A Planning Application For:

**BLOCK 21**

E 3RD AVENUE & S DELAWARE STREET
SAN MATEO, CA 94401

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**PROJECT TEAM**

**ARCHITECT:** ARC TEC INC.

99 Almaden Boulevard, Suite 840
San Jose, CA 95113

408.496.0676
Craig Almelehcraiga@arctecinc.com

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**PROJECT DATA**

**OWNER NAME:** WINDY HILL PROPERTY VENTURES

**PROJECT ADDRESS:** E 3RD AVENUE & S DELAWARE STREET

**BUILDING AREA, OFFICE:** 179,943 S.F.

**NUMBER OF STORIES:** 5

**CONSTRUCTION TYPE:** II-B, I-A

**FIRE SPRINKLERS:** YES

**TOTAL RESIDENTIAL UNITS:** 68

**OCCUPANCY TYPE:** B, S-2 AND R-2

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**APPLICABLE CODES**

2019 California Building Code (CCR Title 24, Part 2)
2019 California Electrical Code (CCR Title 24, Part 3)
2019 California Fire Code (CCR Title 24, Part 9)
2019 California Green Building Standards Code (CCR Title 24, Part 11)

All codes are subject to local government amendments per California Building Standards Commission Bulletin 544.

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**PROJECT DESCRIPTION**

This is a mixed-use 5-story office and residential building with 68 residential units located at the corner of 3rd Avenue and Delaware Street in San Mateo, CA. The building includes a ground-level retail component and is designed to meet green building standards. The site plan shows the layout of the building and surrounding area, including streets and pathways.

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**COVER SHEET**

**DRAWING INDEX AND ISSUE DATES**

**COVER SHEET**

**ARCHITECTURAL**

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A0.03 3D RENDERING
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A0.97 SCHEDULE PLAN
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**VICINITY MAP**

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**DRAWING INDEX AND ISSUE DATES**

**ISSUE DATES AND DESCRIPTIONS**

02.22.21   PRELIM.

PLANNING SUBMITTAL

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**PROJECT NUMBER:** 205207

**PROJECT ADDRESS:** E 3RD AVENUE & S DELAWARE STREET SAN MATEO, CA 94401

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**PRELIMINARY SUBMITTAL**

FIRST FORMAL SUBMITTAL OR NO CHANGES SINCE PREVIOUS ISSUE

MODIFICATIONS SINCE PREVIOUS ISSUE

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**CONTACT:**

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**PROJECT DATA**

**OWNER:** WINDY HILL PROPERTY VENTURES

530 Emerson Street, Suite 150
Palo Alto, CA 94301

PHONE: CONTACT: EMAIL:

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| SCALE: |
| ENLARGED DETAIL AT ENTRY LOBBY |
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205207
PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
BLOCK 21
SAN MATEO, CA 94404

02.22.2021 PRELIM. PLANNING SUBMITTAL

A 0.04
RENDERINGS
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PLANNING APPLICATION FOR:

WINDY HILL PROPERTY VENTURES

BLOCK 21
SAN MATEO, CA 94401

02.22.2021 PRELIM. PLANNING SUBMITTAL

A 0.07

SCALE:
ENLARGED AERIAL AT CLAREMONT
### TOTAL FAR FLOOR AREA RESIDENTIAL:

55,635 SQ. FT.

### TOTAL FAR FLOOR AREA OFFICE:

179,943 SQ. FT.

### AREA CALCULATIONS

#### FLOOR AREA OFFICE:

- **First Level**: 25,919 SQ. FT.
- **Second Level**: 56,423 SQ. FT.
- **Third Level**: 303 SQ. FT.
- **Fourth Level**: 303 SQ. FT.
- **Fifth Level**: 226 SF
- **Total**: 54,014 SQ. FT.

#### FLOOR AREA RESIDENTIAL:

- **First Level**: 3,244 SQ. FT.
- **Second Level**: 2960 E. Northern Ave.
- **Third Level**: 2960 E. Northern Ave.
- **Fourth Level**: 2960 E. Northern Ave.
- **Fifth Level**: 2960 E. Northern Ave.
- **Total**: 17,635 SQ. FT.

### AREAS EXCLUDED FROM FLOOR AREA RESIDENTIAL:

- **First Level**: 26,157 SQ. FT.
- **Second Level**: 2,974 SQ. FT.
- **Third Level**: 77 SQ. FT.
- **Fourth Level**: 1,193 SQ. FT.
- **Fifth Level**: 77 SQ. FT.
- **Total**: 26,157 SQ. FT.

### AREAS EXCLUDED FROM FLOOR AREA OFFICE:

- **First Level**: 26,157 SQ. FT.
- **Second Level**: 2,974 SQ. FT.
- **Third Level**: 77 SQ. FT.
- **Fourth Level**: 1,193 SQ. FT.
- **Fifth Level**: 77 SQ. FT.
- **Total**: 26,157 SQ. FT.

### PERMANENT PARKING

- **First Level**: 4,134 SF
- **Second Level**: 2,974 SF
- **Third Level**: 18" pantry
- **Fourth Level**: 18" pantry
- **Fifth Level**: 18" pantry
- **Total**: 25,919 SF

### STORAGE SPACE

- **First Level**: 2960 E. Northern Ave.
- **Second Level**: 2960 E. Northern Ave.
- **Third Level**: 2960 E. Northern Ave.
- **Fourth Level**: 2960 E. Northern Ave.
- **Fifth Level**: 2960 E. Northern Ave.
- **Total**: 17,635 SF
020406080
1/16" = 1'-0"
SCALE:

SITE PLAN
MONUMENT SIGN
EXISTING PUBLIC SIDEWALK
4
4
SOUTH DELAWARE STREET
4
4

10'-0"
WINDY HILL PROPERTY VENTURES
SAN MATEO, CA 94401
BLOCK 21
PLANNING APPLICATION FOR: RESIDENTIAL
34 SPACES
OFFICE (INCLUDES 68 TANDEM SPACES)
WILL REQUIRE A CITY COMMISSIONED PARKING DEMAND STUDY.
USING NEW SAN MATEO PARKING CODE SECTION 27.64.100 (a)(1) WITH PREVIOUS SAN MATEO PARKING TOTAL REQUIRED: 389 SPACES
RESIDENTIAL (.5 / BEDROOM)
(182,601 SF)
355 SPACES
TOTAL PARKING REQUIRED PER SAN MATEO MUNICIPAL CODE CHAPTER 27.64 PARKING ANALYSIS
REFER TO SHEETS AB2.11 AND AB2.12
1 LONG-TIME SPACE PROJECT
60 UNITS = 60 SPACES
TOTAL SHORT-TIME SPACES: 10 SPACES
BICYCLE PARKING PROVIDED (MINIMUM): 14 SHORT-TERM SPACES
TOTAL LONG-TIME SPACES: 86 SPACES
BICYCLE PARKING PROVIDED (MINIMUM):
1 SHORT-TERM SPACE PER 20,000 S.F.
1 SHORT-TERM SPACE PER UNIT
68 UNITS * .05 = 4 SPACES
.05 SHORT-TERM SPACES PER UNIT
TOTAL RESIDENTIAL UNITS: 68 UNITS
F.A.R. (OFFICE AREA): 179,943 / 65,888 = 270.7%
IN ASSOCIATION WITH: A R C   T E C
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FIFTH FLOOR : 33,265 S.F.
FOURTH FLOOR : 33,265 S.F.
SECOND FLOOR : 56,841 S.F.
FIRST FLOOR : 58,891 S.F.
OFFICE: 55,570 S.F.
OFFICE: 7,108 S.F.
RESIDENTIAL: 0 S.F.
RESIDENTIAL: 3,321 S.F.
RESIDENTIAL: 26,157 S.F.
OFFICE: 53,316 S.F.
RESIDENTIAL: 0 S.F.
RESIDENTIAL AREA: 179,943 S.F.
OFFICE AREA: 65,888 S.F.

ALLOWED HEIGHT: 55'-0"

PARKING ANALYSIS
PROPOSED FLOOR AREA:
ALLOWABLE HEIGHT: 55'-0"

TOTAL  FLOOR AREA BUILDING: 235,578 S.F.
FLOOR AREA RATIO (235,578 S.F./65,888 S.F.): 3.50

1 LONG-TIME SPACE PROJECT
60 UNITS = 60 SPACES
TOTAL SHORT-TIME SPACES: 10 SPACES
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OFFICE: 53,316 S.F.
RESIDENTIAL: 0 S.F.
RESIDENTIAL AREA: 179,943 S.F.
OFFICE AREA: 65,888 S.F.

ALLOWED HEIGHT: 55'-0"

PARKING ANALYSIS
PROPOSED FLOOR AREA:
ALLOWABLE HEIGHT: 55'-0"
KEYNOTES:

1. EXTERIOR GLAZING SYSTEM: REFER TO EXTERIOR ELEVATIONS FOR SPECIFICATION
2. STRUCTURAL COLUMNS
3. RESIDENTIAL BALCONY
4. EXTERIOR WALLS: REFER TO EXTERIOR ELEVATIONS FOR SPECIFICATION
5. CANOPY ABOVE, SHOWN DASHED
6. EDGE OF BALCONY WITH 42" HIGH GUARDRAIL, REFER TO EXTERIOR ELEVATIONS FOR GUARDRAIL SPECIFICATION
7. ROOF SCREEN
8. LONG-TERM SECURE BICYCLE PARKING WITH DESIGNATED MAINTENANCE AREA; SEE A1.01 FOR BICYCLE PARKING CALCULATIONS
9. ELEVATOR SHAFT
10. NanoWall Glass Partition
11. Circulation Hallway
12. RAMP DOWN TO BELOW GRADE PARKING
13. OPEN TO ABOVE
14. OPEN TO BELOW
15. TRASH CHUTE
16. LINE OF MEZZANINE ABOVE
17. LINE OF BALCONIES ABOVE
18. PATIO DIVIDERS
19. BALCONY BELOW

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

1. EXTERIOR GLAZING SYSTEM; REFER TO EXTERIOR ELEVATIONS FOR SPECIFICATION
2. RESIDENTIAL BALCONY
3. EXTERIOR WALL; REFER TO EXTERIOR ELEVATIONS FOR FINISH SPECIFICATION
4. CANOPY ABOVE, SHOWN DASHED
5. EXTERIOR WALL; REFER TO EXTERIOR ELEVATIONS FOR FINISH SPECIFICATION
6. ROOF SCREEN
7. NINTH FLOOR RESIDENTIAL PARKING WITH DESIGNATED MAINTENANCE AREA; SEE 4.14 FOR PARKING CALCULATIONS
8. RAMP DOWN TO BELOW GRADE PARKING
9. TRANS CIRCULATION HALLWAY
10. SHAFT
11. NANAWALL GLASS PARTITION
12. CIRCULATION HALLWAY
13. RAMP DOWN TO BELOW GRADE PARKING
14. TRASH CHUTE
15. LINE OF MEZZANINE ABOVE
16. LINE OF BALCONIES ABOVE
17. TRASH CHUTE
18. PATIO DIVIDERS
19. BALCONY BELOW

RESIDENTIAL UNITS COUNT:

4TH FLOOR:
- STUDIOS: 15
- 1BR: 19

5TH FLOOR:
- STUDIOS: 13
- 1BR: 21

TOTAL:
- STUDIOS: 28 (41%)
- 1BR: 40 (59%)

SCALE:
1/16" = 1'-0"
**PARKING ANALYSIS TABLE**

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<th>Commercial Use</th>
<th>Total Number of Stalls</th>
<th>Total Number of Accessible Stalls</th>
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<td>840</td>
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**REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS**

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<th>Commercial Use</th>
<th>Required Number</th>
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<td>9</td>
<td>15%</td>
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**TOTAL PARKING PROVIDED:**

- **OFFICE - EV READY STALLS:** 19 SPACES
- **OFFICE - TANDEM / TANDEM COMPACT STALLS:** 40 SPACES

**TOTAL RESIDENTIAL PROVIDED:**

- **RESIDENTIAL:** 186 SPACES

**TOTAL NUMBER OF VAN ACCESSIBLE STALLS:** 2 2

**TOTAL NUMBER OF EV READY STALLS:** 15% = 55

**TOTAL NUMBER OF DEDICATED STALLS:** 34 34

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**FLOOR AREA**

- **P1 LEVEL:**
  - OFFICE: 64,346 SF

- **P2 LEVEL:**
  - OFFICE: 64,346 SF
  - STORAGE: 29'-0"
KEYNOTES

1. GLAZING SPECIFIED INDICATES GENERAL TONE AND COLOR. FINAL PERCEIVED COLOR AND MATERIAL PALETTE

2. EXTERIOR INSULATING FINISHING SYSTEM OVER METAL STUD FRAMING

3. Cement Fiberboard Panel Rain Screen with Reveal over Metal Stud Frame

4. Aluminum and Glass Balcony

5. Stucco Finish and Exterior Sheathing over Metal Stud Frame

6. Glass Fiber Reinforced Concrete Panel over Metal Stud Frame

7. Glass Fiber Reinforced Concrete Panel over Metal Stud Frame

8. Exterior Insulating Finishing System

9. Aluminum Composite Metal

10. Expressed Mullion

11. 1" Insulated Low E Glazing System with Gray Tint Glass in Black Aluminum Frames

12. 1" Insulated Low E Glazing System with Low Tint Glass in Black Aluminum Frames

13. Centerline of Public Right of Way

14. Entry to Below Grade Parking Structure

15. Sectional Overhead Doors

16. Aisleway Overhead Door

17. Entryway Overhead Door

18. 3rd Avenue - North Elevation

19. S. Claremont Street - West Elevation

MATERIAL PALETTE

1. Exterior Insulating Finishing System

2. Glass Fiber Reinforced Concrete Panel over metal stud frame

3. Cement fiberboard panel rain screen with reveal over metal stud frame

4. Exterior Insulating Finishing System over metal stud framing

5. Aluminum and glass balcony

6. Stucco finish and exterior sheathing over metal stud frame

7. Glass fiber reinforced concrete panel over metal stud frame

8. Exterior Insulating Finishing System

9. Aluminum composite metal

10. Expressed mullion

11. 1" insulated low E glazing system with gray tint glass in black aluminum frames

12. 1" insulated low E glazing system with low tint glass in black aluminum frames

13. Centerline of public right of way

14. Entry to below grade parking structure

15. Sectional overhead doors

16. Aisleway overhead door

17. Entryway overhead door

18. 3rd avenue - north elevation

19. S. claremont street - west elevation