Appendix C – Historic Resources Evaluation Report and SOI Standards/CEQA Impacts Memorandum

PAGE&TURNBULL

MEMORANDUM

DATE	September 27, 2024	PROJECT NO.	23097
TO	Connor Tutino	PROJECT	Block 20 Mixed-Use Project
OF	David J. Powers & Associates, Inc.	FROM	Jen Hembree, Cultural Resource Planner, Page & Turnbull
CC	Christina Dikas, Principal, Page & Turnbull	VIA	Email

REGARDING Block 20, San Mateo SOI Standards / CEQA Impacts Memorandum

INTRODUCTION

Page & Turnbull prepared this memorandum at the request of David J. Powers and Associates (DJP&A) regarding the Proposed Project, "Block 20 Mixed-Use Project" in San Mateo. It has been prepared in connection with the City's environmental analysis of the Proposed Project pursuant to the California Environmental Quality Act (CEQA). The Proposed Project located at Block 20, bounded by E. 4th Street, S. Delaware Street, E. 5th Avenue, and S. Claremont Street in San Mateo, will redevelop over 50,000 square feet within the block. Block 20 is currently comprised of five parcels, four of which contain five buildings total and one that is an open lot that previously contained a gas station **(Figure 1 and Figure 2)**. One parcel (Assessor Parcel Number 034-186-060), at the south corner of the block, contains two identified historic buildings, a late nineteenth century residential building at 415 S. Claremont Street and a commercial building built in 1932 at 503 E. 5th Avenue. The block, excluding those two buildings and 521 E. 5th Avenue (APN 034-186-090) is proposed to be redeveloped as a mixed-use development.

Three age-eligible buildings on Block 20 were evaluated in January 2023 by architecture + history, llc in a Historic Resource Evaluation to determine the existing buildings' eligibility for the California Register of Historical Resources (California Register). The residence at 411 S. Claremont Street was not found eligible for the California Register. The two properties on the corner parcel (APN 034-186-060) at 415 S. Claremont Street and 503 E. 5th Avenue were determined eligible for the California Register at the local level of significance as related resources under Criterion 1 (Events), for their associations first with the Italian American community in San Mateo and then later for their association with the Japanese American community in San Mateo. In addition, the two buildings were determined to be individually eligible at the local level of significance for the California Register

under Criterion 3 (Architecture) as unique types of residential and commercial buildings in San Mateo. The properties are not currently listed in the California Register or on the National Register of Historic Places (National Register). However, because they were found eligible for the California Register, both buildings are considered historical resources for the purposes of review under the California Environmental Quality Act (CEQA).

MECAH Ventures is the project sponsor of the proposed Block 20 Mixed-Use Project and will be referred to throughout this report as "the project sponsor." The Proposed Project consists of a new, seven-story tall 168,233 square foot building with basement and two levels of below-grade parking. It will contain 72 residential units along with multiple levels of office space.

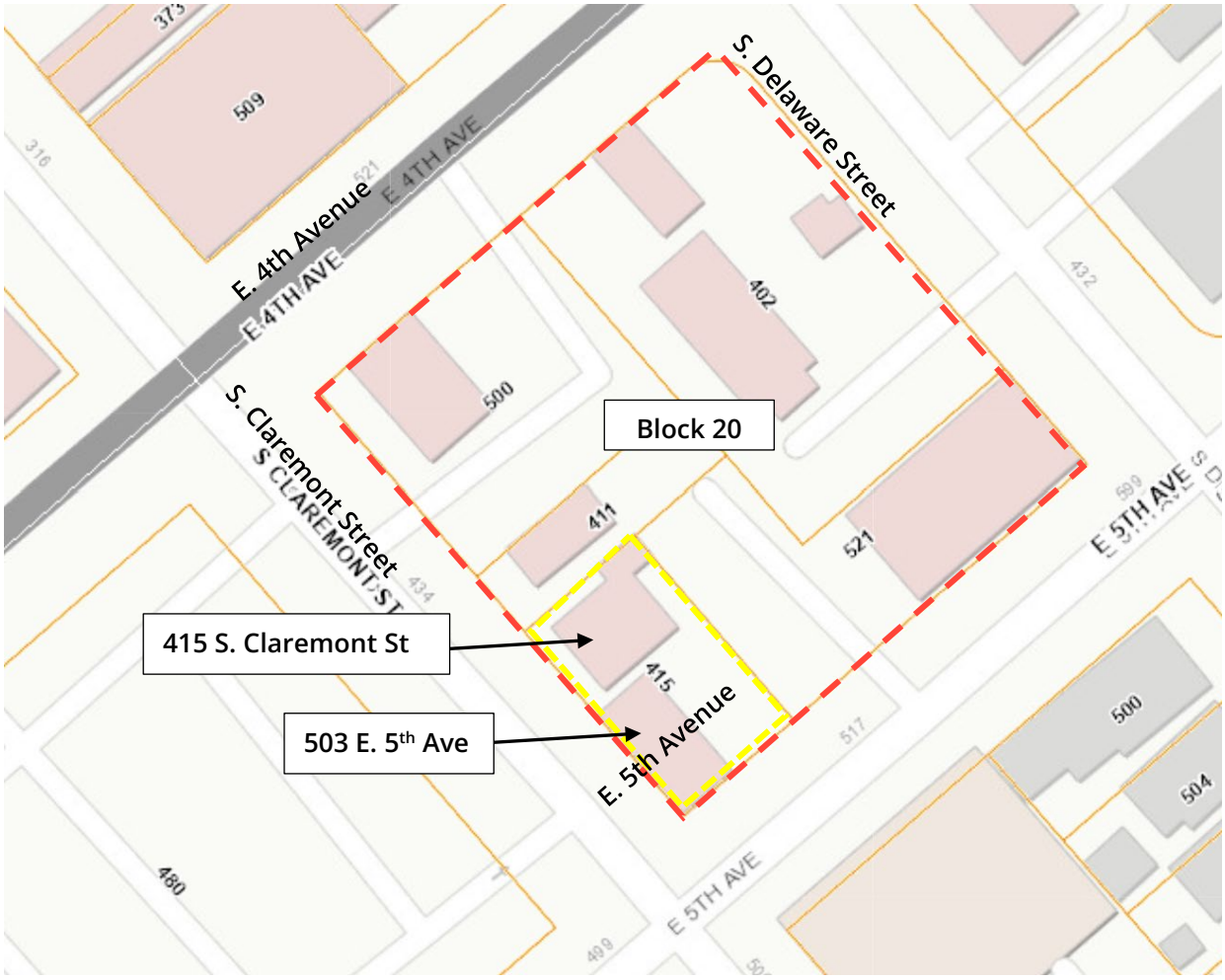


Figure 1. Parcel Map of Block 20 in San Mateo identified with a dashed red line, and the parcel containing two historic buildings identified with a dashed yellow line.
Source: County of San Mateo Bureau of Land Management, Esri, HERE, Garmin, Increment P, USGS, EPA, USDA. Edited by Page & Turnbull.

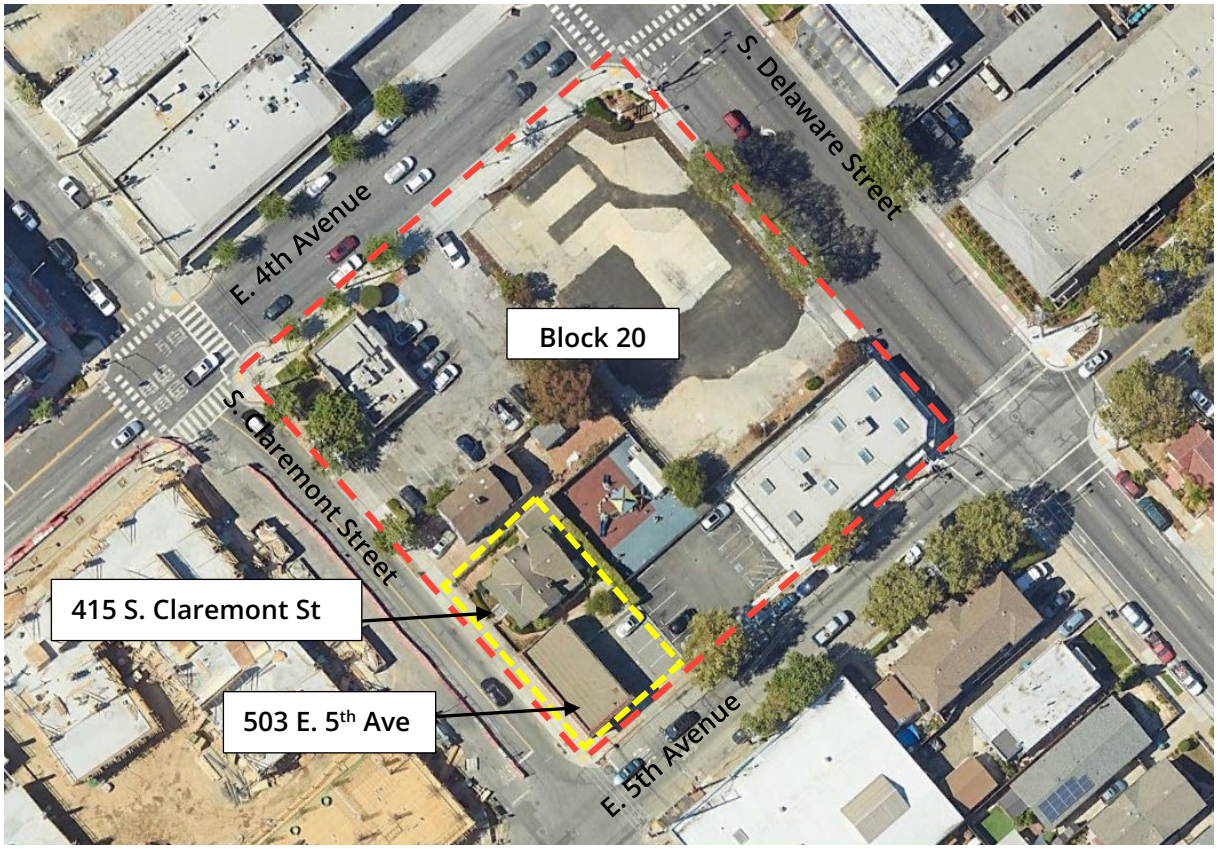


Figure 2. Aerial photograph of Block 20 identified with a dashed red line, and the parcel containing two historic buildings identified with a dashed yellow line.
Source: Google Earth, 2022. Edited by Page & Turnbull.

METHODOLOGY

This report includes a summary of the two historic buildings' current historic status, significance, and a list of character-defining features that enable the properties to convey their historic significance. Based on these findings of historic significance, the Proposed Project is evaluated for potential project-specific and cumulative impacts in accordance with CEQA, inclusive of a review for compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, specifically Rehabilitation Standard 9 and Standard 10 which focus on new construction, as well as a cumulative impacts discussion of other known or eligible historic properties with Japanese American cultural heritage associations. Page & Turnbull prepared this analysis using photographs taken during an August 2023 site visit; GoogleEarth aerial and streetview imagery; drawings provided by ARC TEC, dated May 30, 2024 **(Appendix A)**; additional exterior renderings provided via email on August 23, 2024 **(Appendix B)**; and the Historic Resource Evaluation completed by architecture +

history, llc in January 2023. This report does not address potential archeological resources that may be found within the Project Site.

SIGNIFICANCE & CHARACTER-DEFINING FEATURES

SUMMARY OF SIGNIFICANCE

The 2023 Historic Resource Evaluation determined that 415 S. Claremont Street and 503 E. 5th Avenue are eligible for listing in the California Register as related resources under Criterion 1 (Events) and as individual historic resources under Criterion 3 (Architecture).[1]

As related resources under Criterion 1, the two buildings are significant for their association with the Italian American and the Japanese American communities of San Mateo. An Italian American family, the Rodolari family, lived at and was responsible for relocating 415 S. Claremont Street from the corner to its current location in 1932 and then erecting the purpose-built commercial building in its place at 503 E. 5th Avenue that same year to serve as the second and larger location of Rodolari Market. In 1969, both buildings were purchased by the San Mateo Gardener's Association—an important Japanese American labor group—and the market building (503 E. 5th Avenue) was used as the Gardener's Hall, while the residential building (415 S. Claremont Street) was first rented out to produce income, and then became a community gathering space for the organization.

Under Criterion 3, both buildings are individually eligible for the California Register with a local level of significance as good examples of their respective architectural styles. The residential building at 415 S. Claremont Street, built prior to 1888, is a good example of the Gothic Revival style. The commercial building at 503 E. 5th Avenue is an excellent example of a 1930s commercial building in the Spanish Colonial Revival style.

CHARACTER-DEFINING FEATURES

For a property to be eligible for national, state, or local designation under one of the significance criteria, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. To be eligible, a property must clearly retain enough of those characteristics, and these features must also retain a sufficient degree of integrity. Character-defining features can be expressed in terms of form, proportion, structure, plan, style, materials, and ornamentation. The Historic Resource Evaluation prepared by architecture + history, llc identified the following character-defining features for 415 S. Claremont Street **(Figure 3 to Figure 9)** and 503 E. 5th Avenue **(Figure 10 to Figure 16)**, respectively:

[1] Information that follows regarding the significance of both properties is summarized from architecture + history, llc. *Historical Resources Evaluation Report: 4th and Delaware – Block 20, San Mateo.* January 2023.

415 SOUTH CLAREMONT STREET

- Location and relationship to the commercial building at 503 East 5th Avenue
- Wood frame construction
- Front facing gabled dormer and location of window in dormer
- Pitch of main gable
- Horizontal channel wood siding
- Centered entry at west façade
- Wood paneled door with transom above
- Location of windows at west façade
- Four-over-four configuration of double-hung wood windows
- Front porch spanning entire west façade
- Stone wall and decorative metal fencing with metal gate centered on the entry and another metal gate at the driveway along North Claremont
- Brick chimney[2]



Figure 3. North (left) and west (right) facades, view southeast, showing relationship to the commercial building at 503 East 5th Avenue (far right).

[2] architecture + history, llc. *Historical Resources Evaluation Report: 4th and Delaware – Block 20, San Mateo.* 55



Figure 4. 415 S Claremont Street, west façade showing gabled dormer, wood siding, front porch.



Figure 5. Wood door with transom above.

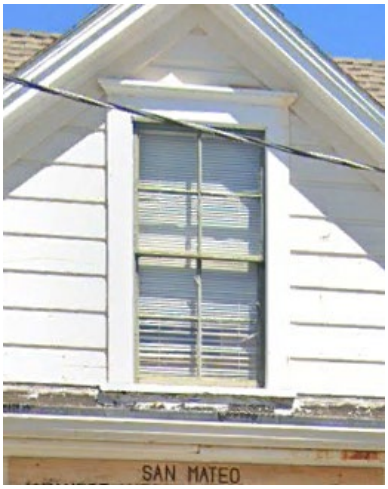


Figure 6. Four-over-four window on primary façade.



Figure 7. Brick chimney (east façade).



Figure 8. Metal gate at driveway.



Figure 9. Stone wall and decorative metal fencing.

503 EAST 5TH AVENUE

- Location and relationship to the house at 415 South Claremont Street
- Situated at a corner location for commercial visibility
- Wood frame construction
- Textured stucco finish
- Tall, one-story massing
- Flat roof
- Decorative, overhanging red tile roof parapet with brackets at south and west facades
- Centered entry at 5th Avenue façade
- 5th Avenue façade ribbon transom with hopper windows
- Decorative vertical wood spindles at transom
- Arched, west facade clerestory windows to allow for interior shelving
- Square east façade clerestory windows to allow for interior shelving[3]



Figure 10. West (left) and south (right) facades, view east showing relationship to the house at 415 South Claremont Street (center). Source: GoogleEarth, 2024.

[3] architecture + history, llc. *Historical Resources Evaluation Report: 4th and Delaware – Block 20, San Mateo*. 55-56.



Figure 11. 503 E 5th Avenue, 5th Avenue (south) façade.



Figure 12. 503 E 5th Avenue, corner view northeast of west (left) and south (right) facades.



Figure 13. Arched, west facade clerestory windows.



Figure 14. Square east façade clerestory window.

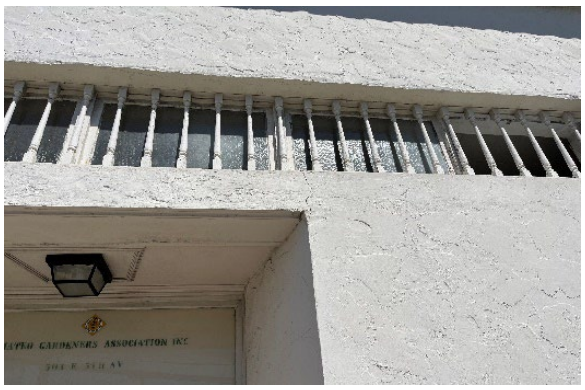


Figure 15. South façade, ribbon windows and spindles.



Figure 16. Decorative, overhanging red tile roof parapet with brackets.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The California Environmental Quality Act (CEQA) is state legislation (Pub. Res. Code §21000 et seq.) that provides for the development and maintenance of a high-quality environment for the present-day and future through the identification of significant environmental effects.[4] CEQA applies to "projects" proposed to be undertaken or requiring approval from state or local government agencies. "Projects" are defined as "activities which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and the approval of tentative subdivision maps."[5] Historic and cultural resources are considered to be part of the environment. In general, the lead agency must complete the environmental review process as required by CEQA.

Status of Existing Building(s) as a Historical Resource

In completing an analysis of a project under CEQA, it must first be determined if the project site possesses a historical resource. A site may qualify as a historical resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a). The four categories are:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission for listing in, the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).

2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's

[4] California Environmental Quality Act (CEQA), *California Legislative Information,* accessed March 16, 2021, http://leginfo.legislature.ca.gov/faces/codes_displayexpandedbranch.xhtml?tocCode=PRC&division=13.&title=&part=&chapter=&article=.
[5] California Environmental Quality Act (CEQA), *California Legislative Information,* accessed March 16, 2021, http://leginfo.legislature.ca.gov/faces/codes_displayexpandedbranch.xhtml?tocCode=PRC&division=13.&title=&part=&chapter=&article=.

determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).

4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Pub. Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Pub. Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Pub. Resources Code sections 5020.1(j) or 5024.1.

In general, a resource that meets any of the four criteria listed in CEQA Guidelines Section 15064.5(a) is considered to be a historical resource unless "the preponderance of evidence demonstrates" that the resource "is not historically or culturally significant."[6]

Based on the analysis and evaluation contained in the Historic Resource Evaluation completed for Block 20, San Mateo in January 2023, the properties at each of 415 S. Claremont Street and 503 E. 5th Avenue meet the criteria for eligibility for listing in the California Register and are therefore considered historical resources under CEQA according to Category 3 above. In the case of the Proposed Project at Block 20, the City of San Mateo acts as the lead agency.

Threshold for Substantial Adverse Change

According to CEQA, a "project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment."[7] Substantial adverse change is defined as: "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired."[8] The significance of an historical resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources."[9] Thus, a project may cause a substantial change in a historic resource but still not have a significant adverse

[6] CEQA Guidelines subsection 15064.5(a)(2).
[7] 14 CCR § 15064.5(b).
[8] 14 CCR § 15064.5(b)(1).
[9] 14 CCR § 15064.5(b)(2).

effect on the environment as defined by CEQA as long as the impact of the change on the historic resource is determined to be less-than-significant, negligible, neutral, or even beneficial.

In other words, a project may have an impact on a historical resource, but that impact may or may not impair the resource's eligibility for inclusion in the California Register. If an identified impact would result in a resource that is no longer able to convey its historic significance and is therefore no longer eligible for listing in the California Register, then it would be considered a significant effect.

In addition, according to Section 15126.4(b)(1) of the Public Resources Code (CEQA), if a project adheres to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (the Standards), the project's impact "will generally be considered mitigated below the level of significance and thus is not significant."[10]

PROJECT IMPACT ANALYSIS

This section analyzes the project-specific and cumulative impacts of the Proposed Project on the environment, specifically historic resources, as required by the California Environmental Quality Act (CEQA). The analysis is achieved by summarizing the Proposed Project and thence conducting a review of the Proposed Project's sensitivity to the character-defining features of the buildings by considering Standard 9 and Standard 10 of the *Secretary of the Interior's Standards for Rehabilitation*.

Brief Project Description

The Proposed Project description is based on a Planning Division submittal set of drawings, *"A Planning Application for Block 20, S Claremont St. & E 4th Avenue, San Mateo, CA 94401*," prepared by ARC TEC, an architecture firm, BKA, a civil engineering firm, and KLA, a landscape architecture firm. The compiled sets of drawings are dated May 30, 2024.

The Proposed Project at Block 20, San Mateo contains a new 168,233 square-foot, seven-story building which includes four stories of office and three-stories of residences (72 dwelling units) with a below-grade, two-level parking structure on a 33,789 square-foot lot. The proposed scope includes construction of the new building's core and shell, complete build-out of residential dwelling units, as well as site improvements such as sidewalks, curbs and gutters, bicycle racks, street trees, and other plantings. The Proposed Project for Block 20 excludes APN 034-186-060, containing the historic buildings addressed 415 S. Claremont Street and 503 E. 5th Avenue, and APN 034-186-090, containing the non-historic building addressed 521 E. 5th Avenue (**Figure 17**). The location of the proposed new mixed-use building is a distance of 1'-4" from the northern boundary of the historic

[10] 14 CCR § 15126.4(b)(1).

resource parcel and therefore a distance of 11'-3" away from the house at 415 S. Claremont Street. Contemporary in design, the new building will consist of exterior walls of painted smooth stucco with aluminum glazing systems and will include exterior painted foam crown molding delineating lower roof levels, floor levels, and surrounds to window openings and recessed bays. Upper floors are designed with multiple setbacks as viewed from the west (S. Claremont Street) elevation with some glazed openings containing metal balconies. The new building will be capped by a roof with a hipped parapet and concrete roof tiles. The new building's vehicular drive and entry to below-grade parking will be provided from S. Claremont Street in the first bay north of the historic resource parcel. Pedestrian entries will be provided in the center of the S. Claremont Street elevation, along the S. Delaware Street elevation and at the building's northeast corner.

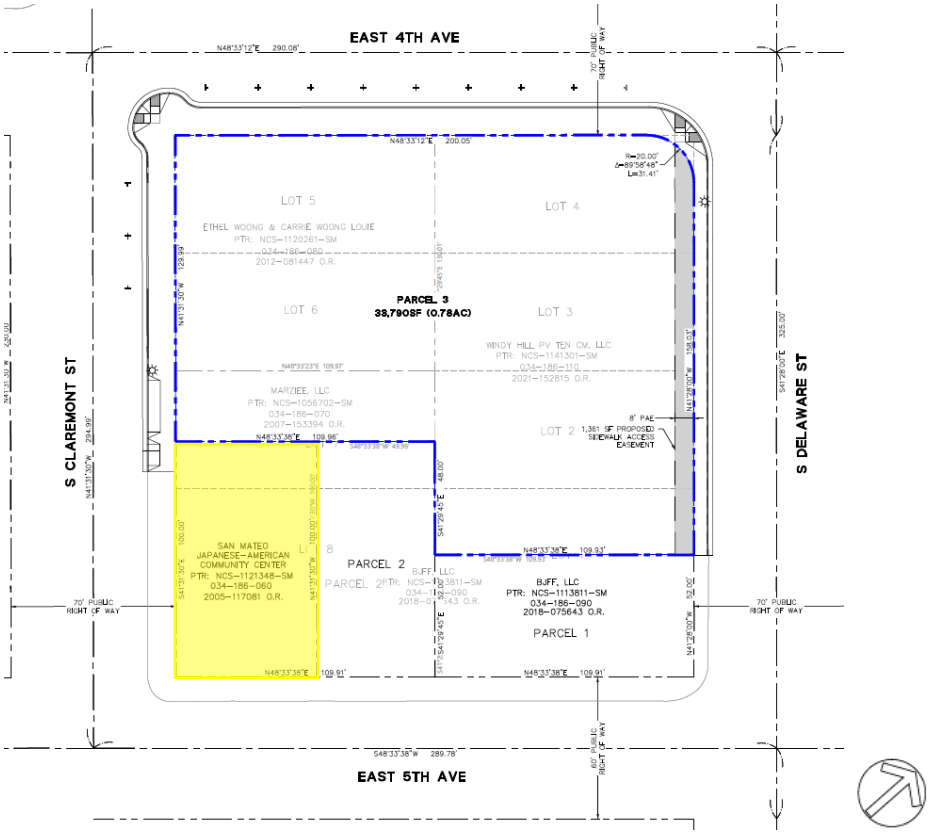


Figure 17. Parcel Map showing Proposed Project site outlined in blue. Parcel APN 034-186-060 containing 415 S. Claremont Street and 503 E. 5th Avenue shaded yellow.
Source: ARC TEC, Sheet C2.03, edited by Page & Turnbull.

As the parcel containing the 415 S. Claremont Street and 503 E. 5th Avenue is excluded from the project, these historic buildings will be retained in situ and according to the set of drawings provided, no work is planned on either building. As the proposed new construction is located

outside of the parcel (APN 034-186-060), the new construction is therefore outside the boundaries of the historic properties.

Secretary of the Interior's Standards

Typically, Proposed Projects that comply with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* benefit from a regulatory presumption that they would have a less-than-significant adverse impact on a historic resource.[11] The *Secretary of the Interior's Standards for the Treatment of Historic Properties* (the SOI Standards) provide guidance for reviewing proposed work on historic properties inclusive of new construction proposed as part of a project. They are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources.

Because no physical work on the 415 S. Claremont Street and 503 E. 5th Avenue buildings is proposed as part of the project, the SOI Standards analysis is limited to an analysis of Standard 9 and Standard 10. Standards 1, 2, 3, 4, 5, 6, and 7 pertain to physical work proposed on an historic building and Standard 8 pertains to archaeological resources. Rehabilitation Standard 9 and Standard 10 focus on designing "related new construction" that will not negatively affect the integrity of a historic building.

> **Rehabilitation Standard 9:** *New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Discussion: Proposed new construction for this project consists of the erection of a new seven-story building with an L-shaped footprint and including a below-grade, two-level parking structure on adjacent parcels of Block 20 (APN 034-186-070, 034-186-080 and 034-186-110).

Alterations

Guidance for interpreting the SOI Standards provided by the National Park Service indicates that related "new construction should be placed away from, or at the side or rear of historic buildings and must avoid obscuring, damaging, or destroying character-defining features of the historic

[11] Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings,* (U.S. Department of the Interior National Park Service Technical Preservation Services, Washington, D.C.: 2017), accessed March 16, 2021, https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf.

buildings or the historic site."[12] In this project, the proposed new mixed-use construction will be located adjacent to the parcel containing the historic buildings. The Proposed Project architectural drawings furthermore indicate that no other work is planned on the historic buildings, or on their parcel. Thus, the proposed new construction will not destroy historic materials or historic features of either of 415 S. Claremont Street or 503 E. 5th Avenue. The character-defining features of both buildings will be retained, including the site feature at 415 S. Claremont Street, which includes a stone wall and decorative metal fencing with a metal gate centered on the entry and another metal gate at the driveway along North Claremont. The two historic buildings will retain their location and relationship to each other.

The proposed mixed-use development will specifically be located on the adjacent parcel to the north and east of 415 S. Claremont Street and 503 E. 5th Avenue. It will therefore not alter the spatial relationship between the two historic buildings. Thus, as necessitated per the National Park Service guidance, "in properties with multiple historic buildings, the historic relationship between buildings shall be protected," and the contributing buildings of 415 S. Claremont Street and 503 E. 5th Avenue "will not be isolated from one another by the insertion of new construction" **(Figure 18).**[13] The commercial building at 503 E. 5th Avenue will furthermore retain its corner location, a character-defining feature **(Figure 19)**.



Figure 18. Exterior rendering detail of view southeast from intersection of S. Claremont Street and E. 4th Ave. to historic site. Source: ARCTEC, Sheet A0.02



Figure 19. Exterior rendering of view northeast from intersection of S. Claremont Street and E. 5th Avenue showing historic site and corner location of 503 E. 5th Avenue. Source: ARCTEC, Sheet A010.1.

[12] National Park Service, "New Construction within the Boundaries of Historic Properties," (2007), accessed August 29, 2024, https://www.nps.gov/subjects/taxincentives/new-construction-in-historic-properties.htm.
[13] National Park Service, "New Construction within the Boundaries of Historic Properties," (2007), accessed August 29, 2024, https://www.nps.gov/subjects/taxincentives/new-construction-in-historic-properties.htm.

Setbacks

The National Park Service guidance also recommends that the location of related new construction be considered to follow the setbacks of historic buildings and to "avoid blocking their primary elevations."[14] The proposed mixed-use development will avoid blocking the primary west elevation of 415 S. Claremont Street and the primary, street-facing west and south elevations of 503 E. 5th Avenue. Thus, important views towards the primary elevations of the historic resources are maintained.

The location of the proposed mixed-use building is a distance of 1'-4" from the northern boundary of the historic resource parcel. It thus maintains a distance of 11'-3" away from the house at 415 S. Claremont Street, due to the retained driveway and non-historic garage at the 415 S. Claremont address. Although the project would benefit from either a slightly greater distance from the adjacent parcel's northern boundary, or additional setbacks at the lower levels along the western portion of the south elevation of the proposed mixed-use building to increase the distance from the northern boundary, the new mixed-use building has no physical impact on the historic buildings.

The proposed mixed-use building considers the setbacks of the historic buildings from the property line. The setback of the building at 415 S. Claremont Street is 10'-0" and the setback of the building at 503 5th Avenue is at the property line. The setback from the western edge of the existing sidewalk curb to the porch of 415 S. Claremont Street's is approximately 22'-5" and the setback from the western edge of the existing sidewalk curb to the west façade of 503 E. 5th Avenue is approximately 12'-0".[15] The setback of the proposed mixed-use building at the vehicular entry into the below grade parking (and hence the closest to the building at 415 S. Claremont) is 24'-11". Immediately north of the vehicular entrance and extending for three bays, the setback is then reduced to 14'-11". The setback increases again until reaching the northwest corner of Block 20 where it is increased further to 22'-7". The new construction along S. Claremont Street thus overall adheres closely to the setbacks of the historic property by providing variation. The proposed mixed-use building's setbacks along S. Claremont Street are furthermore slightly differentiated from the old while also being subordinate to that of the historic site, in particular the setback of the building at 503 E. 5th Avenue **(Figure 20)**.

[14] National Park Service, "New Construction within the Boundaries of Historic Properties," (2007) accessed August 29, 2024, https://www.nps.gov/subjects/taxincentives/new-construction-in-historic-properties.htm.
[15] Measurements provided by GoogleEarth.ruler tool.

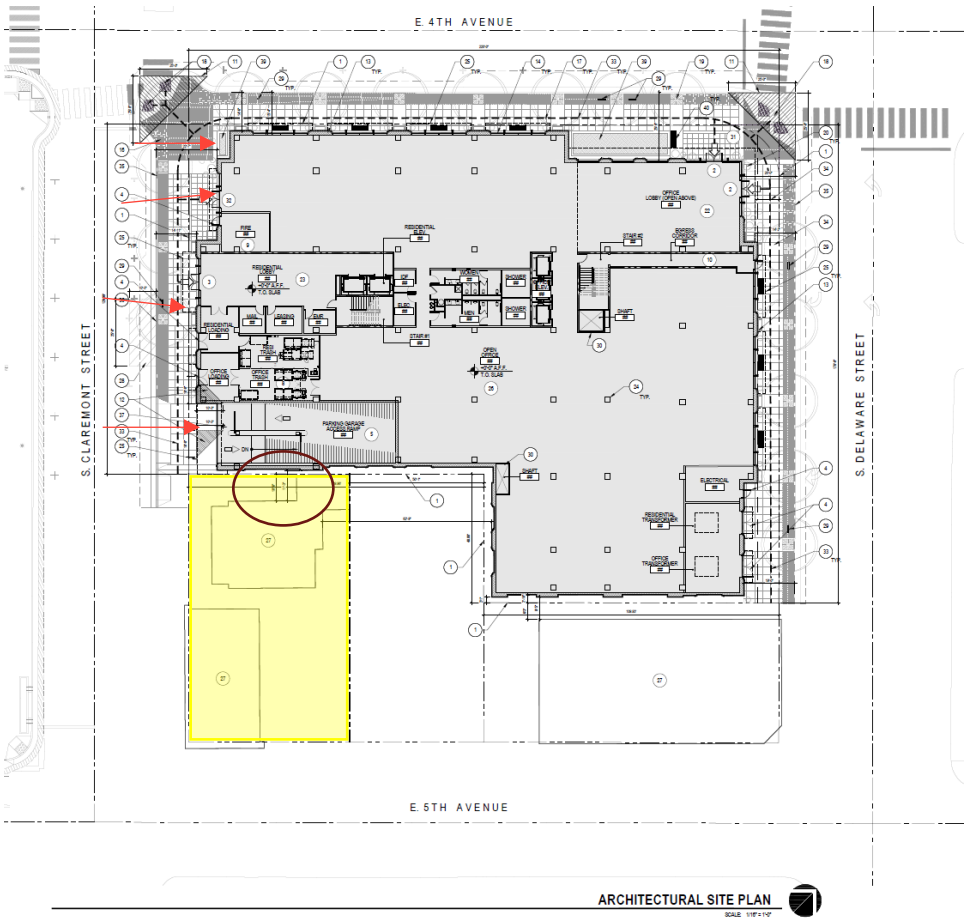


Figure 20. ARCTEC, Sheet A1.01 detail indicating setbacks along the west (S. Claremont Street) elevation and distance from historic site (APN 034-186-060, shaded yellow). Arrows indicate setback variances; circled area indicates distance from historic parcel and house at 415 S. Claremont Street and proposed mixed-use building.

Architectural Design

National Park Service guidance states that, "New construction should also be distinct from the old and must not attempt to replicate historic buildings elsewhere on site and to avoid creating a false sense of historic development."[16] Although this guidance pertains to new construction on an historic site, the concepts can be applied to adjacent new construction, albeit to a lesser extent. The proposed mixed-use building is contemporary in design and clearly differentiated from the historic property. The proposed mixed-use building's exterior will consist of painted smooth stucco with aluminum glazing systems. This material palette complements yet is differentiated from the existing

[16] National Park Service, "New Construction within the Boundaries of Historic Properties," (2007), accessed August 29, 2024, https://www.nps.gov/subjects/taxincentives/new-construction-in-historic-properties.htm.

textured stucco-clad building at 503 E. 5th Avenue. The proposed mixed-use building includes some material elements of the building at 415 S. Claremont Street, too, such as composite wood cladding via limited runs beneath some window openings, in addition to exterior stone cladding at grade level, which is reflective of the character-defining feature of the historic building's stone wall. The stone cladding will be differentiated in its texture and color, with a light color palette and honed finish rather than darker and rough. The proposed mixed-use building includes a hipped parapet at the roof like the hipped parapet on 503 E. 5th Avenue, though the proposed mixed-use building will feature concrete roof tiles in a dark brown color which is in contrast to the historic building's parapet sheathed in red clay barrel tiles. Other design features of the new construction such as the corbels along the parapet and metal balconies at some upper floor glazed door openings are compatible with the Spanish Revival style aesthetic of 503 E. 5th Avenue. The proposed mixed-use building also includes exterior painted foam crown molding delineating lower roof levels, floor levels, and surrounds to window openings and recessed bays, compatible with the simple wood trim moldings expressed at window openings and the dormer at 415 S. Claremont Street **(Figure 21)**.



Figure 21. ARCTEC, Detail 2/A3.02 showing material and color palette and details of S. Claremont Street/West Elevation. (The existing building at 415 S. Claremont Street between approximately gridlines 6 and 8 is not depicted.)

Massing

The size of the proposed mixed-use building is seven stories in height whereas the historic buildings are one to two stories in height. The massing of the proposed development encompasses approximately 168,233 square feet in total, establishing an L-shaped footprint in the northern and northeastern portions of Block 20. However, the massing of the proposed building has been

deliberately broken up with multiple setbacks as viewed from the west (S. Claremont Street) elevation. At this elevation, the central projecting three bays of the proposed building extend two stories in height with a setback and roof terrace provided at their capped second story. Another setback and roof terrace are provided at the third story. Above the third story, two central projecting bays continue to the seventh story roof with the flanking bays recessed. The difference in proportions and massing between the historic site and the proposed mixed-use building is thus alleviated to an extent. The difference in scale, given the two-story height of the building at 415 S. Claremont and the seven-story height of the proposed mixed-use building, will however result in some visual changes to the historic site's setting immediately to the north and northeast of the property.

Setting

Although the Proposed Project will result in visual changes to the setting immediately to the north and northeast of the property, the Historic Resource Evaluation completed by architecture + history, llc in January 2023 indicated the following in the integrity analysis of the historic site:

> While the urban context surrounding the building [415 S. Claremont Street] has changed, it [the building] retains a strong feeling of an early residential building in San Mateo and it retains a strong association with the commercial building on the parcel. […] While the urban context surrounding the building [503 E. 5th Avenue] has changed, it [the building] retains a strong feeling of a Spanish Revival commercial building in San Mateo and it retains a strong association with the other building on the parcel.[17]

Thus, as outlined in the 2023 Historic Resource Evaluation, the urban context surrounding the resources has already been altered. Other existing buildings that will be demolished to accommodate the Proposed Project, such as the building at 521 East 5th Avenue (1965), the building at 500 East 4th Avenue (1977) and the building at 402 South Delaware Avenue / 524 East 4th Avenue (1973) are later construction and post-date the historic site's period of significance. They therefore do not contribute to the historic setting of the resources.

The residential property at 411 South Claremont Street (pre-1888) dates to an early era of development and contributes to what little remains of the adjacent historic setting of the resources (though it was found in the 2023 Historic Resource Evaluation not to possess individual significance). Its demolition will affect the historic buildings' integrity of setting, though considering a setting already generally compromised, the demolition will not affect the overall integrity or eligibility of the

[17] architecture + history, llc, "4th and Delaware – Block 20, San Mateo, California – Historical Evaluation," dated January 3, 2023; 54.

historic buildings.[18] Since the integrity of the historic buildings' setting (urban context) has previously changed, as per the 2023 Historic Resource Evaluation, the integrity of the resources relies rather on the other aspects of integrity including the integrity of the buildings' location, design, workmanship, materials, feeling and association. To that end, the 2023 Historic Resource Evaluation found that the buildings and the gates/stone wall still retained a high enough level of integrity to be eligible for the California Register under Criterion 1 and Criterion 3 despite prior changes to the urban setting. Thus, any further changes to the urban context will not impact the integrity of the historic site to continue to be eligible for the California Register given that the buildings at the historic site will be retained in place.

Because the Proposed Project also retains the low-rise non-historic building located at 521 E. 5th Avenue (in the southeast corner of Block 20) as well as the existing paved parking surfaces between the non-historic building and the historic site, the full length of Block 20 along E. 5th Avenue will be retained as it currently exists. This retention and consequential confinement of new construction to the north and northeast part of the block helps to deemphasize differences in massing and height between the existing and new construction. As a result, too, the building at 503 E. 5th Avenue will not be obscured in views from the intersection of E. 5th Avenue and S. Delaware Street. The historic density, the degree of density, and the informal arrangement of open space (for example, paved parking surfaces) of Block 20 will therefore continue to be reflected in the southern and southeastern portion of Block 20. Thus, the historic buildings' immediate urban environment and diversity of building typologies and architectural styles to the east and southeast is retained **(Figure 22 and Figure 23)**.

Overall, the Proposed Project protects the integrity of the historic buildings and their immediate environment to the east and southeast, and the new construction will not destroy the historic features or spatial relationships of the buildings to one another. Therefore, the Proposed Project is consistent with Standard 9.

[18] architecture + history, llc, "4th and Delaware – Block 20, San Mateo, California – Historical Evaluation," dated January 3, 2023; 50-51.



Figure 22. View northwest from E. 5th Avenue showing existing density of southern portion of Block 20. Historic site buildings indicated at left. Non-historic building at immediate right. Source: GoogleEarth streetview, 2024.

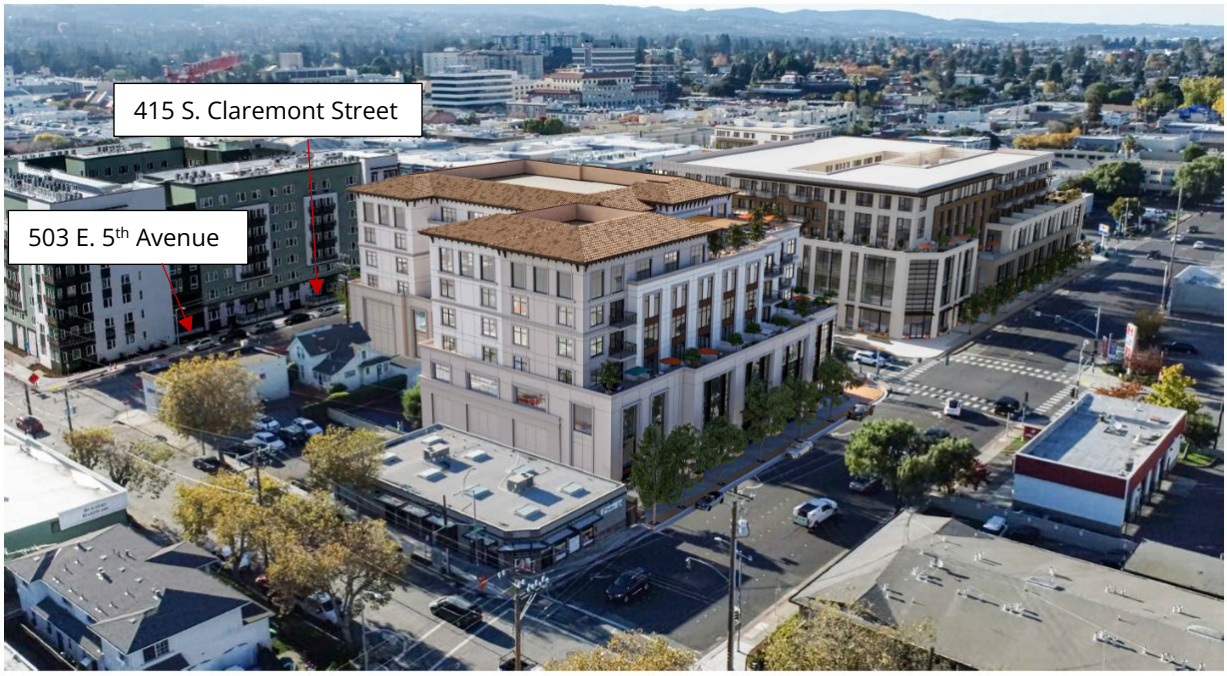


Figure 23: Block 20 Project Bird's Eye View, looking northwest towards Block 20 showing retained density in southern portion. Source: ARCTEC, Sheet A0.08.

> **Rehabilitation Standard 10:** *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Discussion: As currently proposed, the project at Block 20, San Mateo consists of new construction of a seven-story mixed-use building with a below-grade, two-level parking structure. The new building has been designed to be recognizable as contemporary new construction distinct and separate from the historic property. The proposed new mixed-use building will be freestanding and located to the north and northeast of the historic property on an adjacent, separate parcel. The new building will not impact the essential form or integrity of the historic property and its historic site features. If the new building was removed in the future, the historic buildings would retain their essential form and integrity. Therefore, the Proposed Project is consistent with Standard 10.

Analysis of Project-Specific Impacts Under CEQA

This section analyzes the project-specific and cumulative impacts of the Proposed Project and Project Variant on the environment, specifically historic resources, as required by the California Environmental Quality Act (CEQA).

The following provides an analysis of the project-specific impacts of the Proposed Project upon qualified historical resources. As discussed above, substantial adverse change is defined by CEQA as: "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."[19] The significance of an historical resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance" and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register.[20]

DETERMINING THE LEVEL OF SIGNIFICANCE

For each potential environmental impact identified, a statement of the level of significance of the impact is provided. Impacts are assessed as one of the following categories:

- The term "no impact" is used when the environmental resource being discussed would or may not be adversely by the Proposed Project. It means no change from existing conditions. This impact level does not need mitigation.

[19] 14 CCR § 15064.5(b)(1).
[20] 14 CCR § 15064.5(b)(2).

- A "less-than-significant impact" would or may cause a minor, but acceptable adverse change in the physical environment. This impact level does not require mitigation, even if feasible, under CEQA.
- A "significant impact" would or may have a substantial adverse effect on the physical environment but could be reduced to a less-than-significant level with mitigation. If a project cannot be mitigated, the level of impact is considered "significant and unavoidable." Impacts may also be considered "potentially significant" if the analysis cannot definitively conclude that an impact would occur because of the implementation of the Proposed Project. Under CEQA, mitigation measures must be provided, where feasible, to reduce the magnitude of significant or potentially significant impacts.

PROJECT-SPECIFIC IMPACTS

As the above analysis illustrates, the Proposed Project for the mixed-use development at Block 20, as currently designed, appears to comply with Standard 9 and Standard 10. The Proposed Project does not appear to create a substantial impact on the historic resources, and the historic resources continue to be able to express the features, design, and context that make them eligible for listing or designation on the California Register. Thus, the project will not cause a significant adverse impact to the historic resources under CEQA.

Analysis of Cumulative Impacts Under CEQA

The California Environmental Quality Act defines cumulative impacts as follows:

"Cumulative impacts" refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

a) The individual effects may be changes resulting from a single project or a number of separate projects.

b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.[21]

[21] 14 CCR § 15355.

Cumulative Changes to the Historic Buildings

While the building at 415 S. Claremont Street was relocated on the current parcel early in its history, requiring new underpinning and concrete foundation, previous projects have otherwise been limited and include reroofing, as well as construction of an earlier rear addition (prior to relocation). Previous projects at 503 E. 5th Avenue have also been relatively minor interventions to the exterior, including reroofing and removal of storefront windows flanking the entry. All of these alterations to the properties, however, pre-date the findings of the 2023 Historic Resource Evaluation, which found that the buildings retained a high enough level of integrity to be eligible for the California Register under Criterion 1 and Criterion 3. While the proposed mixed-use building will change the setting to the north of the two historic buildings, this combined with previous direct alterations to the buildings will not create a cumulative impact such that the buildings would lose historic integrity that would render them ineligible for the California Register.

Development Projects and Other Historic Properties

Per CEQA Guidelines Section 15130(b)(1), cumulative impacts can be based on either (1) a list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or (2) a summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. This analysis utilizes the list-based approach and considers development projects proposed, approved, under construction, and recently completed in the City of San Mateo related to other identified historic resources, in particular any associated with Japanese American cultural heritage.

Page & Turnbull cross-referenced 43 project sites under development within the City of San Mateo with lists of designated and identified historic resources, including the California Office of Historic Preservation Built Environment Resource Directory (BERD, last updated September 2022) for San Mateo and the 1989 City of San Mateo Historic Building Survey.[22]

Of the 43 development projects, only one (in addition to the Block 20 project) appears to include identified historic resources: 922 Claremont Avenue, a proposed commercial development project).[23] The 922 S. Claremont Street project consists of retaining and rehabilitating three (3) historic buildings that comprise an identified individually eligible historic resource while also

[22] City of San Mateo, California. "What's Happening in Development," (n.d.), accessed August 29, 2024, https://www.cityofsanmateo.org/1176/Whats-Happening-in-Development.
[23] City of San Mateo, California. "922 S Claremont Street Self-Storage Facility Pre-Application Staff Presentation," (June 2024), accessed August 29, 2024, https://sanmateo.primegov.com/api/compilemeetingattachmenthistory/historyattachment/?historyId=ba05b3f6-68b4-4e5f-a0c6-8cc2379f8ed7.

constructing a new self-storage building on the site.[24] The historic buildings are part of the Pacific Gas & Electric Company site, addressed at 940 S. Claremont Street, which was assigned a status code of 3S in BERD, which means they were identified as eligible for listing in the National Register individually through survey evaluation. Thus, no projects appear to have the potential to result in the demolition of a designated or identified historic resource, in particular any associated with Japanese American cultural heritage.

The Historic Resource Evaluation completed by architecture + history, llc in January 2023 for 415 S. Claremont Street and 503 E. 5th Avenue relayed that the building at 415 S. Claremont Street was previously identified as a post-World War II Japanese Community Center in the *Preserving California's Japantowns* project. The *Preserving California Japantowns* project identified a number of buildings in San Mateo that relate to the historic context of Japanese Americans both before and after World War II.[25] At the time the survey was completed in the mid-2000s, of the 26 buildings identified in the City of San Mateo, only 10 buildings, including 415 S. Claremont Street, were extant. In addition to the building at 415 S. Claremont Street, identified extant buildings in San Mateo are: 418 2nd Avenue; 412 3rd Avenue; 308 5th Avenue; 233 Baldwin Avenue; 371 B Street; 110 S. Claremont Street; 919 Cypress Avenue; 128 N. Humbolt Street; and 116 S. Humbolt Street. [26] With exception of the building at 415 S. Claremont Street, none of the 43 development project sites include these previously identified buildings associated with Japanese American heritage in San Mateo.

The Yoshiko Yamanouchi House, a National Register Historic District designated in 2023 and addressed at 1007 E. 5th Avenue, is located approximately 0.4 miles away and five blocks up E. 5th Avenue from the Block 20 project. The Yoshiko Yamanouchi House is significant for its association with the Japanese American community on the San Francisco Peninsula during the post-World War II era. The property is also significant for its association with Yoshiko Yamanouchi, a member of the pioneer Issei generation in San Mateo, who was the owner of a successful business (the Blu White Laundry) and a leader in the Japanese American community and the local Buddhist church. The period of significance of the property is 1957-1973.[27] According to the property's National Register

[24] City of San Mateo, California. "922 S Claremont Street Self-Storage Facility Pre-Application," (n.d.), accessed August 29, 2024, https://www.cityofsanmateo.org/4731/922-S-Claremont-Street-Self-Storage-Pre-. See also, City of San Mateo, California, "Historic Building Survey Final Report," (September 1989), accessed August 29, 2024, https://www.cityofsanmateo.org/DocumentCenter/View/47850/Historic-Building-Survey-1989?bidId=.
[25] Preserving California's Japantowns, "California Japantowns," (n.d.), accessed August 29, 2024, https://www.californiajapantowns.org/.
[26]Preserving California's Japantowns," California Japantowns – San Mateo," (August, 2010), retrieved August 29, 2024 from Internet Archive,
""https://web.archive.org/web/20190605121153/http://www.californiajapantowns.org/survey/index.php/component/mtree/sf-bay-area/san-mateo.
[27] Denise Bradley and Ward Hill, "Yoshiko Yamanouchi House National Register Nomination," (June 2023), accessed August 29, 2024,

nomination, the property remains largely unaltered as of 2023. No currently Proposed Projects have the potential to alter or demolish this closely located and designated historic resource associated with Japanese American cultural heritage.

Therefore, the Block 20 project is not therefore anticipated to result in cumulative impacts related to the historic resources on the Project Site, or to related types of historic resources in San Mateo.

CONCLUSION

The Proposed Project was evaluated according to the *Secretary of the Interior's Standards for Rehabilitation* Standard 9 and Standard 10 and was determined to comply. The historic resources will continue to retain historic integrity and will remain eligible for listing on the California Register. The Proposed Project does not appear to cause a project-specific impact or a cumulative impact as defined by CEQA.

https://ohp.parks.ca.gov/pages/1067/files/CA_San%20Mateo%20County_AAPI%20in%20CA%20MPS_Yamanouchi%20Yoshiko%20House_DRAFT.pdf

APPENDIX A

ARCHITECTURAL DRAWINGS SET

A Planning Application For:

BLOCK 20

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

SAN MATEO APPL. No PA-2024-003



RENDERING - S. DELAWARE STREET & E. 4TH AVENUE INTERSECTION

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:	168,233 S.F.	
Proposed Floor Area Ratio (168,233 S.F. / 33,790 S.F.):	4.98	
	Existing:	Proposed:
Floor Area (Sq. Ft.):[1]	N/A	168,233 S.F.
Main Structure(s):	N/A	168,233 S.F.
Detached Accessory Structures:	N/A	
Exemptions:[2]	N/A	
Total Floor Area:		168,233 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:	160	
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	

1. See Zoning Code Section 27.04.200 (b) (1) for full Floor Area definition.
2. See Zoning Code Section 27.04.200 (b) (2) for full list of Floor Area Exclusions.

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	excluded	475	4	4	4	12	0.50	0.05	1.00	5,700	excluded	
	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	60	661	0	1	1	2	0.50	0.05	1.00	1,202	120	
	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	excluded	564	2	2	2	6	0.50	0.05	1.00	3,384	excluded	
	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	
	B1.0 (1BR/1BA Unit)	732	130	862	1	1	1	3	0.50	0.05	1.00	2,196	390	
	B1.1 (1BR/1BA Unit)	800	131	931	1	0	0	1	0.50	0.05	1.00	800	131	
	B1.2 (1BR/1BA Unit)	800	60	860	0	1	1	2	0.50	0.05	1.00	1,600	120	
	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)	910	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	131	1,124	1	0	0	1	0.50	0.10	1.25	993	131	
	C1.3 (2BR/2BA Unit)	987	139	1,126	1	0	0	1	0.50	0.10	1.25	987	139	
	C1.4 (2BR/2BA Unit)	981	141	1,122	1	0	0	1	0.50	0.10	1.25	981	141	
	C1.5 (2BR/2BA Unit)	998	60	1,058	0	1	1	2	0.50	0.10	1.25	1,996	120	21%
	C1.6 (2BR/2BA Unit)	929	60	989	0	1	1	2	0.50	0.10	1.25	1,858	120	
	C1.7 (2BR/2BA Unit)	993	60	1,053	0	1	1	2	0.50	0.10	1.25	1,986	120	
	C1.8 (2BR/2BA Unit)	987	60	1,047	0	1	1	2	0.50	0.10	1.25	1,974	120	
	C1.9 (2BR/2BA Unit)	981	60	1,041	0	1	1	2	0.50	0.10	1.25	1,962	120	
	Total # dwelling units				24	24	24	72				48,405	4,311	

	Use	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Total Area
Floor Area	Residential Area	2,608			18,735	18,735	18,735		58,813
	Common Area Per Floor				3,465	3,465	3,465		10,395
	Office Area	26,414	28,138	26,355				18,118	99,025
	Total FAR Floor Area								168,233

# 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	3,590
	Common Residential Open Space at Level 4 (S.F.) - Provided	721
	Total open space private + common (residential) - Provided	4,311
	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**

	Use	Short-Term Bike	Long-Term Bike	Bike Total	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		4	30	1			1		11	21	9	2		79
	Level P2 - Office					2	30	2	1			1	7		1	4		48
	Level P2 - Residential								1	19		1	4				6	31
	Levels 4, 5 & 6 - Residential		80	80														
	Total Parking Provided	12	90	102														158

PROJECT DESCRIPTION

THIS IS A NEW 168,233 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, ETC. 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
Sonore, 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	BUILDING AREA, OFFICE:	168,233 S.F.
		TOTAL RESIDENTIAL UNITS:	72 UNITS
PROJECT ADDRESS:	S CLAREMONT ST. & E 4TH AVENUE	NUMBER OF STORIES:	7
	SAN MATEO, CA 94401	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

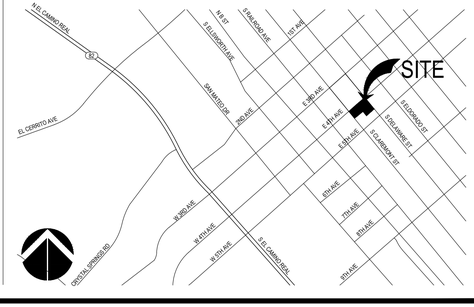
OFFICE (B) LEVEL 7: III-A
RESIDENTIAL (R-2) LEVEL 6: III-A
RESIDENTIAL (R-2) LEVEL 5: III-A
RESIDENTIAL (R-2) LEVEL 4: III-A
OFFICE (B) LEVEL 3: I-A
OFFICE (B) LEVEL 2: I-A
OFFICE (B) LEVEL 1: I-A
PARKING GARAGE (S2) BELOW GRADE P2: TYPE I-A
PARKING GARAGE (S2) BELOW GRADE P1: TYPE I-A

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: 08.22.22 PRELIM. PA SUBMITTAL	01.13.23 1ST PA 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
COVER SHEET		●	●	●	+	+	+	+
ARCHITECTURAL								
A 0.01	3D RENDERING	●	+	+	+	+	+	●
A 0.02	3D RENDERING	●	+	+	+	+	+	●
A 0.03	3D RENDERING	●	+	+	+	+	+	●
A 0.04	3D RENDERING	●	+	+	+	+	+	●
A 0.05	3D RENDERING	●	+	+	+	+	+	●
A 0.06	3D RENDERING	●	●	+	+	+	+	●
A 0.07	3D RENDERING	●	●	+	+	+	+	●
A 0.11	OPENING FIRE SEPARATION DISTANCE							●
A 0.12	OPENING FIRE SEPARATION DISTANCE							●
A 0.16	NEIGHBORHOOD CONTEXT	●	●	●	●	●	●	●
A 0.17	PROPERTY IMAGERY			●	●	●	●	●
A 0.21	PLANNING DEPARTMENT AREA CALCULATIONS	●	+	+	+	+	+	+
A 0.22	PLANNING DEPARTMENT AREA CALCULATIONS	●	+	+	+	+	+	+
A 0.23	COMMERCIAL OPEN SPACE DIAGRAM - FIRST FLOOR	●	+	+	+	+	+	+
A 0.24	USABLE OPEN SPACE DIAGRAMS	●	+	+	+	+	+	+
A 0.25	USABLE OPEN SPACE DIAGRAMS	●	+	+	+	+	+	+
A 0.26	USABLE OPEN SPACE DIAGRAMS	●	+	+	+	+	+	+
A 0.31	BUILDING CODE PROJECT DATA	●	+	+	+	+	+	+
A 0.32	EGRESS DIAGRAMS	●	+	+	+	+	+	+
A 0.33	EGRESS DIAGRAMS	●	+	+	+	+	+	+
A 0.34	EGRESS DIAGRAMS	●	+	+	+	+	+	+
A 1.00	DEMOLITION SITE PLAN			●	●	+	+	+
A 1.01	ARCHITECTURAL SITE PLAN	●	+	+	+	+	+	+
A 1.01A	BUILDING CONTEXT AND ADJACENT PROPERTIES			●	●	+	+	+
A 1.01B	TREE EVALUATION PLAN AND EXISTING TREE SCHEDULE					+	+	+
A 1.01C	WASTE MANAGEMENT SITE PLAN					+	+	+
A 1.02	SITE DETAILS	●	+	+	+	+	+	+
A 1.03	SITE DETAILS	●	+	+	+	+	+	+
A 1.11	SOLAR SHADOW STUDY				●	+	+	+
A 2.01	FIRST FLOOR PLAN	●	+	+	+	+	+	+
A 2.02	SECOND FLOOR PLAN	●	+	+	+	+	+	+
A 2.03	THIRD FLOOR PLAN	●	+	+	+	+	+	+
A 2.04	FOURTH FLOOR PLAN	●	+	+	+	+	+	+
A 2.05	FIFTH FLOOR PLAN	●	+	+	+	+	+	+
A 2.06	SIXTH FLOOR PLAN	●	+	+	+	+	+	+
A 2.07	SEVENTH FLOOR PLAN	●	+	+	+	+	+	+
A 2.31	ROOF LEVEL PLAN	●	+	+	+	+	+	+
AP 2.11	P1 LEVEL PLAN	●	+	+	+	+	+	+
AP 2.12	P2 LEVEL PLAN	●	+	+	+	+	+	+
A 3.01	EXTERIOR ELEVATIONS	●	+	+	+	+	+	+
A 3.02	EXTERIOR ELEVATIONS	●	+	+	+	+	+	+
A 3.03	PARTIAL FLOOR PLANS - EXTERIOR ELEVATION E. 4TH AVE.	●	●	+	+	+	+	+
A 3.04	PARTIAL FLOOR PLANS - EXTERIOR ELEVATION S. DELAWARE ST.	●	●	+	+	+	+	+
A 3.05	PARTIAL FLOOR PLANS - EXTERIOR ELEVATION E. 5TH AVE.	●	●	+	+	+	+	+
A 3.06	PARTIAL FLOOR PLANS - EXTERIOR ELEVATION S. CLAREMONT ST.	●	●	+	+	+	+	+
A 3.06A	EXTERIOR ELEVATIONS - S. CLAREMONT ST./ S. DELAWARE ST.							+
A 3.07	MATERIAL BOARD	●	+	+	+	+	+	+
A 3.08	IMAGERY			+	+	●	+	+
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	●	+	+	+	+	+	+
L.06	TREE DISPOSITION PLAN			●	+	+	+	+
L.07	ARBORIST REPORT AND PLAN				●	+	+	+

VICINITY MAP



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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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01.13.2022	FIRST PLANNING SUBMITTAL
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03.18.2024	FIFTH PLANNING SUBMITTAL
05.30.2024	SIXTH PLANNING SUBMITTAL

PA-2023-003

RENDERING

A 0.01

PROJECT NO: 215513

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RENDERING

A 0.02

PROJECT NO: 215513

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RENDERING

A 0.03

PROJECT NO: 215513

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RENDERING

A 0.04

PROJECT NO: 215513

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EXTERIOR RENDERING - VIEW FROM E. 4TH AVENUE

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A 0.05

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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EXTERIOR RENDERING - BIRD'S EYE VIEW INTERSECTION OF E. 5TH AVE. & S. DELAWARE ST.

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PROJECT NO: 215513

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

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A 0.09

PROJECT NO: 215513

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

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03.18.2024	FIFTH PLANNING SUBMITTAL
05.30.2024	SIXTH PLANNING SUBMITTAL

PA-2023-003

RENDERING

A 0.10

PROJECT NO: 215513

P:\2021 JobsCP\2015\Nov 2021 Planning Rpt\2024.MMDD.BR PA Submittal\2015\13-A-0.01-A-0.08.dwg May 31, 2024, 8:21am Roberto



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

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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
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11.15.2023	FOURTH PLANNING SUBMITTAL
03.18.2024	FIFTH PLANNING SUBMITTAL
05.30.2024	SIXTH PLANNING SUBMITTAL

PA-2023-003

OPENING FIRE SEPARATION DISTANCE

A0.11

PROJECT NO: 215513



S. CLAREMONT STREET - WEST ELEVATION

1

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

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 'C'						
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

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03.18.2024	FIFTH PLANNING SUBMITTAL
05.30.2024	SIXTH PLANNING SUBMITTAL

PA-2023-003

OPENING FIRE SEPARATION DISTANCE

A0.12

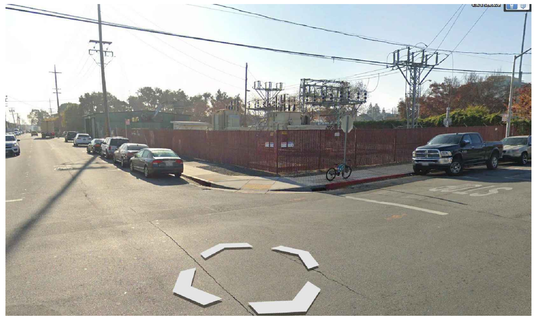
PROJECT NO: 215513

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REFERENCE SITE PLAN

SCALE: NTS



5 COMMERCIAL



1 RESIDENCE BUILDING



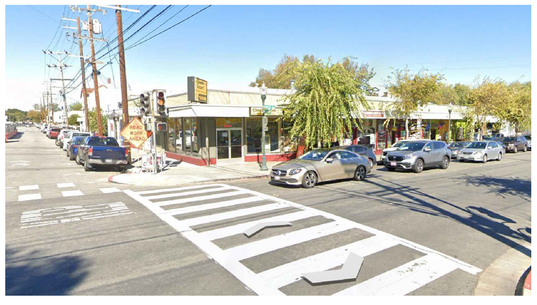
6 COMMERCIAL



2 RESIDENCE BUILDING



11 COMMERCIAL



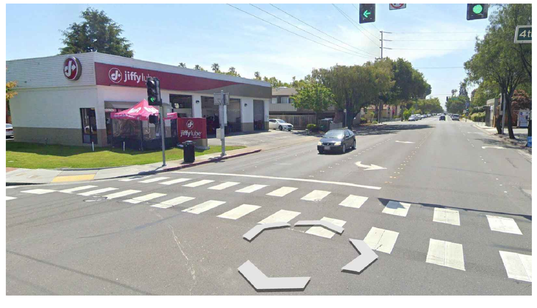
9 COMMERCIAL



7 COMMERCIAL



3 RESIDENCE BUILDING



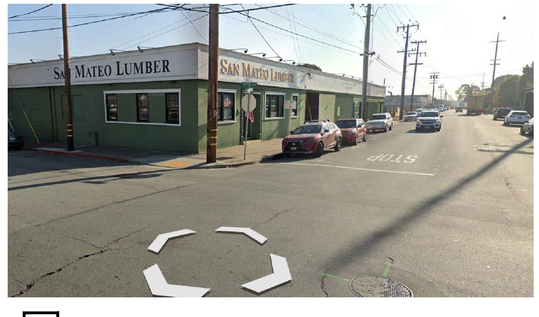
12 COMMERCIAL



10 COMMERCIAL



8 OFFICE/RESIDENTIAL



4 COMMERCIAL

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SAN MATEO, CA 94401

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05.30.2024	SIXTH PLANNING SUBMITTAL

PA-2023-003

NEIGHBORHOOD CONTEXT

A 0.16

PROJECT NO: 215513

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REFERENCE SITE PLAN

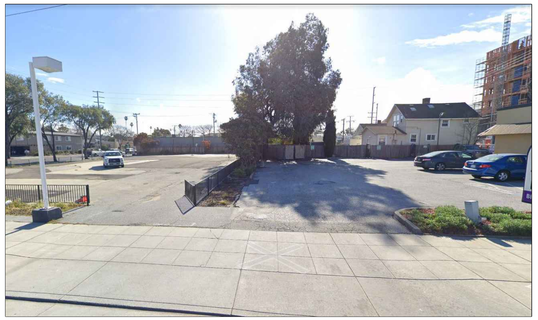
SCALE: NTS



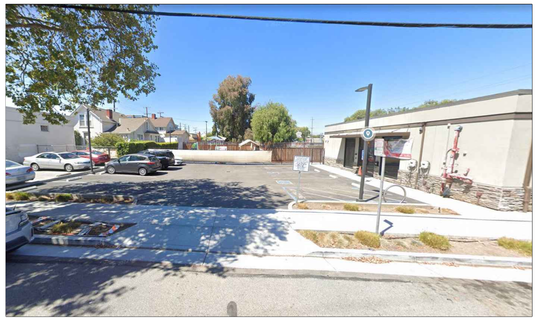
5 EXISTING SITE



1 EXISTING SITE



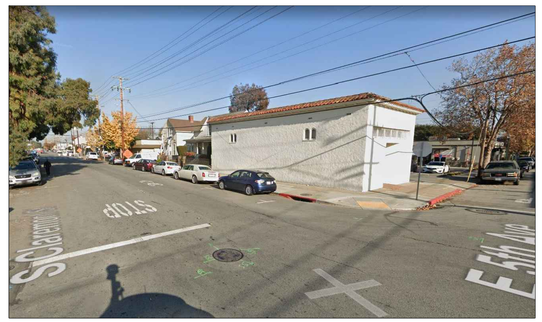
6 EXISTING SITE



2 EXISTING SITE



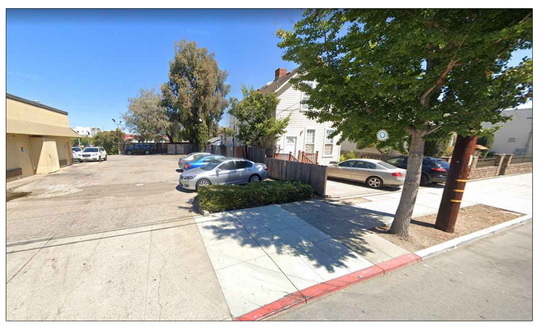
7 EXISTING SITE



3 EXISTING SITE



8 EXISTING SITE



4 EXISTING SITE

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SAN MATEO, CA 94401

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05.30.2024	SIXTH PLANNING SUBMITTAL

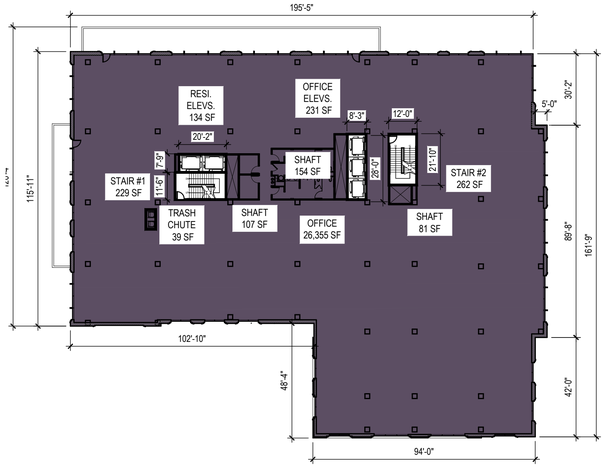
PA-2023-003

EXISTING PROPERTY IMAGERY

A0.17

PROJECT NO: 215513

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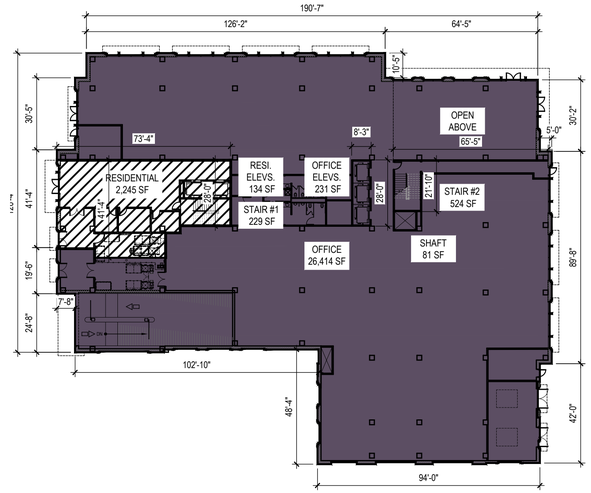
THIRD LEVEL AREA PLAN

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



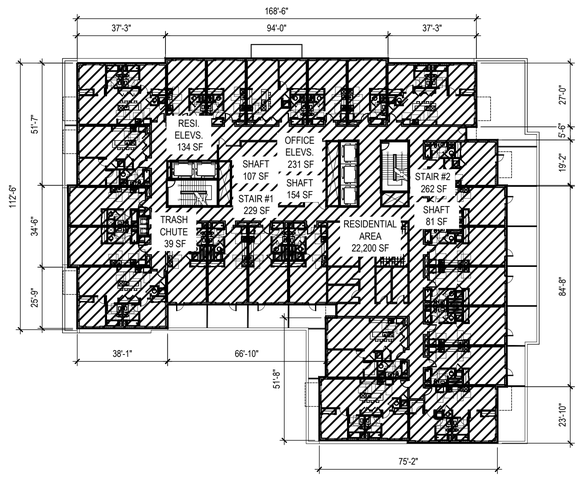
SECOND LEVEL AREA PLAN

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:	22,200 SQ.FT.
FLOOR AREA RESIDENTIAL*:	**22,200 SQ.FT.**

FIFTH LEVEL

RESIDENTIAL AREA:	22,200 SQ.FT.
FLOOR AREA RESIDENTIAL*:	**22,200 SQ.FT.**

SIXTH LEVEL

RESIDENTIAL AREA:	22,200 SQ.FT.
FLOOR AREA RESIDENTIAL*:	**22,200 SQ.FT.**

SEVENTH LEVEL

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

TOTAL FAR FLOOR AREA RESIDENTIAL: 69,208 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			18,735	18,735	18,735		58,813	
	Common Area Per Floor				3,465	3,465	3,465		10,395	
	Office Area	26,414	28,138	26,355				18,118	99,025	
	Total FAR Floor Area								168,233	**4.98**

***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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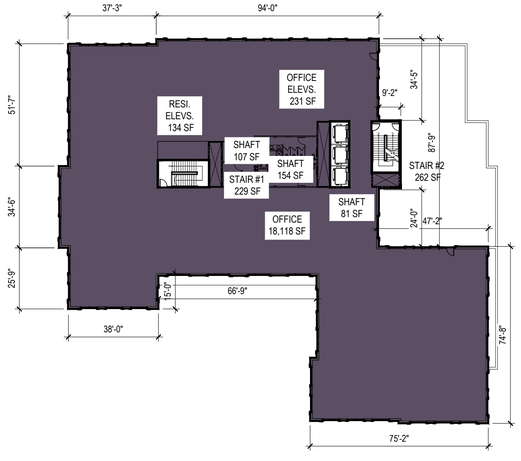
PA-2023-003

PLANNING DEPARTMENT AREA CALCULATIONS

A0.21

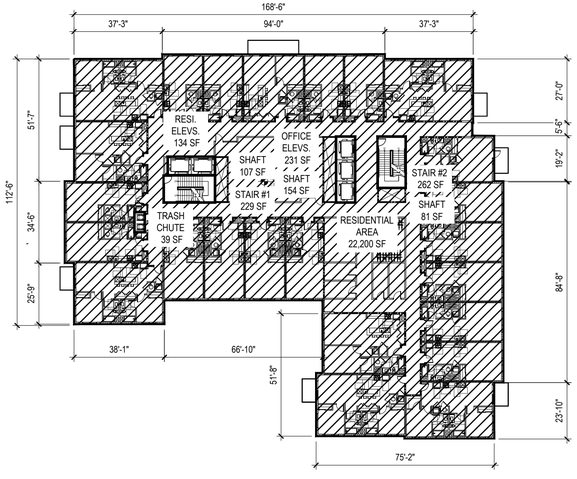
PROJECT NO: 215513

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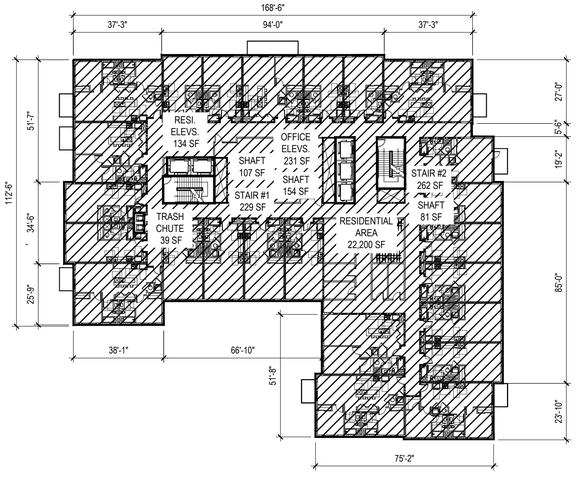
SEVENTH LEVEL AREA PLAN

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:	22,200 SQ.FT.
FLOOR AREA RESIDENTIAL*:	**22,200 SQ.FT.**
FIFTH LEVEL	
RESIDENTIAL AREA:	22,200 SQ.FT.
FLOOR AREA RESIDENTIAL*:	**22,200 SQ.FT.**
SIXTH LEVEL	
RESIDENTIAL AREA:	22,200 SQ.FT.
FLOOR AREA RESIDENTIAL*:	**22,200 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).
(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.

TOTAL FAR FLOOR AREA RESIDENTIAL: 69,208 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			18,735	18,735	18,735		58,813	
	Common Area Per Floor				3,465	3,465	3,465		10,395	
	Office Area	26,414	28,138	26,355				18,118	99,025	
	Total FAR Floor Area								168,233	**4.98**

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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

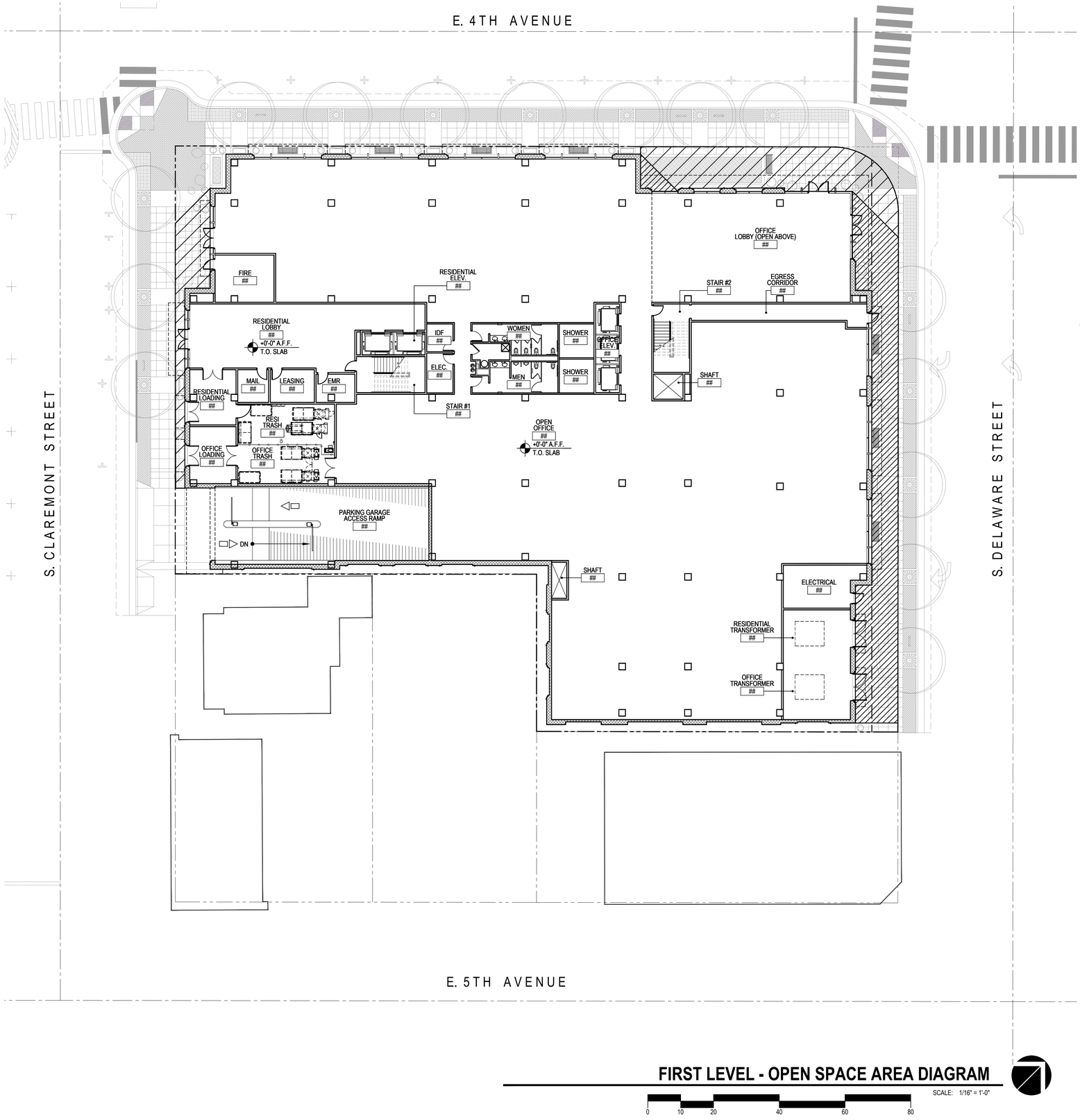
PA-2023-003

PLANNING DEPARTMENT AREA CALCULATIONS

A0.22

PROJECT NO: 215513

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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

FIRST LEVEL - OPEN SPACE AREA DIAGRAM

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

0 10 20 40 60 80

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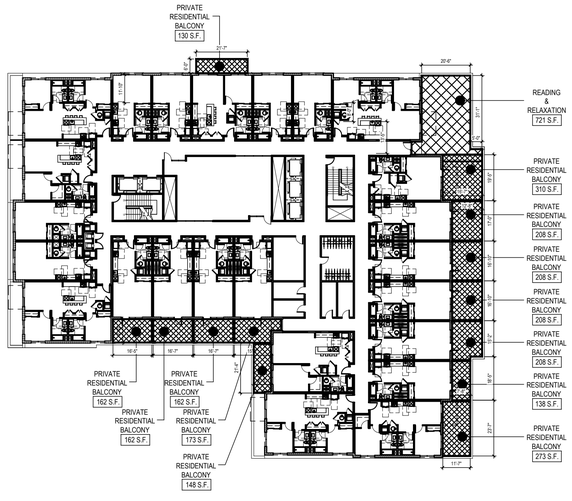
PA-2023-003

COMMERCIAL OPEN SPACE AREA DIAGRAM - FIRST LEVEL

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PROJECT NO: 215513

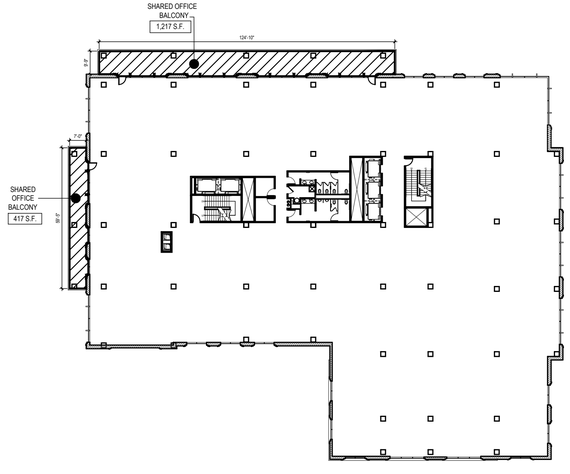
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FOURTH LEVEL OPEN SPACE

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

Fourth Level Open Space	Residential Private Open Space (Balconies) (S.F.) - Provided	2,490
	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 Common Open Space (S.F.) - Provided	1,634

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	excluded	475	4	4	4	12	0.50	0.05	1.00	5,700	excluded	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	60	661	0	1	1	2	0.50	0.05	1.00	1,202	120	
	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	excluded	564	2	2	2	6	0.50	0.05	1.00	3,384	excluded	
	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	
	B1.0 (1BR/1BA Unit)	732	130	862	1	1	1	3	0.50	0.05	1.00	2,196	390	
	B1.1 (1BR/1BA Unit)	800	131	931	1	0	0	1	0.50	0.05	1.00	800	131	
	B1.2 (1BR/1BA Unit)	800	60	860	0	1	1	2	0.50	0.05	1.00	1,600	120	
	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)	910	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	131	1,124	1	0	0	1	0.50	0.10	1.25	993	131	
	C1.3 (2BR/2BA Unit)	987	139	1,126	1	0	0	1	0.50	0.10	1.25	987	139	
	C1.4 (2BR/2BA Unit)	981	141	1,122	1	0	0	1	0.50	0.10	1.25	981	141	
	C1.5 (2BR/2BA Unit)	998	60	1,058	0	1	1	2	0.50	0.10	1.25	1,996	120	
	C1.6 (2BR/2BA Unit)	929	60	989	0	1	1	2	0.50	0.10	1.25	1,858	120	
	C1.7 (2BR/2BA Unit)	993	60	1,053	0	1	1	2	0.50	0.10	1.25	1,986	120	
	C1.8 (2BR/2BA Unit)	987	60	1,047	0	1	1	2	0.50	0.10	1.25	1,974	120	
	C1.9 (2BR/2BA Unit)	981	60	1,041	0	1	1	2	0.50	0.10	1.25	1,962	120	
	Total # dwelling units				24	24	24	72				48,405	4,311	

Open Space	Private Residential Open Space (Level 4/ Level 5 & Level 6) (S.F.) - Provided		3,590
	Common Residential Open Space at Level 4 (S.F.) - Provided		721
	Total open space private + common (residential) - Provided		4,311
	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

SHARD 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 54 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 54 S.F. PER DWELLING UNIT) AND SHALL NOT BE LESS THAN SIX (6) FEET IN ANY DIMENSION.

REQUIRED PRIVATE OPEN SPACE (29 UNITS x 54 S.F.):	1,566 S.F.
REQUIRED COMMON OPEN SPACE (43 UNITS x (54 S.F. x 150%) :	3,483 S.F.
TOTAL REQUIRED OPEN SPACE:	**5,049 S.F.**
PROVIDED PRIVATE OPEN SPACE - FOURTH FLOOR:	2,490 S.F.
PROVIDED PRIVATE OPEN SPACE - FIFTH FLOOR:	550 S.F.
PROVIDED PRIVATE OPEN SPACE - SIXTH FLOOR:	550 S.F.
TOTAL PROVIDED PRIVATE OPEN SPACE:	**3,590 S.F.**
TOTAL PROVIDED COMMON OPEN SPACE:	**721 S.F.**
TOTAL PROVIDED OPEN SPACE PRIVATE + COMMON:	**4,311 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 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	2,490 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	550 S.F.
Sixth Level Open Space	Private Open Space (Balconies) (S.F.) - Provided	550 S.F.
TOTAL OPEN SPACE		**4,311 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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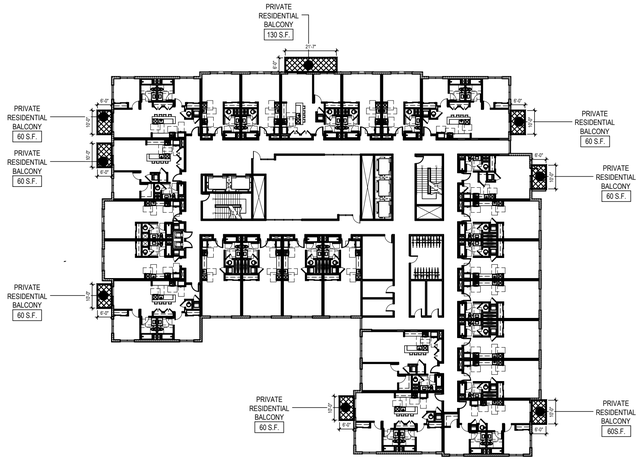
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USABLE OPEN SPACE DIAGRAMS

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PROJECT NO: 215513

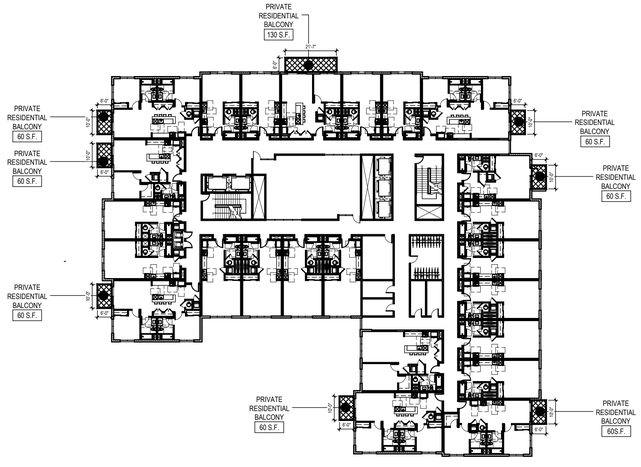
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FIFTH LEVEL OPEN SPACE

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

Fifth Level Open Space	Residential Private Open Space (Balconies) (S.F.) - Provided	550
	Residential Common Open Space at Level 5 (S.F.) - Provided	0



SIXTH LEVEL OPEN SPACE

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

Sixth Level Open Space	Residential Private Open Space (Balconies) (S.F.) - Provided	550
	Residential Common Open Space at Level 5 (S.F.) - Provided	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	excluded	475	4	4	4	12	0.50	0.05	1.00	5,700	excluded	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	60	661	0	1	1	2	0.50	0.05	1.00	1,202	120	
	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	excluded	564	2	2	2	6	0.50	0.05	1.00	3,384	excluded	
	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	
	B1.0 (1BR/1BA Unit)	732	130	862	1	1	1	3	0.50	0.05	1.00	2,196	390	
	B1.1 (1BR/1BA Unit)	800	131	931	1	0	0	1	0.50	0.05	1.00	800	131	
	B1.2 (1BR/1BA Unit)	800	60	860	0	1	1	2	0.50	0.05	1.00	1,600	120	
	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)	910	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	131	1,124	1	0	0	1	0.50	0.10	1.25	993	131	
	C1.3 (2BR/2BA Unit)	987	139	1,126	1	0	0	1	0.50	0.10	1.25	987	139	
	C1.4 (2BR/2BA Unit)	981	141	1,122	1	0	0	1	0.50	0.10	1.25	981	141	
	C1.5 (2BR/2BA Unit)	998	60	1,058	0	1	1	2	0.50	0.10	1.25	1,996	120	
	C1.6 (2BR/2BA Unit)	929	60	989	0	1	1	2	0.50	0.10	1.25	1,858	120	
	C1.7 (2BR/2BA Unit)	993	60	1,053	0	1	1	2	0.50	0.10	1.25	1,986	120	
	C1.8 (2BR/2BA Unit)	987	60	1,047	0	1	1	2	0.50	0.10	1.25	1,974	120	
	C1.9 (2BR/2BA Unit)	981	60	1,041	0	1	1	2	0.50	0.10	1.25	1,962	120	
	Total # dwelling units				24	24	24	72				48,405	4,311	

Open Space	Private Residential Open Space (Level 4/ Level 5 & Level 6) (S.F.) - Provided		3,590
	Common Residential Open Space at Level 4 (S.F.) - Provided		721
	Total open space private + common (residential) - Provided		4,311
	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

- SHARD 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 54 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 54 S.F. PER DWELLING UNIT) AND SHALL NOT BE LESS THAN SIX (6) FEET IN ANY DIMENSION.

REQUIRED PRIVATE OPEN SPACE (29 UNITS x 54 S.F.):	1,566 S.F.
REQUIRED COMMON OPEN SPACE (43 UNITS x (54 S.F. x 150%) :	3,483 S.F.
TOTAL REQUIRED OPEN SPACE:	**5,049 S.F.**
PROVIDED PRIVATE OPEN SPACE - FOURTH FLOOR:	2,490 S.F.
PROVIDED PRIVATE OPEN SPACE - FIFTH FLOOR:	550 S.F.
PROVIDED PRIVATE OPEN SPACE - SIXTH FLOOR:	550 S.F.
TOTAL PROVIDED PRIVATE OPEN SPACE:	**3,590 S.F.**
TOTAL PROVIDED COMMON OPEN SPACE:	**721 S.F.**
TOTAL PROVIDED OPEN SPACE PRIVATE + COMMON:	**4,311 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 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	2,490 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	550 S.F.
Sixth Level Open Space	Private Open Space (Balconies) (S.F.) - Provided	550 S.F.
TOTAL OPEN SPACE		**4,311 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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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

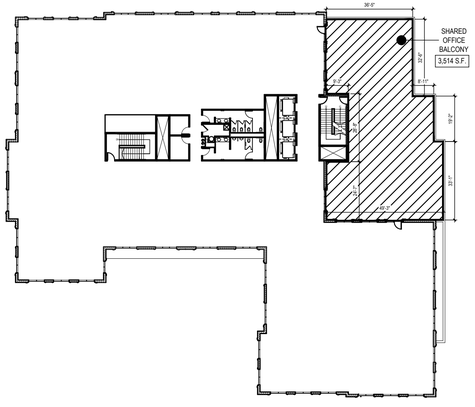
PA-2023-003

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 Common 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	excluded	475	4	4	4	12	0.50	0.05	1.00	5,700	excluded	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	60	661	0	1	1	2	0.50	0.05	1.00	1,202	120	
	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	excluded	564	2	2	2	6	0.50	0.05	1.00	3,384	excluded	
	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	
	B1.0 (1BR/1BA Unit)	732	130	862	1	1	1	3	0.50	0.05	1.00	2,196	390	
	B1.1 (1BR/1BA Unit)	800	131	931	1	0	0	1	0.50	0.05	1.00	800	131	
	B1.2 (1BR/1BA Unit)	800	60	860	0	1	1	2	0.50	0.05	1.00	1,600	120	
	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)	910	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	131	1,124	1	0	0	1	0.50	0.10	1.25	993	131	
	C1.3 (2BR/2BA Unit)	987	139	1,126	1	0	0	1	0.50	0.10	1.25	987	139	
	C1.4 (2BR/2BA Unit)	981	141	1,122	1	0	0	1	0.50	0.10	1.25	981	141	
	C1.5 (2BR/2BA Unit)	998	60	1,058	0	1	1	2	0.50	0.10	1.25	1,996	120	
	C1.6 (2BR/2BA Unit)	929	60	989	0	1	1	2	0.50	0.10	1.25	1,858	120	
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	C1.8 (2BR/2BA Unit)	987	60	1,047	0	1	1	2	0.50	0.10	1.25	1,974	120	
	C1.9 (2BR/2BA Unit)	981	60	1,041	0	1	1	2	0.50	0.10	1.25	1,962	120	
	Total # dwelling units				24	24	24	72				48,405	4,311	

Open Space	Private Residential Open Space (Level 4/ Level 5 & Level 6) (S.F.) - Provided		3,590
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	Total open space private + common (residential) - Provided		4,311
	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

SHARD 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 54 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 54 S.F. PER DWELLING UNIT) AND SHALL NOT BE LESS THAN SIX (6) FEET IN ANY DIMENSION.

REQUIRED PRIVATE OPEN SPACE (29 UNITS x 54 S.F.):	1,566 S.F.
REQUIRED COMMON OPEN SPACE (43 UNITS x (54 S.F. x 150%) :	3,483 S.F.
TOTAL REQUIRED OPEN SPACE:	**5,049 S.F.**
PROVIDED PRIVATE OPEN SPACE - FOURTH FLOOR:	2,490 S.F.
PROVIDED PRIVATE OPEN SPACE - FIFTH FLOOR:	550 S.F.
PROVIDED PRIVATE OPEN SPACE - SIXTH FLOOR:	550 S.F.
TOTAL PROVIDED PRIVATE OPEN SPACE:	**3,590 S.F.**
TOTAL PROVIDED COMMON OPEN SPACE:	**721 S.F.**
TOTAL PROVIDED OPEN SPACE PRIVATE + COMMON:	**4,311 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 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	2,490 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	550 S.F.
Sixth Level Open Space	Private Open Space (Balconies) (S.F.) - Provided	550 S.F.
TOTAL OPEN SPACE		**4,311 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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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

PA-2023-003

USABLE OPEN SPACE DIAGRAMS

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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 V B
							A	B	C	HT	VA	
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: 26,355 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:27,756 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: 18,974 S.F.

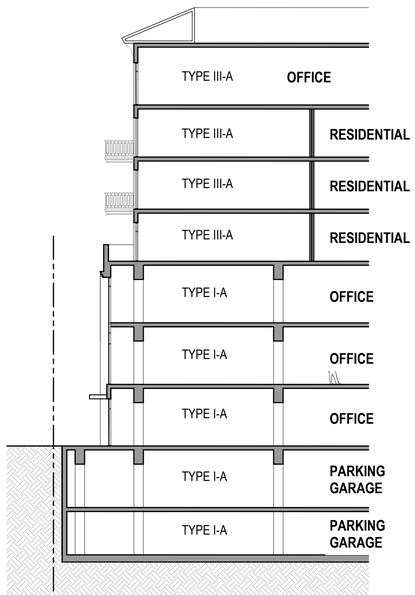
18,118 S.F / 150 S.F. PER OCCUPANT = 120.78 OCCUPANTS; ROUND UP TO 121 OCCUPANTS
OR 60 MEN & 61 WOMEN

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	-	22,200 S.F.
LEVEL 05	-	22,200 S.F.
LEVEL 06	-	22,200 S.F.
LEVEL 07	18,118 S.F.	-
TOTAL BUILDING AREA ABOVE GRADE	99,025 S.F.	69,208 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.

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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

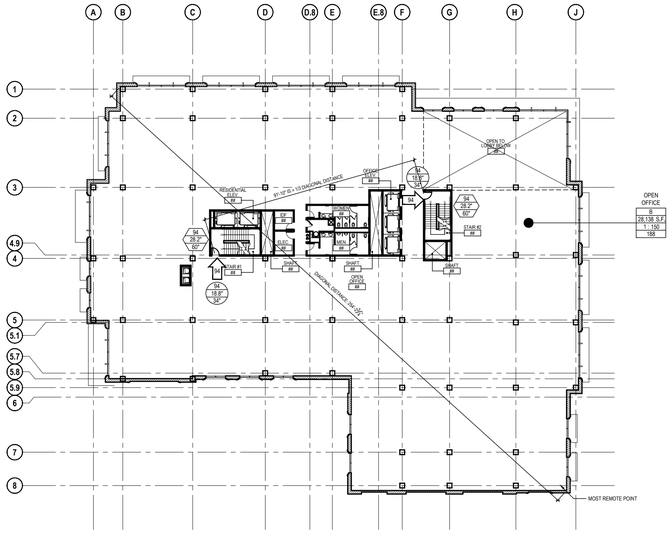
PA-2023-003

BUILDING CODE PROJECT DATA

A0.31

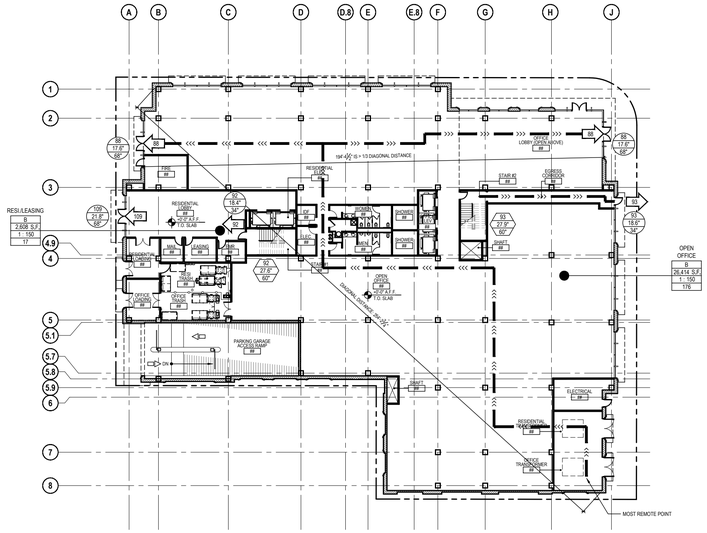
PROJECT NO: 215513

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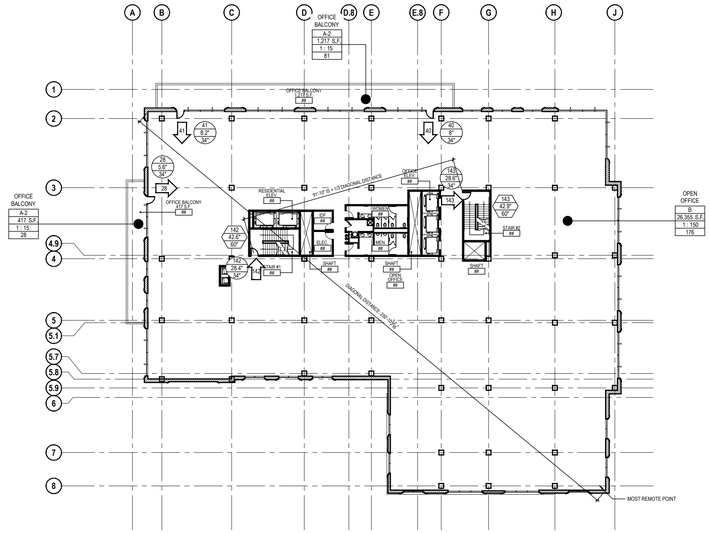
SECOND LEVEL EGRESS PLAN

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



FIRST LEVEL EGRESS PLAN

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



THIRD 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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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

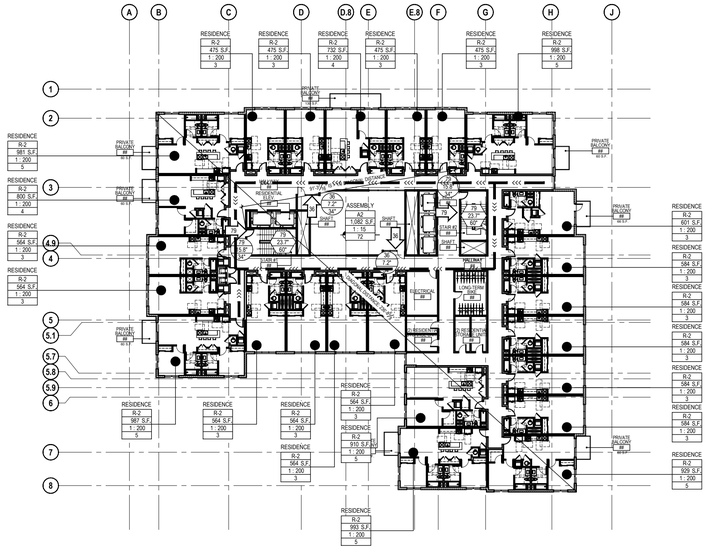
PA-2023-003

EGRESS DIAGRAMS

A 0.32

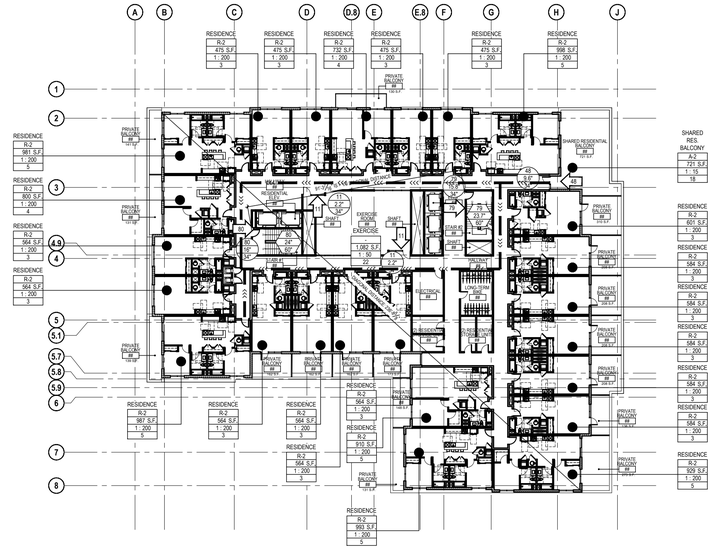
PROJECT NO: 215513

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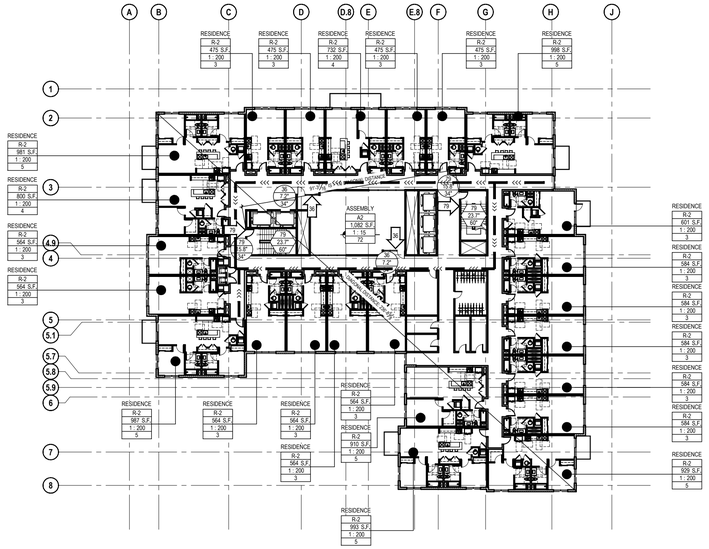
FIFTH LEVEL EGRESS PLAN

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 — OCCUPANCY CLASSIFICATION OF THE SPACE
12,444 S.F. — SQUARE FOOTAGE
1 : 150 — OCCUPANT LOAD FACTOR
- — NUMBER OF OCCUPANTS

DOORWAY OCCUPANT LOAD DESIGNATION

100 — NUMBER OF OCCUPANTS
20.0 — EXIT WIDTH REQUIRED
34 — EXIT WIDTH PROVIDED

STAIRWAY OCCUPANT LOAD DESIGNATION

100 — NUMBER OF OCCUPANTS
30.0 — STAIR WIDTH REQUIRED (INCHES)
60 — 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 — FIRE EXTINGUISHER BRACKET-MOUNTED
F.E.C. — F.E.C.

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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SAN MATEO, CA 94401

DATE	DESCRIPTION
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03.18.2024	FIFTH PLANNING SUBMITTAL
05.30.2024	SIXTH PLANNING SUBMITTAL

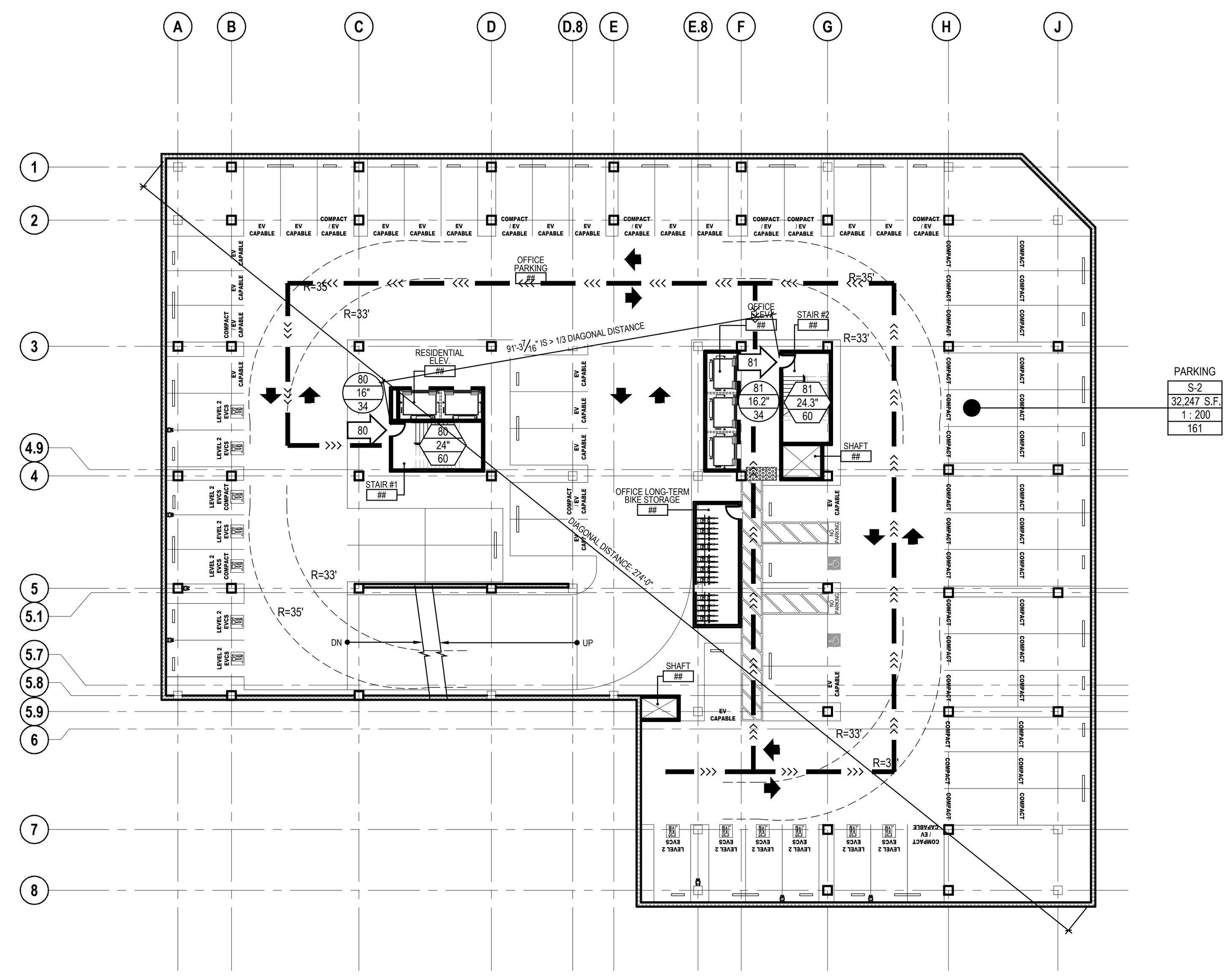
PA-2023-003

EGRESS DIAGRAMS

A 0.33

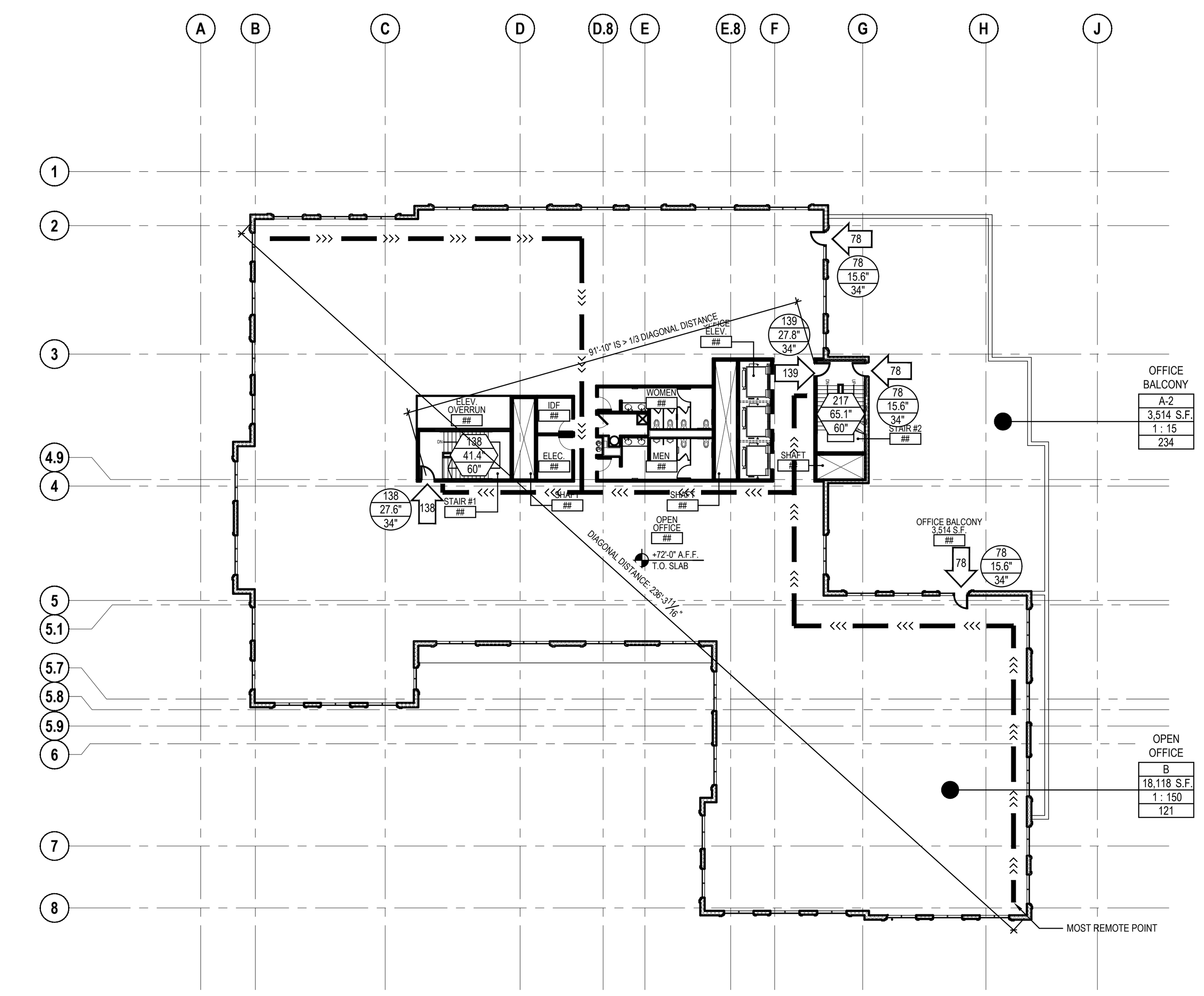
PROJECT NO: 215513

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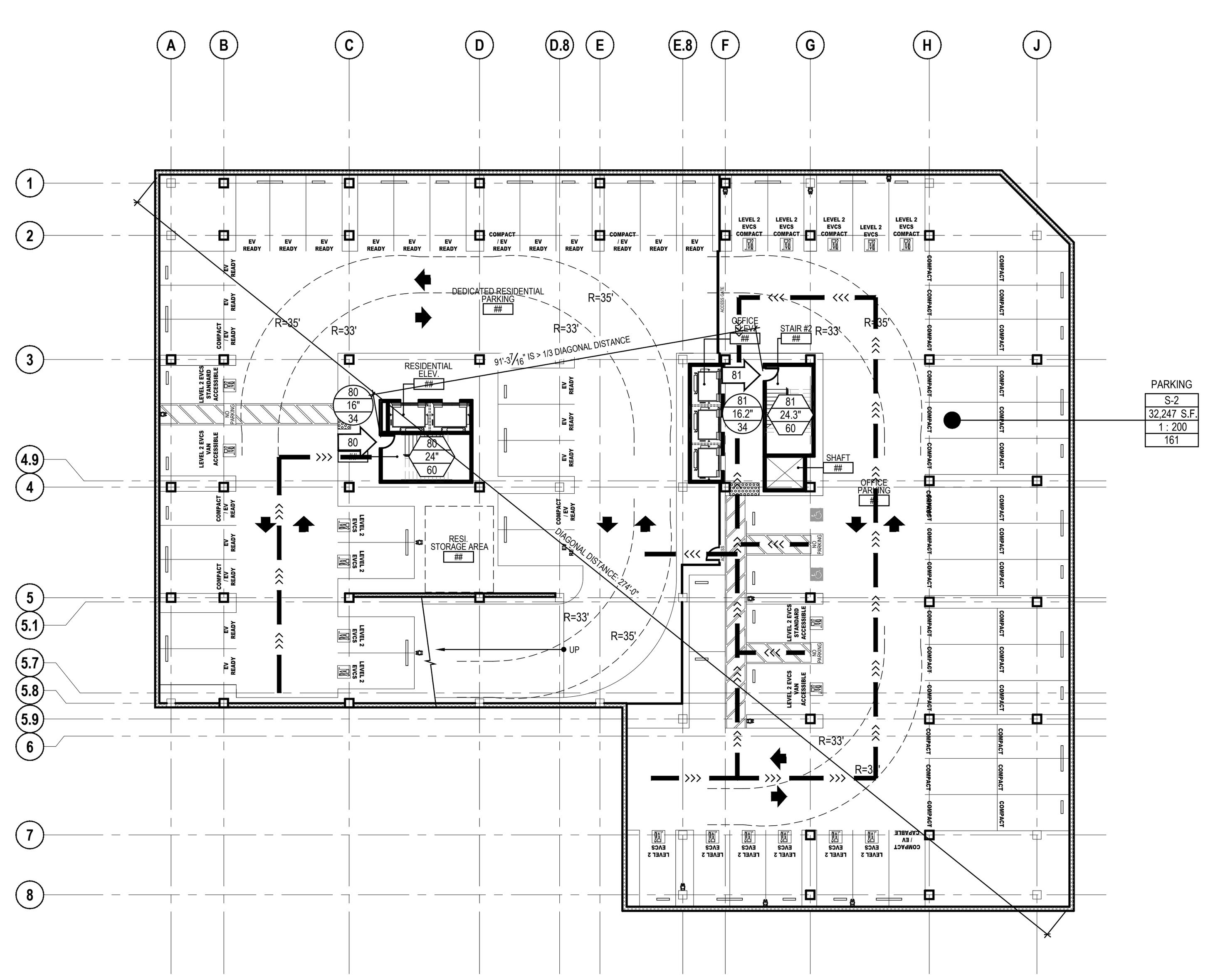
P1 LEVEL EGRESS PLAN

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



SEVENTH LEVEL EGRESS PLAN

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



P2 LEVEL EGRESS PLAN

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

SYMBOL KEY

AREA OCCUPANT LOAD DESIGNATION

ROOM NAME
- B — OCCUPANCY CLASSIFICATION OF THE SPACE
- 12,444 S.F. — SQUARE FOOTAGE
- 1 : 150 — OCCUPANT LOAD FACTOR
- - — NUMBER OF OCCUPANTS

DOORWAY OCCUPANT LOAD DESIGNATION

- 100 — NUMBER OF OCCUPANTS
- 20.0 — EXIT WIDTH REQUIRED
- 34 — EXIT WIDTH PROVIDED

STAIRWAY OCCUPANT LOAD DESIGNATION

- 100 — NUMBER OF OCCUPANTS
- 30.0 — STAIR WIDTH REQUIRED (INCHES)
- 60 — 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 — FIRE EXTINGUISHER BRACKET-MOUNTED

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

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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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
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11.15.2023	FOURTH PLANNING SUBMITTAL
03.18.2024	FIFTH PLANNING SUBMITTAL
05.30.2024	SIXTH PLANNING SUBMITTAL

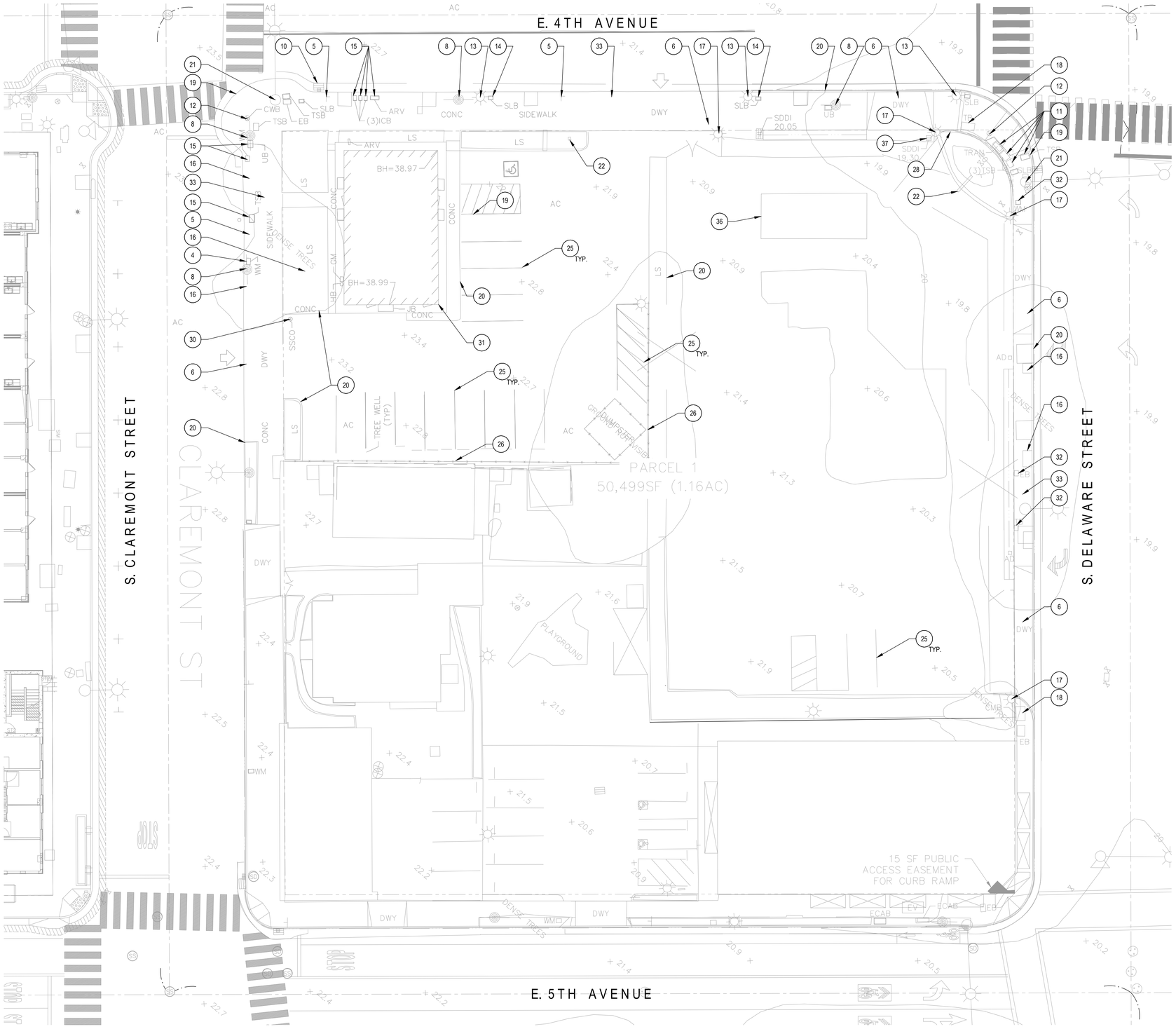
PA-2023-003

EGRESS DIAGRAMS

A 0.34

PROJECT NO: 215513

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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

DEMOLITION SITE PLAN

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

0 10 20 40 60 80

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03.18.2024	FIFTH PLANNING SUBMITTAL
05.30.2024	SIXTH PLANNING SUBMITTAL

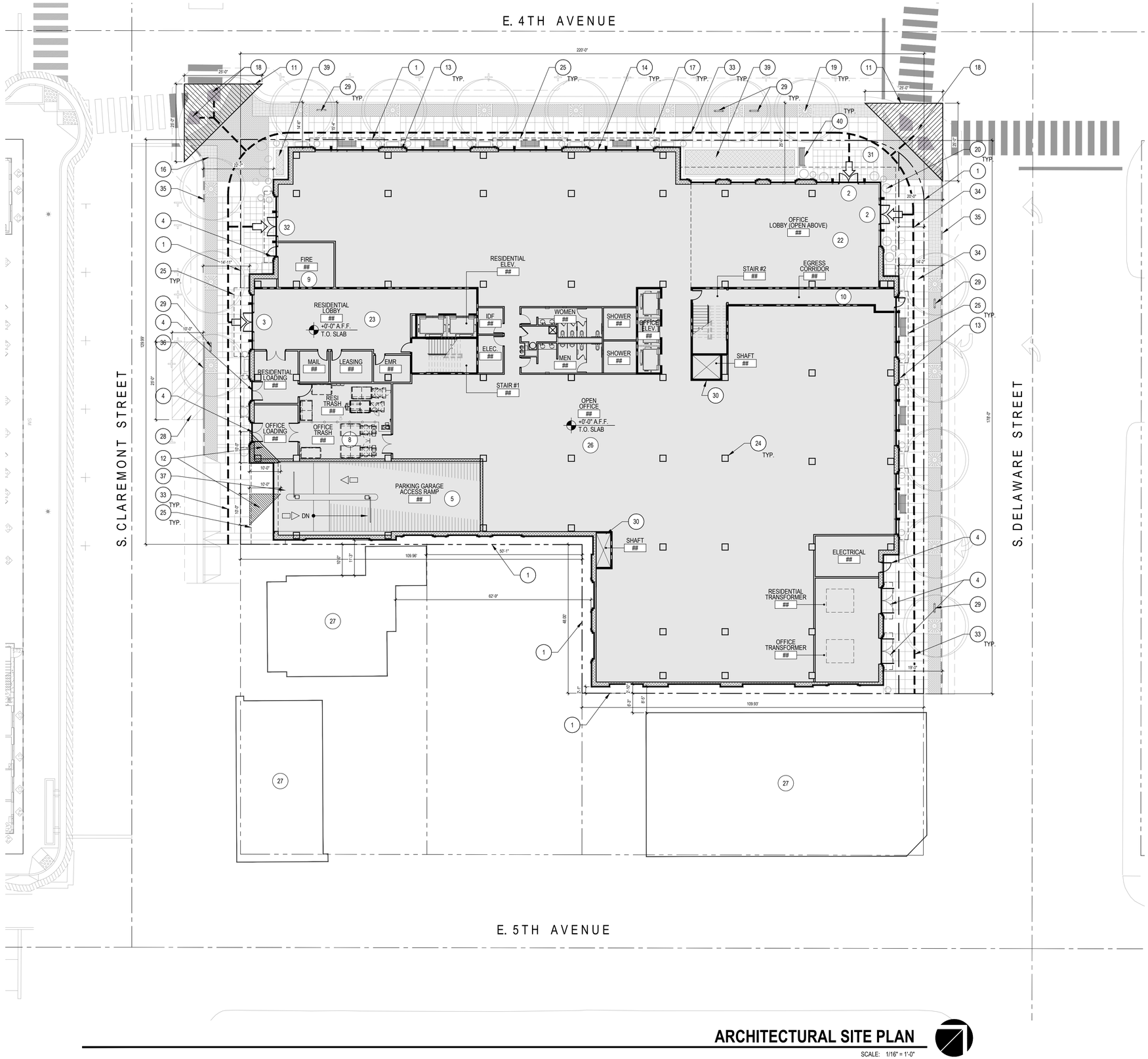
PA-2023-003

DEMOLITION SITE PLAN

A1.00

PROJECT NO: 215513

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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	22,200 S.F.
FIFTH LEVEL - RESIDENTIAL	22,200 S.F.
SIXTH LEVEL - RESIDENTIAL	22,200 S.F.
SEVENTH LEVEL - OFFICE	18,118 S.F.
TOTAL BUILDING AREA	**168,233 S.F.**
TOTAL OFFICE AREA:	**99,025 S.F.**
TOTAL RESIDENTIAL AREA:	**69,208 S.F.**
TOTAL F.A.R. (FLOOR AREA RATIO): 168,233 S.F. / 33,790 S.F.	**4.98**
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. SEATING AREA. REFER TO LANDSCAPE PLAN

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

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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

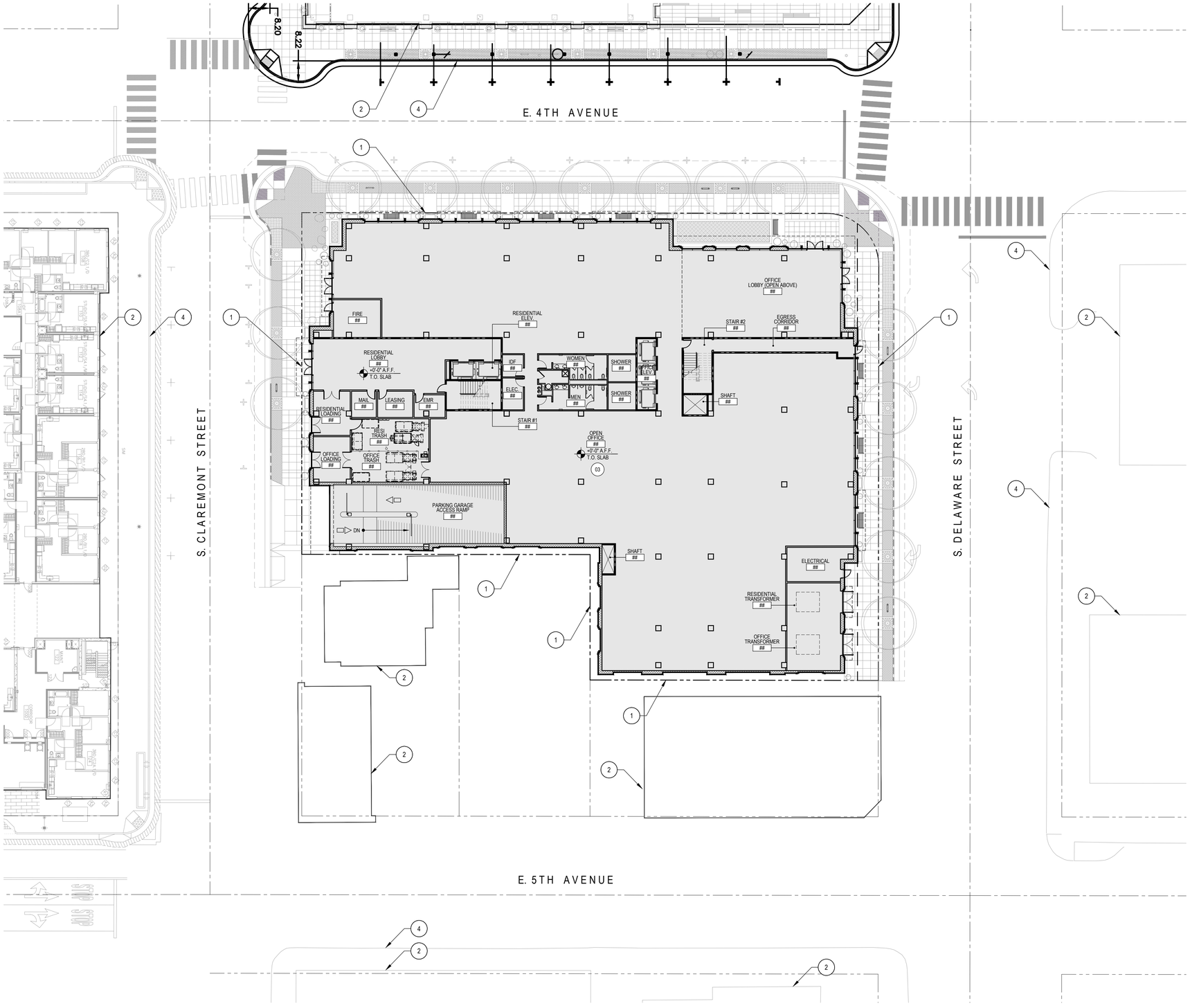
PA-2023-003

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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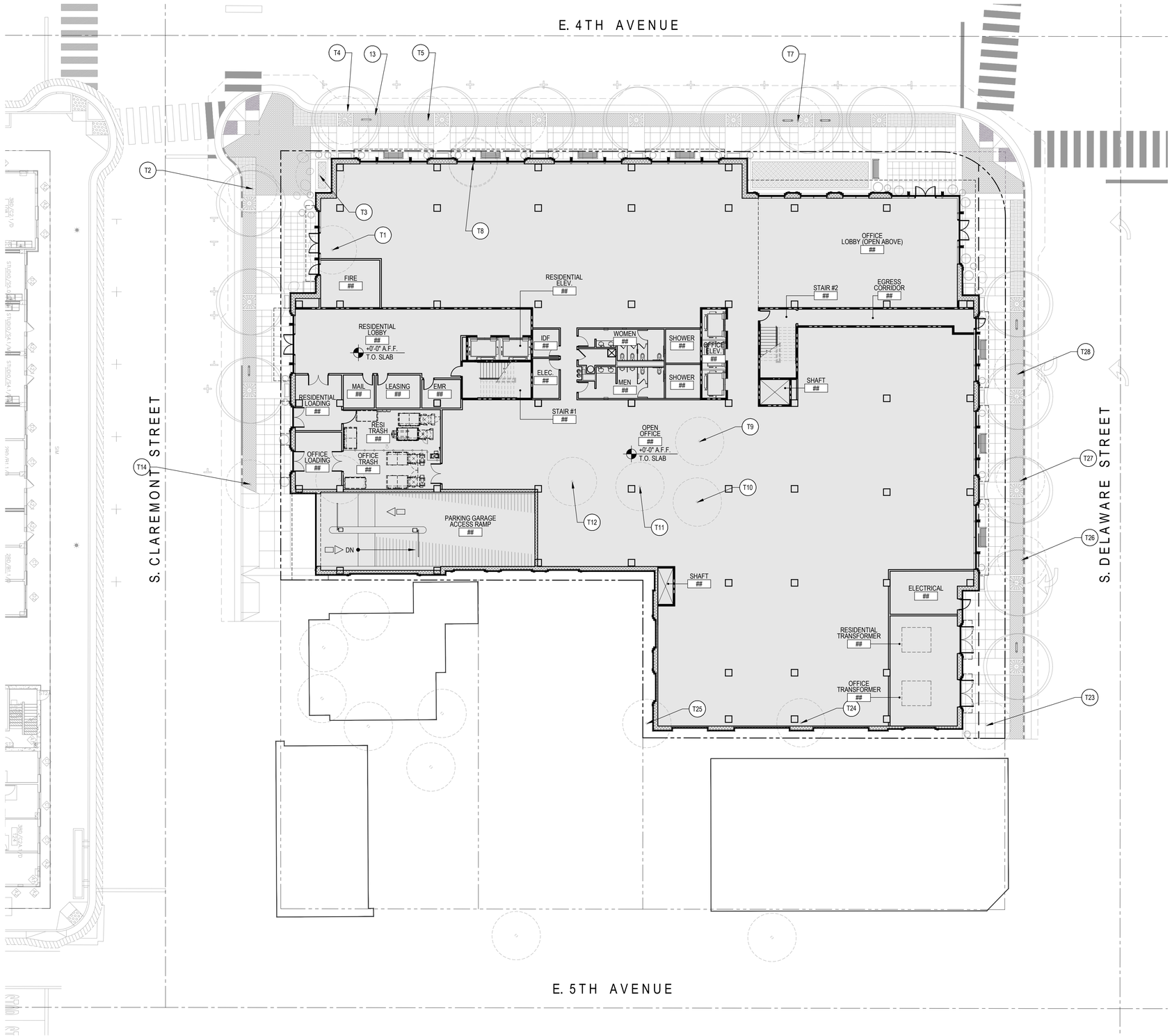
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BUILDING CONTEXT & ADJACENT PROPERTIES

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)	REMOVE
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)	REMOVE
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

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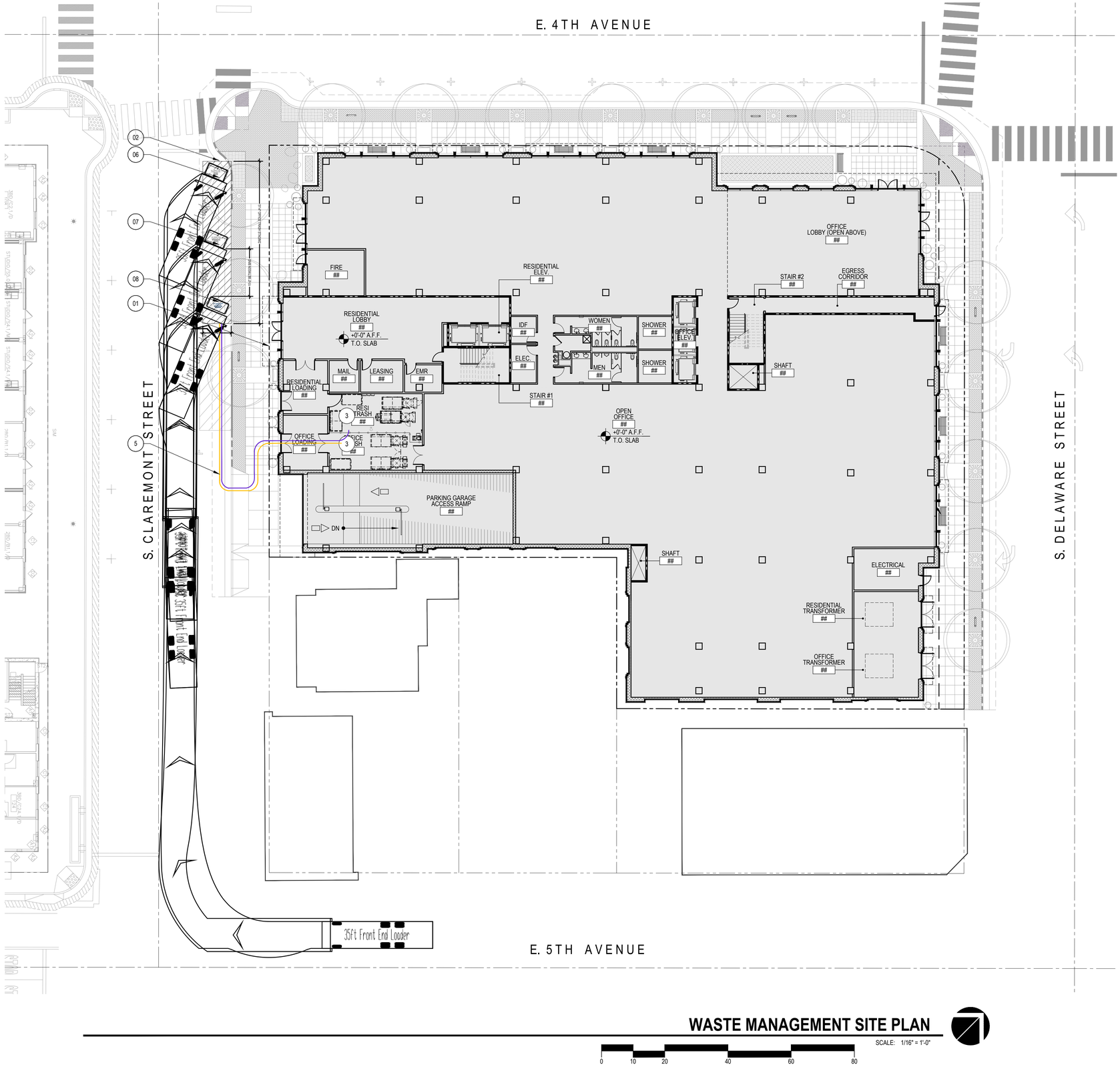
PA-2023-003

TREE EVALUATION PLAN
& EXISTING TREE SCHEDULE

A1.01B

PROJECT NO: 215513

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WASTE MANAGEMENT SITE PLAN

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

0 10 20 40 60 80

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

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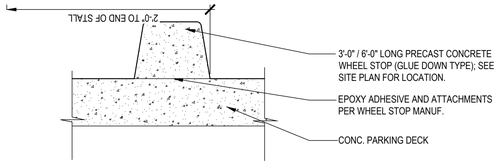
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WASTE MANAGEMENT
SITE PLAN

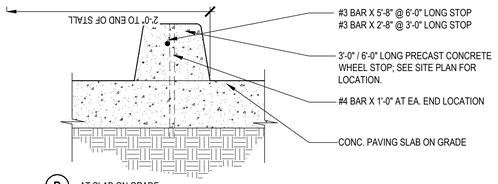
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PROJECT NO: 215513

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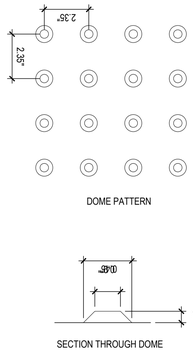
A AT SLAB ABOVE GRADE LEVEL



B AT SLAB ON GRADE

13 CONCRETE CURB

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

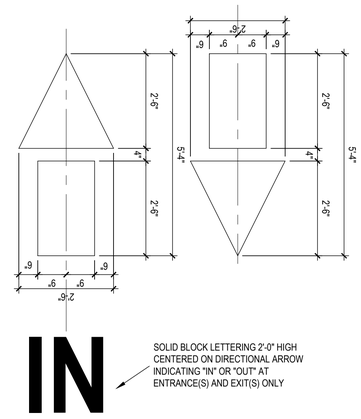


TRUNCATED DOME SURFACES ARE REQUIRED IN THE FOLLOWING LOCATIONS:

- 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

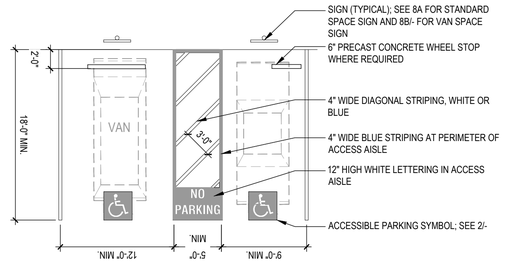
SCALE: 3"=1'-0"



5 DIRECTIONAL ARROW

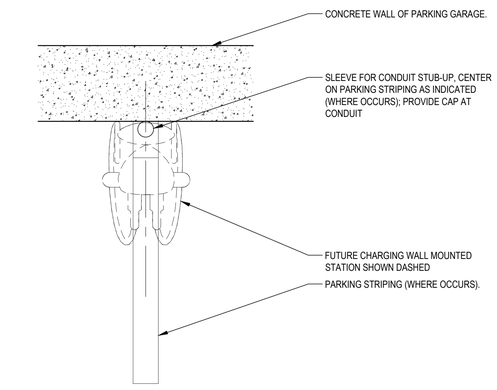
SCALE: 1/2"=1'-0"

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.



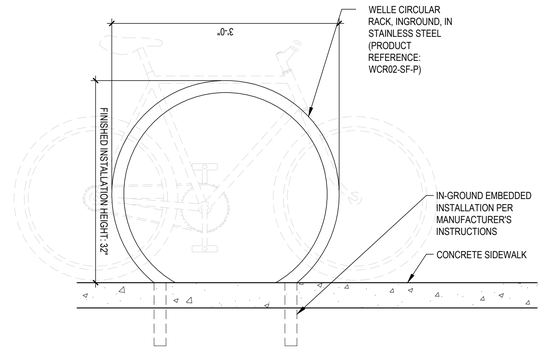
1 ACCESSIBLE PARKING SPACES

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



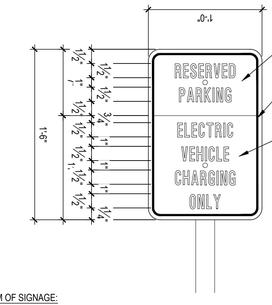
14 FUTURE EV CHARGING STUB OUT

SCALE: 1"=1'-0"



10 SHORT-TERM BIKE RACK

SCALE: 1"=1'-0"



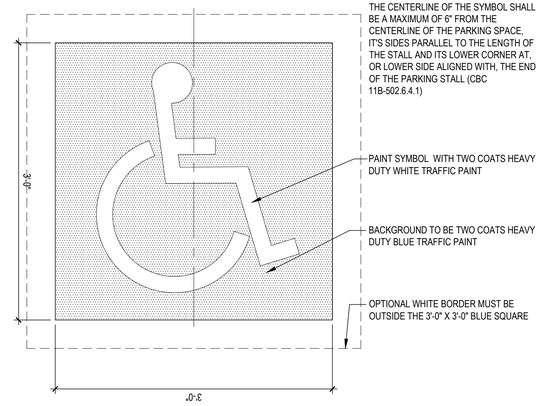
BOTTOM OF SIGNAGE:
WHEN SIGN IS LOCATED IN A PATH OF TRAVEL, BOTTOM OF SIGN SHALL BE A MINIMUM OF 6'-8" ABOVE THE WALKING SURFACE.

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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In Association with:

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

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

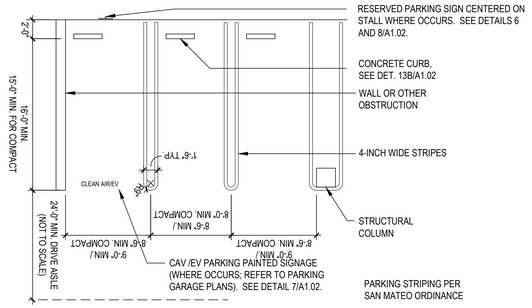
PA-2023-003

SITE DETAILS

A 1.02

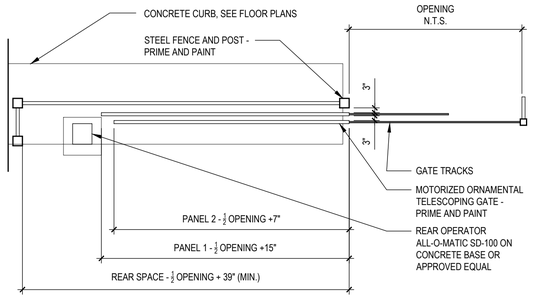
PROJECT NO: 215513

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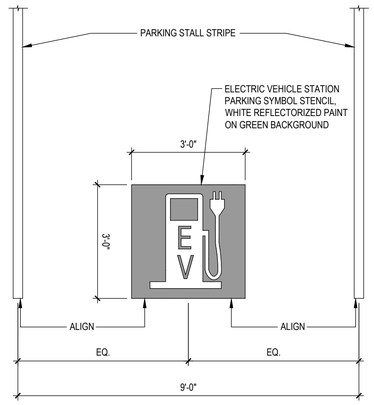
13 PARKING STALL STRIPING

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



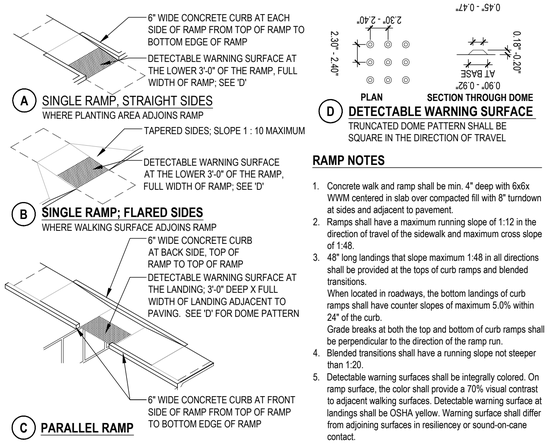
9 ACCESS GATE PLAN

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



5 EV PARKING STALL SYMBOL

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

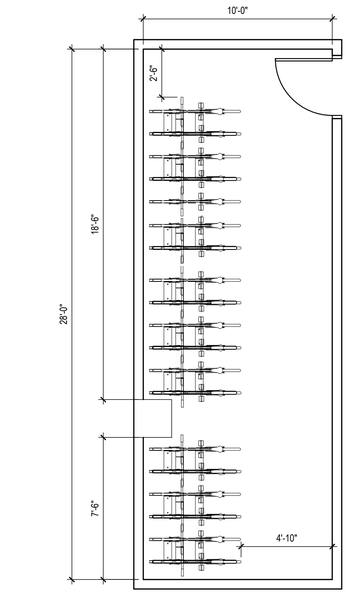


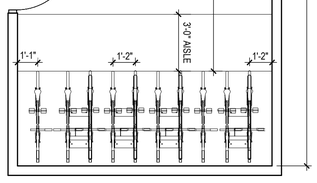
RAMP NOTES

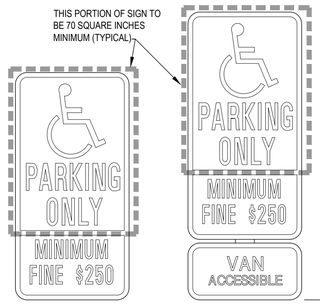
1. Concrete walk and ramp shall be min. 4" deep with 6x6 WWM centered in slab over compacted fill with 8" turndown at sides and adjacent to pavement.
2. Ramps shall have a maximum running slope of 1:12 in the direction of travel of the sidewalk and maximum cross slope of 1:48.
3. 48" long landings that 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







ACCESSIBLE PARKING IDENTIFICATION SIGNAGE

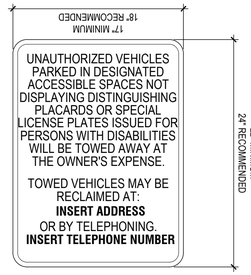
1. REFLECTORIZED PORCELAIN FINISH ON STEEL WITH BEADED TEXT OR EQUAL
2. LETTERS AND SYMBOLS TO BE WHITE ON A DARK BLUE BACKGROUND
3. SIGN TO BE CENTERED AT THE INTERIOR END OF PARKING SPACE
4. CORNERS OF SIGN TO BE RADIUSED 1/2" MINIMUM.

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 A:
ACCESSIBLE CAR PARKING SPACE IDENTIFICATION

SIGN TYPE B:
ACCESSIBLE VAN PARKING SPACE IDENTIFICATION



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"



MANUFACTURER: DERO
PRODUCT REFERENCE: DERO DECKER
SINGLESIDED BIKE RACK

15 LONG-TERM BIKE STORAGE (OFFICE)

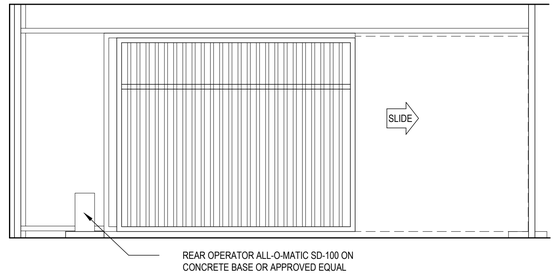
SCALE: 1/4"=1'-0"



MANUFACTURER: DERO
PRODUCT REFERENCE: DERO DECKER
SINGLESIDED BIKE RACK

11 LONG-TERM BIKE STORAGE (RESIDENTIAL)

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



3 ACCESS GATE ELEVATION

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

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PA-2023-003

SITE DETAILS

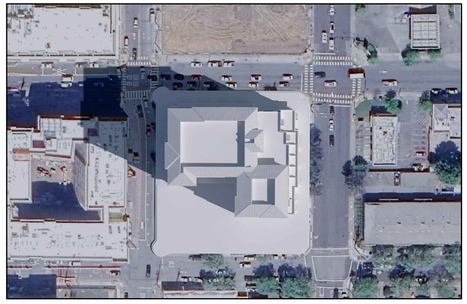
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PROJECT NO: 215513

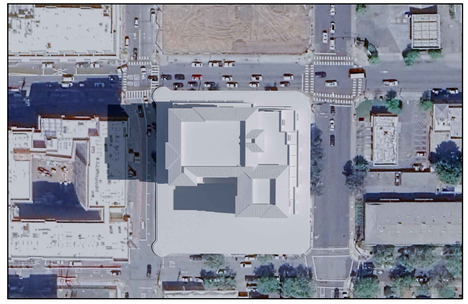
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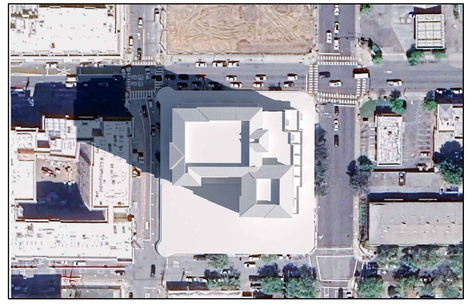
WINTER SOLSTICE - 9 AM 13
SCALE: N.T.S



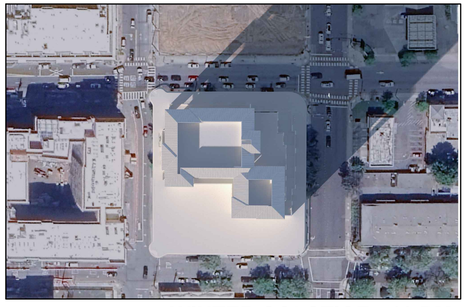
AUTUMN EQUINOX - 9 AM 9
SCALE: N.T.S



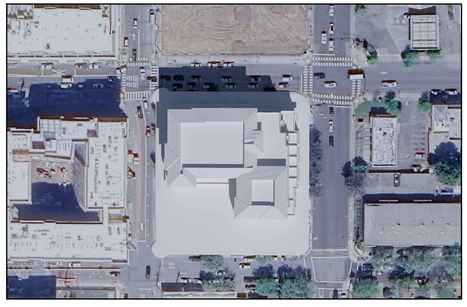
SUMMER SOLSTICE - 9 AM 5
SCALE: N.T.S



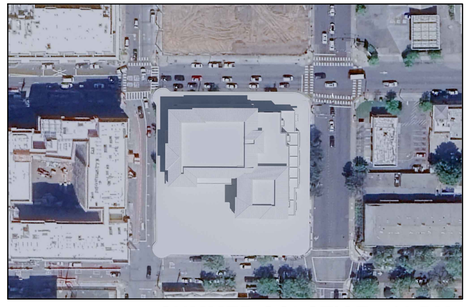
SPRING EQUINOX - 9 AM 1
SCALE: N.T.S



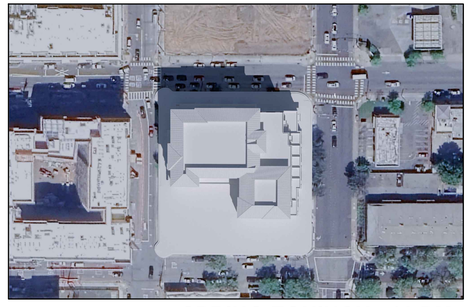
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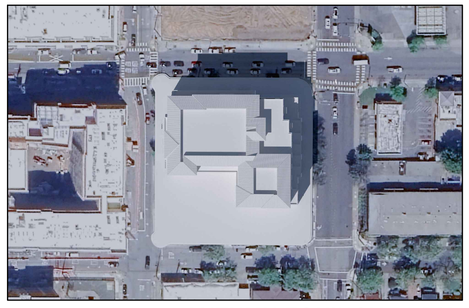
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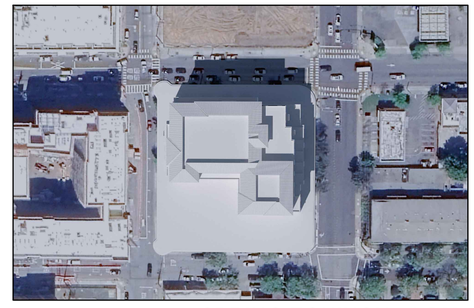
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SCALE: N.T.S



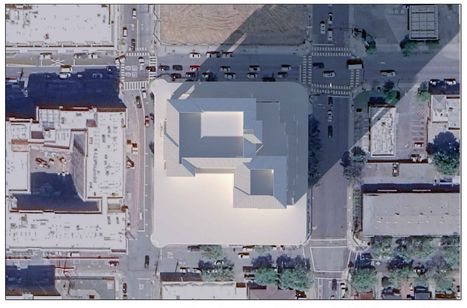
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SCALE: N.T.S



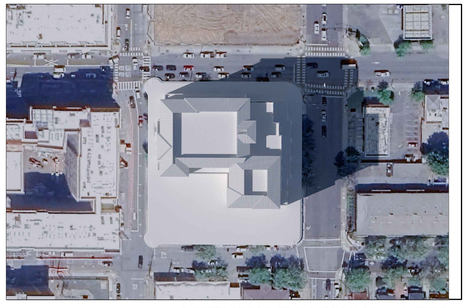
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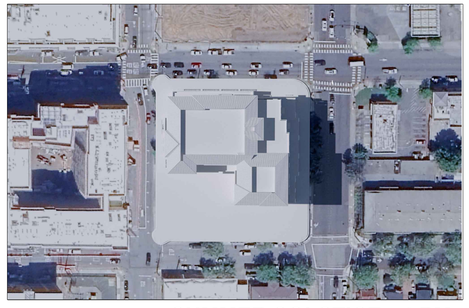
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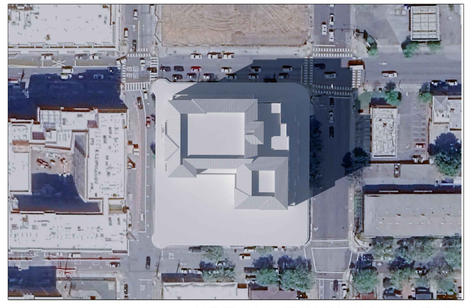
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SCALE: N.T.S



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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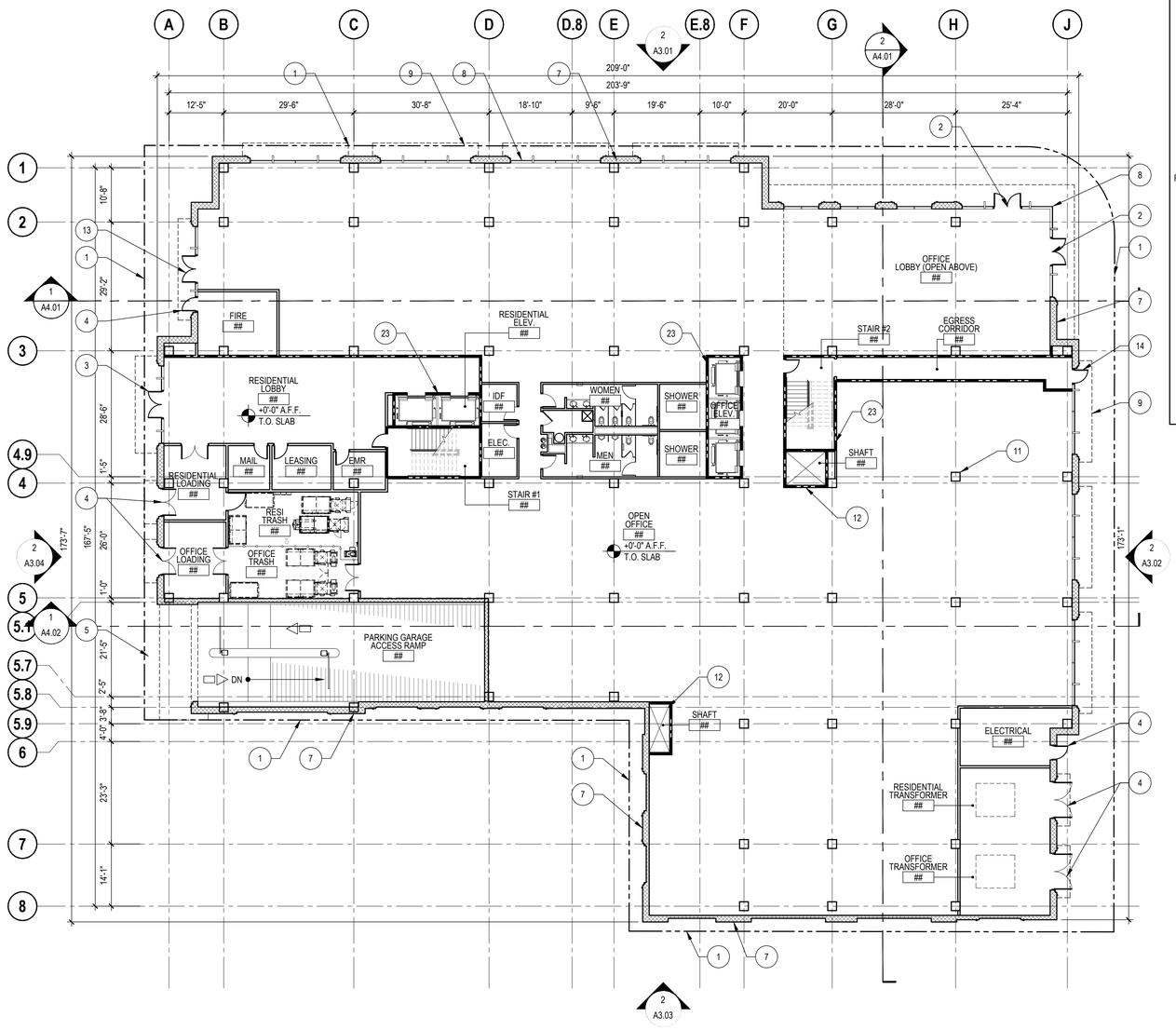
PA-2023-003

SOLAR SHADOW STUDY

A 1.11

PROJECT NO: 215513

P:\2021 JobsE\19013.Block 20\01.Planning App\02d.AMEND #4 PA Submittal\19013.A1.11.dwg - May 31, 2024, 8:27am - Marvin



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	excluded	475	4	4	4	12	0.50	0.05	1.00	5,700	excluded	
	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	60	661	0	1	1	2	0.50	0.05	1.00	1,202	120	
	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	excluded	564	2	2	2	6	0.50	0.05	1.00	3,384	excluded	
	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	
	B1.0 (1BR/1BA Unit)	732	130	862	1	1	1	3	0.50	0.05	1.00	2,196	390	
	B1.1 (1BR/1BA Unit)	800	131	931	1	0	0	1	0.50	0.05	1.00	800	131	
	B1.2 (1BR/1BA Unit)	800	60	860	0	1	1	2	0.50	0.05	1.00	1,600	120	
	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)	910	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	131	1,124	1	0	0	1	0.50	0.10	1.25	993	131	
	C1.3 (2BR/2BA Unit)	987	139	1,126	1	0	0	1	0.50	0.10	1.25	987	139	
	C1.4 (2BR/2BA Unit)	981	141	1,122	1	0	0	1	0.50	0.10	1.25	981	141	21%
	C1.5 (2BR/2BA Unit)	998	60	1,058	0	1	1	2	0.50	0.10	1.25	1,996	120	
	C1.6 (2BR/2BA Unit)	929	60	989	0	1	1	2	0.50	0.10	1.25	1,858	120	
	C1.7 (2BR/2BA Unit)	993	60	1,053	0	1	1	2	0.50	0.10	1.25	1,986	120	
	C1.8 (2BR/2BA Unit)	987	60	1,047	0	1	1	2	0.50	0.10	1.25	1,974	120	
	C1.9 (2BR/2BA Unit)	981	60	1,041	0	1	1	2	0.50	0.10	1.25	1,962	120	
	Total # dwelling units				24	24	24	72				48,405	4,311	

	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		3,590
	Common Residential Open Space at Level 4 (S.F.) - Provided		721
	Total open space private + common (residential) - Provided		4,311
	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

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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
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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

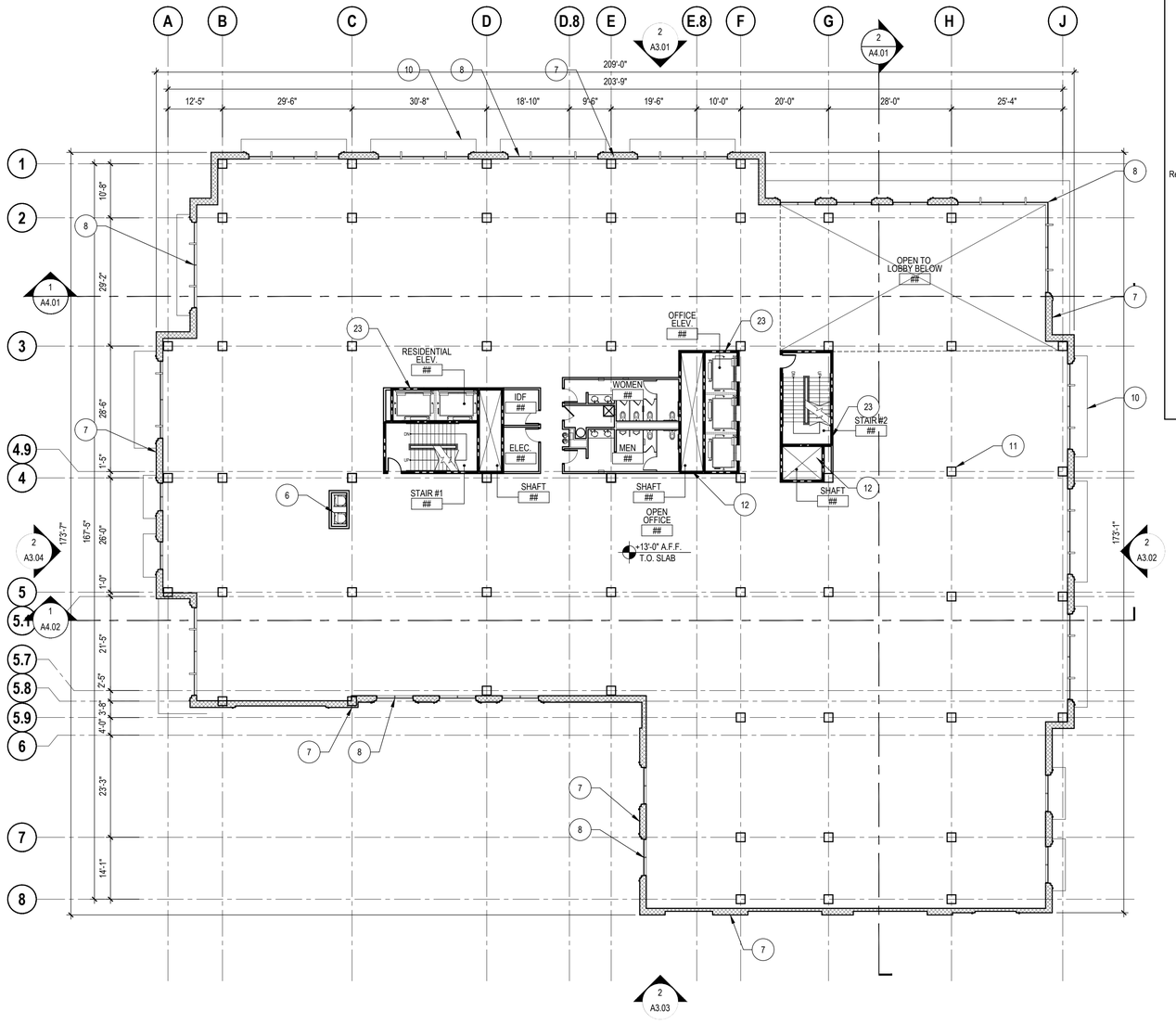
PA-2023-003

FIRST LEVEL PLAN & NOTES

A 2.01

PROJECT NO: 215513

P:\2021 Jobs\21513 Block 20\01 Planning Apps\23-MMDD-##-PA Submittal\215113 A2.01.dwg - May 31, 2024, 8:37am - Mark



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	excluded	475	4	4	4	12	0.50	0.05	1.00	5,700	excluded	
	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	60	661	0	1	1	2	0.50	0.05	1.00	1,202	120	
	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	excluded	564	2	2	2	6	0.50	0.05	1.00	3,384	excluded	
	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	
	B1.0 (1BR/1BA Unit)	732	130	862	1	1	1	3	0.50	0.05	1.00	2,196	390	
	B1.1 (1BR/1BA Unit)	800	131	931	1	0	0	1	0.50	0.05	1.00	800	131	
	B1.2 (1BR/1BA Unit)	800	60	860	0	1	1	2	0.50	0.05	1.00	1,600	120	
	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)	910	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	131	1,124	1	0	0	1	0.50	0.10	1.25	993	131	
	C1.3 (2BR/2BA Unit)	987	139	1,126	1	0	0	1	0.50	0.10	1.25	987	139	
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	C1.9 (2BR/2BA Unit)	981	60	1,041	0	1	1	2	0.50	0.10	1.25	1,962	120	
	Total # dwelling units				24	24	24	72				48,405	4,311	

	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		3,590
	Common Residential Open Space at Level 4 (S.F.) - Provided		721
	Total open space private + common (residential) - Provided		4,311
	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
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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
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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
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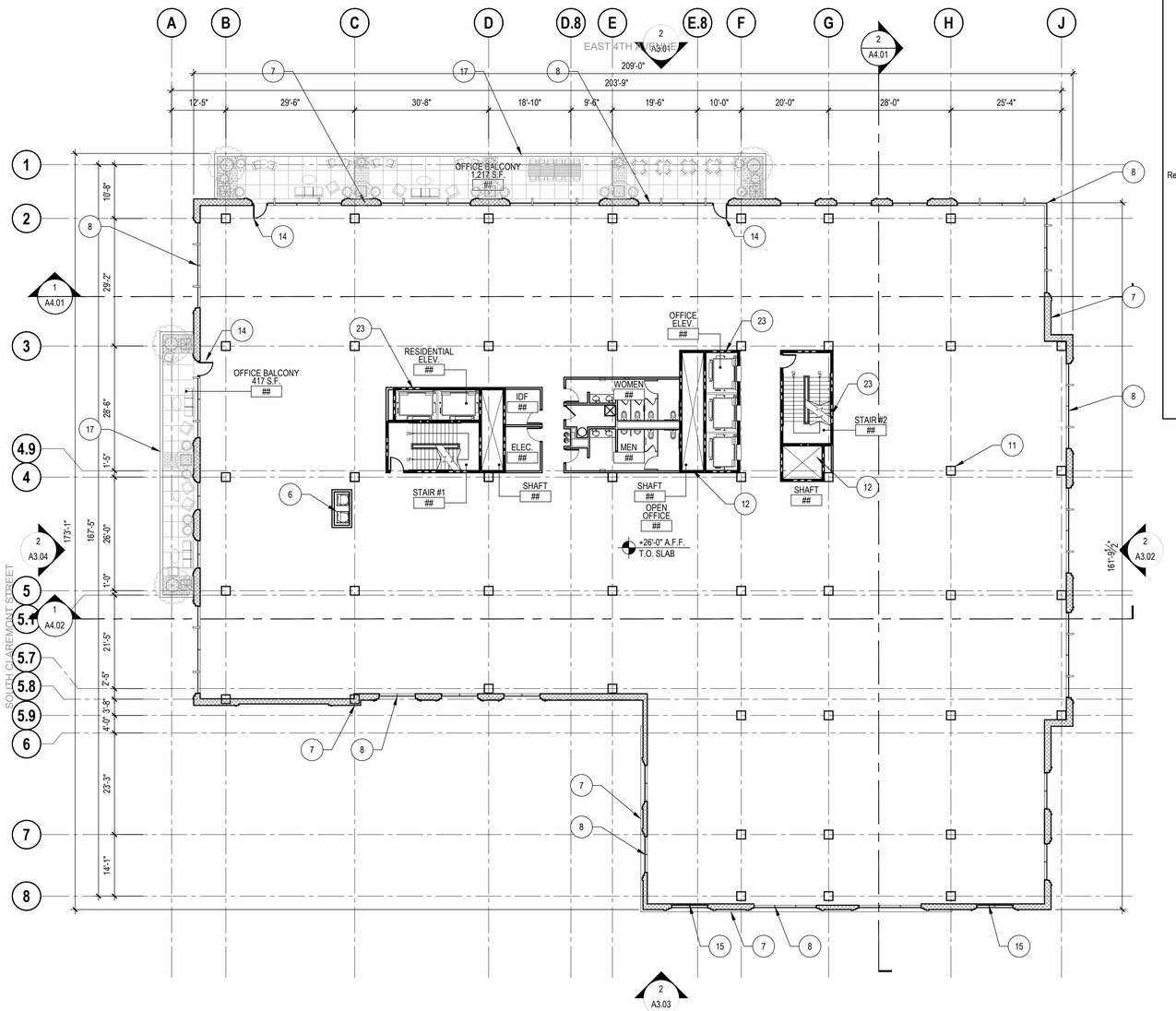
PA-2023-003

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

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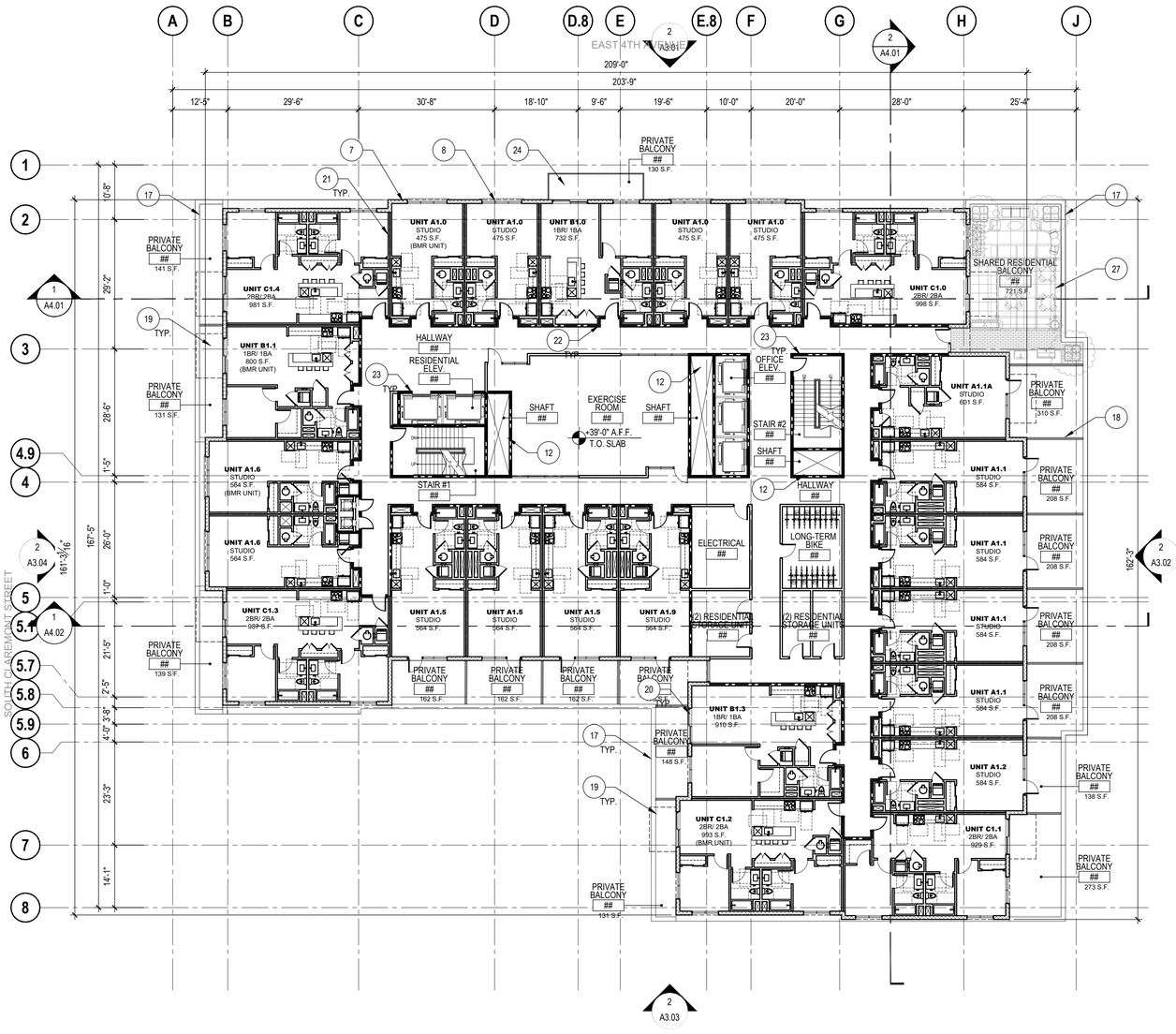
PA-2023-003

THIRD LEVEL PLAN
& NOTES

A 2.03

PROJECT NO: 215513

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FOURTH 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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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

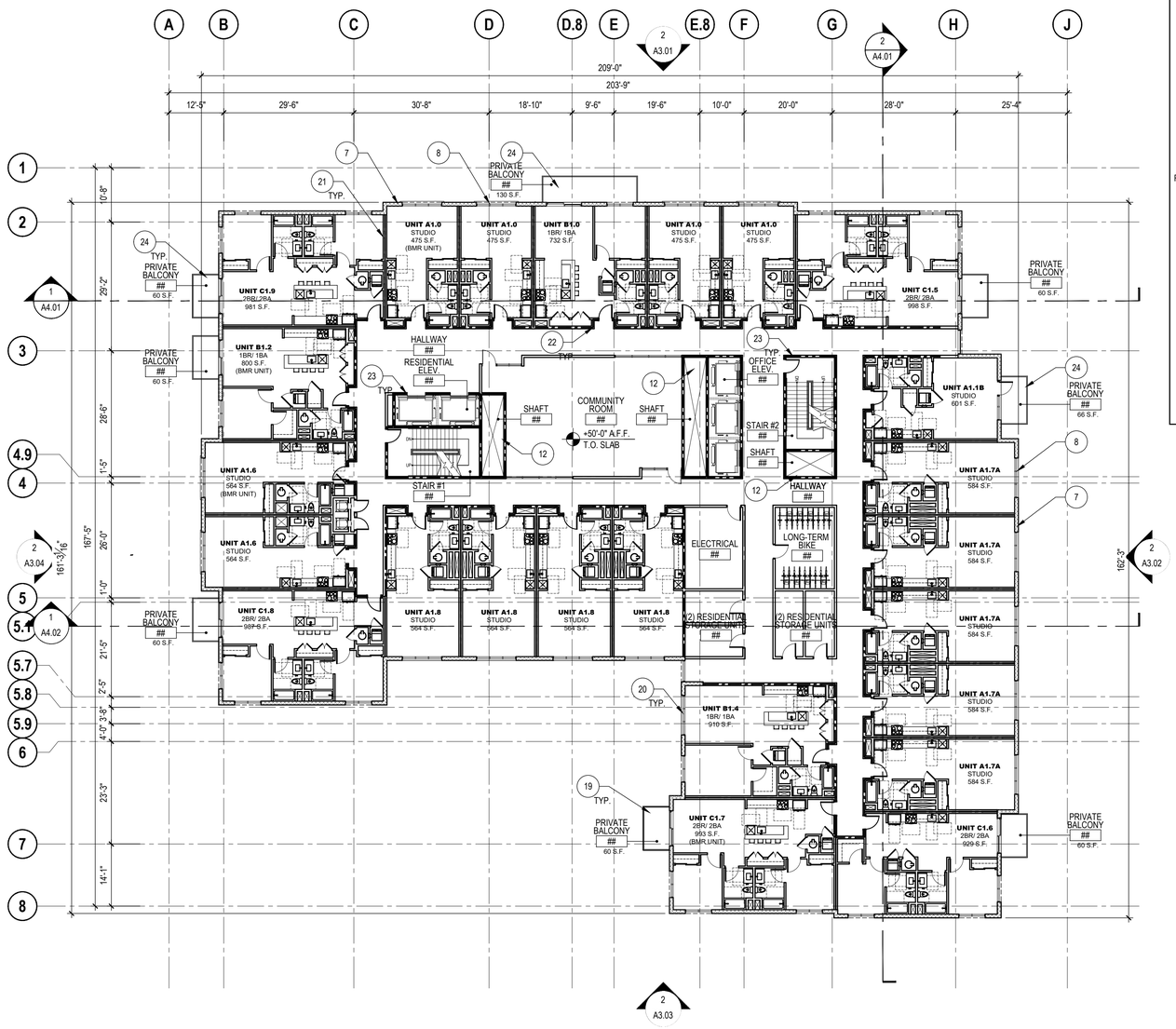
PA-2023-003

FOURTH LEVEL PLAN & NOTES

A 2.04

PROJECT NO: 215513

P:\2021 Jobs\2021\Block 20\01 Planning\Apr2024\MECAH BK PA Submittal\20231124.rvt Aug. 21, 2023, 4:39am - Marvin



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	excluded	475	4	4	4	12	0.50	0.05	1.00	5,700	excluded	
	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	60	661	0	1	1	2	0.50	0.05	1.00	1,202	120	
	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	excluded	564	2	2	2	6	0.50	0.05	1.00	3,384	excluded	
	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	
	B1.0 (1BR/1BA Unit)	732	130	862	1	1	1	3	0.50	0.05	1.00	2,196	390	
	B1.1 (1BR/1BA Unit)	800	131	931	1	0	0	1	0.50	0.05	1.00	800	131	
	B1.2 (1BR/1BA Unit)	800	60	860	0	1	1	2	0.50	0.05	1.00	1,600	120	
	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)	910	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	131	1,124	1	0	0	1	0.50	0.10	1.25	993	131	
	C1.3 (2BR/2BA Unit)	987	139	1,126	1	0	0	1	0.50	0.10	1.25	987	139	
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	C1.9 (2BR/2BA Unit)	981	60	1,041	0	1	1	2	0.50	0.10	1.25	1,962	120	
	Total # dwelling units				24	24	24	72				48,405	4,311	

	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		3,590
	Common Residential Open Space at Level 4 (S.F.) - Provided		721
	Total open space private + common (residential) - Provided		4,311
	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.

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3. PRIMARY RESIDENTIAL ENTRANCE
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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
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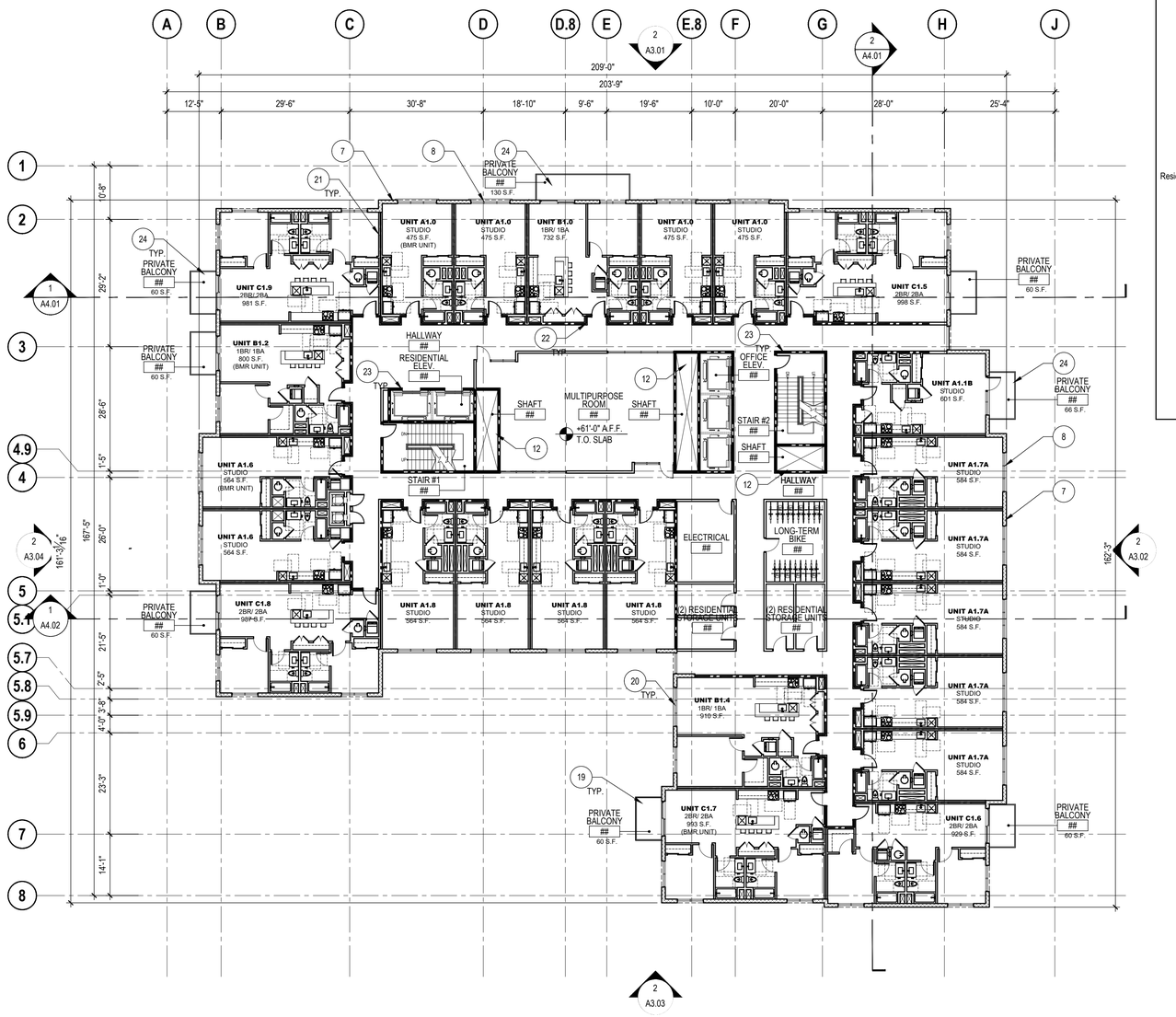
PA-2023-003

FIFTH LEVEL PLAN & NOTES

A 2.05

PROJECT NO: 215513

P:\2021 Jobs\2021\Block 20\01 Planning Apps\2024 AMEND 5th PA Sub\Mod\215513-A2.05.dwg - May 21, 2024, 8:39am - tbarsh



SIXTH 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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	A1.1B (Studio)	601	60	661	0	1	1	2	0.50	0.05	1.00	1,202	120	
	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	excluded	564	2	2	2	6	0.50	0.05	1.00	3,384	excluded	
	A1.7A (Studio)	584	excluded	584	0	5	5	10	0.50	0.05	1.00	5840	excluded	
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	Total # dwelling units				24	24	24	72				48,405	4,311	

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

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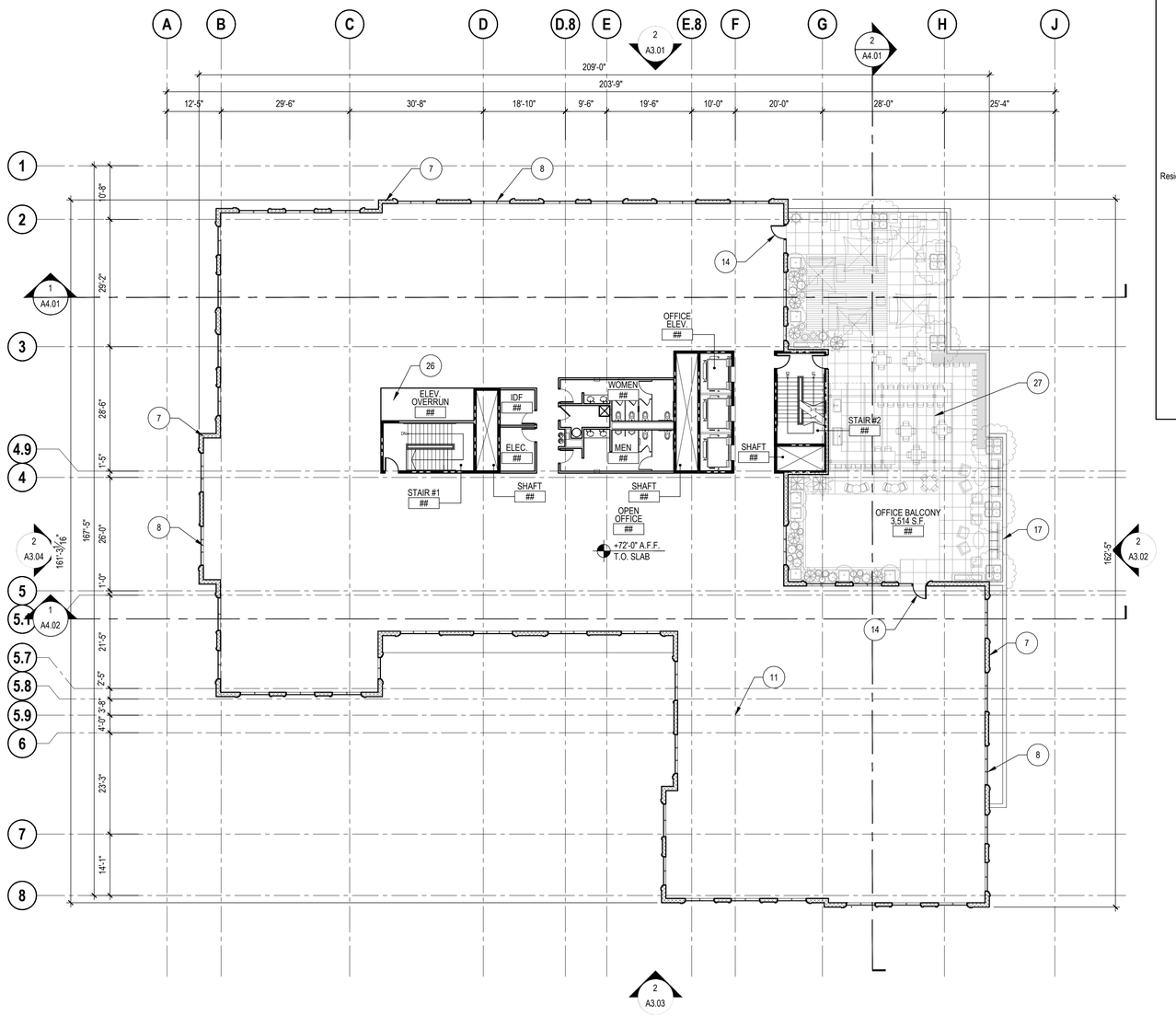
PA-2023-003

SIXTH LEVEL PLAN & NOTES

A 2.06

PROJECT NO: 215513

P:\2021 Jobs\2021\Block 20\01 Planning Apps\2024 AMEND 6th PA Sub\Mod\215513-A2.06.dwg, May 21, 2024, 8:39am, tbarela



SEVENTH LEVEL PLAN

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

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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

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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
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11.15.2023	FOURTH PLANNING SUBMITTAL
03.18.2024	FIFTH PLANNING SUBMITTAL
05.30.2024	SIXTH PLANNING SUBMITTAL

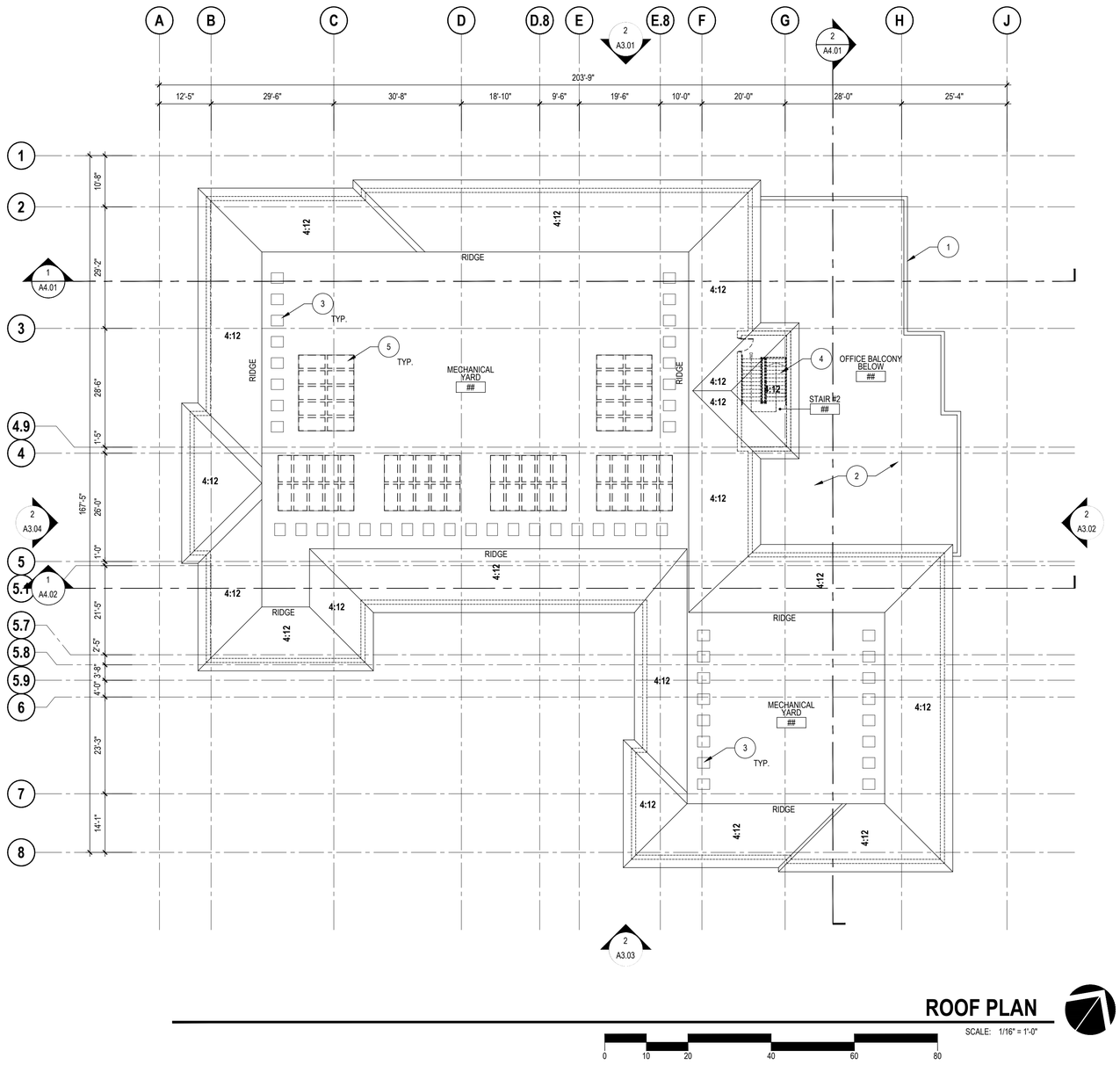
PA-2023-003

SEVENTH LEVEL PLAN & NOTES

A 2.07

PROJECT NO: 215513

P:\2021 Jobs\21513 Block 20\01 Planning App\2024-MMDD\20-PA Submittal\215513-A2.07.dwg, May 31, 2024, 4:33pm, tdavis



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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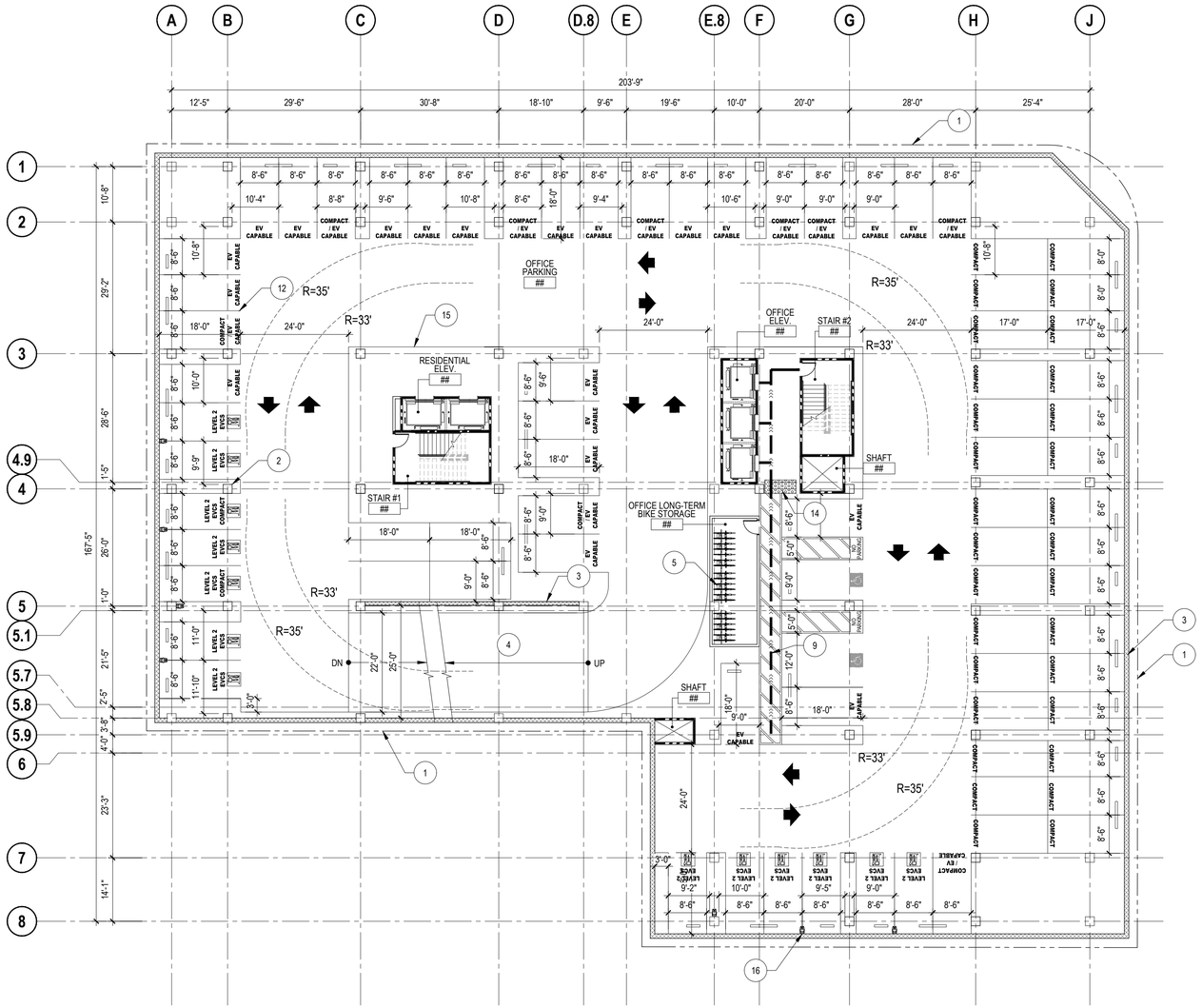
PA-2023-003

ROOF PLAN
& NOTES

A 2.31

PROJECT NO: 215513

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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

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	22,200 S.F.
FIFTH LEVEL - RESIDENTIAL	22,200 S.F.
SIXTH LEVEL - RESIDENTIAL	22,200 S.F.
SEVENTH LEVEL - OFFICE	18,118 S.F.
TOTAL BUILDING AREA	**168,233 S.F.**
TOTAL OFFICE AREA:	**99,025 S.F.**
TOTAL RESIDENTIAL AREA:	**69,208 S.F.**
TOTAL F.A.R. (FLOOR AREA RATIO): 168,233 S.F. / 33,790 S.F.	**4.98**

 # 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 REQUIRED

OFFICE (99,025 S.F. * 1.87/1,000)	185 SPACES
RESIDENTIAL (0.5 PER DWELLING UNIT - ALL UNIT TYPES/ DEDICATED LEVEL P2)	36 SPACES
TOTAL REQUIRED PARKING	**221 SPACES**

PARKING - PROVIDED

LEVEL P1

OFFICE - COMPACT (TANDEM)	30 SPACES
OFFICE - TANDEM	4 SPACES
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	21 SPACES
OFFICE - COMPACT/ LEVEL 2 EV CAPABLE	9 SPACES
TOTAL OFFICE PARKING LEVEL P1 - PROVIDED	**79 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)	30 SPACES
OFFICE - TANDEM	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	7 SPACES
OFFICE - COMPACT/ LEVEL 2 EV CAPABLE	1 SPACE
OFFICE - COMPACT/ LEVEL 2 EVCS	4 SPACES
TOTAL OFFICE PARKING LEVEL P2 - PROVIDED	**48 SPACES**
TOTAL PARKING LEVEL P2 - PROVIDED	**79 SPACES**
TOTAL OFFICE PARKING (LEVELS P1 & P2) - PROVIDED	**127 SPACES**
TOTAL RESIDENTIAL PARKING (LEVEL P2) - PROVIDED	**31 SPACES**

EV PARKING ANALYSIS TABLE - REQUIRED

OFFICE USE	TOTAL NUMBER OF STALLS	185
	TOTAL NUMBER OF LEVEL 2 EVCS STALLS	20% or 37
	TOTAL NUMBER OF LEVEL 2 EV CAPABLE STALLS	30% or 56
ASSIGNED RESIDENTIAL USE	TOTAL NUMBER OF DEDICATED STALLS	36
	TOTAL NUMBER OF LEVEL 2 EVCS STALLS	15% or 5
	TOTAL NUMBER OF LEVEL 2 EV READY STALLS	85% or 31

EV PARKING ANALYSIS TABLE - PROVIDED

OFFICE USE	TOTAL NUMBER OF STALLS	127
	TOTAL NUMBER OF LEVEL 2 EVCS STALLS	26
	TOTAL NUMBER OF LEVEL 2 EV CAPABLE STALLS	31
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	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		4	30	1			1		11	21	9	2		79
	Level P2 - Office					2	30	2	1			1	7		1	4		48
	Level P2 - Residential								1	19		1	4				6	31
	Levels 4, 5 & 6 - Residential		80	80														
	Total Parking Provided	12	90	102														158

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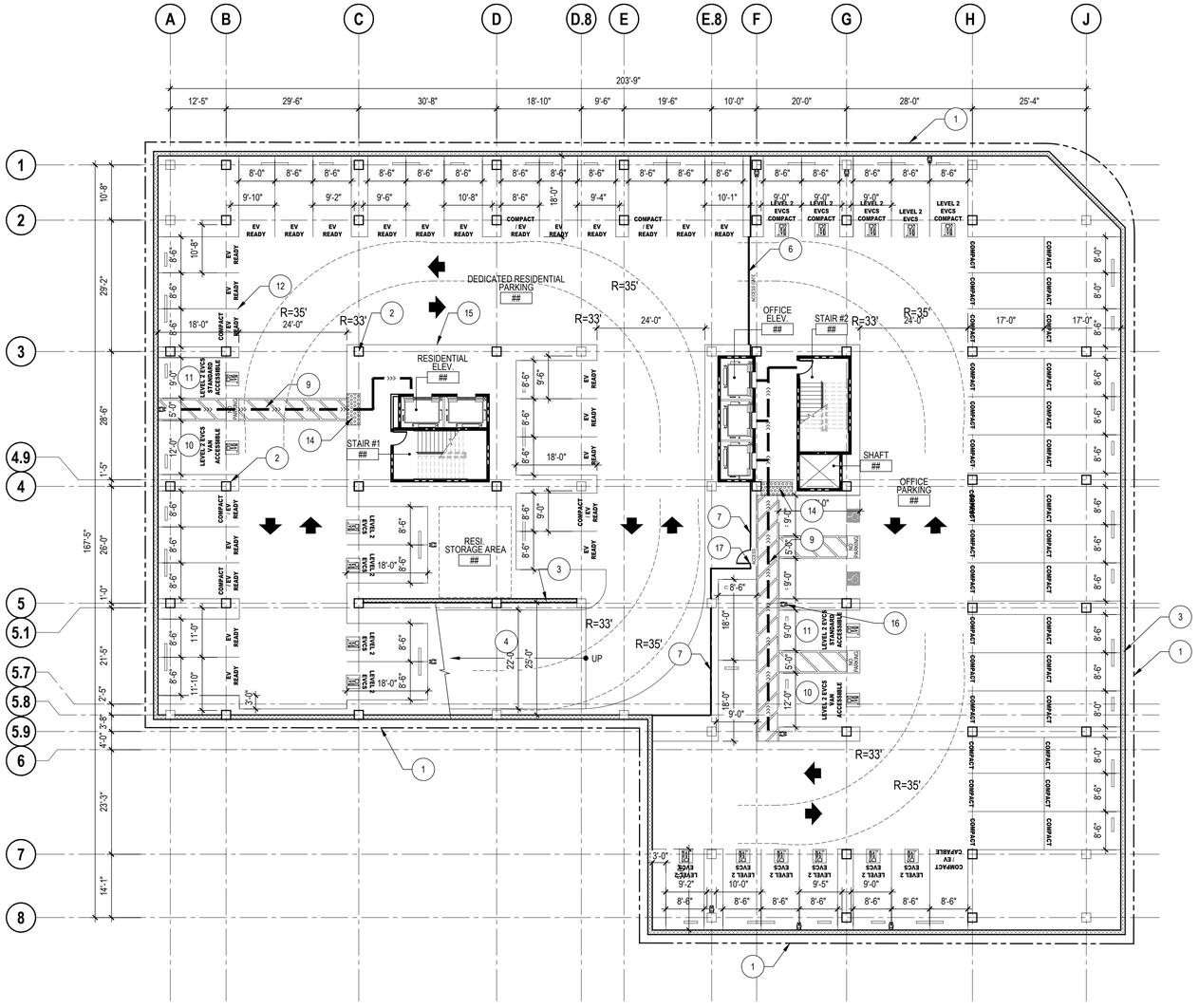
PA-2023-003

P1 LEVEL PLAN & NOTES

AP2.11

PROJECT NO: 215513

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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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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)
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7. METAL FENCE
8. DASHED LINE INDICATES RAMP ABOVE
9. ACCESSIBLE PATH OF TRAVEL
10. VAN ACCESSIBLE/ LEVEL 2 EVCS
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14. ADA TRUNCATED DOME PLATE
15. CONCRETE CURB
16. ELECTRIC VEHICLE CHARGER. REFER TO DETAIL 14/A1.02
17. ACCESS DOOR WITH PANIC HARDWARE

PROJECT DATA

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ZONING:	CBD/S - CENTRAL BUSINESS SUPPORT
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TOTAL OFFICE AREA:	**99,025 S.F.**
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DWELLING UNIT MIX

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PARKING ANALYSIS

PARKING REQUIRED

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RESIDENTIAL (0.5 PER DWELLING UNIT - ALL UNIT TYPES/ DEDICATED LEVEL P2)	36 SPACES
TOTAL REQUIRED PARKING	**221 SPACES**

PARKING - PROVIDED

LEVEL P1

OFFICE - COMPACT (TANDEM)	30 SPACES
OFFICE - TANDEM	4 SPACES
OFFICE - ADA STANDARD	1 SPACE
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OFFICE - STANDARD/ LEVEL 2 EVCS	11 SPACES
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TOTAL OFFICE PARKING LEVEL P1 - PROVIDED	**79 SPACES**

LEVEL P2

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RESIDENTIAL - STANDARD ACCESSIBLE/ LEVEL 2 EVCS	1 SPACE
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 P3

OFFICE - COMPACT (TANDEM)	30 SPACES
OFFICE - TANDEM	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	7 SPACES
OFFICE - COMPACT/ LEVEL 2 EV CAPABLE	1 SPACE
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	TOTAL NUMBER OF LEVEL 2 EV CAPABLE STALLS	31
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	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		4	30	1			1		11	21	9	2		79
	Level P2 - Office					2	30	2	1			1	7		1	4		48
	Level P2 - Residential								1	19		1	4				6	31
	Levels 4, 5 & 6 - Residential		80	80														
	Total Parking Provided	12	90	102														158

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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

PA-2023-003

P2 LEVEL PLAN & NOTES

AP2.12

PROJECT NO: 215513

P:\2021 Jobs\215513-Block 20\01 Planning Rpt\02 ARCH\01 Arch Pln Elv Sections\215513 AP2.12.dwg - May 31, 2024, 8:39am - Mecah



EAST 4TH AVENUE - NORTH ELEVATION 1

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

0 5 10 20 30 50 70



S. DELAWARE STREET - EAST ELEVATION 2

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
TYPE: **1" INSULATED EXTERIOR GLAZING**
COLOR: LIGHT BLUE TINT
PRODUCT REF.: LOW TINT: VIRACON1* INSULATED VRE1-4725-0ITC30 (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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PA-2023-003

EXTERIOR ELEVATIONS

A 3.01

PROJECT NO: 215513

P:\2021 Jobs\2103\13\Bldr 20\01 Planning App\Docs\ARCH\Bldr 20 - Pre Submittal\2103\13-A3.01-A3.02.dwg May 31, 2024, 8:25am - Melanie



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.

1	EXISTING PROPERTY LINE
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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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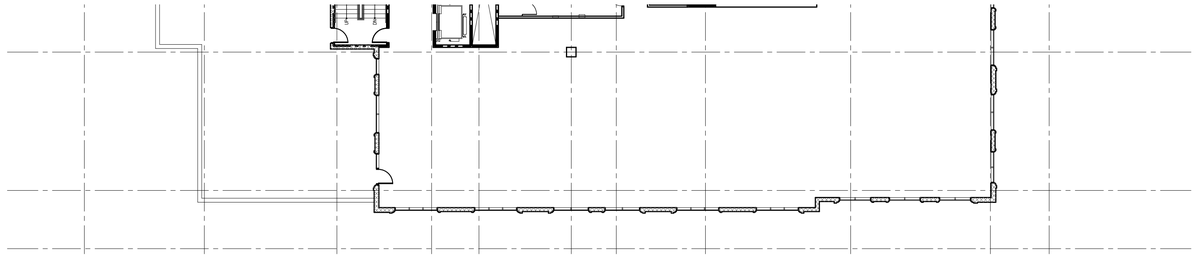
PA-2023-003

EXTERIOR ELEVATIONS

A 3.02

PROJECT NO: 215513

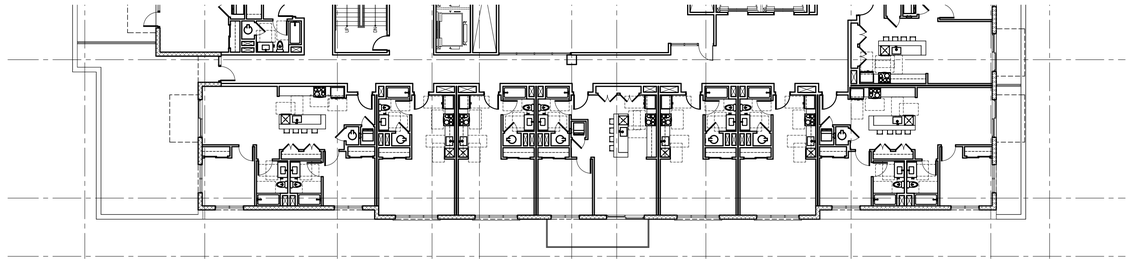
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EAST 4TH AVENUE - PARTIAL SEVENTH FLOOR PLAN

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

4



EAST 4TH AVENUE - PARTIAL FOURTH FLOOR PLAN

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

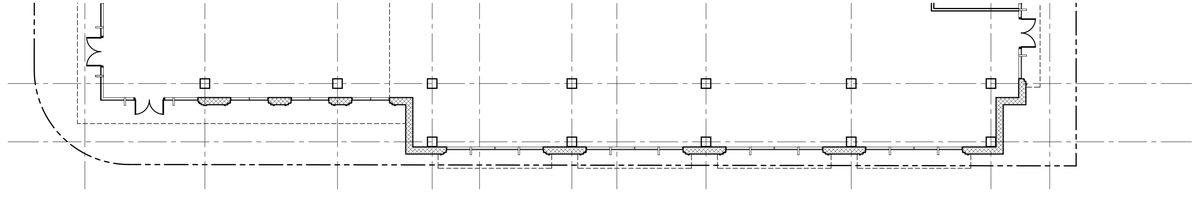
3



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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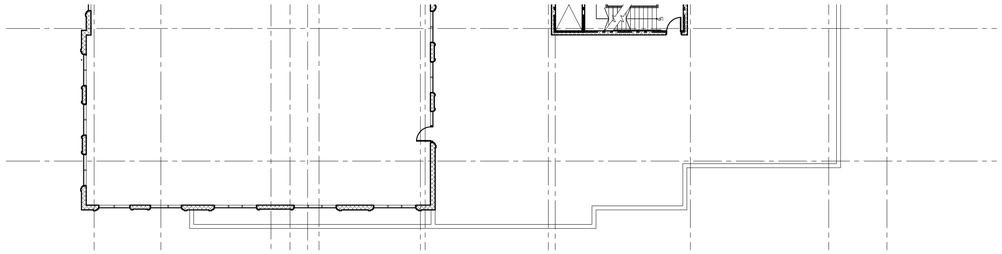
PA-2023-003

PARTIAL FLOOR PLANS
/ EXTERIOR ELEVATION
EAST 4TH AVENUE

A 3.03

PROJECT NO: 215513

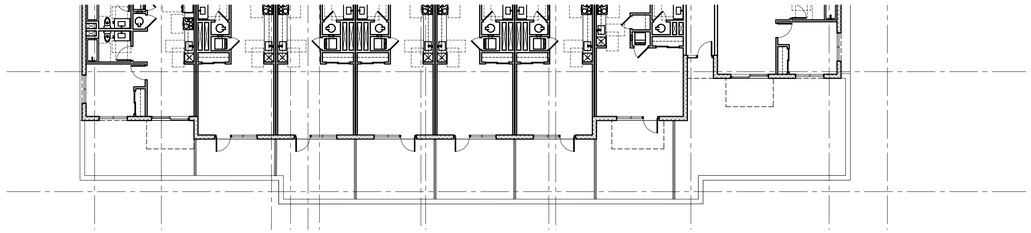
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SOUTH DELAWARE STREET - PARTIAL SEVENTH FLOOR PLAN

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

4



SOUTH DELAWARE STREET - PARTIAL FOURTH FLOOR PLAN

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

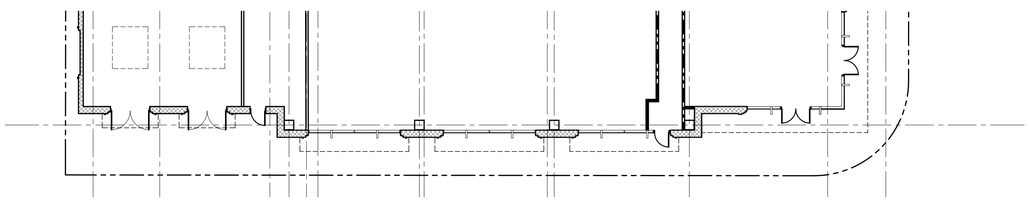
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SOUTH DELAWARE STREET - EXTERIOR FACADE

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

2



SOUTH DELAWARE STREET - PARTIAL FIRST FLOOR PLAN

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

1

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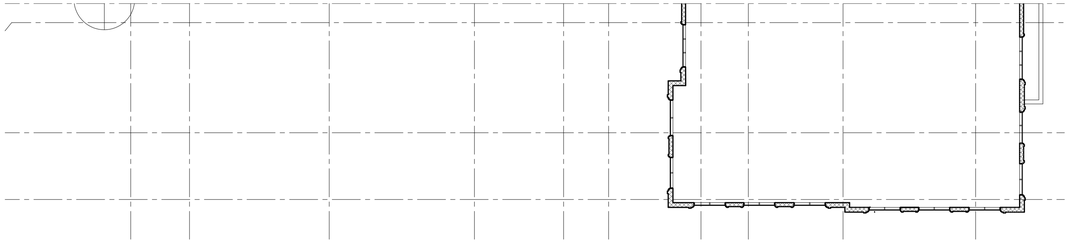
PA-2023-003

PARTIAL FLOOR PLANS
/ EXTERIOR ELEVATION
SOUTH DELAWARE STREET

A 3.04

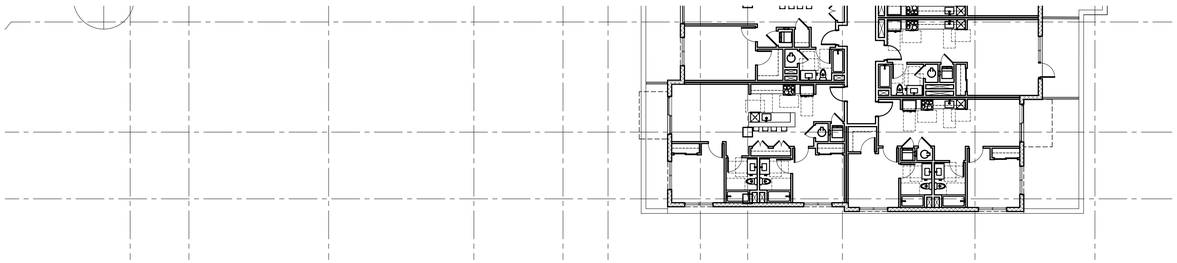
PROJECT NO: 215513

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PARTIAL SEVENTH FLOOR PLAN 4

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



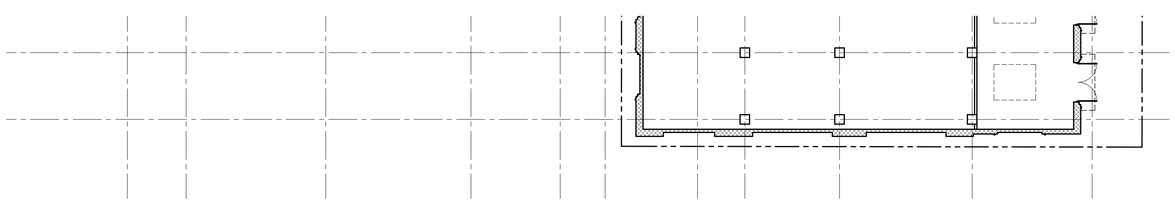
PARTIAL FOURTH FLOOR PLAN 3

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



EXTERIOR FACADE - REAR 2

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



PARTIAL FIRST FLOOR PLAN 1

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

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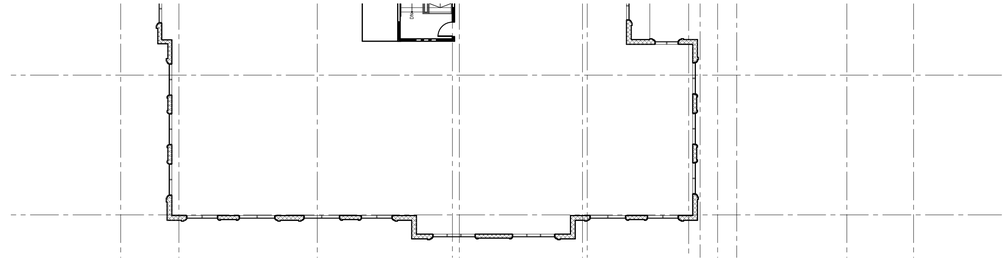
PA-2023-003

PARTIAL FLOOR PLANS
/ EXTERIOR ELEVATION
REAR

A 3.05

PROJECT NO: 215513

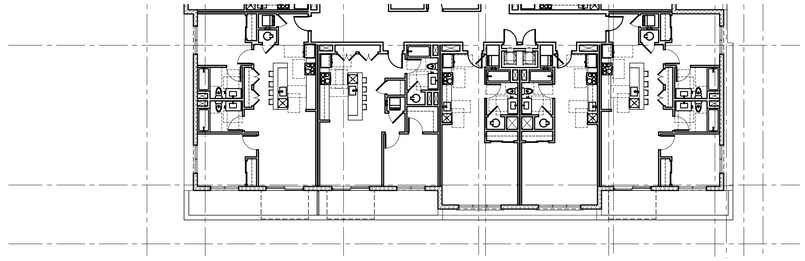
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SOUTH CLAREMONT STREET - PARTIAL SEVENTH FLOOR PLAN

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

4



SOUTH CLAREMONT STREET - PARTIAL FOURTH FLOOR PLAN

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

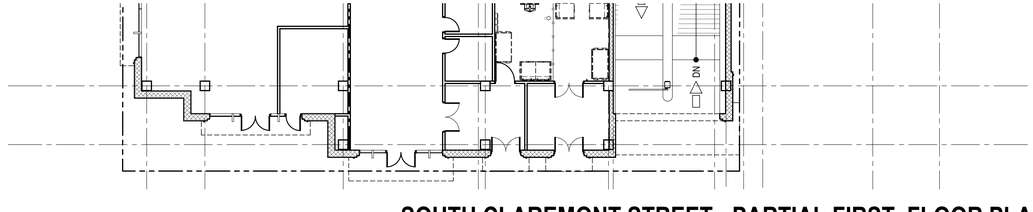
3



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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03.18.2024	FIFTH PLANNING SUBMITTAL
05.30.2024	SIXTH PLANNING SUBMITTAL

PA-2023-003

PARTIAL FLOOR PLANS
/ EXTERIOR ELEVATION
SOUTH CLAREMONT STREET

A 3.06

PROJECT NO: 215513

P:\2021 Jobs\215513\Block 20\01 Planning App\02\Exhibits\Block 20 - PA Submittal\215513-A12.0-A13.0-Site.dwg - May 31, 2024, 8:51am - tkilcoyne



SOUTH CLAREMONT STREET - EXTERIOR FACADE WITH ADJACENT BUILDING STRUCTURES

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

1



SOUTH DELAWARE STREET - EXTERIOR FACADE

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

2

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BLOCK 20
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PA-2023-003

EXTERIOR ELEVATIONS
SOUTH CLAREMONT STREET
/ SOUTH DELAWARE STREET

A 3.06A

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



M1 M2



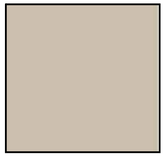
ST1



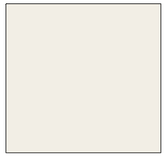
W1



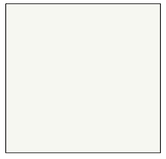
P1



P2



P3



P4



1" INSULATED EXTERIOR GLAZING LIGHT BLUE TINT
LOW TINT: VIRACON1* INSULATED
VRE1-4725-OITC30 ($\frac{1}{4}$" CLEAR WITH VRE-4725 #2 - $\frac{1}{2}$" AIRSPACE - $\frac{1}{4}$" 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.

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

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	**TYPE:**	**1" INSULATED EXTERIOR GLAZING**
	COLOR:	LIGHT BLUE TINT
	PRODUCT REF.:	LOW TINT: VIRACON1* INSULATED VRE1-4725-OITC30 ($\frac{1}{4}$" CLEAR WITH VRE-4725 #2 - $\frac{1}{2}$" AIRSPACE - $\frac{1}{4}$" 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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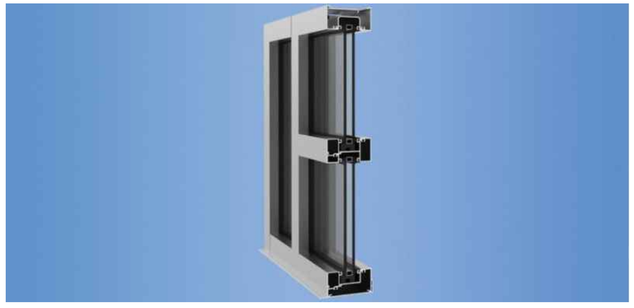
PA-2023-003

EXTERIOR ELEVATIONS

A 3.07

PROJECT NO: 215513

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EXTERIOR ALUM./ GLASS STOREFRONT WINDOW SYSTEM



EXTERIOR ALUM./ GLASS STOREFRONT DOOR SYSTEM



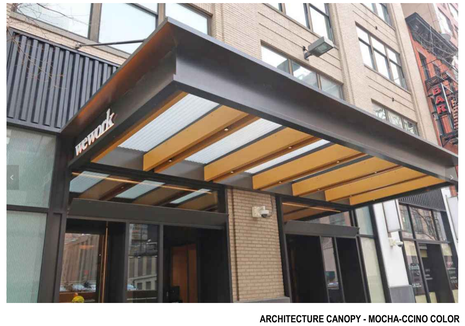
1" INSULATED EXTERIOR GLAZING LIGHT BLUE TINT



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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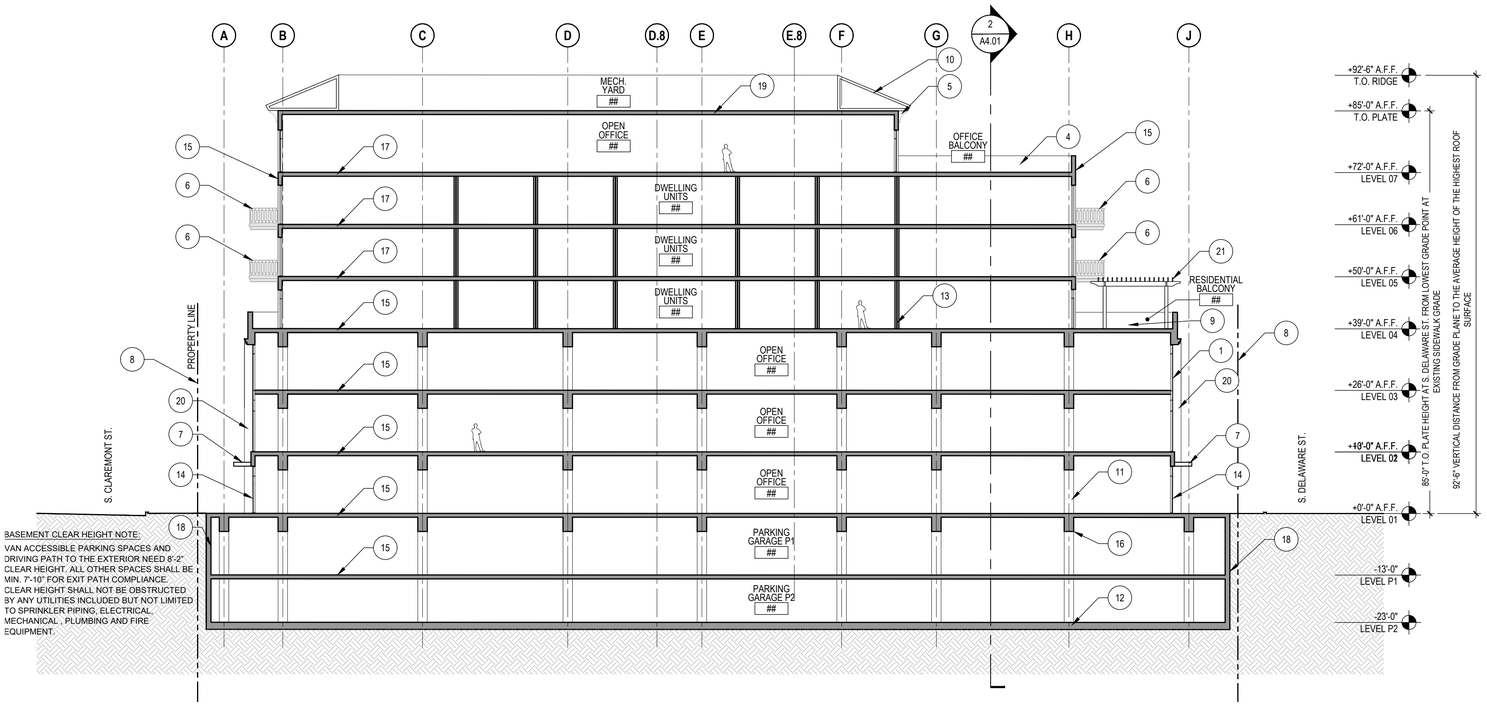
PA-2023-003

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PROJECT NO: 215513

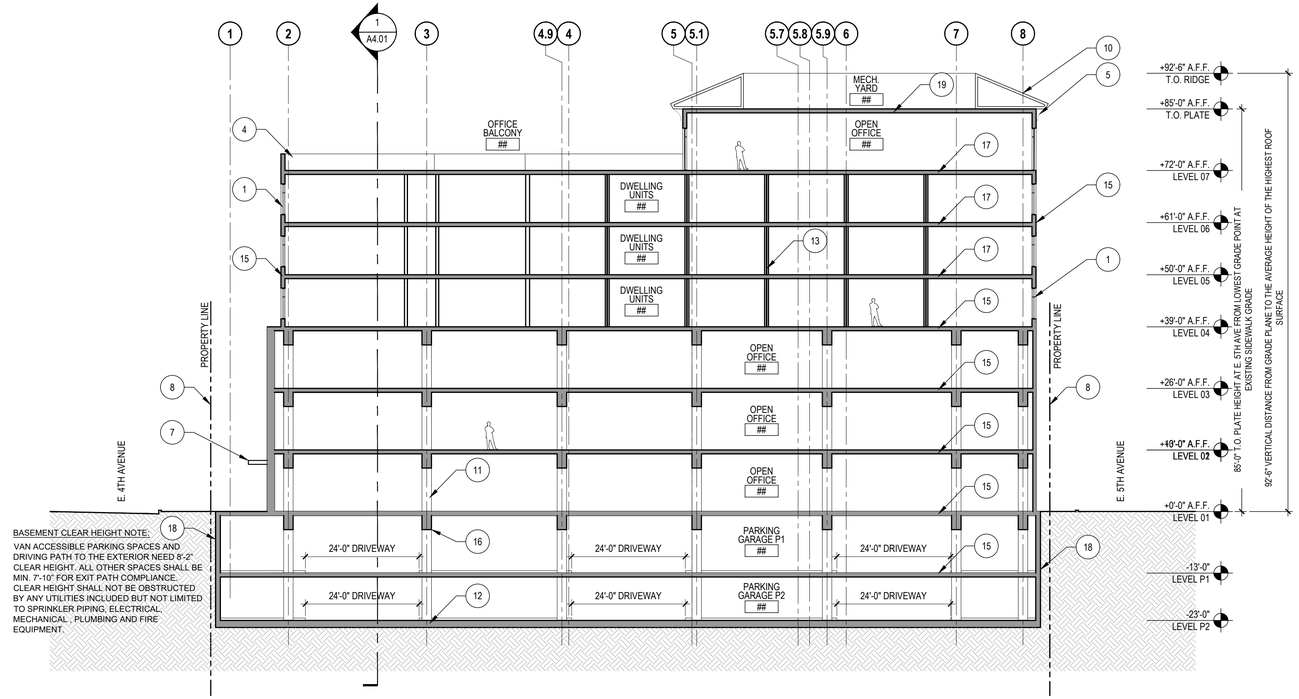
P:\2021 Jobs\215513-Block 20\01 Planning Apps\02 Drawings\Mecah Bln Pa Submittal\215513-A3.08.dwg, May 31, 2024, 8:33am, Mahanth



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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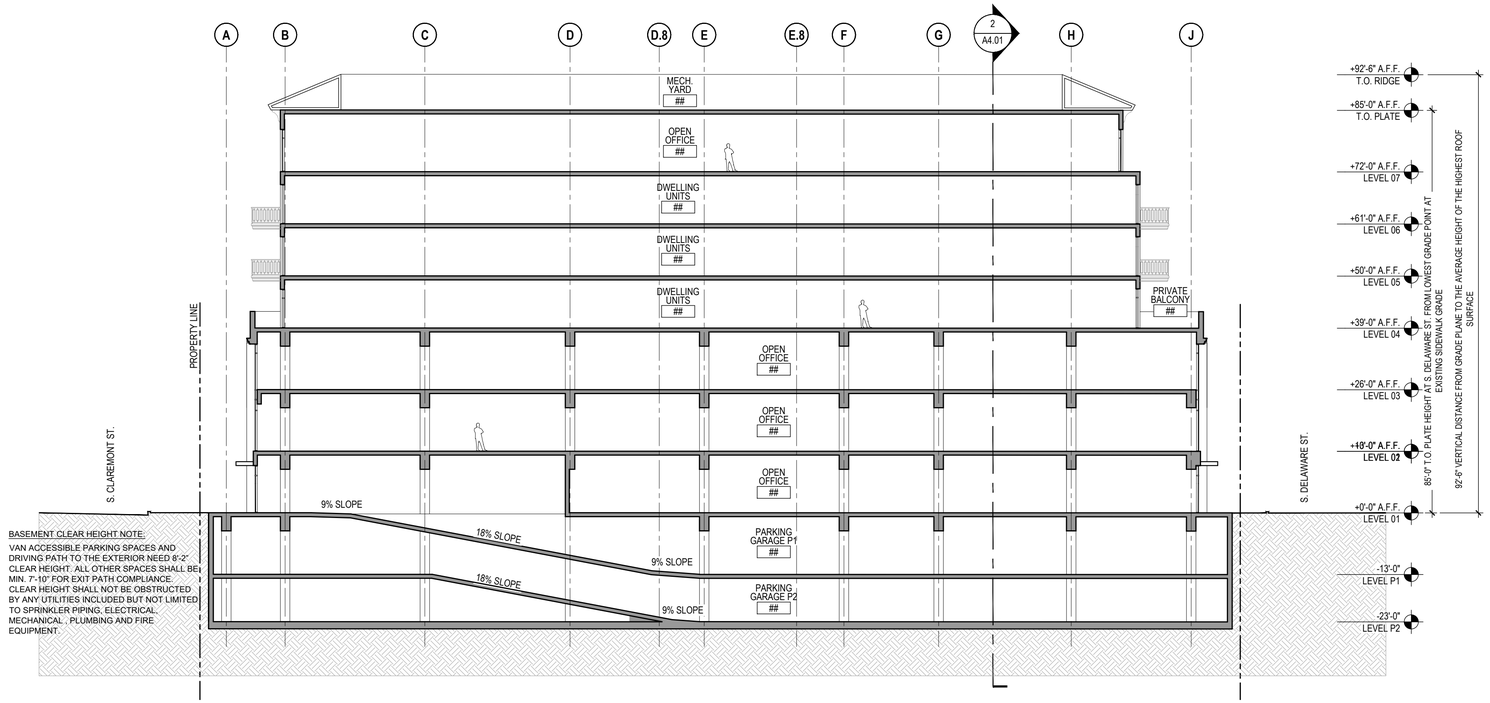
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BUILDING SECTIONS

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"

1

0 10 20 40 60 80

KEYNOTES

1. EXTERIOR GLAZING SYSTEM WITH ANODIZED ALUMINUM FRAMES
2. RESIDENTIAL BALCONY
3. BUILDING BEYOND
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12. CONCRETE MAT SLAB
13. 1HR FIRE-RATED DEMISING WALL BETWEEN DWELLING UNITS
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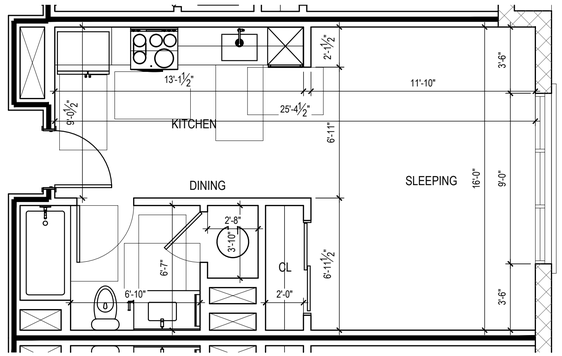
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BUILDING SECTION

A 4.02

PROJECT NO: 215513

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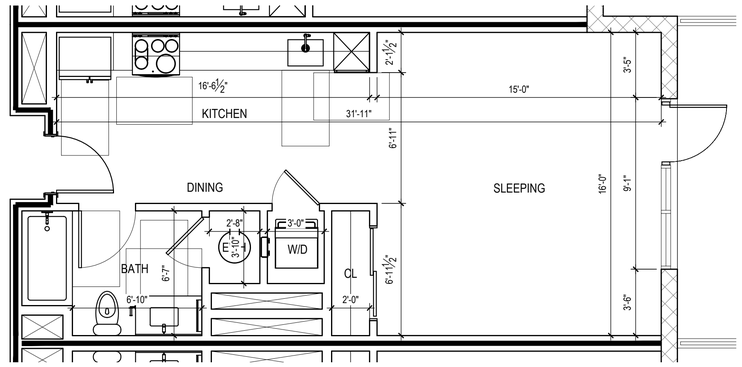


NET RENTABLE AREA: 475 S.F. (1) BMR UNIT @ LEVEL 4/ LEVEL 5 & LEVEL 6

ENLARGED PLAN - STUDIO UNIT TYPE 'A1.0'

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

1

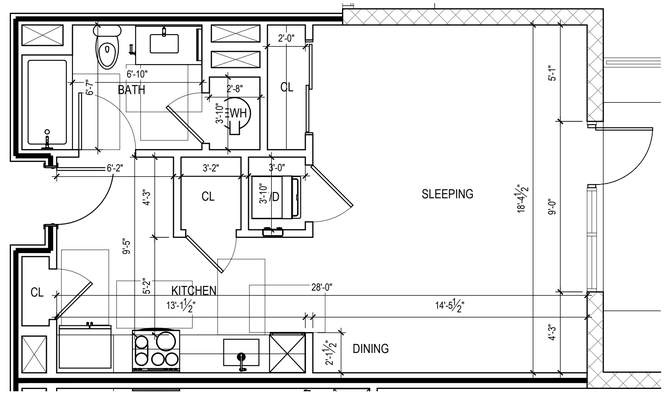


NET RENTABLE AREA: 584 S.F.

ENLARGED PLAN - STUDIO UNIT TYPE 'A1.1'

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

2



NET RENTABLE AREA: 601 S.F.

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

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

3

NET RENTABLE AREA: 584 S.F.

ENLARGED PLAN - STUDIO UNIT TYPE 'A1.2'

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

4

NET RENTABLE AREA: 564 S.F.

ENLARGED PLAN - STUDIO UNIT TYPE 'A1.5'

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

5

NET RENTABLE AREA: 564 S.F. (1) BRM UNIT @ LEVEL 4/ LEVEL 5 & LEVEL 6

ENLARGED PLAN - STUDIO UNIT TYPE 'A1.6'

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

6

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	excluded	475	4	4	4	12	0.50	0.05	1.00	5,700	excluded	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	60	661	0	1	1	2	0.50	0.05	1.00	1,202	120	
	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	excluded	564	2	2	2	6	0.50	0.05	1.00	3,384	excluded	
	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	
	B1.0 (1BR/1BA Unit)	732	130	862	1	1	1	3	0.50	0.05	1.00	2,196	390	
	B1.1 (1BR/1BA Unit)	800	131	931	1	0	0	1	0.50	0.05	1.00	800	131	
	B1.2 (1BR/1BA Unit)	800	60	860	0	1	1	2	0.50	0.05	1.00	1,600	120	
	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)	910	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	131	1,124	1	0	0	1	0.50	0.10	1.25	993	131	
	C1.3 (2BR/2BA Unit)	987	139	1,126	1	0	0	1	0.50	0.10	1.25	987	139	
	C1.4 (2BR/2BA Unit)	981	141	1,122	1	0	0	1	0.50	0.10	1.25	981	141	
	C1.5 (2BR/2BA Unit)	998	60	1,058	0	1	1	2	0.50	0.10	1.25	1,996	120	
	C1.6 (2BR/2BA Unit)	929	60	989	0	1	1	2	0.50	0.10	1.25	1,858	120	
	C1.7 (2BR/2BA Unit)	993	60	1,053	0	1	1	2	0.50	0.10	1.25	1,986	120	
	C1.8 (2BR/2BA Unit)	987	60	1,047	0	1	1	2	0.50	0.10	1.25	1,974	120	
	C1.9 (2BR/2BA Unit)	981	60	1,041	0	1	1	2	0.50	0.10	1.25	1,962	120	
	Total # dwelling units				24	24	24	72				48,405	4,311	

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 1.0 LEVEL 4 (VERY LOW INCOME)
(1) TYPE A1.6 LEVEL 4 (MODERATE INCOME)
(1) TYPE B1.1 LEVEL 4 (VERY LOW INCOME)
(1) TYPE C1.2 LEVEL 4 (MODERATE INCOME)
(1) TYPE A1.0 LEVEL 5 (VERY LOW INCOME)
(1) TYPE A1.6 LEVEL 5 (MODERATE INCOME)
(1) TYPE B1.2 LEVEL 5 (MODERATE INCOME)
(1) TYPE C1.7 LEVEL 5 (VERY LOW INCOME)
(1) TYPE A1.0 LEVEL 6 (MODERATE INCOME)
(1) TYPE A1.6 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

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In Association with:

PLANNING APPLICATION FOR:
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BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	FIRST PLANNING SUBMITTAL
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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

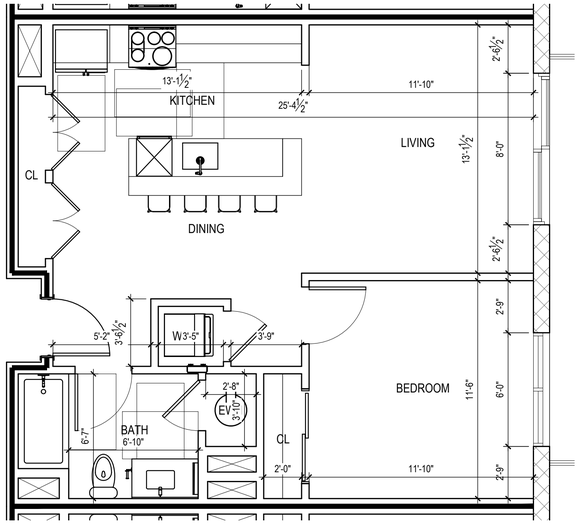
PA-2023-003

ENLARGED UNIT PLANS

A 5.01

PROJECT NO: 215513

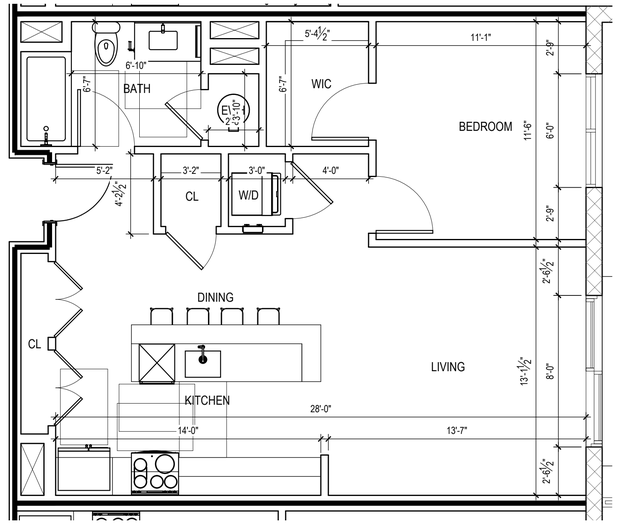
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NET RENTABLE AREA: 732 S.F.

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

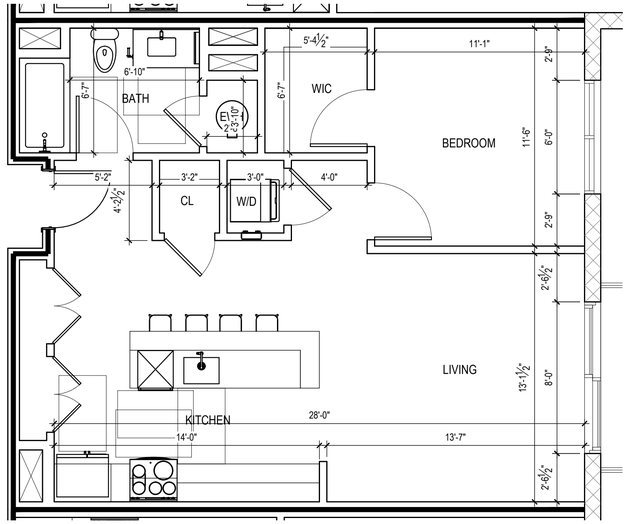
SCALE: 1/4" = 1'-0"



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:

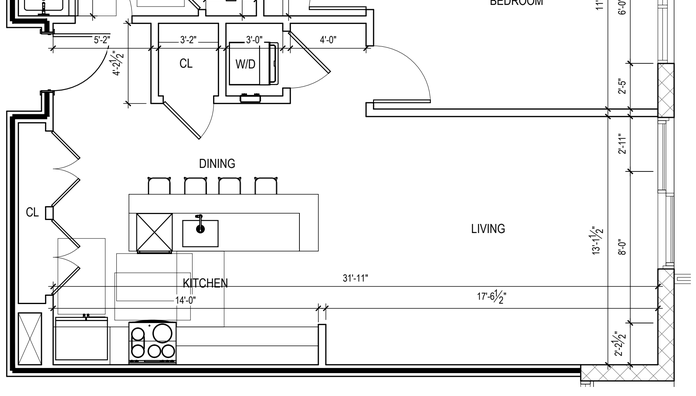
	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	475	excluded	475	4	4	4	12	0.50	0.05	1.00	5,700	excluded	
	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	60	661	0	1	1	2	0.50	0.05	1.00	1,202	120	
	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	excluded	564	2	2	2	6	0.50	0.05	1.00	3,384	excluded	
	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	
	B1.0 (1BR/1BA Unit)	732	130	862	1	1	1	3	0.50	0.05	1.00	2,196	390	
	B1.1 (1BR/1BA Unit)	800	131	931	1	0	0	1	0.50	0.05	1.00	800	131	
	B1.2 (1BR/1BA Unit)	800	60	860	0	1	1	2	0.50	0.05	1.00	1,600	120	
	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)	910	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	131	1,124	1	0	0	1	0.50	0.10	1.25	993	131	
	C1.3 (2BR/2BA Unit)	987	139	1,126	1	0	0	1	0.50	0.10	1.25	987	139	
	C1.4 (2BR/2BA Unit)	981	141	1,122	1	0	0	1	0.50	0.10	1.25	981	141	
	C1.5 (2BR/2BA Unit)	998	60	1,058	0	1	1	2	0.50	0.10	1.25	1,996	120	21%
	C1.6 (2BR/2BA Unit)	929	60	989	0	1	1	2	0.50	0.10	1.25	1,858	120	
	C1.7 (2BR/2BA Unit)	993	60	1,053	0	1	1	2	0.50	0.10	1.25	1,986	120	
	C1.8 (2BR/2BA Unit)	987	60	1,047	0	1	1	2	0.50	0.10	1.25	1,974	120	
	C1.9 (2BR/2BA Unit)	981	60	1,041	0	1	1	2	0.50	0.10	1.25	1,962	120	
	Total # dwelling units				24	24	24	72				48,405	4,311	

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 1.0 LEVEL 4 (VERY LOW INCOME)
(1) TYPE A1.6 LEVEL 4 (MODERATE INCOME)
(1) TYPE B1.1 LEVEL 4 (VERY LOW INCOME)
(1) TYPE C1.2 LEVEL 4 (MODERATE INCOME)
(1) TYPE A1.0 LEVEL 5 (VERY LOW INCOME)
(1) TYPE A1.6 LEVEL 5 (MODERATE INCOME)
(1) TYPE B1.2 LEVEL 5 (MODERATE INCOME)
(1) TYPE C1.7 LEVEL 5 (VERY LOW INCOME)
(1) TYPE A1.0 LEVEL 6 (MODERATE INCOME)
(1) TYPE A1.6 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



NET RENTABLE AREA: 910 S.F.

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

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

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In Association with:

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03.18.2024	FIFTH PLANNING SUBMITTAL
05.30.2024	SIXTH PLANNING SUBMITTAL

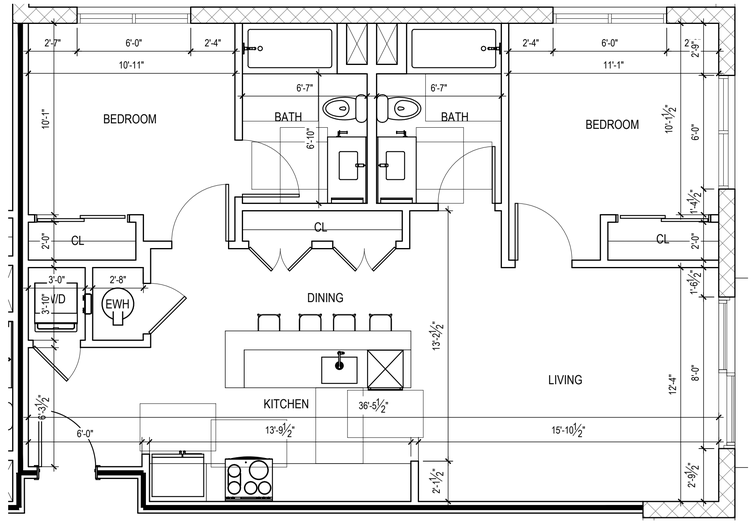
PA-2023-003

ENLARGED UNIT PLANS

A 5.02

PROJECT NO: 215513

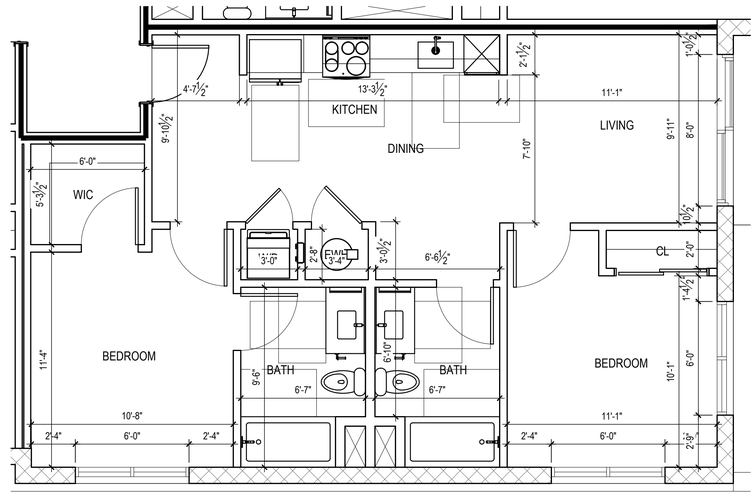
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NET RENTABLE AREA: 998 S.F.

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

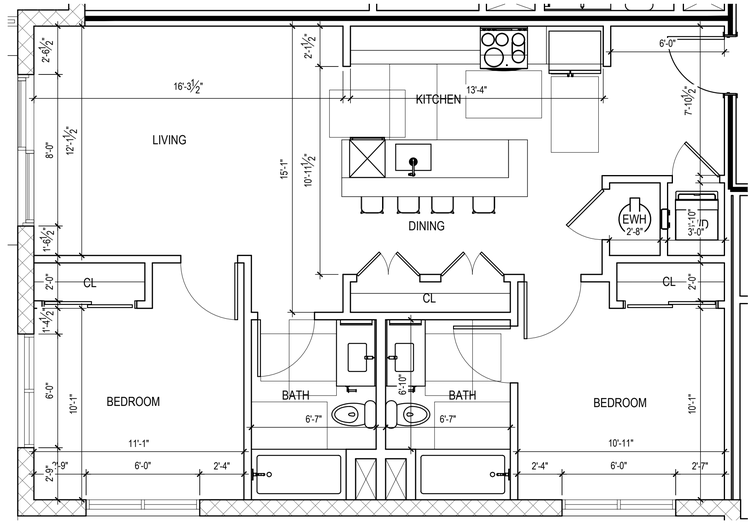
SCALE: 1/4" = 1'-0"



NET RENTABLE AREA: 929 S.F.

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

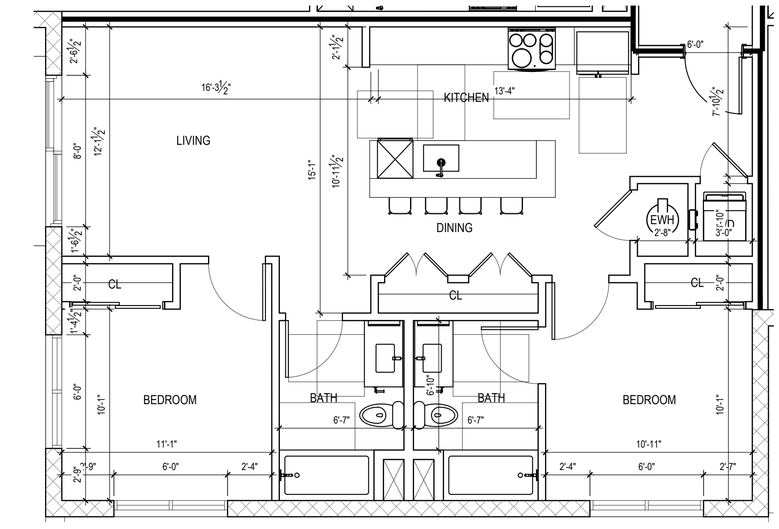
SCALE: 1/4" = 1'-0"



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	excluded	475	4	4	4	12	0.50	0.05	1.00	5,700	excluded	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	60	661	0	1	1	2	0.50	0.05	1.00	1,202	120	
	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	excluded	564	2	2	2	6	0.50	0.05	1.00	3,384	excluded	
	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	
	B1.0 (1BR/1BA Unit)	732	130	862	1	1	1	3	0.50	0.05	1.00	2,196	390	
	B1.1 (1BR/1BA Unit)	800	131	931	1	0	0	1	0.50	0.05	1.00	800	131	
	B1.2 (1BR/1BA Unit)	800	60	860	0	1	1	2	0.50	0.05	1.00	1,600	120	
	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)	910	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	131	1,124	1	0	0	1	0.50	0.10	1.25	993	131	
	C1.3 (2BR/2BA Unit)	987	139	1,126	1	0	0	1	0.50	0.10	1.25	987	139	
	C1.4 (2BR/2BA Unit)	981	141	1,122	1	0	0	1	0.50	0.10	1.25	981	141	
	C1.5 (2BR/2BA Unit)	998	60	1,058	0	1	1	2	0.50	0.10	1.25	1,996	120	
	C1.6 (2BR/2BA Unit)	929	60	989	0	1	1	2	0.50	0.10	1.25	1,858	120	
	C1.7 (2BR/2BA Unit)	993	60	1,053	0	1	1	2	0.50	0.10	1.25	1,986	120	
	C1.8 (2BR/2BA Unit)	987	60	1,047	0	1	1	2	0.50	0.10	1.25	1,974	120	
	C1.9 (2BR/2BA Unit)	981	60	1,041	0	1	1	2	0.50	0.10	1.25	1,962	120	
	Total # dwelling units				24	24	24	72				48,405	4,311	

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 1.0 LEVEL 4 (VERY LOW INCOME)
(1) TYPE A1.6 LEVEL 4 (MODERATE INCOME)
(1) TYPE B1.1 LEVEL 4 (VERY LOW INCOME)
(1) TYPE C1.2 LEVEL 4 (MODERATE INCOME)
(1) TYPE A1.0 LEVEL 5 (VERY LOW INCOME)
(1) TYPE A1.6 LEVEL 5 (MODERATE INCOME)
(1) TYPE B1.2 LEVEL 5 (MODERATE INCOME)
(1) TYPE C1.7 LEVEL 5 (VERY LOW INCOME)
(1) TYPE A1.0 LEVEL 6 (MODERATE INCOME)
(1) TYPE A1.6 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

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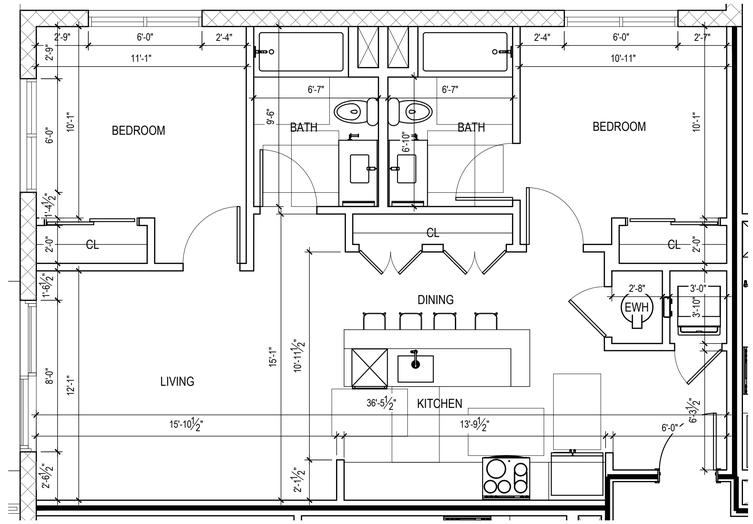
PA-2023-003

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
Residential Units	A1.0 (Studio)	475	excluded	475	4	4	4	12	0.50	0.05	1.00	5,700	excluded	66%
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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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	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	excluded	564	2	2	2	6	0.50	0.05	1.00	3,384	excluded	
	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	
	B1.0 (1BR/1BA Unit)	732	130	862	1	1	1	3	0.50	0.05	1.00	2,196	390	
	B1.1 (1BR/1BA Unit)	800	131	931	1	0	0	1	0.50	0.05	1.00	800	131	
	B1.2 (1BR/1BA Unit)	800	60	860	0	1	1	2	0.50	0.05	1.00	1,600	120	
	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)	910	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	131	1,124	1	0	0	1	0.50	0.10	1.25	993	131	
	C1.3 (2BR/2BA Unit)	987	139	1,126	1	0	0	1	0.50	0.10	1.25	987	139	
	C1.4 (2BR/2BA Unit)	981	141	1,122	1	0	0	1	0.50	0.10	1.25	981	141	
	C1.5 (2BR/2BA Unit)	998	60	1,058	0	1	1	2	0.50	0.10	1.25	1,996	120	
	C1.6 (2BR/2BA Unit)	929	60	989	0	1	1	2	0.50	0.10	1.25	1,858	120	
	C1.7 (2BR/2BA Unit)	993	60	1,053	0	1	1	2	0.50	0.10	1.25	1,986	120	
	C1.8 (2BR/2BA Unit)	987	60	1,047	0	1	1	2	0.50	0.10	1.25	1,974	120	
	C1.9 (2BR/2BA Unit)	981	60	1,041	0	1	1	2	0.50	0.10	1.25	1,962	120	
	Total # dwelling units				24	24	24	72				48,405	4,311	

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 1.0 LEVEL 4 (VERY LOW INCOME)
(1) TYPE A1.6 LEVEL 4 (MODERATE INCOME)
(1) TYPE B1.1 LEVEL 4 (VERY LOW INCOME)
(1) TYPE C1.2 LEVEL 4 (MODERATE INCOME)
(1) TYPE A1.0 LEVEL 5 (VERY LOW INCOME)
(1) TYPE A1.6 LEVEL 5 (MODERATE INCOME)
(1) TYPE B1.2 LEVEL 5 (MODERATE INCOME)
(1) TYPE C1.7 LEVEL 5 (VERY LOW INCOME)
(1) TYPE A1.0 LEVEL 6 (MODERATE INCOME)
(1) TYPE A1.6 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

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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

PA-2023-003

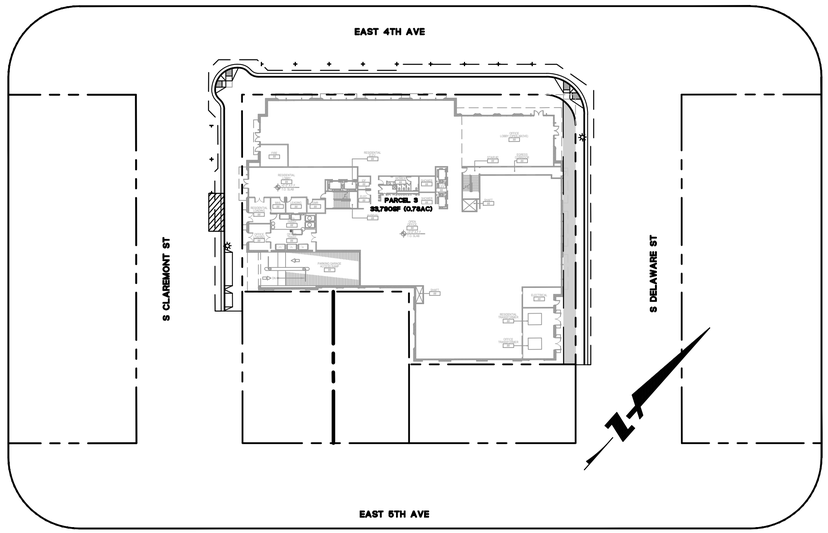
ENLARGED UNIT PLANS

A5.04

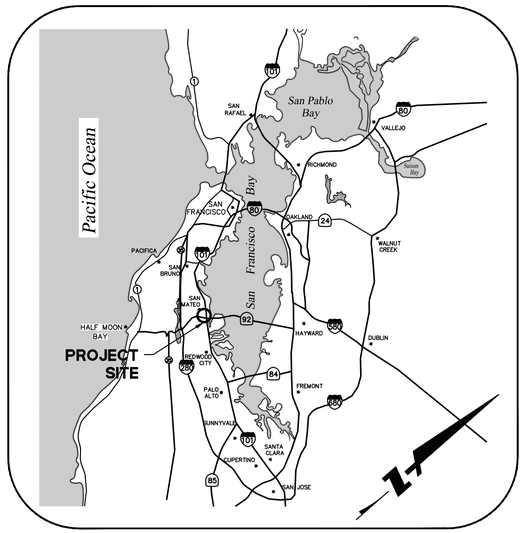
PROJECT NO: 215513

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".

K:\2022\2220975_SME-E_4th_Ave_Master\Civil\1-Drawings\C-02\C1-01 TITLE SHEET.dwg, May 30, 2024, 2:59pm, bwc

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

5/30/2024
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

5/30/2024
MICHAEL O'CONNELL, P.E. — DATE
ASSOCIATE
BKF ENGINEERS

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TITLE SHEET

PA-2023-003

C1.01

PROJECT NO: 215513

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

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NOTES LEGEND AND ABBREVIATIONS

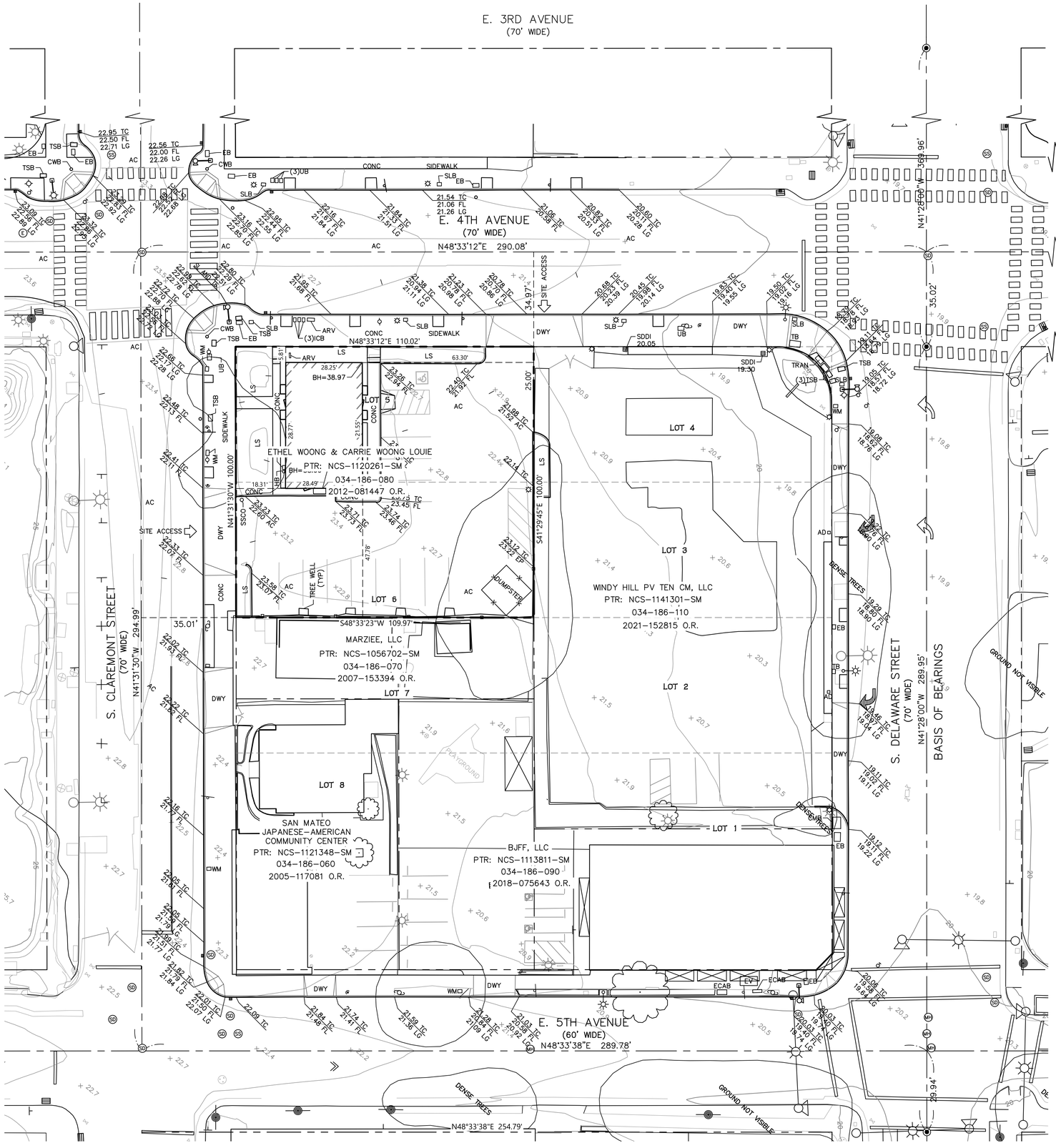
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C1.02

PROJECT NO: 215513



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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	STRACTURE
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
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2960 East Northern Avenue, Building C
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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

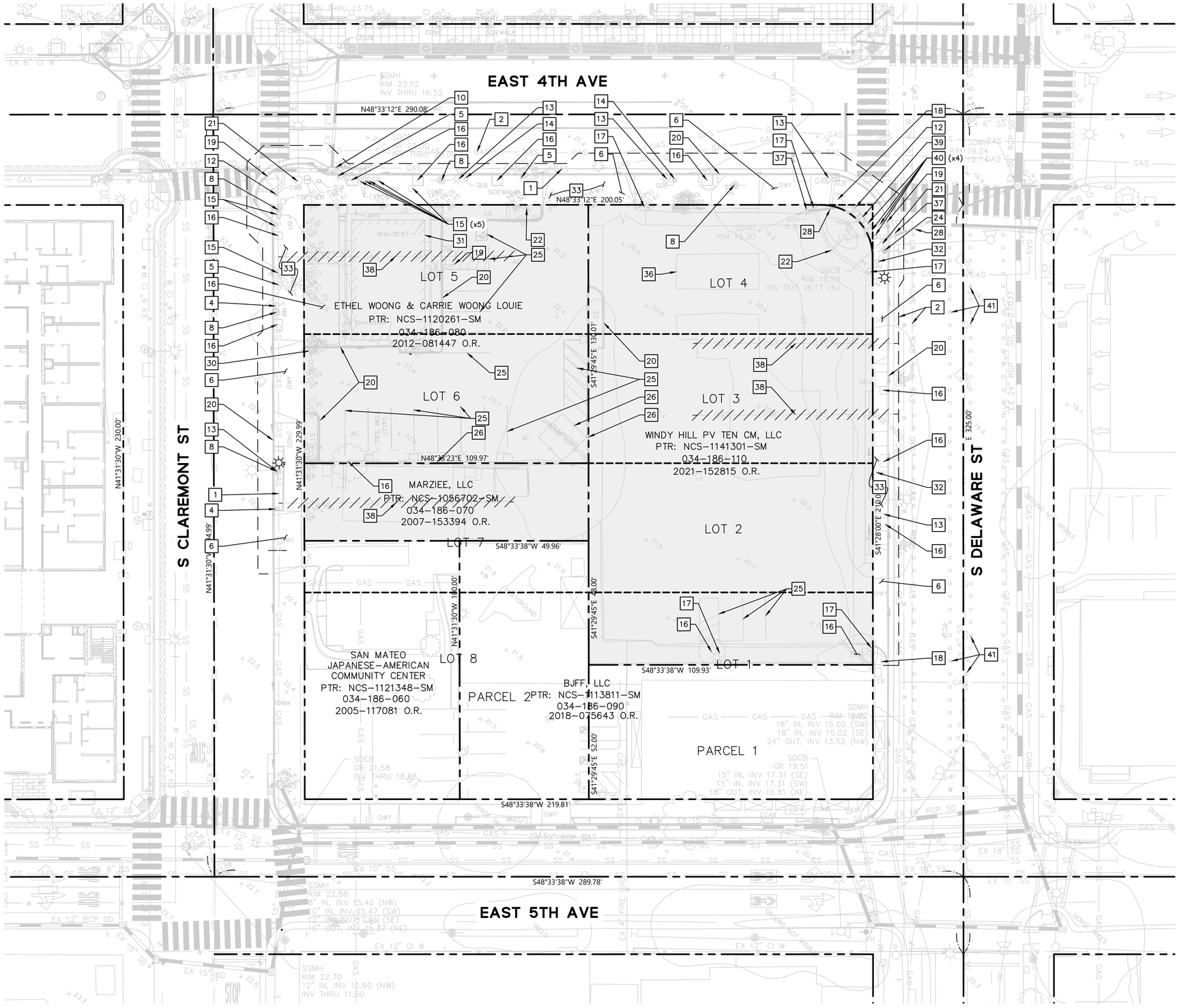
SITE SURVEY

PA-2023-003

C2.01

PROJECT NO: 215513

K:\2022\2022-205_4_4th_ave_sanmateo\05dwg\05sheets\SD\C2.01 SITE SURVEY.dwg - May 29, 2024, 3:51pm - ellis



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. NOT USED
4. WATER METER, TO BE REMOVED
5. STREET SIGN, TO BE RELOCATED PER CONSTRUCTION DOCUMENTS
6. DRIVEWAY, TO BE REMOVED
7. NOT USED
8. JOINT POLE, TO BE REMOVED, S.J.T.P. FOR DISPOSITION
9. NOT USED
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

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05.30.2024	SIXTH PLANNING SUBMITTAL

EXISTING CONDITIONS AND DEMOLITION PLAN

PA-2023-003

C2.02

PROJECT NO: 215513

K:\2022\215513_MS_E_4th_San_Mateo\Plots\1-Drawings\01-EXCIVIL\01-EXISTING CONDITIONS.dwg - May 30, 2024 - 1:29pm - bmel

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'

LOT 6

PARCEL 3
33,790SF (0.78AC)

LOT 3

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

N41°28'00"W 158.03'

N48°33'23"E 109.97'

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

8' PAE

LOT 2

1,361 SF PROPOSED SIDEWALK ACCESS EASEMENT

N48°33'38"E 109.96'

LOT 7

S48°33'38"W 49.96'

48.00'

S41°29'45"E

N48°33'38"E 109.93'

S48°33'38"W 109.93'

LOT 8

PARCEL 2

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

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

100.00'

S41°31'30"E

N41°31'30"W 100.00'

52.00'

S41°29'45"E

N41°28'00"W 52.00'

PARCEL 1

N48°33'38"E 109.91'

N48°33'38"E 109.91'

KIKU CROSSING
(PER SEPARATE PACKAGE)
OWNER: MIDPEN HOUSING

N41°31'30"W 230.00'

S CLAREMONT ST

N41°31'30"W 294.99'

70' PUBLIC RIGHT OF WAY

S41°28'00"E 325.00'

S DELAWARE ST

70' PUBLIC RIGHT OF WAY

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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MECAH VENTURES
BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
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05.30.2024	SIXTH PLANNING SUBMITTAL

TENTATIVE PARCEL MAP

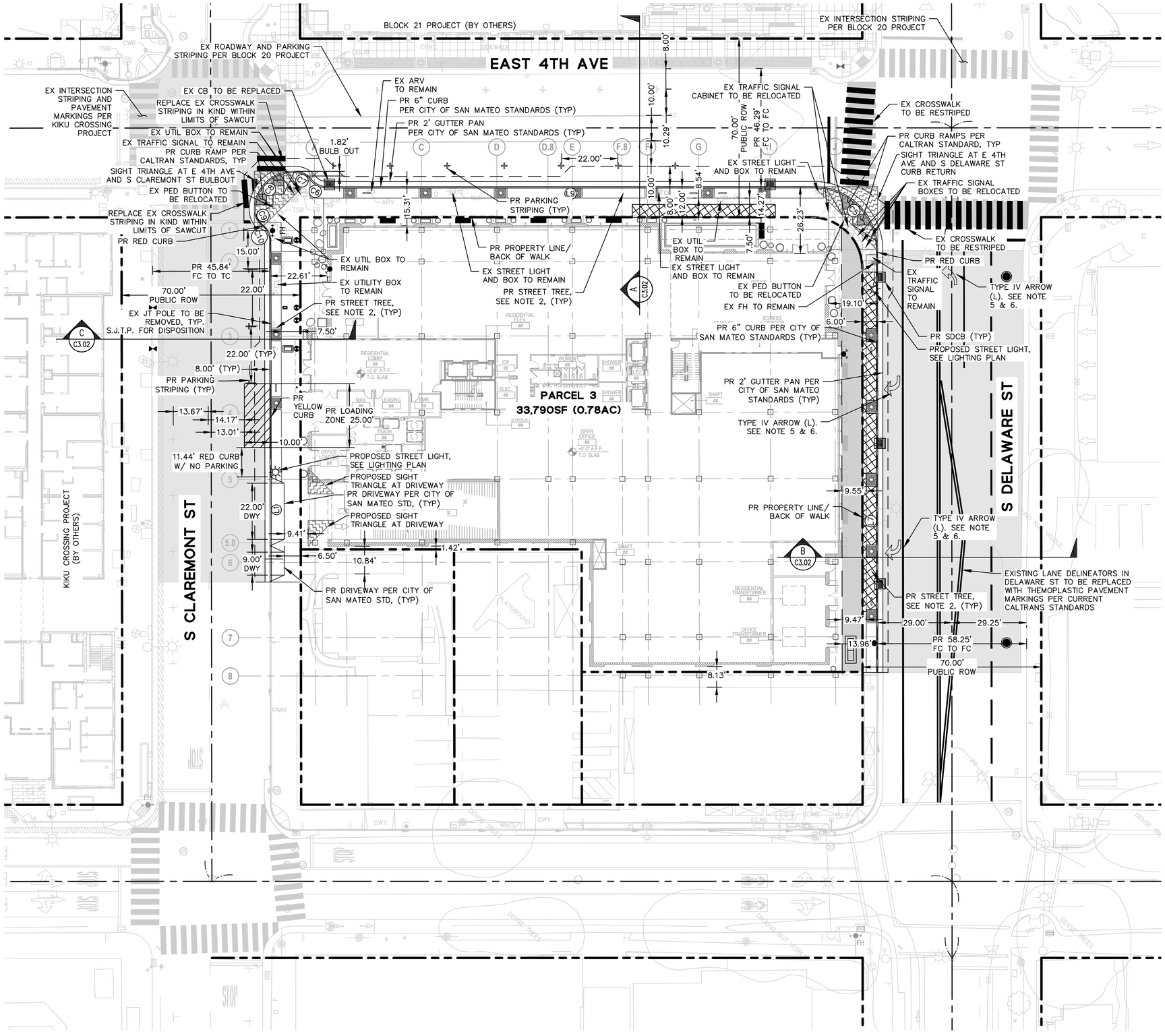
PA-2023-003

C2.03

PROJECT NO: 215513

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

K:\2022\22005_300_E_4th_Ave_MateoPlan\Drawings\02-C2 PRE-MAP\PARCEL MAP.dwg, May 30, 2024, 1:29pm, bwc



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

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

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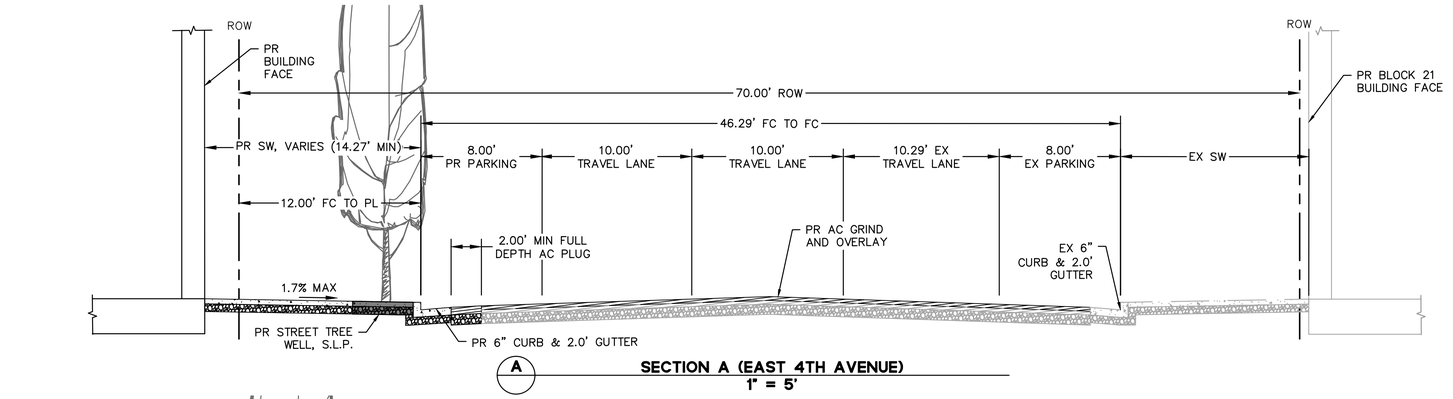
PRELIMINARY HORIZONTAL CONTROL PLAN

PA-2023-003

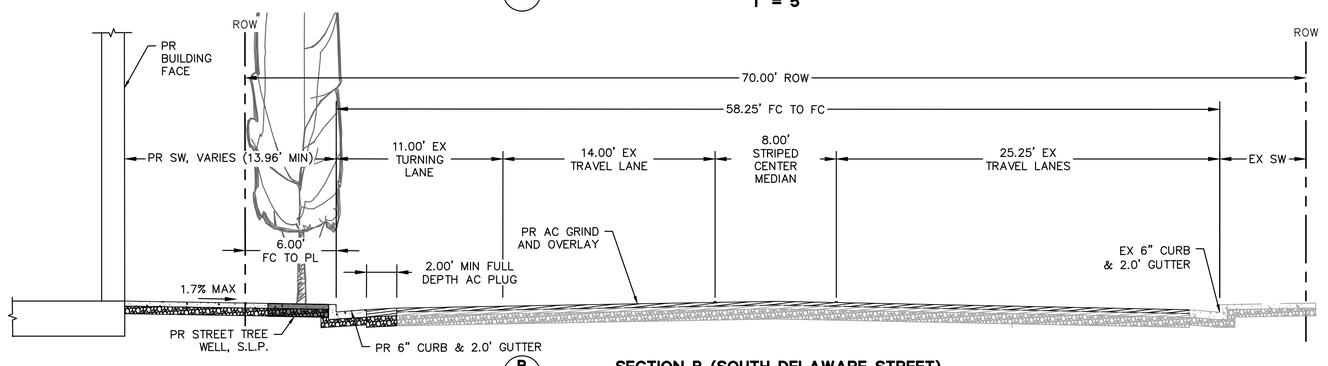
C3.01

PROJECT NO: 215513

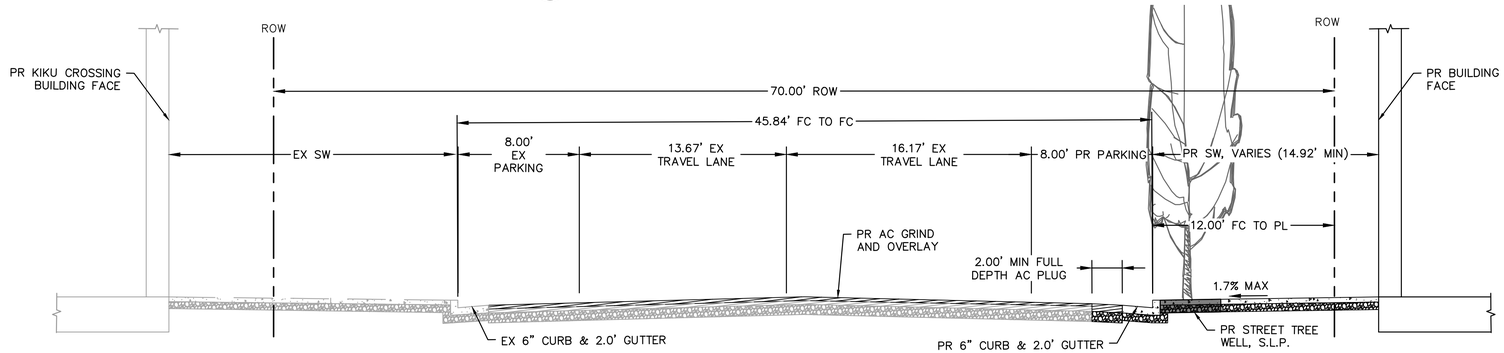
K:\2022\215513_BLE_on_Site_Mateo\ENG\1-Drawings\1-SDC2\1-PREL&MAP\1-HORIZONTAL CONTROL PLAN.dwg - May 28, 2024 - 1:39pm - bwc



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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05.30.2024	SIXTH PLANNING SUBMITTAL

PRELIMINARY CROSS SECTIONS

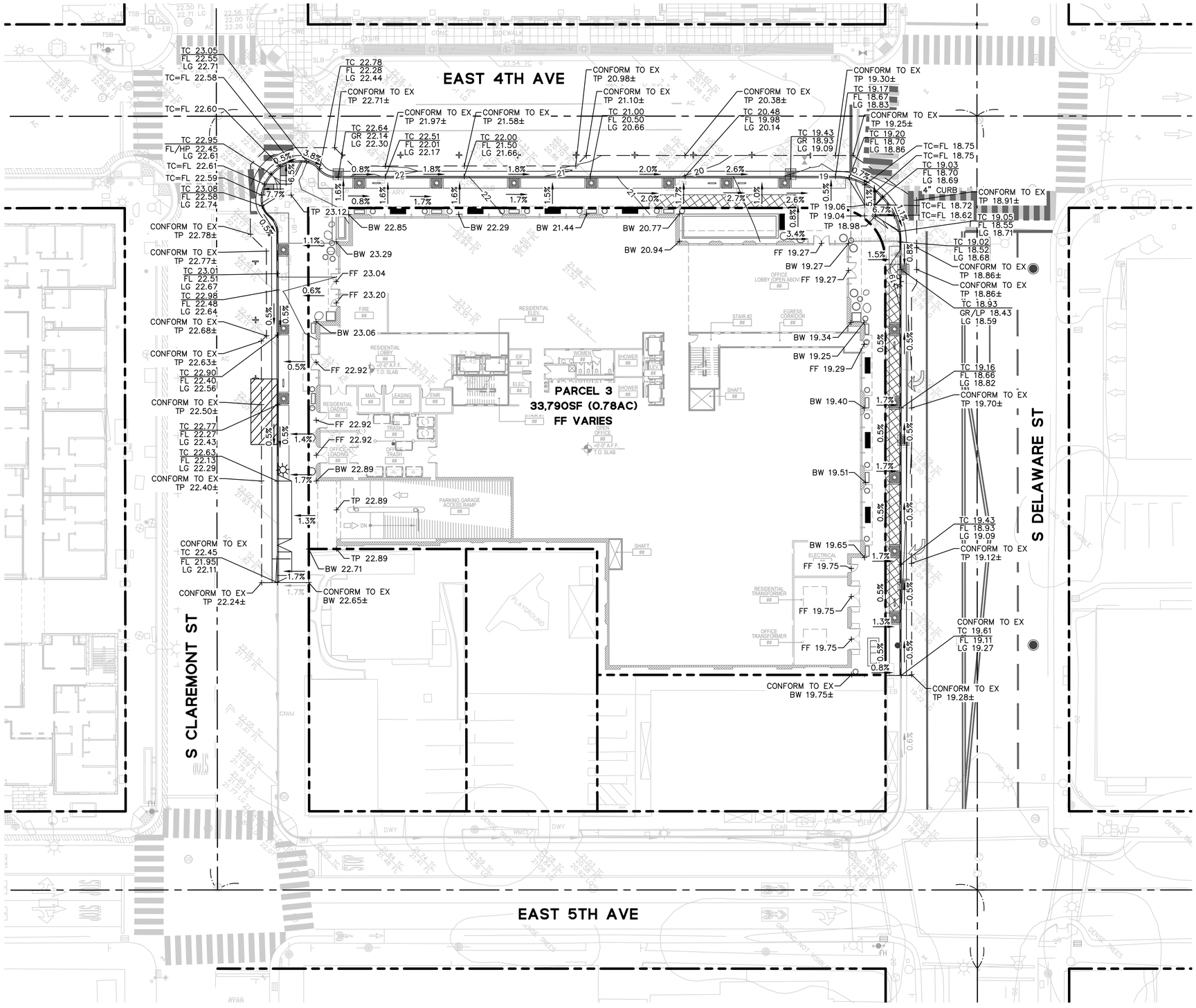
PA-2023-003

C3.02

PROJECT NO: 215513

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

K:\2022\215513_000_E_sh_Sht_Mstr\ENG\1-Drawings\1-SDC\2-SD PREL SUBMIT\1 CROSS SECTIONS.dwg - May 30, 2024, 1:39pm - brent



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.

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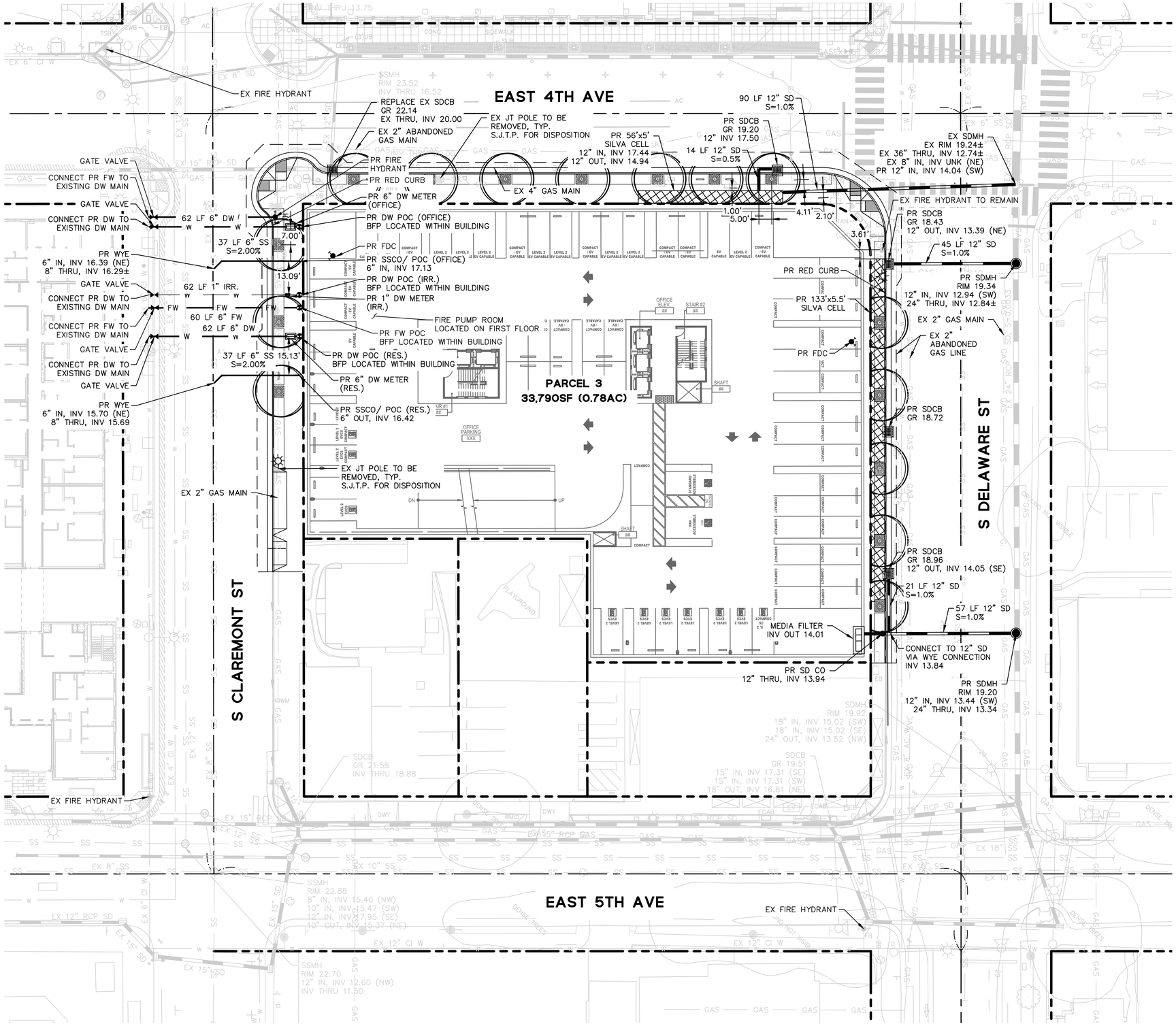
PRELIMINARY GRADING PLAN

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

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2023	FIRST PLANNING SUBMITTAL
04.14.2023	SECOND PLANNING SUBMITTAL
07.14.2023	THIRD PLANNING SUBMITTAL
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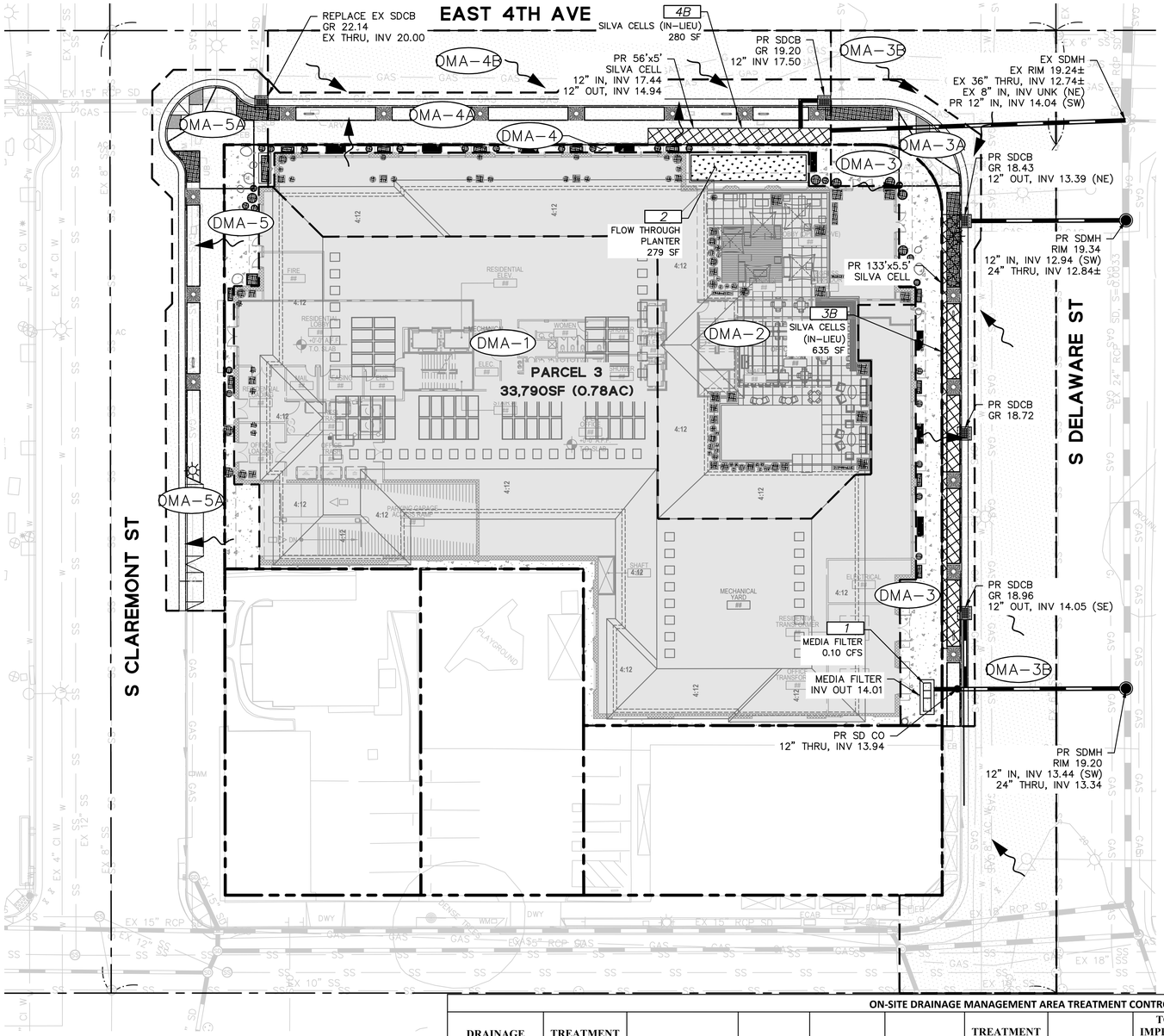
PRELIMINARY UTILITY PLAN

PA-2023-003

C5.01

PROJECT NO: 215513

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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

IN-LIEU TREATMENT AREA SUMMARY

TYPE	DRAINAGE MANAGMENET AREA	TOTAL AREA (SF)	TREAMENT AREA REQUIRED (SF)
REQUIRED TREATMENT	DMA-5 + DMA-5A	4,290	166
IN-LIEU TREATMENT	DMA-3B + DMA-4B	12,293	492

ON-SITE LID TREATMENT AREA SUMMARY

TREATMENT TYPE	DRAINAGE MANAGMENET AREA	TOTAL AREA	PERCENTAGE	ALLOWED LID REDUCTION PER SPECIAL PROJECTS WORKSHEET
NON-LID TREATED DRAINAGE AREA	DMA-1	20,117	60%	100%
LID TREATED DRAINAGE AREA	DMA-2, DMA-3, DMA-4, DMA-5, DMA-6	13,671	**40%**	**0%**

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 (2) (SF)	TREATMENT AREA PROVIDED (SF)	PONDING DEPTH (INCH)
1	1	Media Filter	19,483	593	41	0	**20,117**	20,075	41	**20,079**	0.10 CFS	0.10 CFS	NA
2	2	Flow-through Planter	9,569	0	328	279	**10,176**	9,569	607	**9,630**	279	279	8
3	3B	Silva Cells	0	1,914	133	0	**2,047**	1,914	133	**1,928**	77	SEE TCM 3B (4)	6
4	4B	Silva Cells	0	466	34	0	**501**	466	34	**470**	19	SEE TCM 4B (5)	6
5	In-Lieu (3)	Off-Site In-Lieu	0	876	71	0	**947**	876	71	**884**	35	SEE IN-LIEU (3)	NA
TOTAL			29,052	3,850	607	279	**33,788**	32,902	886	**32,902**			
OFF-SITE DRAINAGE MANAGEMENT AREA TREATMENT CONTROL SIZING													
3A	3B	Silva Cells	0	2,441	198	0	**2,639**	2,441	198	**2,461**	98	SEE TCM 3B (4)	6
4A	4B	Silva Cells	0	3,084	14	0	**3,098**	3,084	14	**3,085**	123	SEE TCM 4B (5)	6
5A	In-Lieu (3)	Off-Site In-Lieu	0	3,249	93	0	**3,342**	3,249	93	**3,258**	130	SEE IN-LIEU (3)	NA
TOTAL			0	8,774	306	0	**9,079**	8,774	306	**8,774**			
OFF-SITE IN-LIEU DRAINAGE MANAGEMENT AREA TREATMENT CONTROL SIZING													
3B	3B	Silva Cells	0	9,346	0	0	**9,346**	9,346	0	**9,346**	374	635 (4)	6
4B	4B	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 (OR 4% METHOD FOR SILVA CELLS AND IN-LIEU)

(3) IN-LIEU TREATMENT IS PROPOSED FOR ON-SITE GROUND LEVEL IMPROVEMENTS (DMA-5) AND IMPROVEMENTS IN THE PUBLIC ROW (DMA-5A).

(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, 549 SF TOTAL.

(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, 260 SF TOTAL.

GRAPHIC SCALE
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PRELIMINARY STORMWATER CONTROL PLAN

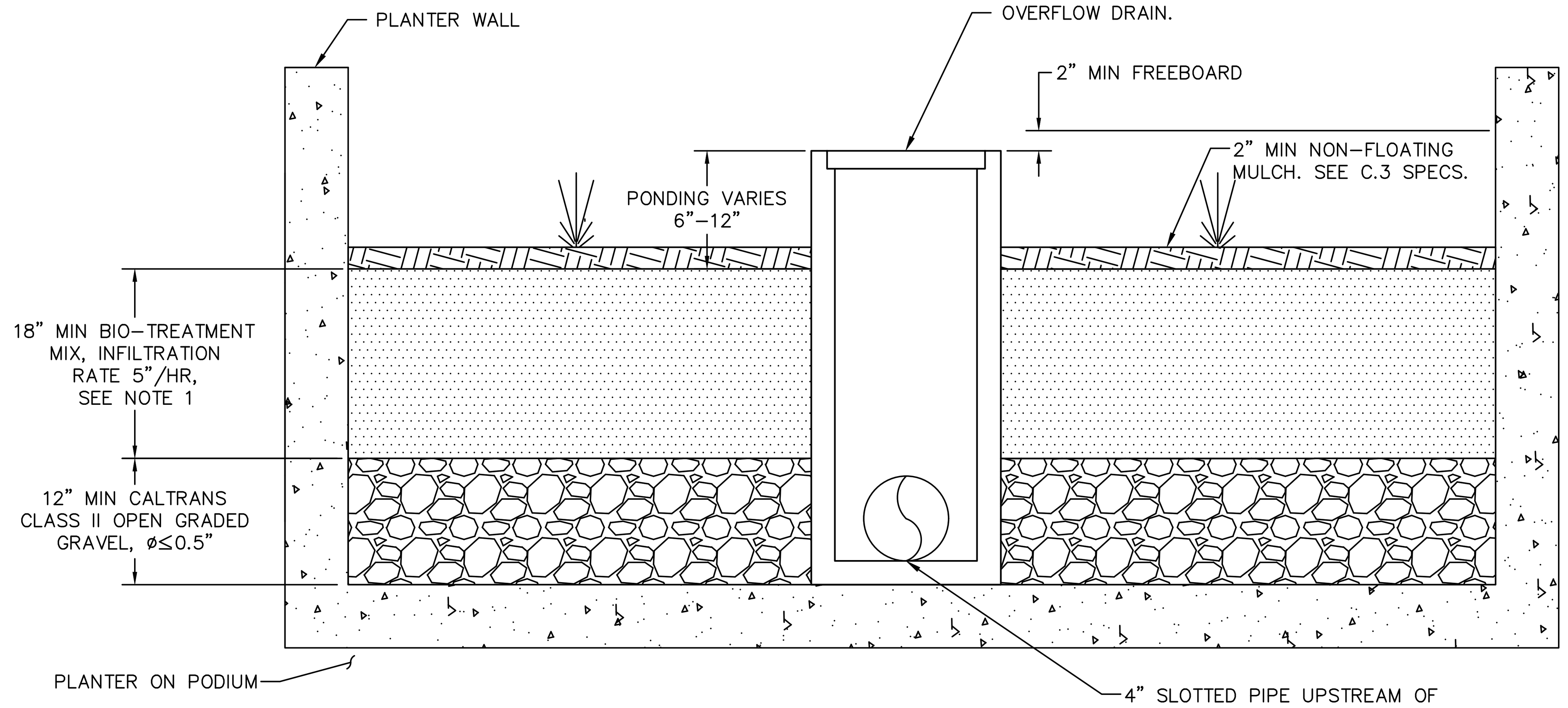
PA-2023-003

C6.01

PROJECT NO: 215513

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

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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

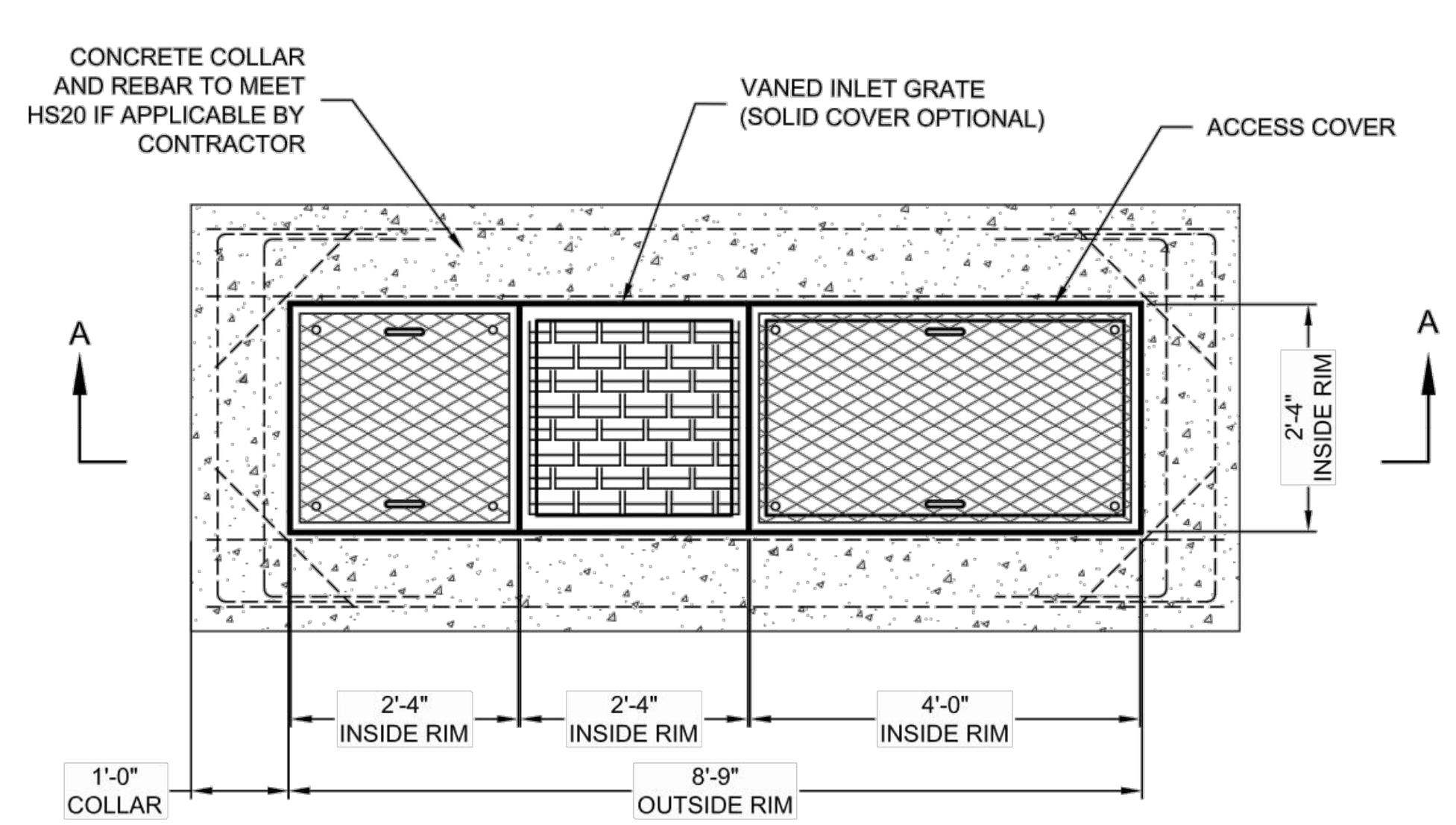
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CONSTRUCTION STORMWATER BMP NOTES

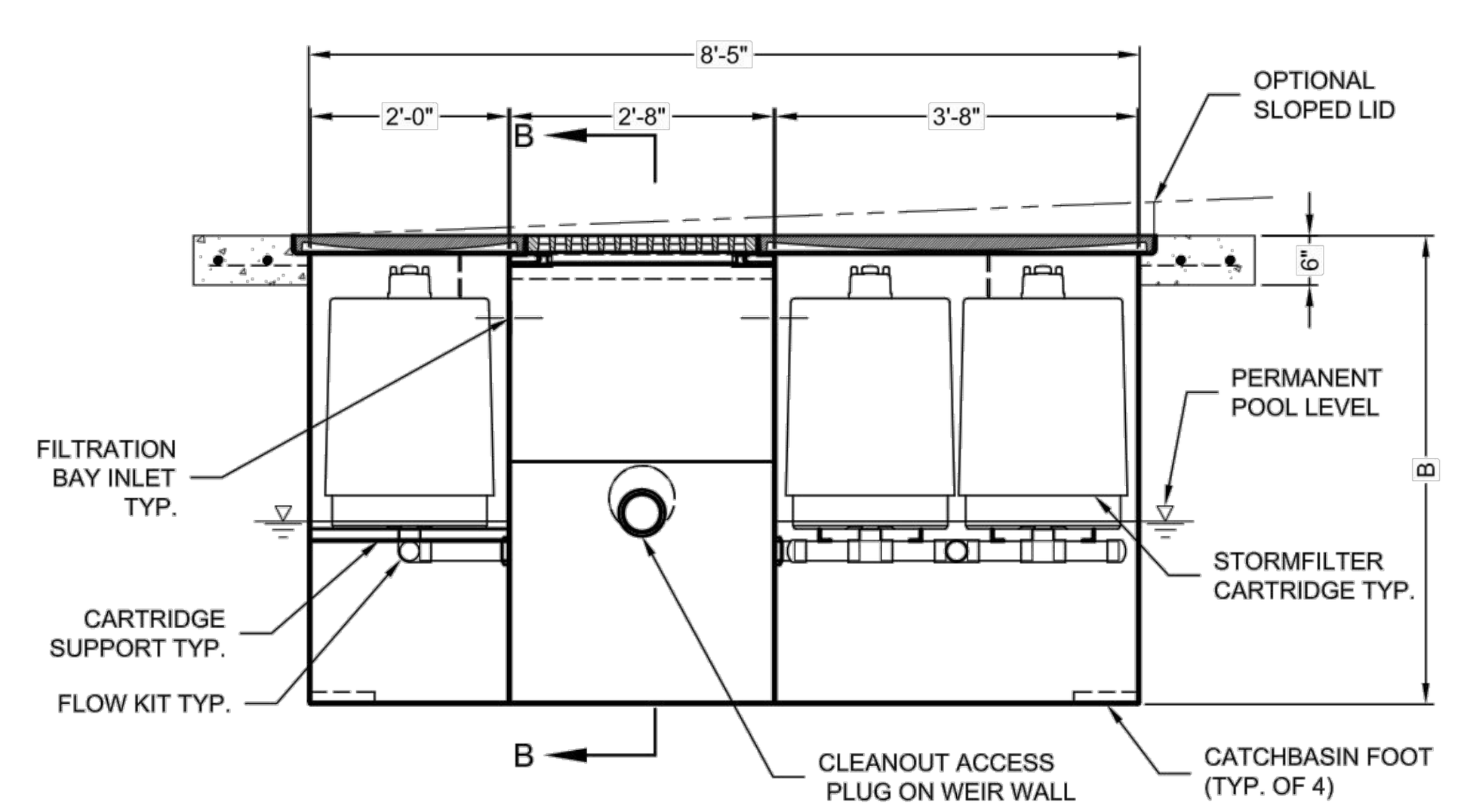
1. PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
2. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENUDED 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.



PLAN VIEW



SECTION A-A

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.

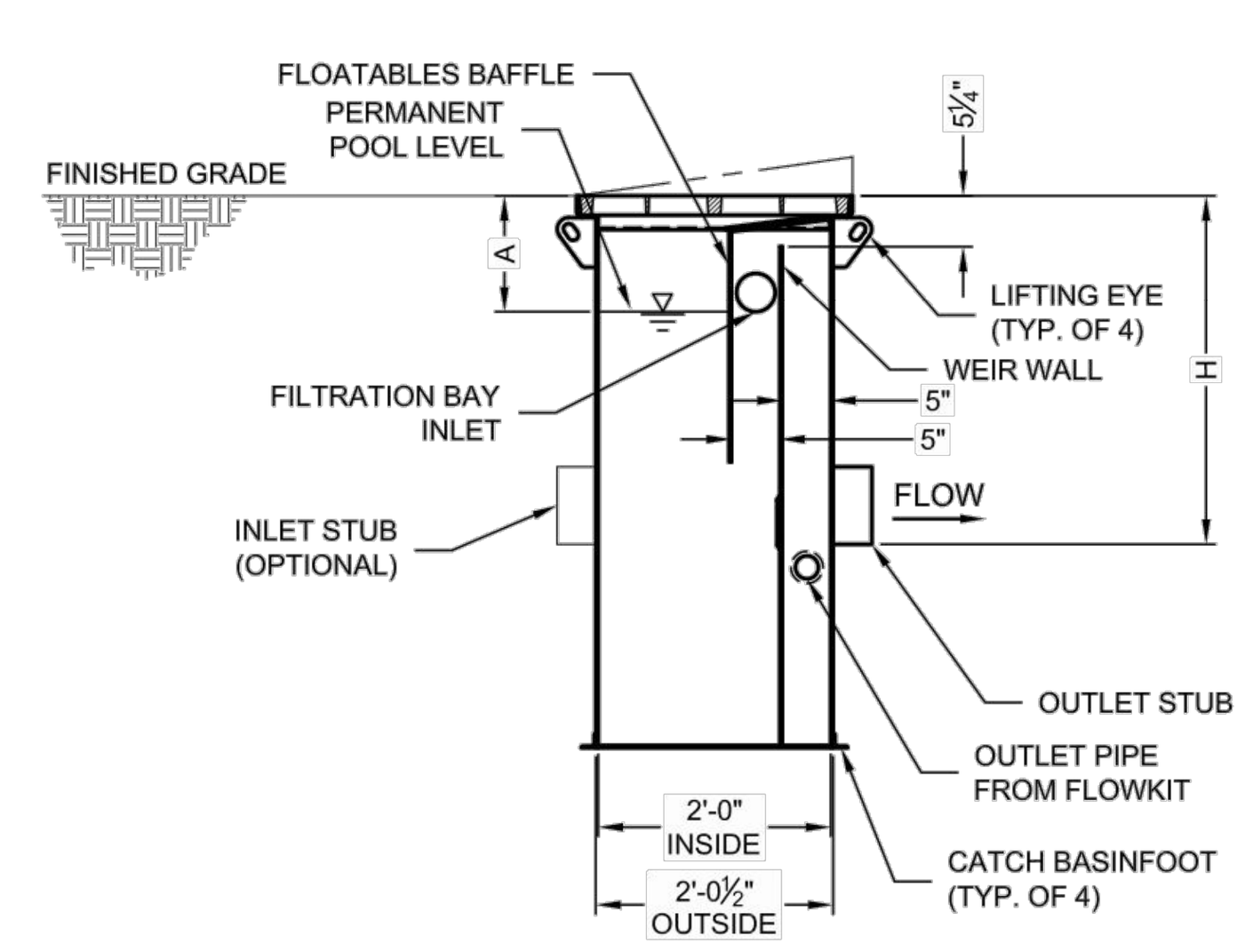
CARTRIDGE SELECTION

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'-9"			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.

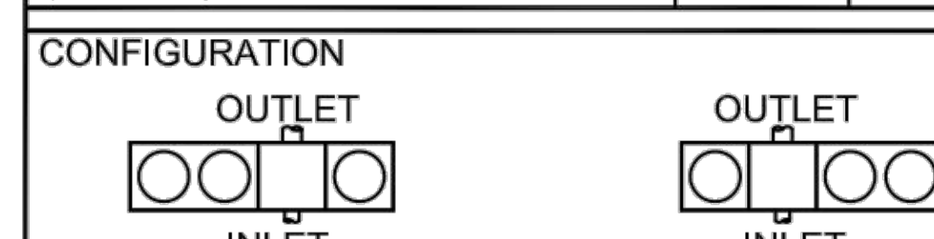


SECTION B-B

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:	

The Stormwater Management StormFilter®

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,322,629; 5,624,576; 5,707,527; 5,985,157; 6,027,639; 6,649,048; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

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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

I:\COMMON\CAD\TREATMENT\10 STORMFILTER\40 STANDARD DRAWINGS\SFCB\SFCB-SD\DWG\SFCB3-DTL.DWG 7/8/2016 2:48 PM

2 MEDIA FILTER

NTS

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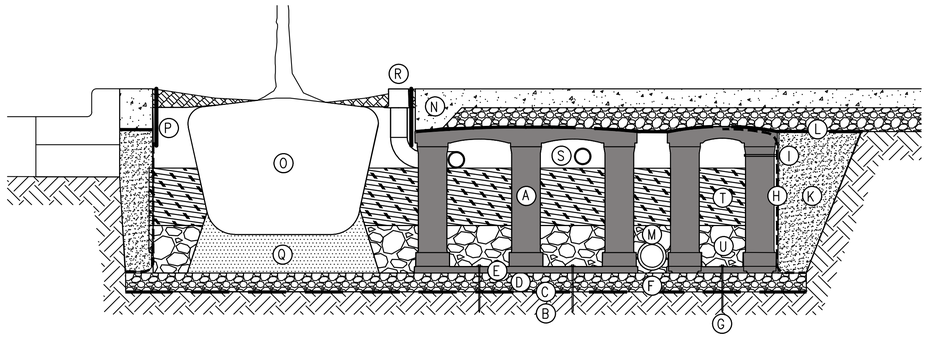
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ALYSSA JACOBSON
No. 87014
EXP. 6/30/25
CIVIL
STATE OF CALIFORNIA

PRELIMINARY STORMWATER CONTROL NOTES AND DETAILS

PA-2023-003

C6.02

PROJECT NO: 215513



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

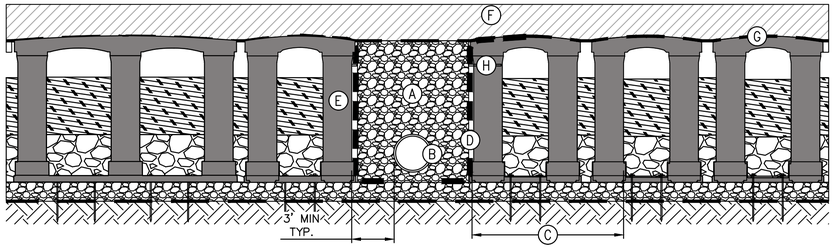
(T) 18" BIO-TREATMENT SOIL MIX (BSM)

(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

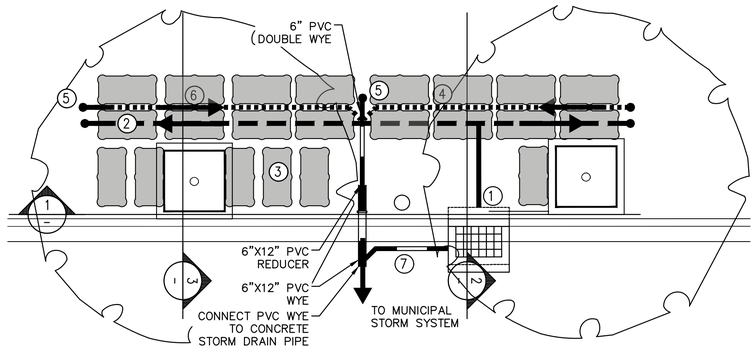
(G) GEOTEXTILE

(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

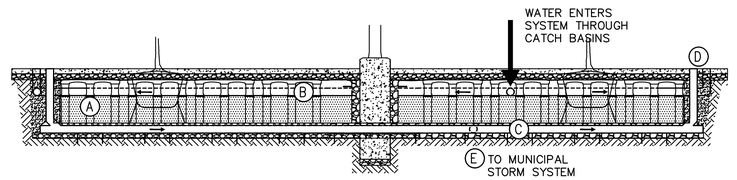
(3) WATER THEN MOVES THROUGH THE PLANTING SOIL HOUSED WITHIN THE SILVA CELL SYSTEM

(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)

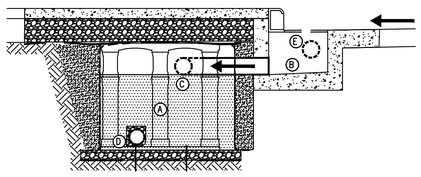
B. DISTRIBUTION PIPE

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)

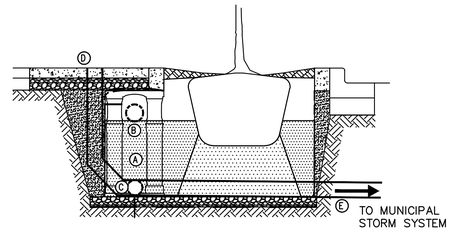
B. CURB INLET

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

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(415) 930-7900
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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

PRELIMINARY STORMWATER CONTROL NOTES AND DETAILS

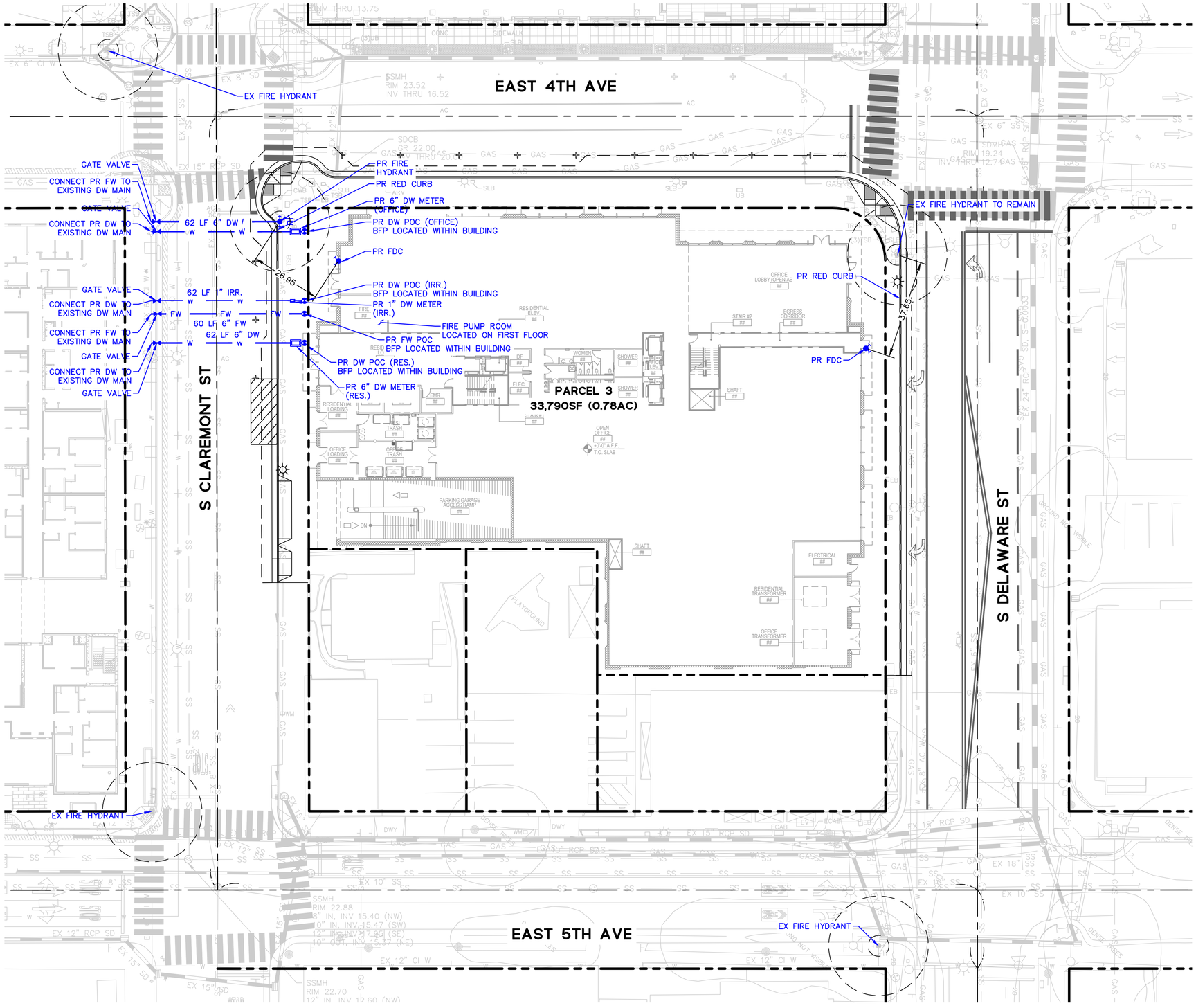
PA-2023-003

C6.03

PROJECT NO: 215513



K:\2021\215513_SM_E_de_Blvd_MateoTAC-1\Design\D-SDCM_01 PREL\MAY\215513MAY24 STORMWATER CONTROL PLAN.dwg May 30, 2024, 1:52pm bwc



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

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03.18.2024	FIFTH PLANNING SUBMITTAL
05.30.2024	SIXTH PLANNING SUBMITTAL

PRELIMINARY FIRE ACCESS PLAN

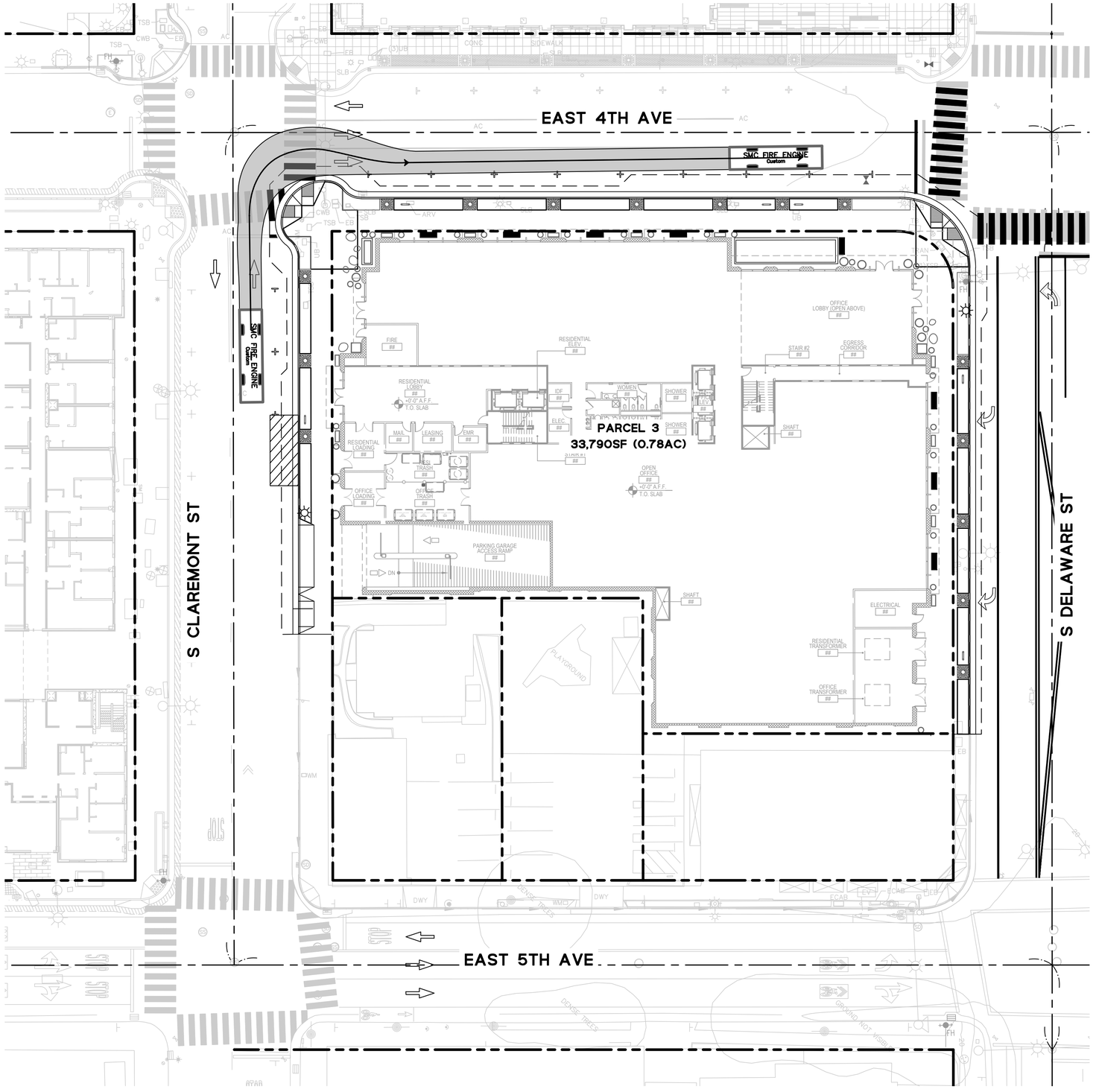
PA-2023-003

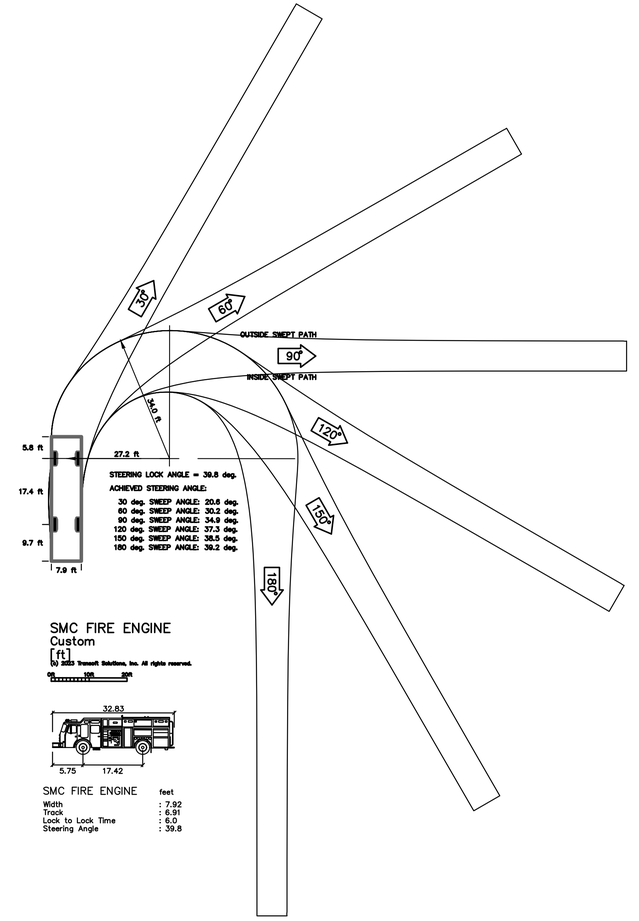
C7.01

PROJECT NO: 215513

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

K:\2022\215513_001_E_Ms_Site_Utilities\CAD_LD\Sheets\C-00C7.01 PRELIMINARY FIRE ACCESS PLAN.dwg - May 29, 2024 - 1:52pm - kwo





SMC FIRE ENGINE
Custom
[ft]

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0 10ft 20ft

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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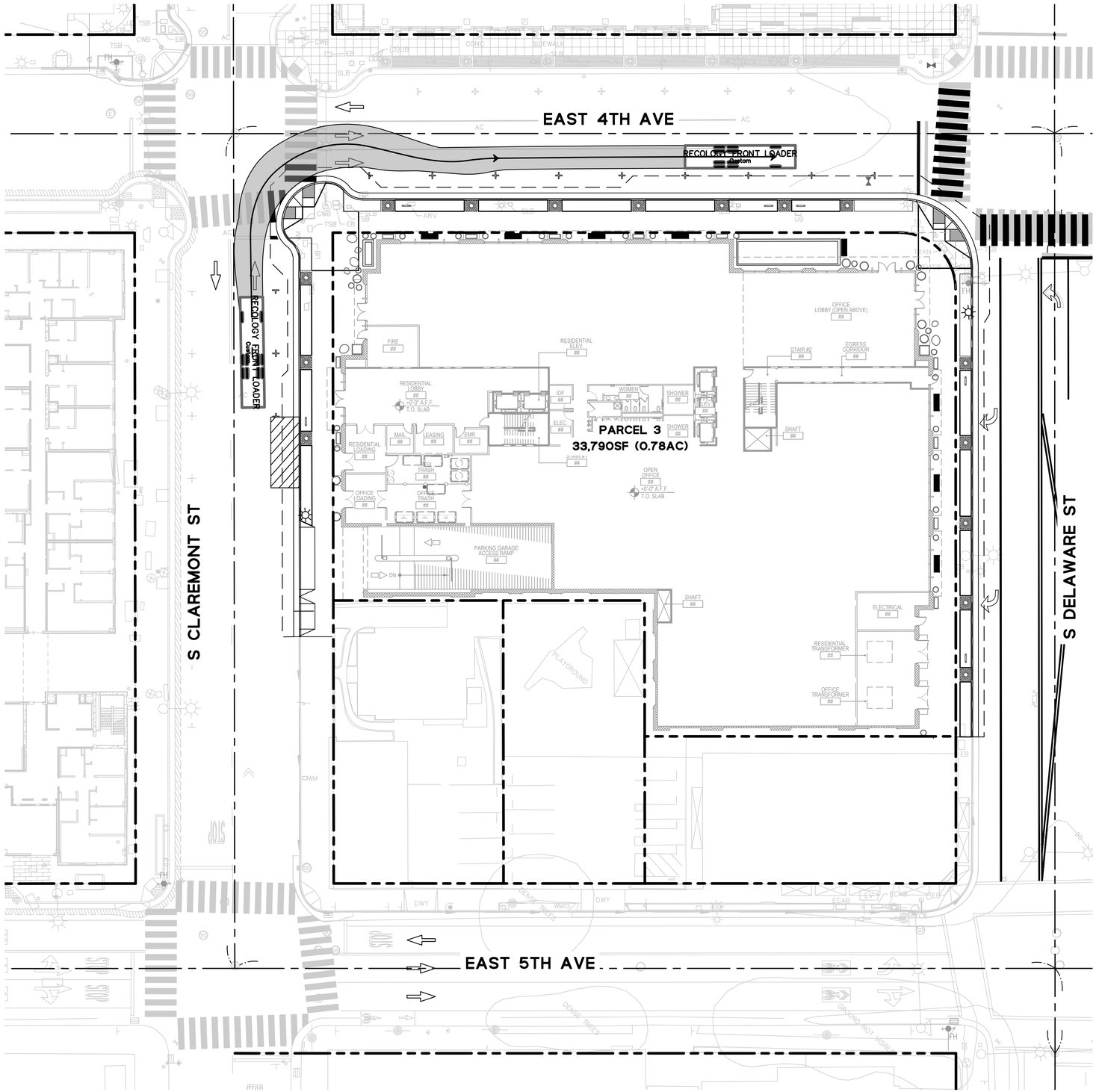
FIRE TRUCK TURNING MOVEMENTS

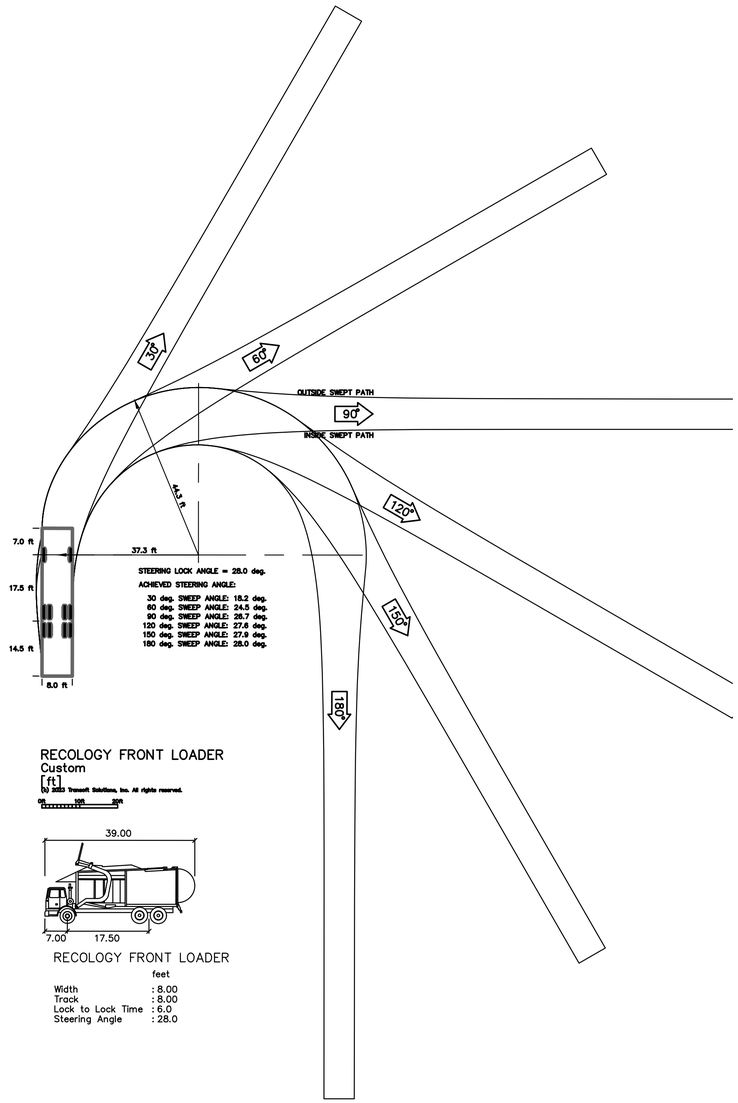
PA-2023-003

C8.01

PROJECT NO: 215513

K:\2022\215513_955 E. 4th_San Mateo\Plots\1-Drawings\1-SD\C8.01 TRUCK TURNING MOVEMENTS.dwg, May 30, 2024, 1:32pm, brad





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

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03.18.2024	FIFTH PLANNING SUBMITTAL
05.30.2024	SIXTH PLANNING SUBMITTAL

TRASH TRUCK TURNING MOVEMENTS

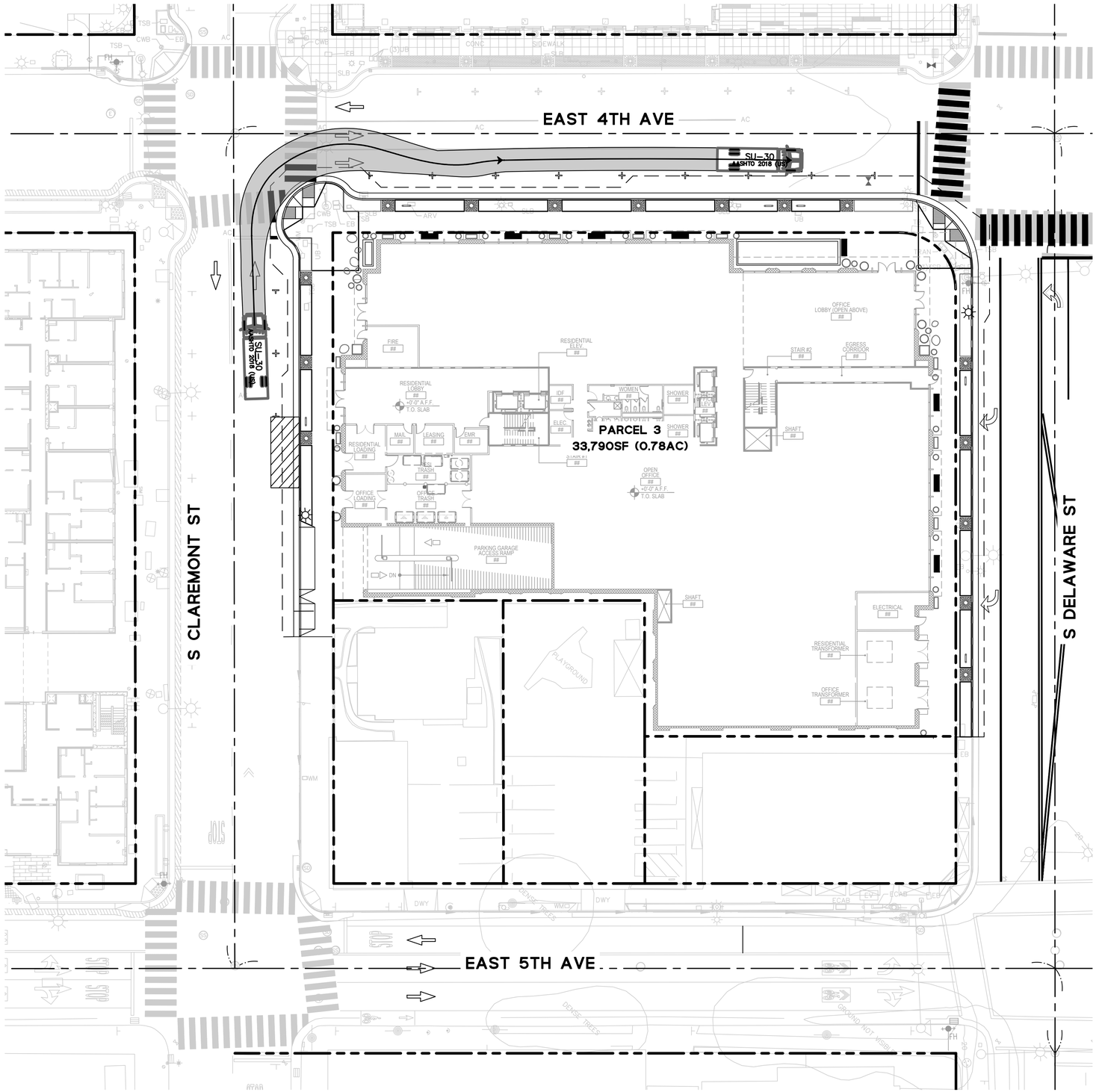
PA-2023-003

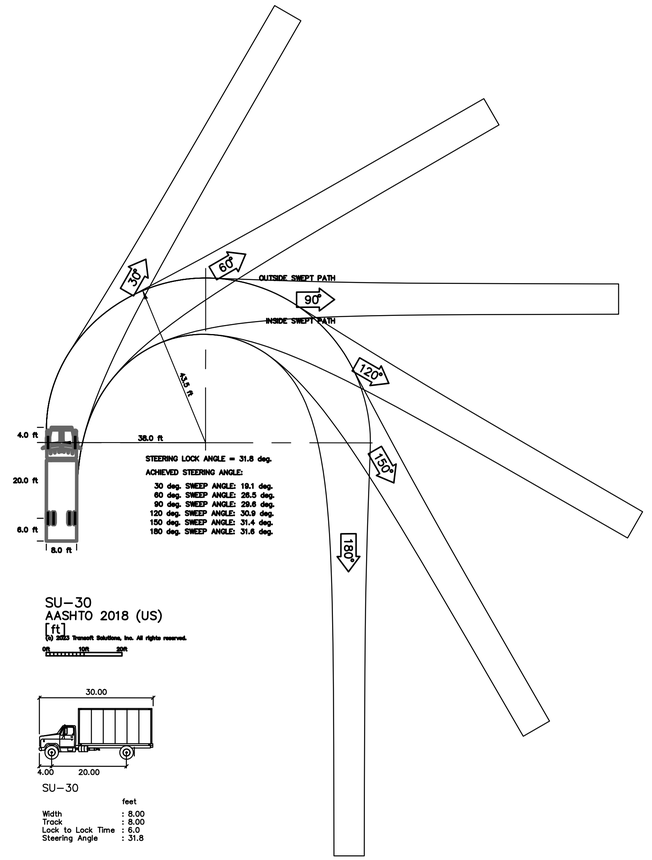
C8.02

PROJECT NO: 215513

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

K:\2021\215513_100_E_dir_files_Mateo\TMC\1-Drawings\0-SHEETS\1-TRUCK TURNING MOVEMENTS.dwg - May 29, 2024, 1:33pm - imac





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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03.18.2024	FIFTH PLANNING SUBMITTAL
05.30.2024	SIXTH PLANNING SUBMITTAL

SU-30 TRUCK TURNING MOVEMENTS

PA-2023-003

C8.03

PROJECT NO: 215513

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

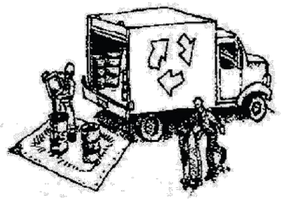
K:\2021\215513_100_E_dir_Mxed\TAC\ (Owner)\5-SDCD\SU30 TRUCK TURNING MOVEMENTS.dwg - May 29, 2024, 1:33pm - mac

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



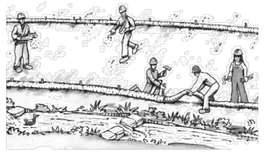
Maintenance and Parking

- ❑ 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

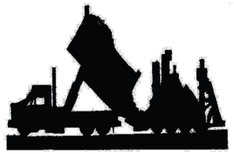


- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed 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

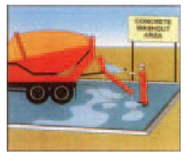


- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose 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

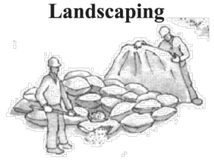
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

Concrete, Grout & Mortar Application



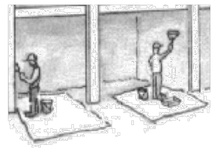
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that 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.

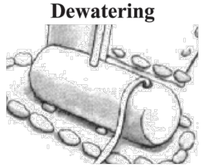
Painting & Paint Removal



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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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

CONSTRUCTION BMPS

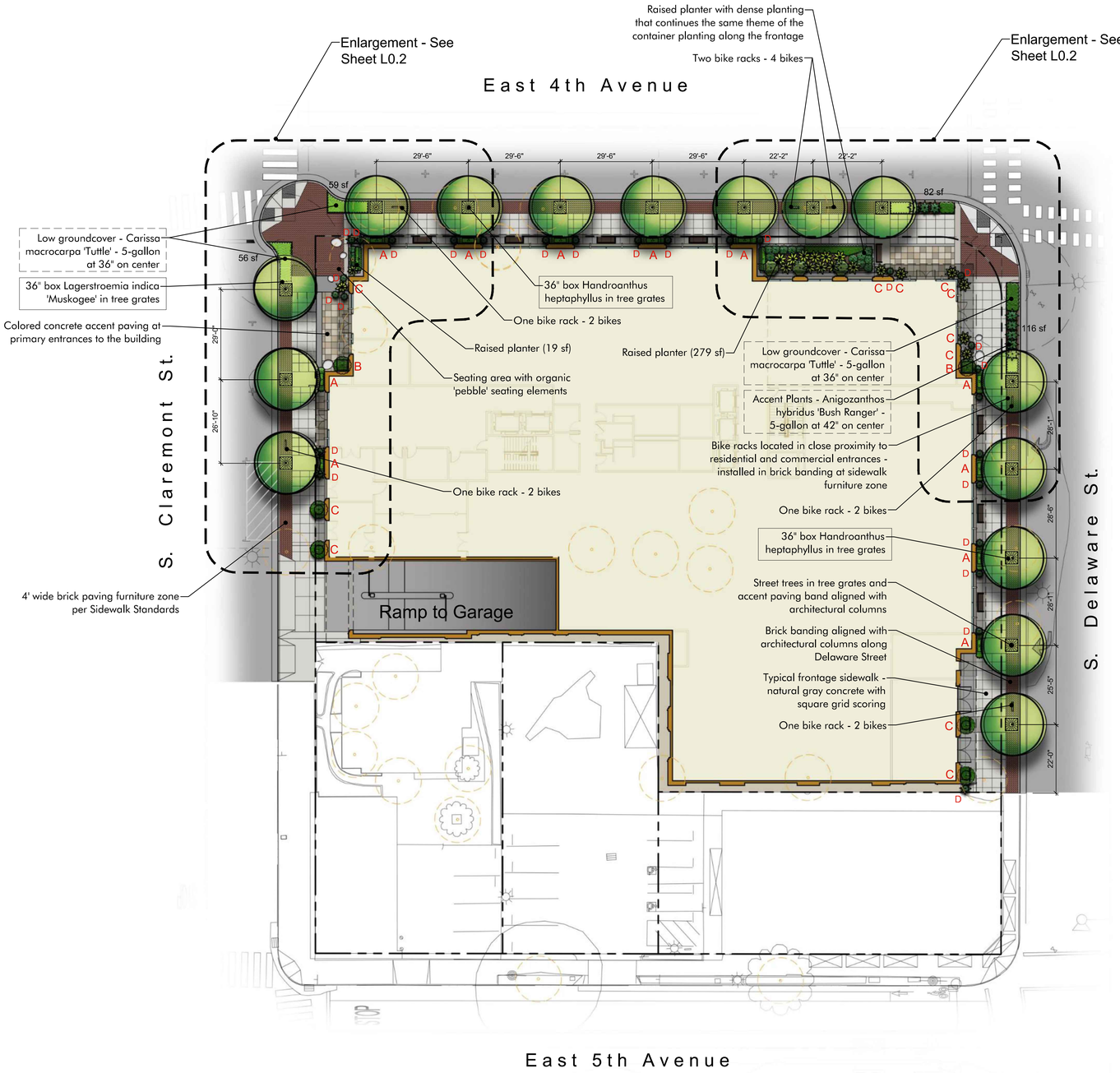
PA-2023-003

C9.01

PROJECT NO: 215513

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

K:\2022\2215_500_E_4th_Ave_Mateo\Revit\L\Sheets\01-SDV2.0 01 CONSTRUCTION BMPS.dwg - Nov 20, 2024, 1:33pm - brec



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. 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.

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.

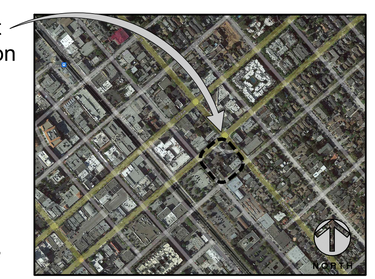
Landscape Areas

Type of planting	Qty.	Area (sf)
Street Trees	15 (16 sf each)	240 sf
At-Grade Off-Site Landscape Planting		306 sf
Total Landscape Area (in right-of-way)		546 sf
On-Site Landscape Planting		298 sf
Total Landscape (On-Site and Off-Site)		844 sf

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

D A C Planted Containers
For more detailed list of containers and soil area and depth see chart on sheet L0.4

Project Location



Vicinity Map — Not to scale

NORTH
Scale: 1" = 20'-0"
0' 10' 20' 40'

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BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
04.14.2023	SECOND PLANNING SUBMITTAL
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05.30.24	SIXTH PLANNING SUBMITTAL

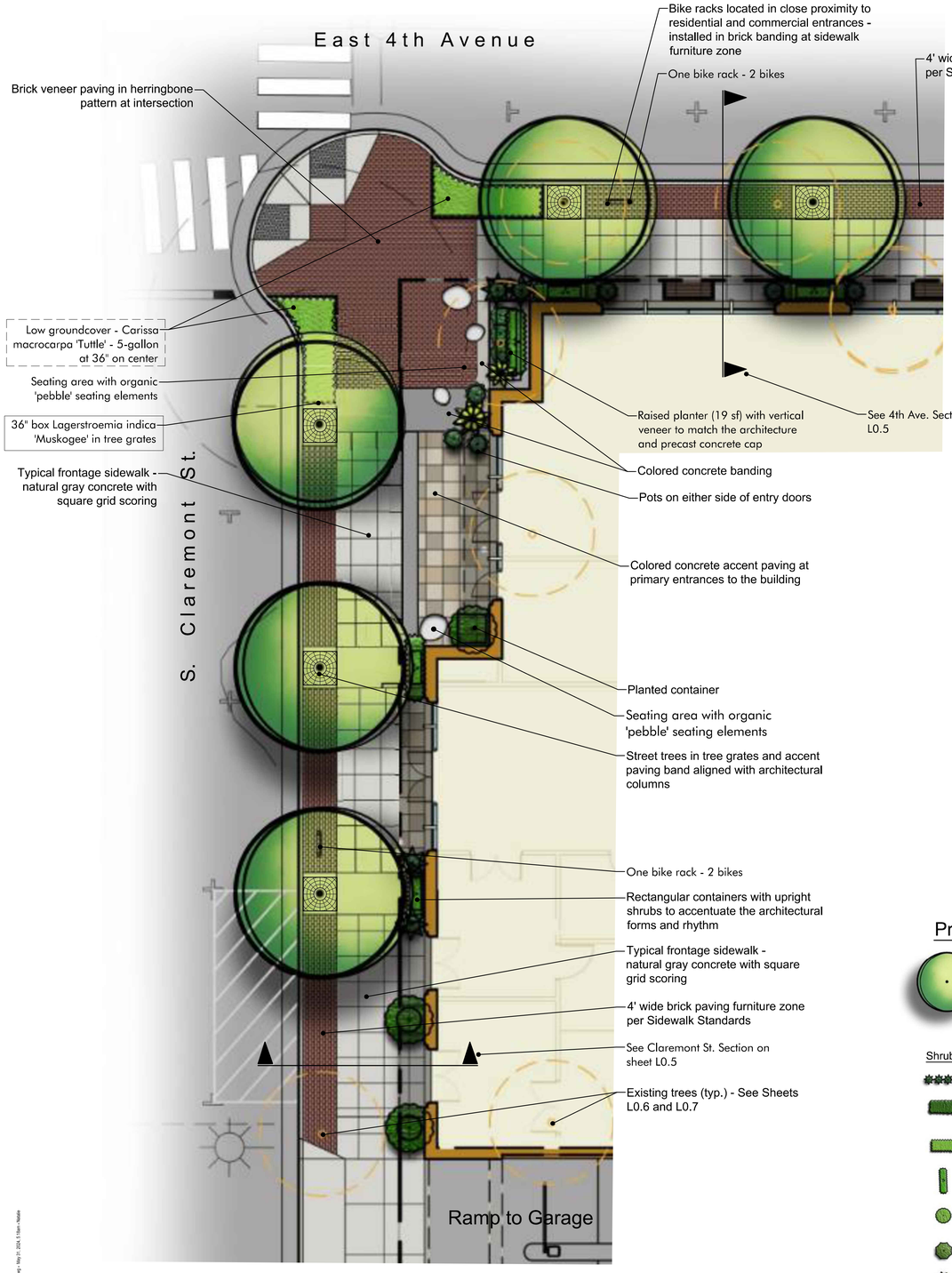
LICENSED LANDSCAPE ARCHITECT — THOMAS W. HOLLOWAY, #5283 — Signature 10-31-24 Renewal Date — Date — STATE OF CALIFORNIA

Landscape Site Plan

L0.1

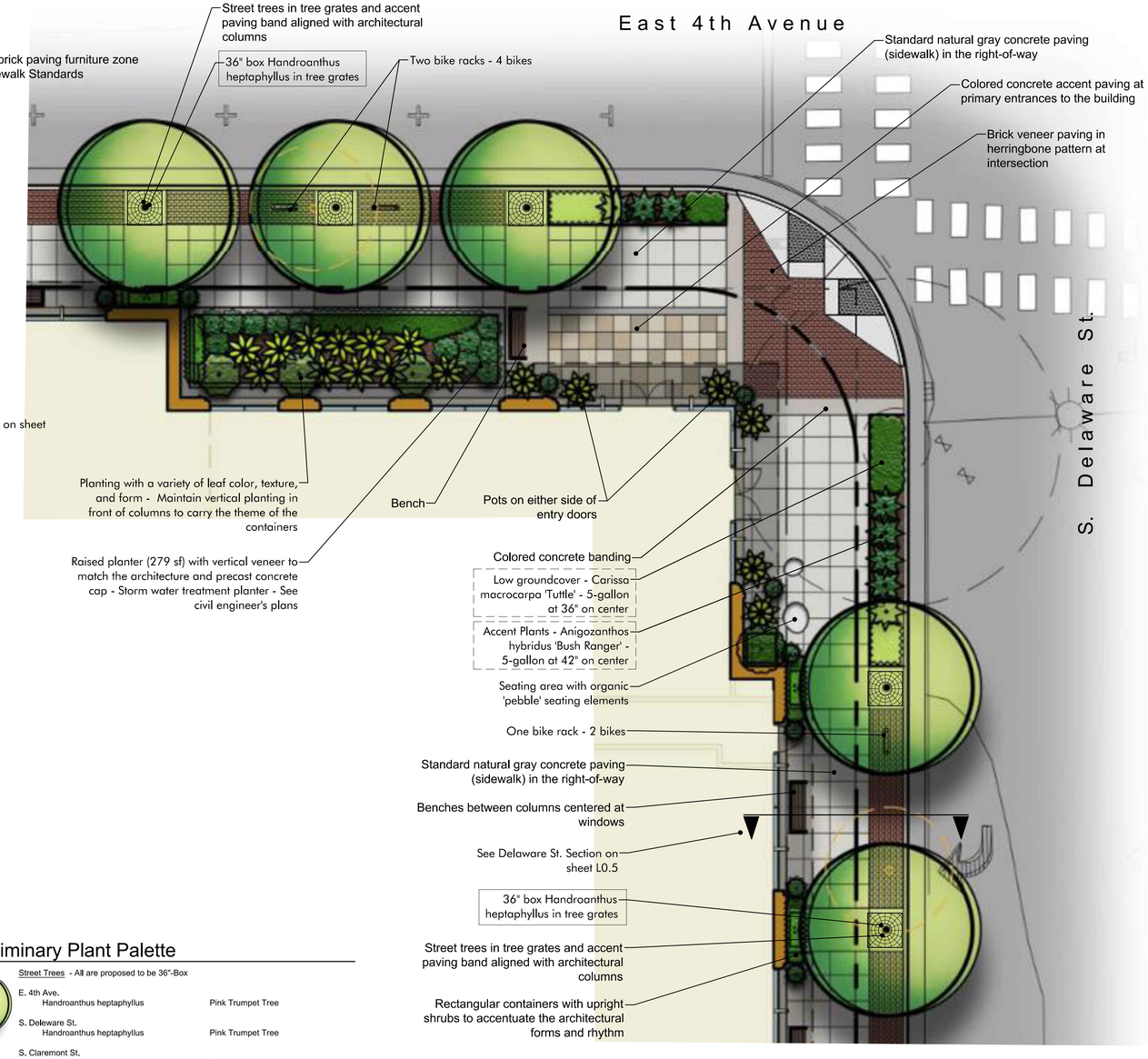
PROJECT NO: 22-2444

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Open Space Enlargement - 4th and Claremont Intersection

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



Open Space Enlargement - 4th and Delaware 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
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	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

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Lagerstroemia indica 'Muskogee'


Handroanthus heptaphyllus

NORTH
Scale: 1" = 10'-0"

0' 5' 10' 20'

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03.18.2024	FIFTH PLANNING SUBMITTAL
05.30.24	SIXTH PLANNING SUBMITTAL

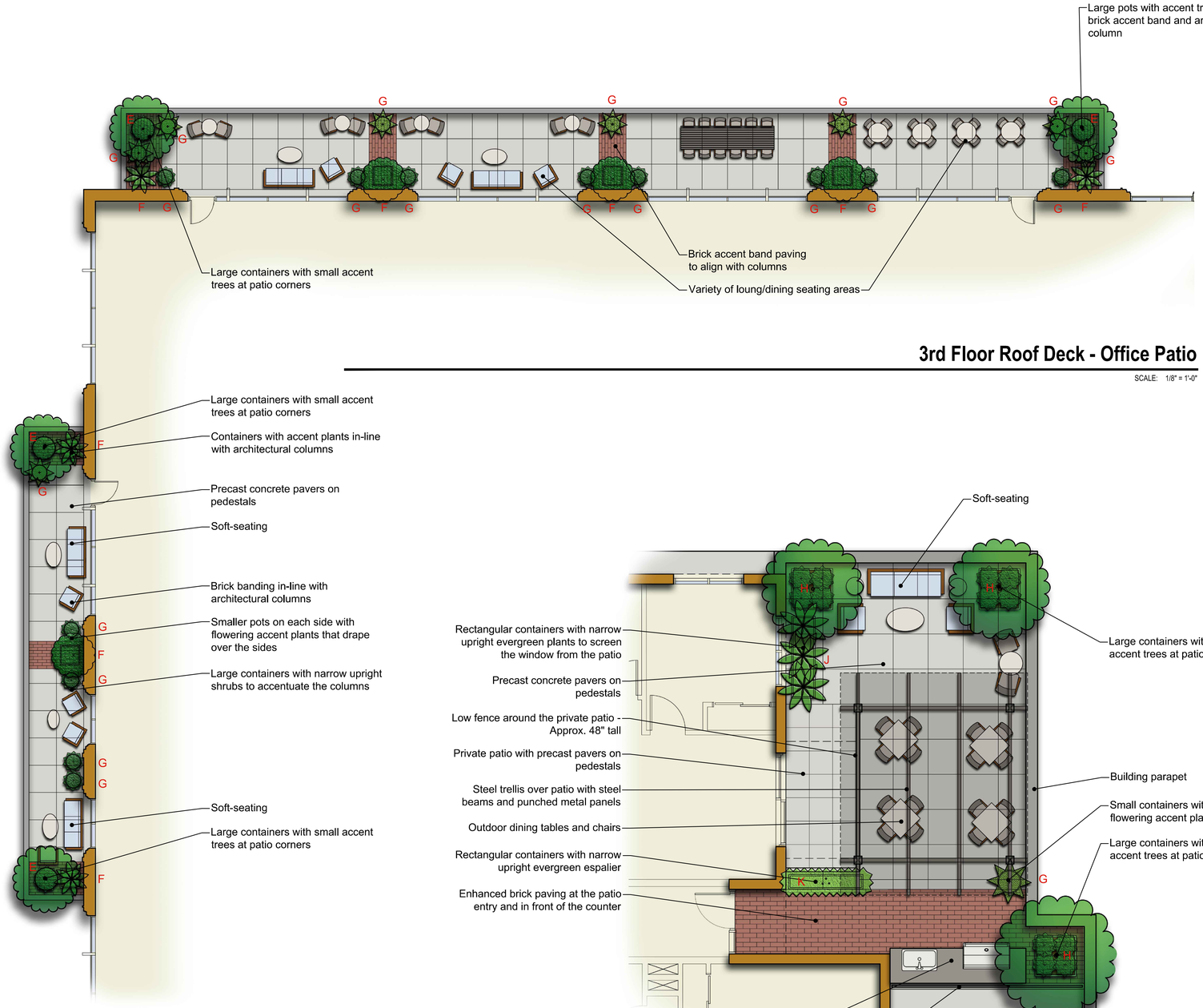
LICENSED LANDSCAPE ARCHITECT — THOMAS W. HOLLOWAY — No. 5928 — 10-31-24 Renewal Date — Date — STATE OF CALIFORNIA

Landscape Site - Enlargements

L0.2

PROJECT NO: 22-2444

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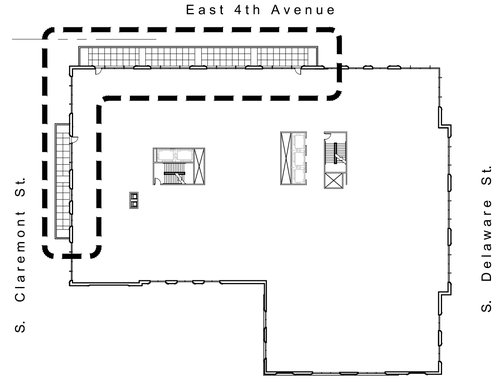


3rd Floor Roof Deck - Office Patio

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

4th Floor Roof Deck - Common Area Residential Patio

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



3rd Floor Key Map

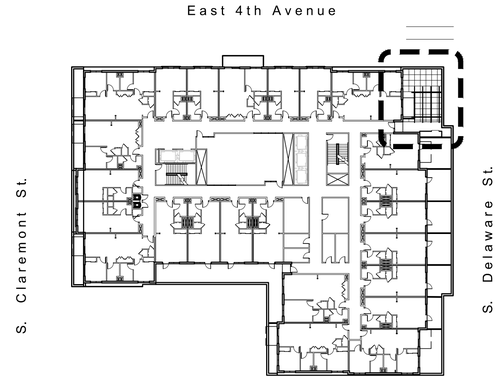
SCALE: 1"= 40'-0"

D A C Planted Containers
For more detailed list of containers and soil area and depth see chart on sheet L0.4



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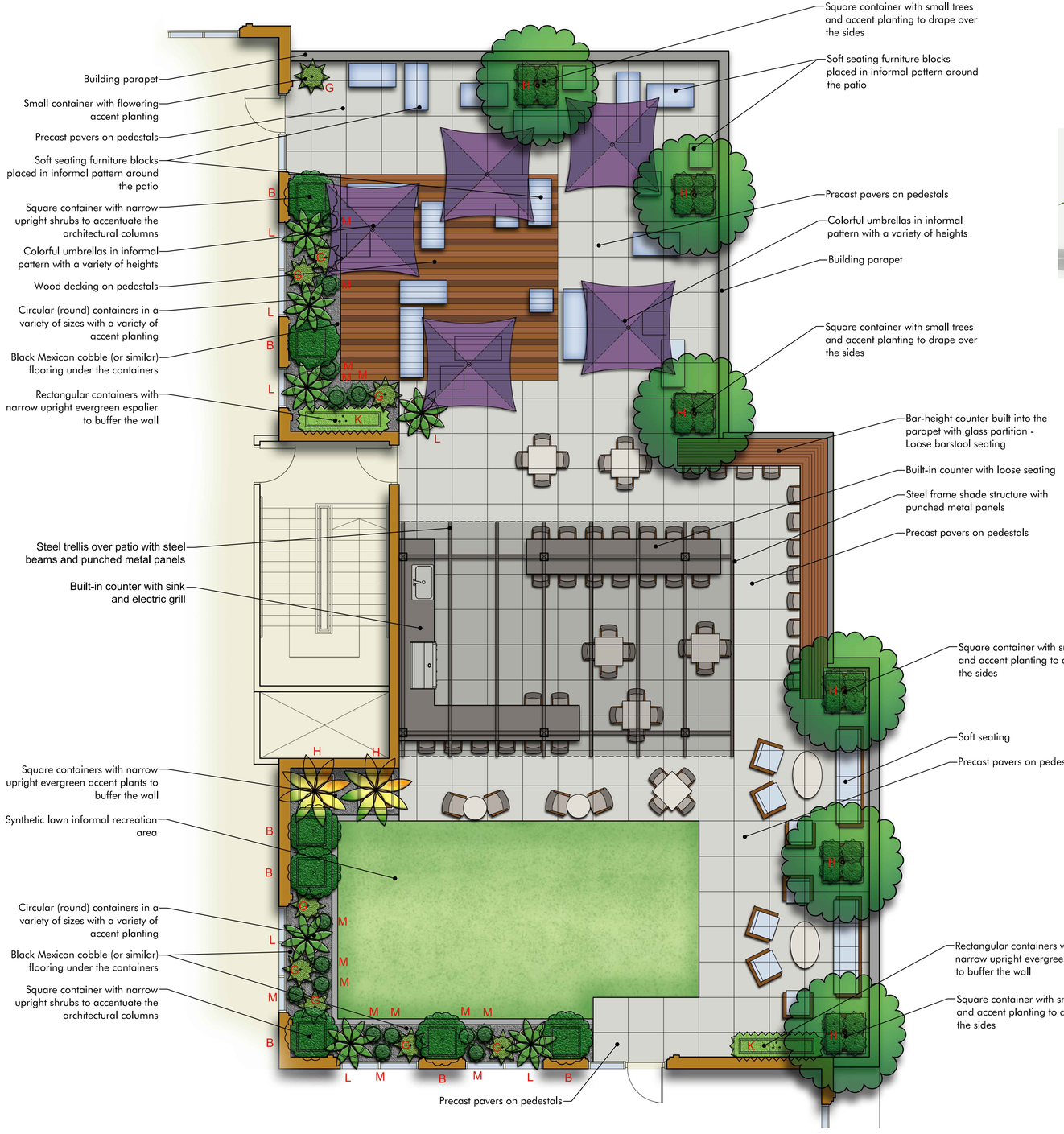
LICENSED LANDSCAPE ARCHITECT
THOMAS W. HOLLOWAY, JR.
10-31-24
Renewal Date
Date
STATE OF CALIFORNIA

Landscape 3rd & 4th Roof Decks

L0.3

PROJECT NO: 22-2444

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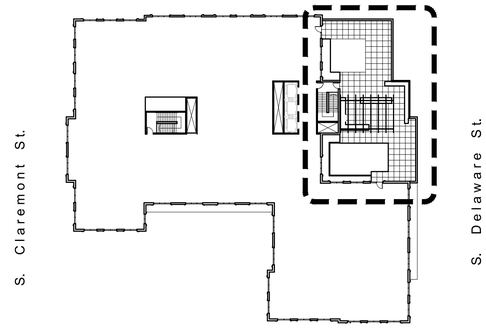
7th Floor Roof Deck - Office Patio

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





East 4th Avenue



7th Floor Key Map

SCALE: 1"= 40'-0"

Planted Containers

Total surface area of all containers as proposed - 620.8 sf

Container A

Planted rectangular container in-line with architectural columns with an evergreen espalier and draping accent plants
Tournesol Urban Collection GFRC UCR 601824 - Color 'Shark'

Quantity	11
Surface area of soil (each)	5.1 sf
Total sf of all Container 'A'	56.1 sf
Depth of soil (average)	30"

Proposed Plant Species:
Laurus nobilis 'Saratoga' espalier
Arctostaphyllos uva-ursi

Container B

Planted square container with upright evergreen shrub and draping accent plants
Tournesol Urban Collection GFRC UCR 4800 - Color 'Shark'

Quantity	9
Surface area of soil (each)	10.5 sf
Total sf of all Container 'B'	94.5 sf
Depth of soil (average)	28"

Proposed Plant Species:
Pittosporum tenuifolium
Gaillardia grandiflora

Container C

Planted round container with accent and draping plants
Tournesol Urban Collection GFRC UCS 4200 - Color 'Shark'

Quantity	11
Surface area of soil (each)	5.9 sf
Total sf of all Container 'C'	64.9 sf
Depth of soil (average)	20"

Proposed Plant Species:
Chondropetalum tectorum
Armeria maritima

Container D

Small round container with accent and draping plants
Tournesol Urban Collection GFRC UCS 2400 - Color 'Shadow'

Quantity	26
Surface area of soil (each)	2.6 sf
Total sf of all Container 'D'	67.2 sf
Depth of soil (average)	14"

Proposed Plant Species:
Anigozanthos species
Echeveria species
Sedum

Container E

Planted round container with a small flowering tree, grasses and/or grass-like plants, and draping accent plants
Tournesol Urban Collection FRP US 3600 - Color 'Terra Cotta'

Quantity	4
Surface area of soil (each)	6.3 sf
Total sf of all Container 'E'	25.5 sf
Depth of soil (average)	28"

Proposed Plant Species:
Lagerstroemia indica
Arctostaphyllos uva-ursi

Container F

Planted square container with upright evergreen shrub and draping accent plants
Tournesol Urban Collection FRP UR 4200 - Color 'Terra Cotta'

Quantity	8
Surface area of soil (each)	5.0 sf
Total sf of all Container 'F'	40.0 sf
Depth of soil (average)	24"

Proposed Plant Species:
Pittosporum tenuifolium
Anigozanthos species
Chondropetalum tectorum

Container G

Small round container with accent and draping plants
Tournesol Urban Collection FRP US 2400 - Color 'Reed'

Quantity	30
Surface area of soil (each)	2.6 sf
Total sf of all Container 'G'	78.0 sf
Depth of soil (average)	14"

Proposed Plant Species:
Anigozanthos species
Echeveria species
Sedum

Container H

Planted square container with a small shade, grasses and/or grass-like plants, and draping accent plants
Tournesol Urban Collection FRP UR 4800 - Color 'Terra Cotta'

Quantity	11
Surface area of soil (each)	10.5 sf
Total sf of all Container 'H'	115.5 sf
Depth of soil (average)	30"

Proposed Plant Species:
Prunus illicifolia
Arctostaphyllos uva-ursi
Carex divulsa
Sedum

Container J

Narrow linear rectangular container
Tournesol Urban Collection FRP UR 602424 - Color 'Terra Cotta'

Quantity	1
Surface area of soil (each)	11.8 sf
Total sf of all Container 'J'	11.8 sf
Depth of soil (average)	24"

Proposed Plant Species:
Mahonia aquifolium
Arctostaphyllos uva-ursi
Sedum

Container K

Narrow linear rectangular container with upright evergreen espalier - screen planting
Tournesol Urban Collection FRP UR 601824 - Color 'Terra Cotta'

Quantity	3
Surface area of soil (each)	6.1 sf
Total sf of all Container 'K'	18.3 sf
Depth of soil (average)	24"

Proposed Plant Species:
Laurus nobilis 'Saratoga' espalier

Container L

Round container with accent and draping plants
Tournesol Urban Collection FRP US 3000 - Color 'Reed'

Quantity	7
Surface area of soil (each)	4.6 sf
Total sf of all Container 'L'	32.2 sf
Depth of soil (average)	22"

Proposed Plant Species:
Anigozanthos species
Echeveria species
Carex divulsa

Container M

Small round container with accent and draping plants
Tournesol Urban Collection FRP US 2400 - Color 'Puddle'

Quantity	15
Surface area of soil (each)	1.1 sf
Total sf of all Container 'M'	16.5 sf
Depth of soil (average)	12"

Proposed Plant Species:
Anigozanthos species
Muhlenbergia rigens
Echeveria species
Dietes iridiodes
Sedum species

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1731 Technology Drive, Suite 750
San Jose, CA 95113 408.496.1121

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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

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

Preliminary Landscape Plan

L0.4

PROJECT NO: 22-2444

Z:\ca\Block\Revit\Plans_2022\Mid -Block 20\Design\Revit\Planning\Plan0\MEP.rvp • May 31, 2024, 9:19am • Natalie

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'

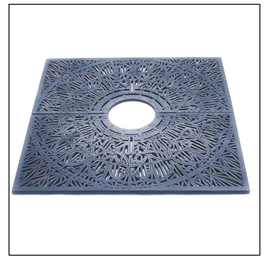

Dasylerion wheeleri


Chondronpetalum tectorum


Delosperma cooperi

Concept Imagery


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

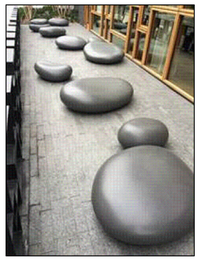

Tree grate - per City of San Mateo Design Guidelines. Urban Accessories - OT - Title 24. Color: Powdercoat RAL 6004

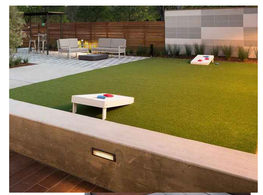

Brick paving - per City of San Mateo Design Guidelines. McNear Brick and Block - Commercial Series. Color: Tangiers or McNear Flash.

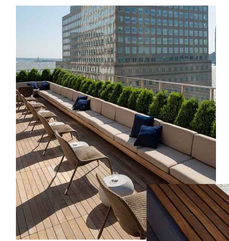

Bike rack - Welle Circular Rack - WCR02-IG. Finish to be stainless steel.


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

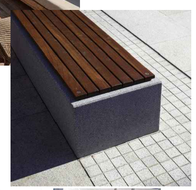

Trash receptacle - Wabash Valley Urbanscape "J" style 32 gallon Receptacle. Color: Black powder coat

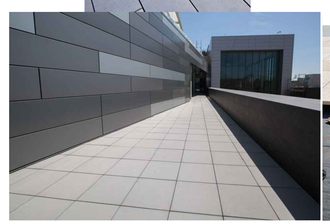

'Pebble' seating - SOMA stones by Concreteworks (https://www.manos-made.com/shop/products/soma-stones)



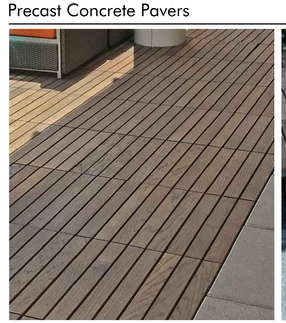




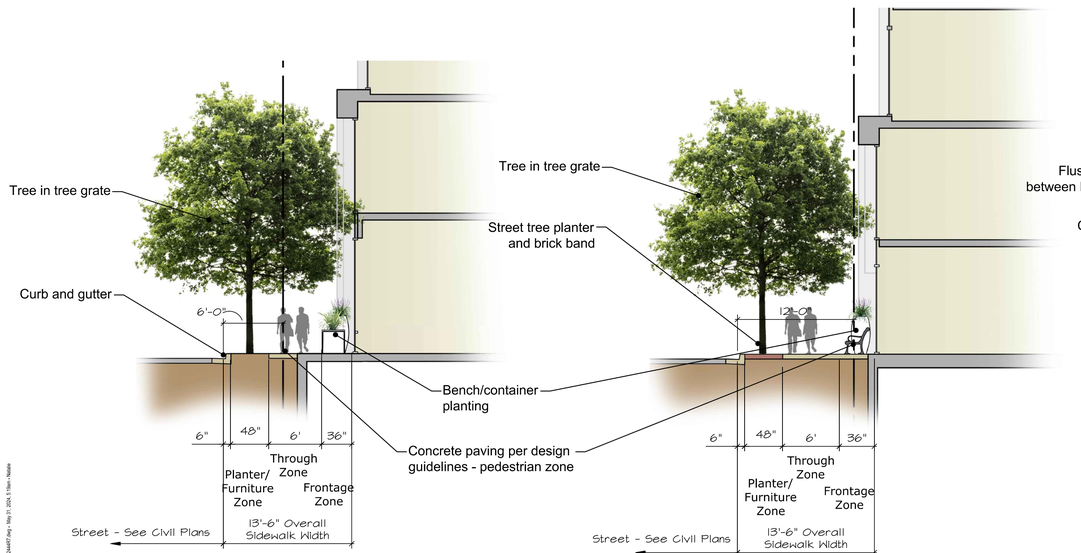





Precast Concrete Pavers




Structural Wood Tiles on Pedestals

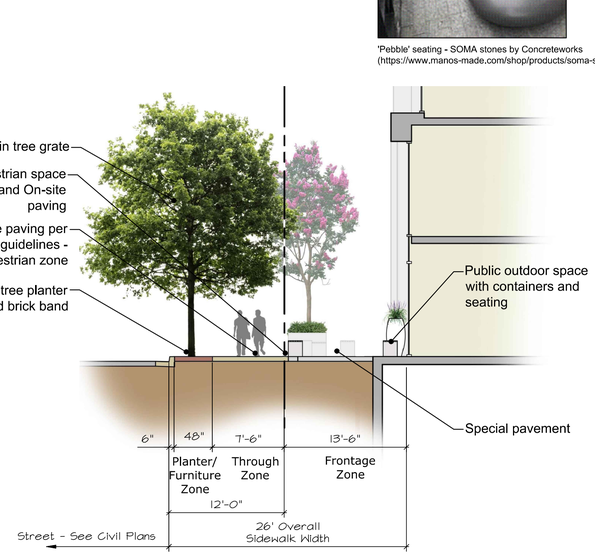


S. Delaware Street Frontage Section

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"

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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
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03.18.2024	FIFTH PLANNING SUBMITTAL
05.30.24	SIXTH PLANNING SUBMITTAL

LICENSED LANDSCAPE ARCHITECT
THOMAS W. HOLLOWAY, #2583
Signature
10-31-24
Renewal Date
Date
STATE OF CALIFORNIA

Preliminary Landscape Plan

L0.5

PROJECT NO: 22-2444

Z:\ca\Mecah\Mecah\Plans\Ps_22022444 - Block 20\Drawings\Plans\Planning\Ps22444P1.dwg - May 31, 2024, 8:19am - Natalia

Tree Valuation Form - On-Site

RTP-ON SITE trees PA#:_____

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:		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:			47.73 (c)
Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a - b + c = d]**			47.73 (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.

New Trees Being Planted

Total trees	Quantity	Size	LU Value	Total LU Value	
	0	15 gallon	1	0	
	0	24" box	2	0	
	15	36" box	3	45	
	0	48" box	4	0	
		Total LU Value of new trees being proposed:		45	**(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)

2.73 x $ 357.07 = $ 974.80

Block 20 (5)

Tree Evaluation Schedule
Landscape Units

Ref.	Species Name	Botanical Name	Fate: Preserve/ Remove	Species Value %	Condition Value %	Location Value %	Caliper 0.35 Inches	.70 if in allowable bldg. area	1.25 if Heritage Tree	LU Value
1	Carob	*Ceratonia siliqua*	R	50%	65%	50%	29.2	0.70	1.25	11.86
2	Ginkgo	*Ginkgo biloba*	R	90%	65%	50%	10.4	1.00	1.00	8.60
3	Mayten	*Mayten boaria*	R	50%	50%	50%	5	0.70	1.00	N/A
4	Hackberry	*Celtic occidentalis*	R	70%	45%	50%	6.6	1.00	1.00	2.97
5	Hackberry	*Celtic occidentalis*	R	70%	45%	50%	6.2	1.00	1.00	2.79
6	Hackberry	*Celtic occidentalis*	R	70%	45%	50%	8.8	1.00	1.00	3.96
7	Hackberry	*Celtic occidentalis*	R	70%	0%	50%	8.1	1.00	1.00	0.00
8	Olive	*Olea europaea*	R	70%	50%	50%	12.5	0.70	1.00	4.38
9	Red iron bark eucalyptus	*Eucalyptus sideroxylon*	R	10%	40%	50%	23.2	0.70	1.25	1.16
10	Red iron bark eucalyptus	*Eucalyptus sideroxylon*	R	10%	35%	50%	13.8	0.70	1.00	0.48
11	Red iron bark eucalyptus	*Eucalyptus sideroxylon*	R	10%	45%	50%	31.1	0.70	1.25	1.75
12	Italian cypress	*Cupressus sempervirens*	R	50%	40%	50%	10	0.70	1.00	2.80
13	Hackberry	*Celtic occidentalis*	R	70%	50%	50%	4	0.70	1.00	1.40
14	Ginkgo	*Ginkgo biloba*	R	90%	70%	50%	10.8	1.00	1.00	9.72
15	Camellia	*Camellia japonica*	R	70%	30%	50%	6	0.70	1.00	1.26
16	Irish yew	*Taxus baccata*	R	90%	50%	50%	8	0.70	1.00	3.60
17	Irish yew	*Taxus baccata*	R	90%	50%	50%	8	0.70	1.00	3.60
18	Camellia	*Camellia japonica*	R	70%	30%	50%	6	0.70	1.00	1.26
19	Lemon	*Citrus limon*	R	50%	50%	50%	4	0.70	1.00	N/A
20	Cherry	*Prunus serrulata*	R	50%	50%	50%	7	0.70	1.00	1.75
21	London plane	*Platanus x hispanica*	R	70%	70%	50%	21.3	1.00	1.25	18.64
22	London plane	*Platanus x hispanica*	R	70%	70%	50%	15.3	1.00	1.25	13.39
23	Photinia	*Photinia serrulata*	R	30%	30%	50%	10	0.70	1.00	0.90
24	Photinia	*Photinia serrulata*	R	30%	30%	50%	9	0.70	1.00	0.81
25	Australian willow	*Geijera parviflora*	R	50%	45%	50%	15.4	0.70	1.25	4.33
26	Australian willow	*Geijera parviflora*	R	50%	45%	50%	20.1	1.00	1.25	8.08
27	Australian willow	*Geijera parviflora*	R	50%	40%	50%	13.7	1.00	1.00	3.91
28	Australian willow	*Geijera parviflora*	R	50%	40%	50%	21.3	1.00	1.25	7.61
										120.29

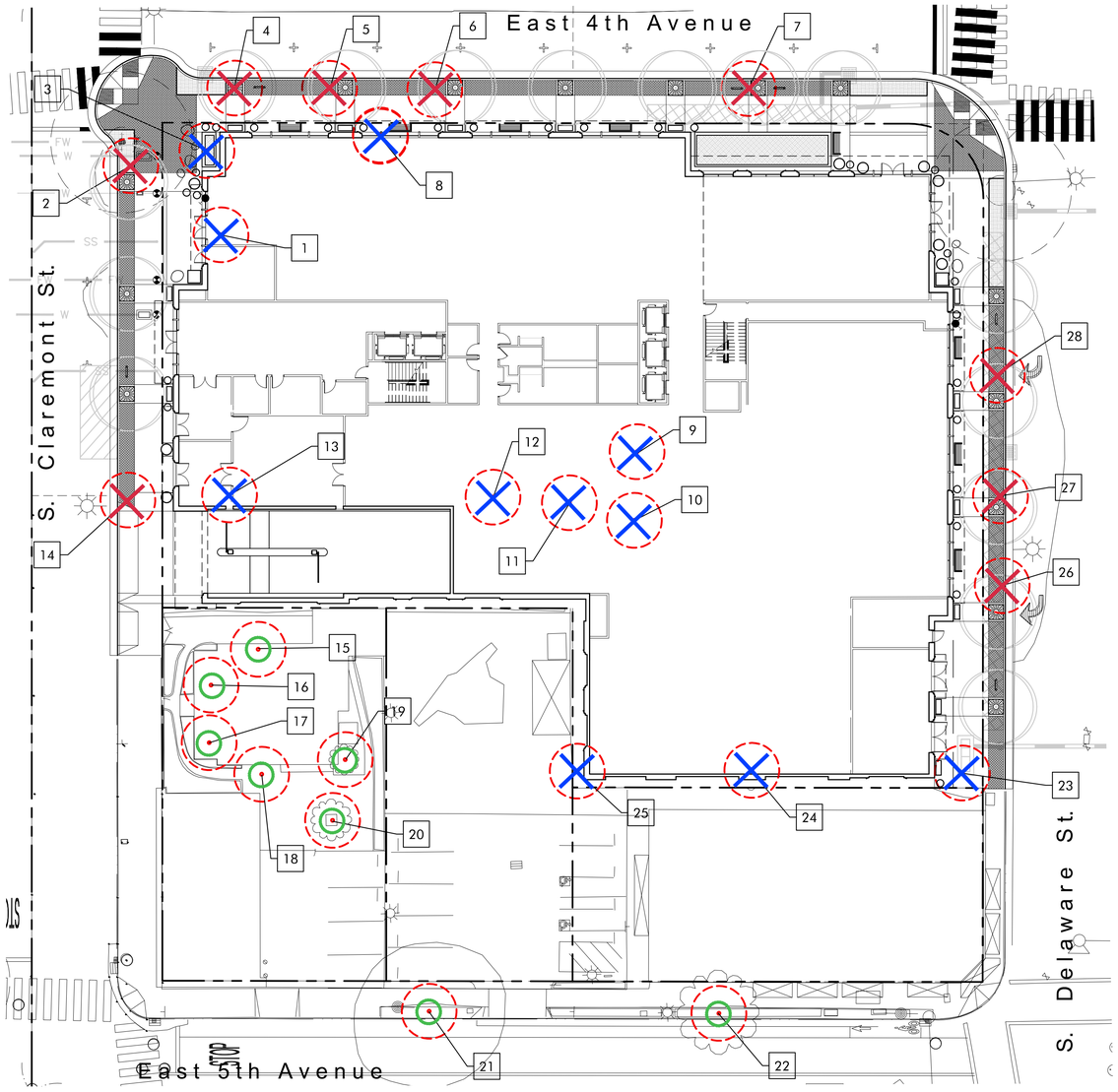
4" DbH - Does not need to be included

Trees 15-22 - Off street trees - no action is proposed

27.67 - On-Site Trees

Total value of LU to be removed =120.29

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#:_____

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:		sq ft / 400	0.75 (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]**			28.42 (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.

New Trees Being Planted

Total trees	Quantity	Size	LU Value	Total LU Value	
	0	15 gallon	1	0	
	0	24" box	2	0	
	0	36" box	3	0	
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)

28.42 x $ 357.07 = $ 10,146.14

Block 20 (5)

Tree Evaluation Schedule
Landscape Units

Ref.	Species Name	Botanical Name	Fate: Preserve/ Remove	Species Value %	Condition Value %	Location Value %	Caliper 0.35 Inches	.70 if in allowable bldg. area	1.25 if Heritage Tree	LU Value
1	Carob	*Ceratonia siliqua*	R	50%	65%	50%	29.2	0.70	1.25	11.86
2	Ginkgo	*Ginkgo biloba*	R	90%	65%	50%	10.4	1.00	1.00	8.60
3	Mayten	*Mayten boaria*	R	50%	50%	50%	5	0.70	1.00	N/A
4	Hackberry	*Celtic occidentalis*	R	70%	45%	50%	6.6	1.00	1.00	2.97
5	Hackberry	*Celtic occidentalis*	R	70%	45%	50%	6.2	1.00	1.00	2.79
6	Hackberry	*Celtic occidentalis*	R	70%	45%	50%	8.8	1.00	1.00	3.96
7	Hackberry	*Celtic occidentalis*	R	70%	0%	50%	8.1	1.00	1.00	0.00
8	Olive	*Olea europaea*	R	70%	50%	50%	12.5	0.70	1.00	4.38
9	Red iron bark eucalyptus	*Eucalyptus sideroxylon*	R	10%	40%	50%	23.2	0.70	1.25	1.16
10	Red iron bark eucalyptus	*Eucalyptus sideroxylon*	R	10%	35%	50%	13.8	0.70	1.00	0.48
11	Red iron bark eucalyptus	*Eucalyptus sideroxylon*	R	10%	45%	50%	31.1	0.70	1.25	1.75
12	Italian cypress	*Cupressus sempervirens*	R	50%	40%	50%	10	0.70	1.00	2.80
13	Hackberry	*Celtic occidentalis*	R	70%	50%	50%	4	0.70	1.00	1.40
14	Ginkgo	*Ginkgo biloba*	R	90%	70%	50%	10.8	1.00	1.00	9.72
15	Camellia	*Camellia japonica*	R	70%	30%	50%	6	0.70	1.00	1.26
16	Irish yew	*Taxus baccata*	R	90%	50%	50%	8	0.70	1.00	3.60
17	Irish yew	*Taxus baccata*	R	90%	50%	50%	8	0.70	1.00	3.60
18	Camellia	*Camellia japonica*	R	70%	30%	50%	6	0.70	1.00	1.26
19	Lemon	*Citrus limon*	R	50%	50%	50%	4	0.70	1.00	N/A
20	Cherry	*Prunus serrulata*	R	50%	50%	50%	7	0.70	1.00	1.75
21	London plane	*Platanus x hispanica*	R	70%	70%	50%	21.3	1.00	1.25	18.64
22	London plane	*Platanus x hispanica*	R	70%	70%	50%	15.3	1.00	1.25	13.39
23	Photinia	*Photinia serrulata*	R	30%	30%	50%	10	0.70	1.00	0.90
24	Photinia	*Photinia serrulata*	R	30%	30%	50%	9	0.70	1.00	0.81
25	Australian willow	*Geijera parviflora*	R	50%	45%	50%	15.4	0.70	1.25	4.33
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27	Australian willow	*Geijera parviflora*	R	50%	40%	50%	13.7	1.00	1.00	3.91
28	Australian willow	*Geijera parviflora*	R	50%	40%	50%	21.3	1.00	1.25	7.61
										120.29

4" DbH - Does not need to be included

Trees 15-22 - Off street trees - no action is proposed

47.73 - Street Trees

Total value of LU to be removed =120.29

Trees shaded in red are 'Street Trees' in the City right-of-way per the arborist report

Tree Evaluation Schedule

Block 20 (2)
Survey:

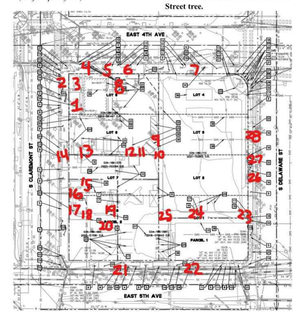
Tree#	Species	DBH	CON	HT/SP	Comments
1H	Carob *(Ceratonia siliqua)*	29.2	65	25/30	Good vigor, fair structure, codominant at 3', causing sidewalk damage.
2	Ginkgo *(Ginkgo biloba)*	10.4	65	25/12	Good vigor, fair structure, **street tree,** under utilities.
3	Mayten *(Mayten boaria)*	5.0	50	12/5	Fair vigor, 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.**

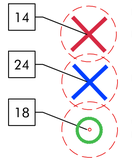
Block 20 (4)
Survey:

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

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

See Arborist Report on Sheet L0.7

NORTH
Scale: 1" = 20'-0"

0' 10' 20' 40'

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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

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

Tree Disposition Plan

L0.6

PROJECT NO: 22-2444

Z:\ca\Mecah\Revit\Proj\h_20220444 - Block 20\Drawings\Plans\Planning\Proj\h22444T.rvt 5/31/2024, 5:19pm Natalia

Kielty Arborist Services LLC
Certified Arborist WE#1072AA TRAQ Qualified
P.O. Box 6187
San Mateo, CA 94403
650-532-4418

January 20th, 2023,
Revised 5/8/23

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 5ft gage 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.
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.**

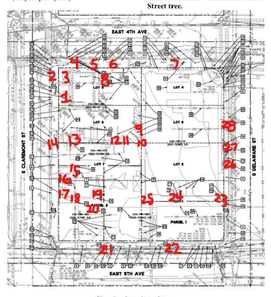
Block 20 (3)
Survey:

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

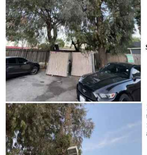
Ref.	Species Name	Botanical Name	Rating	Fabu. Preserve/ Species Value %	Condition %	Location Value %	Value	Caliper (inches)	20 sf in allowable Hdlg. area	6.25 sf Heritage Tree	Ld Value
1	Carob	Ceratonia siliqua	R	50%	65%	50%	3.3%	29.2	0.70	1.25	11.86
2	Ginkgo	Ginkgo biloba	R	90%	65%	50%	3.3%	10.4	1.00	1.00	8.60
3	Mayten	Mayten boaria	R	50%	50%	50%	3.3%	5	0.70	1.00	N/A
4	Hackberry	Celtic occidentalis	R	70%	45%	50%	3.3%	6.6	1.00	1.00	2.97
5	Hackberry	Celtic occidentalis	R	70%	45%	50%	3.3%	6.2	1.00	1.00	2.79
6	Hackberry	Celtic occidentalis	R	70%	45%	50%	3.3%	8.8	1.00	1.00	3.96
7	Hackberry	Celtic occidentalis	R	70%	0%	50%	3.3%	8.1	1.00	1.00	0.00
8	Olive	Olea europaea	R	70%	80%	50%	3.3%	12.5	0.70	1.00	6.38
9	Red Iron bark eucalyptus	Eucalyptus sideroxylon	R	10%	40%	50%	3.3%	23.2	0.70	1.25	3.16
10	Red Iron bark eucalyptus	Eucalyptus sideroxylon	R	10%	35%	50%	3.3%	13.8	0.70	1.00	0.68
11	Red Iron bark eucalyptus	Eucalyptus sideroxylon	R	10%	45%	50%	3.3%	31.1	0.70	1.25	3.75
12	Italian cypress	Cupressus sempervirens	R	50%	40%	50%	3.3%	10	0.70	1.00	2.20
13	Hackberry	Celtic occidentalis	R	70%	50%	50%	3.3%	4	0.70	1.00	2.40
14	Ginkgo	Ginkgo biloba	R	90%	70%	50%	3.3%	10.8	1.00	1.00	9.72
15	Camellia	Camellia japonica	R	70%	40%	50%	3.3%	6	0.70	1.00	5.28
16	Irish yew	Taxus baccata	R	90%	50%	50%	3.3%	8	0.70	1.00	3.60
17	Irish yew	Taxus baccata	R	90%	50%	50%	3.3%	8	0.70	1.00	3.60
18	Camellia	Camellia japonica	R	70%	30%	50%	3.3%	6	0.70	1.00	5.28
19	Lemon	Citrus limon	R	50%	50%	50%	3.3%	4	0.70	1.00	N/A
20	Cherry	Prunus serrulata	R	50%	50%	50%	3.3%	7	0.70	1.00	1.75
21	London plane	Platanus x hispanica	R	70%	70%	50%	3.3%	21.3	1.00	1.25	18.64
22	London plane	Platanus x hispanica	R	70%	70%	50%	3.3%	19.2	1.00	1.25	13.39
23	Photinia	Photinia serrulata	R	30%	30%	50%	3.3%	10	0.70	1.00	0.90
24	Photinia	Photinia serrulata	R	30%	30%	50%	3.3%	9	0.70	1.00	0.81
25	Australian willow	Geijera parviflora	R	50%	45%	50%	3.3%	15.4	0.70	1.25	4.33
26	Australian willow	Geijera parviflora	R	50%	45%	50%	3.3%	20.1	1.00	1.25	8.08
27	Australian willow	Geijera parviflora	R	50%	40%	50%	3.3%	13.7	1.00	1.00	3.51
28	Australian willow	Geijera parviflora	R	50%	40%	50%	3.3%	21.3	1.00	1.25	7.61

120.29

Total value of LU to be removed =120.29

Block 20 (6)

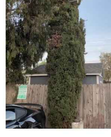
Summary of surveyed trees:
A mix of imported species were observed on site with no native tree species found. 1 Carob tree, 2 Ginkgo trees, 1 Mayten tree, 5 Hackberry trees, 1 Olive tree, 3 Red Iron Bark Eucalyptus trees, 1 Italian Cypress tree, 2 Camellia trees, 2 Irish Yew trees, 1 Lemon tree, 1 Cherry 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.





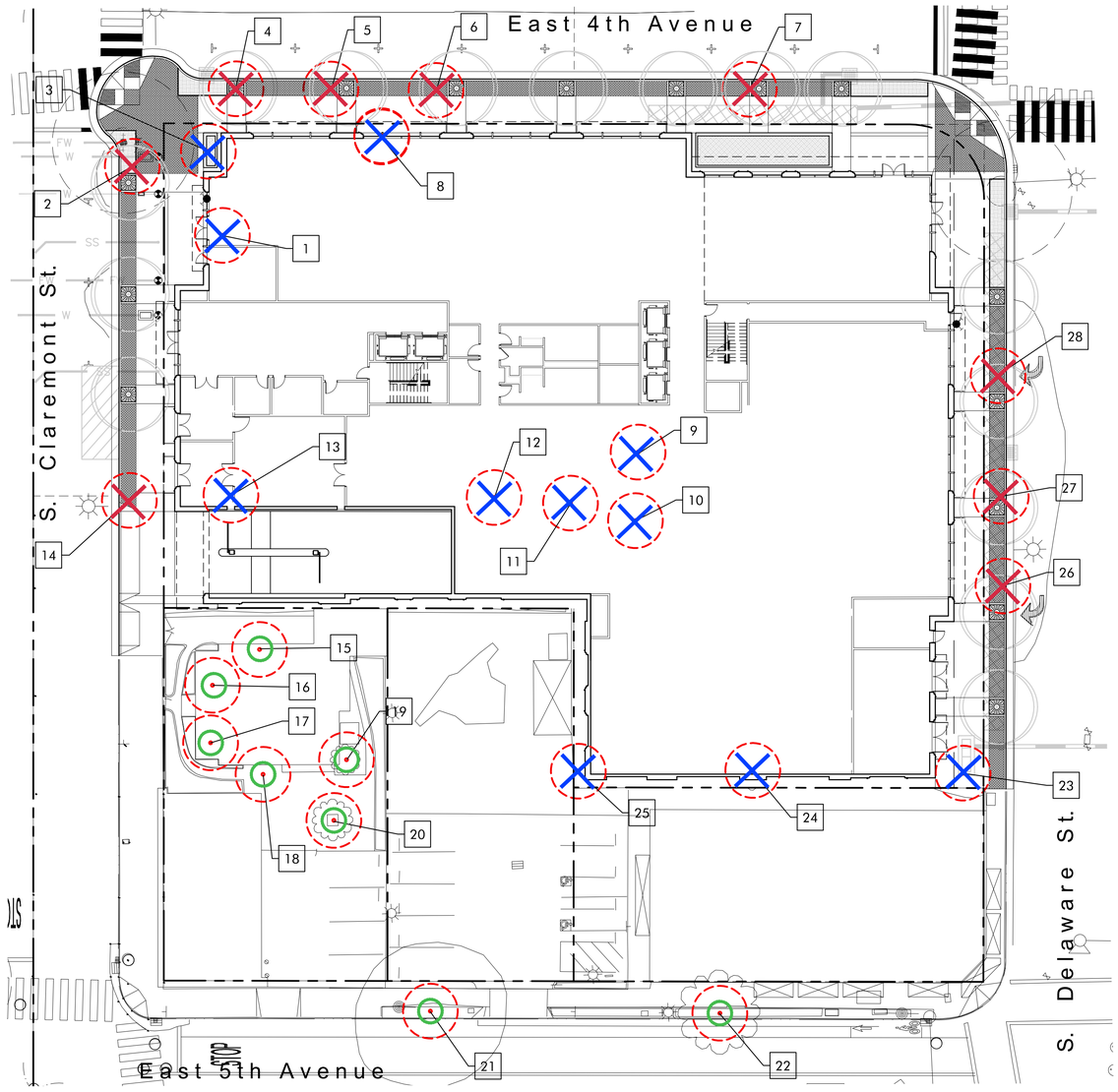
Showing Australian Willow trees

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

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

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.

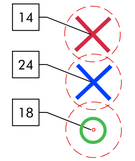
Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand, Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under 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

NORTH
Scale: 1" = 20'-0"

0' 10' 20' 40'

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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

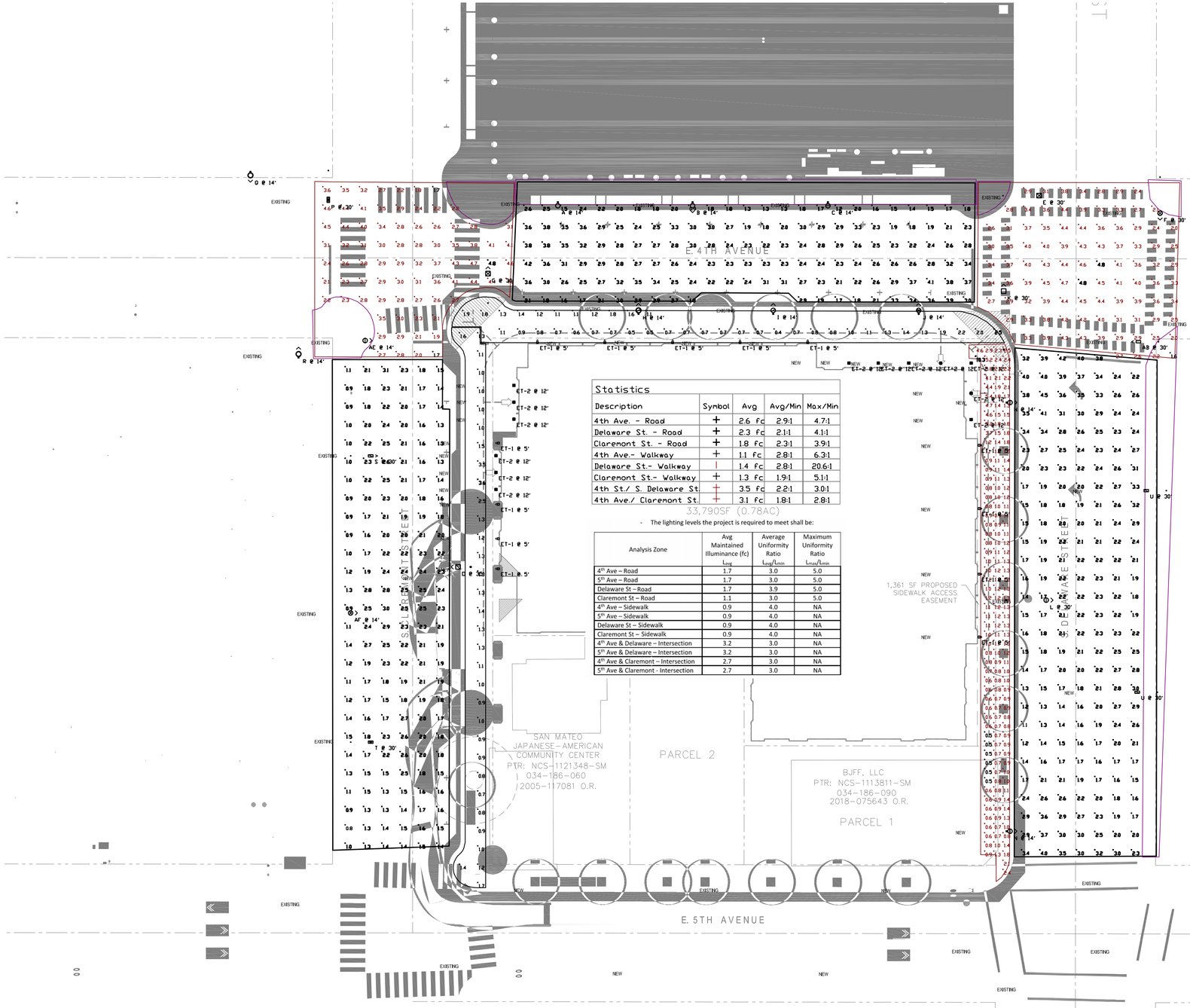
LICENSED LANDSCAPE ARCHITECT
TERRY R. HOLLOWAY, #3621
Signature
10-31-24
Renewal Date
Date
STATE OF CALIFORNIA

Arborist Report and Plan

L0.7

PROJECT NO: 22-2444

Z:\pdfs\pdfset\pdfset\Plans_2\22-2444 - Block 20\Drawings\Plan\Preliminary\Plot\L0.7.dwg - May 31, 2024, 5:19pm - Natalie



Statistics

Description	Symbol	Avg	Avg/Min	Max/Min
4th Ave. - Road	+	2.6 fc	2.9:1	4.7:1
Delaware St. - Road	+	2.3 fc	2.1:1	4.1:1
Claremont St. - Road	+	1.8 fc	2.3:1	3.9:1
4th Ave.- Walkway	+	1.1 fc	2.8:1	6.3:1
Delaware St.- Walkway	|	1.4 fc	2.8:1	20.6:1
Claremont St.- Walkway	+	1.3 fc	1.9:1	5.1:1
4th St./ S. Delaware St	+	3.5 fc	2.2:1	3.0:1
4th Ave./ Claremont St.	+	3.1 fc	1.8:1	2.8:1

33,790SF (0.78AC)

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

Analysis Zone	Avg Maintained Illuminance (fc) E_{avg}	Average Uniformity Ratio E_{avg}/E_{min}	Maximum Uniformity Ratio E_{max}/E_{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

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Post
	A		1	King Luminaire	4300VR-E340-IV-180157T-3054		1	5376	0.75	104	
	B		1	King Luminaire	4300VR-E340-IV-180157T-3054		1	5376	0.8	104	
	C		1	King Luminaire	4300VR-E340-IV-180157T-3054		1	5376	0.8	104	
	E		1	CREE, INC	XSPA4x340-U or BXSPA4x340-U	DOUBLE LED MODULE TYPE III 4000K XSPB		960	0.8	99.5	
	F		1	Cree Lighting	STR-LWY-3M-XX-06-C40 LCC Type III Medium Optic 700mA UL-LV-700-40K-XXX WHITE LEDway Streetlight BKSLEDWAC-U07		1	16431	0.8	134.2	
	G		1	Cree Inc	XSPLG-D-HT-3MC-10L-CDWFIGURES FROM XSPLG LCC 3MC7-UL-SV-16 CDWFIGURES FROM XSPLG-D-HT-3MC-24L-40K7-UL-SV-16	CDWFIGURES FROM XSPLG LCC Streetlights Luminaire - Large, 24L Lumen Package, Type III Medium Optic Distribution, 40k CCT, 70 CRI	1	18100	0.8	135	
	H		1	King Luminaire	4300VR-E340-IV-180157T-3054		1	5376	0.8	104	
	I		1	King Luminaire	4300VR-E340-IV-180157T-3054		1	5376	0.8	104	
	J		1	King Luminaire	4300VR-E340-IV-180157T-3054		1	5376	0.8	104	
	K		1	GE LIGHTING SOLUTIONS	CAL503_HAAH748_____-CAL503 EVOLVE LED AREA ---	CAL503 EVOLVE LED AREA	1	19301	0.8	140	
	L		1	Cree Lighting	STR-LWY-3M-XX-06-C40 LCC Type III Medium Optic 700mA UL-LV-700-40K-XXX WHITE LEDway Streetlight BKSLEDWAC-U07		1	16431	0.8	134.2	
	N		5	King Luminaire	4300VR-E340-IV-180157T-3054		1	5376	0.8	104	
	P		1	Cree Inc	XSPLG-D-HT-3MC-10L-CDWFIGURES FROM XSPLG LCC 3MC7-UL-SV-16 CDWFIGURES FROM XSPLG-D-HT-3MC-24L-40K7-UL-SV-16	CDWFIGURES FROM XSPLG LCC Streetlights Luminaire - Large, 24L Lumen Package, Type III Medium Optic Distribution, 40k CCT, 70 CRI	1	18100	0.8	135	
	Q		1	King Luminaire	4300VR-E340-IV-180157T-3054		1	5376	0.8	104	
	S		1	Cree Inc	BKSP-B-xx-3MC-B-400KSF LCC Streetlight, Double module, Version B, Type III Medium, 4000K CCT		1	18073	0.8	99.37	
	T		1	CREE, INC	XSPA4x340-U or BXSPA4x340-U	DOUBLE LED MODULE TYPE III 4000K XSPB		960	0.8	99.5	
	X		1	CREE, INC	XSPA4x340-U or BXSPA4x340-U	DOUBLE LED MODULE TYPE III 4000K XSPB		960	0.8	99.5	
	W		1	Cree Inc	XSPLG-D-HT-3MC-10L-CDWFIGURES FROM XSPLG LCC 3MC7-UL-SV-16 CDWFIGURES FROM XSPLG-D-HT-3MC-24L-40K7-UL-SV-16	CDWFIGURES FROM XSPLG LCC Streetlights Luminaire - Large, 24L Lumen Package, Type III Medium Optic Distribution, 40k CCT, 70 CRI	1	18100	0.8	135	
	Z		1	CREE, INC	XSPA4x340-U or BXSPA4x340-U	DOUBLE LED MODULE TYPE III 4000K XSPB		960	0.8	99.5	
	AA		1	CREE, INC	XSPA4x340-U or BXSPA4x340-U	DOUBLE LED MODULE TYPE III 4000K XSPB		960	0.8	99.5	
	AB		1	GE LIGHTING SOLUTIONS	CAL503_HAAH748_____-CAL503 EVOLVE LED AREA ---	CAL503 EVOLVE LED AREA	1	19301	0.8	140	
	AE		1	King Luminaire	4300VR-E340-IV-180157T-3054		1	4223	0.8	103	
	AG		1	Cree Inc	XSPLG-D-HT-3MC-10L-CDWFIGURES FROM XSPLG LCC 3MC7-UL-SV-16 CDWFIGURES FROM XSPLG-D-HT-3MC-24L-40K7-UL-SV-16	CDWFIGURES FROM XSPLG LCC Streetlights Luminaire - Large, 24L Lumen Package, Type III Medium Optic Distribution, 40k CCT, 70 CRI	1	18100	0.8	135	
	ET-1		13	Beta Light NV	304 17 02	TOPIX VW	2	182	0.8	3	
	ET-2		13	Lithonia Lighting Inc	LHMBLD040SQSWDLE-[4' LUMENBLAST OPEN SQWALLIGHT. SUA-840-730/LMA040/SQUARE, 2SWALW		1	2098	0.8	185	
	M		1	CREE, INC	XSPA4x340-U or BXSPA4x340-U	DOUBLE LED MODULE TYPE III 4000K XSPB		960	0.8	99.5	
	O		3	Cree Inc	XSPRO-D-HT-3MC-12L-CDWFIGURES FROM XSPLG LCC 3MC7-UL-SV-16 CDWFIGURES FROM XSPLG-D-HT-3MC-24L-40K7-UL-SV-16	CDWFIGURES FROM XSPLG LCC Streetlights Luminaire - Large, 24L Lumen Package, Type III Medium Optic Distribution, 40k CCT, 70 CRI	1	11475	0.8	95	
	U		3	Cree Inc	XSPRO-D-HT-3MC-12L-CDWFIGURES FROM XSPRO LCC 3MC7-UL-SV-16 CDWFIGURES FROM XSPLG-D-HT-3MC-24L-40K7-UL-SV-16	CDWFIGURES FROM XSPRO LCC Streetlights Luminaire - Medium, 12L Lumen Package, Type III Medium Optic Distribution, 40k CCT, 70 CRI	1	11475	0.8	95	
	AF		1	King Luminaire	4300VR-E340-IV-180157T-3054		1	4223	0.8	103	
	R		1	King Luminaire	4300VR-E340-IV-180157T-3054		1	5376	0.8	104	

SITE PLAN - PHOTOMETRIC CALCULATION

SCALE: N.T.S.

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fx: (408) 522-5260
info@acies.net
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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 — TIMOTHY C. ENG — No.E15130 Exp.06/30/24 — ELECTRICAL — STATE OF CALIFORNIA

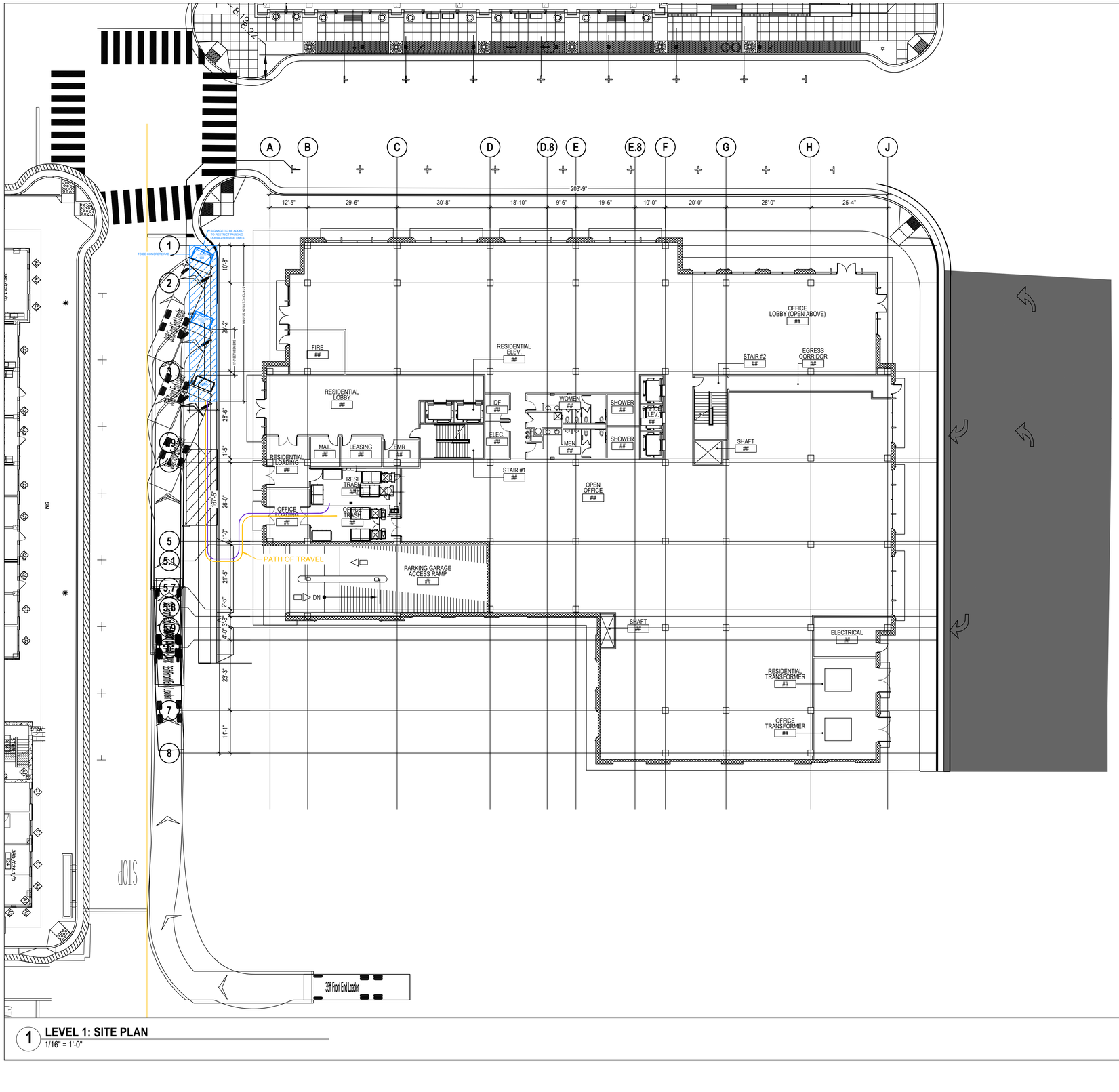
PA-2023-003

SITE PLAN - PHOTOMETRIC CALCULATION

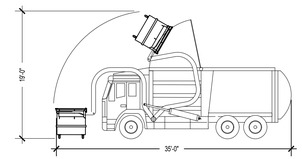
E1.01

PROJECT NO: 215513

Mon, Jun 03, 2024 2:09pm - Timothy
M:\Arc Tec\2021\215513\Windy Hills Block 20, San Mateo, CA\215513_E1.01.dwg - May 29, 2024, 2:09pm - Timothy



1 **LEVEL 1: SITE PLAN**
1/16" = 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

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BLOCK 20
SAN MATEO, CA 94401

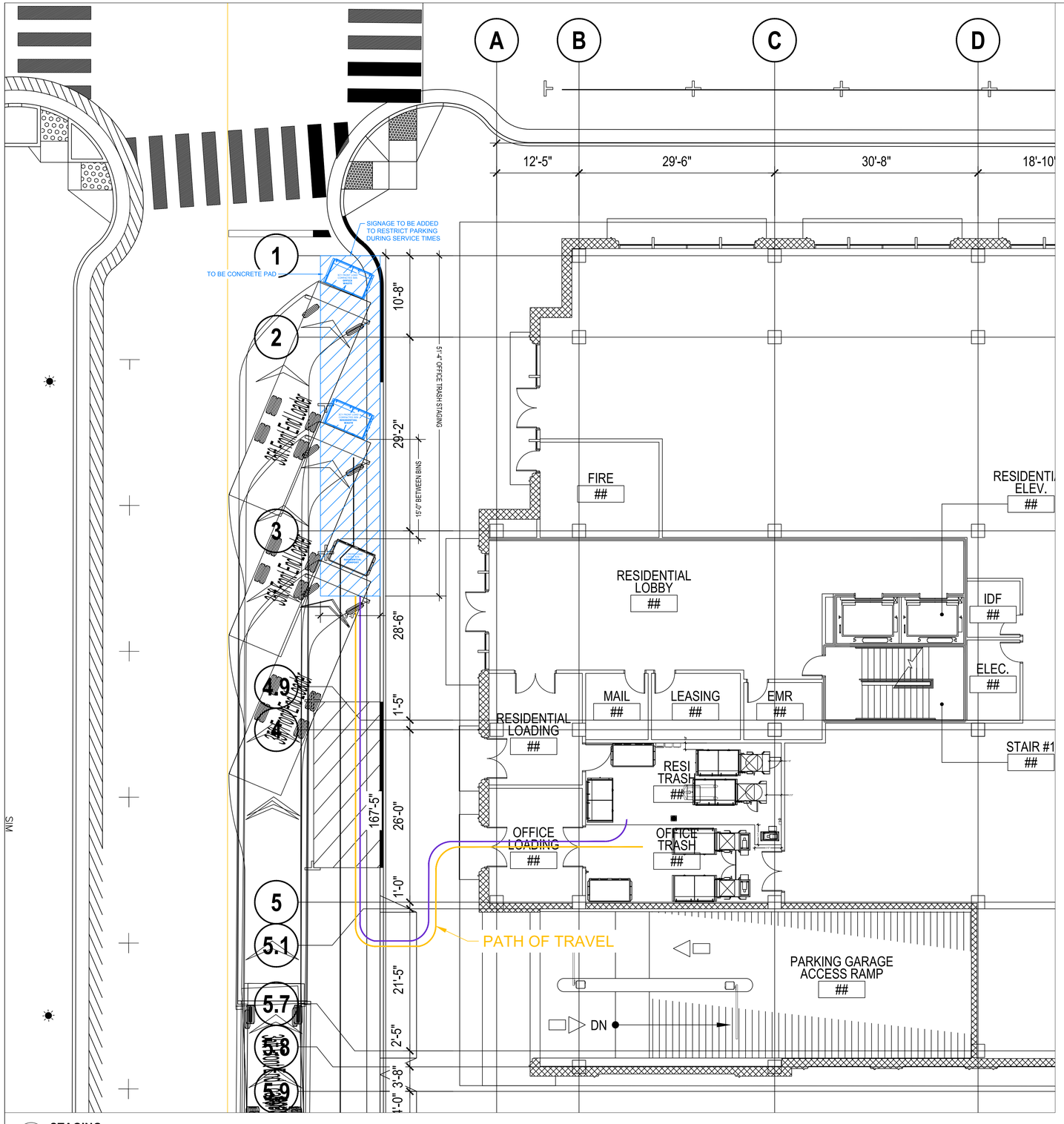
DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	FIRST PLANNING SUBMITTAL
03.18.2024	FIFTH PLANNING SUBMITTAL

LEVEL 1
SITE PLAN

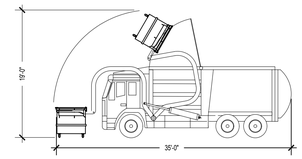
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PROJECT NO: 215513

Autodesk Docs://Windy Hill Block 20/San Mateo/TR Drawings/20220224 Pre-Update/20220224_ATTA Arc Tec Windy Hill Block 20 Planning Submittals.rvt - Mar 26, 2024, 1:12pm - dalexander



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

RESIDENTIAL: PROJECTED COLLECTION SCHEDULE						
SERVICE	M	T	W	TH	F	S
3CY FRONT LOAD COMPACTED BIN **WASTE**	1					
3CY FRONT LOAD COMPACTED BIN **RECYCLING**		1			1	
2CY FRONT LOAD LOOSE BIN **COMPOST**	1			1		
OFFICE: PROJECTED COLLECTION SCHEDULE						
3CY FRONT LOAD COMPACTED BIN **WASTE**	1			1		
3CY FRONT LOAD COMPACTED BIN **RECYCLING**		1			1	
2CY FRONT LOAD LOOSE BIN **COMPOST**		1			1	
TOTAL STAGING	3	3	0	2	3	0

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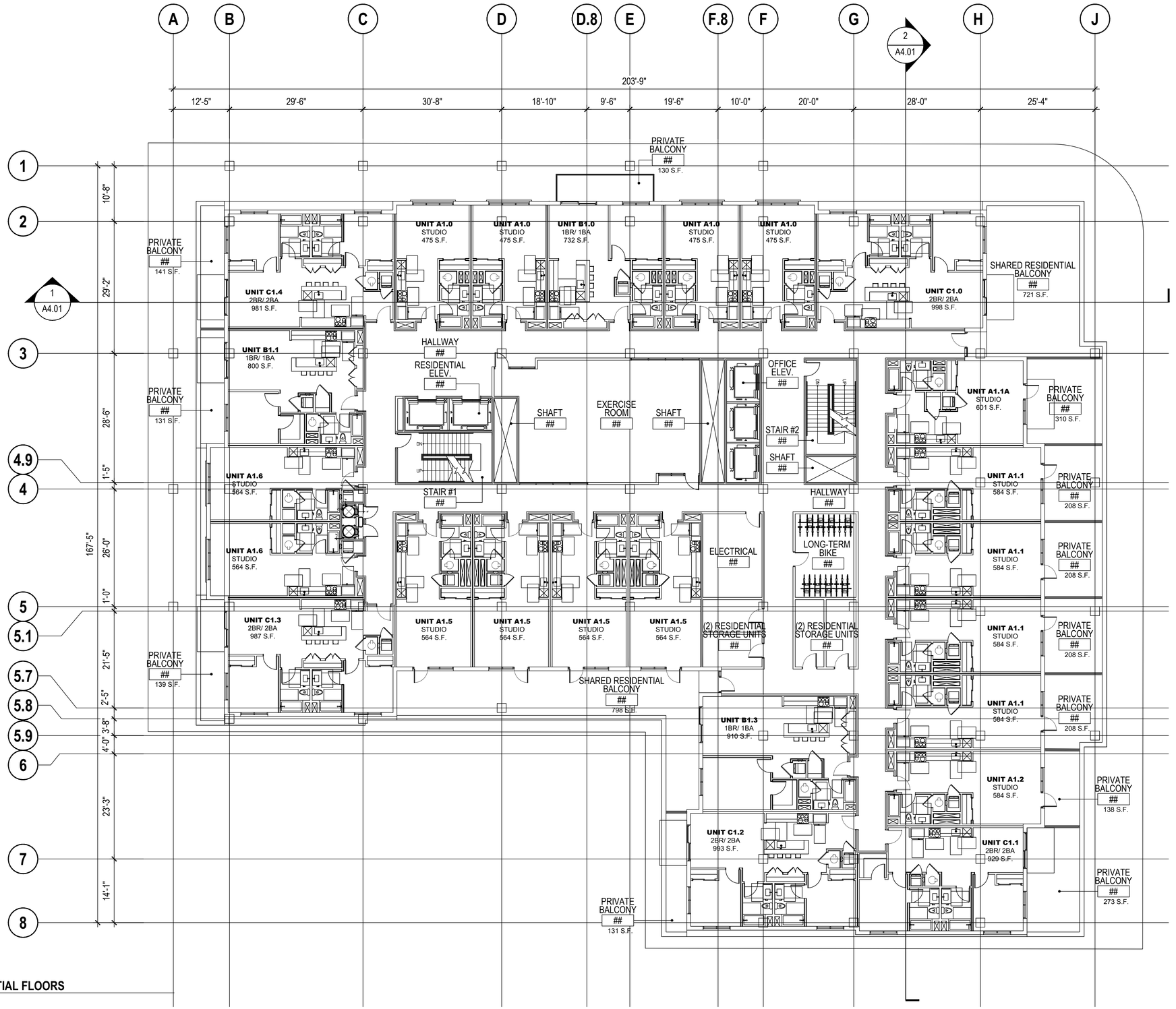
DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	FIRST PLANNING SUBMITTAL
03.18.2024	FIFTH PLANNING SUBMITTAL

STAGING

TR0.1A

PROJECT NO: 215513

Volume/Projects4 - Tax Entity HB Block 20 (Live Master)/TR1/Drawings/250324.rvt Nov 25, 2024 - 1:27pm dtelesmithe



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

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BLOCK 20
SAN MATEO, CA 94401

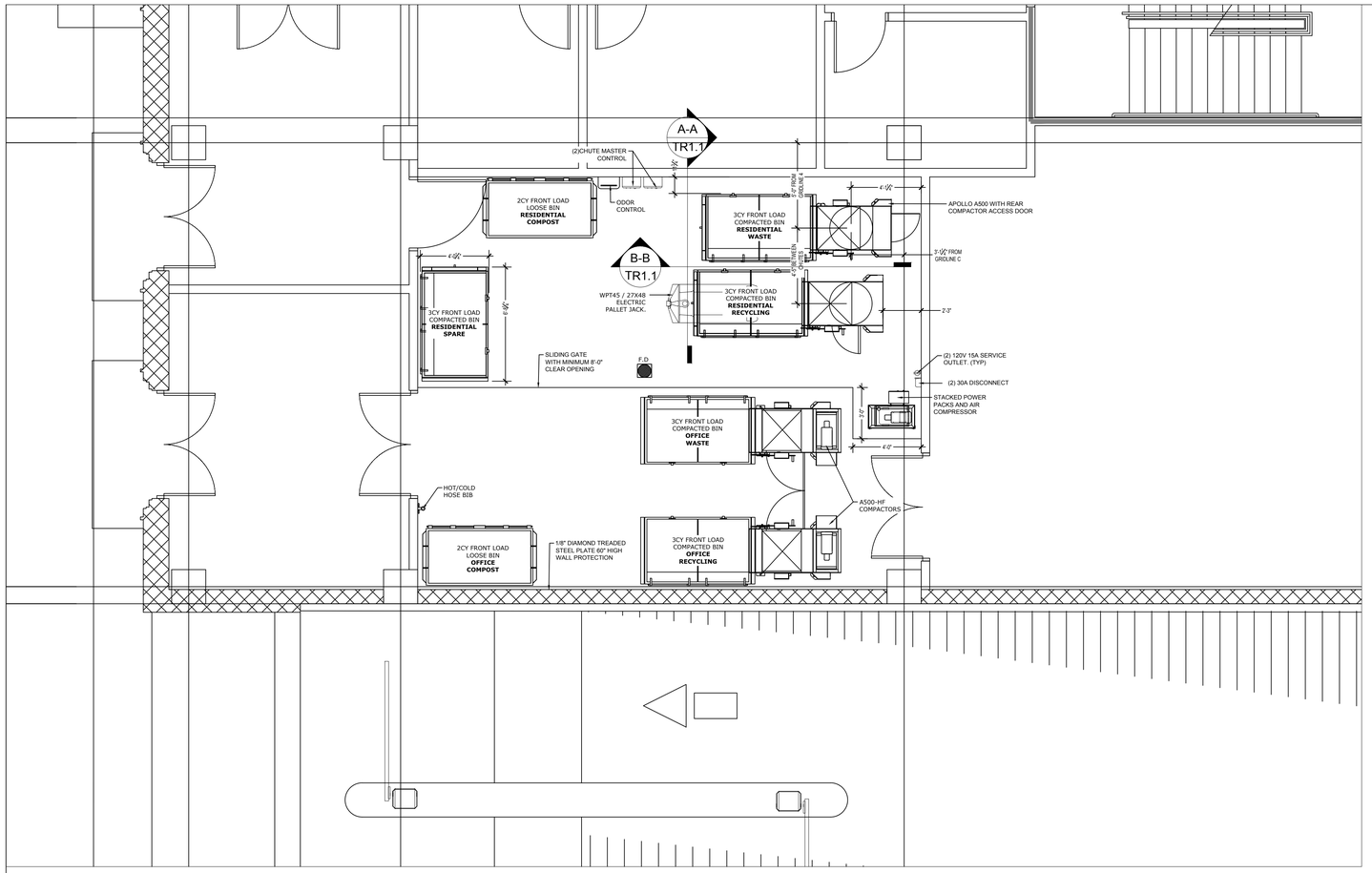
DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	FIRST PLANNING SUBMITTAL
03.18.2024	FIFTH PLANNING SUBMITTAL

RESIDENTIAL FLOORS

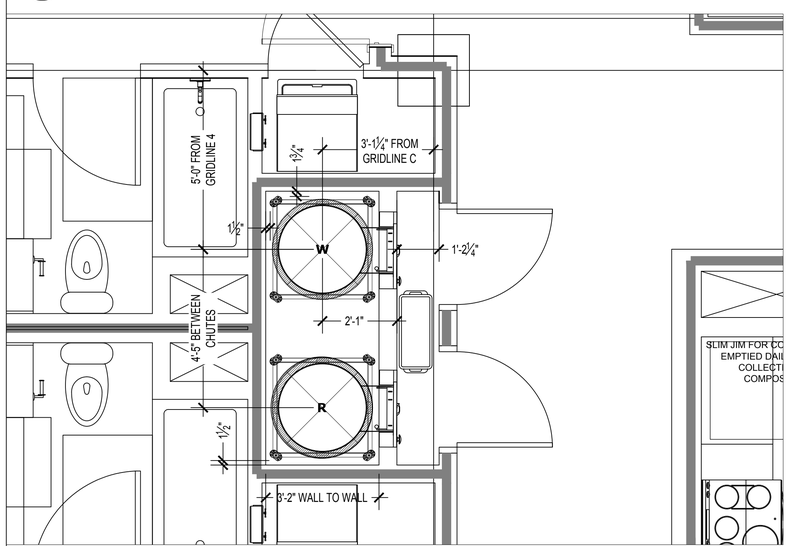
TR0.2

PROJECT NO: 215513

Volumes/Projects/A_Tax Entity Hill Block 20/San Mateo/CM Drawings/20B20-PH Update/24B20-PH Arc Tec Windy Hill Block 20 Planning Submittal Update.dwg May 15, 2024 - 1:27pm drew.ruthe



1 LEVEL 1: SHARED TRASH ROOM (COMPACTED OPTION)
1/4" = 1'-0"



2 LEVELS 4-6: RESIDENTIAL TRASH VESTIBULE (TYP)
1/2" = 1'-0"

SHEET NOTES:

COMBINED TRASH TERMINATION ROOM: COMPACTED OPTION

1. TRASH COLLECTION ROOM IS PART OF 2HR FIRE-RATED TRASH CHUTE SHAFT - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTOR.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
4. INSTALL WALL PROTECTION: STEEL DIAMOND TREAD BACKING ALONG WALLS FOR PROTECTION. 1/8" THICK PLATE REQUIRED (INCLUDES EXTRUDED DIAMOND TREAD). DO NOT INSTALL THE CURB AROUND THE COMPACTORS/BISORTER OR POWER PACKS.
5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/FT PER 2019 CBC.
6. (2) 30"Ø GRAVITY CHUTE WITH A500 COMPACTORS FOR RESIDENTIAL WASTE & RECYCLING. PROVIDE 3CY FL COMPACTOR CONTAINERS FOR WASTE & RECYCLING. WASTE COMPACTOR MUST HAVE A REAR ACCESS DOOR. CHUTES SHALL TERMINATE AT 5'-9" AFF.
7. (2) APOLLO A500-HF COMPACTORS WITH 3CY FL COMPACTOR CONTAINERS FOR OFFICE WASTE & RECYCLING.
8. (2) 2CY FL LOOSE CONTAINERS FOR RESIDENTIAL AND OFFICE COMPOST COLLECTION.
9. PP: STACKED COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED. (2) 5HP 3-PHASE, 208/230/460V. 30A DISCONNECTS 60" AFF.
10. MCP: CHUTE MASTER CONTROL PANEL (1 PER CHUTE) SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. REQUIRES 120V 15A DEDICATED SERVICE.
11. AIR COMPRESSOR (OIL LESS) 4610AC WITH AUTOMATIC TANK DRAIN VALVE. 2 HP PEAK, TWIN TANK CAPACITY 4.6 GALLONS, VOLTAGE @ 60 HZ 110 VOLTS, CURRENT 8.5 AMPS TO POWER THE CHUTE INTAKE DOORS.
12. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLETS.
13. HB: HOT AND COLD HOSE BIB SHALL BE WALL-MOUNTED 60" AFF.
14. PROVIDE ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4000lb CAPACITY; TURNING RADIUS: 45.5". REQUIRES 120V 15A SERVICE OUTLETS.
15. CHUTE DISCHARGE DOOR: TYPE-A, HORIZONTALLY ROLLING SHUTTER TYPE DOOR, HELD OPEN BY 165° F FUSIBLE LINK.
16. (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.

CHUTE INTAKE VESTIBULES:

17. CHUTE INTAKE VESTIBULES SHALL BE 2HR FIRE-RATED (NFPA-82 6.2.5.1.1) WITH 1.5HR FIRE-RATED DOOR(S) (NFPA-82 6.2.3.1.3); 5'-0" MIN REQUIRED PER ADA STANDARDS - RESIDENTIAL ACCESS. PROVIDE (2) SELF CLOSING, 15x18 BOTTOM HINGED, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING INTAKE DOORS TO DISPOSE TRASH AND RECYCLING INTO COMPACTORS PER CBC 713.13.1. POWER TO INTAKE DOORS SUPPLIED BY MCP. SEE DETAIL 1TR2.0.
18. 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 LEAKING INTO OCCUPIED SPACES (BY OTHERS).
19. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING AND MASON BRA-RED SOUND ISOLATION PAD ASSEMBLY. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

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3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ALL EXISTING FIELD CONDITIONS AND ANY DISCREPANCIES OR INCONSISTENCIES.

RESIDENTIAL: PROJECTED COLLECTION SCHEDULE						
SERVICE	M	T	W	TH	F	S
3CY FRONT LOAD COMPACTED BIN **WASTE**	1					
3CY FRONT LOAD COMPACTED BIN **RECYCLING**		1			1	
2CY FRONT LOAD LOOSE BIN **COMPOST**	1			1		
OFFICE: PROJECTED COLLECTION SCHEDULE						
3CY FRONT LOAD COMPACTED BIN **WASTE**	1			1		
3CY FRONT LOAD COMPACTED BIN **RECYCLING**		1			1	
2CY FRONT LOAD LOOSE BIN **COMPOST**		1			1	
TOTAL STAGING	3	3	0	2	3	0

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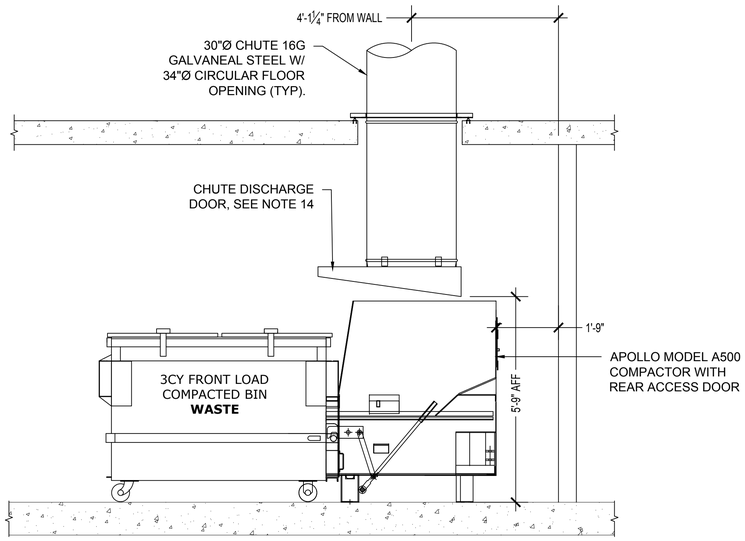
DATE	DESCRIPTION
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01.13.2022	FIRST PLANNING SUBMITTAL
03.18.2024	FIFTH PLANNING SUBMITTAL

RESIDENTIAL TRASH

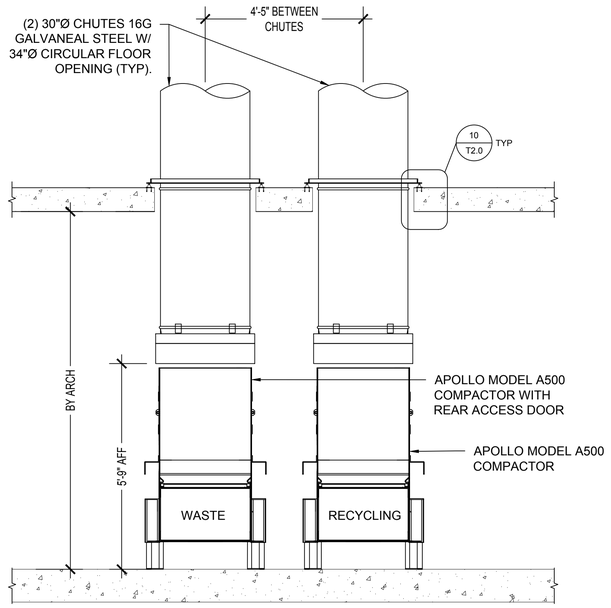
TR1.0

PROJECT NO: 215513

\\Arctec\Projects\4. Tax Attny Hill Block 20\Cad Master\CM Drawings\SD\SD\215513TR1.0 Detail.TR2.0 Res Trash.dwg, May 15, 2024, 1:27pm, dmcarthe



SECTION A-A



SECTION B-B

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

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BLOCK 20
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DATE	DESCRIPTION
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01.13.2022	FIRST PLANNING SUBMITTAL
03.18.2024	FIFTH PLANNING SUBMITTAL

SECTION VIEWS

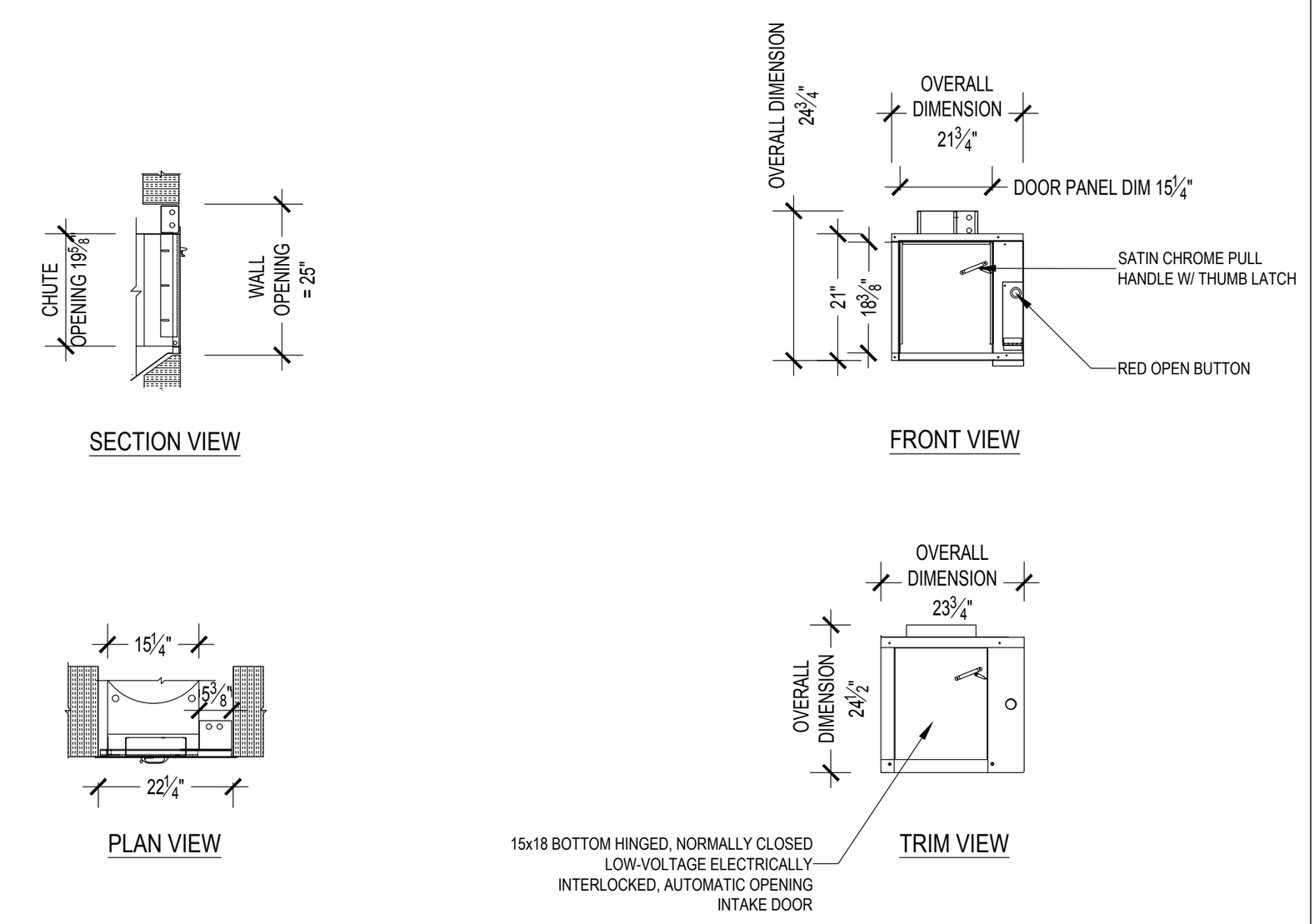
TR1.1

PROJECT NO: 215513

\\Home\Projects\4- Tax Attny Hill Block 20\Arch Models\CM Drawings\SD\SD-PH 2\Hotel\215513-PH2 Arc Tm Windy Hill Block 20 Planning Submittal\Hotel.rvt May 15, 2024, 1:27pm dmurphee

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. 2022 CBC - 11B-308.2.1(FORWARD) & 11B-308.3.1(SIDE) HEIGHT: CONTROLS 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 R3542 - VOLUME 1. -- APPLICATION FOR WILKINSON STYLE DOOR ONLY.

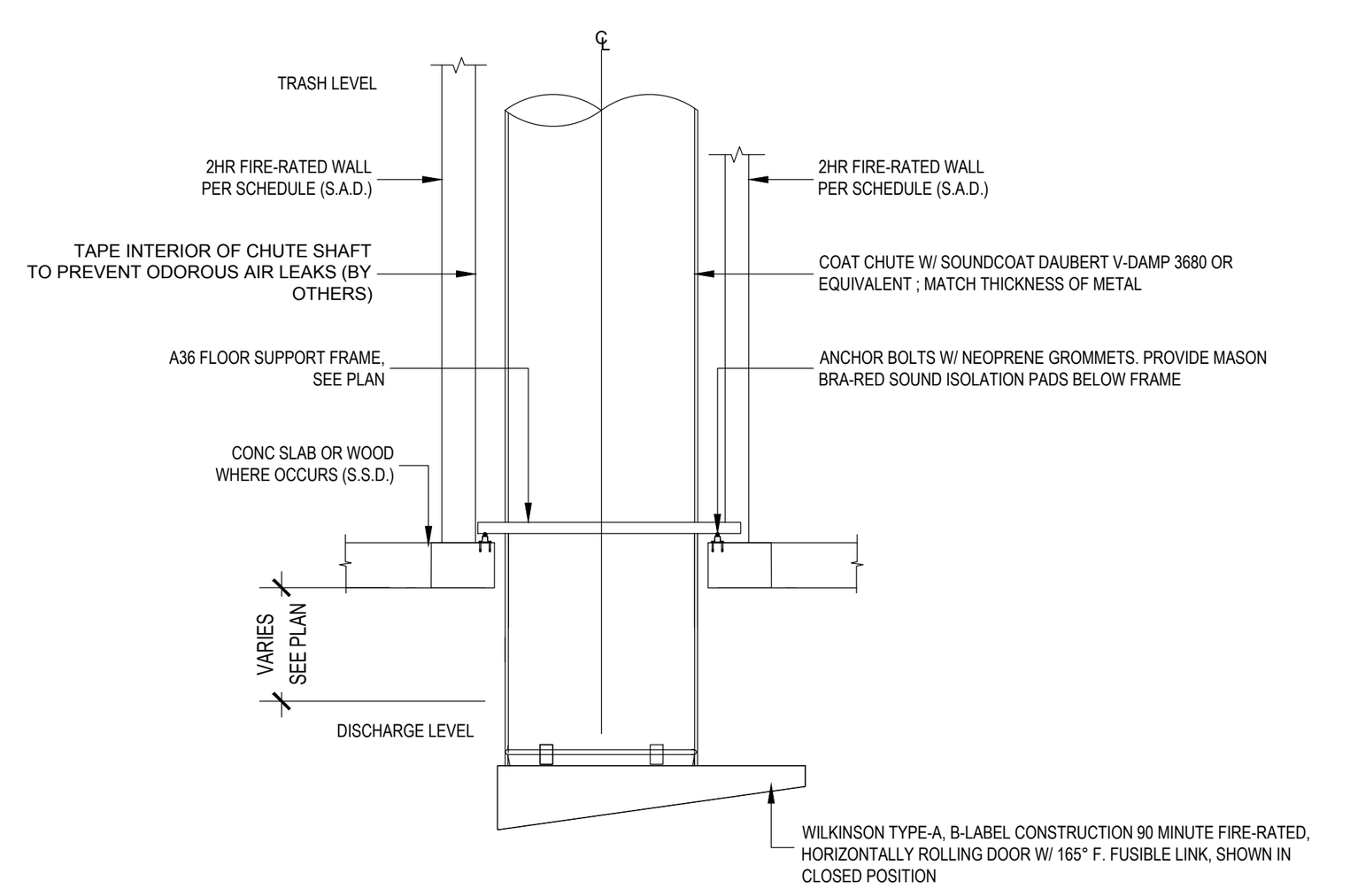
- **18x18 AIR ASSIST ACCESS DOOR IS LARGEST DOOR THAT ATM WILL DESIGN FOR CHUTE INTAKE.**
- **ATM WILL NEVER DESIGN A 24X24 INTAKE DOOR AS THESE DOOR SIZES HAVE LED TO FATALITIES.**



1 CHUTE INTAKE DOOR

SCALE: ½" = 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 LEAKING INTO OCCUPIED SPACES (BY OTHERS).
2. INTAKE DOOR NOT SHOWN FOR CLARITY.



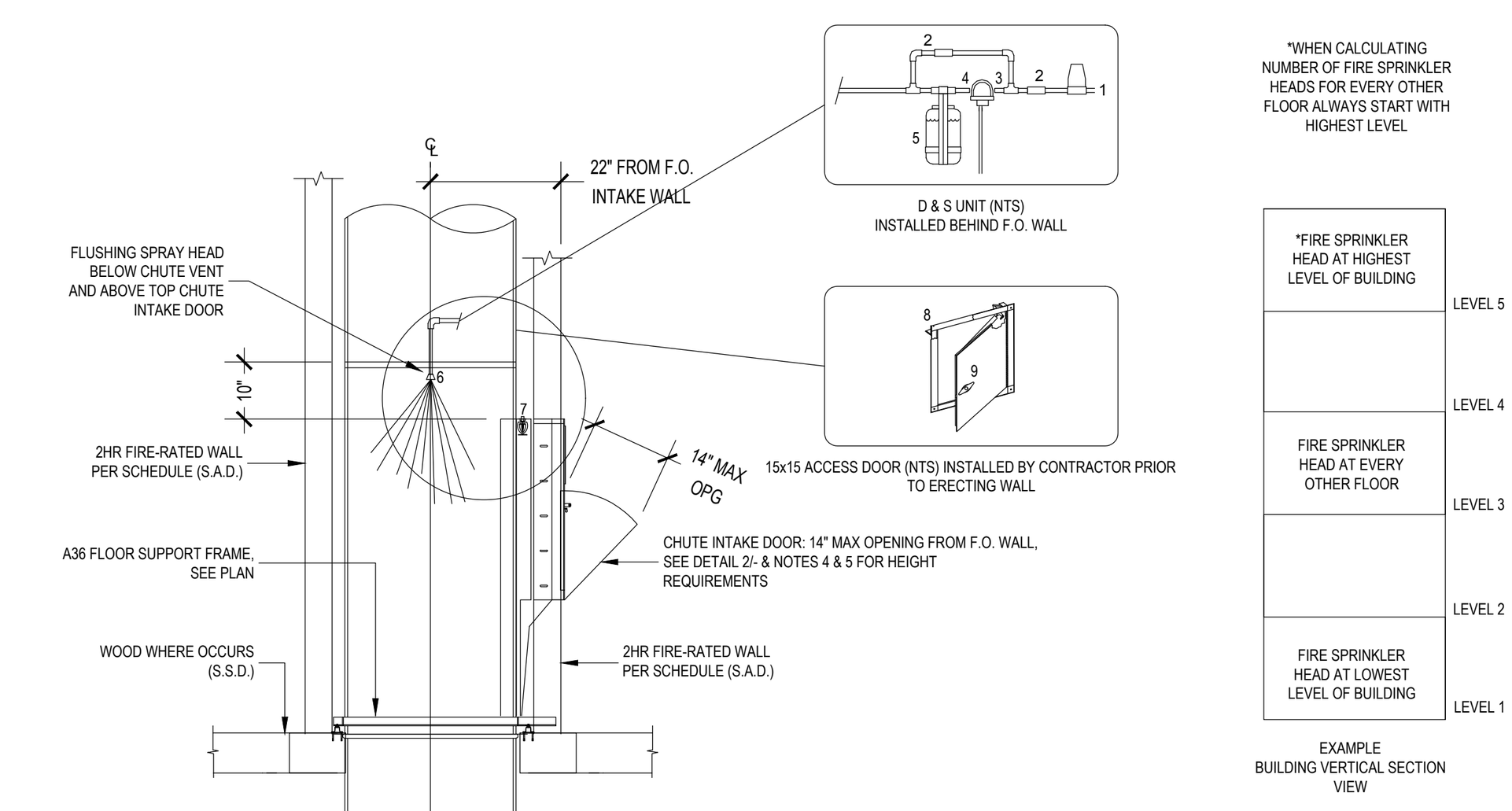
5 CHUTE AIR AND SOUND ISOLATION

SCALE: ½" = 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. (1) D & S UNIT PER CHUTE.
4. 2022 CBC - 11B-308.2.1(FORWARD) & 308.3.1(SIDE) HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES AND NO LOWER THAN 34 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE 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"Ø 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 ½" 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)**

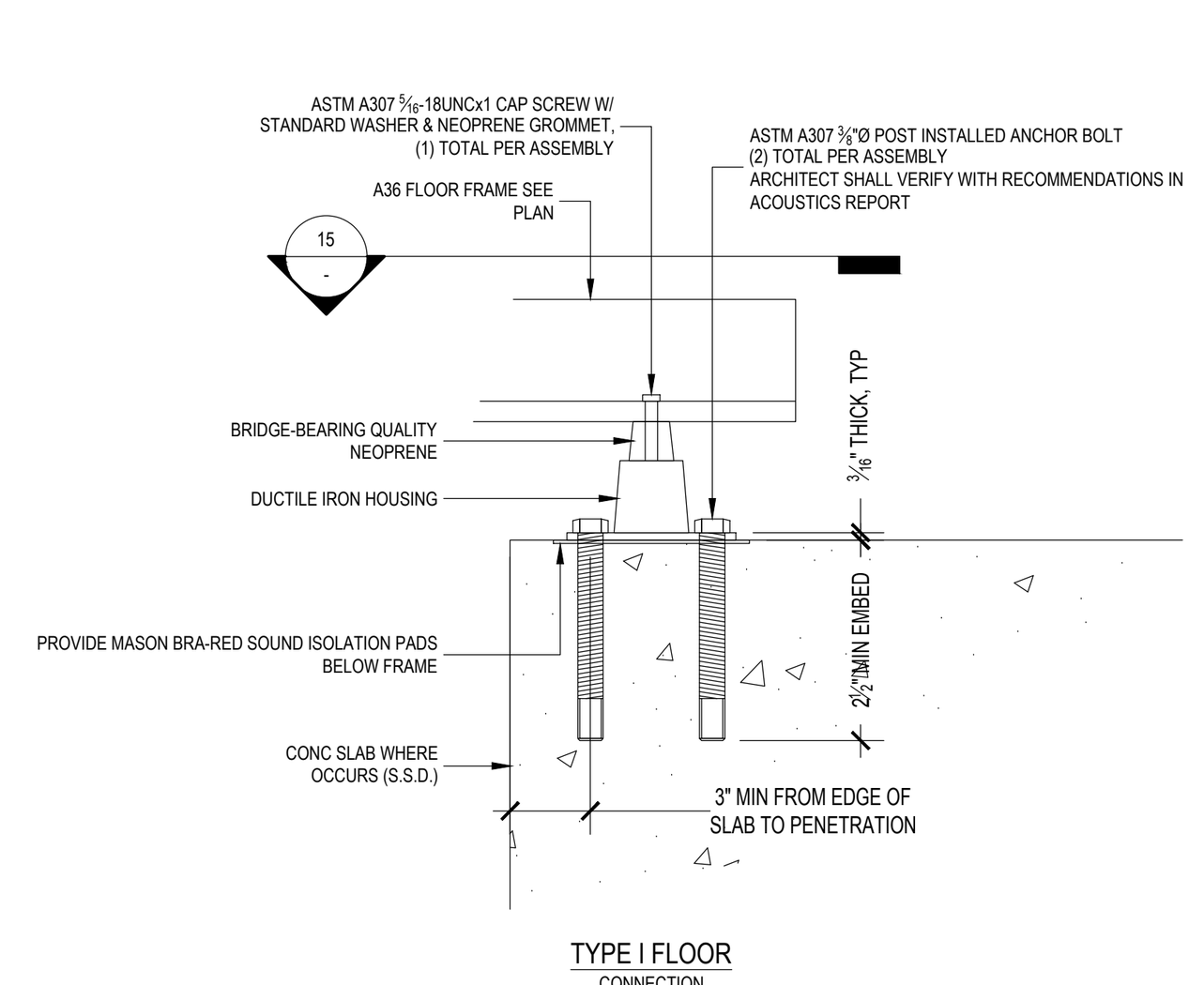


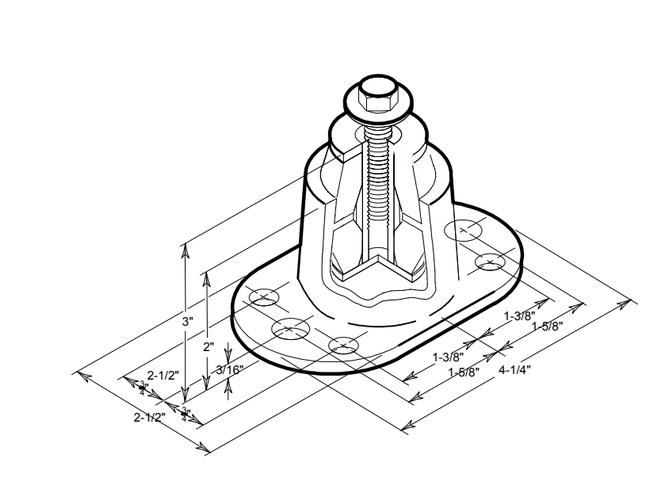
7 FIRE SPRINKLER DETAILS AND CHUTE SANITATION UNIT

AT HIGHEST INTAKE

SCALE: ½" = 1'-0"

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

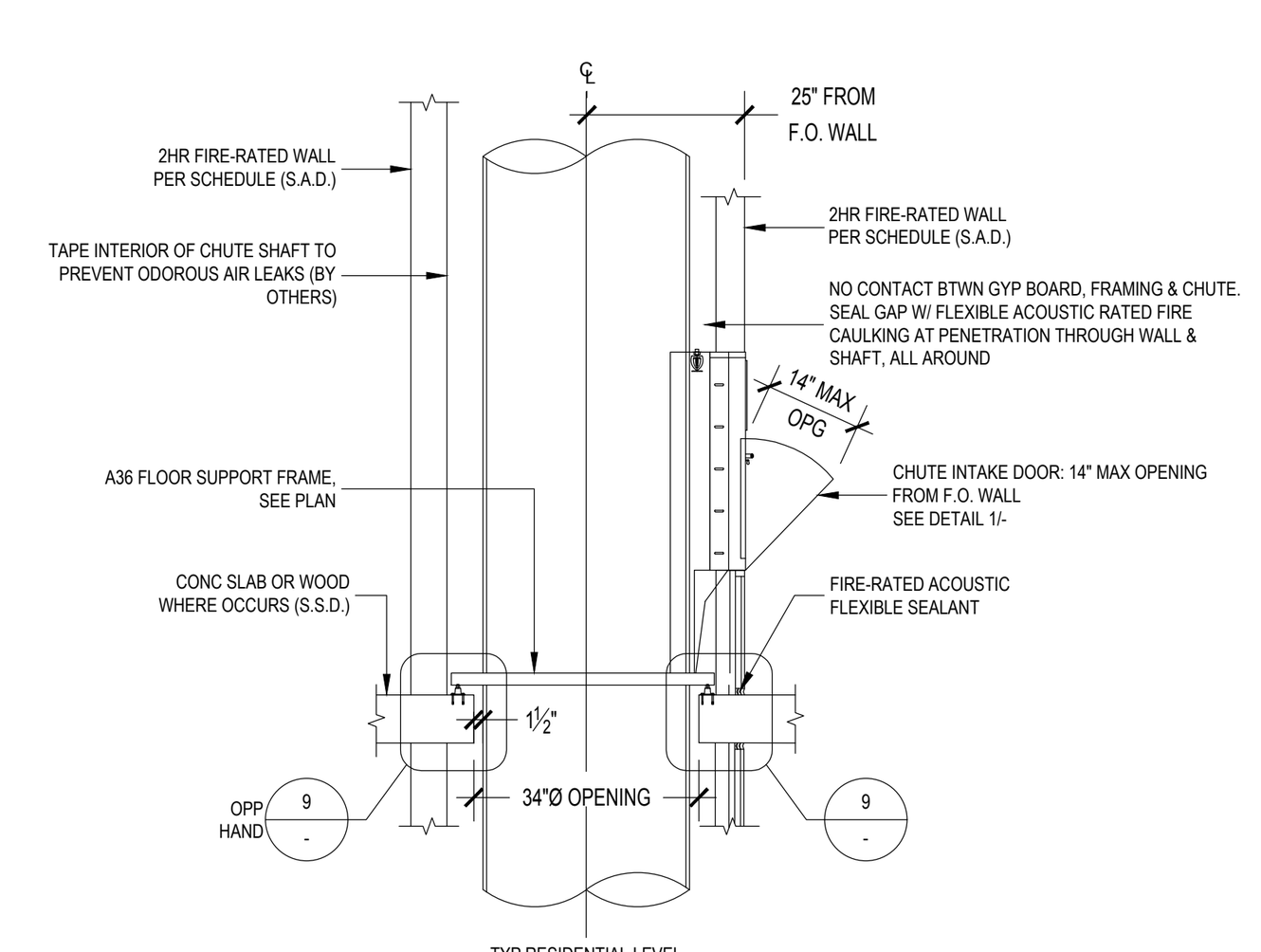




9 FLOOR SUPPORT FRAME ANCHORING

SECTION VIEWS

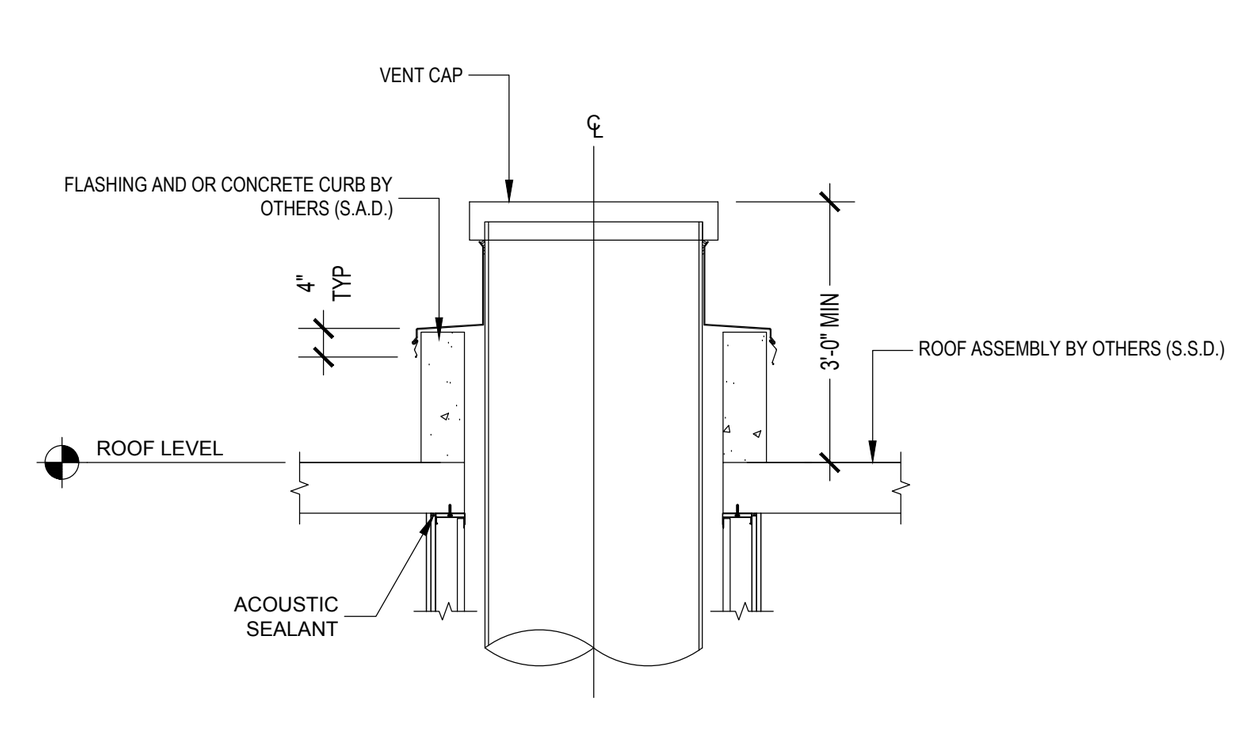
SCALE: 6" = 1'-0"



10 CHUTE SHAFT AT INTAKE

SCALE: ½" = 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.

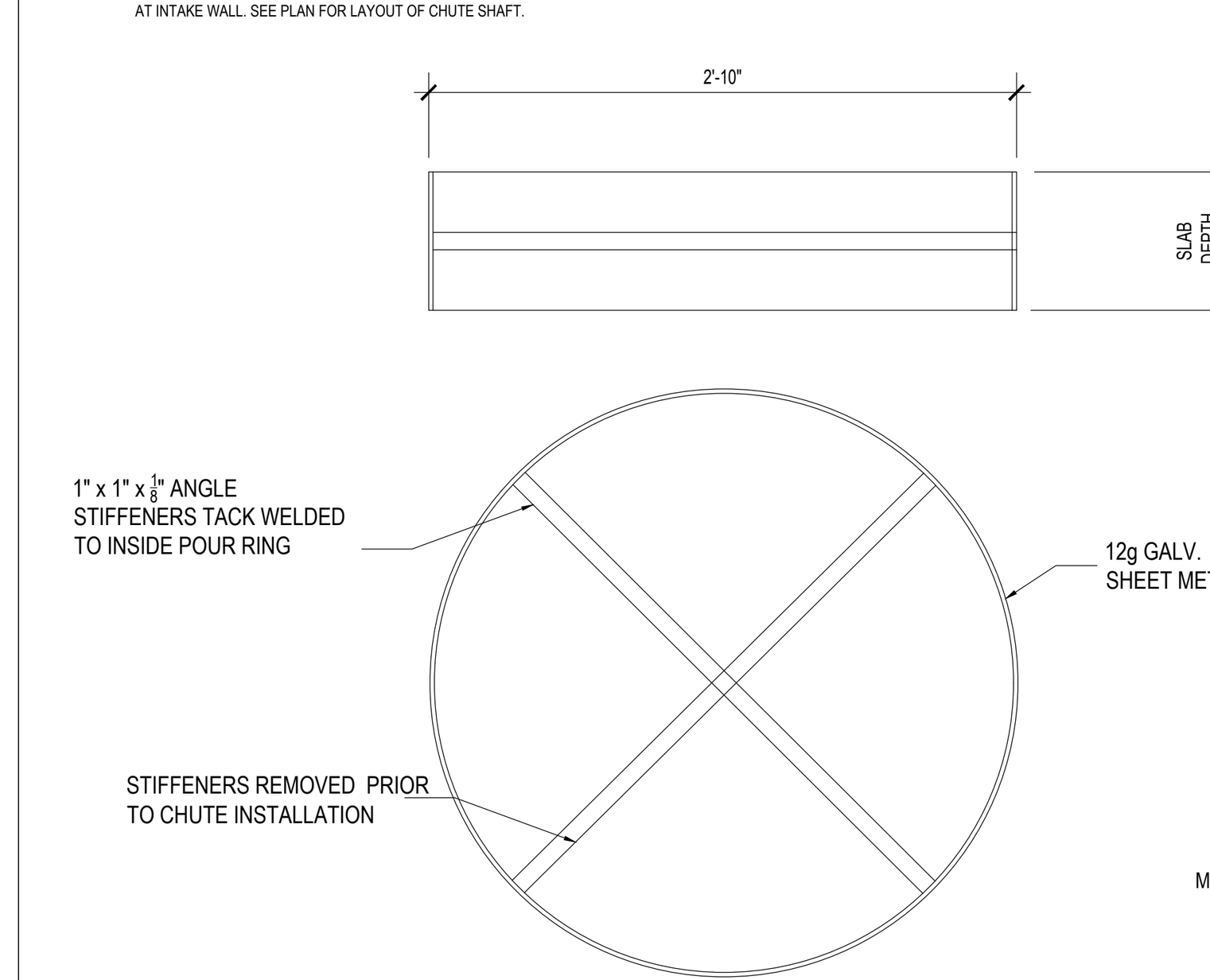


11 CHUTE VENT

AT ROOF LEVEL

SCALE: ½" = 1'-0"

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

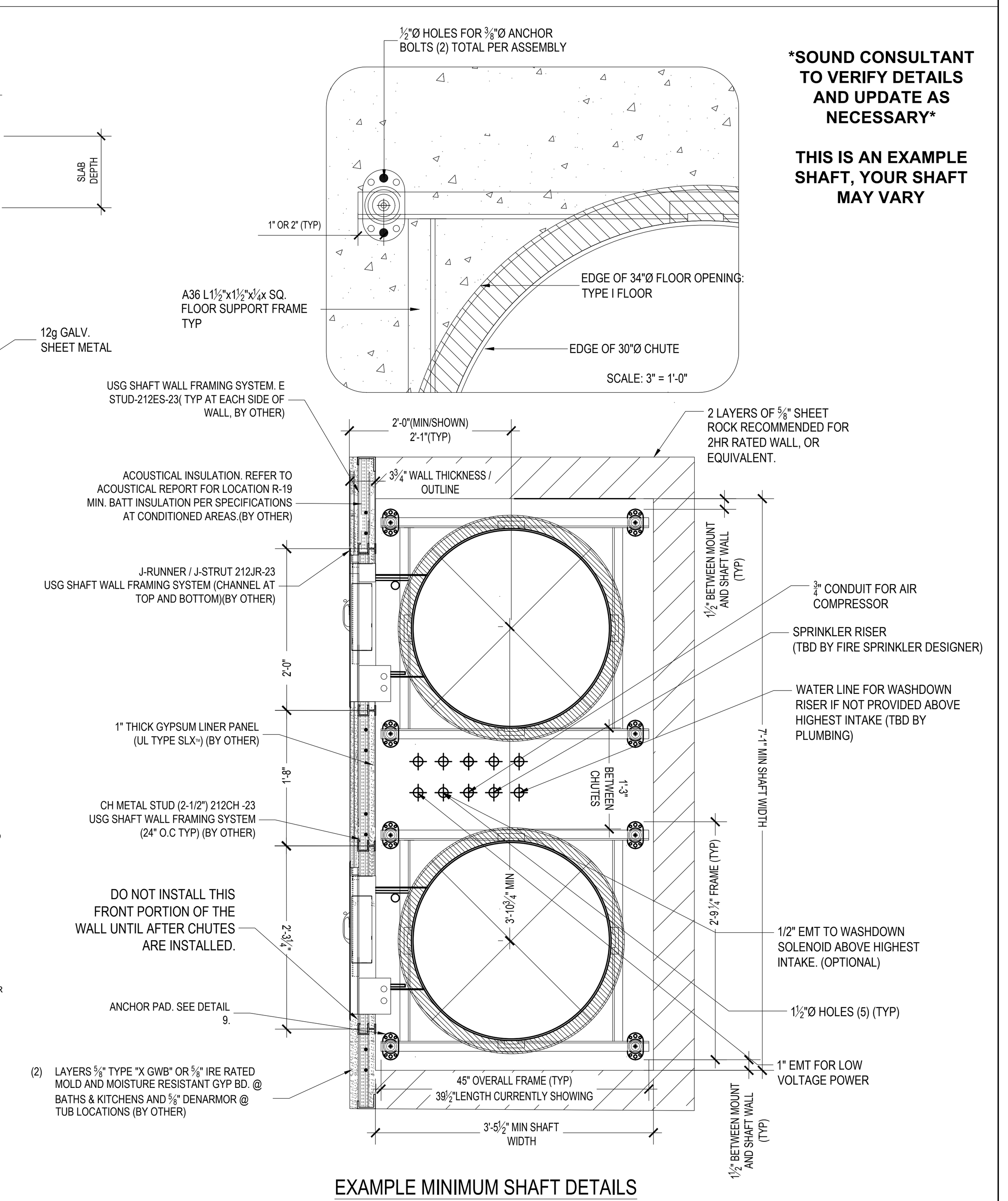


SHEET NOTES: 30"Ø CHUTE DETAILS
1. CHUTE MATERIAL: GALVANIZED OR GALVANEAL 16G STEEL
2. ALL WALL ASSEMBLIES ENCASING THE CHUTE SHAFT SHALL BE 2HR FIRE-RATED.
3. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS TO VERIFY ALL INFORMATION NOT RELATED TO ATM'S SCOPE OF WORK PER AGREEMENT.
4. POUR RINGS WILL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

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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



12 FLOOR SUPPORT FRAME ANCHORING

PLAN VIEWS

SCALE: 1½" = 1'-0"

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DATE	DESCRIPTION
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01.13.2022	FIRST PLANNING SUBMITTAL
03.12.2024	FIFTH PLANNING SUBMITTAL
05.30.2024	SIXTH PLANNING SUBMITTAL

CHUTE DETAILS

TR2.0

PROJECT NO: 215513

/Volumes/Projects/Arc Tec-Windy Hill-Block 20-San Mateo/ATM Drawings/240530-PH-Update/240529-ATM-Arc Tec-Windy Hill-Block 20-PlanningSubmittalUpdate.dwg - May 30, 2024, 1:27pm - daisyurbina

APPENDIX B

ADDITIONAL RENDERINGS


TODDLERS
PRESCHOOL
AFTER-SCHOOL
NOW
ENROLLING
Safari Kid
5th Ave
605


TODDLERS
PRESCHOOL
AFTER-SCHOOL



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

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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

PA-2023-003

RENDERING

A 0.10.1

PROJECT NO: 215513

P:\2021 Jobs\215513-Block 20\01 Planning Apps\02b-A001 (6th Pa Submittal)\215513-A0.01-A0.08.dwg Aug 21, 2024, 1:41:13pm Melanie



historical resources evaluation report
4th and delaware – block 20
san mateo, ca

completed for:
the city of san mateo
community development department

january 3, 2023

submitted by:

architecture + history, llc
san francisco, ca
415 760 4318
bridget@architecture-history.com
www.architecture-history.com

I. Introduction

This historical resource evaluation was prepared by architecture + history, llc (a + h) at the request of the City of San Mateo Community Development Department, to determine whether there are any buildings within the block bounded by South Claremont Street, 4th Avenue, South Delaware Street, and East 5th Avenue known as Block 20 in San Mateo qualify as historical resources in accordance with Article 5, §15064.5 of the California Environmental Quality Act (CEQA) Guidelines. There are five parcels within the subject block, some with multiple buildings, as well as surface parking, per parcel.

Based on research conducted for this effort there are two buildings within the subject block that meet the criteria of the California Register of Historical Resources and are thus considered historic resources under CEQA: 415 South Claremont and 503 East 5th Avenue. The former dwelling at 415 South Claremont was previously identified as an historic resource in the 1989 *City of San Mateo Historic Building Survey*.



Recent aerial map of the subject block. Source: Google Maps, 2021 (note the former Gas Station at corner of 4th and Delaware has been demolished and the site has been cleared).

II. Methodology

The methodological approach for this historical property evaluation consisted of a site visit and research on the history of the properties, the neighborhood, and associated persons and events through the collections of the San Mateo Public Library, the Redwood City Public Library, the San Francisco Public Library, the San Mateo County Historical Association research archives and with the City of San Mateo. Additional research was conducted online using Ancestry.com (Census Records) and the San Mateo County Genealogical Society databases. Further research was conducted using the in-house library of architecture + history, llc. Planning Staff at the San Mateo Community Development Department provided a + h with copies of building permit information for the property. The research conducted included a review of *San Mateo City Directories*, census records, general histories of San Mateo, and the online library catalogue for any additional reference resources related to the properties. Additionally, the San Mateo Public Library's California Collection was searched. This collection includes clipping files of topics from local newspapers from the 1940's, 1950's and 1960's. A small portion of this collection can be found within the Online Archive of California (OAC). The OAC was consulted with regard to long-term occupants and affiliated business of the properties and historic photographs of San Mateo.

Historic Sanborn Fire Insurance Company Maps of San Mateo for the years 1888 - 1961 were viewed and printed through the San Francisco Public Library's online catalogue for this block of San Mateo. Full copies of the appropriate map sheets for each year are provided in an appendix to this report.

Research conducted through the San Mateo County Historical Association archives was via the Online Archive of California. Newspapers.com was consulted for articles in the *San Mateo Times*. Additionally, the 1989 *City of San Mateo Historic Building Survey* was

consulted. One property, 415 South Claremont Street, was previously identified as a locally significant historic resource in the *City of San Mateo Historic Building Survey*.

In October 2022 a site visit was conducted to photograph the buildings and the surrounding setting and neighborhood. During the site visit, notes on the architectural features of the buildings were taken for later use to create building descriptions. Google Street Maps and Google Earth satellite images and maps were utilized for reference.

III. Historical Overview of San Mateo

The City of San Mateo was officially incorporated in 1894.[1] In the late nineteenth and early twentieth centuries, the town of San Mateo was an outpost crossroads connecting the north-south rail lines with the east-west stagecoach route to the Pacific. San Mateo had its beginnings as a small village, with development typical of growth along the Peninsula below San Francisco. Train service to San Mateo commenced in October 1863. A wealthy San Franciscan and railroad director, Charles Polhemus, purchased a large swath of land near what became downtown San Mateo and laid out lots for sale in the late 1860s. As rail service expanded, San Mateo became a frequent stop for travelers. The town was ideally situated mid-point on the Peninsula, where roads and rail lines between San Francisco and San Jose connected. Initially a popular summer community, San Mateo soon became a commuter town, a suburb of San Francisco, with families establishing year-round homes, and businessmen commuting to the city via train service.

By the 1890s, the town had not extended much beyond Polhemus' original lot demarcations. The 1891 Sanborn Maps shows that development was clustered around the Railroad Depot near 2nd Street and what became Railroad Avenue.[2] Richard Jury established a weekly newspaper, *the Leader*, in 1889. An industrious Irish carpenter, Robert Wisnom, built upon his earlier established lumber business and became a town leader at the turn of the century. The first two decades of the next century brought dramatic change to San Mateo; salt-harvesting operations dominated the Baylands, nurseries cropped up on the hillsides, a country club was founded for affluent weekenders, early large estates were subdivided for suburban residential development and a commercial downtown began to take shape. A large-scale hotel, the Peninsula Hotel, was established in 1908 on the former estate of Alvinza Hayward. The hotel was moderately popular as a destination until it was destroyed by fire in 1920. During this period, residential areas of San Mateo expanded through development of fairly large subdivisions such as the Western Addition (1889), Bowie Subdivision (1897), San Mateo

Heights (1904) and Hayward's Addition (also 1904 - which included the former Peninsula Hotel site).[3] San Mateo Park was laid out in three sections above El Camino Real between 1902 and 1904.[4]

By 1900, San Mateo had 1,832 residents. In 1903 the town was linked to San Francisco by an additional mode of transportation, trolleys, which coupled with refugees from the 1906 earthquake, resulted in expanded residential construction in the first two decades of the twentieth century. From 1900 to 1910, the city's population doubled to 4,384. Downtown was growing and City Directories from this period list several general stores, two pharmacies, two bakeries, a jeweler, two furniture stores, three barbershops, and about a dozen saloons.

By 1920 there were almost 6,000 residents living in San Mateo. A second population boom occurred between 1920 and 1929, when San Mateo had 17,109 inhabitants. Building on its reputation as a summer destination for the elite, the town began to attract middle-class residents who desired the recreational opportunities and mild climate afforded along the Peninsula. Also in the 1920s, the extensive William Kohl estate, once part of Polhemus' lands, was subdivided, and an approximately 16-acre portion was purchased by the city to become Central Park, the first municipal park in the county.

During Prohibition, San Mateo and other parts of San Mateo County were known for their rum running, illegal saloons and speakeasies. The money made by transporting illegal liquor was staggering and gambling and prostitution accompanied the contraband. Bay Meadows racetrack, where the famous thoroughbred Seabiscuit won two races, was founded in 1934 and became one of the most successful west coast racing venues.

The expansion of the San Francisco International Airport (located on mudflats adjacent to San Bruno and purchased by the City of San Francisco in 1926) brought jobs and increased economic expansion to San Mateo, even during the Depression. Major Works Progress Administration (WPA) airport projects during the 1930s provided work relief and much needed economic stimulus to both San Francisco and the Peninsula.

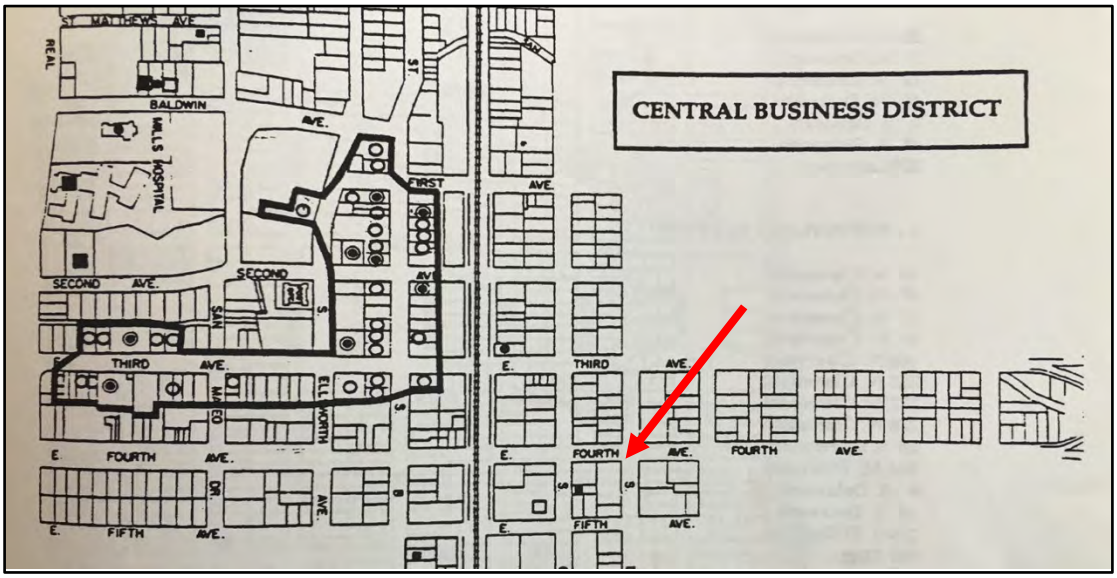
World War II brought many service men and women to the Bay Area. Military installations and affiliated businesses further invigorated the post-Depression economy. San Mateo's Bay Meadow Racetrack was a popular entertainment venue for soldiers and civilians alike, looking to forget wartime troubles. The track remained open primarily because portions of the proceeds from race gambling were donated to the War effort.

More than 10,000 San Mateo county men entered World War II, with over 300 losing their lives during service. Upon return to California after the war, these former military personnel contributed to major postwar development and expansion that was unprecedented in San Mateo County history. The "build out" of San Mateo and other Peninsula towns was extensive during this period. By the 1960s, the Peninsula's string of commuter towns contributed to the county's population that swelled close to half a million people. El Camino Real, the old county road, became a major thoroughfare lined with early suburban sprawl.

IV. Associated Historic Contexts

Downtown San Mateo Historic District

Downtown San Mateo, like many of the smaller Peninsula suburban enclaves, includes a commercial core with some buildings pre-dating the 1906 earthquake. However, many structures date from the 1920s to the 1940s and are generally one to three stories in height, with a few larger-scale exceptions found in older hotel buildings. The 1989 *City of San Mateo Historic Building Survey* identified a concentrated area of commercial buildings constituting a Downtown Commercial Business Historic District. These buildings are found primarily along East Third Street between Railroad and El Camino Real and along South B Street between Baldwin and East Third Street, with the east side of South Ellsworth Avenue between Baldwin and East Third Street also included in the district.[5]



Above: The map of the San Mateo Central Business District in the 1989 Historic Building Survey Report, a red arrow points to Block 20 which is located to the east of the business historic district and railroad tracks. One building in Block 20 was identified as historic in the 1989 survey, 415 South Claremont Street. It is marked with a black dot on the block.

Block 20 Parcels

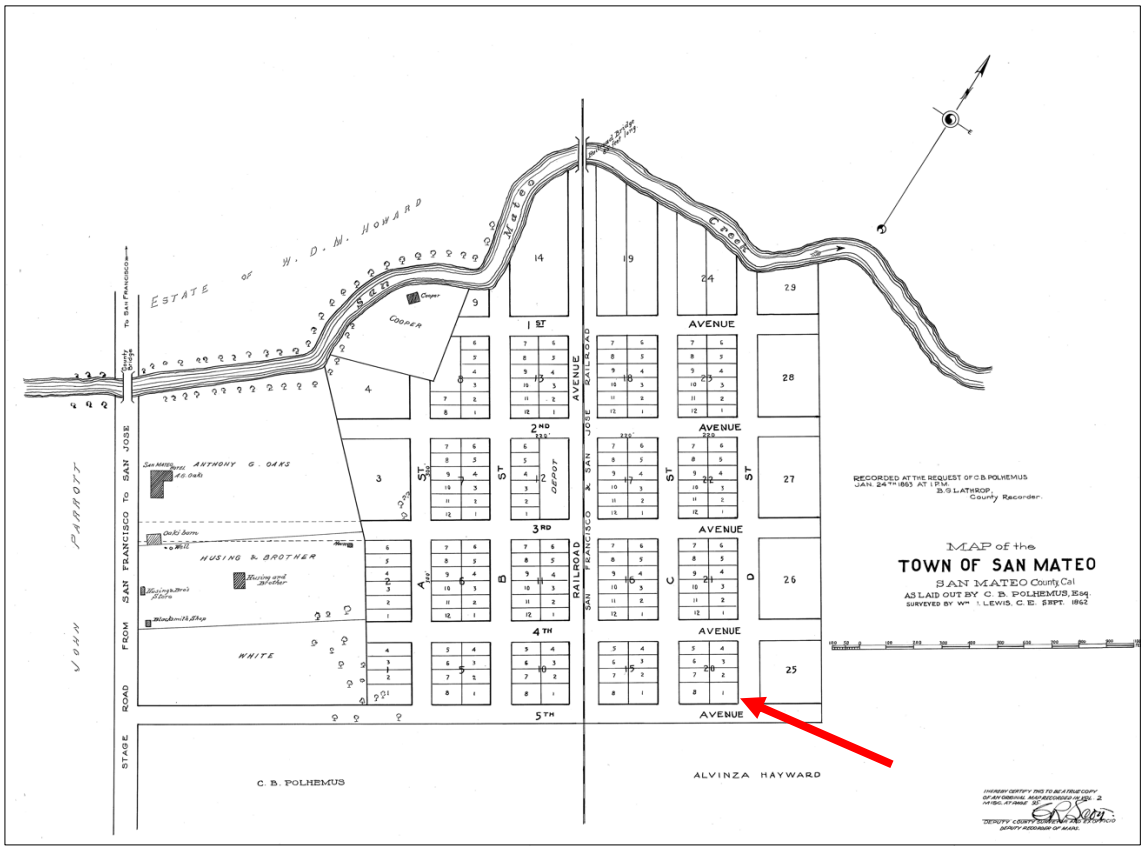
Address	APN	Name / Description	Age / Source
415 South Claremont Street	034-186-060; shares parcel with 503 East 5th Avenue	Two-story, wood-frame former residence Rodolari Family home / Japanese American Community Center	Pre-1888 / San Mateo 1888 Sanborn Map, Sheet 3
503 East 5th Avenue	034-186-060; shares parcel with 415 South Claremont Street	One-story, wood-frame commercial building / San Mateo Gardeners Association/ Former Rodolari Market; corner parcel	1932; City of San Mateo Building Permit #3146
411 South Claremont Street	034-186-070	Two-story, wood-frame residence	Pre-1888 / San Mateo 1888 Sanborn Map, Sheet 3
521 East 5th Avenue	034-186-090	One-story commercial building; corner parcel	1965; City of San Mateo Building Permit #45296
500 East 4th Avenue	034-186-080	Taco Bell and parking; corner parcel	1977; City of San Mateo Building Permit #63160

Address	APN	Name / Description	Age / Source
402 South Delaware Avenue / 524 East 4th Avenue	034-186-110	Former Gas Station, store, pump shelters and parking; corner parcel; Site has been cleared. No buildings or gas pumps presently on site.	1973; City of San Mateo Building Permit #57244

Subject Block Building Chronology

The following visual chronology was developed using a series of Sanborn Fire Insurance Maps for San Mateo from 1888 to 1961 and San Mateo County Assessor Maps. Each of the full Sanborn Map sheets is included as Appendix One of this report; a detail of the block for each year is included below. Each map is oriented so that north, or 4th Avenue, is at the top of the map.

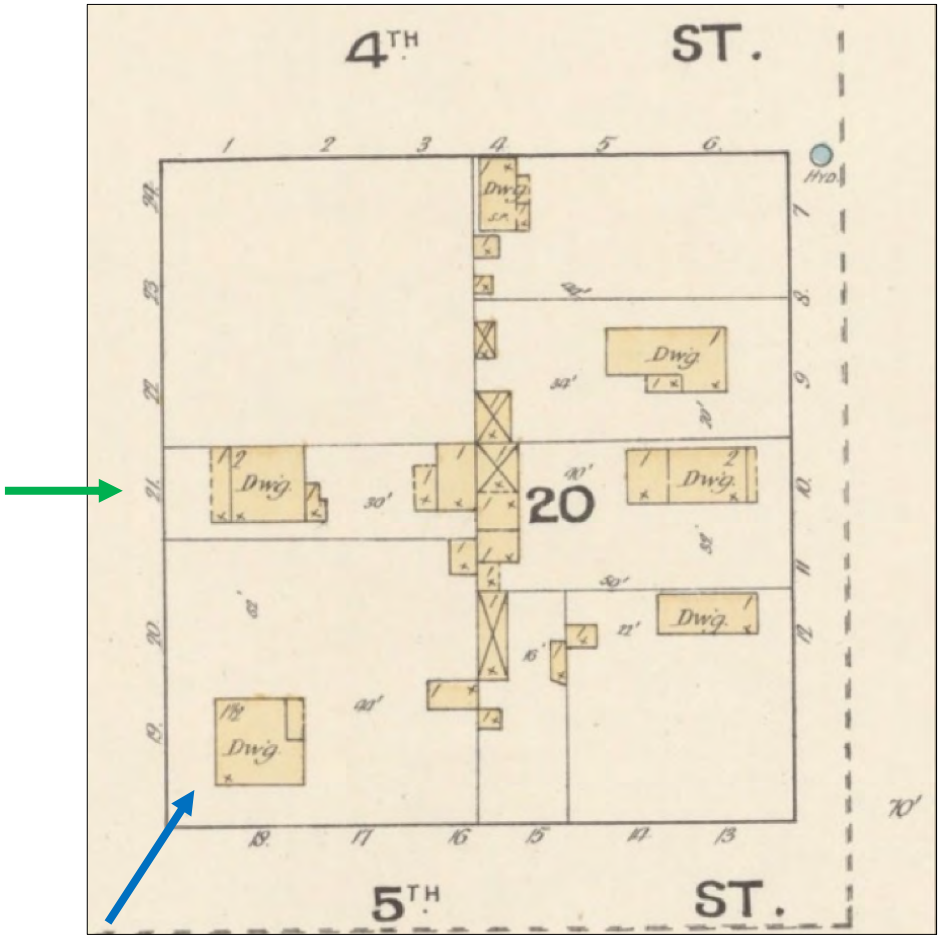
This block was first laid out in September 1862 by C. B. Polhemus (see map on the following page). At that point, the Town of San Mateo included a small grid of streets south of San Mateo Creek and north of 5th Avenue. The north-south running streets were named "A" through "D" and ran parallel to the railroad tracks. The east-west streets were numbered.



Above: The 1862 "Map of the Town of San Mateo." The subject block is labeled as Block 20 and was at the southern edge of town at that time. The block was shown with eight subdivided parcels. The red arrow points to the subject block.

1888 Sanborn Fire Insurance Map

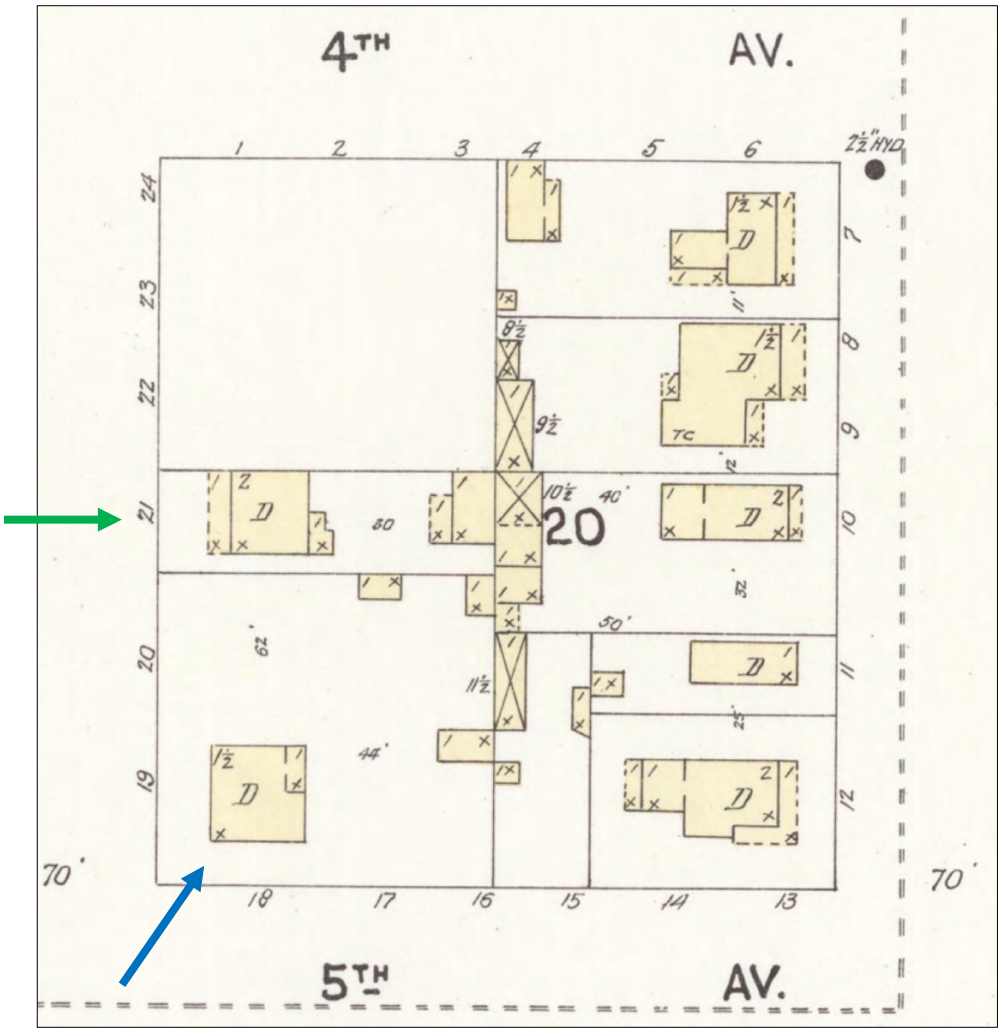
The first Sanborn Fire Insurance Map of San Mateo was completed in 1888. This Sanborn Map indicated that Block 20 had been partially developed with six, one-, one-and-a-half, and two-story, wood-frame dwellings (colored yellow) and numerous outbuildings including sheds as well as stables (labeled with a large X).



Above: Detail of the 1888 Sanborn Map, Sheet 3. The green arrow points to the dwelling at 411 South Claremont, which had a full-length front porch at that time. The blue arrow points to the dwelling that was originally located at 503 East 5th Avenue but was moved northward in 1932 on the same parcel such that it now has the address of 415 South Claremont Street. The one-and- one-half story house had a recessed porch at the east façade at that time. Neither house had the rear additions that would eventually be constructed.

1897 Sanborn Fire Insurance Map

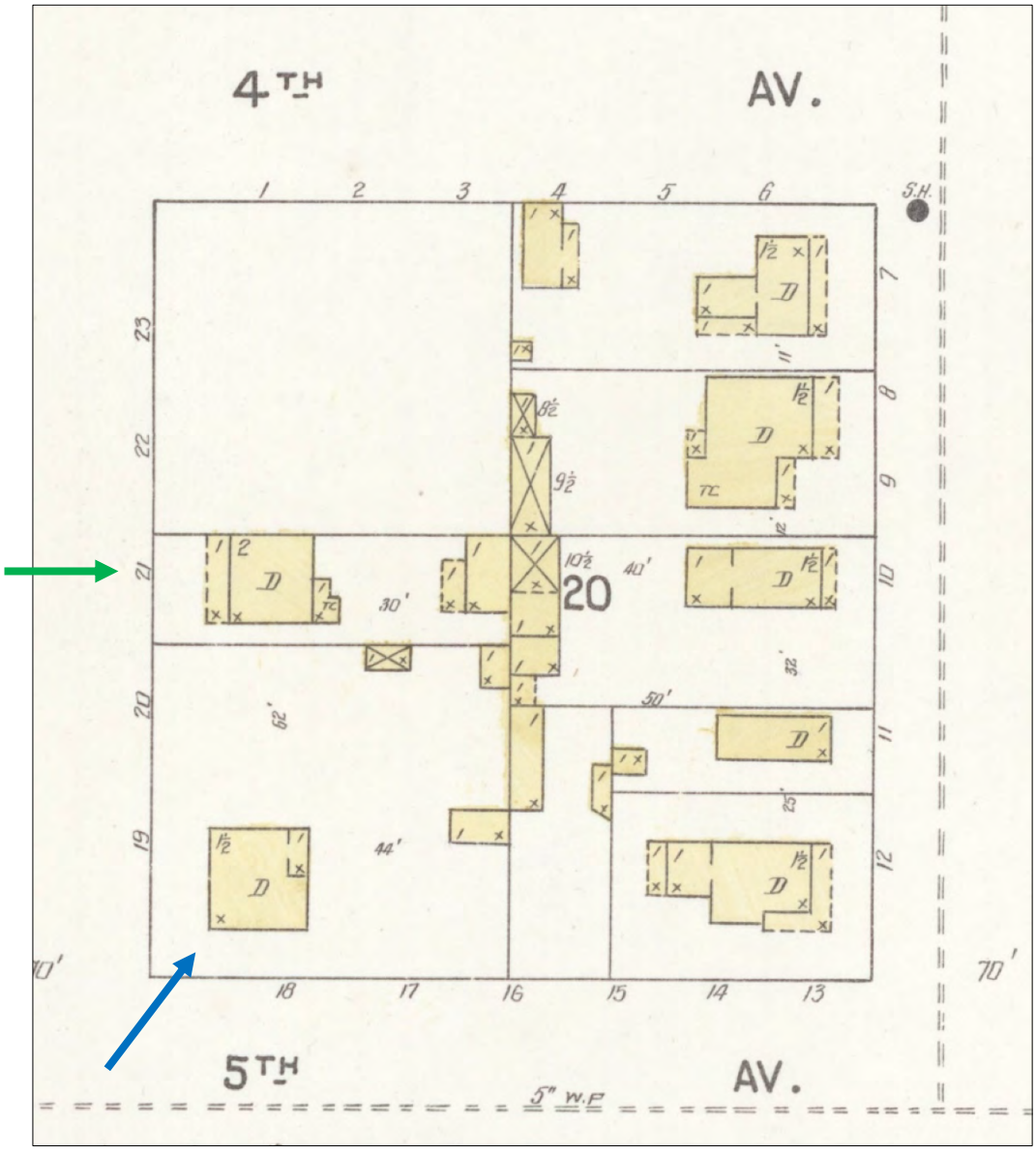
The 1897 Sanborn Map showed several additional one- and two-story, wood-frame dwellings within Block 20. The large parcel at the southeast corner of South C (Claremont) and 4th Avenue remained undeveloped.



Above: Detail of the 1897 Sanborn Map, Sheet 3. The green arrow points to the building at 411 South Claremont. The blue arrow points to 503 East 5th Avenue.

1901 Sanborn Fire Insurance Map

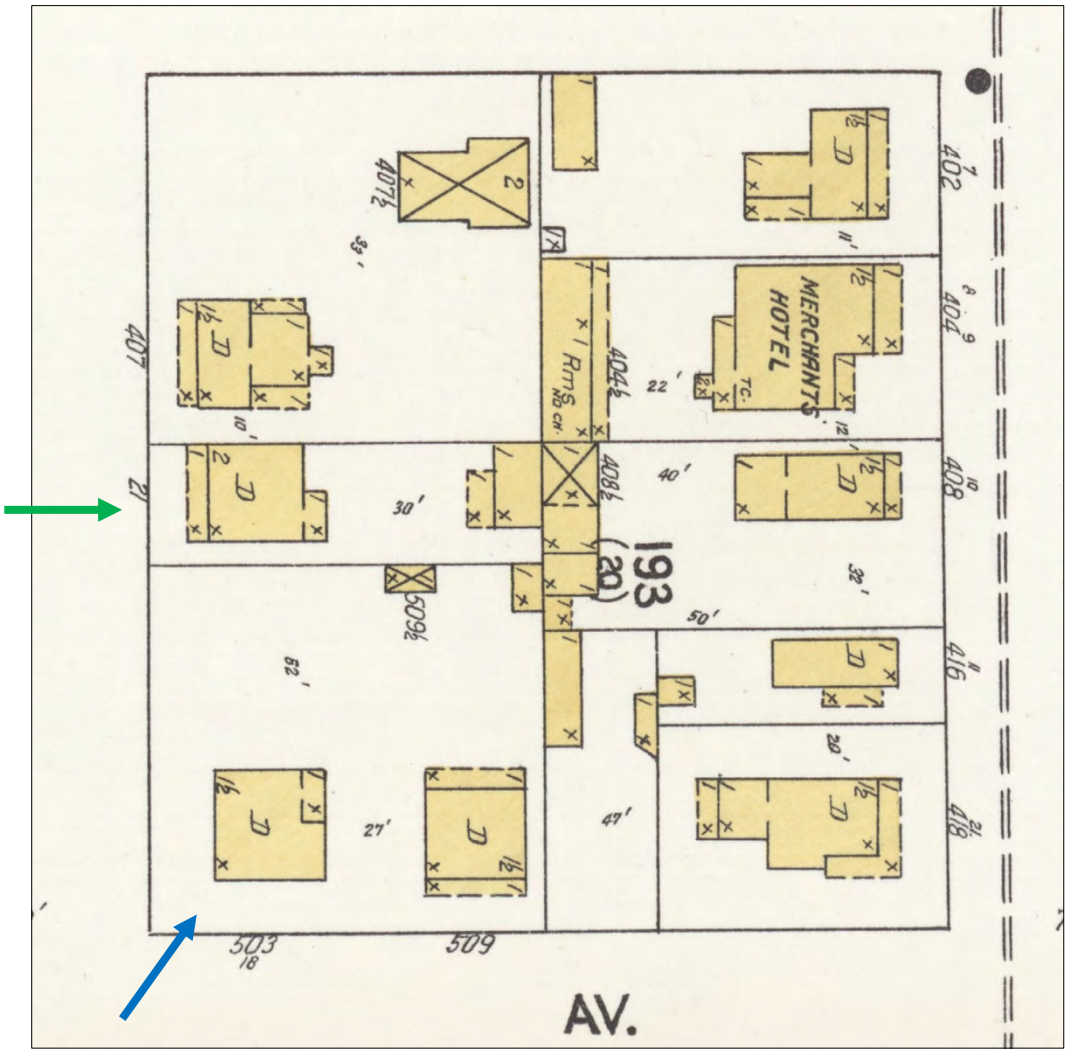
The 1901 Sanborn Map showed very limited changes from the previously completed 1897 Sanborn Map.



1901 Sanborn Map, Sheet 11. The green arrow points to the building at 411 South Claremont. The blue arrow points to the building at 503 East 5th Avenue.

1908 Sanborn Fire Insurance Map

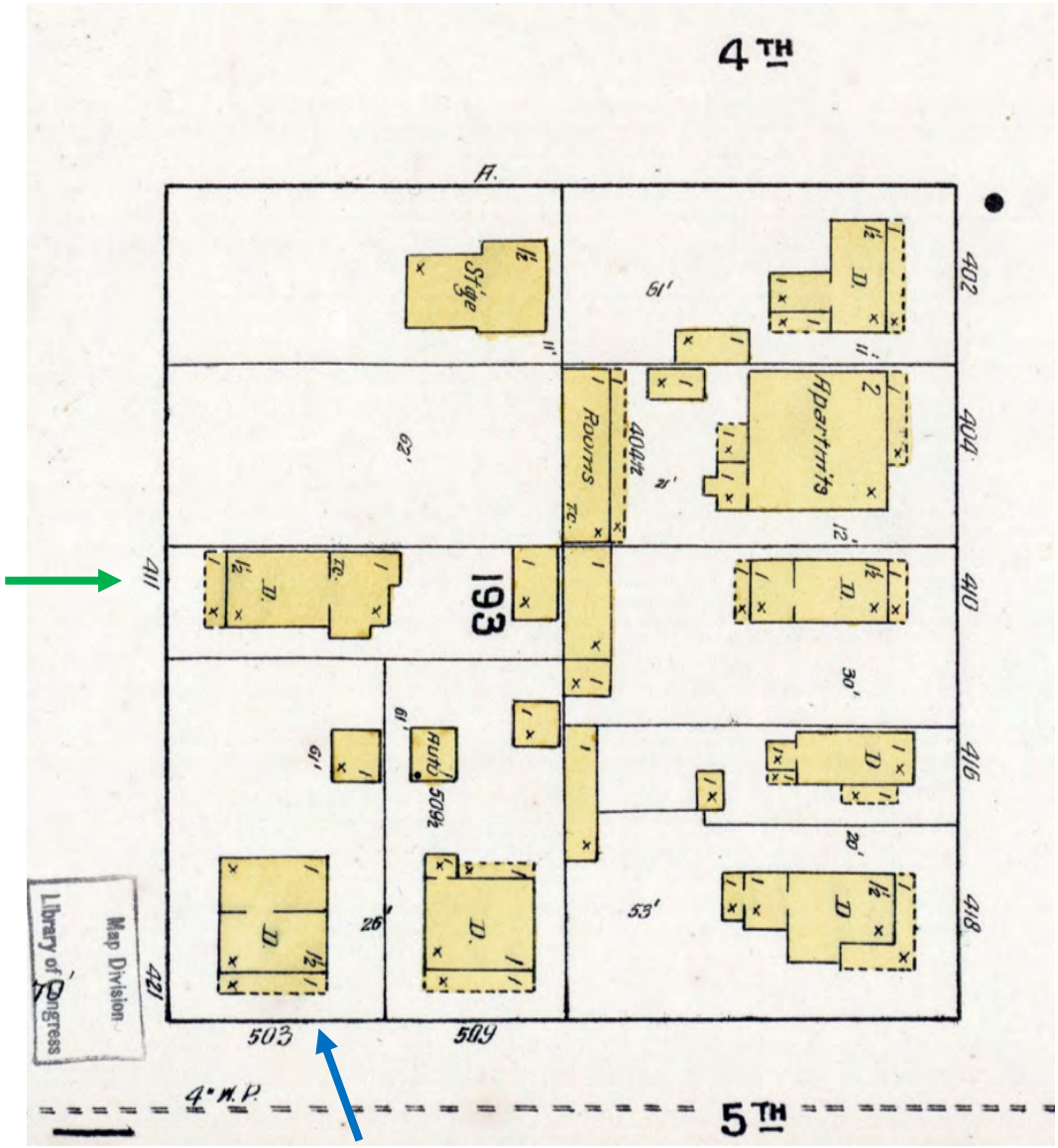
Between 1901 and 1908 the parcel at the southeast corner of 4th and C (Claremont) had been developed. The house at 404 D (Delaware) had been converted to the Merchant's Hotel, with additional rooms at the rear of the parcel. All other buildings were wood-frame dwellings and outbuildings.



Above: Detail of the 1908 Sanborn Map, Sheet 15. 503 East 5th Avenue is marked as such. The house at 411 South Claremont was still marked as number 21.

1920 Sanborn Fire Insurance Map

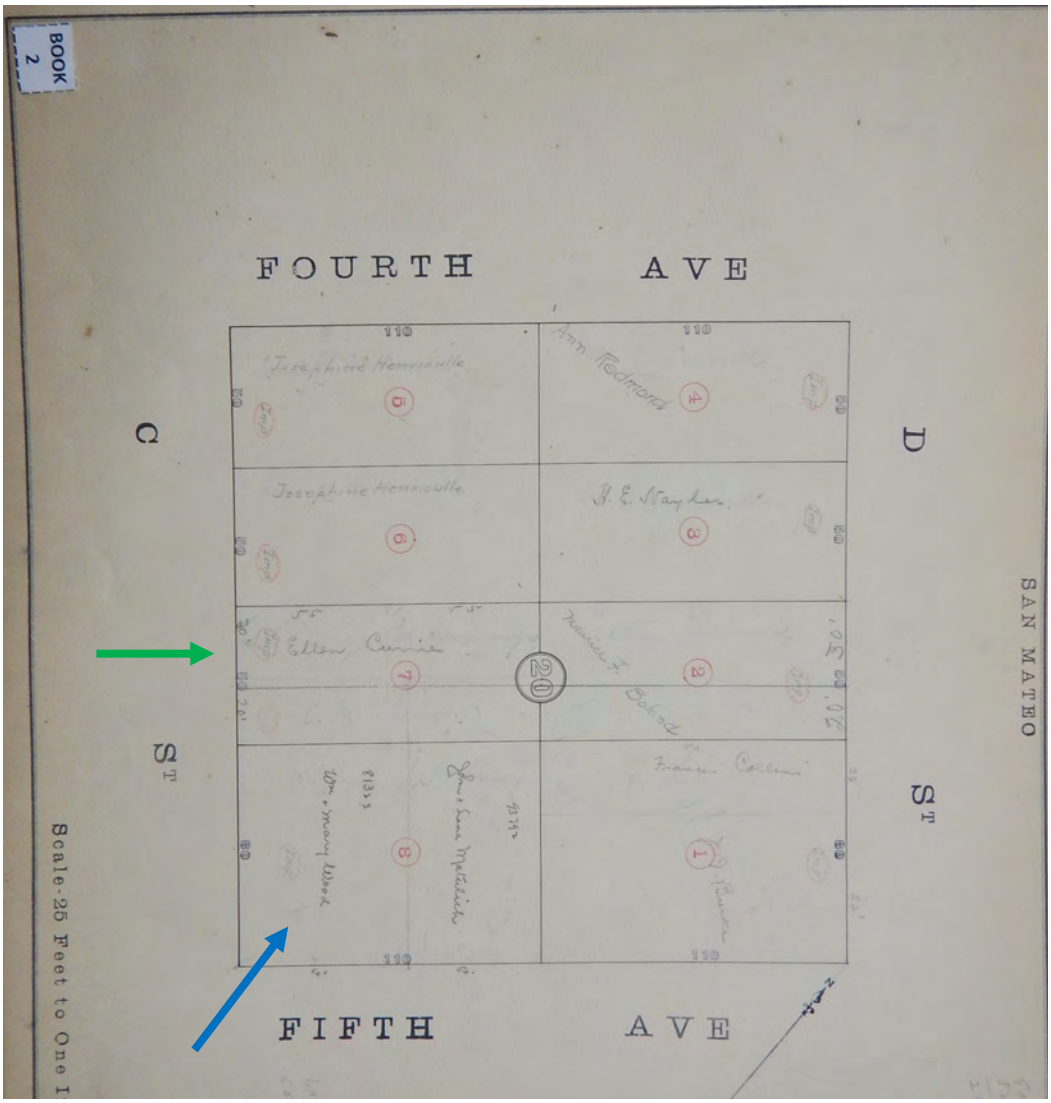
Between 1908 and 190 the house at 503 East 5th Avenue was modified so that it had a one-story component at the rear (north) and a full-length porch at the front. 411 South Claremont was also modified to have a one-story addition at the rear.



Above: Detail of the 1920 Sanborn Map, Sheet 9, showing the reconfigured buildings at both 411 South Claremont and 503 East 5th Avenue.

Circa 1920-1922 San Mateo County Assessor Map

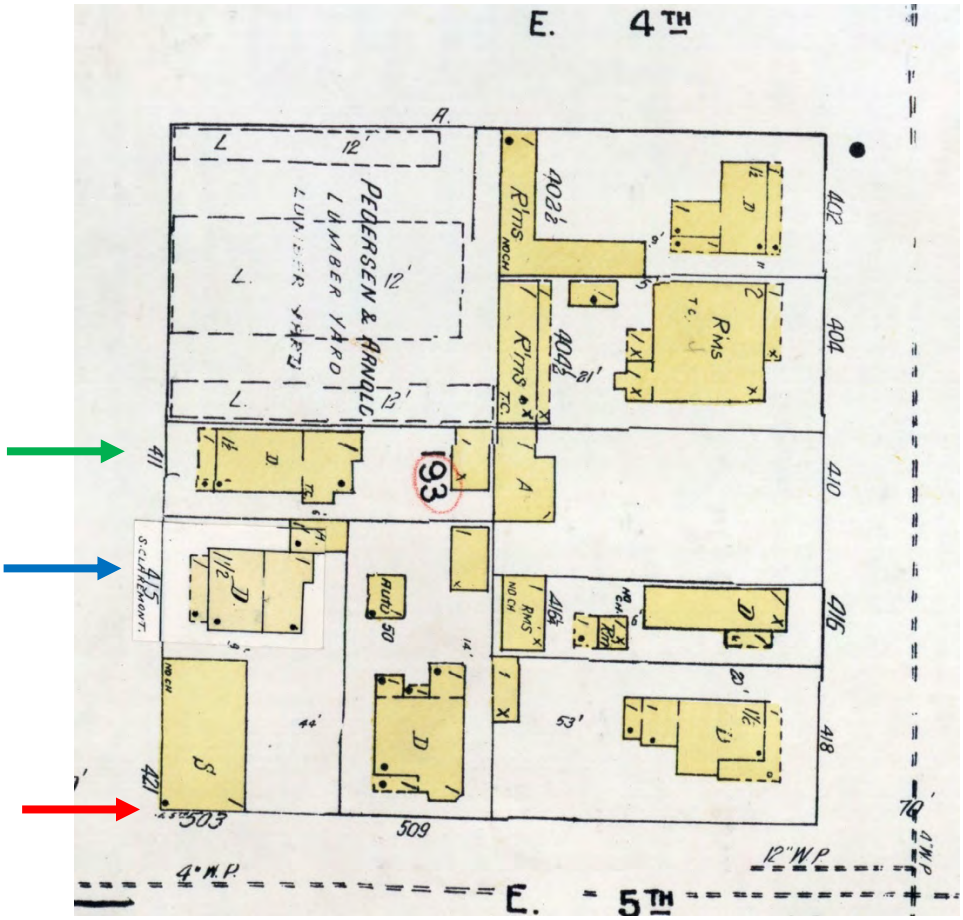
This detail of Block 20 indicates Ellen Currie owned the parcel and improvements at 411 South Claremont and that William and Mary Wood owned the parcel and improvements at 503 East Fifth Avenue.



Above: Circa 1920-1922 San Mateo County Assessor Map with owners names and improvements noted. The blue arrow points to 503 5th Avenue and the green arrow points to 411 South "C" or Claremont Street.

1950 Sanborn Fire Insurance Map

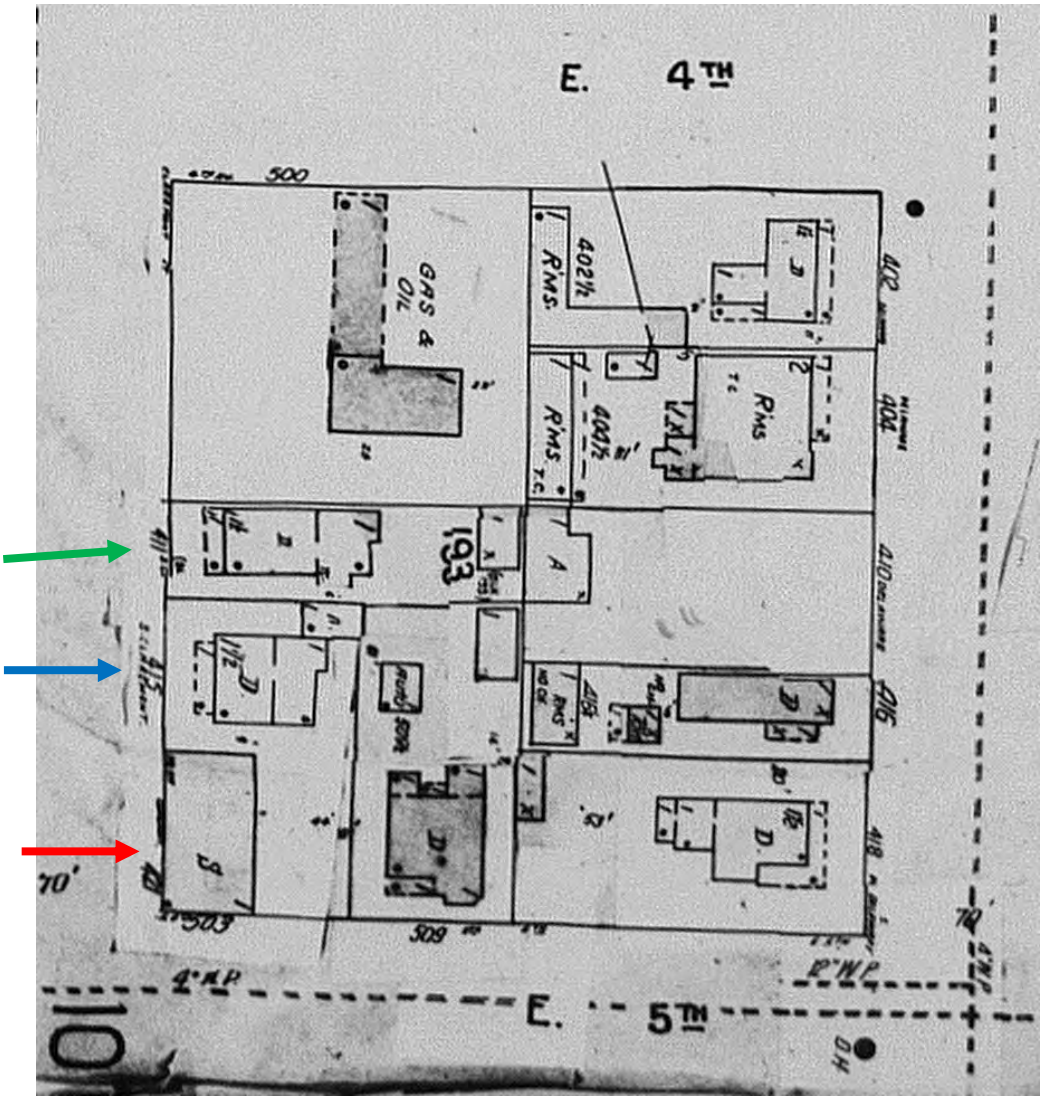
This map shows the relocated 503 5th Avenue residence to its new location at 415 South Claremont Street. The red arrow points to Rodolari's Market and the blue arrow points to the relocated house that then served as the Rodolari's residence at 415 South Claremont. The green arrow points to 411 South Claremont Street. The Pedersen & Arnold Lumber Yard was located at the southeast corner of East 4th and South Claremont. Rooming houses were located on the two parcels south of East 4th Avenue facing South Delaware Street.



Above: Detail of the 1950 Sanborn Map, Sheet 9. The green arrow points to 411 South Claremont, the red arrow points to 415 South Claremont, and the blue arrow points to the market built in 1932 at 503 East 5th Avenue.

1956 Sanborn Fire Insurance Map

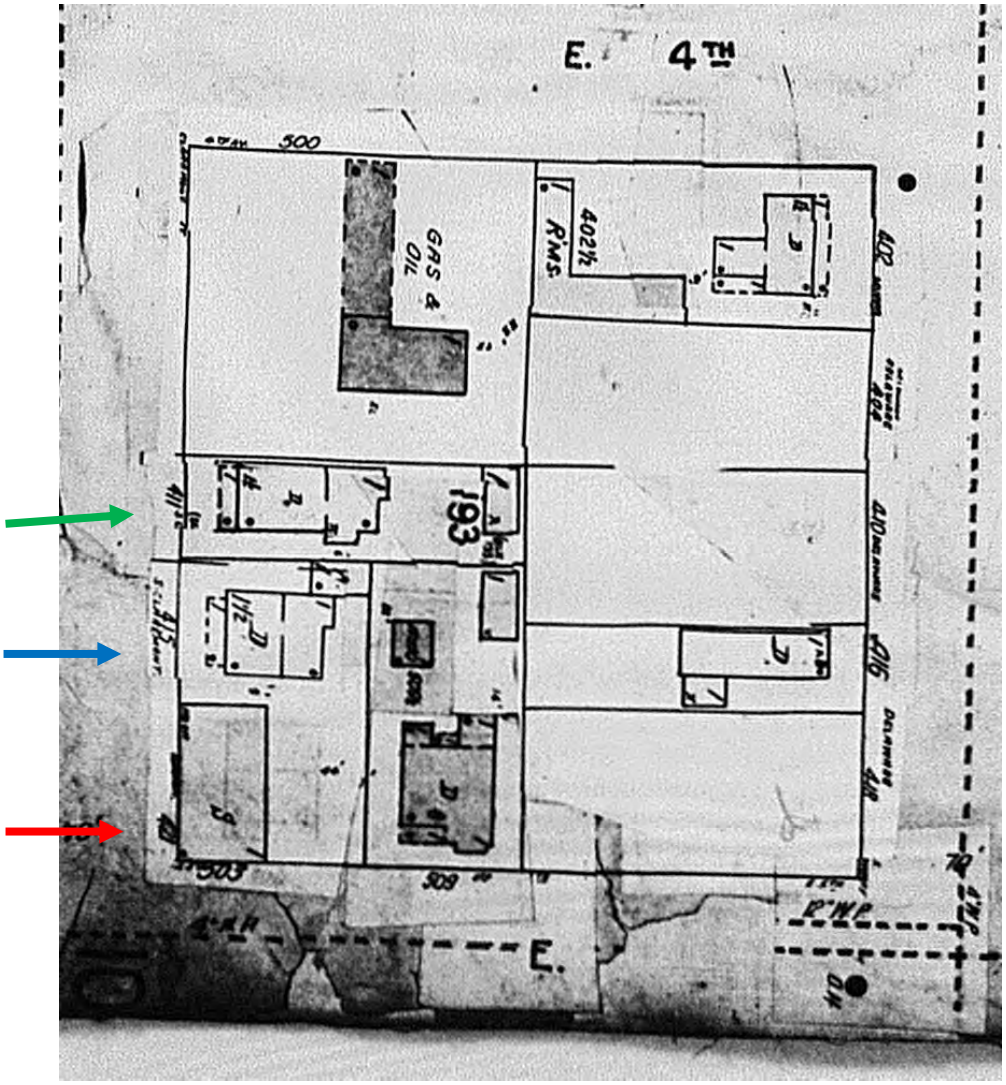
In this map the lumber yard has been replaced by a gas station at the southeast corner of South Claremont and East 4th Street; this is the present-day site of the Taco Bell. The three subject properties remain in their same configuration as on the 1950 Sanborn Map.



Above: Detail of the 1956 Sanborn Map, Sheet 9. The green arrow points to 411 South Claremont, the red arrow points to 415 South Claremont, and the blue arrow points to the market built in 1932 at 503 East 5th Avenue.

1961 Sanborn Fire Insurance Map

In this map several of the wood frame buildings facing Delaware Street had been removed, but the two dwellings at 411 and 415 South Claremont and the market at 503 East 5th Avenue remain in their same configuration.



Above: Detail of the 1961 Sanborn Map, Sheet 9. The green arrow points to 411 South Claremont, the red arrow points to 415 South Claremont, and the blue arrow points to the market built in 1932 at 503 East 5th Avenue.

V. Individual Property Descriptions, Chronologies & Building Permits

415 South Claremont (APN 034-186-060) – Former Rodolari Family Home, Most Recently the Japanese American Community Center

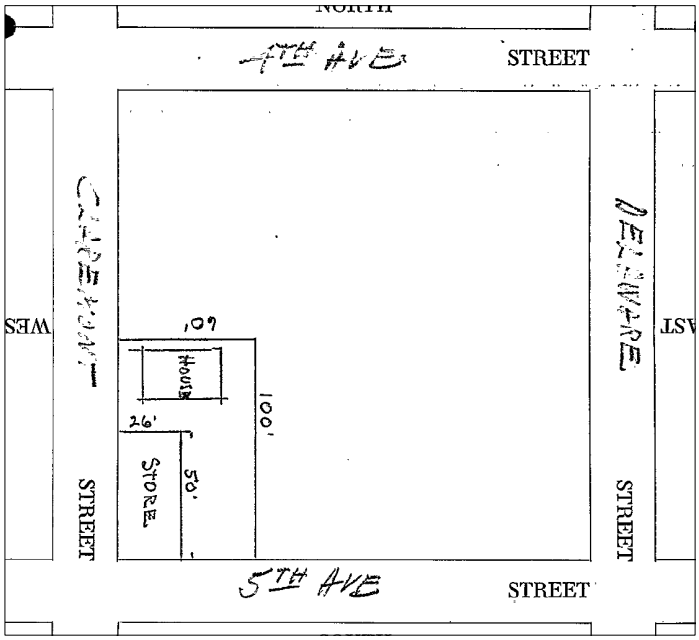
Building Permits – 415 South Claremont Street

This building shares a parcel with 503 East 5th Avenue. A summary of building permit history for 415 South Claremont Street follows:

Date	Permit Number	Names	Description / Cost
June 17th, 1932	3138	S. Rodolari, owner and builder (370 B St – previous address of market) dwelling to be used by owner's family	Move, underpin residence, concrete foundation, update plumbing; $400.00
May 7, 1968	49566	Rodolari, owner (resides at 273 Delmar); Horn Pest Control, contractor	Dwelling repair termite damage (both 615 and 503); $665.00
September 22, 1981	71800	Fred Shimo, representative for the San Mateo Gardiner's Assn., owner; Sterling Roofing Co., contractor	New roofing at house and garage; $3,980.00
June 2, 2008	231724	San Mateo Japanese American Community Center, owner; Izmirian roofing and sheet metal, contractor	Re-roofing; $8,400.00

Date	Permit Number	Names	Description / Cost
July 28, 2008	232183	San Mateo Japanese American Community Center, Fred Sakamoto representative for owner; Izmirian roofing and sheet metal, contractor	Replace furnace; $6,500.00

This house was relocated on the parcel from the corner of 5th and Delaware to its present location in 1932, when the Rodolari Market building, now occupying the corner portion of the parcel, was constructed.



Above: Detail from City of San Mateo Building Permit number 3138 dated June 17, 1932 showing site plan for the parcel with new store and relocation of residence that had formerly been located at 503 5th Avenue.

Description – 415 South Claremont Street

415 South Claremont Street is a raised, two-story, vernacular Gothic Revival dwelling. The building was originally constructed as a residence sometime prior to 1888, but has served as the Japanese American Community Center since the early 1980s. While it lacks the decorative detailing sometimes seen on Gothic Revival houses, its roof shape and cross gabled dormer are emblematic of the simple Gothic Revival houses common to California.

The building is sheathed in painted, horizontal, channel wood siding and has a side gabled roof with a central, front-facing, cross gabled dormer. A covered porch, with square, wood posts, spans the length of the west (front) façade. The porch roof has a very slight slope. A two-story, gabled wing extends from the east façade. The roofs have an overhang, with painted wood eaves and soffits. The roofs are sheathed in composition shingles.

The former residential building is set back from the street and a stone wall and decorative metal fencing with a gate centered on the entry separates the property from the sidewalk. Decorative metal gates between two rustic stone posts gives access to a hardscape entrance walkway, and another set provides access to a paved driveway at the north edge of the property. A painted concrete stair, with solid concrete side walls and metal railing is centered on the front façade and accesses the covered porch. The porch has a low, solid, wood rail. At the north façade of the porch there is a fixed, multi-lite window, which likely serves as a wind screen. A sign post covered by miniature shingled roof is located to one side of the stair. A wooden sign that reads "Japanese American Community Center" hangs at the roof line between the two porch posts. Shrubs and low bushes flank the stair, and more shrubs are located along the stone fence and along the south edge of the property. The stone fence likely dates to the 1930s relocation of this house.

The wood panelled main entry door features a horizontal transom with two side-by-side lites and a simple wood surround. Tall, symmetrically-placed, four-over-four, double-

hung, wood windows flank the main entry. A four-over-four, double-hung window is also centered above the covered porch set in second story gabled dormer. All three windows have simple wood trim with the top trim piece having a slightly more detailed moulding.

At the north façade there is a pair of double-hung windows centered under the main gable and a single, double-hung window below. Each of these windows had simple wood surrounds. The south façade has the same window configuration as the north façade under the main gable. A brick chimney projects from the east slope of the main roof at the south side.

The rear addition appears to have been constructed prior to the relocation of the house. It first appears on the 1920 Sanborn Map and pre-dates building permit documentation. The rear addition has a cross gabled with a window centered below the east facing gable at the attic level, but this feature appears to be lower on the main roof than the front dormer. At the lower level there appears to be two windows at the north portion of the east façade and a door at the west.

At the north side there is a semi-detached one-story garage, that abuts the house along the northeast corner and the north façade of the rear addition is not visible. The south façade of the rear addition has a secondary entrance, accessed via wood stairs, at what appears to be an infilled porch.



Above and below: Front (west) façade of 415 South Claremont Street.





Above: North side of the building, its one-story garage, driveway, and metal gate.
Below: Rear (east) façade of 415 South Claremont Street.





Above: Side (south) and rear (east) façade of 415 South Claremont Street.
Below: Side (south) façade of 415 South Claremont Street.



Owner and Occupant History – 415 South Claremont Street

The building at 415 South Claremont appears to have originally been located at 503 East 5th Street, just to the south on the same parcel. The earliest documented occupants were the Walker family from at least 1910 to 1912.[6] According to the 1910 Federal Census for San Mateo, David Walker was a 26-year-old plumber, renting the house and living with his wife, brother-in-law and grandmother. Walker immigrated to the United States from Scotland in 1906.[7] Earlier documentation of the Walker family was not located. The 1900 Federal Census for San Mateo is not organized by street address.[8]

From 1912 to 1930 the Wood family occupied the house. William Wood was a janitor for the city schools. He and his wife, Mary, owned the property and took in lodgers to supplement their income.[9] From 1931-1932 Joseph, a laborer, and Angelina Catucci resided in the residence when it was still located at 503 East 5th Avenue.[10] A circa 1920-1922 County assessor map identifies the Wood family as owning the parcel.

From 1932 until about the mid-1960s it was home to the Rodolari family, who moved the house on the parcel and built the existing one-story commercial building at the corner.[11] Starting in the mid-1960s the house became a rental property with a series of tenants. This aligns with the death of Mr. Rodolari in May 1967.[12]

Around 1966, the San Mateo Gardener's Association purchased the parcel. The organization rented the residential building for income, and used the commercial building at 503 East 5th Avenue as their Gardener's Hall. One of the first tenants of 415 South Claremont Street was a drop-in drug educational and rehabilitation center called the 415 Society. It was a short-lived endeavor and appears to only have occupied the building for about a year from about 1968 to 1969.[13] Residential tenants occupied 415 South Claremont until 1984 when the building became the Japanese American Community Center, which was affiliated with the Japanese American Citizens League.

503 East 5th Avenue (APN 034-186-060) – Former Rodolari's Market – Most Recently San Mateo Gardener's Association

Building Permits – 503 East 5th Avenue

This building shares the parcel with 415 South Claremont. A summary of building permit history for 503 East 5th Avenue follows:

Date	Permit Number	Names	Description / Cost
July 15, 1932	3146	S. Rodolari, owner and builder (lives at 370 B St)	26'x 50' stucco clad store building located at 503 5th Avenue; $1,500.00
July 27, 1944	8284	Mr. Rodolari, owner; Izmirian Roofing, contractor	Re-roof grocery store; $184.00
November 1, 1962	40767	Rodolari Grocery Store, owner (503 5th Ave); Izmirian Roofing, contractor	Re-roof; $450.00
February 3, 1969	5021	S.M. Gardeners' Association, owner (503 E 5th); Arrow Elect Co., contractor	Electrical outlets
February 13, 1969	274	S.M. Gardeners' Association, owner (503 E 5th); G&M Sheet Metal, contractor	Furnace work / repair
February 17, 1969	"none"	S.M. Gardeners' Association, owner (503 E 5th); Dave Barr Plumbing, contractor	Gas line test, $3.50

Date	Permit Number	Names	Description / Cost
October 5, 1972	55861	Gardeners' Association (503 E. 5th Ave), owner; Henry Wada, builder.	Repair office damaged by run-a-way car; $250.00
February 5, 1979	66936	San Mateo Gardeners' Association by Hitoshi Takeshiya, (503 E 5th Ave), owner; Western Exterminator, contractor	Termite repair; $4,535.00
December 20, 1991	24204	San Mateo Gardeners' Association, owner (503 5th Avenue); A.E. Rodriguez Roofing, contractor	Roof replacement; $4,000.00
November 1, 2006	226761	Kato Roy et al, owner; Fred Sakamato, authorized agent for San Mateo Japanese American Community Center Board of Trustees	Bathroom & coffee bar remodel of "Gardeners Hall"; $30,000.00
June 2, 2008	231724	San Mateo Japanese American Community Center, owner; Izmirian roofing and sheet metal, contractor	Re-roofing; $8,400.00

Description – 503 East 5th Avenue

503 5th Avenue is a rectangular, tall, one-story, wood-frame, textured stucco-clad, Spanish Revival commercial building, constructed in 1932. The corner building has a flat roof with a decorative hipped parapet sheathed in red clay, barrel tiles. The decorative parapet adorns the south and west facades and has an overhang with scalloped brackets. The decorative parapet does not wrap around to the north and east facades.

The building has with minimal fenestration. The recessed south main entry encloses a flush door with glazed sidelights and painted wood transom. The door and sidelights appear to have been altered from their original configuration, as Sanborn Maps do not indicate a recessed entry. The painted transom sign reads "San Mateo Gardeners' Association." A ribbon clerestory transom with six, single-pane, hopper windows covered with protective, decorative, painted, vertical wood spindles span the south façade. An historic photograph of the building indicates that there were originally storefront windows flanking an entry at this façade, that were subsequently infilled. This may relate to the building permit from 1972 to repair the building after it was hit by a run-away car. However, a newspaper account of this event was not located.

The west façade is almost entirely solid except for two, small, double-arched, wood clerestory windows. These windows have a decorative wood mullion between the two arches. The east façade, visible from the adjacent parking lot, features two, square, clerestory windows with metal grilles. The clerestory windows at the west and east facades likely relate to the original market use at the interior, where tall shelves would have likely lined the walls. The north façade, visible from South Claremont Street, has a flush pedestrian door at the northeast corner.



Above: Front (south) façade of 503 East 5th Avenue.
Below: Side (west) façade of 503 East 5th Avenue.





Above: Side (east) façade of 503 East 5th Avenue.
Below: Side (west) and rear (north) façade of 503 East 5th Avenue. The adjacent 415 South Claremont is visible as well.





Above: A 1940s aerial photograph of San Mateo looking north. The red arrow points to a portion of the subject block.



Above: A detail from the 1940s aerial photograph of San Mateo looking north. The red arrow points to the south façade of the Rodolari Market which appears to have storefront windows at the south front on either side of the entry.

Owner and Occupant History – 503 East 5th Avenue

The commercial building at 503 East 5th Avenue has had two occupants. First, Rodolari's Market which occupied the building from its construction in 1932 until about 1966-1967. Second, the San Mateo Gardener's Association which occupied the building from the late 1960s until very recently.

Rodalari's Market

As Rodolari's Market the building served neighborhood customers and was one of several markets in the residential areas surrounding downtown. Rodolari's Market was an important center for Italian American community in San Mateo. The Rodolari Market had previously been located at 370 B Street from about 1926 to 1932.[14] In 1932, Sagredo Rodolari purchased the parcel, moved the existing house to the northern portion of the lot facing South Claremont Street and built the market at the corner, likely so it would be more visible at the corner location.[15]

The Italian community has a long history in San Mateo and San Mateo County, with nearly 600 Italians living in San Mateo by 1890 and close to 3,500 by 1920.[16] By far the city's most significant Italian-American was A. P. Giannani, who founded the Bank of Italy which later became the Bank of America. Historian Mitchell P. Postal notes: "There were no real segregated neighborhoods for San Mateo's ethnic communities in those days before 1920, but the Japanese and Italians tended to live east and north of the center of town."[17] The Italian community had its own stores and businesses that were successful including Daba's, the Guido Brothers, Aloise's at 737 2nd Avenue, and Rodolari's. There was also the San Mateo Ravioli Factory at 203 South Delaware. These stores catered to old world tastes and needs selling "pasta, olive oil, Italian spices, special cheeses, salami, anchovies (dried and salted), dried codfish, and freshly baked Italian and French breads. . . Shopping at Italian-owned stores was an important social event."[18] The owners of these stores and businesses also became leaders in the Italian community.

Sagredo Rodolari, was born in Italy in 1888.[19] He had immigrated to the United States by at least 1920 when he married Mary Caiola in New York, New York.[20] He may have arrived in the United States as early as 1912. It is unclear when the Rodolari's moved to California. However, they are listed as parents to a child in the California Birth Index in February 1925 and living in San Mateo.[21] Rodolari is listed as a grocer in San Mateo by the 1926 City Directory. He was active in the community and was one of the founding members and president of the San Mateo Family Social Club in 1939, which appears to have been heavily populated with other members of the Italian community in San Mateo.[22] Given its formation date, it is likely the group was hesitant to call it the Italian Club as tensions in Europe and with Italy were rising.



12

New Social Club Formed

The newly organized San Mateo Family Social club will hold its first social meeting at the home of G. Bragato, 363 North Eldorado, Saturday night at 8 o'clock, it was announced today.

Officers of the club include Sagredo Rodolari, president; J. Vella, vice president; M. Roman, corresponding secretary; J. Modolo, financial secretary; O. Martin, moresciallo; H. Moretto, treasurer.

Members of the board of trustees are F. Bergamis, R. Dutoniazzi, A. DeMore, H. Vellax, J. Ditos, J. Buttignol, and A. Perozzo.

Members of the organization are A. Gandolfi, F. Perre, S. Casetta, E. Torresin, J. Ticconi, C. Nicoli, C. Cattarin, J. Bragato, J. Benedetti, V. Continolo, A. Nicora, J. Bincoletto, J. Dadalto, S. Croaro, Giombini, J. Cenini, A. Panatoni, J. Motto, J. Bella, G. Ciardelli, N. Ganino, A. Marchi, DeConti, M. Camerotto, S. Couz, V. Dadalt, J. Cassetta, J. Polesel, N. Teroz, V. Zanette, M. Betti, C. Guarini, A. Meghinazzo, P. Rinaldi, J. Couz, A. Anoniazzi, J. Florio, P. DeMore, A. Vespa, P. Lucia, Mrs. Marchesin, V. Croaro, N. Cecchini, S. Pauletti, Mrs. Canzian, M. Fasani, P. Ravislo, A. Ferrari, J. Frauchi, J. Sontin.

Announcement of new social club and its mostly Italian members. San Mateo Times 1939. The red arrow points to Sagredo Rodolari's name, noted as President of the club.

San Mateo Gardener's Association

The San Mateo Gardener's Association (SMGA) was formed in 1947, just after World War II as a labor association with about 200 gardeners, many of whom were of Japanese descent. In February 1942, President Franklin D. Roosevelt signed Executive Order 9066, authorizing the relocation and detention of nearly 120,000 Japanese Americans. Japanese families in San Mateo were relocated first to Tanforan then to sites further away such as the one at Topaz, Utah. After the war, many returned to San Mateo to rebuild their lives. The SMGA consisted of many former farmers who after World War II became gardeners on private estates surrounding San Mateo.

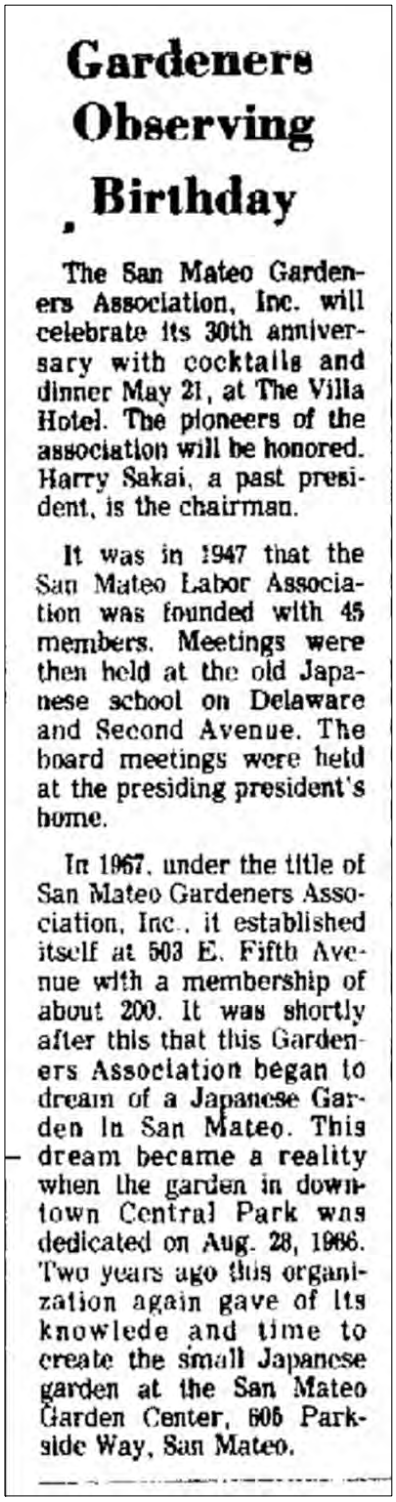
As part of their civic engagement during the post war era, Japanese Americans became actively involved in the creation of Japanese style public gardens which were seen as an expression of a valued heritage, while at the same time providing an expression of commitment to their American communities. In San Mateo, the idea of a public Japanese style garden began to take shape in the mid-1950s when a group of Japanese gardeners offered to create a small garden at City Hall. However, this garden was never built due to a lack of an available space at the site. Then in 1963, San Mateo entered into a sister city agreement with Toyonaka, Japan, and a garden to honor this alliance was proposed for San Mateo's Central Park. The San Mateo Japanese Garden Koen-Kai, made up of local professional landscape designers and gardeners from the San Mateo Gardener's Association, was formed to raise funds and to oversee the project. Ultimately, this group raised approximately $12,000 for the project, and members of the organization contributed 6,000 hours of labor to construct the garden. The garden, designed by Nagao Sakurai, was dedicated on August 28, 1966, before a large crowd.[23]

A history of Central Park on the San Mateo Arboretum Society website notes:

> In the 1960's bonds were finally approved for improvements to city parks. Central Park saw major enhancement during this decade. The recreation center was designed and built. Tennis courts and the underground parking

> structure were installed along 5th Avenue. Playground improvements were made.
>
> But the most significant addition to Central Park during this time was the Japanese Garden. The San Mateo Gardeners Association, mostly Japanese-Americans, proposed the garden "to let people know that the friendship between our peoples is strong . . ." They formed an organization to raise funds and hired Nagao Sakurai, a leading landscape architect, to design it. The city allocated an acre for the garden and provided equipment for its construction which was mostly done by volunteers. San Mateo's sister city, Toyonaka, Japan, donated a five-story pagoda for the garden. The Japanese Garden attracts visitors to Central Park from all over the world.[24]

Prior to occupying the building at 503 East 5th Avenue, the SMGA met at the Buddhist Temple at 2 South Claremont. The organization was formally incorporated in 1967, the year they purchased the former Rodolari's Market for use as the Gardener's Hall, However, their post-World War II-era formation in 1949 is a significant within the context of Japanese Americans returning to San Mateo after detention in remote locations during the war.



Gardeners Observing Birthday

The San Mateo Gardeners Association, Inc. will celebrate its 30th anniversary with cocktails and dinner May 21, at The Villa Hotel. The pioneers of the association will be honored. Harry Sakai, a past president, is the chairman.

It was in 1947 that the San Mateo Labor Association was founded with 45 members. Meetings were then held at the old Japanese school on Delaware and Second Avenue. The board meetings were held at the presiding president's home.

In 1967, under the title of San Mateo Gardeners Association, Inc., it established itself at 503 E. Fifth Avenue with a membership of about 200. It was shortly after this that this Gardeners Association began to dream of a Japanese Garden in San Mateo. This dream became a reality when the garden in downtown Central Park was dedicated on Aug. 28, 1966. Two years ago this organization again gave of its knowlede and time to create the small Japanese garden at the San Mateo Garden Center, 605 Parkside Way, San Mateo.

Announcement of the 30th anniversary of the San Mateo Gardener's Association, San Mateo Times article May 1977.

411 South Claremont (APN 034-186-070) – Residential

Building Permits – 411 South Claremont Street

Date	Permit Number	Names	Description / Cost
September 29, 1955	28837	Ellen Currie, owner; United Roofing, contractor	Roofing; $360.00
1980	Housing violation	Carl A. Niederrer & William A. Sullivan, owners.	No water, uninhabitable for tenants
November 3, 1987	9037 E1	Remedios, Raquel M., owner (living on 3rd ave); Cov Electric Co., contractor	Electrical work, $ no amount shown
January 20, 1990	990199	Remedios, Raquel M. & Keith Tuttle, owners (living on S Delaware); Golden Roofing Co., contractor	Re-roofing; $7,718.00
1991	Housing violation		substandard housing violations
July 22, 1991	22604	Remedios, Raquel M., & Keith M. Tuttle, owners (living on 3rd Ave) and contractor	Replace exterior siding at rear of house, stair treads and sewer line; $500.00

Description – 411 South Claremont Street

411 South Claremont is a two-story, wood-frame, front gabled, vernacular residence. The roof is clad in composite shingles and an interior brick chimney is a centrally-located at the gable ridge. The roof has a minimal eave overhang. There are two skylights at the north slope of the roof. The building has horizontal wood siding and sits on a raised foundation. The windows have simple decorative trim, and are likely in their original locations, but the windows themselves are replacement vinyl windows. The dwelling is set back from the street by a paved parking area and a wood fence separates the parking from the commercial lot to the north and the building at 315 South Claremont to the south. A wood gate leads to a path along the south façade.

At the residential parking area, a concrete stair with a painted metal railing leads to a concrete landing and the raised first story entry. The front (west) façade features a contemporary panelled front door with a semi-circular, fan-lite window at the top. There are two, double-hung, divided-lite, vinyl sash windows at the south end of the raised first story. At the second story a set of paired, double-hung, divided-lite, vinyl sash, windows are centered below the gable. West or front façade originally had a porch, but has been removed.

The south (side) façade features a double-hung, divided-lite, vinyl sash window as well as two, paired, double-hung, divided-lite, vinyl sash windows at the first story, and a row of vinyl sash, divided-lite, slider windows at the southeast corner of the second story. There is a gabled, single-story, rear wing extending eastward. This wing has two, double-hung, divided-lite, vinyl windows at the south façade.

The north (side) façade visible from the adjacent commercial parking lot features a vinyl sash slider window, and two, double-hung windows of different sizes at the first floor.

Two, small, vinyl sash windows are visible at the second story. The east wing has a double-hung, divided-lite, vinyl sash window at its north façade.

The gable roof of the one-story rear wing has a minimal eave overhang and exposed rafters. There is a rear entrance at the east façade of the addition.

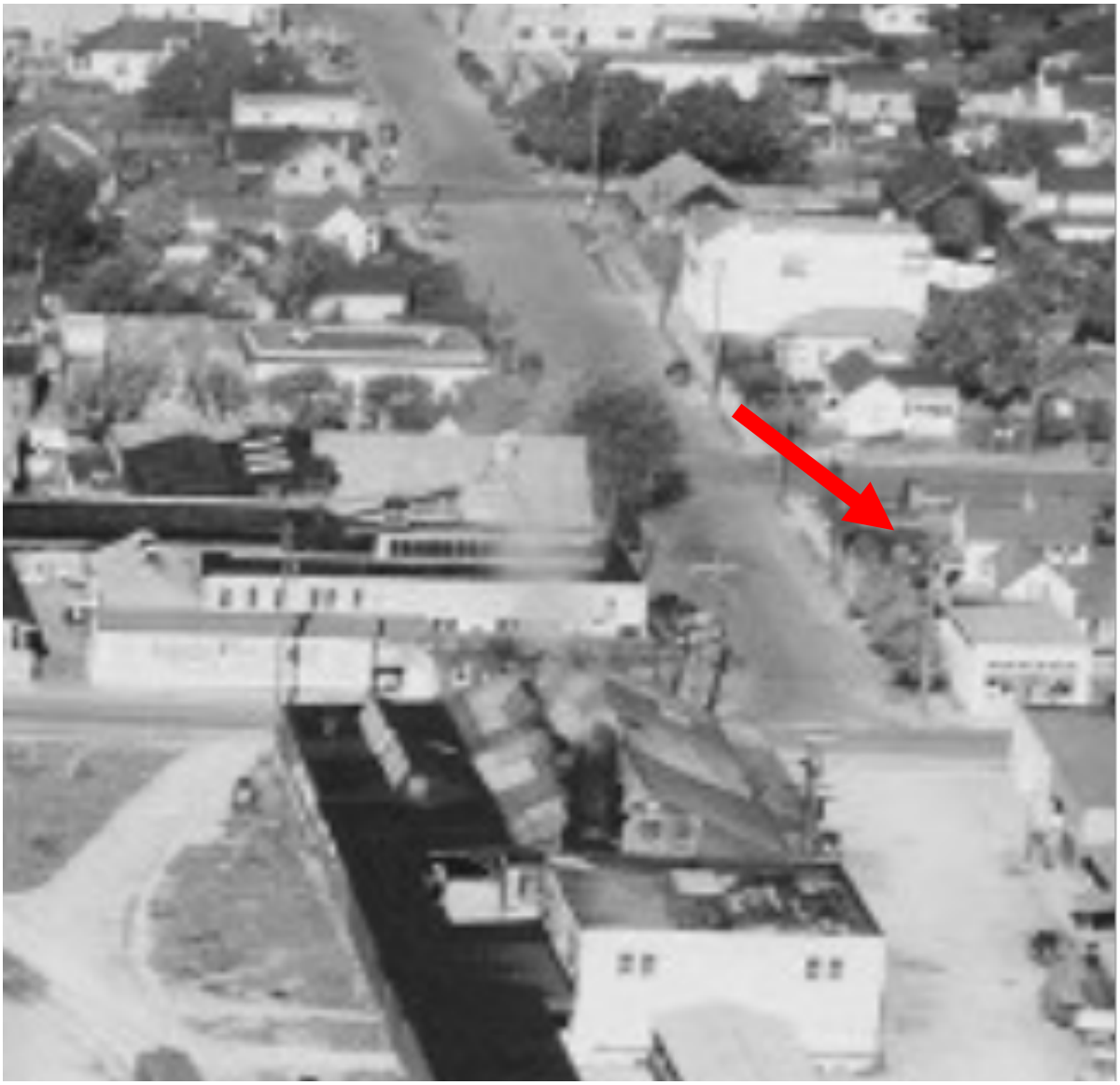


Above: Front (west) façade of 411 South Claremont.



Above: Front (west) and side (north) façade of 411 South Claremont.
Below: Rear (east) façade of 411 South Claremont.





Above: A detail from the 1940s aerial photograph of San Mateo looking north. The red arrow points to the west façade of the building at 411 South Claremont and a one-story porch is visible at the front façade.

Owner and Occupant History – 411 South Claremont Street

The earliest known occupants of this house were the Cummings family. The 1910 Federal Census for San Mateo identifies Marie Cummings, age 63, and her son, William, age 35, a hotel hostler, as the owners of the house at 411 South C Street.[25] The 1900 Federal Census for San Mateo is not organized by street address.[26] Ms. Cummings continued to live at this location until at least 1912. However, by 1918, Ellen Currie, widow of William Currie, resided at this location.[27] The 1920 Federal Census for San Mateo indicates Ellen Currie, age 45, owned the house.[28] Mrs. Currie and her son, Robert, a bus driver, continued to live and own the house until about 1970. The house has been a rental property since that time.[29]

521 East 5th Avenue (APN 034-186-090) – Commercial Building

Building Permits – 521 East 5th Avenue

The building was constructed in 1965 per City of San Mateo Building Permit #45296. There are multiple building permits for this building, including many for sign alterations and roof repair. The original construction permit indicates it was owned by D. Taub of 12 Chiltern Street, San Carlos; two different architects or engineers are listed on the permit documents W. Malfatti and C. Johnson; and the builder was Roy Toschi, 1720 Palm Avenue, San Mateo. The cost was $50,000.00.

Description – 521 East 5th Avenue

This is a one-story, commercial building with a canted corner entry. There is parking area to the west of the building that helps for the L-shaped parcel. The building has a flat roof and a simple sign band at the upper portion of the façade. There are a series of storefront windows at both the south and east facades. The building was recently re-clad in smooth stucco and a rustic stone veneer.

Owner and Occupant History – 521 East 5th Avenue

The early tenants in this building were a billiard hall, an unidentified commercial tenant in a "store," and Pacific Stereo or Pacific Electronics by 1968 and continuing into the 1970s. San Mateo Yamaha was the occupant in for a long period of time from about 1978 to 1998. Most recently the building has been used as a pre-school by Safari Kids.


NOW ENROLLING
TODDLERS
PRESCHOOL
AFTER-SCHOOL
NOW ENROLLING
ROAD WORK AHEAD


TODDLERS
PRESCHOOL
AFTER-SCHOOL

500 East 5th Avenue (APN 034-186-080) – Taco Bell and Parking

This fast-food restaurant was constructed in 1977; City of San Mateo Building Permit #63160. This building is less than 50 years in age and no further evaluation is provided for the purposes of this report.



402 South Delaware / 524 East 4th Avenue (APN 034-186-110) – Gas Station

This gas station was constructed in 1973; City of San Mateo Building Permit #57244. This site was recently cleared of buildings and gas pumps.[30] No further evaluation is provided for the purposes of this report.



VII. Application of California Register Criteria

Under that California Environmental Quality Act (CEQA) resources that meet the criteria of the California Register of Historical Resources are considered historical resources for the purposes of CEQA. Determinations of historical significance require that several factors are considered including: the property's history (both construction and use); the history and context of the surrounding community; an association with important persons or uses; the number of resources associated with the property; the potential for the resources to be the work of a master architect, builder, craftsman, landscape gardener, or artist; the historical, architectural or landscape influences that have shaped the property's design and its pattern of use; and alterations that have taken place, and lastly how these changes may have affected the property's historical integrity.

These issues must be explored thoroughly before a final determination of significance can be established. To be eligible for the California Register historic resources must possess both historic significance and retain historic integrity. The following are the four significance criteria of the California Register. Upon review of the criteria, if historic significance is identified, then an integrity analysis is conducted. To be eligible for the California Register, an historical resource must be significant at the local, state, or national level under at least one of the following criteria.

The only two buildings that appear eligible for the California Register within the subject block are 503 East 5th Street and 415 South Claremont. These two buildings are situated on the same parcel and have been associated with each other since 1932 with the residential property at 415 South Claremont have an earlier history as well. The other buildings in the subject block are either not age eligible or do not possess significance within any of the four California Register criteria of evaluation. While the older residential property at 411 South Claremont dates to an early era of development within the original town limits of

San Mateo, it does not possess individual significance within that context. Further, alterations over time to this two-story residential building have impacted its overall level of integrity.

The two buildings that possess significance are discussed below.

Criterion 1: Event or Patterns of Events
It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

> The two buildings on the corner parcel at South Claremont and 5th Avenue (APN 034-186-060) are eligible for the California Register of Historical Resources as associated buildings.
>
> 415 South Claremont represents the early residential development of this area east of downtown San Mateo and is within the original town limits and reflective of the type of development that occurred early in the town's history. Further, the building is associated with Italian immigrants in San Mateo before World War II, specifically the Rodolari family, who were the long-time operators of a market. The Rodolari family was very active in their community and their family represents the immigration patterns and commercial success of early twentieth century Italian immigrants within San Mateo's history. The market building at 503 East 5th Avenue is representative of this success of this important immigrant group and family. Further, the family resided on the property at the house they relocated to accommodate a larger market building.

Addionally, in 1969 the San Mateo Gardener's Association, an important Japanese-American labor group purchased the property, using the former Rodolari Market as their Gardener's Hall and for a number of years renting the residential building to support their activities. By the early 1980s an affiliated Japanese American organization, the Japanese-American Community Center, was using the residence at 415 South Claremont as a community gathering space.

Thus, the two buildings on the parcel are eligible for the California Register at the local level as related resources under criteriion 1, broad patterns of history, for their associations first with the Italian American community in San Mateo and then later for their association with the Japanese American community in San Mateo.

Criterion 2: Important Person(s)
It is associated with the lives of persons important to local, California, or national history.

Sagrado Rodolari was an active member of the Italian American community. However, his association with the property does not rise to a level of significance to justify individual eligibility under this critera. Therefore, none of the buildings on the parcel is eligible for the California Register under Criterion 2, important persons.

Criterion 3: Design/Construction
It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The two buildings on the corner parcel at South Claremont and 5th Avenue (APN 034-186-060) embody the characteristics of a type, period, region, style, or method

of construction. 503 East 5th Avenue is an excellent example of a 1930s one-story, wood-frame commercial building in the Spanish Revival style. The residential building at 415 South Claremont was previously identified in the 1989 *City of San Mateo Historic Building Survey* as a good example of the Gothic Revival style, including its front facing cross gable dormer. These two buildings appear to be individually eligible at the local level for the California Register of Historical Resources under Criterion 3: architecture as unique types of residential and commercial buildings in San Mateo.

Criterion 4: Information Potential
It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Evaluation of archeological resources was outside the scope of this report. There is the possibility that archaeological resources could be present on the site. This should be taken into consideration and standard monitoring practices should be employed if construction involves extensive excavation.

To be considered a historic resource under CEQA there must be both historic significance and integrity. There are seven aspects of integrity location, design, setting, materials, workmanship, feeling and association.

Integrity 415 South Claremont

The residential building at 415 South Claremont Street retains historic integrity. While there have been some material changes and a rear addition, the building maintains it overall design, shape, and primary feature of a Gothic Revival style house, its front cross gabled dormer. Further, while the building was moved on the parcel, its relocation is related to the historic contexts of its use as the home of the merchant who built the

associated commercial building on the same parcel. While the urban context surrounding the building has changed, it retains a strong feeling of an early residential building in San Mateo and it retains a strong association with the commercial building on the parcel.

Integrity 503 East 5th Avenue

The commercial building at 503 East 5th Avenue retains historic integrity. While there have been some material changes and the storefront windows flanking the entry have been removed, the building maintains it overall design, shape, and primary features of a Spanish Revival style commercial building, including its decorative hipped, red tile, parapet and the clerestory windows at the south, west and east facades. While the urban context surrounding the building has changed, it retains a strong feeling of a Spanish Revival commercial building in San Mateo and it retains a strong association with the other building on the parcel.

Historic District

The California Japantowns Project has identified a number of buildings in San Mateo that relate to the historic context of Japanese Americans in San Mateo both before and after World War II.[31] A full historic or cultural district evaluation has not been undertaken for this site-specific historic resource evaluation. The building at 415 South Claremont Street was previously identified in the California Japantowns Project Survey for its association with the Japanese American Community Center as a post-World War II Japanese Community Center.

Character-Defining Features

Building character-defining features are the visual aspects and physical features that comprise the appearance of an historic building. Character-defining features include the overall shape of the building, its materials, craftsmanship, stylistic elements, decorative details, as well as the various aspects of its site, landscaping, and environment. The

majority of a resources' character-defining features must remain intact for it to continue to convey its significance and minimize impacts to the resource.

Character-Defining Features – 503 East 5th Avenue

- Location and relationship to the house at 415 South Claremont Street
- Situated at a corner location for commercial visibility
- Wood frame construction
- Textured stucco finish
- Tall, one-story massing
- Flat roof
- Decorative, overhanging red tile roof parapet with brackets at south and west facades
- Centered entry at 5th Avenue façade
- 5th Avenue façade ribbon transom with hopper windows
- Decorative vertical wood spindles at transom
- Arched, west facade clerestory windows to allow for interior shelving
- Square east façade clerestory windows to allow for interior shelving

Character-Defining Features – 415 South Claremont Street

- Location and relationship to the commercial building at 503 East 5th Avenue
- Wood frame construction
- Front facing gabled dormer and location of window in dormer
- Pitch of main gable
- Horizontal channel wood siding
- Centered entry at west façade
- Wood paneled door with transom above

- Location of windows at west façade
- Four-over-four configuration of double-hung wood windows
- Front porch spanning entire west façade
- Stone wall and decorative metal fencing with metal gate centered on the entry and another metal gate at the driveway along North Claremont
- Brick chimney

VIII. Application of CEQA

The California Environmental Quality Act (CEQA) Public Resources Code §21084.1 provides that any project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Public Resources Code §5020.1(q) defines "substantial adverse change" as demolition, destruction, relocation, or alteration such that the significance of the historical resource would be impaired. According to Public Resources Code §5024.1, an historical resource is a resource that is listed in, or determined to be eligible for listing in the California Register of Historical Resources; included in a local register of historical resources; or is identified as significant in a historic resource survey if that survey meets specified criteria. The building at 415 South Claremont Street was previously identified as a potential resource of local interest in the 1989 *City of San Mateo Historic Building Survey*..

According to CEQA Guidelines §15064.5(a)(3), a lead agency can find a resource has been determined to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the determination is supported by substantial evidence in light of the whole record.

Two of the buildings in the subject block possess historical significance at the local level within California Register Criterion 1 and 3. It is the professional opinion of architecture + history, llc (a + h) that these buildings are eligible for the California Register of Historical Resources, retain historical integrity, and therefore qualify as historic resources under CEQA Guidelines §15064.5(a)(3).

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Endnotes

[1] Research for the Historical Overview section of this report was generally taken from Alan Hynding. *From Frontier to Suburb: the Story of the San Mateo Peninsula* (1982); Mitchell Postel. *San Mateo: A Centennial History* (1994); and Frank Stanger. *A History of San Mateo County* (1938).
[2] Sanborn Fire Insurance Map Company, 1891 San Mateo Map, Sheet 1.
[3] Arthur Schade, "The Development of San Mateo Through Subdivision and the History of the City Limits of San Mateo," Maps, 1 – 7, 9, and 12.
[4] Ibid, Maps 8, 10 and 13.
[5] Linda Wickert. *City of San Mateo Historic Building Survey Final Report*, 1989.
[6] 1910 United States Federal Census and 1912 San Mateo City Directory.
[7] 1910 United States Federal Census.
[8] 1900 United States Federal Census.
[9] 1920 and 1930 United States Federal Census. San Mateo City Directories 1912 – 1930.
[10] San Mateo City Directory, 1931-1932.
[11] 1940 and 1950 United States Federal Census. San Mateo City Directories, 1932-1966.
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[13] "Drop-in Center Works Here." *San Mateo Times,* June 19, 1968: 28 and "At S.M.'s 415 Society, Christian Encounter." *San Mateo Times,* March 8, 1969: 4.
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[16] Hynding, *From Frontier to Suburb*, 164 and 189.
[17] Postal, *San Mateo: A Centennial History,* 143.
[18] Postal, *San Mateo: A Centennial History,* 163.
[19] Segrado Rodolari, World War II Registration Card, April 27, 1942, ancestry.com.
[20] New York, New York Marriage License Index 1908-1918; *San Mateo Times,* Death Notice Mary Rodolari, December 19, 1945.
[21] California Birth Index February 12, 1925, ancestry.com.
[22] "New Social Club Formed." *San Mateo Times*, January 19, 1939: 12.
[23] Iva Newman, "5,000 See Japanese Garden After Dedication." *San Mateo Times*, 29 August 1966, 25.
[24] San Mateo Arboretum website. https://www.sanmateoarboretum.org/centennialexhibit.html
[25] 1910 United States Federal Census.
[26] 1900 United States Federal Census.
[27] San Mateo City Directory 1918.
[28] 1920 United States Federal Census.
[29] San Mateo City Directories, various years.
[30] City of San Mateo Building Permit BD-2021-281183.
[31] California Japantowns Project – https://www.californiajapantowns.org/index.html

APPENDIX ONE

San Mateo Sanborn Maps

1888 – Sheet 3

1897 – Sheet 3

1901 – Sheet 11

1908 – Sheet 15

1920 – Sheet 9

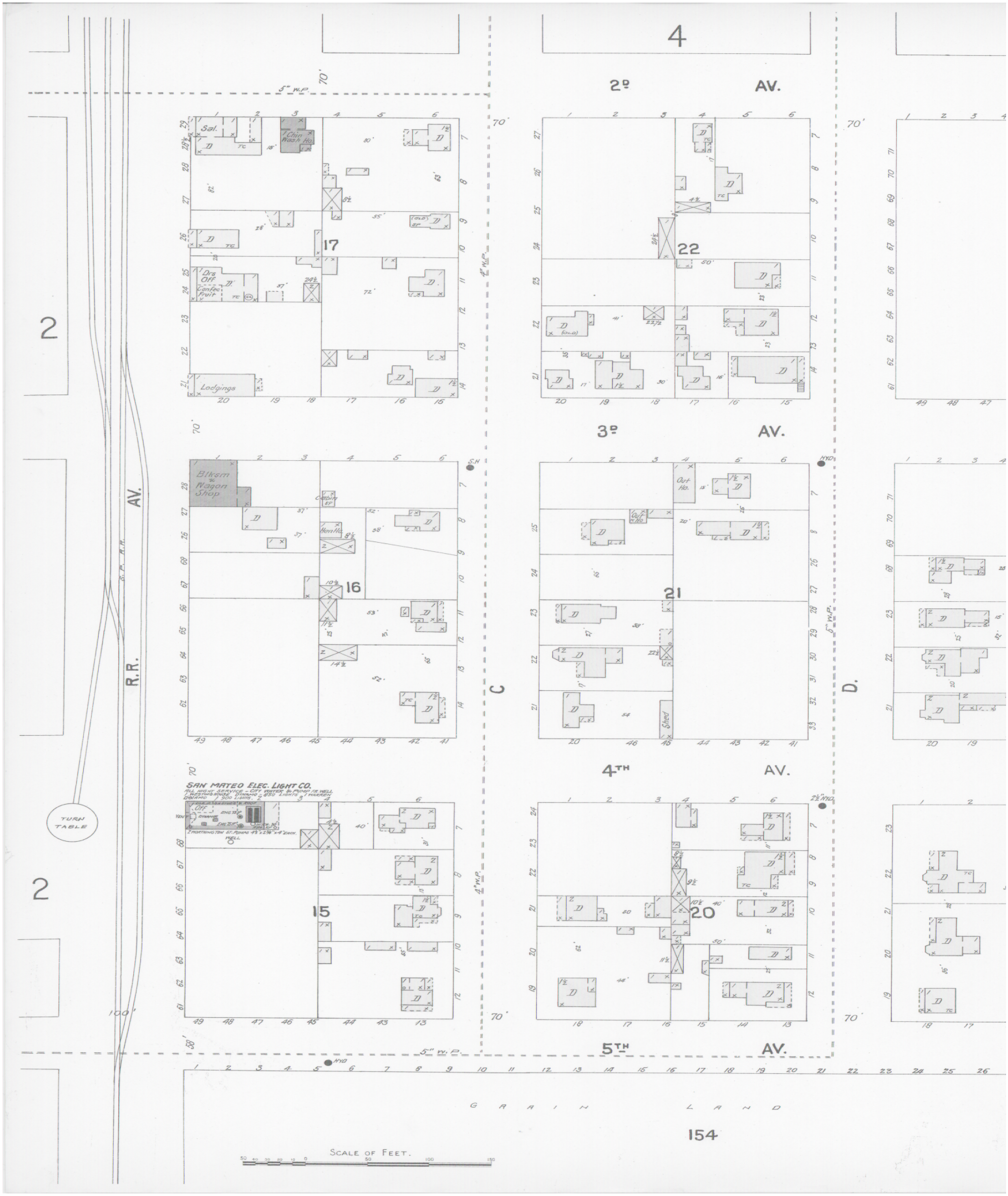
1950 – Sheet 9

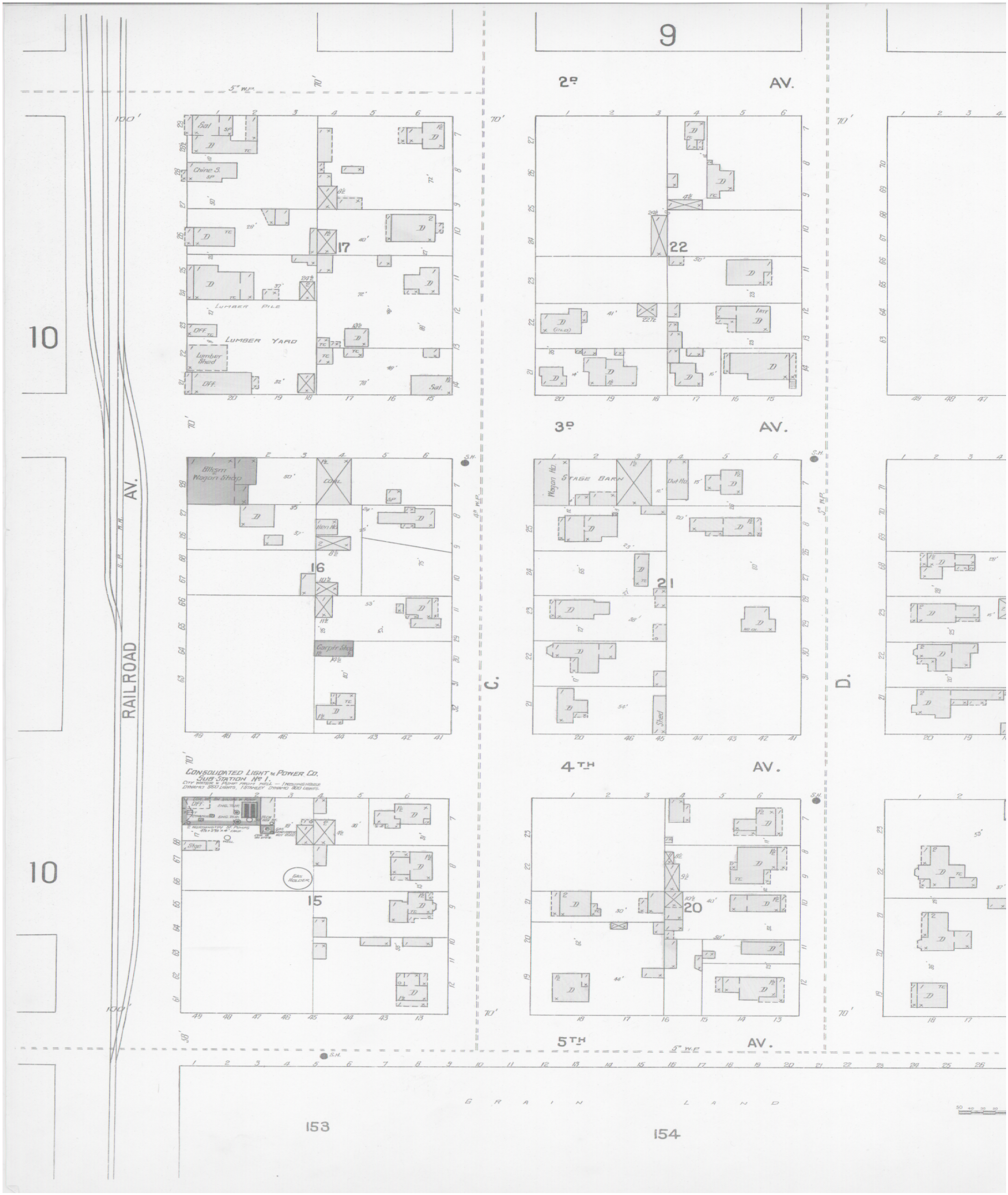
1953 – Sheet 9

1956 – Sheet 9

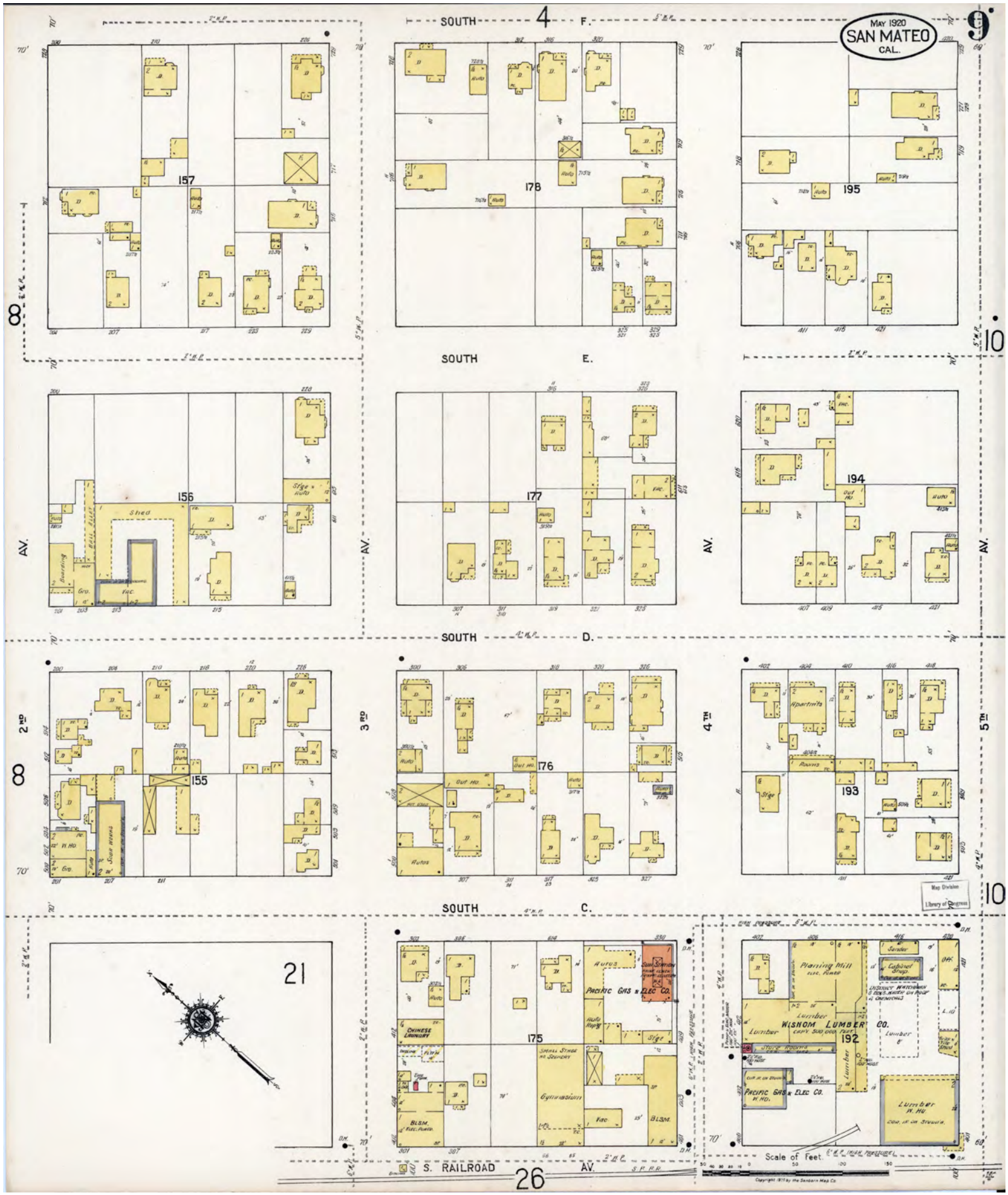
1961 – Sheet 9

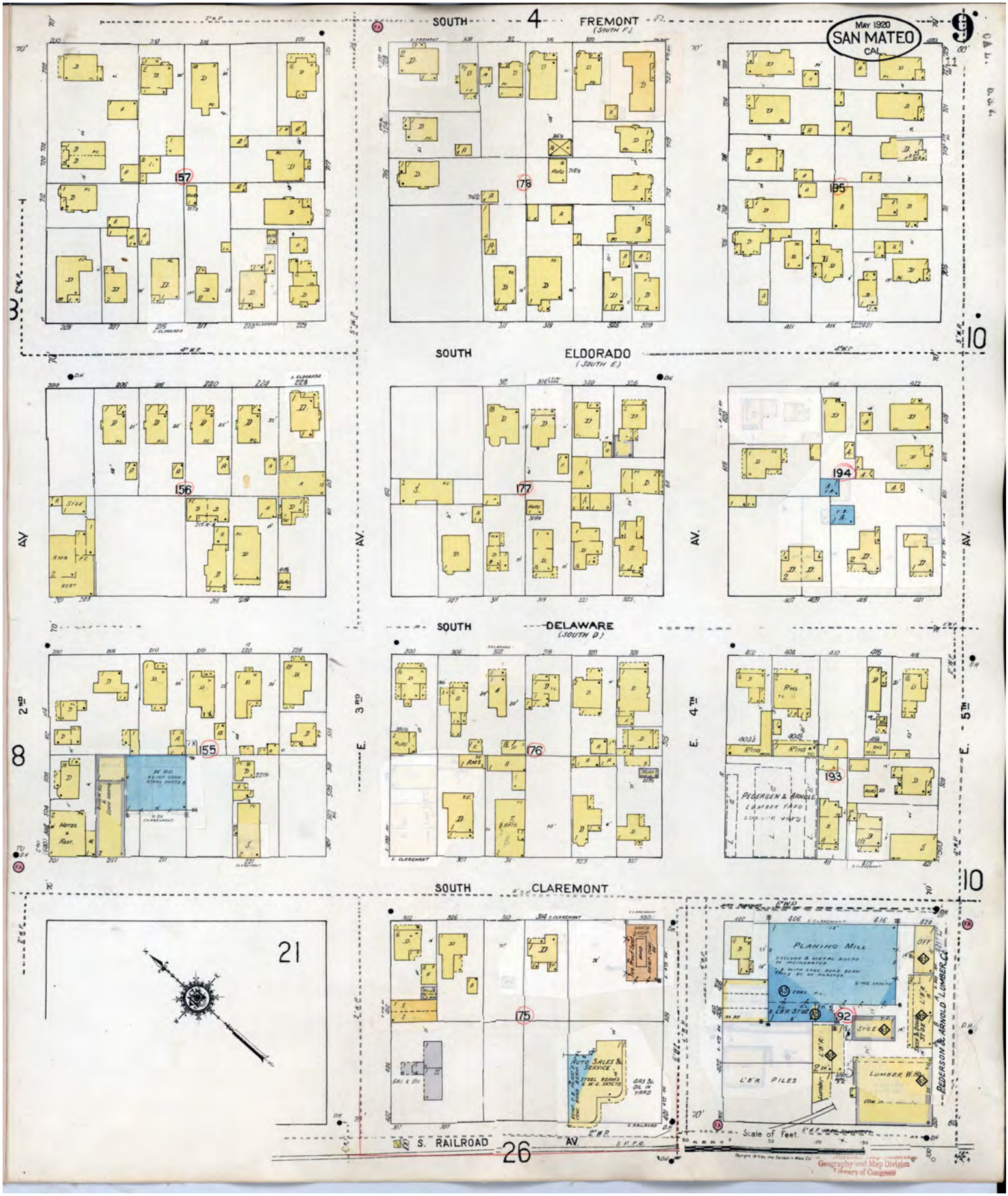

See Sheet
2ND ST.
3RD ST.
4TH ST.
5TH ST.
C ST.
D ST.
AV.
RAIL ROAD
St. Paul R. R.
Turn Table
See Sheet
17
22
16
21
15
20
Grain Land

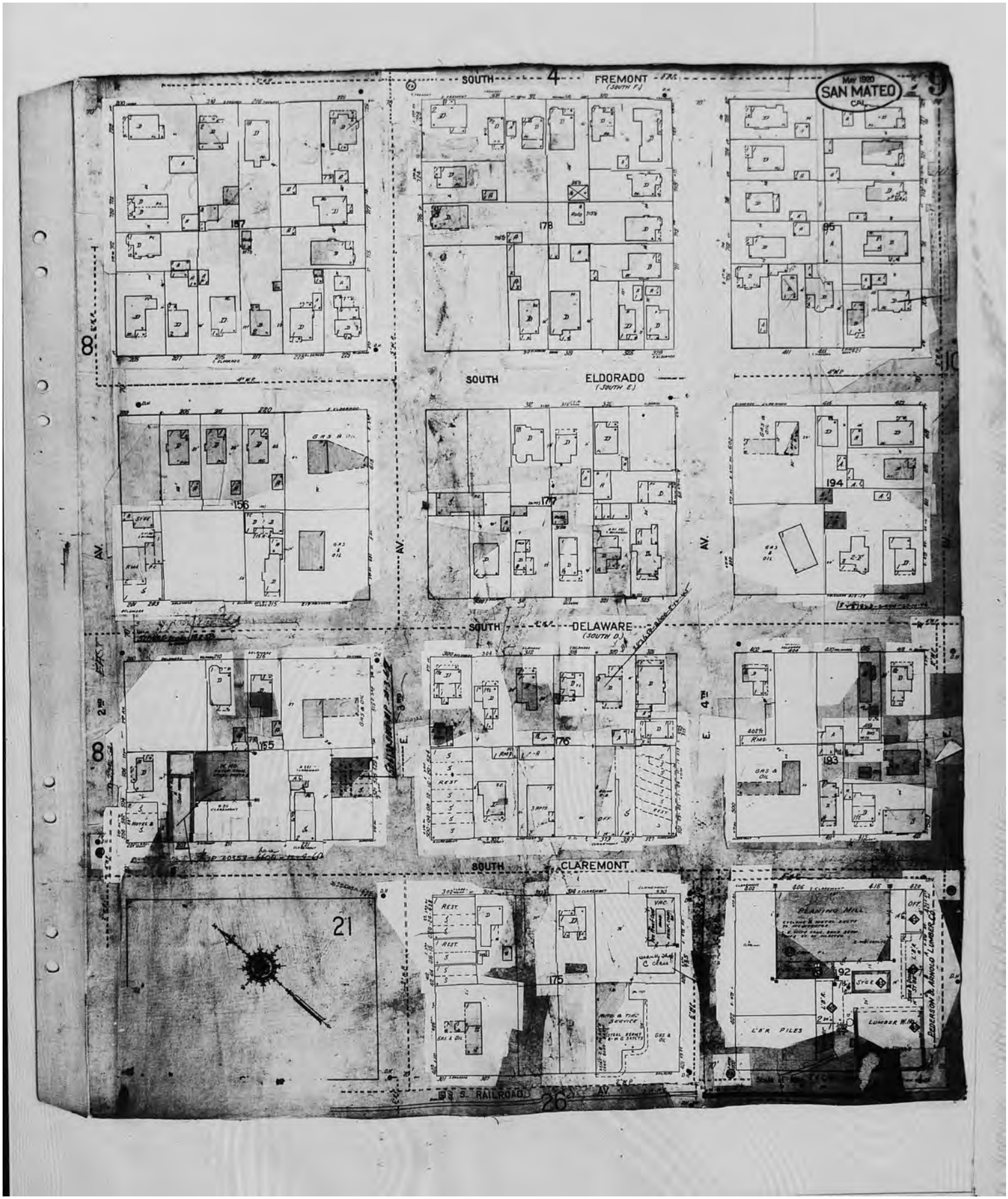

4
2D AV.
3D AV.
4TH AV.
5TH AV.
17
22
16
21
15
20
2
2
R.R. AV.
C.
D.
TURN TABLE
SAN MATEO ELEC. LIGHT CO.
Sal.
Drs. Off.
Confec. Fruit
Lodgings
Bl'kSm'h & Wagon Shop
Cabinet Sh.
Out Ho.
Shed
GRAIN LAND
154
SCALE OF FEET.

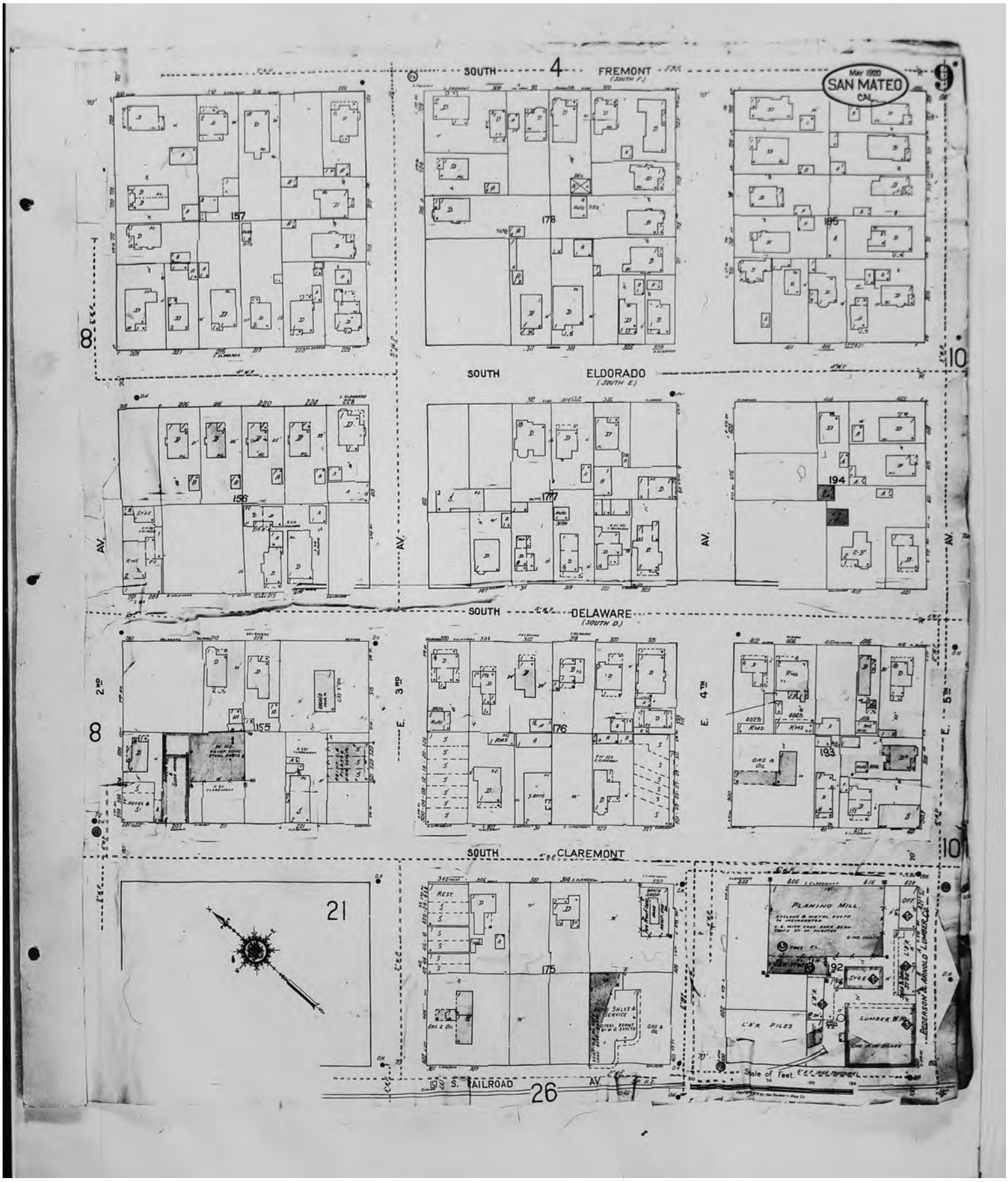

9
2ND AV.
3RD AV.
4TH AV.
5TH AV.
10
10
RAILROAD AV.
17
22
16
21
15
20
LUMBER YARD
LUMBER PILE
Lumber Shed
Wagon Shop
Wagon Ho
STAGE BARN
Shed
CONSOLIDATED LIGHT & POWER CO.
SUB STATION No 1.
C.
D.
153
154
GRAIN LAND

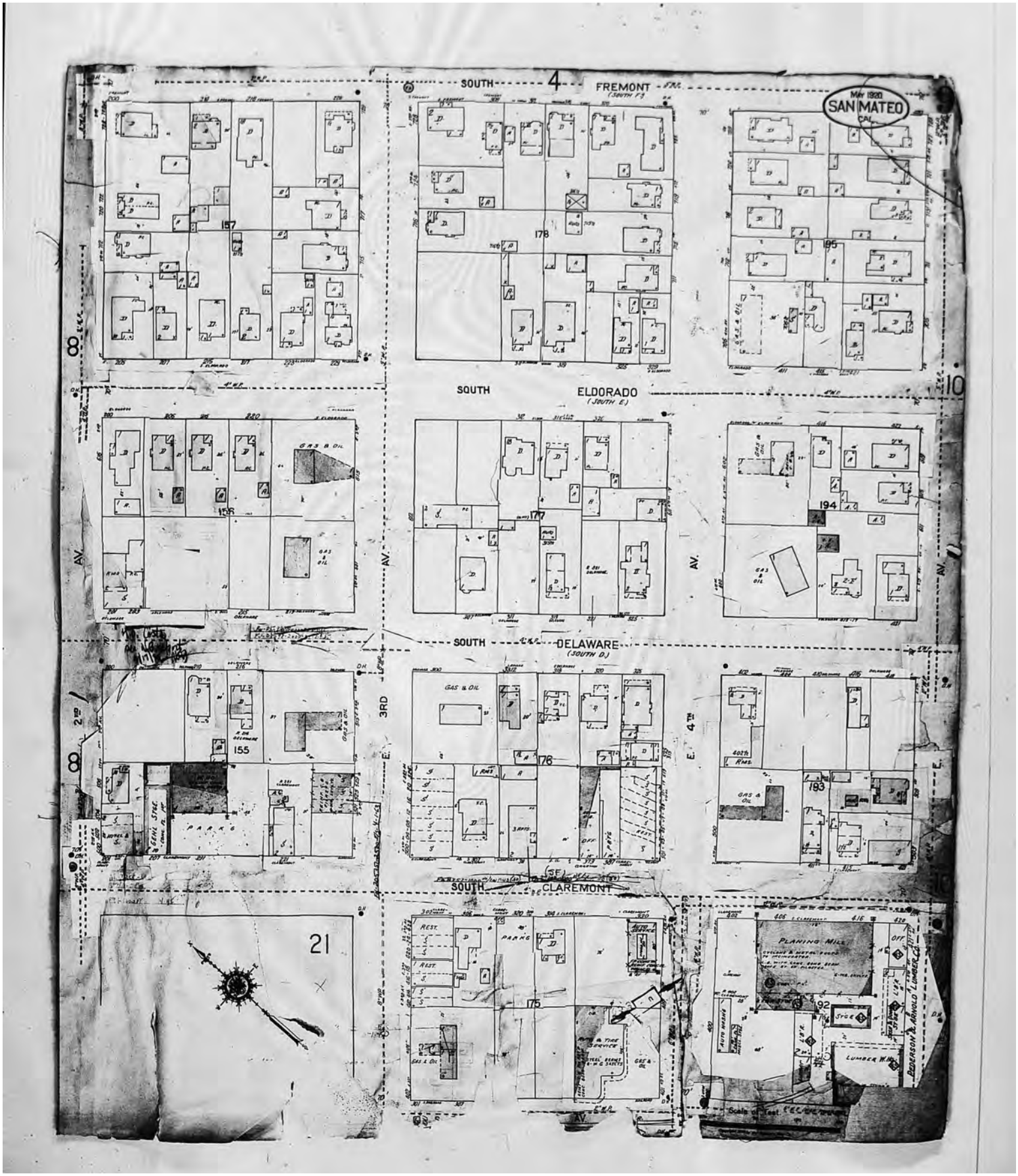

16
E.
13
156
(27)
Coal
Wood
Dairy
Off.
WOOD & COAL YARD
177
(26)
Shed
Tool Ho.
D.
AV.
155
(22)
Shed
Shanty
BINGER ALE BOTTLING CO.
Rear Nat'l Vac.
C.
176
(21)
Out Ho.
Shed
STABLE
Wagon Ho.
2ND
3RD
4TH
12
154
(17)
Shed
Bank
Plumb
Jan. Employment
Grocery
Bakery
COMMERCIAL HOTEL
175
(16)
Wagon Shop
Liquor Store
Gymnasium
Pool & Billiard Room
UNITED GAS & ELEC. CO.
SUB-STATION No 7
RAILROAD
S.P.R.R. PASSENGER STATION
Baggage Off.
Waiting Rm.
P L A Z A
153
(12)
LIBRARY BLDG.
Free Library
Liberty
Fruit
Bank
174
(11)
Hotel
Office
Dining Rm.
Barber
Arms
Auto Painting & Finishing
Coal Shed
Auto Shop
Blksm. & Wagon Shop
Grain & Feed
Bird
Scale of Feet.
14
B.


MAY 1920
SAN MATEO
CAL.
9
SOUTH 4 F.
SOUTH E.
SOUTH D.
SOUTH C.
8
10
AV.
2ND
3RD
4TH
5TH
157
178
195
156
177
194
155
176
193
192
175
21
PACIFIC GAS & ELEC CO.
WISHOM LUMBER CO.
Planing Mill
Lumber
Apartments
Rooms
Shed
Garage
Auto
Gymnasium
CHINESE LAUNDRY
S. RAILROAD AV.
26
Scale of Feet.
Map Division
Library of Congress


MAY 1920
SAN MATEO
CAL.
SOUTH FREMONT (SOUTH F.)
SOUTH ELDORADO (SOUTH E.)
SOUTH DELAWARE (SOUTH D.)
SOUTH CLAREMONT
S. RAILROAD AV.
2ND AV.
3RD AV. E.
4TH AV. E.
5TH AV. E.
157
178
195
156
177
194
155
176
193
175
192
21
26
PLANING MILL
L'B'R PILES
LUMBER W. HS.
AUTO SALES & SERVICE
PEDERSEN & ARNOLD LUMBER YARD
Scale of Feet
Geography and Map Division
Library of Congress


SOUTH
4
FREMONT
(SOUTH F.)
May 1920
SAN MATEO
CAL.
SOUTH
ELDORADO
(SOUTH E.)
SOUTH
DELAWARE
(SOUTH D.)
SOUTH
CLAREMONT
AV.
E.
157
178
95
156
177
194
155
176
193
175
92
21
26
PLANING MILL
LUMBER YD.
L & R PILES
S. P. R.R.


May 1920
SAN MATEO
CAL.
SOUTH 4 FREMONT
(SOUTH F.)
SOUTH ELDORADO
(SOUTH E.)
SOUTH DELAWARE
(SOUTH D.)
SOUTH CLAREMONT
157
178
195
156
177
194
155
176
193
175
192
21
26
8
10
2ND
3RD
4TH
5TH
AV.
E.
PLANING MILL
LUMBER YD.
L'S'R PILES
S. RAILROAD
Scale of Feet


SOUTH
4
FREMONT
(SOUTH F.)
MAY 1920
SAN MATEO
CAL.
157
178
195
SOUTH
ELDORADO
(SOUTH E.)
GAS & OIL
156
177
194
AV.
SOUTH
DELAWARE
(SOUTH D.)
2ND
3RD
E. 4TH
155
176
193
GAS & OIL
PARKG
SOUTH
CLAREMONT
21
REST.
PARKG
175
92
PLANING MILL
AUTO REPAIRS
LUMBER YD.
PEDERSON & ARNOLD LUMBER CO.
Scale of Feet

APPENDIX TWO

1989 Historic Survey Form for 415 South Claremont Avenue

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. ____ – ____
HABS__ HAER__ Loc___ SHL No.___ NR Status 5S
UTM: A_____ C_____
B_____ D_____
10/561810/4157640

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 415 S. Claremont
   City: San Mateo Zip: 94401 County: San Mateo
4. Parcel number: 034-186-060
5. Present Owner: Shigeru Kitagawa, et al Trs Street: _____
   City: _____ Zip: _____ Owner is: Public____ Private X
6. Present Use: Japanese Amer. Citizens League Off. Original Use: residential

DESCRIPTION

7a. Architectural style: Gothic Revival

7b. Describe present physical appearance:

This simple, channel-sided, center gabled house retains its original form and detailing. Although it lacks the ornamentation of a Gothic Revival house, that style probably best describes this house. It has a steeply pitched gable roof with center gable facing the street. Within this center gable is a single, double-hung window, framed by simple lintel and sill. The first floor carries out the symmetry, with a center doorway, flanked by two double-hung windows also framed by simple sills and lintels. The entryway and front porch are sheltered by a low-pitched roof, supported by slender square posts. The solid porch rail is also of channel siding. . New iron hand rails have been added to the stair rail.



8. Construction date:
   Estimated 1865
   Factual _____
9. Architect: none
10. Builder: unknown
11. Approx. property size
    Frontage 80 Depth 60
    or approx. acreage_____
12. Date(s) of enclosed photographs
    APRIL 1989

415 S. Claremont

13. Condition: Excellent___Good_X_Fair___Deteriorated___No longer in existence____

14. Alterations: iron hand rail

15. Surroundings: Open land_____Scattered buildings_____Densely built-up__X__
Residential_X___Industrial_____Commercial__X__ Other:_____

16. Threats to site: None known____Private development____Zoning_X__Vandalism_____
Public Works project_____ Other:_____

17. Is the structure: On its original site?__X__ Moved?_____ Unknown?_____

18. Related features:_____

SIGNIFICANCE

19. State historical and/or architectural importance:

San Mateo has a handful of similar houses, mostly clustered in the older neighborhoods. This one is relatively free of alterations and continues to be used by the Japanese American Citizens League. Its location on South Claremont, just south of Fourth Avenue, puts it in one of the oldest residential neighborhoods in San Mateo. It appears on the 1888 Sanborn maps of the area, but the design indicates that the house probably was built sometime between 1860-1880.

20. Main theme of the historic resource:

Architecture__2__ Arts & Leisure_____
Econ./Indust.____ Explor./Settlement__1__
Government_____ Military_____
Religion_____ Social/Education_____

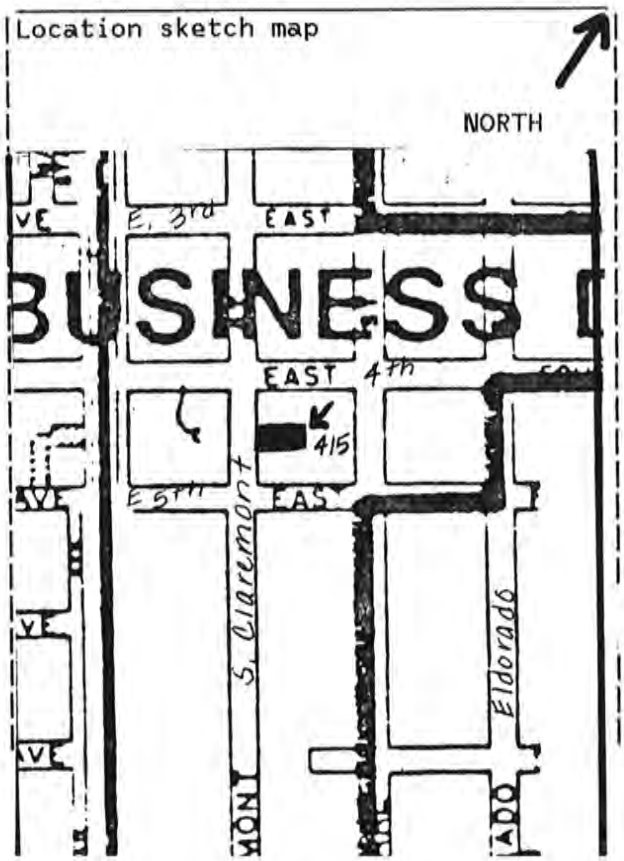
21. Sources

Sanborn Maps, 1888-1897

22. Date form prepared: JULY 1989
By (name): L. WICKERT
Organization: SMCHA
Address: 1700 W. HILLSDALE BLVD.
City: SAN MATEO Zip: 94402
Phone: (415) 574-6441

DRP 523(Rev.11/85) (9291E/1280D/10)

Location sketch map



APPENDIX THREE

Original Building Permit 503 East 5th Avenue Commercial Building

CITY OF SAN MATEO

July 15 1932 193

APPLICATION FOR BUILDING PERMIT

Application is hereby made to the City of San Mateo for permission to build (move, alter, repair, demolish) a Store Building on Lot No. W 20x60 ft & 60x80 ft, Block No. 20, Subdivision Town of San Mateo, situated on 5th Ave & So Claremont street, 503-E. 5th Ave in accordance with the plans and specifications submitted herewith.

The building law shall be complied with in the erection of the building, whether otherwise specified or not.

Estimated cost of building, $ 1500.00 Building to be occupied as Store by myself

~~family~~.

Size of Lot 60x100 feet from feet rear feet deep.

I offer to set building back to property line feet from street line.

Size of proposed building twenty six feet by fifty feet.

Height from curb to top of roof beams in center of front 18'6" feet.

Height in clear of basement or cellar none feet. Height in clear of first story 13'0" feet.

Height in clear of second story none feet. Height in clear of third story none feet.

Foundation to be of concrete, thickness, on top 8" inches.

Width of footings 18 inches. Greatest height of foundation walls 18" feet.

Size of studs in basement (underpinning) none by inches inches on centers.

Size of studs in first story 2 by 6 inches 16 inches on ceuters.

Size of studs in second story by inches inches on centers.

Size of studs in third story by inches inches on centers.

Materials of walls frame,

Wall covering to be of stucco outside, and plaster inside.

First floor joists concrete floor inches inches on centers. Longest span between supports ft.

Second floor joists 2 by 16 inches 16 inches on centers. Longest span between supports 25 ft.

~~Third~~ floor joists by inches inches on centers. Longest span between supports ft.

Rafters 2 by 6 inches 24 inches on centers. Longest span between supports trussed to joist

Roof covered with composition

Studs in bearing partitions none by inches

Chimneys of none

There shall be no encroachments upon the street or sidewalk

I hereby agree to save, indemnify and keep harmless the City of San Mateo against all liabilities, judgments, costs and expenses which may in any wise accrue against said city in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit, and the Building Law.

Architect none

Address

Builder S.F.M. E.

Address

Owner L. Rodolari

Address 370 3. St S.M.

By

(NOTE—The owner's name must be signed by himself or by his Architect or authorized agent.)

Applicant must indicate in ink correctly and distinctly on the back of this sheet, a diagram of the lot with streets, alleys, location of existing building on the lot, if any, and location and dimensions of proposed buildings. Plans and specifications must be fastened together.

No. 3146

CITY OF SAN MATEO

APPLICATION

OF

S. Rodalari Owner

FOR PERMIT TO ERECT A

Store Bldg., building

Location 5th & Claremont

Filed July 15, 1932

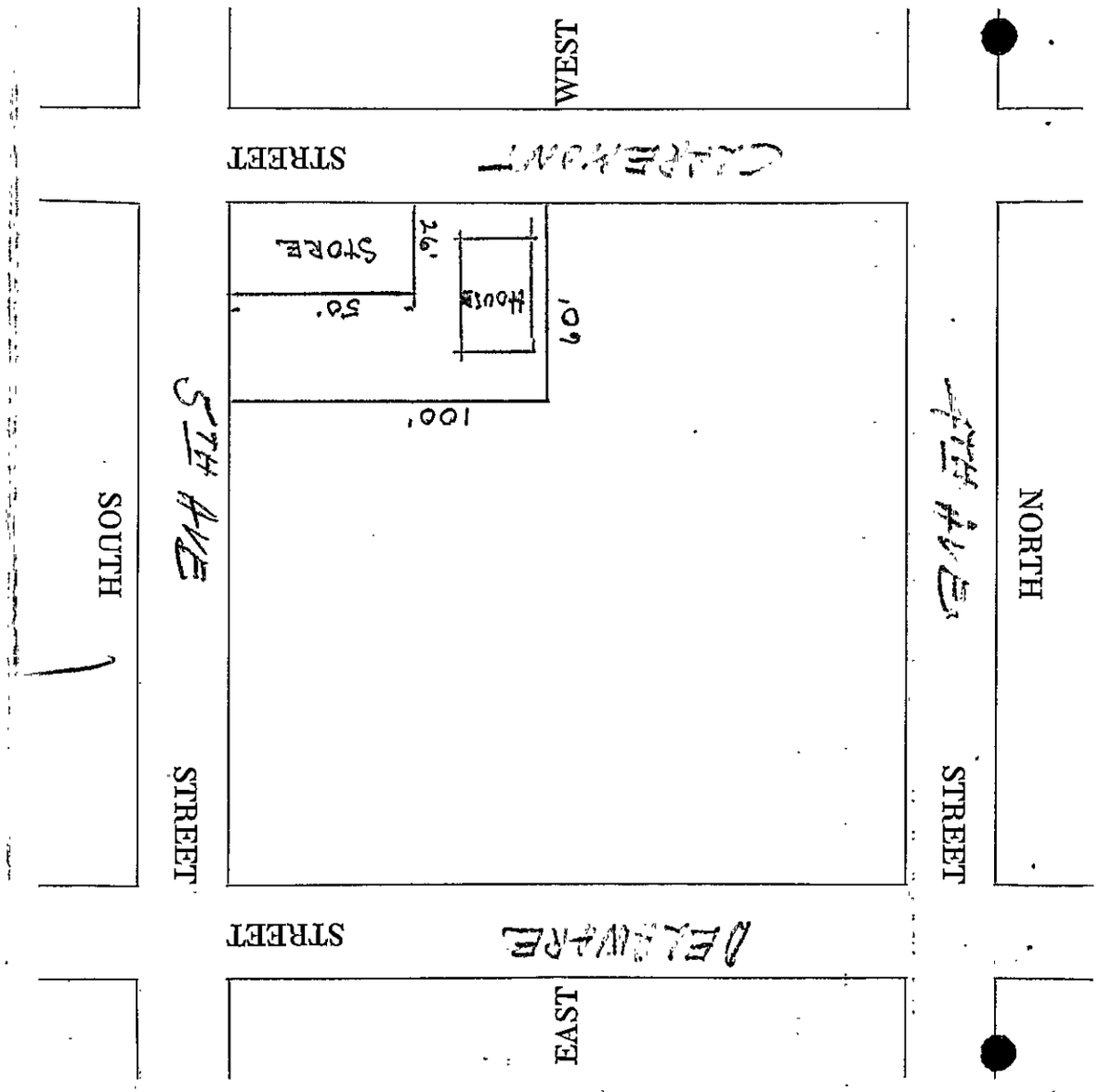
City Clerk.

Referred to Building Inspector

July 15, 1932

Approved July 15, 1932

Building Inspector.



APPENDIX FOUR

Original Building Permit Relocation of House 415 South Claremont Street

CITY OF SAN MATEO

Application for Building Alteration Permit

June 17th, 1932.

Application is hereby made to the City of San Mateo for permission to alter, or repair, ~~or demolish~~, a Move and Alter Red on Lot No. 8, Block No. 20, Subdivision Town of San Mateo, situated on 503 E. 5th Ave street, in accordance with the plans and specifications submitted herewith.

The building law shall be complied with in the alteration of the building, whether otherwise specified or not. Estimated cost of work, $ 400.00 Building to be used as Dwelling by One families.

Write plainly Full Description of Work to be Done if Specifications are Not Submitted

Move and underpin Residence Concrete Foundation with plumbing in good order

There shall be no encroachments upon the street or sidewalk

I hereby agree to save, indemnify and keep harmless the City of San Mateo against all liabilities, judgments, costs and expenses which may in any wise accrue against said city in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit, and the Building Law.

Architect

Address

Builder S. a. M. E.

Address

Owner T. Rodolari

Address 370 B. St.

By

(NOTE—The owner's name must be signed by himself or by his Architect or authorized agent.)

Applicant must indicate in ink correctly and distinctly on the back of this sheet, a diagram of the lot with street, alleys, location of existing building on the lot, if any, and location and dimensions of proposed buildings. Plans and specifications must be fastened together.

No. 3138

CITY OF SAN MATEO

APPLICATION OF

S. Rodolari Owner

FOR PERMIT TO ALTER A

Residence building

Location Fifth Avenue

Filed June 17, 1932
City Clerk.

Referred to Building Inspector

June 17, 19 32

Approved June 17, 19 32
Building Inspector.

