A Planning Application For:

BLOCK 21

E 3RD AVENUE & S DELAWARE STREET
SAN MATEO, CA 94401
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205207
PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
BLOCK 21
SAN MATEO, CA 94401

02.22.2021
PRELIM. PLANNING SUBMITTAL
04.21.2021
PRELIM. PLANNING RESUBMITTAL
07.30.2021
PRELIM. PLANNING RESUBMITTAL II

A 0.03

3D RENDERING VIEW 2-3RD AND S. DELAWARE ST.
FAR FLOOR AREA CALCULATIONS

<table>
<thead>
<tr>
<th>LEVEL</th>
<th>SPACE</th>
<th>RESIDENTIAL</th>
<th>OFFICE</th>
<th>TOTAL FLOOR AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIRST LEVEL</td>
<td>10,582 SQ. FT.</td>
<td>2,262 SQ. FT.</td>
<td>3,900 SQ. FT.</td>
<td>54,374 SQ. FT.</td>
</tr>
<tr>
<td>SECOND LEVEL</td>
<td>8,600 SQ. FT.</td>
<td>3,208 SQ. FT.</td>
<td>5,392 SQ. FT.</td>
<td>32,024 SQ. FT.</td>
</tr>
<tr>
<td>THIRD LEVEL</td>
<td>3,600 SQ. FT.</td>
<td>1,725 SQ. FT.</td>
<td>1,875 SQ. FT.</td>
<td>14,225 SQ. FT.</td>
</tr>
<tr>
<td>FOURTH LEVEL</td>
<td>1,700 SQ. FT.</td>
<td>840 SQ. FT.</td>
<td>860 SQ. FT.</td>
<td>6,700 SQ. FT.</td>
</tr>
<tr>
<td>FIFTH LEVEL</td>
<td>1,700 SQ. FT.</td>
<td>720 SQ. FT.</td>
<td>980 SQ. FT.</td>
<td>5,120 SQ. FT.</td>
</tr>
</tbody>
</table>

TOTAL FLOOR AREA OFFICE: 183,243 SQ. FT.
TOTAL FLOOR AREA RESIDENTIAL: 54,841 SQ. FT.
TOTAL PARKING AREA: 1,832,231 SQ. FT.
A0.23
PROJECTED
2021

OFFICE OPEN SPACE REQUIREMENTS

1. OPEN SPACE SHALL BE PROVIDED AT GROUND LEVEL TO COMPLY WITH THE PERCENTAGE REQUIREMENTS.

2. THE REQUIRED OPEN SPACE SHALL BE AVAILABLE OPEN SPACE AT GROUND LEVEL, ACCESSIBLE TO THE PUBLIC THROUGH A PUBLIC SIDEWALK WITH A MINIMUM WIDTH OF 25 FEET.

3. FIFTY PERCENT OF THE REQUIRED OPEN SPACE SHALL BE UNSHADED BETWEEN NOON AND 2PM AT THE SPRING AND FALL EQUINOX.

4. THE OPEN SPACE AREA SHALL INCLUDE PROVISIONS FOR PUBLIC USE FACILITIES, SUCH AS SEATING FOR THE PUBLIC IN THE PUBLIC AREAS.

COMMERCIAL OPEN SPACE DATA

TOTAL COMMERCIAL S.F. = 182,601 S.F.

REQUIRED OPEN SPACE = 1,826 S.F.

PROVIDED OPEN SPACE = 1,214 S.F.

REQUIRED UNSHADED OPEN SPACE = 914 S.F.

PROVIDED UNSHADED OPEN SPACE = 1,214 S.F.

PROVIDED OPEN SPACE > REQUIRED OPEN SPACE

PROVIDED UNSHADED OPEN SPACE > REQUIRED UNSHADED OPEN SPACE

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02.22.2021
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PRELIM. PLANNING RESUBMITTAL II

A 0.23
PROJECTED
2021
### Hardware Requirements for Plumbing Fixtures

<table>
<thead>
<tr>
<th>BUILDING LEVEL</th>
<th>NUMBER OF STORIES ABOVE GRADE</th>
<th>MEN'S FIXTURES</th>
<th>WOMEN'S FIXTURES</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-2 OCCUPANCY NET AREA</td>
<td>10,147 S.F. (INTERIOR)</td>
<td>27</td>
<td>27</td>
</tr>
<tr>
<td>B OCCUPANCY NET AREA</td>
<td>10,147 S.F. (INTERIOR)</td>
<td>27</td>
<td>27</td>
</tr>
<tr>
<td>UNLIMITED</td>
<td>S.F. / 200 S.F. PER PERSON = 171.34 PERSONS; ROUND UP TO 172 PERSONS</td>
<td>86.72</td>
<td>86.72</td>
</tr>
</tbody>
</table>

For building or space with mixed occupancies, use appropriate occupancy group for each area (for example, a school may have an "A" occupancy for the school portion and a "R-2" occupancy for the residence portion). Any uses not specifically listed shall be based on similar uses listed in this table.

**Notes:**
- Men’s urinals: 1.05 per 150 persons
- Women’s urinals: 1.08 per 300 persons
- Men’s water closets: 2.0 per 100 persons
- Women’s water closets: 2.0 per 200 persons
- Accessory areas may be excluded (for example: hallway, restroom, stair enclosure).

For mixed-use facilities, use the group that most closely describes the major use. For example, if the main use is office space, group A should be used. If the facility contains a significant amount of food service, group R-2 should be used. In mixed-use facilities, the maximum number of stories for women’s fixtures shall not be less than the number of stories for men’s fixtures.
KEYNOTES

1. EXTERIOR GLAZING SYSTEM: REFER TO EXTERIOR ELEVATIONS FOR SPECIFICATION
2. STRUCTURAL COLUMN
3. RESIDENTIAL BALCONY
4. EXTERIOR WALL: REFER TO EXTERIOR ELEVATIONS FOR FINISH 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. SHAFT
10. NANAWALL 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
KEYNOTES

MECHANICAL UNITS BELOW
LINE OF CANOPY BELOW
MECHANICAL WELL BELOW

ROOF PLAN GENERAL NOTES
1. ROOFING TO A MINIMUM AGED SOLAR REFLECTANCE OF 0.70 AND A MINIMUM THERMAL EMITTANCE OF 0.85
2. A MINIMUM SOLAR REFLECTANCE INDEX (SRI) OF 85 PER SMMC 23.24.030
3. A 5 KW PHOTOVOLTAIC SYSTEM REQUIRED FOR NON-RESIDENTIAL GREATER THAN 10,000 SQUARE FEET
4. A 3 KW PHOTOVOLTAIC SYSTEM REQUIRED FOR MULTIFAMILY RESIDENTIAL 17 UNITS OR MORE.
5. AT 15.8% EFFICIENCY 1 SQUARE FOOT = 15 WATTS
6. TOTAL 8KW/15 WATTS = TOTAL SQUARE FEET REQUIRED
7. OPTION 1 & 2 CONSIST OF ARRAYS OF 26 PANELS @ STANDARD 77"X39" EACH OPTION PROVIDES 542 SQUARE FEET