



ARC TEC
ARCHITECTURAL TECHNOLOGIES

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In Association with:

A Planning Application for:
BLOCK 20

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

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)	

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 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.

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 Almeleh EMAIL: craiga@arctecinc.com
LANDSCAPE ARCHITECT:	KLA, INC 151 N Marin Street Sausalito, CA 94937 PHONE: 209.532.2856 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@bklf.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

ISSUE DATES AND DESCRIPTIONS

08/22/22 PRELIM. PLANNING SUBMITTAL

COVER SHEET

ARCHITECTURAL

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A 0.02	3D RENDERINGS
A 0.03	3D RENDERINGS
A 0.04	3D RENDERINGS
A 0.05	3D RENDERINGS
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A 4.01	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

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



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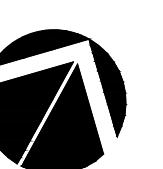
PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
BLOCK 20
SAN MATEO, CA 94401

DATE
08.22.2022
DESCRIPTION
ZONING PRE-APPLICATION



VIEW FROM E. 4TH AVENUE & S. CLAREMONT ST.

SCALE: NTS



RENDERS

A 0.02

PROJECT NO: 215513

215513



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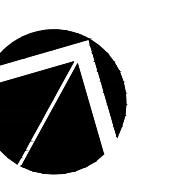


PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
BLOCK 20
SAN MATEO, CA 94401

DATE
08.22.2022
DESCRIPTION
ZONING PRE-APPLICATION

VIEW FROM E. 5TH AVENUE & S. DELAWARE ST.

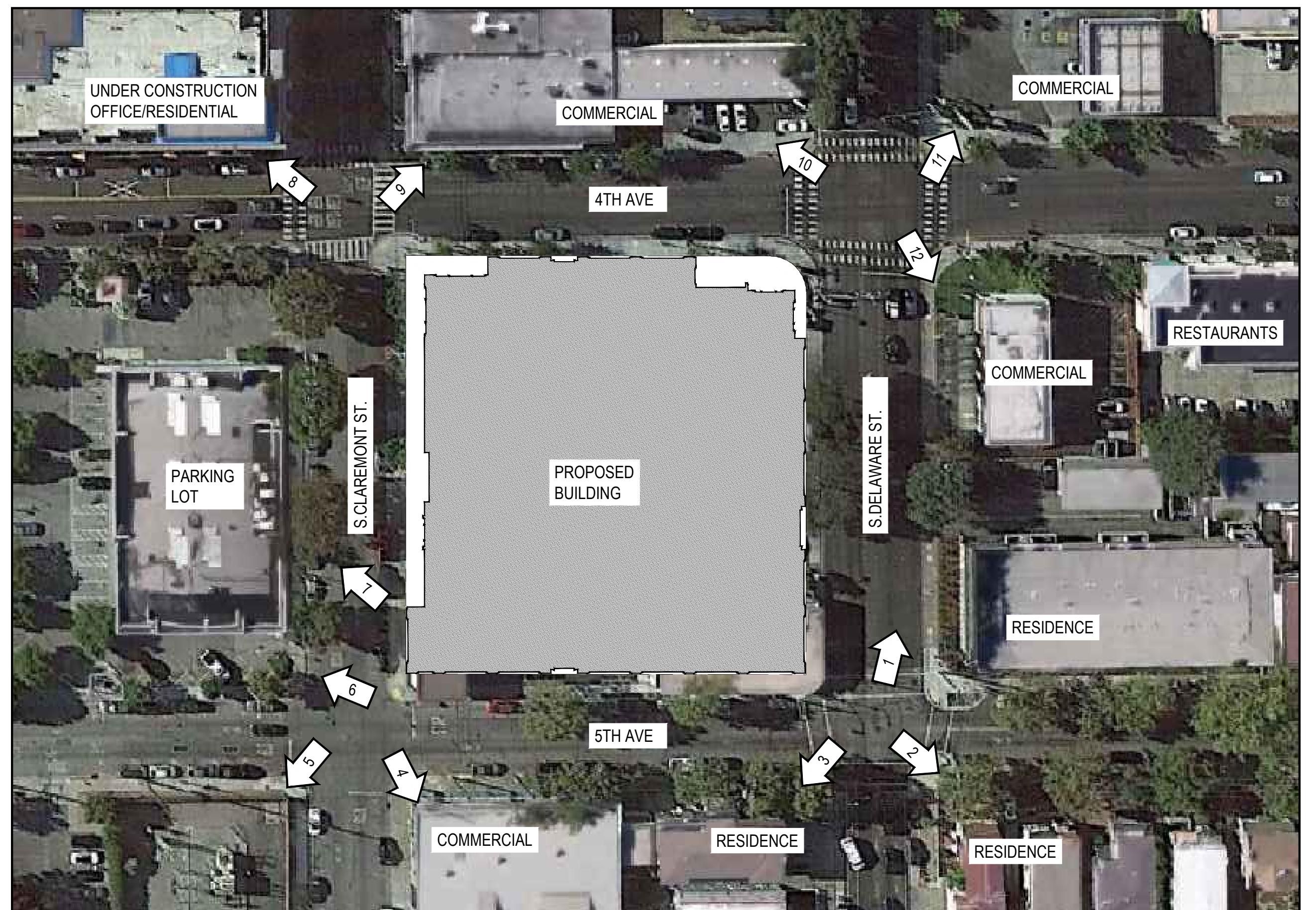
RENDERS



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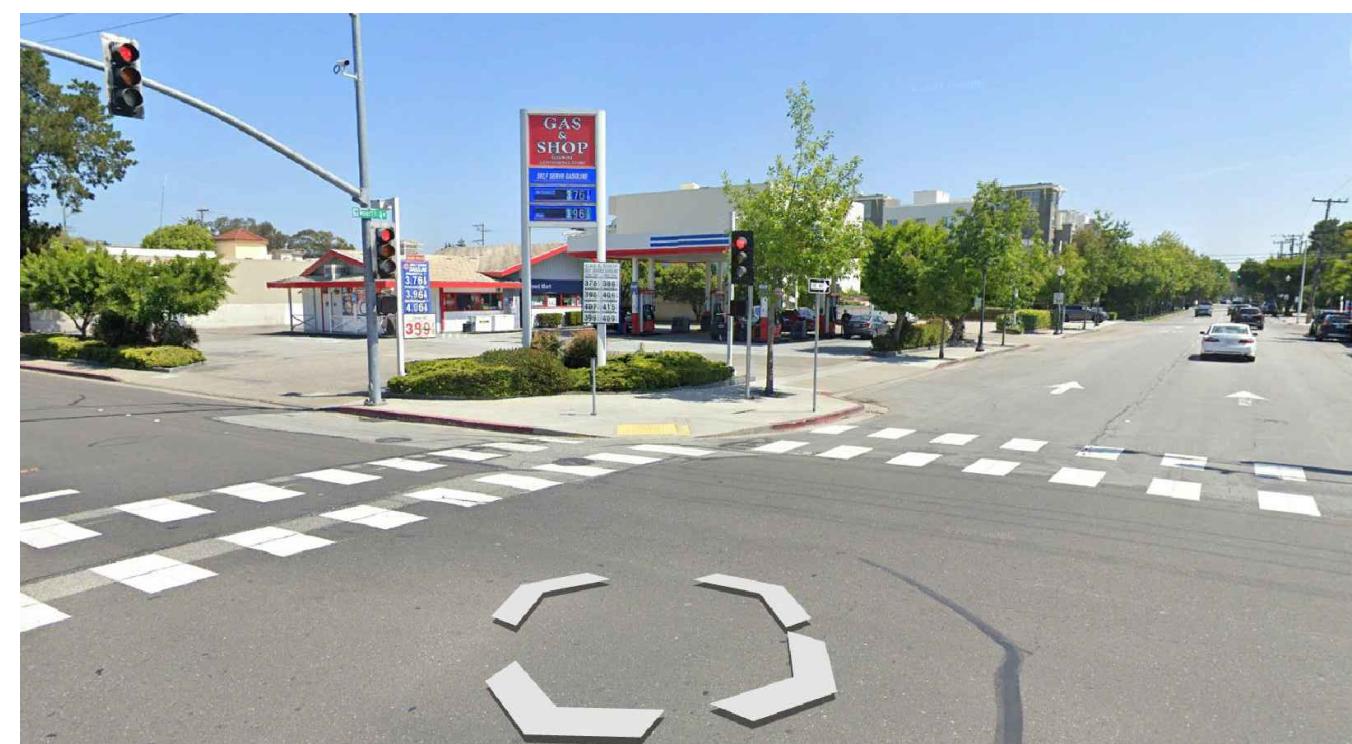
PROJECT NO.: 215513

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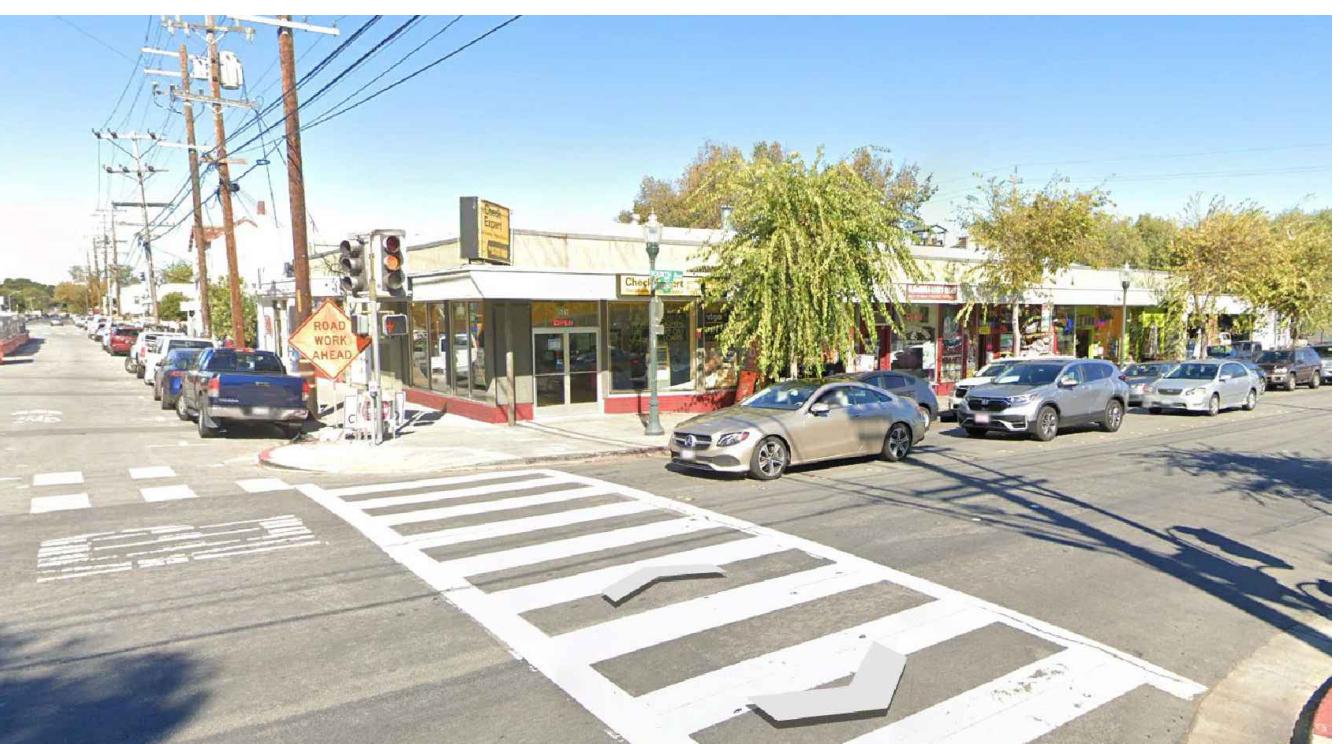


REFERENCE SITE PLAN

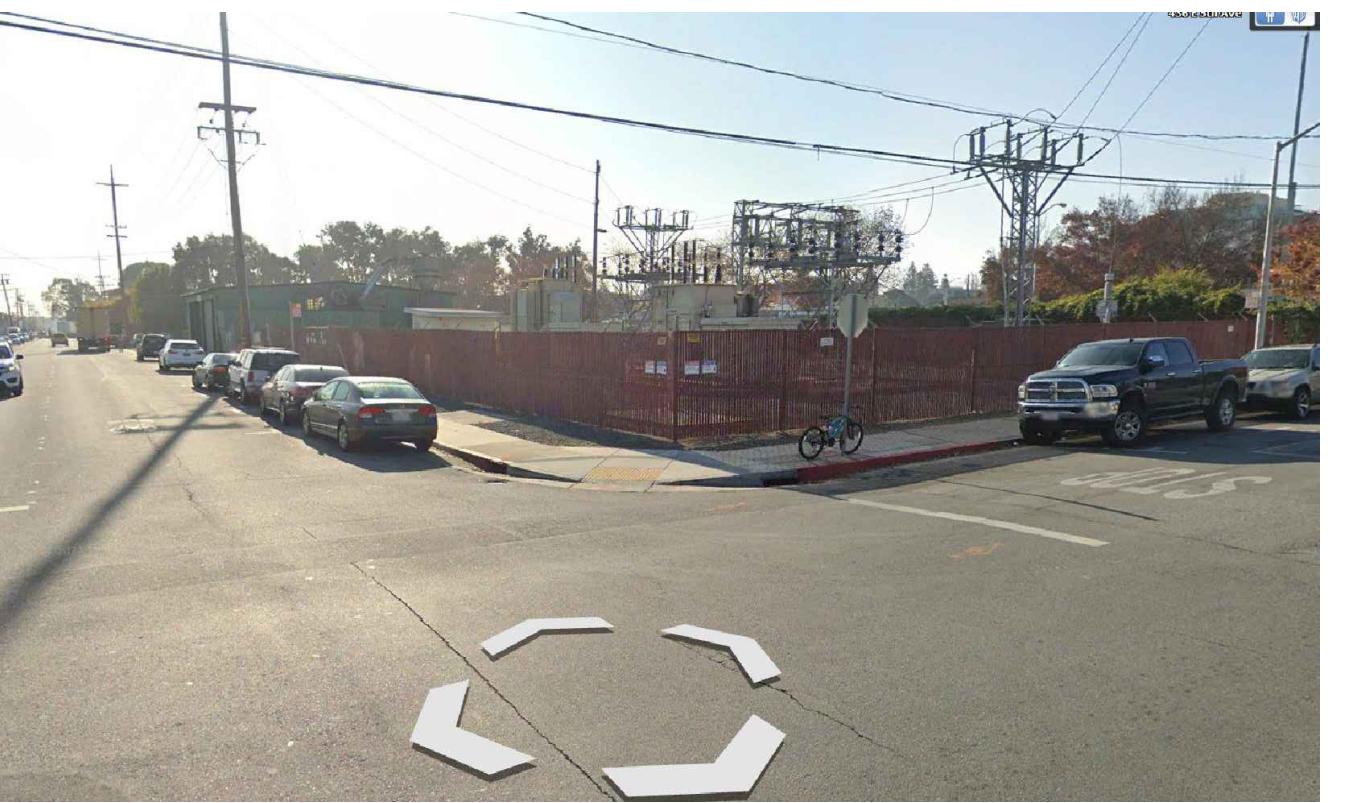
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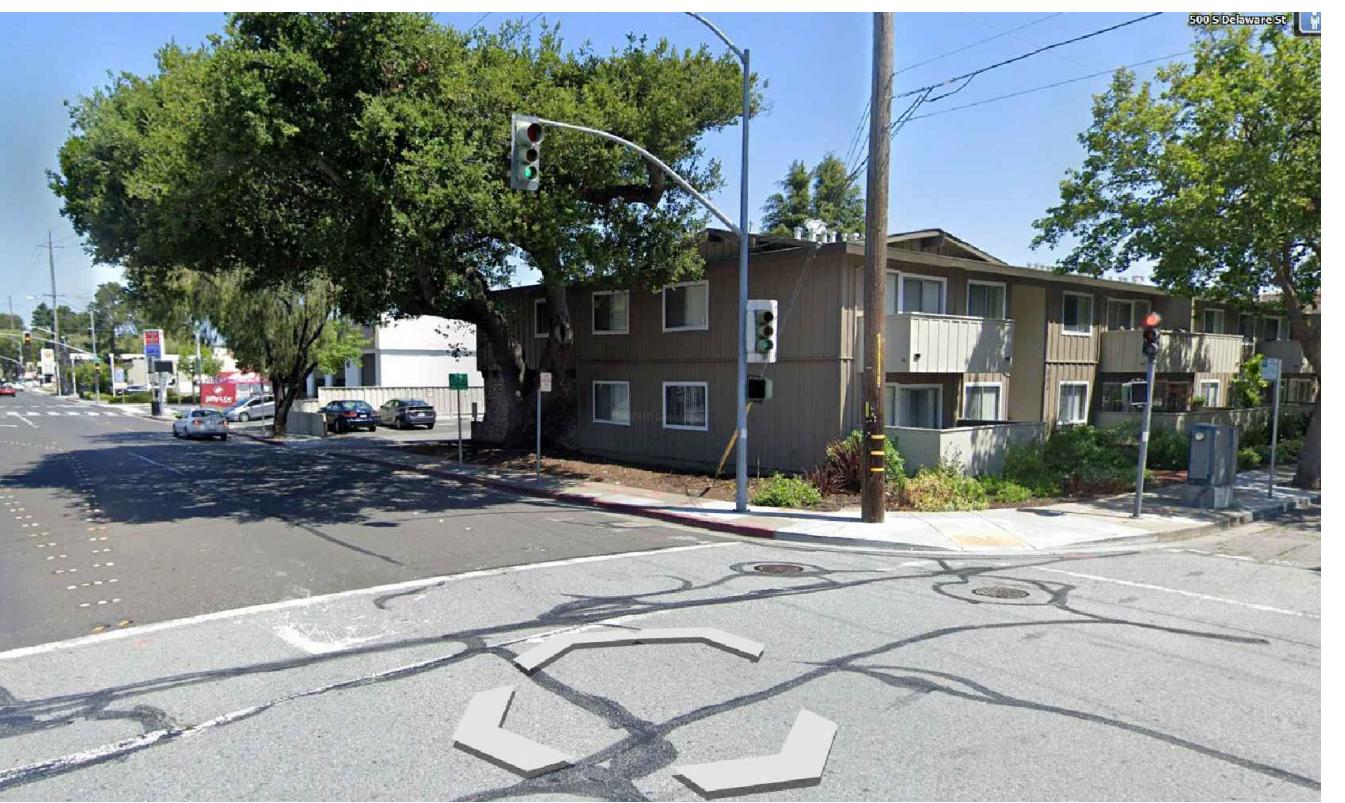
11 COMMERCIAL



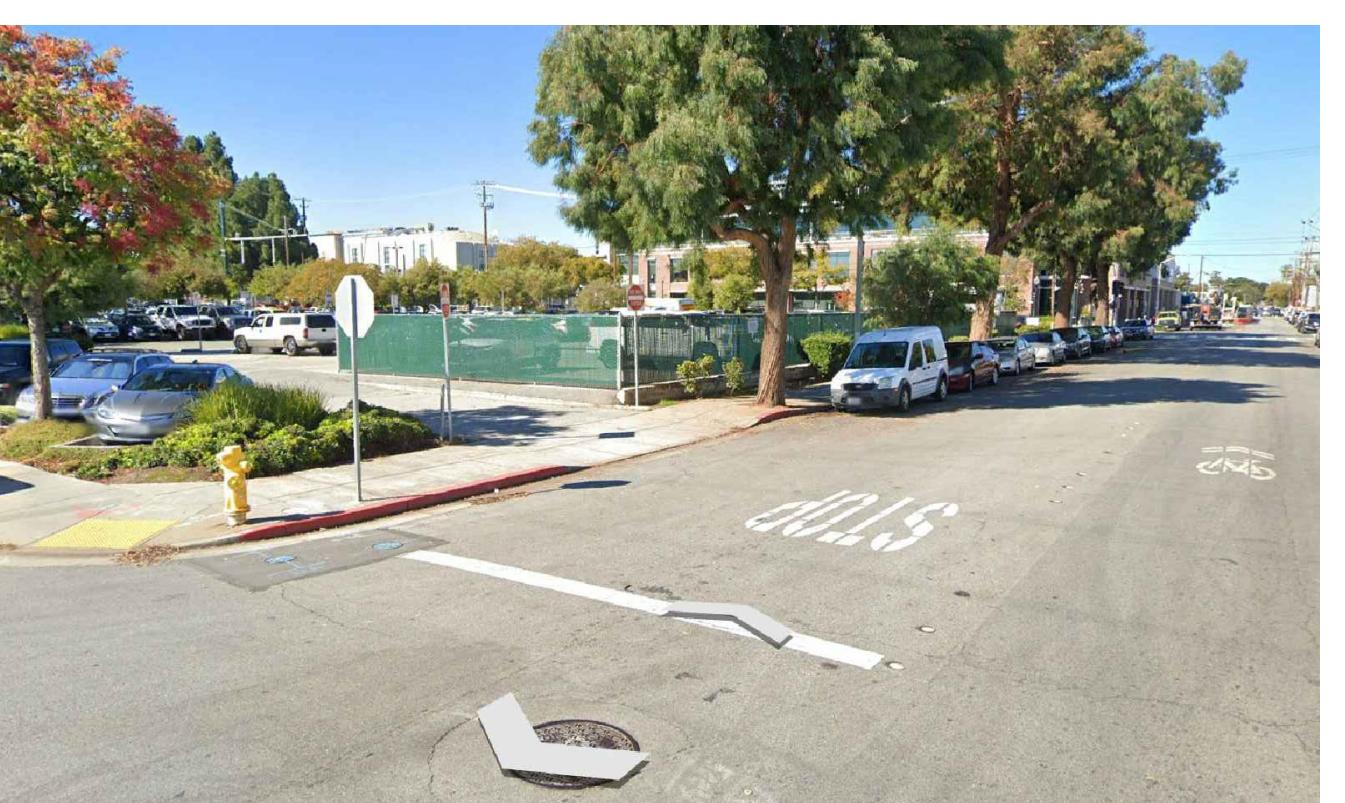
9 COMMERCIAL



5 COMMERCIAL



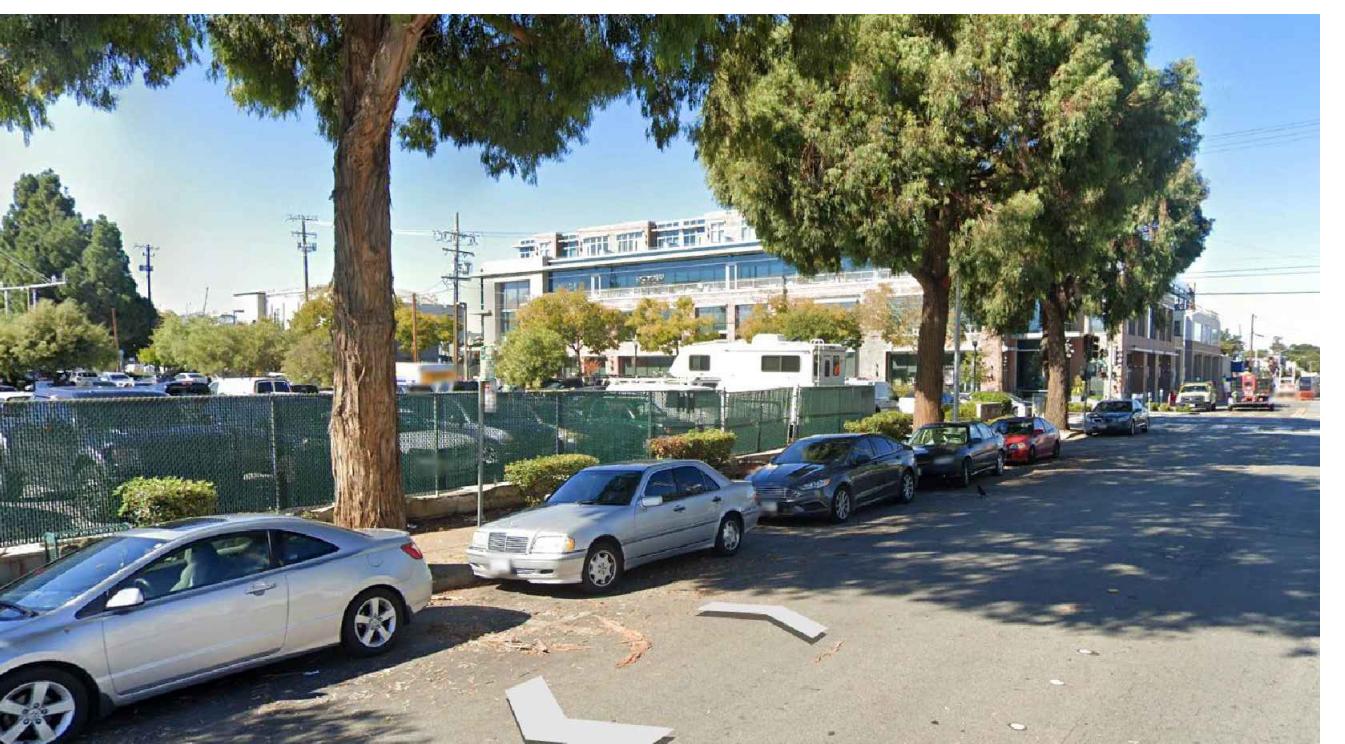
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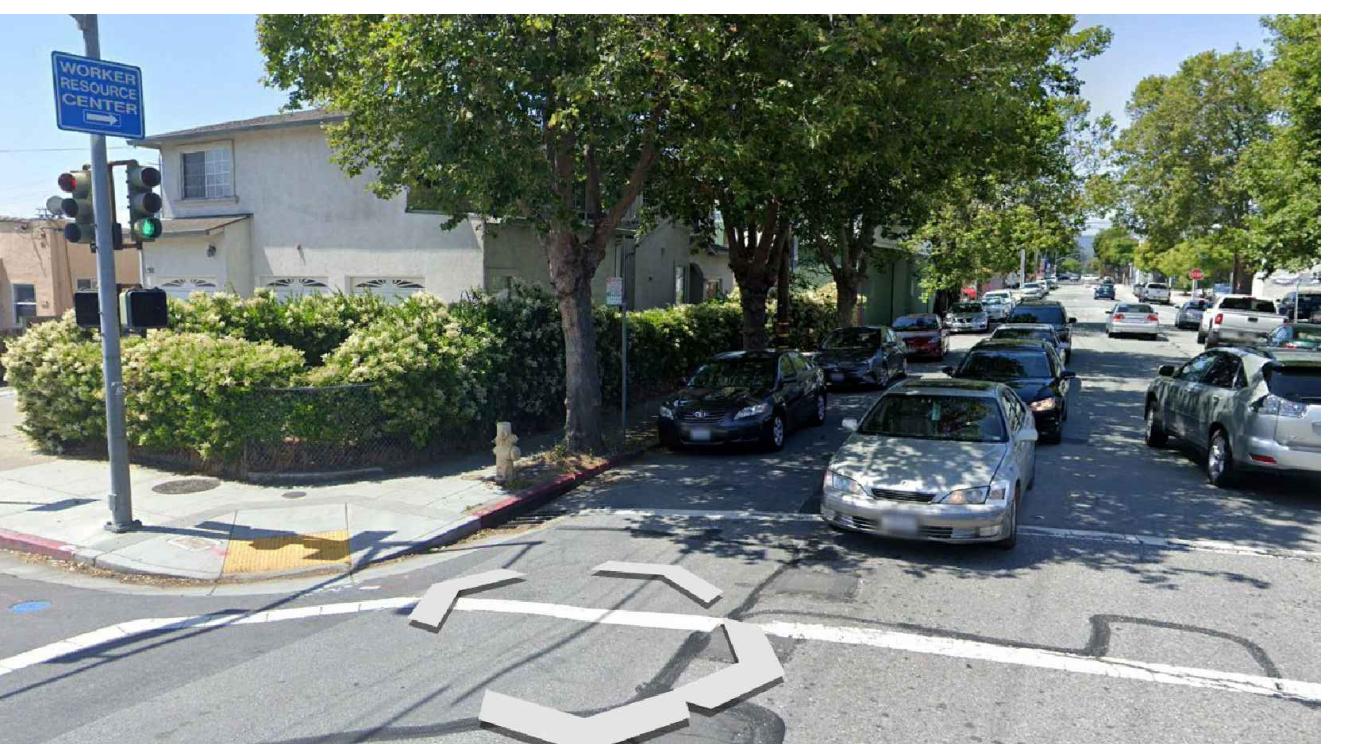
6 PARKING LOT



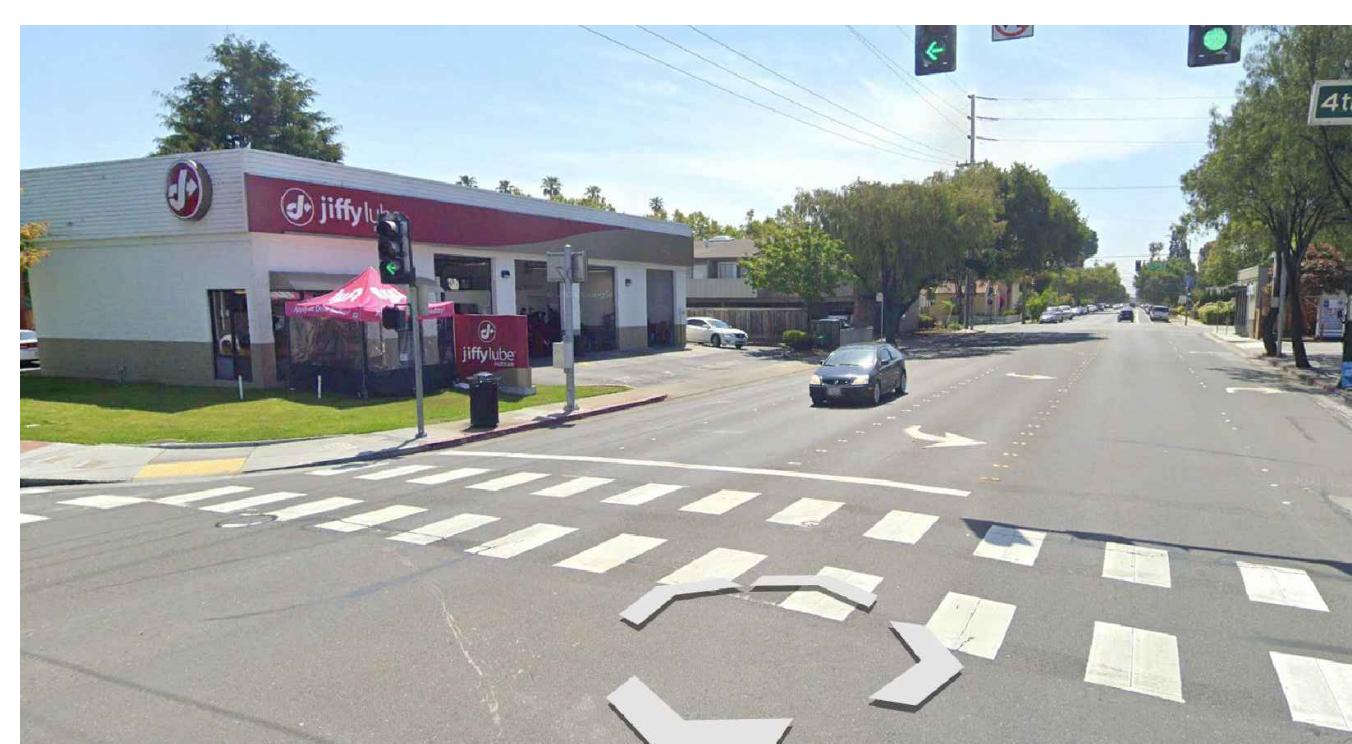
2 RESIDENCE BUILDING



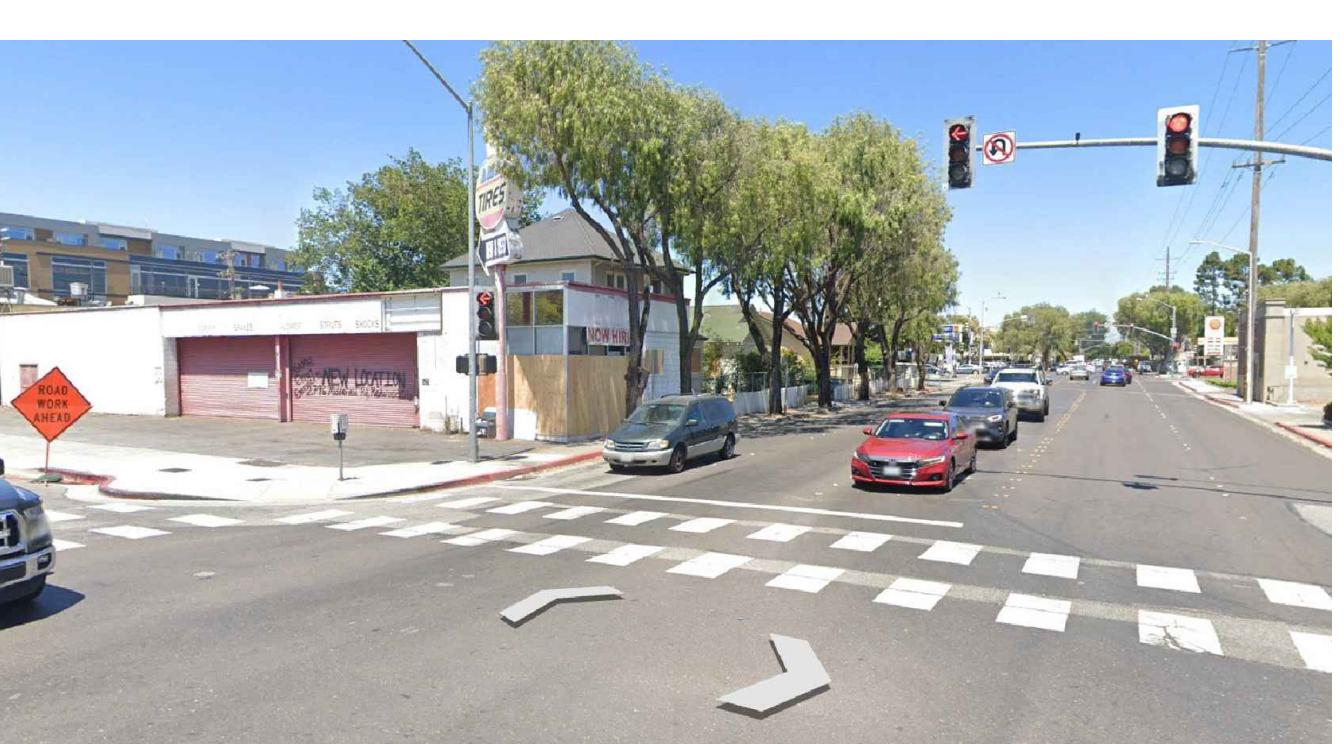
7 PARKING LOT



3 RESIDENCE BUILDING



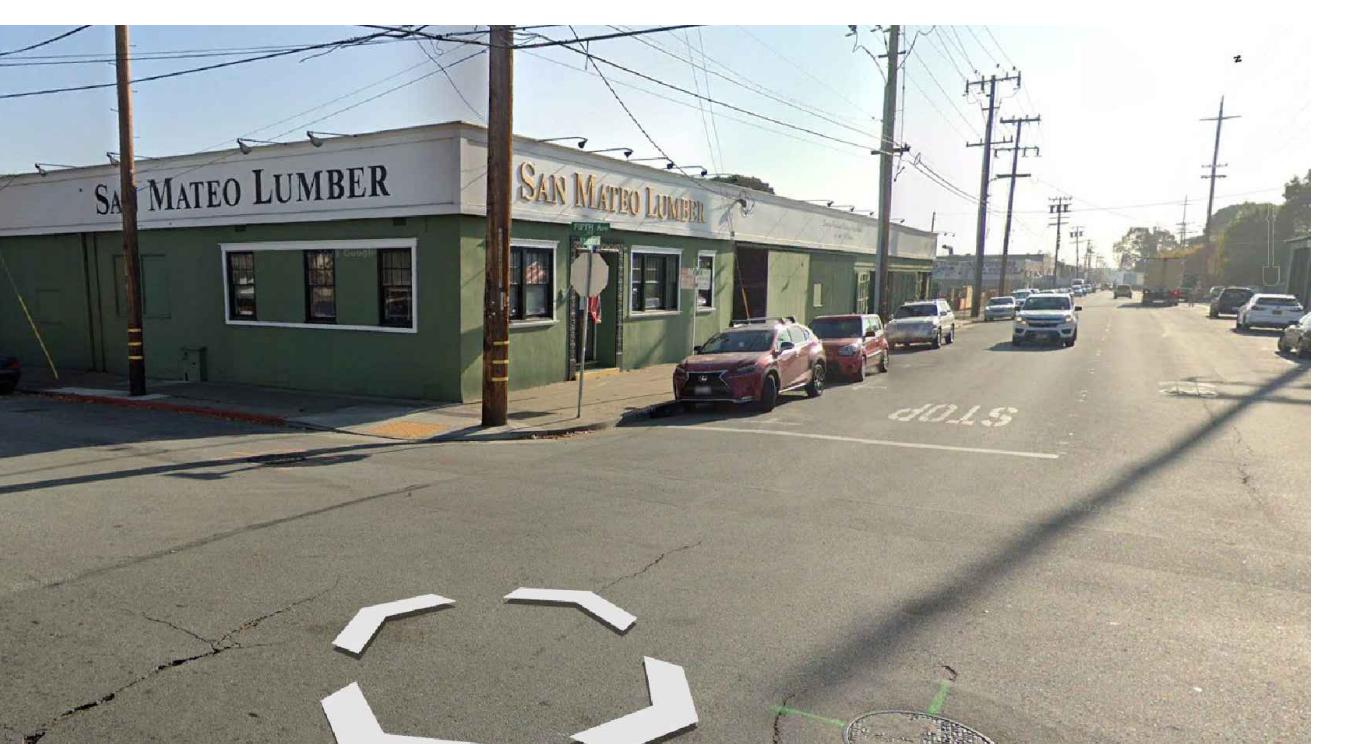
12 COMMERCIAL



10 COMMERCIAL



8 OFFICE/RESIDENTIAL



4 COMMERCIAL

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

DATE: 08.22.2022
DESCRIPTION: ZONING PRE-APPLICATION

A 0.16

PROJECT NO: 215513

215513

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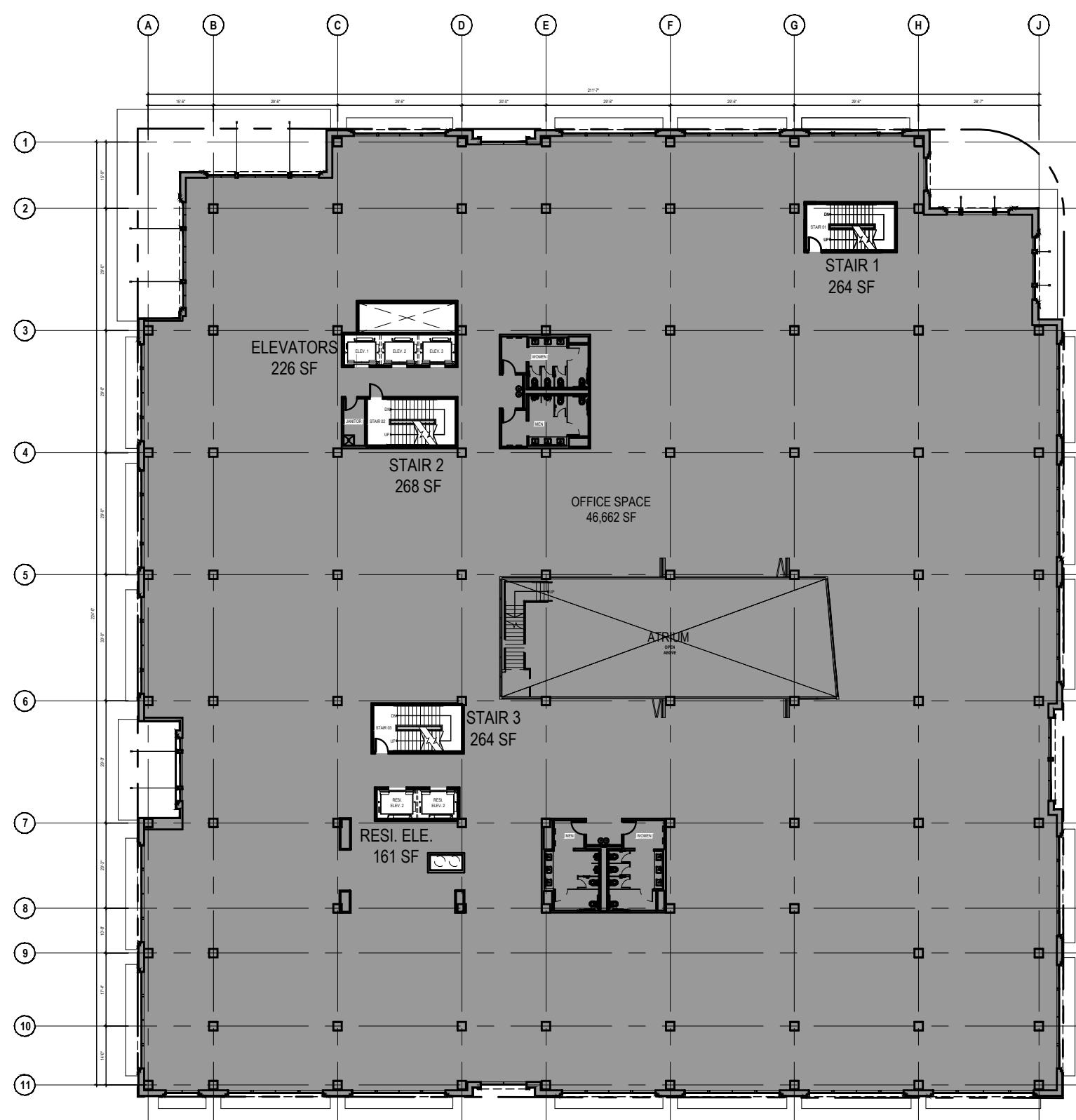
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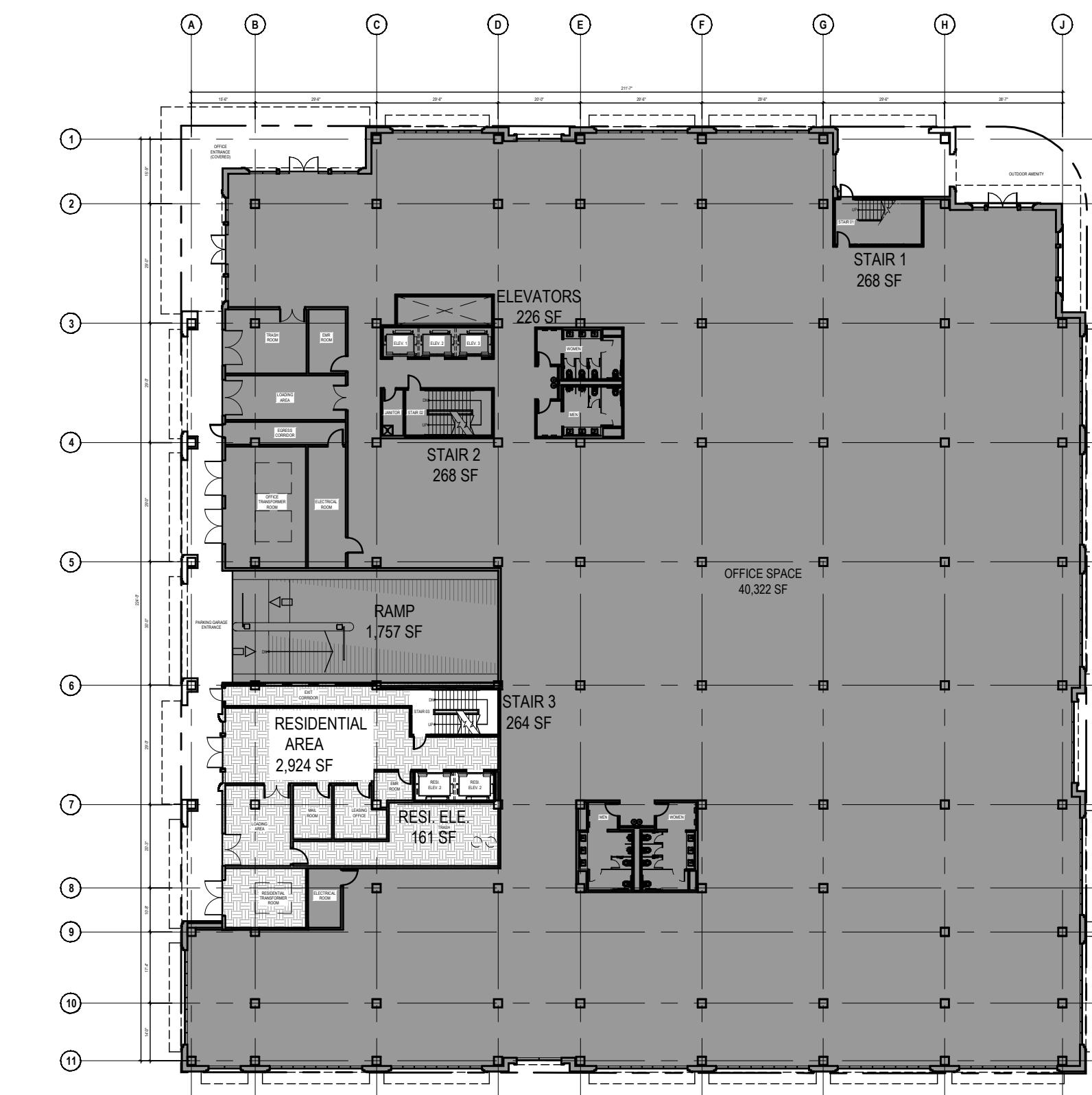
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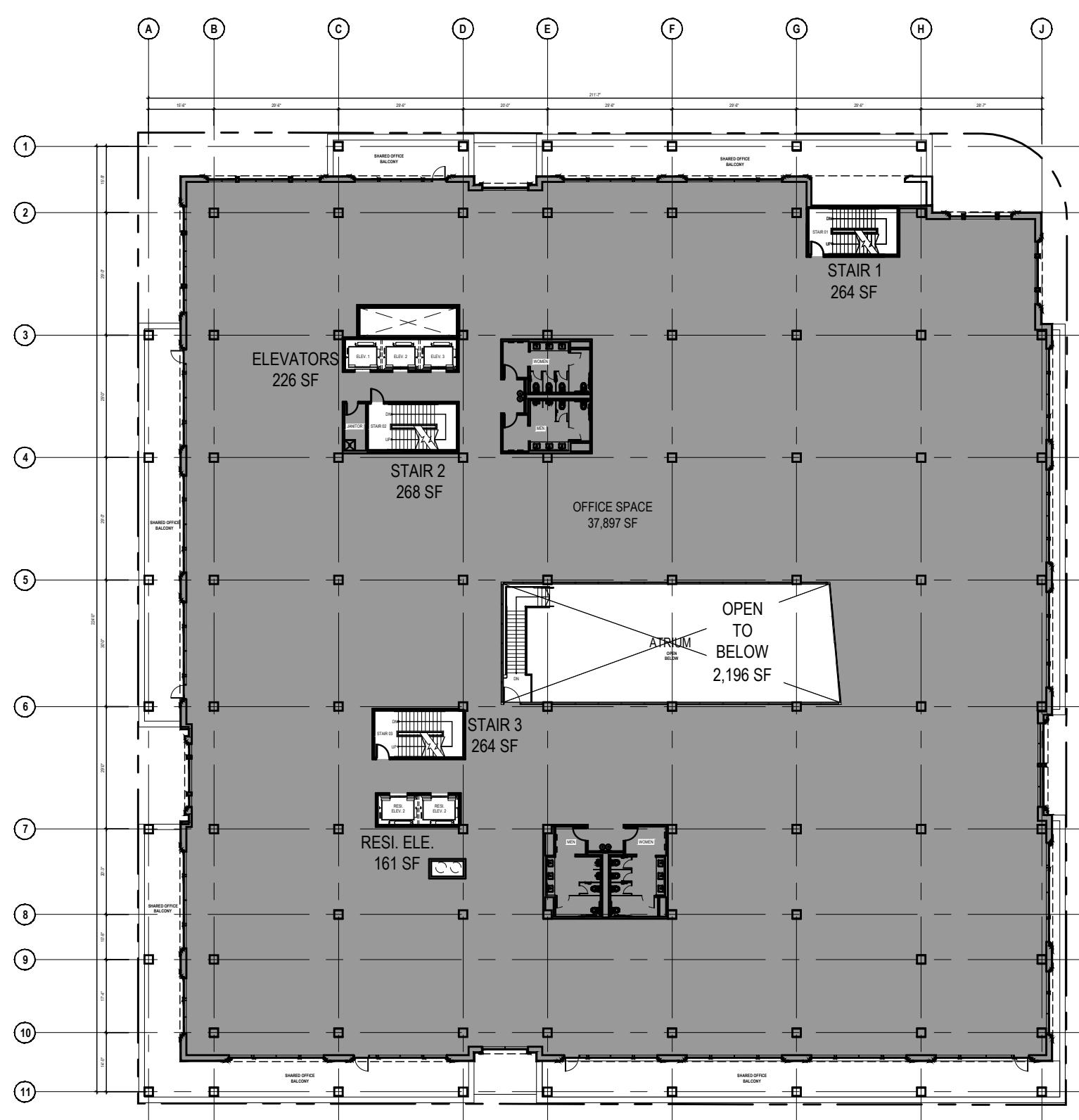
SECOND LEVEL AREA PLAN

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.
FLOOR AREA OFFICE*	37,897 SQ. FT.
FIFTH LEVEL	
OFFICE AREA	6,993 SQ. FT.
FLOOR AREA OFFICE*	23,226 SQ. FT.
FLOOR AREA RESIDENTIAL*	23,226 SQ. FT.
SIXTH LEVEL	
RESIDENTIAL AREA	24,440 SQ. FT.
FLOOR AREA RESIDENTIAL*	24,440 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
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.
FLOOR AREA OFFICE*	37,897 SQ. FT.
FIFTH LEVEL	
OFFICE AREA	6,993 SQ. FT.
FLOOR AREA OFFICE*	23,226 SQ. FT.
FLOOR AREA RESIDENTIAL*	23,226 SQ. FT.
SIXTH LEVEL	
RESIDENTIAL AREA	24,440 SQ. FT.
FLOOR AREA RESIDENTIAL*	24,440 SQ. FT.

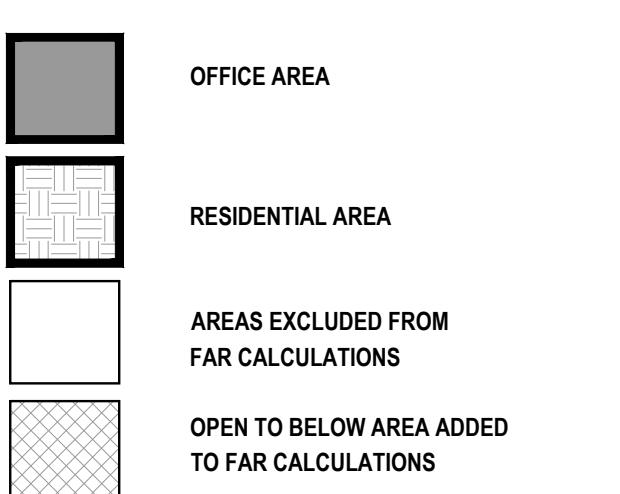
*PER San Mateo Municipal Code 27.04.200 (b) Measurement, other than single-family dwellings in r1 zoning districts.

(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.

FAR AREA DESIGNATION



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.

2019 CPC TABLE 422.1 - MINIMUM PLUMBING FACILITIES (EXCERPT)¹

Each building shall be provided with sanitary facilities, including provisions for persons with disabilities as prescribed by the Department Having Jurisdiction. Table 422.1 applies to new buildings, additions to a building, and changes of occupancy or type in an existing building resulting in increased occupant load. In accordance with Sections 1.8.7 and 301.3, the Authority Having Jurisdiction may approve alternative design criteria when determining the minimum number of plumbing fixtures.

For requirements for persons with disabilities, Chapter 11A or 11B of the California Building Code shall be used.

The total occupant load shall be determined in accordance with the Occupant Load Factor Table A.

Water Closets ³ (Fixtures per Person)	Lavatories (Fixtures per Person)	Urinals (Fixtures per Person)	Bathtubs or Showers (Fixtures per Person)	Drinking Fountains (Fixtures per Person)	Other
A-2 Assembly occupancy - restaurants ² , pubs, lounges, night clubs and banquet halls					
Male: 1: 1-50 2: 51-150 3: 151-300 4: 301-400	Female: 1: 1-25 2: 26-50 3: 51-100 4: 101-200 5: 201-300 6: 301-400	Male: 1: 1-150 2: 151-200 3: 201-400	Female: 1: 1-200 2: 201-300	Male: 1: 1-250 2: 251-500 3: 501-750	1 service sink or laundry tray
Over 400, add 1 fixture for each additional 250 males and 1 for each additional 125 females.	Over 400, add 1 fixture for each additional 250 males and 1 fixture for each 200 females.	Over 600, add 1 fixture for each additional 250 males and 1 fixture for each 200 females.	Over 750, add 1 fixture for each additional 500 persons.		
B BUSINESS occupancy (office, professional or service type transactions) - banks, vet clinics, hospitals, car wash, banks, beauty salons, ambulatory health care facilities, laundries and dry cleaning, educational institutions (above high school), or training facilities not located within school, post offices and printing shops					
Male: 1: 1-50 2: 51-100 3: 101-200 4: 201-400	Female: 1: 1-75 2: 16-30 3: 31-50 4: 51-100 5: 101-200 6: 201-400	Male: 1: 1-50 2: 51-100 3: 101-150 4: 201-300	Female: 1: 1-100 2: 101-200 3: 201-400	Male: 1: 1-100 2: 101-200 3: 201-400	1 per 150 1 service sink or laundry tray
Over 400, add 1 fixture for each additional 500 males and 1 for each additional 150 females.	Over 750, add 1 fixture for each additional 250 males and 1 fixture for each 200 females.	Over 600, add 1 fixture for each additional 250 males and 1 fixture for each 200 females.	Over 800, add 1 fixture for each additional 300 males.		

1 The figures shown are based upon (1) fixture being the minimum required for the number of persons indicated or any fraction thereof.

2 A restaurant is defined as a business that sells food to be consumed on the premises.

a. The number of occupants for a drive-in restaurant shall be considered as equal to the number of parking stalls.

b. Hand-washing facilities shall be available in the kitchen for employees.

3 The total number of required water closets for females shall not be less than the total number of required water closets and urinals for males. This requirement shall not apply when single occupancy toilet facilities are provided for each sex in an A or E occupancy with an occupant load of less than 50. Either

a. The required urinal shall be permitted to be omitted

b. If installed, the urinal shall not require a second water closet to be provided for the female.

4 In accordance with Sections 1.8.7 and 301.2, the Authority Having Jurisdiction may approve alternative design criteria when determining the minimum number of plumbing fixtures.

2 Building categories not shown on this table shall be considered separately by the Authority Having Jurisdiction.

3 Drinking fountains shall not be installed in toilet rooms.

4 Not applicable

TABLE A. OCCUPANT LOAD FACTOR

OCCUPANCY * ^{**}	OCCUPANT LOAD FACTOR (square feet)
Group A	
1. Auditoriums, convention halls, dance floors, lobby rooms, stadiums, and casinos (where no fixed seating is provided) (use 1/2 "one-half" the number of fixed seating).	15
2. Conference rooms, dining rooms, drinking establishments, exhibit rooms, gymnasiums, lounges, stages, and similar uses, including restaurants ² classified as Group B occupancies	30
3. Worship places; principal assembly area, educational and activity unit (where no fixed seating is provided) (use 1/2 "one-half" the number of fixed seating).	30
Group B	
Office or public buildings (areas accessible to the public)	150

* Any uses not specifically listed shall be based on similar uses listed in this 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 gymnasium, a "B" occupancy for the office, an "E" occupancy for the classrooms, etc.).

Accessory areas may be excluded (for example: hallway, restroom, stair enclosure).

FIRE RESISTANCE

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

BUILDING ELEMENT	TYPE IA	TYPE IB	TYPE IIA ^a	TYPE IIB	TYPE IIIA	TYPE IIIB	TYPE IV	TYPE VA ^b	TYPE VB
Primary Structural Frame (See Section 202)	3 ^a	2 ^a	1	0	1	0	HT	1	0
Bearing Walls Exterior ^{tg}	3 ^a	2	1	0	2	2	2	1	0
Interior	3 ^a	2 ^a	1	0	1	0	1/HT	1	0
Nonbearing Walls And Partitions - Exterior									See Table 602
Nonbearing Walls And Partitions - Interior ^d	0	0	0	0	0	0	See 602.4.6	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.	b.c.	0	1	0	HT	1

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.

b1. 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 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.

b2. For Group A, E, F-1, 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 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.

b3. For one-story portions of Group A and E assembly occupancies the roof framing system of Type IIA or Type IIIA 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 E1 occupancies, heavy timber shall be allowed 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 602).

f. Not less than the fire-resistance rating as referenced in Section 704.10.

PLUMBING FIXTURE TABULATIONS

LEVEL 01 FLOOR (OFFICE)

B OCCUPANCY NET AREA: 40,322 S.F.

40,332 S.F./150 S.F. PER PERSON = 268.88 PERSONS; ROUND UP TO 269 PERSONS
OR 134 MEN & 135 WOMEN

MEN'S FIXTURES REQUIRED: WOMEN'S FIXTURES REQUIRED:

WATER CLOSETS: 134 OCCUPANTS or 3
URINALS: 134 OCCUPANTS or 2
LAVATORIES: 134 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: 3
URINALS: 2
LAVATORIES: 2

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED TOTALS FOR LEVEL 04 FLOOR

7,653 S.F./150 S.F. PER OCCUPANT = 51.02 OCCUPANTS; ROUND UP TO 52 OCCUPANTS
OR 26 MEN & 26 WOMEN

MEN'S FIXTURES REQUIRED: WOMEN'S FIXTURES REQUIRED:

WATER CLOSETS: 26 OCCUPANTS or 1
URINALS: 26 OCCUPANTS or 1
LAVATORIES: 26 OCCUPANTS or 1

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED TOTALS FOR LEVEL 04 FLOOR

19,632 S.F./150 S.F. PER OCCUPANT = 130.24 OCCUPANTS; ROUND UP TO 131 OCCUPANTS
OR 65 MEN & 66 WOMEN

MEN'S FIXTURES PROVIDED: WOMEN'S FIXTURES PROVIDED:

WATER CLOSETS: 4
URINALS: 4
LAVATORIES: 6

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED TOTALS FOR LEVEL 02 FLOOR

46,662 S.F./150 S.F. PER OCCUPANT = 311.01 OCCUPANTS; ROUND UP TO 312 OCCUPANTS
OR 156 MEN & 156 WOMEN

MEN'S FIXTURES REQUIRED: WOMEN'S FIXTURES REQUIRED:

WATER CLOSETS: 156 OCCUPANTS or 3
URINALS: 156 OCCUPANTS or 2
LAVATORIES: 156 OCCUPANTS or 2

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED TOTALS FOR LEVEL 05 FLOOR

6,993 S.F./150 S.F. PER OCCUPANT = 46.62 OCCUPANTS; ROUND UP TO 52 OCCUPANTS
OR 26 MEN & 26 WOMEN

MEN'S FIXTURES PROVIDED: WOMEN'S FIXTURES PROVIDED:

WATER CLOSETS: 4
URINALS: 4
LAVATORIES: 6

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED TOTALS FOR LEVEL 05 FLOOR

4,460 S.F./150 S.F. PER OCCUPANT = 297.33 OCCUPANTS OR 298 OCCUPANTS
OR 149 MEN & 149 WOMEN

MEN'S FIXTURES REQUIRED: WOMEN'S FIXTURES REQUIRED:

WATER CLOSETS: 149 OCCUPANTS or 2
URINALS: 149 OCCUPANTS or 1
LAVATORIES: 149 OCCUPANTS or 1

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED TOTALS FOR LEVEL 03 FLOOR

37,897 S.F./150 S.F. PER OCCUPANT = 252.52 OCCUPANTS; ROUND UP TO 253 OCCUPANTS
OR 129 MEN & 129 WOMEN

MEN'S FIXTURES REQUIRED: WOMEN'S FIXTURES REQUIRED:

WATER CLOSETS: 127 OCCUPANTS or 3
URINALS: 127 OCCUPANTS or 2
LAVATORIES: 126 OCCUPANTS or 3

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED TOTALS FOR LEVEL 01 FLOOR

MEN'S FIXTURES REQUIRED: WOMEN'S FIXTURES REQUIRED:

WATER CLOSETS: 3
URINALS: 2
LAVATORIES: 2

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED TOTALS FOR LEVEL 01 FLOOR

MEN'S FIXTURES PROVIDED: WOMEN'S FIXTURES PROVIDED:

WATER CLOSETS: 4
URINALS: 4
LAVATORIES: 6

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED TOTALS FOR LEVEL 01 FLOOR

MEN'S FIXTURES REQUIRED: WOMEN'S FIXTURES REQUIRED:

WATER CLOSETS: 2
URINALS: 1
LAVATORIES: 1

ALLOWABLE BUILDING AREA

ABOVE-GRADE BUILDING (OFFICE AND RESIDENTIAL)

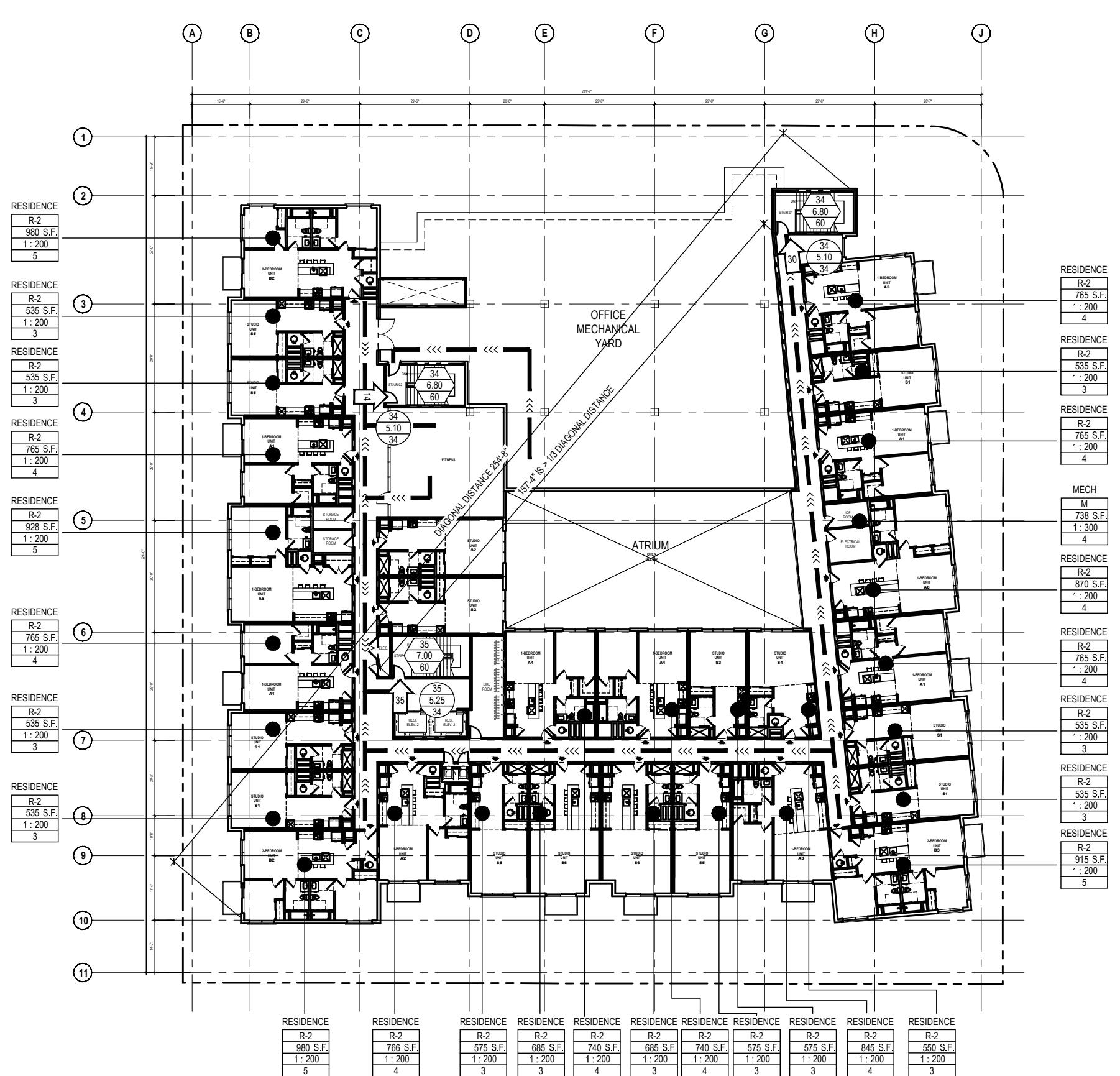
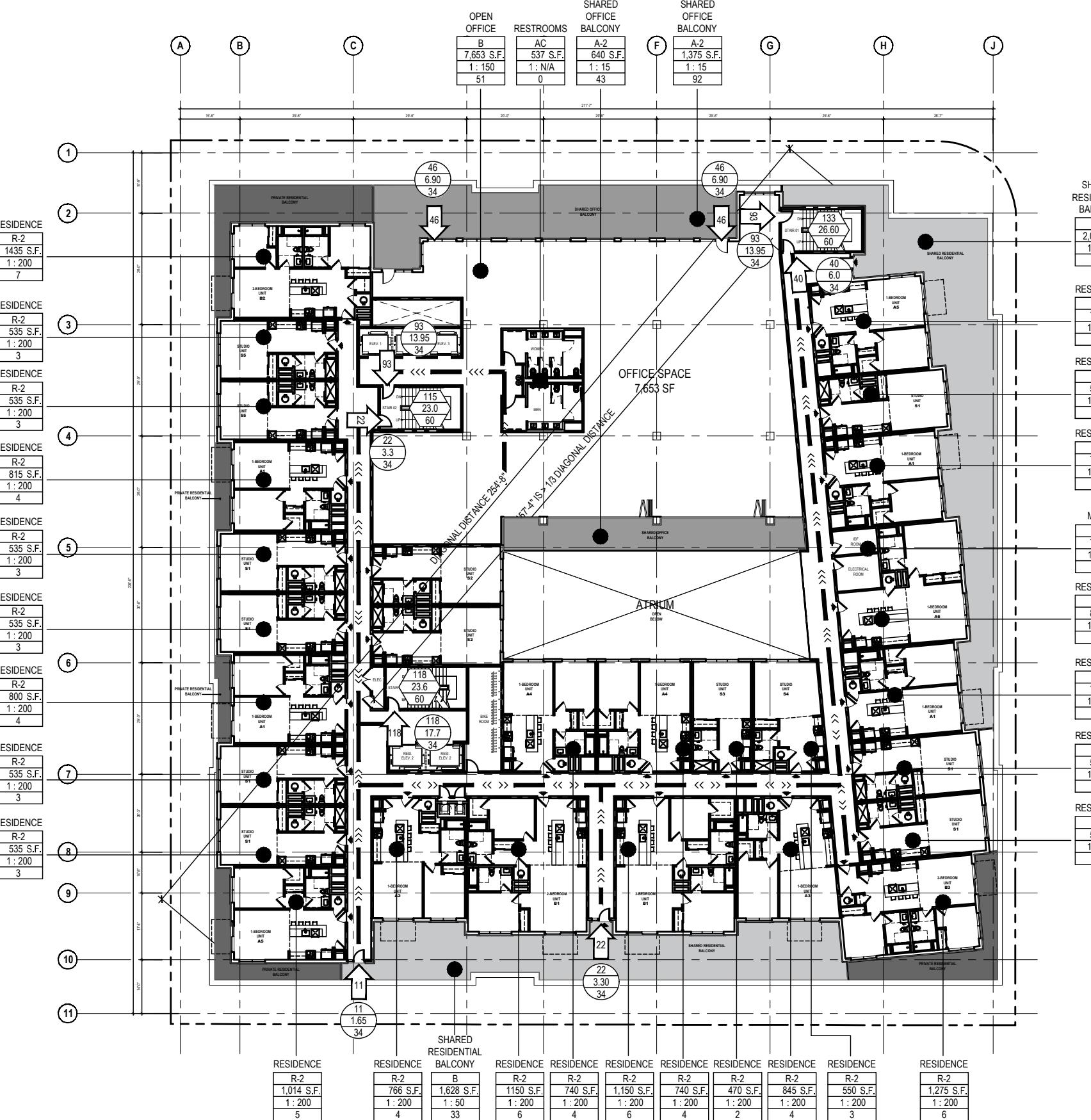
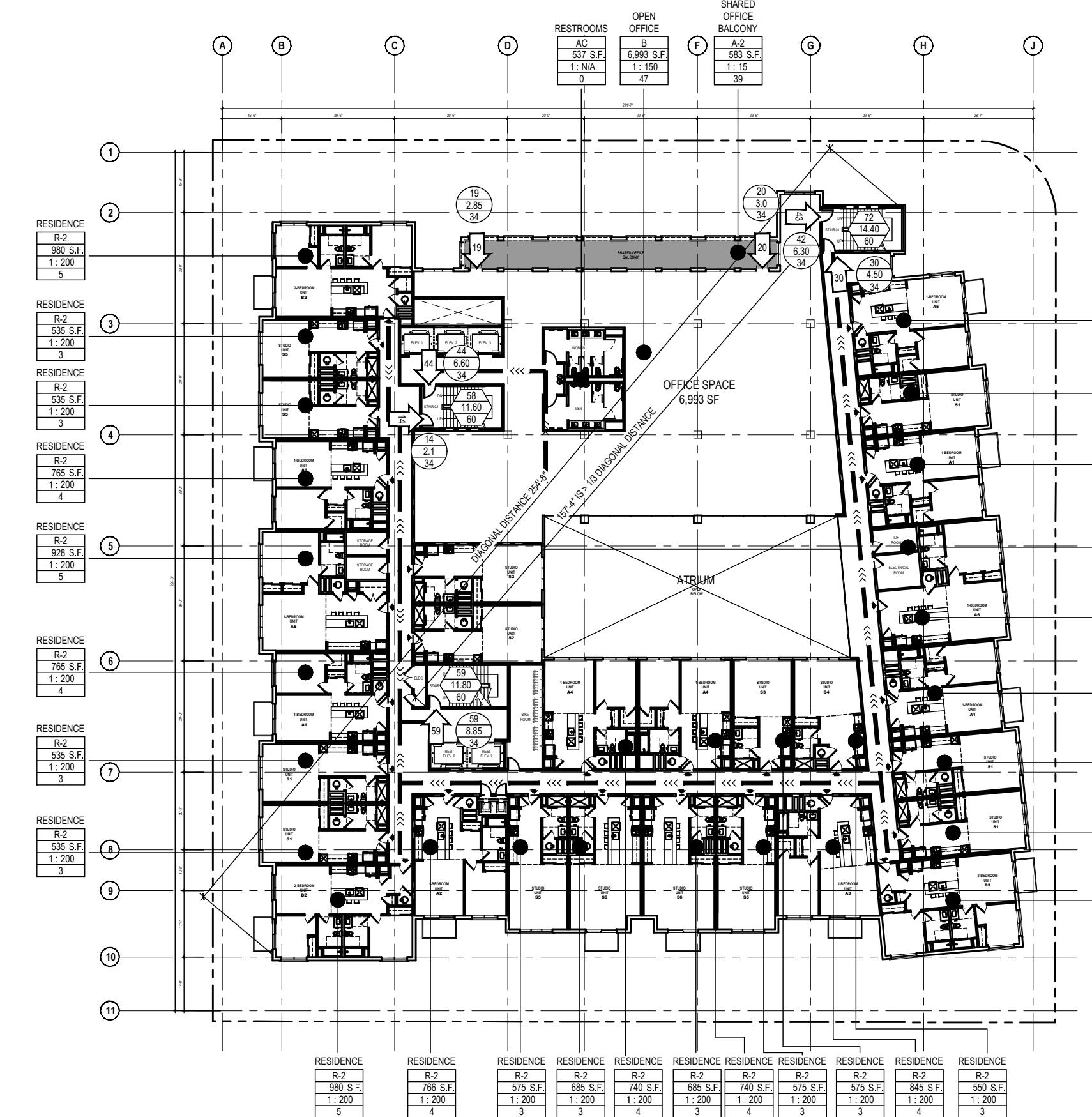
CONSTRUCTION TYPE: I - B

AUTOMATIC SPRINKLER CONFIGURATION: SM (BUILDING TWO OR MORE STORIES ABOVE GROUND PLANE, EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1).

OCCUPANCY CLASSIFICATION

B R-2 A-2

MAXIMUM HEIGHT (TABLE 504

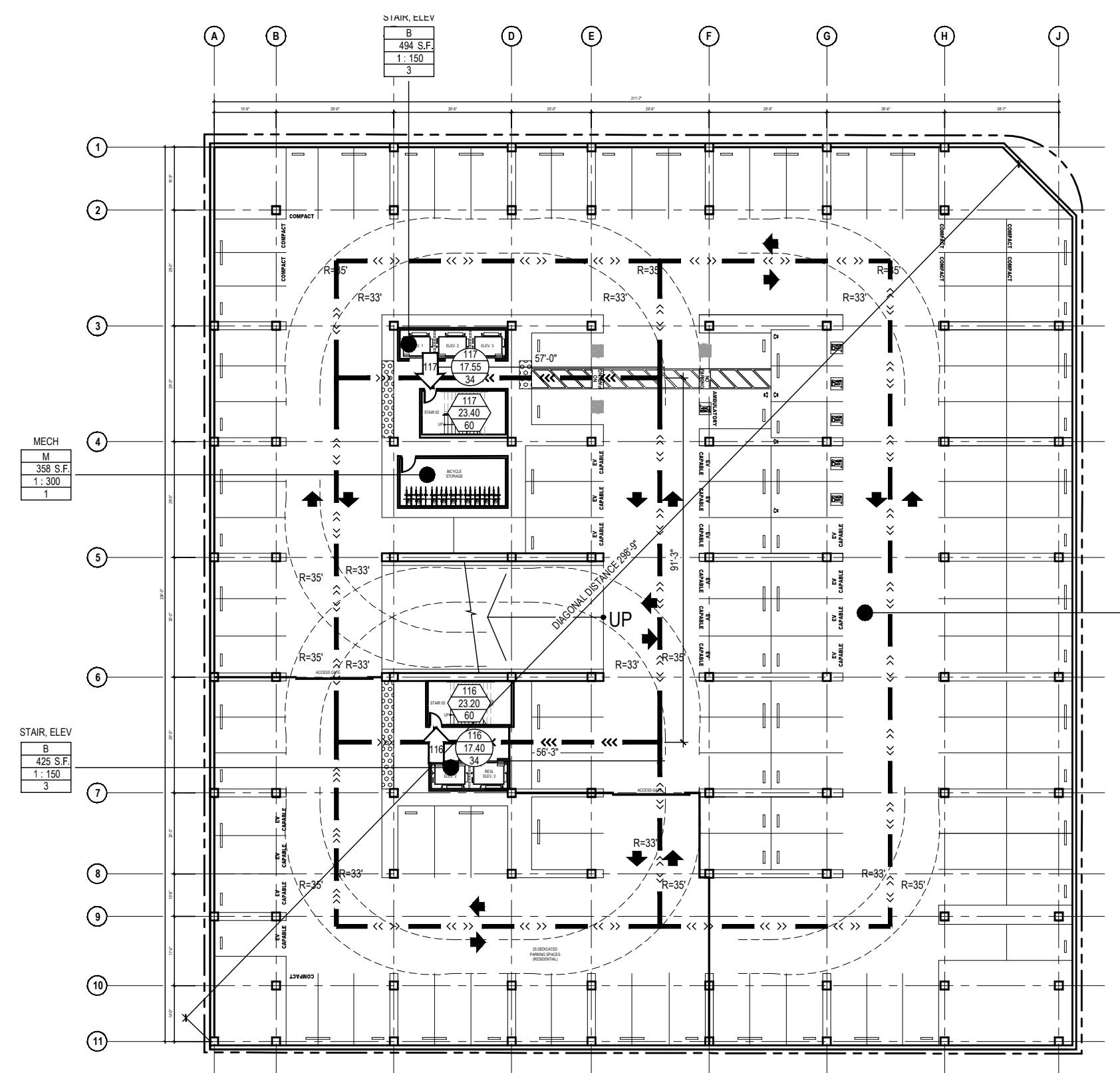


SYMBOL KEY

AREA OCCUPANT LOAD DESIGNATION		DOORWAY OCCUPANT LOAD DESIGNATION	
ROOM NAME		NUMBER OF OCCUPANTS	NUMBER OF OCCUPANTS
B	12,444 S.F.	SQUARE FOOTAGE	EXIT WIDTH REQUIRED
	1:150	OCCUPANT LOAD FACTOR	EXIT WIDTH PROVIDED
NUMBER OF OCCUPANTS		100	20.0
OCCUPANT LOAD FACTOR		34	34
STAIRWAY OCCUPANT LOAD DESIGNATION		PATH OF TRAVEL DESIGNATION	
100	NUMBER OF OCCUPANTS	EXIT IN ONE DIRECTION	EXIT IN BOTH DIRECTIONS
30.0	STAIR WIDTH REQUIRED (INCHES)	---	---
60	STAIR WIDTH PROVIDED (INCHES)	---	---
DIRECTION OF EGRESS/OCCUPANT LOAD DESIGNATION		FIRE EXTINGUISHERS AND FIRE HOSES	
25	DIRECTION OF EGRESS	F.E.	FIRE EXTINGUISHER BRACKET-MOUNTED
25	OCCUPANT LOAD	F.E.C.	F.E.C.
EXIT SIGNAGE DESIGNATION		RATED SEPARATION DESIGNATION	
25	SIGN FACE DIRECTION	1-HOUR RATED FIRE SEPARATION	1-HOUR RATED FIRE SEPARATION
25	DIRECTION OF TRAVEL	2-HOUR RATED FIRE SEPARATION	2-HOUR RATED FIRE SEPARATION

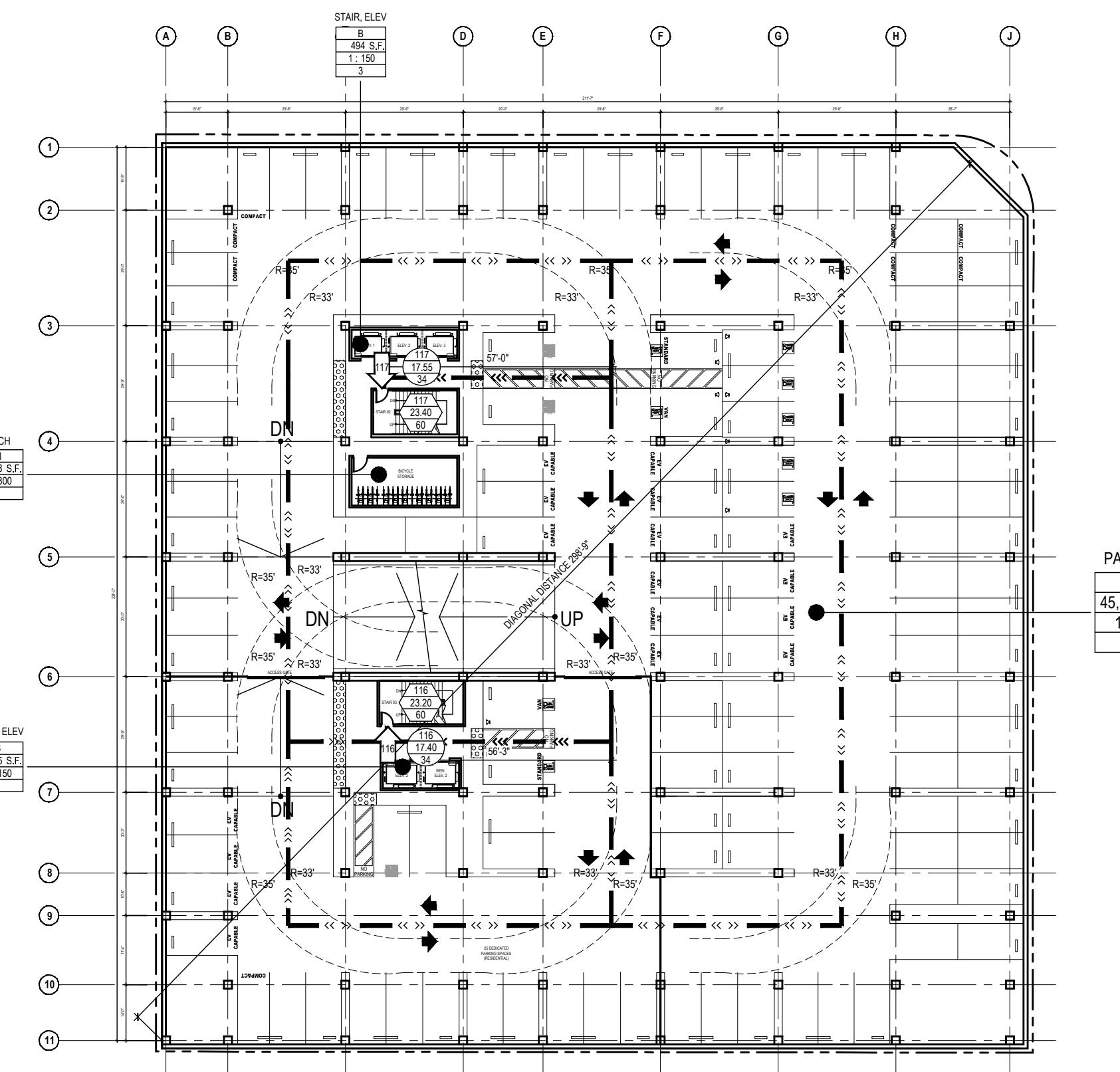
EXISTING WIDTH TABULATIONS

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.



B2 LEVEL EGRESS PLAN

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



B1 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)

PATH OF TRAVEL DESIGNATION

DIRECTION OF EGRESS/OCCUPANT LOAD DESIGNATION

FIRE EXTINGUISHERS AND FIRE HOSES

25 OCCUPANT LOAD

EXIT SIGNAGE DESIGNATION

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

RATED SEPARATION DESIGNATION

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.

PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
BLOCK 20
SANTAMATEO CA 94037

DATE	DESCRIPTION
------	-------------

EDWARD T. HARRIS

EGRESS DIAGRAMS

PROJECT DATA

ASSESSOR'S PARCEL NO.: 034186110, 034186090, 034186080, 034186070, 034186060

ZONING CBD/S - CENTRAL BUSINESS SUPPORT
SITE AREA ±50,501 S.F./1.16 ACRES
BUILDING HEIGHT 55'-0" MAXIMUM
MAX F.A.R. 3.0 / 151,542 S.F.
MAX RESIDENTIAL UNITS (50 PER ACRE) 58 UNITS*
"CALIFORNIA DENSITY BONUS (ADDITIONAL 1.50)
BUILD TO REQUIREMENT PROVIDED ON E. 4TH AVE & S. CLAREMONT ST.**
** EXCEPTIONS ALLOWED UP 40% ON FRONTAGE
STREETWALL 26' MIN HEIGHT
STREETWALL STEP BACK REQUIRED THREE SIDES



ARC TEC
ARCHITECTURAL TECHNOLOGIES

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San Jose, CA 95113 408.496.1121

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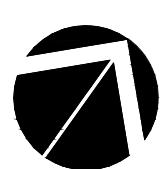
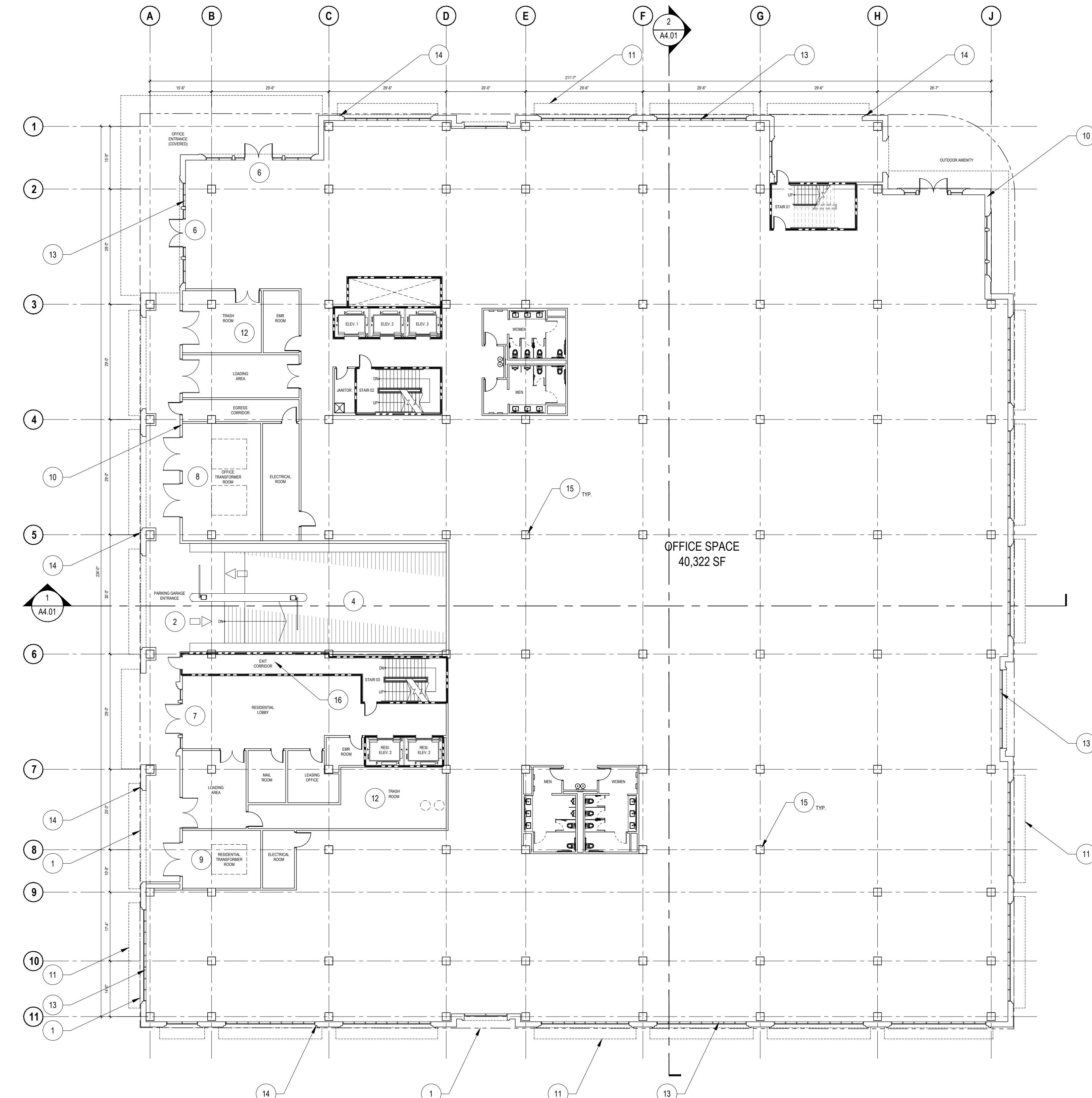
KEYNOTES

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

FIRST LEVEL PLAN

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





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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

SECOND LEVEL PLAN

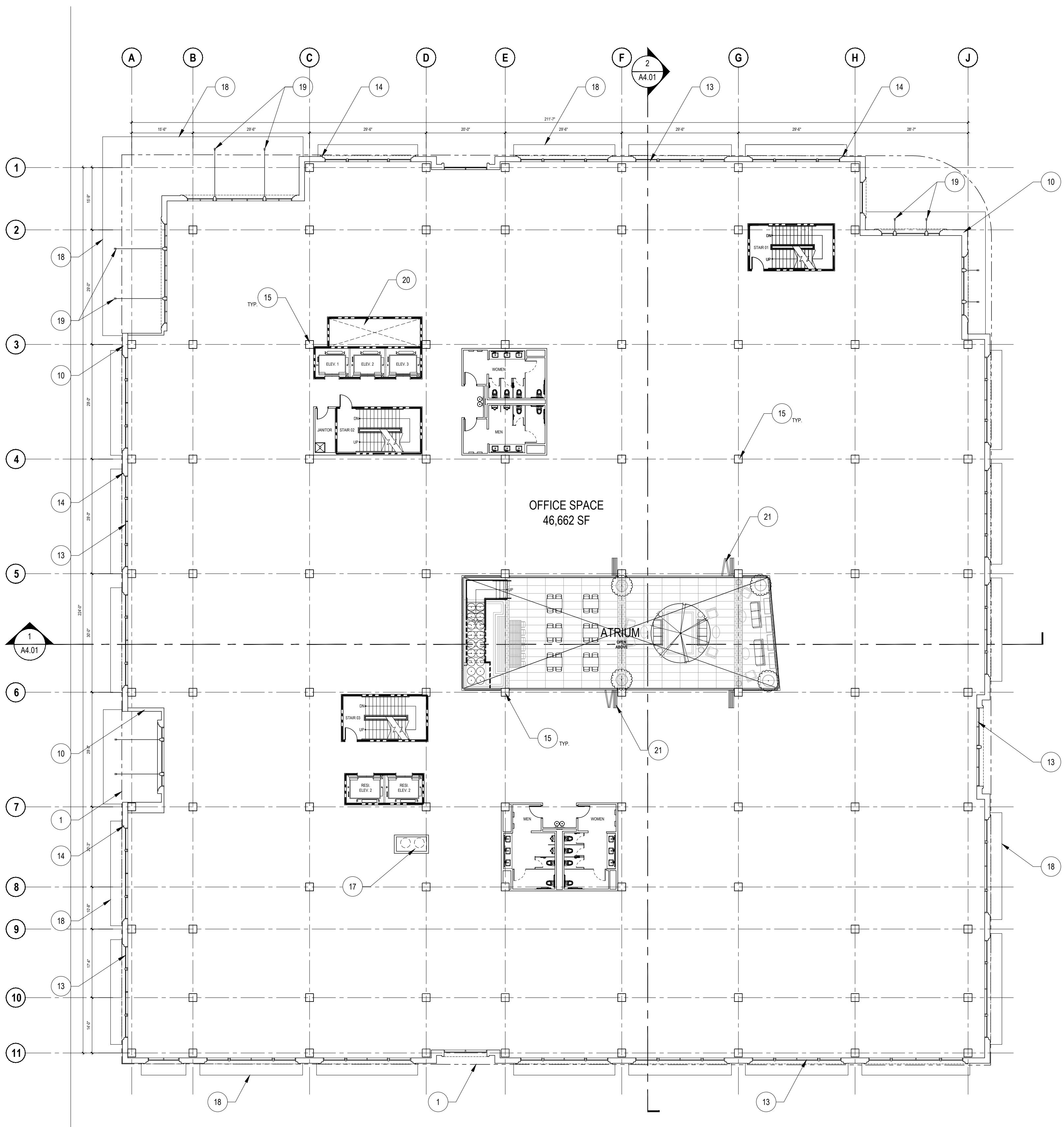
A 2.02

PROJECT NO: 215513

KEYNOTES

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- 1 EXISTING PROPERTY LINE
- 2 VEHICLE ENTRY TO ON GRADE PARKING GARAGE w/ VISUAL AND AUDIBLE WARNINGS
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- 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





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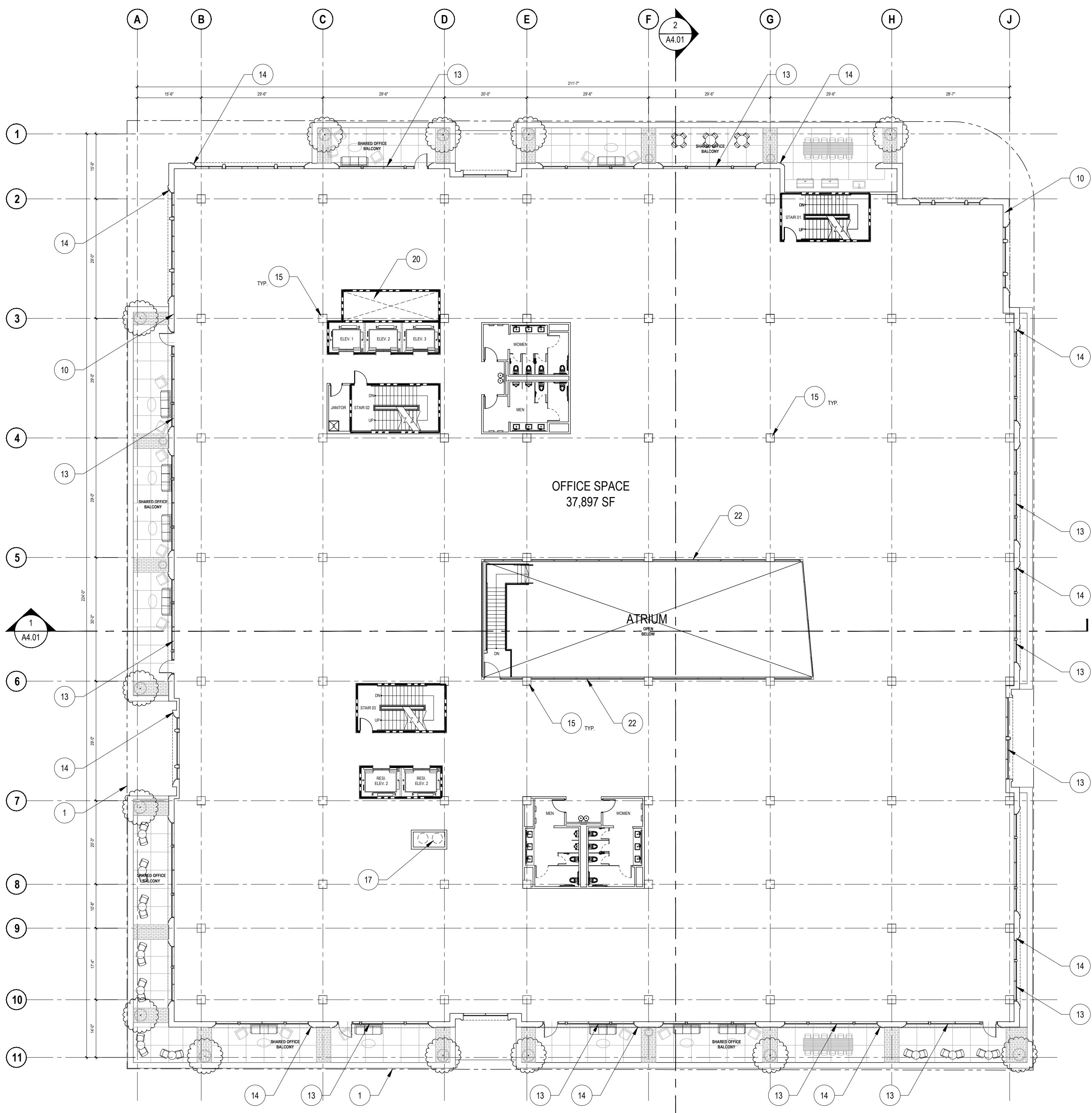
KEYNOTES

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- 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

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

DATE 08.22.2022 DESCRIPTION ZONING PRE-APPLICATION



THIRD LEVEL PLAN

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

A 2.03

PROJECT NO: 215513

KEYNOTES

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- 1 EXISTING PROPERTY LINE
- 2 VEHICLE ENTRY TO ON GRADE PARKING GARAGE w/ VISUAL AND AUDIBLE WARNINGS
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- 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

PLANNING APPLICATION FOR: WINDY HILL PROPERTY VENTURES

BLOCK 20
SAN MATEO, CA 94401

DATE 08.22.2022 DESCRIPTION ZONING PRE-APPLICATION

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

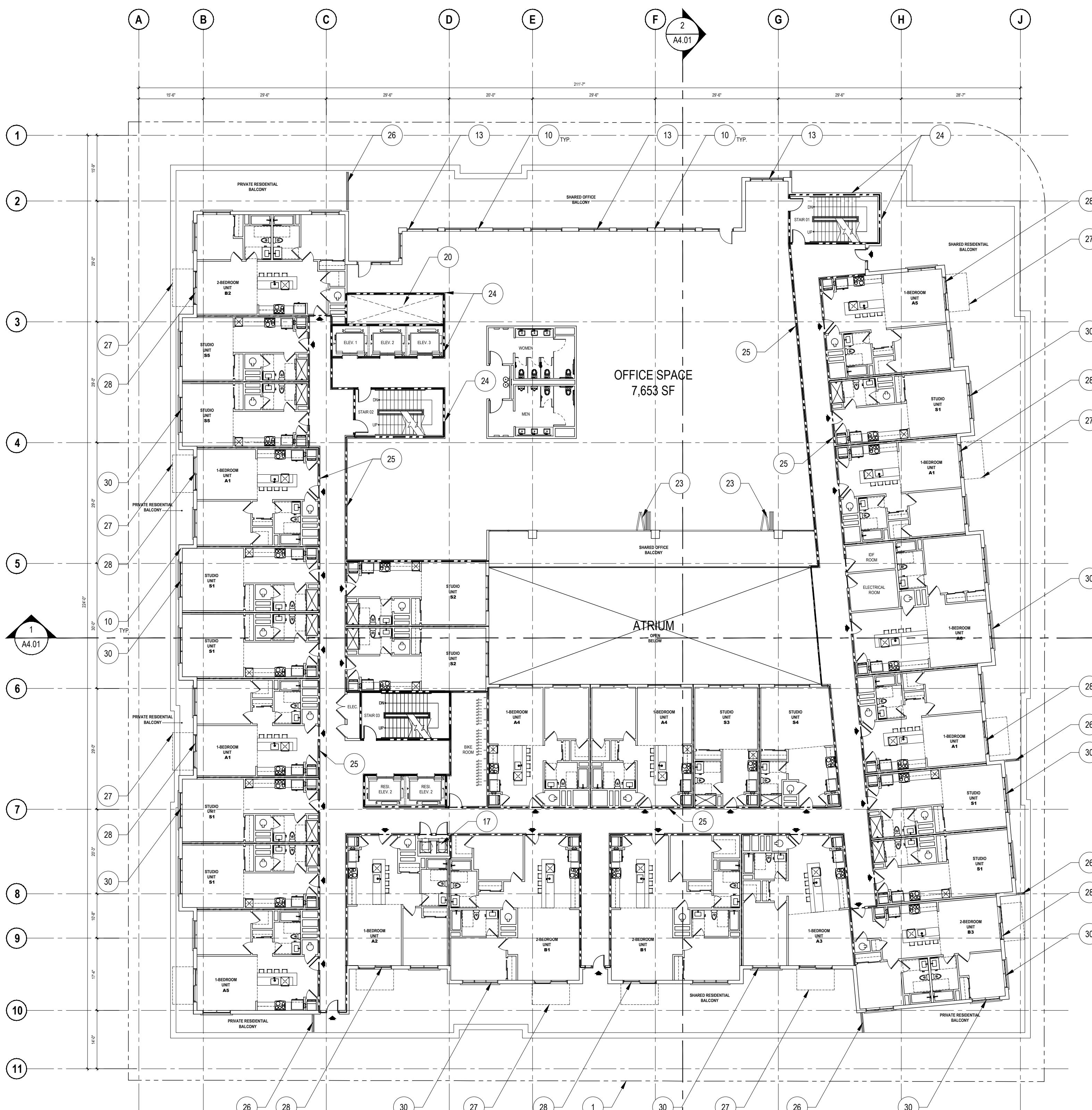
FOURTH LEVEL PLAN

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

FOURTH LEVEL PLAN

A 2.04

PROJECT NO: 215513



KEYNOTES

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- 28 ALUMINUM / FRAMED SLIDING GLASS DOOR
- 29 BALCONIES
- 30 ALUMINUM / FRAMED FIXED GLASS WINDOW

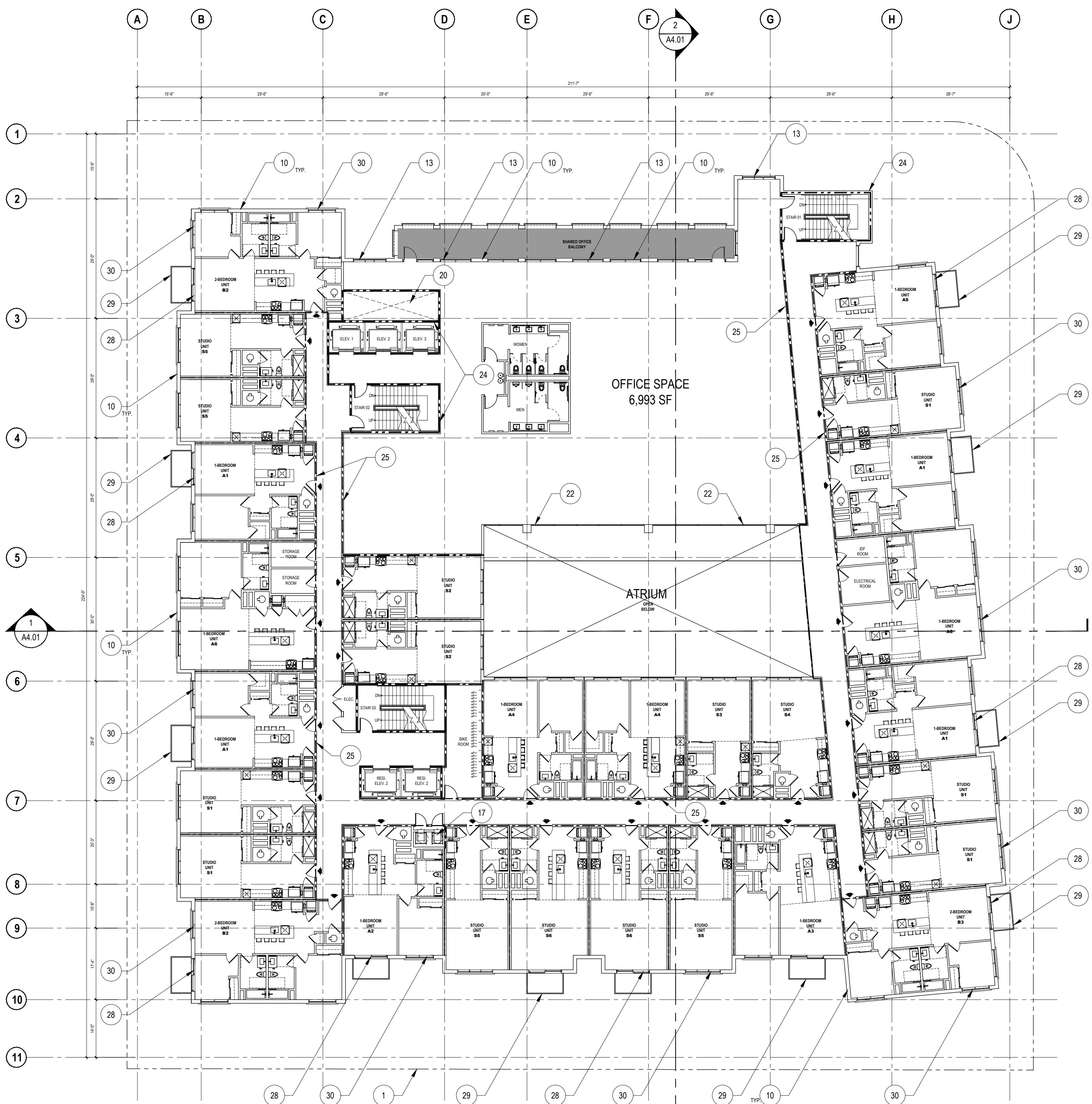
PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
SAN MATEO, CA 94401

DATE 08.22.2022 DESCRIPTION ZONING PRE-APPLICATION

FIFTH LEVEL PLAN

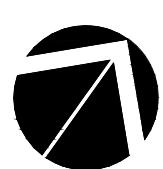
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PROJECT NO: 215513



FIFTH LEVEL PLAN

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



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

KEYNOTES

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- 1 EXISTING PROPERTY LINE
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- 8 OFFICE TRANSFORMER ROOM
- 9 RESIDENTIAL TRANSFORMER ROOM
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- 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

RESIDENTIAL UNITS COUNT:

4TH FLOOR: 28 UNITS

STUDIOS	13
1BR	11
2BR	4

5TH FLOOR: 29 UNITS

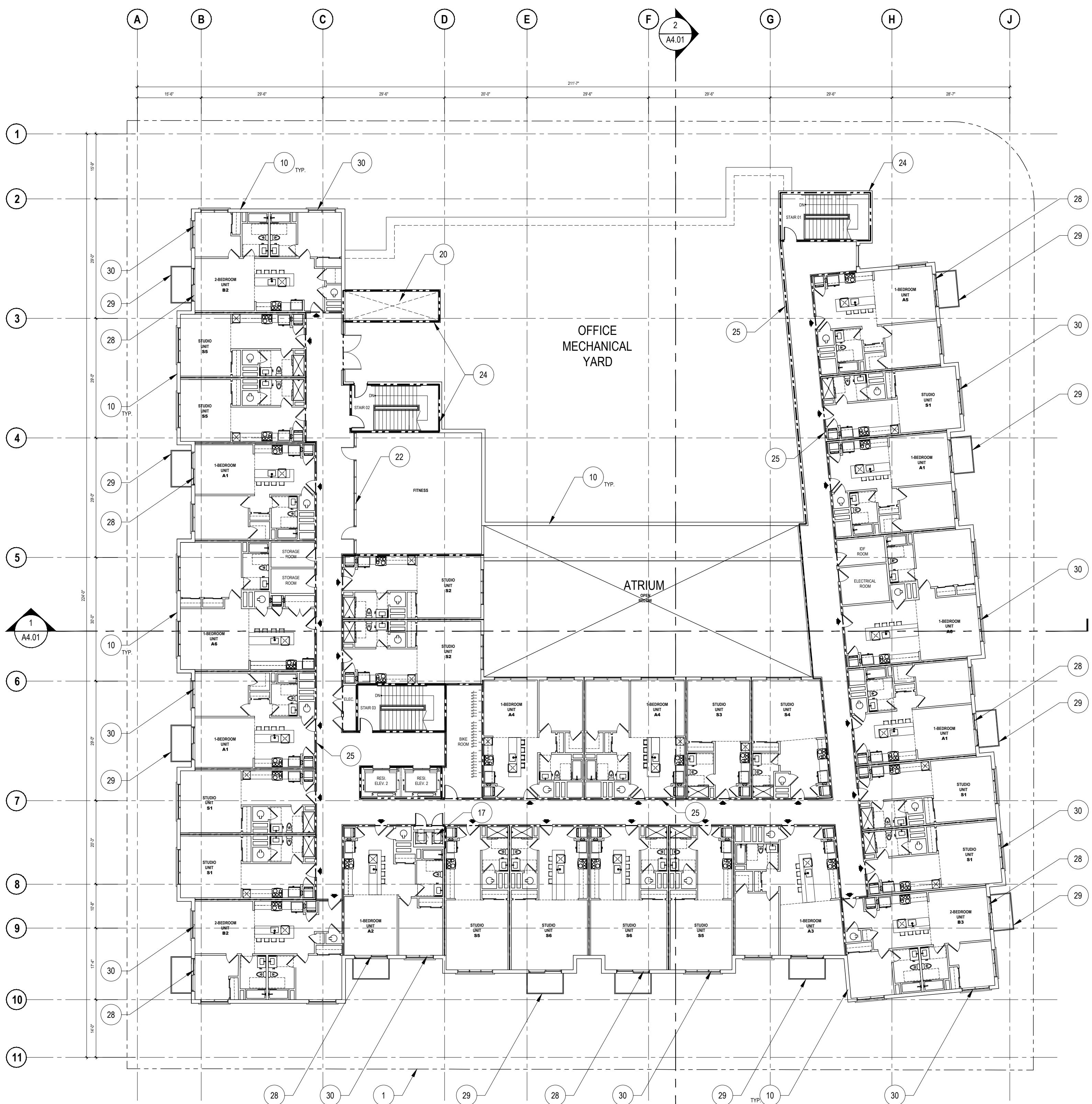
STUDIOS	15
1BR	11
2BR	3

6TH FLOOR: 29 UNITS

STUDIOS	15
1BR	11
2BR	3

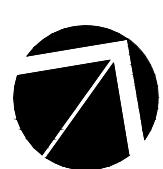
TOTAL:

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



SIXTH LEVEL PLAN

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





ARC TEC

ARCHITECTURAL TECHNOLOGIES

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association with:

KEYNOTES

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

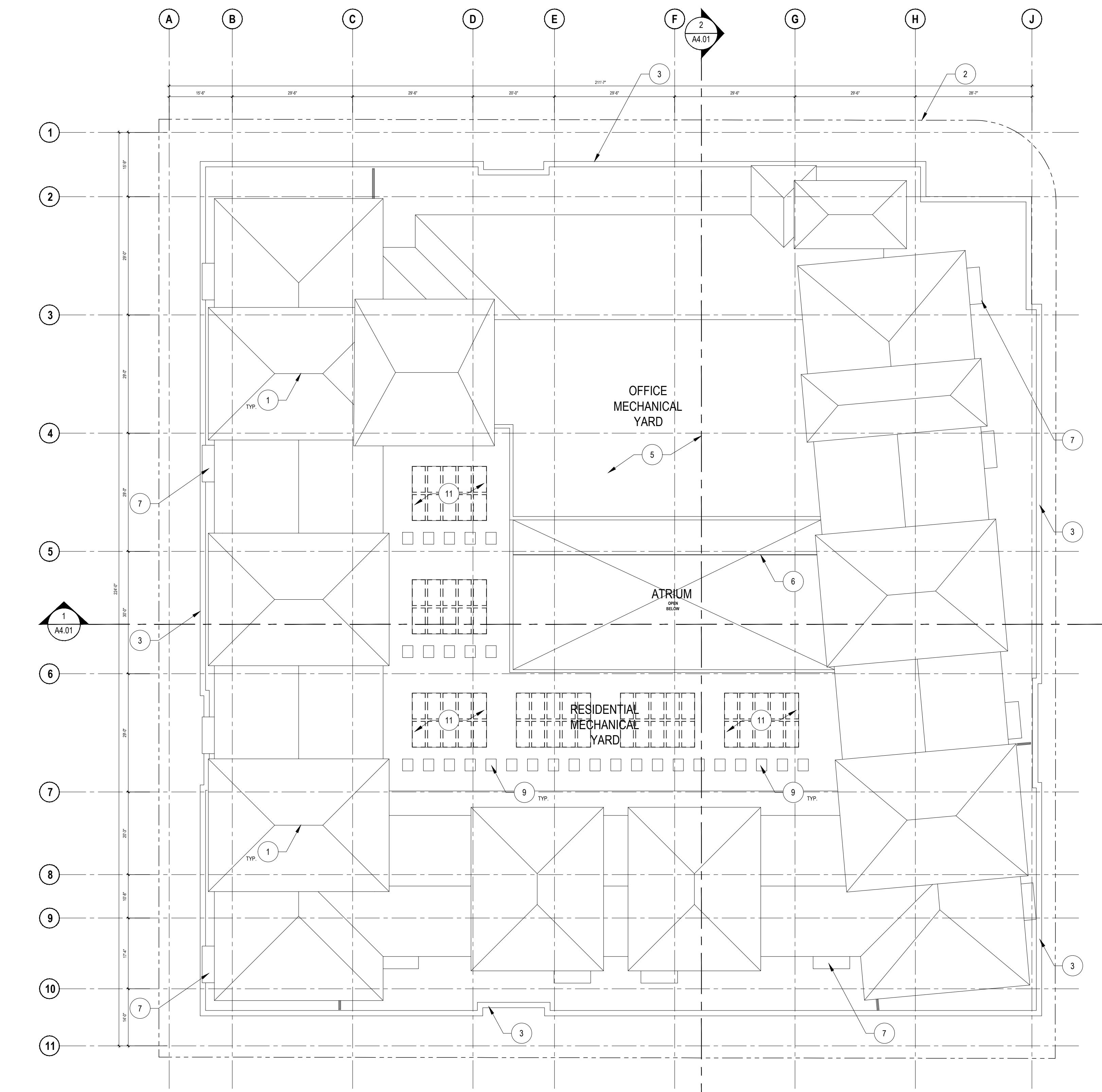
- 1 RIDGE
- 2 EXISTING PROPERTY LINE
- 3 PARAPET WALL, SEE ELEVATION FOR HEIGHTS
- 4 ROOF SCREEN, SEE ELEVATION FOR HEIGHTS
- 5 MECHANICAL UNITS BELOW
- 6 LINE OF BALCONY AT FLOOR LEVEL 4
- 7 BALCONY BELOW
- 8 ROOF ACCESS HATCH, 4'X6' MIN. (TO MEET SMMC 23.54.090.d2 SECURITY STANDARDS)
- 9 RESIDENTIAL ROOF TOP MECHANICAL UNITS; FINAL SIZE AND LOCATION TO BE DETERMINED
- 10 ELEVATOR SHAFT
- 11 PER SMMC 23.24.030
A 5 KW PHOTOVOLTAIC SYSTEM REQUIRED FOR NON-RESIDENTIAL GREATER THAN 10,000 SQUARE FEET
A 3 KW PHOTOVOLTAIC SYSTEM REQUIRED FOR MUTLI-FAMILY RESIDENTIAL 17 UNITS OR MORE.
AT 15.8% EFFICIENCY 1 SQUARE FOOT = 15 WATTS
TOTAL 8KW/ 15 WATTS = TOTAL SQUARE FEET REQUIRED
533.33 SQUARE FEET REQUIRED

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

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

DATE DESCRIPTION
2.2022 ZONING PRE-APPLICATION

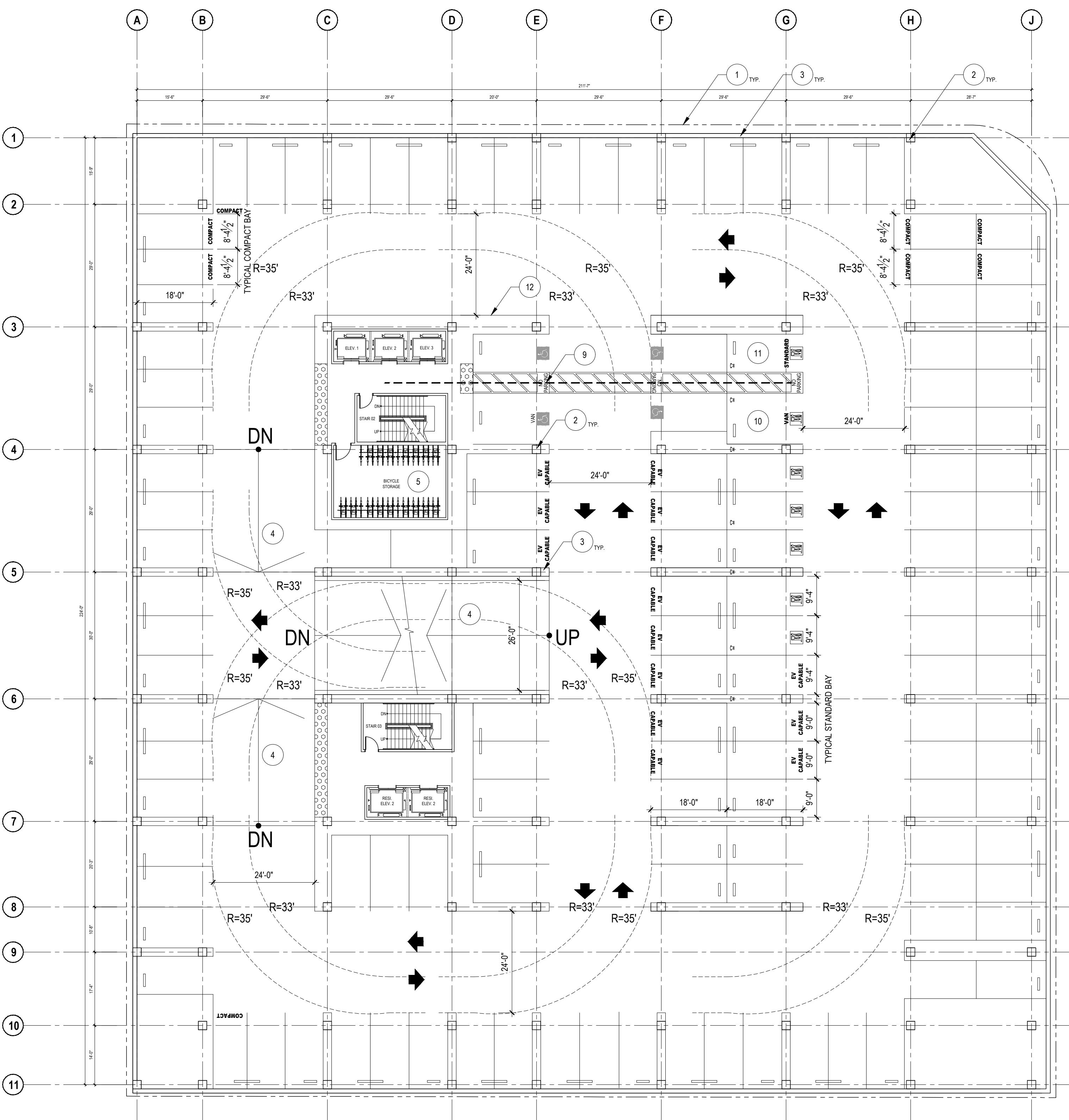


ROOF PLAN

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

ROOF PLAN

A 2.31



P1 LEVEL PLAN

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

KEYNOTES

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- 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

BELLOW GRADE PARKING PROVIDED

P1 LEVEL	OFFICE - TANDEM / TANDEM COMPACT STALLS OFFICE - STANDARD/COMPACT STALL STALLS ¹ OFFICE- ADA/VAN ADA STALLS	40 SPACES 88 SPACES 4 SPACES
	TOTAL OFFICE PROVIDED:	
		132 SPACES
P2 LEVEL	RESIDENTIAL- STANDARD/COMPACT STALL STALLS ¹ RESIDENTIAL- ADA/VAN ADA STALLS	41 SPACES 2 SPACES 43 SPACES
	TOTAL RESIDENTIAL PROVIDED:	
		44 SPACES 47 SPACES 3 SPACES 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) ¹²	10% = 26	26
	TOTAL NUMBER OF EV VAN ACCESSIBLE ³	1	1
	TOTAL NUMBER OF EV STANDARD ACCESSIBLE STALLS ³	1	1
	TOTAL NUMBER OF EV AMBULATORY 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 LE, FE, CARPOOL/VANPOOL INCLUDED IN THE 10% DESIGNATED EV CAPABLE STALLS.
3. PER CBC TABLE 11B.228.3.21

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

TOTAL PARKING SPACES	MINIMUM REQUIRED	COMPLIANT
201-300	7	YES

P1 LEVEL PLAN

AB 2.11

PROJECT NO: 215513



KEYNOTES

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- 1 EXISTING PROPERTY LINE
- 2 1" INSULATED GLAZING SYSTEM WITH DARK BLUE TINT GLASS IN DARK BRONZE ALUMINUM FRAMES WITH VERTICAL AND HORIZONTAL EXPRESSED MULLIONS
- 3 1" INSULATED GLAZING SYSTEM WITH LIGHT BLUE TINT GLASS IN DARK BRONZE ALUMINUM FRAMES WITH VERTICAL AND HORIZONTAL EXPRESSED MULLIONS
- 4 ALUMINUM/GLASS EXTERIOR STORE FRONT SYSTEM. FRAME COLOR TO BE DARK BRONZE
- 5 EXTRUDED ALUMINUM CANOPY SYSTEM
- 6 PRE-CAST CROWN MOLDING
- 7 PAINTED STUCCO FINISH AND EXTERIOR SHEATHING OVER METAL STUD FRAME
- 8 WALL MOUNT LIGHT FIXTURE
- 9 ALUMINUM FASCIA AND SIDING TRIM. COLOR TO BE DARK BRONZE
- 10 CORBEL AND BRACKETS. COLOR TO BE DARK BRONZE
- 11 PAINTED STEEL RAILING. COLOR TO BE DARK BRONZE
- 12 PRE-CAST WALL CAP
- 13 EXTERIOR ALUMINUM / GLASS ENTRY/EXIT STOREFRONT DOOR.
- 14 ROOFING
- 15 ALUMINUM / FRAMED FIXED GLASS WINDOW IN DARK BRONZE ALUMINUM FRAMES
- 16 EXPRESSED MULLION IN DARK BRONZE
- 17 ALUMINUM / FRAMED SLIDING GLASS DOOR IN DARK BRONZE ALUMINUM FRAMES
- 18 SOLID STEEL DOORS
- 19 ENTRY TO BELOW GRADE PARKING STRUCTURE/GARAGE
- 20 BUILDING SIGNAGE

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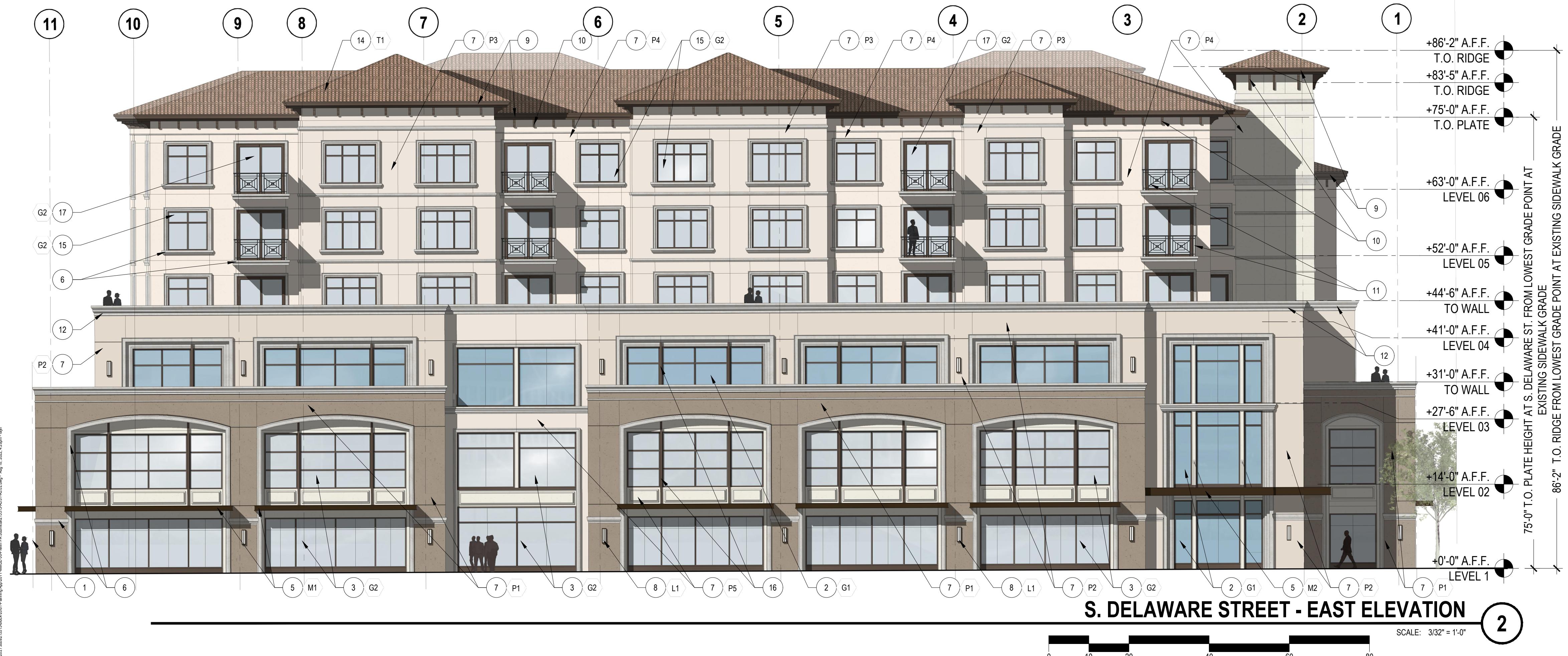
In Association with:

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

DATE 08.22.2022 DESCRIPTION ZONING PRE-APPLICATION

EXTERIOR ELEVATIONS

A 3.01



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*
TYPE: 1" INSULATED
COLOR: DARK BLUE TINT
- G2 EXTERIOR GLAZING*
TYPE: 1" INSULATED
COLOR: LIGHT BLUE TINT
- M1 EXTRUDED ALUMINUM CANOPY SYSTEM
MANUFACTURER: ARCHITECTURAL CANOPIES
SERIES: EXTRUDECK CANTILEVER WITH SINGLE BEAD FASCIA
FINISH: DARK ANODIZED BRONZE
- M2 EXTRUDED ALUMINUM CANOPY SYSTEM
MANUFACTURER: ARCHITECTURAL CANOPIES
SERIES: EXTRUDECK WITH SINGLE BEAD FASCIA AND HANGER RODS
FINISH: DARK ANODIZED BRONZE
- L1 SURFACE MOUNT LIGHT FIXTURE
MANUFACTURER: DELTA LIGHTING OR APPROVED EQUAL
SERIES: TOPIX LX
FINISH: GRAY BROWN
- P1 EXTERIOR PAINT
MANUFACTURER: SHERWIN-WILLIAMS
COLOR: SW6152 SUPERIOR BRONZE
- P2 EXTERIOR PAINT
MANUFACTURER: SHERWIN-WILLIAMS
COLOR: SW6150 UNIVERSAL KAHKI
- P3 EXTERIOR PAINT
MANUFACTURER: SHERWIN-WILLIAMS
COLOR: SW6149 RELAXED KAHKI
- P4 EXTERIOR PAINT
MANUFACTURER: SHERWIN-WILLIAMS
COLOR: SW6148 WOOL SKEIN
- P5 EXTERIOR PAINT
MANUFACTURER: SHERWIN-WILLIAMS
COLOR: SW7001 MARSHMALLOW
- T1 ROOF TILE
MANUFACTURER:
COLOR:

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- 20 BUILDING SIGNAGE



EAST 5TH AVENUE - SOUTH ELEVATION

3

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



S. CLAREMONT STREET - WEST ELEVATION

4

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

MATERIAL PALETTE

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COLOR: SW7001 MARSHMALLOW
- T1 ROOF TILE
MANUFACTURER:
COLOR:

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

DATE 08.22.2022 DESCRIPTION ZONING PRE-APPLICATION

EXTERIOR ELEVATIONS

A 3.02

PROJECT NO: 215513

GENERAL NOTES

- BOUNDARY:** BOUNDARY INFORMATION IS BASED ON A ALTA/NSPS LAND TITLE SURVEY PREPARED BY BKF DATED 05/27/2022.
- SOURCE OF TOPOGRAPHY:** EXISTING TOPOGRAPHY SHOWN IS BASED ON A ALTA/NSPS LAND TITLE SURVEY PREPARED BY BKF ENGINEERS DATED 05/27/2022.
- GRADING:** SITE GRADES AND BUILDING/GARAGE FINISHED FLOOR ELEVATIONS ARE SUBJECT TO FINAL ENGINEERING DESIGN AND GEOTECHNICAL ENGINEER'S REVIEW AND APPROVAL.
- 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

- 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.
- IN ACCORDANCE WITH THE MUNICIPAL/ REGIONAL 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

- 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	X	X
STORM DRAIN	---	---
SANITARY SEWER	SS	SS
WATER MAIN	W	W
FIRE WATER MAIN	FW	FW
GAS LINE	GAS	GAS
JOINT TRENCH	E	E
SANITARY SEWER CLEAN OUT	CO	CO
SANITARY SEWER MANHOLE	●	●
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	OH
STREET SIGN	—	—
SPOT ELEVATION	TC 8.70	TC 8.70
FRESH AIR INLET	■	■
WATER METER	WM	WM
BACK FLOW PREVENTER	■■■	■■■
AUXILIARY WATER SUPPLY SYSTEM	AWSS	AWSS
JOINT POLE	○	○
TREE	Tree	Tree

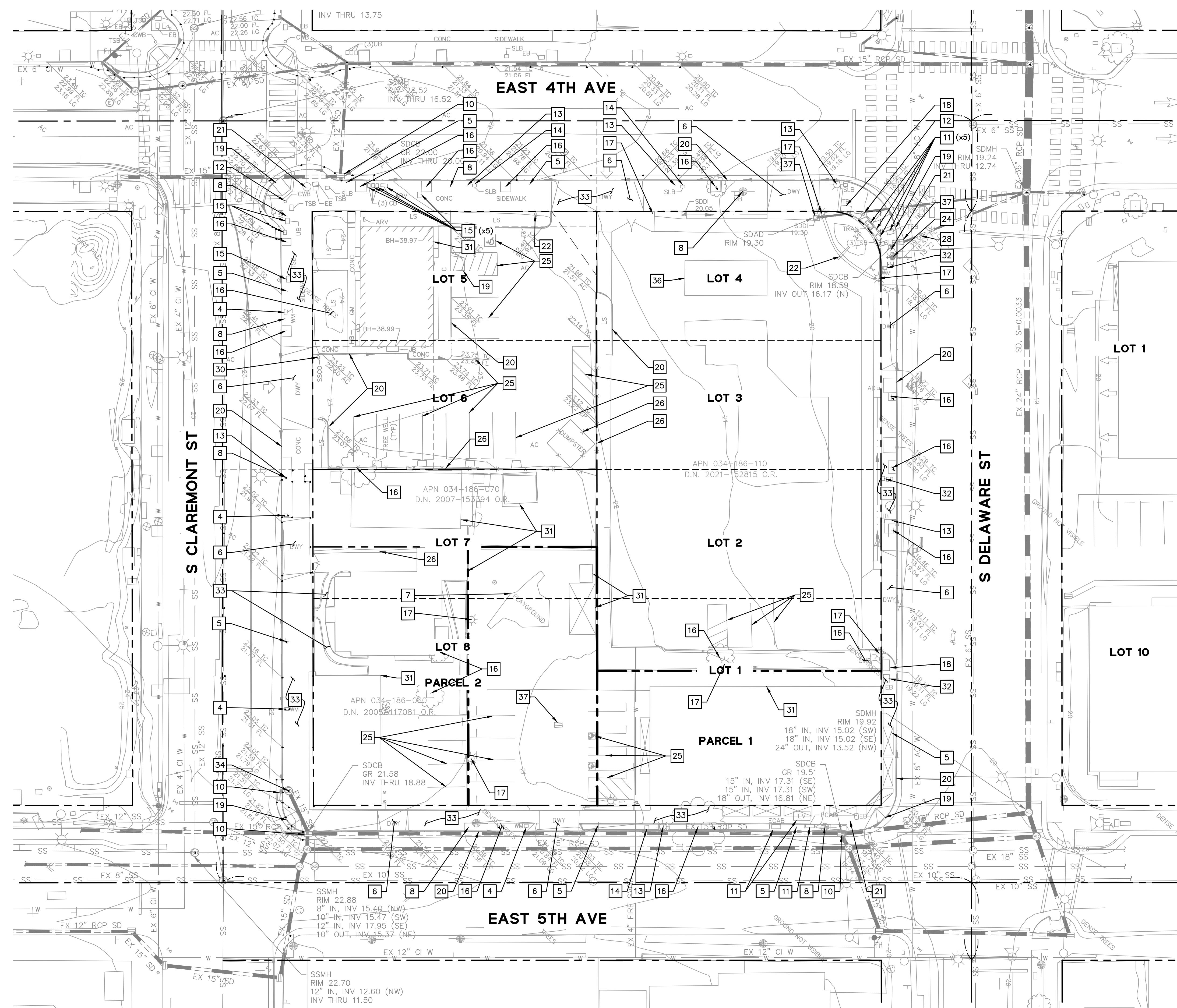
ABBREVIATIONS

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

SYMBOL LEGEND

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

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WINDY HILL PROPERTY VENTURES

PLANNING APPLICATION FOR:

BLOCK 20

DESCRIPTION
ZONING PRE-APPLICATION

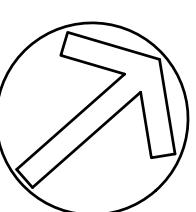
EXISTING CONDITIONS

DEMOLITION KEY NOTES

- 1 TRASH CAN, TO BE REMOVED
- 2 MAILBOX, TO BE REMOVED
- 3 PARKING METER, TO BE RELOCATED PER THE CONSTRUCTION DOCUMENTS
- 4 WATER METER, TO BE REMOVED
- 5 STREET SIGN, TO BE RELOCATED PER CONSTRUCTION DOCUMENTS
- 6 DRIVEWAY, TO BE REMOVED
- 7 PLAYGROUND EQUIPMENT, TO BE REMOVED
- 8 JOINT POLE, TO BE REMOVED, S.J.T.P. FOR DISPOSITION
- 9 SANITARY SEWER CLEAN OUT, TO BE REMOVED
- 10 STORM DRAIN CATCH BASIN, TO BE REMOVED AND REPLACED
- 11 ELECTRICAL BOX, TO REMAIN IN PLACE, ADJUST TO FG
- 12 PEDESTRIAN BUTTON, TO REMAIN IN PLACE, ADJUST TO FG
- 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 ELECTRICAL SIGN, TO BE REMOVED
- 24 FIRE HYDRANT, TO REMAIN
- 25 PARKING STRIPING, TO BE REMOVED
- 26 FENCE, TO BE REMOVED
- 27 BIKE RACK, TO BE REMOVED
- 28 STORM DRAIN LATERAL, TO BE CUT AND CAPPED, AND ABANDONED IN PLACE
- 29 WATER LATERAL, TO BE CUT AND CAPPED AT THE MAIN, AND ABANDONED IN PLACE
- 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 MANHOLE, TO REMAIN
- 35 WATER VALVE, TO REMAIN
- 36 GAS STATION OVERHANG, TO BE REMOVED
- 37 STORM DRAIN CATCH BASIN, TO BE REMOVED

DEMOLITION NOTES

1. ALL EXISTING EASEMENTS WITHIN THE PROJECT PROPERTY TO BE QUIT-CLAIMED.



A graphic scale consisting of a horizontal line with tick marks. The scale is labeled 'GRAPHIC SCALE' at the top. Below the line, numerical labels '20', '0', '20', and '40' are placed at regular intervals. The segment between '0' and '20' is broken, indicated by a vertical line and a gap in the scale line.



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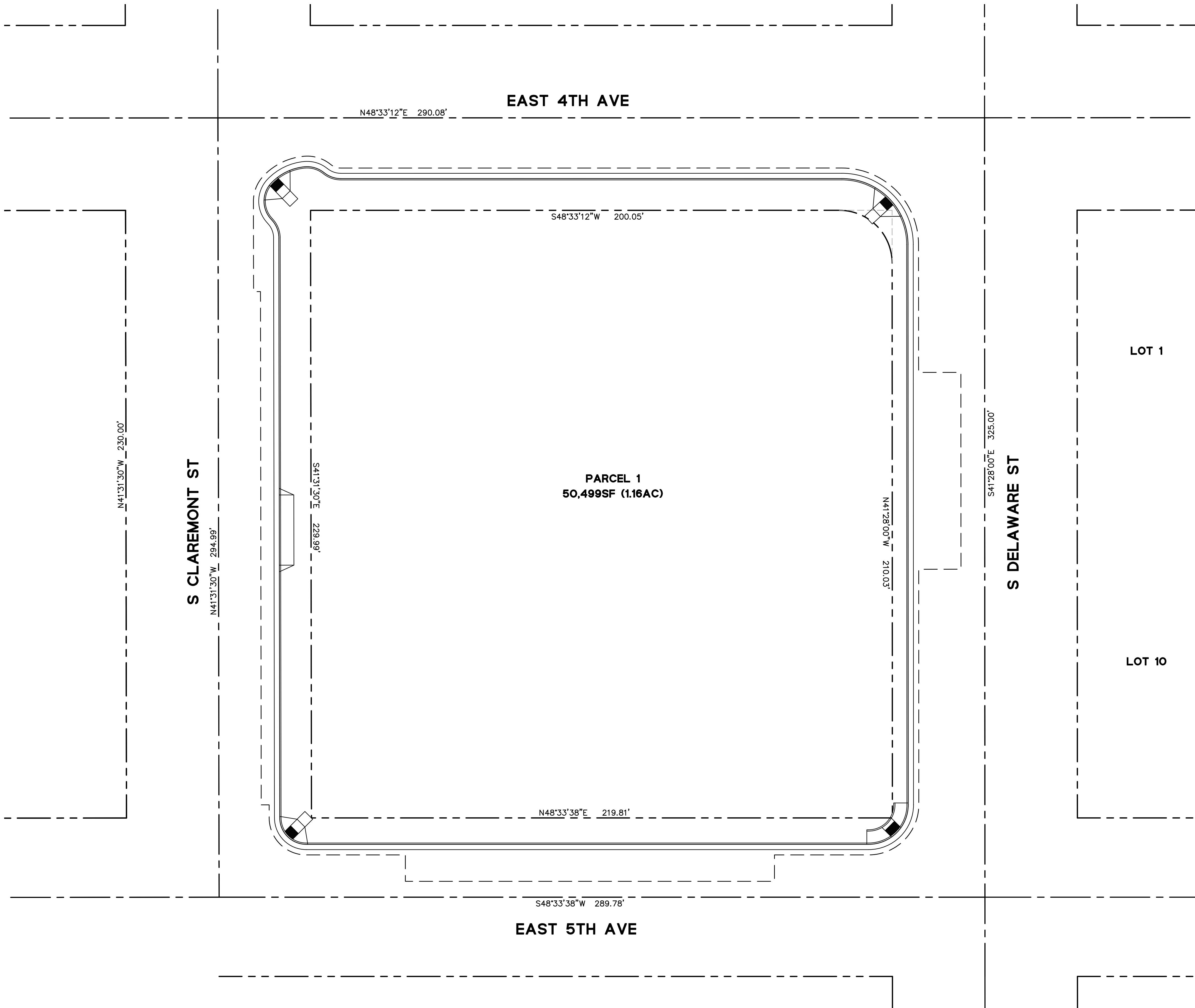
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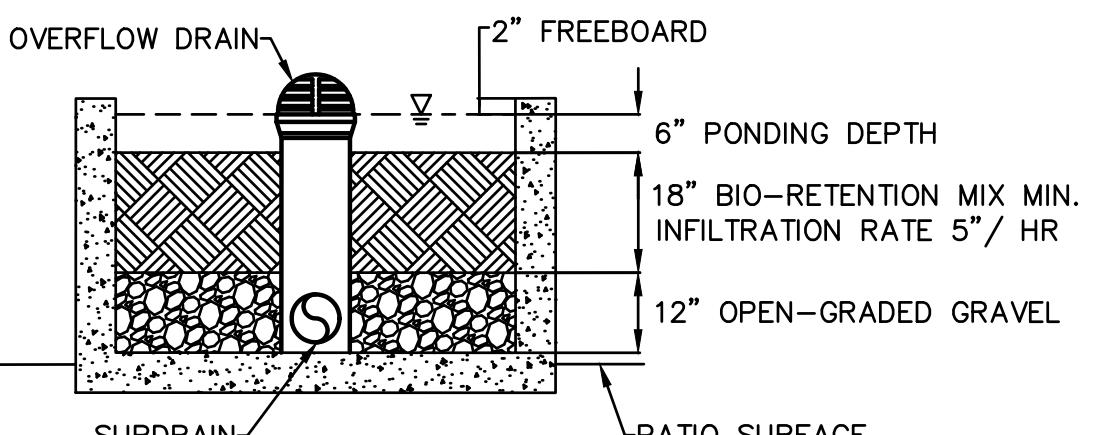
PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
BLOCK 20
SAN MATEO, CA 94401

DATE 08.22.2022 DESCRIPTION ZONING PRE-APPLICATION

PRELIMINARY
PARCEL MAP

C2.02

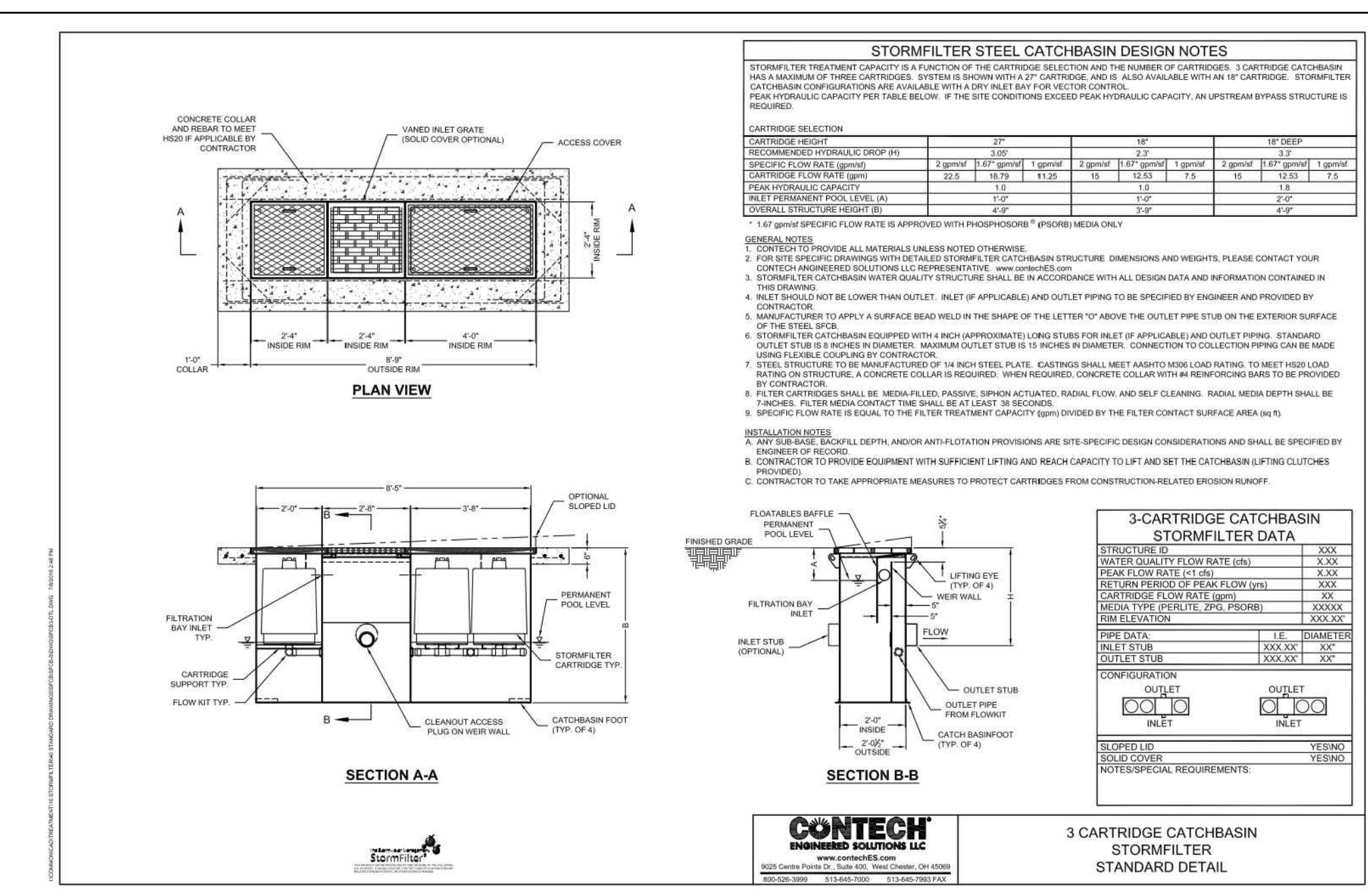




1 TYPICAL FLOW-THROUGH PLANTER ON PODIUM

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 SITE 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 POLLUTED 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.



2 MEDIA FILTER

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.

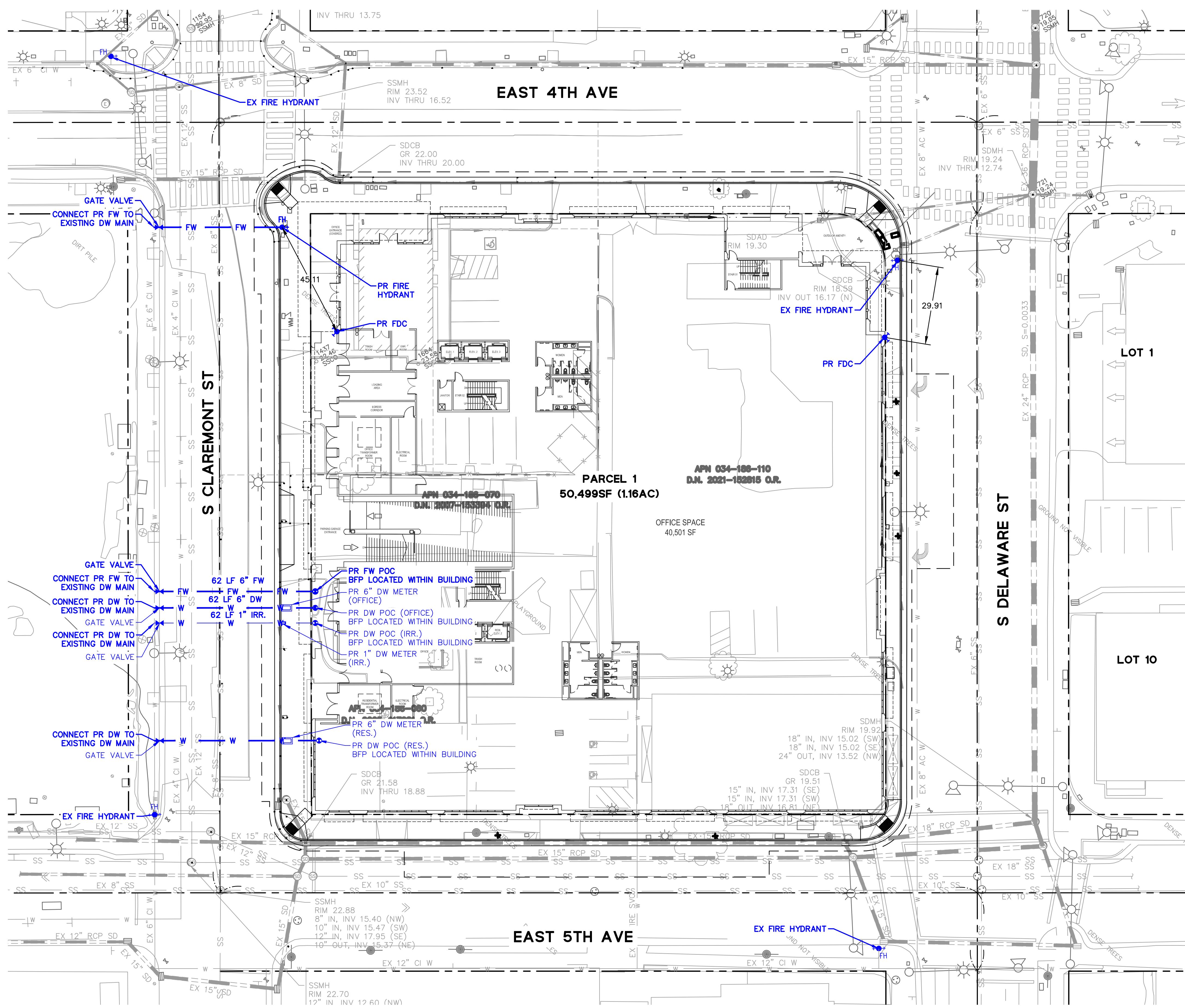
3. REFUSE AREAS:

- 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.



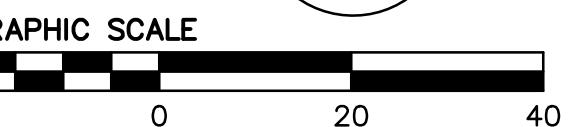
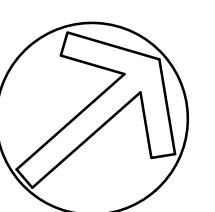
FIRE FLOW REQUIREMENTS BASED UPON CALIFORNIA FIRE CODE (2019 EDITION)
- SECTION 507, APP. B & C

1. BUILDING AREA CONSTRUCTION TYPE:
 - 1.1. TOTAL BUILDING AREA = 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'.

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

PRELIMINARY FIRE ACCESS PLAN

C7.01

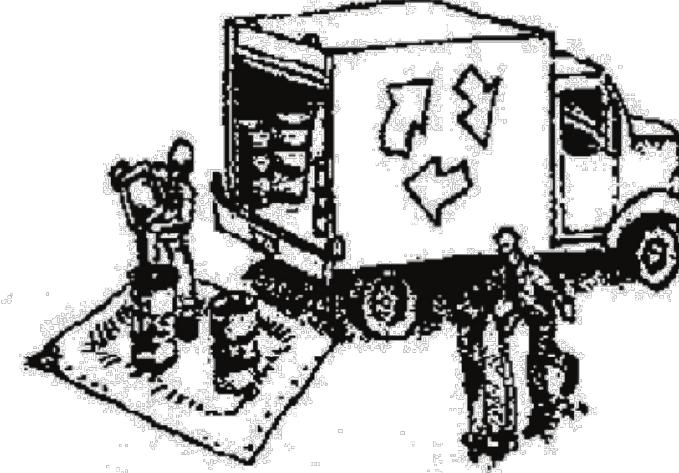




Construction Best Management Practices (BMPs)

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.

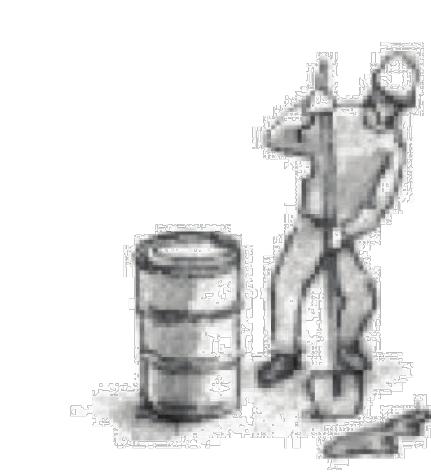
Waste Management

- 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



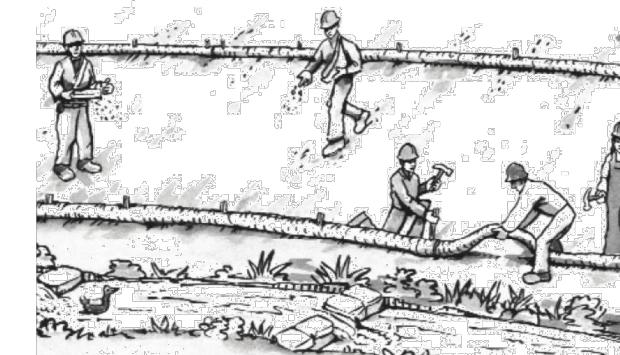
Maintenance and Parking

- 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

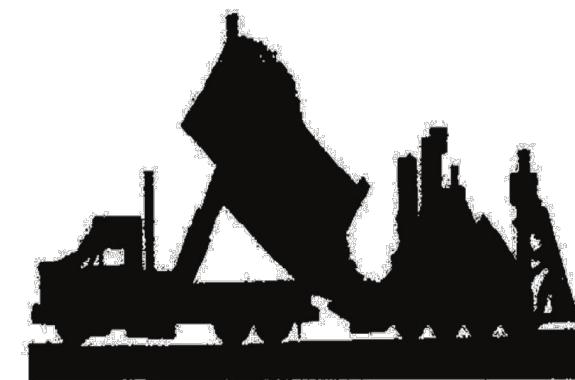


- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant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

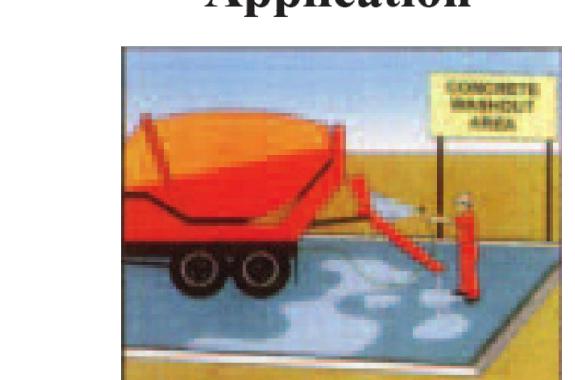


- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of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

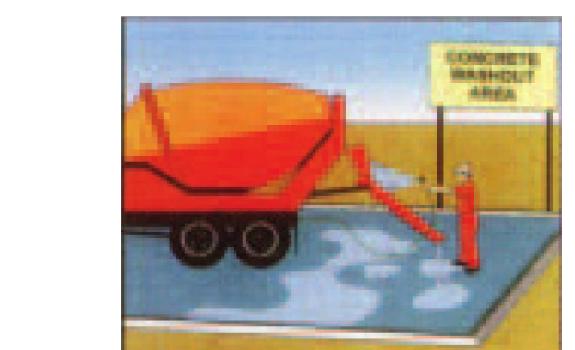
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day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

Landscaping

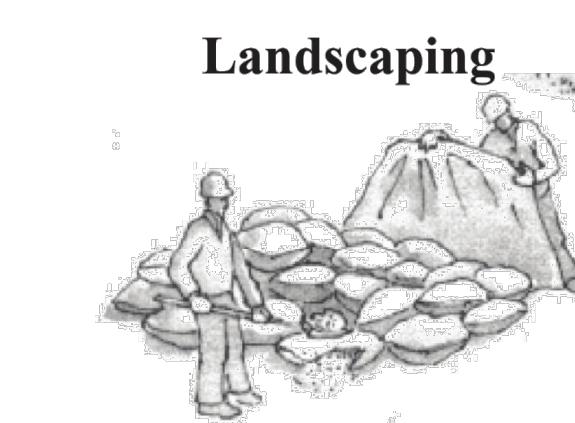


- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application

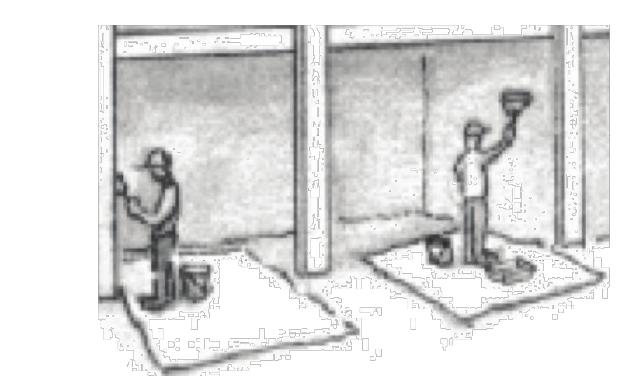


- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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



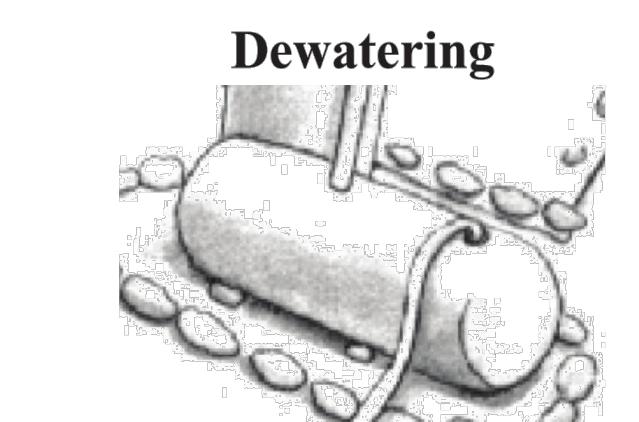
- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite 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.

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-licensed contractor.



- 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.

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

DATE: 08.22.2022
DESCRIPTION: ZONING PRE-APPLICATION

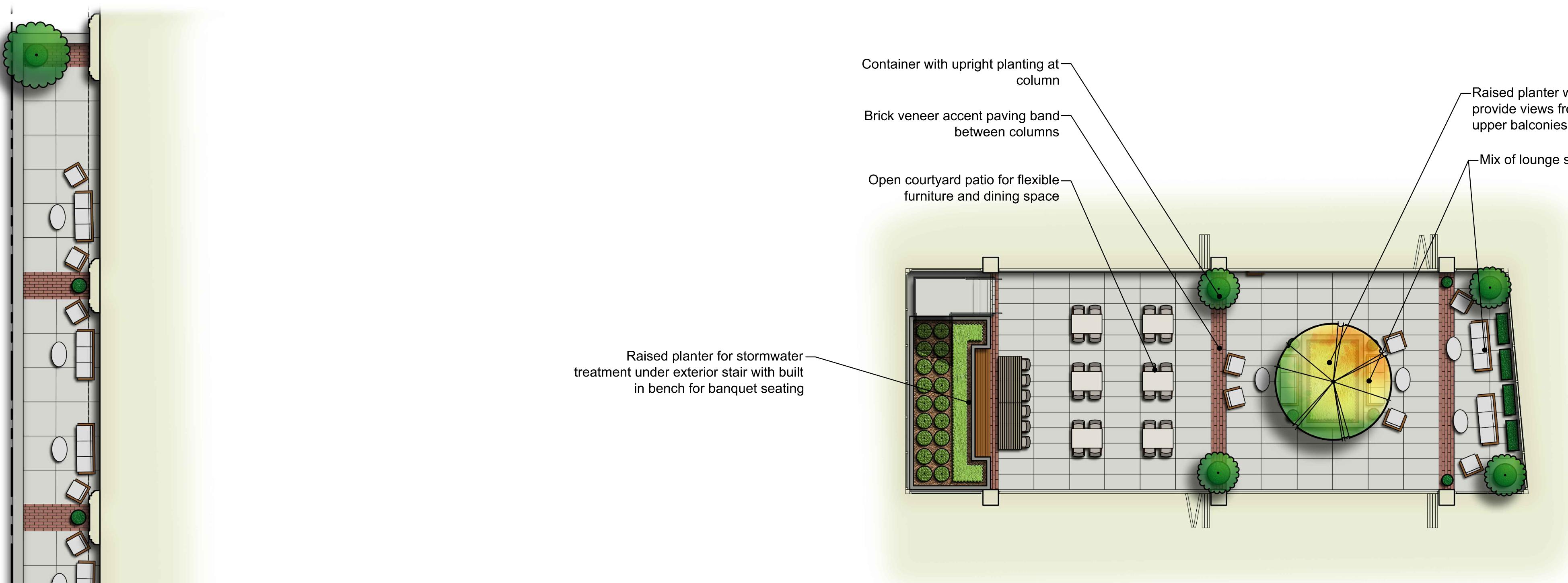
CONSTRUCTION
BMPs

C8.01

PROJECT NO: 215513

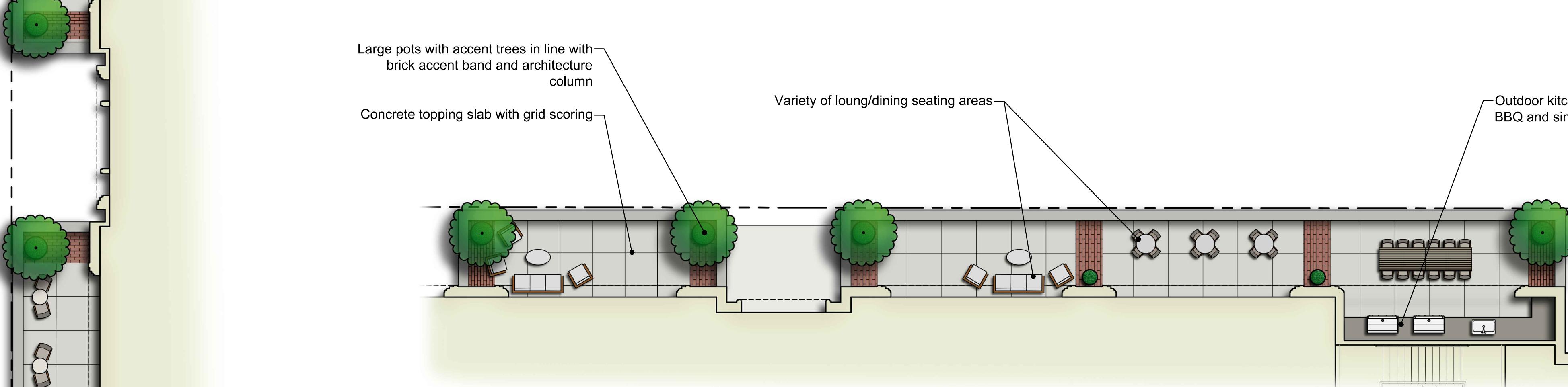
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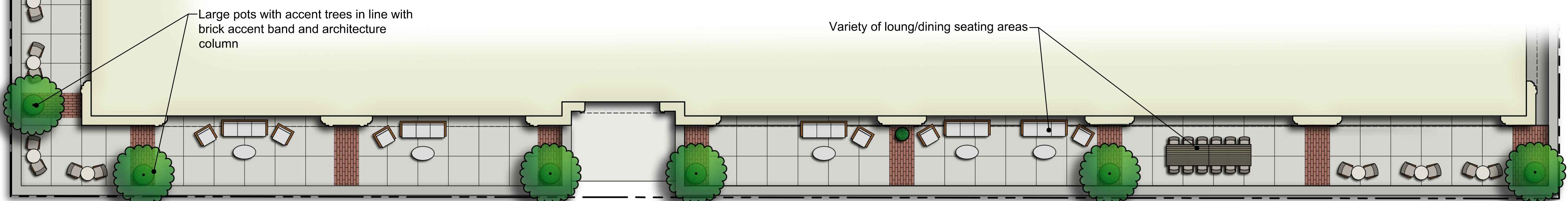
2nd Floor Atrium

SCALE: 1" = 10'-0"



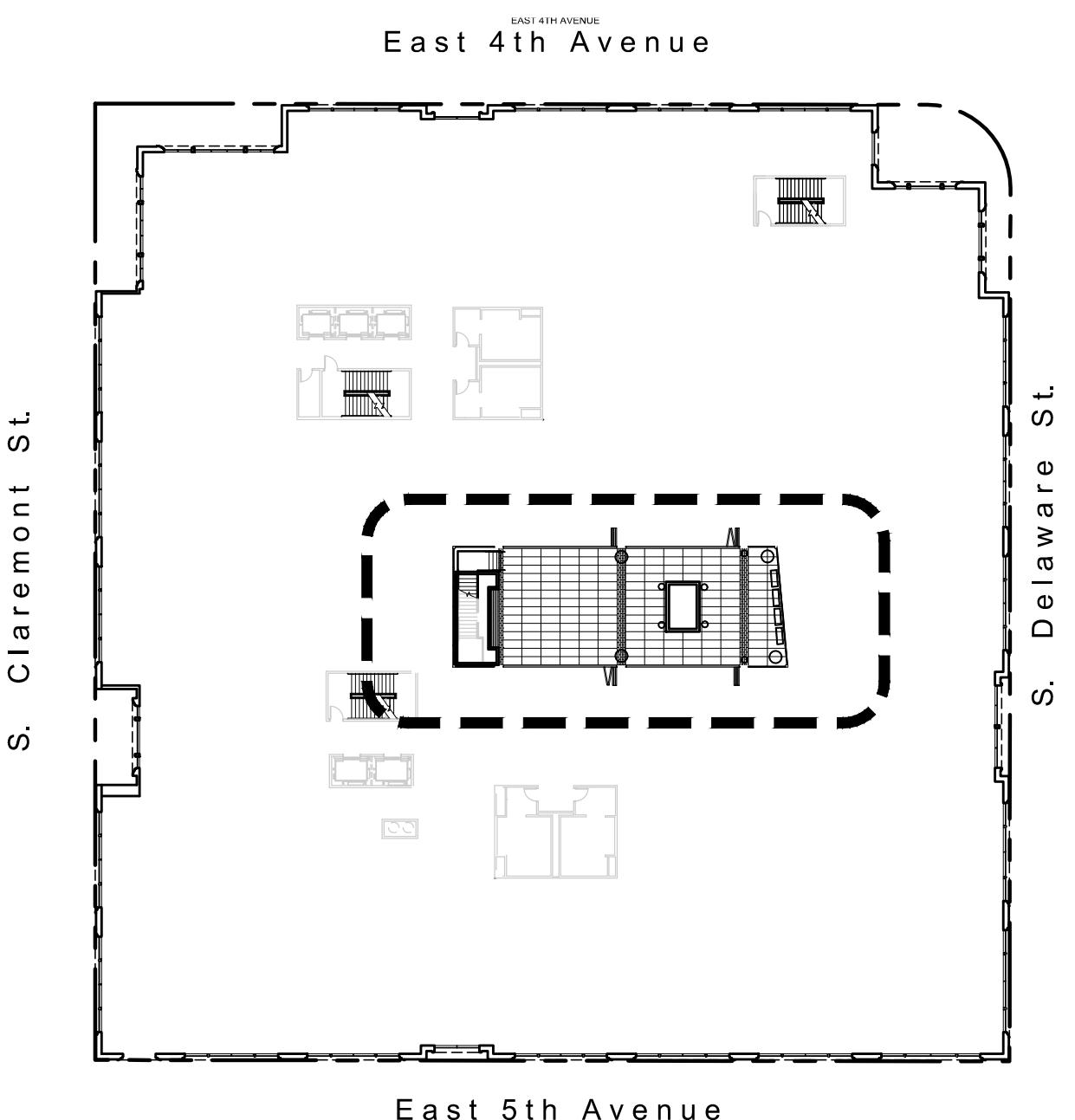
3rd Floor Commercial Roof Deck - East 4th Avenue

SCALE: 1" = 10'-0"



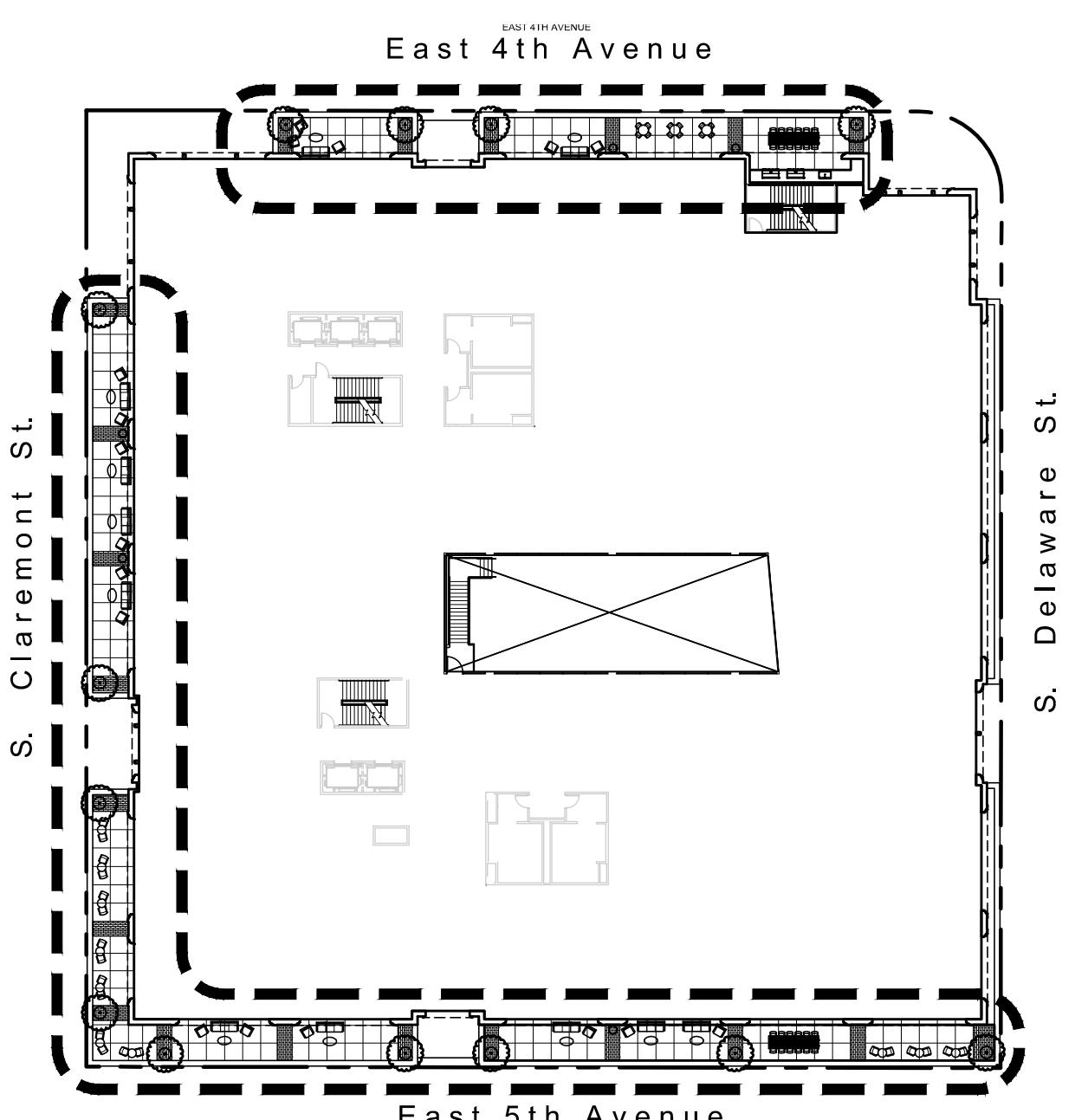
3rd Floor Commercial Roof Deck - 5th and Claremont Intersection

SCALE: 1" = 10'-0"



2nd Floor Key Map

SCALE: 1" = 40'-0"

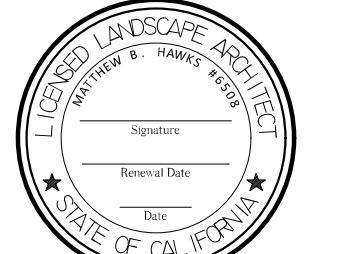


3rd Floor Key Map

SCALE: 1" = 40'-0"

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

DATE 08.22.2022 DESCRIPTION ZONING PRE-APPLICATION



Preliminary
Landscape Plan

L0.3

PROJECT NO: 21-2444

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