



A Planning Application For:

BLOCK 20

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



PROJECT DATA

OWNER NAME:	WINDY HILL PROPERTY VENTURES	BUILDING AREA, OFFICE:	216,301 S.F.
PROJECT ADDRESS:	S CLAREMONT ST. & E 4TH AVENUE SAN MATEO, CA 94401	TOTAL RESIDENTIAL UNITS:	86 UNITS
		NUMBER OF STORIES:	6
		CONSTRUCTION TYPE:	SEE BELOW
		FIRE SPRINKLERS:	YES
		OCCUPANCY TYPE:	B AND R-2
		CONSTRUCTION TYPES:	I-A (BUSINESS B OCCUPANCY / 1ST TO 3RD FLOOR)
		V-B (RESIDENTIAL R-2 OCCUPANCY / 4TH TO 6TH FLOOR)	

PROJECT DESCRIPTION

THIS IS A NEW 216,301 S.F. 6-STORY BUILDING WHICH INCLUDES 5-STORY OFFICE AND 3-STORY RESIDENTIAL BUILDING WITH BELOW GRADE 2 LEVEL PARKING STRUCTURE ON A 50,501 S.F. LOT. SCOPE OF WORK SHALL INCLUDE THE CONSTRUCTION OF THE BUILDING SHELL AND CORE, COMPLETE BUILD OUT OF RESIDENTIAL COMPONENT AS WELL AS SITE IMPROVEMENTS SUCH AS SIDEWALKS, CURB/GUTTER, BICYCLE RACKS, STREET TREES, ETC.

APPLICABLE CODES

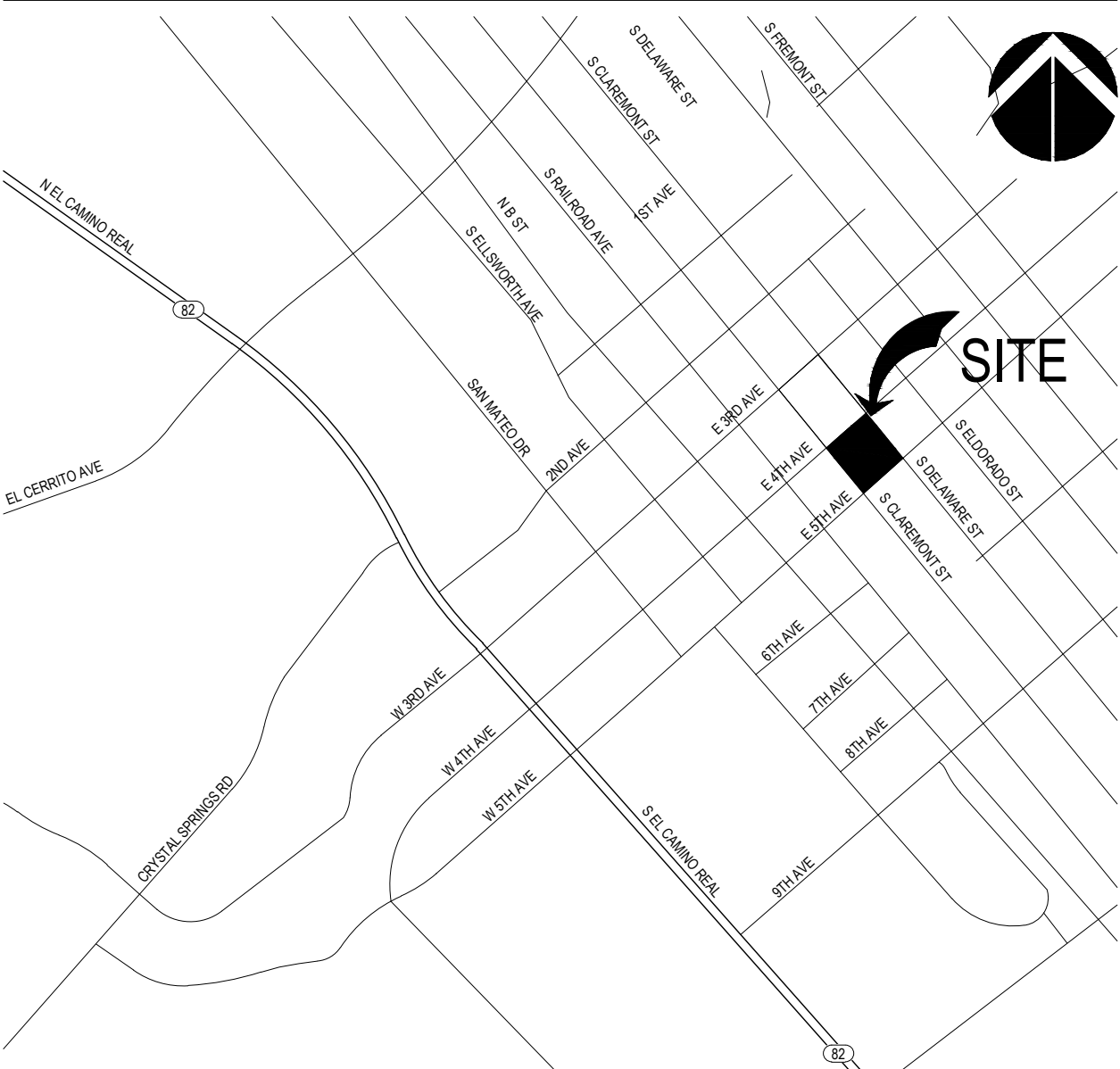
2019 CALIFORNIA BUILDING CODE (CCR TITLE 24, PART 2)
2019 CALIFORNIA ELECTRIC CODE (CCR TITLE 24, PART 3)
2019 CALIFORNIA MECHANICAL CODE (CCR TITLE 24, PART 4)
2019 CALIFORNIA PLUMBING CODE (CCR TITLE 24, PART 5)
2019 CALIFORNIA ENERGY CODE (CCR TITLE 24, PART 6)
2019 CALIFORNIA FIRE CODE (CCR TITLE 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 10-03.

PROJECT TEAM

OWNER:	WINDY HILL PROPERTY VENTURES 530 Emerson Street, Suite 150 Palo Alto, CA 94301	ARCHITECT:	ARC TEC INC. 99 Almaden Boulevard, Suite 840 San Jose, CA 95113 PHONE: 408.496.0676 CONTACT: Craig Almeida EMAIL: craiga@arctecinc.com
LANDSCAPE ARCHITECT:	KLA, INC 151 N.Norlin Street Sonoma, CA 95370 PHONE: 209.532.28.56 CONTACT: Tom Holloway EMAIL: tom@knoxia.com	CIVIL ENGINEER:	BKF 150 California Street, Suite 600 San Francisco, CA 94111 PHONE: 415.930.7904 CONTACT: Alyssa Jacobson EMAIL: ajacobson@bkf.com

VICINITY MAP



DRAWING INDEX AND ISSUE DATES

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

COVER SHEET

ARCHITECTURAL

A 0.01	3D RENDERINGS
A 0.02	3D RENDERINGS
A 0.03	3D RENDERINGS
A 0.04	3D RENDERINGS
A 0.05	3D RENDERINGS
A 0.16	NEIGHBORHOOD CONTEXT
A 0.21	PLANNING DEPARTMENT AREA CALCULATIONS
A 0.22	PLANNING DEPARTMENT AREA CALCULATIONS
A 0.24	RESIDENTIAL USABLE OPEN SPACE DIAGRAMS
A 0.31	BUILDING CODE PROJECT DATA
A 0.32	EGRESS DIAGRAMS
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A 0.34	EGRESS DIAGRAMS
A 1.01	SITE PLAN
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 2.31	ROOF LEVEL PLAN
AB 2.11	B1 LEVEL PLAN
AB 2.12	B2 LEVEL PLAN
A 3.01	EXTERIOR ELEVATIONS
A 3.02	EXTERIOR ELEVATIONS
A4.01	BUILDING SECTIONS

CIVIL

C1.01	TITLE SHEET
C1.02	NOTES, LEGENDS & ABBREVIATIONS
C2.01	EXISTING CONDITIONS
C2.02	PRELIMINARY PARCEL MAP
C3.01	PRELIMINARY HORIZONTAL CONTROL PLAN
C4.01	PRELIMINARY GRADING PLAN
C5.01	PRELIMINARY UTILITY PLAN
C6.01	PRELIMINARY STORMWATER CONTROL PLAN
C6.02	STORMWATER CONTROL NOTES
C7.01	PRELIMINARY FIRE ACCESS PLAN
C8.01	CONSTRUCTION BMPs

LANDSCAPE

L.01	PRELIMINARY LANDSCAPE PLAN
L.02	LANDSCAPE PLAN ENLARGEMENTS
L.03	PRELIMINARY LANDSCAPE PLAN
L.04	PRELIMINARY LANDSCAPE PLAN

ISSUE DATES AND DESCRIPTIONS

08/20/22 PRELIM
PLANNING SUBMITTAL

A Planning Application for:

BLOCK 20
S CLAREMONT ST. & E 4TH AVENUE SAN MATEO, CA 94401



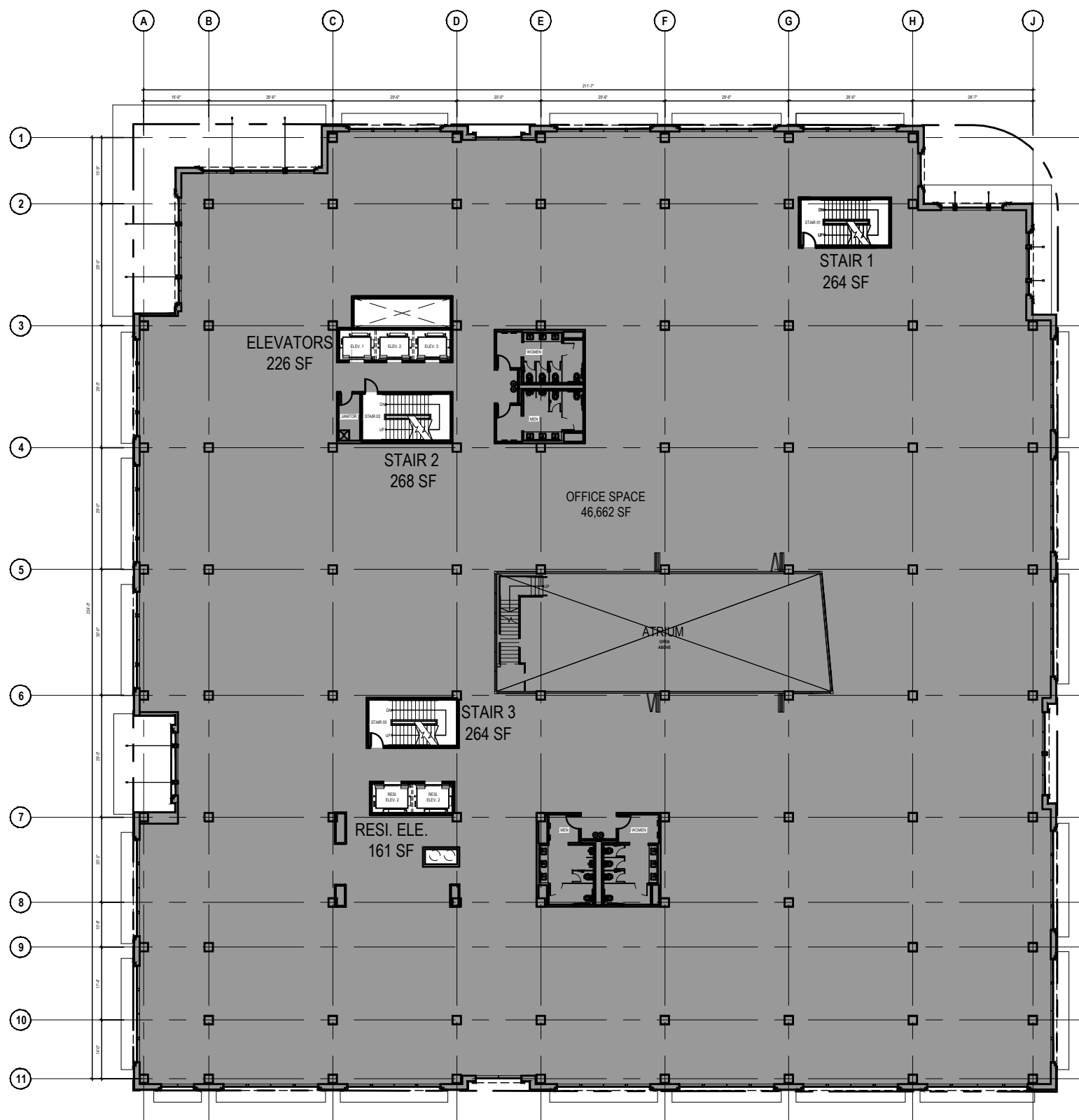
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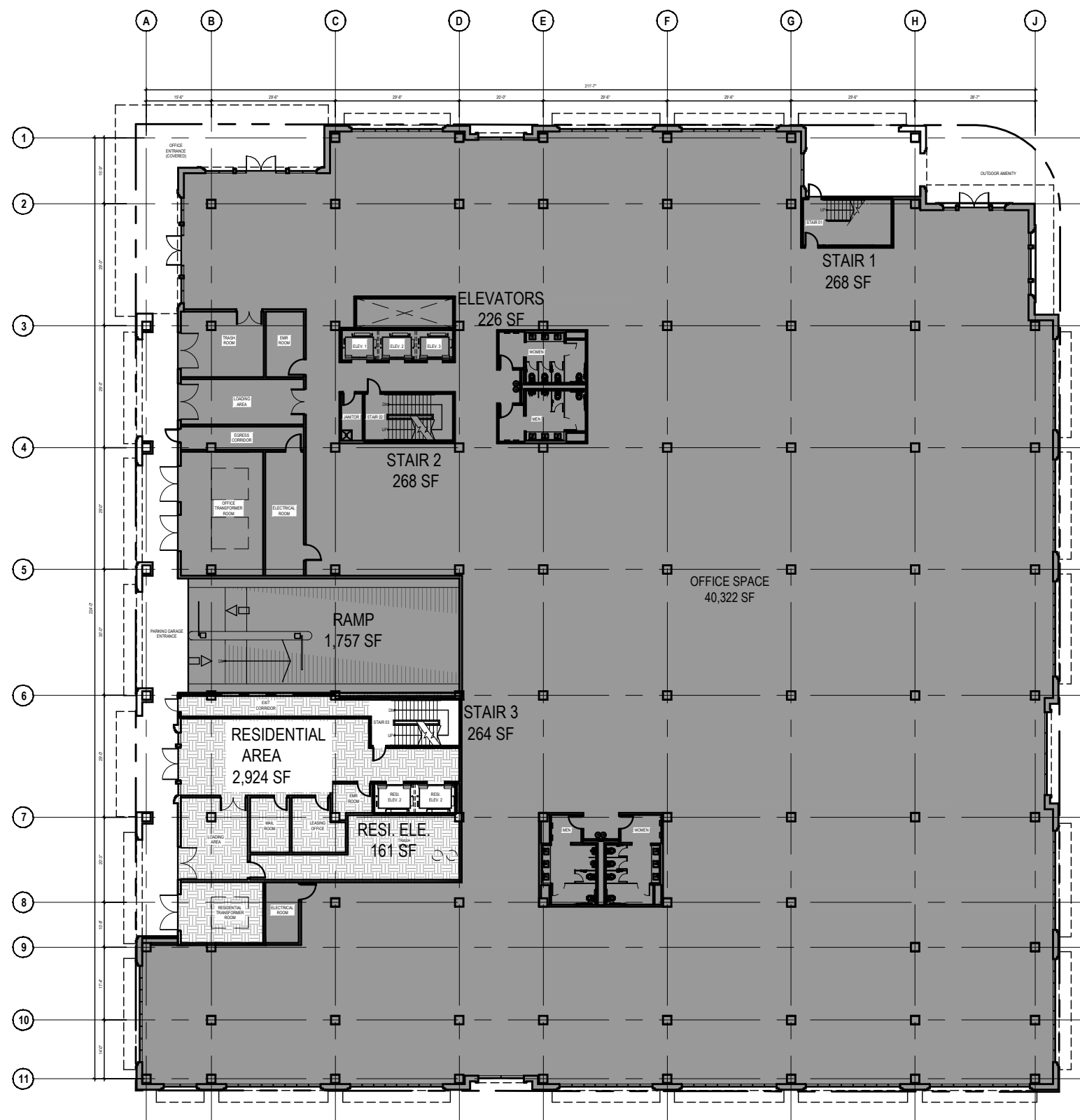
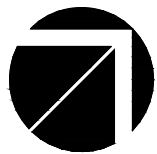
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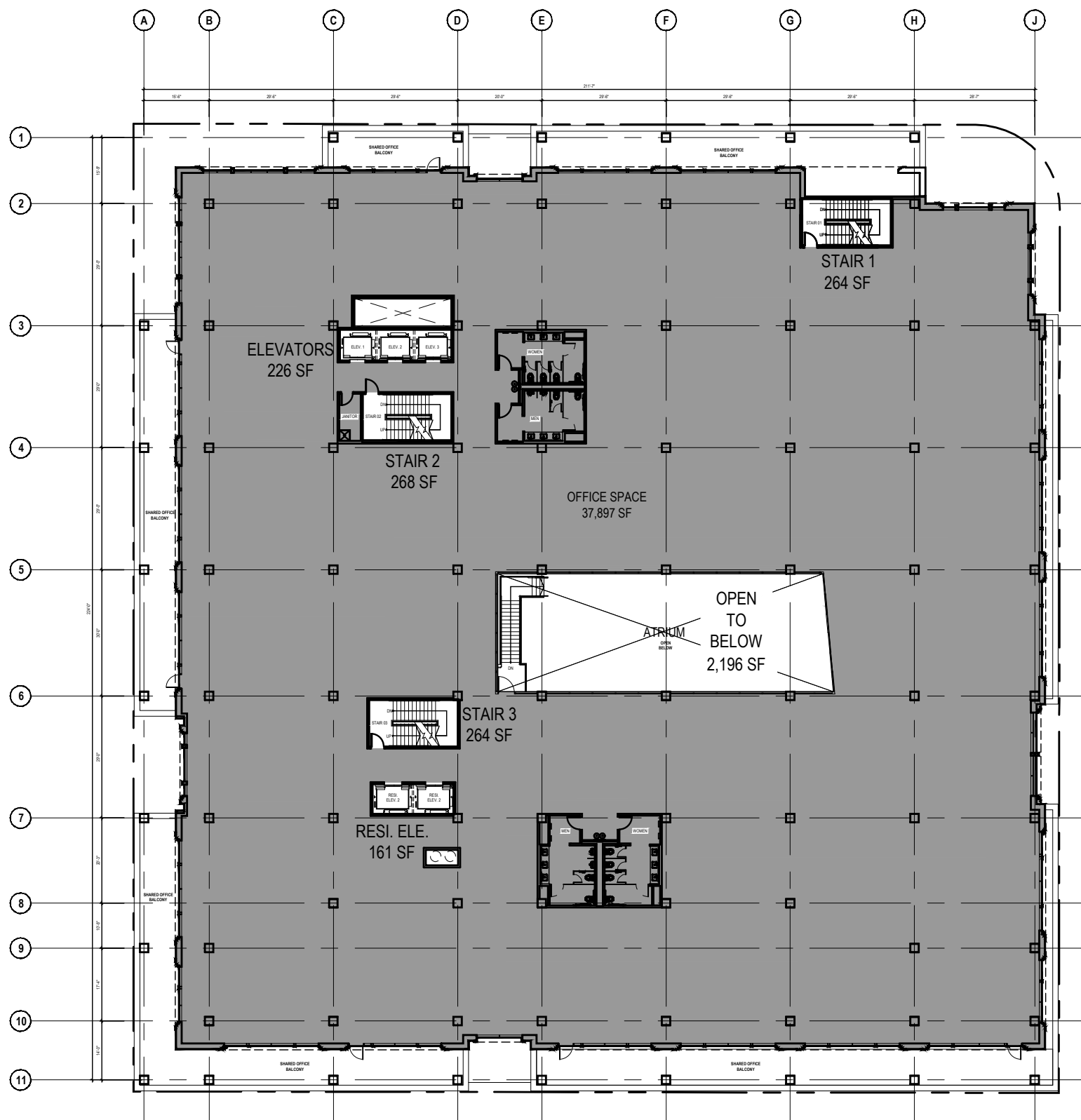
SECOND LEVEL AREA PLAN

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



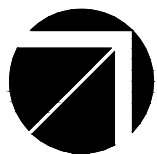
FIRST LEVEL AREA PLAN

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



THIRD LEVEL AREA PLAN

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



PARKING ORDINANCE AREA CALCULATIONS

FIRST LEVEL

OFFICE SPACE	40,322 SQ. FT.
STAIR #1	268 SQ. FT.
STAIR #2	268 SQ. FT.
OFFICE ELEVATORS	226 SQ. FT.
TOTAL:	41,084 SQ. FT.

SECOND LEVEL

OFFICE AREA	46,662 SQ. FT.
SHAFT	180 SQ. FT.
TRASH CHUTE	40 SQ. FT.
TOTAL :	46,882 SQ. FT.

THIRD LEVEL

OFFICE AREA	37,897 SQ. FT.
TOTAL :	37,897 SQ. FT.

FOURTH LEVEL

OFFICE AREA	7,653 SQ. FT.
TOTAL :	7,653 SQ. FT.

FIFTH LEVEL

OFFICE AREA	6,993 SQ. FT.
TOTAL :	6,993 SQ. FT.

FAR FLOOR AREA CALCULATIONS

FIRST LEVEL

OFFICE SPACE	40,322 SQ. FT.
RESIDENTIAL SPACE	2,924 SQ. FT.
STAIR #1	268 SQ. FT.
STAIR #2	268 SQ. FT.
STAIR #3 (RESI.)	264 SQ. FT.
PARKING RAMP	1,757 SQ. FT.
RESIDENTIAL ELEVATORS	161 SQ. FT.
OFFICE ELEVATORS	226 SQ. FT.
FLOOR AREA OFFICE*:	42,841 SQ. FT.
FLOOR AREA RESIDENTIAL*:	3,349 SQ. FT.

SECOND LEVEL

OFFICE AREA:	46,662 SQ. FT.
FLOOR AREA OFFICE*:	46,662 SQ. FT.

THIRD LEVEL

OFFICE AREA	37,897 SQ. FT.
FLOOR AREA OFFICE*:	37,897 SQ. FT.

FOURTH LEVEL

OFFICE AREA	7,653 SQ. FT.
RESIDENTIAL AREA	23,226 SQ. FT.
FLOOR AREA OFFICE*:	7,653 SQ. FT.
FLOOR AREA RESIDENTIAL*:	23,226 SQ. FT.

FIFTH LEVEL

OFFICE AREA	6,993 SQ. FT.
RESIDENTIAL AREA	23,240 SQ. FT.
FLOOR AREA OFFICE*:	6,993 SQ. FT.
FLOOR AREA RESIDENTIAL*:	23,240 SQ. FT.

SIXTH LEVEL

RESIDENTIAL AREA	24,440 SQ. FT.
FLOOR AREA RESIDENTIAL*:	24,440 SQ. FT.

TOTAL FAR FLOOR AREA OFFICE: 142,046 SQ.FT.
TOTAL FAR FLOOR AREA RESIDENTIAL: 74,255 SQ.FT.
TOTAL PARKING FLOOR AREA : 140,509 SQ.FT.

BICYCLE PARKING CALCULATIONS

BICYCLE PARKING REQUIRED
(PER SAN MATEO CITY CHARTER AND MUNICIPAL CODE SECTION 27.64.262)

GENERAL OFFICE:

1 SHORT-TERM SPACE PER 20,000 S.F.

142,046 S.F. / 20,000 S.F. = 8 SPACES

1 LONG-TERM SPACE PER 10,000 S.F.

142,046 S.F. / 10,000 S.F. = 15 SPACES

RESIDENTIAL:

.05 SHORT-TERM SPACES PER UNIT (STUDIO AND ONE BEDROOM)

76 UNITS X .05 = 4 SPACES

.10 SHORT-TERM SPACES PER UNIT (2 BEDROOM UNIT)

10 UNITS X .10 = 1 SPACE

1.0 LONG-TERM SPACES PER UNIT (STUDIO AND ONE BEDROOM)

76 UNITS X 1.0 = 76 SPACES

1.25 LONG-TERM SPACES PER UNIT (2 BEDROOM UNIT)

10 UNITS X 1.25 = 13 SPACES

BICYCLE PARKING PROVIDED:

TOTAL SHORT-TERM SPACES: 5 SPACES

TOTAL LONG-TERM SPACES: 89 SPACES

BICYCLE PARKING PROVIDED:

5 SHORT-TERM SPACES

90 LONG-TERM SPACES

*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.

FAR AREA DESIGNATION

	OFFICE AREA
	RESIDENTIAL AREA
	AREAS EXCLUDED FROM FAR CALCULATIONS
	OPEN TO BELOW AREA ADDED TO FAR CALCULATIONS



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In Association with:

PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
BLOCK 20
SAN MATEO, CA 94401

DATE: 08.22.2022 DESCRIPTION: ZONING PRE-APPLICATION

PLANNING DEPARTMENT AREA CALCULATIONS

A0.21

PROJECT NO: 215513



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



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



FIRST LEVEL

BICYCLE PARKING REQUIRED
(PER SAN MATEO CITY CHARTER AND MUNICIPAL CODE SECTION 27.64.262)

1 LONG-TERM SPACE PER 10,000 S.F.
142,046 S.F. / 10,000 S.F. = 15 SPACES


.10 SHORT-TERM SPACES PER UNIT (2 BEDROOM UNIT)
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BICYCLE PARKING REQUIRED:
TOTAL SHORT-TERM SPACES: 5 SPACES
TOTAL LONG-TERM SPACES: 89 SPACES

BICYCLE PARKING PROVIDED:
5 SHORT-TERM SPACES
90 LONG-TERM SPACES



OFFICE AREA

RESIDENTIAL AREA

AREAS EXCLUDED FROM FAR CALCULATIONS

OPEN TO BELOW AREA ADDED
TO FAR CALCULATIONS

PER San Mateo Municipal Code 27.04.20 (b) Measurement, other than single-family dwellings in r1 zoning districts.

(1) Floor area is measured from the exterior facade 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:

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- (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 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.

FAR AREA DESIGNATION

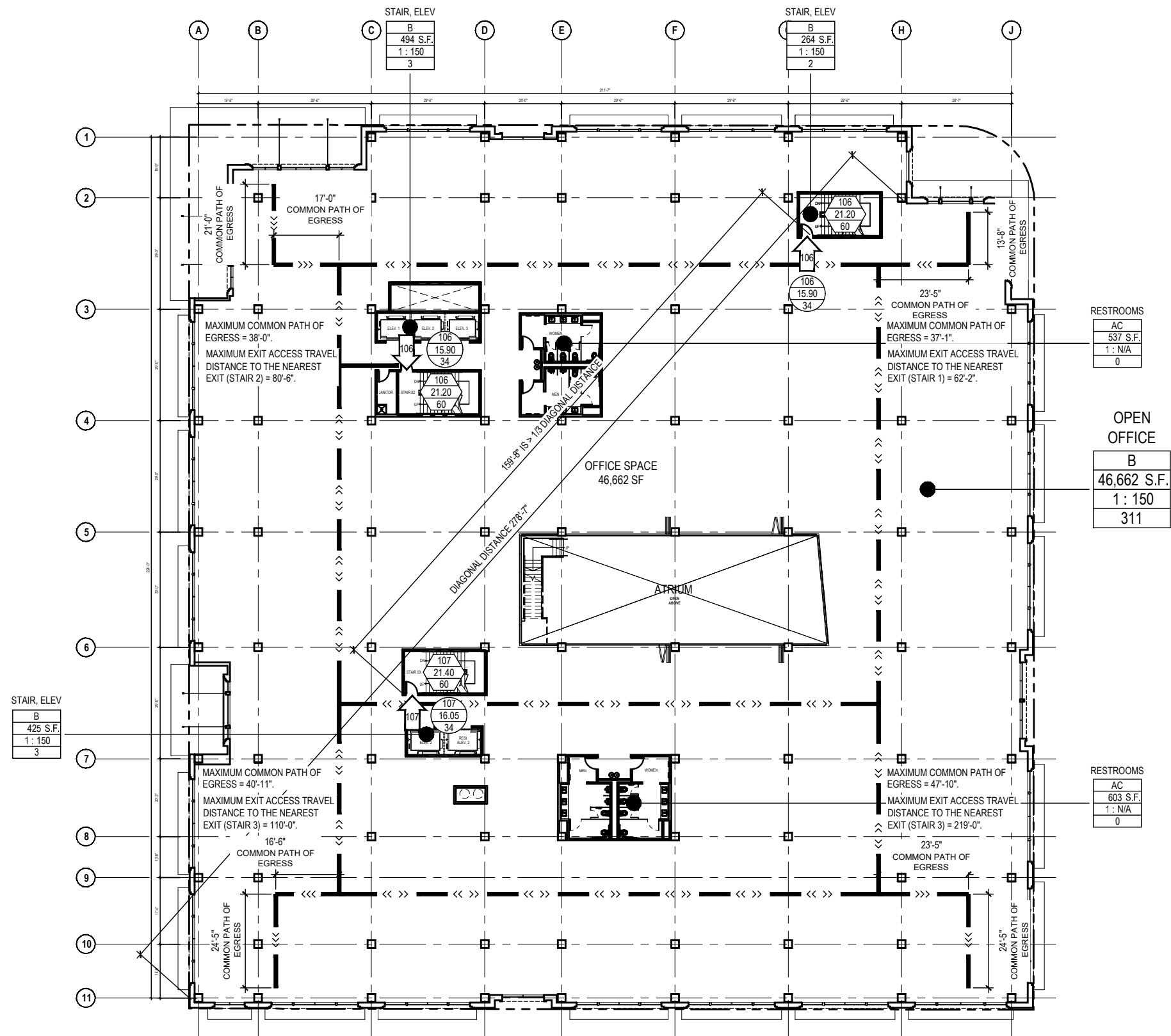
PLANNING APPLICATION FOR:
WINDY HILL PROPER
BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION

PLANNING DEPARTMENT AREA CALCULATIONS

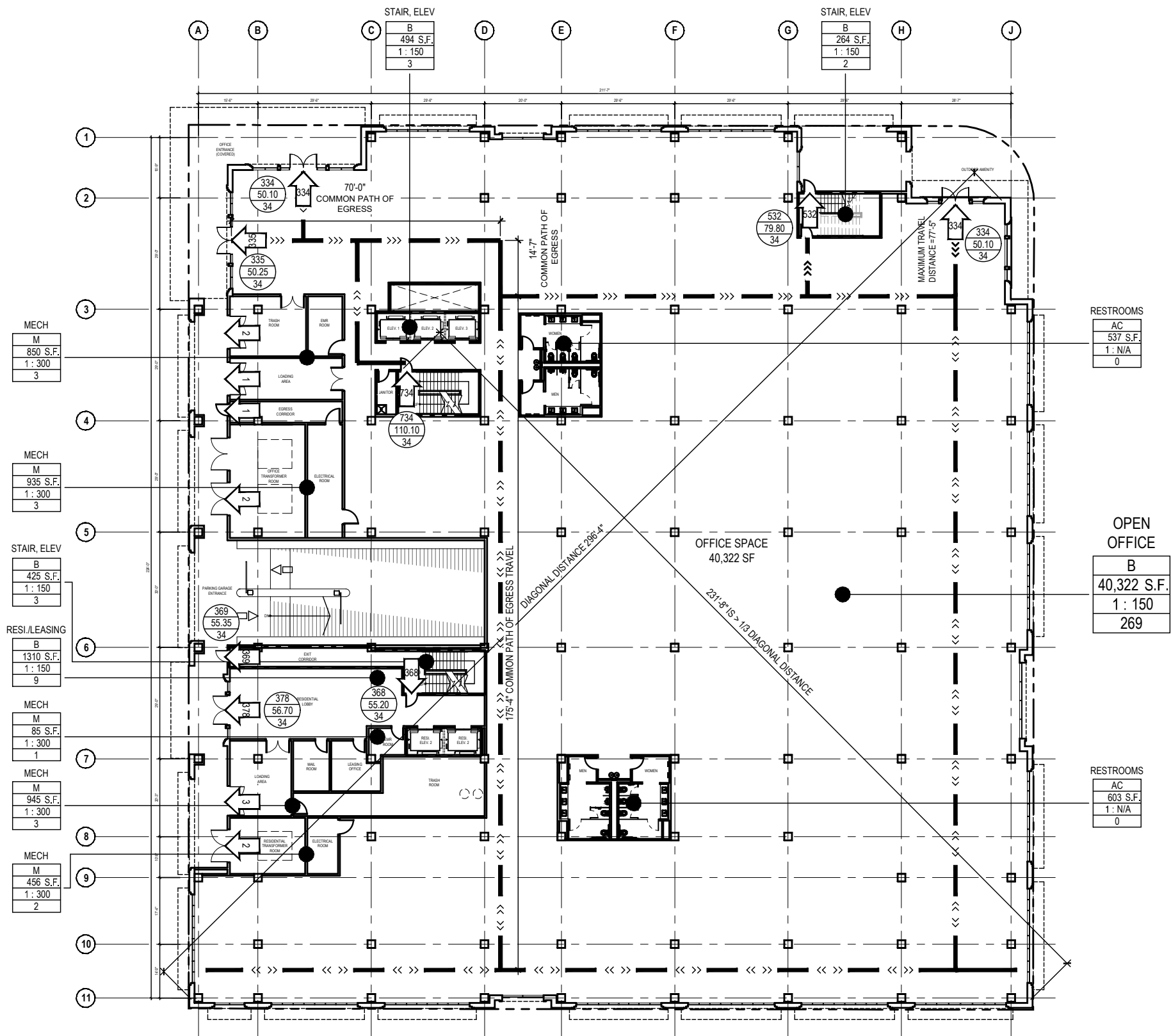
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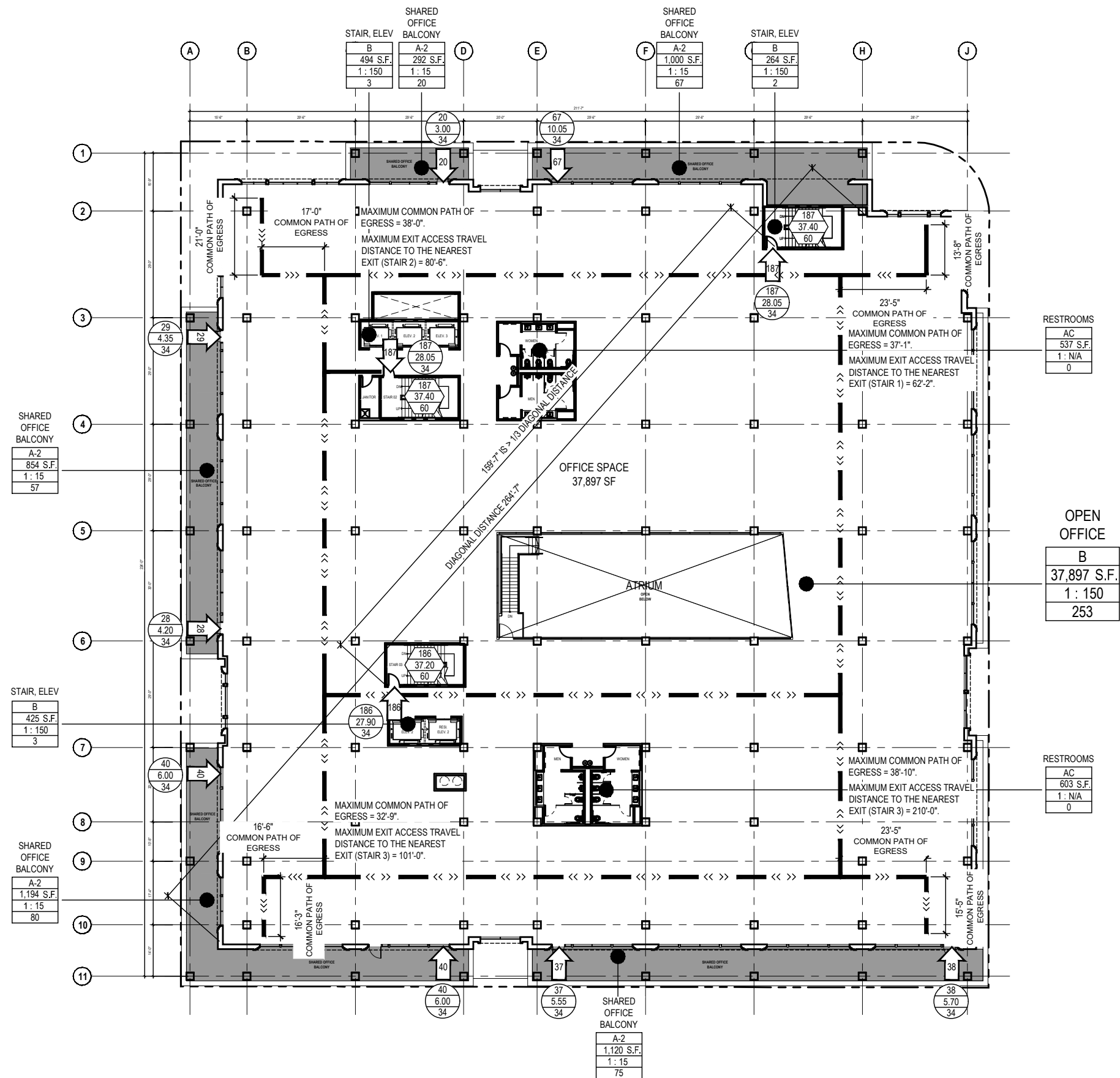
SECOND LEVEL EGRESS PLAN

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	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
F.E.C.	BRACKET-MOUNTED

EXIT SIGNAGE DESIGNATION

SIGN FACE DIRECTION	DIRECTION OF TRAVEL
---------------------	---------------------

RATED SEPARATION DESIGNATION

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

EXITING WIDTH TABULATIONS

THIS BUILDING IS EQUIPPED WITH AN EMERGENCY VOICE/ALARM SYSTEM PER CBC SECTION 907.5.2.2 IN ADDITION TO THE AUTOMATIC SPRINKLER SYSTEM. EXIT WIDTH REQUIRED IS 0.2" PER PERSON FOR STAIRS AND 0.15" PER DOORS AND OTHER EXIT ELEMENTS, PER CBC SECTION 1005.3.



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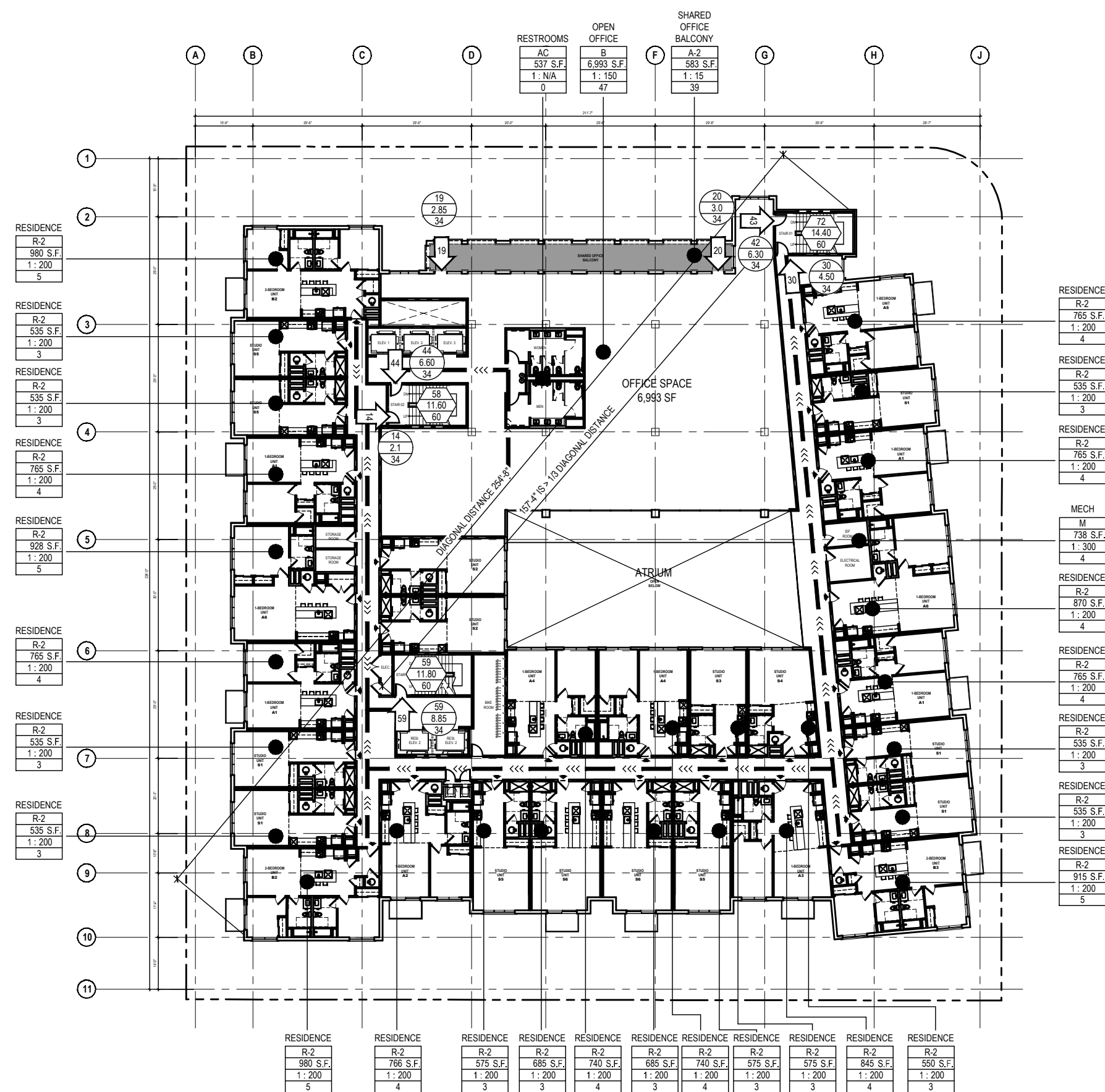
PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
BLOCK 20
SAN MATEO, CA 94401

DATE: 08.22.2022 DESCRIPTION: ZONING PRE-APPLICATION

EGRESS DIAGRAMS

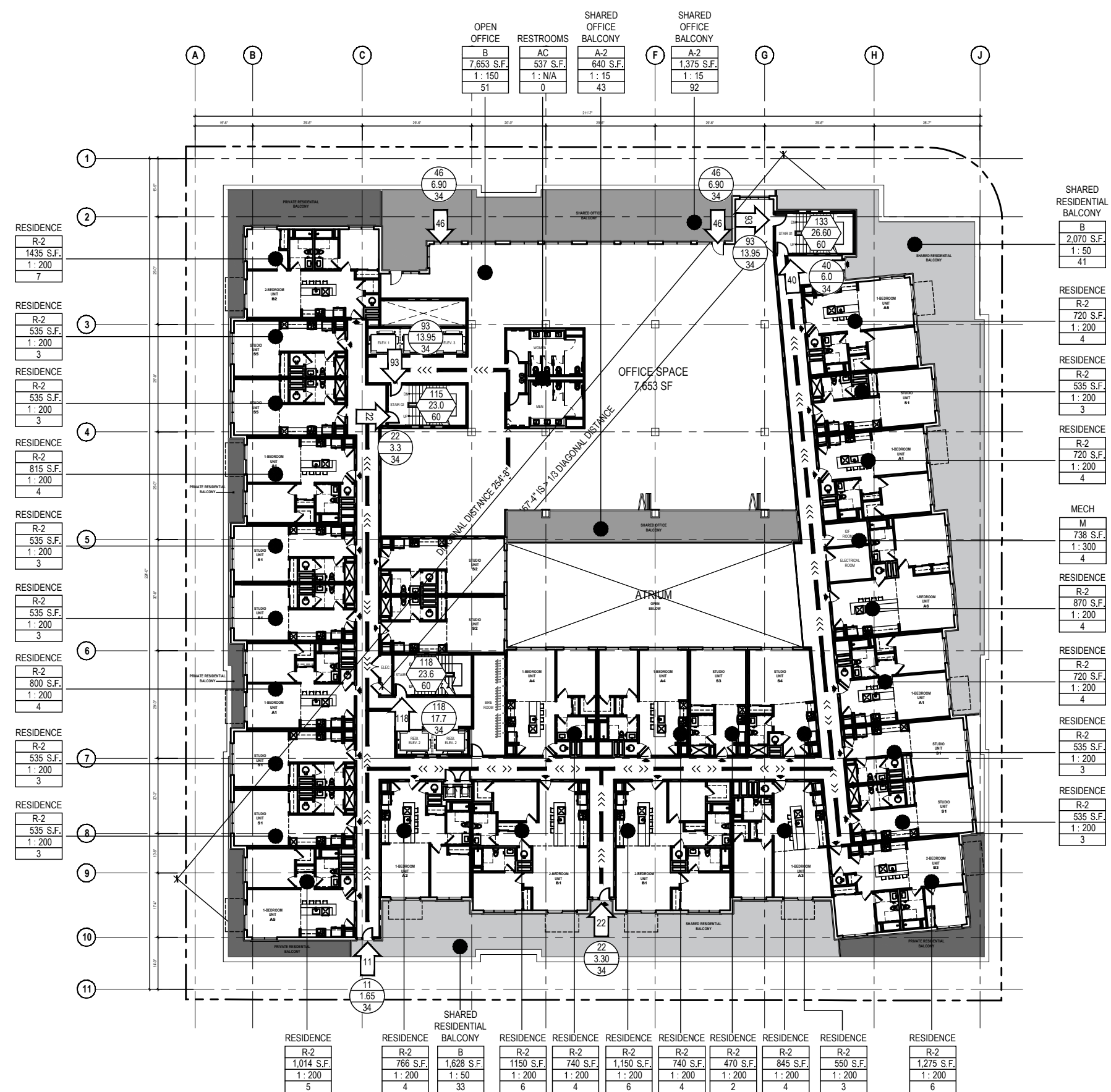
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PROJECT NO: 215513



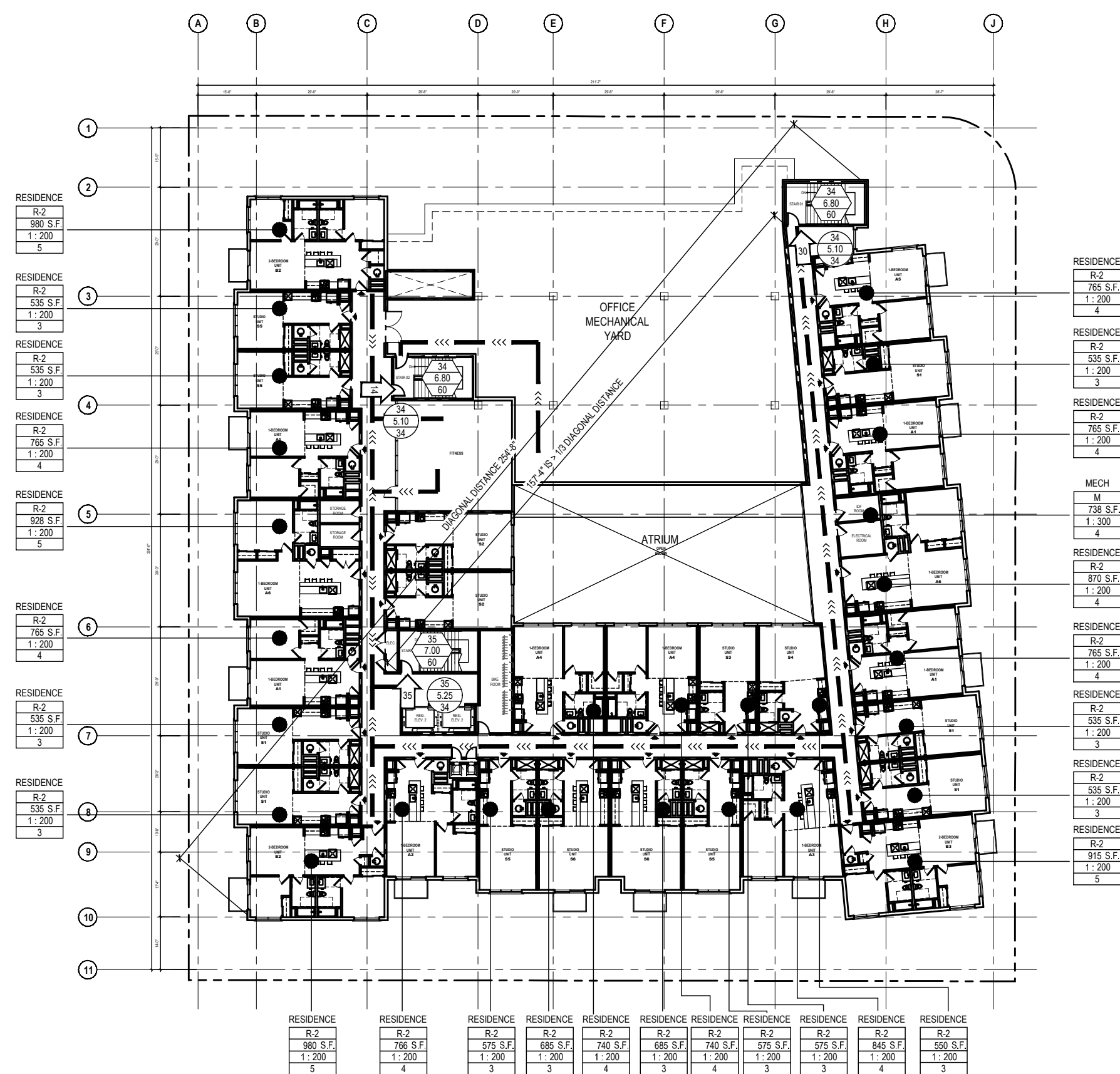
FIFTH LEVEL EGRESS PLAN

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



FOURTH LEVEL EGRESS PLAN

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



SIXTH LEVEL EGRESS PLAN

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



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

Diagram illustrating the components of a circular exit sign:

- 100: NUMBER OF OCCUPANTS
- 20.0: EXIT WIDTH REQUIRED
- 24: 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 DIRECTION

DIRECTION OF EGRESS/OCCUPANT LOAD DESIGNATION

A diagram of a door swing. The door is shown in an open position, swinging outwards. A curved arrow indicates the 'DIRECTION OF EGRESS' pointing away from the door. A straight line points to the door frame, labeled '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

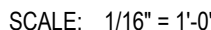
DIRECTION OF TRAVEL

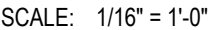
RATED SEPARATION DESIGNATION

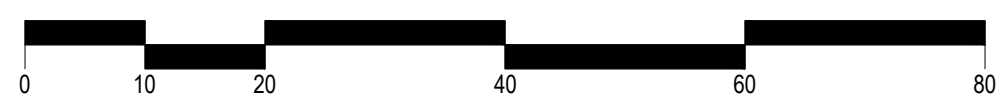
1-HOUR RATED FIRE SEPARATION
2-HOUR RATED FIRE SEPARATION

EXITING WIDTH TABULATIONS

THIS BUILDING IS EQUIPPED WITH AN EMERGENCY VOICE/ALARM SYSTEM PER CBC SECTION 907.5.2.2 IN ADDITION TO THE AUTOMATIC SPRINKLER SYSTEM. EXIT WIDTH REQUIRED IS 0.2" PER PERSON FOR STAIRS AND 0.15" PER DOORS AND OTHER EXIT ELEMENTS, PER CBC SECTION 1005.3.







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

PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION

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

- 1 EXISTING PROPERTY LINE
- 2 VEHICLE ENTRY TO ON GRADE PARKING GARAGE w/ VISUAL AND AUDIBLE WARNINGS
- 3 SIDEWALK
- 4 RAMP TO UNDERGROUND PARKING STRUCTURE w/TRANSITION SLOPE TOP & BOTTOM
- 5 ACCESSIBLE PATH OF TRAVEL SHOWN DASHED
- 6 PRIMARY OFFICE ENTRY
- 7 PRIMARY RESIDENTIAL ENTRY
- 8 OFFICE TRANSFORMER ROOM
- 9 RESIDENTIAL TRANSFORMER ROOM
- 10 EXTERIOR WALL
- 11 DASHED LINE INDICATES CANOPIES ABOVE
- 12 TRASH ROOM
- 13 EXTERIOR GLAZING SYSTEM
- 14 MOLDING
- 15 STRUCTURAL COLUMN
- 16 EXIT PASSAGEWAY
- 17 TRASH CHUTE
- 18 CANOPIES BELOW
- 19 HANGER ROD FOR CANOPIES BELOW
- 20 SHAFT
- 21 NANAWALL GLASS PARTITION: INTERIOR ALUMINUM FRAMED FOLDING GLASS WALLS
- 22 INTERIOR ALUMINUM / GLASS STOREFRONT SYSTEM
- 23 EXTERIOR ALUMINUM / FRAMED FOLDING GLASS WALLS
- 24 2HR FIRE RATED WALL
- 25 1HR FIRE RATED WALL
- 26 PATIO DIVIDERS
- 27 DASHED LINE INDICATES BALCONIES ABOVE
- 28 ALUMINUM / FRAMED SLIDING GLASS DOOR
- 29 BALCONIES
- 30 ALUMINUM / FRAMED FIXED GLASS WINDOW

4TH FLOOR: 28 UNITS

STUDIOS	13
1BR	11
2BR	4

5TH FLOOR: 29 UNITS

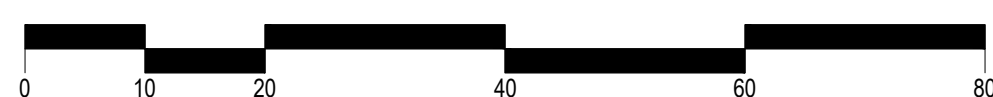
STUDIOS	15
1BR	11
2BR	3

6TH FLOOR: 29 UNITS

STUDIOS	15
1BR	11
2BR	3

TOTAL:

STUDIOS	43 (50%)
1BR	33 (38%)
2BR	10 (12%)
	86





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In Association with:

PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
BLOCK 20
SAN MATEO, CA 94401

DATE DESCRIPTION
08.22.2022 ZONING PRE-APPLICATION

FIFTH LEVEL PLAN

A 2.05

PROJECT NO: 215513

KEYNOTES

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

- EXISTING PROPERTY LINE
- VEHICLE ENTRY TO ON GRADE PARKING GARAGE w/ VISUAL AND AUDIBLE WARNINGS
- SIDEWALK
- RAMP TO UNDERGROUND PARKING STRUCTURE w/TRANSITION SLOPE TOP & BOTTOM
- ACCESSIBLE PATH OF TRAVEL SHOWN DASHED
- PRIMARY OFFICE ENTRY
- PRIMARY RESIDENTIAL ENTRY
- OFFICE TRANSFORMER ROOM
- RESIDENTIAL TRANSFORMER ROOM
- EXTERIOR WALL
- DASHED LINE INDICATES CANOPIES ABOVE
- TRASH ROOM
- EXTERIOR GLAZING SYSTEM
- MOLDING
- STRUCTURAL COLUMN
- EXIT PASSAGEWAY
- TRASH CHUTE
- CANOPIES BELOW
- HANGER ROD FOR CANOPIES BELOW
- SHAFT
- NANAWALL GLASS PARTITION: INTERIOR ALUMINUM FRAMED FOLDING GLASS WALLS
- INTERIOR ALUMINUM / GLASS STOREFRONT SYSTEM
- EXTERIOR ALUMINUM / FRAMED FOLDING GLASS WALLS
- 2HR FIRE RATED WALL
- 1HR FIRE RATED WALL
- PATIO DIVIDERS
- DASHED LINE INDICATES BALCONIES ABOVE
- ALUMINUM / FRAMED SLIDING GLASS DOOR
- BALCONIES
- ALUMINUM / FRAMED FIXED GLASS WINDOW

RESIDENTIAL UNITS COUNT:

4TH FLOOR: 28 UNITS

STUDIOS	13
1BR	11
2BR	4

5TH FLOOR: 29 UNITS

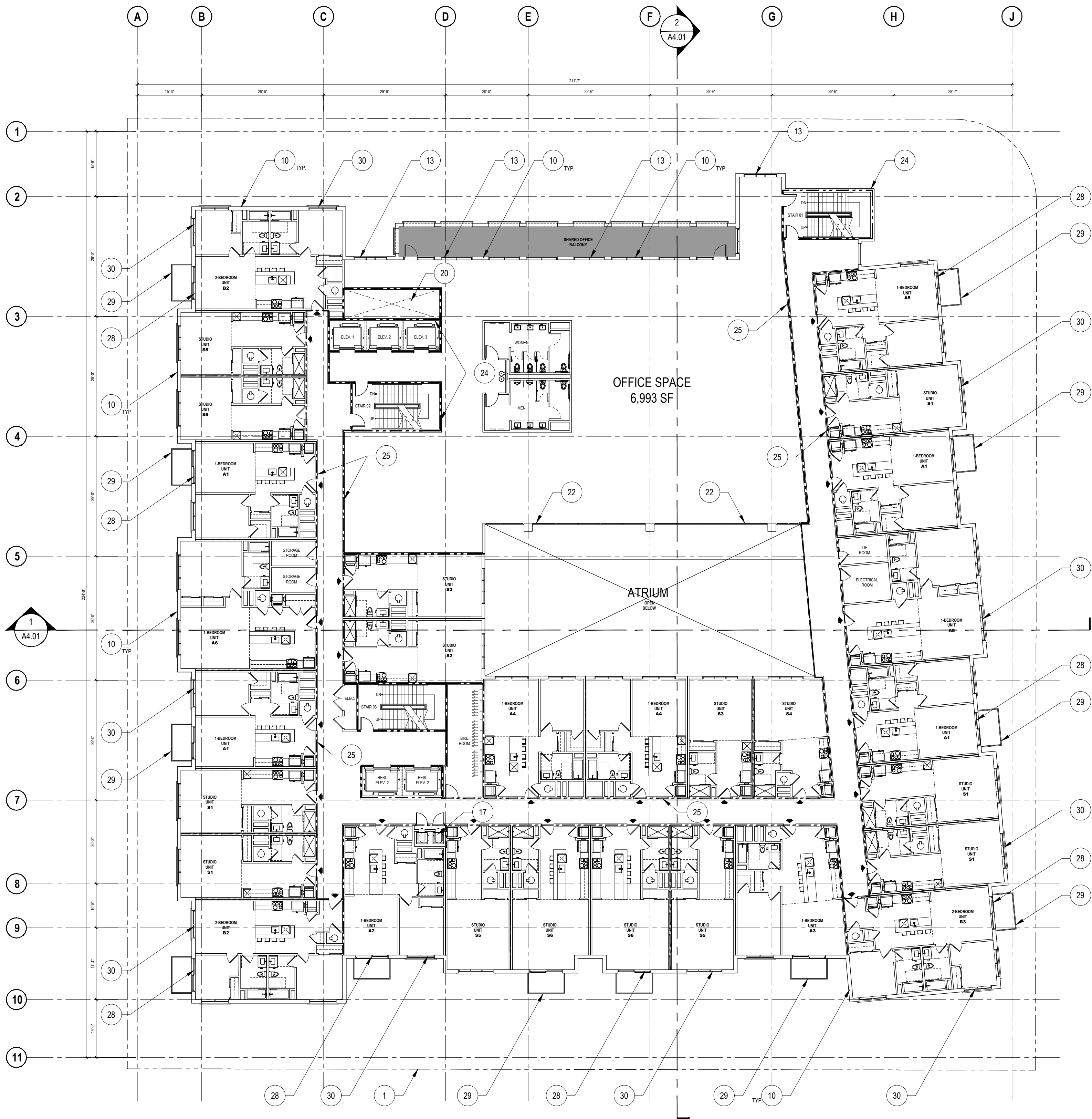
STUDIOS	15
1BR	11
2BR	3

6TH FLOOR: 29 UNITS

STUDIOS	15
1BR	11
2BR	3

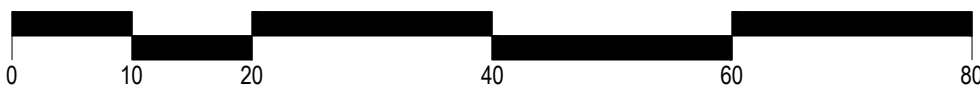
TOTAL:

STUDIOS	43 (50%)
1BR	33 (38%)
2BR	10 (12%)
	86



FIFTH LEVEL PLAN

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





California

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SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION

SIXTH LEVEL PLAN

A 2.06

PROJECT NO: 215513

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

- 1 EXISTING PROPERTY LINE
- 2 VEHICLE ENTRY TO ON GRADE PARKING GARAGE w/ VISUAL AND AUDIBLE WARNINGS
- 3 SIDEWALK
- 4 RAMP TO UNDERGROUND PARKING STRUCTURE w/TRANSITION SLOPE TOP & BOTTOM
- 5 ACCESSIBLE PATH OF TRAVEL SHOWN DASHED
- 6 PRIMARY OFFICE ENTRY
- 7 PRIMARY RESIDENTIAL ENTRY
- 8 OFFICE TRANSFORMER ROOM
- 9 RESIDENTIAL TRANSFORMER ROOM
- 10 EXTERIOR WALL
- 11 DASHED LINE INDICATES CANOPIES ABOVE
- 12 TRASH ROOM
- 13 EXTERIOR GLAZING SYSTEM
- 14 MOLDING
- 15 STRUCTURAL COLUMN
- 16 EXIT PASSAGEWAY
- 17 TRASH CHUTE
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- 19 HANGER ROD FOR CANOPIES BELOW
- 20 SHAFT
- 21 NANAWALL GLASS PARTITION: INTERIOR ALUMINUM FRAMED FOLDING GLASS WALLS
- 22 INTERIOR ALUMINUM / GLASS STOREFRONT SYSTEM
- 23 EXTERIOR ALUMINUM / FRAMED FOLDING GLASS WALLS
- 24 2HR FIRE RATED WALL
- 25 1HR FIRE RATED WALL
- 26 PATIO DIVIDERS
- 27 DASHED LINE INDICATES BALCONIES ABOVE
- 28 ALUMINUM / FRAMED SLIDING GLASS DOOR
- 29 BALCONIES
- 30 ALUMINUM / FRAMED FIXED GLASS WINDOW

4TH FLOOR: 28 UNITS

STUDIOS	13
1BR	11
2BR	4

5TH FLOOR: 29 UNITS

STUDIOS	15
1BR	11
2BR	3

6TH FLOOR: 29 UNITS

STUDIOS	15
1BR	11
2BR	3

TOTAL:

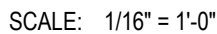
STUDIOS	43 (50%)
1BR	33 (38%)
2BR	10 (12%)
	86



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



14/2021 Job:210513-Elect-2001-Planning App:201Y-AMUSD 00-Prinr PA Submittal:210513-A2 06.dwg - Aug 22, 2022, 1:12pm - rqn



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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SAN MATEO, CA 94401

DATE
08.22.2022

DESCRIPTION
ZONING PRE-APPLICATION

P1 LEVEL PLAN

AB 2.11

PROJECT NO: 215513

KEYNOTES

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

- 1 PROPERTY LINE
- 2 CONCRETE COLUMN
- 3 CAST-IN-PLACE CONCRETE WALLS
- 4 CONCRETE RAMP
- 5 LONG-TERM SECURE OFFICE BICYCLE PARKING
- 6 MOTORIZED SLIDING ENTRY GATE TO RESIDENTIAL PARKING AREA
- 7 METAL FENCE
- 8 DASHED LINE INDICATES RAMP ABOVE
- 9 ACCESSIBLE PATH OF TRAVEL PER CBC 11B-402, SHOWN DASHED
- 10 VAN ACCESSIBLE EVCS
- 11 STANDARD ACCESSIBLE EVCS
- 12 PARKING STRIPE
- 13 AMBULATORY EVCS

FLOOR AREA

P1 LEVEL:	OFFICE:	36,887 SF
	RESIDENTIAL:	11,335 SF
P2 LEVEL:	OFFICE:	38,245 SF
	RESIDENTIAL:	9,977 SF
TOTAL AREA :		96,444 SF

PARKING CALCULATIONS

BELOW GRADE PARKING PROVIDED

P1 LEVEL	OFFICE - TANDEM /TANDEM COMPACT STALLS	40 SPACES
	OFFICE - STANDARD/COMPACT STALL STALLS ¹	88 SPACES
	OFFICE- ADA/VAN ADA STALLS	4 SPACES
	TOTAL OFFICE PROVIDED:	132 SPACES
P2 LEVEL	RESIDENTIAL- STANDARD/COMPACT STALL STALLS ¹	41 SPACES
	RESIDENTIAL- ADA/VAN ADA STALLS	2 SPACES
	TOTAL RESIDENTIAL PROVIDED:	43 SPACES
	OFFICE - TANDEM /TANDEM COMPACT STALLS ¹	44 SPACES
	OFFICE - STANDARD/COMPACT STALL STALLS	47 SPACES
	OFFICE- ADA/VAN ADA STALLS	3 SPACES
	TOTAL OFFICE PROVIDED:	94 SPACES
	TOTAL PARKING PROVIDED:	269 SPACES

PARKING NOTES:

1. INCLUDES REQUIRED EV AND EVSE. SEE TABLE BELOW FOR SPECIFIC EV COUNTS.

PARKING ANALYSIS TABLE			
		REQUIRED	PROVIDED
COMMERCIAL USE	TOTAL NUMBER OF STALLS	263	226
	TOTAL NUMBER OF ACCESSIBLE STALLS	7	7
	TOTAL NUMBER OF VAN ACCESSIBLE STALLS	1	1
ASSIGNED RESIDENTIAL USE	TOTAL NUMBER OF DEDICATED STALLS	43	43
	TOTAL NUMBER OF DEDICATED ACCESSIBLE STALLS	2	2
	TOTAL NUMBER OF DEDICATED VAN ACCESSIBLE STALLS	1	1

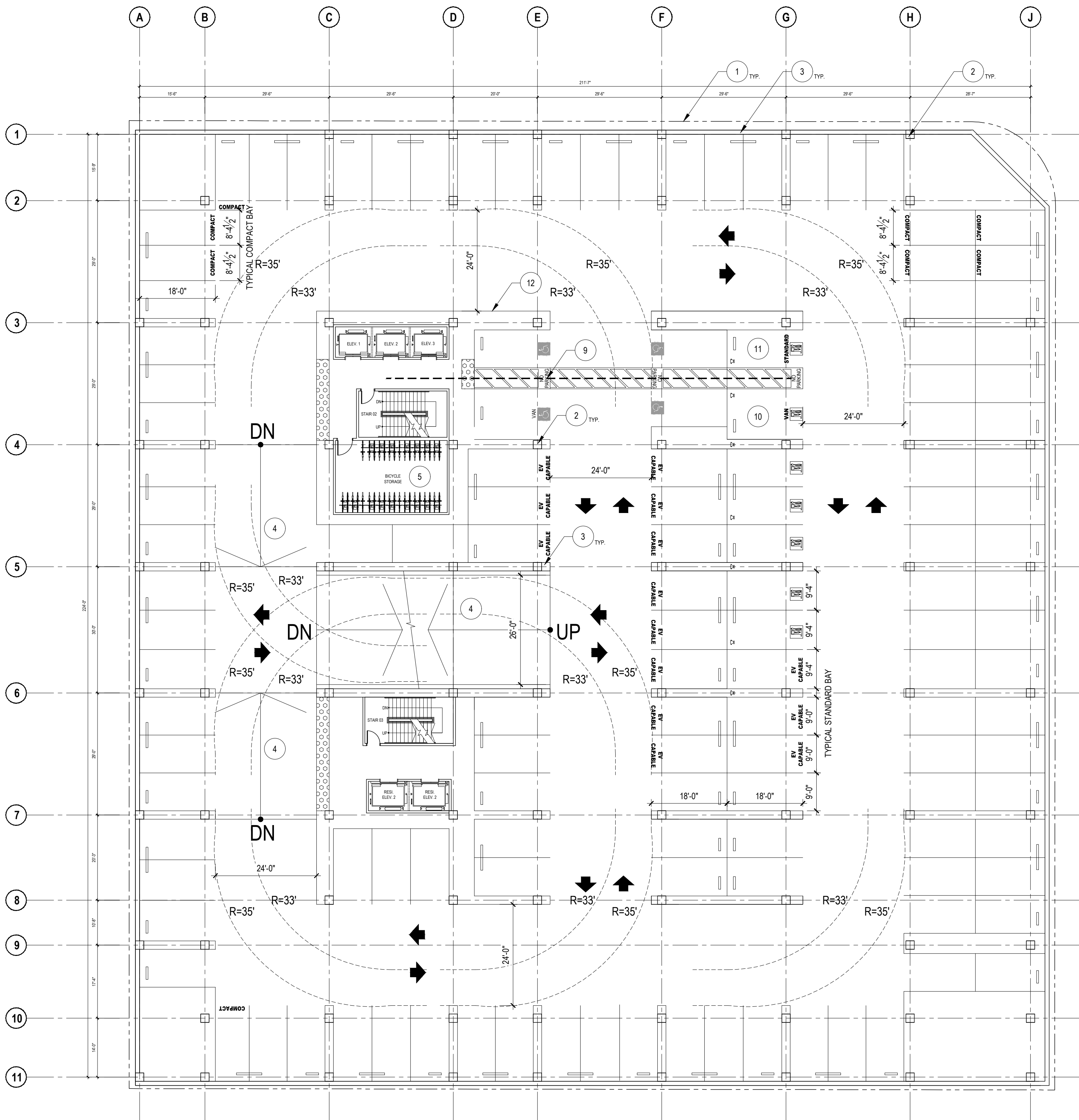
EV PARKING ANALYSIS TABLE			
		REQUIRED	PROVIDED
COMMERCIAL USE	TOTAL NUMBER OF STALLS	263	226
	TOTAL NUMBER OF EV READY STALLS (EVSE) ¹	5%=13	13
	TOTAL NUMBER OF EV CAPABLE STALLS (EV) ²	10%=26	26
	TOTAL NUMBER OF EV VAN ACCESSIBLE ³	1	1
	TOTAL NUMBER OF EV STANDARD ACCESSIBLE STALLS ³	1	1
ASSIGNED RESIDENTIAL USE	TOTAL NUMBER OF DEDICATED STALLS	43	43
	TOTAL NUMBER OF EV READY STALLS (EVSE) ¹	15%=7	7
	TOTAL NUMBER OF EV VAN ACCESSIBLE STALLS ³	1	1
	TOTAL NUMBER OF EV STANDARD ACCESSIBLE STALLS ³	1	1

EV NOTES:

1. EV AND EVSE PER SMMC SECTION 23.70.040 FOR MULTIFAMILY AND 23.70.050 FOR COMMERCIAL.
2. PER CGBS SECTION 5.106.5.2 AND TABLE 5.106.5.2.8% I.E. FE, CARPOOL/VANPOOL INCLUDED IN THE 10% DESIGNATED EV CAPABLE STALLS.
3. PER CBC TABLE 11B.228.3.2.1

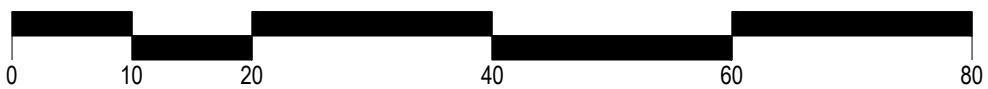
REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS
(CBC TABLE 11B-208.2)

TOTAL PARKING SPACES	MINIMUM REQUIRED	COMPLIANT
201-300	7	YES



P1 LEVEL PLAN

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





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BLOCK 20
SAN MATEO, CA 94401

DATE
08.22.2022

DESCRIPTION
ZONING PRE-APPLICATION

P2 LEVEL PLAN

AB 2.12

PROJECT NO: 215513

KEYNOTES

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

- 1 PROPERTY LINE
- 2 CONCRETE COLUMN
- 3 CAST-IN-PLACE CONCRETE WALLS
- 4 CONCRETE RAMP
- 5 LONG-TERM SECURE OFFICE BICYCLE PARKING
- 6 MOTORIZED SLIDING ENTRY GATE TO RESIDENTIAL PARKING AREA
- 7 METAL FENCE
- 8 DASHED LINE INDICATES RAMP ABOVE
- 9 ACCESSIBLE PATH OF TRAVEL PER CBC 11B-402, SHOWN DASHED
- 10 VAN ACCESSIBLE EVCS
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FLOOR AREA

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TOTAL AREA :		96,444 SF

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PARKING NOTES:

1. INCLUDES REQUIRED EV AND EVSE. SEE TABLE BELOW FOR SPECIFIC EV COUNTS.

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	TOTAL NUMBER OF DEDICATED VAN ACCESSIBLE STALLS	1	1

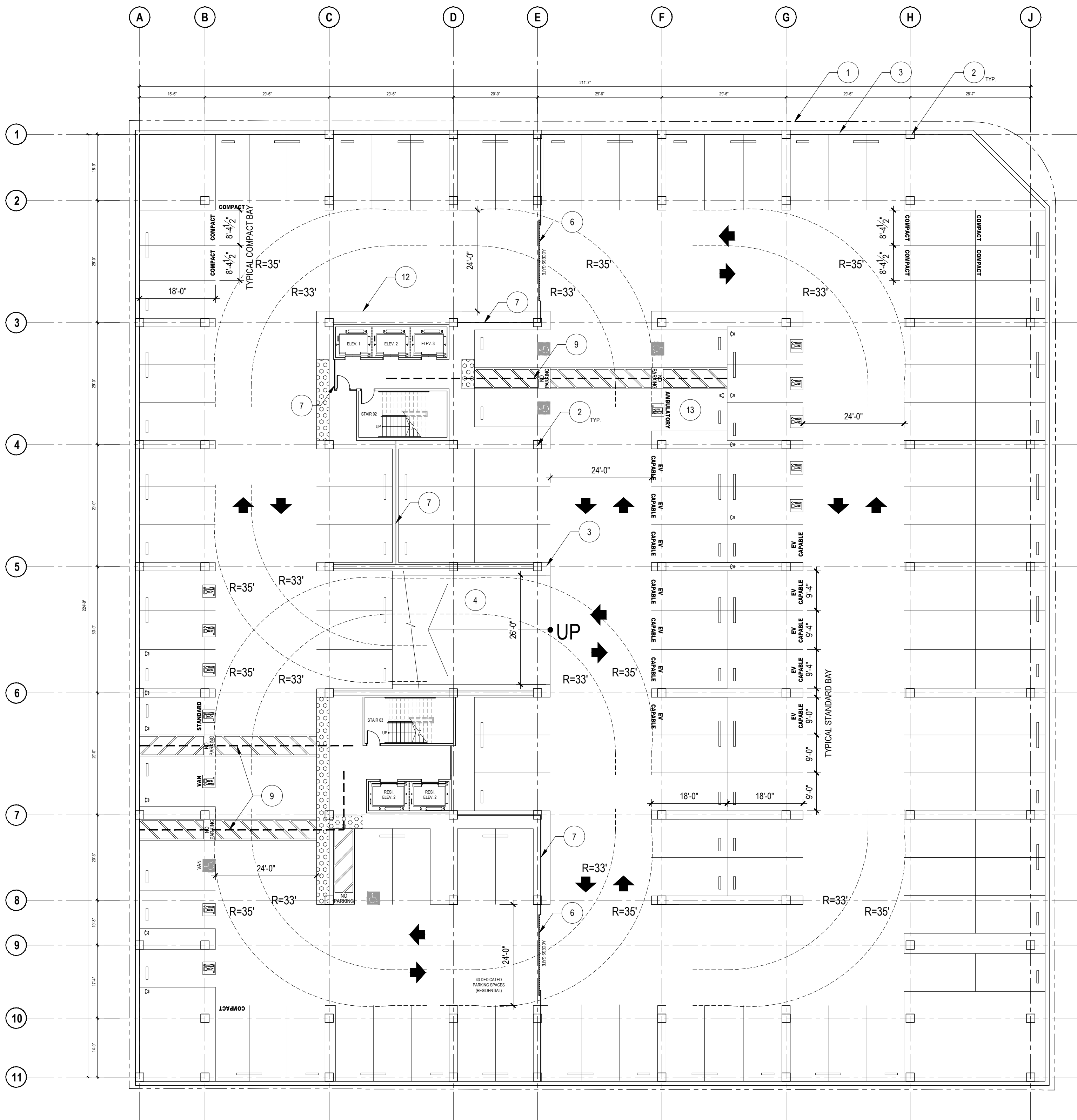
EV PARKING ANALYSIS TABLE			
		REQUIRED	PROVIDED
COMMERCIAL USE	TOTAL NUMBER OF STALLS	263	226
	TOTAL NUMBER OF EV READY STALLS (EVSE) ¹	5%=13	13
	TOTAL NUMBER OF EV CAPABLE STALLS (EV) ²	10%=26	26
	TOTAL NUMBER OF EV VAN ACCESSIBLE ³	1	1
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ASSIGNED RESIDENTIAL USE	TOTAL NUMBER OF DEDICATED STALLS	43	43
	TOTAL NUMBER OF EV READY STALLS (EVSE) ¹	15%=7	7
	TOTAL NUMBER OF EV VAN ACCESSIBLE STALLS ³	1	1
	TOTAL NUMBER OF EV STANDARD ACCESSIBLE STALLS ³	1	1

EV NOTES:

1. EV AND EVSE PER SMMC SECTION 23.70.040 FOR MULTIFAMILY AND 23.70.050 FOR COMMERCIAL.
2. PER CGBS SECTION 5.106.5.2 AND TABLE 5.106.5.2.8% I.E. FE, CARPOOL/VANPOOL INCLUDED IN THE 10% DESIGNATED EV CAPABLE STALLS.
3. PER CBC TABLE 11B.228.3.2.1

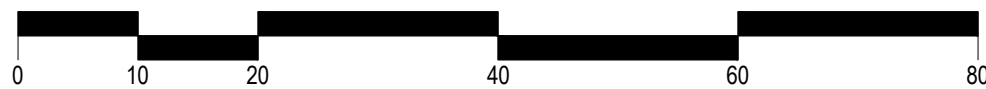
REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS
(CBC TABLE 11B-208.2)

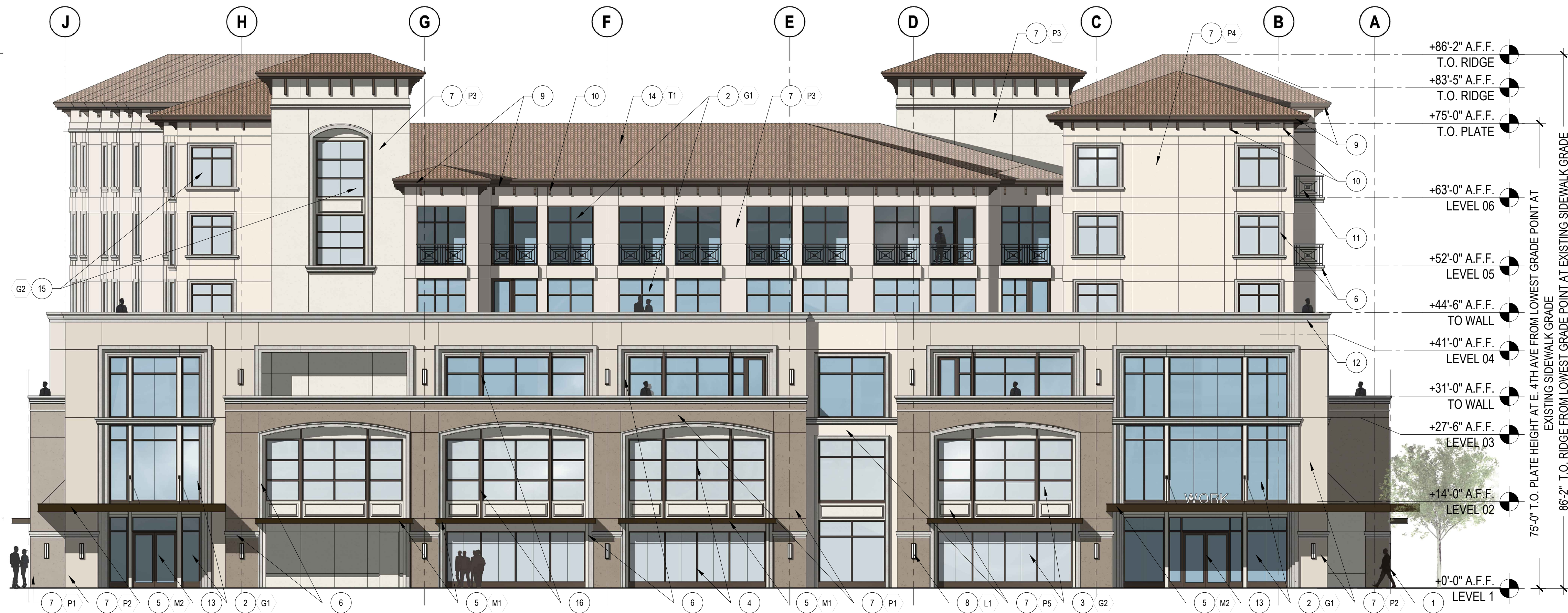
TOTAL PARKING SPACES	MINIMUM REQUIRED	COMPLIANT
201-300	7	YES



P2 LEVEL PLAN

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





EAST 4TH AVENUE - NORTH ELEVATION

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

1

KEYNOTES

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

- EXISTING PROPERTY LINE
- 1" INSULATED GLAZING SYSTEM WITH DARK BLUE TINT GLASS IN DARK BRONZE ALUMINUM FRAMES WITH VERTICAL AND HORIZONTAL EXPRESSED MULLIONS
- 1" INSULATED GLAZING SYSTEM WITH LIGHT BLUE TINT GLASS IN DARK BRONZE ALUMINUM FRAMES WITH VERTICAL AND HORIZONTAL EXPRESSED MULLIONS
- ALUMINUM/GLASS EXTERIOR STORE FRONT SYSTEM. FRAME COLOR TO BE DARK BRONZE
- EXTRUDED ALUMINUM CANOPY SYSTEM
- PRE-CAST CROWN MOLDING
- PAINTED STUCCO FINISH AND EXTERIOR SHEATHING OVER METAL STUD FRAME
- WALL MOUNT LIGHT FIXTURE
- ALUMINUM FASCIA AND SIDING TRIM. COLOR TO BE DARK BRONZE
- CORBEL AND BRACKETS. COLOR TO BE DARK BRONZE
- PAINTED STEEL RAILING. COLOR TO BE DARK BRONZE
- PRE-CAST WALL CAP
- EXTERIOR ALUMINUM / GLASS ENTRY/EXIT STOREFRONT DOOR.
- ROOFING
- ALUMINUM / FRAMED FIXED GLASS WINDOW IN DARK BRONZE ALUMINUM FRAMES
- EXPRESSED MULLION IN DARK BRONZE
- ALUMINUM / FRAMED SLIDING GLASS DOOR IN DARK BRONZE ALUMINUM FRAMES
- SOLID STEEL DOORS
- ENTRY TO BELOW GRADE PARKING STRUCTURE/GARAGE
- BUILDING SIGNAGE

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	EXTERIOR GLAZING*	1" INSULATED DARK BLUE TINT
G2	EXTERIOR GLAZING*	1" INSULATED LIGHT BLUE TINT
M1	EXTRUDED ALUMINUM CANOPY SYSTEM	ARCHITECTURAL CANOPIES
M2	EXTRUDED ALUMINUM CANOPY SYSTEM	ARCHITECTURAL CANOPIES
L1	SURFACE MOUNT LIGHT FIXTURE	DELTA LIGHTING OR APPROVED EQUAL
P1	EXTERIOR PAINT	SHERWIN-WILLIAMS SW6152 SUPERIOR BRONZE
P2	EXTERIOR PAINT	SHERWIN-WILLIAMS SW6150 UNIVERSAL KAHKI
P3	EXTERIOR PAINT	SHERWIN-WILLIAMS SW6149 RELAXED KAHKI
P4	EXTERIOR PAINT	SHERWIN-WILLIAMS SW6148 WOOL SKEIN
P5	EXTERIOR PAINT	SHERWIN-WILLIAMS SW7001 MARSHMALLOW
T1	ROOF TILE	MANUFACTURER: COLOR:



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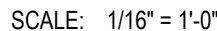
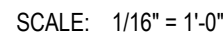
PLANNING APPLICATION FOR:
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BLOCK 20
SAN MATEO, CA 94401

DATE DESCRIPTION
08.22.2022 ZONING PRE-APPLICATION

EXTERIOR ELEVATIONS

A 3.01

PROJECT NO: 215513



1. BOUNDARY: BOUNDARY INFORMATION IS BASED ON A ALTA/NSPS LAND TITLE SURVEY PREPARED BY BKF DATED 05/27/2022.
2. SOURCE OF TOPOGRAPHY: EXISTING TOPOGRAPHY SHOWN IS BASED ON A ALTA/NSPS LAND TITLE SURVEY PREPARED BY BKF ENGINEERS DATED 05/27/2022.

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

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

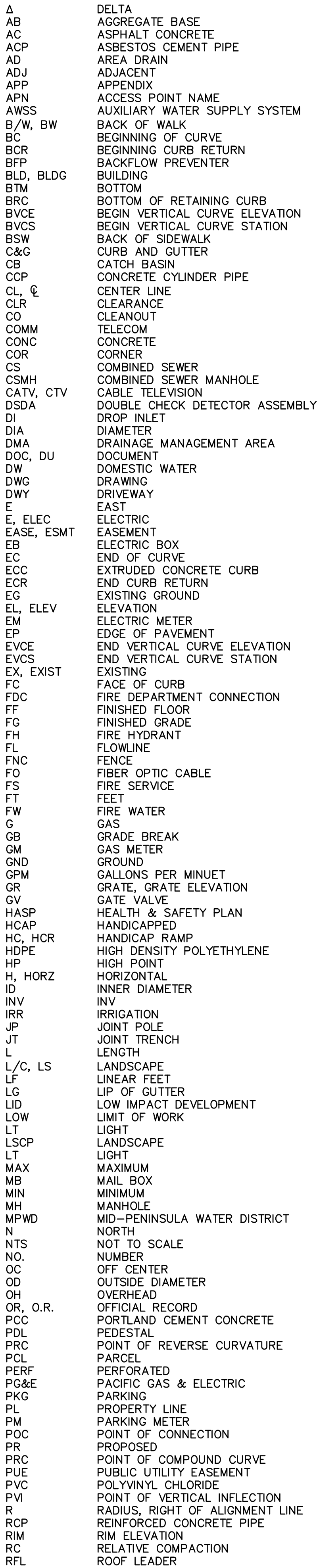
D. THE SANITARY SEWER SYSTEM WILL BE DESIGNED AND CONSTRUCTED PER CITY OF SAN MATEO STANDARD SPECIFICATIONS AND DETAILS, WHERE APPLICABLE.

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.

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.

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.

ITEM	SYMBOL	ITEM	SYMBOL
SITE BOUNDARY		PROPERTY BOUNDARY	
COUNTY BOUNDARY		ADJACENT PROPERTY BOUNDARY	
LOT LINE		ADJACENT LOT LINE	
CONTOUR LINE		CONTOUR LINE	
FENCE		FENCE	
STORM DRAIN		STORM DRAIN	
SANITARY SEWER		SANITARY SEWER	
WATER MAIN		WATER MAIN	
FIRE WATER MAIN		FIRE WATER MAIN	
GAS LINE		GAS LINE	
JOINT TRENCH		JOINT TRENCH	
SANITARY SEWER CLEAN OUT		SANITARY SEWER CLEAN OUT	
SANITARY SEWER MANHOLE		SANITARY SEWER MANHOLE	
STORM DRAIN CURB INLET		STORM DRAIN CURB INLET	
STORM DRAIN MANHOLE		STORM DRAIN MANHOLE	
STORMFILTER		STORMFILTER	
DETECTOR CHECK & METER		DETECTOR CHECK & METER	
COMPOUND METER		COMPOUND METER	
FIRE DEPARTMENT CONNECTION		FIRE DEPARTMENT CONNECTION	
FIRE HYDRANT		FIRE HYDRANT	
WATER VALVE		WATER VALVE	
MONUMENT		MONUMENT	
TRANSFORMER		TRANSFORMER	
BIKE RACK		BIKE RACK	
STREET LIGHT		STREET LIGHT	
INLET PROTECTION		INLET PROTECTION	
POLE LIGHT		POLE LIGHT	
STORM DRAIN CLEAN OUT		STORM DRAIN CLEAN OUT	
STORM DRAIN AREA DRAIN		STORM DRAIN AREA DRAIN	
STORM DRAIN CATCH BASIN		STORM DRAIN CATCH BASIN	
OVERHEAD WIRES		OVERHEAD WIRES	
STREET SIGN		STREET SIGN	
SPOT ELEVATION		SPOT ELEVATION	
FRESH AIR INLET		FRESH AIR INLET	
WATER METER		WATER METER	
BACK FLOW PREVENTER		BACK FLOW PREVENTER	
AUXILIARY WATER SUPPLY SYSTEM		AUXILIARY WATER SUPPLY SYSTEM	
JOINT POLE		JOINT POLE	
TREE		TREE	



RIGHT OF WAY
REDWOOD CITY
SLOPE, SOUTH
SANITARY
STORM DRAIN
STORM DRAIN CATCH BASIN
SQUARE FEET
SF DEPARTMENT OF PUBLIC WORKS
SF PUBLIC UTILITIES COMMISSION
SEE ELECTRICAL PLANS
SEWALK
SEE ARCHITECTURAL DRAWINGS
STORM DRAIN
STORM DRAIN AREA DRAIN
STORM DRAIN CLEANOUT
STORM DRAIN DROP INLET
STORM DRAIN MANHOLE
SEE FIRE PROTECTION PLAN
SOIL & GROUNDWATER MONITORING PLAN
SEE JOINT TRENCH PLANS
STREET LIGHT
STREET LIGHT BOX
SEE LANDSCAPE PLANS
SEE PLUMBING PLANS
SANITARY SEWER
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
STREET
STATION
STANDARD
TONGUE AND GROVE
TELEPHONE
TO BE DETERMINED
TOP OF CURB
TOP OF PAVEMENT
TRANSFORMER
TOP OF RETAINING CURB
TRAFFIC SIGNAL BOX
THEORETICAL TOP OF CURB
TREE WELL
TYPICAL
VERTICAL CURVE
VERTICAL
VALLEY GUTTER
UTILITY BOX
UNDERGROUND COMMERCIAL DISTRIBUTION
UNDERGROUND SERVICE ALERT
WATER, WEST
WATER METER
WATER VALVE
WITH

DESCRIPTION

DETAIL SECTION A ON SHEET C1.01

DETAIL A ON SHEET C1.01

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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

NOTES LEGEND AND ABBREVIATIONS

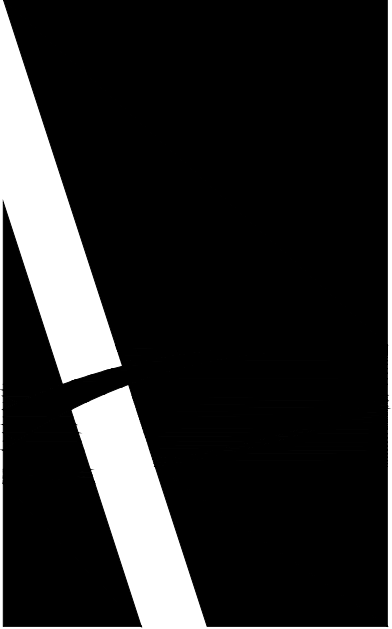
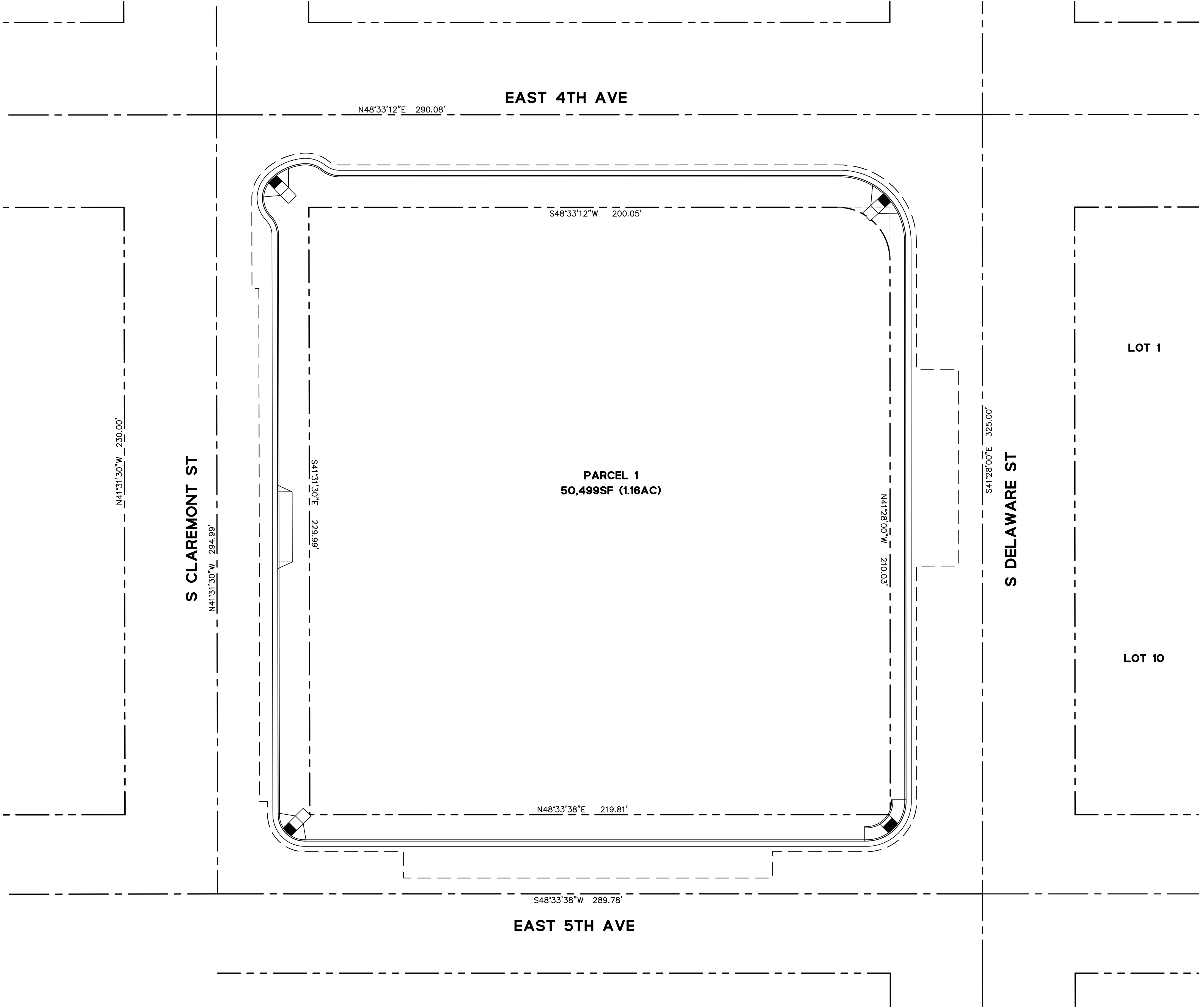
C1.02

PROJECT NO: 215513



PROJECT NO: 215513

N:\2022\202101_BKF_E_Arizona_Maps\BKF_C02021 PRELIMINARY PARCEL MAP.dwg Aug 18, 2022 1:17 PM - bcf



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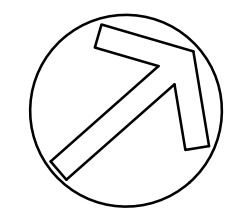
PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
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SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION

PRELIMINARY
PARCEL MAP

C2.02

PROJECT NO: 215513



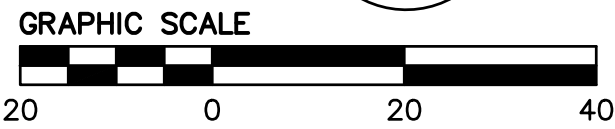
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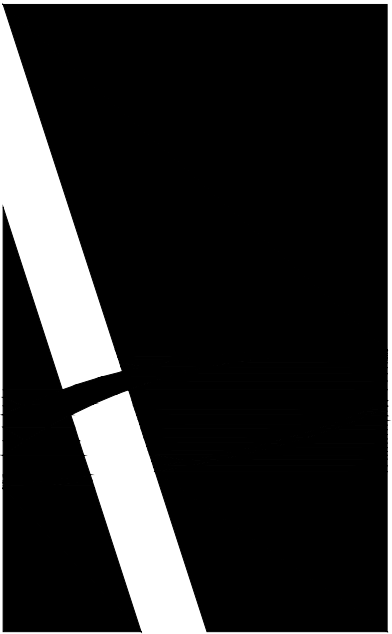
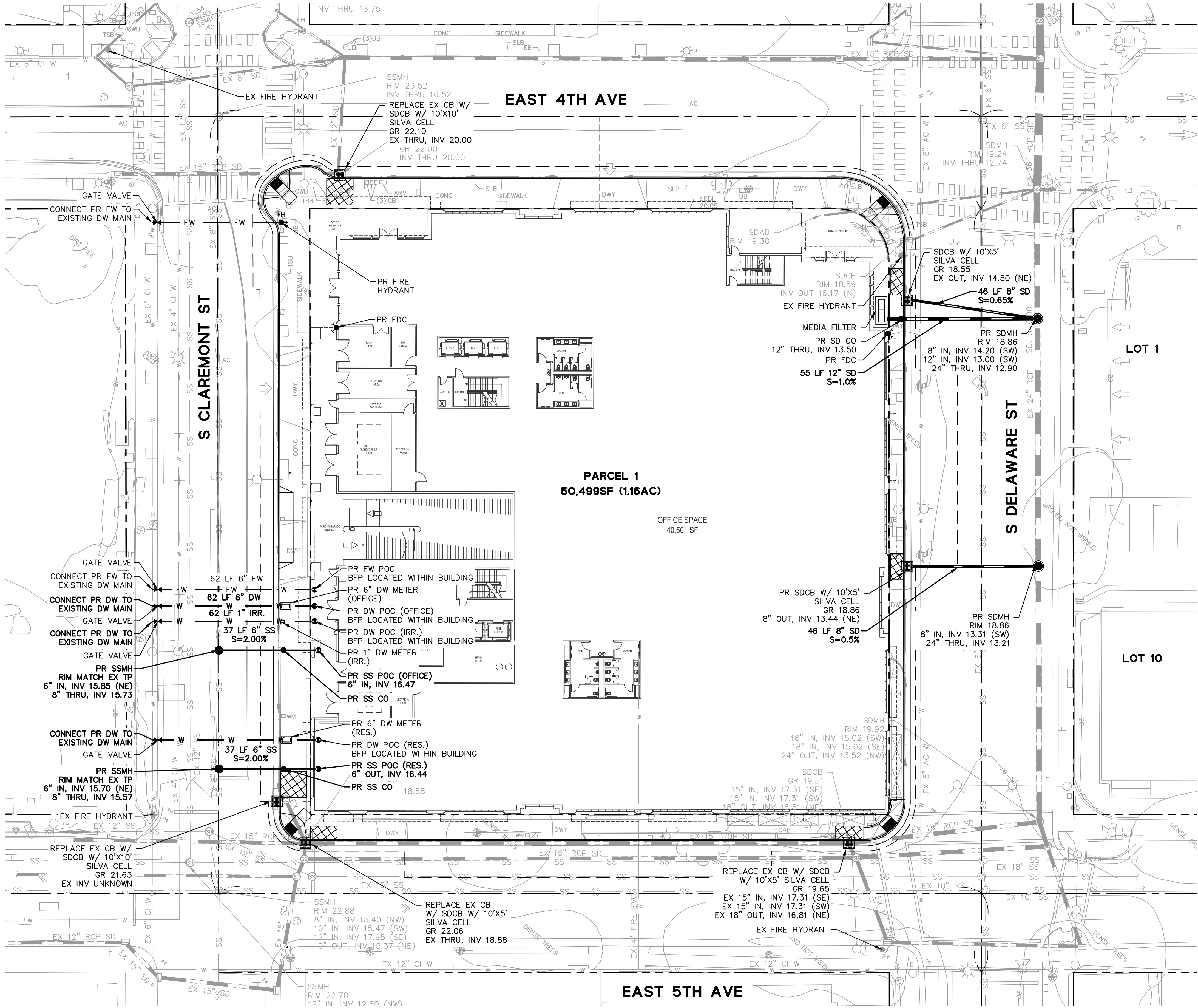
CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	15.69	10.00	089°54'52"
C2	23.57	15.00	090°01'38"
C3	39.26	25.00	089°58'48"
C4	6.87	10.00	039°20'49"
C5	7.76	10.00	044°26'44"
C6	14.47	20.00	041°27'05"
C7	15.28	10.00	087°31'49"
C8	7.68	10.00	044°00'07"

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION

PROJECT NO: 215513

2022/201670_500_E_4th_San_Mateo/ENG-1/Sheet01-SDC3.01 PRELIMINARY HORIZONTAL CONTROL PLAN.dwg - Aug 19, 2022, 12:11pm - flor





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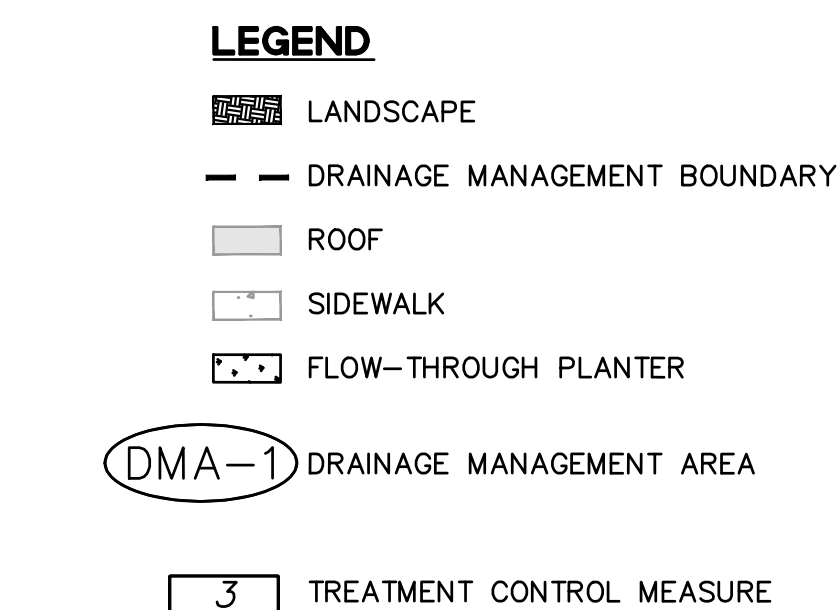
PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION

PRELIMINARY
UTILITY
PLAN

C5.01

PROJECT NO: 215513

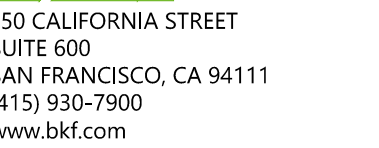


LID TREATMENT AREA SUMMARY			
TREATMENT TYPE	DRAINAGE MANAGMENET AREA	TOTAL AREA	PERCENTAGE
NON-LID TREATED DRAINAGE AREA	DMA-1	36,726	73%
LID TREATED DRAINAGE AREA	DMA-2 + DMA-3	13,773	27%

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* (SF)	TREATMENT AREA REQUIRED** (SF)	TREATMENT AREA PROVIDED (SF)	PONDING DEPTH (INCH)
1	1	Mechanical Treatment	34,399	1,548	779	0	36,726	35,947	779	36,025	0.17 CFS	0.17 CFS	NA
2	2	Flow-through Planter	8,537	0	0	264	8,802	8,537	264	8,564	257	264	6
3	3	Flow-through Planter	4,804	0	0	167	4,971	4,804	167	4,821	145	167	6
TOTAL			47,741	1,548	779	431	50,499	49,289	1,210	49,289			
* 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													
** TREATMENT AREA REQUIRED IS CALCULATED USING THE SMCWPPP WORKSHEET FOR CALCULATING THE COMBINATION FLOW AND VOLUME METHOD													



1. BUILDING AREA CONSTRUCTION TYPE:
 - 1.1. TOTAL BUILDING AREA = 305,260 SF
 - 1.2. TYPE 1A - BASEMENT (P1-P2) = 96,444 SF
 - 1.3. TYPE 1A - FLOORS (1-3) = 124,894 SF
 - 1.4. TYPE VB - FLOORS (4-6) = 83,922 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 - 5,000 GPM
 - 2.1.1. TYPE VB - 7,750 GPM
 - 2.2. PERCENTAGE OF BUILDING:
 - 2.2.1. TYPE 1A - 72.5%
 - 2.2.2. TYPE VB - 27.5%
 - 2.3. TOTAL FIRE FLOW:
 - 2.3.1. 5,760 GPM
3. THE REQUIRED FIRE FLOW WITH A 50% REDUCTION IS 2,880 GPM.
4. PER TABLE C102.1 OF THE CALIFORNIA FIRE CODE, THE NUMBER OF HYDRANTS BASED ON THE UNREDUCED FIRE FLOW IS 3.
5. PER TABLE C102.1 AND OF THE CALIFORNIA FIRE CODE, FOR BUILDINGS WITH A FIRE FLOW REQUIREMENT OF 2,880, THE AVERAGE SPACING BETWEEN FIRE HYDRANTS SHALL BE 400'.



DATE	DESCRIPTION
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C7.01

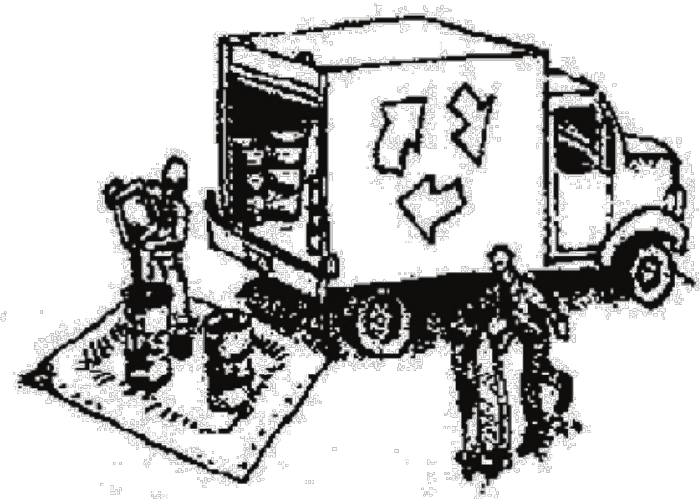
PROJECT NO: 215513



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



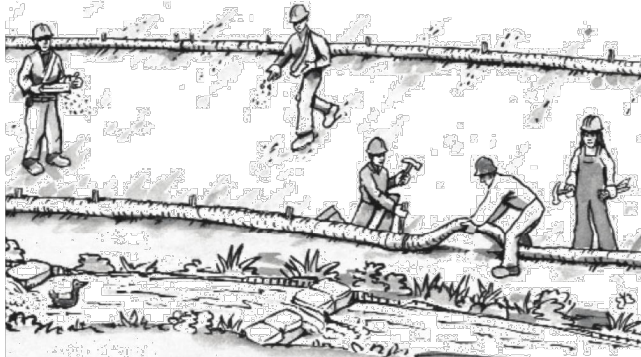
Maintenance and Parking

- ❑ 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

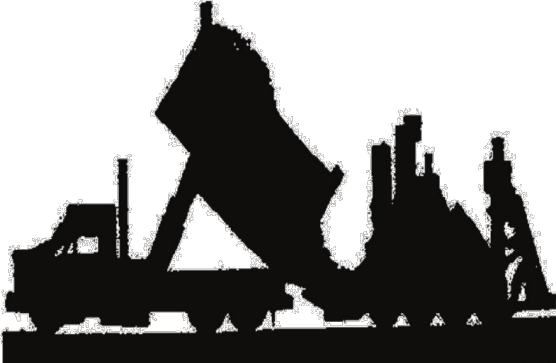


- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed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

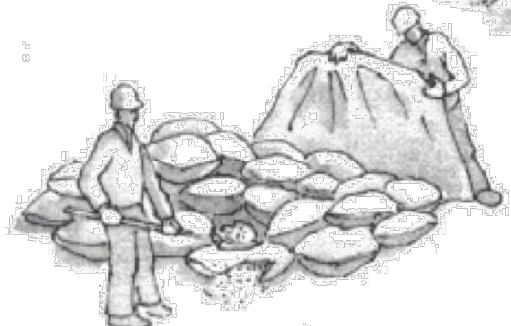
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

Concrete, Grout & Mortar Application



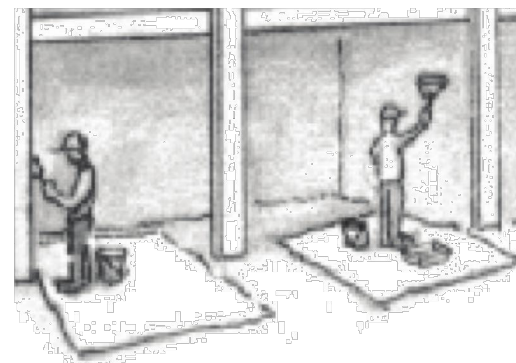
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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

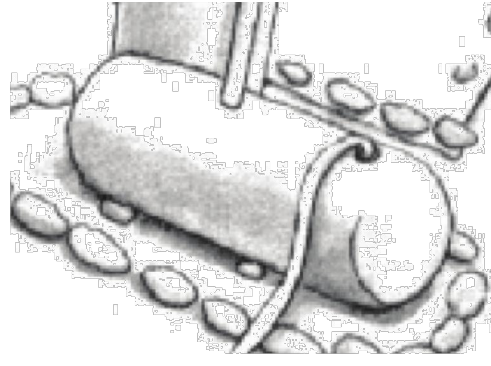
Painting & Paint Removal



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:
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DATE	DESCRIPTION
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**CONSTRUCTION
BMPs**

C8.01

PROJECT NO: 215513



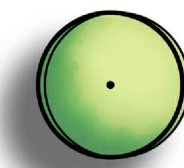
Landscape Concept

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 - 36"-Box
Eucalyptus spathulata

Swamp Mallet

Shrubs



Low Evergreen Hedge - 5 gal. @ 24"-30" O.C.
Buxus microphylla japonica 'Green Beauty'
Myrsine africana
Myrtus communis 'Compacta'

Green Beauty Boxwood
African Boxwood
Dwarf Myrtle

Grasses or Accent Plants - 1 gal. @ 24"-36" O.C.
Anigozanthos hybridus

Anigozanthos hybridus
Calamagrostis actiflora 'Karl Foerster'
Dianella tasmanica
Nassella tenuissima

Kangaroo Paw
Feather Reed Grass
Tasmanian Flax-lily
Texas Needle Grass

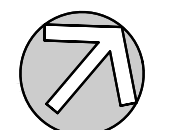
The Preliminary Plant Palette represents a sampling of the types of shrubs and groundcovers that we anticipate to be appropriate for the location as well as the design style and overall theme. This is the list from which plant selection will be drawn from. Not all plants listed within this plant palette 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

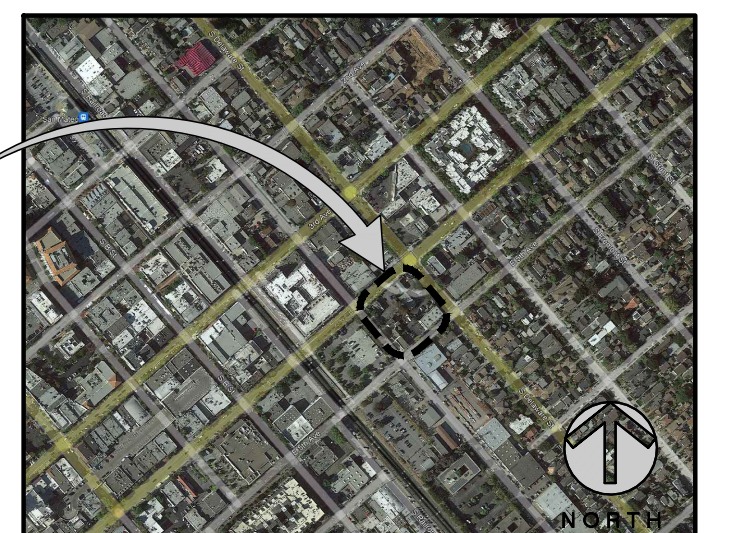
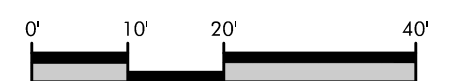
Mulch to be evenly distributed throughout all shrub and groundcover areas unless otherwise noted on plans. Mulch to be nitrogen stabilized, max. 3/4", recycled material installed at min. 3" depth. "Gorilla-Hair" is not acceptable unless specifically noted for slope areas.

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.



NORTH
Scale: 1" = 20'-0"



Project Location

Vicinity Map

Not to scale



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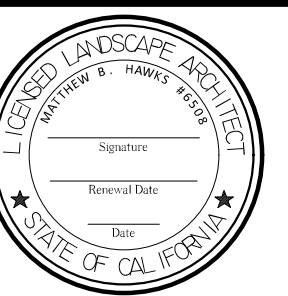
PLANNING

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PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
BLOCK 20

PLANNING APPLICATION
WINDY HILL PROJECT
BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
02.22.2022	ZONING PRE-APPLICATION



Preliminary Landscape Plan

L0.1

PROJECT NO: 21-2444

