WINDY HILL
property ventures

A Planning Application For:

BLOCK 20

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

SAN MATEO APPL. No PA-2023-003



APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE (CCR TITLE 24, PART 2)
2022 CALIFORNIA ELECTRIC CODE (CCR TITLE 24, PART 3)
2022 CALIFORNIA MECHANICAL CODE (CCR TITLE 24, PART 4)
2022 CALIFORNIA PLUMBING CODE (CCR TITLE 24, PART 5)
2022 CALIFORNIA ENERGY CODE (CCR TITLE 24, PART 6)
2022 CALIFORNIA FIRE CODE (CCR TITLE 24, PART 9)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CCR TITLE 24, PART 11)

ALL CODES ARE SUBJECT TO LOCAL GOVERNMENT AMENDMENTS PER CALIFORNIA BUILDING STANDARDS COMMISSION BULLETIN 10-03.

PROJECT TEAM

OWNER: WINDY HILL PROPERTY VENTURES
530 Emerson Street, Suite 150
Palo Alto, CA 94301

ARCHITECT: ARC TEC INC.
1731 Technology Drive, Suite 750
San Jose, CA 95110
PHONE: 408.496.0676
CONTACT: Craig Almeleh
EMAIL: craiga@arctecinc.com

LANDSCAPE ARCHITECT: KLA, INC
151 N.Norlin Street
Sonore, CA 95370
PHONE: 209.532.28.56
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@bkf.com

PROJECT DATA

OWNER NAME: WINDY HILL PROPERTY VENTURES

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

BUILDING AREA, OFFICE: 134,892 S.F.
TOTAL RESIDENTIAL UNITS: 86 UNITS
NUMBER OF STORIES: 6
CONSTRUCTION TYPE: SEE BELOW
FIRE SPRINKLERS: YES
OCCUPANCY TYPE: B, R-2, S-2
BUILDING TOP OF PLATE: 75'-0"

CONSTRUCTION TYPES:
RESIDENTIAL (R-2) LEVEL 6: III-A
RESIDENTIAL (R-2)/ OFFICE (B) LEVEL 5: III-A
RESIDENTIAL (R-2)/ OFFICE (B) LEVEL 4: III-A
OFFICE (B) LEVEL 3: I-A
OFFICE (B) LEVEL 2: I-A
OFFICE (B)/ MERCANTILE (M) LEVEL 1: I-A
PARKING GARAGE (S2) BELOW GRADE P2: TYPE I-A
PARKING GARAGE (S2) BELOW GRADE P1: TYPE I-A

PROJECT DATA:

RESIDENTIAL	Unit Type	Unit Area	Balcony Area	Unit Area w/Balcony	4th Level	5th Level	6th Level	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req	Long-Term Bike Pkg Req	Total Unit Area (S.F.)	Total Balcony Area (S.F.)	Unit Mix
STUDIO	A0.1	513	143	656	4			4	0.50	0.05	1.00	2,052	572	
	A0.2	513	0	513	12	16	16	44	0.50	0.05	1.00	22,572	0	60 %
	A0.3	631	0	631		2	2	4	0.50	0.05	1.00	2,524	0	
1 BR / 1 BA	A1.1	693	249	942	2			2	0.50	0.05	1.00	1,386	498	
	A1.1B	774	0	774	1	1	1	3	0.50	0.05	1.00	2,322	0	
	A1.2	693	91	784	4			4	0.50	0.05	1.00	2,772	364	
	A1.2B	710	191	901	1			1	0.50	0.05	1.00	710	191	
	A1.3	774	295	1,069	1			1	0.50	0.05	1.00	774	295	29 %
	A1.4	774	0	774		1	1	2	0.50	0.05	1.00	1,548	0	
	A1.5	693	54	747		4	4	8	0.50	0.05	1.00	5,544	432	
	A1.5B	740	54	794		2	2	4	0.50	0.05	1.00	2,960	216	
2 BR / 2 BA	A2.1	843	306	1,149	1			1	0.50	0.10	1.25	843	306	
	A2.2	1,040	Shared	1,040	1			1	0.50	0.10	1.25	1,040		
	A2.3	871	98	969	1			1	0.50	0.10	1.25	871	98	
	A2.4	843	54	897		1	1	2	0.50	0.10	1.25	1,686	108	11 %
	A2.5	865	54	919		1	1	2	0.50	0.10	1.25	1,730	108	
	A2.6	871	54	925		1	1	2	0.50	0.10	1.25	1,742	108	
	Total # dwelling units				28	29	29	**86**	**43**	5	89	53,076	3,296	100 %

PROJECT DESCRIPTION

THIS IS A NEW 206,935 S.F. 6-STORY BUILDING WHICH INCLUDES 5-STORY OFFICE AND 3-STORY RESIDENTIAL BUILDING (86 DWELLING UNITS) WITH BELOW GRADE 2 LEVEL PARKING STRUCTURE ON A 50,499 S.F. LOT. SCOPE OF WORK INCLUDES THE CONSTRUCTION OF THE BUILDING CORE AND SHELL, COMPLETE BUILD OUT OF RESIDENTIAL DWELLING UNITS AS WELL AS SITE IMPROVEMENTS SUCH AS SIDEWALKS, CURB/GUTTER, BICYCLE RACKS, STREET TREES, ETC.

	Use	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Total Area	Project FAR
Floor Area	Retail Area	1,574						1,574	
	Residential Area	3,479			18,671	19,056	20,373	61,579	
	Common Area Per Floor				3,220	2,835	2,835	8,890	
	Office Area	37,210	45,367	38,234	7,112	6,969		134,892	
	Total FAR Floor Area							206,935	**4.09**

	Location					% Coverage	Area
Parcel Coverage	Ground Level Open Parcel						50,499
	Subtotal						
	Open Parcel Required						

Open Space	Private Residential Open Space (Level 4/ Level 5 & Level 6) (S.F.) - Provided		3160
	Common Residential Open Space at Level 4 (S.F.) - Provided		1,094
	Open Space (86 Units * 80 SF*150%) - Required		10320
	Total open space private + common (residential) - Provided		4254
	Common Office Open Space at Level 4 (S.F.) - Provided		3,008
	Common Office Open Space at Level 5 (S.F.) - Provided		627
	Total Common Office Open Space (S.F.) - Required (1% of total office area OR 0.01 x 134,892 S.F.		1,349
	Total Common Office Open Space (S.F.) - Provided		3,635

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. PA SUBMITTAL	01.13.23 1ST PA SUBMITTAL	04.14.2023 2ND PA SUBMITTAL
COVER SHEET		●	●	●
ARCHITECTURAL				
A 0.01	3D RENDERING	●	✚	✚
A 0.02	3D RENDERING	●	✚	✚
A 0.03	3D RENDERING	●	✚	✚
A 0.04	3D RENDERING	●	✚	✚
A 0.05	3D RENDERING	●	✚	✚
A0.06	3D RENDERING	●	●	✚
A0.07	3D RENDERING	●	●	✚
A0.08	3D RENDERING	●	●	✚
A0.09	3D RENDERING	●	●	✚
A 0.16	NEIGHBORHOOD CONTEXT	●	●	●
A0.17	PROPERTY IMAGERY	●	●	✚
A 0.21	PLANNING DEPARTMENT AREA CALCULATIONS	●	✚	✚
A 0.22	PLANNING DEPARTMENT AREA CALCULATIONS	●	✚	✚
A 0.23	COMMERCIAL OPEN SPACE DIAGRAM - FIRST FLOOR	●	✚	✚
A 0.24	RESIDENTIAL OPEN SPACE DIAGRAMS	●	✚	✚
A 0.31	BUILDING CODE PROJECT DATA	●	✚	✚
A 0.32	EGRESS DIAGRAMS	●	✚	✚
A 0.33	EGRESS DIAGRAMS	●	✚	✚
A 0.34	EGRESS DIAGRAMS	●	✚	✚
A 1.01	SITE PLAN	●	✚	✚
A 1.02	SITE DETAILS	●	✚	✚
A 1.03	SITE DETAILS	●	✚	✚
A 2.01	FIRST FLOOR PLAN	●	✚	✚
A 2.02	SECOND FLOOR PLAN	●	✚	✚
A 2.03	THIRD FLOOR PLAN	●	✚	✚
A 2.04	FOURTH FLOOR PLAN	●	✚	✚
A 2.05	FIFTH FLOOR PLAN	●	✚	✚
A 2.06	SIXTH FLOOR PLAN	●	✚	✚
A 2.31	ROOF LEVEL PLAN	●	✚	✚
AP 2.11	P1 LEVEL PLAN	●	✚	✚
AP 2.12	P2 LEVEL PLAN	●	✚	✚
A 3.01	EXTERIOR ELEVATIONS	●	✚	✚
A 3.02	EXTERIOR ELEVATIONS	●	✚	✚
A 3.03	PARTIAL FLOOR PLANS - EXTERIOR ELEVATION E. 4TH AVE.	●	●	✚
A 3.04	PARTIAL FLOOR PLANS - EXTERIOR ELEVATION S. DELAWARE ST.	●	●	✚
A 3.05	PARTIAL FLOOR PLANS - EXTERIOR ELEVATION E. 5TH AVE.	●	●	✚
A 3.06	PARTIAL FLOOR PLANS - EXTERIOR ELEVATION S. CLAREMONT ST.	●	●	✚
A 3.07	MATERIAL BOARD	●	✚	✚
A3.08	IMAGERY			✚
A4.01	BUILDING SECTIONS	●	✚	✚
A5.01	ENLARGED UNIT PLANS	●	●	✚
A5.02	ENLARGED UNIT PLANS	●	●	✚
CIVIL				
C1.01	TITLE SHEET	●	●	●
C1.02	NOTES, LEGENDS & ABBREVIATIONS	●	✚	✚
C2.01	EXISTING CONDITIONS	●	✚	✚
C2.02	PRELIMINARY PARCEL MAP	●	✚	✚
C3.01	PRELIMINARY HORIZONTAL CONTROL PLAN	●	✚	✚
C4.01	PRELIMINARY GRADING PLAN	●	✚	✚
C5.01	PRELIMINARY UTILITY PLAN	●	✚	✚
C6.01	PRELIMINARY STORMWATER CONTROL PLAN	●	✚	✚
C6.02	STORMWATER CONTROL NOTES	●	✚	✚
C7.01	PRELIMINARY FIRE ACCESS PLAN	●	✚	✚
C8.01	CONSTRUCTION BMPS	●	✚	✚
LANDSCAPE				
L.01	PRELIMINARY LANDSCAPE PLAN	●	✚	●
L.02	LANDSCAPE PLAN ENLARGEMENTS	●	✚	●
L.03	PRELIMINARY LANDSCAPE PLAN	●	✚	●
L.04	PRELIMINARY LANDSCAPE PLAN	●	✚	●
L.05	SECTIONS & CONCEPT IMAGERY	●	✚	●
L0.6	TREE DISPOSITION PLAN			●

VICINITY MAP



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Arizona
2960 East Northern Avenue, Building C
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In Association with:

A Planning Application for:

BLOCK 20

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

PROJECT NUMBER: 215513

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EXTERIOR RENDERING - INTERSECTION OF S. CLAREMONT ST & E. 4TH AVE.

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

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	FIRST PLANNING SUBMITTAL
04.14.2023	SECOND PLANNING SUBMITTAL

PA-2023-003

RENDERING

A 0.01

PROJECT NO: 215513



EXTERIOR RENDERING - INTERSECTION OF E. 4TH AVE. & S. DELAWARE ST.

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PA-2023-003

RENDERING

A 0.02

PROJECT NO: 215513

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EXTERIOR RENDERING - RESIDENTIAL ENTRANCE S. CLAREMONT ST.

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PA-2023-003

RENDERING

A 0.03

PROJECT NO: 215513



EXTERIOR RENDERING - OFFICE ENTRANCE INTERSECTION OF S. CLAREMONT ST. & E. 4TH AVE.

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PA-2023-003

RENDERING

A 0.04

PROJECT NO: 215513

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EXTERIOR RENDERING - VIEW FROM E. 4TH AVENUE

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RENDERING

A 0.05

PROJECT NO: 215513



EXTERIOR RENDERING - BIRD'S EYE VIEW OFFICE BALCONIES 3RD & 4TH FLOOR

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RENDERING

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PROJECT NO: 215513



EXTERIOR RENDERING - OFFICE ENTRANCE INTERSECTION OF E. 4TH AVE. & S. DELAWARE ST.

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RENDERING

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PROJECT NO: 215513

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EXTERIOR RENDERING - RETAIL AT INTERSECTION OF E. 5TH AVE. & S. DELAWARE ST.

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Arizona
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Phoenix, AZ 85028 602.953.2355
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In Association with:

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

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	FIRST PLANNING SUBMITTAL
04.14.2023	SECOND PLANNING SUBMITTAL

PA-2023-003

RENDERING

A 0.08

PROJECT NO: 215513



EXTERIOR RENDERING - BIRD'S EYE VIEW OFFICE/ RESIDENTIAL BALCONIES 3RD & 4TH FLOOR ALONG E. 5TH AVE.

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PLANNING APPLICATION FOR:

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04.14.2023	SECOND PLANNING SUBMITTAL

PA-2023-003

RENDERING

A 0.09

PROJECT NO: 215513

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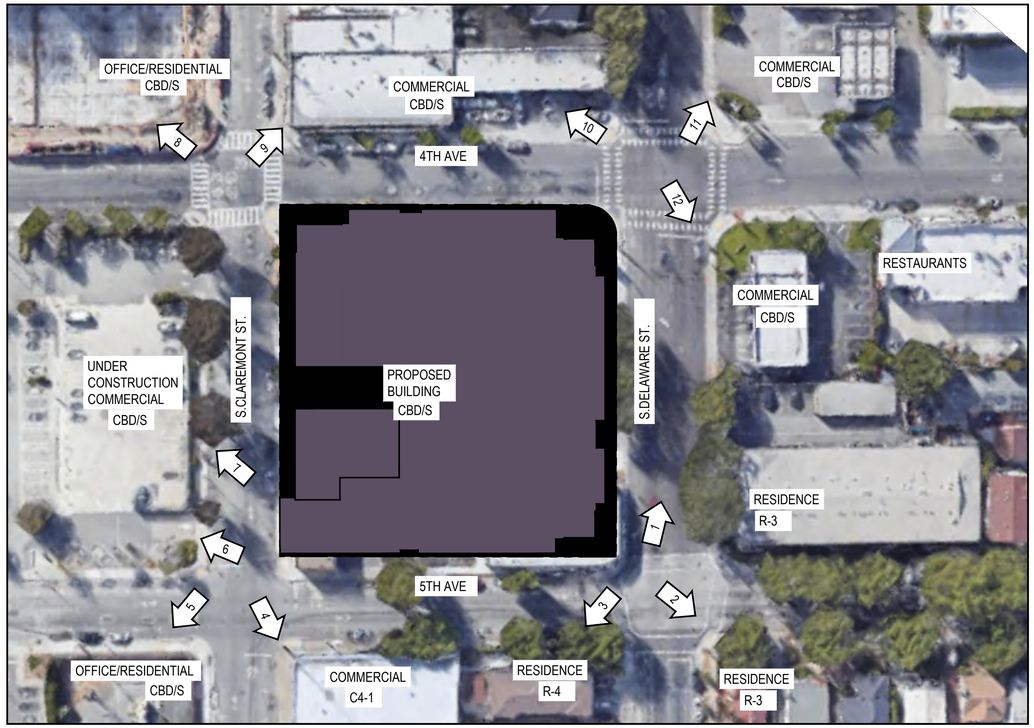
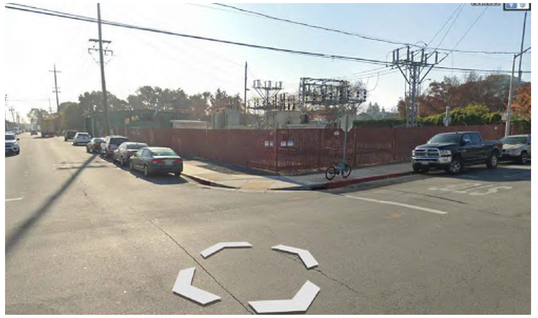


REFERENCE SITE PLAN

SCALE: NTS



5 COMMERCIAL



1 RESIDENCE BUILDING



6 COMMERCIAL



2 RESIDENCE BUILDING



11 COMMERCIAL



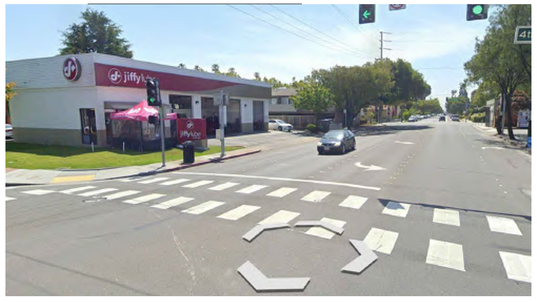
9 COMMERCIAL



7 COMMERCIAL



3 RESIDENCE BUILDING



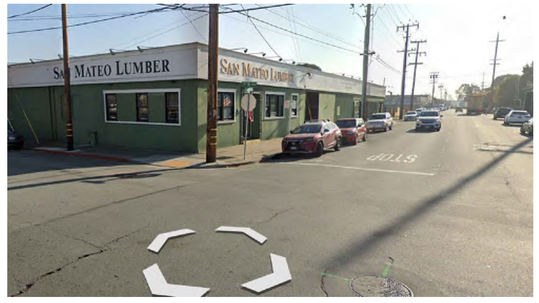
12 COMMERCIAL



10 COMMERCIAL



8 OFFICE/RESIDENTIAL



4 COMMERCIAL

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In Association with:

PLANNING APPLICATION FOR:

WINDY HILL PROPERTY VE

BLOCK 20
SAN MATEO, CA 94401

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08.22.2022	ZONING PRE-APPLICATION
01.13.2022	FIRST PLANNING SUBMITTAL
04.14.2023	SECOND PLANNING SUBMITTAL

NEIGHBORHOOD CONTEXT

A 0.16

PROJECT NO: 215513

P:\2021 Jobs\215513 Block 20\01 Planning App\DWG\ A0.16 Neighborhood Context.dwg - Last Mod: 4/13/2023 4:57:39 PM - Plotted: 4/13/2023 5:01:15 PM - By: Jarrod



REFERENCE SITE PLAN

SCALE: NTS



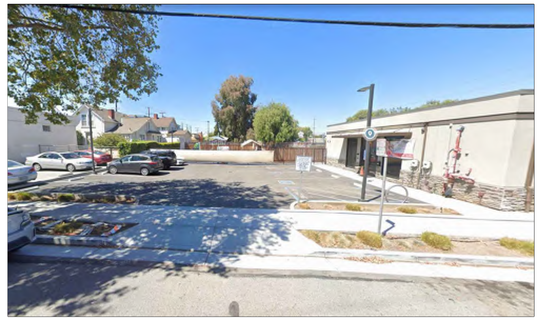
5 EXISTING SITE



1 EXISTING SITE



6 EXISTING SITE



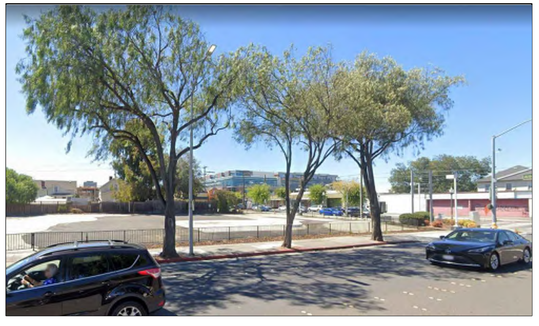
2 EXISTING SITE



7 EXISTING SITE



3 EXISTING SITE



8 EXISTING SITE



4 EXISTING SITE

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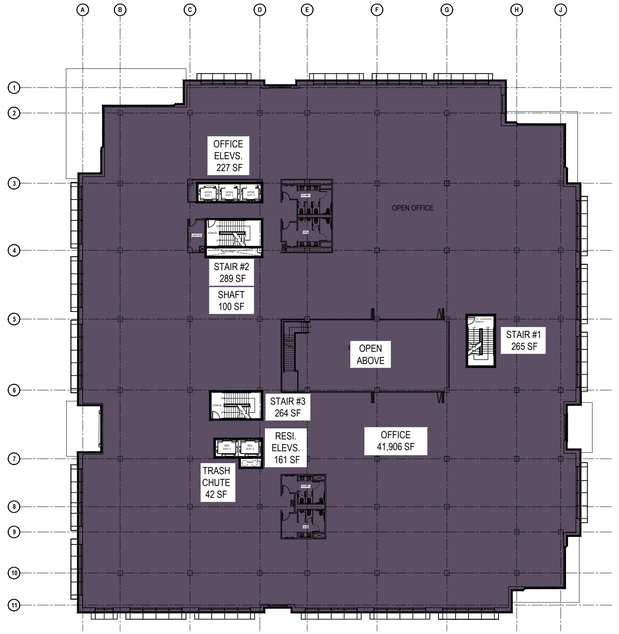
PA-2023-003

EXISTING PROPERTY IMAGERY

A0.17

PROJECT NO: 215513



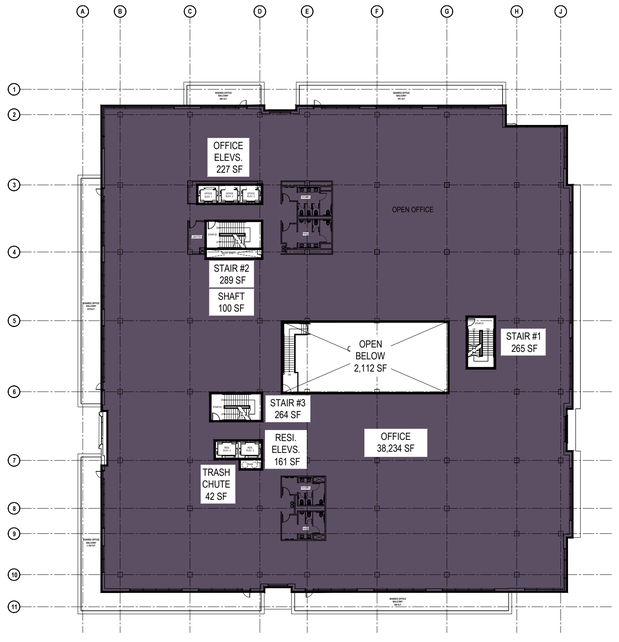
SECOND LEVEL AREA PLAN

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	
RETAIL SPACE	1,574 SQ.FT.
OFFICE SPACE	36,132 SQ. FT.
STAIR #1	562 SQ. FT.
STAIR #2	289 SQ. FT.
OFFICE ELEVATORS	227 SQ. FT.
TOTAL:	**38,784 SQ. FT.**
SECOND LEVEL	
OFFICE AREA	45,225 SQ. FT.
SHAFT	100 SQ. FT.
TRASH CHUTE	42 SQ.FT.
TOTAL :	**45,367 SQ. FT.**
THIRD LEVEL	
OFFICE AREA	38,092 SQ. FT.
SHAFT	100 SQ. FT.
TRASH CHUTE	42 SQ.FT.
TOTAL :	**38,234 SQ. FT.**
FOURTH LEVEL	
OFFICE AREA	7,112 SQ. FT.
TOTAL :	**7,112 SQ. FT.**
FIFTH LEVEL	
OFFICE AREA	6,969 SQ. FT.
TOTAL :	**6,969 SQ. FT.**

BICYCLE PARKING ANALYSIS

(PER CITY OF SAN MATEO MUNICIPAL CODE SECTION 27.64.262)

REQUIRED SHORT-TERM | RESIDENTIAL
.05 SHORT-TERM SPACES PER UNIT (STUDIO AND ONE-BEDROOM UNIT)
77 UNITS X .05 = 3.85 SPACES OR **4 SPACES**

.10 SHORT-TERM SPACES PER UNIT (2-BEDROOM UNIT)
9 UNITS X .10 = 0.9 SPACES OR **1 SPACE**

REQUIRED LONG-TERM | RESIDENTIAL
1.0 LONG-TERM SPACE PER UNIT (STUDIO AND ONE-BEDROOM UNIT)
77 UNITS X 1.0 = **77 SPACES**

1.25 LONG-TERM SPACES PER UNIT (2-BEDROOM UNIT)
9 UNITS X 1.25 = 11.25 SPACES OR **12 SPACES**

REQUIRED SHORT-TERM | RETAIL
1 PER 5,000 S.F. OF RETAIL SPACE
1,574 S.F. / 5,000 = 0.31 SPACES OR **1 SPACE**

REQUIRED LONG-TERM | RETAIL
1 PER 12,000 S.F. OF RETAIL SPACE
1,431 S.F. / 12,000 = 0.12 SPACES OR **1 SPACE**

REQUIRED SHORT-TERM BIKE SPACES | RESIDENTIAL: **5 SPACES**
REQUIRED SHORT-TERM BIKE SPACES | RETAIL: **1 SPACE**
REQUIRED LONG-TERM BIKE SPACES | RESIDENTIAL: **89 SPACES**
REQUIRED LONG-TERM BIKE SPACES | RETAIL: **1 SPACE**

PROVIDED SHORT-TERM BIKE SPACES | RESIDENTIAL: 6 SPACES
PROVIDED SHORT-TERM BIKE SPACES | RETAIL: 6 SPACES
PROVIDED LONG-TERM BIKE SPACES | RESIDENTIAL: 54 SPACES
PROVIDED LONG-TERM BIKE SPACES | RETAIL: 1 SPACE

FAR AREA CALCULATIONS

FIRST LEVEL	
RETAIL SPACE	1,574 SQ.FT.
RESIDENTIAL SPACE	2,712 SQ.FT.
RESIDENTIAL STAIR #3	606 SQ.FT.
RESIDENTIAL ELEVATORS	161 SQ.FT.
OFFICE SPACE	36,132 SQ.FT.
STAIR #1	562 SQ.FT.
STAIR #2	289 SQ.FT.
OFFICE ELEVATORS	227 SQ.FT.
FLOOR AREA RETAIL*:	**1,574 SQ.FT.**
FLOOR AREA RESIDENTIAL*:	**3,479 SQ.FT.**
FLOOR AREA OFFICE*:	**37,210 SQ.FT.**
SECOND LEVEL	
OFFICE AREA:	45,367 SQ.FT.
FLOOR AREA OFFICE*:	**45,367 SQ.FT.**
THIRD LEVEL	
OFFICE AREA:	38,234 SQ.FT.
FLOOR AREA OFFICE*:	**38,234 SQ.FT.**
FOURTH LEVEL	
OFFICE AREA:	7,112 SQ.FT.
RESIDENTIAL AREA:	21,891 SQ.FT.
FLOOR AREA OFFICE*:	**7,112 SQ.FT.**
FLOOR AREA RESIDENTIAL*:	**21,891 SQ.FT.**
FIFTH LEVEL	
OFFICE AREA:	6,969 SQ.FT.
RESIDENTIAL AREA:	21,891 SQ.FT.
FLOOR AREA OFFICE*:	**6,969 SQ.FT.**
FLOOR AREA RESIDENTIAL*:	**21,891 SQ.FT.**
SIXTH LEVEL	
RESIDENTIAL AREA:	23,208 SQ.FT.
FLOOR AREA RESIDENTIAL*:	**23,208 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

RESIDENTIAL AREA

AREAS EXCLUDED FROM FAR CALCULATIONS

OFFICE AREA

RETAIL AREA

TOTAL FAR FLOOR AREA RETAIL: 1,574 SQ.FT.
TOTAL FAR FLOOR AREA RESIDENTIAL: 70,469 SQ.FT.
TOTAL FAR FLOOR AREA OFFICE : 134,892 SQ.FT.

	Use	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Total Area	Project FAR
Floor Area	Retail Area	1,574						1,574	
	Residential Area	3,479			18,671	19,056	20,373	61,579	
	Common Area Per Floor				3,220	2,835	2,835	8,890	
	Office Area	37,210	45,367	38,234	7,112	6,969		134,892	
	Total FAR Floor Area							206,935	**4.09**

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04.14.2023	SECOND PLANNING SUBMITTAL

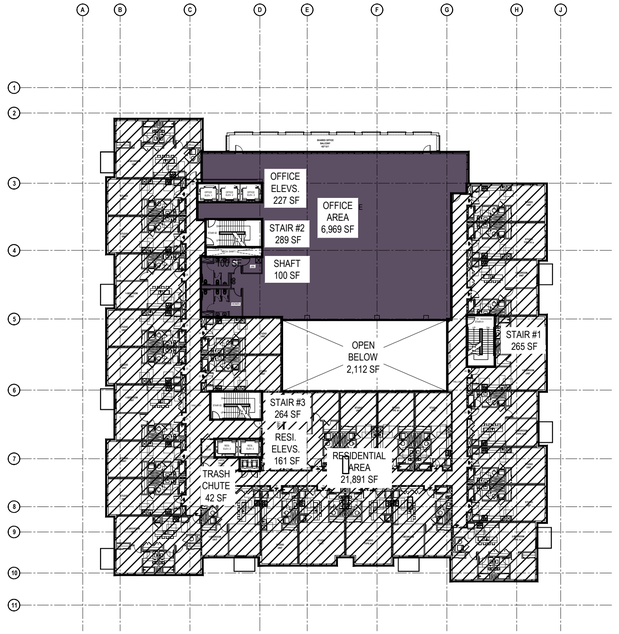
PA-2023-003

PLANNING DEPARTMENT AREA CALCULATIONS

A0.21

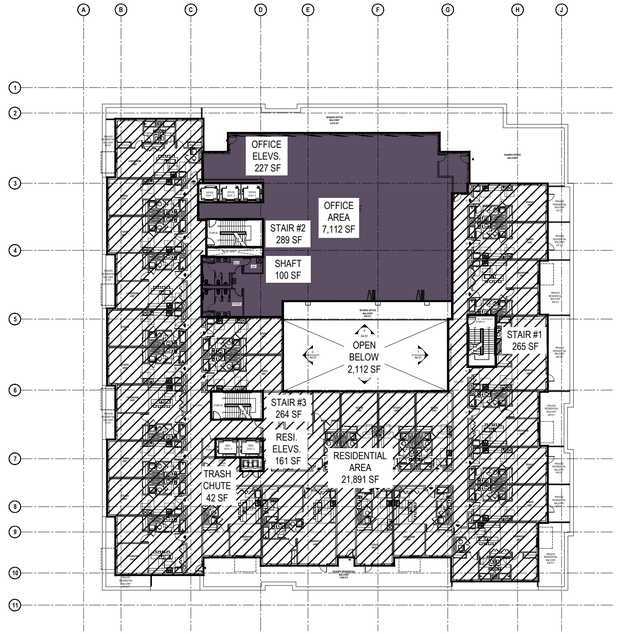
PROJECT NO: 215513

P:\2021 Jobs\2100-2199\jobs 2000 (Planning files)\2023-3241 PA Submittal\[2100.3241.A0.22.dwg - Ap, 17, 2023, 4:18pm - tkitelli



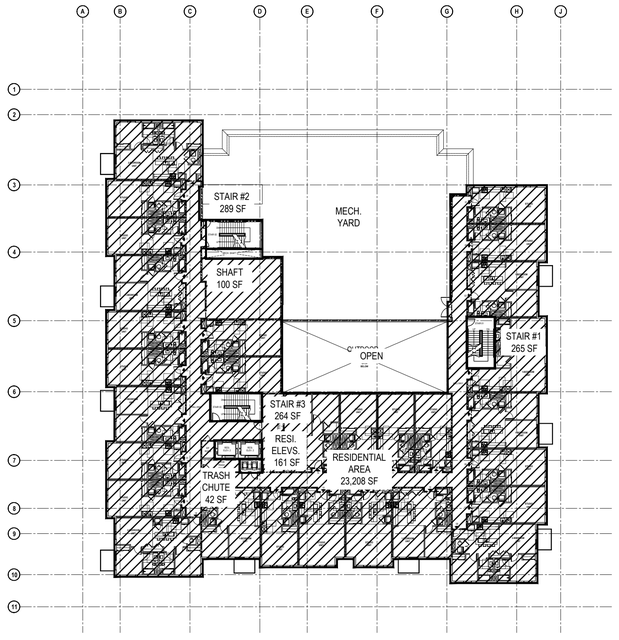
FIFTH LEVEL AREA PLAN

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



FOURTH LEVEL AREA PLAN

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



SIXTH LEVEL AREA PLAN

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

PARKING ORDINANCE AREA CALCULATIONS

FIRST LEVEL	
RETAIL SPACE	1,574 SQ.FT.
OFFICE SPACE	36,132 SQ. FT.
STAIR #1	562 SQ. FT.
STAIR #2	289 SQ. FT.
OFFICE ELEVATORS	227 SQ. FT.
TOTAL:	**38,784 SQ. FT.**
SECOND LEVEL	
OFFICE AREA	45,225 SQ. FT.
SHAFT	100 SQ. FT.
TRASH CHUTE	42 SQ.FT.
TOTAL :	**45,367 SQ. FT.**
THIRD LEVEL	
OFFICE AREA	38,092 SQ. FT.
SHAFT	100 SQ. FT.
TRASH CHUTE	42 SQ.FT.
TOTAL :	**38,234 SQ. FT.**
FOURTH LEVEL	
OFFICE AREA	7,112 SQ. FT.
TOTAL :	**7,112 SQ. FT.**
FIFTH LEVEL	
OFFICE AREA	6,969 SQ. FT.
TOTAL :	**6,969 SQ. FT.**

BICYCLE PARKING ANALYSIS

(PER CITY OF SAN MATEO MUNICIPAL CODE SECTION 27.64.262)

REQUIRED SHORT-TERM | RESIDENTIAL
.05 SHORT-TERM SPACES PER UNIT (STUDIO AND ONE-BEDROOM UNIT)
77 UNITS X .05 = 3.85 SPACES OR **4 SPACES**

.10 SHORT-TERM SPACES PER UNIT (2-BEDROOM UNIT)
9 UNITS X .10 = 0.9 SPACES OR **1 SPACE**

REQUIRED LONG-TERM | RESIDENTIAL
1.0 LONG-TERM SPACE PER UNIT (STUDIO AND ONE-BEDROOM UNIT)
77 UNITS X 1.0 = **77 SPACES**

1.25 LONG-TERM SPACES PER UNIT (2-BEDROOM UNIT)
9 UNITS X 1.25 = 11.25 SPACES OR **12 SPACES**

REQUIRED SHORT-TERM | RETAIL
1 PER 5,000 S.F. OF RETAIL SPACE
1,574 S.F. / 5,000 = 0.31 SPACES OR **1 SPACE**

REQUIRED LONG-TERM | RETAIL
1 PER 12,000 S.F. OF RETAIL SPACE
1,431 S.F. / 12,000 = 0.12 SPACES OR **1 SPACE**

REQUIRED SHORT-TERM BIKE SPACES | RESIDENTIAL: **5 SPACES**
REQUIRED SHORT-TERM BIKE SPACES | RETAIL: **1 SPACE**
REQUIRED LONG-TERM BIKE SPACES | RESIDENTIAL: **89 SPACES**
REQUIRED LONG-TERM BIKE SPACES | RETAIL: **1 SPACE**

PROVIDED SHORT-TERM BIKE SPACES | RESIDENTIAL: 6 SPACES
PROVIDED SHORT-TERM BIKE SPACES | RETAIL: 6 SPACES
PROVIDED LONG-TERM BIKE SPACES | RESIDENTIAL: 54 SPACES
PROVIDED LONG-TERM BIKE SPACES | RETAIL: 1 SPACE

FAR AREA CALCULATIONS

FIRST LEVEL	
RETAIL SPACE	1,574 SQ.FT.
RESIDENTIAL SPACE	2,712 SQ.FT.
RESIDENTIAL STAIR #3	606 SQ.FT.
RESIDENTIAL ELEVATORS	161 SQ.FT.
OFFICE SPACE	36,132 SQ.FT.
STAIR #1	562 SQ.FT.
STAIR #2	289 SQ.FT.
OFFICE ELEVATORS	227 SQ.FT.
FLOOR AREA RETAIL*:	**1,574 SQ.FT.**
FLOOR AREA RESIDENTIAL*:	**3,479 SQ.FT.**
FLOOR AREA OFFICE*:	**37,210 SQ.FT.**
SECOND LEVEL	
OFFICE AREA:	45,367 SQ.FT.
FLOOR AREA OFFICE*:	**45,367 SQ.FT.**
THIRD LEVEL	
OFFICE AREA:	38,234 SQ.FT.
FLOOR AREA OFFICE*:	**38,234 SQ.FT.**
FOURTH LEVEL	
OFFICE AREA:	7,112 SQ.FT.
RESIDENTIAL AREA:	21,891 SQ.FT.
FLOOR AREA OFFICE*:	**7,112 SQ.FT.**
FLOOR AREA RESIDENTIAL*:	**21,891 SQ.FT.**
FIFTH LEVEL	
OFFICE AREA:	6,969 SQ.FT.
RESIDENTIAL AREA:	21,891 SQ.FT.
FLOOR AREA OFFICE*:	**6,969 SQ.FT.**
FLOOR AREA RESIDENTIAL*:	**21,891 SQ.FT.**
SIXTH LEVEL	
RESIDENTIAL AREA:	23,208 SQ.FT.
FLOOR AREA RESIDENTIAL*:	**23,208 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

RESIDENTIAL AREA

AREAS EXCLUDED FROM FAR CALCULATIONS

OFFICE AREA

RETAIL AREA

TOTAL FAR FLOOR AREA RETAIL: 1,574 SQ.FT.
TOTAL FAR FLOOR AREA RESIDENTIAL: 70,469 SQ.FT.
TOTAL FAR FLOOR AREA OFFICE : 134,892 SQ.FT.

	Use	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Total Area	Project FAR
Floor Area	Retail Area	1,574						1,574	
	Residential Area	3,479			18,671	19,056	20,373	61,579	
	Common Area Per Floor				3,220	2,835	2,835	8,890	
	Office Area	37,210	45,367	38,234	7,112	6,969		134,892	
	Total FAR Floor Area							206,935	**4.09**

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In Association with:

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

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	FIRST PLANNING SUBMITTAL
04.14.2023	SECOND PLANNING SUBMITTAL

PA-2023-003

PLANNING DEPARTMENT AREA CALCULATIONS

A0.22

PROJECT NO: 215513

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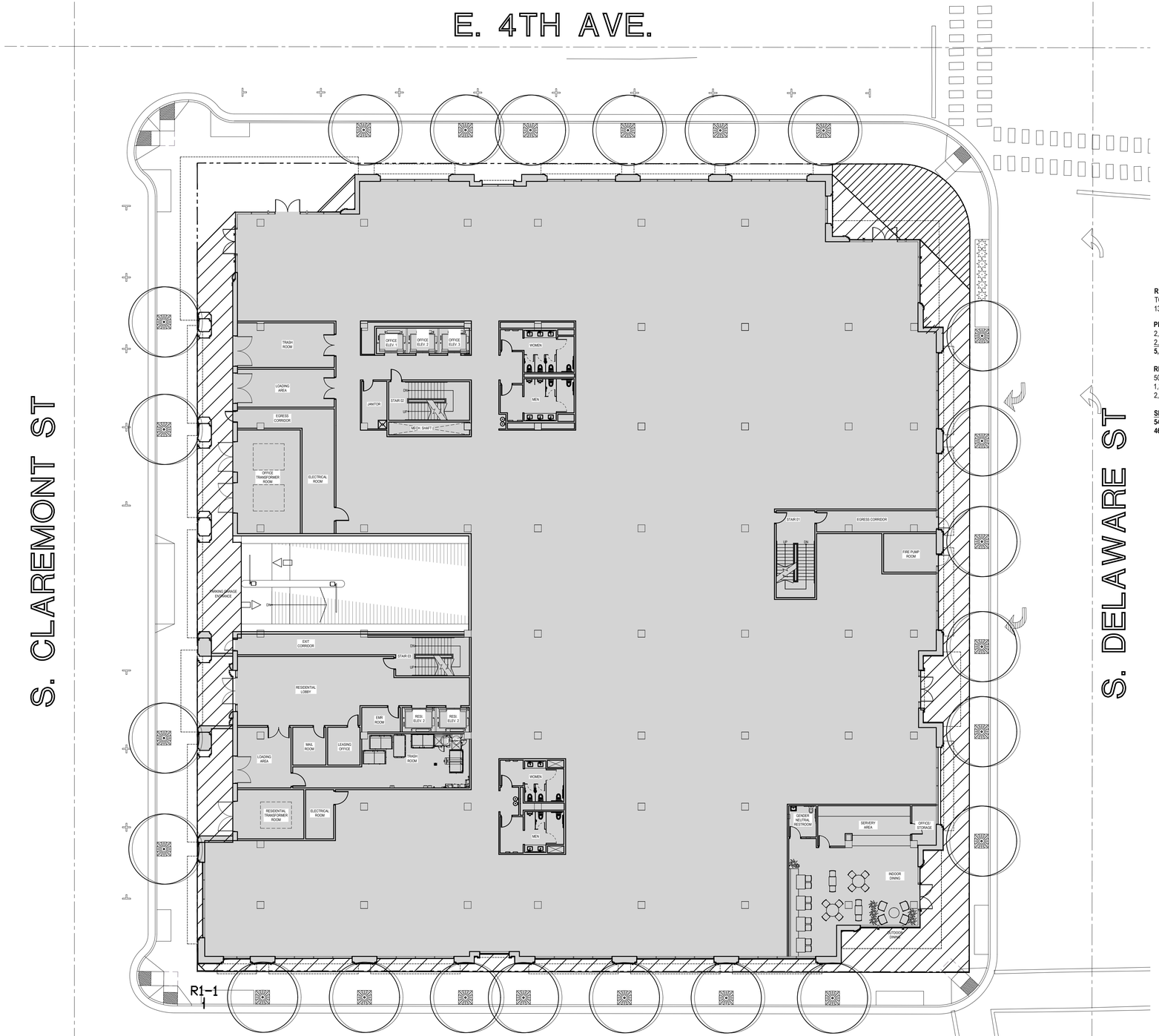

COMMERCIAL OPEN SPACE DATA

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

OPEN SPACE AT GROUND LEVEL, SHADED BETWEEN NOON-2P ON THE SPRING AND FALL EQUINOX

OPEN SPACE AT GROUND LEVEL, UNSHADED BETWEEN NOON-2P ON THE SPRING AND FALL EQUINOX

REQUIRED OPEN SPACE
TOTAL COMMERCIAL S.F. = 134,892 S.F. + 1,574 S.F. (OFFICE + RETAIL)
136,466 * .01 = 1,364.66 S.F. OR **1,365 S.F.** OF REQUIRED OPEN SPACE

PROVIDED OPEN SPACE
2,846 S.F. SHADED OPEN SPACE
2,442 S.F. UNSHADED OPEN SPACE
5,288 S.F. PROVIDED OPEN SPACE > 1,365 S.F. REQUIRED OPEN SPACE

REQUIRED UNSHADED OPEN SPACE
50% OF REQUIRED COMMERCIAL OPEN SPACE
1,365 S.F. * .5 = 682 S.F. REQUIRED UNSHADED OPEN SPACE
2,442 S.F. PROVIDED UNSHADED OPEN SPACE > 682 S.F. REQUIRED UNSHADED OPEN SPACE

SHADED / UNSHADED AREA RATIO:
54% SHADED AREA
46% UNSHADED AREA

FIRST LEVEL - OPEN SPACE AREA DIAGRAM

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

0 10 20 40 60 80

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PA-2023-003

COMMERCIAL OPEN SPACE
AREA DIAGRAM
- FIRST LEVEL

A0.23

PROJECT NO: 215513

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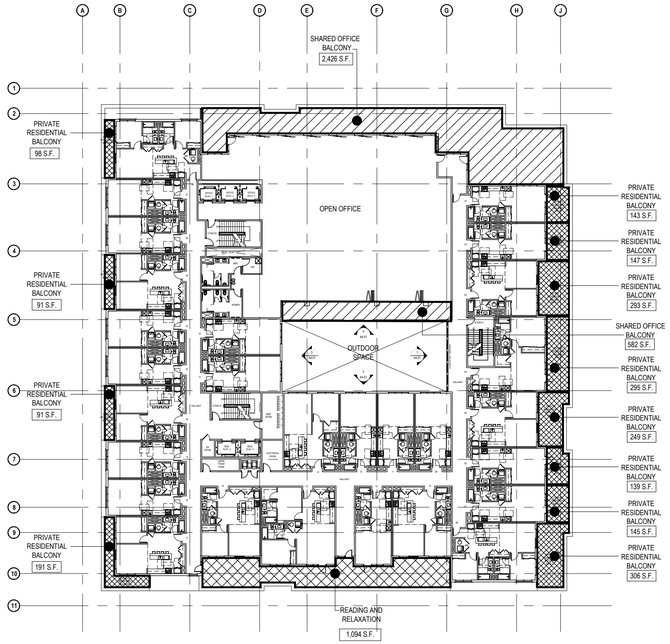
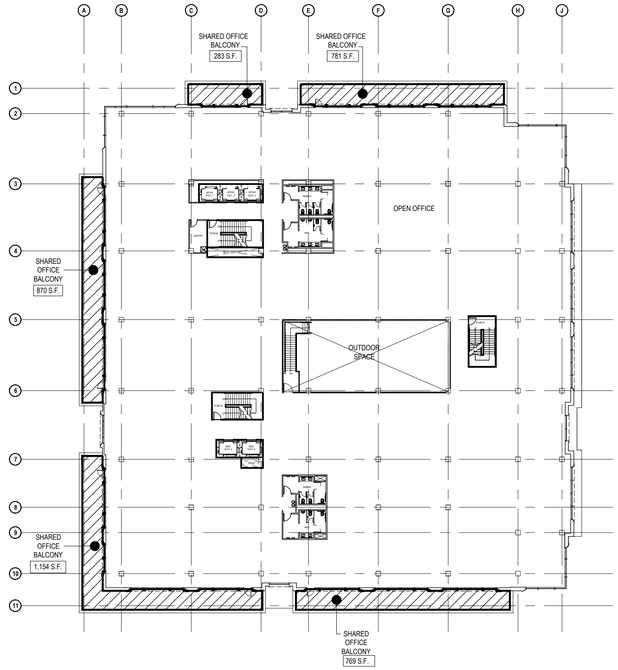


FOURTH LEVEL OPEN SPACE

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



THIRD LEVEL OPEN SPACE

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

OPEN SPACE LEGEND

SHARD OFFICE OPEN SPACE

PRIVATE RESIDENTIAL OPEN SPACE

SHARED RESIDENTIAL OPEN SPACE

USABLE RESIDENTIAL OPEN SPACE CALCULATIONS

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 (STATE DENSITY BONUS REQUEST TO REDUCE TO XX S.F.) 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.

REQUIRED PRIVATE OPEN SPACE (86 UNITS x 80 S.F.):	6,880 S.F.
PROVIDED PRIVATE OPEN SPACE - FOURTH FLOOR:	2,188 S.F.
PROVIDED PRIVATE OPEN SPACE - FIFTH FLOOR:	486 S.F.
PROVIDED PRIVATE OPEN SPACE - SIXTH FLOOR:	486 S.F.
TOTAL PROVIDED PRIVATE OPEN SPACE:	**3,160 S.F.**
REQUIRED COMMON OPEN SPACE (86 UNITS x 80 S.F. x150%) =	**10,320 S.F.**
PROVIDED COMMON OPEN SPACE:	**1,094 S.F.**
TOTAL PROVIDED OPEN SPACE PRIVATE + COMMON =	**4,254 S.F.**

USABLE OFFICE OPEN SPACE CALCULATIONS

PER SMMC 27.38.090 NONRESIDENTIAL/OFFICE DEVELOPMENT STANDARDS.

(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.

TOTAL OFFICE SPACE INCLUDING ALL FLOORS =	**134,892 S.F.**
1% OF TOTAL OFFICE SPACE INCLUDING ALL LEVELS = 0.01 X 134,892 =	**1,349 S.F.**
REQUIRED TOTAL OFFICE OPEN SPACE =	**1,349 S.F.**
PROVIDED TOTAL OFFICE OPEN SPACE =	**3,635 S.F.**

PROJECT DATA:

RESIDENTIAL	Unit Type	Unit Area	Balcony Area	Unit Area w/Balcony	4th Level	5th Level	6th Level	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req	Long-Term Bike Pkg Req	Total Unit Area (S.F.)	Total Balcony Area (S.F.)	Unit Mix
STUDIO	A0.1	513	143	656	4			4	0.50	0.05	1.00	2,052	572	60 %
	A0.2	513	0	513	12	16	16	44	0.50	0.05	1.00	22,572	0	
	A0.3	631	0	631		2	2	4	0.50	0.05	1.00	2,524	0	
1 BR / 1 BA	A1.1	693	249	942	2			2	0.50	0.05	1.00	1,386	498	29 %
	A1.1B	774	0	774	1	1	1	3	0.50	0.05	1.00	2,322	0	
	A1.2	693	91	784	4			4	0.50	0.05	1.00	2,772	364	
	A1.2B	710	191	901	1			1	0.50	0.05	1.00	710	191	
	A1.3	774	295	1,069	1			1	0.50	0.05	1.00	774	295	
	A1.4	774	0	774		1	1	2	0.50	0.05	1.00	1,548	0	
	A1.5	693	54	747		4	4	8	0.50	0.05	1.00	5,544	432	
	A1.5B	740	54	794		2	2	4	0.50	0.05	1.00	2,960	216	
2 BR / 2 BA	A2.1	843	306	1,149	1			1	0.50	0.10	1.25	843	306	11 %
	A2.2	1,040	Shared	1,040	1			1	0.50	0.10	1.25	1,040		
	A2.3	871	98	969	1			1	0.50	0.10	1.25	871	98	
	A2.4	843	54	897		1	1	2	0.50	0.10	1.25	1,686	108	
	A2.5	865	54	919		1	1	2	0.50	0.10	1.25	1,730	108	
	A2.6	871	54	925		1	1	2	0.50	0.10	1.25	1,742	108	
	Total # dwelling units				28	29	29	**86**	**43**	5	89	53,076	3,296	100 %

Open Space	Private Residential Open Space (Level 4/ Level 5 & Level 6) (S.F.) - Provided		3160
	Common Residential Open Space at Level 4 (S.F.) - Provided		1,094
	Open Space (86 Units * 80 SF*150%) - Required		10320
	Total open space private + common (residential) - Provided		4254
	Common Office Open Space at Level 4 (S.F.) - Provided		3,008
	Common Office Open Space at Level 5 (S.F.) - Provided		627
	Total Common Office Open Space (S.F.) - Required (1% of total office area OR 0.01 x 134,892 S.F.		1,349
	Total Common Office Open Space (S.F.) - Provided		3,635

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PA-2023-003

USABLE OPEN SPACE DIAGRAMS

A 0.24

PROJECT NO: 215513

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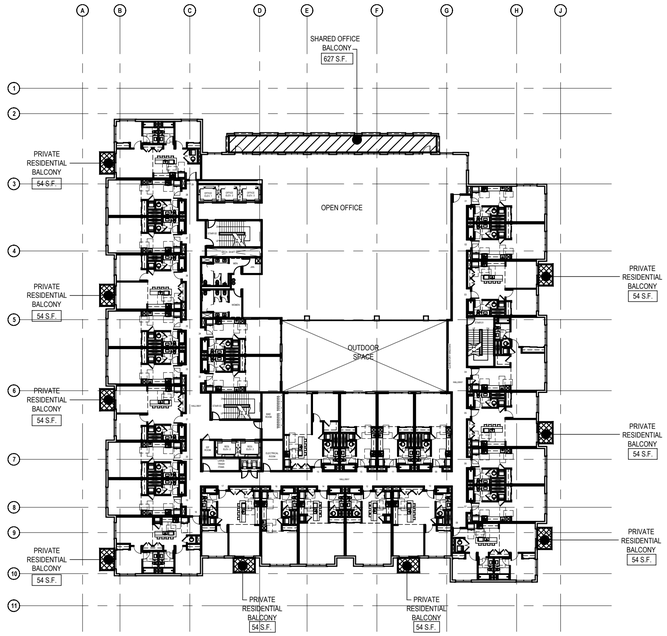
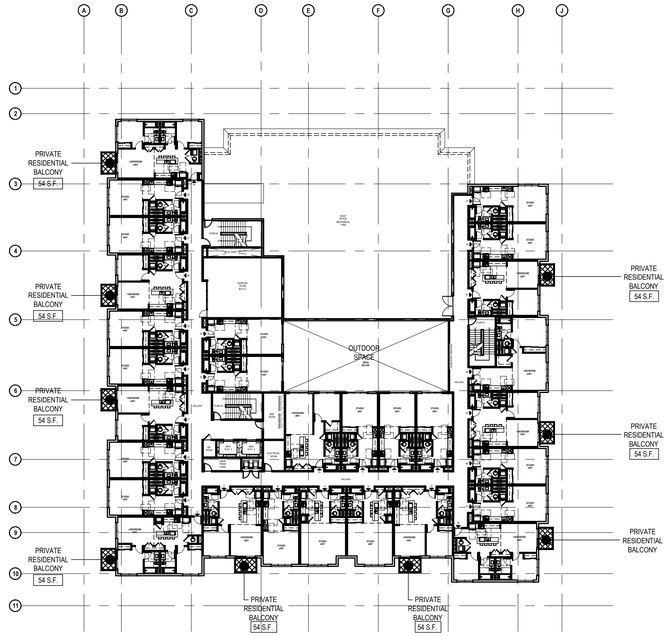


FIFTH LEVEL OPEN SPACE

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



SIXTH LEVEL OPEN SPACE

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

OPEN SPACE LEGEND

SHARD OFFICE OPEN SPACE

PRIVATE RESIDENTIAL OPEN SPACE

SHARED RESIDENTIAL OPEN SPACE

USABLE RESIDENTIAL OPEN SPACE CALCULATIONS

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 (STATE DENSITY BONUS REQUEST TO REDUCE TO XX S.F.) 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.

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PROVIDED PRIVATE OPEN SPACE - FIFTH FLOOR:	486 S.F.
PROVIDED PRIVATE OPEN SPACE - SIXTH FLOOR:	486 S.F.
TOTAL PROVIDED PRIVATE OPEN SPACE:	**3,160 S.F.**
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PROVIDED COMMON OPEN SPACE:	**1,094 S.F.**
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USABLE OFFICE OPEN SPACE CALCULATIONS

PER SMMC 27.38.090 NONRESIDENTIAL/OFFICE DEVELOPMENT STANDARDS.

(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.

TOTAL OFFICE SPACE INCLUDING ALL FLOORS =	**134,892 S.F.**
1% OF TOTAL OFFICE SPACE INCLUDING ALL LEVELS = 0.01 X 134,892 =	**1,349 S.F.**
REQUIRED TOTAL OFFICE OPEN SPACE =	**1,349 S.F.**
PROVIDED TOTAL OFFICE OPEN SPACE =	**3,635 S.F.**

PROJECT DATA:

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	A1.3	774	295	1,069	1			1	0.50	0.05	1.00	774	295	
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	A1.5	693	54	747		4	4	8	0.50	0.05	1.00	5,544	432	
	A1.5B	740	54	794		2	2	4	0.50	0.05	1.00	2,960	216	
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	A2.2	1,040	Shared	1,040	1			1	0.50	0.10	1.25	1,040		
	A2.3	871	98	969	1			1	0.50	0.10	1.25	871	98	
	A2.4	843	54	897		1	1	2	0.50	0.10	1.25	1,686	108	
	A2.5	865	54	919		1	1	2	0.50	0.10	1.25	1,730	108	
	A2.6	871	54	925		1	1	2	0.50	0.10	1.25	1,742	108	
	Total # dwelling units				28	29	29	**86**	**43**	5	89	53,076	3,296	100 %

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	Open Space (86 Units * 80 SF*150%) - Required		10320
	Total open space private + common (residential) - Provided		4254
	Common Office Open Space at Level 4 (S.F.) - Provided		3,008
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PA-2023-003

USABLE OPEN SPACE DIAGRAMS

A 0.25

PROJECT NO: 215513

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FIRE RESISTANCE CODE SUMMARY

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

BUILDING ELEMENT	TYPE I A	TYPE I B	TYPE II A[e]	TYPE II B	TYPE III A	TYPE III B	TYPE IV A	TYPE IV B	TYPE IV C	TYPE IV HT	TYPE V A	TYPE V B
Primary Structural Frame[f] (See Section 202)	3[a, b]	2[a, b, c]	1[b, c]	0[c]	1[b, c]	0	3[a]	2[a]	2[a]	HT	1[b, c]	0
Bearing Walls Exterior[e, f]	3	2	1	0	2	2				2	1	0
Bearing Walls Interior	3[a]	2[a]	1	0	1	0				1/HT[g]	1	0
Nonbearing Walls And Partitions - Exterior	See Table 705.5											
Nonbearing Walls And Partitions - Interior[d]	0	0	0	0	0	0				See Section 2304.11.2	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]	1[b, c]	0[c]	1[b, c]	0				HT	1[b, c]	0

For SI: 1 foot = 304.8 mm.

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.
b. 1. 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.

2. 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.

3. One-story portions of Group A and E assembly occupancies 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.

c. 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.
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 705.5).
f. Not less than the fire-resistance rating as referenced in Section 704.10.
g. 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 705.5)[a,d,g]

FIRE SEPARATION DISTANCE = X (FEET)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H[d] L	OCCUPANCY GROUP F-1, M, S-1[f]	OCCUPANCY GROUP A, B, E, F-2, I, R[h], S-2, U[h]
X < 5[b]	All	3	2	1
5 ≤ X < 10	IA, IVA	3	2	1
	Others	2	1	1
10 ≤ X < 30	IA, IB, IVA, IVB	2	1	1[c]
	I I B, VB	1	0	0
	Others	1	1	1[c]
X ≥ 30	All	0	0	0

For SI: 1 foot = 304.8 mm.

a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
b. See Section 706.1.1 for party walls.
c. Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.
d. 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.
e. For special requirements for Group H occupancies, see Section 415.6.
f. For special requirements for Group S aircraft hangars, see Section 412.3.1.
g. 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.
h. 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.
i. 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 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.

CORRIDOR FIRE-RESISTANCE RATING (Table 1020.2)

Occupancy	Occupant Load Served by Corridor	Required Fire-Resistance Rating (hours)	
		Without Sprinkler System	With Sprinkler System
H-1, H-2, H-3	All	Not Permitted	1[c]
H-4, H-5, L	Greater Than 30	Not Permitted	1[c]
A ,B, E, F, M, S, U	Greater Than 30	1	0
R-1, R-2, R-3, R-3.1, R-4	Greater Than 10	1[d]	1
I-2,[a] I-2.1	Greater Than 6	Not Permitted	1
I-3, R-2.1	Greater Than 6	Not Permitted	1[b, c]
I-4	All	1	0
E	Greater Than 10	1	0

a. For requirements for occupancies in Group I-2 and I-2.1, see Sections 407.2 and 407.3.
b. For a reduction in the fire-resistance rating for occupancies in Group I-3, see Section 408.8.
c. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 where allowed.
d. Group R-3 and R-4 buildings equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.3. See Section 903.2.8 for occupancies where automatic sprinkler systems are permitted in accordance with section 903.3.1.3.

PLUMBING FIXTURE TABULATIONS

LEVEL 01 FLOOR (RETAIL/ CAFE)

1,574 S.F / 60 S.F. PER PERSON = 26.23 PERSONS; ROUND UP TO 27 PERSONS
OR 13 MEN & 14 WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	13 OCCUPANTS OR 1	WATER CLOSETS:	14 OCCUPANTS OR 1
URINALS:	13 OCCUPANTS OR 1		
LAVATORIES:	13 OCCUPANTS OR 1	LAVATORIES:	14 OCCUPANTS OR 1

TOTAL OF (1) GENDER NEUTRAL RESTROOM IS PROVIDED AT THE RETAIL/ CAFE AREA.

LEVEL 01 FLOOR (OFFICE)

B OCCUPANCY NET AREA: 37,210 S.F.

37,210 S.F / 150 S.F. PER PERSON = 248.06 PERSONS; ROUND UP TO 249 PERSONS
OR 124 MEN & 125 WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	124 OCCUPANTS or 3	WATER CLOSETS:	125 OCCUPANTS or 7
URINALS:	124 OCCUPANTS or 2		
LAVATORIES:	124 OCCUPANTS or 2	LAVATORIES:	125 OCCUPANTS or 3

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	WATER CLOSETS:	7
URINALS:	2		
LAVATORIES:	2	LAVATORIES:	3
HI-LOW DRINKING FOUNTAIN	1		
SERVICE SINK	1		

MEN'S FIXTURES	PROVIDED:	WOMEN'S FIXTURES	PROVIDED:
WATER CLOSETS:	4	WATER CLOSETS:	7
URINALS:	3		
LAVATORIES:	5	LAVATORIES:	5
HI-LOW DRINKING FOUNTAIN	2		
SERVICE SINK	1		

LEVEL 02 FLOOR (OFFICE)

B OCCUPANCY NET AREA: 45,367 S.F.

45,367 S.F / 150 S.F. PER OCCUPANT = 302.44 OCCUPANTS; ROUND UP TO 333OCCUPANTS
OR 166 MEN & 167WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	166 OCCUPANTS or 3	WATER CLOSETS:	167 OCCUPANTS or 7
URINALS:	166 OCCUPANTS or 2		
LAVATORIES:	166 OCCUPANTS or 2	LAVATORIES:	167 OCCUPANTS or 3

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED TOTALS FOR LEVEL 02 FLOOR

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	3	WATER CLOSETS:	7
URINALS:	2		
LAVATORIES:	2	LAVATORIES:	3
HI-LOW DRINKING FOUNTAIN	1		
SERVICE SINK	1		

MEN'S FIXTURES	PROVIDED:	WOMEN'S FIXTURES	PROVIDED:
WATER CLOSETS:	4	WATER CLOSETS:	7
URINALS:	3		
LAVATORIES:	5	LAVATORIES:	5
HI-LOW DRINKING FOUNTAIN	2		
SERVICE SINK	1		

LEVEL 03 FLOOR (OFFICE)

B OCCUPANCY NET AREA: 38,234 S.F.

38,234 S.F / 150 S.F. PER OCCUPANT = 254.89 OCCUPANTS; ROUND UP TO 255 OCCUPANTS
OR 127 MEN & 128 WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	127 OCCUPANTS or 3	WATER CLOSETS:	128 OCCUPANTS or 7
URINALS:	127 OCCUPANTS or 2		
LAVATORIES:	127 OCCUPANTS or 2	LAVATORIES:	128 OCCUPANTS or 3

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED TOTALS FOR LEVEL 03 FLOOR

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	3	WATER CLOSETS:	7
URINALS:	2		
LAVATORIES:	2	LAVATORIES:	3
HI-LOW DRINKING FOUNTAIN	1		
SERVICE SINK	1		

MEN'S FIXTURES	PROVIDED:	WOMEN'S FIXTURES	PROVIDED:
WATER CLOSETS:	4	WATER CLOSETS:	7
URINALS:	3		
LAVATORIES:	5	LAVATORIES:	5
HI-LOW DRINKING FOUNTAIN	2		
SERVICE SINK	1		

LEVEL 04 FLOOR (OFFICE)

B OCCUPANCY NET AREA: 7,112 S.F.

7,112 S.F / 150 S.F. PER OCCUPANT = 47.41 OCCUPANTS; ROUND UP TO 48 OCCUPANTS
OR 24 MEN & 24 WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	24 OCCUPANTS or 1	WATER CLOSETS:	24 OCCUPANTS or 2
URINALS:	24 OCCUPANTS or 1		
LAVATORIES:	24 OCCUPANTS or 1	LAVATORIES:	24 OCCUPANTS or 1

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED TOTALS FOR LEVEL 04 FLOOR

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	1	WATER CLOSETS:	2
URINALS:	1		
LAVATORIES:	1	LAVATORIES:	1
HI-LOW DRINKING FOUNTAIN	1		
SERVICE SINK	1		

MEN'S FIXTURES	PROVIDED:	WOMEN'S FIXTURES	PROVIDED:
WATER CLOSETS:	2	WATER CLOSETS:	3
URINALS:	1		
LAVATORIES:	2	LAVATORIES:	2
HI-LOW DRINKING FOUNTAIN	1		
SERVICE SINK	1		

LEVEL 05 FLOOR (OFFICE)

B OCCUPANCY NET AREA: 6,970 S.F.

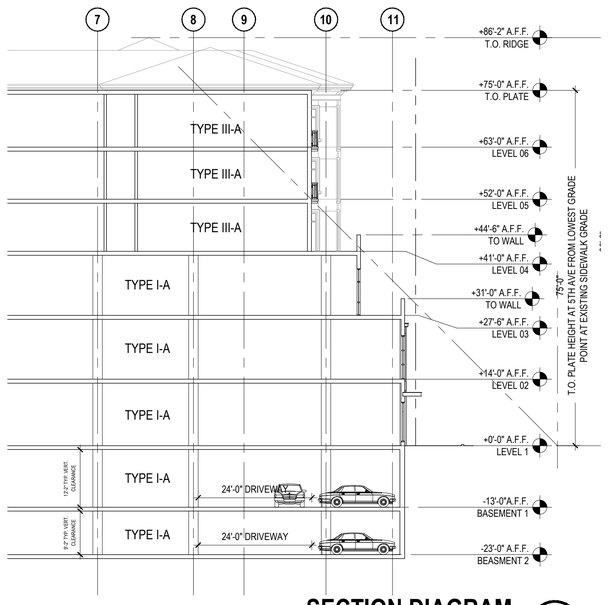
6,969 S.F / 150 S.F. PER OCCUPANT = 46.46 OCCUPANTS; ROUND UP TO 47 OCCUPANTS
OR 23 MEN & 24 WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	23 OCCUPANTS or 1	WATER CLOSETS:	24 OCCUPANTS or 1
URINALS:	23 OCCUPANTS or 1		
LAVATORIES:	23 OCCUPANTS or 1	LAVATORIES:	24 OCCUPANTS or 1

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED TOTALS FOR LEVEL 05 FLOOR

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	1	WATER CLOSETS:	1
URINALS:	1		
LAVATORIES:	1	LAVATORIES:	1
HI-LOW DRINKING FOUNTAIN	1		
SERVICE SINK	1		

MEN'S FIXTURES	PROVIDED:	WOMEN'S FIXTURES	PROVIDED:
WATER CLOSETS:	2	WATER CLOSETS:	3
URINALS:	1		
LAVATORIES:	2	LAVATORIES:	2
HI-LOW DRINKING FOUNTAIN	1		
SERVICE SINK	1		



SECTION DIAGRAM 1

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

0 10 20 40 60 80

ALLOWABLE BUILDING AREA

ABOVE-GRADE BUILDING (OFFICE AND RESIDENTIAL)

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).	
BELOW 3RD FLOOR	CONSTRUCTION TYPE: I-A	
ABOVE 3RD FLOOR	CONSTRUCTION TYPE: III-A	
	OCCUPANCY CLASSIFICATION	
	B	R-2
MAXIMUM HEIGHT (TABLE 504.2)	85'-0"	85'-0"
MAXIMUM NUMBER OF STORIES (TABLE 504.4)	6	5
SM ALLOWABLE AREA FACTOR (TABLE 506.2)	85,500 S.F.	72,000 S.F.
NS AREA FACTOR (TABLE 506.2)	28,500 S.F.	24,000 S.F.
HEIGHT OF PROPOSED BUILDING	75'-0" (TOP OF PLATE PER ELEVS.)	
NUMBER OF STORIES ABOVE GRADE (STARTS AT TOP OF I-A PODIUM PER 510.2)	2	3
PROPOSED AREA PER FLOOR	B	R-2
LEVEL 01	38,784 S.F.	3,479 S.F.
LEVEL 02	45,367 S.F.	-
LEVEL 03	38,234 S.F.	-
LEVEL 04	7,112 S.F.	21,891 S.F.
LEVEL 05	6,969 S.F.	21,891 S.F.
LEVEL 06	-	23,208 S.F.
TOTAL BUILDING AREA ABOVE GRADE	136,466 S.F.	70,469 S.F.

BELOW GRADE BUILDING (PARKING GARAGE)

CONSTRUCTION TYPE: I - A		
OCCUPANCY CLASSIFICATION: S-2		
AUTOMATIC SPRINKLER CONFIGURATION:	S1 (BUILDING A MAXIMUM OF ONE STORY ABOVE GRADE PLANE, EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1).	
	OCCUPANCY CLASSIFICATION	
	S-2	
MAXIMUM HEIGHT (TABLE 504.2)	UNLIMITED	
MAXIMUM NUMBER OF STORIES (TABLE 504.4)	UNLIMITED	
S1 ALLOWABLE AREA FACTOR (TABLE 506.2)	UNLIMITED	
NS AREA FACTOR (TABLE 506.2)	UNLIMITED	
PROPOSED AREA PER FLOOR		
BUILDING LEVEL	BUILDING AREA	
PARKING LEVEL -2	47,753 S.F.	
PARKING LEVEL -1	47,753 S.F.	
TOTAL BUILDING AREA BELOW GRADE	**95,506 S.F.**	

SUMMARY:

ABOVE GRADE OFFICE AND RESIDENTIAL:
TYPE I-A CONSTRUCTION (BUSINESS B OCCUPANCY LEVEL 01 TO LEVEL 03)
TYPE III-A CONSTRUCTION (RESIDENTIAL R-2 OCCUPANCY LEVEL 04 TO LEVEL 06)

BELOW GRADE PARKING STRUCTURE:
TYPE I-A CONSTRUCTION

- Below grade Parking Structure: Type I-A construction.
- Three-hour rated construction is required for exterior walls and concrete slab separating garage from the office building. Minimum concrete thickness to be 6.2".
- Two-hour rating is required for other floors with minimum concrete thickness of 5".
- All shafts and stairs to be constructed with two-hour partitions.

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
California
1731 Technology Drive, Suite 750
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In Association with:

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

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	FIRST PLANNING SUBMITTAL
04.14.2023	SECOND PLANNING SUBMITTAL

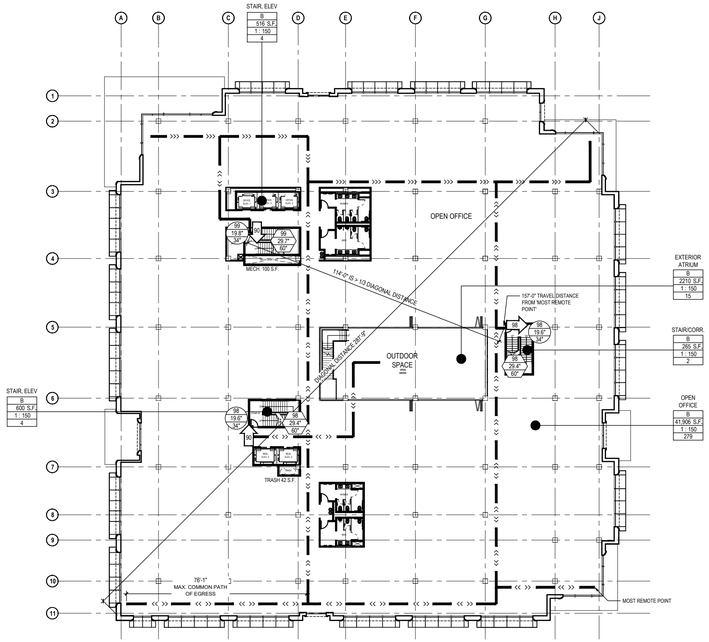
PA-2023-003

BUILDING CODE PROJECT DATA

A0.31

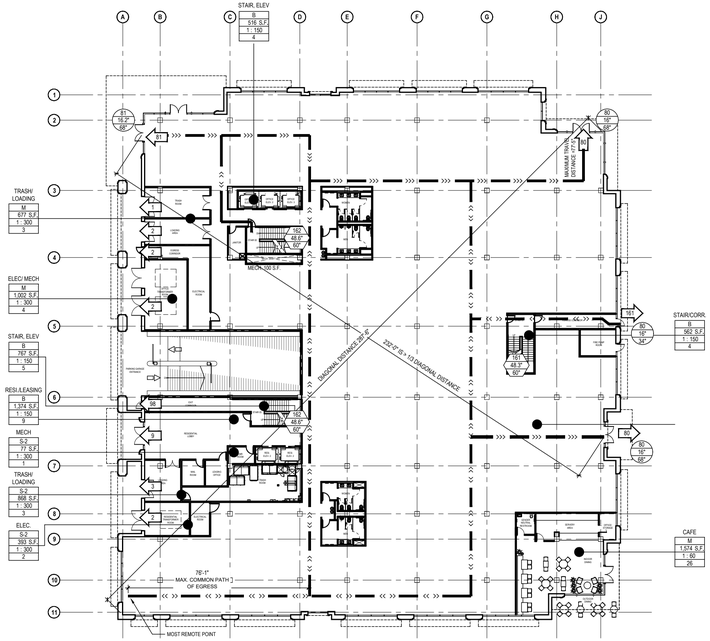
PROJECT NO: 215513

P:\2021 Jobs\2100.10 Block 20\01 Planning App\2023-04-14 2nd PA Submittal\2100.10 A0.31.dwg Apr 14, 2023, 11:12am Mehdi



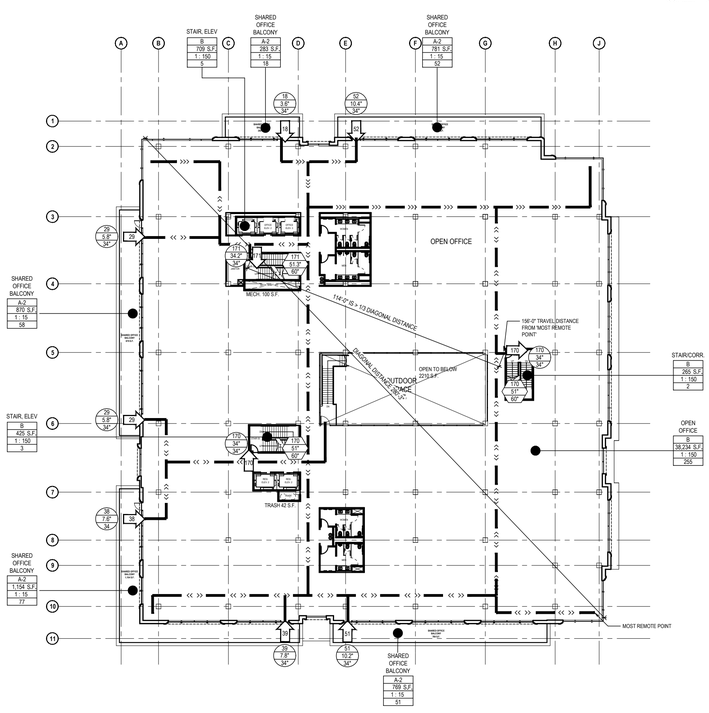
SECOND LEVEL EGRESS PLAN

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



FIRST LEVEL EGRESS PLAN

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



THIRD LEVEL EGRESS PLAN

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

SYMBOL KEY

AREA OCCUPANT LOAD DESIGNATION

ROOM NAME
B
12,444 S.F
1 : 150
-

- OCCUPANCY CLASSIFICATION OF THE SPACE
- SQUARE FOOTAGE
- OCCUPANT LOAD FACTOR
- NUMBER OF OCCUPANTS

DOORWAY OCCUPANT LOAD DESIGNATION

100 — NUMBER OF OCCUPANTS
20.0 — EXIT WIDTH REQUIRED
34 — EXIT WIDTH PROVIDED

STAIRWAY OCCUPANT LOAD DESIGNATION

100 — NUMBER OF OCCUPANTS
30.0 — STAIR WIDTH REQUIRED (INCHES)
60 — STAIR WIDTH PROVIDED (INCHES)

PATH OF TRAVEL DESIGNATION

- EXIT IN ONE DIRECTION
- EXIT IN BOTH DIRECTIONS

DIRECTION OF EGRESS/OCCUPANT LOAD DESIGNATION

25 — DIRECTION OF EGRESS
OCCUPANT LOAD

FIRE EXTINGUISHERS AND FIRE HOSES

F.E — FIRE EXTINGUISHER BRACKET-MOUNTED
F.E.C. — F.E.C. 20

EXIT SIGNAGE DESIGNATION

- SIGN FACE DIRECTION
- DIRECTION OF TRAVEL

RATED SEPARATION DESIGNATION

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

EXITING WIDTH TABULATIONS

THIS BUILDING IS EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM. EXIT WIDTH REQUIRED IS 0.3" PER PERSON FOR STAIRS AND 0.2" PER DOORS AND OTHER EXIT ELEMENTS, PER CBC SECTION 1005.3.

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ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
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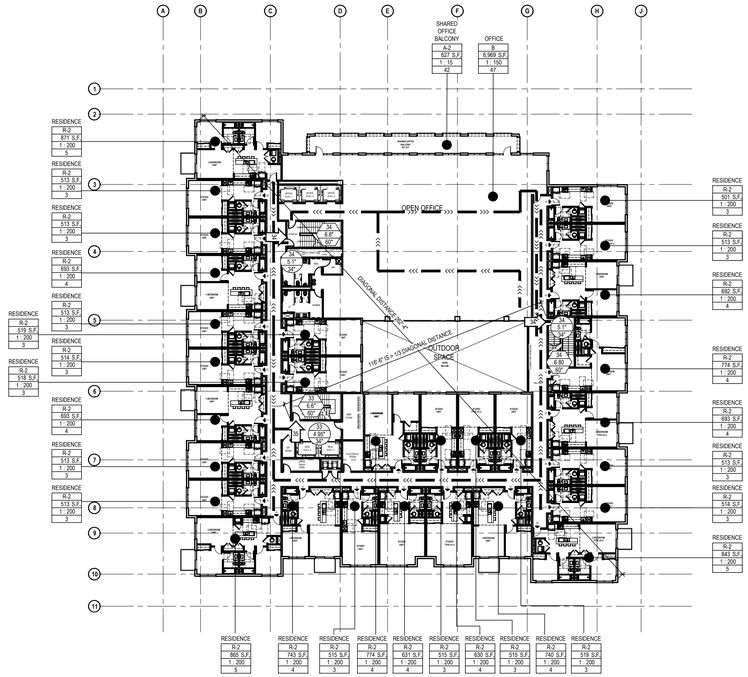
PA-2023-003

EGRESS DIAGRAMS

A 0.32

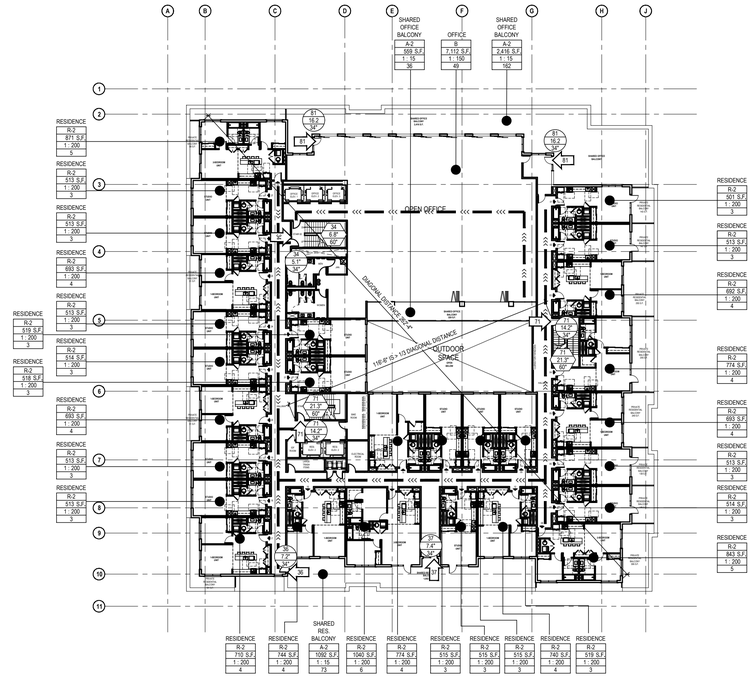
PROJECT NO: 215513

P:\2021 Jobs\2100-2199\arc-2000 (Planning files)\2021-2147-PA Submittal\215513-A0.32-34-Area - Ap 17, 2023, 4:29pm - tobeth



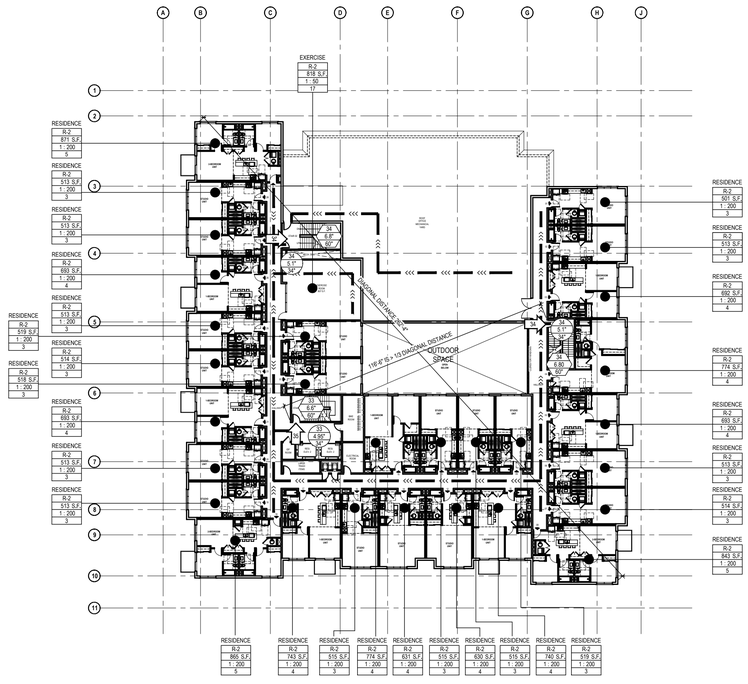
FIFTH LEVEL EGRESS PLAN

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



FOURTH LEVEL EGRESS PLAN

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



SIXTH LEVEL EGRESS PLAN

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

SYMBOL KEY

AREA OCCUPANT LOAD DESIGNATION

ROOM NAME
B
12,444 S.F.
1 : 150
-

- OCCUPANCY CLASSIFICATION OF THE SPACE
- SQUARE FOOTAGE
- OCCUPANT LOAD FACTOR
- NUMBER OF OCCUPANTS

DOORWAY OCCUPANT LOAD DESIGNATION

100
20.0
34

- NUMBER OF OCCUPANTS
- EXIT WIDTH REQUIRED
- EXIT WIDTH PROVIDED

STAIRWAY OCCUPANT LOAD DESIGNATION

100
30.0
60

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

PATH OF TRAVEL DESIGNATION

- EXIT IN ONE DIRECTION
- EXIT IN BOTH DIRECTIONS

DIRECTION OF EGRESS/OCCUPANT LOAD DESIGNATION

25

- DIRECTION OF EGRESS
- OCCUPANT LOAD

FIRE EXTINGUISHERS AND FIRE HOSES

F.E
F.E.C.
F.E.C.
20

- FIRE EXTINGUISHER BRACKET-MOUNTED

EXIT SIGNAGE DESIGNATION

- SIGN FACE DIRECTION
- DIRECTION OF TRAVEL

RATED SEPARATION DESIGNATION

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

EXITING WIDTH TABULATIONS

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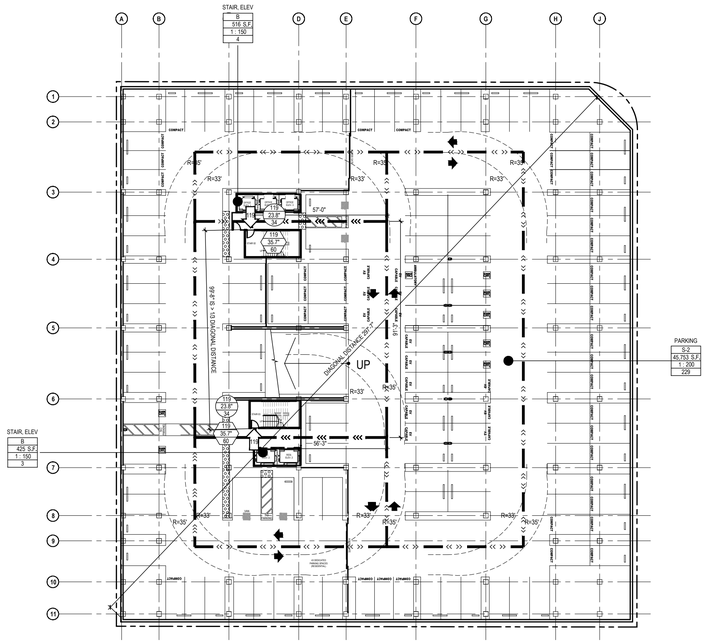
PA-2023-003

EGRESS DIAGRAMS

A 0.33

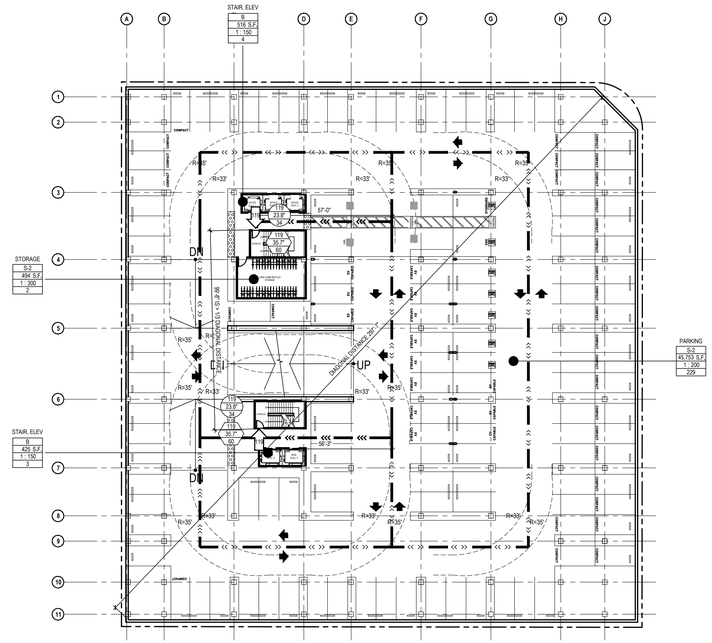
PROJECT NO: 215513

P:\2021 Jobs\2150 Ellsworth 2050 Planning Apps\2023-04-14 PA Submittal\215013-A0.33-34-Egress - Apr 17, 2023, 4:29pm - tbilesb



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
12,444 S.F
1 : 150
-

- OCCUPANCY CLASSIFICATION OF THE SPACE
- SQUARE FOOTAGE
- OCCUPANT LOAD FACTOR
- NUMBER OF OCCUPANTS

DOORWAY OCCUPANT LOAD DESIGNATION

100
20.0
34

- NUMBER OF OCCUPANTS
- EXIT WIDTH REQUIRED
- EXIT WIDTH PROVIDED

STAIRWAY OCCUPANT LOAD DESIGNATION

100
30.0
60

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

PATH OF TRAVEL DESIGNATION

- EXIT IN ONE DIRECTION
- EXIT IN BOTH DIRECTIONS

DIRECTION OF EGRESS/OCCUPANT LOAD DESIGNATION

25

- DIRECTION OF EGRESS
- OCCUPANT LOAD

FIRE EXTINGUISHERS AND FIRE HOSES

F.E
F.E.C.
20

- FIRE EXTINGUISHER BRACKET-MOUNTED

EXIT SIGNAGE DESIGNATION

- SIGN FACE DIRECTION
- DIRECTION OF TRAVEL

RATED SEPARATION DESIGNATION

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

EXITING WIDTH TABULATIONS

THIS BUILDING IS EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM. EXIT WIDTH REQUIRED IS 0.3" PER PERSON FOR STAIRS AND 0.2" PER DOORS AND OTHER EXIT ELEMENTS, PER CBC SECTION 1005.3.

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Arizona
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California
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In Association with:

PLANNING APPLICATION FOR:

WINDY HILL PROPERTY VENTURES

BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	FIRST PLANNING SUBMITTAL
04.14.2023	SECOND PLANNING SUBMITTAL

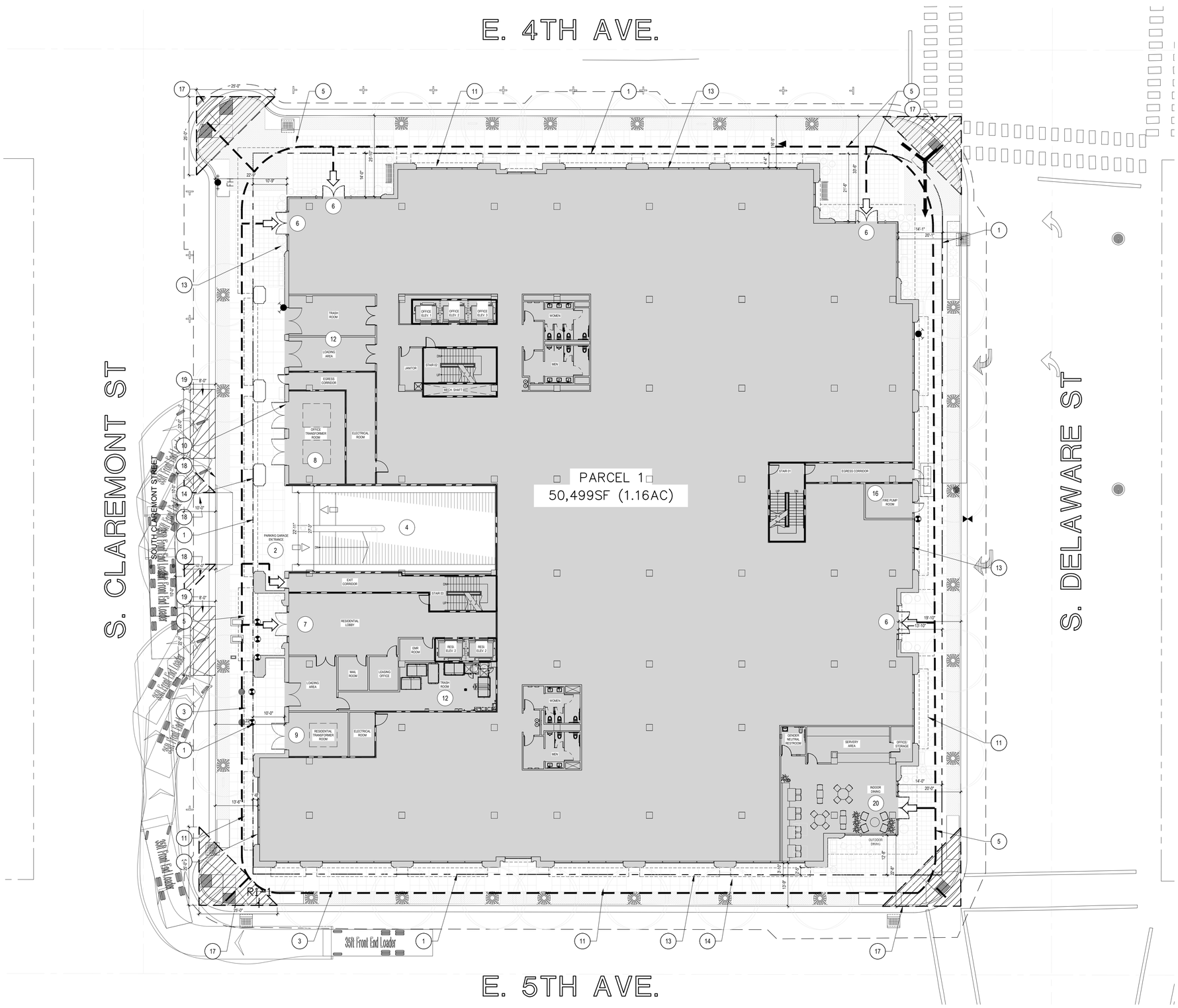
PA-2023-003

EGRESS DIAGRAMS

A 0.34

PROJECT NO: 215513

P:\2021 Arc\215138\rvt\ 2021 Planning files\2023-Jul-14 PA Submittal\215138 A0.32-A0.34 Plan - by: 17, 2023, 4:29pm - tbilleb



SITE PLAN

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

0 10 20 40 60 80

PROJECT DATA

ASSESSOR'S PARCEL NO.:	034186110, 034186090, 034186080, 034186070, 034186060
ZONING	CBD/S - CENTRAL BUSINESS SUPPORT
SITE AREA	±50,499 S.F./ 1.16 ACRES
BUILDING HEIGHT	55'-0" MAXIMUM
MAX F.A.R.	3.0 / 151,497 S.F.
MAX RESIDENTIAL UNITS (50 PER ACRE)	58 UNITS*
*CALIFORNIA DENSITY BONUS (ADDITIONAL 1.50)	87 UNITS
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

FLOOR AREA (6-STORY BUILDING)	
FIRST LEVEL - RETAIL	1,574 S.F.
FIRST LEVEL - RESIDENTIAL	3,479 S.F.
FIRST LEVEL - OFFICE	37,210 S.F.
SECOND LEVEL - OFFICE	45,367 S.F.
THIRD LEVEL - OFFICE	38,234 S.F.
FOURTH LEVEL - RESIDENTIAL	21,891 S.F.
FOURTH LEVEL - OFFICE	7,112 S.F.
FIFTH LEVEL - RESIDENTIAL	21,891 S.F.
FIFTH LEVEL - OFFICE	6,969 S.F.
SIXTH LEVEL - RESIDENTIAL	23,208 S.F.
TOTAL BUILDING AREA	**206,935 S.F.**

TOTAL FLOOR AREA RATIO (206,935 S.F./ 50,499 S.F.) **4.09**

DWELLING UNIT CALCULATION	
FOURTH FLOOR	28 D.U.
FIFTH FLOOR	29 D.U.
SIXTH FLOOR	29 D.U.
TOTAL # DWELLING UNITS	**86 D.U.**

PROPOSED DWELLING UNIT MIX (ALL FLOORS)

(52) STUDIOS OR **60%**
(25) ONE-BEDROOM UNITS OR **29%**
(9) TWO-BEDROOM UNITS OR **11%**

TOTAL RESIDENTIAL AREA **70,469 S.F.**
(BALCONY AREAS NOT INCLUDED IN N.S.F.)

BICYCLE PARKING ANALYSIS

(PER CITY OF SAN MATEO MUNICIPAL CODE SECTION 27.64.262)

REQUIRED SHORT-TERM | RESIDENTIAL
.05 SHORT-TERM SPACES PER UNIT (STUDIO AND ONE-BEDROOM UNIT)
77 UNITS X .05 = 3.85 SPACES OR **4 SPACES**

.10 SHORT-TERM SPACES PER UNIT (2-BEDROOM UNIT)
9 UNITS X .10 = 0.9 SPACES OR **1 SPACE**

REQUIRED LONG-TERM | RESIDENTIAL
1.0 LONG-TERM SPACE PER UNIT (STUDIO AND ONE-BEDROOM UNIT)
77 UNITS X 1.0 = **77 SPACES**

1.25 LONG-TERM SPACES PER UNIT (2-BEDROOM UNIT)
9 UNITS X 1.25 = 11.25 SPACES OR **12 SPACES**

REQUIRED SHORT-TERM | RETAIL
1 PER 5,000 S.F. OF RETAIL SPACE
1,574 S.F. / 5,000 = 0.31 SPACES OR **1 SPACE**

REQUIRED LONG-TERM | RETAIL
1 PER 12,000 S.F. OF RETAIL SPACE
1,431 S.F. / 12,000 = 0.12 SPACES OR **1 SPACE**

REQUIRED SHORT-TERM BIKE SPACES | RESIDENTIAL: **5 SPACES**
REQUIRED SHORT-TERM BIKE SPACES | RETAIL: **1 SPACE**
REQUIRED LONG-TERM BIKE SPACES | RESIDENTIAL: **89 SPACES**
REQUIRED LONG-TERM BIKE SPACES | RETAIL: **1 SPACE**

PROVIDED SHORT-TERM BIKE SPACES | RESIDENTIAL: 6 SPACES
PROVIDED SHORT-TERM BIKE SPACES | RETAIL: 6 SPACES
PROVIDED LONG-TERM BIKE SPACES | RESIDENTIAL: 54 SPACES
PROVIDED LONG-TERM BIKE SPACES | RETAIL: 1 SPACE

KEYNOTES

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. NOT USED
16. FIRE PUMP ROOM
17. VISIBILITY TRIANGLES
18. 10'-0"x10'-0" VISION TRIANGLE
19. ON-STREET LOADING AREA (8'-0"x22'-0"). SOUTH LOADING AREA SHOULD BE RESIDENTIAL LOADING ZONE FOR PASSENGER DROP-OFF AREA/ FOOD AND GOOD DELIVERIES
20. CAFE/ RETAIL

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PA-2023-003

SITE PLAN

A1.01

PROJECT NO: 215513

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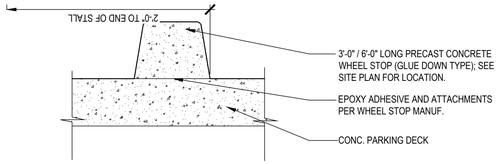
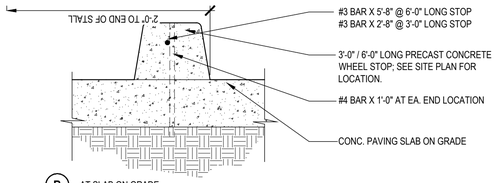


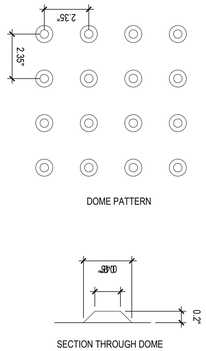
A AT SLAB ABOVE GRADE LEVEL



B AT SLAB ON GRADE

13 CONCRETE CURB

SCALE: 1 1/2"=1'-0"

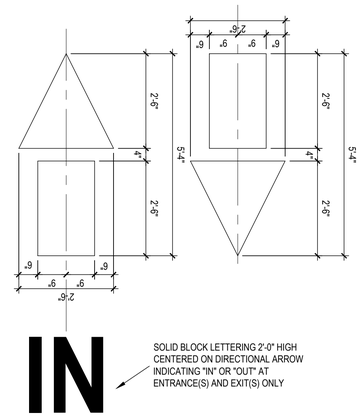


TRUNCATED DOME SURFACES ARE REQUIRED IN THE FOLLOWING LOCATIONS:

- WALKWAYS CROSSING VEHICULAR WAYS WITH SLOPES BETWEEN 5% (1 : 20) AND 6.67% (1 : 15): FULL SURFACE OF THE RAMP SHALL HAVE TRUNCATED DOMES
- WALKWAYS CROSSING VEHICULAR WAYS WITH SLOPES BETWEEN 6.67% (1 : 15) AND (8.5% 1 : 12): 3' WIDE X (WIDTH OF SIDEWALK) AREA OF TRUNCATED DOMES
- THE TRUNCATED DOME SURFACE DOES NOT NEED TO BE YELLOW, IT ONLY NEEDS TO CONTRAST VISUALLY WITH ADJACENT SURFACES, AND IT MUST BE INTEGRALLY COLORED.

9 TRUNCATED DOMES

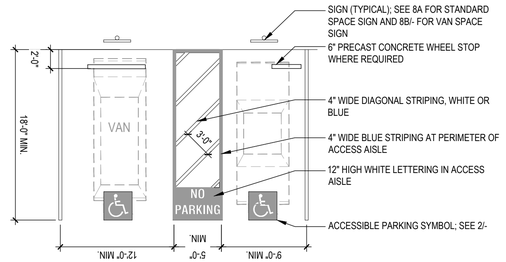
SCALE: 3"=1'-0"



5 DIRECTIONAL ARROW

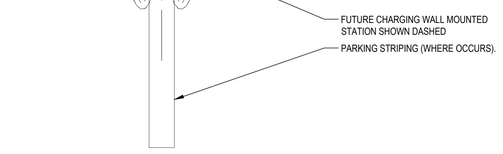
SCALE: 1/2"=1'-0"

1. ALL PARKING SPACES AND ACCESS AISLE SHALL HAVE A MAXIMUM SLOPE IN ALL DIRECTIONS OF 1:48.
2. PEDESTRIAN WAYS WHICH ARE ACCESSIBLE TO PERSONS WITH DISABILITIES SHALL BE PROVIDED FROM EACH ACCESSIBLE SPACE TO RELATED FACILITIES. REFER TO SITE PLAN FOR LOCATION OF ACCESSIBLE PATH OF TRAVEL LINKING ACCESS AISLE TO RELATED FACILITIES.
3. ACCESS AISLE MAY BE SHARED BY TANDEM SPACES. IF ONE SPACE IS VAN ACCESSIBLE, THE ACCESS AISLE MUST BE ON THE PASSENGER SIDE OF SPACE.
4. VAN PARKING (CONFIGURATION A) SHALL BE PERMITTED TO BE 108" (9'-0") WIDE MINIMUM WHERE THE ACCESS AISLE IS 96" (8'-0") WIDE MINIMUM. ACCESS AISLE FOR VAN ACCESSIBLE PARKING SHALL BE ON THE PASSENGER SIDE.
5. WHEN NO CURB OR BARRIER IS PROVIDED AT THE FRONT OF STALL AND THERE IS A WALKWAY IN FRONT OF THE STALL, A WHEEL STOP IS REQUIRED WHICH WILL PREVENT ENCROACHMENT OF CARS OVER WALKWAYS.



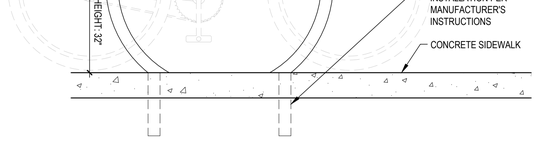
1 ACCESSIBLE PARKING SPACES

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



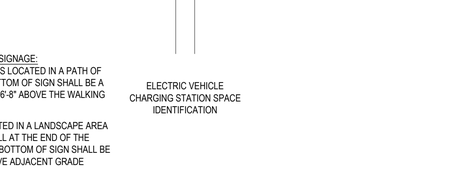
14 FUTURE EV CHARGING STUB OUT

SCALE: 1"=1'-0"



10 SHORT-TERM BIKE RACK

SCALE: 1"=1'-0"



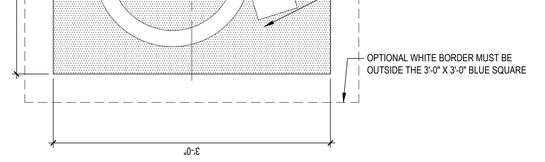
BOTTOM OF SIGNAGE:
WHEN SIGN IS LOCATED IN A PATH OF TRAVEL, BOTTOM OF SIGN SHALL BE A MINIMUM OF 6'-8" ABOVE THE WALKING SURFACE.

WHEN LOCATED IN A LANDSCAPE AREA OR ON A WALL AT THE END OF THE SPACE, THE BOTTOM OF SIGN SHALL BE AT 5'-0" ABOVE ADJACENT GRADE

ELECTRIC VEHICLE CHARGING STATION SPACE IDENTIFICATION

6 ELECTRIC VEHICLE CHARGING STATION SIGNAGE

SCALE: 1 1/2"=1'-0"



2 ACCESSIBILITY PARKING SYMBOL

SCALE: N.T.S.

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PA-2023-003

SITE DETAILS

A 1.02

PROJECT NO: 215513

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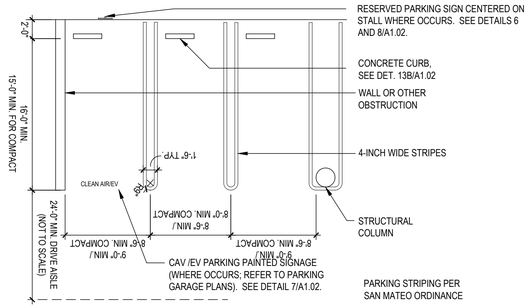
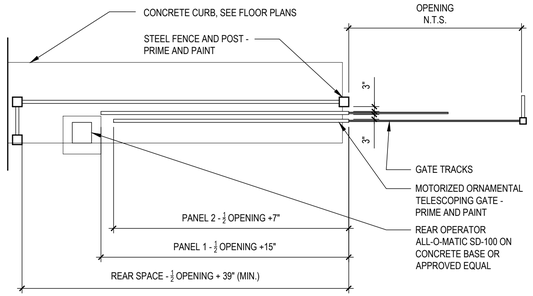


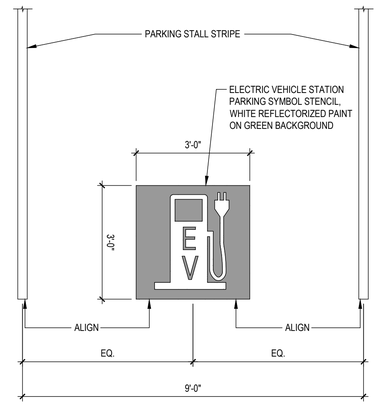
13 PARKING STALL STRIPING

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



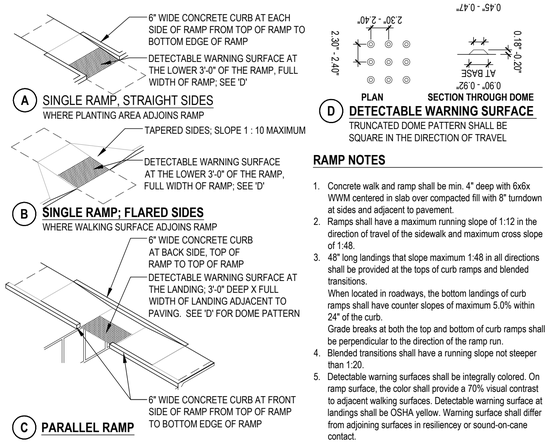
9 ACCESS GATE PLAN

SCALE: 1 1/2"=1'-0"



5 EV PARKING STALL SYMBOL

SCALE: 1/2" = 1'-0"



RAMP NOTES

1. Concrete walk and ramp shall be min. 4" deep with 6x6x WWM centered in slab over compacted fill with 8" turndown at sides and adjacent to pavement.
2. Ramps shall have a maximum running slope of 1:12 in the direction of travel of the sidewalk and maximum cross slope of 1:48.
3. 48" long landings that slope maximum 1:48 in all directions shall be provided at the tops of curb ramps and blended transitions.
   When located in roadways, the bottom landings of curb ramps shall have counter slopes of maximum 5.0% within 24" of the curb.
4. Blended transitions shall have a running slope not steeper than 1:20.
5. Detectable warning surfaces shall be integrally colored. On ramp surface, the color shall provide a 70% visual contrast to adjacent walking surfaces. Detectable warning surface at landings shall be OSHA yellow. Warning surface shall differ from adjoining surfaces in resiliency or sound-on-cane contact.

1 CURB RAMP CONFIGURATION

SCALE: N.T.S

10 ACCESS GATE ELEVATION

SCALE: 1 1/2"=1'-0"

ACCESSIBLE PARKING IDENTIFICATION SIGNAGE

1. REFLECTORIZED PORCELAIN FINISH ON STEEL WITH BEADED TEXT OR EQUAL
2. LETTERS AND SYMBOLS TO BE WHITE ON A DARK BLUE BACKGROUND
3. SIGN TO BE CENTERED AT THE INTERIOR END OF PARKING SPACE
4. CORNERS OF SIGN TO BE RADIUSED 1/2" MINIMUM.

BOTTOM OF SIGNAGE:
WHEN SIGN IS LOCATED IN A PATH OF TRAVEL, BOTTOM OF SIGN SHALL BE A MINIMUM OF 6'-8" ABOVE THE WALKING SURFACE.

WHEN LOCATED IN A LANDSCAPE AREA OR ON A WALL AT THE END OF THE SPACE, THE BOTTOM OF SIGN SHALL BE AT 5'-0" ABOVE ADJACENT GRADE

SIGN TYPE A:
ACCESSIBLE CAR PARKING SPACE IDENTIFICATION

SIGN TYPE B:
ACCESSIBLE VAN PARKING SPACE IDENTIFICATION

UNAUTHORIZED VEHICLE WARNING SIGNAGE SHALL BE POSTED EITHER:

1. IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY, **OR**
2. IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE.

THE PHONE NUMBER OR ADDRESS WHERE TOWED VEHICLES CAN BE RECLAIMED IS POSTED IN THE APPROPRIATE LOCATION ON THE SIGN AND IS A PERMANENT PART OF THE SIGN.

LETTERING SHALL BE A MINIMUM OF 1" IN HEIGHT.

SIGN TYPE C:
UNAUTHORIZED VEHICLE WARNING SIGN

6 ACCESSIBLE PARKING SIGNAGE & UNAUTHORIZED VEHICLE SIGNAGE

SCALE: 1 1/2"=1'-0"

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PA-2023-003

SITE DETAILS

A 1.03

PROJECT NO: 215513

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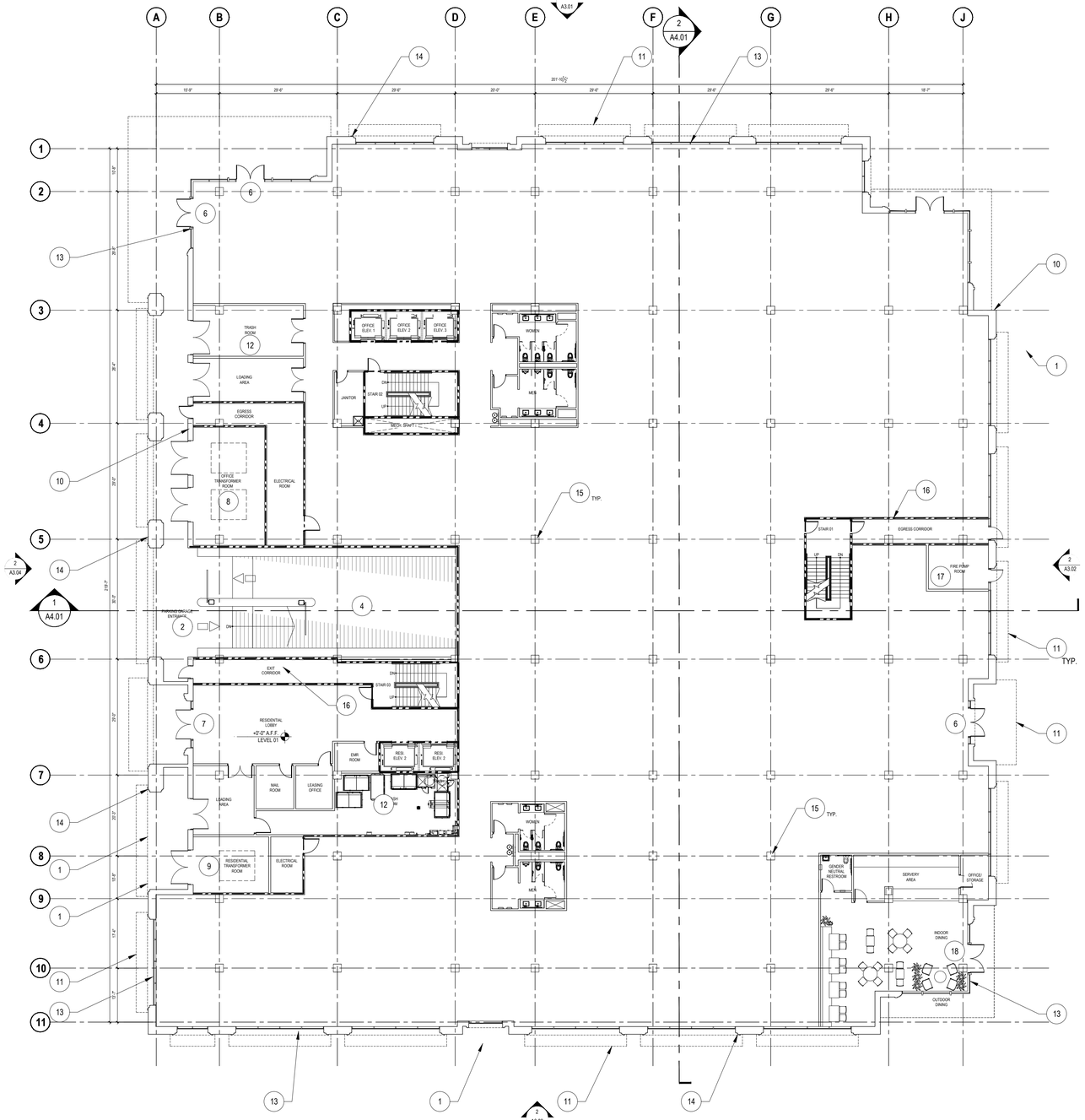

FIRST LEVEL PLAN

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

0 10 20 40 60 80

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
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12. TRASH ROOM
13. EXTERIOR GLAZING SYSTEM
14. MOLDING
15. STRUCTURAL COLUMN
16. EXIT PASSAGEWAY
17. FIRE PUMP ROOM
18. CAFE ENTRY

PROJECT DATA:

RESIDENTIAL	Unit Type	Unit Area	Balcony Area	Unit Area w/Balcony	4th Level	5th Level	6th Level	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req	Long-Term Bike Pkg Req	Total Unit Area (S.F.)	Total Balcony Area (S.F.)	Unit Mix
STUDIO	A0.1	513	143	656	4			4	0.50	0.05	1.00	2,052	572	60 %
	A0.2	513	0	513	12	16	16	44	0.50	0.05	1.00	22,572	0	
	A0.3	631	0	631		2	2	4	0.50	0.05	1.00	2,524	0	
1 BR / 1 BA	A1.1	693	249	942	2			2	0.50	0.05	1.00	1,386	498	29 %
	A1.1B	774	0	774	1	1	1	3	0.50	0.05	1.00	2,322	0	
	A1.2	693	91	784	4			4	0.50	0.05	1.00	2,772	364	
	A1.2B	710	191	901	1			1	0.50	0.05	1.00	710	191	
	A1.3	774	295	1,069	1			1	0.50	0.05	1.00	774	295	
	A1.4	774	0	774		1	1	2	0.50	0.05	1.00	1,548	0	
	A1.5	693	54	747		4	4	8	0.50	0.05	1.00	5,544	432	
	A1.5B	740	54	794		2	2	4	0.50	0.05	1.00	2,960	216	
2 BR / 2 BA	A2.1	843	306	1,149	1			1	0.50	0.10	1.25	843	306	11 %
	A2.2	1,040	Shared	1,040	1			1	0.50	0.10	1.25	1,040		
	A2.3	871	98	969	1			1	0.50	0.10	1.25	871	98	
	A2.4	843	54	897		1	1	2	0.50	0.10	1.25	1,686	108	
	A2.5	865	54	919		1	1	2	0.50	0.10	1.25	1,730	108	
	A2.6	871	54	925		1	1	2	0.50	0.10	1.25	1,742	108	
	Total # dwelling units				28	29	29	**86**	**43**	5	89	53,076	3,296	100 %

	Use	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Total Area	Project FAR
Floor Area	Retail Area	1,574						1,574	
	Residential Area	3,479			18,671	19,056	20,373	61,579	
	Common Area Per Floor				3,220	2,835	2,835	8,890	
	Office Area	37,210	45,367	38,234	7,112	6,969		134,892	
	Total FAR Floor Area							206,935	**4.09**

	Location					% Coverage	Area
Parcel Coverage	Ground Level Open Parcel						50,499
	Subtotal						
	Open Parcel Required						

Open Space	Private Residential Open Space (Level 4/ Level 5 & Level 6) (S.F.) - Provided		3160
	Common Residential Open Space at Level 4 (S.F.) - Provided		1,094
	Open Space (86 Units * 80 SF*150%) - Required		10320
	Total open space private + common (residential) - Provided		4254
	Common Office Open Space at Level 4 (S.F.) - Provided		3,008
	Common Office Open Space at Level 5 (S.F.) - Provided		627
	Total Common Office Open Space (S.F.) - Required (1% of total office area OR 0.01 x 134,892 S.F.		1,349
	Total Common Office Open Space (S.F.) - Provided		3,635

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In Association with:

PLANNING APPLICATION FOR:

WINDY HILL PROPERTY VENTURES

BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	FIRST PLANNING SUBMITTAL
04.14.2023	SECOND PLANNING SUBMITTAL

PA-2023-003

FIRST LEVEL PLAN

A 2.01

PROJECT NO: 215513

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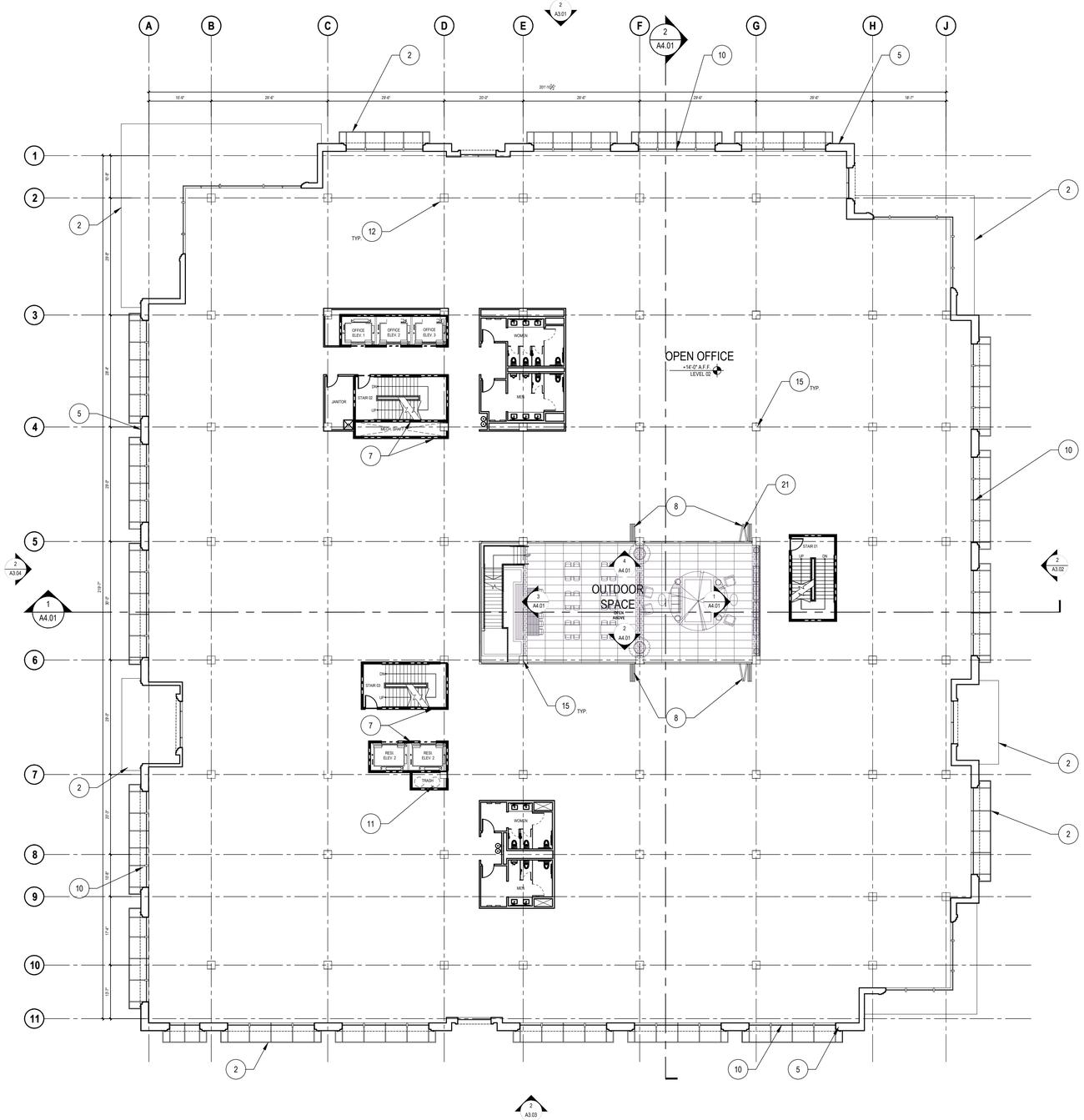

SECOND LEVEL PLAN

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

0 10 20 40 60 80

KEYNOTES

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

1. DASHED LINE INDICATES CANOPY ABOVE
2. CANOPY PROJECTION
3. BALCONIES
4. PATIO DIVIDERS
5. EXTERIOR WALL
6. 1-HOUR FIRE RATED WALL
7. 2-HOUR FIRE RATED WALL
8. NANAWALL SYSTEM; FRAMED FOLDING GLASS WALLS
9. SLIDING GLASS DOOR
10. EXTERIOR WINDOW GLAZING SYSTEM
11. TRASH CHUTE
12. CONCRETE COLUMN

PROJECT DATA:

RESIDENTIAL	Unit Type	Unit Area	Balcony Area	Unit Area w/Balcony	4th Level	5th Level	6th Level	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req	Long-Term Bike Pkg Req	Total Unit Area (S.F.)	Total Balcony Area (S.F.)	Unit Mix
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	A1.2	693	91	784	4			4	0.50	0.05	1.00	2,772	364	
	A1.2B	710	191	901	1			1	0.50	0.05	1.00	710	191	
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	A2.4	843	54	897		1	1	2	0.50	0.10	1.25	1,686	108	
	A2.5	865	54	919		1	1	2	0.50	0.10	1.25	1,730	108	
	A2.6	871	54	925		1	1	2	0.50	0.10	1.25	1,742	108	
	Total # dwelling units				28	29	29	**86**	**43**	5	89	53,076	3,296	100 %

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In Association with:

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BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	FIRST PLANNING SUBMITTAL
04.14.2023	SECOND PLANNING SUBMITTAL

PA-2023-003

SECOND LEVEL PLAN

A 2.02

PROJECT NO: 215513

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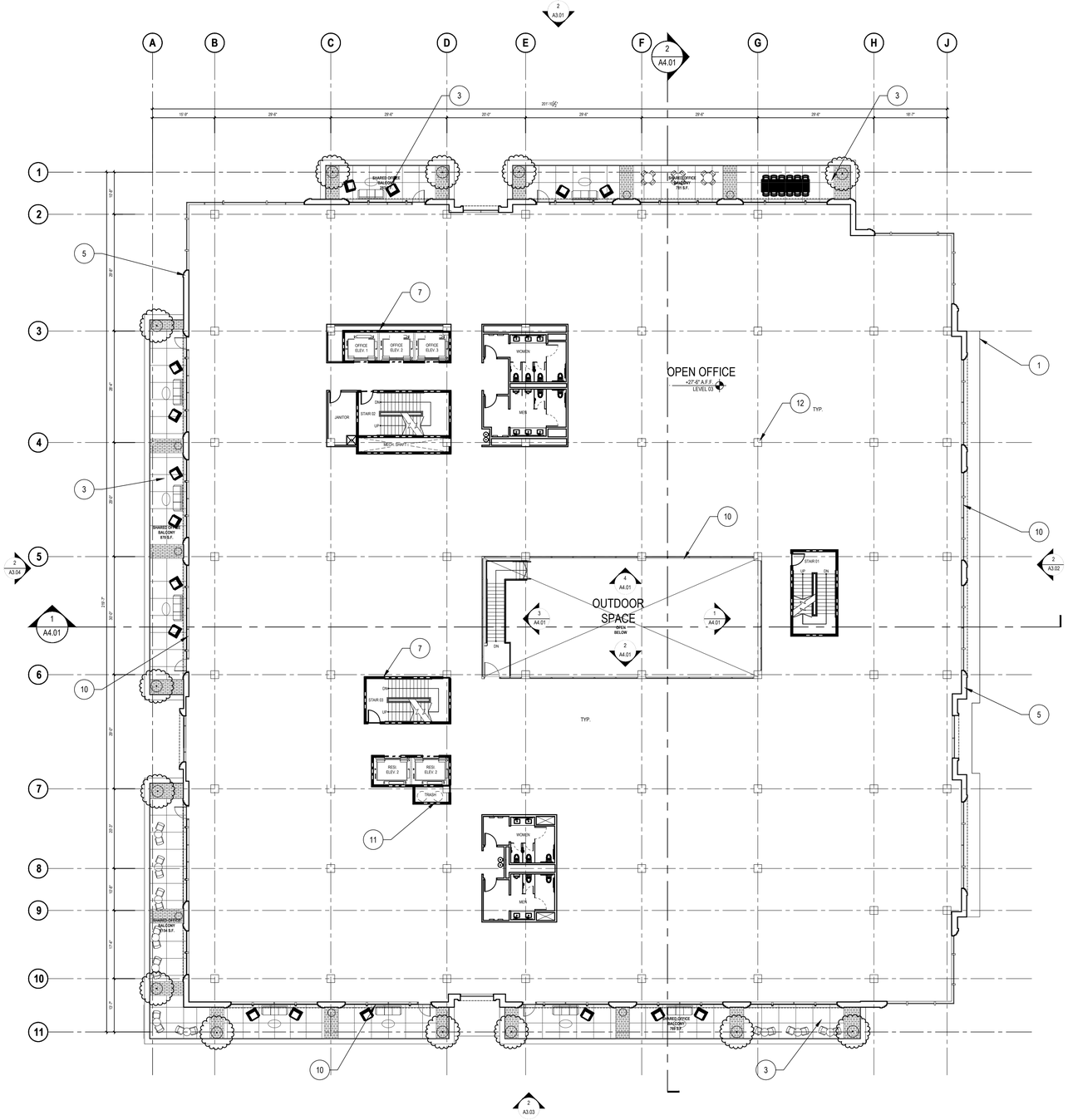

THIRD LEVEL PLAN

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

0 10 20 40 60 80

KEYNOTES

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

1. PARAPET WALL BELOW
2. CANOPY BELOW
3. BALCONIES
4. PATIO DIVIDERS
5. EXTERIOR WALL
6. 1-HOUR FIRE RATED WALL
7. 2-HOUR FIRE RATED WALL
8. NANAWALL SYSTEM; FRAMED FOLDING GLASS WALLS
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PROJECT DATA:

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04.14.2023	SECOND PLANNING SUBMITTAL

PA-2023-003

THIRD LEVEL PLAN

A 2.03

PROJECT NO: 215513

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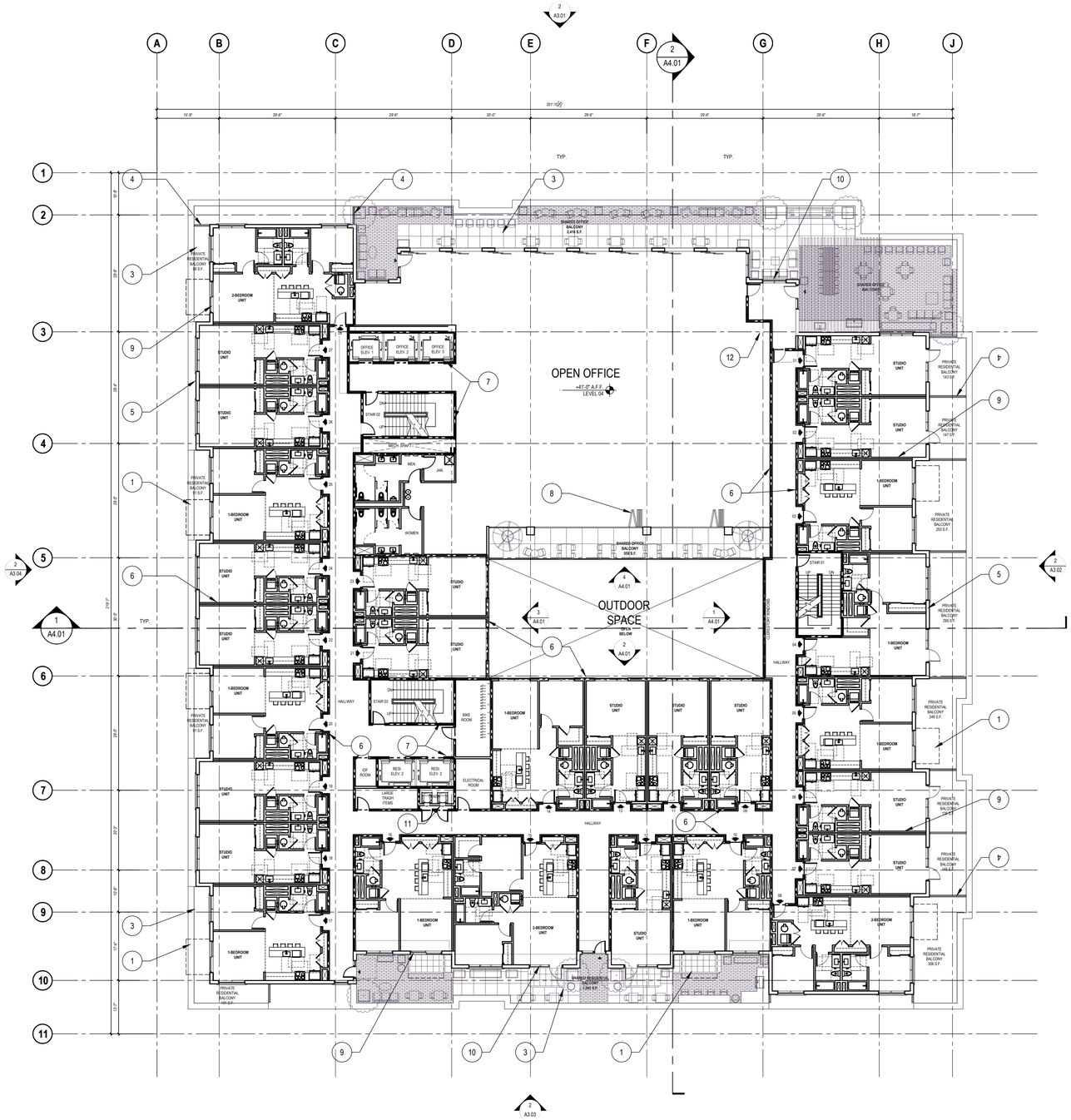

FOURTH LEVEL PLAN

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

0 10 20 40 60 80

KEYNOTES

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PA-2023-003

FOURTH LEVEL PLAN

A 2.04

PROJECT NO: 215513

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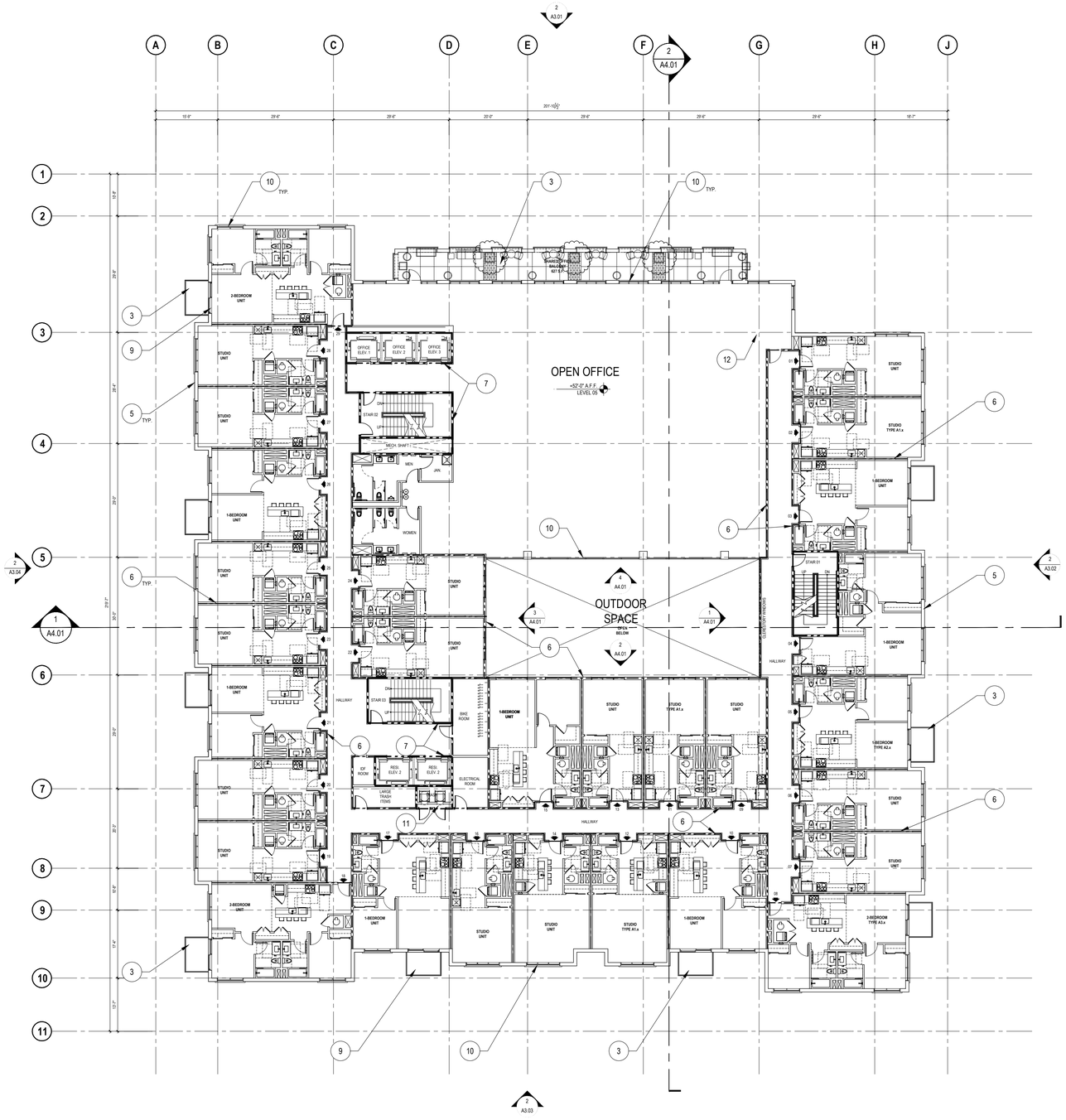

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FIFTH LEVEL PLAN

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

0 10 20 40 60 80

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In Association with:

PLANNING APPLICATION FOR:

WINDY HILL PROPERTY VENTURES

BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	FIRST PLANNING SUBMITTAL
04.14.2023	SECOND PLANNING SUBMITTAL

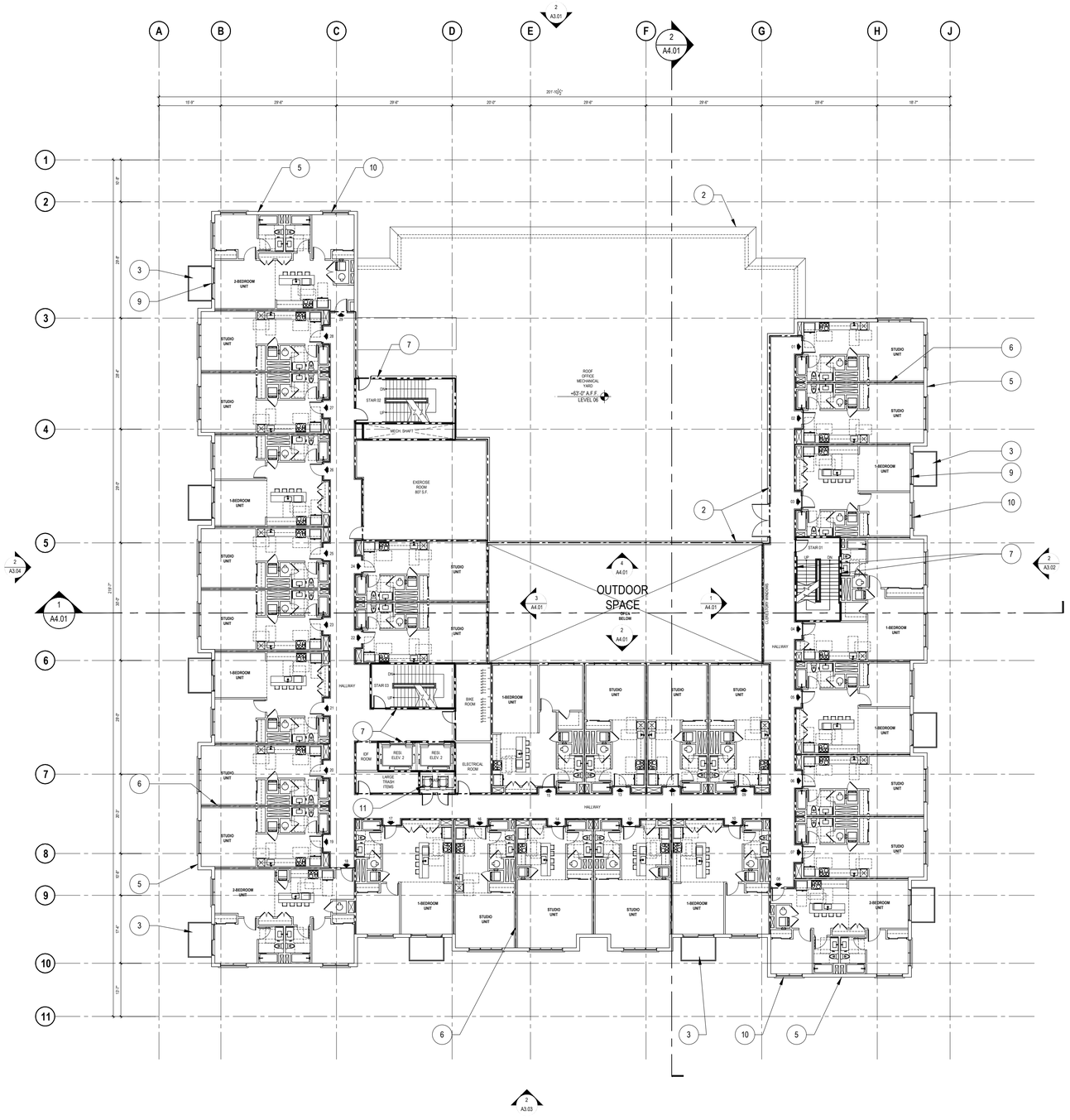
PA-2023-003

FIFTH LEVEL PLAN

A 2.05

PROJECT NO: 215513

P:\2021 Jobs\2150-53\Revit\2021\2-Arch\2-5-Arch_Submittal\2150-53_A2.05.rvt by: Apr 17, 2023, 4:37pm, Mitchell



SIXTH LEVEL PLAN

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

0 10 20 40 60 80

KEYNOTES

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

1. DASHED LINE INDICATES CANOPY ABOVE
2. CANOPY BELOW
3. BALCONIES
4. PATIO DIVIDERS
5. EXTERIOR WALL
6. 1-HOUR FIRE RATED WALL
7. 2-HOUR FIRE RATED WALL
8. NANAWALL SYSTEM; FRAMED FOLDING GLASS WALLS
9. SLIDING GLASS DOOR
10. EXTERIOR WINDOW GLAZING SYSTEM
11. TRASH CHUTE
12. CONCRETE COLUMN

PROJECT DATA:

RESIDENTIAL	Unit Type	Unit Area	Balcony Area	Unit Area w/Balcony	4th Level	5th Level	6th Level	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req	Long-Term Bike Pkg Req	Total Unit Area (S.F.)	Total Balcony Area (S.F.)	Unit Mix
STUDIO	A0.1	513	143	656	4			4	0.50	0.05	1.00	2,052	572	
	A0.2	513	0	513	12	16	16	44	0.50	0.05	1.00	22,572	0	60 %
	A0.3	631	0	631		2	2	4	0.50	0.05	1.00	2,524	0	
1 BR / 1 BA	A1.1	693	249	942	2			2	0.50	0.05	1.00	1,386	498	
	A1.1B	774	0	774	1	1	1	3	0.50	0.05	1.00	2,322	0	
	A1.2	693	91	784	4			4	0.50	0.05	1.00	2,772	364	
	A1.2B	710	191	901	1			1	0.50	0.05	1.00	710	191	
	A1.3	774	295	1,069	1			1	0.50	0.05	1.00	774	295	29 %
	A1.4	774	0	774		1	1	2	0.50	0.05	1.00	1,548	0	
	A1.5	693	54	747		4	4	8	0.50	0.05	1.00	5,544	432	
	A1.5B	740	54	794		2	2	4	0.50	0.05	1.00	2,960	216	
2 BR / 2 BA	A2.1	843	306	1,149	1			1	0.50	0.10	1.25	843	306	
	A2.2	1,040	Shared	1,040	1			1	0.50	0.10	1.25	1,040		
	A2.3	871	98	969	1			1	0.50	0.10	1.25	871	98	
	A2.4	843	54	897		1	1	2	0.50	0.10	1.25	1,686	108	11 %
	A2.5	865	54	919		1	1	2	0.50	0.10	1.25	1,730	108	
	A2.6	871	54	925		1	1	2	0.50	0.10	1.25	1,742	108	
	Total # dwelling units				28	29	29	**86**	**43**	5	89	53,076	3,296	100 %

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Arizona
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PA-2023-003

SIXTH LEVEL PLAN
REVISED

A 2.06

PROJECT NO: 215513

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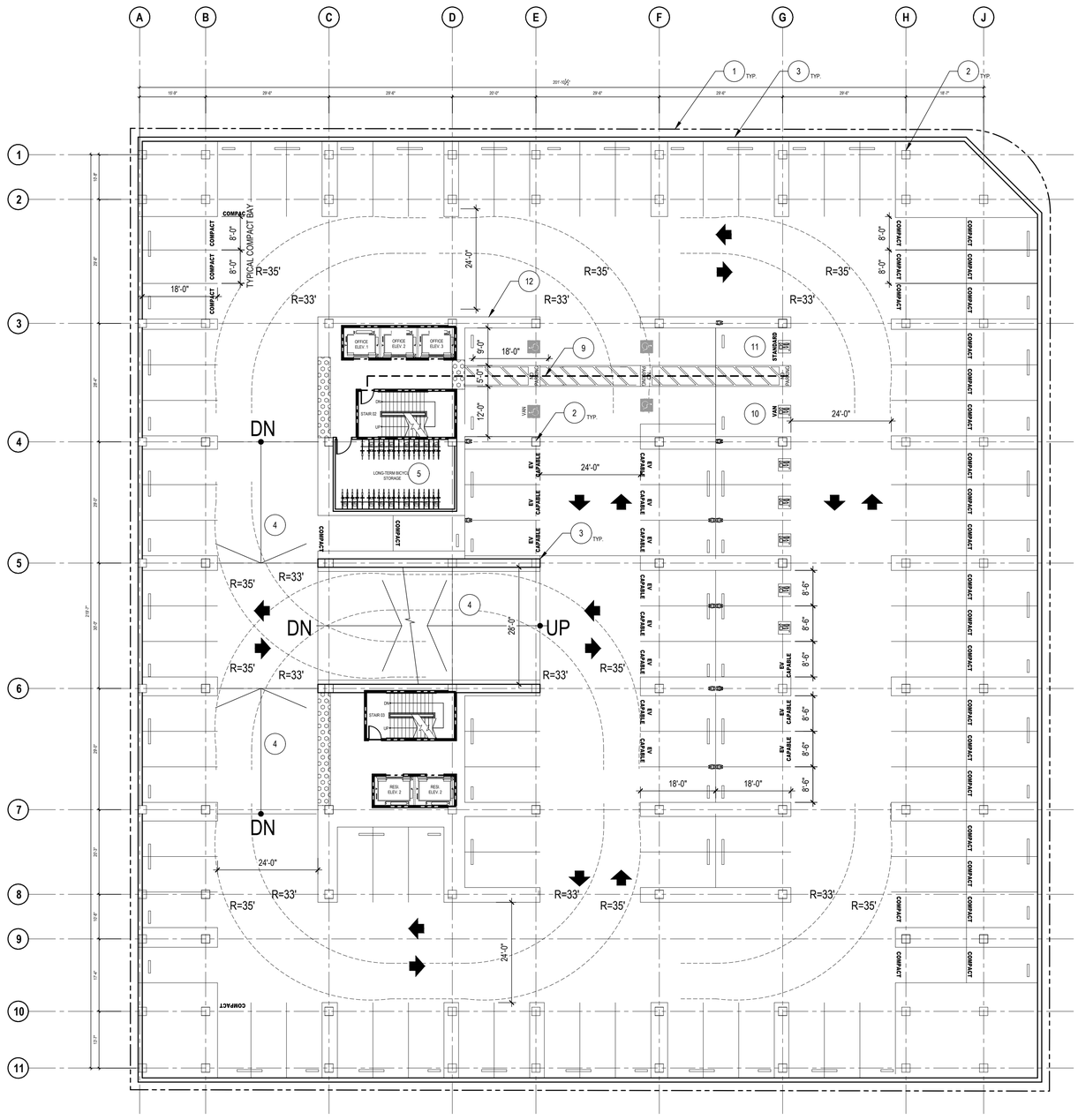

P1 LEVEL PLAN

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

0 10 20 40 60 80

KEYNOTES

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

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

PROJECT DATA

FLOOR AREA (6-STORY BUILDING)	
FIRST LEVEL - RETAIL	1,574 S.F.
FIRST LEVEL - RESIDENTIAL	3,479 S.F.
FIRST LEVEL - OFFICE	37,210 S.F.
SECOND LEVEL - OFFICE	45,367 S.F.
THIRD LEVEL - OFFICE	38,234 S.F.
FOURTH LEVEL - RESIDENTIAL	21,891 S.F.
FOURTH LEVEL - OFFICE	7,112 S.F.
FIFTH LEVEL - RESIDENTIAL	21,891 S.F.
FIFTH LEVEL - OFFICE	6,969 S.F.
SIXTH LEVEL - RESIDENTIAL	23,208 S.F.
TOTAL BUILDING AREA	**206,935 S.F.**
TOTAL FLOOR AREA RATIO (206,935 S.F./ 50,499 S.F.)	**4.09**
DWELLING UNIT CALCULATION	
FOURTH FLOOR	28 D.U.
FIFTH FLOOR	29 D.U.
SIXTH FLOOR	29 D.U.
TOTAL # DWELLING UNITS	**86 D.U.**

PROPOSED DWELLING UNIT MIX (ALL FLOORS)

(52) STUDIOS OR **60%**
(25) ONE-BEDROOM UNITS OR **29%**
(9) TWO-BEDROOM UNITS OR **11%**

TOTAL RESIDENTIAL AREA	**70,469 S.F.**
(BALCONY AREAS NOT INCLUDED IN N.S.F.)	

PARKING ANALYSIS

PARKING - REQUIRED	
OFFICE(134,892 S.F. * 1.87/1,000)	252 SPACES
RESIDENTIAL (.5 / DWELLING UNIT - ALL UNIT TYPES) - DEDICATED	43 SPACES
TOTAL PARKING	**295 SPACES**
P1 LEVEL PARKING - PROVIDED	
OFFICE - STANDARD STALLS	61 SPACES
OFFICE - STANDARD EV STALLS	21 SPACES
OFFICE - STANDARD ADA STALLS	2 SPACES
OFFICE - STANDARD EV ADA STALLS	1 SPACE
OFFICE - VAN STALL	1 SPACE
OFFICE - EV VAN STALL	1 SPACE
OFFICE - TANDEM	14 SPACES
OFFICE - TANDEM COMPACT	26 SPACES
OFFICE - COMPACT	5 SPACES
TOTAL OFFICE PARKING P1 LEVEL	**132 SPACES**
P2 LEVEL PARKING - RESIDENTIAL PROVIDED	
RESIDENTIAL - STANDARD STALLS	27 SPACES
RESIDENTIAL - STANDARD EV STALLS	7 SPACES
RESIDENTIAL - STANDARD ADA STALLS	1 SPACE
RESIDENTIAL - VAN STALLS	1 SPACE
RESIDENTIAL - EV ADA STALLS	1 SPACE
RESIDENTIAL - EV VAN STALLS	1 SPACE
RESIDENTIAL - COMPACT STALLS	5 SPACES
TOTAL RESIDENTIAL (DEDICATED) PARKING P2 LEVEL	**43 SPACES**
P2 LEVEL PARKING - PROVIDED	
OFFICE - STANDARD STALLS	24 SPACES
OFFICE - STANDARD EV STALLS	14 SPACES
OFFICE - STANDARD ADA STALLS	2 SPACES
OFFICE - STANDARD EV ADA STALLS	0 SPACE
OFFICE - VAN STALL	0 SPACE
OFFICE - EV VAN STALL	0 SPACE
OFFICE - TANDEM	14 SPACES
OFFICE - TANDEM COMPACT	30 SPACES
OFFICE - COMPACT	5 SPACES
TOTAL OFFICE PARKING P1 LEVEL	**89 SPACES**
TOTAL PARKING P2 LEVEL	**132 SPACES**

PARKING NOTES:
1. INCLUDES REQUIRED EV AND EVSE. SEE TABLE SPECIFIC EV COUNTS.

BICYCLE PARKING ANALYSIS

(PER CITY OF SAN MATEO MUNICIPAL CODE SECTION 27.64.262)

REQUIRED SHORT-TERM | RESIDENTIAL
.05 SHORT-TERM SPACES PER UNIT (STUDIO AND ONE-BEDROOM UNIT)
77 UNITS X .05 = 3.85 SPACES OR **4 SPACES**

.10 SHORT-TERM SPACES PER UNIT (2-BEDROOM UNIT)
9 UNITS X .10 = 0.9 SPACES OR **1 SPACE**

REQUIRED LONG-TERM | RESIDENTIAL
1.0 LONG-TERM SPACE PER UNIT (STUDIO AND ONE-BEDROOM UNIT)
77 UNITS X 1.0 = **77 SPACES**

1.25 LONG-TERM SPACES PER UNIT (2-BEDROOM UNIT)
9 UNITS X 1.25 = 11.25 SPACES OR **12 SPACES**

REQUIRED SHORT-TERM | RETAIL
1 PER 5,000 S.F. OF RETAIL SPACE
1,574 S.F. / 5,000 = 0.31 SPACES OR **1 SPACE**

REQUIRED LONG-TERM | RETAIL
1 PER 12,000 S.F. OF RETAIL SPACE
1,431 S.F. / 12,000 = 0.12 SPACES OR **1 SPACE**

REQUIRED SHORT-TERM BIKE SPACES | RESIDENTIAL: **5 SPACES**
REQUIRED SHORT-TERM BIKE SPACES | RETAIL: **1 SPACE**
REQUIRED LONG-TERM BIKE SPACES | RESIDENTIAL: **89 SPACES**
REQUIRED LONG-TERM BIKE SPACES | RETAIL: **1 SPACE**

PROVIDED SHORT-TERM BIKE SPACES | RESIDENTIAL: 6 SPACES
PROVIDED SHORT-TERM BIKE SPACES | RETAIL: 6 SPACES
PROVIDED LONG-TERM BIKE SPACES | RESIDENTIAL: 54 SPACES
PROVIDED LONG-TERM BIKE SPACES | RETAIL: 1 SPACE

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PA-2023-003

P1 LEVEL PLAN

AP 2.11

PROJECT NO: 215513

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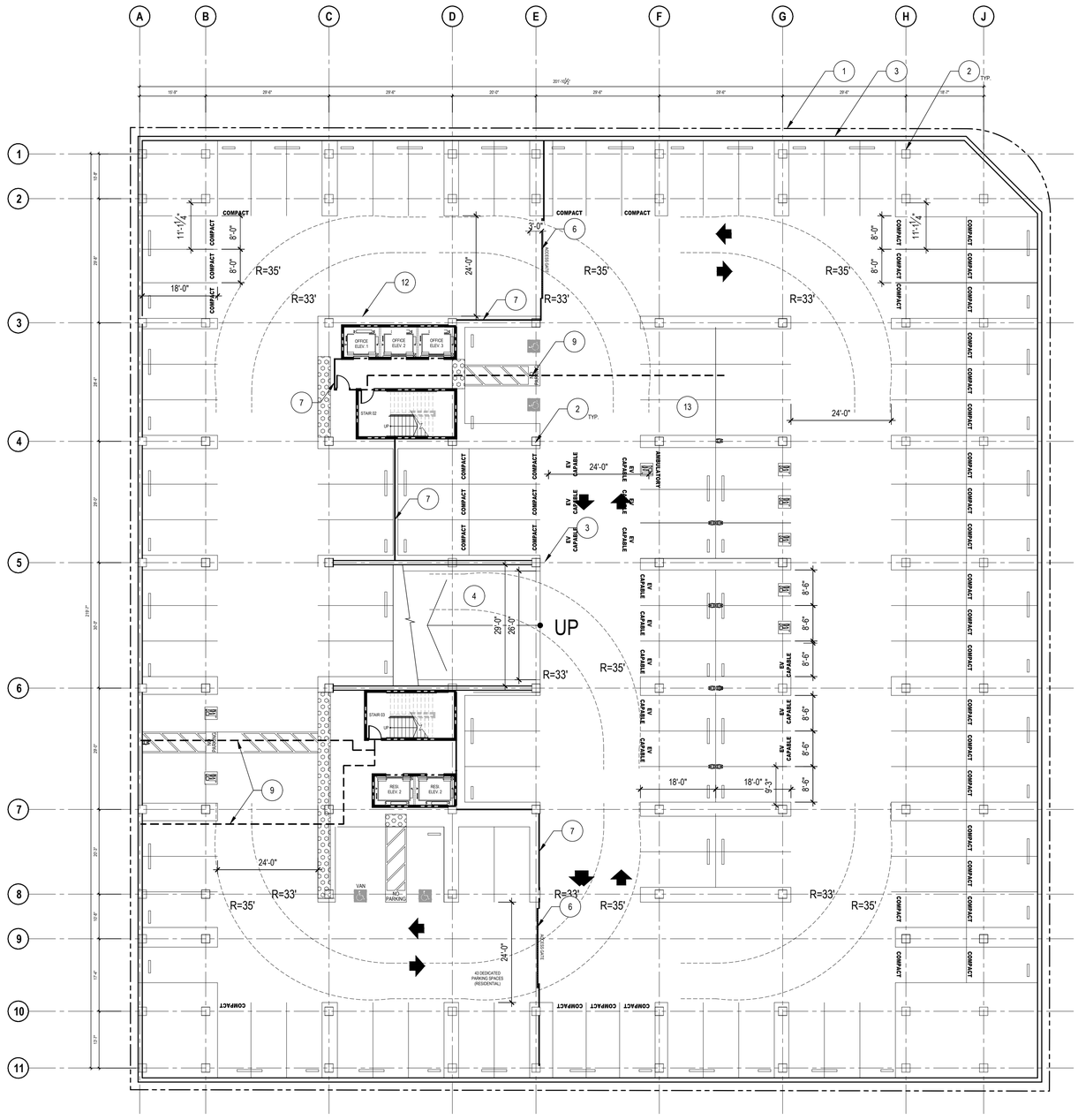

P2 LEVEL PLAN

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

0 10 20 40 60 80

KEYNOTES

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2. CONCRETE COLUMN
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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
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PA-2023-003

P2 LEVEL PLAN

AP 2.12

PROJECT NO: 215513

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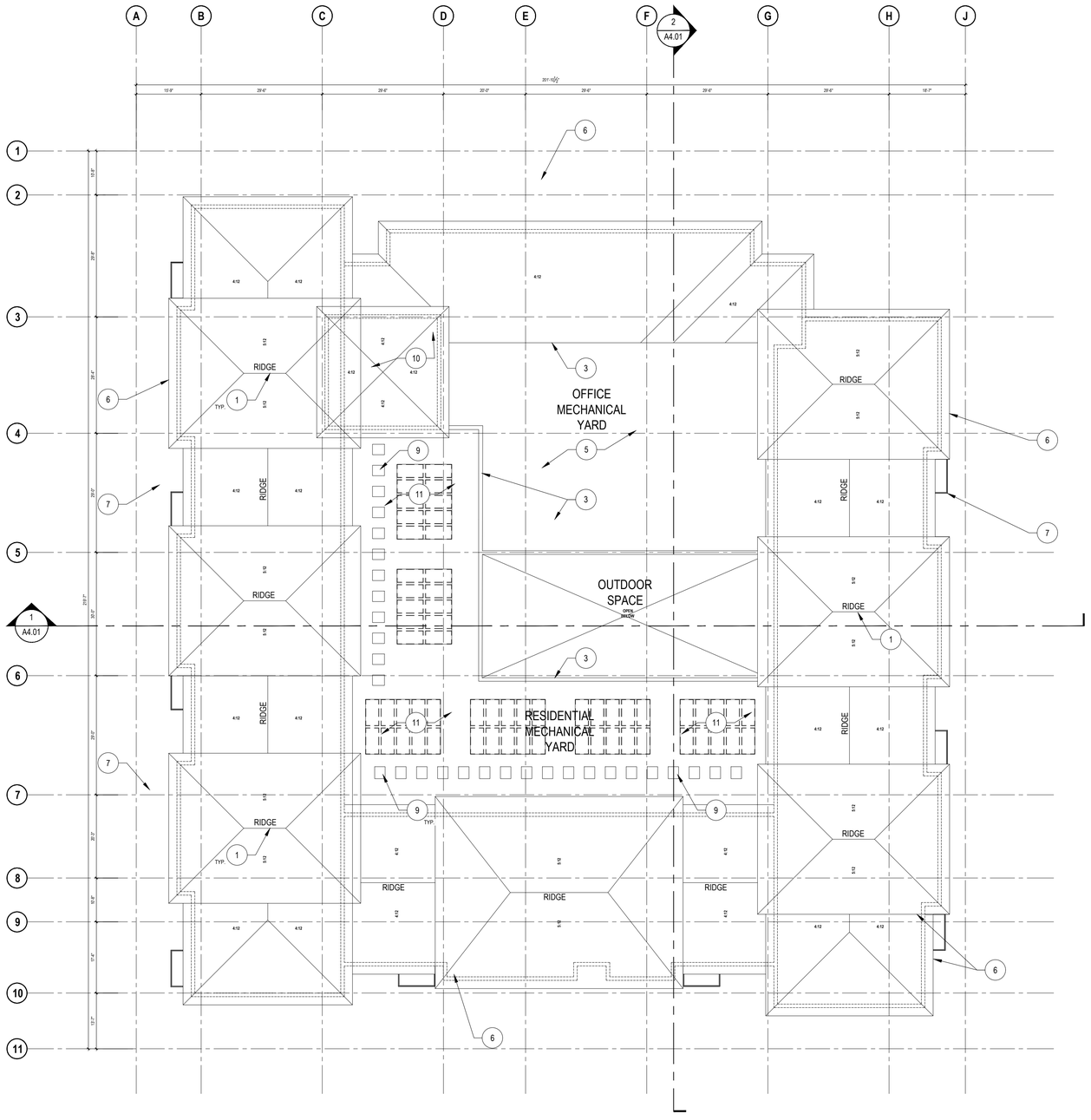

ROOF PLAN

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

0 10 20 40 60 80

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 ELVATION FOR HEIGHTS
5. MECHANICAL UNITS BELOW
6. FASCIA
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 (SAN MATEO MANDATORY SOLAR INSTALLATION)

    SOLAR PHOTOVOLTAIC SYSTEMS SHALL BE INSTALLED AS FOLLOW:

    A 5 KW PHOTOVOLTAIC SYSTEM REQUIRED FOR NEW NON-RESIDENTIAL GREATER THAN 10,000 SQUARE FEET
    A 3 KW PHOTOVOLTAIC SYSTEM REQUIRED FOR NEW MULTI-FAMILY RESIDENTIAL FOUR STORIES OR MORE AT 15.8% EFFICIENCY 1 SQUARE FOOT = 15 WATTS
    TOTAL 8KW/ 15 WATTS = TOTAL SQUARE FEET REQUIRED
    533.33 SQUARE FEET REQUIRED
    OPTION 1 & 2 CONSIST OF ARRAYS OF 26 PANELS @ STANDARD 77"X39"
    EACH OPTION PROVIDES 542 SQUARE FEET

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

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In Association with:

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

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	FIRST PLANNING SUBMITTAL
04.14.2023	SECOND PLANNING SUBMITTAL

PA-2023-003

ROOF PLAN

A 2.31

PROJECT NO: 215513



EAST 4TH AVENUE - NORTH ELEVATION 1

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

0 5 10 20 30 50 70



S. DELAWARE STREET - EAST ELEVATION 2

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

0 5 10 20 30 50 70

KEYNOTES

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

1. EXISTING PROPERTY LINE
2. EXTERIOR STONE CLADDING
3. 1" INSULATED GLAZING SYSTEM - REFER TO SPECIFICATIONS ON THIS SHEET
4. ALUMINUM/GLASS EXTERIOR STORE FRONT SYSTEM. REFER TO SPECIFICATIONS ON THIS SHEET
5. EXTRUDED ALUMINUM CANOPY SYSTEM - REFER TO COLOR SPECIFICATION ON THIS SHEET
6. PRE-CAST CROWN MOLDING
7. PAINTED STUCCO FINISH AND EXTERIOR SHEATHING OVER METAL STUD FRAMING
8. SURFACE MOUNT LIGHT FIXTURE - REFER TO SPECIFICATION ON THIS SHEET.
9. ALUMINUM FASCIA AND SIDING TRIM. REFER TO SPECIFICATION ON THIS SHEET
10. CORBEL AND BRACKETS. REFER TO SPECIFICATIONS ON THIS SHEET.
11. BALCONY RAILING SYSTEM - 1/4" ROD RAILING SYSTEM - REFER TO COLOR SPECIFICATION ON THIS SHEET
12. PRE-CAST WALL CAP - REFER TO COLOR SPECIFICATION ON THIS SHEET
13. EXTERIOR ALUMINUM / GLASS ENTRY/EXIT STOREFRONT DOOR. STOREFRONT SYSTEM: YKK AP YES 40 FI - COMMERCIAL STOREFRONT SYSTEM (2"X4") CENTER SET, FLUSH GLAZING SYSTEM WITH 1" INSULATED GLASS (DATA SHEET ATTACHED). ANY OTHER PRODUCT COMPLYING WITH BASIS OF DESIGN TO BE SUBMITTED FOR FURTHER APPROVAL.
14. CONCRETE ROOF TILE - REFER TO SPECIFICATIONS ON THIS SHEET.
15. EXTERIOR ALUMINUM / FRAMED FIXED GLASS WINDOW SYSTEM - REFER TO SPECIFICATIONS ON THIS SHEET.
16. EXPRESSED MULLION - REFER TO COLOR SPECIFICATION ON THIS SHEET
17. ALUMINUM / FRAMED SLIDING GLASS DOOR - REFER TO COLOR SPECIFICATION ON THIS SHEET
18. EXTERIOR PAINTED STEEL DOOR AND H.M. FRAME - COLOR TO MATCH ADJACENT WALL COLOR
19. ENTRY TO BELOW GRADE PARKING STRUCTURE/GARAGE
20. BUILDING SIGNAGE - UNDER SEPARATE PERMIT
21. WOOD CLADDING. REFER TO SPECIFICATIONS ON THIS SHEET.
22. STANDING SEAM METAL ROOF. REFER TO SPECIFICATIONS ON THIS SHEET.

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 — **TYPE:** **1" INSULATED EXTERIOR GLAZING**
COLOR: LIGHT BLUE TINT
PRODUCT REF.: LOW TINT: VIRACON1* INSULATED VRE1-4725-OITC30 (¼" CLEAR WITH VRE-4725 #2 - ½" AIRSPACE - ¼" CLEAR HS). PROVIDED MANUFACTURER AND SPECIFICATIONS AS BASIS OF DESIGN ONLY. ANY OTHER PRODUCT COMPLYING WITH BASIS OF DESIGN TO BE SUBMITTED FOR FURTHER APPROVAL

M1 — **TYPE:** **EXTRUDED ALUMINUM CANOPY SYSTEM - ARCHITECTURAL CANOPIES**
COLOR: PPG MOCHA-CCINO #UC105758XL
PRODUCT REF.: EXTRUDED CANTILEVER WITH SINGLE BEAD FASCIA

M2 — **TYPE:** **EXTRUDED ALUMINUM CANOPY SYSTEM - ARCHITECTURAL CANOPIES**
COLOR: PPG MOCHA-CCINO #UC105758XL
PRODUCT REF.: EXTRUDECK WITH SINGLE BEAD FASCIA AND HANGER RODS

M3 — **TYPE:** **EXTERIOR STOREFRONT DOOR/ WINDOW FRAME**
COLOR: PPG SUMMER SUEDE METALLIC #UC106712XL
PRODUCT REF.: YKK AP YES 40FI COMMERCIAL STOREFRONT SYSTEM CENTER SET FLUSH GLAZING WITH 1" INSULATED GLASS. ANY OTHER PRODUCT COMPLYING WITH BASIS OF DESIGN TO BE SUBMITTED FOR FURTHER APPROVAL.

L1 — **TYPE:** **SURFACE MOUNT LIGHT FIXTURE**
COLOR: GRAY BROWN
PRODUCT REF.: DELTA LIGHTING (OR APPROVED EQUAL) - TOPIX LX

P1 — **TYPE:** **EXTERIOR PAINT**
COLOR: PAVILION BEIGE
PRODUCT REF.: SHERWIN WILLIAMS - SW7512

P2 — **TYPE:** **EXTERIOR PAINT**
COLOR: BUNGALOW BEIGE
PRODUCT REF.: SHERWIN WILLIAMS - SW7511

P3 — **TYPE:** **NOT USED**
COLOR:
PRODUCT REF.:

P4 — **TYPE:** **EXTERIOR PAINT**
COLOR: CREAMY
PRODUCT REF.: SHERWIN WILLIAMS - SW7012

P5 — **TYPE:** **EXTERIOR PAINT**
COLOR: SUMMER SUEDE METALLIC
PRODUCT REF.: PPG - UC106712XL

P6 — **TYPE:** **EXTERIOR PAINT**
COLOR: HIGH REFLECTIVE WHITE
PRODUCT REF.: SHERWIN WILLIAMS - SW7757

T1 — **TYPE:** **CONCRETE ROOF TILE**
COLOR: CORONA DEL MAR BLEND
PRODUCT REF.: CAPISTRANO #SCC8825

T2 — **TYPE:** **STANDING SEAM METAL ROOF**
COLOR: PPG - SUMMER SUEDE METALLIC #UC106712XL
PRODUCT REF.: MECHANICALLY SEAMED METAL PANEL W/ CONCEALED FASTENERS
RIB HEIGHT: 2"

W1 — **TYPE:** **EXTERIOR WOOD CLADDING**
COLOR: MOJAVE THERMAL HEMLOCK VG 2.0
PRODUCT REF.: DELTA MILLWORKS 1"x6"xL

ST1 — **TYPE:** **EXTERIOR TRAVERTINE WAINSCOT**
COLOR: TRAVERTINO CLASICO
PRODUCT REF.: LEVANTINA TRAVERTINE

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In Association with:

PLANNING APPLICATION FOR:

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04.14.2023	SECOND PLANNING SUBMITTAL

PA-2023-003

EXTERIOR ELEVATIONS

A 3.01

PROJECT NO: 215513

P:\2021 Jobs\215513\Block 20\01 Planning App\2023.04 3rd PA Submittal\215513-A3.01.dwg - Apr 19, 2023, 8:58am - Mitesh



EAST 5TH AVENUE - SOUTH ELEVATION 1

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

0 5 10 20 30 50 70



S. CLAREMONT STREET - WEST ELEVATION 2

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

0 5 10 20 30 50 70

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BLOCK 20
SAN MATEO, CA 94401

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04.14.2023	SECOND PLANNING SUBMITTAL

PA-2023-003

EXTERIOR ELEVATIONS

A 3.02

PROJECT NO: 215513

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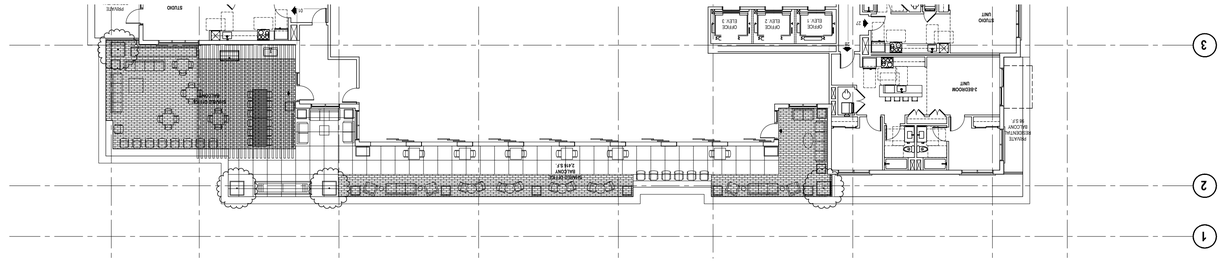


EAST 4TH AVENUE - PARTIAL FOURTH FLOOR PLAN

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

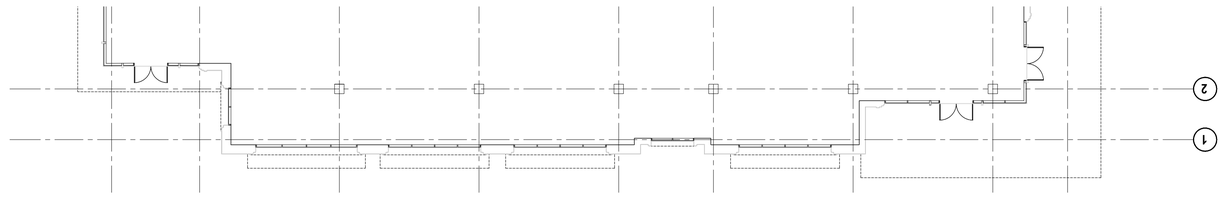
3



EAST 4TH AVENUE - NORTH ELEVATION

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

2



EAST 4TH AVENUE - PARTIAL FIRST FLOOR PLAN

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

1

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PA-2023-003

PARTIAL FLOOR PLANS
/ EXTERIOR ELEVATION
EAST 4TH AVENUE

A 3.03

PROJECT NO: 215513

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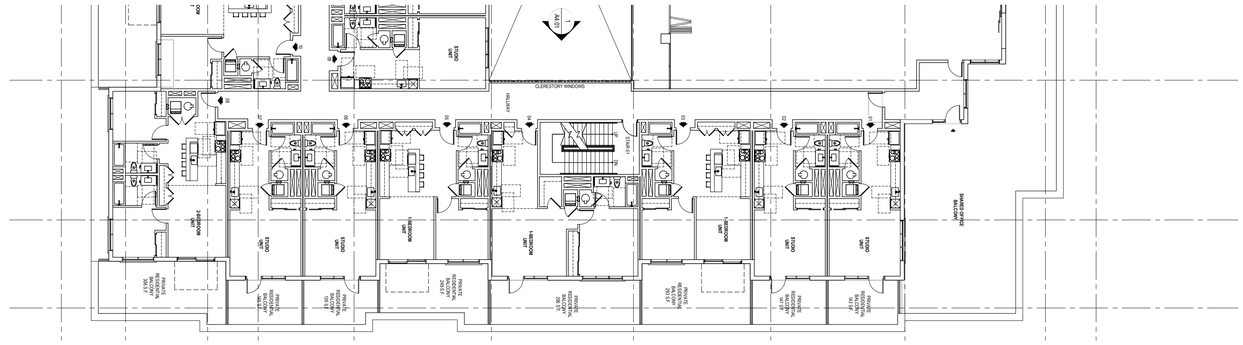


SOUTH DELAWARE STREET - PARTIAL FOURTH FLOOR PLAN

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

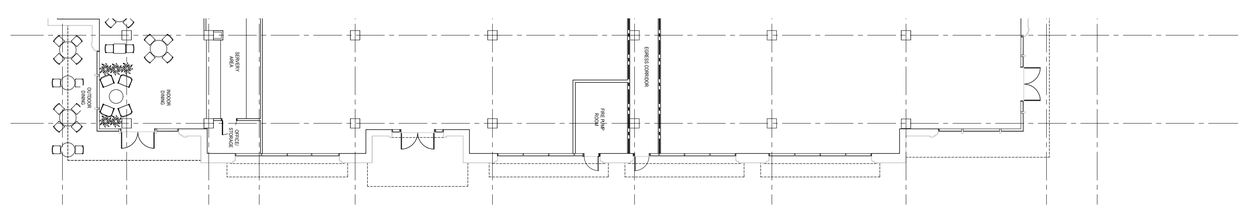
3



SOUTH DELAWARE STREET - EAST ELEVATION

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

2



SOUTH DELAWARE STREET - PARTIAL FIRST FLOOR PLAN

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

1

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PARTIAL FLOOR PLANS
/ EXTERIOR ELEVATION
SOUTH DELAWARE STREET

A 3.04

PROJECT NO: 215513

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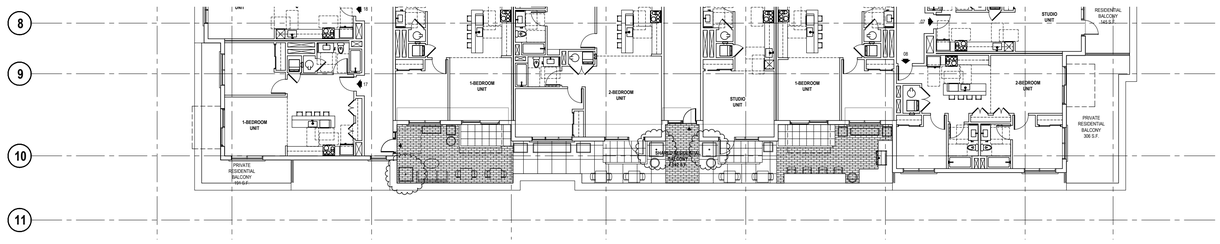


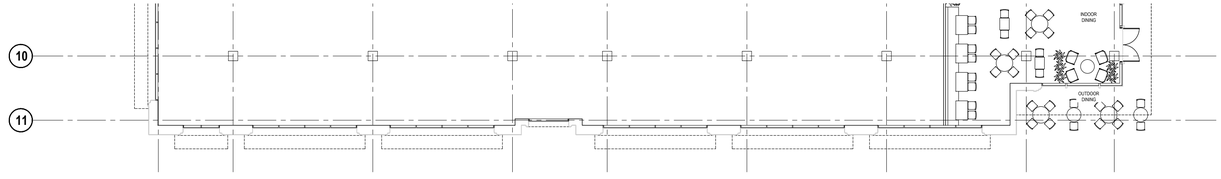
EAST 5TH AVENUE - PARTIAL FOURTH FLOOR PLAN 3

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



EAST 5TH AVENUE - SOUTH ELEVATION 2

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



EAST 5TH AVENUE - PARTIAL FIRST FLOOR PLAN 1

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

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PARTIAL FLOOR PLANS / EXTERIOR ELEVATION EAST 5TH AVENUE

A 3.05

PROJECT NO: 215513

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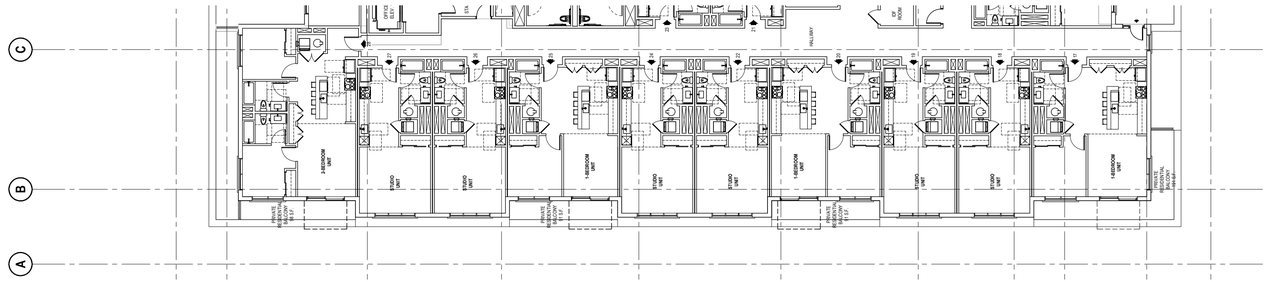


SOUTH CLAREMONT STREET - PARTIAL FOURTH FLOOR PLAN

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

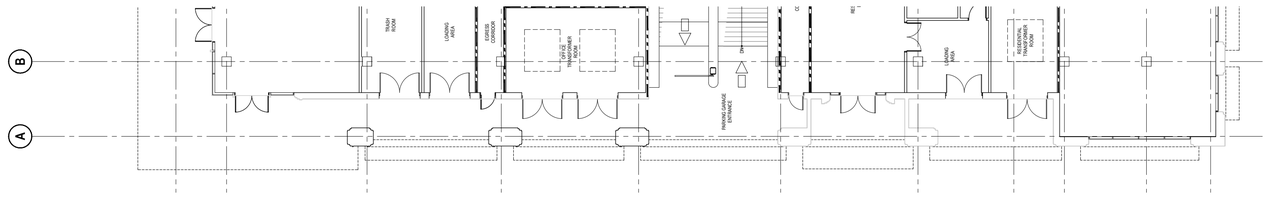
3



SOUTH CLAREMONT STREET - WEST ELEVATION

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

2



SOUTH CLAREMONT STREET - PARTIAL FIRST FLOOR PLAN

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

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In Association with:

PLANNING APPLICATION FOR:

WINDY HILL PROPERTY VENTURES

BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	FIRST PLANNING SUBMITTAL
04.14.2023	SECOND PLANNING SUBMITTAL

PA-2023-003

PARTIAL FLOOR PLANS
/ EXTERIOR ELEVATION
SOUTH CLAREMONT STREET

A 3.06

PROJECT NO: 215513

P:\2021 Jobs\2150 Block 20\07 Planning Apps\2023.04 2nd PA Submittal\215013.A3.03.A3 3B.rvt Mary Apr 11 2023, 4:22pm Martin



EAST 5TH AVENUE - SOUTH ELEVATION 1

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

0 5 10 20 30 50 70





1" INSULATED EXTERIOR GLAZING LIGHT BLUE TINT
LOW TINT: VIRACON1" INSULATED
VRE1-4725-OITC30 (¼" CLEAR WITH VRE-4725 #2 - ½" AIRSPACE - ¼" CLEAR HS).
PROVIDED MANUFACTURER AND SPECIFICATIONS AS BASIS OF DESIGN ONLY. ANY OTHER PRODUCT COMPLYING WITH BASIS OF DESIGN TO BE SUBMITTED FOR FURTHER APPROVAL



EXTERIOR STOREFRONT DOOR/ WINDOW FRAME
PPG SUMMER SUEDE METALLIC #UC106712XL
YKK AMERICA AP YES 40FI COMMERCIAL STOREFRONT SYSTEM CENTER SET FLUSH GLAZING WITH 1" INSULATED GLASS. ANY OTHER PRODUCT COMPLYING WITH BASIS OF DESIGN TO BE SUBMITTED FOR FURTHER APPROVAL.

KEYNOTES

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

1. EXISTING PROPERTY LINE
2. EXTERIOR STONE CLADDING
3. 1" INSULATED GLAZING SYSTEM - REFER TO SPECIFICATIONS ON THIS SHEET
4. ALUMINUM/GLASS EXTERIOR STORE FRONT SYSTEM. REFER TO SPECIFICATIONS ON THIS SHEET
5. EXTRUDED ALUMINUM CANOPY SYSTEM - REFER TO COLOR SPECIFICATION ON THIS SHEET
6. PRE-CAST CROWN MOLDING
7. PAINTED STUCCO FINISH AND EXTERIOR SHEATHING OVER METAL STUD FRAMING
8. SURFACE MOUNT LIGHT FIXTURE - REFER TO SPECIFICATION ON THIS SHEET.
9. ALUMINUM FASCIA AND SIDING TRIM. REFER TO SPECIFICATION ON THIS SHEET
10. CORBEL AND BRACKETS. REFER TO SPECIFICATIONS ON THIS SHEET.
11. BALCONY RAILING SYSTEM - 1/4" ROD RAILING SYSTEM - REFER TO COLOR SPECIFICATION ON THIS SHEET
    PRE-CAST WALL CAP - REFER TO COLOR SPECIFICATION ON THIS SHEET
12. EXTERIOR ALUMINUM / GLASS ENTRY/EXIT STOREFRONT DOOR. STOREFRONT SYSTEM: YKK AP YES 40 FI - COMMERCIAL STOREFRONT
    SYSTEM (2"X4") CENTER SET, FLUSH GLAZING SYSTEM WITH 1" INSULATED GLASS (DATA SHEET ATTACHED). ANY OTHER PRODUCT COMPLYING WITH BASIS OF DESIGN TO BE SUBMITTED FOR FURTHER APPROVAL.
13. CONCRETE ROOF TILE - REFER TO SPECIFICATIONS ON THIS SHEET.
14. EXTERIOR ALUMINUM / FRAMED FIXED GLASS WINDOW SYSTEM - REFER TO SPECIFICATIONS ON THIS SHEET.
    EXPRESSED MULLION - REFER TO COLOR SPECIFICATION ON THIS SHEET
15. ALUMINUM / FRAMED SLIDING GLASS DOOR - REFER TO COLOR SPECIFICATION ON THIS SHEET
16. EXTERIOR PAINTED STEEL DOOR AND H.M. FRAME - COLOR TO MATCH ADJACENT WALL COLOR
17. ENTRY TO BELOW GRADE PARKING STRUCTURE/GARAGE
18. BUILDING SIGNAGE - UNDER SEPARATE PERMIT
19. WOOD CLADDING. REFER TO SPECIFICATIONS ON THIS SHEET.
20. STANDING SEAM METAL ROOF. REFER TO SPECIFICATIONS ON THIS SHEET.

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	**TYPE:**	**1" INSULATED EXTERIOR GLAZING**
	COLOR:	LIGHT BLUE TINT
	PRODUCT REF.:	LOW TINT: VIRACON1" INSULATED VRE1-4725-OITC30 (¼" CLEAR WITH VRE-4725 #2 - ½" AIRSPACE - ¼" CLEAR HS). PROVIDED MANUFACTURER AND SPECIFICATIONS AS BASIS OF DESIGN ONLY. ANY OTHER PRODUCT COMPLYING WITH BASIS OF DESIGN TO BE SUBMITTED FOR FURTHER APPROVAL
M1	**TYPE:**	**EXTRUDED ALUMINUM CANOPY SYSTEM - ARCHITECTURAL CANOPIES**
	COLOR:	PPG MOCHA-CCINO #UC105758XL
	PRODUCT REF.:	EXTRUDED CANTILEVER WITH SINGLE BEAD FASCIA
M2	**TYPE:**	**EXTRUDED ALUMINUM CANOPY SYSTEM - ARCHITECTURAL CANOPIES**
	COLOR:	PPG MOCHA-CCINO #UC105758XL
	PRODUCT REF.:	EXTRUDECK WITH SINGLE BEAD FASCIA AND HANGER RODS
M3	**TYPE:**	**EXTERIOR STOREFRONT DOOR/ WINDOW FRAME**
	COLOR:	PPG SUMMER SUEDE METALLIC #UC106712XL
	PRODUCT REF.:	YKK AP YES 40FI COMMERCIAL STOREFRONT SYSTEM CENTER SET FLUSH GLAZING WITH 1" INSULATED GLASS. ANY OTHER PRODUCT COMPLYING WITH BASIS OF DESIGN TO BE SUBMITTED FOR FURTHER APPROVAL.
L1	**TYPE:**	**SURFACE MOUNT LIGHT FIXTURE**
	COLOR:	GRAY BROWN
	PRODUCT REF.:	DELTA LIGHTING (OR APPROVED EQUAL) - TOPIX LX
P1	**TYPE:**	**EXTERIOR PAINT**
	COLOR:	PAVILION BEIGE
	PRODUCT REF.:	SHERWIN WILLIAMS - SW7512
P2	**TYPE:**	**EXTERIOR PAINT**
	COLOR:	BUNGALOW BEIGE
	PRODUCT REF.:	SHERWIN WILLIAMS - SW7511
P3	**TYPE:**	**NOT USED**
	COLOR:	
	PRODUCT REF.:	
P4	**TYPE:**	**EXTERIOR PAINT**
	COLOR:	CREAMY
	PRODUCT REF.:	SHERWIN WILLIAMS - SW7012
P5	**TYPE:**	**EXTERIOR PAINT**
	COLOR:	SUMMER SUEDE METALLIC
	PRODUCT REF.:	PPG - UC106712XL
P6	**TYPE:**	**EXTERIOR PAINT**
	COLOR:	HIGH REFLECTIVE WHITE
	PRODUCT REF.:	SHERWIN WILLIAMS - SW7757
T1	**TYPE:**	**CONCRETE ROOF TILE**
	COLOR:	CORONA DEL MAR BLEND
	PRODUCT REF.:	CAPISTRANO #SCC8825
T2	**TYPE:**	**STANDING SEAM METAL ROOF**
	COLOR:	PPG - SUMMER SUEDE METALLIC #UC106712XL
	PRODUCT REF.:	MECHANICALLY SEAMED METAL PANEL W/ CONCEALED FASTENERS RIB HEIGHT: 2"
W1	**TYPE:**	**EXTERIOR WOOD CLADDING**
	COLOR:	MOJAVE THERMAL HEMLOCK VG 2.0
	PRODUCT REF.:	DELTA MILLWORKS 1"x6"xL
ST1	**TYPE:**	**EXTERIOR TRAVERTINE WAINSCOT**
	COLOR:	TRAVERTINO CLASICO
	PRODUCT REF.:	LEVANTINA TRAVERTINE

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In Association with:

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WINDY HILL PROPERTY VENTURES
BLOCK 20
SAN MATEO, CA 94401

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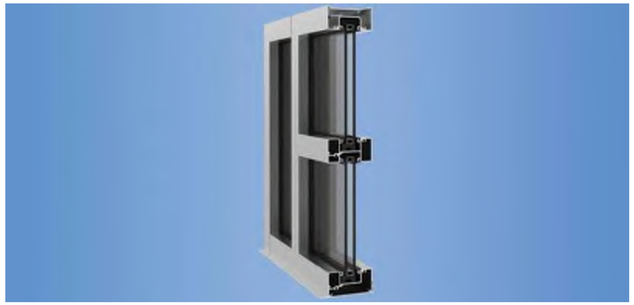
PA-2023-003

EXTERIOR ELEVATIONS

A 3.07

PROJECT NO: 215513

P:\2021 Jobs\215513 Block 20\01 Planning Apps\2023_04 2nd PA Submittal\215513.A3.07.dwg, Apr 14, 2023, 8:55am, Marvin



EXTERIOR ALUM./ GLASS STOREFRONT WINDOW SYSTEM



EXTERIOR ALUM./ GLASS STOREFRONT DOOR SYSTEM



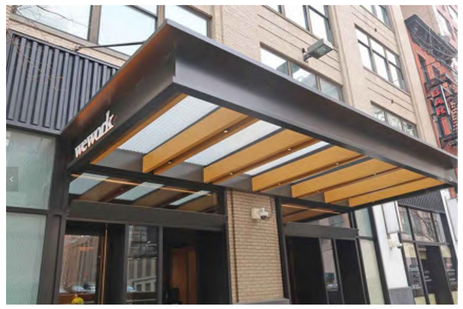
1" INSULATED EXTERIOR GLAZING LIGHT BLUE TINT



EXTERIOR COMPOSITE CLADDING SYSTEM



EXTERIOR TRAVERTINE WAINSCOT



ARCHITECTURE CANOPY - MOCHA-CCINO COLOR



MOTORIZED SECURITY GRILLE AT PARKING GARAGE ENTRANCE - COOKSON ESG10 SERIES



SHORT-TERM BIKE RACK



STANDING SEAM METAL ROOF



ROOF TILE

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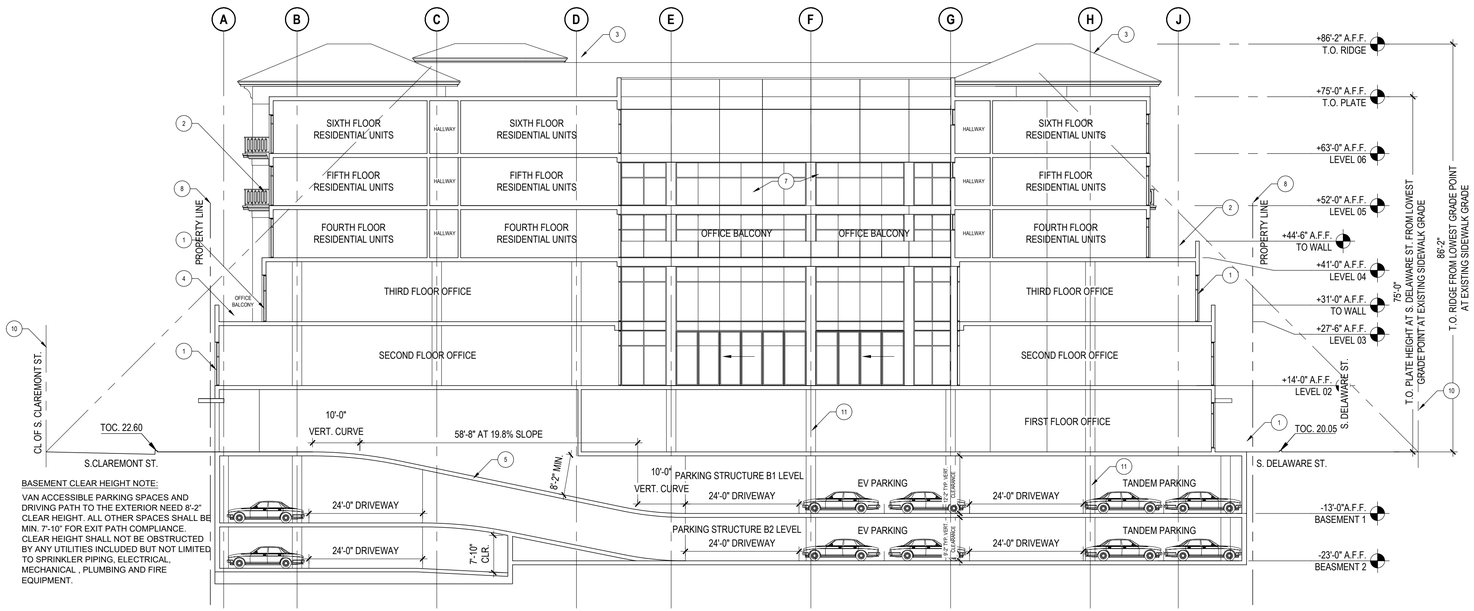
PA-2023-003

IMAGERY

A 3.08

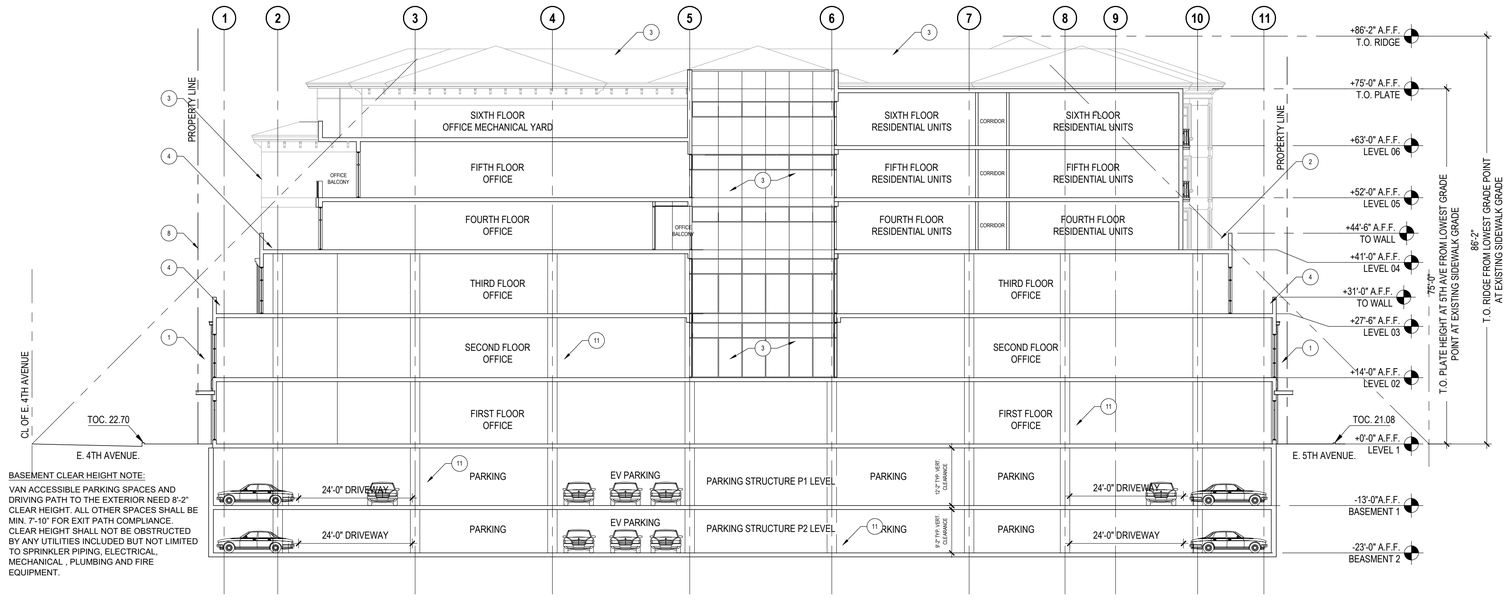
PROJECT NO: 215513



SECTION - 1

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

1



SECTION - 2

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

2

KEYNOTES

1. EXTERIOR GLAZING SYSTEM
2. RESIDENTIAL BALCONY
3. BUILDING BEYOND
4. OFFICE BALCONY
5. RAMP TO BELOW GRADE PARKING; FROM B1 TO B2 LEVEL PROFILE SECTION PER CITY STANDARD DRAWING 3-1-170.
6. TEMPERED GLAZING GUARDRAIL
7. ATRIUM
8. EXISTING PROPERTY LINE
9. REQUIRED STREET WALL SETBACK PER SMMC 27.42.010 SHOWN DASHED; "ALLOWABLE INTRUSIONS ABOVE THE STREET WALL ARE LIMITED TO MINOR ARCHITECTURAL DETAILING NOT EXCEEDING FOUR (4) FEET IN HEIGHT AND PARAPETS INCLUDING RAILINGS AND ARBORS AND LANDSCAPED PLANTING AREAS"
10. CENTERLINE OF PUBLIC RIGHT OF WAY
11. STRUCTURAL COLUMN

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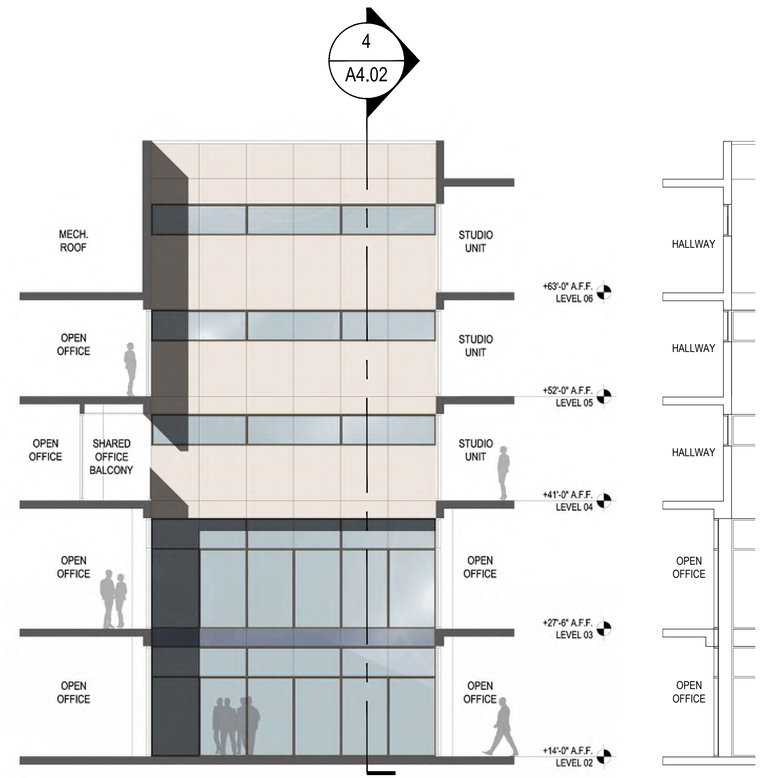
PA-2023-003

BUILDING SECTIONS

A 4.01

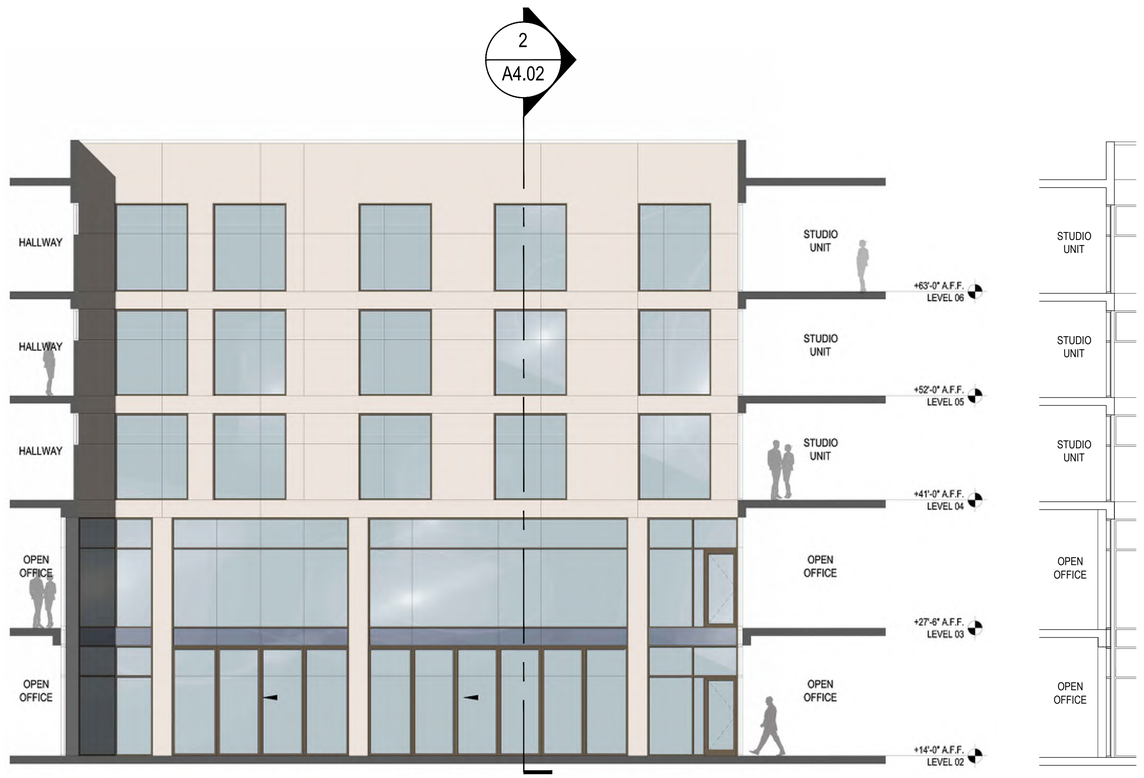
PROJECT NO: 215513

P:\2021 Jobs\2106.10 Block 20\01 Planning App\2023-04-14 Pre-Sub\Arch\2106.10 A4.01.dwg - Apr 17, 2023, 4:23pm - Mitesh



INTERIOR ATRIUM ELEVATION 1

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



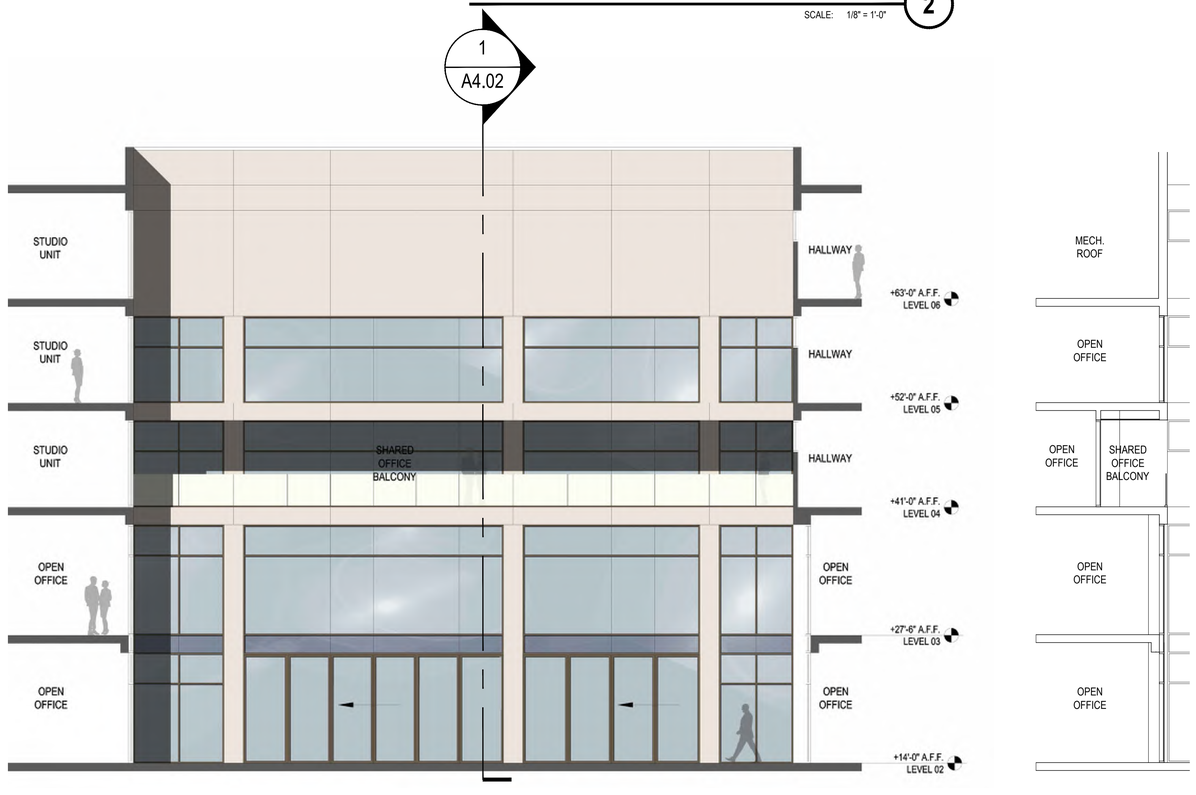
INTERIOR ATRIUM ELEVATION 2

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



INTERIOR ATRIUM ELEVATION 3

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



INTERIOR ATRIUM ELEVATION 4

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

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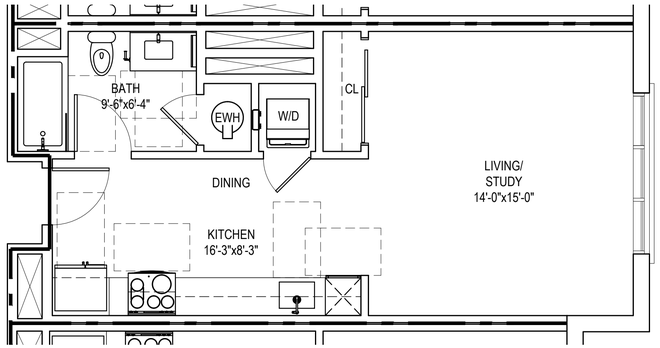
PA-2023-003

ATRIUM ELEVATIONS - SECOND TO SIXTH LEVEL

A 4.02

PROJECT NO: 215513

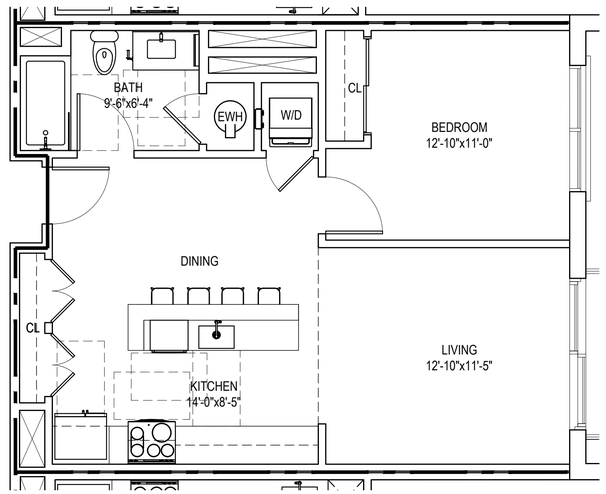


ENLARGED UNIT PLAN - TYPE A0.1 (1)

4th w/ 147 SF BALCONY

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

STUDIO UNIT
NET RENTABLE AREA: 513 S.F.

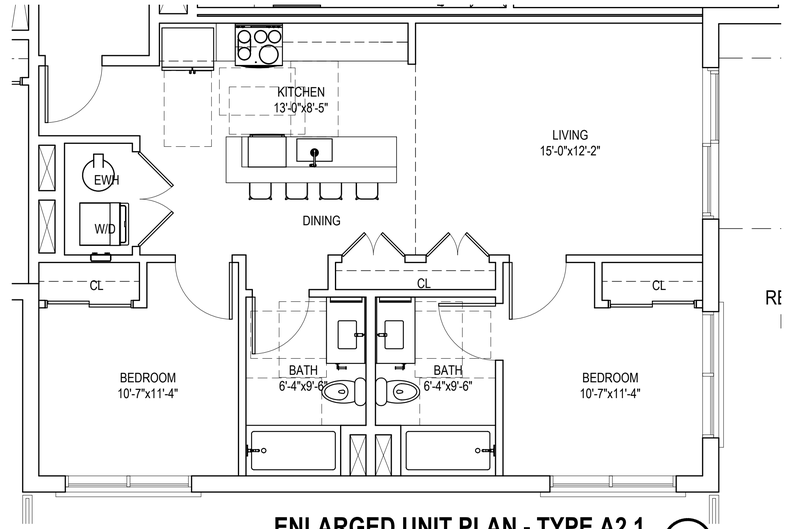


ENLARGED UNIT PLAN - TYPE A1.1 (2)

4th W/ 293 SF BALCONY

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

1-BEDROOM/ 1-BATHROOM
NET RENTABLE AREA: 693 S.F.

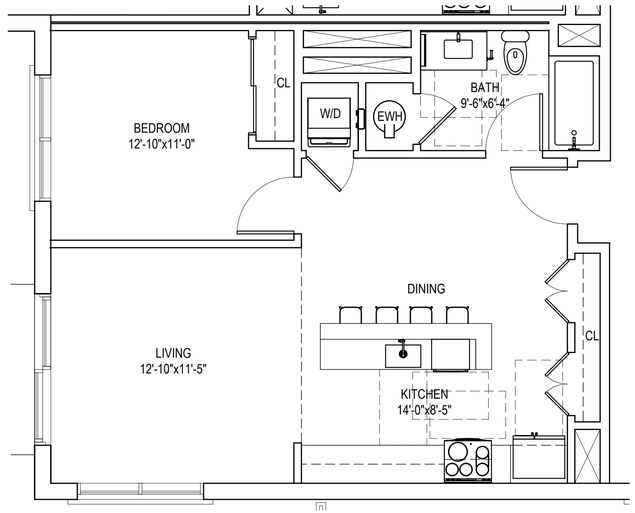


ENLARGED UNIT PLAN - TYPE A2.1 (3)

4TH W/ 306 SF BALCONY

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

2-BEDROOMS/ 2-BATHROOMS
NET RENTABLE AREA: 843 S.F.

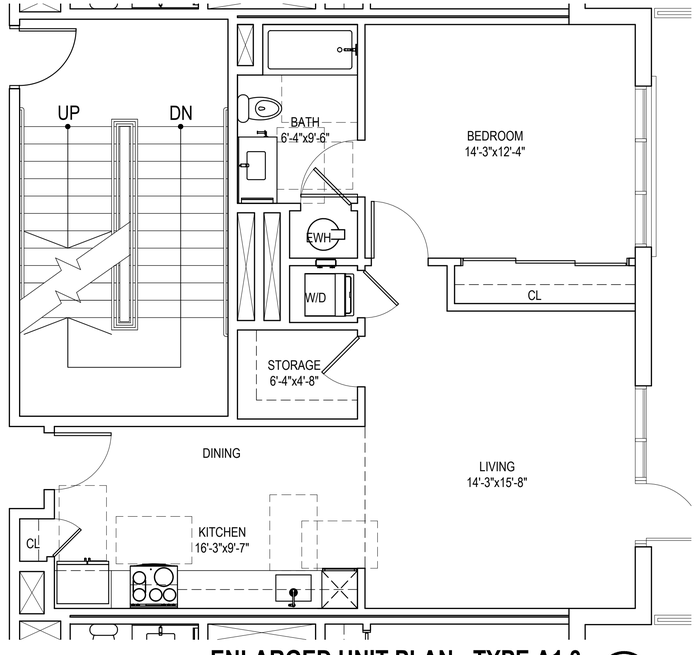


ENLARGED UNIT PLAN - TYPE A1.2 (4)

4th W/ 191 S.F. BALCONY

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

1-BEDROOM/ 1-BATHROOM
NET RENTABLE AREA: 710 S.F.

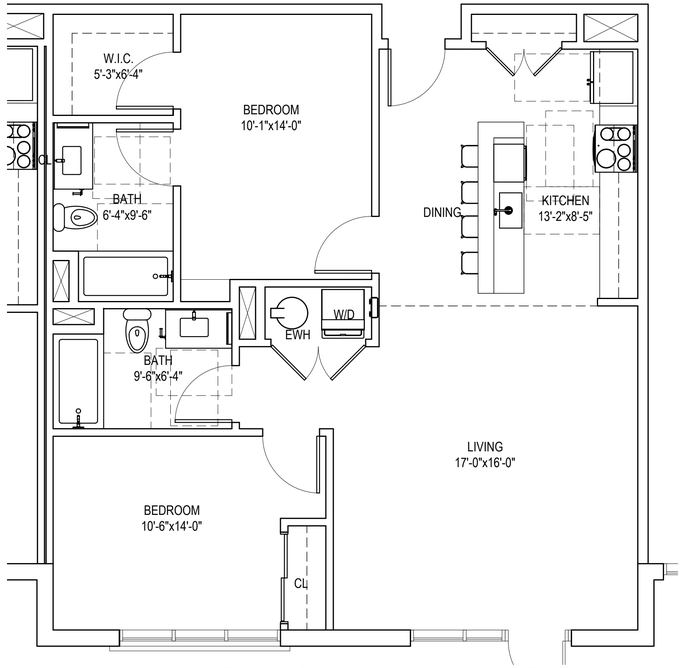


ENLARGED UNIT PLAN - TYPE A1.3 (5)

4th W/ 295 S.F. BALCONY

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

1-BEDROOM/ 1-BATHROOM
NET RENTABLE AREA: 774 S.F.

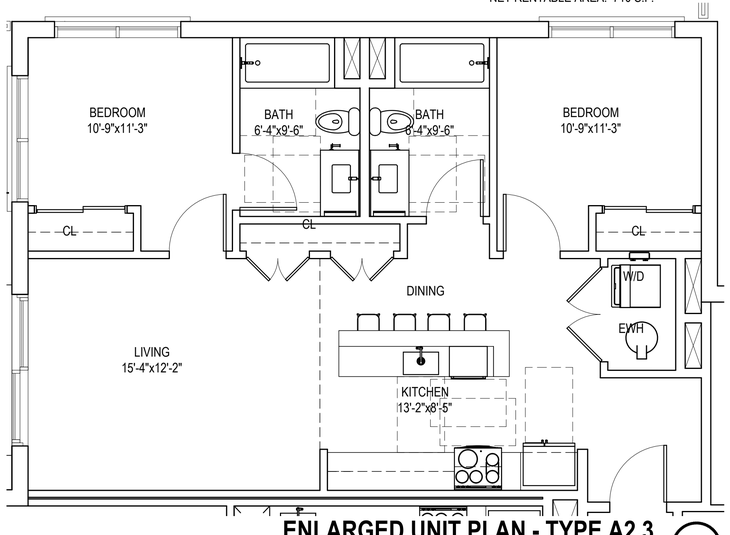


ENLARGED UNIT PLAN - TYPE A2.2 (6)

4th W/ SHARED BALCONY

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

2-BEDROOMS/ 2-BATHROOMS
NET RENTABLE AREA: 1,040 S.F.



ENLARGED UNIT PLAN - TYPE A2.3 (7)

4th W/ 98 S.F. BALCONY

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

2-BEDROOMS/ 2-BATHROOMS
NET RENTABLE AREA: 871 S.F.

PROJECT DATA:

RESIDENTIAL	Unit Type	Unit Area	Balcony Area	Unit Area w/Balcony	4th Level	5th Level	6th Level	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req	Long-Term Bike Pkg Req	Total Unit Area (S.F.)	Total Balcony Area (S.F.)	Unit Mix
STUDIO	A0.1	513	143	656	4			4	0.50	0.05	1.00	2,052	572	60 %
	A0.2	513	0	513	12	16	16	44	0.50	0.05	1.00	22,572	0	
	A0.3	631	0	631		2	2	4	0.50	0.05	1.00	2,524	0	
1 BR / 1 BA	A1.1	693	249	942	2			2	0.50	0.05	1.00	1,386	498	29 %
	A1.1B	774	0	774	1	1	1	3	0.50	0.05	1.00	2,322	0	
	A1.2	693	91	784	4			4	0.50	0.05	1.00	2,772	364	
	A1.2B	710	191	901	1			1	0.50	0.05	1.00	710	191	
	A1.3	774	295	1,069	1			1	0.50	0.05	1.00	774	295	
	A1.4	774	0	774		1	1	2	0.50	0.05	1.00	1,548	0	
2 BR / 2 BA	A2.1	843	306	1,149	1			1	0.50	0.10	1.25	843	306	11 %
	A2.2	1,040	Shared	1,040	1			1	0.50	0.10	1.25	1,040		
	A2.3	871	98	969	1			1	0.50	0.10	1.25	871	98	
	A2.4	843	54	897		1	1	2	0.50	0.10	1.25	1,686	108	
	A2.5	865	54	919		1	1	2	0.50	0.10	1.25	1,730	108	
	A2.6	871	54	925		1	1	2	0.50	0.10	1.25	1,742	108	
	Total # dwelling units				28	29	29	**86**	**43**	5	89	53,076	3,296	100 %

BMR UNIT BREAKDOWN:

(2)	TYPE A0.1 LEVEL 4
(1)	TYPE A0.3 LEVEL 5
(1)	TYPE A0.3 LEVEL 6
(1)	TYPE A1.1B LEVEL 5
(1)	TYPE A1.2 LEVEL 4
(1)	TYPE A2.4 LEVEL 4
(1)	TYPE A2.4 LEVEL 5
(1)	TYPE A2.4 LEVEL 6

TOTAL OF (9) BMR UNITS

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In Association with:

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

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	FIRST PLANNING SUBMITTAL
04.14.2023	SECOND PLANNING SUBMITTAL

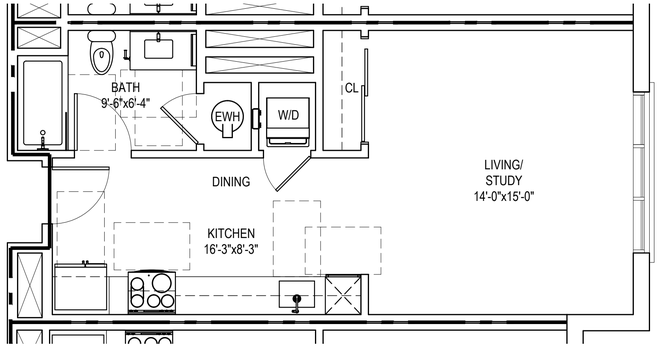
PA-2023-003

ENLARGED UNIT PLANS
- FOURTH FLOOR PLAN

A 5.01

PROJECT NO: 215513

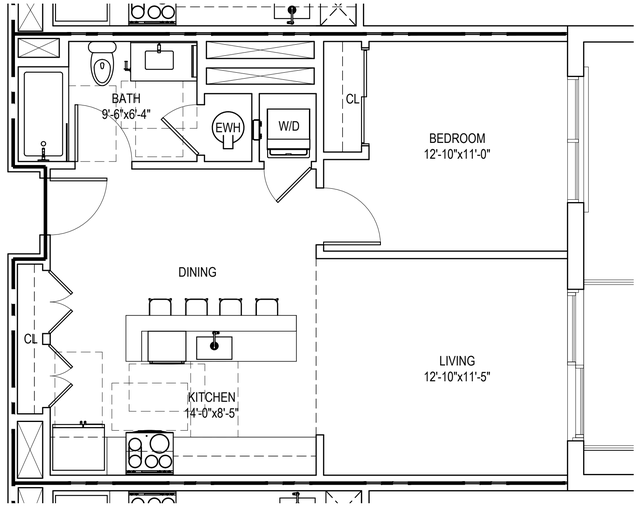
P:\2021 Jobs\215513\Block 20\01 Planning Apps\2023-04-14 2nd PA Submittal\215513-A-5.01-4L02.dwg - Apr 18, 2023, 3:52pm - tatiana



ENLARGED UNIT PLAN - TYPE A0.2 (1)

5th & 6th — SCALE: 1/4" = 1'-0"

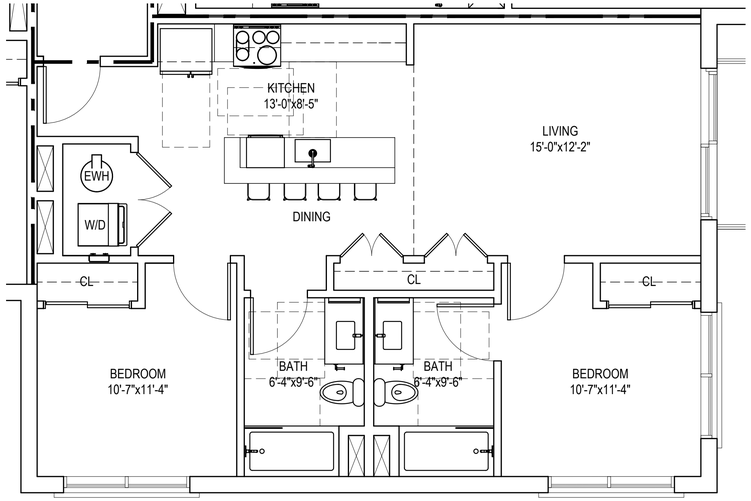
STUDIO UNIT
NET RENTABLE AREA: 513 S.F.



ENLARGED UNIT PLAN - TYPE A1.5 (2)

5th & 6th W/ 54 S.F. BALCONY — SCALE: 1/4" = 1'-0"

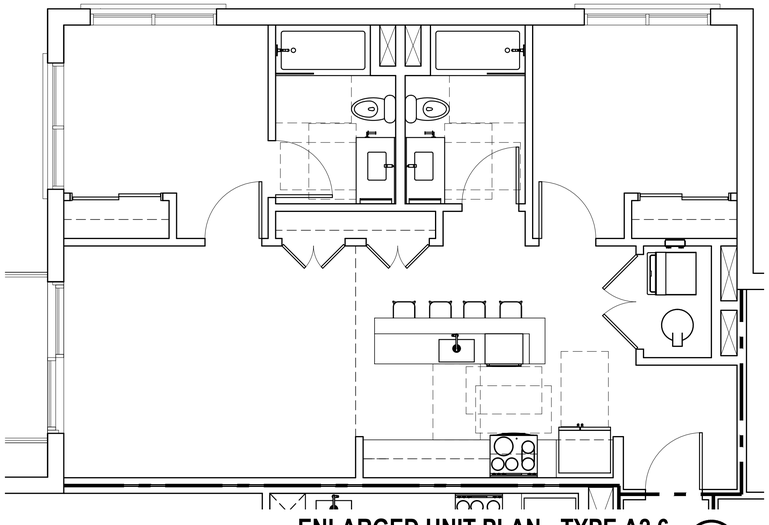
1-BEDROOM/ 1-BATHROOM
NET RENTABLE AREA: 693 S.F.



ENLARGED UNIT PLAN - TYPE A2.4 (3)

5th & 6th W/ 54 S.F. BALCONY — SCALE: 1/4" = 1'-0"

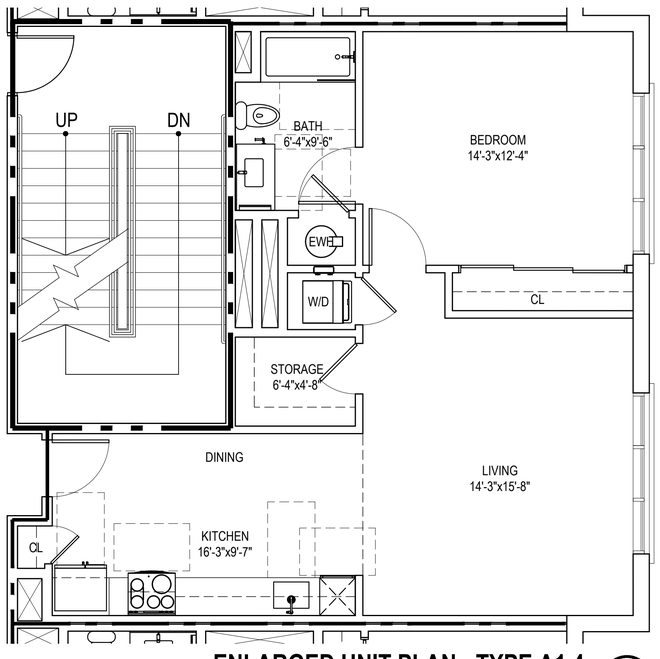
2-BEDROOMS/ 2-BATHROOMS
NET RENTABLE AREA: 843 S.F.



ENLARGED UNIT PLAN - TYPE A2.6 (4)

5th & 6th W/ 45 S.F. BALCONY — SCALE: 1/4" = 1'-0"

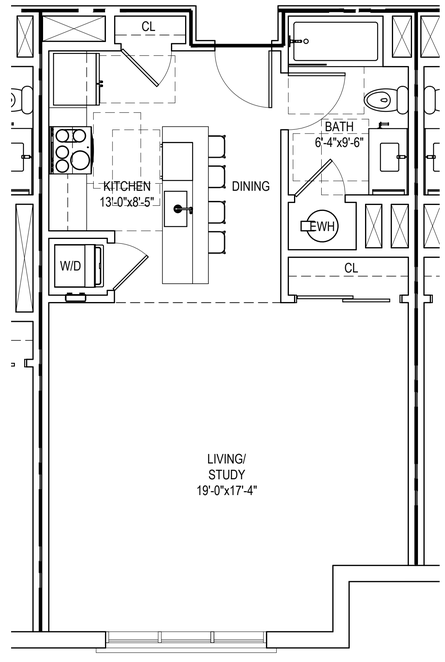
2-BEDROOMS/ 2-BATHROOMS
NET RENTABLE AREA: 871 S.F.



ENLARGED UNIT PLAN - TYPE A1.4 (5)

5th & 6th — SCALE: 1/4" = 1'-0"

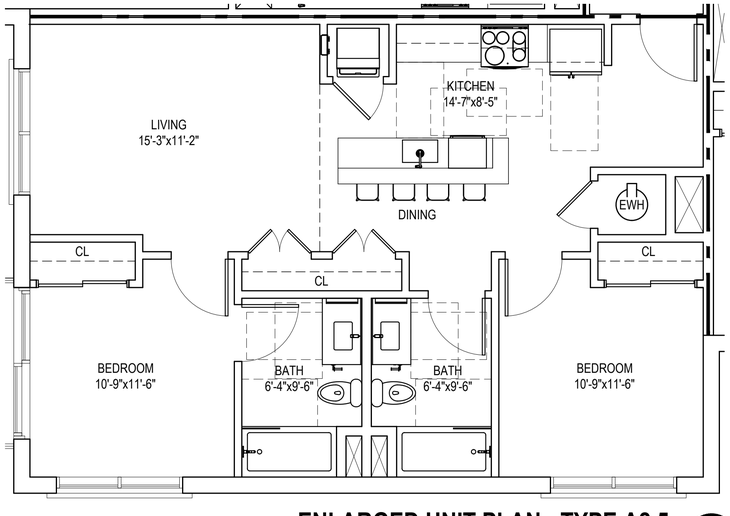
1-BEDROOM/ 1-BATHROOM
NET RENTABLE AREA: 774 S.F.



ENLARGED UNIT PLAN - TYPE A0.3 (6)

5th & 6th — SCALE: 1/4" = 1'-0"

STUDIO UNIT
NET RENTABLE AREA: 631 S.F.



ENLARGED UNIT PLAN - TYPE A2.5 (4)

5th & 6th W/ 54 S.F. BALCONY — SCALE: 1/4" = 1'-0"

2-BEDROOMS/ 2-BATHROOMS
NET RENTABLE AREA: 865 S.F.

PROJECT DATA:

RESIDENTIAL	Unit Type	Unit Area	Balcony Area	Unit Area w/Balcony	4th Level	5th Level	6th Level	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req	Long-Term Bike Pkg Req	Total Unit Area (S.F.)	Total Balcony Area (S.F.)	Unit Mix
STUDIO	A0.1	513	143	656	4			4	0.50	0.05	1.00	2,052	572	60 %
	A0.2	513	0	513	12	16	16	44	0.50	0.05	1.00	22,572	0	
	A0.3	631	0	631		2	2	4	0.50	0.05	1.00	2,524	0	
1 BR / 1 BA	A1.1	693	249	942	2			2	0.50	0.05	1.00	1,386	498	29 %
	A1.1B	774	0	774	1	1	1	3	0.50	0.05	1.00	2,322	0	
	A1.2	693	91	784	4			4	0.50	0.05	1.00	2,772	364	
	A1.2B	710	191	901	1			1	0.50	0.05	1.00	710	191	
	A1.3	774	295	1,069	1			1	0.50	0.05	1.00	774	295	
	A1.4	774	0	774		1	1	2	0.50	0.05	1.00	1,548	0	
2 BR / 2 BA	A2.1	843	306	1,149	1			1	0.50	0.10	1.25	843	306	11 %
	A2.2	1,040	Shared	1,040	1			1	0.50	0.10	1.25	1,040		
	A2.3	871	98	969	1			1	0.50	0.10	1.25	871	98	
	A2.4	843	54	897		1	1	2	0.50	0.10	1.25	1,686	108	
	A2.5	865	54	919		1	1	2	0.50	0.10	1.25	1,730	108	
	A2.6	871	54	925		1	1	2	0.50	0.10	1.25	1,742	108	
	Total # dwelling units				28	29	29	**86**	**43**	5	89	53,076	3,296	100 %

BMR UNIT BREAKDOWN:

- (2) TYPE A0.1 LEVEL 4
- (1) TYPE A0.3 LEVEL 5
- (1) TYPE A0.3 LEVEL 6
- (1) TYPE A1.1B LEVEL 5
- (1) TYPE A1.2 LEVEL 4
- (1) TYPE A2.4 LEVEL 4
- (1) TYPE A2.4 LEVEL 5
- (1) TYPE A2.4 LEVEL 6

TOTAL OF (9) BMR UNITS

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In Association with:

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

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01.13.2022	FIRST PLANNING SUBMITTAL
04.14.2023	SECOND PLANNING SUBMITTAL

PA-2023-003

ENLARGED UNIT PLANS
- FIFTH & SIXTH FLOOR PLANS

A 5.02

PROJECT NO: 215513

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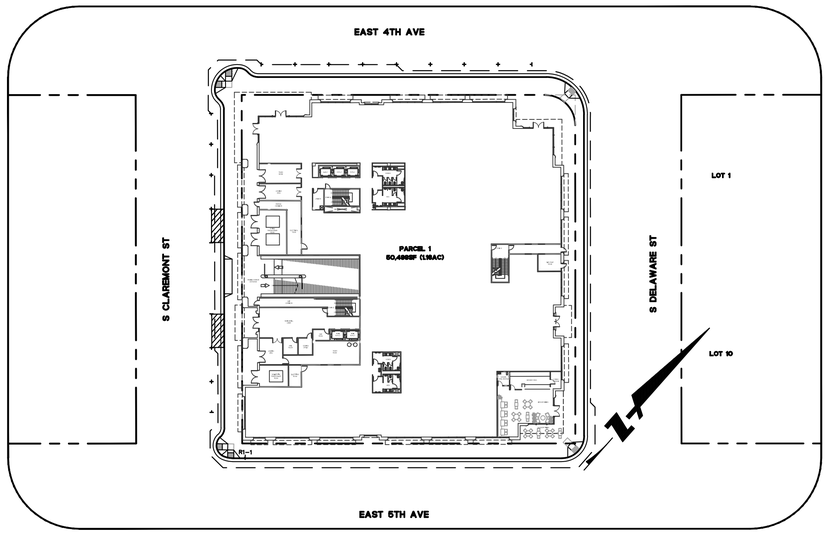
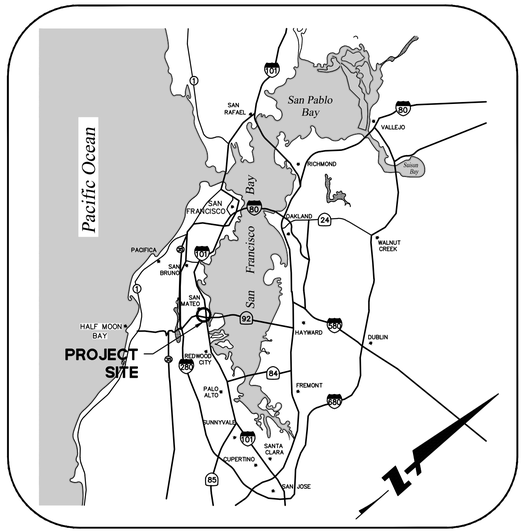
BLOCK 20
VESTING TENTATIVE PARCEL MAP

CITY OF SAN MATEO, SAN MATEO COUNTY, CALIFORNIA



SITE PLAN

SCALE: 1"=50'



LOCATION MAP

NTS

SHEET INDEX

Sheet Number	Sheet Title
C1.01	TITLE SHEET
C1.02	NOTES, LEGEND & ABBREVIATIONS
C2.01	EXISTING CONDITIONS
C2.02	PRELIMINARY PARCELIZATION PLAN
C3.01	PRELIMINARY HORIZONTAL CONTROL PLAN
C3.02	PRELIMINARY CROSS SECTIONS
C4.01	PRELIMINARY GRADING PLAN
C5.01	PRELIMINARY UTILITY PLAN
C6.01	PRELIMINARY STORMWATER CONTROL PLAN
C6.02	PRELIMINARY STORMWATER CONTROL NOTES
C7.01	PRELIMINARY FIRE ACCESS PLAN
C8.01	FIRE TRUCK TURNING MOVEMENTS
C8.02	TRASH TRUCK TURNING MOVEMENTS
C8.03	SU-30 TRUCK TURNING MOVEMENTS
C9.01	CONSTRUCTION BMPS

BENCHMARK

A LOCAL SITE BENCHMARK BEING THE MONUMENT FOUND IN S. DELAWARE ST. ON THE SOUTHEASTERLY SIDE OF ITS INTERSECTION WITH E. 4TH AVE. BEING A FOUND CITY MONUMENT IN WELL AT THE APPROXIMATE CENTERLINE OF SAID S. DELAWARE ST. CAN BE USED AS THE SITE BENCHMARK.
ELEVATION = 19.69FT. (NAVD88)

BASIS OF BEARINGS

THE MONUMENTED CENTERLINE OF SOUTH DELAWARE STREET BETWEEN 3RD AVENUE AND 5TH AVENUE AS SHOWN ON PARCEL MAP NO. 324 FILED IN BOOK 64 OF MAPS, PAGE 52 SHOWN AS S 41°28'00".

PROJECT SUMMARY

APPLICANT	MICHAEL FIELD WINDY HILL PROPERTY VENTURES 530 EMERSON STREET, SUITE 150 PALO ALTO, CA 94301 650.847.1266
ARCHITECT	EVAN SOCKALOSKY ARCHITECTURAL TECHNOLOGIES 1731 TECHNOLOGY DRIVE, SUITE 750 SAN JOSE, CA 95110 408.496.0676
LANDSCAPE ARCHITECT	MATT HAWKS KLA INCORPORATED 151 S NORLIN STREET SONORA, CA 95370 209.532.2856
CIVIL ENGINEER	ALYSSA JACOBSON, PE BKF ENGINEERS 150 CALIFORNIA STREET, SUITE 600 SAN FRANCISCO, CA 94111 415.930.7900
OWNER	WINDY HILL PROPERTY VENTURES 530 EMERSON STREET, SUITE 150 PALO ALTO, CA 94301
TOTAL AREA	50,499 SF (1.16 AC)
EXISTING ZONING	CBD/S-CENTRAL BUSINESS SUPPORT
EXISTING LAND USE	DOWNTOWN RETAIL CORE SUPPORT
PROPOSED LAND USE	DOWNTOWN RETAIL CORE SUPPORT THE PROPOSED PROJECT CONSISTS OF A 6 STORY MIXED-USE BUILDING CONSISTING OF 237,083 SF.
UTILITIES	
WATER SUPPLY:	CALIFORNIA WATER SERVICE
FIRE PROTECTION:	SAN MATEO CONSOLIDATED FIRE
SEWAGE DISPOSAL:	CITY OF SAN MATEO
STORM DRAIN:	CITY OF SAN MATEO
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	COMCAST
CABLE TELEVISION:	COMCAST

APPROVALS

ENGINEER'S STATEMENT

THIS VESTING TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

04/13/2023
ALYSSA JACOBSON, P.E. — DATE
PROJECT MANAGER
BKF ENGINEERS

04/13/2023
MICHAEL O'CONNELL, P.E. — DATE
ASSOCIATE
BKF ENGINEERS

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In Association with:

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

PLANNING APPLICATION FOR:
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SAN MATEO, CA 94401

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04.13.2023	PLANNING SUBMITTAL

TITLE SHEET

C1.01

PROJECT NO: 215513

K:\2021\215513_SM_E_4th_San_Mateo\PDFs\Submittals\04Cal.18 TITLE SHEET.dwg Apr 17, 2023, 3:42pm rfiel

GENERAL NOTES

1. BOUNDARY: BOUNDARY INFORMATION IS BASED ON A ALTA/NSPS LAND TITLE SURVEY PREPARED BY BKF DATED 05/27/2022.

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

3. GRADING: SITE GRADES AND BUILDING/GARAGE FINISHED FLOOR ELEVATIONS ARE SUBJECT TO FINAL ENGINEERING DESIGN AND GEOTECHNICAL ENGINEER'S REVIEW AND APPROVAL.

4. 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

1. A SEPARATE APPLICATION AND PERMIT ARE REQUIRED FOR THE INSTALLATION OF ANY UNDERGROUND FIRE SERVICE LINES. APPLICATION SHALL BE MADE BY A REGISTERED ENGINEER OR BY EITHER A GENERAL ENGINEERING CONTRACTOR OR A LICENSED FIRE SPRINKLER CONTRACTOR, WHO WILL BE PERFORMING THE WORK.

2. IN ACCORDANCE WITH THE MUNICIPAL/ REGEIONAL 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

1. PRIOR TO BUILDING PERMIT ISSUANCE, THE PROJECT MUST BE SUBMITTED TO THE SAN MATEO COUNTY HEALTH DEPARTMENT FOR REVIEW OF THE PROPOSED REMOVAL OF THE EXISTING UNDERGROUND STORAGE TANK ("UST") AND ASSOCIATED PIPING ON SITE.

LEGEND

	PROPOSED	EXISTING
SITE BOUNDARY		
COUNTY BOUNDARY		
LOT LINE		
CONTOUR LINE	100	100
FENCE		
STORM DRAIN		
SANITARY SEWER		SS
WATER MAIN	W	W
FIRE WATER MAIN	FW	
GAS LINE	GAS	GAS
JOINT TRENCH	E	E
SANITARY SEWER CLEAN OUT	CO	
SANITARY SEWER MANHOLE		S
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
STREET SIGN		
SPOT ELEVATION	TC 8.70	TC 8.70
FRESH AIR INLET		
WATER METER		WM
BACK FLOW PREVENTER		
AUXILIARY WATER SUPPLY SYSTEM		AWSS
JOINT POLE		
TREE		

ABBREVIATIONS

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

SYMBOL LEGEND

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

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PLANNING APPLICATION FOR:

WINDY HILL PROPERTY VENTURES

BLOCK 20
SAN MATEO, CA 94401

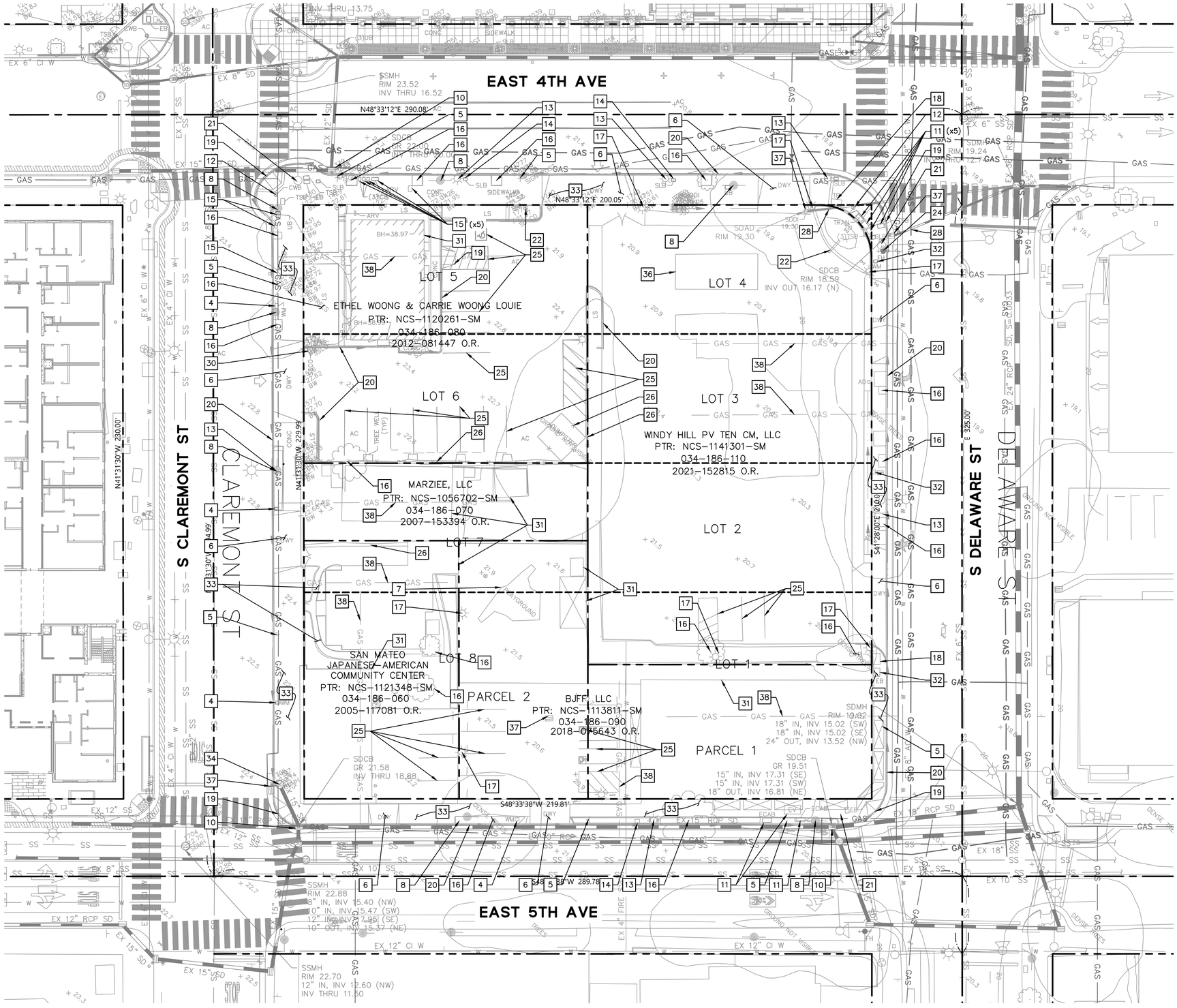
DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2023	PLANNING SUBMITTAL
04.13.2023	PLANNING SUBMITTAL

NOTES LEGEND AND ABBREVIATIONS

C1.02

PROJECT NO: 215513

K:\2022\215513_SMX_&_AR_San_Mateo\CAD\Sheets\ARCH\A1.1TITLE SHEET.dwg - Apr 07, 2023, 8:42pm - mkj



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
38. GAS LATERAL TO BE CUT, CAPPED, AND REMOVED

NOTES

1. THERE ARE NO EXISTING EASEMENTS WITHIN THE PROJECT PROPERTY.

GRAPHIC SCALE
20 0 20 40

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

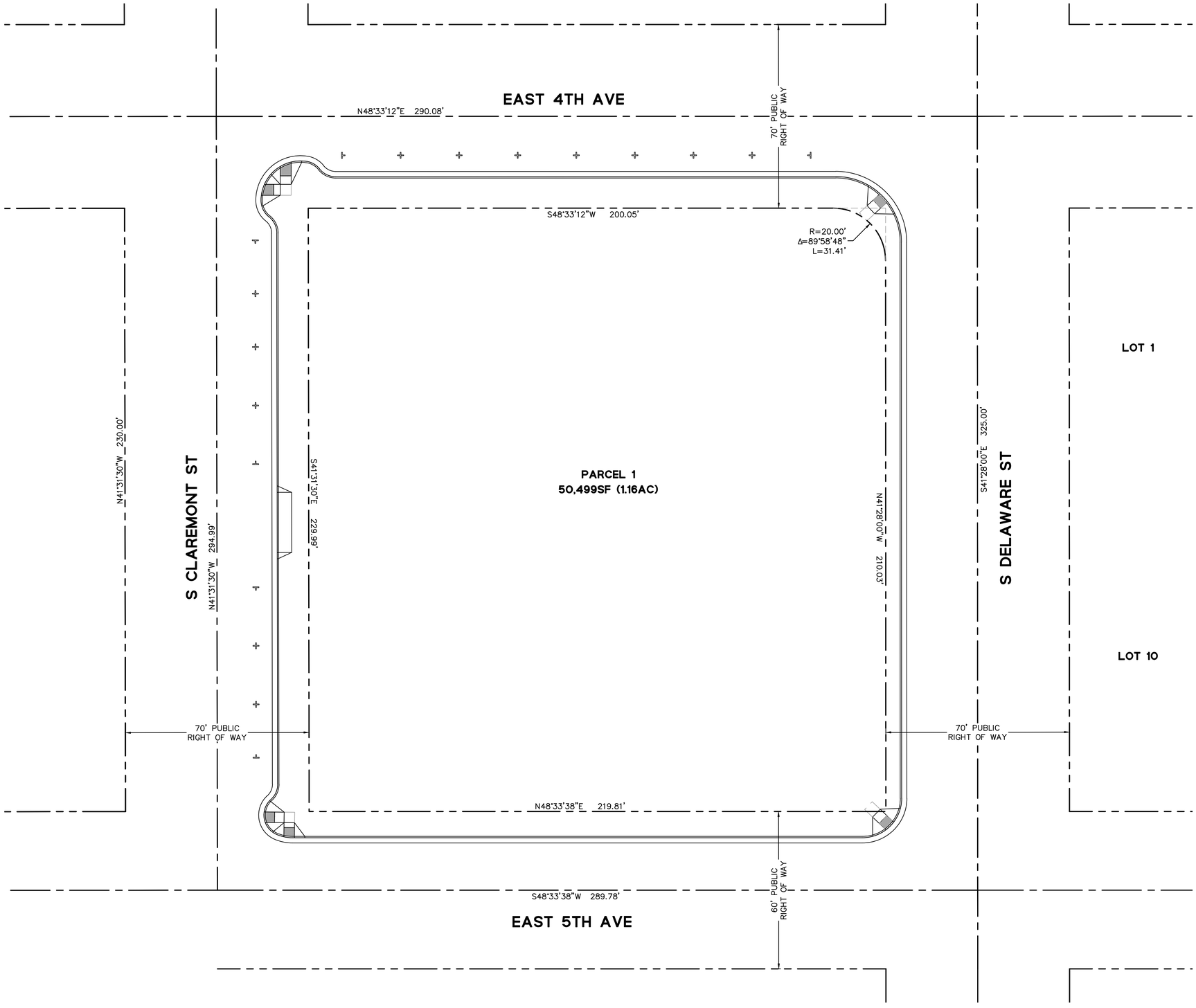
DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2023	PLANNING SUBMITTAL
04.13.2023	PLANNING SUBMITTAL

EXISTING CONDITIONS

C2.01

PROJECT NO: 215513

K:\2021\215513_WHLE_4th_San_Mateo\PAC\Sheets\A-SHC2.01 EXISTING CONDITIONS.dwg Apr 28, 2023, 10:48am - Ilin



LEGEND:

PARCEL LINE

CENTER LINE

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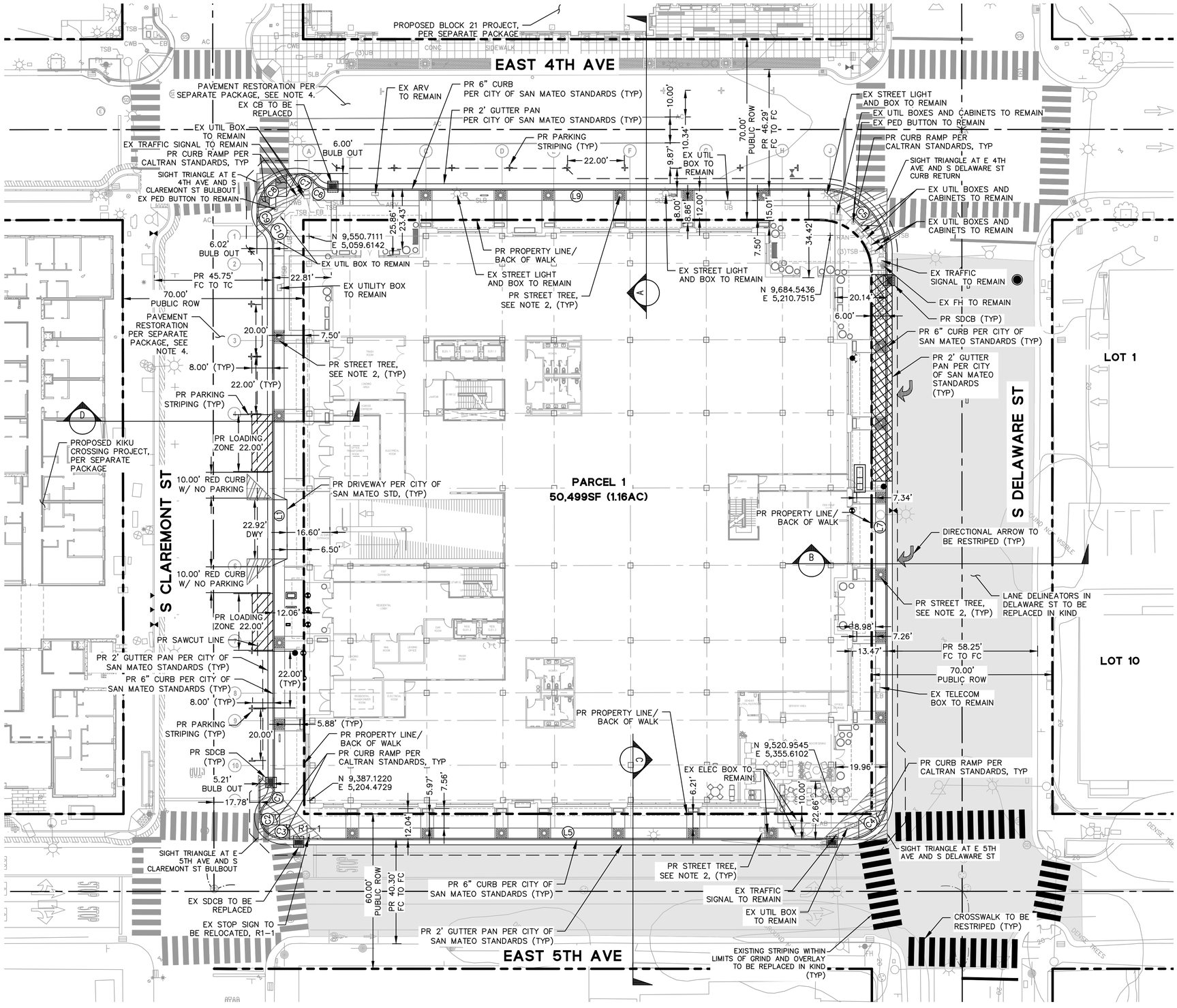
04.13.2023	PLANNING SUBMITTAL

PRELIMINARY PARCELIZATION PLAN

C2.02

PROJECT NO: 215513



LEGEND

- LIMITS OF GRIND AND OVERLAY TOP 2.5" OF ROADWAY PAVEMENT
- SAWCUT LINE
- PROPOSED SIGHT TRIANGLE (25' FOR INTERSECTIONS, 10' FOR DRIVEWAYS)

NOTES:

1. THE 2' MIN STRIP BETWEEN THE SAWCUT AND PROPOSED GUTTER WILL BE REPLACED WITH FULL DEPTH AC LIFT.
2. PROPOSED TREE LOCATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE DRAWINGS FOR TREE SIZE, SPECIES, AND EXACT LOCATION.
3. REFER TO LANDSCAPE AND ARCHITECTURAL DRAWINGS FOR LOCATION OF BICYCLE PARKING AND PUBLIC ART.
4. PAVEMENT RESTORATION OF CLAREMONT STREET BETWEEN 4TH AND 5TH AVE, INCLUDING INTERSECTION TO BE COMPLETED BY THE KIKU CROSSING PROJECT. PAVEMENT RESTORATION OF 4TH AVE BETWEEN CLAREMONT ST AND DELAWARE ST, INCLUDING INTERSECTIONS, TO BE COMPLETED BY BLOCK 21 PROJECT.

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	210.05	S41°31'30"E
L5	217.23	N48°33'38"E
L7	212.02	N41°28'00"W
L9	190.53	S48°33'12"W

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	6.66	8.00	047°40'04"
C2	15.90	8.02	113°39'20"
C3	6.19	15.00	023°39'36"
C4	23.57	15.00	090°01'38"
C5	39.26	25.00	089°58'48"
C6	7.11	8.00	050°55'07"
C7	5.85	8.00	041°53'14"
C8	25.99	15.00	099°16'39"
C9	7.14	8.00	051°08'59"
C10	7.17	8.00	051°19'01"

GRAPHIC SCALE
20 0 20 40

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PRELIMINARY HORIZONTAL CONTROL PLAN

C3.01

PROJECT NO: 215513

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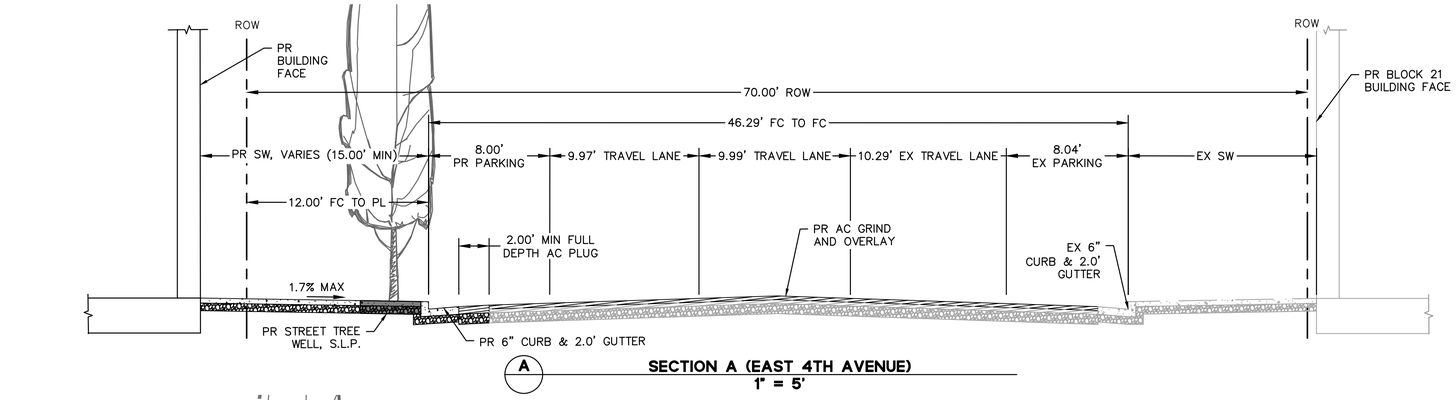
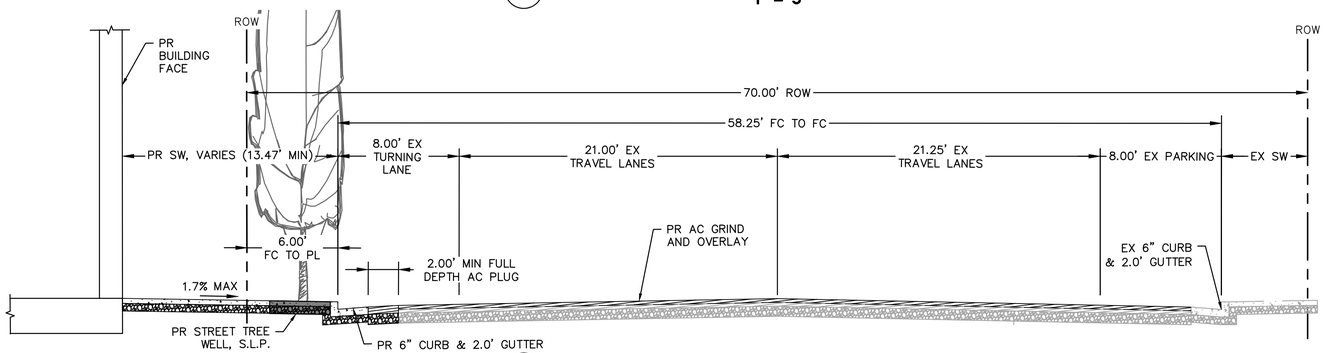
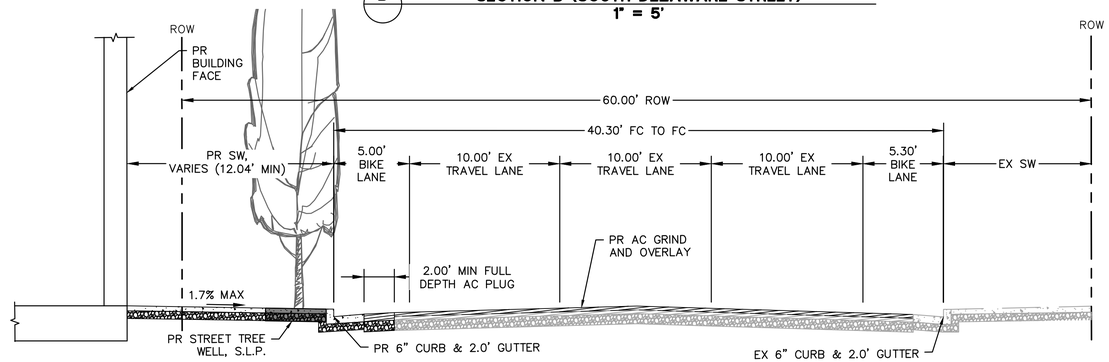


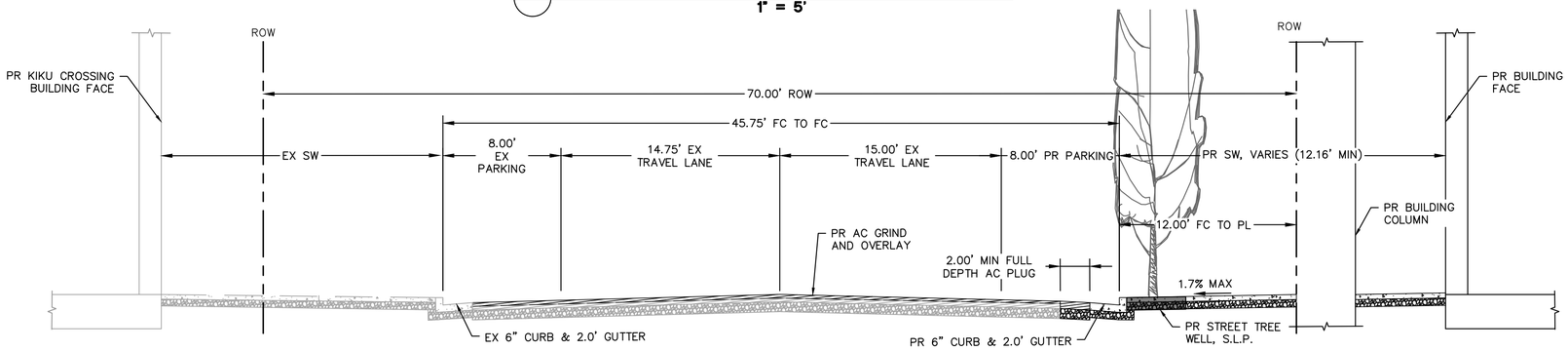
A **SECTION A (EAST 4TH AVENUE)**
1" = 5'



B **SECTION B (SOUTH DELAWARE STREET)**
1" = 5'



C **SECTION C (EAST 5TH AVENUE)**
1" = 5'



D **SECTION D (SOUTH CLAREMONT STREET)**
1" = 5'

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SAN MATEO, CA 94401

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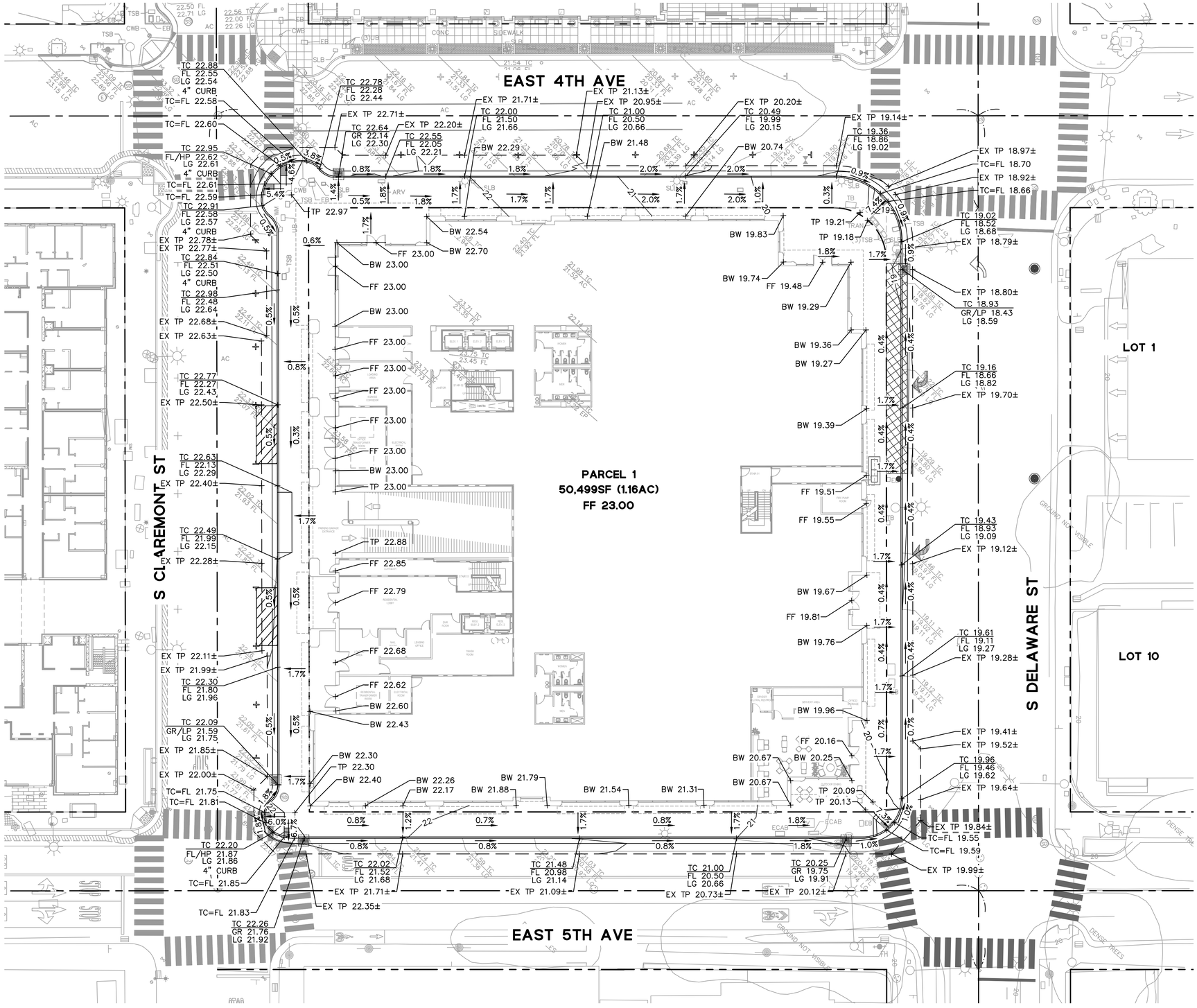
PRELIMINARY CROSS SECTIONS

C3.02

PROJECT NO: 215513

K:\2022\215513_SM_4_4th_Ave_Block\PDC\Sheets\ENTITLEMENT\ 03/06/23 07:53:55 Aug Apr 17, 2023, 3:44pm - rhj



GRADING CUT/FILL VOLUMES FOR EXCAVATION

CUT: (47,278) CY

FILL: 0 CY

NET (CUT): (47,278) CY (TOTAL OFF-HAUL)

NOTES:

1. EARTHWORK VOLUMES ARE IN-PLACE VOLUMES AND DO NOT ACCOUNT FOR SHRINKAGE, SWELLING, FOUNDATION ELEMENTS, TRENCH SPOILS, OR OVER-EXCAVATION.
2. BASEMENT CUT PER SEPARATE EXCAVATION PERMIT.

GRAPHIC SCALE

20 0 20 40

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PRELIMINARY GRADING PLAN

C4.01

PROJECT NO: 215513

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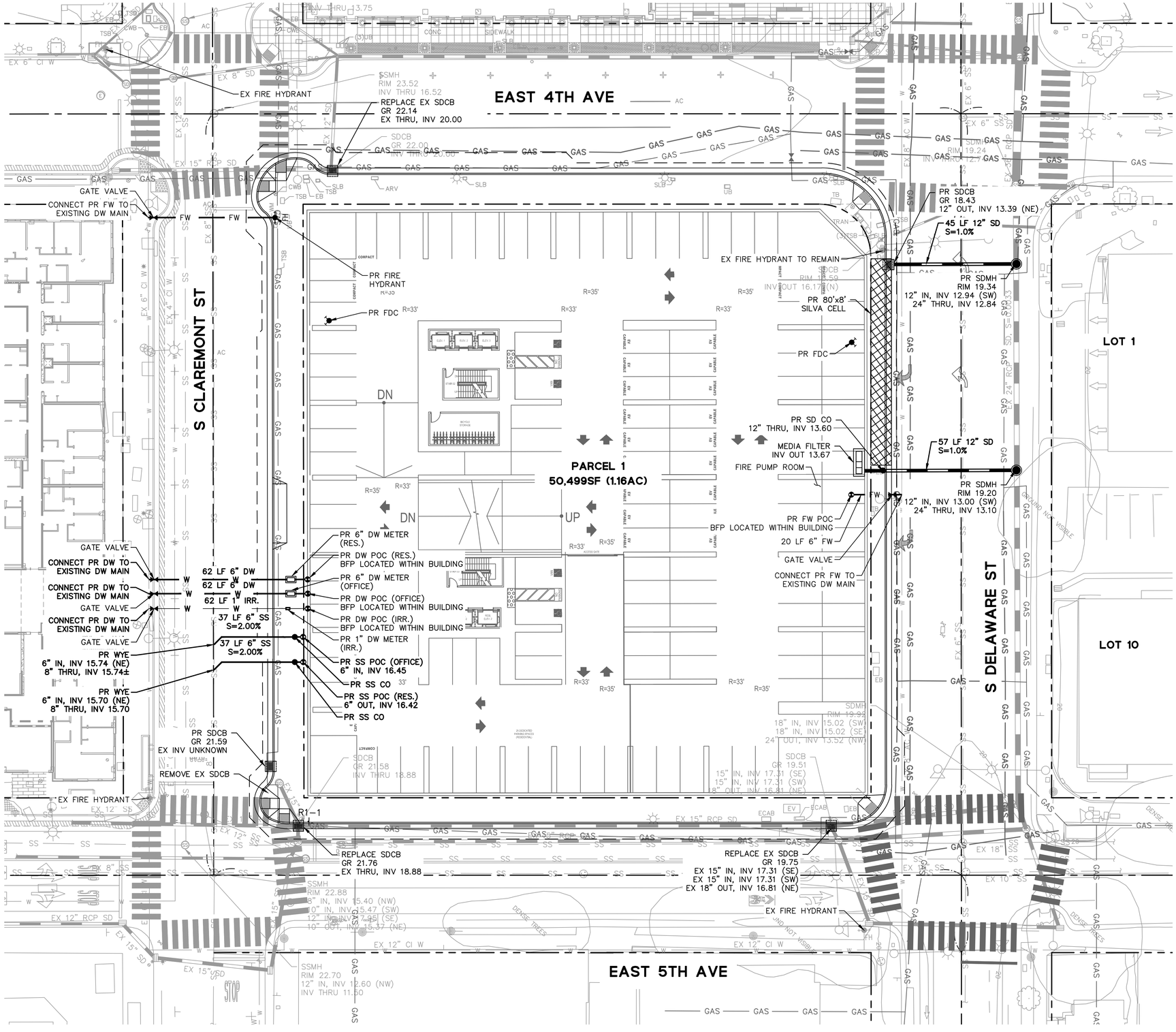
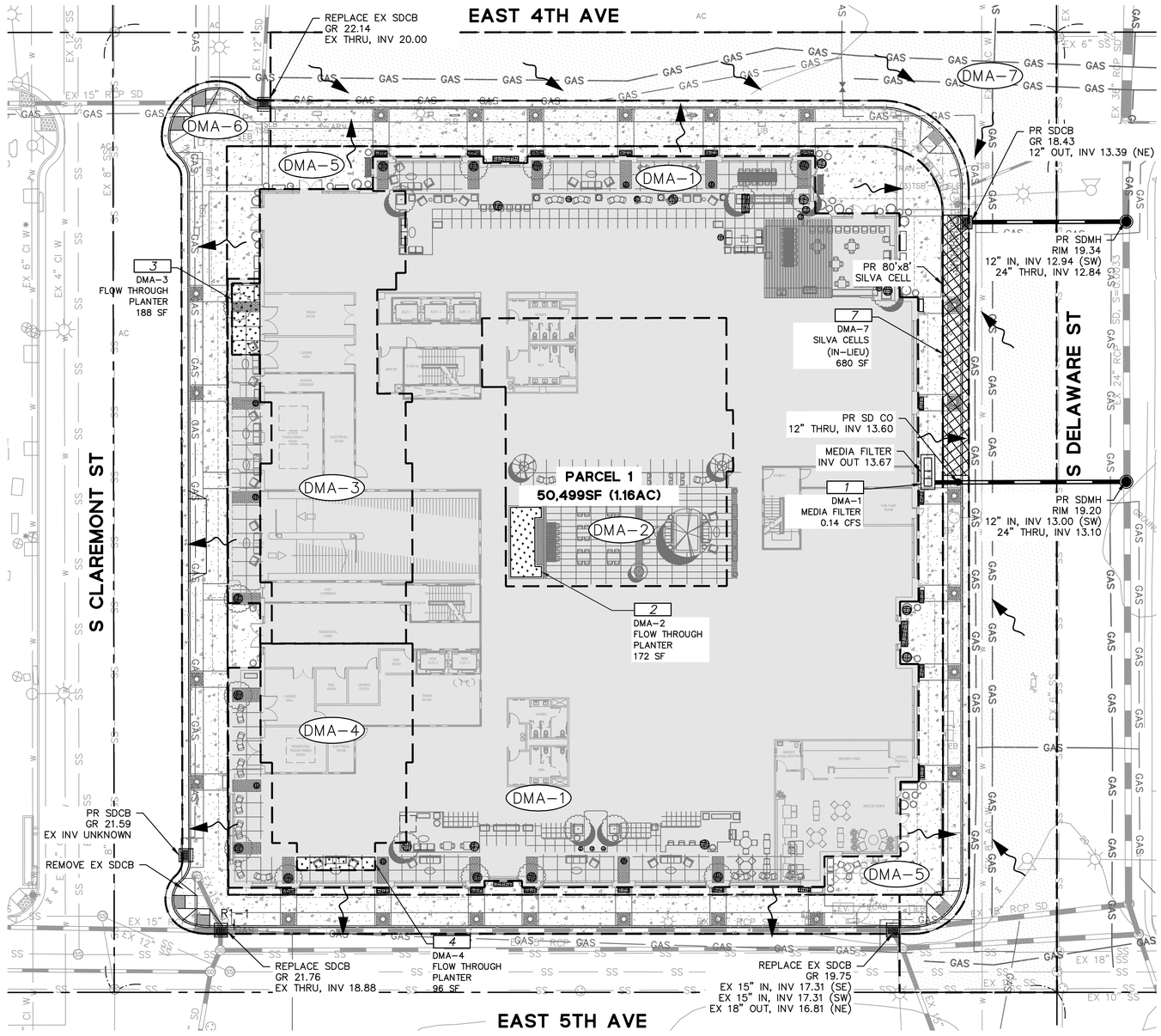

EAST 4TH AVE
S CLAREMONT ST
S DELAWARE ST
EAST 5TH AVE
PARCEL 1
50,499SF (1.16AC)
LOT 1
LOT 10
EX FIRE HYDRANT
REPLACE EX SDCB
GR 22.14
EX THRU, INV 20.00
SSMH
RIM 23.52
INV THRU 16.52
SDCB
GR 22.00
INV THRU 20.00
GATE VALVE
CONNECT PR FW TO
EXISTING DW MAIN
PR FIRE
HYDRANT
PR FDC
DN
UP
PR 6" DW METER
(RES.)
PR DW POC (RES.)
BFP LOCATED WITHIN BUILDING
PR 6" DW METER
(OFFICE)
PR DW POC (OFFICE)
BFP LOCATED WITHIN BUILDING
PR DW POC (IRR.)
BFP LOCATED WITHIN BUILDING
PR 1" DW METER
(IRR.)
PR SS POC (OFFICE)
6" IN, INV 16.45
PR SS CO
PR SS POC (RES.)
6" OUT, INV 16.42
PR SS CO
CONNECT PR DW TO
EXISTING DW MAIN
62 LF 6" DW
62 LF 6" DW
62 LF 1" IRR.
37 LF 6" SS
S=2.00%
37 LF 6" SS
S=2.00%
PR WYE
6" IN, INV 15.74 (NE)
8" THRU, INV 15.74±
PR WYE
6" IN, INV 15.70 (NE)
8" THRU, INV 15.70
PR SDCB
GR 21.59
EX INV UNKNOWN
REMOVE EX SDCB
REPLACE SDCB
GR 21.76
EX THRU, INV 18.88
SDCB
GR 21.58
INV THRU 18.88
PR SDCB
GR 18.43
12" OUT, INV 13.39 (NE)
45 LF 12" SD
S=1.0%
PR SDMH
RIM 19.34
12" IN, INV 12.94 (SW)
24" THRU, INV 12.84
EX FIRE HYDRANT TO REMAIN
PR 80'x8'
SILVA CELL
PR FDC
PR SD CO
12" THRU, INV 13.60
MEDIA FILTER
INV OUT 13.67
FIRE PUMP ROOM
57 LF 12" SD
S=1.0%
PR SDMH
RIM 19.20
12" IN, INV 13.00 (SW)
24" THRU, INV 13.10
PR FW POC
BFP LOCATED WITHIN BUILDING
20 LF 6" FW
GATE VALVE
CONNECT PR FW TO
EXISTING DW MAIN
SDMH
RIM 19.24
INV IN 12.77 (NW)
SDMH
RIM 19.92
18" IN, INV 15.02 (SW)
18" IN, INV 15.02 (SE)
24" OUT, INV 13.52 (NW)
SDCB
GR 19.51
15" IN, INV 17.31 (SE)
15" IN, INV 17.31 (SW)
18" OUT, INV 16.81 (NE)
REPLACE EX SDCB
GR 19.75
EX 15" IN, INV 17.31 (SE)
EX 15" IN, INV 17.31 (SW)
EX 18" OUT, INV 16.81 (NE)
SSMH
RIM 22.88
8" IN, INV 15.40 (NW)
10" IN, INV 15.47 (SW)
12" IN, INV 7.95 (SE)
10" OUT, INV 15.37 (NE)
SSMH
RIM 22.70
12" IN, INV 12.60 (NW)
INV THRU 11.50
EX 15" RCP SD
EX 12" RCP SD
EX 12" CI W
EX 8" SS
EX 10" SS
EX 18" SS
EX 6" CI W
EX 8" SD
EX 15" RCP SD
EX 12" SS
EX 15" SD
EX 15"USD
EX 12" CI W
EX 6" SS
EX 6" SD
EX 24" RCP SD
EX 15" RCP SD
EX 12" SS
EX 12" CI W
EX 4" CI W
EX 6" CI W
EX 15" RCP SD
EX 12" CI W
EX 8" SS
EX 10" SS
EX 18" SS



LEGEND

- LANDSCAPE
- DRAINAGE MANAGEMENT BOUNDARY
- ROOF
- SIDEWALK
- FLOW-THROUGH PLANTER
- OFF-SITE IMPERVIOUS AREA
- DMA-1 DRAINAGE MANAGEMENT AREA
- 3 TREATMENT CONTROL MEASURE
- FLOW DIRECTION

LID TREATMENT AREA SUMMARY			
TREATMENT TYPE	DRAINAGE MANAGMENET AREA	TOTAL AREA	PERCENTAGE
NON-LID TREATED DRAINAGE AREA	DMA-1, DMA-5	35,698	71%
LID TREATED DRAINAGE AREA	DMA-2 + DMA-3 + DMA-4	14,801	**29%**

ON-SITE DRAINAGE MANAGEMENT AREA TREATMENT CONTROL SIZING													
DRAINAGE MANAGEMENT AREA	TREATMENT CONTROL MEASURE	TREATMENT TYPE	ROOFS (SF)	CONCRETE (SF)	LANDSCAPE (SF)	TREATMENT PLANTER (SF)	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA* (SF)	TREATMENT AREA REQUIRED** (SF)	TREATMENT AREA PROVIDED (SF)	PONDING DEPTH (INCH)
1	1	Mechanical Treatment	30,974	0	170	0	**31,144**	30,974	170	**30,991**	0.14 CFS	0.14 CFS	NA
2	2	Flow-through Planter	5,784	0	0	0	**5,784**	5,784	0	**5,784**	172	172	7
3	3	Flow-through Planter	5,899	0	0	188	**6,087**	5,899	188	**5,917**	174	188	8
4	4	Flow-through Planter	2,834	0	0	96	**2,930**	2,834	96	**2,844**	95	96	4
5	-	Frontage In-Lieu	0	4,410	143	0	**4,554**	4,410	143	**4,425**	177	SEE IN-LIEU***	NA
TOTAL			45,491	4,410	314	284	**50,499**	49,902	598	**49,902**			
OFF-SITE DRAINAGE MANAGEMENT AREA TREATMENT CONTROL SIZING													
6	-	Frontage In-Lieu	0	11,474	0	0	**11,474**	11,474	0	**11,474**	459	SEE IN-LIEU***	NA
OFF-SITE IN-LIEU TREATMENT CONTROL SIZING													
7	7	SILVA CELLS	0	18,045	0	0	**18,045**	18,045	0	**18,045**	722	680	NA

* EFFECTIVE IMPERVIOUS AREA IS EQUAL TO THE TOTAL IMPERVIOUS AREA PLUS 10% OF THE TOTAL PERVIOUS AREA PER THE SMCWPPP C.3 REGULATED PROJECTS GUIDE

** TREATMENT AREA REQUIRED IS CALCULATED USING THE SMCWPPP WORKSHEET FOR CALCULATING THE COMBINATION FLOW AND VOLUME METHOD (OR 4% METHOD FOR SILVA CELLS AND IN-LIEU)

*** IN-LIEU TREATMENT IS PROPOSED FOR ON-SITE GROUND LEVEL IMPROVEMENTS (DMA-5) AND IMPROVEMENTS IN THE PUBLIC ROW (DMA-6).

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PLANNING APPLICATION FOR:
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BLOCK 20
SAN MATEO, CA 94401

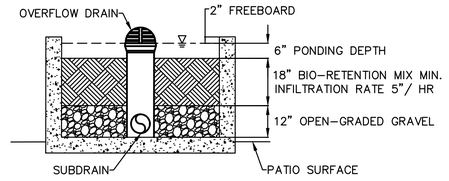
DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2023	PLANNING SUBMITTAL
04.13.2023	PLANNING SUBMITTAL

PRELIMINARY STORMWATER CONTROL PLAN

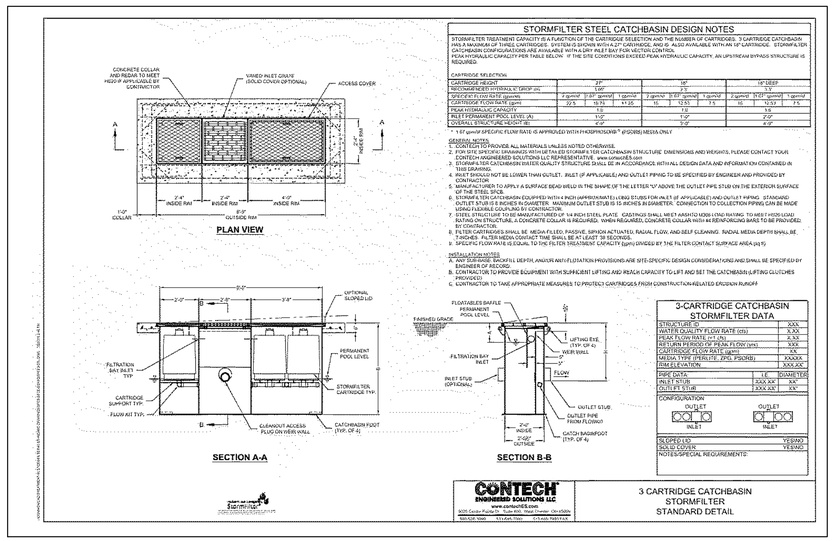
C6.01

PROJECT NO: 215513

K:\2022\215570_200_E_4th_San_Mateo\ENG\Sheets\ENG-01SHEETS PRELIMINARY STORMWATER CONTROL PLAN.dwg - Apr 17, 2023, 3:49pm - eric



1 — **TYPICAL FLOW-THROUGH PLANTER ON PODIUM**



2 — **MEDIA FILTER**

CONSTRUCTION STORMWATER BMP NOTES

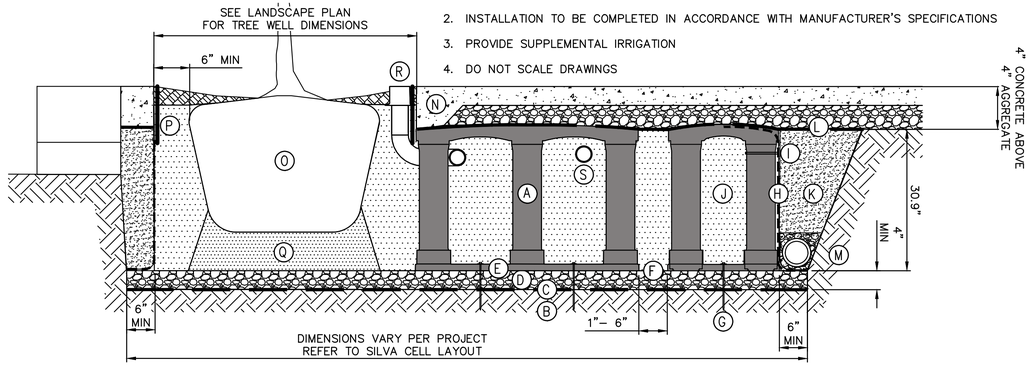
1. PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
2. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENUDED 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 SI 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 POLLUTEI 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.

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.

NOTES

1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS



KEY

- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) SUBGRADE, COMPACTED
- (C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
- (D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (E) SILVA CELL BASE SLOPE, 10% MAX
- (F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
- (G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
- (H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- (I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
- (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
- (K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
- (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
- (M) 6" PVC UNDERDRAIN
- (N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
- (O) ROOT BALL
- (P) DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
- (R) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
- (S) 6" PVC DISTRIBUTION PIPE

3 — **SILVA CELLS**

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BLOCK 20
SAN MATEO, CA 94401

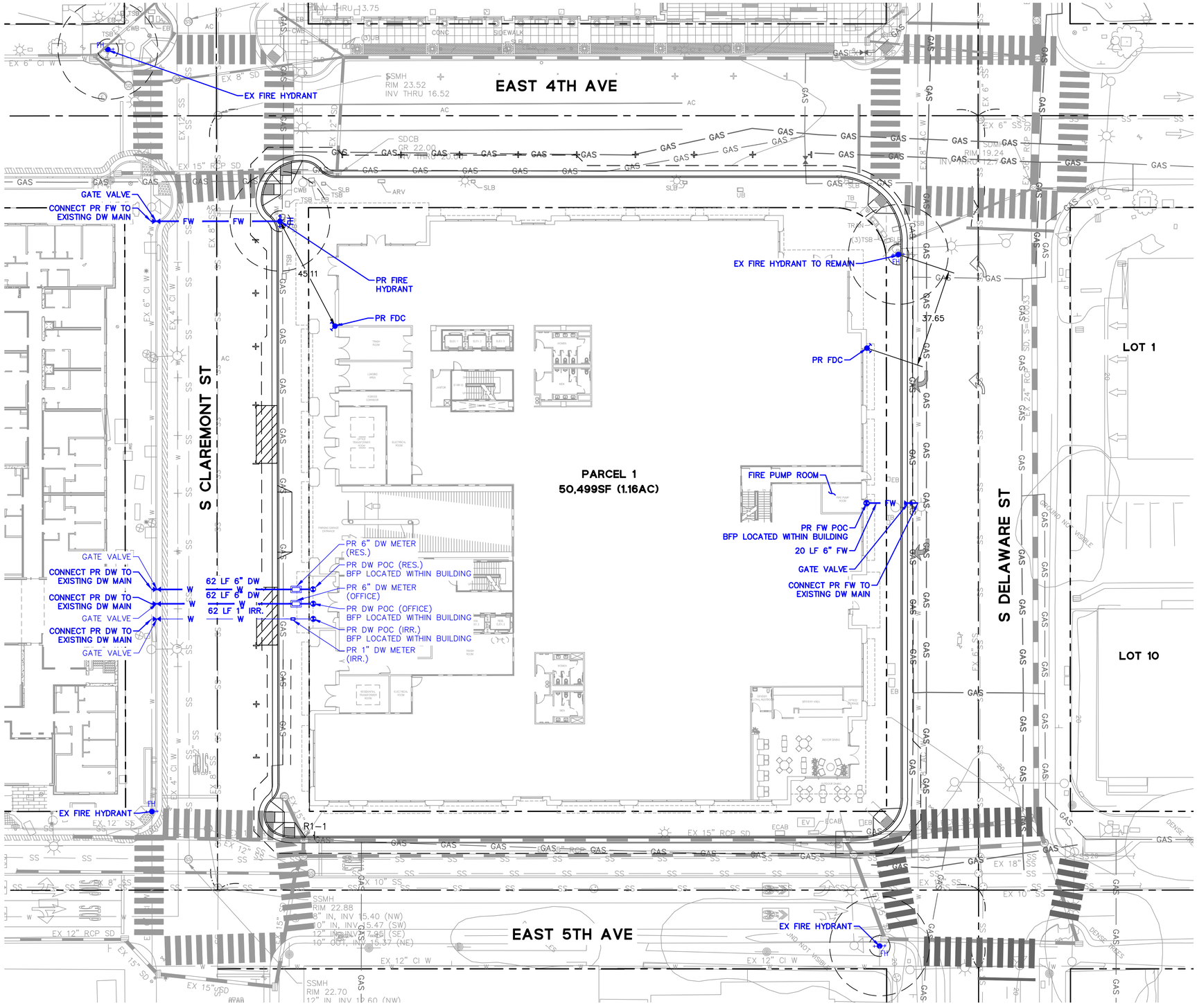
DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2023	PLANNING SUBMITTAL
04.13.2023	PLANNING SUBMITTAL

STORMWATER CONTROL NOTES

C6.02

PROJECT NO: 215513

K:\2021\215513_SM_E_4th_Ave_Retail\PLN\Drawings\5 ARCHIVE\PRELIMINARY STORMWATER CONTROL PLAN.dwg Apr 17, 2023, 3:48pm mkc



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 = 295,922 SF
   1.2. TYPE 1A – BASEMENT (P1–P2) = 96,444 SF
   1.3. TYPE 1A – FLOORS (1–3) = 121,024 SF
   1.4. TYPE VB – FLOORS (4–6) = 78,454 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 – 6,000 GPM
      2.1.1. TYPE VB – 8,000 GPM
   2.2. PERCENTAGE OF BUILDING:
      2.2.1. TYPE 1A – 73.5%
      2.2.2. TYPE VB – 26.5%
   2.3. TOTAL FIRE FLOW:
      2.3.1. 6,530 GPM
3. THE REQUIRED FIRE FLOW WITH A 50% REDUCTION IS 3,265 GPM.
4. PER TABLE C102.1 OF THE CALIFORNIA FIRE CODE, THE NUMBER OF HYDRANTS BASED ON THE REDUCED FIRE FLOW IS 4.
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 350'.

LEGEND

FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
WATER VALVE
WATER METER
CLEARANCE ZONES

GRAPHIC SCALE
20 0 20 40

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PRELIMINARY FIRE ACCESS PLAN

C7.01

PROJECT NO: 215513

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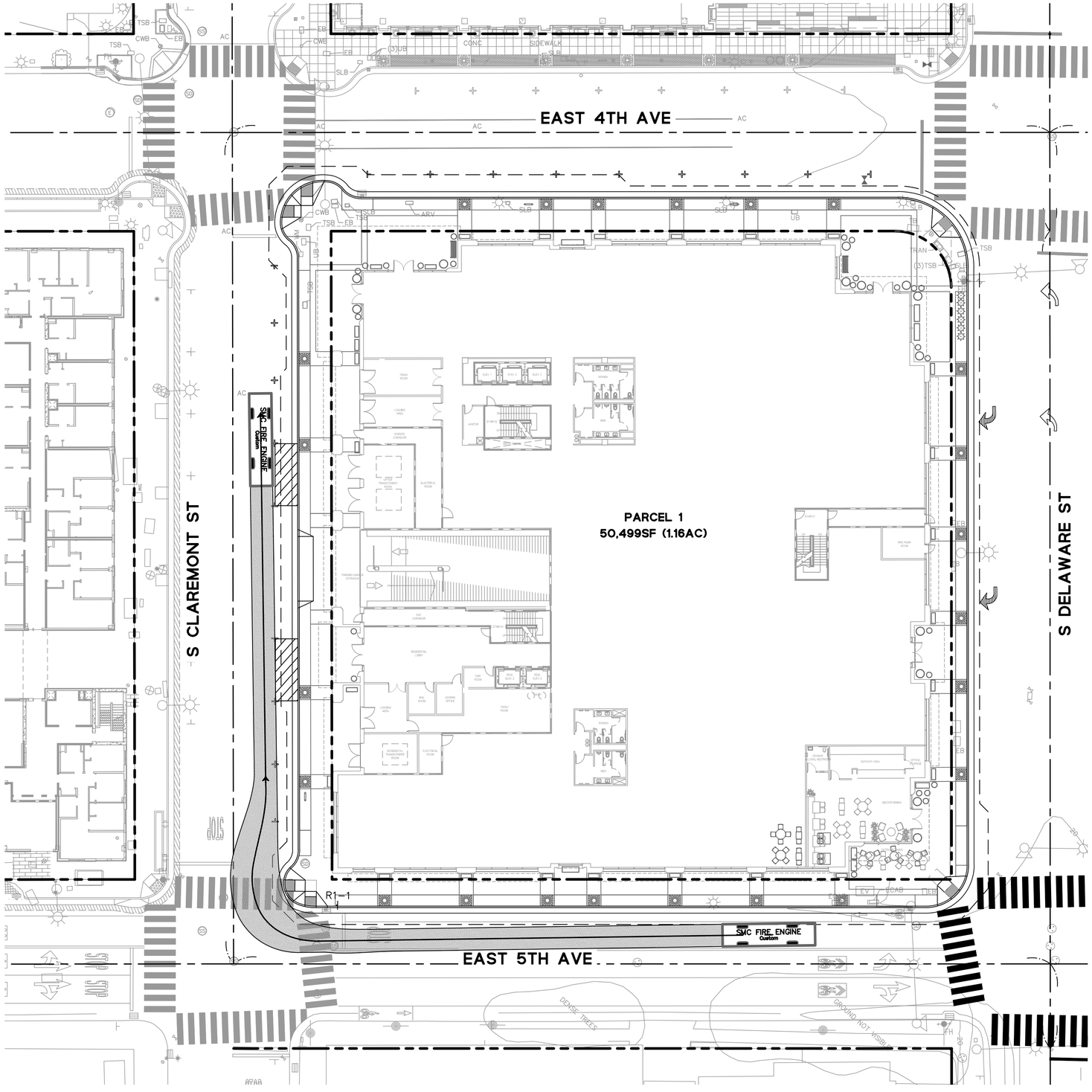

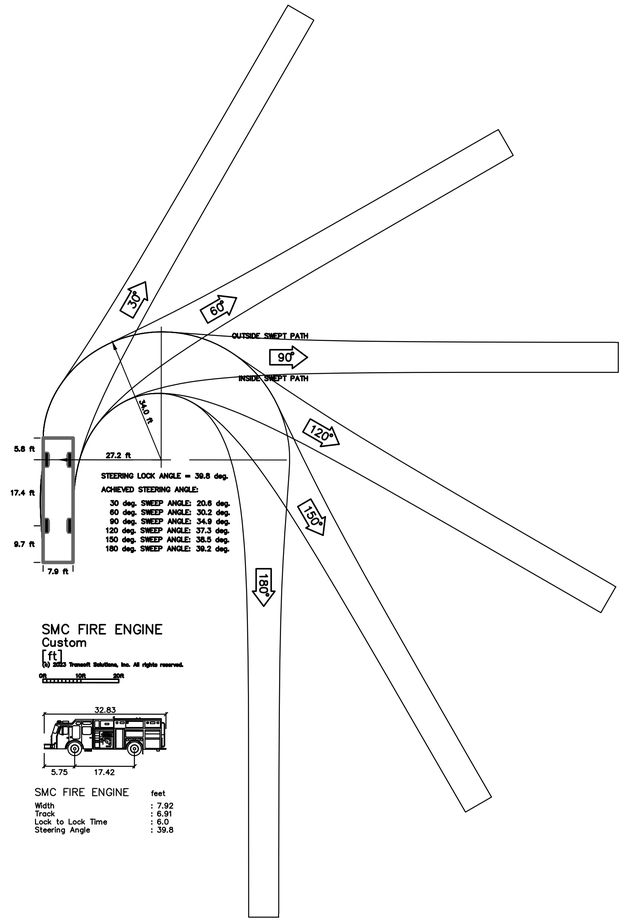

SMC FIRE ENGINE
Custom
[ft]
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0 10ft 20ft

SMC FIRE ENGINE	feet
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Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 39.8

GRAPHIC SCALE
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FIRE TRUCK TURNING MOVEMENTS

C8.01

PROJECT NO: 215513

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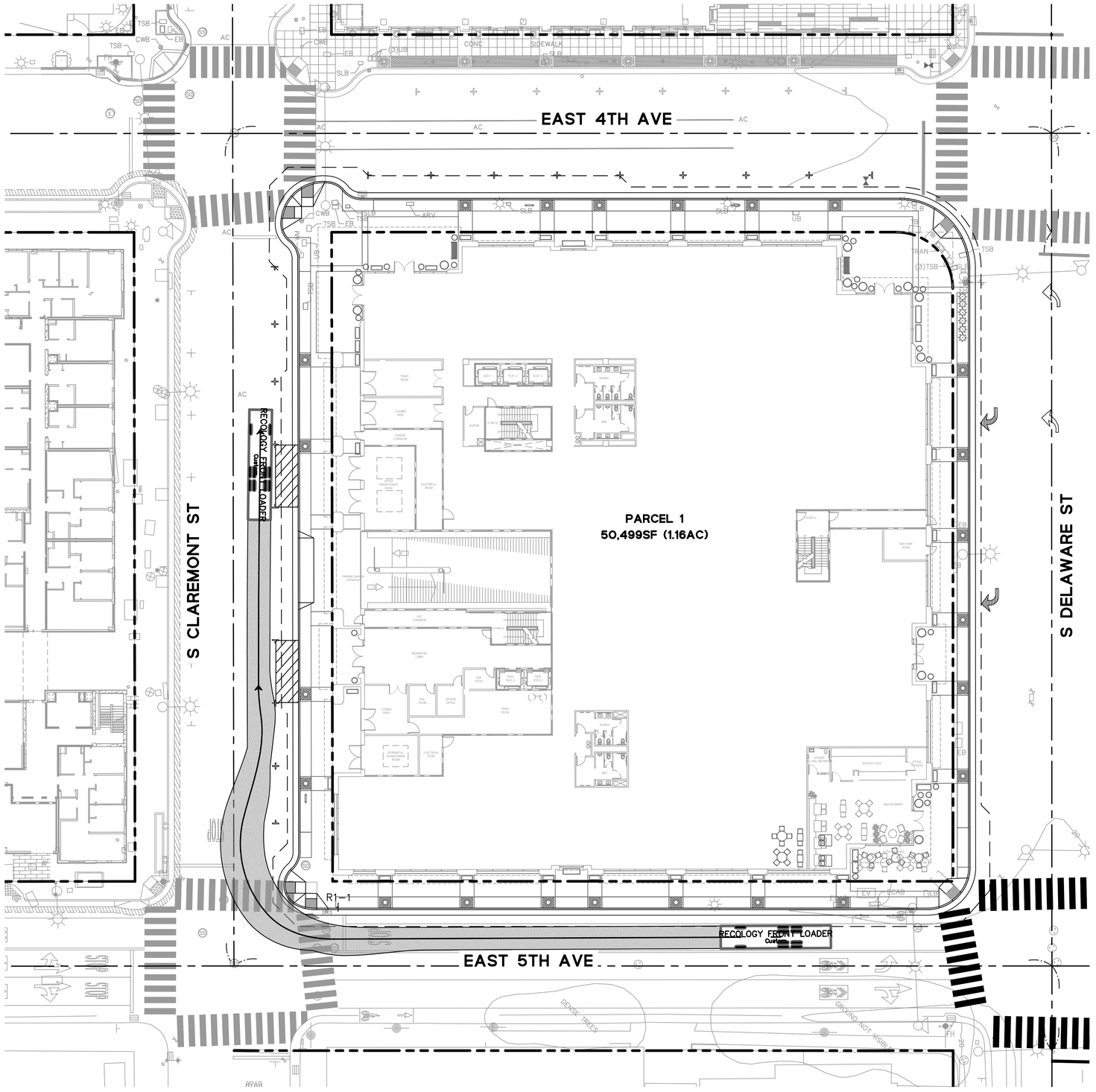

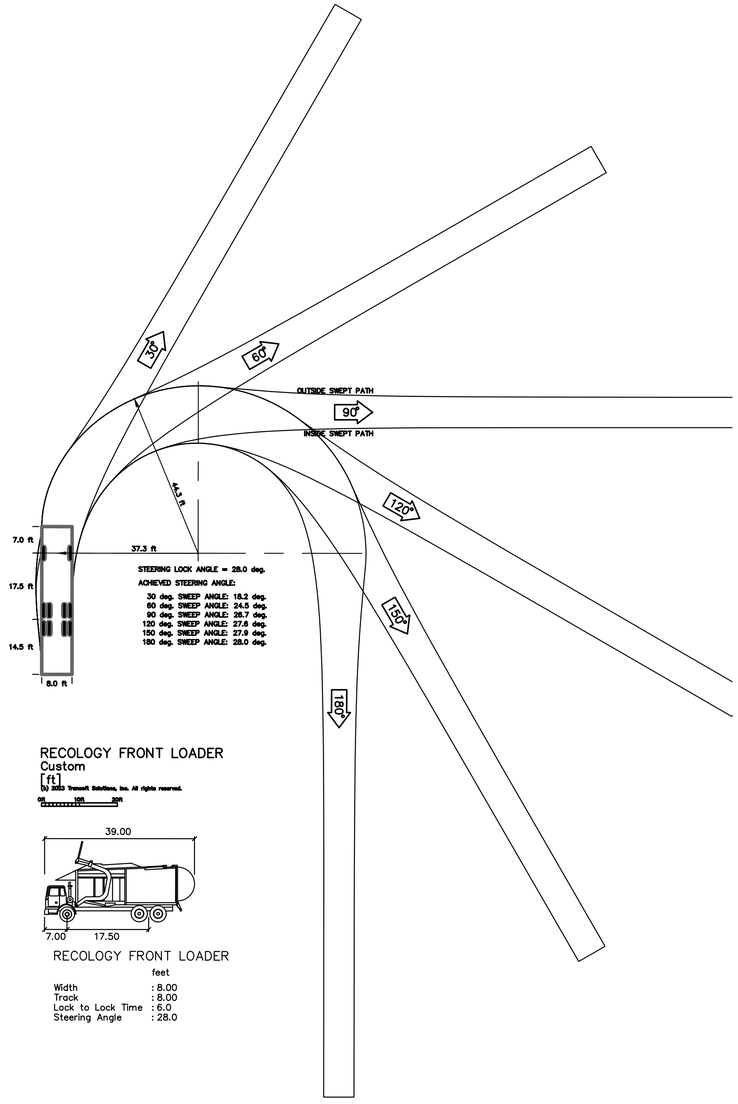

RECOLOGY FRONT LOADER

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Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 28.0

GRAPHIC SCALE

20 0 20 40

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TRASH TRUCK TURNING MOVEMENTS

C8.02

PROJECT NO: 215513

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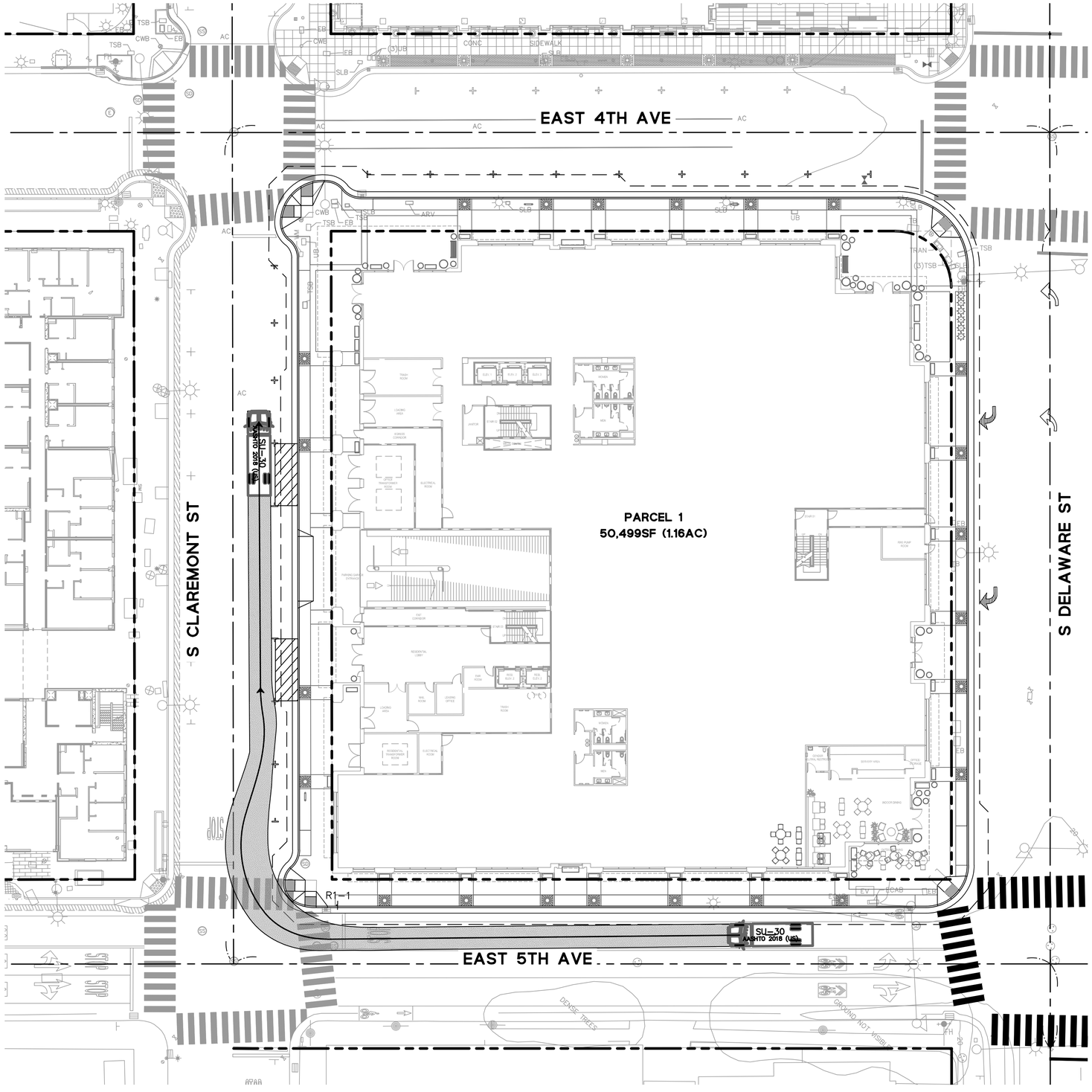

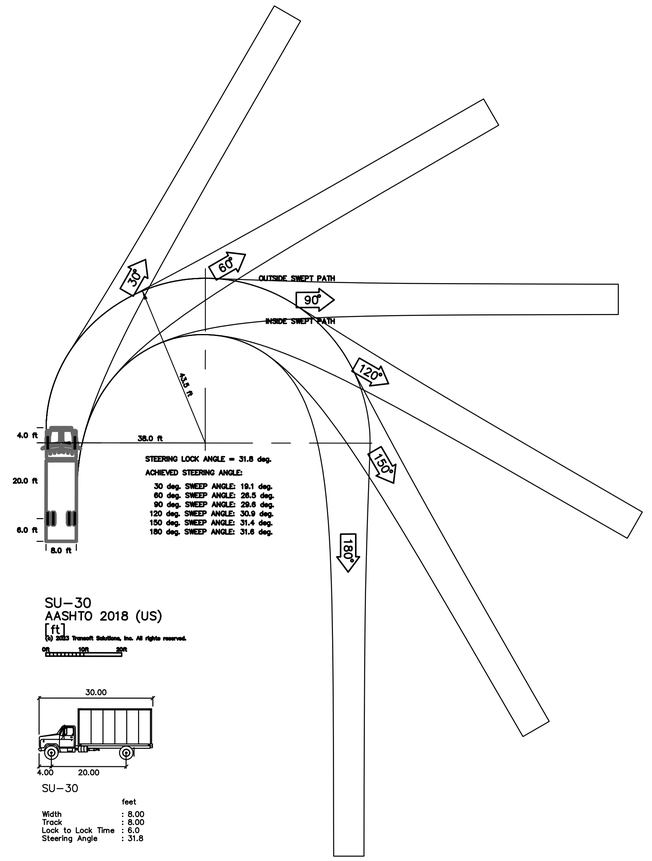

SU-30
AASHTO 2018 (US)
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SU-30

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Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

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

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2023	PLANNING SUBMITTAL
04.13.2023	PLANNING SUBMITTAL

SU-30 TRUCK TURNING MOVEMENTS

C8.03

PROJECT NO: 215513

K:\2022\215513_500_E_4th_Ave_Mateo\PLN\C3-Sheets\01-ARCH\01 TRUCK TURNING MOVEMENTS.dwg - by=?, 2023, 3:47pm - rm



Landscape Concept

The landscape design concept for the new mixed use building is to provide an enjoyable and aesthetic space for the employees, residents, and guests that fits within the landscape framework of the surrounding area. Plant material has been selected that performs well in the special conditions of San Mateo (Sunset Zone #17).

No new turf areas are being added. Low and medium water-use hardy trees, shrubs, grasses, and groundcover are proposed for the landscape around building. The landscape (and associated irrigation) has been designed to be compliant with City of San Mateo Water Efficient Landscape Ordinance.

Special considerations have been provided in selection of plant material that respects the needs of the office users as well as the guests. Clear and secure view corridors have been provided to ensure safety of people entering the building as well as moving around the site.

Preliminary Plant Palette

Street Trees - All are proposed to be 36"-Box

E. 4th Ave.	
Handroanthus heptaphyllus	Pink Trumpet Tree
E. 5th Ave.	
Handroanthus heptaphyllus	Pink Trumpet Tree
S. Deleware St.	
Handroanthus heptaphyllus	Pink Trumpet Tree
S. Claremont St.	
Lagerstroemia indica 'Muskogee'	Crape Myrtle

Shrubs

Low Evergreen Hedge - 5 gal. @ 24"-30" O.C.

Buxus microphylla japonica 'Green Beauty'	Green Beauty Boxwood
Myrsine africanus	African Boxwood
Myrtus communis 'Compacta'	Dwarf Myrtle

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

Anigozanthos hybridus	Kangaroo Paw
Calamagrostis actiflora 'Karl Foerster'	Feather Reed Grass
Dianella tasmanica	Tasmanian Flax-lily
Nassella tennuissima	Texas Needle Grass

The Preliminary Plant Palette represents a sampling of the types of shrubs and groundcovers that we anticipate to be appropriate for the location as well as the design style and overall theme. This is the list from which plant selection will be drawn from. Not all plants listed within this plant palette will be used in the final design and some plants not listed may be introduced. However, the planting design intent will remain consistent with this plan and plant palette.

Non-Living Groundcover

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

Irrigation

The entire site will be irrigated using a fully automatic system and designed to meet the City's Water Efficient Landscaping Ordinance (WELO). The irrigation system will be subsurface drip line. Trees will be irrigated on separate circuits from the shrubs with deep root bubblers. The system will include in-line valves, quick couplers, and gate valves. The irrigation controller will be a "smart" controller by Rainbird, Toro, Hunter, or equal. A complete irrigation design with these parameters will be provided with the submittal of building permit plans.

NORTH
Scale: 1" = 20'-0"

0' 10' 20' 40'



Vicinity Map Not to scale

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08.22.2022	ZONING PRE-APPLICATION
04.14.2023	SECOND PLANNING SUBMITTAL

LICENSED LANDSCAPE ARCHITECT
THOMAS W. HOLCOMB, #2549
Expiration Date: 10-31-24
Renewal Date
Date
STATE OF CALIFORNIA

Preliminary Landscape Plan

L0.1

PROJECT NO: 22-2444

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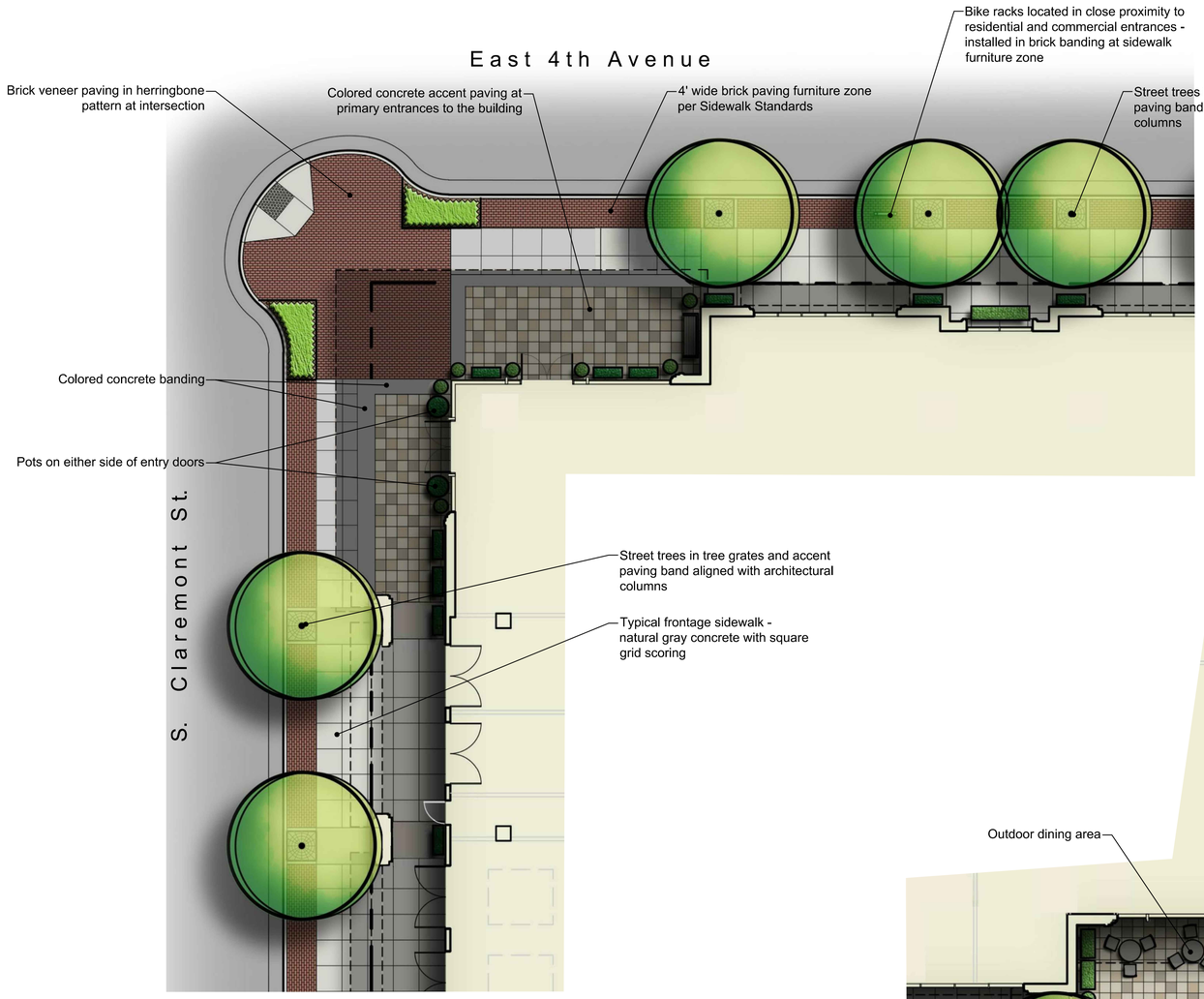
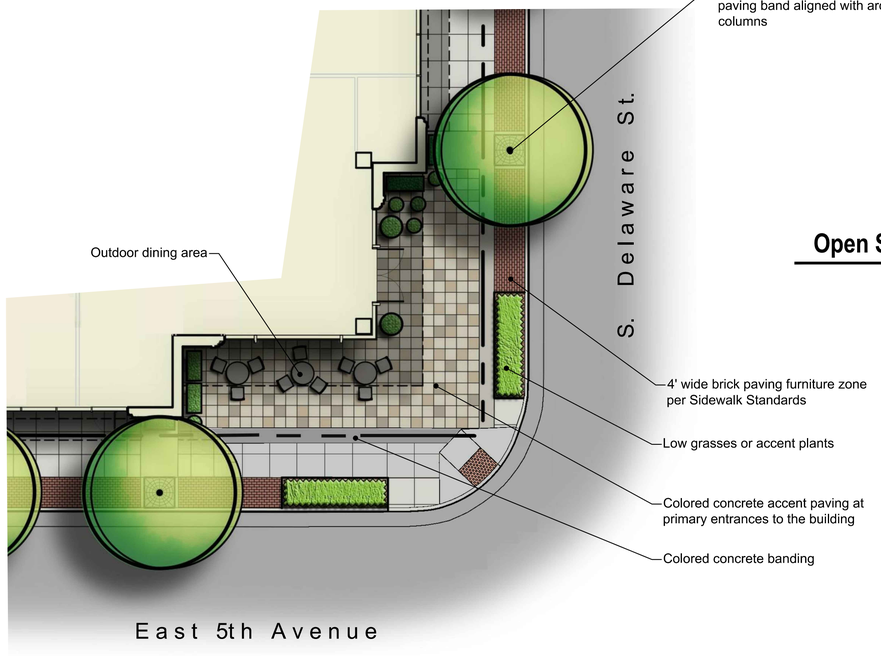


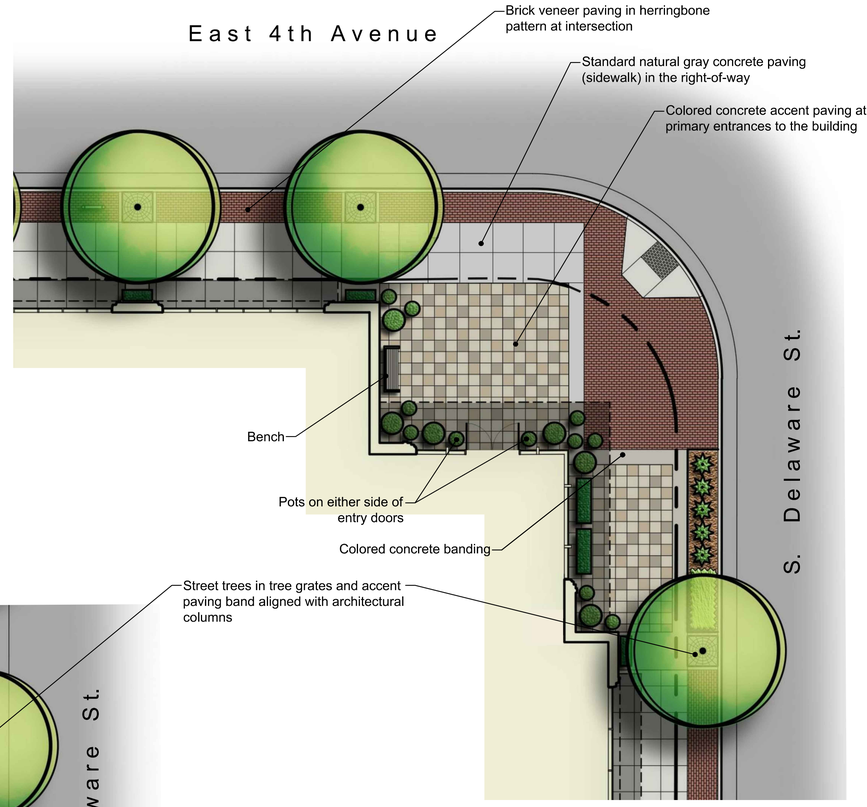
Open Space Enlargement - 4th and Claremont Intersection

SCALE: 1" = 10'-0"



Open Space Enlargement - 5th and Delaware Intersection

SCALE: 1" = 10'-0"



Open Space Enlargement - 4th and Delaware Intersection

SCALE: 1" = 10'-0"

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DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
04.14.2023	SECOND PLANNING SUBMITTAL

LICENSED LANDSCAPE ARCHITECT
THOMAS W. HOLLOWAY #5243
Signature
10-31-24
Renewal Date
Date
STATE OF CALIFORNIA

NORTH
Scale: 1" = 10'-0"

0' 5' 10' 20'

Landscape Plan - Enlargements

L0.2

PROJECT NO: 22-2444

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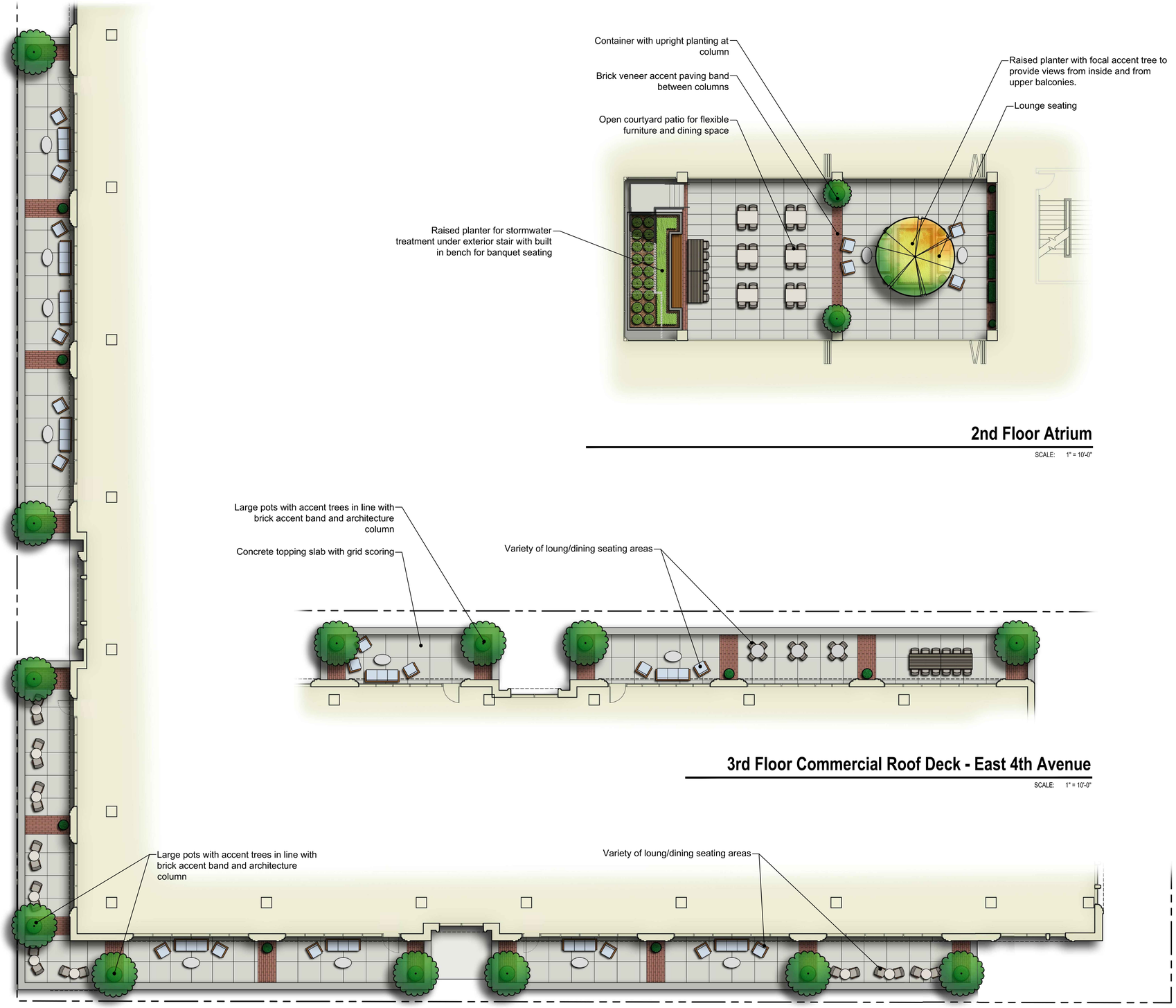


2nd Floor Atrium

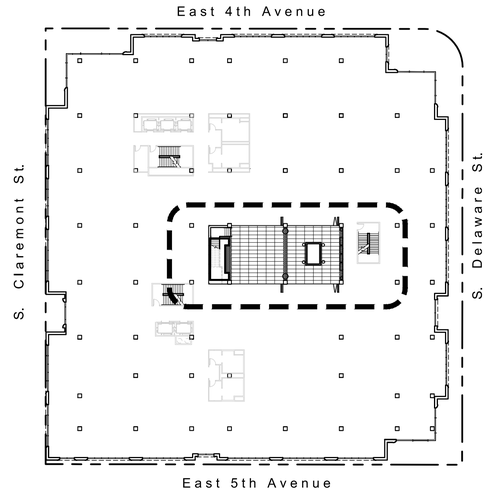
SCALE: 1" = 10'-0"

3rd Floor Commercial Roof Deck - East 4th Avenue

SCALE: 1" = 10'-0"

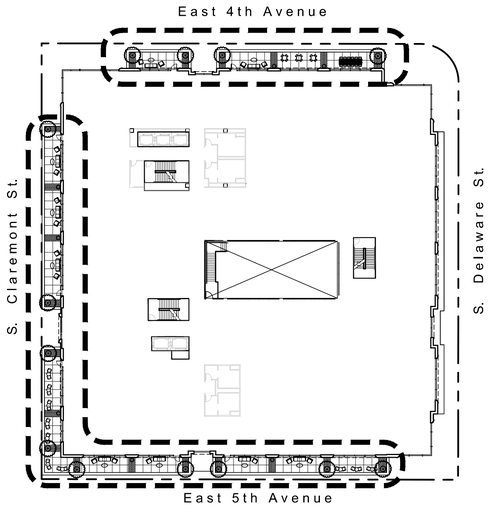
3rd Floor Commercial Roof Deck - 5th and Claremont Intersection

SCALE: 1" = 10'-0"



2nd Floor Key Map

SCALE: 1"= 40'-0"



3rd Floor Key Map

SCALE: 1"= 40'-0"

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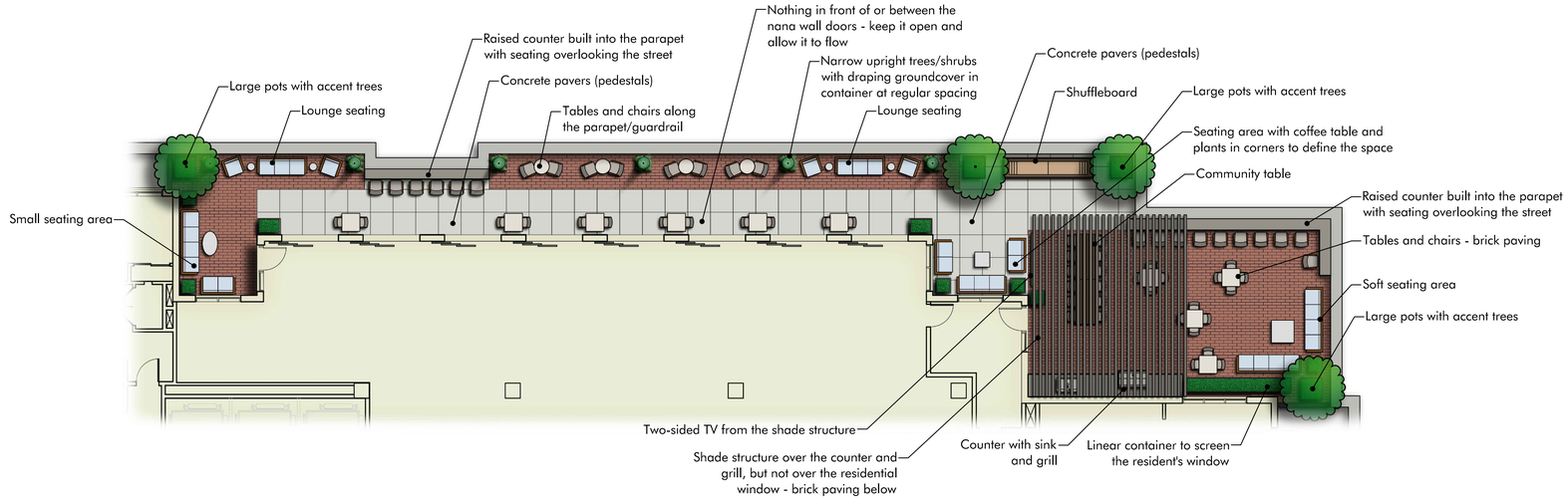
LICENSED LANDSCAPE ARCHITECT
THOMAS W. HOLLOWAY #3569
Signature
10-31-24
Renewal Date
Date
STATE OF CALIFORNIA

Preliminary Landscape Plan

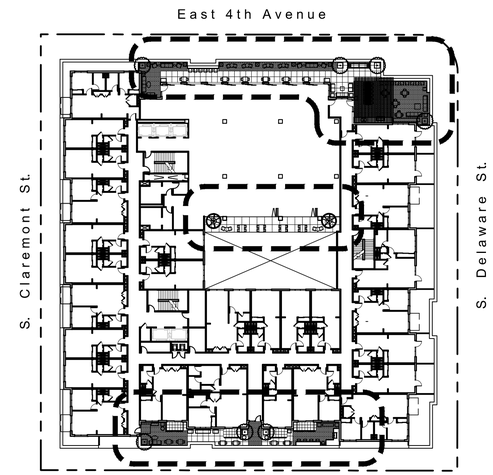
L0.3

PROJECT NO: 22-2444



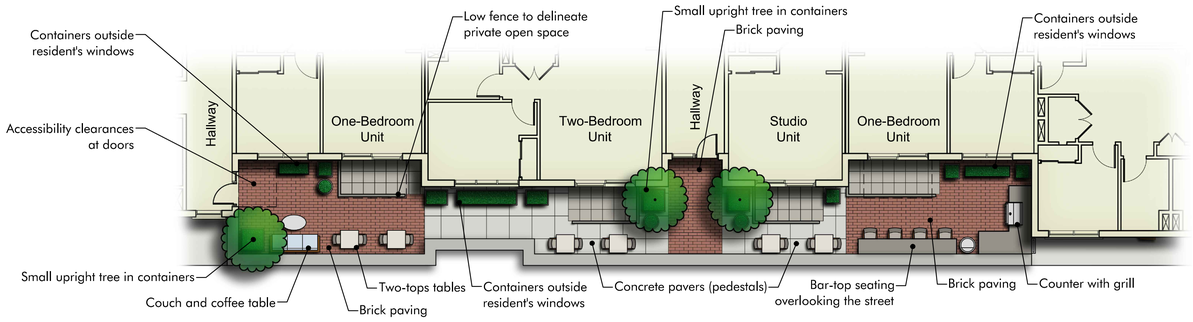
Commercial Roof Deck - East 4th Avenue

SCALE: 1" = 10'-0"



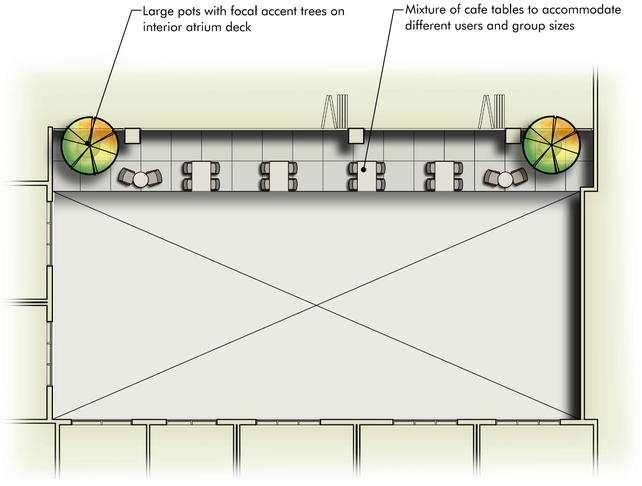
4th Floor Key Map

SCALE: 1"= 40'-0"



Residential Common Area - East 5th Avenue

SCALE: 1" = 10'-0"



Commercial Roof Deck - Interior Courtyard

SCALE: 1" = 10'-0"

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LICENSED LANDSCAPE ARCHITECT
THOMAS W. HOLLOWAY #2569
Signature
10-31-24
Renewal Date
Date
STATE OF CALIFORNIA

Preliminary Landscape Plan

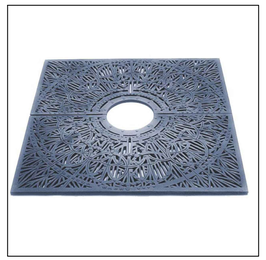
L0.4

PROJECT NO: 22-2444

Concept Imagery



Planting Containers



Tree grate - per City of San Mateo Design Guidelines. Urban Accessories - OT - Title 24. Color: Powdercoat RAL 6004



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



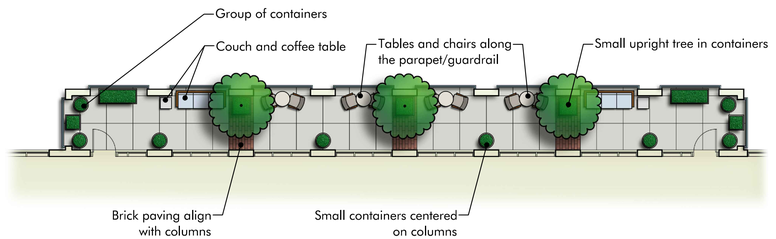
Bike rack - Welle Circular Rack - WCR02-IG. Finish to be stainless steel.



Bench - per City of San Mateo Design Guidelines. Wabash Valley - Estate Series 72" with intermediate armrest. Color: Black powder coat

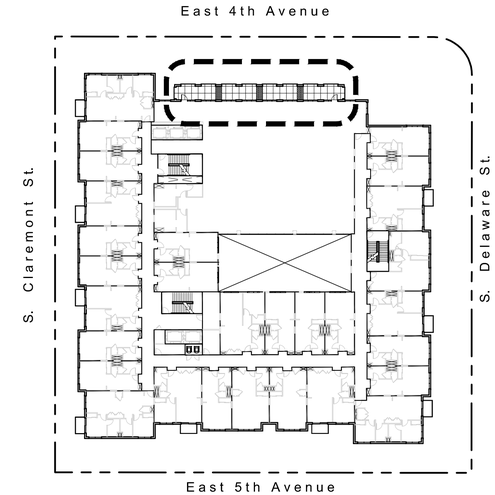


Trash receptacle - Wabash Valley Urbanscape "J" style 32 gallon Receptacle. Color: Black powder coat



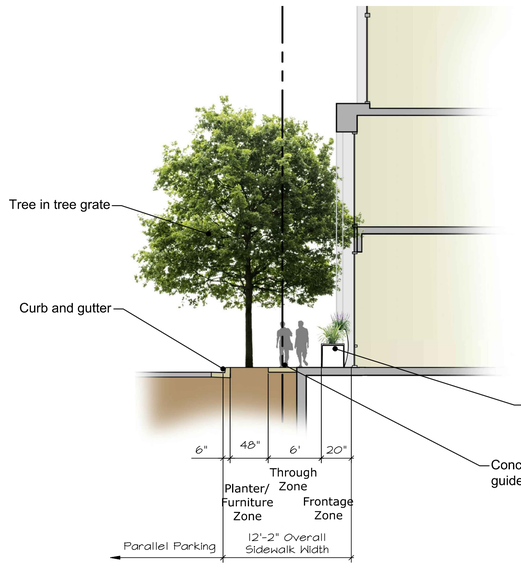
Commercial Common Area - East 4th Avenue

SCALE: 1" = 10'-0"



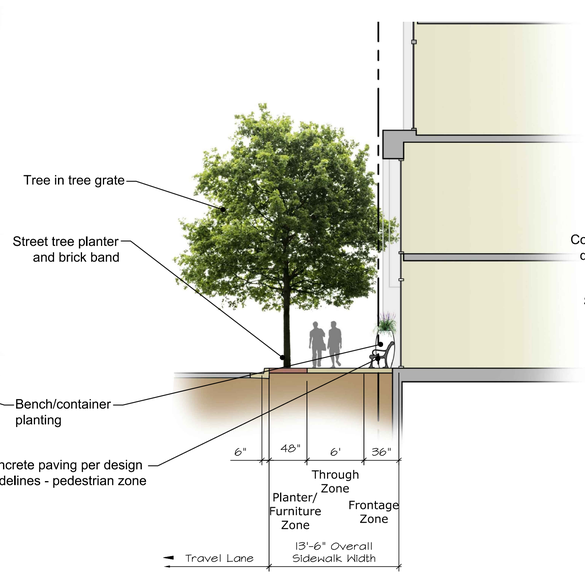
5th Floor Key Map

SCALE: 1"= 40'-0"



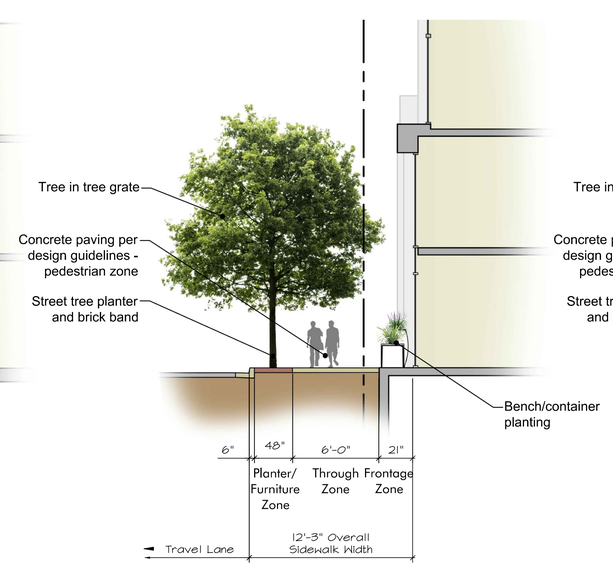
S. Delaware Street Frontage Section

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



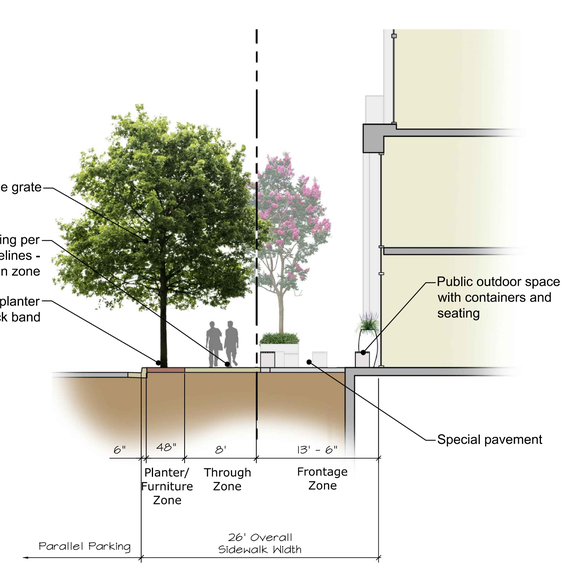
S. Claremont Street Frontage Section

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



5th Avenue Frontage Section

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



4th Avenue Frontage Section at Entry

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

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LICENSED LANDSCAPE ARCHITECT
THOMAS W. HOLLOWAY, #2638
Registration
10-31-24
Renewal Date
Date
STATE OF CALIFORNIA

Preliminary Landscape Plan

L0.5

PROJECT NO: 22-2444

Z:\ourBlocks\BlueProjects_2022\444 - Block 20\Drawings\Plans\Preliminary\Pre2444SS.dwg - Apr 28, 2023, 12:14pm - Tim

Kielty Arborist Services LLC
Certified Arborist WE#10724A TRAQ Qualified
P.O. Box 6187
San Mateo, CA 94403
650-532-4418

January 20th, 2023,
Revised 5/8/23

Lisa Ring, AICP
LOR Planning & Environmental Consulting, INC

Site: Block 20, San Mateo CA

Dear Ms. Ring,

As requested on Wednesday, October 19th, 2022, Kielty Arborist Services LLC visited the above site for the purpose of providing a Tree Inventory Report for the proposed construction. A new multifamily development project is proposed for this site, and as needed an Arborist Report is required when submitting plans to the city of San Mateo. The entire 58 page submittal set dated 1/13/23 was reviewed for writing this report. This Tree Inventory Report is not a Tree Risk Assessment. As such, no trees were assessed for risk in accordance with industry standards, nor are there any tree risk ratings or risk mitigation recommendations provided within this preservation plan.

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. No root crown exploration or plant tissue analysis was performed. The trees in question were located on a topography map provided by you. The trees were estimated for diameter at 54 inches above ground level (DBH). The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1	- 29	Very Poor
30	- 49	Poor
50	- 69	Fair
70	- 89	Good
90	- 100	Excellent

The height of the tree was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Survey Key:
H-*Indicates "Heritage" tree by city ordinance. 10" for oaks and 15" for all other species*
DBH- Diameter at breast height (54 inches above grade)
CON- Condition rating
HT/SP- Tree height/ canopy spread

Block 20 (2)
Survey:

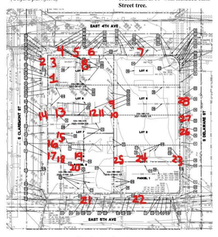
Tree#	Species	DBH	CON	HT/SP	Comments
1H	Carob *(Ceratonia siliqua)*	29.2	65	25/30	Good vigor, fair structure, codominant at 3', causing sidewalk damage.
2	Ginkgo *(Ginkgo biloba)*	10.4	65	25/12	Good vigor, fair structure, **street tree,** under utilities.
3	Mayten *(Mayten boaria)*	5.0	50	12/5	Fair vigor, fair structure, suppressed.
4	Hackberry *(Celtic occidentalis)*	6.6	45	20/12	Fair vigor, poor structure, topped limbs. **Street tree.**
5	Hackberry *(Celtic occidentalis)*	6.2	45	20/12	Fair vigor, poor structure, topped limbs. **Street tree.**
6	Hackberry *(Celtic occidentalis)*	8.8	45	20/12	Fair vigor, poor structure, topped limbs. **Street tree.**
7	Hackberry *(Celtic occidentalis)*	8.1	0	20/12	DEAD.
8	Olive *(Olea europaea)*	12.5	50	10/10	Good vigor, poor structure, topiary pruned, codominant at 3', pruned into ball.
9H	Red Iron Bark *(Eucalyptus sideroxylon)*	23.2	40	30/30	Fair vigor, poor structure, topped at 20' in past, damaging parking lot.
10	Red Iron Bark *(Eucalyptus sideroxylon)*	13.8	35	25/15	Fair vigor, poor structure, topped at 20' in past, suppressed, damaging parking lot.
11H	Red Iron Bark *(Eucalyptus sideroxylon)*	31.1	45	50/40	Fair vigor, fair structure, history of limb loss, damaging parking lot.
12	Italian Cypress *(Capressus sempervirens)*	10.0	40	20/3	Poor vigor, fair structure, top dead, in decline.
13	Hackberry *(Celtis occidentalis)*	4.0	50	15/12	Fair vigor, fair structure, poor location against structure.
14	Ginkgo *(Ginkgo biloba)*	10.8	70	30/15	Good vigor, good structure, **street tree.**

Block 20 (3)
Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
15	Camellia *(Camellia japonica)*	6.0	30	10/6	Poor vigor, poor structure,
16	Irish Yew *(Taxus baccata)*	8.0	50	10/6	Fair vigor, fair structure, topiary pruned.
17	Irish Yew *(Taxus baccata)*	8.0	50	10/6	Fair vigor, fair structure, topiary pruned.
18	Camellia *(Camellia japonica)*	6.0	30	10/6	Poor vigor, poor structure, topiary pruned.
19	Lemon *(Citrus limon)*	4.0	50	8/8	Fair vigor, fair structure.
20	Cherry *(Prunus serrulata)*	7.0	50	8.8	Fair vigor, fair structure, surrounded by hardscape.
21H	London Plane *(Platanus x hispanica)*	21.3	70	35/25	Fair vigor, fair structure, codominant at 10', **street tree.**
22H	London Plane *(Platanus x hispanica)*	15.3	70	30/20	Fair vigor, fair structure, codominant at 10', **street tree.**
23	Photinia 10@base *(Photinia serrulata)*	30		12/15	Poor vigor, poor structure, codominant at grade.
24	Photinia 9@base *(Photinia serrulata)*	30		8/6	Poor vigor, poor structure, codominant at grade.
25H	Australian Willow *(Geijera parviflora)*	15.4	45	30/25	Fair vigor, poor structure, topped.
26H	Australian Willow *(Geijera parviflora)*	20.1	45	30/25	Fair vigor, poor structure, codominant at 8' with included bark, decay on trunk. **Street tree.**
27	Australian Willow *(Geijera parviflora)*	13.7	40	30/25	Poor vigor, poor structure, large scar on trunk, codominant at 6'. **Street tree.**

Block 20 (4)
Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
28H	Australian Willow *(Geijera parviflora)*	21.3	40	30/25	Fair vigor, poor structure, scar on trunk, codominant at 10' with included bark. **Street tree.**



Showing location of trees

Block 20 (5)
Tree Evaluation Schedule
Mitigation Ratio

Ref	Species Name	Botanical Name	Condition	Value %	Useable Years	Value %	DBH	Caliper	Ratio	Ht of Tree (ft)	Spread of Tree (ft)	Total Value
1	Carob	Ceratonia siliqua	B	50%	65%	50%	29.2	29.2	0.50	25	30	11.95
2	Ginkgo	Ginkgo biloba	B	90%	65%	50%	10.4	10.4	1.00	25	12	8.69
3	Mayten	Maytenus boaria	B	70%	50%	50%	5.0	5.0	1.00	12	5	2.57
4	Hackberry	Celtis occidentalis	B	70%	45%	50%	6.6	6.6	1.00	20	12	2.52
5	Hackberry	Celtis occidentalis	B	70%	45%	50%	6.2	6.2	1.00	20	12	2.79
6	Hackberry	Celtis occidentalis	B	70%	45%	50%	8.8	8.8	1.00	20	12	3.78
7	Hackberry	Celtis occidentalis	B	70%	0%	50%	8.1	8.1	1.00	20	12	0.00
8	Olive	Olea europaea	B	90%	80%	50%	12.5	12.5	1.00	10	10	6.48
9	Red iron bark eucalyptus	Eucalyptus sideroxylon	B	70%	40%	50%	23.2	23.2	0.50	30	30	5.80
10	Red iron bark eucalyptus	Eucalyptus sideroxylon	B	70%	35%	50%	13.8	13.8	0.50	25	15	3.08
11	Red iron bark eucalyptus	Eucalyptus sideroxylon	B	70%	45%	50%	31.1	31.1	0.50	50	40	7.77
12	Italian Cypress	Cupressus sempervirens	B	50%	40%	50%	10	10	0.50	20	3	1.00
13	Hackberry	Celtis occidentalis	B	70%	50%	50%	4	4	0.50	15	12	0.84
14	Ginkgo	Ginkgo biloba	B	90%	70%	50%	10.8	10.8	1.00	30	15	9.45
15	Camellia	Camellia japonica	B	70%	30%	50%	6	6	0.50	10	6	1.26
16	Irish yew	Taxus baccata	B	90%	50%	50%	8	8	0.50	10	6	1.80
17	Irish yew	Taxus baccata	B	90%	50%	50%	8	8	0.50	10	6	1.80
18	Camellia	Camellia japonica	B	70%	30%	50%	6	6	0.50	10	6	1.26
19	Lemon	Citrus limon	B	90%	50%	50%	4	4	0.50	8	8	0.90
20	Cherry	Prunus serrulata	B	90%	50%	50%	7	7	0.50	10	8	1.58
21	London plane	Platanus x hispanica	B	70%	70%	50%	21.3	21.3	1.00	35	25	8.64
22	London plane	Platanus x hispanica	B	70%	70%	50%	15.3	15.3	1.00	25	20	33.00
23	Photinia	Photinia serrulata	B	30%	30%	50%	10	10	0.50	15	10	0.90
24	Photinia	Photinia serrulata	B	30%	30%	50%	9	9	0.50	15	10	0.81
25	Australian willow	Geijera parviflora	B	50%	45%	50%	15.4	15.4	1.00	45	30	8.08
26	Australian willow	Geijera parviflora	B	50%	45%	50%	20.1	20.1	1.00	45	30	8.08
27	Australian willow	Geijera parviflora	B	50%	40%	50%	13.7	13.7	1.00	40	30	3.91
28	Australian willow	Geijera parviflora	B	50%	40%	50%	21.3	21.3	1.00	40	25	7.61
												120.29

Total value of LU to be removed =120.29

Block 20 (6)

Summary of surveyed trees:
A mix of imported species were observed on site with no native tree species found. 1 Carob tree, 2 Ginkgo trees, 1 Mayten tree, 5 Hackberry trees, 1 Olive tree, 3 Red Iron Bark Eucalyptus trees, 1 Italian Cypress tree, 2 Camellia trees, 2 Irish Yew trees, 1 Lemon tree, 1 Cherry tree, 2 London Plane trees, 2 Photinia trees, and 4 Australian Willow trees were observed. Most of the trees have limited soil volume as the trees are surrounded by hardscapes. Trees #1, #9, #11, #21, #22, #25, #26, & #28 are "Heritage" trees observed on site. The only trees given a good condition rating are Ginkgo street tree #14 and London plane street trees #21 and #22. Trees #4-7, #9-12, #15, #18, and #23-28 were given poor condition ratings due to a decline in health, poor structure, or a combination of both.



Carob tree #1 is in fair condition. The tree has caused significant damage to the sidewalk as the concrete sidewalk has lifted due to root expansion. The tree is in a large landscape area.



Ginkgo tree #2 is in fair condition. The tree is a street tree located in a small planting pit within the sidewalk. The tree is young and growing underneath utility lines. Ginkgo street tree #14 is in good condition.

Showing trees #1 and #2

Mayten tree #3 is in fair condition. The tree is a young and growing in the suppressed conditions of larger tree canopies #1 and #2.

Showing Mayten tree #3

Block 20 (7)

Hackberry street trees #4-7 are in poor condition. The trees have all been topped for utility line clearance. Hackberry tree #7 is dead and recommended to be removed as soon as possible. Hackberry street tree #13 is in fair condition but poorly located up against an existing structure.



Showing Hackberry street trees



Showing dead hackberry street tree #7



Olive tree #8 is in fair condition. The tree is surrounded by hardscapes and has been topiary pruned into a ball.

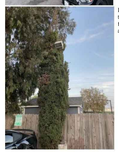
Showing Olive tree #8

Block 20 (8)



Red Iron Bark Eucalyptus trees #9-11 are in poor condition. All 3 Eucalyptus trees are surrounded by hardscapes and are causing extensive damage to the parking lot. Eucalyptus trees #9 and #10 have both been topped in the past at 20' creating poor structure that will likely lead to branch failures. Eucalyptus #11 has a history of limb loss observed within the canopy.

Showing Eucalyptus trees #9-11



Italian Cypress tree #12 is in poor condition. The top of the tree has died and is at high risk of failure. This tree is up against the parking lot asphalt.

Block 20 (9)

Camellia trees #15 and #18 are in poor condition. Both trees have poor vigor and poor structure due to being topiary pruned in the past. Irish Yew trees #16 and #17 are in fair condition. The trees are located up against a building and have been topiary pruned in the past.



Showing trees #15-18

Lemon tree #19 and Cherry tree #20 are in fair condition. Both trees are surrounded by hardscapes.



Showing Lemon tree #19



Showing Cherry tree #20

Block 20 (10)

London Plane street trees #21 and #22 are in good condition. Both trees are located within a small street tree planting strip and have caused minimal damage to the sidewalk.



Showing London Plane street trees #21 and #22

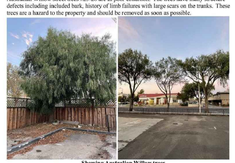
Photinia trees #23 and #24 are in poor condition. Both trees have poor vigor and poor structure. Both Photinia trees are codominant at grade.



Showing Photinia trees #23 and #24

Block 20 (11)

Australian Willow street trees #25-28 are in poor condition. The trees have many structure defects including included bark, history of limb failures with large scars on the trunks. These trees are a hazard to the property and should be removed as soon as possible.



Showing Australian Willow trees

Tree removal/recommendations:
All of the trees surveyed are proposed for removal. The proposed tree removal match the following tree removal criteria: **(S) Necessity to remove the tree or trees in order to allow reasonable economic enjoyment of the property.** The required tree planting form is to be filled out by the Landscape Architect.

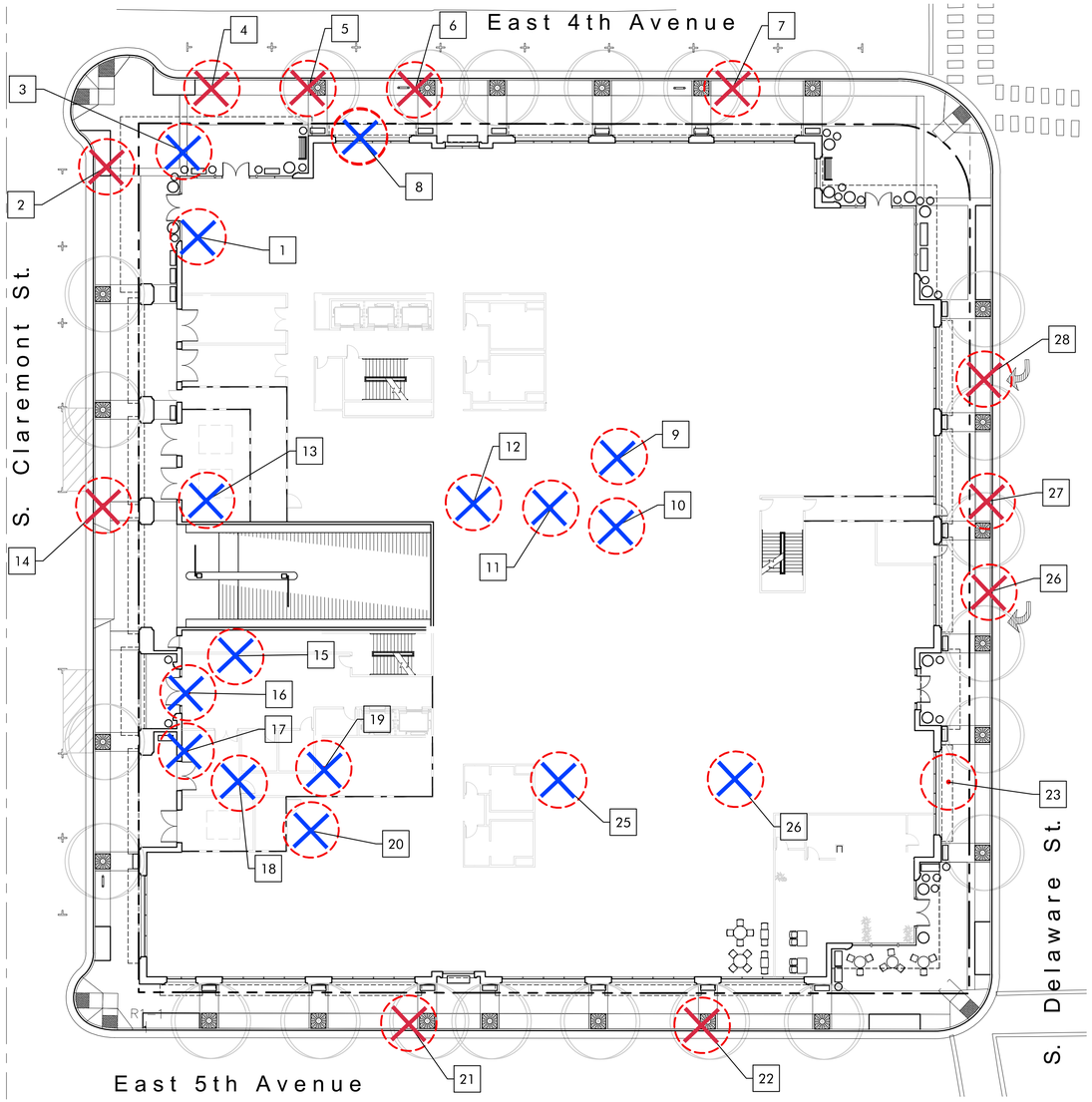
The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

David Beckham Certified Arborist WE#10724A TRAQ Qualified

David Beckham

Z:\Jeff\Jeff\Jeff\Plants_ZOQ\2444 - Block 20\Drawings\Plan\Preliminary\Plot\444Tp.dwg - May 15, 2023, 3:12pm - Tim



Block 20 (12)

Kielty Arborist Services
P.O. Box 6187
San Mateo, CA 94403
650-532-4418

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other government regulations.

3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

4. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

5. Loss, alteration, or reproduction of any part of this report invalidates the entire report.

6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

7. Neither all nor any part of this report, nor any copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or initialed designation conferred upon the consultant/appraiser as stated in his qualification.

8. This report and the values expressed herein represent the opinion of the consult/appraiser, and the consult/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

9. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

Block 20 (13)

10. Unless expressed otherwise: 1) information in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in future.

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist: *David Beckham*
David Beckham
Date: May 8th, 2023

Tree Evaluation Schedule

Block 20 (2)
Survey:

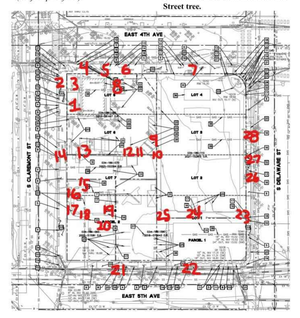
Tree#	Species	DBH	CON	HT/SP	Comments
1H	Carob *(Ceratonia siliqua)*	29.2	65	25/30	Good vigor, fair structure, codominant at 3', causing sidewalk damage.
2	Ginkgo *(Ginkgo biloba)*	10.4	65	25/12	Good vigor, fair structure, **street tree,** under utilities.
3	Mayten *(Mayten boaria)*	5.0	50	12/5	Fair vigor, fair structure, suppressed.
4	Hackberry *(Celtic occidentalis)*	6.6	45	20/12	Fair vigor, poor structure, topped limbs. **Street tree.**
5	Hackberry *(Celtic occidentalis)*	6.2	45	20/12	Fair vigor, poor structure, topped limbs. **Street tree.**
6	Hackberry *(Celtic occidentalis)*	8.8	45	20/12	Fair vigor, poor structure, topped limbs. **Street tree.**
7	Hackberry *(Celtic occidentalis)*	8.1	0	20/12	DEAD.
8	Olive *(Olea europaea)*	12.5	50	10/10	Good vigor, poor structure, topiary pruned, codominant at 3', pruned into ball.
9H	Red Iron Bark *(Eucalyptus sideroxylon)*	23.2	40	30/30	Fair vigor, poor structure, topped at 20' in past, damaging parking lot.
10	Red Iron Bark *(Eucalyptus sideroxylon)*	13.8	35	25/15	Fair vigor, poor structure, topped at 20' in past, suppressed, damaging parking lot.
11H	Red Iron Bark *(Eucalyptus sideroxylon)*	31.1	45	50/40	Fair vigor, fair structure, history of limb loss, damaging parking lot.
12	Italian Cypress *(Capressus sempervirens)*	10.0	40	20/3	Poor vigor, fair structure, top dead, in decline.
13	Hackberry *(Celtis occidentalis)*	4.0	50	15/12	Fair vigor, fair structure, poor location against structure.
14	Ginkgo *(Ginkgo biloba)*	10.8	70	30/15	Good vigor, good structure, **street tree.**

Block 20 (3)
Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
15	Camellia *(Camellia japonica)*	6.0	30	10/6	Poor vigor, poor structure,
16	Irish Yew *(Taxus baccata)*	8.0	50	10/6	Fair vigor, fair structure, topiary pruned.
17	Irish Yew *(Taxus baccata)*	8.0	50	10/6	Fair vigor, fair structure, topiary pruned.
18	Camellia *(Camellia japonica)*	6.0	30	10/6	Poor vigor, poor structure, topiary pruned.
19	Lemon *(Citrus limon)*	4.0	50	8/8	Fair vigor, fair structure.
20	Cherry *(Prunus serrulata)*	7.0	50	8.8	Fair vigor, fair structure, surrounded by hardscape.
21H	London Plane *(Platanus x hispanica)*	21.3	70	35/25	Fair vigor, fair structure, codominant at 10', **street tree.**
22H	London Plane *(Platanus x hispanica)*	15.3	70	30/20	Fair vigor, fair structure, codominant at 10', **street tree.**
23	Photinia 10@base *(Photinia serrulata)*	30		12/15	Poor vigor, poor structure, codominant at grade.
24	Photinia 9@base *(Photinia serrulata)*	30		8/6	Poor vigor, poor structure, codominant at grade.
25H	Australian Willow *(Geijera parviflora)*	15.4	45	30/25	Fair vigor, poor structure, topped.
26H	Australian Willow *(Geijera parviflora)*	20.1	45	30/25	Fair vigor, poor structure, codominant at 8' with included bark, decay on trunk. **Street tree.**
27	Australian Willow *(Geijera parviflora)*	13.7	40	30/25	Poor vigor, poor structure, large scar on trunk, codominant at 6'. **Street tree.**

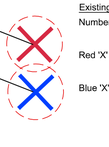
Block 20 (4)
Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
28H	Australian Willow *(Geijera parviflora)*	21.3	40	30/25	Fair vigor, poor structure, scar on trunk, codominant at 10' with included bark. **Street tree.**



Showing location of trees

Existing Tree Disposition

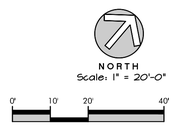


Existing Trees to be removed

Number corresponds to Tree Evaluation Schedule provided in Arborist's Report

Red 'X' are street trees per the arborist report

Blue 'X' are on-site trees per the arborist report



ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95113 408.496.1121

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In Association with:

KLA
LANDSCAPE ARCHITECTURE
PLANNING
www.kla-ca.com

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

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
04.14.2023	SECOND PLANNING SUBMITTAL

LICENSED LANDSCAPE ARCHITECT
CLAIRE W. HOLLOWAY, #5241
Signature
10-31-24
Renewal Date
Date
STATE OF CALIFORNIA

Tree Disposition Plan

L0.6

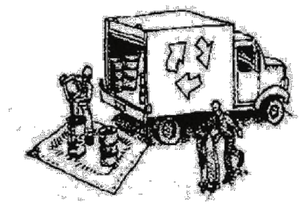
PROJECT NO: 22-2444

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

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



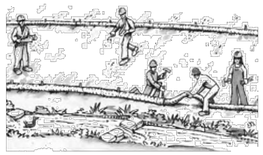
Maintenance and Parking

- ❑ 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, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



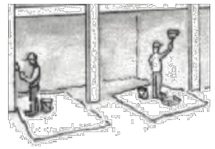
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95113 408.496.1121

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In Association with:

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

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

DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2023	PLANNING SUBMITTAL
04.13.2023	PLANNING SUBMITTAL

CONSTRUCTION BMPS

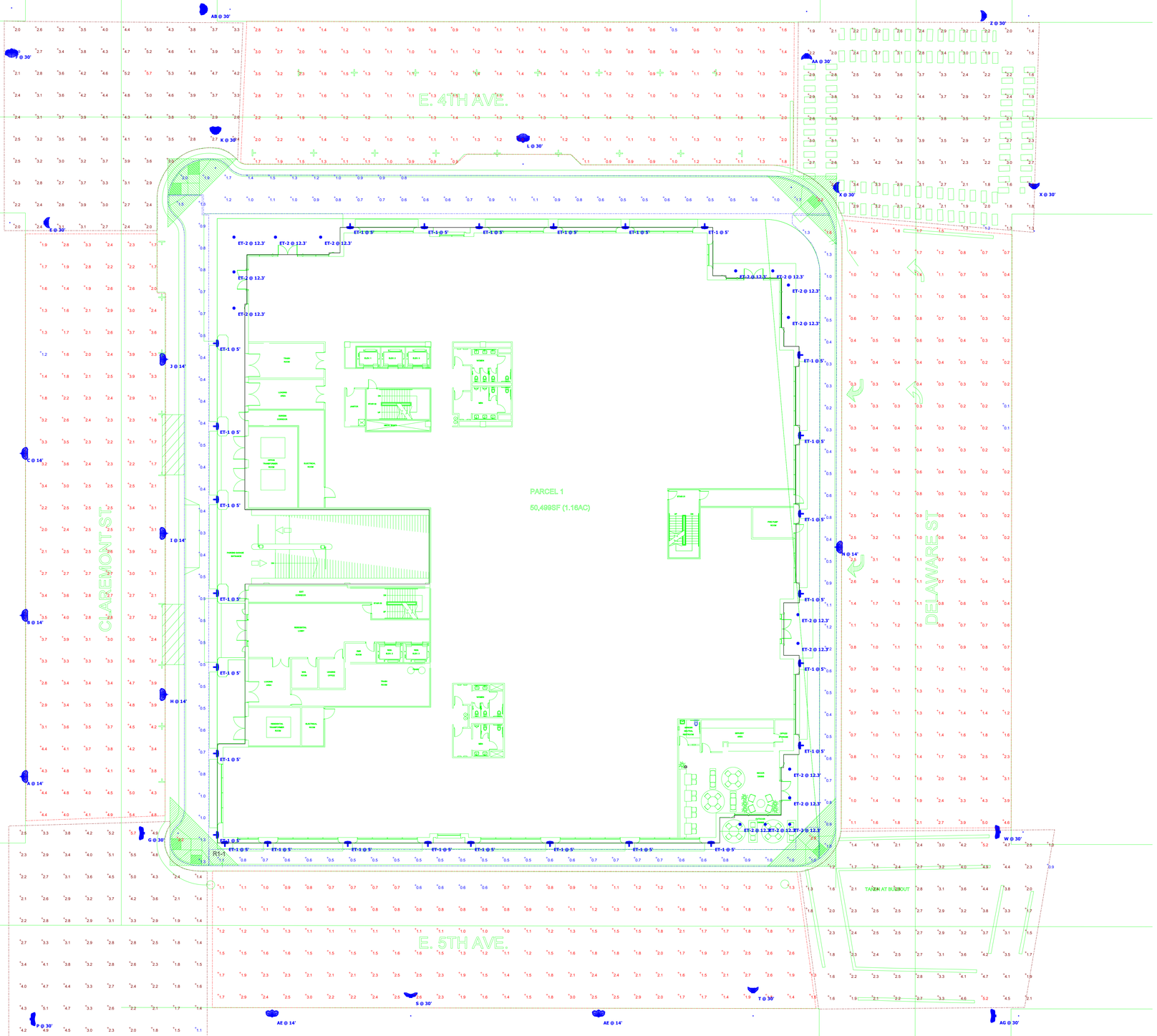
C9.01

PROJECT NO: 215513

K:\2022\2075.300_6_4th_Ave_Shared\PLC\Sheets\1-SDV2.01 CONSTRUCTION BMP'S.dwg - Apr 17, 2023, 1:47pm - ehl

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Claremont St. - Road	+	3.0 fc	5.4 fc	1.2 fc	4.5:1	2.5:1
Claremont St.- Walkway	+	0.7 fc	2.2 fc	0.3 fc	7.3:1	2.3:1
Claremont St./ E. 4th Ave.	+	3.5 fc	5.7 fc	1.9 fc	3.0:1	1.8:1
Delaware St. - Road	+	1.1 fc	5.0 fc	0.1 fc	50.0:1	11.0:1
Delaware St.- Walkway	+	0.7 fc	1.6 fc	0.2 fc	8.0:1	3.5:1
Delaware St./ E. 5th Ave.	+	2.8 fc	5.2 fc	0.9 fc	5.8:1	3.1:1
E. 4th Ave. - Road	+	1.4 fc	3.5 fc	0.5 fc	7.0:1	2.8:1
E. 4th Ave.- Walkway	+	1.0 fc	2.2 fc	0.5 fc	4.4:1	2.0:1
E. 4th St./ S. Delaware St.	+	2.7 fc	4.7 fc	1.2 fc	3.9:1	2.3:1
E. 5th Ave. - Road	+	1.6 fc	3.0 fc	0.6 fc	5.0:1	2.7:1
E. 5th Ave.- Walkway	+	0.7 fc	2.8 fc	0.5 fc	5.6:1	1.4:1
E. 5th Ave./ Claremont St.	+	3.1 fc	5.7 fc	1.1 fc	5.2:1	2.8:1



Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	A		1	King Luminaire	K100WR-B3AR-IV-100(SST)-1054		1	5376	1	104	Max: 2950cd
	B		1	King Luminaire	K100WR-B3AR-IV-100(SST)-1054		1	5376	1	104	Max: 2950cd
	C		1	King Luminaire	K100WR-B3AR-IV-100(SST)-1054		1	5376	1	104	Max: 2950cd
	E		1	CREE, INC.	XSPAx3HA-U or BXSPAx3HA-U	DOUBLE LED MODULE TYPE III 4000K XSP2	10	960	1	99.5	Max: 7111cd
	F		1	Cree Lighting	STR-LWY-3M-XX-06-E-UL-SV-700-40K-XXX or BXSLO306E-UD7	60 LED Type III Medium Optic, 700mA 4000K LEDway Streetlight	1	10431	1	134.2	Max: 4634cd
	G		1	Cree Inc	XSPLG-D-HT-3ME-18L-30K7-UL-SV-N CONFIGURED FROM XSPLG-D-HT-3ME-24L-40K7-UL-SV-N	CONFIGURED FROM XSPLG LED Street/Area Luminaire - Large, 24L Lumen Package, Type III Medium Optic Distribution, 40k CCT, 70 CRI	1	18100	1	135	Max: 12110cd
	H		1	King Luminaire	K100WR-B3AR-IV-100(SST)-1054		1	5376	1	104	Max: 2950cd
	I		1	King Luminaire	K100WR-B3AR-IV-100(SST)-1054		1	5376	1	104	Max: 2950cd
	J		1	King Luminaire	K100WR-B3AR-IV-100(SST)-1054		1	5376	1	104	Max: 2950cd
	K		1	GE LIGHTING SOLUTIONS	EALS03_H4AH740_____ ____	EALS03 EVOLVE LED AREA	1	19301	1	140	Max: 11934cd
	L		1	Cree Lighting	STR-LWY-3M-XX-06-E-UL-SV-700-40K-XXX or BXSLO306E-UD7	60 LED Type III Medium Optic, 700mA 4000K LEDway Streetlight	1	10431	1	134.2	Max: 4634cd
	N		1	King Luminaire	K100WR-B3AR-IV-100(SST)-1054		1	5376	1	104	Max: 2950cd
	P		1	Cree Inc	XSPLG-D-HT-3ME-18L-30K7-UL-SV-N CONFIGURED FROM XSPLG-D-HT-3ME-24L-40K7-UL-SV-N	CONFIGURED FROM XSPLG LED Street/Area Luminaire - Large, 24L Lumen Package, Type III Medium Optic Distribution, 40k CCT, 70 CRI	1	18100	1	135	Max: 12110cd
	S		1	Cree Inc	BXSP-B-xx-3ME-B-40K-UL	XSP LED Streetlight, Double module, Version B, Type III Medium, 4000K CCT	1	10073	1	99.37	Max: 0616cd
	T		1	CREE, INC.	XSPAx3HA-U or BXSPAx3HA-U	DOUBLE LED MODULE TYPE III 4000K XSP2	10	960	1	99.5	Max: 7111cd
	X		2	CREE, INC.	XSPAx3HA-U or BXSPAx3HA-U	DOUBLE LED MODULE TYPE III 4000K XSP2	10	960	1	99.5	Max: 7111cd
	W		1	Cree Inc	XSPLG-D-HT-3ME-18L-30K7-UL-SV-N CONFIGURED FROM XSPLG-D-HT-3ME-24L-40K7-UL-SV-N	CONFIGURED FROM XSPLG LED Street/Area Luminaire - Large, 24L Lumen Package, Type III Medium Optic Distribution, 40k CCT, 70 CRI	1	18100	1	135	Max: 12110cd
	Z		1	CREE, INC.	XSPAx3HA-U or BXSPAx3HA-U	DOUBLE LED MODULE TYPE III 4000K XSP2	10	960	1	99.5	Max: 7111cd
	AA		1	CREE, INC.	XSPAx3HA-U or BXSPAx3HA-U	DOUBLE LED MODULE TYPE III 4000K XSP2	10	960	1	99.5	Max: 7111cd
	AB		1	GE LIGHTING SOLUTIONS	EALS03_H4AH740_____ ____	EALS03 EVOLVE LED AREA	1	19301	1	140	Max: 11934cd
	AE		2	King Luminaire	K100WR-B3AR-IV-100(SST)-1054		1	4223	1	103	Max: 2202cd
	AF		0	King Luminaire	K100WR-B3AR-IV-100(SST)-1054		1	4223	1	103	Max: 2202cd
	AG		1	Cree Inc	XSPLG-D-HT-3ME-18L-30K7-UL-SV-N CONFIGURED FROM XSPLG-D-HT-3ME-24L-40K7-UL-SV-N	CONFIGURED FROM XSPLG LED Street/Area Luminaire - Large, 24L Lumen Package, Type III Medium Optic Distribution, 40k CCT, 70 CRI	1	18100	1	135	Max: 12110cd
	ET-1		27	Delta Light NV	304 17 02	TOPIX WW	2	182	1	3	Max: 64cd
	ET-2		16	Liton Lighting Inc	LHABLDQ42OC050UE-DUN-B40-T3S/LRAQ42W	4" LUMENBLAST OPEN DOWNLIGHT, SQUARE, 2500LM	1	2098	1	18.5	Max: 2997cd

VISUAL

222 E 4th Ave,
San Mateo, CA

Designer

Date
02/02/2022
Scale
Not to Scale
Drawing No.

Summary