

San Francisco Bay Conservation and Development Commission

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State of California | Gavin Newsom – Governor | info@bcdc.ca.gov | www.bcdc.ca.gov

Agenda Item #8

June 5, 2026

Application Summary

1301 Shoreway Road Life Sciences Development Project

(For Commission consideration on June 18, 2026)

BCDC Permit Application Number: M1981.064.03

Applicant(s): 1 Shoreway Owner, LLC, subsidiary of Four Corners Properties

Project Description: Redevelop a 6.91-acre site, involving demolition of an existing four-story office building; construct two 7-to 8-level office/Research and Development buildings and a 9-level parking garage; and install on-site and off-site public access improvements, including to Belmont Creek Trail and along Sem Lane.

Location: Within the 100-foot shoreline band, at 1301 Shoreway Road, in the City of Belmont, San Mateo County.

Application Filed Complete: May 20, 2026

Deadline for Commission Action: August 18, 2026

Staff Contact: Lindsay Martien (415-352-3635; lindsay.martien@bcdc.ca.gov)

Project Overview

Project Description

The project proposes to redevelop a 6.91-acre (301,130 square-foot) site with a life sciences campus, demolishing an existing four-story medical services office building on site and constructing two 7-to 8-story office/Research and Development (R&D) buildings and a 9-level parking garage. While tenants have not yet been identified, potential life science uses and research could include biology, chemistry, biochemistry, tissue culture, sequencing, mass spectrometry, imaging technology and similar uses with laboratories with a biosafety level (BSL) of up to BSL-3. Note that all three buildings would be located entirely outside the Commission's jurisdiction.

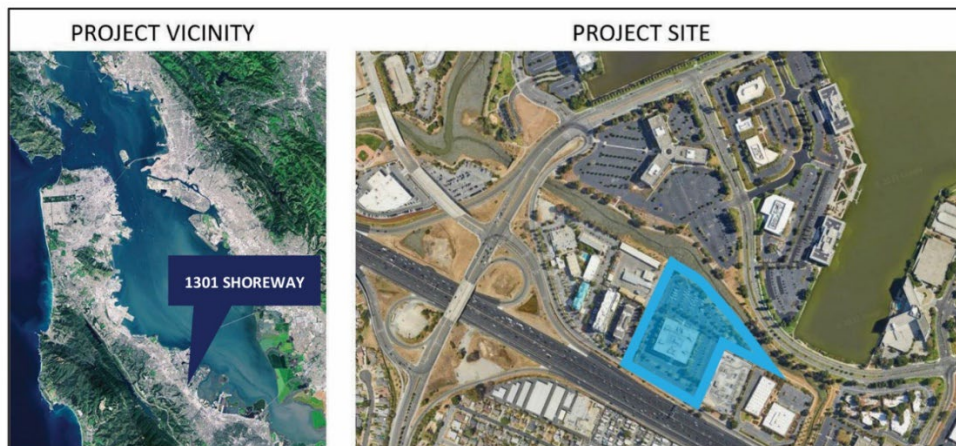


Within the 100-foot shoreline band jurisdiction, the project involves the reconfiguration of a 22,938-square-foot portion of an existing surface parking lot and the expansion and redevelopment of an existing 57,659-square-foot public access area along Belmont Creek Trail, including: the creation of a new public trailhead at the end of Sem Lane, fitness amenities and a new shared-use sports court, and other shared landscape features. The project also includes public access improvements outside of the shoreline band, including 640 linear feet of a new approximately 5-foot wide publicly accessible sidewalk along Sem Lane, from Shoreway Road to the shoreline at the base off Sem Lane, where the primary public access entrance to the trail is located.

Project Location

The project would be located at 1301 Shoreway Road in the City of Belmont, San Mateo County. The project site is located along the shoreline of Belmont Creek, a tributary to San Francisco Bay subject to tidal action. The site is bounded by Sem Lane to the northwest, Shoreway Road to the southwest, a PG&E substation to the south, and Belmont Creek to the east. Shoreway Road is adjacent to, and runs parallel to, Highway 101.

Figure 1. Vicinity map of project site

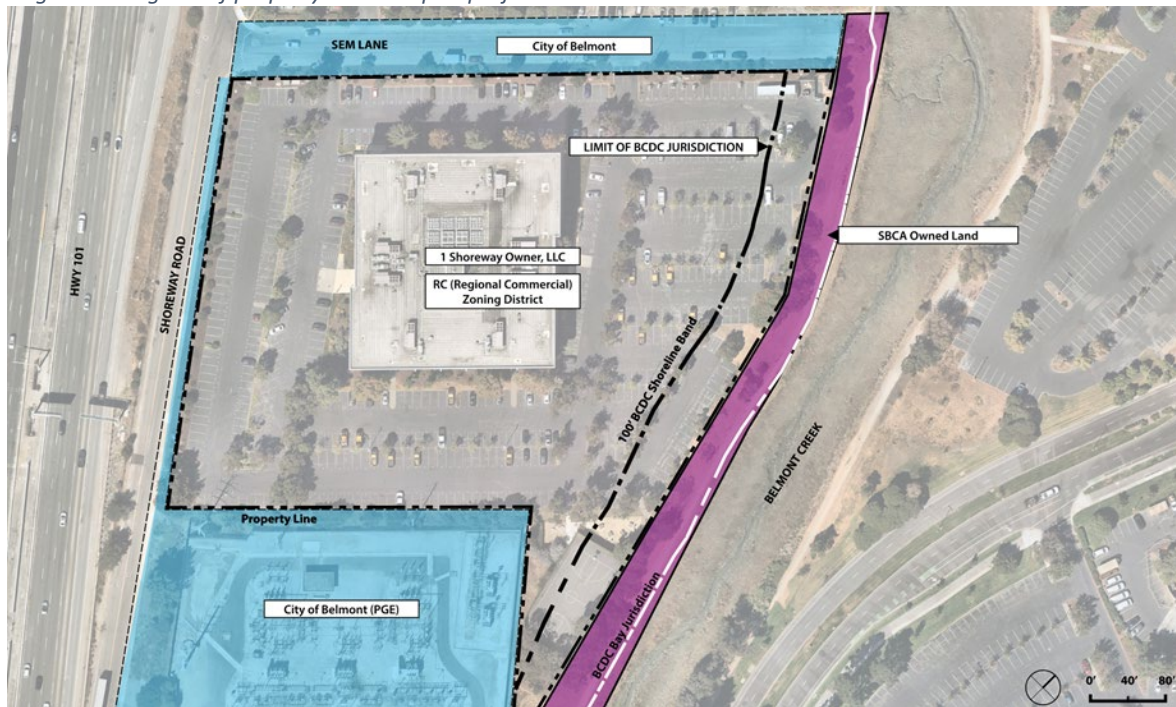


Property Ownership

The permittee, 1 Shoreway Owner, LLC, is the current owner of the property at 1301 Shoreway Road. However, a significant portion of the existing and proposed public access area associated with this project is situated atop a berm along Belmont Creek within land owned by Shores Business Center Association (SBCA).

SBCA's predecessor-in-interest granted the previous permittee a non-exclusive easement over the land now owned by SBCA for public access purposes in relation to the Original BCDC Permit (M1981.064.00). The benefit of the easement continues to accrue to 1 Shoreway Owner (as the successor-in-interest to the grantee of the easement), meaning that 1 Shoreway Owner may seek the permit application to undertake the proposed actions relating to public access over the SBCA-owned land without SBCA necessarily needing to be a permit co-applicant. Sidewalk improvements along Sem Lane will occur within the City of Belmont public right-of-way.

Figure 2. Diagram of property ownership at project site



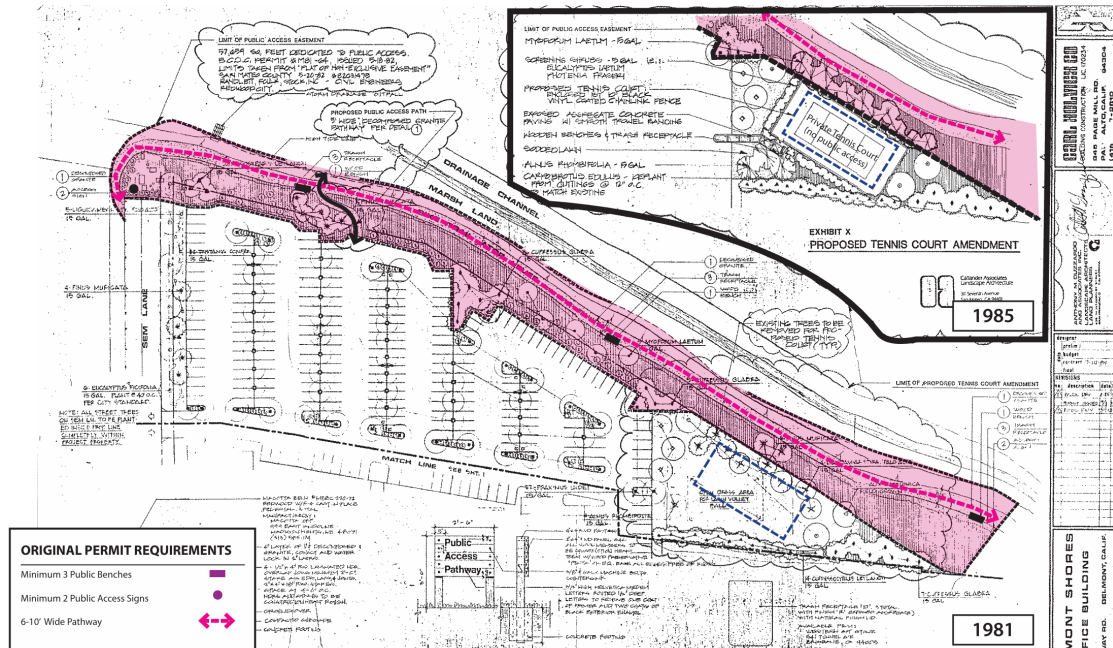
Permit History

The Original BCDC Permit (BCDC Permit No. M1981.064.00) was originally issued on May 18, 1982, in association with the construction of the existing four-story office building, then called the “Belmont Shores Office Building.” The permit required the permittee to provide 57,659 square feet of landscaping and public access on the levee, including a 10-foot-wide path and at least three benches and two public access signs, over an area approximately 860 feet long and separating the property from a tidal slough.

The Original BCDC Permit has since been amended twice. On July 15, 1982, Amendment No. One authorized the installation of an 18-inch pipe through the Belmont Creek for drainage purposes. On July 10, 1985, Amendment No. Two authorized the construction of a 2,048-square-foot tennis court, 1,000 square feet of which was to be located in the shoreline band. As the tennis court was authorized as a non-public improvement, the amended permit required additional public access in the form of an 8-foot-wide path on the north side of the tennis court from the 6-foot-wide path from the parking lot to the levee.

The project proposed as part of Material Amendment No. Three would fully replace all improvements previously authorized by this permit, as amended.

Figure 3. Diagram of existing dedicated public access at the project site
(from BCDC permit M1981.064.02, as amended July 10, 1985)



Public Access

The project involves the improvement of an existing public access area, as well as new public access improvements along Belmont Creek Trail and along Sem Lane. Overall, the project would provide approximately 81,838 square feet of dedicated, shared-use, or publicly held public access area, representing an increase of 24,179 square feet of overall public access, over the 57,659 square feet of dedicated public access area currently required by the permit.

Public access improvements include an improved and widened accessible trail with the addition of three new expanded trail “nodes” along the northern part of Belmont Creek Trail and two fitness nodes. From north to south, these include an “Entry Node” at the trailhead, a “Birding Nook” across from the proposed office building, and a “Botanica Node” across from the campus courtyard. These nodes are intended to offer different types of quiet enjoyment to the public and would be supplemented with interpretive signage on the ecology and wildlife at the site. Two fitness nodes, including fitness equipment and seating, are proposed along the north and southeastern sides of the sports court described below.

An approximately 8,444-square-foot shared-use sports court will be made available for public use on weekends during daylight hours, and on weekdays before 8 AM and after 5:30 PM during daylight hours. The sports court is proposed as a multi-use facility, with lines painted for activities such as basketball, volleyball, and pickleball.

This project will additionally provide five designated Public Shore parking spaces, 10 public Class II bicycle parking stalls (five racks, each with parking capacity for two bicycles), and a total of five sets of fitness equipment (such as sit-up benches, dip bars, calisthenics bars, and hanging bars). Other improvements to the public access area include an enhanced public access signage program, bicycle repair station, a drinking fountain/water bottle refilling station, a trash receptacle, several picnic tables, new benches and seating walls along the trail, and native or adaptive (non-invasive and drought tolerant) landscaping.

As noted previously, the project would construct a new 5-foot wide publicly accessible sidewalk in the City of Belmont's public right-of-way along Sem Lane from Shoreway Road to the shoreline at the base off Sem Lane. Currently, Sem Lane has no continuous sidewalk for pedestrian access, and the vehicle entrance from Shoreway Road does not provide pedestrian facilities into the site.

Figure 4. Diagram of proposed new and improved public access facilities on site and off site

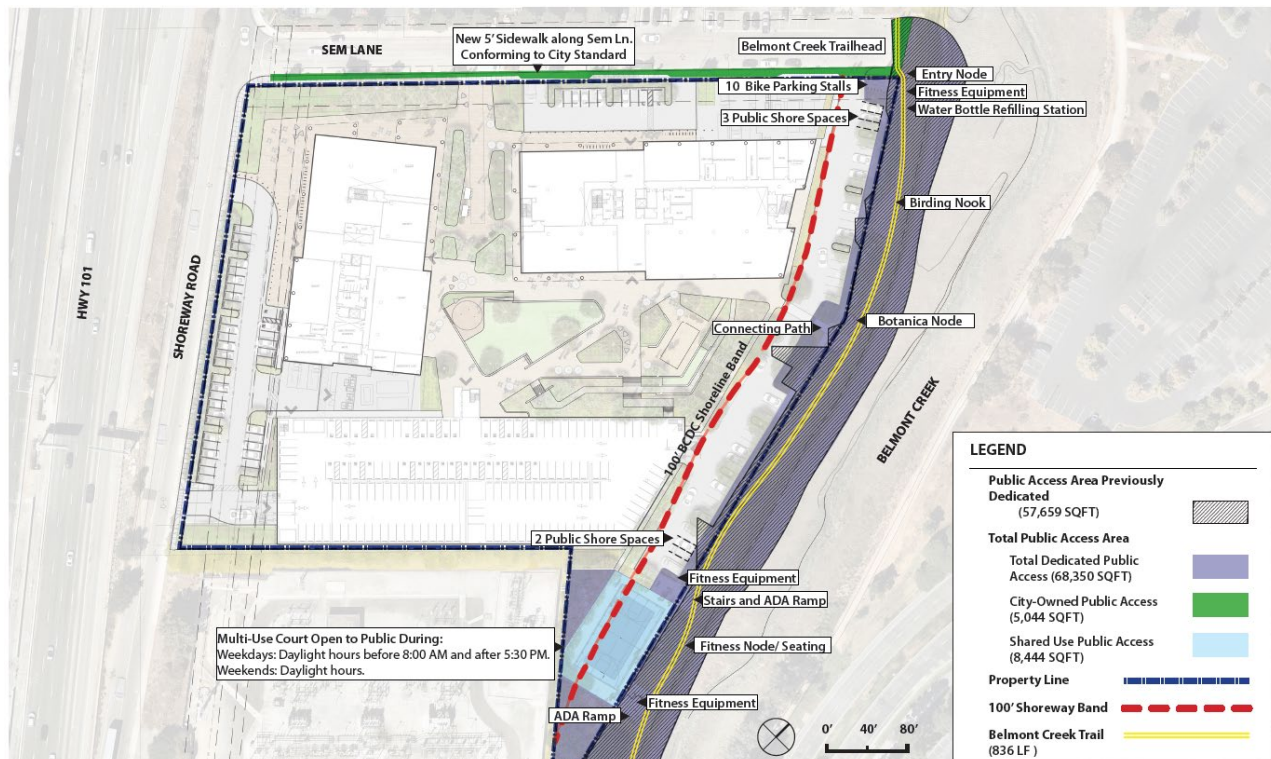
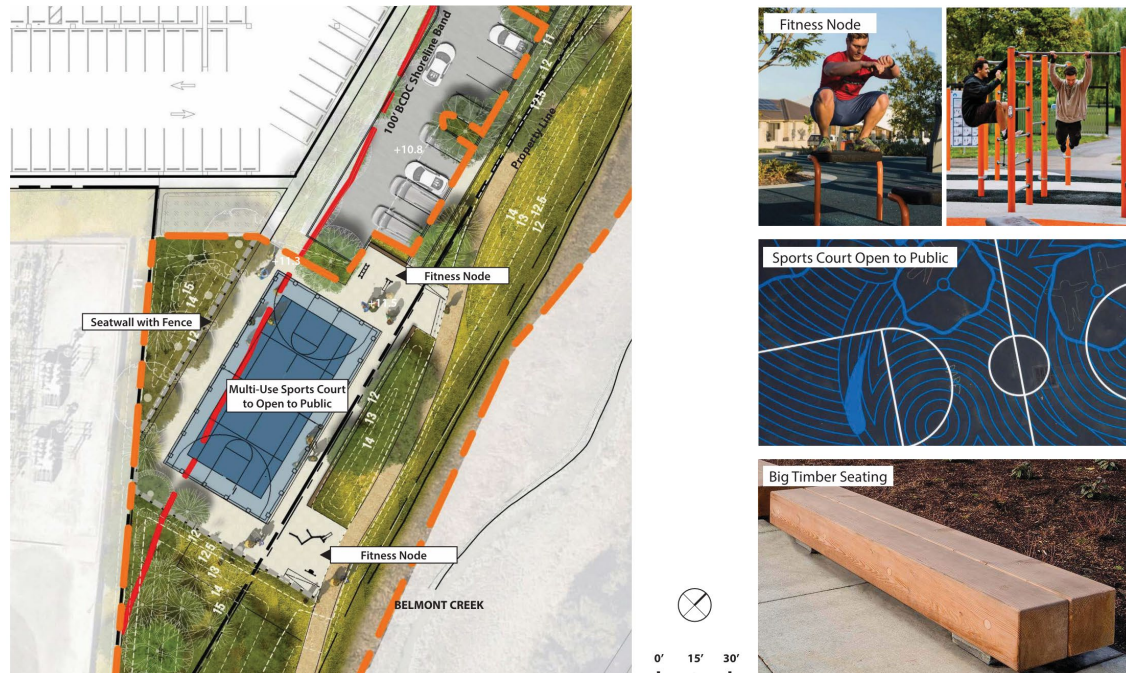


Figure 5. Rendering of proposed shoreline public access improvements at trailhead



Figure 6. Diagram of proposed shoreline public access improvements at the sports court



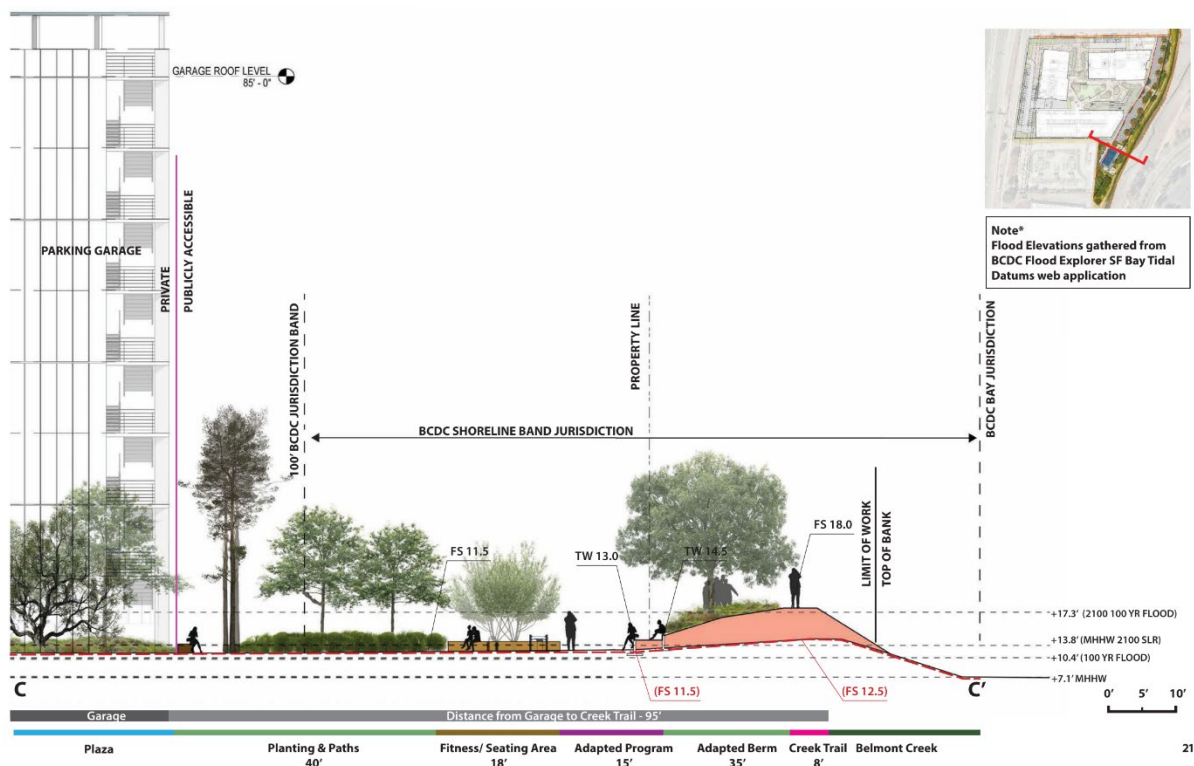
Flooding and Sea Level Rise

Belmont Creek runs along the east and northeast portions of the project site and is protected by a FEMA-certified levee on the opposite side of the creek at 10 Twin Dolphin and 200 Twin Dolphin. The current shoreline elevation ranges from +10.5 feet to +11.5 feet NAVD88.

The project's primary approach to addressing rising sea levels involves raising the shoreline elevation to a minimum of +12.5 feet NAVD88. In certain areas, the shoreline is raised up to +15 feet NAVD88 to provide additional flood protection for the adjacent PG&E transformer site and seating areas. These improvements would make the site resilient to flooding through mid-century under the 2024 Ocean Protection Council's State of California Sea Level Rise Guidance (OPC Guidance) intermediate-high scenario, but not through end-of-century.

To address end-of-century flood risks, the applicant has also identified possible future adaptive measures to further raise the shoreline bank and associated public access improvements by as much as +18.0 feet NAVD88, as necessary. These adaptive measures are anticipated to make the project resilient to end-of-century under the 2024 OPC Guidance intermediate-high scenario, as required by the Bay Plan Climate Change Policies. The applicant is committed to preparing a Sea Level Rise Adaptation Plan generally consistent with Bay Plan policies and best available science.

Figure 7. Proposed future flood adaptation at 2100



Environmental Justice and Social Equity

According to the Commission's Community Vulnerability Mapping Tool, the project is located within a Census block group (estimated population of 1,132 people) identified as having low social vulnerability, based on the 2017-2021 5-Year American Community Survey, and lower to moderate contamination vulnerability, based on CalEPA Office of Environmental Health Hazard Assessment's (OEHHA's) CalEnviroScreen 4.0 data. Surrounding land uses are primarily industrial and commercial, and include hotels and a City of Belmont Public Works Corporation Yard to the north, a PG&E electrical substation to the south, office uses in neighboring Redwood City to the east beyond Belmont Creek, and Shoreway Drive to the west with Highway 101 beyond. The project is thus not considered to be located within an identified vulnerable or disadvantaged community.

While the areas surrounding the site generally are identified as having low social vulnerability, there is a portion of the project site that runs along Belmont Creek Trail which falls within a Census block group (estimated population of 844 people) that is designated as high social vulnerability. However, this portion of the Census block group is largely non-residential. The project site is also located across Highway 101 from a block group (estimated population of 697) identified as having moderate contamination vulnerability. Contamination vulnerability in the area is associated with nearby hazardous cleanup activities, groundwater threats, hazardous waste facilities, and solid waste facilities.

The project team, in coordination with the City of Belmont Planning Department, held a series of public outreach meetings for nearby residents. The first of these meetings was a presentation of the project design on May 3, 2023. The second meeting was an opportunity for the general public to provide feedback on the presented design and was held on May 31, 2023. The third and final meeting of this series, held on June 28, 2023, was intended to provide an opportunity for the project team to respond to the community comments received during the second meeting. For each meeting, public notice letters were sent via USPS 30 days prior to the meetings, with both virtual and in-person options to view exhibits. The applicant reported that no members of the public attended the meetings.

The project was additionally subject to the public notice and comment requirements for the Commission's Design Review Board (DRB) pre-application meetings on August 7, 2023, and January 8, 2024. The only public comment received during the DRB's review was a letter of support from the SBCA, the owner of the adjacent shoreline parcel on which many of the public access trail improvements are located. The public comment letter indicated support for the trail improvements, updated landscaping, new furnishings, interpretive signage, and general upgrades along the trail. On January 20, 2025, the project appeared before the City of Belmont Planning Commission for a public hearing, at which the Planning Commission considered public testimony and a staff report on the proposed development and recommended the project's approval. There was no public comment. On February 24, 2026, the City Council of the City of Belmont, following notification, conducted a public hearing, reviewed the project, and considered the Planning Commission's recommendations. The only public comment was related

to traffic congestion in the vicinity of the project. The City Council voted unanimously to introduce the proposed ordinance. On March 10, 2026, the City Council held a public hearing and voted unanimously to approve the project. There was no public comment.

Schedule and Cost

Construction would commence prior to June 18, 2036, and is expected to be constructed as a single phase with a construction timeline of 24-36 months. The estimated total project cost is approximately \$125 million.

Issues Raised

The staff believes the primary issues raised by the proposed project are:

- (1) **Public Access.** Would the project provide maximum feasible public access, consistent with the project, to the Bay and its shoreline in accordance with the relevant McAteer-Petris Act and Bay Plan policies? Is the project otherwise consistent with the Commission's policies related to public access and scenic views?
- (2) **Sea Level Rise.** Would the project continue to provide maximum feasible public access in the future given anticipated sea level rise?

Staff Notes

The staff notes the following considerations for the Commission:

- **Design Review Board.** The project was presented twice before the Commission's DRB. The DRB reviewed the project at a public hearing for the first time on August 7, 2023, where the project received a generally favorable response. The DRB provided direction to the permittee on improvements to the design of the public access areas, including ways to make the public access areas feel more public and be resilient to future sea level rise. In response to the DRB's feedback, the project was modified to incorporate many of the DRB's recommendations and staff feedback, including the following:
- **Sports Court and Auxiliary Fitness Nodes.** The private sports court, which was initially envisioned as a private amenity for building employees, was revised to be a shared publicly accessible facility, with auxiliary fitness and seating nodes added along its north and southeastern sides. The conversion of the sports court from private to public and addition of the adjacent fitness nodes added an additional 10,364 square feet to the overall area proposed for public access.
- **Public Shore Parking.** The project was reconfigured to add two additional Public Shore parking spaces at the southern end of the parking lot near the sports court to provide convenient vehicle parking for people accessing the public amenities. This reconfiguration increased the total number of proposed designated Public Shore parking spaces from three to five. There are currently no designated Public Shore Parking spaces at the project site.

- **Shoreline Protection.** The project was reconfigured to raise the shoreline edge elevation to +12.5 feet NAVD88, which is anticipated to keep the site resilient to flooding through mid-century.
- **Signage.** Additional wayfinding and educational signage was added at the trailhead on Sem Lane and along the Belmont Creek Trail. The project also will install two BCDC wayfinding signs on Shoreway Road along the property frontage to direct the public to the trailhead.

These project modifications were presented to the DRB when the project returned for a second public meeting on January 8, 2024. At the second meeting, Board members expressed appreciation for the way the project proponent had responded to the concerns raised in the first review and, in particular, recognized the benefit of making the sports court available to the public.

Following the second DRB meeting, a public drinking fountain/water bottle refilling station was added at the Entry Node as a public amenity to support trail and sports court use in response to input from staff and prior DRB review.

Applicable Laws and Policies

The following laws and policies are applicable in the Commission's review of the proposed project:

- McAteer-Petris Act: Sections 66602 (Maximum Feasible Public Access Consistent with a Project) and 66632.4 (Permits for Projects within the Shoreline Band)
- San Francisco Bay Plan policies on: Climate Change; Public Access; and Appearance, Design and Scenic Views

Exhibits

1. Vicinity Map
2. Proposed Site Plan
3. Architecture Drawings

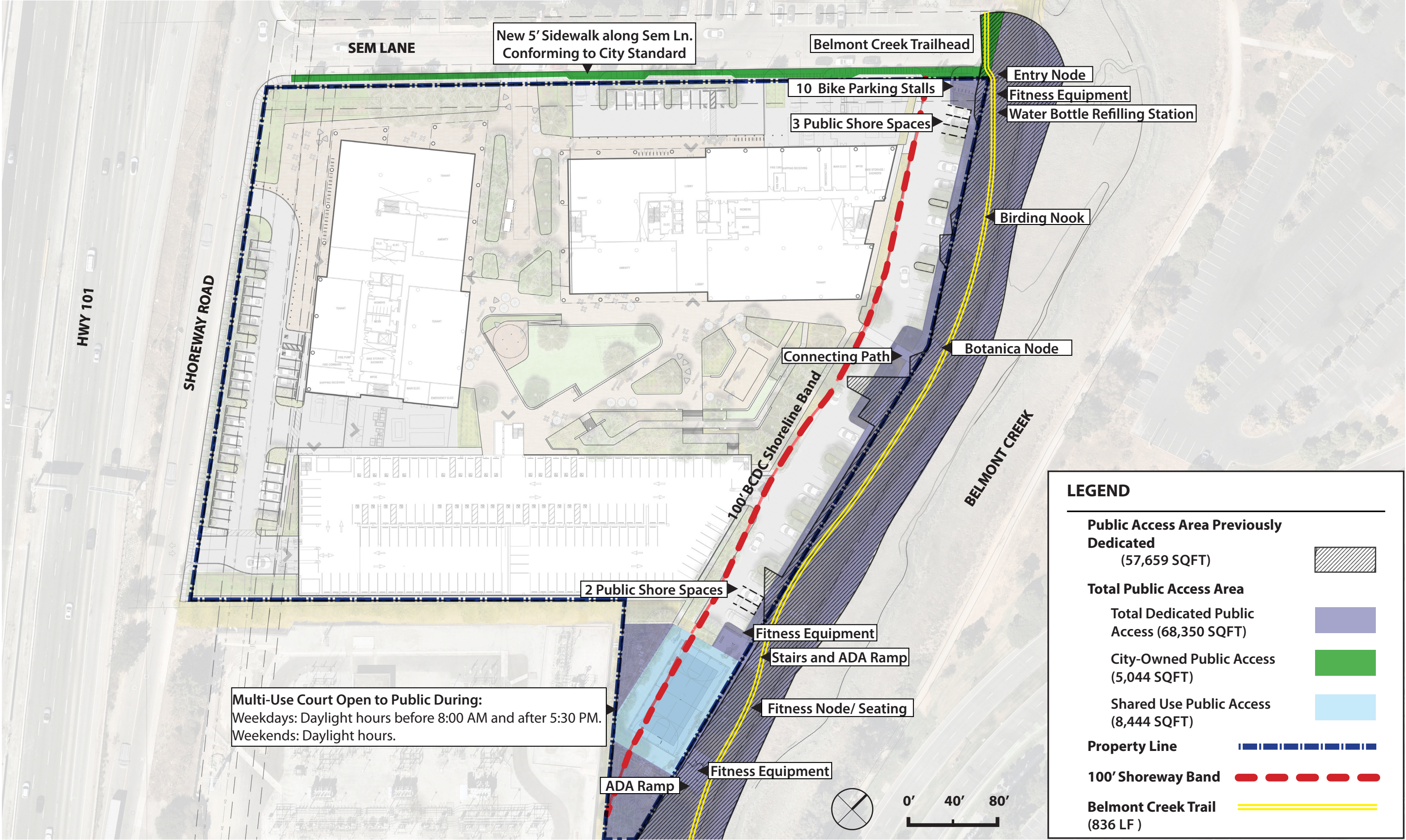


Figure - : regional ocation

1301 h ewayP ject
Draft EIR 1



Not to scale









Improved Public Access Programming

- Wood seatwall (61 linear feet)
- Interpretive signage
- 5 Tables w/seating



550 Ellis Street, Mountain View, CA 94043	650-943-1660
201 Filbert Street, 3rd Floor, San Francisco, CA 94133	415-477-2700
2550 Fifth Avenue, Suite 115, San Diego, CA 92103	619-685-3990
1720 8th Street, Sacramento, CA 95811	916-441-6800

NORTH

A circular compass rose with a vertical line for North, a horizontal line for East, a diagonal line for South, and another diagonal line for West. The word 'NORTH' is written above the vertical line.

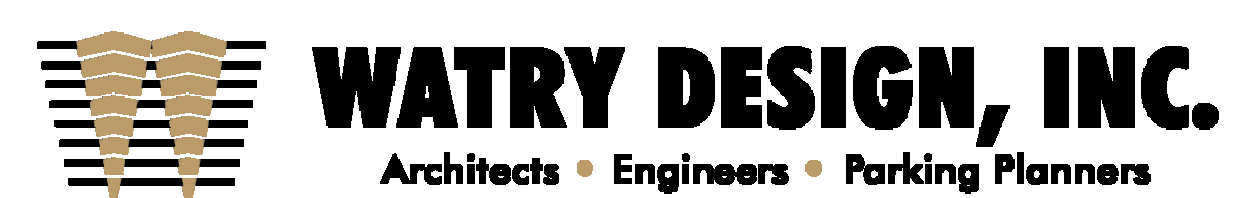
2	PLAN CHECK RESPONSE I	01.31.25
1	PD APPLICATION	06.07.24
NO.	DESCRIPTION	DATE



COVER SHEET

GI001

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swa



The map displays the San Francisco Peninsula with various cities and highways. A red pin indicates the 'SITE' location, which is situated near the border of Belmont and San Carlos, close to the San Francisco Bay. The map also shows other cities like Millbrae, Burlingame, San Mateo, Foster City, Redwood City, Atherton, and East Palo Alto. Major highways such as 92, 101, 280, 580, 94, and 101 are clearly marked.

APPLICANT IS SEEKING ENTITLEMENTS TO ALLOW FOR THE CONSTRUCTION OF NEW CLASS-A BUILDINGS FOR OFFICE AND R&D DEVELOPMENT. THE PROJECT INCLUDES DEMOLITION OF THE EXISTING STRUCTURE TO BE REPLACED WITH ONE SEVEN-STORY BUILDING, ONE EIGHT-STORY BUILDING AND A NINE-LEVEL PARKING STRUCTURE. THE THREE BUILDINGS CREATE A CENTRAL COURTYARD AMENITY SPACE. WORK INCLUDES SITE IMPROVEMENTS INCLUDING RAISING THE FINISHED FLOOR ELEVATION OF THE BUILDINGS TO APPROXIMATELY 12'-0" TO ADDRESS FLOOD ELEVATION REQUIREMENTS

NORTH: ACCESS FROM SEM LANE TO A SURFACE PARKING LOT AND FRONT ENTRANCE DROP-OFF OF BUILDING 2. ACCESS FROM SEM LANE TO ACCESS THE PARKING STRUCTURE.

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CORNERS**
properties

swa

kpff

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2550 Fifth Avenue, Suite 115, San Diego, CA 92103	619-685-3990
1720 8th Street, Sacramento, CA 95811	916-441-6800

CONSULTANTS	
Civil Engineer BKF ENGINEERS	MEP / Lighting / T24 EXP, INC.
1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112 408.314.4561	415 MONTGOMERY ST, SUITE 300 SAN FRANCISCO, CA 94104 415.362.5025
Landscape Architect SWA	Structural Engineer KPFF Consulting Engineers
530 BUSH STREET, 6TH FL. SAN FRANCISCO, CA 94108 415.254.4652	45 FREMONT STREET, 28th FL. SAN FRANCISCO, CA 94105 415.989.1004
Parking	
Watry Design, Inc.	
2099 GATEWAY PLACE, SUITE 550 SAN JOSE, CA 95110 833.917.7275	

STAMP



KEY PLAN

[illegible]

2	PLAN CHECK RESPONSE I	01.31.25
1	PD APPLICATION	06.07.24

NO.	DESCRIPTION	DATE
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CLIENT I SHOREWAY OWNER, LLC. c/o FOUR CORNER PROPERTIES

PROJECT 1301 SHOREWAY, BELMONT

ADDRESS 1301 SHOREWAY ROAD,
BELMONT, CA 94002

PROJECT NO. 21198

SCALE

TITLE _____

PROJECT DATA

GI002

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DEVELOPMENT REVIEW SUMMARY TABLE FOR PLANNED USE DISTRICT (PDU)

PROJECT ZONING ANALYSIS - FAR, HEIGHT, PARKING, BIKES				
SITE FAR CALCULATIONS (1.8 Total Site Area):				
SITE	LOT AREA / SF	ALLOWED FAR	PROPOSED FAR	PROPOSED SITE COVERAGE (%)
1301 Shoreway Rd.	301,130	542,035	1.80	22%
TOTAL	301,130	542,035	1.80	22%

SETBACK AND SITE WIDTH			
WIDTH	MINIMUM	PROPOSED	
North-South (varies)	55-feet	55-feet	
East-West (varies)	55-feet	55-feet	
SETBACK			
North	0-feet	0-feet	
South	0-feet	0-feet	
East	0-feet	0-feet	
West	0-feet	0-feet	

BUILDING HEIGHT (FT).:	
Average Existing Site Elevation	10.30
New Site Elevation	12.00
Proposed Building 1 Height (See Building Section)	128.00
Proposed Building 1 Height (Top of Parapet)	133.00
Proposed Building 2 Height (See Building Section)	112.00
Proposed Building 2 Height (Top of Parapet)	117.00
Proposed Garage Height (See Building Section)	85.00
FAA Horizontal Ceiling	165.00
Note: Building heights are measured from adjacent grade (0'-0") to the highest point of the roof structural slab and not inclusive of the +12 site elevation for flood control, or the mechanical louver screen.	

BUILDING NAME	FA SUMMARY (SF)
Building 1	8 Floors 270,452
Building 2	7 Floors 271,583
Parking Garage	9 Floors 442,690
All Buildings - Grand Total FA (without garage)	542,035
All Buildings - Grand Total FA (with garage)	984,725

VEHICLE PARKING:			
BUILDING	BUILDING SF	PARKING	PARKING PROVIDED
Site Max FAR	542,035	1,626	1,432
Parking Structure			93
Site Parking			101
Valet			1,626
Total	542,035	-	-

PARKING DISTRIBUTION			
Total Required Accessible Parking		27	11B-208.2 Minimum Number: 20, plus 1 for each 100 or fraction thereof over 1000
Standard Accessible Parking		21	
Van Parking Spaces		5	11B-208.2.4 Van Parking Spaces every fraction of 6
EV Capable Spaces		326	20% of total parking (326 required)
EVCS Parking		82	25% of EV capable spaces i.e 326*0.25
Accessible EV		4	As per Total no. of EVCS at a facility category '76 to 100'
Ambulatory EV		4	As per Total no. of EVCS at a facility category '76 to 100'
Accessible EV Van		4	As per Total no. of EVCS at a facility category '76 to 100'
Clean Air Vehicles		196	12% of total

BIKE PARKING:			
BIKES REQUIRED PER CALGREEN			
BUILDING	VEHICLE PARKING	BIKES REQUIRED (5%)	BIKES REQUIRED (5%) SHORT
Parking Garage L1	156	8	8
Parking Garage L2 - L8	1,148	58	58
Parking Garage L9	128	6	6
Site Parking	93	5	5
Valet	101	5	5
TOTAL	1,626	82	82
BIKES REQUIRED PER CITY CODE			
BUILDING AREA	BIKES REQUIRED (1/5000)	BIKES REQUIRED (2+1/20,000 SF)	
TOTAL	542,035	109	30
LONG TERM BIKES			
		109	92
DISTRIBUTION OF BIKE PARKING			
Building 1		41	
Building 2		41	
Garage		27	
On Site			92

SHEET INDEX

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GI003	DRAWING INDEX AND PROJECT DATA		
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GI201.1	GENERAL PLAN COMPLIANCE - PROGRAM USE		
GI201.2	GENERAL PLAN COMPLIANCE - ZONING		

GENERAL		
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GI002	PROJECT DATA	
GI003	DRAWING INDEX AND PROJECT DATA	
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GI201.2	GENERAL PLAN COMPLIANCE - ZONING	
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AE211.3	BUILDING 2 ELEVATIONS	
AE211.4	BUILDING 2 ELEVATIONS	
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AE601.1	PERSPECTIVE RENDERING	
AE601.2	PERSPECTIVE RENDERING	
AE601.3	PERSPECTIVE RENDERING	
AE601.4	PERSPECTIVE RENDERING	
PARKING STRUCTURE		
PK001	LEVEL 01 PARKING PLAN	
PK002	TYP. LVL. 2 PARKING PLAN	
PK003	LEVEL 03-08 PARKING PLAN	
PK004	LEVEL 09 PARKING PLAN	
PK005	PV LEVEL PLAN	
PK006	BUILDING SECTIONS	
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C002	CONSTRUCTION NOTES	
C101	EXISTING CONDITIONS	
C102	DEMOLITION PLAN	
C103	SITE PLAN	
C104	PRELIMINARY GRADING AND DRAINAGE PLAN	
C105	PRELIMINARY UTILITY PLAN	
C106	PRELIMINARY STORMWATER MGMT PLAN	
C107	SIGHT DISTANCE TRIANGLES	
C108	EROSION CONTROL PLAN	
C109	STRIPING PLAN	
C501	TYPICAL SECTIONS	
C502	CONSTRUCTION DETAILS	
C503	EROSION CONTROL DETAILS	
C504	CLUEPRINT FOR A CLEANBAY	

PROPOSED SIGNAGE SQUARE FOOTAGE			
SIGN TYPE	AREA	QTY	TOTAL
PRIMARY CAMPUS MONUMENT SIGN	64	1	64
SECONDARY CAMPUS MONUMENT SIGN	72	2	144
BUILDING MONUMENT SIGN	290	1	290
TENANT SIGN	216	2	432
TENANT SIGN	168	4	672
TENANT SIGN	145	3	434
	TOTAL		2,036

SITE INFORMATION:	Proposed v. Existing
Total Project Area:	6.9 Acres
Publicly Accessible Space	83,594 SF
Landscape Area:	56,204 SF
DG Creek Paths and Program Nodes:	9,107 SF
Multi Use Sports Court:	4,713 SF
Auxiliary Sports Court Area:	5,826 SF
Public Parking Spaces:	3
Bike Parking Spaces(2 per rack):	10
Sidewalk:	7,744 SF
Bench Seats (30" per seat) & Tables:	132 & 10 (19)
Signs:	4
Fitness Nodes:	2

SYMBOL/KEY	DESCRIPTION	QUANTITY	NOTE
	EXISTING TREE TO BE REMOVED (NOT PROTECTED BY CITY ORDINANCE)	104	PER PLAN
	TREE TO TRANSPLANT	16	
	BELMONT PROTECTED TREE TO TRANSPLANT	3	
	BELMONT PROTECTED TREE TO BE REMOVED	53	53 REMOVED MORE THAN 53 CITY PREFERRED PLANTED

DRAWING NO.	DRAWING NAME	PD Application (06.07.2024)	Plan Check Response 1 (01.31.2025)
L001	COVER SHEET		
L002	ILLUSTRATIVE SITE PLAN		
L003	MATERIAL SCHEDULE & IMAGES		
L004	TREE DISPOSITION PLAN - ZONE 1		
L005	TREE DISPOSITION PLAN - ZONE 2		
L006	TREE DISPOSITION PLAN - ZONE 3		
L007	TREE DISPOSITION PLAN - ZONE 4		
L101	LAYOUT & MATERIAL PLAN		
L102	LAYOUT ENLARGEMENT		
L201	GRADING & DRAINAGE PLAN		
L301	TREE PLANTING PLAN		
L302	UNDERSTORY PLANTING PLAN		
L401	IRRIGATION NOTES		
L402	IRRIGATION PLAN		
L403	IRRIGATION DETAILS		
L404	IRRIGATION DETAILS		
L501	SECTIONS		
L502	SECTIONS		
L503	SECTIONS		
L601	SITE PERSPECTIVES		
L701	PUBLIC REALM IMPROVEMENTS		
L702	PUBLIC REALM SIGNAGE		
L703	BELMONT TRAIL AMENITIES		
L704	BELMONT TRAIL AMENITIES		
L705	BELMONT TRAIL AMENITIES		
L706	BELMONT TRAIL AMENITIES		
L707	BELMONT TRAIL AMENITIES		
L708	BELMONT TRAIL AMENITIES		
L709	BELMONT TRAIL AMENITIES		
L710	BELMONT TRAIL AMENITIES		
L711	BELMONT TRAIL AMENITIES		
L712	BELMONT TRAIL AMENITIES		
L713	BELMONT TRAIL AMENITIES		
L714	BELMONT TRAIL AMENITIES		
L715	PUBLIC REALM CONNECTIVITY		
L716	PUBLIC REALM CONNECTIVITY		
L717	PUBLIC REALM CONNECTIVITY		
L718	PUBLIC REALM CONNECTIVITY		
L719	PUBLIC REALM CONNECTIVITY		
LIGHTING			
E001	ELECTRICAL LIGHTING SITE PLAN		
E003	ELECTRICAL SCHEDULE & LEGEND		
E004	LIGHTING CUTSHEETS		
MECHANICAL			
M002	MECHANICAL ROOF PLAN - BUILDING 1		
M003	MECHANICAL ROOF PLAN - BUILDING 2		
FIRE PROTECTION			
FP001	FIRE PROTECTION RISER DIAGRAM BUILDING 1		
FP002	FIRE PROTECTION RISER DIAGRAM BUILDING 2		
FP003	FIRE PROTECTION RISER DIAGRAM PARKING STRUCTURE		

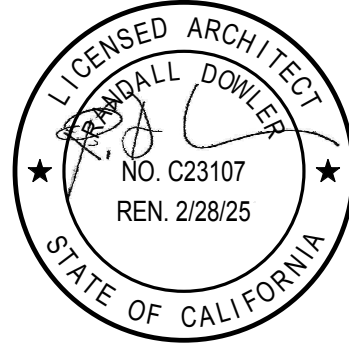


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KEY PLAN

2	PLAN CHECK RESPONSE I	01.31.25
I	PD APPLICATION	06.07.24

NO.	DESCRIPTION	DATE
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CLIENT I SHOREWAY OWNER, LLC. c/o FOUR CORNER PROPERTIES

PROJECT 1301 SHOREWAY, BELMONT

ADDRESS 1301 SHOREWAY ROAD,
BELMONT, CA 94002

PROJECT NO. 21198

SCALE

TITLE

DRAWING INDEX AND
PROJECT DATA

GI003

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1301 SHOREWAY PROJECT CONSIST OF 9 STORY PARKING STRUCTURE - 442,690 GSF, 8 STORY BUILDING 1 - 270,446 GSF AND 7 STORY BUILDING 2 - 271,589 GSF.

BUILDING 1 AND BUILDING 2 FOR OFFICE, RESEARCH AND DEVELOPMENT, AND LABORATORY LIFE SCIENCE USE. OFFICE AREAS ARE CLASSIFIED AS LIGHT HAZARD. PARKING STRUCTURE IS CLASSIFIED AS ORDINARY HAZARD GROUP 1, FIRE PUMP AND JOCKEY PUMP SYSTEM WILL BE PROVIDED FOR EACH BUILDING.

PARKING BUILDING

8" OR 6" INCOMING FIRE PROTECTION WATER SUPPLY MAIN WILL PROVIDE TO FIRE PUMP ROOM FROM CAMPUS FIRE WATER LOOP. FIRE MAIN WILL DIRECT SUPPLY TO FIRE PUMP ROOM. A SINGLE FIRE PUMP AND JOCKEY PUMP SYSTEM WILL BOOST FIRE WATER PRESSURE TO SERVE FIRE SPRINKLER SYSTEM. FIRE RISER IN STAIR 1 AND STAIR 2 SHALL BE COMBINATION SPRINKLER AND STANDPIPE SYSTEM SERVING BOTH FIRE SPRINKLER AND CLASS I HOSE VALVE IN STAIR. FIRE DEPARTMENT CONNECTION WILL BE PROVIDED NEAR ENTRANCE OF BUILDING. ON SITE FIRE HYDRANT WILL BE LOCATED WITHIN 100 FEET FROM FIRE DEPARTMENT CONNECTION OR DISTANCE REQUIRED BY AUTHORITY HAVING JURISDICTION.

BUILDING 1 & BUILDING 2

8" OR 6" INCOMING FIRE PROTECTION WATER SUPPLY MAIN WILL PROVIDE TO BUILDING FIRE PUMP ROOM FROM CAMPUS FIRE WATER LOOP. INCOMING FIRE MAIN WILL SUPPLY MAKEUP WATER TO UNDERGROUND FIRE WATER STORAGE TANK. FIRE PUMP ROOM WILL BE LOCATED ABOVE THE UNDERGROUND FIRE WATER STORAGE TANK. TURBINE FIRE PUMP SYSTEM WILL BE INSTALLED DIRECTLY ABOVE FIRE WATER TANK WITH SUCTION SUMP AT THE BOTTOM OF FIRE WATER STORAGE TANK. TURBINE PUMP WILL BOOST REQUIRE PRESSURE TO SERVE FIRE SPRINKLER SYSTEM. FIRE RISER IN STAIR 1 AND STAIR 2 SHALL BE COMBINATION SPRINKLER AND STANDPIPE SYSTEM SERVING BOTH FIRE SPRINKLER AND CLASS I HOSE VALVE IN STAIR. FIRE DEPARTMENT CONNECTION WILL BE PROVIDED NEAR ENTRANCE OF EACH BUILDING. ON SITE FIRE HYDRANT WILL BE LOCATED WITHIN 150 FEET FROM FIRE DEPARTMENT CONNECTION OR DISTANCE REQUIRED BY AUTHORITY HAVING JURISDICTION.

FIRE WATER STORAGE TANK SIZING CALCULATION

PER NFPA 13, ORDINARY HAZARD GROUP STORAGE REQUIREMENT FOR 90 MINS DURATION IS 49500 GALLONS. OUR BASIS OF DESIGN WILL BE BASED ON 49500 GALLONS PER NFPA REQUIREMENT. LOWER DURATION OF 60 MINS CAN BE USED IF SPRINKLER SYSTEM WATERFLOW ALARM DEVICE(S) AND SUPERVISORY DEVICE(S) ARE ELECTRICALLY SUPERVISED, AND SUCH SUPERVISION IS MONITORED AT AN APPROVED CONSTANTLY ATTENDED LOCATION. WE WILL CONSULT WITH FIRE DEPARTMENT AND WILL PROVIDE ACCEPTABLE STORAGE CAPACITY FOR BUILDING 1 AND BUILDING 2.

REFERENCE TABLE FROM NFPA 13 FOR WATER DEMAND AND DURATION

Table 19.2.3.1.2 Hose Stream Allowance and Water Supply Duration Requirements for Hydraulically Calculated Systems

Occupancy	Inside Hose		Total Combined Inside and Outside Hose		Duration (minutes)
	gpm	L/min	gpm	L/min	
Light hazard	0, 50, or 100	0, 190, or 380	100	380	30
Ordinary hazard	0, 50, or 100	0, 190, or 380	250	950	60 or 90
Extra hazard	0, 50, or 100	0, 190, or 380	500	1900	90 or 120

19.2.3.1.2 The minimum water supply shall be available for the minimum duration specified in Table 19.2.3.1.2.

19.2.3.1.3 The lower duration values in Table 19.2.3.1.2 shall be permitted where the sprinkler system waterflow alarm device(s) and supervisory device(s) are electrically supervised and such supervision is monitored at an approved, constantly attended location.

REFERENCE FIGURE FROM NFPA 13 FOR SPRINKLER DEMAND

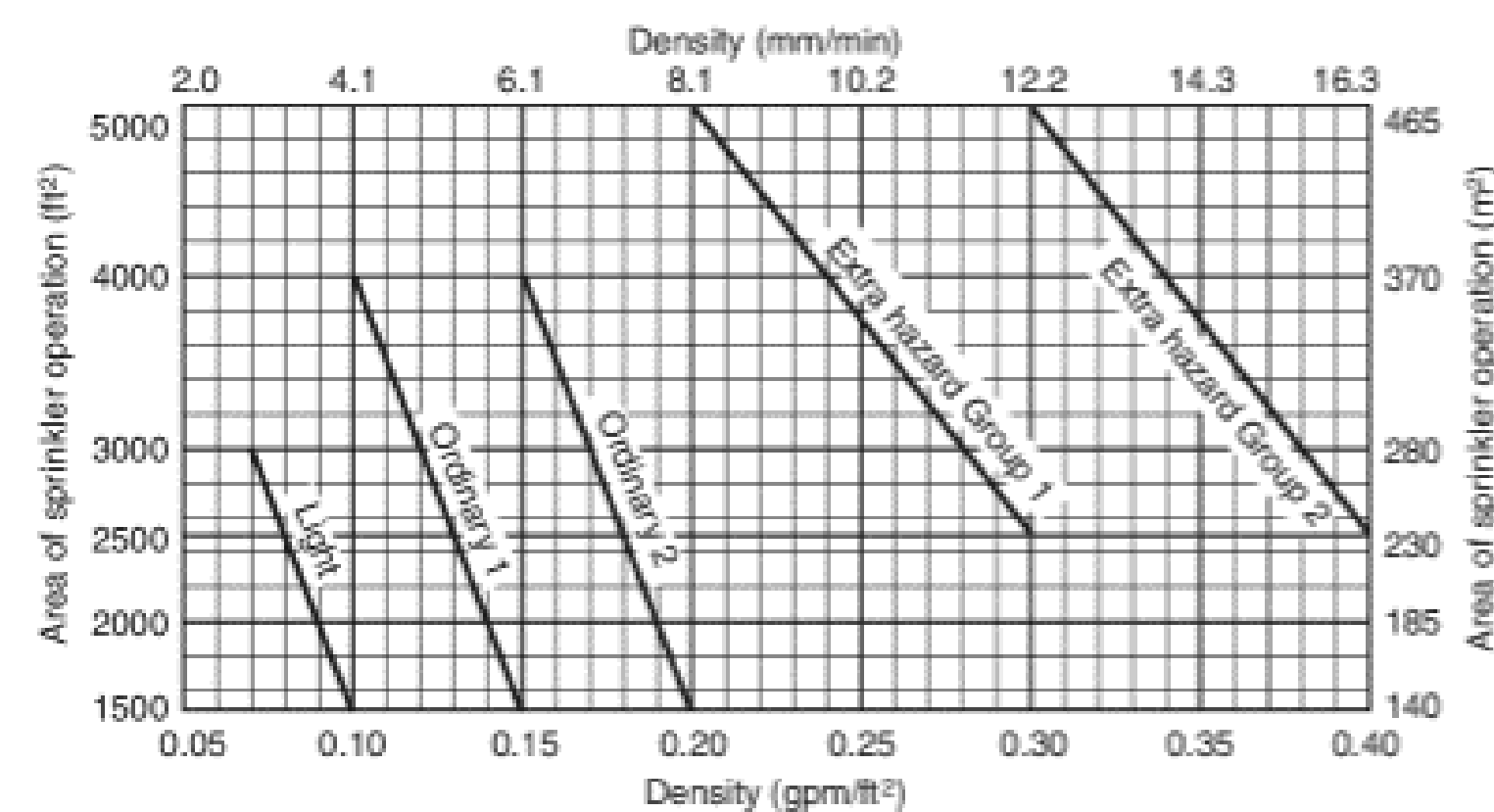


FIGURE 19.2.3.1.1 Density/Area Curves for the Evaluation or Modification of Existing Systems.

FIRE PUMP SIZING CALCULATION

MINIMUM FIRE PUMP FLOW RATE SHALL BE DESIGNED TO COVER FIRE SPRINKLER DEMAND PLUS INSIDE HOSE STREAM ALLOWANCE. FIRE PUMP WILL BE SIZED TO PROVIDE 1000 GPM FLOW RATE AND 100 PSI DELIVERY PRESSURE AT ROOF CLASS I FIRE HOSE VALVE AS BASIC OF DESIGN. FIRE PUMP WILL BE PROVIDED DEDICATED POWER SUPPLY FROM NORMAL POWER SOURCE AND STAND-BY POWER FROM EMERGENCY GENERATOR. AUTOMATIC TRANSFER SWITCH WILL BE IN FIRE PUMP ROOM

2022 CALIFORNIA CODE OF REGULATIONS AS AMENDED BY THE STATE OF CALIFORNIA AND ALL APPLICABLE CITY OF BELMONT ORDINANCES WILL BE EMPLOYED DURING THIS PROJECT

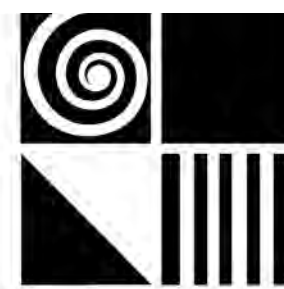
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PART 3: 2022 CALIFORNIA ELECTRICAL CODE (CEC)
PART 4: 2022 CALIFORNIA MECHANICAL CODE (CMC)
PART 5: 2022 CALIFORNIA PLUMBING CODE (CPC)
PART 6: 2022 CALIFORNIA ENERGY CODE
PART 9: 2022 CALIFORNIA FIRE CODE (CFC)
PART 11: 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
PART 12: 2022 CALIFORNIA REFERENCE STANDARDS CODE
CALIFORNIA CODE OF REGULATIONS, TITLE 8 (CAL OSHA)

OTHER REGULATIONS

BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD)
CITY OF BELMONT MUNICIPAL CODES
CITY OF BELMONT ADOPTED CODES, REGULATIONS AND ZONING ORDINANCES

PARKING STRUCTURE CODE ANALYSIS

Code Sections	TYPE	NOTES
Automatic Sprinkler System – Sec. 903	Yes	Per local ordinance
Occupancy Type(s) – Chapter 3	S-2 Parking Garage (Open, per 406.5)	Openness – 406.5.2
Construction Type(s) – Chapters 4 and 6	IB	Tables 406.5.4, 601 and 602
Grade Plane – Chapter 2 Definition	12'	
Allowable Height (in Tiers) – Table 406.5.4	12 Tiers	Elevator Towers- Unlimited in height (Section 504.3 exception).
Allowable Height Increase (in Tiers), for Open Parking Structures- Section 406.5.5	N/A	
Actual Height (in Tiers)	9 Tiers	
Base Allowable Area per Tier – Table 406.5.4	Unlimited	
Actual Area (largest Tier)	49,550 sq. ft.	
Allowable Area Increase (per Tier), for Open Parking Structures- Section 406.5.5	N/A sq. ft.	
Actual Total Area	442,690 sq. ft.	
Building Elements F.R. Requirements - Table 601		
Primary Structural Frame	2 HR	
Bearing Walls – Exterior	2 HR	
Bearing Walls - Interior	2 HR	
Non-bearing Walls and Partitions – Exterior	See Requirements Below	
Non-Bearing Walls and Partitions – Interior	0 HR	
Floor Construction	2 HR	
Roof Construction	1 HR	
Exterior Walls F.R. Requirements - Table 705.5		
Exterior Walls and Partitions:	X HR, <5' X HR, 5'x <10' X HR, 10'x <30' NR, ≥ 30'	
Openings (Unprotected, <i>sprinklered</i>) - Maximum Area of Exterior Wall Openings, Section and Table 705.8.	Not Permitted - 3' 15%, 3'-5' 25%, 5'-x<10' No Limit, Elsewhere (See table footnote g.)	
Shaft Enclosures (Both stairs and elevators)	NOT REQUIRED Stairs enclosed as requested by Local AHJ	See sections 406.5.9, 712.1.10.2 and 1019.3.6.
Occ. Load - Table 1004.5	49,550/200 = 248 (Story with largest floor area)	
Exits Required-Table 1006.3.3	2	
Exits Provided	3	
Width Required - Per Section 1005.3.1 & 1005.3.2		
Stairs: Occ. x 0.3 = total inches	Stairs: 248 x 0.3 = 75" 50% of 75" = 37.5"	
(48" min. clear of handrail, when considered to be a part of an accessible means of egress, per 1009.3.2.		
44" min. clear per section 1011.2, when considered to be part of an accessible means of egress, per 1009.3.2, Exception 1 when building is sprinklered.)		
Other than Stairs: Occ. x 0.2 = total inches	Other than Stairs: 248 x 0.2 = 50" 50% of 50" = 25"	
(32" min. clear width, 1010.1.1 and per 11B-404, Doors, doorways and gates.)		
Width Provided	Stairs: 3 x 60" = 180" Other than Stairs: 3 x 72" = 216"	



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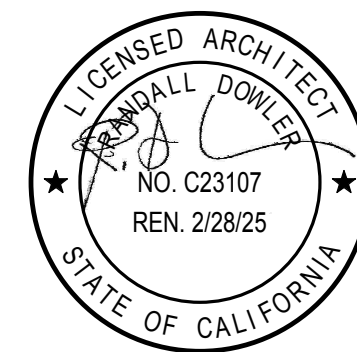
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2	PLAN CHECK RESPONSE I	01.31.25
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CLIENT I SHOREWAY OWNER, LLC. c/o FOUR CORNER PROPERTIES

PROJECT 1301 SHOREWAY, BELMONT

ADDRESS 1301 SHOREWAY ROAD,
BELMONT, CA 94002

PROJECT NO. 21198

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TITLE

CODE ANALYSIS

GI01

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Landscape Architect
SWA

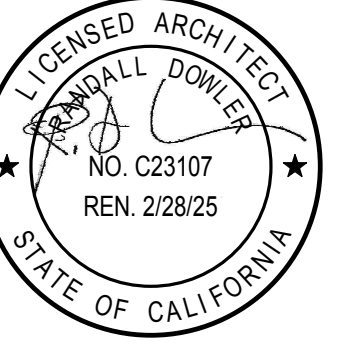
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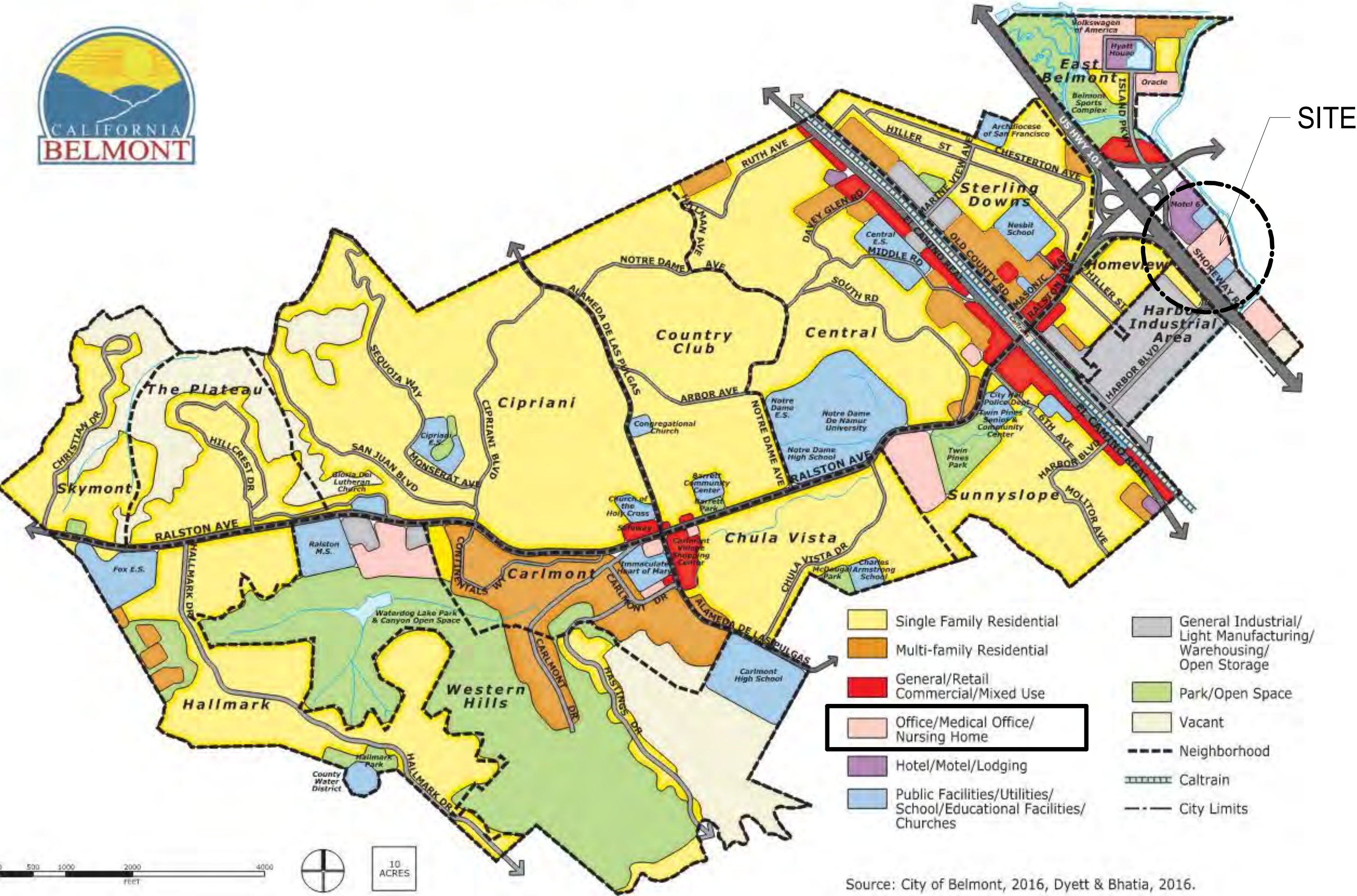
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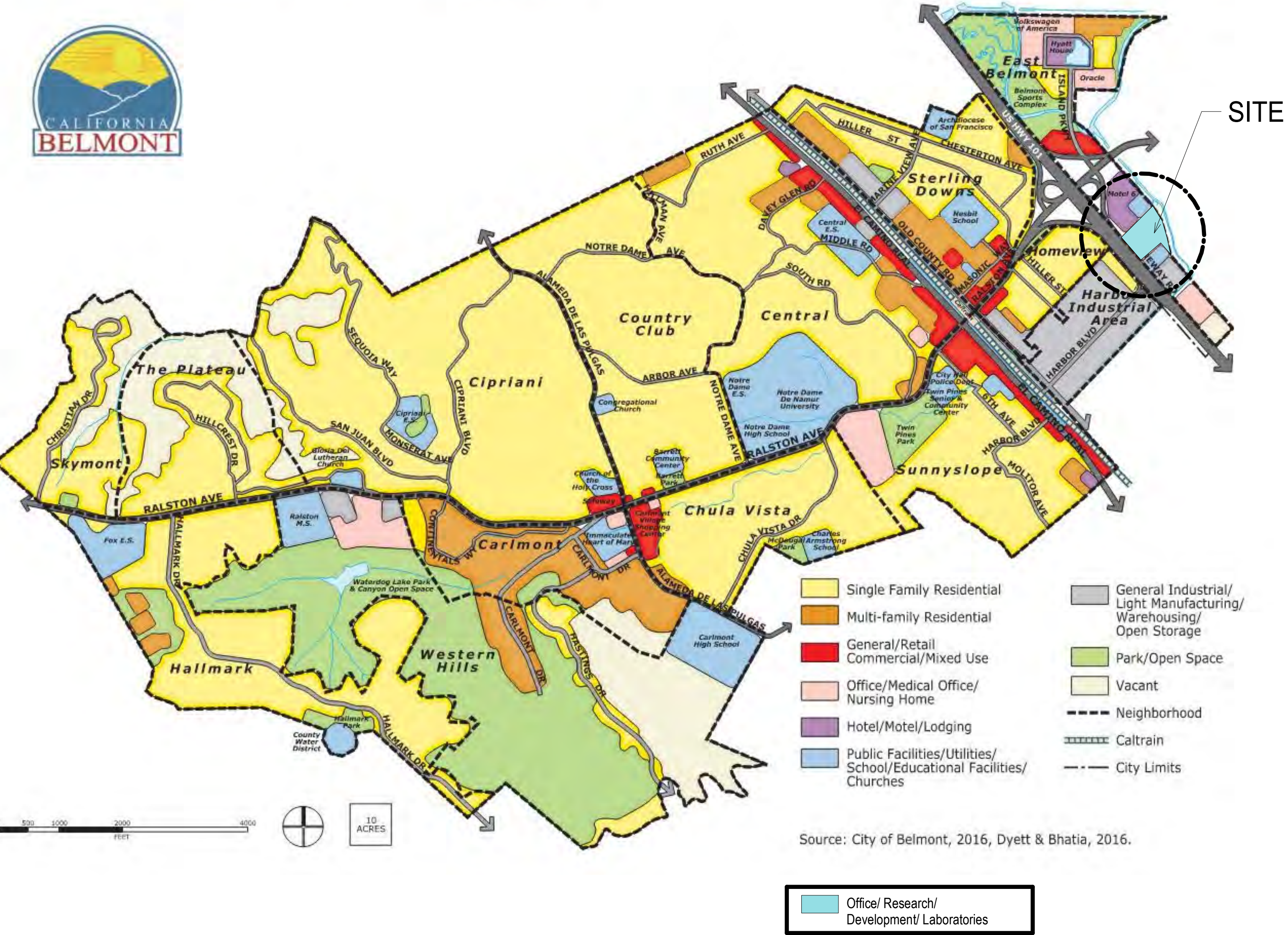
KEY PLAN

FIGURE 2-1: CITY STRUCTURE AND NEIGHBORHOOD FORM



PROGRAM USE - EXISTING

FIGURE 2-1: CITY STRUCTURE AND NEIGHBORHOOD FORM



PROGRAM USE - PROPOSED

[illegible]

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ADDRESS 1301 SHOREWAY ROAD,
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PROJECT NO. 21198

SCALE 1" = 30'-0"

TITLE

**GENERAL PLAN
COMPLIANCE - PROGRAM
USE**

GI201.1



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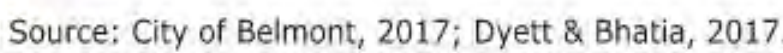
GENERAL PLAN COMPLIANCE - ZONING

GI201.2

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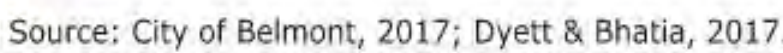


2-16 LAND USE ELEMENT

ZONING - EXISTING



CALIFORNIA
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2-16 LAND USE ELEMENT

ZONING - PROPOSED



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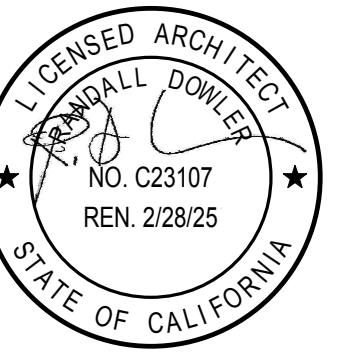
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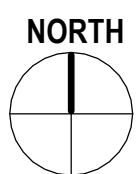
ADDRESS 1301 SHOREWAY ROAD,
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SCALE 1/16" = 1'-0"

TITLE _____

SITE PLAN - EXISTING



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1 SITE PLAN - EXISTING
SCALE: 1/16" = 1'-0"

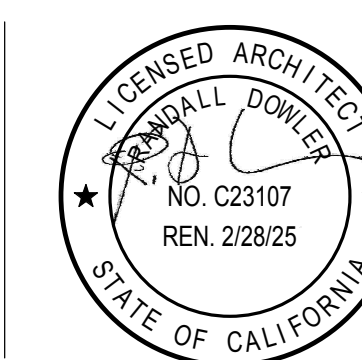
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KEY PLAN



CLIENT	1 SHOREWAY OWNER, LLC. <i>aka</i> FOUR CORNER PROPERTIES
PROJECT	1301 SHOREWAY, BELMONT
ADDRESS	1301 SHOREWAY ROAD, BELMONT, CA 94002
PROJECT NO.	21198
SCALE	
TITLE	

SITE PHOTOS

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1 **VIEW OF (E) 4 STORY BUILDING**
INTERSECTION OF SHOREWAY ROAD & SEM LANE -
LOOKING EAST



2 **ADJACENT PROPERTY (HOTEL)**
INTERSECTION OF SHOREWAY ROAD & SEM LANE -
LOOKING NORTH



3 **VIEW OF (E) 4 STORY BUILDING**
END OF SEM LANE @ BELMONT CREEK - LOOKING SOUTH



KEY PLAN



4 **VIEW OF BELMONT CREEK**
END OF SEM LANE @ BELMONT CREEK - LOOKING NORTH



5 **ADJACENT PROPERTY (CITY CORPORATION YARD)**
END OF SEM LANE @ BELMONT CREEK - LOOKING WEST



6 **VIEW OF (E) 4 STORY BUILDING**
SITE ENTRANCE OFF OF SHOREWAY ROAD - LOOKING NORTH



7 **VIEW OF ADJACENT PROPERTY (PG&E)**
SITE ENTRANCE OFF OF SHOREWAY - LOOKING EAST



8 **VIEW OF (E) 4 STORY BUILDING**
EASTERNMOST CORNER OF PROPERTY AT TRAIL - LOOKING WEST



9 **VIEW OF TRAIL + BELMONT CREEK**
EASTERNMOST CORNER OF PROPERTY AT TRAIL -
LOOKING WEST



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TITLE

SITE PHOTOS

AS100.2



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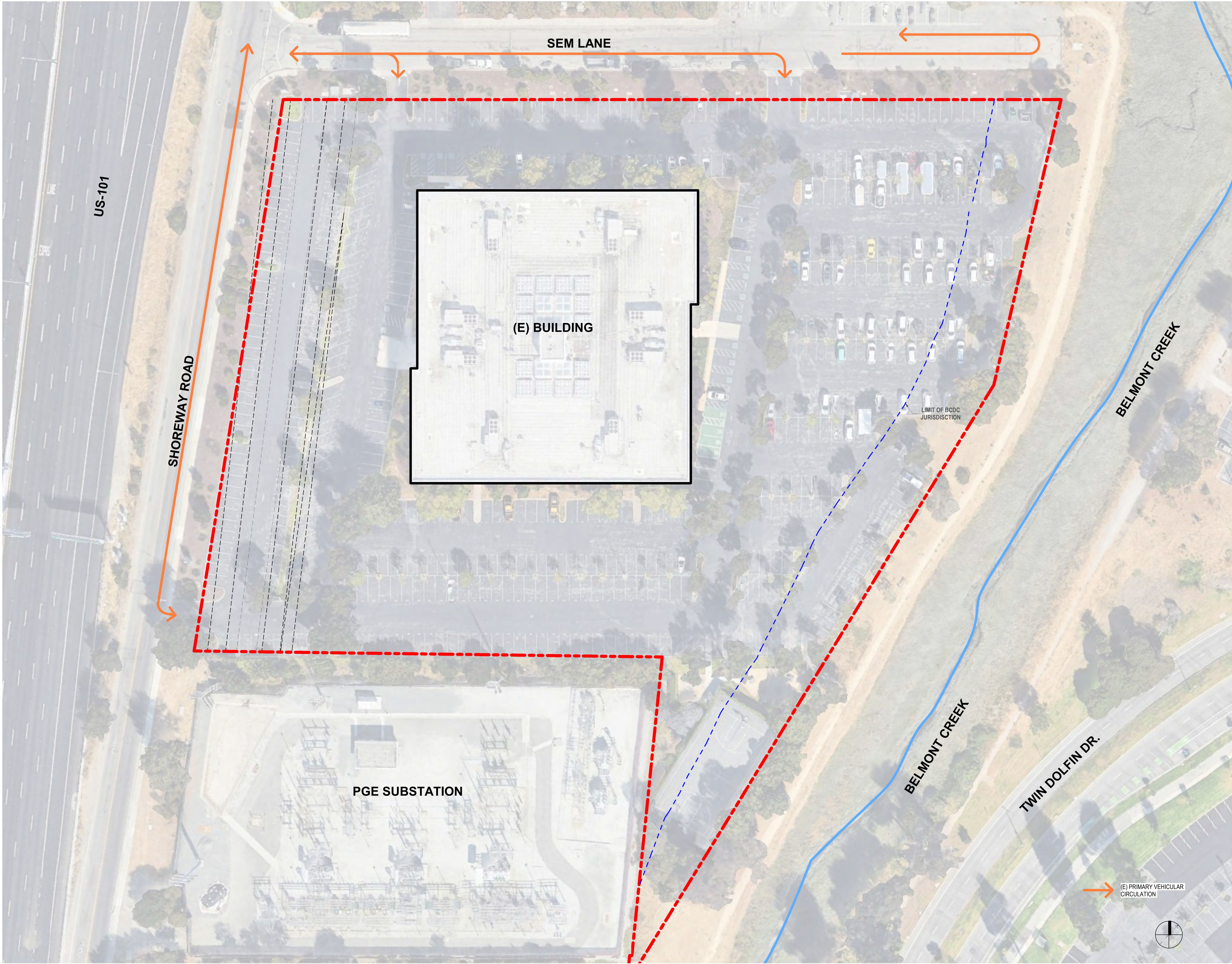
PROJECT NO. 21198

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TITLE _____

SITE PLAN - EXISTING CIRCULATION

ASI 00.3





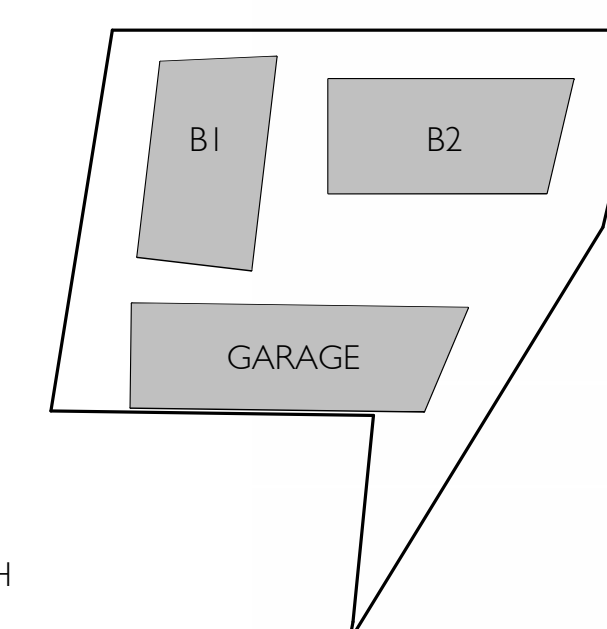
CONSULTANTS	
Civil Engineer BKF ENGINEERS	MEP / Lighting / T24 EXP, INC.
1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112 408.314.4561	415 MONTGOMERY ST., SUITE 1000 SAN FRANCISCO, CA 415.362.5025
Landscape Architect SWA	Structural Engineer KPFF Consulting Engineers
530 BUSH STREET, 6TH FL. SAN FRANCISCO, CA 94108 415.254.4652	45 FREMONT STREET, 28th FL. SAN FRANCISCO, CA 94105 415.989.1004
Parking Watry Design, Inc.	
2099 GATEWAY PLACE, SUITE 550 SAN JOSE, CA 95110 833.917.7275	

STAMP



The seal is circular with a double-line border. The outer ring contains the text "LICENSED ARCHITECT" at the top and "STATE OF CALIFORNIA" at the bottom, separated by two stars. The center of the seal features the name "DONALD DOWLER" in a stylized script, with "NO. C23107" and "REN. 2/28/25" printed below it.

KEY PLAN



**FOUR
CORNERS**
properties

CLIENT I SHOREWAY OWNER, LLC. c/o FOUR CORNER PROPERTIES

PROJECT 1301 SHOREWAY, BELMONT

ADDRESS 1301 SHOREWAY ROAD,
BEI MONT. CA 94002

PROJECT NO. 21198

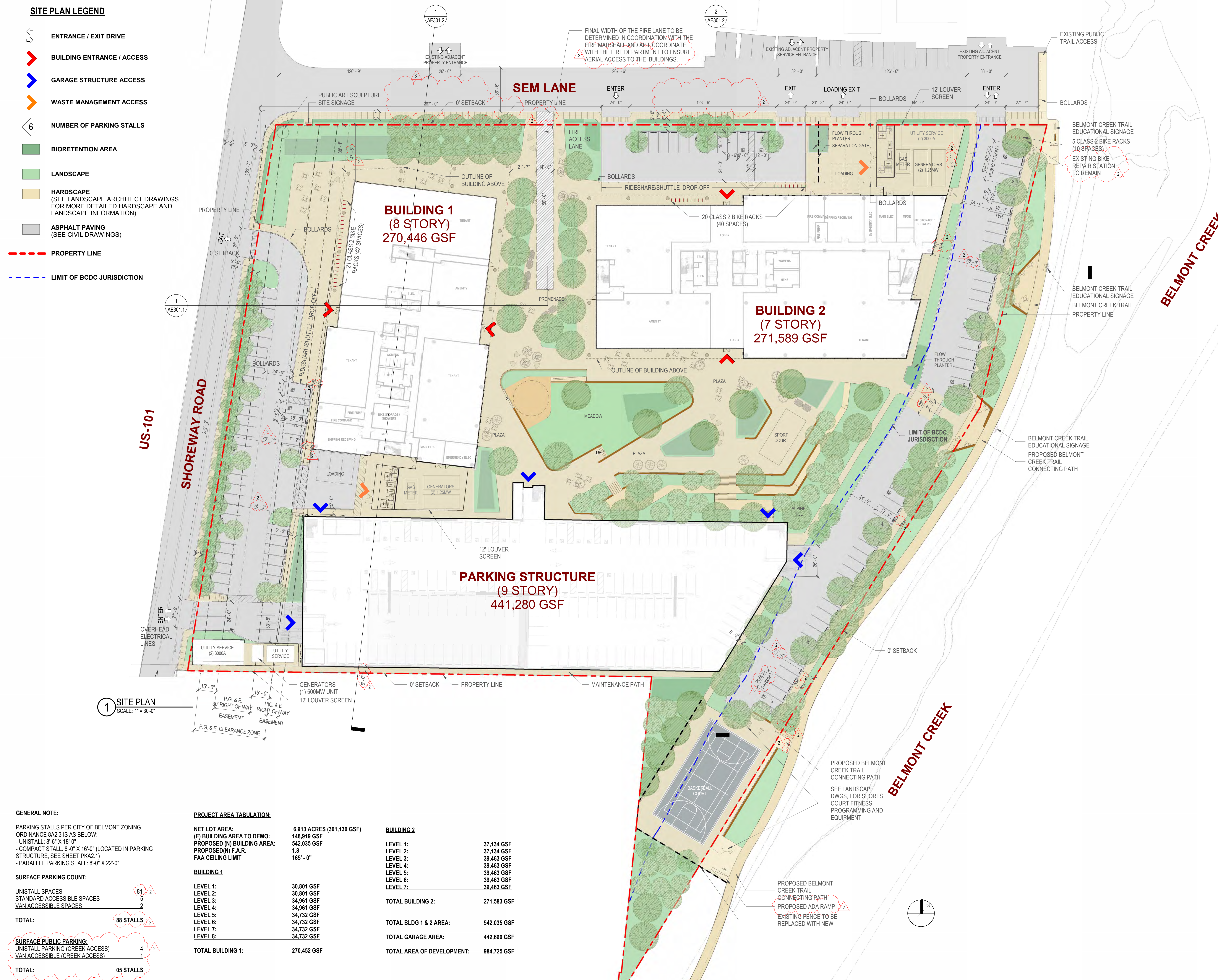
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TITLE _____

ARCHITECTURAL SITE PLAN

ASIOI

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2/3/2025 5:37:50 PM C:\Users\kdaheqamila\Documents\21198_FourCorners_SFS_Site_Central_R22_kdaheqamilaL9TM9.rvt



CONSULTANTS	
Civil Engineer	MEP / Lighting / T24
BKF ENGINEERS	EXP, INC.

Landscape Architect SWA	Structural Engineer KPFF Consulting Engineers
530 BUSH STREET, 6TH FL. SAN FRANCISCO, CA 94108 415.254.4652	45 FREMONT STREET, 28th FL SAN FRANCISCO, CA 94105 415.989.1004

Parking
Watry Design, Inc.
2099 GATEWAY PLACE, SUITE 550
SAN JOSE, CA 95110
833.917.7275

STAMP

[illegible]

2	PLAN CHECK RESPONSE I	01.31.25
1	PD APPLICATION	06.07.24

NO.	DESCRIPTION	DATE
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PROJECT 1301 SHOREWAY, BELMONT

ADDRESS 1301 SHOREWAY ROAD,
BELMONT, CA 94002

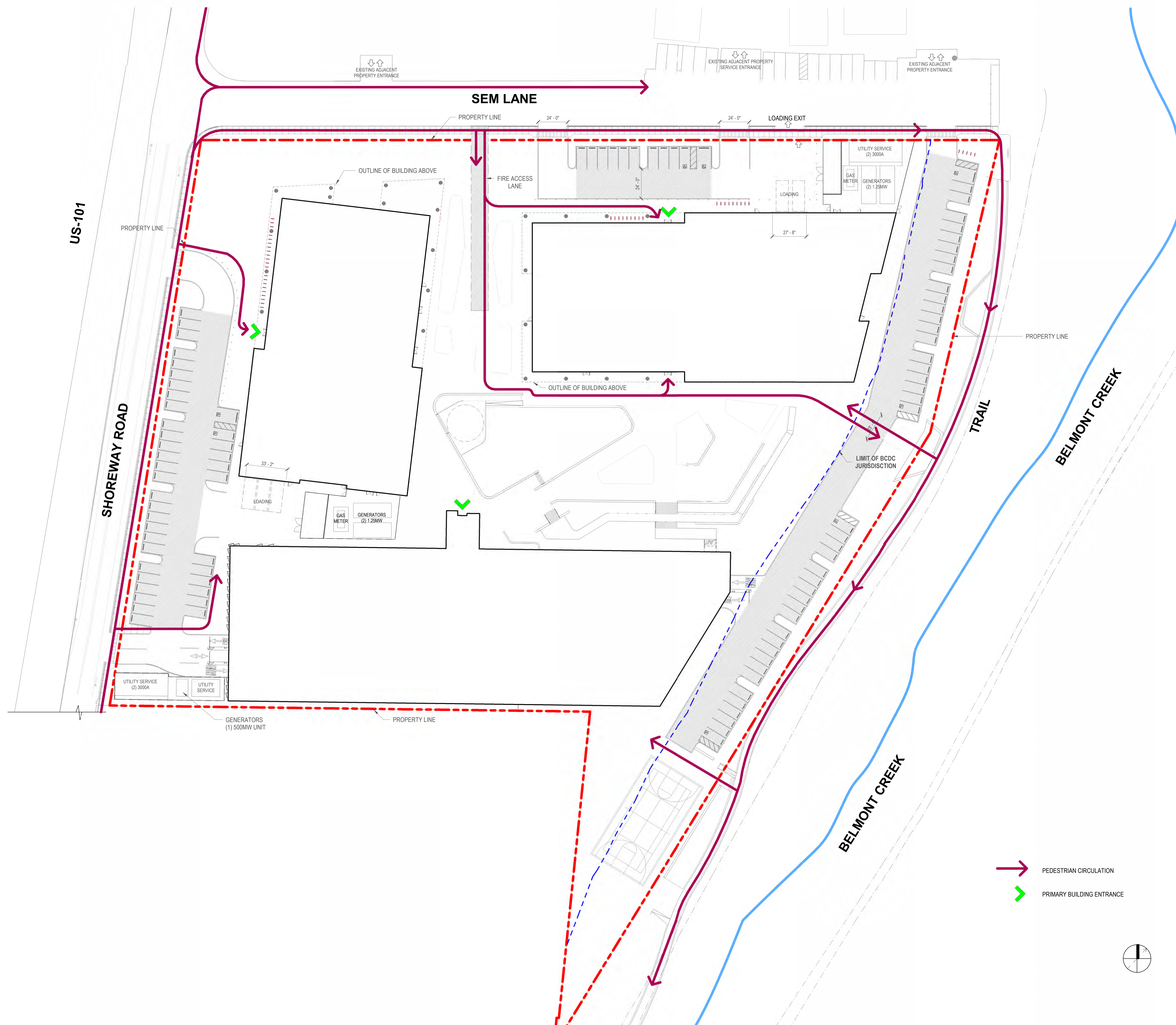
PROJECT NO. 21198

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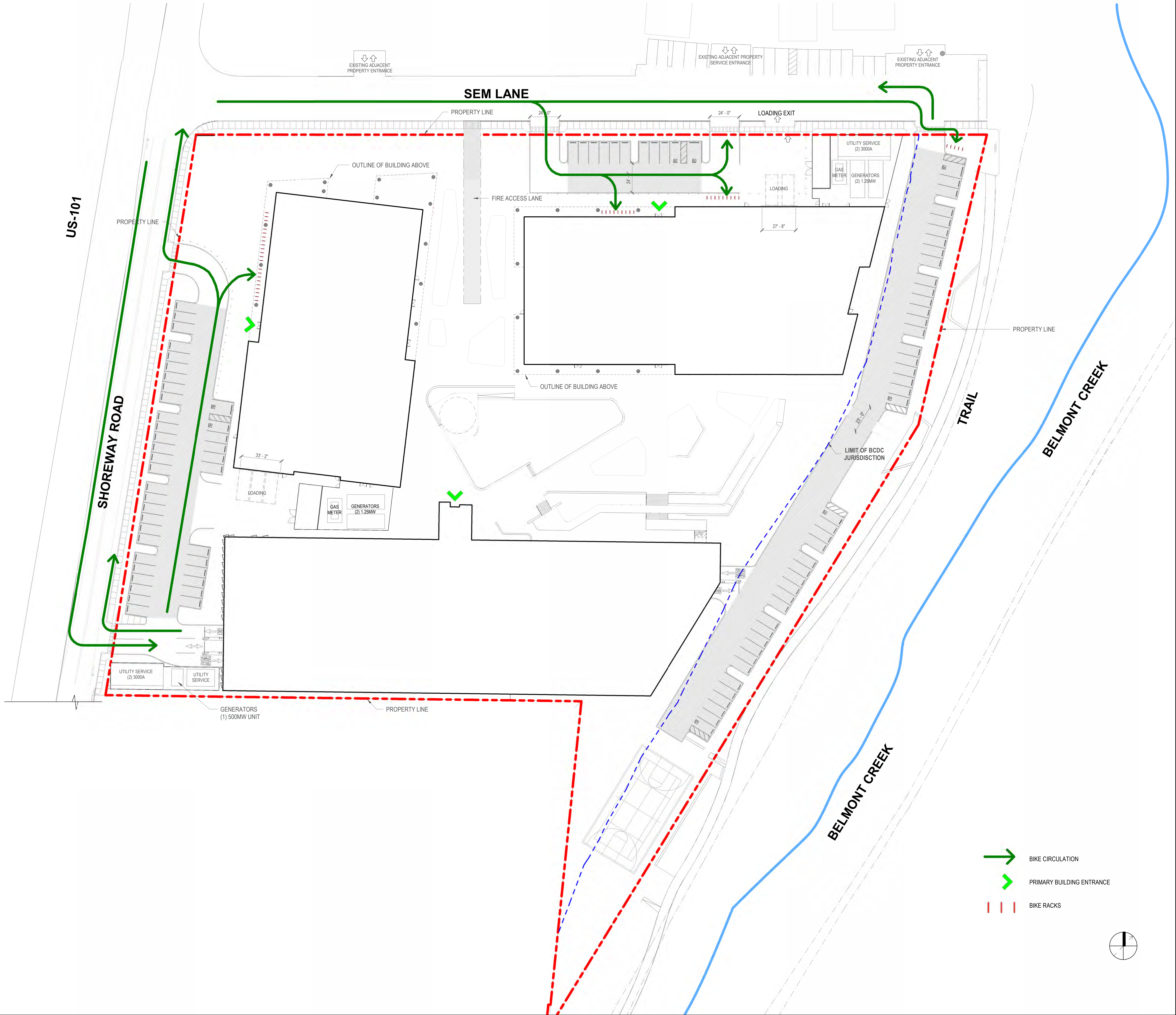
TITLE

SITE PLAN - PEDESTRIAN ACCESS

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201 Filbert Street, 3rd Floor, San Francisco, CA 94133 415-477-2700
2550 Fifth Avenue, Suite 115, San Diego, CA 92103 619-685-3990
1720 8th Street, Sacramento, CA 95811 916-441-6800

CONSULTANTS

Civil Engineer
BKF ENGINEERS
1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112
408.314.4561

MEP / Lighting / T24
EXP, INC.
415 MONTGOMERY ST. SUITE 300
SAN FRANCISCO, CA 94104
415.362.5025

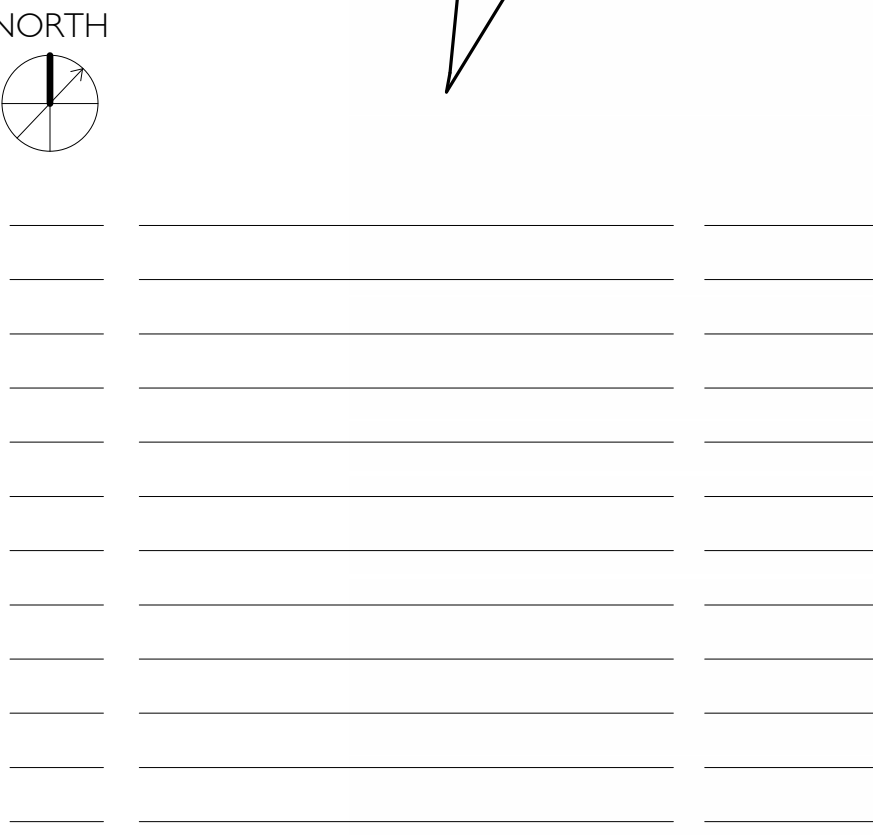
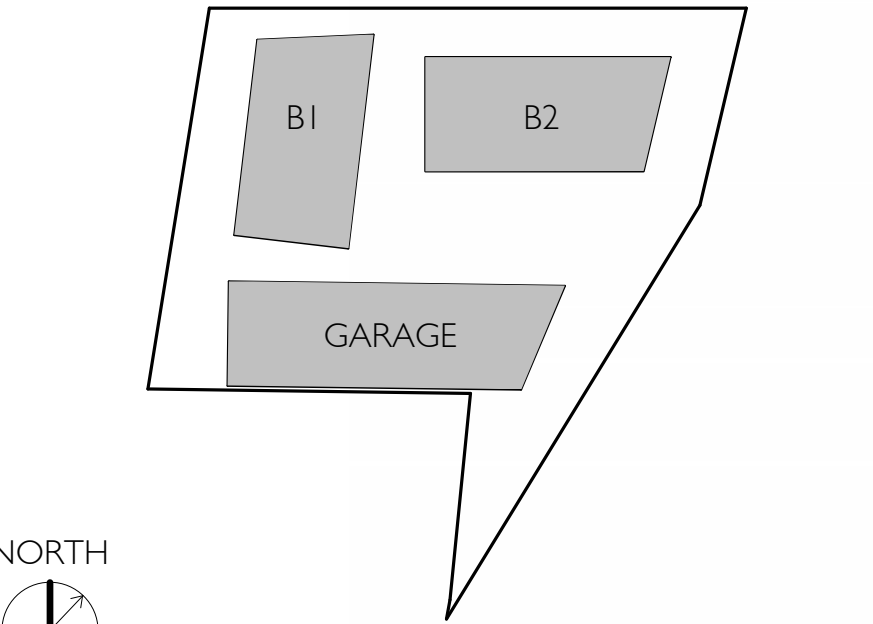
Landscape Architect
SWA
530 BUSH STREET, 6TH FL.
SAN FRANCISCO, CA 94108
415.254.4652

Structural Engineer
KPPF Consulting Engineers
45 FREMONT STREET, 28th FL.
SAN FRANCISCO, CA 94105
415.989.1004

Parking
Watry Design, Inc.
2099 GATEWAY PLACE, SUITE 550
SAN JOSE, CA 95110
833.917.7275



KEY PLAN



2 PLAN CHECK RESPONSE I 01.31.25
1 PD APPLICATION 06.07.24

NO. DESCRIPTION DATE



CLIENT 1 SHOREWAY OWNER, LLC. c/o FOUR CORNER PROPERTIES

PROJECT 1301 SHOREWAY, BELMONT

ADDRESS 1301 SHOREWAY ROAD, BELMONT, CA 94002

PROJECT NO. 21198

SCALE 1" = 30'-0"

TITLE

SITE PLAN - BIKE ACCESS

AS102.2



CONSULTANTS	
Civil Engineer BKF ENGINEERS	MEP / Lighting / T24 EXP, INC.

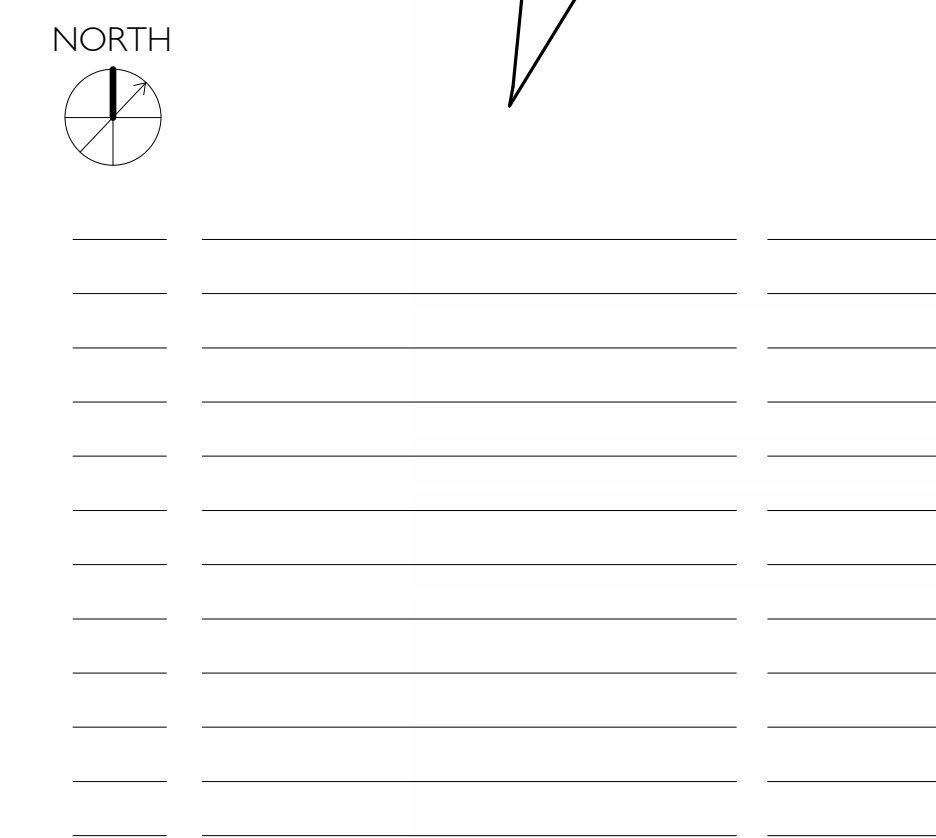
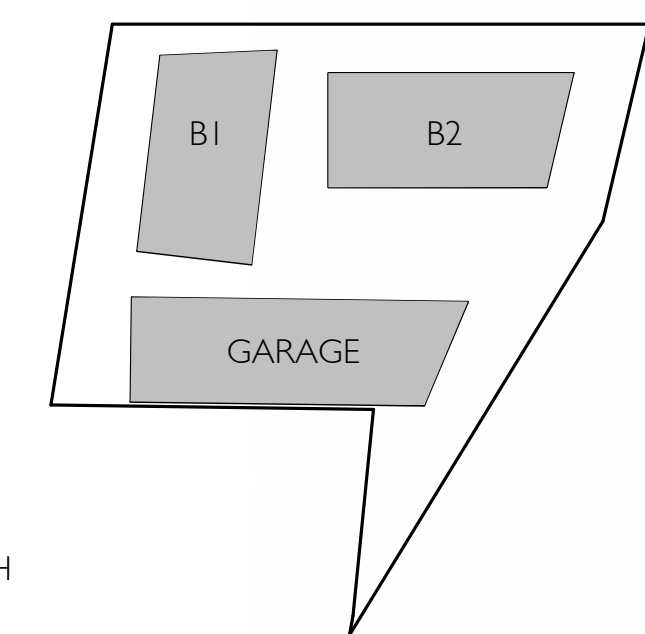
Landscape Architect SWA	Structural Engineer KPF Consulting Engineers
----------------------------	---

Parking
Watry Design, Inc.
2099 GATEWAY PLACE, SUITE 550
SAN JOSE, CA 95110
833.917.7275

STAMP

A circular professional engineer seal for the State of California. The outer ring contains the text "LICENSED ARCHITECT" at the top and "STATE OF CALIFORNIA" at the bottom, separated by two stars. The center of the seal contains the name "RANDALL DOWLER" in a stylized script, the number "NO. C23107", and the expiration date "REN. 2/28/25".

KEY PLAN



2	PLAN CHECK RESPONSE I	01.31.25
1	PD APPLICATION	06.07.24

NO.	DESCRIPTION	DATE
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CLIENT	I SHOREWAY OWNER, LLC. c/o FOUR CORNER PROPERTIES
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PROJECT 1301 SHOREWAY, BELMONT

ADDRESS 1301 SHOREWAY ROAD,
BELMONT, CA 94002

PROJECT NO. 21198

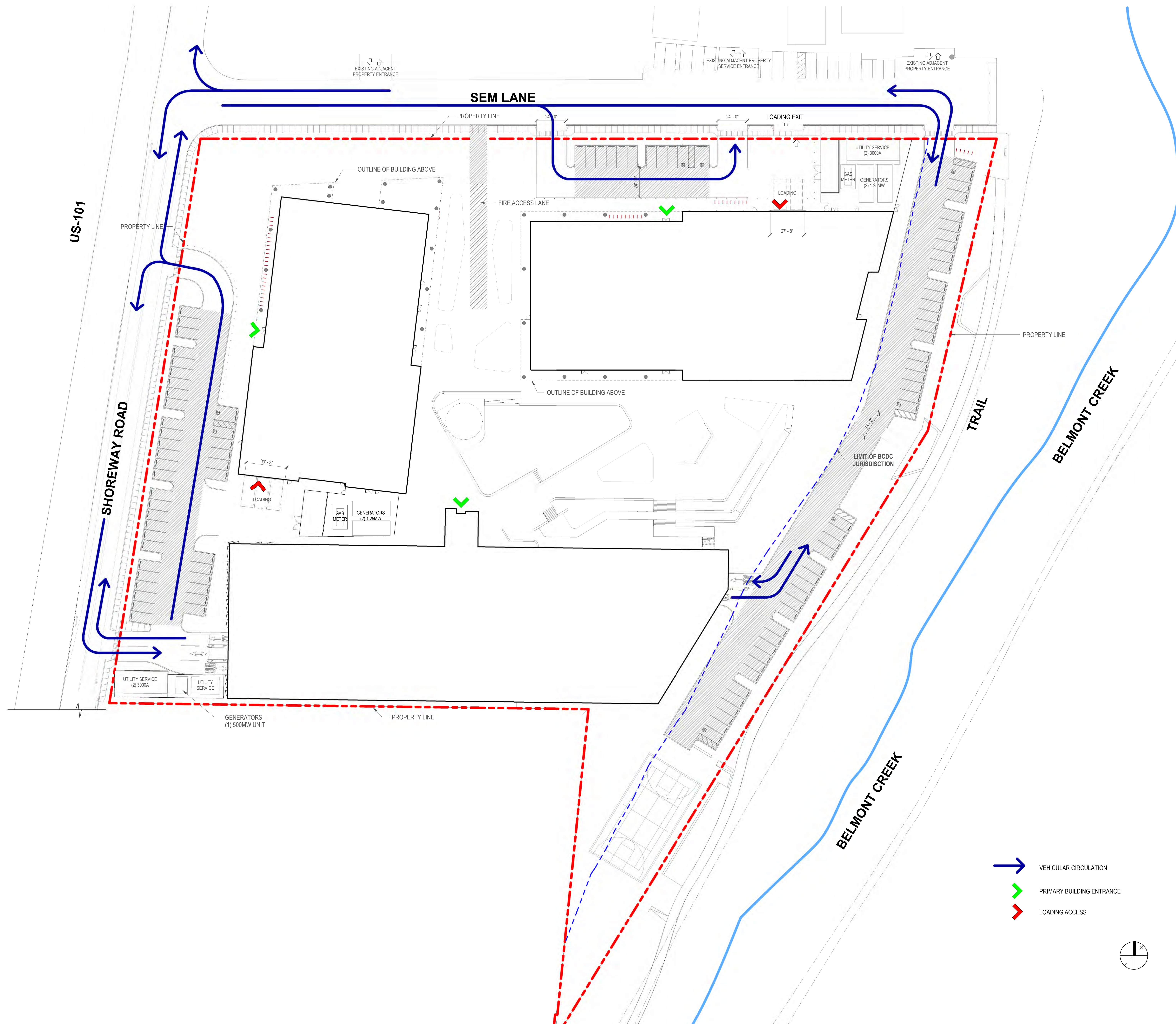
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TITLE _____

SITE PLAN - VEHICULAR ACCESS

ASI 02.3

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CONSULTANTS	
Civil Engineer	MEP / Lighting / T24
BKF ENGINEERS	EXP, INC.

Landscape Architect SWA 530 BUSH STREET, 6TH FL. SAN FRANCISCO, CA 94108 415.254.4652	Structural Engineer KPFF Consulting Engineers 45 FREMONT STREET, 28th FL SAN FRANCISCO, CA 94105 415.989.1004
--	--

Parking
Watry Design, Inc.
2099 GATEWAY PLACE, SUITE 550
SAN JOSE, CA 95110
833.917.7275

A diagram of a triangular plot. Inside the triangle are three buildings represented by gray polygons. Building B1 is a rectangle on the left. Building B2 is a rectangle on the top right. Building GARAGE is a trapezoid at the bottom. The triangle is formed by three lines: a horizontal base, a left side, and a right side.



NO.	DESCRIPTION	DATE
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PROJECT 1301 SHOREWAY, BELMONT

ADDRESS 1301 SHOREWAY ROAD,
BELMONT, CA 94002

PROJECT NO. 21198

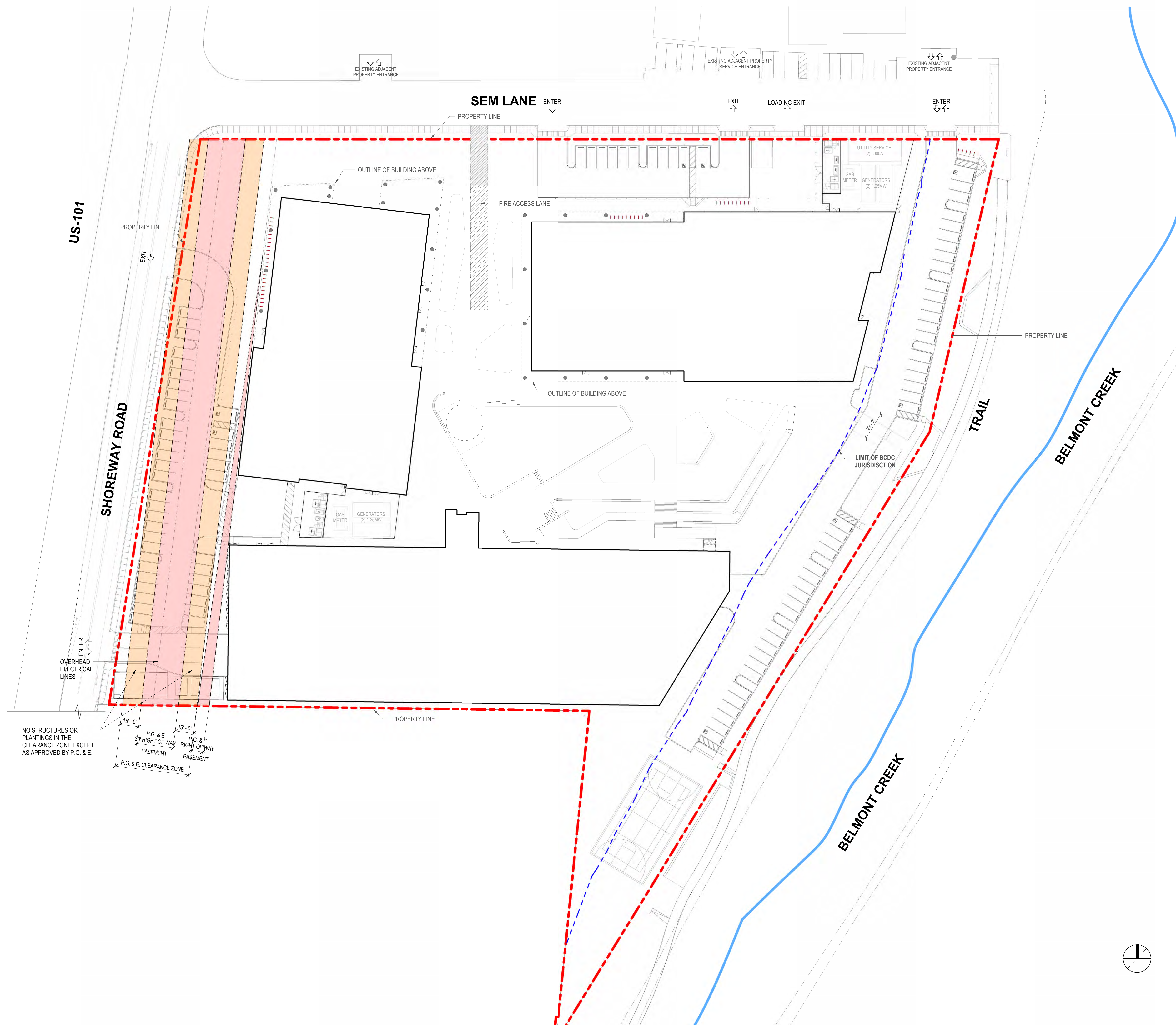
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TITLE _____

SITE EASEMENTS

ASI 03

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CONSULTANTS	
Civil Engineer	MEP / Lighting / T24
BKF ENGINEERS	EXP, INC.

Landscape Architect SWA	Structural Engineer KPFF Consulting Engineers
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Parking
Watry Design, Inc.
2099 GATEWAY PLACE, SUITE 550
SAN JOSE, CA 95110
833.917.7275

STAMP



2	PLAN CHECK RESPONSE I	01.31.25
1	PD APPLICATION	06.07.24



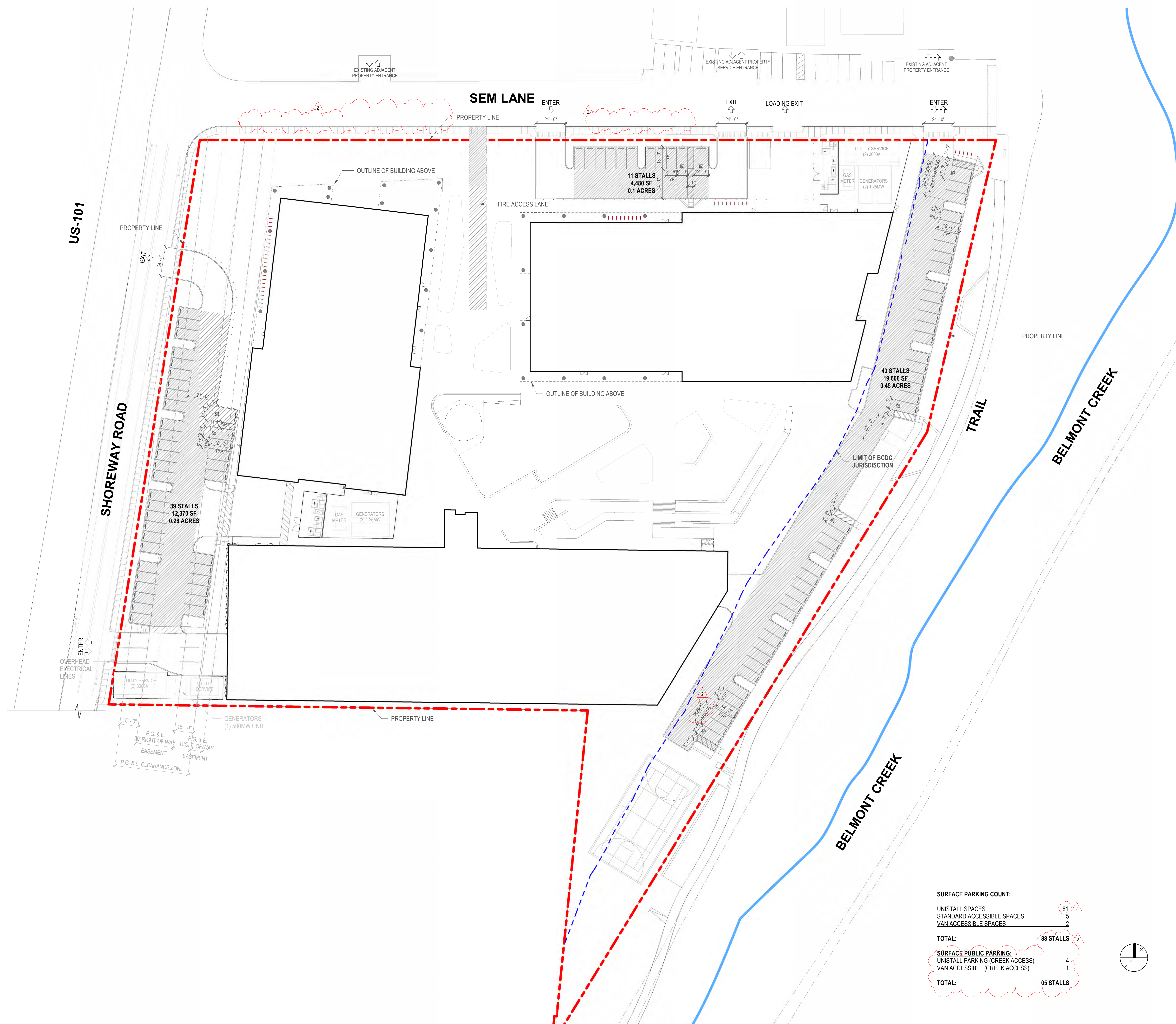
**FOUR
CORNERS**
properties

TITLE _____

SURFACE PARKING

ASI04

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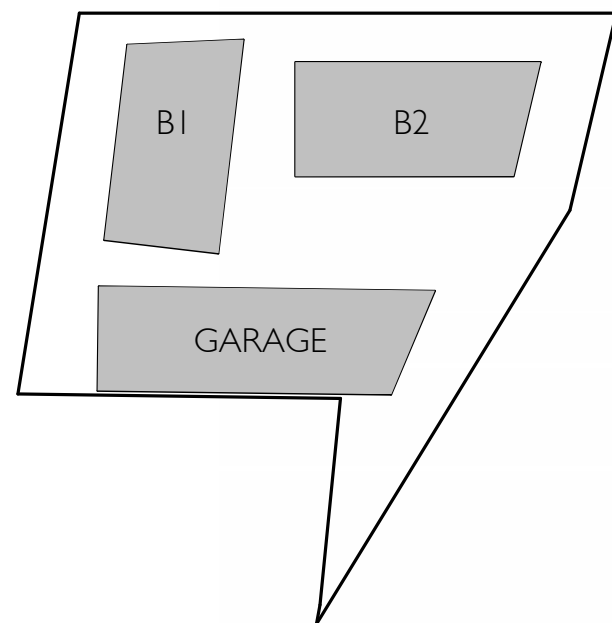




CONSULTANTS	
Civil Engineer BKF ENGINEERS	MEP / Lighting / T24 EXP, INC.
1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112 408.314.4561	415 MONTGOMERY ST. SUITE 300 SAN FRANCISCO, CA 94104 415.362.5025
Landscape Architect SWA	Structural Engineer KPFF Consulting Engineers
530 BUSH STREET, 6TH FL. SAN FRANCISCO, CA 94108 415.254.4652	45 FREMONT STREET, 28th FL. SAN FRANCISCO, CA 94105 415.989.1004
Parking Watry Design, Inc.	
2099 GATEWAY PLACE, SUITE 550 SAN JOSE, CA 95110 833.917.7275	



KEY PLAN



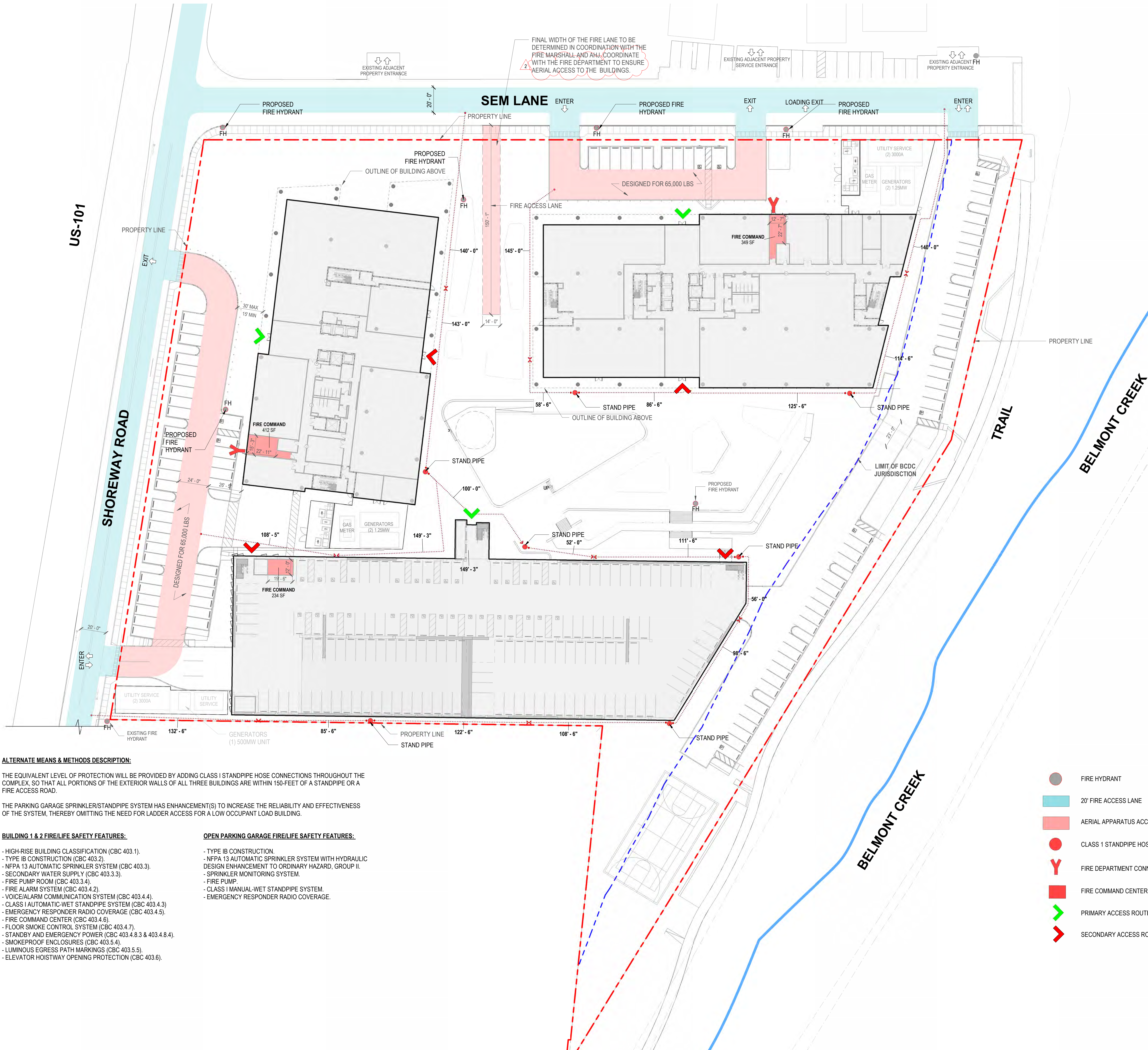
2	PLAN CHECK RESPONSE I	01.31.25
1	PD APPLICATION	06.07.24
NO.	DESCRIPTION	DATE



CLIENT	1 SHOREWAY OWNER, LLC. c/o FOUR CORNER PROPERTIES
PROJECT	1301 SHOREWAY, BELMONT
ADDRESS	1301 SHOREWAY ROAD, BELMONT, CA 94002
PROJECT NO.	21198
SCALE	1" = 30'-0"
TITLE	

SITE PLAN - FIRE ACCESS

ASI05



ALTERNATE MEANS & METHODS DESCRIPTION:

THE EQUIVALENT LEVEL OF PROTECTION WILL BE PROVIDED BY ADDING CLASS I STANDPIPE HOSE CONNECTIONS THROUGHOUT THE COMPLEX, SO THAT ALL PORTIONS OF THE EXTERIOR WALLS OF ALL THREE BUILDINGS ARE WITHIN 150-FEET OF A STANDPIPE OR A FIRE ACCESS ROAD.

THE PARKING GARAGE SPRINKLER/STANDPIPE SYSTEM HAS ENHANCEMENT(S) TO INCREASE THE RELIABILITY AND EFFECTIVENESS OF THE SYSTEM, THEREBY OMITTING THE NEED FOR LADDER ACCESS FOR A LOW OCCUPANT LOAD BUILDING.

BUILDING 1 & 2 FIRE/LIFE SAFETY FEATURES:

- HIGH-RISE BUILDING CLASSIFICATION (CBC 403.1).
- TYPE IB CONSTRUCTION (CBC 403.2).
- NFPA 13 AUTOMATIC SPRINKLER SYSTEM (CBC 403.3).
- SECONDARY WATER SUPPLY (CBC 403.3.3).
- FIRE PUMP ROOM (CBC 403.3.4).
- FIRE ALARM SYSTEM (CBC 403.4.2).
- VOICE/ALARM COMMUNICATION SYSTEM (CBC 403.4.4).
- CLASS I AUTOMATIC-WET STANDPIPE SYSTEM (CBC 403.4.3).
- EMERGENCY RESPONDER RADIO COVERAGE (CBC 403.4.5).
- FIRE COMMAND CENTER (CBC 403.4.6).
- FLOOR SMOKE CONTROL SYSTEM (CBC 403.4.7).
- STANDBY AND EMERGENCY POWER (CBC 403.4.8.3 & 403.4.8.4).
- SMOKEPROOF ENCLOSURES (CBC 403.5.4).
- LUMINOUS EGRESS PATH MARKINGS (CBC 403.5.5).
- ELEVATOR HOISTWAY OPENING PROTECTION (CBC 403.6).

OPEN PARKING GARAGE FIRE/LIFE SAFETY FEATURES:

- TYPE IB CONSTRUCTION.
- NFPA 13 AUTOMATIC SPRINKLER SYSTEM WITH HYDRAULIC DESIGN ENHANCEMENT TO ORDINARY HAZARD, GROUP II.
- SPRINKLER MONITORING SYSTEM.
- FIRE PUMP.
- CLASS I MANUAL-WET STANDPIPE SYSTEM.
- EMERGENCY RESPONDER RADIO COVERAGE.

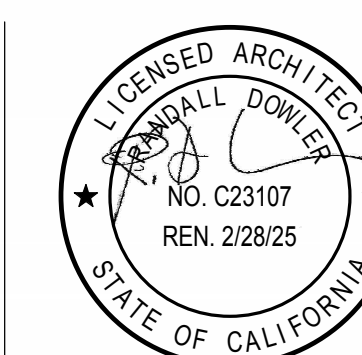


CONSULTANTS	
Civil Engineer	MEP / Lighting / T24
BKF ENGINEERS	EXP, INC.

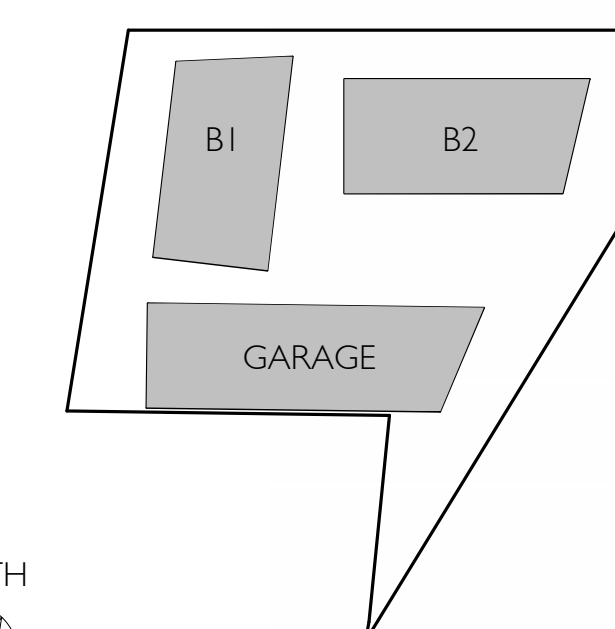
Landscape Architect SWA	Structural Engineer KPFF Consulting Engineers
530 BUSH STREET, 6TH FL. SAN FRANCISCO, CA 94108 415.254.4652	45 FREMONT STREET, 28th FL SAN FRANCISCO, CA 94105 415.989.1004

Parking
Watry Design, Inc.
2099 GATEWAY PLACE, SUITE 550
SAN JOSE, CA 95110
833.917.7275

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KEY PLAN



2	PLAN CHECK RESPONSE I	01.31.25
1	PD APPLICATION	06.07.24
NO.	DESCRIPTION	DATE



CLIENT I SHOREWAY OWNER, LLC. c/o FOUR CORNER PROPERTIES

PROJECT 1301 SHOREWAY, BELMONT

ADDRESS 1301 SHOREWAY ROAD,
BELMONT, CA 94002

PROJECT NO. 21198

SCALE 1" = 30'-0"

TITLE _____

SITE PLAN - LOADING ACCESS

ASI 06

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CONSULTANTS	
Civil Engineer	MEP / Lighting / T24
BKF ENGINEERS	EXP, INC.

Landscape Architect SWA	Structural Engineer KPFF Consulting Engineers
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2099 GATEWAY PLACE, SUITE 550
SAN JOSE, CA 95110
833.917.7275

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2	PLAN CHECK RESPONSE I	01.31.25
1	PD APPLICATION	06.07.24

NO.	DESCRIPTION	DATE
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CLIENT I SHOREWAY OWNER, LLC. c/o FOUR
CORNER PROPERTIES

PROJECT 1301 SHOREWAY, BELMONT

ADDRESS 1301 SHOREWAY ROAD,
BELMONT, CA 94002

PROJECT NO. 21198

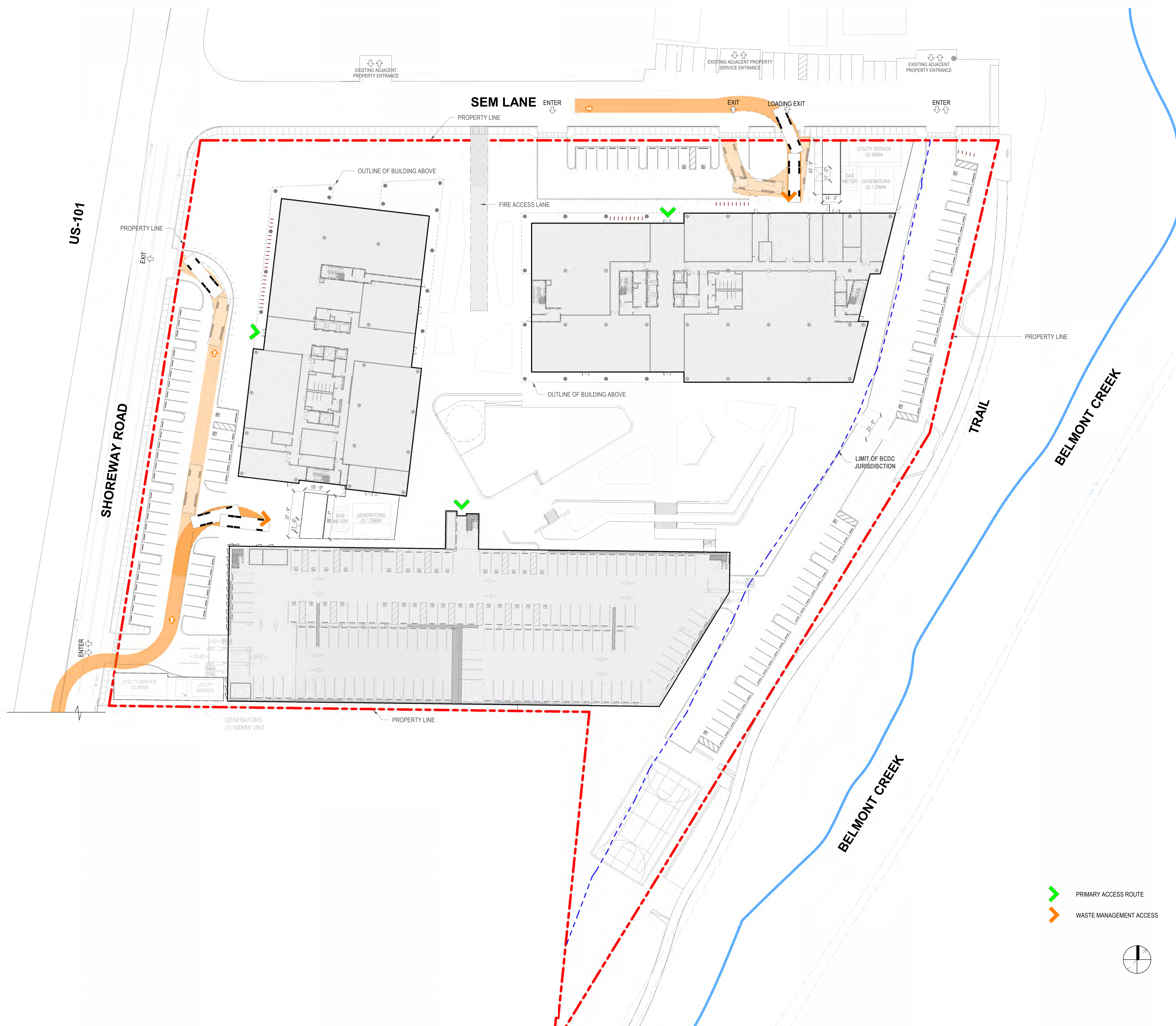
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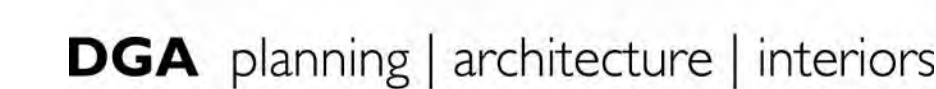
TITLE _____

SITE PLAN - WASTE MANAGEMENT ACCESS

ASI07

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CONSULTANTS	
Civil Engineer BKF ENGINEERS	MEP / Lighting / T24 EXP, INC.
1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112 408.314.4561	415 MONTGOMERY ST. SUITE SAN FRANCISCO, CA 94104 415.362.5025
Landscape Architect SWA	Structural Engineer KPFF Consulting Engineers
530 BUSH STREET, 6TH FL. SAN FRANCISCO, CA 94108 415.254.4652	45 FREMONT STREET, 28th FL. SAN FRANCISCO, CA 94105 415.989.1004
Parking	
Watry Design, Inc.	
2099 GATEWAY PLACE, SUITE 550 SAN JOSE, CA 95110 833.917.7275	

A diagram of a triangular plot. Inside the triangle are three buildings represented by gray polygons. Building B1 is a rectangle on the left. Building B2 is a rectangle on the top right. Building GARAGE is a trapezoid at the bottom. The triangle is formed by three lines: a horizontal base, a left side, and a right side.

NORTH

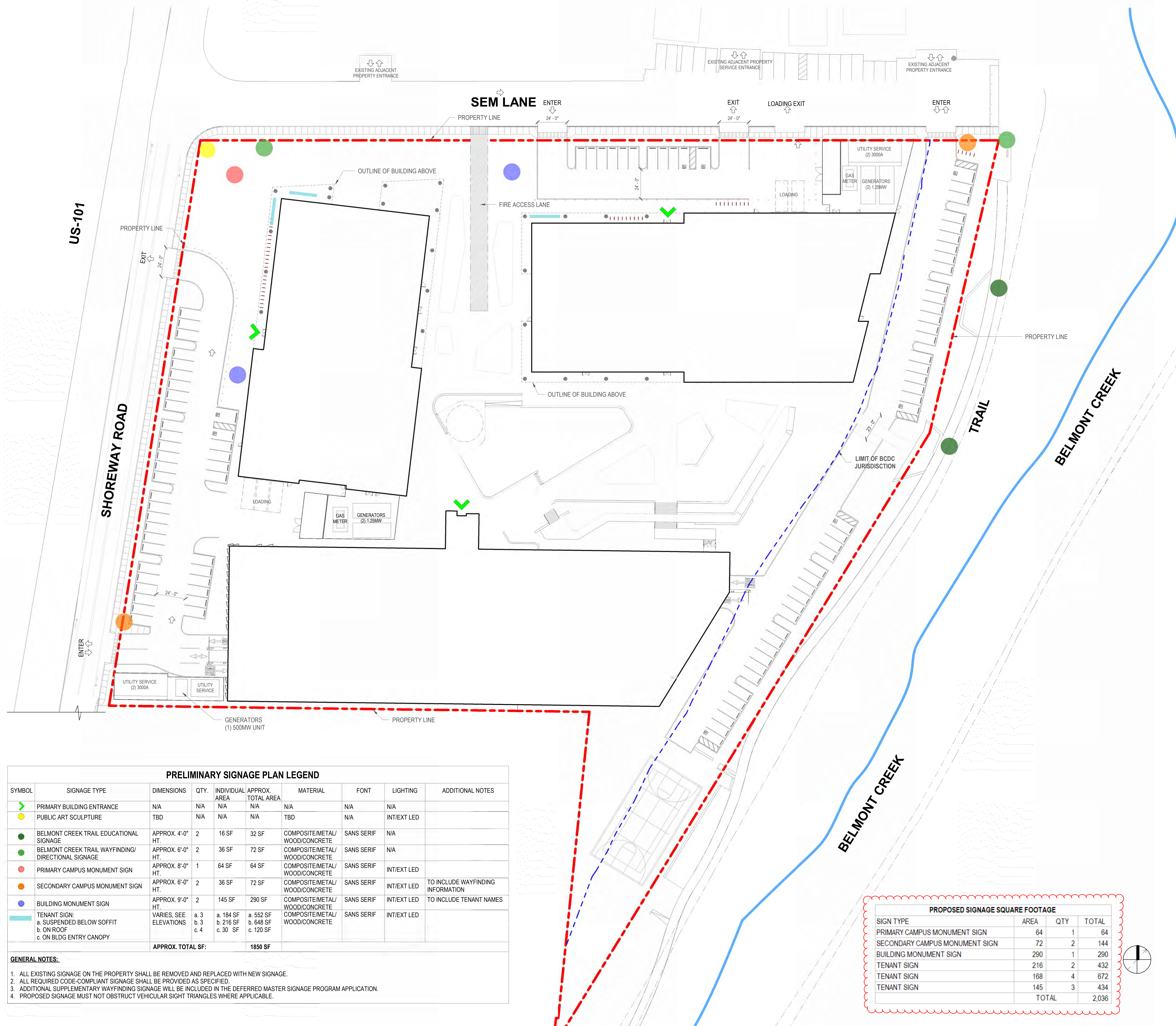
A compass rose with a circle divided into four quadrants by a vertical and a horizontal line. The top vertical line is labeled 'NORTH' above it. The bottom vertical line is labeled 'SOUTH' below it. The right horizontal line is labeled 'EAST' to its right. The left horizontal line is labeled 'WEST' to its left. An arrow points from the center towards the top-right quadrant, indicating a direction.

**FOUR
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properties

TITLE

2
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1720 8th Street, Sacramento, CA 95811 916-441-6800

CONSULTANTS
Civil Engineer
BKF ENGINEERS

1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112
408.314.4561

Landscape Architect
SWA

530 BUSH STREET, 6TH FL.
SAN FRANCISCO, CA 94108
415.254.4652

Parking
Watry Design, Inc.

2099 GATEWAY PLACE, SUITE 550
SAN JOSE, CA 95110
833.917.7275

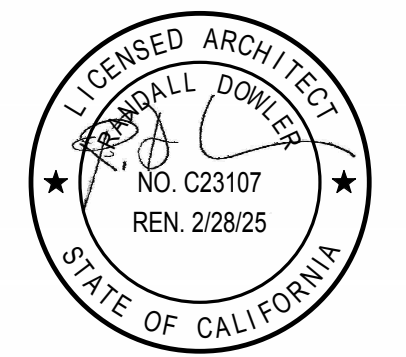
MEP / Lighting / T24
EXP, INC.

415 MONTGOMERY ST., SUITE 300
SAN FRANCISCO, CA 94104
415.362.5025

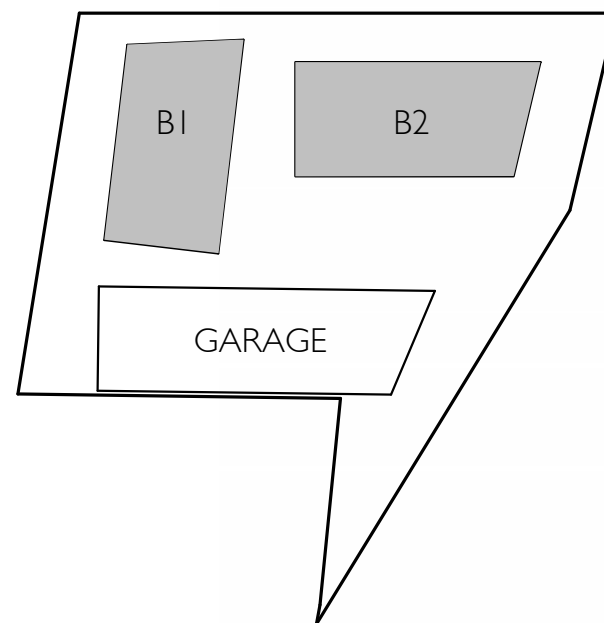
Structural Engineer
KPFF Consulting Engineers

45 FREMONT STREET, 28th FL.
SAN FRANCISCO, CA 94105
415.989.1004

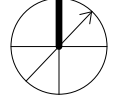
STAMP



KEY PLAN



NORTH



2 PLAN CHECK RESPONSE I 01.31.25
1 PD APPLICATION 06.07.24

NO. DESCRIPTION DATE



CLIENT 1 SHOREWAY OWNER, LLC. c/o FOUR CORNER PROPERTIES

PROJECT 1301 SHOREWAY, BELMONT

ADDRESS 1301 SHOREWAY ROAD,
BELMONT, CA 94002

PROJECT NO. 21198

SCALE 1/16" = 1'-0"

TITLE

FLOOR PLAN - LEVEL 1

AEIOI.I

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BUILDING 2 - LEVEL 1

PROJECT AREA TABULATION:

NET LOT AREA: 6.913 ACRES (301,130 GSF)
(E) BUILDING AREA TO DEMO: 148,919 GSF
PROPOSED (N) BUILDING AREA: 542,035 GSF
PROPOSED (N) F.A.R.: 1.8
FAA CEILING LIMIT: 165' - 0"

BUILDING 1

LEVEL 1: 30,801 GSF
LEVEL 2: 30,801 GSF
LEVEL 3: 34,961 GSF
LEVEL 4: 34,961 GSF
LEVEL 5: 34,732 GSF
LEVEL 6: 34,732 GSF
LEVEL 7: 34,732 GSF
LEVEL 8: 34,732 GSF

TOTAL BUILDING 1: 270,452 GSF

BUILDING 2

LEVEL 1: 37,134 GSF
LEVEL 2: 37,134 GSF
LEVEL 3: 39,463 GSF
LEVEL 4: 39,463 GSF
LEVEL 5: 39,463 GSF
LEVEL 6: 39,463 GSF
LEVEL 7: 39,463 GSF

TOTAL BUILDING 2: 271,583 GSF

TOTAL BLDG 1 & 2 AREA: 542,035 GSF

TOTAL GARAGE AREA: 442,690 GSF

TOTAL AREA OF DEVELOPMENT: 984,725 GSF

BUILDING 1 - LEVEL 1



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2550 Fifth Avenue, Suite 115, San Diego, CA 92103 619-685-3990
1720 8th Street, Sacramento, CA 95811 916-441-6800

CONSULTANTS
Civil Engineer
BKF ENGINEERS

1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112
408.314.4561

Landscape Architect
SWA

530 BUSH STREET, 6TH FL.
SAN FRANCISCO, CA 94108
415.254.4652

Parking
Watry Design, Inc.

2099 GATEWAY PLACE, SUITE 550
SAN JOSE, CA 95110
833.917.7275

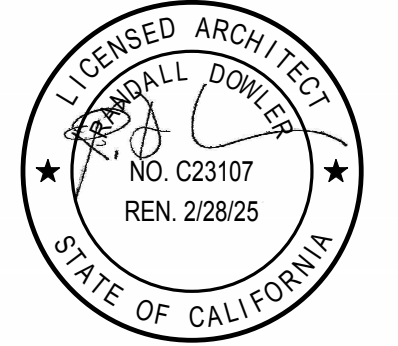
MEP / Lighting / T24
EXP, INC.

415 MONTGOMERY ST., SUITE 300
SAN FRANCISCO, CA 94104
415.362.5025

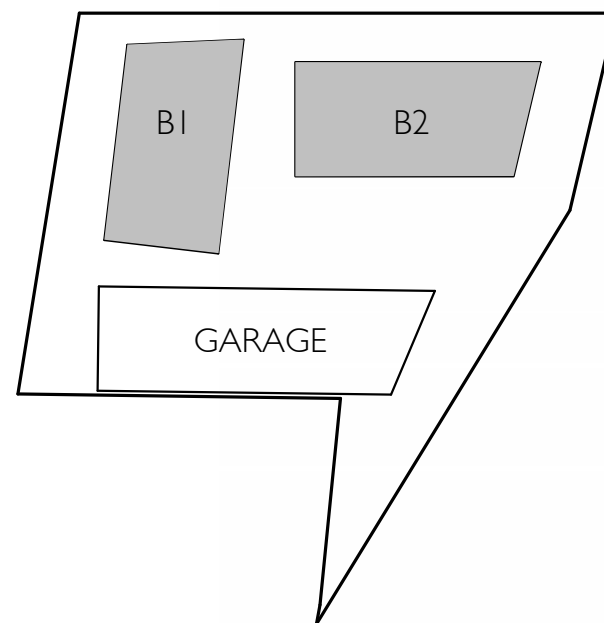
Structural Engineer
KPFF Consulting Engineers

45 FREMONT STREET, 28th FL.
SAN FRANCISCO, CA 94105
415.989.1004

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KEY PLAN



2	PLAN CHECK RESPONSE I	01.31.25
1	PD APPLICATION	06.07.24

NO.	DESCRIPTION	DATE
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CLIENT 1 SHOREWAY OWNER, LLC. c/o FOUR CORNER PROPERTIES

PROJECT 1301 SHOREWAY, BELMONT

ADDRESS 1301 SHOREWAY ROAD, BELMONT, CA 94002

PROJECT NO. 21198

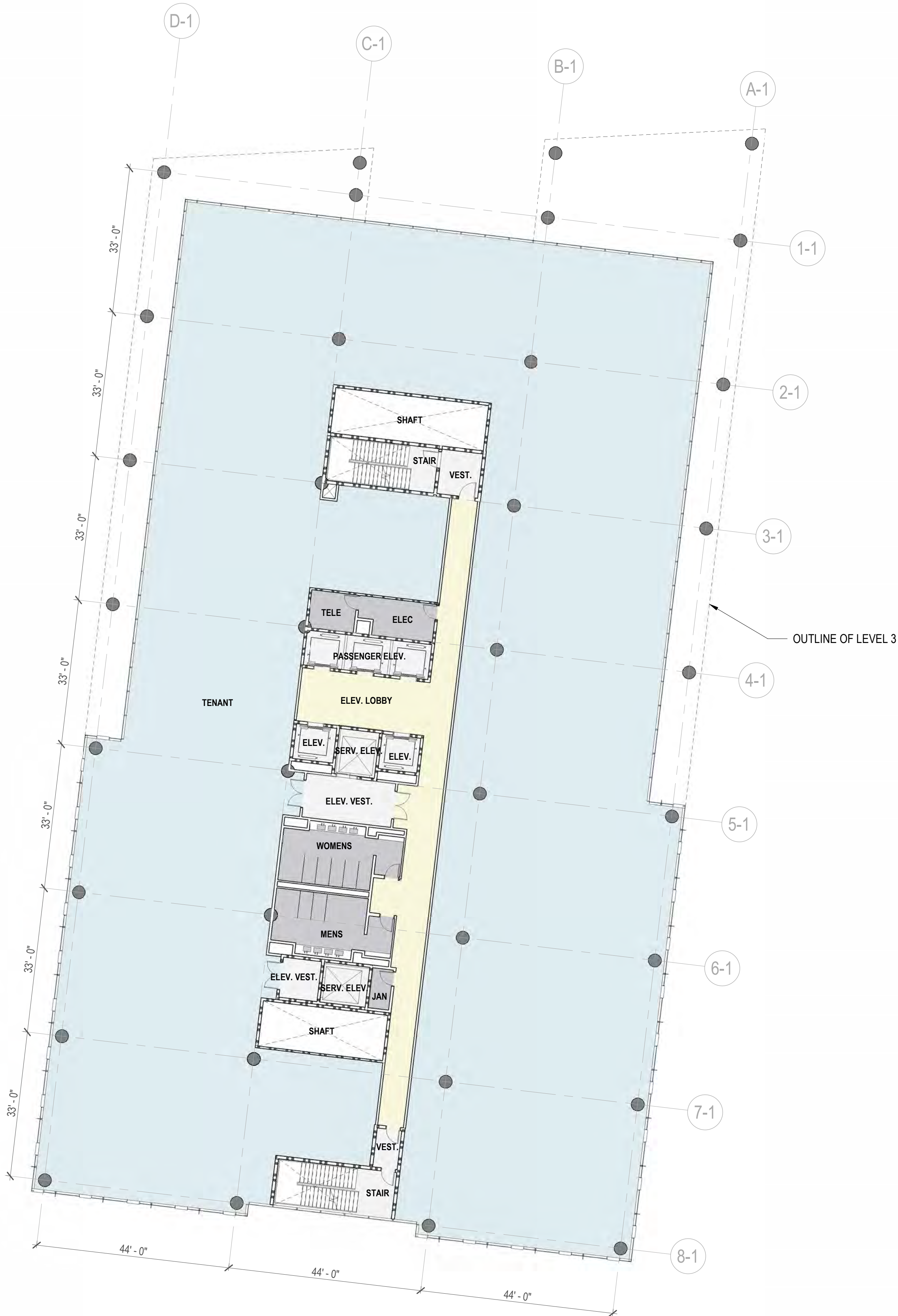
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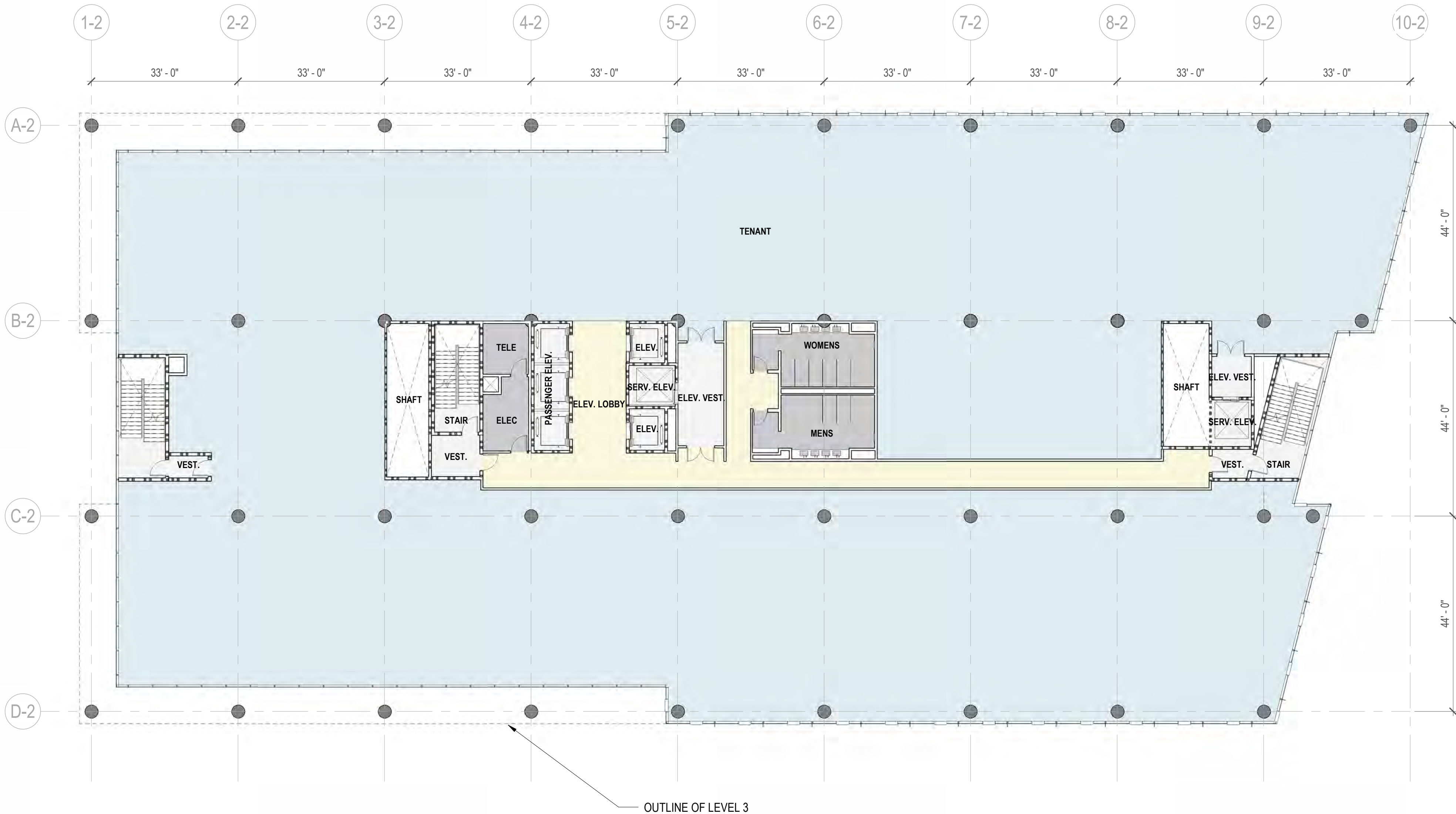
FLOOR PLAN - LEVEL 2

AE101.2

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BUILDING 1 - LEVEL 2



BUILDING 2 - LEVEL 2

PROJECT AREA TABULATION:

NET LOT AREA: 6.913 ACRES (301,130 GSF)
(E) BUILDING AREA TO DEMO: 148,919 GSF
PROPOSED (N) BUILDING AREA: 542,035 GSF
PROPOSED(N) F.A.R. 1.8
FAA CEILING LIMIT 165' - 0"

BUILDING 1

LEVEL 1:	30,801 GSF
LEVEL 2:	30,801 GSF
LEVEL 3:	34,961 GSF
LEVEL 4:	34,961 GSF
LEVEL 5:	34,732 GSF
LEVEL 6:	34,732 GSF
LEVEL 7:	34,732 GSF
LEVEL 8:	34,732 GSF

TOTAL BUILDING 1: 270,452 GSF

BUILDING 2

LEVEL 1:	37,134 GSF
LEVEL 2:	37,134 GSF
LEVEL 3:	39,463 GSF
LEVEL 4:	39,463 GSF
LEVEL 5:	39,463 GSF
LEVEL 6:	39,463 GSF
LEVEL 7:	39,463 GSF

TOTAL BUILDING 2: 271,583 GSF

TOTAL BLDG 1 & 2 AREA: 542,035 GSF

TOTAL GARAGE AREA: 442,690 GSF

TOTAL AREA OF DEVELOPMENT: 984,725 GSF



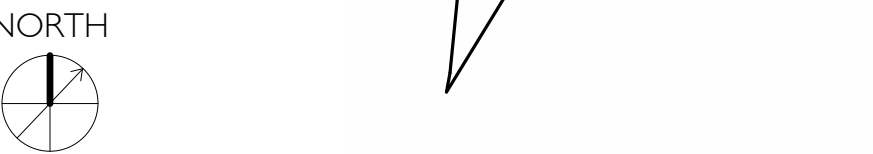
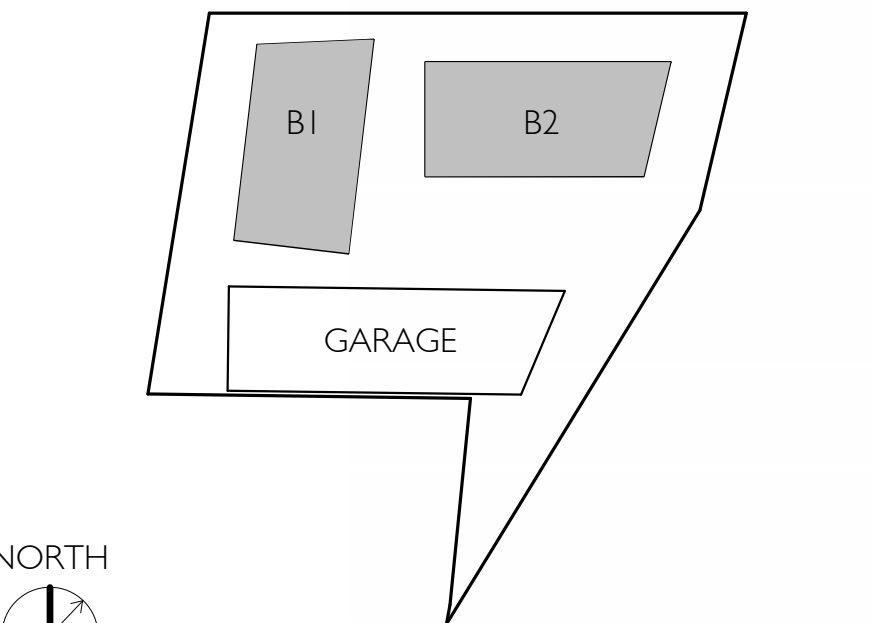
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550 Ellis Street, Mountain View, CA 94043 650-943-1660
201 Filbert Street, 3rd Floor, San Francisco, CA 94133 415-477-2700
2550 Fifth Avenue, Suite 115, San Diego, CA 92103 619-685-3990
1720 8th Street, Sacramento, CA 95811 916-441-6800

CONSULTANTS
Civil Engineer
BKF ENGINEERS
1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112
408.314.4561
Landscape Architect
SWA
530 BUSH STREET, 6TH FL.
SAN FRANCISCO, CA 94108
415.254.4652
Parking
Watry Design, Inc.
2099 GATEWAY PLACE, SUITE 550
SAN JOSE, CA 95110
833.917.7275
MEP / Lighting / T24
EXP, INC.
415 MONTGOMERY ST, SUITE 300
SAN FRANCISCO, CA 94104
415.362.5025
Structural Engineer
KPFF Consulting Engineers
45 FREMONT STREET, 28th FL.
SAN FRANCISCO, CA 94105
415.989.1004



KEY PLAN



2	PLAN CHECK RESPONSE I	01.31.25
1	PD APPLICATION	06.07.24

NO.	DESCRIPTION	DATE
-----	-------------	------



CLIENT 1 SHOREWAY OWNER, LLC. c/o FOUR CORNER PROPERTIES

PROJECT 1301 SHOREWAY, BELMONT

ADDRESS 1301 SHOREWAY ROAD,
BELMONT, CA 94002

PROJECT NO. 21198

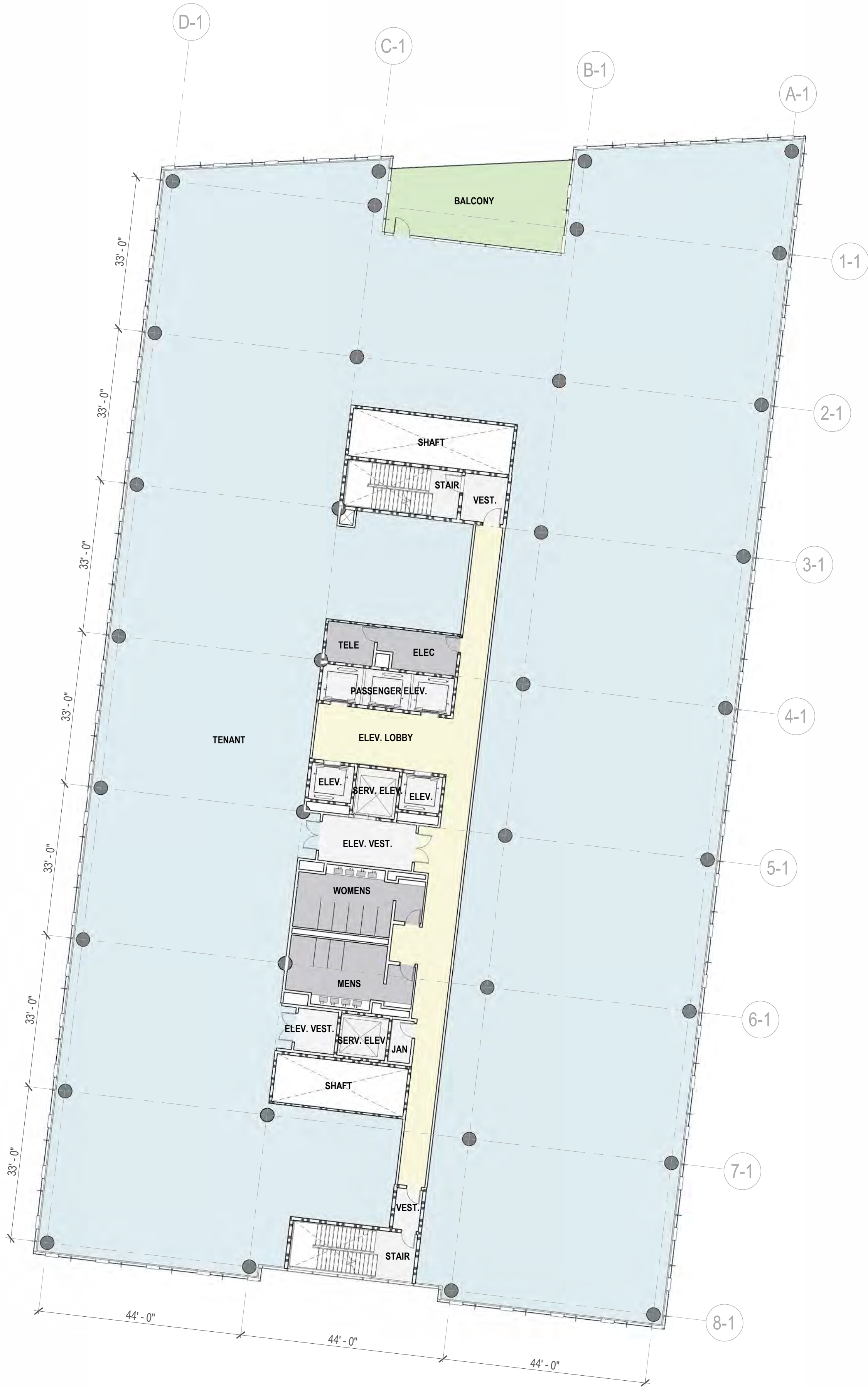
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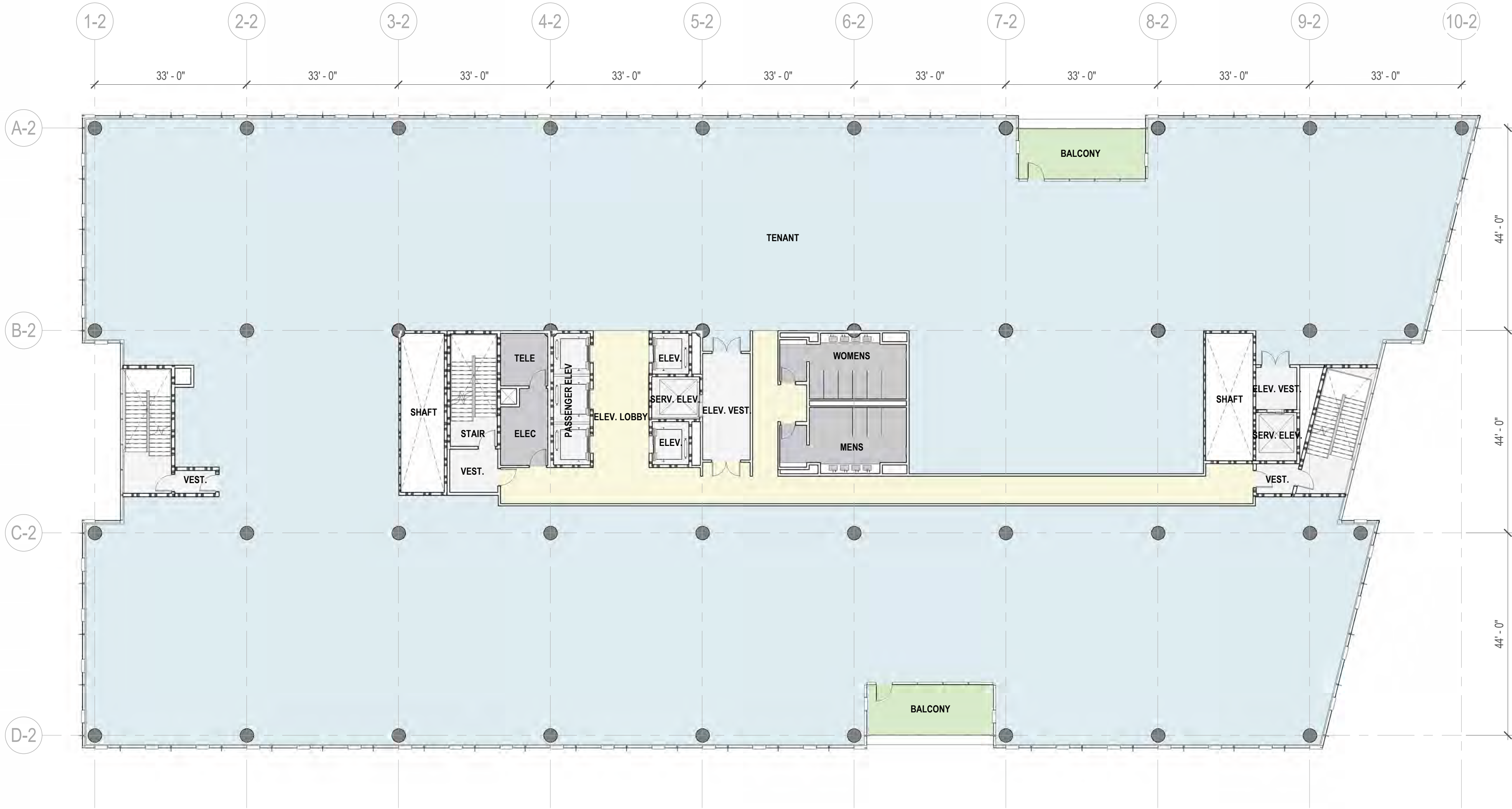
FLOOR PLAN - LEVELS 3 - 4

AE101.3

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BUILDING 1 - LEVELS 3 - 4



BUILDING 2 - LEVELS 3 - 4

PROJECT AREA TABULATION:		
NET LOT AREA:	6.913 ACRES (301,130 GSF)	
(E) BUILDING AREA TO DEMO:	148,919 GSF	
PROPOSED (N) BUILDING AREA:	542,035 GSF	
PROPOSED(N) F.A.R.	1.8	
FAA CEILING LIMIT	165' - 0"	
BUILDING 1		
LEVEL 1:	30,801 GSF	
LEVEL 2:	30,801 GSF	
LEVEL 3:	34,961 GSF	
LEVEL 4:	34,961 GSF	
LEVEL 5:	34,732 GSF	
LEVEL 6:	34,732 GSF	
LEVEL 7:	34,732 GSF	
LEVEL 8:	34,732 GSF	
TOTAL BUILDING 1:	270,452 GSF	
BUILDING 2		
LEVEL 1:	37,134 GSF	
LEVEL 2:	37,134 GSF	
LEVEL 3:	39,463 GSF	
LEVEL 4:	39,463 GSF	
LEVEL 5:	39,463 GSF	
LEVEL 6:	39,463 GSF	
LEVEL 7:	39,463 GSF	
TOTAL BUILDING 2:	271,583 GSF	
TOTAL BLDG 1 & 2 AREA:	542,035 GSF	
TOTAL GARAGE AREA:	442,690 GSF	
TOTAL AREA OF DEVELOPMENT:	984,725 GSF	



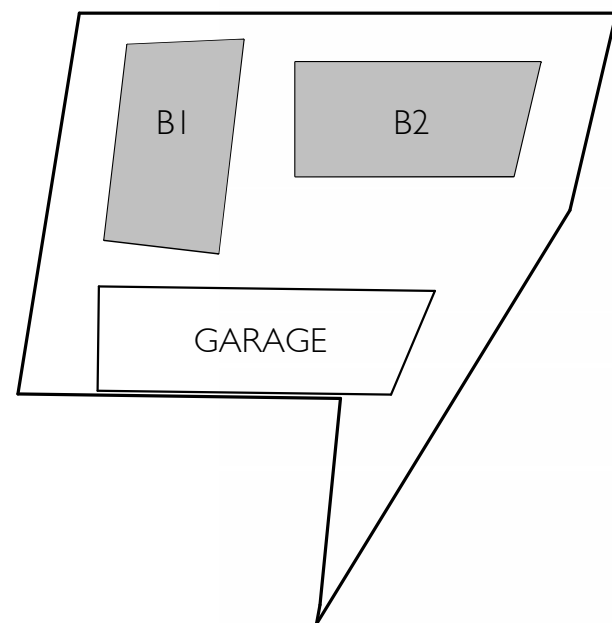
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KEY PLAN



2	PLAN CHECK RESPONSE I	01.31.25
1	PD APPLICATION	06.07.24
NO.	DESCRIPTION	DATE

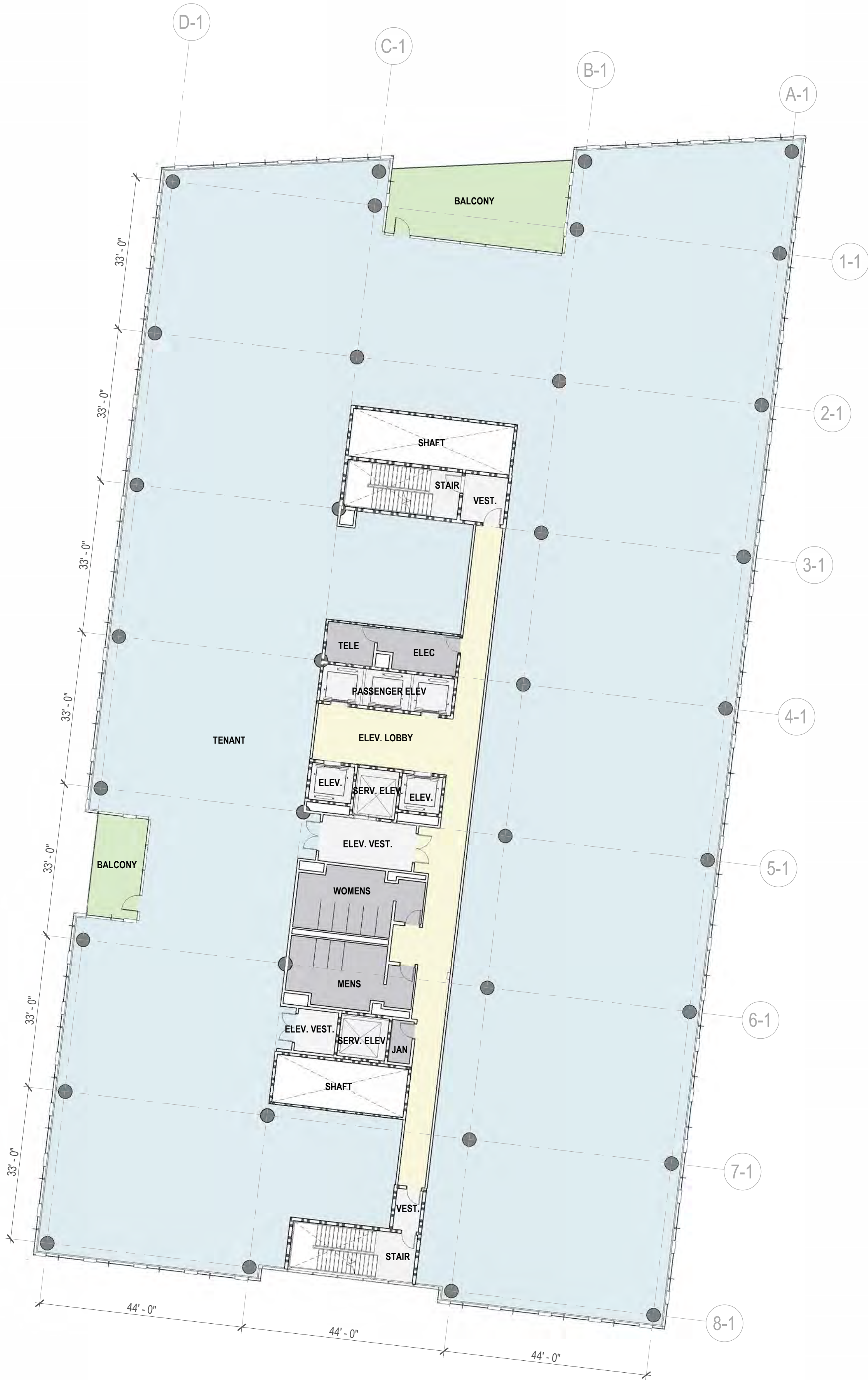


CLIENT I SHOREWAY OWNER, LLC. c/o FOUR CORNER PROPERTIES
PROJECT 1301 SHOREWAY, BELMONT
ADDRESS 1301 SHOREWAY ROAD, BELMONT, CA 94002
PROJECT NO. 21198
SCALE 1/16" = 1'-0"
TITLE

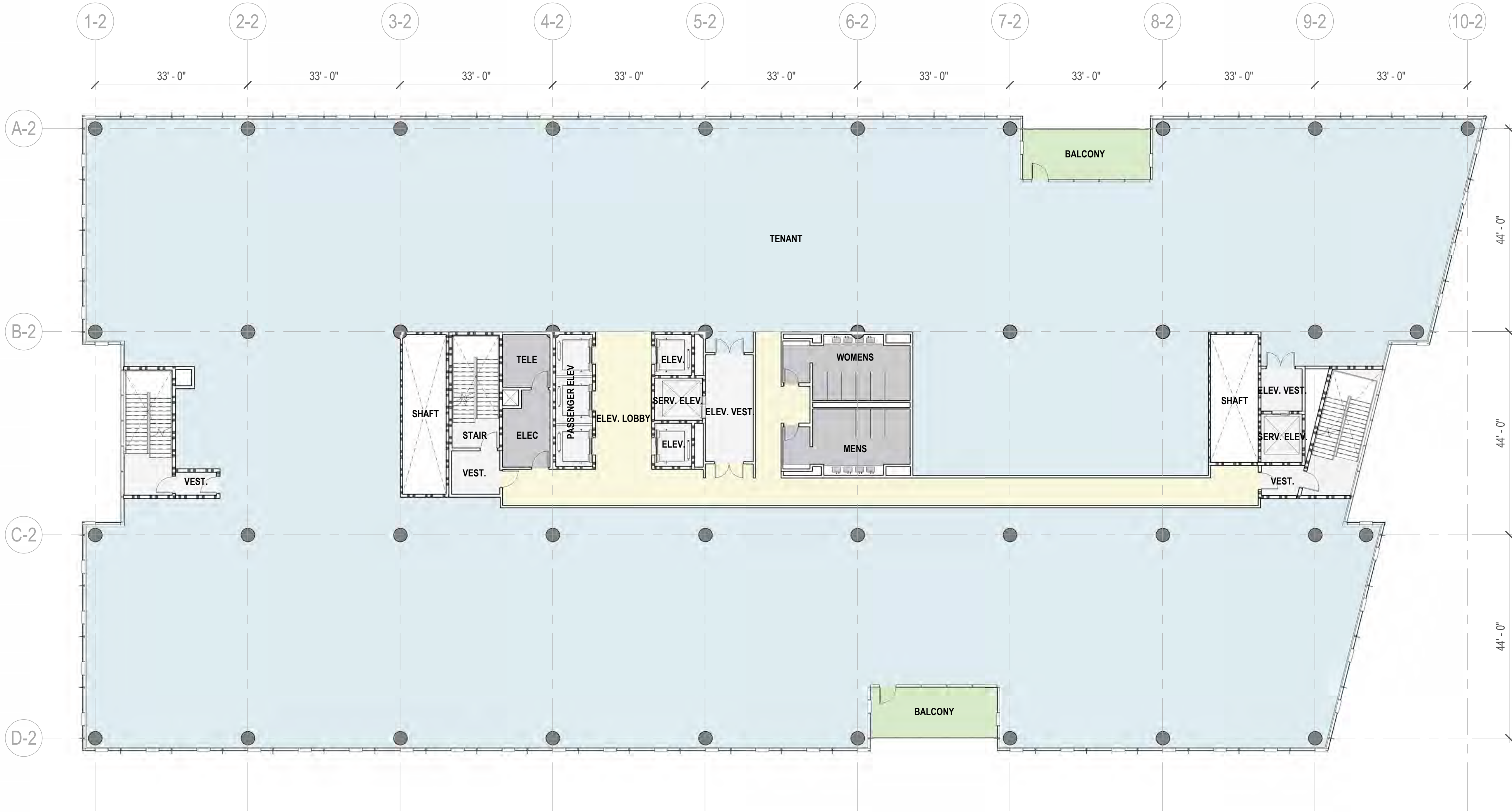
FLOOR PLAN - LEVELS 5 - 8

AE101.4

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BUILDING 1 - LEVELS 5 - 8



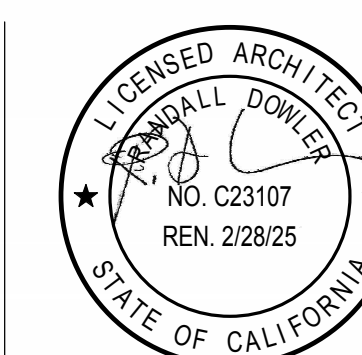
BUILDING 2 - LEVELS 5 - 7

PROJECT AREA TABULATION:			
NET LOT AREA:	6.913 ACRES (301,130 GSF)	BUILDING 2	
(E) BUILDING AREA TO DEMO:	148,919 GSF	LEVEL 1:	37,134 GSF
PROPOSED (N) BUILDING AREA:	542,035 GSF	LEVEL 2:	37,134 GSF
PROPOSED(N) F.A.R.	1.8	LEVEL 3:	39,463 GSF
FAA CEILING LIMIT	165' - 0"	LEVEL 4:	39,463 GSF
BUILDING 1		LEVEL 5:	39,463 GSF
LEVEL 1:	30,801 GSF	LEVEL 6:	39,463 GSF
LEVEL 2:	30,801 GSF	LEVEL 7:	39,463 GSF
LEVEL 3:	34,961 GSF	TOTAL BUILDING 2:	271,583 GSF
LEVEL 4:	34,961 GSF	TOTAL BLDG 1 & 2 AREA:	542,035 GSF
LEVEL 5:	34,732 GSF	TOTAL GARAGE AREA:	442,690 GSF
LEVEL 6:	34,732 GSF	TOTAL AREA OF DEVELOPMENT:	984,725 GSF
LEVEL 7:	34,732 GSF		
LEVEL 8:	34,732 GSF		
TOTAL BUILDING 1:	270,452 GSF		

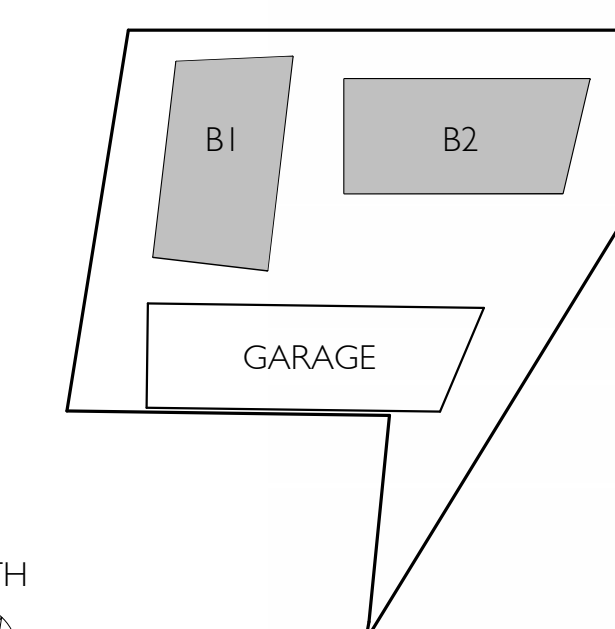


CONSULTANTS	
Civil Engineer BKF Engineers	MEP / Lighting / T24 EXP, INC.
1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112 408.314.4561	415 MONTGOMERY ST., SUITE 100 SAN FRANCISCO, CA 94104 415.362.5025
Landscape Architect SWA	Structural Engineer KPFF Consulting Engineers
530 BUSH STREET, 6TH FL. SAN JOSE, CA 94108 415.254.4652	45 FREMONT STREET, 28th FL. SAN FRANCISCO, CA 94105 415.989.1004
Parking	
Watry Design, Inc.	
2099 GATEWAY PLACE, SUITE 550 SAN JOSE, CA 95110 833.917.7275	

STAMP



KEY PLAN



NORTH

A compass rose with a circle divided into four quadrants by a vertical and horizontal line. The top vertical line is labeled 'NORTH' above it. The bottom vertical line is labeled 'SOUTH' below it. The right horizontal line is labeled 'EAST' to its right. The left horizontal line is labeled 'WEST' to its left. An arrow points from the center towards the top-right quadrant, indicating a direction.

2	PLAN CHECK RESPONSE I	01.31.25
1	PD APPLICATION	06.07.24
NO.	DESCRIPTION	DATE



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ADDRESS 1301 SHOREWAY ROAD,
BELMONT, CA 94002

PROJECT NO. 21198

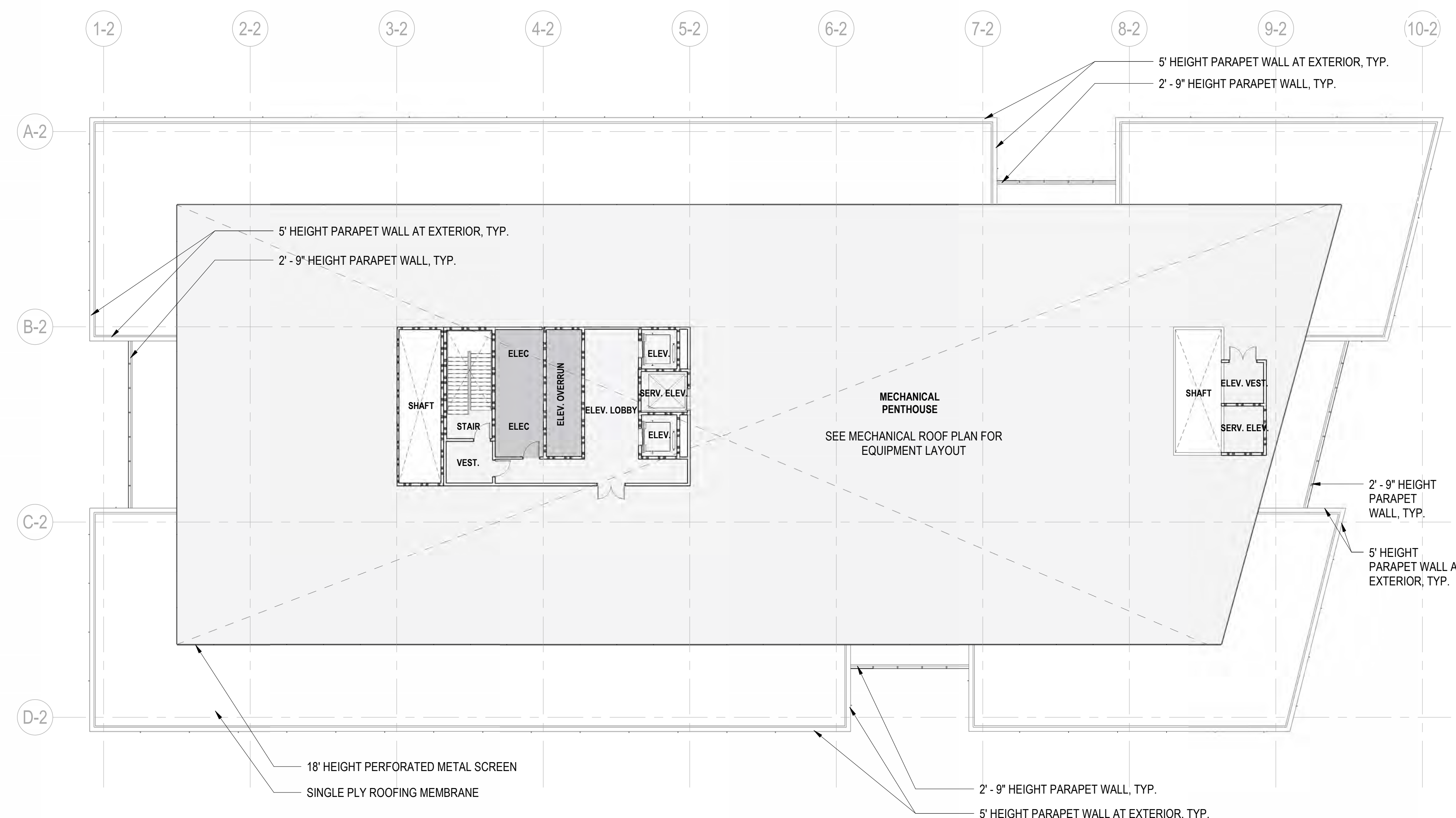
SCALE 1/16" = 1'-0"

TITLE

FLOOR PLAN - ROOF

AEI01.5

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BUILDING 2 - ROOF LEVEL

PROJECT AREA TABULATION:

NET LOT AREA:	6.913 ACRES (301,130 GSF)
(E) BUILDING AREA TO DEMO:	148,919 GSF
PROPOSED (N) BUILDING AREA:	542,035 GSF
PROPOSED(N) F.A.R.	1.8
FAA CEILING LIMIT	165' - 0"

BUILDING 1

LEVEL 1:	30,801 GSF
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LEVEL 3:	34,961 GSF
LEVEL 4:	34,961 GSF
LEVEL 5:	34,732 GSF
LEVEL 6:	34,732 GSF
LEVEL 7:	34,732 GSF
LEVEL 8:	34,732 GSF

TOTAL BUILDING 1: 270.452 GSI

BUILDING 2

LEVEL 1:	37,134 GSF
LEVEL 2:	37,134 GSF
LEVEL 3:	39,463 GSF
LEVEL 4:	39,463 GSF
LEVEL 5:	39,463 GSF
LEVEL 6:	39,463 GSF
LEVEL 7:	39,463 GSF

TOTAL BUILDING 2: 271,583 GSI

TOTAL BLDG 1 & 2 AREA: 542,035 GSI

TOTAL GARAGE AREA: 442.690 GSI

TOTAL AREA OF DEVELOPMENT: 984.725 GSI



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CONSULTANTS

Civil Engineer

BKF ENGINEERS

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408-314-4561

Landscape

SWA

530 BUSH STREET, 6TH FL.
SAN FRANCISCO, CA 94108

415.254.4652

Parking

Watry Design, Inc.

2099 GATEWAY PLACE, SUITE
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SAN JOSE, CA 95110

833-917-7275

MEP / Lighting / T24

EXP, INC.

415 MONTGOMERY ST, SUITE
300
SAN FRANCISCO, CA 94104

415.982.5025

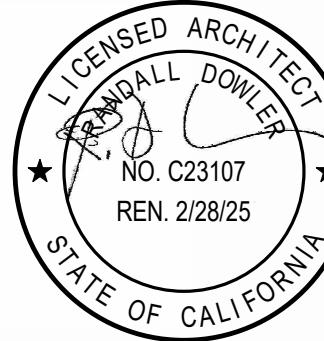
Structural Engineer

KPFF Consulting

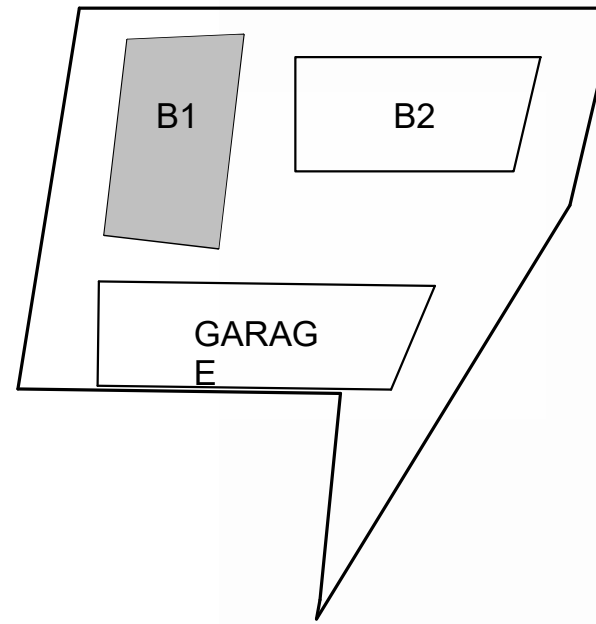
45 FREMONT STREET, 28th FL.
SAN FRANCISCO, CA 94105

415.989.1004

STAMP



KEY PLAN



2 PLAN CHECK RESPONSE I 01.31.25

1 PD APPLICATION 06.07.24

NO. DESCRIPTION DATE



CLIENT 1 SHOREWAY OWNER, LLC. c/o
FOUR CORNER PROPERTIES

PROJECT 1301 SHOREWAY, BELMONT

ADDRESS 1301 SHOREWAY ROAD,
BELMONT, CA 94002

PROJECT NO. 21198

SCALE As indicated

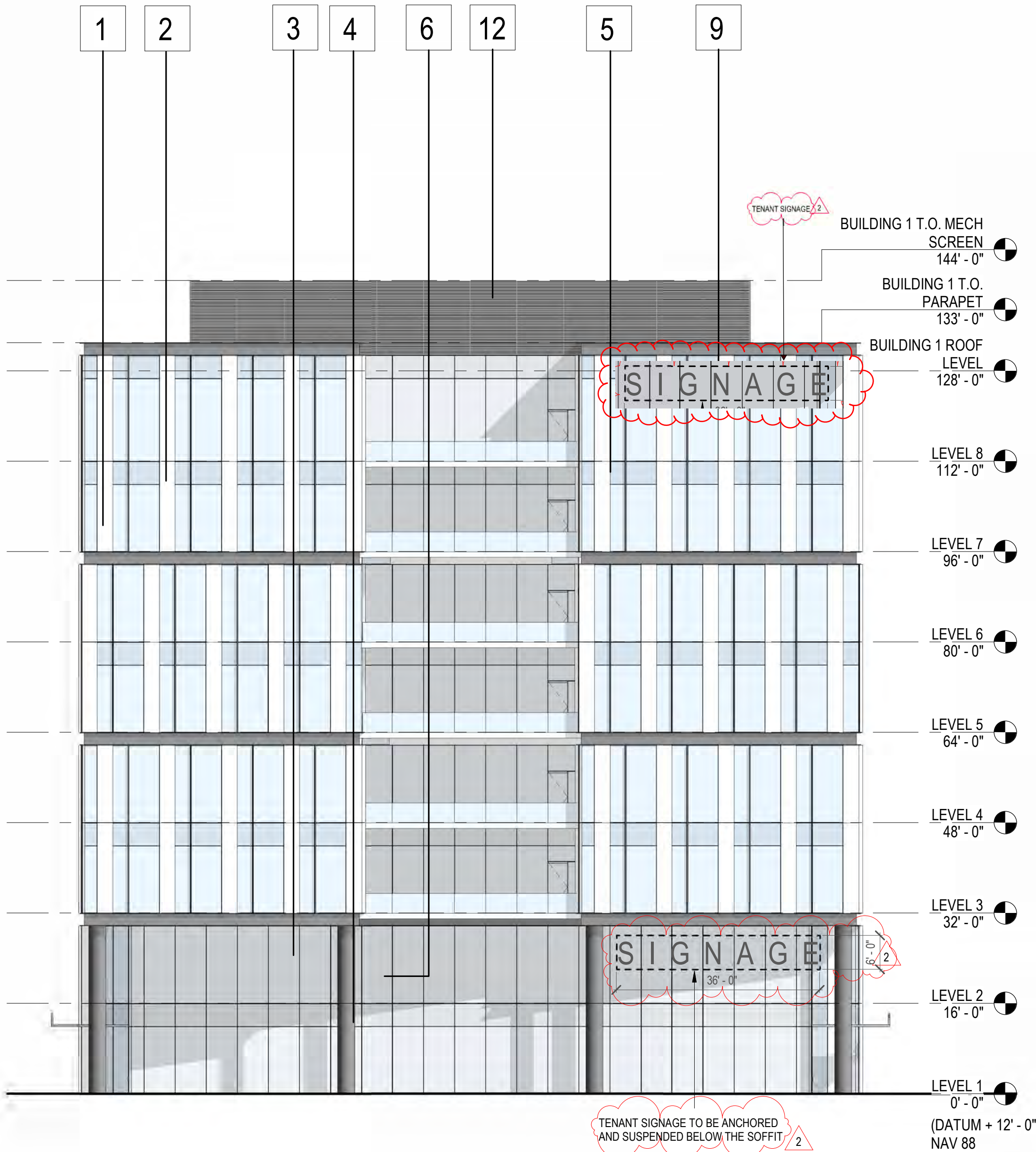
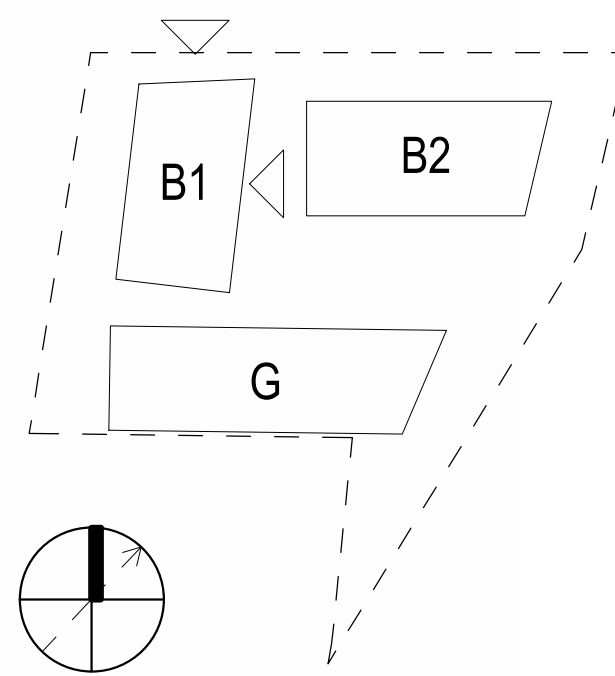
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BUILDING I ELEVATIONS

AE211.1

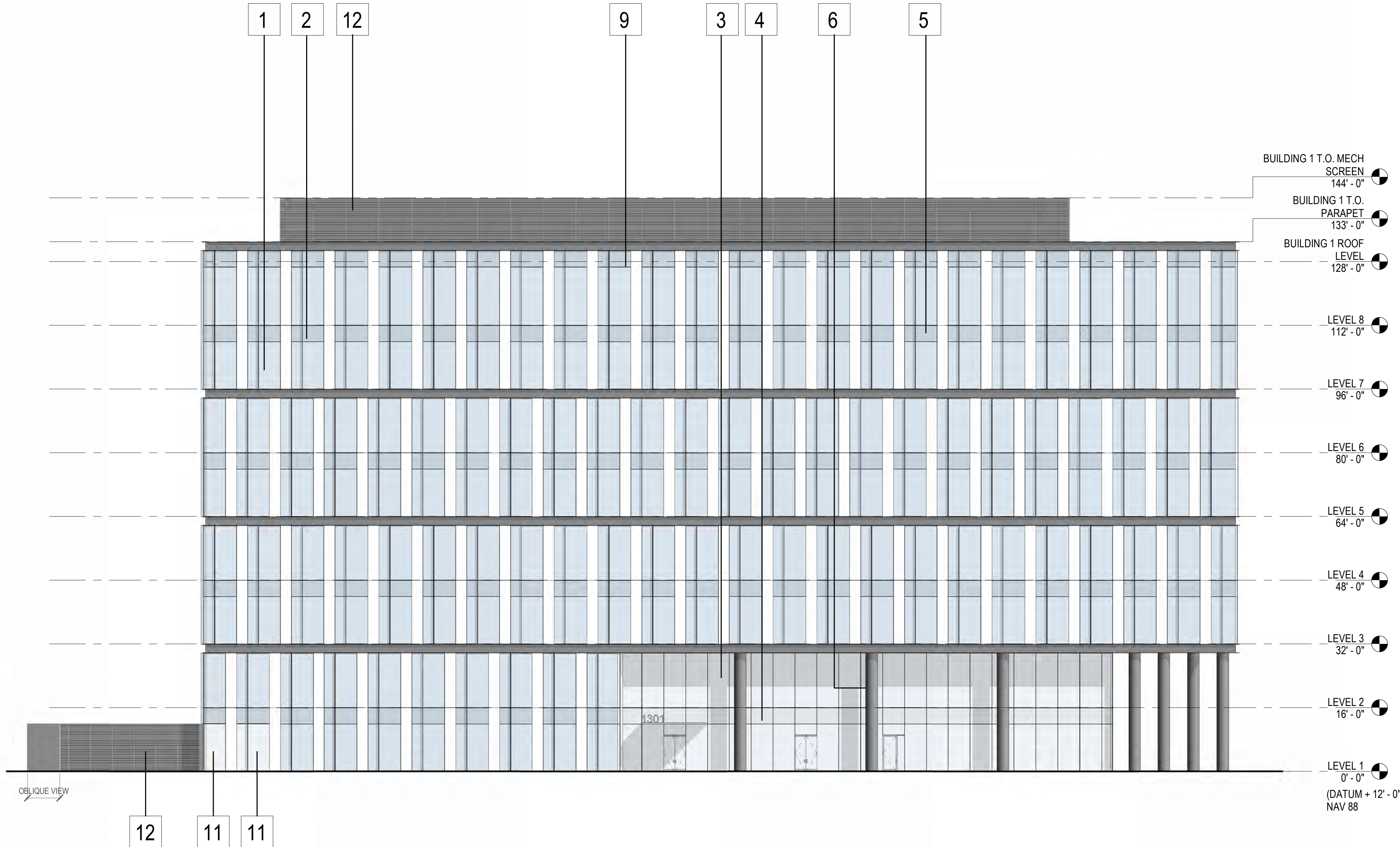
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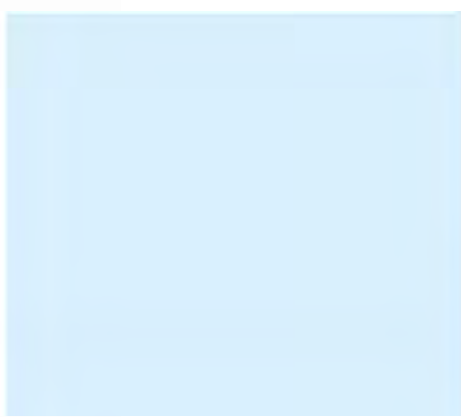
1 BUILDING 1 - NORTH ELEVATION

SCALE: 1/16" = 1'-0"



2 BUILDING 1 - EAST ELEVATION

SCALE: 1/16" = 1'-0"



1

VISION GLASS A



2

SPANDREL GLASS A



3

VISION GLASS B



4

SPANDREL GLASS B



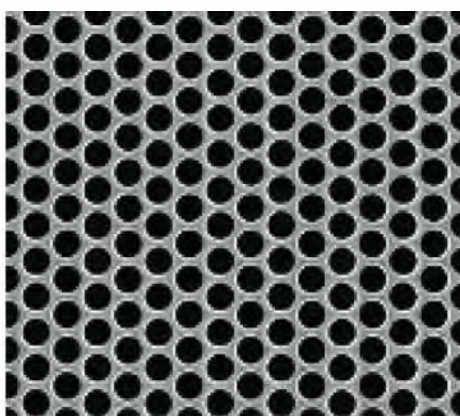
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ALUMINIUM FINIS



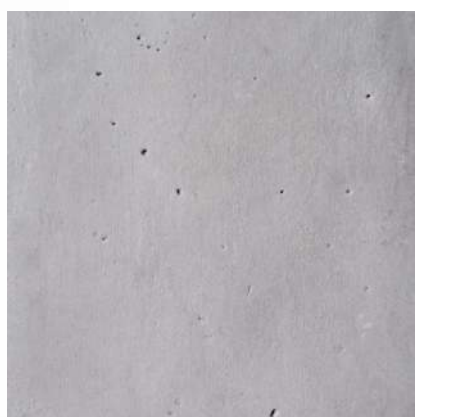
6

ALUMINIUM COLUMN
COVER



7

PERFORATED METAL
PANEL



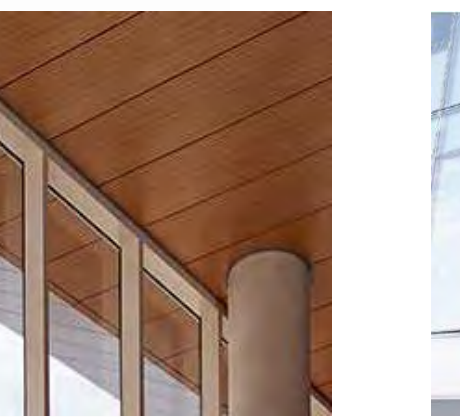
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ARCHITECTURAL
CONCRETE CAST-
IN-PLACE



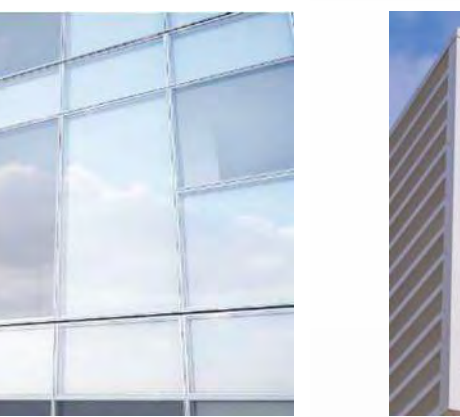
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ALUMINIUM
COMPOSITE WALL
PANEL-ANODIZED
FINISH



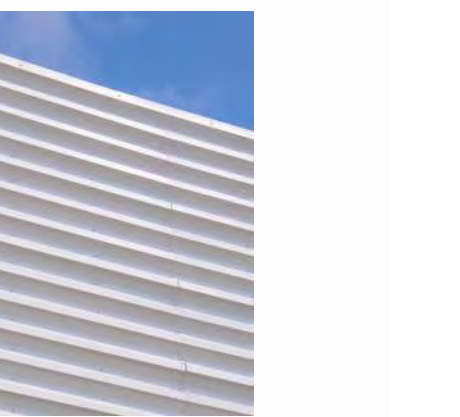
10

ALUMINIUM
COMPOSITE PANEL
SOFFIT



11

SHADOW BOX
PANEL



12

ARCHITECTURAL
LOUVER SCREEN

BIRD-SAFE BUILDING TREATMENTS

1. EXTERIOR GLAZING IS COMPOSED OF 45% OPAQUE GLAZING. NON REFLECTIVE GLAZING IS HIGH-PERFORMANCE TO MEET T24 ENERGY REQUIREMENTS.
2. EXTERIOR GLAZING SYSTEM UTILIZES SPANDREL GLAZING TO VARIEGATE EXTERIOR APPEARANCE.
3. MULLION EXTENSIONS ARE INCLUDED TO CREATE PATTERNS THAT BREAK UP THE EXTERIOR EXPANSE OF GLASS.
4. EXTERNAL LIGHTING WILL BE MINIMIZED AND SHIELDED.
5. LEVELS ONE AND TWO ARE RECESSED FROM THE UPPER FLOORS.



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CONSULTANTS

Civil Engineer

BKF ENGINEERS

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408.314.4561
Landscape
SWA

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SAN FRANCISCO, CA 94108
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Parking

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2099 GATEWAY PLACE, SUITE
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SAN JOSE, CA 95110
833.917.7275

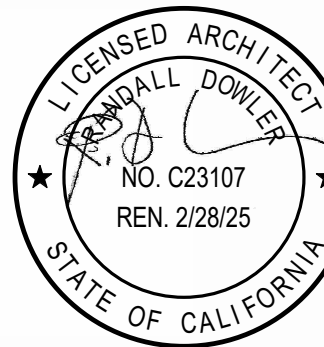
MEP / Lighting / T24

EXP, INC.

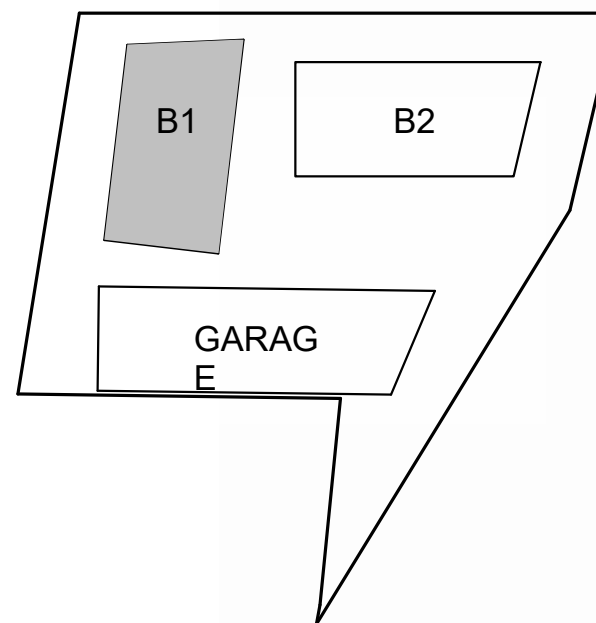
415 MONTGOMERY ST, SUITE
300
SAN FRANCISCO, CA 94104
415.382.5025
Structural Engineer
KPF Consulting

45 FREMONT STREET, 28th FL.
SAN FRANCISCO, CA 94105
415.989.1004

STAMP



KEY PLAN



NO.	DESCRIPTION	DATE
-----	-------------	------



CLIENT	1 SHOREWAY OWNER, LLC. c/o FOUR CORNER PROPERTIES
--------	--

PROJECT	1301 SHOREWAY, BELMONT
---------	------------------------

ADDRESS	1301 SHOREWAY ROAD, BELMONT, CA 94002
---------	--

PROJECT NO.	21198
-------------	-------

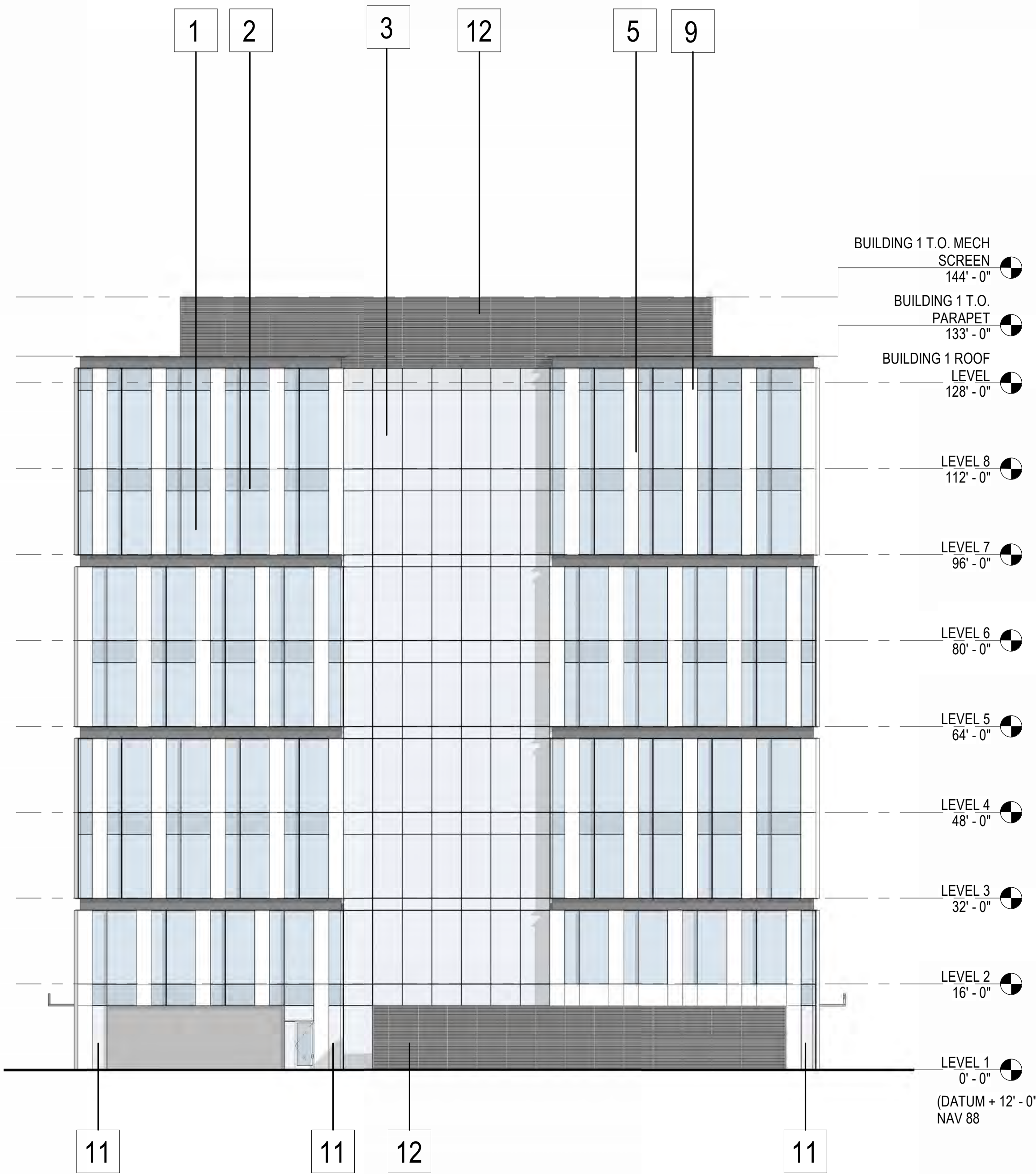
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TITLE	
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BUILDING I ELEVATIONS

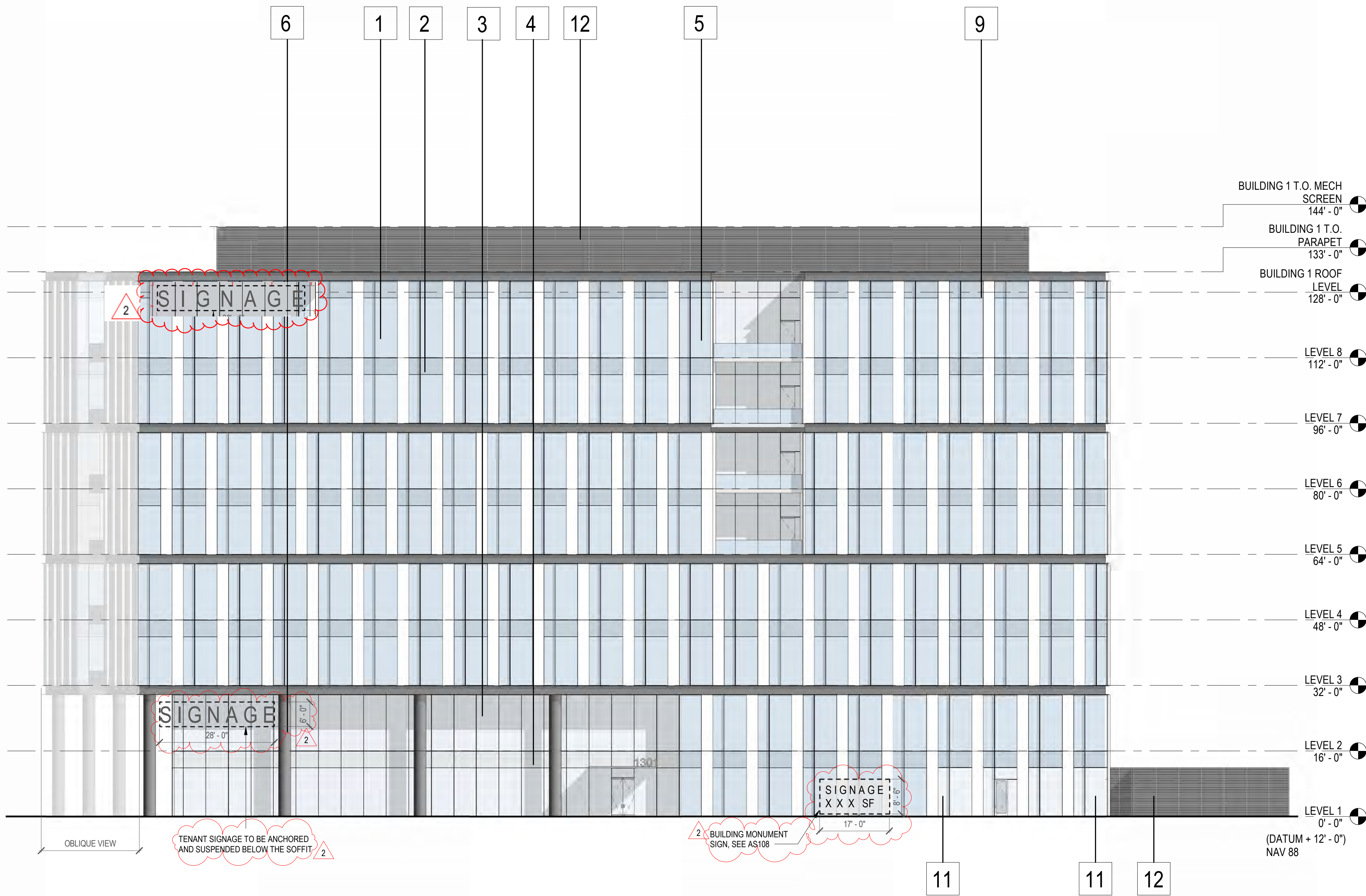
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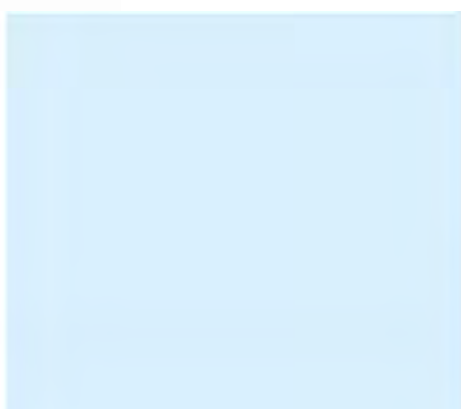
1 BUILDING 1 - SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



2 BUILDING 1 - WEST ELEVATION

SCALE: 1/16" = 1'-0"



1
VISION GLASS A



2
SPANDREL GLASS A



3
VISION GLASS B



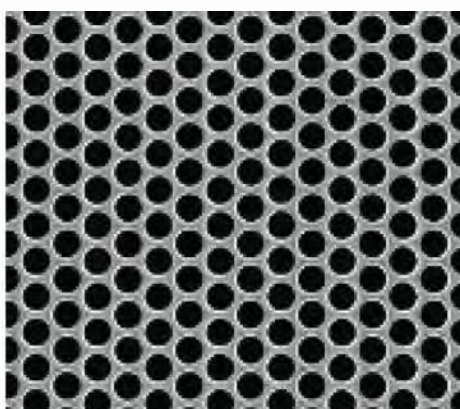
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SPANDREL GLASS B



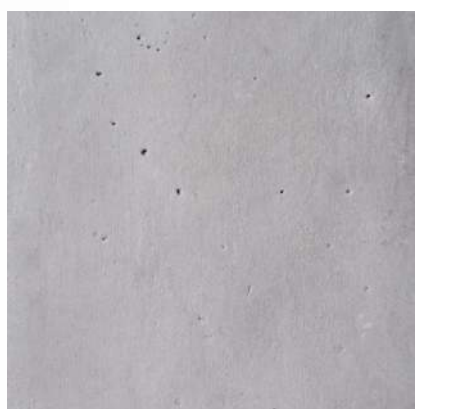
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ALUMINIUM FINS



6
ALUMINIUM COLUMN
COVER



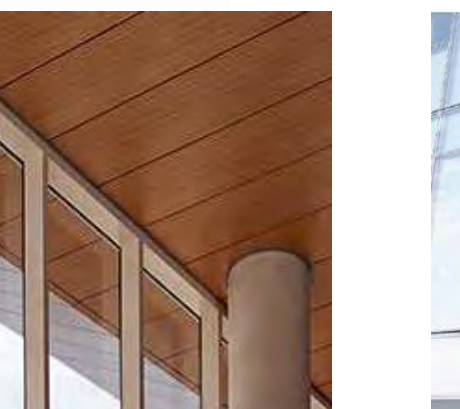
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PERFORATED METAL
PANEL



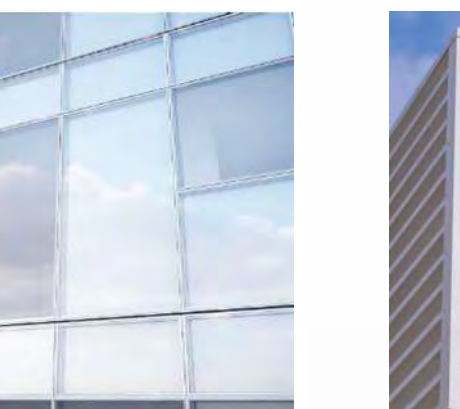
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ARCHITECTURAL
CONCRETE CAST-
IN-PLACE



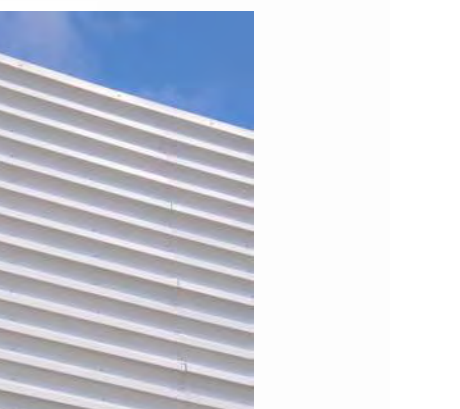
9
ALUMINIUM
COMPOSITE WALL
PANEL-ANODIZED
FINISH



10
ALUMINIUM
COMPOSITE PANEL
SOFFIT



11
SHADOW BOX
PANEL



12
ARCHITECTURAL
LOUVER SCREEN

BIRD-SAFE BUILDING TREATMENTS

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Structural Engineer

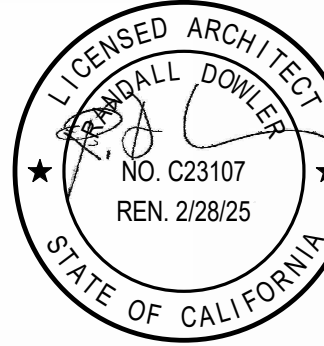
KPFF Consulting

45 FREMONT STREET, 28th FL.

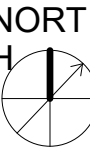
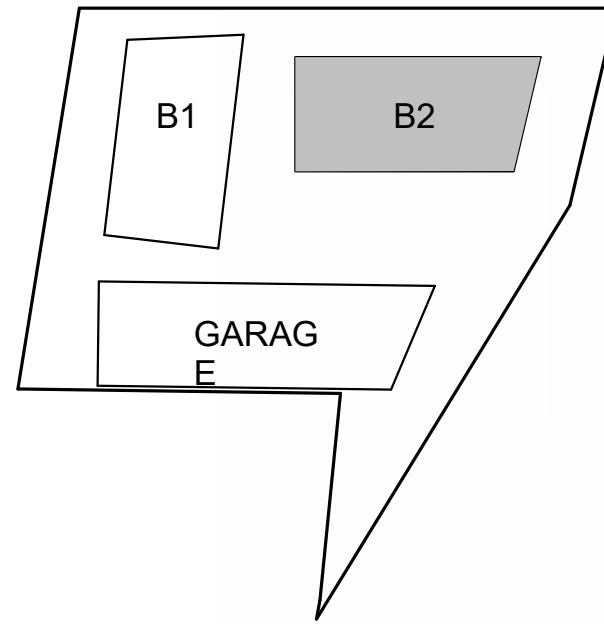
SAN FRANCISCO, CA 94105

415.989.1004

STAMP



KEY PLAN



2 PLAN CHECK RESPONSE I 01.31.25

1 PD APPLICATION 06.07.24

NO. DESCRIPTION DATE



CLIENT 1 SHOREWAY OWNER, LLC. c/o
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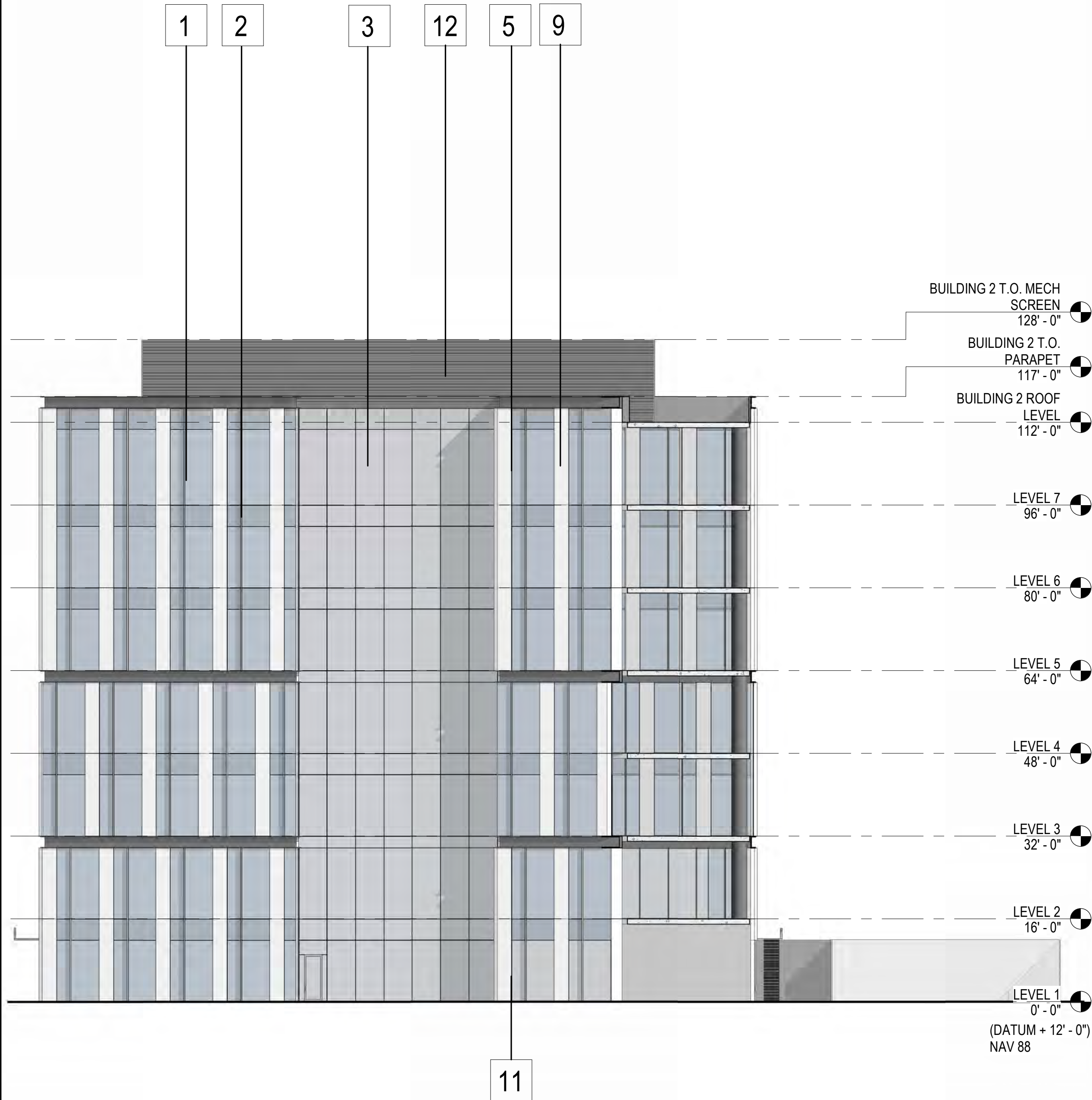
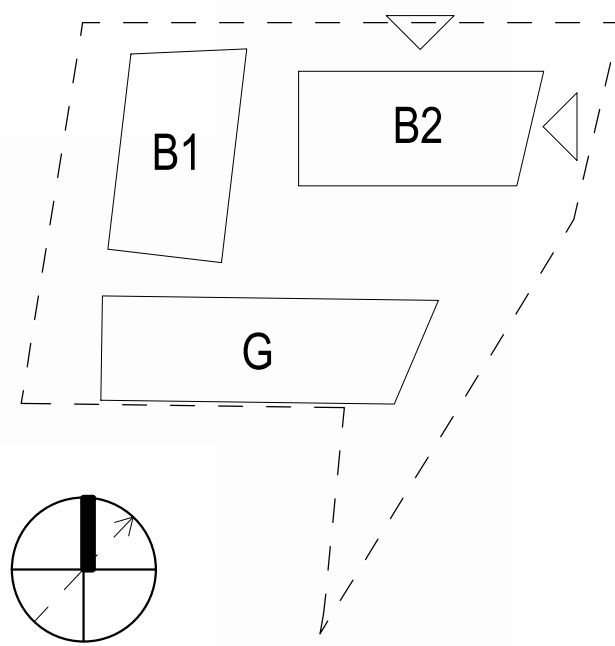
SCALE As indicated

TITLE

BUILDING 2 ELEVATIONS

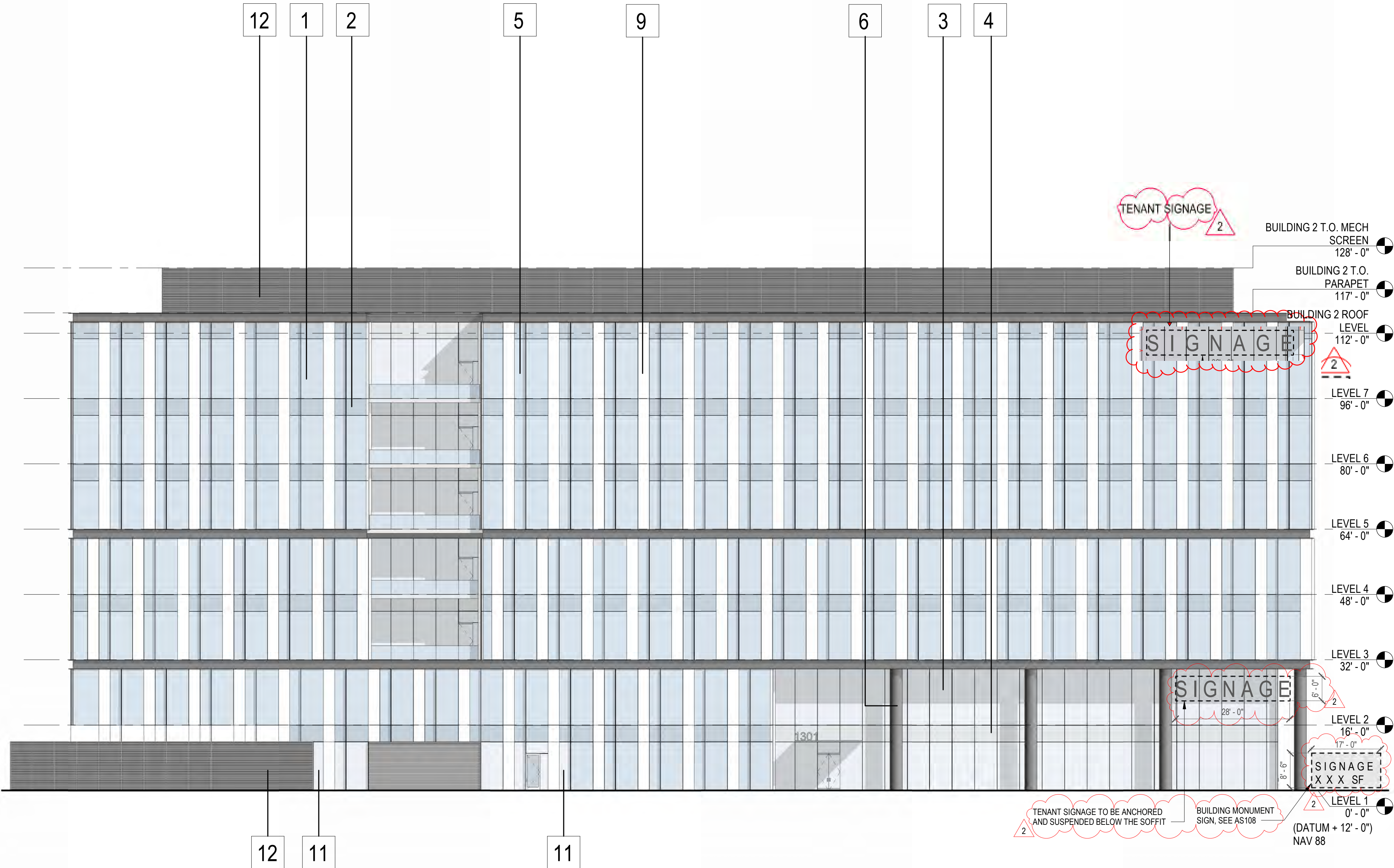
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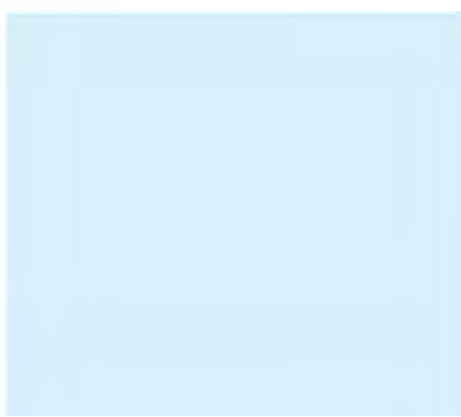
1 BUILDING 2 - EAST ELEVATION

SCALE: 1/16" = 1'-0"



2 BUILDING 2 - NORTH ELEVATION

SCALE: 1/16" = 1'-0"



1

VISION GLASS A



2

SPANDREL GLASS A



3

VISION GLASS B



4

SPANDREL GLASS B



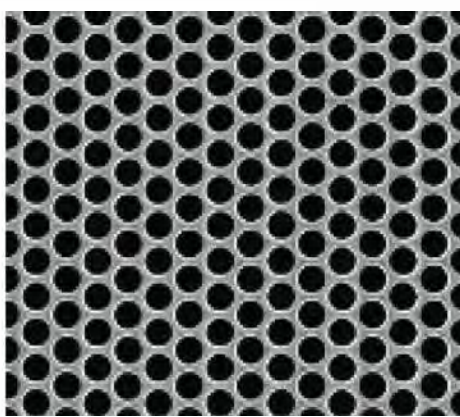
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ALUMINIUM FINIS



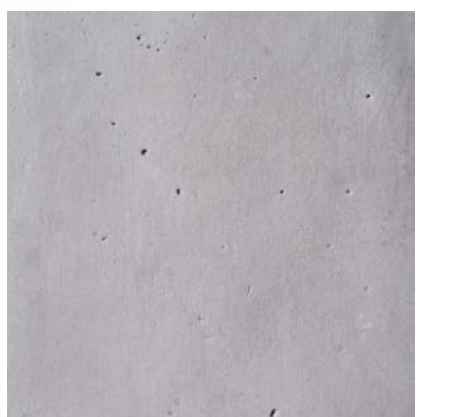
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ALUMINIUM COLUMN
COVER



7

PERFORATED METAL
PANEL



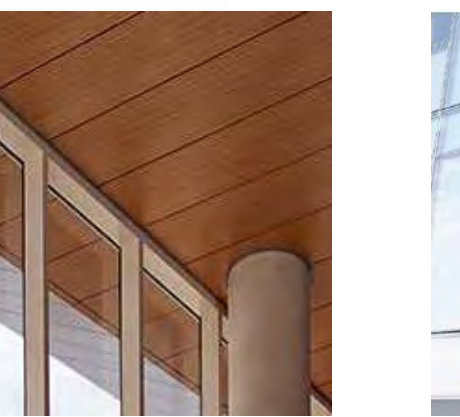
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ARCHITECTURAL
CONCRETE CAST-
IN-PLACE



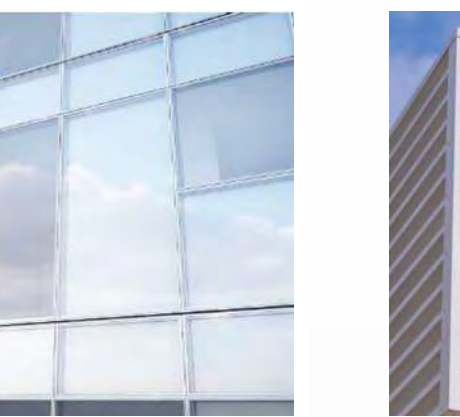
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ALUMINIUM
COMPOSITE WALL
PANEL-ANODIZED
FINISH



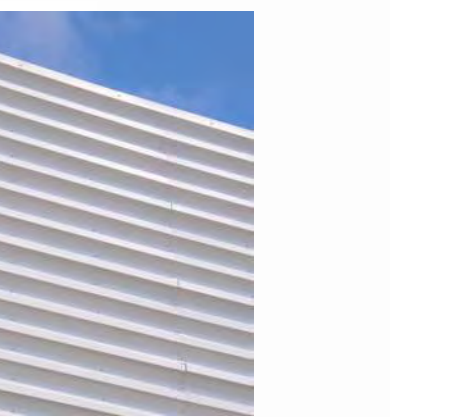
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ALUMINIUM
COMPOSITE PANEL
SOFFIT



11

SHADOW BOX
PANEL



12

ARCHITECTURAL
LOUVER SCREEN

BIRD-SAFE BUILDING TREATMENTS

1. EXTERIOR GLAZING IS COMPOSED OF 45% OPAQUE GLAZING. NON REFLECTIVE GLAZING IS HIGH-PERFORMANCE TO MEET T24 ENERGY REQUIREMENTS.
2. EXTERIOR GLAZING SYSTEM UTILIZES SPANDREL GLAZING TO VARIEGATE EXTERIOR APPEARANCE.
3. MULLION EXTENSIONS ARE INCLUDED TO CREATE PATTERNS THAT BREAK UP THE EXTERIOR EXPANSE OF GLASS.
4. EXTERNAL LIGHTING WILL BE MINIMIZED AND SHIELDED.
5. LEVELS ONE AND TWO ARE RECESSED FROM THE UPPER FLOORS.



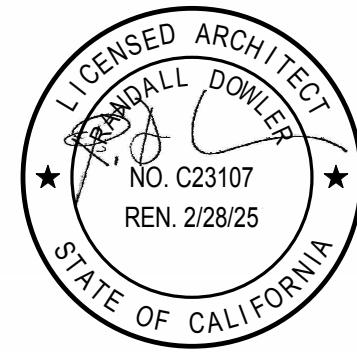
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2550 Fifth Avenue, Suite 115, San Diego, CA 92103 619-685-3990
1720 8th Street, Sacramento, CA 95811 916-441-6800

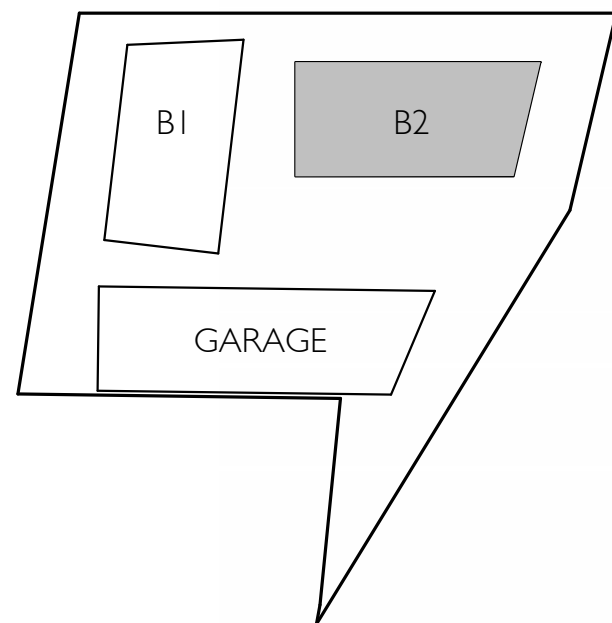
CONSULTANTS
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408.314.4561
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Structural Engineer
KPFF Consulting Engineers
45 FREMONT STREET, 28th FL.
SAN FRANCISCO, CA 94105
415.989.1004

STAMP



KEY PLAN



NORTH

2	PLAN CHECK RESPONSE I	01.31.25
1	PD APPLICATION	06.07.24

NO.	DESCRIPTION	DATE
-----	-------------	------



CLIENT 1 SHOREWAY OWNER, LLC. c/o FOUR CORNER PROPERTIES

PROJECT 1301 SHOREWAY, BELMONT

ADDRESS 1301 SHOREWAY ROAD,
BELMONT, CA 94002

PROJECT NO. 21198

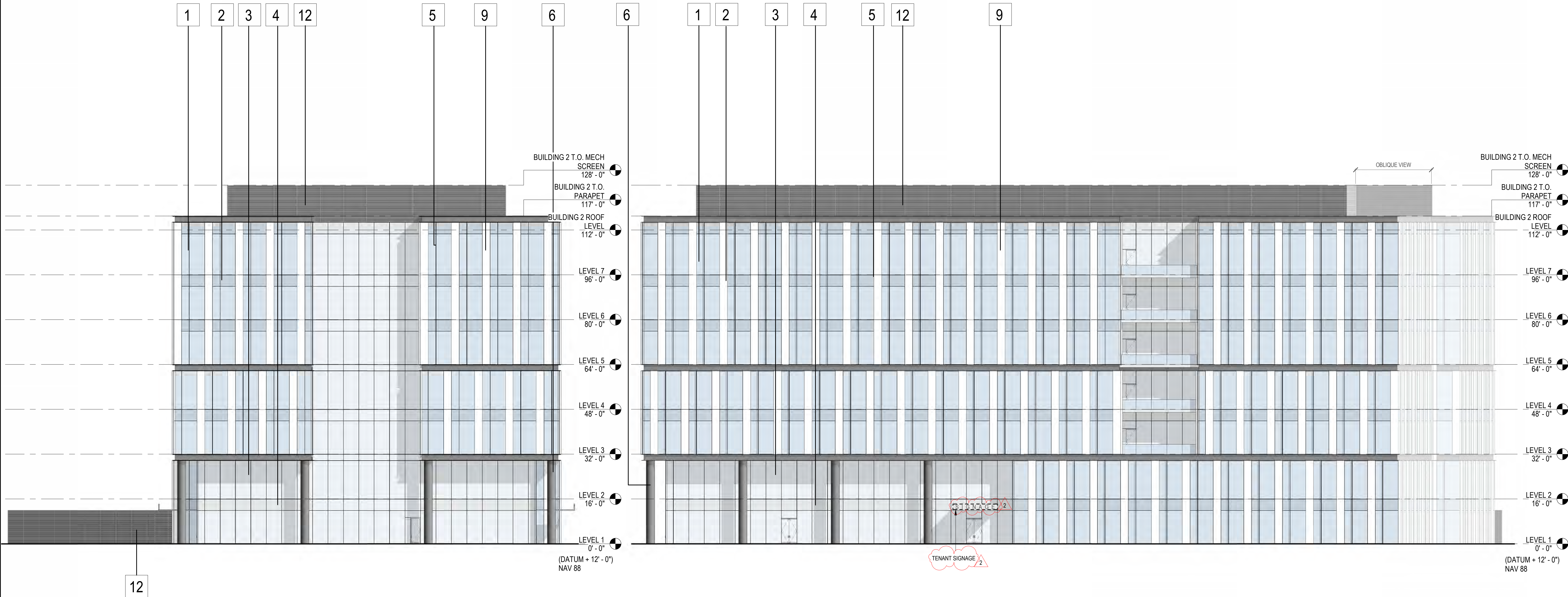
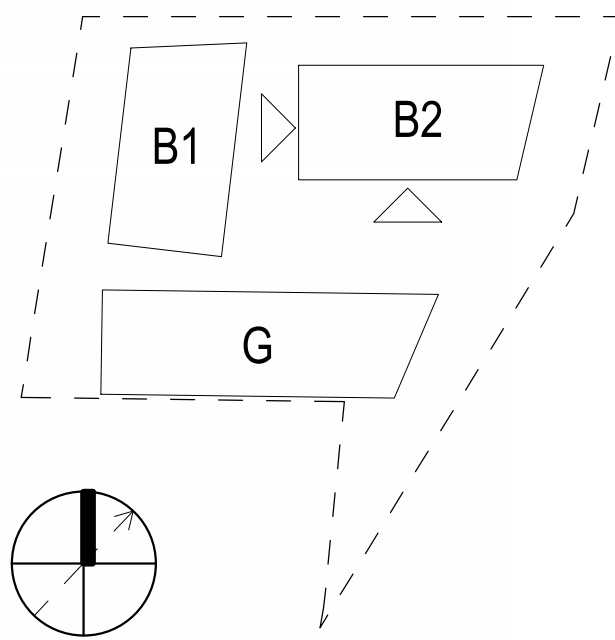
SCALE As indicated

TITLE

BUILDING 2 ELEVATIONS

AE211.4

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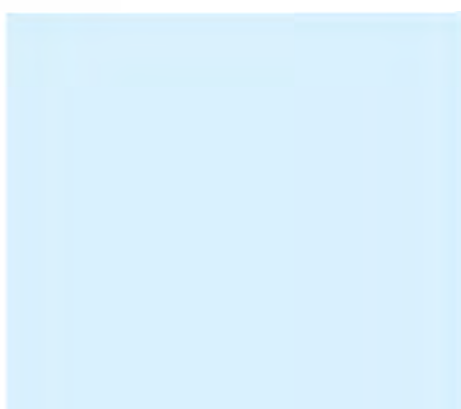


1 BUILDING 2 - WEST ELEVATION

SCALE: 1/16" = 1'-0"

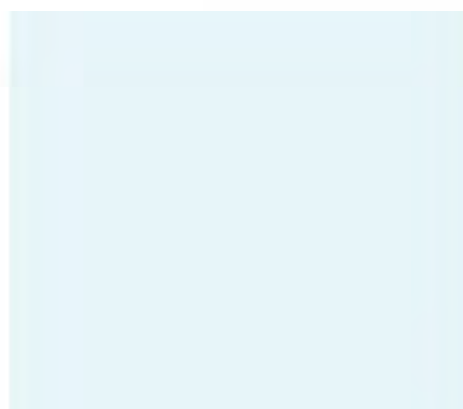
2 BUILDING 2 - SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



1

VISION GLASS A



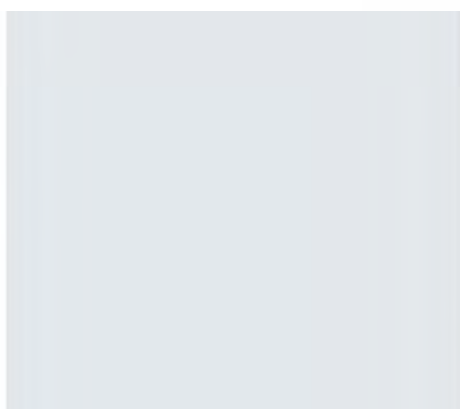
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SPANDREL GLASS A



3

VISION GLASS B



4

SPANDREL GLASS B



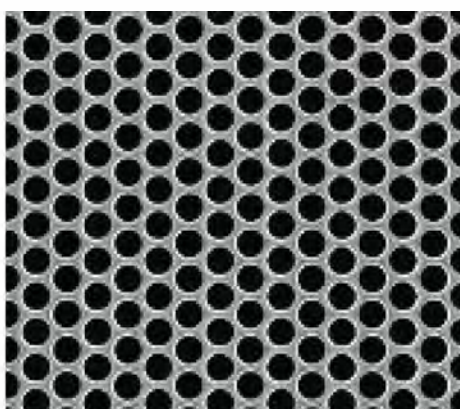
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ALUMINIUM FINs



6

ALUMINIUM COLUMN
COVER



7

PERFORATED METAL
PANEL



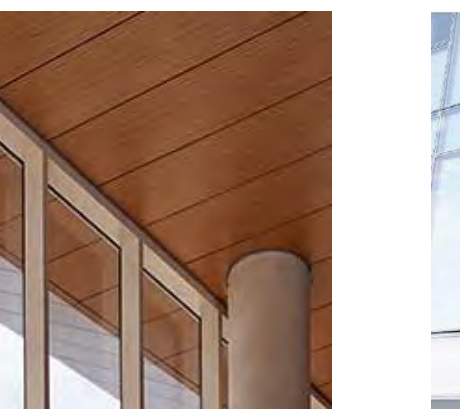
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ARCHITECTURAL
CONCRETE CAST-
IN-PLACE



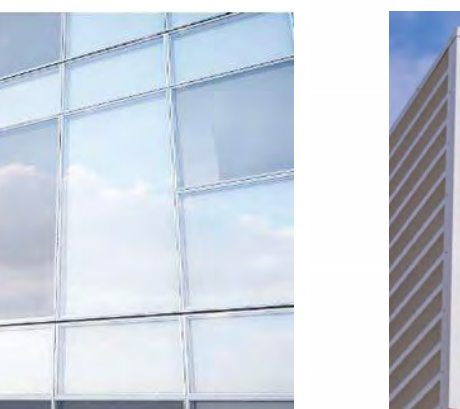
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PANEL-ANODIZED
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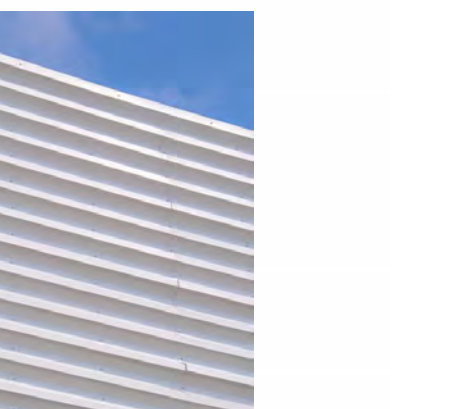
10

ALUMINIUM
COMPOSITE PANEL
SOFFIT



11

SHADOW BOX
PANEL



12

ARCHITECTURAL
LOUVER SCREEN

BIRD-SAFE BUILDING TREATMENTS

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CONSULTANTS

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BKF ENGINEERS

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Landscape Architect
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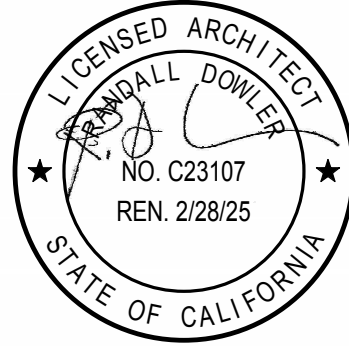
MEP / Lighting / T24
EXP, INC.

415 MONTGOMERY ST., SUITE 300
SAN FRANCISCO, CA 94104
415.362.5025

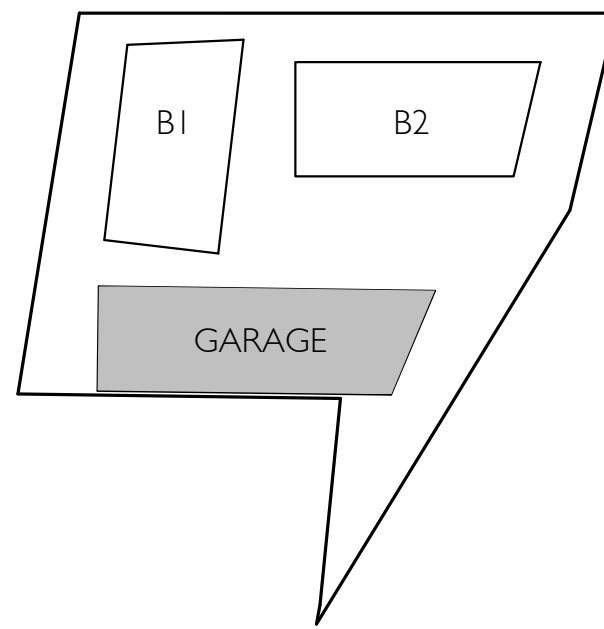
Structural Engineer
KPFF Consulting Engineers

45 FREMONT STREET, 28th FL.
SAN FRANCISCO, CA 94105
415.989.1004

STAMP



KEY PLAN



2	PLAN CHECK RESPONSE I	01.31.25
1	PD APPLICATION	06.07.24

NO.	DESCRIPTION	DATE
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CLIENT 1 SHOREWAY OWNER, LLC. c/o FOUR CORNER PROPERTIES

PROJECT 1301 SHOREWAY, BELMONT

ADDRESS 1301 SHOREWAY ROAD,
BELMONT, CA 94002

PROJECT NO. 21198

SCALE As indicated

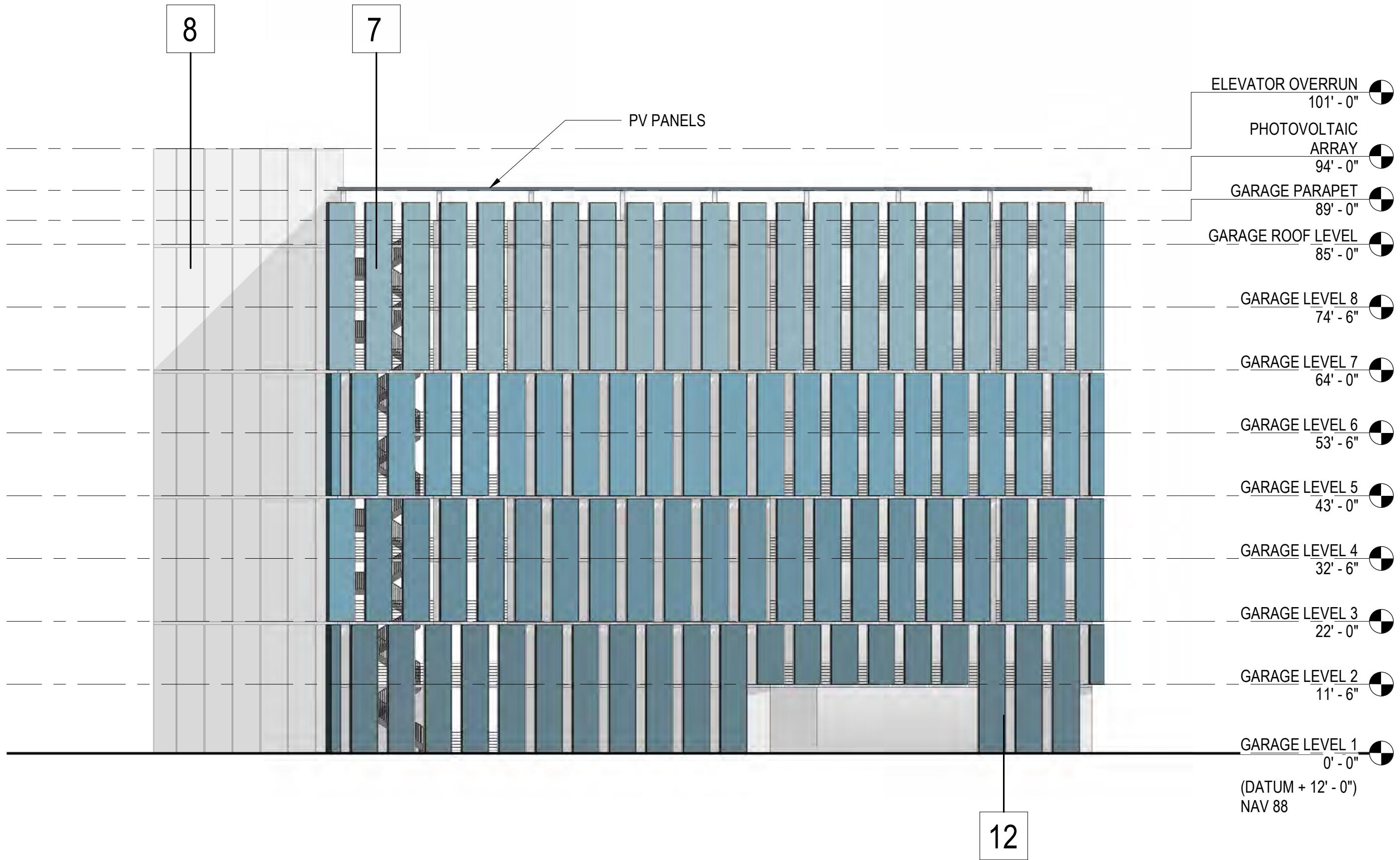
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GARAGE ELEVATIONS

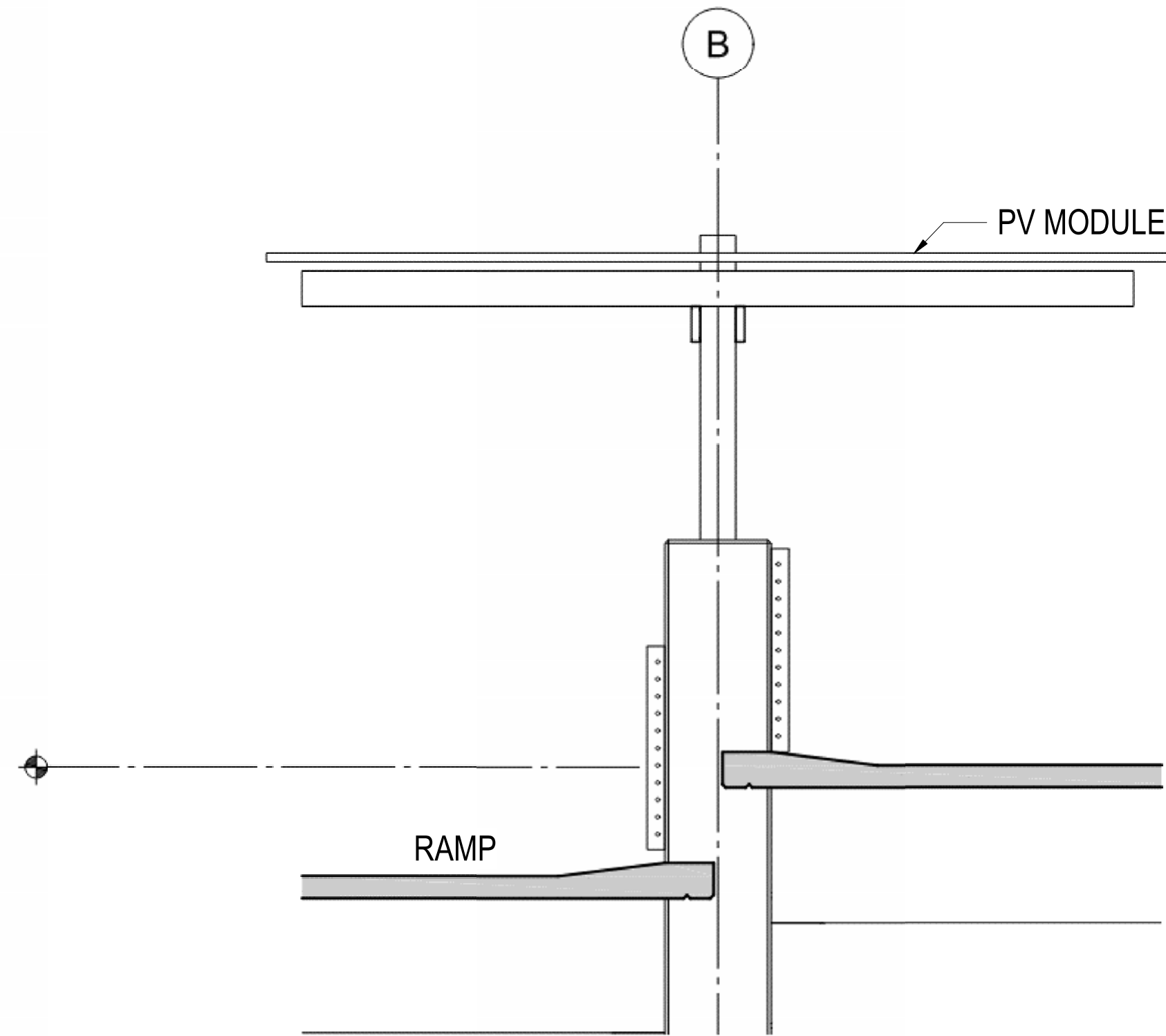
AE212.1

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2 GARAGE - WEST ELEVATION
SCALE: 1/16" = 1'-0"

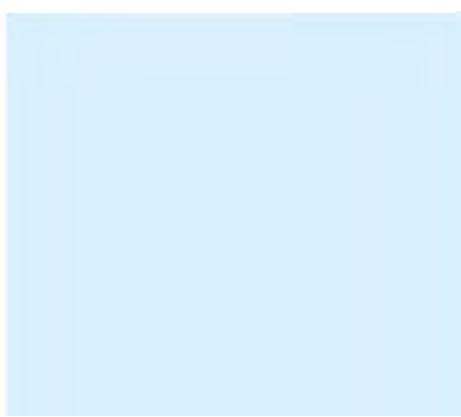


PV DETAIL

General Note:
PV's manufacturer and attachment details to be developed during documentation.



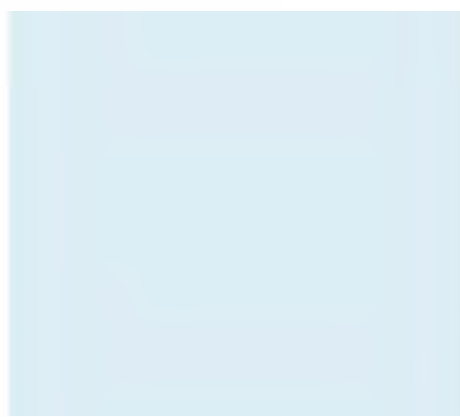
1 GARAGE - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



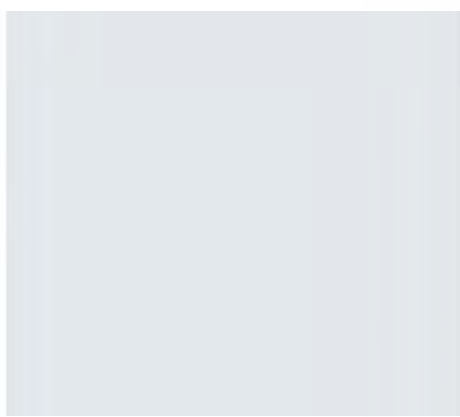
1
VISION GLASS A



2
SPANDREL GLASS A



3
VISION GLASS B



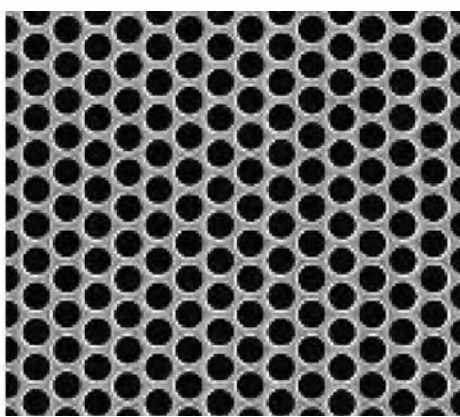
4
SPANDREL GLASS B



5
ALUMINIUM FINIS



6
ALUMINIUM COLUMN
COVER



7
PERFORATED METAL
PANEL



8
ARCHITECTURAL
CONCRETE CAST-
IN-PLACE



9
ALUMINIUM
COMPOSITE WALL
PANEL-ANODIZED
FINISH



10
ALUMINIUM
COMPOSITE PANEL
SOFFIT



11
SHADOW BOX
PANEL



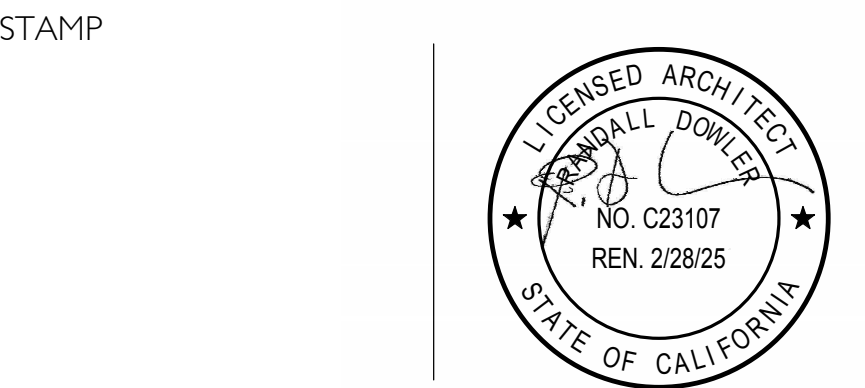
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ARCHITECTURAL
LOUVER SCREEN



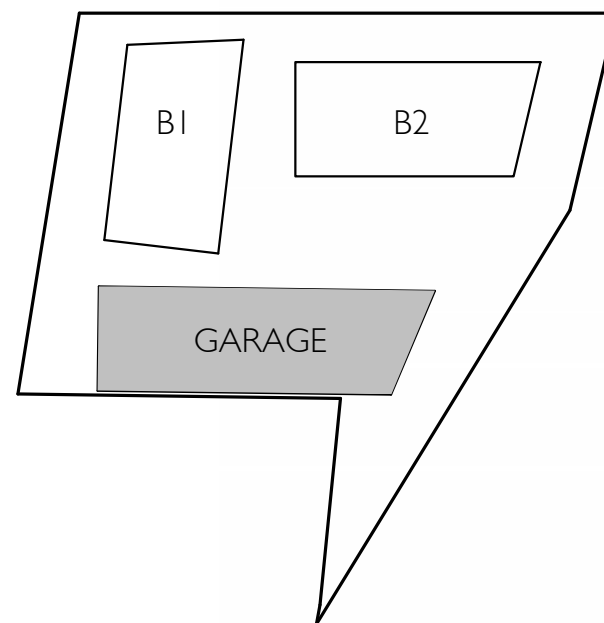
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415.989.1004



KEY PLAN



NORTH



2	PLAN CHECK RESPONSE I	01.31.25
1	PD APPLICATION	06.07.24
NO.	DESCRIPTION	DATE

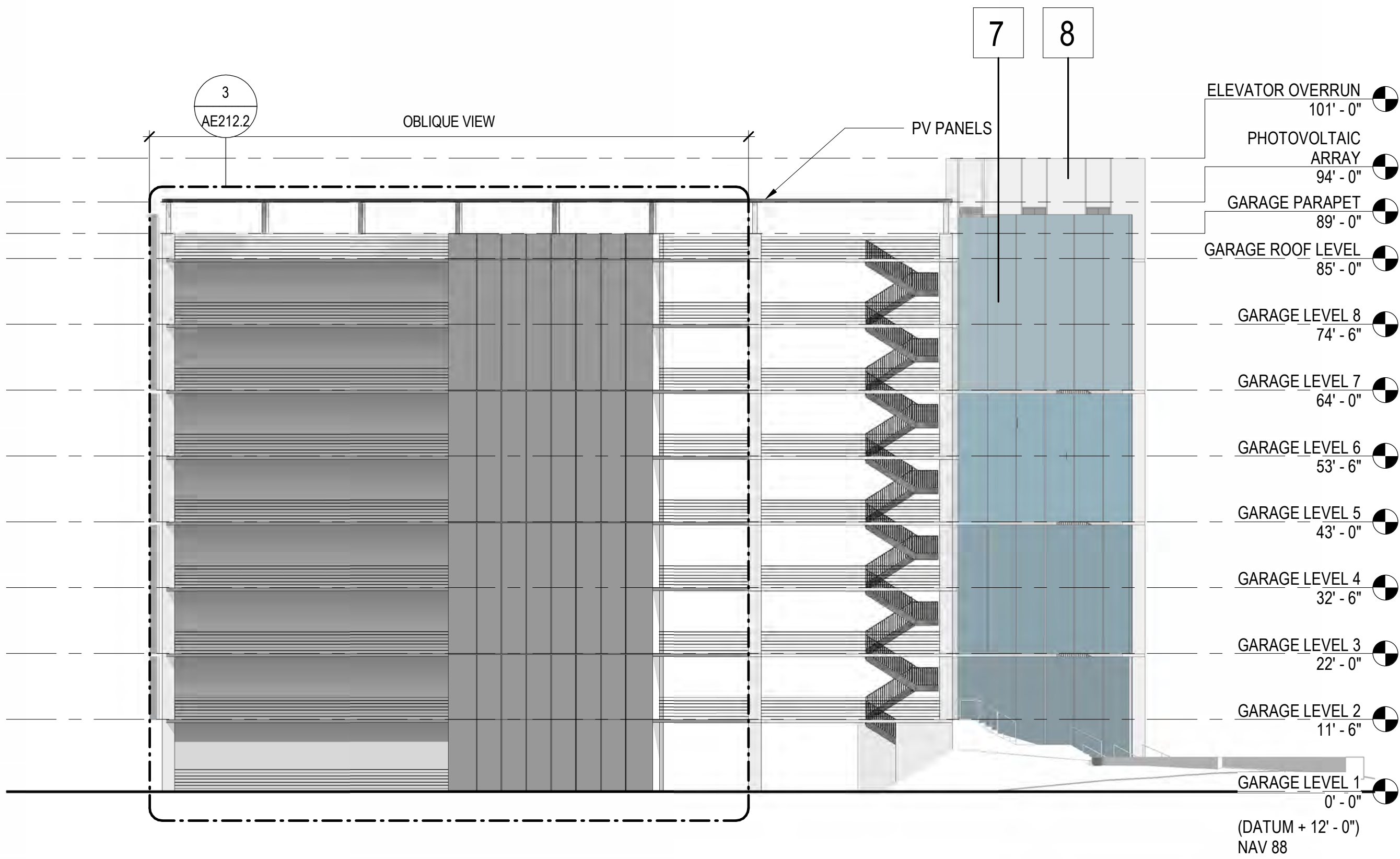
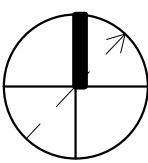
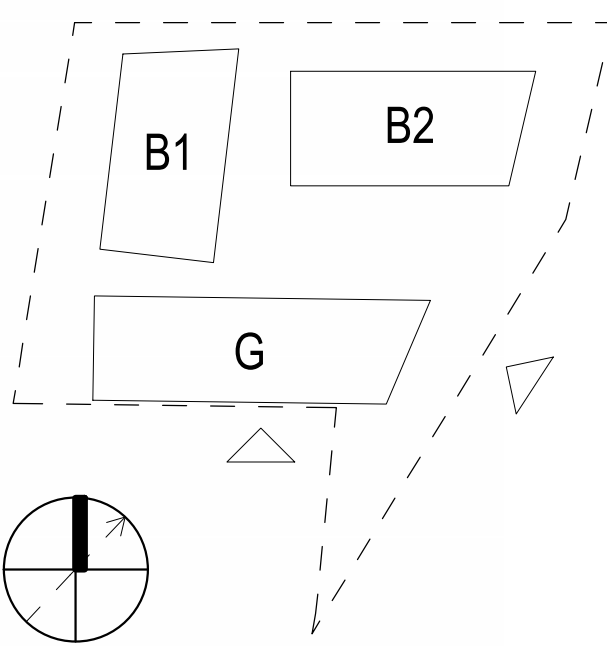


CLIENT I SHOREWAY OWNER, LLC. c/o FOUR CORNER PROPERTIES
PROJECT 1301 SHOREWAY, BELMONT
ADDRESS 1301 SHOREWAY ROAD, BELMONT, CA 94002
PROJECT NO. 21198
SCALE As indicated
TITLE

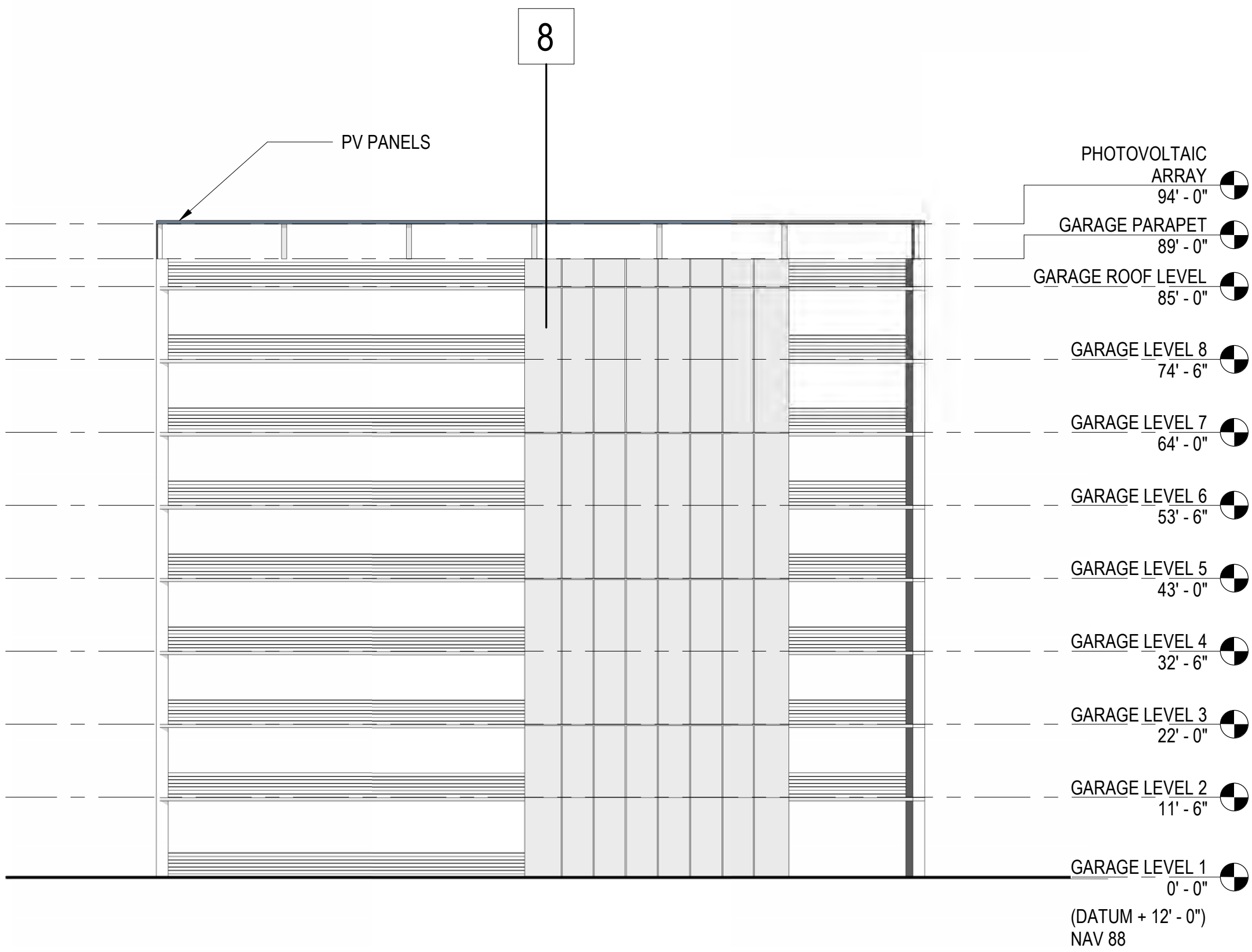
GARAGE ELEVATIONS

AE212.2

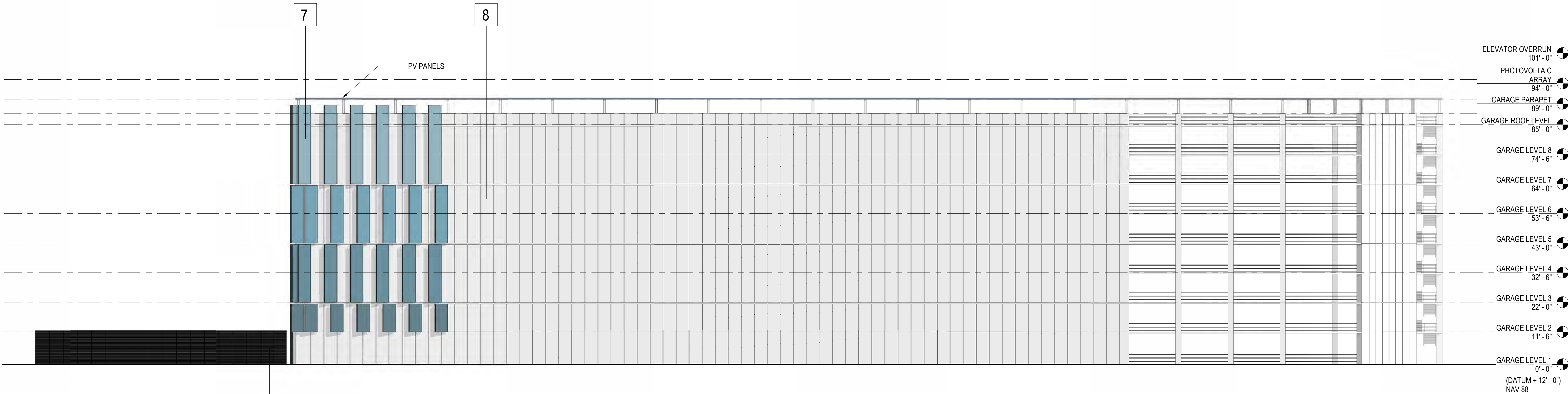
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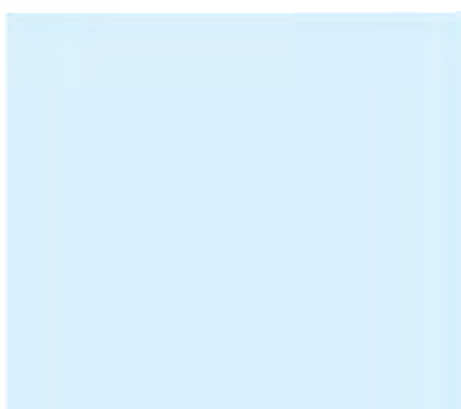
2 GARAGE - EAST ELEVATION
SCALE: 1/16" = 1'-0"



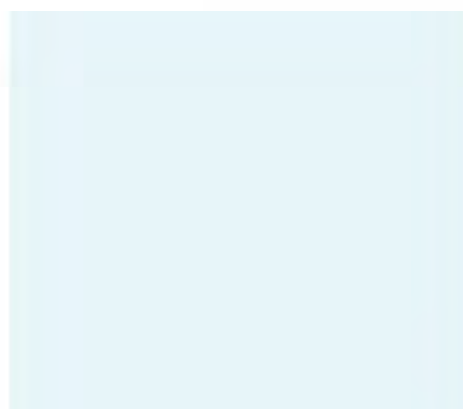
3 GARAGE - SOUTH-EAST ELEVATION
SCALE: 1/16" = 1'-0"



1 GARAGE - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



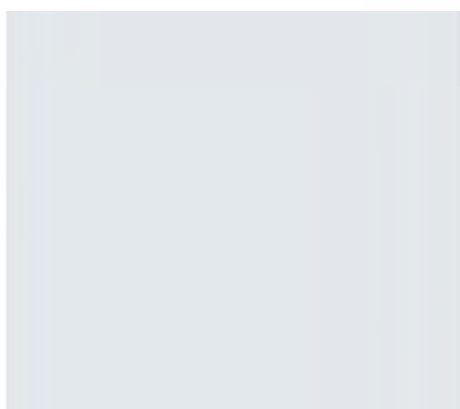
1 VISION GLASS A



2 SPANDREL GLASS A



3 VISION GLASS B



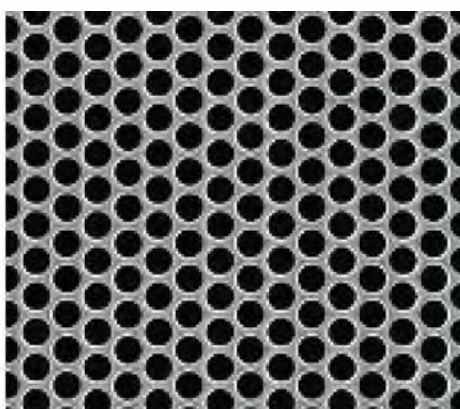
4 SPANDREL GLASS B



5 ALUMINIUM FINS



6 ALUMINIUM COLUMN COVER



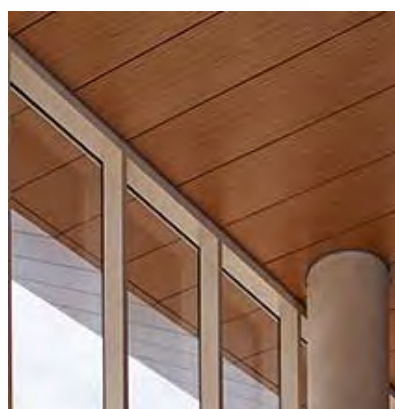
7 PERFORATED METAL PANEL



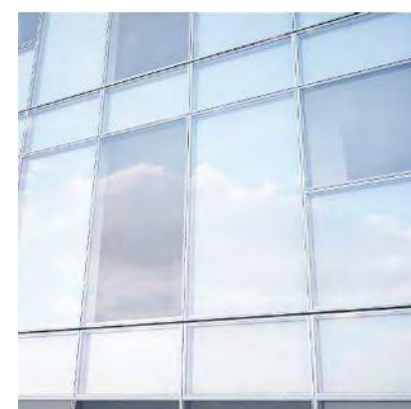
8 ARCHITECTURAL CONCRETE CAST-IN-PLACE



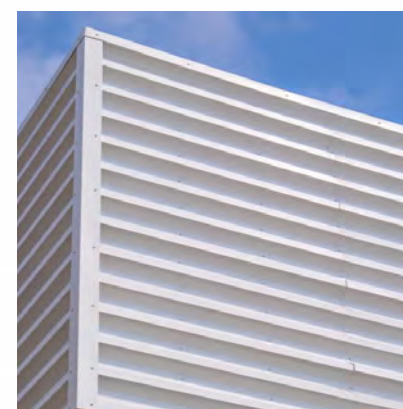
9 ALUMINIUM COMPOSITE WALL PANEL-ANODIZED FINISH



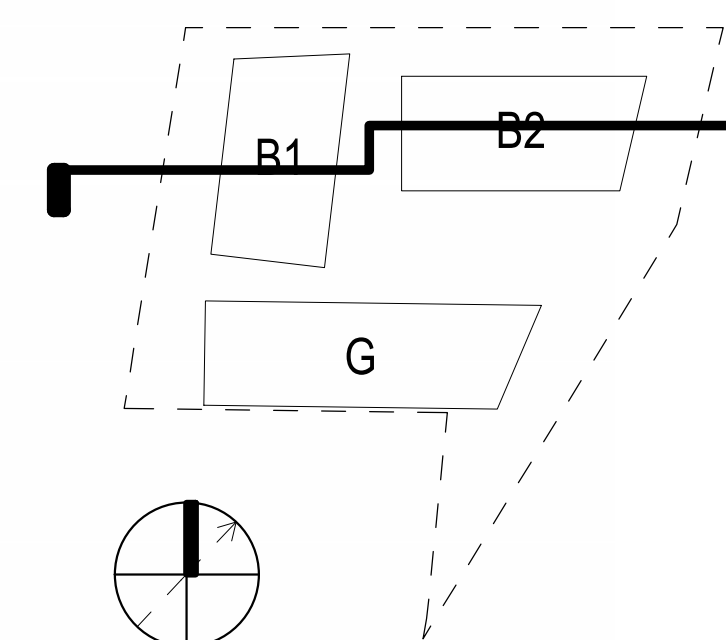
10 ALUMINIUM COMPOSITE PANEL SOFFIT



11 SHADOW BOX PANEL



12 ARCHITECTURAL LOUVER SCREEN



550 Ellis Street, Mountain View, CA 94043	650-943-1660
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Structural Engineer
KPMF Consulting Engineers

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SAN FRANCISCO, CA 94105
415.989.1004

Parking
Watry Design, Inc.

2099 GATEWAY PLACE, SUITE 550
SAN JOSE, CA 95110
833.917.7275

A diagram of a triangular plot. Inside the triangle are three buildings represented by gray rectangles with black outlines. The buildings are labeled 'B1', 'B2', and 'GARAGE'. 'B1' is on the left side, 'B2' is on the right side, and 'GARAGE' is at the bottom center. The triangle is formed by three black lines.

NORTH

A compass rose with a circle divided into four quadrants by a vertical and a horizontal line. The top vertical line is labeled 'NORTH' above it. The bottom vertical line is labeled 'SOUTH' below it. The right horizontal line is labeled 'EAST' to its right. The left horizontal line is labeled 'WEST' to its left. An arrow points from the center towards the top-right quadrant, indicating a direction.

**FOUR
CORNERS**
properties

ADDRESS 1301 SHOREWAY ROAD,
BELMONT, CA 94002

SCALE $1/16" = 1'-0"$

TITLE

BUILDING SECTION

AE301.1

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SECTION - THROUGH BUILDINGS 1 AND 2 LOOKING SOUTH



CONSULTANTS	
Civil Engineer	MEP / Lighting / T24
BKF ENGINEERS	EXP, INC.

Landscape Architect SWA	Structural Engineer KPFF Consulting Engineers
----------------------------	--

Parking
Watry Design, Inc.

KEY PLAN



2	PLAN CHECK RESPONSE I	01.31.25
1	PD APPLICATION	06.07.24



**FOUR
CORNERS**
properties

PROJECT 1301 SHOREWAY, BELMONT

PROJECT NO. 21198

TITLE _____

BUILDING SECTIONS

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CONSULTANTS

833.917.7275

A diagram of a house layout. It shows a large irregular shape representing the house. Inside, there are three smaller shapes representing rooms: a rectangle labeled 'B1', a rectangle labeled 'B2', and a trapezoid labeled 'GARAGE'.



2	PLAN CHECK RESPONSE I	01.31.25
1	PD APPLICATION	06.07.24



**FOUR
CORNERS**
properties

TITLE _____

COLOR AND MATERIALS

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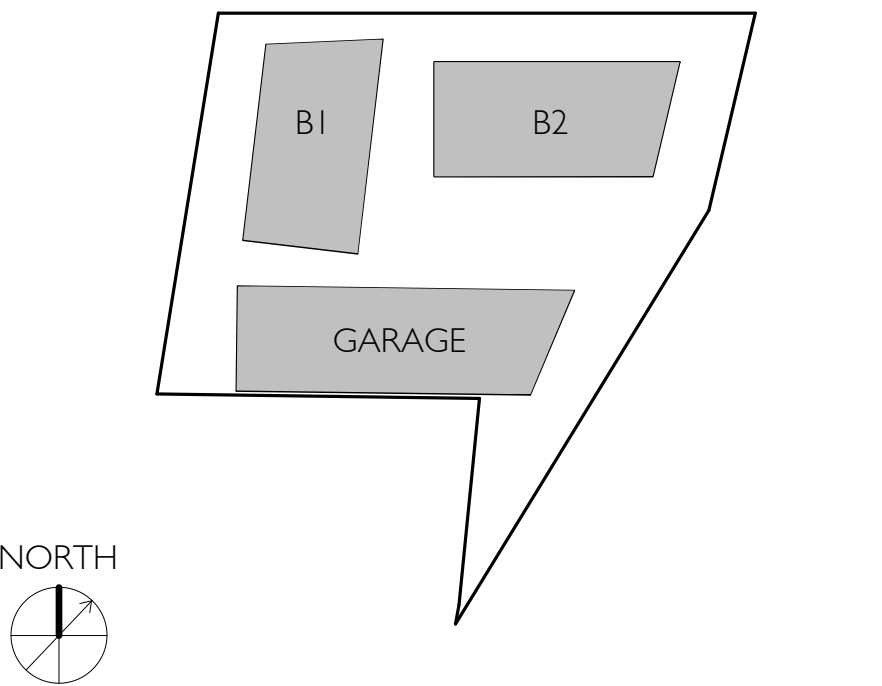
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CONSULTANTS		
Civil Engineer	BKF ENGINEERS	MEP / Lighting / T24 EXP, INC.
1730 N. FIRST STREET, SUITE 600	SAN JOSE, CA 95112	415 MONTGOMERY ST. SUITE 300 SAN FRANCISCO, CA 94104 415.362.5025
Landscape Architect	SWA	Structural Engineer KPFF Consulting Engineers
530 BUSH STREET, 6TH FL.	SAN FRANCISCO, CA 94108	45 FREMONT STREET, 28th FL. SAN FRANCISCO, CA 94105 415.989.1004
Parking	Watry Design, Inc.	
2099 GATEWAY PLACE, SUITE 550	SAN JOSE, CA 95110	
833.917.7275		

STAMP

KEY PLAN



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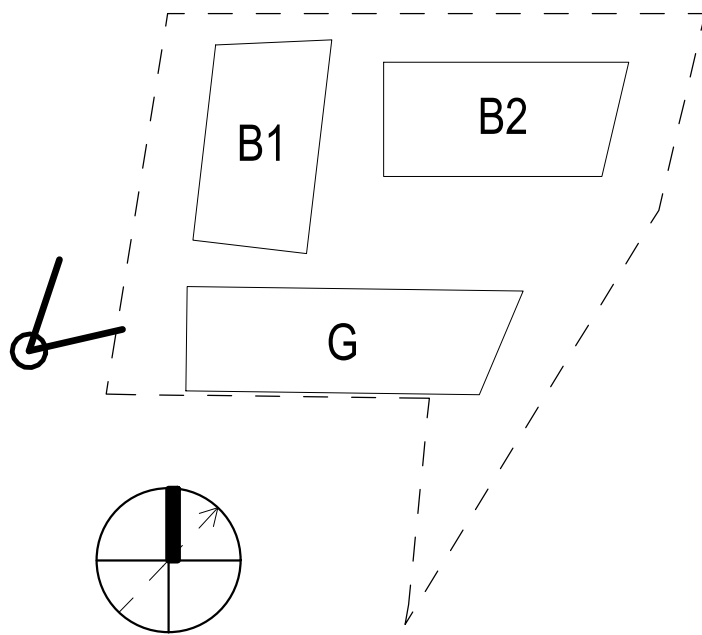
CLIENT	1 SHOREWAY OWNER, LLC. c/o FOUR CORNER PROPERTIES
PROJECT	1301 SHOREWAY, BELMONT
ADDRESS	1301 SHOREWAY ROAD, BELMONT, CA 94002
PROJECT NO.	21198
SCALE	
TITLE	

PERSPECTIVE RENDERING

AE601.I



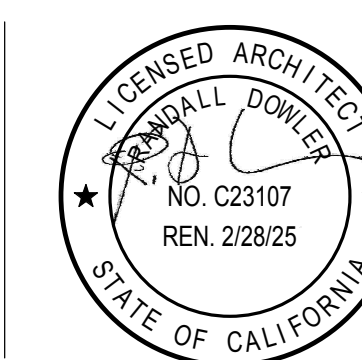
VIEW FROM US-101 LOOKING NORTH



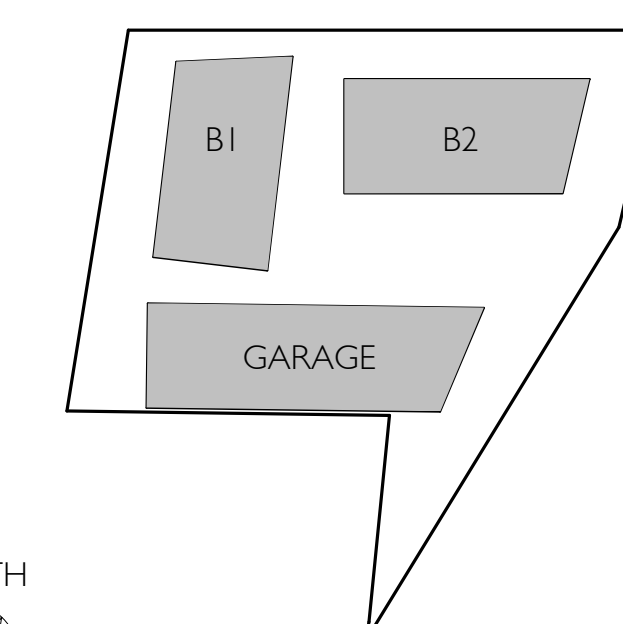


CONSULTANTS	
Civil Engineer BKF Engineers	MEP / Lighting / T24 EXP, INC.
1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112 408.314.4561	415 MONTGOMERY ST., SUITE SAN FRANCISCO, CA 94104 415.362.5025
Landscape Architect SWA	Structural Engineer KPFF Consulting Engineers
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Parking Watry Design, Inc.	
2099 GATEWAY PLACE, SUITE 550 SAN JOSE, CA 95110 833.97.7275	

STAMP



KEY PLAN



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PROJECT NO. 21198

SCALE

TITLE _____

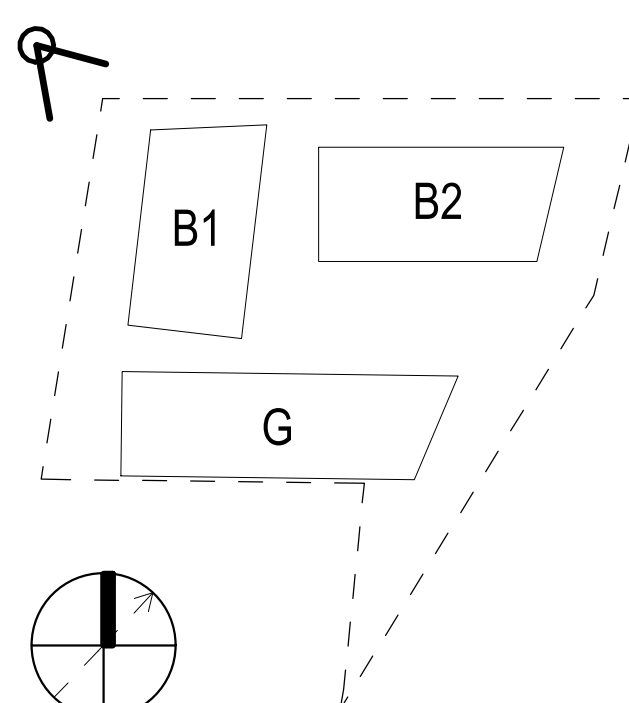
PERSPECTIVE RENDERING

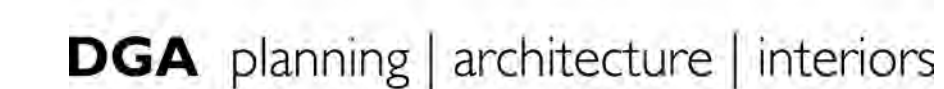
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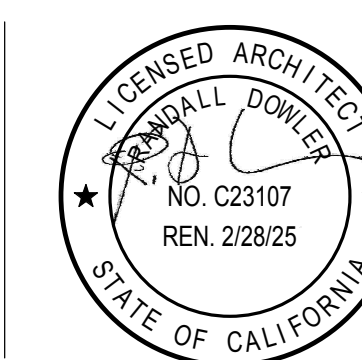
VIEW FROM US-101 LOOKING SOUTHEAST



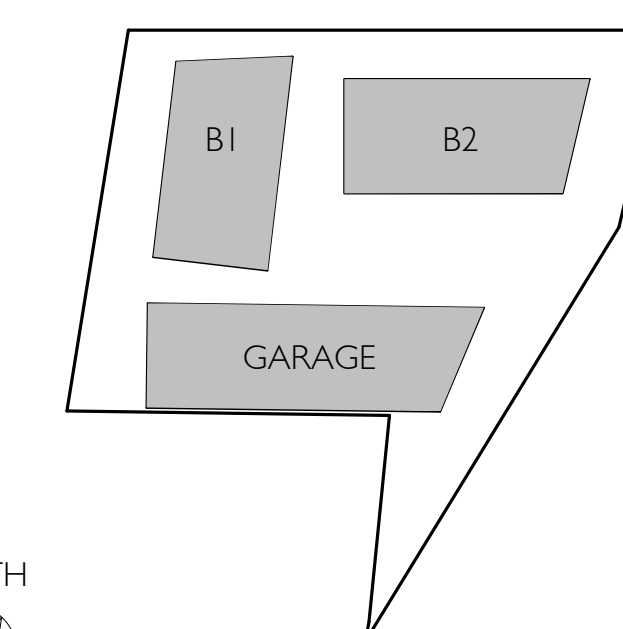


CONSULTANTS	
Civil Engineer BKF ENGINEERS	MEP / Lighting / T24 EXP, INC.
1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112 408.314.4561	415 MONTGOMERY ST, SUITE SAN FRANCISCO, CA 94104 415.362.5025
Landscape Architect SWA	Structural Engineer KPFF Consulting Engineers
530 BUSH STREET, 6TH FL. SAN FRANCISCO, CA 94108 415.254.4652	45 FREMONT STREET, 28th FL. SAN FRANCISCO, CA 94105 415.989.1004
Parking Watry Design, Inc.	
2099 GATEWAY PLACE, SUITE 550 SAN JOSE, CA 95110 833.917.7275	

STAMP



KEY PLAN



2	PLAN CHECK RESPONSE I	01.31.25
1	PD APPLICATION	06.07.24
NO.	DESCRIPTION	DATE



CLIENT	1 SHOREWAY OWNER, LLC. <i>do</i> FOUR CORNER PROPERTIES
PROJECT	1301 SHOREWAY, BELMONT
ADDRESS	1301 SHOREWAY ROAD, BELMONT, CA 94002
PROJECT NO.	21198
SCALE	
TITLE	

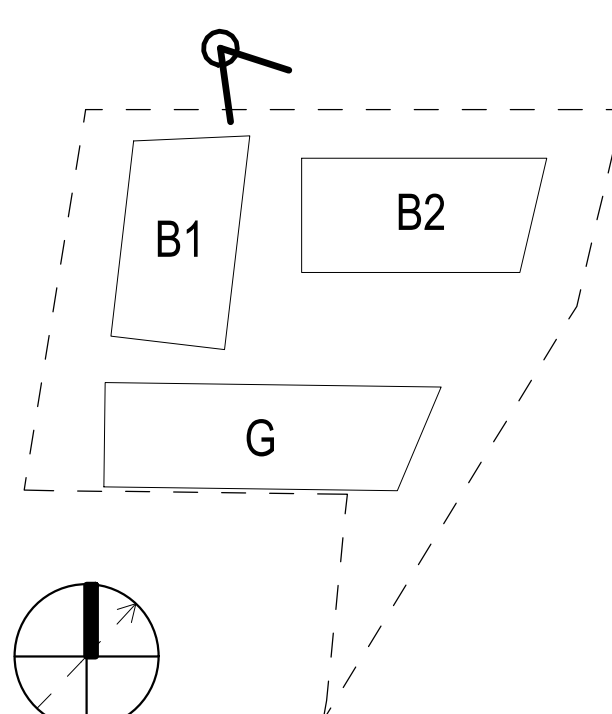
PERSPECTIVE RENDERING

AE601.3

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VIEW FROM SEM LANE - LOOKING EAST





CONSULTANTS

Parking
Watry Design, Inc.
2099 GATEWAY PLACE, SUITE 550
SAN JOSE, CA 95110
833.917.7275

STAMP

[illegible]

2	PLAN CHECK RESPONSE 1	01.31.25
1	PD APPLICATION	06.07.24

NO.	DESCRIPTION	DATE
-----	-------------	------



CLIENT I SHOREWAY OWNER, LLC. c/o FOUR CORNER PROPERTIES

PROJECT 1301 SHOREWAY, BELMONT

ADDRESS 1301 SHOREWAY ROAD,
BELMONT, CA 94002

PROJECT NO. 21198

SCALE

TITLE

PERSPECTIVE RENDERING

AE601.4

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AERIAL VIEW FROM BELMONT CREEK - LOOKING NORTHEAST

