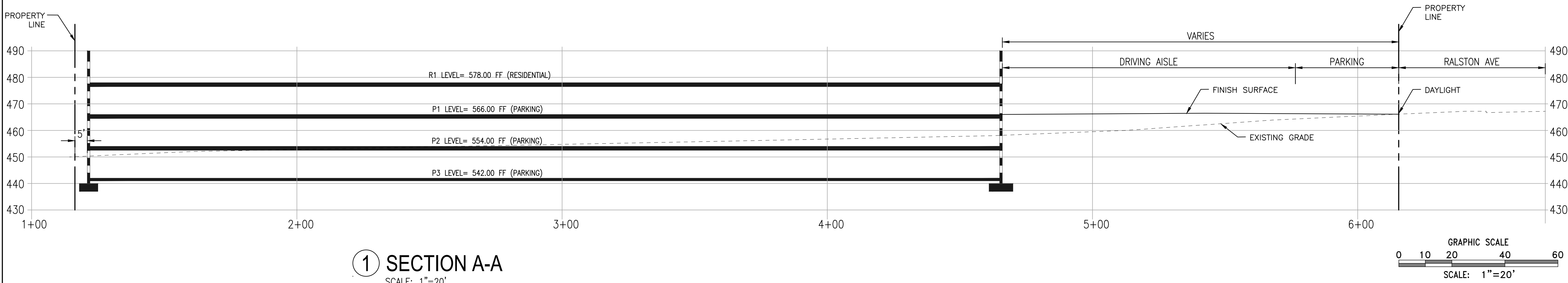
PROJECT NO. PROJECT NAME

SCALE

NORTH

SHEET NO.

C-3



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TELEPHONE: (826) 344-9555
E-MAIL: INFO@M2CE.NET

SAN MATEO POINTE

RALSTON AVE & CHRISTIAN DR.,
SAN MATEO COUNTY,
CALIFORNIA



Ruben A. M2

SIGNATURE

06/22/26

DATE

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SHEET TITLE

SITE SECTIONS

PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

C-4



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EXISTING
SITE PLAN

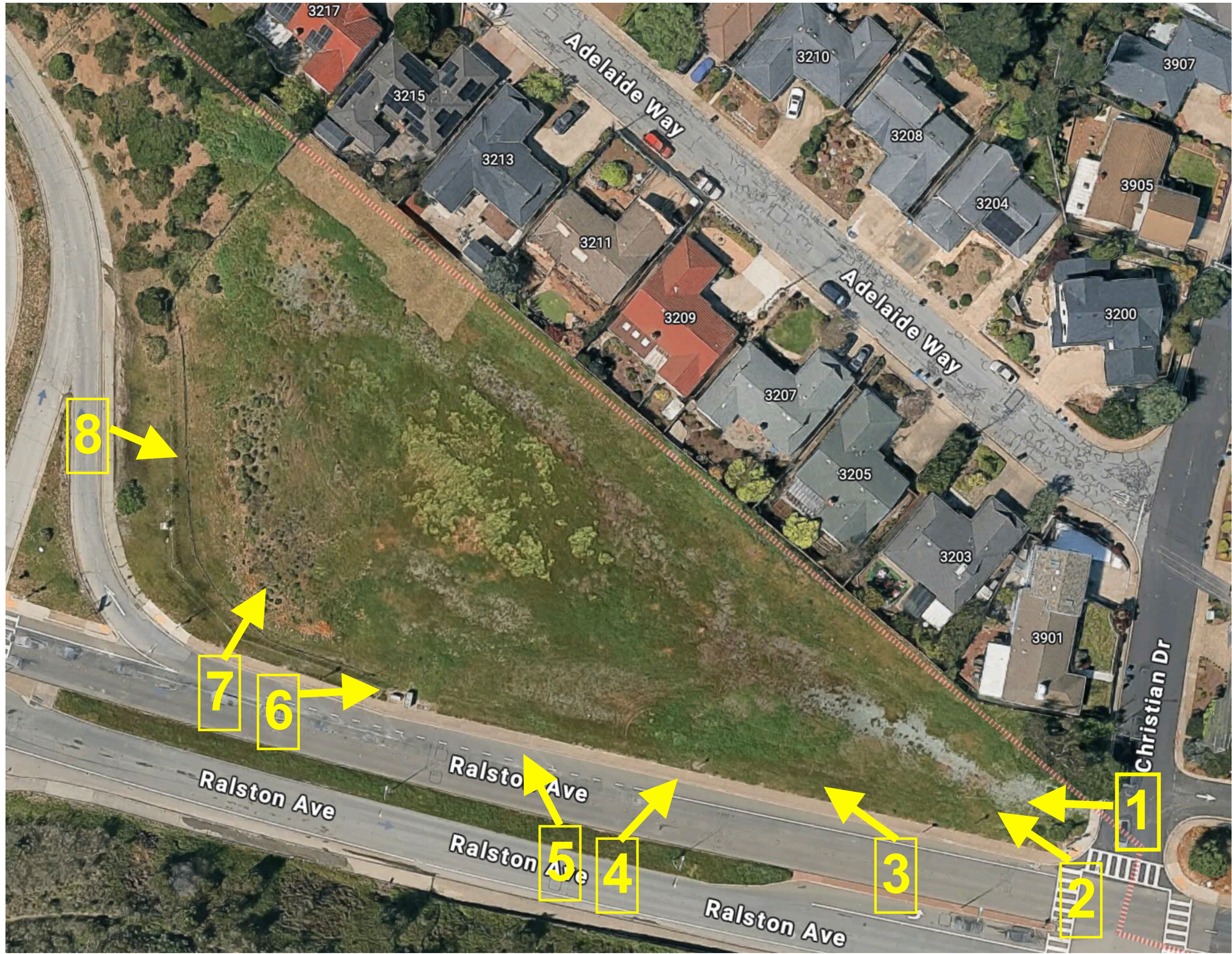
PROJECT NO. PROJECT NAME

SCALE

NORTH

SHEET NO.

A1.0



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EXISTING SITE PHOTOS

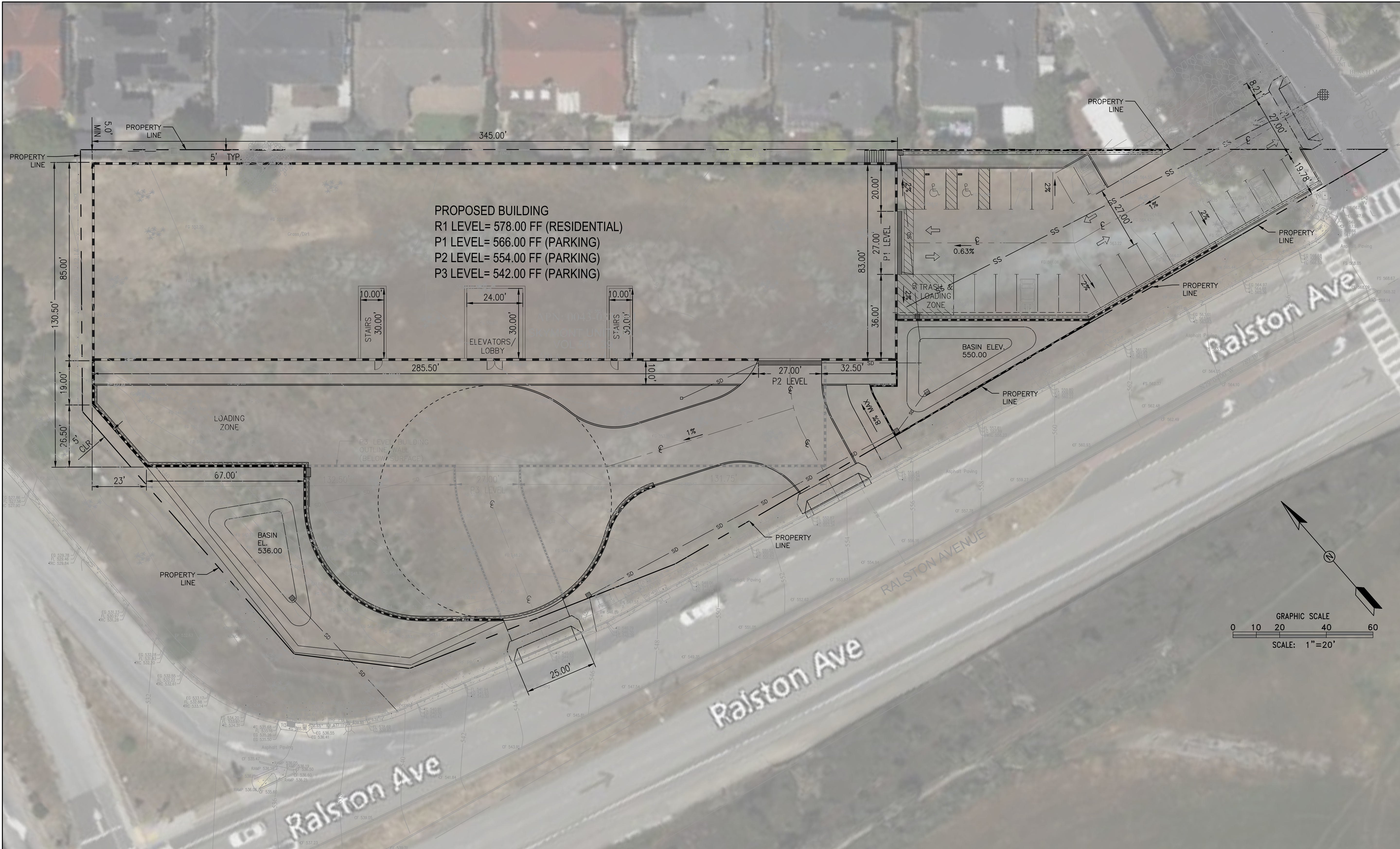
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SCALE

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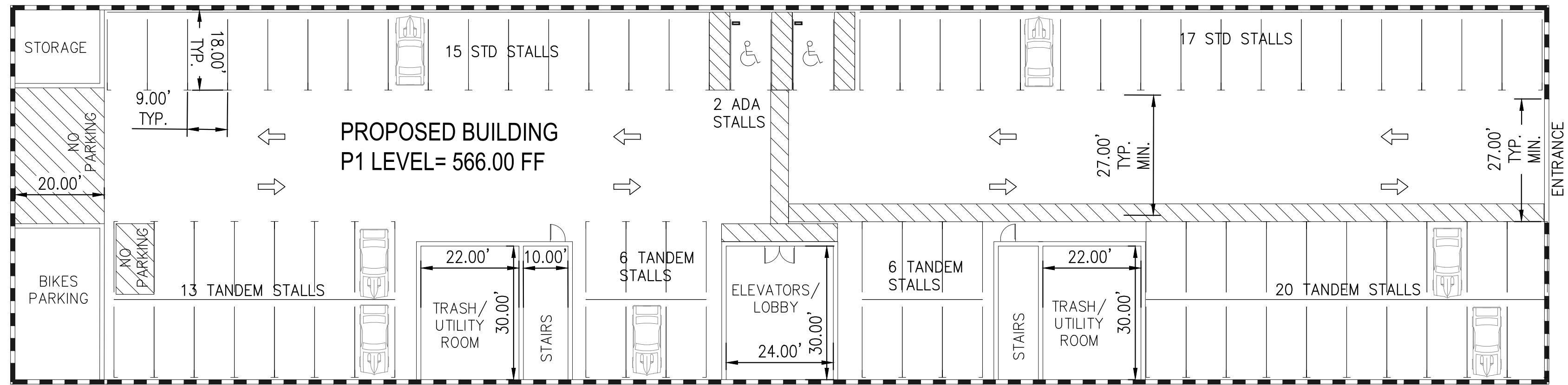
PROPOSED SITE PLAN

PROJECT NO. PROJECT NAME

SCALE

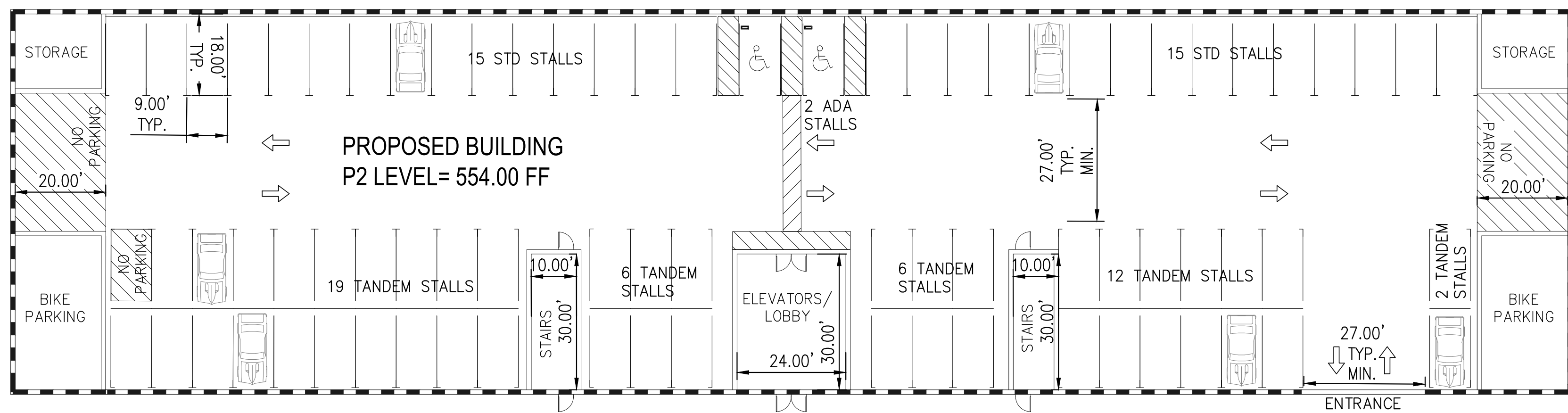
NORTH SHEET NO.

A2.0



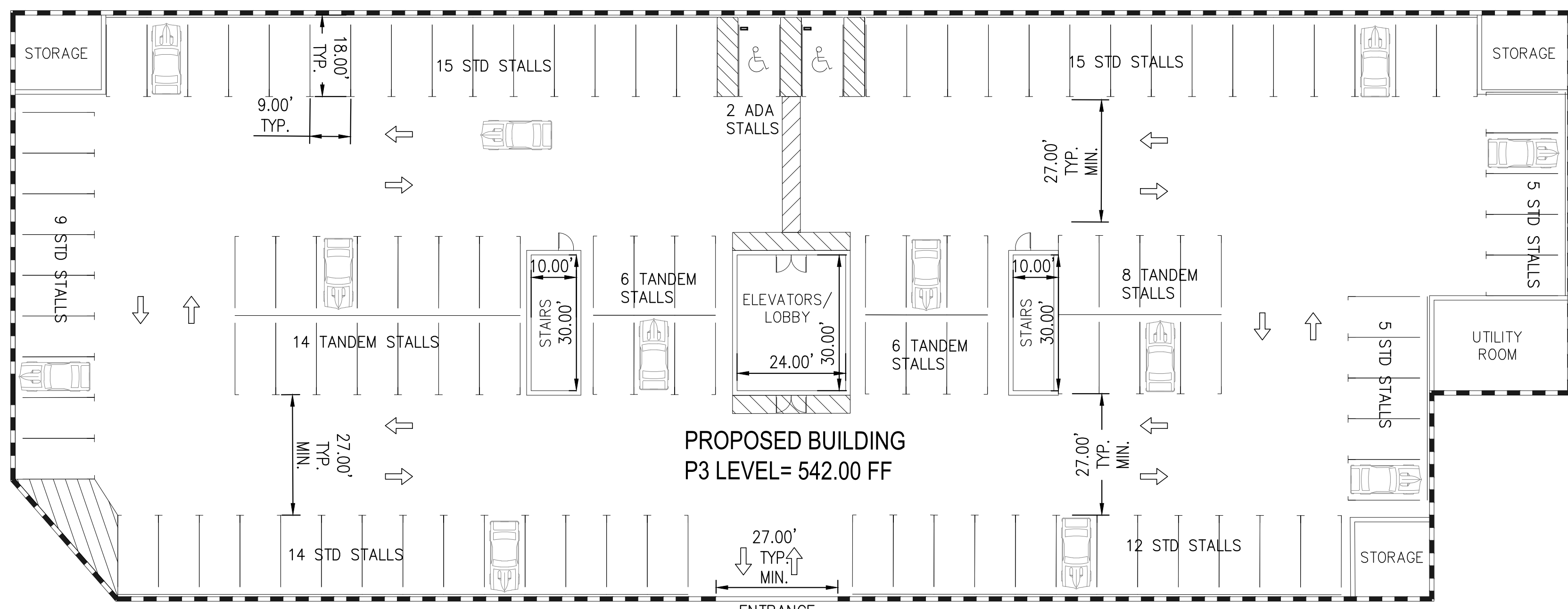
① PARKING LAYOUT: P1 LEVEL
SCALE: 1"=20'

P1 LEVEL PARKING GARAGE COUNT	
FINISH FLOOR:	566.00 FT
STD PARKING STALLS:	32
TANDEM PARKING STALLS:	45
ADA PARKING STALLS:	2
TOTAL PARKING STALLS:	79



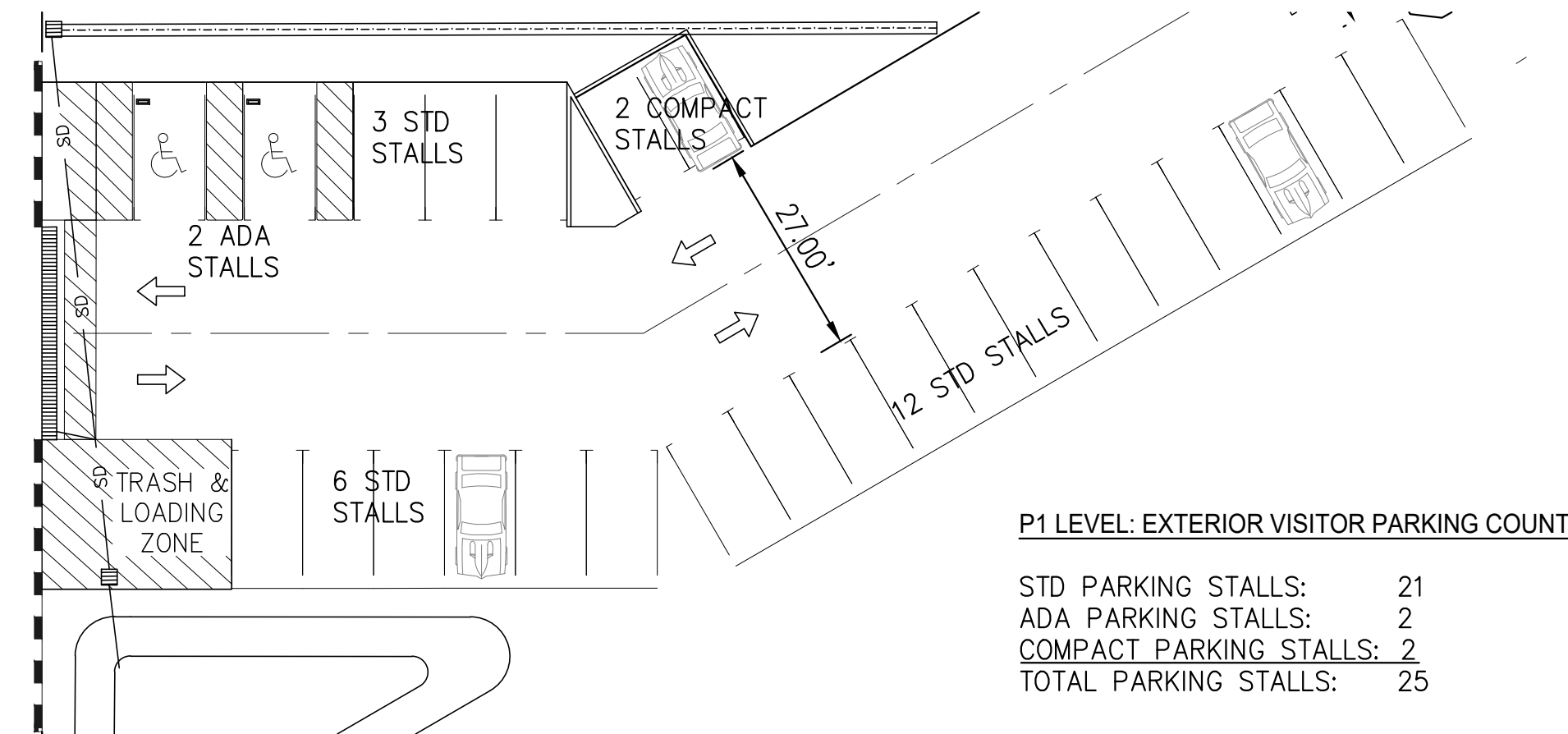
② PARKING LAYOUT: P2 LEVEL
SCALE: 1"=20'

P2 LEVEL PARKING GARAGE COUNT	
FINISH FLOOR:	554.00 FT
STD PARKING STALLS:	30
TANDEM PARKING STALLS:	45
ADA PARKING STALLS:	2
TOTAL PARKING STALLS:	77



③ PARKING LAYOUT: P3 LEVEL
SCALE: 1"=20'

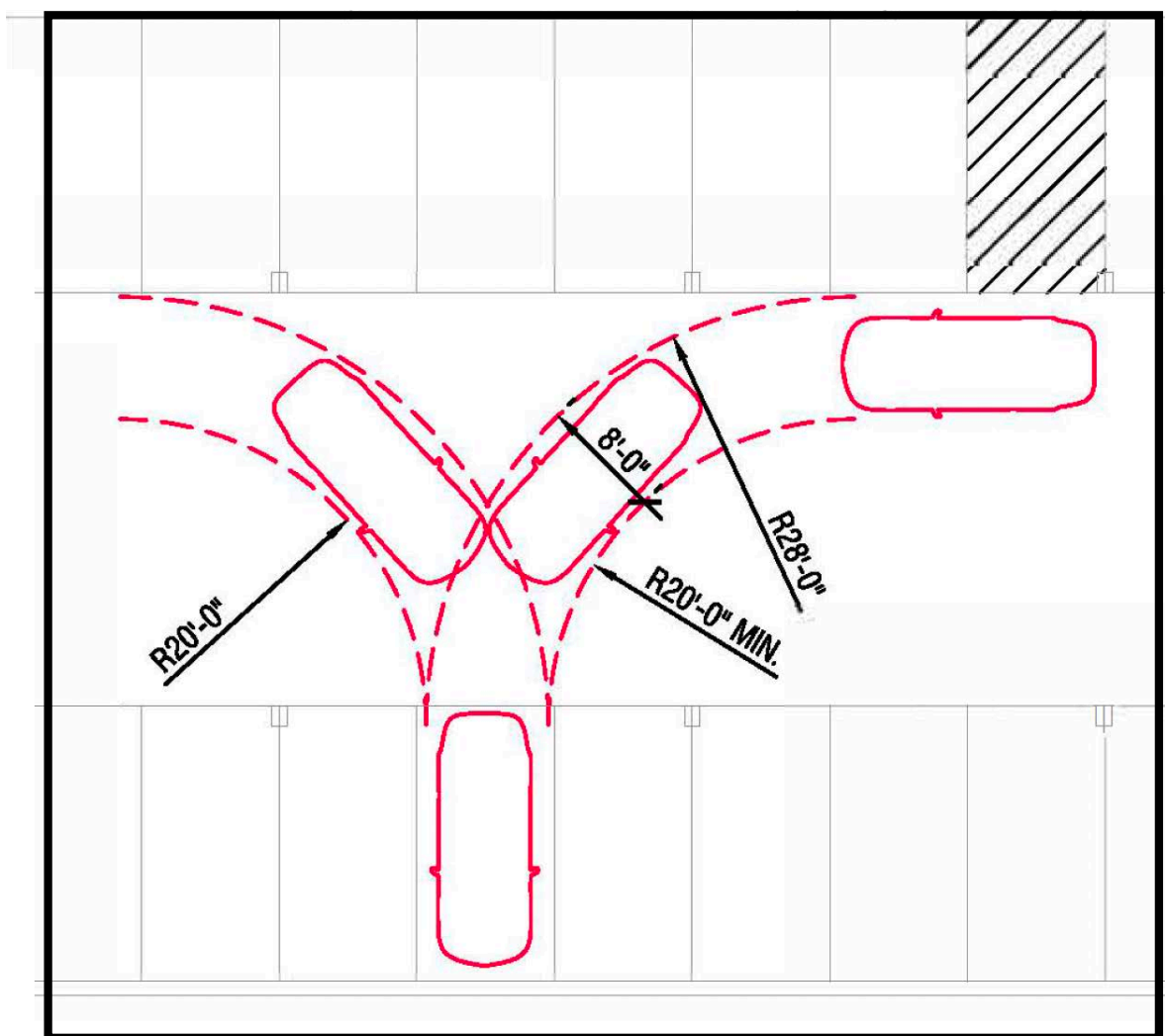
P3 LEVEL PARKING GARAGE COUNT	
FINISH FLOOR:	542.00 FT
STD PARKING STALLS:	75
TANDEM PARKING STALLS:	34
ADA PARKING STALLS:	2
TOTAL PARKING STALLS:	111



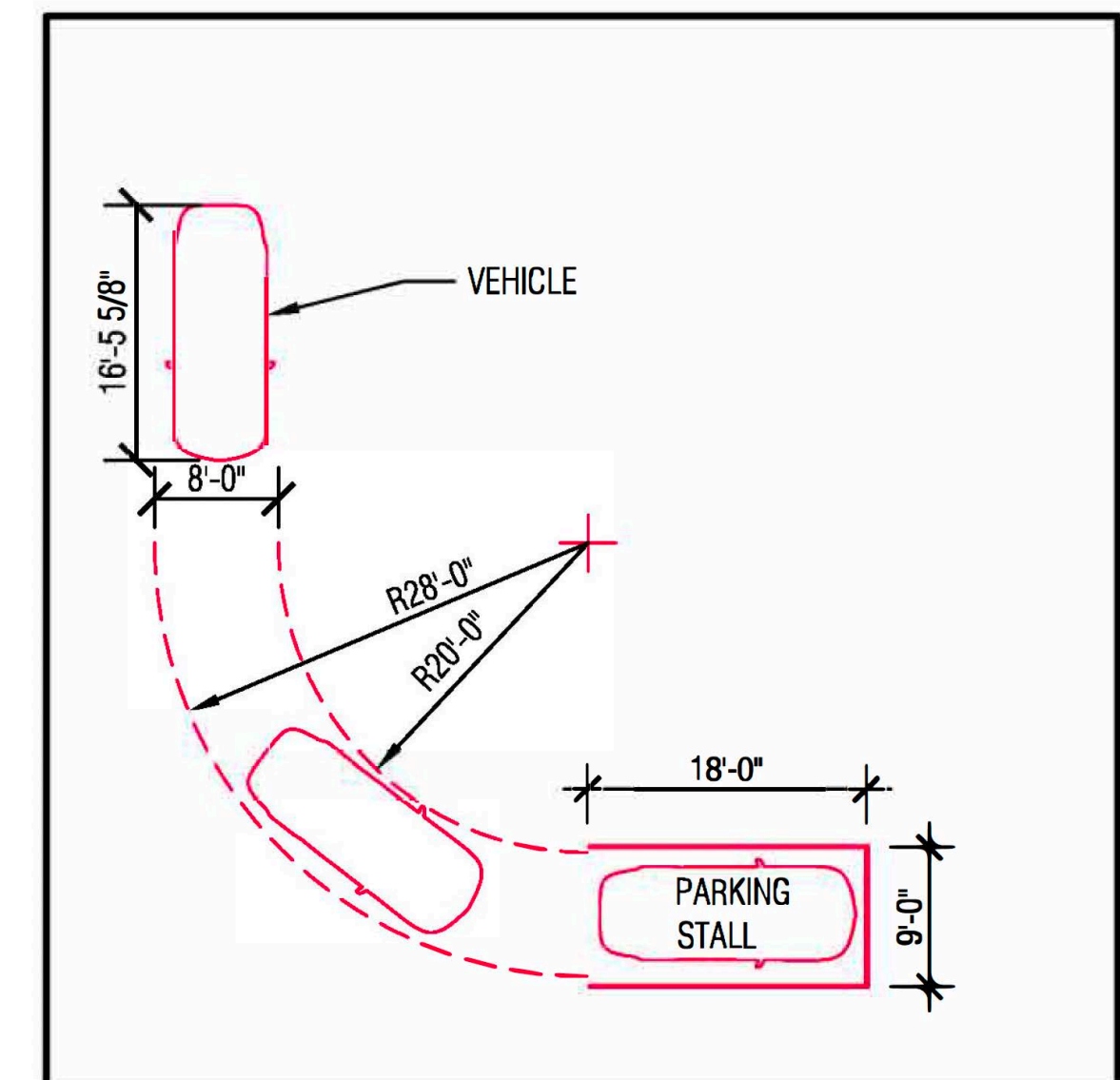
④ EXTERIOR VISITOR PARKING LAYOUT: P1 LEVEL
SCALE: 1"=20'

P1 LEVEL: EXTERIOR VISITOR PARKING COUNT	
STD PARKING STALLS:	21
ADA PARKING STALLS:	2
COMPACT PARKING STALLS:	2
TOTAL PARKING STALLS:	25

TOTAL PARKING COUNT	
STD PARKING STALLS:	158
TANDEM PARKING STALLS:	124
ADA PARKING STALLS:	8
COMPACT PARKING STALLS:	2
TOTAL PARKING STALLS:	292



PROPOSED VEHICLE TURNING RADIUS
NOT TO SCALE



VEHICLE TURNING RADIUS DIAGRAM
SCALE: 1/16"=1'-0"

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PROPOSED P1, P2, P3 & SURFACE PARKING

PROJECT NO.	PROJECT NAME
SCALE	
NORTH	SHEET NO.

A3.0

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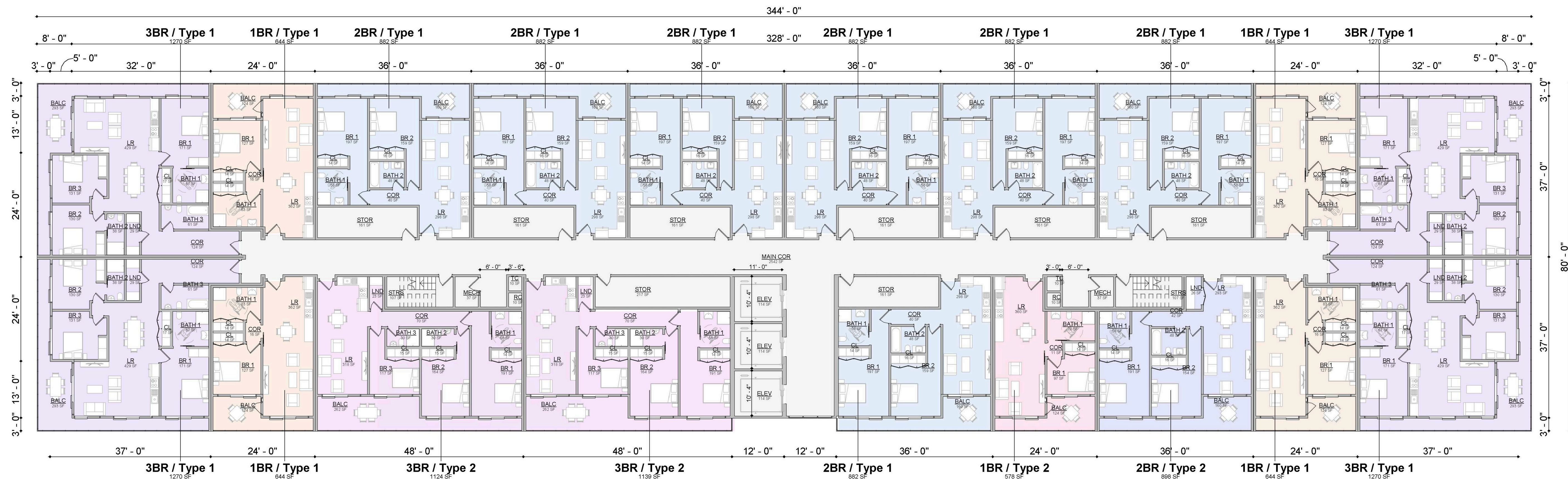
FLOOR PLAN
LEVEL R1

Sheet No.:

A3.1

File: P:/Projects/

Job:



**All balconies on this level are external open-air spaces
with overhead cover provided by the slab above.

Unit Types

- 1BR / Type 1
- 1BR / Type 2
- 2BR / Type 1
- 2BR / Type 2
- 3BR / Type 1
- 3BR / Type 2
- COMMON

R1 - Area Schedule

Name	Area	Count
1BR / Type 1	2,576 SF	4
1BR / Type 2	578 SF	1
2BR / Type 1	6,172 SF	7
2BR / Type 2	898 SF	1
3BR / Type 1	5,078 SF	4
3BR / Type 2	2,262 SF	2
BALC / Covered	3,592 SF	19
ELEV	341 SF	3
MAIN COR	2,542 SF	1
MECH	74 SF	2
RC	20 SF	2
STOR	1,344 SF	8
STRS	214 SF	2
TC	20 SF	2
	25,708 SF	58

1 R1 Floor Plan
1/16" = 1'-0"

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FLOOR PLAN
LEVEL R2

Sheet No.:

A3.2

File: P:/Projects/ Job:



**All balconies on this level are external open-air spaces
with overhead cover provided by the slab above.

Unit Types

- 1BR / Type 3
- 2BR / Type 3 / Den
- 3BR / Type 3
- COMMON

R2 - Area Schedule

Name	Area	Count
1BR / Type 3	6,740 SF	10
2BR / Type 3	3,009 SF	2
3BR / Type 3	6,572 SF	4
BALC / Covered	3,775 SF	20
CONF RM	271 SF	2
ELEV	341 SF	3
LOBBY	1,865 SF	2
MAIL / PKG RM	353 SF	1

R2 - Area Schedule

Name	Area	Count
MAIN COR	2,505 SF	1
MANAGEMENT OFF.	165 SF	1
MECH	74 SF	2
RC	20 SF	2
STRS	214 SF	2
TC	20 SF	2
	25,921 SF	54

1 R2 Floor Plan
1/16" = 1'-0"



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Sheet Title:

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- ### R3 - Area Schedule

1 R3 Floor Plan
1/16" = 1'-0"

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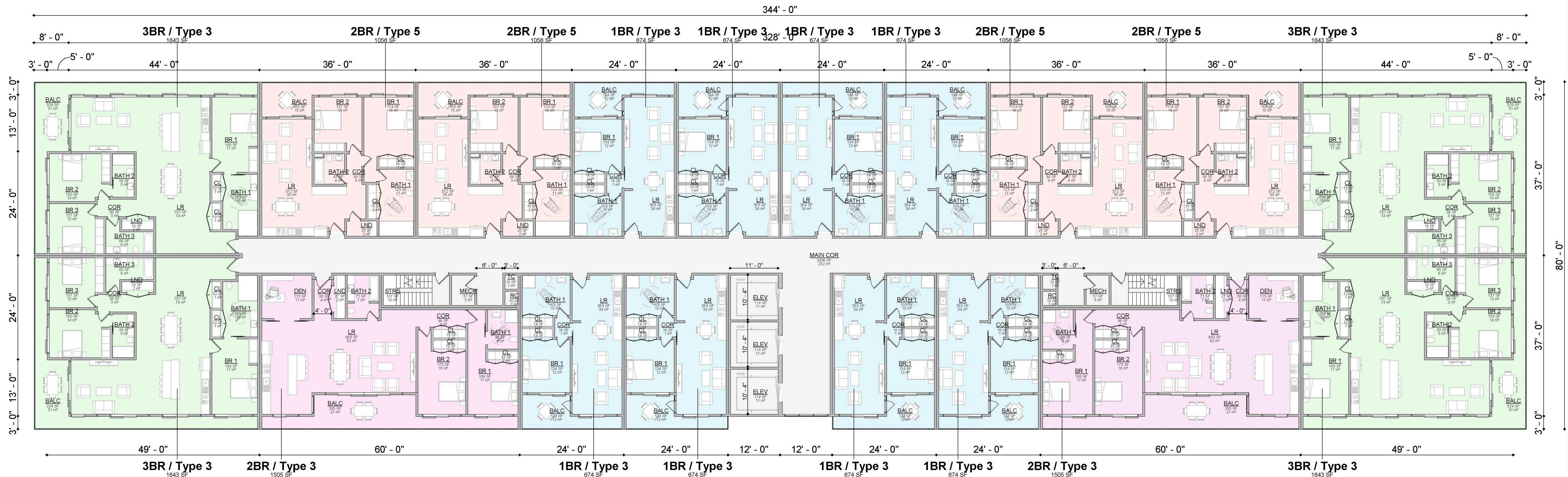
FLOOR PLAN LEVEL R4

Sheet No.:

A3.4

File: P:/Projects/

Job:



**All balconies on this level are external open-air spaces with overhead cover provided by the slab above.

1 R4 Floor Plan
1/16" = 1'-0"

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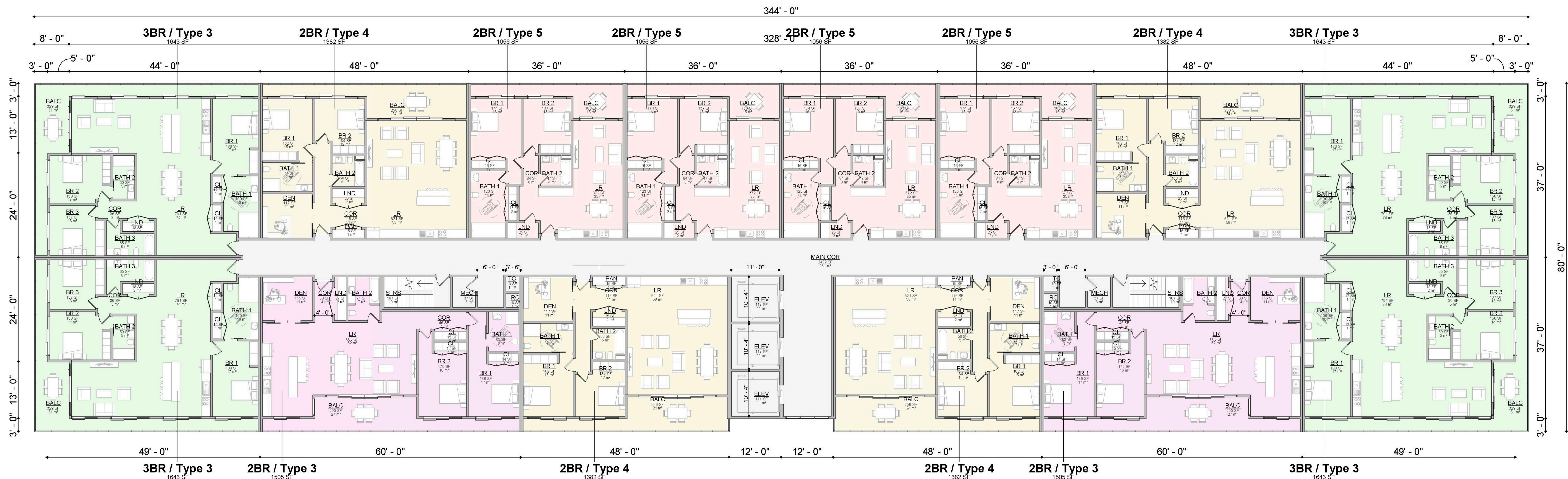
FLOOR PLAN
LEVEL R5

Sheet No.:

A3.5

File: P:/Projects/

Job:



**All balconies on this level are external open-air spaces
with overhead cover provided by the slab above.

Unit Types

- 2BR / Type 3 / Den
- 2BR / Type 4 / Den
- 2BR / Type 5
- 3BR / Type 3
- COMMON

R5 - Area Schedule

Name	Area	Count
2BR / Type 3	3,009 SF	2
2BR / Type 4	5,528 SF	4
2BR / Type 5	4,222 SF	4
3BR / Type 3	6,572 SF	4
BALC / Covered	3,582 SF	14
ELEV	341 SF	3
MAIN COR	2,482 SF	1
MECH	74 SF	2
RC	20 SF	2
STRS	214 SF	2
TC	20 SF	2
	26,062 SF	40

1 R5 Floor Plan
1/16" = 1'-0"

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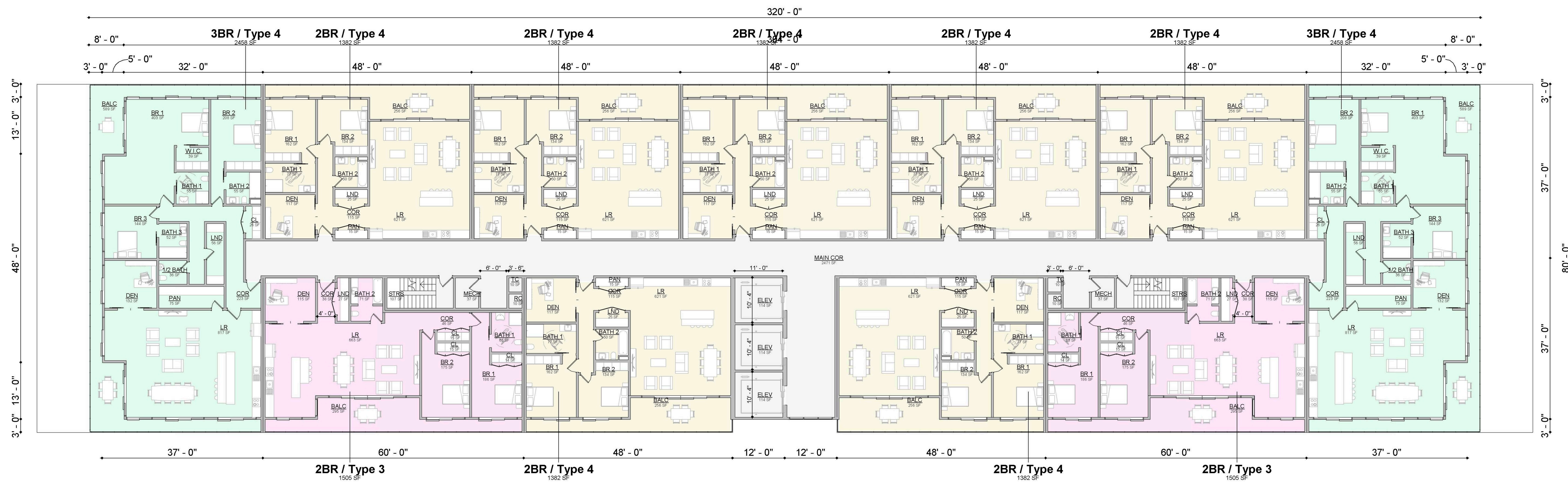
Sheet Title:

FLOOR PLAN
LEVEL R6

Sheet No.:

A3.6

File: P:/Projects/ Job:



Unit Types

- 2BR / Type 3 / Den
- 2BR / Type 4 / Den
- 3BR / Type 4
- COMMON

R6 - Area Schedule

Name	Area	Count
2BR / Type 3	3,009 SF	2
2BR / Type 4	9,674 SF	7
3BR / Type 4	4,916 SF	2
BALC / Covered	3,562 SF	11
BALC / Non-Covered	1,920 SF	2
ELEV	341 SF	3
MAIN COR	2,471 SF	1
MECH	74 SF	2
RC	20 SF	2
STRS	214 SF	2
TC	20 SF	2
	26,219 SF	36

1 R6 Floor Plan
1/16" = 1'-0"

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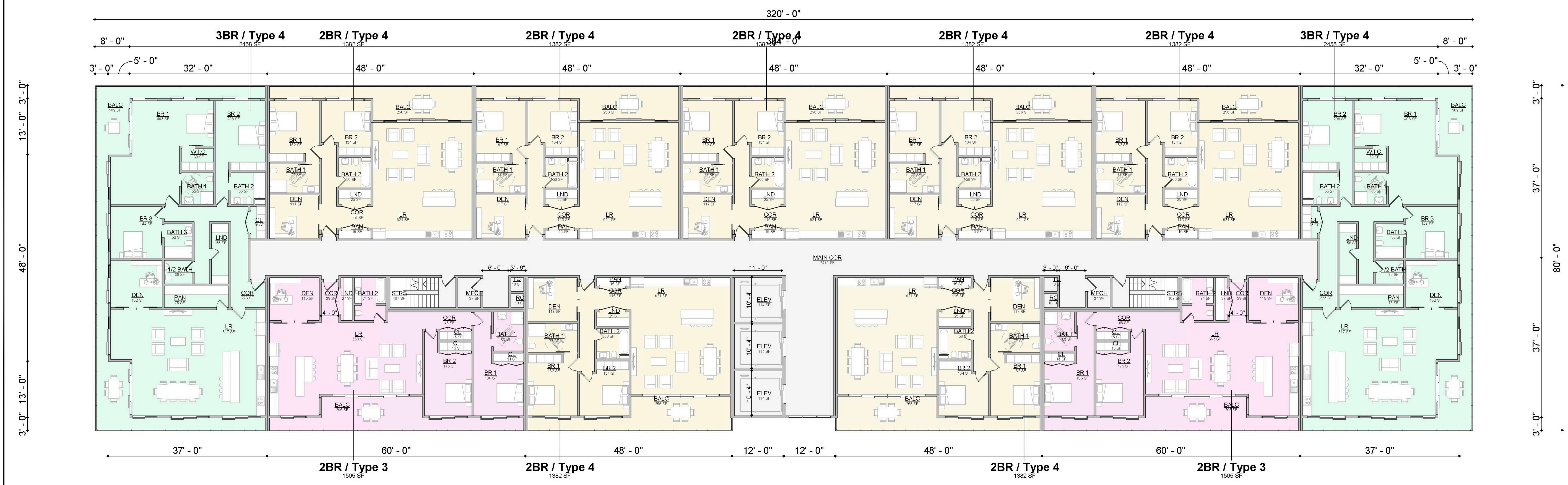
Sheet Title:

FLOOR PLAN
LEVEL R7

Sheet No.:

A3.7

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**All balconies on this level are external open-air spaces
with overhead cover provided by the slab above.

Unit Types

- 2BR / Type 3 / Den
- 2BR / Type 4 / Den
- 3BR / Type 4
- COMMON

R7 - Area Schedule

Name	Area	Count
2BR / Type 3	3,009 SF	2
2BR / Type 4	9,674 SF	7
3BR / Type 4	4,916 SF	2
BALC / Covered	3,562 SF	11
ELEV	341 SF	3
MAIN COR	2,471 SF	1
MECH	74 SF	2
RC	20 SF	2
STRS	214 SF	2
TC	20 SF	2
	24,299 SF	34

1 R7 Floor Plan
1/16" = 1'-0"

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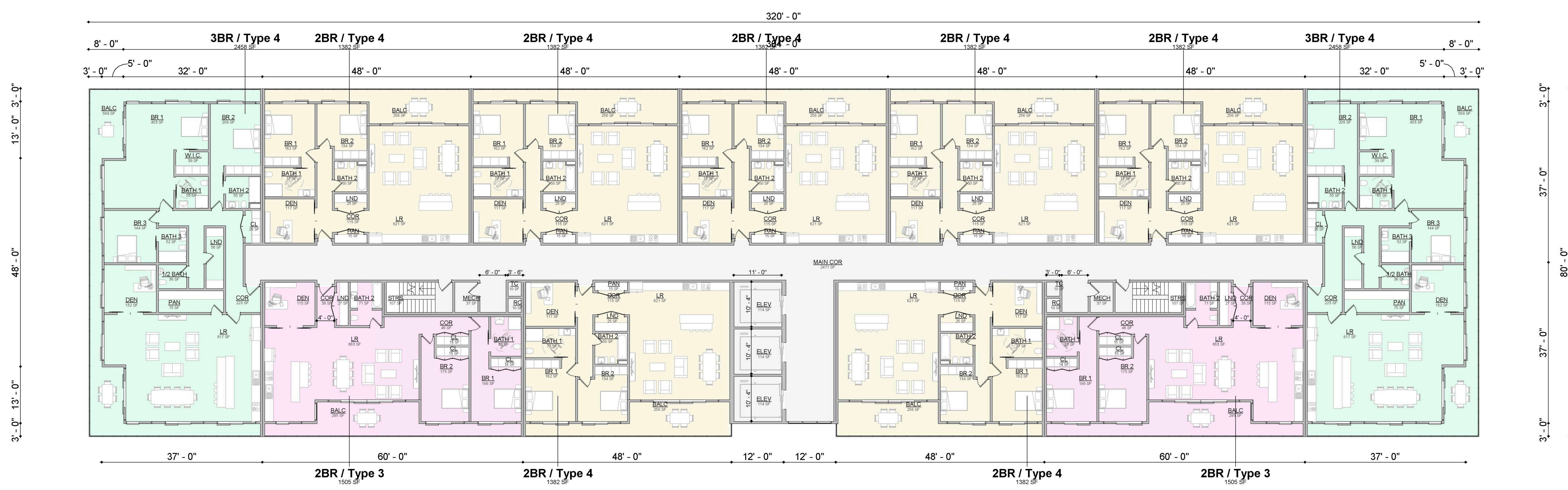
Sheet Title:

FLOOR PLAN
LEVEL R8

Sheet No.:

A3.8

File: P:/Projects/ Job:



1 R8 Floor Plan
1/16" = 1'-0"

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Sheet Title:

FLOOR PLAN
LEVEL R9

Sheet No.:

A3.9

File: P:/Projects/ Job:



Unit Types

- 3BR / Type 4
- 3BR / Type 5
- 3BR / Type 6
- COMMON

R9 - Area Schedule

Name	Area	Count
3BR / Type 4	4,916 SF	2
3BR / Type 5	5,068 SF	2
3BR / Type 6	6,441 SF	3
BALC / Covered	3,205 SF	7
BALC / Non-Covered	1,920 SF	2
ELEV	341 SF	3
MAIN COR	2,266 SF	1
MECH	74 SF	2
RC	20 SF	2
STRS	214 SF	2
TC	20 SF	2
	24,483 SF	28

1 R9 Floor Plan
1/16" = 1'-0"

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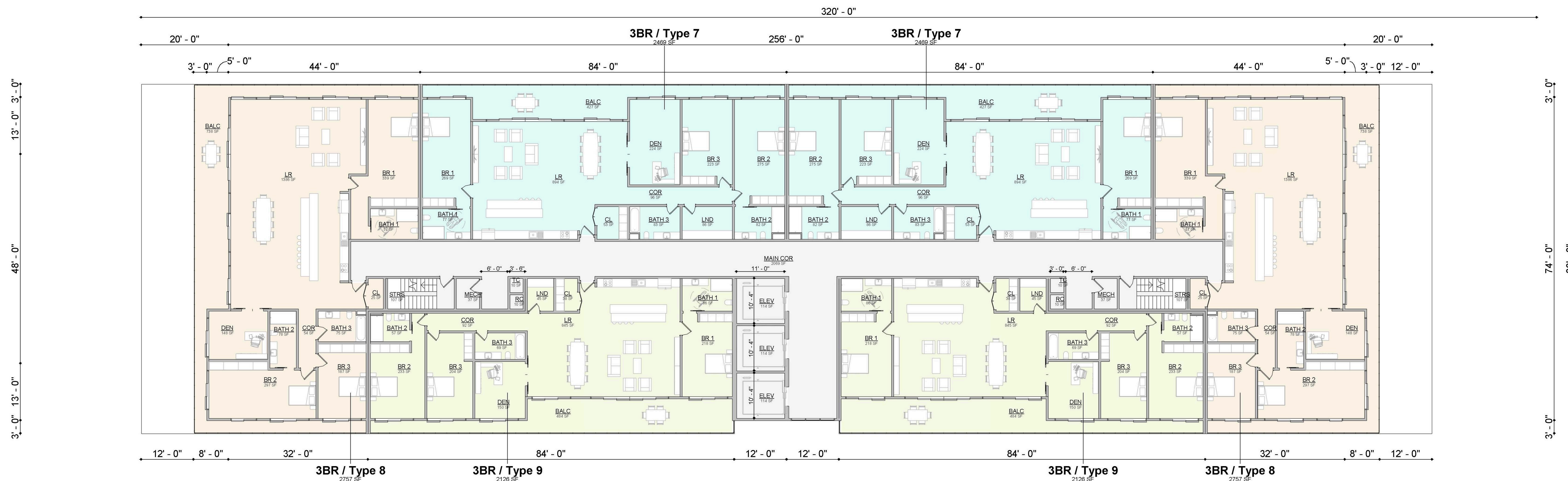
Sheet Title:

FLOOR PLAN LEVEL R10

Sheet No.:

A3.10

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Unit Types

- 3BR / Type 7
- 3BR / Type 8
- 3BR / Type 9
- COMMON

R10 - Area Schedule

Name	Area	Count
3BR / Type 7	4,938 SF	2
3BR / Type 8	5,514 SF	2
3BR / Type 9	4,252 SF	2
BALC / Covered	3,299 SF	6
BALC / Non-Covered	1,920 SF	2
ELEV	341 SF	3
MAIN COR	2,069 SF	1
MECH	74 SF	2
RC	20 SF	2
STRS	214 SF	2
TC	20 SF	2
Total	22,659 SF	26

1 R10 Floor Plan
1/16" = 1'-0"

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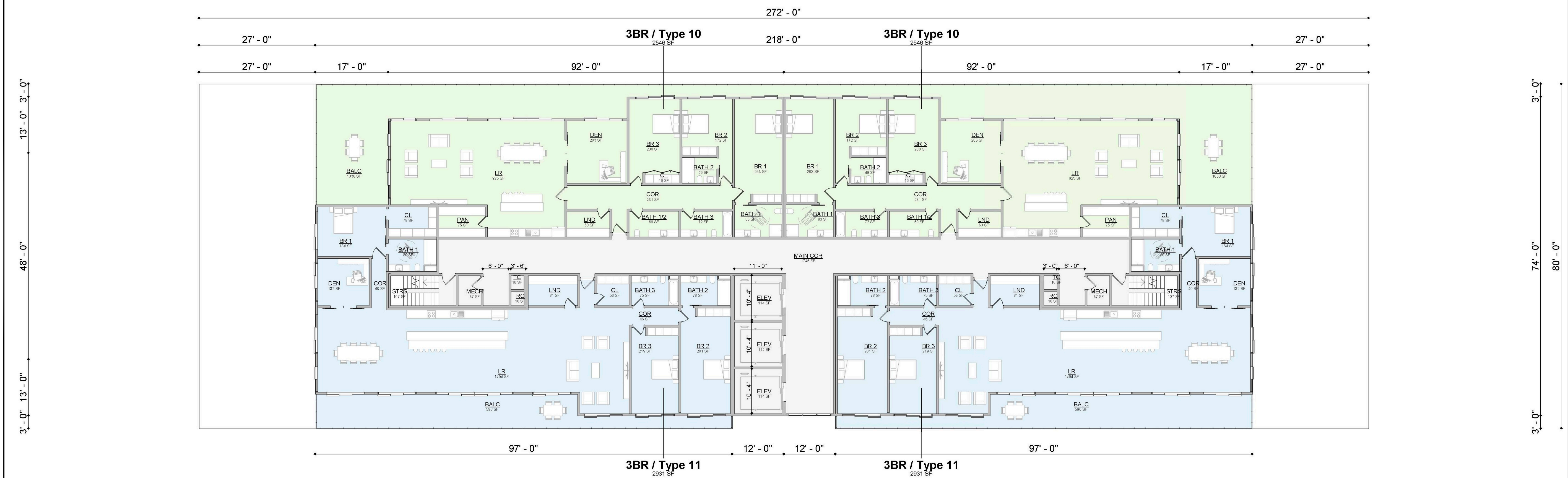
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FLOOR PLAN
LEVEL R11

Sheet No.:

A3.11

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Unit Types

- 3BR / Type 10
- 3BR / Type 11
- COMMON

R11 - Area Schedule

Name	Area	Count
3BR / Type 10	5,091 SF	2
3BR / Type 11	5,862 SF	2
BALC / Covered	3,251 SF	3
BALC / Non-Covered	4,320 SF	2
ELEV	341 SF	3
MAIN COR	1,746 SF	1
MECH	74 SF	2
RC	20 SF	2
STRS	214 SF	2
TC	20 SF	2
	20,936 SF	21

1 R11 Floor Plan
1/16" = 1'-0"

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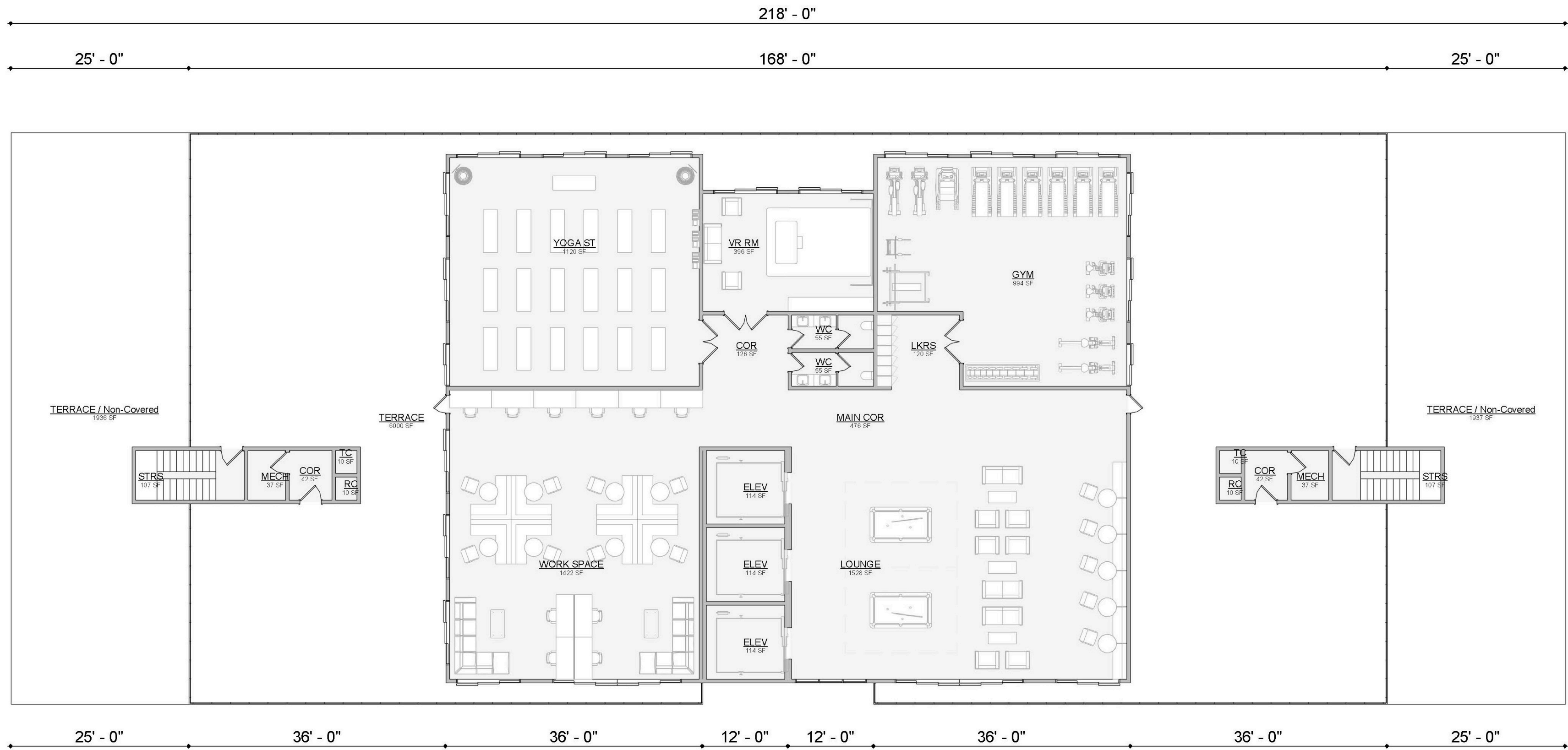
FLOOR PLAN
LEVEL R12

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Unit Types

COMMON

R12 - Area Schedule

Name	Area	Count
COR	210 SF	3
ELEV	341 SF	3
GYM	994 SF	1
LKRS	120 SF	1
LOUNGE	1,528 SF	1
MAIN COR	476 SF	1
MECH	74 SF	2
RC	20 SF	2
STRS	214 SF	2

R12 - Area Schedule

Name	Area	Count
TC	20 SF	2
TERRACE	6,000 SF	1
TERRACE / Non-Covered	3,873 SF	2
VR RM	396 SF	1
WC	109 SF	2
WORK SPACE	1,422 SF	1
YOGA ST	1,120 SF	1
	16,914 SF	26

1 R12 Floor Plan
1/16" = 1'-0"

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BUILDING SECTION A-A

Sheet No.:

A4.0

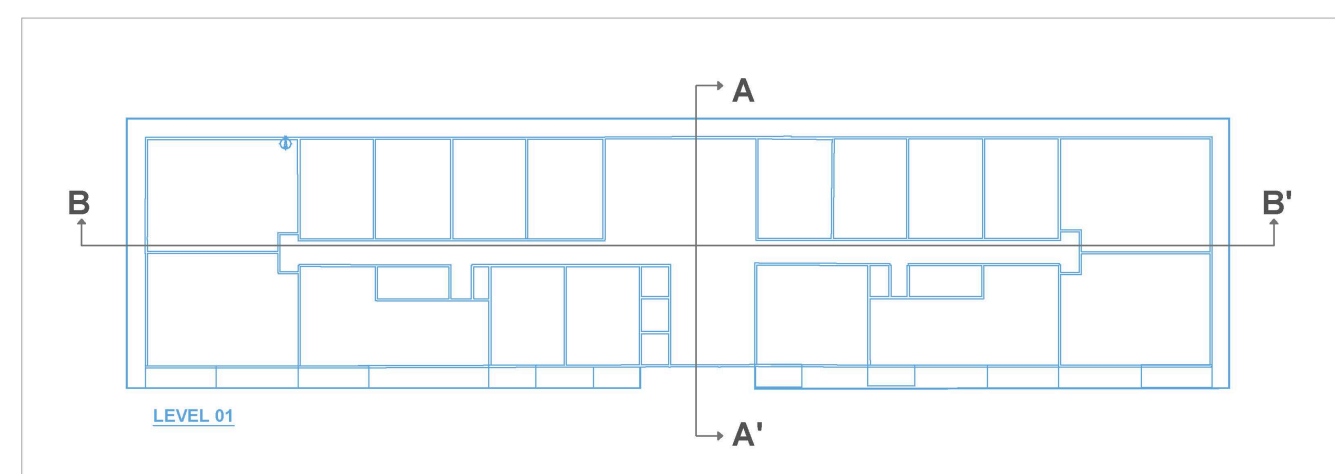
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FF 724.00'
- Level 12 Common Areas- R12
FF 710.00'
- Level 11 Residential Units- R11
FF 696.00'
- Level 10 Residential Units- R10
FF 682.00'
- Level 9 Residential Units- R9
FF 668.00'
- Level 8 Residential Units- R8
FF 657.00'
- Level 7 Residential Units- R7
FF 646.00'
- Level 6 Residential Units- R6
FF 635.00'
- Level 5 Residential Units- R5
FF 624.00'
- Level 4 Residential Units- R4
FF 613.00'
- Level 3 Residential Units- R3
FF 602.00'
- Level 2 Residential Units- R2
FF 591.00'
- Level 1 Residential Units- R1
FF 580.00'
- P1 Parking Garage
FF 566.00'
- P2 Parking Garage
FF 554.00'
- P3 Parking Garage
FF 542.00'

PROPERTY
LINE

SECTION A-A'
SCALE: N/A

SECTION DIAGRAM



F11
EXISTING GRADE
PROPERTY LINE
RALSTON AVENUE

SAN MATEO POINTE

RALSTON AVE & CHRISTIAN DR.,
SAN MATEO COUNTY,
CALIFORNIA

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BUILDING SECTION B-B

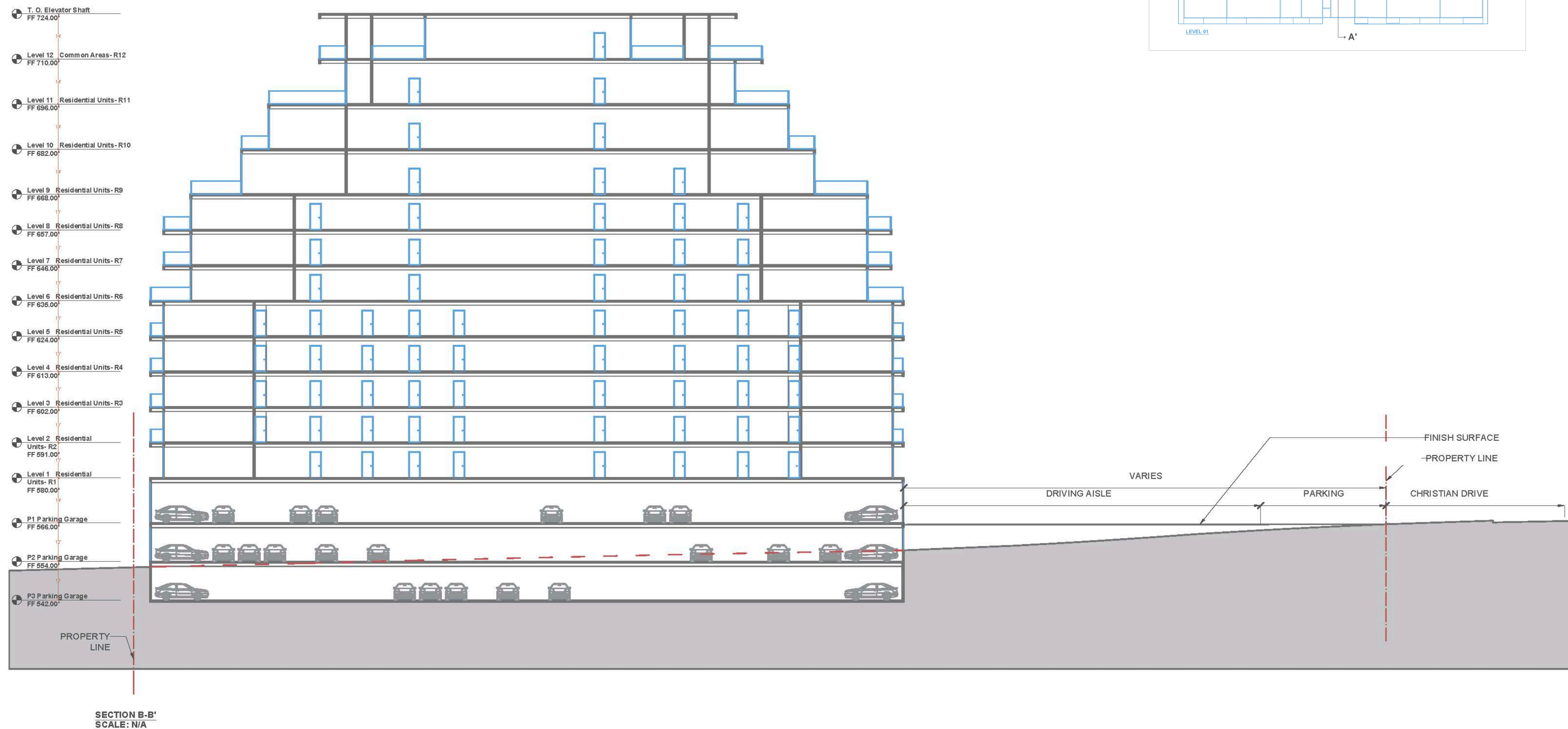
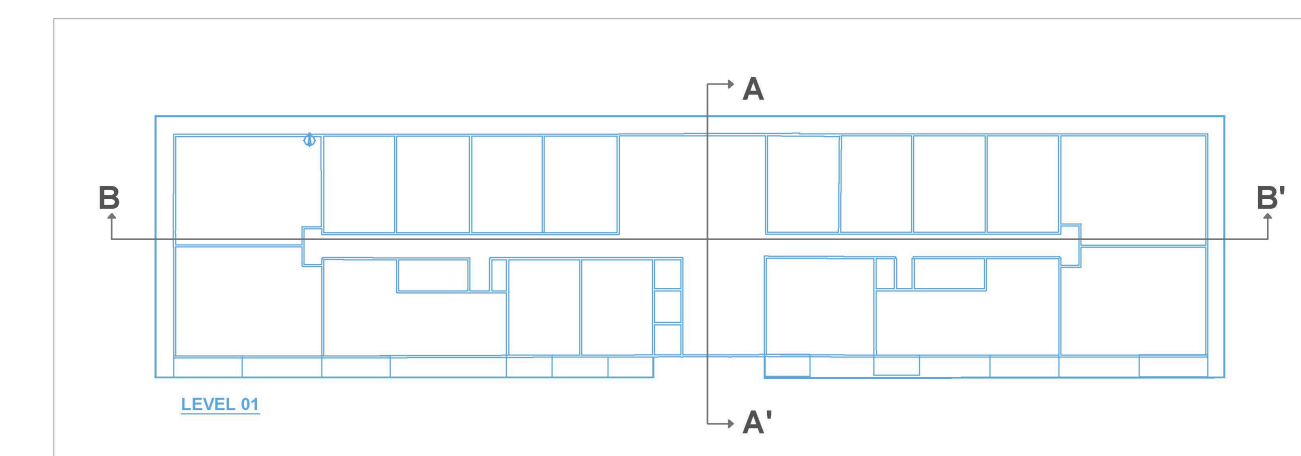
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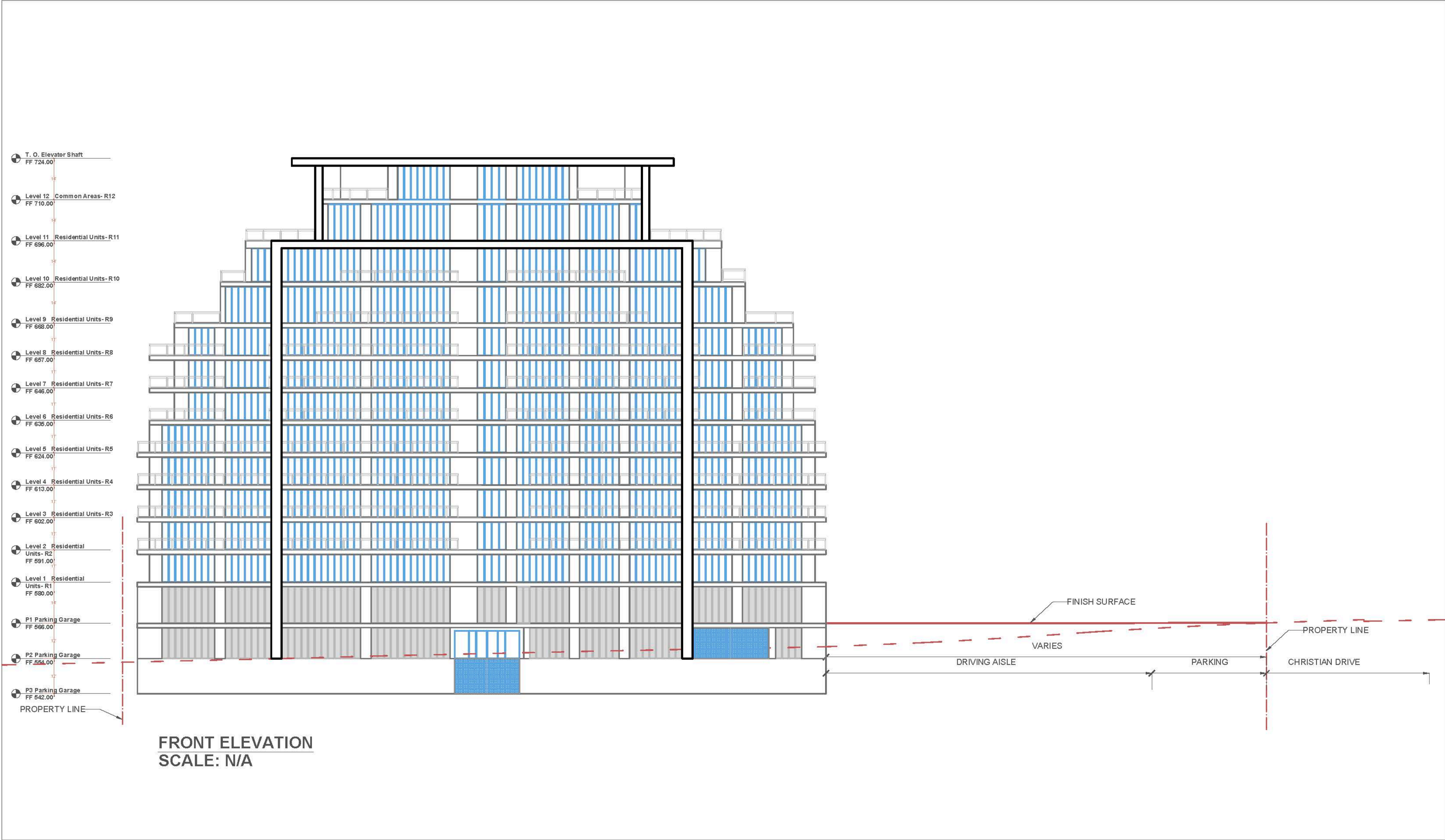
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Job:

SECTION DIAGRAM





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FRONT
EXTERIOR
ELEVATION

PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

A5.0



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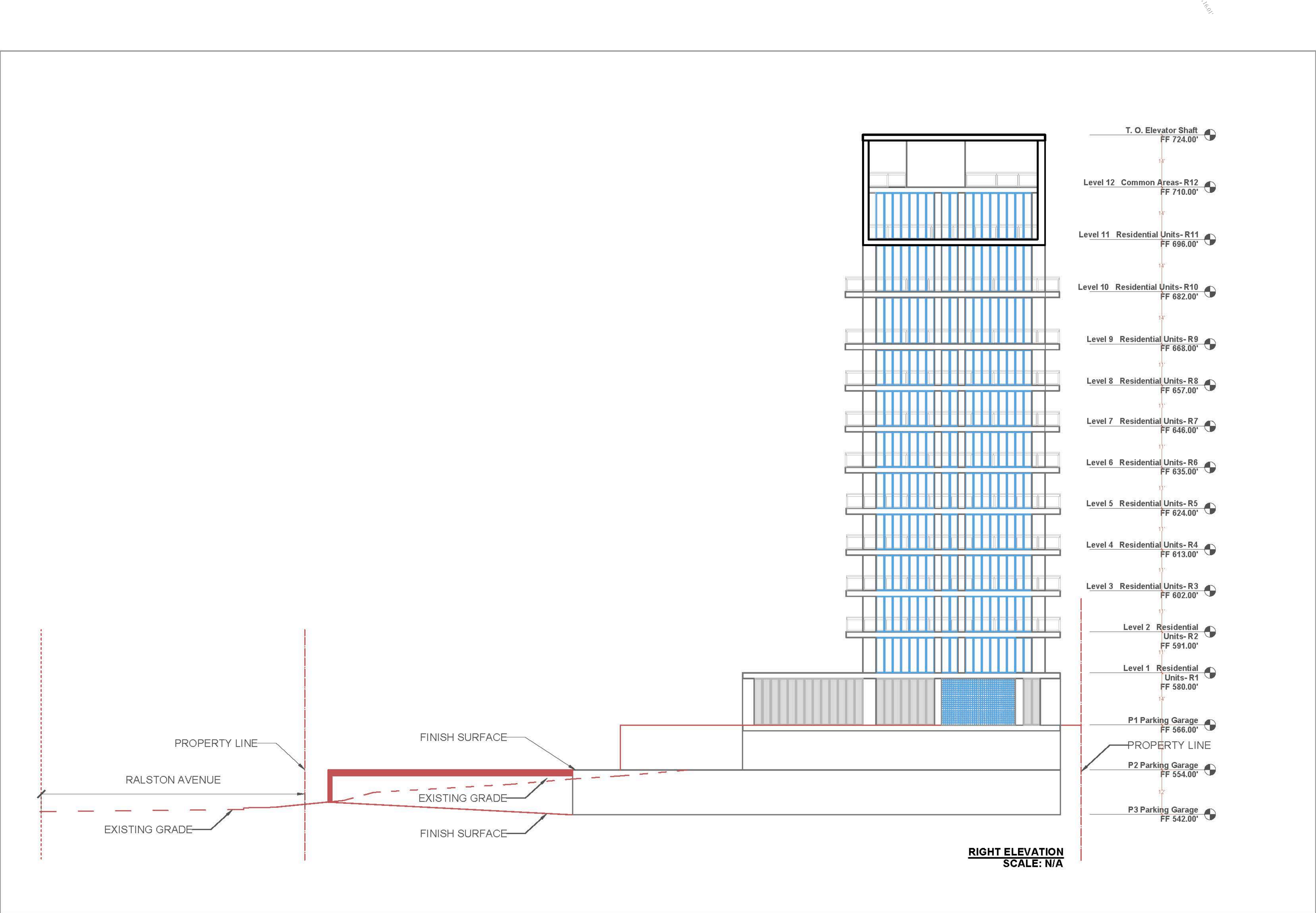
REAR
EXTERIOR
ELEVATION

PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

A5.1



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DATE

SMHGHG

SAN MATEO HOUSING GROUP

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SHEET TITLE

RIGHT
EXTERIOR
ELEVATION

PROJECT NO. PROJECT NAME

SCALE

NORTH

SHEET NO.

A5.2

- T. O. Elevator Shaft
FF 724.00'
- Level 12 Common Areas- R12
FF 710.00'
- Level 11 Residential Units- R11
FF 696.00'
- Level 10 Residential Units- R10
FF 682.00'
- Level 9 Residential Units- R9
FF 668.00'
- Level 8 Residential Units- R8
FF 657.00'
- Level 7 Residential Units- R7
FF 646.00'
- Level 6 Residential Units- R6
FF 635.00'
- Level 5 Residential Units- R5
FF 624.00'
- Level 4 Residential Units- R4
FF 613.00'
- Level 3 Residential Units- R3
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FF 591.00'
- Level 1 Residential Units- R1
FF 580.00'
- P1 Parking Garage
FF 566.00'
- P2 Parking Garage
FF 554.00'
- P3 Parking Garage
FF 542.00'

PROPERTY
LINE

LEFT ELEVATION
SCALE: N/A

FINISH SURFACE

EXISTING GRADE

FINISH SURFACE

PROPERTY LINE

EXISTING GRADE
RALSTON AVENUE

SAN MATEO
POINTE

RALSTON AVE & CHRISTIAN DR.,
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SIGNATURE DATE



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LEFT
EXTERIOR
ELEVATION

PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.



LOOKING NORTHEAST

LOOKING WEST



LOOKING EAST



LOOKING NORTH

**SAN MATEO
POINTE**

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**PROJECT
RENDERINGS**

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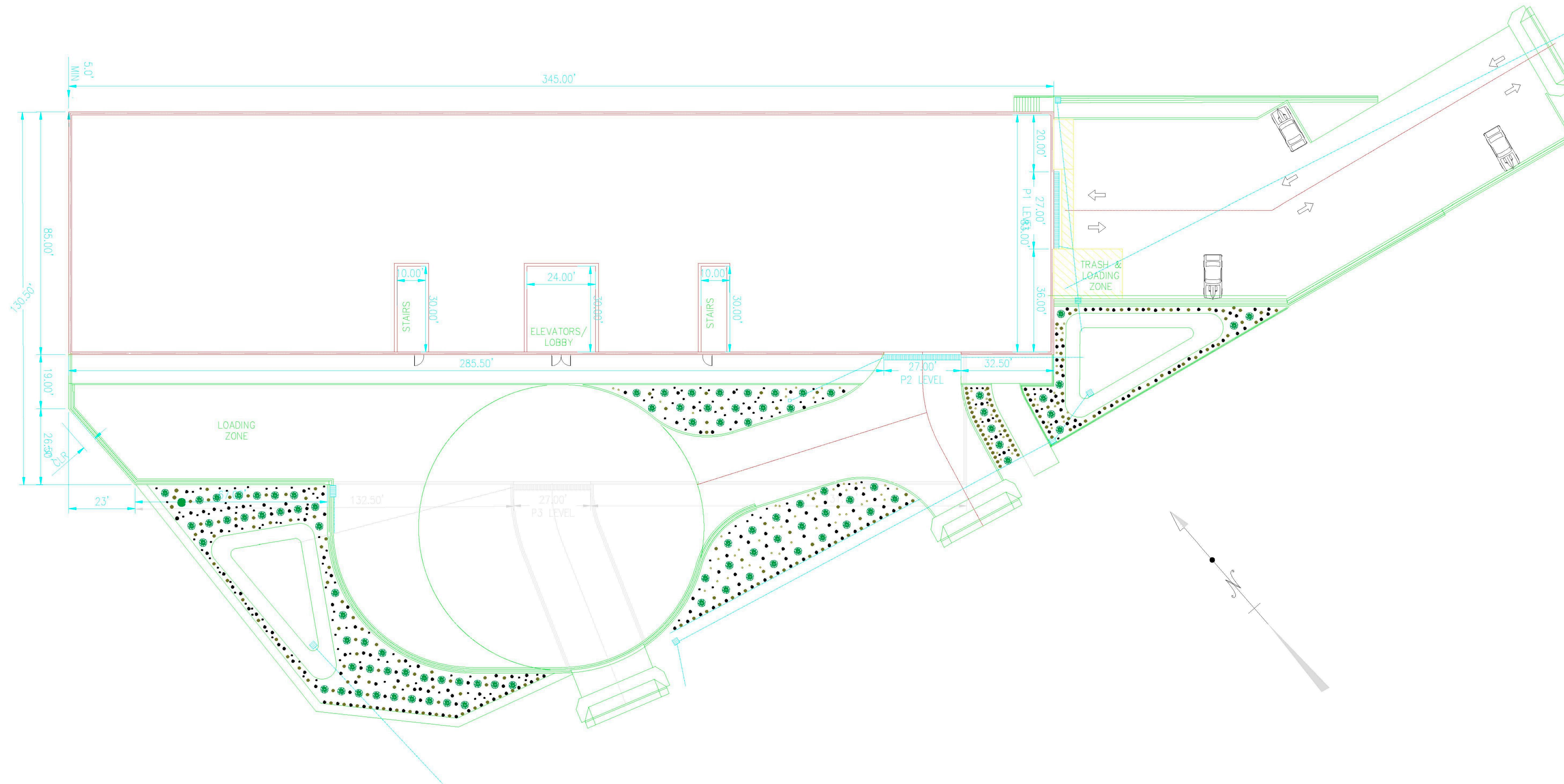
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LANDSCAPE
PLAN

Sheet No.:

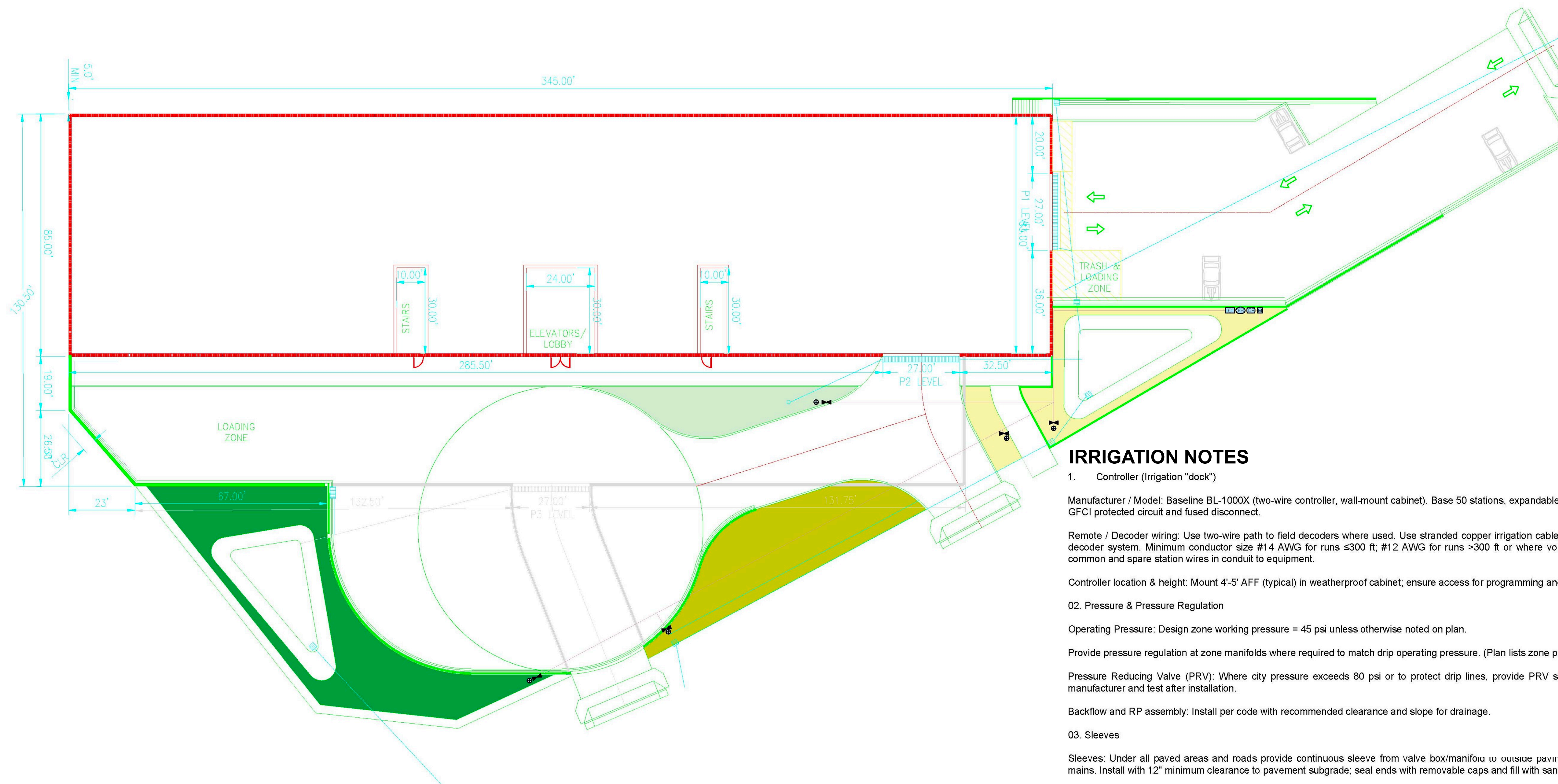
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PLANTING SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WUCOLS	CA NATIVE	QTY
	Kniphofia uvaria	Red Hot Poker	5 gal	Evergreen	Low	No	93
	Myoporum parvifolium 'Putah Creek'	Putah Creek Trailing Myoporum	5 gal	Evergreen	Very low	No	81
	Dasylirion longissimum	Toothless Desert Spoon	15 gal	Evergreen	Very low	No	197
	Agave x 'Blue Flame'	Blue Flame Agave	5 gal	Evergreen	Very low	No	154
	Agave franzosinii	NCN	15 gal	Evergreen	Very low	No	197



Trench depth & cover: Provide minimum 18" cover for irrigation mains under planting; where subject to vehicular loads, bury mains per local code (or use ductile iron / class pipe) and maintain required cover (typically 36"). Confirm with civil/utility standards.

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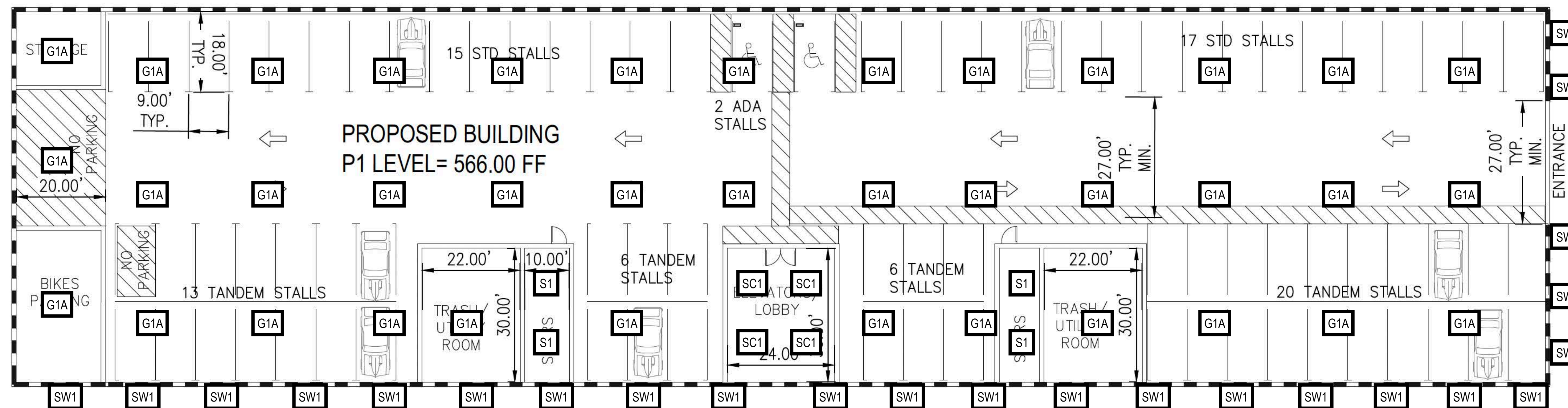
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LIGHTING PLAN
LEVEL P1

Sheet No.:

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P1 PARKING LEVEL

GENERAL NOTES

1. MOUNTING HEIGHT (MH) LISTED IN LUMINAIRE SCHEDULE SHALL BE FROM ABOVE GRADE TO BOTTOM OF COMPLETE EXPOSED FIXTURE.
2. ALL EXTERIOR MOUNTED LIGHTING SHALL BE CONTROLLED BY PHOTOCONTROL OR ASTRONOMIC TIME-CLOCK SCHEDULING PER CALIFORNIA ENERGY CODE (CEC) REQUIREMENTS 160.5(c)2. PROVIDE MOTION SENSING CONTROLS FOR LUMINAIRES OVER 40 WATTS MOUNTED LESS THAN 24' ABOVE GRADE AND WALL MOUNTED LUMINAIRES MORE THAN 24' ABOVE GRADE.
3. ALL EXTERIOR MOUNTED LUMINAIRES SHALL FOLLOW MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS FOUND IN CALIFORNIA GREEN BUILDING STANDARDS CODE TABLE 5.106.8.
4. ALL EXTERIOR LIGHTING SHALL BE DIMMABLE. PROVIDE LIGHTING CONTROLS FOR HIGH END TRIM TO DIM LIGHT FIXTURES TO 80% OUTPUT AT INITIAL INSTALLATION. FUTURE MAINTENANCE SHALL INCREASE OUTPUT POWER TO MAINTAIN INITIAL LIGHT LEVEL.
5. ALL EXTERIOR FIXTURES WILL COMPLY WITH THE TOWN REQUIREMENTS TO BE DOWNWARD DIRECTED AND MAINTAIN A MINIMUM 30 DEGREE SHIELDED ANGLE.

Walkway Photometric
Schedule

AVERAGE FOOT-CANDLES	1.94
MAXIMUM FOOT-CANDLES	4.7
MINIMUM FOOT-CANDLES	0.7
MAXIMUM TO MINIMUM FC RATIO	7.00
AVERAGE TO MINIMUM FC RATIO	2.89

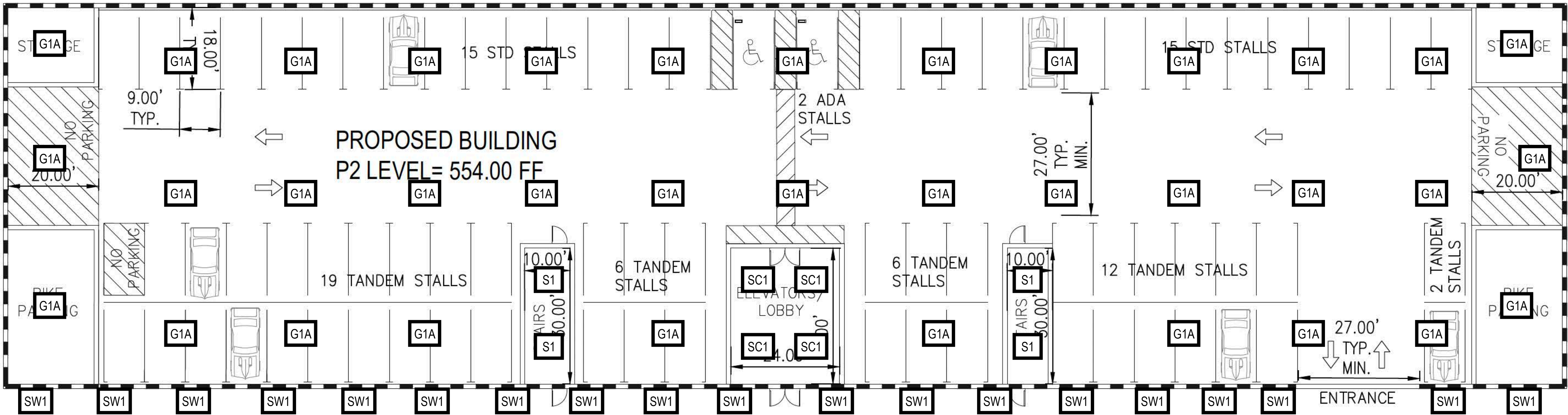
Photometric Schedule

AVERAGE FOOT-CANDLES	1.26
MAXIMUM FOOT-CANDLES	3.4
MINIMUM FOOT-CANDLES	0.5
MAXIMUM TO MINIMUM FC RATIO	6.41
AVERAGE TO MINIMUM FC RATIO	2.37

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P2 PARKING LEVEL

GENERAL NOTES

1. MOUNTING HEIGHT (MH) LISTED IN LUMINAIRE SCHEDULE SHALL BE FROM ABOVE GRADE TO BOTTOM OF COMPLETE EXPOSED FIXTURE.
2. ALL EXTERIOR MOUNTED LIGHTING SHALL BE CONTROLLED BY PHOTOCONTROL OR ASTRONOMIC TIME-CLOCK SCHEDULING PER CALIFORNIA ENERGY CODE (CEC) REQUIREMENTS 160.5(c)2. PROVIDE MOTION SENSING CONTROLS FOR LUMINAIRES OVER 40 WATTS MOUNTED LESS THAN 24' ABOVE GRADE AND WALL MOUNTED LUMINAIRES MORE THAN 24' ABOVE GRADE.
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5. ALL EXTERIOR FIXTURES WILL COMPLY WITH THE TOWN REQUIREMENTS TO BE DOWNWARD DIRECTED AND MAINTAIN A MINIMUM 30 DEGREE SHIELDED ANGLE.

Walkway Photometric
Schedule

AVERAGE FOOT-CANDLES	1.94
MAXIMUM FOOT-CANDLES	4.7
MINIMUM FOOT-CANDLES	0.7
MAXIMUM TO MINIMUM FC RATIO	7.00
AVERAGE TO MINIMUM FC RATIO	2.89

Photometric Schedule

AVERAGE FOOT-CANDLES	1.26
MAXIMUM FOOT-CANDLES	3.4
MINIMUM FOOT-CANDLES	0.5
MAXIMUM TO MINIMUM FC RATIO	6.41
AVERAGE TO MINIMUM FC RATIO	2.37

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LIGHTING PLAN
LEVEL P2

Sheet No.:

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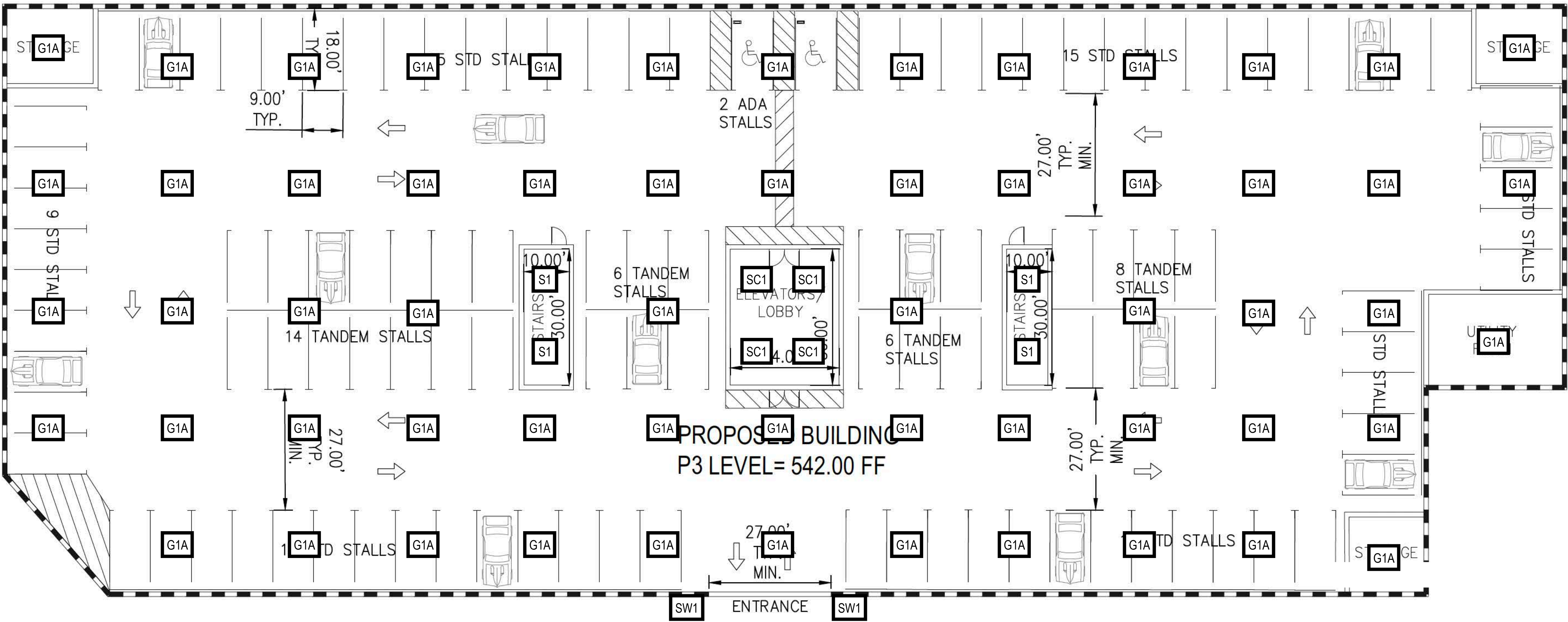
LIGHTING PLAN
LEVEL P3

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P3 PARKING LEVEL

GENERAL NOTES

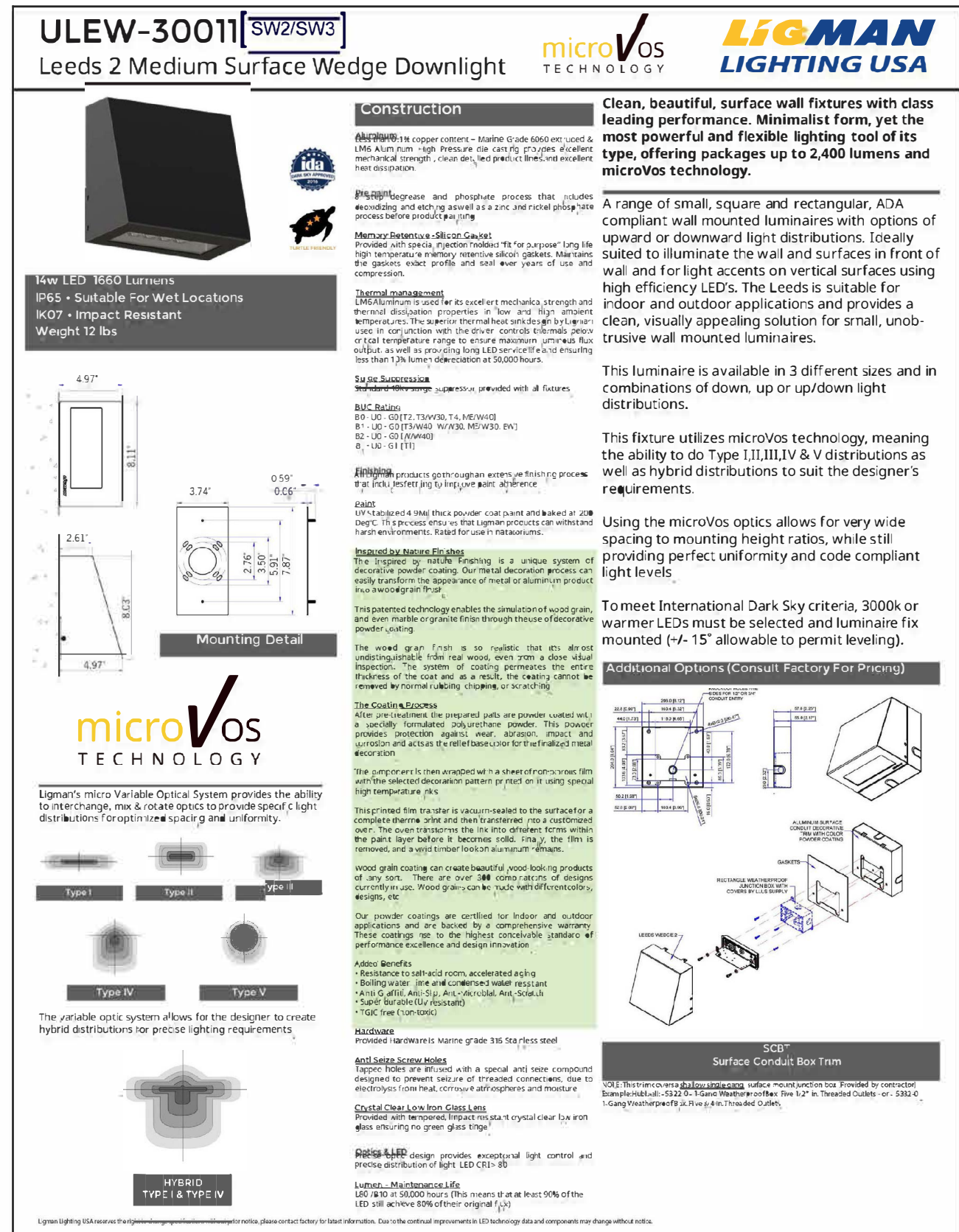
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Walkway Photometric
Schedule

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MAXIMUM FOOT-CANDLES	4.7
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Photometric Schedule

AVERAGE FOOT-CANDLES	1.26
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AVERAGE TO MINIMUM FC RATIO	2.37



TARGET T

ZEDGE LINE

Recessed Direct View Linear LED Voltage Steplight

SS1

Source: Purdie Gray Inc.

CONCEPT

Recessed LED design for indoor use; outdoor use available.
Design with collaboration of Purdie Gray Design Co. (patent pending)

MECHANICAL CHARACTERISTICS

Housing 2.5cm x 14 cm W x 2.5cm D

Finish **R**o cast anodized aluminum body; exterior powder coated finish

Finish (optional)

- Matte Dark Grey
- Heritage Black
- Ivory
- Brass
- White
- Satin Chrome Grey

Power Connection Pre-wired for pre-drilled wiring and dimming connections

Mounting To be connected behind metal back box (to hold in vent flush installation)

WUG IC-UL-GC

Weight 1.6kg

Protection IP65

Impact IK10

CERTIFICATIONS

cULus Wet Location Listed
Notified in accordance with LM 79-04
CE compliant for California (prop 65)
RoHS Compliant (EU Directive)

WARRANTY

5-year limited warranty

SUSTAINABILITY

Luminaire designed for disposal/recycling at end-of-life. Recyclable LED lighting source and epoxy, safety & fire retardant gels.

ELECTRICAL CHARACTERISTICS

Power Supply Integrated LED driver (Nand/NAND) 0.12m/Watt
Power Factor Power Factor Dimmers UL6188 Class II or III
<3% max THD

Voltage BV

Voltage Range 120V/277 AC 50/60Hz

Operating Temp. -20°C to +35°C

SOURCE

LED high efficiency beam

TMR	CCF (%)min/max	CW	40°	80°	Beam
2700K	80	21	973	2	
3000K	80	21	97	2	
3500K	80	21	96	2	
4000K	80	21	95.7	2	

Beams available upon request

OPTIC

Polycarbonate optical lens for uniform optical distribution on the floor and excellent visual comfort.

Green 80+VAP

Delivered Lumens	2700K	3500K
3000K	245lm	253lm

Efficiency 4000K 273 lm

3000K low glare photometric graphs for specific values

Lifetime 180,000 hours @ max TA 40°C

Photobiological Classification Low risk of retinal safety R81

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(714) 953-8888

target.ca.com

Rev 01/2024

SS 19/4

M Series Cylinder

Project _____	SC1
Product Code _____	Date _____

V052924

4" Wall Mount

- Integrated Drivers allow for down to 0.1% dimming options within the cylinder
- Customize your cylinder with over one million configurations, allowing for easy maintenance and on-site modifications
- Wall location configurations available for exterior locations
- Die-cast aluminum trims with no visible hardware for a sleek, symmetrical design

CYLINDER

Mount

Wall Mount

Size

Diameter: 4"

Height: Medium (8"), Large (12")

Trims

Standard, Snoot, Decorative, Hyperlock

Finish

White, Black, Brushed Aluminum,
Bronze, Custom Color

EMERGENCY LIGHTING

Optional Remote Inverter or Emergency
LED Driver for lighting up to 60 minutes
in event of power failure

LIGHT OUTPUT & DISTRIBUTION

Lumens (Power)

750 lm (9 SW), 1000 lm (12.5 SW), 1250 lm
(16.3 SW), 1500 lm (16.5 SW), 2000 lm (24.5 SW),
2500 lm (27.5 SW), 3000 lm (34 SW)

Color Quality

83 CRI, 2-step SDCM

Color Temperature

- 2700K
- 3000K
- 3500K
- 4000K
- Warm Dim (3000K-1800K)
- Tunable White (4000K-1800K)
- Tunable White (6500K-2700K)

Beam Spread

- Narrow Spot (15°)
- Spot (25°)
- Flood (40°)
- Wide Flood (60°)
- General (90°)

Lighting Type

- Downlight
- Up and downlight
- Adjustable

POWER & CONTROLS

Input Voltage

120V/277V

Dimming

0-10V (120V/277V), 1%
TRAC/ELV (120V): 1%
DALI-2 (120V/277V): 0.1%

SPECIALTY LENS

- Hexcell Louver

RATINGS

- Wet location / IP65 Rated configurations Available
- NSF Listed (White and Black finish only)
- DarkSky Approved (Downlight with non-Reciprocal Trims only, CCT less than or equal to 3000K)

WARRANTY

5 year limited warranty; 50,000 hours

DMF LIGHTING 1114 E 222nd Street, Carson, CA 90745 312.534.1773 info@dmflighting.com dmflighting.com

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GARDCO

SoftView

SWP® with comfort optics



Gardco SoftView LED parking garage luminaires feature edge light technology, providing visual comfort with minimal glare to enhance the user experience. An added uplight feature reduces the cave effect for an increased sense of security. SoftView features multiple optical distributions, lumen packages and mounting options providing you with the ideal solution for your garage lighting and low bayness. Optional emergency battery backup available for path of escape lighting and is integral to the luminaire.

Ordering guide:

Attribute	Configuration (per luminaire)	Color Temp.	Distribution	Mounting	Height
TYPE	AS200 2'x4' 2000K 4000lm 4.5/5.0	5000K	180° Flood	Typical Recessed	100" 300"
Parking	AS200 4'x8' 2000K 4000lm 8.0/10.0	3000K	180° Flood	Typical Recessed	208" 600"
Storage	AS200 4'x8' 6300K 4000lm 10.0/10.0	5000K	180° Flood	Typical Recessed	270" 700"
	AS200 8'x16' 6300K 4000lm 14.0/14.0	5000K	180° Flood	Typical Recessed	340" 900"
	AS200 8'x16' 6300K 4000lm 14.0/14.0	5000K	180° Flood	Typical Recessed	400" 1000"
	AS200 16'x32' 14,400lm	5000K	180° Flood	Typical Recessed	400" 1000"

Example: SWP-A65-A60-880-58-UH-VBLT-3-3P-962-960

Feature	Value
Emergency	AS200 8'x16' 6300K 4000lm 14.0/14.0
Color Temp.	2000K
Distribution	180° Flood
Mounting	Typical Recessed
Height	100" 300"

Options:

Option	Configuration	Color Temp.	Distribution	Mounting	Height
TYPE	AS200 2'x4' 2000K 4000lm 4.5/5.0	5000K	180° Flood	Typical Recessed	100" 300"
Parking	AS200 4'x8' 2000K 4000lm 8.0/10.0	3000K	180° Flood	Typical Recessed	208" 600"
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Options:

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Options:

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Storage	AS200 4'x8' 6300K 4000lm 10.0/10.0	5000K	180° Flood	Typical Recessed	270" 700"
	AS200 8'x16' 6300K 4000lm 14.0/14.0	5000K	180° Flood	Typical Recessed	340" 900"
	AS200 8'x16' 6300K 4000lm 14.0/14.0	5000K	180° Flood	Typical Recessed	400" 1000"
	AS200 16'x32' 14,400lm	5000K	180° Flood	Typical Recessed	400" 1000"

Options:

Option	Configuration	Color Temp.	Distribution	Mounting	Height
TYPE	AS200 2'x4' 2000K 4000lm 4.5/5.0	5000K	180° Flood	Typical Recessed	100" 300"
Parking	AS200 4'x8' 2000K 4000lm 8.0/10.0	3000K	180° Flood	Typical Recessed	208" 600



E1.3