A Planning Application For:

BLOCK 20

S CLAREMONT ST. & E 4TH AVENUE
SAN MATEO, CA 94401

SAN MATEO APPL. No PA-2024-003



DEVELOPMENT PROJECT DATA INFORMATION		
Site Address:	S. Claremont St. & E. 4th Avenue San Mateo, CA 94401	
APN:	034186110, 034186080	
Zoning Classification:	CBD/S - CENTRAL BUSINESS SUPPORT	
Lot Size (Sq. Ft.)	33,790 S.F./ 0.77 ACRES	
Permitted Floor Area Ratio:	3.0	
Permitted Floor Area (3.0 x 33,790 S.F.):	101,370 S.F.	
Proposed Floor Area:	167,489 S.F.	
Proposed Floor Area Ratio (167,489 S.F. / 33,790 S.F.):	4.95	
	Existing:	Proposed:
Floor Area (Sq. Ft.):(1)	N/A	167,489 S.F.
Main Structure(s):	N/A	167,489 S.F.
Detached Accessory Structures:	N/A	
Exemptions:(2)	N/A	
Total Floor Area:		167,489 S.F.
Existing Floor Area to be Remodeled:	0 S.F.	
Total Unit Count for Residential Parking Requirements:	72 Dwelling Units	
Total Covered Parking Stalls:	158	
List of All Heritage Trees on Site including Species and Size:	SEE LANDSCAPE	
Cubic Yards of Soil Disturbance: (required in order to determine if a Stormwater Pollution Prevention Construction Permit is required)	47,278 CY (TOTAL OFF-HAUL) REFER TO CIVIL SHEET C4.01	

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	475	0	475	4	2	2	8	0.50	0.05	1.00	3,800	0	
	A1.1 (Studio)	584	208	792	4	0	0	4	0.50	0.05	1.00	2,336	832	
	A1.1A (Studio)	601	310	911	1	0	0	1	0.50	0.05	1.00	601	310	
	A1.1B (Studio)	601	excluded	601	0	1	1	2	0.50	0.05	1.00	1,202	excluded	
	A1.2 (Studio)	584	138	722	1	0	0	1	0.50	0.05	1.00	584	138	66%
	A1.5 (Studio)	564	162	726	3	0	0	3	0.50	0.05	1.00	1,692	486	
	A1.6 (Studio)	564	0	564	2	2	2	6	0.50	0.05	1.00	3,384	0	
	A1.7A (Studio)	584	excluded	584	0	5	5	10	0.50	0.05	1.00	5840	excluded	
	A1.8 (Studio)	564	excluded	564	0	4	4	8	0.50	0.05	1.00	4512	excluded	
	A1.9 (Studio)	564	173	737	1	0	0	1	0.50	0.05	1.00	564	173	
	A1.10 (Studio)	475	excluded	475	0	2	2	4	0.50	0.05	1.00	1900	excluded	
	B1.0 (1BR/1BA Unit)	732	0	732	1	1	1	3	0.50	0.05	1.00	2,196	0	
	B1.1 (1BR/1BA Unit)	800	excluded	800	1	0	0	1	0.50	0.05	1.00	800	excluded	
	B1.2 (1BR/1BA Unit)	800	excluded	800	0	1	1	2	0.50	0.05	1.00	1,600	excluded	
	B1.3(1BR/1BA Unit)	910	148	1058	1	0	0	1	0.50	0.05	1.00	910	148	
	B1.4(1BR/1BA Unit)	910	excluded	910	0	1	1	2	0.50	0.05	1.00	1820	excluded	
	C1.0 (2BR/2BA Unit)	998	excluded	998	1	0	0	1	0.50	0.10	1.25	998	excluded	
	C1.1 (2BR/2BA Unit)	929	273	1,202	1	0	0	1	0.50	0.10	1.25	929	273	
	C1.2 (2BR/2BA Unit)	993	excluded	993	1	0	0	1	0.50	0.10	1.25	993	excluded	
	C1.3 (2BR/2BA Unit)	987	excluded	987	1	0	0	1	0.50	0.10	1.25	987	excluded	
	C1.4 (2BR/2BA Unit)	981	excluded	981	1	0	0	1	0.50	0.10	1.25	981	excluded	
	C1.5 (2BR/2BA Unit)	998	excluded	998	0	1	1	2	0.50	0.10	1.25	1,996	excluded	
	C1.6 (2BR/2BA Unit)	929	excluded	929	0	1	1	2	0.50	0.10	1.25	1,858	excluded	
	C1.7 (2BR/2BA Unit)	993	excluded	993	0	1	1	2	0.50	0.10	1.25	1,986	excluded	
	C1.8 (2BR/2BA Unit)	987	excluded	987	0	1	1	2	0.50	0.10	1.25	1,974	excluded	
	C1.9 (2BR/2BA Unit)	981	excluded	1,107	0	1	1	2	0.50	0.10	1.25	1,962	excluded	21%
	Total # dwelling units				24	24	24	72				48,405	2,360	

Floor Area	Use	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Total Area
	Residential Area	2,608			16,217	16,217	16,217		51,259
	Common Area Per Floor				5,735	5,735	5,735		17,205
	Office Area	26,414	28,138	26,355				18,118	99,025
	Total FAR Floor Area								167,489

# DWELLING UNITS PER FLOOR	
FOURTH LEVEL	24 UNITS
FIFTH LEVEL	24 UNITS
SIXTH LEVEL	24 UNITS
TOTAL # DWELLING UNITS	72 UNITS
DWELLING UNIT MIX	
STUDIO	48 UNITS OR 66%
ONE-BEDROOM	9 UNITS OR 13%
TWO-BEDROOM	15 UNITS OR 21%

Open Space			
	Private Residential Open Space (Level 4/ Level 5 & Level 6) (S.F.) - Provided		2,360
	Common Residential Open Space at Level 4 (S.F.) - Provided		721
	Total open space private + common (residential) - Provided		3,081
	Common Office Open Space at Level 3 (S.F.) - Provided		1,634
	Common Office Open Space at Level 7 (S.F.) - Provided		3,514
	Total Common Office Open Space (S.F.) - Required (1% of total office area OR 0.01 x 99,025 S.F.		990
	Total Common Office Open Space (S.F.) - Provided		5,148

BMR UNIT REQUIREMENTS - PER SDB ON BASE DENSITY (39 UNITS)

50% INCREASE: 15% VERY LOW INCOME	6 UNITS
ADDITIONAL 50%: 15% MODERATE INCOME	6 UNITS
TOTAL (PROVIDED):	**12 UNITS**

Parking Provided	Use	Short-Term Bike	Long-Term Bike	Bike Total	Standard	Compact	Standard (Tandem)	Compact (Tandem)	ADA Standard	Standard Accessible Level 2 EVCS	Standard Accessible Level 2 EV Ready	Van Accessible	Van Accessible Level 2 EVCS	Standard Level 2 EVCS	Standard Level 2 EV Capable	Compact Level 2 EV Capable	Compact Level 2 EVCS	Compact Level 2 EV Ready	Parking Provided
	Level 1 - Residential	6		6															
	Level 1 - Office	6		6															
	Level P1 - Office		10	10	1	1	2	15	1			1		11	23	5	2		62
	Level P2 - Office				6	2	1	15	2	1			1	1			3		32
	Level P2 - Residential									1	19		1	4				6	31
	Levels 4, 5 & 6 - Residential		80	80															
	Total Parking Provided	12	90	102															125

PROJECT DESCRIPTION

THIS IS A NEW 167,489 S.F. 7-STORY BUILDING WHICH INCLUDES 4-STORY OFFICE AND 3-STORY RESIDENTIAL BUILDING (72 DWELLING UNITS) WITH BELOW GRADE 2 LEVEL PARKING STRUCTURE ON A 33,790 S.F. LOT. SCOPE OF WORK INCLUDES THE CONSTRUCTION OF THE BUILDING CORE AND SHELL, COMPLETE BUILD OUT OF RESIDENTIAL DWELLING UNITS AS WELL AS SITE IMPROVEMENTS SUCH AS SIDEWALKS, CURB/GUTTER, BICYCLE RACKS, STREET TREES, AND ONE (1) ON-STREET LOADING AREA ON S. CLAREMONT STREET. THE PROJECT PROPOSES TO EXPORT APPROXIMATELY 42,278 CY OF SOIL TO CONSTRUCT THIS PROJECT.

PROJECT TEAM

OWNER: MECAH VENTURES
1259 El Camino Real, Unit #1181
Menlo Park, CA 94025

ARCHITECT: ARC TEC INC.
1731 Technology Drive, Suite 750
San Jose, CA 95110
PHONE: 408.496.0676
CONTACT: Evan Sockalosky
EMAIL: evans@arctecinc.com

LANDSCAPE ARCHITECT: KLA, INC
151 N.Norlin Street
Sonora, CA 95370
PHONE: 209.532.28.56
CONTACT: Tom Holloway
EMAIL: tom@knoxla.com

CIVIL ENGINEER: BKF
150 California Street, Suite 600
San Francisco, CA 94111
PHONE: 415.930.7904
CONTACT: Alyssa Jacobson
EMAIL: ajacobson@bkf.com

PROJECT DATA

OWNER NAME: MECAH VENTURES

PROJECT ADDRESS: S. CLAREMONT ST. & E. 4TH AVENUE
SAN MATEO, CA 94401

BUILDING AREA, OFFICE: 168,233 S.F.
TOTAL RESIDENTIAL UNITS: 72 UNITS
NUMBER OF STORIES: 7
CONSTRUCTION TYPE: SEE BELOW
FIRE SPRINKLERS: YES
OCCUPANCY TYPE: B, R-2, S-2
BUILDING TOP OF PLATE: 85'-0"

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE (CCR TITLE 24, PART 2)
2022 CALIFORNIA ELECTRIC CODE (CCR TITLE 24, PART 3)
2022 CALIFORNIA MECHANICAL CODE (CCR TITLE 24, PART 4)
2022 CALIFORNIA PLUMBING CODE (CCR TITLE 24, PART 5)
2022 CALIFORNIA ENERGY CODE (CCR TITLE 24, PART 6)
2022 CALIFORNIA FIRE CODE (CCR TITLE 24, PART 9)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CCR TITLE 24, PART 11)

ALL CODES ARE SUBJECT TO LOCAL GOVERNMENT AMENDMENTS PER CALIFORNIA BUILDING STANDARDS COMMISSION BULLETIN 10-03.

CONSTRUCTION TYPES

OFFICE (B) LEVEL 7: III-A
RESIDENTIAL (R-2) LEVEL 6: III-A
RESIDENTIAL (R-2) LEVEL 5: III-A
RESIDENTIAL (R-2) LEVEL 4: III-A
OFFICE (B) LEVEL 3: I-A
OFFICE (B) LEVEL 2: I-A
OFFICE (B) LEVEL 1: I-A
PARKING GARAGE (S2) BELOW GRADE P2: TYPE I-A
PARKING GARAGE (S2) BELOW GRADE P1: TYPE I-A

BMR UNIT BREAKDOWN PER FLOOR

(1) TYPE A1.0 LEVEL 4 (VERY LOW INCOME)
(1) TYPE A1.1 LEVEL 4 (MODERATE INCOME)
(1) TYPE B1.1 LEVEL 4 (VERY LOW INCOME)
(1) TYPE C1.2 LEVEL 4 (MODERATE INCOME)
(1) TYPE A1.10 LEVEL 5 (VERY LOW INCOME)
(1) TYPE A1.7A LEVEL 5 (MODERATE INCOME)
(1) TYPE B1.2 LEVEL 5 (MODERATE INCOME)
(1) TYPE C1.7 LEVEL 5 (VERY LOW INCOME)
(1) TYPE A1.10 LEVEL 6 (MODERATE INCOME)
(1) TYPE A1.7A LEVEL 6(VERY LOW INCOME)
(1) TYPE B1.2 LEVEL 6 (VERY LOW INCOME)
(1) TYPE C1.7 LEVEL 6 (MODERATE INCOME)
TOTAL: 12 BMR UNITS

DRAWING INDEX AND ISSUE DATES

- PRELIMINARY OR PRICING PLANS
- FIRST FORMAL SUBMITTAL OR NO CHANGES SINCE PREVIOUS ISSUE
- MODIFICATIONS SINCE PREVIOUS ISSUE

		ISSUE DATES AND DESCRIPTIONS							
		01.13.23 1ST SUBMITTAL	04.14.2023 2ND PA SUBMITTAL	07.17.2023 3RD PA SUBMITTAL	11.15.2023 4TH PA SUBMITTAL	03.18.2024 5TH PA SUBMITTAL	05.30.2024 6TH PA SUBMITTAL	11.25.2024 7TH PA SUBMITTAL	02.27.2025 8TH PA SUBMITTAL
COVER SHEET		●	●	+	+	+	+	+	+
ARCHITECTURAL									
A0.01-A0.15	3D RENDERINGS	+	+	+	+	+	●	+	+
A0.16	OPENING FIRE SEPARATION DISTANCE						●	+	●
A0.17	OPENING FIRE SEPARATION DISTANCE						●	+	●
A0.18	NEIGHBORHOOD CONTEXT	●	●	●	●	●	●	●	●
A0.19	PROPERTY IMAGERY		●	●	●	●	●	●	●
A0.21	PLANNING DEPARTMENT AREA CALCULATIONS	+	+	+	+	+	+	+	●
A0.22	PLANNING DEPARTMENT AREA CALCULATIONS	+	+	+	+	+	+	+	●
A0.23	COMMERCIAL OPEN SPACE DIAGRAM - FIRST FLOOR	+	+	+	+	+	+	●	●
A0.24	USABLE OPEN SPACE DIAGRAMS	+	+	+	+	+	+	+	●
A0.25	USABLE OPEN SPACE DIAGRAMS	+	+	+	+	+	+	+	●
A0.26	USABLE OPEN SPACE DIAGRAMS	+	+	+	+	+	+	+	●
A0.31	BUILDING CODE PROJECT DATA	+	+	+	+	+	+	+	●
A0.32	EGRESS DIAGRAMS	+	+	+	+	+	+	●	●
A0.33	EGRESS DIAGRAMS	+	+	+	+	+	+	●	●
A0.34	EGRESS DIAGRAMS	+	+	+	+	+	+	●	●
A1.00	DEMOLITION SITE PLAN		●	●	●	●	●	●	●
A1.01	ARCHITECTURAL SITE PLAN	+	+	+	●	+	●	+	+
A1.01A	BUILDING CONTEXT AND ADJACENT PROPERTIES		●	●	+	+	+	+	●
A1.01B	TREE EVALUATION PLAN AND EXISTING TREE SCHEDULE				+	+	+	+	●
A1.01C	WASTE MANAGEMENT SITE PLAN				+	+	+	+	●
A1.02	SITE DETAILS	+	+	+	●	●	+	●	●
A1.03	SITE DETAILS	+	+	+	●	●	+	●	●
A1.11	SOLAR SHADOW STUDY			●	+	●	+	+	●
A2.01	FIRST FLOOR PLAN	+	+	+	+	+	●	●	●
A2.02	SECOND FLOOR PLAN	+	+	+	+	+	●	●	●
A2.03	THIRD FLOOR PLAN	+	+	+	+	+	●	●	●
A2.04	FOURTH FLOOR PLAN	+	+	+	+	+	●	●	●
A2.05	FIFTH FLOOR PLAN	+	+	+	+	+	●	●	●
A2.06	SIXTH FLOOR PLAN	+	+	+	+	+	●	●	●
A2.07	SEVENTH FLOOR PLAN	+	+	+	●	+	●	●	●
A2.31	ROOF LEVEL PLAN	+	+	+	●	+	●	+	●
AP2.11	P1 LEVEL PLAN	+	+	+	+	+	+	+	●
AP2.12	P2 LEVEL PLAN	+	+	+	+	+	+	+	●
A3.01	EXTERIOR ELEVATIONS	+	+	+	+	+	+	+	●
A3.02	EXTERIOR ELEVATIONS	+	+	+	+	+	+	+	●
A3.03	PARTIAL FLOOR PLANS - EXTERIOR ELEVATION E. 4TH AVE.	●	+	+	+	+	+	+	●
A3.04	PARTIAL FLOOR PLANS - EXTERIOR ELEVATION S. DELAWARE ST.	●	+	+	+	+	+	+	●
A3.05	PARTIAL FLOOR PLANS - EXTERIOR ELEVATION E. 5TH AVE.	●	+	+	+	+	+	+	●
A3.06	PARTIAL FLOOR PLANS - EXTERIOR ELEVATION S. CLAREMONT ST.	●	+	+	+	+	+	+	●
A3.06A	EXTERIOR ELEVATIONS - S. CLAREMONT ST./ S. DELAWARE ST.					+	+	+	●
A3.06B	EXTERIOR ELEVATION - E. 5TH AVE. W/ EXTG STRUCTURES						+	+	●
A3.07	MATERIAL BOARD	+	+	+	+	+	+	+	●
A3.08	IMAGERY		+	+	●	+	+	+	●
A3.09	STREET WALL DIAGRAM							●	●
A3.10	STREET WALL DIAGRAM							●	+
A 4.01	BUILDING SECTIONS	+	+	+	+	+	+	●	●
A 4.02	BUILDING SECTION						●	●	●
A 5.01	ENLARGED UNIT PLANS	●	+	+	●	+	●	+	●
A 5.02	ENLARGED UNIT PLANS	●	+	+	●	+	●	+	●
A 5.03	ENLARGED UNIT PLANS		+	+	●	+	●	+	●
A 5.04	ENLARGED UNIT PLANS		+	+	●	+	●	+	●
CIVIL									
C1.01	TITLE SHEET	+	+	+	+	+	+	+	+
C1.02	NOTES, LEGENDS & ABBREVIATIONS	+	+	+	●	+	+	+	+
C2.01	SITE SURVEY	●	+	+	●	+	+	+	+
C2.02	EXISTING CONDITIONS AND DEMOLITION PLAN	●	+	+	●	+	+	+	+
C2.03	TENTATIVE PARCEL MAP	●	+	+	●	+	+	+	+
C3.01	PRELIMINARY HORIZONTAL CONTROL PLAN	●	+	+	●	+	+	+	+
C3.02	PRELIMINARY CROSS SECTIONS	●	+	+	●	+	+	+	+
C4.01	PRELIMINARY GRADING PLAN	●	+	+	●	+	+	+	+
C5.01	PRELIMINARY UTILITY PLAN	●	+	+	●	+	+	+	+
C6.01	PRELIMINARY STORMWATER CONTROL PLAN	●	+	+	●	+	+	+	+
C6.02	PRELIMINARY STORMWATER CONTROL NOTES AND DETAILS	●	+	+	●	+	+	+	+
C6.03	PRELIMINARY STORMWATER CONTROL NOTES AND DETAILS	●	+	+	●	+	+	+	+
C7.01	PRELIMINARY FIRE ACCESS PLAN	●	+	+	●	+	+	+	+
C8.01	FIRE TRUCK TURNING MOVEMENTS	●	+	+	●	+	+	+	+
C8.02	TRASH TRUCK TURNING MOVEMENTS	●	+	+	●	+	+	+	+
C8.03	SU-30 TRUCK TURNING MOVEMENTS	●	+	+	●	+	+	+	+
C9.01	CONSTRUCTION BMPS	●	+	+	●	+	+	+	+
LANDSCAPE									
L.01	LANDSCAPE SITE PLAN	+	+	+	+	+	+	+	+
L.02	LANDSCAPE SITE - ENLARGEMENTS	+	+	+	+	+	+	+	+
L.03	LANDSCAPE 3RD & 4TH ROOF DECKS	+	+	+	+	+	+	+	+
L.04	LANDSCAPE 7TH ROOF DECK - OFFICE PATIO	+	+	+	+	+	+	+	+
L.05	FRONTAGE SECTIONS & CONCEPT IMAGERY	+	+	+	+	+	+	+	+
L0.6	TREE DISPOSITION PLAN		●	+	+	+	+	+	+
L0.7	ARBORIST REPORT AND PLAN			●	+	+	+	+	+

VICINITY MAP



ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95113 408.496.1121

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In Association with:

A Planning Application for:

BLOCK 20

S CLAREMONT ST. & E 4TH AVENUE SAN MATEO, CA 94401

PROJECT NUMBER: 215513

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EXTERIOR RENDERING - INTERSECTION OF S. DELAWARE ST. & E. 4TH AVE.

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95113 408.496.1121

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In Association with:

PLANNING APPLICATION FOR:
MECAH VENTURES
BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	1ST PLANNING SUBMITTAL
04.14.2023	2ND PLANNING SUBMITTAL
07.14.2023	3RD PLANNING SUBMITTAL
11.15.2023	4TH PLANNING SUBMITTAL
03.18.2024	5TH PLANNING SUBMITTAL
05.30.2024	6TH PLANNING SUBMITTAL
11.25.2024	7TH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

PA-2023-003

RENDERING

A0.01

PROJECT NO: 215513

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EXTERIOR RENDERING - OFFICE ENTRANCE INTERSECTION OF S. DELAWARE ST. & E. 4TH AVE.

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
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California
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San Jose, CA 95113 408.496.1121

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PLANNING APPLICATION FOR:
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BLOCK 20
SAN MATEO, CA 94401

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11.25.2024	7TH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

PA-2023-003

RENDERING

A0.02

PROJECT NO: 215513

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EXTERIOR RENDERING - VIEW FROM INTERSECTION OF E. 4TH AVENUE AND S. DELAWARE STREET

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PLANNING APPLICATION FOR:
MECAH VENTURES
BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	1ST PLANNING SUBMITTAL
04.14.2023	2ND PLANNING SUBMITTAL
07.14.2023	3RD PLANNING SUBMITTAL
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11.25.2024	7TH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

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RENDERING

A0.03

PROJECT NO: 215513

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EXTERIOR RENDERING - INTERSECTION OF S. CLAREMONT ST & E. 4TH AVE.

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BLOCK 20
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02.21.2025	8TH PLANNING SUBMITTAL

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RENDERING

A0.04

PROJECT NO: 215513

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EXTERIOR RENDERING - OFFICE ENTRANCE INTERSECTION OF E. 4TH AVE. & S. CLAREMONT ST.

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02.21.2025	8TH PLANNING SUBMITTAL

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RENDERING

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PROJECT NO: 215513

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EXTERIOR RENDERING - VIEW FROM INTERSECTION OF E. 4TH AVENUE AND S. CLAREMONT STREET

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RENDERING

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PROJECT NO: 215513

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EXTERIOR RENDERING - VIEW FROM INTERSECTION OF E. 4TH AVENUE AND S. CLAREMONT STREET

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RENDERING

A0.07

PROJECT NO: 215513

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EXTERIOR RENDERING - VIEW FROM E. 5TH AVENUE/ S. CLAREMONT STREET AND EXISTING BUILDING STRUCTURES

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02.21.2025	8TH PLANNING SUBMITTAL

PA-2023-003

RENDERING

A0.08

PROJECT NO: 215513

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EXTERIOR RENDERING - VIEW FROM E. 5TH AVENUE AND EXISTING BUILDING STRUCTURES

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11.25.2024	7TH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

PA-2023-003

RENDERING

A0.09

PROJECT NO: 215513

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EXTERIOR RENDERING - VIEW FROM E. 5TH AVENUE AND EXISTING BUILDING STRUCTURE

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BLOCK 20
SAN MATEO, CA 94401

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11.25.2024	7TH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

PA-2023-003

RENDERING

A0.10

PROJECT NO: 215513

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EXTERIOR RENDERING - VIEW FROM E. S. DELWARE ST. AND EXISTING BUILDING STRUCTURE

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11.25.2024	7TH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

PA-2023-003

RENDERING

A0.11

PROJECT NO: 215513

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EXTERIOR RENDERING - VIEW FROM E. 4TH AVENUE

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RENDERING

A0.12

PROJECT NO: 215513

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EXTERIOR RENDERING - BIRD'S EYE VIEW 3RD FLOOR OFFICE BALCONY & 4TH FLOOR RESIDENTIAL BALCONY

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PROJECT NO: 215513

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RENDERING

A0.14

PROJECT NO: 215513

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FROM INTERSECTION OF E. 4TH AVE & S. CLAREMONT ST.



RENDERING - PEDESTRIAN EXPERIENCE
FROM INTERSECTION OF E. 4TH AVE & S. CLAREMONT ST.



RENDERING - PEDESTRIAN EXPERIENCE
FROM INTERSECTION OF E. 4TH AVE & S. DELAWARE ST.



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BLOCK 20
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DATE	DESCRIPTION
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01.13.2022	1ST PLANNING SUBMITTAL
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03.18.2024	5TH PLANNING SUBMITTAL
05.30.2024	6TH PLANNING SUBMITTAL
11.25.2024	7TH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

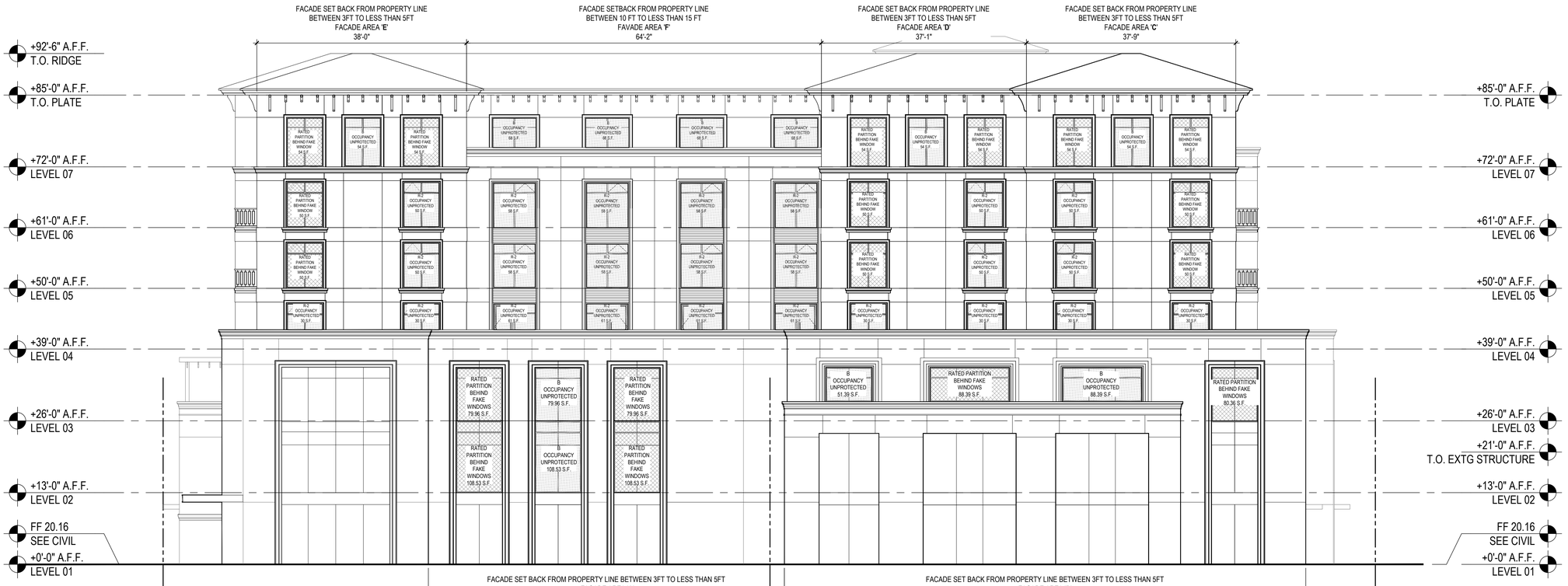
PA-2023-003

RENDERINGS

A0.15

PROJECT NO: 215513

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EAST 5TH AVENUE - SOUTH ELEVATION 1

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

WALL OPENING TABULATION CALCULATIONS - **SOUTH ELEVATION** (PER CBC 2022 TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

NOTE: WINDOW AREAS WITH RATED PARTITIONS BEHIND ARE NOT INCLUDED IN THE 'OPENING AREA PROVIDED' AS THEY WOULD NOT BE CONSIDERED OPENINGS

		TOTAL STORY AREA	ALLOWABLE AREA %	OPENING AREA ALLOWED	OPENING AREA PROVIDED
FACADE AREA 'A'					
1ST LEVEL	NO OPENINGS				
2ND LEVEL	64'-5" * 13'-0" =	838.26 SF	15%	125.74 SF	> 108.53 SF
3RD LEVEL	64'-5" * 13'-6" =	838.26 SF	15%	125.74 SF	> 79.96 SF
FACADE AREA 'B'					
1ST LEVEL	NO OPENINGS				
2ND LEVEL	NO OPENINGS				
3RD LEVEL	94'-5" * 13'-6" =	973.28 SF	15%	145.99 SF	> 139.78 SF
FACADE AREA 'C'					
1ST LEVEL	NO OPENINGS				
2ND LEVEL	NO OPENINGS				
3RD LEVEL	NO OPENING				
4THLEVEL	37'-9" * 11'-0" =	417 SF	15%	62.55 SF	> 60.00 SF
5THLEVEL	37'-9" * 11'-0" =	417 SF	15%	62.55 SF	> 50.00 SF
6THLEVEL	37'-9" * 11'-0" =	417 SF	15%	62.55 SF	> 50.00 SF
7THLEVEL	37'-9" * 13'-0" =	490 SF	15%	73.50 SF	> 54.00 SF
FACADE AREA 'D'					
1ST LEVEL	NO OPENINGS				
2ND LEVEL	NO OPENINGS				
3RD LEVEL	NO OPENING				
4THLEVEL	37'-1" * 11'-0" =	408 SF	15%	61.20 SF	> 60.00 SF
5THLEVEL	37'-1" * 11'-0" =	408 SF	15%	61.20 SF	> 50.00 SF
6THLEVEL	37'-1" * 11'-0" =	408 SF	15%	61.20 SF	> 50.00 SF
7THLEVEL	37'-1" * 13'-0" =	482 SF	15%	72.30 SF	> 54.00 SF
FACADE AREA 'E'					
1ST LEVEL	NO OPENINGS				
2ND LEVEL	NO OPENINGS				
3RD LEVEL	NO OPENING				
4THLEVEL	38'-0" * 11'-0" =	418 SF	15%	62.70 SF	> 60.00 SF
5THLEVEL	38'-0" * 11'-0" =	418 SF	15%	62.70 SF	> 50.00 SF
6THLEVEL	38'-0" * 11'-0" =	418 SF	15%	62.70 SF	> 50.00 SF
7THLEVEL	38'-0" * 13'-0" =	494 SF	15%	74.10 SF	> 54.00 SF

		TOTAL STORY AREA	ALLOWABLE AREA %	OPENING AREA ALLOWED	OPENING AREA PROVIDED
FACADE AREA 'F'					
1ST LEVEL	NO OPENINGS				
2ND LEVEL	NO OPENINGS				
3RD LEVEL	NO OPENINGS				
4TH LEVEL	64'-2" * 11'-0" =	706.00 SF	45%	317.99 SF	> 244.00 SF
5TH LEVEL	64'-2" * 11'-0" =	706.00 SF	45%	317.99 SF	> 232.00 SF
6TH LEVEL	64'-2" * 11'-0" =	706.66 SF	45%	317.99 SF	> 232.00 SF
7TH LEVEL	64'-2" * 13'-0" =	835.14 SF	45%	375.81 SF	> 272.00 SF

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05.30.2024	6TH PLANNING SUBMITTA
11.25.2024	7TH PLANNING SUBMITTA
02.21.2025	8TH PLANNING SUBMITTA

PA-2023-003

OPENING FIRE SEPARATION DISTANCE

A0.16

PROJECT NO: 215513

P:\2021 Jobs\21513 Block 20\11 Planning Apps\02 MAKE\5 Bldr Pt\ Submittal\21513 A0.16 East 5 th Ave - South Elevation.dwg - Fri, Feb 28, 2025, 2:52pm - Mark



S. CLAREMONT STREET - WEST ELEVATION

SCALE: 3/32" = 1'-0"

1

0 5 10 20 30 50 70

WALL OPENING TABULATION CALCULATIONS - **WEST ELEVATION** (PER CBC 2022 TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

NOTE: WINDOW AREAS WITH RATED PARTITIONS BEHIND ARE NOT INCLUDED IN THE 'OPENING AREA PROVIDED' AS THEY WOULD NOT BE CONSIDERED OPENINGS

		TOTAL STORY AREA	ALLOWABLE AREA %	OPENING AREA ALLOWED		OPENING AREA PROVIDED
FACADE AREA 'A'						
1ST LEVEL	NO OPENINGS					
2ND LEVEL	47'-3" * 13'-0" =	614.29 SF	15%	92.14 SF	>	78.97 SF
3RD LEVEL	47'-3" * 13'-6" =	617.29 SF	15%	92.14 SF	>	51.39 SF
FACADE AREA 'B'						
1ST LEVEL	NO OPENINGS					
2ND LEVEL	NO OPENINGS					
3RD LEVEL	NO OPENINGS					
4TH LEVEL	26'-8" * 11'-0" =	293.80 SF	25%	73.45 SF	>	51.39 SF
5TH LEVEL	26'-8" * 11'-0" =	293.80 SF	25%	73.45 SF	>	51.39 SF
6TH LEVEL	26'-8" * 11'-0" =	293.80 SF	25%	73.45 SF	>	51.39 SF
7TH LEVEL	26'-8" * 13'-0" =	347.17 SF	25%	86.79 SF	>	51.39 SF
FACADE AREA 'C'						
1ST LEVEL	NO OPENINGS					
2ND LEVEL	NO OPENINGS					
3RD LEVEL	NO OPENINGS					
4TH LEVEL	25'-9" * 11'-0" =	283.24 SF	45%	127.45 SF	>	120.00 SF
5TH LEVEL	25'-9" * 11'-0" =	283.24 SF	45%	127.45 SF	>	120.00 SF
6TH LEVEL	25'-9" * 11'-0" =	283.24 SF	45%	127.45 SF	>	120.00 SF
7TH LEVEL	25'-9" * 13'-0" =	343.13 SF	45%	154.40 SF	>	120.00 SF

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PA-2023-003

OPENING FIRE SEPARATION DISTANCE

A0.17

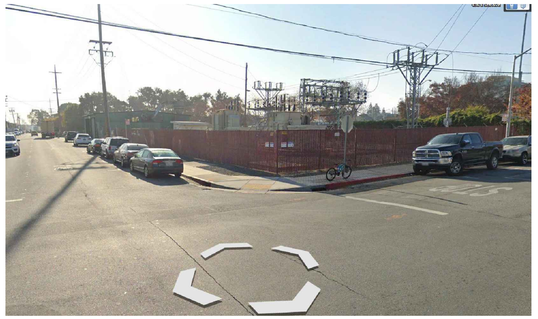
PROJECT NO: 215513

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REFERENCE SITE PLAN

SCALE: NTS



5 COMMERCIAL



1 RESIDENCE BUILDING



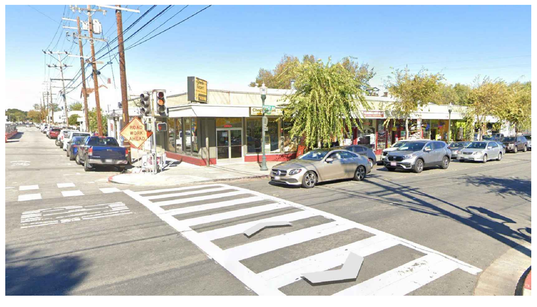
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2 RESIDENCE BUILDING



11 COMMERCIAL



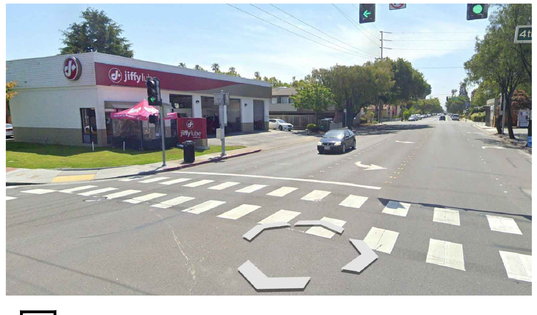
9 COMMERCIAL



7 COMMERCIAL



3 RESIDENCE BUILDING



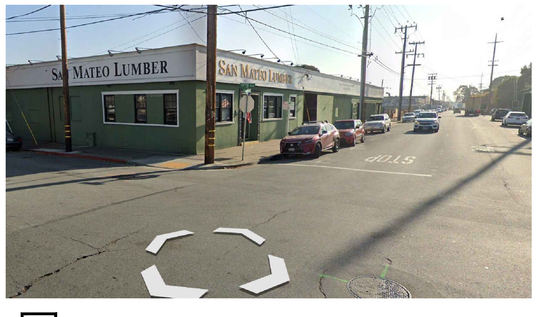
12 COMMERCIAL



10 COMMERCIAL



8 OFFICE/RESIDENTIAL



4 COMMERCIAL

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11.25.2024	7TH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

PA-2023-003

NEIGHBORHOOD CONTEXT

A 0.18

PROJECT NO: 215513

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REFERENCE SITE PLAN

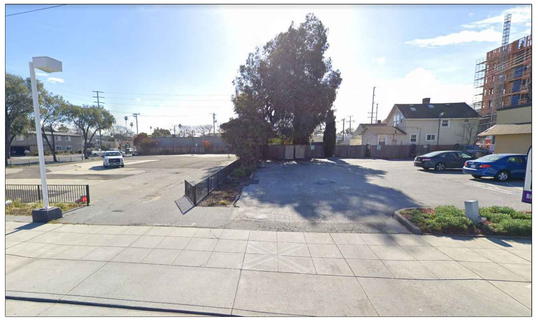
SCALE: NTS



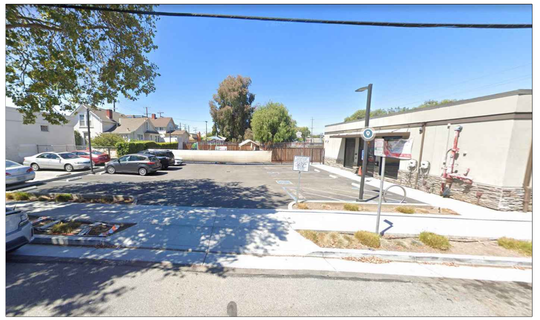
5 EXISTING SITE



1 EXISTING SITE



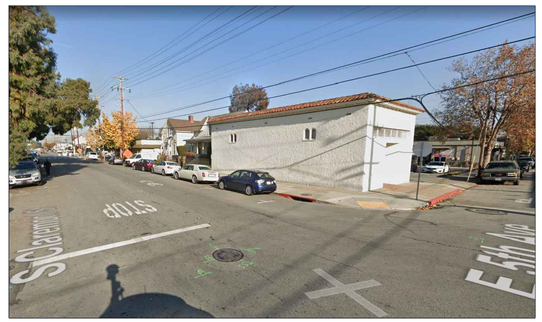
6 EXISTING SITE



2 EXISTING SITE



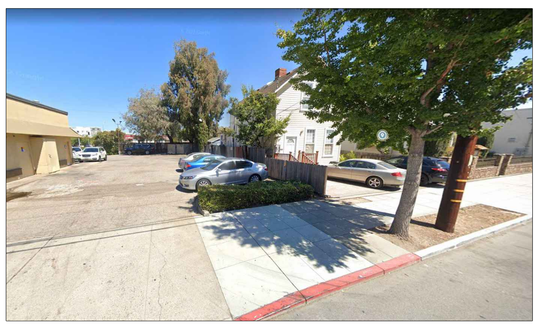
7 EXISTING SITE



3 EXISTING SITE



8 EXISTING SITE



4 EXISTING SITE

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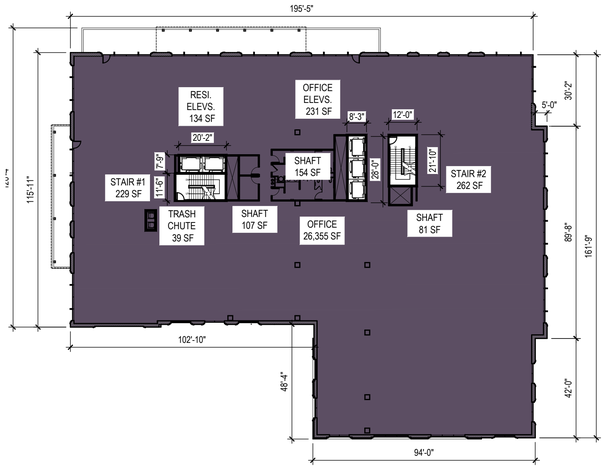
PA-2023-003

EXISTING PROPERTY IMAGERY

A0.19

PROJECT NO: 215513

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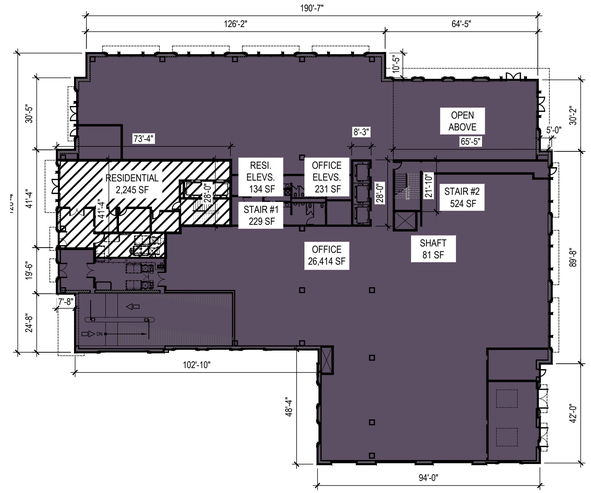
THIRD LEVEL AREA PLAN

SCALE: 1/32" = 1'-0"



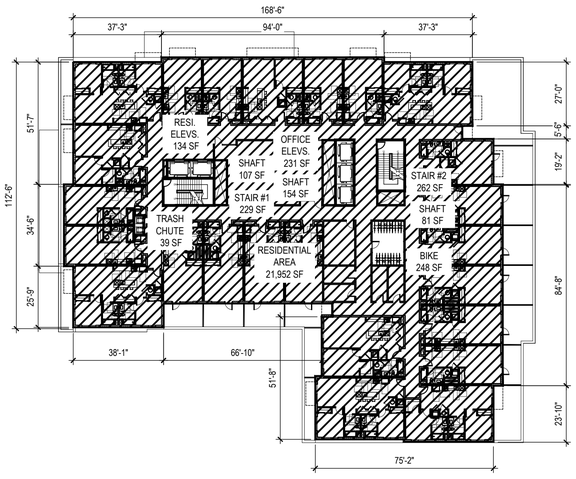
SECOND LEVEL AREA PLAN

SCALE: 1/32" = 1'-0"



FIRST LEVEL AREA PLAN

SCALE: 1/32" = 1'-0"



FOURTH LEVEL AREA PLAN

SCALE: 1/32" = 1'-0"

PARKING ORDINANCE AREA CALCULATIONS

FIRST LEVEL

OFFICE SPACE	25,659 SQ. FT.
STAIR #2	524 SQ. FT.
OFFICE ELEVATORS	231 SQ. FT.
TOTAL:	**26,414 SQ. FT.**

SECOND LEVEL

OFFICE AREA	28,099 SQ. FT.
TRASH CHUTE	39 SQ.FT.
TOTAL :	**28,138 SQ. FT.**

THIRD LEVEL

OFFICE AREA	26,316 SQ. FT.
TRASH CHUTE	39 SQ.FT.
TOTAL :	**26,355 SQ. FT.**

SEVENTH LEVEL

OFFICE AREA	18,118 SQ. FT.
TOTAL :	**18,118 SQ. FT.**

FAR AREA DESIGNATION

RESIDENTIAL AREA

AREAS EXCLUDED FROM FAR CALCULATIONS

OFFICE AREA

MINIMUM BICYCLE PARKING STALLS REQUIRED

(PER CITY OF SAN MATEO MUNICIPAL CODE SECTION 27.64.262

REQUIRED SHORT-TERM - RESIDENTIAL
STUDIO AND ONE-BEDROOM UNIT @ 0.05 SPACES PER UNIT
57 UNITS x 0.05 = 2.85 SPACES
TWO-BEDROOM UNIT @ 0.10 SPACES PER UNIT
15 UNITS x 0.10 = 1.5 SPACES
TOTAL REQUIRED SHORT-TERM - RESIDENTIAL: 4.35 SPACES OR 5 SPACES

REQUIRED SHORT-TERM - OFFICE (GENERAL)
1 SPACE PER 20,000 S.F. OF OFFICE AREA
99,025 S.F. / 20,000 S.F. = 4.95 SPACES OR 5 SPACES

REQUIRED LONG-TERM - RESIDENTIAL
STUDIO AND ONE-BEDROOM UNIT @ 1.0 SPACE PER UNIT
57 UNITS x 1.0 = 57 SPACES
TWO-BEDROOM UNIT @ 1.25 SPACES PER UNIT
15 UNITS x 1.25 = 18.75 SPACES
TOTAL REQUIRED LONG-TERM - RESIDENTIAL: 75.75 SPACES OR 76 SPACES

REQUIRED LONG-TERM - OFFICE (GENERAL)
1 SPACE PER 10,000 S.F. OF OFFICE AREA
99,025 S.F. / 10,000 S.F. = 9.90 SPACES OR 10 SPACES

PROVIDED SHORT-TERM SPACES:

RESIDENTIAL:	6 SPACES
OFFICE:	6 SPACES
TOTAL:	**12 SPACES**

PROVIDED LONG-TERM SPACES:

RESIDENTIAL:	80 SPACES
OFFICE:	10 SPACES
TOTAL:	**90 SPACES**

FAR AREA CALCULATIONS

FIRST LEVEL

RESIDENTIAL LOBBY	2,245 SQ.FT.
RESIDENTIAL STAIR #1	229 SQ.FT.
RESIDENTIAL ELEVATORS	134 SQ.FT.
OFFICE SPACE	25,659 SQ.FT.
STAIR #2	524 SQ.FT.
OFFICE ELEVATORS	231 SQ.FT.
FLOOR AREA RESIDENTIAL*:	**2,608 SQ.FT.**
FLOOR AREA OFFICE*:	**26,414 SQ.FT.**

SECOND LEVEL

OFFICE AREA:	28,138 SQ.FT.
FLOOR AREA OFFICE*:	**28,138 SQ.FT.**

THIRD LEVEL

OFFICE AREA:	26,355 SQ.FT.
FLOOR AREA OFFICE*:	**26,355 SQ.FT.**

FOURTH LEVEL

RESIDENTIAL AREA:	21,952 SQ.FT.
FLOOR AREA RESIDENTIAL*:	**21,952 SQ.FT.**

FIFTH LEVEL

RESIDENTIAL AREA:	21,952 SQ.FT.
FLOOR AREA RESIDENTIAL*:	**21,952 SQ.FT.**

SIXTH LEVEL

RESIDENTIAL AREA:	21,952 SQ.FT.
FLOOR AREA RESIDENTIAL*:	**21,952 SQ.FT.**

SEVENTH LEVEL

OFFICE AREA:	18,118 SQ.FT.
FLOOR AREA OFFICE*:	**18,118 SQ.FT.**

TOTAL FAR FLOOR AREA RESIDENTIAL: 68,464 SQ.FT.
TOTAL FAR FLOOR AREA OFFICE : 99,025 SQ.FT.

	Use	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Total Area	Project FAR
Floor Area	Residential Area	2,608			16,217	16,217	16,217		51,259	
	Common Area Per Floor				5,735	5,735	5,735		17,205	
	Office Area	26,414	28,138	26,355				18,118	99,025	
	Total FAR Floor Area								167,489	**4.95**

***PER San Mateo Municipal Code 27.04.200 (b) Measurement, other than single-family dwellings in r1 zoning districts.**
(1) Floor area is measured from the exterior façade of the building's wall planes, from the centerline of party walls, or from a line three feet from the edge of an eave, whichever produces the largest floor area. Stories exceeding 15 feet in height shall be counted as additional floor area, with the exception that ground floor retail may be up to 18 feet in height measured from first finish floor to second finish floor before being counted as additional floor area. Floor area also includes all accessory structures on the site and basements that meet the definition in subsection (c)(5).
(2) Exclusions. The following are not counted as floor area:
(A) Covered or open courts, and atriums, on the ground floor, provided that the area is not used as dwelling, office, retailing, or required access;
(B) In multiple-level buildings, covered courts, if the retailing uses are open to the public. Multiple-level stairwells and elevators shall be counted only as ground floor area;
(C) Covered walkways and balconies;
(D) First floors, mechanical areas, penthouse, and top floors are counted only once as floor area, regardless of height;
(E) Bicycle parking facilities;
(F) Floor area designated for day care centers accessory to and intended to serve a multi-family, commercial, office or manufacturing use. Such floor area may be located within the primary structure or may be in a freestanding structure accessory to the primary structure;
(G) Covered parking for office use shall not be counted as floor area in areas delineated for exclusion within an adopted plan, such as the Mariner's Island Specific Plan or the Bay Meadows Specific Plan.

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In Association with:

PLANNING APPLICATION FOR:
MECAH VENTURES
BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	1ST PLANNING SUBMITTAL
04.14.2023	2ND PLANNING SUBMITTAL
07.14.2023	3RD PLANNING SUBMITTAL
11.15.2023	4TH PLANNING SUBMITTAL
03.18.2024	5TH PLANNING SUBMITTAL
05.30.2024	6TH PLANNING SUBMITTAL
11.25.2024	7TH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

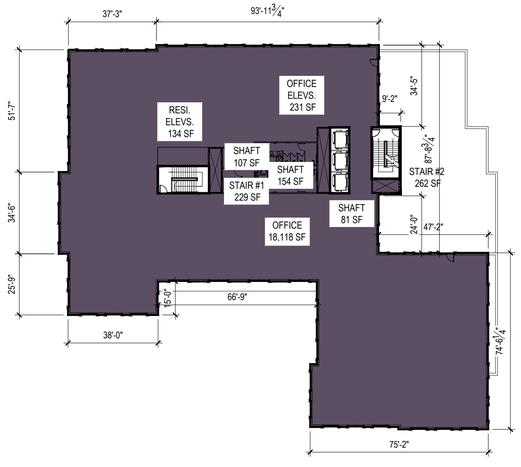
PA-2023-003

PLANNING DEPARTMENT AREA CALCULATIONS

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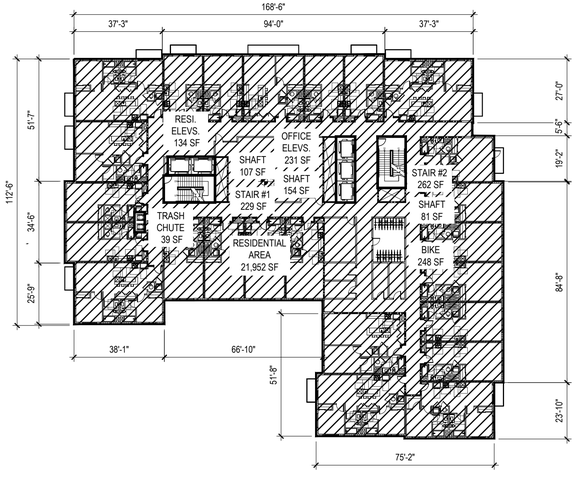
PROJECT NO: 215513

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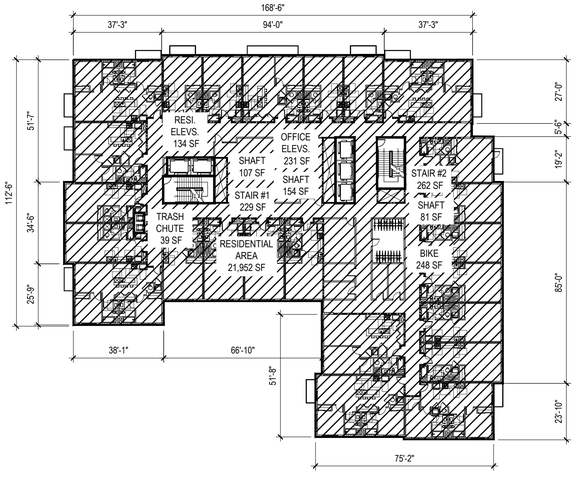
SEVENTH LEVEL AREA PLAN

SCALE: 1/32" = 1'-0"



SIXTH LEVEL AREA PLAN

SCALE: 1/32" = 1'-0"



FIFTH LEVEL AREA PLAN

SCALE: 1/32" = 1'-0"

PARKING ORDINANCE AREA CALCULATIONS

FIRST LEVEL

OFFICE SPACE	25,659 SQ. FT.
STAIR #2	524 SQ. FT.
OFFICE ELEVATORS	231 SQ. FT.
TOTAL:	**26,414 SQ. FT.**

SECOND LEVEL

OFFICE AREA	28,099 SQ. FT.
TRASH CHUTE	39 SQ.FT.
TOTAL :	**28,138 SQ. FT.**

THIRD LEVEL

OFFICE AREA	26,316 SQ. FT.
TRASH CHUTE	39 SQ.FT.
TOTAL :	**26,355 SQ. FT.**

SEVENTH LEVEL

OFFICE AREA	18,118 SQ. FT.
TOTAL :	**18,118 SQ. FT.**

FAR AREA DESIGNATION

RESIDENTIAL AREA

AREAS EXCLUDED FROM FAR CALCULATIONS

OFFICE AREA

MINIMUM BICYCLE PARKING STALLS REQUIRED

(PER CITY OF SAN MATEO MUNICIPAL CODE SECTION 27.64.262

REQUIRED SHORT-TERM - RESIDENTIAL
STUDIO AND ONE-BEDROOM UNIT @ 0.05 SPACES PER UNIT
57 UNITS x 0.05 = 2.85 SPACES
TWO-BEDROOM UNIT @ 0.10 SPACES PER UNIT
15 UNITS x 0.10 = 1.5 SPACES
TOTAL REQUIRED SHORT-TERM - RESIDENTIAL: 4.35 SPACES OR 5 SPACES

REQUIRED SHORT-TERM - OFFICE (GENERAL)
1 SPACE PER 20,000 S.F. OF OFFICE AREA
99,025 S.F. / 20,000 S.F. = 4.95 SPACES OR 5 SPACES

REQUIRED LONG-TERM - RESIDENTIAL
STUDIO AND ONE-BEDROOM UNIT @ 1.0 SPACE PER UNIT
57 UNITS x 1.0 = 57 SPACES
TWO-BEDROOM UNIT @ 1.25 SPACES PER UNIT
15 UNITS x 1.25 = 18.75 SPACES
TOTAL REQUIRED LONG-TERM - RESIDENTIAL: 75.75 SPACES OR 76 SPACES

REQUIRED LONG-TERM - OFFICE (GENERAL)
1 SPACE PER 10,000 S.F. OF OFFICE AREA
99,025 S.F. / 10,000 S.F. = 9.90 SPACES OR 10 SPACES

PROVIDED SHORT-TERM SPACES:

RESIDENTIAL:	6 SPACES
OFFICE:	6 SPACES
TOTAL:	**12 SPACES**

PROVIDED LONG-TERM SPACES:

RESIDENTIAL:	80 SPACES
OFFICE:	10 SPACES
TOTAL:	**90 SPACES**

FAR AREA CALCULATIONS

FIRST LEVEL

RESIDENTIAL LOBBY	2,245 SQ.FT.
RESIDENTIAL STAIR #1	229 SQ.FT.
RESIDENTIAL ELEVATORS	134 SQ.FT.
OFFICE SPACE	25,659 SQ.FT.
STAIR #2	524 SQ.FT.
OFFICE ELEVATORS	231 SQ.FT.
FLOOR AREA RESIDENTIAL*:	**2,608 SQ.FT.**
FLOOR AREA OFFICE*:	**26,414 SQ.FT.**

SECOND LEVEL

OFFICE AREA:	28,138 SQ.FT.
FLOOR AREA OFFICE*:	**28,138 SQ.FT.**

THIRD LEVEL

OFFICE AREA:	26,355 SQ.FT.
FLOOR AREA OFFICE*:	**26,355 SQ.FT.**

FOURTH LEVEL

RESIDENTIAL AREA:	21,952 SQ.FT.
FLOOR AREA RESIDENTIAL*:	**21,952 SQ.FT.**

FIFTH LEVEL

RESIDENTIAL AREA:	21,952 SQ.FT.
FLOOR AREA RESIDENTIAL*:	**21,952 SQ.FT.**

SIXTH LEVEL

RESIDENTIAL AREA:	21,952 SQ.FT.
FLOOR AREA RESIDENTIAL*:	**21,952 SQ.FT.**

SEVENTH LEVEL

OFFICE AREA:	18,118 SQ.FT.
FLOOR AREA OFFICE*:	**18,118 SQ.FT.**

***PER San Mateo Municipal Code 27.04.200 (b) Measurement, other than single-family dwellings in r1 zoning districts.**
(1) Floor area is measured from the exterior façade of the building's wall planes, from the centerline of party walls, or from a line three feet from the edge of an eave, whichever produces the largest floor area. Stories exceeding 15 feet in height shall be counted as additional floor area, with the exception that ground floor retail may be up to 18 feet in height measured from first finish floor to second finish floor before being counted as additional floor area. Floor area also includes all accessory structures on the site and basements that meet the definition in subsection (c)(5).
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(C) Covered walkways and balconies;
(D) First floors, mechanical areas, penthouse, and top floors are counted only once as floor area, regardless of height;
(E) Bicycle parking facilities;
(F) Floor area designated for day care centers accessory to and intended to serve a multi-family, commercial, office or manufacturing use. Such floor area may be located within the primary structure or may be in a freestanding structure accessory to the primary structure;
(G) Covered parking for office use shall not be counted as floor area in areas delineated for exclusion within an adopted plan, such as the Mariner's Island Specific Plan or the Bay Meadows Specific Plan.

TOTAL FAR FLOOR AREA RESIDENTIAL: 68,464 SQ.FT.
TOTAL FAR FLOOR AREA OFFICE : 99,025 SQ.FT.

	Use	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Total Area	Project FAR
Floor Area	Residential Area	2,608			16,217	16,217	16,217		51,259	
	Common Area Per Floor				5,735	5,735	5,735		17,205	
	Office Area	26,414	28,138	26,355				18,118	99,025	
	Total FAR Floor Area								167,489	**4.95**

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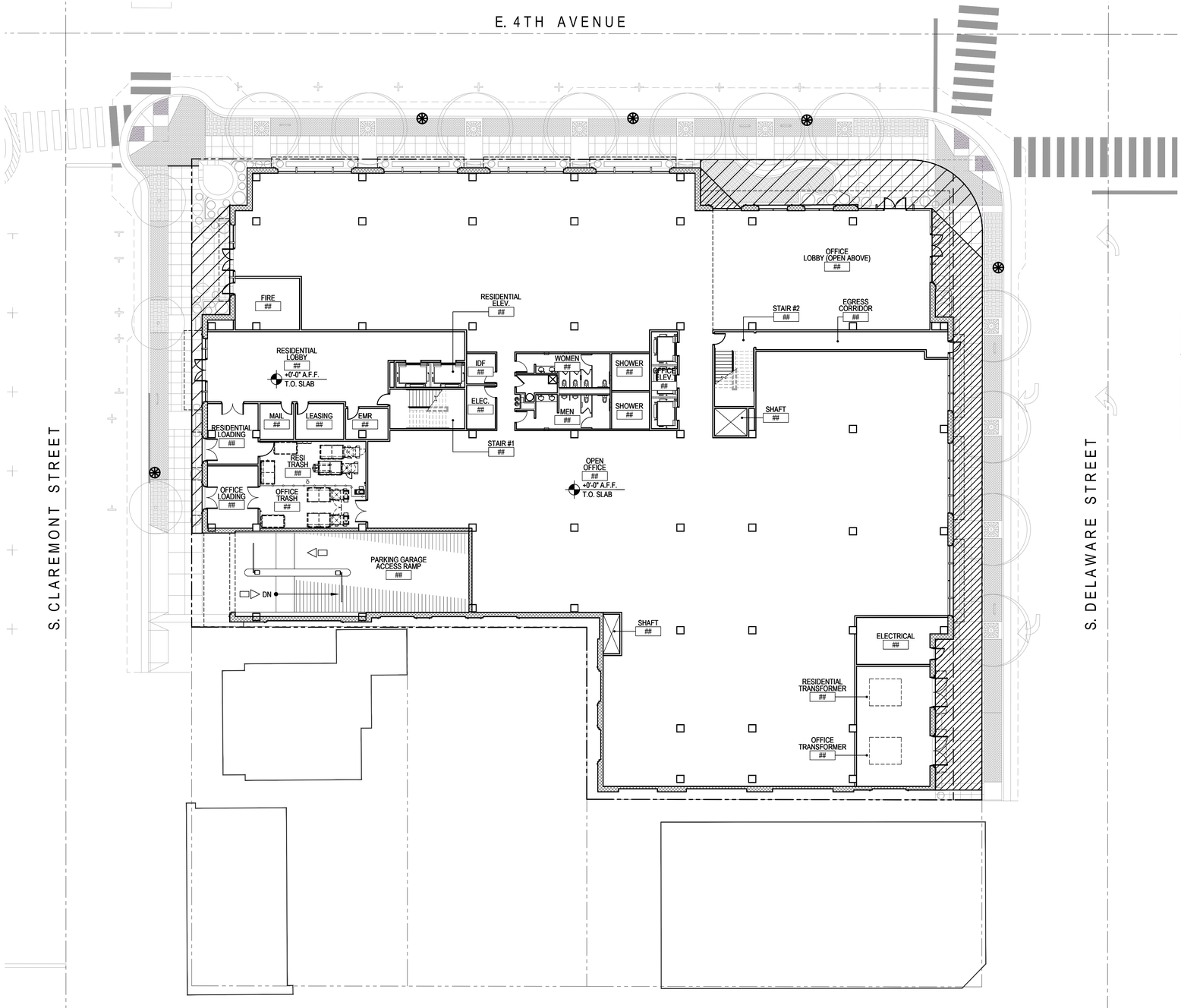
PA-2023-003

PLANNING DEPARTMENT AREA CALCULATIONS

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PROJECT NO: 215513

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FIRST LEVEL - OPEN SPACE AREA DIAGRAM

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

0 10 20 40 60 80

COMMERCIAL OPEN SPACE CALCULATIONS

A27.38.090 OPEN SPACE REQUIREMENTS.

(a) OPEN SPACE SHALL BE PROVIDED IN AN AMOUNT EQUAL TO ONE PERCENT (1%) OF THE NONRESIDENTIAL FLOOR AREA OF THE PROJECT, NOT INCLUDING PARKING, PROVIDED THAT THERE SHALL BE NO REQUIREMENT FOR OPEN SPACE WHERE THE RESULTING OPEN SPACE WOULD BE LESS THAN 200 SQUARE FEET.

(b) THIS REQUIRED OPEN SPACE SHALL BE USABLE OPEN SPACE LOCATED AT GROUND LEVEL DIRECTLY ACCESSIBLE TO A PUBLIC SIDEWALK WITH A MINIMUM WIDTH ALONG THE SIDEWALK OF 25 FEET, FIFTY PERCENT OF THE REQUIRED OPEN SPACE SHALL BE UNSHADED BETWEEN NOON AND 2:00 P.M. AT THE SPRING AND FALL EQUINOX EXCEPT WHERE THE OPEN SPACE IS ALREADY SHADED BY AN EXISTING BUILDING AND NO OTHER OPPORTUNITIES EXIST ON THE SITE. THIS OPEN SPACE AREA SHALL INCLUDE PROVISIONS FOR PUBLIC USE FACILITIES, SUCH AS SEATING FOR THE PUBLIC IN THE PUBLIC AREAS

OPEN SPACE AT GROUND LEVEL, SHADED BETWEEN NOON-2P ON THE SPRING AND FALL EQUINOX

OPEN SPACE AT GROUND LEVEL, UNSHADED BETWEEN NOON-2P ON THE SPRING AND FALL EQUINOX

REQUIRED OPEN SPACE
TOTAL COMMERCIAL S.F. = 99,025 S.F.
99,025 * .01 = 990.25 S.F. OR **990 S.F.** OF REQUIRED OPEN SPACE

PROVIDED OPEN SPACE
2,139 S.F. SHADED OPEN SPACE
1,414 S.F. UNSHADED OPEN SPACE
3,553 S.F. PROVIDED OPEN SPACE > 990 S.F. REQUIRED OPEN SPACE

REQUIRED UNSHADED OPEN SPACE
50% OF REQUIRED COMMERCIAL OPEN SPACE
990 S.F. * .5 = 495 S.F. REQUIRED UNSHADED OPEN SPACE
1,414 S.F. PROVIDED UNSHADED OPEN SPACE > 495 S.F. REQUIRED UNSHADED OPEN SPACE

SHADED / UNSHADED AREA RATIO:
60% SHADED AREA
40% UNSHADED AREA

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Arizona
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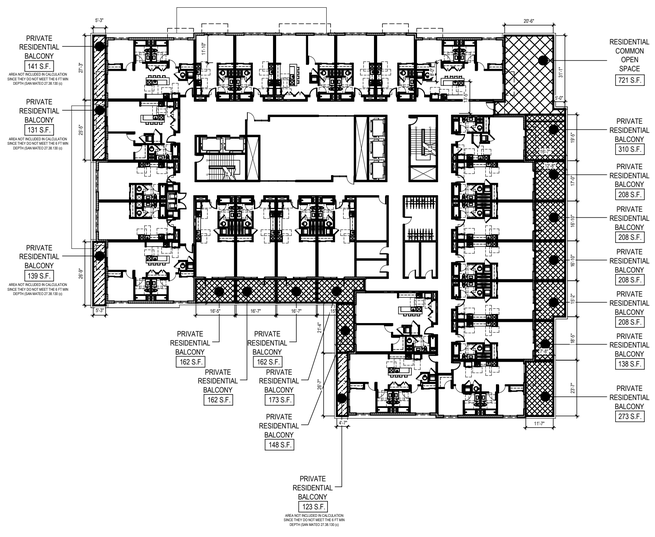
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COMMERCIAL OPEN SPACE AREA DIAGRAM - FIRST LEVEL

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PROJECT NO: 215513

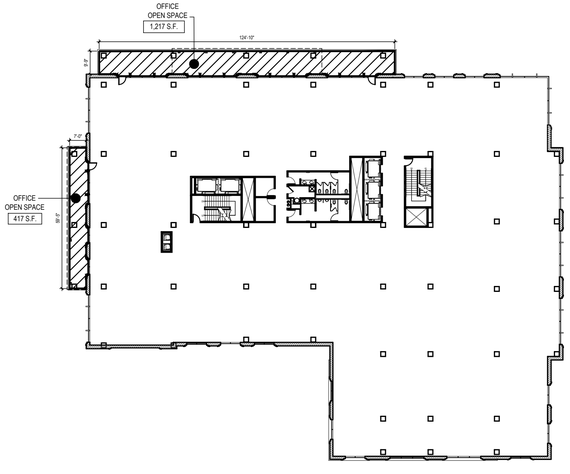
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FOURTH LEVEL OPEN SPACE

SCALE: 1/32" = 1'-0"

Fourth Level Open Space	Residential Private Open Space (Balconies) (S.F.) - Provided	2,360
	Residential Common Open Space at Level 4 (S.F.) - Provided	721



THIRD LEVEL OPEN SPACE

SCALE: 1/32" = 1'-0"

Third Level Open Space	Office Open Space (S.F.) - Provided	1,634

OPEN SPACE LEGEND

OFFICE OPEN SPACE

PRIVATE RESIDENTIAL OPEN SPACE

SHARED RESIDENTIAL OPEN SPACE

USABLE RESIDENTIAL OPEN SPACE CALCULATIONS

PER SMMC 27.38.130 RESIDENTIAL DEVELOPMENT STANDARDS.

(c) OPEN SPACE. RESIDENTIAL DEVELOPMENT SHALL INCLUDE PRIVATE USABLE OPEN SPACE EQUAL TO AT LEAST 80 SQUARE FEET (STATE DENSITY BONUS REQUEST TO REDUCE TO 40 S.F.) PER DWELLING UNIT OR COMMON USABLE OPEN SPACE EQUAL TO AT LEAST 150% OF THE PRIVATE USABLE OPEN SPACE REQUIREMENTS, OR A COMBINATION OF BOTH.

PRIVATE USABLE OPEN SPACE USED TO FULFILL THIS REQUIREMENT SHALL HAVE A USABLE AREA OF NOT LESS THAN 75 SQUARE FEET (STATE DENSITY BONUS REQUEST TO REDUCE TO 40 S.F. PER DWELLING UNIT AND SHALL NOT BE LESS THAN FOUR (4) FEET IN ANY DIRECTION).

REQUIRED PRIVATE OPEN SPACE (36 UNITS x 40 S.F.):	1,440 S.F.
REQUIRED COMMON OPEN SPACE (36 UNITS x (40 S.F. x 150%) :	2,160 S.F.
TOTAL REQUIRED OPEN SPACE:	**3,600 S.F.**
PROVIDED PRIVATE OPEN SPACE - FOURTH FLOOR:	2,360 S.F.
PROVIDED PRIVATE OPEN SPACE - FIFTH FLOOR:	0 S.F.
PROVIDED PRIVATE OPEN SPACE - SIXTH FLOOR:	0 S.F.
TOTAL PROVIDED PRIVATE OPEN SPACE:	**2,360 S.F.**
TOTAL PROVIDED COMMON OPEN SPACE:	**721 S.F.**
TOTAL PROVIDED OPEN SPACE PRIVATE + COMMON:	**3,081 S.F.**

USABLE OFFICE OPEN SPACE CALCULATIONS

PER SMMC 27.38.090 NONRESIDENTIAL/OFFICE DEVELOPMENT STANDARDS.

(a) Open space shall be provided in an amount equal to one percent (1%) of the nonresidential floor area of the project, not including parking, provided that there shall be no requirement for open space where the resulting open space would be less than 200 square feet.

TOTAL OFFICE SPACE INCLUDING ALL FLOORS =	**99,025.00 S.F.**
1% OF TOTAL OFFICE SPACE INCLUDING ALL LEVELS = 0.01 X 99,025 =	**990.25 S.F.**
REQUIRED TOTAL OFFICE OPEN SPACE =	**990 S.F.**
PROVIDED TOTAL OFFICE OPEN SPACE =	**5,148 S.F.**

USABLE OPEN SPACE PER FLOOR - RESIDENTIAL

Fourth Level Open Space	Private Open Space (Balconies) (S.F.) - Provided	2,360 S.F.
	Common Open Space at Level 4 (S.F.) - Provided	721 S.F.
Fifth Level Open Space	Private Open Space (Balconies) (S.F.) - Provided	0 S.F.
Sixth Level Open Space	Private Open Space (Balconies) (S.F.) - Provided	0 S.F.
TOTAL OPEN SPACE		**3,081 S.F.**

USABLE OPEN SPACE PER FLOOR - OFFICE

Third Level Open Space	Office Open Space (S.F.) - Provided	1,634 S.F.
Seventh Level Open Space	Office Open Space (S.F.) - Provided	3,514 S.F.
TOTAL OPEN SPACE		**5,148 S.F.**

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	475	0	475	4	2	2	8	0.50	0.05	1.00	3,800	0	
	A1.1 (Studio)	584	208	792	4	0	0	4	0.50	0.05	1.00	2,336	832	
	A1.1A (Studio)	601	310	911	1	0	0	1	0.50	0.05	1.00	601	310	
	A1.1B (Studio)	601	excluded	601	0	1	1	2	0.50	0.05	1.00	1,202	excluded	
	A1.2 (Studio)	584	138	722	1	0	0	1	0.50	0.05	1.00	584	138	66%
	A1.5 (Studio)	564	162	726	3	0	0	3	0.50	0.05	1.00	1,692	486	
	A1.6 (Studio)	564	0	564	2	2	2	6	0.50	0.05	1.00	3,384	0	
	A1.7A (Studio)	584	excluded	584	0	5	5	10	0.50	0.05	1.00	5840	excluded	
	A1.8 (Studio)	564	excluded	564	0	4	4	8	0.50	0.05	1.00	4512	excluded	
	A1.9 (Studio)	564	173	737	1	0	0	1	0.50	0.05	1.00	564	173	
	A1.10 (Studio)	475	excluded	475	0	2	2	4	0.50	0.05	1.00	1900	excluded	
	B1.0 (1BR/1BA Unit)	732	0	732	1	1	1	3	0.50	0.05	1.00	2,196	0	
	B1.1 (1BR/1BA Unit)	800	excluded	800	1	0	0	1	0.50	0.05	1.00	800	excluded	
	B1.2 (1BR/1BA Unit)	800	excluded	800	0	1	1	2	0.50	0.05	1.00	1,600	excluded	
	B1.3(1BR/1BA Unit)	910	148	1058	1	0	0	1	0.50	0.05	1.00	910	148	
	B1.4(1BR/1BA Unit)	910	excluded	910	0	1	1	2	0.50	0.05	1.00	1820	excluded	
	C1.0 (2BR/2BA Unit)	998	excluded	998	1	0	0	1	0.50	0.10	1.25	998	excluded	
	C1.1 (2BR/2BA Unit)	929	273	1,202	1	0	0	1	0.50	0.10	1.25	929	273	
	C1.2 (2BR/2BA Unit)	993	excluded	993	1	0	0	1	0.50	0.10	1.25	993	excluded	
	C1.3 (2BR/2BA Unit)	987	excluded	987	1	0	0	1	0.50	0.10	1.25	987	excluded	
	C1.4 (2BR/2BA Unit)	981	excluded	981	1	0	0	1	0.50	0.10	1.25	981	excluded	
	C1.5 (2BR/2BA Unit)	998	excluded	998	0	1	1	2	0.50	0.10	1.25	1,996	excluded	21%
	C1.6 (2BR/2BA Unit)	929	excluded	929	0	1	1	2	0.50	0.10	1.25	1,858	excluded	
	C1.7 (2BR/2BA Unit)	993	excluded	993	0	1	1	2	0.50	0.10	1.25	1,986	excluded	
	C1.8 (2BR/2BA Unit)	987	excluded	987	0	1	1	2	0.50	0.10	1.25	1,974	excluded	
	C1.9 (2BR/2BA Unit)	981	excluded	1,107	0	1	1	2	0.50	0.10	1.25	1,962	excluded	
	Total # dwelling units				24	24	24	72				48,405	2,360	

Open Space	Private Residential Open Space (Level 4/ Level 5 & Level 6) (S.F.) - Provided		2,360
	Common Residential Open Space at Level 4 (S.F.) - Provided		721
	Total open space private + common (residential) - Provided		3,081
	Common Office Open Space at Level 3 (S.F.) - Provided		1,634
	Common Office Open Space at Level 7 (S.F.) - Provided		3,514
	Total Common Office Open Space (S.F.) - Required (1% of total office area OR 0.01 x 99,025 S.F.		990
	Total Common Office Open Space (S.F.) - Provided		5,148

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www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
California
1731 Technology Drive, Suite 750
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In Association with:

PLANNING APPLICATION FOR:
MECAH VENTURES
BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	1ST PLANNING SUBMITTAL
04.14.2023	2ND PLANNING SUBMITTAL
07.14.2023	3RD PLANNING SUBMITTAL
11.15.2023	4TH PLANNING SUBMITTAL
03.18.2024	5TH PLANNING SUBMITTAL
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11.25.2024	7TH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

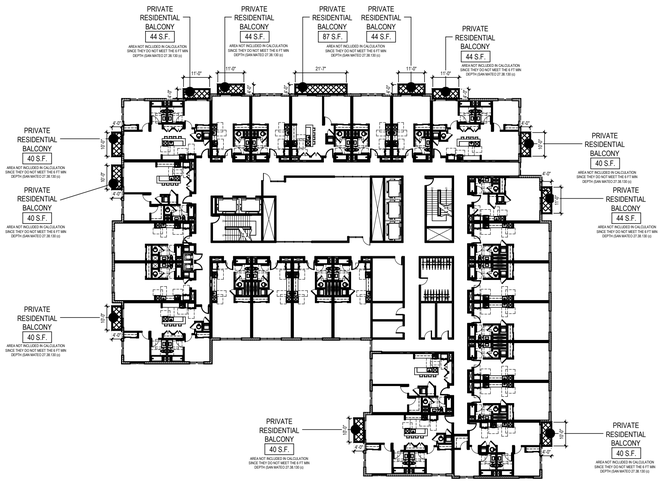
PA-2023-003

USABLE OPEN SPACE DIAGRAMS

A 0.24

PROJECT NO: 215513

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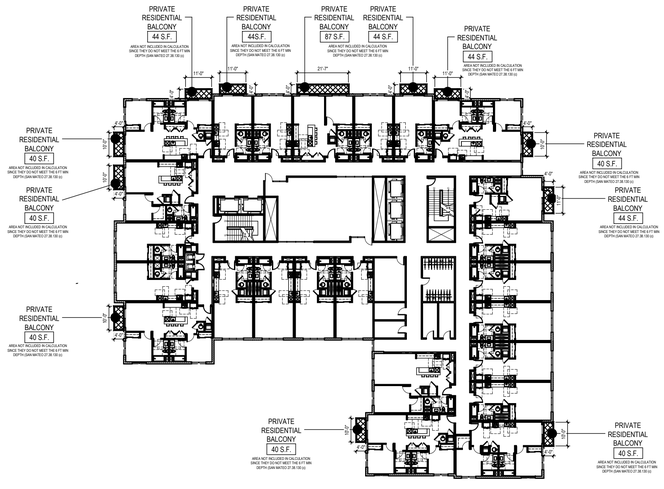


SCALE: 1/32" = 1'-0"

FIFTH LEVEL OPEN SPACE

Fifth Level Open Space	Residential Private Open Space (Balconies) (S.F.) - Provided	814
	Residential Common Open Space at Level 5 (S.F.) - Provided	EXCLUDED *

(*) AREA NOT INCLUDED IN CALCULATION SINCE THEY PRIVATE BALCONIES DO NOT MEET THE 6FT MIN. DIMENSION IN ANY DIRECTION (SAN MATEO 27.38.130 (c).



SCALE: 1/32" = 1'-0"

SIXTH LEVEL OPEN SPACE

Sixth Level Open Space	Residential Private Open Space (Balconies) (S.F.) - Provided	814
	Residential Common Open Space at Level 5 (S.F.) - Provided	EXCLUDED *

(*) AREA NOT INCLUDED IN CALCULATION SINCE THEY PRIVATE BALCONIES DO NOT MEET THE 6FT MIN. DIMENSION IN ANY DIRECTION (SAN MATEO 27.38.130 (c).

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	475	0	475	4	2	2	8	0.50	0.05	1.00	3,800	0	66%
	A1.1 (Studio)	584	208	792	4	0	0	4	0.50	0.05	1.00	2,336	832	
	A1.1A (Studio)	601	310	911	1	0	0	1	0.50	0.05	1.00	601	310	
	A1.1B (Studio)	601	excluded	601	0	1	1	2	0.50	0.05	1.00	1,202	excluded	
	A1.2 (Studio)	584	138	722	1	0	0	1	0.50	0.05	1.00	584	138	
	A1.5 (Studio)	564	162	726	3	0	0	3	0.50	0.05	1.00	1,692	486	
	A1.6 (Studio)	564	0	564	2	2	2	6	0.50	0.05	1.00	3,384	0	
	A1.7A (Studio)	584	excluded	584	0	5	5	10	0.50	0.05	1.00	5840	excluded	
	A1.8 (Studio)	564	excluded	564	0	4	4	8	0.50	0.05	1.00	4512	excluded	
	A1.9 (Studio)	564	173	737	1	0	0	1	0.50	0.05	1.00	564	173	
	A1.10 (Studio)	475	excluded	475	0	2	2	4	0.50	0.05	1.00	1900	excluded	
	B1.0 (1BR/1BA Unit)	732	0	732	1	1	1	3	0.50	0.05	1.00	2,196	0	
	B1.1 (1BR/1BA Unit)	800	excluded	800	1	0	0	1	0.50	0.05	1.00	800	excluded	
	B1.2 (1BR/1BA Unit)	800	excluded	800	0	1	1	2	0.50	0.05	1.00	1,600	excluded	
	B1.3(1BR/1BA Unit)	910	148	1058	1	0	0	1	0.50	0.05	1.00	910	148	
	B1.4(1BR/1BA Unit)	910	excluded	910	0	1	1	2	0.50	0.05	1.00	1820	excluded	
	C1.0 (2BR/2BA Unit)	998	excluded	998	1	0	0	1	0.50	0.10	1.25	998	excluded	21%
	C1.1 (2BR/2BA Unit)	929	273	1,202	1	0	0	1	0.50	0.10	1.25	929	273	
	C1.2 (2BR/2BA Unit)	993	excluded	993	1	0	0	1	0.50	0.10	1.25	993	excluded	
	C1.3 (2BR/2BA Unit)	987	excluded	987	1	0	0	1	0.50	0.10	1.25	987	excluded	
	C1.4 (2BR/2BA Unit)	981	excluded	981	1	0	0	1	0.50	0.10	1.25	981	excluded	
	C1.5 (2BR/2BA Unit)	998	excluded	998	0	1	1	2	0.50	0.10	1.25	1,996	excluded	
	C1.6 (2BR/2BA Unit)	929	excluded	929	0	1	1	2	0.50	0.10	1.25	1,858	excluded	
	C1.7 (2BR/2BA Unit)	993	excluded	993	0	1	1	2	0.50	0.10	1.25	1,986	excluded	
	C1.8 (2BR/2BA Unit)	987	excluded	987	0	1	1	2	0.50	0.10	1.25	1,974	excluded	
	C1.9 (2BR/2BA Unit)	981	excluded	1,107	0	1	1	2	0.50	0.10	1.25	1,962	excluded	
	Total # dwelling units				24	24	24	72				48,405	2,360	

Open Space	Private Residential Open Space (Level 4/ Level 5 & Level 6) (S.F.) - Provided		2,360
	Common Residential Open Space at Level 4 (S.F.) - Provided		721
	Total open space private + common (residential) - Provided		3,081
	Common Office Open Space at Level 3 (S.F.) - Provided		1,634
	Common Office Open Space at Level 7 (S.F.) - Provided		3,514
	Total Common Office Open Space (S.F.) - Required (1% of total office area OR 0.01 x 99,025 S.F.		990
	Total Common Office Open Space (S.F.) - Provided		5,148

OPEN SPACE LEGEND

OFFICE OPEN SPACE

PRIVATE RESIDENTIAL OPEN SPACE

SHARED RESIDENTIAL OPEN SPACE

USABLE RESIDENTIAL OPEN SPACE CALCULATIONS

PER SMMC 27.38.130 RESIDENTIAL DEVELOPMENT STANDARDS.

(c) OPEN SPACE. RESIDENTIAL DEVELOPMENT SHALL INCLUDE PRIVATE USABLE OPEN SPACE EQUAL TO AT LEAST 80 SQUARE FEET (STATE DENSITY BONUS REQUEST TO REDUCE TO 40 S.F.) PER DWELLING UNIT OR COMMON USABLE OPEN SPACE EQUAL TO AT LEAST 150% OF THE PRIVATE USABLE OPEN SPACE REQUIREMENTS, OR A COMBINATION OF BOTH.

PRIVATE USABLE OPEN SPACE USED TO FULFILL THIS REQUIREMENT SHALL HAVE A USABLE AREA OF NOT LESS THAN 75 SQUARE FEET (STATE DENSITY BONUS REQUEST TO REDUCE TO 40 S.F. PER DWELLING UNIT AND SHALL NOT BE LESS THAN FOUR (4) FEET IN ANY DIRECTION).

REQUIRED PRIVATE OPEN SPACE (36 UNITS x 40 S.F.):	1,440 S.F.
REQUIRED COMMON OPEN SPACE (36 UNITS x (40 S.F. x 150%) :	2,160 S.F.
TOTAL REQUIRED OPEN SPACE:	**3,600 S.F.**
PROVIDED PRIVATE OPEN SPACE - FOURTH FLOOR:	2,360 S.F.
PROVIDED PRIVATE OPEN SPACE - FIFTH FLOOR:	0 S.F.
PROVIDED PRIVATE OPEN SPACE - SIXTH FLOOR:	0 S.F.
TOTAL PROVIDED PRIVATE OPEN SPACE:	**2,360 S.F.**
TOTAL PROVIDED COMMON OPEN SPACE:	**721 S.F.**
TOTAL PROVIDED OPEN SPACE PRIVATE + COMMON:	**3,081 S.F.**

USABLE OFFICE OPEN SPACE CALCULATIONS

PER SMMC 27.38.090 NONRESIDENTIAL/OFFICE DEVELOPMENT STANDARDS.

(a) Open space shall be provided in an amount equal to one percent (1%) of the nonresidential floor area of the project, not including parking, provided that there shall be no requirement for open space where the resulting open space would be less than 200 square feet.

TOTAL OFFICE SPACE INCLUDING ALL FLOORS =	**99,025.00 S.F.**
1% OF TOTAL OFFICE SPACE INCLUDING ALL LEVELS = 0.01 X 99,025 =	**990.25 S.F.**
REQUIRED TOTAL OFFICE OPEN SPACE =	**990 S.F.**
PROVIDED TOTAL OFFICE OPEN SPACE =	**5,148 S.F.**

USABLE OPEN SPACE PER FLOOR - RESIDENTIAL

Fourth Level Open Space	Private Open Space (Balconies) (S.F.) - Provided	2,360 S.F.
	Common Open Space at Level 4 (S.F.) - Provided	721 S.F.
Fifth Level Open Space	Private Open Space (Balconies) (S.F.) - Provided	0 S.F.
Sixth Level Open Space	Private Open Space (Balconies) (S.F.) - Provided	0 S.F.
TOTAL OPEN SPACE		**3,081 S.F.**

USABLE OPEN SPACE PER FLOOR - OFFICE

Third Level Open Space	Office Open Space (S.F.) - Provided	1,634 S.F.
Seventh Level Open Space	Office Open Space (S.F.) - Provided	3,514 S.F.
TOTAL OPEN SPACE		**5,148 S.F.**

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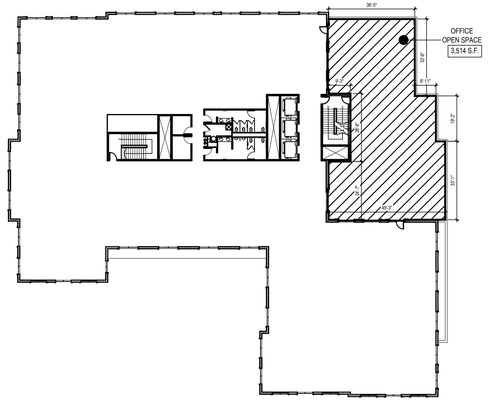
PA-2023-003

USABLE OPEN SPACE DIAGRAMS

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PROJECT NO: 215513

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SEVENTH LEVEL OPEN SPACE

SCALE: 1/32" = 1'-0"

Seventh Level Open Space	Office Open Space (S.F.) - Provided	3,514

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	475	0	475	4	2	2	8	0.50	0.05	1.00	3,800	0	66%
	A1.1 (Studio)	584	208	792	4	0	0	4	0.50	0.05	1.00	2,336	832	
	A1.1A (Studio)	601	310	911	1	0	0	1	0.50	0.05	1.00	601	310	
	A1.1B (Studio)	601	excluded	601	0	1	1	2	0.50	0.05	1.00	1,202	excluded	
	A1.2 (Studio)	584	138	722	1	0	0	1	0.50	0.05	1.00	584	138	
	A1.5 (Studio)	564	162	726	3	0	0	3	0.50	0.05	1.00	1,692	486	
	A1.6 (Studio)	564	0	564	2	2	2	6	0.50	0.05	1.00	3,384	0	
	A1.7A (Studio)	584	excluded	584	0	5	5	10	0.50	0.05	1.00	5840	excluded	
	A1.8 (Studio)	564	excluded	564	0	4	4	8	0.50	0.05	1.00	4512	excluded	
	A1.9 (Studio)	564	173	737	1	0	0	1	0.50	0.05	1.00	564	173	
	A1.10 (Studio)	475	excluded	475	0	2	2	4	0.50	0.05	1.00	1900	excluded	
	B1.0 (1BR/1BA Unit)	732	0	732	1	1	1	3	0.50	0.05	1.00	2,196	0	
	B1.1 (1BR/1BA Unit)	800	excluded	800	1	0	0	1	0.50	0.05	1.00	800	excluded	
	B1.2 (1BR/1BA Unit)	800	excluded	800	0	1	1	2	0.50	0.05	1.00	1,600	excluded	
	B1.3(1BR/1BA Unit)	910	148	1058	1	0	0	1	0.50	0.05	1.00	910	148	
	B1.4(1BR/1BA Unit)	910	excluded	910	0	1	1	2	0.50	0.05	1.00	1820	excluded	
	C1.0 (2BR/2BA Unit)	998	excluded	998	1	0	0	1	0.50	0.10	1.25	998	excluded	21%
	C1.1 (2BR/2BA Unit)	929	273	1,202	1	0	0	1	0.50	0.10	1.25	929	273	
	C1.2 (2BR/2BA Unit)	993	excluded	993	1	0	0	1	0.50	0.10	1.25	993	excluded	
	C1.3 (2BR/2BA Unit)	987	excluded	987	1	0	0	1	0.50	0.10	1.25	987	excluded	
	C1.4 (2BR/2BA Unit)	981	excluded	981	1	0	0	1	0.50	0.10	1.25	981	excluded	
	C1.5 (2BR/2BA Unit)	998	excluded	998	0	1	1	2	0.50	0.10	1.25	1,996	excluded	
	C1.6 (2BR/2BA Unit)	929	excluded	929	0	1	1	2	0.50	0.10	1.25	1,858	excluded	
	C1.7 (2BR/2BA Unit)	993	excluded	993	0	1	1	2	0.50	0.10	1.25	1,986	excluded	
	C1.8 (2BR/2BA Unit)	987	excluded	987	0	1	1	2	0.50	0.10	1.25	1,974	excluded	
	C1.9 (2BR/2BA Unit)	981	excluded	1,107	0	1	1	2	0.50	0.10	1.25	1,962	excluded	
	Total # dwelling units				24	24	24	72				48,405	2,360	

Open Space	Private Residential Open Space (Level 4/ Level 5 & Level 6) (S.F.) - Provided		2,360
	Common Residential Open Space at Level 4 (S.F.) - Provided		721
	Total open space private + common (residential) - Provided		3,081
	Common Office Open Space at Level 3 (S.F.) - Provided		1,634
	Common Office Open Space at Level 7 (S.F.) - Provided		3,514
	Total Common Office Open Space (S.F.) - Required (1% of total office area OR 0.01 x 99,025 S.F.		990
	Total Common Office Open Space (S.F.) - Provided		5,148

OPEN SPACE LEGEND

OFFICE OPEN SPACE

PRIVATE RESIDENTIAL OPEN SPACE

SHARED RESIDENTIAL OPEN SPACE

USABLE RESIDENTIAL OPEN SPACE CALCULATIONS

PER SMMC 27.38.130 RESIDENTIAL DEVELOPMENT STANDARDS.

(c) OPEN SPACE. RESIDENTIAL DEVELOPMENT SHALL INCLUDE PRIVATE USABLE OPEN SPACE EQUAL TO AT LEAST 80 SQUARE FEET (STATE DENSITY BONUS REQUEST TO REDUCE TO 40 S.F.) PER DWELLING UNIT OR COMMON USABLE OPEN SPACE EQUAL TO AT LEAST 150% OF THE PRIVATE USABLE OPEN SPACE REQUIREMENTS, OR A COMBINATION OF BOTH.

PRIVATE USABLE OPEN SPACE USED TO FULFILL THIS REQUIREMENT SHALL HAVE A USABLE AREA OF NOT LESS THAN 75 SQUARE FEET (STATE DENSITY BONUS REQUEST TO REDUCE TO 40 S.F. PER DWELLING UNIT AND SHALL NOT BE LESS THAN FOUR (4) FEET IN ANY DIRECTION).

REQUIRED PRIVATE OPEN SPACE (36 UNITS x 40 S.F.):	1,440 S.F.
REQUIRED COMMON OPEN SPACE (36 UNITS x (40 S.F. x 150%) :	2,160 S.F.
TOTAL REQUIRED OPEN SPACE:	**3,600 S.F.**
PROVIDED PRIVATE OPEN SPACE - FOURTH FLOOR:	2,360 S.F.
PROVIDED PRIVATE OPEN SPACE - FIFTH FLOOR:	0 S.F.
PROVIDED PRIVATE OPEN SPACE - SIXTH FLOOR:	0 S.F.
TOTAL PROVIDED PRIVATE OPEN SPACE:	**2,360 S.F.**
TOTAL PROVIDED COMMON OPEN SPACE:	**721 S.F.**
TOTAL PROVIDED OPEN SPACE PRIVATE + COMMON:	**3,081 S.F.**

USABLE OFFICE OPEN SPACE CALCULATIONS

PER SMMC 27.38.090 NONRESIDENTIAL/OFFICE DEVELOPMENT STANDARDS.

(a) Open space shall be provided in an amount equal to one percent (1%) of the nonresidential floor area of the project, not including parking, provided that there shall be no requirement for open space where the resulting open space would be less than 200 square feet.

TOTAL OFFICE SPACE INCLUDING ALL FLOORS =	**99,025.00 S.F.**
1% OF TOTAL OFFICE SPACE INCLUDING ALL LEVELS = 0.01 X 99,025 =	**990.25 S.F.**
REQUIRED TOTAL OFFICE OPEN SPACE =	**990 S.F.**
PROVIDED TOTAL OFFICE OPEN SPACE =	**5,148 S.F.**

USABLE OPEN SPACE PER FLOOR - RESIDENTIAL

Fourth Level Open Space	Private Open Space (Balconies) (S.F.) - Provided	2,360 S.F.
	Common Open Space at Level 4 (S.F.) - Provided	721 S.F.
Fifth Level Open Space	Private Open Space (Balconies) (S.F.) - Provided	0 S.F.
Sixth Level Open Space	Private Open Space (Balconies) (S.F.) - Provided	0 S.F.
TOTAL OPEN SPACE		**3,081 S.F.**

USABLE OPEN SPACE PER FLOOR - OFFICE

Third Level Open Space	Office Open Space (S.F.) - Provided	1,634 S.F.
Seventh Level Open Space	Office Open Space (S.F.) - Provided	3,514 S.F.
TOTAL OPEN SPACE		**5,148 S.F.**

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SAN MATEO, CA 94401

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05.30.2024	6TH PLANNING SUBMITTAL
11.25.2024	7TH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

PA-2023-003

USABLE OPEN SPACE DIAGRAMS

A 0.26

PROJECT NO: 215513

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FIRE RESISTANCE CODE SUMMARY

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) (TABLE 601)

BUILDING ELEMENT	TYPE I A	TYPE I B	TYPE II A [d]	TYPE II B	TYPE III A	TYPE III B	TYPE IV				TYPE V	TYPE VB
							A	B	C	HT		
Primary Structural Frame [f] (See Section 202)	3 [a, b]	2 [a, b, c]	1 [b, c]	0 [c]	1 [b, c]	0	3 [a]	2 [a]	2 [a]	HT	1 [b, c]	0
Bearing Walls Exterior [e, f] Interior	3 3 [a]	2 2 [a]	1 1	0 0	2 1	2 0				2 1/HT [g]	1 1	0 0
Nonbearing Walls And Partitions - Exterior	See Table 705.5											
Nonbearing Walls And Partitions - Interior [d]	0	0	0	0	0	0				See Section 2304.11.2	0	0
Floor Construction and Associated Secondary Members (see Section 202)	2	2	1	0	1	0				HT	1	0
Roof Construction and Associated Secondary Members (see Section 202)	1 1/2 [b]	1 [b, c]	1 [b, c]	0 [c]	1 [b, c]	0				HT	1 [b, c]	0

For SI: 1 foot = 304.8 mm.

a. Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
b. 1. Except in Group A, E, F-1, H, I, L, M, R-1, R-2, R-2.1 and S-1 occupancies, high-rise buildings, and other applications listed in Section 1.11 regulated by the Office of the State Fire Marshal, fire protection of structural members in roof construction shall not be required, including protection of primary structural frame members, roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.

2. For Group A, E, I, L, R-1, R-2, and R-2.1 occupancies, high-rise buildings, and other applications listed in Section 1.11 regulated by the Office of the State Fire Marshal, fire protection of members other than the primary structural frame shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.

3. One-story portions of Group A and E assembly occupancies the roof-framing system of Type II A or Type III A construction may be of unprotected construction when such roof-framing system is open to the assembly area and does not contain concealed spaces.

c. In all occupancies, heavy timber complying with Section 2304.11 shall be allowed for roof construction including primary structural frame members where a 1-hour or less fire-resistance rating is required.
d. Not less than the fire-resistance rating required by other sections of this code.
e. Not less than the fire-resistance rating based on fire separation distance (see Table 705.5).
f. Not less than the fire-resistance rating as referenced in Section 704.10.
g. Heavy timber bearing walls supporting more than two floors or more than a floor and a roof shall have a fire-resistance rating of not less than 1 hour.

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (TABLE 705.5) [a,d,g]

FIRE SEPARATION DISTANCE = X (FEET)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H[e] L	OCCUPANCY GROUP F-1, M, S-1[f]	OCCUPANCY GROUP A, B, E, F-2, I, R[h], S-2, U[h]
x < 5 [b]	All	3	2	1
5 ≤ X < 10	IA, IVA Others	3 2	2 1	1 1
10 ≤ X < 30	IA, IB, IA, IVB I I B, VB Others	2 1 1	1 0 1	1[c] 0 1[c]
X ≥ 30	All	0	0	0

For SI: 1 foot = 304.8 mm.

a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
b. See Section 706.1.1 for party walls.
c. Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.
d. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.
e. For special requirements for Group H occupancies, see Section 415.6.
f. For special requirements for Group S aircraft hangars, see Section 412.3.1.
g. Where Table 705.8 permits nonbearing exterior walls with unlimited area of unprotected openings, the required fire-resistance rating for the exterior walls is 0 hours.
h. For a building containing only a Group U occupancy private garage or carport, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater or where equipped throughout with an automatic sprinkler system in accordance with Section 903.3 the fire-resistance rating shall not be required where the fire separation distance is 3 feet or greater.
i. For a Group R-3 building of Type II-B or Type V-B construction, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater or where equipped throughout with an automatic sprinkler system in accordance with Section 903.3 the fire-resistance rating shall not be required where the fire separation distance is 3 feet or greater.

CORRIDOR FIRE-RESISTANCE RATING (Table 1020.2)

Occupancy	Occupant Load Served by Corridor	Required Fire-Resistance Rating (hours)	
		Without Sprinkler System	With Sprinkler System
H-1, H-2, H-3	All	Not Permitted	1[c]
H-4, H-5, L	Greater Than 30	Not Permitted	1[c]
A ,B, E, F, M, S, U	Greater Than 30	1	0
R-1, R-2, R-3, R-3.1, R-4	Greater Than 10	1[d]	1
I-2[a] I-2.1	Greater Than 6	Not Permitted	1
I-3, R-2.1	Greater Than 6	Not Permitted	1[b, c]
I-4	All	1	0
E	Greater Than 10	1	0

a. For requirements for occupancies in Group I-2 and I-2.1, see Sections 407.2 and 407.3.
b. For a reduction in the fire-resistance rating for occupancies in Group I-3, see Section 408.8.
c. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 where allowed.
d. Group R-3 and R-4 buildings equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.3. See Section 903.2.8 for occupancies where automatic sprinkler systems are permitted in accordance with section 903.3.1.3.

PLUMBING FIXTURE TABULATIONS

LEVEL 01 FLOOR (OFFICE)

B OCCUPANCY NET AREA: 26,414 S.F.
26,414 S.F / 150 S.F. PER PERSON = 176.09 PERSONS; ROUND UP TO 176 PERSONS
OR 88 MEN & 88 WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	88 OCCUPANTS or 2	WATER CLOSETS:	88 OCCUPANTS or 4
URINALS:	88 OCCUPANTS or 1		
LAVATORIES:	88 OCCUPANTS or 2	LAVATORIES:	88 OCCUPANTS or 2

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED TOTALS FOR LEVEL 01 FLOOR OFFICE

PER CBC SECTION 422.1: WHERE APPLYING THE FIXTURE RATIOS IN TABLE 422.1 RESULTS IN FRACTIONAL NUMBERS, SUCH NUMBERS SHALL BE ROUNDED TO THE NEXT WHOLE NUMBER. FOR MULTIPLE OCCUPANCIES, FRACTIONAL NUMBERS SHALL BE FIRST SUMMED AND THEN ROUNDED TO THE NEXT WHOLE NUMBER.

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	2	WATER CLOSETS:	4
URINALS:	1		
LAVATORIES:	2	LAVATORIES:	2
HI-LOW DRINKING FOUNTAIN	1		
SERVICE SINK	1		

MEN'S FIXTURES	PROVIDED:	WOMEN'S FIXTURES	PROVIDED:
WATER CLOSETS:	2	WATER CLOSETS:	4
URINALS:	2		
LAVATORIES:	2	LAVATORIES:	2
HI-LOW DRINKING FOUNTAIN	1		
SERVICE SINK	1		

LEVEL 02 FLOOR (OFFICE)

B OCCUPANCY NET AREA:28,138 S.F.

28,138 S.F / 150 S.F. PER OCCUPANT = 187.58 OCCUPANTS; ROUND UP TO 188 OCCUPANTS
OR 94 MEN & 94 WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	94 OCCUPANTS or 2	WATER CLOSETS:	94 OCCUPANTS or 4
URINALS:	94 OCCUPANTS or 1		
LAVATORIES:	94 OCCUPANTS or 2	LAVATORIES:	94 OCCUPANTS or 2

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED TOTALS FOR LEVEL 02 FLOOR

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	2	WATER CLOSETS:	4
URINALS:	1		
LAVATORIES:	2	LAVATORIES:	2
HI-LOW DRINKING FOUNTAIN	1		
SERVICE SINK	1		

MEN'S FIXTURES	PROVIDED:	WOMEN'S FIXTURES	PROVIDED:
WATER CLOSETS:	2	WATER CLOSETS:	4
URINALS:	2		
LAVATORIES:	2	LAVATORIES:	2
HI-LOW DRINKING FOUNTAIN	1		
SERVICE SINK	1		

LEVEL 03 FLOOR (OFFICE)

B OCCUPANCY NET AREA: 26,355 S.F.

26,355 S.F / 150 S.F. PER OCCUPANT = 175.70 OCCUPANTS; ROUND UP TO 176 OCCUPANTS
OR 88 MEN & 88 WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	88 OCCUPANTS or 2	WATER CLOSETS:	88 OCCUPANTS or 4
URINALS:	88 OCCUPANTS or 1		
LAVATORIES:	88 OCCUPANTS or 2	LAVATORIES:	88 OCCUPANTS or 2

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED TOTALS FOR LEVEL 03 FLOOR

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	2	WATER CLOSETS:	4
URINALS:	1		
LAVATORIES:	2	LAVATORIES:	2
HI-LOW DRINKING FOUNTAIN	1		
SERVICE SINK	1		

MEN'S FIXTURES	PROVIDED:	WOMEN'S FIXTURES	PROVIDED:
WATER CLOSETS:	2	WATER CLOSETS:	4
URINALS:	2		
LAVATORIES:	2	LAVATORIES:	2
HI-LOW DRINKING FOUNTAIN	1		
SERVICE SINK	1		

LEVEL 07 FLOOR (OFFICE)

B OCCUPANCY NET AREA: 18,118 S.F.

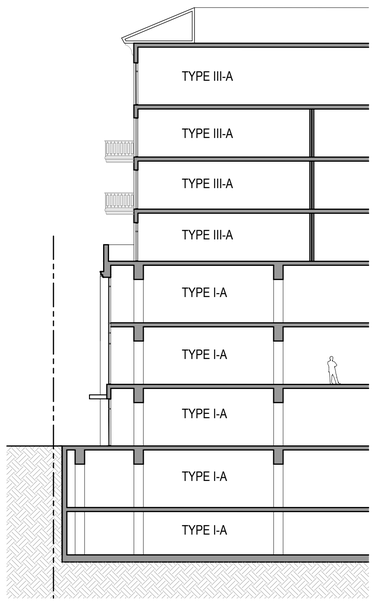
18,118 S.F / 150 S.F. PER OCCUPANT = 120.78 OCCUPANTS; ROUND UP TO 121 OCCUPANTS
OR 60 MEN & 61 WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	60 OCCUPANTS or 2	WATER CLOSETS:	61 OCCUPANTS or 4
URINALS:	60 OCCUPANTS or 1		
LAVATORIES:	60 OCCUPANTS or 2	LAVATORIES:	61 OCCUPANTS or 2

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED TOTALS FOR LEVEL 07 FLOOR

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	2	WATER CLOSETS:	4
URINALS:	1		
LAVATORIES:	2	LAVATORIES:	2
HI-LOW DRINKING FOUNTAIN	1		
SERVICE SINK	1		

MEN'S FIXTURES	PROVIDED:	WOMEN'S FIXTURES	PROVIDED:
WATER CLOSETS:	2	WATER CLOSETS:	4
URINALS:	1		
LAVATORIES:	2	LAVATORIES:	2
HI-LOW DRINKING FOUNTAIN	1		
SERVICE SINK	1		



SECTION DIAGRAM 1

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

0 10 20 40 60 80

ALLOWABLE BUILDING AREA

ABOVE-GRADE BUILDING (OFFICE AND RESIDENTIAL)

AUTOMATIC SPRINKLER CONFIGURATION:	SM (BUILDING TWO OR MORE STORIES ABOVE GRADE PLANE, EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1).	
BELOW 3RD FLOOR	CONSTRUCTION TYPE: I-A	
ABOVE 3RD FLOOR	CONSTRUCTION TYPE: III-A	
	OCCUPANCY CLASSIFICATION	
	B	**R-2**
MAXIMUM HEIGHT (TABLE 504.2)	85'-0"	85'-0"
MAXIMUM NUMBER OF STORIES (TABLE 504.4)	6	5
SM ALLOWABLE AREA FACTOR (TABLE 506.2)	85,500 S.F.	72,000 S.F.
NS AREA FACTOR (TABLE 506.2)	28,500 S.F.	24,000 S.F.
HEIGHT OF PROPOSED BUILDING	85'-0" (TOP OF PLATE PER ELEVS.)	
NUMBER OF STORIES ABOVE GRADE (STARTS AT TOP OF I-A PODIUM PER 510.2)	4	3
PROPOSED AREA PER FLOOR (ABOVE GRADE)	B	R-2
LEVEL 01	26,414 S.F.	2,608 S.F.
LEVEL 02	28,138 S.F.	-
LEVEL 03	26,355 S.F.	-
LEVEL 04	-	21,952 S.F.
LEVEL 05	-	21,952 S.F.
LEVEL 06	-	21,952 S.F.
LEVEL 07	18,118 S.F.	-
TOTAL BUILDING AREA ABOVE GRADE	99,025 S.F.	68,464 S.F.

BELOW GRADE BUILDING (PARKING GARAGE)

CONSTRUCTION TYPE: I - A		
OCCUPANCY CLASSIFICATION: S-2		
AUTOMATIC SPRINKLER CONFIGURATION:	S1 (BUILDING A MAXIMUM OF ONE STORY ABOVE GRADE PLANE, EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1).	
	OCCUPANCY CLASSIFICATION	
	S-2	
MAXIMUM HEIGHT (TABLE 504.2)	UNLIMITED	
MAXIMUM NUMBER OF STORIES (TABLE 504.4)	UNLIMITED	
S1 ALLOWABLE AREA FACTOR (TABLE 506.2)	UNLIMITED	
NS AREA FACTOR (TABLE 506.2)	UNLIMITED	
PROPOSED AREA PER FLOOR (BELOW GRADE)		
BUILDING LEVEL	BUILDING AREA	
PARKING LEVEL P1	32,247 S.F.	
PARKING LEVEL P2	32,247 S.F.	
TOTAL BUILDING AREA BELOW GRADE	**64,494 S.F.**	

SUMMARY:

ABOVE GRADE OFFICE AND RESIDENTIAL:
TYPE I-A CONSTRUCTION (BUSINESS B OCCUPANCY LEVEL 01 TO LEVEL 03)
TYPE III-A CONSTRUCTION (RESIDENTIAL R-2 OCCUPANCY LEVEL 04 TO LEVEL 06)
TYPE III-A CONSTRUCTION (BUSINESS B OCCUPANCY LEVEL 07)

BELOW GRADE PARKING STRUCTURE:
TYPE I-A CONSTRUCTION

- Below grade Parking Structure: Type I-A construction.
- Three-hour rated construction is required for exterior walls and concrete slab separating garage from the office building. Minimum concrete thickness to be 6.2".
- Two-hour rating is required for other floors with minimum concrete thickness of 5".
- All shafts and stairs/ elevators shafts to be constructed with two-hour fire rated partitions.

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
California
1731 Technology Drive, Suite 750
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In Association with:

PLANNING APPLICATION FOR:
MECAH VENTURES
BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	1ST PLANNING SUBMITTAL
04.14.2023	2ND PLANNING SUBMITTAL
07.14.2023	3RD PLANNING SUBMITTAL
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03.18.2024	5TH PLANNING SUBMITTAL
05.30.2024	6TH PLANNING SUBMITTAL
11.25.2024	7TH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

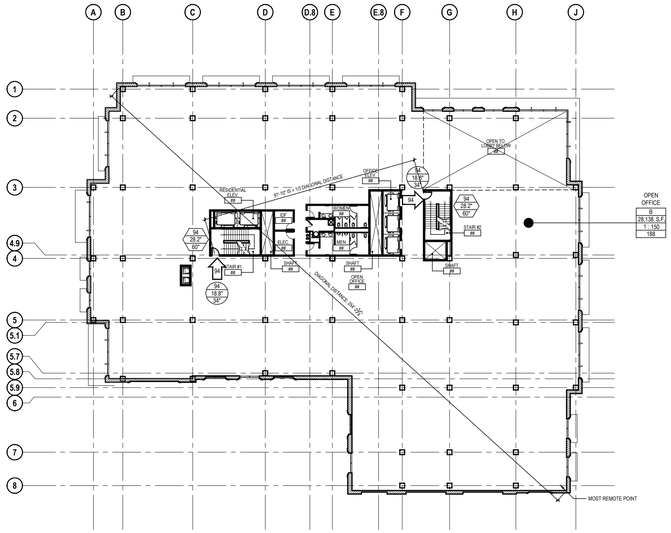
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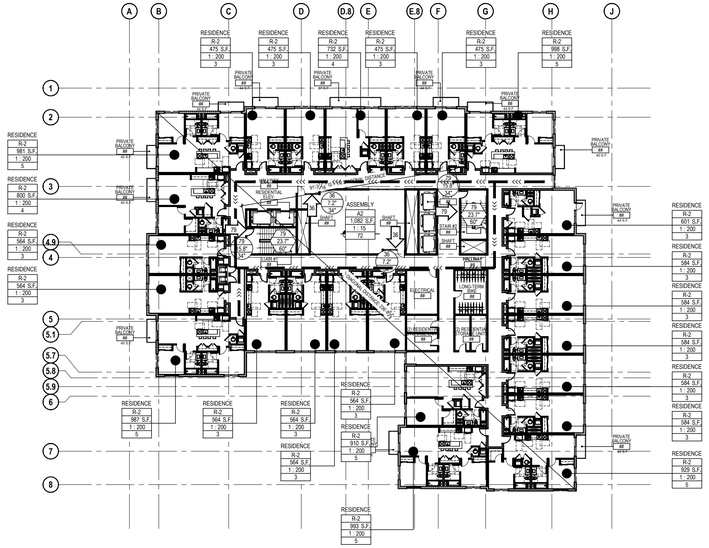
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PROJECT NO: 215513

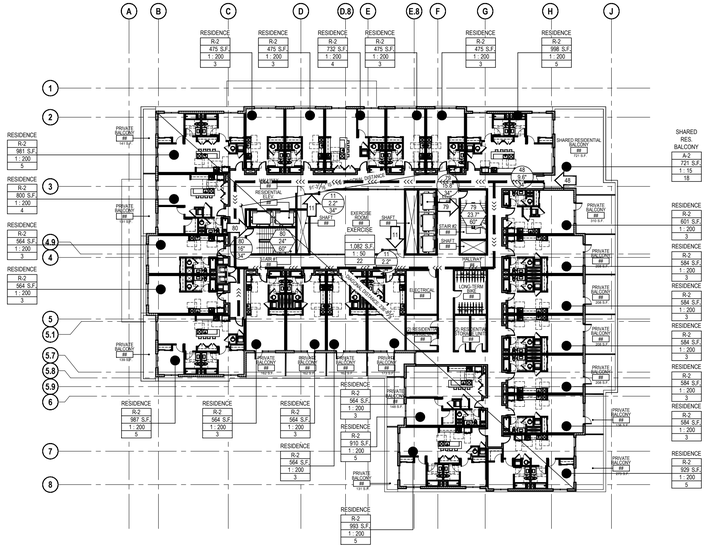
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A
B
C
D
D.8
E
E.8
F
G
H
J
1
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3
4.9
4
5
5.1
5.7
5.8
5.9
6
7
8
RESIDENTIAL LEASING
B
2,608 S.F.
1 : 150
17
OPEN TO LOBBY BELOW
OFFICE BALCONY
OFFICE BALCONY
OPEN OFFICE
B
28,138 S.F.
1 : 150
188
RESIDENTIAL LOBBY
JANITOR
MEN
WOMEN
ELEC.
SHAFT
OPEN TO BELOW
STAIR #2
SHAFT
SHAFT
SHAFT



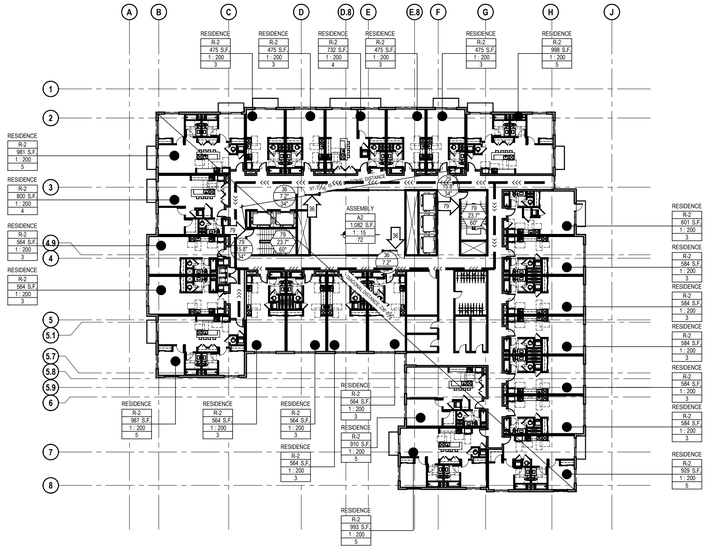
FIFTH LEVEL EGRESS PLAN

SCALE: 1/32" = 1'-0"



FOURTH LEVEL EGRESS PLAN

SCALE: 1/32" = 1'-0"



SIXTH LEVEL EGRESS PLAN

SCALE: 1/32" = 1'-0"

SYMBOL KEY

AREA OCCUPANT LOAD DESIGNATION

ROOM NAME
B
12,444 S.F.
1 : 150
-

- OCCUPANCY CLASSIFICATION OF THE SPACE
- SQUARE FOOTAGE
- OCCUPANT LOAD FACTOR
- NUMBER OF OCCUPANTS

DOORWAY OCCUPANT LOAD DESIGNATION

100
20.0
34

- NUMBER OF OCCUPANTS
- EXIT WIDTH REQUIRED
- EXIT WIDTH PROVIDED

STAIRWAY OCCUPANT LOAD DESIGNATION

100
30.0
60

- NUMBER OF OCCUPANTS
- STAIR WIDTH REQUIRED (INCHES)
- STAIR WIDTH PROVIDED (INCHES)

PATH OF TRAVEL DESIGNATION

- EXIT IN ONE DIRECTION
- EXIT IN BOTH DIRECTIONS

DIRECTION OF EGRESS/OCCUPANT LOAD DESIGNATION

25

- DIRECTION OF EGRESS
- OCCUPANT LOAD

FIRE EXTINGUISHERS AND FIRE HOSES

F.E
F.E.C.
F.E.C.

- FIRE EXTINGUISHER BRACKET-MOUNTED

EXIT SIGNAGE DESIGNATION

- SIGN FACE DIRECTION
- DIRECTION OF TRAVEL

RATED SEPARATION DESIGNATION

- 1-HOUR RATED FIRE SEPARATION
- 2-HOUR RATED FIRE SEPARATION

EXITING WIDTH TABULATIONS

THIS BUILDING IS EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM. EXIT WIDTH REQUIRED IS 0.3" PER PERSON FOR STAIRS AND 0.2" PER DOORS AND OTHER EXIT ELEMENTS, PER CBC SECTION 1005.3.

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
California
1731 Technology Drive, Suite 750
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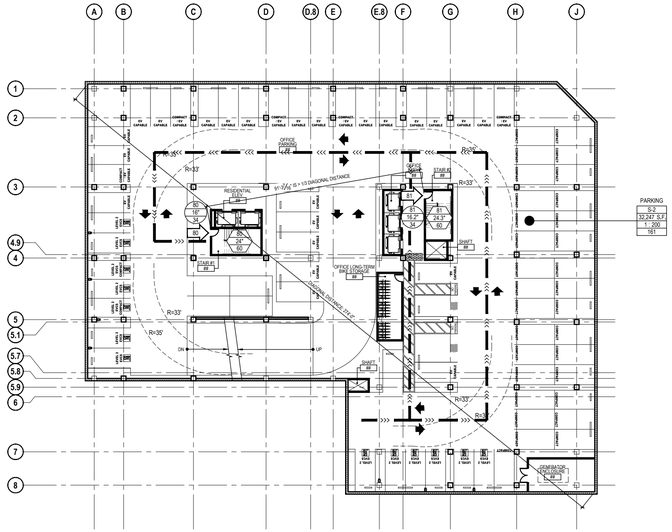
PA-2023-003

EGRESS DIAGRAMS

A 0.33

PROJECT NO: 215513

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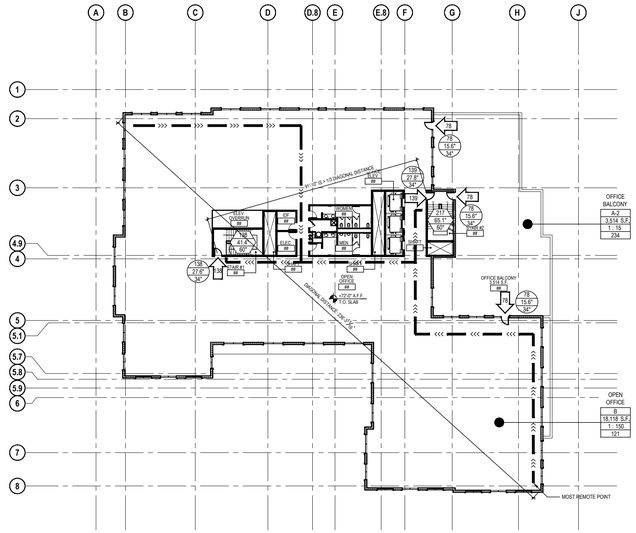


P1 LEVEL EGRESS PLAN

SCALE: 1/32" = 1'-0"

P2 LEVEL EGRESS PLAN

SCALE: 1/32" = 1'-0"



SEVENTH LEVEL EGRESS PLAN

SCALE: 1/32" = 1'-0"

SYMBOL KEY

AREA OCCUPANT LOAD DESIGNATION

ROOM NAME
B
12,444 S.F.
1 : 150
-

- OCCUPANCY CLASSIFICATION OF THE SPACE
- SQUARE FOOTAGE
- OCCUPANT LOAD FACTOR
- NUMBER OF OCCUPANTS

DOORWAY OCCUPANT LOAD DESIGNATION

100
20.0
34

- NUMBER OF OCCUPANTS
- EXIT WIDTH REQUIRED
- EXIT WIDTH PROVIDED

STAIRWAY OCCUPANT LOAD DESIGNATION

100
30.0
60

- NUMBER OF OCCUPANTS
- STAIR WIDTH REQUIRED (INCHES)
- STAIR WIDTH PROVIDED (INCHES)

PATH OF TRAVEL DESIGNATION

- EXIT IN ONE DIRECTION
- EXIT IN BOTH DIRECTIONS

DIRECTION OF EGRESS/OCCUPANT LOAD DESIGNATION

25

- DIRECTION OF EGRESS
- OCCUPANT LOAD

FIRE EXTINGUISHERS AND FIRE HOSES

F.E
F.E.C.
F.E.C.

- FIRE EXTINGUISHER BRACKET-MOUNTED

EXIT SIGNAGE DESIGNATION

- SIGN FACE DIRECTION
- DIRECTION OF TRAVEL

RATED SEPARATION DESIGNATION

- 1-HOUR RATED FIRE SEPARATION
- 2-HOUR RATED FIRE SEPARATION

EXITING WIDTH TABULATIONS

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05.30.2024	6TH PLANNING SUBMITTAL
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02.21.2025	8TH PLANNING SUBMITTAL

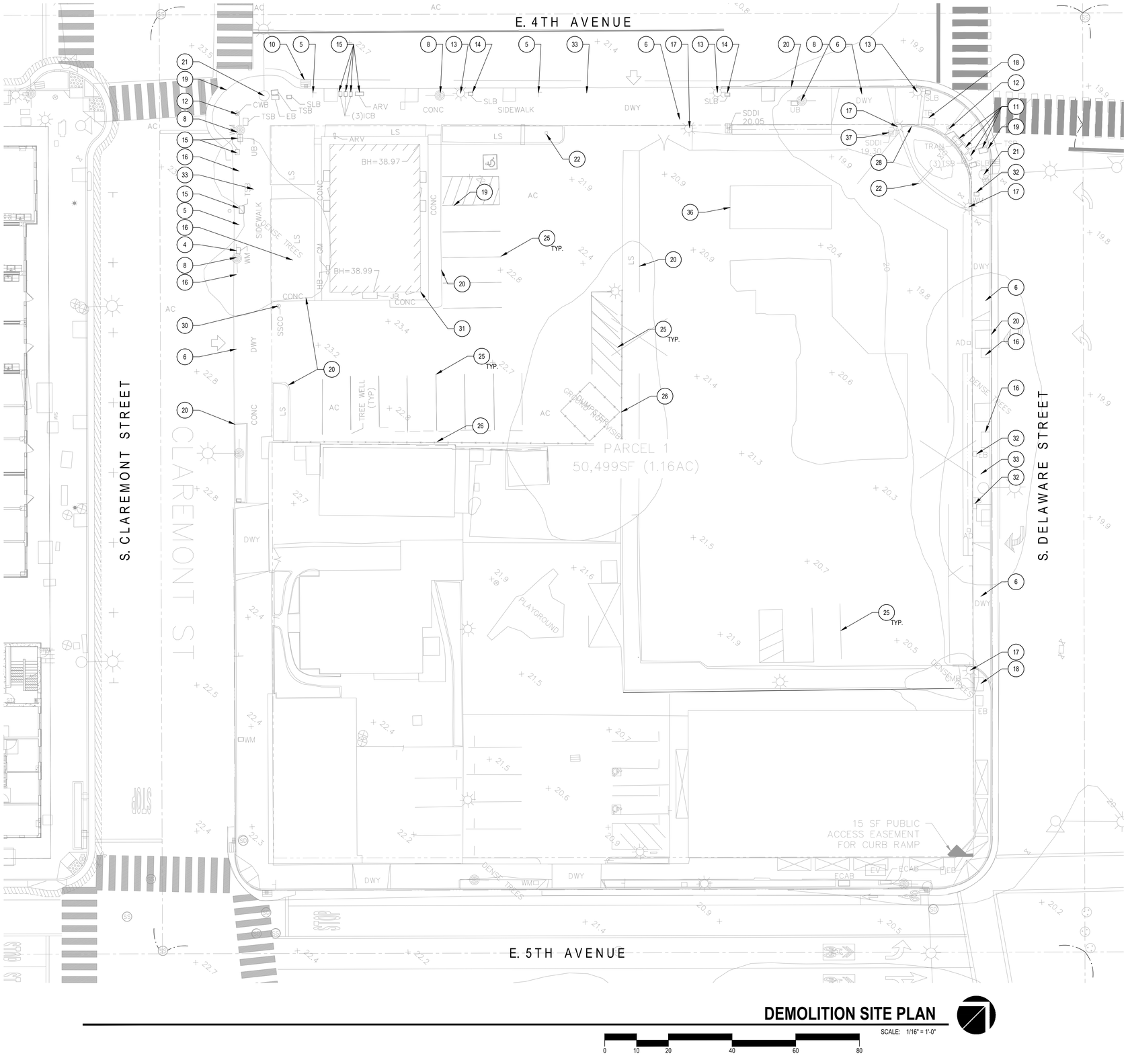
PA-2023-003

EGRESS DIAGRAMS

A 0.34

PROJECT NO: 215513

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DEMOLITION SITE PLAN

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

0 10 20 40 60 80

KEY NOTES - EXISTING/ DEMOLITION

1. NOT USED
2. NOT USED
3. NOT USED
4. NOT USED
5. STREET SIGN TO BE RELOCATED
6. DRIVEWAY TO BE REMOVED
7. NOT USED
8. JOINT POLE TO BE REMOVED
9. NOT USED
10. STORM DRAIN CATCH BASIN TO BE REMOVED AND REPLACED
11. ELECTRICAL BOX TO REMAIN
12. PEDESTRIAN BUTTON TO REMAIN
13. STREET LIGHT TO BE RELOCATED
14. STREET LIGHT BOX TO BE RELOCATED
15. UTILITY BOX TO REMAIN
16. TREE TO BE REMOVED
17. STREET LIGHT TO BE REMOVED
18. TELECOM BOX TO REMAIN
19. CURB RAMP TO BE REMOVED AND REPLACED
20. CURB AND GUTTER TO BE REMOVED AND REPLACED
21. TRAFFIC SIGNAL AND BOX TO REMAIN
22. BUSINESS SIGN TO BE REMOVED
23. NOT USED
24. NOT USED
25. PARKING STRIPPING TO BE REMOVED
26. FENCE TO BE REMOVED
27. NOT USED
28. STORM DRAIN LATERAL TO BE CUT, CAPPED AND ABANDONED
29. NOT USED
30. NOT USED
31. BUILDING STRUCTURE TO BE REMOVED
32. UTILITY BOX TO BE REMOVED
33. SIDEWALK TO BE REMOVED (TYP.)
34. NOT USED
35. NOT USED
36. GAS STATION OVERHANG TO BE REMOVED
37. STORM DRAIN CATCH BASIN TO BE REMOVED

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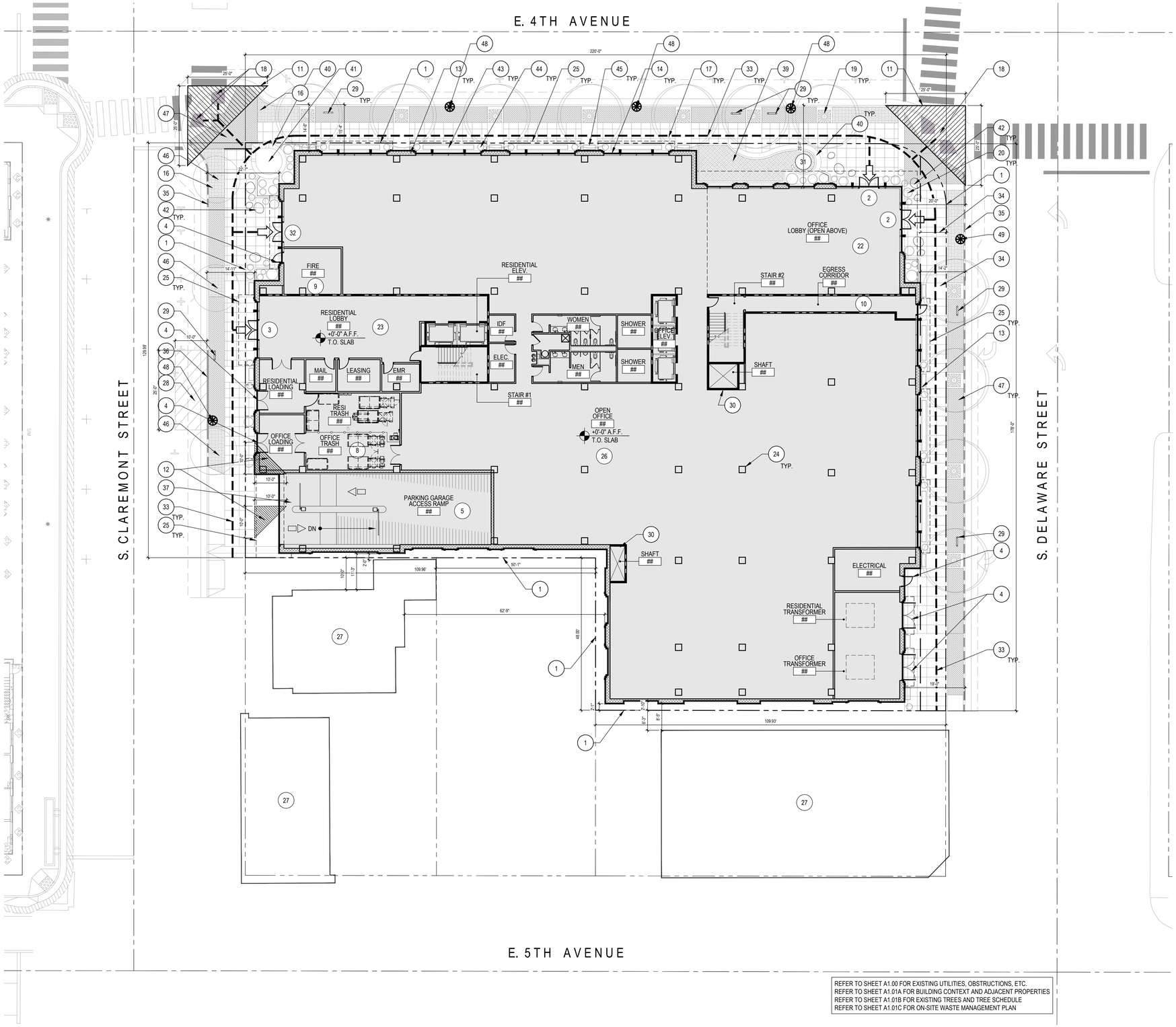
PA-2023-003

DEMOLITION SITE PLAN

A1.00

PROJECT NO: 215513

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REFER TO SHEET A1.00 FOR EXISTING UTILITIES, OBSTRUCTIONS, ETC.
REFER TO SHEET A1.01A FOR BUILDING CONTEXT AND ADJACENT PROPERTIES
REFER TO SHEET A1.01B FOR EXISTING TREES AND TREE SCHEDULE
REFER TO SHEET A1.01C FOR ON-SITE WASTE MANAGEMENT PLAN

ARCHITECTURAL SITE PLAN

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

PROJECT DATA

ASSESSOR'S PARCEL NO.:	034186110, 034186080
ZONING:	CBD/S - CENTRAL BUSINESS SUPPORT
SITE AREA:	33,790 S.F.OR 0.77 ACRES
BUILDING HEIGHT:	55'-0" MAXIMUM
MAX F.A.R (FLOOR AREA RATIO):	3.0 OR 101,370 S.F.
MAX RESIDENTIAL UNITS (50 D.U. PER ACRE):	39 UNITS
MAX RESIDENTIAL UNITS WITH 50% STATE DENSITY BONUS	59 UNITS
MAX RESIDENTIAL UNITS WITH 100% STATE DENSITY BONUS	78 UNITS

FLOOR AREA (7-STORY BUILDING)

FIRST LEVEL - RESIDENTIAL	2,608 S.F.
FIRST LEVEL - OFFICE	26,414 S.F.
SECOND LEVEL - OFFICE	28,138 S.F.
THIRD LEVEL - OFFICE	26,355 S.F.
FOURTH LEVEL - RESIDENTIAL	21,952 S.F.
FIFTH LEVEL - RESIDENTIAL	21,952 S.F.
SIXTH LEVEL - RESIDENTIAL	21,952 S.F.
SEVENTH LEVEL - OFFICE	18,118 S.F.
TOTAL BUILDING AREA	**167,489 S.F.**
TOTAL OFFICE AREA:	**99,025 S.F.**
TOTAL RESIDENTIAL AREA:	**68,464 S.F.**
TOTAL F.A.R. (FLOOR AREA RATIO): 167,489 S.F. / 33,790 S.F.	**4.95**
COMMON OFFICE OPEN SPACE AT LEVEL 3:	1,634 S.F.
COMMON OFFICE OPEN SPACE AT LEVEL 7:	3,514 S.F.
TOTAL COMMON OFFICE SPACE:	**5,148 S.F.**

 # DWELLING UNITS PER FLOOR

FOURTH LEVEL	24 UNITS
FIFTH LEVEL	24 UNITS
SIXTH LEVEL	24 UNITS
TOTAL # DWELLING UNITS	**72 UNITS (OR 94 DU/ AC)**

DWELLING UNIT MIX

STUDIO	48 UNITS OR 66%
ONE-BEDROOM	9 UNITS OR 13%
TWO-BEDROOM	15 UNITS OR 21%

BMR UNIT REQUIREMENTS - PER SDB ON BASE DENSITY (39 UNITS)

50% INCREASE: 15% VERY LOW INCOME	**6 UNITS**
ADDITIONAL 50%: 15% MODERATE INCOME	**6 UNITS**
TOTAL (PROVIDED):	**12 UNITS**

MINIMUM BICYCLE PARKING STALLS REQUIRED

(PER CITY OF SAN MATEO MUNICIPAL CODE SECTION 27.64.262

REQUIRED SHORT-TERM - RESIDENTIAL
STUDIO AND ONE-BEDROOM UNIT @ 0.05 SPACES PER UNIT
57 UNITS x 0.05 = 2.85 SPACES
TWO-BEDROOM UNIT @ 0.10 SPACES PER UNIT
15 UNITS x 0.10 = 1.5 SPACES
TOTAL REQUIRED SHORT-TERM - RESIDENTIAL: 4.35 SPACES OR 5 SPACES

REQUIRED LONG-TERM - RESIDENTIAL
STUDIO AND ONE-BEDROOM UNIT @ 1.0 SPACE PER UNIT
57 UNITS x 1.0 =57 SPACES
TWO-BEDROOM UNIT @ 1.25 SPACES PER UNIT
15 UNITS x 1.25 = 18.75 SPACES
TOTAL REQUIRED LONG-TERM - RESIDENTIAL: 75.75 SPACES OR 76 SPACES

REQUIRED SHORT-TERM - OFFICE (GENERAL)
1 SPACE PER 20,000 S.F. OF OFFICE AREA
99,025 S.F. / 20,000 S.F. = 4.95 SPACES OR 5 SPACES

REQUIRED LONG-TERM - OFFICE (GENERAL)
1 SPACE PER 10,000 S.F. OF OFFICE AREA
99,025 S.F. / 10,000 S.F. = 9.90 SPACES OR 10 SPACES

PROVIDED SHORT-TERM SPACES:

RESIDENTIAL:	6 SPACES
OFFICE:	6 SPACES
TOTAL:	**12** SPACES

PROVIDED LONG-TERM SPACES

RESIDENTIAL:	80 SPACES (PROVIDED @ 4TH, 5TH & 6TH FLOOR)
OFFICE:	10 SPACES (PROVIDED @ LEVEL P1)
TOTAL:	**90** SPACES

KEY NOTES

1. EXISTING PROPERTY LINE
2. PRIMARY OFFICE ENTRANCE
3. PRIMARY RESIDENTIAL ENTRANCE
4. SERVICE DOOR
5. ACCESS RAMP TO BELOW GRADE PARKING STRUCTURE W/ TRANSITION SLOPE TOP BOTTOM SIDEWALK
6. RESIDENTIAL TRANSFORMER ROOM
7. NOT USED
8. TRASH ROOM
9. FIRE PUMP ROOM
10. EGRESS CORRIDOR
11. 25'-0" X 25'-0" VISIBILITY TRIANGLE
12. 10'-0" X 10'-0" VISION TRIANGLE
13. EXTERIOR WALLS - REFER TO EXTERIOR ELEVATIONS
14. EXTERIOR ALUM/ GLASS STOREFRONT WINDOW SYSTEM
15. SHORT-TERM BIKE RACK INSTALLED IN BRICK BANDING AT SIDEWALK FURNITURE ZONE
16. LOW GRASSES OR ACCENT PLANTS COLORED CONCRETE ACCENT PAVING AT PRIMARY ENTRANCES TO THE BUILDING 4'-0" WIDE BRICK PAVING FURNITURE ZONE
17. TYPICAL FRONTAGE CONCRETE SIDEWALK
18. ADA RAMP AND TRUNCATED DOMES
19. STREET TREES IN TREE GRATES AND ACCENT PAVING BAND
20. PLANTED CONTAINERS
21. EGRESS DOOR
22. OFFICE LOBBY
23. RESIDENTIAL LOBBY
24. STRUCTURAL COLUMN
25. CANOPY ABOVE (SHOWN DASHED)
26. OPEN OFFICE
27. EXISTING BUILDING STRUCTURE TO REMAIN
28. ON-STREET LOADING ZONE
29. SHORT-TERM BIKE RACK
30. MECHANICAL SHAFT (2HR FIRE RATED)
31. PROPOSED PUBLIC ART LOCATION
32. SECONDARY OFFICE ENTRANCE
33. ACCESSIBLE PATH OF TRAVEL (SHOWN DASHED)
34. PROPOSED SIDEWALK ACCESS EASEMENT
35. PAINTED RED CURB
36. PAINTED YELLOW CURB AT LOADING AREA
37. ACCESS TO BELOW GRADE PARKING WITH VISUAL AND AUDIBLE ALARMS FOR PEDESTRIAN SAFETY
38. RESTAURANT ENTRANCE DOOR
39. RAISED PLANTER
40. CIRCULAR SEAT WALL WITH SLATTED WOOD BENCH SEAT ON TOP
41. ACCENT PAVING WITH PATTERN
42. PRECAST SMOOTH 'PEBBLE' SEATING ELEMENTS
43. LONG LINEAR CONTAINER WITH DRAPING PLANTS
44. NARROW UP-RIGHT EVERGREEN ACCENT SHRUBS
45. RECTANGULAR PLANTER WITH EVERGREEN HEDGE
46. EXISTING TREE TO REMAIN
47. ENHANCED BRICK PAVING PER DOWNTOWN REQUIREMENTS
48. RELOCATED LIGHT FIXTURE (REFER TO PHOTOMETRIC STUDY)
49. NEW LIGHT FIXTURE (REFER TO PHOTOMETRIC STUDY)

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BLOCK 20
SAN MATEO, CA 94401

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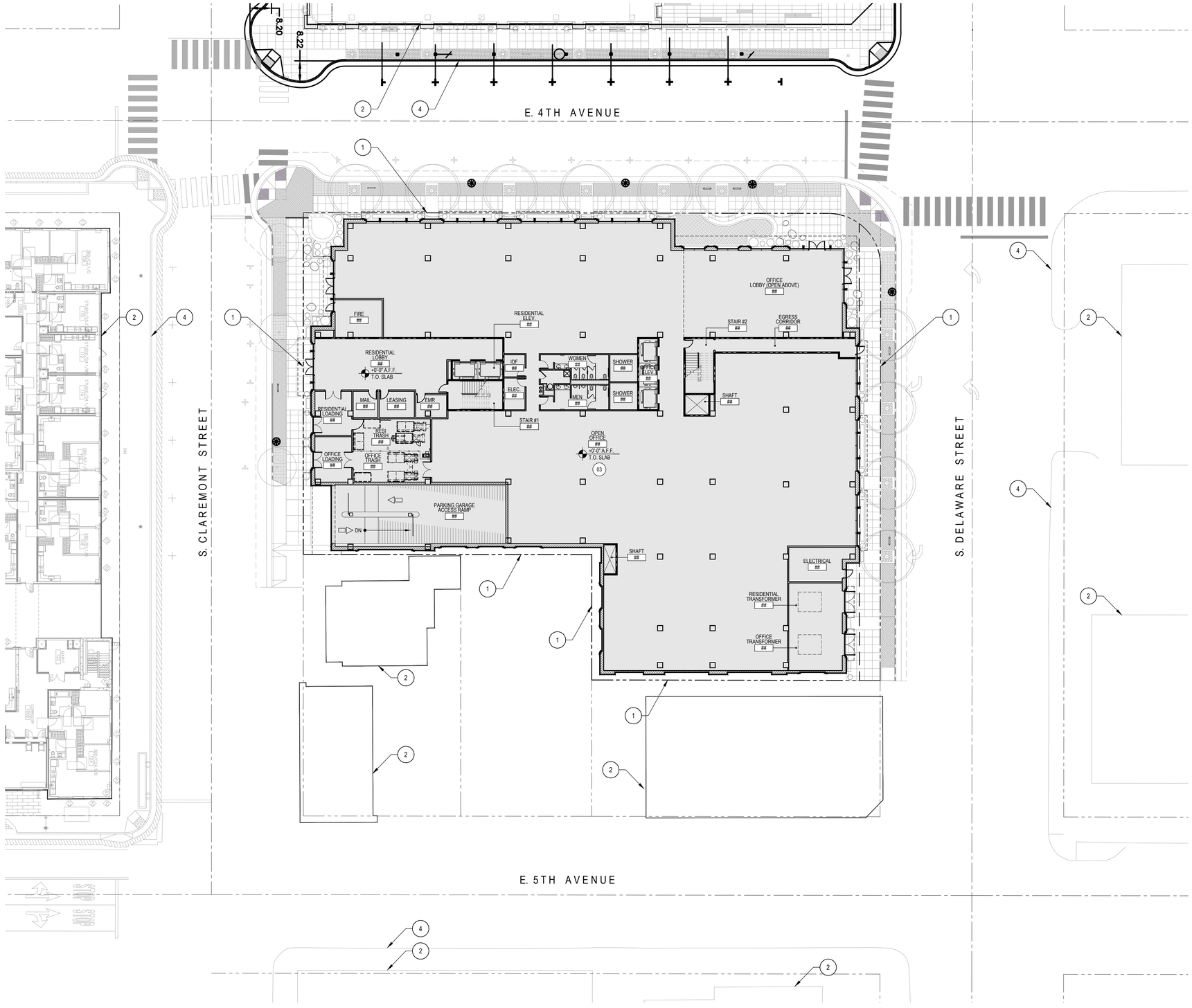
PA-2023-003

ARCHITECTURAL SITE PLAN

A1.01

PROJECT NO: 215513

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BUILDING CONTEXT & ADJACENT PROPERTIES

SCALE: 1/32" = 1'-0"

KEY NOTES

1. EXISTING PROPERTY LINE
2. OUTLINE OF ADJACENT BUILDING STRUCTURE
3. PROPOSED SEVEN-STORY MIXED USE BUILDING
4. EXISTING CURB

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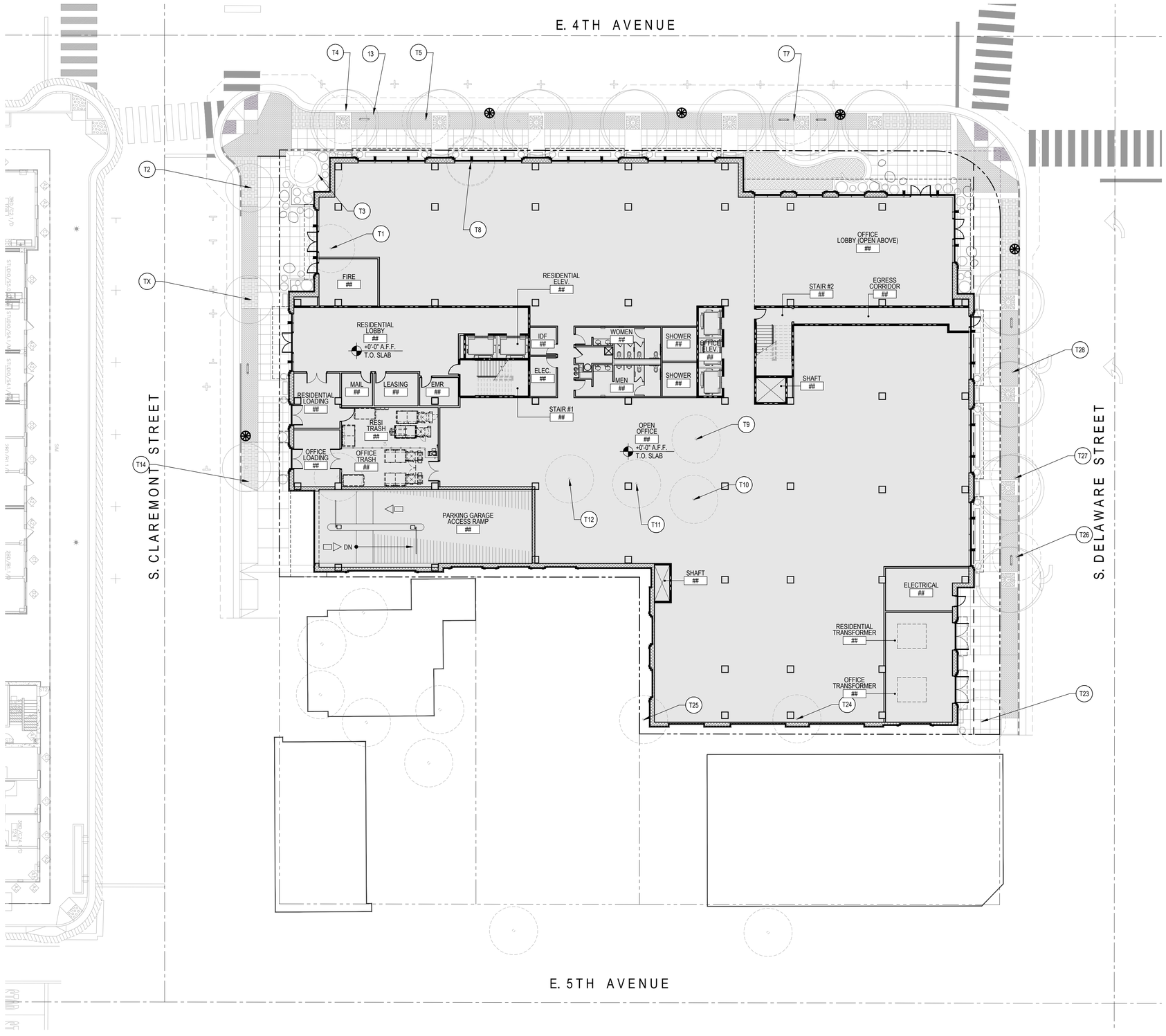
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BUILDING CONTEXT & ADJACENT PROPERTIES

A1.01A

PROJECT NO: 215513

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TREE EVALUATION PLAN

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

0 10 20 40 60 80

EXISTING TREE SCHEDULE

TREE 'T1'	CAROB (CERATONIA SILIQUA)	REMOVE
TREE 'T2'	GINKGO (GINKGO BILOBA)	REMAIN
TREE 'T3'	MAYTEN (MAYTEN BOARIA)	REMOVE
TREE 'T4'	HACKBERRY (CELTIC OCCIDENTALIS)	REMOVE
TREE 'T5'	HACKBERRY (CELTIC OCCIDENTALIS)	REMOVE
TREE 'T6'	HACKBERRY (CELTIC OCCIDENTALIS)	REMOVE
TREE 'T7'	HACKBERRY (CELTIC OCCIDENTALIS)	REMOVE
TREE 'T8'	OLIVE (OLEA EUROPAEA)	REMOVE
TREE 'T9'	RED IRON BARK EUCALYPTUS (EUCALYPTUS SIDEROXYLON)	REMOVE
TREE 'T10'	RED IRON BARK EUCALYPTUS (EUCALYPTUS SIDEROXYLON)	REMOVE
TREE 'T11'	RED IRON BARK EUCALYPTUS (EUCALYPTUS SIDEROXYLON)	REMOVE
TREE 'T12'	ITALIAN CYPRESS (CUPRESSUS SEMPERVIRENS)	REMOVE
TREE 'T13'	HACKBERRY (CELTIC OCCIDENTALIS)	REMOVE
TREE 'T14'	GINKGO (GINKGO BILOBA)	REMAIN
TREE 'T23'	PHOTINIA (PHOTINIA SERRULATA)	REMOVE
TREE 'T24'	PHOTINIA (PHOTINIA SERRULATA)	REMOVE
TREE 'T25'	AUSTRALIAN WILLOW (GEIJERA PARVIFLORA)	REMOVE
TREE 'T26'	AUSTRALIAN WILLOW (GEIJERA PARVIFLORA)	REMOVE
TREE 'T27'	AUSTRALIAN WILLOW (GEIJERA PARVIFLORA)	REMOVE
TREE 'T28'	AUSTRALIAN WILLOW (GEIJERA PARVIFLORA)	REMOVE

TREE 'TX' DIA. **GINKGO STREET TREE TO REMAIN - NOT LISTED IN ARBORIST REPORT AS THE SIZE IS LESS THAN 6"**

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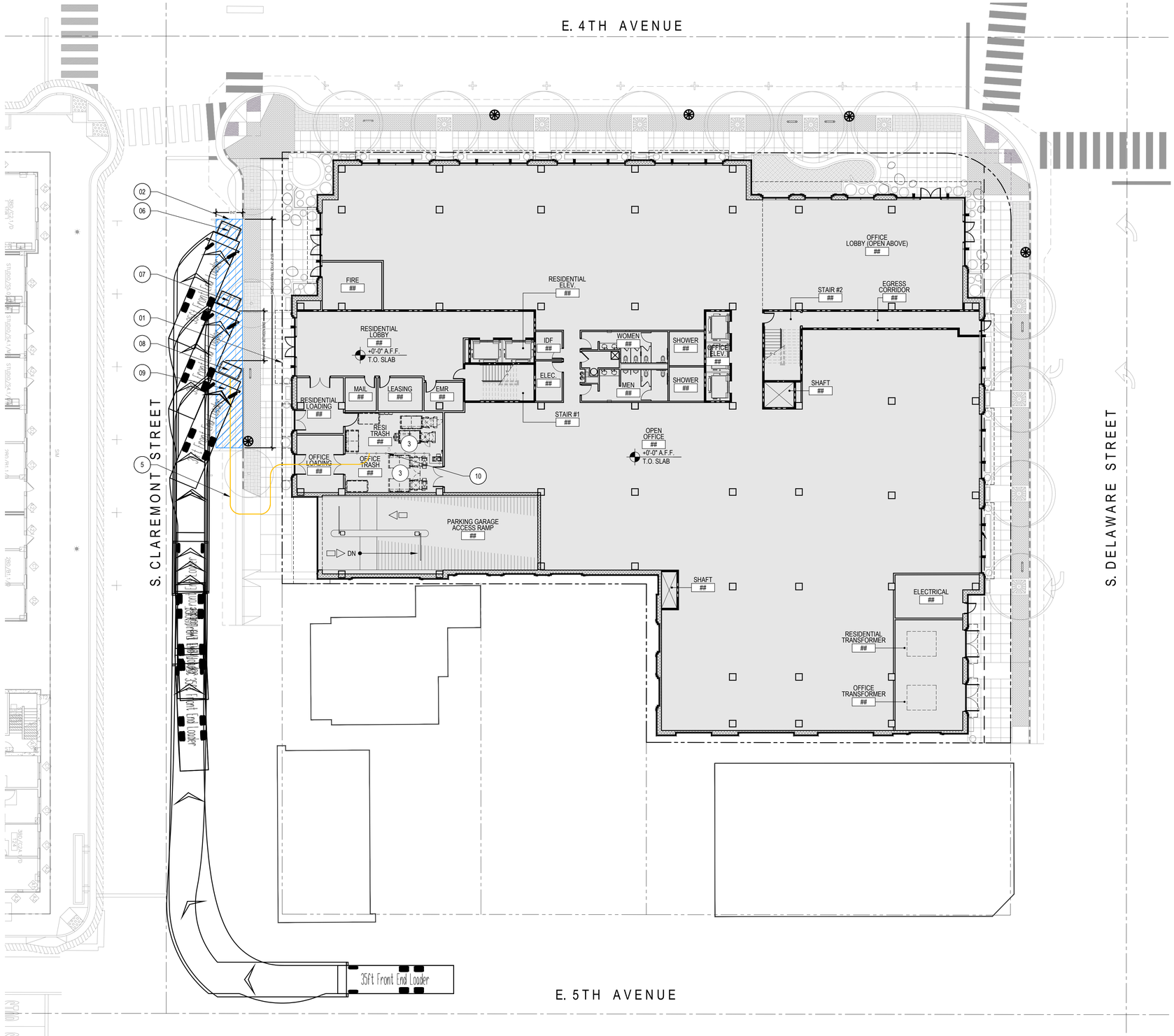
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TREE EVALUATION PLAN
& EXISTING TREE SCHEDULE

A1.01B

PROJECT NO: 215513

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KEY NOTES

1. EXISTING PROPERTY LINE
2. SIGNAGE TO BE ADDED TO RESTRICT PARKING DURING SERVICE TIMES
3. PROPOSED OFFICE AND RESIDENTIAL TRASHY ROOM LOCATION
4. PROPOSED SEVEN-STORY MIXED USE BUILDING
5. PATH OF TRAVEL
6. OFFICE WASTE BIN
7. RESIDENTIAL WASTE BIN
8. RESIDENTIAL COMPOST BIN
9. CONCRETE PAD AT STAGING AREA
10. SLIDING GATE WITH MINIMUM 8'-0" CLEAR OPENING

WASTE MANAGEMENT SITE PLAN

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

0 10 20 40 60 80

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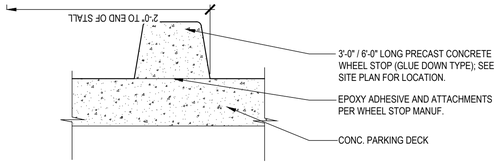
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WASTE MANAGEMENT SITE PLAN

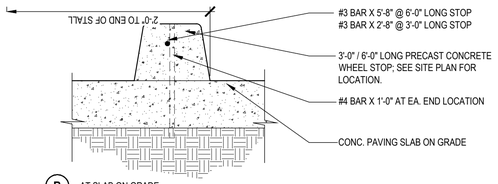
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PROJECT NO: 215513

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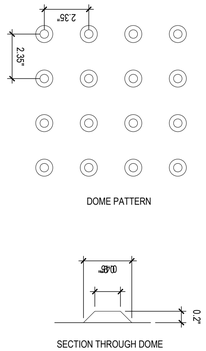
A AT SLAB ABOVE GRADE LEVEL



B AT SLAB ON GRADE

13 CONCRETE CURB

SCALE: 1 1/2"=1'-0"

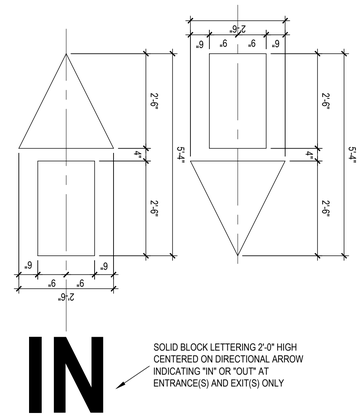


TRUNCATED DOME SURFACES ARE REQUIRED IN THE FOLLOWING LOCATIONS:

- WALKWAYS CROSSING VEHICULAR WAYS WITH SLOPES BETWEEN 5% (1 : 20) AND 6.67% (1 : 15): FULL SURFACE OF THE RAMP SHALL HAVE TRUNCATED DOMES
- WALKWAYS CROSSING VEHICULAR WAYS WITH SLOPES BETWEEN 6.67% (1 : 15) AND (8.5% 1 : 12): 3' WIDE X (WIDTH OF SIDEWALK) AREA OF TRUNCATED DOMES
- THE TRUNCATED DOME SURFACE DOES NOT NEED TO BE YELLOW, IT ONLY NEEDS TO CONTRAST VISUALLY WITH ADJACENT SURFACES, AND IT MUST BE INTEGRALLY COLORED.

9 TRUNCATED DOMES

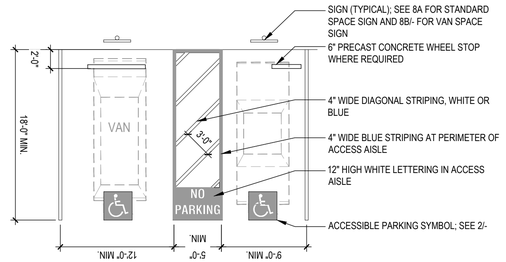
SCALE: 3"=1'-0"



5 DIRECTIONAL ARROW

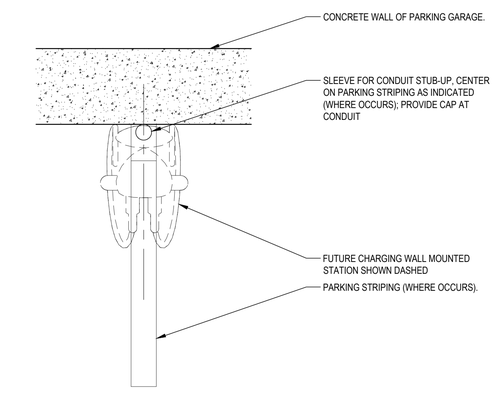
SCALE: 1/2"=1'-0"

1. ALL PARKING SPACES AND ACCESS AISLE SHALL HAVE A MAXIMUM SLOPE IN ALL DIRECTIONS OF 1:48.
2. PEDESTRIAN WAYS WHICH ARE ACCESSIBLE TO PERSONS WITH DISABILITIES SHALL BE PROVIDED FROM EACH ACCESSIBLE SPACE TO RELATED FACILITIES. REFER TO SITE PLAN FOR LOCATION OF ACCESSIBLE PATH OF TRAVEL LINKING ACCESS AISLE TO RELATED FACILITIES.
3. ACCESS AISLE MAY BE SHARED BY TANDEM SPACES. IF ONE SPACE IS VAN ACCESSIBLE, THE ACCESS AISLE MUST BE ON THE PASSENGER SIDE OF SPACE.
4. VAN PARKING (CONFIGURATION A) SHALL BE PERMITTED TO BE 108" (9'-0") WIDE MINIMUM WHERE THE ACCESS AISLE IS 96" (8'-0") WIDE MINIMUM. ACCESS AISLE FOR VAN ACCESSIBLE PARKING SHALL BE ON THE PASSENGER SIDE.
5. WHEN NO CURB OR BARRIER IS PROVIDED AT THE FRONT OF STALL AND THERE IS A WALKWAY IN FRONT OF THE STALL, A WHEEL STOP IS REQUIRED WHICH WILL PREVENT ENCROACHMENT OF CARS OVER WALKWAYS.



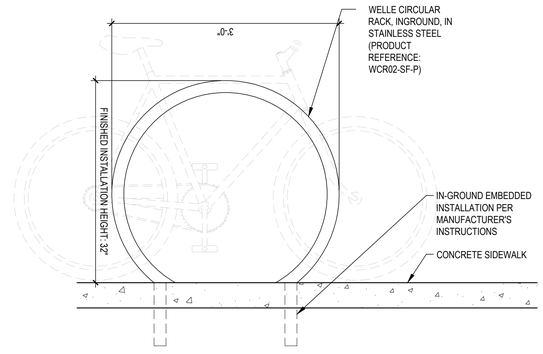
1 ACCESSIBLE PARKING SPACES

SCALE: 1/8" = 1'-0"



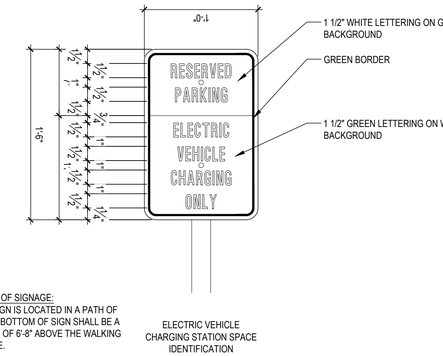
14 FUTURE EV CHARGING STUB OUT

SCALE: 1"=1'-0"



10 SHORT-TERM BIKE RACK

SCALE: 1"=1'-0"



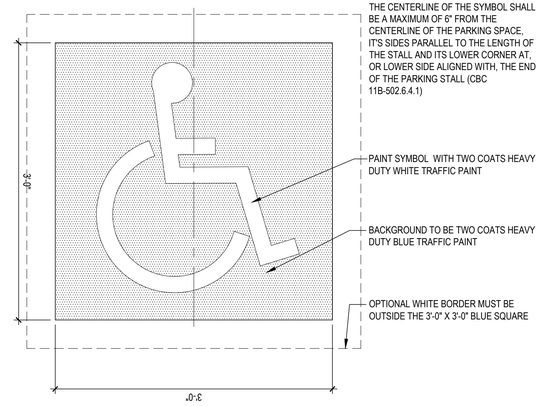
BOTTOM OF SIGNAGE:
WHEN SIGN IS LOCATED IN A PATH OF TRAVEL, BOTTOM OF SIGN SHALL BE A MINIMUM OF 6'-8" ABOVE THE WALKING SURFACE.

WHEN LOCATED IN A LANDSCAPE AREA OR ON A WALL AT THE END OF THE SPACE, THE BOTTOM OF SIGN SHALL BE AT 5'-0" ABOVE ADJACENT GRADE

ELECTRIC VEHICLE CHARGING STATION SPACE IDENTIFICATION

6 ELECTRIC VEHICLE CHARGING STATION SIGNAGE

SCALE: 1 1/2"=1'-0"



2 ACCESSIBILITY PARKING SYMBOL

SCALE: N.T.S.

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www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95113 408.496.1121

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In Association with:

PLANNING APPLICATION FOR:
MECAH VENTURES
BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
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02.21.2025	8TH PLANNING SUBMITTAL

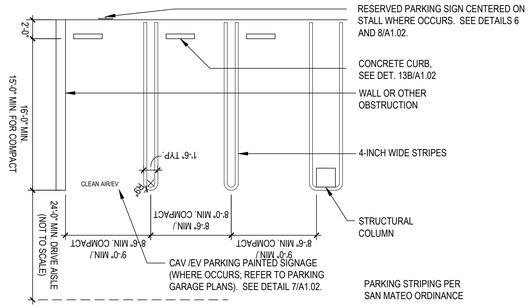
PA-2023-003

SITE DETAILS

A 1.02

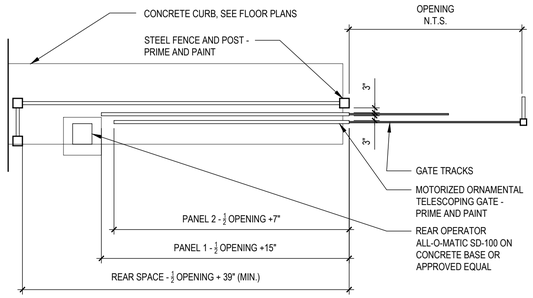
PROJECT NO: 215513

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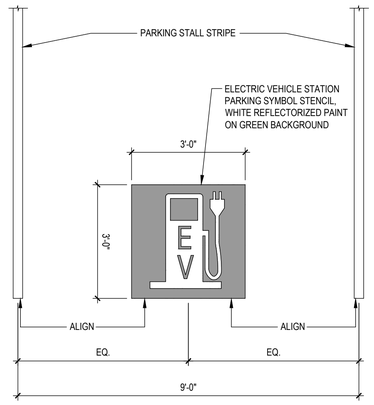
13 PARKING STALL STRIPING

SCALE: 1/8"=1'-0"



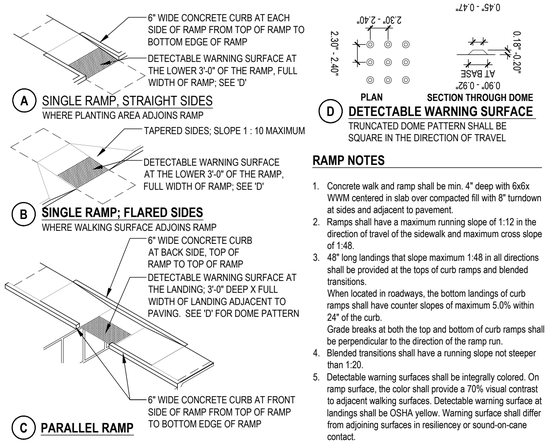
9 ACCESS GATE PLAN

SCALE: 1 1/2"=1'-0"



5 EV PARKING STALL SYMBOL

SCALE: 1/2" = 1'-0"

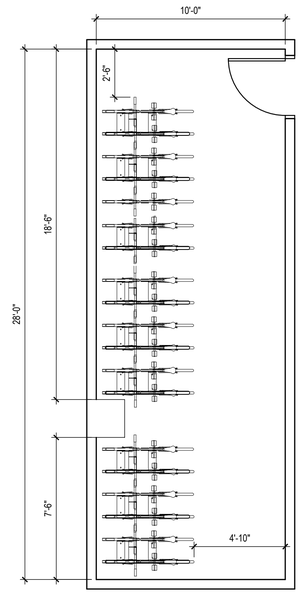


RAMP NOTES

1. Concrete walk and ramp shall be min. 4" deep with 6x6 WWM centered in slab over compacted fill with 8" turndown at sides and adjacent to pavement.
2. Ramps shall have a maximum running slope of 1:12 in the direction of travel of the sidewalk and maximum cross slope of 1:48.
3. 48" long landings that slope maximum 1:48 in all directions shall be provided at the tops of curb ramps and blended transitions.
   When located in roadways, the bottom landings of curb ramps shall have counter slopes of maximum 5.0% within 24" of the curb.
   Grade breaks at both the top and bottom of curb ramps shall be perpendicular to the direction of the ramp run.
4. Blended transitions shall have a running slope not steeper than 1:20.
5. Detectable warning surfaces shall be integrally colored. On ramp surface, the color shall provide a 70% visual contrast to adjacent walking surfaces. Detectable warning surface at landings shall be OSHA yellow. Warning surface shall differ from adjoining surfaces in resiliency or sound-on-cane contact.

1 CURB RAMP CONFIGURATION

SCALE: N.T.S

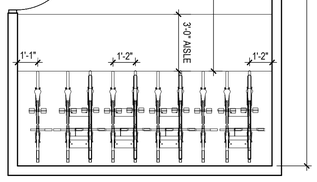




MANUFACTURER: DERO
PRODUCT REFERENCE: DERO DECKER
SINGLESIDED BIKE RACK

15 LONG-TERM BIKE STORAGE (OFFICE)

SCALE: 1/4"=1'-0"





MANUFACTURER: DERO
PRODUCT REFERENCE: DERO DECKER
SINGLESIDED BIKE RACK

11 LONG-TERM BIKE STORAGE (RESIDENTIAL)

SCALE: 1/4"=1'-0"

SIGN TYPE A:
ACCESSIBLE CAR PARKING SPACE IDENTIFICATION

SIGN TYPE B:
ACCESSIBLE VAN PARKING SPACE IDENTIFICATION

ACCESSIBLE PARKING IDENTIFICATION SIGNAGE

1. REFLECTORIZED PORCELAIN FINISH ON STEEL WITH BEADED TEXT OR EQUAL
2. LETTERS AND SYMBOLS TO BE WHITE ON A DARK BLUE BACKGROUND
3. SIGN TO BE CENTERED AT THE INTERIOR END OF PARKING SPACE
4. CORNERS OF SIGN TO BE RADIUSED 1/2" MINIMUM.

BOTTOM OF SIGNAGE:
WHEN SIGN IS LOCATED IN A PATH OF TRAVEL, BOTTOM OF SIGN SHALL BE A MINIMUM OF 6'-8" ABOVE THE WALKING SURFACE.

WHEN LOCATED IN A LANDSCAPE AREA OR ON A WALL AT THE END OF THE SPACE, THE BOTTOM OF SIGN SHALL BE AT 5'-0" ABOVE ADJACENT GRADE



SIGN TYPE C:
UNAUTHORIZED VEHICLE WARNING SIGN

UNAUTHORIZED VEHICLE WARNING SIGNAGE SHALL BE POSTED EITHER:

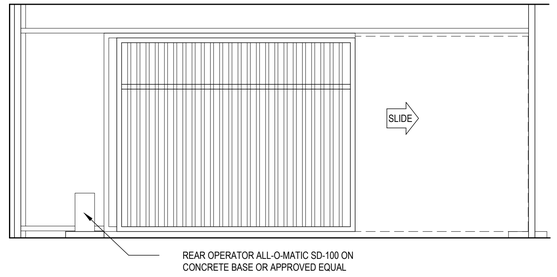
1. IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY, **OR**
2. IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE.

THE PHONE NUMBER OR ADDRESS WHERE TOWED VEHICLES CAN BE RECLAIMED IS POSTED IN THE APPROPRIATE LOCATION ON THE SIGN AND IS A PERMANENT PART OF THE SIGN.

LETTERING SHALL BE A MINIMUM OF 1" IN HEIGHT.

6 ACCESSIBLE PARKING SIGNAGE & UNAUTHORIZED VEHICLE SIGNAGE

SCALE: 1 1/2"=1'-0"



3 ACCESS GATE ELEVATION

SCALE: 1 1/2"=1'-0"

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ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
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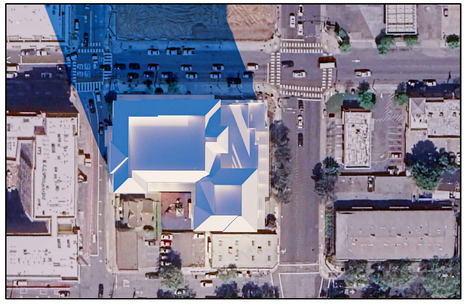
PA-2023-003

SITE DETAILS

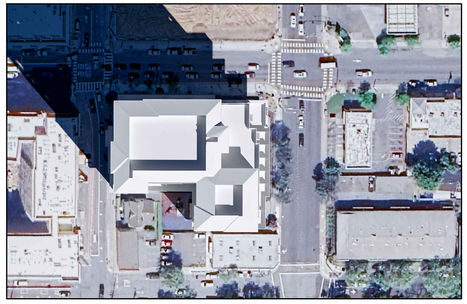
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PROJECT NO: 215513

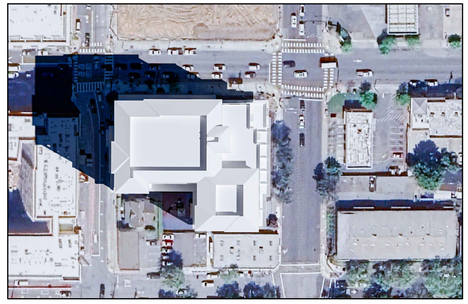
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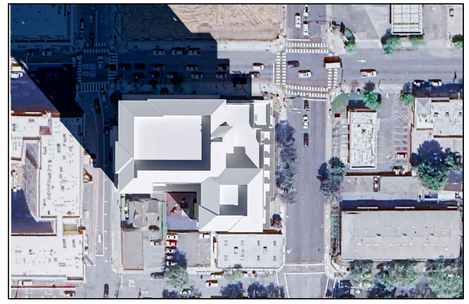
WINTER SOLSTICE - 9 AM 13
SCALE: N.T.S



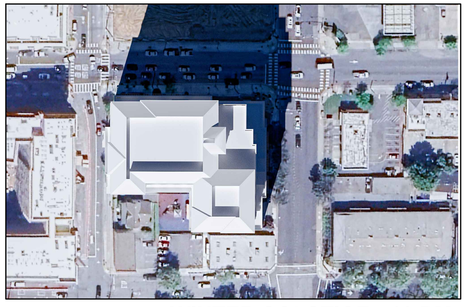
AUTUMN EQUINOX - 9 AM 9
SCALE: N.T.S



SUMMER SOLSTICE - 9 AM 5
SCALE: N.T.S



SPRING EQUINOX - 9 AM 1
SCALE: N.T.S



WINTER SOLSTICE - 12 PM 14
SCALE: N.T.S



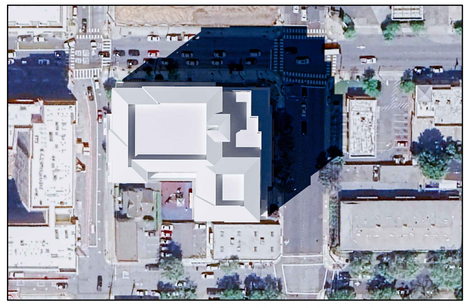
AUTUMN EQUINOX - 12 PM 10
SCALE: N.T.S



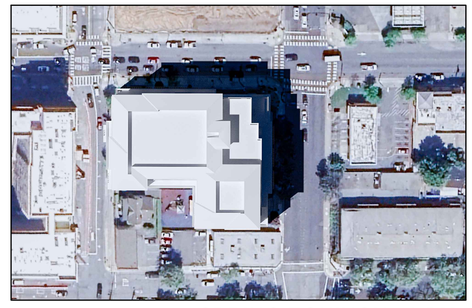
SUMMER SOLSTICE - 12 PM 6
SCALE: N.T.S



SPRING EQUINOX - 12 PM 2
SCALE: N.T.S



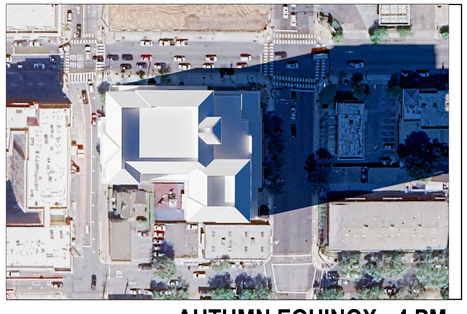
AUTUMN EQUINOX - 2 PM 11
SCALE: N.T.S



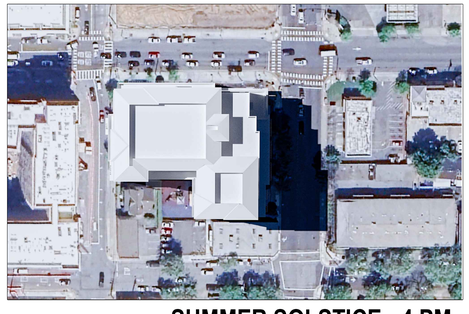
SPRING EQUINOX - 2 PM 3
SCALE: N.T.S



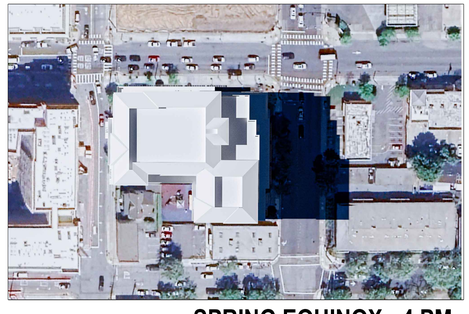
WINTER SOLSTICE - 4 PM 16
SCALE: N.T.S



AUTUMN EQUINOX - 4 PM 12
SCALE: N.T.S



SUMMER SOLSTICE - 4 PM 8
SCALE: N.T.S



SPRING EQUINOX - 4 PM 4
SCALE: N.T.S

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Arizona
2960 East Northern Avenue, Building C
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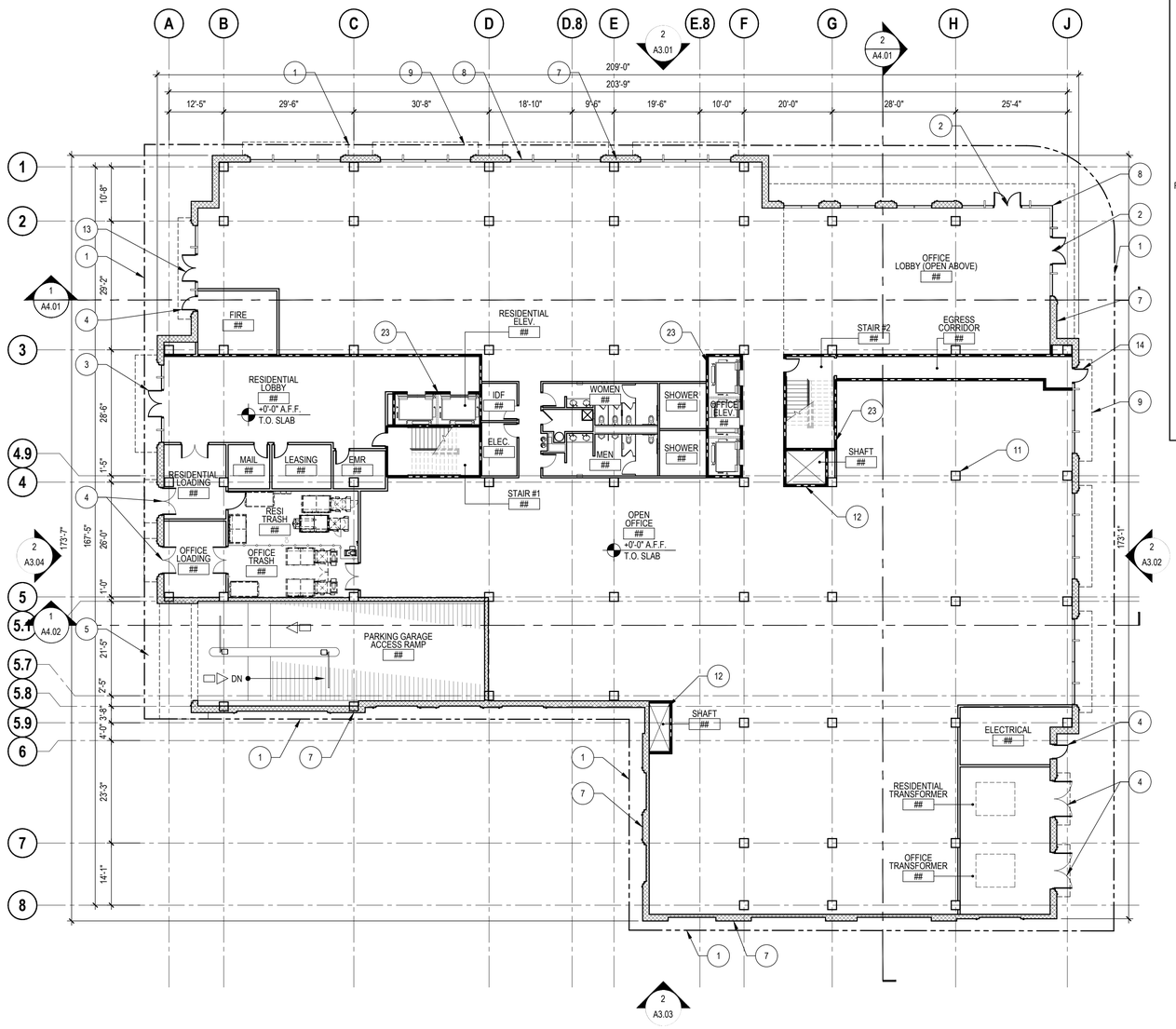
PA-2023-003

SOLAR SHADOW STUDY

A 1.11

PROJECT NO: 215513

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FIRST LEVEL PLAN

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

0 10 20 40 60 80

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	475	0	475	4	2	2	8	0.50	0.05	1.00	3,800	0	66%
	A1.1 (Studio)	584	208	792	4	0	0	4	0.50	0.05	1.00	2,336	832	
	A1.1A (Studio)	601	310	911	1	0	0	1	0.50	0.05	1.00	601	310	
	A1.1B (Studio)	601	excluded	601	0	1	1	2	0.50	0.05	1.00	1,202	excluded	
	A1.2 (Studio)	584	138	722	1	0	0	1	0.50	0.05	1.00	584	138	
	A1.5 (Studio)	564	162	726	3	0	0	3	0.50	0.05	1.00	1,692	486	
	A1.6 (Studio)	564	0	564	2	2	2	6	0.50	0.05	1.00	3,384	0	
	A1.7A (Studio)	584	excluded	584	0	5	5	10	0.50	0.05	1.00	5840	excluded	
	A1.8 (Studio)	564	excluded	564	0	4	4	8	0.50	0.05	1.00	4512	excluded	
	A1.9 (Studio)	564	173	737	1	0	0	1	0.50	0.05	1.00	564	173	
	A1.10 (Studio)	475	excluded	475	0	2	2	4	0.50	0.05	1.00	1900	excluded	
	B1.0 (1BR/1BA Unit)	732	0	732	1	1	1	3	0.50	0.05	1.00	2,196	0	21%
	B1.1 (1BR/1BA Unit)	800	excluded	800	1	0	0	1	0.50	0.05	1.00	800	excluded	
	B1.2 (1BR/1BA Unit)	800	excluded	800	0	1	1	2	0.50	0.05	1.00	1,600	excluded	
	B1.3(1BR/1BA Unit)	910	148	1058	1	0	0	1	0.50	0.05	1.00	910	148	
	B1.4(1BR/1BA Unit)	910	excluded	910	0	1	1	2	0.50	0.05	1.00	1820	excluded	
	C1.0 (2BR/2BA Unit)	998	excluded	998	1	0	0	1	0.50	0.10	1.25	998	excluded	
	C1.1 (2BR/2BA Unit)	929	273	1,202	1	0	0	1	0.50	0.10	1.25	929	273	
	C1.2 (2BR/2BA Unit)	993	excluded	993	1	0	0	1	0.50	0.10	1.25	993	excluded	
	C1.3 (2BR/2BA Unit)	987	excluded	987	1	0	0	1	0.50	0.10	1.25	987	excluded	
	C1.4 (2BR/2BA Unit)	981	excluded	981	1	0	0	1	0.50	0.10	1.25	981	excluded	
	C1.5 (2BR/2BA Unit)	998	excluded	998	0	1	1	2	0.50	0.10	1.25	1,996	excluded	
	C1.6 (2BR/2BA Unit)	929	excluded	929	0	1	1	2	0.50	0.10	1.25	1,858	excluded	
	C1.7 (2BR/2BA Unit)	993	excluded	993	0	1	1	2	0.50	0.10	1.25	1,986	excluded	
	C1.8 (2BR/2BA Unit)	987	excluded	987	0	1	1	2	0.50	0.10	1.25	1,974	excluded	
	C1.9 (2BR/2BA Unit)	981	excluded	1,107	0	1	1	2	0.50	0.10	1.25	1,962	excluded	
	Total # dwelling units				24	24	24	72				48,405	2,360	

	Location					% Coverage	Area
Parcel Coverage	Ground Level Open Parcel						33,790
	Subtotal						
	Open Parcel Required						

Open Space	Private Residential Open Space (Level 4/ Level 5 & Level 6) (S.F.) - Provided		2,360
	Common Residential Open Space at Level 4 (S.F.) - Provided		721
	Total open space private + common (residential) - Provided		3,081
	Common Office Open Space at Level 3 (S.F.) - Provided		1,634
	Common Office Open Space at Level 7 (S.F.) - Provided		3,514
	Total Common Office Open Space (S.F.) - Required (1% of total office area OR 0.01 x 99,025 S.F.		990
	Total Common Office Open Space (S.F.) - Provided		5,148

KEYNOTES - FLOOR PLAN

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9. CANOPY ABOVE (SHOWN DASHED)
10. CANOPY BELOW
11. STRUCTURAL COLUMN
12. 2HR. MECHANICAL SHAFT
13. SECONDARY OFFICE ENTRANCE
14. EGRESS DOOR
15. EXTERIOR ALUM./ GLASS STOREFRONT WINDOW SYSTEM WITH 1HR-FIRE RATED INTERIOR WALL
16. NOT USED
17. 42"H. AFF PARAPET WALL
18. 66"H. PRIVACY SCREEN
19. PRIVATE BALCONY ABOVE (SHOWN DASHED)
20. EXTERIOR SLIDING GLASS DOOR
21. 1HR FIRE RATED DEMISING WALL AT DWELLING UNIT
22. 1HR FIRE RATED WALL AT HALLWAY
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24. PRIVATE BALCONY WITH 42" H. GUARDRAIL
25. 42" H. GUARDRAIL
26. ELEVATOR OVERRUN
27. WOOD TRELLIS TO MATCH WOOD INSERT
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In Association with:

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MECAH VENTURES
BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
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11.25.2024	7TH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

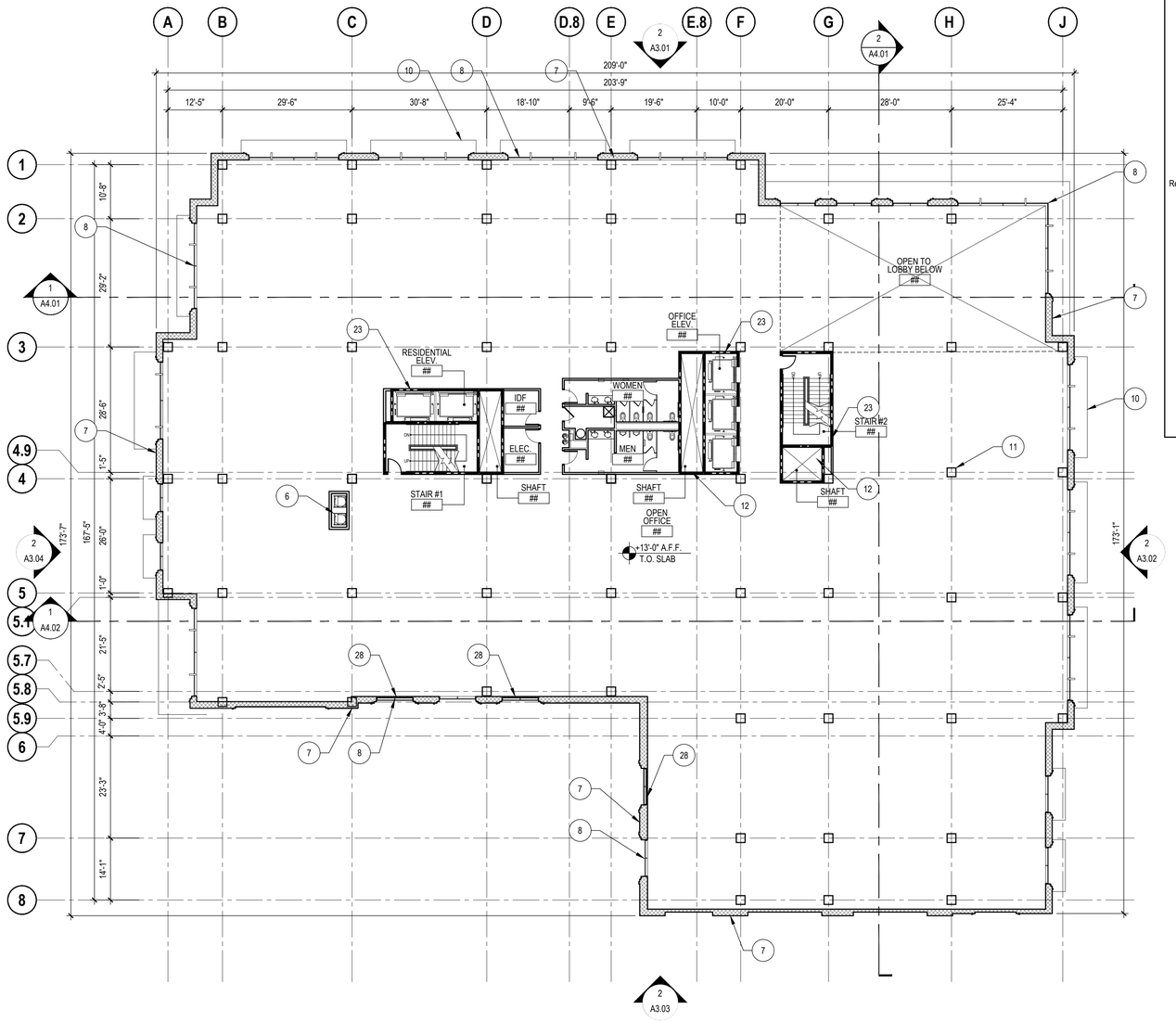
PA-2023-003

FIRST LEVEL PLAN & NOTES

A 2.01

PROJECT NO: 215513

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SECOND LEVEL PLAN

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

0 10 20 40 60 80

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	475	0	475	4	2	2	8	0.50	0.05	1.00	3,800	0	
	A1.1 (Studio)	584	208	792	4	0	0	4	0.50	0.05	1.00	2,336	832	
	A1.1A (Studio)	601	310	911	1	0	0	1	0.50	0.05	1.00	601	310	
	A1.1B (Studio)	601	excluded	601	0	1	1	2	0.50	0.05	1.00	1,202	excluded	
	A1.2 (Studio)	584	138	722	1	0	0	1	0.50	0.05	1.00	584	138	66%
	A1.5 (Studio)	564	162	726	3	0	0	3	0.50	0.05	1.00	1,692	486	
	A1.6 (Studio)	564	0	564	2	2	2	6	0.50	0.05	1.00	3,384	0	
	A1.7A (Studio)	584	excluded	584	0	5	5	10	0.50	0.05	1.00	5840	excluded	
	A1.8 (Studio)	564	excluded	564	0	4	4	8	0.50	0.05	1.00	4512	excluded	
	A1.9 (Studio)	564	173	737	1	0	0	1	0.50	0.05	1.00	564	173	
	A1.10 (Studio)	475	excluded	475	0	2	2	4	0.50	0.05	1.00	1900	excluded	
	B1.0 (1BR/1BA Unit)	732	0	732	1	1	1	3	0.50	0.05	1.00	2,196	0	
	B1.1 (1BR/1BA Unit)	800	excluded	800	1	0	0	1	0.50	0.05	1.00	800	excluded	
	B1.2 (1BR/1BA Unit)	800	excluded	800	0	1	1	2	0.50	0.05	1.00	1,600	excluded	
	B1.3(1BR/1BA Unit)	910	148	1058	1	0	0	1	0.50	0.05	1.00	910	148	
	B1.4(1BR/1BA Unit)	910	excluded	910	0	1	1	2	0.50	0.05	1.00	1820	excluded	
	C1.0 (2BR/2BA Unit)	998	excluded	998	1	0	0	1	0.50	0.10	1.25	998	excluded	
	C1.1 (2BR/2BA Unit)	929	273	1,202	1	0	0	1	0.50	0.10	1.25	929	273	
	C1.2 (2BR/2BA Unit)	993	excluded	993	1	0	0	1	0.50	0.10	1.25	993	excluded	
	C1.3 (2BR/2BA Unit)	987	excluded	987	1	0	0	1	0.50	0.10	1.25	987	excluded	
	C1.4 (2BR/2BA Unit)	981	excluded	981	1	0	0	1	0.50	0.10	1.25	981	excluded	
	C1.5 (2BR/2BA Unit)	998	excluded	998	0	1	1	2	0.50	0.10	1.25	1,996	excluded	21%
	C1.6 (2BR/2BA Unit)	929	excluded	929	0	1	1	2	0.50	0.10	1.25	1,858	excluded	
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	Total # dwelling units				24	24	24	72				48,405	2,360	

	Location					% Coverage	Area
Parcel Coverage	Ground Level Open Parcel						33,790
	Subtotal						
	Open Parcel Required						

Open Space	Private Residential Open Space (Level 4/ Level 5 & Level 6) (S.F.) - Provided		2,360
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	Total open space private + common (residential) - Provided		3,081
	Common Office Open Space at Level 3 (S.F.) - Provided		1,634
	Common Office Open Space at Level 7 (S.F.) - Provided		3,514
	Total Common Office Open Space (S.F.) - Required (1% of total office area OR 0.01 x 99,025 S.F.		990
	Total Common Office Open Space (S.F.) - Provided		5,148

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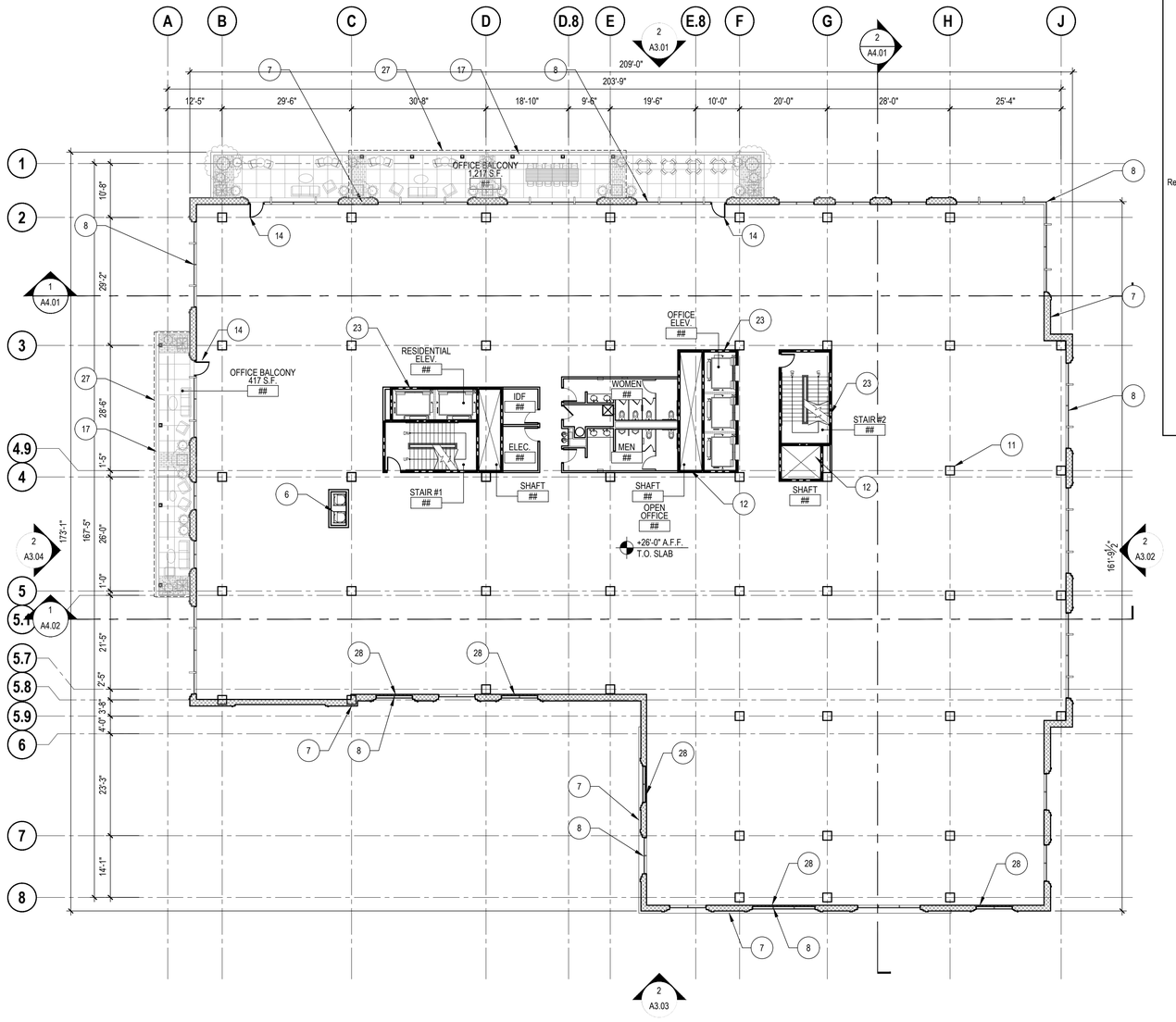
PA-2023-003

SECOND LEVEL PLAN & NOTES

A 2.02

PROJECT NO: 215513

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THIRD LEVEL PLAN

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

0 10 20 40 60 80

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
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	A1.1A (Studio)	601	310	911	1	0	0	1	0.50	0.05	1.00	601	310	
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03.18.2024	5TH PLANNING SUBMITTAL
05.30.2024	6TH PLANNING SUBMITTAL
11.25.2024	7TH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

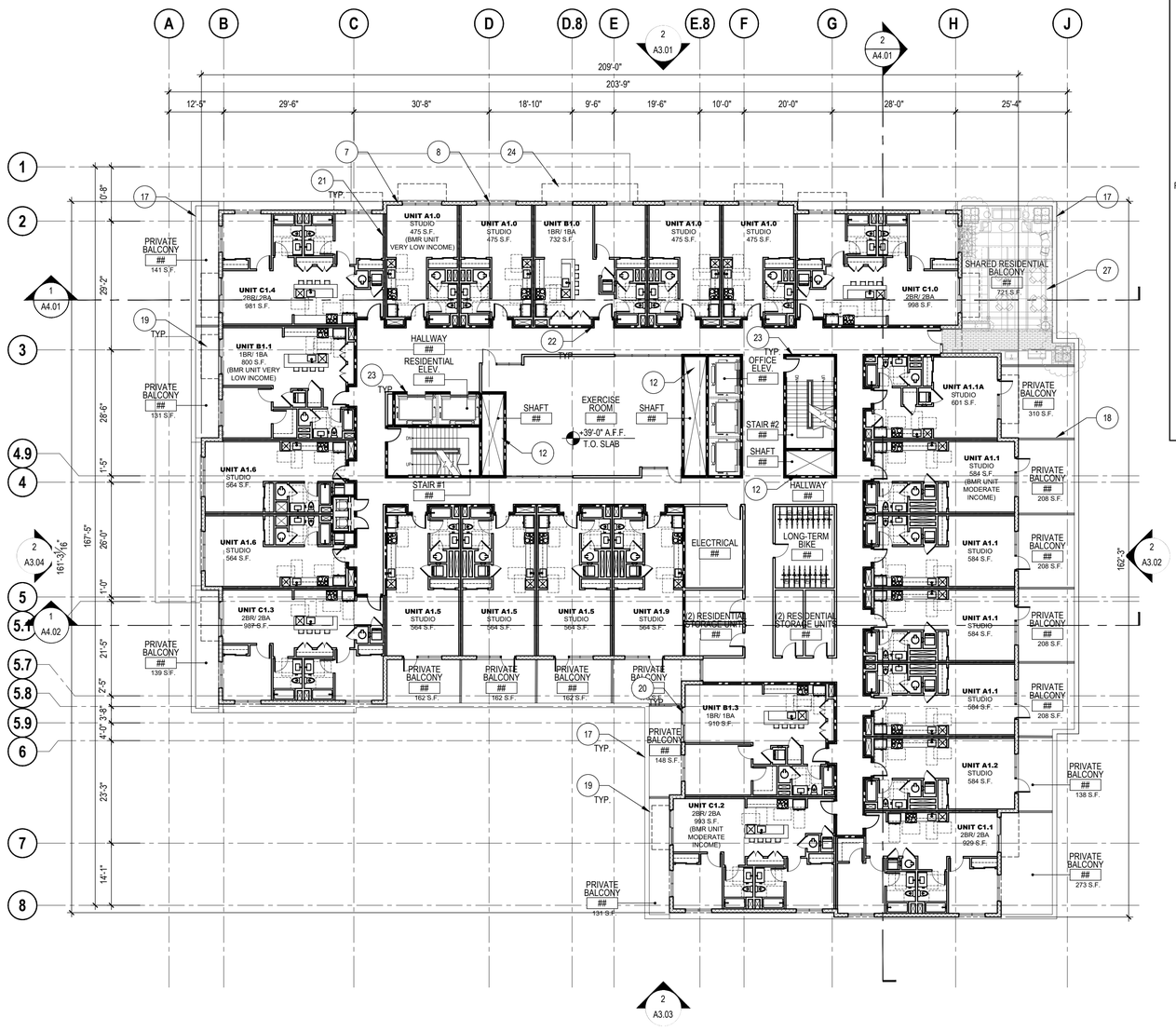
PA-2023-003

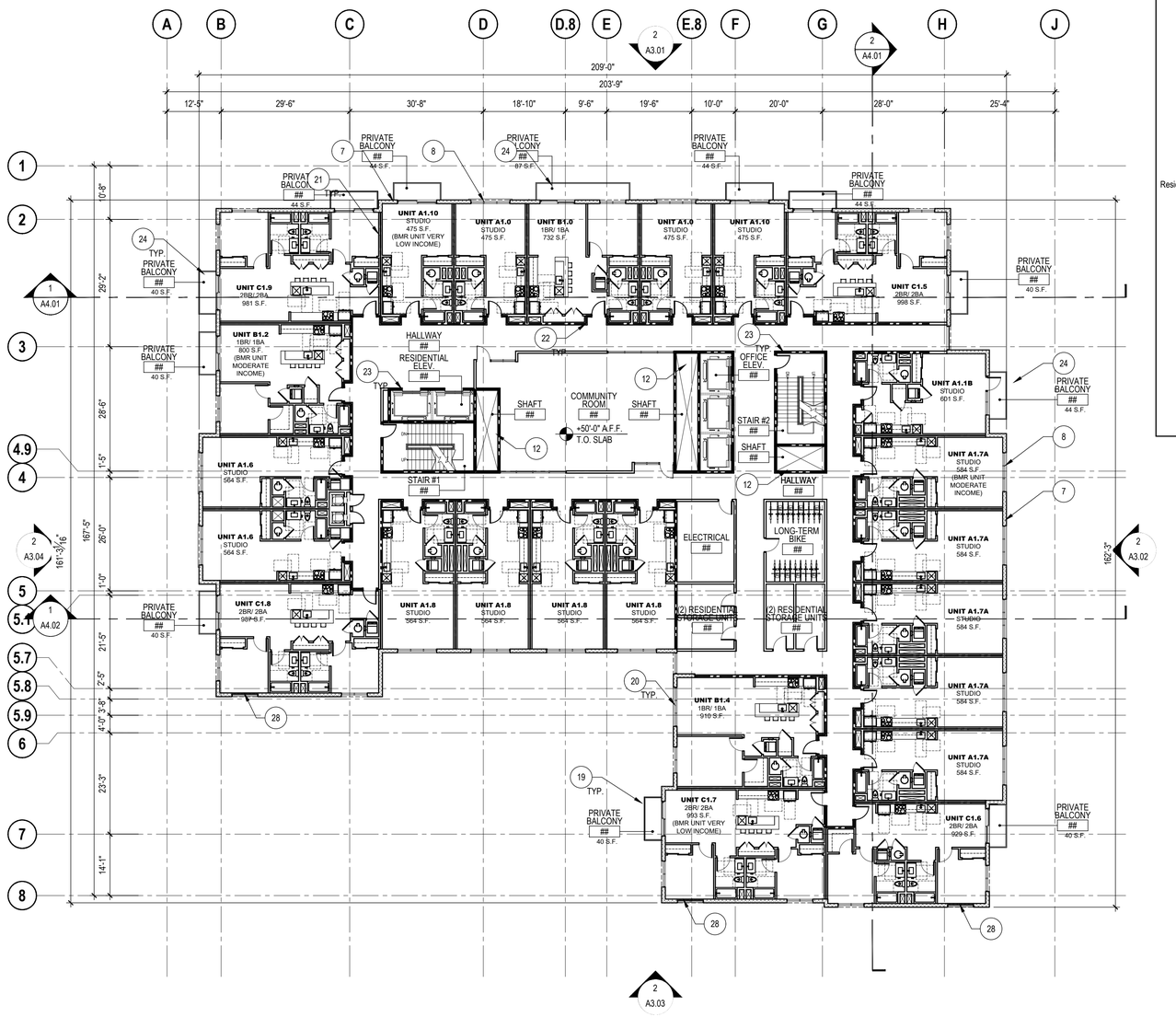
THIRD LEVEL PLAN
& NOTES

A 2.03

PROJECT NO: 215513

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209'-0"
203'-9"
12'-5"
29'-6"
30'-8"
18'-10"
9'-6"
19'-6"
10'-0"
20'-0"
28'-0"
25'-4"
10'-8"
29'-2"
28'-6"
1'-5"
26'-0"
1'-0"
21'-5"
2'-5"
4'-0"
3'-8"
23'-3"
14'-1"
167'-5"
161'-3 1/16"
162'-2"
2 A3.01
2 A4.01
1 A4.01
2 A3.04
1 A4.02
2 A3.02
2 A3.03
UNIT A1.0
STUDIO
475 S.F.
(BMR UNIT
VERY LOW INCOME)
UNIT A1.0
STUDIO
475 S.F.
UNIT B1.0
1BR/ 1BA
732 S.F.
UNIT A1.0
STUDIO
475 S.F.
UNIT A1.0
STUDIO
475 S.F.
UNIT C1.0
2BR/ 2BA
998 S.F.
UNIT C1.4
2BR/ 2BA
981 S.F.
UNIT B1.1
1BR/ 1BA
800 S.F.
(BMR UNIT VERY
LOW INCOME)
UNIT A1.6
STUDIO
564 S.F.
UNIT A1.6
STUDIO
564 S.F.
UNIT C1.3
2BR/ 2BA
997 S.F.
UNIT A1.5
STUDIO
564 S.F.
UNIT A1.5
STUDIO
564 S.F.
UNIT A1.5
STUDIO
564 S.F.
UNIT A1.9
STUDIO
564 S.F.
UNIT B1.3
1BR/ 1BA
910 S.F.
UNIT C1.2
2BR/ 2BA
993 S.F.
(BMR UNIT
MODERATE
INCOME)
UNIT A1.1A
STUDIO
601 S.F.
UNIT A1.1
STUDIO
584 S.F.
(BMR UNIT
MODERATE
INCOME)
UNIT A1.1
STUDIO
584 S.F.
UNIT A1.1
STUDIO
584 S.F.
UNIT A1.2
STUDIO
584 S.F.
UNIT C1.1
2BR/ 2BA
929 S.F.
SHARED RESIDENTIAL
BALCONY
##
721 S.F.
PRIVATE
BALCONY
##
141 S.F.
PRIVATE
BALCONY
##
131 S.F.
PRIVATE
BALCONY
##
139 S.F.
PRIVATE
BALCONY
##
162 S.F.
PRIVATE
BALCONY
##
162 S.F.
PRIVATE
BALCONY
##
162 S.F.
PRIVATE
BALCONY
##
148 S.F.
PRIVATE
BALCONY
##
131 S.F.
PRIVATE
BALCONY
##
310 S.F.
PRIVATE
BALCONY
##
208 S.F.
PRIVATE
BALCONY
##
208 S.F.
PRIVATE
BALCONY
##
208 S.F.
PRIVATE
BALCONY
##
138 S.F.
PRIVATE
BALCONY
##
273 S.F.
HALLWAY
##
RESIDENTIAL
ELEV.
##
SHAFT
##
SHAFT
##
EXERCISE
ROOM
##
+39'-0" A.F.F.
T.O. SLAB
OFFICE
ELEV.
##
STAIR #2
##
SHAFT
##
HALLWAY
##
STAIR #1
##
ELECTRICAL
##
LONG-TERM
BIKE
##
(2) RESIDENTIAL
STORAGE UNITS
##
(2) RESIDENTIAL
STORAGE UNITS
##
TYP.
TYP.
TYP.



FIFTH LEVEL PLAN

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

0 10 20 40 60 80

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	475	0	475	4	2	2	8	0.50	0.05	1.00	3,800	0	66%
	A1.1 (Studio)	584	208	792	4	0	0	4	0.50	0.05	1.00	2,336	832	
	A1.1A (Studio)	601	310	911	1	0	0	1	0.50	0.05	1.00	601	310	
	A1.1B (Studio)	601	excluded	601	0	1	1	2	0.50	0.05	1.00	1,202	excluded	
	A1.2 (Studio)	584	138	722	1	0	0	1	0.50	0.05	1.00	584	138	
	A1.5 (Studio)	564	162	726	3	0	0	3	0.50	0.05	1.00	1,692	486	
	A1.6 (Studio)	564	0	564	2	2	2	6	0.50	0.05	1.00	3,384	0	
	A1.7A (Studio)	584	excluded	584	0	5	5	10	0.50	0.05	1.00	5840	excluded	
	A1.8 (Studio)	564	excluded	564	0	4	4	8	0.50	0.05	1.00	4512	excluded	
	A1.9 (Studio)	564	173	737	1	0	0	1	0.50	0.05	1.00	564	173	
	A1.10 (Studio)	475	excluded	475	0	2	2	4	0.50	0.05	1.00	1900	excluded	
	B1.0 (1BR/1BA Unit)	732	0	732	1	1	1	3	0.50	0.05	1.00	2,196	0	
	B1.1 (1BR/1BA Unit)	800	excluded	800	1	0	0	1	0.50	0.05	1.00	800	excluded	
	B1.2 (1BR/1BA Unit)	800	excluded	800	0	1	1	2	0.50	0.05	1.00	1,600	excluded	
	B1.3(1BR/1BA Unit)	910	148	1058	1	0	0	1	0.50	0.05	1.00	910	148	
	B1.4(1BR/1BA Unit)	910	excluded	910	0	1	1	2	0.50	0.05	1.00	1820	excluded	
	C1.0 (2BR/2BA Unit)	998	excluded	998	1	0	0	1	0.50	0.10	1.25	998	excluded	
	C1.1 (2BR/2BA Unit)	929	273	1,202	1	0	0	1	0.50	0.10	1.25	929	273	
	C1.2 (2BR/2BA Unit)	993	excluded	993	1	0	0	1	0.50	0.10	1.25	993	excluded	
	C1.3 (2BR/2BA Unit)	987	excluded	987	1	0	0	1	0.50	0.10	1.25	987	excluded	
	C1.4 (2BR/2BA Unit)	981	excluded	981	1	0	0	1	0.50	0.10	1.25	981	excluded	
	C1.5 (2BR/2BA Unit)	998	excluded	998	0	1	1	2	0.50	0.10	1.25	1,996	excluded	21%
	C1.6 (2BR/2BA Unit)	929	excluded	929	0	1	1	2	0.50	0.10	1.25	1,858	excluded	
	C1.7 (2BR/2BA Unit)	993	excluded	993	0	1	1	2	0.50	0.10	1.25	1,986	excluded	
	C1.8 (2BR/2BA Unit)	987	excluded	987	0	1	1	2	0.50	0.10	1.25	1,974	excluded	
	C1.9 (2BR/2BA Unit)	981	excluded	1,107	0	1	1	2	0.50	0.10	1.25	1,962	excluded	
	Total # dwelling units				24	24	24	72				48,405	2,360	

	Location					% Coverage	Area
Parcel Coverage	Ground Level Open Parcel						33,790
	Subtotal						
	Open Parcel Required						

Open Space	Private Residential Open Space (Level 4/ Level 5 & Level 6) (S.F.) - Provided		2,360
	Common Residential Open Space at Level 4 (S.F.) - Provided		721
	Total open space private + common (residential) - Provided		3,081
	Common Office Open Space at Level 3 (S.F.) - Provided		1,634
	Common Office Open Space at Level 7 (S.F.) - Provided		3,514
	Total Common Office Open Space (S.F.) - Required (1% of total office area OR 0.01 x 99,025 S.F.		990
	Total Common Office Open Space (S.F.) - Provided		5,148

KEYNOTES - FLOOR PLAN

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

1. EXISTING PROPERTY LINE
2. PRIMARY OFFICE ENTRANCE
3. PRIMARY RESIDENTIAL ENTRANCE
4. SERVICE DOOR
5. ACCESS RAMP TO BELOW GRADE PARKING STRUCTURE W/ TRANSITION SLOPE TOP BOTTOM SIDEWALK
6. 2-HR FIRE RATED WALLS AT TRASH CHUTTE
7. EXTERIOR WALLS - REFER TO EXTERIOR ELEVATIONS
8. EXTERIOR ALUM./ GLASS STOREFRONT WINDOW SYSTEM
9. CANOPY ABOVE (SHOWN DASHED)
10. CANOPY BELOW
11. STRUCTURAL COLUMN
12. 2HR. MECHANICAL SHAFT
13. SECONDARY OFFICE ENTRANCE
14. EGRESS DOOR
15. EXTERIOR ALUM./ GLASS STOREFRONT WINDOW SYSTEM WITH 1HR-FIRE RATED INTERIOR WALL
16. NOT USED
17. 42"H. AFF PARAPET WALL
18. 66"H. PRIVACY SCREEN
19. PRIVATE BALCONY ABOVE (SHOWN DASHED)
20. EXTERIOR SLIDING GLASS DOOR
21. 1HR FIRE RATED DEMISING WALL AT DWELLING UNIT
22. 1HR FIRE RATED WALL AT HALLWAY
23. 2HR FIRE RATED WALL AT STAIRS, ELEVATORS AND TRASH CHUTE
24. PRIVATE BALCONY WITH 42" H. GUARDRAIL
25. 42" H. GUARDRAIL
26. ELEVATOR OVERRUN
27. WOOD TRELLIS TO MATCH WOOD INSERT
28. 1HR-FIRE RATED PARTITION BEHIND WINDOW

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
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1731 Technology Drive, Suite 750
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In Association with:

PLANNING APPLICATION FOR:
MECAH VENTURES
BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	1ST PLANNING SUBMITTAL
04.14.2023	2ND PLANNING SUBMITTAL
07.14.2023	3RD PLANNING SUBMITTAL
11.15.2023	4TH PLANNING SUBMITTAL
03.18.2024	5TH PLANNING SUBMITTAL
05.30.2024	6TH PLANNING SUBMITTAL
11.25.2024	7TH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

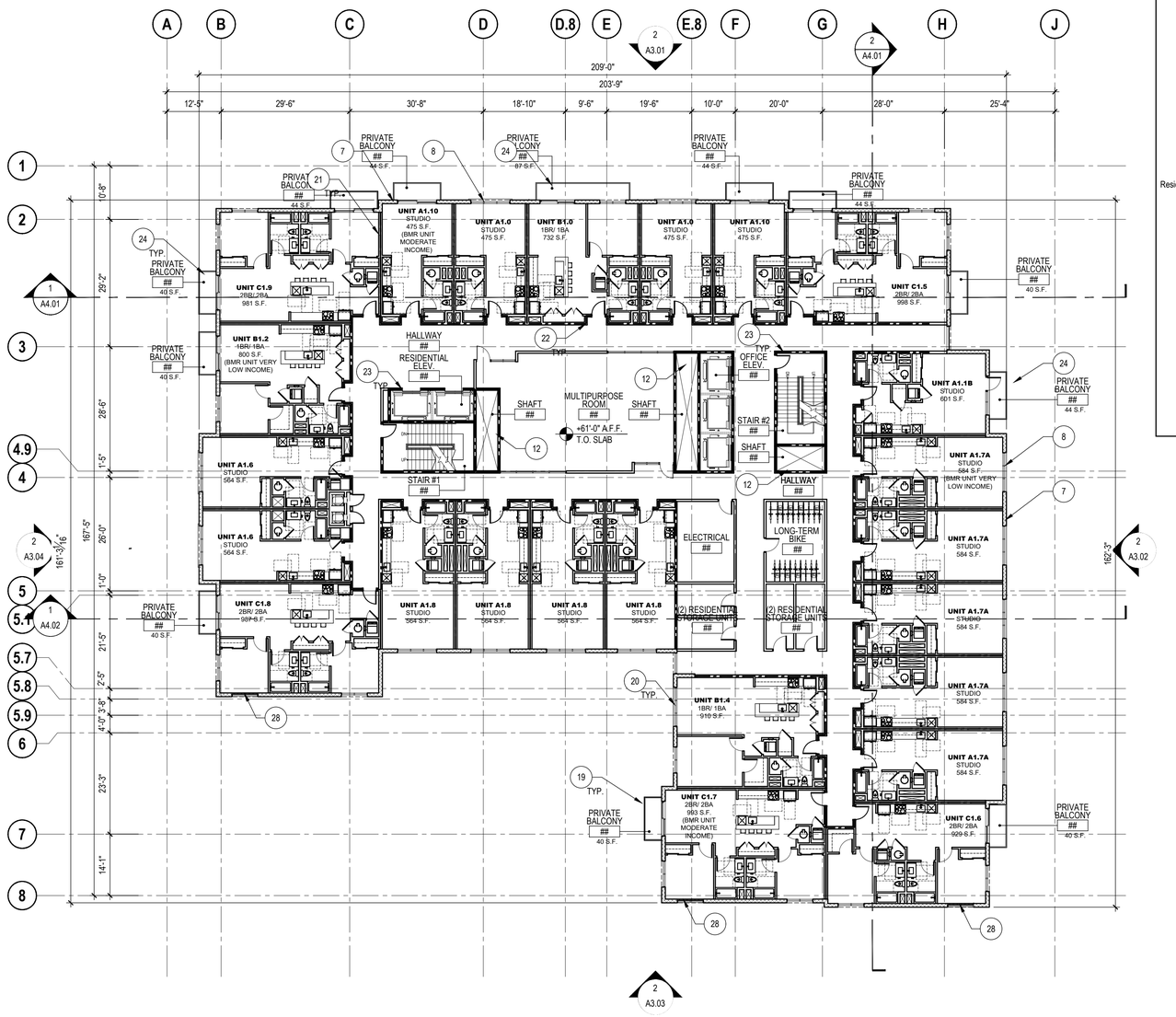
PA-2023-003

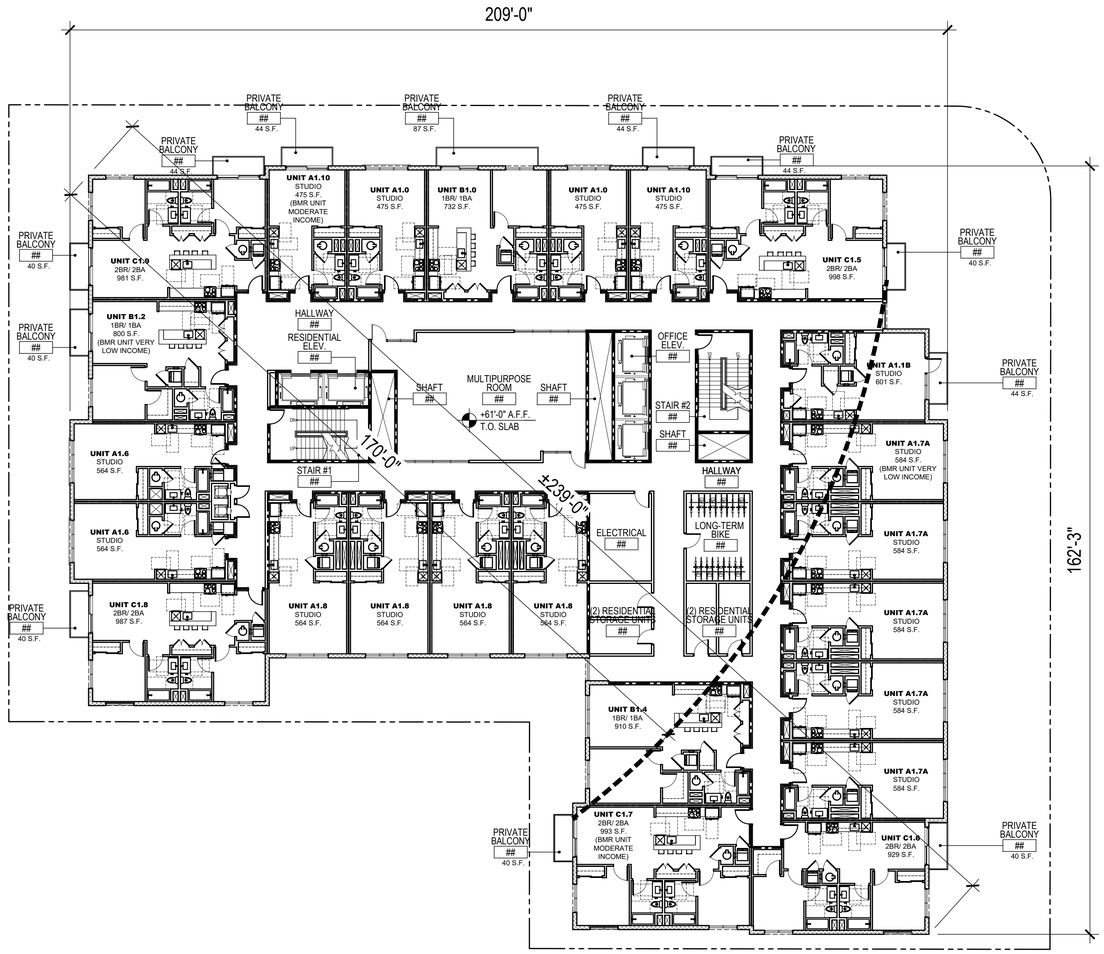
FIFTH LEVEL PLAN & NOTES

A 2.05

PROJECT NO: 215513

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A
B
C
D
D.8
E
E.8
F
G
H
J
209'-0"
203'-9"
12'-5"
29'-6"
30'-8"
18'-10"
9'-6"
19'-6"
10'-0"
20'-0"
28'-0"
25'-4"
1
2
3
4.9
4
5
5.1
5.7
5.8
5.9
6
7
8
10'-8"
29'-2"
28'-6"
1'-5"
26'-0"
1'-0"
21'-5"
2'-5"
4'-0"
3'-8"
23'-3"
14'-1"
167'-5"
161'-3 1/16"
162'-2"
2 A3.01
2 A4.01
1 A4.01
2 A3.04
1 A4.02
2 A3.02
2 A3.03
PRIVATE BALCONY ## 44 S.F.
PRIVATE BALCONY ## 67 S.F.
PRIVATE BALCONY ## 40 S.F.
TYP. PRIVATE BALCONY ## 40 S.F.
UNIT A1.10 STUDIO 475 S.F. (BMR UNIT MODERATE INCOME)
UNIT A1.0 STUDIO 475 S.F.
UNIT B1.0 1BR/ 1BA 732 S.F.
UNIT A1.0 STUDIO 475 S.F.
UNIT A1.10 STUDIO 475 S.F.
UNIT C1.9 2BR/ 2BA 981 S.F.
UNIT C1.5 2BR/ 2BA 998 S.F.
UNIT B1.2 1BR/ 1BA 800 S.F. (BMR UNIT VERY LOW INCOME)
HALLWAY ## RESIDENTIAL ELEV. ##
TYP.
EXIT
SHAFT ##
MULTIPURPOSE ROOM ##
+61'-0" A.F.F. T.O. SLAB
SHAFT ##
STAIR #2 ##
SHAFT ##
TYP. OFFICE ELEV. ##
UNIT A1.1B STUDIO 601 S.F.
UNIT A1.7A STUDIO 584 S.F. (BMR UNIT VERY LOW INCOME)
UNIT A1.6 STUDIO 564 S.F.
STAIR #1 ##
HALLWAY ##
UNIT A1.6 STUDIO 564 S.F.
ELECTRICAL ##
LONG-TERM BIKE ##
UNIT A1.7A STUDIO 584 S.F.
UNIT C1.8 2BR/ 2BA 997 S.F.
UNIT A1.8 STUDIO 564 S.F.
UNIT A1.8 STUDIO 564 S.F.
UNIT A1.8 STUDIO 564 S.F.
UNIT A1.8 STUDIO 564 S.F.
(2) RESIDENTIAL STORAGE UNITS ##
(2) RESIDENTIAL STORAGE UNITS ##
UNIT A1.7A STUDIO 584 S.F.
TYP.
UNIT B1.4 1BR/ 1BA 910 S.F.
UNIT A1.7A STUDIO 584 S.F.
UNIT A1.7A STUDIO 584 S.F.
TYP.
PRIVATE BALCONY ## 40 S.F.
UNIT C1.7 2BR/ 2BA 993 S.F. (BMR UNIT MODERATE INCOME)
UNIT C1.6 2BR/ 2BA 929 S.F.
PRIVATE BALCONY ## 40 S.F.
PRIVATE BALCONY ## 44 S.F.
PRIVATE BALCONY ## 40 S.F.
PRIVATE BALCONY ## 40 S.F.
PRIVATE BALCONY ## 40 S.F.
PRIVATE BALCONY ## 40 S.F.
PRIVATE BALCONY ## 44 S.F.
PRIVATE BALCONY ## 40 S.F.
PRIVATE BALCONY ## 40 S.F.
PRIVATE BALCONY ## 40 S.F.
PRIVATE BALCONY ## 40



FIFTH & SIXTH LEVEL PLAN
BULK DIAGRAM

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

0 10 20 40 60 80

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www.arctecinc.com
Arizona
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In Association with:

PLANNING APPLICATION FOR:
MECAH VENTURES
BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
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01.13.2022	1ST PLANNING SUBMITTAL
04.14.2023	2ND PLANNING SUBMITTAL
07.14.2023	3RD PLANNING SUBMITTAL
11.15.2023	4TH PLANNING SUBMITTAL
03.18.2024	5TH PLANNING SUBMITTAL
05.30.2024	6TH PLANNING SUBMITTAL
11.25.2024	7TH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

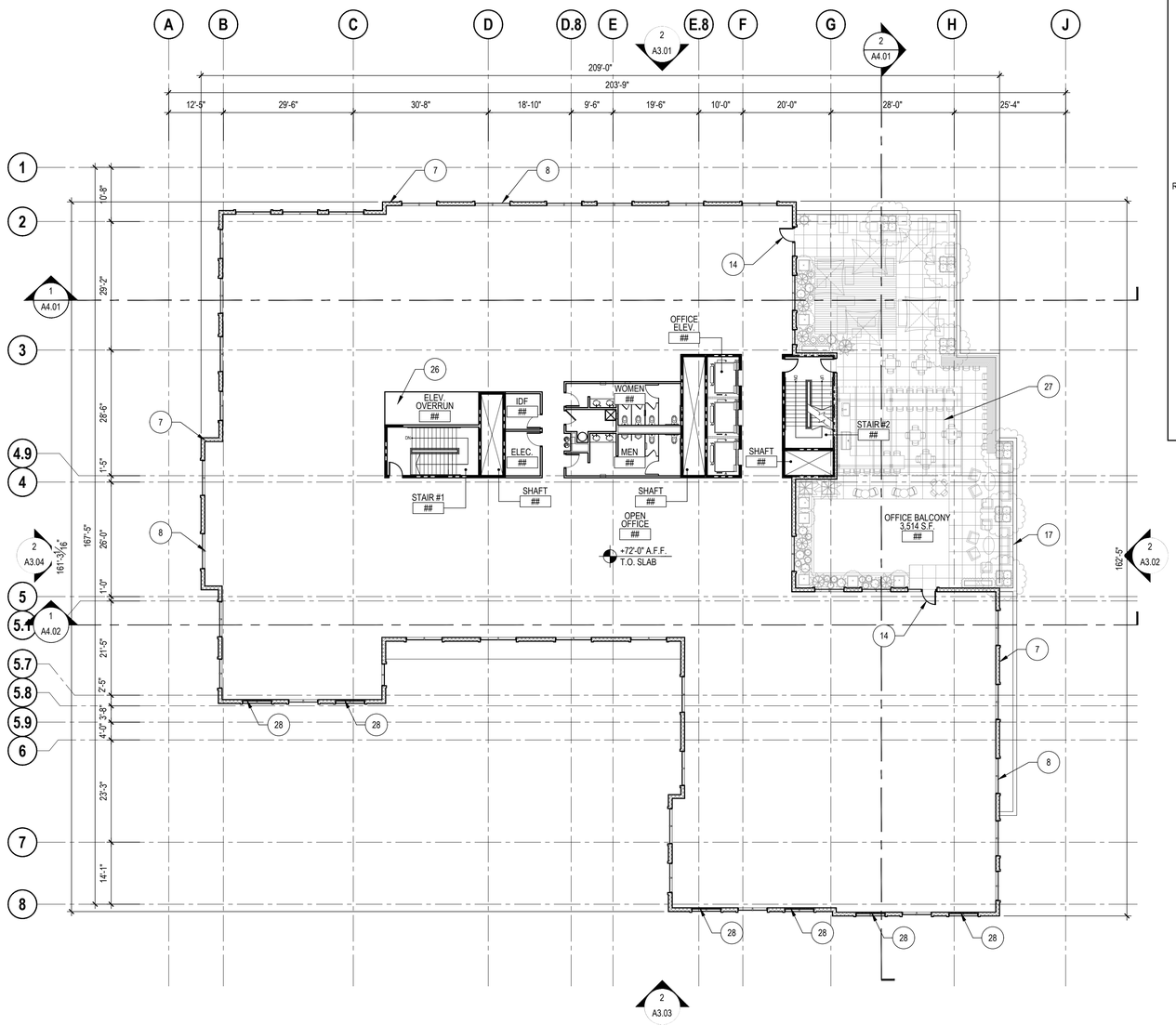
PA-2023-003

BULK DIAGRAM

A 2.06A

PROJECT NO: 215513

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SEVENTH LEVEL PLAN

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

0 10 20 40 60 80

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	475	0	475	4	2	2	8	0.50	0.05	1.00	3,800	0	66%
	A1.1 (Studio)	584	208	792	4	0	0	4	0.50	0.05	1.00	2,336	832	
	A1.1A (Studio)	601	310	911	1	0	0	1	0.50	0.05	1.00	601	310	
	A1.1B (Studio)	601	excluded	601	0	1	1	2	0.50	0.05	1.00	1,202	excluded	
	A1.2 (Studio)	584	138	722	1	0	0	1	0.50	0.05	1.00	584	138	
	A1.5 (Studio)	564	162	726	3	0	0	3	0.50	0.05	1.00	1,692	486	
	A1.6 (Studio)	564	0	564	2	2	2	6	0.50	0.05	1.00	3,384	0	
	A1.7A (Studio)	584	excluded	584	0	5	5	10	0.50	0.05	1.00	5840	excluded	
	A1.8 (Studio)	564	excluded	564	0	4	4	8	0.50	0.05	1.00	4512	excluded	
	A1.9 (Studio)	564	173	737	1	0	0	1	0.50	0.05	1.00	564	173	
	A1.10 (Studio)	475	excluded	475	0	2	2	4	0.50	0.05	1.00	1900	excluded	
	B1.0 (1BR/1BA Unit)	732	0	732	1	1	1	3	0.50	0.05	1.00	2,196	0	21%
	B1.1 (1BR/1BA Unit)	800	excluded	800	1	0	0	1	0.50	0.05	1.00	800	excluded	
	B1.2 (1BR/1BA Unit)	800	excluded	800	0	1	1	2	0.50	0.05	1.00	1,600	excluded	
	B1.3(1BR/1BA Unit)	910	148	1058	1	0	0	1	0.50	0.05	1.00	910	148	
	B1.4(1BR/1BA Unit)	910	excluded	910	0	1	1	2	0.50	0.05	1.00	1820	excluded	
	C1.0 (2BR/2BA Unit)	998	excluded	998	1	0	0	1	0.50	0.10	1.25	998	excluded	
	C1.1 (2BR/2BA Unit)	929	273	1,202	1	0	0	1	0.50	0.10	1.25	929	273	
	C1.2 (2BR/2BA Unit)	993	excluded	993	1	0	0	1	0.50	0.10	1.25	993	excluded	
	C1.3 (2BR/2BA Unit)	987	excluded	987	1	0	0	1	0.50	0.10	1.25	987	excluded	
	C1.4 (2BR/2BA Unit)	981	excluded	981	1	0	0	1	0.50	0.10	1.25	981	excluded	
	C1.5 (2BR/2BA Unit)	998	excluded	998	0	1	1	2	0.50	0.10	1.25	1,996	excluded	
	C1.6 (2BR/2BA Unit)	929	excluded	929	0	1	1	2	0.50	0.10	1.25	1,858	excluded	
	C1.7 (2BR/2BA Unit)	993	excluded	993	0	1	1	2	0.50	0.10	1.25	1,986	excluded	
	C1.8 (2BR/2BA Unit)	987	excluded	987	0	1	1	2	0.50	0.10	1.25	1,974	excluded	
	C1.9 (2BR/2BA Unit)	981	excluded	1,107	0	1	1	2	0.50	0.10	1.25	1,962	excluded	
	Total # dwelling units				24	24	24	72				48,405	2,360	

	Location					% Coverage	Area
Parcel Coverage	Ground Level Open Parcel						33,790
	Subtotal						
	Open Parcel Required						

Open Space	Private Residential Open Space (Level 4/ Level 5 & Level 6) (S.F.) - Provided		2,360
	Common Residential Open Space at Level 4 (S.F.) - Provided		721
	Total open space private + common (residential) - Provided		3,081
	Common Office Open Space at Level 3 (S.F.) - Provided		1,634
	Common Office Open Space at Level 7 (S.F.) - Provided		3,514
	Total Common Office Open Space (S.F.) - Required (1% of total office area OR 0.01 x 99,025 S.F.		990
	Total Common Office Open Space (S.F.) - Provided		5,148

KEYNOTES - FLOOR PLAN

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

1. EXISTING PROPERTY LINE
2. PRIMARY OFFICE ENTRANCE
3. PRIMARY RESIDENTIAL ENTRANCE
4. SERVICE DOOR
5. ACCESS RAMP TO BELOW GRADE PARKING STRUCTURE W/ TRANSITION SLOPE TOP BOTTOM SIDEWALK
6. 2-HR FIRE RATED WALLS AT TRASH CHUTTE
7. EXTERIOR WALLS - REFER TO EXTERIOR ELEVATIONS
8. EXTERIOR ALUM./ GLASS STOREFRONT WINDOW SYSTEM
9. CANOPY ABOVE (SHOWN DASHED)
10. CANOPY BELOW
11. STRUCTURAL COLUMN
12. 2HR. MECHANICAL SHAFT
13. SECONDARY OFFICE ENTRANCE
14. EGRESS DOOR
15. EXTERIOR ALUM./ GLASS STOREFRONT WINDOW SYSTEM WITH 1HR-FIRE RATED INTERIOR WALL
16. NOT USED
17. 42"H. AFF PARAPET WALL
18. 66"H. PRIVACY SCREEN
19. PRIVATE BALCONY ABOVE (SHOWN DASHED)
20. EXTERIOR SLIDING GLASS DOOR
21. 1HR FIRE RATED DEMISING WALL AT DWELLING UNIT
22. 1HR FIRE RATED WALL AT HALLWAY
23. 2HR FIRE RATED WALL AT STAIRS, ELEVATORS AND TRASH CHUTE
24. PRIVATE BALCONY WITH 42" H. GUARDRAIL
25. 42" H. GUARDRAIL
26. ELEVATOR OVERRUN
27. WOOD TRELLIS TO MATCH WOOD INSERT
28. 1HR-FIRE RATED PARTITION BEHIND WINDOW

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ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
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In Association with:

PLANNING APPLICATION FOR:
MECAH VENTURES
BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	1ST PLANNING SUBMITTAL
04.14.2023	2ND PLANNING SUBMITTAL
07.14.2023	3RD PLANNING SUBMITTAL
11.15.2023	4TH PLANNING SUBMITTAL
03.18.2024	5TH PLANNING SUBMITTAL
05.30.2024	6TH PLANNING SUBMITTAL
11.25.2024	7TH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

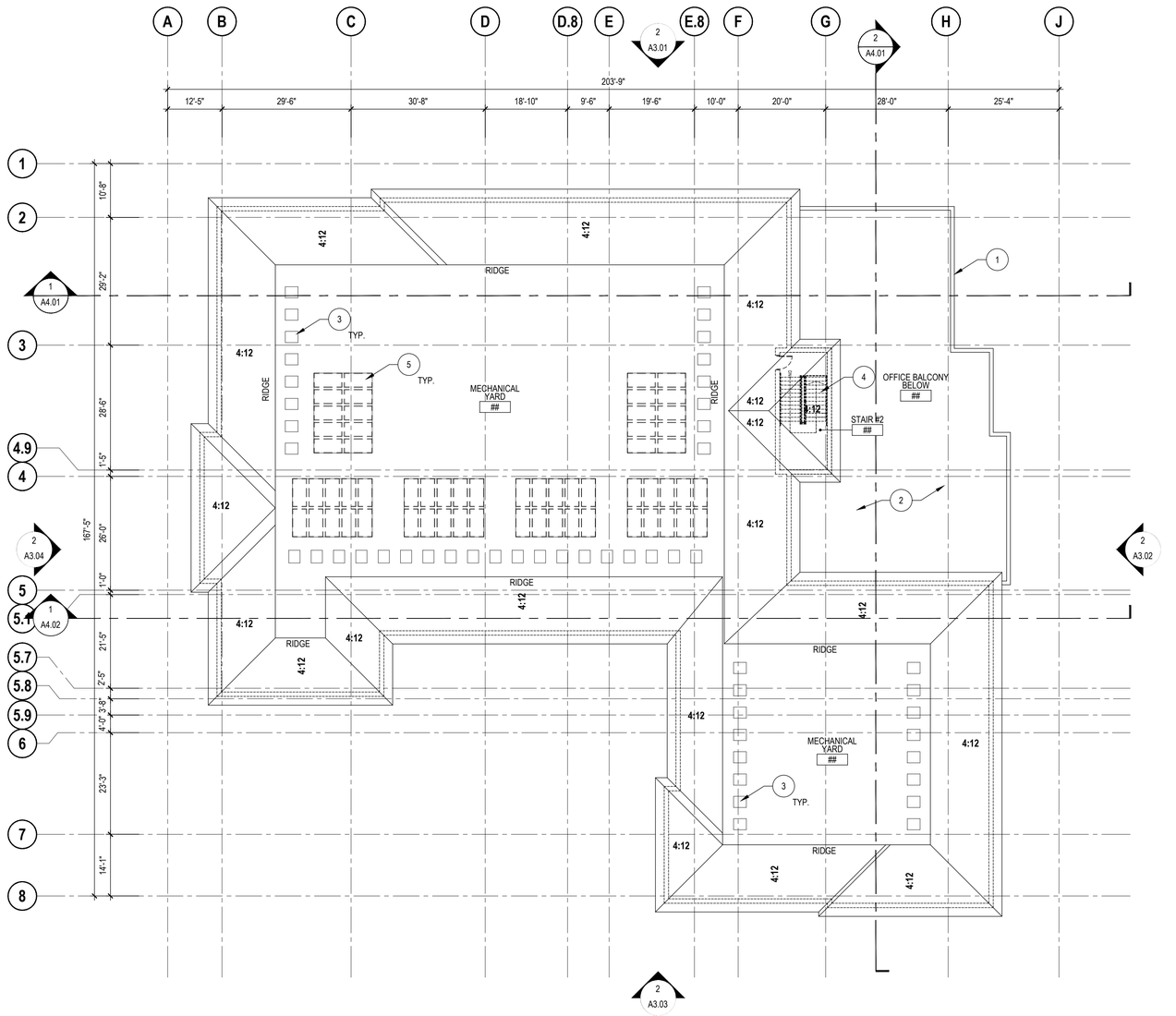
PA-2023-003

SEVENTH LEVEL PLAN & NOTES

A 2.07

PROJECT NO: 215513

P:\2021 Jobs\21513 Block 20\01 Planning App\2025-MMDD BR PA Submittal\215513 A2.07.dwg - Feb 25, 2025, 8:39am - kbaeth



ROOF PLAN

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

0 10 20 40 60 80

KEYNOTES

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

1. 42" HIGH PARAPET BELOW
2. OFFICE BALCONY BELOW
3. RESIDENTIAL ROOF TOP UNITS; FINAL SIZE AND LOCATION TO BE DETERMINED
4. STAIRWAY TO ROOF
5. PER SMMC 23.24.030 (SAN MATEO MANDATORY SOLAR INSTALLATION)

   SOLAR PHOTOVOLTAIC SYSTEMS SHALL BE INSTALLED AS FOLLOW:

   A 5 KW PHOTOVOLTAIC SYSTEM REQUIRED FOR NEW NON-RESIDENTIAL GREATER THAN 10,000 SQUARE FEET
   A 3 KW PHOTOVOLTAIC SYSTEM REQUIRED FOR NEW MULTI-FAMILY RESIDENTIAL FOUR STORIES OR MORE AT 15.8% EFFICIENCY 1 SQUARE FOOT = 15 WATTS
   TOTAL 8KW/ 15 WATTS = TOTAL SQUARE FEET REQUIRED
   533.33 SQUARE FEET REQUIRED
   OPTION 1 & 2 CONSIST OF ARRAYS OF 26 PANELS @ STANDARD 77"X39"
   EACH OPTION PROVIDES 542 SQUARE FEET

ROOF PLAN GENERAL NOTES

1. ROOFING TO A MINIMUM AGED SOLAR REFLECTANCE OF 0.70 AND A MINIMUM THERMAL EMITTANCE OF 0.85

OR

2. A MINIMUM SOLAR REFLECTANCE INDEX (SRI) OF 85

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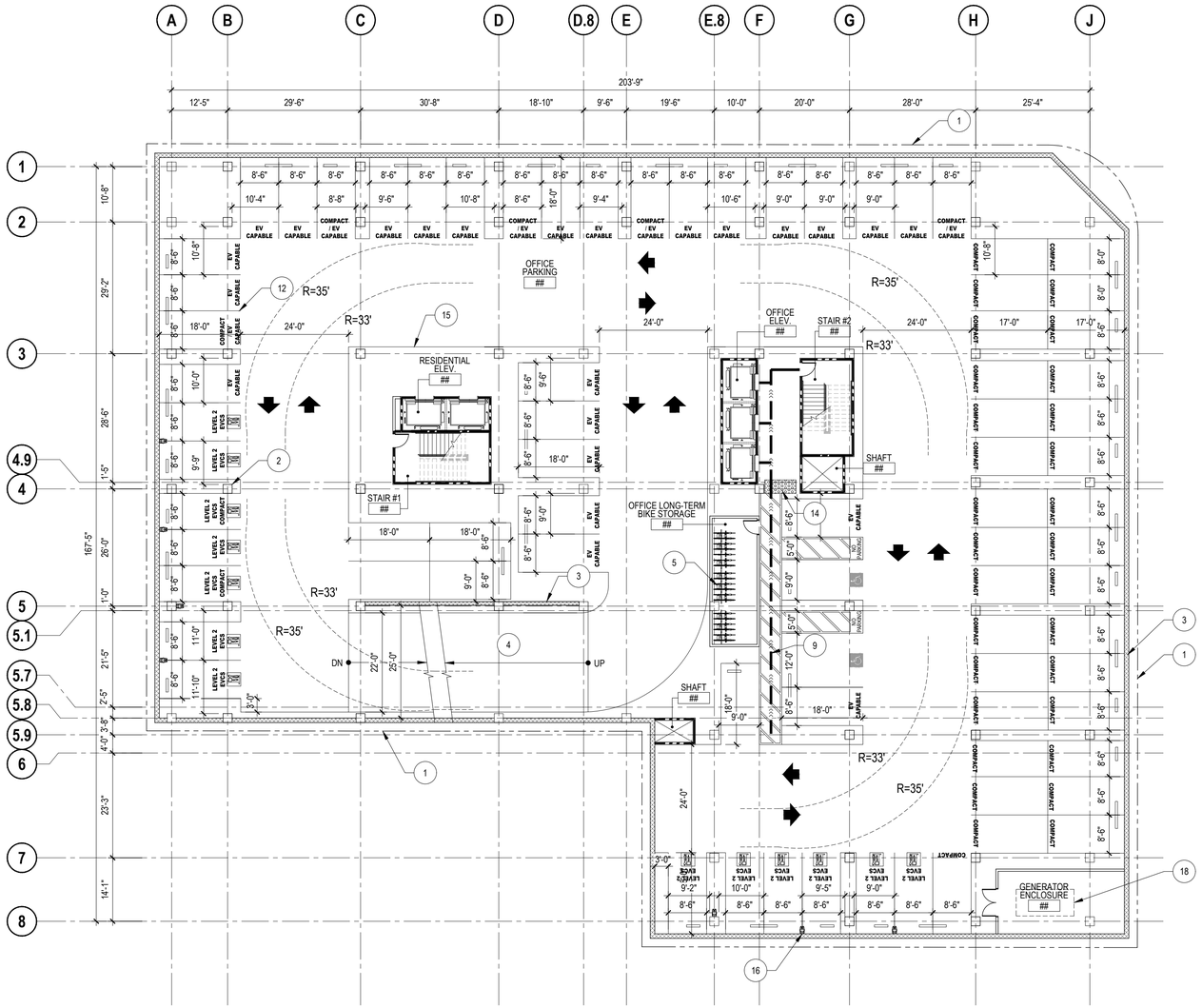
PA-2023-003

ROOF PLAN
& NOTES

A 2.31

PROJECT NO: 215513

P:\2021 Jobs\215513-Block 20\01 Planning Apps\2025-MMDD 8th PA Submittal\215513 A2.31.dwg - Feb 25, 2025, 8:28am - hbeeb



P1 LEVEL PLAN

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

0 10 20 40 60 80

MINIMUM BICYCLE PARKING STALLS REQUIRED

(PER CITY OF SAN MATEO MUNICIPAL CODE SECTION 27.64.262

REQUIRED SHORT-TERM - RESIDENTIAL
STUDIO AND ONE-BEDROOM UNIT @ 0.05 SPACES PER UNIT
57 UNITS x 0.05 = 2.85 SPACES
TWO-BEDROOM UNIT @ 0.10 SPACES PER UNIT
15 UNITS x 0.10 = 1.5 SPACES
TOTAL REQUIRED SHORT-TERM - RESIDENTIAL: 4.35 SPACES OR 5 SPACES

REQUIRED LONG-TERM - RESIDENTIAL
STUDIO AND ONE-BEDROOM UNIT @ 1.0 SPACE PER UNIT
57 UNITS x 1.0 =57 SPACES
TWO-BEDROOM UNIT @ 1.25 SPACES PER UNIT
15 UNITS x 1.25 = 18.75 SPACES
TOTAL REQUIRED LONG-TERM - RESIDENTIAL: 75.75 SPACES OR 76 SPACES

REQUIRED SHORT-TERM - OFFICE (GENERAL)
1 SPACE PER 20,000 S.F. OF OFFICE AREA
99,025 S.F. / 20,000 S.F. = 4.95 SPACES OR 5 SPACES

REQUIRED LONG-TERM - OFFICE (GENERAL)
1 SPACE PER 10,000 S.F. OF OFFICE AREA
99,025 S.F. / 10,000 S.F. = 9.90 SPACES OR 10 SPACES

PROVIDED SHORT-TERM SPACES:

RESIDENTIAL:	6 SPACES
OFFICE:	6 SPACES
TOTAL:	**12** SPACES

PROVIDED LONG-TERM SPACES

RESIDENTIAL:	80 SPACES (PROVIDED @ 4TH, 5TH & 6TH FLOOR)
OFFICE:	10 SPACES (PROVIDED @ LEVEL P1)
TOTAL:	**90** SPACES

KEYNOTES

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

1. PROPERTY LINE
2. STRUCTURAL CONCRETE COLUMN
3. CAST-IN-PLACE CONCRETE WALL
4. CONCRETE RAMP
5. OFFICE LONG-TERM BIKE STORAGE
6. MOTORIZED SLIDING ENTRY GATE TO RESIDENTIAL PARKING AREA
7. METAL FENCE
8. DASHED LINE INDICATES RAMP ABOVE
9. ACCESSIBLE PATH OF TRAVEL
10. VAN ACCESSIBLE/ LEVEL 2 EVCS
11. STANDARD ACCESSIBLE/ LEVEL 2 EVCS
12. PARKING STRIPE
13. AMBULATORY/ LEVEL 2 EVCS
14. ADA TRUNCATED DOME PLATE
15. CONCRETE CURB
16. ELECTRIC VEHICLE CHARGER. REFER TO DETAIL 14/A1.02
17. ACCESS DOOR WITH PANIC HARDWARE
18. 400 kW GASEOUS GENERATOR

PROJECT DATA

ASSESSOR'S PARCEL NO.:	034186110, 034186080
ZONING:	CBD/S - CENTRAL BUSINESS SUPPORT
SITE AREA:	33,790 S.F.OR 0.77 ACRES
BUILDING HEIGHT:	55'-0" MAXIMUM
MAX F.A.R (FLOOR AREA RATIO):	3.0 OR 101,370 S.F.
MAX RESIDENTIAL UNITS (50 D.U. PER ACRE):	39 UNITS
MAX RESIDENTIAL UNITS WITH 50% STATE DENSITY BONUS INCREASE	59 UNITS
MAX RESIDENTIAL UNITS WITH 100% STATE DENSITY BONUS INCREASE	78 UNITS

FLOOR AREA (7-STORY BUILDING)

FIRST LEVEL - RESIDENTIAL	2,608 S.F.
FIRST LEVEL - OFFICE	26,414 S.F.
SECOND LEVEL - OFFICE	28,138 S.F.
THIRD LEVEL - OFFICE	26,355 S.F.
FOURTH LEVEL - RESIDENTIAL	21,952 S.F.
FIFTH LEVEL - RESIDENTIAL	21,952 S.F.
SIXTH LEVEL - RESIDENTIAL	21,952 S.F.
SEVENTH LEVEL - OFFICE	18,118 S.F.
TOTAL BUILDING AREA	**167,489 S.F.**
TOTAL OFFICE AREA:	**99,025 S.F.**
TOTAL RESIDENTIAL AREA:	**68,464 S.F.**
TOTAL F.A.R. (FLOOR AREA RATIO): 167,489 S.F. / 33,790 S.F.	**4.95**

 # DWELLING UNITS PER FLOOR

FOURTH LEVEL	24 UNITS
FIFTH LEVEL	24 UNITS
SIXTH LEVEL	24 UNITS
TOTAL # DWELLING UNITS	**72 UNITS (OR 94 DU/AC)**

DWELLING UNIT MIX

STUDIO	48 UNITS OR 66%
ONE-BEDROOM	9 UNITS OR 13%
TWO-BEDROOM	15 UNITS OR 21%

PARKING ANALYSIS

PARKING - PROVIDED

LEVEL P1	
OFFICE - COMPACT (TANDEM)	15 SPACES
OFFICE - COMPACT	1 SPACE
OFFICE - TANDEM	2 SPACES
OFFICE - STANDARD	1 SPACE
OFFICE - ADA STANDARD	1 SPACE
OFFICE - VAN ACCESSIBLE	1 SPACE
OFFICE - STANDARD/ LEVEL 2 EVCS	11 SPACES
OFFICE - COMPACT/ LEVEL 2 EVCS	2 SPACES
OFFICE - STANDARD/ LEVEL 2 EV CAPABLE	23 SPACES
OFFICE - COMPACT/ LEVEL 2 EV CAPABLE	5 SPACES
TOTAL OFFICE PARKING LEVEL P1 - PROVIDED	**62 SPACES**
LEVEL P2	
RESIDENTIAL - STANDARD/ LEVEL 2 EV READY	19 SPACES
RESIDENTIAL - STANDARD/ LEVEL 2 EVCS	4 SPACES
RESIDENTIAL - COMPACT/ LEVEL 2 EV READY	6 SPACES
RESIDENTIAL - STANDARD ACCESSIBLE/ LEVEL 2 EVCS	1 SPACE
RESIDENTIAL - VAN ACCESSIBLE/ LEVEL 2 EVCS	1 SPACE
TOTAL RESIDENTIAL PARKING LEVEL P2 - PROVIDED	**31 SPACES**
LEVEL P2	
OFFICE - COMPACT (TANDEM)	15 SPACES
OFFICE - TANDEM	1 SPACE
OFFICE - STANDARD	6 SPACES
OFFICE - COMPACT	2 SPACES
OFFICE - ADA STANDARD	2 SPACES
OFFICE - VAN ACCESSIBLE/ LEVEL 2 EVCS	1 SPACE
OFFICE - STANDARD ACCESSIBLE/ LEVEL 2 EVCS	1 SPACE
OFFICE - STANDARD/ LEVEL 2 EVCS	1 SPACE
OFFICE - COMPACT/ LEVEL 2 EVCS	3 SPACES
TOTAL OFFICE PARKING LEVEL P2 - PROVIDED	**32 SPACES**
TOTAL PARKING LEVEL P2 - PROVIDED	**63 SPACES**
TOTAL OFFICE PARKING (LEVELS P1 & P2) - PROVIDED	**94 SPACES**
TOTAL RESIDENTIAL PARKING (LEVEL P2) - PROVIDED	**31 SPACES**

EV PARKING ANALYSIS TABLE - PROVIDED

OFFICE USE	TOTAL NUMBER OF STALLS	94
	TOTAL NUMBER OF LEVEL 2 EVCS STALLS	20% or 19
	TOTAL NUMBER OF LEVEL 2 EV CAPABLE STALLS	30% or 28
ASSIGNED RESIDENTIAL USE	TOTAL NUMBER OF DEDICATED STALLS	31
	TOTAL NUMBER OF LEVEL 2 EVCS STALLS	5
	TOTAL NUMBER OF LEVEL 2 EV READY STALLS	26

	Use	Short-Term Bike	Long-Term Bike	Bike Total	Standard	Compact	Standard (Tandem)	Compact (Tandem)	ADA Standard	Standard Accessible Level 2 EVCS	Standard Accessible Level 2 EV Ready	Van Accessible	Van Accessible Level 2 EVCS	Standard Level 2 EVCS	Standard Level 2 EV Capable	Compact Level 2 EV Capable	Compact Level 2 EVCS	Compact Level 2 EV Ready	Parking Provided
Parking Provided	Level 1 - Residential	6		6															
	Level 1 - Office	6		6															
	Level P1 - Office		10	10	1	1	2	15	1			1		11	23	5	2		62
	Level P2 - Office				6	2	1	15	2	1			1	1			3		32
	Level P2 - Residential									1	19		1	4				6	31
	Levels 4, 5 & 6 - Residential		80	80															
	Total Parking Provided	12	90	102															125

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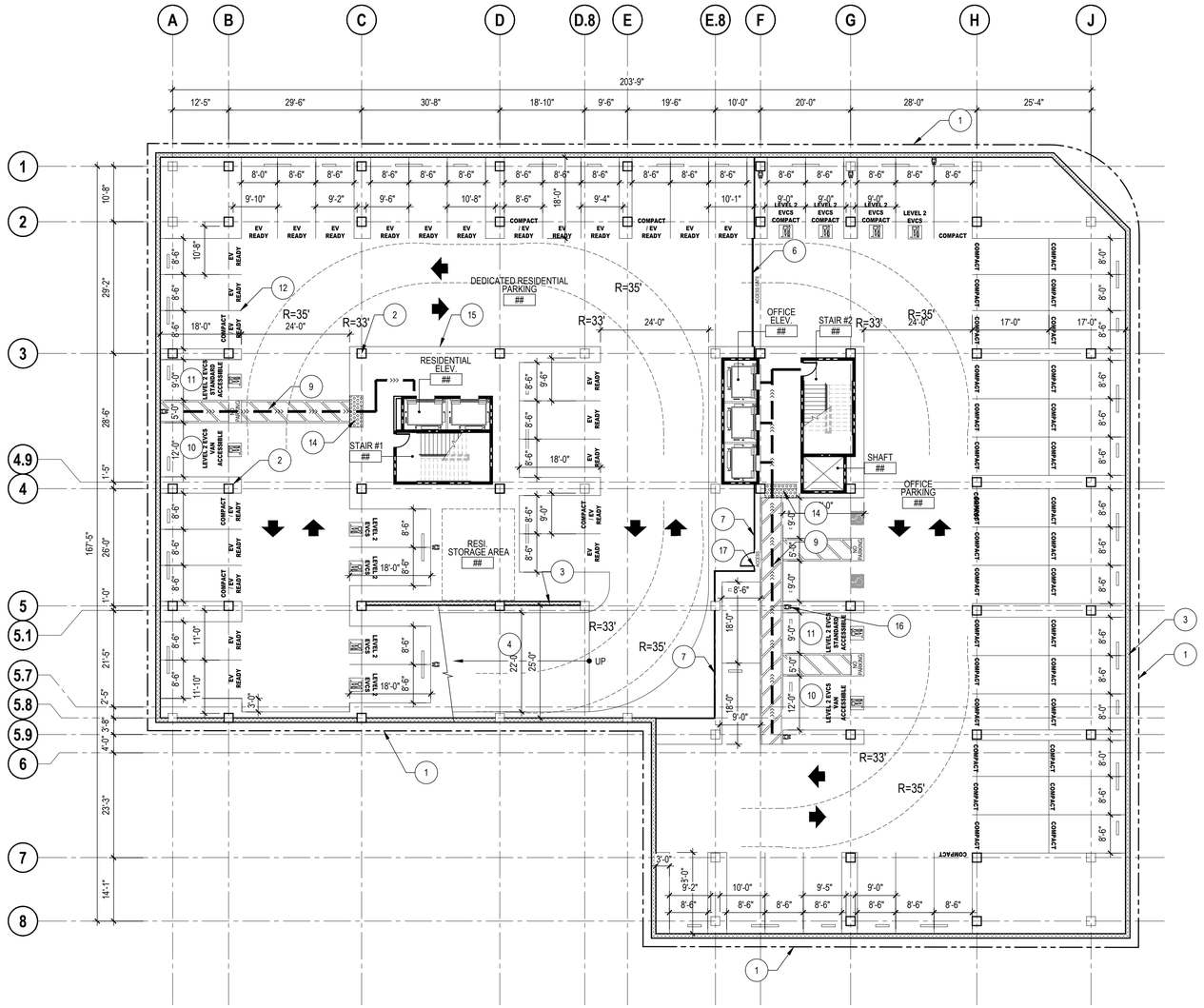
PA-2023-003

P1 LEVEL PLAN & NOTES

AP2.11

PROJECT NO: 215513

P:\2021 Jobs\215513\Block 20\14 Planning App\2025-MM\20 BK PA Submittal\215513-AP2.11.dwg - Feb 25, 2025, 8:39am - tdinehi



P2 LEVEL PLAN

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

0 10 20 40 60 80

MINIMUM BICYCLE PARKING STALLS REQUIRED

(PER CITY OF SAN MATEO MUNICIPAL CODE SECTION 27.64.262

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	Use	Short-Term Bike	Long-Term Bike	Bike Total	Standard	Compact	Standard (Tandem)	Compact (Tandem)	ADA Standard	Standard Accessible Level 2 EVCS	Standard Accessible Level 2 EV Ready	Van Accessible	Van Accessible Level 2 EVCS	Standard Level 2 EVCS	Standard Level 2 EV Capable	Compact Level 2 EV Capable	Compact Level 2 EVCS	Compact Level 2 EV Ready	Parking Provided
Parking Provided	Level 1 - Residential	6		6															
	Level 1 - Office	6		6															
	Level P1 - Office		10	10	1	1	2	15	1			1		11	23	5	2		62
	Level P2 - Office				6	2	1	15	2	1			1	1			3		32
	Level P2 - Residential									1	19		1	4				6	31
	Levels 4, 5 & 6 - Residential		80	80															
	Total Parking Provided	12	90	102															125

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PA-2023-003

P2 LEVEL PLAN & NOTES

AP2.12

PROJECT NO: 215513

P:\2021 Jobs\215513 Block 20\01 Planning Apps\PA-SMCO-BK-PA Submittal\215513 AP2.12.dwg - Feb 26, 2025, 2:38pm - fabeck



EAST 4TH AVENUE - NORTH ELEVATION 1

SCALE: 3/32" = 1'-0"



S. DELAWARE STREET - EAST ELEVATION 2

SCALE: 3/32" = 1'-0"

KEYNOTES

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

1. EXISTING PROPERTY LINE
2. ALUMINUM COMPOSITE CANOPY SYSTEM
3. PAINTED SMOOTH STUCCO OVER DENSE GLASS AND METAL FRAMING
4. EXTERIOR GLAZING SYSTEM
5. EXTERIOR PAINTED FOAM CROWN MOLDING
6. BALCONY RAILING SYSTEM
7. CORBEL AND BRACKETS
8. ALUMINUM FASCIA AND SIDING TRIM
9. CONCRETE ROOF TILE
10. EXTERIOR ALUMINUM/ GLASS STOREFRONT DOOR
11. EXPRESSED MULLION
12. EXTERIOR STONE CLADDING
13. ENTRY TO BELOW GRADE PARKING
14. COMPOSITE WOOD CLADDING
15. BUILDING SIGNAGE - UNDER SEPARATE PERMIT
16. HATCHED AREA INDICATED SPANDREL GLASS LOCATION
17. WOOD TRELLIS TO MATCH WOOD INSERT
18. ART MURAL

MATERIAL PALETTE

* GLAZING SPECIFIED INDICATES GENERAL TONE AND COLOR. FINAL PERCEIVED COLOR AND CLARITY WILL VARY DEPENDING ON 1" INSULATED GLAZING SPECIFICATION TO BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTATION.

G1 — **1" INSULATED EXTERIOR GLAZING**
TYPE:
COLOR: LIGHT BLUE TINT
PRODUCT REF.: LOW TINT: VIRACON1* INSULATED VRE1-4725-OITC30 (¼" CLEAR WITH VRE-4725 #2 - ½" AIRSPACE - ¼" CLEAR HS).

M1 — **ALUMINUM COMPOSITE CANOPY SYSTEM**
TYPE:
COLOR: PPG MOCHA-CCINO #UC105758XL

M2 — **EXTERIOR WINDOW/ DOOR FRAMES**
TYPE:
COLOR: PPG MOCHA-CCINO #UC105758XL

L1 — **SURFACE MOUNT LIGHT FIXTURE**
TYPE:
COLOR: GRAY BROWN
PRODUCT REF.: DELTA LIGHTING (OR APPROVED EQUAL) - TOPIX LX

P1 — **EXTERIOR PAINT**
TYPE:
COLOR: PAVILION BEIGE
PRODUCT REF.: SHERWIN WILLIAMS - SW7512

P2 — **EXTERIOR PAINT**
TYPE:
COLOR: BUNGALOW BEIGE
PRODUCT REF.: SHERWIN WILLIAMS - SW7511

P3 — **EXTERIOR PAINT**
TYPE:
COLOR: WHITETAIL
PRODUCT REF.: SHERWIN WILLIAMS - SW7103

P4 — **EXTERIOR PAINT**
TYPE:
COLOR: HIGH REFLECTIVE WHITE
PRODUCT REF.: SHERWIN WILLIAMS - SW7757

T1 — **CONCRETE ROOF TILE**
TYPE:
COLOR: CORONA DEL MAR BLEND
PRODUCT REF.: CAPISTRANO #SCC8825

W1 — **EXTERIOR WOOD CLADDING**
TYPE:
COLOR: MOJAVE THERMAL DOUGLAS FIR VG ROUGH SAWN 2.0 WEATHERED TAUPE
PRODUCT REF.: DELTA MILLWORKS 1"x6"xL

ST1 — **EXTERIOR TRAVERTINE WAINSCOT**
TYPE:
COLOR: TORREON STONE, FILLED AND HONED FINISH
PRODUCT REF.: ARIZONA TILE 18"x18"x3/8"

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PLANNING APPLICATION FOR:

MECAH VENTURES

BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	1ST PLANNING SUBMITTAL
04.14.2023	2ND PLANNING SUBMITTAL
07.14.2023	3RD PLANNING SUBMITTAL
11.15.2023	4TH PLANNING SUBMITTAL
03.18.2024	5TH PLANNING SUBMITTAL
05.30.2024	6TH PLANNING SUBMITTAL
11.25.2024	7TH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

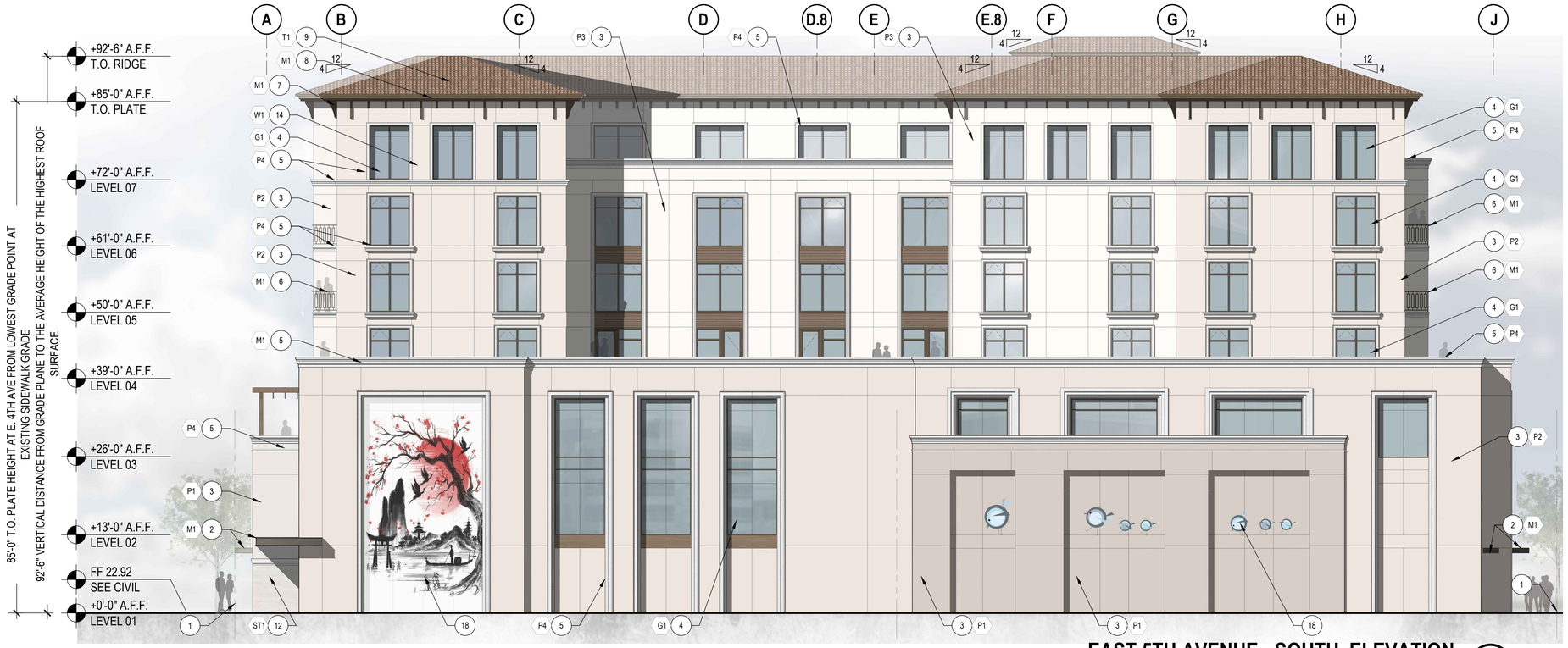
PA-2023-003

EXTERIOR ELEVATIONS

A 3.01

PROJECT NO: 215513

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EAST 5TH AVENUE - SOUTH ELEVATION 1

SCALE: 3/32" = 1'-0"



S. CLAREMONT STREET - WEST ELEVATION 2

SCALE: 3/32" = 1'-0"

KEYNOTES

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

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G1	**TYPE:**	**1" INSULATED EXTERIOR GLAZING**
	COLOR:	LIGHT BLUE TINT
	PRODUCT REF.:	LOW TINT: VIRACON1* INSULATED VRE1-4725-OITC30 (¼" CLEAR WITH VRE-4725 #2 - ½" AIRSPACE - ¼" CLEAR HS).
M1	**TYPE:**	**ALUMINUM COMPOSITE CANOPY SYSTEM**
	COLOR:	PPG MOCHA-CCINO #UC105758XL
M2	**TYPE:**	**EXTERIOR WINDOW/ DOOR FRAMES**
	COLOR:	PPG MOCHA-CCINO #UC105758XL
L1	**TYPE:**	**SURFACE MOUNT LIGHT FIXTURE**
	COLOR:	GRAY BROWN
	PRODUCT REF.:	DELTA LIGHTING (OR APPROVED EQUAL) - TOPIX LX
P1	**TYPE:**	**EXTERIOR PAINT**
	COLOR:	PAVILION BEIGE
	PRODUCT REF.:	SHERWIN WILLIAMS - SW7512
P2	**TYPE:**	**EXTERIOR PAINT**
	COLOR:	BUNGALOW BEIGE
	PRODUCT REF.:	SHERWIN WILLIAMS - SW7511
P3	**TYPE:**	**EXTERIOR PAINT**
	COLOR:	WHITETAIL
	PRODUCT REF.:	SHERWIN WILLIAMS - SW7103
P4	**TYPE:**	**EXTERIOR PAINT**
	COLOR:	HIGH REFLECTIVE WHITE
	PRODUCT REF.:	SHERWIN WILLIAMS - SW7757
T1	**TYPE:**	**CONCRETE ROOF TILE**
	COLOR:	CORONA DEL MAR BLEND
	PRODUCT REF.:	CAPISTRANO #SCC8825
W1	**TYPE:**	**EXTERIOR WOOD CLADDING**
	COLOR:	MOJAVE THERMAL DOUGLAS FIR VG ROUGH SAWN 2.0 WEATHERED TAUPE
	PRODUCT REF.:	DELTA MILLWORKS 1"x6"xL
ST1	**TYPE:**	**EXTERIOR TRAVERTINE WAINSCOT**
	COLOR:	TORREON STONE, FILLED AND HONED FINISH
	PRODUCT REF.:	ARIZONA TILE 18"x18"x3/8"

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BLOCK 20
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11.25.2024	7TH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

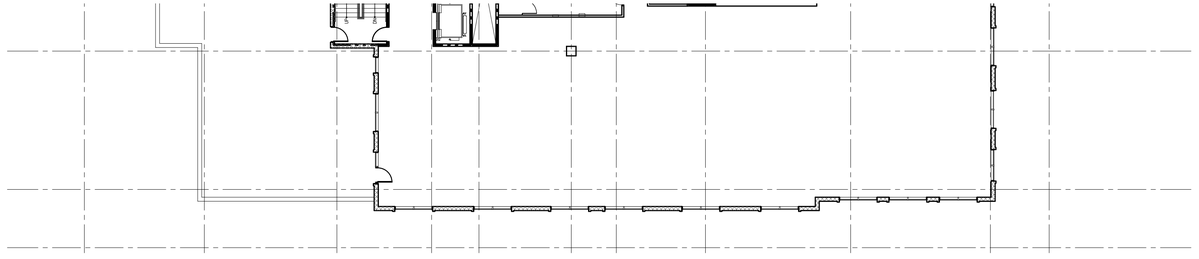
PA-2023-003

EXTERIOR ELEVATIONS

A 3.02

PROJECT NO: 215513

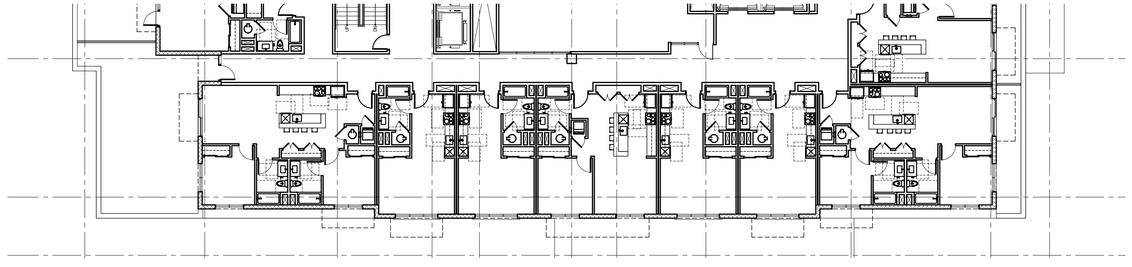
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EAST 4TH AVENUE - PARTIAL SEVENTH FLOOR PLAN

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

4



EAST 4TH AVENUE - PARTIAL FOURTH FLOOR PLAN

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

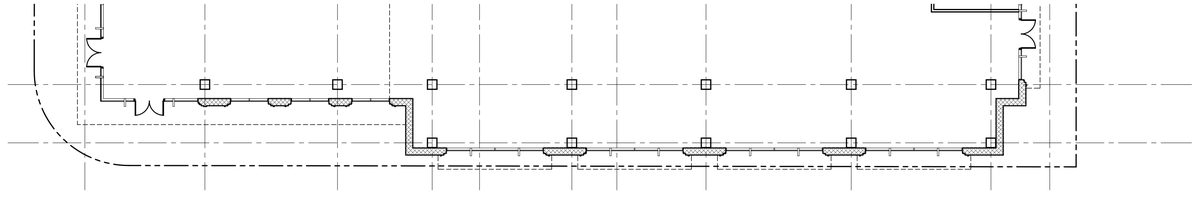
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EAST 4TH AVENUE - EXTERIOR FACADE

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

2



EAST 4TH AVENUE - PARTIAL FIRST FLOOR PLAN

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

1

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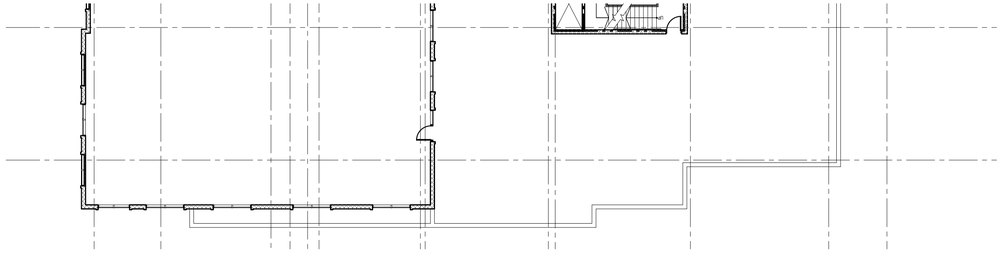
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PARTIAL FLOOR PLANS
/ EXTERIOR ELEVATION
EAST 4TH AVENUE

A 3.03

PROJECT NO: 215513

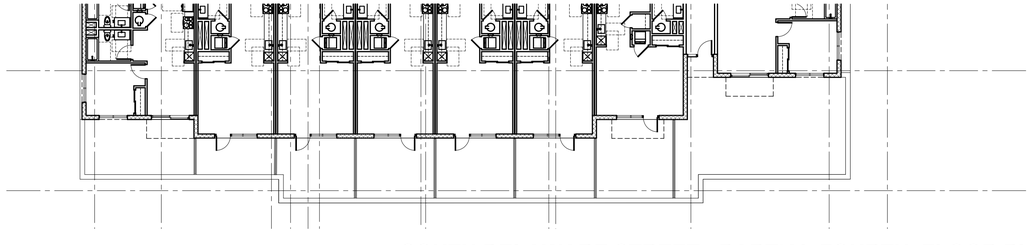
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SOUTH DELAWARE STREET - PARTIAL SEVENTH FLOOR PLAN

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

4



SOUTH DELAWARE STREET - PARTIAL FOURTH FLOOR PLAN

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

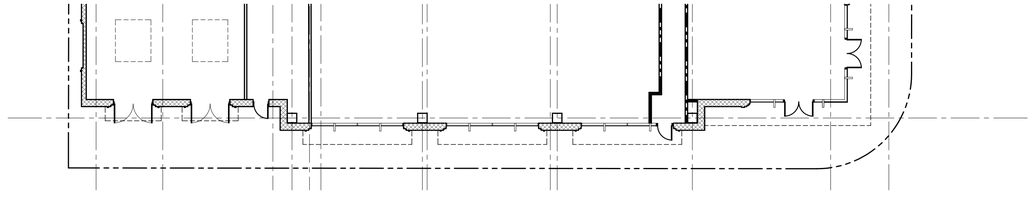
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SOUTH DELAWARE STREET - EXTERIOR FACADE

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

2



SOUTH DELAWARE STREET - PARTIAL FIRST FLOOR PLAN

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

1

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05.30.2024	6TH PLANNING SUBMITTAL
11.25.2024	7TH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

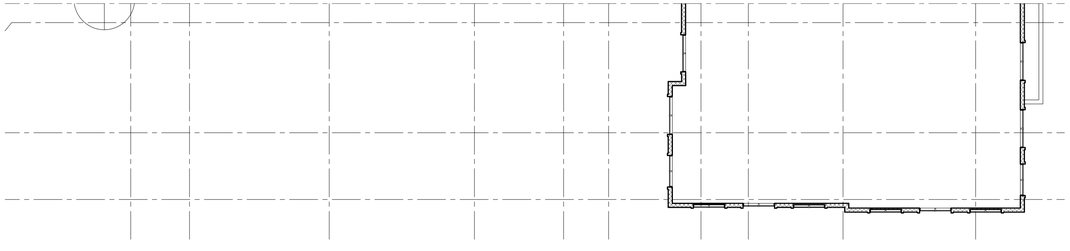
PA-2023-003

PARTIAL FLOOR PLANS
/ EXTERIOR ELEVATION
SOUTH DELAWARE STREET

A 3.04

PROJECT NO: 215513

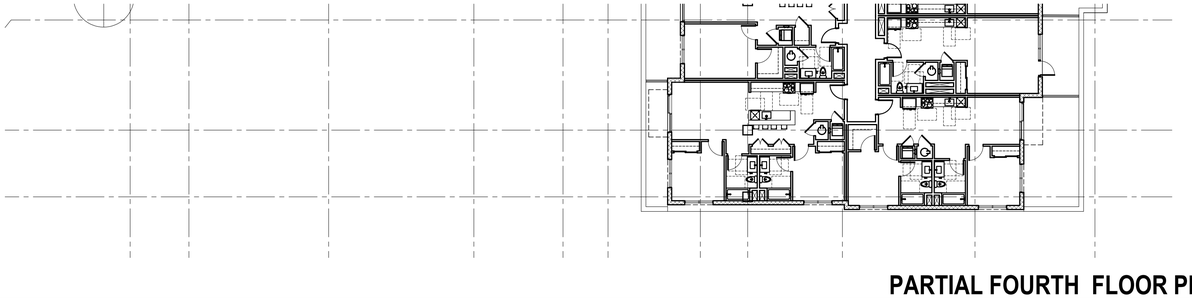
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PARTIAL SEVENTH FLOOR PLAN

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

4



PARTIAL FOURTH FLOOR PLAN

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

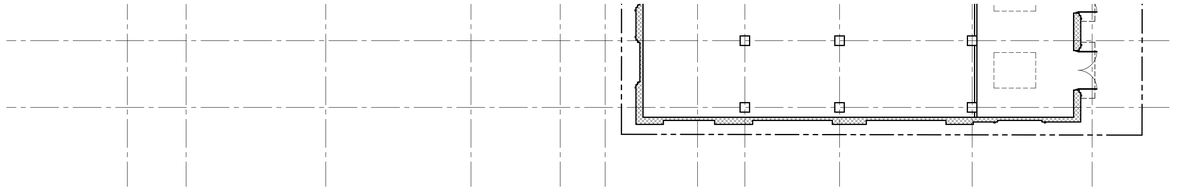
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EXTERIOR FACADE - REAR

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

2



PARTIAL FIRST FLOOR PLAN

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

1

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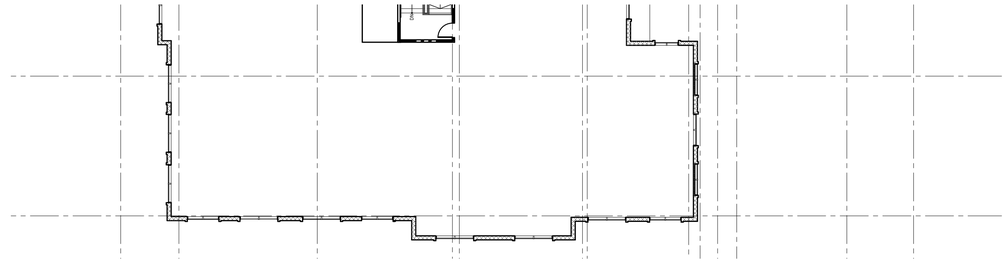
PA-2023-003

PARTIAL FLOOR PLANS
/ EXTERIOR ELEVATION
REAR

A 3.05

PROJECT NO: 215513

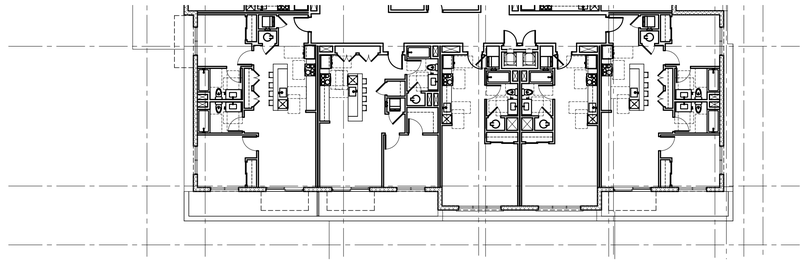
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SOUTH CLAREMONT STREET - PARTIAL SEVENTH FLOOR PLAN

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

4



SOUTH CLAREMONT STREET - PARTIAL FOURTH FLOOR PLAN

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

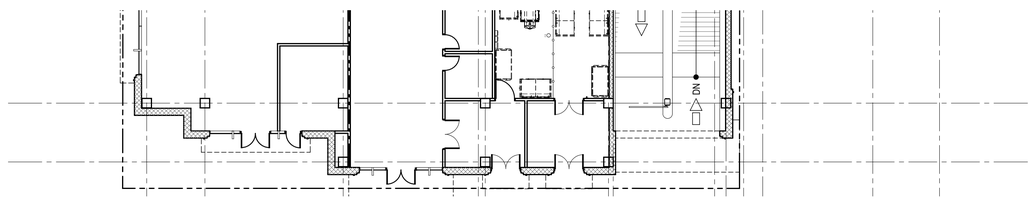
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SOUTH CLAREMONT STREET - EXTERIOR FACADE

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

2



SOUTH CLAREMONT STREET - PARTIAL FIRST FLOOR PLAN

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

1

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11.25.2024	7TH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

PA-2023-003

PARTIAL FLOOR PLANS
/ EXTERIOR ELEVATION
SOUTH CLAREMONT STREET

A 3.06

PROJECT NO: 215513

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SOUTH CLAREMONT STREET - EXTERIOR FACADE WITH ADJACENT BUILDING STRUCTURES

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

1



SOUTH DELAWARE STREET - EXTERIOR FACADE WITH ADJACENT BUILDING STRUCTURE

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

2

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BLOCK 20
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DATE	DESCRIPTION
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01.13.2022	1ST PLANNING SUBMITTAL
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11.25.2024	7TH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

PA-2023-003

EXTERIOR ELEVATIONS
SOUTH CLAREMONT STREET
/ SOUTH DELAWARE STREET

A 3.06A

PROJECT NO: 215513

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E. 5TH AVENUE - EXTERIOR FACADE WITH ADJACENT BUILDING STRUCTURES

1

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

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PA-2023-003

EXTERIOR ELEVATIONS
E. 5TH AVENUE

A 3.06B

PROJECT NO: 215513

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EAST 5TH AVENUE - SOUTH ELEVATION

1

SCALE: 3/32" = 1'-0"

0 5 10 20 30 50 70

KEYNOTES

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

1. EXISTING PROPERTY LINE
2. ALUMINUM COMPOSITE CANOPY SYSTEM
3. PAINTED SMOOTH STUCCO OVER DENSE GLASS AND METAL FRAMING
4. EXTERIOR GLAZING SYSTEM
5. EXTERIOR PAINTED FOAM CROWN MOLDING
6. BALCONY RAILING SYSTEM
7. CORBEL AND BRACKETS
8. ALUMINUM FASCIA AND SIDING TRIM
9. CONCRETE ROOF TILE
10. EXTERIOR ALUMINUM/ GLASS STOREFRONT DOOR
11. EXPRESSED MULLION
12. EXTERIOR STONE CLADDING
13. ENTRY TO BELOW GRADE PARKING
14. COMPOSITE WOOD CLADDING
15. BUILDING SIGNAGE - UNDER SEPARATE PERMIT
16. HATCHED AREA INDICATED SPANDREL GLASS LOCATION
17. WOOD TRELLIS TO MATCH WOOD INSERT

MATERIAL PALETTE

* GLAZING SPECIFIED INDICATES GENERAL TONE AND COLOR. FINAL PERCEIVED COLOR AND CLARITY WILL VARY DEPENDING ON 1" INSULATED GLAZING SPECIFICATION TO BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTATION.

G1 — **1" INSULATED EXTERIOR GLAZING**
TYPE:
COLOR: LIGHT BLUE TINT
PRODUCT REF.: LOW TINT: VIRACON1" INSULATED VRE1-4725-OITC30 (¼" CLEAR WITH VRE-4725 #2 - ½" AIRSPACE - ¼" CLEAR HS).

M1 — **ALUMINUM COMPOSITE CANOPY SYSTEM**
TYPE:
COLOR: PPG MOCHA-CCINO #UC105758XL

M2 — **EXTERIOR WINDOW/ DOOR FRAMES**
TYPE:
COLOR: PPG MOCHA-CCINO #UC105758XL

L1 — **SURFACE MOUNT LIGHT FIXTURE**
TYPE:
COLOR: GRAY BROWN
PRODUCT REF.: DELTA LIGHTING (OR APPROVED EQUAL) - TOPIX LX

P1 — **EXTERIOR PAINT**
TYPE:
COLOR: PAVILION BEIGE
PRODUCT REF.: SHERWIN WILLIAMS - SW7512

P2 — **EXTERIOR PAINT**
TYPE:
COLOR: BUNGALOW BEIGE
PRODUCT REF.: SHERWIN WILLIAMS - SW7511

P3 — **EXTERIOR PAINT**
TYPE:
COLOR: WHITETAIL
PRODUCT REF.: SHERWIN WILLIAMS - SW7103

P4 — **EXTERIOR PAINT**
TYPE:
COLOR: HIGH REFLECTIVE WHITE
PRODUCT REF.: SHERWIN WILLIAMS - SW7757

T1 — **CONCRETE ROOF TILE**
TYPE:
COLOR: CORONA DEL MAR BLEND
PRODUCT REF.: CAPISTRANO #SCC8825

W1 — **EXTERIOR WOOD CLADDING**
TYPE:
COLOR: MOJAVE THERMAL DOUGLAS FIR VG ROUGH SAWN 2.0 WEATHERED TAUPE
PRODUCT REF.: DELTA MILLWORKS 1"x6"xL

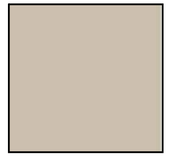
ST1 — **EXTERIOR TRAVERTINE WAINSCOT**
TYPE:
COLOR: TORREON STONE, FILLED AND HONED FINISH
PRODUCT REF.: ARIZONA TILE 18"x18"x3/8"

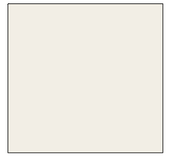

M1 M2

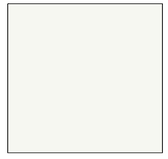

ST1


W1


P1


P2


P3


P4



1" INSULATED EXTERIOR GLAZING LIGHT BLUE TINT
LOW TINT: VIRACON1" INSULATED
VRE1-4725-OITC30 (¼" CLEAR WITH VRE-4725 #2 - ½" AIRSPACE - ¼" CLEAR HS).
PROVIDED MANUFACTURER AND SPECIFICATIONS AS BASIS OF DESIGN ONLY. ANY OTHER PRODUCT COMPLYING WITH BASIS OF DESIGN TO BE SUBMITTED FOR FURTHER APPROVAL



EXTERIOR STOREFRONT DOOR/ WINDOW FRAME
PPG SUMMER SUEDE METALLIC #UC106712XL
YKK AMERICA AP YES 40FI COMMERCIAL STOREFRONT SYSTEM CENTER SET FLUSH GLAZING WITH 1" INSULATED GLASS. ANY OTHER PRODUCT COMPLYING WITH BASIS OF DESIGN TO BE SUBMITTED FOR FURTHER APPROVAL.

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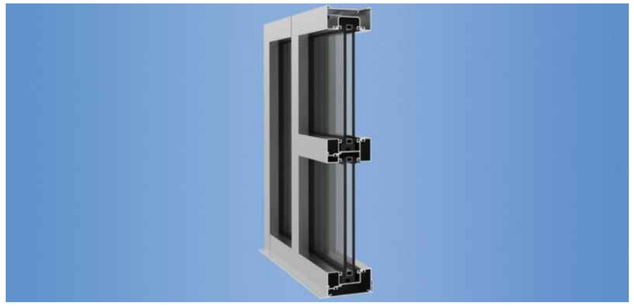
PA-2023-003

EXTERIOR ELEVATIONS

A 3.07

PROJECT NO: 215513

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EXTERIOR ALUM./ GLASS STOREFRONT WINDOW SYSTEM



EXTERIOR ALUM./ GLASS STOREFRONT DOOR SYSTEM



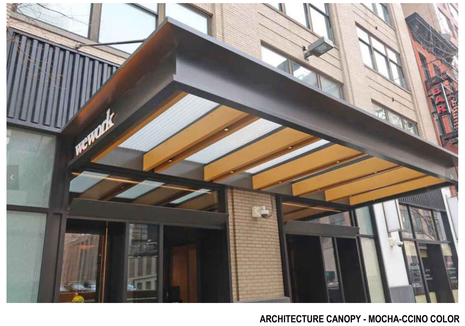
1" INSULATED EXTERIOR GLAZING LIGHT BLUE TINT



EXTERIOR COMPOSITE CLADDING SYSTEM



EXTERIOR TRAVERTINE WAINSCOT



ARCHITECTURE CANOPY - MOCHA-CCINO COLOR



MOTORIZED SECURITY GRILLE AT PARKING GARAGE ENTRANCE - COOKSON ESG10 SERIES



SHORT-TERM BIKE RACK



ROOF TILE

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11.25.2024	7TH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

PA-2023-003

IMAGERY

A 3.08

PROJECT NO: 215513

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EAST 4TH AVENUE - NORTH ELEVATION (1)

SCALE: 3/32" = 1'-0"



S. DELAWARE STREET - EAST ELEVATION (2)

SCALE: 3/32" = 1'-0"

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PA-2023-003

STREET WALL DIAGRAMS

A 3.09

PROJECT NO: 215513

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EAST 5TH AVENUE - SOUTH ELEVATION 1

SCALE: 3/32" = 1'-0"



S. CLAREMONT STREET - WEST ELEVATION 2

SCALE: 3/32" = 1'-0"

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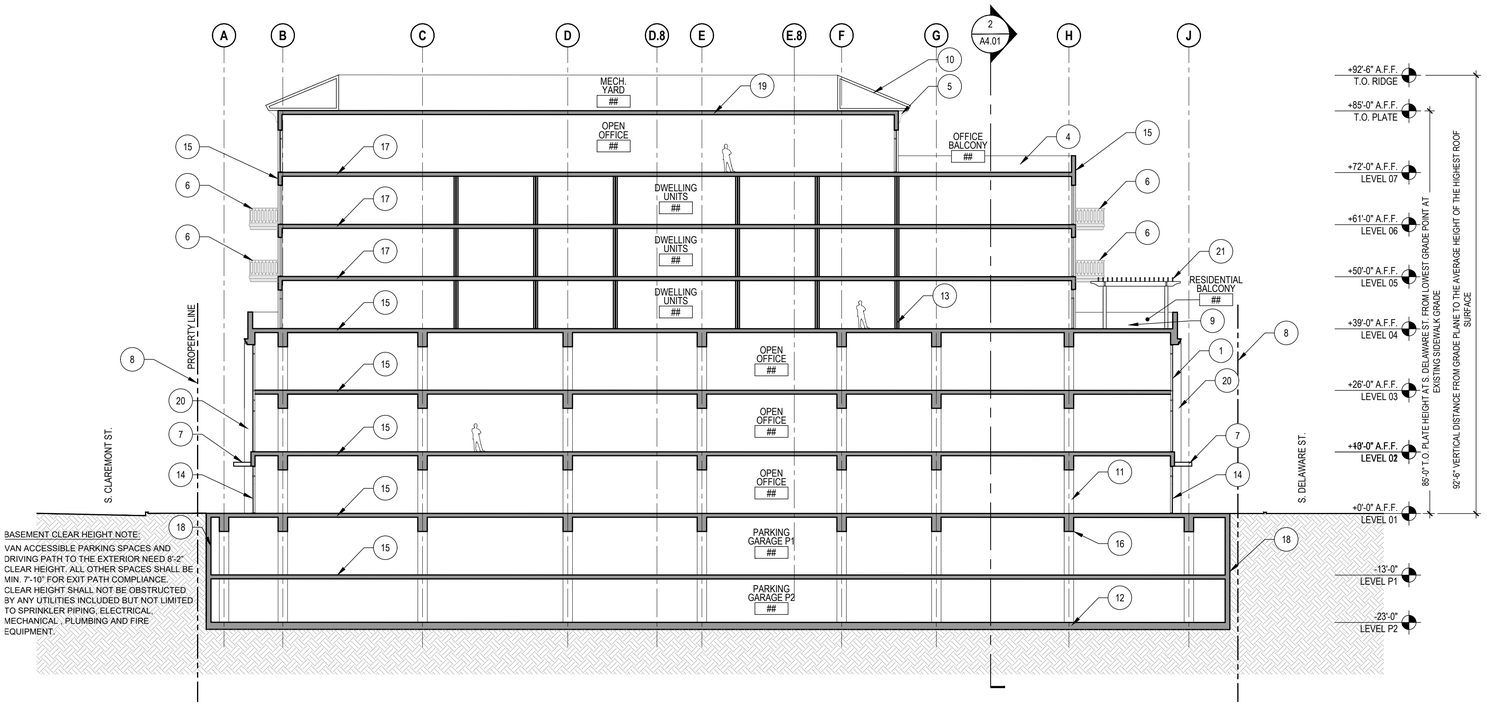
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STREET WALL DIAGRAMS

A 3.10

PROJECT NO: 215513

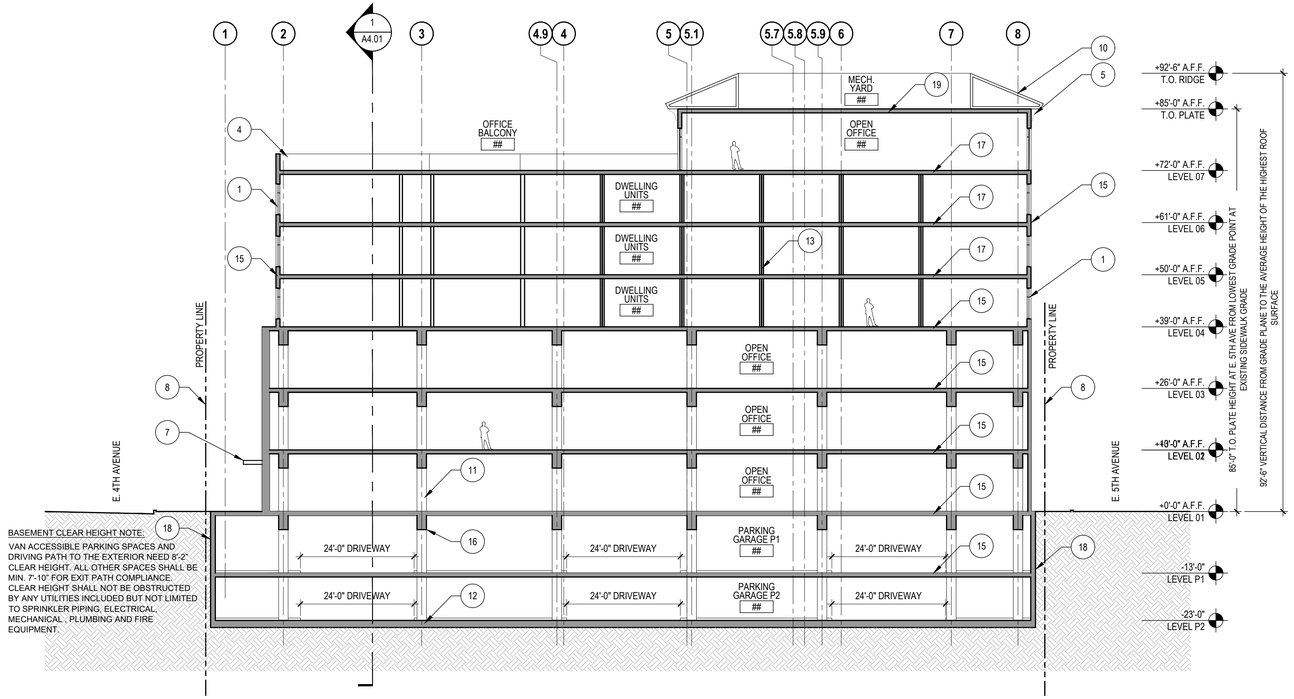
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BUILDING SECTION 1

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

0 10 20 40 60 80



BUILDING SECTION 2

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

0 10 20 40 60 80

KEYNOTES

1. EXTERIOR GLAZING SYSTEM WITH ANODIZED ALUMINUM FRAMES
2. RESIDENTIAL BALCONY
3. BUILDING BEYOND
4. OFFICE BALCONY
5. CORBEL AND BRACKETS
6. 42" H. BALCONY RAILING SYSTEM
7. ALUMINUM COMPOSITE CANOPY SYSTEM
8. EXISTING PROPERTY LINE
9. SHARED RESIDENTIAL BALCONY
10. CONCRETE ROOF TILE OVER WOOD TRUSS & BATTEN
11. REINFORCED CONCRETE COLUMN WITH $\frac{3}{4}$" CHAMFERED EDGES
12. CONCRETE MAT SLAB
13. 1HR FIRE-RATED DEMISING WALL BETWEEN DWELLING UNITS
14. ALUM./ GLASS STOREFRONT ENTRANCE DOOR
15. CONCRETE SLAB
16. CONCRETE BEAM
17. WOOD JOIST RATED FLOOR/ CEILING ASSEMBLY
18. CONCRETE RETAINING WALL WITH WATERPROOFING
19. SINGLE-PLY ROOFING SYSTEM OVER RIGID INSULATION
20. EXPRESSED MULLION
21. WOOD TRELLIS TO MATCH WOOD INSERT

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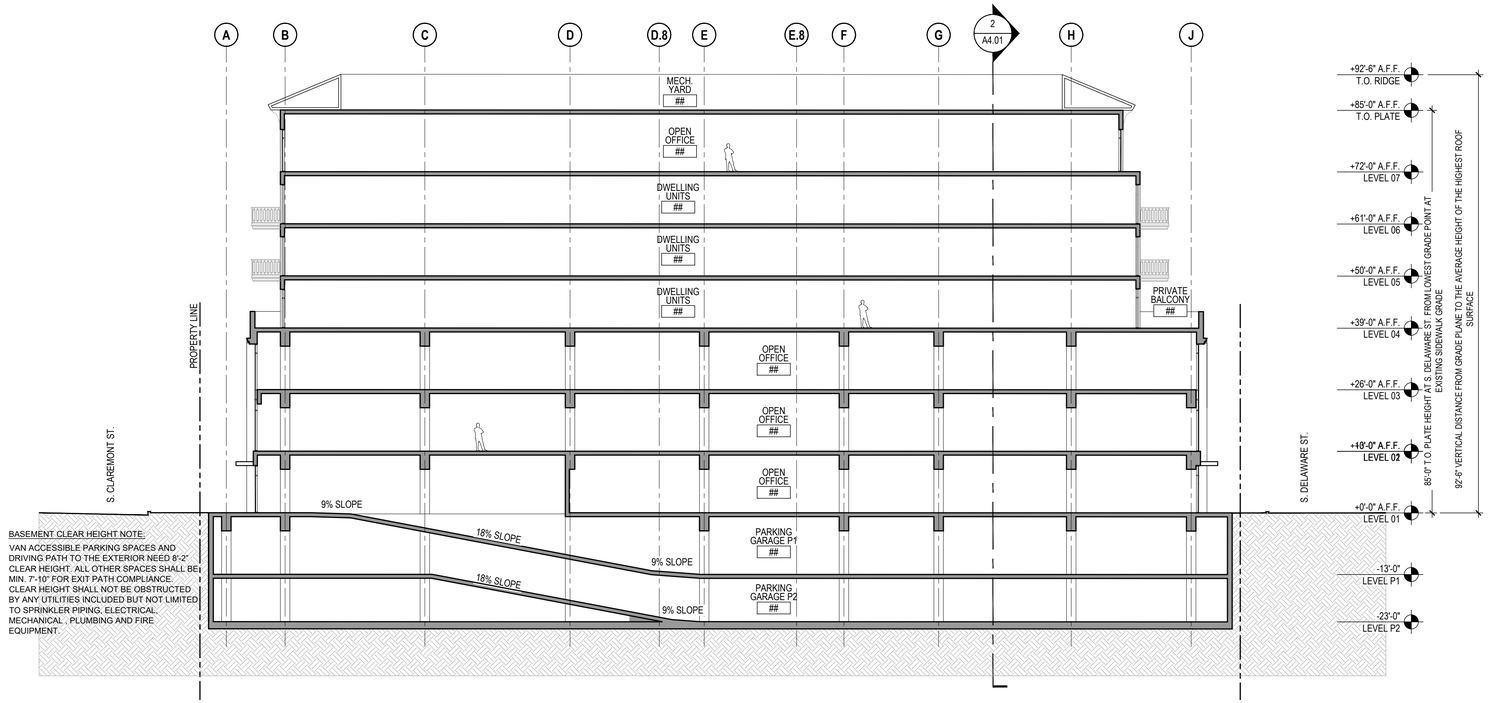
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BUILDING SECTIONS

A 4.01

PROJECT NO: 215513

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BASEMENT CLEAR HEIGHT NOTE:

VAN ACCESSIBLE PARKING SPACES AND DRIVING PATH TO THE EXTERIOR NEED 8'-2" CLEAR HEIGHT. ALL OTHER SPACES SHALL BE MIN. 7'-10" FOR EXIT PATH COMPLIANCE. CLEAR HEIGHT SHALL NOT BE OBSTRUCTED BY ANY UTILITIES INCLUDED BUT NOT LIMITED TO SPRINKLER PIPING, ELECTRICAL, MECHANICAL , PLUMBING AND FIRE EQUIPMENT.

BUILDING SECTION

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

0 10 20 40 60 80

1

KEYNOTES

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In Association with:

PLANNING APPLICATION FOR:
MECAH VENTURES
BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATIO
01.13.2022	1ST PLANNING SUBMITTA
04.14.2023	2ND PLANNING SUBMITTA
07.14.2023	3RD PLANNING SUBMITTA
11.15.2023	4TH PLANNING SUBMITTA
03.18.2024	5TH PLANNING SUBMITTA
05.30.2024	6TH PLANNING SUBMITTA
11.25.2024	7TH PLANNING SUBMITTA
02.21.2025	8TH PLANNING SUBMITTA

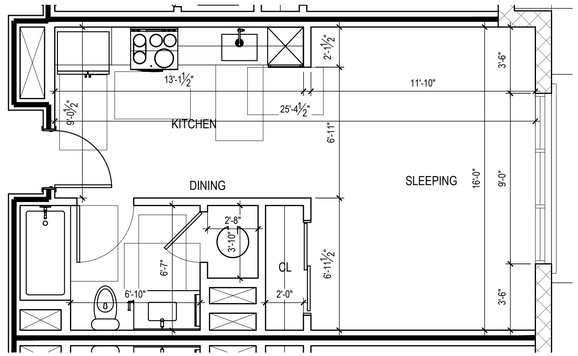
PA-2023-003

BUILDING SECTION

A 4.02

PROJECT NO: 215513

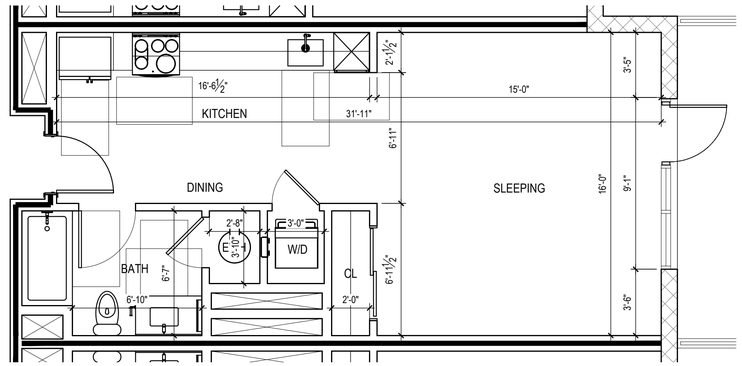
P:\2021 Jobs\2021\215xxx\215513 Mecah 20\01 Planning\Apl\2025-FINDS\215513A4.01A4.02.dwg, Fri, 21, 2025, 8:33am, kkeefe



NET RENTABLE AREA: 475 S.F. (1) BMR UNIT @ LEVEL 4/ LEVEL 5 & LEVEL 6

ENLARGED PLAN - STUDIO UNIT TYPE 'A1.0' (A1.10 sim) 1

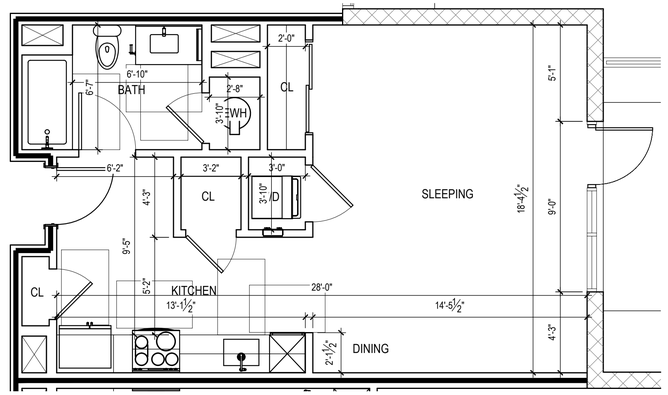
SCALE: 1/4" = 1'-0"



NET RENTABLE AREA: 584 S.F.

ENLARGED PLAN - STUDIO UNIT TYPE 'A1.1' 2

SCALE: 1/4" = 1'-0"



NET RENTABLE AREA: 601 S.F.

ENLARGED PLAN - STUDIO UNIT TYPE 'A1.1A' 3

SCALE: 1/4" = 1'-0"

NET RENTABLE AREA: 584 S.F.

ENLARGED PLAN - STUDIO UNIT TYPE 'A1.2' 4

SCALE: 1/4" = 1'-0"

NET RENTABLE AREA: 564 S.F.

ENLARGED PLAN - STUDIO UNIT TYPE 'A1.5' 5

SCALE: 1/4" = 1'-0"

NET RENTABLE AREA: 564 S.F.

ENLARGED PLAN - STUDIO UNIT TYPE 'A1.6' 6

SCALE: 1/4" = 1'-0"

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	475	0	475	4	2	2	8	0.50	0.05	1.00	3,800	0	66%
	A1.1 (Studio)	584	208	792	4	0	0	4	0.50	0.05	1.00	2,336	832	
	A1.1A (Studio)	601	310	911	1	0	0	1	0.50	0.05	1.00	601	310	
	A1.1B (Studio)	601	excluded	601	0	1	1	2	0.50	0.05	1.00	1,202	excluded	
	A1.2 (Studio)	584	138	722	1	0	0	1	0.50	0.05	1.00	584	138	
	A1.5 (Studio)	564	162	726	3	0	0	3	0.50	0.05	1.00	1,692	486	
	A1.6 (Studio)	564	0	564	2	2	2	6	0.50	0.05	1.00	3,384	0	
	A1.7A (Studio)	584	excluded	584	0	5	5	10	0.50	0.05	1.00	5840	excluded	
	A1.8 (Studio)	564	excluded	564	0	4	4	8	0.50	0.05	1.00	4512	excluded	
	A1.9 (Studio)	564	173	737	1	0	0	1	0.50	0.05	1.00	564	173	
	A1.10 (Studio)	475	excluded	475	0	2	2	4	0.50	0.05	1.00	1900	excluded	
	B1.0 (1BR/1BA Unit)	732	0	732	1	1	1	3	0.50	0.05	1.00	2,196	0	
	B1.1 (1BR/1BA Unit)	800	excluded	800	1	0	0	1	0.50	0.05	1.00	800	excluded	
	B1.2 (1BR/1BA Unit)	800	excluded	800	0	1	1	2	0.50	0.05	1.00	1,600	excluded	
	B1.3(1BR/1BA Unit)	910	148	1058	1	0	0	1	0.50	0.05	1.00	910	148	
	B1.4(1BR/1BA Unit)	910	excluded	910	0	1	1	2	0.50	0.05	1.00	1820	excluded	
	C1.0 (2BR/2BA Unit)	998	excluded	998	1	0	0	1	0.50	0.10	1.25	998	excluded	21%
	C1.1 (2BR/2BA Unit)	929	273	1,202	1	0	0	1	0.50	0.10	1.25	929	273	
	C1.2 (2BR/2BA Unit)	993	excluded	993	1	0	0	1	0.50	0.10	1.25	993	excluded	
	C1.3 (2BR/2BA Unit)	987	excluded	987	1	0	0	1	0.50	0.10	1.25	987	excluded	
	C1.4 (2BR/2BA Unit)	981	excluded	981	1	0	0	1	0.50	0.10	1.25	981	excluded	
	C1.5 (2BR/2BA Unit)	998	excluded	998	0	1	1	2	0.50	0.10	1.25	1,996	excluded	
	C1.6 (2BR/2BA Unit)	929	excluded	929	0	1	1	2	0.50	0.10	1.25	1,858	excluded	
	C1.7 (2BR/2BA Unit)	993	excluded	993	0	1	1	2	0.50	0.10	1.25	1,986	excluded	
	C1.8 (2BR/2BA Unit)	987	excluded	987	0	1	1	2	0.50	0.10	1.25	1,974	excluded	
	C1.9 (2BR/2BA Unit)	981	excluded	1,107	0	1	1	2	0.50	0.10	1.25	1,962	excluded	
	Total # dwelling units				24	24	24	72				48,405	2,360	

BMR UNIT REQUIREMENTS - PER SDB ON BASE DENSITY (39 UNITS)

50% INCREASE: 15% VERY LOW INCOME	6 UNITS
ADDITIONAL 50%: 15% MODERATE INCOME	6 UNITS
TOTAL (PROVIDED):	**12 UNITS**

BMR UNIT BREAKDOWN PER FLOOR

(1) TYPE A1.0 LEVEL 4 (VERY LOW INCOME)
(1) TYPE A1.1 LEVEL 4 (MODERATE INCOME)
(1) TYPE B1.1 LEVEL 4 (VERY LOW INCOME)
(1) TYPE C1.2 LEVEL 4 (MODERATE INCOME)
(1) TYPE A1.10 LEVEL 5 (VERY LOW INCOME)
(1) TYPE A1.7A LEVEL 5 (MODERATE INCOME)
(1) TYPE B1.2 LEVEL 5 (MODERATE INCOME)
(1) TYPE C1.7 LEVEL 5 (VERY LOW INCOME)
(1) TYPE A1.10 LEVEL 6 (MODERATE INCOME)
(1) TYPE A1.7A LEVEL 6(VERY LOW INCOME)
(1) TYPE B1.2 LEVEL 6 (VERY LOW INCOME)
(1) TYPE C1.7 LEVEL 6 (MODERATE INCOME)
TOTAL: 12 BMR UNITS

BMR UNIT BREAKDOWN

UNIT TYPE (S.F.)	UNIT SIZE (S.F.)	# BEDROOMS	# MARKET RATE UNITS	% MARKET RATE UNITS	# VLI UNITS	# LI UNITS	# MOD UNITS	TOTAL BMR UNITS	% BMR UNITS
A1.0	475	STUDIO			1	0	0	1	8%
A1.1	584	STUDIO			0	0	1	1	8%
A1.7A	584	STUDIO			1	0	1	2	17%
A1.10	584	STUDIO			1	0	1	2	17%
B1.1	800	1BR/1BA			1	0	0	1	8%
B1.2	800	1BR/1BA			1	0	1	2	17%
C1.2	993	2BR/2BA			0	0	1	1	8%
C1.7	993	2BR/2BA			1	0	1	2	17%
							TOTAL	**12**	

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
California
1731 Technology Drive, Suite 750
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In Association with:

PLANNING APPLICATION FOR:
MECAH VENTURES
BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	1ST PLANNING SUBMITTAL
04.14.2023	2ND PLANNING SUBMITTAL
07.14.2023	3RD PLANNING SUBMITTAL
11.15.2023	4TH PLANNING SUBMITTAL
03.18.2024	5TH PLANNING SUBMITTAL
05.30.2024	6TH PLANNING SUBMITTAL
11.25.2024	7TH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

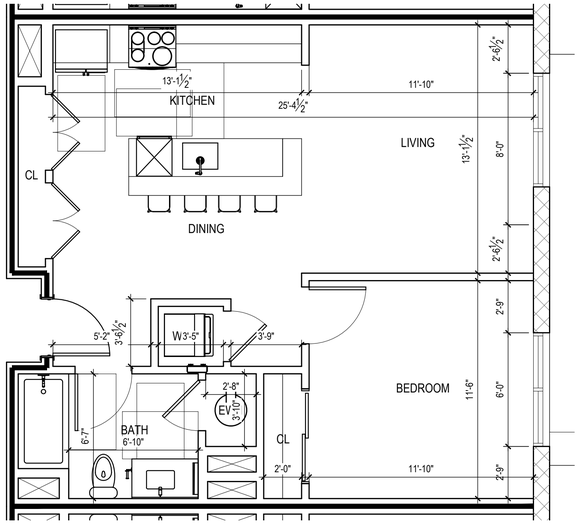
PA-2023-003

ENLARGED UNIT PLANS

A 5.01

PROJECT NO: 215513

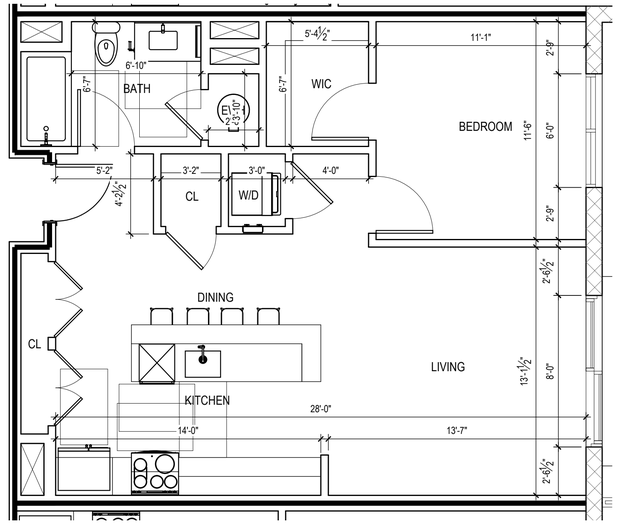
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NET RENTABLE AREA: 732 S.F.

ENLARGED PLAN - 1BR/1BA UNIT TYPE 'B1.0' 1

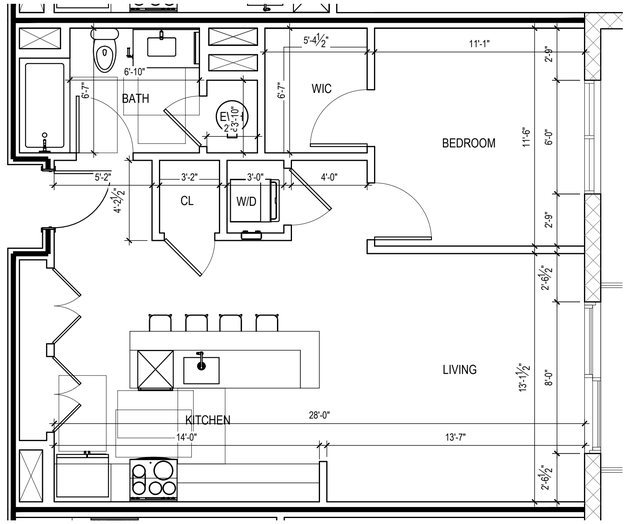
SCALE: 1/4" = 1'-0"



NET RENTABLE AREA: 800 S.F. (1) BMR UNIT @ LEVEL 4

ENLARGED PLAN - 1BR/1BA UNIT TYPE 'B1.1' 2

SCALE: 1/4" = 1'-0"



NET RENTABLE AREA: 800 S.F. (1) BMR UNIT @ LEVEL 5 & LEVEL 6

ENLARGED PLAN - 1BR/1BA UNIT TYPE 'B1.2" 3

SCALE: 1/4" = 1'-0"

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	475	0	475	4	2	2	8	0.50	0.05	1.00	3,800	0	66%
	A1.1 (Studio)	584	208	792	4	0	0	4	0.50	0.05	1.00	2,336	832	
	A1.1A (Studio)	601	310	911	1	0	0	1	0.50	0.05	1.00	601	310	
	A1.1B (Studio)	601	excluded	601	0	1	1	2	0.50	0.05	1.00	1,202	excluded	
	A1.2 (Studio)	584	138	722	1	0	0	1	0.50	0.05	1.00	584	138	
	A1.5 (Studio)	564	162	726	3	0	0	3	0.50	0.05	1.00	1,692	486	
	A1.6 (Studio)	564	0	564	2	2	2	6	0.50	0.05	1.00	3,384	0	
	A1.7A (Studio)	584	excluded	584	0	5	5	10	0.50	0.05	1.00	5840	excluded	
	A1.8 (Studio)	564	excluded	564	0	4	4	8	0.50	0.05	1.00	4512	excluded	
	A1.9 (Studio)	564	173	737	1	0	0	1	0.50	0.05	1.00	564	173	
	A1.10 (Studio)	475	excluded	475	0	2	2	4	0.50	0.05	1.00	1900	excluded	
	B1.0 (1BR/1BA Unit)	732	0	732	1	1	1	3	0.50	0.05	1.00	2,196	0	
	B1.1 (1BR/1BA Unit)	800	excluded	800	1	0	0	1	0.50	0.05	1.00	800	excluded	
	B1.2 (1BR/1BA Unit)	800	excluded	800	0	1	1	2	0.50	0.05	1.00	1,600	excluded	
	B1.3(1BR/1BA Unit)	910	148	1058	1	0	0	1	0.50	0.05	1.00	910	148	
	B1.4(1BR/1BA Unit)	910	excluded	910	0	1	1	2	0.50	0.05	1.00	1820	excluded	
	C1.0 (2BR/2BA Unit)	998	excluded	998	1	0	0	1	0.50	0.10	1.25	998	excluded	21%
	C1.1 (2BR/2BA Unit)	929	273	1,202	1	0	0	1	0.50	0.10	1.25	929	273	
	C1.2 (2BR/2BA Unit)	993	excluded	993	1	0	0	1	0.50	0.10	1.25	993	excluded	
	C1.3 (2BR/2BA Unit)	987	excluded	987	1	0	0	1	0.50	0.10	1.25	987	excluded	
	C1.4 (2BR/2BA Unit)	981	excluded	981	1	0	0	1	0.50	0.10	1.25	981	excluded	
	C1.5 (2BR/2BA Unit)	998	excluded	998	0	1	1	2	0.50	0.10	1.25	1,996	excluded	
	C1.6 (2BR/2BA Unit)	929	excluded	929	0	1	1	2	0.50	0.10	1.25	1,858	excluded	
	C1.7 (2BR/2BA Unit)	993	excluded	993	0	1	1	2	0.50	0.10	1.25	1,986	excluded	
	C1.8 (2BR/2BA Unit)	987	excluded	987	0	1	1	2	0.50	0.10	1.25	1,974	excluded	
	C1.9 (2BR/2BA Unit)	981	excluded	1,107	0	1	1	2	0.50	0.10	1.25	1,962	excluded	
	Total # dwelling units				24	24	24	72				48,405	2,360	

BMR UNIT REQUIREMENTS - PER SDB ON BASE DENSITY (39 UNITS)

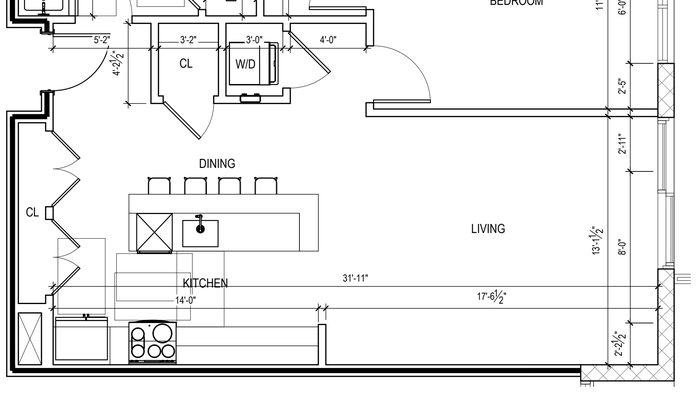
50% INCREASE: 15% VERY LOW INCOME	6 UNITS
ADDITIONAL 50%: 15% MODERATE INCOME	6 UNITS
TOTAL (PROVIDED):	**12 UNITS**

BMR UNIT BREAKDOWN PER FLOOR

(1) TYPE A1.0 LEVEL 4 (VERY LOW INCOME)
(1) TYPE A1.1 LEVEL 4 (MODERATE INCOME)
(1) TYPE B1.1 LEVEL 4 (VERY LOW INCOME)
(1) TYPE C1.2 LEVEL 4 (MODERATE INCOME)
(1) TYPE A1.10 LEVEL 5 (VERY LOW INCOME)
(1) TYPE A1.7A LEVEL 5 (MODERATE INCOME)
(1) TYPE B1.2 LEVEL 5 (MODERATE INCOME)
(1) TYPE C1.7 LEVEL 5 (VERY LOW INCOME)
(1) TYPE A1.10 LEVEL 6 (MODERATE INCOME)
(1) TYPE A1.7A LEVEL 6(VERY LOW INCOME)
(1) TYPE B1.2 LEVEL 6 (VERY LOW INCOME)
(1) TYPE C1.7 LEVEL 6 (MODERATE INCOME)
TOTAL: 12 BMR UNITS

BMR UNIT BREAKDOWN

UNIT TYPE (S.F.)	UNIT SIZE (S.F.)	# BEDROOMS	# MARKET RATE UNITS	% MARKET RATE UNITS	# VLI UNITS	# LI UNITS	# MOD UNITS	TOTAL BMR UNITS	% BMR UNITS
A1.0	475	STUDIO			1	0	0	1	8%
A1.1	584	STUDIO			0	0	1	1	8%
A1.7A	584	STUDIO			1	0	1	2	17%
A1.10	584	STUDIO			1	0	1	2	17%
B1.1	800	1BR/1BA			1	0	0	1	8%
B1.2	800	1BR/1BA			1	0	1	2	17%
C1.2	993	2BR/2BA			0	0	1	1	8%
C1.7	993	2BR/2BA			1	0	1	2	17%
							TOTAL	**12**	



NET RENTABLE AREA: 910 S.F.

ENLARGED PLAN - 1BR/1BA UNIT TYPE 'B1.3' 4

SCALE: 1/4" = 1'-0"

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
California
1731 Technology Drive, Suite 750
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BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
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03.18.2024	5TH PLANNING SUBMITTAL
05.30.2024	6TH PLANNING SUBMITTAL
11.25.2024	7TH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

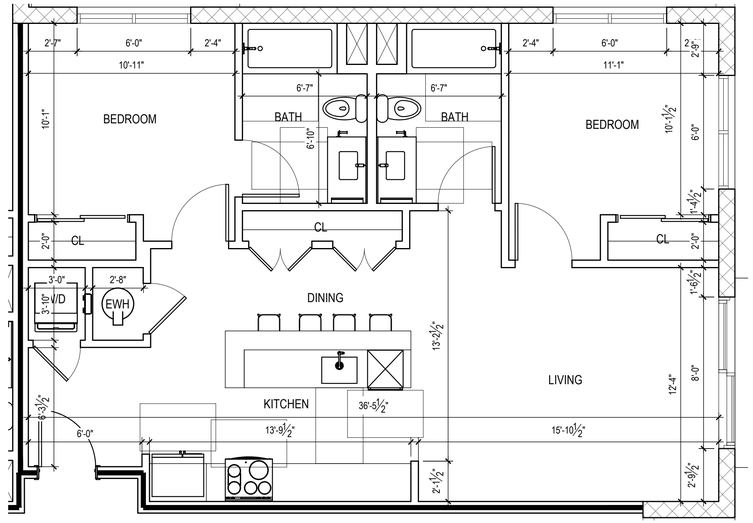
PA-2023-003

ENLARGED UNIT PLANS

A 5.02

PROJECT NO: 215513

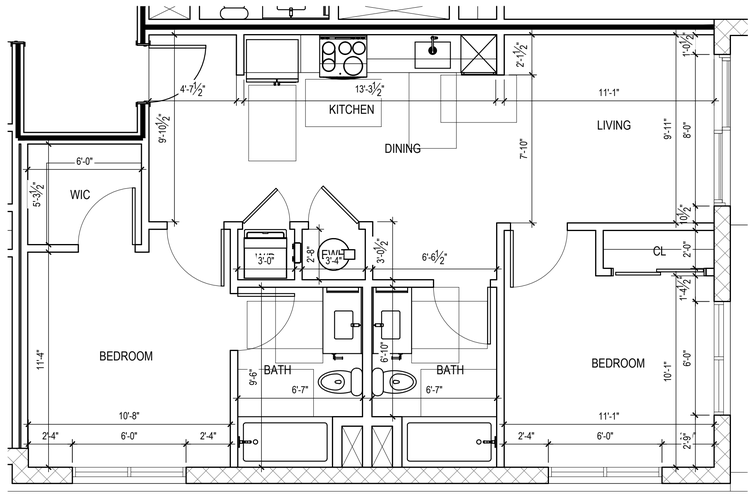
P:\2021 Jobs\215513\Block 20\01 Planning App\20254-MMDD Bld PA Submittal\215513-A5.01-A5.02.dwg - Fri 25. 2025, 8:59am - Mark



NET RENTABLE AREA: 998 S.F.

ENLARGED PLAN - 2BR/2BA UNIT TYPE 'C1.0' 1

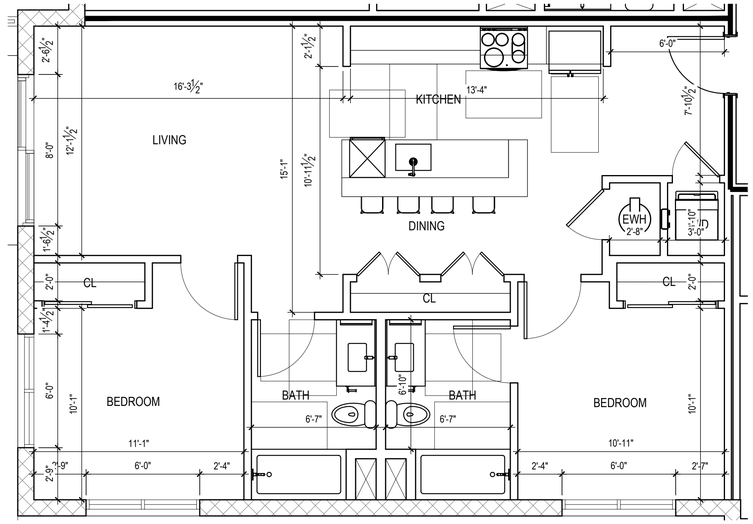
SCALE: 1/4" = 1'-0"



NET RENTABLE AREA: 929 S.F.

ENLARGED PLAN - 2BR/2BA UNIT TYPE 'C1.1' 2

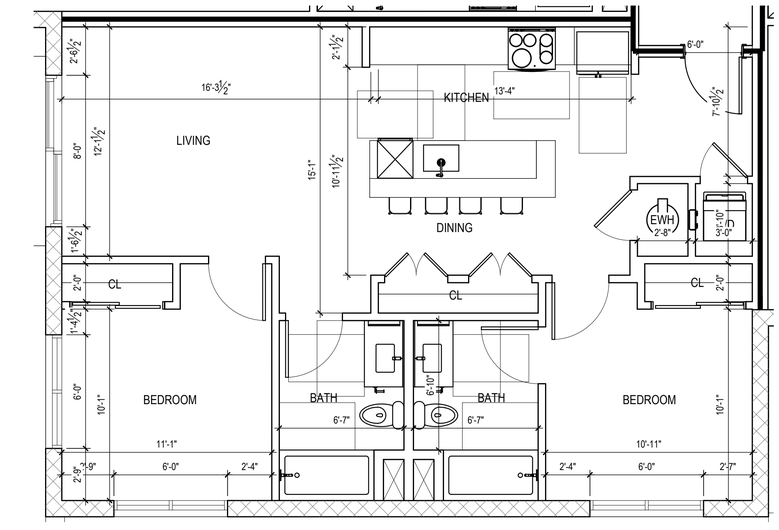
SCALE: 1/4" = 1'-0"



NET RENTABLE AREA: 993 S.F.(1) BMR UNIT @ LEVEL 4

ENLARGED PLAN - 2BR/2BA UNIT TYPE 'C1.2' 3

SCALE: 1/4" = 1'-0"



NET RENTABLE AREA: 987 S.F.

ENLARGED PLAN - 2BR/2BA UNIT TYPE 'C1.3' 4

SCALE: 1/4" = 1'-0"

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	475	0	475	4	2	2	8	0.50	0.05	1.00	3,800	0	
	A1.1 (Studio)	584	208	792	4	0	0	4	0.50	0.05	1.00	2,336	832	
	A1.1A (Studio)	601	310	911	1	0	0	1	0.50	0.05	1.00	601	310	
	A1.1B (Studio)	601	excluded	601	0	1	1	2	0.50	0.05	1.00	1,202	excluded	
	A1.2 (Studio)	584	138	722	1	0	0	1	0.50	0.05	1.00	584	138	66%
	A1.5 (Studio)	564	162	726	3	0	0	3	0.50	0.05	1.00	1,692	486	
	A1.6 (Studio)	564	0	564	2	2	2	6	0.50	0.05	1.00	3,384	0	
	A1.7A (Studio)	584	excluded	584	0	5	5	10	0.50	0.05	1.00	5840	excluded	
	A1.8 (Studio)	564	excluded	564	0	4	4	8	0.50	0.05	1.00	4512	excluded	
	A1.9 (Studio)	564	173	737	1	0	0	1	0.50	0.05	1.00	564	173	
	A1.10 (Studio)	475	excluded	475	0	2	2	4	0.50	0.05	1.00	1900	excluded	
	B1.0 (1BR/1BA Unit)	732	0	732	1	1	1	3	0.50	0.05	1.00	2,196	0	
	B1.1 (1BR/1BA Unit)	800	excluded	800	1	0	0	1	0.50	0.05	1.00	800	excluded	
	B1.2 (1BR/1BA Unit)	800	excluded	800	0	1	1	2	0.50	0.05	1.00	1,600	excluded	
	B1.3(1BR/1BA Unit)	910	148	1058	1	0	0	1	0.50	0.05	1.00	910	148	
	B1.4(1BR/1BA Unit)	910	excluded	910	0	1	1	2	0.50	0.05	1.00	1820	excluded	
	C1.0 (2BR/2BA Unit)	998	excluded	998	1	0	0	1	0.50	0.10	1.25	998	excluded	
	C1.1 (2BR/2BA Unit)	929	273	1,202	1	0	0	1	0.50	0.10	1.25	929	273	
	C1.2 (2BR/2BA Unit)	993	excluded	993	1	0	0	1	0.50	0.10	1.25	993	excluded	
	C1.3 (2BR/2BA Unit)	987	excluded	987	1	0	0	1	0.50	0.10	1.25	987	excluded	
	C1.4 (2BR/2BA Unit)	981	excluded	981	1	0	0	1	0.50	0.10	1.25	981	excluded	
	C1.5 (2BR/2BA Unit)	998	excluded	998	0	1	1	2	0.50	0.10	1.25	1,996	excluded	21%
	C1.6 (2BR/2BA Unit)	929	excluded	929	0	1	1	2	0.50	0.10	1.25	1,858	excluded	
	C1.7 (2BR/2BA Unit)	993	excluded	993	0	1	1	2	0.50	0.10	1.25	1,986	excluded	
	C1.8 (2BR/2BA Unit)	987	excluded	987	0	1	1	2	0.50	0.10	1.25	1,974	excluded	
	C1.9 (2BR/2BA Unit)	981	excluded	1,107	0	1	1	2	0.50	0.10	1.25	1,962	excluded	
	Total # dwelling units				24	24	24	72				48,405	2,360	

BMR UNIT REQUIREMENTS - PER SDB ON BASE DENSITY (39 UNITS)

50% INCREASE: 15% VERY LOW INCOME	6 UNITS
ADDITIONAL 50%: 15% MODERATE INCOME	6 UNITS
TOTAL (PROVIDED):	**12 UNITS**

BMR UNIT BREAKDOWN PER FLOOR

(1) TYPE A1.0 LEVEL 4 (VERY LOW INCOME)
(1) TYPE A1.1 LEVEL 4 (MODERATE INCOME)
(1) TYPE B1.1 LEVEL 4 (VERY LOW INCOME)
(1) TYPE C1.2 LEVEL 4 (MODERATE INCOME)
(1) TYPE A1.10 LEVEL 5 (VERY LOW INCOME)
(1) TYPE A1.7A LEVEL 5 (MODERATE INCOME)
(1) TYPE B1.2 LEVEL 5 (MODERATE INCOME)
(1) TYPE C1.7 LEVEL 5 (VERY LOW INCOME)
(1) TYPE A1.10 LEVEL 6 (MODERATE INCOME)
(1) TYPE A1.7A LEVEL 6(VERY LOW INCOME)
(1) TYPE B1.2 LEVEL 6 (VERY LOW INCOME)
(1) TYPE C1.7 LEVEL 6 (MODERATE INCOME)
TOTAL: 12 BMR UNITS

BMR UNIT BREAKDOWN

UNIT TYPE (S.F.)	UNIT SIZE (S.F.)	# BEDROOMS	# MARKET RATE UNITS	% MARKET RATE UNITS	# VLI UNITS	# LI UNITS	# MOD UNITS	TOTAL BMR UNITS	% BMR UNITS
A1.0	475	STUDIO			1	0	0	1	8%
A1.1	584	STUDIO			0	0	1	1	8%
A1.7A	584	STUDIO			1	0	1	2	17%
A1.10	584	STUDIO			1	0	1	2	17%
B1.1	800	1BR/1BA			1	0	0	1	8%
B1.2	800	1BR/1BA			1	0	1	2	17%
C1.2	993	2BR/2BA			0	0	1	1	8%
C1.7	993	2BR/2BA			1	0	1	2	17%
							TOTAL	**12**	

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In Association with:

PLANNING APPLICATION FOR:
MECAH VENTURES
BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	1ST PLANNING SUBMITTAL
04.14.2023	2ND PLANNING SUBMITTAL
07.14.2023	3RD PLANNING SUBMITTAL
11.15.2023	4TH PLANNING SUBMITTAL
03.18.2024	5TH PLANNING SUBMITTAL
05.30.2024	6TH PLANNING SUBMITTAL
11.25.2024	7TH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

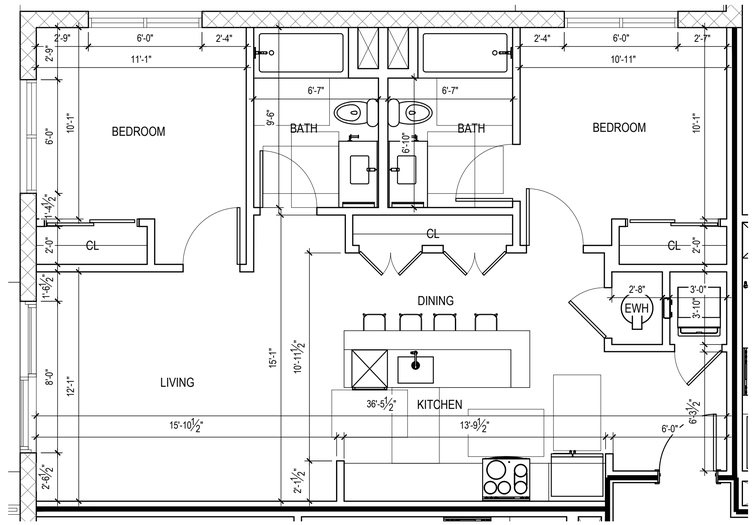
PA-2023-003

ENLARGED UNIT PLANS

A 5.03

PROJECT NO: 215513

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NET RENTABLE AREA: 981 S.F.

ENLARGED PLAN - 2BR/2BA UNIT TYPE 'C1.4'

SCALE: 1/4" = 1'-0"

1

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
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	A1.1B (Studio)	601	excluded	601	0	1	1	2	0.50	0.05	1.00	1,202	excluded	
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	B1.1 (1BR/1BA Unit)	800	excluded	800	1	0	0	1	0.50	0.05	1.00	800	excluded	
	B1.2 (1BR/1BA Unit)	800	excluded	800	0	1	1	2	0.50	0.05	1.00	1,600	excluded	
	B1.3(1BR/1BA Unit)	910	148	1058	1	0	0	1	0.50	0.05	1.00	910	148	
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	C1.3 (2BR/2BA Unit)	987	excluded	987	1	0	0	1	0.50	0.10	1.25	987	excluded	
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21%

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02.21.2025	8TH PLANNING SUBMITTAL

PA-2023-003

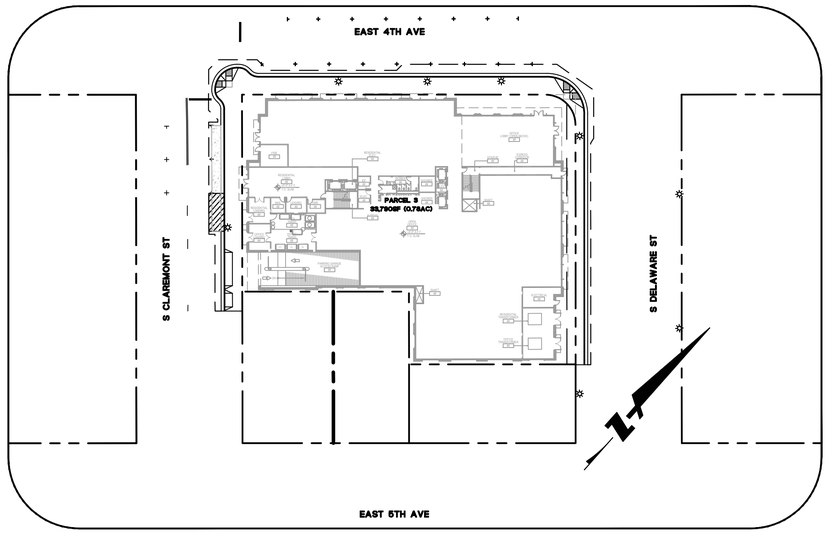
ENLARGED UNIT PLANS

A5.04

PROJECT NO: 215513

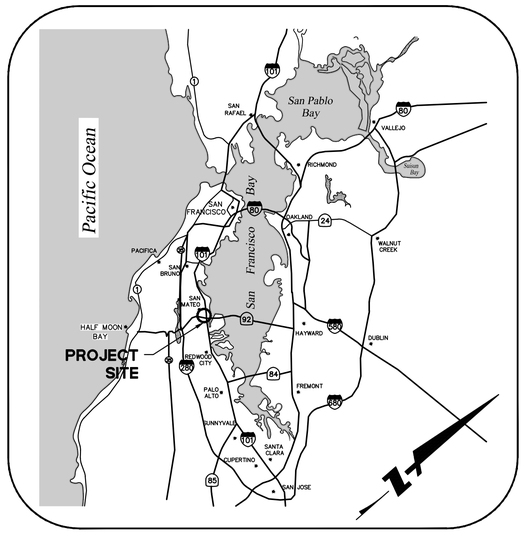
BLOCK 20
VESTING TENTATIVE PARCEL MAP

CITY OF SAN MATEO, SAN MATEO COUNTY, CALIFORNIA



SITE PLAN

SCALE: 1"=50'



LOCATION MAP

NTS

SHEET INDEX

Sheet Number	Sheet Title
C1.01	TITLE SHEET
C1.02	NOTES, LEGEND & ABBREVIATIONS
C2.01	SITE SURVEY
C2.02	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.03	TENTATIVE PARCEL MAP
C3.01	PRELIMINARY HORIZONTAL CONTROL PLAN
C3.02	PRELIMINARY CROSS SECTIONS
C4.01	PRELIMINARY GRADING PLAN
C5.01	PRELIMINARY UTILITY PLAN
C6.01	PRELIMINARY STORMWATER CONTROL PLAN
C6.02	PRELIMINARY STORMWATER CONTROL NOTES AND DETAILS
C6.03	PRELIMINARY STORMWATER CONTROL NOTES AND DETAILS
C7.01	PRELIMINARY FIRE ACCESS PLAN
C8.01	FIRE TRUCK TURNING MOVEMENTS
C8.02	TRASH TRUCK TURNING MOVEMENTS
C8.03	SU-30 TRUCK TURNING MOVEMENTS
C9.01	CONSTRUCTION BMPS

BENCHMARK

A LOCAL SITE BENCHMARK BEING THE MONUMENT FOUND IN S. DELAWARE ST. ON THE SOUTHEASTERLY SIDE OF ITS INTERSECTION WITH E. 4TH AVE. BEING A FOUND CITY MONUMENT IN WELL AT THE APPROXIMATE CENTERLINE OF SAID S. DELAWARE ST. CAN BE USED AS THE SITE BENCHMARK.
ELEVATION = 19.69FT. (NAVD88)

BASIS OF BEARINGS

THE MONUMENTED CENTERLINE OF SOUTH DELAWARE STREET BETWEEN 3RD AVENUE AND 5TH AVENUE AS SHOWN ON PARCEL MAP NO. 324 FILED IN BOOK 64 OF MAPS, PAGE 52 SHOWN AS S 41°28'00".

PROJECT SUMMARY

APPLICANT	MICHAEL FIELD MECAH VENTURES 530 EMERSON STREET, SUITE 150 PALO ALTO, CA 94301 650.847.1266
ARCHITECT	EVAN SOCKALOSKY ARCHITECTURAL TECHNOLOGIES 1731 TECHNOLOGY DRIVE, SUITE 750 SAN JOSE, CA 95110 408.496.0676
LANDSCAPE ARCHITECT	TOM HOLLOWAY KLA INCORPORATED 151 S NORLIN STREET SONORA, CA 95370 209.532.2856
CIVIL ENGINEER	ALYSSA JACOBSON, PE BKF ENGINEERS 150 CALIFORNIA STREET, SUITE 600 SAN FRANCISCO, CA 94111 415.930.7900
OWNER	MECAH VENTURES 530 EMERSON STREET, SUITE 150 PALO ALTO, CA 94301
TOTAL AREA	50,499 SF (1.16 AC)
EXISTING ZONING	CBD/S-CENTRAL BUSINESS SUPPORT
EXISTING LAND USE	DOWNTOWN RETAIL CORE SUPPORT
PROPOSED LAND USE	DOWNTOWN RETAIL CORE SUPPORT THE PROPOSED PROJECT CONSISTS OF A 6 STORY MIXED-USE BUILDING CONSISTING OF 237,083 SF.
UTILITIES	
WATER SUPPLY:	CALIFORNIA WATER SERVICE
FIRE PROTECTION:	SAN MATEO CONSOLIDATED FIRE
SEWAGE DISPOSAL:	CITY OF SAN MATEO
STORM DRAIN:	CITY OF SAN MATEO
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	COMCAST
CABLE TELEVISION:	COMCAST

APPROVALS

ENGINEER'S STATEMENT

THIS VESTING TENTATIVE PARCEL MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

REGISTERED PROFESSIONAL ENGINEER · ALYSSA JACOBSON · No. 87014 · EXP. 6/30/25 · CIVIL · STATE OF CALIFORNIA

11/07/2024

ALYSSA JACOBSON, P.E. — DATE
PROJECT MANAGER
BKF ENGINEERS

REGISTERED PROFESSIONAL ENGINEER · MICHAEL A. O'CONNELL · No. 75811 · EXP. 6/30/24 · CIVIL · STATE OF CALIFORNIA

11/07/2024

MICHAEL O'CONNELL, P.E. — DATE
ASSOCIATE
BKF ENGINEERS

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07.14.2023	THIRD PLANNING SUBMITTAL
11.15.2023	FOURTH PLANNING SUBMITTAL
03.18.2024	FIFTH PLANNING SUBMITTAL
05.30.2024	SIXTH PLANNING SUBMITTAL
11.25.2024	SEVENTH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

TITLE SHEET

PA-2023-003

C1.01

PROJECT NO: 215513

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GENERAL NOTES

1. SOURCE OF TOPOGRAPHY: EXISTING TOPOGRAPHY SHOWN IS BASED ON A ALTA/NSPS LAND TITLE SURVEY PREPARED BY BKF ENGINEERS DATED 05/01/2022.

2. GRADING: SITE GRADES AND BUILDING/GARAGE FINISHED FLOOR ELEVATIONS ARE SUBJECT TO FINAL ENGINEERING DESIGN AND GEOTECHNICAL ENGINEER'S REVIEW AND APPROVAL.

3. UTILITIES: UTILITY SIZING, LOCATIONS, AND GRADES ARE SUBJECT TO FINAL ENGINEERING DESIGN, GEOTECHNICAL ENGINEER AND RESPECTIVE UTILITY AGENCY REVIEW AND APPROVAL.

   A. EXISTING UTILITIES SHOWN ARE FROM FIELD OBSERVATIONS AND RECORD DRAWINGS AND ARE NOT MEANT TO BE A FULL CATALOG OF ACTUAL CONDITIONS.

   B. EXISTING ON-SITE UTILITIES SHOWN ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON PLANS.

   C. THE WATER DISTRIBUTION WILL BE DESIGNED AND CONSTRUCTED PER CALIFORNIA WATER SERVICE STANDARD SPECIFICATIONS AND DETAILS, WHERE APPLICABLE.

   D. THE SANITARY SEWER SYSTEM WILL BE DESIGNED AND CONSTRUCTED PER CITY OF SAN MATEO STANDARD SPECIFICATIONS AND DETAILS, WHERE APPLICABLE.

   E. THE STORM DRAIN SYSTEM WILL BE DESIGNED AND CONSTRUCTED PER CITY OF SAN MATEO STANDARD SPECIFICATIONS AND DETAILS, WHERE APPLICABLE.

8. FEMA DESIGNED FLOOD ZONE: FLOOD ZONE 'X'; OTHER AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PER FLOOD INSURANCE RATE MAP NUMBER 06081C0154G DATED 04/05/2019.

9. LANDSCAPE PLAN: LANDSCAPE PLAN BY KLA INCORPORATED SHALL BE APPROVED AS PART OF FINAL IMPROVEMENT PLANS FOR THE PROJECT.

FIRE DEPARTMENT NOTES

1. A SEPARATE APPLICATION AND PERMIT ARE REQUIRED FOR THE INSTALLATION OF ANY UNDERGROUND FIRE SERVICE LINES. APPLICATION SHALL BE MADE BY A REGISTERED ENGINEER OR BY EITHER A GENERAL ENGINEERING CONTRACTOR OR A LICENSED FIRE SPRINKLER CONTRACTOR, WHO WILL BE PERFORMING THE WORK.

2. IN ACCORDANCE WITH THE MUNICIPAL/ REGEIONAL STORM WATER PERMIT, NO FIRE SPRINKLER SYSTEM DRAIN SHALL DISCHARGE INTO ANY STORM DRAIN SYSTEM. THE SYSTEM SHALL DISCHARGE TO EITHER A LANDSCAPE AREA LARGE ENOUGH TO CONTAIN THE OUTFLOW, OR TO THE SANITARY SEWER BY MEANS OF AN INDIRECT CONNECTION. INDICATE THE LOCATION OF THE FIRE SPRINKLER SYSTEM DRAIN ON PLANS SUBMITTED FOR A BUILDING PERMIT.

UNDERGROUND STORAGE TANKS

1. PRIOR TO BUILDING PERMIT ISSUANCE, THE PROJECT MUST BE SUBMITTED TO THE SAN MATEO COUNTY HEALTH DEPARTMENT FOR REVIEW OF THE PROPOSED REMOVAL OF THE EXISTING UNDERGROUND STORAGE TANK ("UST") AND ASSOCIATED PIPING ON SITE.

LEGEND

	PROPOSED	EXISTING
SITE BOUNDARY		
COUNTY BOUNDARY		
LOT LINE		
CONTOUR LINE	100	100
FENCE		
STORM DRAIN		
SANITARY SEWER		SS
WATER MAIN	W	W
FIRE WATER MAIN	FW	
GAS LINE	GAS	GAS
JOINT TRENCH	E	E
SANITARY SEWER CLEAN OUT	CO	
SANITARY SEWER MANHOLE		S
STORM DRAIN CURB INLET		
STORM DRAIN MANHOLE		
STORMFILTER		
DETECTOR CHECK & METER		
COMPOUND METER		
FIRE DEPARTMENT CONNECTION		
FIRE HYDRANT		
WATER VALVE		
MONUMENT		
TRANSFORMER		
BIKE RACK		
STREET LIGHT		
INLET PROTECTION		
POLE LIGHT		
STORM DRAIN CLEAN OUT		
STORM DRAIN AREA DRAIN		
STORM DRAIN CATCH BASIN		
OVERHEAD WIRES		OH
STREET SIGN		
SPOT ELEVATION	TC 8.70	TC 8.70
FRESH AIR INLET		
WATER METER		WM
BACK FLOW PREVENTER		
AUXILIARY WATER SUPPLY SYSTEM		AWSS
JOINT POLE		
TREE		



ABBREVIATIONS

Δ	DELTA
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ACP	ASBESTOS CEMENT PIPE
AD	AREA DRAIN
ADJ	ADJACENT
APP	APPENDIX
APN	ACCESS POINT NAME
AWSS	AUXILIARY WATER SUPPLY SYSTEM
B/W, BW	BACK OF WALK
BC	BEGINNING OF CURVE
BCR	BEGINNING CURB RETURN
BFP	BACKFLOW PREVENTER
BLD, BLDG	BUILDING
BTM	BOTTOM
BRC	BOTTOM OF RETAINING CURB
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BSW	BACK OF SIDEWALK
C&G	CURB AND GUTTER
CB	CATCH BASIN
CCP	CONCRETE CYLINDER PIPE
CL, ℄	CENTER LINE
CLR	CLEARANCE
CO	CLEANOUT
COMM	TELECOM
CONC	CONCRETE
COR	CORNER
CS	COMBINED SEWER
CSMH	COMBINED SEWER MANHOLE
CATV, CTV	CABLE TELEVISION
DSDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DROP INLET
DIA	DIAMETER
DMA	DRAINAGE MANAGEMENT AREA
DOC, DU	DOCUMENT
DW	DOMESTIC WATER
DWG	DRAWING
DWY	DRIVEWAY
E	EAST
E, ELEC	ELECTRIC
EASE, ESMT	EASEMENT
EB	ELECTRIC BOX
EC	END OF CURVE
ECC	EXTRUDED CONCRETE CURB
ECR	END CURB RETURN
EG	EXISTING GROUND
EL, ELEV	ELEVATION
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX, EXIST	EXISTING
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FNC	FENCE
FO	FIBER OPTIC CABLE
FS	FIRE SERVICE
FT	FEET
FW	FIRE WATER
G	GAS
GB	GRADE BREAK
GM	GAS METER
GND	GROUND
GPM	GALLONS PER MINUET
GR	GRATE, GRATE ELEVATION
GV	GATE VALVE
HASP	HEALTH & SAFETY PLAN
HCAP	HANDICAPPED
HC, HCR	HANDICAP RAMP
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
H, HORZ	HORIZONTAL
ID	INNER DIAMETER
INV	INV
IRR	IRRIGATION
JP	JOINT POLE
JT	JOINT TRENCH
L	LENGTH
L/C, LS	LANDSCAPE
LF	LINEAR FEET
LG	LIP OF GUTTER
LID	LOW IMPACT DEVELOPMENT
LOW	LIMIT OF WORK
LT	LIGHT
LSCP	LANDSCAPE
LT	LIGHT
MAX	MAXIMUM
MB	MAIL BOX
MIN	MINIMUM
MH	MANHOLE
MPWD	MID-PENINSULA WATER DISTRICT
N	NORTH
NTS	NOT TO SCALE
NO.	NUMBER
OC	OFF CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OR, O.R.	OFFICIAL RECORD
PCC	PORTLAND CEMENT CONCRETE
PDL	PEDESTAL
PRC	POINT OF REVERSE CURVATURE
PCL	PARCEL
PERF	PERFORATED
PG&E	PACIFIC GAS & ELECTRIC
PKG	PARKING
PL	PROPERTY LINE
PM	PARKING METER
POC	POINT OF CONNECTION
PR	PROPOSED
PRC	POINT OF COMPOUND CURVE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INFLECTION
R	RADIUS, RIGHT OF ALIGNMENT LINE
RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION
RC	RELATIVE COMPACTION
RFL	ROOF LEADER
RW,ROW	RIGHT OF WAY
RWC	REDWOOD CITY
S	SLOPE, SOUTH
SAN.	SANITARY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SF	SQUARE FEET
SFDPW	SF DEPARTMENT OF PUBLIC WORKS
SFPUC	SF PUBLIC UTILITIES COMMISSION
S.E.P.	SEE ELECTRICAL PLANS
S/W	SIDEWALK
S.A.D.	SEE ARCHITECTURAL DRAWINGS
SD	STORM DRAIN
SDAD	STORM DRAIN AREA DRAIN
SDCO	STORM DRAIN CLEANOUT
SDDI	STORM DRAIN DROP INLET
SDMH	STORM DRAIN MANHOLE
S.F.P.P.	SEE FIRE PROTECTION PLAN
SMGP	SOIL & GROUNDWATER MONITORING PLAN
S.J.T.P.	SEE JOINT TRENCH PLANS
SL	STREET LIGHT
SLB	STREET LIGHT BOX
S.L.P.	SEE LANDSCAPE PLANS
S.P.P.	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
ST	STREET
STA	STATION
STD	STANDARD
T&G	TONGUE AND GROVE
T, TEL, TELE	TELEPHONE
TBD	TO BE DETERMINED
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TRANS	TRANSFORMER
TRC	TOP OF RETAINING CURB
TSB	TRAFFIC SIGNAL BOX
TTC	THEORETICAL TOP OF CURB
TWELL	TREE WELL
TYP	TYPICAL
VC	VERTICAL CURVE
V, VERT	VERTICAL
VG	VALLEY GUTTER
UB	UTILITY BOX
U.C.D.	UNDERGROUND COMMERCIAL DISTRIBUTION
USA	UNDERGROUND SERVICE ALERT
W	WATER, WEST
WM	WATER METER
WV	WATER VALVE
W/	WITH

SYMBOL LEGEND

SYMBOL	DESCRIPTION
A / C1.01	DETAIL SECTION A ON SHEET C1.01
A / C1.01	DETAIL A ON SHEET C1.01

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95113 408.496.1121

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In Association with:

PLANNING APPLICATION FOR:
MECAH VENTURES
BLOCK 20
SAN MATEO, CA 94401

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03.18.2024	FIFTH PLANNING SUBMITTAL
05.30.2024	SIXTH PLANNING SUBMITTAL
11.25.2024	SEVENTH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

NOTES LEGEND AND ABBREVIATIONS

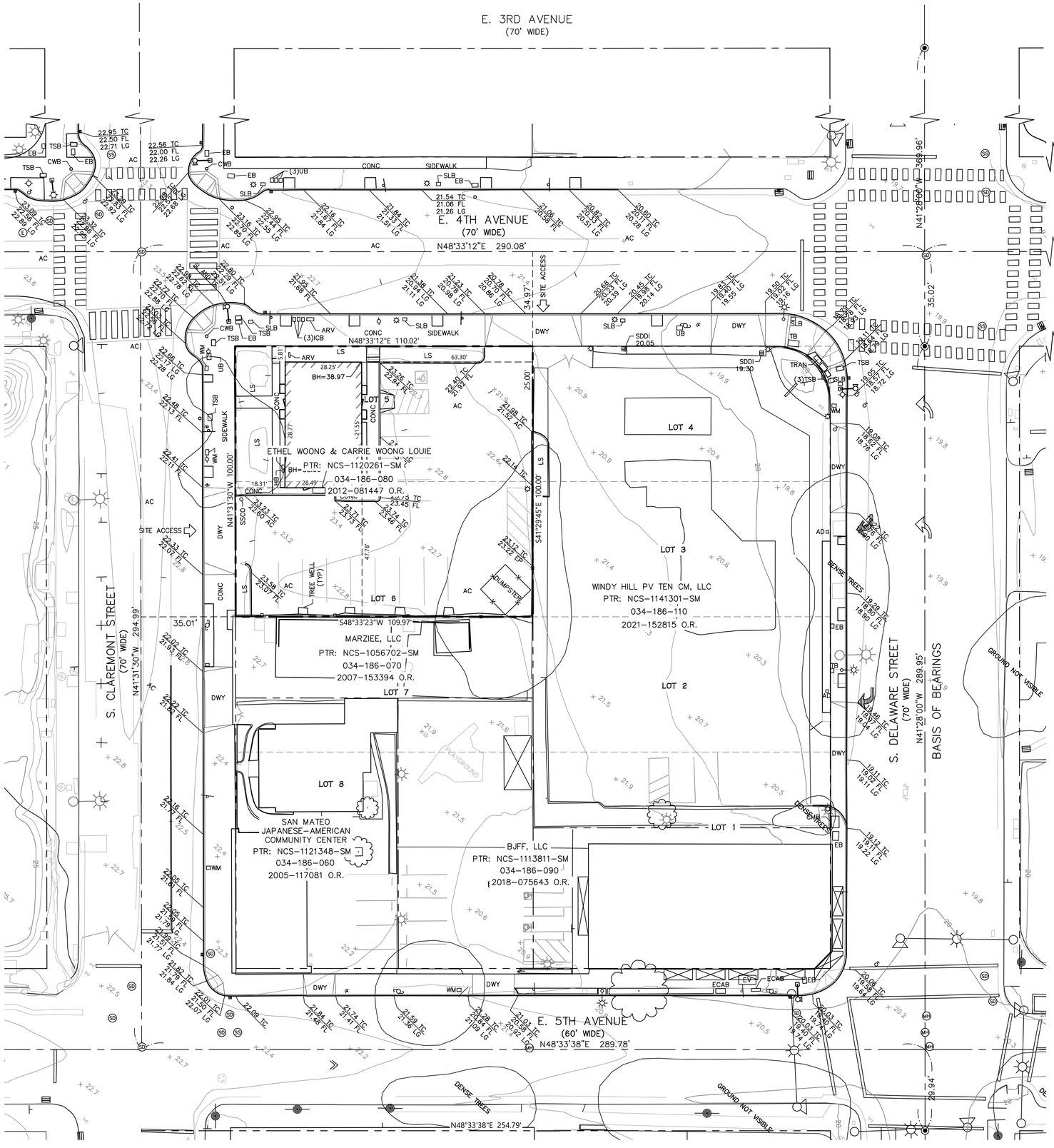
PA-2023-003

C1.02

PROJECT NO: 215513

REGISTERED PROFESSIONAL ENGINEER
ALYSSA JACOBSEN
No. 87014
EXP. 6/30/25
CIVIL
STATE OF CALIFORNIA

\\ARC-SVR-FILE02\2020\215513_MECAH_Ph_Apts - Mateo\CAD\LD\Sheets\001-GEN C1.01 1.1.5 B1.dwg, Feb 28, 2025, 8:45am, dlee



ABBREVIATIONS

AC	ASPHALT
AD	AREA DRAIN
APN	ASSESSOR'S PARCEL NUMBER
BFP	BACK FLOW PREVENTOR
BH	BUILDING HEIGHT
BLDG	BUILDING
BOL	BOLLARD
CMB	COMMUNICATIONS BOX
CTVB	CABLE/TELEVISION BOX
CONC	CONCRETE
CR	CURB RAMP
D.N.	DOCUMENT NUMBER
DWY	DRIVEWAY
EB	ELECTRICAL BOX
ECAB	ELECTRICAL CABINET
EV	ELECTRICAL VAULT
EX	EXISTING
FH	FIRE HYDRANT
FL	FLOWLINE
GV	GAS VALVE
JP	JOIN POLE
LG	LIP OF GUTTER
OH	OVERHANG
#R	REGULAR PARKING SPOT
RRT	RAILROAD TRACKS
SSCO	SANITARY SEWER CLEAN OUT
SQ. FT.	SQUARE FEET
SDCD	STORM DRAIN CURB DRAIN
STR	STRUCTURE
TB	TELEPHONE BOX
TC	TOP OF CURB
TRAN	TRANSFORMER
TSB	TRAFFIC SIGNAL BOX
UB	UTILITY BOX
WB	WATER BOX
WM	WATER METER
WV	WATER VALVE

SYMBOLS & LEGEND

- AREA LIGHT
- TRAFFIC SIGNAL
- STREET LIGHT
- CATCH BASIN
- COMMUNICATION MANHOLE
- FIRE HYDRANT
- GUY ANCHOR
- MONUMENT
- RISER
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- MANHOLE
- SIGN
- UTILITY POLE
- VALVE

- BUILDING
- BUILDING OVERHANG
- DIMENSIONAL TIES
- EASEMENT
- FENCE
- LOT LINE
- PROPERTY LINE

BASIS OF BEARING

THE MONUMENTED CENTERLINE OF SOUTH DELAWARE STREET BETWEEN 3RD AVENUE AND 5TH AVENUE AS SHOWN ON PARCEL MAP NO. 324 FILED IN BOOK 64 OF MAPS, PAGE 52 SHOWN AS S 41°28'00" E.

BENCHMARK

ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988, DERIVED FROM GPS OBSERVATIONS AND BASED ON NAD83(2011), EPOCH 2022.2808

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
DATES OF TOPOGRAPHIC SURVEY ARE MAY 1, 2022

SURVEYOR'S STATEMENT

THIS TOPOGRAPHIC SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION.

DAVIS THRESH
P.L.S. NO. 6868

5/3/2022
DATED

LICENSED LAND SURVEYOR ★ DAVIS THRESH No. 6868 ★ STATE OF CALIFORNIA

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ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
California
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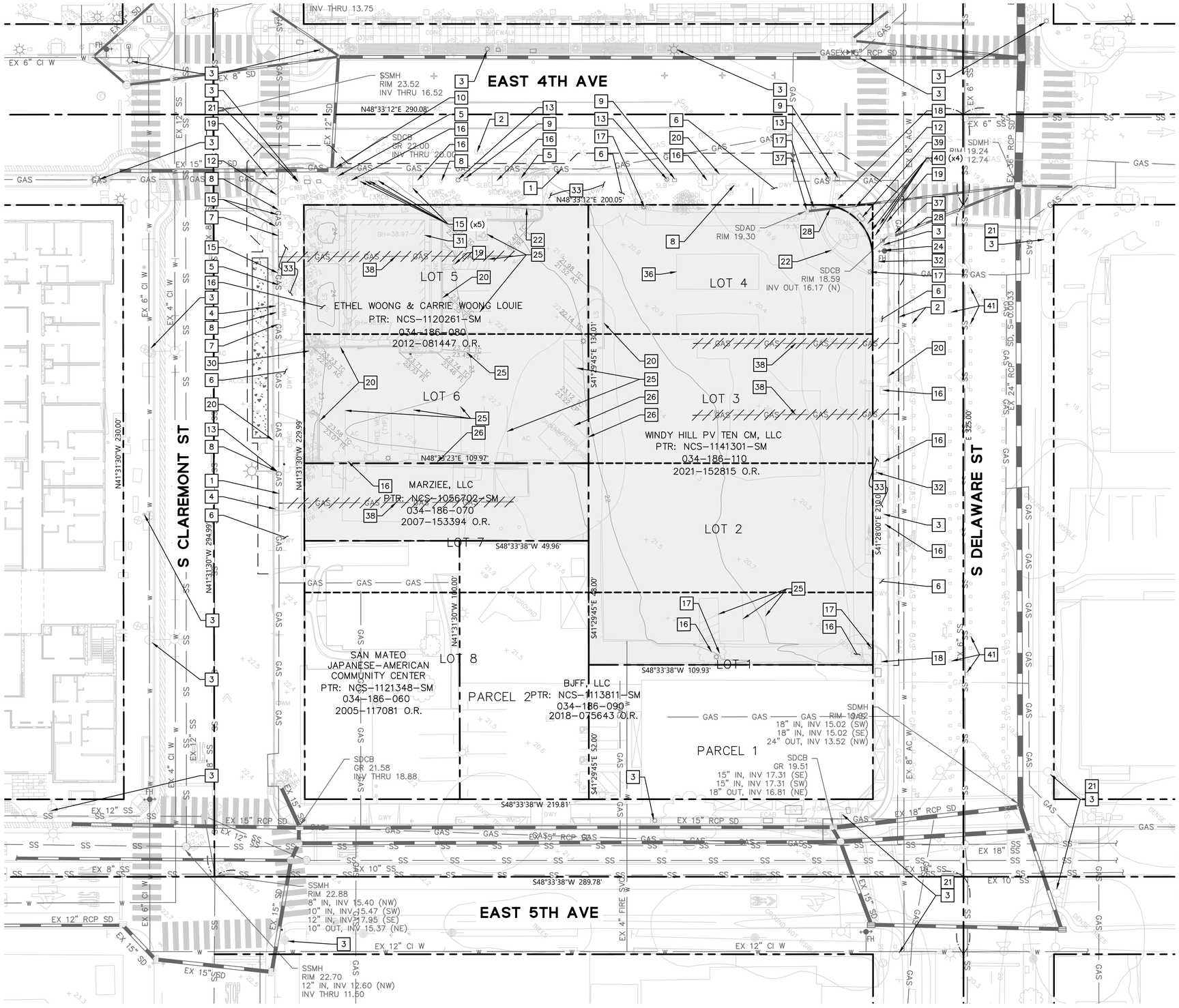
SITE SURVEY

PA-2023-003

C2.01

PROJECT NO: 215513

\\ARC-GP-nas\2022\220515_505_E_4th_San_Mateo\05-Drawings\C2\C2.01 SITE SURVEY.dwg - Feb 26, 2025, 9:43am - clare



DEMOLITION LEGEND:

- REMOVE (E) UTILITY
- SAWCUT LINE
- PROPERTY LINE
- LIMITS OF ONSITE IMPROVEMENTS

DEMOLITION KEY NOTES

1. GAS MAIN, TO BE PROTECTED IN PLACE
2. EXISTING ABANDONED GAS MAIN
3. STREET LIGHT TO REMAIN
4. WATER METER, TO BE REMOVED
5. STREET SIGN, TO BE RELOCATED PER CONSTRUCTION DOCUMENTS
6. DRIVEWAY, TO BE REMOVED
7. TREE, TO BE PROTECTED IN PLACE
8. JOINT POLE, TO BE REMOVED, S.J.T.P. FOR DISPOSITION
9. STREET LIGHT BOX TO REMAIN, ADJUST TO FG
10. STORM DRAIN CATCH BASIN, TO BE REMOVED AND REPLACED
11. ELECTRICAL BOX, TO REMAIN IN PLACE, ADJUST TO FG
12. PEDESTRIAN PUSH BUTTON, TO BE RELOCATED. SEE NOTE 2.
13. STREET LIGHT, TO BE RELOCATED, S.J.T.P.
14. STREET LIGHT BOX, TO BE RELOCATED, S.J.T.P.
15. UTILITY BOX, TO REMAIN, ADJUST TO FG
16. TREE, TO BE REMOVED
17. STREET LIGHT, TO BE REMOVED
18. TELECOM BOX, TO REMAIN, ADJUST TO FG
19. CURB RAMP, TO BE REMOVED AND REPLACED
20. CURB AND GUTTER, TO BE REMOVED AND REPLACED
21. TRAFFIC SIGNAL AND BOX, TO REMAIN IN PLACE, ADJUST TO FG
22. BUSINESS SIGN, TO BE REMOVED
23. NOT USED
24. FIRE HYDRANT, TO REMAIN
25. PARKING STRIPING, TO BE REMOVED
26. FENCE, TO BE REMOVED
27. NOT USED
28. STORM DRAIN LATERAL, TO BE CUT AND CAPPED, AND ABANDONED IN PLACE
29. NOT USED
30. SANITARY LATERAL, TO BE CUT AND CAPPED AT THE MAIN, AND ABANDONED IN PLACE
31. BUILDING, TO BE REMOVED
32. UTILITY BOX, TO BE REMOVED
33. SIDEWALK, TO BE REMOVED, TYP
34. NOT USED
35. NOT USED
36. NOT USED
37. STORM DRAIN CATCH BASIN, TO BE REMOVED
38. GAS LATERAL TO BE CUT, CAPPED, AND REMOVED
39. TRAFFIC SIGNAL CABINET TO BE RELOCATED
40. TRAFFIC SIGNAL BOX TO BE RELOCATED
41. LANE DELINEATORS ON DELAWARE STREET TO BE REMOVED, TYP

NOTES

1. THERE ARE NO EXISTING EASEMENTS WITHIN THE PROJECT PROPERTY.
2. PEDESTRIAN PUSH BUTTONS TO BE RELOCATED OUT OF ACCESSIBLE RAMP LANDINGS. PUSH BUTTONS AT INTERSECTION OF CLAREMONT AND 4TH TO BE PLACED ON SEPARATE POLES.

GRAPHIC SCALE
20 0 20 40

REGISTERED PROFESSIONAL ENGINEER
ALYSSA JACOBSON
No. 87014
EXP. 6/30/25
CIVIL
STATE OF CALIFORNIA

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
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Phoenix, AZ 85028 602.953.2355
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EXISTING CONDITIONS AND DEMOLITION PLAN

PA-2023-003

C2.02

PROJECT NO: 215513

Mail:\P-mail\2022\2205_000_E_Wk_Site_Mstr\ENG\1-SDC\C2.01 EXISTING CONDITIONS.dwg - Feb 20, 2025, 9:48am - cline

BLOCK 21
(PER SEPARATE PACKAGE)
OWNER: WINDY HILL PROPERTY VENTURES

EAST 4TH AVE

N48°33'12"E 290.08'

70' PUBLIC RIGHT OF WAY

N48°33'12"E 200.05'

R=20.00'
Δ=89°58'48"
L=31.41'

LOT 5

ETHEL WOONG & CARRIE WOONG LOUIE
PTR: NCS-1120261-SM
034-186-080
2012-081447 O.R.

LOT 4

N41°31'30"W 129.99'

S41°29'45"E 130.01'

PARCEL 3
33,790SF (0.78AC)

LOT 6

LOT 3

WINDY HILL PV TEN CM, LLC
PTR: NCS-1141301-SM
034-186-110
2021-152815 O.R.

N48°33'23"E 109.97'

MARZIEE, LLC
PTR: NCS-1056702-SM
034-186-070
2007-153394 O.R.

N41°28'00"W 158.03'

5.77' PAE

LOT 2

968 SF PROPOSED SIDEWALK ACCESS EASEMENT

N48°33'38"E 109.96'

S48°33'38"W 49.96'

KIKU CROSSING
(PER SEPARATE PACKAGE)
OWNER: MIDPEN HOUSING

N41°31'30"W 230.00'

S CLAREMONT ST

N41°31'30"W 294.99'

S41°28'00"E 325.00'

S DELAWARE ST

S41°31'30"E 100.00'

N41°31'30"W 100.00'

S41°29'45"E 49.00'

N48°33'38"E 109.93'

S48°33'38"W 109.93'

SAN MATEO
JAPANESE-AMERICAN
COMMUNITY CENTER
PTR: NCS-1121348-SM
034-186-060
2005-117081 O.R.

LOT 8

PARCEL 2

PARCEL 2 PTR: NCS-1113811-SM
034-186-090
2018-075643 O.R.

BJFF, LLC
PTR: NCS-1113811-SM
034-186-090
2018-075643 O.R.

PARCEL 1

S41°31'30"E 52.00'

N41°31'30"W 52.00'

S41°29'45"E

N41°28'00"W

70' PUBLIC RIGHT OF WAY

70' PUBLIC RIGHT OF WAY

N48°33'38"E 109.91'

N48°33'38"E 109.91'

S48°33'38"W 289.78'

60' PUBLIC RIGHT OF WAY

EAST 5TH AVE

LEGEND:

- PROPOSED PARCEL LINE/ BOUNDARY
- PROPOSED CENTER LINE
- EXISTING LOT LINE
- EXISTING PARCEL LINE (TO REMAIN)
- PROPOSED PUBLIC ACCESS EASEMENT (FOR SIDEWALK AND CURB RAMP PURPOSES)

GRAPHIC SCALE
20 0 20 40

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Arizona
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02.21.2025	8TH PLANNING SUBMITTAL

TENTATIVE PARCEL MAP

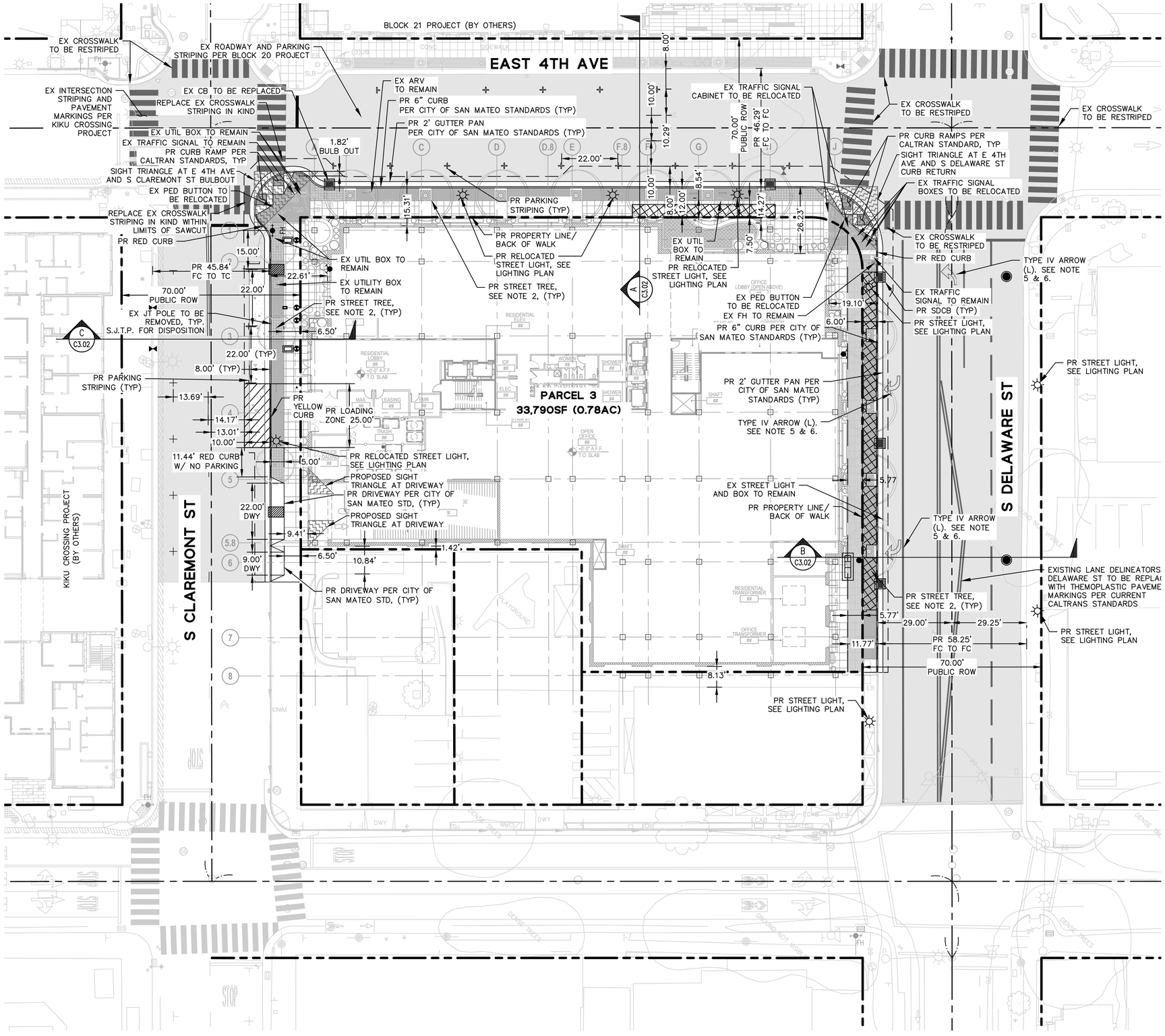
PA-2023-003

C2.03

PROJECT NO: 215513

REGISTERED PROFESSIONAL ENGINEER
ALYSSA JACOBSON
No. 87014
EXP. 6/30/25
CIVIL
STATE OF CALIFORNIA

\\ad\Projects\2022\2203_000_E_sh_Sht_Mdwn\ENG\3-Sheets\D SDC2.01 PRELIMINARY PARCEL MAP.dwg - Feb 21, 2025, 11:39am - dhe



LEGEND

- LIMITS OF GRIND AND OVERLAY TOP 2.5" OF ROADWAY PAVEMENT
- SAWCUT LINE
- PROPOSED SIGHT TRIANGLE (25' FOR INTERSECTIONS, 10' FOR DRIVEWAYS)
- PROPOSED RED CURB
- PROPOSED YELLOW CURB
- PUBLIC ACCESS EASEMENT
- PROPOSED 418 SF CONCRETE PAVING

NOTES:

1. THE 2' MIN STRIP BETWEEN THE SAWCUT AND PROPOSED GUTTER WILL BE REPLACED WITH FULL DEPTH AC LIFT.
2. PROPOSED TREE LOCATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE DRAWINGS FOR TREE SIZE, SPECIES, AND EXACT LOCATION.
3. REFER TO LANDSCAPE AND ARCHITECTURAL DRAWINGS FOR LOCATION OF BICYCLE PARKING AND PUBLIC ART.
4. PAVEMENT RESTORATION OF CLAREMONT STREET BETWEEN 4TH AND 5TH AVE, INCLUDING INTERSECTION TO BE COMPLETED BY THE KIKU CROSSING PROJECT. PAVEMENT RESTORATION OF 4TH AVE BETWEEN CLAREMONT ST AND DELAWARE ST, INCLUDING INTERSECTIONS, TO BE COMPLETED BY BLOCK 21 PROJECT.
5. ALL PAVEMENT MARKINGS WITHIN THE LIMITS OF PAVEMENT RESTORATION SHALL BE REPLACED IN KIND WITH THERMOPLASTIC PER CITY OF SAN MATEO STANDARDS.
6. ALL PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CALTRANS STANDARD PLANS AND SPECIFICATIONS.
7. CLAREMONT STREET AND 4TH AVENUE WILL BE UNDER EXCAVATION MORATORIUM PER SMMC 17.32.010 ONCE THEY ARE REPAVED. IF ANY PORTIONS OF THOSE STREETS ARE EXCAVATED WITHIN THREE YEARS OF BEING REPAVED, THE EXCAVATING ENTITY MUST REPAVE THE BLOCK OF THE STREET IN WHICH THE EXCAVATION IS LOCATED.

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	210.05	S41°31'30"E
L7	212.02	N41°28'00"W
L9	190.53	S48°33'12"W

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C5	39.26	25.00	089°58'48"
C6	7.11	8.00	050°55'07"
C7	5.85	8.00	041°53'14"
C8	25.99	15.00	099°16'39"
C9	7.14	8.00	051°08'59"
C10	7.17	8.00	051°19'01"

GRAPHIC SCALE
20 0 20 40

REGISTERED PROFESSIONAL ENGINEER ALYSSA JACOBSON No. 87014 EXP. 6/30/25 CIVIL STATE OF CALIFORNIA

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
California
1731 Technology Drive, Suite 750
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In Association with:

PLANNING APPLICATION FOR:
MECAH VENTURES
BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	FIRST PLANNING SUBMITTAL
04.14.2023	SECOND PLANNING SUBMITTAL
07.14.2023	THIRD PLANNING SUBMITTAL
11.15.2023	FOURTH PLANNING SUBMITTAL
03.18.2024	FIFTH PLANNING SUBMITTAL
05.30.2024	SIXTH PLANNING SUBMITTAL
11.25.2024	SEVENTH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

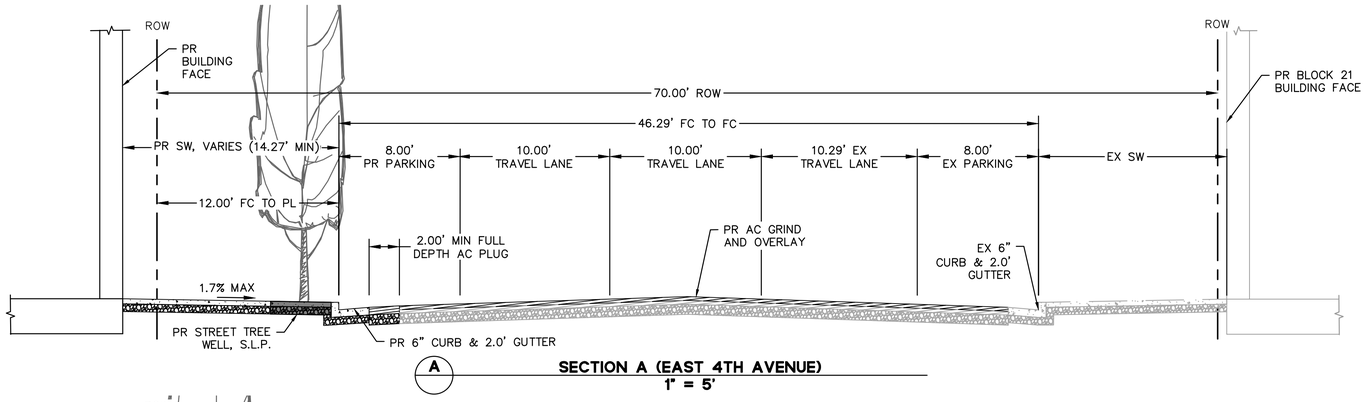
PRELIMINARY HORIZONTAL CONTROL PLAN

PA-2023-003

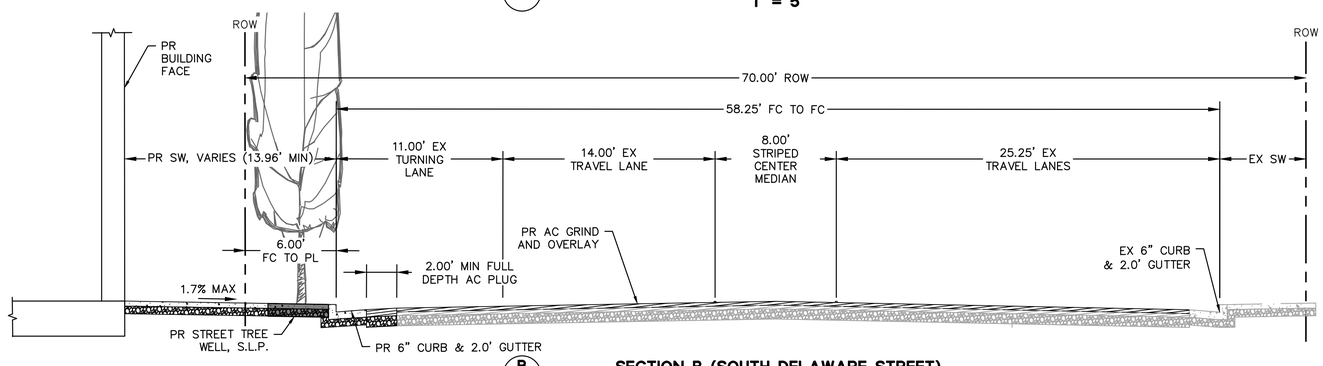
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PROJECT NO: 215513

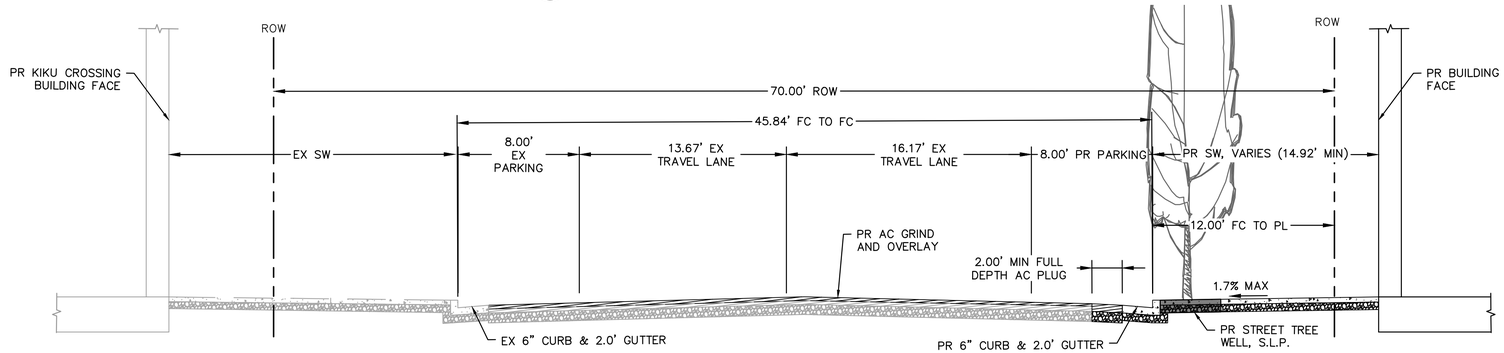
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A **SECTION A (EAST 4TH AVENUE)**
1" = 5'



B **SECTION B (SOUTH DELAWARE STREET)**
1" = 5'



C **SECTION C (SOUTH CLAREMONT STREET)**
1" = 5'

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Arizona
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02.21.2025	8TH PLANNING SUBMITTAL

PRELIMINARY CROSS SECTIONS

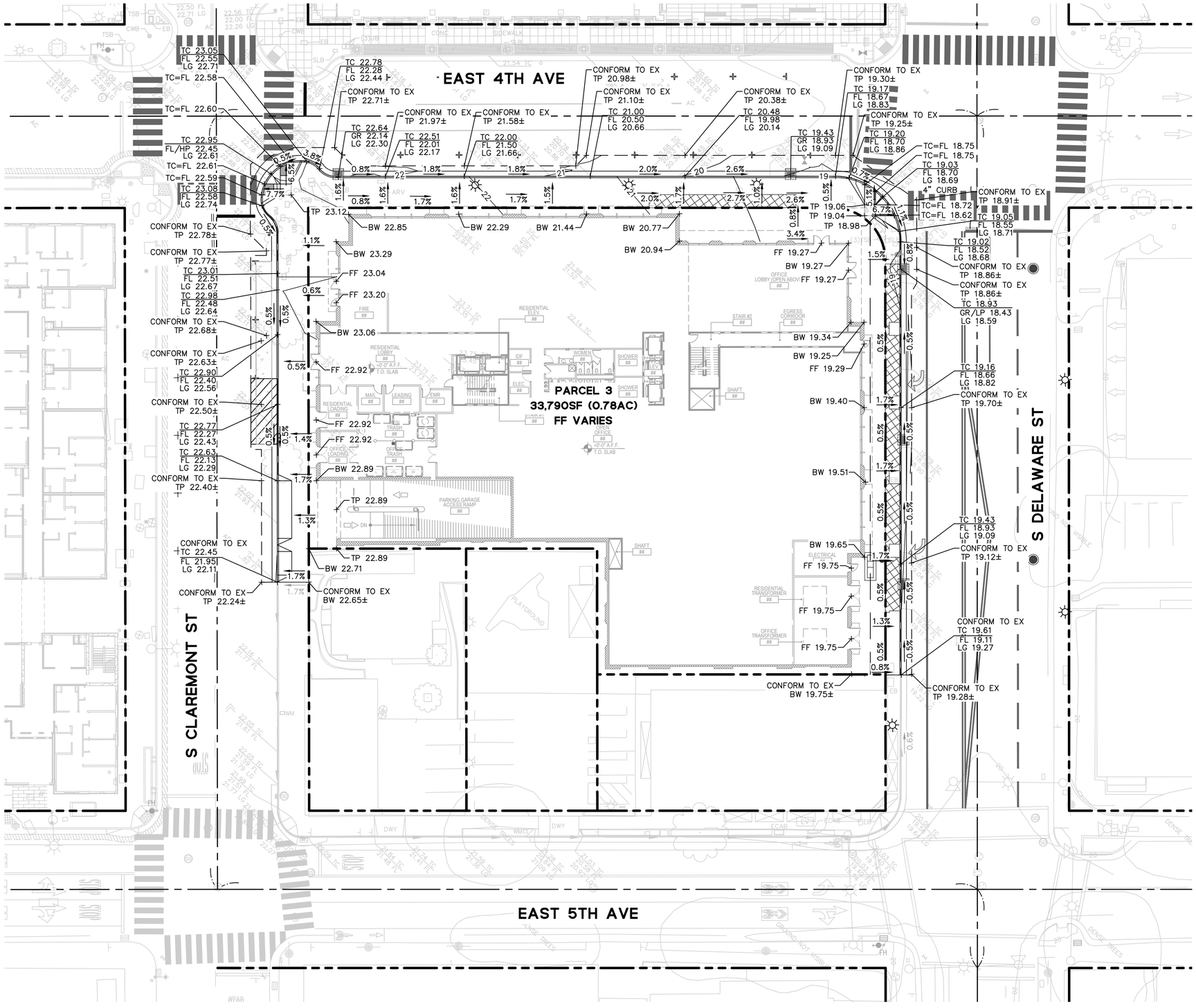
PA-2023-003

C3.02

PROJECT NO: 215513

REGISTERED PROFESSIONAL ENGINEER
ALYSSA JACOBSON
No. 87014
EXP. 6/30/25
CIVIL
STATE OF CALIFORNIA

\\ARCTEC-FS\Projects\2022\22005_000_E_4th_San_Mateo\PDC\Drawings\SDC\C3.02 PRELIMINARY CROSS SECTIONS.dwg Feb 21, 2025, 11:33am olive



GRADING CUT/FILL VOLUMES FOR EXCAVATION

CUT: (26,067) CY

FILL: 0 CY

NET (CUT): (26,067) CY (TOTAL OFF-HAUL)

NOTES:

1. EARTHWORK VOLUMES ARE IN-PLACE VOLUMES AND DO NOT ACCOUNT FOR SHRINKAGE, SWELLING, FOUNDATION ELEMENTS, TRENCH SPOILS, OR OVER-EXCAVATION.
2. BASEMENT CUT PER SEPARATE EXCAVATION PERMIT.

GRAPHIC SCALE

20 0 20 40

REGISTERED PROFESSIONAL ENGINEER
ALYSSA JACOBSON
No. 87014
EXP. 6/30/25
CIVIL
STATE OF CALIFORNIA

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ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
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Phoenix, AZ 85028 602.953.2355
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BLOCK 20
SAN MATEO, CA 94401

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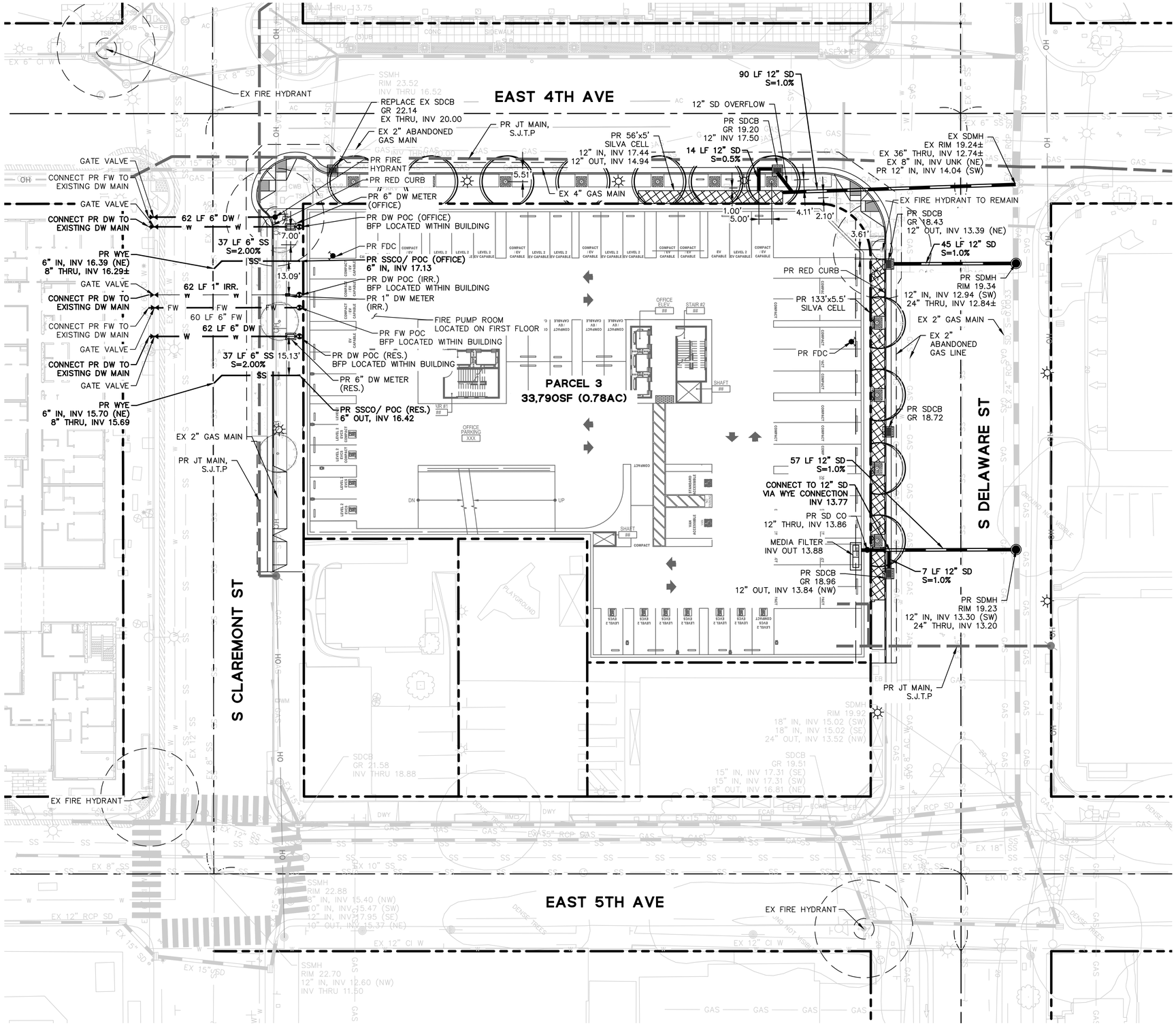
PRELIMINARY GRADING PLAN

PA-2023-003

C4.01

PROJECT NO: 215513

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NOTES:

1. ALL PROPOSED CATCH BASINS SHALL BE EQUIPPED WITH TRASH CAPTURE DEVICES COMPLIANT WITH THE STATE RESOURCES CONTROL BOARD'S DEFINITION OF A FULL CAPTURE SYSTEM.
2. ALL EXISTING OVERHEAD UTILITY LINES ADJACENT TO THE PROJECT FRONTAGE WILL BE UNDERGROUNDED. SEE JOINT TRENCH PLANS.

GRAPHIC SCALE
20 0 20 40

REGISTERED PROFESSIONAL ENGINEER
ALYSSA JACOBSON
No. 87014
EXP. 6/30/25
CIVIL
STATE OF CALIFORNIA

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ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
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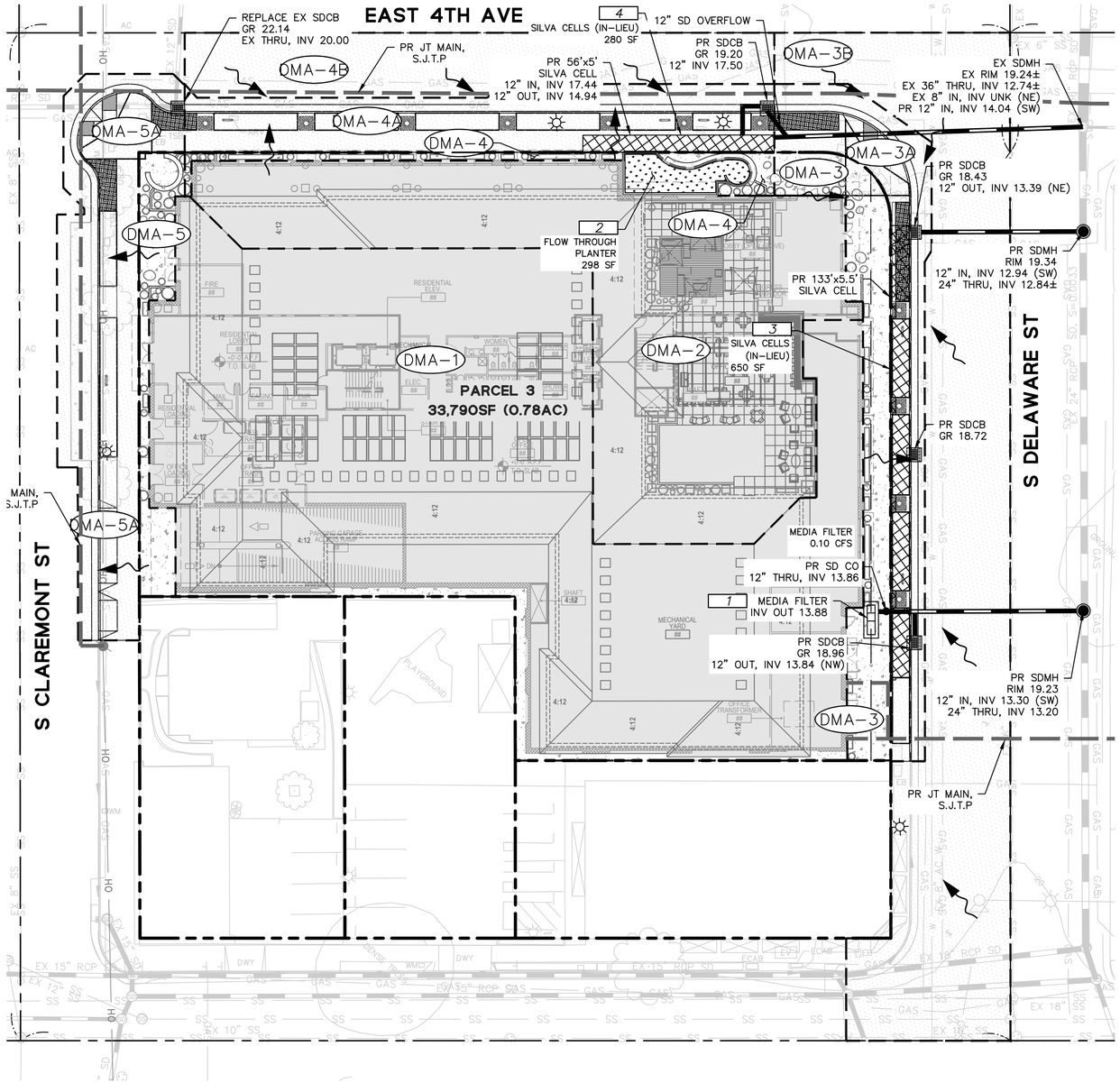
PRELIMINARY
UTILITY
PLAN

PA-2023-003

C5.01

PROJECT NO: 215513

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ON-SITE DRAINAGE MANAGEMENT AREA TREATMENT CONTROL SIZING													
DRAINAGE MANAGEMENT AREA	TREATMENT CONTROL MEASURE	TREATMENT TYPE	ROOFS (SF)	CONCRETE (SF)	LANDSCAPE (SF)	TREATMENT PLANTER (SF)	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (1) (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	PONDING DEPTH (INCH)
1	1	Media Filter	19,607	509	0	0	**20,116**	20,116	0	**20,116**	0.10 CFS	0.10 CFS	NA
2	2	Flow-through Planter	9,846	0	0	298	**10,144**	9,846	298	**9,876**	279	298 (2)	9
3	3	Silva Cells	0	2,047	0	0	**2,047**	2,047	0	**2,047**	82	SEE DMA 3B (4)	6
4	4	Silva Cells	0	534	0	0	**534**	534	0	**534**	21	SEE DMA 4B (5)	6
5	In-Lieu (3)	Off-Site In-Lieu	0	947	0	0	**947**	947	0	**947**	38	SEE IN-LIEU (3)	NA
TOTAL			29,453	4,038	0	298	**33,789**	33,491	298	**33,491**			
OFF-SITE DRAINAGE MANAGEMENT AREA TREATMENT CONTROL SIZING													
3A	3	Silva Cells	0	2,448	191	0	**2,639**	2,448	191	**2,467**	99	SEE DMA 3B (4)	6
4A	4	Silva Cells	0	3,077	21	0	**3,098**	3,077	21	**3,079**	123	SEE DMA 4B (5)	6
5A	In-Lieu (3)	Off-Site In-Lieu	0	3,710	141	0	**3,851**	3,710	141	**3,724**	149	SEE IN-LIEU (3)	NA
TOTAL			0	9,234	354	0	**9,588**	9,234	354	**9,234**			
OFF-SITE IN-LIEU DRAINAGE MANAGEMENT AREA TREATMENT CONTROL SIZING													
3B	3	Silva Cells	0	9,346	0	0	**9,346**	9,346	0	**9,346**	374	650 (4)	6
4B	4	Silva Cells	0	2,947	0	0	**2,947**	2,947	0	**2,947**	118	280 (5)	6
TOTAL			0	12,293	0	0	**12,293**	12,293	0	**12,293**			

(1) EFFECTIVE IMPERVIOUS AREA IS EQUAL TO THE TOTAL IMPERVIOUS AREA PLUS 10% OF THE TOTAL PERVIOUS AREA PER THE SMCWPPP C.3 REGULATED PROJECTS GUIDE

(2) TREATMENT AREA REQUIRED IS CALCULATED USING THE SMCWPPP WORKSHEET FOR CALCULATING THE COMBINATION FLOW AND VOLUME METHOD

(3) IN-LIEU TREATMENT IS PROPOSED FOR ON-SITE GROUND LEVEL IMPROVEMENTS (DMA-5) AND IMPROVEMENTS IN THE PUBLIC ROW (DMA-5A). TREATMENT AREA REQUIRED IS CALCULATED USING THE 4% METHOD.

(4) TCM-3 TREATS DMA-3, DMA-3A, AND DMA-3B. TOTAL REQUIRED TREATMENT AREA IS THE SUM OF THE REQUIRED TREATMENT AREA OF EACH DMA, 554 SF TOTAL. TREATMENT AREA REQUIRED IS CALCULATED USING THE 4% METHOD.

(5) TCM-4 TREATS DMA-4, DMA-4A, AND DMA-4B. TOTAL REQUIRED TREATMENT AREA IS THE SUM OF THE REQUIRED TREATMENT AREA OF EACH DMA, 262 SF TOTAL. TREATMENT AREA REQUIRED IS CALCULATED USING THE 4% METHOD.

IN-LIEU TREATMENT AREA SUMMARY			
TYPE	DRAINAGE MANAGEMENT AREA	TOTAL AREA (SF)	TREAMENT AREA REQUIRED (SF)
REQUIRED TREATMENT	DMA-5 + DMA-5A	4,798	187
IN-LIEU TREATMENT	DMA-3B + DMA-4B	12,293	492

ON-SITE LID TREATMENT AREA SUMMARY			
TREATMENT TYPE	DRAINAGE MANAGEMENT AREA	TOTAL AREA	PERCENTAGE
NON-LID TREATED DRAINAGE AREA	DMA-1	20,116	60%
LID TREATED DRAINAGE AREA	DMA-2, DMA-3, DMA-4, DMA-5	13,673	40%

LEGEND

- LANDSCAPE
- DRAINAGE MANAGEMENT BOUNDARY
- ROOF
- SIDEWALK
- FLOW–THROUGH PLANTER
- OFF–SITE IMPERVIOUS AREA
- DMA–1 DRAINAGE MANAGEMENT AREA
- 3 TREATMENT CONTROL MEASURE
- FLOW DIRECTION

GRAPHIC SCALE
20 0 20 40

REGISTERED PROFESSIONAL ENGINEER
ALYSSA JACOBSON
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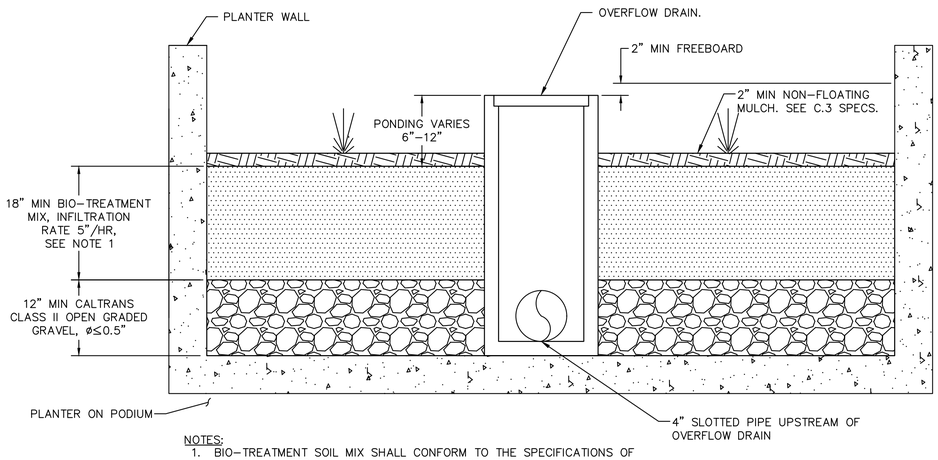
PRELIMINARY STORMWATER CONTROL PLAN

PA-2023-003

C6.01

PROJECT NO: 215513

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NOTES:
1. BIO-TREATMENT SOIL MIX SHALL CONFORM TO THE SPECIFICATIONS OF THE SAN MATEO COUNTY C.3 REGULATED PROJECTS GUIDE.

1 TYPICAL FLOW THROUGH PLANTER SECTION
NTS

CONSTRUCTION STORMWATER BMP NOTES

1. PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
2. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
3. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
4. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
5. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SI AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMIT(S) AS NECESSARY.
6. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
7. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTEI RUNOFF.
8. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
9. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREA AND SIDEWALKS USING DRY SWEEPING METHODS.
10. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
11. THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE, ETC., SHALL NOT BE ENLARGED OR "RUN OVER."
12. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON."
13. DUST CONTROL IS REQUIRED YEAR-ROUND.
14. EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.

SOURCE CONTROL NOTES

1. STORM DRAIN: MARK ON-SITE INLETS WITH THE WORDS "NO DUMPING! FLOWS TO BAY" OR EQUIVALENT.
2. LANDSCAPING:
   - RETAIN EXISTING VEGETATION AS PRACTICABLE.
   - SELECT DIVERSE SPECIES APPROPRIATE TO THE SITE. INCLUDE PLANTS THAT ARE PEST-AND/OR DISEASE-RESISTANT, DROUGHT-TOLERANT, AND/OR ATTRACT BENEFICIAL INSECTS.
   - MINIMIZE USE OF PESTICIDES AND QUICK-RELEASE FERTILIZERS.
   - USE EFFICIENT IRRIGATION SYSTEM; DESIGN TO MINIMIZE RUNOFF.
3. REFUSE AREAS:
   - PROVIDE A ROOFED AND ENCLOSED AREA FOR DUMPSTERS, RECYCLING CONTAINERS, ETC., DESIGNED TO PREVENT STORMWATER RUN-ON AND RUNOFF.
   - CONNECT ANY DRAINS IN OR BENEATH DUMPSTERS, COMPACTORS, AND TALLOW BIN AREAS SERVING FOOD SERVICE FACILITIES TO THE SANITARY SEWER.
4. FIRE SPRINKLERS: DESIGN FOR DISCHARGE OF FIRE SPRINKLER TEST WATER TO LANDSCAPE OR SANITARY SEWER.
5. MISCELLANEOUS DRAIN OR WASH WATER:
   - DRAIN CONDENSATE OF AIR CONDITIONING UNITS TO LANDSCAPING. LARGE AIR CONDITIONING UNITS MAY CONNECT TO THE SANITARY SEWER.
   - ROOF DRAINS FROM EQUIPMENT DRAIN TO LANDSCAPED AREA WHERE PRACTICABLE.
   - DRAIN BOILER DRAIN LINES, ROOF TOP EQUIPMENT, ALL WASH WATER TO SANITARY SEWER.

STORMFILTER STEEL CATCHBASIN DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 3 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF THREE CARTRIDGES. SYSTEM IS SHOWN WITH A 27" CARTRIDGE, AND IS ALSO AVAILABLE WITH AN 18" CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY INLET BAY FOR VECTOR CONTROL.
PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

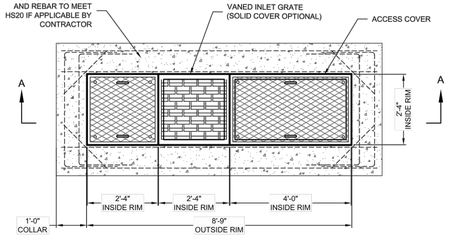
CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27"			18"			18" DEEP		
RECOMMENDED HYDRAULIC DROP (H)	3.05'			2.3'			3.3'		
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf
CARTRIDGE FLOW RATE (gpm)	22.5	18.79	11.25	15	12.53	7.5	15	12.53	7.5
PEAK HYDRAULIC CAPACITY	1.0			1.0			1.8		
INLET PERMANENT POOL LEVEL (A)	1'-0"			1'-0"			2'-0"		
OVERALL STRUCTURE HEIGHT (B)	4'-6"			3'-9"			4'-9"		

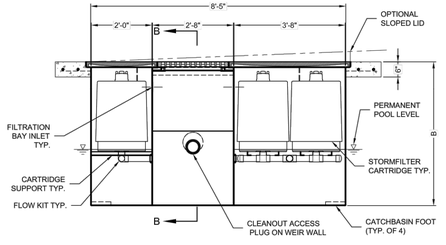
* 1.67 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB ® (PSORB) MEDIA ONLY

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ANGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
3. STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
4. INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
5. MANUFACTURER TO APPLY A SURFACE BEAD WELD IN THE SHAPE OF THE LETTER "O" ABOVE THE OUTLET PIPE STUB ON THE EXTERIOR SURFACE OF THE STEEL SFCB.
6. STORMFILTER CATCHBASIN EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
7. STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE. CASTINGS SHALL MEET AASHTO M306 LOAD RATING. TO MEET HS20 LOAD RATING ON STRUCTURE, A CONCRETE COLLAR IS REQUIRED. WHEN REQUIRED, CONCRETE COLLAR WITH #4 REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
8. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
9. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

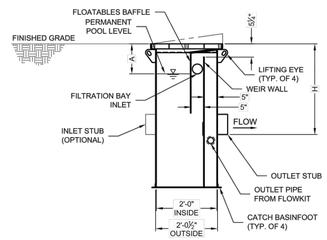
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.



PLAN VIEW



SECTION A-A



SECTION B-B

3-CARTRIDGE CATCHBASIN STORMFILTER DATA

STRUCTURE ID		XXX
WATER QUALITY FLOW RATE (cfs)		X.XX
PEAK FLOW RATE (<1 cfs)		X.XX
RETURN PERIOD OF PEAK FLOW (yrs)		XXX
CARTRIDGE FLOW RATE (gpm)		XX
MEDIA TYPE (PERLITE, ZPG, PSORB)		XXXXX
RIM ELEVATION		XXX.XX'
PIPE DATA:	I.E.	DIAMETER
INLET STUB	XXX.XX'	XX"
OUTLET STUB	XXX.XX'	XX"

CONFIGURATION



SLOPED LID	YES\NO
SOLID COVER	YES\NO
NOTES/SPECIAL REQUIREMENTS:	

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-526-3999 513-645-7000 513-645-7993 FAX

3 CARTRIDGE CATCHBASIN STORMFILTER STANDARD DETAIL

2 MEDIA FILTER
NTS

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95113 408.496.1121

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In Association with:

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MECAH VENTURES
BLOCK 20
SAN MATEO, CA 94401

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02.21.2025	8TH PLANNING SUBMITTAL

PRELIMINARY STORMWATER CONTROL NOTES AND DETAILS

PA-2023-003

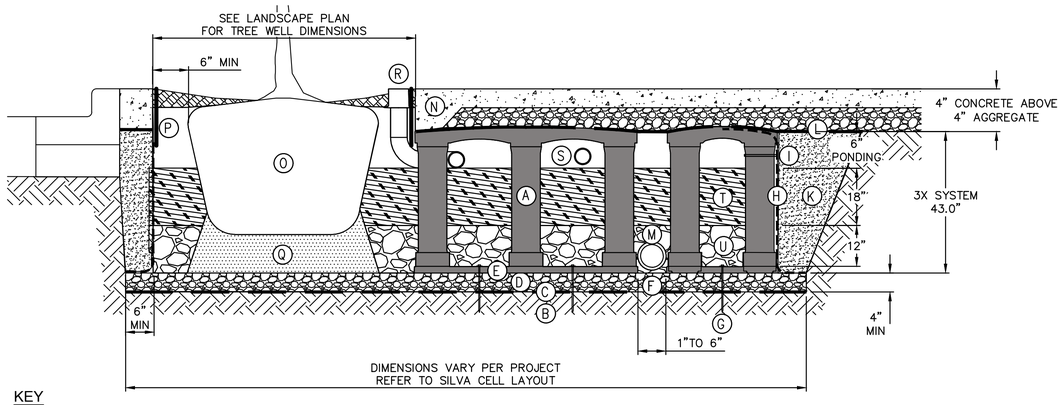
C6.02

PROJECT NO: 215513

REGISTERED PROFESSIONAL ENGINEER
ALYSSA JACOBSON
No. 87014
EXP. 6/30/25
CIVIL
STATE OF CALIFORNIA

I:\COMMON\CAD\CTEC\CTSHEETS\10 STORMFILTER\M2 STANDARD DRAWINGS\SFCB\SFCB-SCH1SFCB-DETL.DWG 7/8/2019 2:48 PM

IBM® SP-mxl/2022/2025, 900, E, dth, 3pk, 16dsk/5400, 32mb/0, 8DVD-P PRELIMINARY STORMWATER CONTROL PLAN.dwg Feb 21, 2025, 11:31am - dtw



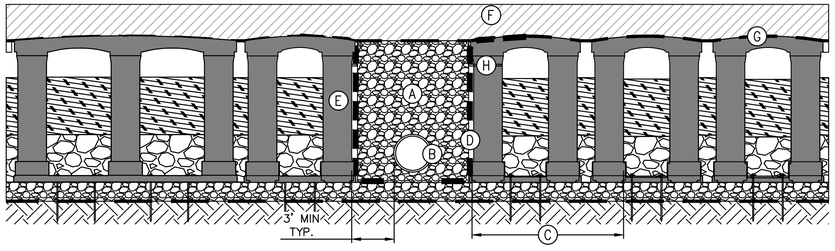
KEY

- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) SUBGRADE, COMPACTED
- (C) 40 MIL HDPE LINER W/WLEDED SEAMS, PLACED ABOVE SUBGRADE
- (D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (E) SILVA CELL BASE SLOPE, 10% MAX
- (F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
- (G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
- (H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- (I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
- (K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
- (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
- (M) 4" PVC UNDERDRAIN
- (N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
- (O) ROOT BALL
- (P) DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
- (R) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
- (S) 6" PVC DISTRIBUTION PIPE
- (T) 18" BIO-TREATMENT SOIL MIX (BSM)
- (U) 12" CLASS II PERMEABLE ROCK

NOTES

1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS

1 SILVA CELLS
NTS



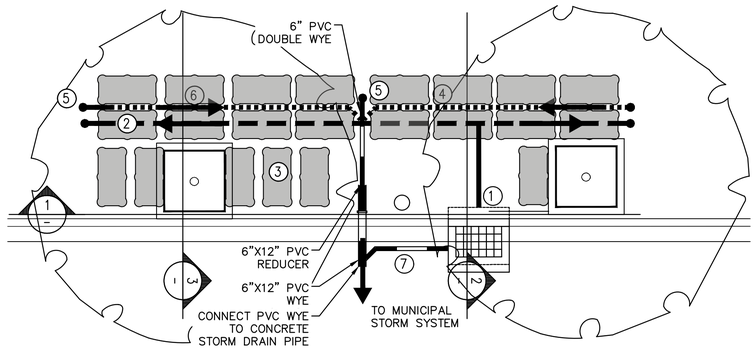
KEY

- (A) WASHED STONE WITHOUT FINES, PER PROJECT SPECIFICATION
- (B) EXAMPLE OF EXISTING OR PROPOSED UTILITY, SEE NOTE 2
- (C) 4" – 24" (100mm – 610mm) GAP BETWEEN SILVA CELLS AT BASE
- (D) GEOGRID TO LINE PERIMETER OF AGGREGATE WITH 6" (150 mm) TOE (INWARD) AND 12" (305 mm) EXCESS FOLDED OVER TOP OF ADJACENT DECKS
- (E) SILVA CELL SYSTEM (DECK, BASE, AND POSTS), SEE NOTE 3
- (F) SILVA CELL STANDARD PAVEMENT PROFILE
- (G) GEOTEXTILE
- (H) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER POST FLARE

NOTES

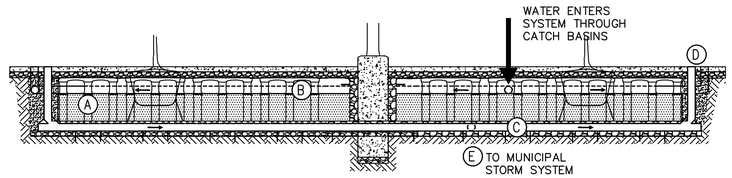
1. PAVING PROFILE SHOWN IN THIS DETAIL IS NOT TO SCALE. REFER TO SEPARATE SIDEWALK DETAILS.
2. THE UTILITY CONFLICT SHOWN ON THIS DETAIL IS AN EXAMPLE OF AN EXISTING OR PROPOSED CONDITION THAT MAY MAKE IT NECESSARY TO BRIDGE A LARGER THAN STANDARD GAP BETWEEN CELLS.
3. THIS BRIDGING DETAIL MAY BE USED WITH 1x, 2x, or 3x SYSTEMS. SHOWN HERE ARE 3x SILVA CELLS.
4. SILVA CELL LAYOUT SHOWN HERE IS NOT PRESCRIPTIVE AND WILL VARY PER PROJECT SPECIFICATIONS.
5. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
6. DO NOT SCALE DRAWINGS.

2 SILVA CELLS – UTILITY CROSSING
NTS



KEY

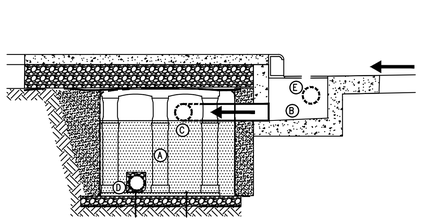
1. STORMWATER ENTERS THE SILVA CELL SYSTEM THROUGH A CATCH BASIN
2. WATER IS DISTRIBUTED THROUGH THE SILVA CELL SYSTEM THROUGH PERFORATED PIPES
3. WATER THEN MOVES THROUGH THE PLANTING SOIL HOUSED WITHIN THE SILVA CELL SYSTEM
4. EXCESS WATER IS COLLECTED IN A PERFORATED DRAIN PIPE
5. CLEANOUT
6. WATER COLLECTED IN THE COLLECTION PIPE IS DIRECTED TO THE MUNICIPAL STORM SYSTEM
7. 6" PVC OVERLFOW PIPE



1 LONGITUDINAL SECTION

KEY PLAN

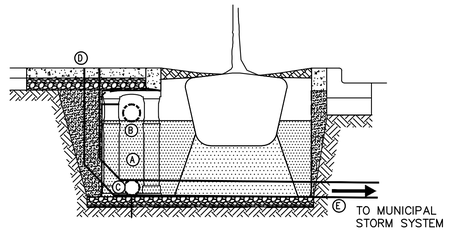
- A. SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- B. DISTRIBUTION PIPE
- C. COLLECTION PIPE
- D. CLEANOUT
- E. CONNECTION TO MUNICIPAL STORM SYSTEM
- → DIRECTION OF WATER FLOW



2 SECTION AT CATCH BASIN

KEY PLAN

- A. SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- B. CURB INLET
- C. DISTRIBUTION PIPE
- D. COLLECTION PIPE
- E. 6" OVERFLOW PIPE. INV 6" ABOVE COLLECTION PIPE
- → DIRECTION OF WATER FLOW



3 SECTION AT TREE WELL

KEY PLAN

- A. SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- B. DISTRIBUTION PIPE
- C. COLLECTION PIPE
- D. CLEANOUT
- E. CONNECTION TO MUNICIPAL STORM SYSTEM
- → DIRECTION OF WATER FLOW

3 SILVA CELLS – CATCH BASIN LAYOUT
NTS

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95113 408.496.1121

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SAN MATEO, CA 94401

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02.21.2025	8TH PLANNING SUBMITTAL

PRELIMINARY STORMWATER CONTROL NOTES AND DETAILS

PA-2023-003

C6.03

PROJECT NO: 215513



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EAST 4TH AVE

EAST 5TH AVE

S CLAREMONT ST

S DELAWARE ST

EX FIRE HYDRANT

GATE VALVE
CONNECT PR FW TO EXISTING DW MAIN
GATE VALVE
CONNECT PR DW TO EXISTING DW MAIN
62 LF 6" DW
GATE VALVE
CONNECT PR DW TO EXISTING DW MAIN
62 LF 1" IRR.
CONNECT PR FW TO EXISTING DW MAIN
60 LF 6" FW
62 LF 6" DW
GATE VALVE
CONNECT PR DW TO EXISTING DW MAIN
GATE VALVE

PR FIRE HYDRANT
PR RED CURB
PR 6" DW METER (OFFICE)
PR DW POC (OFFICE) BFP LOCATED WITHIN BUILDING
PR FDC
PR DW POC (IRR.) BFP LOCATED WITHIN BUILDING
PR 1" DW METER (IRR.)
FIRE PUMP ROOM LOCATED ON FIRST FLOOR
PR FW POC BFP LOCATED WITHIN BUILDING
PR DW POC (RES.) BFP LOCATED WITHIN BUILDING
PR 6" DW METER (RES.)

EX FIRE HYDRANT TO REMAIN

PR RED CURB
PR FDC

PARCEL 3
33,790SF (0.78AC)

EX FIRE HYDRANT
EX FIRE HYDRANT

26.95
37.55

FIRE FLOW REQUIREMENTS BASED UPON CALIFORNIA FIRE CODE (2019 EDITION) – SECTION 507, APP. B & C

1. BUILDING AREA CONSTRUCTION TYPE:
   1.1. TOTAL BUILDING AREA = 170,113 SF
   1.2. TYPE 1A – FLOORS (1–3) = 81,877 SF
   1.3. TYPE 3A – FLOORS (4–7) = 88,236 SF
2. PER TABLE B105.1 OF THE CALIFORNIA FIRE CODE, THE REQUIRED FIRE FLOW IS:
   2.1. BY CONSTRUCTION TYPE:
      2.1.1. TYPE 1A – 4,500 GPM
      2.1.1. TYPE 3A – 6,000 GPM
   2.2. PERCENTAGE OF BUILDING:
      2.2.1. TYPE 1A – 48.1%
      2.2.2. TYPE 3A – 51.9%
   2.3. TOTAL FIRE FLOW:
      2.3.1. 5,280 GPM
3. THE REQUIRED FIRE FLOW WITH A 50% REDUCTION IS 2,640 GPM.
4. PER TABLE C102.1 OF THE CALIFORNIA FIRE CODE, THE NUMBER OF HYDRANTS BASED ON THE REDUCED FIRE FLOW IS 3.
5. PER TABLE C102.1 AND OF THE CALIFORNIA FIRE CODE, FOR BUILDINGS WITH A FIRE FLOW REQUIREMENT OF 2,640, THE AVERAGE SPACING BETWEEN FIRE HYDRANTS SHALL BE 450'.

LEGEND

FIRE DEPARTMENT CONNECTION

FIRE HYDRANT

WATER VALVE

WATER METER

CLEARANCE ZONES

GRAPHIC SCALE
20 0 20 40

REGISTERED PROFESSIONAL ENGINEER
ALYSSA JACOBSON
No. 87014
EXP. 6/30/25
CIVIL
STATE OF CALIFORNIA

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
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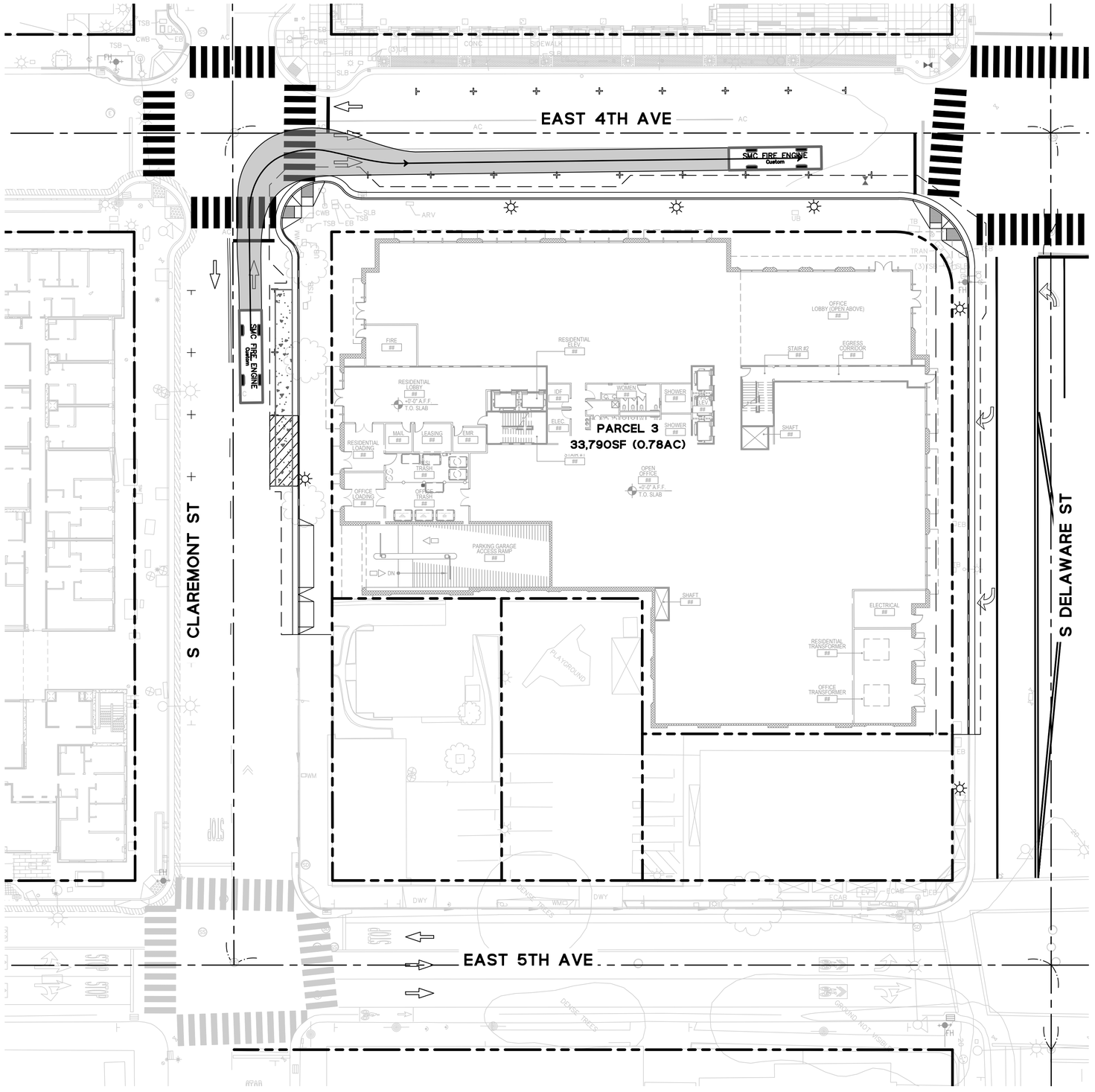
PRELIMINARY FIRE ACCESS PLAN

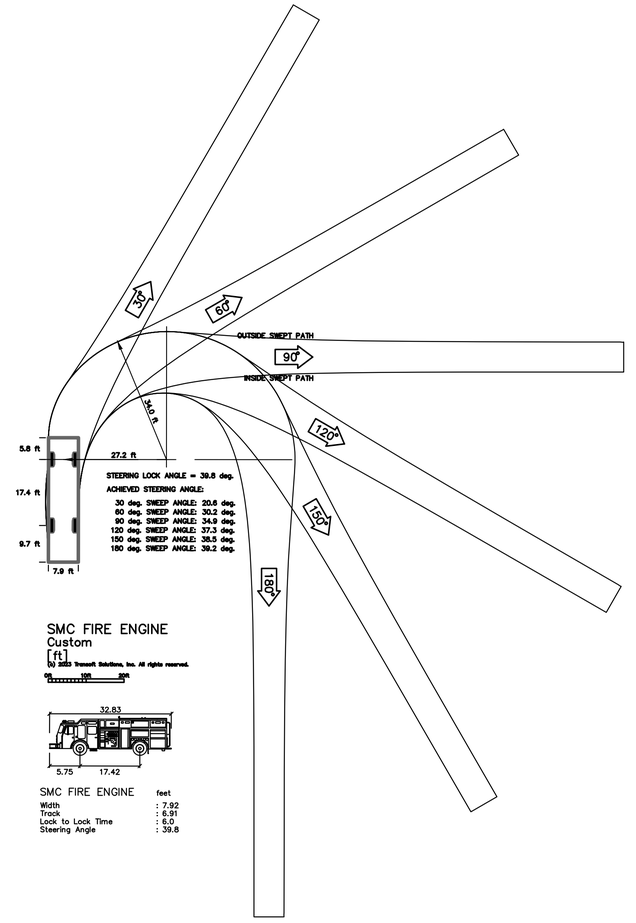
PA-2023-003

C7.01

PROJECT NO: 215513

I:\Arc\Projects\2022\2022025_000_E_4th_San_Mateo\CAD_Drawings\C-SDK\C7.01 PRELIMINARY FIRE ACCESS PLAN.dwg - Feb 21, 2025, 11:33am - cline





SMC FIRE ENGINE
Custom
[ft]

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SMC FIRE ENGINE

	feet
Width	: 7.92
Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 39.8

LEGEND:

DIRECTION OF TRAVEL

GRAPHIC SCALE
20 0 20 40

REGISTERED PROFESSIONAL ENGINEER
ALYSSA JACOBSON
No. 87014
EXP. 6/30/25
CIVIL
STATE OF CALIFORNIA

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ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
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PLANNING APPLICATION FOR:
MECAH VENTURES
BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	FIRST PLANNING SUBMITTAL
04.14.2023	SECOND PLANNING SUBMITTAL
07.14.2023	THIRD PLANNING SUBMITTAL
11.15.2023	FOURTH PLANNING SUBMITTAL
03.18.2024	FIFTH PLANNING SUBMITTAL
05.30.2024	SIXTH PLANNING SUBMITTAL
11.25.2024	SEVENTH PLANNING SUBMITTAL
02.21.2025	8TH PLANNING SUBMITTAL

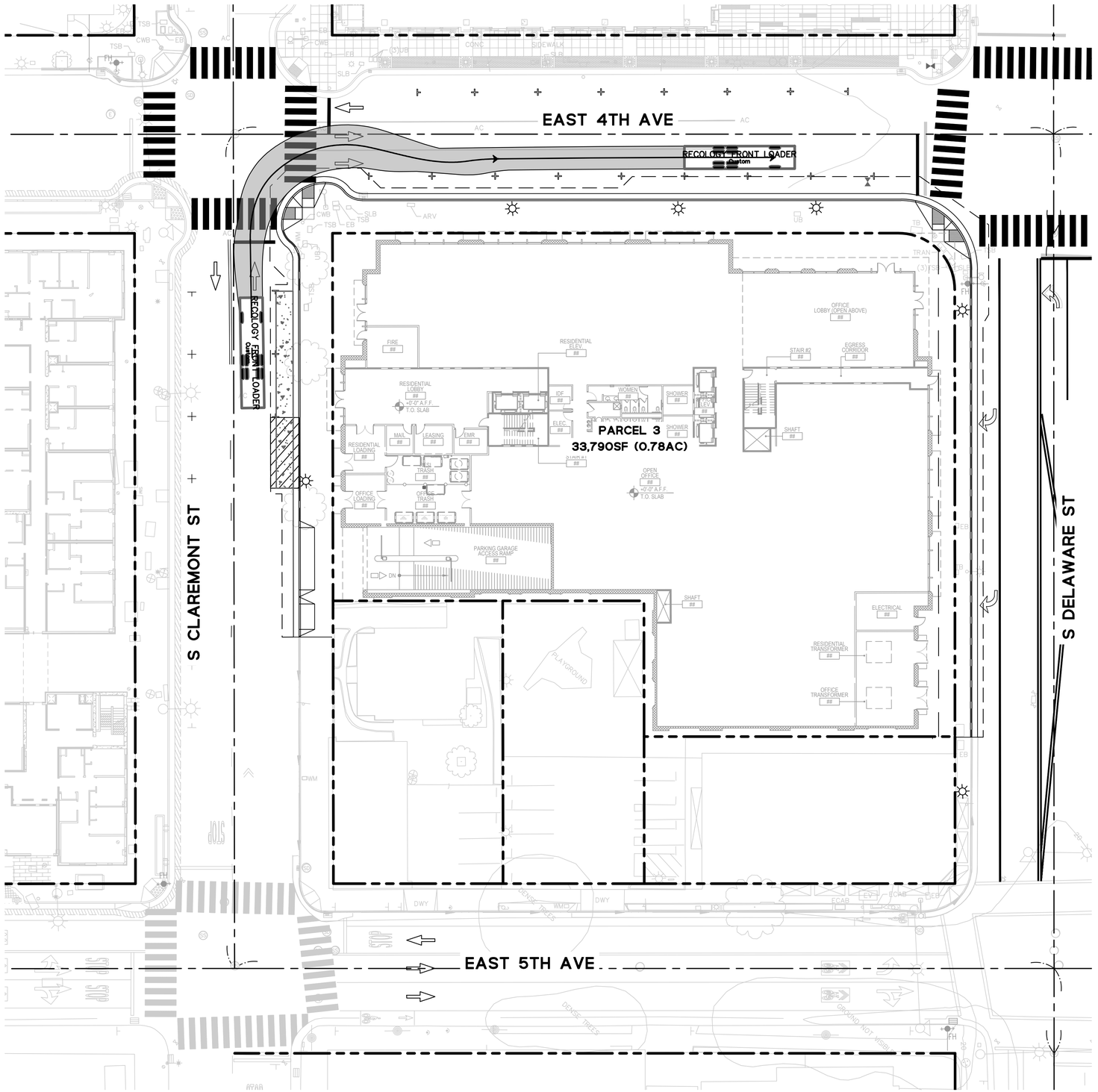
FIRE TRUCK TURNING MOVEMENTS

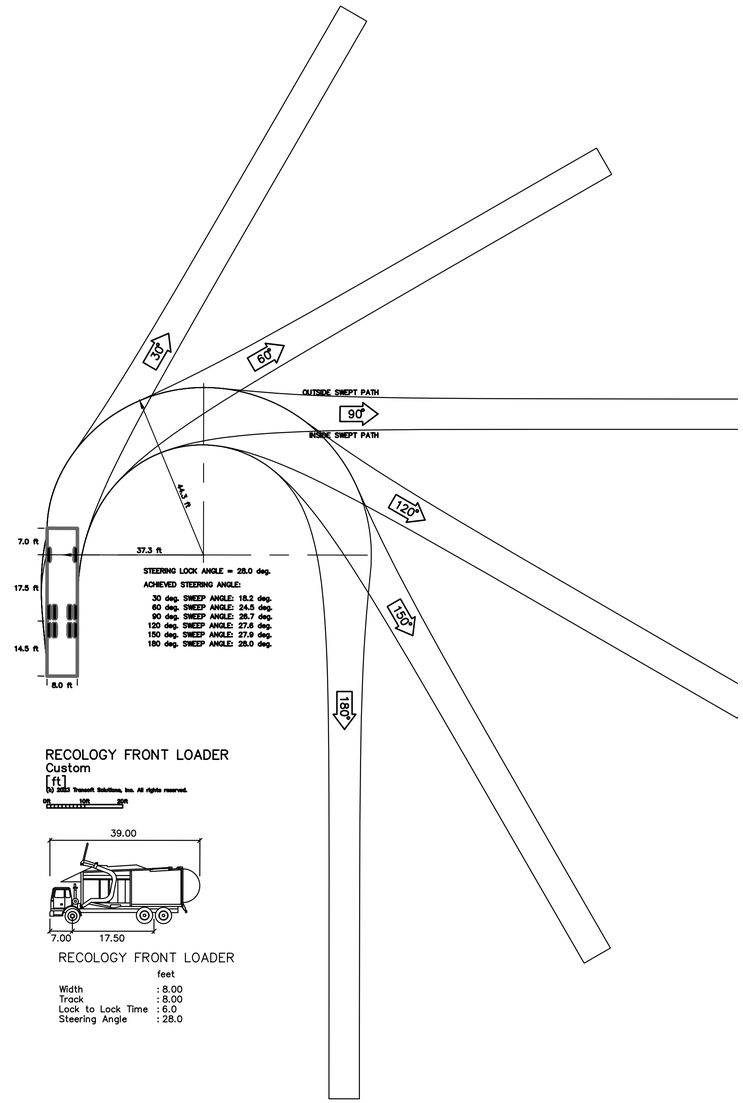
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C8.01

PROJECT NO: 215513

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RECOLOGY FRONT LOADER
Custom
[ft]
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RECOLOGY FRONT LOADER
feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 28.0

LEGEND:

DIRECTION OF TRAVEL

GRAPHIC SCALE
20 0 20 40

REGISTERED PROFESSIONAL ENGINEER
ALYSSA JACOBSON
No. 87014
EXP. 6/30/25
CIVIL
STATE OF CALIFORNIA

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ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
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Phoenix, AZ 85028 602.953.2355
California
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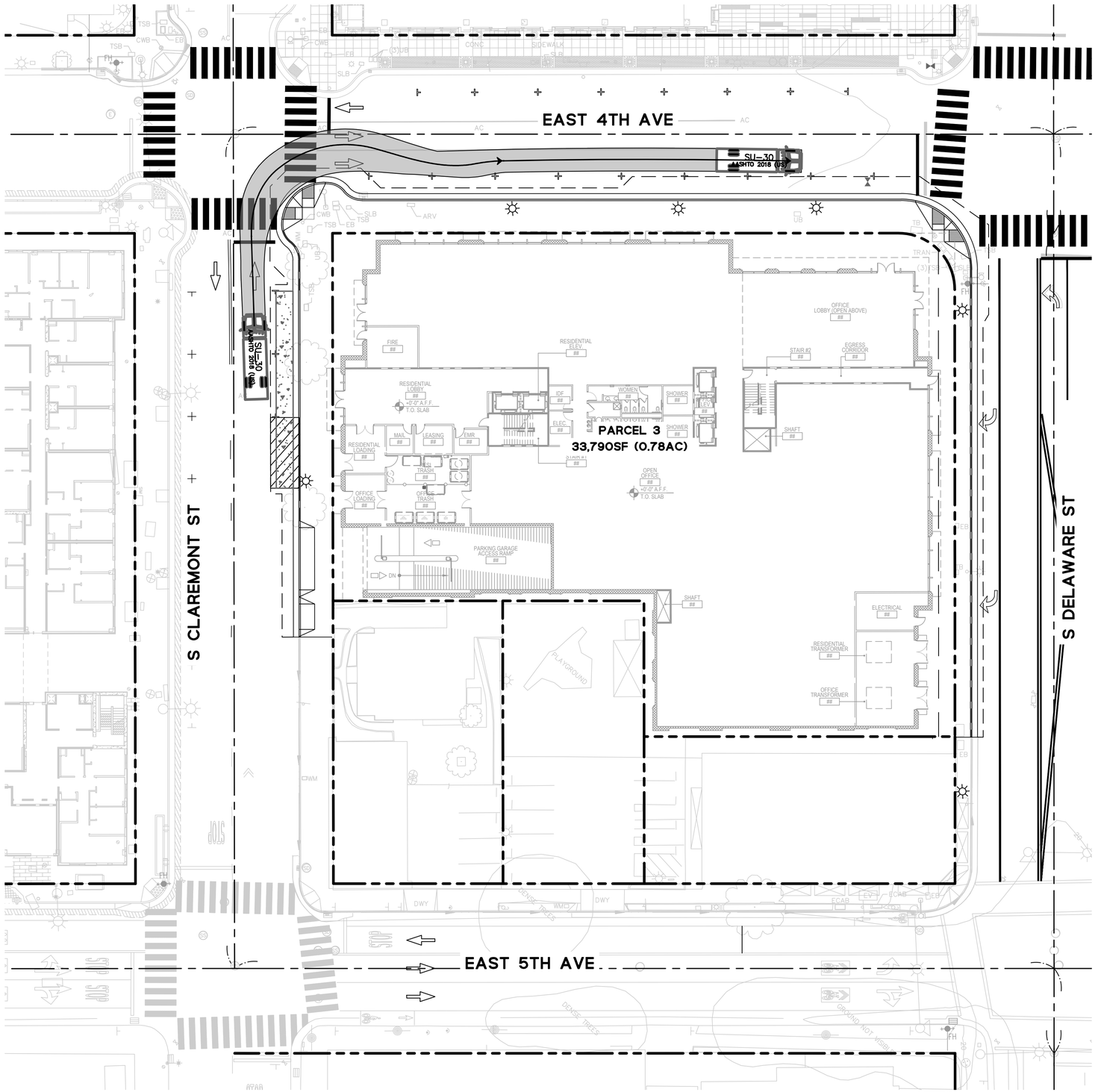
TRASH TRUCK TURNING MOVEMENTS

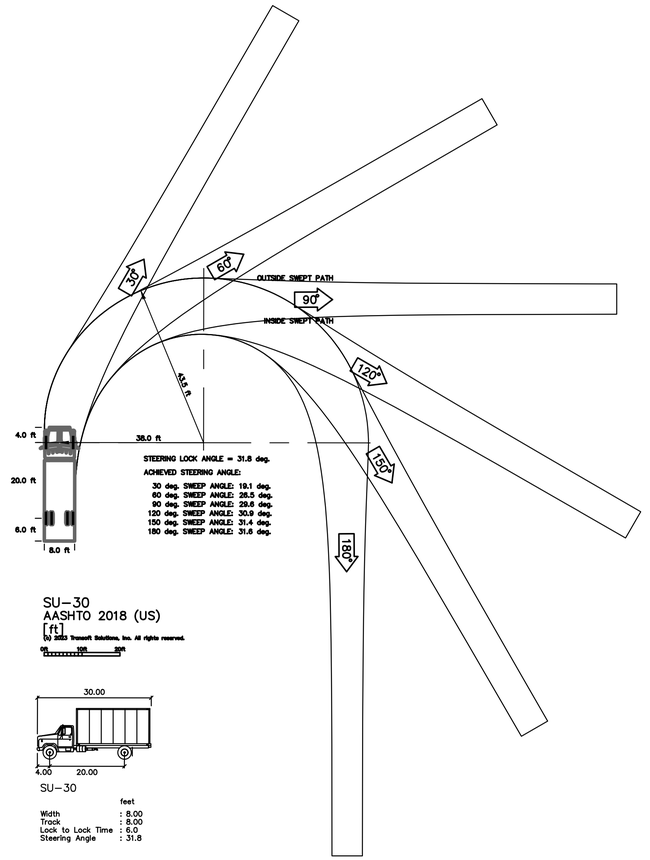
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PROJECT NO: 215513

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SU-30
AASHTO 2018 (US)
[ft]
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SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

LEGEND:

DIRECTION OF TRAVEL

GRAPHIC SCALE
20 0 20 40

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SU-30 TRUCK TURNING MOVEMENTS

PA-2023-003

C8.03

PROJECT NO: 215513

REGISTERED PROFESSIONAL ENGINEER
ALYSSA JACOBSON
No. 87014
EXP. 6/30/25
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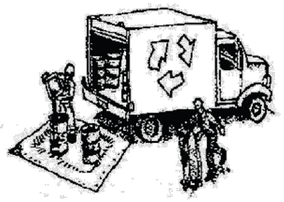
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SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



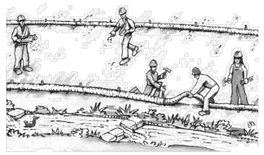
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

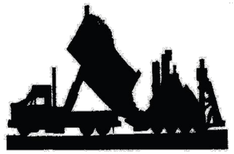


- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

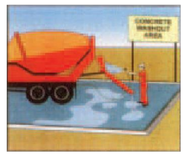


- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

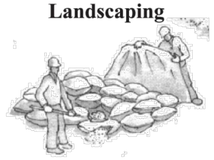
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



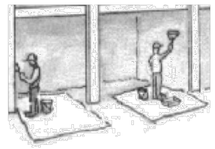
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

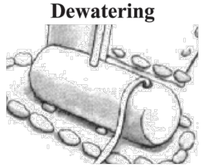
Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

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

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CONSTRUCTION BMPS

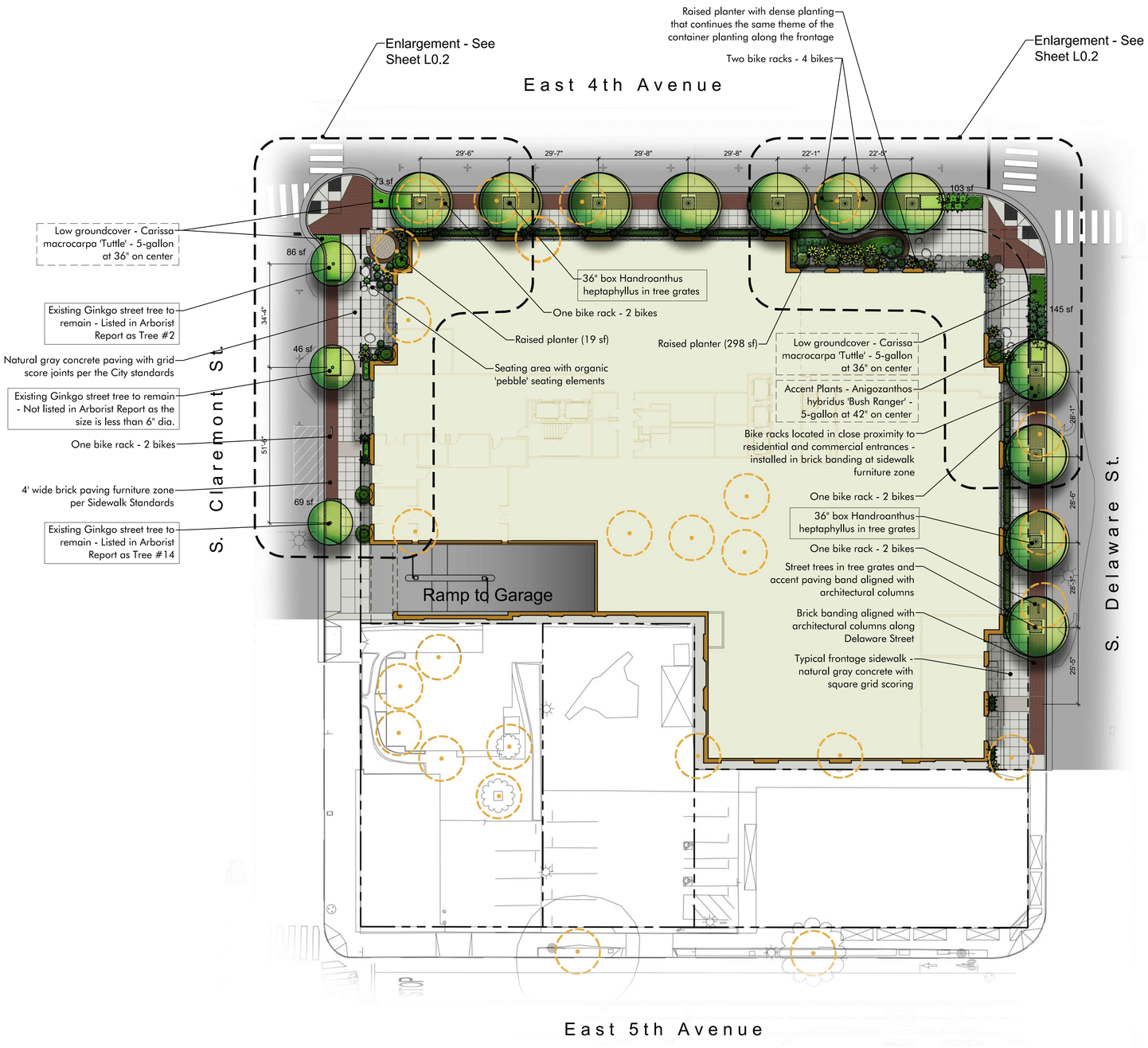
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PROJECT NO: 215513

REGISTERED PROFESSIONAL ENGINEER
ALYSSA JACOBSON
No. 87014
EXP. 6/30/25
CIVIL
STATE OF CALIFORNIA

I:\MP-SF\ref\2022\2205_BIG_E_str_Sve_Mateo\Dwg\C-SHEETS\C9.01 CONSTRUCTION BMPS.dwg - Feb 28, 2025, 9:51 am - dline



Landscape Concept

The landscape design concept for the new mixed use building is to provide an enjoyable and aesthetic space for the employees, residents, and guests that fits within the landscape framework of the surrounding area. Plant material has been selected that performs well in the special conditions of San Mateo (Sunset Zone #17).

No new turf areas are being added. Low and medium water-use hardy trees, shrubs, grasses, and groundcover are proposed for the landscape around building. The landscape (and associated irrigation) has been designed to be compliant with City of San Mateo Water Efficient Landscape Ordinance.

Special considerations have been provided in selection of plant material that respects the needs of the office users as well as the guests. Clear and secure view corridors have been provided to ensure safety of people entering the building as well as moving around the site.

Preliminary Plant Palette

Street Trees - All are proposed to be 36"-Box

E. 4th Ave.
Handroanthus heptaphyllus — Pink Trumpet Tree

S. Deleware St.
Handroanthus heptaphyllus — Pink Trumpet Tree

S. Claremont St.
Ginkgo biloba - Existing street trees to remain — Maidenhair Tree

Shrubs

Accent Planting - 5 gal. @ 30"-36" O.C.
Anigozanthos hybridus — Kangaroo Paw

Evergreen Groundcover - 5 gal. @ 30"-36" O.C.
Carrisa macrocarpa 'Tuttle' — Dwarf Natal Plum
Trachelospermum asiaticum — Asian Jasmine

Grasses or Accent Plants - 5 gal. @ 24"-36" O.C.
Chondropetalum tectorum — Cape Rush
Dianella tasmanica — Tasmanian Flax-lily
Phormium hybridus 'Tony Tiger' — New Zealand Flax

Espalier - 15 gal.
Magnolia grandiflora 'Espalier' — Southern Magnolia
Podocarpus gracilior — Fern Pine

Columnar Accent Plant - 15 gal.
Ligustrum japonica 'Texanum' — Texas Privet

Middle Planting - 5 gal. @ 30"-36" O.C.
Acacia cognata 'Cousin Itt' — Cousin Itt Acacia
Mahonia eurybracteata 'Soft Caress' — Soft Caress Oregon Grape

Spikey Accent Plants - 5 gal. @ 24"-30" O.C.
Agave 'Blue Glow' — Blue Glow Agave
Dasylerion wheeleri — Desert Spoon

Small Plants - 1 gal. @ 24"-30" O.C.
Dichondra argentea 'Silver Falls' — Silver Falls Dichondra
Delopermum cooperi — Ice Plant

The Preliminary Plant Palette represents a sampling of the types of shrubs and groundcovers that we anticipate to be appropriate for the location as well as the design style and overall theme. This is the list from which plant selection will be drawn from. Not all plants listed within this plant palette will be used in the final design and some plants not listed may be introduced. However, the planting design intent will remain consistent with this plan and plant palette.

Non-Living Groundcover

Mulch to be evenly distributed throughout all shrub and groundcover areas unless otherwise noted on plans. Mulch to be nitrogen stabilized, max. 3/4", recycled material installed at min. 3" depth. "Gorilla-Hair" is not acceptable unless specifically noted for slope areas.

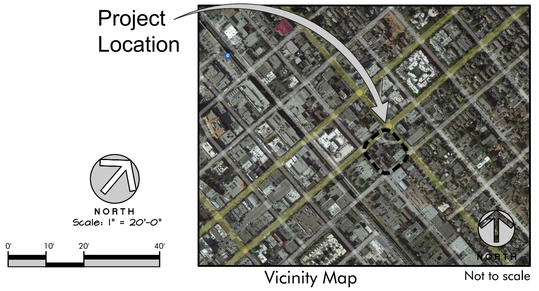
Irrigation

The entire site will be irrigated using a fully automatic system and designed to meet the City's Water Efficient Landscaping Ordinance (WELO). The irrigation system will be subsurface drip line. Trees will be irrigated on separate circuits from the shrubs with deep root bubblers. The system will include in-line valves, quick couplers, and gate valves. The irrigation controller will be a "smart" controller by Rainbird, Toro, Hunter, or equal. A complete irrigation design with these parameters will be provided with the submittal of building permit plans.

Landscape Areas

Type of planting	Qty.	Area (sf)
Street Trees	11 (16 sf each)	176 sf
At-Grade Off-Site Landscape Planting		522 sf
Total Landscape Area (in right-of-way)		698 sf
On-Site Landscape Planting		298 sf
Total Landscape (On-Site and Off-Site)		996 sf

Existing Trees to be removed
See Tree Disposition Plan - Sheets L0.6 and L0.7 for species and Arborist Report



Vicinity Map — Not to scale

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PLANNING APPLICATION FOR:
MECAH VENTURES
BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
04.14.2023	SECOND PLANNING SUBMITTAL
07.14.2023	THIRD PLANNING SUBMITTAL
11.15.2023	FOURTH PLANNING SUBMITTAL
03.18.2024	FIFTH PLANNING SUBMITTAL
05.30.24	SIXTH PLANNING SUBMITTAL
11.01.2024	SEVENTH PLANNING SUBMITTAL

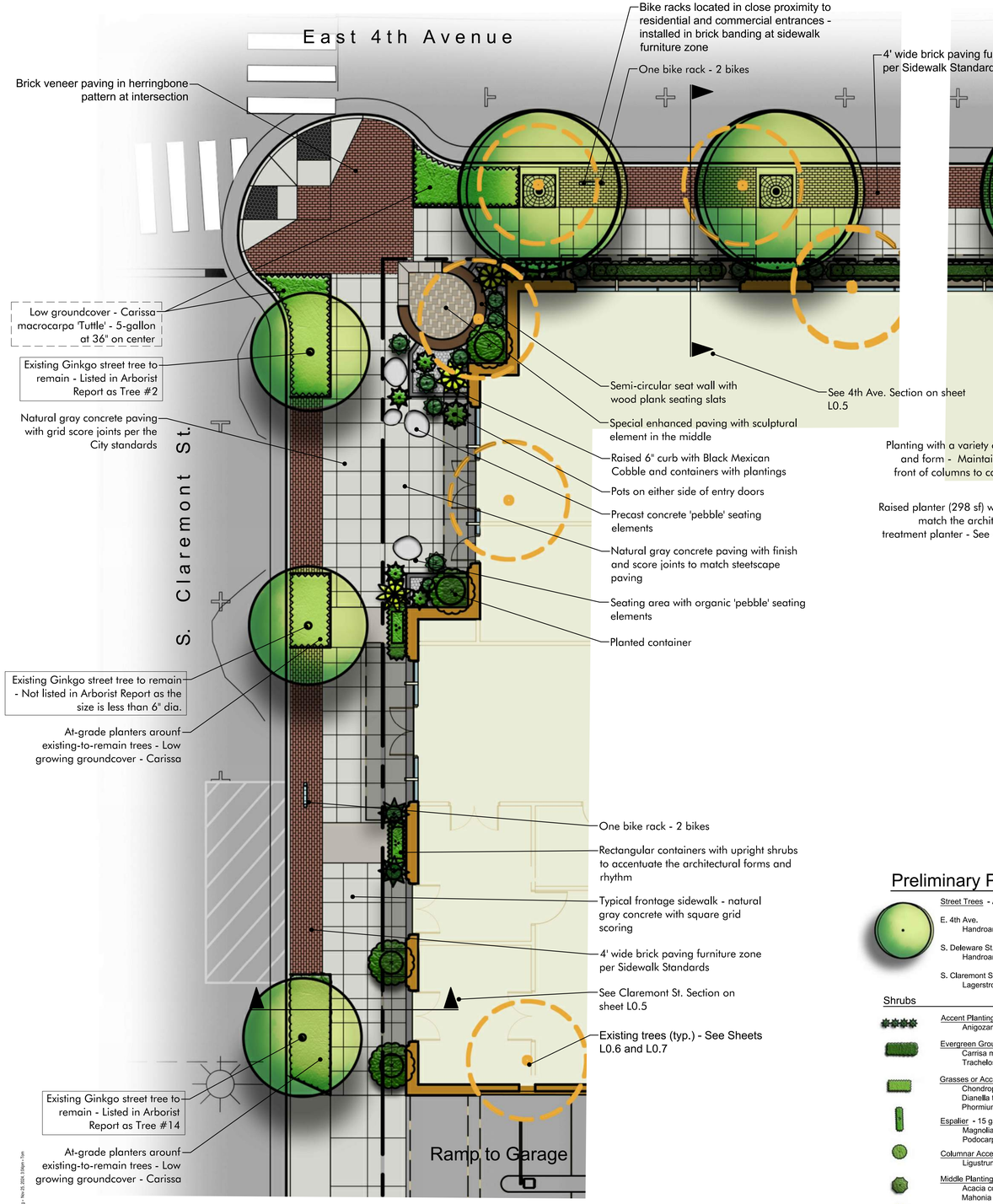
LICENSED LANDSCAPE ARCHITECT — TERRY R. KELLOGG — No. 5653 — Signature — 10-31-24 — Renewal Date — Date — STATE OF CALIFORNIA

Landscape Site Plan

L0.1

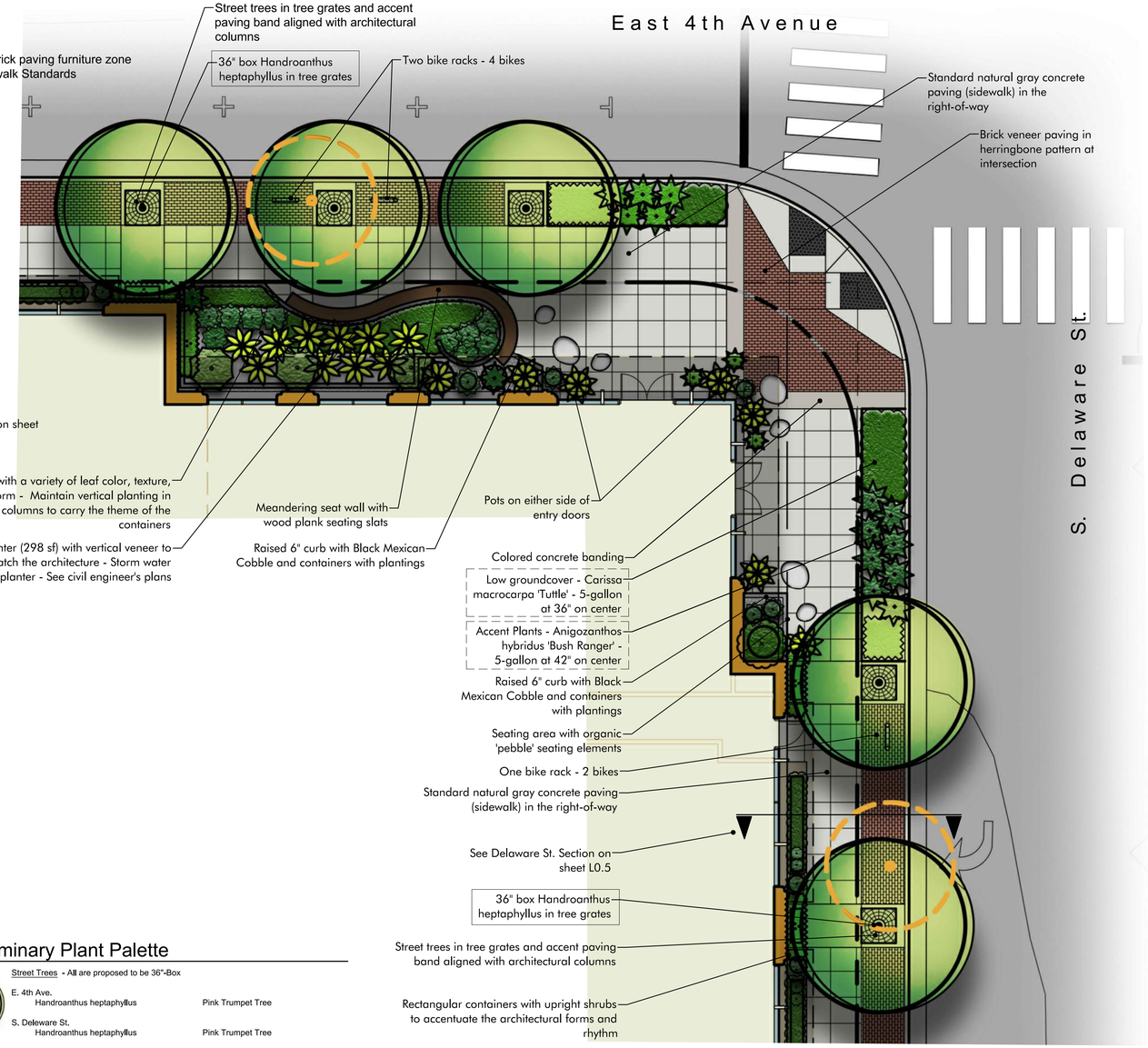
PROJECT NO: 22-2444

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Open Space Enlargement - 4th and Claremont Intersection

SCALE: 1/8" = 1'-0"



Preliminary Plant Palette

Street Trees - All are proposed to be 36"-Box

E. 4th Ave.	Handroanthus heptaphyllus	Pink Trumpet Tree
S. Deleware St.	Handroanthus heptaphyllus	Pink Trumpet Tree
S. Claremont St.	Lagerstroemia indica 'Muskogee'	Crape Myrtle

Shrubs

Accent Planting - 5 gal. @ 30"-36" O.C.	Anigozanthos hybridus	Kangaroo Paw
Evergreen Groundcover - 5 gal. @ 30"-36" O.C.	Carrisa macrocarpa 'Tuttle'	Dwarf Natal Plum
	Trachelospermum asiaticum	Asian Jasmine
Grasses or Accent Plants - 5 gal. @ 24"-36" O.C.	Chondropetalum tectorum	Cape Rush
	Dianella tasmanica	Tasmanian Flax-lily
	Phormium hybridus 'Tony Tiger'	New Zealand Flax
Espalier - 15 gal.	Magnolia grandiflora 'Espalier'	Southern Magnolia
	Podocarpus gracilior	Fern Pine
Columnar Accent Plant - 15 gal.	Ligustrum japonica 'Texanum'	Texas Privet
Middle Planting - 5 gal. @ 30"-36" O.C.	Acacia cognata 'Cousin Itt'	Cousin Itt Acacia
	Mahonia eurybracteata 'Soft Caress'	Soft Caress Oregon Grape
Spikey Accent Plants - 5 gal. @ 24"-30" O.C.	Agave 'Blue Glow'	Blue Glow Agave
	Dasylerion wheeleri	Desert Spoon
Small Plants - 1 gal. @ 24"-30" O.C.	Dichondra argentea 'Silver Falls'	Silver Falls Dichondra
	Delopermum cooperi	Ice Plant

The Preliminary Plant Palette represents a sampling of the types of shrubs and groundcovers that we anticipate to be appropriate for the location as well as the design style and overall theme. This is the list from which plant selection will be drawn from. Not all plants listed within this plant palette will be used in the final design and some plants not listed may be introduced. However, the planting design intent will remain consistent with this plan and plant palette.

Open Space Enlargement - 4th and Delaware Intersection

SCALE: 1/8" = 1'-0"



Lagerstroemia indica 'Muskogee'



Handroanthus heptaphyllus

NORTH
Scale: 1" = 10'-0"

0' 5' 10' 20'

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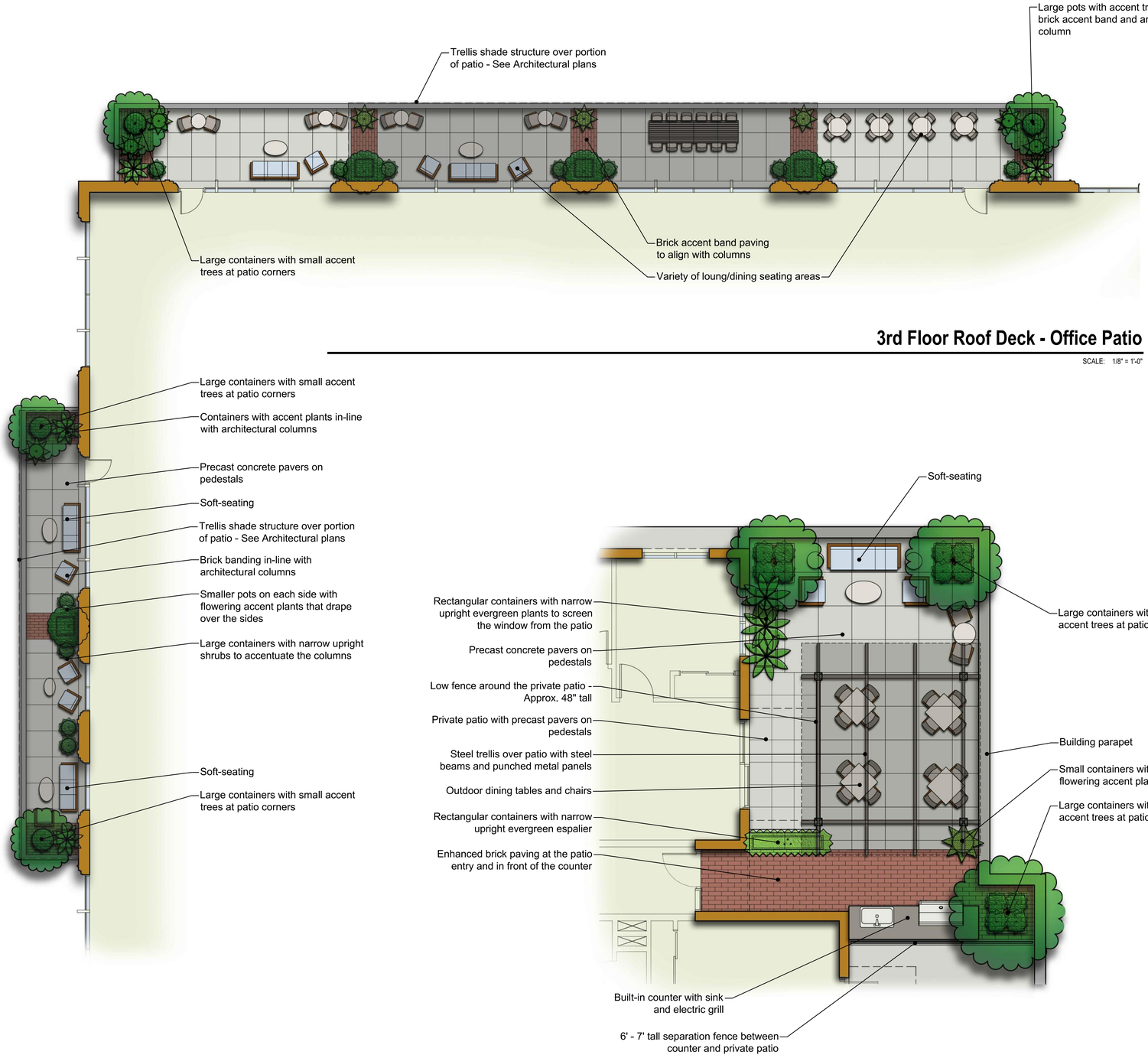
LICENSED LANDSCAPE ARCHITECT
JAMES W. HOLLOWAY #5369
Signature
10-31-24
Renewal Date
Date
STATE OF CALIFORNIA

Landscape Site - Enlargements

L0.2

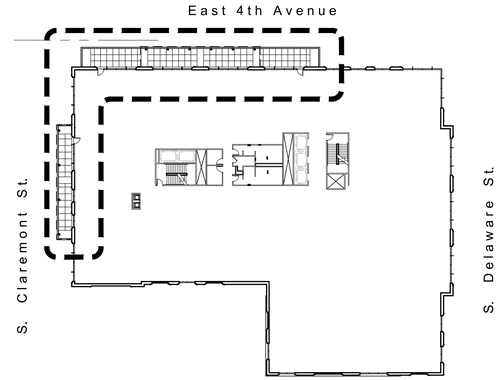
PROJECT NO: 22-2444

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3rd Floor Roof Deck - Office Patio

SCALE: 1/8" = 1'-0"



3rd Floor Key Map

SCALE: 1"= 40'-0"

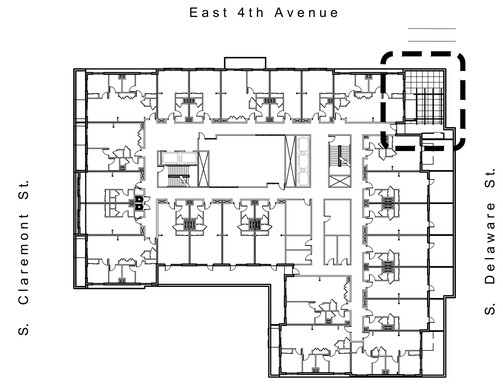
4th Floor Roof Deck - Common Area Residential Patio

SCALE: 3/16" = 1'-0"



Trellis / Shade Cover

For the remainder of the material imagery see sheet L0.5



4th Floor Key Map

SCALE: 1"= 40'-0"

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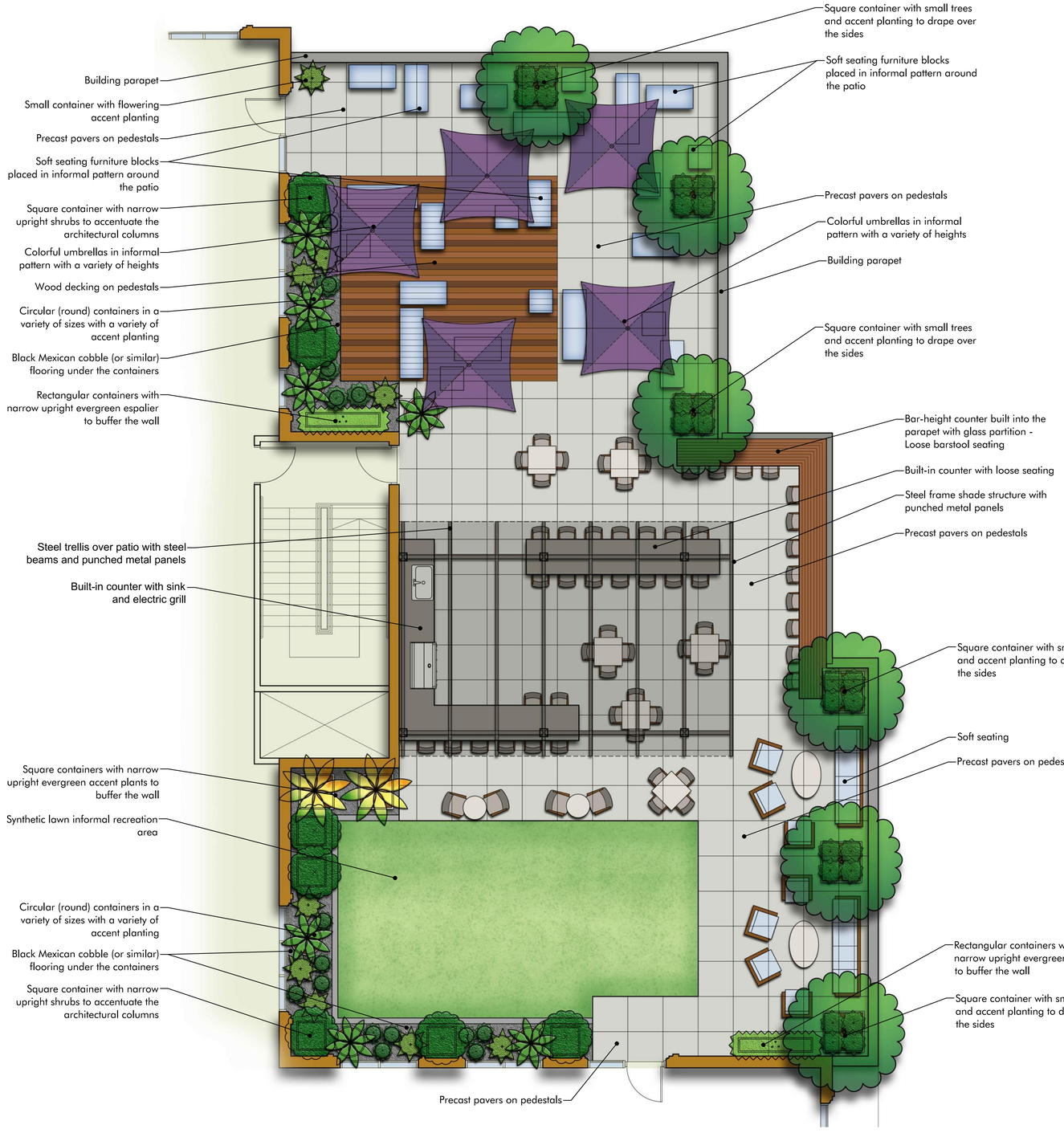
LICENSED LANDSCAPE ARCHITECT
THOMAS W. HOLLOWAY, JR.
10-31-24
Renewal Date
Date
STATE OF CALIFORNIA

Landscape 3rd & 4th Roof Decks

L0.3

PROJECT NO: 22-2444

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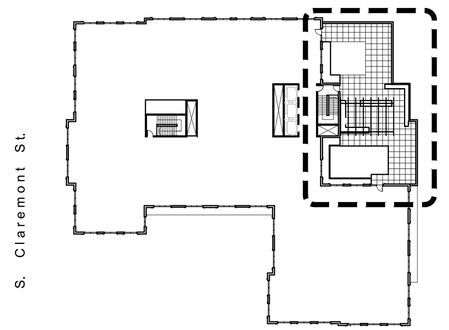
7th Floor Roof Deck - Office Patio

SCALE: 3/16" = 1'-0"

East 4th Avenue

S. Claremont St.

S. Delaware St.



7th Floor Key Map

SCALE: 1"= 40'-0"

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11.01.2024	SEVENTH PLANNING SUBMITTAL

LICENSED LANDSCAPE ARCHITECT
THOMAS W. HOLLOWAY
Expires on
10-31-24
Renewal Date
Date
STATE OF CALIFORNIA

Preliminary
Landscape Plan

L0.4

PROJECT NO: 22-2444

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Plant Imagery


Ligustrum japonicum 'Column'


Podocarpus gracilior 'Espalier'


Acacia cognata 'Cousin Itt'


Carissa macrocarpa 'Tuttle'


Dichondra argentea 'Silver Falls'


Phormium hybridus 'Tiny Tiger'


Magnolia grandiflora 'Espalier'


Mahonia eurybracteata 'Soft Caress'


Agave 'Blue Glow'


Trachelospermum asiaticum

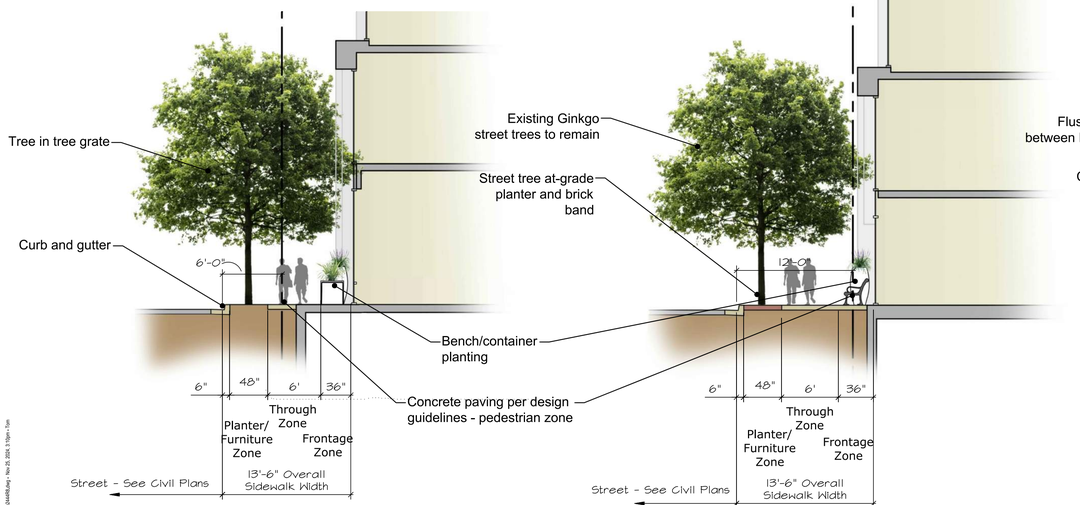

Dianella caerulea 'Cassa Blue'


Anigozanthos 'Bush Baby'


Dasylerion wheeleri


Chondronpetalum tectorum


Delosperma cooperi

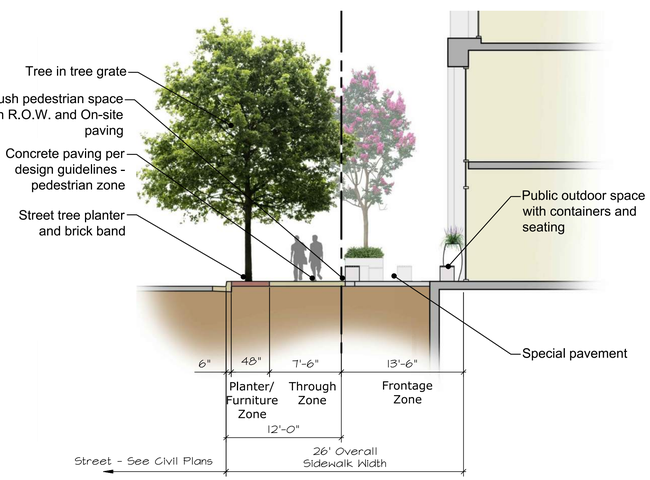


S. Delaware Street Frontage Section

Street Frontage per Design Guidelines Sidewalk Standards SCALE: 1/8" = 1'-0"

S. Claremont Street Frontage Section

Street Frontage per Design Guidelines Sidewalk Standards SCALE: 1/8" = 1'-0"



4th Avenue Frontage Section at Bldg. Entry

Street Frontage per Design Guidelines Sidewalk Standards SCALE: 1/8" = 1'-0"

Concept Imagery


Planting Containers - See Planted Container Table on Sheet L0.4


Tree grate - per City of San Mateo Design Guidelines. Urban Accessories - OT - Title 24. Color: Powdercoat RAL 6004

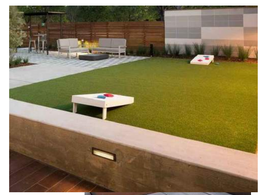

Brick paving - per City of San Mateo Design Guidelines. McNear Brick and Block - Commercial Series. Color: Tangiers or McNear Flash.

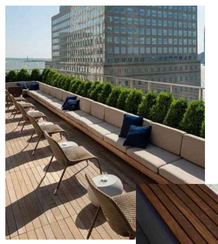

Bike rack - Welle Circular Rack - WCR02-IG. Finish to be stainless steel.


Bench - per City of San Mateo Design Guidelines. Wabash Valley - Estate Series 72" with intermediate armrest. Color: Black powder coat


Trash receptacle - Wabash Valley Urbanscape "J" style 32 gallon Receptacle. Color: Black powder coat

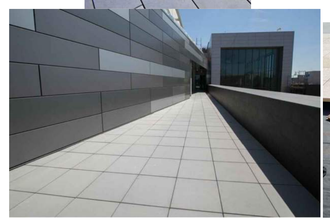

'Pebble' seating - SOMA stones by Concreteworks (https://www.manos-made.com/shop/products/soma-stones)





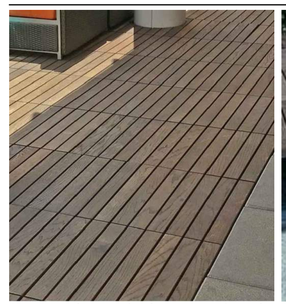








Precast Concrete Pavers





Structural Wood Tiles on Pedestals

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LICENSED LANDSCAPE ARCHITECT
JAMES R. HOLLOWAY, #5284
Signature
10-31-24
Renewal Date
Date
STATE OF CALIFORNIA

Preliminary Landscape Plan

L0.5

PROJECT NO: 22-2444

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Tree Valuation Form - On-Site

RTP-ON SITE trees PA#: 2023-003

Required Trees:

As per the requirements of the Zoning Code, Section 27.71 – Landscape, all projects, except SFDDR applications, must have a minimum ratio of **1 tree per 400 square feet** of landscaped area. Existing trees that are a minimum of 6 inch diameter may count toward this total. Any trees with a 6 inch or greater diameter that are being removed must be replaced with an equivalent value of trees. Values are to be determined as stated in Section 27.71.180 of the zoning code and recorded on the Tree Evaluation Schedule and/or any required arborist report.

Landscape Area:	0 sq ft /	400	0 (a)
Number of existing trees from the Tree Evaluation Schedule with a 6-inch or greater diameter **to be preserved:**			0 (b)
Landscape Unit (LU) value of trees **to be removed** from the Tree Evaluation Schedule:			27.67 (c)
Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a - b + c = d]**			27.67 (d)

New Trees:

A minimum number of trees equivalent to (a), above, must be planted (or existing on the site). In order to make up the required LU value from the removal of trees, additional or larger trees may be planted. If the LU value shown at (e) is not equal or greater than (d), then an in-lieu fee must be paid to the City's street tree planting fund at the rate defined annually in the City's Comprehensive Fee Schedule for each deficient LU.

Total trees	New Trees Being Planted				
	Quantity	Size	LU Value	Total LU Value	
	0	15 gallon	1	0	
	0	24" box	2	0	
	0	36" box	3	0	
	0	48" box	4	0	
	Total LU Value of new trees being proposed:		0		(e)

Fees Owed to the City Street Tree Planting Fund:

If (d) is greater than (e), there will be an LU value deficit calculated as follows:

[d – e = ----- x (the annually defined $ per LU value as per Current Comprehensive Fee Schedule)

Current LU Value		Fee		In-Lieu Fees Owed
27.67	x	$ 357.07	=	$ 9,880.13

(d) - (e)

NOTE: Fill out only highlighted cells. Green cells contain formulas and should not be modified

Block 20 (5)

Tree Evaluation Schedule
Landscape Units

Ref.	Species Name	Botanical Name	Fate: Preserve/ Remove	Species Value %	Condition Value %	Location Value %	DBH 0.35	Caliper Inches	70 # in allowable bldg. area	1.25 if Heritage Tree	LU Value
1	Carob	*Ceratonia siliqua*	R	50%	65%	50%	0.35	29.2	0.70	1.25	11.85
2	Ginkgo	*Ginkgo biloba*	R	50%	65%	50%	0.35	10.4	1.00	1.00	8.60
3	Mayten	*Maytenboaria*	R	50%	50%	50%	0.35	8	0.70	1.00	N/A
4	Hackberry	*Celtic occidentalis*	R	70%	45%	50%	0.35	6.6	1.00	1.00	2.97
5	Hackberry	*Celtic occidentalis*	R	70%	45%	50%	0.35	6.2	1.00	1.00	2.79
6	Hackberry	*Celtic occidentalis*	R	70%	45%	50%	0.35	8.8	1.00	1.00	3.96
7	Hackberry	*Celtic occidentalis*	R	70%	0%	50%	0.35	8.1	1.00	1.00	0.00
8	Olive	*Olea europaea*	R	70%	50%	50%	0.35	12.5	0.70	1.00	4.38
9	Red iron bark eucalyptus	*Eucalyptus sideroxylon*	R	10%	40%	50%	0.35	23.2	0.70	1.25	1.16
10	Red iron bark eucalyptus	*Eucalyptus sideroxylon*	R	10%	35%	50%	0.35	13.8	0.70	1.00	0.68
11	Red iron bark eucalyptus	*Eucalyptus sideroxylon*	R	10%	45%	50%	0.35	31.1	0.70	1.25	1.75
12	Italian cypress	*Cupressus sempervirens*	R	50%	40%	50%	0.35	10	0.70	1.00	2.00
13	Hackberry	*Celtic occidentalis*	R	70%	50%	50%	0.35	4	0.70	1.00	1.40
14	Ginkgo	*Ginkgo biloba*	p	90%	70%	50%	0.35	10.8	1.00	1.00	9.72
15	Camellia	*Camellia japonica*	R	70%	30%	50%	0.35	6	0.70	1.00	1.26
16	Irish yew	*Taxus baccata*	R	90%	50%	50%	0.35	8	0.70	1.00	3.60
17	Irish yew	*Taxus baccata*	R	90%	50%	50%	0.35	8	0.70	1.00	3.60
18	Camellia	*Camellia japonica*	R	70%	30%	50%	0.35	6	0.70	1.00	1.26
19	Lemon	*Citrus limon*	R	50%	50%	50%	0.35	4	0.70	1.00	N/A
20	Cherry	*Prunus serrulata*	R	50%	50%	50%	0.35	7	0.70	1.00	1.75
21	London plane	*Platanus x hispanica*	R	70%	70%	50%	0.35	21.3	1.00	1.25	18.64
22	London plane	*Platanus x hispanica*	R	70%	70%	50%	0.35	18.3	1.00	1.25	13.39
23	Photinia	*Photinia serrulata*	R	30%	30%	50%	0.35	10	0.70	1.00	0.90
24	Photinia	*Photinia serrulata*	R	30%	30%	50%	0.35	9	0.70	1.00	0.81
25	Australian willow	*Geijera parviflora*	R	50%	45%	50%	0.35	15.4	0.70	1.25	4.33
26	Australian willow	*Geijera parviflora*	R	50%	45%	50%	0.35	20.1	1.00	1.25	8.08
27	Australian willow	*Geijera parviflora*	R	50%	40%	50%	0.35	13.7	1.00	1.00	3.01
28	Australian willow	*Geijera parviflora*	R	50%	40%	50%	0.35	21.3	1.00	1.25	7.61

110.57

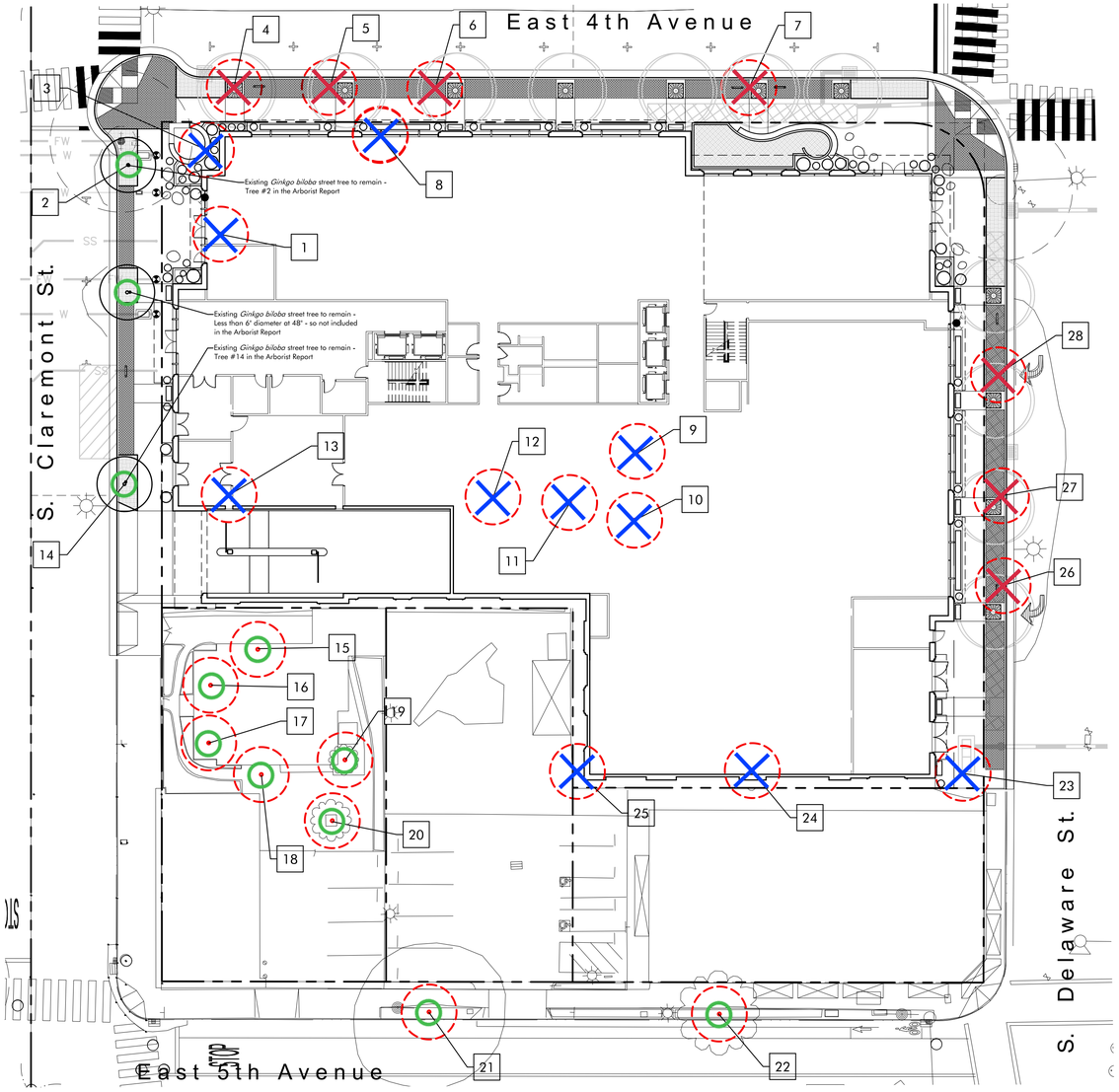
4" DBH - Does not need to be included

Trees 15-22 - Off project site and no LU value

27.67 - On-Site Trees

Total value of LU to be removed = 110.57

Trees shaded in blue are 'On-Site Trees' outside of the City right-of-way per the arborist report



Tree Valuation Form - Off-Site (City Right-of-Way)

RTP-STREET trees PA#: 2023-003

Required Trees:

As per the requirements of the Zoning Code, Section 27.71 – Landscape, all projects, except SFDDR applications, must have a minimum ratio of **1 tree per 400 square feet** of landscaped area. Existing trees that are a minimum of 6 inch diameter may count toward this total. Any trees with a 6 inch or greater diameter that are being removed must be replaced with an equivalent value of trees. Values are to be determined as stated in Section 27.71.180 of the zoning code and recorded on the Tree Evaluation Schedule and/or any required arborist report.

Landscape Area:	0 sq ft /	400	0.00 (a)
Number of existing trees from the Tree Evaluation Schedule with a 6-inch or greater diameter **to be preserved:**			2 (b)
Landscape Unit (LU) value of trees **to be removed** from the Tree Evaluation Schedule:			29.32 (c)
Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a - b + c = d]**			27.32 (d)

New Trees:

A minimum number of trees equivalent to (a), above, must be planted (or existing on the site). In order to make up the required LU value from the removal of trees, additional or larger trees may be planted. If the LU value shown at (e) is not equal or greater than (d), then an in-lieu fee must be paid to the City's street tree planting fund at the rate defined annually in the City's Comprehensive Fee Schedule for each deficient LU.

Total trees	New Trees Being Planted				
	Quantity	Size	LU Value	Total LU Value	
	0	15 gallon	1	0	
	0	24" box	2	0	
11	11	36" box	3	33	
	0	48" box	4	0	
	Total LU Value of new trees being proposed:		33		(e)

Fees Owed to the City Street Tree Planting Fund:

If (d) is greater than (e), there will be an LU value deficit calculated as follows:

[d – e = ----- x (the annually defined $ per LU value as per Current Comprehensive Fee Schedule)

Current LU Value		Fee		In-Lieu Fees Owed
-5.68	x	$ 357.07	=	$ (2,028.16)

(d) - (e)

NOTE: Fill out only highlighted cells. Green cells contain formulas and should not be modified

Block 20 (5)

Tree Evaluation Schedule
Landscape Units

Ref.	Species Name	Botanical Name	Fate: Preserve/ Remove	Species Value %	Condition Value %	Location Value %	DBH 0.35	Caliper Inches	70 # in allowable bldg. area	1.25 if Heritage Tree	LU Value
1	Carob	*Ceratonia siliqua*	R	50%	65%	50%	0.35	29.2	0.70	1.25	11.85
2	Ginkgo	*Ginkgo biloba*	R	90%	65%	50%	0.35	10.4	1.00	1.00	8.60
3	Mayten	*Maytenboaria*	R	50%	50%	50%	0.35	8	0.70	1.00	N/A
4	Hackberry	*Celtic occidentalis*	R	70%	45%	50%	0.35	6.6	1.00	1.00	2.97
5	Hackberry	*Celtic occidentalis*	R	70%	45%	50%	0.35	6.2	1.00	1.00	2.79
6	Hackberry	*Celtic occidentalis*	R	70%	45%	50%	0.35	8.8	1.00	1.00	3.96
7	Hackberry	*Celtic occidentalis*	R	70%	0%	50%	0.35	8.1	1.00	1.00	0.00
8	Olive	*Olea europaea*	R	70%	50%	50%	0.35	12.5	0.70	1.00	4.38
9	Red iron bark eucalyptus	*Eucalyptus sideroxylon*	R	10%	40%	50%	0.35	23.2	0.70	1.25	1.16
10	Red iron bark eucalyptus	*Eucalyptus sideroxylon*	R	10%	35%	50%	0.35	13.8	0.70	1.00	0.68
11	Red iron bark eucalyptus	*Eucalyptus sideroxylon*	R	10%	45%	50%	0.35	31.1	0.70	1.25	1.75
12	Italian cypress	*Cupressus sempervirens*	R	50%	40%	50%	0.35	10	0.70	1.00	2.00
13	Hackberry	*Celtic occidentalis*	R	70%	50%	50%	0.35	4	0.70	1.00	1.40
14	Ginkgo	*Ginkgo biloba*	p	90%	70%	50%	0.35	10.8	1.00	1.00	9.72
15	Camellia	*Camellia japonica*	R	70%	30%	50%	0.35	6	0.70	1.00	1.26
16	Irish yew	*Taxus baccata*	R	90%	50%	50%	0.35	8	0.70	1.00	3.60
17	Irish yew	*Taxus baccata*	R	90%	50%	50%	0.35	8	0.70	1.00	3.60
18	Camellia	*Camellia japonica*	R	70%	30%	50%	0.35	6	0.70	1.00	1.26
19	Lemon	*Citrus limon*	R	50%	50%	50%	0.35	4	0.70	1.00	N/A
20	Cherry	*Prunus serrulata*	R	50%	50%	50%	0.35	7	0.70	1.00	1.75
21	London plane	*Platanus x hispanica*	R	70%	70%	50%	0.35	21.3	1.00	1.25	18.64
22	London plane	*Platanus x hispanica*	R	70%	70%	50%	0.35	18.3	1.00	1.25	13.39
23	Photinia	*Photinia serrulata*	R	30%	30%	50%	0.35	10	0.70	1.00	0.90
24	Photinia	*Photinia serrulata*	R	30%	30%	50%	0.35	9	0.70	1.00	0.81
25	Australian willow	*Geijera parviflora*	R	50%	45%	50%	0.35	15.4	0.70	1.25	4.33
26	Australian willow	*Geijera parviflora*	R	50%	45%	50%	0.35	20.1	1.00	1.25	8.08
27	Australian willow	*Geijera parviflora*	R	50%	40%	50%	0.35	13.7	1.00	1.00	3.01
28	Australian willow	*Geijera parviflora*	R	50%	40%	50%	0.35	21.3	1.00	1.25	7.61

110.57

Street Tree #2 to remain in place

4" DBH - Does not need to be included

Street Tree #14 to remain in place

29.32 - Street Trees

Total value of LU to be removed = 110.57

Trees shaded in red are existing 'Street Trees' in the City right-of-way per the arborist report. These are the trees that will be removed.

Tree Evaluation Schedule

Block 20 (2)
Survey:

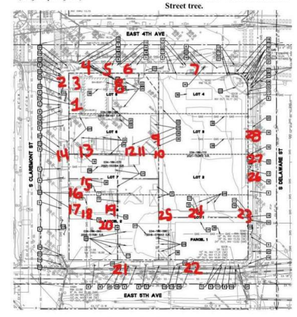
Tree#	Species	DBH	CON	HT/SP	Comments
1H	Carob *(Ceratonia siliqua)*	29.2	65	25/30	Good vigor, fair structure, codominant at 3', causing sidewalk damage.
2	Ginkgo *(Ginkgo biloba)*	10.4	65	25/12	Good vigor, fair structure, **street tree,** under utilities.
3	Mayten *(Mayten boaria)*	5.0	50	12/5	Fair vigor, fair structure, suppressed.
4	Hackberry *(Celtic occidentalis)*	6.6	45	20/12	Fair vigor, poor structure, topped limbs. **Street tree.**
5	Hackberry *(Celtic occidentalis)*	6.2	45	20/12	Fair vigor, poor structure, topped limbs. **Street tree.**
6	Hackberry *(Celtic occidentalis)*	8.8	45	20/12	Fair vigor, poor structure, topped limbs. **Street tree.**
7	Hackberry *(Celtic occidentalis)*	8.1	0	20/12	DEAD.
8	Olive *(Olea europaea)*	12.5	50	10/10	Good vigor, poor structure, topiary pruned, codominant at 3', pruned into ball.
9H	Red Iron Bark *(Eucalyptus sideroxylon)*	23.2	40	30/30	Fair vigor, poor structure, topped at 20' in past, damaging parking lot.
10	Red Iron Bark *(Eucalyptus sideroxylon)*	13.8	35	25/15	Fair vigor, poor structure, topped at 20' in past, suppressed, damaging parking lot.
11H	Red Iron Bark *(Eucalyptus sideroxylon)*	31.1	45	50/40	Fair vigor, fair structure, history of limb loss, damaging parking lot.
12	Italian Cypress *(Cupressus sempervirens)*	10.0	40	20/3	Poor vigor, fair structure, top dead, in decline. Less than 4' - Does not count for mitigation
13	~~Hackberry *(Celtic occidentalis)*~~	~~4.0~~	~~50~~	~~15/12~~	~~Fair vigor, fair structure, poor location against structure.~~ **Street tree.**
14	Ginkgo *(Ginkgo biloba)*	10.8	70	30/15	Good vigor, good structure, **street tree.**

Block 20 (3)
Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
15	Camellia *(Camellia japonica)*	6.0	30	10/6	Poor vigor, poor structure,
16	Irish Yew *(Taxus baccata)*	8.0	50	10/6	Fair vigor, fair structure, topiary pruned.
17	Irish Yew *(Taxus baccata)*	8.0	50	10/6	Fair vigor, fair structure, topiary pruned.
18	Camellia *(Camellia japonica)*	6.0	30	10/6	Poor vigor, poor structure, topiary pruned.
19	Lemon *(Citrus limon)*	4.0	50	8/8	Fair vigor, fair structure.
20	Cherry *(Prunus serrulata)*	7.0	50	8/8	Fair vigor, fair structure, surrounded by hardscape.
21H	London Plane *(Platanus x hispanica)*	21.3	70	35/25	Fair vigor, fair structure, codominant at 10', **street tree.**
22H	London Plane *(Platanus x hispanica)*	15.3	70	30/20	Fair vigor, fair structure, codominant at 10', **street tree.**
23	Photinia *(Photinia serrulata)*	10@base	30	12/15	Poor vigor, poor structure, codominant at grade.
24	Photinia *(Photinia serrulata)*	9@base	30	8/6	Poor vigor, poor structure, codominant at grade.
25H	Australian Willow *(Geijera parviflora)*	15.4	45	30/25	Fair vigor, poor structure, topped. **Street tree.**
26H	Australian Willow *(Geijera parviflora)*	20.1	45	30/25	Fair vigor, poor structure, codominant at 8' with included bark, decay on trunk. **Street tree.**
27	Australian Willow *(Geijera parviflora)*	13.7	40	30/25	Poor vigor, poor structure, large scar on trunk, codominant at 6'. **Street tree.**

Block 20 (4)

Tree#	Species	DBH	CON	HT/SP	Comments
28H	Australian Willow *(Geijera parviflora)*	21.3	40	30/25	Fair vigor, poor structure, scar on trunk, codominant at 10' with included bark. **Street tree.**



Showing location of trees

Existing Tree Disposition

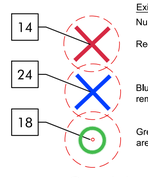
Existing Trees to be removed

Number corresponds to Tree Evaluation Schedule provided in Arborist's Report

Red 'X' are street trees per the arborist report - These trees are to be removed

Blue 'X' are on-site trees per the arborist report - All on-site trees are to be removed

Green 'O' are existing trees to remain as street trees along Claremont and/or that are not impacted by this project and no action is proposed



See Arborist Report on Sheet L0.7

NORTH
Scale: 1" = 20'-0"

0' 10' 20' 40'

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95113 408.496.1121

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In Association with:

KLA
LANDSCAPE ARCHITECTURE
PLANNING
www.kla-ca.com

PLANNING APPLICATION FOR:
MECAH VENTURES
BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
04.14.2023	SECOND PLANNING SUBMITTAL
07.14.2023	THIRD PLANNING SUBMITTAL
11.15.2023	FOURTH PLANNING SUBMITTAL
03.18.2024	FIFTH PLANNING SUBMITTAL
05.30.24	SIXTH PLANNING SUBMITTAL
11.01.2024	SEVENTH PLANNING SUBMITTAL

LICENSED LANDSCAPE ARCHITECT
THOMAS P. HOLLORAN
No. 5444
Expiration Date
10-31-24
Revision Date
Date
STATE OF CALIFORNIA

Tree Disposition Plan

L0.6

PROJECT NO: 22-2444

Z:\cad files\Revit\Parts_2022\Mil - Block 20\Design Plans\Planner\Plan\Mil.dwg - Nov 25, 2024, 1:12pm - Tom

Kielty Arborist Services LLC
Certified Arborist WE#10724A TRAQ Qualified
P.O. Box 6187
San Mateo, CA 94403
650-532-4418

January 20th, 2023,

Revised 11/21/24

Lisa Ring, AICP
LOR Planning & Environmental Consulting, INC

Site: Block 20, San Mateo CA

Dear Ms. Ring,

As requested on Wednesday, October 19th, 2022, Kielty Arborist Services LLC visited the above site for the purpose of providing a Tree Inventory Report for the proposed construction. A new multifamily development project is proposed for this site, and as needed an Arborist Report is required when submitting plans to the city of San Mateo. The entire 58 page submittal set dated 1/13/23 was reviewed for writing this report. This Tree Inventory Report is not a Tree Risk Assessment. As such, no trees were assessed for risk in accordance with industry standards, nor are there any tree risk ratings or risk mitigation recommendations provided within this preservation plan.

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. No root crown exploration or plant tissue analysis was performed. The trees in question were located on a topography map provided by you. The trees were estimated for diameter at 54 inches above ground level (DBH). The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1 - 29 Very Poor
30 - 49 Poor
50 - 69 Fair
70 - 89 Good
90 - 100 Excellent

The height of the tree was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Survey Key:
H-*Indicates "Heritage" tree by city ordinance. 10" for oaks and 15" for all other species*
DBH- Diameter at breast height (54 inches above grade)
CON- Condition rating
HT/SP-Tree height/ canopy spread

Block 20 (2)
Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1**H**	Carob *(Ceratonia siliqua)*	29.2	65	25/30	Good vigor, fair structure, codominant at 3', causing sidewalk damage.
2	Ginkgo *(Ginkgo biloba)*	10.4	65	25/12	Good vigor, fair structure, **street tree,** under utilities. Existing *Ginkgo biloba* street tree to remain
3	Mayten *(Mayten boaria)*	5.0	50	12/5	Fair vigor, fair structure, suppressed.
4	Hackberry *(Celtic occidentalis)*	6.6	45	20/12	Fair vigor, poor structure, topped limbs. **Street tree.**
5	Hackberry *(Celtic occidentalis)*	6.2	45	20/12	Fair vigor, poor structure, topped limbs. **Street tree.**
6	Hackberry *(Celtic occidentalis)*	8.8	45	20/12	Fair vigor, poor structure, topped limbs. **Street tree.**
7	Hackberry *(Celtic occidentalis)*	8.1	0	20/12	DEAD.
8	Olive *(Olea europaea)*	12.5	50	10/10	Good vigor, poor structure, topiary pruned, codominant at 3', pruned into ball.
9**H**	Red Iron Bark *(Eucalyptus sideroxylon)*	23.2	40	30/30	Fair vigor, poor structure, topped at 20' in past, damaging parking lot.
10	Red Iron Bark *(Eucalyptus sideroxylon)*	13.8	35	25/15	Fair vigor, poor structure, topped at 20' in past, suppressed, damaging parking lot.
11**H**	Red Iron Bark *(Eucalyptus sideroxylon)*	31.1	45	50/40	Fair vigor, fair structure, history of limb loss, damaging parking lot.
12	Italian Cypress *(Cupressus sempervirens)*	10.0	40	20/3	Poor vigor, fair structure, top dead, in decline.
13	Hackberry *(Celtis occidentalis)*	4.0	50	15/12	Fair vigor, fair structure, poor location against structure. **Street tree.**
14	Ginkgo *(Ginkgo biloba)*	10.8	70	30/15	Good vigor, good structure, **street tree.** Existing *Ginkgo biloba* street tree to remain

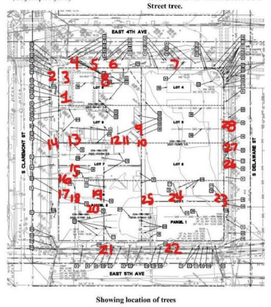
Block 20 (3)
Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
15	Camellia *(Camellia japonica)*	6.0	30	10/6	Poor vigor, poor structure,
16	Irish Yew *(Taxus baccata)*	8.0	50	10/6	Fair vigor, fair structure, topiary pruned.
17	Irish Yew *(Taxus baccata)*	8.0	50	10/6	Fair vigor, fair structure, topiary pruned.
18	Camellia *(Camellia japonica)*	6.0	30	10/6	Poor vigor, poor structure, topiary pruned.
19	Lemon *(Citrus limon)*	4.0	50	8/8	Fair vigor, fair structure.
20	Cherry *(Prunus serrulata)*	7.0	50	8.8	Fair vigor, fair structure, surrounded by hardscape.
21**H**	London Plane *(Platanus x hispanica)*	21.3	70	35/25	Fair vigor, fair structure, codominant at 10', **street tree.**
22**H**	London Plane *(Platanus x hispanica)*	15.3	70	30/20	Fair vigor, fair structure, codominant at 10', **street tree.**
23	Photinia *(Photinia serrulata)*	10@base	30	12/15	Poor vigor, poor structure, codominant at grade.
24	Photinia *(Photinia serrulata)*	9@base	30	8/6	Poor vigor, poor structure, codominant at grade.
25**H**	Australian Willow *(Geijera parviflora)*	15.4	45	30/25	Fair vigor, poor structure, topped. **Street tree.**
26**H**	Australian Willow *(Geijera parviflora)*	20.1	45	30/25	Fair vigor, poor structure, codominant at 8' with included bark, decay on trunk. **Street tree.**
27	Australian Willow *(Geijera parviflora)*	13.7	40	30/25	Poor vigor, poor structure, large scar on trunk, codominant at 6'. **Street tree.**

Existing trees 15-22 are not within the proposed project and no action is proposed associated with these existing trees

Block 20 (4)
Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
28**H**	Australian Willow *(Geijera parviflora)*	21.3	40	30/25	Fair vigor, poor structure, scar on trunk, codominant at 10' with included bark. **Street tree.**



Showing location of trees

Block 20 (5)

Tree Evaluation Schedule
Landscape Units

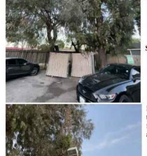
Ref.	Species Name	Botanical Name	Tree Removal	Species Value %	Condition Value %	Location Value %	%	Value	30.0 in. diameter	3.25 if affordable	Heritage Tree	LU Value
1	Carob	Ceratonia siliqua	R	50%	65%	50%	[3.25]	29.2	0.70	3.25	1.15	11.46
2	Ginkgo	Ginkgo biloba	R	90%	65%	50%	[3.25]	10.4	1.00	3.00	1.00	8.65
3	Mayten	Mayten boaria	R	50%	50%	50%	[3.25]	5	0.70	3.00	N/A	
4	Hackberry	Celtis occidentalis	R	70%	45%	50%	[3.25]	6.6	1.00	3.00	1.00	6.77
5	Hackberry	Celtis occidentalis	R	70%	45%	50%	[3.25]	6.2	1.00	3.00	1.00	6.77
6	Hackberry	Celtis occidentalis	R	70%	45%	50%	[3.25]	8.8	1.00	3.00	1.00	3.56
7	Hackberry	Celtis occidentalis	R	70%	0%	50%	[3.25]	8.1	1.00	3.00	1.00	0.00
8	Olive	Olea europaea	R	75%	50%	50%	[3.25]	12.5	0.70	3.00	1.00	4.38
9	Red iron bark eucalyptus	Eucalyptus sideroxylon	R	10%	40%	50%	[3.25]	23.2	0.30	3.00	1.25	3.38
10	Red iron bark eucalyptus	Eucalyptus sideroxylon	R	10%	35%	50%	[3.25]	13.8	0.70	3.00	1.00	0.68
11	Red iron bark eucalyptus	Eucalyptus sideroxylon	R	10%	45%	50%	[3.25]	31.1	0.70	3.00	1.25	1.75
12	Italian cypress	Cupressus sempervirens	R	50%	40%	50%	[3.25]	10	0.70	3.00	1.00	2.60
13	Hackberry	Celtis occidentalis	R	70%	50%	50%	[3.25]	4	0.70	3.00	1.00	3.40
14	Ginkgo	Ginkgo biloba	P	90%	70%	50%	[3.25]	10.8	1.00	3.00	1.00	9.22
15	Camellia	Camellia japonica	R	50%	30%	50%	[3.25]	6	0.70	3.00	1.00	2.28
16	Irish yew	Taxus baccata	R	90%	50%	50%	[3.25]	8	0.70	3.00	1.00	3.46
17	Irish yew	Taxus baccata	R	90%	50%	50%	[3.25]	8	0.70	3.00	1.00	3.46
18	Camellia	Camellia japonica	R	50%	30%	50%	[3.25]	6	0.70	3.00	1.00	2.28
19	Lemon	Citrus limon	R	50%	50%	50%	[3.25]	4	0.70	3.00	1.00	N/A
20	Cherry	Prunus serrulata	R	50%	60%	50%	[3.25]	7	0.70	3.00	1.00	1.75
21	London plane	Platanus x hispanica	R	70%	70%	50%	[3.25]	21.3	1.00	3.25	1.25	18.44
22	London plane	Platanus x hispanica	R	70%	70%	50%	[3.25]	16.3	1.00	3.25	1.25	13.91
23	Photinia	Photinia serrulata	R	30%	30%	50%	[3.25]	10	0.70	3.00	0.50	
24	Photinia	Photinia serrulata	R	30%	30%	50%	[3.25]	9	0.70	3.00	1.00	0.91
25	Australian willow	Geijera parviflora	R	50%	40%	50%	[3.25]	15.4	0.70	3.25	1.25	4.33
26	Australian willow	Geijera parviflora	R	50%	45%	50%	[3.25]	20.1	0.70	3.25	1.25	6.08
27	Australian willow	Geijera parviflora	R	50%	40%	50%	[3.25]	13.7	1.00	3.00	1.00	8.01
28	Australian willow	Geijera parviflora	R	50%	40%	50%	[3.25]	21.3	1.00	3.25	1.25	7.61

110.57

Total value of LU to be removed = 110.57

Block 20 (6)

Summary of surveyed trees:
A mix of imported species were observed on site with no native tree species found. 1 Carob tree, 2 Ginkgo trees, 1 Mayten tree, 5 Hackberry trees, 1 Olive tree, 3 Red Iron Bark Eucalyptus trees, 1 Italian Cypress tree, 2 Camellia trees, 2 Irish Yew trees, 1 Lemon tree, 1 Cherry tree, 2 London Plane trees, 2 Photinia trees, and 4 Australian Willow trees were observed. Most of the trees have limited soil volume as the trees are surrounded by hardscapes. Trees #1, #9, #11, #21, #22, #25, #26, & #28 are "Heritage" trees observed on site. The only trees given a good condition rating are Ginkgo street tree #14 and London plane street trees #21 and #22. Trees #4-7, #9-12, #15, #18, and #23-28 were given poor condition ratings due to a decline in health, poor structure, or a combination of both.



Carob tree #1 is in fair condition. The tree has caused significant damage to the sidewalk as the concrete sidewalk has lifted due to root expansion. The tree is in a large landscape area.

Ginkgo tree #2 is in fair condition. The tree is a street tree located in a small planting pit within the sidewalk. The tree is young and growing underneath utility lines. Ginkgo street tree #14 is in good condition.

Showing trees #1 and #2



Mayten tree #3 is in fair condition. The tree is a young and growing in the suppressed conditions of larger tree canopies #1 and #2.

Showing Mayten tree #3

Block 20 (7)

Hackberry street trees #4-7 are in poor condition. The trees have all been topped for utility line clearance. Hackberry tree #7 is dead and recommended to be removed as soon as possible. Hackberry street tree #13 is in fair condition but poorly located up against an existing structure.

Showing Hackberry street trees

Showing dead hackberry street tree #7

Olive tree #8 is in fair condition. The tree is surrounded by hardscapes and has been topiary pruned into a ball.

Showing Olive tree #8

Block 20 (8)

Red Iron Bark Eucalyptus trees #9-11 are in poor condition. All 3 Eucalyptus trees are surrounded by hardscapes and are causing extensive damage to the parking lot. Eucalyptus trees #9 and #10 have both been topped in the past at 20' creating poor structure that will likely lead to branch failures. Eucalyptus #11 has a history of limb loss observed within the canopy.

Showing Eucalyptus trees #9-11

Italian Cypress tree #12 is in poor condition. The top of the tree has died and is at high risk of failure. This tree is up against the parking lot asphalt.

Block 20 (9)

Camellia trees #15 and #18 are in poor condition. Both trees have poor vigor and poor structure due to being topiary pruned in the past. Irish Yew trees #16 and #17 are in fair condition. The trees are located up against a building and have been topiary pruned in the past.



Showing trees #15-18

Lemon tree #19 and Cherry tree #20 are in fair condition. Both trees are surrounded by hardscapes.



Showing Lemon tree #19



Showing Cherry tree #20

Block 20 (10)

London Plane street trees #21 and #22 are in good condition. Both trees are located within a small street tree planting strip and have caused minimal damage to the sidewalk.



Showing London Plane street trees #21 and #22

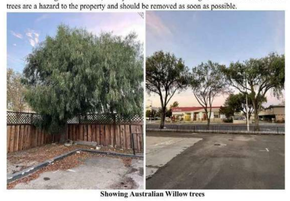
Photinia trees #23 and #24 are in poor condition. Both trees have poor vigor and poor structure. Both Photinia trees are codominant at grade.



Showing Photinia trees #23 and #24

Block 20 (11)

Australian Willow street trees #25-28 are in poor condition. The trees have many structure defects including included bark, history of limb failures with large scars on the trunks. These trees are a hazard to the property and should be removed as soon as possible.



Showing Australian Willow trees

Tree removal/recommendations:
All of the trees surveyed are proposed for removal. The proposed tree removal match the following tree removal criteria: **(B) Necessity to remove the tree or trees in order to allow reasonable economic enjoyment of the property.** The required tree planting form is to be filled out by the Landscape Architect.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

David Beckham Certified Arborist WE#10724A TRAQ Qualified
David Beckham

Block 20 (12)

Kielty Arborist Services
P.O. Box 6187
San Mateo, CA 94403
650-532-4418

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2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other government regulations.

3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

4. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

5. Loss, alteration, or reproduction of any part of this report invalidates the entire report.

6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

7. Neither all nor any part of this report, nor any copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or initialed designation conferred upon the consultant/appraiser as stated in his qualification.

8. This report and the values expressed herein represent the opinion of the consult/appraiser, and the consult/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

9. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

Block 20 (13)

10. Unless expressed otherwise: 1) information in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in future.

ARBORIST DISCLOSURE STATEMENT

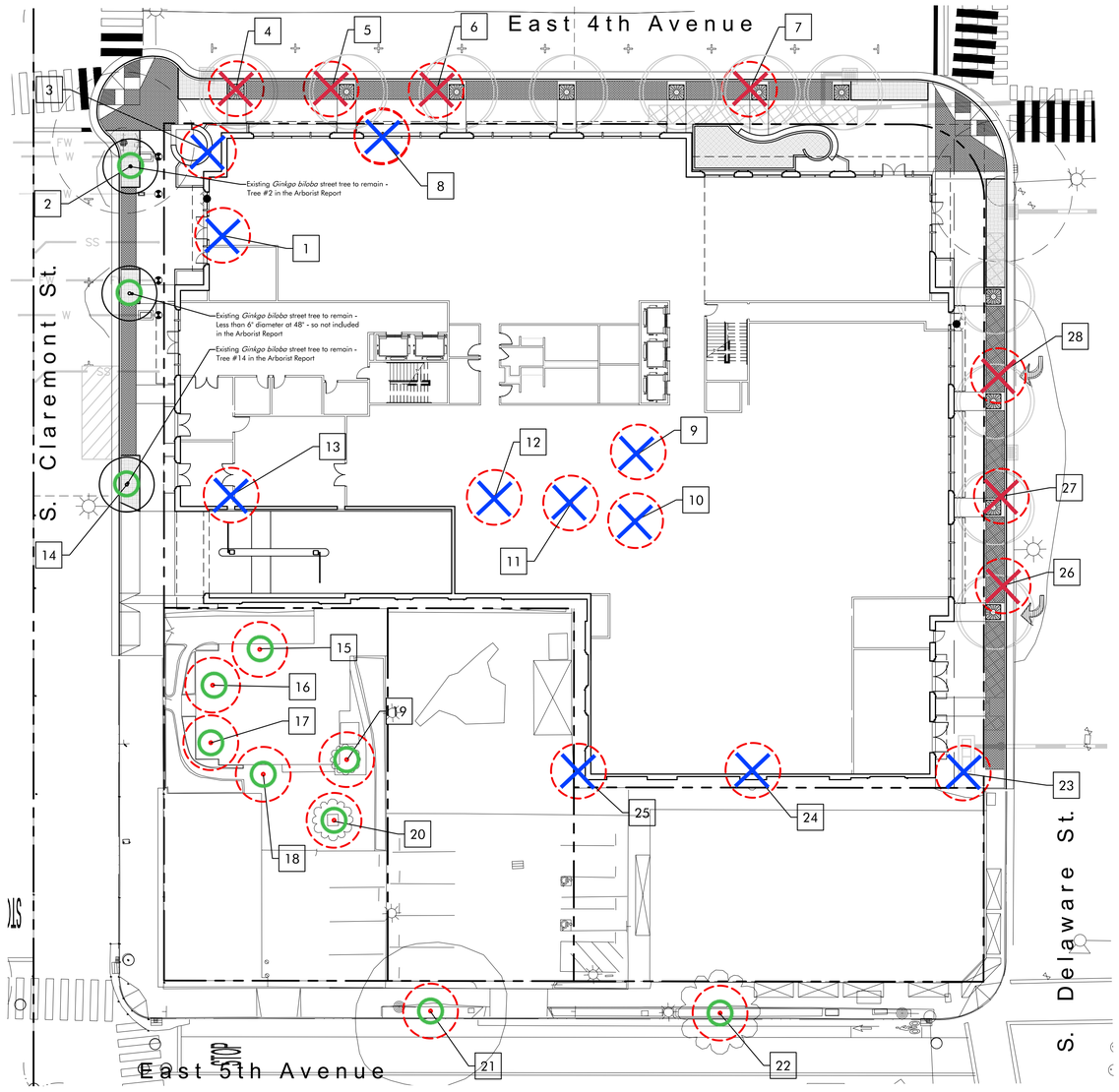
Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand, Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

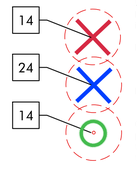
Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist: *David Beckham*
David Beckham
Date: May 8th, 2023



Existing Tree Disposition



Existing Trees to be removed

Number corresponds to Tree Evaluation Schedule provided in Arborist's Report

Red 'X' are street trees per the arborist report

Blue 'X' are on-site trees per the arborist report

Green 'O' are existing trees that are not impacted by this project and no action is proposed - Three existing street trees on Claremont will remain in at-grade planters along the streetscape

NORTH
Scale: 1" = 20'-0"

0' 10' 20' 40'

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
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1731 Technology Drive, Suite 750
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PLANNING APPLICATION FOR:
MECAH VENTURES
BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
04.14.2023	SECOND PLANNING SUBMITTAL
07.14.2023	THIRD PLANNING SUBMITTAL
11.15.2023	FOURTH PLANNING SUBMITTAL
03.18.2024	FIFTH PLANNING SUBMITTAL
05.30.24	SIXTH PLANNING SUBMITTAL
11.01.2024	SEVENTH PLANNING SUBMITTAL

LICENSED LANDSCAPE ARCHITECT
CHARLES M. HOLLOWAY, JR.
Signature
10-31-24
Renewal Date
Date
STATE OF CALIFORNIA

Arborist Report and Plan

L0.7

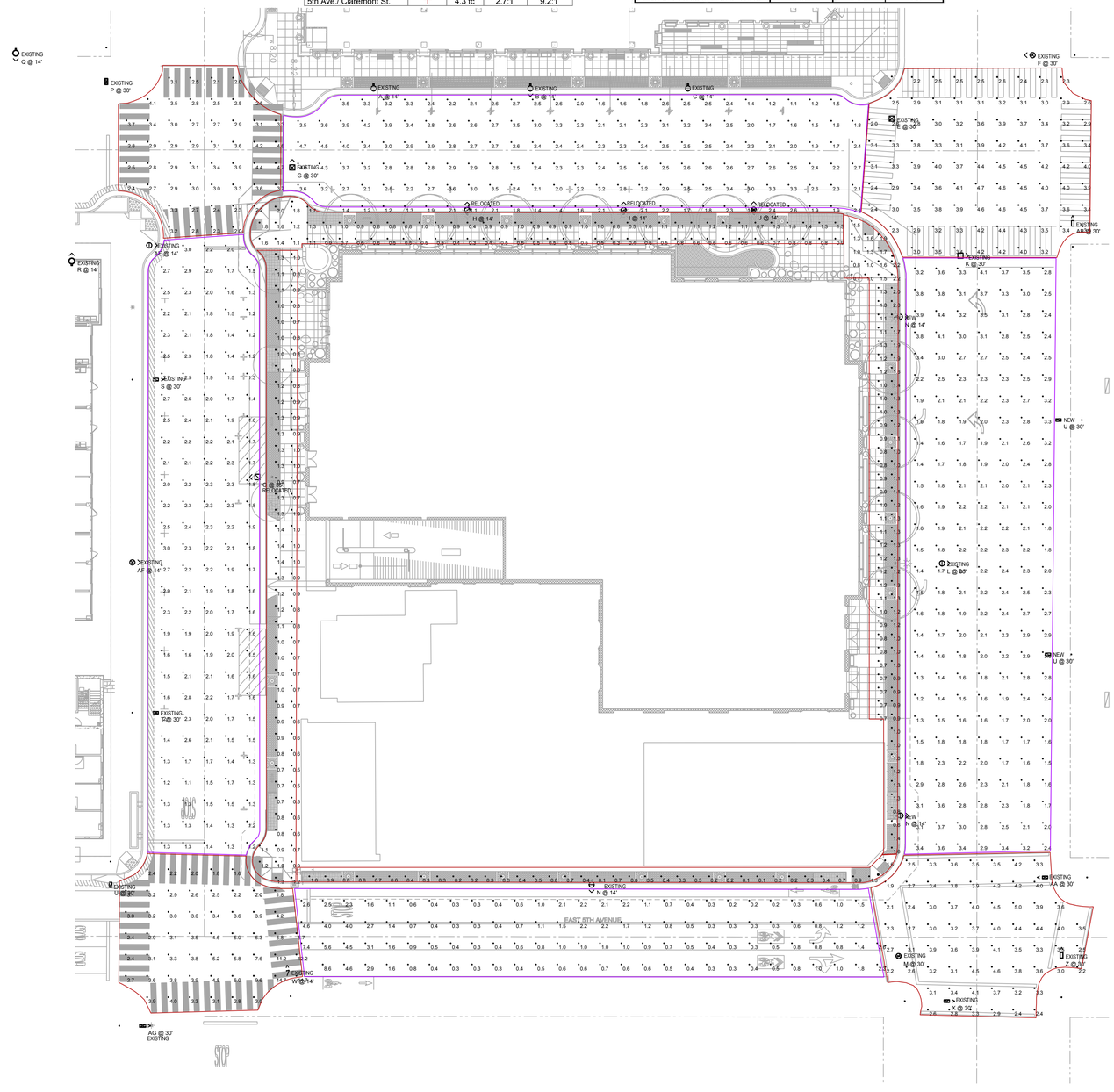
PROJECT NO: 22-2444

Z:\pdfs\pdfset\Plans_22\2444 - Block 20\Drawings\Plan\Planning\Plot\2444BLKarp - Nov 25, 2024, 3:13pm - Tom

Statistics				
Description	Symbol	Avg	Avg/Min	Max/Min
4th Ave. - Road	+	2.5 fc	2.3:1	4.3:1
5th Ave. - Road	+	1.3 fc	6.5:1	43.0:1
Delaware St. - Road	+	2.3 fc	1.9:1	3.7:1
Claremont St. - Road	+	1.9 fc	1.7:1	2.7:1
4th Ave.- Walkway	+	0.9 fc	3.0:1	6.7:1
5th Ave.- Walkway	+	0.5 fc	5.0:1	16.0:1
Delaware St.- Walkway	+	1.2 fc	2.0:1	3.7:1
Claremont St.- Walkway	+	0.9 fc	1.8:1	2.8:1
4th St./ S. Delaware St.	+	3.4 fc	1.7:1	2.4:1
5th Ave./ Delaware St.	+	3.4 fc	1.8:1	2.6:1
4th Ave./ Claremont St.	+	3.0 fc	1.5:1	2.4:1
5th Ave./ Claremont St.	+	4.3 fc	2.7:1	9.2:1

- The lighting levels the project is required to meet shall be:

Analysis Zone	Avg Maintained Illuminance (fc) L_{avg}	Average Uniformity Ratio L_{avg}/L_{min}	Maximum Uniformity Ratio L_{max}/L_{min}
4th Ave – Road	1.7	3.0	5.0
5th Ave – Road	1.7	3.0	5.0
Delaware St – Road	1.7	3.9	5.0
Claremont St – Road	1.1	3.0	5.0
4th Ave – Sidewalk	0.9	4.0	NA
5th Ave – Sidewalk	0.9	4.0	NA
Delaware St – Sidewalk	0.9	4.0	NA
Claremont St – Sidewalk	0.9	4.0	NA
4th Ave & Delaware – Intersection	3.2	3.0	NA
5th Ave & Delaware – Intersection	3.2	3.0	NA
4th Ave & Claremont – Intersection	2.7	3.0	NA
5th Ave & Claremont - Intersection	2.7	3.0	NA



SITE PLAN - PHOTOMETRIC CALCULATION

SCALE: N.T.S.

Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	A		1	King Luminaire	KSS06R-B24AR-N-10(530T)-1054		1	5376	0.75	104	
	B		1	King Luminaire	KSS06R-B24AR-N-10(530T)-1054		1	5376	0.9	104	
	C		1	King Luminaire	KSS06R-B24AR-N-10(530T)-1054		1	5376	0.9	104	
	E		1	CREE, INC.	XSPA20K4-U-xx-840PNAWH-U	DOUBLE LED MODULE TYPE III 4000K 40FT	10	960	0.9	99.5	
	F		1	Cree Lighting	STR-LWY-3M-XX-SN-E-UL-SV-700-40K-XX5-xx-BWL-E6IWE-UDT	SELECT Type III Medium Optic, 700mA 4000K LED(Sway Streetlight)	1	10421	0.8	134.2	
	G		1	Cree Inc.	XSPL-LO-H1-3ME-1BL-SV-UL-SV-N CONFIGURED FROM XSPL-LO-H1-3ME-2AL-40K7-UL-SV-N	CONFIGURED FROM XSPL-LO LED Streetlines Luminaire - Large, 2A, Lumen Package, Type IV Medium Optic Distribution, 40k CCT, 70 CRI	1	19100	0.8	135	
	H		1	King Luminaire	KSS06R-B24AR-N-10(530T)-1054		1	5376	0.9	104	
	I		1	King Luminaire	KSS06R-B24AR-N-10(530T)-1054		1	5376	0.9	104	
	J		1	King Luminaire	KSS06R-B24AR-N-10(530T)-1054		1	5376	0.9	104	
	K		1	GE LIGHTING SOLUTIONS	EAL503_HAWHC_____ ----	EALS03 EVOLVE LED AREA	1	10051	0.9	140	
	L		1	Cree Lighting	STR-LWY-3M-XX-SN-E-UL-SV-700-40K-XX5-xx-BWL-E6IWE-UDT	SELECT Type III Medium Optic, 700mA 4000K LED(Sway Streetlight)	1	10421	0.8	134.2	
	M		1	CREE, INC.	XSPA20K4-U-xx-840PNAWH-U	DOUBLE LED MODULE TYPE III 4000K 40FT	10	960	0.9	99.5	
	N		3	King Luminaire	KSS06R-B24AR-N-10(530T)-1054		1	5376	0.9	104	
	O		1	Cree Inc.	XSPMD-D-H1-3ME-1DL-SV-UL-SV-N CONFIGURED FROM XSPL-D-H1-3ME-2AL-40K7-UL-SV-N	CONFIGURED FROM XSPMD LED Streetlines Luminaire - Large, 2A, Lumen Package, Type IV Medium Optic Distribution, 40k CCT, 70 CRI	1	11475	0.9	95	
	P		1	Cree Inc.	XSPL-LO-H1-3ME-1BL-SV-UL-SV-N CONFIGURED FROM XSPL-LO-H1-3ME-2AL-40K7-UL-SV-N	CONFIGURED FROM XSPL-LO LED Streetlines Luminaire - Large, 2A, Lumen Package, Type IV Medium Optic Distribution, 40k CCT, 70 CRI	1	19100	0.8	135	
	Q		1	King Luminaire	KSS06R-B24AR-N-10(530T)-1054		1	5376	0.9	104	
	R		1	King Luminaire	KSS06R-B24AR-N-10(530T)-1054		1	5376	0.9	104	
	S		1	Cree Inc	ERSP-B-xx-3ME-B-40K-VA	XSP LED Streetlight, Double module, Version B, Type III Medium, 4000K CCT	1	10073	0.9	99.37	
	T		1	CREE, INC.	XSPA20K4-U-xx-840PNAWH-U	DOUBLE LED MODULE TYPE III 4000K 40FT	10	960	0.9	99.5	
	U		3	Cree Inc	XSPMD-D-H1-3ME-1DL-SV-UL-SV-N CONFIGURED FROM XSPL-D-H1-3ME-2AL-40K7-UL-SV-N	CONFIGURED FROM XSPMD LED Streetlines Luminaire - Large, 2A, Lumen Package, Type IV Medium Optic Distribution, 40k CCT, 70 CRI	1	11475	0.9	95	
	X		1	CREE, INC.	XSPA20K4-U-xx-840PNAWH-U	DOUBLE LED MODULE TYPE III 4000K 40FT	10	960	0.9	99.5	
	W		1	Cree Inc	XSPL-LO-H1-3ME-1BL-SV-UL-SV-N CONFIGURED FROM XSPL-LO-H1-3ME-2AL-40K7-UL-SV-N	CONFIGURED FROM XSPL-LO LED Streetlines Luminaire - Large, 2A, Lumen Package, Type IV Medium Optic Distribution, 40k CCT, 70 CRI	1	19100	0.9	135	
	Z		1	CREE, INC.	XSPA20K4-U-xx-840PNAWH-U	DOUBLE LED MODULE TYPE III 4000K 40FT	10	960	0.9	99.5	
	AA		1	CREE, INC.	XSPA20K4-U-xx-840PNAWH-U	DOUBLE LED MODULE TYPE III 4000K 40FT	10	960	0.9	99.5	
	AB		1	GE LIGHTING SOLUTIONS	EAL503_HAWHC_____ ----	EALS03 EVOLVE LED AREA	1	10051	0.9	140	
	AC		1	King Luminaire	KSS06R-B24AR-N-10(530T)-1054		1	5376	0.9	104	
	AE		1	King Luminaire	KSS06R-B24AR-N-10(530T)-1054		1	4220	0.9	103	
	AF		1	King Luminaire	KSS06R-B24AR-N-10(530T)-1054		1	4220	0.9	103	
	AG		1	Cree Inc	XSPL-LO-H1-3ME-1BL-SV-UL-SV-N CONFIGURED FROM XSPL-LO-H1-3ME-2AL-40K7-UL-SV-N	CONFIGURED FROM XSPL-LO LED Streetlines Luminaire - Large, 2A, Lumen Package, Type IV Medium Optic Distribution, 40k CCT, 70 CRI	1	19100	0.9	135	
	ET-1		0	Delta Light NV	354 17 02	TOPIX MW	2	182	0.9	3	
	ET-2		0	Lisht Lighting Inc	LIWALDSA5C05SUE-DUN-840-TSSUNADOR	4' LUMINAIRE,SET OPEN DOWNLIGHT, SQUARE, 2000LM	1	2088	0.8	18.5	

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
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Milpitas, CA 95035
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fx: (408) 522-5260
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PLANNING APPLICATION FOR:

WINDY HILL PROPERTY VENTURES

BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	FIRST PLANNING SUBMITTAL
04.14.2023	SECOND PLANNING SUBMITTAL
07.14.2023	THIRD PLANNING SUBMITTAL
11.15.2023	FOURTH PLANNING SUBMITTAL
03.18.2024	FIFTH PLANNING SUBMITTAL
05.30.2024	SIXTH PLANNING SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER — TONY C. ZAMUDIO — No. E15130 Exp. 06/30/26 — ELECTRICAL — STATE OF CALIFORNIA

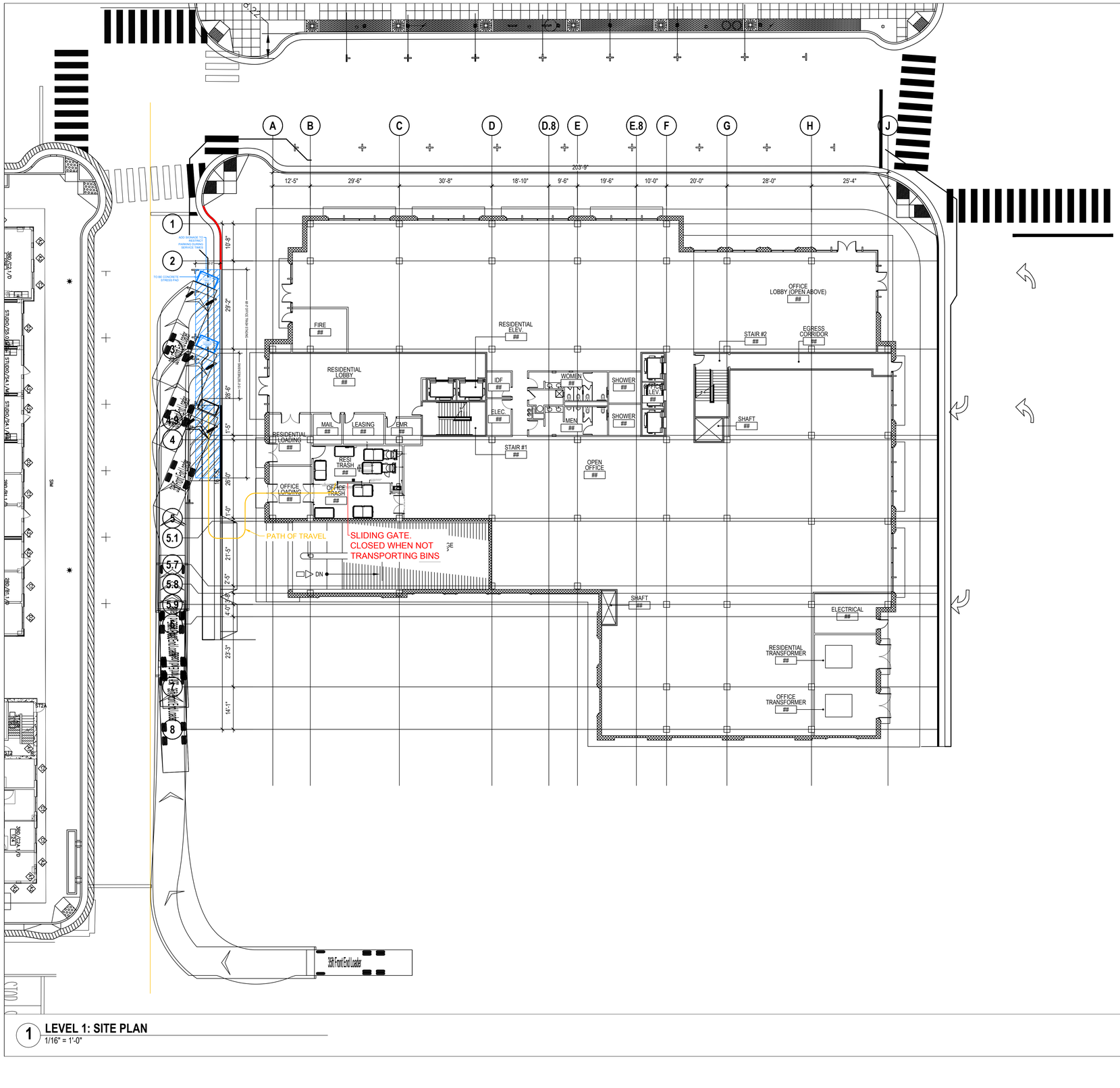
PA-2023-003

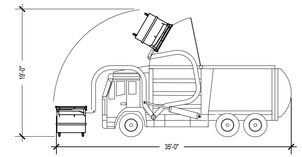
SITE PLAN - PHOTOMETRIC CALCULATION

E1.01

PROJECT NO: 215513

Saved: Jan/Jun/Author/Projects/Act. Tec/2023/23069 Windy Hills, Block 20, San Mateo, CA/23069_E1.01.dwg - Mar 21, 2025, 1:59pm - Hoa





35ft Front End Loader	
Overall Length	35.000ft
Overall Width	8.330ft
Overall Body Height	1.400ft
Min Body Ground Clearance	1.400ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	32.000ft

1 **LEVEL 1: SITE PLAN**
1/16" = 1'-0"

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ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
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PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
BLOCK 20
SAN MATEO, CA 94401

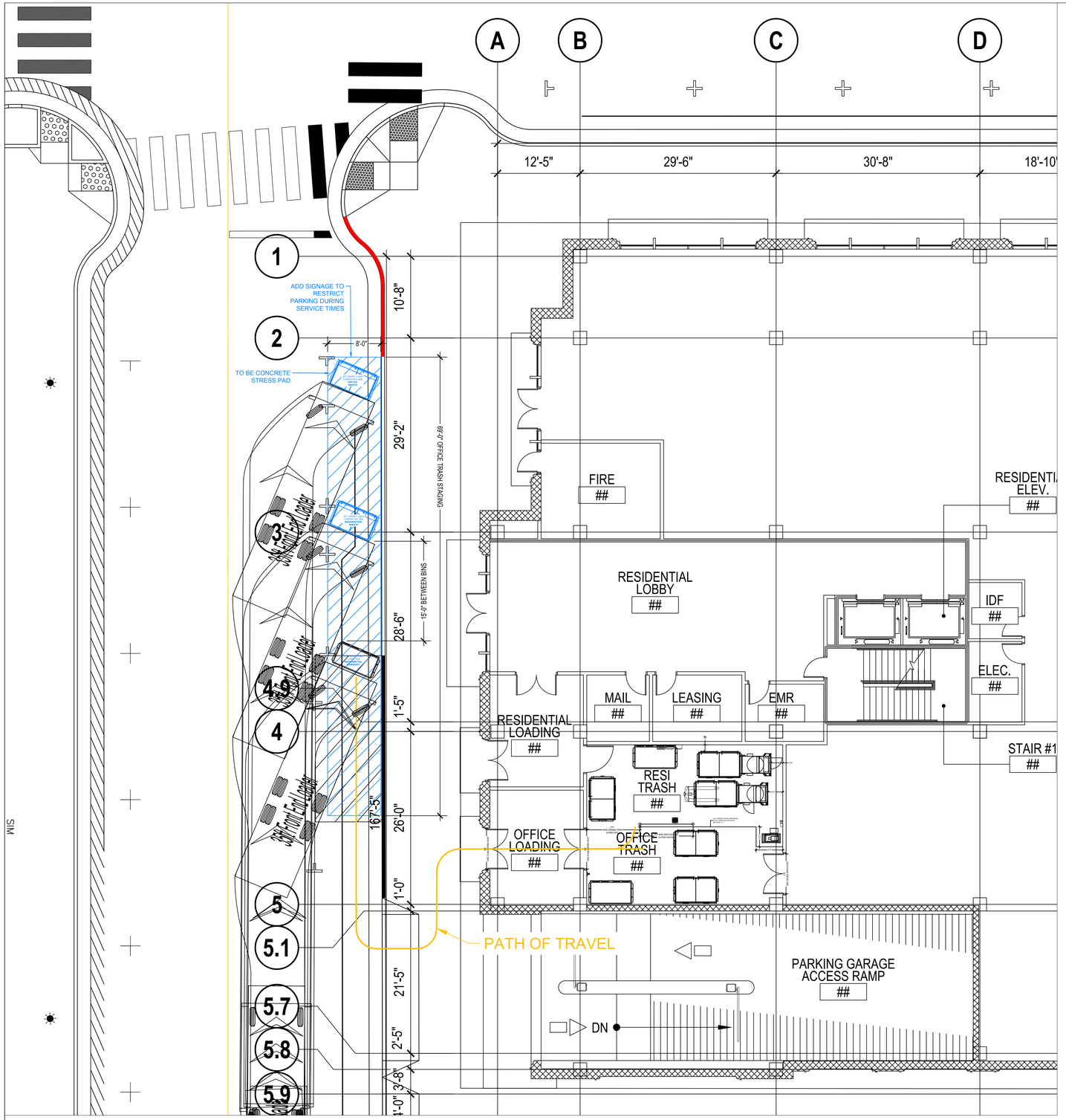
DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
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03.18.2024	FIFTH PLANNING SUBMITTAL

LEVEL 1
SITE PLAN

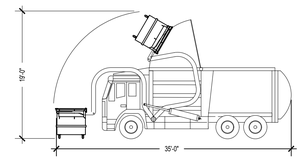
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PROJECT NO: 215513

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1 **STAGING**
1/8" = 1'-0"



35ft Front End Loader	
Overall Length	35.000ft
Overall Width	8.330ft
Overall Body Height	1.400ft
Min Body Ground Clearance	1.400ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	32.000ft

PROJECTED COLLECTION SCHEDULE: RESIDENTIAL TRASH ROOM		
SERVICE:	**CONTAINER VOL / TYPE:**	**FREQUENCY:**
WASTE	(1) 3CY FL COMPACTOR CONTAINER	1x/wk
RECYCLING	(1) 3CY FL COMPACTOR CONTAINER	2x/wk
COMPOST	(1) 2CY FL LOOSE CONTAINER	2x/wk

PROJECTED COLLECTION SCHEDULE: OFFICE TRASH ROOM		
SERVICE:	**CONTAINER VOL / TYPE:**	**FREQUENCY:**
WASTE	(1) 3CY FL COMPACTOR CONTAINER	2x/wk
RECYCLING	(1) 3CY FL COMPACTOR CONTAINER	2x/wk
COMPOST	(1) 2CY FL COMPACTOR CONTAINER	2x/wk

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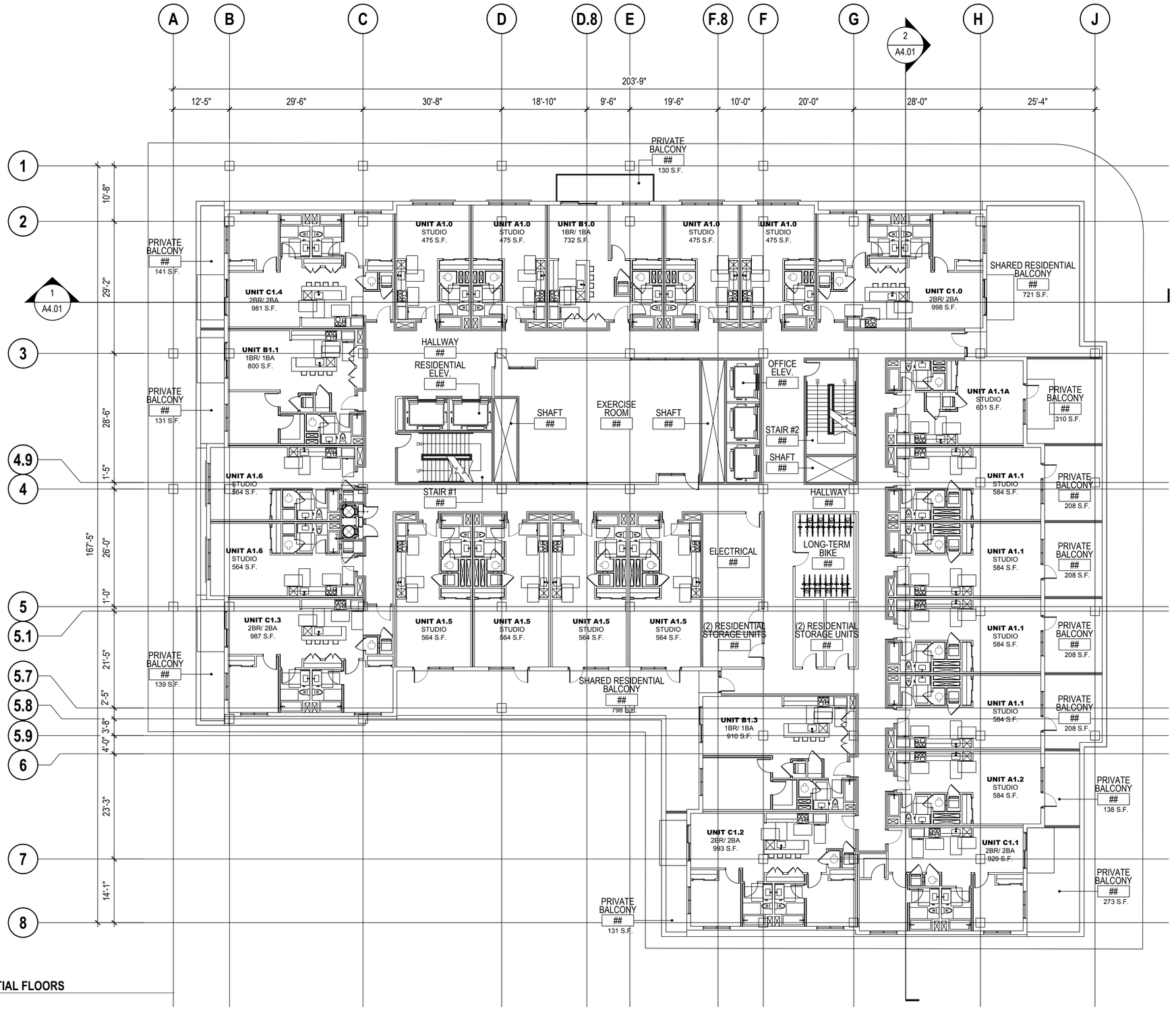
DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	FIRST PLANNING SUBMITTAL
03.18.2024	FIFTH PLANNING SUBMITTAL

STAGING

TR0.1A

PROJECT NO: 215513

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1 **LEVEL 4-6: RESIDENTIAL FLOORS**
3/32" = 1'-0"

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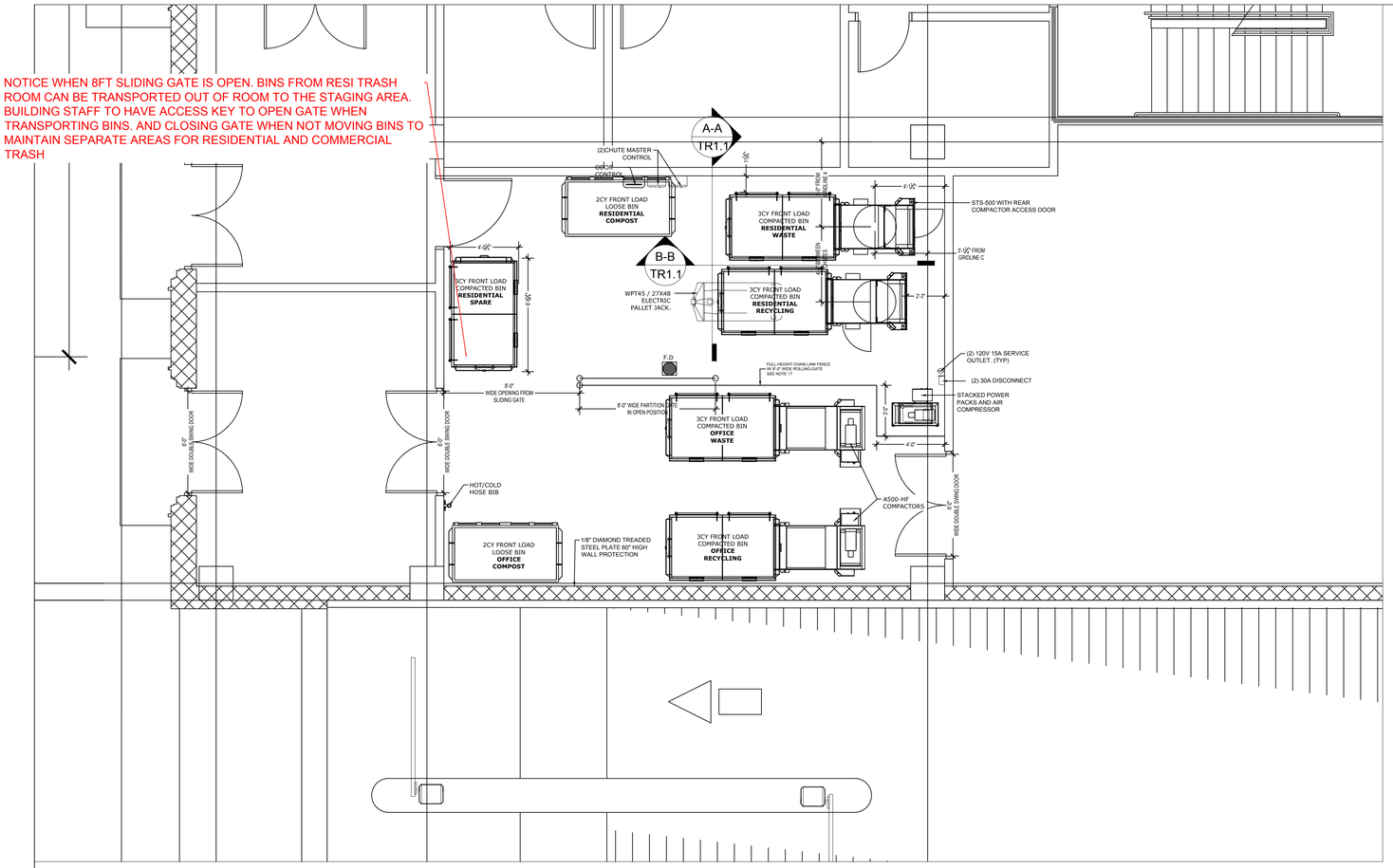
RESIDENTIAL FLOORS

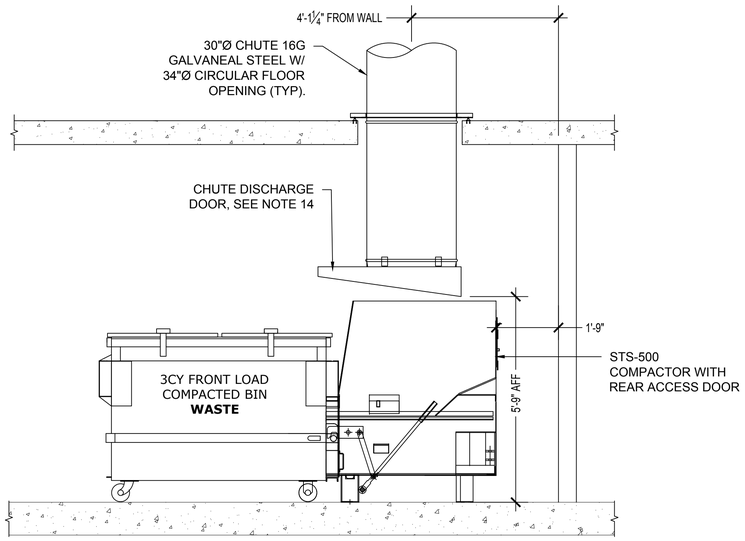
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PROJECT NO: 215513

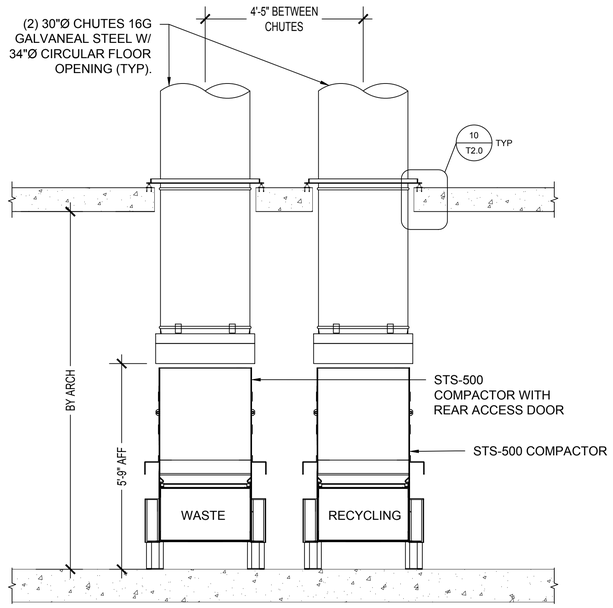
User:MelaniaDiaz Date:2024-03-18 Time:Windy Hill Block 20 Planning\Journal\Update.dwg Feb 24, 2020, 2:02pm - melaniadiaz

NOTICE WHEN 8FT SLIDING GATE IS OPEN. BINS FROM RESI TRASH ROOM CAN BE TRANSPORTED OUT OF ROOM TO THE STAGING AREA. BUILDING STAFF TO HAVE ACCESS KEY TO OPEN GATE WHEN TRANSPORTING BINS. AND CLOSING GATE WHEN NOT MOVING BINS TO MAINTAIN SEPARATE AREAS FOR RESIDENTIAL AND COMMERCIAL TRASH


A-A
TR1.1
B-B
TR1.1
(2)CHUTE MASTER CONTROL
ODOR CONTROL
2CY FRONT LOAD LOOSE BIN RESIDENTIAL COMPOST
3CY FRONT LOAD COMPACTED BIN RESIDENTIAL WASTE
3CY FRONT LOAD COMPACTED BIN RESIDENTIAL RECYCLING
3CY FRONT LOAD COMPACTED BIN RESIDENTIAL SPARE
WP745 / 27X4B ELECTRIC PALLET JACK.
STS-500 WITH REAR COMPACTOR ACCESS DOOR
1'-9½" FROM GRIDLINE C
5'-0" FROM GRIDLINE 4
(2) 120V 15A SERVICE OUTLET. (TYP)
(2) 30A DISCONNECT
STACKED POWER PACKS AND AIR COMPRESSOR
FULL-HEIGHT CHAIN LINK FENCE W/ 8'-0" WIDE ROLLING-GATE SEE NOTE 17
F.D.
8'-0" WIDE OPENING FROM SLIDING GATE
8'-0" WIDE DOUBLE SWING DOOR
8'-0" WIDE DOUBLE SWING DOOR
8'-0" WIDE DOUBLE SWING DOOR



SECTION A-A



SECTION B-B

1 **COMPACTOR SECTION VIEWS**
1/2" = 1'-0"

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SECTION VIEWS

TR1.1

PROJECT NO: 215513

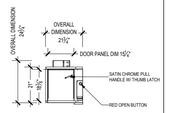
C:\Users\dalexander\Desktop\250224-ATM Arc Tec Windy Hill Block 20\Planning\Exhibit\Update.dwg Feb 24, 2025, 2:52pm dalexandre

NOTES:
1. INTAKE DOOR AND TRIM SHALL BE REMOVED FOR DOOR MAINTENANCE.
2. BOTTOM HINGED DOORS ARE SELF CLOSING, NOISELESS, AND SELF-LATCHING. UL CLASSIFIED 90 MINUTE FIRE-RATED DOOR AND FRAME ASSEMBLY AND A TEMPERATURE RISE OF 250° F MAX IN 30 MINUTES.
3. MAX OPENING FOR INTAKE DOOR IS 14" FROM FACE OF FINISHED WALL.
4. DOOR TO BE EQUIPPED WITH LATCHING DEVICE. ALL DOOR HANDLE AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE PUSH BUTTON.
5. 2022 CBC - 11B-309.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.
6. UL LISTING FILE R3543 - VOLUME 1, – APPLICATION FOR WILKINSON STYLE DOOR ONLY.

- **18x18 AIR ASSIST ACCESS DOOR IS LARGEST DOOR THAT ATM WILL DESIGN FOR CHUTE INTAKE.**
- **ATM WILL NEVER DESIGN A 24X24 INTAKE DOOR AS THESE DOOR SIZES HAVE LED TO FATALITIES.**



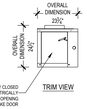
SECTION VIEW



FRONT VIEW



PLAN VIEW



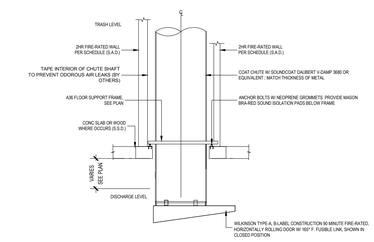
15x18 BOTTOM HINGED, NORMALLY CLOSED LOW VOLTAGE ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING INTAKE DOOR

TRIM VIEW

1 CHUTE INTAKE DOOR

SCALE: 3/4" = 1'-0"

NOTES:
1. CHUTE SHAFT SHALL NOT BE ERECTED UNTIL CHUTE HAS BEEN INSTALLED FOR SOUND PROOFING PURPOSES, DOUBLE STUD WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKS INTO OCCUPIED SPACES (BY OTHERS).
2. INTAKE DOOR NOT SHOWN FOR CLARITY.



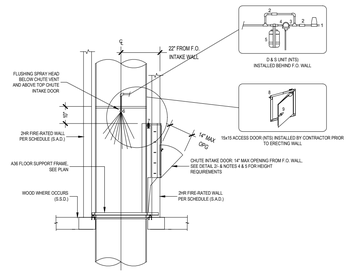
5 CHUTE AIR AND SOUND ISOLATION

SCALE: 3/4" = 1'-0"

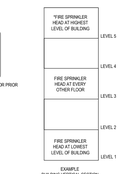
NOTES:
1. PROVIDE HIGH PRESSURE CHUTE WASHDOWN NOZZLE.
2. FILL SANITATION TANK WITH CONCENTRATED DISINFECTING SOLUTION. THE SYPHON HOSE SHOULD REACH THE BOTTOM OF THE SOLUTION CONTAINER. TO FLUSH WITH CLEAR WATER, TURN HANDLE TO THE ON POSITION. FACTORY SETTING OF THE PROPORTIONING VALVE IS FOR 50 GALLONS PER GALLON OF DISINFECTING SOLUTION.
3. NOTE THAT THE ACCESS DOOR AND D & S UNIT ARE SHOWN OUTSIDE OF CHUTE SHAFT FOR CLARITY. ALL WASHDOWN EQUIPMENT WILL BE INSTALLED WITHIN CHUTE SHAFT, ABOVE THE HIGHEST INTAKE, IT'S D & S UNIT PER CHUTE.
4. ALL DOOR HANDLE AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES AND NO LOWER THAN 36 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE PUSH BUTTON.
5. 2022 CBC - 11B-309.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.
6. SUPPLIED BY CHUTE VENDOR - INSTALLED BY PLUMBER.

PLUMBING SCHEMATIC LEGEND:

1. ¾"I.D DOMESTIC HOT WATER INLET WITH VACUUM BREAKER. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR)**
2. QUARTER-TURN GATE VALVE (SHUT-OFF AND BYPASS), (2) TOTAL. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR)**
3. PLUMBING DESIGN, MATERIALS, AND INSTALLATION BY OTHERS. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR)**
4. 24-VDC SOLENOID VALVE (OPTIONAL). NOT NEEDED FOR MANUAL OPERATION. **(NOT USED HERE)**
5. D & S UNIT- 1-GALLON CONTAINER, MOUNTING BRACKET, AND PROPORTIONAL VALVE AT REMOTE LOCATION. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY PLUMBING SUBCONTRACTOR).**
6. FLUSHING SPRAY HEAD BELOW CHUTE VENT. 8GPM AT 60PSI MINIMUM. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY PLUMBING SUBCONTRACTOR).**
7. FIRE SPRINKLER INTERMEDIATE 2" IPS - 155°F, PENDANT GLASS BULB SPRINKLER. 15GPM AT 7PSI MINIMUM. FIRE SPRINKLER AT HIGHEST INTAKE, LOWEST INTAKE, AND EVERY OTHER FLOOR BETWEEN, TO BE STARTED FROM HIGHEST INTAKE - CONNECTION BY OTHERS. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY FIRE SPRINKLER SUBCONTRACTOR)**
8. SIDE-HINGED, UL RATED 90 MINUTE B-LABEL ACCESS DOOR. **(SUPPLIED BY CHUTE SUBCONTRACTOR. INSTALLED BY FRAMING SUBCONTRACTOR OR GC)**
9. SATIN CHROME PULL-HANDLE. **(SUPPLIED/INSTALLED BY CHUTE MANUFACTURE)**



*WHEN CALCULATING NUMBER OF FIRE SPRINKLER HEADS, START AT TOP FLOOR ALWAYS START WITH HIGHEST LEVEL



EXAMPLE BUILDING VERTICAL SECTION VIEW

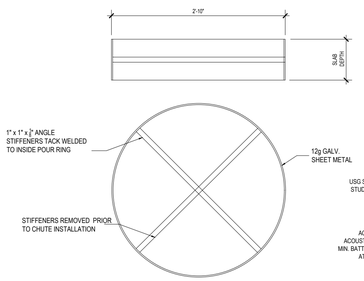
7 FIRE SPRINKLER DETAILS AND CHUTE SANITATION UNIT

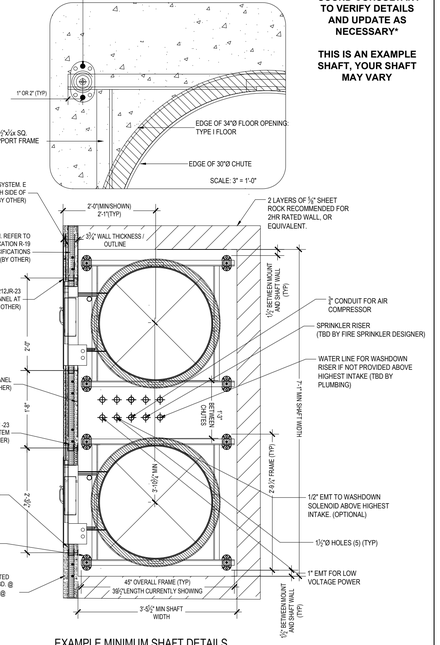
AT HIGHEST INTAKE

SCALE: 3/4" = 1'-0"

NOTES:
1. PLUMBING AND FIRE SPRINKLER SYSTEMS ARE DESIGN BUILD. THE PLUMBING AND FIRE SPRINKLER CONTRACTORS SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE ARCHITECT AND ENGINEER OF RECORD PRIOR TO INSTALLATION.
2. ALL PLUMBING AND FIRE SPRINKLER WORK SHALL BE PERFORMED BY LICENSED CONTRACTORS.
3. ALL PLUMBING AND FIRE SPRINKLER WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
4. ALL PLUMBING AND FIRE SPRINKLER WORK SHALL BE INSPECTED AND APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
5. ALL PLUMBING AND FIRE SPRINKLER WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
6. ALL PLUMBING AND FIRE SPRINKLER WORK SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR AND OTHER TRADES.
7. ALL PLUMBING AND FIRE SPRINKLER WORK SHALL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER.
8. ALL PLUMBING AND FIRE SPRINKLER WORK SHALL BE TESTED AND CERTIFIED BY THE CONTRACTOR.
9. ALL PLUMBING AND FIRE SPRINKLER WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

NOTES:
1. FOR FLOOR SUPPORT FRAME ANCHORING INFORMATION, SEE DETAIL 9/-.
2. FOR CHUTE INTAKE DOOR INFORMATION, SEE DETAIL 1/-.
3. FOR ADDITIONAL FLOOR SUPPORT FRAME ANCHORING INFORMATION, SEE DETAIL 9/-.
4. ANCHOR FLOOR SUPPORT FRAME AT ONE END AS SHOWN, OTHER SIDE OF FRAME TO REST ON TOP OF FLOOR AT INTAKE WALL. SEE RUN FOR LAYOUT OF CHUTE SHAFT.





SHEET NOTES: 30"Ø CHUTE DETAILS
1. CHUTE MATERIAL: GALVANIZED OR GALVANEAL 16G STEEL.
2. ALL WALL ASSEMBLIES ENCASING THE CHUTE SHAFT SHALL BE 2HR FIRE-RATED.
3. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS TO VERIFY ALL INFORMATION NOT RELATED TO CHUTE SHAFT. SCOPE OF WORK PER AGREEMENT.
4. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

GENERAL NOTES:
1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE INTENT OF DRAWINGS AND SHALL BE COMPLETE IN ALL RESPECTS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

SOUND CONSULTANT TO VERIFY DETAILS AND UPDATE AS NECESSARY

THIS IS AN EXAMPLE SHAFT, YOUR SHAFT MAY VARY

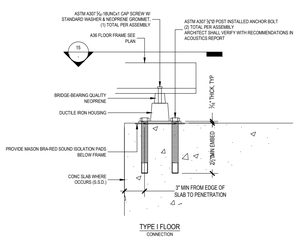
EXAMPLE MINIMUM SHAFT DETAILS

12 FLOOR SUPPORT FRAME ANCHORING

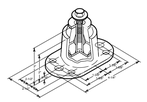
PLAN VIEWS

SCALE: 1/2" = 1'-0"

NOTES:
1. REFER TO MANUFACTURER SPECIFICATIONS FOR ALL OTHER INFORMATION NOT LISTED.



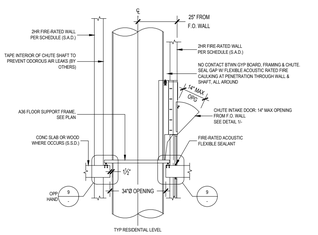
TYPE I FLOOR CONNECTION



9 FLOOR SUPPORT FRAME ANCHORING

SECTION VIEWS

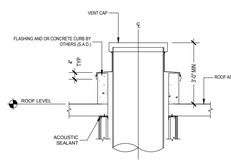
SCALE: 6" = 1'-0"



10 CHUTE SHAFT AT INTAKE

SCALE: 3/4" = 1'-0"

NOTES:
1. ATTACHMENT OF ALL BLOCKING, CURBS, AND OTHER ROOF COMPONENTS SHALL BE DESIGNED AND INSTALLED TO MEET THE MINIMUM REQUIREMENTS OF MANUFACTURER.
2. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS FOR ALL WORK BY OTHERS.



11 CHUTE VENT

AT ROOF LEVEL

SCALE: 3/4" = 1'-0"

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03.12.2024	FIFTH PLANNING SUBMITTAL
05.30.2024	SIXTH PLANNING SUBMITTAL

CHUTE DETAILS

TR2.0

PROJECT NO: 215513

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