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	C4.2 UTILITY PLAN

THE GATEWAY TOWNHOUSE PROJECT
APN: 102-270-999



PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 2 (09/10/2024)

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THE GATEWAY
500 RAILROAD AVE SOUTH SAN FRANCISCO, CA

RESUBMITTAL 2- 09/10/2024

PROJECT #: SHEET #:
23010

SCALE:
AS NOTED

DATE:
09/10/2024

PO



CITY OF SOUTH SAN FRANCISCO



SITE MAP

PROJECT GEOLOCATION & SITE MAP

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 SCALE: AS NOTED
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Context:

The Project--located on a vacant lot along Railroad Avenue between South Linden Avenue and the SSF Lumber Yard property--is strategically located adjacent to the SSF Downtown Transit-Oriented Development (TOD) Boundary/Corridor as well as in the newly designated Lindenville Specific Plan Area/District. The project proposes to add much-needed new housing inventory to a desirable area of South San Francisco.

Across the Project site along Railroad Avenue are a mixture of one-story, two-story and three-story residential structures. At the rear of the Project site are one-story commercial/retail/warehousing structures which are slated to be further transformed/re-developed into potential residential/mixed-use developments in the future as envisioned by the new Lindenville Specific Plan.

Site Conditions:

The Project site along Railroad Avenue is not only very narrow and very long; but also has topographic irregularities all along the street frontage. The existing property also rests at the edge of an existing retaining wall that is partially in the City public right-of-way.

Proposed Project:

Situated at the northern-edge of the new Lindenville Specific Plan area; the Project proposes to bridge the existing traditional downtown residential neighborhood across Railroad Avenue with the aspirations of a new vibrant residential district as envisioned in the Lindenville Specific Plan.

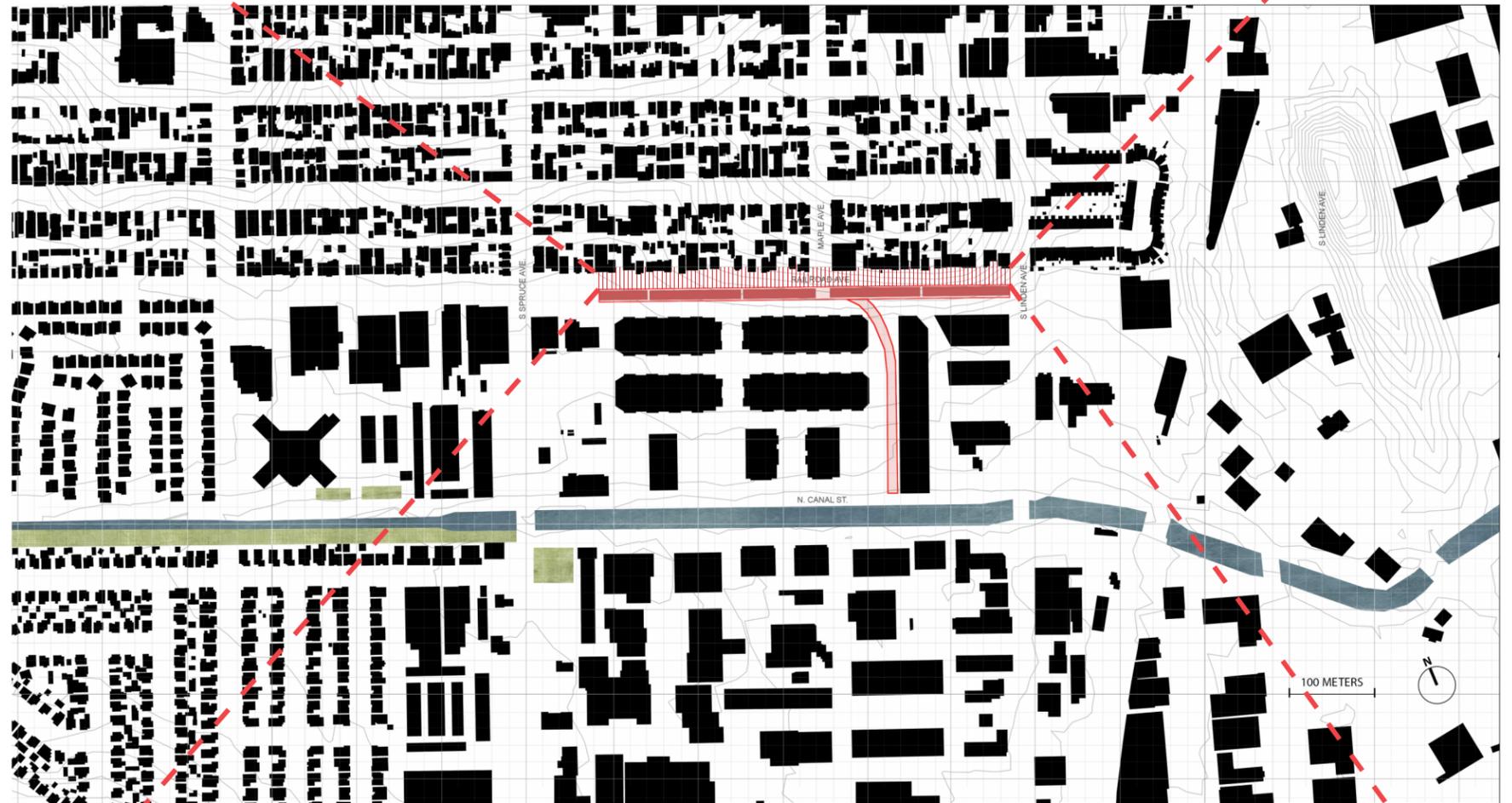
The Project proposes to develop 70 new single-family townhouses along Railroad Avenue. The Project is composed of two-bedroom and three-bedroom "fee-simple" units. Each townhouse includes a two-car tandem parking garage and private deck/patio areas. To reduce the number of curb-cuts along Railroad Avenue; the project attempts to create shared driveways where possible to pair with adjacent units.

The Project is subdivided into 5 distinct residential buildings to break-up the long linear form of the site. A Paseo is designed as an outdoor open space between Building 2 and Building 3 to provide ample public space for neighbors to engage in outdoor/leisure activities. In addition to the Paseo; the project incorporates additional gated-private outdoor open spaces between each residential building blocks along Railroad Avenue. The additional open outdoor spaces provide visual separations and desirable "gaps" to break-up the long linear massing profile of the site as well as to provide locations for utility service elements to serve the new buildings along Railroad Avenue.

The challenging, difficult, and unique conditions posed by the existing site provides opportunities to design compelling extra-ordinary "gateway" for the new Lindenville area. Each building block is distinctly defined with its own material/color palette to differentiate the 5 separate residential buildings. At the same time, the end units to each building blocks are further articulated with materials/color choices to compliment the adjacent building block across from the outdoor open spaces they share with each other along Railroad Avenue to further unify the overall planned development.



EXISTING URBAN FABRIC AT RAILROAD AVE



PROPOSED BUILDING BLOCKS AT RAILROAD AVE

PROJECT NARRATIVE & SITE CONTEXT

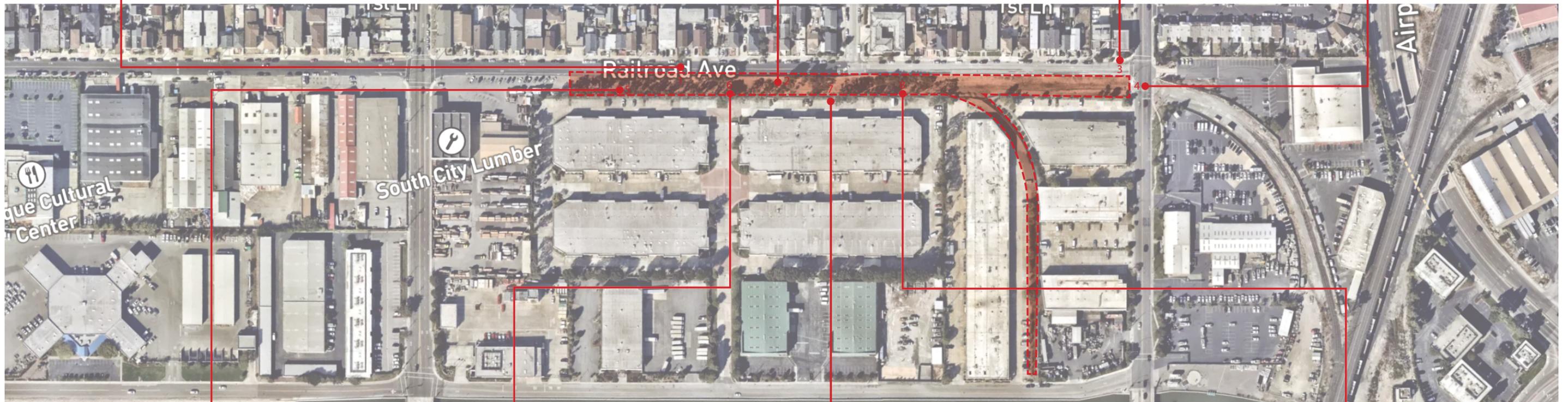
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EXISTING SITE PHOTOS

PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (09/10/2024)

THE GATEWAY
 500 RAILROAD AVE SOUTH SAN FRANCISCO, CA

RESUBMITTAL 1- 09/10/2024

CURRENT ZONING:

20.135.020.F: T4 Corridor Zoning District (T4C)

1. Intent
The T4C zoning district establishes a mixed-use urban corridor along key rights-of-way west of highway 101 and outside of the Downtown. The district supports medium- to high-intensity mixed-use development along active, busy streets, with buildings that transition in scale to surrounding residential neighborhoods. Diverse frontages provide a relationship between private development and the public realm and a consistent frontage along the key rights-of-way.

2. Density and Floor Area Ratio
Residential Density (du/ac): 80 min., 120 max.
FAR: 0.5 min.; 3.5 max.
0.5 max. for non-residential uses

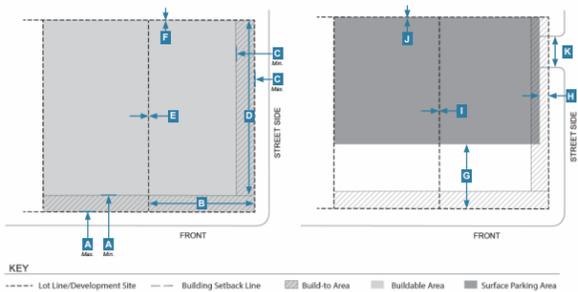
3. Building Placement
Build-to-Area
Front: 0 ft min., 10 ft max. **A**
Building Placement in Front Build-to-Area: Primary building must extend across a min. 70% of the width of the build-to-area. **B**
Street side: 0 ft min., 10 ft max. **C**
Building Placement in Street Side Build-to-Area: Primary building must extend across a min. 30% of the width of the build-to-area. **D**
Primary Building Setbacks
Interior side: 0 ft min. **E**
Rear: 0 ft min. **F**
Lot Coverage
70% max. **G**

4. Building Height
65 ft max., unless otherwise limited by Building Type; see Section 20.135.030 ("Building Types").

5. Parking Setback
Front: 40 ft min. **G**
Street Side: 5 ft min. **H**
Interior Side: 0 ft min. **I**
Rear: 0 ft min. **J**
Curb Cut Access: 20 ft max. width; max. 1 per street frontage **K**

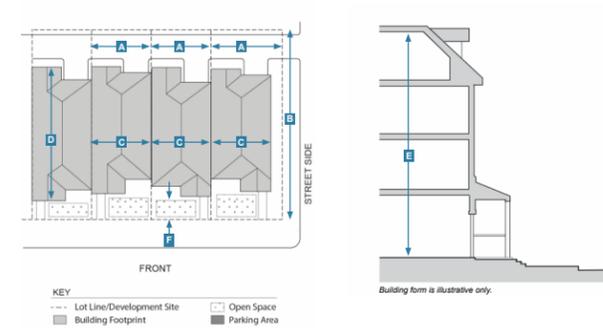
6. Allowed Building Types
Triplex/Fourplex: See Sec. 20.135.030.E
Rowhouse: See Sec. 20.135.030.F
Multiplex: See Sec. 20.135.030.H
Flex Low-Rise: See Sec. 20.135.030.I
Flex Mid-Rise: See Sec. 20.135.030.J

7. Additional Standards
Publicly-accessible civic spaces may be required based on development size. For requirements, see Section 20.135.050 ("Public Open Space Types").
For general site development standards including fences and walls, landscaping, and building projections, see Chapter 20.300 ("Lot and Development Standards").
For general site and building design standards, see Chapter 20.310 ("Site and Building Design Standards").
For general parking and loading requirements, see Chapter 20.330 ("On-Site Parking and Loading").



Division III, Page 6 | South San Francisco Zoning Code | Public Review Draft

20.135.030.F: Rowhouse



1. Description
The rowhouse building type is composed of one or more series of 2 to 10 attached rowhouse buildings. Each rowhouse building has ground-level private open space and an individual entry along the right-of-way or along a shared pedestrian pathway. Typically providing 15 to 30 dwelling units per acre and located on or near a corridor, this building type is configured to promote walkability.

2. Zones Allowed

T3M	T3C	T4C	T4M	T5C	T60L
-----	-----	-----	-----	-----	------

3. Development Site Size
Width: 18 ft min.; 35 ft max. per unit **A**
Depth: 80 ft min., 100 ft max **B**

4. Building Size and Massing
Width: 18 ft min.; 35 ft max. **C**
Depth: 60 ft max. **D**
Building Separation: 10 ft max.

5. Building Height
Stories: 3.5 stories max. Allowed building height may be further restricted by zone; see Section 20.135.020 ("Transect Zoning Districts"). **E**

6. Pedestrian Access
Primary pedestrian access must be provided from the right-of-way or along a shared pedestrian-only pathway. Must be located on the opposite side of building from driveways/garages.

7. Allowed Frontage Types
Dooryard: See Sec. 20.135.040.E
Porch: See Sec. 20.135.040.H
Sloop: See Sec. 20.135.040.I
Terrace: See Sec. 20.135.040.J

8. Parking Configuration and Access
Required parking spaces shall be provided in individually secured, attached garages. Parking shall be accessed from a shared rear drive aisle, lane or alley.

9. Open Space
Private Open Space
Area: 80 sq ft per unit
Minimum dimension: 8 ft when located on ground level; 6 ft when located above ground level **F**
Common Open Space
Area: 80 sq ft per unit
Minimum dimension: 12 ft
Public Open Space
Publicly-accessible open spaces may be required based on development size. See Section 20.135.050 ("Public Open Space Types").

Division III, Page 14 | South San Francisco Zoning Code | Public Review Draft

PROPOSED PLANNED DEVELOPMENT (88,944 +/- SF, 2.042 ACRE PARCEL)



PLANNED DEVELOPMENT STANDARDS:

TOTAL 70 PROPOSED TOWNHOUSES (FEE-SIMPLE)

- (10) TWO-BEDROOM TOWNHOUSES (2A)
1,248 SF + GARAGE (571 SF) + BALCONY/DECK (41 SF)
- (32) TWO-BEDROOM TOWNHOUSES (2B)
1,262 SF + GARAGE (582 SF) + BALCONY/DECK (105 SF)
- (16) THREE-BEDROOM TOWNHOUSES (3A)
2,233 SF + GARAGE (586 SF) + BALCONY/DECK (97 SF)
- (12) THREE-BEDROOM TOWNHOUSES (3A.1)
2,151 SF + GARAGE (586 SF) + BALCONY/DECK (97 SF)

RESIDENTIAL DENSITY:	35.8 (du/ac)
FAR:	1.86
LOT COVERAGE:	55.59%
FRONT SETBACK:	5 FEET
REAR SETBACK:	5 FEET
INTERIOR SETBACK:	0 FEET
SIDE SETBACK:	20'-1" (+/-) @ LUMBERYARD 19'-8" (+/-) @ S. LINDEN AVE
BMR UNITS:	NONE, IN-LIEU FEES
OPEN SPACE:	15,320 SF (+/-) @ LINEAR PARK 5,329 SF (+/-) @ PASEO PARKS 23.2% (295 SF PER UNIT)

PRELIMINARY BUILDING CODE INFO (CBC):

OCCUPANCY CLASSIFICATION

DWELLING UNITS: R-3
PRIVATE GARAGE: U

TYPE - VB
SPRINKLER:
S13R @ BUILDINGS 1, 2, 3 - PER CBC TABLE 504.4
S13D @ BUILDINGS 4, 5- PER CBC TABLE 504.4

BUILDING 1, 2 & 3:
MAX. ALLOWABLE BUILDING HEIGHT: **60** FEET (R-3 & S13R)
MAX. ALLOWABLE NUMBER OF STORIES: **4** (R-3 & S13R)
MAX. ALLOWABLE AREA: **UL** (R-3 & S13R)

BUILDING 4 & 5:
MAX. ALLOWABLE BUILDING HEIGHT: **40** FEET (R-3 & S13D)
MAX. ALLOWABLE NUMBER OF STORIES: **3** (R-3 & S13D)
MAX. ALLOWABLE AREA: **UL** (R-3 & S13D)

UNIT MATRIX:

(2a) TWO-BEDROOM (2.5 BATH)	10
(2b) TWO-BEDROOM (2.5 BATH)	32
(3a) THREE-BEDROOM (2.5 BATH) (W/ FAMILY ROOM & GAME ROOM)	16
(3a.1) THREE-BEDROOM (2.5 BATH) (W/ FAMILY ROOM)	12
TOTAL:	70

BUILDING AREA

	HABITABLE LIVING AREA	PRIVATE GARAGE
BUILDING 1:	20,189 SF	9,312 SF
BUILDING 2:	35,721 SF	9,380 SF
BUILDING 3:	25,816 SF	7,035 SF
BUILDING 4:	20,189 SF	9,312 SF
BUILDING 5:	12,440 SF	5,710 SF
TOTAL:	114,355 SF (+/-)	40,749 SF (+/-)

NOTE: BUILDINGS ARE ILLUSTRATIVE ONLY AND WILL NOT BE USED TO DETERMINE ALLOWABLE BUILDING AREAS.

PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 2 (09/10/2024)

PLANNED DEVELOPMENT STANDARDS

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PROJECT #: 23010 SHEET #: **P4**
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PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (09/10/2024)

RENDERING OF RAILROAD AVE & S LINDEN AVE INTERSECTION

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P5



PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (09/10/2024)

RENDERING OF 500 RAILROAD AVE @ LUMBERYARD

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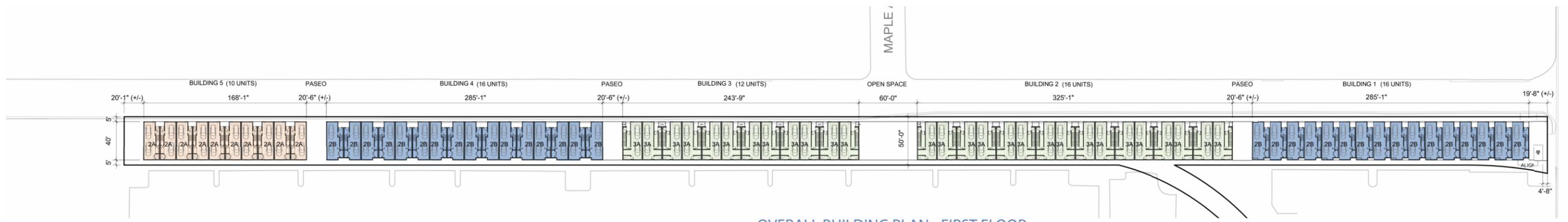
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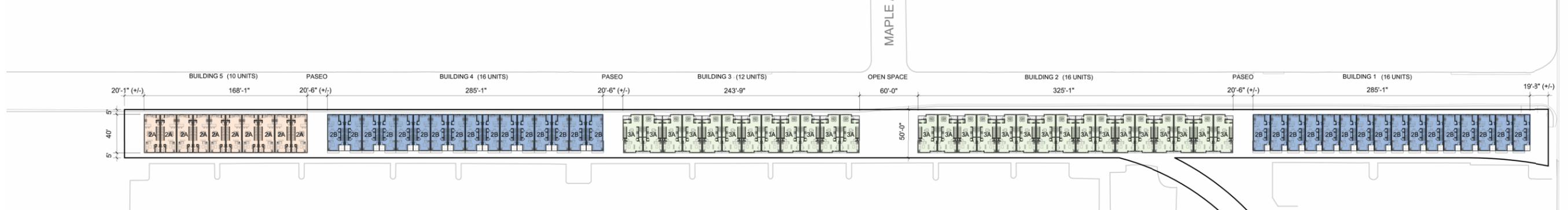
SCALE:
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DATE:
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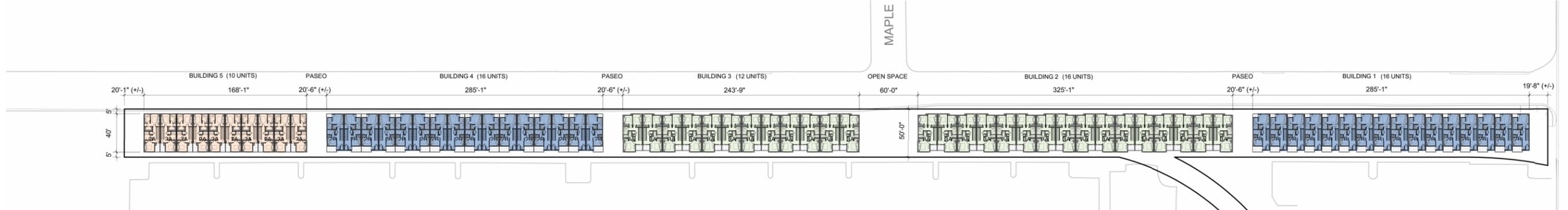
P6



OVERALL BUILDING PLAN - FIRST FLOOR



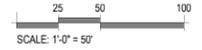
OVERALL BUILDING PLAN - SECOND FLOOR

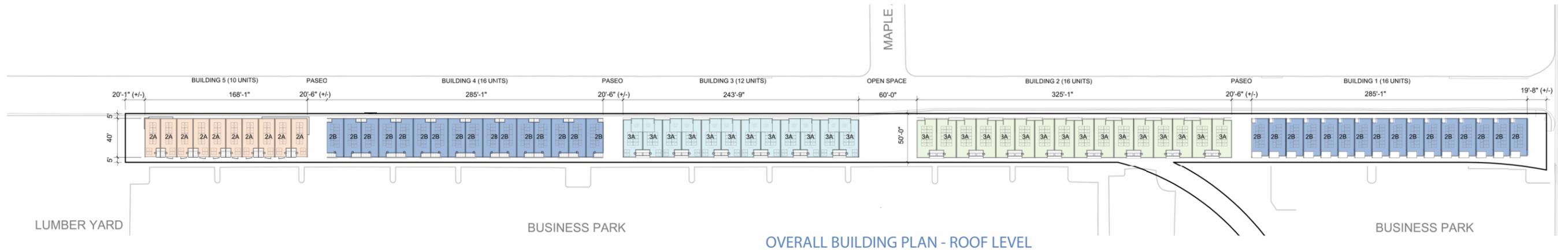


OVERALL BUILDING PLAN - THIRD FLOOR

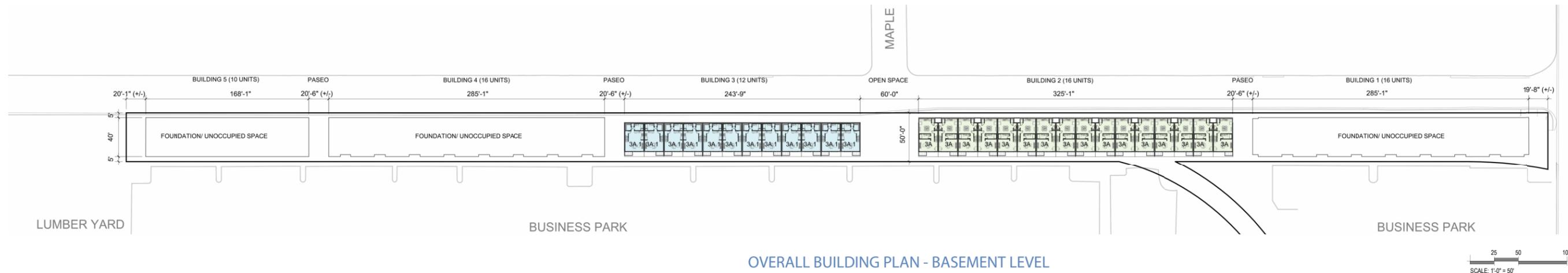
UNIT MATRIX:

- (2a) TWO-BEDROOM (2.5 BATH)
- (2b) TWO-BEDROOM (2.5 BATH)
- (3a) THREE-BEDROOM (2.5 BATH) + FAMILY ROOM & GAME ROOM
- (3a.1) THREE-BEDROOM (2.5 BATH) + FAMILY ROOM





OVERALL BUILDING PLAN - ROOF LEVEL

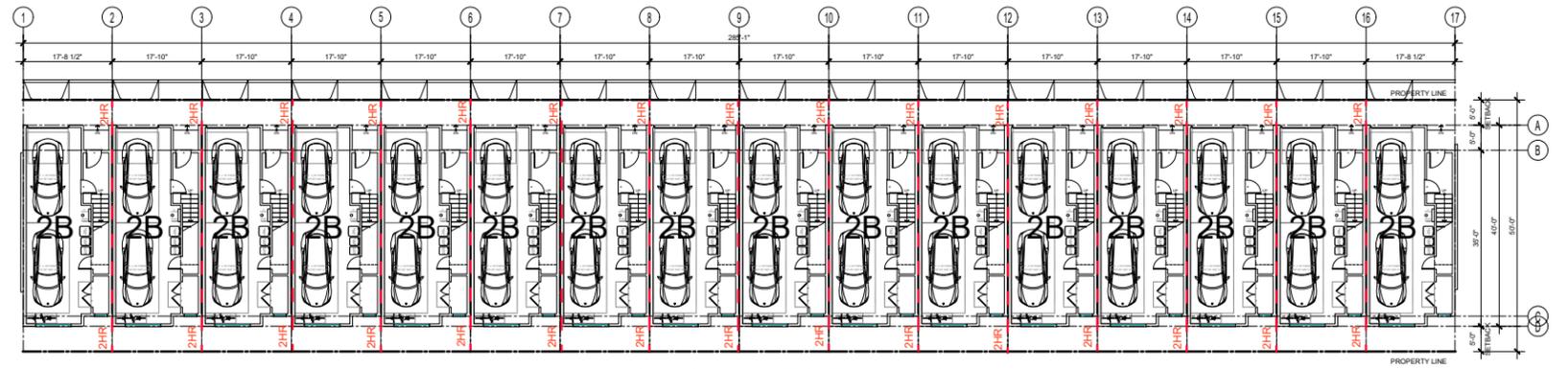


OVERALL BUILDING PLAN - BASEMENT LEVEL

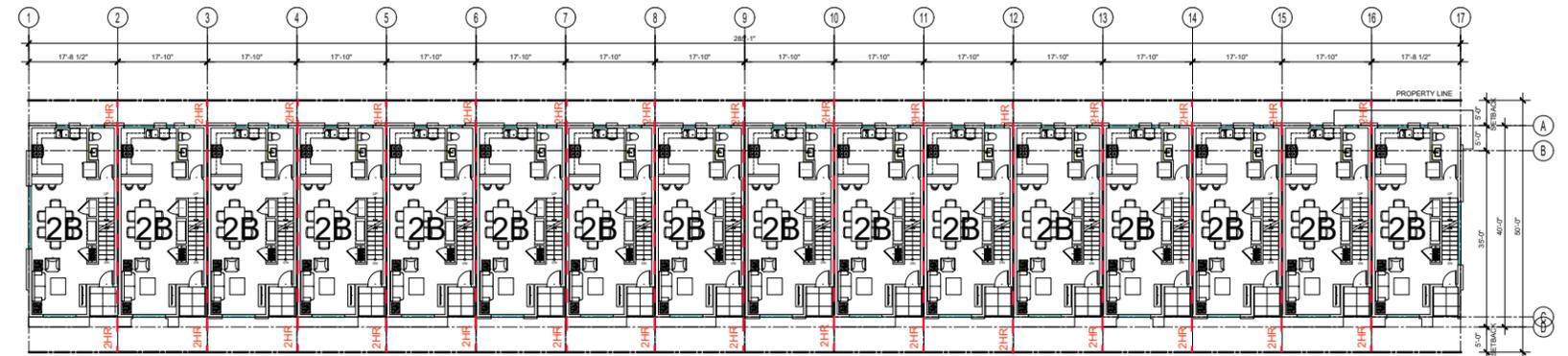
UNIT MATRIX:

- (2a) TWO-BEDROOM (2.5 BATH)
- (2b) TWO-BEDROOM (2.5 BATH)
- (3a) THREE-BEDROOM (2.5 BATH) + FAMILY ROOM & GAME ROOM
- (3a.1) THREE-BEDROOM (2.5 BATH) + FAMILY ROOM

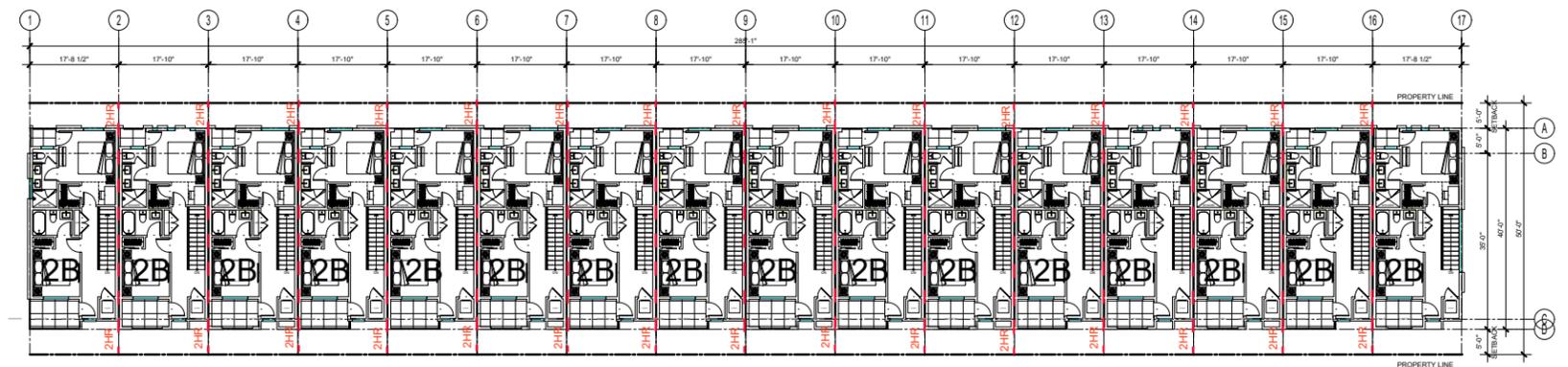




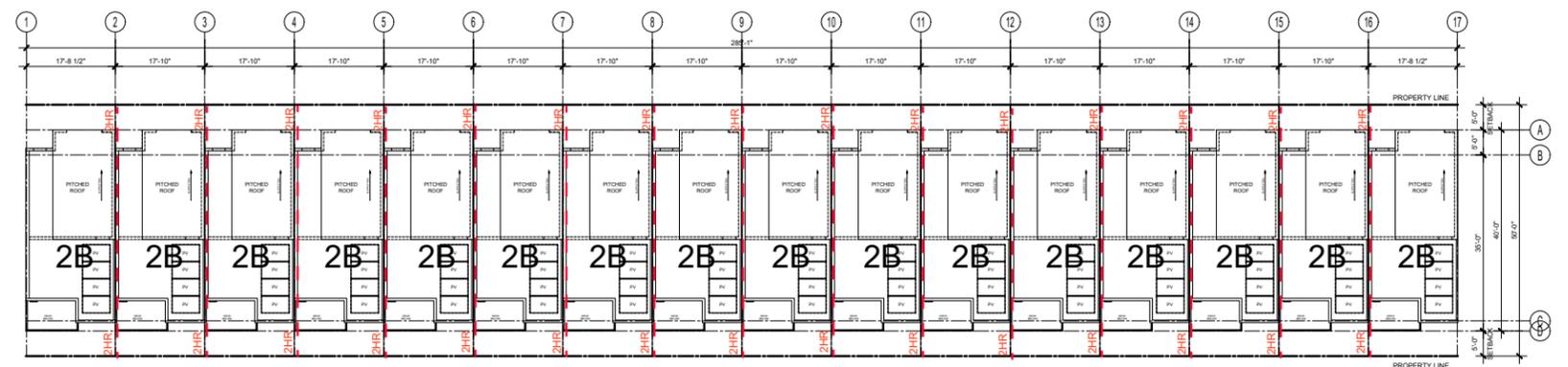
BUILDING 1 - FIRST FLOOR PLAN



BUILDING 1 - SECOND FLOOR PLAN



BUILDING 1 - THIRD FLOOR PLAN



BUILDING 1 - ROOF PLAN

PLANS - BUILDING 1

1 4 8 16 32
SCALE: 1/16" = 1'-0"

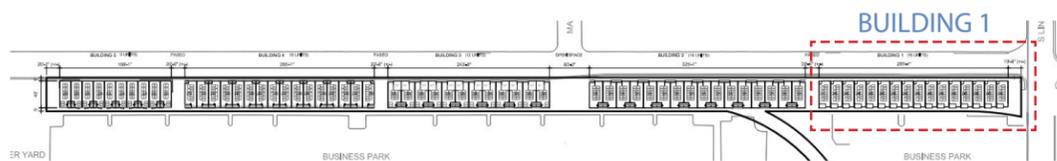
BUILDING - 1

1ST FLOOR: 959 SF (GARAGE: 9,312 SF)

2ND FLOOR: 10,222 SF

3RD FLOOR: 9,008 SF

TOTAL: 20,189 SF (GROSS)



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BUILDING 1 - NORTH ELEVATION - RAILROAD AVE



BUILDING 1 - SOUTH ELEVATION - REAR



VINTAGEWOOD - NICHIIHA ARCHITECTURAL WALL PANELS - spruce 4



STUCCO summer white 20



STUCCO night gray 22



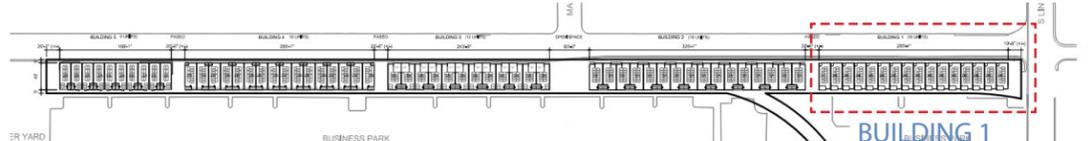
CONCRETE PANEL - NICHIIHA CORBOSA - moondust 7



TRIM - BENJAMIN MOORE PAINT - cordovan brown 14

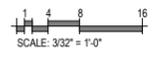


FROSTED GLASS @railing & side elevation 8



ELEVATIONS - BUILDING 1

NOTE: (*) SEE CIVIL DWGS. C3.1 & C3.2 FOR GRADE PLANE(GP) INFORMATION
 (***) GRADE PLANE VARIES FOR EACH UNIT
 (***) OVERALL BUILDING HEIGHT VARIES FOR EACH UNIT



PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (09/10/2024)

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BUILDING 1 - EAST ELEVATION



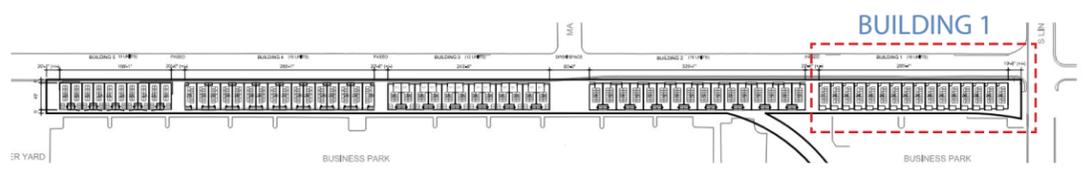
BUILDING 1 - FRONT PERSPECTIVE VIEW- (NOT TO SCALE)



BUILDING 1 - WEST ELEVATION

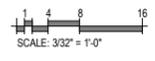


BUILDING 1 - REAR PERSPECTIVE VIEW- (NOT TO SCALE)



PERSPECTIVES & ELEVATIONS - BUILDING 1

NOTE: (*) SEE CIVIL DWGS. C3.1 & C3.2 FOR GRADE PLANE(GP) INFORMATION
 (**) GRADE PLANE VARIES FOR EACH UNIT



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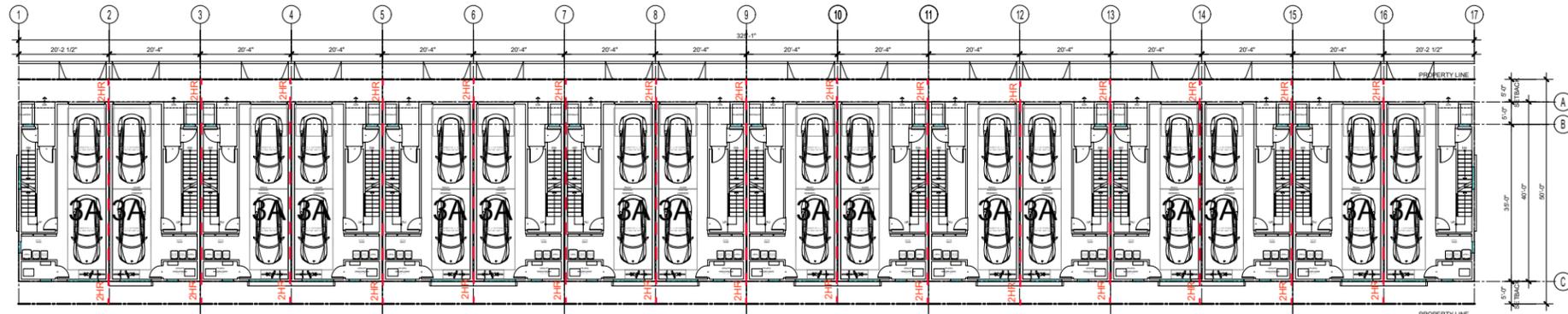
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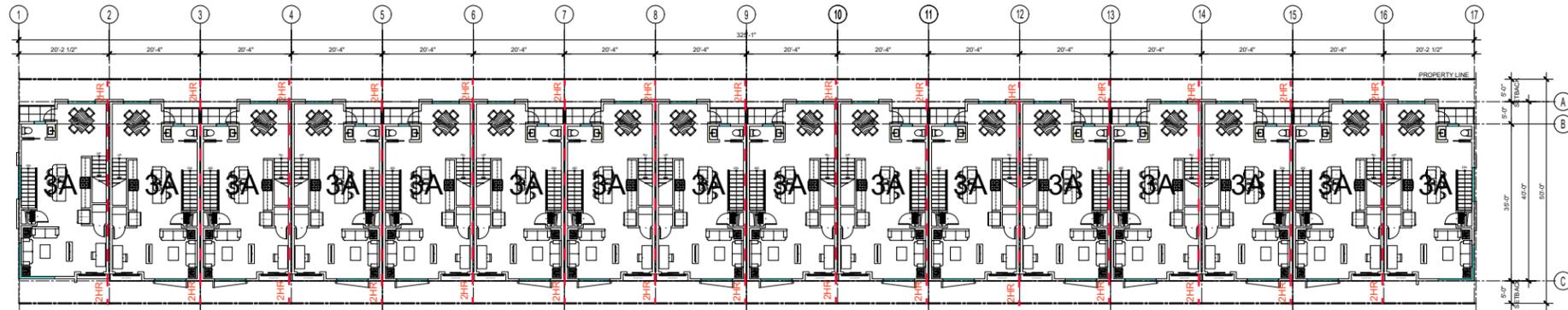
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 SCALE: AS NOTED
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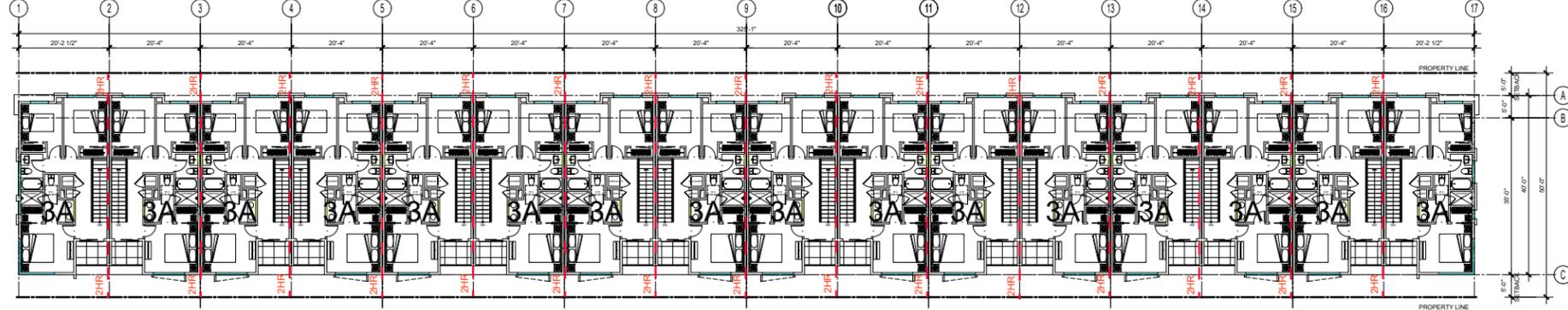
P11



BUILDING 2 - FIRST FLOOR PLAN



BUILDING 2 - SECOND FLOOR PLAN

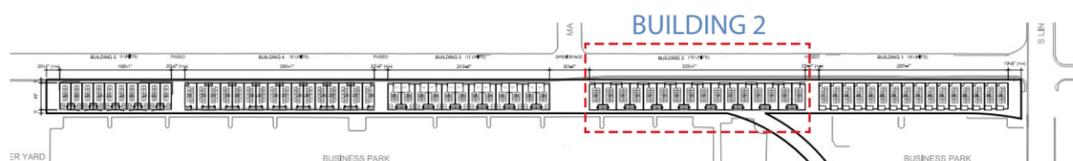


BUILDING 2 - THIRD FLOOR PLAN

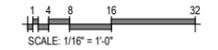
BUILDING - 2

- GND FLOOR: 11,073 SF
- 1ST FLOOR: 1,560 SF (GARAGE: 9,380 SF)
- 2ND FLOOR: 12,177 SF
- 3RD FLOOR: 10,911 SF

- TOTAL: 35,721 SF (GROSS)



PLANS - BUILDING 2



PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 2 (09/10/2024)

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THE GATEWAY
 500 RAILROAD AVE SOUTH SAN FRANCISCO, CA

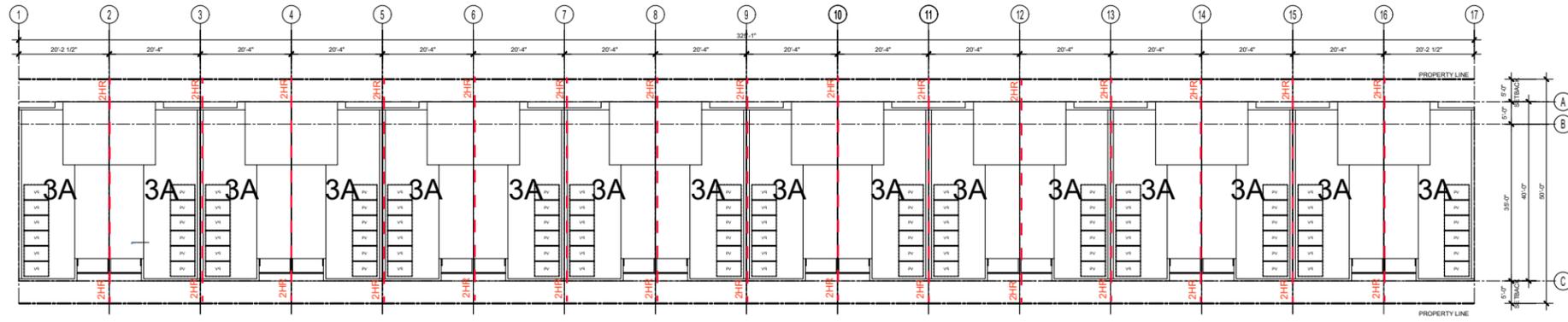
RESUBMITTAL 2- 09/10/2024



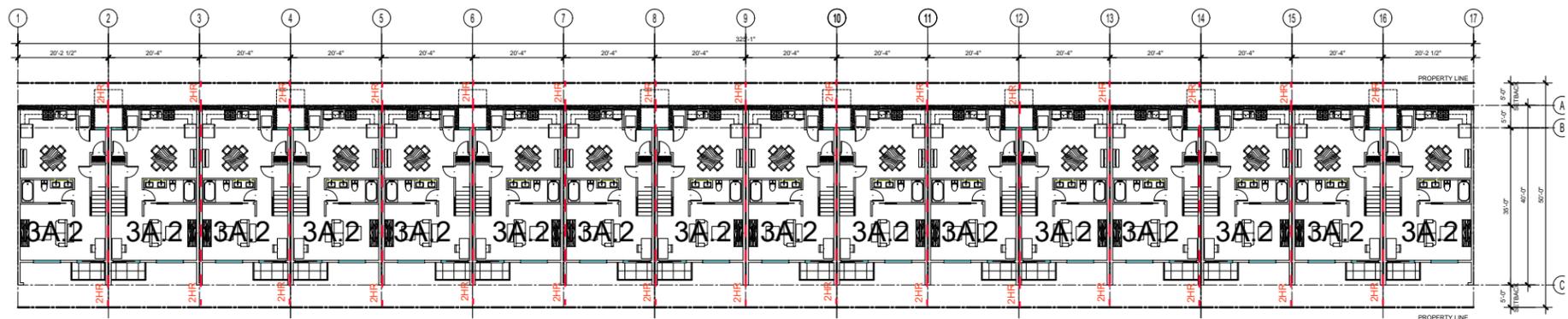
PROJECT #: 23010 SHEET #:
 SCALE: AS NOTED
 DATE: 09/10/2024

P12

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BUILDING 2 - ROOF PLAN

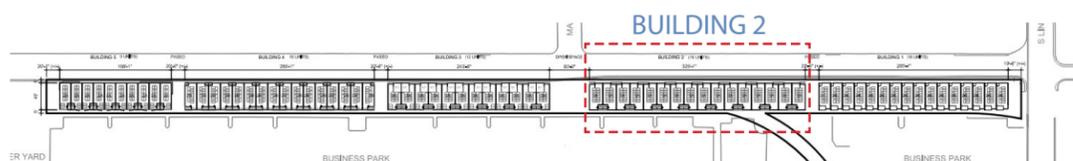


BUILDING 2 - GROUND FLOOR PLAN

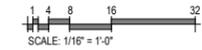
BUILDING - 2

- GND FLOOR: 11,073 SF
- 1ST FLOOR: 1,560 SF (GARAGE: 9,380 SF)
- 2ND FLOOR: 12,177 SF
- 3RD FLOOR: 10,911 SF

- TOTAL: 35,721 SF (GROSS)



PLANS - BUILDING 2



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PROJECT #: 23010 SHEET #:
 SCALE: AS NOTED
 DATE: 09/10/2024

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BUILDING 2 - NORTH ELEVATION - RAILROAD AVE



BUILDING 2 - SOUTH ELEVATION - REAR



REDWOOD - NICHHA
WOOD PLANK SIDING - vintagewood ②



TRIM - BENJAMIN MOORE
PAINT - cordovan brown ⑭



SMOOTH - JAMESHARDIE
LAP SIDING - night gray ⑰



FROSTED GLASS
@railing ⑧



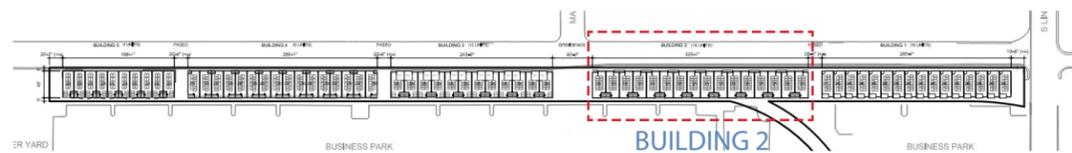
STUCCO
summer white ⑳



BRICK VENEER - NICHHA
PLYMOUTHBRICK AWP 1818 ⑩



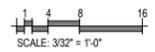
WOOD VENEER
@vertical wood blade ⑨



PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (09/10/2024)

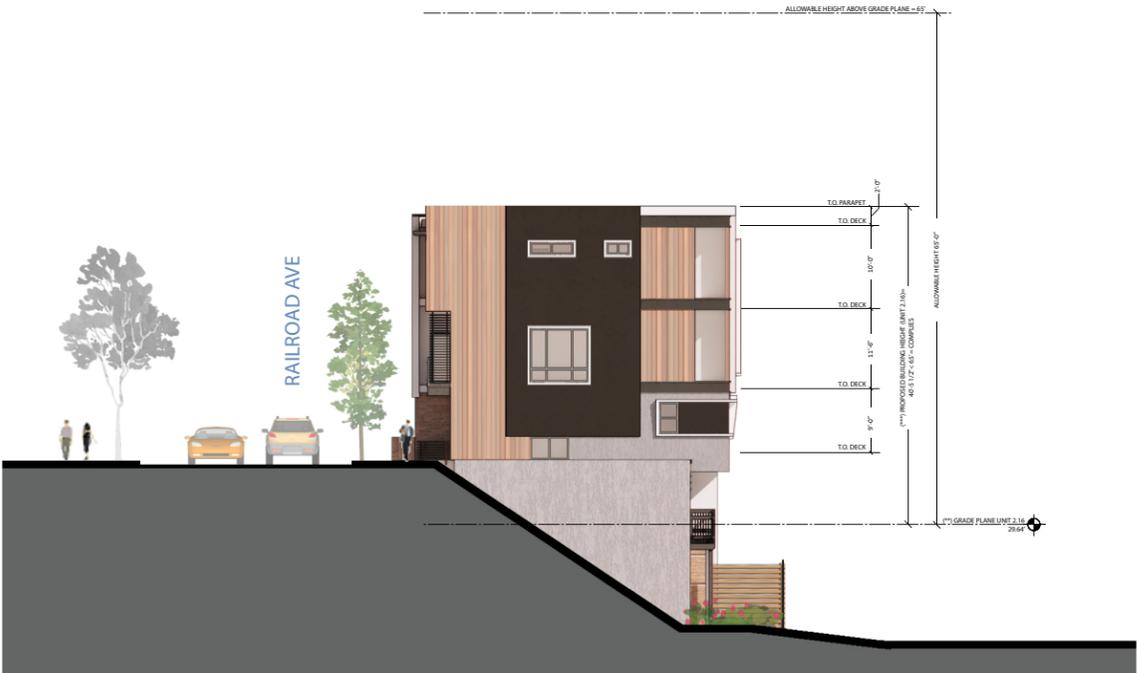
ELEVATIONS - BUILDING 2

NOTE: (*) SEE CIVIL DWGS. C3.1 & C3.2 FOR GRADE PLANE(GP) INFORMATION
 (***) GRADE PLANE VARIES FOR EACH UNIT
 (***) OVERALL BUILDING HEIGHT VARIES FOR EACH UNIT





BUILDING 2 - EAST ELEVATION



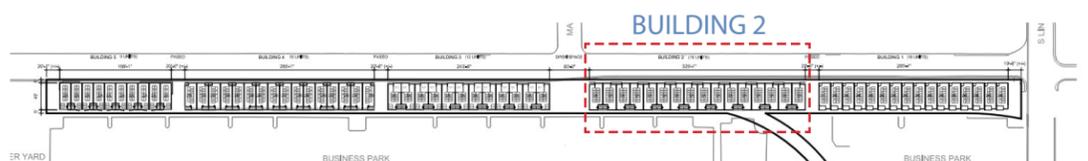
BUILDING 2 - WEST ELEVATION



BUILDING 2 - FRONT PERSPECTIVE VIEW- (NOT TO SCALE)



BUILDING 2 - REAR PERSPECTIVE VIEW- (NOT TO SCALE)



PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (09/10/2024)

PERSPECTIVES & ELEVATIONS - BUILDING 2

NOTE: (*) SEE CIVIL DWGS. C3.1 & C3.2 FOR GRADE PLANE(GP) INFORMATION
 (**) GRADE PLANE VARIES FOR EACH UNIT
 SCALE: 3/32" = 1'-0"

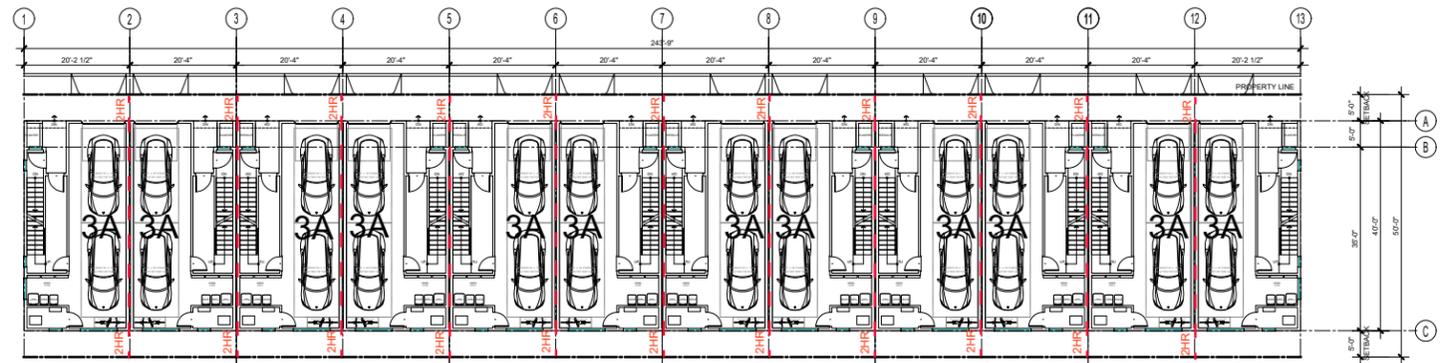
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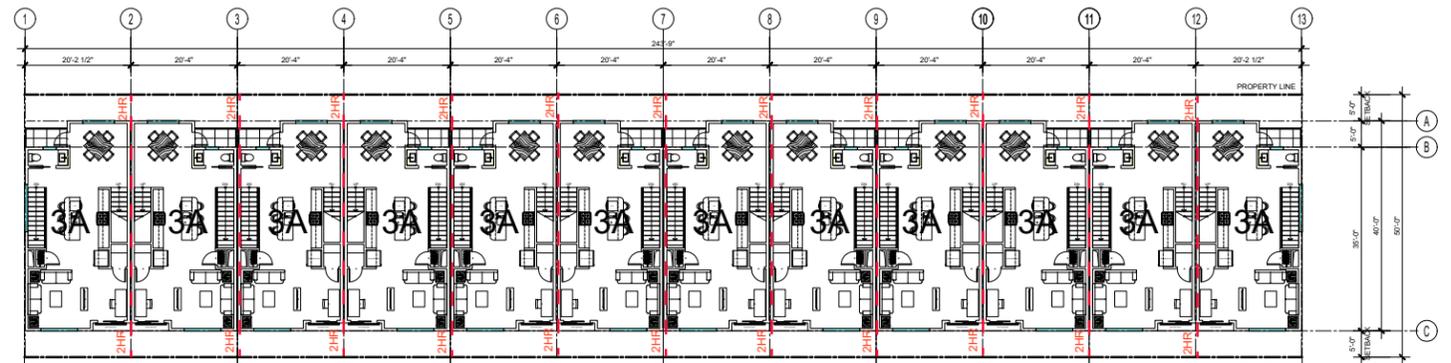
RESUBMITTAL 1- 09/10/2024

PROJECT #: 23010 SHEET #:
 SCALE: AS NOTED
 DATE: 09/10/2024

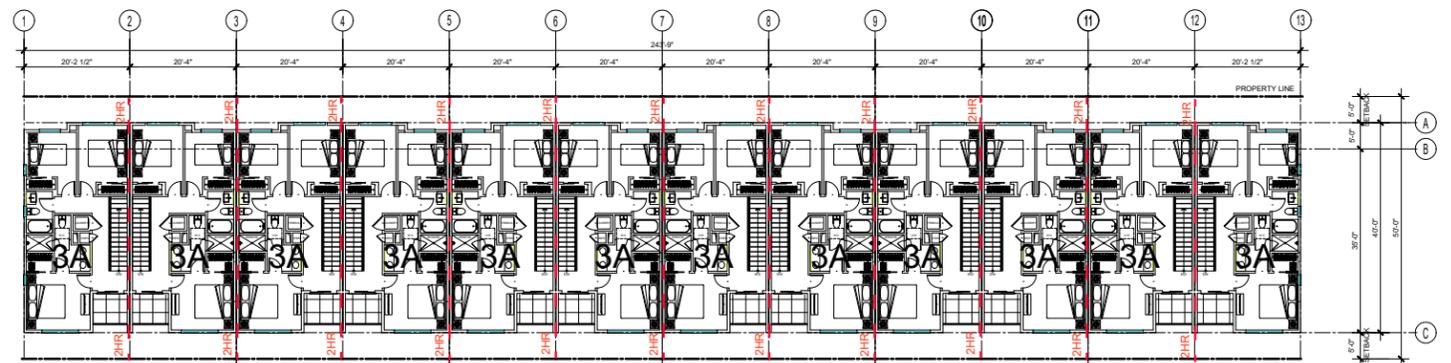
P15



BUILDING 3 - FIRST FLOOR PLAN



BUILDING 3 - SECOND FLOOR PLAN

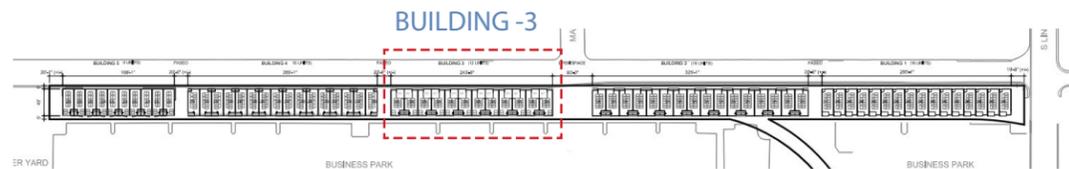


BUILDING 3 - THIRD FLOOR PLAN

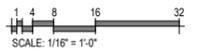
BUILDING - 3

- GND FLOOR: 7,328 SF
- 1ST FLOOR: 1,170 SF (GARAGE: 7,035 SF)
- 2ND FLOOR: 9,135 SF
- 3RD FLOOR: 8,183 SF

- TOTAL: 25,816 SF (GROSS)



PLANS - BUILDING 3



PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 2 (09/10/2024)

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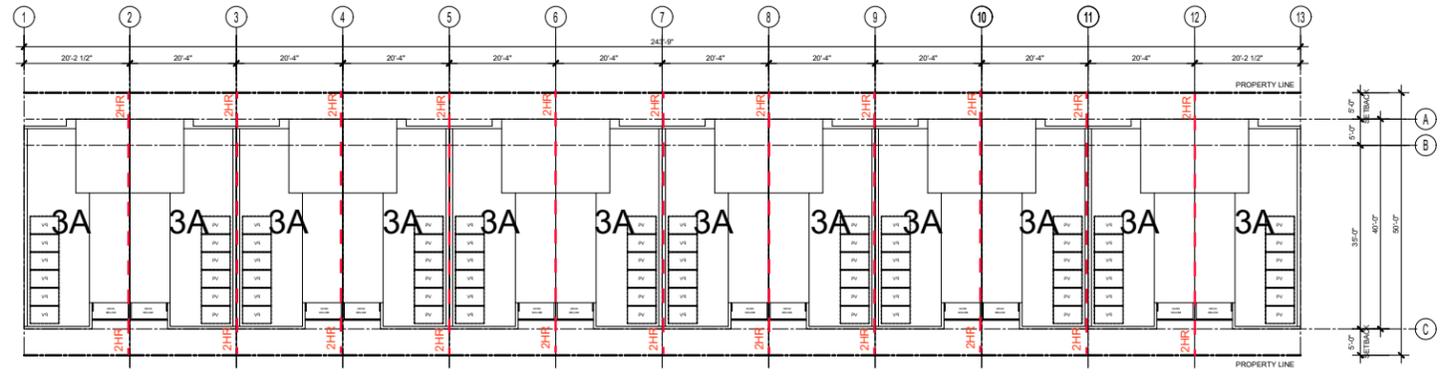
THE GATEWAY
 500 RAILROAD AVE SOUTH SAN FRANCISCO, CA

RESUBMITTAL 2- 09/10/2024

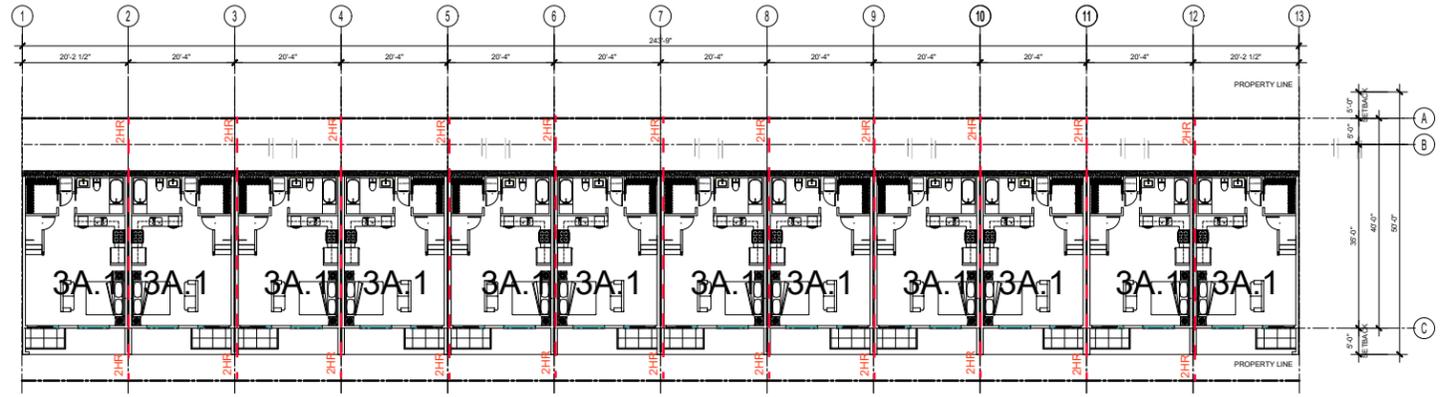


PROJECT #: 23010 SHEET #:
 SCALE: AS NOTED
 DATE: 09/10/2024

P16



BUILDING 3 - ROOF PLAN

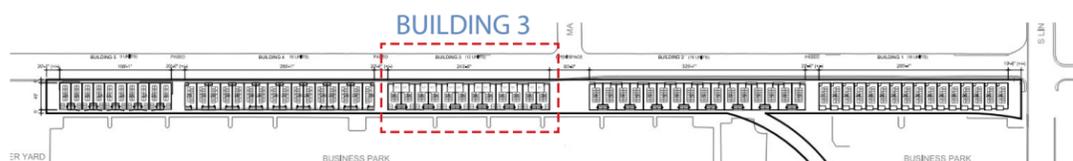


BUILDING 3 - GROUND FLOOR PLAN

BUILDING - 3

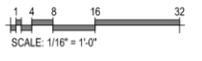
- GND FLOOR: 7,328 SF
- 1ST FLOOR: 1,170 SF (GARAGE: 7,035 SF)
- 2ND FLOOR: 9,135 SF
- 3RD FLOOR: 8,183 SF

- TOTAL: 25,816 SF (GROSS)



PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 2 (09/10/2024)

PLANS - BUILDING 3



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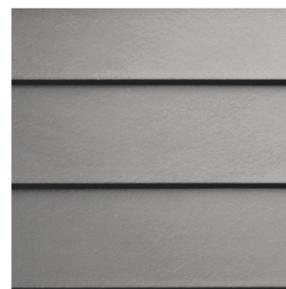
RESUBMITTAL 2- 09/10/2024



PROJECT #: 23010 SHEET #:
 SCALE: AS NOTED
 DATE: 09/10/2024

P17

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SMOOTH - JAMESHARDIE
LAP SIDING - night gray 17



CEDARMILL - JAMESHARDIE
VERTICAL SIDING - warm gray 12



TRIM - BENJAMIN MOORE
PAINT - cordovan brown 14



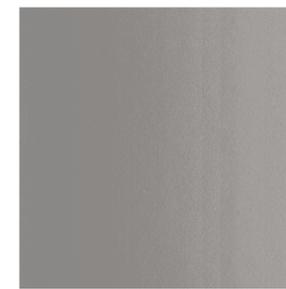
WOOD VENEER
@vertical wood blade 9



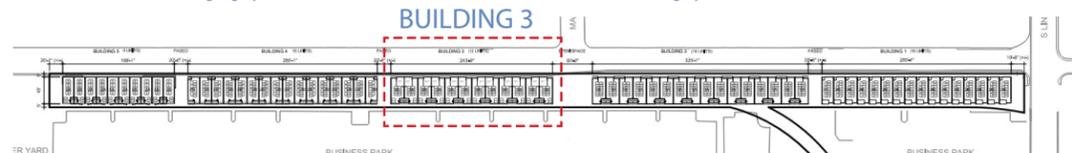
STUCCO
night gray 22



BRICK VENEER - NICHHA
PLYMOUTH BRICK AWP 1818 10



STUCCO
pearl gray 19



ELEVATIONS - BUILDING 3

NOTE: (*) SEE CIVIL DWGS. C3.1 & C3.2 FOR GRADE PLANE(GP) INFORMATION
 (***) GRADE PLANE VARIES FOR EACH UNIT
 (***) OVERALL BUILDING HEIGHT VARIES FOR EACH UNIT



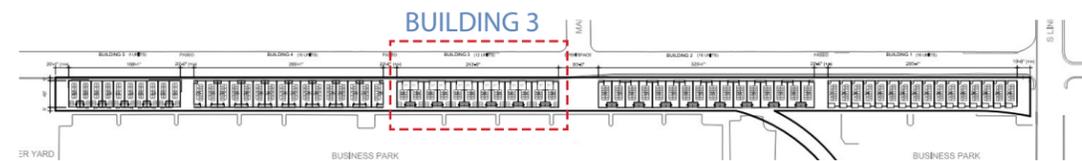
PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (09/10/2024)



BUILDING 3 - EAST ELEVATION



BUILDING 3 - WEST ELEVATION



BUILDING 3



BUILDING 3 - FRONT PERSPECTIVE VIEW- (NOT TO SCALE)

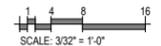
DARK BRONZE COLORED ANODIZED ALUM. FINISH ON THERMALLY BROKEN WINDOWS, TYP. SEE DWG K/P31.



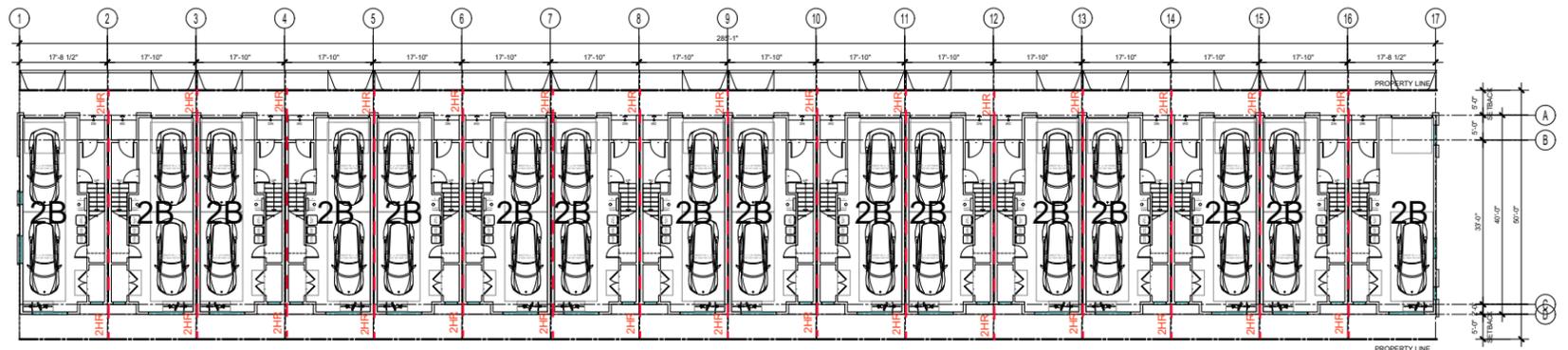
BUILDING 3 - REAR PERSPECTIVE VIEW- (NOT TO SCALE)

PERSPECTIVES & ELEVATIONS - BUILDING 3

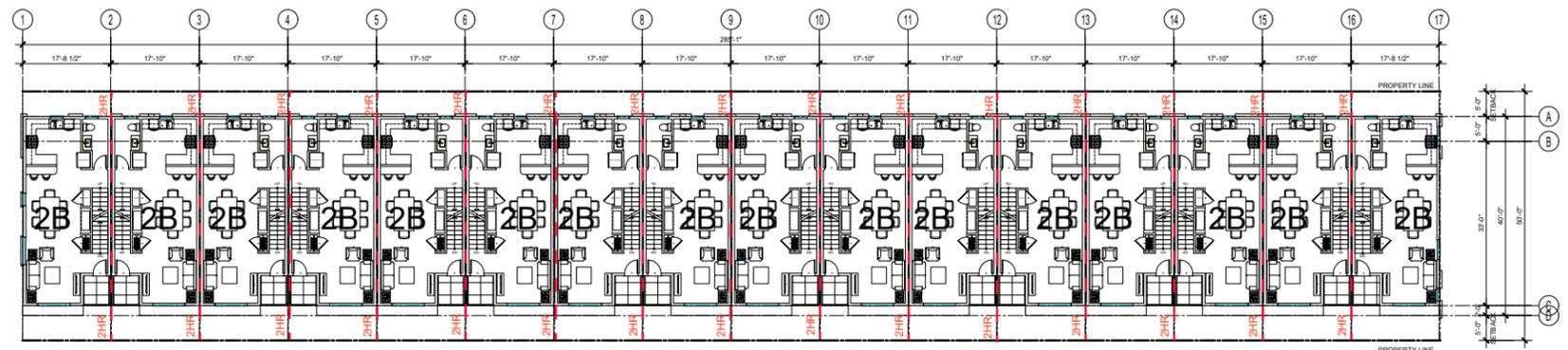
NOTE: (*) SEE CIVIL DWGS. C3.1 & C3.2 FOR GRADE PLANE(GP) INFORMATION
 (**) GRADE PLANE VARIES FOR EACH UNIT



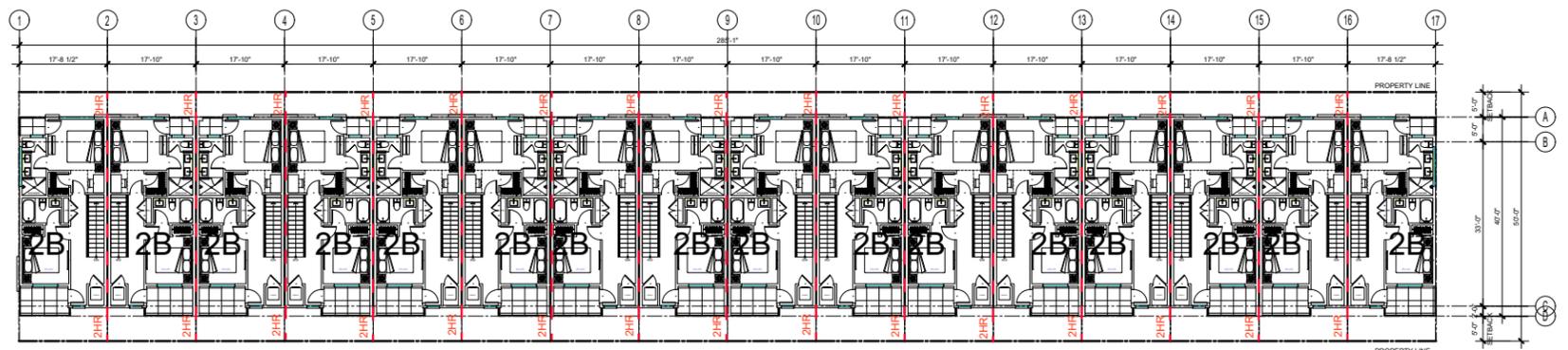
PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (09/10/2024)



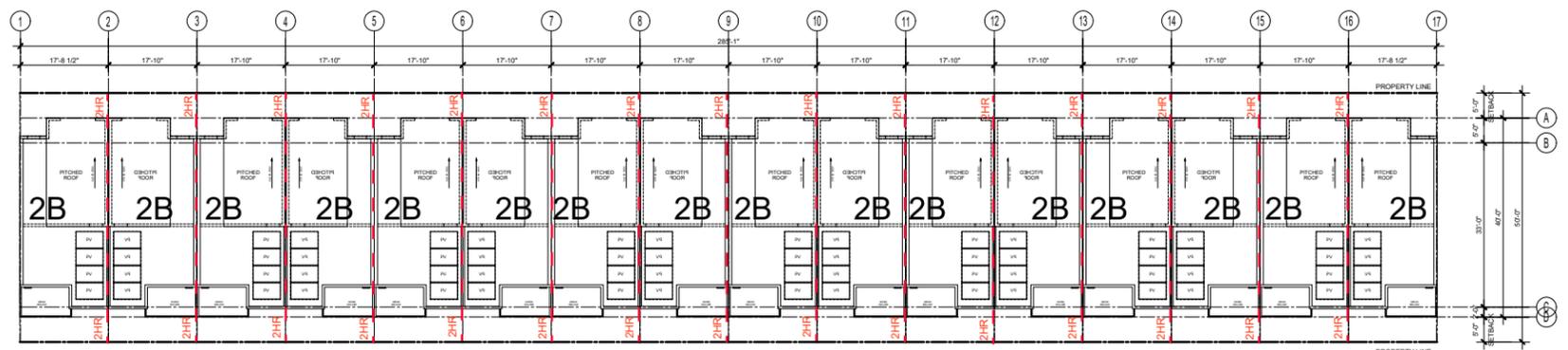
BUILDING 4 - FIRST FLOOR PLAN



BUILDING 4 - SECOND FLOOR PLAN

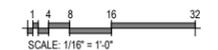


BUILDING 4 - THIRD FLOOR PLAN



BUILDING 4 - ROOF PLAN

PLANS - BUILDING 4



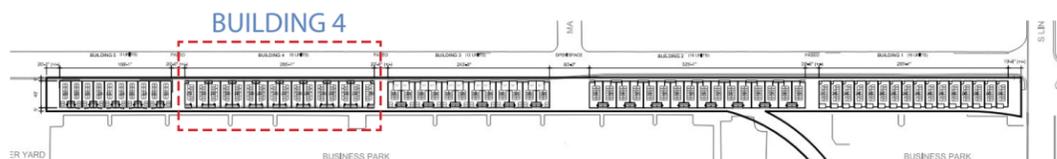
BUILDING - 4

1ST FLOOR: 959 SF (GARAGE: 9,312 SF)

2ND FLOOR: 10,222 SF

3RD FLOOR: 9,008 SF

TOTAL: 20,189 SF (GROSS)



PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 2 (09/10/2024)



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THE GATEWAY
500 RAILROAD AVE SOUTH SAN FRANCISCO, CA

RESUBMITTAL 2- 09/10/2024



PROJECT #: SHEET #:
23010

SCALE:
AS NOTED

DATE:
09/10/2024

P20



BUILDING 4 - NORTH ELEVATION - RAILROAD AVE



BUILDING 4 - SOUTH ELEVATION - REAR



CEDARMILL - JAMESHARDIE
LAP SIDING - mahogany 16



STUCCO
summer white 20



VINTAGEWOOD - NICHHA
ARCHITECTURAL WALL PANELS - spruce 4



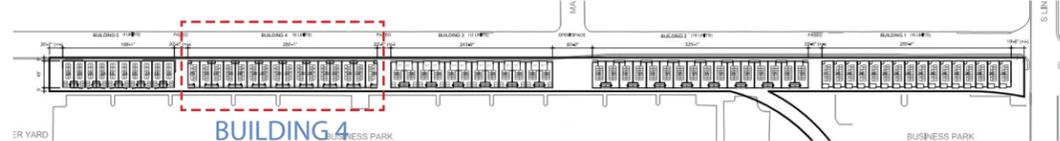
WOOD VENEER
@vertical wood blade 9



REDWOOD - NICHHA
WOOD PLANK SIDING - vintage wood 2

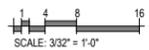


TRIM - BENJAMIN MOORE
PAINT - cordovan brown 14



ELEVATIONS - BUILDING 4

NOTE: (*) SEE CIVIL DWGS. C3.1 & C3.2 FOR GRADE PLANE(GP) INFORMATION
 (***) GRADE PLANE VARIES FOR EACH UNIT
 (***) OVERALL BUILDING HEIGHT VARIES FOR EACH UNIT



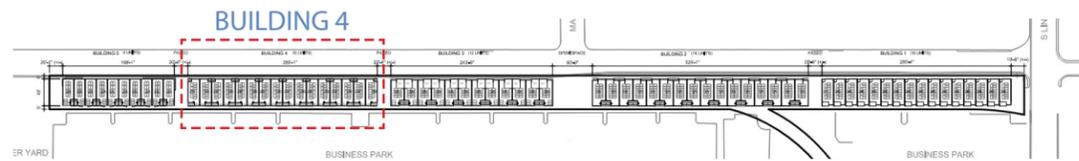
PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (09/10/2024)



BUILDING 4 - EAST ELEVATION



BUILDING 4 - WEST ELEVATION



PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (09/10/2024)



BUILDING 4 - FRONT PERSPECTIVE VIEW- (NOT TO SCALE)

WALL MOUNTED DARK BRONZE SHIELDED LIGHT, TYP. SEE DTL. C/P4.1



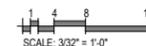
BUILDING 4 - REAR PERSPECTIVE VIEW- (NOT TO SCALE)

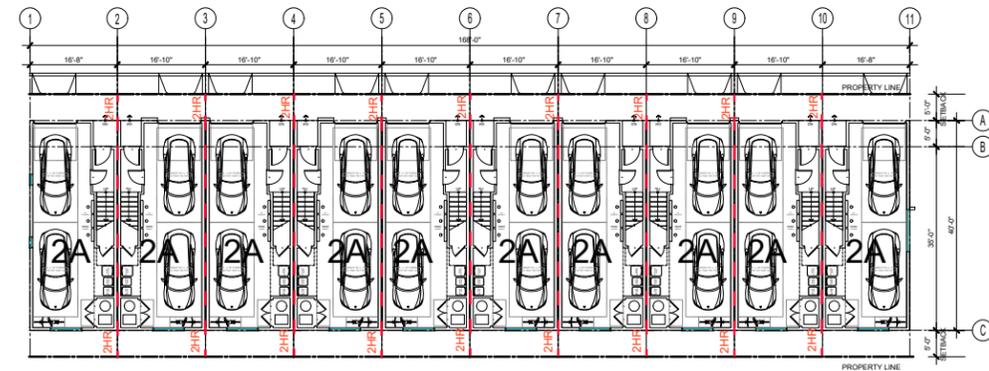
WALL CLIMBING PLANTS OVER WIRE MESH AT FOUNDATION WALL. SEE LANDSCAPE.

8'-0\"/>

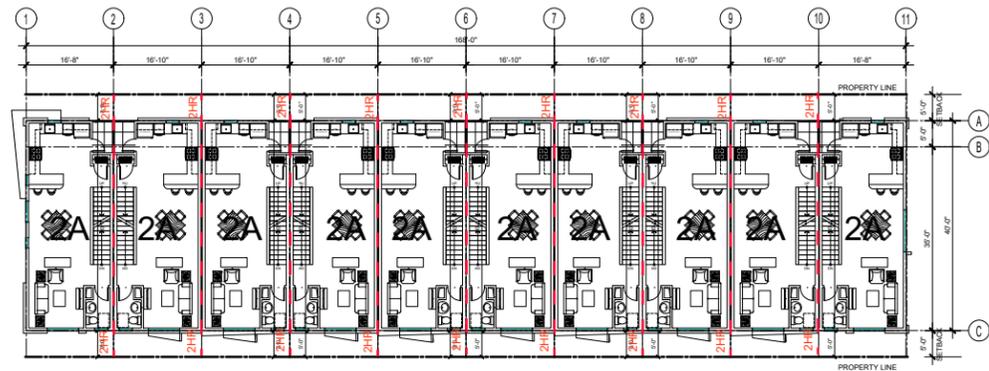
PERSPECTIVES & ELEVATIONS - BUILDING 4

NOTE: (*) SEE CIVIL DWGS. C3.1 & C3.2 FOR GRADE PLANE(GP) INFORMATION
 (**) GRADE PLANE VARIES FOR EACH UNIT

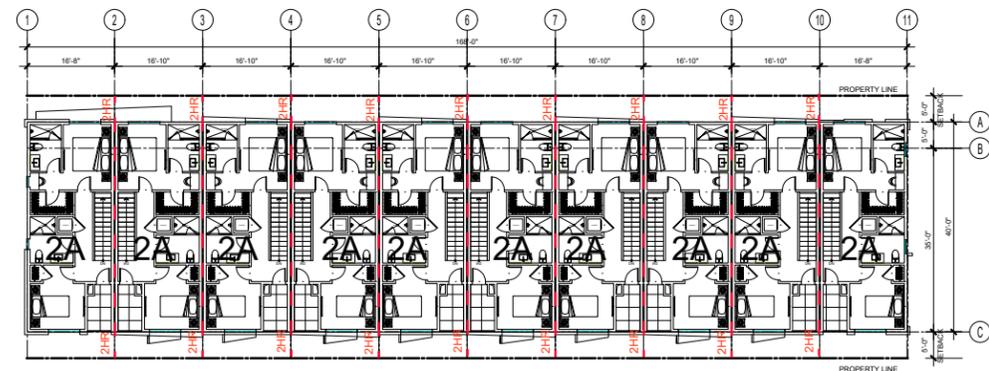




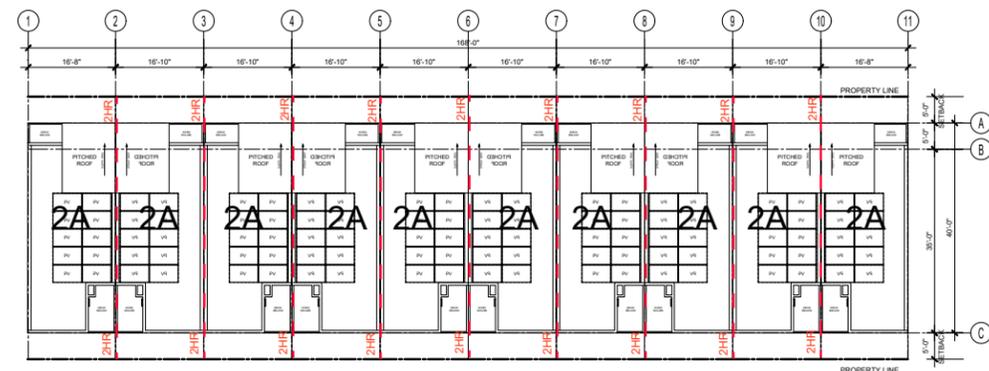
BUILDING 5 - FIRST FLOOR PLAN



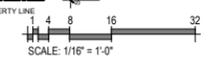
BUILDING 5 - SECOND FLOOR PLAN



BUILDING 5 - THIRD FLOOR PLAN



BUILDING 5 - ROOF PLAN



BUILDING - 5

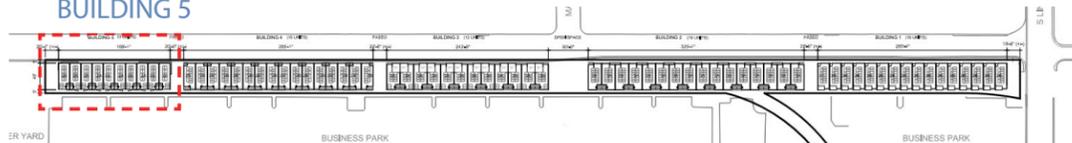
1ST FLOOR: 430 SF (GARAGE: 5,710 SF)

2ND FLOOR: 6,380 SF

3RD FLOOR: 5,630 SF

TOTAL: 12,440 SF (GROSS)

BUILDING 5



PLANS - BUILDING 5

PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 2 (09/10/2024)





BUILDING 5 - NORTH ELEVATION - RAILROAD AVE



BUILDING 5 - SOUTH ELEVATION - REAR



REDWOOD - NICHHA
VINTAGE WOOD SERIES - redwood ②



PERFRATED ALUMINUM - BÖK
MODERN RAINSCREENS ③



STUCCO
arctic white ⑥



SMOOTH - JAMESHARDIE
LAP SIDING - night gray ⑰



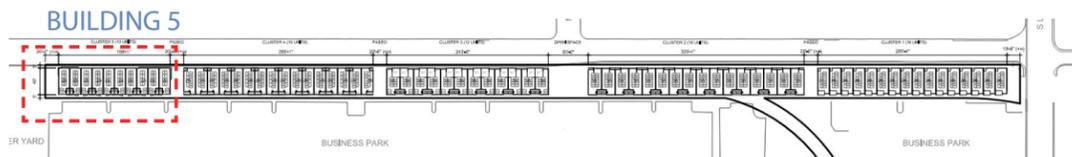
STUCCO
cobble stone ⑤



PANEL - BENJAMIN MOORE
PAINT - night gray ⑮



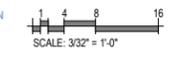
BRICK VENEER - NICHHA
PLYMOUTHBRICK AWP 1818 ⑩



PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (09/10/2024)

ELEVATIONS - BUILDING 5

NOTE: (*) SEE CIVIL DWGS. C3.1 & C3.2 FOR GRADE PLANE(GP) INFORMATION
 (***) GRADE PLANE VARIES FOR EACH UNIT
 (***) OVERALL BUILDING HEIGHT VARIES FOR EACH UNIT





BUILDING 5 - EAST ELEVATION



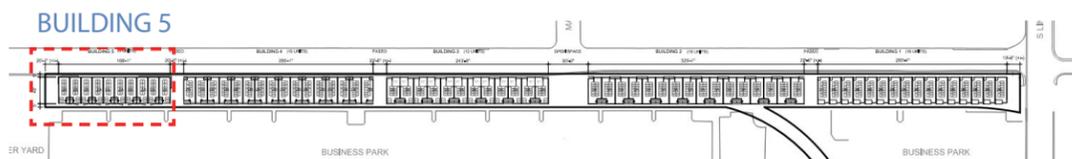
BUILDING 5 - REAR PERSPECTIVE VIEW- (NOT TO SCALE)



BUILDING 5 - WEST ELEVATION



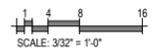
BUILDING 5 - FRONT PERSPECTIVE VIEW- (NOT TO SCALE)

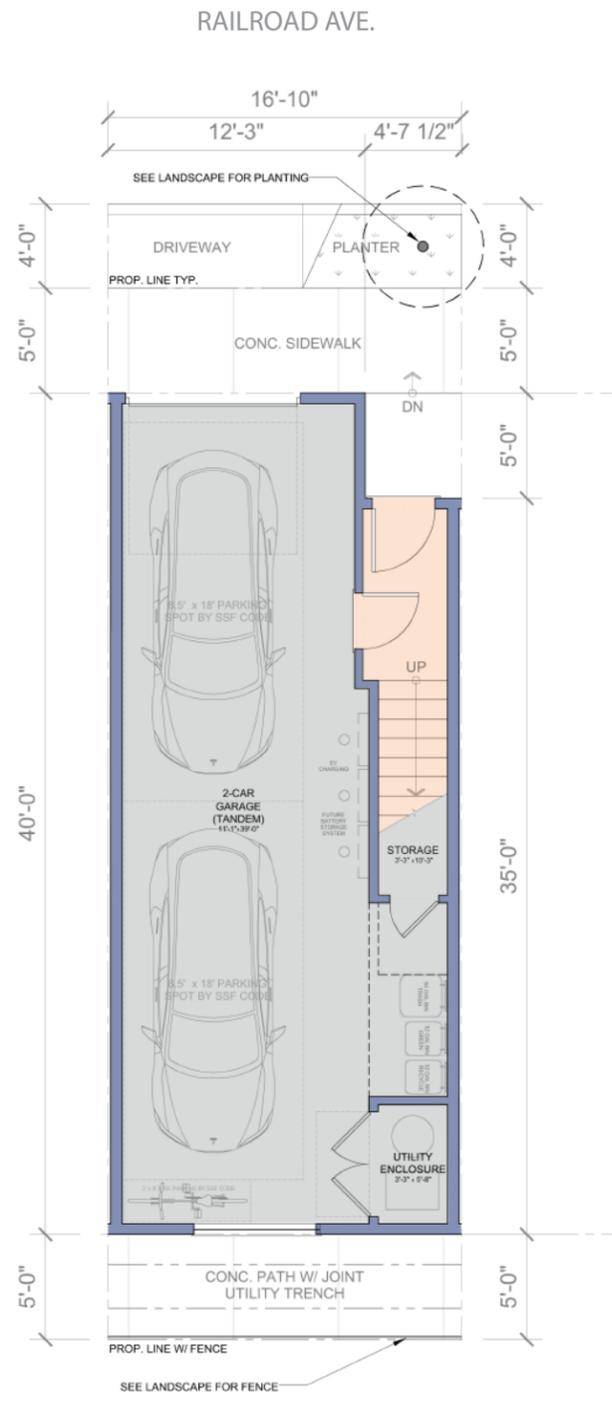


PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (09/10/2024)

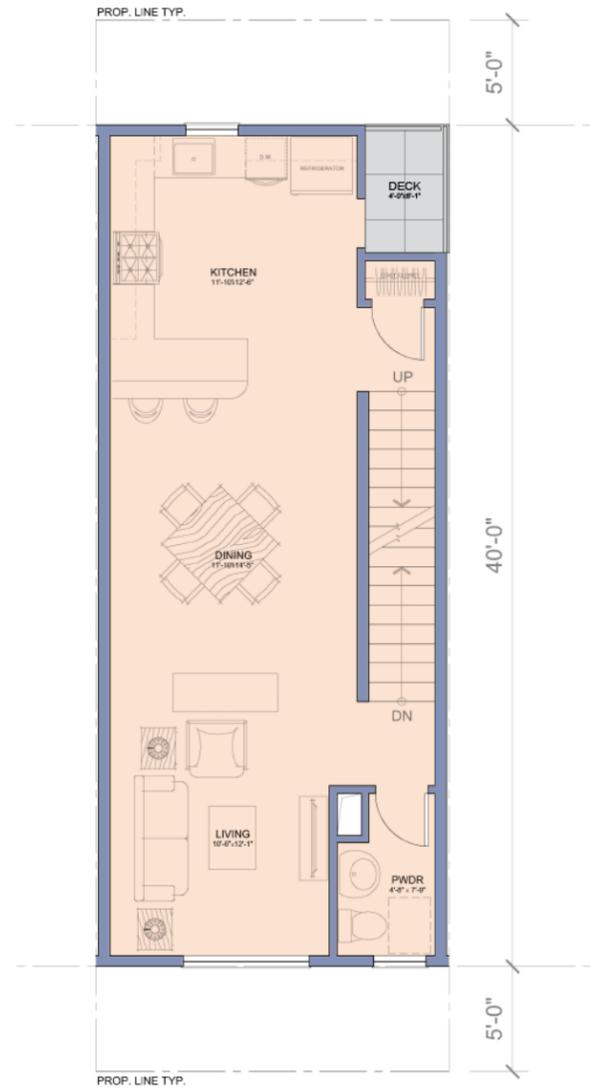
PERSPECTIVES & ELEVATIONS - BUILDING 5

NOTE: (*) SEE CIVIL DWGS. C3.1 & C3.2 FOR GRADE PLANE(GP) INFORMATION
 (**) GRADE PLANE VARIES FOR EACH UNIT





FIRST FLOOR PLAN
(STREET LEVEL)



SECOND FLOOR PLAN



THIRD FLOOR PLAN

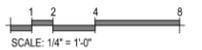
TWO-BEDROOM TOWNHOUSE - 2A (2 1/2 BATH)

FIRST FLOOR: 43 SF
 SECOND FLOOR: 642 SF
 THIRD FLOOR: 563 SF

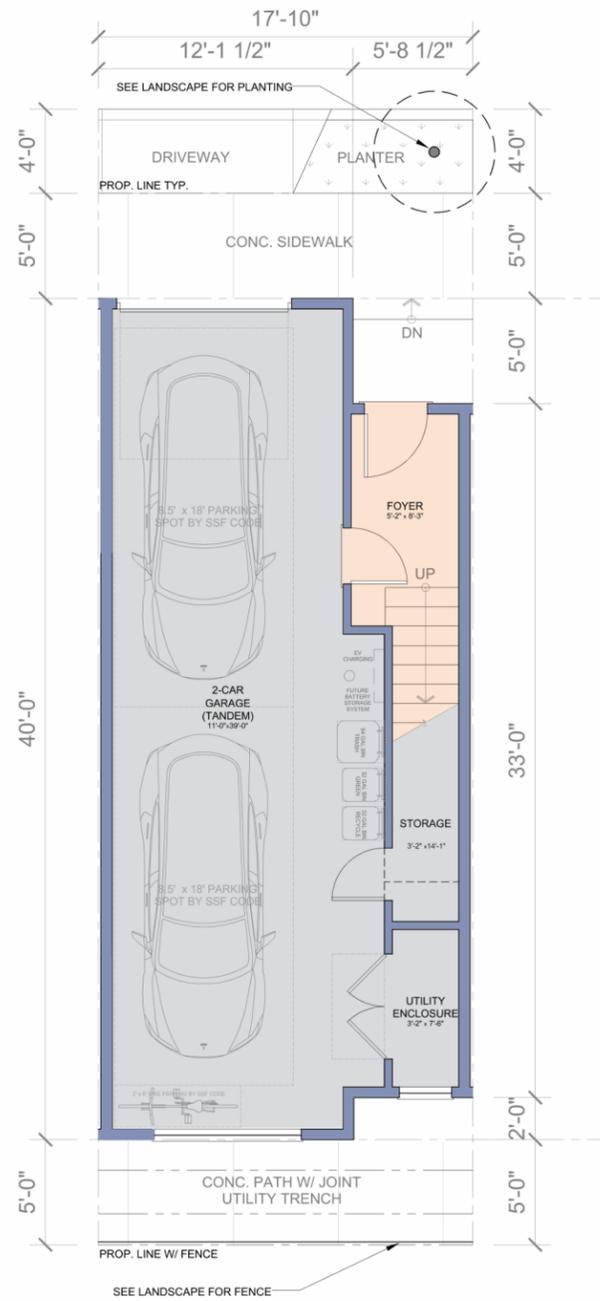
DWELLING: **1,248 SF (+/-)**

GARAGE: 571 SF (+/-)
 BALCONY DECK: 41 SF (+/-)

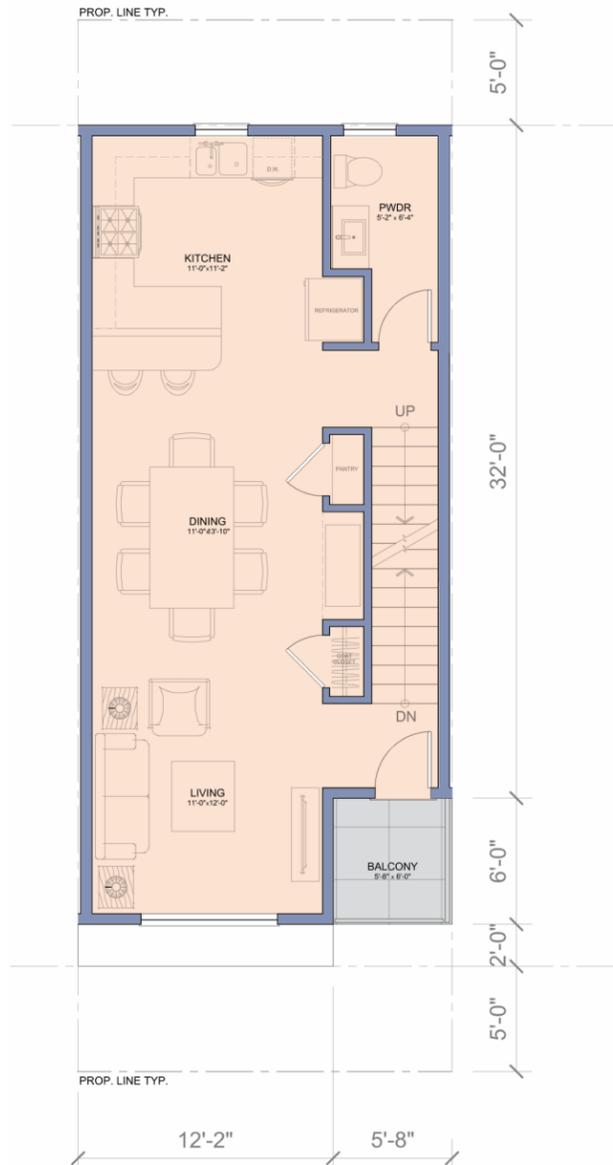
UNIT PLAN - TYPE 2A (TWO BEDROOM TOWNHOUSE)



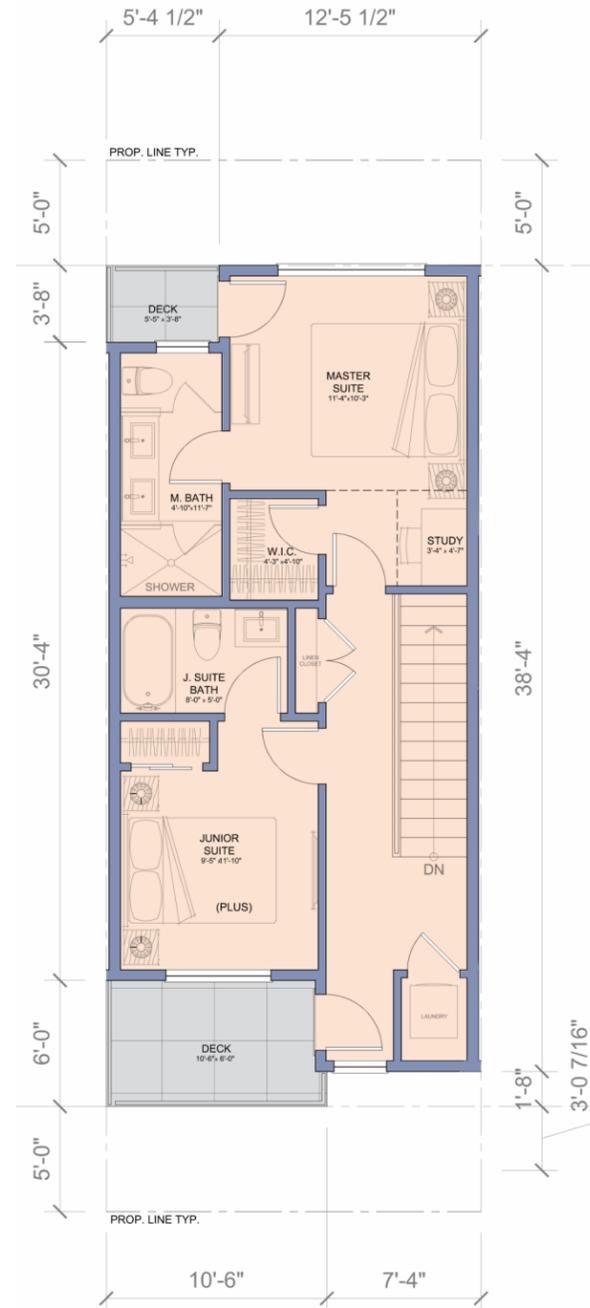
RAILROAD AVE.



FIRST FLOOR PLAN
(STREET LEVEL)



SECOND FLOOR PLAN



THIRD FLOOR PLAN

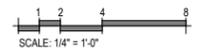
TWO-BEDROOM TOWNHOUSE - 2B (2 1/2 BATH)

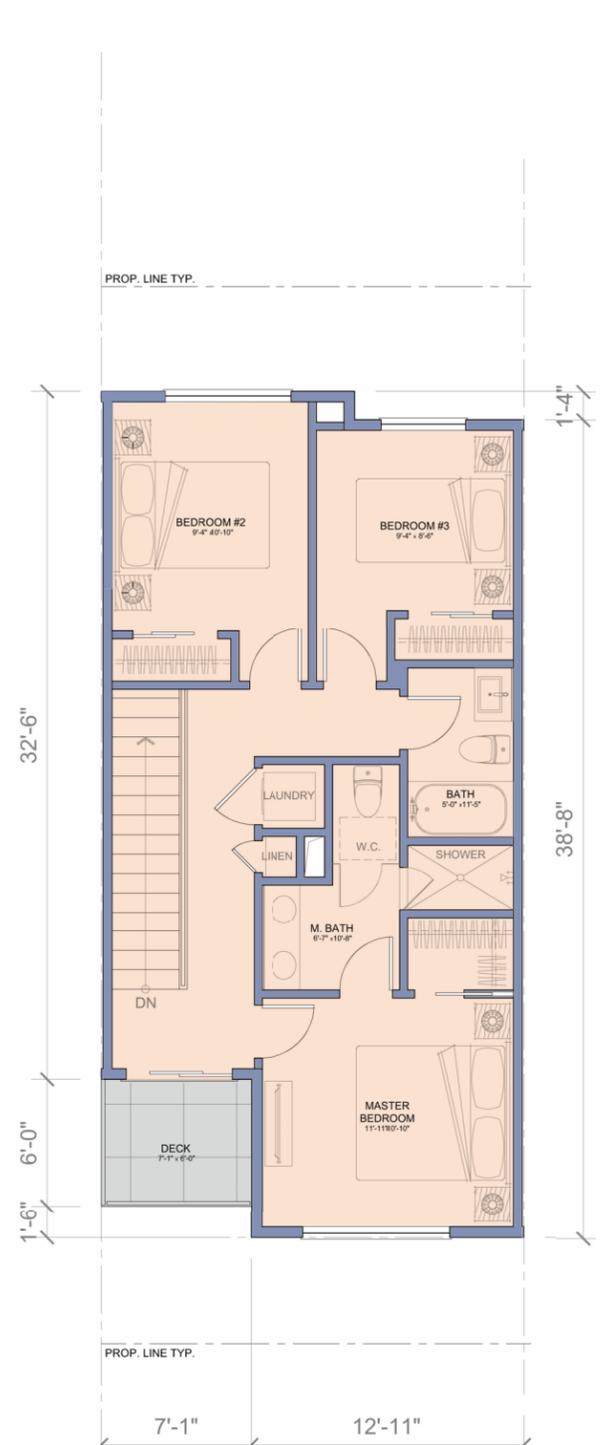
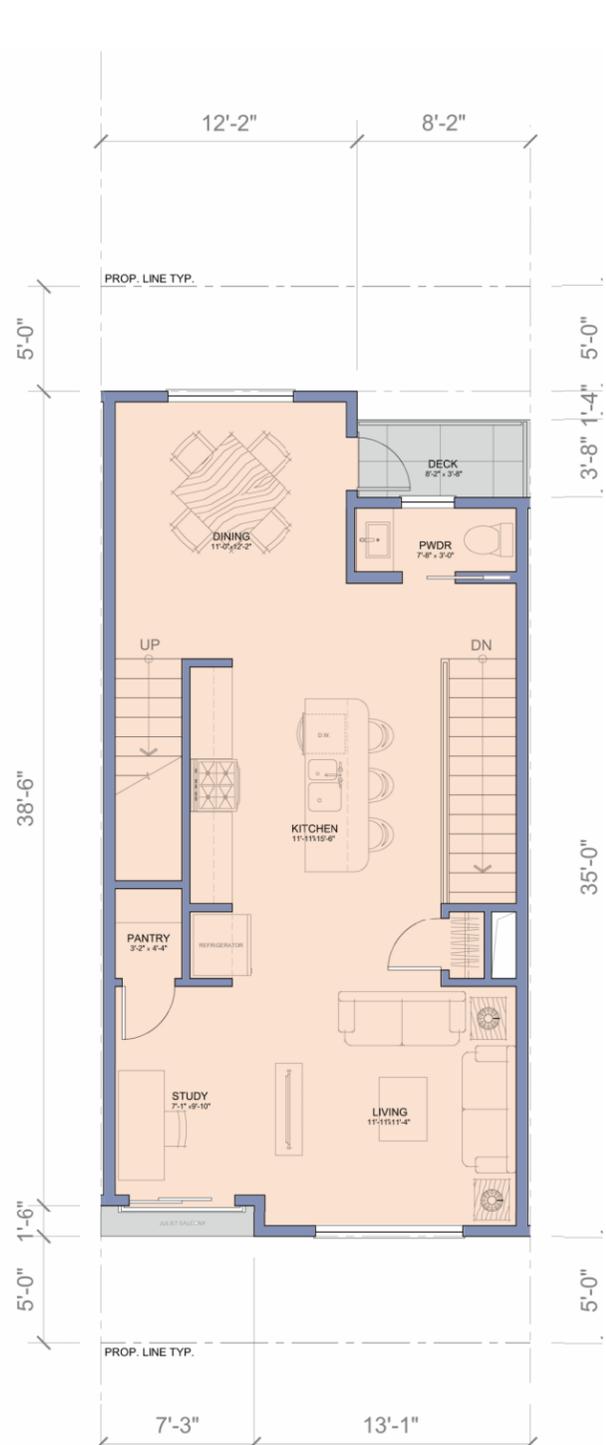
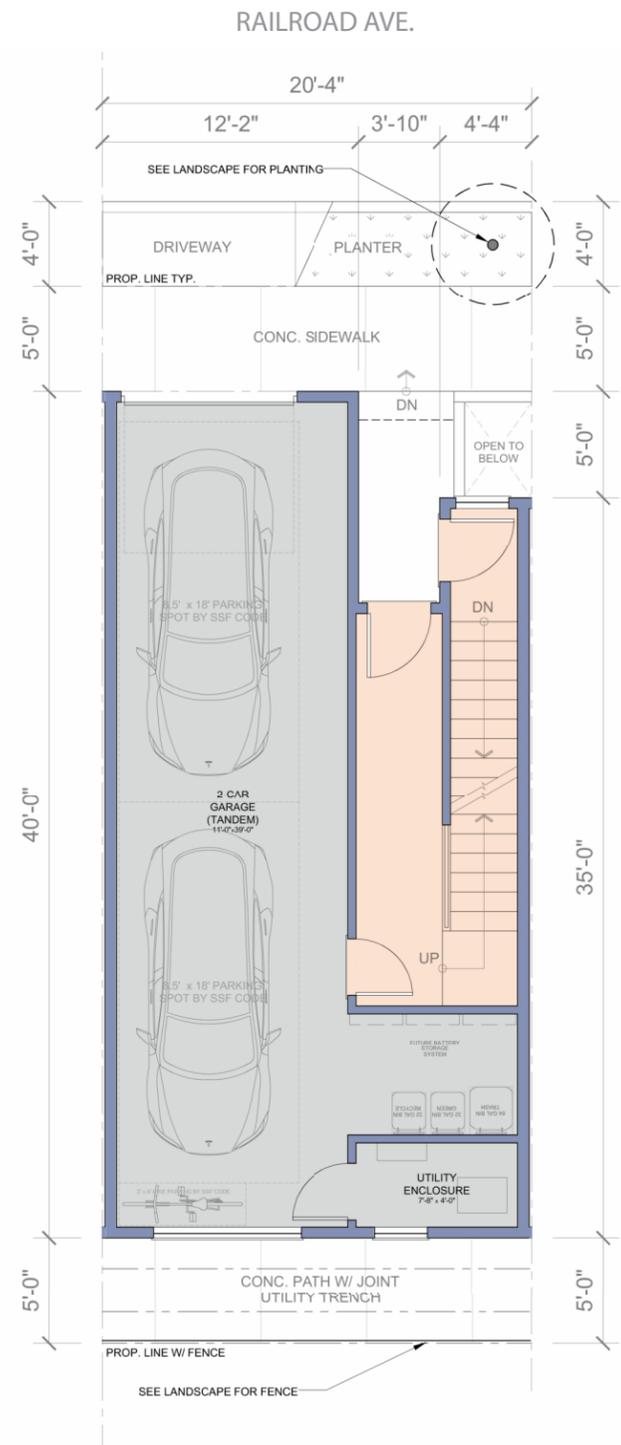
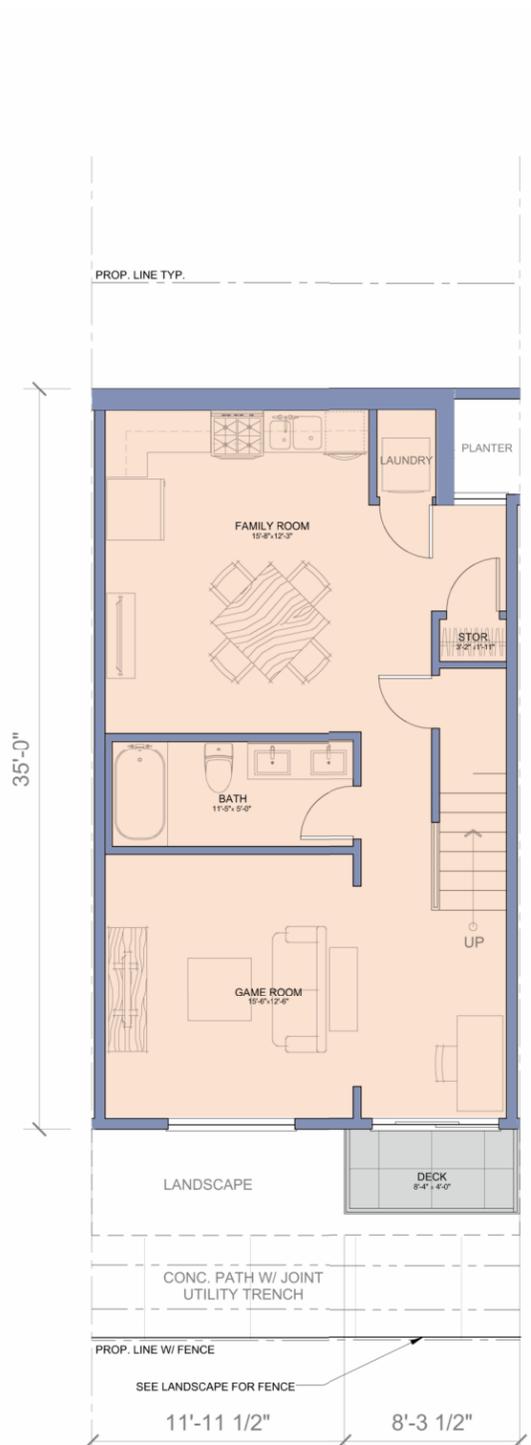
FIRST FLOOR: 60 SF
SECOND FLOOR: 639 SF
THIRD FLOOR: 563 SF

DWELLING: **1,262 SF (+/-)**

GARAGE: 582 SF (+/-)
BALCONY DECK: 105 SF (+/-)

UNIT PLAN - TYPE 2B (TWO BEDROOM TOWNHOUSE)





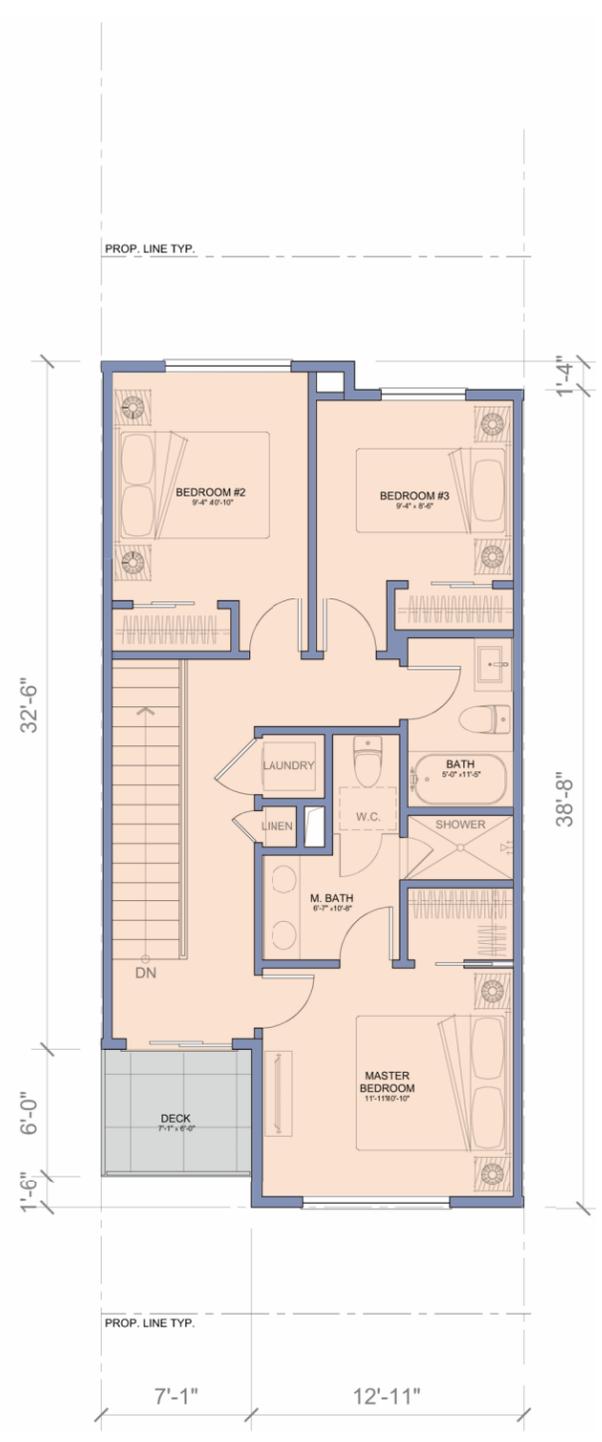
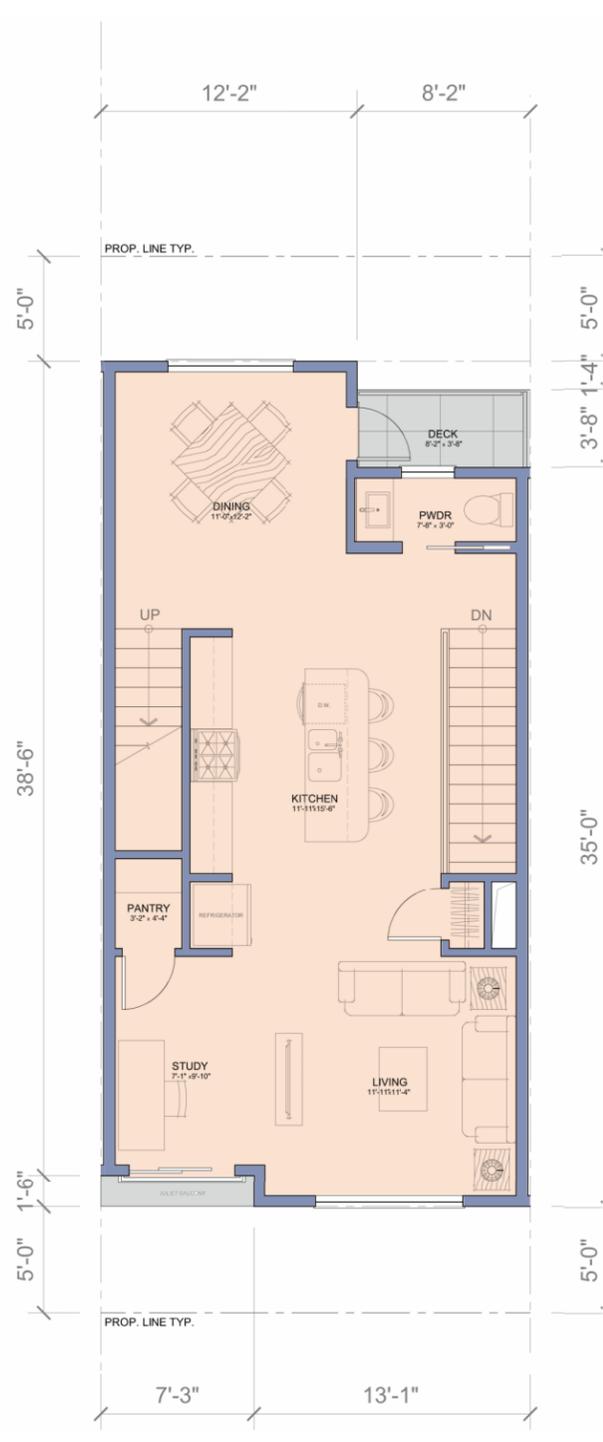
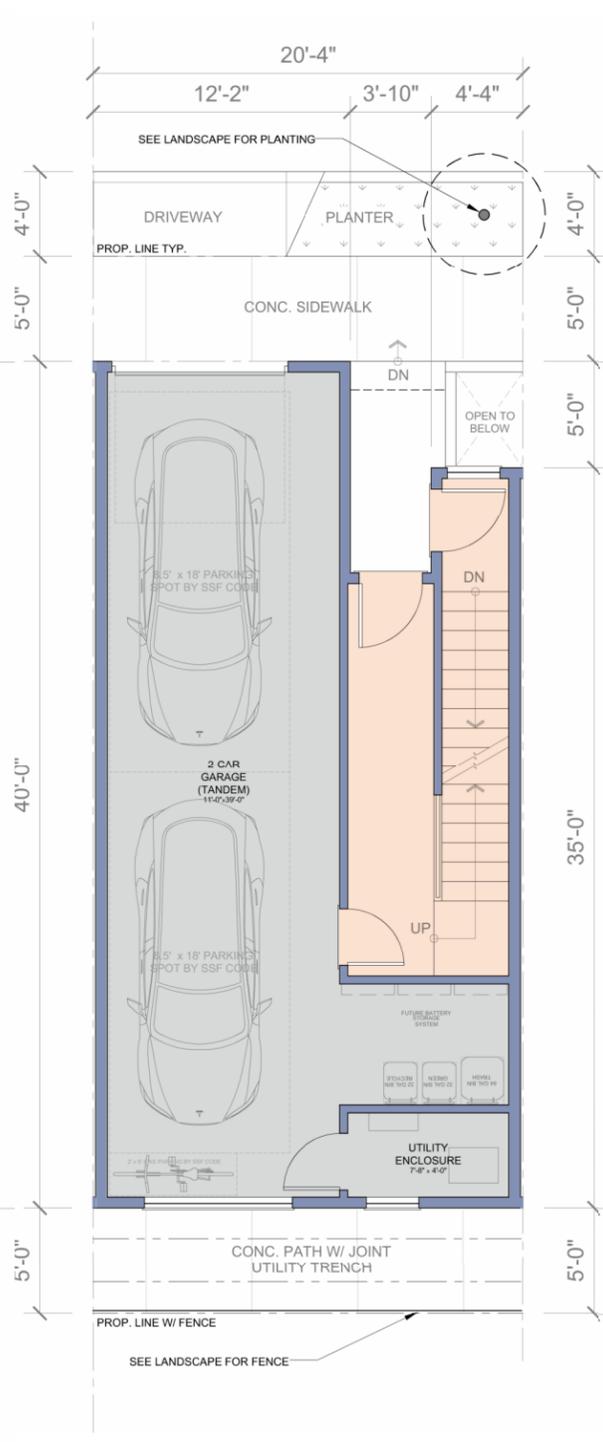
THREE-BEDROOM TOWNHOUSE-3A (2 1/2 BATH)

GND FLOOR: 692 SF
 FIRST FLOOR: 98 SF
 SECOND FLOOR: 761 SF
 THIRD FLOOR: 682 SF

DWELLING: **2,233 SF (+/-)**

GARAGE: 586 SF (+/-)
 BALCONY DECK: 97 SF (+/-)

RAILROAD AVE.

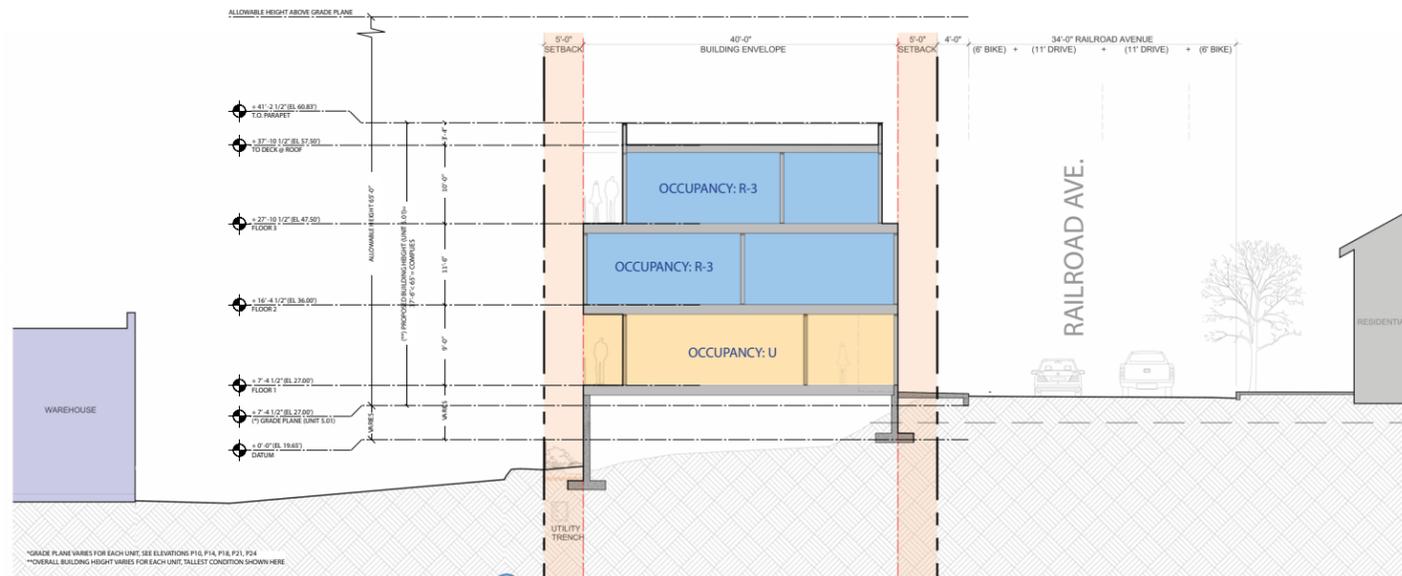


THREE-BEDROOM TOWNHOUSE-3A.1 (2 1/2 BATH)

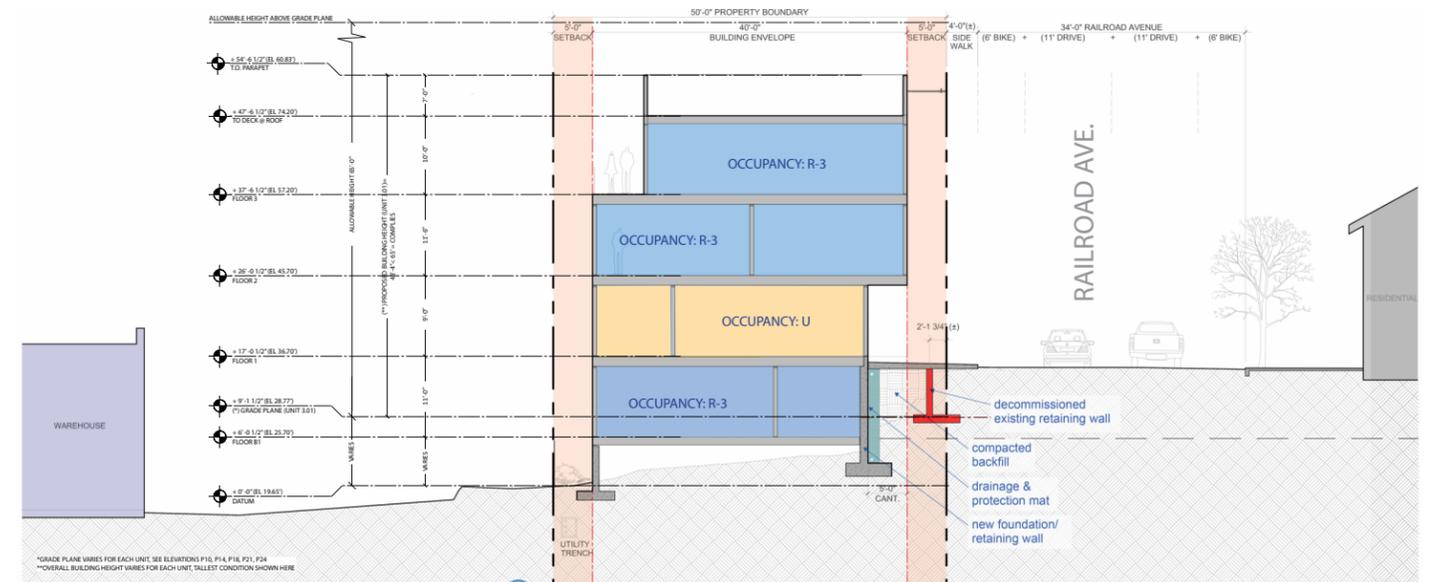
GND FLOOR: 610 SF
 FIRST FLOOR: 98 SF
 SECOND FLOOR: 761 SF
 THIRD FLOOR: 682 SF

DWELLING: **2,151 SF (+/-)**

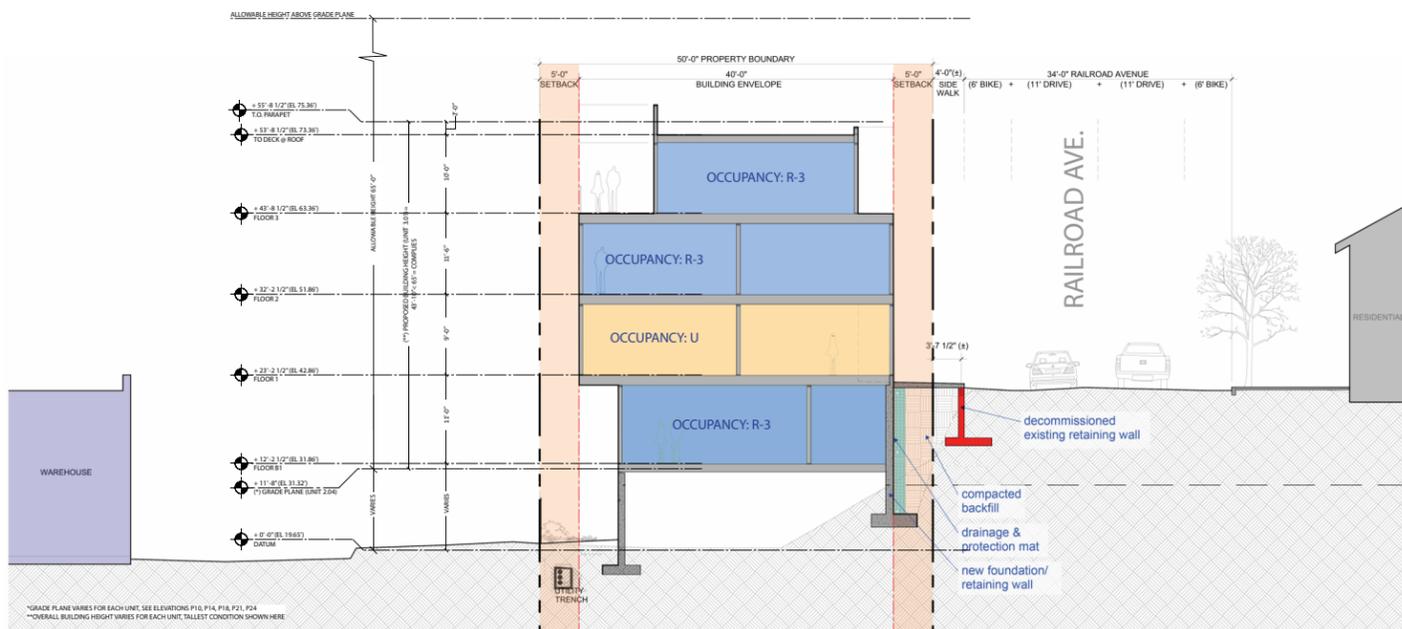
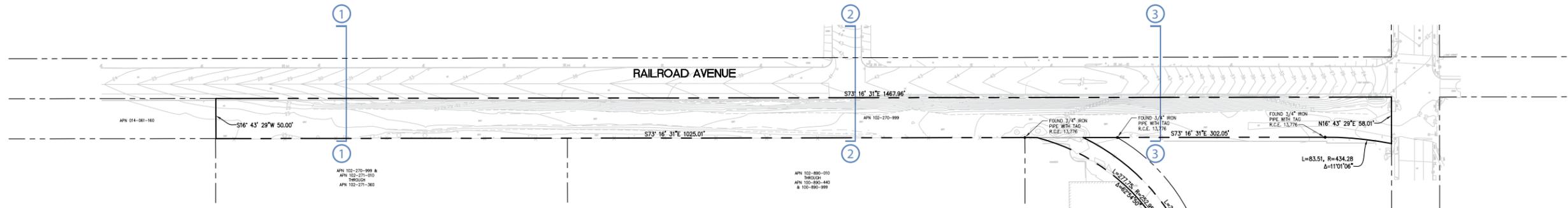
GARAGE: 586 SF (+/-)
 BALCONY DECK: 97 SF (+/-)



① SECTION 1 - BUILDING 5 (UNIT 5.01)

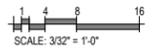


② SECTION 2 - BUILDING 3 (UNIT 3.01)



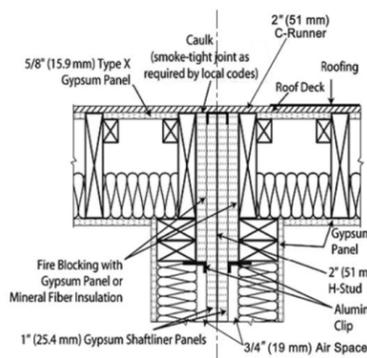
③ SECTION 3 - BUILDING 2 (UNIT 2.04)

BUILDING SECTIONS

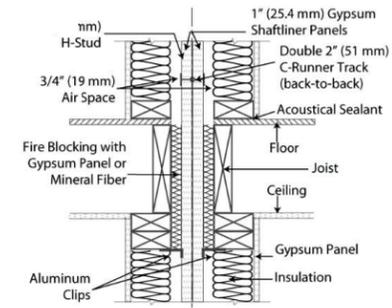


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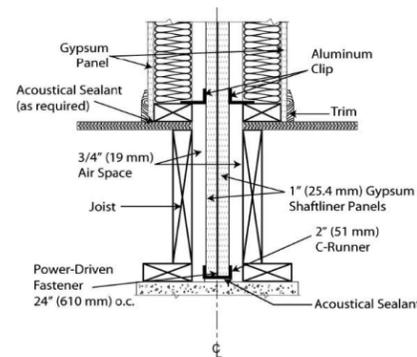
A. TYP. ROOF JUNCTION DETAIL



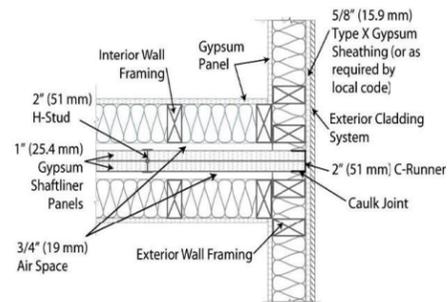
B. TYP. INTERMEDIATE FLOOR INTERSECTION



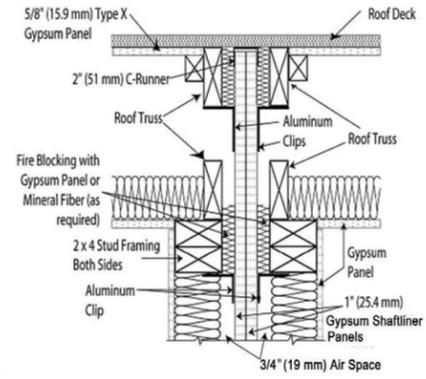
C. TYP. FOUNDATION



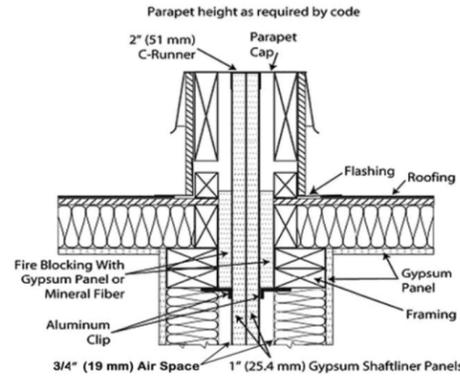
D. TYP. EXT. WALL INTERSECTION



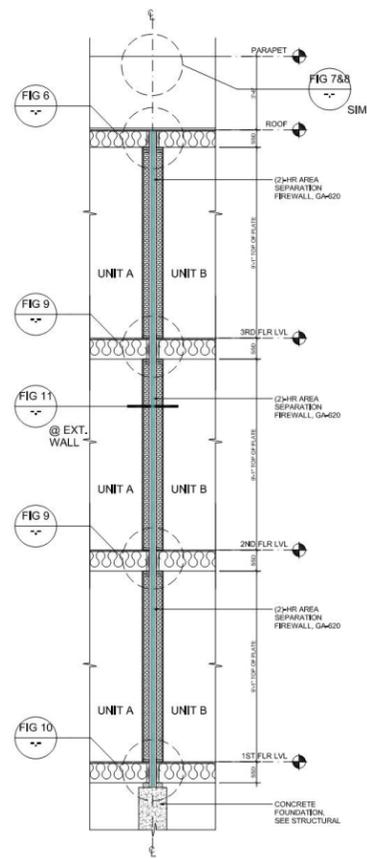
E. Roof Intersection with Parallel Roof Trusses



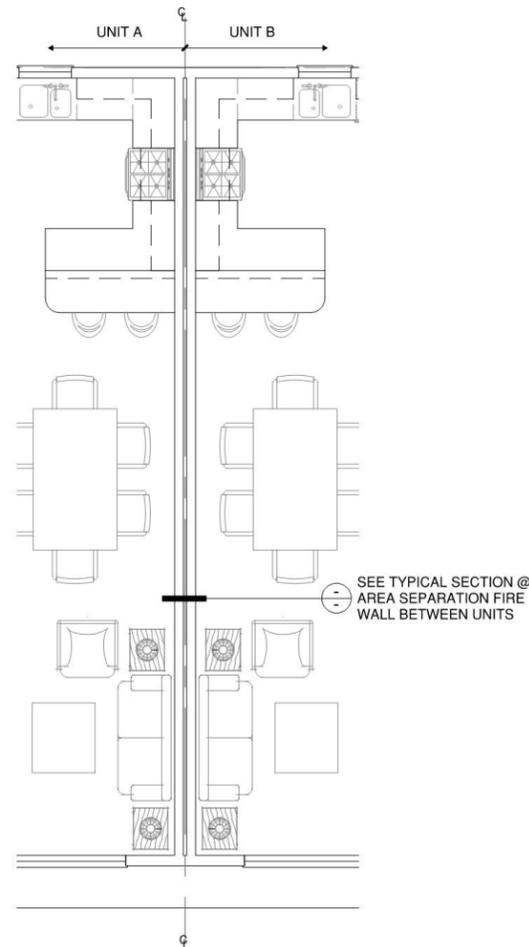
G. TYP. ROOF PARAPET DETAIL



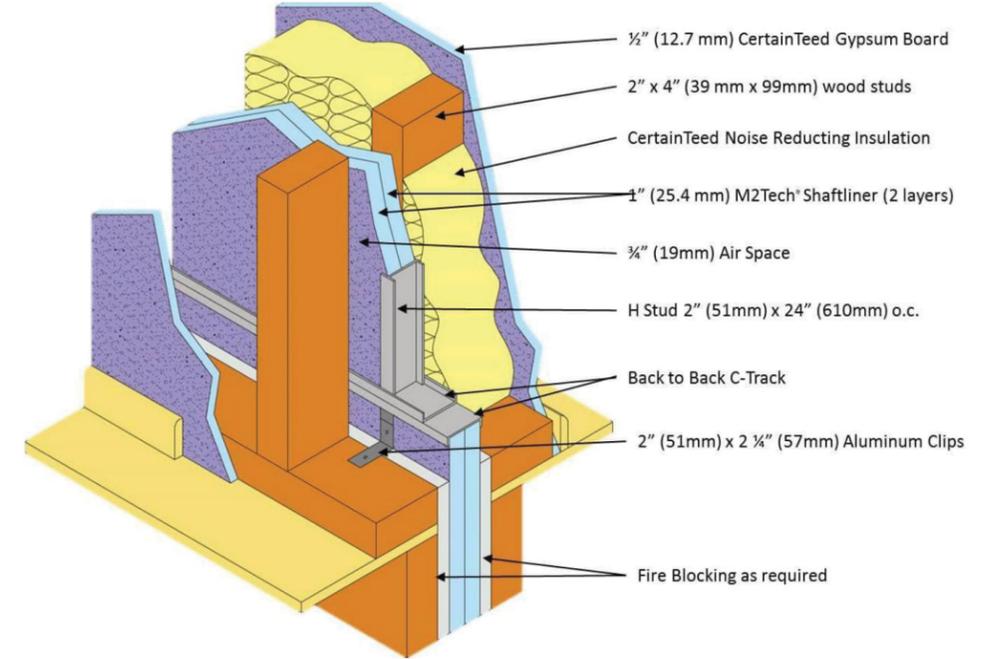
F. TYP. SECTION @ SEPARATION FIRE WALL BETWEEN UNITS



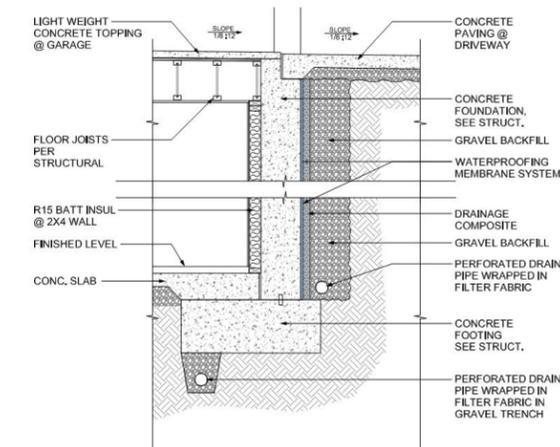
H. TYP. PLAN @ SEPARATION FIRE WALL BETWEEN UNITS



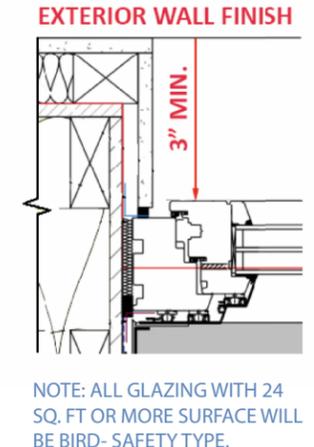
I. TYP. FIRE SEPARATION AXONOMETRIC VIEW



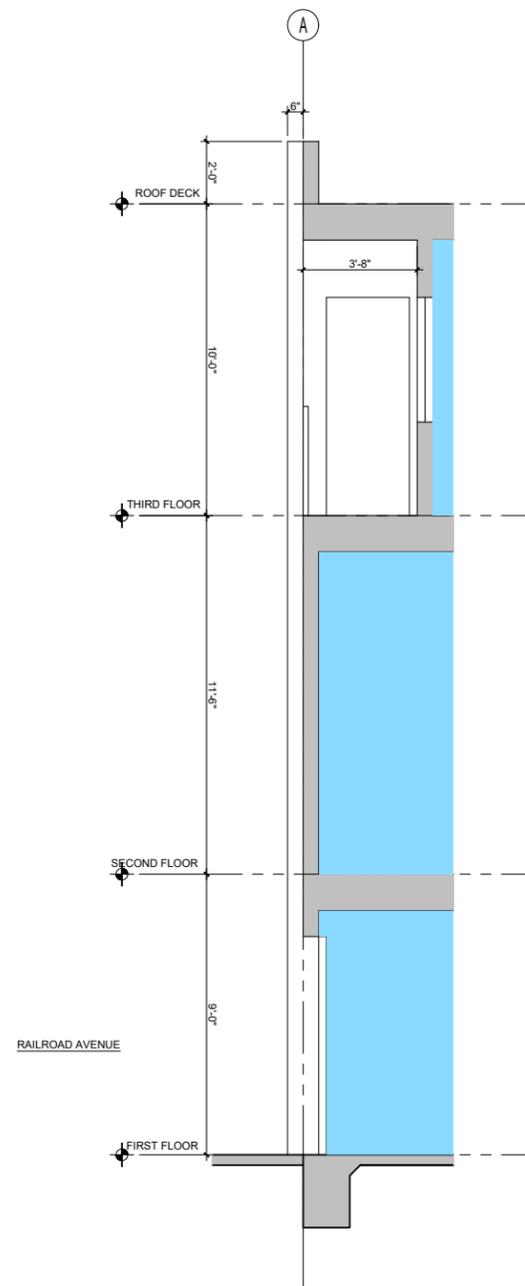
J. TYP. SECTION DETAIL @ FOUNDATION WALL W/ DRAINAGE



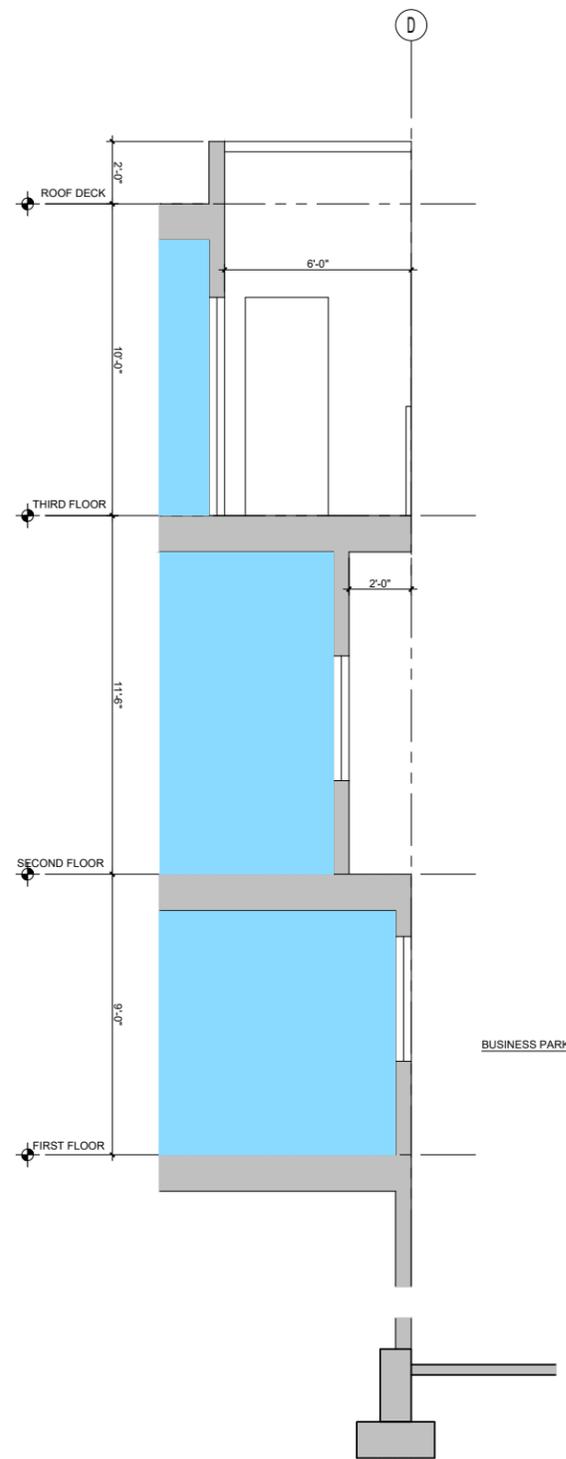
K. TYP. RECESSED WINDOW DETAIL DIAGRAM



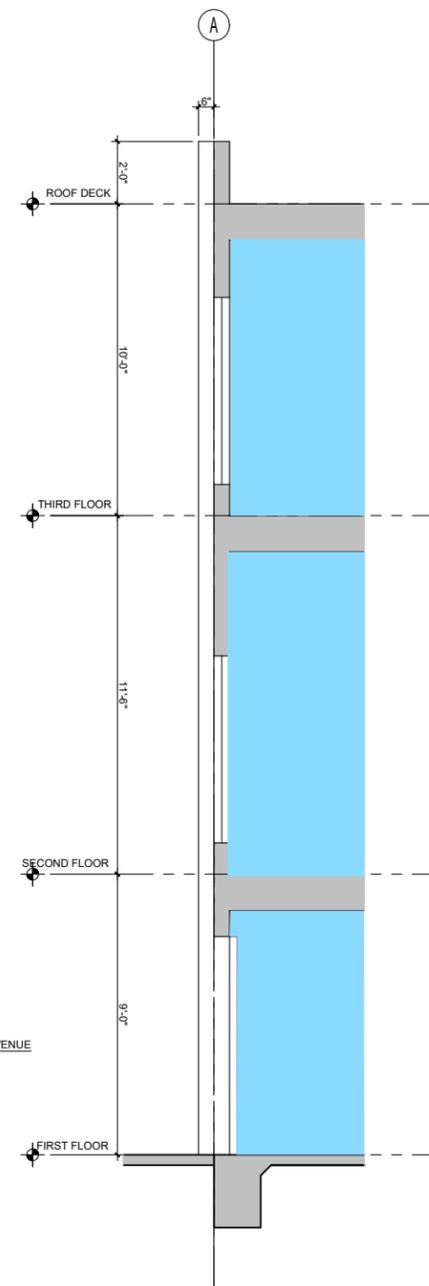
NOTE: ALL DETAILS NOT TO SCALE, CONCEPTUAL DIAGRAM ONLY.



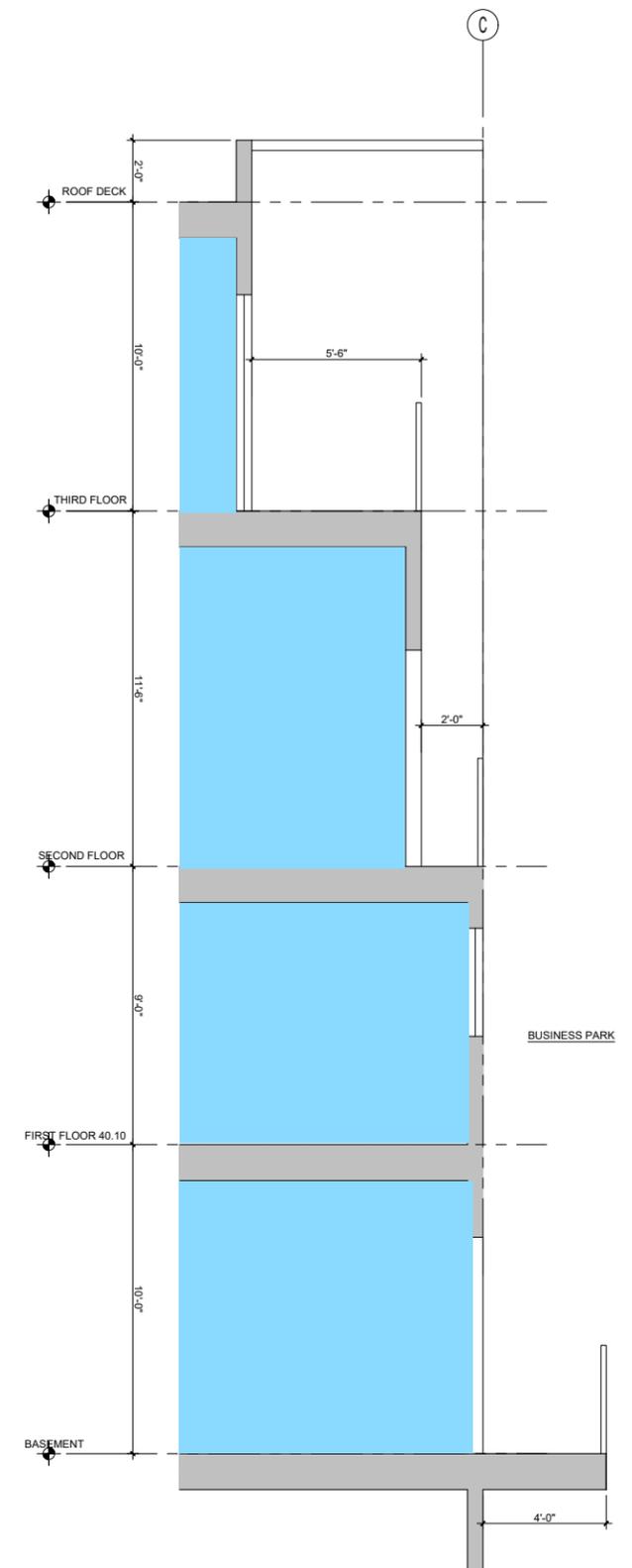
1 WALL SECTION - BLDG. 1
SCALE: 3/8"=1'-0"



2 WALL SECTION - BLDG. 1
SCALE: 3/8"=1'-0"



3 WALL SECTION - BLDG. 2
SCALE: 3/8"=1'-0"

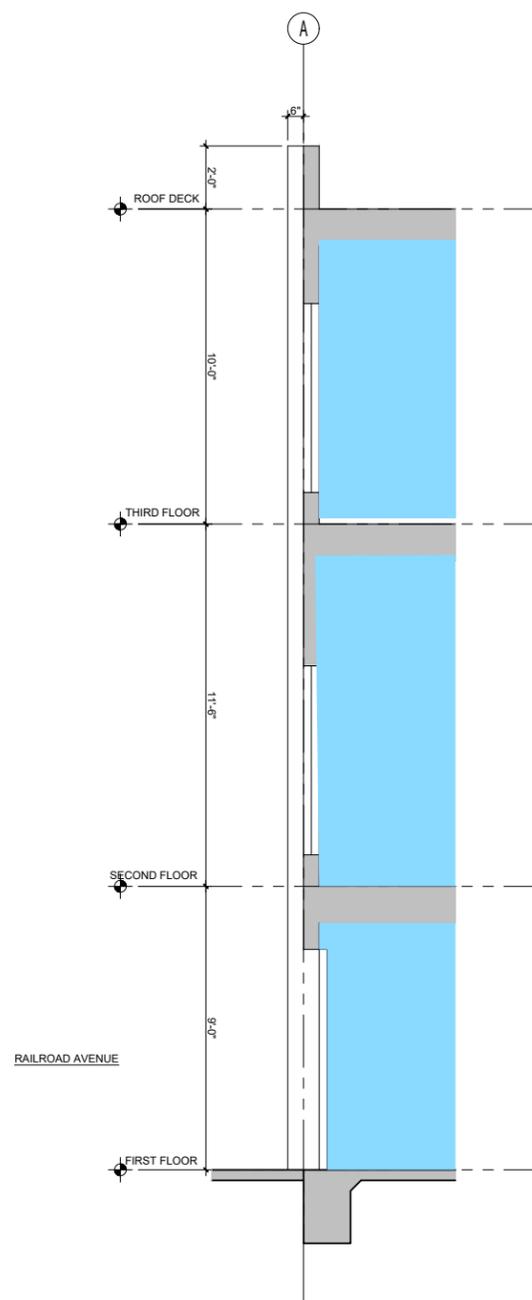


4 WALL SECTION - BLDG. 2
SCALE: 3/8"=1'-0"

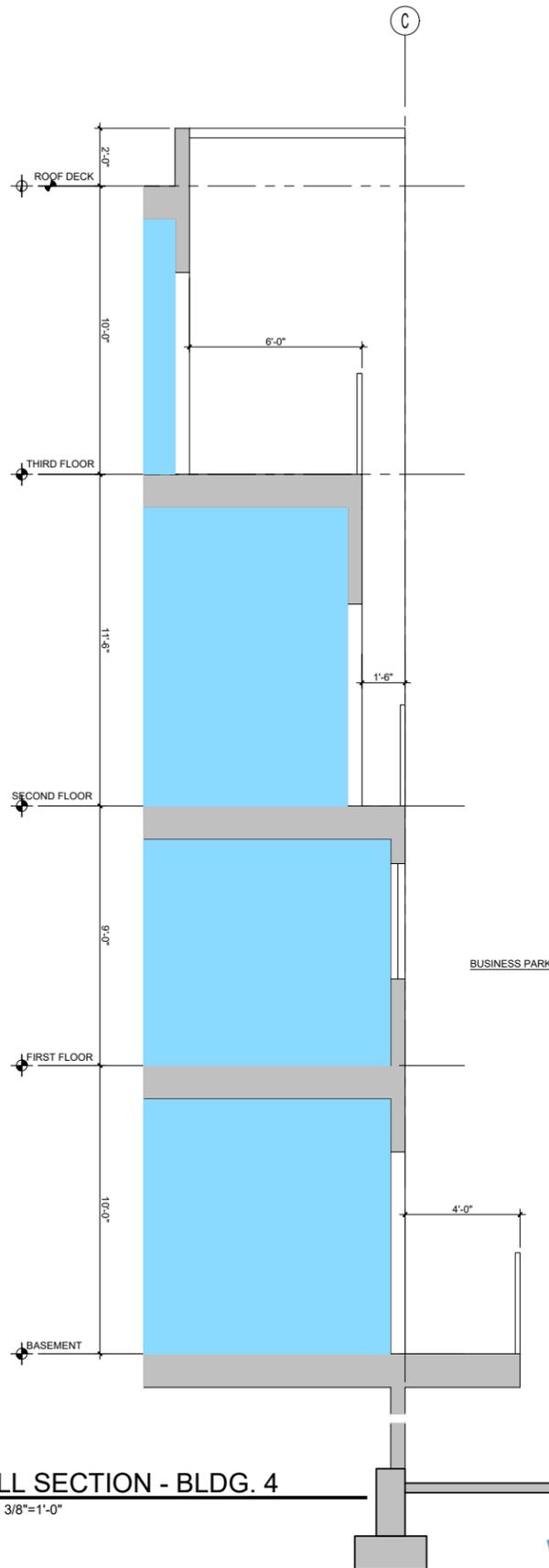
WALL SECTIONS

PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (09/10/2024)

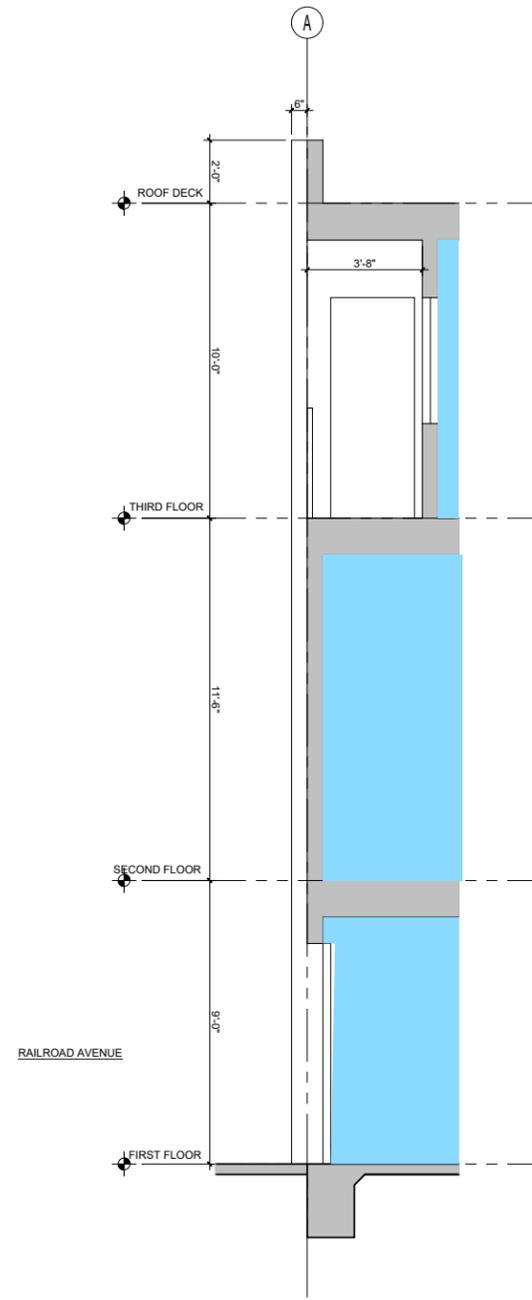




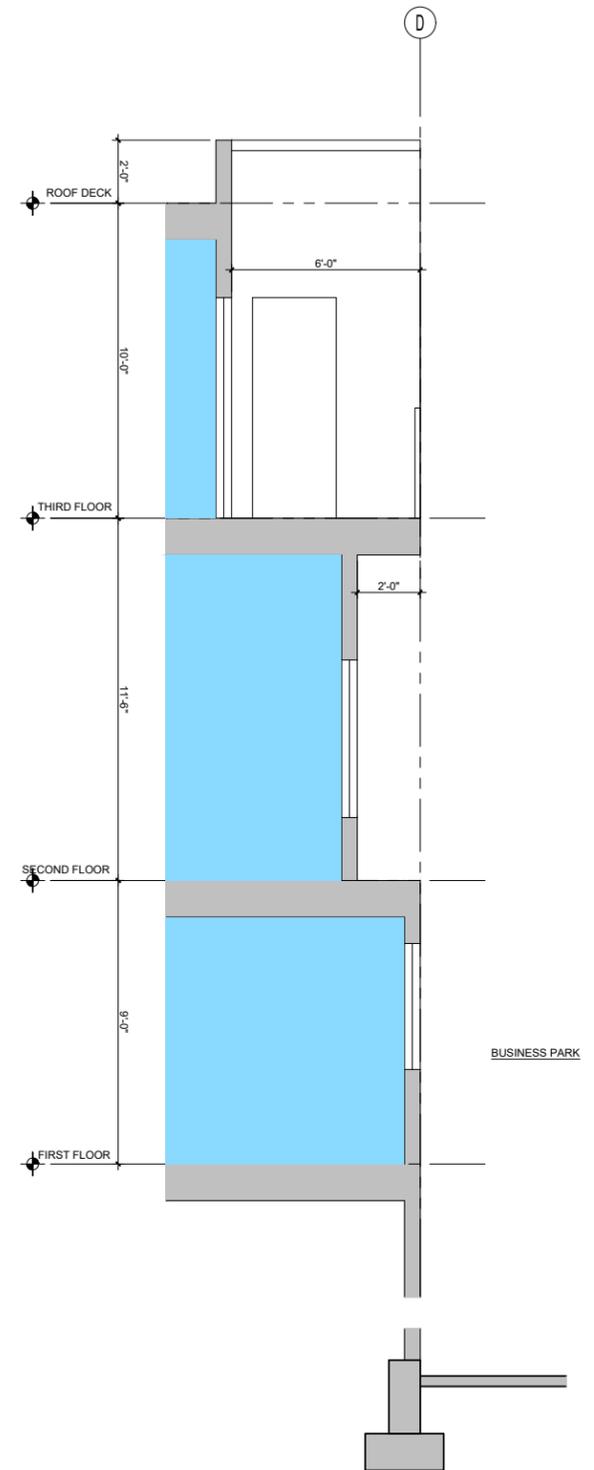
1 WALL SECTION - BLDG. 3
SCALE: 3/8"=1'-0"



2 WALL SECTION - BLDG. 4
SCALE: 3/8"=1'-0"



3 WALL SECTION - BLDG. 4
SCALE: 3/8"=1'-0"

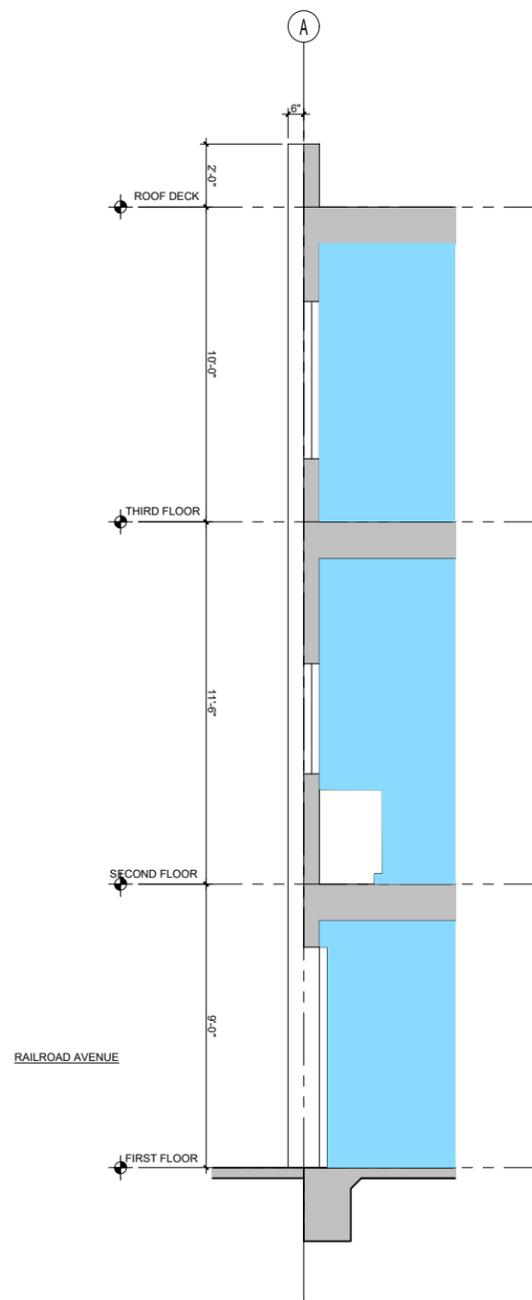


4 WALL SECTION - BLDG. 4
SCALE: 3/8"=1'-0"

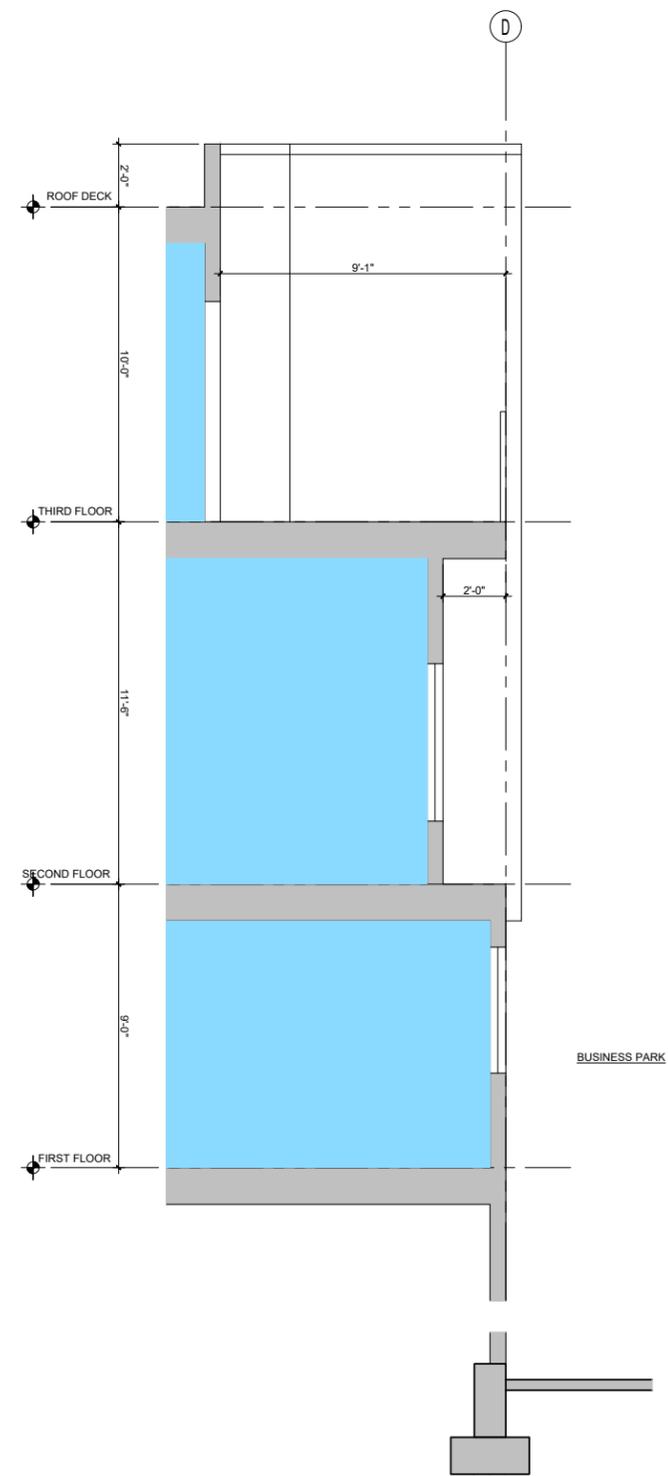
WALL SECTIONS

PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (09/10/2024)





1 WALL SECTION - BLDG. 5
SCALE: 3/8"=1'-0"



2 WALL SECTION - BLDG. 5
SCALE: 3/8"=1'-0"

WALL SECTIONS

PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (09/10/2024)





ARTIST STUDIO + RESIDENCE



FIVE88



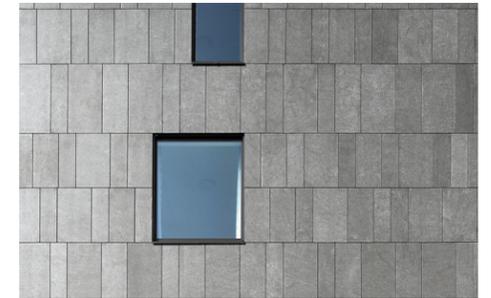
SANTO TIRSO HOUSE



ATURA V-GROOVE CUSTOM COLOR



ATURA V-GROOVE WHITE



CAREHOTEL MIDDLEPUNT

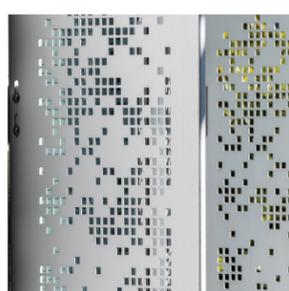
PRECEDENTS



REDWOOD - NICHHA
VINTAGE WOOD SERIES - redwood ①



REDWOOD - NICHHA
VINTAGE WOOD SERIES - mahogany ②



ALUM. PERF. PANEL- BOK
MODERN RAINSCREEN ③



VINTAGEWOOD - NICHHA
ARCHITECTURAL WALL PANELS - spruce ④



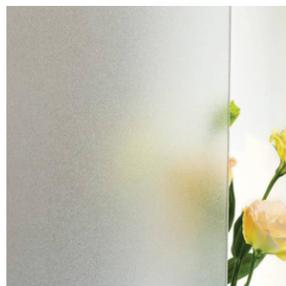
STUCCO
cobble stone ⑤



STUCCO
arctic white ⑥



CONCRETE PANEL - NICHHA
CORBOSA - moondust ⑦



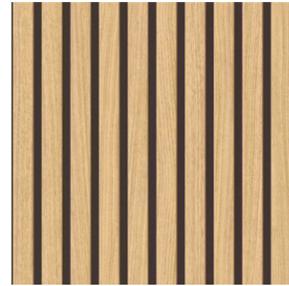
FROSTED GLASS
@railing ⑧



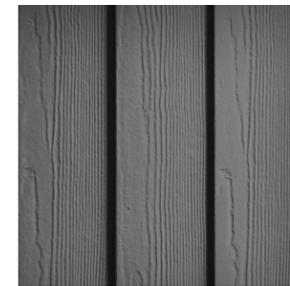
WOOD VENEER
@vertical wood blade ⑨



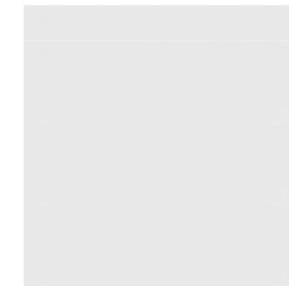
BRICK VENEER - NICHHA
PLYMOUTHBRICK AWP 1818 ⑩



WOOD SLATS ⑪



CEDARMILL - JAMESHARDIE
VERTICAL SIDING - warm gray ⑫



TRIM - BENJAMIN MOORE
PAINT - white opulence ⑬

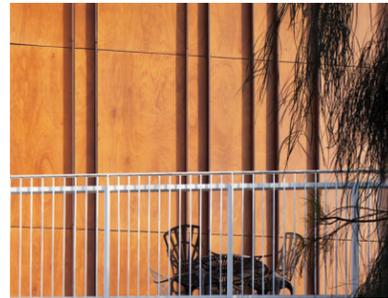


TRIM - BENJAMIN MOORE
PAINT - cordovan brown ⑭





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CATALYST BUILDING



HENRI WALLON SWIMMING POOL



SLOT HOUSE

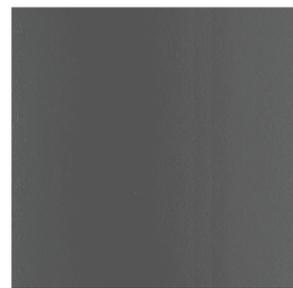


ROWAT LOFTS



EMPIREBLOCK

PRECEDENTS



PANEL - BENJAMIN MOORE PAINT - night gray 15



CEDAR MILL - JAMES HARDIE LAP SIDING - mahogany 16



SMOOTH - JAMES HARDIE LAP SIDING - night gray 17



STUCCO sand dollar 18



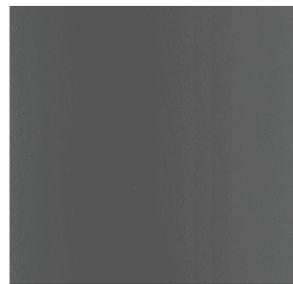
STUCCO pearl gray 19



STUCCO summer white 20



BIRD SAFETY GLASS @ some windows and railings 21

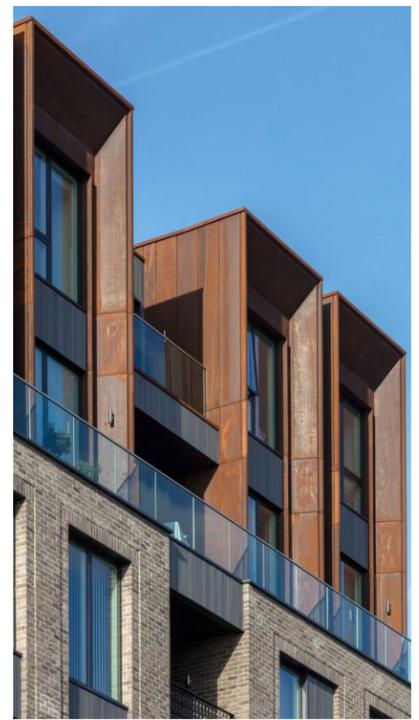
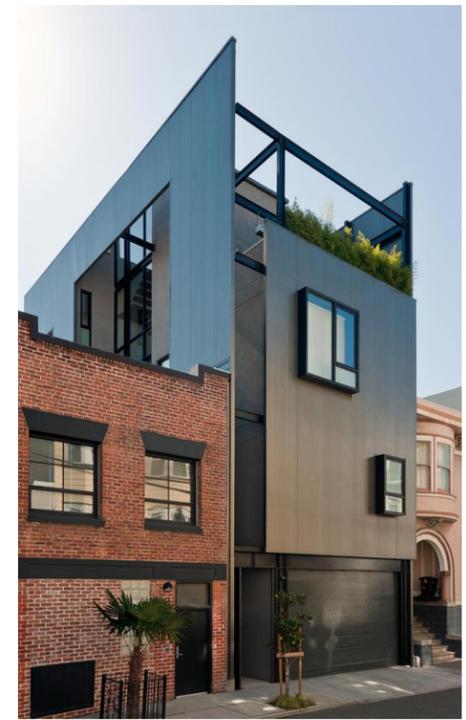


STUCCO night gray 22



BEGA WALL MOUNT LIGHT 23





PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (09/10/2024)

INSPIRATIONAL IMAGES

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 LAFAYETTE CALIFORNIA 94549 FAX (415) 362-8082
 www.simarchitectsinc.com

THE GATEWAY
 500 RAILROAD AVE SOUTH SAN FRANCISCO, CA

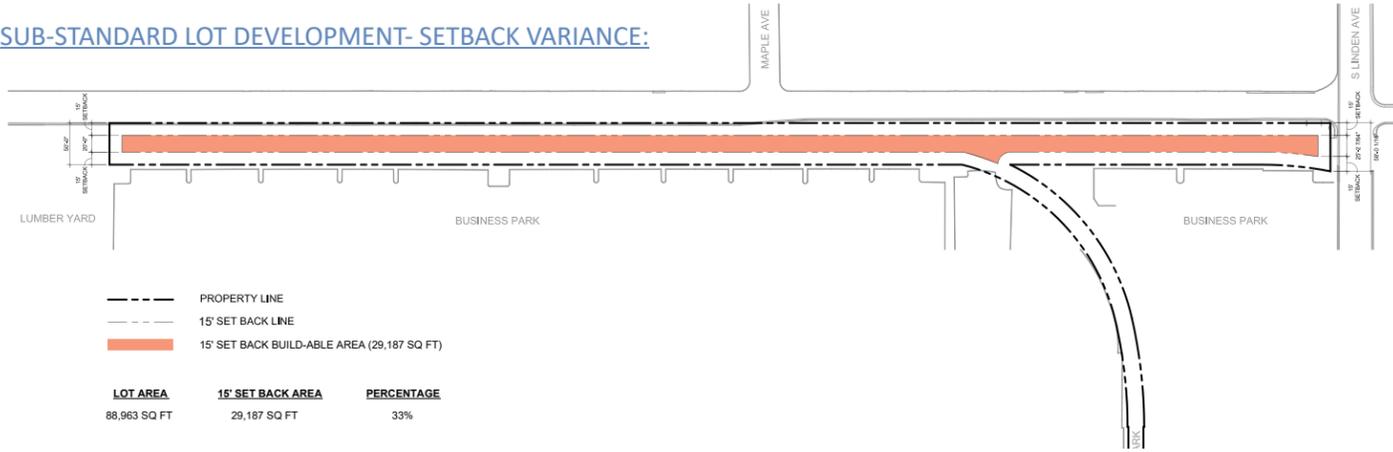
RESUBMITTAL 1- 09/10/2024

PROJECT #: SHEET #:
 23010
 SCALE:
 AS NOTED
 DATE:
 09/10/2024



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A. SUB-STANDARD LOT DEVELOPMENT- SETBACK VARIANCE:



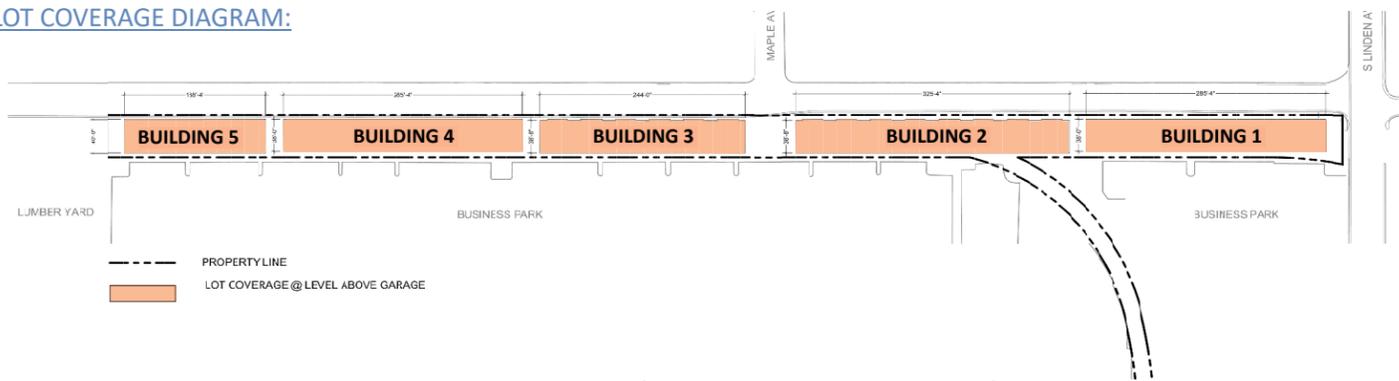
IF SETBACKS ASSIGNED BY T4L ZONING WERE APPLIED TO OUR SUB-STANDARD LOT, SEE DIAGRAM ABOVE, THE RESULTANT BUILDABLE AREA WOULD BE 20'-0" DEEP. HOUSING UNITS WOULD NOT BE BUILDABLE ON THIS LOT.

FAR PER T4L ZONING: 1.25 MIN./ 3.5 MAX.

BUILDABLE AREA W/ 15'-0" REAR & FRONT SETBACK:	29,187 SQ FT
MAX RESULTANT FAR (3 STORY STRUCTURE ASSUMED) X 3:	87,561 SQ FT
LOT SIZE:	88,944 SQ FT
RESULTANT FAR:	0.98

0.98 < 1.25 MIN., SO THE RESULTANT FAR WOULD NOT MEET ZONING REQUIREMENT. APPLICANT ASKING FOR FRONT & REAR SETBACK VARIANCE TO MEET MIN. FAR REQUIREMENT.

B. LOT COVERAGE DIAGRAM:



LOT COVERAGE T4L ZONING PER SEC. 20.135.020.G: 70% MAX (AREA ABOVE PARKING PODIUM):

BUILDING 1:	10,843 SQ FT
BUILDING 2:	12,840 SQ FT
BUILDING 3:	9,630 SQ FT
BUILDING 4:	10,843 SQ FT
BUILDING 5:	6,734 SQ FT

TOTAL BUILDING LOT COVERAGE FOR PROJECT: 50,890 SQFT/ 88,944 SQ FT = 57.2 %
TOTAL BUILDING LOT COVERAGE OF BUILDABLE LOT: 50,890 SQFT/ 73,400 SQFT = 69 %

C. EXTERIOR WALL MOUNT LIGHTING FIXTURE-TYP

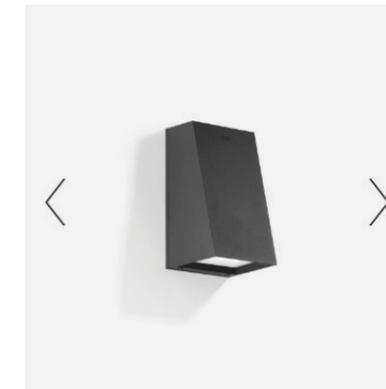
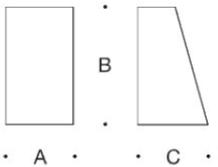
BEGA

Lighting Furniture Projects Resources Purchase Search # Q

BEGA > Products > Exterior > Wall > Wall luminaire

Wall luminaire

Directed light



Asymmetric					
	LED		A	B	C
33 815	7.9W	618 lm	4%	7½	4%
33 817	13.9W	1355 lm	5%	9%	5%
Symmetric					
	LED		A	B	C
33 814	7.9W	775 lm	4%	7½	4%
33 816	13.9W	1659 lm	5%	9%	5%

D. EXTERIOR LANDSCAPE LIGHTING (SEE LANDSCAPE DRAWINGS FOR LOCATION)

LED Garden and Pathway Luminaire - 77263/77264
By BEGA



LED Garden and Pathway Luminaire - 77263/77264
By BEGA

Product Options

Finish: Graphite,
Motion Sensor: No,
Option: In-Ground,
CRI: 85,
Voltage: 12 Volt

Details

Clear glass shade
Galvanized steel screw-on mounting base included
Requires 12 volt magnetic transformer (sold separately)
Can be used with existing low voltage landscape systems

Dimensions

In-Ground Option Base: Depth 4.38"
In-Ground Option Fixture: Width 4.38", Height 27.5",
Depth 4.38"

Notes:



PLANNED DEVELOPMENT STANDARDS

PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (09/10/2024)

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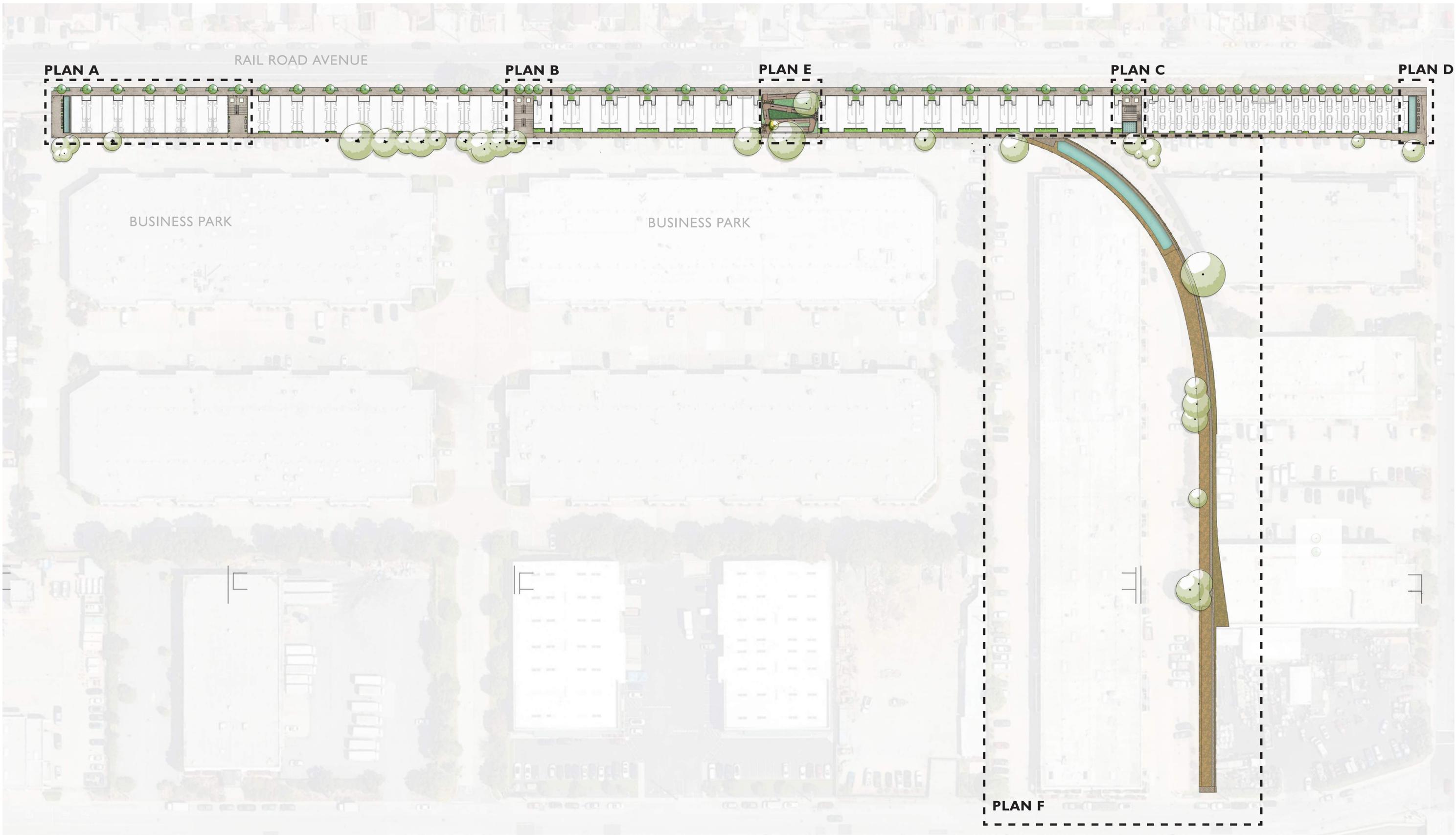
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500 RAILROAD AVE SOUTH SAN FRANCISCO, CA

RESUBMITTAL 1- 09/10/2024



PROJECT #: 23010 SHEET #:
SCALE: AS NOTED
DATE: 09/10/2024

P4.1



SITE PLAN
 PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (07/16/2024)



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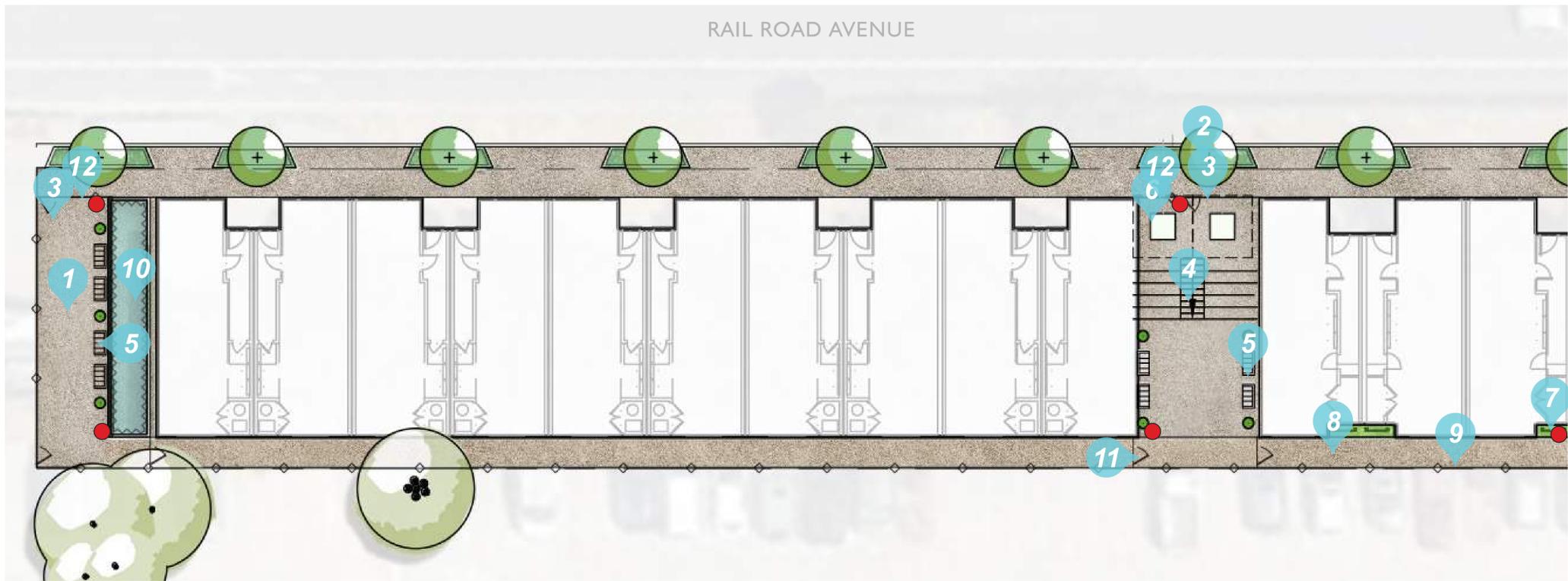
RESUBMITTAL 1-07/16/2024



PROJECT #: 23010 SHEET #:
 SCALE: AS NOTED
 DATE: 10/10/2024

L1

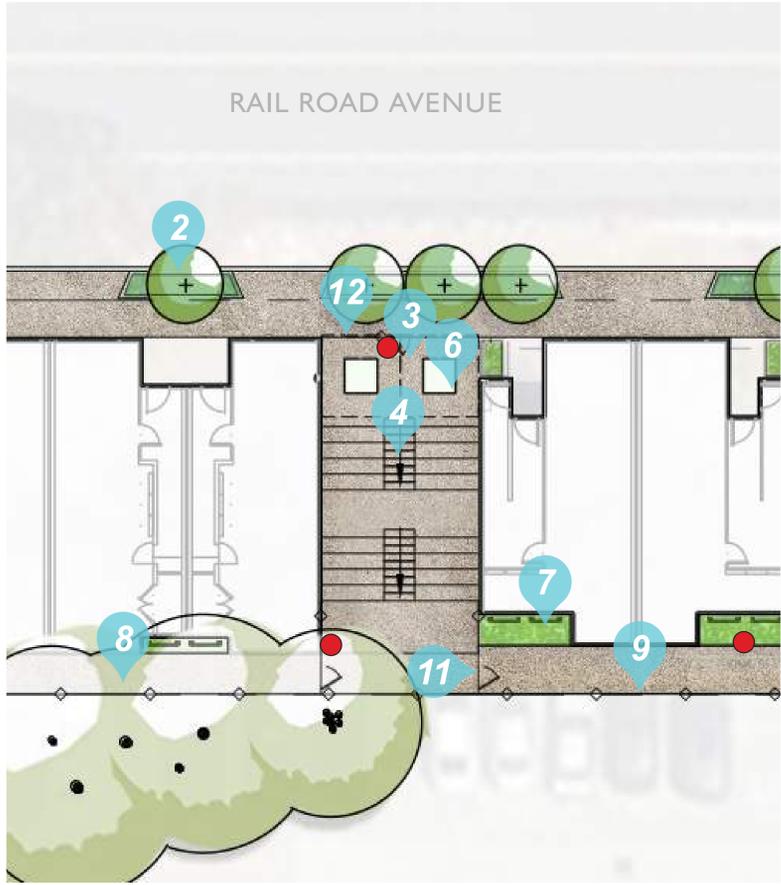
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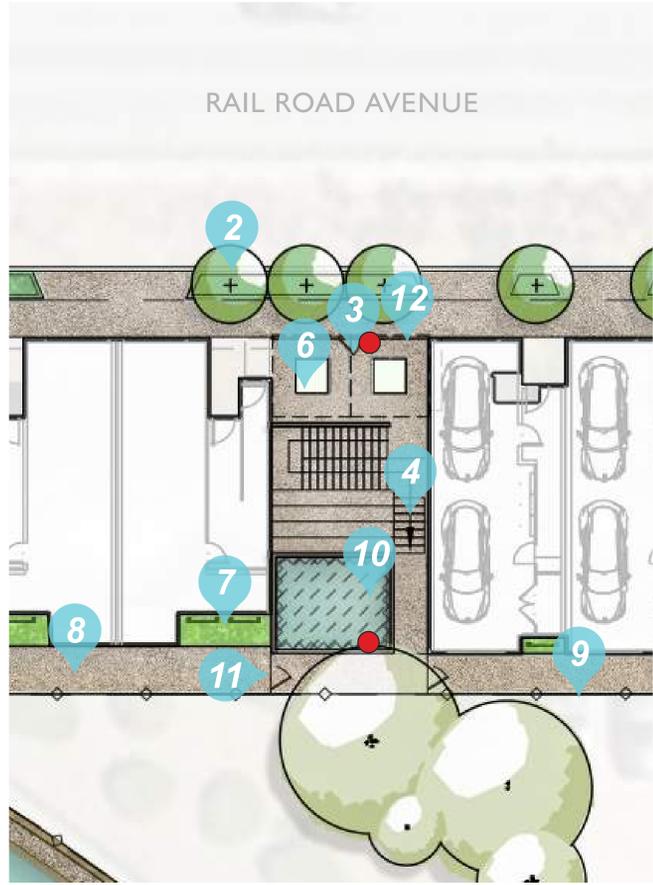
PLAN ENLARGEMENT A

LEGEND

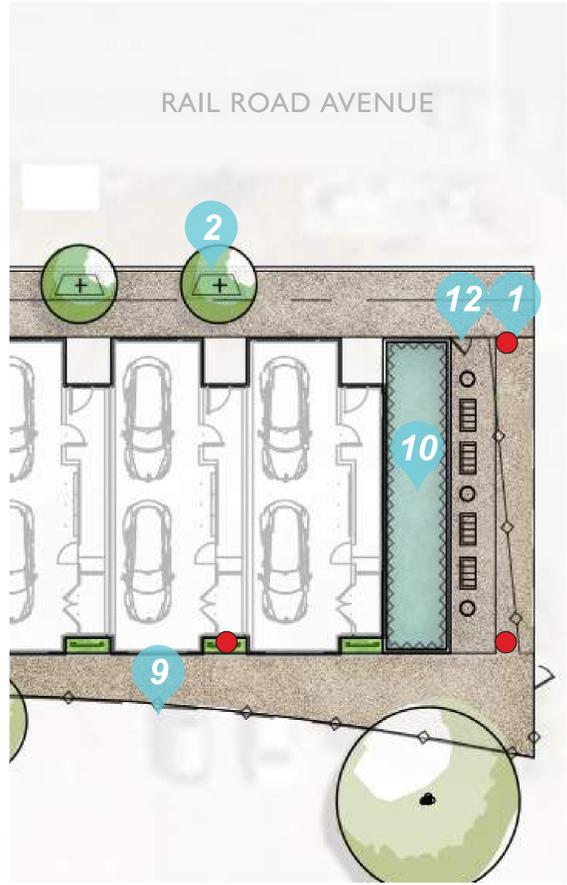
- 1 5' Wide Sidewalk
- 2 Low Height Shrubs With Trees
- 3 Entry Plaza
- 4 5' Wide Staircase with Amphitheater Seating
- 5 Seating Area With Benches & Pots
- 6 Transformer
- 7 Metal Wall Trellis With Vines & Shrubs
- 8 5' Wide Walkway
- 9 8' High Fence
- 10 Bio Retention Planter
- 11 Gate With Knox Box
- 12 42" High Ornamental Fence With Swing Gate
- Bollard Lighting
- ⊕ Existing Tree To Remain
- ⊕ Proposed Tree



PLAN ENLARGEMENT B

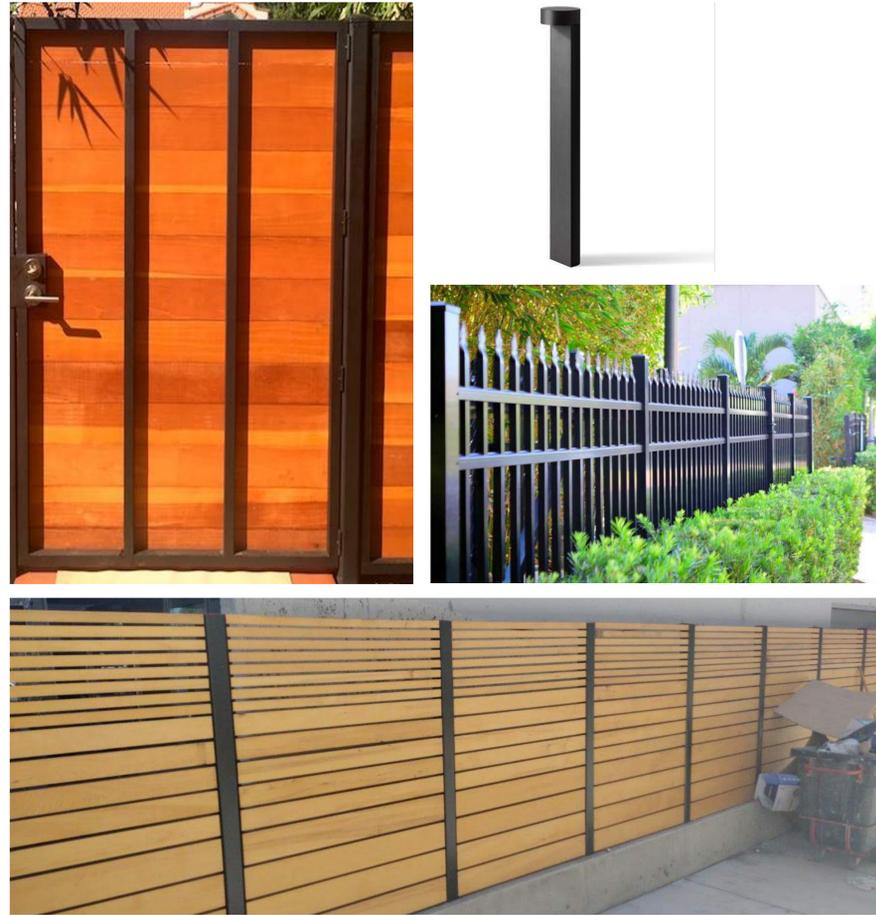


PLAN ENLARGEMENT C



PLAN ENLARGEMENT D

CHARACTER IMAGES



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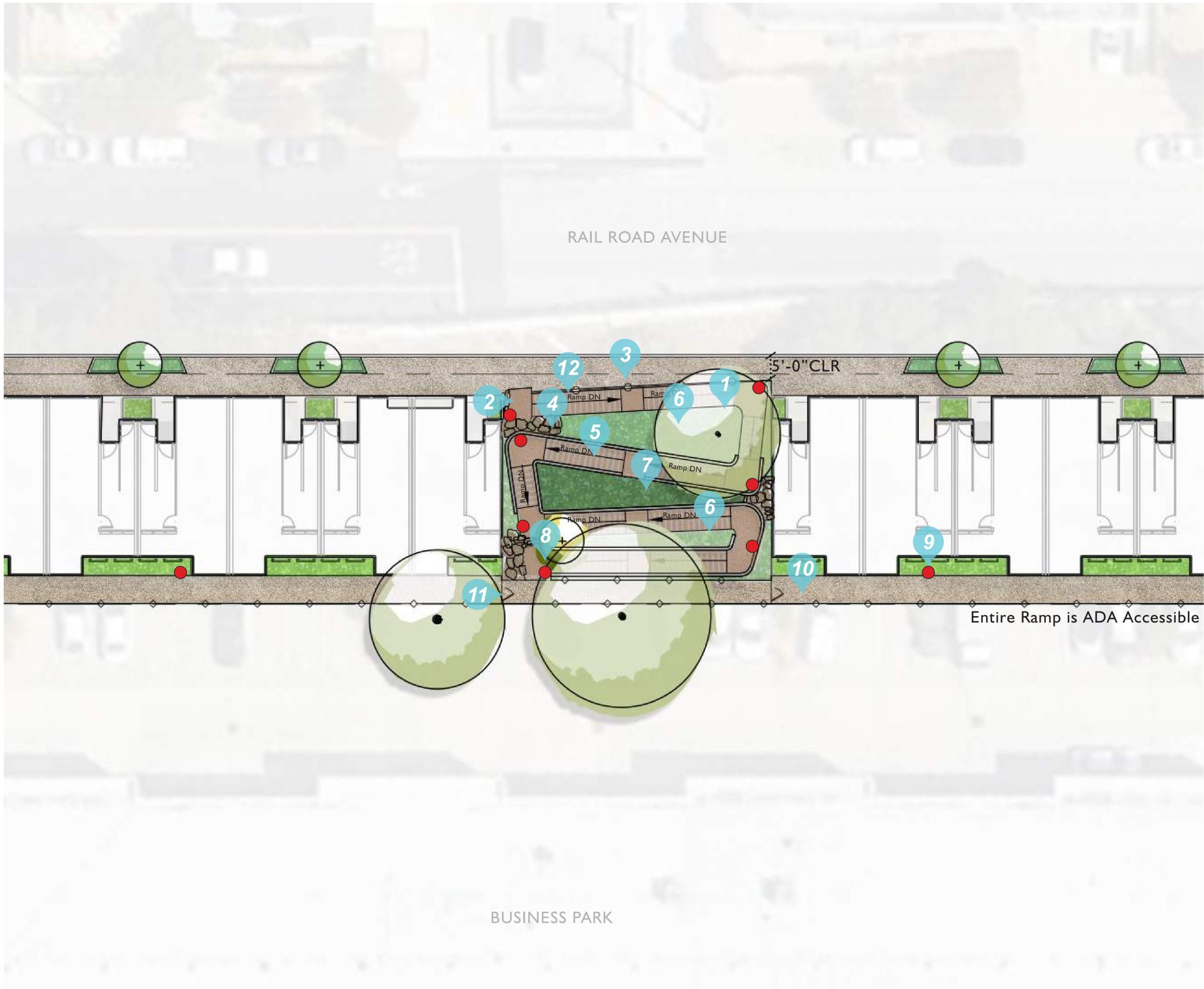
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THE GATEWAY
 500 RAILROAD AVE SOUTH SAN FRANCISCO, CA

RESUBMITTAL 1- 07/16/2024

PROJECT #: 23010 SHEET #: **L2**
 SCALE: AS NOTED
 DATE: 10/10/2024

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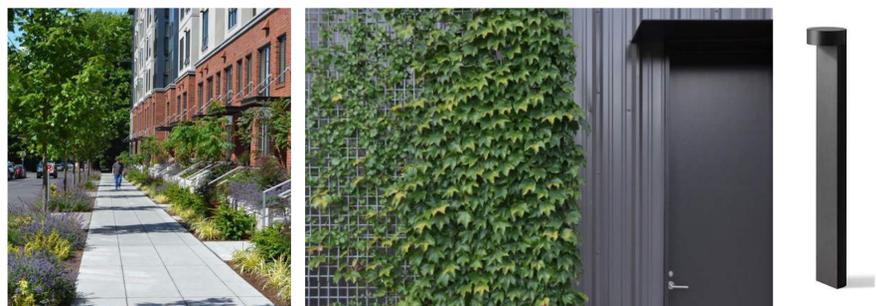


LEGEND

- 1 Large Existing Trees
- 2 Entry Plaza
- 3 Min. 5' Wide Sidewalk
- 4 Large Boulders
- 5 5' Wide Pervious Concrete Ramp
- 6 Ornamental Planting
- 7 Lawn Area
- 8 Plaza
- 9 Metal Wall Trellis With Vines & Shrubs
- 10 5' Wide Walkway
- 11 8' High Fence And Gate With Knox Lock
- 12 42" High Guard Rail
- Bollard Lighting



CHARACTER IMAGES



PLAN ENLARGEMENT E - COMMON AREA
 PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (07/16/2024)

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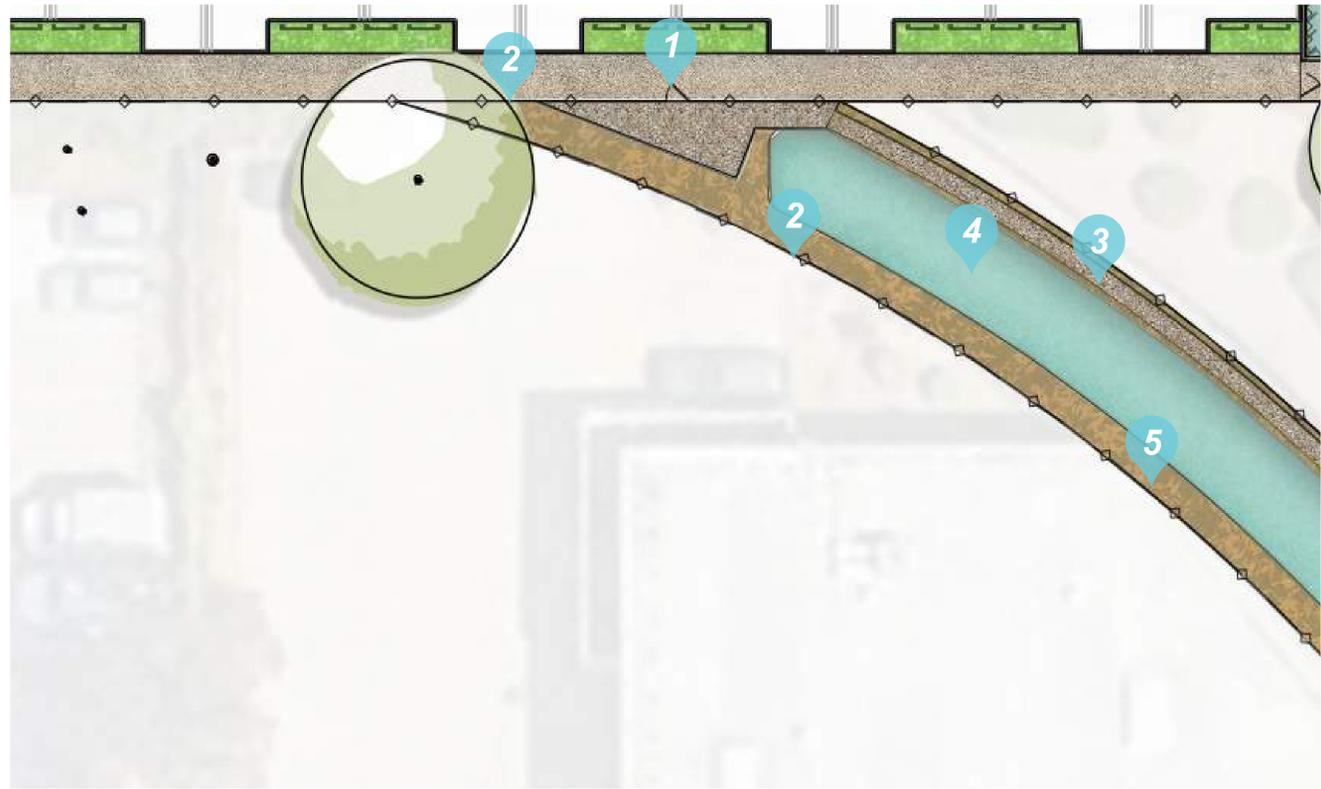
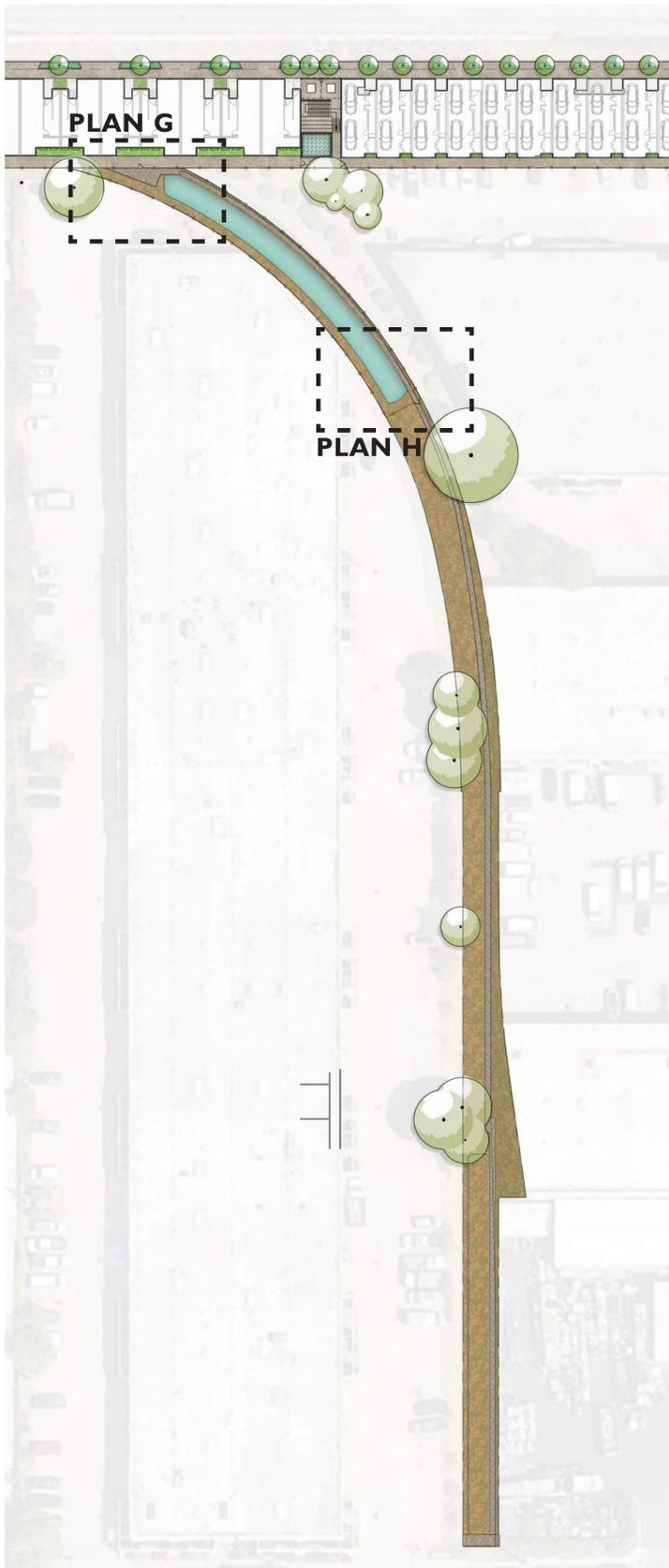
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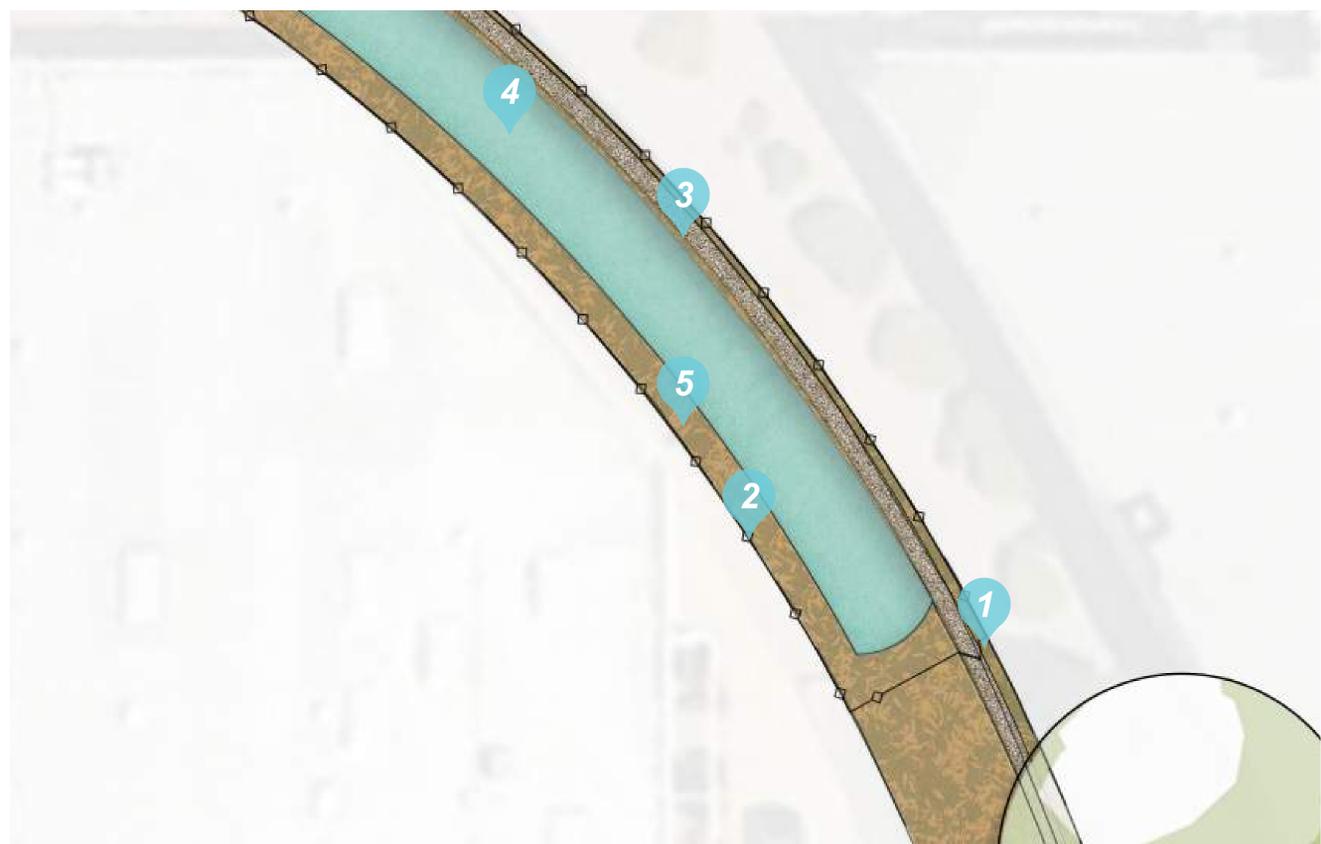
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PLAN ENLARGEMENT G - STORMWATER TREATMENT AREA



PLAN ENLARGEMENT H - STORMWATER TREATMENT AREA

LEGEND

- 1 8' High Maintenance Gate
- 2 8' High Fence
- 3 3' Wide Maintenance Gravel Pathway
- 4 Storm Water Treatment Area
- 5 Non-Irrigated Hydroseed
- Existing Tree To Remain
- Proposed Tree

CHARACTER IMAGES



PLAN ENLARGEMENT F - STORMWATER TREATMENT AREA

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L4

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TREES



Arbutus unedo
Strawberry Tree



Cercis occidentalis
Western Redbud



Ginkgo biloba 'Autumn Gold'
Autumn Gold Ginkgo



Heteromeles arbutifolia
Toyon



Melaleuca quinquenervia
Arbutus Standard



Platanus x acerifolia 'Bloodgood'
Bloodgood London Planetree



Raphiolepis indica
Indian Hawthorn

SHRUBS, PERENNIALS, AND GRASSES



Achillea millefolium
Yarrow



Artemisia californica
California Sagebrush



Bouteloua gracilis 'Blonde Ambition'
Blonde Ambition Blue Grama



Calamagrostis foliosa
Reed Grass



Ceanothus griseus horizontalis
Carmel creeper



Erigeron glaucus
Seaside Daisy



Festuca californica
California Fescue



Libertia peregrinans
Orange Libertia



Lomandra longifolia 'Breeze'
Dwarf Mat Rush



Lupinus albifrons
Silver Lupine



Mimulus aurantiacus
Sticky Monkeyflower



Muhlenbergia rigens
Deer Grass

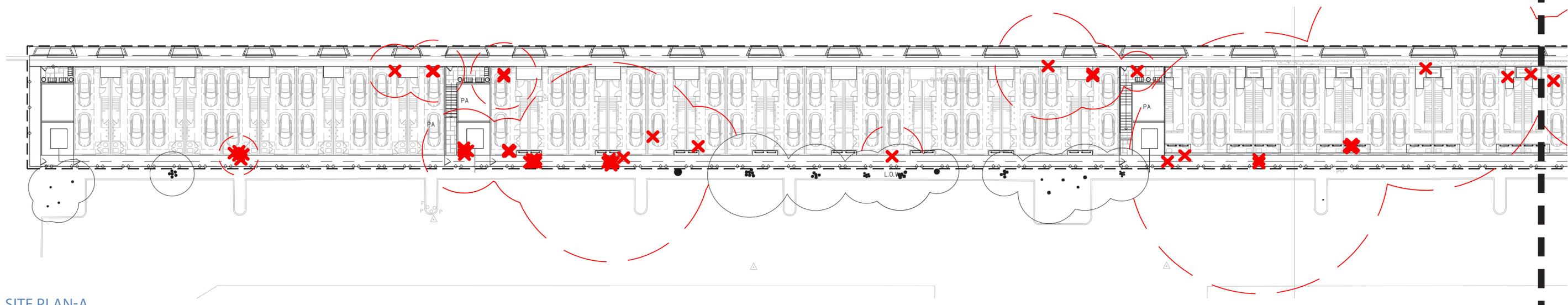


Penstemon heterophyllus
Penstemon



Salvia 'Bee's Bliss'
Bee's Bliss Sage





SITE PLAN-A

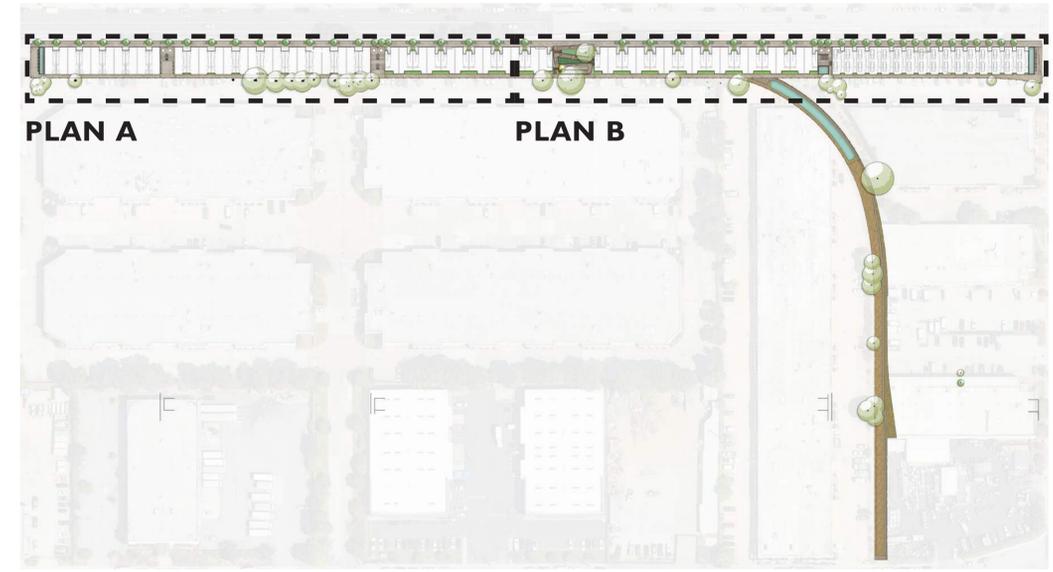


SITE PLAN-B

TREE DISPOSITION PLAN LEGEND

-  EXISTING TREES TO REMAIN
-  EXISTING TREES TO REMOVED

KEY PLAN



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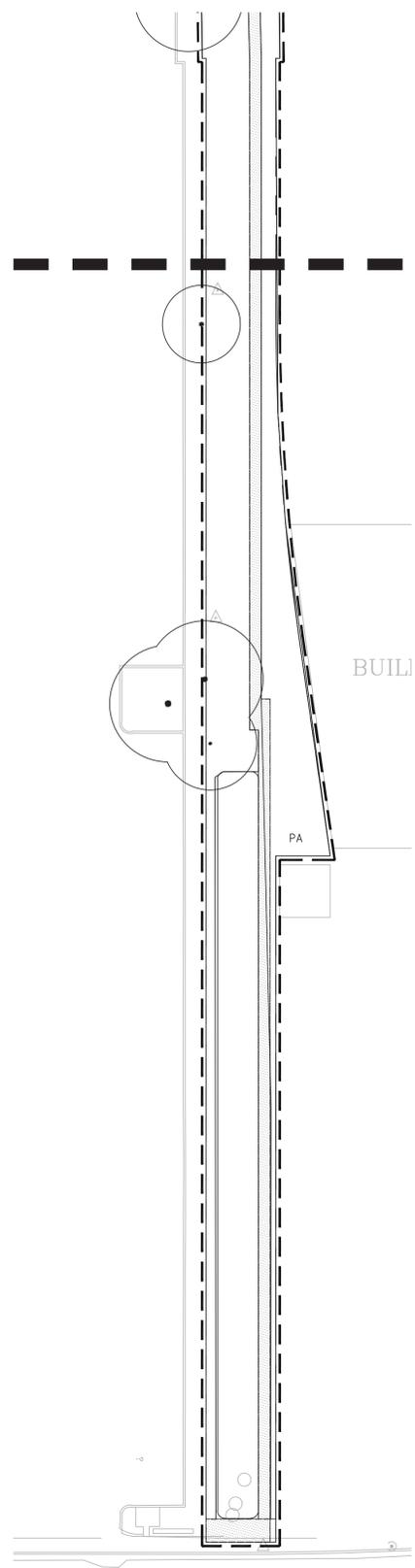
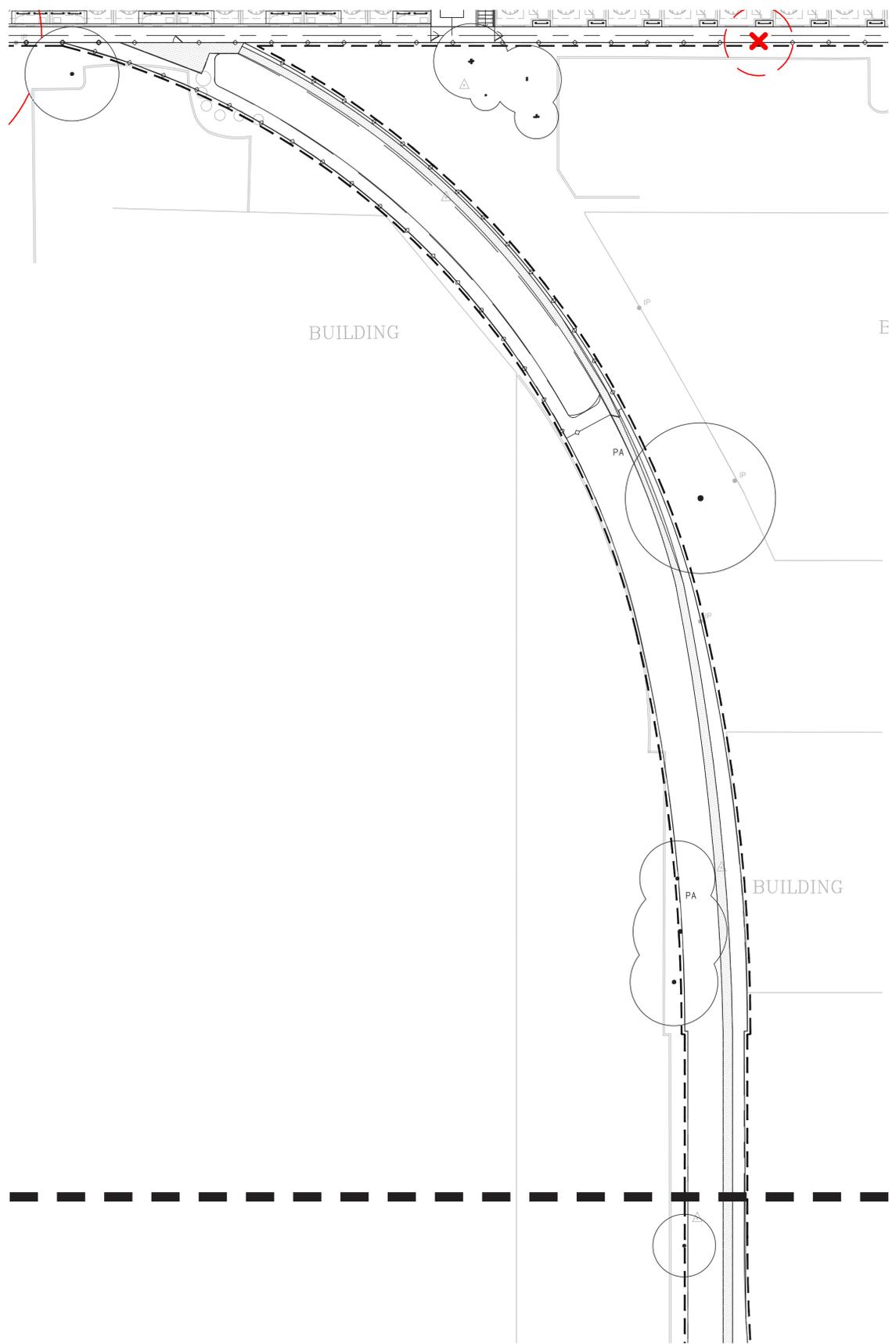
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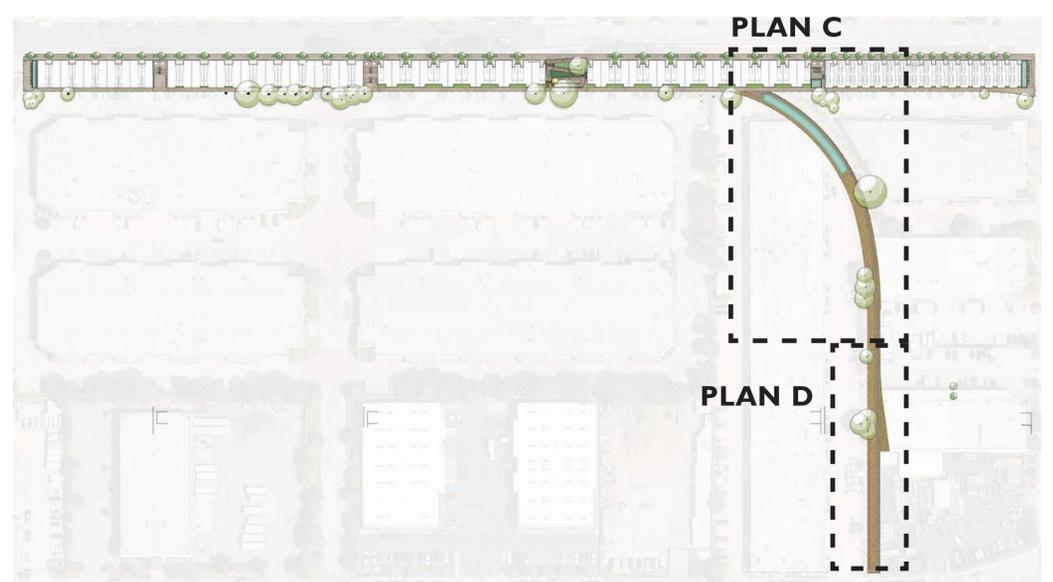
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TREE DISPOSITION PLAN LEGEND

-  EXISTING TREES TO REMAIN
-  EXISTING TREES TO REMOVED

KEY PLAN



SITE PLAN-C
 PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (07/16/2024)

SITE PLAN-D

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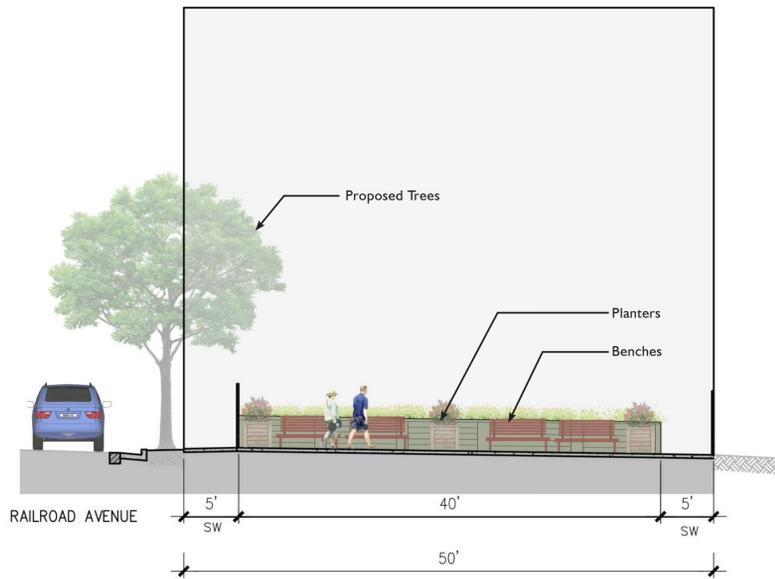
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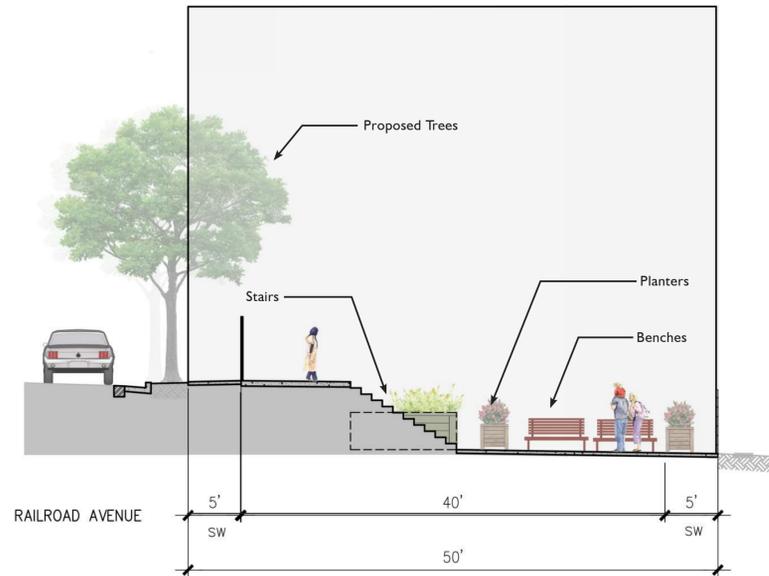

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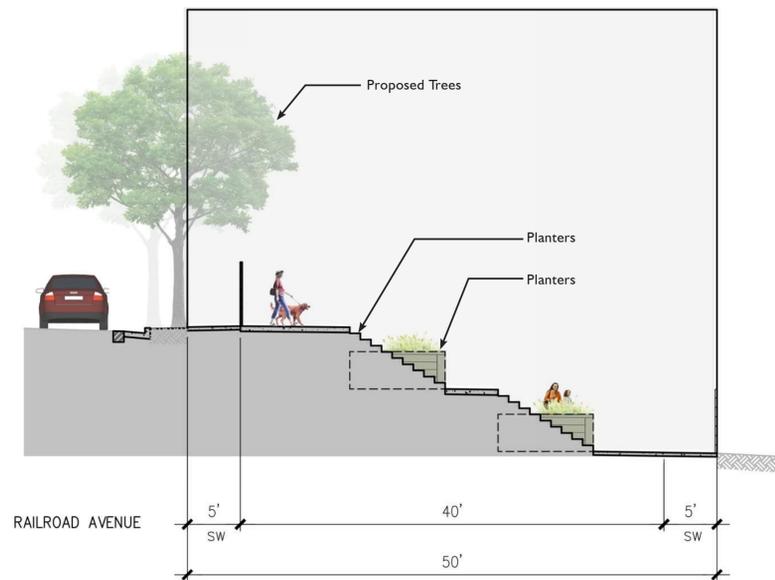
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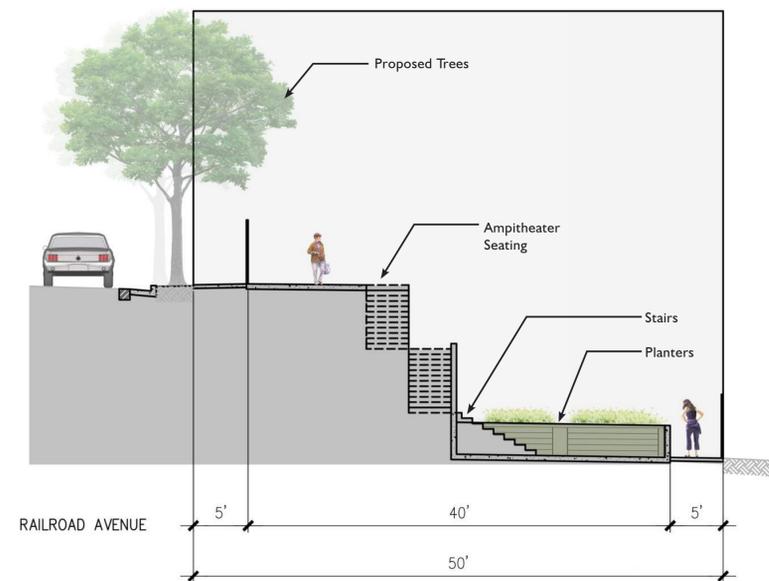
SECTION A



SECTION B

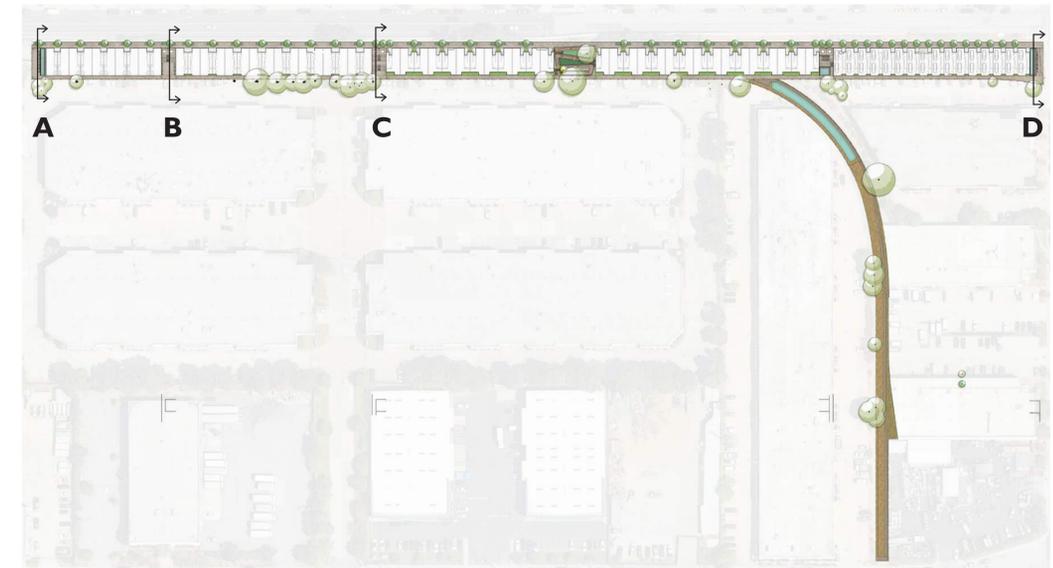


SECTION C



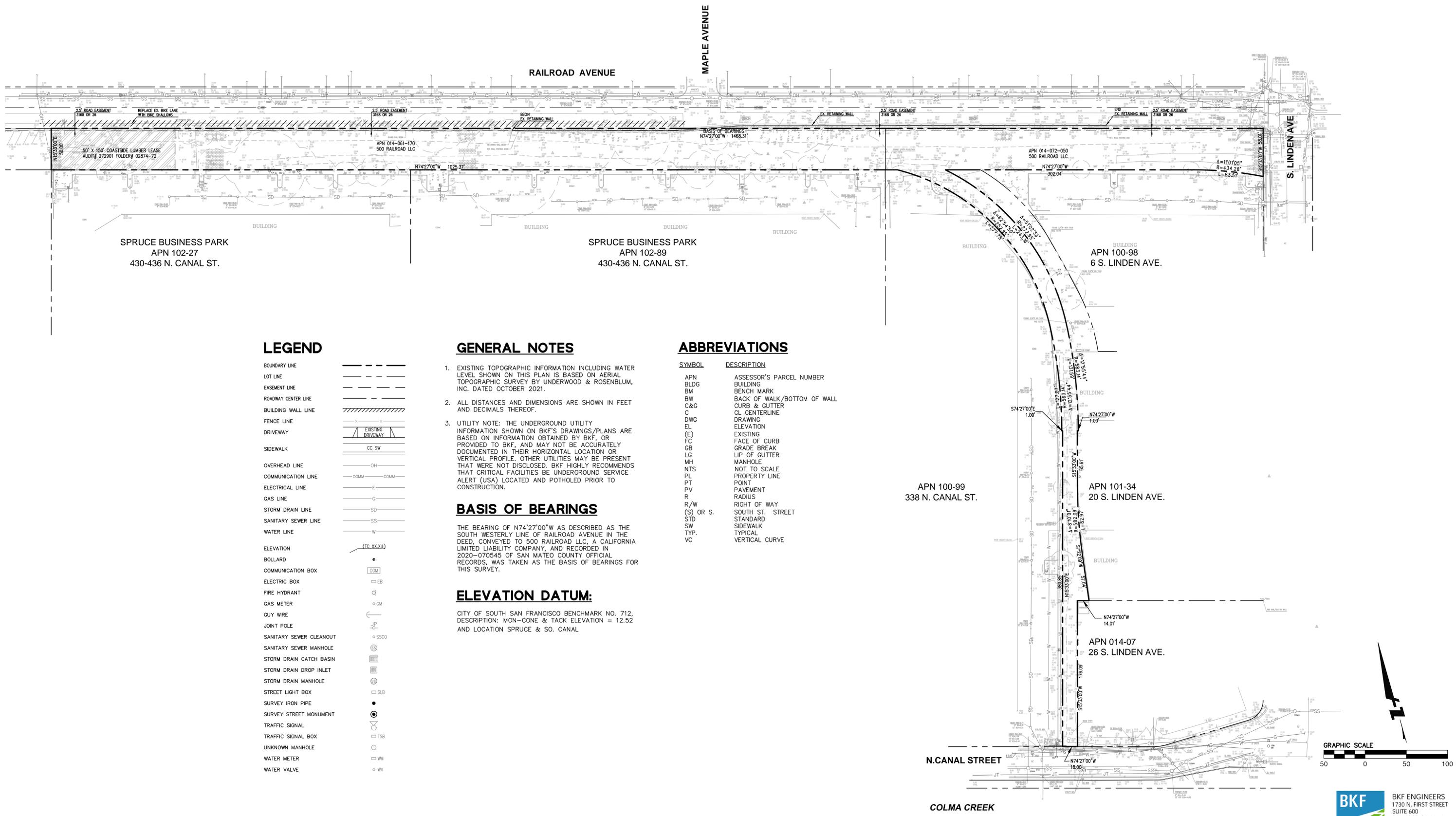
SECTION D

KEY PLAN



PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (07/16/2024)





LEGEND

BOUNDARY LINE	---
LOT LINE	---
EASEMENT LINE	---
ROADWAY CENTER LINE	---
BUILDING WALL LINE	---
FENCE LINE	---
DRIVEWAY	---
SIDEWALK	---
OVERHEAD LINE	---
COMMUNICATION LINE	---
ELECTRICAL LINE	---
GAS LINE	---
STORM DRAIN LINE	---
SANITARY SEWER LINE	---
WATER LINE	---
ELEVATION	(TC XX.XX)
BOLLARD	•
COMMUNICATION BOX	COM
ELECTRIC BOX	EB
FIRE HYDRANT	⊕
GAS METER	GM
GUY WIRE	---
JOINT POLE	---
SANITARY SEWER CLEANOUT	SSCO
SANITARY SEWER MANHOLE	SS
STORM DRAIN CATCH BASIN	SDCB
STORM DRAIN DROP INLET	SDDI
STORM DRAIN MANHOLE	SDM
STREET LIGHT BOX	SLB
SURVEY IRON PIPE	•
SURVEY STREET MONUMENT	⊙
TRAFFIC SIGNAL	⊕
TRAFFIC SIGNAL BOX	TSB
UNKNOWN MANHOLE	⊕
WATER METER	WM
WATER VALVE	WV

GENERAL NOTES

- EXISTING TOPOGRAPHIC INFORMATION INCLUDING WATER LEVEL SHOWN ON THIS PLAN IS BASED ON AERIAL TOPOGRAPHIC SURVEY BY UNDERWOOD & ROSENBLUM, INC. DATED OCTOBER 2021.
- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- UTILITY NOTE: THE UNDERGROUND UTILITY INFORMATION SHOWN ON BKF'S DRAWINGS/PLANS ARE BASED ON INFORMATION OBTAINED BY BKF, OR PROVIDED TO BKF, AND MAY NOT BE ACCURATELY DOCUMENTED IN THEIR HORIZONTAL LOCATION OR VERTICAL PROFILE. OTHER UTILITIES MAY BE PRESENT THAT WERE NOT DISCLOSED. BKF HIGHLY RECOMMENDS THAT CRITICAL FACILITIES BE UNDERGROUND SERVICE ALERT (USA) LOCATED AND POTHOLED PRIOR TO CONSTRUCTION.

BASIS OF BEARINGS

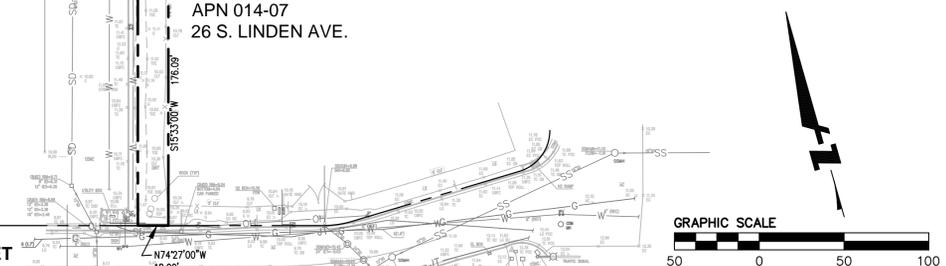
THE BEARING OF N74°27'00"W AS DESCRIBED AS THE SOUTH WESTERLY LINE OF RAILROAD AVENUE IN THE DEED, CONVEYED TO 500 RAILROAD LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND RECORDED IN 2020-070545 OF SAN MATEO COUNTY OFFICIAL RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

ELEVATION DATUM:

CITY OF SOUTH SAN FRANCISCO BENCHMARK NO. 712, DESCRIPTION: MON-CONE & TACK ELEVATION = 12.52 AND LOCATION SPRUCE & SO. CANAL

ABBREVIATIONS

SYMBOL	DESCRIPTION
APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
BM	BENCH MARK
BW	BACK OF WALK/BOTTOM OF WALL
C&G	CURB & GUTTER
C	CL CENTERLINE
DWG	DRAWING
EL	ELEVATION
(E)	EXISTING
FC	FACE OF CURB
GB	GRADE BREAK
LG	LIP OF GUTTER
MH	MANHOLE
NTS	NOT TO SCALE
PL	PROPERTY LINE
PT	POINT
PV	PAVEMENT
R	RADIUS
R/W	RIGHT OF WAY
(S) OR S.	SOUTH ST. STREET
STD	STANDARD
SW	SIDEWALK
TYP.	TYPICAL
VC	VERTICAL CURVE



OVERALL EXISTING CONDITIONS PLAN

PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (09/09/2024)

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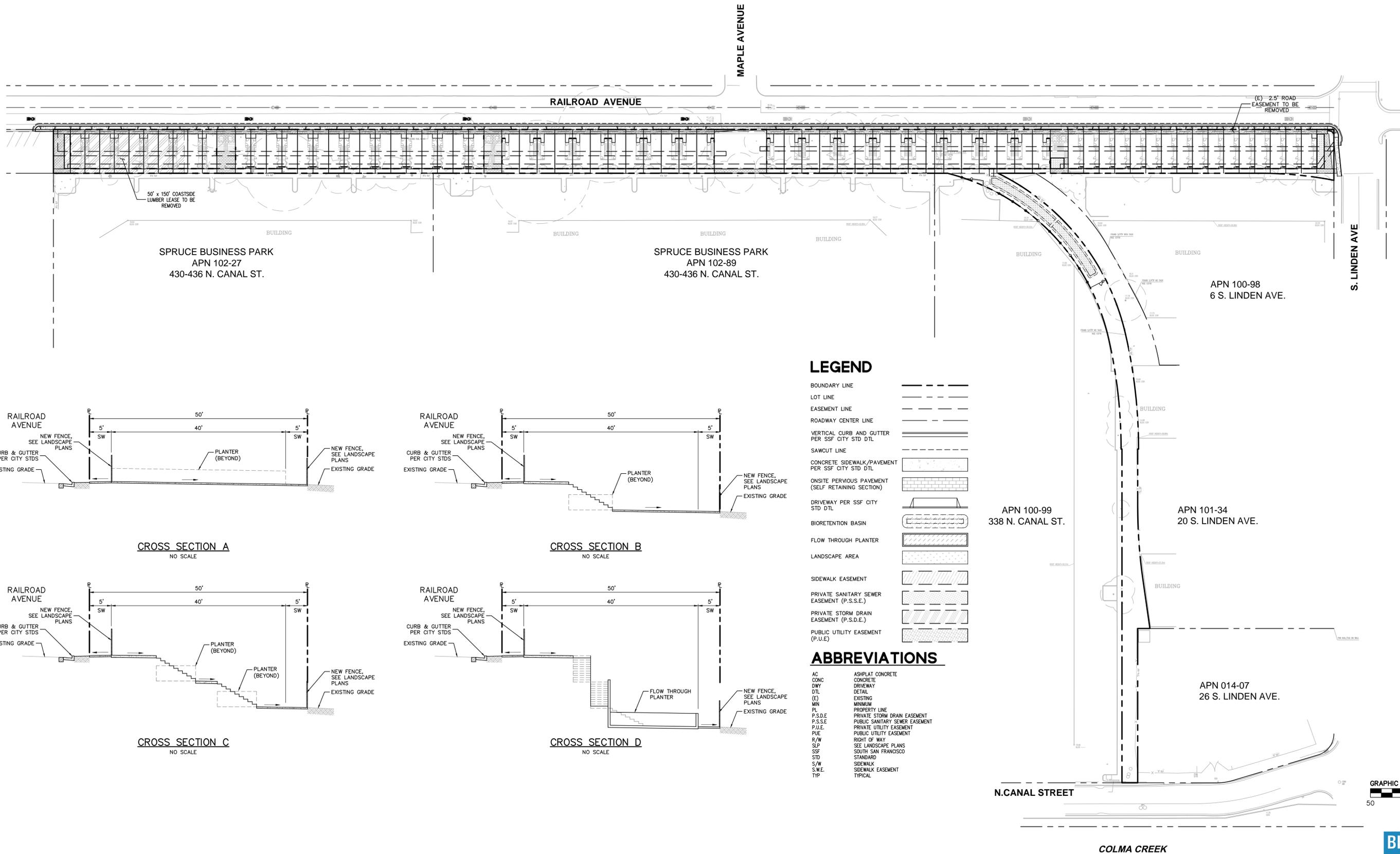
THE GATEWAY
 500 RAILROAD AVE SOUTH SAN FRANCISCO, CA

RESUBMITTAL 1- 09/09/2024

BKF BKF ENGINEERS
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 SUITE 600
 SAN JOSE, CA 95112
 (408) 467-9100
 www.bkf.com

PROJECT #: C20200405 SHEET #: **C1.0**
 SCALE: AS NOTED
 DATE: 09/09/2024

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PRELIMINARY OVERALL CIVIL SITE PLAN

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THE GATEWAY
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RESUBMITTAL 1- 09/09/2024



PROJECT #: C20200405 SHEET #:

SCALE: AS NOTED

DATE: 09/09/2024

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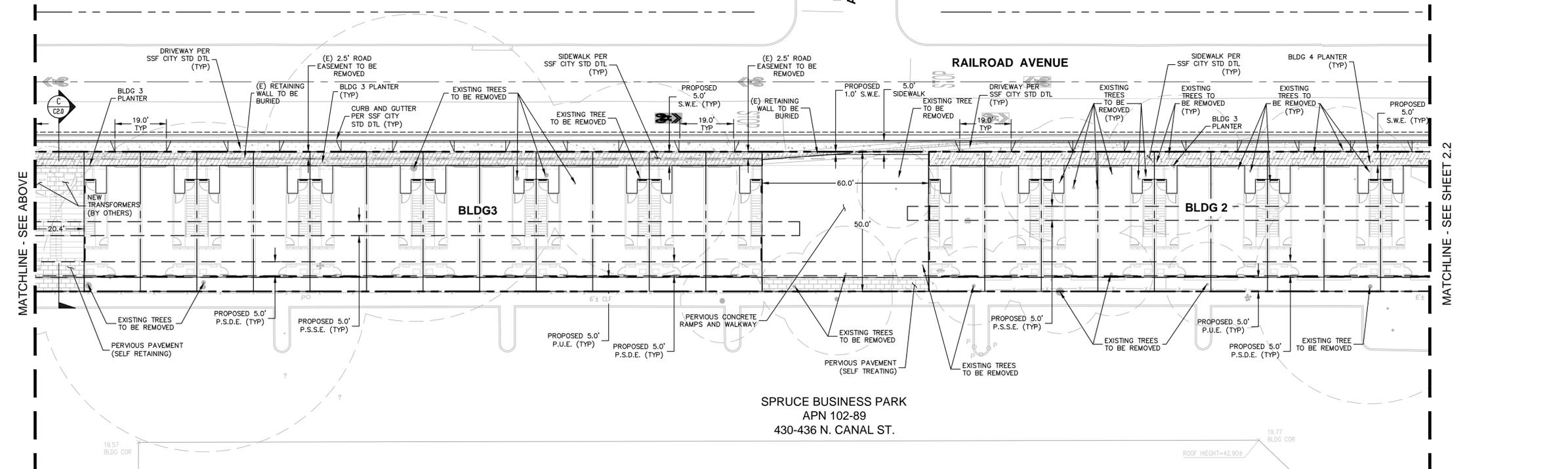
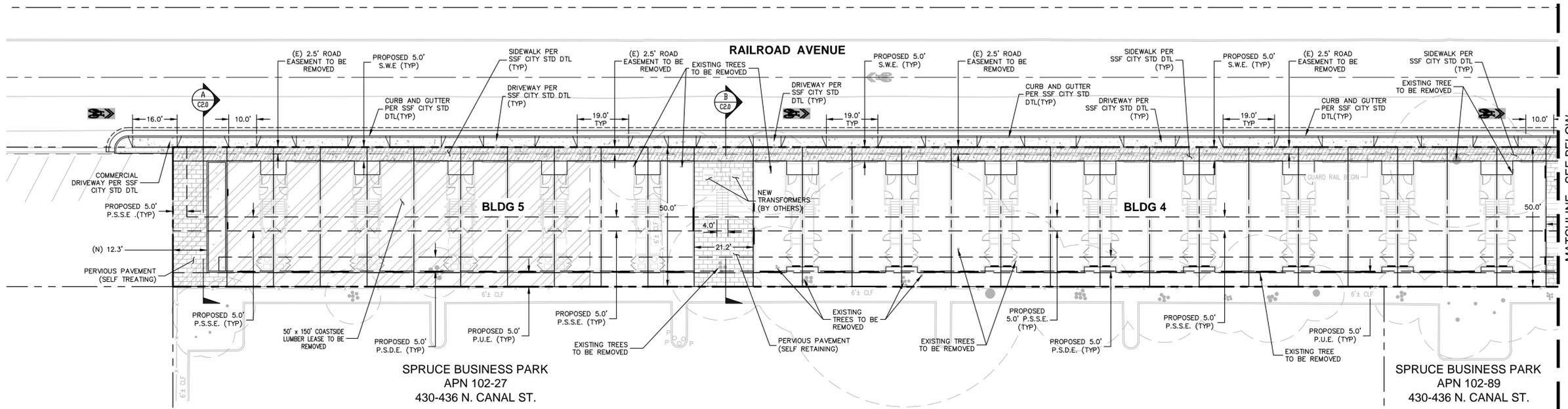
C2.0

LEGEND

BOUNDARY LINE	---
LOT LINE	---
EASEMENT LINE	---
ROADWAY CENTER LINE	---
VERTICAL CURB AND GUTTER PER SSF CITY STD DTL	---
SAWCUT LINE	---
CONCRETE SIDEWALK/PAVEMENT PER SSF CITY STD DTL	---
ONSITE PERVIOUS PAVEMENT (SELF RETAINING SECTION)	---
DRIVEWAY PER SSF CITY STD DTL	---
BIORETENTION BASIN	---
FLOW THROUGH PLANTER	---
LANDSCAPE AREA	---
SIDEWALK EASEMENT	---
PRIVATE SANITARY SEWER EASEMENT (P.S.S.E.)	---
PRIVATE STORM DRAIN EASEMENT (P.S.D.E.)	---
PUBLIC UTILITY EASEMENT (P.U.E.)	---

ABBREVIATIONS

AC	ASHP/AT CONCRETE
CONC	CONCRETE
DWY	DRIVEWAY
DTL	DETAIL
(E)	EXISTING
MIN	MINIMUM
PL	PROPERTY LINE
P.S.D.E	PRIVATE STORM DRAIN EASEMENT
P.S.S.E	PRIVATE SANITARY SEWER EASEMENT
P.U.E.	PRIVATE UTILITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SLP	SEE LANDSCAPE PLANS
SSF	SOUTH SAN FRANCISCO STANDARD
STD	STANDARD
S/W	SIDEWALK
S.W.E.	SIDEWALK EASEMENT
TYP	TYPICAL



PRELIMINARY CIVIL SITE PLAN

THE GATEWAY
500 RAILROAD AVE SOUTH SAN FRANCISCO, CA

PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (09/09/2024)

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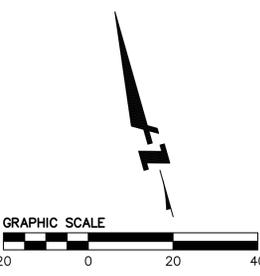
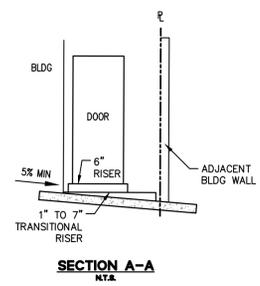
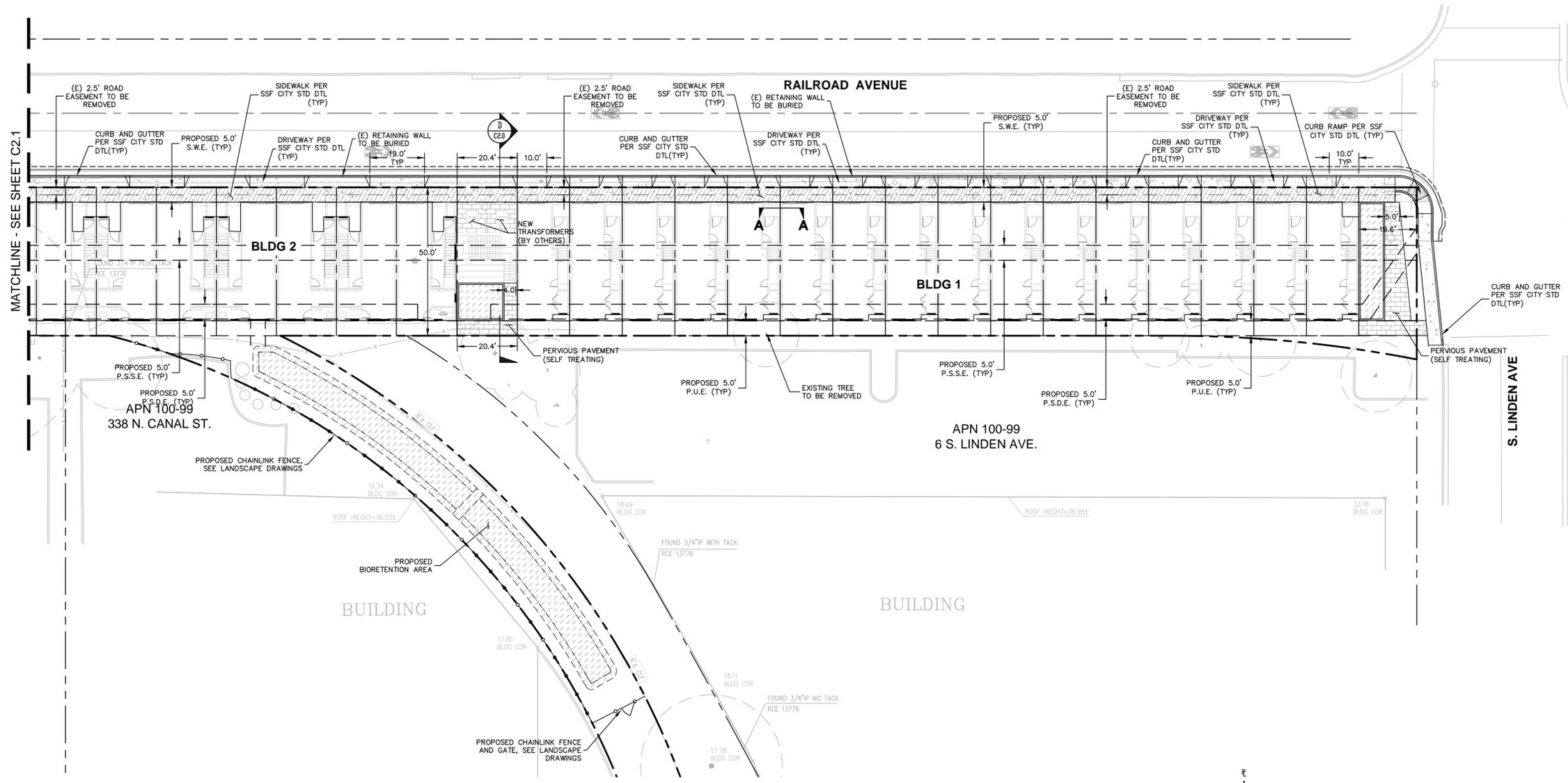
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LEGEND

BOUNDARY LINE	---
LOT LINE	----
EASEMENT LINE	----
ROADWAY CENTER LINE	----
VERTICAL CURB AND GUTTER PER SSF CITY STD DTL	=====
SAWCUT LINE	----
CONCRETE SIDEWALK/PAVEMENT PER SSF CITY STD DTL	=====
ONSITE PERVIOUS PAVEMENT (SELF RETAINING SECTION)	=====
DRIVEWAY PER SSF CITY STD DTL	=====
BIORETENTION BASIN	=====
FLOW THROUGH PLANTER	=====
LANDSCAPE AREA	=====
SIDEWALK EASEMENT	=====
PRIVATE SANITARY SEWER EASEMENT (P.S.S.E.)	=====
PRIVATE STORM DRAIN EASEMENT (P.S.D.E.)	=====
PUBLIC UTILITY EASEMENT (P.U.E.)	=====

ABBREVIATIONS

AC	CONCRETE	ASHP/AT CONCRETE
CONC	CONCRETE	CONCRETE
DWY	DRIVEWAY	DRIVEWAY
DTL	DETAIL	DETAIL
(E)	EXISTING	EXISTING
MIN	MINIMUM	MINIMUM
PL	PROPERTY LINE	PROPERTY LINE
P.S.D.E	PRIVATE STORM DRAIN EASEMENT	PRIVATE STORM DRAIN EASEMENT
P.S.S.E	PRIVATE SANITARY SEWER EASEMENT	PRIVATE SANITARY SEWER EASEMENT
P.U.E.	PRIVATE UTILITY EASEMENT	PRIVATE UTILITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY	RIGHT OF WAY
SLP	SEE LANDSCAPE PLANS	SEE LANDSCAPE PLANS
SSF	SOUTH SAN FRANCISCO STANDARD	SOUTH SAN FRANCISCO STANDARD
STD	STANDARD	STANDARD
S/W	SIDEWALK	SIDEWALK
S.W.E.	SIDEWALK EASEMENT	SIDEWALK EASEMENT
TYP	TYPICAL	TYPICAL



PRELIMINARY CIVIL SITE PLAN

THE GATEWAY
500 RAILROAD AVE SOUTH SAN FRANCISCO, CA

RESUBMITTAL 1- 09/09/2024

PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (09/09/2024)

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PROJECT #: C20200405 SHEET #: **C2.2**

SCALE: AS NOTED

DATE: 09/09/2024

THE GATEWAY

500 RAILROAD AVENUE

SOUTH SAN FRANCISCO, SAN MATEO COUNTY, CA

PROJECT INFORMATION

PROJECT NAME: THE GATEWAY
 PROJECT ADDRESS: 500 RAILROAD AVE., SOUTH SAN FRANCISCO, CA
 APN: 014-061-070 & 014-072-050
 AREA: 2.0 ACRE
 PRESENT LAND USE: VACANT
 PROJECT DESCRIPTION: THE PROJECT PROPOSES TO DEVELOP A VACANT LOT TO CONSTRUCT 73 FEE-SIMPLE TOWNHOME UNITS ON A 2.0 ACRE LOT. THE TOWNHOMES WILL BE A MIX OF THREE AND FOUR STORIES AND SOME WILL HAVE BASEMENTS (ADU).
 CIVIL ENGINEER: BKF ENGINEERS
 1730 N FIRST STREET, SUITE 600
 SAN JOSE, CA 95112
 PHONE: (408) 467-9100
 ATTN: PHONG KIET
 OWNER/DEVELOPER: HISENSE REUS LLC
 235 GRAND AVENUE, SUITE 203
 SAN FRANCISCO, CA 94080
 CONTACT: JIA HOU
 (650) 686-1140

NOTES:

- LOT NUMBERS ARE FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
- THIS DEVELOPMENT WILL CONFORM TO THE STREET TREE PLAN OF CITY OF SOUTH SAN FRANCISCO.
- FOR ADDITIONAL SITE PLAN AND GRADING INFORMATION, REFER TO SHEET C2.0 - C2.2 & C3.0 TO C3.2 RESPECTIVELY.
- NO NEW STREET NAMES ARE PROPOSED.
- VESTING TENTATIVE MAP: THIS VESTING TENTATIVE PARCEL MAP IS BEING FILED IN ACCORDANCE WITH ARTICLE 2, SECTION 86452 AND CHAPTER 4.5 OF THE SUBDIVISION ACT MAP AND CHAPTERS 19.16 THROUGH 19.24 OF THE SOUTH SAN FRANCISCO MUNICIPAL CODE.
- BUILDING TYPE: THE BUILDING FOOTPRINT SHOWN ARE FOR CONCEPTUAL PURPOSES ONLY. THE BUILDING TYPE, LOCATION AND STYLE WILL BE PERMITTED AS CONSTRUCTED IN CONFORMANCE WITH THE PROJECT CONDITIONS OF APPROVAL AND THE REQUIREMENTS OF THE BUILDING PERMIT.
- AREA: THE BOUNDARIES OF THIS SUBDIVISION CONTAIN 2.0 ACRES.
- SIDEWALK: A PUBLIC SIDEWALK EASEMENT IN THE FAVOR OF THE CITY OF SOUTH SAN FRANCISCO WILL BE CREATED TO ALLOW FOR A TOTAL 5' WIDE SIDEWALK FROM RIGHT OF WAY TO BACK OF WALK.
- EROSION CONTROL: EROSION CONTROL WILL BE MANAGED USING STRAW ROLLS, CONSTRUCTION FENCING WITH GREEN SCREEN, AND OTHER TYPICAL BEST MANAGEMENT PRACTICES.



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- VERTICAL CURB AND GUTTER PER SSF CITY STD DTL
- SAWCUT LINE
- CONCRETE SIDEWALK/PAVEMENT PER SSF CITY STD DTL
- DRIVEWAY PER SSF CITY STD DTL
- BIORETENTION BASIN
- FLOW THROUGH PLANTER
- LANDSCAPE AREA
- SIDEWALK EASEMENT
- PRIVATE SANITARY SEWER EASEMENT (P.S.S.E)
- PRIVATE STORM DRAIN EASEMENT (P.S.D.E)
- PUBLIC UTILITY EASEMENT (P.U.E.)

BASIS OF BEARINGS

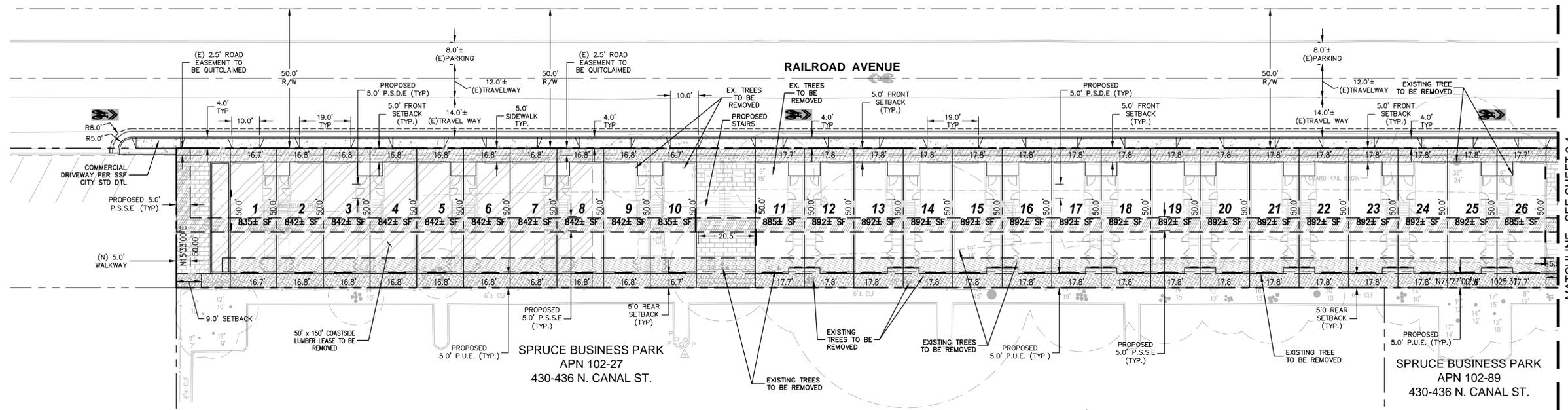
THE BEARING OF N74°27'00"W AS DESCRIBED AS THE SOUTH WESTERLY LINE OF RAILROAD AVENUE IN THE DEED, CONVEYED TO 500 RAILROAD LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND RECORDED IN 2020-070545 OF SAN MATEO COUNTY OFFICIAL RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

ELEVATION DATUM:

CITY OF SOUTH SAN FRANCISCO BENCHMARK NO. 712, DESCRIPTION: MON-CONE & TACK
 ELEVATION = 12.52 AND LOCATION SPRUCE & SO. CANAL

ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
APN	ASSESSOR'S PARCEL NUMBER	NTS	NOT TO SCALE
BLDG	BUILDING	PL	PROPERTY LINE
BM	BENCH MARK	PT	POINT
BW	BACK OF WALK/BOTTOM OF WALL	PV	PAVEMENT
C&G	CURB & GUTTER	R	RADIUS
C	CL CENTERLINE	R/W	RIGHT OF WAY
DWG	DRAWING	(S) OR S.	SOUTH ST. STREET
EL	ELEVATION	STD	STANDARD
(E)	EXISTING	SW	SIDEWALK
F/C	FACE OF CURB	TYP.	TYPICAL
LG	LIP OF GUTTER	VC	VERTICAL CURVE
MH	MANHOLE		



VESTING TENTATIVE MAP

PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (09/09/2024)

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 CALIFORNIA 94549 www.simarchitectsinc.com

THE GATEWAY

500 RAILROAD AVE SOUTH SAN FRANCISCO, CA

RESUBMITTAL 1- 09/09/2024

PROJECT #: C20200405 SHEET #:

SCALE: AS NOTED

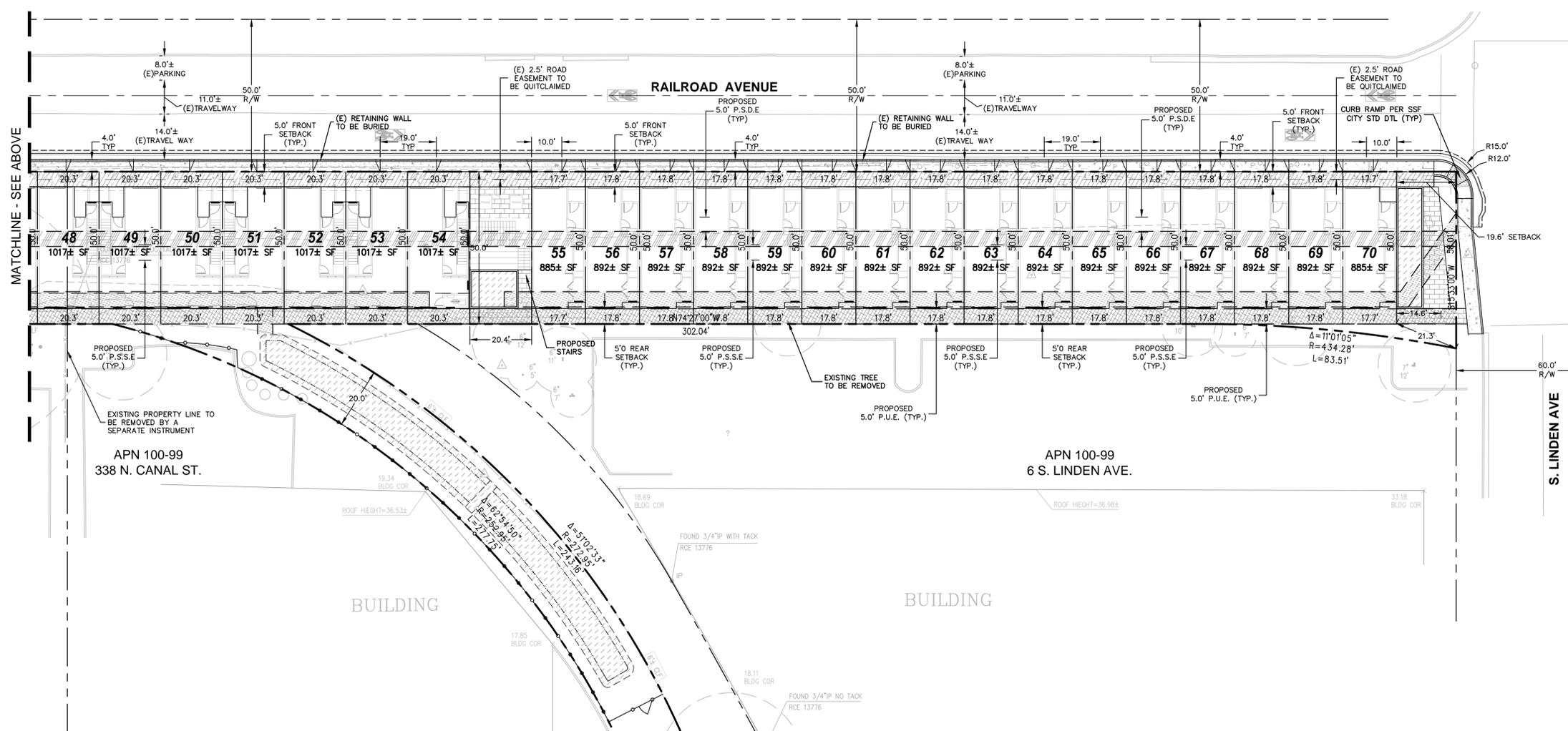
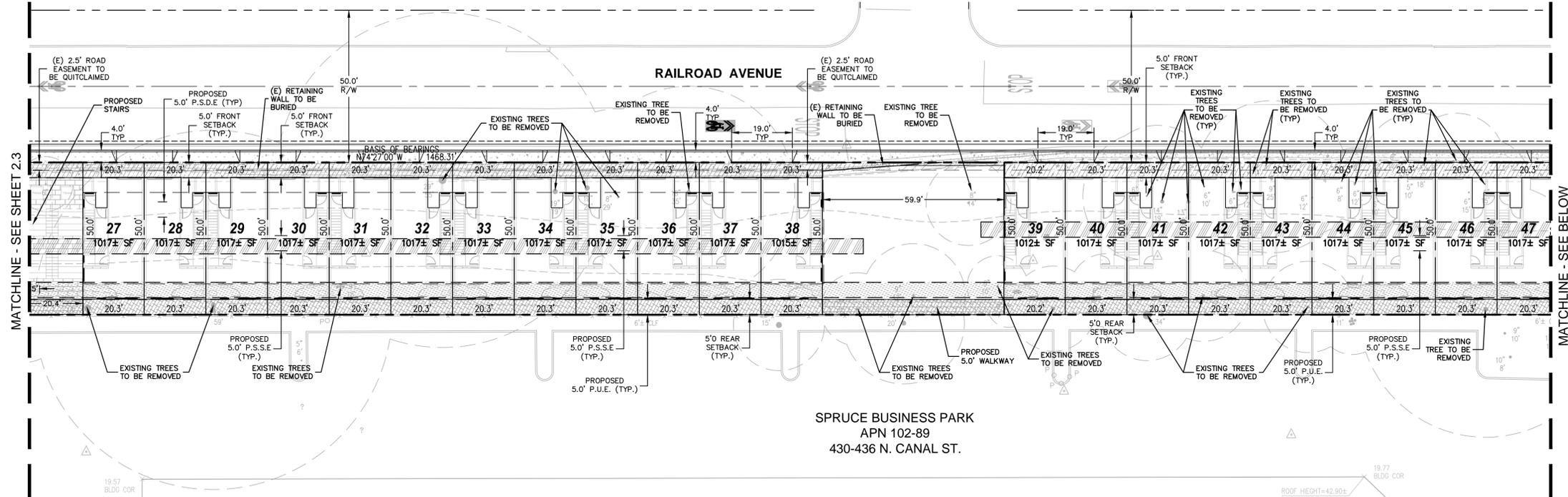
DATE: 09/09/2024

C2.3

DRAWING NAME: N:\14\1402\02\000\SSF_401_472_Railroad_Avenue_C2.3\PLANNING\RESUBMITTAL_1\C2.3_TMAP.dwg PLOT DATE: 09/09/24 PLOT BY: PIP

LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- VERTICAL CURB AND GUTTER PER SSF CITY STD DTL
- SAWCUT LINE
- CONCRETE SIDEWALK/PAVEMENT PER SSF CITY STD DTL
- DRIVEWAY PER SSF CITY STD DTL
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- FLOW THROUGH PLANTER
- LANDSCAPE AREA
- SIDEWALK EASEMENT
- PRIVATE SANITARY SEWER EASEMENT (P.S.S.E)
- PRIVATE STORM DRAIN EASEMENT (P.S.D.E.)
- PUBLIC UTILITY EASEMENT (P.U.E.)



PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (09/09/2024)

VESTING TENTATIVE MAP

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THE GATEWAY
 500 RAILROAD AVE SOUTH SAN FRANCISCO, CA

RESUBMITTAL 1- 09/09/2024

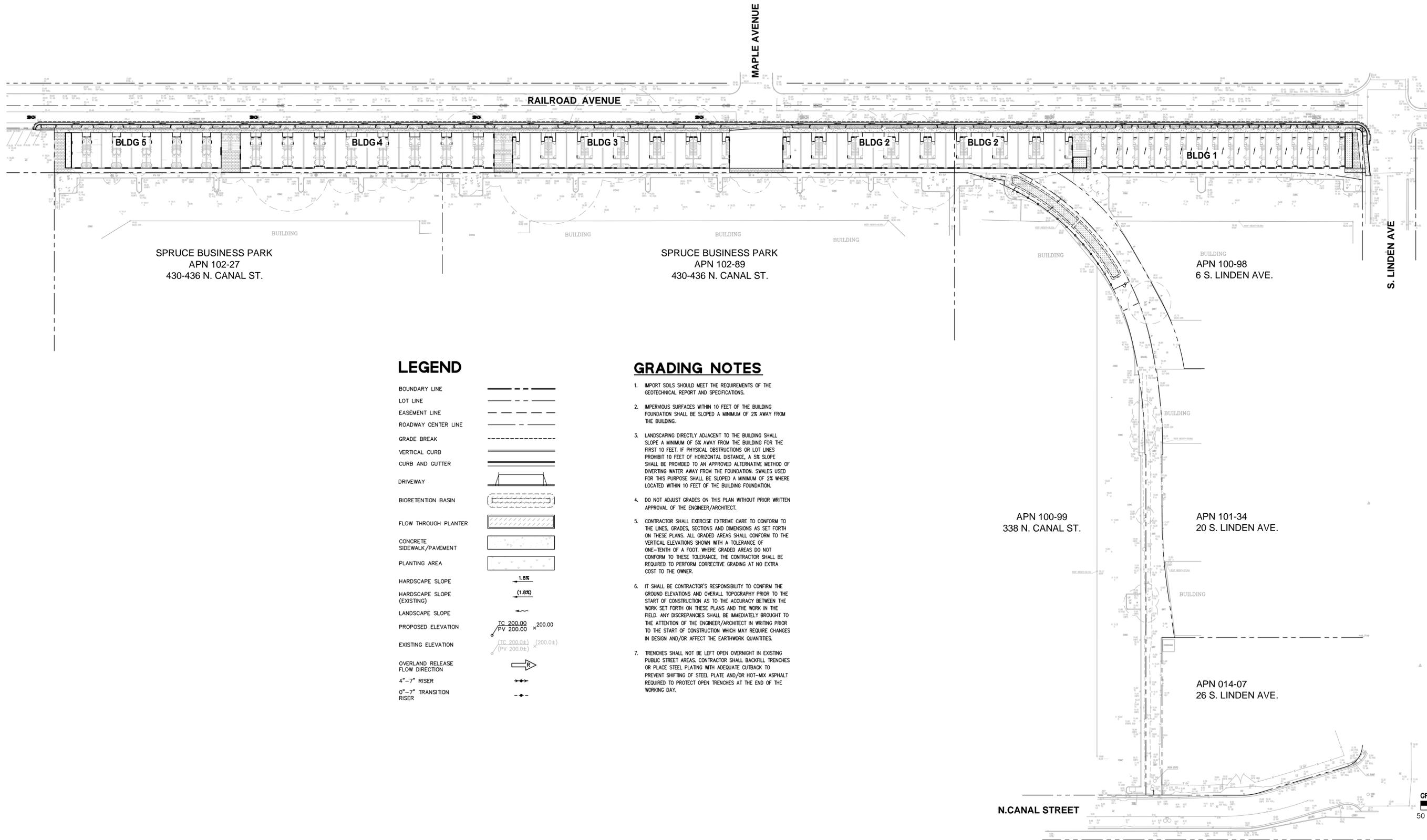
PROJECT #: C20200405 SHEET #:

SCALE: AS NOTED

DATE: 09/09/2024

C2.4

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LEGEND

BOUNDARY LINE	---
LOT LINE	- - - -
EASEMENT LINE	- · - · -
ROADWAY CENTER LINE	—+—+—+—+—
GRADE BREAK	----
VERTICAL CURB	=====
CURB AND GUTTER	=====
DRIVEWAY	=====
BIORETENTION BASIN	[Symbol]
FLOW THROUGH PLANTER	[Symbol]
CONCRETE SIDEWALK/PAVEMENT	[Symbol]
PLANTING AREA	[Symbol]
HARDSCAPE SLOPE	1.8%
HARDSCAPE SLOPE (EXISTING)	(1.8%)
LANDSCAPE SLOPE	[Symbol]
PROPOSED ELEVATION	TC 200.00 PV 200.00
EXISTING ELEVATION	(TC 200.0±) (PV 200.0±)
OVERLAND RELEASE FLOW DIRECTION	[Symbol]
4"-7" RISER	[Symbol]
0"-7" TRANSITION RISER	[Symbol]

GRADING NOTES

- IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE GEOTECHNICAL REPORT AND SPECIFICATIONS.
- IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
- LANDSCAPING DIRECTLY ADJACENT TO THE BUILDING SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE BUILDING FOR THE FIRST 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION.
- DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
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PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (09/09/2024)

PRELIMINARY OVERALL GRADING & DRAINAGE PLAN

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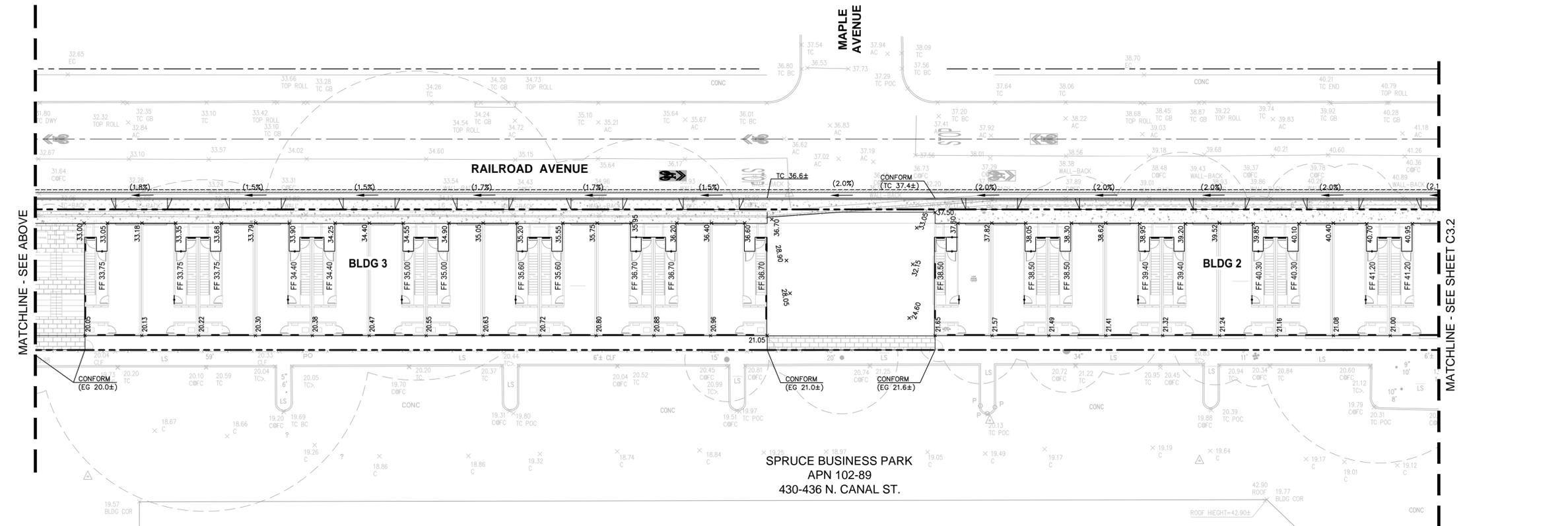
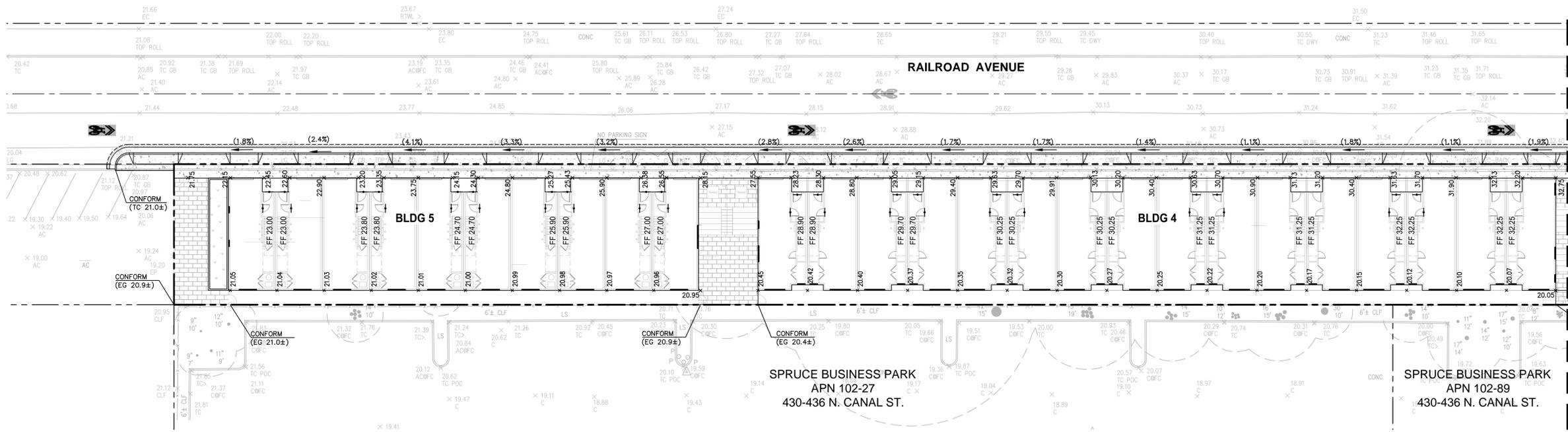
THE GATEWAY
 500 RAILROAD AVE SOUTH SAN FRANCISCO, CA

RESUBMITTAL 1- 09/09/2024

PROJECT #: C20200405 SHEET #: **C3.0**
 SCALE: AS NOTED
 DATE: 09/09/2024

BKF BKF ENGINEERS
 1730 N. FIRST STREET
 SUITE 600
 SAN JOSE, CA 95112
 (408) 467-9100
 www.bkf.com

DRAWING NAME: N:\14\14020200405_500_RAILROAD_AVE\DWG_ARCH\ARCHITECTURE\ANNING\RESUBMITTAL_1\090924_C3.0.DWG
 PLOT DATE: 09/09/24 PLOT FILE: .dwp



LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- GRADE BREAK
- VERTICAL CURB
- CURB AND GUTTER
- DRIVEWAY
- BIORETENTION BASIN
- FLOW THROUGH PLANTER
- CONCRETE SIDEWALK/PAVEMENT
- PLANTING AREA
- HARDSCAPE SLOPE
- HARDSCAPE SLOPE (EXISTING)
- LANDSCAPE SLOPE
- PROPOSED ELEVATION
- EXISTING ELEVATION
- OVERLAND RELEASE FLOW DIRECTION
- 4"-7" RISER
- 0"-7" TRANSITION RISER

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PRELIMINARY GRADING & DRAINAGE PLAN

PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (09/09/2024)

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THE GATEWAY
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RESUBMITTAL 1- 09/09/2024

PROJECT #: C20200405 SHEET #: **C3.1**
 SCALE: AS NOTED
 DATE: 09/09/2024

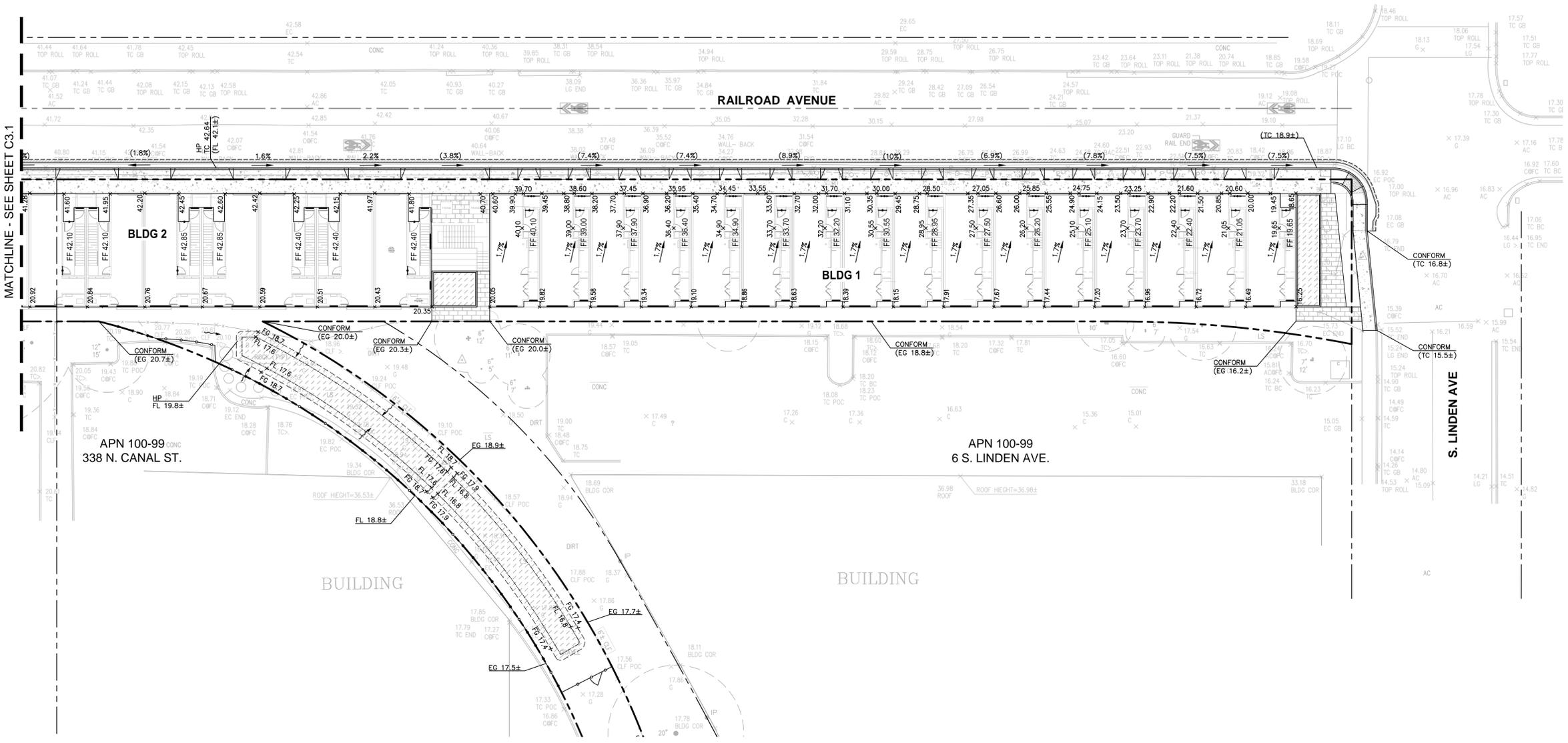
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MATCHLINE - SEE SHEET C3.1

PRELIMINARY GRADING & DRAINAGE PLAN

THE GATEWAY
500 RAILROAD AVE SOUTH SAN FRANCISCO, CA

PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (09/09/2024)

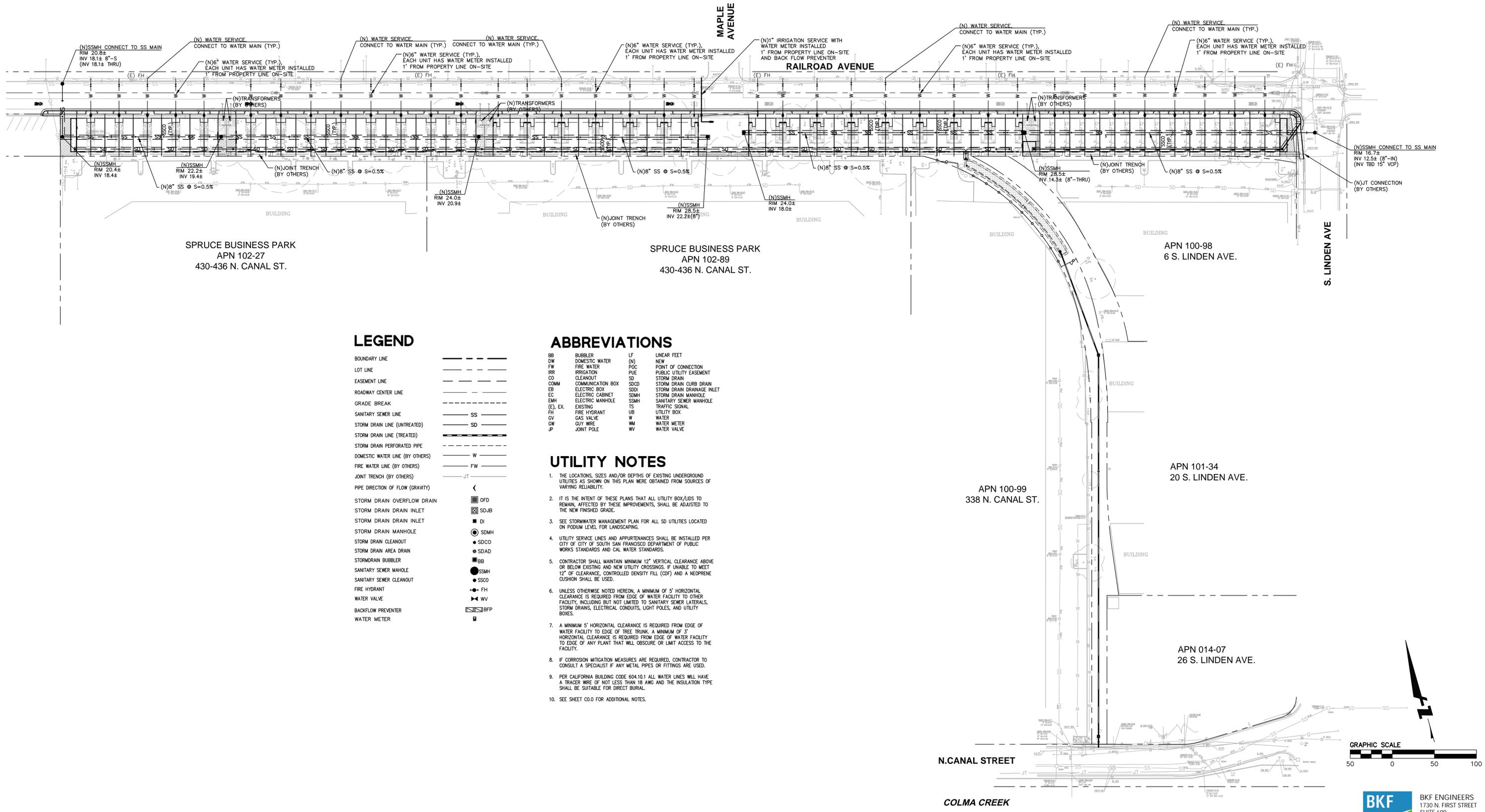
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LAFAYETTE FAX (415) 362-8082
CALIFORNIA 94549 www.simarchitectsinc.com

RESUBMITTAL 1- 09/09/2024

PROJECT #: C20200405 SHEET #: **C3.2**
SCALE: AS NOTED
DATE: 09/09/2024

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

DRAWING NAME: 1730 N. FIRST STREET, SUITE 600, SAN JOSE, CA 95112; DRAWING NUMBER: C3.2; DATE: 09/09/2024; PROJECT: THE GATEWAY; SHEET: C3.2



LEGEND

BOUNDARY LINE	---
LOT LINE	---
EASEMENT LINE	---
ROADWAY CENTER LINE	---
GRADE BREAK	---
SANITARY SEWER LINE	SS
STORM DRAIN LINE (UNTREATED)	SD
STORM DRAIN LINE (TREATED)	SD
STORM DRAIN PERFORATED PIPE	SD
DOMESTIC WATER LINE (BY OTHERS)	W
FIRE WATER LINE (BY OTHERS)	FW
JOINT TRENCH (BY OTHERS)	JT
PIPE DIRECTION OF FLOW (GRAVITY)	<
STORM DRAIN OVERFLOW DRAIN	OFD
STORM DRAIN DRAIN INLET	SDJB
STORM DRAIN DRAIN INLET	DI
STORM DRAIN MANHOLE	SDMH
STORM DRAIN CLEANOUT	SDCO
STORM DRAIN AREA DRAIN	SDAD
STORM DRAIN BUBBLER	BB
SANITARY SEWER MANHOLE	SSMH
SANITARY SEWER CLEANOUT	SSCO
FIRE HYDRANT	FH
WATER VALVE	WV
BACKFLOW PREVENTER	BFP
WATER METER	WM

ABBREVIATIONS

BB	BUBBLER	LF	LINEAR FEET
DW	DOMESTIC WATER	(N)	NEW
FW	FIRE WATER	POC	POINT OF CONNECTION
IRR	IRRIGATION	PUE	PUBLIC UTILITY EASEMENT
CO	CLEANOUT	SD	STORM DRAIN
COMM	COMMUNICATION BOX	SDCD	STORM DRAIN CURB DRAIN
EB	ELECTRIC BOX	SDDI	STORM DRAIN DRAINAGE INLET
EC	ELECTRIC CABINET	SDMH	STORM DRAIN MANHOLE
EMH	ELECTRIC MANHOLE	SSMH	SANITARY SEWER MANHOLE
(E), EX.	EXISTING	TS	TRAFFIC SIGNAL
FH	FIRE HYDRANT	UB	UTILITY BOX
GV	GAS VALVE	W	WATER
GW	GUY WIRE	WM	WATER METER
JP	JOINT POLE	WV	WATER VALVE

UTILITY NOTES

1. THE LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY.
2. IT IS THE INTENT OF THESE PLANS THAT ALL UTILITY BOX/LIDS TO REMAIN, AFFECTED BY THESE IMPROVEMENTS, SHALL BE ADJUSTED TO THE NEW FINISHED GRADE.
3. SEE STORMWATER MANAGEMENT PLAN FOR ALL SD UTILITIES LOCATED ON PODIUM LEVEL FOR LANDSCAPING.
4. UTILITY SERVICE LINES AND APPURTENANCES SHALL BE INSTALLED PER CITY OF SOUTH SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS STANDARDS AND CAL WATER STANDARDS.
5. CONTRACTOR SHALL MAINTAIN MINIMUM 12" VERTICAL CLEARANCE ABOVE OR BELOW EXISTING AND NEW UTILITY CROSSINGS. IF UNABLE TO MEET 12" OF CLEARANCE, CONTROLLED DENSITY FILL (CDF) AND A NEOPRENE CUSHION SHALL BE USED.
6. UNLESS OTHERWISE NOTED HEREON, A MINIMUM OF 5' HORIZONTAL CLEARANCE IS REQUIRED FROM EDGE OF WATER FACILITY TO OTHER FACILITY, INCLUDING BUT NOT LIMITED TO SANITARY SEWER LATERALS, STORM DRAINS, ELECTRICAL CONDUITS, LIGHT POLES, AND UTILITY BOXES.
7. A MINIMUM 5' HORIZONTAL CLEARANCE IS REQUIRED FROM EDGE OF WATER FACILITY TO EDGE OF TREE TRUNK. A MINIMUM OF 3' HORIZONTAL CLEARANCE IS REQUIRED FROM EDGE OF WATER FACILITY TO EDGE OF ANY PLANT THAT WILL OBSCURE OR LIMIT ACCESS TO THE FACILITY.
8. IF CORROSION MITIGATION MEASURES ARE REQUIRED, CONTRACTOR TO CONSULT A SPECIALIST IF ANY METAL PIPES OR FITTINGS ARE USED.
9. PER CALIFORNIA BUILDING CODE 604.10.1 ALL WATER LINES WILL HAVE A TRACER WIRE OF NOT LESS THAN 18 AWG AND THE INSULATION TYPE SHALL BE SUITABLE FOR DIRECT BURIAL.
10. SEE SHEET CO.0 FOR ADDITIONAL NOTES.

PRELIMINARY OVERALL UTILITY PLAN

PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (09/09/2024)

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THE GATEWAY
 500 RAILROAD AVE SOUTH SAN FRANCISCO, CA

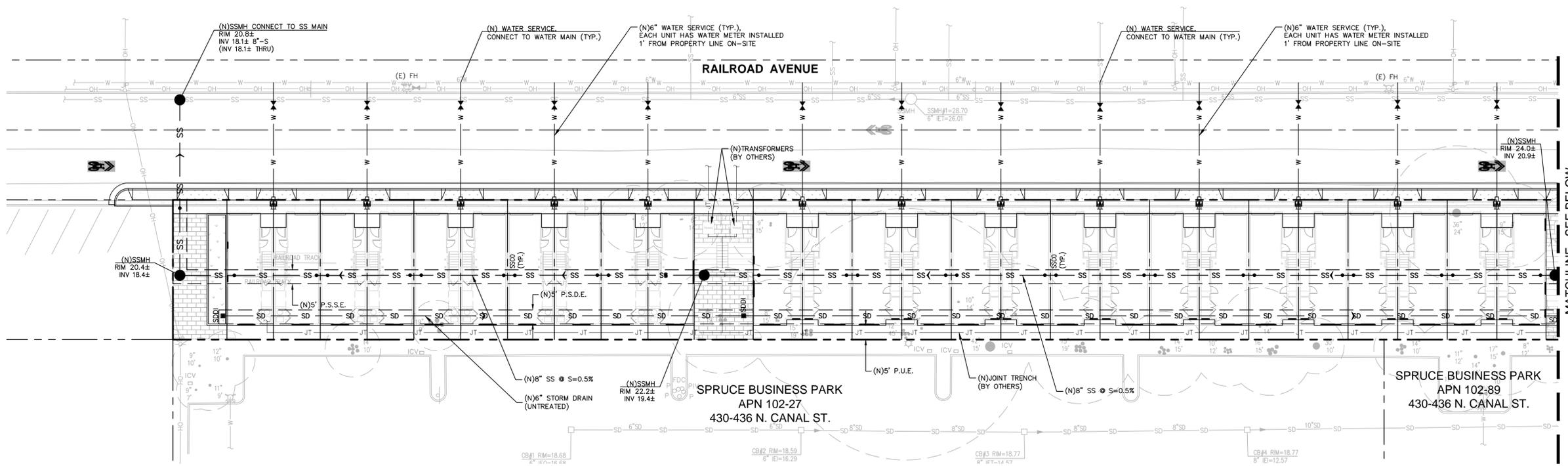
RESUBMITTAL 1- 09/09/2024

PROJECT #: C20200405 SHEET #:
 SCALE: AS NOTED
 DATE: 09/09/2024

C4.0

BKF BKF ENGINEERS
 1730 N. FIRST STREET
 SUITE 600
 SAN JOSE, CA 95112
 (408) 467-9100
 www.bkf.com

DRAWING NAME: 500 RAILROAD AVENUE SOUTH SAN FRANCISCO, CA PRELIMINARY OVERALL UTILITY PLAN; SHEET: C4.0; DATE: 09/09/2024; PLOT DATE: 09/09/2024; PLOT FILE: PLOT_C4.0.dwg



LEGEND

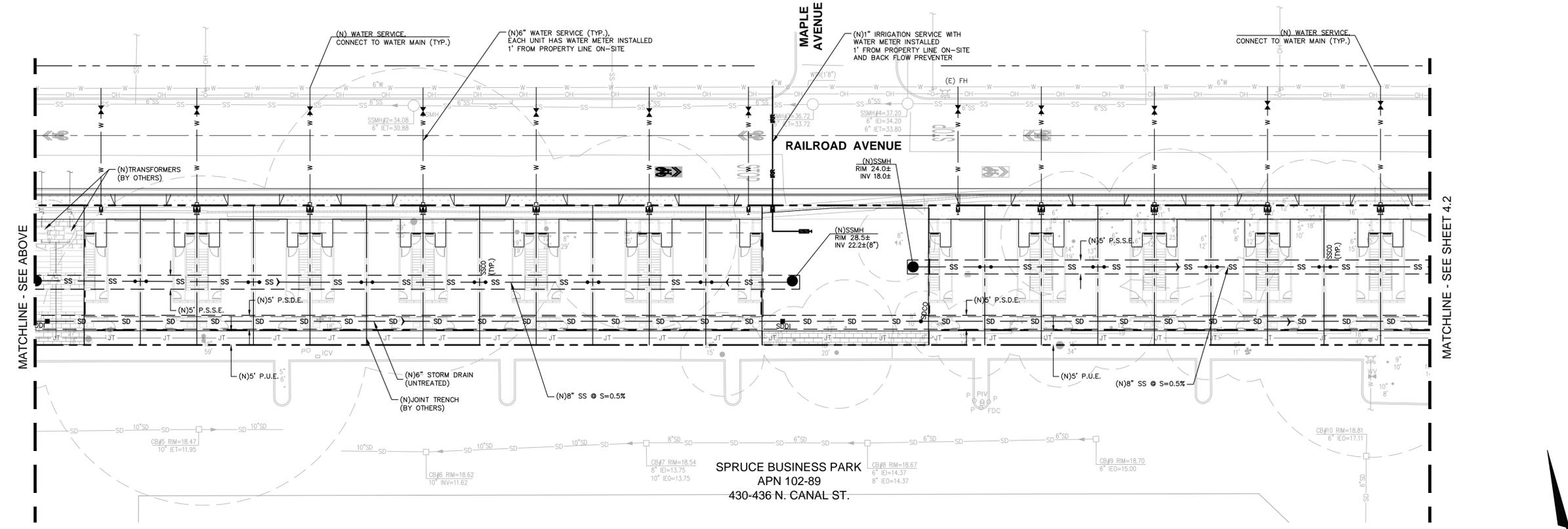
BOUNDARY LINE	---
LOT LINE	---
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ROADWAY CENTER LINE	---
GRADE BREAK	---
SANITARY SEWER LINE	SS
STORM DRAIN LINE (UNTREATED)	SD
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DOMESTIC WATER LINE (BY OTHERS)	W
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JOINT TRENCH (BY OTHERS)	JT
PIPE DIRECTION OF FLOW (GRAVITY)	←
STORM DRAIN OVERFLOW DRAIN	OFD
STORM DRAIN DRAIN INLET	SDI
STORM DRAIN DRAIN INLET	SDI
STORM DRAIN MANHOLE	SDMH
STORM DRAIN CLEANOUT	SDCO
STORM DRAIN AREA DRAIN	SDAD
STORM DRAIN BUBBLER	SDB
SANITARY SEWER MANHOLE	SSMH
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ABBREVIATIONS

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GV	GAS VALVE	W	WATER
GW	GUY WIRE	WM	WATER METER
JP	JOINT POLE	WV	WATER VALVE

UTILITY NOTES

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- IF CORROSION MITIGATION MEASURES ARE REQUIRED, CONTRACTOR TO CONSULT A SPECIALIST IF ANY METAL PIPES OR FITTINGS ARE USED.
- PER CALIFORNIA BUILDING CODE 604.10.1 ALL WATER LINES WILL HAVE A TRACER WIRE OF NOT LESS THAN 18 AWG AND THE INSULATION TYPE SHALL BE SUITABLE FOR DIRECT BURIAL.
- SEE SHEET C0.0 FOR ADDITIONAL NOTES.



PRELIMINARY UTILITY PLAN



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PLANNED DEVELOPMENT DESIGN REVIEW- RESUBMITTAL 1 (09/09/2024)

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THE GATEWAY
500 RAILROAD AVE SOUTH SAN FRANCISCO, CA

RESUBMITTAL 1- 09/09/2024

PROJECT #: C20200405 SHEET #:

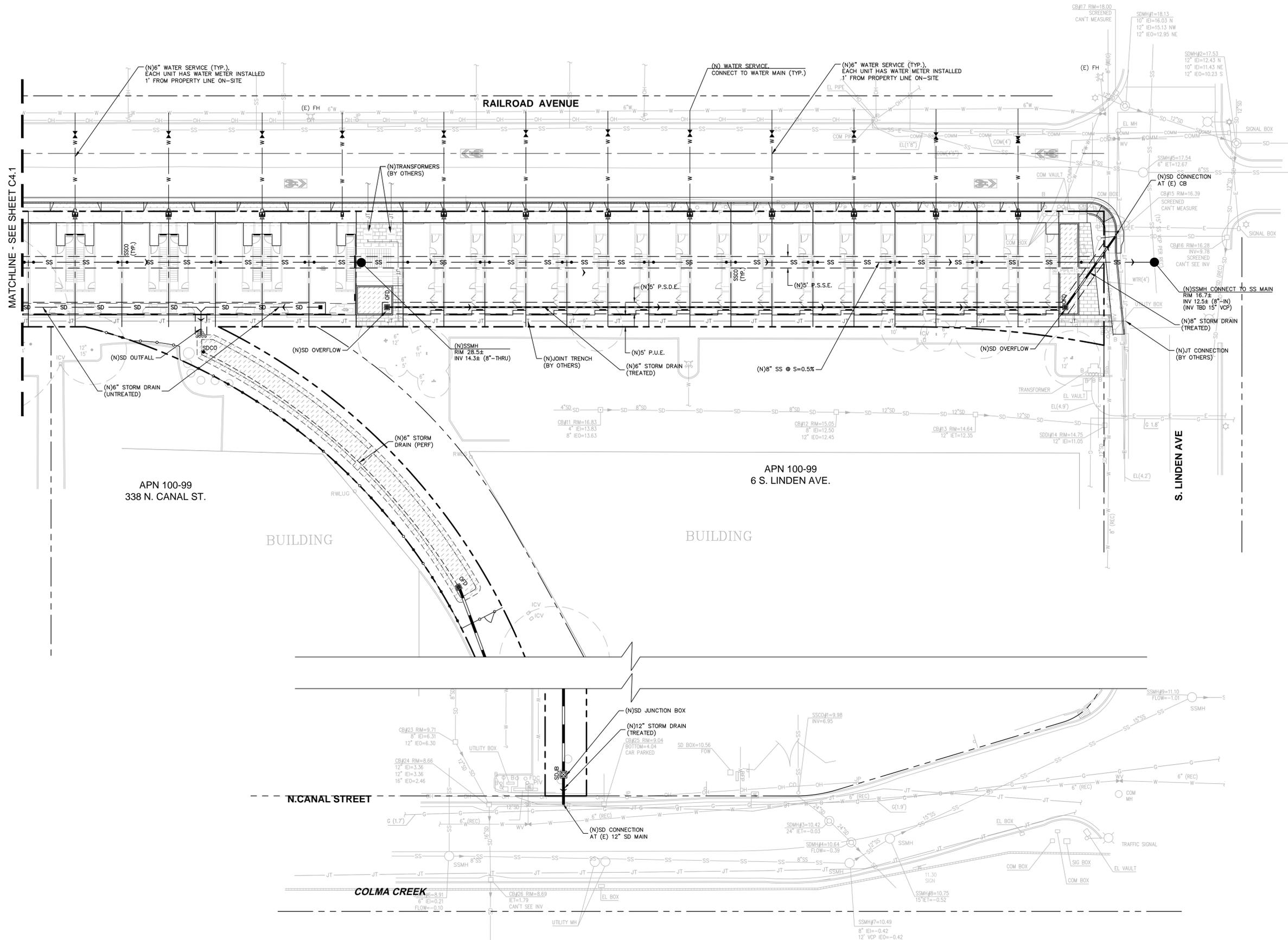
SCALE: AS NOTED

DATE: 09/09/2024

C4.1

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MATCHLINE - SEE SHEET C4.1



LEGEND

BOUNDARY LINE	---
LOT LINE	---
EASEMENT LINE	---
ROADWAY CENTER LINE	---
GRADE BREAK	---
SANITARY SEWER LINE	SS
STORM DRAIN LINE (UNTREATED)	SD
STORM DRAIN LINE (TREATED)	SD
STORM DRAIN PERFORATED PIPE	SD
DOMESTIC WATER LINE (BY OTHERS)	W
FIRE WATER LINE (BY OTHERS)	FW
JOINT TRENCH (BY OTHERS)	JT
PIPE DIRECTION OF FLOW (GRAVITY)	←
STORM DRAIN OVERFLOW DRAIN	OFD
STORM DRAIN DRAIN INLET	SDIB
STORM DRAIN DRAIN INLET	DI
STORM DRAIN MANHOLE	SDMH
STORM DRAIN CLEANOUT	SDCO
STORM DRAIN AREA DRAIN	SDAD
STORM DRAIN BUBBLER	BB
SANITARY SEWER MAHOLE	SSMH
SANITARY SEWER CLEANOUT	SSCO
FIRE HYDRANT	FH
WATER VALVE	WV
BACKFLOW PREVENTER	BWP
WATER METER	W

ABBREVIATIONS

BB	BUBBLER	LF	LINEAR FEET
DW	DOMESTIC WATER	(N)	NEW
FW	FIRE WATER	POC	POINT OF CONNECTION
IRR	IRRIGATION	PUE	PUBLIC UTILITY EASEMENT
CO	CLEANOUT	SD	STORM DRAIN
COMM	COMMUNICATION BOX	SDCD	STORM DRAIN CURB DRAIN
EB	ELECTRIC BOX	SDDI	STORM DRAIN DRAINAGE INLET
EC	ELECTRIC CABINET	SDMH	STORM DRAIN MANHOLE
EMH	ELECTRIC MANHOLE	SSMH	SANITARY SEWER MAHOLE
(E), EX	EXISTING	TS	TRAFFIC SIGNAL
FH	FIRE HYDRANT	UB	UTILITY BOX
GV	GAS VALVE	W	WATER
GW	GUY WIRE	WM	WATER METER
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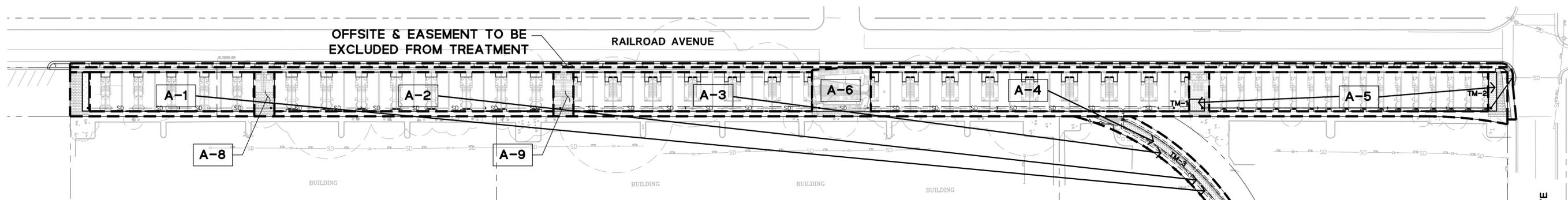
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PROJECT #: C20200405 SHEET #: C4.2
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MAPLE AVENUE

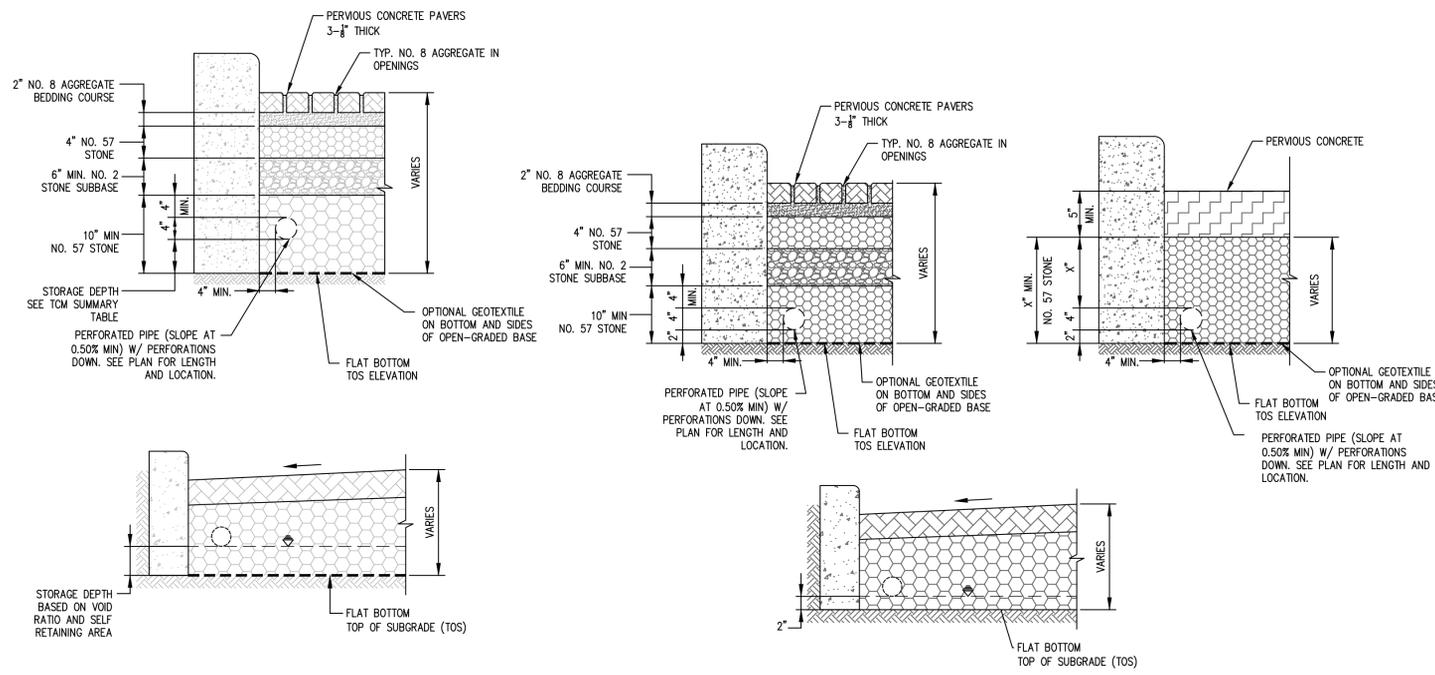
OFFSITE & EASEMENT TO BE EXCLUDED FROM TREATMENT

RAILROAD AVENUE



AREAS DRAINAGE	DRAINAGE AREA SIZE (SF)	LANDSCAPE/PERVIOUS SURFACE (SF)	IMPERVIOUS SURFACE (SF)	FACTORED IMPERVIOUS AREA (SF)*	WATER QUANTITY		REQUIRED MIN. STORAGE DEPTH(IN)	Sizing Method**	PROPOSED TREATMENT CONTROLS
					REQUIRED (SF) 6" PONDING	PROVIDED (SF) 6" PONDING			
A-1	6,820	0	6,820	6,820	273	273	-	4%	BIORETENTION (TM-3)
A-2	11,900	0	11,900	11,900	476	476	-	4%	BIORETENTION (TM-3)
A-3	9,600	0	9,600	9,600	384	384	-	4%	BIORETENTION (TM-3)
A-4	12,800	0	12,800	12,800	512	512	-	4%	BIORETENTION (TM-3)
A-5	11,900	0	11,900	11,900	476	500	-	4%	FLOW-THRU PLANTER (TCM-1, TM-2)
A-6	13,511	13,511	0	1,351	-	-	-	-	PERVIOUS PAVEMENT (SELF TREATING)
A-7	15,336	15,336	0	1,534	61	61	-	4%	BIORETENTION
A-8	925	725	200	273	-	-	0.6"	-	PERVIOUS PAVEMENT (SELF RETAINING)
A-9	925	550	375	430	-	-	1.25"	-	PERVIOUS PAVEMENT (SELF RETAINING)
Treated Total	81,867	28,847	53,020						
EASEMENT	7,095	0	7,095	7,095	-	-	-	-	EXEMPT
Onsite Total	88,962	28,847	60,115						
OFFSITE	6,218	2,200	4,018	4,238	-	-	-	-	EXEMPT
Project Total	95,180	31,047	64,133						

*IMPERVIOUS AREA + 0.1x LANDSCAPE/PERVIOUS AREA
 ** 4% = C.3.d.i.2; VOLUME = C.3.d.i.1; COMBO - C.3.d.i.3; 2:1 FOR SELF RETAINING

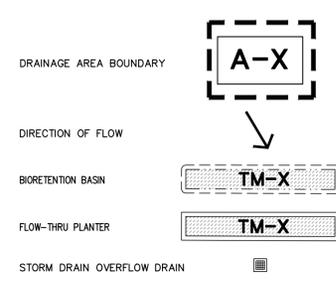


PERVIOUS PAVEMENT (SELF RETAINING) DETAIL PERVIOUS PAVEMENT (SELF TREATING) DETAIL

SIZING FOR VOLUME BASED TREATMENT							
Step 1: Drainage Area and % Impervious	DMA # A-8 A = 925 s.f. Impervious Area = 200 s.f. Pervious Pavement Area = 725 s.f. % Imperviousness (I) = 21.62%						
Step 2: Calculate Correction Factor	MAPsite = 14.5 MAPgage = 13.9 Correction Factor = 1.0432						
Step 3: Calculate Mean Storm Event at the Site	P6(gage) = 0.512 in P6(site) = P6(gage) x Correction Factor P6(site) = 0.5341 in						
Step 4: Calculate the Watershed Runoff Coefficient	Cw = 0.858i^3 - 0.78i^2 + 0.774i + 0.04 Cw = 0.1796 Regression Factor (a) a = 1.963 (48 hour draw down)						
Step 5: Calculate Maximized Detention Storage Volume (Po)	Po = a x Cw x P6(site) Po = 0.1883 in Design Volume = Po x A x 1ft/12in Design Volume = 14.511 ft^3						
Step 6: Calculate Min. Storage Depth Required	<table border="1"> <tr> <th>Porosity of Rock*</th> <th>Min. Storage Depth Required (in)</th> <th>Pervious \geq 1/2 Impervious**</th> </tr> <tr> <td>0.40</td> <td>0.60</td> <td>Yes</td> </tr> </table> <p>Minimum Storage Depth = Design Volume (c.f.) / Pervious Pavement Area (s.f.) / rock porosity x 12 in/1 ft * Porosity of Class II Permeable = 0.4 ** If value = "No" increase size of pervious pavement.</p>	Porosity of Rock*	Min. Storage Depth Required (in)	Pervious \geq 1/2 Impervious**	0.40	0.60	Yes
Porosity of Rock*	Min. Storage Depth Required (in)	Pervious \geq 1/2 Impervious**					
0.40	0.60	Yes					
SELF RETAINING (PERVIOUS PAVEMENT)							
Step 1: Drainage Area and % Impervious	DMA # A-9 A = 925 s.f. Impervious Area = 375 s.f. Pervious Pavement Area = 550 s.f. % Imperviousness (I) = 40.54%						
Step 2: Calculate Correction Factor	MAPsite = 14.5 MAPgage = 13.9 Correction Factor = 1.0432						
Step 3: Calculate Mean Storm Event at the Site	P6(gage) = 0.512 in P6(site) = P6(gage) x Correction Factor P6(site) = 0.5341 in						
Step 4: Calculate the Watershed Runoff Coefficient	Cw = 0.858i^3 - 0.78i^2 + 0.774i + 0.04 Cw = 0.283 Regression Factor (a) a = 1.963 (48 hour draw down)						
Step 5: Calculate Maximized Detention Storage Volume (Po)	Po = a x Cw x P6(site) Po = 0.2955 in Design Volume = Po x A x 1ft/12in Design Volume = 22.852 ft^3						
Step 6: Calculate Min. Storage Depth Required	<table border="1"> <tr> <th>Porosity of Rock*</th> <th>Min. Storage Depth Required (in)</th> <th>Pervious \geq 1/2 Impervious**</th> </tr> <tr> <td>0.40</td> <td>1.25</td> <td>Yes</td> </tr> </table> <p>Minimum Storage Depth = Design Volume (c.f.) / Pervious Pavement Area (s.f.) / rock porosity x 12 in/1 ft * Porosity of Class II Permeable = 0.4 ** If value = "No" increase size of pervious pavement.</p>	Porosity of Rock*	Min. Storage Depth Required (in)	Pervious \geq 1/2 Impervious**	0.40	1.25	Yes
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COLMA CREEK

LEGEND



ABBREVIATIONS

- A AREA
- AC ACRES
- CFS CUBIC FEET PER SECOND
- CO CLEANOUT
- DMA DRAINAGE MANAGEMENT AREA
- NIS NOT TO SCALE
- OFD OVERFLOW DRAIN
- ROW RIGHT OF WAY
- SD STORM DRAIN
- SF SQUARE FEET



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PRELIMINARY STORMWATER CONTROL PLAN

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