



A Planning Application For: **435 E. THIRD AVENUE**

435 E. THIRD AVENUE
SAN MATEO, CA 94401

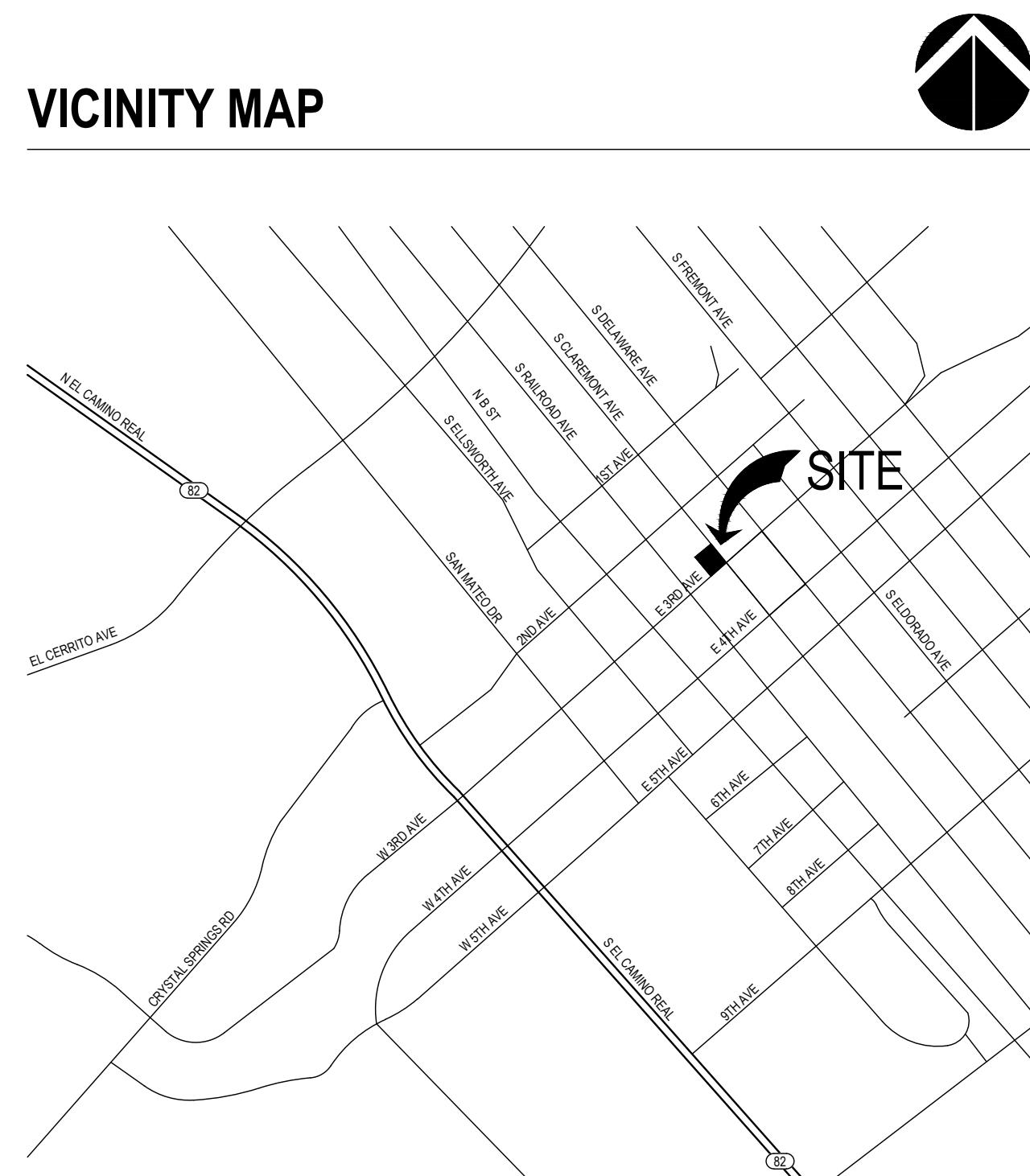


PROJECT TEAM

OWNER: WINDY HILL PROPERTY VENTURES ARCHITECT: ARC TEC INC.
530 Emerson Street, Suite 150 1731 Technology Drive
Palo Alto, CA 94301 San Jose, CA 95110
PHONE: 408.496.0676
CONTACT: Craig Almeleh

LANDSCAPE ARCHITECT:	KLA, INC 151 N.Norlin Street Sonore, CA 95370 PHONE: 209.532.2856 CONTACT: Tom Holloway EMAIL: tom@knokla.com	CIVIL ENGINEER:	BKF 255 Shoreline Drive, Suite 200 Redwood City, CA 94065 PHONE: 925.396.7726 CONTACT: Janine Lapp EMAIL: jlapp@bkf.com
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VICINITY MAP



DRAWING INDEX AND ISSUE DATES

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

COVER SHEET

ARCHITECTURAL

PROJECT DATA

OWNER NAME:	WINDY HILL PROPERTY VENTURES	BUILDING AREA, OFFICE:	33,529 S.F.
PROJECT ADDRESS:	435 E. THIRD AVENUE SAN MATEO, CA 94401	TOTAL RESIDENTIAL UNITS:	5 UNITS
		NUMBER OF STORIES:	5
		CONSTRUCTION TYPE:	SEE BELOW
		FIRE SPRINKLERS:	YES
		OCCUPANCY TYPE:	B AND R-2
		<u>CONSTRUCTION TYPES:</u>	
		I-A (BUSINESS B OCCUPANCY / 1ST TO 4TH FLOOR)	

PROJECT DESCRIPTION

THIS IS A NEW 39,893 S.F. 4-STORY OFFICE WITH A 5TH STORY OF RESIDENTIAL UNITS BUILDING ON A 11,035 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)

ALL CODES ARE SUBJECT TO LOCAL GOVERNMENT AMENDMENTS PER CALIFORNIA BUILDING STANDARDS COMMISSION
BUILDING CODE

DEVELOPMENT PROJECT DATA INFORMATION		
Site Address:	435 E Third Ave, San Mateo, CA 94401	
APN:	034181160	
Zoning Classification:	CBD/S - CENTRAL BUSINESS SUPPORT	
Lot Size (Sq. Ft.):	10,980 S.F.	
Permitted Floor Area Ratio:	3.0.	
Maximum Permitted Floor Area (Sq. Ft.):	32,940 S.F.	
	<i>Existing:</i>	<i>Proposed:</i>
<i>Floor Area (Sq. Ft.):</i> ¹	1,175 S.F.	39,893 S.F.
Main Structure(s):		
Detached Accessory Structures:		
Exemptions: ²		
Total Floor Area:	39,893 S.F.	
Existing Interior Floor Area to be Remodeled:	0	
Total Floor Area for Parking Requirements: ³	39,893 S.F.	
Total Covered Parking Stalls:	0	
Total Uncovered Parking Stalls:	0	
List of All Heritage Trees on Site including Species and Size	0	
Cubic Yards of Soil Disturbance:		
<i>(required in order to determine if a Stormwater Pollution Prevention Construction Permit is required)</i>		

1. See Zoning Code Section 27.04.200 (b) (1) for full Floor Area definition.
2. See Zoning Code Section 27.04.200 (b) (2) for full list of Floor Area exclusions.
3. See Zoning Code Section 27.04.200 (d) for full list of Parking Floor Area exclusions (does not apply to general office, retail stores, food stores, drug stores, and shopping center uses).



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04.08.2022 SECOND PLANNING SUBMITTAL
06.22.2022 THIRD PLANNING SUBMITTAL
08.10.2022 FOURTH PLANNING SUBMITTAL

VIEW ALONG 3RD AVE TOWARDS CLAREMONT

1

SCALE: NTS

RENDERING

A 0.01

PROJECT NO: 215293

ARC TEC
ARCHITECTURAL TECHNOLOGIES
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California
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VIEW ALONG CLAREMONT

LE: NTC

PLANNING APPLICATION FOR:
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PLANNING APPLICATION FOR: **WINDY III | DODDENDON**

435 E THIRD AVENUE
SAN MATEO, CA 94401

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021	PRELIM. PLANNING SUBMITTAL
021	PRELIM. PLANNING REVISIONS
021	PRELIM. PLANNING RESUBMITTAL
021	FIRST FORMAL PLANNING SUBM.
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022	FOURTH PLANNING SUBMITTAL

RENDERING

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PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES

435 E THIRD AVENUE
SAN MATEO, CA 94401



AERIAL VIEW LOOKING ACROSS 3RD AVENUE

1

SCALE: NTS

RENDERING

A 0.03



NIGHT VIEW ALONG 3RD AVENUE TOWARDS CLAREMONT

1

SCALE: NTS

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NIGHT VIEW ALONG CLAREMONT

SCALE: NTS

1

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RENDERING



NIGHT VIEW AT SIDEWALK ALONG CLAREMONT

1

SCALE: NTS

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A 0.06

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VIEW AT SIDEWALK ALONG CLAREMONT

1

SCALE: NTS

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RENDERING

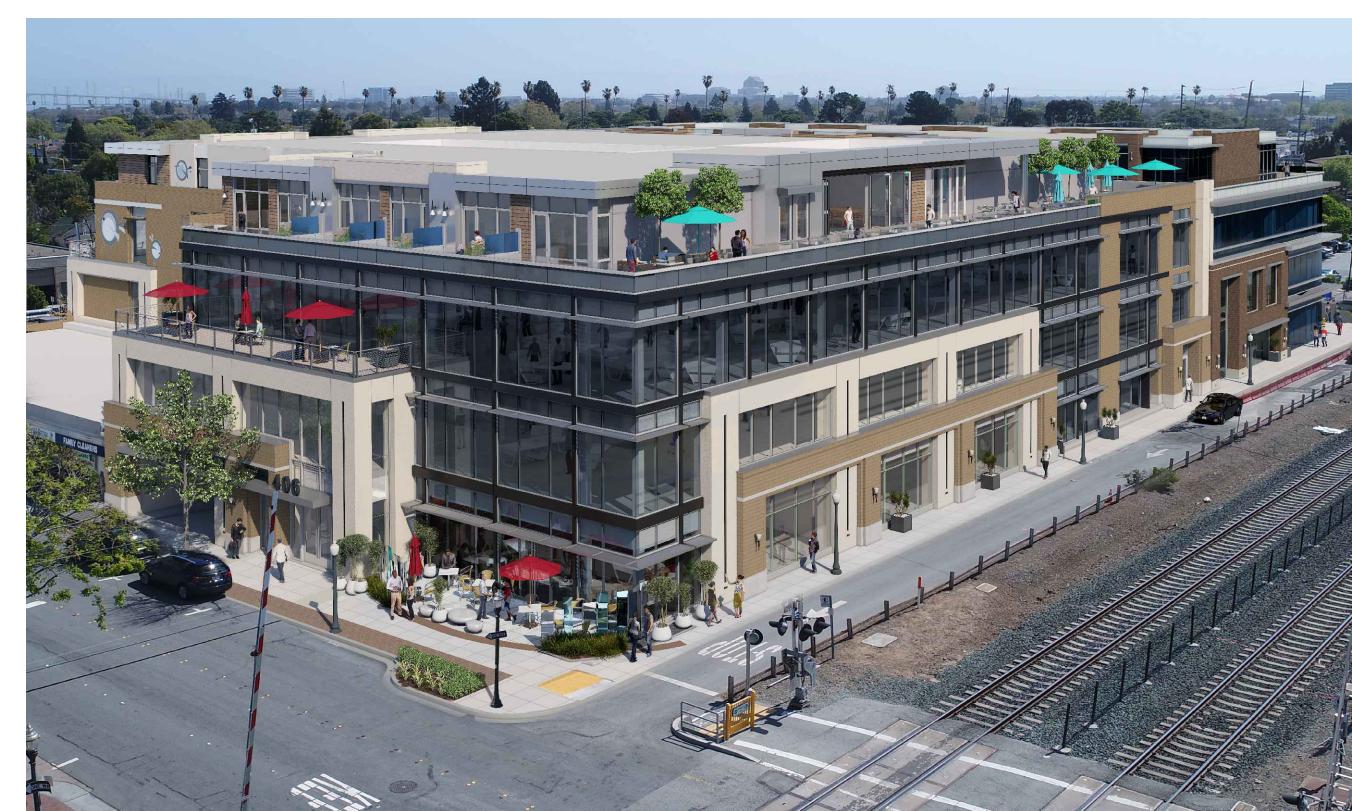
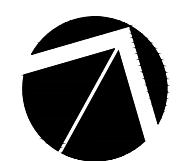
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REFERENCE SITE PLAN

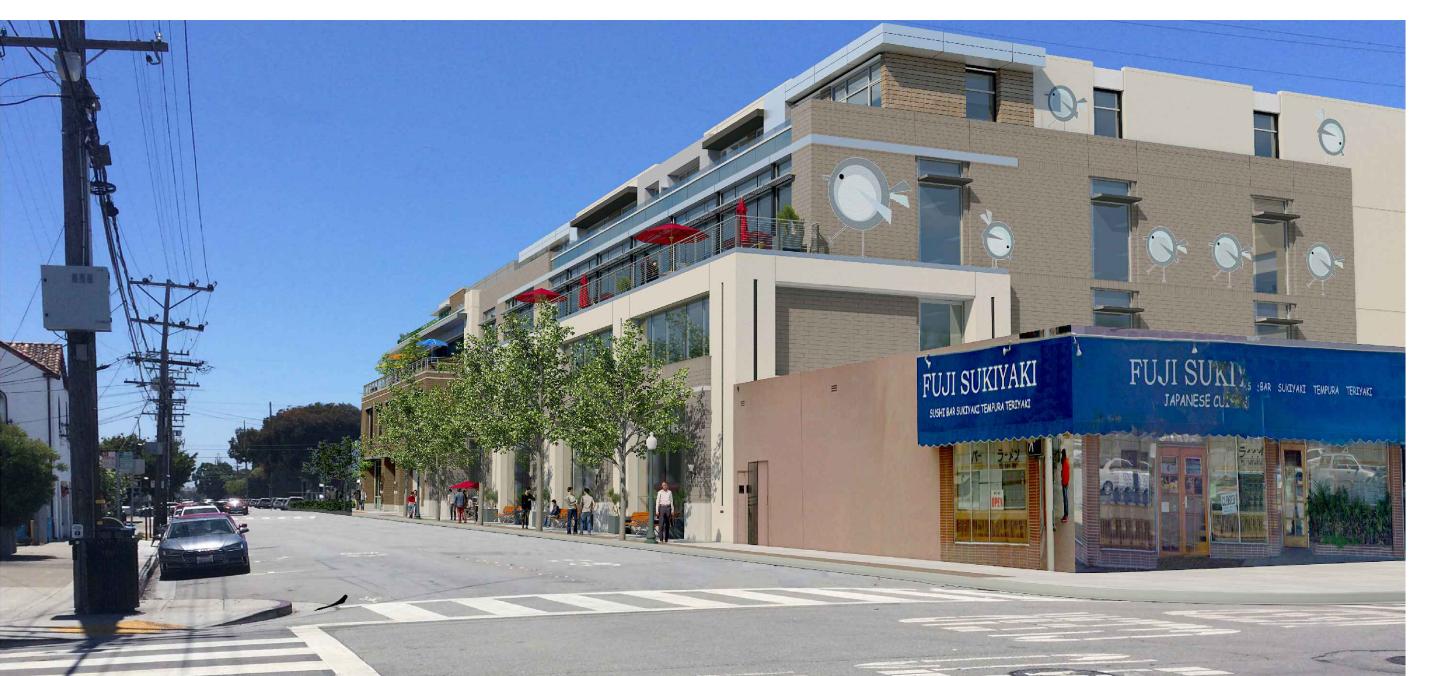
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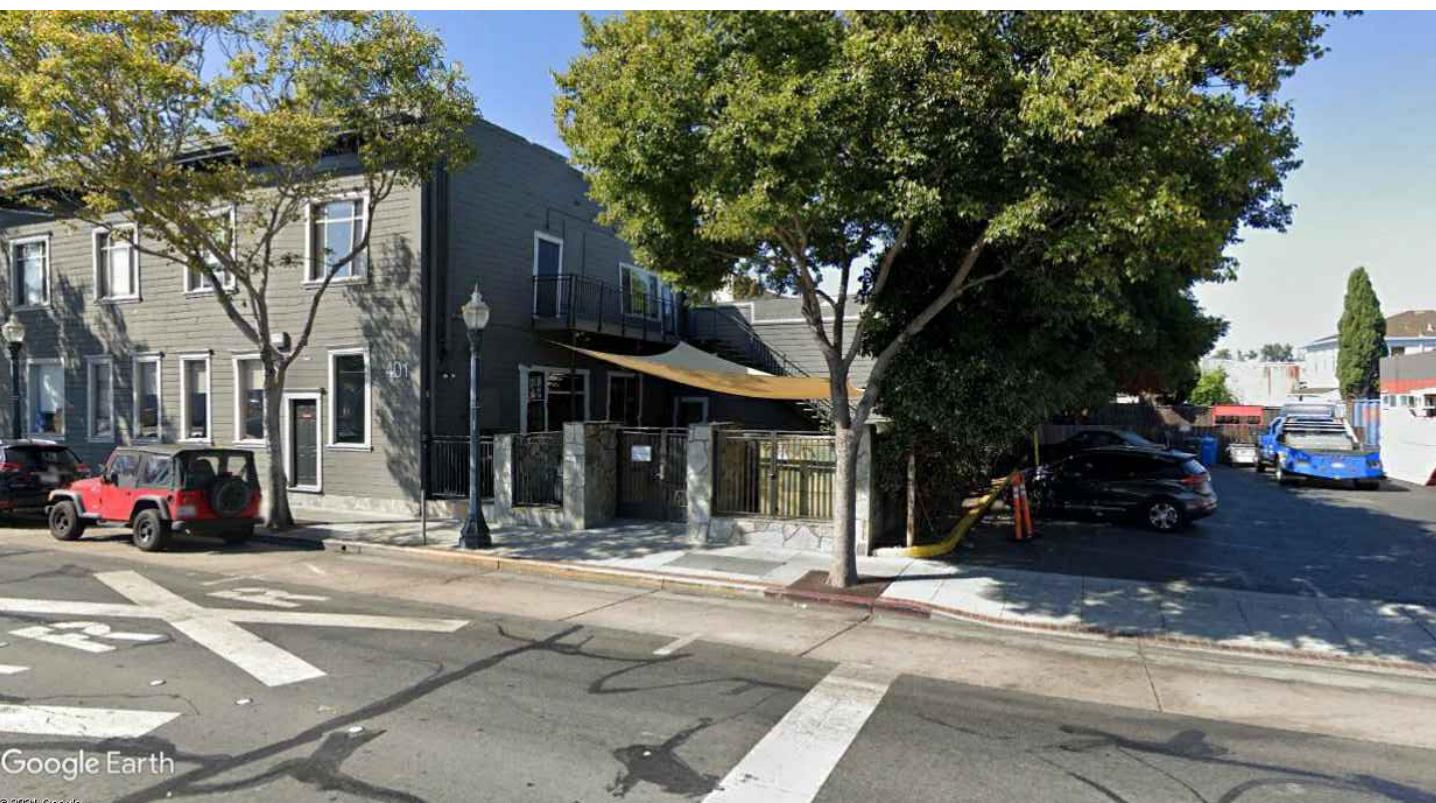
7 OFFICE/RESIDENTIAL BUILDING



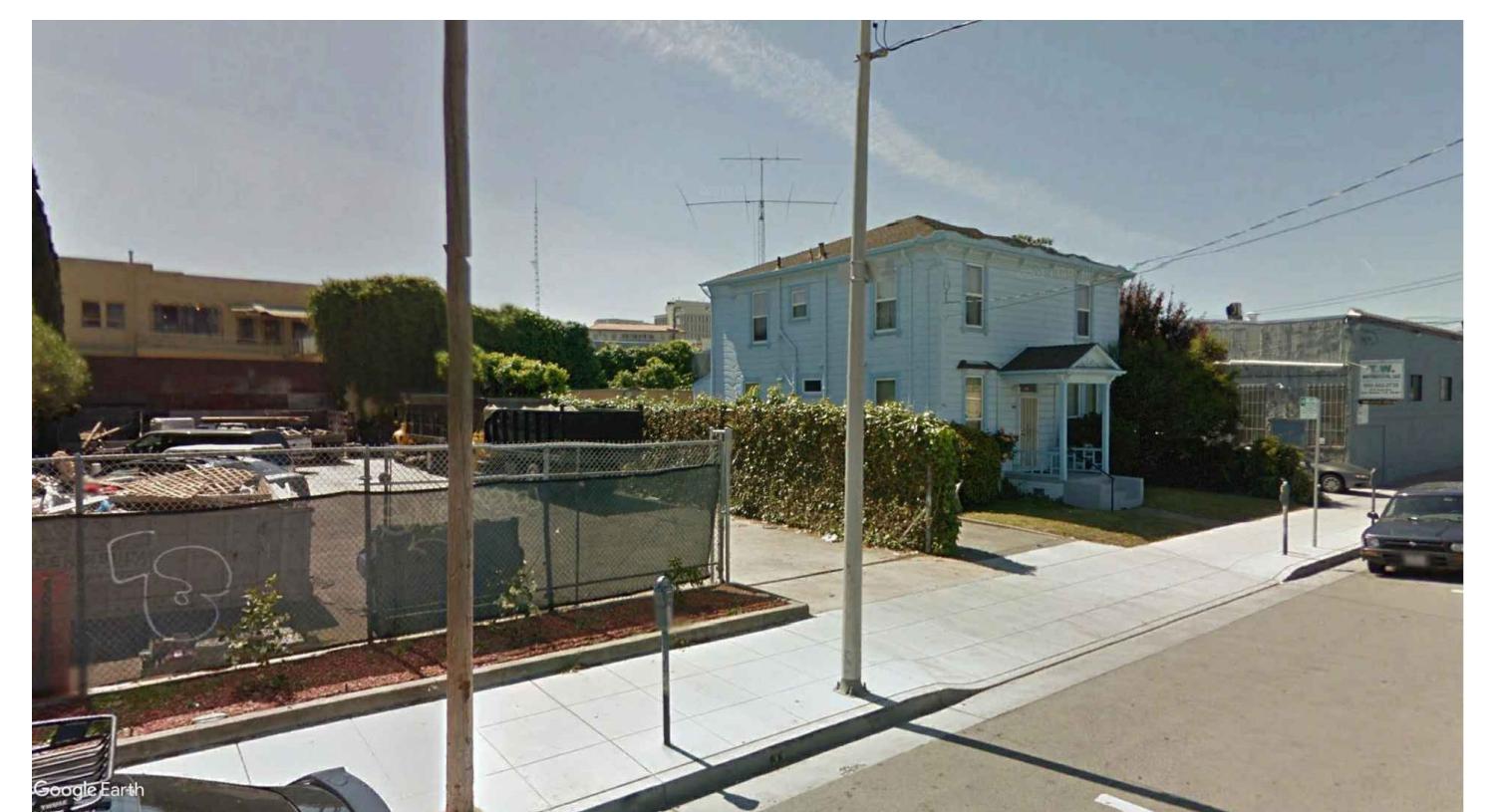
4 PARKING LOT



5 RESTAURANT



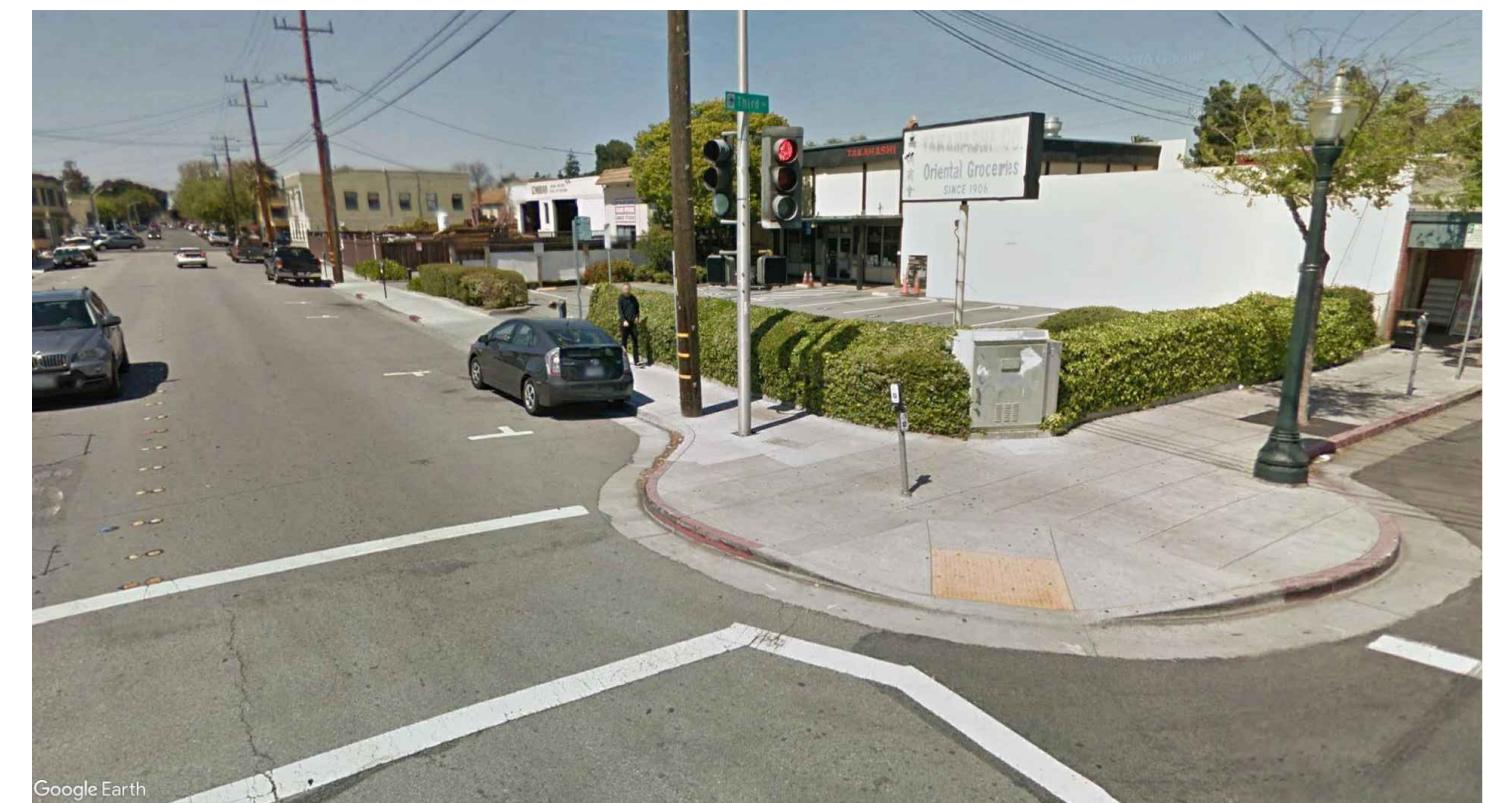
6 COMMERCIAL BUILDING



1 RESIDENTIAL BUILDING



2 COMMERCIAL BUILDING



3 COMMERCIAL BUILDING

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FOURTH PLANNING SUBMITTAL

NEIGHBORHOOD CONTEXT

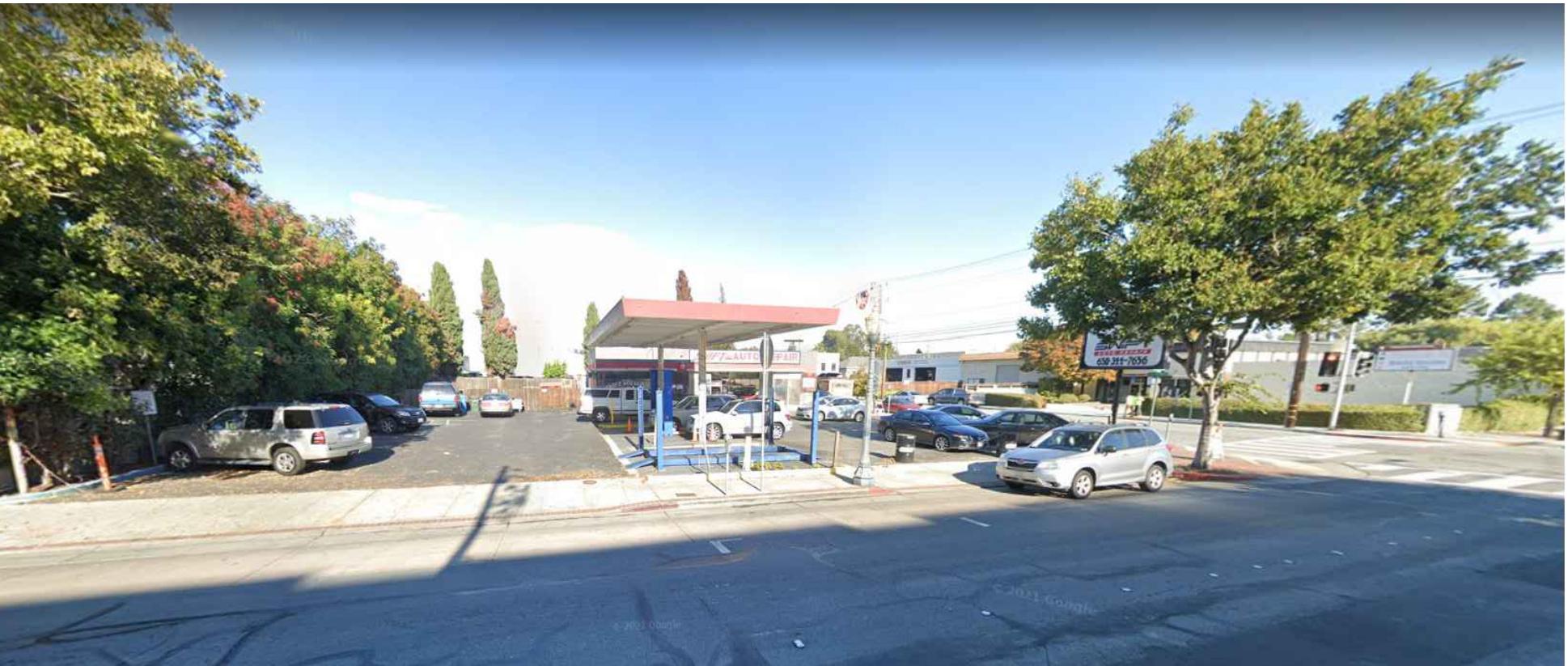
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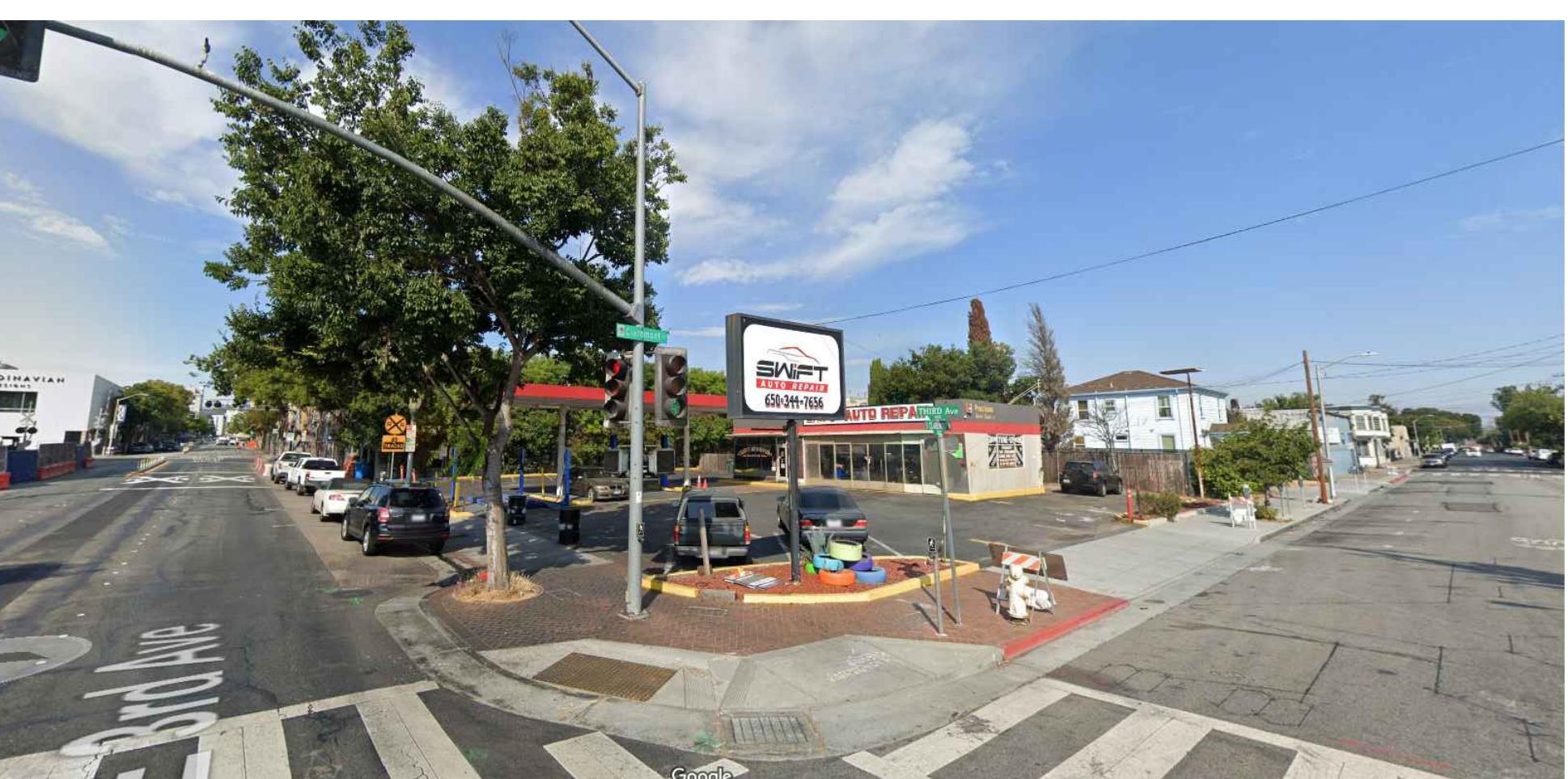


REFERENCE SITE PLAN

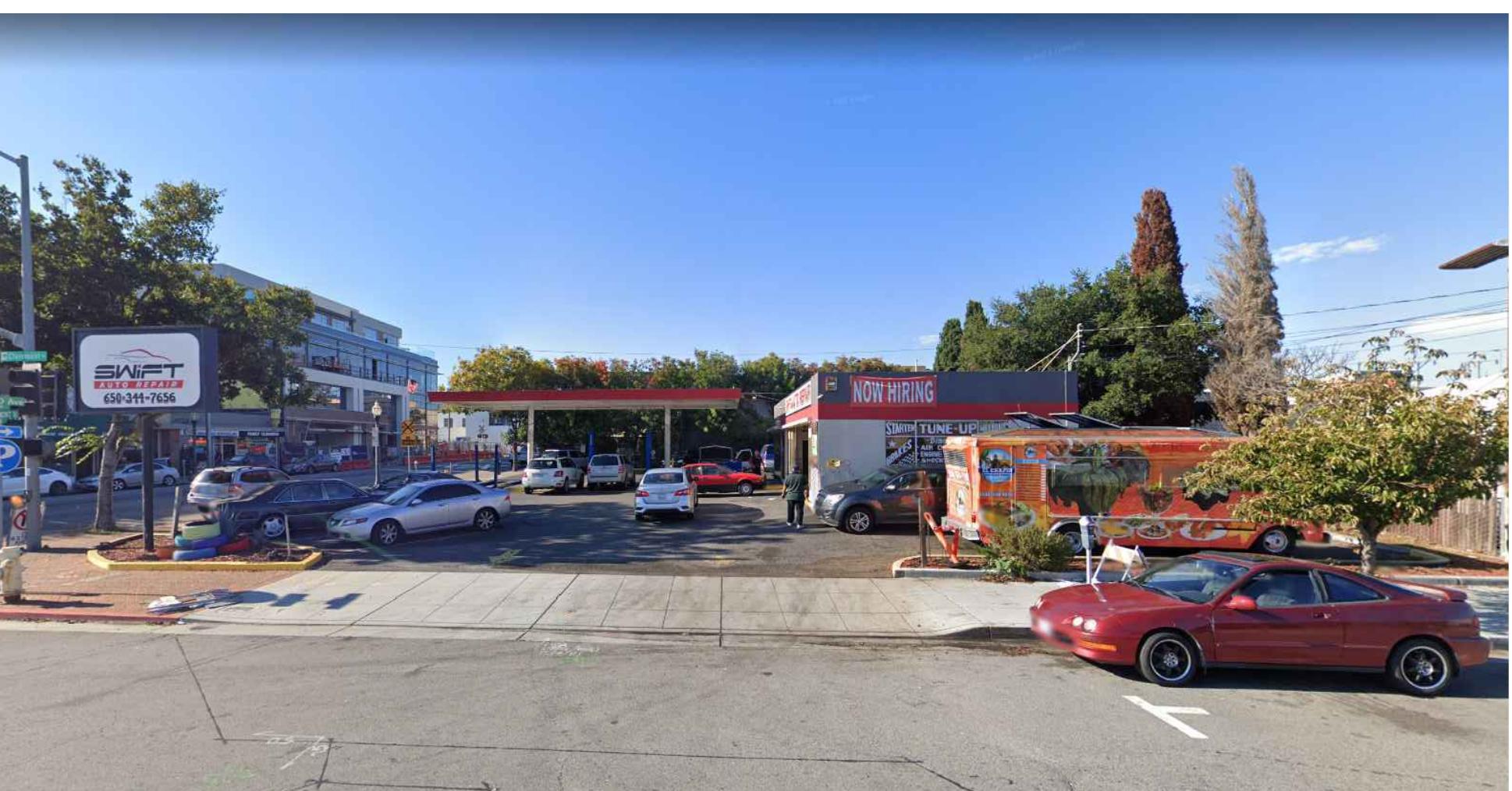
SCALE: NTS



1 VIEW OF SITE FROM 3RD AVENUE



2 VIEW OF SITE FROM 3RD AVENUE AND CLAREMONT STREET



3 VIEW OF SITE FROM CLARFMONST STREET

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2022	THIRD PLANNING SUBMITTA
2022	FOURTH PLANNING SUBMITTA

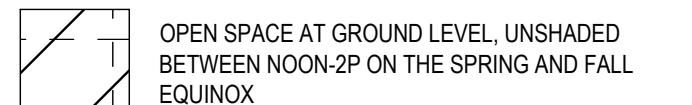
SITE PHOTOS

COMMERCIAL OPEN SPACE DATA

A27.38.090 OPEN SPACE REQUIREMENTS.

(a) OPEN SPACE SHALL BE PROVIDED IN AN AMOUNT EQUAL TO ONE PERCENT (1%) OF THE NONRESIDENTIAL FLOOR AREA OF THE PROJECT, NOT INCLUDING PARKING, PROVIDED THAT THERE SHALL BE NO REQUIREMENT FOR OPEN SPACE WHERE THE RESULTING OPEN SPACE WOULD BE LESS THAN 200 SQUARE FEET.

(b) THIS REQUIRED OPEN SPACE SHALL BE USABLE OPEN SPACE LOCATED AT GROUND LEVEL DIRECTLY ACCESSIBLE TO A PUBLIC SIDEWALK WITH A MINIMUM WIDTH ALONG THE SIDEWALK OF 25 FEET. FIFTY PERCENT OF THE REQUIRED OPEN SPACE SHALL BE UNSHADED BETWEEN NOON AND 2:00 P.M. AT THE SPRING AND FALL EQUINOX EXCEPT WHERE THE OPEN SPACE IS ALREADY SHADED BY AN EXISTING BUILDING AND NO OTHER OPPORTUNITIES EXIST ON THE SITE. THIS OPEN SPACE AREA SHALL INCLUDE PROVISIONS FOR PUBLIC USE FACILITIES, SUCH AS SEATING FOR THE PUBLIC IN THE PUBLIC AREAS



REQUIRED OPEN SPACE
TOTAL COMMERCIAL S.F. = 33,529 S.F.
33,529 S.F. * 01 = 335 S.F. REQUIRED OPEN SPACE

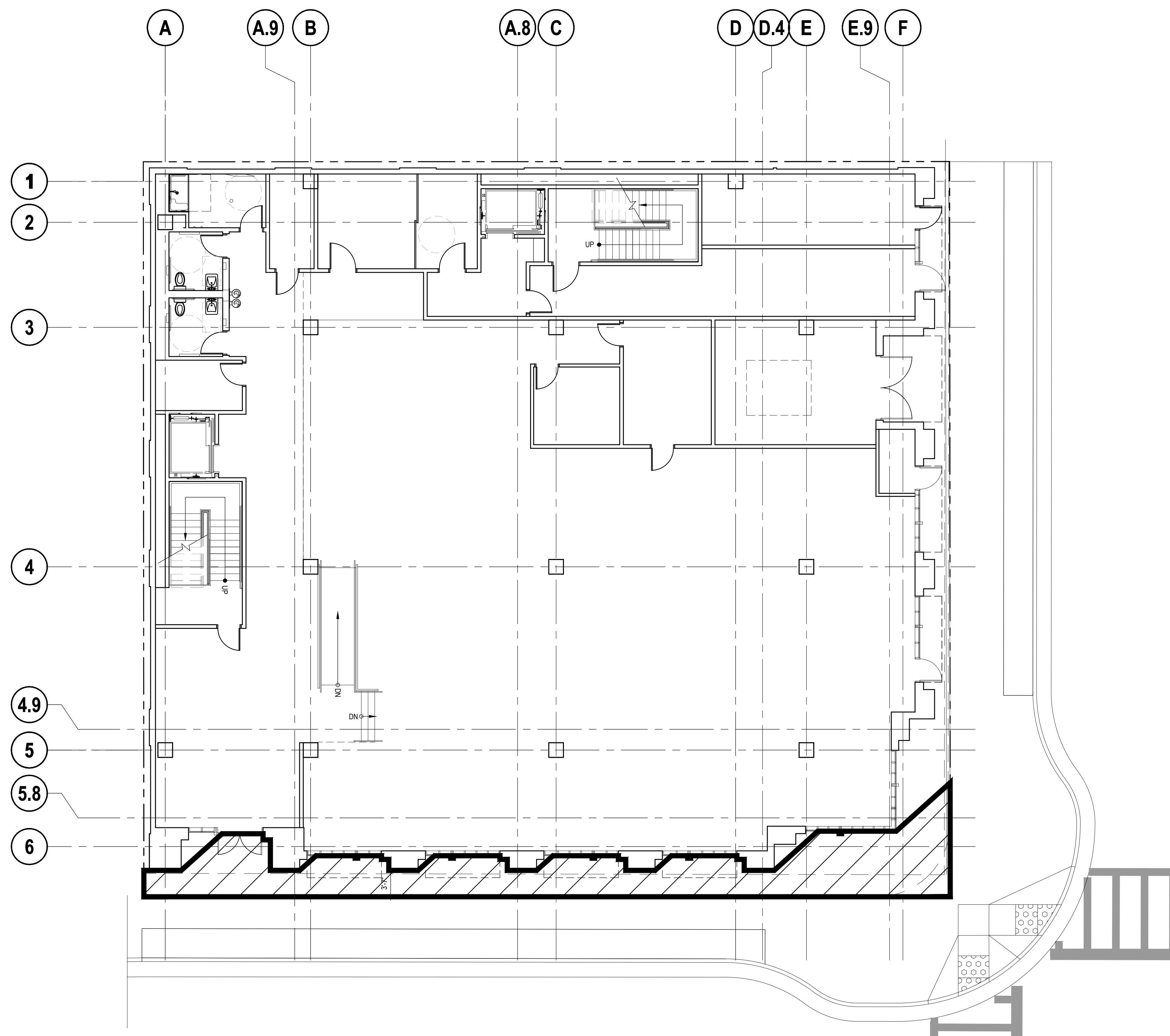
PROVIDED OPEN SPACE

600 S.F. UNSHADED OPEN SPACE > 364 REQUIRED OPEN SPACE

REQUIRED UNSHADED OPEN SPACE
60% OF REQUIRED COMMERCIAL OPEN SPACE
364 S.F. * .5 = 182 S.F. REQUIRED UNSHADED OPEN SPACE
600 S.F. PROVIDED UNSHADED OPEN SPACE > 182 S.F. REQUIRED UNSHADED OPEN SPACE

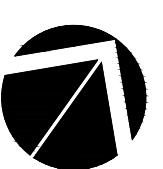
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02/22	THIRD PLANNING SUBMITTAL
02/22	FOURTH PLANNING SUBMITTAL



GROUND LEVEL PLAN

SCAI E: 1/8" = 1'-0"



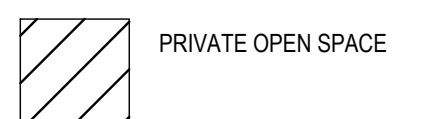
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RESIDENTIAL OPEN SPACE DATA

PER SMMC 27.38.130 RESIDENTIAL DEVELOPMENT STANDARDS.

(c) OPEN SPACE. RESIDENTIAL DEVELOPMENT SHALL INCLUDE PRIVATE USABLE OPEN SPACE EQUAL TO AT LEAST 80 SQUARE FEET PER DWELLING UNIT OR COMMON USABLE OPEN SPACE EQUAL TO AT LEAST 150% OF THE PRIVATE USABLE OPEN SPACE REQUIREMENTS, OR A COMBINATION OF BOTH.

5 RESIDENTIAL UNITS HAVE PRIVATE OPEN SPACE MEETING THE ABOVE REQUIREMENTS:
REQUIRED PRIVATE OPEN SPACE = 400 S.F.
PROVIDED PRIVATE OPEN SPACE = 987 S.F.



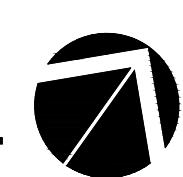
This architectural floor plan illustrates a building section from point A on the left to point E on the right. The plan is divided into several units, each with its specific dimensions and layout details. Key features include a staircase, multiple bathrooms, and various rooms. The units are outlined with thick black lines and some are highlighted with diagonal hatching. Dimension lines and labels provide precise measurements for each unit.

- Unit 1 (Left):** A large unit spanning the width of the section. It includes a bathroom with a tub and shower, a separate shower area, and a toilet. A central hallway provides access to other rooms. A dimension line indicates a width of 148 S.F. at the bottom.
- Unit 2 (Second from Left):** A smaller unit with a bathroom containing a tub and shower, a separate shower, and a toilet. A dimension line indicates a width of 128 S.F. at the bottom.
- Unit 3 (Third from Left):** A unit with a bathroom containing a tub and shower, a separate shower, and a toilet. A dimension line indicates a width of 7'-4" at the bottom.
- Unit 4 (Fourth from Left):** A large unit spanning the width of the section. It includes a bathroom with a tub and shower, a separate shower, and a toilet. A dimension line indicates a width of 415 S.F. at the bottom.
- Unit 5 (Right):** A unit with a bathroom containing a tub and shower, a separate shower, and a toilet. A dimension line indicates a width of 7'-4" on the right side.
- Unit 6 (Top Right):** A unit with a bathroom containing a tub and shower, a separate shower, and a toilet. A dimension line indicates a width of 150 S.F. on the right side.
- Unit 7 (Top Left):** A unit with a bathroom containing a tub and shower, a separate shower, and a toilet. A dimension line indicates a width of 146 S.F. on the right side.

Other labels and features include 'DN' (Drainage) symbols, a staircase with a DN symbol, and various fixtures like sinks, stoves, and refrigerators.

FIFTH | FIVE | PLAN

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

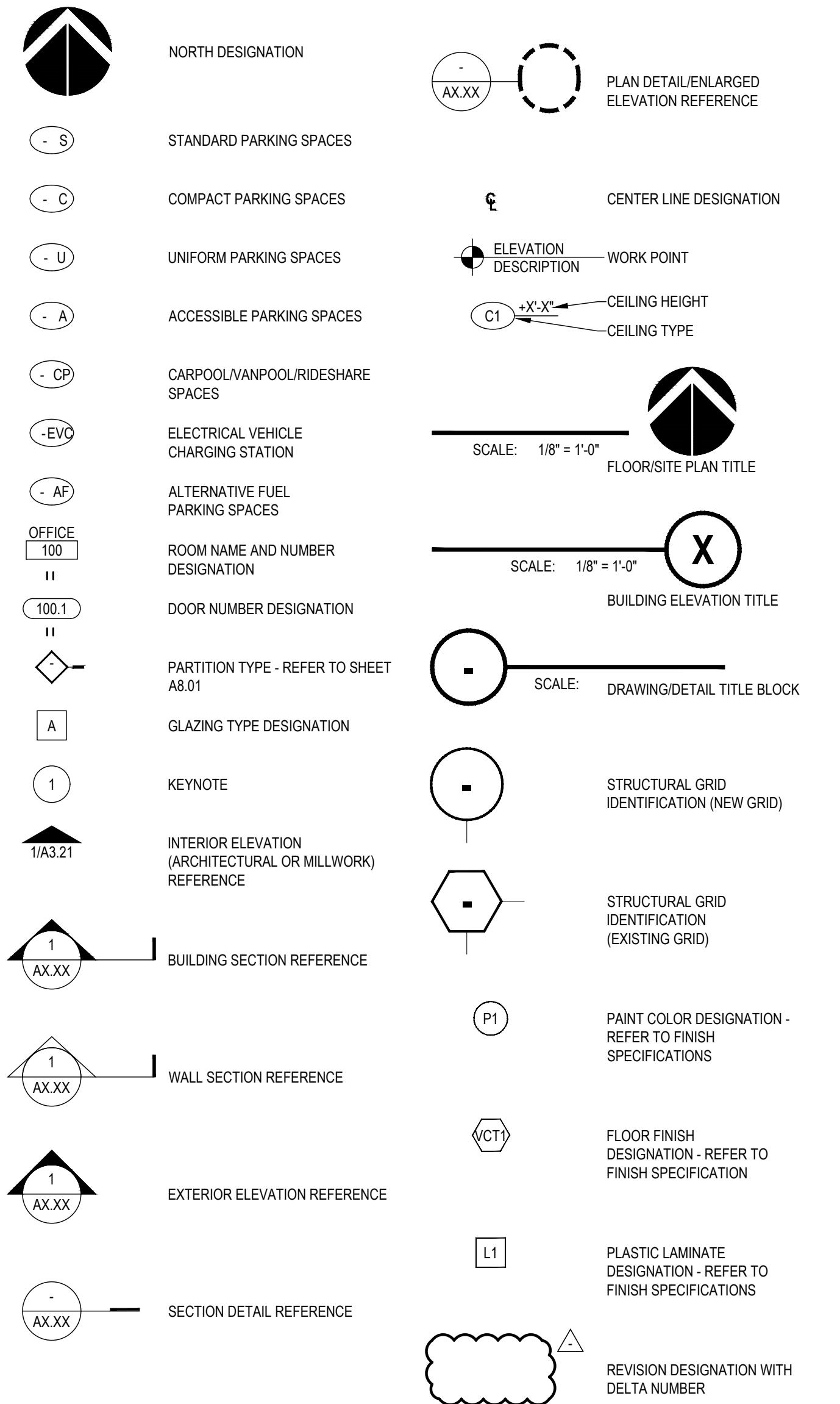


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RESIDENTIAL OPEN SPACE

ANNOTATION SYMBOLS



PLUMBING FIXTURE TABULATIONS

B OCCUPANCY AREA: 37,907 S.F.

37,907 S.F / 200 S.F. PER PERSON = 189.5 PERSONS; ROUND UP TO 190 PERSONS

95 MEN; 95 WOMEN

MEN'S FIXTURES REQUIRED PROVIDED:

WATER CLOSETS: 2 4
URINALS: 2 3
LAVATORIES: 2 4

WOMEN'S FIXTURES REQUIRED PROVIDED:

WATER CLOSETS: 4 8
LAVATORIES: 2 4

DRINKING FOUNTAINS REQUIRED PROVIDED:

1 4

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
---	-------------------------------------	----------------------------------	---	--	-------

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	Female: 1: 1-15	Male: 1: 1-75	Female: 1: 1-50	Male: 2: 76-150	Female: 2: 51-100	Male: 2: 101-200	Female: 3: 151-200	Male: 3: 101-150	Female: 3: 201-400	Male: 4: 201-300	Female: 4: 151-200	Male: 5: 301-400	Female: 5: 201-300	Male: 6: 301-400	Female: 6: 201-400
11: 201-400															

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 300 males.
--	---	--

- The figures shown are based upon (1) fixture being the minimum required for the number of persons indicated or any fraction thereof.
- 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
 - The required urinal shall be permitted to be omitted or
 - 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.
- 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 B Office or public buildings (areas accessible to the public)	200

- 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 CODE SUMMARY

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) (TABLE 601)									
BUILDING ELEMENT	TYPE I	TYPE I-B	TYPE IIA ^d	TYPE IIB	TYPE IIIA	TYPE IIIB	TYPE IV	TYPE VA	TYPE VB
Primary Structural Frame ^f (See Section 202)	3 ^a	2 ^a	1	0	1	0	HT	1	0
Bearing Walls Exterior ^{1g} Interior	3 3 ^a	2 2 ^a	1	0	2	2	2	1	0
Nonbearing Walls And Partitions - Exterior									
	See Table 602								
Nonbearing Walls And Partitions - Interior ^d	0	0	0	0	0	0	0	0	0
Floor Construction and Associated Secondary Members (see Section 202)	2	2	1	0	1	0	0	HT	1
Roof Construction and Associated Secondary Members (see Section 202)	1 1/2 ^b	1 ^{b,c}	1 ^{b,c}	0 ^c	1 ^{b,c}	0	HT	1 ^{b,c}	0

For SI: 1 foot = 304.8 mm.

- 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.
- Except in Group A, E, F-1, H, I, L, M, R-1, R-2, R-2.1 and S-1 occupancies, high-rise buildings, and other applications listed in Section 1.11 regulated by the Office of the State Fire Marshal, fire protection of structural members in roof construction shall not be required, including protection of primary structural frame members, roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
- For Group A, E, I, L, R-1, R-2, and R-2.1 occupancies, high-rise buildings, and other applications listed in Section 1.11 regulated by the Office of the State Fire Marshal, fire protection of members other than the primary structural frame shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
- One-story portions of Group A and E assembly occupies the roof-framing system of Type II A or Type III A construction may be of unprotected construction when such roof-framing system is open to the assembly area and does not contain concealed spaces.
- In all occupancies, heavy timber complying with Section 2304.11 shall be allowed for roof construction including primary structural frame members where a 1-hour or less fire-resistance rating is required.
- Not less than the fire-resistance rating required by other sections of this code.
- Not less than the fire-resistance rating based on fire separation distance (see Table 602).
- Not less than the fire-resistance rating as referenced in Section 704.10.
- Heavy timber bearing walls supporting more than two floors or more than a floor and a roof shall have a fire-resistance rating of not less than 1 hour.

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (TABLE 602) ^{a,d,g}				
FIRE SEPARATION DISTANCE = X (FEET)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H ^b L	OCCUPANCY GROUP F-1, M, S-1 ^c	OCCUPANCY GROUP A, B, E, F-2, I ^d , R-1, S-2, U ^e
x < 5 ^b	All	3	2	1
5 ≤ X < 10	IA Others	3 2	2 1	1 1
10 ≤ X < 30	IA, IB IIB, VB Others	2 1 1	0 0 1	1 ^c 0 1 ^c
X ≥ 30	All	0	0	0

For SI: 1 foot = 304.8 mm.

- Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
- See Section 706.1.1 for party walls.
- Open garage garages complying with Section 406 shall not be required to have a fire-resistance rating.
- The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.
- For special requirements for Group H occupancies, see Section 415.6.
- For special requirements for Group S aircraft hangars, see Section 412.3.
- Where Table 705.8 permits nonbearing exterior walls with unlimited area of unprotected openings, the required fire-resistance rating for the exterior walls is 0 hours.
- For a building containing only a Group U occupancy private garage or carport, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater or where equipped throughout with an automatic sprinkler system in accordance with Section 903.3 the fire-resistance rating shall not be required where the fire separation distance is 3 feet or greater.
- For a Group R-3 building of Type II-B or Type V-B construction, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 3 feet (1523 mm) or greater or where equipped throughout with an automatic sprinkler system in accordance with Section 903.3 the fire-resistance rating shall not be required where the fire separation distance is 3 feet or greater.

SYMBOL KEYS - BUILDING SECTION

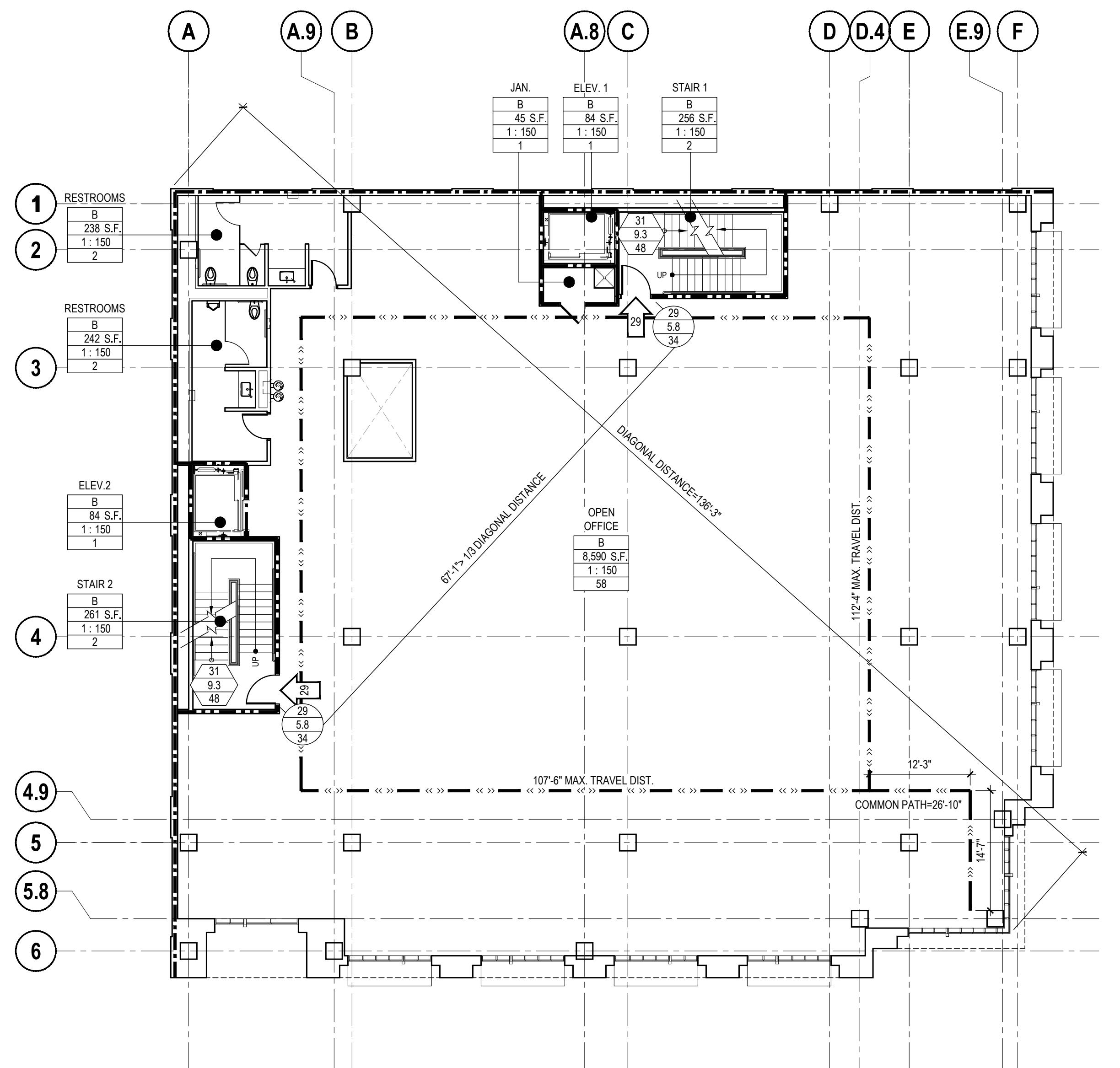
RATED SEPARATION DESIGNATION

- 1-HOUR FIRE RATED SEPARATION
- 2-HOUR FIRE RATED SEPARATION
- 3-HOUR FIRE RATED SEPARATION OR STRUCTURAL ELEMENTS

ALLOWABLE BUILDING AREA

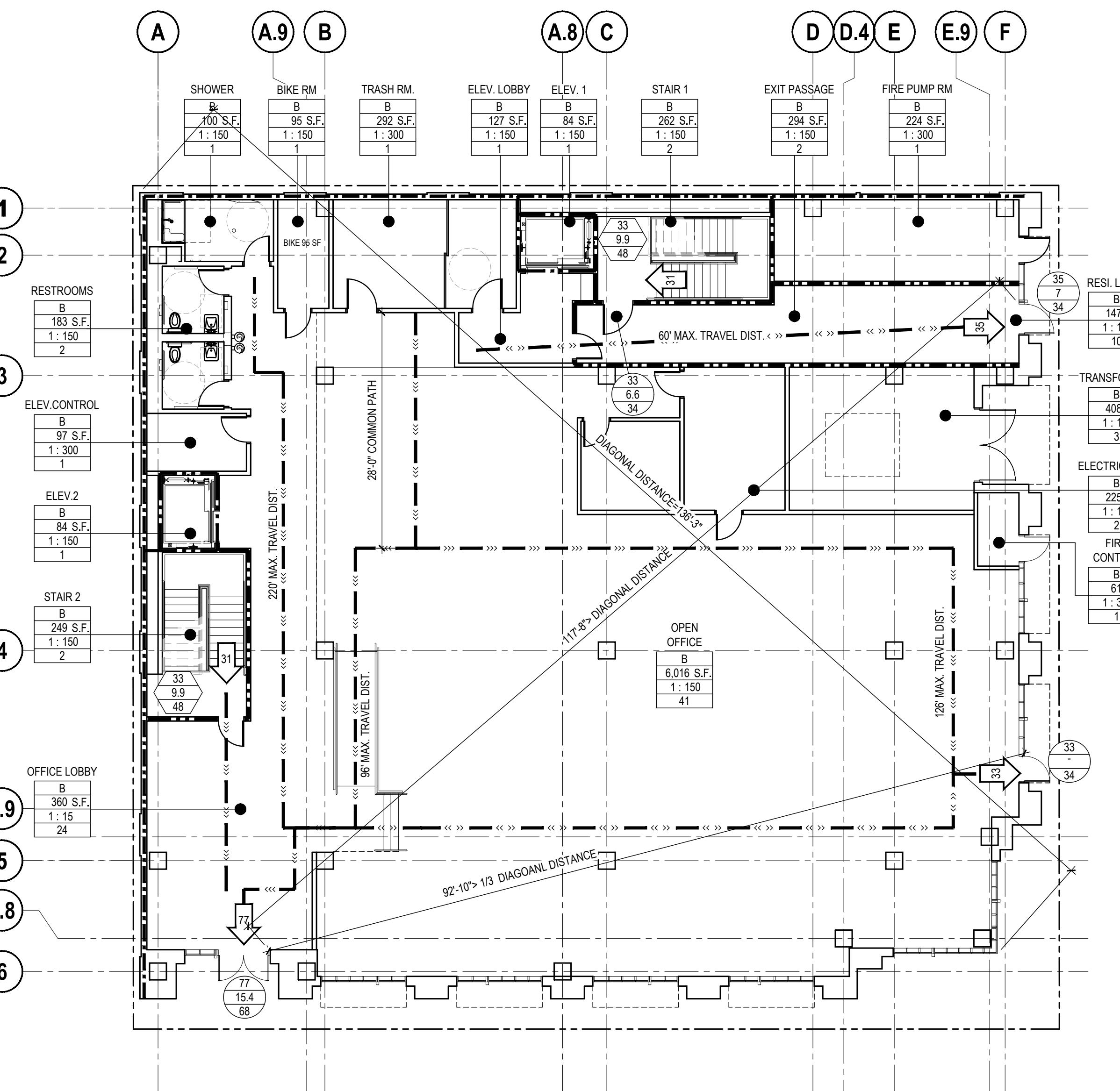
CONSTRUCTION TYPE:	OFFICE	RESIDENTIAL
	I-A	V-B
AUTOMATIC SPRINKLER CONFIGURATION:		
SM (BUILDING TWO OR MORE STORIES ABOVE GRADE PLANE, EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1).		
OCCUPANCY CLASSIFICATION		
B R-2		
MAXIMUM HEIGHT (TABLE 504.3)		
UL 60'-0"		
MAXIMUM NUMBER OF STORIES (TABLE 504.4)		
UL 3		
SM ALLOWABLE AREA FACTOR (TABLE 506.2)		
UL 7,000		
NS AREA FACTOR (TABLE 506.2)		
UL 7,000		
HEIGHT OF PROPOSED BUILDING		
55'		
NUMBER OF STORIES ABOVE GRADE		
4 1*		

SUMMARY:



SECOND LEVEL AREA PLAN

SCALE: 3/32 = 1'-0"



FIRST LEVEL AREA PLAN

SCALE: 3/32 = 1'-0"

SYMBOL KEY

AREA OCCUPANT LOAD DESIGNATION

NUMBER OF OCCUPANTS
EXIT WIDTH REQUIRED
EXIT WIDTH PROVIDED

STAIRWAY OCCUPANT LOAD DESIGNATION

NUMBER OF OCCUPANTS
STAIR WIDTH REQUIRED (INCHES)
STAIR WIDTH PROVIDED (INCHES)

EXIT IN ONE DIRECTION

EXIT IN BOTH DIRECTIONS

DIRECTION OF EGRESS/OCCUPANT LOAD DESIGNATION

DIRECTION OF EGRESS/OCCUPANT LOAD DESIGNATION

The logo consists of the letters 'F.E.' in a bold, sans-serif font, with a solid black circle positioned directly below the dot of the 'E'. To the right of the circle, the words 'FIRE EXTINGUISHER' and 'BRACKET-MOUNTED' are stacked vertically in a smaller, all-caps, sans-serif font.

— OCCUPANT LOAD

EXIT SIGNAGE DESIGNATION

RATED SEPARATION DESIGNATION

DIRECTION OF TRAVEL

EXIT WIDTH TABULATIONS

WINDY HILL PROPERTY VENTURES

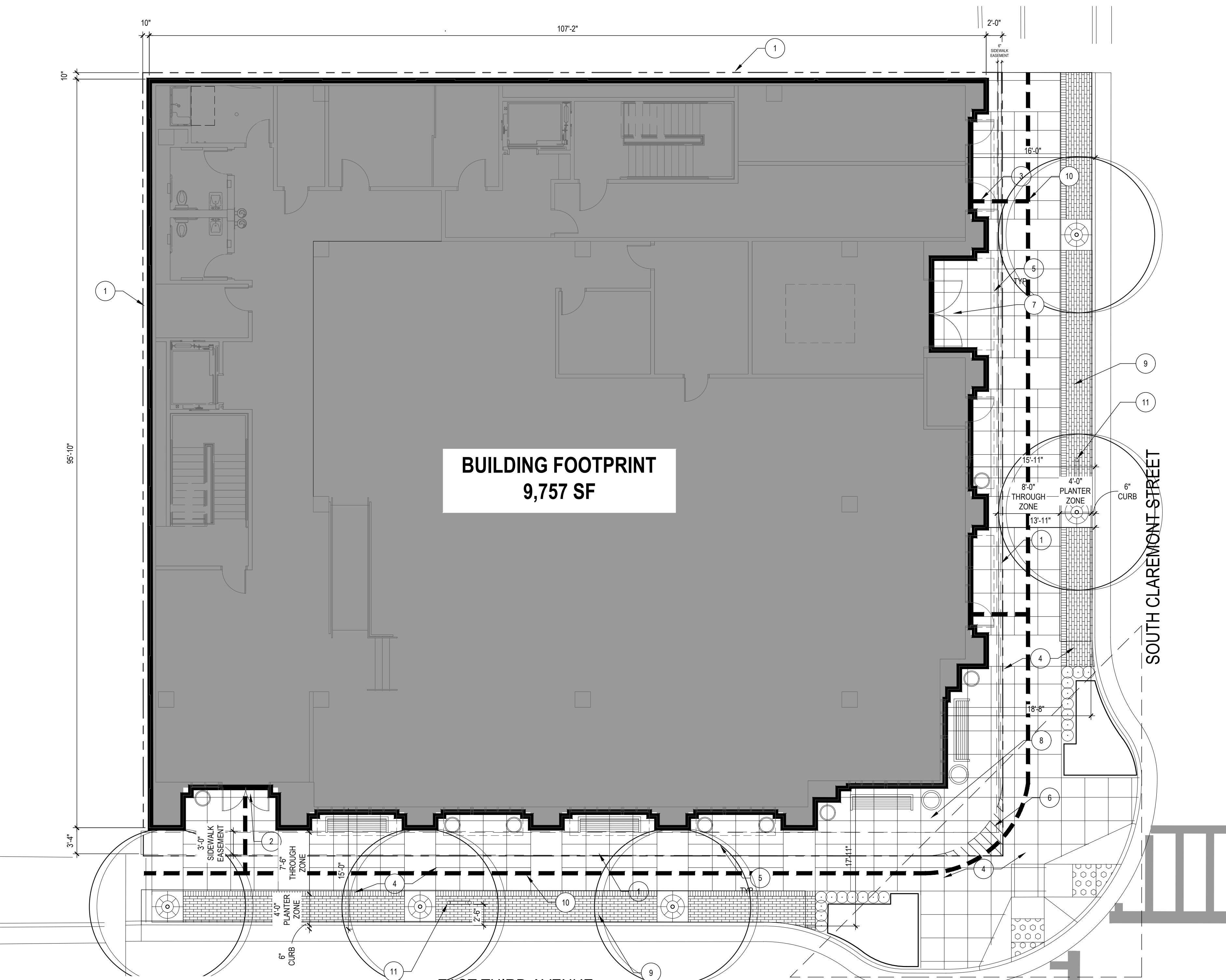
WINDMILL
435 E THIRD AVENUE
SAN MATEO, CA 94401

TE	DESCRIPTION
021	PRELIM. PLANNING SUBMITT
021	PRELIM. PLANNING REVISION
021	PRELIM. PLANNING RESUBMITT
021	FIRST FORMAL PLANNING SUB
022	SECOND PLANNING SUBMITT
022	THIRD PLANNING SUBMITT

Page 10

A 0.32

PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
435 E THIRD AVENUE
SAN MATEO, CA 94401



PROJECT DATA

ASSESSOR'S PARCEL NO.:	034181160
ZONING:	CBD/S - CENTRAL BUSINESS SUPPORT
SITE AREA:	11,035 S.F. / .25 ACRES
MAX. ALLOWABLE AREA / MAX. F.A.R.:	33,105 S.F. / 3.0
MAX. RESIDENTIAL UNITS (60 PER ACRE):	13 UNITS
CALIFORNIA DENSITY BONUS (ADDITIONAL 1.35):	17 UNITS
ALLOWABLE HEIGHT:	55'-0"
PROPOSED HEIGHT:	55'-0"
PROPOSED FLOOR AREA:	
FIRST FLOOR:	9,672 S.F. OFFICE: 8,300 S.F. RESIDENTIAL: 1,372 S.F.
SECOND FLOOR OFFICE:	9,007 S.F.
THIRD FLOOR OFFICE:	9,016 S.F.
FOURTH FLOOR OFFICE:	7,206 S.F.
FIFTH FLOOR RESIDENTIAL:	4,992 S.F.
TOTAL FLOOR AREA BUILDING:	39,893 S.F.
FLOOR AREA RATIO (39,893 S.F./11,035 S.F.)	3.61 ²
² PER CALIFORNIA DENSITY BONUS, ADDITIONAL FAR INCREASE BEYOND 3.0 REQUESTED	
PARCEL COVERAGE:	9,757 / 11,035 = 88.4%
F.A.R. (OFFICE AREA):	33,529 / 11,035 = 303.6%
F.A.R. (OFFICE AND RESIDENTIAL):	39,893 / 11,035 = 361.5%
TOTAL RESIDENTIAL UNITS PROVIDED:	(5) UNITS
UNIT TYPE COUNT:	(1) STUDIO (4) ONE-BEDROOM UNITS

PARKING ANALYSIS

TOTAL PARKING REQUIRED PER SAN MATEO MUNICIPAL CODE CHAPTER 27.64	
OFFICE(1,871,000) ² (33,367 SF)	63 SPACES
RESIDENTIAL (.5 / BEDROOM)	3 SPACES
PARKING TOTAL REQUIRED:	66 SPACES

NOTE: USING STATE DENSITY BONUS FOR OFFSITE PARKING WITH IN-LIEU OF FEES

KEYNOTES

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

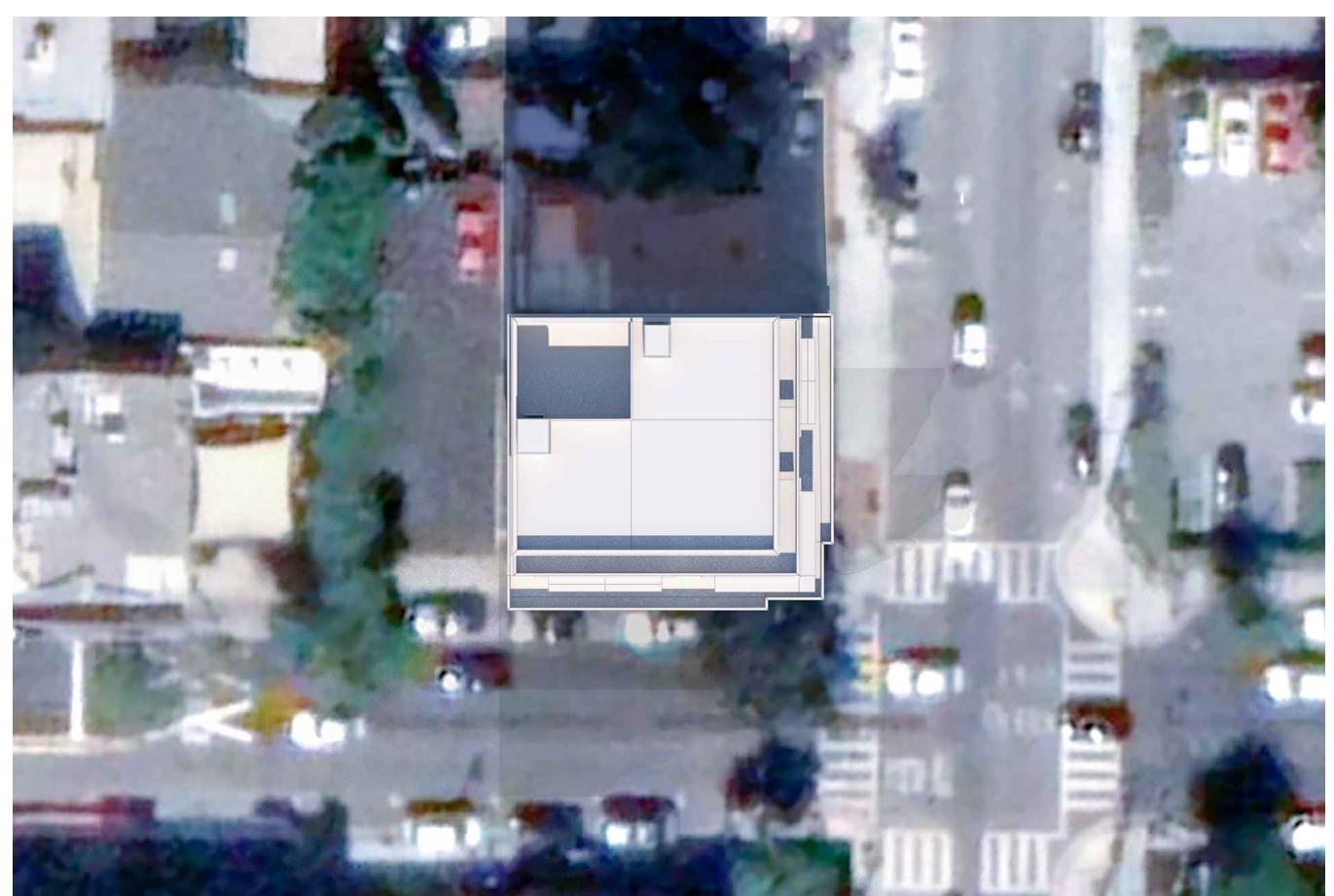
- 1 EXISTING PROPERTY LINE
- 2 MAIN ENTRY TO OFFICE SPACE
- 3 RESIDENTIAL ENTRY
- 4 EXISTING PUBLIC SIDEWALK TO BE REPLACED
- 5 DASHED LINE INDICATES CANOPY ABOVE
- 6 PUE EASEMENT
- 7 SOLID WASTE SERVICE LOCATION
- 8 PROPOSED FUTURE PUBLIC ART LOCATION
- 9 POTENTIAL FUTURE GREEN INFRASTRUCTURE
- 10 ACCESSIBLE PATH OF TRAVEL SHOWN DASHED
- 11 BICYCLE RACK FOR (2) SHORT TERM PARKING SPACES.

DATE	DESCRIPTION
03.18.2021	PRELIM. PLANNING SUBMITTAL
05.14.2021	PRELIM. PLANNING REVISIONS
07.30.2021	PRELIM. PLANNING RESUBMITTAL
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04.08.2022	SECOND PLANNING SUBMITTAL
06.22.2022	THIRD PLANNING SUBMITTAL
08.10.2022	FOURTH PLANNING SUBMITTAL



WINTER SOLSTICE - 9 AM

10



WINTER SOLSTICE - 12 PM

11



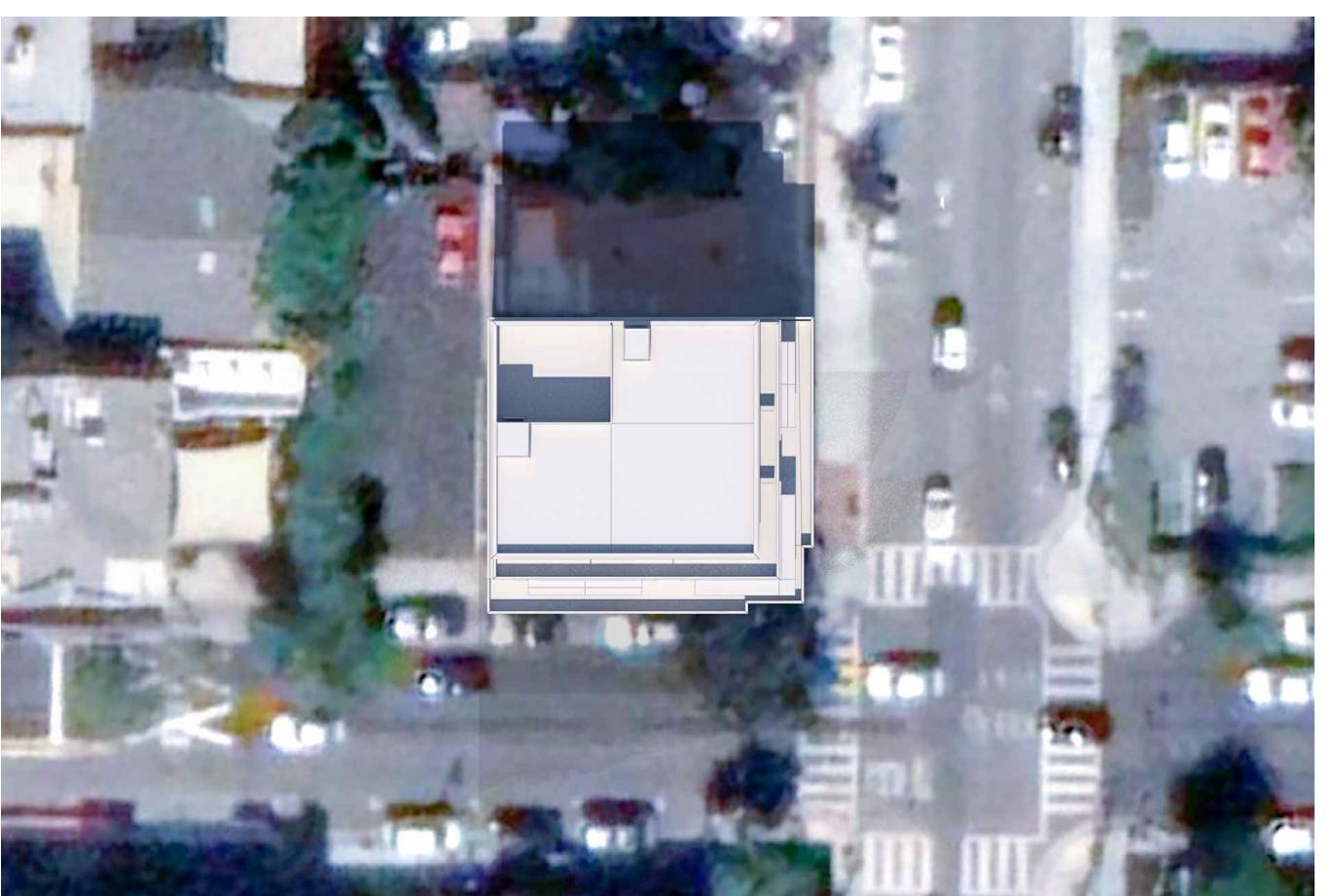
WINTER SOLSTICE - 3 PM

12



AUTUMN EQUINOX - 9 AM

7



AUTUMN EQUINOX - 12 PM

8



AUTUMN EQUINOX - 3 PM

9



SUMMER SOLSTICE - 9 AM

4



SUMMER SOLSTICE - 12 PM

5



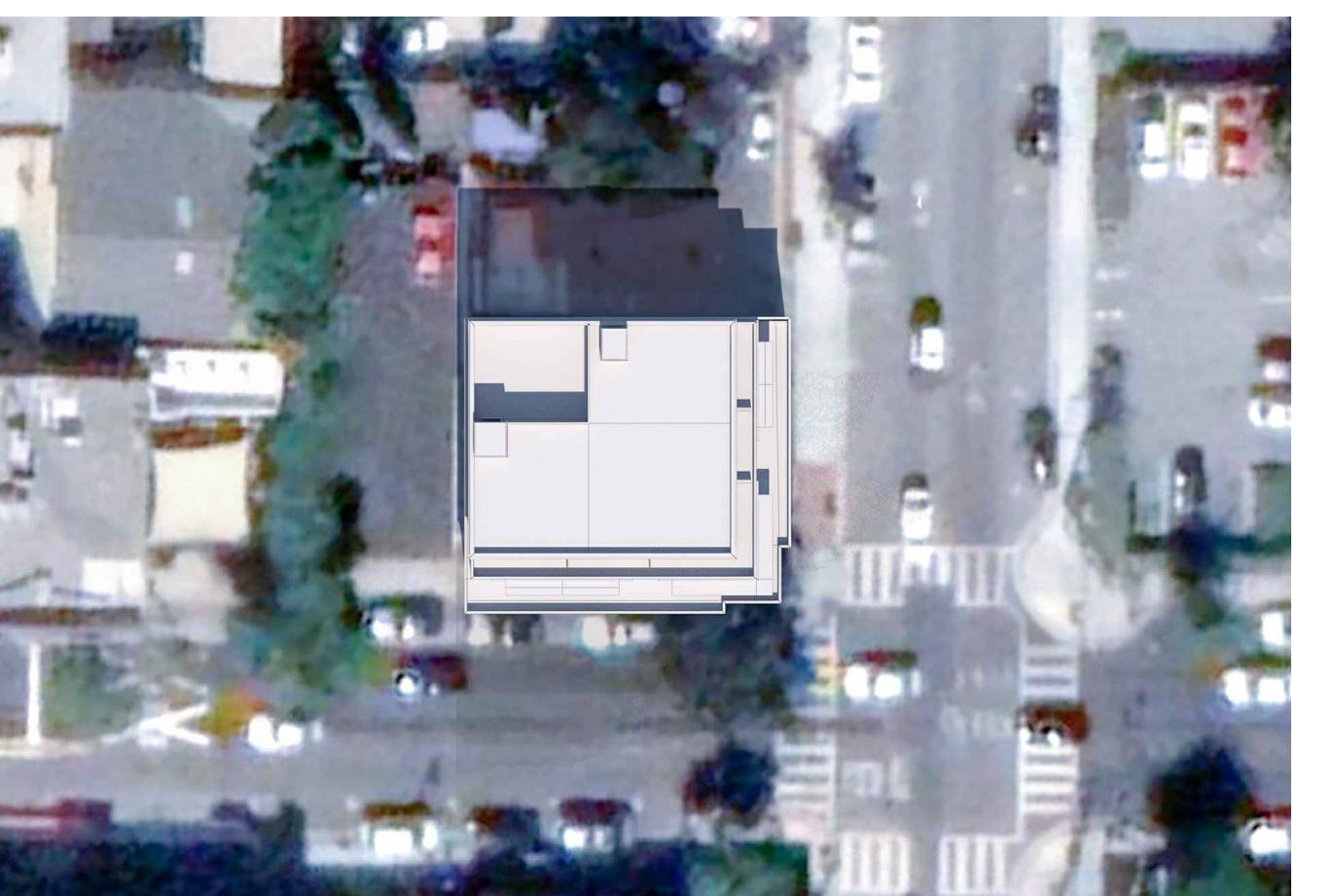
SUMMER SOLSTICE - 3 PM

6



SPRING EQUINOX - 9 AM

1



SPRING EQUINOX - 12 PM

2



SPRING EQUINOX - 3 PM

3

PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
435 E THIRD AVENUE
SAN MATEO, CA 94401

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06.22.2022 THIRD PLANNING SUBMITTAL
08.10.2022 FOURTH PLANNING SUBMITTAL

SOLAR SHADOW STUDY

A 1.11

PROJECT NO: 215293



ARC TEC
ARCHITECTURAL TECHNOLOGIES

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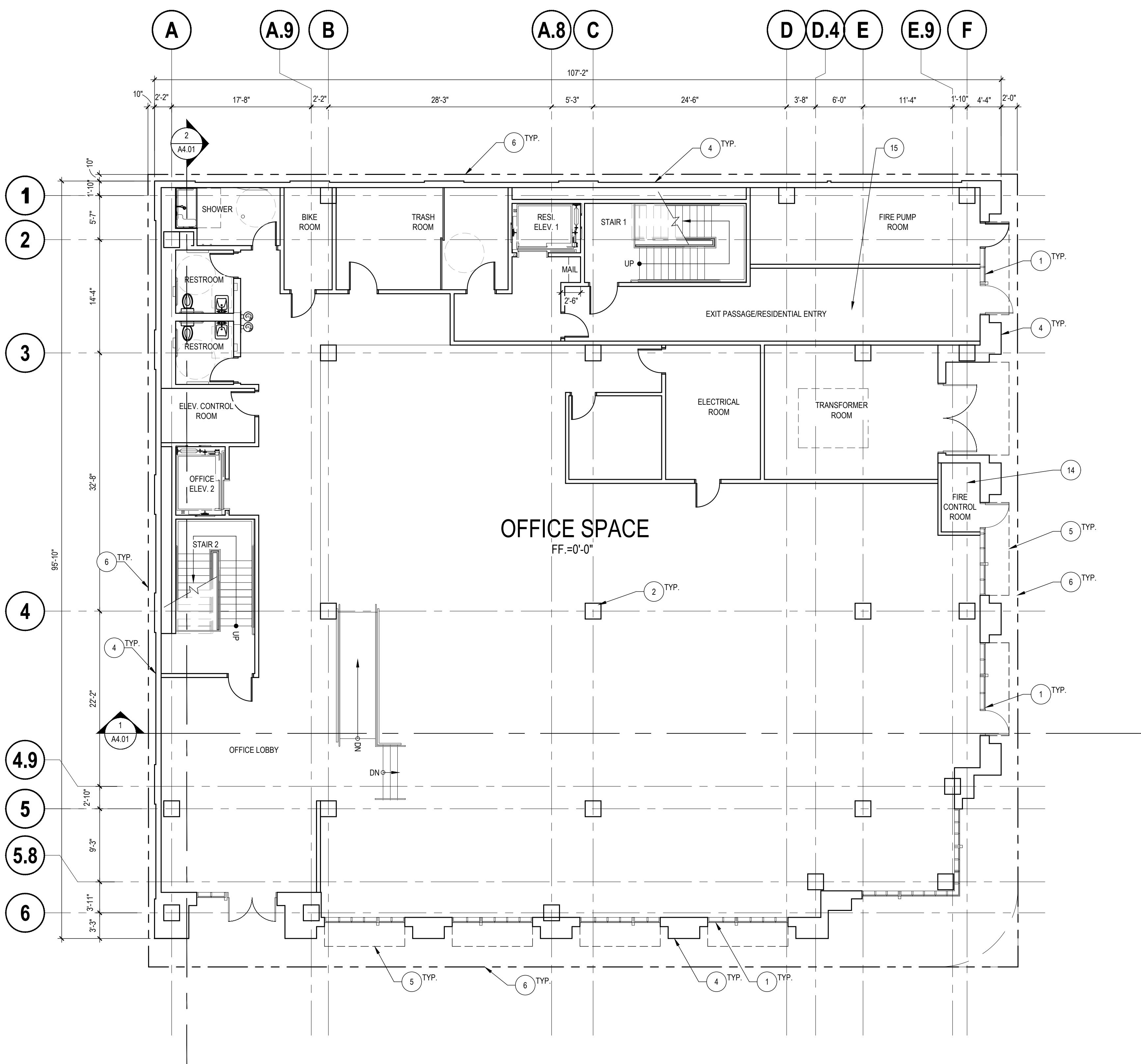
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KEYNOTES

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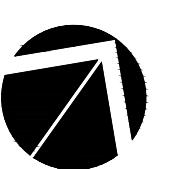
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- 2 STRUCTURAL COLUMN
- 3 NOT USED
- 4 EXTERIOR WALL; REFER TO EXTERIOR ELEVATIONS FOR FINISH SPECIFICATION
- 5 CANOPY ABOVE, SHOWN DASHED
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- 7 EDGE OF BALCONY WITH 42" HIGH GUARDRAIL, REFER TO EXTERIOR ELEVATIONS FOR GUARDRAIL SPECIFICATION
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- 12 LINE OF BALCONY BELOW
- 13 PATIO DIVIDERS
- 14 KNOX BOX KEY SHUT OFF FOR FUTURE PHOTOVOLTAIC SYSTEM.
- 15 RATED EXIT PASSAGE



FIRST LEVEL PLAN

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

0 5 10 20 30 40



A 2.11

PROJECT NO: 215293



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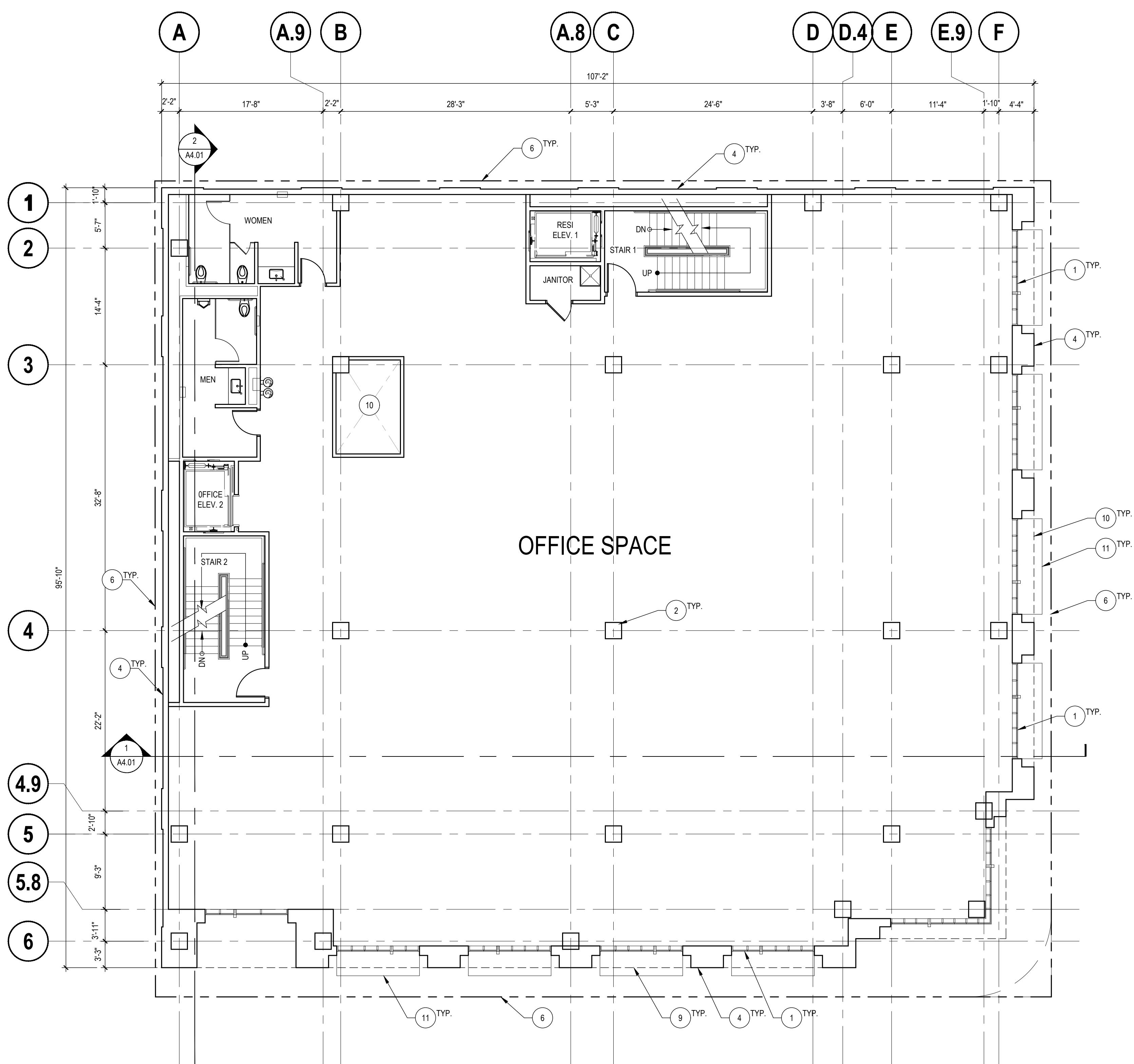
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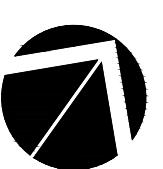
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SECOND LEVEL PLAN

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



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06.22.2022 THIRD PLANNING SUBMITTAL
08.10.2022 FOURTH PLANNING SUBMITTAL

SECOND LEVEL PLAN

A 2.12

PROJECT NO: 215293

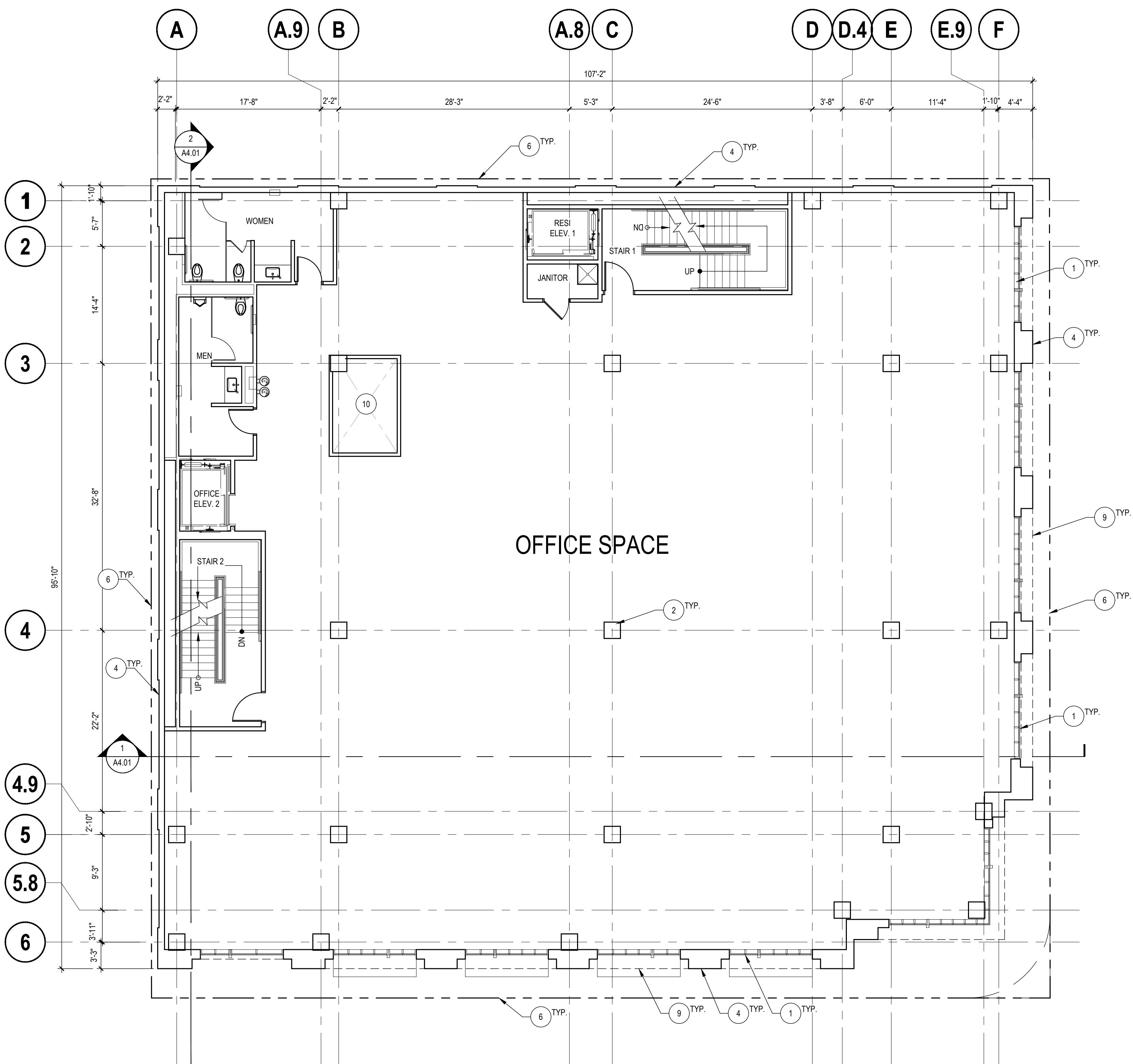
KEYNOTES

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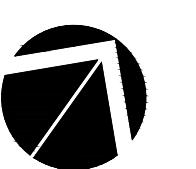
PLANNING APPLICATION FOR:
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435 E THIRD AVENUE
SAN MATEO, CA 94401

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08.10.2022	FOURTH PLANNING SUBMITTAL



THIRD LEVEL PLAN

SCALE: 1/8" = 1' 0"

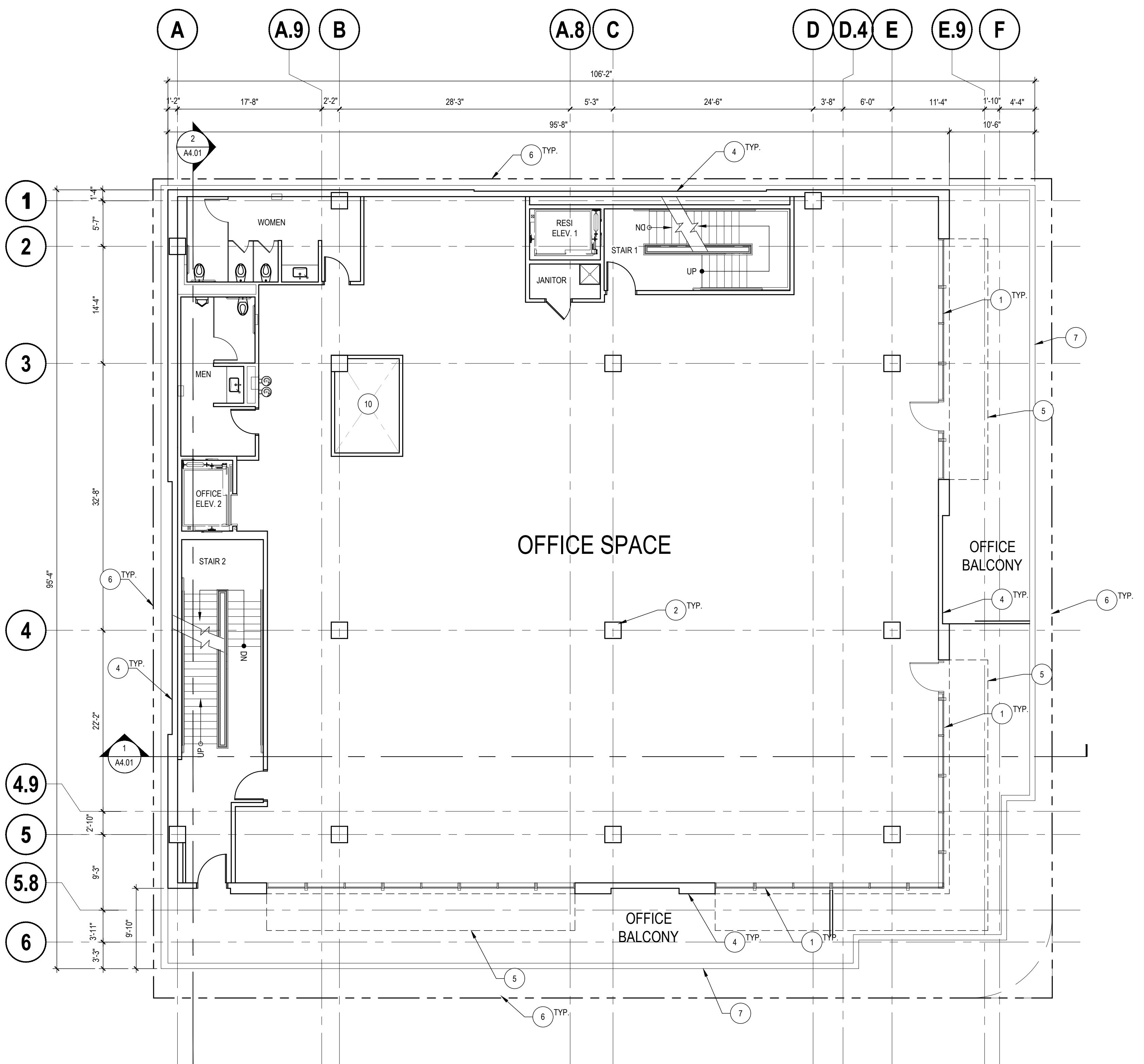


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KEYNOTES

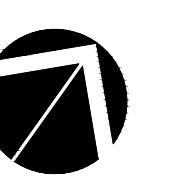
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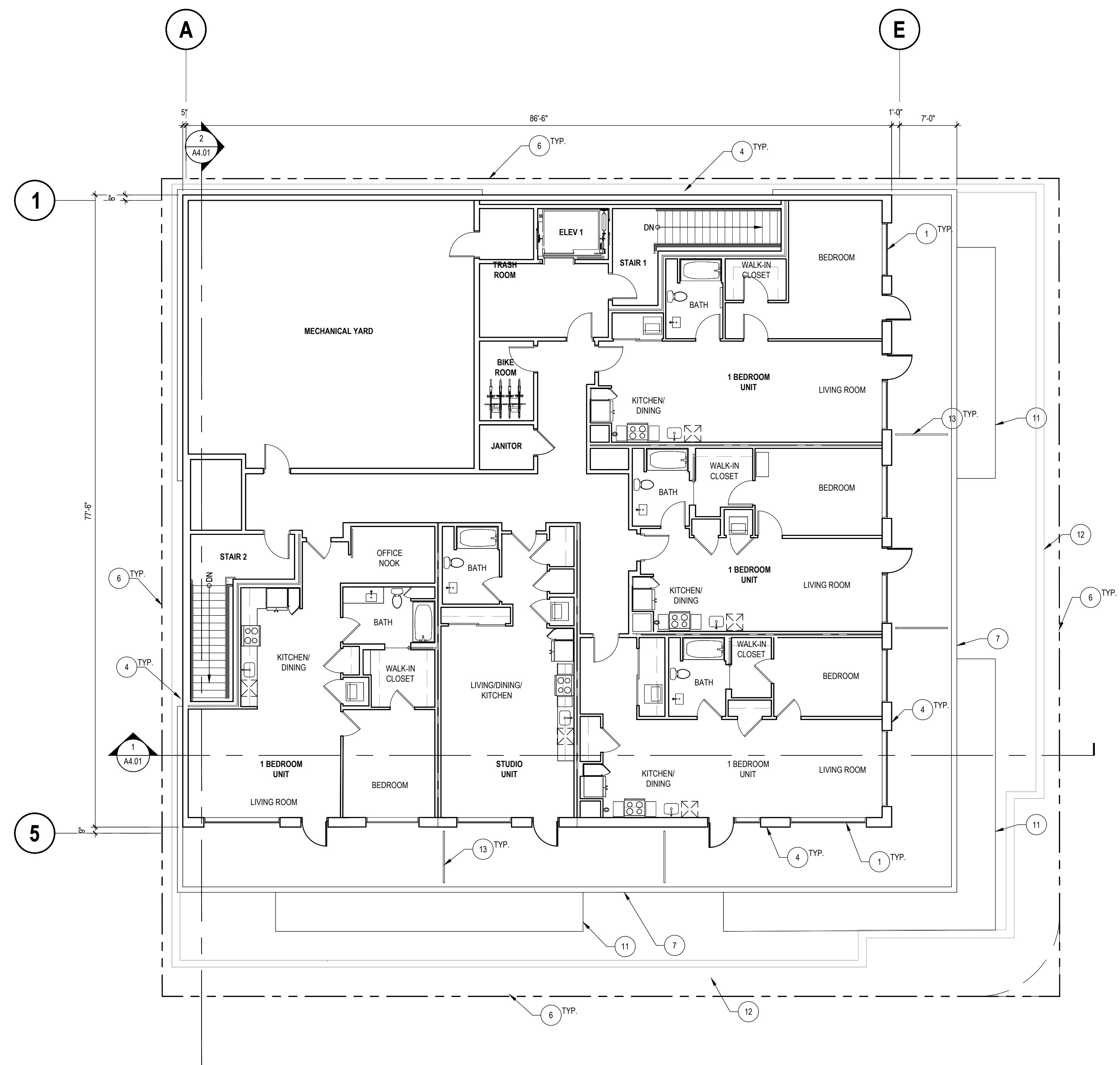
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OURTH LEVEL PLAN

SCALE: 1/8" = 1' 0"





KEYNOTES

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27.38.130 RESIDENTIAL DEVELOPMENT STANDARDS.

(a) Open Space. Residential development shall include private usable open space equal to at least 80 square feet per dwelling unit or common usable open space equal to at least 150% of the private usable open space requirements, or a combination of both.

Private usable open space used to fulfill this requirement shall have a usable area of not less than 75 square feet and shall not be less than six (6) feet in any dimension.

PROJECT PROPOSES TO MODIFY PER THE STATE DENISTRY
CODE THE REQUIRES TO:

27.38.130 RESIDENTIAL DEVELOPMENT STANDARDS.

(a) Open Space. Residential development shall include private usable open space equal to at least 60 square feet per dwelling unit or common usable open space equal to at least 150% of the private usable open space requirements, or a combination of both.

Private usable open space used to fulfill this requirement shall have a usable area of not less than 60 square feet and shall not be less than six (6) feet in any dimension.

RESIDENTIAL UNITS COUNT:

STUDIO	1 UNIT
ONE BEDROOMS	4 UNITS
TOTAL	5 UNITS

PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
435 E THIRD AVENUE
SAN MATEO, CA 94401

TE	DESCRIPTION
021	PRELIM. PLANNING SUBMITTAL
021	PRELIM. PLANNING REVISIONS
021	PRELIM. PLANNING RESUBMITTAL
021	FIRST FORMAL PLANNING SUBM.
022	SECOND PLANNING SUBMITTAL
022	THIRD PLANNING SUBMITTAL
022	FOURTH PLANNING SUBMITTAL

FIFTH LEVEL PLAN

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

A horizontal bar chart showing a single step function. The x-axis is labeled with 0, 5, 10, 20, 30, and 40. The y-axis is unlabeled. The function is zero from x=0 to x=5, then jumps to 100. It remains at 100 from x=5 to x=10, then jumps to 200. It remains at 200 from x=10 to x=20, then jumps to 300. It remains at 300 from x=20 to x=30, then jumps to 400. It remains at 400 from x=30 to x=40.

A 2.15



ARC TEC
ARCHITECTURAL TECHNOLOGIES

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PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
435 E THIRD AVENUE
SAN MATEO, CA 94401

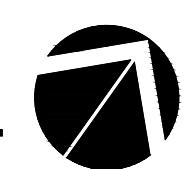
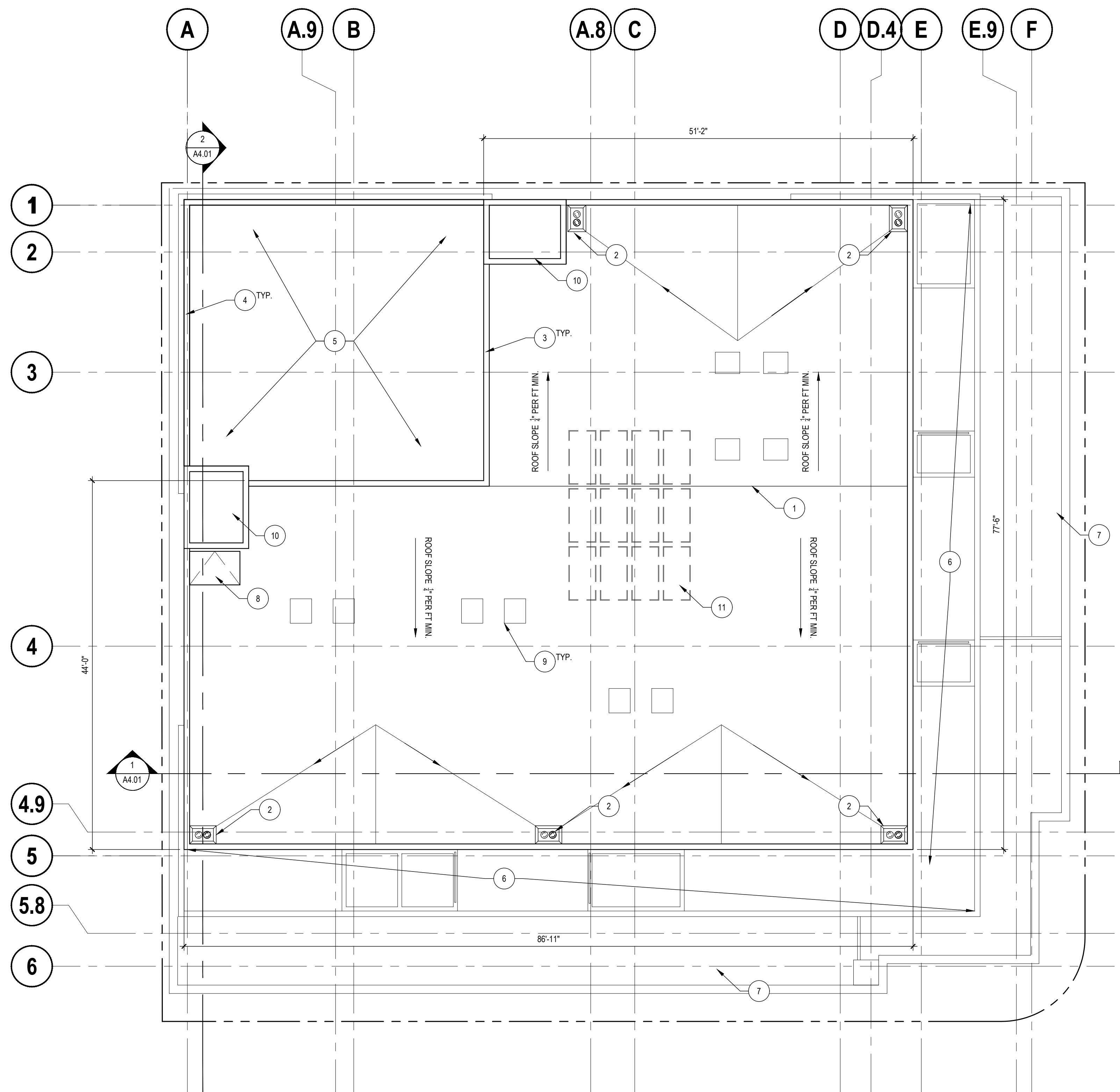
KEYNOTES

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

- 1 RIDGE
- 2 ROOF DRAIN AND OVERFLOW
- 3 PARAPET WALL, SEE ELEVATION FOR HEIGHTS
- 4 ROOF SCREEN, SEE ELEVATION FOR HEIGHTS
- 5 MECHANICAL YARD BELOW
- 6 RESIDENTIAL DECKS BELOW
- 7 OFFICE 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 PENTHOUSE
- 11 SOLAR READY ZONE FOR INSTALLATION OF THE FUTURE PV SYSTEM. 15% MINIMUM OF TOTAL ROOF AREA PER 2019 CECC 110.10(b)(b), 5KW MIN PER SM REACH CODE

ROOF PLAN

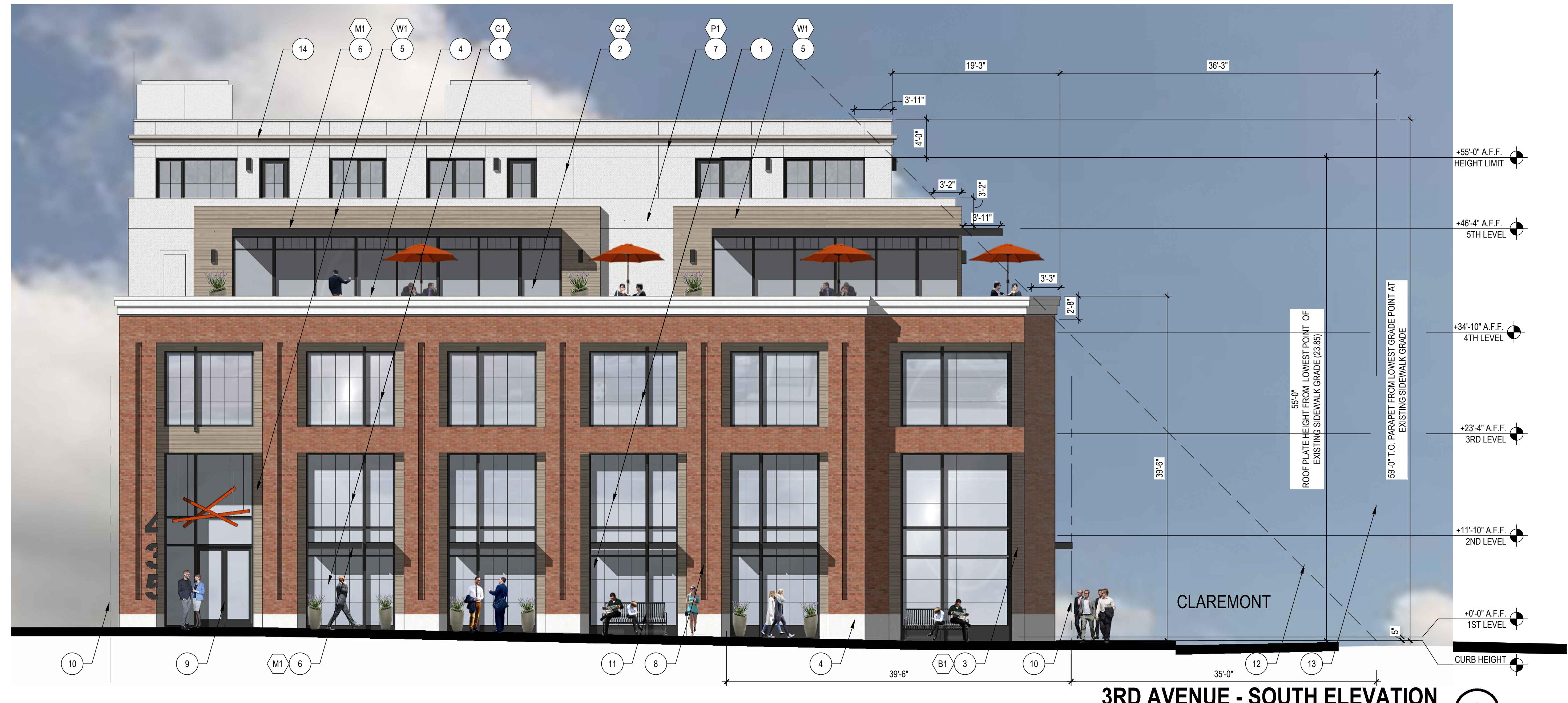
SCALE: 1/8" = 1'-0"



DATE DESCRIPTION
03.18.2021 PRELIM. PLANNING SUBMITTAL
05.14.2021 PRELIM. PLANNING REVISIONS
07.30.2021 PRELIM. PLANNING RESUBMITTAL
12.03.2021 FIRST FORMAL PLANNING SUBM.
04.08.2022 SECOND PLANNING SUBMITTAL
06.22.2022 THIRD PLANNING SUBMITTAL
08.10.2022 FOURTH PLANNING SUBMITTAL

A 2.31

PROJECT NO: 215293



3RD AVENUE - SOUTH ELEVATION

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

6



S. CLAREMONT STREET - EAST ELEVATION

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

8

KEYNOTES

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

- 1 1" INSULATED LOW E GLAZING SYSTEM WITH LOW TINT GLASS IN BLACK ALUMINUM FRAMES AND VERTICAL BUTT JOINTS
- 2 1" INSULATED LOW E GLAZING SYSTEM WITH GRAY TINT GLASS IN BLACK ALUMINUM FRAMES WITH VERTICAL AND HORIZONTAL EXPRESSED MULLIONS
- 3 THIN BRICK OVER METAL FRAMING
- 4 PRECAST CONCRETE
- 5 WOOD CLADDING OVER METAL FRAMING
- 6 ALUMINUM COMPOSITE METAL PANEL CANOPY/EYEBROW
- 7 STUCCO FINISH AND EXTERIOR SHEATHING OVER METAL STUD FRAME
- 8 RECESSED BRICK WORK WITH INTEGRAL LED LIGHTING
- 9 ENTRY/EXIT DOOR
- 10 EXISTING PROPERTY LINE
- 11 EXPRESSED MULLION
- 12 REQUIRED STREET WALL SETBACK PER SAN MATEO DOWNTOWN PLAN POLICIES SHOWN DASHED - ALLOWABLE INTRUSIONS ABOVE THE STREET WALL AREA ARE LIMITED TO MINOR ARCHITECTURAL DETAILING NOT EXCEEDING FOUR (4) FEET IN HEIGHT AND PARAPETS INCLUDING RAILINGS AND ARBORS
- 13 CENTERLINE OF PUBLIC RIGHT OF WAY
- 14 ARCHITECTURAL MANUFACTURED STONE TRIM

PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
435 E THIRD AVENUE
SAN MATEO, CA 94401

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04.06.2022	SECOND PLANNING SUBMITTAL
06.22.2022	THIRD PLANNING SUBMITTAL
08.10.2022	FOURTH PLANNING SUBMITTAL

EXTERIOR ELEVATIONS
A 3.01

PROJECT NO. 215293

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3RD AVENUE - ENLARGED ELEVATION - 3RD AND 4TH LEVEL DECKS

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



S CLAREMONT ST- ENLARGED ELEVATION

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



3RD AVENUE - ENLARGED ELEVATION - OFFICE LOBBY

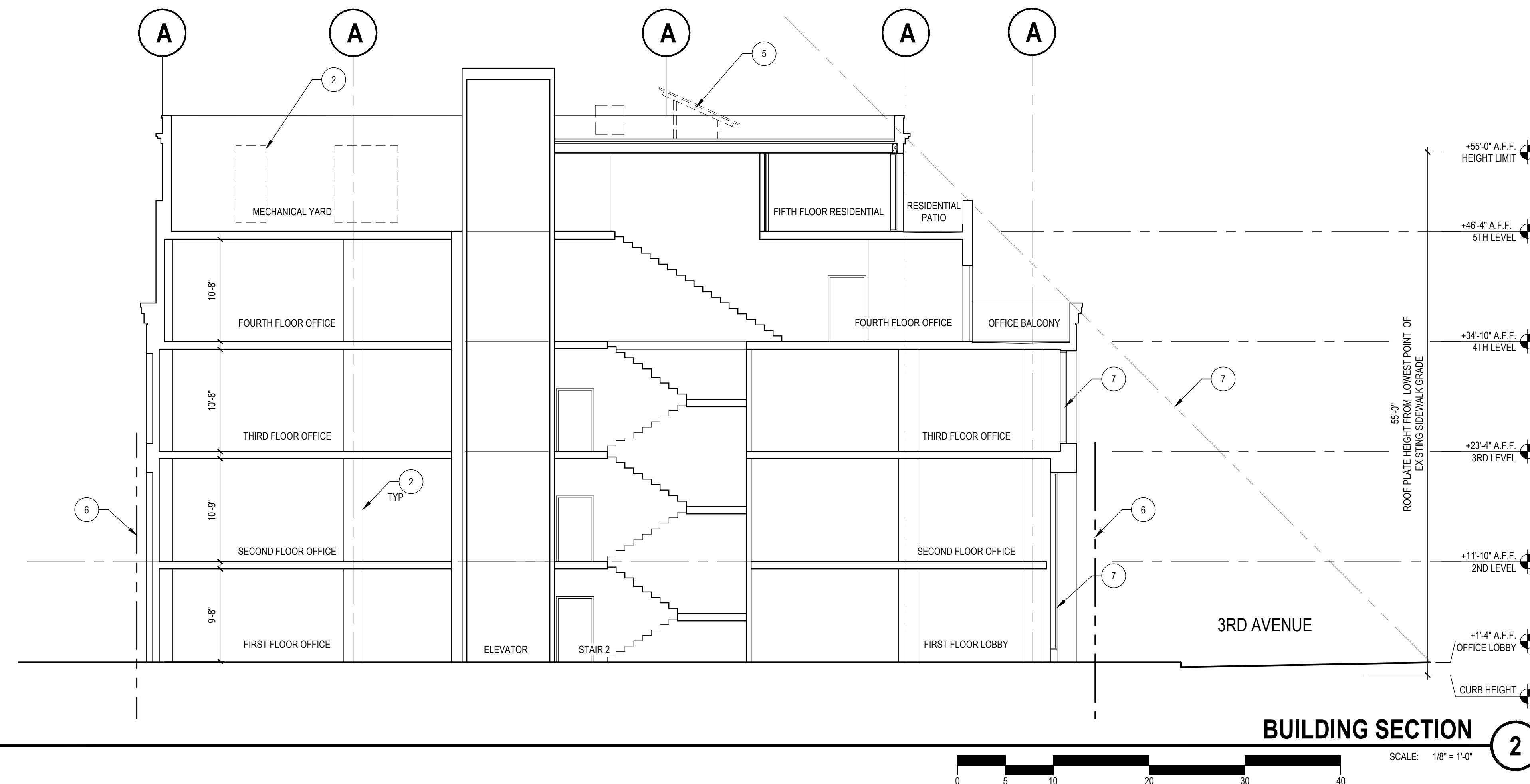
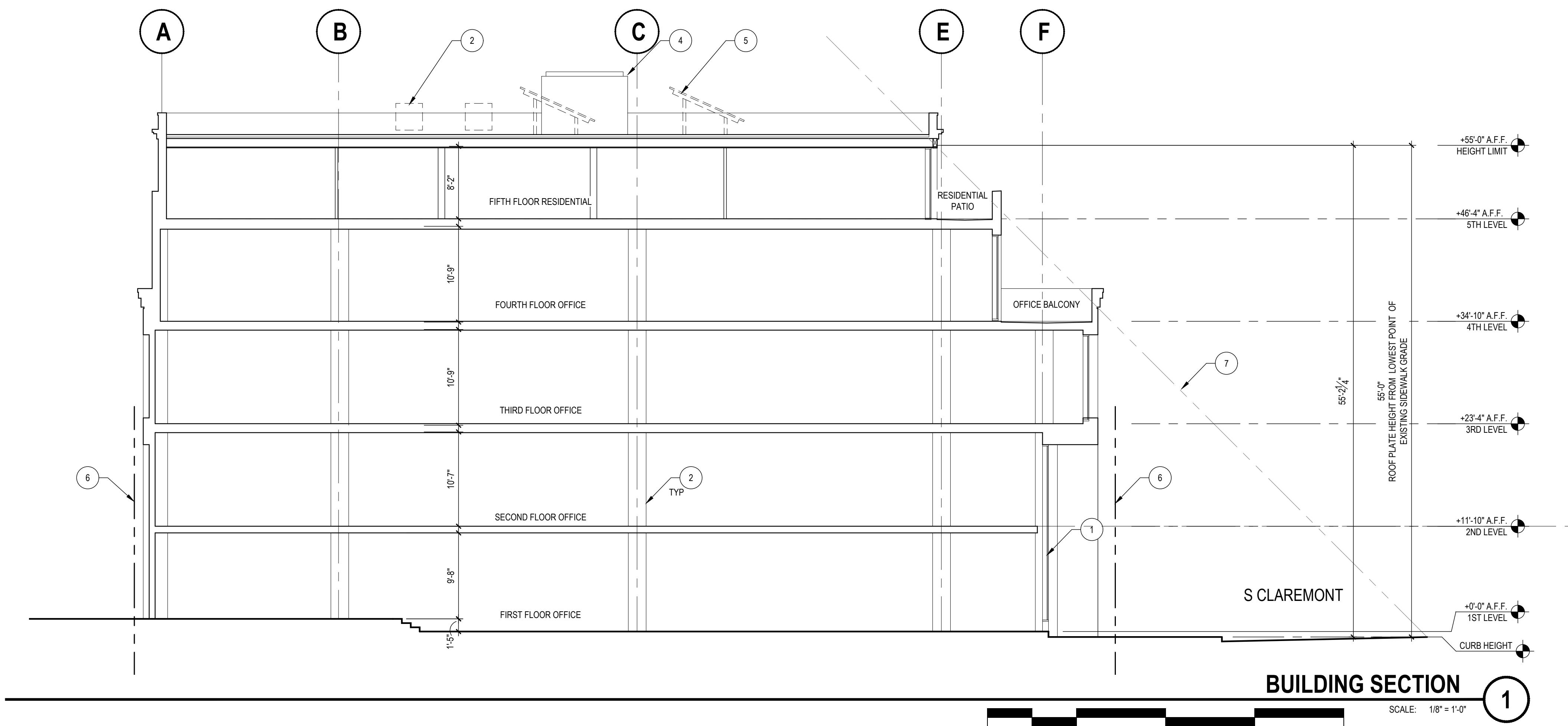
SCALE: 1/4" = 1'-0"

PLANNING APPLICATION FOR: **WINDY HILL PROPERTY VENTURES**

DATE	DESCRIPTION
3.2021	PRELIM. PLANNING SUBMITTA
4.2021	PRELIM. PLANNING REVISIONS
5.2021	PRELIM. PLANNING RESUBMITTA
3.2021	FIRST FORMAL PLANNING SUBM
3.2022	SECOND PLANNING SUBMITTA
3.2022	THIRD PLANNING SUBMITTA
3.2023	FOURTH PLANNING SUBMITTA

EXTERIOR ELEVATIONS

A 3.03



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2021-0607595-435 E Third Avenue (2) Planning 2020-0810-244 San Mateo, CA 94401 Subm. Date: Sep 01 2022 2:59pm Update

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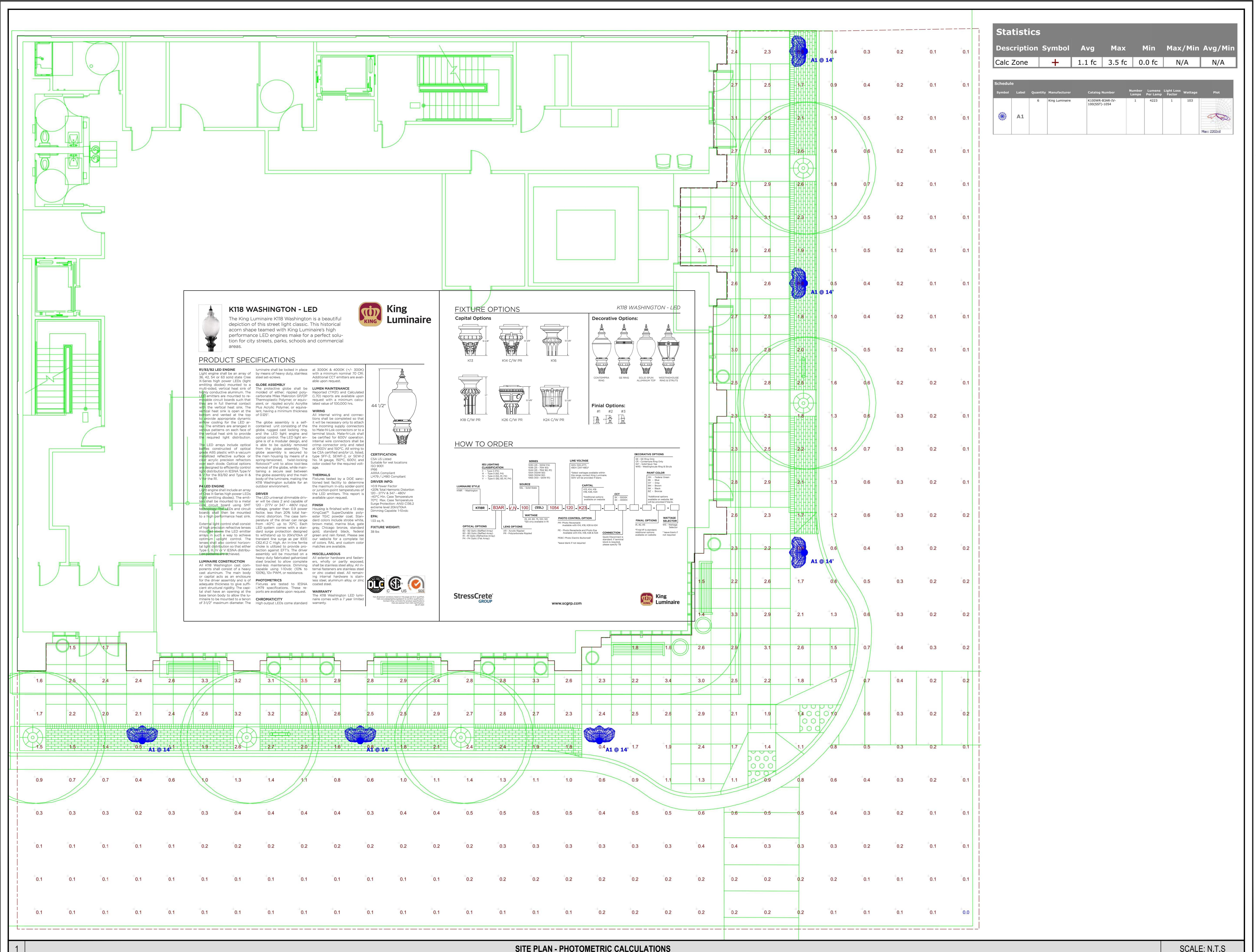
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2021-0607595-



Warm Shell Office Building, Residential and Site for:
WINDY HILL PROPERTY VENTURES

INDY HIL
property ventures

NOT FOR CONSTRUCTION

ELECTRICAL TE LIGHTING - PHOTOMETRIC CALCULATIONS

E1.1

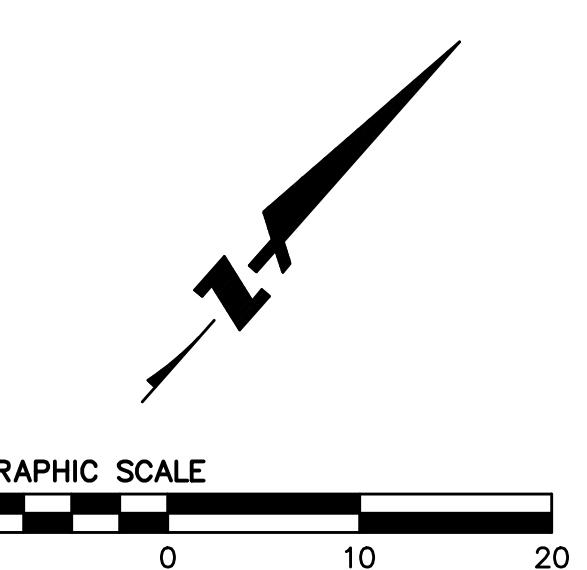
PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES

WINDTOWER
435 E THIRD AVENUE
SAN MATEO, CA 94401

REGISTERED PROFESSIONAL ENGINEER
JANINE C. LAPP
No. 85762
EXP. 9/30/22
CIVIL
STATE OF CALIFORNIA

EXISTING CONDITIONS

PROJECT NO: 21529



150 CALIFORNIA STREET
SUITE 600
SAN FRANCISCO, CA 94111
(415) 930-7900
www.bkf.com

Association with:

WINDY HILL PROPERTY VENTURES

105 E TUDOR AVENUE

433 E THIRD AVENUE
SAN MATEO, CA 94401

WINDY HILL PR 105 E TUDOR AVENUE

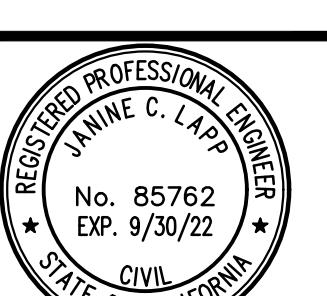
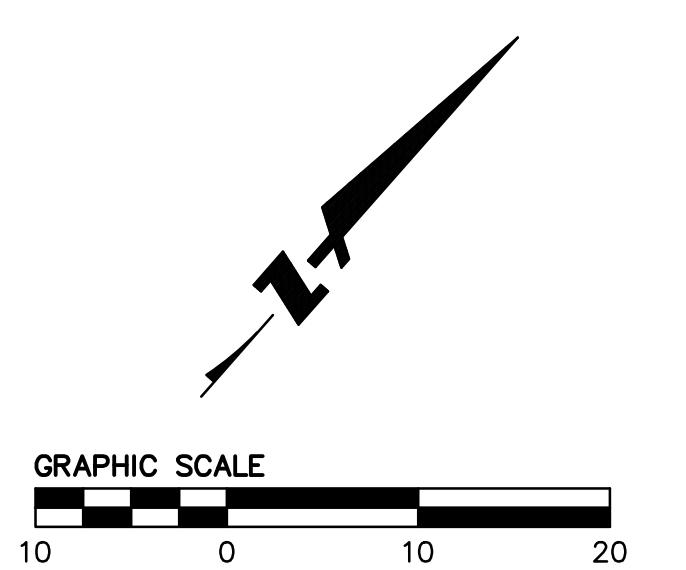
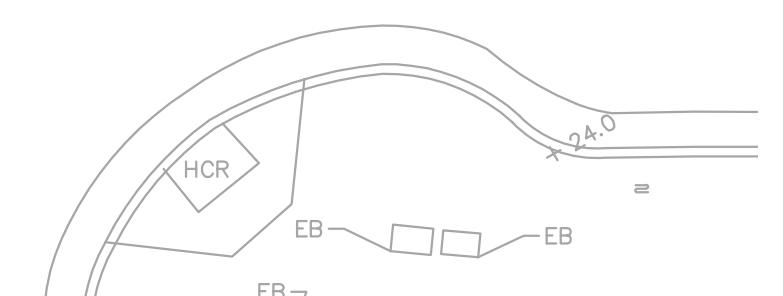
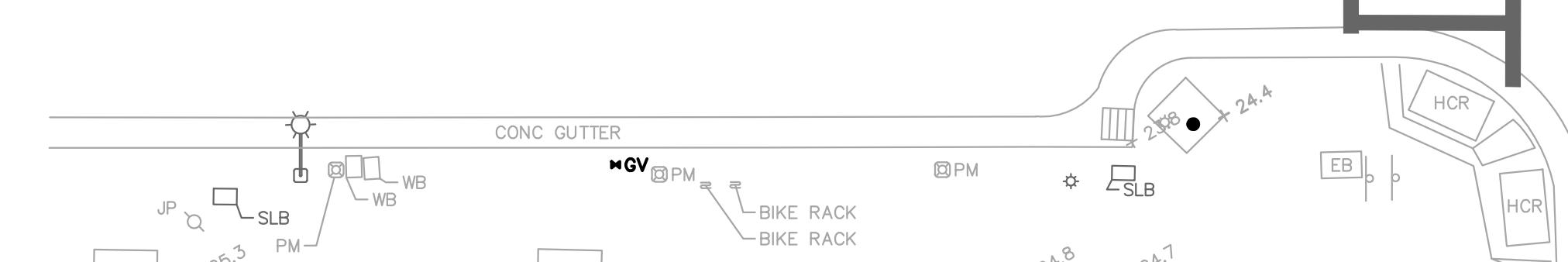
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8.14.2021	PRELIM. PLANNING REVISI
7.30.2021	PRELIM. PLANNING RESUBMIT
6.03.2021	FORMAL PLANNING SUBMITT
4.04.2022	FORMAL PLANNING SUBMITTA
6.22.2022	FORMAL PLANNING SUBMITTA
8.10.2022	FORMAL PLANNING SUBMITTA

NOTES:

1. THE PROJECT WILL BE REQUIRED TO GRIND AND OVERLAY WITH 2.5" OF AC THE CURB-TO-CURB WIDTH OF THE ROADWAYS AND ENTIRE INTERSECTIONS ADJACENT TO THE PROJECT PRIOR TO OCCUPANCY.
2. REPLACE EXISTING STRIPING IN KIND AFTER PAVEMENT GRIND AND

OVERLAY.

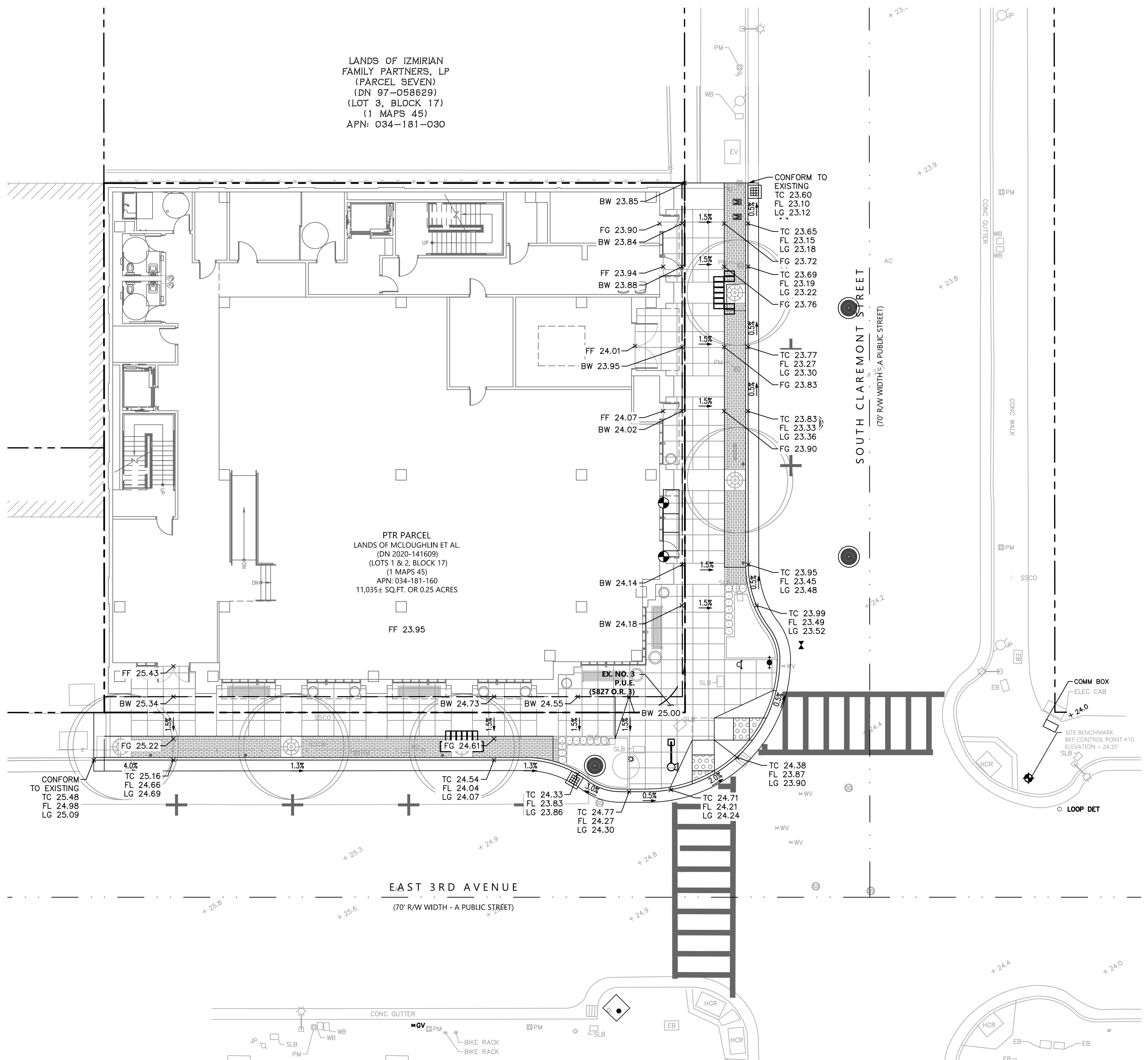
PARKING COUNT:
EXISTING STREET PARKING: 4 STALLS



SITE PLAN

PROJECT NO: 21529

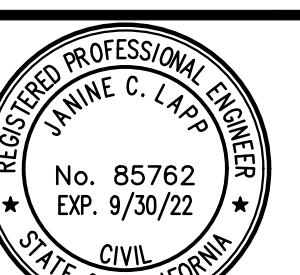
LANDS OF IZMIRIAN
FAMILY PARTNERS, LP
(PARCEL SEVEN)
(DN 97-058629)
(LOT 3, BLOCK 17)
(1 MAPS 45)
APN: 034-181-030



PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
435 E THIRD AVENUE

SAN MATEO, CA 94401

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4.04.2022	FORMAL PLANNING SUBMITTAL 2
5.22.2022	FORMAL PLANNING SUBMITTAL 3
3.10.2022	FORMAL PLANNING SUBMITTAL 4



PRELIMINARY GRADING PLAN

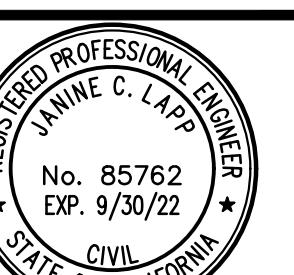
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WINDY HILL PROPERTY VENTURES

PLANNING APPLICATION FOR:

435 E THIRD AVENUE
SAN MATEO, CA 94401

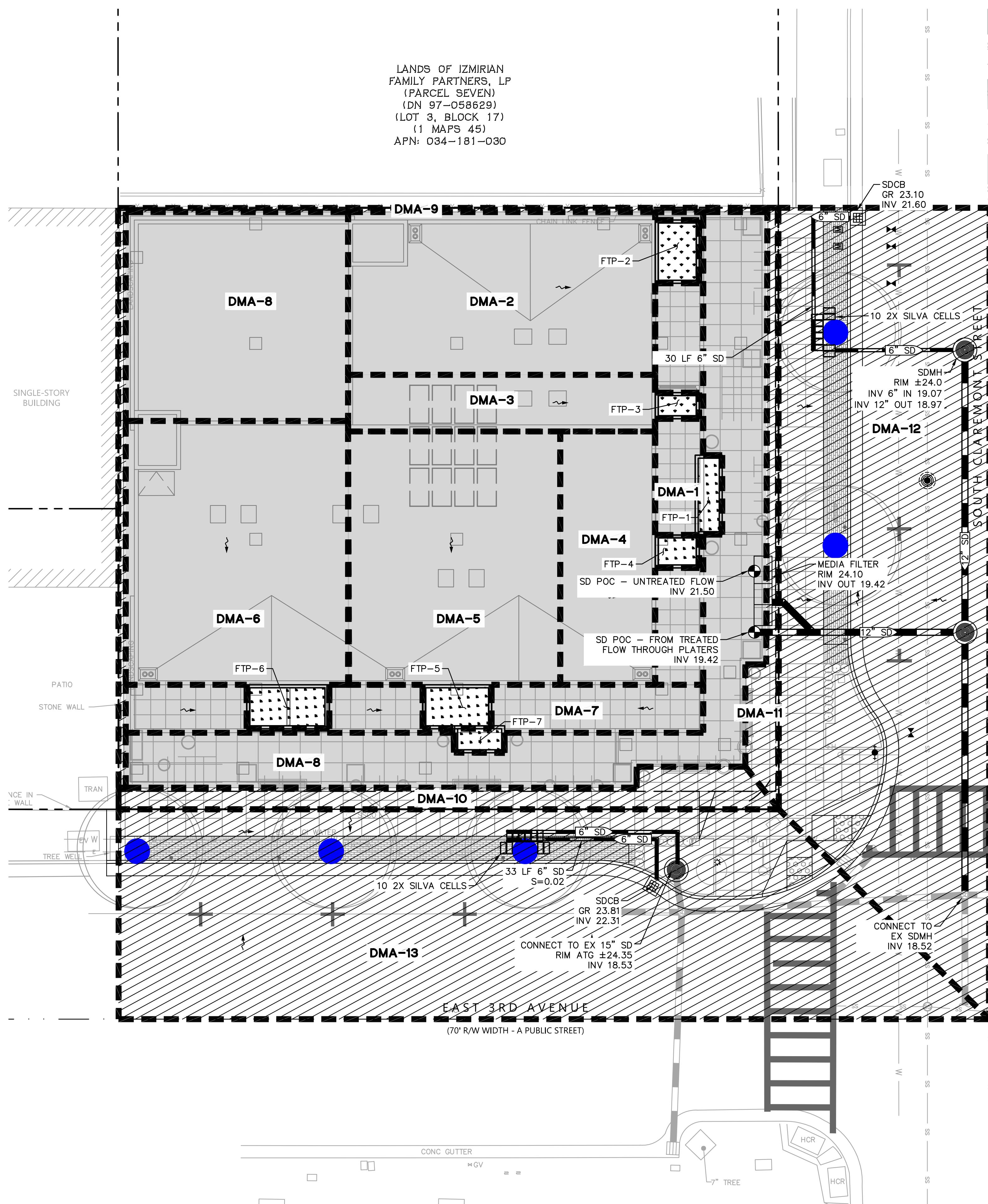
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4.04.2022	FORMAL PLANNING SUBMITTA
5.22.2022	FORMAL PLANNING SUBMITTA
8.10.2022	FORMAL PLANNING SUBMITTA



PRELIMINARY UTILITY PLAN

64.0

21529



BIO-RETENTION PLANTER TREATMENT AREA							
DRAINAGE AREA	DRAINAGE AREA SIZE (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA* (SF)	REQUIRED TREATMENT AREA (SF)/ VOLUME (CFS)	PROVIDED TREATMENT AREA (SF)/ VOLUME (CFS)	PROPOSED TREATMENT CONTROLS
DMA-1	523	480	0	480	19	43	LID: FTP-1
DMA-2	1467	1406	0	1406	56	60	LID: FTP-2
DMA-3	516	495	0	495	20	21	LID: FTP-3
DMA-4	709	680	0	680	27	28	LID: FTP-4
DMA-5	1578	1512	0	1512	60	66	LID: FTP-5
DMA-6	1735	1657	0	1657	66	78	LID: FTP-6
DMA-7	613	587	0	587	23	26	LID: FTP-7
DMA-8	2977	2977	0	2975	0.012	33.75	NON-LID: MEDIA FILTER
DMA-9	192	192	0	192	1 EVERGREEN TREES OR 2 DECIDUOUS TREES	2 PROPOSED TREES	INTERCEPTOR TREE CREDITS
DMA-10	459	459	0	459	1 2x SILVA CELLS	1 2X SILVA CELLS	SILVA CELLS
DMA-11	263	263	0	263	1 2x SILVA CELLS	1 2X SILVA CELLS	SILVA CELLS
DMA-12	4138	4138	0	4138	9 2X SILVA CELLS	9 2X SILVA CELLS	SILVA CELLS
DMA-13	4464	4464	0	4464	9 2X SILVA CELLS	9 2X SILVA CELLS	SILVA CELLS
TOTAL	19634	19310	0	19308			

*THE EFFECTIVE IMPERVIOUS SURFACE AREA IS EQUAL TO THE TOTAL IMPERVIOUS AREA AND 0.1 X THE TOTAL PERVIOUS AREA EXCLUDING THE TREATMENT AREA

NOTE: THE PROJECT WILL NOT BE ALLOWED TO USE TREE INTERCEPTOR CREDITS PER THE NEW MRP WHICH WENT INTO EFFECT ON 7/1/2022. THE PROJECT WILL UTILIZE ALTERNATIVE METHODS FOR MEETING STORMWATER MANAGEMENT REQUIREMENTS.

LEGEND.

IMPERVIOUS AREA: ROOF

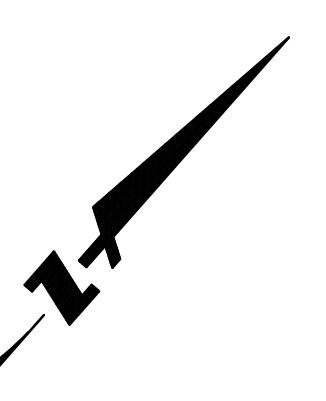
IMPERVIOUS AREA: PAVEMENT

PERVIOUS AREA: FLOW-THROUGH PLANTER

DRAINAGE MANAGEMENT AREA (DMA)

MEDIA FILTER

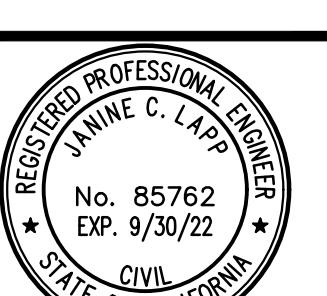
INTERCEPTOR TREE



PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES

435 E THIRD AVENUE
SAN MATEO, CA 94401

DATE	DESCRIPTION
3.18.2021	PRELIM. PLANNING SUBMITTA
5.14.2021	PRELIM. PLANNING REVISION
7.30.2021	PRELIM. PLANNING RESUBMITTA
8.03.2021	FORMAL PLANNING SUBMITTA
9.04.2022	FORMAL PLANNING SUBMITTAL
9.22.2022	FORMAL PLANNING SUBMITTAL
10.20.2022	FORMAL PLANNING SUBMITTAL



PRELIMINARY STORMWATER MANAGEMENT PLAN

PROJECT NO: 215293

GENERAL EROSION & SEDIMENT CONTROL NOTES

DEVELOPER: WINDY HILL PROPERTY VENTURES
530 EMERSON STREET, SUITE 150
PALO ALTO, CA 94301

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
2. CIVIL ENGINEER: BKF ENGINEERS
150 CALIFORNIA STREET, SUITE 600
SAN FRANCISCO, CA 94111
(415) 930-7900
3. CONSTRUCTION SUPERINTENDENT: TBD
(XXX) XXX-XXXX
4. CONTRACTOR: TBD
ADDRESS
ADDRESS
(XXX) XXX-XXXX
5. CONTRACTOR SHALL IMPLEMENT CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMPS) FOR EROSION AND SEDIMENT CONTROL THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH THE PROVISIONS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WHICH IS MADE A PART OF THESE PLANS BY REFERENCE. CONSTRUCTION MATERIALS, EQUIPMENT, AND VEHICLES SHALL BE PROPERLY MAINTAINED AND MANAGED IN ACCORDANCE WITH THE SWPPP AND ALL OTHER APPLICABLE REQUIREMENTS.
6. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
7. DEVELOPER WILL SUBMIT TO THE CITY MONTHLY (AT THE FIRST OF EACH MONTH BETWEEN OCT 1ST AND APRIL 30TH) CERTIFICATIONS THAT ALL EROSION/SEDIMENT MEASURES IDENTIFIED ON THE APPROVED EROSION CONTROL PLAN ARE IN PLACE. IF MEASURES ARE NOT IN PLACE, DEVELOPER SHALL PROVIDE THE CITY WITH A WRITTEN EXPLANATION OF WHY THE MEASURE IS NOT IN PLACE AND WHAT WILL BE DONE TO REMEDY THIS SITUATION.
8. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
9. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
10. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
11. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
12. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
13. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.

In Association with:

EROSION & SEDIMENT CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO SEPTEMBER 15 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES. DURING THE NON-RAINY SEASON BEST MANAGEMENT PRACTICES (BMPS) MUST BE IMPLEMENTED DURING CONSTRUCTION WHICH INCLUDES, BUT IS NOT LIMITED TO: STABILIZED CONSTRUCTION ENTRANCE, TIRE WASH AREA AND INLET PROTECTION.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS. (ALSO INCLUDE THIS NOTE ON GRADING PLANS.)
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.
5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 09/23, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.
6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
7. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.

MAINTENANCE NOTES

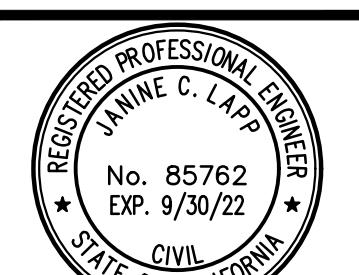
1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
 - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.

DUST CONTROL NOTES

1. ALL ACTIVE CONSTRUCTION AREAS SHALL BE WATERED AT LEAST TWICE DAILY.
2. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED OR SHALL RETAIN AT LEAST TWO FEET OF FREEBOARD.
3. ALL UNPAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT THE CONSTRUCTION SITE SHALL BE EITHER PAVED, WATERED THREE TIMES DAILY, OR TREATED WITH NON-TOXIC SOIL STABILIZERS.
4. ALL PAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT THE CONSTRUCTION SITE SHALL BE SWEEPED (WITH WATER SWEEPERS) DAILY.
5. IF VISIBLE SOIL MATERIAL IS CARRIED ONTO PUBLIC STREETS, THE STREET SHALL BE SWEEPED (WITH WATER SWEEPERS) DAILY.

PLANNING APPLICATION FOR:
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435 E THIRD AVENUE
SAN MATEO, CA 94401

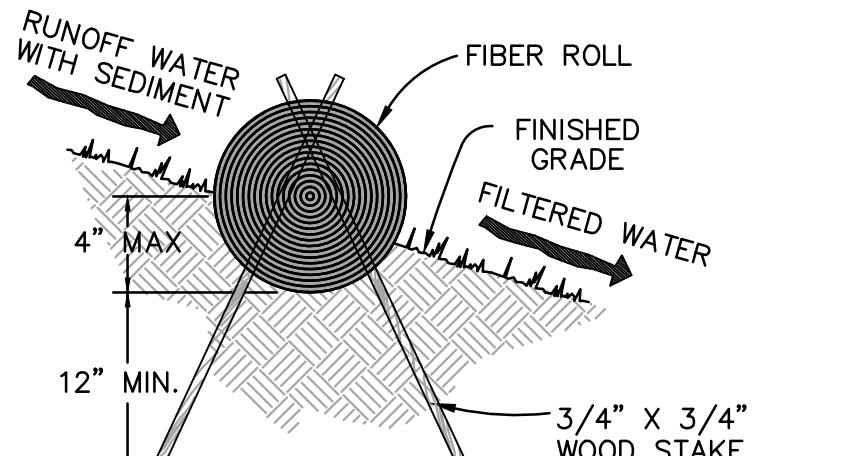
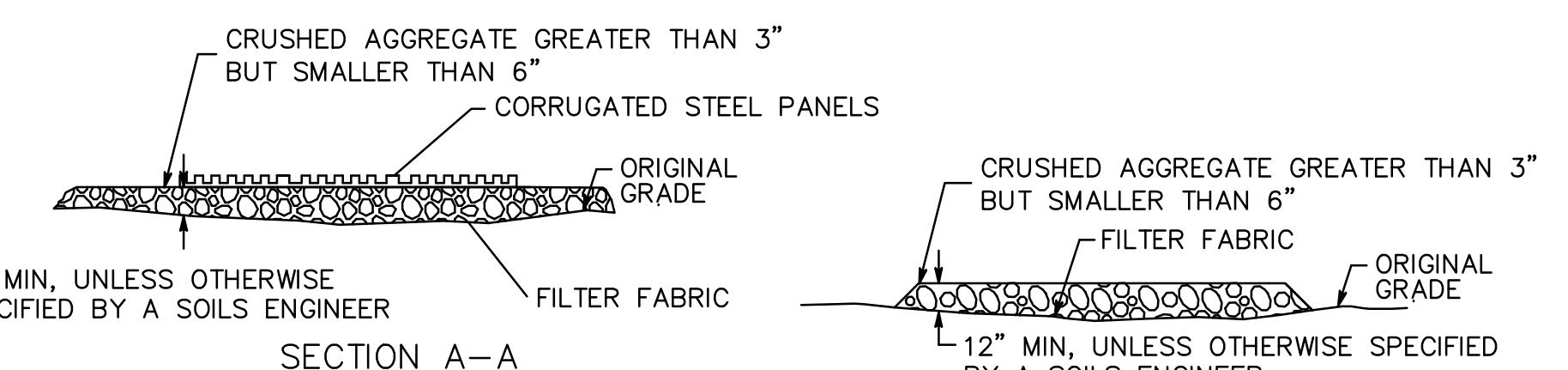
DATE DESCRIPTION
03.18.2021 PRELIM. PLANNING SUBMITTAL
05.14.2021 PRELIM. PLANNING REVISIONS
07.30.2021 PRELIM. PLANNING RESUBMITTAL
12.03.2021 FORMAL PLANNING SUBMITTAL
04.04.2022 FORMAL PLANNING SUBMITTAL 2
06.22.2022 FORMAL PLANNING SUBMITTAL 3
08.10.2022 FORMAL PLANNING SUBMITTAL 4



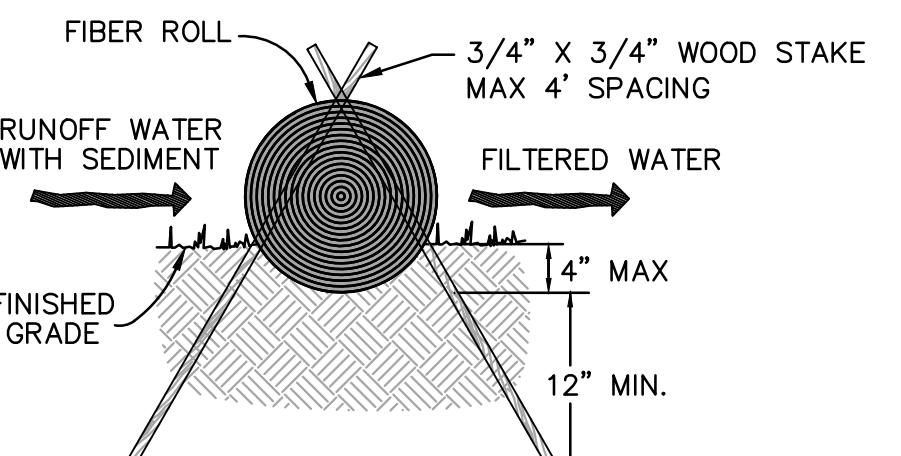
EROSION CONTROL NOTES AND DETAILS

C6.1

PROJECT NO: 215233



**ENTRENCHMENT DETAIL
IN SLOPE AREA**



**ENTRENCHMENT DETAIL
IN FLAT AREA**

NOTES:

1. PREPARE SLOPE BEFORE THE FIBER ROLL PROCEDURE IS STARTED.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, RUN PARALLEL TO THE CONTOUR. INSTALL FIBER ROLL FROM THE BOTTOM OF THE SLOPE AND WORK UP.
3. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE FIBER ROLL AND INTO THE SOIL FOR WOODEN STAKES.
4. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE FIBER ROLL.
5. INSTALL STAKES AT LEAST EVERY THREE FEET APART THROUGH THE FIBER ROLL.
6. ADJACENT FIBER ROLLS SHALL TIGHTLY ABUT.
7. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
8. INSTALL AT LOCATIONS SHOWN ON PLANS. IN SLOPE AREAS SPACE FIBER ROLLS EVERY 5 VERTICAL FEET ON SLOPE.

1 FIBER ROLLS

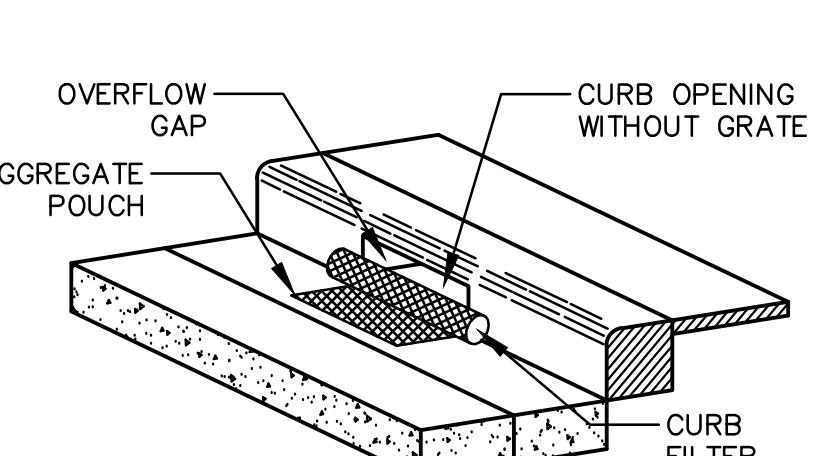
NTS

2 STABILIZED CONSTRUCTION ENTRANCE/EXIT

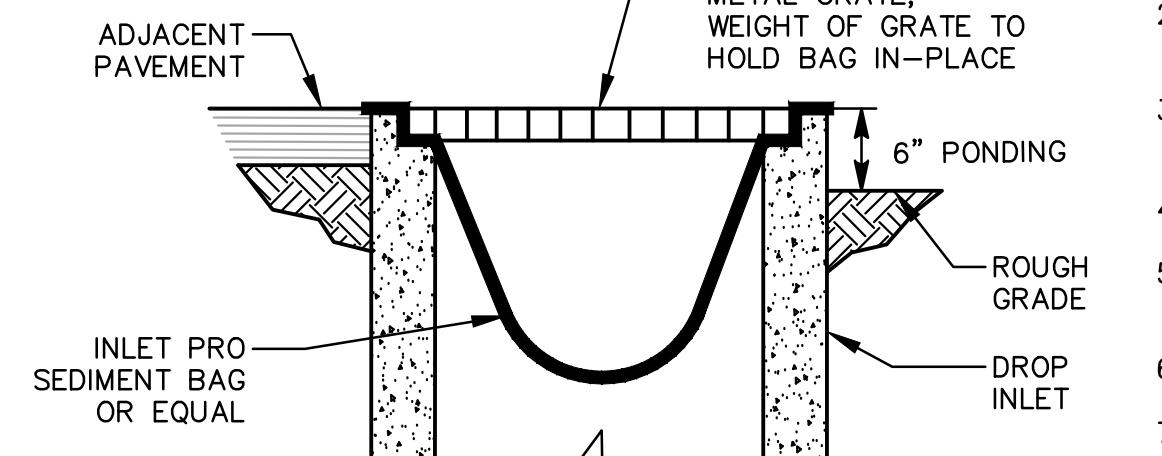
NTS

CONSTRUCTION STORMWATER BMP NOTES

1. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, RINSE WATER FROM ARCHITECTURAL COPPER, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
2. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
3. DO NOT CLEAN, FUEL, OR MAINTAIN VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
4. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES/SUBCONTRACTORS RE: CONSTRUCTION BMPS.
5. PROTECT ALL STORM DRAIN INLETS IN VICINITY OF SITE USING SEDIMENT CONTROLS SUCH AS BERMS, FIBER ROLLS, OR FILTERS.
6. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
7. USE TEMPORARY EROSION CONTROLS TO STABILIZE ALL DENUDED AREAS UNTIL PERMANENT EROSION CONTROLS ARE ESTABLISHED.
8. DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES, AND DRAINAGE COURSES.
9. PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER.
10. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING AND OBTAIN ALL NECESSARY PERMITS.
11. TRAP SEDIMENT ON-SITE, USING BMPS SUCH AS SEDIMENT BASINS OR TRAPS, EARTHEN DIKES OR BERMS, SILT FENCES, CHECK DAMS, SOIL BLANKETS OR MATS, COVERS FOR SOIL STOCK PILES, ETC.
12. DIVERT ON-SITE RUNOFF AROUND EXPOSED AREAS; DIVERT OFF-SITE RUNOFF AROUND THE SITE (E.G., SWALES AND DIKES).
13. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.



**INLET PROTECTION
WITH CURB INLET**



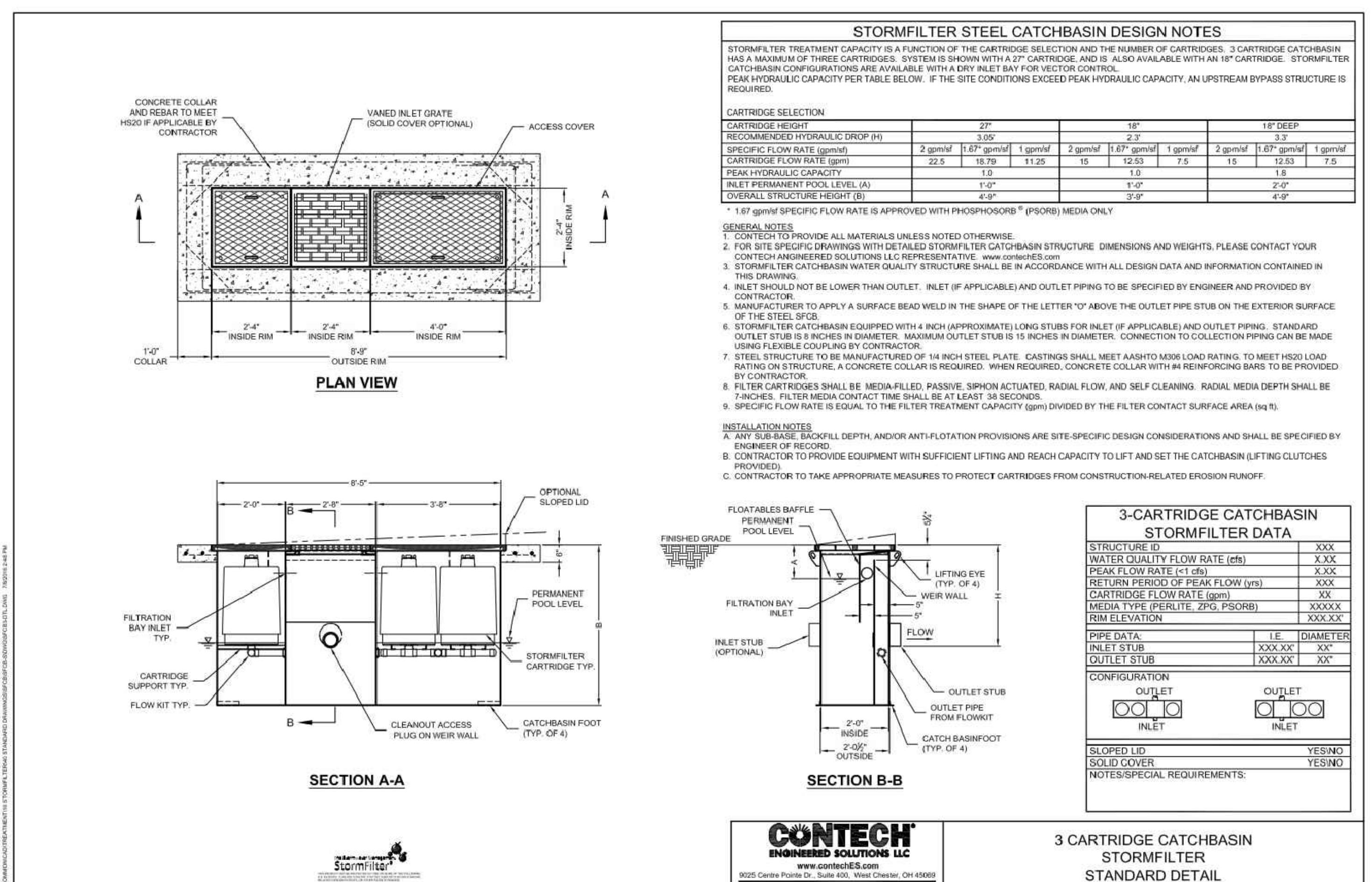
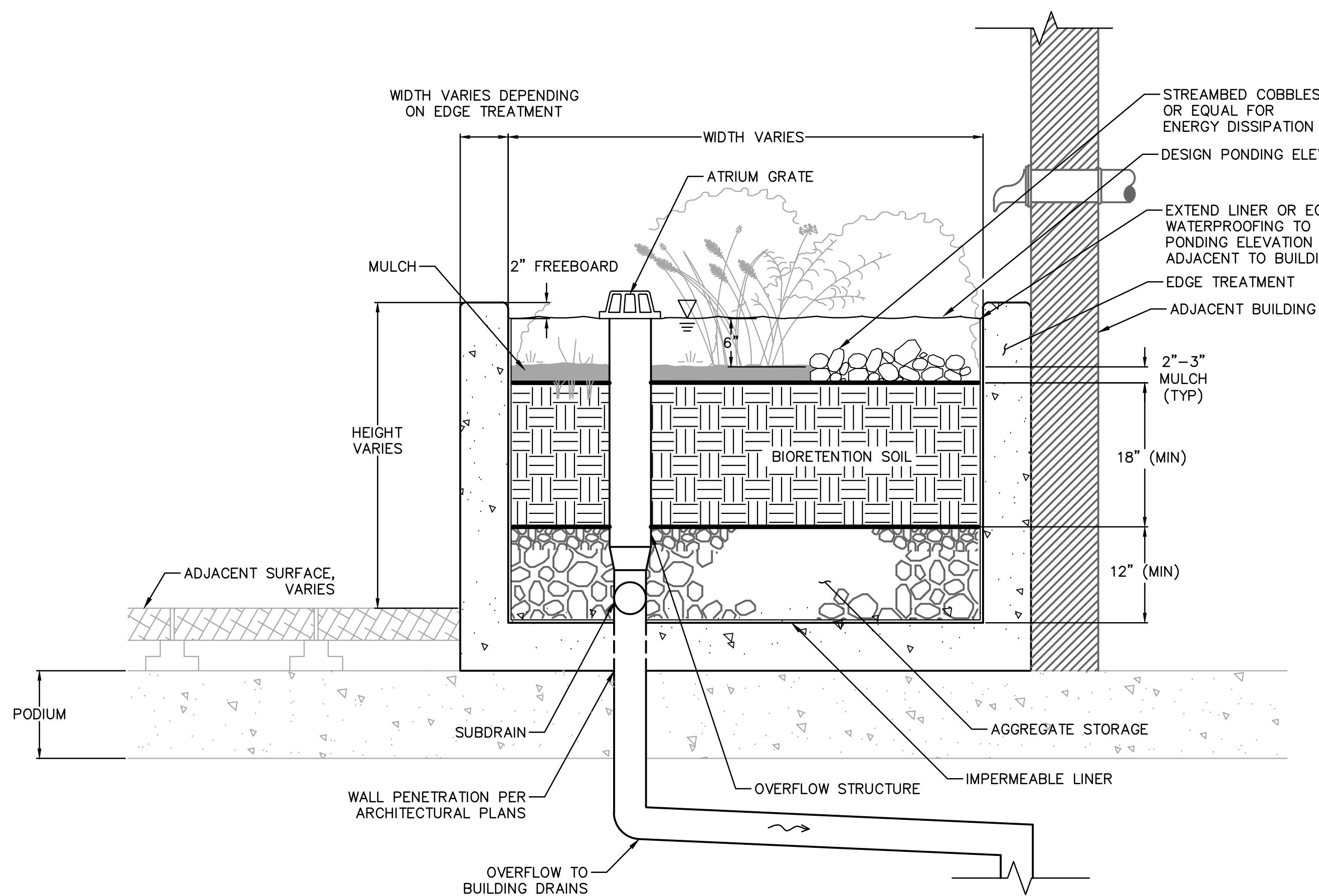
**INLET PROTECTION
AT DROP INLET**

NOTES:

1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
2. PRIOR TO INSTALLATION, CLEAR THE AREA AROUND EACH INLET OF OBSTRUCTIONS, INCLUDING ROCKS, CLODS, AND DEBRIS GRATER THAN 1-IN DIAMETER.

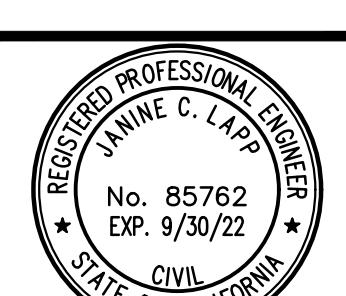
3 INLET PROTECTION/SEDIMENT BARRIER

NTS



PLANNING APPLICATION FOR:
WINDY HILL PROPERTY
435 E THIRD AVENUE
SAN MATEO, CA 94401

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4.04.2022	FORMAL PLANNING SUBMITTAL 2
6.22.2022	FORMAL PLANNING SUBMITTAL 3
9.10.2022	FORMAL PLANNING SUBMITTAL 4



第二部分

C7.0



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San Jose, CA 95113 408.496.1121

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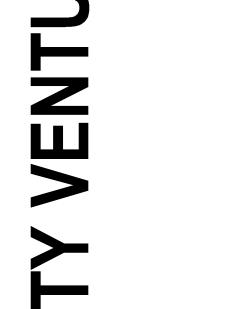
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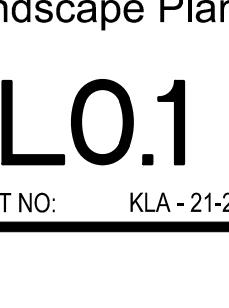
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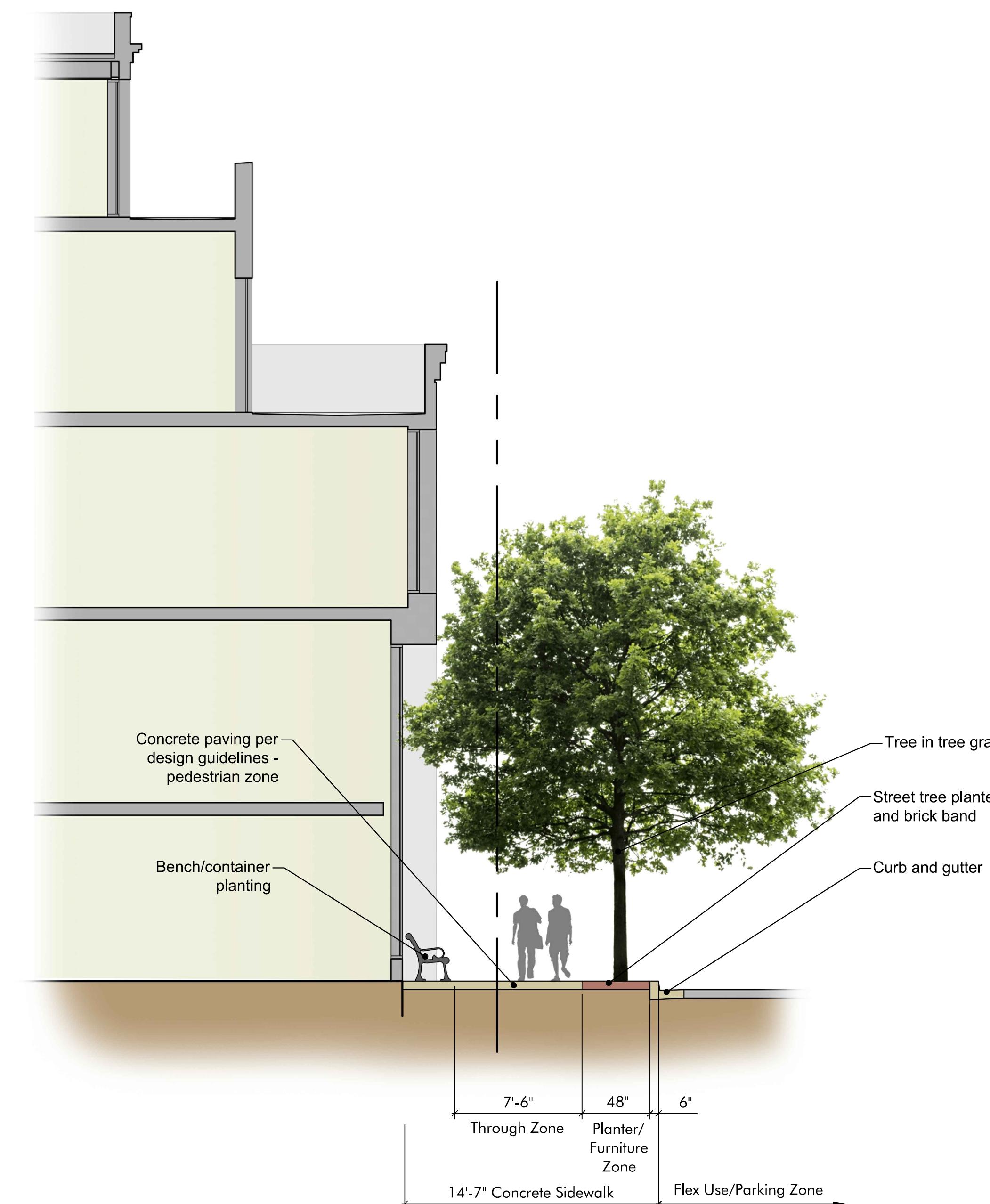
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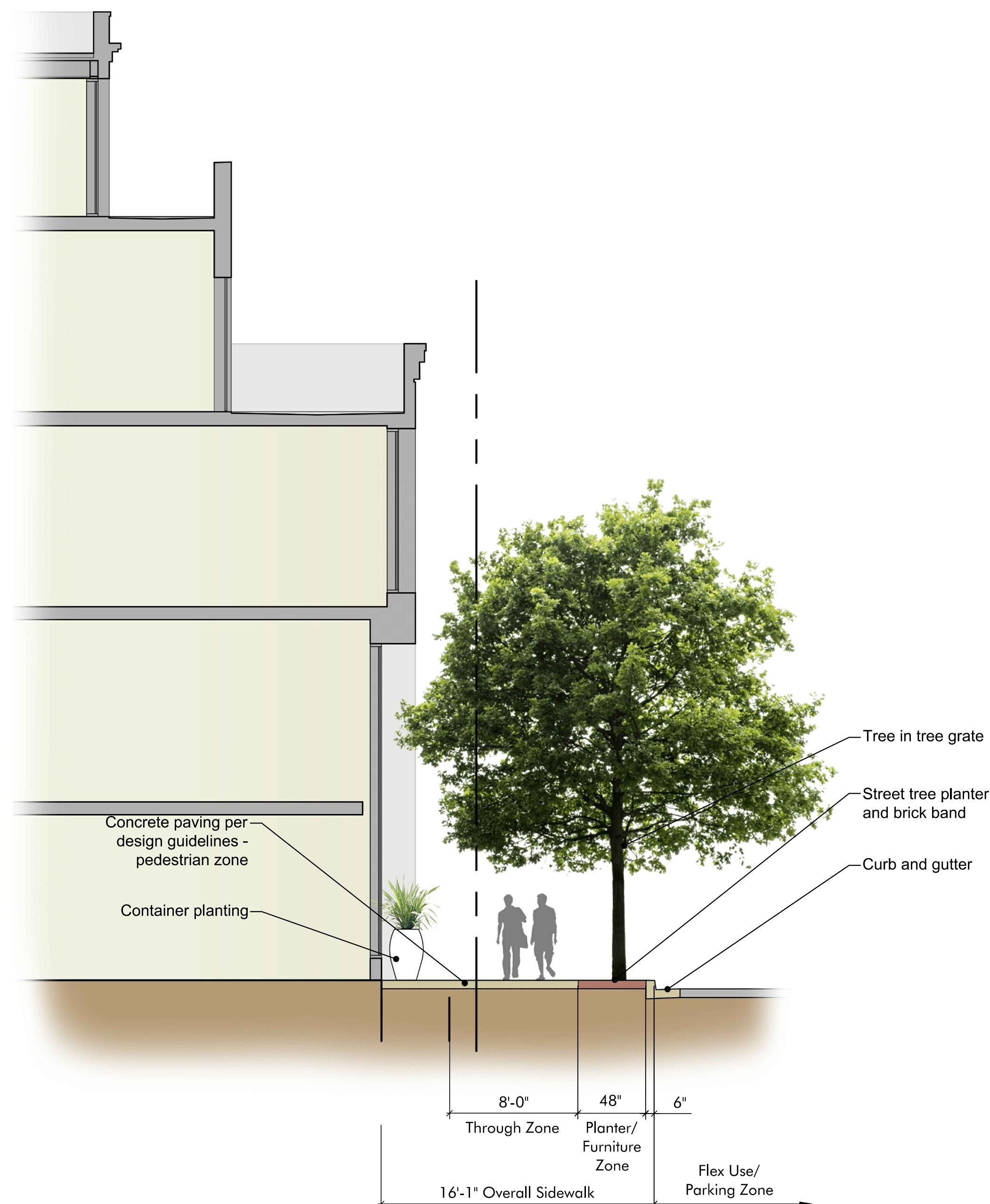
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PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
435 E THIRD AVENUE
SAN MATEO, CA 94401



3rd Avenue Frontage Section

Street Frontage per Design Guidelines Sidewalk Standards SCALE: 3/16" = 1'-0"



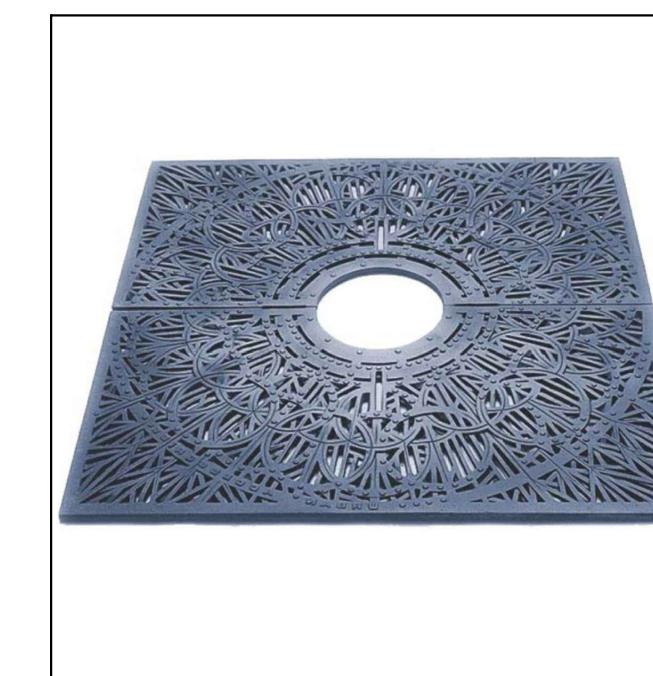
S. Claremont Street Frontage Section

Street Frontage per Design Guidelines Sidewalk Standards SCALE: 1/8" = 1'-0"

Concept Imagery



Circular Accent I



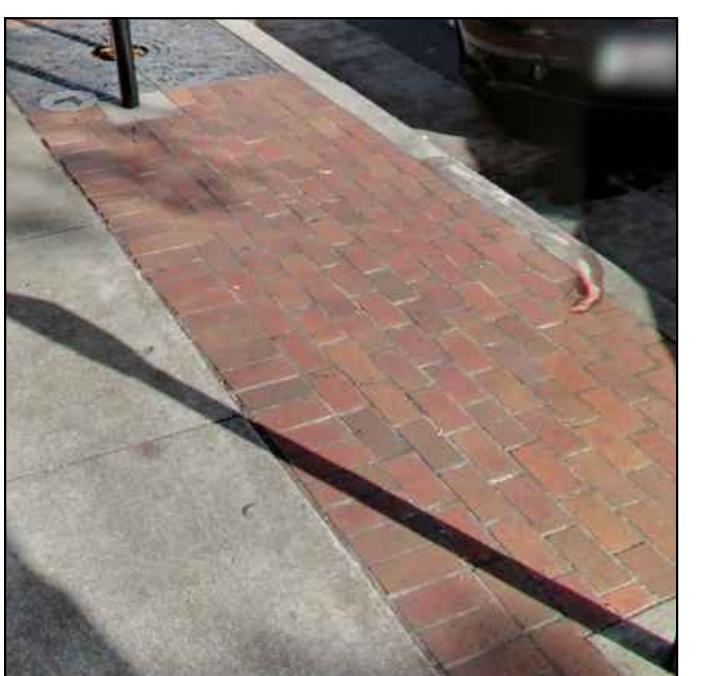
Tree grate - per City of San Mateo Design Guidelines
Urban Accessories - OT - Title 24. Color: Powdercoated
RAL 6004 - Maintain existing where feasible



Bike rack - Welle Circular Rack - WCR02-IG. Finish to be stainless steel. (2) total

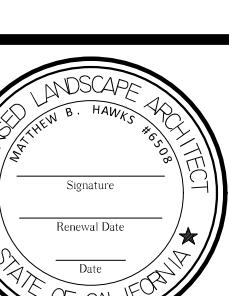


Bench - Victor Stanley 8' long RB-28 bench with optional intermediate arm rest. Color: Black powder coat



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

DATE	DESCRIPTION
3.2021	PRELIM. PLANNING SUBMITTAL
4.2021	PRELIM. PLANNING REVISIONS
6.2021	PRELIM. PLANNING RESUBMITTAL
8.2021	FIRST FORMAL PLANNING SUBM.
1.2022	PLANNING RESUBMITTAL
2.2022	PLANNING RESUBMITTAL



landscape Sidewalk Sections

